



ORANGE COUNTY

PLANNING DIVISION

2019-2 SMALL SCALE DEVELOPMENT AMENDMENTS

2010 - 2030 COMPREHENSIVE PLAN

**BOARD OF COUNTY
COMMISSIONERS**

**DATE: DECEMBER 17, 2019
ADOPTION PUBLIC HEARING**

PREPARED BY:
ORANGE COUNTY COMMUNITY, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION






Interoffice Memorandum

December 17, 2019

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners (BCC)

FROM: Alberto A. Vargas, MArch., Manager, Planning Division 

THROUGH: Jon V. Weiss, P.E., Director
Planning, Environmental, and Development Services Department

SUBJECT: Adoption Public Hearings – 2019-2 Session II Continued Small-Scale Development Amendments and, where applicable, Concurrent Rezoning Requests

The 2019-2 Session II Continued **Small-Scale Development** Amendments and, where applicable, concurrent rezoning requests are scheduled for a BCC adoption public hearing on December 17, 2019. These amendments were heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at an adoption hearing on October 17, 2019 and were continued at the request of District 6 Commissioner Victoria Siplin. The reports are also available under the Amendment Cycle section of the County's Comprehensive Planning webpage. See:

<http://www.orangecountyfl.net/PlanningDevelopment/ComprehensivePlanning.aspx>.

The Session I **Regular Cycle** Amendments were heard by the BCC on November 12, 2019, and the 2019-2 Small-Scale Development Amendments (Session II) were heard by the BCC on December 3, 2019. A list of those amendments is also included in the attached schedule.

The 2019-2 Session II Continued Small-Scale Development Amendments scheduled for consideration on December 3 include three privately-initiated Future Land Use Map Amendments located in District 6, two of which (2019-2-S-6-1 and 2019-2-S-6-4) have concurrent rezoning requests. If the BCC adopts the proposed amendments, the Small-Scale Development Amendments will become effective 31 days after the public hearing, provided no challenges are brought forth for any of the amendments.

2019-2 Session II Continued Small-Scale Development Amendments – BCC Adoption Public Hearings
December 17, 2019
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Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at (407) 836-5802 or Alberto.Vargas@ocfl.net or Greg Gologowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or Gregory.Gologowski@ocfl.net.

AAV/sw

Enc: 2019-2 Session II Continued Small-Scale Development Amendments – BCC Adoption Binder

c: Christopher R. Testerman, AICP, Assistant County Administrator
Joel Prinsell, Deputy County Attorney
Erin Hartigan, Assistant County Attorney
Whitney Evers, Assistant County Attorney
Gregory Gologowski, AICP, Chief Planner, Planning Division
Olan D. Hill, AICP, Assistant Manager, Planning Division
Eric P. Raasch, AICP, Planning Administrator, Planning Division
Read File

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2019-2 Small Scale Development Comprehensive Plan Amendments

Privately Initiated Future Land Use Map Amendments

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Parcel ID Number(s)	General Location / Comments	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Rezoner	Staff Rec	LPA Rec
District 6														
<u>2019-2-S-6-1</u> Powder Coating Factory	RZ-19-10-024	Powder Coating Factory, LLC	Al Tehrani, P.E., Tehrani Consulting Engineering	30-22-29-0000-00-059	5200 Old Winter Garden Rd., Generally located south of Old Winter Garden Rd., west of S. Pine Hills Rd., north of W. South St., and east of Ring Rd.	Commercial (C) and Low Density Residential (LDR)	Commercial (C)	C-3 (Wholesale Commercial District)	C-3 (Wholesale Commercial District) (Restricted)	3.96 gross ac.	Sue Watson	Nathaniel Wicke	Adopt & Approve rezoning with 3 restrictions	Adopt & Approve rezoning with 3 restrictions (8-0)
<u>2019-2-S-6-2</u> 118 Ring Rd	N/A	Persaud Brothers Holding, LLC	Dianand Persaud	30-22-29-6244-09-100	118 Ring Rd.; Generally located on the west side of Ring Rd., south of Old Winter Garden Rd., north of W. South St., and east of Tremont Ave.	Low Density Residential (LDR)	Commercial (C)	N/A	N/A	0.80 gross ac.	Sue Watson	N/A	Adopt	Adopt (8-0)
<u>2019-2-S-6-4</u> Devon Storage Facility	RZ-19-10-043	Colonial Storage Holdings, LLC	Scott Glass and George Dennison, Shutts & Bowen LLP	19-22-29-0000-00-038 (portion of)	4815 W. Colonial Dr.; Generally located north of W. Colonial Dr. and Home Folks Dr., east of La Grange Ave.	Planned Development-Medium Density Residential (PD-MDR)	Commercial (C)	PD (Planned Development District) (Villages at Lake Lawne PD)	C-3 (Wholesale Commercial District)	0.25 gross ac.	Jennifer DuBois	Nate Wicke	Adopt & Approve rezoning with 3 restrictions	Adopt & Approve rezoning with 3 restrictions (8-0)

ABBREVIATIONS INDEX:

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; MHDR-Medium-High Density Residential; HDR-High Density Residential; PD-Planned Development; INST-Institutional; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RS-Rural Settlement; RS 1/5-Rural Settlement 1/5; RS 1/2-Rural Settlement 1/2; RS 1/4-Rural Settlement 1/4; GC-Growth Center; USA-Urban Service Area; WB-Water Body; ACMU-Activity Center Mixed Use; EDU-Educational; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; TRAN-Transportation; LUP-Land Use Plan; RZ-Rezoning; A-1-Citrus Rural District; A-2-Farmland Rural District; R-T-Mobile Home Park District; R-CE- Country Estate District; R-1A-Single-Family Dwelling District; R-1-Single-Family Dwelling District; R-3-Multiple-Family Dwelling District; R-2-Residential District; R-T-2-Combination Mobile Home and Single-Family Dwelling District; P-O-Professional Office District; C-1-Retail Commercial District; C-2-General Commercial District; C-3-Wholesale Commercial District; I-1/1-5-Light Industrial District; PD-Planned Development District; RZ-Rezoning; LUP-Land Use Plan; CDR-Change Determination Request; SR-State Road; AC-Acres

2019-2 SMALL-SCALE DEVELOPMENT AMENDMENTS TO THE 2010-2030 COMPREHENSIVE PLAN BOARD OF COUNTY COMMISSIONERS ADOPTION BOOK SESSION II CONTINUED

INTRODUCTION

This is the Board of County Commissioners (BCC) adoption public hearing book for the continued second session of the proposed Second Small-Scale Development Amendments (2019-2) to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). The adoption public hearings for the Session II **Continued Small-Scale Development** Amendments were conducted before the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) on October 17, 2019, and are scheduled before the Board of County Commissioners (BCC) on December 17, 2019. These amendments were continued at the request of District 6 Commissioner Victoria Siplin.

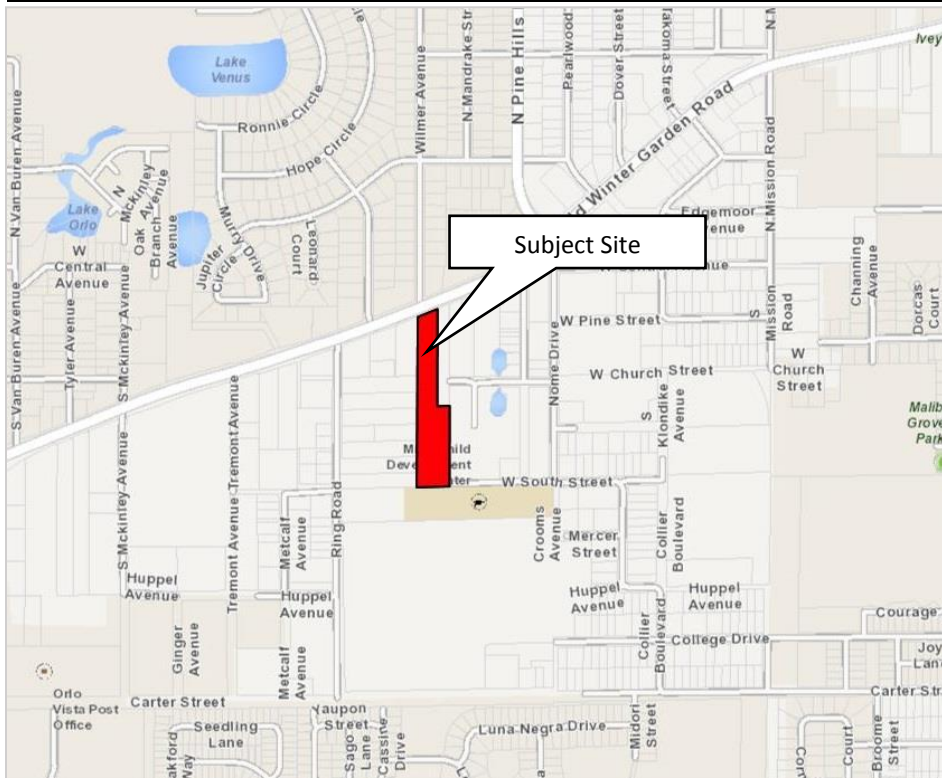
Three Small-Scale Development Amendments scheduled for BCC consideration on December 17 were heard by the PZC/LPA at an adoption public hearing on October 17, 2019.

Please note the following modifications to this report:

KEY TO HIGHLIGHTED CHANGES	
Highlight	When changes made
Pink	Following the LPA adoption public hearing (by staff)

The 2019-2 Session II **Continued Small-Scale Development** Amendments scheduled for consideration on December 17 include three privately-initiated Future Land Use Map Amendments located in District 6, two of which (2019-2-S-6-1 and 2019-2-S-6-4) have concurrent rezoning requests. If the BCC adopts the proposed amendments, the Small-Scale Development Amendments will become effective 31 days after the public hearing, provided no challenges are brought forth for any of the amendments.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at (407) 836-5802 or Alberto.Vargas@ocfl.net or Greg Gologowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or Gregory.Gologowski@ocfl.net.



Applicant/Owner:
 Al Tehrani, P.E., Tehrani
 Consulting Engineering

Location:
 5200 Old Winter Garden Rd.;
 Generally located south of Old
 Winter Garden Rd., west of S.
 Pine Hills Rd., north of W. South
 St., and east of Ring Rd.

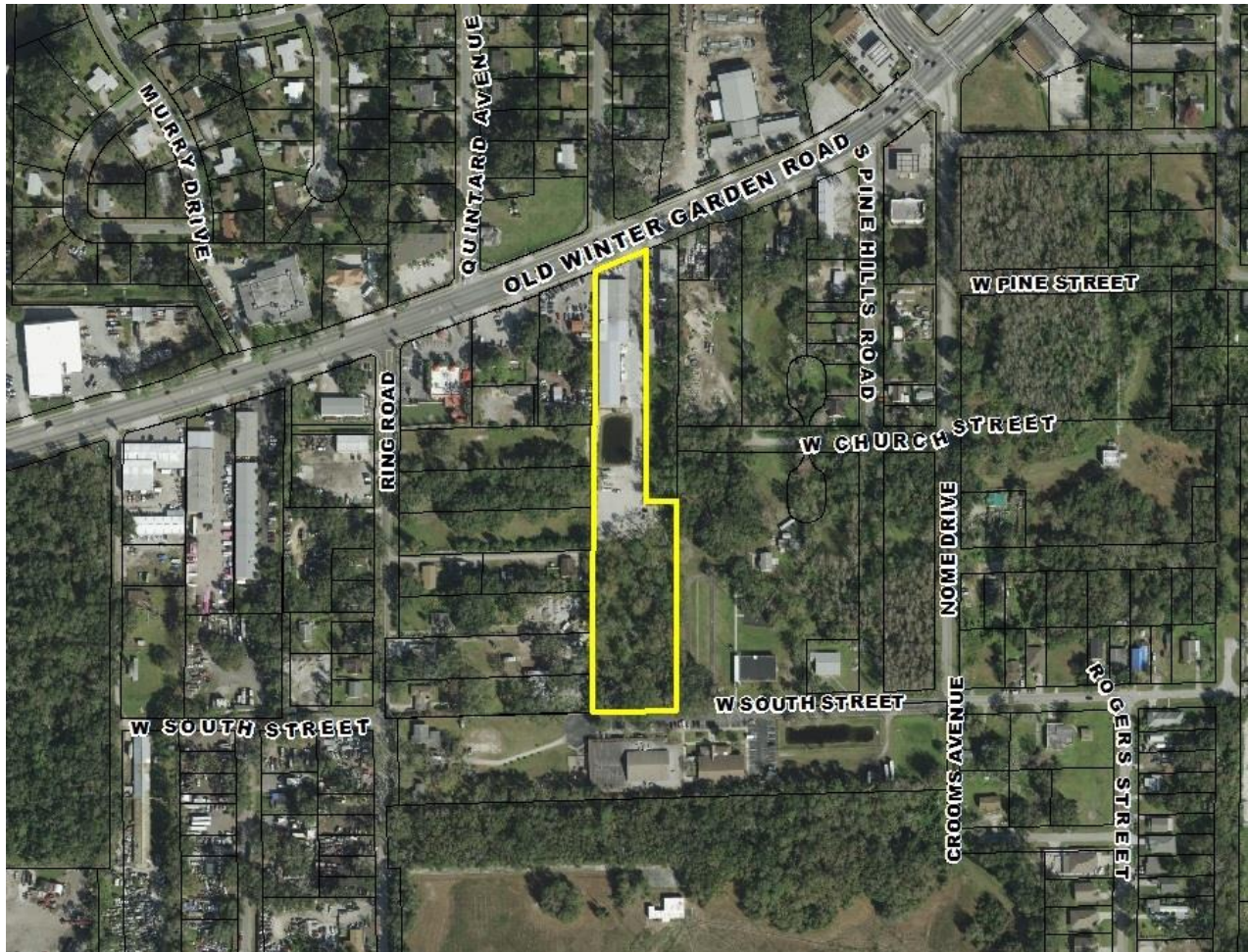
Existing Use:
 Commercial warehouse

Parcel ID Number:
 30-22-29-0000-00-059

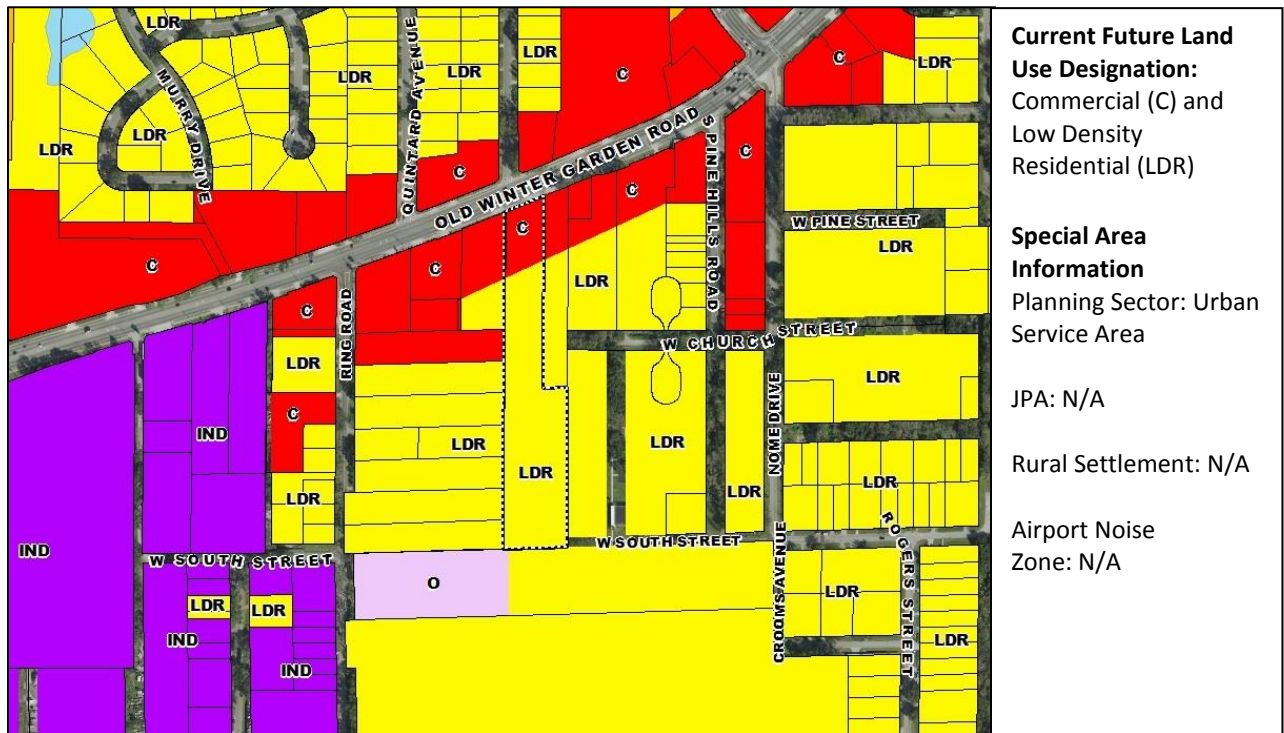
Tract Size:
 3.96 gross acres

+The following meetings and hearings have been held for this proposal:		Project Information	
Report/Public Hearing	Outcome		
✓	Community Meeting August 19, 2019 (136 notices sent; 2 people in attendance)	<p>Request: Commercial (C) and Low Density Residential (LDR) to Commercial (C)</p> <p>Proposed Development Program: To allow for the development of commercial warehouse buildings and a 2,500-square-foot covered carport.</p> <p>Public Facilities and Services: Please see the Public Facilities Analysis Appendix for specific analysis of each public facility.</p> <p>Transportation: The subject property is located within the County's Alternative Mobility Area, but not along a backlogged/constrained facility. The proposed amendment will result in a net decrease of 131 p.m. peak hour trips.</p> <p>Environmental: The site shall comply with all applicable local and state air pollution regulations.</p> <p>Concurrent Rezoning: Yes – RZ-19-10-024</p> <p>Request: C-3 (Wholesale Commercial District) to C-3 (Wholesale Commercial District) (Restricted)</p>	
✓	Staff Report		
✓	LPA Adoption PZC Rezoning Hearing October 17, 2019		
✓	BCC Adoption BCC Rezoning Hearing December 3, 2019		
	BCC Adoption BCC Rezoning Hearing		
	December 17, 2019		

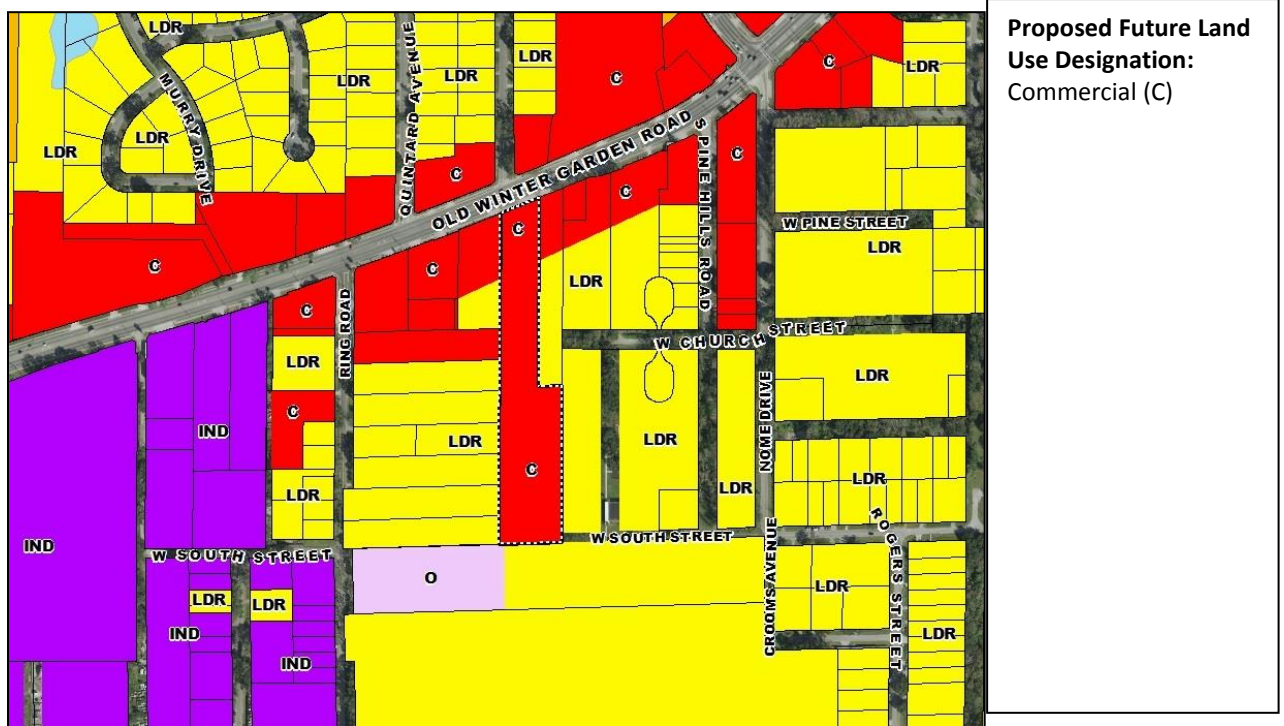
SITE AERIAL



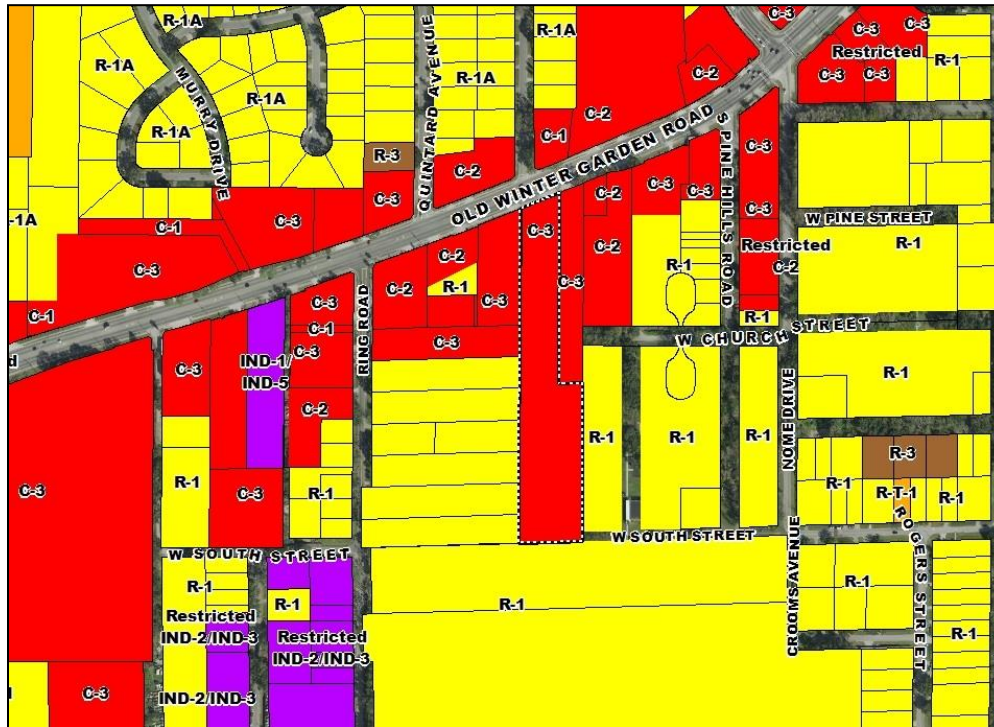
FUTURE LAND USE - CURRENT



FUTURE LAND USE - AS PROPOSED

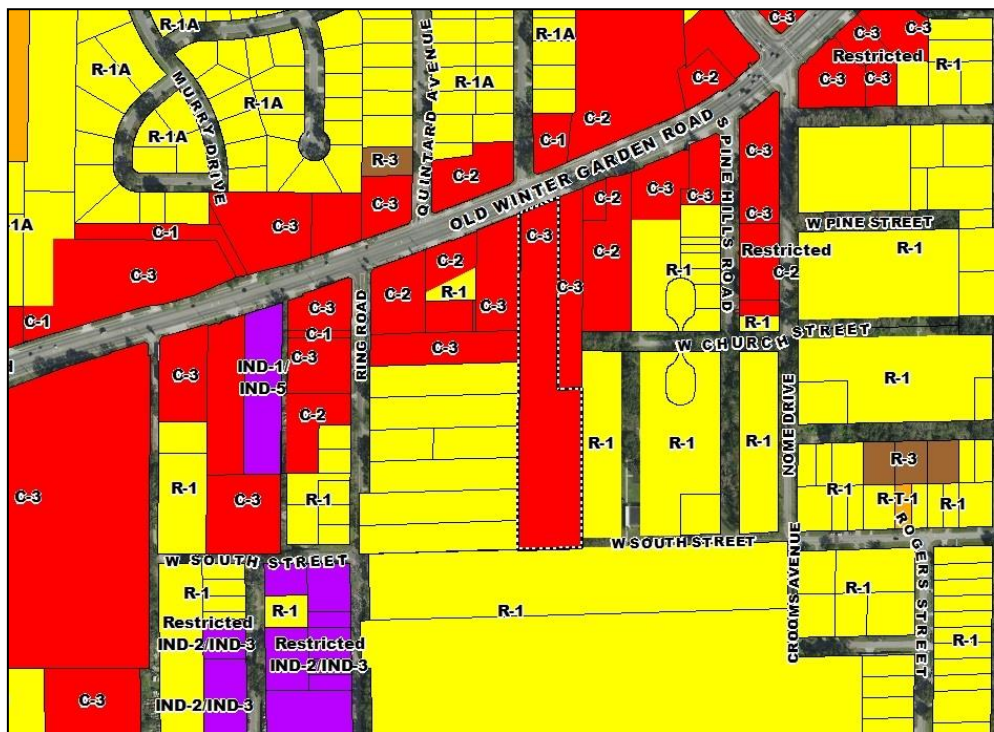


ZONING - CURRENT



Current Zoning District:
 C-3 (Wholesale Commercial District)
Existing Uses:
 N: Little Learners Pre-School Academy
 S: Mt. Sinai Missionary Baptist Church
 E: Bud Lokey Auto Repairs and Mt. Sinai Missionary Baptist Church
 W: Greg's Complete Auto Sales & Repairs, undeveloped commercial, single-family residences, and undeveloped residential

ZONING - AS PROPOSED



Proposed Zoning District:
 C-3- (Wholesale Commercial District)
 (Restricted)

Staff Recommendations

If the requested Future Land Use Map Amendment is approved, the Board would then need to take action on the requested rezoning. These items need to be addressed as two separate motions by the Board. Below are the staff recommendations for each of these items.

1. **FUTURE LAND USE MAP AMENDMENT:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objective FLU8.2; Policies FLU1.1.5, FLU1.4.4, FLU8.2.1, and FLU8.2.10; and Neighborhood Element Objective N1.1), determine that the amendment is in compliance, and **ADOPT** Amendment 2019-2-S-6-1, Commercial and Low Density Residential (LDR) to Commercial (C).
2. **REZONING:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objective FLU8.2; Policies FLU1.1.5, FLU1.4.4, FLU8.2.1, and FLU8.2.10; and Neighborhood Element Objective N1.1), and recommend **APPROVAL** of Rezoning Case RZ-19-10-024, C-3 (Wholesale Commercial District) to C-3 (Wholesale Commercial District) (Restricted), subject to the following three (3) restrictions:

Restrictions:

1. New billboards and pole signs shall be prohibited;
2. The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping) prior to the expansion of any existing structures or new site improvements to accommodate C-3 uses; and
3. Access shall not be permitted from W. South Street.

Analysis

1. Background and Development Program

The applicant, Al Tehrani, P.E., Tehrani Consulting Engineering, has requested to change the Future Land Use Map (FLUM) designation of the 3.96-acre site from Commercial (C) and Low Density Residential (LDR) to Commercial (C). In conjunction with the FLUM Amendment, the applicant has applied for a rezoning of the site (Case RZ-19-10-024) from C-3 (Wholesale Commercial District) to C-3 (Wholesale Commercial District) (Restricted).

The subject parcel has two FLUM designations. Approximately 0.58-acre of the subject parcel is designated Commercial while the majority of the parcel, approximately 3.38 acres, is designated Low Density Residential. The entire parcel has been zoned C-3 since December 1, 1980, with a restriction of no access to W. South Street. A 5,050-square-foot commercial warehouse building, constructed in 1983, is located on the subject site within the Commercial-designated portion of the parcel and is currently used for office and warehousing for a powder coating factory business.

Several permits have been issued by the Orange County Division of Building Safety for the subject property in recent years. Permits for a 50' x 50' slab (B16904536) and for an awning to cover the slab (B16904597) were issued on September 27, 2017. On April 3, 2018, a permit for a 7,500-square-foot commercial warehouse building (B17904347) was issued. The slab, awning, and the commercial warehouse building have been constructed. The slab and the awning are located within the Commercial-designated portion of the property, however, the 7,500-square-foot commercial warehouse building is located within the LDR-designated portion of the property. Although the

permit for the commercial warehouse building was issued, the permit has since expired. In the meantime, Orange County Planning Division Staff reopened the permit for review and denied it until the inconsistency issue between the subject property's C-3 zoning classification and the LDR future land use designation is resolved. More recently, on January 30, 2019, the property owner has applied for a building permit (B19900443) for site work only to construct another 7,500-square-foot commercial warehouse building and a 2,500-square-foot covered carport on the subject site. These proposed structures are located within the LDR-designated portion of the property. Orange County Planning Division Staff has denied this permit as well because of the inconsistency issue. The owner discovered the property's inconsistency issue during the building permit process, and at this time he is seeking to resolve the inconsistency issue and bring the property's FLUM designation into conformance with its C-3 zoning classification. Although the property's C-3 zoning classification would allow for the construction of the commercial structures (two warehouses and covered carport), they are all located in the LDR-designated portion of the property, which does not allow for commercial uses. Approval of the FLUM Amendment and the rezoning requests would allow the property owner to obtain the building permits to construct the commercial structures.

A community meeting was held for the proposed FLUM Amendment and concurrent rezoning requests on August 19, 2019. There were two residents in attendance at the meeting. One resident's concern was flooding in the area. She wanted to know how the proposed development would impact the area because her property has experienced flooding issues. Mr. Tehrani told the resident that all stormwater must be retained on the subject property and he will adhere to the Best Management Practices (BMPs) to retain stormwater on the site. Mr. Celestin Pierre, Engineer II, Orange County Development Engineering Division, also stated that all stormwater must be retained on the site. District 6 County Commissioner Victoria Siplin stated she was in support of residential development on the LDR-portion of the site and asked the applicant why he could not build residential on that portion. Mr. Tehrani stated that they do not have access to W. South Street at the rear of the subject property so residential development is not viable. He stated W. South Street has been vacated and deeded to the neighboring church, Mt. Sinai Missionary Baptist Church. Other issues raised at the community meeting were tree removal, deliveries, and hours of operation. The owner, Mr. Avi Roitman, stated that it is his intent to retain the existing vegetation at the rear of the property to provide a natural buffer to separate the commercial zoning from the residentially-zoned properties. Mr. Roitman addressed the deliveries and the hours of operation by stating that the deliveries and the hours of operation would be between 8:00am – 5:00pm, Monday – Friday. He also told the residents that there would not be any weekend deliveries and that only pickup trucks would be used for deliveries, not semi trucks.

Project Analysis

Consistency

The requested FLUM Amendment and associated rezoning applications appear to be **consistent** with the applicable Goals, Objectives, and Policies of the Comprehensive Plan and the development pattern of the surrounding area. The subject site is located on Old Winter Garden Road—a four-lane divided minor arterial roadway—characterized by commercial development to the north, east, and west. An automotive repair facility, Lokey's Automotive Repair, is located immediately east of the subject site. It is zoned C-3 and is designated Commercial and LDR. A used automobile sales and auto repair business,

Greg's Complete Auto Sales & Repairs, is located immediately west of the subject site. This property is zoned C-3 and has Commercial and LDR FLUM designations as well. Mt. Sinai Missionary Baptist Church, located immediately south and east of the subject parcel, is zoned R-1 (Single-Family Dwelling District) has corresponding LDR and Office (O) FLUM designations. A vacant C-3-zoned lot with a corresponding Commercial FLUM designation and single-family homes zoned R-1 are located west of the subject site. Little Learners Pre-School Academy, is located directly across the street on Old Winter Garden Road, north of the site. The property is zoned C-1 (Retail Commercial District) and has a corresponding Commercial FLUM designation. A vehicle repair facility is also located directly across the street on Old Winter Garden Road, north of the site. It is zoned C-2 (General Commercial District) and also has a corresponding Commercial FLUM designation.

As stated above, the applicant is seeking to construct two commercial warehouse buildings as well as a covered carport on the subject property for the expansion of his powder coating factory business. The proposed amendment and concurrent rezoning requests involve the development of an infill parcel within the Urban Service Area (USA), furthering Comprehensive Plan Future Land Use Element **Goal FLU2**, which encourages urban strategies such as infill development. The proposed FLUM Amendment and rezoning requests are also consistent with **Policy FLU1.1.5**, which states that Orange County shall encourage mixed-use development, infill development, and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the USA. Also, the two requests are consistent with **Policy FLU1.4.4.**, which states that the disruption of residential areas by poorly located and designed commercial activities shall be avoided, and **Neighborhood Element Objective N1.1**, which mandates that Orange County shall ensure that future land use changes are compatible with or do not adversely impact existing or proposed neighborhoods. To protect the adjacent residential properties, a Type "B" buffer, consisting of a completely opaque six-foot high masonry wall, berm, planted and/or existing vegetation or any combination thereof, shall be required to separate C-3 uses from all adjacent residential uses. At the community meeting held for the proposed requests, the owner stated that he will retain the existing vegetation at the rear of the property to provide a natural buffer to separate the commercial zoning from the residentially-zoned properties.

Compatibility

Objective FLU8.2 states that compatibility will continue to be the fundamental consideration in all future land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with the existing development and development trend in the area. As mentioned previously, the subject property is located on Old Winter Garden Road, a four-lane divided minor arterial road, and is located in an area characterized by commercial development to the north, east, and west. Also, **Policy FLU8.2.1** allows for performance restrictions and/or conditions to be placed on the property to ensure compatibility but conditions how those controls can be implemented and states that no restrictions or conditions shall be placed on the FLUM change. Therefore, any performance standards necessary to ensure the project's compatibility with adjacent residential uses could be placed on the rezoning. The applicant has submitted a concurrent rezoning application to rezone the property's current C-3 zoning classification to a C-3-Restricted zoning classification. This will allow the County to place restrictions on the property to protect the adjacent residentially-zoned properties. As part of the approval of the rezoning application, a Type "B" buffer will be required to separate C-3 uses from all residential areas as well as no access will be permitted from W. South Street. To ensure land use compatibility with the residentially-zoned properties to the south and west, **Policy FLU8.2.10** states that properties adjacent to residential areas shall be subject

to performance standards including, but not limited to, building height restrictions, compatible architectural designs, floor area ratio limitations, lighting and location requirements, landscaping and buffering requirements, and parking design. These standards shall apply during the subsequent commercial site plan review stage of the project.

Approval of the two requests would be compatible with the existing development and uses in the surrounding area. Therefore, staff recommends approval of Amendment 2019-2-S-6-1, Commercial (C) and Low Density Residential (LDR) to Commercial (C) and Concurrent Rezoning Case RZ-19-10-024, C-3 (Wholesale Commercial District) to C-3 (Wholesale Commercial District) (Restricted).

Public Facilities and Services

Environmental The site shall comply with all applicable local and state air pollution regulations. Please reference Orange County Code Chapter 15 Environmental Control, Article III Air Quality Control. The Orange County Environmental Protection Division (EPD) is the delegated air pollution permit granting authority by Florida Department of Environmental Protection (FDEP) so applicable permits and compliance with state and county air pollution regulations is required of all projects.

No person shall cause, let, suffer, allow, or permit the emissions of unconfined particulate matter from any activity, including vehicular movement; transportation of materials; construction, alteration, demolition or wrecking; or industrially related activities, such as loading, unloading, storing, or handling; without taking reasonable precautions to prevent such emissions including but not limited to application of water, dust suppressants, planting of vegetation, point of activity controls (hoods, filters, etc.) and other measures. Please reference Orange County Code Chapter 15 Environmental Control, Article III Air Quality Control, Division 2 Rules, Section 15-89.1 Air Pollution Prohibited 15-89.1(b), Unconfined Emissions of Particulate Matter and 15-89.1(b)(2) Reasonable Precautions and defined in the Florida Department of Environmental Protection 62-296.320(4)(c) for Unconfined Emissions of Particulate Matter adopted by Orange County Code 15-90. Adoption of state and federal rules by reference.

Utilities. The subject property lies within the Orlando Utilities Commission's potable water service area. Per Orange County Utilities (OCU), there is a 10-inch gravity main located within the Old Winter Garden Road right-of-way. Currently, there are no reclaimed water mains in the vicinity of the site.

Transportation. Based on trip generation estimates from the 10th Edition of the Institute of Transportation Engineers *Trip Generation Handbook*, it was determined that the maximum allowable development of up to 36,590 square feet of commercial uses (approximately 0.56-acre) and up to thirteen (13) single-family dwelling units (approximately 3.40 acres) based on the current land use designations of Commercial and Low Density Residential would generate approximately 158 p.m. peak hour trips, while the existing 18,101-square-foot existing warehouse, 7,500-square-foot proposed warehouse, and a 2,500-square-foot proposed carport under the requested Commercial future land use designation would generate 27 p.m. hour trips resulting in a net decrease of 131 new p.m. peak hour trips.

Alternative transportation modes within this area include: County maintained sidewalks along Old Winter Garden Road, and N. Pine Hills Road. There are no sidewalks on any of the other minor intersecting streets including W. Church Street, S. Pine Hills Road, Nome Drive, W. Central Avenue, W. Jackson Street, Mercer Street, S. Klondike Avenue, Ring Road, Rogers Street, Tremont Avenue, Leonard

Court, Jupiter Circle, Murry Drive, Hope Circle, W. Washington Street, N. Mandrake Street, Metcalf Avenue, Huppel Avenue, Quintard Avenue, Wilmer Avenue, and any of the associated subdivisions.

There are no Lynx routes or bus stops.

There are no signed bicycle routes/lanes within the project impact area.

Final permitting of any development on this site will be subject to review and approval by Transportation Planning.

Pine Hills Road at SR 408 EB exit. The purpose of this project is to install a traffic signal at Pine Hills Road and SR 408 EB exit to improve safety as requested by a citizen. The study is approximately half way completed.

The allowable development based on the approved future land use will generate 158 p.m. peak hour trips.

The proposed use will generate 27 p.m. peak hour trips resulting in a net decrease of 131 p.m. peak hour trips.

Final permitting of any development on this site will be subject to review and approval under capacity constraints of the County's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

Rezoning Analysis

SITE DATA

Adjacent Zoning	N:	C-1 (Retail Commercial District) (1957) <i>(Across Old Winter Garden Road)</i>
	E:	C-3 (Wholesale Commercial District) (1984) R-1 (Single Family Dwelling District) (1957)
	W:	C-3 (Wholesale Commercial District) (1981) (1987) R-1 (Single Family Dwelling District) (1957)
	S:	R-1 (Single Family Dwelling District) (1957)
Adjacent Land Uses	N:	Day Care
	E:	Automotive Repair / Church
	W:	Automotive Repair / Vehicle Sales / Single-Family Dwellings / Undeveloped Land
	S:	Church

APPLICABLE C-3 (Wholesale Commercial District) DEVELOPMENT STANDARDS

Minimum Lot Area:	12,000 sq. ft.
Minimum Lot Width:	125 ft. (on major streets, see Article XV) 100 ft. (on all other streets)

Maximum Building Height: 75 ft. (35 ft. within 100 ft. of all residential districts)

Minimum Floor Area: 500 sq. ft.

Minimum Building Setbacks

Front: 25 feet (except on major streets as provided in Article XV)

Rear: 15 feet (20 ft. when abutting residential)

Side: 5 feet (25 ft. when abutting any residential district)

Side (Street): 15 feet

PERMITTED USES

The intent and purpose of the C-3 district is to implement and be consistent with the commercial land use designation of the future land use map. The C-3 district is composed of land and structures where more intense commercial activity is located. This district must be located away from residential districts because it allows uses that are not compatible with residential districts.

Specific uses shall be identified by the letter "P" in the use table set forth in Section 38-77 of the Orange County Code.

SPECIAL INFORMATION

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Overlay District Ordinance

The subject property is not located within an overlay district.

Airport Noise Zone

The subject property is not located within an Airport Noise Zone.

Water / Wastewater / Reclaim

Existing service or provider

Water: Orlando Utilities Commission

Wastewater: Orange County Utilities 10-inch gravity main within old Winter Garden right-of-way

Reclaimed: Orange County Utilities Not currently available

Schools

Orange County Pubic Schools (OCPS) did not comment on this case as it does not involve an increase in residential units or density.

Parks and Recreation

Orange County Parks and Recreation did not comment on this case as it does not involve an increase in residential units or density.

Code Enforcement

No code enforcement, special magistrate or lot cleaning issues on the subject property have been identified.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

2. Policy References

Goal FLU2 -- URBAN STRATEGIES. Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

OBJ FLU8.2 COMPATIBILITY. Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following policies shall guide regulatory decisions that involve differing land uses.

FLU1.1.5 – Orange County shall encourage mixed-use development, infill development and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. The County may require minimum FARs and densities in its Land Development Code to achieve the County’s desired urban framework. Infill is defined as development consistent with the *Infill Master Plan (2008)*.

FLU1.4.4 – Within the Urban Service Area, Orange County shall encourage a mixture of land uses within activity and mixed-use commercial centers. Office and residential land uses shall be part of the balanced land use mixture, in addition to the commercial component.

FLU8.2.1 – Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.10 – To ensure land use compatibility with nearby residential zoned areas and protection of the residential character of those areas, office and commercial uses within residential neighborhoods shall be subject to strict performance standards, including but not limited to the following:

- A. Building height restrictions;
- B. Requirements for architectural design compatible with the residential units nearby;
- C. Floor area ratio (FAR) limitations;
- D. Lighting type and location requirements;

- E. Tree protection and landscaping requirements including those for infill development; and
- F. Parking design.

OBJ N1.1 – Orange County shall ensure that future land use changes are compatible with or do not adversely impact existing or proposed neighborhoods.

Site Visit Photos

Subject Site



North

South



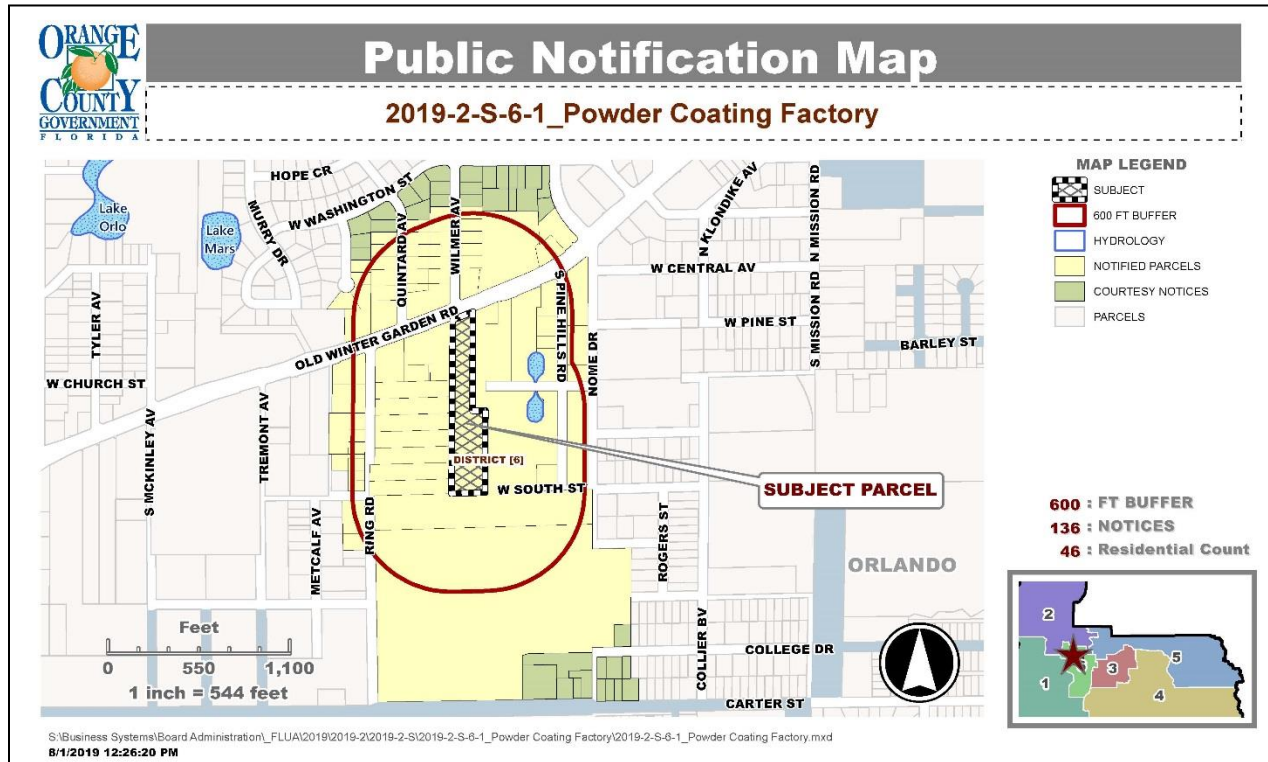
East



West



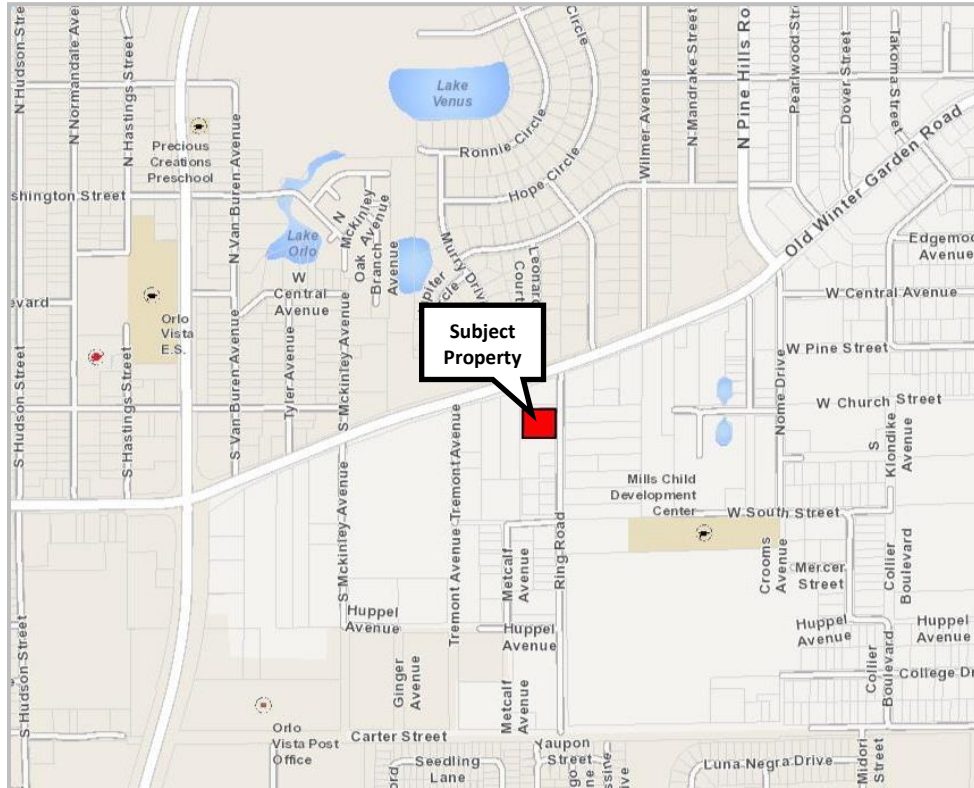
PUBLIC NOTIFICATION MAP



Notification Area

600 feet plus neighborhood and homeowners’ associations within a one-mile radius of the subject site

136 notices sent



Applicant/Owner:
Dianand Persaud

Location:
118 Ring Rd.; Generally located on the west side of Ring Rd., south of Old Winter Garden Rd., north of W. South St., and east of Tremont Ave.

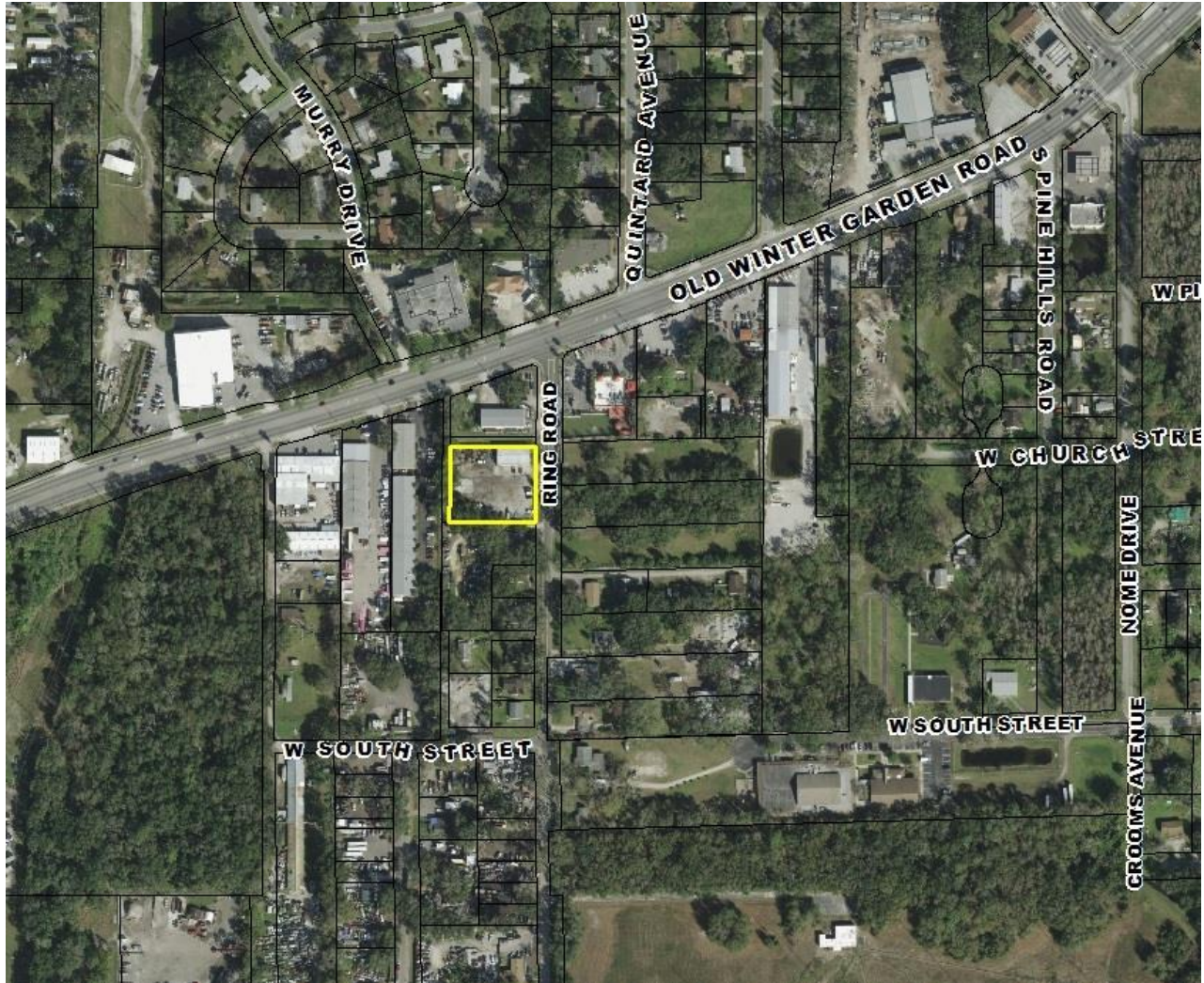
Existing Use:
Auto repair business

Parcel ID Number:
30-22-29-6244-09-100

Tract Size:
0.80 gross acre

The following meetings and hearings have been held for this proposal:		Project Information
Report/Public Hearing	Outcome	Request: Low Density Residential (LDR) to Commercial (C)
✓ Community Meeting August 19, 2019 (136 notices sent; 2 person in attendance)	Positive	Proposed Development Program: To continue to use the existing warehouse building for an automotive repair business.
✓ Staff Report	Recommend Adoption	Public Facilities and Services: Please see the Public Facilities Analysis Appendix for specific analysis of each public facility.
✓ LPA Adoption October 17, 2019	Recommend Adoption (8-0)	Environmental: The Orange County Environmental Protection Division regulates the management of hazardous waste as outlined in Florida Administrative Codes (FAC): such as 1) Used Oil: 62-710, 2) Hazardous Waste: 62-730, and 3) Universal Wastes (i.e.; batteries, fluorescent lamps, etc.): 62-737.
✓ BCC Adoption December 3, 2019	Continue to December 17, 2019 (5-0)	Transportation: The subject property is not located within the Alternative Mobility Area (AMA) or along a backlogged/constrained facility.
BCC Adoption	December 17, 2019	Concurrent Rezoning: No

SITE AERIAL



FUTURE LAND USE - CURRENT



Current Future Land Use Designation:
 Low Density Residential (LDR)

Special Area Information

Planning Sector: Urban Service Area

JPA: N/A

Rural Settlement: N/A

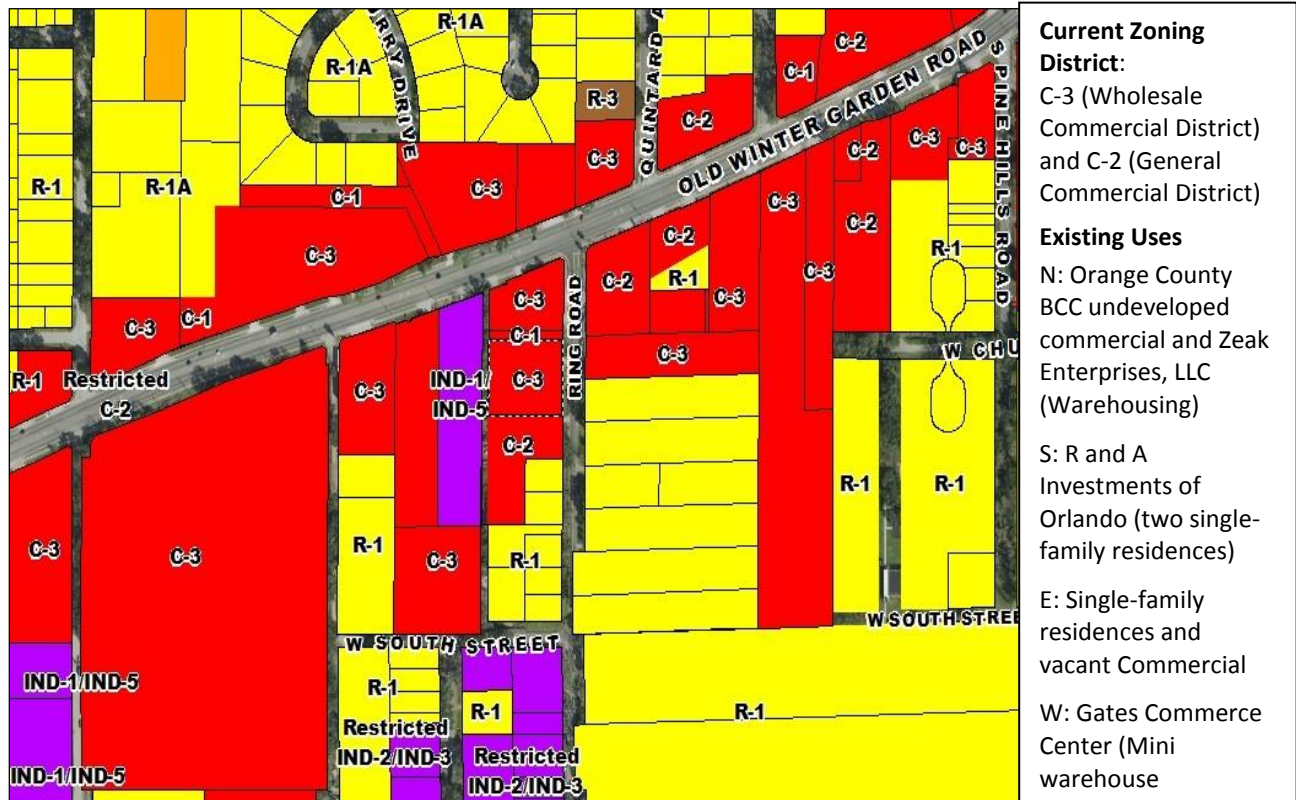
Airport Noise Zone: N/A

FUTURE LAND USE - AS PROPOSED



Proposed Future Land Use Designation:
 Commercial (C)

ZONING - CURRENT



Staff Recommendation

Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Objective FLU8.2, and Policies FLU1.1.5, FLU1.4.4, FLU1.4.6, and FLU8.2.1), determine that the amendment is in compliance, and **ADOPT** Amendment 2019-2-S-6-2, Low Density Residential (LMDR) to Commercial (C).

Analysis

1. Background Development Program

The applicant, also the owner of the property, has requested to change the Future Land Use Map (FLUM) designation of the 0.80-acre subject property from Low Density Residential (LDR) to Commercial (C). The site is bordered by commercial development to the north and northeast, while industrial uses are located to the west. Although two single-family dwellings are located immediately south of the subject parcel, the adjacent property is zoned C-2 and has a corresponding Commercial FLUM designation. On January 24, 2017, the Board of County Commissioners (BCC) approved FLUM Amendment 2016-2-S-6-2 to change the FLUM designation of the adjacent property from LDR to Commercial, and approved Concurrent Rezoning Request RZ-16-10-029 to change the zoning designation from R-1 (Single-Family Dwelling District) to C-2 (General Commercial District). The owner's intent was to demolish the dilapidated residence to allow for the development of a 6,000-square-foot automobile repair facility, with the remaining home to be used as a caretaker's residence for the business. A vacant C-3-zoned lot and two single-family dwellings zoned R-1 are located across the street on Ring Road, east of the site.

A portion of the property (Lots 10-16 and Lots 59-61, Block I, Orange Heights Subdivision, Plat Book N, Page 8) has been zoned C-3 (Wholesale Commercial District) since October 20, 1980, and the remaining portion (Lots 55-58, Block I, Orange Heights Subdivision, Plat Book N, Page 8) has been zoned C-2 (General Commercial District) since August 31, 1982. A 3,000-square-foot commercial warehouse building, constructed in 1991 is currently located on the subject site and is used for automotive repair. Both the C-3 and C-2 zoning classifications are inconsistent with the property's LDR FLUM designation. At this time the applicant is seeking to resolve the inconsistency issue and bring the property into conformance with its C-3 and C-2 zoning classifications.

A community meeting was held for this proposed amendment on August 19, 2019. Two residents were in attendance and did not express any opposition to the request. One resident did express concerns about flooding in the area. The applicant told the resident that the County created swales in the area which should help with the drainage issues. District 6 County Commissioner Victoria Siplin expressed concerns about the appearance of the chain link fence and the landscaping on the property. She told the applicant that the subject site needs additional buffering to screen the cars from the right-of-way. She doesn't want the cars to be visible from the right-of-way. The applicant stated that he intends to plant additional hedges along Ring Road and he has painted the chain link fence as well. He also stated that most of the automotive repair work is done inside the existing metal building. The applicant has committed to making aesthetic improvements to the property.

Project Analysis

Consistency

The proposed FLUM Amendment appears to be **consistent** with the applicable Comprehensive Plan Goals, Objectives, and Policies. The requested amendment is consistent with **Future Land Use Element Policy FLU1.4.6**, which states that with respect to new development and redevelopment, the County is seeking more integrated forms of commercial and non-residential development, including vertical mixed-use design and complementary land uses in close proximity to one another, in its desired development pattern for the County's Urban Service Area (USA). As discussed previously, this request involves a C-3 and C-2-zoned site in the USA, featuring a commercial building, located within the Orange Heights neighborhood. If approved, the proposed FLUM change to Commercial will enable the applicant to resolve the property's zoning/future land use inconsistency issue and will allow for its continued use as an automotive repair facility.

The application is also consistent with **Policy FLU1.1.5**, which states that Orange County shall encourage mixed use development, infill development, and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the USA. The subject property is located in an area characterized by a mix of commercial, industrial, and residential uses. As stated previously, it is the property owner's intent to use the site for an automotive repair facility.

In addition, the proposed Future Land Use Map Amendment is consistent with **Policy FLU1.4.4**, which mandates that the disruption of residential areas by poorly located and designed commercial activities shall be avoided. The commercially-zoned subject site and its previous commercial uses have coexisted with the adjacent single-family homes since the warehouse building was constructed in 1981. The continued use of the property for commercial purposes would not be out of character for the neighborhood.

Compatibility

The proposed FLUMA appears to be compatible with the development pattern of the surrounding area. **Future Land Use Element Objective FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with the existing development trend in the area. A commercial warehouse, Orlando Electric/Electro Services of Central Florida, located north of the property, is zoned C-3 and has a corresponding Commercial FLUM designation. A mini warehouse, Gates Commerce Center, is located west of the site, is zoned I-1/I-5 (General Industrial District) and has an Industrial (IND) FLUM designation. As mentioned above, on January 24, 2017, the property located immediately to the south obtained approval from the BCC for FLUM Amendment and Concurrent Rezoning requests. It is currently zoned C-2 and has a corresponding Commercial FLUM designation. A vacant C-3-zoned parcel is located across the street on Ring Road, east of the subject site, has a Commercial FLUM designation. As stated previously, the subject site is currently zoned C-3 and has been used for commercial purposes since 1981. This FLUMA request is not a change in use, but is rather intended to bring the FLUM designation of the site into conformance with its C-3 and C-2 zoning classifications. Staff again emphasizes that the continued use of the property for commercial activity will not be out of character for the area.

Division Comments: Environmental, Public Facilities and Services

Environmental. Orange County Environmental Protection Division regulates the management of hazardous waste as outlined in Florida Administrative Codes (FAC): such as 1) Used Oil: 62-710, 2) Hazardous Waste: 62-730, and 3) Universal Wastes (i.e.; batteries, fluorescent lamps, etc.): 62-737. For more information or guidance on proper management please contact the Orange County Environmental Protection Division Small Quantity Generator Program at 407-836-1400.

Utilities. The subject property lies within the Orlando Utilities Commission's potable water service area. Per Orange County Utilities (OCU), there is an 8-inch gravity main located within the Ring Road right-of-way. Currently, there are no reclaimed water mains in the vicinity of the site.

Transportation. Based on trip generation estimates from the 10th Edition of the Institute of Transportation Engineers *Trip Generation Handbook*, it was determined that the maximum allowable development of up to 52,272 square feet of commercial uses would generate approximately 208 p.m. peak hour trips, while the existing 3,000-square-foot warehouse used for vehicle repair under the requested Commercial future land use designation would generate no new p.m. peak hour trips resulting in a net decrease of 208 new p.m. peak hour trips.

Summary

The applicant is requesting to change 0.80 acres from Low Density Residential (LDR) to Commercial (C) for consistency with the existing on-site use.

The subject property is located within the County's Alternative Mobility Area but not along a backlogged/constrained facility.

Alternative transportation modes within this area include: County maintained sidewalks along Old Winter Garden Road, and the segment of Ring Road between the development and Old Winter Garden Road. There are no sidewalks on any of the other minor intersecting streets including S. McKinley Avenue, Tremont Avenue, S. Pine Hills Road, W. Church Street, W. South Street, Metcalf Avenue, Huppel Avenue, Quintard Avenue, Wilmer Avenue, and any of the associated subdivisions.

There are no Lynx routes or bus stops.

There are no signed bicycle routes/lanes within the project impact area.

Final permitting of any development on this site will be subject to further review and approval by Transportation Planning.

Policy References

OBJ FLU8.2 – Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following policies shall guide regulatory decisions that involve differing land uses.

FLU1.1.5 – Orange County shall encourage mixed-use development, infill development and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. The County may require minimum FARs and densities in its Land Development Code to achieve the County's desired urban framework. Infill is defined as development consistent with the *Infill Master Plan (2008)*.

FLU1.4.4 – The disruption of residential areas by poorly located and designed commercial activities shall be avoided. Primary access to single-family residential development through a multi-family development shall be avoided.

FLU1.4.6 – The following guidelines illustrate different types of commercial and retail development consistent with the Orange County Comprehensive Plan. It is the goal of the 2030 CP to increase densities and intensities in the Urban Service Area in order to accommodate projected growth. The Commercial floor area ratio (FAR) shall be 1.50 unless otherwise restricted or increased for specific locations pursuant to adopted County Comprehensive Plan policy or land development code (See FLU1.1.4A, FLU2.2.4 – FLU2.2.7, and FLU3.2.1 – FLU3.2.13). The basis for increasing densities and intensities is the finding that productive use of vacant land within the Urban Service Area is critical to the County’s future urban form. Therefore, with respect to new development and redevelopment, the County is seeking more integrated forms of commercial and non-residential development, including vertical mixed use design and complementary land uses in close proximity to one another, in its desired development pattern for the County’s Urban Service Area.

The following criteria are intended to serve as guidance for commercial-related future land use amendment requests within the Urban Service Area. Consistent with FLU1.4.5, Orange County may require a market study for Commercial and Office future land use requests. A mix of two or more uses will be encouraged where appropriate.

Neighborhood Centers and Neighborhood Activity Nodes – Neighborhood center commercial is intended to serve the needs of nearby residents, employees, visitors and businesses (within two to three miles).

Village Centers – Village Center commercial is intended to more centrally serve the needs of residents, employees, visitors and businesses within a community of neighborhoods (within three to five miles).

Lifestyle Centers – Lifestyle Centers are open-air shopping centers with a mix of national retailers and local boutiques and housing choices. These locations emphasize convenience and a mix of uses and choices.

Wholesale/Retail – Also may be referred to as Big Box retail or Power Centers. Big Box retail, as defined by County Ordinance 2007-1, is described as a retail wholesale commercial establishment (store) with more than seventy-five thousand (75,000) square feet of gross floor area, which may include a home improvement center or a membership warehouse club. The gross floor area of such a store includes outdoor storage areas and any outdoor area providing services. (Ord. 2007-1)

	<i>Size</i>	<i>Gross Leasable Area</i>	<i>FAR</i>
Neighborhood Center	4 acres	20,000-40,000 SF	See applicable County policy or code
Community Center	10 acres	100-300,000 SF	See applicable County policy or code
Village Center	20 acres	200-400,000 SF	See applicable County policy or code
Lifestyle Centers	25 acres	400,000 SF	See applicable County policy or code
Wholesale/Retail Centers	See Ordinance 2007-1, Big Box Ordinance		
All commercial should have safe, adequate and appropriate access per FLU1.4.8.			

FLU8.2.1 – Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

Site Visit Photos

Subject Site



North



South



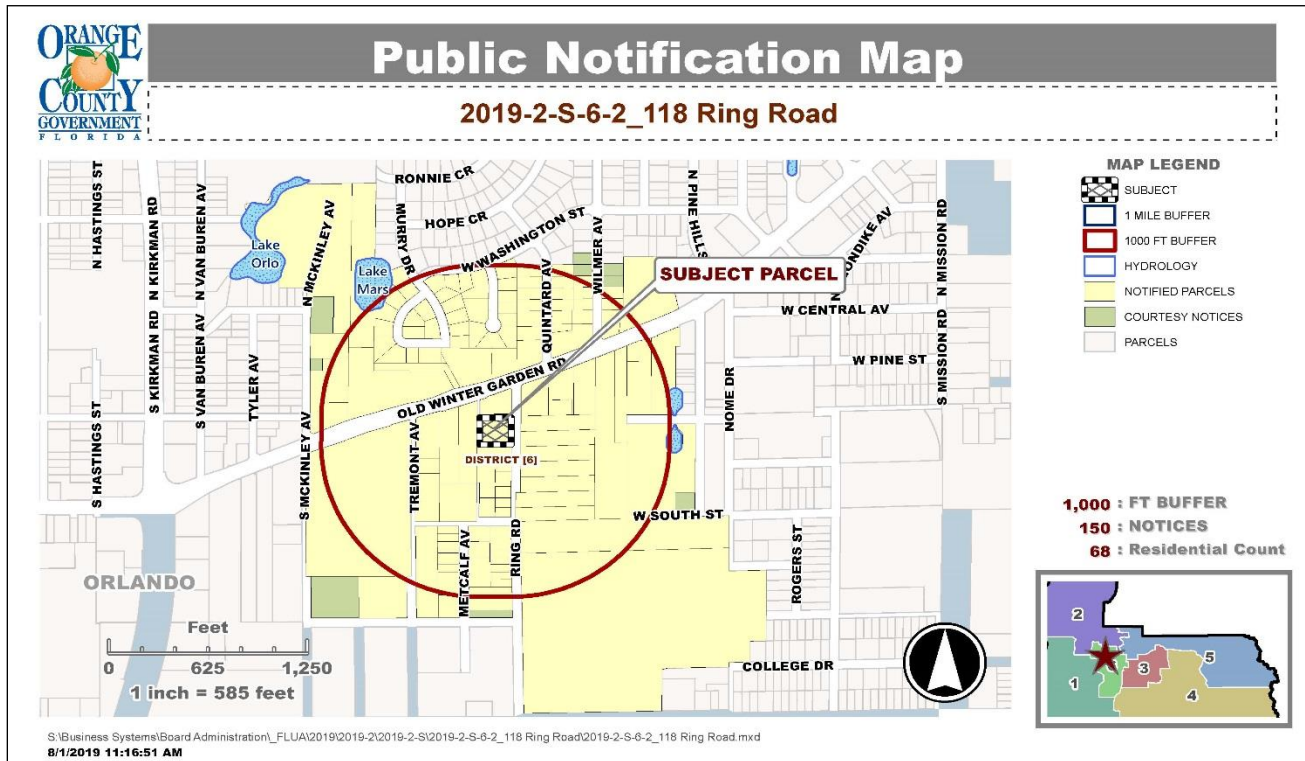
East



West



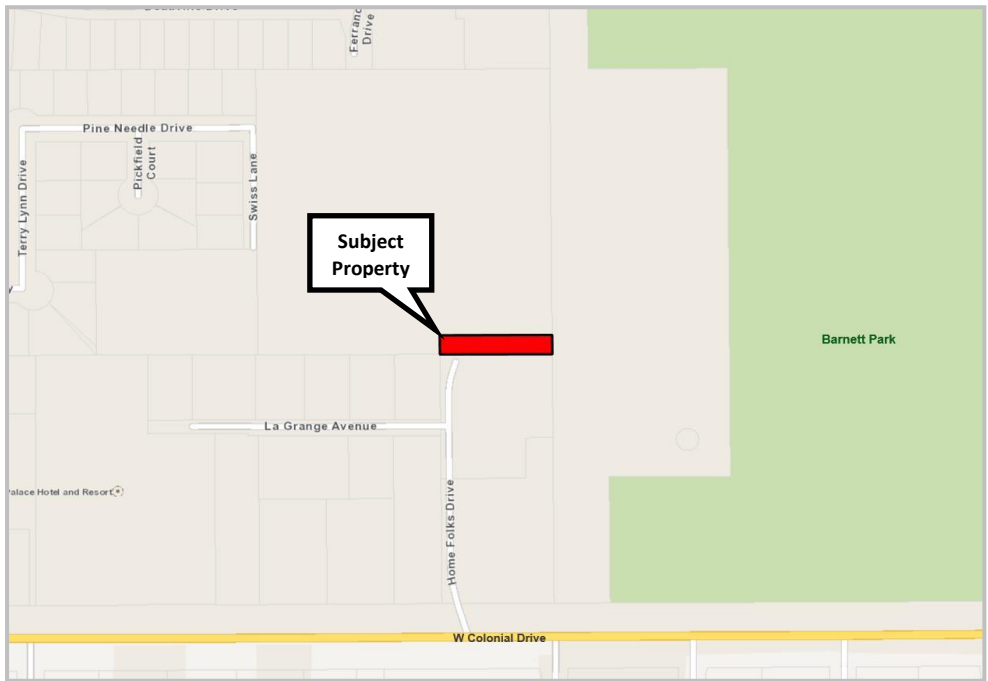
PUBLIC NOTIFICATION MAP



Notification Area

1,000 feet plus neighborhood and homeowners' associations within a one-mile radius of the subject site

150 notices sent



Applicant/Owner:
 Scott Glass and George Dennison, Shutts & Bowen LLP/Colonial Storage Holdings, LLC

Location:
 4815 W. Colonial Drive; generally located north of W. Colonial Drive and Home Folks Drive, east of La Grange Avenue.

Existing Use:
 Undeveloped land

Parcel ID Number:
 19-22-29-0000-00-038 (portion of)

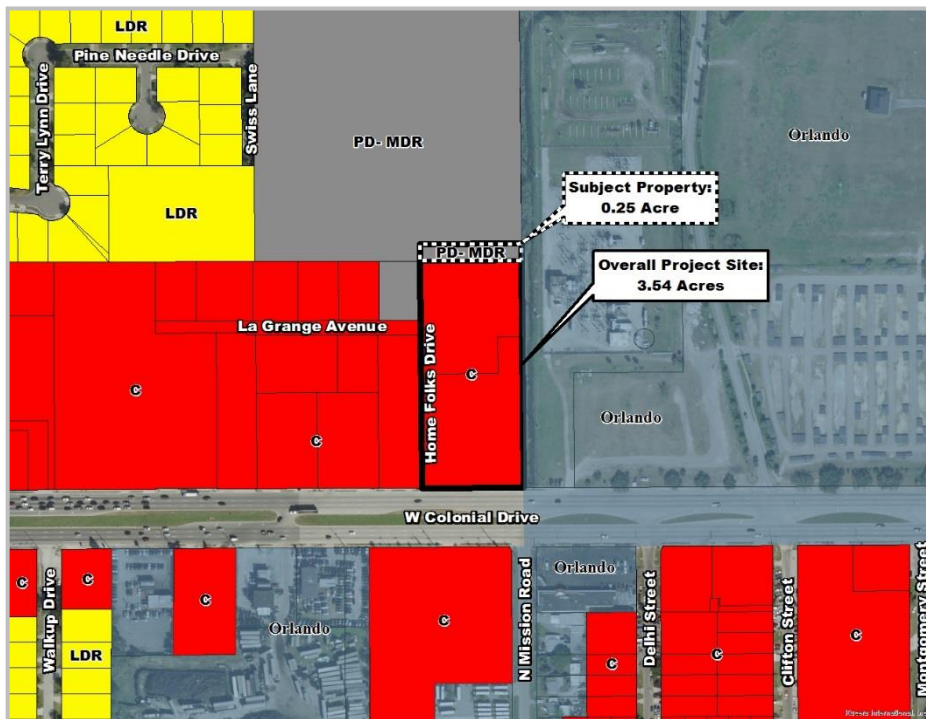
Tract Size:
 0.25 gross/net developable acre

The following meetings and hearings have been held for this proposal:		Project Information	
Report/Public Hearing	Outcome		
✓ A community meeting was held September 17, 2019, with one resident in attendance.	Positive	Request: Planned Development-Medium Density Residential (PD-MDR) to Commercial (C)	
✓ Staff Report	Recommend adoption of the proposed amendment and approval of the concurrent rezoning request, subject to three (3) restrictions	Proposed Development Program: Driveway and buffer area for a drive-through self-storage facility (proposed repurposing of the former Orlando Office Furniture building to the south)	
✓ LPA Adoption Hearing and PZC Rezoning Hearing October 17, 2019	Recommend adoption and approval, subject to three (3) restrictions (8-0)	Concurrent Rezoning: Case RZ-19-10-043 PD (Planned Development District) (Villages at Lake Lawne PD/LUP) to C-3 (Wholesale Commercial District) A non-substantial change to the Villages at Lake Lawne PD Land Use Plan to reconfigure the PD boundary, Case CDR-19-08-289, is currently proceeding through the Development Review Committee (DRC) review process.	
✓ BCC Adoption Hearing and BCC Rezoning Hearing December 3, 2019	Continue to December 17, 2019 (5-0)	Public Facilities and Services: Please see the Public Facilities & Services Appendix for specific analyses of each public facility.	
✓ BCC Adoption Hearing and BCC Rezoning Hearing	December 17, 2019	Transportation: The subject property is located within the County's Alternative Mobility Area (AMA), but not along a backlogged or constrained facility.	
		Utilities: The subject property is located within the Orlando Utilities Commission's (OUC's) potable water service area and Orange County Utilities' (OCU's) wastewater service area. Reclaimed water service is presently unavailable.	

SITE AERIAL



FUTURE LAND USE – CURRENT



Current Future Land Use:
 Planned Development-Medium Density Residential (PD-MDR)

Special Area Information

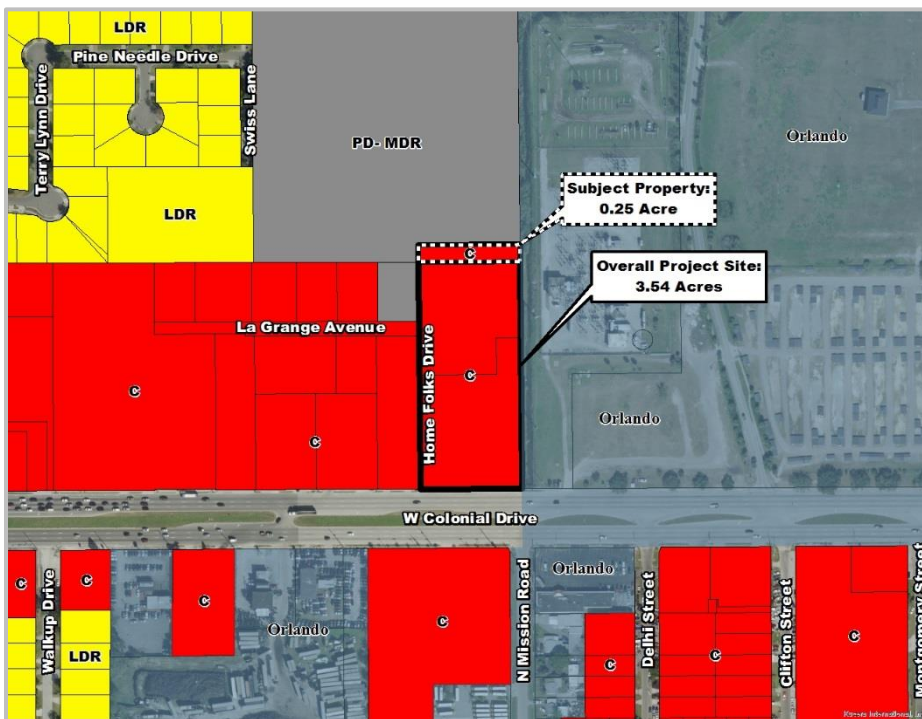
Overlay District: The site is located within the Wekiva Study Area.

JPA: N/A

Rural Settlement: N/A

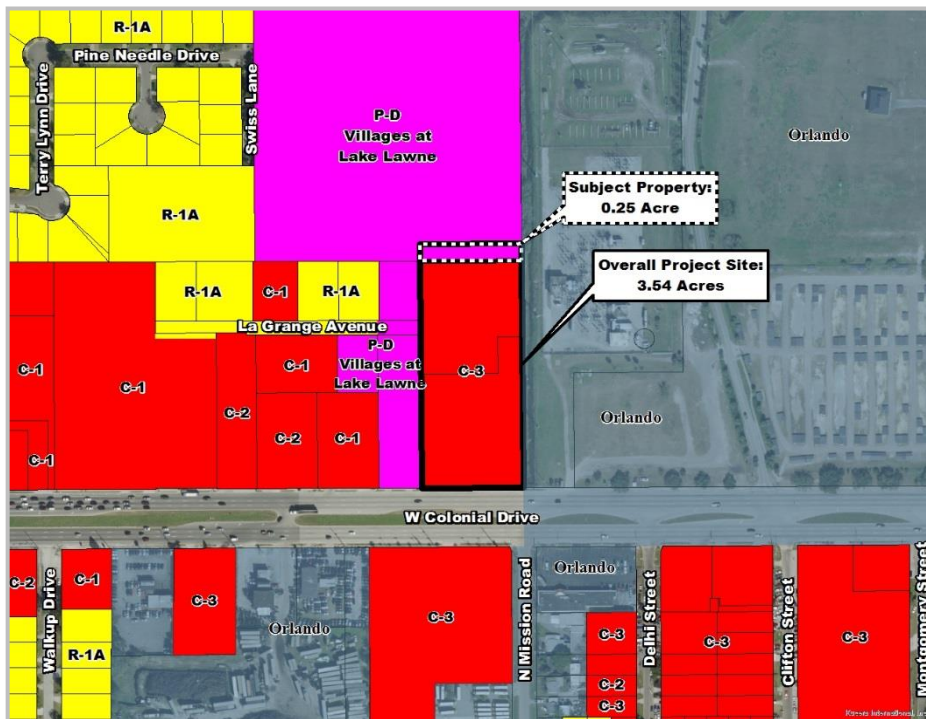
Airport Noise Zone: N/A

FUTURE LAND USE – AS PROPOSED



Proposed Future Land Use:
 Commercial (C)

ZONING – CURRENT

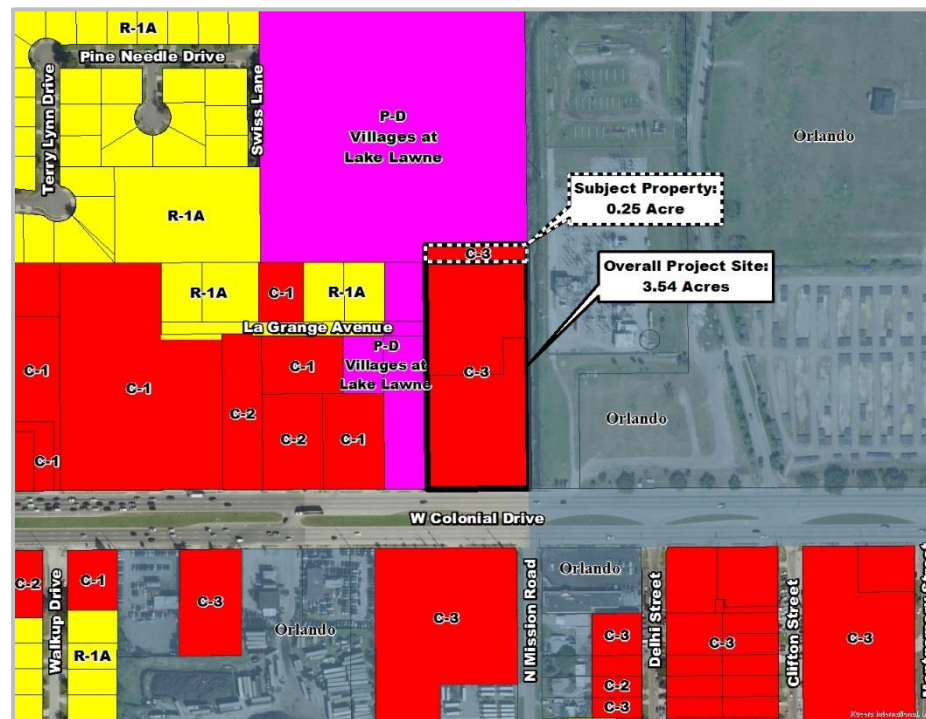


Zoning: PD (Planned Development District) (Villages at Lake Lawne PD/LUP)

Existing Uses:

- N: Undeveloped Villages at Lake Lawne PD/LUP
- S: Former Orlando Office Furniture store
- E: Orlando Utilities Commission (OUC) substation
- W: Undeveloped Villages at Lake Lawne PD/LUP and single-family homes

ZONING – AS PROPOSED



Proposed Zoning:
 C-3 (Wholesale Commercial District)

Staff Recommendations

If the requested Comprehensive Plan amendment is adopted, the Board will then need to take action on the requested rezoning. These items need to be addressed as two separate motions by the Board. Below are the staff recommendations for each of these items.

1. **COMPREHENSIVE PLAN AMENDMENT:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objectives FLU2.1 and FLU8.2, and Policies FLU1.1.5, FLU1.4.2, FLU1.4.4, and FLU8.2.1), determine that the amendment is in compliance, and **ADOPT** Amendment 2019-2-S-6-4, Planned Development-Medium Density Residential (PD-MDR) to Commercial (C).
2. **REZONING:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objectives FLU2.1 and FLU8.2, and Policies FLU1.1.5, FLU1.4.2, FLU1.4.4, and FLU8.2.1) and **APPROVE** Rezoning Case RZ-19-10-043, PD (Planned Development District) (Villages at Lake Lawne PD/LUP) to C-3 (Wholesale Commercial District), subject to the following three (3) restrictions:

Restrictions:

- 1) New billboards and pole signs shall be prohibited.
- 2) The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping) prior to the expansion of any existing structures or new site improvements to accommodate C-3 uses; and
- 3) Access to the north shall be prohibited.

Analysis

1. Background and Development Program

The applicants, Scott Glass and George Dennison, are seeking to change the Future Land Use Map (FLUM) designation of the 0.25-acre subject property from Planned Development-Medium Density Residential (PD-MDR) to Commercial (C). In conjunction with this request, the applicants are proposing to rezone the site from PD (Planned Development District) to C-3 (Wholesale Commercial District). At the time of application on June 27, 2019, the property was a portion of the 9.87-acre Parcel 19-22-29-0000-00-023, owned by Swiss Lane, LLC and comprising the majority of the 11.92-acre Villages at Lake Lawne PD. Originally approved on December 2, 2008, via the Orange County Board of County Commissioners' (BCC's) approval of Rezoning Case RZ-08-05-032 and last amended by the Orange County Development Review Committee (DRC) as a non-substantial change to the PD Land Use Plan (LUP) on October 5, 2016, the undeveloped Villages at Lake Lawne PD is entitled for the future construction of up to 205 multi-family residential units. The project was approved in accordance with the PD-MDR future land use designation, achieved via the BCC's December 18, 2007, approval of Future Land Use Map Amendment 2007-2-A-6-1.

On July 29, 2019, the present owner, Colonial Storage Holdings, LLC, acquired the 0.25-acre subject property, as well as the adjacent 1.51-acre Parcel 19-22-29-0000-00-038 and the 1.78-acre 19-22-29-0000-00-028 to the south, designated Commercial (C) on the Future Land Use Map and possessing a zoning classification of C-3 (Wholesale Commercial District). On September 13, 2019,

the applicants unified the subject property with the abutting Parcel 19-22-29-0000-00-038 through the Orange County Property Appraiser's Office. Together, the expanded Parcel 19-22-29-0000-00-038 and Parcel 19-22-29-0000-00-028 encompass 3.54 acres and front W. Colonial Drive, a six-lane principal arterial, with access to the north portion of the property achievable via Home Folks Drive, a 30-foot easement recorded in O.R. 3764, Page 294 and O. R. 903, Page 682 of the Public Records of Orange County.

The properties are currently the site of a vacant 110,203-square-foot two-story commercial building comprised of a showroom and warehouse, last used by Orlando Office Furniture. The prospective developer, Devon Self Storage Holdings, LLC, is proposing to repurpose the former furniture store for a drive-through self-storage facility. As stated in the application package, customers will enter the facility from W. Colonial Drive, unload or load items to or from their individual storage unit, and then exit the building at the north end of the property by means of a circular driveway. However, there is only approximately fourteen (14) feet between the building and the original north boundary of Parcel 19-22-29-0000-00-038, leaving insufficient area for a vehicle to turn west and then south to exit the property via Home Folks Drive. In addition, there is no room for the required 25-foot Type B landscape buffer between a C-3-zoned commercial site and abutting residential uses. Therefore, the applicants are seeking the removal of the .25-acre subject property—43.36 feet in depth and 250 feet in width—from the Villages at Lake Lawne PD and the approval of the same Commercial future land use designation and C-3 zoning classification that the rest of the project site already possesses. The granting of these two requests will allow for the construction of the driveway and the provision of the requisite buffer to help ensure compatibility with the Villages at Lake Lawne PD when it eventually develops.

In association with this proposed FLUM Amendment and rezoning application, the applicants have applied for a non-substantial change to the Villages at Lake Lawne PD Land Use Plan to reconfigure the PD boundary, reflecting the removal of the subject property, with the number of multi-family units remaining at 205. This application, Case CDR-19-08-289, is currently undergoing DRC review.

Community Meeting

A community meeting for the proposed amendment and concurrent rezoning was held September 17, 2019, at Mollie Ray Elementary School. While the one area resident in attendance did not appear to object to the use of the property for self-storage purposes, she had questions about the possibility of more intense uses on the site, access management, hours of operation, and security. In response, the applicants clarified that the facility will be used for personal self-storage only, with no outdoor storage or display permitted. Although personal vehicles and U-Hauls would be allowed on the site, semi-trailer trucks would not be permitted on the premises.

In regard to access management, the applicants explained that Devon Self Storage is proposing a drive-through facility, with lessees entering the property via W. Colonial Drive, visiting their respective storage unit, and then exiting the building by means of a circular driveway at the north end of the site that will link to Home Folks Drive, allowing customers to travel south to exit onto W. Colonial. The applicants confirmed that the project entails significant improvements to Home Folks Drive.

The applicants further stated that the inclusion of the 0.25-acre subject property in the self-storage project site would make construction of the circular drive possible and would allow lessees to safely exit the facility. Moreover, the incorporation of the subject property into the project boundary will

provide room for the installation of the required 25-foot Type “B” buffer to help ensure compatibility with the Villages at Lake Lawne multi-family community to the north when it develops.

The meeting attendee questioned whether Devon Self Storage would hire from the local population. The applicants replied that while the company is based in California, it will likely hire individuals from the Orlando area. While the specific number of employees for this location has not yet been determined, a manager, assistant manager, and maintenance staff will be needed.

With respect to safety, a Devon Self Storage representative, Grant Dennis, explained that while the hours of operation for this location have not been established, all entrance points to the storage units will be heavily-secured, with access achievable via keypad only, and that the facility will be subject to 24-hour video surveillance. The District 6 Commissioner’s Aide, Rose-Nancy Joseph, commented that several local self-storage facilities have experienced problems with lessees hosting parties in their individual units. Mr. Dennis asserted that his company will not tolerate such activity.

The applicants reiterated that approval of the requested Future Land Use Map Amendment and rezoning will allow for the construction of the circular driveway and the provision of the required buffer between the self-storage facility and the future multi-family development within the Villages at Lake Lawne PD.

The tone of the meeting was positive.

2. Project Analysis

Consistency

The proposed FLUM amendment and concurrent rezoning application appear to be **consistent** with the applicable Goals, Objectives, and Policies of the Comprehensive Plan.

The proposed self-storage site is located along a section of the heavily-traveled W. Colonial Drive corridor characterized by a mix of commercial and public facility uses, including an Orlando Utilities Commission (OUC) electrical substation and Barnett Park, both situated immediately east of the property. It is staff’s position that the project site meets the definition of an infill parcel within the County’s Urban Service Area Boundary. Approval of the requested amendment and associated rezoning will allow for the renovation and repurposing of a vacant 110,203-square-foot building for a commercial use compatible with the activity along W. Colonial. Per the Orange County Tax Collector’s Office, the most recent tenant, Orlando Office Furniture, was declared “out of business” on July 14, 2015, as stated on Business Tax Receipt #1098673. It is staff’s belief that the reuse of a building that has been unoccupied for more than four years will benefit the surrounding area and will help further the County’s goal of promoting infill development and redevelopment within the Urban Service Area.

Staff finds the two requests consistent with **Future Land Use Element Goal FLU2**, which states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development, and an urban experience with a range of choices and living options, and **Objective FLU2.1**, which establishes that the County shall promote infill development for relatively small vacant and underutilized parcels within the County’s established core areas in the Urban Service Area. Staff also finds both applications consistent with **Future Land Use Element Policy FLU1.1.5**, which encourages mixed-use development, infill development, and transit-oriented

development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. Staff notes that, if approved, the self-storage facility will use infrastructure that is already in place. Potable water service will be provided by the Orlando Utilities Commission (OUC), and central sewer service will be provided by Orange County Utilities (OCU), with no facility improvements necessary to maintain level of service standards. Moreover, the project would use the existing transportation network, which serves transit riders, pedestrians, and bicyclists as well as automobile drivers. A LYNX bus stop is located directly in front of the property, on W. Colonial Drive. Furthermore, the Florida Department of Transportation's (FDOT's) improvements to the adjacent segment of W. Colonial Drive have been completed, including the construction of sidewalks and bicycle lanes to help provide for the safety of pedestrians and cyclists.

Staff further finds the two applications consistent with **Future Land Use Element Policy FLU1.4.4**, which states that the disruption of residential areas by poorly located and designed commercial activities shall be avoided, and with **Policy FLU1.4.2**, which requires that land use changes be compatible with and serve existing neighborhoods. Although the proposed self-storage site fronts W. Colonial Drive, along which commercial and public facility uses predominate, a cluster of single-family homes and a small church are located immediately west of the property, along La Grange Avenue. In addition, the Villages at Lake Lawne PD is entitled for the future development of up to 205 multi-family units. The drive-through self-storage facility is being designed to prevent disturbance to the nearby single-family homes and church and to avoid encroachment into the future Villages at Lake Lawne multi-family community. As stated previously, approval of these two requests will allow for the construction of a circular driveway that will allow lessees to safely exit the property and for the provision of the requisite 25-foot Type "B" buffer to help ensure compatibility with the Villages at Lake Lawne PD when it eventually develops.

Compatibility

The proposed Future Land Use Map Amendment and associated rezoning request appear to be **compatible** with the development pattern of the surrounding area.

Future Land Use Element Objective FLU8.2 states that compatibility will be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with the existing development and development trend in the area. As discussed earlier, the subject parcel is located along a stretch of W. Colonial Drive characterized by a mix of highway commercial development and community facility uses. The renovation and repurposing of the former Orlando Office Furniture showroom and warehouse for a drive-through self-storage facility would be compatible with the activity along W. Colonial. As stated previously, it is staff's belief that the reuse of a 110,203-square-foot building that has been unoccupied for more than four years will be positive for the surrounding area and will help further the County's goal of promoting infill development and redevelopment within the Urban Service Area.

The proposed inclusion of the 0.25-acre subject property in the self-storage project site will help prevent disruption to the neighboring single-family homes and church to the west and avoid encroachment into the future Villages at Lake Lawne multi-family community. As discussed earlier, the addition of the 43.36' x 250' parcel will allow for the construction of a circular driveway that will allow lessees to safely exit the drive-through facility and travel south to W. Colonial Drive, reducing the potential for intrusion onto La Grange Avenue or the Villages at Lake Lawne site. Moreover, the incorporation of the subject property into the project boundary will provide room for the

installation of the required 25-foot Type “B” buffer to help ensure compatibility with the Villages at Lake Lawne PD when it develops. To further protect surrounding properties, staff recommends the inclusion of rezoning restrictions stating that new billboards and pole signs shall be prohibited, that the applicant/developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping) prior to the expansion of any existing structures or new site improvements, and that access to the north (the Villages at Lake Lawne PD) shall be prohibited.

It is staff’s belief that the proposed self-storage project is appropriate for the area in question and will contribute to the County’s larger goals of promoting infill and redevelopment within the Urban Service Area, efficiently using existing infrastructure, reducing trip lengths, and encouraging accessibility via multiple modes of transportation. Staff, therefore, recommends adoption of this requested amendment and approval of the concurrent rezoning petition.

Division Comments

Environmental Protection Division. The subject property was included in Orange County Conservation Area Determination CAD-16-07-075, completed on September 21, 2016, for the Villages at Lake Lawne PD. The CAD delineated a Class I ditch with hydrological connection to Lake Lawne, located along the parent parcel's north boundary.

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. Regulations include, but are not limited to, septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in the Orange County Comprehensive Plan’s Future Land Use Element, including, but not limited to, Objective FLU6.6 Wekiva and the related policies.

The subject property is vacant and vegetated. Development shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled (endangered, threatened, or species of special concern). The applicant is responsible for determining the presence of listed species and obtaining any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Please reference the Orange County Code, Sections 30-277 and 30-278.

Transportation Planning Division: This site is located within the Alternative Mobility Area (AMA), but not along a backlogged or constrained facility.

There are multiple alternative transportation modes in the surrounding area. State-maintained sidewalks and bicycle lanes are in place along both sides of W. Colonial Drive. A County-maintained sidewalk/bicycle path exists along N. Pine Hills Road from W. Colonial Drive to Balboa Drive. There are seven (7) general bus stops and two (2) sheltered bus stops within the project’s impact area. Transit service is provided via LYNX bus link #48 (W. Colonial Drive/Park Promenade Plaza), #49 (W. Colonial Drive/Pine Hills Road), #105 (W. Colonial Drive/Winter Garden), and #301 (LYNX 3D Pine Hills/Animal Kingdom).

Utilities Engineering Division: The subject site lies within the Orlando Utilities Commission’s (OUC’s) potable water service area. Per Orange County Utilities (OCU), 8-inch gravity mains are located onsite and within the La Grange Avenue right-of-way, and a 4-inch force main is in place within the Home Folks Drive right-of-way. Reclaimed water, however, is currently unavailable in the vicinity of the site. OCU has informed staff that no improvements to County facilities to maintain current level of service (LOS) standards are needed at this time.

3. Rezoning Request Analysis

SITE DATA

Adjacent Zoning	N:	PD (Planned Development District) (2008) <i>(Villages at Lake Lawne PD)</i>
	E:	P/W (Public Use / Wekiva Overlay District) <i>(City of Orlando)</i>
	W:	PD (Planned Development District) (2008) <i>(Villages at Lake Lawne PD)</i>
	S:	C-3 (Wholesale Commercial District) (1960)* *A buffer strip shall be required on the north; no exit road to the north
Adjacent Land Uses	N:	Undeveloped Land
	E:	Power Substation
	W:	Undeveloped Land
	S:	Furniture Store

APPLICABLE C-3 (Wholesale Commercial District) DEVELOPMENT STANDARDS

Minimum Lot Area:	12,000 sq. ft.
Minimum Lot Width:	125 ft. (on major streets, see Article XV) 100 ft. (on all other streets)
Maximum Building Height:	75 ft. (35 ft. within 100 ft. of all residential districts)
Minimum Floor Area:	500 sq. ft.

Minimum Building Setbacks

Front:	25 feet (except on major streets as provided in Article XV)
Rear:	15 feet (20 ft. when abutting residential)
Side:	5 feet (25 ft. when abutting any residential district)
Side (Street):	15 feet

PERMITTED USES

The intent and purpose of the C-3 district is to implement and be consistent with the Commercial land use designation of the Future Land Use Map. The C-3 district is composed of land and structures where more intense commercial activity is located. This district must be located away from residential districts because it allows uses that are not compatible with residential districts.

Specific uses shall be identified by the letter “P” in the use table set forth in Section 38-77 of the Orange County Code.

SPECIAL INFORMATION

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

The subject property is not located within an Airport Noise Zone.

Environmental

The subject property was included in Orange County Conservation Area Determination CAD-16-07-075, completed on September 21, 2016, for the Villages at Lake Lawne PD. The CAD delineated a Class I ditch with a hydrological connection to Lake Lawne, located along the parent parcel's north boundary.

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. Regulations include, but are not limited to, septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in the Orange County Comprehensive Plan's Future Land Use Element, including, but not limited to, Objective FLU6.6 Wekiva and the related policies.

The subject property is vacant and vegetated. Development shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled (endangered, threatened, or species of special concern). The applicant is responsible for determining the presence of listed species and obtaining any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Please reference the Orange County Code, Sections 30-277 and 30-278.

Transportation / Access

This site is located within the Orange County Alternative Mobility Area (AMA). There are multiple alternative transportation modes within the project area. County-maintained sidewalks exist along the property frontage and run continuously to N. Pine Hills Road. A County-maintained

sidewalk/bicycle path exists along N. Pine Hills Road from W. Colonial Drive to Balboa Drive. State-maintained sidewalks and bicycle lanes are in place along W. Colonial Drive from N. Mission Road to N. Kirkman Road. Transit service is provided via LYNX bus link #48 (W. Colonial/Park Promenade Plaza), #49 (W. Colonial Drive/Pine Hills Road), #105 (W. Colonial Drive/Winter Garden), and #301 (LYNX 3D Pine Hills/Animal Kingdom). There are seven (7) bus stops and two (2) sheltered bus stops within the project area. Per the Transportation Planning Division, a mobility analysis may be required.

Water/Wastewater/Reclaimed Water

Existing service or provider

Water:	Orlando Utilities Commission	
Wastewater:	Orange County Utilities	8-inch gravity mains located onsite and within La Grange Avenue right-of-way; 4-inch force main located within Home Folks Drive right-of-way
Reclaimed Water:	Orange County Utilities	Currently unavailable

Schools

Orange County Pubic Schools (OCPS) did not comment on this case, as it does not involve an increase in residential units or density.

Parks and Recreation

Orange County Parks and Recreation did not comment on this case, as it does not involve an increase in residential units or density.

Code Enforcement

No Code Enforcement, Special Magistrate, or lot cleaning issues on the subject property have been identified.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Policy References

Goal FLU2 – URBAN STRATEGIES. Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with

a range of choices and living options.

OBJ FLU2.1 INFILL. Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.

OBJ FLU8.2 – Compatibility will continue to be the fundamental consideration in all land use and zoning decisions.







FLU1.1.5 – Orange County shall encourage mixed-use development, infill development and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. The County may require minimum FARs and densities in its Land Development Code to achieve the County's desired urban framework. Infill is defined as development consistent with the *Infill Master Plan (2008)*.

FLU1.4.2 – Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods.

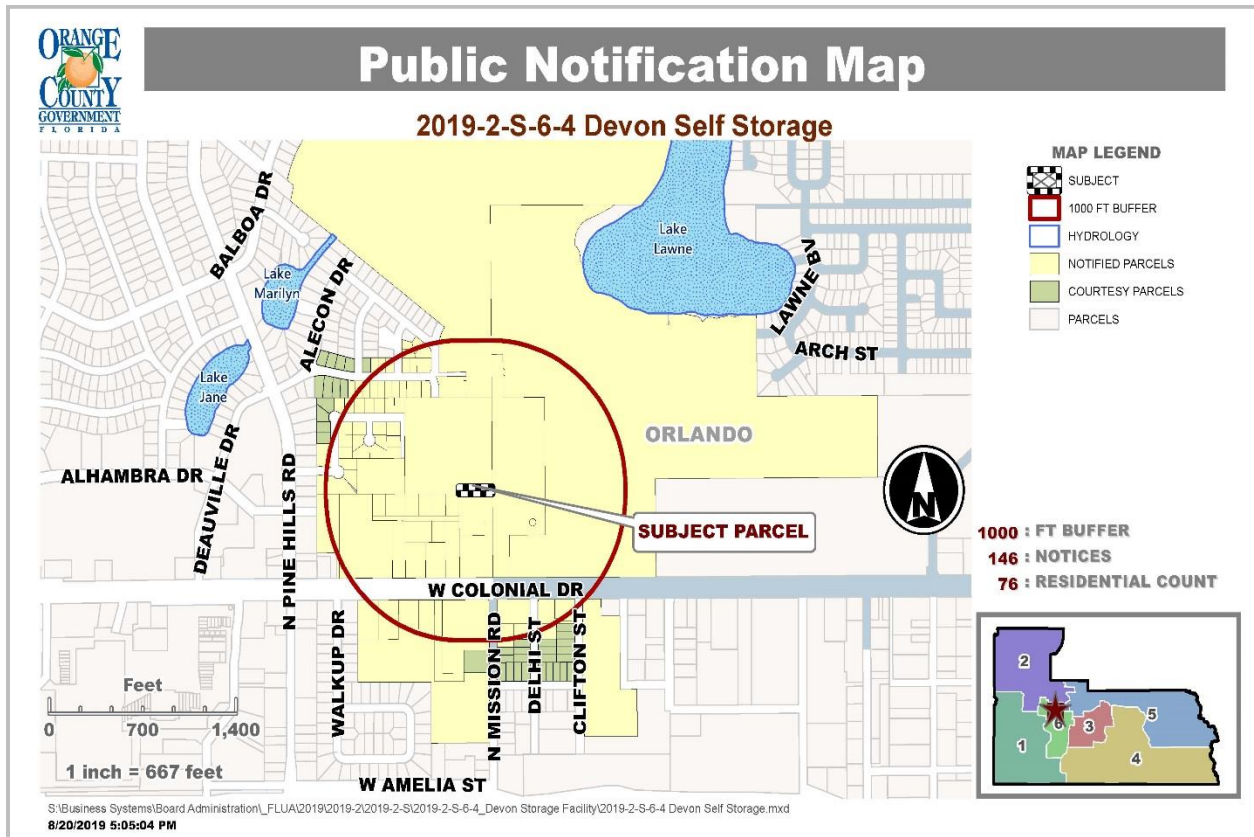
FLU1.4.4 – The disruption of residential areas by poorly located and designed commercial activities shall be avoided. Primary access to single-family residential development through a multi-family development shall be avoided.

FLU8.2.1 – Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

Site Visit Photos

Subject Site	
	
North of Subject Site	South of Subject Site
	
West of Subject Site	East of Subject Site
	

PUBLIC NOTIFICATION MAP



Notification Area

- 1,000 feet plus neighborhood and homeowners' associations within a one-mile radius of the subject site
- 146 notices sent

ORDINANCE NO. 2019-_____

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “2010-2030 COMPREHENSIVE PLAN,” AS AMENDED, BY ADOPTING SMALL SCALE DEVELOPMENT AMENDMENTS AND RELATED TEXT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. Legislative Findings, Purpose, and Intent.

a. Part II of Chapter 163, Florida Statutes, sets forth procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendments to a comprehensive plan;

b. Orange County has complied with the applicable procedures and requirements of Part II of Chapter 163, Florida Statutes, for amending Orange County’s 2010-2030 Comprehensive Plan;

c. On October 17, 2019, the Orange County Local Planning Agency (“LPA”) held a public hearing at which it reviewed and made recommendations regarding the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

d. On December 3, 2019, the Orange County Board of County Commissioners (“Board”) opened a public hearing on the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance, and decided to continue the hearing on the adoption to December 17, 2019; and

32 e. On December 17, 2019, the Board held a public hearing on the adoption of the
33 proposed amendments to the Comprehensive Plan, as described in this ordinance, and decided to
34 adopt them.

35 ***Section 2. Authority.*** This ordinance is adopted in compliance with and pursuant to
36 Part II of Chapter 163, Florida Statutes.

37 ***Section 3. Amendments to Future Land Use Map.*** The Comprehensive Plan is
38 hereby amended by amending the Future Land Use Map designations as described at **Appendix**
39 **“A,”** attached hereto and incorporated herein.

40 ***Section 4. Effective Dates for Ordinance and Amendments.***

41 (a) This ordinance shall become effective as provided by general law.

42 (b) Pursuant to Section 163.3187(5)(c), Florida Statutes, the small scale development
43 amendments adopted in this ordinance may not become effective until 31 days after adoption.
44 However, if an amendment is challenged within 30 days after adoption, the amendment that is
45 challenged may not become effective until the Department of Economic Opportunity or the
46 Administration Commission issues a final order determining that the adopted amendment is in
47 compliance.

48 (c) In accordance with Section 163.3184(12), Florida Statutes, any concurrent zoning
49 changes approved by the Board are contingent upon the related Comprehensive Plan amendment
50 becoming effective. Aside from any such concurrent zoning changes, no development orders,
51 development permits, or land uses dependent on any of these amendments may be issued or
52 commence before the amendments have become effective.

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ADOPTED THIS 17th DAY OF DECEMBER, 2019.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk to the Board of County Commissioners

By: _____
Deputy Clerk

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APPENDIX “A”
FUTURE LAND USE MAP AMENDMENTS

<i>Appendix A*</i>		
<i>Privately Initiated Future Land Use Map Amendments</i>		
Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
2019-2-S-6-1	Commercial (C) and Low Density Residential (LDR)	Commercial (C)
2019-2-S-6-2	Low Density Residential (LDR)	Commercial (C)
2019-2-S-6-4	Planned Development-Medium Density Residential (PD-MDR)	Commercial (C)

***The Future Land Use Map (FLUM) shall not depict the above designations until such time as they become effective.**

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Community Meeting Memorandum

DATE: August 20, 2019
TO: Alberto A. Vargas, MArch., Planning Manager
FROM: Sue Watson, Planner
SUBJECT: Amendment 2019-2-S-6-1 & Rezoning RZ-19-10-024 Community Meeting Synopsis
C: Project File

Location of Project: 5200 Old Winter Garden Rd.; Generally located south of Old Winter Garden Rd., west of S. Pine Hills Rd., north of W. South St., and east of Ring Rd.

Meeting Date and Location: Monday, August 19, 2019 at 6:00 PM at Ivey Lane Elementary School, 209 Silverton Street, Orlando, FL 32811

Attendance:

District Commissioner	District 6 Commissioner Victoria Siplin Rose-Nancy Joseph, Commissioner's Aide, District 6
Orange County Staff	Sue Watson, Jennifer DuBois, Nate Wicke, Planning Division Celestin Pierre, Engineer II, Development Engineering Division
Applicant/ Owner	Al Tehrani, P.E., Tehrani Consulting Engineering Avi Roitman, Property Owner
Residents	136 notices sent; 2 residents in attendance

Overview of Project: The applicant, Al Tehrani, P.E., Tehrani Consulting Engineering, is requesting to change the Future Land Use Map (FLUM) designation of the 3.96-acre subject property from Commercial (C) and Low Density Residential (LDR) to Commercial (C) and to rezone the property from C-3 (Wholesale Commercial District) to C-3 (Wholesale Commercial District)(Restricted) to allow for the development of a 7,500-square-foot commercial warehouse building and a 2,500-square-foot covered carport.

Meeting Summary: Planner Sue Watson opened the meeting at 6:11 PM and introduced District 6 Commissioner Victoria Siplin, District 6 Commissioner's Aide, Rose-Nancy Joseph, Jennifer DuBois and Nate Wicke, Orange County Planning Division, Celestin Pierre, Engineer II, Development Engineering Division, and the applicant, Al Tehrani, Tehrani Consulting Engineering. Ms. Watson provided an overview of the project and informed those in attendance that the applicant is seeking to change the future land use designation of the subject site from C and LDR to C and to rezone the property from C-3 to C-3 (Restricted) to allow for the development of a 7,500-square-foot commercial warehouse building and a 2,500-square-foot covered carport. The proposed buildings will extend into the LDR portion of the property so the C FLUM designation is necessary in order for the buildings to be constructed. Ms. Watson informed the residents that the entire parcel was rezoned to C-3 on September 1980 (After reviewing the Board of County

Commissioners (BCC) minutes after the community meeting, the parcel was actually rezoned to C-3 on December 1, 1980). Ms. Watson also informed the residents that if the requests are approved there will be no access to South Street and additional buffering will be required where commercial zoning is adjacent to residentially zoned properties. Ms. Watson informed the residents that the FLUMA and Rezoning Applications will be heard concurrently.

Staff summarized the Future Land Use Map Amendment and Rezoning processes and the schedule for the LPA and BCC public hearings. Ms. Watson asked the citizens if they had any questions. There were no questions and staff turned the meeting over to the applicant, Mr. Tehrani and he provided an overview of the project. The proposal is to add a 7,500-square foot commercial warehouse building and a 2,500-square-foot covered carport on the subject property. He asked if there were any questions.

One resident concern was flooding in the area and she wanted to know how the proposed development would affect the area because her property has experienced flooding issues. Mr. Tehrani informed the resident that all stormwater has to be retained on the subject property and they will adhere to the Best Management Practices to retain stormwater on site. The proposed expansion will require an expanded retention area. Mr. Celestin informed the residents that all stormwater must be retained on site.

Commissioner Demostene also asked the applicant if he would consider changing the proposed office site to C-1. The applicant stated that the doctors like the idea of being able to park their vehicles overnight and he could not commit to that right now. Commissioner Demostene stated they can park their cars overnight in a C-1 zoning district. He stated he would speak to them about changing the zoning to C-1. There were no more questions and the meeting was adjourned at 6:46 P.M. The overall tone of the meeting was **POSITIVE**.



Community Meeting Memorandum

DATE: August 20, 2019
TO: Alberto A. Vargas, MArch., Planning Manager
FROM: Sue Watson, Planner
SUBJECT: Amendment 2019-2-S-6-2 Community Meeting Synopsis
C: Project File

Location of Project: 118 Ring Rd.; Generally located on the west side of Ring Rd., south of Old Winter Garden Rd., north of W. South St., and east of Tremont Ave.

Meeting Date and Location: Monday, August 19, 2019 at 6:00 PM at Ivey Lane Elementary School, 209 Silverton Street, Orlando, FL 32811

Attendance:

District Commissioner	District 6 Commissioner Victoria Siplin Rose-Nancy Joseph, Commissioner's Aide, District 6
Orange County Staff	Sue Watson, Jennifer DuBois, Nate Wicke, Planning Division Celestin Pierre, Engineer II, Development Engineering Division
Applicant	Dianand Persaud
Residents	136 notices sent; 2 residents in attendance

Overview of Project: The applicant, Dianand Persaud, is requesting to change the Future Land Use Map (FLUM) designation of the 0.80-acre subject property from Low Density Residential (LDR) to Commercial (C). The applicant is proposing to use the existing warehouse building for an automotive repair business.

Meeting Summary: Planner Sue Watson opened the meeting at 6:43 PM and informed the residents that this is the second of the two scheduled community meetings. The first scheduled community meeting was conducted for FLUMA 2019-2-S-6-1 prior to the beginning of this meeting. Ms. Watson only introduced the applicant, Dianand Persaud, since introductions of the Commissioner and County Staff were done at the earlier meeting. Ms. Watson provided an overview of the project and informed those in attendance that the applicant is seeking to change the future land use designation of the subject site from LDR to C to allow the existing 3,000-square-foot commercial warehouse building to be used as an automotive repair business. Ms. Watson stated that the subject property is currently zoned C-2 and C-3. The existing warehouse is being used as an automotive repair business and it is located in the C-3-portion of the site. The applicant is proposing to resolve the inconsistency between the Future Land Use Map designation and the Zoning designation. Ms. Watson stated that the applicant has an active Business Tax Receipt but if it lapses for six months or more, the owner will lose the

grandfathered status. The property has the zoning required for an automotive repair shop.

Staff summarized the Future Land Use Map Amendment process and the schedule for the LPA and BCC public hearings. Ms. Watson asked the citizens if they had any questions. There were no questions and staff turned the meeting over to the applicant, Mr. Persaud, and he provided an overview of the project. Mr. Persaud stated he purchased the property about a year ago with an active mechanic shop operating onsite. He found out that the property was designated LDR and he wishes to attain consistency and to allow the automotive repair use to continue. He stated there is an existing 3,000-square-foot metal building on the site. The applicant asked if there were any questions.

Questions/Concerns/Comments

Concern: Commissioner Siplin stated she had concerns about the existing chain link fence on the property. She did not like the appearance of it. She also stated that she would like to see additional buffering. She stated the applicant needs to screen the cars from the right-of-way. She stated that she doesn't want to see any cars from the right-of-way.

Response: The applicant stated that he intends to plant additional hedges along Ring Road and he has painted the fence as well. Also, the applicant stated that most of the automotive repair work is done inside the existing metal building.

Comment: Ms. Watson clarified that the applicant is only proposing to change the FLU designation of the property and the owner will retain the existing zoning classifications.

Concern: The residents were also concerned about flooding in the area.

Response: The applicant stated that the County has created swales in the area and they should help alleviate drainage issues in the area.

Comment: Commissioner Siplin stated the applicant should work on ensuring future improvements are made as the process moves forward.

Response: The applicant has committed to making aesthetic improvements to the property.

Ms. Watson thanked the attendees for their participation.

There were no more questions and the meeting was adjourned at 7:03 P.M. The overall tone of the meeting was **POSITIVE**.



Community Meeting Memorandum

DATE: October 8, 2019
TO: Alberto A. Vargas, MArch., Planning Manager
FROM: Jennifer DuBois, Senior Planner
SUBJECT: Amendment 2019-2-S-6-4 and Rezoning Case RZ-19-10-043 (Devon Storage Facility)
Community Meeting Synopsis
C: Project File

Location of Project: 4815 W. Colonial Drive; generally located north of W. Colonial Drive and Home Folks Drive, east of La Grange Avenue

Parcel ID Number: 19-22-29-0000-00-038 (portion of)

Meeting Date and Location: Tuesday, September 17, 2019 at 6:00 p.m. at Mollie Ray Elementary School, 2000 Beecher Street, Orlando, Florida 32808

Attendance:

District Commissioner	Rose-Nancy Joseph, Commissioner's Aide, District 6
Orange County Staff	Jennifer DuBois and Nathaniel Wicke, Planning Division Celestin Pierre, Development Engineering Division
Applicants	Scott Glass and George Dennison, Shutts & Bowen LLP, and Grant Dennis, Devon Self Storage
Residents	146 notices sent; 1 resident in attendance

Overview of Project: The applicants, Scott Glass and George Dennison, are seeking to change the Future Land Use Map (FLUM) designation of the 0.25-acre subject property from Planned Development-Medium Density Residential (PD-MDR) to Commercial (C). In conjunction with this request, the applicants are proposing to rezone the site from PD (Planned Development District) to C-3 (Wholesale Commercial District). At the time of application on June 27, 2019, the property was a portion of the 9.87-acre Parcel 19-22-29-0000-00-023, owned by Swiss Lane, LLC and comprising the majority of the 11.92-acre Villages at Lake Lawne PD. Originally approved on December 2, 2008, via the Orange County Board of County Commissioners' (BCC's) approval of Rezoning Case RZ-08-05-032 and last amended by the Orange County Development Review Committee (DRC) as a non-substantial change to the PD Land Use Plan (LUP) on October 5, 2016, the undeveloped Villages at Lake Lawne PD is entitled for the future construction of up to 205 multi-family residential units. The project was approved in accordance with the PD-MDR future land use designation, achieved via the BCC's December 18, 2007, approval of Future Land Use Map Amendment 2007-2-A-6-1.

On July 29, 2019, the present owner, Colonial Storage Holdings, LLC, acquired the 0.25-acre subject property, as well as the adjacent 1.51-acre Parcel 19-22-29-0000-00-038 and the 1.78-acre 19-22-29-0000-00-028 to the south, designated Commercial (C) on the Future Land Use Map and possessing a zoning classification of C-3 (Wholesale Commercial District). On September 13, 2019, the applicants unified the subject property with the abutting Parcel 19-22-29-0000-00-038 through the Orange County Property Appraiser's Office. Together, the expanded Parcel 19-22-29-0000-00-038 and Parcel 19-22-29-0000-00-028 encompass 3.54 acres and front W. Colonial Drive, a six-lane principal arterial, with access to the north portion of the property achievable via Home Folks Drive, a 30-foot easement recorded in O.R. 3764, Page 294 and O. R. 903, Page 682 of the Public Records of Orange County.

The properties are the currently the site of a vacant 110,203-square-foot two-story commercial building comprised of a showroom and warehouse, last utilized by Orlando Office Furniture. The prospective developer, Devon Self Storage Holdings, LLC, is proposing to repurpose the former furniture store for a drive-through self-storage facility. As stated in the application package, customers will enter the facility from W. Colonial Drive, unload or load items to or from their individual storage unit, and then exit the building at the north end of the property by means of a circular driveway. However, there is only approximately fourteen (14) feet between the building and the original north boundary of Parcel 19-22-29-0000-00-038, leaving insufficient area for a vehicle to turn west and then south to exit the property via Home Folks Drive. In addition, there is no room for the required 25-foot Type B landscape buffer between a C-3-zoned commercial site and abutting residential uses. Therefore, the applicants are seeking the removal of the .25-acre subject property—43.36 feet in depth and 250 feet in width—from the Villages at Lake Lawne PD and the approval of the same Commercial future land use designation and C-3 zoning classification that the rest of the project site already possesses. The granting of these two requests will allow for the construction of the driveway and the provision of the requisite buffer to help ensure compatibility with the Villages at Lake Lawne PD when it eventually develops.

In association with this proposed FLUM Amendment and rezoning application, the applicants have applied for a non-substantial change to the Villages at Lake Lawne PD Land Use Plan to reconfigure the PD boundary, reflecting the removal of the subject property, with the number of multi-family units remaining at 205. This application, Case CDR-19-08-289, is currently undergoing DRC review.

Meeting Summary: Planners Jennifer DuBois from the Comprehensive Planning Section and Nathaniel Wicke from the Development Review section opened the meeting and provided an overview of the requested Future Land Use Map Amendment and associated conventional rezoning application for the one resident in attendance. They informed the attendee, a representative of the Pine Hills Community Council, of the upcoming Local Planning Agency (LPA) and Board of County Commissioners (BCC) adoption public hearing dates.

The applicants, Scott Glass and George Dennison of Shutts & Bowen informed the meeting participant that their client, Devon Self Storage, is proposing to repurpose the former Orlando Office Furniture building, comprised of a showroom and warehouse with a combined area of 110,203 square feet, for a drive-through self-storage facility. Lessees would enter the property via W. Colonial Drive, visit their respective storage unit, and then exit the building by means of a circular driveway at the north end of the site that will link to Home Folks Drive, allowing customers to travel south to exit onto W. Colonial. Mr. Glass and Mr. Dennison confirmed that the project entails significant improvements to Home Folks Drive.

Mr. Glass and Mr. Dennison further stated that the inclusion of the 0.25-acre subject property in the self-storage project site would make construction of the circular drive possible and would allow lessees to safely exit the facility. Moreover, the incorporation of the subject property into the project boundary will provide room for the installation of the required 25-foot Type "B" buffer to help ensure compatibility with the Villages at Lake Lawne multi-family community to the north when it develops.

The meeting attendee questioned whether Devon Self Storage would hire from the local population. Mr. Glass replied that while the company is based in California, it will likely hire individuals from the Orlando area. While the specific number of employees for this location has not yet been determined, a manager, assistant manager, and maintenance staff will be needed.

With respect to safety, Devon Self Storage representative Grant Dennis explained that while the hours of operation for this location have not been established, all entrance points to the storage units will be heavily-secured, with access achievable via keypad only, and that the facility will be subject to 24-hour video surveillance. Rose-Nancy Joseph, aide to District 6 Commissioner Victoria Siplin, commented that several local self-storage facilities have experienced problems with lessees hosting parties in their individual units. Mr. Dennis asserted that his company will not tolerate such activity.

Mr. Glass and Mr. Dennison reiterated that approval of the requested Future Land Use Map Amendment and rezoning will allow for the construction of the circular driveway and for the provision of the required buffer between the self-storage facility and the future multi-family development within the Villages at Lake Lawnd PD.

Ms. DuBois and Mr. Wicke thanked the meeting attendee for her participation.

The meeting adjourned at 6:30 p.m., and the overall tone was **POSITIVE**.

AMENDMENT 2019-2-S-2-1 / Empire Tire

PROJECT SPECIFICS – AMA

Parcel ID:	33-21-29-7776-05-010, -090, -120, -150, -170, -200 and 29-21-33-7776-06-030, -080, -120, -030, -151 933-21-7776-04-120/140//180 are not subject to an amendment
Location:	Multiple addresses; Generally located north of Edgewater Dr., east of All American Blvd., south of Villa Dr., and west of Cleveland St.
Acreeage Gross:	3.217 net
Request FLUM:	From: Commercial (C), Low-Medium Density Residential (LMDR), Office (O) To: Commercial (C) and Industrial (IND)
Request Zoning:	From: C-1, C-2, R-1, P-O To: C-1, C-3
Existing Development Yield:	Retail tire store, mechanic shop *1,298 SF Commercial (*OCA website)
Development Permitted Under Current FLUM:	Up to 11 DU + 23,958 SF Office Space + 81,675 SF Commercial Space
Proposed Density/Intensity:	95,004 SF Retail and 55,996 Light Industrial

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 11 DU + 23,958 SF Office Space + 81,675 SF Commercial Space	509	64%	328
Existing Use: Retail tire store, mechanic shop *1,298 SF Commercial (*OCA website)	-	-	-
Proposed Use: 95,004 SF Retail and 55,996 Light Industrial	558	64%	356
Net New Trips (Proposed Development less Allowable Development):	356 – 328 = 28		

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	All American Boulevard from Clarcona-Ocoee Rd to Kennedy Blvd. The project will consist of the construction of a new 4-lane roadway. Pedestrian safety will also be improved with the addition of sidewalks and bike lanes. Estimated completion is June 2022.
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 3.217 acres from Commercial,

The requested amendment is to change the FLUM designation of the subject parcels from Residential (LMDR), Commercial (C) and Office (O) to Commercial (C) and Industrial (I).

- The subject property is located within the County's Alternative Mobility Area, but not along a backlogged/constrained facility.
- Planned/programmed improvements include All American Boulevard from Clarcona-Ocoee Rd to Kennedy Blvd. The project will consist of the construction of a new 4-lane roadway. Pedestrian safety will also be improved with the addition of sidewalks and bike lanes. Estimated completion is June 2022.
- The allowable development based on the approved future land use will generate 328 new pm peak hour trips.
- The proposed use will generate 356 new pm peak hour trips resulting in a net increase of 28 new pm peak hour trips.
- The existing conditions roadway analysis indicates that all roadway segments within the project's one-mile impact area are operating at satisfactory Levels of Service except for the segments of Edgewater Drive from Clarcona-Ocoee Road to Beggs Road and Kennedy Boulevard from Forest City Road to Keller Road.
- The roadway analysis for the year 2024 base conditions indicates results similar to existing conditions with all roadways projected to operate within their adopted capacity except for the segments of Edgewater Drive from Clarcona-Ocoee Road to Beggs Road, Kennedy Boulevard from Forest City Road to Keller Road and Orange Blossom Trail from John Young Parkway to Clarcona-Ocoee Road.
- The proposed amendment will not result in any additional roadway deficiencies, and the analysis of the proposed amendment produced results similar to base conditions.
- Alternative transportation modes within this area include: County maintained sidewalks along Edgewater Drive, west of the intersection with Forest City Road, and segments of All American Boulevard. Minor street County maintained sidewalks exist along segments of Weston Lane, Villa Drive, and Gusty Lane. State maintained sidewalks exist along Forest City Road and Edgewater Drive, east of the intersection with Forest City Road. Lynx serves the area with links #443 Lee Rd Crosstown and #23 Winter Park/Spring Village. There are (9) nine bus stops (1 sheltered) within the project area.
- There are no signed bicycle routes/lanes within the project impact area.
- Final permitting of any development on this site will be subject to further review and approval by Transportation Planning.

AMENDMENT 2019-2-S-2-3 / Tangerine Commercial Plaza

PROJECT SPECIFICS – Tangerine Rural Settlement

Parcel ID:	09-20-27-0000-00-020
Location:	5335 N. Orange Blossom Trail., Generally north of Terrell Rd., east of Orange Blossom Trl., south of Earlwood Ave., and west of Terrell Rd.
Acreage Gross:	5.98
Request FLUM:	From: Rural Settlement (RS 1/1) To: Commercial (C)
Request Zoning:	From: A-1 To: C-1
Existing Development Yield:	Undeveloped
Development Permitted Under Current FLUM:	Up to 5 single-family dwelling units (RS 1/1 - up 1 du/1 acre)
Proposed Density/Intensity:	39,073 sq. ft. (.15 FAR for Commercial in Rural Settlement)

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: 5 Single-Family DU	5	100%	5
Existing Use: Undeveloped			
Proposed Use: 39,073 sq. ft. (.15 FAR for Commercial in Rural Settlement)	271	56%	152
Net New Trips (Proposed Development less Allowable Development): 152 – 5 = 147			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	An eastbound right turn lane on Sadler Road is planned, completion is anticipated by May 2020.
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 5.98 acres from Rural Settlement 1/1 to Commercial and from A-1 to C-1 for approval to develop approximately 39,073 SF of commercial uses.

- The subject property is not located within the County’s Alternative Mobility Area or along a backlogged/constrained facility.
- Planned/programmed improvements include an eastbound right turn lane on Sadler Road, completion is anticipated by May 2020.
- The allowable development based on the approved future land use will generate 5 pm peak

hour trips.

- The proposed use will generate 152 pm peak hour trips resulting in a net increase of 147 pm peak hour trips.
- The existing conditions analysis indicated that all roadway segments within the project's 2.5-mile impact area are operating at satisfactory Levels of Service for the daily and P.M. peak hour conditions.
- The projected base conditions analysis for the year 2024 indicate results similar to existing conditions with all roadways projected to operate within their adopted capacity for the daily and P.M. peak hour conditions. None of the roadway segments are projected to fail as a result of this Future Land Use amendment except for the segment of Orange Blossom Trail from Sadler Road to Lake County Line which fails for the P.M. peak hour conditions.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-2-4 / Mount Dora Self Storage

PROJECT SPECIFICS - Tangerine Rural Settlement

Parcel ID:	09-20-27-0000-00-005
Location:	6764 Dudley Avenue; Generally located north of Terrell Rd, east of Orange Blossom Trl., south of Dudley Ave., and west of Terrell Rd.
Acreage Gross:	3.42
Request FLUM:	From: Rural Settlement (RS 1/1) To: Commercial (C)
Request Zoning:	From: A-1 To: C-1
Existing Development Yield:	Undeveloped
Development Permitted Under Current FLUM:	Up to 3 single-family dwelling units (RS 1/1 - up 1 du/1 acre)
Proposed Density/Intensity:	22,347 sq. ft. (.15 FAR for Commercial in Rural Settlement)

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 3 Single-Family DU	3	100%	3
Existing Use: Undeveloped			
Proposed Use: 22,346 sq. ft. (.15 FAR for Commercial in Rural Settlement)	4	92%	4
Net New Trips (Proposed Development less Allowable Development): 4 – 3 = 1			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	An eastbound right turn lane on Sadler Road is planned, completion is anticipated by May 2020.
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 3.42 acres from Rural Settlement 1/1 to Commercial and from A-1 to C-1 for approval to develop 22,346 SF of commercial uses.

- The subject property is not located within the County’s Alternative Mobility Area or along a backlogged/constrained facility.
- Planned/programmed improvements include an eastbound right turn lane on Sadler Road is planned, completion is anticipated by May 2020.
- The requested amendment will increase daily trips by 3 daily trips, and the P.M. peak hour trip generation will increase by 1 (0 entering, 1 exiting) trips.

- The existing conditions analysis indicated that all roadway segments within the project's 2.5-mile impact area are operating at satisfactory Levels of Service for the P.M. peak hour conditions.
- The projected conditions analysis for the year 2024 indicate results similar to existing conditions with all roadways projected to operate within their adopted capacity for the P.M. peak hour conditions. None of the roadway segments are projected to fail as a result of this Future Land Use amendment.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-3-5 / Celenza Property

PROJECT SPECIFICS –

Parcel ID:	14-23-30-5240-07-071, -073, -074
Location:	6425, 6419, 6445 Hoffner Avenue; Generally located north of Hoffner Ave., east of Redditt Rd., south of Nassau Ave., and west of Volusia Dr.
Acreage Gross:	4.15
Request FLUM:	From: Low-Medium Density Residential (LMDR) To: Commercial (C)
Request Zoning:	From: A-2 To: C-2
Existing Development Yield:	Undeveloped and one single-family residence
Development Permitted Under Current FLUM:	Up to 41 dwelling units
Proposed Density/Intensity:	Up to 264,936 sq. ft. of commercial development

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 41 Single-Family DU	43	100%	43
Existing Use: Undeveloped and one single-family residence			
Proposed Use: Up to 264,936 sq. ft. of commercial development	<u>1,117</u>	71%	793
Net New Trips (Proposed Development less Allowable Development):	793 – 43 = 750		

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 4.15 acres from Low-Medium Density Residential to Commercial and A-2 to C-2 to develop up to 271,161 SF of commercial development.

- The subject property is not located within the County's Alternative Mobility Area, but is located along a backlogged/constrained facility. Hoffner Avenue from Orange to Conway is constrained.
- The allowable development based on the approved future land use will generate 43 pm peak hour trips.
- The proposed use will generate 793 pm peak hour trips resulting in a net increase of 750 pm peak hour trips.

- The existing conditions analysis indicated that all roadway segments within the project's one-mile impact area are operating at satisfactory Levels of Service except for the segments of Semoran Boulevard from Beachline Expressway to Hoffner Avenue and from Hoffner Avenue to Pershing Avenue and the segment of Goldenrod Road from Narcoossee Road to Pershing Avenue. These segments currently operate at deficient Levels of Service.
- The projected base conditions analysis for the year 2024 indicate results similar to existing conditions with all roadways projected to operate within their adopted capacity except for the segments of Semoran Boulevard from Beachline Expressway to Hoffner Avenue and from Hoffner Avenue to Pershing Avenue, which currently operate at deficient Levels of Service. Additionally, the segment of Goldenrod Road from Narcoossee Road to Pershing Avenue is expected to fail as a result of traffic growth.
- The projected proposed conditions analysis for the year 2024 indicate results similar to projected base conditions with all roadways projected to operate within their adopted capacity except for the roadway segments of Semoran Boulevard from Beachline Expressway to Hoffner Avenue and from Hoffner Avenue to Pershing Avenue and Goldenrod Road from Narcoossee Road to Pershing Avenue. These roadway segments are projected to fail in the short-term year (2024) as a result of background traffic growth prior to the addition of project trips. The addition of the trips resulting from the proposed FLU amendment for the maximum allowable use for these properties will not cause any additional deficiencies to the area roadways.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-5-1 / Old Cheney Townhomes

PROJECT SPECIFICS - AMA

Parcel ID:	21-22-30-0000-00-011
Location:	5565 Old Cheney Highway; Generally located north of Old Cheney Hwy., east of Turrisi Blvd., south of Twinkle Ln., west of Moselle Ave.
Acreage Gross:	1.13
Request FLUM:	From: Low-Medium Density Residential (LMDR) To: Medium Density Residential (MDR) and Commercial (C)
Request Zoning:	From: R-1A and R-3 To: PD
Existing Development Yield:	Neighborhood market, laundromat, and undeveloped land (*6,182 SF Commercial / OCPA website)
Development Permitted Under Current FLUM:	51,227 SF Commercial uses + 8,000 SF existing commercial uses
Proposed Density/Intensity:	Up to 15 townhomes + 8,000 SF existing commercial uses

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: 51,227 SF Commercial and 8,000 square feet of commercial (PM Pk Hr trips do not include trips from the existing use)	331	62%	206
Existing Use: Neighborhood market, laundromat, and undeveloped land (*6,182 SF Commercial / OCPA website)			
Proposed Use: 15 Multi-Family Low Rise DU and 8,000 square feet of commercial (PM Pk Hr trips do not include trips from the existing use)	<u>11</u>	100%	11
Net New Trips (Proposed Development less Allowable Development): 11 - 206 = -195			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	Installing new sidewalks and drainage/Driveway replacements between Old Cheney Highway to Turing St. The project is near completion.
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 1.13 acres from Low-Medium Density Residential (LMDR) to Medium Density Residential (MDR) and Commercial (C) and R-1A and R-3 to PD and approval to develop up to 15 DU townhomes and 8,000 SF of commercial uses.

- The subject property is located within the County’s Alternative Mobility Area, but not along a

backlogged/constrained facility.

- Planned/programmed improvements include installing new sidewalks and drainage/driveway replacements between Old Cheney Highway to Turing Street. The project is near completion.
- A survey of the existing sidewalks and crosswalks was conducted using aerial photography and information from Orange County GIS mapping (Info Map). Five-foot sidewalks are provided on Semoran Boulevard and some sections of Old Cheney Highway. Additionally, crosswalks are provided at all Semoran Boulevard and Old Cheney Highway and at Old Cheney Highway and Beach Street. All sidewalks and crosswalks appear to be in reasonable conditions.
- The study roadways and local roadway network were surveyed to identify any dedicated bicycle facilities that may be available to facilitate bicycle travel in the area. The study area was reviewed using recent aerial photography to identify and verify the bicycle facilities. There are no bicycle lanes along the area roadways in the general vicinity of the project site.
- The project area is served by Lynx public transportation system. The services and facilities available in the project's study area were inventoried. This area is currently serviced two Lynx fixed routes; Links 436S and 29 which both travel on Semoran Boulevard. A review of aerial photography and the Orange County Info Map of the area roadways within ¼ mile distance from the site revealed five (5) bus stops in the proximity of the project location.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-3-1 / Aria

PROJECT SPECIFICS – AMA

Parcel ID:	08-23-30-8728-00-010,-040 and 08-23-30-0000-00-049
Location:	3706, 3708 Conway Road and 4309 Trentonian Court; Generally located north of Trentonian Ct., east of Gatewood Dr., south of Parkside Dr., and west of Conway Rd.
Acreage Gross:	1.8
Request FLUM:	From: Office (O) and Low Density Residential (LDR) To: Commercial (C)
Request Zoning:	From: P-O and R-1 To: C-1
Existing Development Yield:	2 single family homes
Development Permitted Under Current FLUM:	Up to 68,442 sq. ft. of office development / Up to 2 single-family dwelling units
Proposed Density/Intensity:	Maximum: 119,572 sq. ft (FAR 1.5) of commercial development Proposed: 15,000-25,000 sq. ft. mix of professional office and retail

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 68,442 sq. ft office/2 SF DU	81	93%	75
Existing Use: 2 single family homes			
Proposed Use: Maximum: 119,572 sq. ft (FAR 1.5) of commercial dev. Proposed: 15,000-25,000 sq. ft. mix of professional office and retail	<u>684</u>	57%	390
Net New Trips (Proposed Development less Allowable Development):	390 – 75 = 315		

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 1.8 acres from Office and Low Density Residential to Commercial and P-O and R-1 to C-1 to develop up to 15,000-25,000 SF mix of professional office and retail uses.

- The subject property is located within the County’s Alternative Mobility Area, but not along a backlogged/constrained facility.
- The allowable development based on the approved future land use will generate 75 pm peak hour trips.

- The proposed use will generate 390 pm peak hour trips resulting in a net increase of 315 pm peak hour trips.
- Within the limits of the study area, sidewalks currently along the east and west sides of Conway Road from Gatlin Avenue to Anderson Road. The sidewalks are approximately five feet wide.
- No sidewalks exist along Trentonian Court.
- Crosswalks are present at signalized intersections within the study area as follows: All approaches of signalized intersections of Conway Road and Gatlin Avenue, and at Conway Road and Anderson Road, including ramps and pedestrian signals. All crosswalks at both of these signalized intersections are signed as school crosswalks. No mid-block school crosswalks are present along Conway road within the study limits.
- There are no bicycle lanes designated by pavement markings along Conway Road, Gatlin Avenue, or Anderson Road. Trentonian Court does not have designated bicycle lanes either
- A bus route is located adjacent to the proposed TMRX Ventures Retail site on Conway Road. Lynx Route 51 (Conway Road / Orlando International Airport) provide services to Conway Road with a stop without shelter on Conway Road north of Trentonian Court. This route link directly to the Lynx Central Station and to the Orlando International Airport.
- No bus stops are located within the study area.
- A review of the Orange County's Transportation Projects identified no improvements to the multi-modal facilities planned or programmed within the study area. A review of the current Lynx Transit Development Plan (TDP) indicates only minor changes to Route 51
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-3-3 / Hourglass Brewing

PROJECT SPECIFICS – AMA

Parcel ID:	06-23-30-3328-02-290, 06-23-30-3328-01-010
Location:	1516 Jessamine Avenue and 2500 Curry Ford Road; Generally located north of E Kaley Ave., east of S Bumby Ave., south of Curry Ford Rd., and west of Jessamine Ave.
Acreage Gross:	1.601 acres (rezoning 1.24 acres)
Request FLUM:	From: Low-Medium Density Residential (LMDR) To: Commercial (C)
Request Zoning:	From: R-1 and C-1 To: C-1
Existing Development Yield:	Undeveloped residential, 17,700 sf brewery, parking lot, and a single family home
Development Permitted Under Current FLUM:	up to 15 du's based on acreage, or 8 du's based on lots
Proposed Density/Intensity:	Up to 104,155 s.f. based on total acreage of parcels and including existing Brewery; they are proposing to expand the parking

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: up to 15 du's based on acreage, or 8 du's based on lots	15	100%	15
Existing Use: Undeveloped residential, 17,700 sf brewery, parking lot, and a single family home			
Proposed Use: Up to 104,155 s.f. based on total acreage of parcels and including existing Brewery; they are proposing to expand the parking	<u>560</u>	67%	375
Net New Trips (Proposed Development less Allowable Development): 375 – 15 = 360			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for approximately 1.6 acres from Low-Medium Density Residential to Commercial and R-1 and C-1 to C-1 to develop additional parking for an existing business.

- The subject property is located within the County’s Alternative Mobility Area, but not along a
- The allowable development based on the approved future land use will generate 15 pm peak hour trips.

- The proposed use will generate 375 pm peak hour trips resulting in a net increase of 360 pm peak hour trips.
- Alternative transportation modes within this area include: County maintained sidewalks along Curry Ford Rd and segments of S Bumby Ave, Francis Ave, Raehn St, S Primrose Ave, and Peel Ave. Lynx serves the area with link #15 Curry Ford Rd/Valencia Community College East. There are no bus stops within the study area.
- There are no signed bicycle facilities within the study area.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-4-1 / Narcoossee Retail

PROJECT SPECIFICS

Parcel ID:	17-24-31-0000-00-003
Location:	11733 Narcoossee Road; Generally located north of Wellness Wy., east of Narcoossee Rd., south of Kirby Smith Rd., and west of Lago Bella Dr.
Acreage Gross:	3.25
Request FLUM:	From: Rural Settlement 1/2 (RS 1/2) To: Commercial (C)
Request Zoning:	From: A-2 To: PD
Existing Development Yield:	Single family residential
Development Permitted Under Current FLUM:	One (1) single-family dwelling unit
Proposed Density/Intensity:	Up to 15,703 square feet of C-1 (Retail Commercial District) uses

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: One (1) single-family dwelling unit	1	100%	1
Existing Use: Single family residential			
Proposed Use: Up to 15,703 square feet of C-1 (Retail Commercial District) uses	<u>138</u>	56%	77
Net New Trips (Proposed Development less Allowable Development): 77 – 1 = 76			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements: Narcoossee Rd at Eagle Creek Sanctuary Blvd. Signal Warrant Study - Narcoossee Rd at Eagle Creek. The intent of this project is to evaluate the need for a traffic signal warrant study at Narcoossee Rd at Eagle Creek Sanctuary Blvd. The study is anticipated be completed by 2019.	
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 3.25 acres from Rural Settlement 1/2 to Commercial and A-2 to PD to develop up to 15,703 square feet SF commercial uses.

- The subject property is not located within the County’s Alternative Mobility Area or along a backlogged/constrained facility.
- Planned/programmed improvements include Narcoossee Rd at Eagle Creek Sanctuary Blvd.

Signal Warrant Study - Narcoossee Rd at Eagle Creek. The intent of this project is to evaluate the need for a traffic signal warrant study at Narcoossee Rd at Eagle Creek Sanctuary Blvd. The study is anticipated to be completed by 2019.

- The allowable development based on the approved future land use will generate 1 pm peak hour trips.
- The proposed use will generate 77 pm peak hour trips resulting in a net increase of 76 pm peak hour trips.
- All segments in the study area are projected to operate with Short-Term (2020) and Long-Term (2030) horizon Daily and PM peak hour volumes within their adopted maximum service volumes (MSV) with the exception of Narcoossee Road, from the Osceola County Line to Tyson Road (Daily and PM), and Narcoossee Road, from Tyson Road to the Central Florida Greenway (Daily and PM). The following segments are also projected to operate above their adopted MSV in the Long-Term (2030) horizon: Narcoossee Road, from Central Florida Greenway to Lake Nona Club Drive (Daily and PM), Narcoossee Road, from Lake Nona Club Drive to the Beachline Expressway (Daily and PM), and Moss Park Road, from Narcoossee Road to Lake Hart Drive (PM).
- All deficiencies identified in this analysis are based on existing and background traffic volumes and are not due to the addition of the proposed project's trips.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-5-3 / Epoch Aloma

PROJECT SPECIFICS – AMA

Parcel ID:	03-22-30-0000-00-047
Location:	3045 Aloma Avenue; Generally located north of Aloma Ave., east of Ellendale Dr., south of Semoran Park Dr., and west of Semoran Blvd.
Acreage Gross:	6.89
Request FLUM:	From: Medium Density Residential (MDR) To: Medium High Density Residential (MHDR)
Request Zoning:	From: R-1A To: PD
Existing Development Yield:	35,748 sq. ft. church
Development Permitted Under Current FLUM:	137 dwelling units
Proposed Density/Intensity:	241 multifamily dwelling units

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 137 DU	61	100%	61
Existing Use: 35,748 sq. ft. church			
Proposed Use: 241 multifamily dwelling units	107	100%	107
Net New Trips (Proposed Development less Allowable Development): 107 – 61 = 46			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 6.89 acres from Medium Density Residential (MDR) to Medium-High Density Residential (MHDR) and R-1A to PD approval to develop 241 DU of Multi-Family Residences.

- The subject property is not located within the County’s Alternative Mobility Area or along a backlogged/constrained facility.
- The allowable development based on the approved future land use will generate 61 pm peak hour trips.
- The proposed use will generate 107 pm peak hour trips resulting in a net increase of 46 pm peak hour trips.

- The existing conditions analysis shows that all of the roadways within the study area of influence operate within the acceptable Level of Service capacity standards and have excess capacity in the PM peak hour condition with the exception of the following: Aloma Ave from Lakemont Ave to Semoran Blvd, Semoran Blvd from University Blvd to Seminole County Line.
- The five-year analysis shows that all of the roadways within the study area of influence operate within the acceptable Level of Service capacity standards and have excess capacity in the PM peak hour condition with the exception of the following: Aloma Ave from Lakemont Ave to Semoran Blvd, Aloma Ave from Semoran Blvd to Tangerine Ave, Semoran Blvd from University Blvd to Seminole County Line
- The Year 2040 analysis shows all but one of the roadway segments within the study area are projected to operate within the acceptable Level of Service capacity standards in the PM peak hour condition with the exception of the following: Aloma Ave from Lakemont Ave to Semoran Blvd, Aloma Ave from Semoran Blvd to Tangerine Ave, Forsyth Road from Hanging Moss Rd to University Blvd, Semoran Blvd from Hanging Moss Rd to University Blvd, Semoran Blvd from University Blvd to Seminole County Line. These deficiencies occur before the project traffic is added; therefore, these are background deficiencies that will be present with or without the proposed land use change.
- A survey of the pedestrian facilities within a quarter-mile radius was conducted using aerial photography to assess the infrastructure available to pedestrians. All facilities have sidewalks on both sides of the roadway and crosswalk marking at the major intersections.
- A survey of the bicycle facilities within a one-mile radius of the project site was conducted. Despite the prevalence of sidewalks throughout the study area, the bicycle facilities are sparse. Bike lanes are only present at the intersection of Aloma Avenue and Semoran Boulevard. However, Cady Way Trail is located approximately 1,430 feet to the south on Semoran Boulevard. A review of the MetroPlan Orlando TIP shows no planned bicycle improvements for the study area.
- LYNX provides regional bus services throughout Central Florida including express buses, regional buses, local circulators, and other specialized services. The fixed routes and facilities serving the project area were inventoried and a review of the LYNX System Map shows two routes serving the area. LYNX route 13 serves the Aloma Avenue area with one hour headways between 5:30 AM and 11:41 PM. LYNX route 436S serves the Semoran Boulevard area with one hour headways between 4:35 AM and 11:58 PM. The nearest bus stop serving the project site is along Aloma Avenue, approximately 1000 feet west of the parcel for the eastbound direction and is equipped with a pole sign and a bench. The nearest southbound route is located less than 577 feet south of the site on Semoran Boulevard and is equipped with a pole and a bench. There are 37 bus stops, of which 7 are sheltered.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

Mills, Misty D

From: Varga, Vanessa
Sent: Tuesday, September 17, 2019 3:46 PM
To: Henriquez, Alyssa P
Subject: RE: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Good Afternoon,

I'm new at this so please let me know if you need any other information. Below are the addresses with violations.

1 (8). Address: 1171 CLARCONA ROAD
Parcel#: 15-21-28-1364-00-850
Incident#: 519354 & 530338
Inspector: Melya Tavel

2 (11). Address: 1516 JESSAMINE AVENUE
Parcel#: 06-23-30-3328-02-290
Incident#: 535845
Inspector: Steven Bulinski

2 (11). Address: 2500 CURRY FORD ROAD
Parcel#: 06-23-30-3328-01-010
Incident#: 535846
Inspector: Steven Bulinski

3 (15). Address: 5565 OLD CHENEY HIGHWAY
Parcel#: 21-22-30-0000-00-011
Incident#: 550157 & 550162
Inspector: James Drehoble

Could you also remove Brandice Alexander: Brandice.Alexander@ocfl.net and add me Vanessa Varga: Vanessa.Varga@ocfl.net to this list?

Thank you,

Vanessa

From: Rose, Kelley <Kelley.Rose@ocfl.net>
Sent: Tuesday, September 17, 2019 8:36 AM
To: Varga, Vanessa <Vanessa.Varga@ocfl.net>
Subject: FW: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Please see below. I believe it is just that same information you already provide for Aladin and BZA. Also, please let them know to include you in future emails.

Thanks,

Kelley Rose
Program Manager
Orange County Code Enforcement Division

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Sent: Monday, September 16, 2019 3:55 PM

To: 'Alexander, Brandice N' <Brandice.Alexander@ocfl.net>; Arthurs, Deborah <Deborah.Arthurs@ocfl.net>; Atassi, Mina <Mina.Atassi@ocfl.net>; Atkins, Belinda <Belinda.Atkins@ocfl.net>; Barq, Mirna <Mirna.Barq@ocfl.net>; Barsati, Nargis <Nargis.Barsati@ocfl.net>; Bernier, Sarah <Sarah.Bernier@ocfl.net>; 'Bradbury, Amy' <Amy.Bradbury@ocfl.net>; Divine, Daniel <Daniel.Divine@ocfl.net>; Dubus, Anne <Anne.Dubus@ocfl.net>; Durbal-Mohammed, Anganie <Anganie.Durbal-Mohammed@ocfl.net>; Fasnacht, Kurt <Kurt.Fasnacht@ocfl.net>; Flynt, James <James.Flynt@ocfl.net>; Geiger, John <John.Geiger@ocfl.net>; 'Goff, Robert' <Robert.Goff@ocfl.net>; Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; Hepker, David A <David.Hepker@ocfl.net>; Jones, David (Envir. Protection) <David.Jones2@ocfl.net>; Salvo, Julie (OCPS) <julie.salvo@ocps.net>; Lujan, Jacob G <Jacob.Lujan@ocfl.net>; 'McMillen, Barrie K' <Barrie.McMillen@ocfl.net>; Moffett, Cedric <Cedric.Moffett@ocfl.net>; Nastasi, Renzo <Renzo.Nastasi@ocfl.net>; 'Poleon, John' <John.Poleon@ocfl.net>; Rathbun, David A <David.Rathbun@ocfl.net>; Remudo-Fries, Teresa <Teresa.Remudo-Fries@ocfl.net>; Research <CodeResearch@ocfl.net>; Rountree, Keenya <Keenya.Rountree@ocfl.net>; Salcedo, Andres <Andres.Salcedo@ocfl.net>; Spivey, Robert <Robert.Spivey@ocfl.net>; Suedmeyer, Matt <Matt.Suedmeyer@ocfl.net>; Tatro, Laura A <Laura.Tatro@ocfl.net>; 'Thomas, Bill' <Bill.Thomas@ocfl.net>; Warren, Kirsten K <Kirsten.Warren@ocfl.net>; Whitfield, Anoch P <Anoch.Whitfield@ocfl.net>; Wolfe, Lindy A <Lindy.Wolfe@ocfl.net>

Subject: RE: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Good afternoon,

If you have not submitted your Facilities Analysis Responses for the 2019-2 Small Scale cycle, please do so as soon as possible. We are in the process of writing our staff reports, and would greatly appreciate your responses.

Thank you!

Alyssa

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Subject: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

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The Planning Division is requesting a public facility and capacity report for the 2019-2 Small Cycle Amendments to the Comprehensive Plan (CP).

To assist you in your review, I have provided a Summary Chart that lists the amendment data and information, a Development Yield Estimates Sheet that reflects the existing and proposed development scenarios accompanied by a Future Land Use/Location Map for the request. Any environmental or transportation analysis that the applicant provided are located in the following directory:

<\\ocnas\County Share\Planning\Section - Comp Planning\2019-2 Small Scale Facility Analysis>

Ultimately, we need you to determine whether there is adequate capacity to serve development resulting from the proposed land use change and to identify those facilities that would be impacted. When applicable, please identify the existing Level of Service (LOS) of the impacted facilities.

The first public hearing for this request will be on October 17, 2019 before the Local Planning Agency; therefore, we would appreciate receiving information and comments by Friday, August 30, 2019. Your comments will be incorporated into the materials that are shared with the commissioners, so we request that you provide this information in writing (electronic / hard copies) and on letterhead.

Should you have any questions or need additional information, please contact me at (407) 836-0953, or Greg Golgowski at (407) 836-5624 or Gregory.Golgowski@ocfl.net.

Thank you in advance for your assistance,
Alyssa



Alyssa Henriquez

Planner II
Comprehensive Planning
Orange County Planning Division
201 S. Rosalind Avenue- 2nd floor
Orlando, FL 32801
Phone: 407-836-0953
Fax: 407-836-5862
Alyssa.Henriquez@ocfl.net

Mills, Misty D

From: Varga, Vanessa
Sent: Wednesday, September 18, 2019 3:33 PM
To: Henriquez, Alyssa P
Subject: RE: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Alyssa,

Great! Thank you for the example. I'll make sure to follow this format. 😊

Please see updated cases below:

For the Parcel ID# **15-21-28-1364-00-850**- there is a **CEB-2019-399124Z/ Incident 530338 Unpermitted demolition of structure**. The Officer handling the case is **MEYLA TAVEL**

For the Parcel ID# **06-23-30-3328-02-290**- there is a **Enforcement Incident 535845 Residential property used as a parking lot without special exception and without permit**. The Officer handling the case is **STEVEN BULINSKI**

For the Parcel ID# **06-23-30-3328-01-010**- there is a **CEB-2020-404258Z/Incident 535846 Installed parking lot without a permit**. The Officer handling the case is **STEVEN BULINSKI**

For the Parcel ID# **21-22-30-0000-00-011**- there is a **SM-2020-413390ONSS/Incident 550157 Sign faces missing on pole sign** The Officer handling the case is **JAMES DREHOBLE**

For the Parcel ID# **21-22-30-0000-00-011**- there is a **SM-2020-413392Z/Incident 550162 No use permit/No permit for LEDs**. The Officer handling the case is **JAMES DREHOBLE**

Thank you for your time! Have a wonderful day.

Vanessa

From: Henriquez, Alyssa P <Alyssa.Henriquez@ocfl.net>
Sent: Wednesday, September 18, 2019 1:23 PM
To: Varga, Vanessa <Vanessa.Varga@ocfl.net>
Subject: RE: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Vanessa,

Thanks for sending this over. Typically the responses we receive from Code Enforcement include a summary of the violation (please see example from previous cycle below):

For the Parcel ID# **21-23-30-0000-00-058**- there is a **CEB-2018-375984Z/ Incident 506298 unpermitted structures installed on property**. The Officer handling the case is **STEVEN BULINSKI**

For the Parcel ID# **21-23-30-0000-00-068**- there is a **CEB-2018-375983Z/Incident 506287 Unpermitted buildings/trailers**. The Officer handling the case is **STEVEN BULINSKI**

For the Parcel ID# **19-22-29-0000-00-001**- there is a **Assigned Incident 518748 Structures without permits**. The Officer handling the case is **WINFORD ALLEYNE**

Could you please include this information for the cases below?

Thanks so much!

Alyssa

From: Varga, Vanessa

Sent: Tuesday, September 17, 2019 3:46 PM

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Alyssa Henriquez

Planner II

Comprehensive Planning

Orange County Planning Division

201 S. Rosalind Avenue- 2nd floor

Orlando, FL 32801

Phone: 407-836-0953

Fax: 407-836-5862

Alyssa.Henriquez@ocfl.net

AMENDMENT 2019-2-S-1-1 / Registry on Grass Lake (Parcel Addition to existing PD)

PROJECT SPECIFICS

Parcel ID:	31-24-27-0000-00-007
Location:	14506 Avalon Road; Generally located north of Bali Blvd., east of Summer Bay Blvd., south of Grove Blossom Way, west of Avalon Road.
Acreage Gross:	11.3
Request FLUM:	From: Growth Center-Commercial (GC-C) To: Growth Center- Planned Development- Medium-High Density Residential (GC-PD-MHDR)
Request Zoning:	From: A-1 To: GC-PD-MHDR
Existing Development Yield:	1 single family home
Development Permitted Under Current FLUM:	Up to 86,902 sq. ft. of additional commercial uses
Proposed Density/Intensity:	Add to existing The Registry on Grass Lake PD (LUP-18-12-417) for additional land, no additional units proposed. Existing FLUMA 2019-1-A-1-2 approved by the BCC for up to 360 multi-family dwelling units on 5/21/19.

Trip Generation (ITE 10th Edition)

Land Use Scenario (based on the full development including the additional 1.33 acres, for a total of 11.3 acres)	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: 738 KSF Shopping Center	2,385	67%	1,598
Existing Use: 1 single family home			
Proposed Use: 395 DU Multi-Family Housing	174	100%	174
Net New Trips (Proposed Development less Allowable Development):	174 – 1,598 = -1,424		

Future Roadway Network

Road Agreements:	Yes, the Board of County Commissioners on July 2, 2019 approved a Transportation Impact Fee Agreement ("Agreement") by and between 18 Avalon Road, LLC ("Owner"), and Orange County for the dedication of right of way for Avalon Road/ C.R. 545. Within 120 days of the effective date of this Agreement, 18 Avalon Road, LLC shall convey 0.313 acres of right of way by general warranty deed. The Agreement provides for \$345,000 per acre for the conveyance of right-of-way. For the dedication of 0.313 acres of right-of-way for Avalon Road/C.R. 545 the Owner will receive a total of \$106,950 in transportation impact fee credits.
Planned and Programmed Roadway	Avalon Rd at Hartzog Rd Intersection Control

Improvements:

Evaluation. This project is to perform an intersection control evaluation due to safety concerns at Hartzog Rd at Avalon Rd. Avalon Road is on the LTTP, no time horizons have been established to-date.

Right of Way Requirements:

Yes, Avalon Road. Right of way for Avalon Road is needed for the additional parcel being added. A second agreement or an amendment to the agreement is needed through the Roadway Agreement Committee.

Summary

The applicant is requesting a land use change from Growth Center-Commercial (A-1) to Growth Center-Planned Development- Medium-High Density Residential for 1.33 acres and rezoning from A-1 to GC-PD-MHDR to add the property to the adjacent PD-- The Registry on Grass Lake.

- The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility.
- Planned/programmed improvements include Avalon Rd at Hartzog Rd Intersection Control Evaluation. This project is to perform an intersection control evaluation due to safety concerns at Hartzog Rd at Avalon Rd.
- The study area network was assessed for any proposed improvements that could affect capacity of study roadways. Based on Orange County's South-West Orange County Future Roadway Program map (December 3, 2010), there are plans for widening of Avalon Road in the future. For the purposes of this analysis, Avalon Road was assumed to be two lanes from US 192 to Hartzog Road, then widened to four lanes north of Hartzog Road by Year 2020, and north of US192 by 2030.
- The allowable development based on the approved future land use will generate 1,598 pm peak hour trips.
- The proposed use will generate 174 pm peak hour trips resulting in a net decrease of 1,424 pm peak hour trips.
- The subject property is located adjacent to Avalon Road, a 2-lane arterial. Based on the existing concurrency database dated 09-05-2019, there is one (1) failing roadway segment along Avalon Road within the project impact area; US192 to Hartzog Road and from Hartzog Road to Flamingo Crossings Blvd is operating at level of service F and there is no available capacity. This information is dated and subject to change.
- The project trip distribution and assignment assumes direct access onto Avalon Rd, however, the applicant is advised to consult with the County's Development Engineering Division to determine if this is feasible
- The short term analysis year 2020 revealed that Avalon Rd from the project driveway to Hartzog Rd is projected to be deficient during the PM Peak.
- The long term analysis year 2030 revealed that Hartzog Rd/Flamingo Crossings Blvd from Avalon Rd to Western Wy and US 192/SR 530 from the Lake County Line to the Osceola County Line are projected to be deficient during the PM peak. US 192/SR 530 from the Lake County Line to the Osceola County Line is projected to be deficient according to daily capacity.
- Final permitting of any development on this site will be subject to review and approval under

capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-1-2 / Townhomes at Westwood

PROJECT SPECIFICS

Parcel ID:	14-24-28-4800-00-360/370
Location:	11302 and 11314 Westwood Boulevard; Generally located west of Westwood Boulevard, north of Lake Willis Drive, and south of Central Florida Parkway.
Acreage Gross:	8.88 gross/3.78 net developable acres
Request FLUM:	From: Activity Center Residential (ACR) To: Planned Development – Medium Density Residential (PD-MDR)
Request Zoning:	From: R-CE (County Estate District) To: PD (Planned Development District)(Townhomes at Westwood PD/LUP)
Existing Development Yield:	1 single-family home
Development Permitted Under Current FLUM:	Up to 113 dwelling units
Proposed Density/Intensity:	Up to 43 single-family attached dwelling units

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 113 SF-DU (Assumed Townhomes)	66	100%	66
Existing Use: 1 single-family home			
Proposed Use: Up to 43 SF-DU	28	100%	28
Net New Trips (Proposed Development less Allowable Development): 28 – 66 = -38			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	This project shall comply with the County's International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements. The easement areas required shall be shown on all plans and shall be conveyed concurrently at time of platting or dedicated to the County via separate instrument prior to Development Plan Approval.

Summary

The applicant is requesting a land use change from Activity Center Residential (ACR) to Planned Development – Medium Density Residential (PD-MDR) for 3.78 acres and rezoning from R-CE to PD for approval to develop 43 single-family attached dwelling units.

- The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility.
- There are no planned improvements at this time. Westwood Boulevard was recently resurfaced.
- The allowable development based on the approved future land use will generate 66 pm peak hour trips.
- The proposed use will generate 28 pm peak hour trips resulting in a net decrease of 38 pm peak hour trips.
- Based on the existing concurrency database dated 09-05-2019, there is one (1) failing roadway segment along Turkey Lake Road within the project impact area: Central Florida Parkway to Sand Lake Commons Boulevard is operating at level of service F and there is no available capacity. This information is dated and subject to change.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-2-2 / Artisan at Forest Summit

PROJECT SPECIFICS – AMA

Parcel ID:	28-21-29-0000-00-043
Location:	7856 Forest City Road; Generally located north of Riverside Park Rd., east of Hillcrest Ter., south of Pembroke Dr, and west of Forest City Rd.,
Acreage Gross:	4.20
Request FLUM:	From: Low Density Residential (LDR) To: Medium-High Density Residential (MHDR)
Request Zoning:	From: R-3 To: N/A
Existing Development Yield:	Private school/daycare *4,524 SF Commercial (*OCA website)
Development Permitted Under Current FLUM:	16 dwelling units
Proposed Density/Intensity:	147 multifamily dwelling units

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: 16 (Assumed) Multi-Family DU	12	100%	12
Existing Use: Private school/daycare *4,524 SF Commercial (*OCA website)	-	-	-
Proposed Use: 147 Multi-Family DU	83	100%	83
Net New Trips (Proposed Development less Allowable Development): 83 – 12 = 71			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	All American Boulevard from Clarcona-Ocoee Rd to Kennedy Blvd. The project will consist of the construction of a new 4-lane roadway. Pedestrian safety will also be improved with the addition of sidewalks and bike lanes. Estimated completion is June 2022.
Right of Way Requirements:	FDOT has plans to widen Forest City Road. The applicant should coordinate with FDOT regarding their future plans for widening Forest City Road.

Summary

The applicant is requesting a land use change for 4.20 acres from Low Density Residential to Medium-High Density Residential to development of 147 multifamily dwelling units.

- The subject property is located within the County’s Alternative Mobility Area, but not along a

backlogged/constrained facility.

- Planned/programmed improvements include All American Boulevard from Clarcona-Ocoee Rd to Kennedy Blvd. The project will consist of the construction of a new 4-lane roadway. Pedestrian safety will also be improved with the addition of sidewalks and bike lanes. Estimated completion is June 2022.
- The allowable development based on the approved future land use will generate 12 pm peak hour trips.
- The proposed use will generate 83 pm peak hour trips resulting in a net increase of 71 pm peak hour trips.
- Alternative transportation modes within this area include: County maintained sidewalks along Riverside Park Road, Riverside Place, and Falkner Road. State maintained sidewalks exist along Forest City Road. Lynx serves the area with links #9 Winter Park/Rosemont and #23 Winter Park/Spring Village. There are (9) nine bus stops (0 sheltered) within the project area.
- There are no signed bicycle routes/lanes within the project impact area.
- Final permitting of any development on this site will be subject to further review and approval by Transportation Planning.

AMENDMENT 2019-2-S-2-6 / fka 2019-1-S-2-1 (Clarcona Retail)

PROJECT SPECIFICS

Parcel ID:	15-21-28-1364-00-850
Location:	1171 Clarcona Rd.; Generally located on the east side of Clarcona Rd., north of E. 13th St., west of Old Apopka Rd., and south of Short St.
Acreage Gross:	5.0
Request FLUM:	From: Low Density Residential (LDR) To: Commercial (C)
Request Zoning:	From: N/A To: N/A
Existing Development Yield:	472 sq. ft store/office/residential
Development Permitted Under Current FLUM:	One (1) single-family residential dwelling unit
Proposed Density/Intensity:	up to 4,500 sq. ft of commercial development

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 1 Single-Family DU	1	100%	1
Existing Use: 472 sq. ft store/office/residential			
Proposed Use: up to 4,500 sq. ft of commercial development	55	56%	31
Net New Trips (Proposed Development less Allowable Development): 31 – 1 = 30			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 5.0 acres from Low Density Residential to Commercial and approval to develop up to 4,500 SF of commercial uses.

- The subject property is not located within the County’s Alternative Mobility Area or along a backlogged/constrained facility.
- The allowable development based on the approved future land use will generate 1 pm peak hour trip.
- The proposed use will generate 36 pm peak hour trips resulting in a net increase of 35 pm peak hour trips.

- The subject property is located adjacent to Clarcona Road. Based on the existing concurrency database dated 09-05-2019, there is one (1) failing roadway segment along Orange Blossom Trail within the project impact area: Semoran Boulevard to Park Avenue is operating at level of service F and there is no available capacity. This information is dated and subject to change.
- Based on the project trip distribution, 60% (7 trips) will be travelling north on Clarcona Road while 40% (4 trips) will be projected to travel south.
- The short term analysis year 2023 revealed that Clarcona Road from Keene Rd to Cleveland Rd is projected to be operating an acceptable level of service.
- The long term analysis year 2040 revealed that Clarcona Road from Keene Rd to Cleveland Rd is projected to be operating an acceptable level of service.
- The project impacts are considered de-minimus since the project trips will consume less than 1% of the roadway's maximum service volume during the peak hour.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-3-2 / South Holden

PROJECT SPECIFICS – AMA

Parcel ID:	10-23-29-0000-00-018
Location:	1153 South Holden Avenue; Generally located north of Holden Ave., east of Orange Blossom Trl., south of 43rd St., and west of Almark Dr.
Acreage Gross:	0.27
Request FLUM:	From: Low Density Residential (LDR) To: Medium Density Residential (MDR)
Request Zoning:	From: R-1A To: R-3
Existing Development Yield:	Undeveloped
Development Permitted Under Current FLUM:	1 single family dwelling unit
Proposed Density/Intensity:	5 multifamily dwelling units

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: 1 single family dwelling unit	1	100%	1
Existing Use: Undeveloped			
Proposed Use: 5 multifamily dwelling units	<u>4</u>	100%	4
Net New Trips (Proposed Development less Allowable Development): 4 – 1 = 3			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements: Holden Av Holden Av - Judy Ct to Raymar Dr Design and install 3200 feet of missing sidewalk from Judy Court to Raymar Drive. Holden Ave (JYP to OBT) is planned for improvements on the LTTP with completion anticipated in 2021.	
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 0.27 acres from Low Density Residential to Medium Density Residential and R-1A to R-3 approval to develop 5 multi-family dwelling units.

- The subject property is located within the County’s Alternative Mobility Area, but not along a backlogged/constrained facility.
- Planned/programmed improvements include Holden Av Holden Av - Judy Ct to Raymar Dr Design and install 3200 feet of missing sidewalk from Judy Court to Raymar Drive. Holden Ave

(JYP to OBT) is planned for improvements on the LTPP with completion anticipated in 2021.

- Alternative transportation modes within this area include: County maintained sidewalks along Holden Ave and the Holden Ridge Ave subdivision. State maintained sidewalks exist along S Orange Blossom Trail. Lynx serves the area with links #8 W. Oak Ridge Rd./International Dr.; #107 Downtown Orlando/Florida Mall; #441 FastLYNX. There are (7) seven bus stops (4 sheltered) within the project area.
- There are no signed bicycle routes/lanes within the project impact area.
- Final permitting of any development on this site will be subject to further review and approval by Transportation Planning.

AMENDMENT 2019-2-S-3-4 / 547 Hewett Dr

PROJECT SPECIFICS – AMA

Parcel ID:	27-22-30-3504-05-020 (portion of)
Location:	547 Hewett Road; Generally located north of Hibiscus Road, east of N Semoran Blvd., south of Hewett Dr., and west of Norma Dr.
Acreage Gross:	0.19 acres of a 0.71 acre site
Request FLUM:	From: Low-Medium Density Residential (LMDR) To: Commercial (C)
Request Zoning:	From: R-1A To: C-2
Existing Development Yield:	Undeveloped
Development Permitted Under Current FLUM:	Up to one single-family dwelling unit
Proposed Density/Intensity:	Maximum: Up to 12,414 sq. ft of commercial dev. (FAR 1.5 on 0.19 acres) Proposed: 1,500 sq. ft. commercial development

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 1 single-family DU	1	100%	1
Existing Use: Undeveloped			
Proposed Use: Maximum: Up to 12,414 sq. ft of commercial dev. (FAR 1.5 on 0.19 acres) / Proposed: 1,500 sq. ft. commercial development	<u>126</u>	56%	71
Net New Trips (Proposed Development less Allowable Development): 71 – 1 = 70			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	Richard Crotty Parkway – Segment 1A- Richard Crotty Parkway - Semoran Blvd. to Goldenrod Rd. Richard Crotty Parkway will be a new four-lane roadway with sidewalks, bicycle lanes, roadway lighting, and median landscaping. Completion is anticipated to be completed January 2023.
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 0.19 acres from Low-Medium Density Residential to Commercial and R-1A to C-2 to develop 1,500 sq. ft. commercial development (Maximum: Up to 12,414 SF of commercial development).

- The subject property is located within the County’s Alternative Mobility Area, but not along a

backlogged/constrained facility.

- Planned/programmed improvements include Richard Crotty Parkway – Segment 1A- Richard Crotty Parkway - Semoran Blvd. to Goldenrod Rd. Richard Crotty Parkway will be a new four-lane roadway with sidewalks, bicycle lanes, roadway lighting, and median landscaping. Completion is anticipated to be completed January 2023.
- Alternative transportation modes within this area include: County maintained sidewalks along Curry Ford Rd, S Bumby Ave, Peel Ave, E Kaley Ave, and Ranwill Ct. Segments of Peel Ave (between Curry Ford Rd and Orange Peel Ct and North of Vine St) and S Bumby Ave (North of Vine St) have no sidewalks. Lynx serves the area with link #15 Curry Ford Rd. / Valencia Comm. College East. There are (8) eight bus stops (0 sheltered) within the project area.
- There are no signed bicycle routes/lanes within the project impact area.
- Final permitting of any development on this site will be subject to further review and approval by Transportation Planning.

AMENDMENT 2019-2-S-6-1 / Powder Coating Factory

PROJECT SPECIFICS – AMA

Parcel ID:	30-22-29-0000-00-059
Location:	5200 Old Winter Garden Road; Generally located north of W South St., east of Ring Rd., south of Old Winter Garden Rd., and west of S Pine Hills Rd.
Acreage Gross:	3.96
Request FLUM:	From: Commercial (C) and Low Density Residential (LDR) To: Commercial (C)
Request Zoning:	From: C-3 To: N/A
Existing Development Yield:	18,101 sq. ft. commercial
Development Permitted Under Current FLUM:	Commercial - Up to 36,590 sq. ft. Commercial uses (approx. 0.56 ac.) and Low Density Residential- Up to 13 single-family dwelling units (approx. 3.40 ac.)
Proposed Density/Intensity:	18,101-square-foot existing warehouse, 7,500-square-foot proposed warehouse, and 2,500- square-foot proposed covered carport

Trip Generation (ITE 10th Edition)

Land Use Scenario (Note: For the proposed use, I used warehousing code 150 for the new 7.5 + 2.5 KSF)	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Commercial - Up to 36,590 sq. ft. Commercial uses (approx. 0.56 ac.) and Low Density Residential- Up to 13 single-family dwelling units (approx. 3.40 ac.)	272	58%	158
Existing Use: 18,101 sq. ft. commercial			
Proposed Use: 18,101-square-foot existing warehouse, 7,500-square-foot proposed warehouse, and 2,500- square-foot proposed covered carport	29	92%	27
Net New Trips (Proposed Development less Allowable Development): 27 – 158 = -131			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	Pine Hills Rd at SR 408 EB Exit Signal Warrant Study Pine Hills Rd at SR 408 EB Exit. The purpose of this project is to install a traffic signal at Pine Hills Rd and SR 408 EB Exit to improve Safety as requested by a citizen. The study is approximately half way completed.
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 3.69 acres from Commercial and Low Density Residential to Commercial and approval to develop a warehouse.

- The subject property is located within the County's Alternative Mobility Area, but not along a backlogged/constrained facility.
- Alternative transportation modes within this area include: County maintained sidewalks along Old Winter Garden Rd, and N Pine Hills Rd. There are no sidewalks on any of the other minor intersecting streets including W Church St, S Pine Hills Rd, Nome Dr, W Central Ave, W Jackson St, Mercer St, S Klondike Ave, Ring Rd, Rogers St, Tremont Ave, Leonard Ct, Jupiter Cir, Murry Dr, Hope Cir, W Washington St, N Mandrake St, Metcalf Ave, Huppel Ave, Quintard Ave, Wilmer Ave, and any of the associated subdivisions. There are no Lynx routes or bus stops.
- There are no signed bicycle routes/lanes within the project impact area.
- Final permitting of any development on this site will be subject to further review and approval by Transportation Planning.
- Pine Hills Rd at SR 408 EB Exit. The purpose of this project is to install a traffic signal at Pine Hills Rd and SR 408 EB Exit to improve Safety as requested by a citizen. The study is approximately half way completed.
- The allowable development based on the approved future land use will generate 158 pm peak hour trips.
- The proposed use will generate 27 pm peak hour trips resulting in a net decrease of 131 pm peak hour trips.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-6-2 / 118 Ring Road

PROJECT SPECIFICS – AMA

Parcel ID:	30-22-29-6244-09-100
Location:	118 Ring Road; Generally located north of Metcalf Ave., east of Tremont Ave., south of Old Winter Garden Rd., and west of Ring Rd.
Acreage Gross:	0.80
Request FLUM:	From: Low Density Residential (LDR) To: Commercial (C)
Request Zoning:	From: C-3 To: N/A
Existing Development Yield:	3,000 sq. ft warehouse (Vehicle Repair)
Development Permitted Under Current FLUM:	Up to 52,272 sq. ft. of commercial uses
Proposed Density/Intensity:	

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 52,272 sq. ft. of commercial uses	336	62%	208
Existing Use: 3,000 sq. ft warehouse (Vehicle Repair)			
Proposed Use: 3,000 sq. ft warehouse (Vehicle Repair) (Existing- No new development)	-	-	-
Net New Trips (Proposed Development less Allowable Development):	-208		

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 0.80 acres from Low Density Residential to Commercial for consistency with the existing on-site use.

- The subject property is located within the County’s Alternative Mobility Area, but not along a backlogged/constrained facility.
- Alternative transportation modes within this area include: County maintained sidewalks along Old Winter Garden Rd, and the segment of Ring Rd between the development and Old Winter Garden Rd. There are no sidewalks on any of the other minor intersecting streets including S McKinley Ave, Tremont Ave, S Pine Hills Rd, W Church St, W South St, Metcalf Ave, Huppel Ave, Quintard Ave, Wilmer Ave, and any of the associated subdivisions. There are no Lynx routes or

bus stops.

- There are no signed bicycle routes/lanes within the project impact area.
- Final permitting of any development on this site will be subject to further review and approval by Transportation Planning.

AMENDMENT 2019-2-S-6-4 / Devon Storage Facility

PROJECT SPECIFICS – AMA

Parcel ID:	19-22-29-0000-00-023 (portion of)
Location:	817 Swiss Lane; Generally located north of W Colonial Drive and Home Folks Drive, east of Swiss Lane.
Acreage Gross:	0.25 acre of a 9.873 acre site
Request FLUM:	From: Medium Density Residential (MDR) To: Commercial (C)
Request Zoning:	From: DP To: C-3
Existing Development Yield:	Undeveloped
Development Permitted Under Current FLUM:	Up to 5 dwelling units
Proposed Density/Intensity:	Up to 16,335 sq. ft. of commercial development Proposed use: Driveway/buffer

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 5 dwelling units Existing Use: Undeveloped	5	100%	5
Proposed Use: Up to 16,335 sq. ft. of commercial development Proposed use: Driveway/buffer	142	56%	80
Net New Trips (Proposed Development less Allowable Development): 80 – 5 = 75			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	Pine Hills Road Pedestrian Safety Pine Hills Rd - SR 50 to Bonnie Brae Cir. Design and construction of recommended safety improvements to Pine Hills Road from Silver Start Road (SR 438) to Bonnie Brae Circle. The project is under design and is less than half way complete.
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 0.25 acres from MDR to C and rezoning from PD to C-3 approval to develop a driveway.

- The subject property is located within the County’s Alternative Mobility Area, but not along a

backlogged/constrained facility.

- Planned/programmed improvements include Pine Hills Road Pedestrian Safety for Pine Hills Road - SR 50 to Bonnie Brae Cir. Design and construction of recommended safety improvements to Pine Hills Road from Silver Start Road (SR 438) to Bonnie Brae Circle. The project is under design and is less than half way complete.
- Alternative transportation modes within this area include: County maintained sidewalks along N Pine Hills Rd, and minor streets within the associated subdivision including Alhambra Dr, Deauville Dr, Sunray Dr, Terry Lynn Dr, Pine Needle Dr, and Swiss Ln. State maintained sidewalks exist along W Colonial Dr on both sides between Wilmer Ave and N Mission Rd, and on the south side only of W Colonial Dr on the segment East of N Mission Rd. There are no Lynx routes or bus stops.
- Unsigned bike lanes exist along W Colonial Dr (State maintained), West of the intersection with N Mission Rd, and along N Pine Hills Rd (County maintained), North of the intersection with W Colonial Dr.
- Final permitting of any development on this site will be subject to further review and approval by Transportation Planning.

Mills, Misty D

From: Golgowski, Gregory F
Sent: Thursday, September 05, 2019 11:50 AM
To: Mills, Misty D
Subject: FW: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request
Attachments: EPD Cover Letter.doc; 2019-2 Small Scale EPD Comments.doc

From: Bernier, Sarah
Sent: Friday, August 30, 2019 10:03 AM
To: Vargas, Alberto A <Alberto.Vargas@ocfl.net>; Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; Henriquez, Alyssa P <Alyssa.Henriquez@ocfl.net>
Cc: Jones, David (Envir. Protection) <David.Jones2@ocfl.net>; Johnson, Liz <Liz.Johnson@ocfl.net>; Hull, Tim M <Tim.Hull@ocfl.net>
Subject: RE: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Attached are the EPD documents prepared in response to this request.

The following cases have pending Conservation Area Determinations (CAD) that need to be completed prior to the public hearing in order to establish the net developable area.

Amendment #2019-2-S-2-2 - Artisan at Forest Summit - CAD-19-07-095 site visit rescheduled
Amendment #2019-2-S-5-2 - Wedgefield Golf and Country Club - No CAD application submitted

The documents and backup materials are stored in the internal EPD folder:
<S:\Engineering Support\Comprehensive Policy Plan\Small Scale\2019-2>

Sarah Bernier MS REM
Sr. Environmental Specialist
Environmental Protection Division
Development Review
3165 McCrory Place, Suite 200
Orlando, Florida 32803
office: 407-836-1471
fax: 407-836-1499
email: Sarah.Bernier@ocfl.net
web: www.ocfl.net/epd



Click [here](#) for directions to our office

From: Henriquez, Alyssa P <Alyssa.Henriquez@ocfl.net>
Sent: Monday, August 19, 2019 11:29 AM
To: Alexander, Brandice N <Brandice.Alexander@ocfl.net>; Arthurs, Deborah <Deborah.Arthurs@ocfl.net>; Atassi, Mina <Mina.Atassi@ocfl.net>; Atkins, Belinda <Belinda.Atkins@ocfl.net>; Barq, Mirna <Mirna.Barq@ocfl.net>; Barsati, Nargis <Nargis.Barsati@ocfl.net>; Bernier, Sarah <Sarah.Bernier@ocfl.net>; Bradbury, Amy <Amy.Bradbury@ocfl.net>; Divine,

Daniel <Daniel.Divine@ocfl.net>; Dubus, Anne <Anne.Dubus@ocfl.net>; Durbal-Mohammed, Anganie <Anganie.Durbal-Mohammed@ocfl.net>; Fasnacht, Kurt <Kurt.Fasnacht@ocfl.net>; Flynt, James <James.Flynt@ocfl.net>; Geiger, John <John.Geiger@ocfl.net>; Goff, Robert <Robert.Goff@ocfl.net>; Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; Hepker, David A <David.Hepker@ocfl.net>; Jones, David (Envir. Protection) <David.Jones2@ocfl.net>; Salvo, Julie (OCPS) <julie.salvo@ocps.net>; Lujan, Jacob G <Jacob.Lujan@ocfl.net>; McMillen, Barrie K <Barrie.McMillen@ocfl.net>; Moffett, Cedric <Cedric.Moffett@ocfl.net>; Nastasi, Renzo <Renzo.Nastasi@ocfl.net>; Poleon, John <John.Poleon@ocfl.net>; Rathbun, David A <David.Rathbun@ocfl.net>; Remudo-Fries, Teresa <Teresa.Remudo-Fries@ocfl.net>; Research <CodeResearch@ocfl.net>; Rountree, Keenya <Keenya.Rountree@ocfl.net>; Salcedo, Andres <Andres.Salcedo@ocfl.net>; Spivey, Robert <Robert.Spivey@ocfl.net>; Suedmeyer, Matt <Matt.Suedmeyer@ocfl.net>; Tatro, Laura A <Laura.Tatro@ocfl.net>; Thomas, Bill <Bill.Thomas@ocfl.net>; Warren, Kirsten K <Kirsten.Warren@ocfl.net>; Whitfield, Anoch P <Anoch.Whitfield@ocfl.net>; Wolfe, Lindy A <Lindy.Wolfe@ocfl.net>
Subject: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Good morning,

The Planning Division is requesting a public facility and capacity report for the 2019-2 Small Cycle Amendments to the Comprehensive Plan (CP).

To assist you in your review, I have provided a Summary Chart that lists the amendment data and information, a Development Yield Estimates Sheet that reflects the existing and proposed development scenarios accompanied by a Future Land Use/Location Map for the request. Any environmental or transportation analysis that the applicant provided are located in the following directory:

<\\ocnas\County Share\Planning\Section - Comp Planning\2019-2 Small Scale Facility Analysis>

Ultimately, we need you to determine whether there is adequate capacity to serve development resulting from the proposed land use change and to identify those facilities that would be impacted. When applicable, please identify the existing Level of Service (LOS) of the impacted facilities.

The first public hearing for this request will be on October 17, 2019 before the Local Planning Agency; therefore, we would appreciate receiving information and comments by Friday, August 30, 2019. Your comments will be incorporated into the materials that are shared with the commissioners, so we request that you provide this information in writing (electronic / hard copies) and on letterhead.

Should you have any questions or need additional information, please contact me at (407) 836-0953, or Greg Golgowski at (407) 836-5624 or Gregory.Golgowski@ocfl.net.

Thank you in advance for your assistance,
Alyssa



Alyssa Henriquez

Planner II
Comprehensive Planning
Orange County Planning Division
201 S. Rosalind Avenue- 2nd floor
Orlando, FL 32801
Phone: 407-836-0953
Fax: 407-836-5862



Interoffice Memorandum

DATE: August 30, 2019

TO: Alberto Vargas, Manager
Planning Division

THROUGH: John Geiger, PE, Sr. Engineer
Environmental Protection Division

FROM: Sarah Bernier, REM, Sr. Environmental Specialist
Environmental Protection Division

SUBJECT: Facilities Analysis and Capacity Report Request for the
2019-2 Small Scale Comprehensive Plan Amendments

As requested, Environmental Protection Division staff reviewed the subject Comprehensive Plan Amendments. We understand that the first public hearing for these requests will be on October 17, 2019 before the Local Planning Agency. Attached are the environmental analysis results.

If you have any questions regarding the information provided, please contact Sarah Bernier at 407-836-1471 or John Geiger at 407-836-1504.

Attachment

SB/JG

cc:

Greg Golgowski, Chief Planner, Comprehensive Planning
Alyssa Henriquez, Planner, Comprehensive Planning
David Jones, Manager, Environmental Protection Division
Elizabeth Johnson, Assistant Manager, Environmental Protection Division
Tim Hull, Environmental Program Administrator, Environmental Protection Division

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1) Amendment #2019-2-S-1-1 (previous 2019-1-A-1-2)

LUPA-19-08-262 (previous LUP-18-12-417) Registry on Grass Lake PD

FLU from Growth Center-Commercial (GC-C) to Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)

Rezoning from A-1 (Citrus Rural District) to PD (Planned Development District)

Proposed Development: Add land to existing PD, no additional units proposed.

Owner: Vurnell Vandever

Agent: Robert Reese, Brossier Corp.

Parcels: 31-24-27-0000-00-007

Address: 14506 Avalon Rd.

District: 1

Area: 1.33 acres

EPD Comments:

Conservation Area Determination CAD-18-08-127 was completed for the existing PD on January 31, 2019. The Environmental Protection Division (EPD) will require a CAD modification to include this added parcel. Reference Orange County Code Chapter 15, Article X Wetland Conservation Areas.

2) Amendment #2019-2-S-1-2

LUP-19-08-258 Townhomes at Westwood LUP

FLU from Activity Center Residential (ACR) to Planned Development - Medium Density Residential (PD-MDR)

Rezoning from R-CE (County Estate District) to PD (Planned Development District)

Proposed Development: Up to 43 single-family attached dwelling units

Owner: Westwood Partners Group, LLC

Agent: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

Parcels: 14-24-2-4800-00-360/370

Address: 11302 and 11314 Westwood Boulevard

District: 1

Area: 8.88 gross/3.78 net developable acres

EPD Comments:

Class I wetlands and a portion of Lake Willis are located on site amounting to 4.86 acres. Conservation Area Determination CAD-18-11-180 was completed for the subject properties with a certified wetland boundary survey approved by the Environmental Protection Division on May 9, 2019. The CAD needs to be revised to correct the lake acreage located within the project area.

The net developable acreage is the gross acreage less the wetlands and surface waters acreage. The buildable area is the net developable acreage less protective buffer areas required to prevent adverse secondary impacts and less the required lake front berm and swale (unless drainage is designed to flow away from the lake). The applicant is advised not to make financial decisions based upon development within the wetland or the upland protective buffer areas. Any plan showing development in such areas without Orange County and other jurisdictional governmental

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agency wetland permits is speculative and may not be approved.

Density and Floor Area Ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. In order to include Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit from the Orange County EPD. Reference Comprehensive Plan Policy FLU1.1.2 C. Impacts to Class I conservation areas require approval from the Orange County Board of County Commissioners (BCC).

The Normal High Water Elevation (NHWE) of Lake Willis was established at 103.6 feet NAVD 88. Clearly show and label the NHWE line of the lake on all plans and permit applications, in addition to any wetland and setback lines.

The concurrent planned development land use plan rezoning application indicates that community and private ramps and docks shall be prohibited in this development.

Development of the subject properties shall comply with all state and federal regulations regarding wildlife or plants listed as endangered, threatened, or species of special concern. The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

All development is required to pretreat storm water runoff for pollution abatement purposes, per Orange County Code Section 34-227. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited.

3) Amendment #2019-2-S-2-1

Empire Tire

FLU from Commercial (C), Office (O), and Low-Medium Density Residential (LMDR) to Commercial (C) and Industrial (IND)

Rezoning from C-2 (General Commercial District), C-1 (Retail Commercial District), P-O (Professional Office District), and R-1 (Single-Family Dwelling District) to C-1 (Retail Commercial District), C-3 (Wholesale Commercial District) and I-1/I-5 (Industrial District)

Proposed Development: 30,000 sq. ft. of indoor retail and wholesale warehouse uses

Owner: Vincent Contestabile and Empire Tire of Edgewater, LLC

Agent: Clifton McFadden

Parcels: 33-21-29-7776-04-120/140/160, 33-21-29-7776-05-010/090/120/150/170/200, 33-21-29-7776-06-030/080/120/151, and vacated Fayette Street right-of-way

Address: north of Edgewater Dr., east and west of Cleveland St., and south of Villa Dr.

District: 2

Area: 3.17 gross/net developable acres

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EPD Comments:

The subject properties are located in the Royal Villa subdivision, either developed or vacant.

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations may apply. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

4) Amendment #2019-2-S-2-2

Artisan at Forest Summit

FLU from Medium Density Residential (MDR) to Medium-High Density Residential (MHDR)

Zoning R-3 (Multiple-Family Dwelling District)

Proposed Development: 147 multi-family dwelling units

Owner: Deborah Postell

Agent: Mario Golden

Parcels: 28-21-29-0000-00-043

Address: 7856 Forest City Road

District: 2

Area: 4.20 gross acres

EPD Comments: CAD in Progress

Wetlands may be located on site that extend offsite and have hydrological connection to the Little Wekiva River. Conservation Area Determination application CAD-19-07-095 was submitted for this project. The CAD needs to be completed with a certified wetland boundary survey approved by the Environmental Protection Division (EPD), in accordance with Orange County Code Chapter 15, Article X Wetland Conservation Areas. Approval of this request does not authorize any direct or indirect conservation area impacts.

Until wetland permitting is complete, the developable acreage is uncertain. The net developable acreage is the gross acreage less the wetlands and surface waters acreage. The buildable area is the net developable acreage less protective buffer areas required to prevent adverse secondary impacts

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and less the required stream/canal front berm and swale (unless drainage is designed to flow away from the stream/canal). The applicant is advised not to make financial decisions based upon development within the wetland or the upland protective buffer areas. Any plan showing development in such areas without Orange County and other jurisdictional governmental agency wetland permits is speculative and may not be approved.

Density and Floor Area Ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. In order to include Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit from the Orange County EPD. Reference Comprehensive Plan Policy FLU1.1.2 C. Impacts to Class I conservation areas require approval from the Orange County Board of County Commissioners (BCC).

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as endangered, threatened, or species of special concern. The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH. The Springs and Aquifer Protection Act (section 373.811(2) F.S.) requires treatment of Onsite Sewage Treatment and Disposal System (OSTDS) loads in the Wekiva Spring and Rock Springs Basin Management Plan (BMAP) of June 2018. Per this requirement, lots less than one acre within the Priority Focus Area must comply with the OSTDS Remediation Plan that requires systems with nitrogen reducing enhancements within the BMAP.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

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5) Amendment #2019-2-S-2-3

RZ-19-10-031 Tangerine Commercial Plaza

FLU from Rural Settlement (RS 1/1 Tangerine) to Commercial (C)

Rezoning from A-1 (Citrus Rural District) to C-1 (Retail Commercial District)

Proposed Development: 39,073 sq. ft. (0.15 FAR for Commercial in Rural Settlement)

Owner: Toolsie Persaud USA, LLC and Batrina Properties, Inc.

Agent: Quang Lam

Parcels: 09-20-27-0000-00-020

Address: 5335 N Orange Blossom Trail

District: 2

Area: 5.98 acres

EPD Comments:

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as endangered, threatened, or species of special concern. The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

This property has a prior agricultural land use that may have resulted in soil and/or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. If an Environmental Site Assessment (ESA) has been conducted on this site, please provide a copy to the Orange County Environmental Protection Division.

This property is located within a state delineated zone of groundwater contamination from ethylene dibromide (EDB), a soil fumigant. Any new potable water wells require special permitting per Florida Administrative Code FAC 62-524, which includes specific construction and/or treatment requirements.

No activity will be permitted on the site that may disturb, influence or interfere with: areas of soil or groundwater contamination, any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division (EPD) of Orange County. An owner/operator who exacerbates

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any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH. The Springs and Aquifer Protection Act (section 373.811(2) F.S.) requires treatment of Onsite Sewage Treatment and Disposal System (OSTDS) loads in the Wekiwa Spring and Rock Springs Basin Management Plan (BMAP) of June 2018. Per this requirement, lots less than one acre within the Priority Focus Area must comply with the OSTDS Remediation Plan that requires systems with nitrogen reducing enhancements within the BMAP.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

6) Amendment #2019-2-S-2-4

RZ-19-10-032 Mount Dora Self Storage

FLU from Rural Settlement (RS 1/1 Tangerine) to Commercial (C)

Rezoning from A-1 (Citrus Rural District) to C-1 (Retail Commercial District)

Proposed Development: 22,346 sq. ft. (0.15 FAR for Commercial in Rural Settlement)

Owner: Lake Warehouse and Storage Tangerine, LLC

Agent: Jean M. Abi-Aoun

Parcels: 09-20-27-0000-00-005

Address: 6764 Dudley Avenue

District: 2

Area: 3.42 acres

EPD Comments:

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as endangered, threatened, or species of special concern. The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife

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Conservation Commission (FWC).

This property has a prior agricultural land use that may have resulted in soil and/or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. If an Environmental Site Assessment (ESA) has been conducted on this site, please provide a copy to the Orange County Environmental Protection Division.

No activity will be permitted on the site that may disturb, influence or interfere with: areas of soil or groundwater contamination, any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division (EPD) of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

7) Amendment #2019-2-S-2-5 (previous 2009-2-A-2-1)

Grassmere Reserve PD (previous CDR-19-04-133)

FLU from Rural Settlement (RS 1/1 Zellwood) to Commercial (C)

Rezoning from/to PD (Planned Development District)

Proposed Development: 32,670 sq. ft. (0.15 FAR for Commercial in Rural Settlement)

Owner: ECP Grassmere, LLC

Agent: Tom Sullivan

Parcels: 26-20-27-0000-00-020 (portion adjacent to US-441/Orange Blossom Trail)

Address: 2523 Junction Road

District: 2

Area: 5.0 acres

EPD Comments:

The subject area was previously reviewed as part of the Development Review Committee (DRC) Grassmere Reserve Land Use Plan (LUP) and Preliminary Subdivision Plan (PSP). Refer to the staff comments and conditions of approval submitted for those reviews.

The project site was included in Orange County Conservation Area Determination CAD-19-03-038 completed for the PD with a certified wetland boundary survey approved by the

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Environmental Protection Division on August 9, 2019. No conservation area was claimed within the amendment area.

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as endangered, threatened, or species of special concern. The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

This property has a prior agricultural land use that may have resulted in soil and/or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. A Phase I Environmental Site Assessment (ESA) report dated February 26, 2019 was submitted with the preliminary subdivision plan.

No activity will be permitted on the site that may disturb, influence or interfere with: areas of soil or groundwater contamination, any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division (EPD) of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

The PD has a wildlife animal facility adjacent to the north, two landfills (Class III construction, demolition and vegetative debris) within one mile to the north, a large soil excavation operation 0.3 miles to the north, landscape nurseries to the west, a mulch processing facility to the southwest across US 441. These facilities may periodically create odors, noise, and/or dust depending upon weather and operational circumstances.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

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8) Amendment #2019-2-S-2-6 (fka 2019-1-S-2-1)

Clarcona Retail

FLU from Low Density Residential (LDR) to Commercial (C)

Zoning C-1 (Retail Commercial District)

Proposed Development: Up to 4,500 sq. ft. of commercial

Owner: George Dillon

Agent: Kenneth Patterson, Design Solutions FL, Inc.

Parcels: 15-21-28-1364-00-850

Address: 1171 Clarcona Road

District: 2

Area: 0.46 acres

EPD Comments:

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations may apply. The applicant is advised to review related legislation to assure compliance and to plan for financial impacts. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

This site had Environmental Protection Division (EPD) incident #514156 for filling with unsuitable material. Debris removal has been completed.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

9) Amendment #2019-2-S-3-1

RZ-19-10-018 Aria

FLU from Office (O) and Low Density Residential (LDR) to Commercial (C)

Rezoning from P-O (Professional Office District) and R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District)

Proposed Development: Maximum 119,572 sq. ft. (FAR 1.5) of commercial development, proposes 15,000-25,000 sq. ft. mix of professional office and retail

Owner: Linh Pham

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Agent: Tuan Tran

Parcels: 08-23-30-8728-00-010/040, 08-23-30-0000-00-049

Address: 3706 and 3708 Conway Road, 4309 Trentonian Court

District: 3

Area: 1.8 acres

EPD Comments:

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for requirements of Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

Any miscellaneous garbage, hazardous waste, yard waste (including excess fertilizers, herbicides and pesticides), and construction or demolition debris shall be disposed of off-site according to the solid waste and hazardous waste regulations. Call the Orange County Solid Waste Hotline at 407-836-6601 for information.

10) Amendment #2019-2-S-3-2

RZ-19-10-029 South Holden

FLU from Low Density Residential (LDR) to Medium Density Residential (MDR)

Rezoning from R-1A (Single-Family Dwelling District) to R-3 (Multi-Family Dwelling District)

Proposed Development: 5 multi-family dwelling units

Owner: Makandal Property Investments

Agent: Rony Charles

Parcels: 10-23-29-0000-00-018

Address: 1153 Holden Avenue

District: 3

Area: 0.27 acres

EPD Comments:

No comment at this time.

11) Amendment #2019-2-S-3-3

Hourglass Brewing

FLU from Low-Medium Density Residential (LMDR) to Commercial (C)

Rezoning from R-1 (Single-Family Dwelling District) and C-1 (Retail Commercial District) to C-1 (Retail Commercial District)

Proposed Development: Up to 104,155 sq. ft. based on total acreage of parcels and including existing Brewery; they are proposing to expand the parking.

Owner: East West Place LLC, Giovanni Fernandez

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Agent: Rebecca Wilson
Parcels: 06-23-30-3328-01-010, 06-23-30-3328-02-290
Address: 1516 Jessamine Avenue and 2500 Curry Ford Road
District: 3
Area: 1.6 acres (rezoning 1.24 acres)

EPD Comments:
No comment at this time.

12) Amendment #2019-2-S-3-4

RZ-19-10-028 Hewett Dr.

FLU from Low-Medium Density Residential (LMDR) to Commercial (C)
Rezoning from R-1A (Single-Family Dwelling District) to C-2 (General Commercial District)
Proposed Development: Maximum up to 12,414 sq. ft. of commercial (FAR 1.5 on 0.19 acres), proposes 1,500 sq. ft. of commercial
Owner: Maximo Reyes Arias, Viviana Estella Salvador Fernandez
Agent: Maximo Reyes Arias
Parcels: 27-22-30-3504-05-020 (portion - Lot 2)
Address: 547 Hewett Drive
District: 3
Area: 0.19 acre of 0.71 acre parcel

EPD Comments:

This project site may be impacted by soil or groundwater contamination resulting from an incident at the adjacent Citgo-Semoran #242. Although contamination hasn't been confirmed offsite, there are contaminated wells on the north, east and south sides of the Citgo parcel. No activity will be permitted that may disturb, influence, or otherwise interfere with areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area. Such activities include, but are not limited to, the use of potable or irrigation wells and dewatering. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S. For more information contact the Florida Department of Environmental Protection (FDEP) at 407-897-4100 concerning facility ID 48-8627965.

13) Amendment #2019-2-S-3-5

Celenza Property

FLU from Low-Medium Density Residential (LMDR) to Commercial (C)
Rezoning from A-2 (Farmland Rural District) to C-2 (General Commercial District)
Proposed Development: Up to 271,161 sq. ft. of commercial development
Owner: Louis Celenza
Agent: Louis Celenza
Parcels: 14-23-30-5240-07-071/073/074
Address: 6425, 6419, 6445 Hoffner Avenue

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District: 3

Area: 4.15 acres

EPD Comments:

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for requirements of Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

Any miscellaneous garbage, hazardous waste, yard waste (including excess fertilizers, herbicides and pesticides), and construction or demolition debris shall be disposed of off-site according to the solid waste and hazardous waste regulations. Call the Orange County Solid Waste Hotline at 407-836-6601 for information.

14) Amendment #2019-2-S-4-1

LUP-19-06-226 Narcoossee Retail LUP

FLU from Rural Settlement 1/2 (RS 1/2, Lake Hart/Lake Whippoorwill) to Commercial (C) and Urban Service Area (USA) expansion

Rezoning from A-2 (Farmland Rural District) to PD (Planned Development District)

Proposed Development: Up to 15,703 square feet of C-1 (Retail Commercial District) uses

Owner: Judith S. Burton

Agent: Brooks A. Stickler, P. E., Kimley-Horn and Associates, Inc.

Parcels: 17-24-31-0000-00-003 (portion)

Address: 11733 Narcoossee Road

District: 4

Area: 1.03 acre of 3.25 acres parcel

EPD Comments:

This application is for the west portion of the parcel adjacent to the road. The overall parcel includes an existing residence and a portion of Lake Whippoorwill. If the comprehensive plan or planned development application are modified to include the lakeside area, a Conservation Area Determination (CAD) will be required in accordance with Orange County Chapter 15, Article X - Wetland Conservation Areas.

Lake Whippoorwill has an established Municipal Service Taxing Unit (MSTU) for the purpose of funding lake management services. To the extent that this project is part of the taxing district or benefits from Lake Whippoorwill, this project shall be required to be a participant.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled (endangered, threatened, or species of special concern.) The

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applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for requirements of Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

15) Amendment #2019-2-S-5-1

LUP-19-06-225 Old Cheney Townhomes LUP

FLU from Low-Medium Density Residential (LMDR) to Medium Density Residential (MDR) and Commercial (C)

Rezoning from : R-1A (Single-Family Dwelling District) and R-3 (Multiple-Family Dwelling District) to PD (Planned Development District)

Proposed Development: Up to 15 townhomes and 8,000 sq. ft. of commercial uses

Owner: 5565 Old Cheney LLC

Agent: Neel Shivcharran, Galleon Consulting Group, LLC

Parcels: 21-22-30-0000-00-011

Address: 5565 Old Cheney Hwy

District: 5

Area: 1.13 gross acres

EPD Comments:

No comment at this time.

16) Amendment #2019-2-S-5-2

RZ-19-10-030 Wedgefield Golf and Country Club

FLU Parks and Recreation/Open Space (PR-OS) to Commercial (C) and Low Density Residential (LDR)

Rezoning from A-2 (Farmland Rural District) to C-1 (Retail Commercial District) and R-1A (Single-Family Residential District)

Proposed Development: Commercial - 21,890 sq. ft. and LDR - 3 du

Owner: Wedgefield Golf and Restaurant LLC, Craig Cooke

Agent: Craig Cooke

Parcels: 01-23-32-7602-00-011 and 010 (portion)

Address: 20550 Maxim Parkway

District: 5

Area: 3.35 acres Commercial and less than 1.0 acre LDR

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

EPD Comments: CAD Required

The following comments apply to redevelopment in the golf course area.

The application for a comprehensive plan amendment and/or lot split will require a Conservation Area Determination (CAD) completed with a certified wetland boundary survey approved by the Environmental Protection Division (EPD), in accordance with Orange County Code Chapter 15, Article X Wetland Conservation Areas. If a prior determination exists, or if historical documents are located, then submit a copy with the application. Approval of this request does not authorize any direct or indirect conservation area impacts.

Until wetland permitting is complete, the net developable area is uncertain. The net developable area is defined as the gross area less the wetlands and surface waters areas. Density and Floor Area Ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. In order to include Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Impact (CAI) permit in addition to an approved Conservation Area Determination (CAD) from the Orange County EPD. Reference Comprehensive Plan Policy FLU1.1.2 C. Impacts to Class I conservation areas require approval from the Board of County Commissioners.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled (endangered, threatened, or species of special concern.) The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

This site is located within the geographical limits of the Econlockhatchee River Protection Ordinance. Basin-wide regulations may apply. Reference Orange County Code Chapter 15 Article XI Section 15-442. The basin-wide regulations include, but are not limited to, wetlands and protective buffers, wildlife habitat, stormwater, and landscaping with native plant species. The applicant may submit a request in writing to the Orange County EPD for a determination of applicability of these regulations per section 15-440.

This site has a prior land use as a golf course may have resulted in soil and/or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. If an environmental site assessment (ESA) has been completed for this property, please submit a copy with the application.

No activity will be permitted on the site that may disturb, influence or interfere with: areas of soil or groundwater contamination, any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Orange County EPD. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

17) Amendment #2019-2-S-5-3

LUP-19-07-236 Epoch Aloma LUP

FLU from Medium Density Residential (MDR) to Medium High Density Residential (MHDR)

Rezoning from R-1A (Single-Family Dwelling District) to PD (Planned Development District)

Proposed Development: 241 multi-family dwelling units

Owner: Aloma United Methodist Church Inc.

Agent: Epoch Properties, Inc

Parcels: 03-22-30-0000-00-047

Address: 3045 Aloma Avenue

District: 5

Area: 6.89 acres

EPD Comments:

No comments at this time.

18) Amendment #2019-2-S-5-4

RZ-19-10-041 Fairbanks Ave

FLU from Low-Medium Density Residential (LMDR) to Commercial (C)

Rezoning from R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District)

Proposed Development: 12,400 sq. ft. of retail shown in rezoning conceptual plan

Owner: Winter Park Prime Properties, LLC

Agent: Tom Sullivan

Parcels: 03-22-29-0900-02-000

Address: 1123 W Fairbanks Avenue

District: 5

Area: 1.75 acres

EPD Comments:

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations may apply. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

19) Amendment #2019-2-S-6-1

RZ-19-10-024 Powder Coating Factory

FLU from Commercial (C) and Low Density Residential (LDR) to Commercial (C)

Rezoning from/to C-3 (Wholesale Commercial District Restricted)

Proposed Development: 1,801 sq. ft. existing warehouse, 7,500 sq. ft. proposed warehouse and 2,500 sq. ft. of proposed covered parking

Owner: Powder Coating Factory, LLC

Agent: Al Tehrani, P.E., Tehrani Consulting Engineering

Parcels: 30-22-29-0000-00-059

Address: 5200 Old Winter Garden Road

District: 6

Area: 3.96 gross acres

EPD Comments:

The site shall comply with all applicable local and state air pollution regulations. Reference Orange County Code Chapter 15 Environmental Control, Article III Air Quality Control. EPD is the delegated air pollution permit granting authority by FDEP so applicable permits and compliance with state and county air pollution regulations is required of all projects.

No person shall cause, let, suffer, allow, or permit the emissions of unconfined particulate matter from any activity, including vehicular movement; transportation of materials; construction, alteration, demolition or wrecking; or industrially related activities, such as loading, unloading, storing, or handling; without taking reasonable precautions to prevent such emissions including but not limited to application of water, dust suppressants, planting of vegetation, point of activity controls (hoods, filters, etc) and other measures. Reference Orange County Code Chapter 15 Environmental Control, Article III Air Quality Control, Division 2 Rules, Section 15-89.1 Air Pollution Prohibited 15-89.1(b) Unconfined emissions of particulate matter and 15-89.1(b)(2) Reasonable Precautions and defined in the Florida Department of Environmental Protection 62-296.320(4)(c) for Unconfined Emissions of Particulate matter adopted by Orange County Code 15-90 Adoption of state and federal rules by reference.

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

20) Amendment #2019-2-S-6-2

BP Equipment Services

FLU from Low Density Residential (LDR) to Commercial (C)

Zoning: C-3 (Wholesale Commercial District)

Proposed Development: 3,000 sq. ft. warehouse (vehicle repair), existing - no new development

Owner: Persaud Brothers Holding, LLC

Agent: Dianand Persaud

Parcels: 30-22-29-6244-09-100

Address: 118 Ring Road

District: 6

Area: 0.8 gross acres

EPD Comments:

Orange County regulates the management of hazardous waste as outlined in Florida Administrative Codes (FAC): such as 1) Used Oil: 62-710, 2) Hazardous Waste: 62-730, and 3) Universal Wastes (i.e.; batteries, fluorescent lamps, etc.): 62-737. For more information or guidance on proper management please contact the County Environmental Protection Division Small Quantity Generator Program at 407-836-1400.

21) Amendment #2019-2-S-6-3 WITHDRAWN

Michigan St Project

FLU from Neighborhood Activity Center (NAC) and Low-Medium Density Residential (LMDR) to Neighborhood Center (NC)

Rezoning from C-2 (General Commercial District) and R-2 (Residential District) to NC (Neighborhood Center)

Proposed Development: 31 dwelling units, 8,472 sq. ft. commercial

Owner: Bryan Alencar, Miner Group LLC, Gugabele1, Inc., and Steven McMinn

Agent: Geoff Bacon

Parcels: 03-23-29-0180-52-010/211/231/232

Address: 1006 26th St, 1013 W Michigan St, 2608 and 2612 S Westmoreland Dr.

District: 6

Area: 0.79 gross acres

The subject properties are located within the Holden Heights ROCC brownfield area.

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

22) Amendment #2019-2-S-6-4

RZ-19-10-043 Devon Self Storage Facility (portion of Villages at Lake Lawne PD)

FLU from Planned Development-Medium Density Residential (PD-MDR) to Commercial (C)

Rezoning from PD (Planned Development District) to C-3 (Wholesale Commercial District)

Proposed Development: Driveway and buffer area for the adjacent proposed Devon Self Storage facility to the south

Owner: Swiss Lane, LLC

Agent: Scott Glass and George Dennison, Shutts & Bowen LLP

Parcels: 19-22-29-0000-00-023 (portion)

Address: 817 Swiss Lane

District: 6

Area: 0.25 acre of 9.87 acres parcel

EPD Comments:

The subject property was included in Orange County Conservation Area Determination CAD-16-07-075 completed on September 21, 2016 for the Villages at Lake Lawne PD. The CAD delineated a Class I ditch with hydrological connection to Lake Lawne located along the parcel's north boundary. The ditch is exempt from Orange County Code, Chapter 15, Article X - Wetland Conservation Areas, pursuant to Chapter 62.340.700(1)(b) of the Florida Administrative Code.

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

The subject property is vacant and vegetated. Development shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled (endangered, threatened, or species of special concern.) The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

1) **Amendment 2019-2-S-1-1 (Registry on Grass Lake Parcel Addition)**

Parcels: 31-24-27-0000-00-007

From: Growth Center-Commercial (GC-C)
-and-
A-1

To: "Growth Center- Planned Development- Medium-
High Density Residential (GC-PD-MHDR)"
-and-
GC-PD-MHDR

Acreage: 1.33 acres

Development Yield

Existing Development: 1 single family home

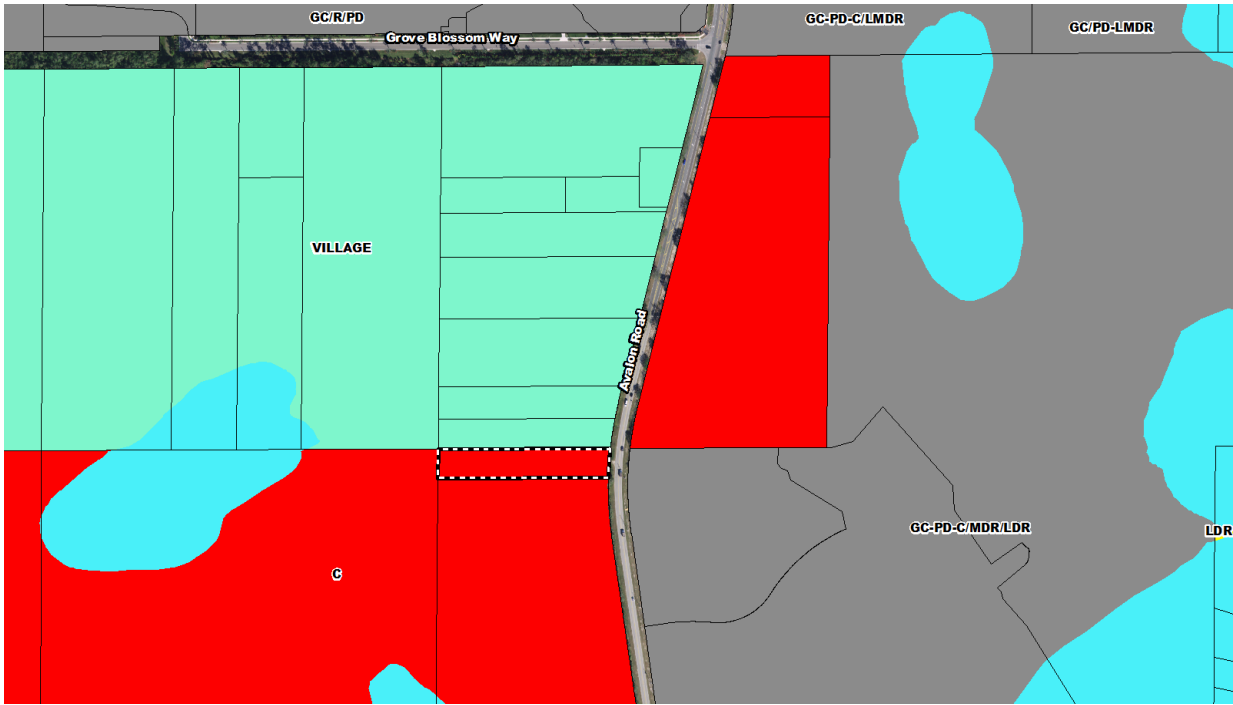
Development Permitted Under
Current FLUM: Up to 86,902 sq. ft. of commercial uses

Proposed Density/Intensity: Add to existing The Registry on Grass Lake PD
(LUP-18-12-417) for additional land, no additional
units proposed. Existing FLUMA 2019-1-A-1-2
approved by the BCC for up to 360 multi-family
dwelling units on 5/21/19

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

2) Amendment 2019-2-S-1-2 (Townhomes at Westwood)

Parcels: 14-24-28-4800-00-360/370

From: Activity Center Residential (ACR)
-and-
R-CE (Country Estate District)

To: Planned Development- Medium Density Residential (PD-MDR)
-and-
PD (Planned Development District) (Townhomes at Westwood PD/LUP)

Acreage: 8.88 gross/3.78 net developable acres

Development Yield

Existing Development: 1 single-family home

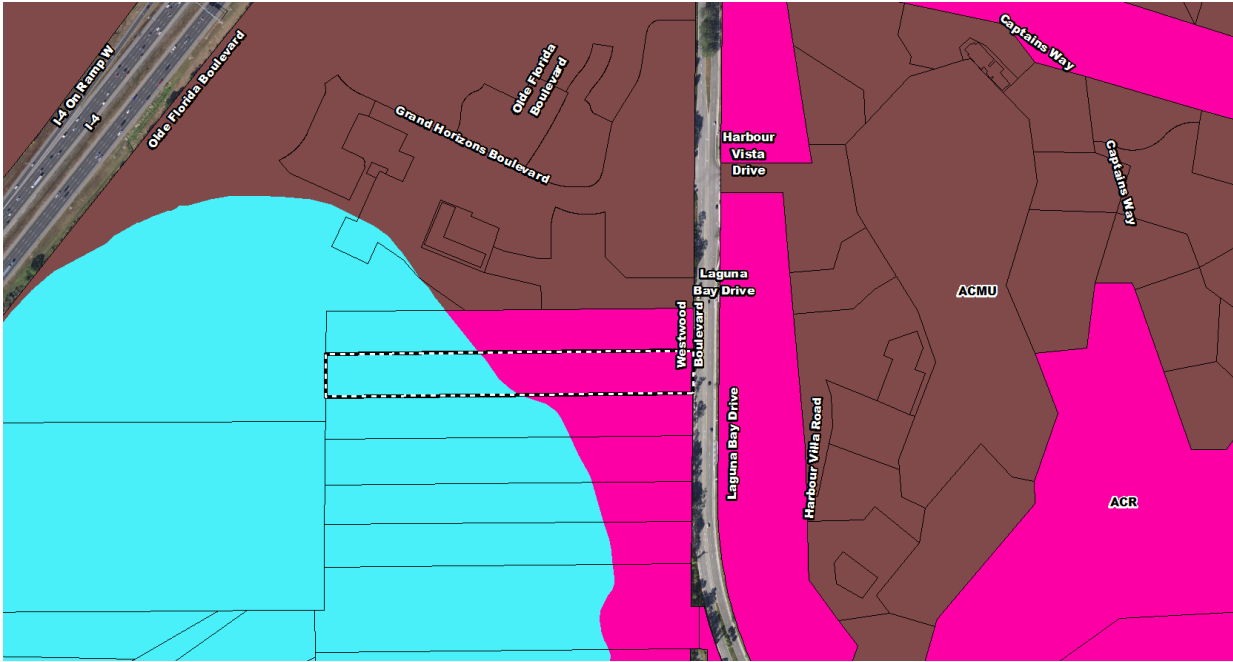
Development Permitted Under Current FLUM: Up to 113 dwelling units

Proposed Density/Intensity: Up to 43 single-family attached dwelling units

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

3) Amendment 2019-2-S-2-1 (Empire Tire)

Parcels: "33-21-29-7776-04-120/140/160, 33-21-29-7776-05-010/090/120/150/170/200, 33-21-29-7776-06-030/080/120/151, and vacated Fayette Street right-of-way"

From: Commercial (C), Office (O), and Low-Medium Density Residential (LMDR)
-and-
C-2 (General Commercial District), C-1 (Retail Commercial District), P-O (Professional Office District), and R-1 (Single-Family Dwelling District)

To: Commercial (C) and Industrial (IND)
-and-
C-1 (Retail Commercial District), C-3 (Wholesale Commercial District), and I-1/I-5 (Industrial District)

Acreage: 3.217 gross/net developable acres

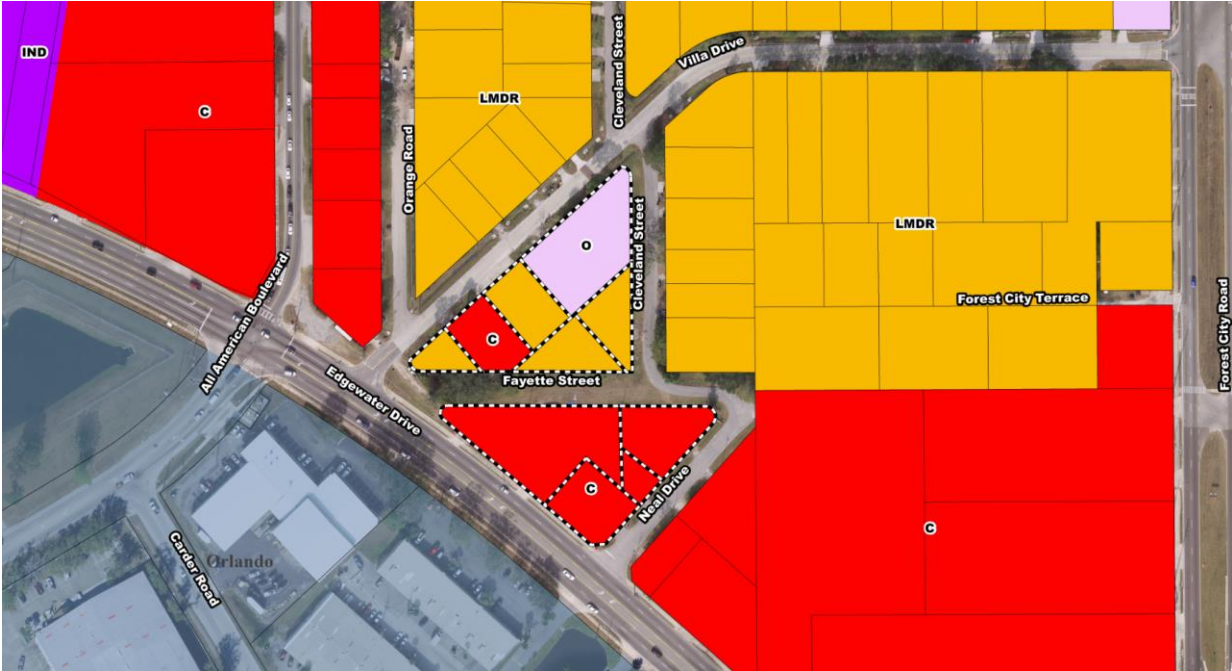
Development Yield

Existing Development: Retail tire store, mechanic shop

Development Permitted Under Current FLUM: Up to eleven (11) dwelling units, 23,958 square feet of office space, and 117,873 square feet of commercial uses

Proposed Density/Intensity: 30,000 sq. ft. indoor retail and wholesale warehouse

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

4) Amendment 2019-2-S-2-2 (Artisan at Forest Summit)

Parcels: 28-21-29-0000-00-043

From: Low Density Residential (LDR)
-and-
R-3

To: Medium-High Density Residential (MHDR)
-and-
N/A

Acreage: 4.20 acres

Development Yield

Existing Development: Private school/daycare

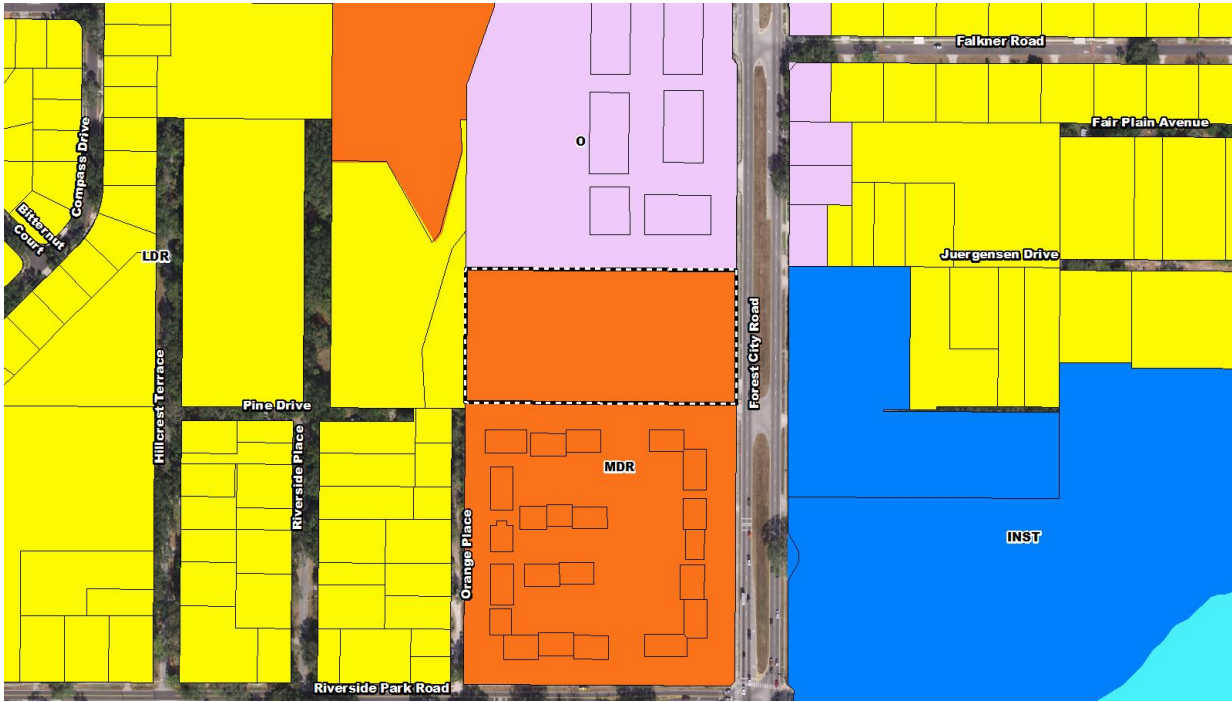
Development Permitted Under
Current FLUM: 16 dwelling units

Proposed Density/Intensity: 147 multifamily dwelling units

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

5) Amendment 2019-2-S-2-3 (Tangerine Commercial Plaza)

Parcels: 09-20-27-0000-00-020

From: Rural Settlement (RS 1/1)
-and-
A-1

To: Commercial (C)
-and-
C-1

Acreage: 5.98 acres

Development Yield

Existing Development: Undeveloped

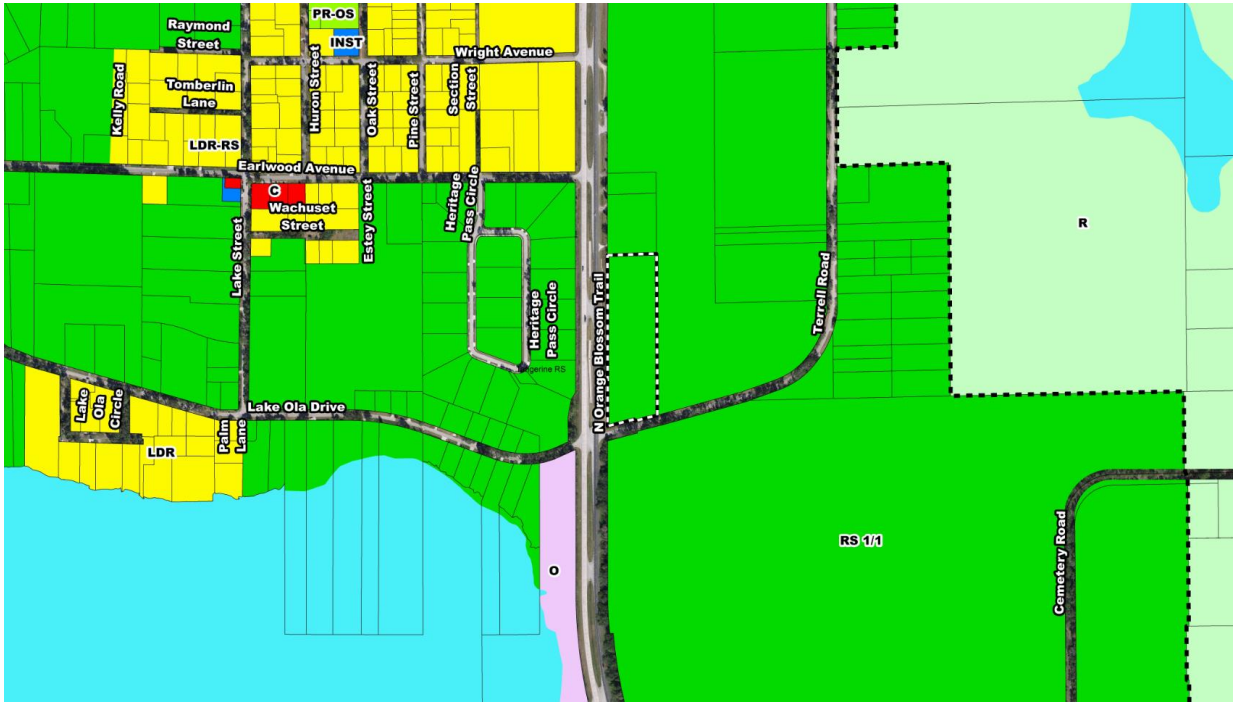
Development Permitted Under
Current FLUM: Up to 5 single-family dwelling units
(RS 1/1 - up 1 du/1acre)

Proposed Density/Intensity: 39,053 sq. ft. (.15 FAR for Commercial in Rural
Settlement)

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

6) Amendment 2019-2-S-2-4 Mount Dora Self Storage

Parcels: 09-20-27-0000-00-005

From: Rural Settlement (RS 1/1)
-and-
A-1

To: Commercial (C)
-and-
C-1

Acreage: 3.42 acres

Development Yield

Existing Development: Undeveloped

Development Permitted Under
Current FLUM: Up to 3 single-family dwelling units
(RS 1/1 - up 1 du/1acre)

Proposed Density/Intensity: 22,346 sq. ft.
(.15 FAR for Commercial in Rural Settlement)

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

7) Amendment 2019-2-S-2-5 (Grassmere)

Parcels: 26-20-27-0000-00-020

From: Rural Settlement (RS 1/1)
-and-
PD

To: Commercial (C)
-and-
PD

Acreage: 5.0 acres

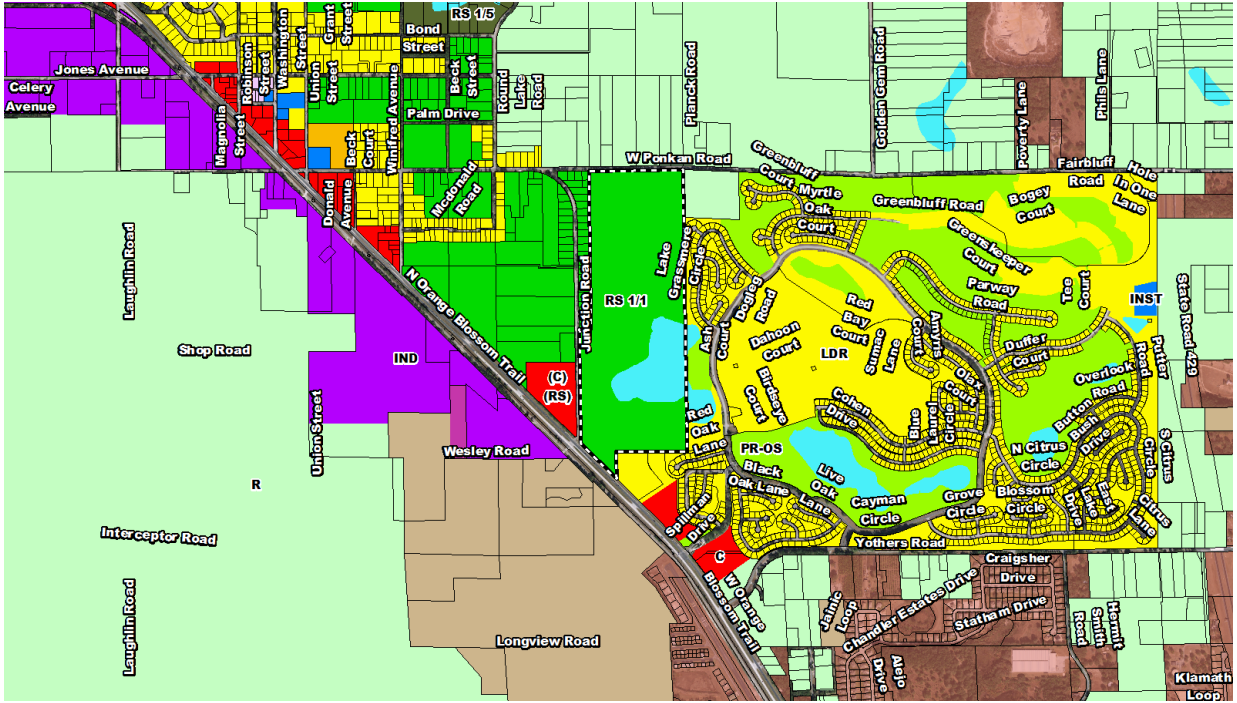
Development Yield

Existing Development: Undeveloped

Development Permitted Under
Current FLUM: 5 dwelling units

Proposed Density/Intensity: 32,670 sq. ft.
(.15 FAR for Commercial in Rural Settlement)

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

8) Amendment 2019-2-S-2-6 (Clarcona Retail)

Parcels:	15-21-28-1364-00-850
From:	Low Density Residential (LDR) -and- N/A
To:	Commercial (C) -and- N/A
Acreage:	5.0 acres

Development Yield

Existing Development:	472 sq. ft store/office/residential
Development Permitted Under Current FLUM:	One (1) single-family residential dwelling unit
Proposed Density/Intensity:	Up to 4,500 sq. ft of commercial development

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

9) Amendment 2019-2-S-3-1 (Aria)

Parcels: 08-23-30-8728-00-010,-040 and
08-23-30-0000-00-049

From: Office (O) and Low Density Residential (LDR)
-and-
P-O and R-1

To: Commercial (C)
-and-
C-1

Acreage: 1.8 acres

Development Yield

Existing Development: 2 single family homes

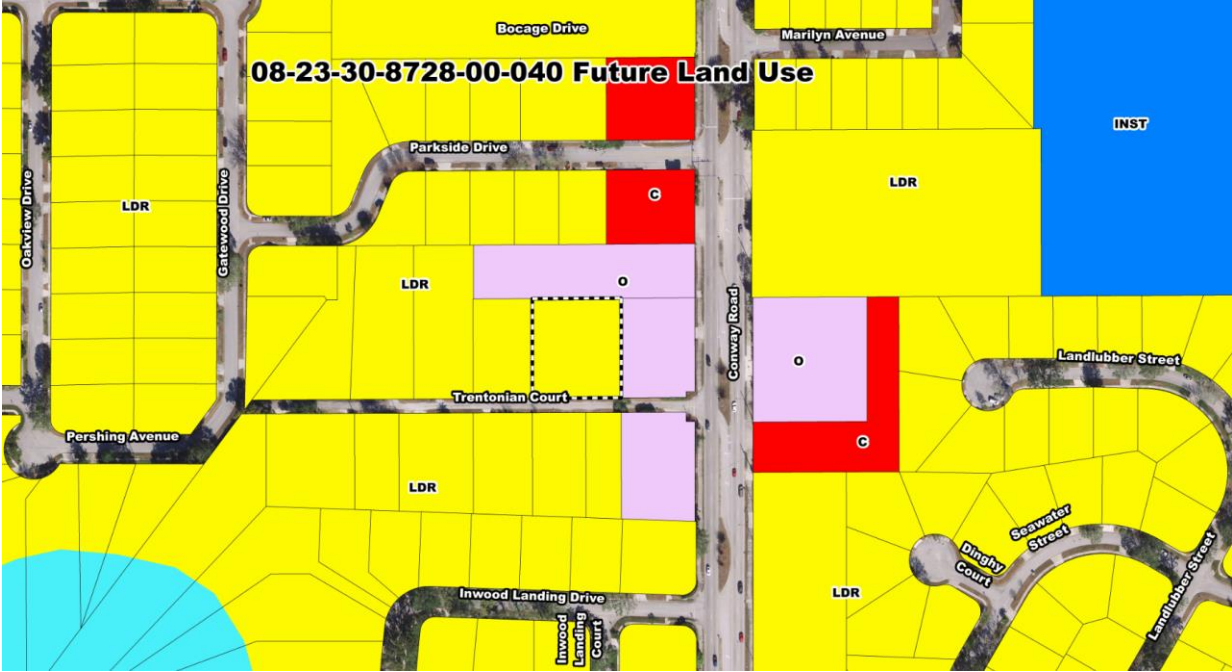
Development Permitted Under
Current FLUM: Up to 68,442 sq. ft. of office development
Up to 2 single-family dwelling units

Proposed Density/Intensity: Maximum: 119,572 sq. ft (FAR 1.5) of commercial
development
Proposed: 15,000-25,000 sq. ft. mix of
professional office and retail

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

10) Amendment 2019-2-S-3-2 South Holden

Parcels: 10-23-29-0000-00-018

From: Low Density Residential (LDR)
-and-
R-1A

To: Medium Density Residential (MDR)
-and-
R-3

Acreage: 0.27 acres

Development Yield

Existing Development: Undeveloped

Development Permitted Under
Current FLUM: 1 single family dwelling unit

Proposed Density/Intensity: 5 multifamily dwelling units

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

11) Amendment 2019-2-S-3-3 Hourglass Brewing

Parcels: 06-23-30-3328-02-290,
06-23-30-3328-01-010

From: Low-Medium Density Residential (LMDR)
-and-
R-1 and C-1

To: Commercial (C)
-and-
C-1

Acreage: 1.24 acres

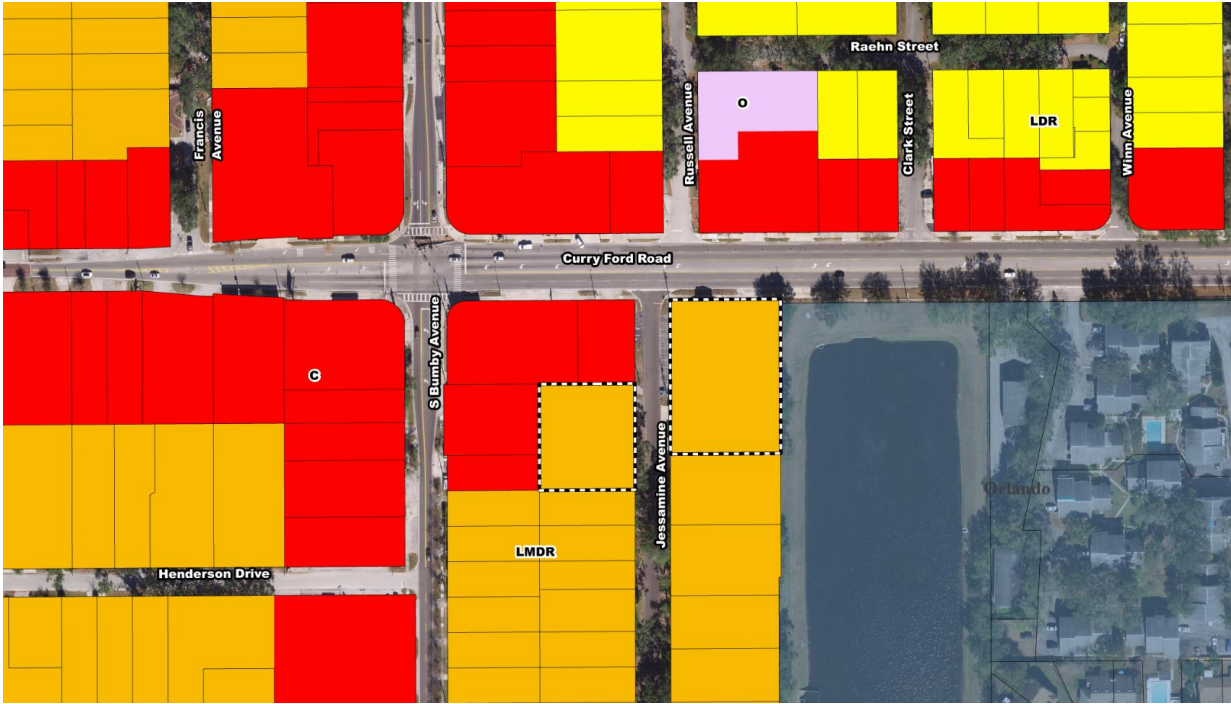
Development Yield

Existing Development: Undeveloped residential, 17,700 sf brewery,
parking lot, and a single family home

Development Permitted Under
Current FLUM: up to 15 du's based on acreage, or 8 du's based
on lots

Proposed Density/Intensity: Up to 104,155 s.f. based on total acreage of
parcels and including existing Brewery; they are
proposing to expand the parking

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

12) Amendment 2019-2-S-3-4 (547 Hewett Dr)

Parcels: 27-22-30-3504-05-020 (portion of)

From: Low-Medium Density Residential (LMDR)
-and-
R-1A

To: Commercial (C)
-and-
C-2

Acreage: 0.19 acres of a 0.71 acre site

Development Yield

Existing Development: Undeveloped

Development Permitted Under
Current FLUM: Up to one single-family dwelling unit

Proposed Density/Intensity: Maximum: Up to 12,414 sq. ft of commercial
development (FAR 1.5 on 0.19 acres)
Proposed: 1,500 sq. ft. commercial development

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

13) Amendment 2019-2-S-3-5 (Celenza Property)

Parcels: 14-23-30-5240-07-071, -073, -074

From: Low-Medium Density Residential (LMDR)
-and-
A-2

To: Commercial (C)
-and-
C-2

Acreage: 4.15 acres

Development Yield

Existing Development: Undeveloped and one single-family residence

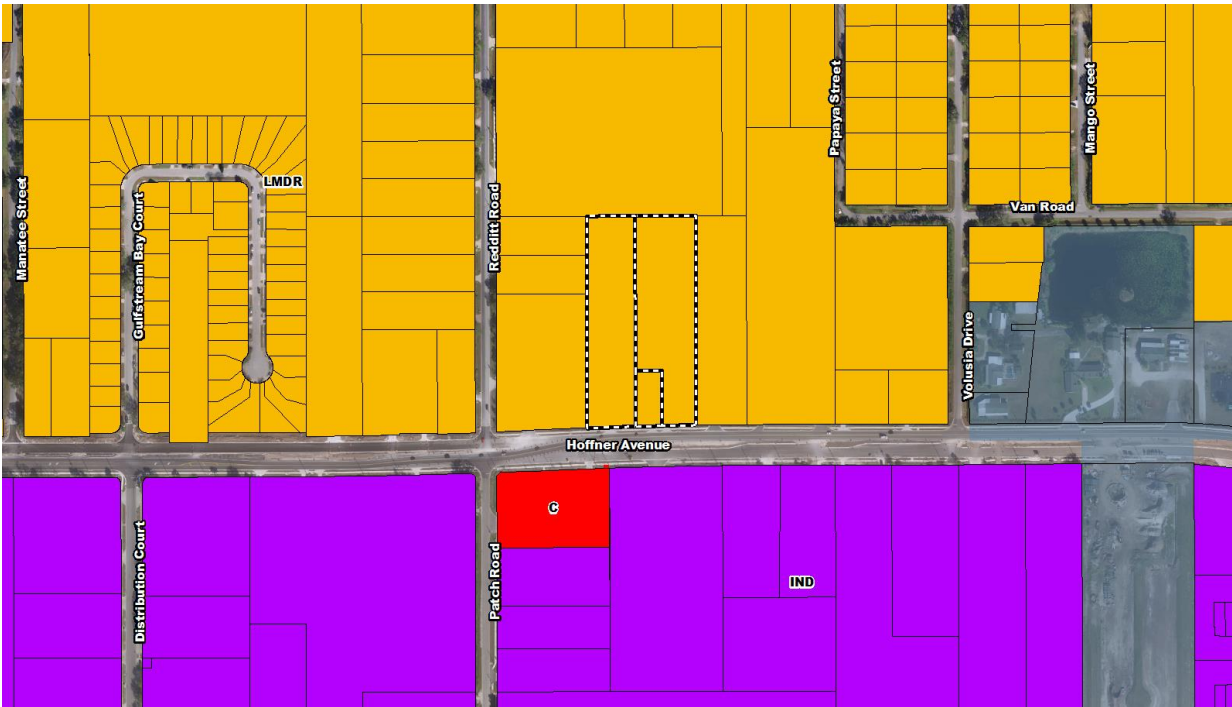
Development Permitted Under
Current FLUM: Up to 41 dwelling units

Proposed Density/Intensity: Up to 271,161 sq. ft of commercial development

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

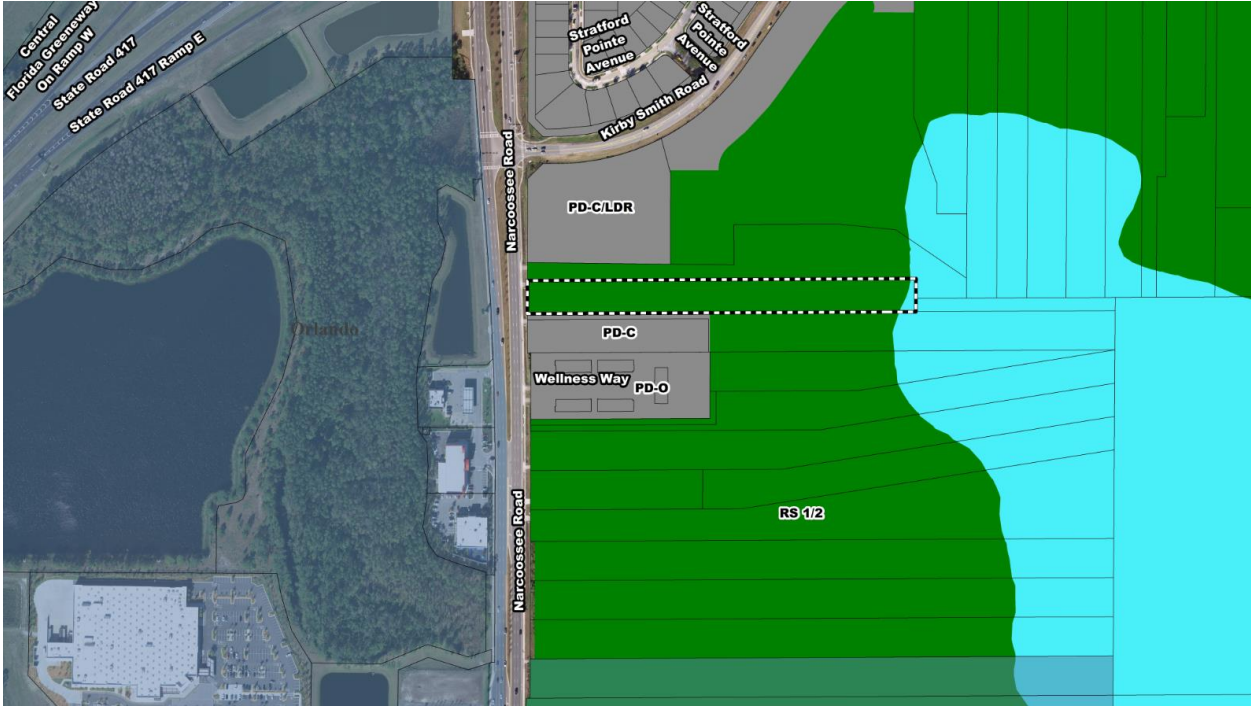
14) Amendment 2019-2-S-4-1 Narcoosee Retail

Parcels:	17-24-31-0000-00-003
From:	Rural Settlement 1/2 (RS 1/2) -and- A-2
To:	Commercial (C) -and- PD
Acreage:	3.25 gross acres
<i>Development Yield</i>	
Existing Development:	Single family residence
Development Permitted Under Current FLUM:	One (1) single-family dwelling unit
Proposed Density/Intensity:	Up to 15,703 square feet of C-1 (Retail Commercial District) uses

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

15) Amendment 2019-2-S-5-1 Old Cheney Towns

Parcels: 21-22-30-0000-00-011

From: Low-Medium Density Residential (LMDR)
-and-
R-1A and R-3

To: Medium Density Residential (MDR) and
Commercial (C)
-and-
PD

Acreage: 1.13 acres

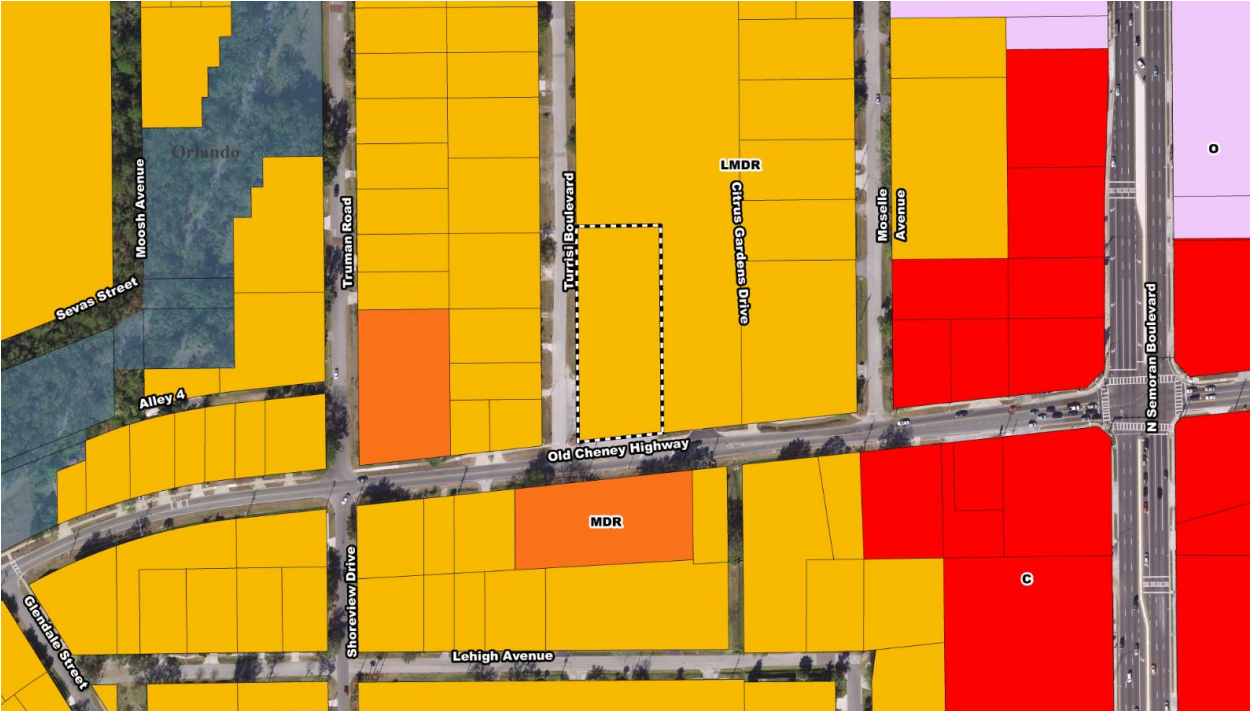
Development Yield

Existing Development: Neighborhood market, laundromat, and undeveloped land

Development Permitted Under Current FLUM: Eleven (11) dwelling units

Proposed Density/Intensity: Up to 15 townhomes and 8,000 square feet of commercial uses

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
 Note: Yields are based on net acreages
 (Refer to summary chart for location information)

16) Amendment 2019-2-S-5-2 (Wedgfield)

Parcels: (portions of) 32-23-01-7602-00-011, and
 32-23-01-7602-00-010

From: Parks and Recreation/Open Space (PR-OS)
 -and-
 A-2

To: Commercial (C) and Low Density Residential
 (LDR)
 -and-
 C-1 and R-1A

Acreage: 3.35 acres - Commercial and less than 1.0 acre -
 LDR

Development Yield

Existing Development: Club House/Warehouse and a portion of the
 existing Golf Course

Development Permitted Under
 Current FLUM: 13,783 s.f. commercial

Proposed Density/Intensity: Commercial - 21,890 s.f., and LDR - 3 du's

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

17) Amendment 2019-2-S-5-3 Epoch Aloma

Parcels: 03-22-30-0000-00-047

From: Medium Density Residential (MDR)
-and-
R-1A

To: Medium High Density Residential (MHDR)
-and-
PD

Acreage: 6.89 acres

Development Yield

Existing Development: 35,748 sq. ft. church

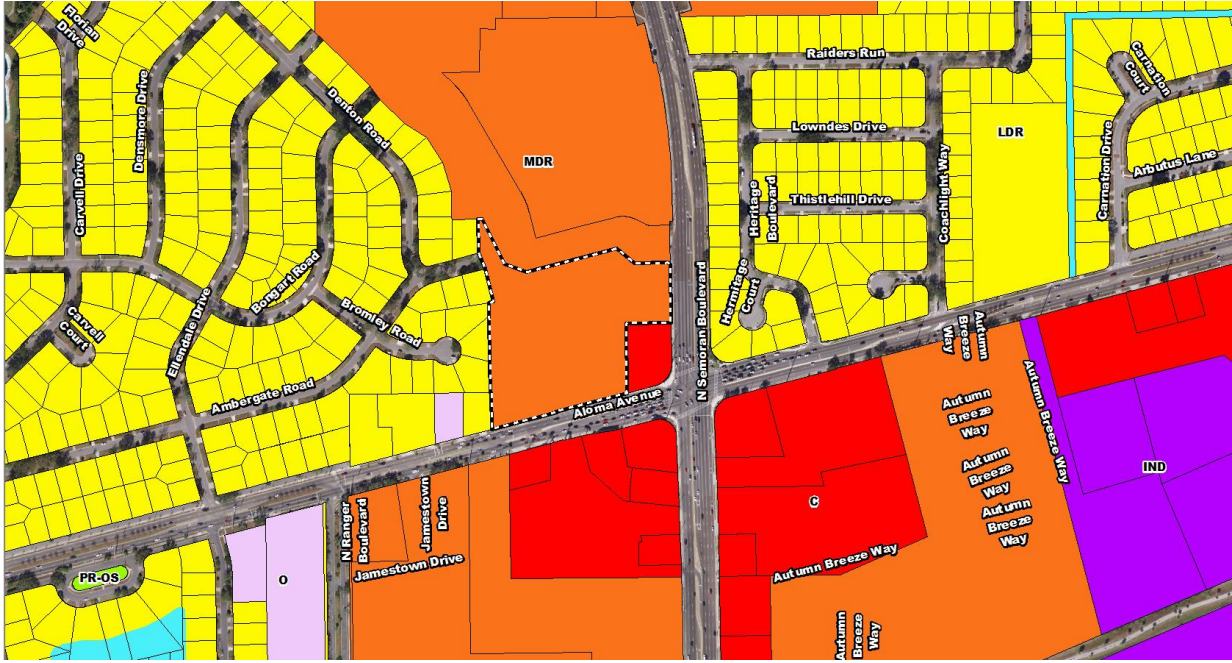
Development Permitted Under
Current FLUM: 137 dwelling units

Proposed Density/Intensity: 241 multifamily dwelling units

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

18) Amendment 2019-2-S-5-4 (1123 W Fairbanks Ave)

Parcels: 03-22-29-0900-02-000

From: Low-Medium Density Residential (LMDR)
-and-
R-1A

To: Commercial (C)
-and-
C-1

Acreage: 1.75 acres

Development Yield

Existing Development: Church

Development Permitted Under
Current FLUM: 17 dwelling units

Proposed Density/Intensity: TBD

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

19) Amendment 2019-2-S-6-1 (Powder Coating Factory)

Parcels: 30-22-27-0000-00-059

From: Commercial (C) and Low Density Residential (LDR)
-and-
C-3 (Wholesale Commercial District)

To: Commercial (C)
-and-
C-3 (Wholesale Commercial District)

Acreage: 3.96 gross ac.

Development Yield

Existing Development: 18,101 sq. ft. warehouse

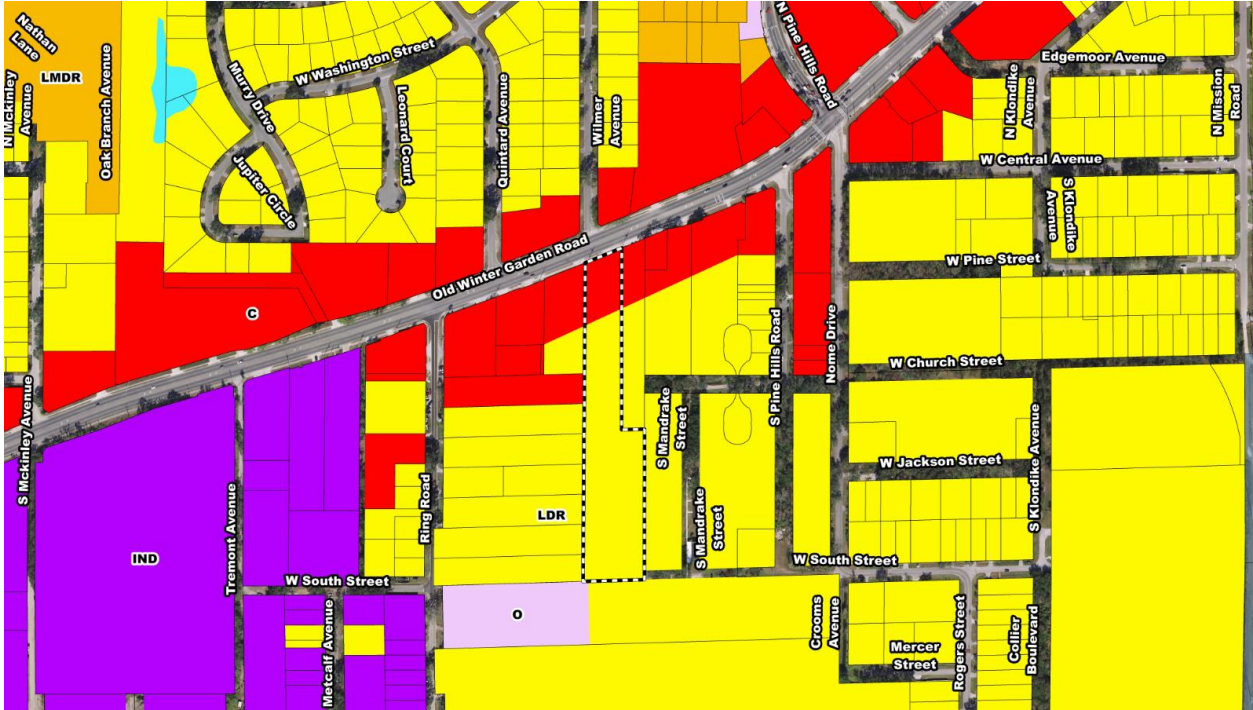
Development Permitted Under Current FLUM: Commercial - Up to 36,590 sq. ft. Commercial uses (approx. 0.56 ac.) and Low Density Residential- Up to 13 single-family dwelling units (approx. 3.40 ac.)

Proposed Density/Intensity: 18,101-square-foot existing warehouse, 7,500-square-foot proposed warehouse, and 2,500-square-foot proposed covered carport

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

20) Amendment 2019-2-S-6-2 (118 Ring Road)

Parcels: 30-22-29-6244-09-100

From: Low Density Residential (LDR)
-and-
N/A

To: Commercial (C)
-and-
N/A

Acreage: 0.80 gross ac.

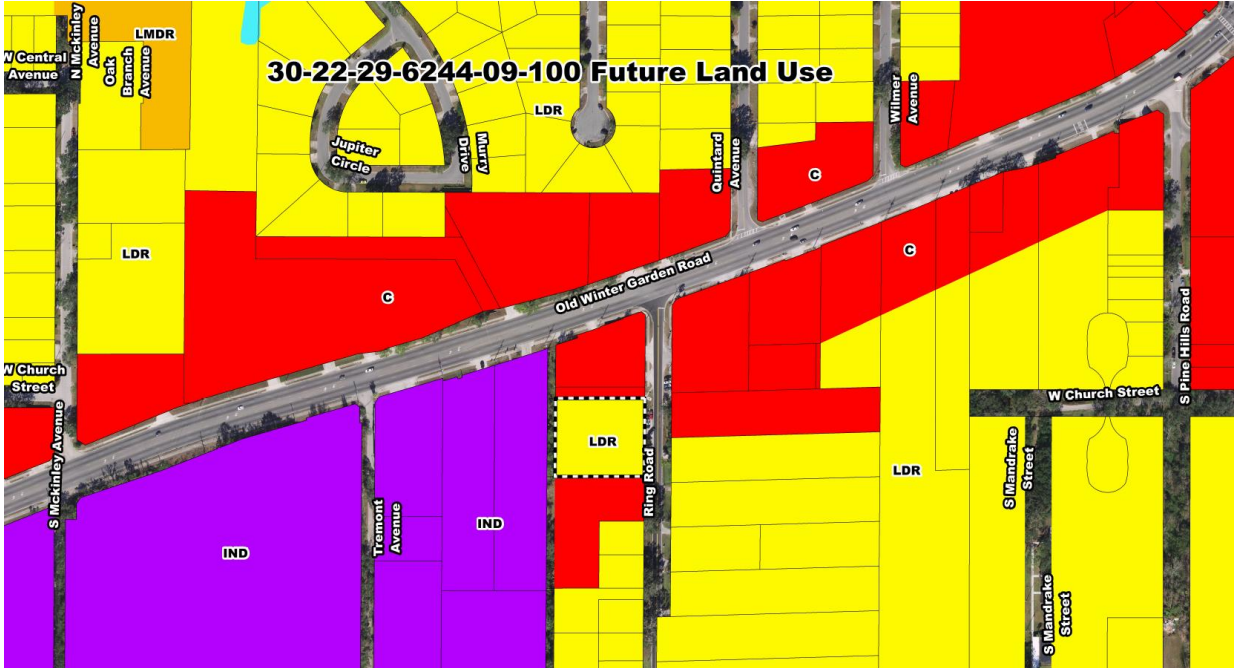
Development Yield

Existing Development: 3,000 sq. ft warehouse (Vehicle Repair)

Development Permitted Under
Current FLUM: Up to 52,272 sq. ft. of commercial uses

Proposed Density/Intensity: 3,000 sq. ft warehouse
(Vehicle Repair) (Existing- No new development)

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

21) *Amendment 2019-2-S-6-3 (Michigan Street Project)- WITHDRAWN*

Amendment Summary Sheet
2019-2 Small Scale Development Yields
 Note: Yields are based on net acreages
 (Refer to summary chart for location information)

22) Amendment 2019-2-S-6-4 (Devon Self Storage Facility)

Parcels: 19-22-29-0000-00-023 (portion of)

From: Planned Development-Medium Density Residential (PD-MDR)
 -and-
 PD (Planned Development District) (Villages at Lake Lawne PD/LUP)

To: Commercial (C)
 -and-
 C-3 (Wholesale Commercial District)

Acreage: 0.25 acre of a 9.87-acre site

Development Yield

Existing Development Undeveloped

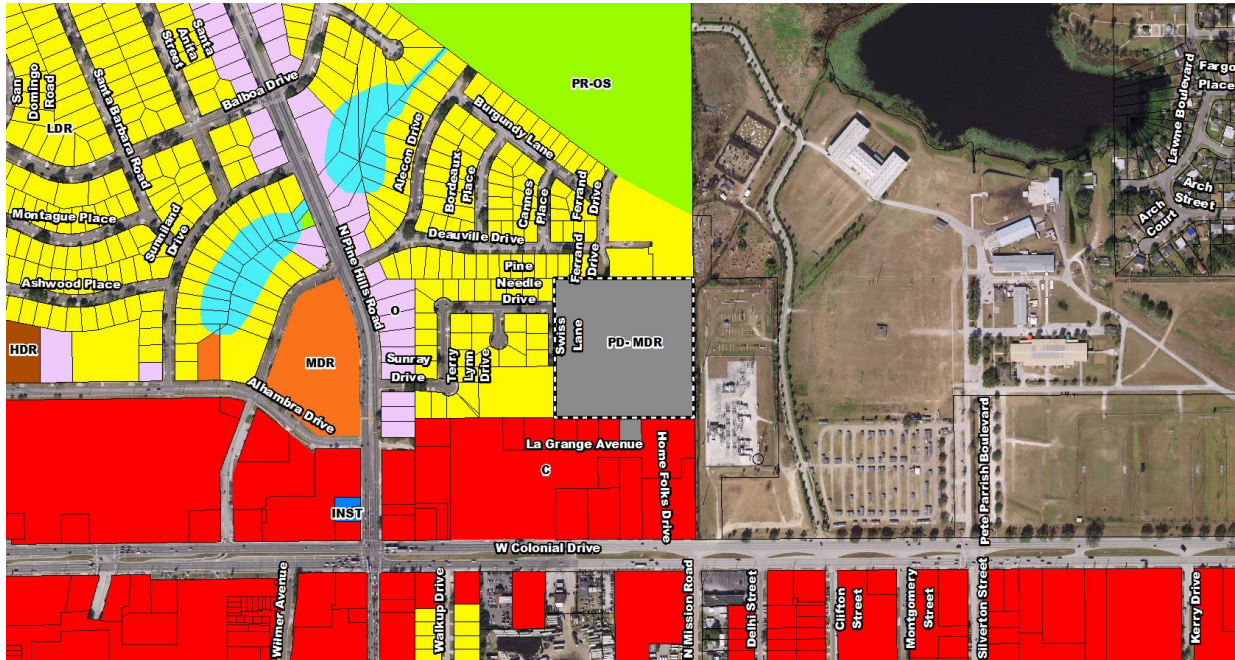
Development Permitted Under Current FLUM: Up to five (5) dwelling units

Proposed Density/Intensity: Driveway and buffer area for the adjacent proposed Devon Self Storage facility to the south

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Mills, Misty D

From: Golgowski, Gregory F
Sent: Thursday, September 05, 2019 11:46 AM
To: Mills, Misty D
Subject: FW: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

From: Lujan, Jacob G
Sent: Friday, August 30, 2019 4:06 PM
To: Henriquez, Alyssa P <Alyssa.Henriquez@ocfl.net>
Cc: Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>
Subject: RE: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Hello Alyssa,

Below are the comments for Fire Rescue. Please let me know if you have any questions.

2019-2-S-2-2 Artisan at Forest Summit	This site is 3.2 miles from Station 40, with an estimated travel time of 7 minutes. This does not meet the 5-minute travel time objective for Urban-High population density.
2019-2-S-3-2 South Holden	This site is 1.6 miles from Station 50, with an estimated travel time of 6 minutes. This does not meet the 5-minute travel time objective for Urban-High population density.
2019-2-S-3-3 Hourglass Brewing	This site is 2.8 miles from Station 72, with an estimated travel time of 7 minutes. This does not meet the 5-minute travel time objective for Urban-High population density.
2019-2-S-5-3 Epoch Aloma	This site is 3.4 miles from Station 63, with an estimated travel time of 10 minutes. This does not meet the 5-minute travel time objective for Urban-High population density.

Thank you,

Jacob Lujan

Compliance and Planning Administrator
Orange County Fire Rescue Department
Planning & Technical Services Division

407.836.9893
jacob.lujan@ocfl.net

From: Henriquez, Alyssa P <Alyssa.Henriquez@ocfl.net>
Sent: Monday, August 19, 2019 11:29 AM

To: Alexander, Brandice N <Brandice.Alexander@ocfl.net>; Arthurs, Deborah <Deborah.Arthurs@ocfl.net>; Atassi, Mina <Mina.Atassi@ocfl.net>; Atkins, Belinda <Belinda.Atkins@ocfl.net>; Barq, Mirna <Mirna.Barq@ocfl.net>; Barsati, Nargis <Nargis.Barsati@ocfl.net>; Bernier, Sarah <Sarah.Bernier@ocfl.net>; Bradbury, Amy <Amy.Bradbury@ocfl.net>; Divine, Daniel <Daniel.Divine@ocfl.net>; Dubus, Anne <Anne.Dubus@ocfl.net>; Durbal-Mohammed, Anganie <Anganie.Durbal-Mohammed@ocfl.net>; Fasnacht, Kurt <Kurt.Fasnacht@ocfl.net>; Flynt, James <James.Flynt@ocfl.net>; Geiger, John <John.Geiger@ocfl.net>; Goff, Robert <Robert.Goff@ocfl.net>; Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; Hepker, David A <David.Hepker@ocfl.net>; Jones, David (Envir. Protection) <David.Jones2@ocfl.net>; Salvo, Julie (OCPS) <julie.salvo@ocps.net>; Lujan, Jacob G <Jacob.Lujan@ocfl.net>; McMillen, Barrie K <Barrie.McMillen@ocfl.net>; Moffett, Cedric <Cedric.Moffett@ocfl.net>; Nastasi, Renzo <Renzo.Nastasi@ocfl.net>; Poleon, John <John.Poleon@ocfl.net>; Rathbun, David A <David.Rathbun@ocfl.net>; Remudo-Fries, Teresa <Teresa.Remudo-Fries@ocfl.net>; Research <CodeResearch@ocfl.net>; Rountree, Keenya <Keenya.Rountree@ocfl.net>; Salcedo, Andres <Andres.Salcedo@ocfl.net>; Spivey, Robert <Robert.Spivey@ocfl.net>; Suedmeyer, Matt <Matt.Suedmeyer@ocfl.net>; Tatro, Laura A <Laura.Tatro@ocfl.net>; Thomas, Bill <Bill.Thomas@ocfl.net>; Warren, Kirsten K <Kirsten.Warren@ocfl.net>; Whitfield, Anoch P <Anoch.Whitfield@ocfl.net>; Wolfe, Lindy A <Lindy.Wolfe@ocfl.net>

Subject: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Good morning,

The Planning Division is requesting a public facility and capacity report for the 2019-2 Small Cycle Amendments to the Comprehensive Plan (CP).

To assist you in your review, I have provided a Summary Chart that lists the amendment data and information, a Development Yield Estimates Sheet that reflects the existing and proposed development scenarios accompanied by a Future Land Use/Location Map for the request. Any environmental or transportation analysis that the applicant provided are located in the following directory:

<\\ocnas\County Share\Planning\Section - Comp Planning\2019-2 Small Scale Facility Analysis>

Ultimately, we need you to determine whether there is adequate capacity to serve development resulting from the proposed land use change and to identify those facilities that would be impacted. When applicable, please identify the existing Level of Service (LOS) of the impacted facilities.

The first public hearing for this request will be on October 17, 2019 before the Local Planning Agency; therefore, we would appreciate receiving information and comments by Friday, August 30, 2019. Your comments will be incorporated into the materials that are shared with the commissioners, so we request that you provide this information in writing (electronic / hard copies) and on letterhead.

Should you have any questions or need additional information, please contact me at (407) 836-0953, or Greg Golgowski at (407) 836-5624 or Gregory.Golgowski@ocfl.net.

Thank you in advance for your assistance,
Alyssa



Alyssa Henriquez

Planner II
Comprehensive Planning
Orange County Planning Division
201 S. Rosalind Avenue- 2nd floor

Orlando, FL 32801
Phone: 407-836-0953
Fax: 407-836-5862
Alyssa.Henriquez@ocfl.net



Interoffice Memorandum

Date: August 28, 2019
To: Alberto A. Vargas, MArch, Manager
Orange County Planning Division
From: J. Andres Salcedo, P.E., Deputy Director
Utilities Department
Subject: **Facilities Analysis and Capacity Report
2019-2 Small Cycle Comprehensive Plan Amendments**

*J. Andres Salcedo
8/29/19*

Orange County Utilities (OCU) staff reviewed the proposed development programs as submitted by the Planning Division and have concluded improvements to the County's water and wastewater treatment plants are not required to provide an adequate level of service consistent with the Comprehensive Plan's Potable Water, Wastewater and Reclaimed Water Element for those properties within OCU's service area. The Comprehensive Plan includes a 10-Year Water Supply Facilities Work Plan addressing the needs of our service area. Supporting documentation is provided in the attached Potable Water and Wastewater Facilities Analysis table.

As of today OCU has sufficient plant capacity to serve the subject amendments. This capacity is available to projects within OCU's service area and will be reserved upon payment of capital charges in accordance with County resolutions and ordinances. Transmission system capacity will be evaluated at the time of Master Utility Plan review and permitting, or at the request of the applicant.

OCU's groundwater allocation is regulated by its consumptive use permits (CUP). OCU is working toward alternative water supply (AWS) sources and agreements with third party water providers to meet the future water demands within our service area. While OCU cannot guarantee capacity to any project beyond its permitted capacity, we will continue to pursue the extension of the CUP and the incorporation of AWS and other water resources sufficient to provide service capacity to projects within the service area.

If you need additional information, please contact me or Lindy Wolfe at 407 254-9918.

- cc: Raymond E. Hanson, P.E., Director, Utilities Department
- Teresa Remudo-Fries, P.E., Deputy Director, Utilities Department
- Lindy Wolfe, P.E., Assistant Manager, Utilities Engineering Division *LW 8/29/19*
- Laura Tatro, P.E., Senior Engineer, Utilities Engineering Division *LT 8/29/19*
- Gregory Gologowski, Chief Planner, Planning Division
- Alyssa Henriquez, Planner, Planning Division
- File: 37586; 2019-2 Small Cycle

Potable Water and Wastewater Facilities Analysis for 2019-2 Small Cycle Comprehensive Policy Plan Amendments

Amendment Number	Parcel ID	Service Type and Provider	Main Size and General Location	Proposed Land Use	Maximum Density, Dwelling Units	Maximum Density, Hotel Rooms	Maximum Density Non-residential SF	PW Demand (MGD)	WW Demand (MGD)	Available PW Capacity (MGD)	Available WW Capacity (MGD)	Reclaimed Water Required for Irrigation	OCU Service Area
2019-2-S-1-1 Registry on Grass Lake (Parcel Addition to existing PD)	31-24-27-0000-00-007	PW: Toho Water Authority WW: Toho Water Authority RW: Orange County Utilities	PW: Contact Toho Water Authority WW: Contact Toho Water Authority RW: Not currently available	Growth Center- Planned Development-Medium-High Density Residential (GC-PD-MHDR)	0	0	0	N/A	N/A	N/A	N/A	No	N/A
2019-2-S-1-2 (Townhomes at Westwood)	14-24-28-4800-00-360/370	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 12-inch watermain within Westwood right-of-way WW: 10-inch gravity main within Westwood right-of-way and 8-inch forcemain near the intersection of Westwood and Turkeyleg RW: 8-inch reclaimed water main within Westwood right-of-way	Planned Development- Medium Density Residential (PD-MDR)	43	0	0	0.012	0.010	0.012	0.010	Yes	South
2019-2-S-2-1 (Empire Tire)	33-21-29-7776-04-120/140/160, 33-21-29-7776-05-010/090/120/150/170/200, 33-21-29-7776-06-030/080/120/151, and vacated Fayette Street right-of-way	PW: Winter Park and Orlando Utilities Commission WW: Winter Park and Orange County Utilities RW: Orange County Utilities	PW: Contact City of Winter Park and Orlando Utilities Commission Contact City of Winter Park for parcels in Winter Park's Utility Service area. For parcels within Orange County Utilities service area, a 4-inch forcemain located within Edgewater right-of-way, approximately 675 feet northwest of the property. RW: Not currently available	Industrial (IND) and Commercial (C)	0	0	30,000	N/A	0.002	N/A	0.002	No	West
2019-2-S-2-2 (Artisan at Forest Summit)	28-21-29-0000-00-043	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 12-inch watermain within Forest City right-of-way WW: 6-inch and 20-inch forcemain within Forest City right-of-way RW: Not currently available	Medium-High Density Residential (MHDR)	147	0	0	0.040	0.033	0.040	0.033	No	West
2019-2-S-2-3 (Tangerine Commercial Plaza)	09-20-27-0000-00-020	PW: Florida Governmental Utility Authority WW: Apopka RW: Apopka	PW: Contact Florida Governmental Utility Authority WW: Contact City of Apopka RW: Contact City of Apopka	Commercial (C)	0	0	39,053	N/A	N/A	N/A	N/A	N/A	N/A
2019-2-S-2-4 (Mount Dora Self Storage)	09-20-27-0000-00-005	PW: Florida Governmental Utility Authority WW: Apopka RW: Apopka	PW: Contact Florida Governmental Utility Authority WW: Contact City of Apopka RW: Contact City of Apopka	Commercial (C)	0	0	22,346	N/A	N/A	N/A	N/A	N/A	N/A
2019-2-S-2-5 (Grassmere)	26-20-27-0000-00-020	PW: Apopka WW: Apopka RW: Apopka	PW: Contact City of Apopka WW: Contact City of Apopka RW: Contact City of Apopka	Commercial (C)	0	0	32,670	N/A	N/A	N/A	N/A	N/A	N/A
2019-2-S-2-6 fka 2019-1-S-2-1 (Clarcona Retail)	15-21-28-1364-00-850	PW: Apopka WW: Apopka RW: Apopka	PW: Contact City of Apopka WW: Contact City of Apopka RW: Contact City of Apopka	Commercial (C)	0	0	4,500	N/A	N/A	N/A	N/A	N/A	N/A
2019-2-S-3-1 (Aria)	08-23-30-8728-00-010,-040 and 08-23-30-0000-00-049	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 12-inch watermain within Conway right-of-way and 8-inch watermain within Trentonian right-of-way WW: 8-inch forcemain within Conway right-of-way RW: Not currently available	Commercial (C)	0	0	119,572	0.011	0.009	0.011	0.009	No	East
2019-2-S-3-2 (South Holden)	10-23-29-0000-00-018	PW: Orlando Utilities Commission WW: Orange County Utilities RW: City of Orlando	PW: Contact Orlando Utilities Commission WW: 12-inch forcemain within Holden right-of-way near Almark Drive RW: Not currently available	Medium Density Residential (MDR)	5	0	0	N/A	0.001	N/A	0.001	No	South

Potable Water and Wastewater Facilities Analysis for 2019-2 Small Cycle Comprehensive Policy Plan Amendments

Amendment Number	Parcel ID	Service Type and Provider	Main Size and General Location	Proposed Land Use	Maximum Density, Dwelling Units	Maximum Density, Hotel Rooms	Maximum Density Non-residential SF	PW Demand (MGD)	WW Demand (MGD)	Available PW Capacity (MGD)	Available WW Capacity (MGD)	Reclaimed Water Required for Irrigation	OCU Service Area
2019-2-S-3-3 (Hourglass Brewing)	06-23-30-3328-02-290, 06-23-30-3328-01-010	PW: Orlando Utilities Commission WW: City of Orlando RW: City of Orlando	PW: Contact Orlando Utilities Commission WW: Contact City of Orlando RW: Contact City of Orlando	Commercial (C)	0	0	104,155	N/A	N/A	N/A	N/A	N/A	N/A
2019-2-S-3-4 (547 Hewett Dr)	27-22-30-3504-05-020 (Lot 2)	PW: Orlando Utilities Commission WW: City of Orlando RW: City of Orlando	PW: Contact Orlando Utilities Commission WW: Contact City of Orlando RW: Contact City of Orlando	Commercial (C)	0	0	12,414	N/A	N/A	N/A	N/A	N/A	N/A
2019-2-S-3-5 (Celenza Property)	14-23-30-5240-07-071, - 073, -074	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 16-inch watermain within Hoffner right-of-way 4-inch forcemain within Hoffner right-of-way near Patch Road and 8-inch forcemain within Hoffner right-of-way near Manatee Street RW: Not currently available	Commercial (C)	0	0	271,161	0.025	0.020	0.025	0.020	No	East
2019-2-S-4-1 (Narcoossee Retail)	17-24-31-0000-00-003 (portion of)	PW: Orlando Utilities Commission WW: Orange County Utilities* RW: Orange County Utilities	PW: Contact Orlando Utilities Commission WW: 16-inch forcemain within Narcoossee right-of-way RW: 24-inch reclaimed watermain within Narcoossee right-of-way	Commercial (C) and Urban Service Area (USA) expansion	0	0	15,703	0.001	0.001	0.001	0.001	No	East
2019-2-S-5-1 (Old Cheney Townhomes)	21-22-30-0000-00-011	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 8-inch watermain within Turisi right-of-way and 12-inch watermain within Old Cheney right-of-way WW: 8-inch gravity main within Turisi right-of-way RW: Not currently available	5565 Old Cheney LLC	15	0	8,000	0.005	0.004	0.005	0.004	No	East
2019-2-S-5-2 (Wedgefield)	32-23-01-7602-00-011, and Portion of 32-23-01-7602-00-010	PW: Wedgefield PFC C. A. WW: Wedgefield PFC C. A. RW: Orange County Utilities	PW: Contact Pluris Wedgefield WW: Contact Pluris Wedgefield RW: Not currently available	Commercial (C) and Low Density Residential (LDR)	3	0	21,890	N/A	N/A	N/A	N/A	No	N/A
2019-2-S-5-3 (Epoch Aloma)	03-22-30-0000-00-047	PW: Winter Park WW: Winter Park RW: Orange County Utilities	PW: Contact City of Winter Park WW: Contact City of Winter Park RW: Not currently available	Medium High Density Residential (MHDR)	241	0	0	N/A	N/A	N/A	N/A	No	N/A
2019-2-S-5-4 (1123 W Fairbanks Ave)	03-22-29-0900-02-000	PW: Winter Park WW: Winter Park RW: Orange County	PW: Contact City of Winter Park WW: Contact City of Winter Park RW: Not currently available	Commercial (C)	0	0	TBD	N/A	N/A	N/A	N/A	No	N/A
2019-2-S-6-1 (Powder Coating Factory)	30-22-29-0000-00-059	PW: Orlando Utilities Commission WW: Orange County Utilities RW: Orange County Utilities	PW: Contact Orlando Utilities Commission WW: 10-inch gravity main within Old Winter Garden right-of-way RW: Not currently available	Commercial (C)	0	0	28,101	0.003	0.002	0.003	0.002	No	West
2019-2-S-6-2 (118 Ring Rd)	30-22-29-6244-09-100	PW: Orlando Utilities Commission WW: Orange County Utilities RW: Orange County Utilities	PW: Contact Orlando Utilities Commission WW: 8-inch gravity main within Ring right-of-way RW: Not currently available	Commercial (C)	0	0	3,000	0.000	0.000	0.000	0.000	No	West
2019-2-S-6-4 (Devon Storage Facility)	19-22-29-0000-00-023 (portion of)	PW: Orlando Utilities Commission WW: Orange County Utilities RW: Orange County Utilities	PW: Contact Orlando Utilities Commission WW: 8-inch gravity main within La Grange right-of-way RW: Not currently available	Commercial (C)	0	0	0	0.000	0.000	0.000	0.000	No	West

NOTES:

No plant improvements are needed to maintain LOS standards. This evaluation pertains solely to water and wastewater treatment plants. Connection points and transmission system capacity will be evaluated at the time of Master Utility Plan review and permitting, or at the request of the applicant.

*The site is outside the Urban Service Area, but abuts the Urban Service Area boundaries, and water and wastewater mains are located in the vicinity of the site. If the Urban Service Area boundary is expanded to encompass this site, or if the extension of water and wastewater mains outside the Urban Service Area to serve this site is already compatible with Policies PW1.4.2, PW1.5.2, and the equivalent wastewater policies, water and wastewater demands and connection points to existing OCU transmission systems will be addressed as the project proceeds through the DRC and construction permitting process.

Abbreviations: PW - Potable Water; WW - Wastewater; RW - Reclaimed Water; WM - Water Main; FM - Force Main; GM - Gravity Main; MUP - Master Utility Plan; TBD - To be determined as the project progresses through Development Review Committee,

Mills, Misty D

From: Golgowski, Gregory F
Sent: Thursday, September 05, 2019 11:51 AM
To: Mills, Misty D
Subject: FW: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request
Attachments: 2019-2 S Utilities FacilitiesAnalysis and CL_8.28.19.pdf

From: Tatro, Laura A
Sent: Friday, August 30, 2019 8:32 AM
To: Henriquez, Alyssa P <Alyssa.Henriquez@ocfl.net>
Cc: Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; Wolfe, Lindy A <Lindy.Wolfe@ocfl.net>
Subject: RE: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Alyssa,

Attached is the 2019-2 Small Scale Facilities Analysis for utilities. Please let me know if you have any questions or difficulties opening the attachments.

Laura Tatro, P.E.
Orange County Utilities
laura.tatro@ocfl.net
(407) 254-9913

From: Henriquez, Alyssa P
Sent: Monday, August 19, 2019 11:29 AM
To: Alexander, Brandice N; Arthurs, Deborah; Atassi, Mina; Atkins, Belinda; Barq, Mirna; Barsati, Nargis; Bernier, Sarah; Bradbury, Amy; Divine, Daniel; Dubus, Anne; Durbal-Mohammed, Anganie; Fasnacht, Kurt; Flynt, James; Geiger, John; Goff, Robert; Golgowski, Gregory F; Hepker, David A; Jones, David (Envir. Protection); Salvo, Julie (OCPS); Lujan, Jacob G; McMillen, Barrie K; Moffett, Cedric; Nastasi, Renzo; Poleon, John; Rathbun, David A; Remudo-Fries, Teresa; Research; Rountree, Keenya; Salcedo, Andres; Spivey, Robert; Suedmeyer, Matt; Tatro, Laura A; Thomas, Bill; Warren, Kirsten K; Whitfield, Anoch P; Wolfe, Lindy A
Subject: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Good morning,

The Planning Division is requesting a public facility and capacity report for the 2019-2 Small Cycle Amendments to the Comprehensive Plan (CP).

To assist you in your review, I have provided a Summary Chart that lists the amendment data and information, a Development Yield Estimates Sheet that reflects the existing and proposed development scenarios accompanied by a Future Land Use/Location Map for the request. Any environmental or transportation analysis that the applicant provided are located in the following directory:

<\\ocnas\County Share\Planning\Section - Comp Planning\2019-2 Small Scale Facility Analysis>

Ultimately, we need you to determine whether there is adequate capacity to serve development resulting from the proposed land use change and to identify those facilities that would be impacted. When applicable, please identify the existing Level of Service (LOS) of the impacted facilities.

The first public hearing for this request will be on October 17, 2019 before the Local Planning Agency; therefore, we would appreciate receiving information and comments by Friday, August 30, 2019. Your comments will be incorporated into the materials that are shared with the commissioners, so we request that you provide this information in writing (electronic / hard copies) and on letterhead.

Should you have any questions or need additional information, please contact me at (407) 836-0953, or Greg Golgowski at (407) 836-5624 or Gregory.Golgowski@ocfl.net.

Thank you in advance for your assistance,
Alyssa



Alyssa Henriquez

Planner II

Comprehensive Planning

Orange County Planning Division

201 S. Rosalind Avenue- 2nd floor

Orlando, FL 32801

Phone: 407-836-0953

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Alyssa.Henriquez@ocfl.net

IMPACT OF EXISTING DEVELOPMENT

Title	Location	Sector	Total # of Sworn	Total # of Civilian	Est. CFS	# of Sworn Comm/Retail	# of Sworn Hotel/Motel	# of Sworn Manufact. Home	# of Sworn Manufact	# of Sworn Multifam	# of Sworn Ofc/Instit	# of Sworn Schools (Private Only)	# of Sworn Single Family	# of Sworn Warehouse
Small Scale 2019-2-S-1-1 (Registry on Grass Lake)	14506 Avalon Rd.; Generally located on the west side of Avalon Rd., north of Arrowhead Blvd., east of the Orange/Lake County Line, and south of Grove Blossom Wy.	6	0.00	0.00	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Small Scale 2019-2-S-1-2 (Townhomes at Westwood)	11302 and 11314 Westwood Boulevard; Generally located west of Westwood Boulevard, north of Lake Willis Drive, and south of Central Florida Parkway.	5	0.00	0.00	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Small Scale 2019-2-S-2-6 (Clarcona Retail)	1171 Clarcona Rd.; Generally located on the east side of Clarcona Rd., north of E. 13th St., west of Old Apopka Rd., and south of Short St.	1	0.00	0.00	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Small Scale 2019-2-S-3-1 (Aria)	3706, 3708 Conway Road and 4309 Trentonian Court; Generally located north of Trentonian Ct., east of Gatewood Dr., south of Parkside Dr., and west of Conway Rd.	4	0.01	0.00	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00

IMPACT OF EXISTING DEVELOPMENT

Title	Location	Sector	Total # of Sworn	Total # of Civilian	Est. CFS	# of Sworn Comm/Retail	# of Sworn Hotel/Motel	# of Sworn Manufact. Home	# of Sworn Manufact	# of Sworn Multifam	# of Sworn Ofc/Instit	# of Sworn Schools (Private Only)	# of Sworn Single Family	# of Sworn Warehouse
Small Scale 2019-2-S-3-3 (Hourglass Brewing)	1516 Jessamine Avenue and 2500 Curry Ford Road; Generally located north of E Kaley Ave., east of S Bumby Ave., south of Curry Ford Rd., and west of Jessamine Ave.	4	0.02	0.01	6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
Small Scale 2019-2-S-3-5 (Celenza Property)	6425, 6419, 6445 Hoffner Avenue; Generally located north of Hoffner Ave., east of Redditt Rd., south of Nassau Ave., and west of Volusia Dr.	2	0.00	0.00	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Small Scale 2019-2-S-4-1 (Narcoossee Retail)	11733 Narcoossee Road; Generally located east of Narcoossee Road, south of Kirby Smith Road, and north of	2	0.00	0.00	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Small Scale 2019-2-S-5-3 (Epoch Aloma)	3045 Aloma Avenue; Generally located north of Aloma Ave., east of Ellendale Dr., south of Semoran Park Dr., and west of Semoran Blvd.	2	0.06	0.03	18	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00

IMPACT OF EXISTING DEVELOPMENT

Title	Location	Sector	Total # of Sworn	Total # of Civilian	Est. CFS	# of Sworn Comm/Retail	# of Sworn Hotel/Motel	# of Sworn Manufact. Home	# of Sworn Manufact	# of Sworn Multifam	# of Sworn Ofc/Instit	# of Sworn Schools (Private Only)	# of Sworn Single Family	# of Sworn Warehouse
Small Scale 2019-2-S-6-1 (Powder Coating Factory)	5200 Old Winter Garden Rd.; Generally located south of Old Winter Garden Rd., west of S. Pine Hills Rd., north of W. South St., and east of Ring Rd.	3	0.01	0.00	3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
Small Scale 2019-2-S-6-2 (118 Ring Road)	118 Ring Rd.; Generally located on the west side of Ring Rd., south of Old Winter Garden Rd., north of W. South St., and east of Tremont Ave.	3	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Sworn	Civilian	CFS									
		Total:	0.12	0.05	32.95	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.02	0.02



Sheriff John W. Mina

ORANGE COUNTY SHERIFF'S OFFICE

INTEROFFICE MEMORANDUM

August 30, 2019

TO: Alyssa Henriquez
Orange County Planning Division

FROM: Daniel Divine, Manager
Research & Development

A handwritten signature in blue ink, appearing to be "DD", written over the name Daniel Divine.

SUBJECT: 2019-2 Small Scale Comprehensive Policy Plan Amendments (CPPA)

As requested, we have reviewed the impact of the existing and proposed development scenarios related to the 2019-2 Small Scale Comprehensive Policy Plan Amendments (CPPA). Based on the existing and proposed development scenarios, the Sheriff's Office staffing needs for existing are 0.12 deputies and 0.05 support personnel and proposed are 3.04 deputies and 1.38 support personnel to provide the standard level of service (LOS) to these developments.

Comprehensive Policy Plan Amendment #2019-2-S-2-1 is a proposed retail and wholesale warehouse, **#2019-2-S-2-2** has proposed multi-family dwelling units, **#2019-2-S-2-3**, **#2019-2-S-2-4**, **#2019-2-S-2-5** and **#2019-2-S-2-6** are proposed commercial use developments. These developments are located in Sheriff's Office Patrol Sector One. Sector One is located in the northwestern portion of Orange County and is approximately 116.588 square miles. In 2018 the Sheriff's Office had 1,343,802 calls for service and 151,277 of these calls were in Sector One. In 2018 the average response times to these calls were 00:17:29 minutes for Code 1 [non emergency service calls]; 00:27:31 minutes Code 2 [non life threatening emergency calls]; and 00:06:35 minutes Code 3 [life-threatening emergency calls].

Comprehensive Policy Plan Amendments #2019-2-S-3-4, **#2019-2-S-3-5** and **#2019-2-S-4-1** are proposed commercial use developments, **#2019-2-S-5-2** is a proposed commercial use development as well as proposed dwelling units, **#2019-2-S-5-1** proposes townhomes and commercial uses and **#2019-2-S-5-3** are proposed multifamily dwelling units. These developments are in Sheriff's Office Patrol Sector Two. Sector Two is located in the eastern portion of Orange County and is approximately 400.285 square miles, our largest sector geographically. In 2018 Sector Two had 275,778 calls for service and the average response times to these calls were 00:17:30 minutes Code 1; 00:29:34 minutes Code 2; and 00:06:30 minutes Code 3.

Comprehensive Policy Plan Amendment #2019-2-S-6-1 is a proposed warehouse located in Sector Three. Sector Three is situated in the Middle Western portion of Orange County and is approximately 82.745 square miles. In 2018 Sector Three had 181,534 calls for service. In 2018 the average response times to these calls were 00:17:53 minutes for Code 1; 00:28:12 minutes for Code 2; and 00:06:52 minutes for Code 3.

Alyssa Henriquez
August 30, 2019
Page 2 of 2

Comprehensive Policy Plan Amendment #2019-2-S-3-1 is a proposed commercial and professional office use development and **#2019-2-S-3-2** has proposed multifamily dwelling units. These developments are located in Sector Four. Sector Four is centrally located and is approximately 70.534 square miles. In 2018 Sector Four had 269,951 calls for service. In 2018 the average response times to these calls were 00:19:43 minutes for Code 1; 00:31:24 minutes Code 2; and 00:05:46 for minutes Code 3.

Comprehensive Policy Plan Amendment #2019-2-S-1-2 are proposed single family attached dwelling units located in Sector Five. In 2018 Sector Five had 144,312 calls for service. In 2018 the average response times to these calls were 00:10:22 minutes for Code 1; 00:12:06 minutes Code 2; and 00:04:19 minutes Code 3.

The Orange County Sheriff's Office measures service requirements based on the number of calls for service generated and the number of staff needed to respond to those calls. All development generates impact, but at varying levels. In the 2018 update to the Law Enforcement Impact Fee Ordinance, the Sheriff's Office Level of Service was 282 calls for service per sworn officer per year. Support personnel are calculated by applying 45.4% to the sworn officer requirement. The 'formula' is *land use x unit of development x calls per unit divided by 282 = number of deputies required for that development. The 'formula' for the number of support personnel required is the number of deputies * 45.4 percent.* These calculations are obtained from Orange County's Law Enforcement Impact Fee Study and Ordinance.

Impact fees address capital cost only. All other costs must be requested from the Board of County Commissioners including salaries and benefits.

As stated before, all new development creates new calls for service, which in turn creates a need for new additional manpower and equipment. If calls for service increase without a comparable increase in manpower our response times are likely to increase.

If you wish to discuss this information, please contact me or Belinda Atkins at 407 254-7470.

DPD/bga

Attachments

cc: Undersheriff Mark J. Canty, Chief Deputy Nancy Brown, Chief Deputy Larry G. Zwieg, Major Angelo L. Nieves, Major Rick Meli, Captain Mariluz Santana, CALEA 15.1.3



PARKS AND RECREATION DIVISION
MATT SUEDMEYER, MANAGER
4801 W Colonial Drive, Orlando, FL 32808
407-836.6200 • FAX 407-836.6210 • <http://www.orangecountyparks.net>

September 18, 2019

TO: Alberto Vargas, Manager, Planning

FROM: Cedric M. Moffett, Principal Planner, Parks and Recreation

SUBJECT: Facilities Analysis and Capacity Report
2019-2 Small Scale Cycle Comprehensive Policy Plan Amendments

The Parks and Recreation Division have reviewed the 2019-2 Small Scale Cycle Comprehensive Policy Plan Amendments. Based on the information provided the development impacts do not exceed our countywide available parkland capacity (see attached chart), however, the projects still need to meet applicable development requirements for parks and recreation. As per usual we only analyzed the impact of the residential amendments.

The Future Land Use Amendment maps have been compared to our existing and proposed park and trail facilities and there are no direct impacts.

CM:cm

c: Matt Suedmeyer, Manager, Parks and Recreation
Regina Ramos, Project Manager, Parks and Recreation
File: Comp Plan Amendments

Facilities Analysis and Capacity Report
2019-2 Smale Scale Cycle Comprehensive Policy Plan Amendments
(Amendments with Parks Level-of-Service Impacts)

Amendment Number	Proposed Future Land Use	Residential Dwelling Units	Population (2.56/unit)	Active Recreation Acreage Impact (1.5 ac/1,000 pop)	Resource Recreation Acreage Impact (6.0 ac/1,000 pop)
2019-2-S-1-2	Planned Development-Medium Density Residential (PD-MDR)	43	110.08	0.165	0.660
2019-2-S-2-2	Medium-High Density Residential (MHDR)	147	376.32	0.564	2.258
2019-2-S-3-2	Medium Density Residential (MDR)	5	12.8	0.018	0.077
2019-2-S-5-1	Medium Density Residential (MDR) and Commercial (C)	15	38.4	0.058	0.230
2019-2-S-5-2	Commercial (C) and Low Density Residential (LDR)	3	7.68	0.012	0.046
2019-2-S-5-3	Medium Density Residential (MDR)	241	616.96	0.925	3.702
		Total Acreage Impact		1.742	6.973
		Available Capacity (as of July 2019)		377.440	7584.570