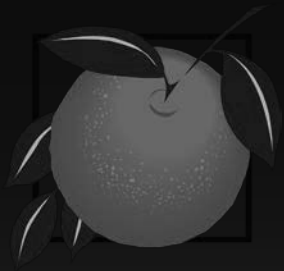




**BCC CALLED PUBLIC HEARING
ON
BZA #SE-12-07-038, JUNE 7, 2012**

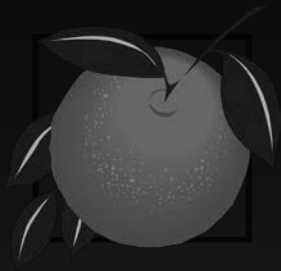
**APPLICANT:
CENTRAL FLORIDA ROAD COURSE**

AUGUST 7, 2012



SPECIAL EXCEPTION STANDARDS UNDER FLORIDA LAW

- (1) The applicant for the special exception request has the initial burden of demonstrating that his/her request is consistent with the comprehensive policy plan and meets the criteria for granting the special exception; and
- (2) If the applicant carries that initial burden, the burden shifts to those opposing the special exception to show by competent substantial evidence that the request is not consistent with the comprehensive policy plan and does not meet those criteria.



BACKGROUND

CASE: BZA #SE-12-07-038

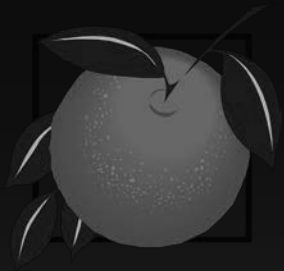
APPLICANT: Central Florida Road Course

ZONING: I-4 (heavy industrial)

TRACT SIZE: 51.54 acres

LOCATION: North and south sides of Parcel
Lane, west of Cosmonaut
Bld., north of Central Florida
Pkwy.

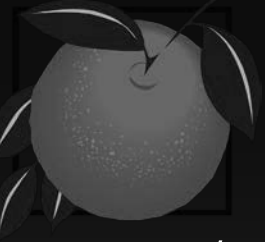
DISTRICT: #4



REQUEST

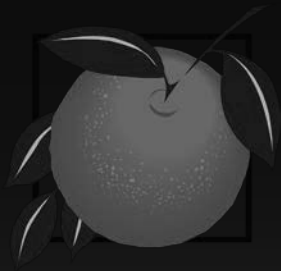
To amend previously approved special exception of March 5, 2009 as follows:

1. To add 4.59 acres on the south side of the site
2. To add a drag strip course
3. To allow on-site consumption of alcohol
(Condition of approval #13 of previous approval prohibited on-site consumption of alcohol)

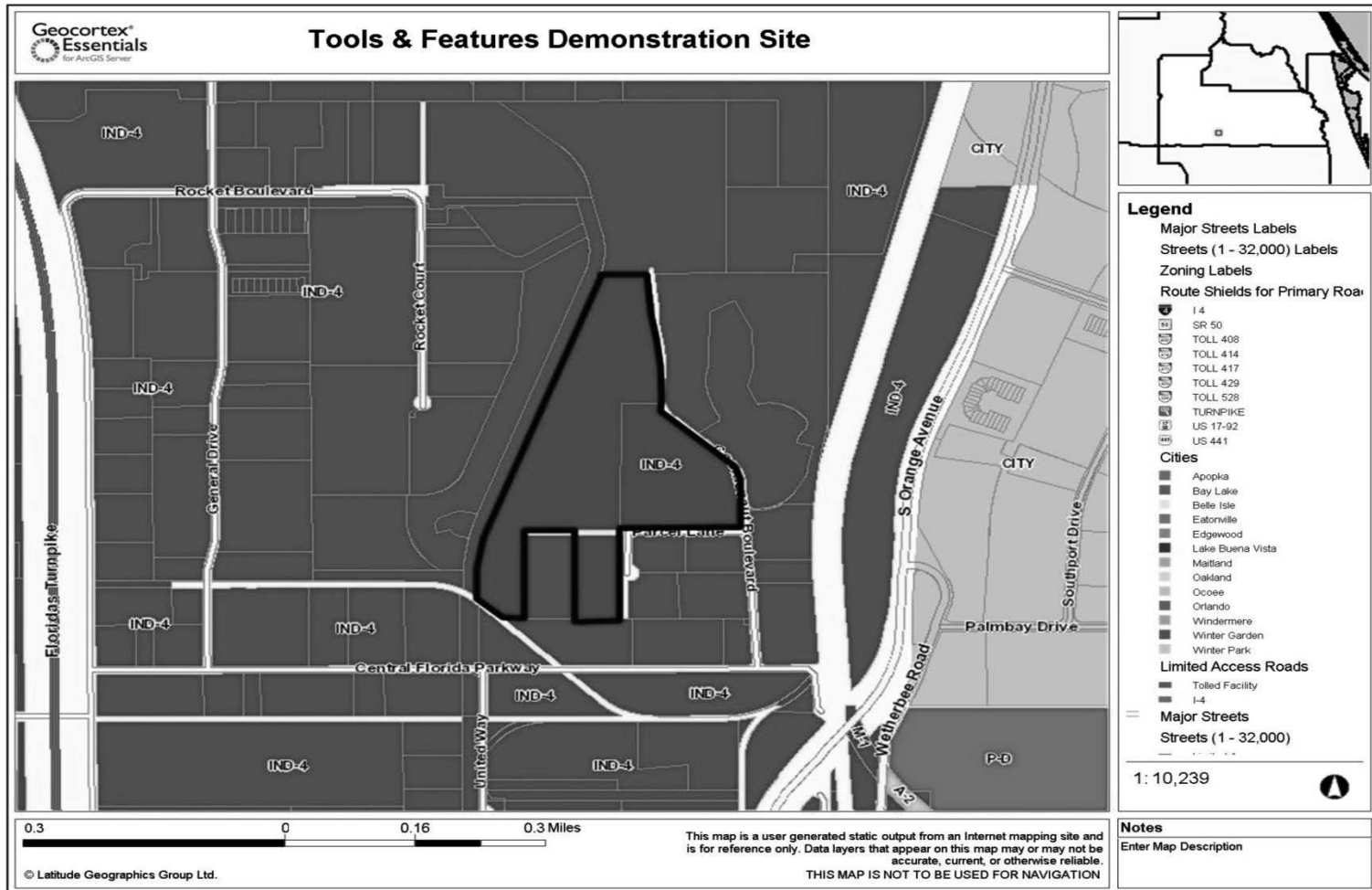


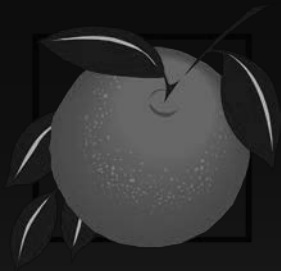
BRIEF CHRONOLOGY

- 1/16/09 Applicant submits BZA application
- 2/19/09 Community Meeting held
- 3/5/09 BZA recommends approval (13 COA'S)
- 3/24/09 BCC accepts BZA's recommendation (drag strip was not shown on plan)
- 10/29/09 Building permit issued
- 11/09-3/12 Numerous citizen complaints received
- 5/6/10 Orange County approves 2COP license in error (applicant submitted the application)
- 3/21/12 Orange County rescinds 2COP license
- 4/26/12 Applicant submits new BZA application
- 6/7/12 BZA approves request with 14 conditions
- 6/27/12 Community Meeting held
- 8/7/12 BCC Public Hearing

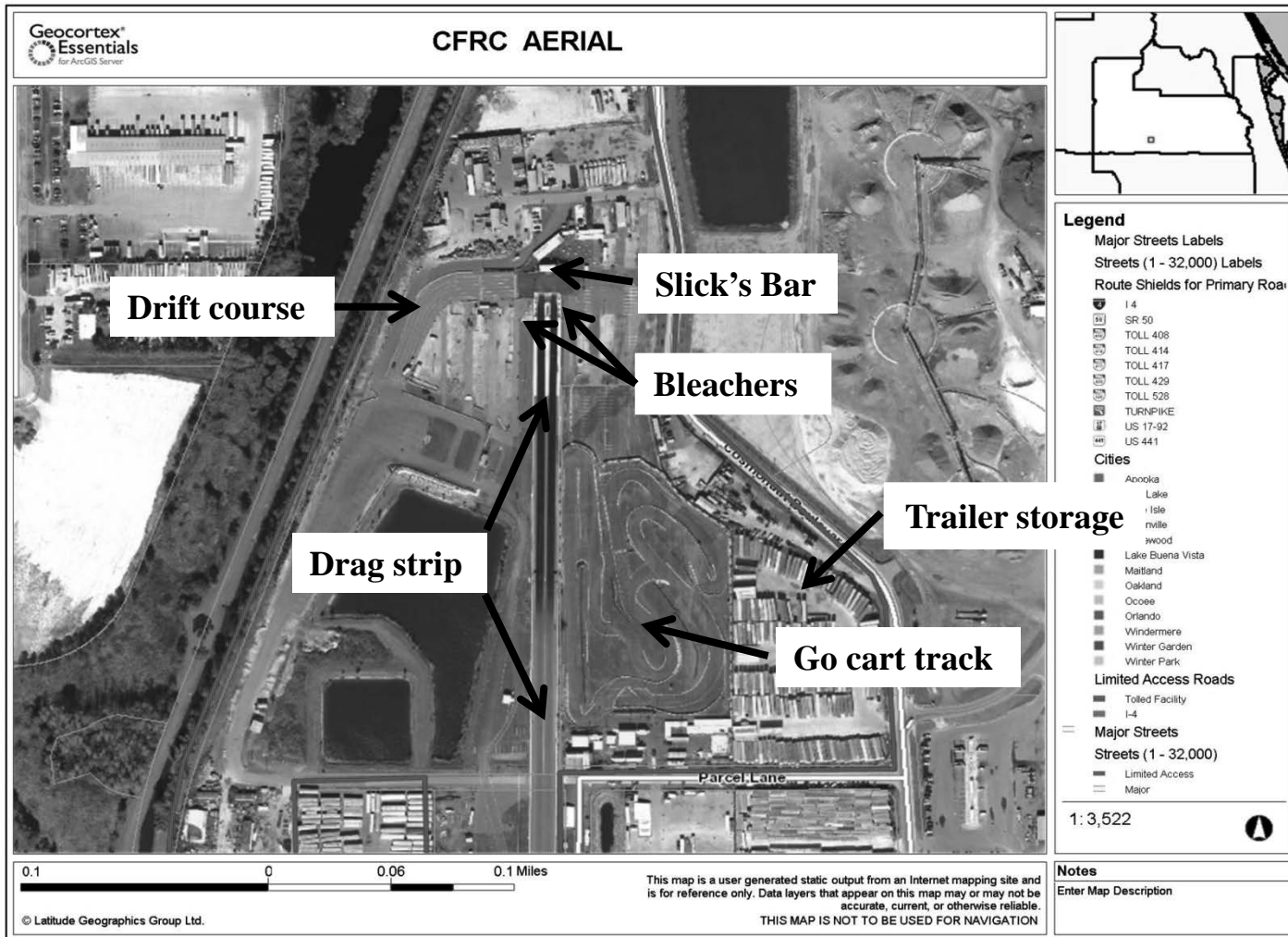


ZONING MAP

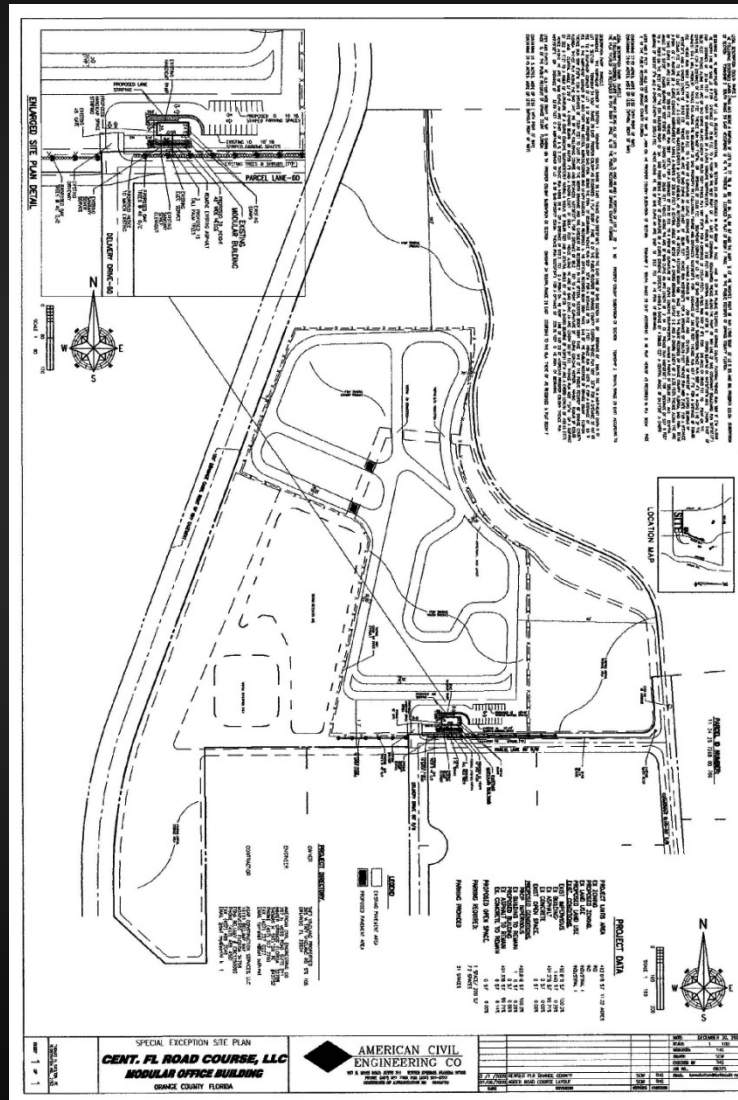


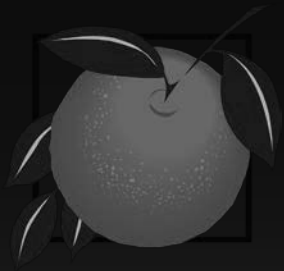


SITE LAYOUT







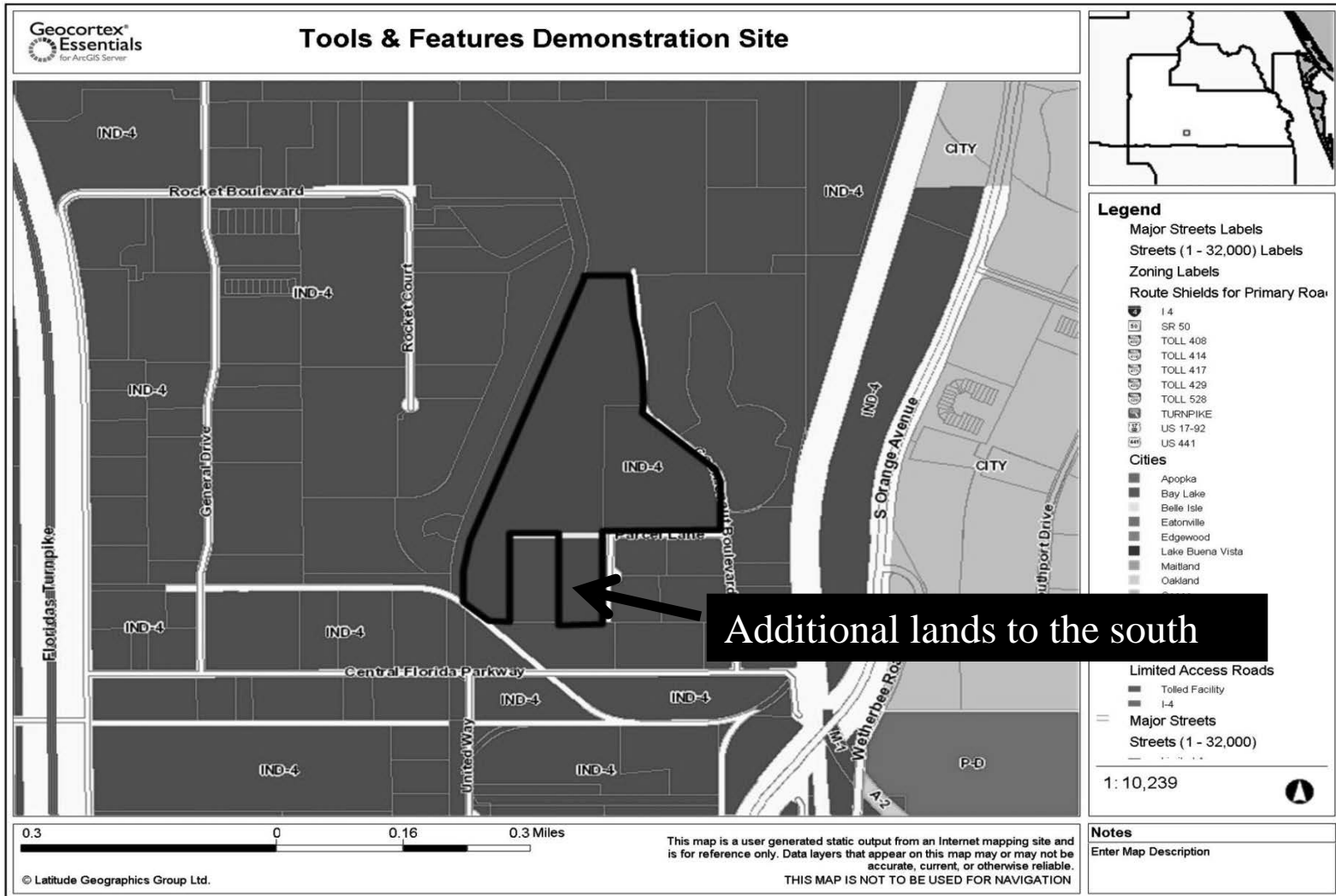


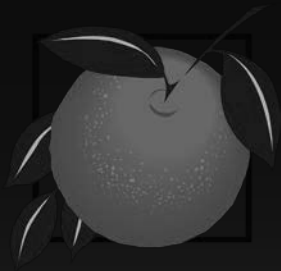
REQUEST #1

1. To add land (4.59 acres) on the south side

Note: The additional land is to accommodate the existing drag strip which commences at the north side of project and extends beyond the south line of the original site

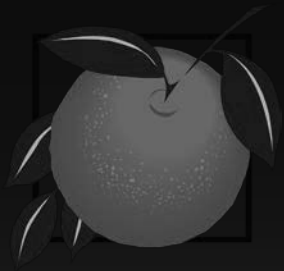
NEW ZONING MAP WITH ADD'L LANDS





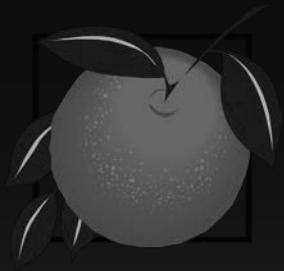
ORIGINAL SITE AERIAL (2009)





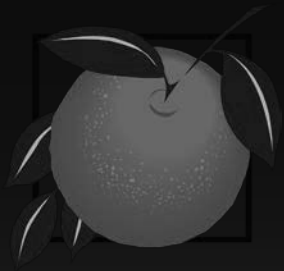
REQUEST #2

2. To add a drag strip course



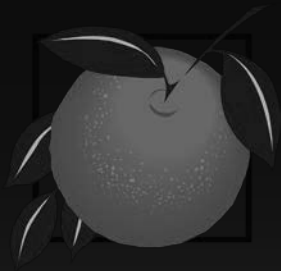
EXISTING DRAG STRIP





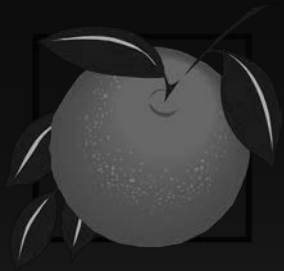
REQUEST #3

3. To allow on-site consumption of alcohol (Condition of approval #13 of previous approval prohibited on-site consumption of alcohol)



ORIGINAL CONDITIONS OF APPROVAL (3/5/09)

9. Development shall comply with Chapter 24 (Landscaping) except where conflicts exist. Where the site plan conflicts with Chapter 24, the Zoning Manager shall determine if the project significantly complies with Chapter 24;
10. Signage shall be in accordance with 31.5, Orange County Code;
11. Sound and noise shall be regulated by Chapter 15, Orange County Code;
12. Construction plans shall be submitted within 2 years or this approval becomes null and void; and
13. There shall be no on-site consumption of alcoholic beverages.

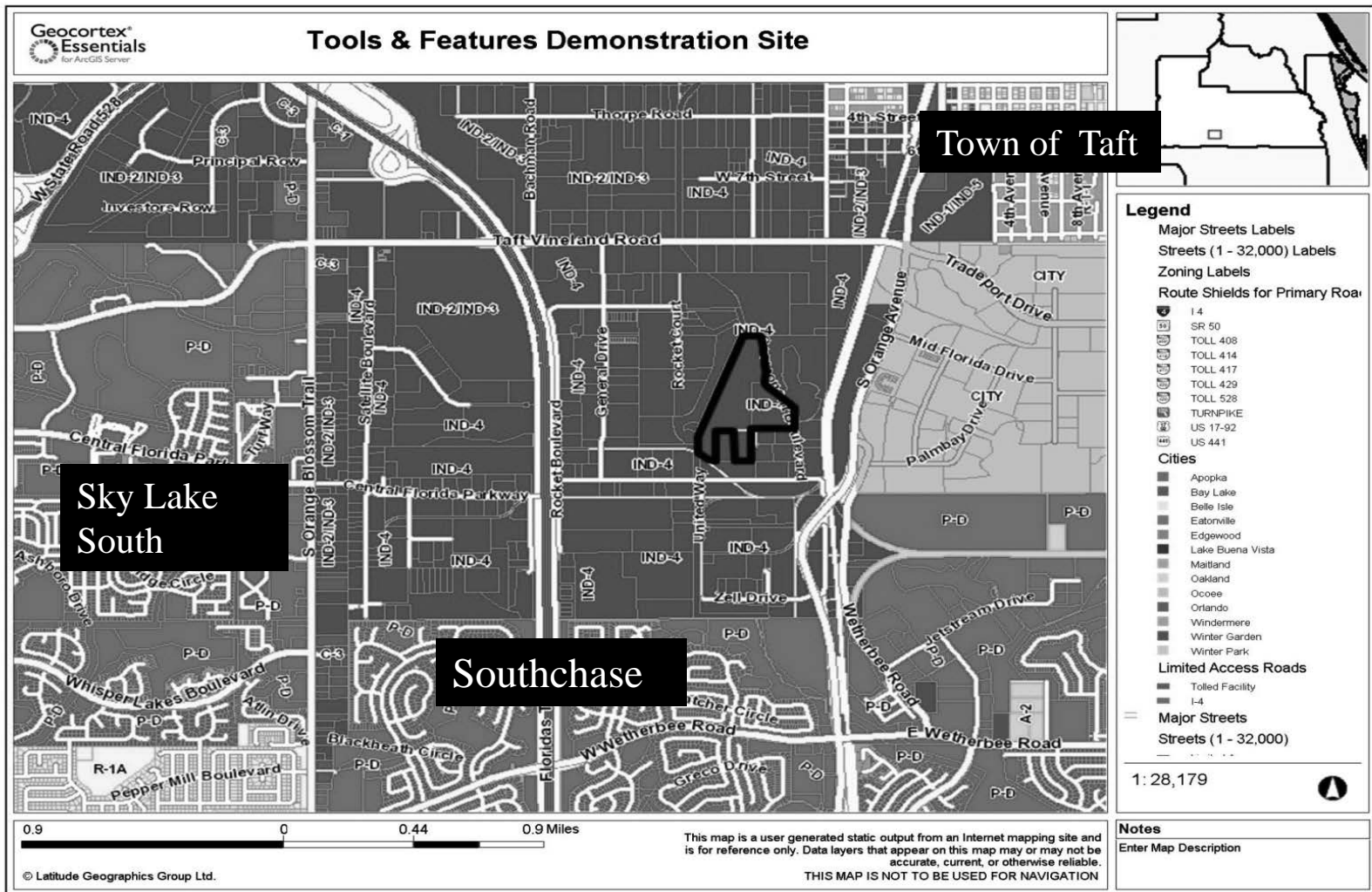


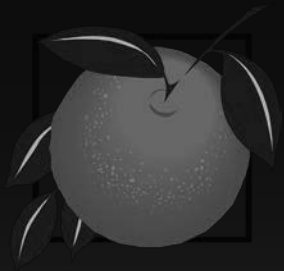
COMMUNITY CONCERNS

- Sound impacts to neighboring communities

ZONING MAP

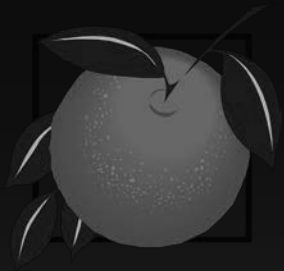
Neighboring Communities





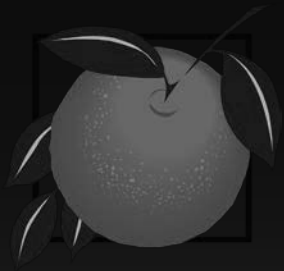
SUBJECT SITE IS...

- 4628 feet or .87 miles away from Town of Taft to the northeast
- 3848 feet or .72 miles away from Southchase to the south
- 8553 feet or 1.62 miles away from Sky Lake South to the west



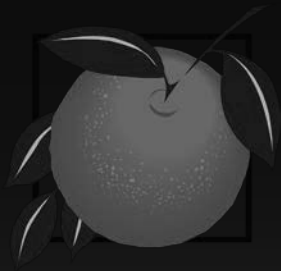
SOUND MEASUREMENTS

- Late 2009 – Present: Environmental Protection Division (EPD) has received numerous noise complaints from the residents of the Southchase community. Some of the complaints were validated by sound measurements and corrected by the applicant. Orange County continues to receive noise complaints from the Southchase residents. The results of subsequent sound measurements do not violate the County's Noise Ordinance.



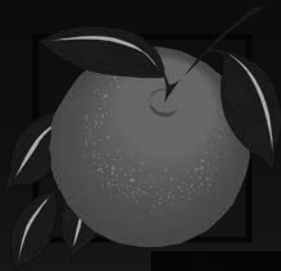
STAFF CONCERNS

- Although sound and noise from this use does not violate the Noise Ordinance, it is creating a noise nuisance to the South Chase residents to the south
- Citizen complaints are likely to continue. If this request is approved, conditions of approval must be clear and enforceable



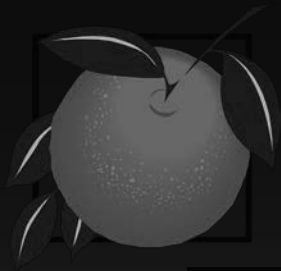
SITE PHOTOGRAPH





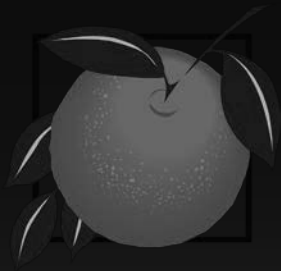
SITE PHOTOGRAPH





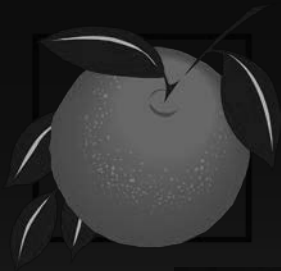
SITE PHOTOGRAPH





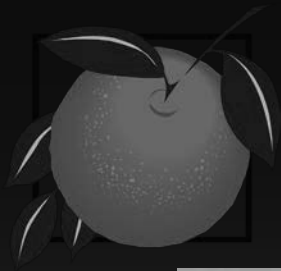
SITE PHOTOGRAPH





SITE PHOTOGRAPH



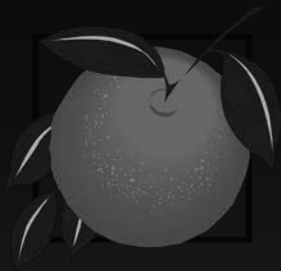


SITE PHOTOGRAPH



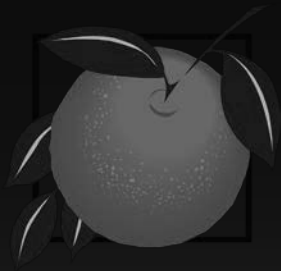
SITE PHOTOGRAPH





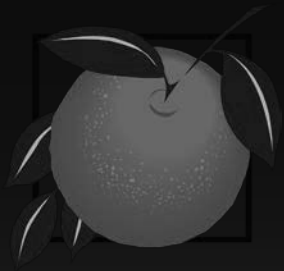
SITE PHOTOGRAPH





SITE PHOTOGRAPH





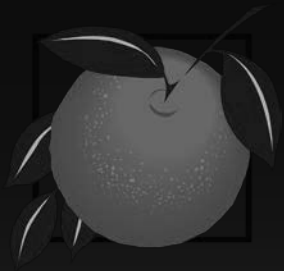
STAFF ANALYSIS

PROS

- Project has demonstrated compliance with County's Noise Ordinance
- Project is located in an Industrial Park
- No incidents regarding on-site consumption of beer and wine

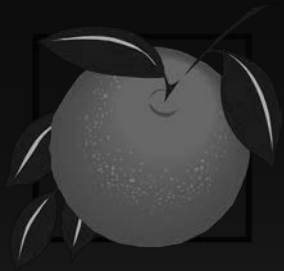
CONS

- Noise emitted from project site is a nuisance to the residents of Southchase
- Concerns about drivers consuming alcohol
- Concerns that property values may be affected by excessive noise



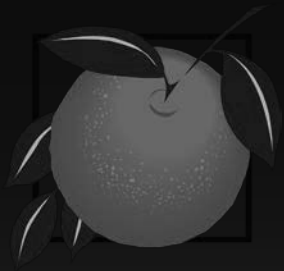
BZA FINDINGS

- On-site consumption of beer and wine was not problematic; no recorded incidents or safety issues documented
- Drag racing is too noisy and acting as a nuisance to the residential community; drag racing needs to be regulated
- Current Noise Ordinance methodology does not specifically address race track operations



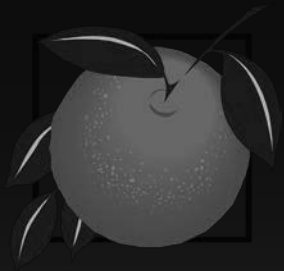
BZA RECOMMENDATION

Approved the Special exception request in that the Board finds it met the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38-78, and that the granting of the Special Exception does not adversely affect the general public interest; said approval is subject to the following conditions (unanimous)



BZA CONDITIONS OF APPROVAL

1. Development in accordance with site plan dated “Received April 26, 2012 and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager’s approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant’s changes require another BZA public hearing.;
2. Previous conditions of approval of March 5, 2009 are hereby null and void. This approval is to use the property as a racetrack for the racing, testing, and display of race cars, legends cars, motorcycles, autocross, karts, vehicle testing, car shows, go-karts, drifting, spectator events and the drag racing of street cars, motorcycles and non-street legal hot rods;
3. All outdoor lighting shall be subject to Chapter 9, Orange County Code;
4. No spectators in the infield during an active track session. Only officials and instructors may be in the infield during an active track session;
5. Hours of operation shall be Sunday – Wednesday 8:00 am to 10:00 pm and Thursday – Saturday 8:00 am to 1:00 am. Further, all drag racing shall stop at 10:00 pm.



BZA CONDITIONS CONTINUED

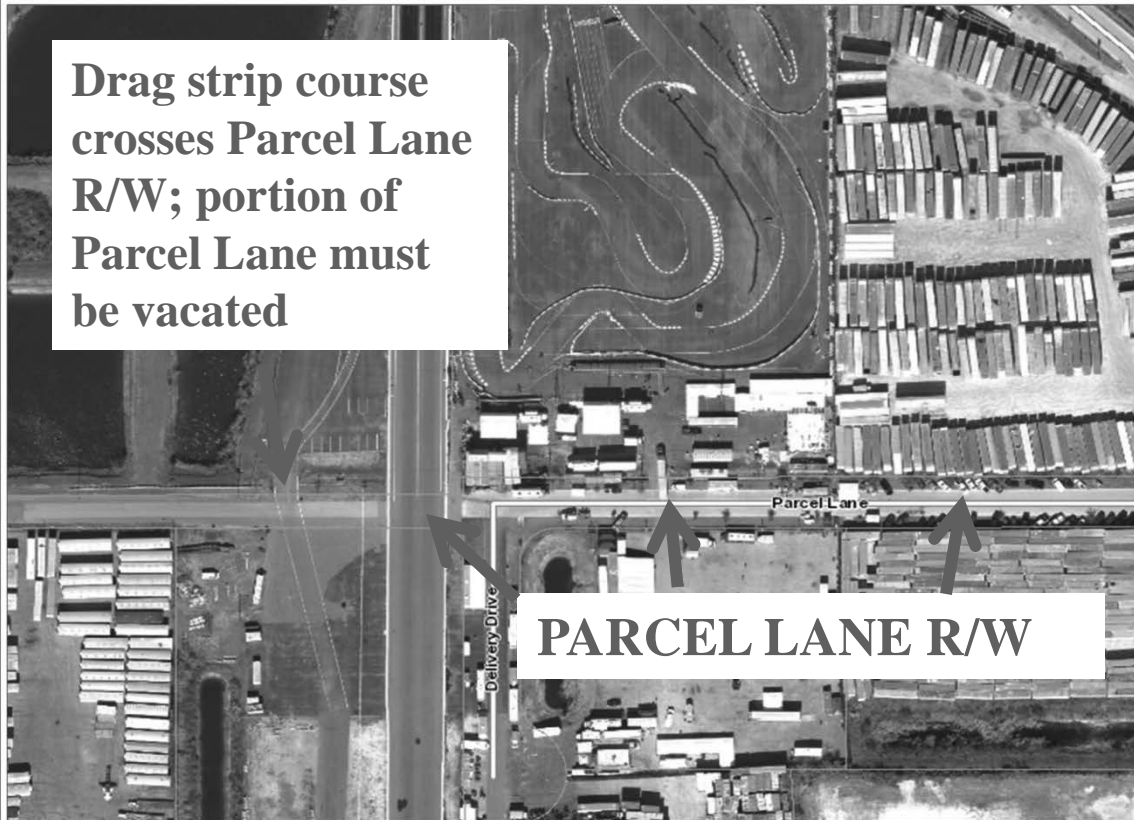
6. The applicant shall hire off-duty law enforcement for open racing events;
7. Prior to racing, orientation by the instructors shall be provided to the racers;
8. Port-o-lets shall be provided in accordance with all regulations;
9. Access, drainage, roadway improvements and concurrency management shall be determined by the Public Works Director;
10. Development shall comply with Chapter 24 (Landscaping), Orange County Code except where conflicts between the site plan and Chapter 24 exist. Then the Zoning Manager shall determine if the project significantly complies with Chapter 24;
11. Signage shall be in accordance with 31.5, Orange County Code;
12. Sound and noise shall be regulated by Chapter 15, Orange County Code and any future modifications as approved by the BCC from time to time;
13. Construction plans for these changes shall be submitted within 1 year (June 7, 2013) or this approval becomes null and void; and
14. The on-site consumption of beer and wine only is permitted and shall

TECHNICAL ISSUE: VACATING PARCEL LANE CROSSING

Geocortex
Essentials
for ArcGIS Server

CFRC and Parcel Lane R/W

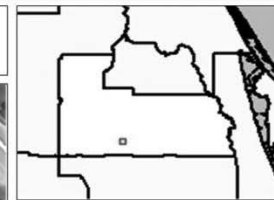
Drag strip course
crosses Parcel Lane
R/W; portion of
Parcel Lane must
be vacated



0.1 0 0.03 0.1 Miles

© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Major Streets Labels

Streets (1 - 32,000) Labels

Route Shields for Primary Road

- I 4
- SR 50
- TOLL 408
- TOLL 414
- TOLL 417
- TOLL 429
- TOLL 528
- TURNPIKE
- US 17-92
- US 441

Cities

- Apopka
- Bay Lake
- Belle Isle
- Eatonville
- Edgewood
- Lake Buena Vista
- Maitland
- Oakland
- Ocoee
- Orlando
- Wintermere
- Winter Garden
- Winter Park

Limited Access Roads

- Tolled Facility
- I-4

Major Streets

Streets (1 - 32,000)

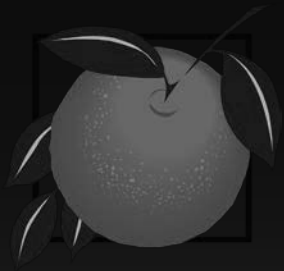
- Limited Access
- Major

1:1,761



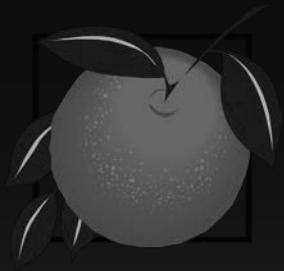
Notes

Enter Map Description



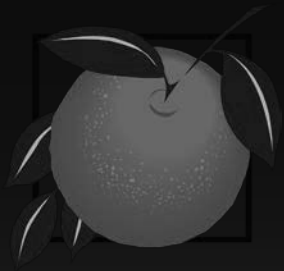
NEW CONDITION

15. Prior to any operation of the drag strip course, that portion of Parcel Lane shall be vacated.



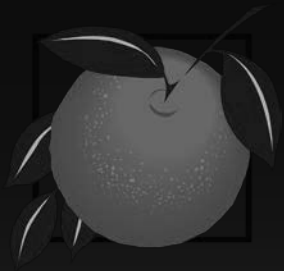
PUBLIC FEEDBACK AT BZA HEARING

- Approximately 400 commentaries in favor from participants/users of the facility
- Approximately 65 commentaries in favor from Mothers Against Street Racing, participants of the track, some community residents and local high school students
- Approximately 320 commentaries in opposition from local community, mostly



COMMUNITY MEETING OF JUNE 27, 2012

- Hosted by Commissioner Thompson
- Approximately 70 attendees
- Brief presentations by Staff, BZA Chairman, Mothers Against Racing in the Streets and Applicant
- Neighbors addressed their concerns to the Commissioner

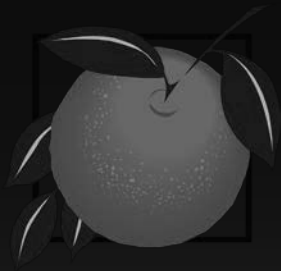


BCC OPTIONS

1. Approve entire request with conditions (previous approval of March, 2009 is null and void. Restrictive conditions may be imposed)

NOTE: BZA chose this option

2. Deny entire request (Site reverts to the March 5, 2009 approval)
3. Approve additional acreage and drag strip (requests #1 and #2) with conditions and deny on-site consumption of alcohol (request #3)
4. Approve on-site consumption of alcohol (request #3) with following condition "On-site consumption of beer and wine only shall be in accordance with all local and state regulations". Deny add'l acreage and drag strip (requests #1 and #2). Site reverts to the March 5, 2009 approval



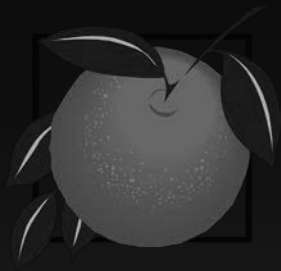
WHAT DOES THE MARCH 5, 2009 APPROVAL ALLOW?

IT ALLOWS:

- Reconfigurations of curvilinear tracks
- Drift track, go-cart track, racing track
- Track parking
- Display of vehicles, Car shows, track rental and driving school
- Karting, autocross, racing ,vehicle testing, street cars, motorcycles
- Consession stand and restrooms
- Drinking/dining area with outdoor seating (no alcohol)
- Equipment, storage and shop areas
- Parking areas

IT DOES NOT ALLOW:

- Drag strip course
- Grandstands and bleachers adjacent to drag strip
- On-site consumption of alcohol
- DJ, outdoor music, concerts
- 2-Floor announcer and media booth



2009 APPROVAL

Central Florida Road Course

The Street Racing Solution!

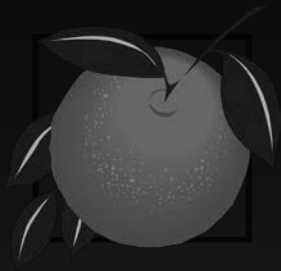
- **Driving Schools**
- **Corporate Events**
- **Track Rental**
- **Karting**
- **Race Cars**
- **Legends Cars**
- **Exotic Cars**
- **Motorcycles**
- **Autocross**
- **Tuners**
- **Vehicle Testing**
- **Memberships**
- **Sponsorships**

***Centrally Located – Only 15 Minutes
from Downtown Orlando or
Kissimmee***

***Between Orange Ave & OBT off of
Central Florida Parkway***

Call: 407-812-4004

**Check out our events online
www.CentralFloridaRoadCourse.com**



2009 APPROVAL

Race Cars

Legends Cars

Karts

Exotic Cars

Motorcycles



Drifting

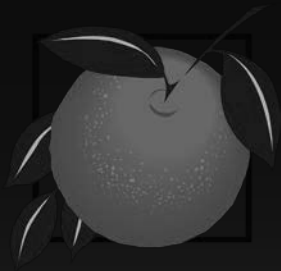
Autocross

Solo

Gymkhana

Vehicle Testing

High Performance Driving Schools—Memberships



2009 APPROVAL

Race Cars

Legends Cars

Karts

Exotic Cars

Motorcycles



Drifting

Autocross

Solo

Gymkhana

Vehicle Testing

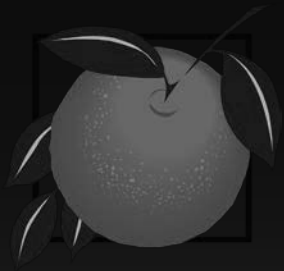
High Performance Driving Schools—Memberships



Central Florida Road Course

Central Florida's Only Road Course

12 Turns—1 Mile of Excitement & Speed!!



STAFF PRESENT

- Code Enforcement Staff
- Environmental Protection Division Staff
- County Attorney Staff



**BCC CALLED PUBLIC HEARING
ON
BZA #SE-12-07-038, JUNE 7, 2012**

**APPLICANT:
CENTRAL FLORIDA ROAD COURSE**

AUGUST 7, 2012