

**RECEIVED****3/13/2023****CITY OF EDGEWOOD****SPECIAL EXCEPTION AMENDMENT NARRATIVE****SUNCOAST BUILDING MATERIALS****101 MARY JESS ROAD, EDGEWOOD****Parcel "A" I.D. No.: 13-23-29-0000-00-009;****Parcel "B" I.D. No.: 13-23-29-0000-00-005****MARCH 10, 2023**

This letter provides a narrative for a special exception amendment for the subject project site, which consists of the following two parcels: Parcel A (Parcel I.D. No. 13-23-29-0000-00-009) and Parcel B (Parcel I.D. 13-23-29-0000-00-005). Parcel A is located to the north of the CSX railroad spur (Parcel I.D. No. 13-23-29-0000-00-024) and Parcel B is located to the south of CSX railroad spur owned by Atlantic Land and Improvement Co.

A Special Exception was previously approved for the project site by the City of Edgewood's Planning & Zoning Board on September 12, 2016. A copy of the Special Exception approval letter is included with this submittal.

The City of Edgewood has previously approved miscellaneous activities on Parcel A and construction plans for new development on Parcel B. The prior approvals include outdoor storage and the use of a small existing building for warehousing and storage on Parcel A; the construction of two buildings for storage and wholesale distribution totaling 33,000 S.F. on Parcel B; and outdoor storage on Parcel B.

A copy of the most recent approved plan dated September 24, 2021 is included with this submittal.

The applicant initially planned new building development on Parcel A ahead of Parcel B and submitted a Special Exception Plan in July of 2016 to the City of Edgewood, which showed the proposed development on Parcel A. This Special Exception request was approved by the City of Edgewood Planning & Zoning Board. After approval of the Special Exception in 2016, the applicant submitted construction plans for development of parcel A. These plans were subsequently placed on hold due to legal issues related to access of Parcel A across the railroad R.O.W.

The current Special Exception approval is for four (4) new buildings on Parcel A totaling 53,425 S.F. It also shows two existing buildings totaling 11,740 S.F. to remain. In total, the current Special Exception approved a total of 65,165 S.F. of building development on Parcel A.

The applicant is requesting to amend the prior Special Exception based on a new site plan, which proposes a single 42,000 S.F building on Parcel A and keeping the smaller existing 3,454 S.F. building located on the west side of the parcel. As such, the new site plan proposes a total of 45,454 S.F. of building area on Parcel A. The new site plan proposes access through an existing access easement located on the adjacent parcel to the west, which extends to the northwest corner of Parcel A. It also contemplates a railroad spur access at the northeast corner of the site.

Based on the ITE Trip Generation Manual, 11<sup>th</sup>. Edition, the proposed development on Parcel A is anticipated to generate a total of 110 Average Daily Trips (55 entry and 55 exit). During the AM Peak Hour, it is anticipated to generate a total of 34 trips (22 entry and 12 exit), and during the PM Peak Hour, it is anticipated to generate a total of 27 trips (7 entry and 20 Exit). It is estimated that 30% (33 trips) of the Average Daily Trips will be heavy vehicles.

With exception of the change in the number and size of the buildings, the access at the northwest corner, and the railroad spur at the northeast corner, no other changes are requested to the current Special Exception approval. In addition, all the prior conditions of approval have been complied with and will be complied with as follows:

1. The Type "A" buffer landscaping along the north side has been installed and will be maintained as previously approved.
2. The new proposed building height on Parcel A will be limited to 35 Ft.
3. The stacked material height will be limited to 25 Ft.
4. The landscaping along Mary Jess Road has been installed and will be maintained as previously approved.
5. The landscaping along the east property has been installed will be maintained as previously approved.
6. Water efficient landscaping and a permanent underground irrigation system will be provided on Parcel A. The source of irrigation will be an irrigation well.
7. The wall along Mary Jess Road has been repainted and will be maintained.
8. No truck traffic is proposed to the west of Chenault Avenue.
9. Signage has already been provided indicating no truck traffic west bond on Mary Jess Road.
10. Storage within 50 feet of the north and south property lines will be limited to 10 feet in height.
11. The hours of operations will be limited to 6 a.m. to 6 p.m.
12. The wall has been restored and painted.
13. No additional curb cuts are proposed.

It is our opinion that the proposed amendment is in keeping with the prior Special Exception approval for the project and would be less intrusive to the residential subdivision to the north of Parcel A site based on the following comparative summary:

1. The current special exception approval authorizes the construction of 4 new buildings with a total S.F. of 65,165 S.F. This request is for the construction of one building with a total S.F. of 45,454 S.F., which is a reduction of 19,711 S.F. or 30% in development intensity.
2. The current special exception approval shows parking adjacent to the north property line to the south of the buffer yard. This request eliminates all parking or active use adjacent to the north property line.
3. The new building is shown to be approximately 76 Ft. from the north property line, and the entire area between the building and the north property line will serve as buffer and drainage with no active use.
4. The building has been designed to allow internal loading and unloading (inside the building) as to minimize the loading and unloading activities outside of the building.
5. No storage is proposed within 75 feet of the north property line.
6. When access is provided along the northern portion of the site, it is anticipated that some of the existing uses within the access easement will cease to take place as they will conflict with the access requirements. This is anticipated to reduce some of the activities, which currently take place on the northern side of the adjacent property to the west.

I trust that this letter and the attached plan submittal provides sufficient information for review and approval of this request.

Please do not hesitate to contact me should you have any questions or need additional clarification regarding this request. I can be reached by phone at 407-895-0324 or by email at [SSebaali@feg-inc.us](mailto:SSebaali@feg-inc.us).

Sincerely,

Florida Engineering Group, Inc.

Sam J. Sebaali, P.E., LEED® AP  
President

cc: Mr. Williams Johns, Suncoast Building Materials, Inc.