



## Interoffice Memorandum

September 5, 2024

TO: Mayor Jerry L. Demings  
-AND-  
County Commissioners

FROM: Tanya Wilson, AICP, Director  
Planning, Environmental, and Development Services Department

CONTACT PERSON: **Joseph C. Kunkel, P.E., DRC Chairman**  
**Development Review Committee**  
**Public Works Department**  
**(407) 836-7971**

SUBJECT: September 24, 2024 – Public Hearing  
Applicant(s): Allyson Willams, KPM Franklin  
Project Name: GOLF Planned Development / Land Use Plan (PD / LUP)  
Project No.: LUP-24-01-012 / District 3

This public hearing is to consider a recommendation from the Planning and Zoning Commission's (PZC) meeting on August 15, 2024, to approve the GOLF Planned Development (PD) / Land Use Plan (LUP). The subject property is located north of Oak Ridge Road and west of South Orange Avenue. The request is to rezone the subject parcel from I-1/I-5 (Industrial District) to PD (Planned Development District) with a development program that will allow up to 44,518 square feet of commercial uses for the purpose of developing a K-12 private school with a total of 488 students.

A community meeting was held on June 4, 2024, at Oak Ridge High School, which was attended by approximately 10 area residents. Participants at the meeting expressed concerns of traffic impacts, and expressed a desire for more details on both how access would work for the project and to the industrial facility to the north that accesses through the subject property, and how the project would be designed. As a result, a second community meeting was held on August 26, 2024, at Oak Ridge High School which was attended by approximately 9 area residents. Participants at the meeting expressed traffic and traffic safety concerns and questions were raised about the hours of operation and what the building would look like.

The required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these documents and the plans may be found in the Planning Division for further reference.

**ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan and approve the GOLF Planned Development Land Use Plan dated "Received July 11, 2024", subject to the conditions listed under the PZC Recommendation in the Staff Report. District #3**

TW/JCK/bs

**CASE # LUP-24-01-012**

Commission District: # 3

**GENERAL INFORMATION**

**APPLICANT** Allyson Willams, KPM Franklin

**OWNER** Schuler Family, LLC

**PROJECT NAME** GOLF Planned Development / Land Use Plan (PD / LUP)

**PARCEL ID NUMBER(S)** 24-23-29-3404-00-080

**TRACT SIZE** 5.11 acres

**LOCATION** North of Oak Ridge Road / West of South Orange Avenue

**REQUEST** To rezone 5.11 acres from I-1 / I-5 (Industrial District - Light) to PD (Planned Development District) with a proposed development program that will allow up to 44,518 square feet of commercial uses for the purpose of developing a K-12 private school with a total of 488 students.

In addition, the following waiver is requested from Orange County Code:

1. A waiver from Section 38-1272(a)(3)e to reduce the minimum side yard building set back along the east and west PD boundary to 7 feet in lieu of the required 25 feet when abutting adjacent commercial or industrial uses.

***Applicant Justification:*** DRC has identified the need for a separate access drive to facilitate independent access to the rear industrial area and potential future developments. Due to the narrow frontage of the subject site, this necessitates shifting the building closer to either the east or west boundary. This adjustment is crucial to provide sufficient space for an additional two-way access drive, ensuring both operational functionality and compliance with safety standards for the proposed school. Shifting the building in this manner will allow the school to maintain the required operational capacity and ensure that the layout supports effective and safe access for all sites

**PUBLIC NOTIFICATION** The notification area for this public hearing extended beyond 800 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. Three hundred and sixteen (316) notices were mailed to those property owners in the mailing area.

**IMPACT ANALYSIS**

**Project Overview**

The subject property is generally located north of Oak Ridge Road and west of South Orange Avenue. The property is surrounded by industrial, commercial, and residential uses. The property is currently undeveloped and currently serves as access to the industrially developed property to the north and that property will continue to access Oak Ridge Road through this development.

Through this request, the applicant is seeking to rezone the subject parcel from I-1/I-5 (Industrial District) to PD (Planned Development District) and is proposing a development program that will allow up to 44,518 square feet of residential commercial uses to develop a private school. The proposed private school will be for grades kindergarten through 12th grade and will have a maximum of 488 students. The applicant has indicated two one-story buildings being proposed; 18,000 square feet for the school and 12,000 square feet of mixed use for the gymnasium, assembly, and offices.

**SITE DATA**

<b>Existing Use</b>	Vacant Land
<b>Adjacent Zoning</b>	N: I-1 / I-5 (Industrial District) (1973) E: I-4 (Industrial District) (1998) W: R-1A (Single-Family Dwelling District) (1967) C-2 (General Commercial District) (1994) C-3 (Wholesale Commercial District) (2021) S: C-3 (Wholesale Commercial District) (1962)
<b>Adjacent Land Uses</b>	N: Vacant Land E: Vacant Land W: Church Auto Repair Vacant Land SF Residential S: Auto Repair

**APPLICABLE PD DEVELOPMENT STANDARDS**

PD Perimeter Setback: 7 feet / 25 feet (waiver requested)  
Maximum Building Height: 35 feet / 50 feet  
(35 ft max height within 100 feet of any abutting residential zoning district)  
Maximum Impervious Area: 70%  
Maximum FAR: 1.5

**Minimum Building Setbacks**

North Setback : 25 feet  
East Setback: 7 / 25 feet (waiver requested)  
South Setback: 25 feet  
West Setback: 7 / 25 feet (waiver requested)

Minimum Open Space: 20%

**Land Use Compatibility**

The proposed development program is compatible with existing development in the area and would not adversely impact any adjacent properties.

**Comprehensive Plan (CP) Consistency**

The current and proposed FLUM designation is Planned Development - Commercial (PD-C). The designation was approved in November 2010 (see 2010-2-S-4-2) and allows up to 44,518 square feet of commercial uses. The proposed PD zoning would be consistent with the Comprehensive Plan. Note that the property was not rezoned to PD at that time. The proposed PD zoning district and development program is consistent with the PD-C FLUM designation as approved, therefore a CP amendment is not necessary. Additionally, the request is consistent with the following CP provisions:

**FLU1.4.2** states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.

**FLU1.4.4** states that the disruption of residential areas by poorly located and designed commercial activities shall be avoided.

**FLU8.1.1** states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities, market demand, and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

**OBJ FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

**FLU8.2.1** states that land use changes shall be required to be compatible with 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.

**FLU8.2.11** states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

**Overlay Ordinance**

The subject property is located within the South Orange Avenue Corridor Overlay District. The purpose of this overlay is to promote and facilitate an enhanced corridor along designated segments of South Orange Avenue and Hansel Avenue with certain zoning prohibitions and restrictions to ensure compatibility of land uses within and outside the district, especially as between areas within and outside of municipal boundaries. Please refer to Orange County Code Section 38-1054 for a list of uses prohibited in this district

**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.

**Environmental**

No construction, clearing, filling, alteration or grading is allowed within or immediately adjacent to a conservation area or easement (includes the conservation area and the wetland setback/buffer) without first obtaining a Conservation Area Impact (CAI) permit approved by the county and obtaining other applicable jurisdictional agency permits. Submit a CAI permit application to Orange County Environmental Protection Division. Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Proximity to parcels with known FDEP cleanup sites associated with the Southside Motorcycle-Auto Sales located less than 500ft to the East. No activity will be permitted on the site 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, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division 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

Portions of this site, including the entire area affected by this request and areas outside of this project, are included in an Orange County Board of County Commissioners approved Resolution #2017-M-27 of August 1, 2017 regarding designating certain land as the Pine Castle Urban Center: ROCC (Redeveloping Orange County Communities) as a 'Brownfield Area' for the purpose of environmental remediation, rehabilitation, economic development pursuant to criteria set forth in Section 376.80, Florida Statutes.

### **Transportation Planning**

Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.

Existing/Valid transportation capacity entitlements not found. Future development will require submittal of a CEL application to encumber transportation capacity in order to satisfy transportation concurrency requirement.

Based on the Concurrency Management database (CMS) dated 01/29/2024, there are multiple failing roadway segments within the project's impact area. Hoffner Ave, from Orange Ave to Oak Island Rd (1 segment(s)) and Orange Ave, from Sand Lake Rd to Holden Ave (3 segment(s)), are failing. This information is dated and subject to change.

### **Community Meeting Summary**

A community meeting was held on June 4, 2024, at Oak Ridge Highschool, which was attended by approximately 10 area residents. Participants at the meeting expressed concerns of traffic impacts and how access would work for the project and to the industrial facility to the north that accesses through the subject property. Attendees also expressed desire for more details of how the project would be designed. As a result, a second community meeting is scheduled for August 26, 2024.

### **Schools**

Orange County Public Schools (OCPS) staff has reviewed the proposed request and did not identify any issues or concerns.

### **Parks and Recreation**

Parks and Recreation Staff have reviewed the request and did not identify any issues or concerns.

### **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.

**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.

**ACTION REQUESTED**

**Development Review Committee (DRC) Recommendation – (July 10, 2024)**

**Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the GOLF PD - LUP dated "Received July 11, 2024", subject to the following conditions:**

1. Development shall conform to the Golf Land Use Plan (LUP) dated "Received July 11, 2024," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received July 11, 2024," the condition of approval shall control to the extent of such conflict or inconsistency.
  
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly

made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, as may be amended, 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, or any other development order, 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. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
7. A Declaration of Covenants, Conditions, and Restrictions (CC&Rs) shall be recorded and any necessary Property Owners Association (POA) be established simultaneously with the recording of the first plat, providing for, but not limited to, drainage easements, utility easements, cross access easements as well as any other shared facilities located within the Planned Development.



8. Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.
9. The developer shall obtain wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
10. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing wastewater systems have been designed to support all development (including hydraulically dependent development) within the PD.
11. Unless a Natural Resource Impact Permit (NRIP) is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland and Surface Water Protection", prior to Construction Plan approval, no wetland, surface water or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect wetland and surface water impacts.
12. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
13. The right-in, right-out, left-in access point on Oak Ridge Road must be aligned with Tiner Avenue. Any off-site improvements within Oak Ridge Road right-of-way will be evaluated at Development Plan/Preliminary Plan submittal.
14. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.
15. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
16. Prior to the Board public hearing for final consideration of this application, Developer/Applicant shall execute and record in the Public Records a Notice of Reservation reserving a cross-access easement over the subject property - PCN 24-23-29-3404-00-080 - in favor of the two properties immediately to the north – PCNs 24-23-29-3404-00-070 and 24-23-29-3404-00-071 – to ensure that those properties

continue to have access through the subject property to and from Oak Ridge Road. The Notice of Reservation shall reserve a cross-access easement the form of which shall be attached to the Notice as Exhibit "A". Prior to recording the Notice and Exhibit(s) Developer/Applicant shall provide a draft to the County Attorney's Office for review and shall be in form and substance acceptable to the County. Developer/Applicant shall execute and record a cross-access easement in substantially the same form as Exhibit "A" prior to or concurrent with any sale of transfer of the subject property.

17. A waiver from Orange County Code Section 38-1272(a)(3)e is granted to reduce the minimum side yard building set back along the east and west PD boundary to 7 feet in lieu of the required 25 feet when abutting adjacent commercial or industrial uses.

**PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS**

The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested PD (Planned Development District) zoning. The applicant was present and agreed with the staff recommendation. No members of the public were present to speak during public comment. Staff indicated that three hundred and sixteen (316) notices were sent to property owners and residents extending beyond 800 feet surrounding the property, and that staff had received one (1) response in favor, and zero (0) responses in opposition of the request.

After a short discussion clarifying access for industrial property to the north will continue to be through this property, a motion was made by Commissioner Fernandez and seconded by Commissioner Wiggins to recommend APPROVAL of the requested PD (Planned Development District) zoning subject to seventeen (17) conditions listed in the staff report. The motion was carried unanimously.

<b>Motion / Second</b>	<i>Eddie Fernandez / George Wiggins</i>
<b>Voting in Favor</b>	<i>Eddie Fernandez, George Wiggins, Michael Arrington, Camille Evans, Evelyn Cardenas, Gordon Spears and Eric Gray</i>
<b>Voting in Opposition</b>	<i>None</i>
<b>Absent</b>	<i>Nelson Pena and David Boers</i>

**PZC RECOMMENDED ACTION**

**Planning and Zoning Commission (PZC) Recommendation – (August 15, 2024)**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of GOLF Planned Development / Land Use Plan (PD/LUP) dated "Received July 11, 2024", subject to the 17 conditions listed in the staff report, subject to the following conditions:**

1. Development shall conform to the Golf Land Use Plan (LUP) dated "Received July 11, 2024," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received July 11, 2024," the condition of approval shall control to the extent of such conflict or inconsistency.
  
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
  
3. Pursuant to Section 125.022, Florida Statutes, as may be amended, 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, or any other development order, 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.
  
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disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.

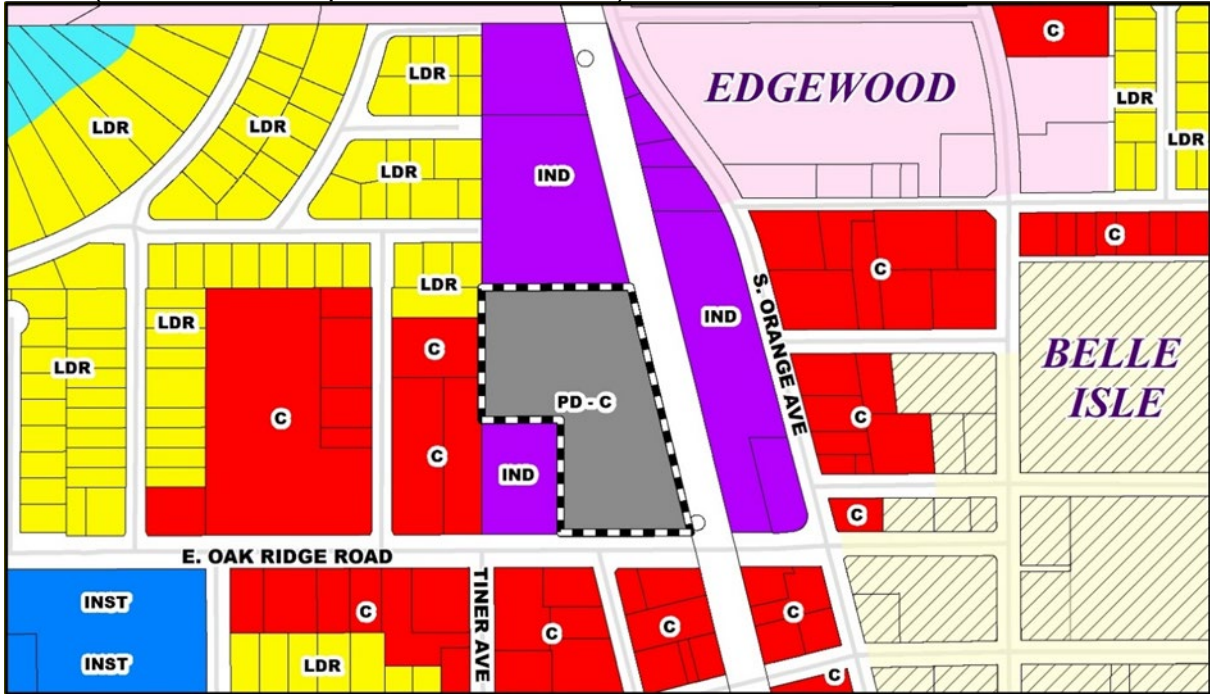
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6. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
7. A Declaration of Covenants, Conditions, and Restrictions (CC&Rs) shall be recorded and any necessary Property Owners Association (POA) be established simultaneously with the recording of the first plat, providing for, but not limited to, drainage easements, utility easements, cross access easements as well as any other shared facilities located within the Planned Development.
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been designed to support all development (including hydraulically dependent development) within the PD.

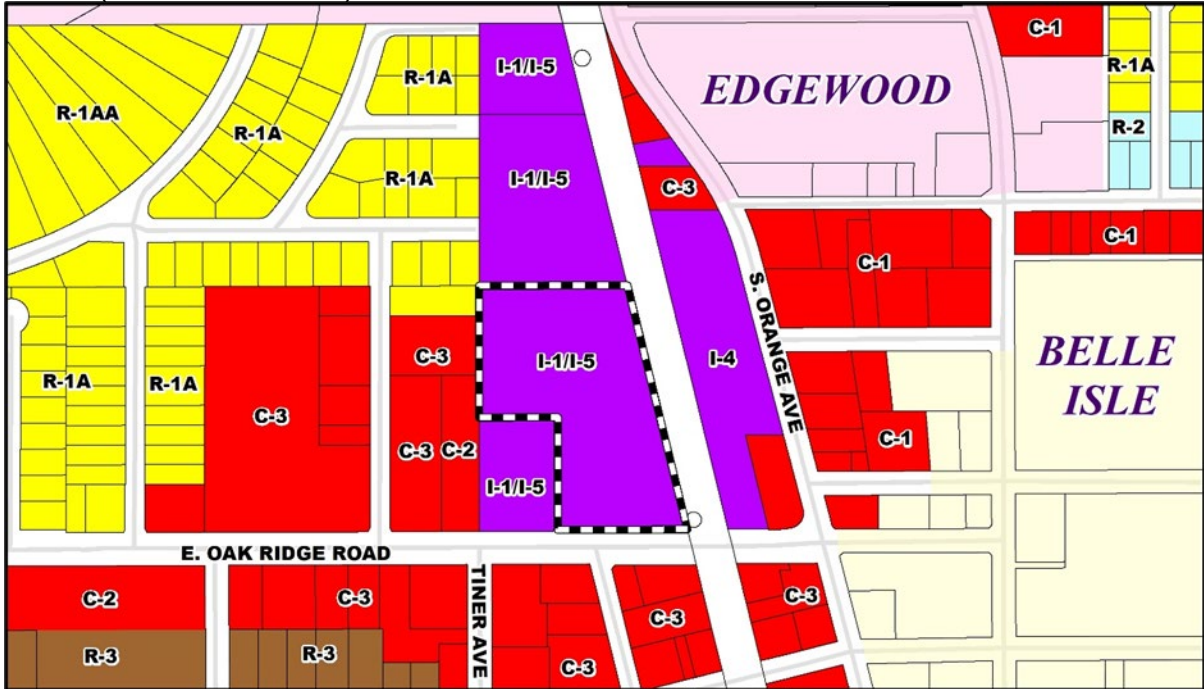
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17. A waiver from Orange County Code Section 38-1272(a)(3)e is granted to reduce the minimum side yard building set back along the east and west PD boundary to 7 feet in lieu of the required 25 feet when abutting adjacent commercial or industrial uses.

**FUTURE LAND USE**

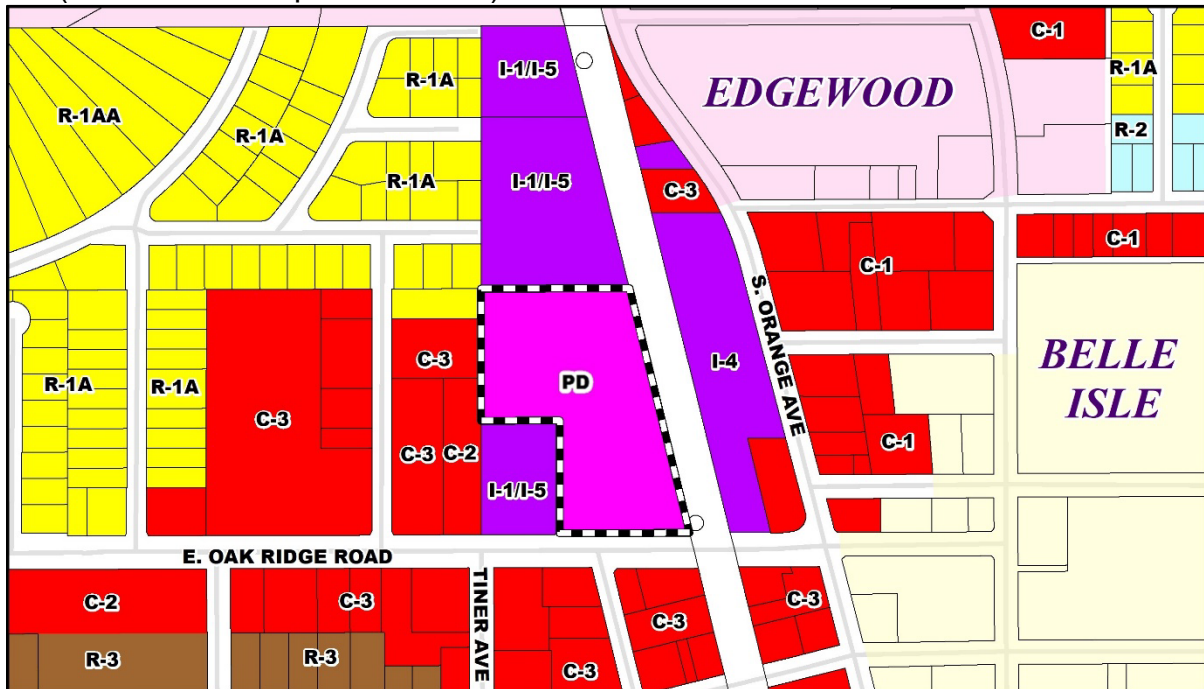
PD-C (Planned Development - Commercial)



**ZONING - CURRENT**  
I-1/I-5 (Industrial District)



**ZONING - PROPOSED**  
PD (Planned Development District)





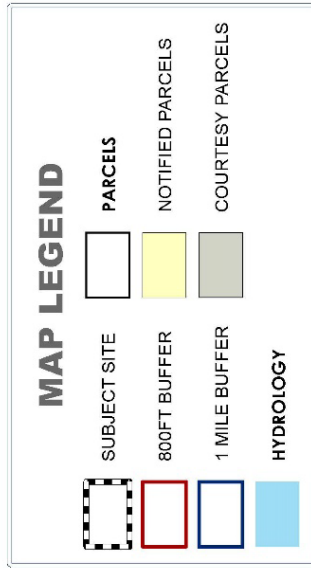
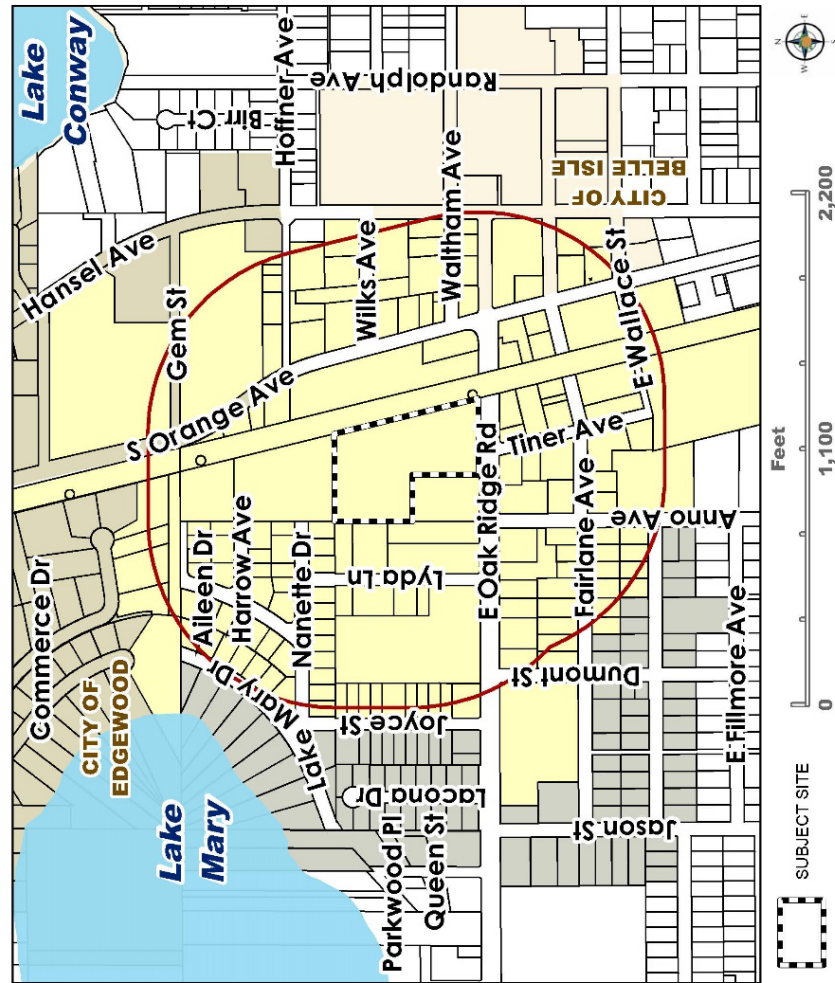


# Notification Map

\\ocnas\mdepr\Business\Systems\Board Administration\5\_SUBSTANTIAL\_CHANGE\2024\Golf Land Use Plan LUP-24-01-012\LUP-24-01-012.m

## Public Notification Map

LUP-24-01-012



BUFFER DISTANCE: 800  
 # OF NOTICES: 316

