

# Greenway Affiliated Properties on East Colonial Drive

- Corporate headquarters of 3 billion automotive group – national, not neighborhood business
- Major employer (1000+ employees locally/2,600+ nationally)
- Largest private, locally based business in Cntrl. FL (*Orlando Business Journal*)
- 59-acre PD approved in 2001
- Fully built out - state of the art facility
- At corner of 417 and East Colonial
- Better fits in urban center, not neighborhood center
- No plans (or need to redevelop) – why included at all?

# Existing Greenway PD

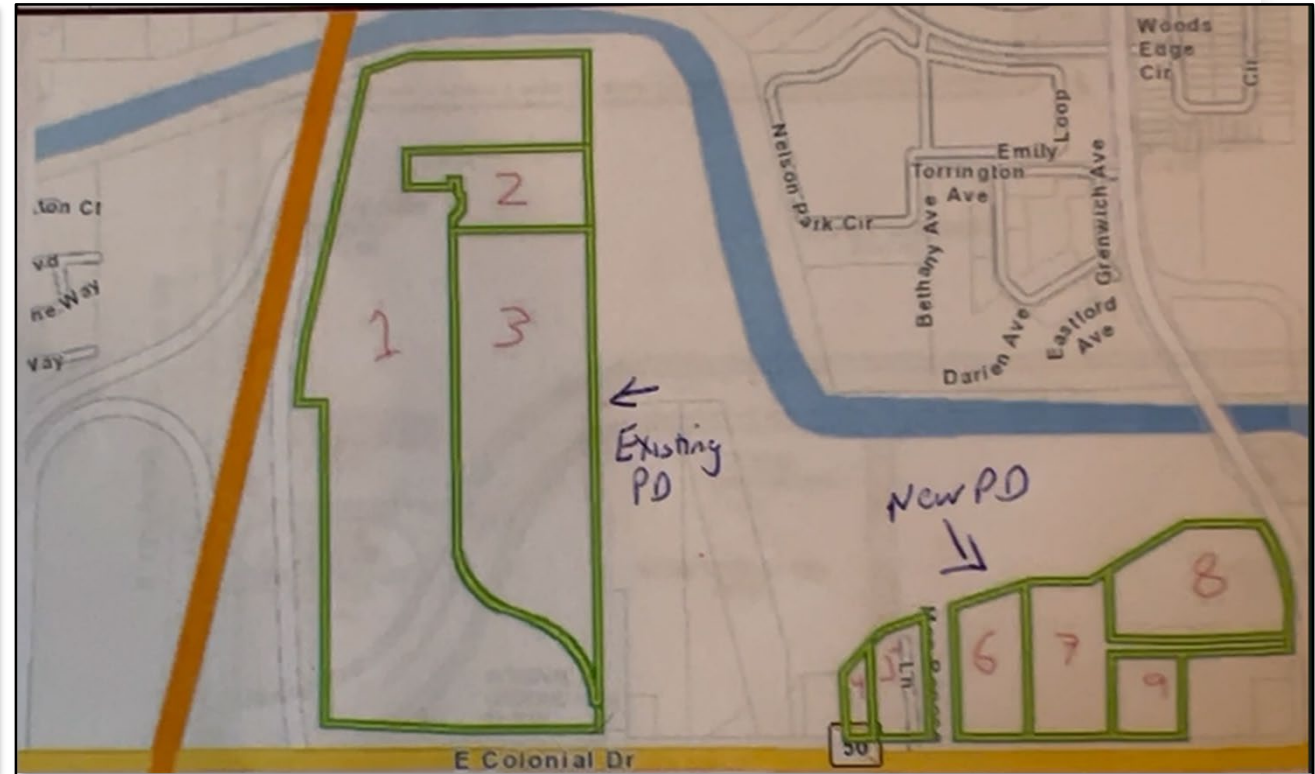
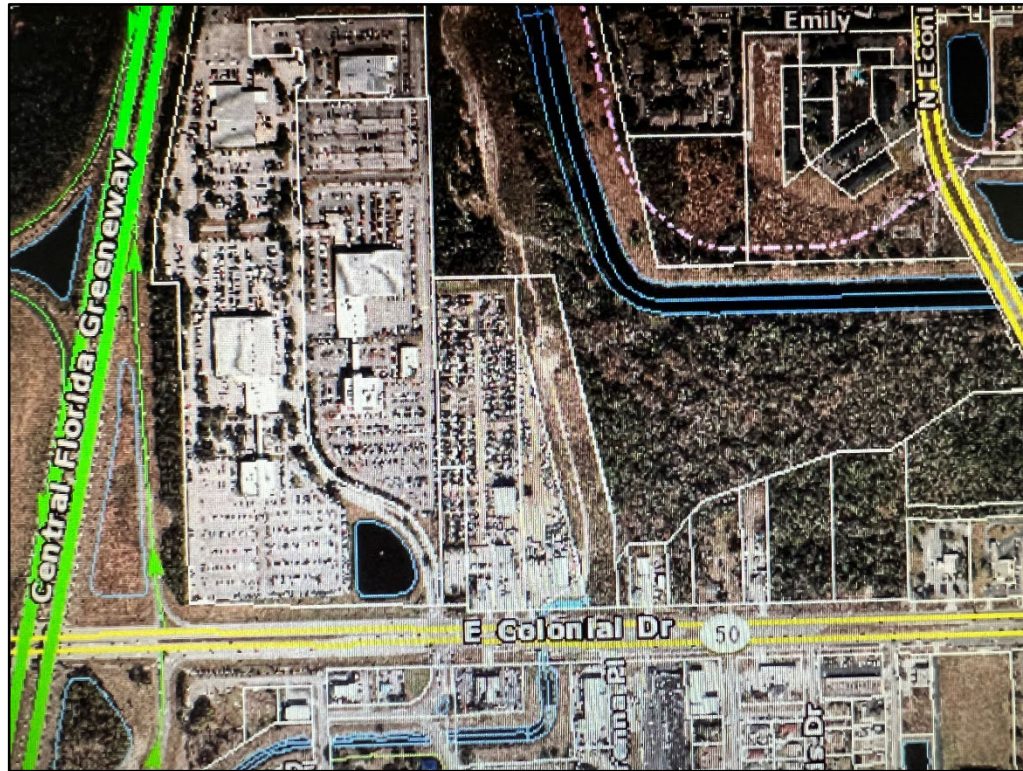


# Serious Concerns About Vision 2050 and Subsequent LDR Changes on Impact to Business Operations

- LMN 2.1:6 Neighborhood Center – “Allowable Uses: commercial, office and institutional uses in mixed use buildings” (p. 75 of 3/24/23 Vision 2050 Draft)
- Draft Land Development Regulations reference:
  - Building location criteria
  - Setbacks to adjacent uses
  - Architectural review standards
  - Pedestrian and walkway standards
  - Requirements relating to vibrations, odors, glares, etc.
- Area is not near any neighborhoods; well buffered by 417 to East; Colonial to South; Preservation Area to North)
- Perfect area for auto sales and repair “campus” / 17.24 acre assemblage

# Assemblages of Parcel 4-9 by Greenway – “New PD”

- 17.24-acres acquired and seeking to add additional parcels for a second automotive sales and retail camps



- “New PD” Application just submitted along with Vested Rights application for Existing Greenway PD and other properties to ensure no business disruption or devaluation

## Current Status

- New PD Application for Parcels 4-9 submitted – in process
- Application for Vested Rights Determination for existing PD and New PD submitted – in process
- Greenway reserves statutory right to opt out of Vision 2050 prior to Vision 2050 adoption
- Goal is to ensure no disruption to Greenway's current business operations, and plans for expansion; minimize uncertainty and continue to work with County to find a shared Vision