



Interoffice Memorandum

BOJ


JAN28'20AM11:27

January 27, 2020

TO: Katie Smith, Manager  
Comptroller Clerk's Office

 JAN28 20 11:27AM

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 February 25, 2020, at 2:00 p.m., for a Conservation Area Impact Permit Application (CAI-19-08-048) for A&H Industrial Park, located at 2500 North Forsyth Road, Orlando, Florida 32807, Parcel ID No. 15-22-30-0000-00-002, District 5

Applicant: A&H Industrial Park

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 will be notified at least seven days prior to public 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@sjrwmd.com](mailto:Mvoncana@sjrwmd.com)

Hearing Controversial: No

LEGISLATIVE FILE # 20-223

February 25, 2020  
@ 2pm

January 27, 2020

Request for Public Hearing – Conservation Area Impact Permit Application for A&H Industrial Park (CAI-19-08-048)

Page 2

District #: 5

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/TMH/ERJ/DJ: gfdjr/mg

Attachments

S 89°14' 16" E 658.53'

SECONDARY WETLAND (CLASS I) ENCROACHMENT AREA 15,959 SF (0.37 AC)

WETLAND

15' UPLAND BUFFER

CONSERVATION (AREA SIGN (TYP.))







N 89°19' 56" E 1283.46'

S 00°31' 22" E 331.03'

SURFACE WATER - 1 (CLASS III) ENCROACHMENT AREA 952 SF (0.02 AC)

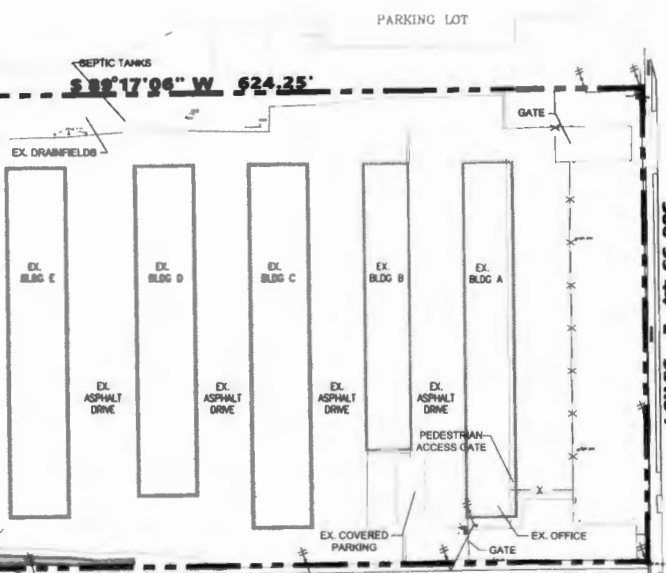
SURFACE WATER - 2 (CLASS III) ENCROACHMENT AREA 4146 SF (0.10 AC)

LEGEND

-  WETLANDS TO REMAIN (5.71 AC)
-  WETLANDS (CLASS I) TO BE ENCROACHED (0.23 AC)
-  SECONDARY WETLAND IMPACTS (CLASS I) (0.37 AC)
-  SURFACE WATERS (CLASS III) TO BE ENCROACHED (0.12 AC)
-  PROPOSED FENCE
-  CONSERVATION AREA SIGN (12" X 12", INSTALLED A MIN. OF 24" ABOVE GRADE)



S 89°17' 06" W 624.25'



CONSERVATION AREA  
 NO IMPROVAL LAND-CLIPPING OR OTHER  
 DISTURBANCE TO ARE TO BE VEGETATED PERMITTED  
 BEYOND THIS POINT

ÁREA DE CONSERVACIÓN  
 PROHIBIDA ADEMÁS BARRERAS  
 PARTIDAS EL TERRAZO, O QUE EL O VEGETALIZO

CONSERVATION AREA SIGN

Thomas H Skelton Digitally signed by Thomas H Skelton  
 Date: 2020.01.08 10:30:58 -05'00'



DATE	REVISION	BY	CHKD BY
10/18/2019	REVISION PER ENVIRONMENTAL	T.S.	T.S.
12/20/2019	REVISION PER ENVIRONMENTAL	T.S.	T.S.
01/20/2020	REVISION PER ENVIRONMENTAL	T.S.	T.S.
01/20/2020	REVISION PER ENVIRONMENTAL	T.S.	T.S.
01/20/2020	REVISION PER ENVIRONMENTAL	T.S.	T.S.
01/20/2020	REVISION PER ENVIRONMENTAL	T.S.	T.S.
01/20/2020	REVISION PER ENVIRONMENTAL	T.S.	T.S.
01/20/2020	REVISION PER ENVIRONMENTAL	T.S.	T.S.
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01/20/2020	REVISION PER ENVIRONMENTAL	T.S.	T.S.
01/20/2020	REVISION PER ENVIRONMENTAL	T.S.	T.S.
01/20/2020	REVISION PER ENVIRONMENTAL	T.S.	T.S.

AMERICAN CIVIL ENGINEERING CO.  
 807 N. GOLF BLVD., SUITE 201  
 ORLANDO, FLORIDA 32803  
 P: 407-922-1111  
 F: 407-922-1112

WETLAND ENCROACHMENT PLAN  
**A&H INDUSTRIAL PARK**  
 @2500 N FORSYTH ROAD  
 ORLANDO, FLORIDA

S 89°14' 16" E 658.53'

15' UPLAND BUFFER

APPROX. WETLAND LINE

APPROX. WETLAND LINE

18' UPLAND BUFFER

N 89°19' 56" E 1283.46'

S 00°31' 22" E 331.03'

S 89°17'06" W 624.25'

1.75' LEE E 47.44' 005  
NORTH FORSYTH ROAD

**SITE DATA:**

TOTAL AREA: 642,812 SF (14.75 AC.)  
 EXISTING ZONING: IND-1/IND-5  
 IMPERVIOUS AREA: 305,606 SF / 7.02 AC (47.8%)  
 EX. BUILDINGS: 44,683 SF  
 EX. COVERED PKG: 828 SF  
 EX. ASPHALT: 86,598 SF  
 PROP. CONCRETE PADS: 93,028 SF  
 PROP. ASPHALT: 80,461 SF  
 OPEN SPACE: 337,006 SF (52.4%)  
 LANDSCAPE: 35,566 SF  
 RETENTION: 62,429 SF  
 WETLAND TO REMAIN: 236,011 SF  
 MAX. BLDG. HEIGHT: 50 FT



**STRIPING & SIGNAGE LEGEND**

- ① 24" STOP SIGN (R1-1)
- ② 24" WIDE PAINTED STOP BAR
- ③ DETECTABLE WARNING MATS
- ④ RAMP
- ⑤ BOLLARD (TYP.)
- ⑥ HANDICAP PARKING SIGN
- ⑦ PAINTED STOP
- ⑧ 4" WHITE - 46" STRIPING @ 8' O.C.
- ⑨ 6" WHITE STRIPE
- ⑩ WHITE PAINTED ARROWS
- ⑪ 1/4" MOD. 1" CURB & GUTTER
- ⑫ RIBBON CURB
- ⑬ PROPOSED FENCING
- ⑭ STRIPED FIRE LANE AND SIGNAGE

**LEGEND**

- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CONCRETE

**BUILDING SETBACKS**

LOCATION	REQUIRED	PROVIDED
FRONT	35 FEET	474.8 FEET
SIDE	25 FEET	36.5 FEET
REAR	25 FEET	467.5 FEET
CORNER	15 FEET	N/A

Thomas H Skelton

Digitally signed by  
 Thomas H Skelton  
 Date: 2020.01.08 10:52:17  
 -05'00'



**FIRE TRUCK TURNING RADII**

THE MINIMUM TURNING RADII WILL BE PROVIDED PER ORANGE COUNTY FIRE RESCUE ASPHALT TRUCK SPECIFICATIONS, SECTION 19.3.2.1.1, NFPA 1, 2009 (IFTC 2010 EDITION).

REV#	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	01/08/2020
2	REVISIONS	01/08/2020
3	REVISIONS	01/08/2020
4	REVISIONS	01/08/2020
5	REVISIONS	01/08/2020
6	REVISIONS	01/08/2020
7	REVISIONS	01/08/2020
8	REVISIONS	01/08/2020
9	REVISIONS	01/08/2020
10	REVISIONS	01/08/2020
11	REVISIONS	01/08/2020
12	REVISIONS	01/08/2020
13	REVISIONS	01/08/2020
14	REVISIONS	01/08/2020
15	REVISIONS	01/08/2020
16	REVISIONS	01/08/2020
17	REVISIONS	01/08/2020
18	REVISIONS	01/08/2020
19	REVISIONS	01/08/2020
20	REVISIONS	01/08/2020

AMERICAN CIVIL ENGINEERING CO.  
 1000 N. UNIVERSITY BLVD., SUITE 100  
 ORLANDO, FLORIDA 32812  
 LICENSE NO. 12345  
 CONTRACTOR OF PROFESSIONAL ENGINEERS

**A&H INDUSTRIAL PARK**  
 @2500 N FORSYTH ROAD  
 ORLANDO, FLORIDA

THOMAS H SKELTON, PE  
 REGISTRATION NO. 12345  
 SHEET **C6**

# Boundary and Topographic Survey

Section 15, Township 22 s, Range 30 E, Orange County, Florida

Hanging Moss Transportation Facility  
School Board of Orange County FL  
15-22-30-0000-00-005

WETLAND (M-I Class I)  
Area: 5,713 Acres  
Table 1

Line #	Change	Length	Bearing
1	Start	0.00	
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Line #	Change	Length	Bearing
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Line #	Change	Length	Bearing
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199	...	...	...
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Line #	Change	Length	Bearing
201	...	...	...
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203	...	...	...
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207	...	...	...
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209	...	...	...
210	...	...	...
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213	...	...	...
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215	...	...	...
216	...	...	...
217	...	...	...
218	...	...	...
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239	...	...	...
240	...	...	...

Line #	Change	Length	Bearing
241	...	...	...
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243	...	...	...
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245	...	...	...
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279	...	...	...
280	...	...	...

Line #	Change	Length	Bearing
281	...	...	...
282	...	...	...
283	...	...	...
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297	...	...	...
298	...	...	...
299	...	...	...
300	...	...	...



Suburban Canal LLC  
10-22-30-0000-00-018

2720 Forsyth Rd, Commerce Center  
10-22-30-0000-00-082

Orange County Highway Maintenance Dept  
15-22-30-0000-00-001

Three Ba and J LLC  
Monroy Partnership LTD  
15-22-30-0000-00-075

Bellows Industrial Center  
Ripley Family Development LTD  
15-22-30-0000-00-189

Bellows Industrial Center  
Ripley Family Development LTD  
15-22-30-0000-00-189

Total Industrial Acquisition 3816 Ave  
Total System Wm Acquisition 0.3816 Ave  
108 Ave 14

SECT LINE OF SECTION 15 T22S R30E

2500 N FORSYTH RD  
ORLANDO FL

**ATLANTIC**  
SURVEYING & MAPPING

Atlantic Surveying and Mapping, Inc.  
11111 E. Colonial Ave., Suite 100  
Orlando, FL 32817  
Phone: (407) 241-1111  
Fax: (407) 241-1112  
www.atlanticsurveying.com

*Michael H. Hines*  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 12345 - STATE OF FLORIDA

LEGEND:  
 - Center Line  
 - Right-of-Way  
 - Easement  
 - Boundary  
 - Corner  
 - Retention Pond  
 - Wetland  
 - Building  
 - Warehouse  
 - Parking Lot

DATE: 08/15/2018  
 SCALE: AS SHOWN  
 SHEET 1 OF 1



# Conservation Area Impact Permit Request



Conservation Area Impact  
Permit Application Request  
District #5

Applicants: A&H Industrial Park

Parcel ID: 15-22-30-0000-00-002

Conservation Area Impact  
Permit No.: CAI-19-08-048

Project Site 

Property Location 

