

approved, all outstanding Code Enforcement issues—including securing the necessary building and use permits and complying with the County’s buffering and screening standards—must still be rectified.

Although Planning Division staff did not observe the parking of dual rear wheel vehicles within public rights-of-way, such vehicles are being stored on the subject site in addition to boats and RVs, as shown in the attached site visit photographs. Staff emphasizes that Business Tax Receipt 1187474, issued to MoreSpace West Orange Boat & RV Storage by the Orange County Tax Collector’s Office on August 25, 2017, was granted solely for boat and RV storage (Category 3100). Furthermore, the requested C-2 zoning classification does not allow for the parking of dual rear wheel vehicles, as established in Section 38-77, Use Table, of the Orange County Code. While staff recommends adoption of the proposed FLUM Amendment and approval of the concurrent rezoning petition and supports the owner’s efforts to bring the site into conformance with the County’s design and development standards, staff stresses that the continued parking of dual rear wheel vehicles on the premises will not be permitted.

A community meeting for the proposed amendment and concurrent rezoning was held on September 26, 2017, at Frangus Elementary School. While those in attendance did not appear to object to the use of the property for a combination of indoor and outdoor storage, they did express concern about architectural compatibility with neighboring residential development, building height, landscaping and buffering, hours of operation, site security, and the current storage of dual rear wheel vehicles on the property. In addition to the Code-mandated requirements regarding commercial site plan review and the utilization of a 25-foot Type “B” buffer adjacent to residential uses, staff has recommended restrictions stating that new billboards and pole signs shall be prohibited, as well as the uses of automobile (including trucks and boats) sales and repair; that primary access to the subject property shall be limited to Old Winter Garden Road, with access to Mileham Drive and Lake Rose Drive restricted to emergency access only; and that building height shall be capped at a maximum of three (3) stories. in addition, the applicant team pledged that the adjacent 0.68-acre Parcel 27-22-28-7660-00-030 (not included in the two applications) would remain undeveloped to provide additional separation between the site and abutting residential development to the east. They further promised to present a conceptual layout of the site, building elevations, and renderings at a second community meeting, which was held on October 24, 2017, at Frangus Elementary School.

## 2. Project Analysis

### Consistency

The proposed FLUM amendment and the associated rezoning request appear to be **consistent** with the applicable Goals, Objectives, and Policies of the Orange County Comprehensive Plan. As discussed above, the applicant is seeking to resolve the subject property’s zoning/future land use inconsistency issue and outstanding Code Enforcement violations, add an enclosed, climate-controlled self-storage facility to the existing outdoor boat and recreational vehicle storage site, and enlarge and reconfigure the current parking area. Recognizing that the storage yard does not meet the County’s current site design requirements for commercial development—including those pertaining to parking, onsite maneuvering, landscaping, buffering, lighting, and stormwater retention—the owner is further proposing to bring the site into compliance with the present development standards established in the Orange County Code. If both applications are approved, uses will be limited to those permitted in the C-2 zoning district, which will prohibit the future