



Interoffice Memorandum

Received: September 22, 2020 @ 4:57pm
No advertising requirements

September 22, 2020

To: Katie Smith, Manager
Comptroller Clerk's Office

Through: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development

From: David D. Jones, P.E., CEP, Manager
Environmental Protection Division
(407) 836-1406

Staff Person: **Elizabeth R. Johnson, CEP, Assistant Manager
Environmental Protection Division
(407) 836-1511**

Subject: Request for Public Hearing on October 27, 2020, at 2:00 p.m., for a Conservation Area Impact Permit Application (CAI-20-06-044) for the construction of a new industrial warehouse facility located on Young Pine Road in Orlando, FL 32829, Parcel ID No. 16-23-31-0000-00-004, District 4

Applicant: Young Pine Business Park, LLLP

Type of Hearing: Conservation Area Impact Permit Application

Hearing required by Florida Statute # or Code: Orange County Comprehensive Plan

Advertising requirements: None

Advertising timeframes: N/A

Abutters to be notified: The applicant and agent will be notified at least ten days prior to the hearing by the Environmental Protection Division (EPD). Notification of abutters is not necessary.

Estimated time required For public hearing: 2 minutes

Municipality or other Public Agency to be notified: St. Johns River Water Management District – Marc Von Canal
mvoncana@sjrwm.com

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Request for Public Hearing– Conservation Area Impact Permit Application for Young Pine Business Park (CAI-20-06-044)

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Hearing Controversial: No

District #: 4

Materials being submitted as backup for public hearing request:

1. Site Plan
2. Location Map

Special Instructions to Clerk:

1. Once the Board of County Commissioners makes a decision on the Conservation Area Impact Permit Application, please submit the decision letter to Michelle Gonzalez with EPD. EPD will issue the decision to the applicant.

AW/NT/TMH/ERJ/DJ/gfdjr: mg

Attachments

REVISED

Conservation Area Impact Permit Request



Conservation Area Impact Permit Application Request CAI-20-06-044 District #4

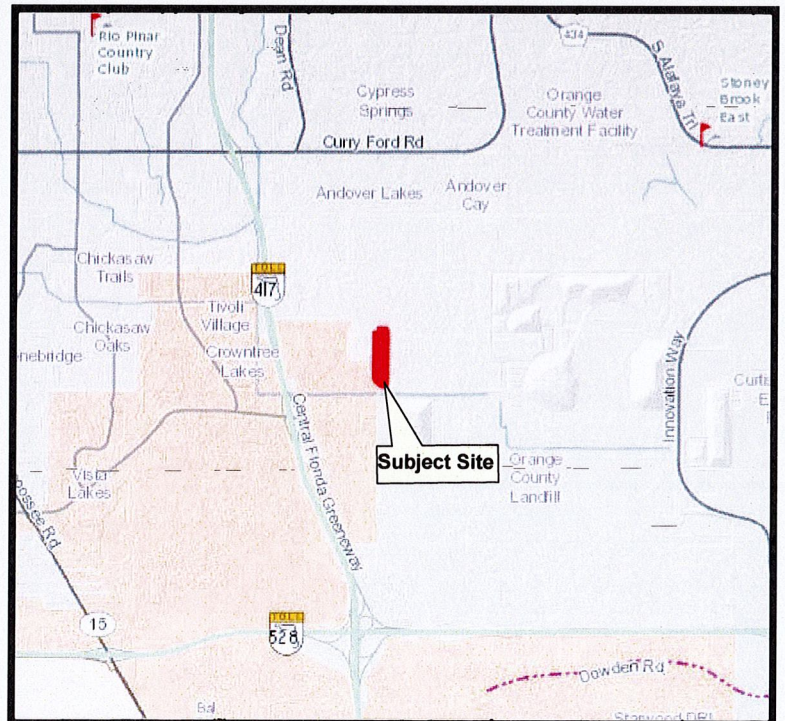
Applicant: Young Pine Business Park, LLLP

Address: Young Pine Road

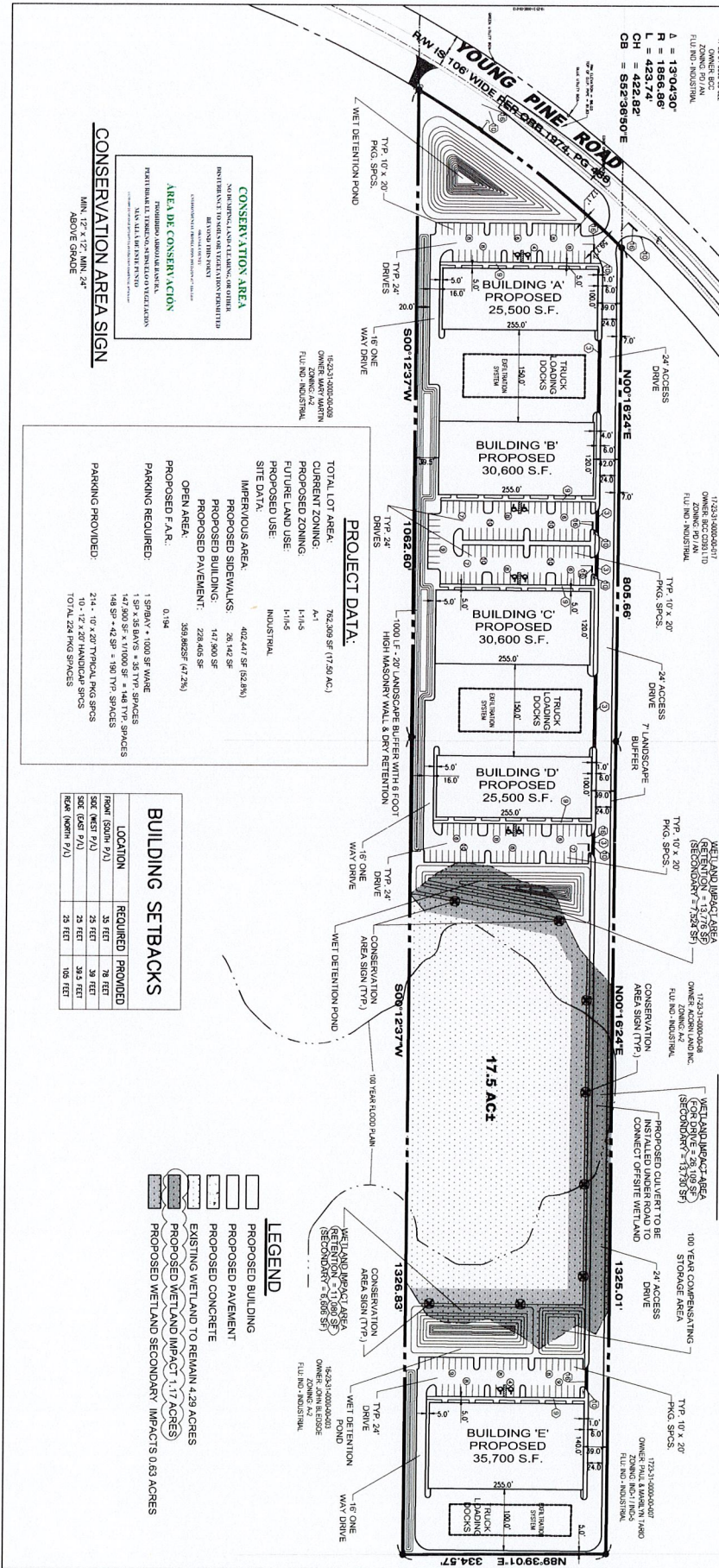
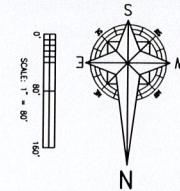
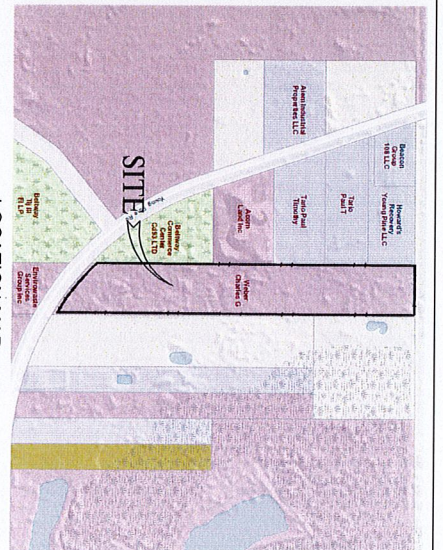
Parcel ID: 16-23-31-0000-00-004

Project Site 

Property Location 



- ### STRIPING & SIGNAGE LEGEND
- ① STOP CROSS WALK
 - ② 5' CROSSWALK - SPECIAL EMPHASIS
 - ③ HANDICAP PARKING SIGN
 - ④ ADA DEFLECTABLE CURB
 - ⑤ ADA DEFLECTABLE WARNING MATS
 - ⑥ 6" x 6" HEAVY CURB
 - ⑦ 2' CURB & GUTTER
 - ⑧ CONCRETE SIDEWALK
 - ⑨ 30" STOP SIGN (R-1)
 - ⑩ STRIPED LOADING AREA
 - ⑪ TRUCK DIVERTER ENCLOSURE
 - ⑫ 5' DUBBER CROSSWALK - SPECIAL EMPHASIS
 - ⑬ HANDICAP ASILE STRIPING PER IFC FACILITY DESIGN MANUAL, SHEET 1-109
 - ⑭ 24" WHITE STOP BAR



CONSERVATION AREA SIGN

MIN. 12" x 13" MIN. 24" ABOVE GRADE

PROJECT DATA:

TOTAL LOT AREA: 782,369 SF (17.56 AC.)
 CURRENT ZONING: M-1
 PROPOSED ZONING: I-1/H-5
 FUTURE LAND USE: INDUSTRIAL

SITE DATA:

IMPERVIOUS AREA: 402,247 SF (9.28%)
 PROPOSED BUILDING: 26,142 SF
 PROPOSED PAVEMENT: 228,465 SF
 OPEN AREA: 359,862 SF (47.2%)
 PROPOSED F.A.R.: 0.154

PARKING REQUIRED: 1,596 VEH. + 10,000 SF WAREHOUSE STORAGE
 148 SP. + 42 SP. = 190 TYP. SPACES

PARKING PROVIDED: 218 - 10' x 20' TYPICAL PKG SPACES
 147,900 SF x 1,000 SF = 147,900 TYP. SPACES
 148 SP. + 42 SP. = 190 TYP. SPACES
 TOTAL 226 PKG SPACES

BUILDING SETBACKS

LOCATION	REQUIRED	PROVIDED
FRONT (300' W/1)	35 FEET	78 FEET
REAR (300' W/1)	25 FEET	38 FEET
SIDE (100' W/1)	25 FEET	39.5 FEET
SIDE (300' W/1)	25 FEET	105 FEET

LEGEND

- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- EXISTING WETLAND TO REMAIN 4.29 ACRES
- PROPOSED WETLAND IMPACT 1.17 ACRES
- PROPOSED WETLAND SECONDARY IMPACTS 0.63 ACRES

CONCEPT SITE PLAN 'B'
LASSER DEVELOPMENT
OFFICE/WAREHOUSE
 ORANGE COUNTY, FLORIDA

AMERICAN CIVIL ENGINEERING CO.
 207 N. WOOD ROAD, SUITE 201, WINTER SPRINGS, FLORIDA 32789
 407-887-1000 FAX 407-887-1001
 CERTIFICATE OF AUTHORIZATION NO. 60088729

DATE	REVISION	REVISION	CHECKED
06/01/2020	REVISED PER ORANGE COUNTY EPO	MDS	THIS
06/17/2020	ADDED CONSERVATION SIGNS ADJACENT TO WETLANDS	MDS	THIS
07/10/2020	REVISED WETLAND SECONDARY IMPACTS	MDS	THIS

C1