

**COMMUNITY, ENVIRONMENTAL AND DEVELOPMENT SERVICES
ZONING DIVISION PUBLIC HEARING REPORT
TUESDAY July 11, 2017**

This packet contains the following public hearing to be heard before the Board of County Commissioners on Tuesday, July 11, 2017 at 2:00 p.m.

Applicant

Number

Type

**Waldon Professional Funeral
And Cremation Services, LLC**

SE-17-05-038

Appeal

District 2



Interoffice Memorandum

DATE: June 13, 2017

TO: Mayor Teresa Jacobs
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director
Community, Environmental and Development Services Department

CONTACT PERSON: Carol L. Knox, Manager, Zoning Division
407-836-5585

SUBJECT: July 11, 2017 – BCC Appeal Public Hearing
Applicant/Appellant: Waldon Professional Funeral and
Cremation Services, LLC
BZA Case #SE-17-05-038, May 4, 2017; District #2

Case #SE-17-05-038, located at 3560 Plymouth Sorrento Rd., in District #2, is a BCC appeal public hearing to be heard on July 11, 2017. The applicant is requesting a special exception to allow a funeral home and crematory on 4.91 acres. A total of 6,000 sq. ft. is proposed. The applicant/appellant is currently operating on SR 46 in Seminole County and wishes to relocate to this site.

The subject property is located on the northwest corner of Plymouth Sorrento Rd. and Hideaway Rd., 1 mile north of W. Ponkan Rd.

At the May 4, 2017 BZA hearing, staff recommended denial of the request because the proposed land uses were not compatible with the surrounding land uses. Specifically, the proposed land uses were commercial in nature while the proposed location and surrounding areas contain agri-businesses and homes. The BZA recommended denial on a 4-2 vote. There was no opposition at the hearing.

The application for this request is subject to the requirements of Ordinance 2008-14, which mandates the disclosure of expenditures related to the presentation of items or lobbying of items before the BCC. A copy is available upon request in the Zoning Division.

If you have any questions regarding this matter, please contact Carol Knox at 6-5585 or Rocco Relvini at 6-5386.

ACTION REQUESTED: Uphold the BZA's recommendation of denial of May 4, 2017. District #2.

**COMMUNITY ENVIRONMENTAL DEVELOPMENT SERVICES
DEPARTMENT
ZONING DIVISION PUBLIC HEARING REPORT
July 11, 2017**

The following is a public hearing on an appeal before the Board of County Commissioners on July 11, 2017 at 2:00 p.m.

APPELLANT/APPLICANT: WALDON PROFESSIONAL FUNERAL & CREMATION SERVICES, LLC

REQUEST: Special Exception in the A-2 zoning district to allow a funeral home and crematory.

LOCATION: Northwest corner of Hideaway Road and Plymouth Sorrento Road.

TRACT SIZE: 4.91 acres

ZONING: A-2

DISTRICT: #2

PROPERTIES NOTIFIED: 728

BOARD OF ZONING ADJUSTMENT (BZA) HEARING SYNOPSIS ON REQUEST:

The applicant is proposing a 4,100 sq. ft., one-story funeral home and crematory. The applicant notified staff that its current lease is expiring and they would like to relocate the funeral home and crematory to the proposed site. The existing facility is located on SR 46 in Sanford, Florida.

Staff gave a brief presentation regarding the case, and advised the BZA that the proposed funeral home and cremation facility is not consistent with the development trend of the area and is not compatible with the surrounding land uses.

The applicant presented their case and spoke to the findings and analysis in the Staff Report. The applicant clarified, that at their current location in Sanford, Florida, cremations are currently performed off-site (outsourced). The applicant also discussed cemeteries and animal crematories located near the subject property. The applicant pointed out other crematoriums and funeral homes that were located on two (2) lane roadways. Some of these were in conjunction with a cemetery principal use.

A crematory expert spoke about the state-of-the-art technology and the current processes related to cremations. He stated that there are no longer issues with smoke or odor with the new technology.

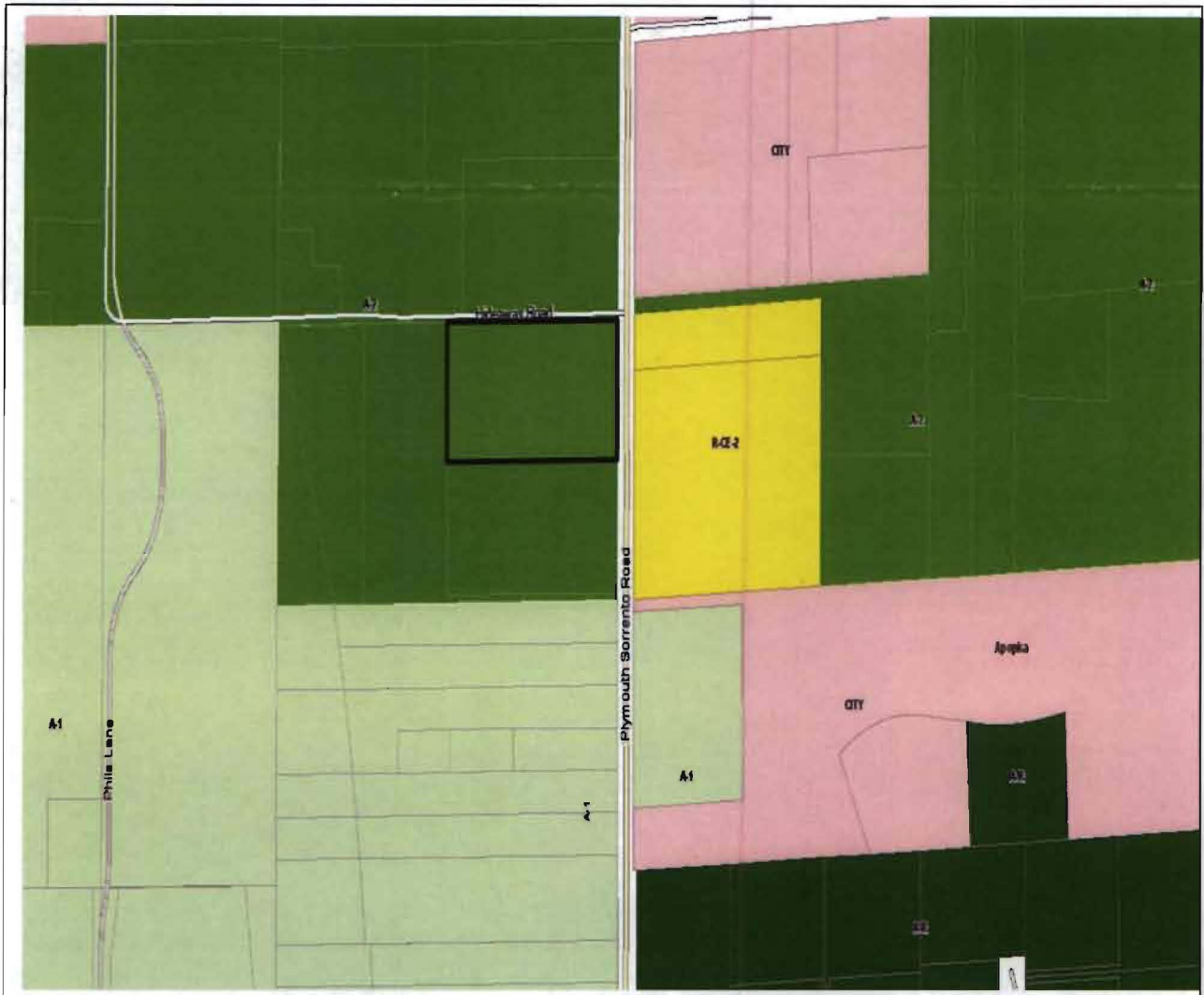
There were two other speakers who spoke in favor of the applicant's request. Staff has received sixteen (16) commentaries in opposition, including one (1) correspondence from the City of Apopka, and there were no commentaries in favor. There was no opposition at the hearing.

The BZA closed the public hearing and discussed the case, in regards to traffic concerns. Staff advised that if this request was approved, it could set a precedent for additional commercial uses in an agricultural area.

A motion was made to approve the request but did not pass due to lack of a majority vote. A second motion was made to deny the request and it passed on a 4-2 vote.

BZA HEARING DECISION:

A motion was made by Gregory A. Jackson, seconded by Carolyn Karraker and unanimously carried to DENY the Special Exception request in that the Board finds it did not meet the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38-78, and that the granting of the Special Exception does adversely affect general public interest (unanimous).



Applicant: Waldon Professional Funeral & Cremation Services, LLC

BZA Number: SE-17-05-038

BZA Date: 05/04/2017

District: 2

Sec/Twn/Rge: 24-20-27-NE-A

Tract Size: 4.91 acres

Address: 3560 Plymouth Sorrento Road, Apopka FL 32712

Location: Northwest corner of Hideaway Road and Plymouth Sorrento Road.

WALDON PROFESSIONAL FUNERAL & CREMATION SERVICES, LLC
SE-17-05-038

REQUEST: Special Exception in the A-2 zoning district to allow a funeral home and crematory.
ADDRESS: 3560 Plymouth Sorrento Road, Apopka FL 32712
LOCATION: Northwest corner of Hideaway Road and Plymouth Sorrento Road.
S-T-R: 24-20-27
TRACT SIZE: 4.91 acres
DISTRICT#: 2
LEGAL: BEG 33 FT W & 329.94 FT N OF E1/4 COR OF SEC RUN N 329.95 FT W 650.44 FT S 329.10 FT E 651.16 FT TO POB IN SEC 24-20-27
PARCEL ID: 24-20-27-0000-00-031
NO. OF NOTICES: 728

DECISION: A motion was made by Gregory A. Jackson, seconded by Eugene Roberson, Jr. voting AYE by voice vote, and Carolyn Karraker, Deborah Moskowitz, Jessica Rivera, Wes A. Hodge voting No by voice vote (Jose A. Rivas, Jr. was absent), to **APPROVE** the Variance request. The motion **FAILED** for lack of a majority vote (2 in favor, 4 opposed and 1 absent).

DENIED the Special Exception request in that the Board finds it did not meet the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38-78, and that the granting of the Special Exception does adversely affect general public interest (4 in favor, 2 opposed and 1 absent).

SYNOPSIS: The applicant is proposing a 4,100 sq. ft., one-story funeral home and crematory. The applicant notified staff that its current lease is expiring and they would like to relocate the funeral home and crematory to the proposed site. The existing facility is located on SR 46 in Sanford, Florida.

Staff gave a brief presentation regarding the case, and advised the BZA that the proposed funeral home and cremation facility is not consistent with the development trend of the area and is not compatible with the surrounding land uses.

The applicant presented their case and spoke to the findings and analysis in the Staff Report. The applicant clarified, that at their current location in Sanford, Florida, cremations are currently preformed off-site (outsourced). The applicant also discussed cemeteries and animal crematories located near the subject property. The applicant pointed out other crematoriums and funeral homes that were located on two (2) lane roadways. Some of these were in conjunction with a cemetery principal use.

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710 Lexington Green Lane Sanford, Florida 32771

COVER LETTER

Purpose: We are requesting a zoning change for the property at 3560 Plymouth Sorrento Road Apopka, FL 32712 from the current zoning use (A2) to a special exception. Our plan is to use the current building and land for the use of a Funeral Home and Crematory.

Size: The current size of the building is approximately 4100 square feet. We are looking to add approximately 20 more feet on the back of the existing building to meet the needs of the Funeral Home and Crematory. We look to include one large Chapel that will partition off into two viewing rooms (seating for approximately 100 people), two arrangement rooms, four bathrooms, kitchen, a large office to partition off into four office spaces, lobby, embalming room, walk in cooler area for the deceased and space for a crematory.

Number of Buildings: There is currently one building on this property.

Existing Use: The building on the property was previously used for a tissue culture laboratory. The current building is vacant and has been for some time now.

Number of Clients: There are currently no clients that visit the property at 3560 Plymouth Sorrento Road. Waldon Funeral Home can expect to serve approximately 100 families a year.

Employees: Once Waldon Funeral Home occupies the building there will be between one and six employees on the premises daily.

Days and Hours of Operations: Daily Hours of Operation are Monday through Friday 9am to 5pm; however funeral and viewing hours will vary based on the need of the funeral home and the convenience of each family we serve.

Outdoor Activities: We do not foresee any outdoor activities or events at this time.

Landscaping: Currently the property is fenced and has grass (cleared land) on most of the 4.9 acres; trees outline the property where the fencing is installed. Plans are to remove trees immediately in front of the building to make the building visible to the public.

Entrance/Exit: Currently there is one entrance/exit on to the property. No plans have been made or proposed at this time for anything other than what currently exist.

Parking: There are currently paved and unpaved parking areas.



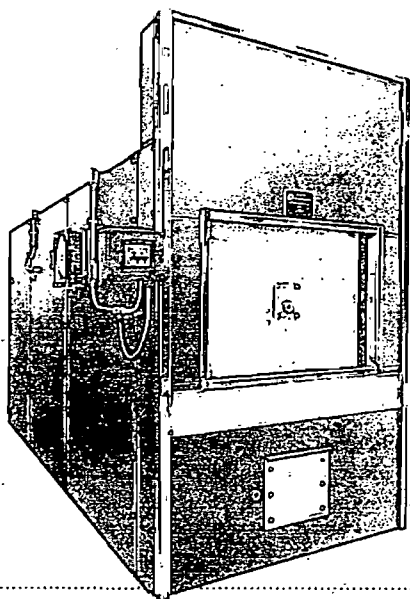
The Fuel Efficient "Classic" Cremators

As the cost of fuel continues to escalate fuel consumption has become a critical issue in the operation of a crematory. We have been able to verify that the fuel efficiency of our "Classic" line of cremators is superior to other units on the market. There are several variables in fuel efficiency such as preheat time, the interval between consecutive cremations, weight and size of the body, cremation time, and quality of the cremated remains. During preheat, and once combustion commences heat is absorbed into the refractory walls, roof and hearth and the body provides auxiliary fuel. Proper operating temperature can be maintained by controlling the combustion air supply.

The preheat time must always be included in fuel usage for the first cremation of the day. Subsequent cremations require little or no pre-heat time depending upon how much cool down is allowed. Most cremators require a minimum of 30 minutes or up to one hour cool down to prevent the cremator from overheating and emitting visible emissions (smoke) during the next cremation. **"Classic" cremators require no cool down and will not generate smoke due to overheating.** This unique feature of the control system results in substantial fuel savings, particularly when performing several cremations per day.

Eliminating cool down can save up to 50% of fuel usage in the next and subsequent cremations. The primary and secondary chambers retain heat and this can shorten the cremation cycle by as much as 20%. By the third consecutive cremation of the day the secondary burner is firing primarily in a low-fire mode and chamber temperatures are maintained by controlling combustion air. Keep in mind this is being accomplished without emitting smoke common in other units. Depending on the model "Classic" cremators are capable of cremating 6 to 10 bodies in a 10 to 12 hour workday with an average cremation time ranging between 65 and 90 minutes. Moreover, they can accommodate large and obese bodies ranging from 800 to 1200 lbs.

A cremation is only complete when there is no black ash and the cremated remains are white and very brittle. There can be considerable variation between bodies. The muscle mass, fat content and even health issues prior to death will affect the combustion process. Large and obese bodies contain a great deal of fat which have a high BTU (heat) content. Unless the rate of combustion is controlled a cremator can easily overheat resulting in smoke from the stack and other emissions exceeding regulatory limits. U.S. Cremation Equipment's control system is designed to automatically account for these differences and maintain the combustion rate at safe levels.



Since the Classic was introduced to the cremation industry, it's been turning heads. Cremation professionals have asked, "Does this machine have the technology and design to deliver notable fuel efficiency and significantly increased production - and be a cost-effective investment?" We, of course, answer with a hands-down "Yes." But we're not the ones to ask. It's our customers whose opinions matter.

"I have operated equipment for 15 years before buying your unit and I must say that nothing can cremate a sizable person better or give me a cheaper gas/electric bill!"

G. David Keller • High Point Funeral Home, Memphis, TN

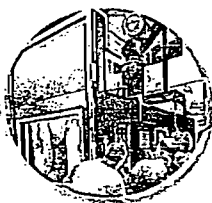
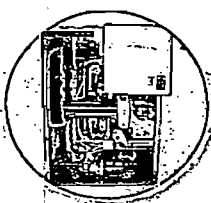
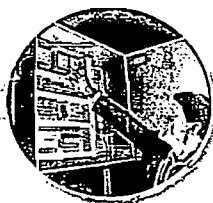
"They encouraged me to check the competition. I did, but no one came close in expertise, support and customer service."

Danny Losee, President • Perry Mount Park Cemetery, Pontiac, Michigan

"I shopped all the major manufacturers and was immediately impressed with U.S. Cremation Equipment's personnel and product."

David Krohn, CEO • Everglades Crematorium, Hollywood, Florida

STANDARD FEATURES OF THE CLASSIC



- **Continuous Operation:** Heavy-duty insulation and state-of-the-art drafting allows for continuous operation, no cool-downs between cremation cycles.
- **Increased Productivity:** The Classic can complete a cremation every 75 to 90 minutes, for up to six cremations in ten hours.
- **Complete Automation:** A PLC controls the entire cremation from start to finish.
- **Fuel Efficiency:** Faster cremation cycles and "Hot Hearth" design can save up to 50% in fuel usage when performing more than one cremation in a day.
- **Environmental Safety:** Complete combustion is achieved in the Pollution Control Chamber, eliminating smoke and odor.
- **Special Case Conditions:** A large primary chamber and an operating system that controls the rate of combustion enable safe cremation of obese cases up to 800 pounds.
- **User-Friendly System with One-Touch Screens:** Operating conditions are displayed on various screens for monitoring and control during each stage of the cremation cycle.
- **Safety Compliance:** The "Classic" complies with nationally recognized safety standards and has been tested and listed by Underwriters Laboratories, Inc. (UL) - file MH 47704.

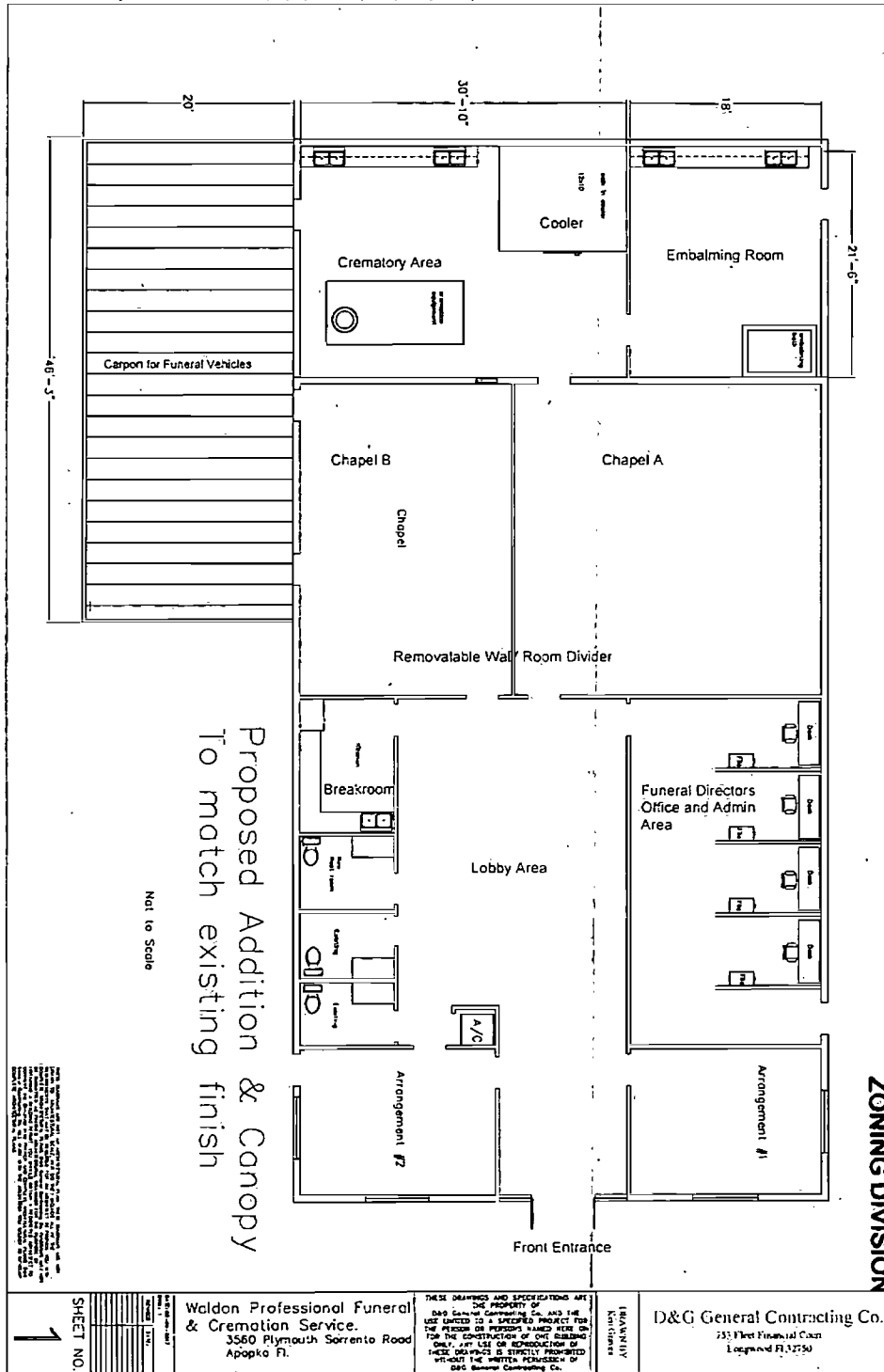
The Classic is the standard-size cremator of choice. Give us a call and we'll put you in touch with the people who use our product every day. Contact the cremation professionals, 321.282.7357.

Assistance is always a phone call away.



598 Northlake Blvd., Suite 1016 • Altamonte Springs, FL 32701 | 321.282.7357 | www.uscremationequipment.com

Please note: any notes included for explanation was provided by Kristy Waldon with Waldon Funeral Home 04/11/2017



Arrangement 1/2= Offices where families will meet to make final funeral arrangements. This room will include a table, chairs and funeral merchandis
Chapel A and B= Location where funeral services and viewing of the deceased will take place. These room will include removable seating (non fixed
Cooler= Where the deceased will be housed and kept cool until final disposition. This room will have shelves to place the deceased on.
Embalming Room= Where the deceased will be embalmed, dressed and casketed for final disposition. Embalming equipment and tables needed.
Crematory= Where deceased will be cremated; reduced from whole body to cremated remains. Cremation chamber and other needed items include
Kitchen/Breakroom will NOT have a stove, but will include a microwaye and refrigerator.



STAFF REPORT
CASE #SE-17-05-038
Orange County Zoning Division
Planner: Marla Molina
Board of Zoning Adjustment
May 4, 2017
Commission District: 2

GENERAL INFORMATION:

APPLICANT: Waldon Professional Funeral & Cremation Services, LLC

REQUEST: Special Exception in the A-2 zoning district to allow a funeral home and crematory.

LOCATION: Northwest corner of Hideaway Road and Plymouth Sorrento Road.

PROPERTY ADDRESS: 3560 Plymouth Sorrento Road, Apopka, Florida 32712

PARCEL ID: 24-20-27-0000-00-031

PUBLIC NOTIFICATION: 728

TRACT SIZE: 4.91 acres

DISTRICT #: 2

ZONING: A-2

EXISTING USE(S): Vacant Building

PROPOSED USE(S): Funeral Home/Crematory

SURROUNDING USES: N – Nursery
S – Single Family Residence
E – Vacant Residential
W – Single Family Residence

STAFF FINDINGS AND ANALYSIS:

1. Waldon Professional Funeral & Cremation Services, LLC is proposing a 4,100 sq. ft., one-story funeral home and crematory. The applicant notified staff that its

current lease is expiring and they would like to relocate the funeral home and crematory to the proposed site.

2. The proposed crematory will utilize state-of-the-art technology. The applicant provided documentation detailing the techniques used during the cremation process, which will further minimize odor, noise, and ash concerns. The proposed crematory building will be architecturally designed to be consistent with an office appearance, similar to the existing funeral home.
3. On April 14, 2017, staff inspected the proposed site. The area is characterized by large agriculturally zoned tracts, some of which have agri-businesses, such as, landscape nurseries and citrus groves. This section of Plymouth-Sorrento Road is a two (2) lane roadway with high speed motor vehicle traffic, such as, but not limited to, dump trucks and tractor trailers. The average traveling speed on this section of roadway is approximately fifty-five (55) to sixty (60) miles per hour. Currently, the applicant operates its funeral home and crematory in Sanford, Florida, located on State Road 46, which is a four (4) lane divided principal arterial roadway.
4. Staff has concerns about this request. The proposed funeral home and cremation facility is not conducive to the character of this area and is not compatible with the existing land uses. The expectation from the property owners in this area are single family uses and agri-business uses. The facility should be located on principal arterial roadways, similar to where the current business is operated in Sanford, Florida. The proposed land use is a commercial/office land use, which should be located on commercially zoned roadways with safe ingress/egress improvements. Therefore, staff cannot support this request.
5. To date, staff has received three (3) commentaries in opposition, one (1) from the City of Apopka and two (2) from neighbors, and no commentaries in favor.

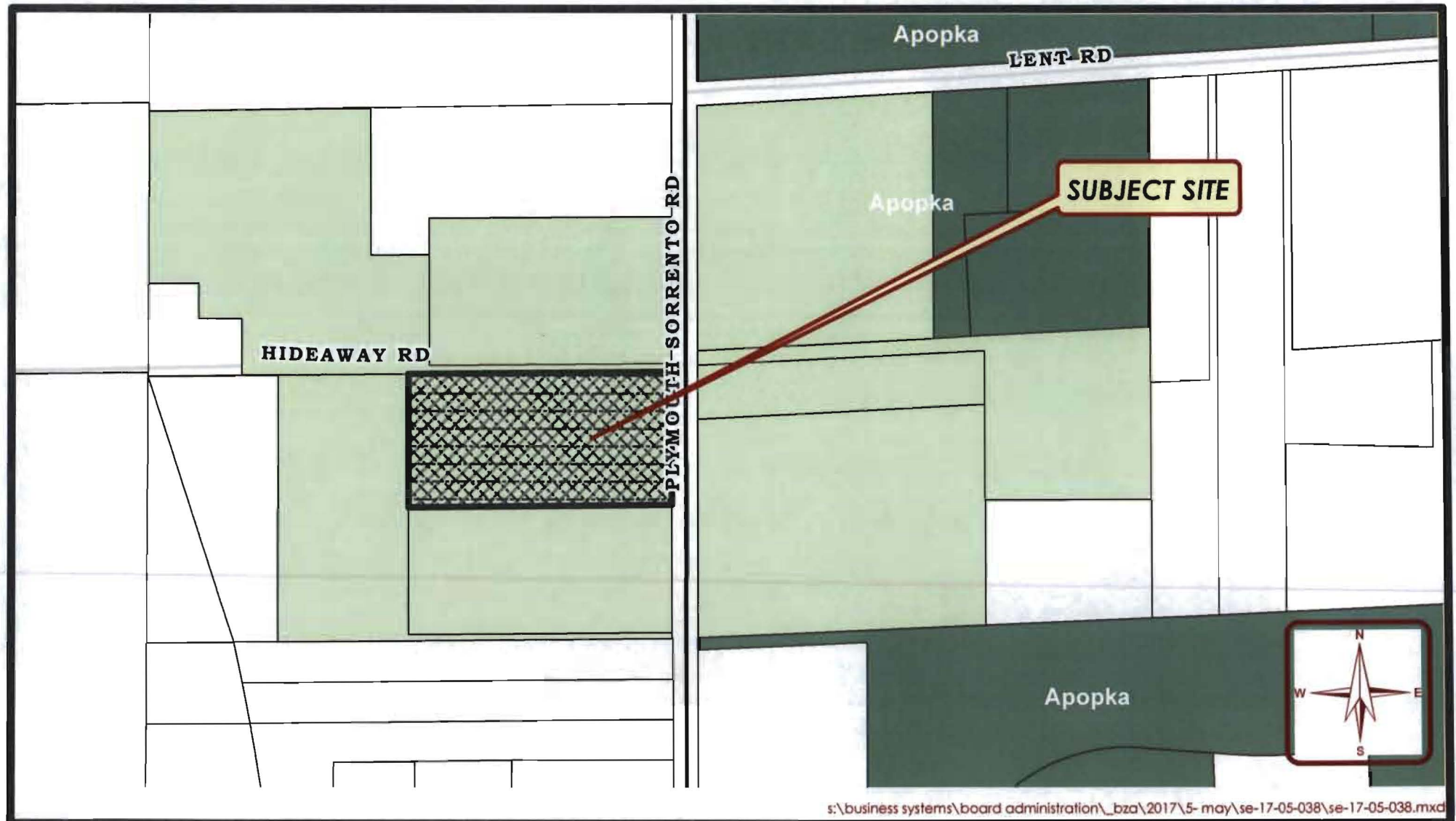
STAFF RECOMMENDATION:

Staff has concerns about this request. Specifically, that the location is not conducive with the proposed use. If the BZA approves this request, the following conditions should apply:

1. Development in accordance with site plan dated April 19, 2017, 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. 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;
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard;
4. Development shall comply with Chapter 24 (Landscaping) except where conflicts exist. In the event there is a conflict between Chapter 24 and the site plan, the provisions of Chapter 24 shall prevail;
5. The stacks (chimney-like structures) shall not be visible from Plymouth Sorrento Road and blowers shall be noise-baffled as determined by the Building Department; and,
6. Construction plans shall be submitted within three (3) years or this approval becomes null and void.

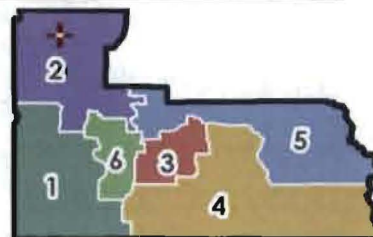
cc: Waldon Professional Funeral & Cremation Services, LLC
c/o Kristy Waldon
710 Lexington Green Lane
Sanford, Florida 32771



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MAP LEGEND

-  SUBJECT
-  NOTIFIED PARCELS
-  PARCELS



1 inch = 347 feet
Feet



Molina, Marla L

From: Waldon Funeral Home <waldonfuneralhome@outlook.com>
Sent: Monday, May 22, 2017 8:44 AM
To: Molina, Marla L
Subject: Re: Waldon Professional Funeral & Cremation Services, LLC

Importance: High

Good morning Ms. Molina,

I apologize for the late reply I was out of the office toward the end of last week.

I reviewed my cover sheet which stated approximately 20 additional feet to the back of the property. I just spoke with the contractor that provided the drawings, he did the calculations and the square footage (for the addition) came out to more that 1,000 sq feet. With the building being currently approximately 4,100 square feet and the addition being approximately 1, 000 square feet I believe it is safe to say that approximately 6,000 total square feet for the entire building is accurate because we have not even started the design stage.

If you have any further question, please do not hesitate to contact me.

Blessings,
Kristy

WALDON Professional Funeral & Cremation Services
710 Lexington Green Lane
Sanford, FL 32771
Phone: 321-363-1592
Fax: 321-363-3294
Website: <http://www.waldonfuneralhome.com>
Facebook: <https://www.facebook.com/funeralwaldon>

"Compassionately serving all families with Integrity, Dignity, and Respect"

CONFIDENTIAL COMMUNICATION

E-mails from WALDON Professional Funeral & Cremation Services usually contain confidential information and are for the sole use of the intended recipient. Distributing or use of this information by an unintended recipient is prohibited and may be a violation of law. If you believe that you have received this e-mail in error, please do not read this e-mail or any items attached. Delete the e-mail and all attachments immediately and please inform the sender that you have deleted the e-mail, all attachments and any copies thereof. Thank you.

From: Marla.Molina@ocfl.net <Marla.Molina@ocfl.net>
Sent: Thursday, May 18, 2017 10:44 AM
To: waldonfuneralhome@outlook.com
Subject: Waldon Professional Funeral & Cremation Services, LLC

Molina, Marla L

From: Relvini, Rocco
Sent: Friday, April 14, 2017 7:38 AM
To: Molina, Marla L
Subject: RE: Buffer Notification

We're doing 1 mile

From: Molina, Marla L
Sent: Thursday, April 13, 2017 3:30 PM
To: Relvini, Rocco
Subject: FW: Buffer Notification

Rocco:

Brandy called me this morning regarding the buffer notification for case SE-17-05-038 (Waldon Professional Funeral & Cremation Services, LLC). When you and I discussed this case you wanted the notification area set to Custom at 1,500 ft. When we discussed this case, I believe that your justification for this decision was because the crematory is ancillary to the funeral home. She may contact to you regarding this case, if she hasn't already. The notification area has now been changed to one mile.



Marla Molina, MPA | Development Coordinator
Zoning Division
Community, Environmental, and Development Services Department
201 S. Rosalind Avenue | Orlando, FL | 32801
P: 407-836-5945
E: Marla.Molina@ocfl.net | W: orangecountyfl.net/PermitsLicenses/Permits.aspx

Did you know that permit information is available online?
<https://fasttrack.ocfl.net/OnlineServices/PermitsAllTypes.aspx>

From: Driggers, Brandy
Sent: Thursday, April 13, 2017 11:16 AM
To: Molina, Marla L
Subject: Buffer Notification

Brandy Driggers, MPA
Development Services Administrator
407-836-5329
brandy.driggers@ocfl.net

Please tell us what you think about the service provided by Orange County.

From: Driggers, Brandy
Sent: Thursday, April 13, 2017 9:22 AM
To: Jerome, James; Robinson, Alan
Subject:

Good Morning Kristy:

According to the Orange County Property Appraiser's website the gross area of the existing building is listed at 4,105 sq. ft. and the living area is listed at 3,734 sq. ft. for 3560 Plymouth Sorrento Rd.

On the application submitted, it's stated that the proposed structure will be approximately 6,000 sq. ft., but the cover letter states that you are looking at adding approximately 20 sq. ft. Please verify the square footage that you are requesting for the proposed funeral home/crematory.

Sincerely,



Marla Molina, MPA | Development Coordinator

Zoning Division

Community, Environmental, and Development Services Department

201 S. Rosalind Avenue | Orlando, FL | 32801

P: 407-836-5945

E: Marla.Molina@ocfl.net | W: orangecountyfl.net/PermitsLicenses/Permits.aspx

Did you know that permit information is available online?

<https://fasttrack.ocfl.net/OnlineServices/PermitsAllTypes.aspx>

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

Crematoria

Cremation and the number of crematoria are on the rise in the U.S. The Cremation Association of North America estimated that there were 2,204 crematories in 2010, up from 1,971 in 2005. Use of cremation has increased, mainly because it's cheaper than standard burial, from 24% in 1998 to 45% in 2013. See their statistics page for more information.

When burning humans or other animals, there are toxic emissions associated with it, particularly when the following contaminants are an issue:

- any mercury amalgam dental fillings which haven't been removed
- organohalogens (dioxins, furans, etc.) and other toxics accumulated through diet and other exposures (this is unavoidable, though a vegan/vegetarian diet will minimize exposure and toxin accumulation)
- any plutonium pacemakers which haven't been removed
- silicone breast implants, which can contain PVC, Methylene Chloride and other toxic chemicals
- other metal or plastic implants in humans
- radioactive or toxic tracers or testing chemicals from animal experimentation (for animal carcass incinerators)
- metal or plastic implants of tracking chips in pets (for pet crematoria)

There are similar hazards associated with pet crematoria and with animal carcass incinerators (often associated with research universities where animal testing occurs).

A great general resource site on crematoria pollution issues is: No Crematory

Health Studies

- This 2003 study shows that the risk of stillbirth was 4% higher and the risk of the life threatening brain abnormality anencephalus was 5% higher among babies whose mothers lived near to crematoria. More details here.
- Canada's Interior Health Authority did a literature review and "concluded that fumes from crematoriums are potentially harmful and that they should not be located close to a residential area." It also "found that particulate matter, which can be inhaled deep into lung tissue, is the chief threat." (see "Put a lid on fumes from cremation," *Vancouver Sun*, 5/12/2006)
- Public Health Impact of Crematoria (report by Chief Medical Officer of British Columbia outlining mercury, dioxin, particulate matter and other emissions concerns; report states that crematoria could have a negative impact on health and should not be located in residential neighborhoods)

Mercury Emissions

- Summary of References on Mercury Emissions from Crematoria (November 3, 2008 - by John Reindl, P.E., retired from Dane County, Wisconsin Department of Public Works; please send comments and feedback here)

emissions data on a website and establishing strict emissions limits. Kulpmont Borough later passed a similar ordinance, regulating both mercury and dioxins and creating a 900-foot set-back requirement from residential properties. See [ActionPA's ordinance page](#) for details.

Green Burial

There are green burial options that don't require incineration and which don't have the problems associated with modern cemeteries. For details, see the following websites:

- [Green Burial](#)
- [Green Burial Council](#) and their [Frequently Asked Questions](#)
- [Grave Matters](#) book on green burial
- [NPR interview with author of Grave Matters book](#)
- [Promessa](#) is the Swedish invention of freeze-drying a corpse, pulverizing it, separating metals (tooth fillings, replacement hips) for recycling, and composting the remaining organic material within a year, with the option of having the buried remains feed and become a tree. This appears to be the most 'green' form of disposition.

<http://www.ejnet.org/crematoria/>



SE-17-05-038



Legend

Primary Streets (8,001 - 16,000)

- Florida Turnpike
- Florida Turnpike On Ramp N
- I-4
- State Road 408
- State Road 414
- State Road 417
- State Road 429
- State Road 429 Off Ramp N
- State Road 528

Major Streets (8,001 - 16,000)

Streets (8,001 - 16,000)

Railroads

Parcels

Water Bodies

Florida Counties

<all other values>

ORANGE

Coastal Waters

1: 14,262



0.5 0 0.23 0.5 Miles

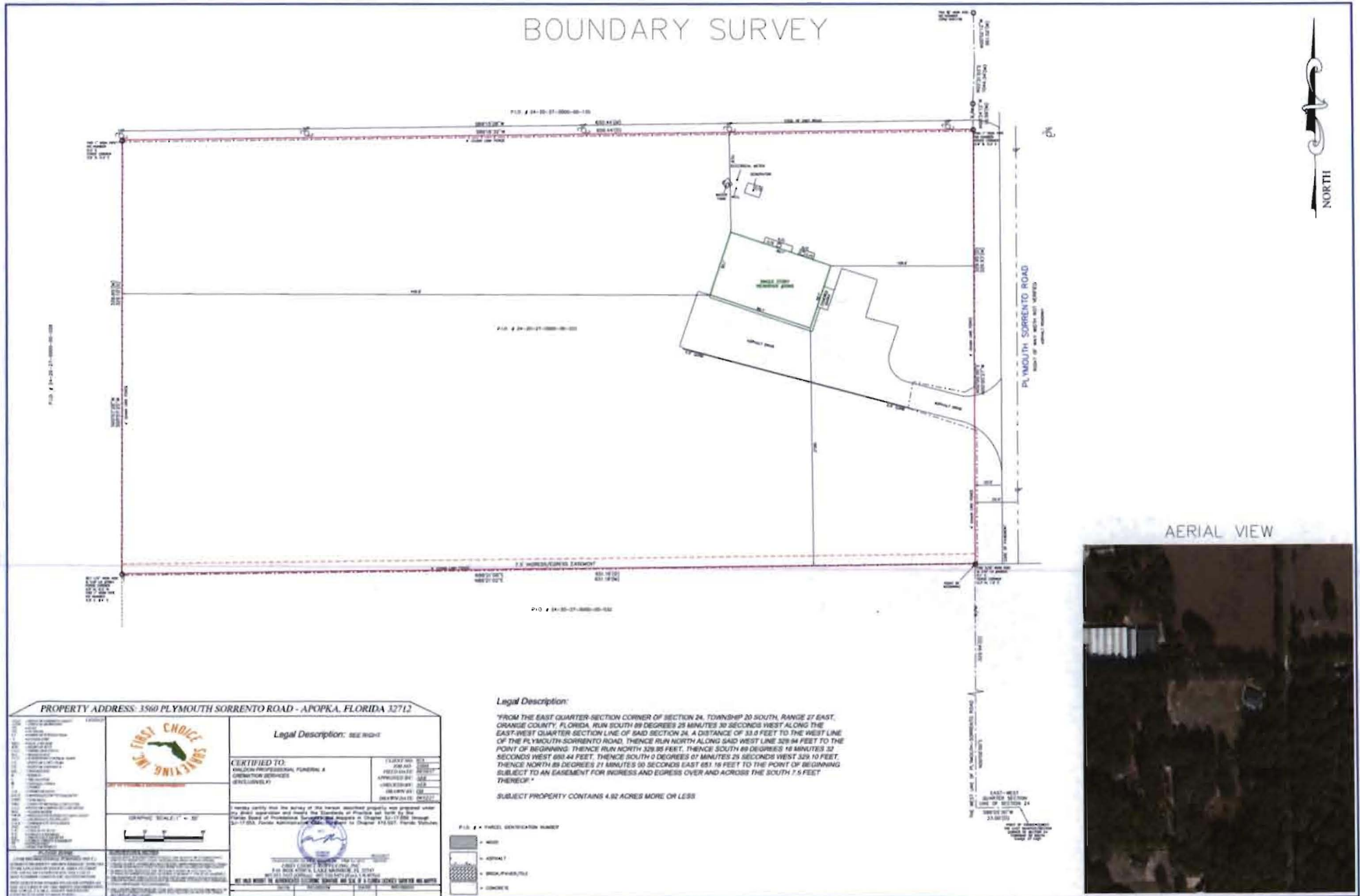
NAD_1983_StatePlane_Florida_East_FIPS_0901_Feet
Orange County, FL BCC

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

Notes

BOUNDARY SURVEY



AERIAL VIEW



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /[Previous On List](#) [Next On List](#) [Return to List](#)

DFR Associates

Search

[Events](#) [No Name History](#)**Detail by Entity Name**

Florida Profit Corporation
DFR ASSOCIATES, INC.

Filing Information

Document Number	P95000091756
FEI/EIN Number	59-3348846
Date Filed	12/01/1995
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/05/2010

Principal Address

3251 PONKAN PINES RD
APOPKA, FL 32712

Changed: 02/23/1998

Mailing Address

3251 PONKAN PINES RD
APOPKA, FL 32712

Changed: 02/23/1998

Registered Agent Name & Address

Hector, James J
215 N. EOLA DR.
ORLANDO, FL 32801

Name Changed: 01/12/2017

Officer/Director Detail**Name & Address**

Title D

RAAB, DAVID F
 3251 PONKAN PINES RD
 APOPKA, FL 32712

Annual Reports

Report Year	Filed Date
2015	01/11/2015
2016	02/05/2016
2017	01/12/2017

Document Images

01/12/2017 -- ANNUAL REPORT	View image in PDF format
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02/09/2012 -- ANNUAL REPORT	View image in PDF format
02/25/2011 -- ANNUAL REPORT	View image in PDF format
10/05/2010 -- REINSTATEMENT	View image in PDF format
03/24/2009 -- ANNUAL REPORT	View image in PDF format
02/25/2008 -- ANNUAL REPORT	View image in PDF format
01/10/2007 -- ANNUAL REPORT	View image in PDF format
01/10/2006 -- ANNUAL REPORT	View image in PDF format
04/06/2005 -- ANNUAL REPORT	View image in PDF format
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06/12/2000 -- ANNUAL REPORT	View image in PDF format
03/30/1999 -- ANNUAL REPORT	View image in PDF format
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07/05/1996 -- ANNUAL REPORT	View image in PDF format

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DFR Associates

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No Name History

Florida Department of State, Division of Corporations



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Roseville Farms

Search

No Events No Name History

Detail by Entity Name

Florida Limited Liability Company
ROSEVILLE FARMS, L.C.

Filing Information

Document Number	L95000000928
FEI/EIN Number	59-3348116
Date Filed	12/01/1995
State	FL
Status	ACTIVE

Principal Address

3251 PONKAN PINE ROAD
APOPKA, FL 32712

Changed: 04/15/1996

Mailing Address

3251 PONKAN PINE ROAD
APOPKA, FL 32712

Changed: 04/15/1996

Registered Agent Name & Address

Hector, James J
215 N. EOLA DR.
ORLANDO, FL 32801

Name Changed: 01/09/2017

Authorized Person(s) Detail

Name & Address

Title MGRM

DFR ASSOCIATES, INC.
 3251 PONKAN PINES RD
 APOPKA, FL 32712

Annual Reports

Report Year	Filed Date
2015	01/08/2015
2016	02/05/2016
2017	01/09/2017

Document Images[01/09/2017 -- ANNUAL REPORT](#)

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Roseville Farms

Search

No Events No Name History

Florida Department of State, Division of Corporations



ZONING DIVISION

MITCH GORDON, Manager

201 South Rosalind Avenue, 1st Floor • Reply To: Post Office Box 2687 • Orlando, Florida 32802-2687
407-836-5525 • Fax 407-836-5507
www.orangecountyfl.net

Art Interiano
Assistant Manager

Chief Planners

Carol Hossfield
Permitting

Rocco Relvini
BZA Section

Bob Windom
Project Review

BOARD OF ZONING ADJUSTMENT APPEAL FORM

DATE: 05/04/2017

TO: Orange County Zoning Division

SUBJECT: SE-17-05-038
(BZA subject name)

Kristy Waldon
(print or type name)

Waldon Professional Funeral & Cremation Services
(print or type company name)

Mailing Address: 710 Lexington Green Lane ~ Sanford, FL 32771

Telephone: 321-363-1592 Fax: 321-363-3294

I respectfully request an appeal of the decision regarding public hearing in the name of
Waldon Professional Funeral & Cremation Services, hearing number SE-17-05-038 rendered by the

BOARD OF ZONING ADJUSTMENT on 05/04/2017
(print date of hearing)

Reason for the Appeal *(provide a brief summary, or attach additional pages if necessary):*

Our appeal is based on matters discussed at the hearing on 05/04/2017 and other findings.

Signature of Appellant: 

Fee: \$691.00 *(make check payable to ORANGE COUNTY ZONING DIVISION)*

NOTE: The Clerk of the Board will notify you of the date of your appeal. If you have any questions, please contact the Zoning Division at 407-836-3111.

Rev. 10/1/13

RECEIVED

MAY 09 2017

Zoning Division

Property Posting Instructions



In accordance with Section 30-44(6), Chapter 38, Zoning, Orange County Code, a poster must be placed on the property involved in a public hearing at least 10 days prior to the hearing.

It is very important that you properly prepare your poster for mounting and that it be mounted in the proper location on your property. To assist you, please follow the specific posting instructions on the reverse side of this document.

NOTICE TO APPLICANTS

Fill in all the blank spaces below. Sign your name and have your signature notarized. Prior to your public hearing, please mail this document to: Case Planner in the Zoning Department, P.O. Box 2687, Orlando, FL 32802-2687.

AFFIDAVIT OF COMPLIANCE

I, the undersigned property owner or authorized agent, do hereby affirm that the public hearing poster(s) for Public Hearing Case # 56-17-50-038 in the name of

WALDON PROFESSIONAL FUNERAL

(Applicants Name)

was placed on the property on the date of

APRIL 21, 2017

(Date posters placed on property)

in accordance with the instructions specified

on the front and reverse side of this document.

Print Name: KEISTY WALDON

Signature: Waldon

Address: 710 Lexington Green Ln

Sanford

City

FL

State

32771

ZIP

Note: Failure to place the poster on your property will result in the need to reschedule your public hearing at your expense.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this Seventeenth day of April, 2017 by Keisty Waldon

Who is personally known to me or has produced Reasonable Knowledge

Signature of person taking acknowledgement

NOTARY Arin Duffard

Notary Seal



Knox, Carol

From: Relvini, Rocco
Sent: Friday, April 14, 2017 12:57 PM
To: Molina, Marla L
Subject: RE: Waldon's Address

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Finding:

There is another Waldon Professional Funeral & Cremation Facility located in Sanford on SR 46. SR 46 is a 4 lane divided principal arterial roadway. This land use should be located on principal arterial roadways like the one in Sanford.

From: Molina, Marla L
Sent: Friday, April 14, 2017 12:43 PM
To: Relvini, Rocco
Subject: Waldon's Address

Rocco:

Here's the address for the current location:

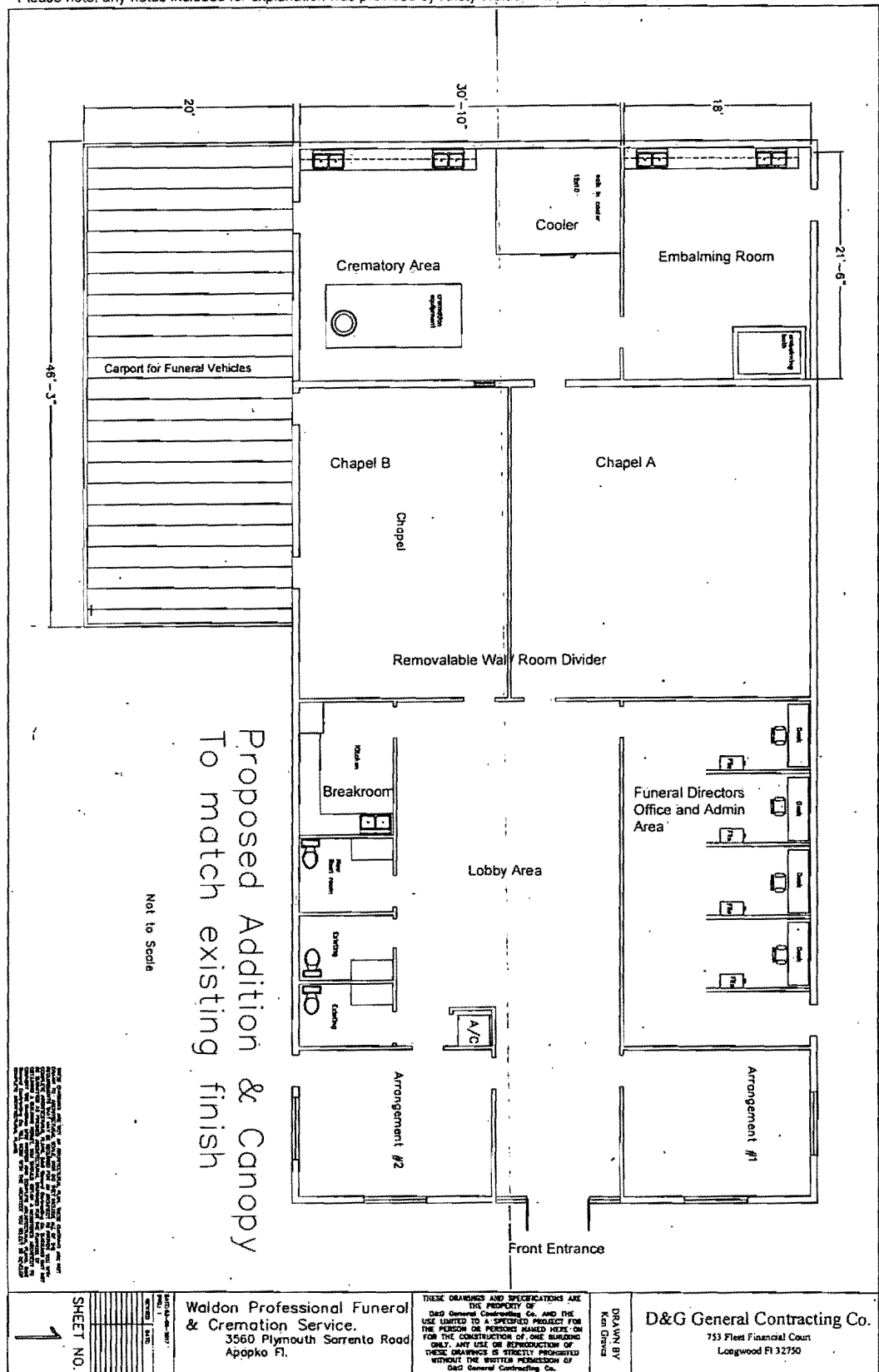
710 Lexington Green Lane, Sanford, FL 32771



Marla Molina, MPA | Development Coordinator
Zoning Division
Community, Environmental, and Development Services Department
201 S. Rosalind Avenue | Orlando, FL | 32801
P: 407-836-5945
E: Marla.Molina@ocfl.net | W: orangecountyfl.net/PermitsLicenses/Permits.aspx

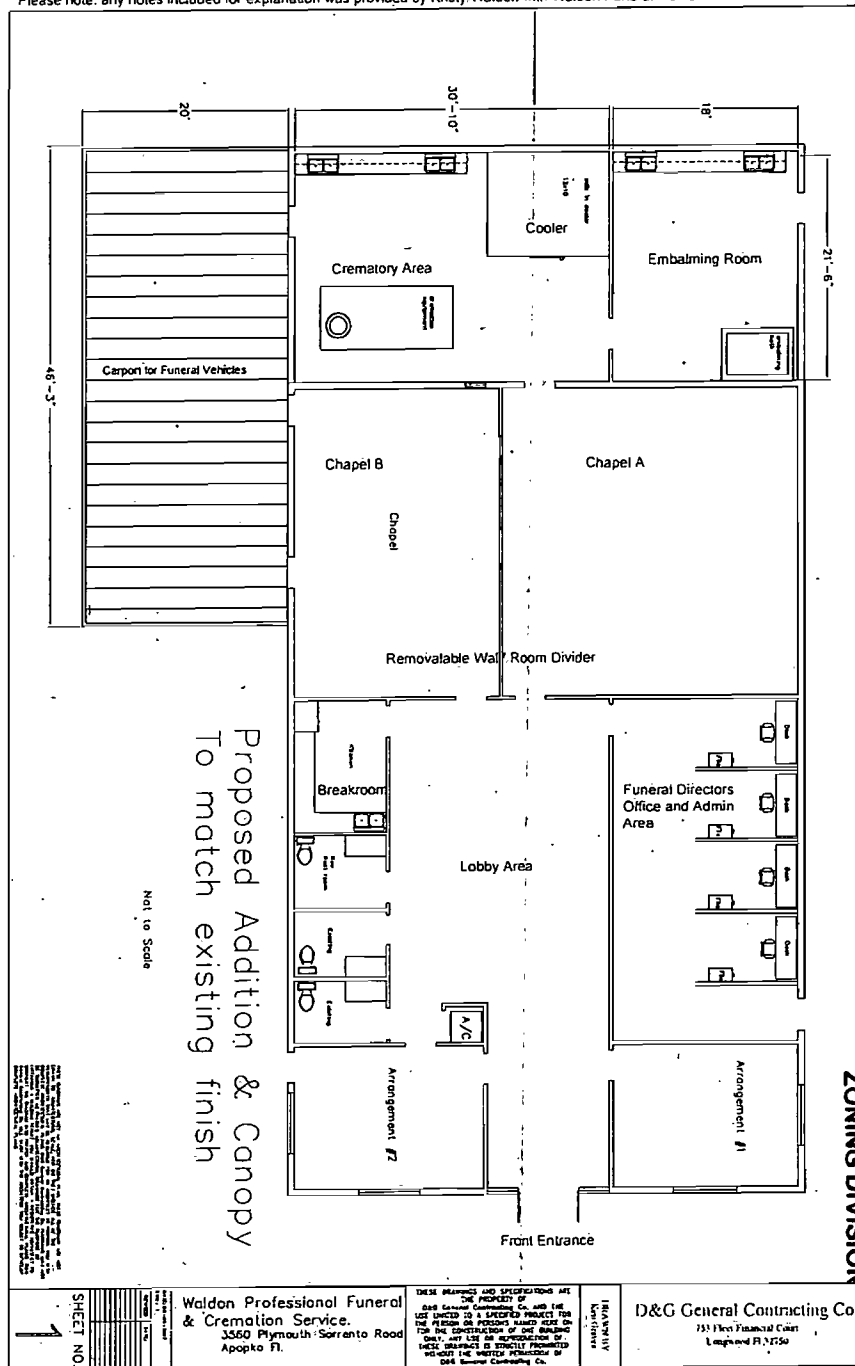
Did you know that permit information is available online?
<https://fasttrack.ocfl.net/OnlineServices/PermitsAllTypes.aspx>

Please note: any notes included for explanation was provided by Kristy Waldon with Waldon Funeral Home 04/11/2017



Arrangement 1/2= Offices where families will meet to make final funeral arrangements. This room will include a table, chairs and funeral merchandis
Chapel A and B= Location where funeral services and viewing of the deceased will take place. These room will include removable seating (non fixed
Cooler= Where the deceased will be housed and kept cool until final disposition. This room will have shelves to place the deceased on.
Embalming Room= Where the deceased will be embalmed, dressed and casketed for final disposition. Embalming equipment and tables needed.
Crematory= Where deceased will be cremated; reduced from whole body to cremated remains. Cremation chamber and other needed items included
Kitchen/Breakroom will NOT have a stove, but will include a microwave and refrigerator.

<p>PROPERTY ADDRESS: 3500 PALM AVENUE, NORTH MIAMI, APT. 404, FLORIDA 33132</p>	<p>Legal Description: see above</p>	<p>APPLICANT: J. J. JONES</p> <p>APPLICANT'S ADDRESS: 1000 N. W. 10th St., Miami, Fla. 33136</p> <p>APPLICANT'S PHONE: 863-4411</p>	<p>APPLICANT'S SIGNATURE:</p> <p>DATE: 10/10/68</p>	<p>APPLICANT'S TITLE: President</p>
<p>PROPERTY TAXES: 1968 \$1,000.00</p> <p>PROPERTY TAXES: 1969 \$1,000.00</p> <p>PROPERTY TAXES: 1970 \$1,000.00</p>	<p>PROPERTY TAXES: 1971 \$1,000.00</p> <p>PROPERTY TAXES: 1972 \$1,000.00</p> <p>PROPERTY TAXES: 1973 \$1,000.00</p>	<p>PROPERTY TAXES: 1974 \$1,000.00</p> <p>PROPERTY TAXES: 1975 \$1,000.00</p> <p>PROPERTY TAXES: 1976 \$1,000.00</p>	<p>PROPERTY TAXES: 1977 \$1,000.00</p> <p>PROPERTY TAXES: 1978 \$1,000.00</p> <p>PROPERTY TAXES: 1979 \$1,000.00</p>	<p>PROPERTY TAXES: 1980 \$1,000.00</p> <p>PROPERTY TAXES: 1981 \$1,000.00</p> <p>PROPERTY TAXES: 1982 \$1,000.00</p>
<p>PROPERTY TAXES: 1983 \$1,000.00</p> <p>PROPERTY TAXES: 1984 \$1,000.00</p> <p>PROPERTY TAXES: 1985 \$1,000.00</p>	<p>PROPERTY TAXES: 1986 \$1,000.00</p> <p>PROPERTY TAXES: 1987 \$1,000.00</p> <p>PROPERTY TAXES: 1988 \$1,000.00</p>	<p>PROPERTY TAXES: 1989 \$1,000.00</p> <p>PROPERTY TAXES: 1990 \$1,000.00</p> <p>PROPERTY TAXES: 1991 \$1,000.00</p>	<p>PROPERTY TAXES: 1992 \$1,000.00</p> <p>PROPERTY TAXES: 1993 \$1,000.00</p> <p>PROPERTY TAXES: 1994 \$1,000.00</p>	<p>PROPERTY TAXES: 1995 \$1,000.00</p> <p>PROPERTY TAXES: 1996 \$1,000.00</p> <p>PROPERTY TAXES: 1997 \$1,000.00</p>
<p>PROPERTY TAXES: 1998 \$1,000.00</p> <p>PROPERTY TAXES: 1999 \$1,000.00</p> <p>PROPERTY TAXES: 2000 \$1,000.00</p>	<p>PROPERTY TAXES: 2001 \$1,000.00</p> <p>PROPERTY TAXES: 2002 \$1,000.00</p> <p>PROPERTY TAXES: 2003 \$1,000.00</p>	<p>PROPERTY TAXES: 2004 \$1,000.00</p> <p>PROPERTY TAXES: 2005 \$1,000.00</p> <p>PROPERTY TAXES: 2006 \$1,000.00</p>	<p>PROPERTY TAXES: 2007 \$1,000.00</p> <p>PROPERTY TAXES: 2008 \$1,000.00</p> <p>PROPERTY TAXES: 2009 \$1,000.00</p>	<p>PROPERTY TAXES: 2010 \$1,000.00</p> <p>PROPERTY TAXES: 2011 \$1,000.00</p> <p>PROPERTY TAXES: 2012 \$1,000.00</p>
<p>PROPERTY TAXES: 2013 \$1,000.00</p> <p>PROPERTY TAXES: 2014 \$1,000.00</p> <p>PROPERTY TAXES: 2015 \$1,000.00</p>	<p>PROPERTY TAXES: 2016 \$1,000.00</p> <p>PROPERTY TAXES: 2017 \$1,000.00</p> <p>PROPERTY TAXES: 2018 \$1,000.00</p>	<p>PROPERTY TAXES: 2019 \$1,000.00</p> <p>PROPERTY TAXES: 2020 \$1,000.00</p> <p>PROPERTY TAXES: 2021 \$1,000.00</p>	<p>PROPERTY TAXES: 2022 \$1,000.00</p> <p>PROPERTY TAXES: 2023 \$1,000.00</p> <p>PROPERTY TAXES: 2024 \$1,000.00</p>	<p>PROPERTY TAXES: 2025 \$1,000.00</p> <p>PROPERTY TAXES: 2026 \$1,000.00</p> <p>PROPERTY TAXES: 2027 \$1,000.00</p>



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APR 11 2017
ORANGE COUNTY
ZONING DIVISION

<p>Waldon Professional Funeral & Cremation Service 3560 Plymouth Sorrento Road Apopka, FL</p>	<p>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF D&G General Contracting Co. and are not to be used in any other project without the written consent of D&G General Contracting Co. All rights are reserved.</p>	<p>LEGEND: 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE ORDINANCES.</p>	<p>D&G General Contracting Co. 755 First Financial Court Lakeland, FL 34050</p>
---	---	---	---

Arrangement 1/2= Offices where families will meet to make final funeral arrangements. This room will include a table, chairs and funeral merchandises.
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Embalming Room= Where the deceased will be embalmed, dressed and casketed for final disposition. Embalming equipment and tables needed.
Crematory= Where deceased will be cremated; reduced from whole body to cremated remains. Cremation chamber and other needed items included.
Kitchen/Breakroom will NOT have a stove, but will include a microwave and refrigerator.



SE-17-05-038



Legend

- Parcel Outline
- Zoning
 - Agricultural Residential
 - Citrus Rural
 - Commercial
 - Farmland Rural
 - Industrial
 - Mobile Home Residential
 - Multiple-Family Dwelling District
 - Neighborhood Activity Corridor
 - Neighborhood Center
 - Neighborhood Residential
 - Planned Development
 - Professional Office
 - Residential
 - Residential Cluster
 - Residential District
 - Residential Low-Density
 - University Residential
- Primary Streets (- 8,000)
 - Florida Turnpike
 - Florida Turnpike On Ramp N
 - I-4
 - State Road 408
 - State Road 414

1: 3,430



0.1 0 0.05 0.1 Miles

NAD_1983_StatePlane_Florida_East_FIPS_0901_Feet
Orange County, FL BCC

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes