



**Application for Preliminary Plan for Subdivision Approval**

Reference: City of Edgewood Chapter 126 - Subdivisions

PLANNING & ZONING BOARD/CITY COUNCIL  
MAKE PAYMENTS TO: CITY OF EDGEWOOD FEE:  
**\$500-RESIDENTIAL     \$1,000 COMMERCIAL**

**Please note this fee is nonrefundable.**

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

<b>PLANNING &amp; ZONING MEETING DATE:</b>	First available
<b>CITY COUNCIL DATE:</b>	First available

A **COMPLETE** APPLICATION WITH ALL REQUIRED ATTACHEMENTS AND TEN (10) COPIES MUST BE SUBMITTED TO THE CITY CLERK **40** DAYS BEFORE THE NEXT PLANNING AND ZONING MEETING. NO APPLICATION SHALL BE ACCEPTED UNLESS IT IS COMPLETE AND THE REQUIRED FEE IS PAID.

Applicant's Name:	John & Julie Mezzina	Owner's Name:	John & Julie Mezzina
Address:	506 Linson Ct. Orlando, FL 32809		
Email:	jcocktails@aol.com		
Telephone:	407-810-2753	Telephone:	407-509-7376
Parcel ID:	13-23-29-6056-01-150		
Zoned:	R1-AA		

The applicant hereby states that the above request for Lot Split does not violate any deed restrictions on the property.

Applicant's Signature:	<i>John &amp; Julie Mezzina</i>	Date:	1/01/2022
Applicant's Printed Name:	John & Julie Mezzina		
Owner's Signature:	<i>John &amp; Julie Mezzina</i>	Date:	1/01/2022
Owner's Printed Name:	John & Julie Mezzina		

**APPLICATION MUST INCLUDE:**

1. A scaled drawing showing the lot size, location of the proposed buildings, location of easements, names of bordering streets, building setbacks, names and locations of all bodies of water, marshlands, drain fields, and all other waterways and watercourse abutting or encroaching upon subject property. The drawing must show existing buildings and lot dimensions. The scaled drawing must coincide with the certified boundary survey required below prepared by a licensed professional surveyor or mapper.

2. A brief description of all utilities and city or county services, including sewer, potable water facilities, fire hydrants, electric and telephone poles, streetlights, storm drains and any other utilities or services relevant to the maintenance of subject properties.
3. A listing of the names and addresses for abutting property owners
4. A certified boundary survey of the land subject to this procedure both as existing (i.e. prior to the proposed lot split) and as proposed (i.e. after proposed lot split), performed and prepared under the responsible direction and supervision of a licensed professional surveyor and mapper. Surveys shall include the depiction of existing improvement thereon.

**Sec. 126-94. - Submission and review.**

The final plans and supporting data required for approval shall be prepared as specified in sections [126-190 through 126-199](#). The final plat and all other materials required by sections 126-90 through 126-199 shall be submitted to the office of the mayor. Review [procedures](#) shall be the same as for preliminary plans. A public hearing will not be required for final approval by the city council. The office of the mayor shall forward the final engineering plans and cost estimate to the city engineer and the planning and zoning board for review. The departments shall report within 15 working days on whether the final plans comply with requirements established in this chapter.

(Code 1985, § 21-41; Ord. No. 17-1A-8-78, Art. VI, § 6.3.2, 10-17-1978)

**Sec. 126-95. - Action by council.**

The final plans, supporting data, and reports from the planning and zoning board and reviewing agencies may be submitted to the city council at any regular meeting. The council shall approve the final plans and plat if it complies with this chapter and is in substantial conformity with the approval preliminary plan. In disapproving any final plans, the council shall provide reasons for such action making reference to specific sections in this chapter. The city council shall have the final authority to approve, approve subject to conditions or disapprove the final plans and plat.

(Code 1985, § 21-42; Ord. No. 17-1A-8-78, Art. VI, 6.3.3, 10-17-1978)

**Sec. 126-96. - Recording of final plat.**

The office of the mayor shall submit the approved final plat to the comptroller of the county for recording. Such plats shall comply with section [126-190](#) and F.S. ch. 177, and be accompanied by two paper prints. No plat of lands in the county subject to this chapter shall be recorded, whether as an independent instrument or by attachment to another instrument entitled to record, unless and until such plat has been approved by the council. (See Appendix 1, on file in the city clerk's office). In addition, all fees incidental to recording will be paid by the subdivider.

(Code 1985, § 21-43; Ord. No. 17-1A-8-78, Art. VI, § 6.4, 10-17-1978)

Please submit your completed application to City Hall via email at [bmeeks@edgewood-fl.gov](mailto:bmeeks@edgewood-fl.gov) or [sriffle@edgewood-fl.gov](mailto:sriffle@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.

Office Use Only:	
Rec'd Date:	1/11/2022
Rec'd By:	Brett Sollazzo
Forwarded to:	Ellen Hardgrove - City Planner
Notes:	

1/11/2022

CITY OF EDGEWOOD



**From:** jcocktails jcocktails@aol.com  
**Subject:** 512 Linson Ct - Reconfiguration  
**Date:** January 10, 2022 at 2:32 PM  
**To:** Sandy Riffle sriffle@edgewood-fl.gov  
**Cc:** bmeeks@edgewood-fl.gov

City of Edgewood,

My family and I have been residents of Edgewood for the last 14 years and presently reside at 506 Linson Ct. (aka Lot 14 as seen on the attached survey). The immediate property to our east at 512 Linson Ct. (aka Lot 15 on the attached survey) has been in need of extreme maintenance and repair for many years prior to us taking residence and remains in extremely poor condition presently. We recently had the opportunity to purchase this property and are excited to bring this property back to a more aesthetically pleasing and safer condition that will meet and continue to positively enhance our neighborhoods appearance while preserving our home values.

Please find the 6 attachments below:

- 1) Application for Approval,
- 2) list of abutting property owners,
- 3) drawing detailing the proposed lots sizes and available area to build on Lot 15.
- 4) drawing detailing the proposed new south lot line for Lot 15 and the lot line that will be removed between Lot 14 and 15.
- 5) one survey detailing both Lots 14 and 15 as they are today.
- 6) a second survey detailing Lot 14 and 15 as they would appear after the proposed lot reconfiguration of the south property line of Lot 15 with a sample 2400sq ft. home within the 3920sq ft. buildable area.

To observe and maintain the required building set backs, the present home on Lot 15 will be entirely or partially demolished. In addition, the proposed plan would allow Lot 14 to gain access to Little Lake Conway, while leaving Lot 15 also with lake frontage and ample square footage for construction of a new home that meets all R-1-AA requirements. Lot 15 will be 13,108 square feet or .30 acres (10,890 sq ft required). Lot 15 will also allow for an approximately 3,902sq ft new home (2,200sq ft required) while maintaining all set backs. Please note that the proposed survey shows a sample new home of 2,400sq ft single story home within the required set backs.

After many years of anticipation and planning for the purchase of this property, we are excited to move forward. With your help and approval, we look forward to completing this project.  
Thank you in advance for you assistance,

John & Julie Mezzina

506 Linson Ct.  
Edgewood, FL 32809

c. 407-810-2753  
e. [jcocktails@aol.com](mailto:jcocktails@aol.com)

**ARNOLD, MATHENY & EAGAN, P.A.**

ATTORNEYS AND COUNSELORS AT LAW

605 E. ROBINSON STREET, SUITE 730

ORLANDO, FLORIDA 32801

www.ameorl.com

E-Mail: labrams@ameorl.com

W.W. Arnold (1915-2006)

Randolph Y. Matheny, (1918-1995)

Lehn E. Abrams, Esquire

William W. Eagan, Retired

TELEPHONE (407) 841-1550

FACSIMILE (407) 841-8746

February 24, 2022

City of Edgewood  
405 Bagshaw Way  
Edgewood, FL 32809

**Re: 506 Linson Court, Edgewood, FL 32809 / Plat-Pre-App**

To Whom It May Concern:

In connection with the above referenced property, I have examined the title to the property above and the legal description and give the following opinion:

## 1. Title is vested in:

John C. Mezzina and Julie B. Mezzina by Warranty Deed recorded in O.R. Book 9804, Page 7557, Public Records of Orange County, Florida.

## 2. The land referred to in this opinion:

Lot 14, Block A, Oak Lynn Second Replat, according to the map or plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida.

## 3. Mortgages:

a. Mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Citizens Bank, N.A., mortgagee(s), recorded in Clerk's File Number 2021 - 738338, Public Records of Orange County, Florida.

## 4. The land is subject to the following matters:

a. All matters contained on the Plat of Oak Lynn Second Plat, as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida.

b. Bill of Sale recorded in O.R. Book 2015, Page 87, Public Records of Orange County, Florida.

City of Edgewood  
February 24, 2022  
Page 2

5. Taxes and assessments for the year 2021 have been paid. Gross amount is \$4,872.28.  
Parcel ID #13-23-29-6056-01-140.

This property information report is made for purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the City of Edgewood and Orange County Land Development Code. It has been prepared expressly for the appropriate governing body as defined by Chapter 177.041 (FS) and it is not to be relied upon by any other group or person for any other purpose.

Very truly yours,

ARNOLD, MATHENY & EAGAN, P.A.



BY: LEHN E. ABRAMS  
FL BAR NUMBER: 0178398

**ARNOLD, MATHENY & EAGAN, P.A.**

ATTORNEYS AND COUNSELORS AT LAW

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February 24, 2022

City of Edgewood  
405 Bagshaw Way  
Edgewood, FL 32809

**Re: 512 Linson Court, Edgewood, FL 32809 / Plat-Pre-App**

To Whom It May Concern:

In connection with the above referenced property, I have examined the title to the property above and the legal description and give the following opinion:

1. Title is vested in:

Julie Mezzina and John Mezzina by Warranty Deed recorded in Instrument Number 20210721536, Public Records of Orange County, Florida.

2. The land referred to in this opinion:

Lot 15, Block A, Oak Lynn Second Replat, according to the map or plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida.

3. Mortgages:

a. None.

4. The land is subject to the following matters:

a. All matters contained on the Plat of Oak Lynn Second Plat, as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida.

b. Bill of Sale recorded in O.R. Book 2015, Page 87, Public Records of Orange County, Florida.

City of Edgewood  
February 24, 2022  
Page 2

5. Taxes and assessments for the year 2021 have been paid. Gross amount is \$5,562.38.  
Parcel ID #13-23-29-6056-01-150.

This property information report is made for purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the City of Edgewood and Orange County Land Development Code. It has been prepared expressly for the appropriate governing body as defined by Chapter 177.041 (FS) and it is not to be relied upon by any other group or person for any other purpose.

Very truly yours,

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