

# WATERLEIGH COMMERCIAL



# INTRODUCTIONS

- PROJECT MANAGER – KEITH TRACE
- STORAGE CONSULTANT – TODD LUCAS
- PROJECT PLANNER – ERIKA HUGHES, VHB
- PROJECT ENGINEER – ADAM SMITH, VHB
- TRANSPORTATION CONSULTANT –  
MOHAMMED ABDALLAH
- PROJECT ATTORNEY – JULI JAMES, SHUTTS
- PROJECT ATTORNEY – SCOTT GLASS, SHUTTS

# PD AMENDMENT REQUEST

- Pursuant to Code, we've applied for a substantial change to Waterleigh Planned Development Land Use Plan, to allow a self-storage facility subject to design standards, as set forth in the Code.
- Specifically. §38-1389 Village Center, subsection (c) Development standards, sub-subsection (2) Permitted Uses, sub-sub-subsection d. provides as follows:
- “The following use **shall be allowed** as a condition of approval or **as a substantial change** to the land use plan as approved by the board of county commissioners: ... Self-storage facility” Subject to Section 38-1389 (c) (2) d\*\*
- OC Code Ch. 1, General Provisions, §1-2, Rules of Construction and Definitions, provides in relevant part, as follows: “*May*. The word “may” is to be construed as being permissive,” and “*Shall*. The word “shall” shall be construed as being mandatory.”
- The Self-storage use must be allowed in Village Center District if BCC determines specified Code criteria have been satisfied.
- Request does not require or include a special exception or conditional use
  - Per Code §38-1389, there are no special exceptions or conditional uses in the Village Center District

# SUBSTANTIAL CHANGE CRITERIA

**Code §38-1389(c)(2)e states that, “the following criteria shall be used in determining whether to approve or deny a substantial change:”**

1) The change shall be consistent with the comprehensive plan and/or specific area plan.

- Village Center District provides for mixture of uses, including commercial/retail, to serve surrounding area (FLU4.1.7)
- Village Center centrally located with all residential generally within 1.2 mile radius (FLU4.1.1B.)
- Proposed self-storage use will be consistent with the comprehensive plan by serving the surrounding area.

2) The change shall be similar and compatible with the surrounding area and shall be consistent with the pattern of surrounding development.

- Self-storage “shall be allowed” in Village Center if Code criteria met
- Where code intended this use to be located
- Surrounded by other commercial/retail uses
- Meet code mandated design standards (§38-1389(c)(2)d\*\*) and size requirements (§38-1389(c)(4))
- These provisions are in the code to ensure compatibility with the surrounding area.

# SUBSTANTIAL CHANGE CRITERIA

3) The change shall not act as a detrimental intrusion into the surrounding area.

- Proposed self storage use surrounded by other commercial/retail uses
- BCC previously approved other self-storage facilities in Horizon West, including in a Village Center District and abutting existing residential development.
- Code design and size criteria ensure no detrimental intrusion to surrounding area.

4) The use shall be similar in noise, vibration, dust, odor, glare, heat producing and other characteristics that are associated with the majority of uses currently permitted in the zoning district.

- Village Center District is area designated by code to locate commercial/retail uses to serve the village.
- All self-storage loading and unloading will be inside the facility, thus no more noise, vibration, dust, etc. than existing commercial uses.
- Proposed self-storage use surrounded by other similar commercial/retail uses
- Therefore, impacts of self-storage is similar to impacts of other commercial/retail uses in the Village Center District.

# WHY IS STORAGE NEEDED?

- Home designs are changing
  - Smaller more efficient home plans provide less space for the storage of personal items
  - Pandemic driven work from home is taking additional in-home space for WFH offices
- Neighborhood HOAs include deed restrictions
  - No sheds are allowed
  - Limited garage space
- Apartment Living
  - Garage space is extremely limited for renters
  - Little to no on-site storage for apartment renters
- Population growth is outpacing new development
  - Florida has six cities ranking in the top ten growth cities across the US\*
  - Number one on the list is the Orlando/Kissimmee metro area\*
  - Regression analysis shows the Orlando/Kissimmee market is undersupplied by 2,379,658 square feet\*\*

\*2023 Self-storage Almanac 31<sup>st</sup> Annual Addition

\*\*Published by Newmark Valuation & Advisory Group, a nationwide real estate valuation company March 2023

\*\*\*Article by Alex Summers on City Monitor April 2023

# WHERE IS STORAGE NEEDED?

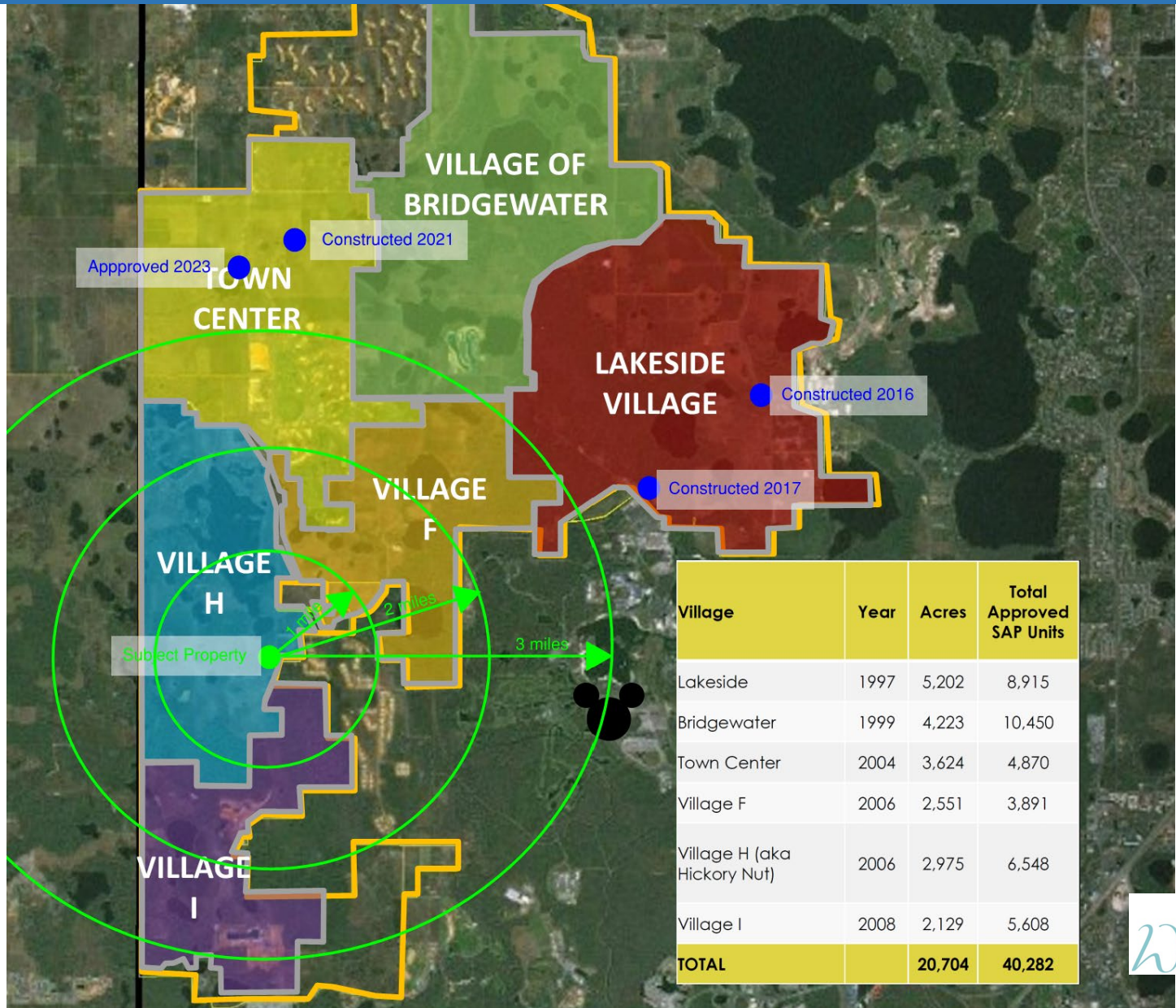
- Self-storage is a local service amenity for residential users
  - 67.2% of customers live within 2 miles of the facility\*
  - 63.2% of customers chose the facility based on location/convenience\*
- High occupancy in the area
  - Orlando/Kissimmee has the highest occupancy rate in the last 20 years
- Low unit turnover
  - Over 50% of customers stay for one to three years\*
  - Approx. 20% of customers stay between 7 and 12 months\*
- No facilities in the market area
  - Closest existing facility is 5 miles away
  - Closest proposed facility is 4 miles away
- High demand from residents in areas with fast sales and lease-up
  - Within 1/2 mile of the property there are 1,285 apartments built or under construction.
  - Occupancies of the completed apartment communities are above 96%
  - Of renters surveyed, 40% indicated that they utilize self-storage due to insufficient space at home\*\*\*

\*2023 Self-storage Almanac 31<sup>st</sup> Annual Addition

\*\*Published by Newmark Valuation & Advisory Group, a nationwide real estate valuation company March 2023

\*\*\*Article by Alex Summers on City Monitor April 2023

# HORIZON WEST STORAGE FACILITIES



Village	Year	Acres	Total Approved SAP Units
Lakeside	1997	5,202	8,915
Bridgewater	1999	4,223	10,450
Town Center	2004	3,624	4,870
Village F	2006	2,551	3,891
Village H (aka Hickory Nut)	2006	2,975	6,548
Village I	2008	2,129	5,608
<b>TOTAL</b>		<b>20,704</b>	<b>40,282</b>



# STORAGE OVERVIEW – MULTI-FAMILY DEMAND

**1,285 MULTI-FAMILY  
UNITS WITHIN 1/2 MILE**

**ASCEND WATERLEIGH**  
301 APARTMENTS  
UNDER CONSTRUCTION  
OCTOBER OPENING

**BRAXTON WATERLEIGH**  
364 APARTMENTS  
96% LEASED  
48 GARAGES, FULLY LEASED  
NO ONSITE STORAGE

**VINTAGE HILLS**  
340 APARTMENTS, 99% LEASED  
64 GARAGES, FULLY LEASED  
54 STORAGE CLOSETS, FULLY LEASED

**WATERLEIGH**  
280 APARTMENTS  
UNDER CONSTRUCTION

PUBLIX

STORAGE

COMMERCIAL /  
RETAIL

# WATERLEIGH STORAGE FACILITY FEATURES

- Exterior Features
  - Architecture that blends with the surrounding development
  - High-quality construction materials and finishes
  - Includes two retail units at street level, appx 2,700 sf total
  - All loading and unloading activities are interior to the building
- Interior Features
  - Multiple unit sizes and options
  - 100% climate-controlled units
  - All loading and unloading activities are interior & protected from the elements
- Operations & Management
  - Professionally maintained and operated
  - Real-time camera monitoring, inside and outside of the building
  - Stage-of-the-art security with controlled access to all parts of the building
  - Access control that only allows customers to go to the floor with their unit
  - ID logging for each entrance and exit

# VILLAGE CENTER OVERALL – RENDERINGS



# PERSPECTIVE RENDERING – VIEW 1



Rendering of Village Center – from Waterway Passage Drive exiting community

# PERSPECTIVE RENDERING – VIEW 2



Rendering of Village Center – at entrance from Avalon Road

# PERSPECTIVE RENDERING – VIEW 3



Rendering of Village Center – Retail buildings along E/W street

# STORAGE ELEVATION – ISOMETRIC VIEW



# STORAGE ELEVATIONS



① NORTH ELEVATION  
N/S



② SOUTH ELEVATION  
S/P = 1'-0"



③ EAST ELEVATION  
E/S



④ WEST ELEVATION  
W/P = 1'-0"



# STORAGE – BUILDING MATERIALS & COLORS

## PROJECT COLORS



AGREEABLE GRAY (SW 7029)  
Body Color



RARE GRAY (SW 6199)  
Accent body color: Painted split  
face block



BLACK FOX (SW 7020)  
Top of building trim piece, gutters,  
downspouts, fascia, soffits

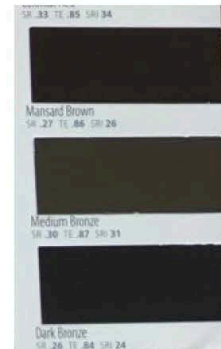


PURE WHITE (SW 7005)  
Stucco



## STONE SELECTION

Centurion Pattern #250, Color #310, Texas



## AWNINGS

Medium Bronze (but verify  
closest relationship to Black Fox)



## STORAGE METAL ROOF

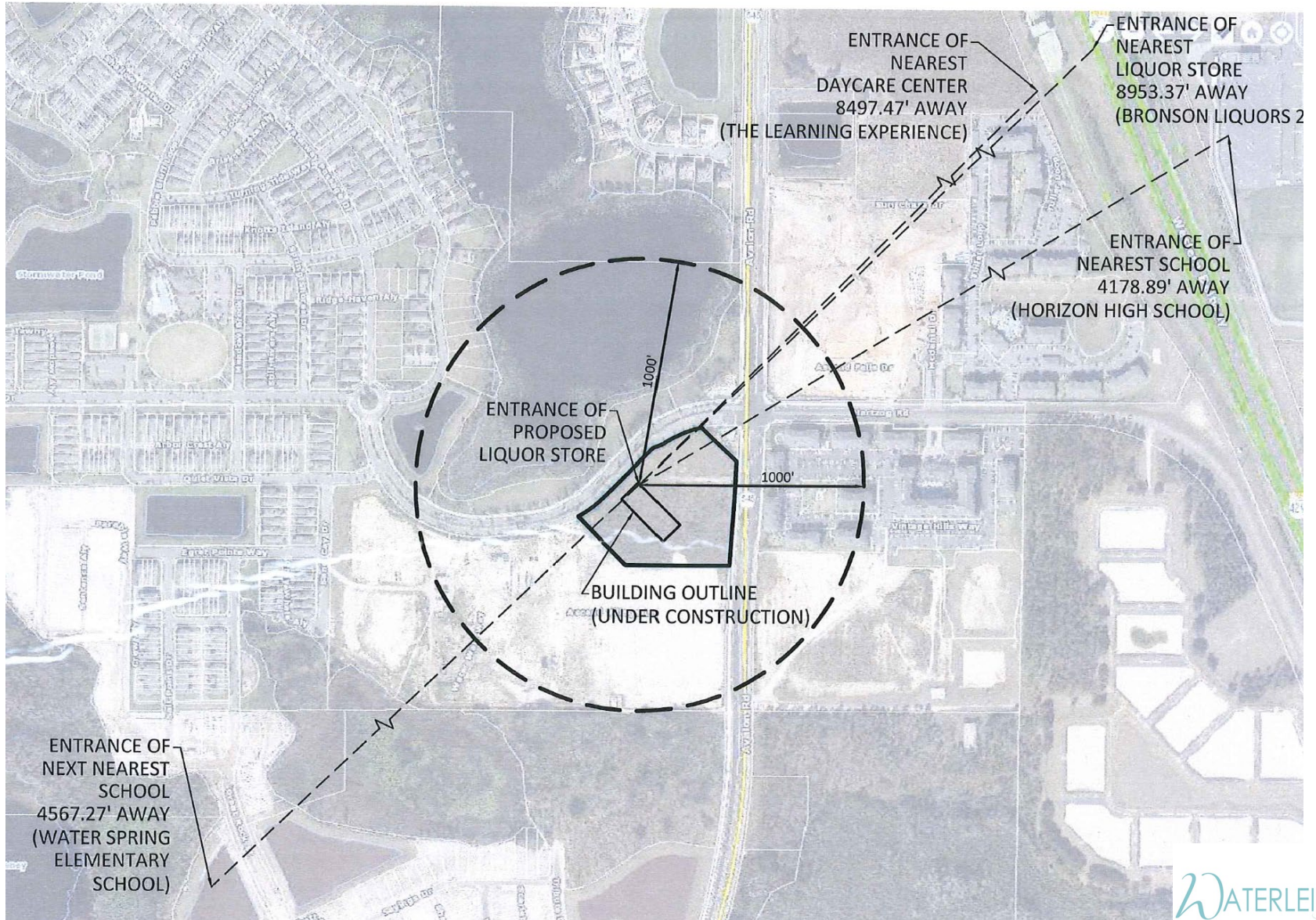
Burnished Slate  
(or Charcoal Gray)

# LIQUOR STORE OVERVIEW

- Publix operates 21 liquor stores in Orange County, 343 total in the state.
- Publix will be opening the first liquor stores outside of Florida, in Kentucky, late 2023 or early 2024.
- The stores range from 1,400 sf – 2,100 sf on average.
- Closest Publix liquor stores to Waterleigh:
  - #684 – 4.75mi SW (straight-line distance)
  - #1396 – 5.25mi NE (straight-line distance)
- Code provides that liquor stores are an approved non-residential use subject to BCC approval and adherence to separation requirements.\*

\*Section 38-1389 (c) (8)

# LIQUOR STORE – DISTANCE SURVEY



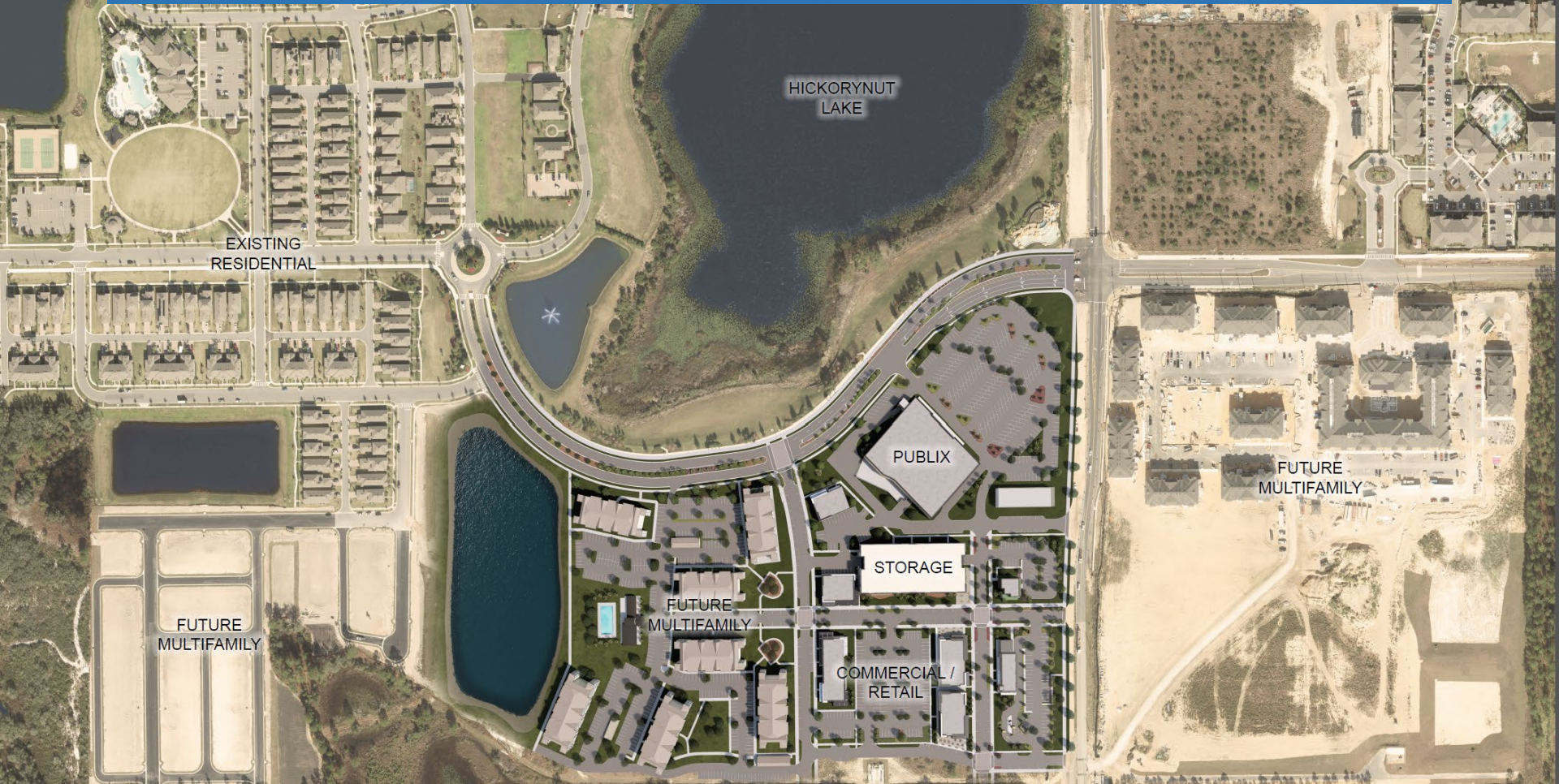
# PD AMENDMENT REQUEST



IRVi



# HW Storage – VILLAGE H – VILLAGE CENTER DISTRICT



HICKORYNUT  
LAKE

EXISTING  
RESIDENTIAL

PUBLIX

FUTURE  
MULTIFAMILY

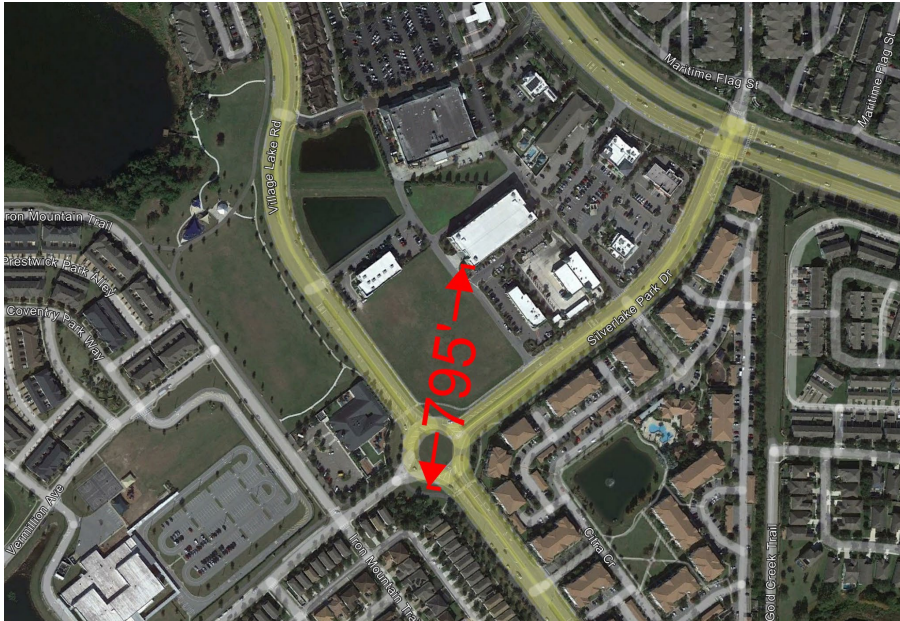
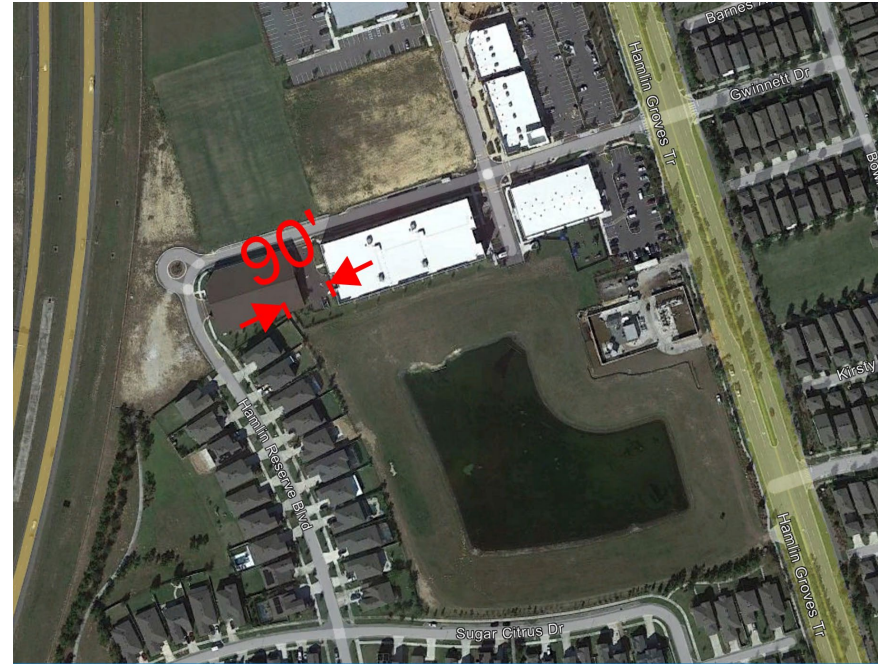
FUTURE  
MULTIFAMILY

FUTURE  
MULTIFAMILY

STORAGE

COMMERCIAL /  
RETAIL

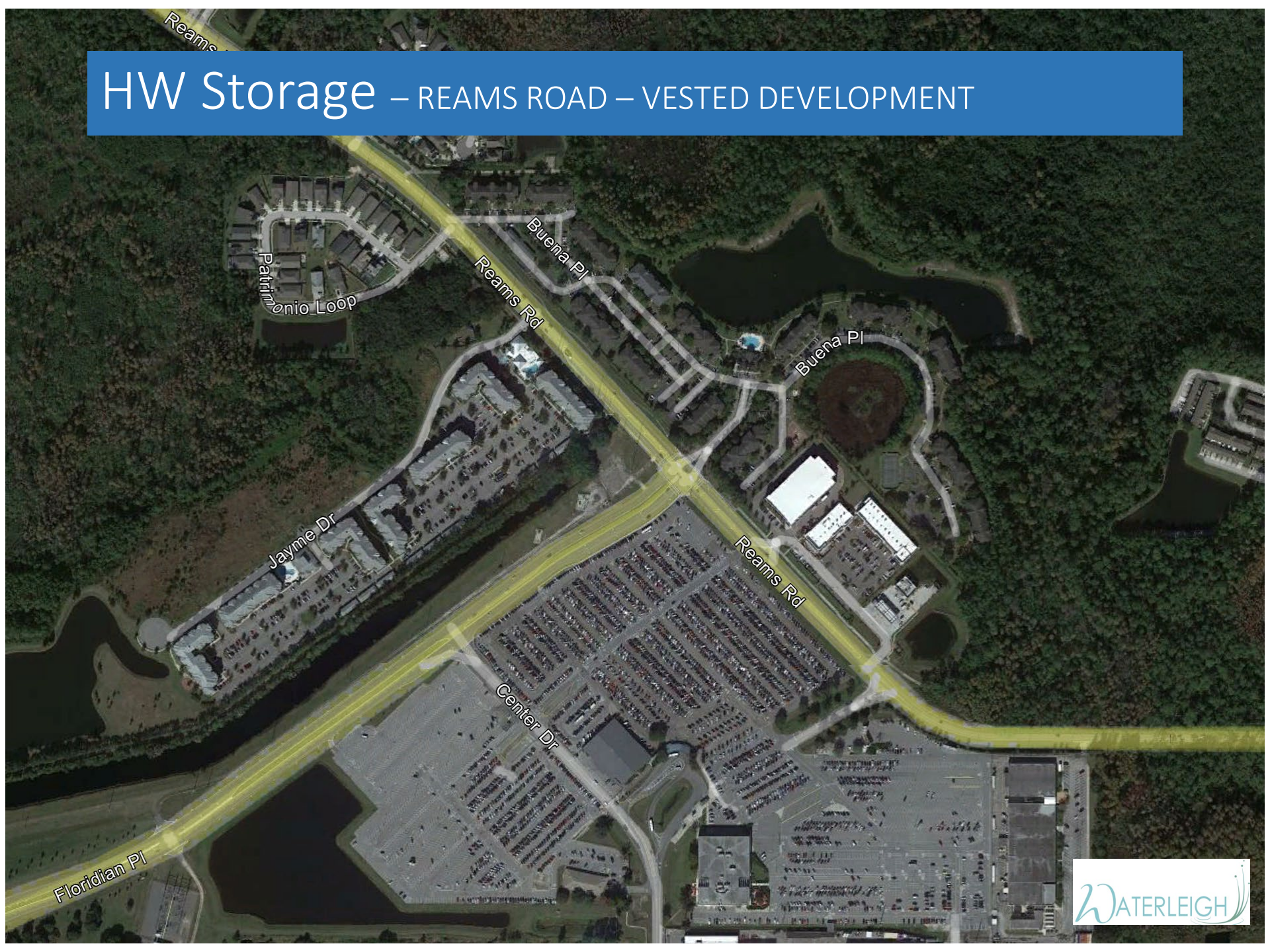
# HW Storage – DISTANCE FROM SINGLE FAMILY







# HW Storage – REAMS ROAD – VESTED DEVELOPMENT



# HW Storage – HAMLIN EAST – CORPORATE CAMPUS MIXED USE

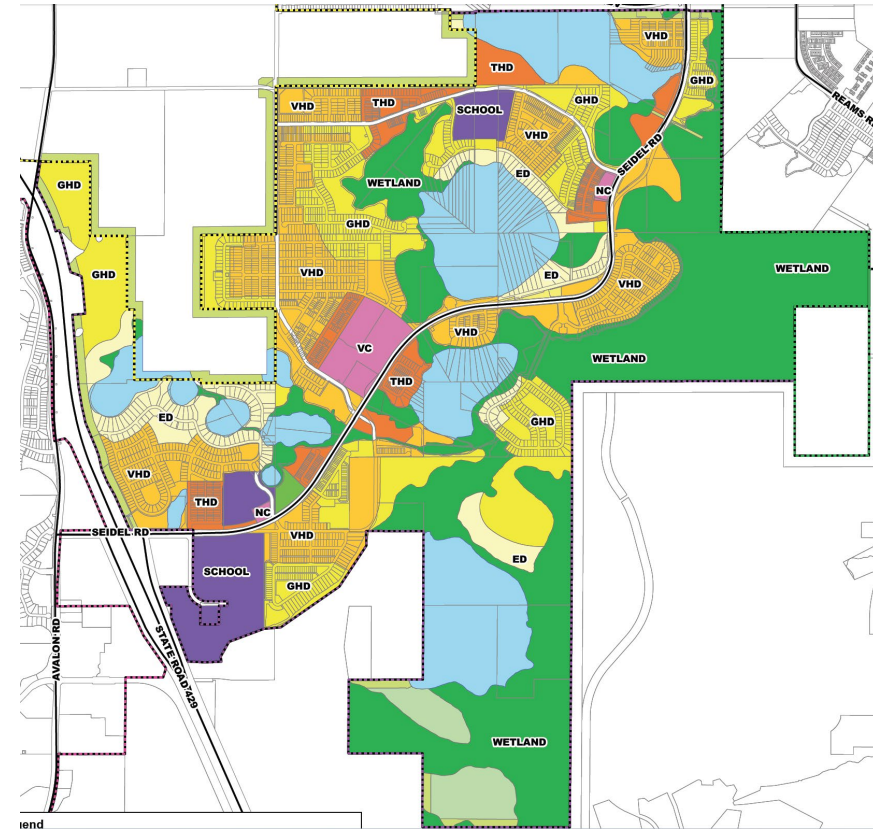
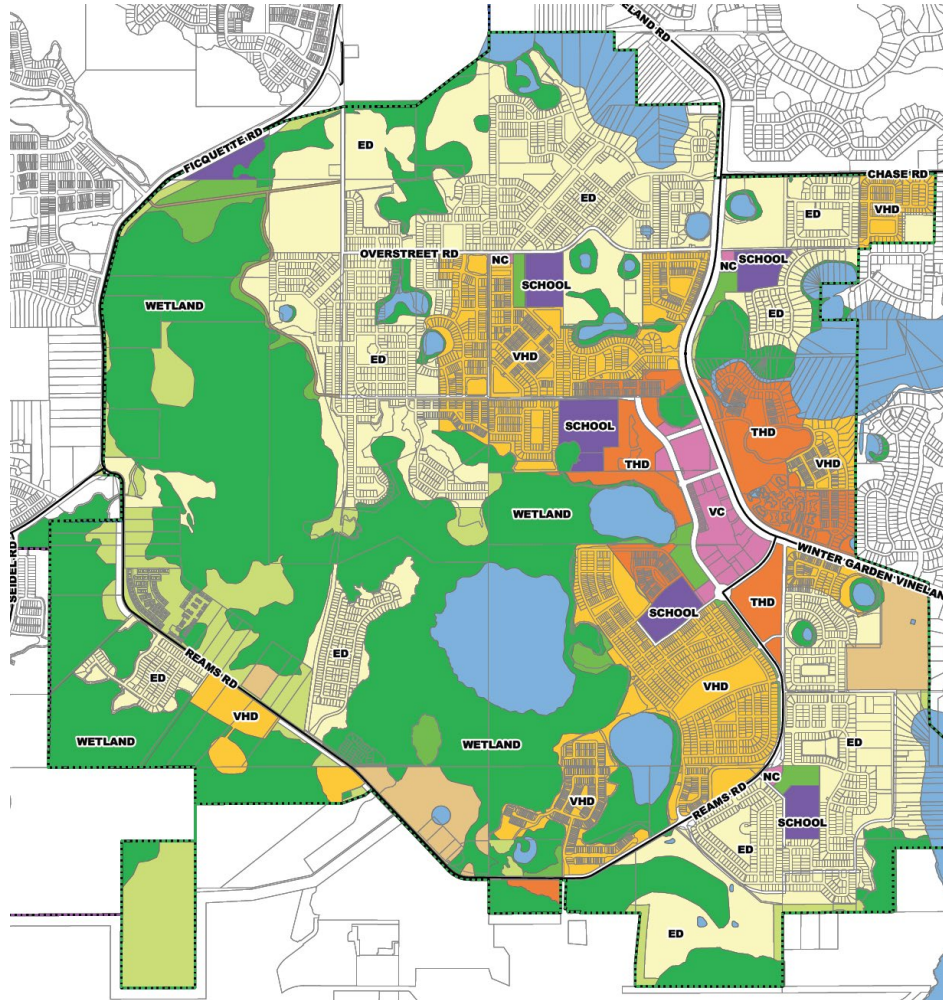


# HW Storage – HAMLIN WEST – CORPORATE CAMPUS MIXED USE



# LAKESIDE VILLAGE SAP

# VILLAGE F SAP



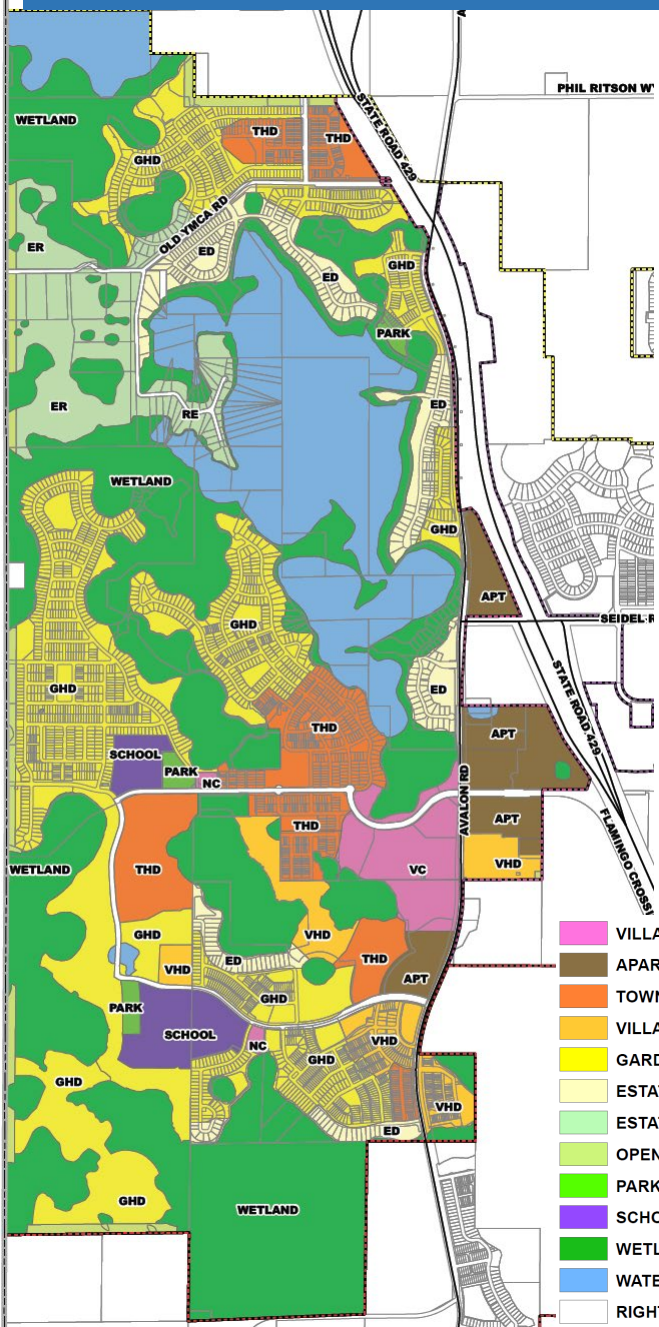
- VILLAGE CENTER / NEIGHBORHOOD CENTER (NC)
- TOWNHOME DISTRICT
- VILLAGE HOME DISTRICT
- ESTATE DISTRICT / ESTATE HOME DISTRICT
- OPEN SPACE / GREENBELT
- PARK
- SCHOOL
- TRAIL
- WETLAND
- WATER BODIES
- VESTED DEVELOPMENTS

# VILLAGE H SAP

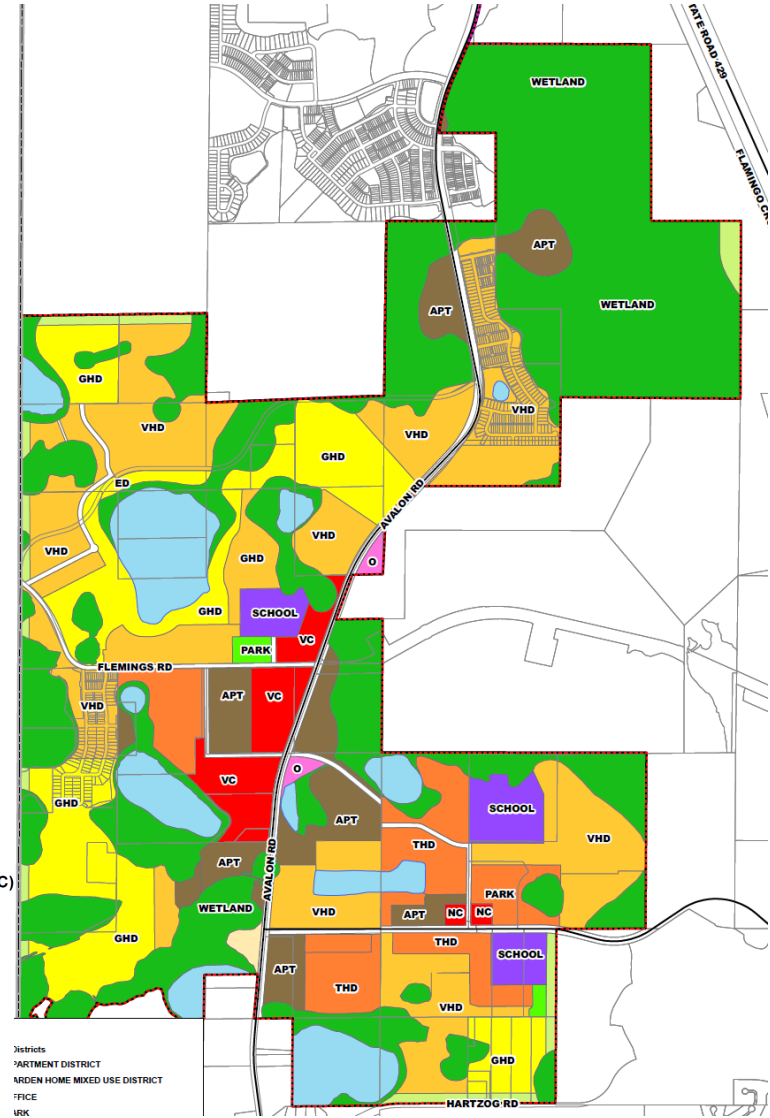
# VILLAGE I SAP

LAKE COUNTY

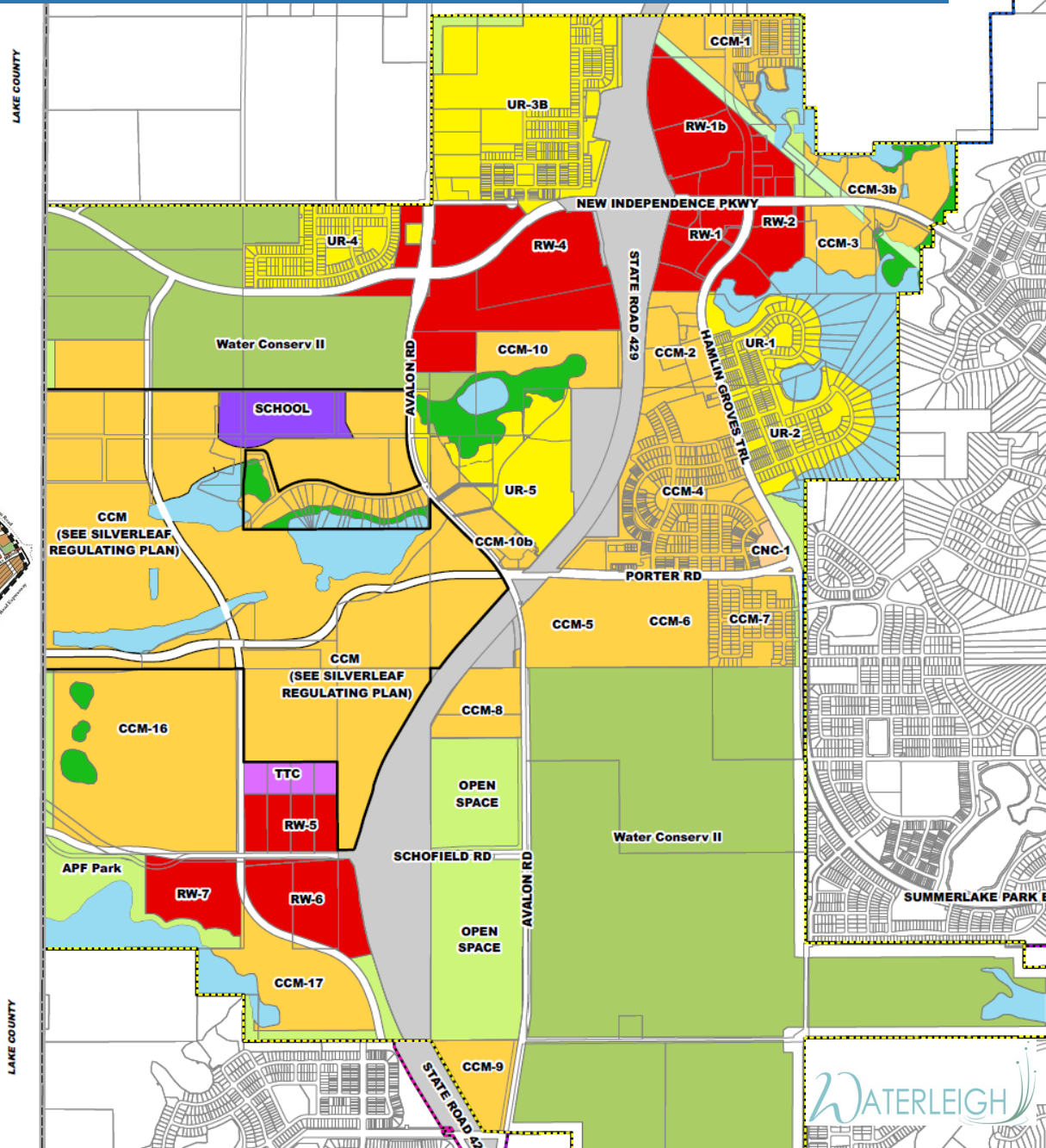
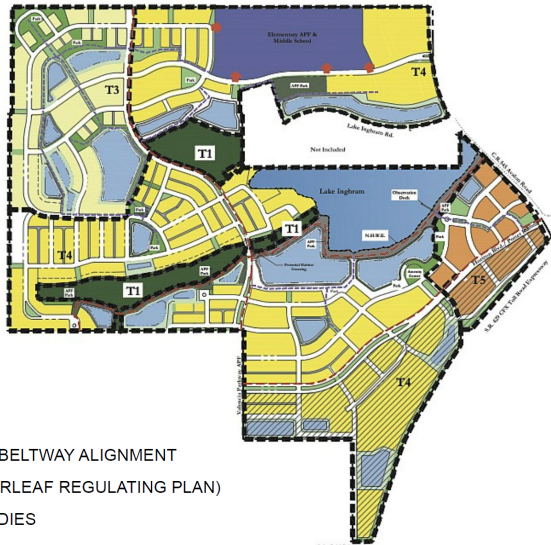
LAKE COUNTY



- VILLAGE CENTER / NEIGHBORHOOD CENTER (NC)
- APARTMENT DISTRICT
- TOWNHOME DISTRICT
- VILLAGE HOME DISTRICT
- GARDEN HOME DISTRICT
- ESTATE DISTRICT / ESTATE HOME DISTRICT
- ESTATE RURAL / RURAL ENCLAVE
- OPEN SPACE / GREENBELT
- PARK
- SCHOOL
- WETLAND
- WATER BODIES
- RIGHT OF WAY



- APARTMENT DISTRICT
- GARDEN HOME MIXED USE DISTRICT
- FICE
- URK



- WESTERN BELTWAY ALIGNMENT
- (SEE SILVERLEAF REGULATING PLAN)
- WATER BODIES
- TOWNHOME DISTRICT
- FPL EASEMENT
- URBAN RESIDENTIAL DISTRICT
- CORPORATE CAMPUS MIXED USE
- CNC-1; CNC-2
- RETAIL / WHOLESALE DISTRICT
- TRADITIONAL TOWN CENTER
- SCHOOL
- OPEN SPACE / GREENBELT
- PARK
- WATER CONSERV II
- WETLAND