

## MEMORANDUM

**To:** Planning and Zoning Department, City of Edgewater, Florida

**From:** Goodwill of Central Florida (Applicant/Prospective Purchaser)

**Date:** 04/21/2026

**Subject:** Conditional Use Permit / Zoning Request – Proposed Goodwill Donation Center, 512 N Ridgewood Ave, Edgewater, FL 32132 (Parcel ID 745012010010)

Goodwill Industries respectfully submits this memorandum in support of a Conditional Use Permit application to change the zoning for the property located at **512 N Ridgewood Ave, Edgewater, FL 32132 (Parcel ID 745012010010)** to allow operation consistent with the Goodwill donation center model.

The proposed use is a **donation collection center**, which is operationally distinct from a traditional retail store. While Goodwill operates retail stores in other locations, this site is intended primarily for donation intake. As such, the proposed use does not fit neatly within the existing retail zoning description for the property, and a zoning change/conditional use approval is requested to ensure the use is properly authorized and compatible with City requirements.

### **Purchase and Sale Agreement Contingency**

Goodwill is currently under a **Purchase and Sale Agreement** for the subject property. The purchase is **contingent upon obtaining the requested zoning change/conditional use approval** to permit the donation center use.

### **Donation Center Operations (Overview)**

The donation center will function as a staffed drop-off location where community members deliver donated goods. Donations typically include **clothing, furniture, and household wares**. On-site staff will receive donations, perform basic sorting, and organize and stage items for transport. Donations are then loaded for pickup by a **box truck and/or trailer** and transported to a Goodwill **retail store** or **distribution hub** for further processing and sale.

Goodwill appreciates the City's consideration of this request and welcomes the opportunity to provide any additional information needed to support staff review and public hearing processes.

**Contact:** Forrest Popoff, Real Estate Coordinator, Goodwill of Central Florida • 321-960-5735 • Fpopoff@goodwillcfl.org