



## Variance and Special Exception Procedures

Please refer to the Planning & Zoning Calendar to determine submittal deadlines.

### **Provide one (1) complete set of the following:**

- Variance or Special Exception Permit Application completely filled out and signed by applicant.
- If applicant does not yet own the property to be developed (for commercial) the applicant will need to provide the City with a notarized document stating that the owner gives his/her permission for applicant to apply for variance.
- Clearly state the purpose for the variance(s) on the application(s) or Special Exception and attach this information to the application.
- Site Plan, signed and sealed
- Review fee (see permit application for fee required)
- Pass through fees (Ord 2013-01)

### **Upon receipt:**

- City Hall staff will date stamp the permit application and provide copies to our Engineer of record, Planner, and any other City staff deemed applicable to provide a review of application.
- City Staff will generate, through use of the Orange County Property Appraiser's (OCPA) website, an address listing of properties within 500' of subject property and send out notice letters at least ten (10) days prior to P&Z Meeting.
- Staff will prepare signage in accordance with City code for applicant to post at property. Applicant will be required to provide a notarized signature that they have posted sign as mentioned in City Code.

### **Hearing Process as follows:**

- P&Z meets the 2nd Monday of the month.
- Board will be in receipt of comments from City Engineer, Planner, and any other City Staff comments prior to meeting.
- After their review and consideration, the Board will make their recommendation to City Council.
- City Council meets the 3rd Tuesday of the month they will be provided with the same information as P&Z including the recommendation of P&Z Board.

This is the normal process in consideration that there are no unforeseen circumstances (i.e. need for additional information, revision to plan, etc.).

**Applicant should attend both meetings, and be prepared to answer any questions.**

\*All hearings are done pursuant to Florida Statue 119, and Sunshine Law.\*

\*Ten sets of full sized plans may be required for P&Z and Council hearings if determined necessary by the City Consultants.\*

*Revised 2/8/2022*



## APPLICATION FOR SPECIAL EXCEPTION

**Reference: City of Edgewood Code of Ordinances, Section 134-121**  
**REQUIRED FEE: \$750.00 + Applicable Pass-Through Fees (Ordinance 2013-01)**  
**(Please note this fee is non-refundable)**

<b>PLANNING AND ZONING MEETING DATE:</b>	
<b>CITY COUNCIL MEETING DATE:</b>	

**IMPORTANT:** A COMPLETE application with all required attachments must be submitted to the City Clerk 30 days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for.

Notarized letter of authorization from Owner **MUST** be submitted if application is filed by anyone other than property owner.

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

- New Special Exception Request
- Amendment to Special Exception. Date special exception granted September 29, 2016

Applicant's Name:	<b>Suncoast Building Materials, Inc.</b>	Owner's Name:	<b>Mary Jess, LLC</b>
Address:	<b>44700 N. Groesbeck Hwy Clinton Township, MI 48036</b>	Address:	<b>44700 N. Groesbeck Hwy Clinton Township, MI 48036</b>
Phone Number:	(586) 469-3404	Phone Number:	(586) 469-3404
Fax:		Fax:	
Email:	<b>marylyn@wrjco.com</b>	Email:	<b>marylyn@wrjco.com</b>
Legal Description:	<b>See attached</b>		
Zoned:	<b>C-3 Wholesale Commercial District</b>		
Location:	<b>101 &amp; 201 Mary Jess Rd., Orlando, FL 32839</b>		
Tract Size:	<b>9.45+/-</b>		
City section of the Zoning Code from which Special Exception is requested:	134-405 (b)(10) 134-405 (b)(11) 134-405 (b)(14)		
Request:	<b>Amend prior approved special exception for new site plan</b>		
Existing on Site:	<b>Outdoor storage of Building Material</b>		



The applicant hereby states that the above request for Special Exception does not violate any deed restrictions on the property. **Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.**

Applicant's Signature	<i>William R. Johns Sr</i>	Date:	3-3-2023
Applicant's Printed Name	William R. Johns, Sr.	Date:	3-3-2023
Owner's Signature	<i>William R. Johns Sr</i>		
Owner's Printed Name	William R. Johns		

Office Use Only:	
Received Date:	3/13/2023
Received By:	Brett Sollazzo
Forwarded To:	CPH Staff; Ellen Hardgrove
Notes:	Amendment to 2016 Special Exception approval

Please submit your completed application to City Hall via email to [info@edgewood-fl.gov](mailto:info@edgewood-fl.gov), via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Bagshaw Way. For additional questions, please contact City Hall at 407-851-2920.



## SPECIAL EXCEPTION APPLICATION

1. Provide the legal description (include street address) .

See attached.

2. If you are not the owner of the subject property, provide written acknowledgement and authorization from property owner that they do not object to the use requested in the Special Exception Application, and give their authorization for the use if approved.

3. SURROUNDING ZONING DESIGNATIONS:

DIRECTION	ZONING
NORTH	R-1A
SOUTH	R-1AA, C-3, I-3
EAST	ECD
WEST	C-3

4. Describe the proposed use you; including conditions on the use, hours of operation, required parking and loading spaces, and number of employees. If proposed use is a training/vocational school, provide the number of anticipated students/clients.

**5. If applicable, please provide:**

- Dimensions of the property (see attached example)
- Existing and proposed location of structure(s) on the property
- Vehicular access ways, driveways, circulation areas (include widths)
- Off-street parking and loading areas
- Refuse and service areas
- Required setbacks; landscape or buffer areas; and other open spaces
- Existing and proposed adjacent rights-of-way, showing widths and centerlines
- Distances between buildings
- Interior and terminal landscape islands
- All existing and proposed sidewalks.
- Landscape plan

*Revised 2/8/2022*

## LEGAL DESCRIPTION:

THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING AT OR NEAR EDGEWOOD, ORANGE COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL "A": COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST, IN THE TOWN OF EDGEWOOD, THENCE RUN NORTH 00°00'51" WEST, ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 632 FEET, THENCE NORTH 89°41'43" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 490.0 FEET FOR A POINT OF BEGINNING; RUNNING THENCE SOUTH 00°00'51" EAST, PARALLEL TO AFORESAID WEST LINE, 297.77 FEET TO A POINT 8 FEET NORTHWARDLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF SEABOARD COAST LINE RAILROAD COMPANY'S TRACK NO. 6; THENCE NORTH 89°44'25" EAST, PARALLEL TO THE CENTER LINE OF SAID TRACT 6 AND A PROJECTION OF SAID CENTER LINE, A DISTANCE OF 439.88 FEET TO A POINT OF A CURVE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 198.53 FEET; THENCE EASTERLY THROUGH A CENTRAL ANGLE OF 22°34'04" FOR AN ARC DISTANCE OF 78.20 FEET TO A POINT OF COMPOUND CURVE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 367.27 FEET AND WHICH IS 8 FEET MEASURED RADially FROM THE CENTER LINE OF SEABOARD COAST LINE RAILROAD COMPANY'S TRACK NO. 5, SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 38°32'29" AN ARC DISTANCE OF 247.05 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SEABOARD COAST LINE'S MAIN TRACK, SAID RIGHT OF WAY BEING 24 FEET MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF SAID MAIN TRACK; THENCE NORTH 13°54'43" WEST, ALONG SAID RIGHT OF WAY 488.94 FEET; THENCE SOUTH 89°41'43" WEST 580.00 FEET TO THE POINT OF BEGINNING; CONTAINING 194,410 SQUARE FEET OR 4.463 ACRES, MORE OR LESS, ALSO;

PARCEL "B": COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST, IN THE TOWN OF EDGEWOOD, THENCE RUN NORTH 89°41'43" EAST, ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 290.94 FEET, THENCE AT A RIGHT ANGLE, NORTH 00°18'17" WEST, 30.00 FEET FOR A POINT OF BEGINNING; RUNNING THENCE NORTH 00°18'17" WEST FOR A DISTANCE OF 257.92 FEET, TO A POINT 8.5 FEET SOUTHWARDLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF SEABOARD COAST LINE RAILROAD COMPANY'S TRACK NO. 3; THENCE NORTH 89°44'25" EAST, PARALLEL TO AND 8.5 FEET SOUTH OF SAID CENTER LINE, 590.54 FEET TO A POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS IF 350.77 FEET AND WHICH IS CONCENTRIC TO AND 8.5 FEET, MEASURED RADially, FROM THE CENTER LINE OF SAID TRACK NO. 3; THENCE SOUTHEASTERLY ALONG THE CURVE THROUGH A CENTRAL ANGLE OF 74°27'46" FOR AN ARC DISTANCE OF 455.87 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF MARY JESS ROAD; THENCE SOUTH 89°41'43" WEST, ALONG SAID RIGHT OF WAY LINE, 928.0 FEET TO THE POINT OF BEGINNING; CONTAINING 216,300 SQUARE FEET, OR 4.966 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT, FOR AN ACCESS PURPOSES, THROUGH OVER AND ACROSS THE FOLLOWING DESCRIBED STRIP OF LAND AT OR NEAR EDGEWOOD, ORANGE COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS, TO WIT:

A STRIP OF LAND 24 FEET IN WIDTH, I.E.; 12 FEET WIDE ON EACH SIDE OF A CENTER LINE, WHICH CENTER LINE IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST, SAID COUNTY AND STATE, RUN THENCE NORTH 89°41'43" EAST ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 28.89 FEET; THENCE NORTH 00°11'07" WEST 30 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MARY JESS ROAD, TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 00°11'07" WEST 541.87 FEET TO A POINT OF CURVE, WHICH IS CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 29.29 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°25'43" A DISTANCE OF 45.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°14'36" EAST 433.95 FEET.



# Agent Authorization Form

## FOR PROJECTS LOCATED IN THE CITY OF EDGEWOOD

Please type or print in **BLACK INK**. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

I/WE, (PRINT PROPERTY OWNER NAME) William R. Johns, MBR, Mary Jess LLC, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, \_\_\_\_\_

101 Mary Jess Road, Orlando, FL 32893, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME) Sam J. Sebaal, President Florida Engineering Group, Inc., TO EXECUTE ANY PETITIONS OR

OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS AND TO APPEAR ON MY /OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION. BY SIGNING THIS AUTHORIZATION, THE OWNER AGREES TO BE BOUND BY THE ACTIONS OF THE AUTHORIZED AGENT AND THE PROVISIONS OF CHAPTER 101, ARTICLE I, ENTITLED "PASS-THROUGH FEES" AND ACKNOWLEDGE AND AGREES THAT A LIEN MAY BE PLACED ON THE PROPERTY FOR NON-PAYMENT OF PASS-THROUGH FEES AS PROVIDED IN THE CITY CODE.

Date: 4-22-22 William R. Johns Signature of Property Owner William R. Johns Print Name Property Owner

Date: \_\_\_\_\_ Signature of Property Owner \_\_\_\_\_ Print Name Property Owner

STATE OF ~~FLORIDA~~ Michigan COUNTY OF Macomb

I certify that the foregoing instrument was acknowledged before me this 22 day of April, 2022 by William R. Johns. He/she is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 22 day of April in the year 2022.

Mary Lyn Girodat  
Signature of Notary Public

- MARY LYN GIRODAT
- Notary Public, Macomb County, MI
- My Commission Expires May 5, 2028
- Acting in Macomb County, MI

Notary Public for the State of Florida Michigan  
My Commission Expires: 05/05/2028

<b>Legal Description(s) or Parcel Identification Number(s) are required:</b>
PARCEL ID#: <u>13-23-29-0000-00-009 &amp;</u>
<u>13-23-29-0000-00-005</u>
<b>LEGAL DESCRIPTION:</b>
<u>See Attached</u>