

Gravel Parking Lot Issue

Sec. 21-22(b) Unless otherwise requested by the applicant and approved by the city manager, surfaced with asphalt, bituminous, or concrete material and maintained in a smooth, well-grade condition. Single-family and two-family residences are exempt from this requirement. Driveways, access aisles, and parking spaces for public and private schools offering academic courses and for churches may be surfaced with grass or lawn.

Rob Smith

From: Jim Williams
Sent: Tuesday, March 15, 2016 3:54 PM
To: Rob Smith
Cc: Sharon Anselmo; Rick Lemke; Dick Wells
Subject: Re: Request for use of alternate paving

Rob,

Public Works is ok with what you are doing as long as you have concrete to retain the material from washing out.

Thanks

Jim Williams

Sent from my iPhone

On Mar 11, 2016, at 5:00 PM, Rob Smith <rob@e2homes.com<<mailto:rob@e2homes.com>>> wrote:

Mr. Williams,

We recently submitted and reviewed a proposed development on Circle drive with the DRC. We have proposed using a gravel or washed shell material for a portion of the parking lot in an attempt to minimize our impervious areas and to maximize the amount of natural percolation. We have used these materials for several years on projects in other municipalities and have not experienced washout into public right of ways. To further reduce the risk of any washout though, we have also designed a buffer of concrete before the right of way begins. The staff said the use of this alternative material is possible with the City Manager approval, so we are requesting your approval to use gravel or washed shell in place of asphalt or concrete. Please let me know if you need any further information.

Thank you for your consideration.

Rob Smith
Manager/Owner, e2 Homes LLC
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From: Drew Smith
To: [Harris Berns-Cadle](#)
Subject: RE: 323 Circle Drive..
Date: Monday, February 27, 2017 10:50:34 AM

Harris:

I believe that it is binding on P&Z. P&Z cannot not allow someone to do what the Code allows. Because the Code leaves the decision to the City Manager, the P&Z does not have the authority to overturn that decision.

Drew

From: Harris Berns-Cadle [mailto:hberns-cadle@itsmymaitland.com]
Sent: Monday, February 27, 2017 9:51 AM
To: Drew Smith <dsmith@shepardfirm.com>
Cc: Sara Blanchard <SBlanchard@itsmymaitland.com>
Subject: FW: 323 Circle Drive..

Drew,

I sent you the email below a few weeks ago. Please respond ASAP.

Thanks! I know you are a busy man! LOL

HBC

From: Harris Berns-Cadle
Sent: Friday, February 10, 2017 11:43 AM
To: DSmith@ShepardFirm.com
Cc: Sara Blanchard <SBlanchard@itsmymaitland.com>
Subject: 323 Circle Drive..

Drew,

P & Z asked if the decision to allow gravel parking on the site is binding on the P&Z, if it was granted in the past by the City Manager.

The applicable section of the Code states, *Unless otherwise requested by the applicant and approved by the city manager, surfaced with asphalt, bituminous, or concrete material and maintained in a smooth, well-grade condition. Single-family and two-family residences are exempt from this requirement. Driveways, access aisles, and parking spaces for public and private schools offering academic courses and for churches may be surfaced with grass or lawn.* (Sec. 21-22(1)(b))

I have attached the email that the developer is using as written agreement. Thanks for your help

with issue.

Sincerely,

Harris Berns-Cadle, Planner III
City of Maitland

Telephone: 407-875-2898

Fax: 407-539-6275

Email: hberns-cadle@itsmymaitland.com

Web Page: http://www.itsmymaitland.com/community_development.aspx

Location: 1776 Independence Ln, Maitland, FL 32751

US Mail:

City of Maitland
Community Development
1776 Independence Ln.
Maitland, FL 32751

Please note: Florida has a very broad public records law. Most written communications to or from public officials regarding government business are public records available to the public or media upon request. Your e-mail communications may be subject to public disclosure.