



Interoffice Memorandum

DATE: October 11, 2018

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

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

CONTACT PERSON: Eric Raasch, Interim DRC Chairman
Development Review Committee
Planning Division
(407) 836-5523

SUBJECT: October 30, 2018 – Public Hearing
Applicant: Linda Dodge, Orlando Executive Park, LLC
The Home Depot at Lee Road & I-4 Preliminary Subdivision
Plan
Case #CDR-18-01-006 / District 2

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of June 27, 2018, to deny a substantial change to the Home Depot at Lee Road & I-4 Preliminary Subdivision Plan (PSP), to remove the September 18, 2001, BCC Condition of Approval #3, which among other things required the existing billboard to be removed at the termination of the lease agreement (July 13, 2013), with no lease options permitted. The applicant is proposing to delete this condition in order to keep the billboard. This item was continued during the October 2, 2018, August 21, 2018 and July 31, 2018, BCC meetings.

The required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PSP may be found in the Planning Division for further reference.

ACTION REQUESTED: Deny the request to remove condition of approval #3 from the September 18, 2001 BCC hearing.

ALTERNATIVE ACTION REQUESTED: Approve the substantial change request to remove September 18, 2001 BCC Condition of Approval #3 and approve the associated Compensation Waiver Agreement. District 2

JVW/EPR/lme
Attachments

CASE # CDR-18-01-006

Commission District # 2

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of June 27, 2018, to deny a substantial change to the Home Depot at Lee Road & I-4 Preliminary Subdivision Plan (PSP), to remove the September 18, 2001, BCC Condition of Approval #3, which among other things required the existing billboard to be removed at the termination of the lease agreement (July 13, 2013), with no lease options permitted. The applicant is proposing to delete this condition in order to keep the billboard.

2. BACKGROUND

The original PSP proposed a 4-lot subdivision to accommodate a 142,368 square foot Home Depot and the three existing buildings. The PSP was approved by the BCC on September 18, 2001. As part of the approval, the BCC amended one of the conditions regarding the existing billboard to state:

"Pole signs, billboards, and outdoor storage and display are prohibited. Prior to issuance of the first building permit, the existing pole sign shall be removed at no cost to and without any compensation from Orange County. The existing billboard shall be removed not later than 60 days after the end of the current term of the existing lease agreement (July 13, 2013), at no cost to and without any compensation from Orange County; no lease options or extensions may be exercised."

Prior to the original PSP approval by the BCC, the applicant sent the County a copy of a letter stating their commitment to not extend the lease agreement beyond the July 31, 2013 termination date and to not enter into another lease.

NOTE: As a matter of clarification regarding the approved minutes from the BCC, the Home Depot at Lee Road PSP went back to the BCC on August 23, 2016 for a request to subdivide Lot 1 into two lots for a Racetrac service station. Due to a staff error, the condition regarding billboard removal was transposed incorrectly from the September 18, 2001 BCC minutes. Both the 2001, and 2016 BCC conditions are provided at the end of this report for reference (with emphasis added in red).

Also, attached to this report is the letter from Claytons' Realty (applicant) from 2001 and the BCC minutes from the September 18, 2001 hearing (emphasis added in red).

3. PROJECT ANALYSIS

- | | |
|-----------------------|---|
| A. Location: | North of Lee Road / West of Interstate 4 |
| B. Parcel ID: | 02-22-29-6304-03-000 |
| C. Total Acres: | 21.21 |
| D. Water Supply: | Winter Park |
| E. Sewer System: | Winter Park |
| F. Schools: | N/A |
| G. School Population: | N/A |
| H. Parks: | N/A |
| I. Proposed Use: | Office / Retail / Gas Station with Convenience Store / Billboard |
| J. Site Data: | Maximum Building Height: 40' (1-story)
Building Setbacks:
25' Front
10' Side (east)
15' Rear
20' Side (west) |
| K. Fire Station: | 41 – 4412 Fairview Avenue |
| L. Transportation: | This request will not create any additional trips. |

4. COMPREHENSIVE PLAN

The subject property has an underlying Future Land Use Map (FLUM) designation of Commercial (C). The proposed land use is consistent with the FLUM designation.

5. ZONING

C-1 & C-2 (Retail Commercial District and General Commercial District)

6. REQUESTED ACTION:

Deny the request to remove the September 18, 2001, BCC Condition of Approval #3.

EXISTING BCC CONDITIONS OF APPROVAL (August 23, 2016)

1. Development shall conform to the Home Depot at Lee Road & I-4 Preliminary Subdivision Plan dated "Received July 14, 2016," and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the BCC, or by action of the BCC. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received July 14, 2016," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners at the public hearing where this development was approved, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered or approved.
3. 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.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this Preliminary Subdivision Plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.

5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. Prior to construction plan approval, documentation must be provided certifying that this project has the legal right to tie into the master drainage system.
7. Prior to construction plan approval, documentation with supporting calculations shall be submitted which certifies that the existing drainage system and pond have the capacity to accommodate this development and that this project is consistent with the approved master drainage plan (MDP) for this PD.
8. A Mobility analysis is required prior to obtaining building permit for the proposed development.
9. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
10. Pole signs and billboards shall be prohibited. Unless otherwise waived by the Board of County Commissioners, ground signs shall be per the Master Sign Plan, and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
11. Outside sales, storage, and display shall be prohibited.
12. A waiver from Orange County Code Section 38-1476 is granted to allow 389 parking spaces on Lot 1, in lieu of 712 parking spaces.
13. Approval of this Preliminary Subdivision Plan constitutes lot split approval.
14. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated September 18, 2001, shall apply:
 - a. The existing billboard shall be removed at the termination of the lease agreement (July 13, 2013), with no lease options to be exercised.

- b. New development shall conform to the commercial design standards as adopted by the BCC on June 19, 2001.
 - c. The special exception allowing a heliport shall be voided with this PSP.
 - d. A waiver is granted to allow existing landscaping, parking, and setbacks for the existing buildings on Lots 2 and 3.
 - e. A waiver is granted on Lot 4 for existing parking, landscaping, and setbacks within the dedicated, unopened right-of-way for the Diplomat Circle Extension extending along the western boundary of Lot 4 to the northern boundary of Lot 4 until commencement of construction of the Diplomat Circle Extension. Upon redevelopment of Lots 2, 3, or 4, the waivers granted in conditions 7 and 8 shall cease to apply to the redeveloped lot or lots.
15. Storage of semi-trucks shall be prohibited on Lot 2.
16. A knee-wall shall be constructed along Lee Road in front of Lot 2.
17. Canopy structure shall include brick veneer wrap on the base portion of the support columns.

EXISTING BCC CONDITIONS OF APPROVAL (September 18, 2001)

- 1. Development shall conform to the Home Depot at Lee Road and Interstate 4 Preliminary Subdivision, dated "Received July 12, 2001," and to the following conditions of approval. Development based upon this approval shall comply with all other applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent [the applicable laws, ordinances, and regulations] are expressly waived or modified by these conditions, or by action approved by the Board of County Commissioners (BCC), or by action of the BCC.
- 2. Prior to construction plan approval, a master stormwater management plan shall be submitted to the County engineer for review and approval.
- 3. Pole signs, billboards, and outdoor storage and display are prohibited. Prior to issuance of the first building permit, the existing pole sign shall be removed at no cost to and without any compensation from Orange County. The existing billboard shall be removed not later than 60 days after the end of the current term of the existing lease agreement (July 13, 2013), at no cost to and without any compensation from Orange County; no lease options or extensions may be exercised.
- 4. New development shall conform to the commercial design standards as adopted by the BCC on June 19, 2001.
- 5. The special exception allowing a heliport shall be voided with this PSP.
- 6. A waiver is granted for Lot 1 to allow 584 parking spaces in lieu of 712 required parking spaces in order to accommodate the expansion of a Florida Department of

Transportation (FDOT) retention pond for Interstate 4 improvements and to ensure compliance with the Commercial Design Standards Ordinance.

7. A waiver is granted to allow existing landscaping, parking, and setbacks for the existing billboards on Lots 2 and 3.
8. A waiver is granted on Lot 4 for existing parking, landscaping, and setbacks with the dedicated, unopened right-of-way for the Diplomat Circle Extension extending along the western boundary of Lot 4 to the northern boundary of Lot 4 until commencement of construction of the Diplomat Circle Extension. Upon redevelopment of Lots 2, 3, or 4, the waivers granted in conditions 7 and 8 shall cease to apply to the redeveloped lot or lots.
9. The six-foot (6') wall along the west boundary shall be masonry block with a stucco finish on both sides.

7. ALTERNATIVE ACTION:

Approve the substantial change request to remove September 18, 2001 BCC Condition of Approval #3 and approve the associated Compensation Waiver Agreement.

Claytons' Realty

REALTORS
611 WYMORE ROAD
WINTER PARK, FLORIDA 32789
(407) 644-6200 FAX (407) 644-8646

May 29, 2001

Ms. Tina Demostene
Senior Planner
Orange County Planning
201 S. Rosalind Avenue
Second Floor
Orlando, FL 32802-1393

RE: Home Depot Preliminary Subdivision Plan
Northwest Corner of Lee Road and I-4

Dear Ms. Demostene:

Pursuant to the Condition for Approval of the Home Depot at Lee road and I-4 Preliminary Subdivision Plan, I have enclosed a copy of our letter to Eller Media notifying them that we will not renew our Lease Agreement beyond its termination date of July 31, 2013.

I have also enclosed a copy of the certified mail return receipt showing that Eller Media has received the original of the enclosed letter.

I appreciate your continued attention to this matter and should you have any questions, please feel free to call me at (407) 644-6200.

Sincerely,



W. Malcolm Clayton

Claytons' Realty

REALTORS
611 WYMORE ROAD
WINTER PARK, FLORIDA 32789
(407) 644-6200 FAX (407) 644-0646

VIA CERTIFIED MAIL
7099 3400 0000 1854 6750

May 18, 2001

Mr. Bryan Parker
President and General Manager
Eller Media
5333 Old Winter Garden Road
Orlando, FL 32811

RE: Lease Agreement # 14257 Dated June 29, 1993

Dear Bryan:

As you know, we are in the process of requesting the approval of a preliminary subdivision plan to provide for the sale of a portion of the Orlando Executive Park to Home Depot. As part of this process we have agreed to a condition of approval from Orange County that the existing Eller Media billboard at the northeast corner of the site be removed upon the expiration of our Lease Agreement on July 31, 2013.

This letter is to serve as notification that pending approval of the Preliminary Subdivision Plan by the Orange County Board of County Commissioners, the Lessor will not extend the above referenced Lease Agreement beyond its termination date of July 31, 2013, nor will the Lessor enter into any new Lease Agreement for the billboard at that location.

I appreciate your consideration in this matter and should you have any questions please feel free to contact me.

Sincerely,



W. Malcolm Clayton

2. The uses listed on the amended land use plan shall be permitted only if related to the operation of Valencia Community College.
3. Billboards and pole signs shall be prohibited. All other signs shall comply with the Orange County Sign Regulations. A master sign plan shall be submitted to and approved by the Planning and Zoning Division prior to approval of construction plans.
4. Master water and wastewater plans including preliminary calculations shall be approved prior to approval of construction plans.
5. Communication towers shall be considered a permitted use. However, specific tower locations are not approved with this plan and shall require development plan approval. All towers shall comply with Section 38-1427, Orange County Code. Any variances from these regulations shall be processed through the Board of Zoning Adjustment.

PRELIMINARY SUBDIVISION PLAN (PSP) PUBLIC HEARING THE HOME DEPOT AT LEE ROAD AND I-4 PSP, DISTRICT 2

Notice was given that the Board of County Commissioners would hold a public hearing to consider The Home Depot at Lee Road and I-4 Preliminary Subdivision Plan, submitted in accordance with Chapter 65-2015, Laws of Florida, and Article VI of the Orange County Subdivision Regulations; on property generally located west of Interstate 4, north of Lee Road; District 2; Section 2, Township 22, Range 29; Orange County, Florida (the legal property description is on file).

Staff Report

Staff reviewed the request and the Development Review Committee's recommendation of approval subject to conditions.

Appearances

The following persons addressed the Board regarding the plan:

- Charles W. Clayton, Jr. (no address given).
- Kevin Workman, 1755 The Exchange, Atlanta Georgia; for the developer.

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- Kenneth M. Clayton, Esquire; Clayton & McCulloh P.A.; 1065 Maitland Center, Maitland, Florida.
- Daryl Nelson (no address given).
- Cathy Wickman, 5325 Alloway Street, Orlando, Florida.
- Danny Maxy (no address given).
- Merrill Brick (no address given).

Discussion

The County Chairman closed the public hearing and opened the matter for Board discussion.

Action

Upon a motion by Commissioner Sindler, seconded by Commissioner Johnson, and carried with all members present and voting AYE by voice vote, the Board approved The Home Depot at Lee Road and I-4 Preliminary Subdivision Plan (PSP) on the above-described property, subject to the following conditions:

1. Development shall conform to The Home Depot at Lee Road and Interstate 4 Preliminary Subdivision, dated "Received July 12, 2001," and to the following conditions of approval. Development based upon this approval shall comply with all other applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent [the applicable laws, ordinances, and regulations] are expressly waived or modified by these conditions, or by action approved by the Board of County Commissioners (BCC), or by action of the BCC.

Preliminary Subdivision Plan approval automatically expires on September 18, 2002, in accordance with the Orange County Subdivision Regulations as amended.

- * 2. Prior to construction plan approval, a master stormwater management plan shall be submitted to the County engineer for review and approval.
- Need confirmation from Engineering thru developer.

September 18, 2001

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(Emphasis added with red underline)

Need confirmation by demo permit being finalized & letter from developer.

X 3. Pole signs, billboards, and outdoor storage and display are prohibited. Prior to the first building permit, the existing pole sign shall be removed. The existing billboard shall be removed at the termination of the lease agreement (July 13, 2013), with no lease options to be exercised.

4. New development shall conform to the commercial design standards as adopted by the BCC on June 19, 2001.

5. The special exception allowing a heliport shall be voided with this PSP.

X 6. A waiver is granted for Lot 1 to allow 584 parking spaces in lieu of 712 required parking spaces in order to accommodate the expansion of a Florida Department of Transportation (FDOT) retention pond for Interstate 4 improvements and to ensure compliance with the Commercial Design Standards Ordinance.

7. A waiver is granted to allow existing landscaping, parking, and setbacks for the existing buildings on Lots 2 and 3.

8. A waiver is granted on Lot 4 for existing parking, landscaping, and setbacks within the dedicated, unopened right-of-way for the Diplomat Circle Extension extending along the western boundary of Lot 4 to the northern boundary of Lot 4 until commencement of construction of the Diplomat Circle Extension. Upon redevelopment of Lots 2, 3, or 4, the waivers granted in conditions 7 and 8 shall cease to apply to the redeveloped lot or lots.

As amended below.

Action

Upon a motion by Commissioner Jacobs, seconded by Commissioner Hartage, and carried with County Chairman Crotty, and Commissioners Jacobs, Sindler, Johnson, Edwards, and Hartage voting AYE by voice vote; Commissioner Hoenstine voting NO by voice vote; the Board amended the main motion to add the following condition:

- * - The six-foot (6') wall along the west boundary shall be masonry block with a stucco finish on both sides;

* and further, revised Condition 3 to read as follows: Pole signs, billboards, and outdoor storage and display are prohibited. Prior to issuance of the first building permit, the existing pole sign shall be removed at no cost to and without any compensation from Orange County. The existing billboard shall be removed not later than 60 days after the end of the current term of the existing lease agreement (July 13, 2013), at no cost to and without any compensation from Orange County; no lease options or extensions may be exercised; as amended below.

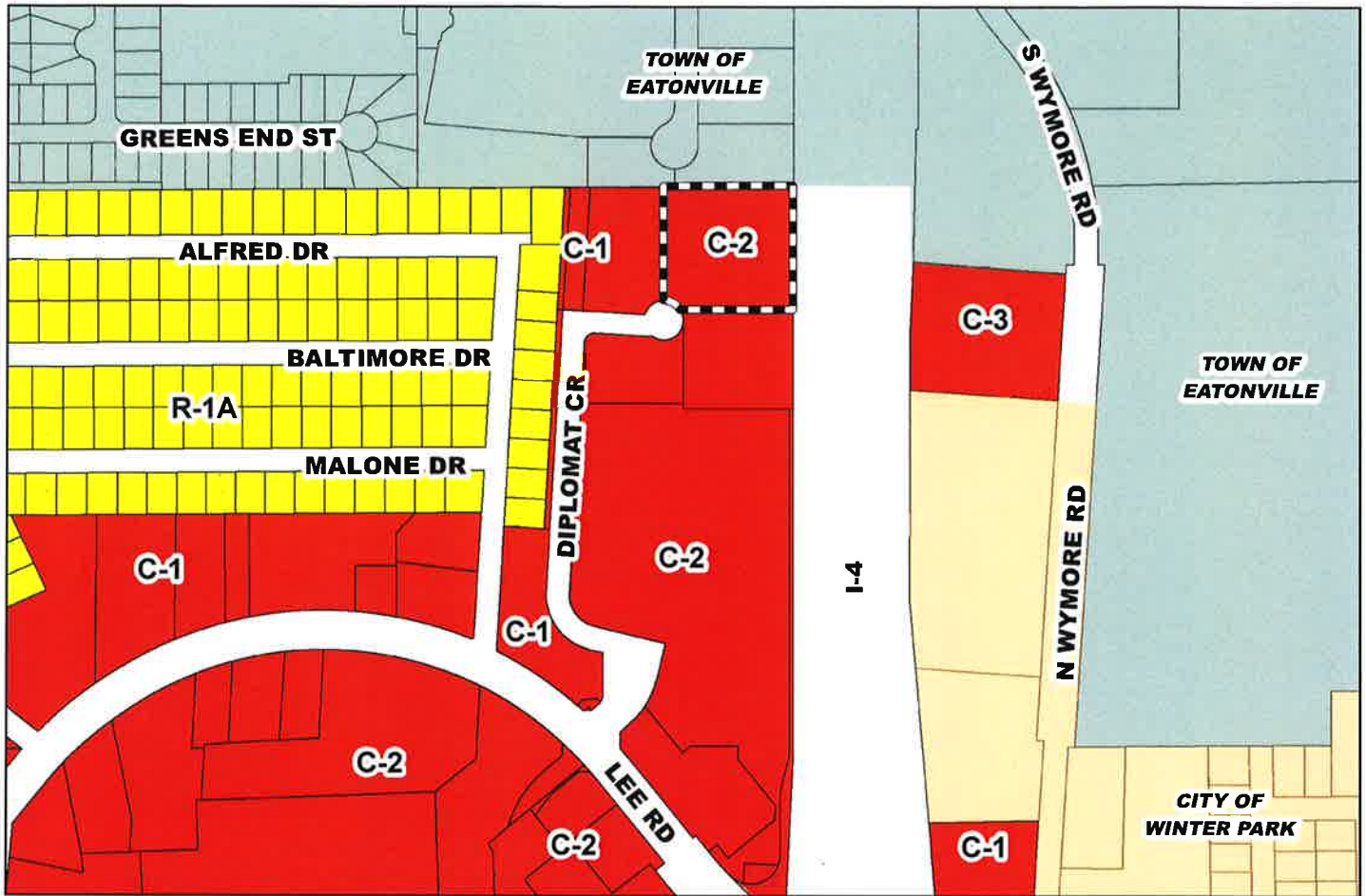
Action

A motion by Commissioner Hoenstine, seconded by Commissioner Edwards, with Commissioners Hoenstine and Edwards voting AYE by voice vote; County Chairman Crotty and Commissioners Jacobs, Sindler, Johnson, and Hartage voting NO by voice vote; to amend the above motion revising proposed Condition 3 to read as follows: "Pole signs, billboards, and outdoor storage and display are prohibited. Prior to the first building permit, the existing pole sign shall be removed"; failed.

MEETING ADJOURNED

The County Chairman adjourned the Board of County Commissioners meeting and convened as the Orange County Library District Governing Board. The following were present:

- County Chairman Richard Crotty
- Commissioners Teresa Jacobs, Bob Sindler, Mary I. Johnson, Clarence Hoenstine, Ted Edwards, and Homer Hartage
- City of Orlando Commissioner Patty Sheehan
- County Administrator Ajit Lalchandani
- County Attorney Tom Wilkes
- Deputy Clerk Rosilyn Stapleton



Subject Property



Subject Property

Zoning Map

ZONING: C-2 (General Commercial District)

APPLICANT: Linda Dodge
Orlando Executive Park, LLC

LOCATION: North of Lee Road /
West of Interstate 4

TRACT SIZE: 2.38 gross acres

DISTRICT: 2

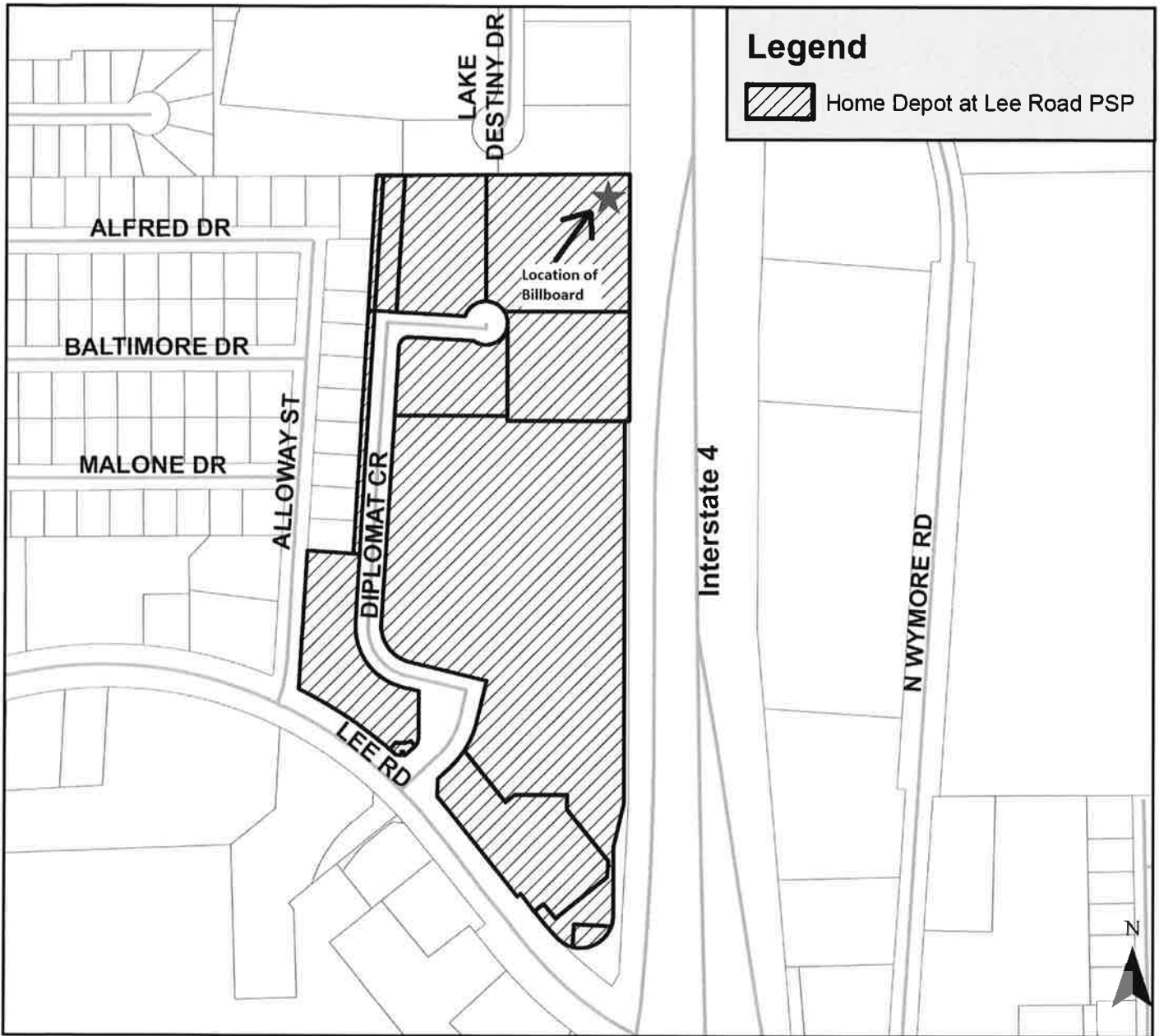
S/T/R: 02/22/29

1 inch = 443 feet



Location Map

CDR-18-01-006



SITE DATA

PROPERTY LOCATION:	5351 DIPLOMAT CIR.	DEVELOPMENT AREAS	
PARCEL ID:	02-22-29-6304-01-000	HOME DEPOT	BEFORE
LOCAL MUNICIPALITY:	ORANGE COUNTY	TOTAL BUILDING AREA	127,867 SF.
FUTURE LAND USE:	COMMERCIAL	ACREAGE	11.65 AC.
CURRENT ZONING:	RETAIL COMMERCIAL (C-1 & C-2)	FAR	0.28
PROPOSED USE:	GAS STATION WITH CONVENIENCE STORE	OPEN SPACE	21.5%
TOTAL OVERALL PARCEL AREA:	21.21 AC	LOTS 2, 3 AND 4	
PROJECT AREA:	1.65 AC	TOTAL BUILDING AREA	98,475 SF.
PROPOSED FAR:	.076	TOTAL ACREAGE	5.89 AC.
OPEN SPACE:	20%	FAR	0.38
BUILDING SETBACKS		RACE TRAC	
FRONT (SOUTH)	25' FROM PL OR 70' FROM LEE RD. CL	TOTAL BUILDING AREA	5,600 SF.
SIDE (EAST)	10'	ACREAGE	1.65 AC.
SIDE (WEST)	20'	FAR	0.078
REAR (NORTH)	15'	UTILITY PROVIDERS	
LANDSCAPE BUFFERS		WATER	CITY OF WINTER PARK
FRONT (SOUTH)	10'	SEWER	CITY OF WINTER PARK
SIDE (EAST)	0'	ELECTRIC	DUKE ENERGY
SIDE (WEST)	10'	TELEPHONE	CENTURYLINK
REAR (NORTH)	10'	TRAFFIC	
BUILDING HEIGHT		EXISTING	
MAXIMUM	40' ONE STORY	HOME DEPOT	(127,867 SF) 4,482 ADT
PHASING		LOTS 2, 3, AND 4	(98,475 SF) 1,312 ADT
ONE PHASE		THE DATA IS BASED ON THE ITE GENERATION REPORT, 6TH EDITION.	
SOILS		PROPOSED	
SOIL NUMBER	NAME	RACETRAC	(5,600 SF) 4,736 ADT
50	URBAN LAND	THE DATA IS BASED ON THE ITE GENERATION REPORT, 7TH EDITION.	
SOILS DATA FROM USDA NRCS ONLINE SOILS SURVEY DATED SEPTEMBER 21, 2014	COMPLEX	PARKING	
FLOOD ZONE		ON JULY 12, 2016 TRAFFIC MOBILITY CONSULTANTS PERFORMED A PARKING STUDY AND CONCLUDED THAT 2.3 SPACES/1000 SF WAS ADEQUATE PARKING FOR THIS SITE. WE ARE PROVIDING 3.04 SPACES/1000 SF.	
THE SITE IS LOCATED IN FLOOD ZONE X, NOT A SPECIAL FLOOD AREA, PER FEMA F.I.R.M. PANEL 12085C0235.F, DATED SEPTEMBER 25, 2009, ORANGE COUNTY, FLORIDA.		PEDESTRIAN ACCESS WILL BE PROVIDED TO THE ROW.	
WETLANDS			
THERE ARE NO WETLANDS LOCATED ON THIS SITE.			
SIGNAGE			
THE SIGNAGE WILL BE CONSISTENT WITH THE DESIGN GUIDELINES SET FORTH IN THE ORANGE COUNTY SIGN ORDINANCE, CHAPTER 31.5-15. THE FACIA SIGNAGE FOR THE EXISTING DEVELOPMENT AN LOTS 2,3, AND 4 MAY REMAIN AS CURRENTLY EXISTING.			
LANDSCAPE			
FINAL LANDSCAPING PLANS WILL BE SUBMITTED WITH CONSTRUCTION PLANS AND WILL COMPLY WITH CHAPTER 24 OF THE ORANGE COUNTY CODE.			
STORMWATER MANAGEMENT			
STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH ORANGE COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.			
VEGETATION			
THE SITE IS CURRENTLY A PARKING LOT.			
SCHOOLS			
NO PUBLIC PARK OR SCHOOL SITES ARE PROPOSED OR REQUIRED			



The Home Depot at Lee Road and I-4 PSP

Parcels



Subject Property

Jurisdiction



Hydrology



1 : 600

1 in : 50 ft