In Re: Waldon Professional Funeral & Cremation Services, LLC

SE-17-05-038

Orange County Commission Chambers

Orlando, Florida

May 4, 2017

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2 ORANGE COUNTY BOARD OF ZONING ADJUSTMENT

3 CASE NO: SE-17-05-038

4 CERTIFIED TRANSCRIPT

IN RE:

5 Waldon Professional Funeral & Cremation Services, LLC

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8 SPECIAL EXCEPTION REQUEST

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10 DATE: Thursday, May 4, 2017

11 TIME: 9:00 a.m.

12 PLACE: Orange County Commission Chambers
First Floor
13 201 South Rosalind Avenue
Orlando, Florida 32801

14

TRANSCRIBED BY: Rita G. Meyer, RDR, CRR, CBC, CCP
15 Realtime Stenographic Reporter

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17 BOARD MEMBERS PRESENT:

18 Gregory A. Jackson - Chairman
Carolyn C. Karraker - Vice Chair
19 Deborah Moskowitz - District #4
Wes A. Hodge - District #5
20 Eugene Roberson - District #6
Jessica Rivera - At Large

21

ZONING DIVISION STAFF PRESENT:

22

Rocco Relvini, AICP, Chief Planner
23 Maria Molina, Development Coordinator
Nicholas Balevich, Development Coordinator
24 David Nearing, AICP, Development Coordinator
Debra Phelps, Recording Secretary, FOS Division

25

MS. MOLINA: This is Case Number SE-17-05-038. The applicant is Waldon Professional Funeral & Cremation Services, LLC.

The request is for a special exception in the A-2 zoning district to allow for a funeral home and a crematory.

The location is on the northwest corner of Hideaway Road and Plymouth Sorrento Road.

The track size is 4.91 acres and the location is -- the subject property is located in District 2.

Here's a zoning map (indicating).

The surrounding uses, to the north is a nursery. To the south, single-family residents. To the east is vacant residential and to the west is a single-family residents.

Here's an aerial of the subject property (indicating).

And here's a close up view of the aerial (indicating).

MR. ROBERSON: Is that a nursery catercorner to the --

MR. HODGE: Yes, I think so.

MR. ROBERSON: -- to the site?

MS. MOLINA: Yes.

MR. ROBERSON: What would be the zoning --

MS. MOLINA: The zoning is A-2.

MR. ROBERSON: -- for this particular type of --

MS. MOLINA: Yes.

MR. RELVINI: Agriculture.

MS. MOLINA: Agriculture.

MR. ROBERSON: A-2 is correct zoning?

MR. RELVINI: That's correct.

MR. JACKSON: Now, Commissioner Roberson, I'm sorry, are you saying for this type of business, what would be the zoning designation? Would this have to be commercial, whatever, is that what you're asking? About the business or the land?

MR. ROBERSON: Yes.

MR. JACKSON: Okay. He's asking about the business.

MR. RELVINI: Our response was what type of zoning does the agribusiness need that we pointed out catercorner to the site.

MR. JACKSON: Okay. He was saying for a funeral home crematorium.

MR. RELVINI: That's a typical commercial zoning district.

MR. JACKSON: Right.

MS. MOLINA: And on screen is a -- the site

1 view and the highlighted area is the proposed
2 building. And the applicant has parking showing --
3 approved parking.
4 MS. KARRAKER: The photo that you showed
5 looked like there's a building already there. Is
6 that being torn down or is that the building?
7 MS. MOLINA: That is the current building.
8 MS. KARRAKER: That's going to be used --
9 MS. MOLINA: It is a vacant building right
10 now. The applicant is in a contract.
11 MR. RELVINI: It looks like a residence.
12 MS. KARRAKER: Right.
13 MR. ROBERSON: Are there any commercial
14 properties in the area?
15 MR. RELVINI: The area is characterized by
16 homes, citrus, landscape nurseries and other
17 agricultural-related businesses.
18 MS. MOLINA: And the applicant is proposing a
19 4100-square-foot, one-story funeral home and
20 crematory. The applicant notified staff that its
21 current lease is expiring and they are located in
22 Sanford, Florida and they would like to relocate
23 here at this proposed site.
24 The applicant has provided documentation
25 showing the techniques that would be used during the

1 cremation process, which will further minimize odor,
2 noise; ash concerns. The crematory building will be
3 architectural designed to be consistent with an
4 office appearance, similar to the existing funeral
5 home.
6 On May -- on April 14th, 2017, staff inspected
7 the proposed site. The area is characterized by
8 large agricultural tracts and some agribusinesses,
9 as Rocco said, landscape nurseries and citrus
10 groves.
11 The section of the Plymouth Road is a two-lane
12 roadway and here's an aerial view (indicating). A
13 two-lane roadway with high speed motor traffic, such
14 as but not limited to dump trucks and tractor
15 trailers. The average traveling speed is
16 approximately 55 to 60 miles per hour.
17 Currently, as I previously stated, the
18 applicant does run their business in Sanford,
19 Florida, which is located on a divided highway. And
20 I can show you a map of where their current location
21 is and this is in Sanford, Florida.
22 Here is their current location and this is
23 State Road 46 with other commercial businesses
24 surrounding it (indicating).
25 Staff does have concerns about this request.

1 The proposed funeral home and cremation facility is
2 not conducive to the character of this area and is
3 not compatible with the existing land uses.
4 The expectation from property owners in this
5 area are single-family and agribusinesses. The
6 facility should be located in principal arterial
7 roadways similar to where the current business is
8 operated.
9 To date, staff has received 16 commentaries in
10 opposition, including one from the City of Apopka.
11 Here's a map. The notification area is within
12 a mile area, so that's why this map is relatively
13 small (indicating).
14 As I've said before, staff has concerns.
15 Specifically, that the location is not conducive.
16 If approved, the conditions outlined in the staff
17 report are recommended. And this concludes staff's
18 recommendation --
19 MR. JACKSON: Thank you, Ms. Molina.
20 MS. MOLINA: -- presentation, excuse me.
21 MR. JACKSON: Thank you, Ms. Molina.
22 Is the applicant present? All right. Would
23 you like to come forward and make any additional
24 comments to staff's presentation?
25 MS. K. WALDON: Yes, sir.

1 MR. JACKSON: All right. Please come forward.
2 And just state your name and address when you get to
3 the podium before you present, please. Thank you.
4 MS. K. WALDON: My name is Kristy Waldon. I
5 reside at 1564 Crawford Drive in Apopka, Florida. I
6 am the owner of Waldon Professional Funeral &
7 Cremation Services located at 710 Lexington Green
8 Lane in Sanford, Florida.
9 We've been there since 2013. And currently --
10 just a little bit about the business -- currently we
11 are rated an A+. We have an A+ rating with the
12 Better Business Bureau. We recently became a
13 Minority Women Business Enterprise here in Orange
14 County and we currently have the Orange County
15 contract for indigent cases.
16 Outside of the families that we serve with
17 Orange County, approximately 95 percent of the
18 families that utilize our services come from Orange
19 County. So in an attempt to be able to better serve
20 our families, moving closer is what we're looking to
21 do.
22 Here's the property at 3560 Plymouth Sorrento
23 Road. We're looking at this property to further our
24 goal in servicing families. We have identified this
25 property as 4.9 acres. And as you can see,

1 surrounding the properties -- the property, there
2 are trees, there's also a chain link fence that
3 separates the property from the surrounding
4 properties.
5 In the next few slides, I will address the
6 findings and the analysis of the staff report.
7 In this slide, we will address the first
8 staff's finding, sorry. Inside of the cover letter
9 that was written, I had noted that there would be
10 twenty additional -- approximately twenty
11 additional, approximately twenty additional square
12 or feet added on to the existing building.
13 So the existing building would cover from the
14 front, which your far right would be the front of
15 the building. It would house two arrangement rooms
16 where we would meet with families.
17 To the right, those are offices. To the left,
18 the far left would be three restrooms. In the
19 middle would be lobby -- a lobby. And then it would
20 be a large chapel that could be separated by a
21 fold-up wall. So that is what is currently existing
22 on the property. Not in that form, but that's what
23 would take up that existing space.
24 MR. ROBERSON: When you say currently
25 existing, are you talking about on the property

1 we're talking about or the property that you're
2 moving from?
3 MS. K. WALDON: We're talking about the
4 current property -- let me make sure I explain
5 correctly. That is what the building would be
6 remodeled to reflect. But there is currently 41,
7 approximately 4100 square feet existing there now.
8 MS. KARRAKER: And it's a single-family home
9 right now.
10 MS. K. WALDON: No, ma'am. It's a building.
11 It was a vacant property. It was utilized for a
12 tissue culture laboratory. So now it's just a
13 vacant commercial building, because they utilized it
14 for tissue culture.
15 So the, the addition would come to the back of
16 where the chapel area is. That would house the
17 embalming room, refrigeration and the crematory and
18 then to the far left, the carport for the funeral
19 vehicles.
20 MR. ROBERSON: Of this particular design you
21 have up on the screen.
22 MS. K. WALDON: Yes, sir.
23 MR. ROBERSON: The portion on the right is
24 what you're adding and the portion on the left is
25 already there?

1 MS. K. WALDON: If we're looking at the screen
2 this way? Yes. The portion on the right is
3 existing, yes. And then the portion on the left is
4 what we would add in addition to the carport.
5 MR. ROBERSON: And currently, there's over
6 4,000 square feet?
7 MS. K. WALDON: Approximately 4100, yes, sir.
8 MR. ROBERSON: Okay.
9 MS. K. WALDON: This next slide, it just --
10 it's just a survey of the property. And outlining
11 where the, the proposed parking spaces will be,
12 along with the handicapped parking spaces to the
13 front of, of the building.
14 Next, I have invited Mr. Blackstock -- he's
15 with U.S. Cremation Equipment -- and he will be able
16 to explain to you the uses of the cremation machine
17 and what they actually do.
18 MR. BLACKSTOCK: Morning. Thank you. Nathan
19 Blackstock. I live at 33351 Terragona Drive in
20 Sorrento, Florida.
21 Again, I'm with U.S. Cremation Equipment and
22 just wanted to be here to answer any questions that
23 may arise in terms of the performance of the
24 equipment; how it's operated, et cetera.
25 Typically, if someone has concerns about a

1 crematory operation being located in their area,
2 it's normally due to just a few misconceptions that
3 are very common. One is that it would be visually
4 unappealing somehow. Some, some folks have the
5 visual concept of a tall smokestack.
6 The other misconception is that it would be a
7 nuisance in terms of smoke and odor; that kind of
8 thing. And, and really, with modern technology,
9 crematory equipment these days, there -- those
10 issues really do not exist. The crematory operates
11 99.9 percent efficiency. As you see on the graph
12 there, it's far, far below any school bus driving
13 down the road or restaurant or residential fireplace
14 or anything like that. So almost not a fair
15 comparison.
16 But nevertheless, the, the stack coming out of
17 the machine only typically comes out about three
18 foot above the roof penetration.
19 So I think you do have a photo there somewhere
20 of a crematory. This, this happens to be a
21 crematory with one of our machines housed in it.
22 This happens to be Osceola Memory Gardens in
23 Kissimmee. As you can see, the stack coming out of
24 the building is -- doesn't look anything out of the
25 ordinary from what you see on a typical residence.

1 And additionally, the exhaust coming out of
2 the crematory is primarily water vapor -- because of
3 the combustion efficiency of the machine, primarily
4 water vapor and a little bit of CO2. The exhaust
5 coming out of the stack is not visible. It's clear
6 and there's no odor. So unless someone knew there
7 was a crematory there, unless you told them, they
8 wouldn't really realize it was there.
9 So it's very common for these types of
10 operations to, to border residential neighborhoods
11 and even on main streets of cities. And so, thank
12 you for your time. If you have more questions, I'll
13 be happy to answer them.
14 MS. K. WALDON: Thank you, Mr. Blackstock.
15 Okay. Next, we have Staff Finding 3. Staff
16 proposed issues with the speed of traffic, the
17 businesses in the area and whether a funeral home
18 should be on a two-lane versus a four-lane road.
19 There are several businesses on Plymouth
20 Sorrento Road; therefore, we do not foresee any
21 reason why we would not be able to safely receive
22 customers as other businesses do in that area.
23 I wanted to bring special attention to the
24 picture here. This is a funeral home located here
25 in Orange County and it also has a crematory. And

1 it's located off of a two-lane roadway.
2 I would also like to bring special attention
3 to the residences, the residences that are across
4 the street. Just to let you know that it's not
5 unlikely for a funeral home to be in a residential
6 neighborhood.
7 I also wanted to note that in the staff
8 report, they had noted that we currently run a
9 funeral home and crematory at the location where we
10 are now. Unfortunately, that is incorrect. We do
11 run a funeral home. However, all of our cremations
12 are outsourced, because that commercial facility
13 does not allow for cremations there.
14 This is just another example of a funeral home
15 located in Orange County that's off of a two-lane
16 roadway. Also, special attention brought to the
17 residences in that area (indicating).
18 This is another funeral home located in Orange
19 County. Also, on a two-lane roadway. On both sides
20 you have, I believe that's Orange Avenue and then
21 you have Ivanhoe Boulevard. Those are two-way road
22 -- two-way roads that are there (indicating).
23 And then finally, another example --
24 MR. JACKSON: Let me, let me ask you a
25 question real quick.

1 MS. K. WALDON: Yes, sir.
2 MR. JACKSON: For the three crematories that
3 you've shown us so far, do you know what the land
4 use designations are for those properties?
5 MS. K. WALDON: The first one I know, it was
6 PD.
7 MR. JACKSON: Okay. The second one?
8 MS. K. WALDON: I am not sure.
9 MR. JACKSON: And then the third one?
10 MS. K. WALDON: I'm not sure.
11 MR. JACKSON: Okay. All right. Thank you.
12 MS. K. WALDON: You're welcome. And then this
13 last one, just an example, is also off of a two-lane
14 roadway located off of Pennsylvania Avenue. Also
15 noted special attention to the residents behind
16 (indicating).
17 Staff finding in, in their report, they noted
18 that to the north is a nursery -- of the property.
19 To the south of the property at 3500 Plymouth
20 Sorrento Road, that property is also zoned
21 agriculture. However, according to the Orange
22 County Property Appraiser, that property use is
23 listed as an assistant living facility. So that is
24 another use in that area that's outside of the
25 agriculture area.

1 Another thing I wanted to point out is that
2 1.1 miles up the road on Plymouth Sorrento Road from
3 the property, there is currently a cemetery. It's
4 called Bay Ridge Cemetery. And they have buried in
5 that cemetery, according to the records that I
6 found, as early as 1882.
7 MR. ROBERSON: How far up the road is that?
8 MS. K. WALDON: 1.1 miles.
9 The next I would like to bring attention to is
10 Sorrento Cemetery. It's 4.5 miles up Plymouth
11 Sorrento Road and burials have taken place in that
12 cemetery as early as 1892.
13 I want to bring just some attention to the
14 Orange County Code of Ordinance. There, in this
15 slide, we will see that funeral services,
16 crematories and embalming fall under a certain
17 level, okay? Staff suggests that the land use for
18 the funeral home and crematory is commercial.
19 According to Orange County Code of Ordinance,
20 funeral services, crematories, human or animal, and
21 embalming is permitted in C-1, C-2, C-3, I-1, I-2,
22 I-3, I-4, I-5 and with special exception in A-1, A-2
23 and A-R.
24 Currently, two crematories are located within
25 five miles of 3560 Plymouth Sorrento Road in Orange

1 County's agriculture area.
2 First, located at 4596 Laughlin Road, which is
3 5.2 miles away from this location, we will find a
4 crematory utilized for pet services. This zoning is
5 agriculture and they have been serving the community
6 for over 38 years.
7 Next, located 2.3 miles away from this
8 location at 3703 West Kelly Park Road, we will also
9 find a location that has an on-site crematory. They
10 also allow for viewings and they have a cemetery and
11 they have been operating in that capacity since
12 2004.
13 MR. JACKSON: So the proposal here is to add a
14 third crematory in this, in this area?
15 MS. K. WALDON: The proposal -- the existing
16 crematories are for pets.
17 MR. JACKSON: Okay. All right.
18 MR. ROBERSON: What is the zoning for the one
19 you're speaking of right now?
20 MS. K. WALDON: Agriculture. Both, both of
21 them fall in the agricultural zoning. And I have
22 the Orange County Property Appraiser information to
23 reflect that.
24 The next --
25 MS. KARRAKER: The Greenbrier Memory Gardens

1 is for pets?
2 MS. K. WALDON: Yes, ma'am. Yes, ma'am.
3 And then the next one I have, this is just a
4 close up of the property there on West Kelly Park
5 Road. You will see, the main portion is the
6 crematory, the pet funeral home, and then you have
7 your headstones of the pets there on one side of
8 the, the picture. However, special attention I
9 would like to also bring to the residences along the
10 side.
11 Immediately in the back of the property, there
12 is also a home where there is a fence, and I'll show
13 it to you shortly. But it isn't one that actually
14 blocks any view.
15 All right. And this is the video.
16 (Video Playing)
17 MS. K. WALDON: And this is just to show their
18 crematory that's located there on Kelly Park Road.
19 The green building is actually the crematory.
20 You can actually see the stacks on the top of the
21 building and that gate is what actually -- that's
22 the type of gate that separates the residents in the
23 back of the property from the actual property.
24 (Video Stopped)
25 MS. K. WALDON: And finally, there were 728

1 notices sent out on this case. And today, I just
2 learned that there are 16? The math at 13 was 1.8,
3 so I assume we're -- 1.8 percent of the opposition
4 that came back. So I assume we're somewhere around
5 two percent of opposition in the area. However, I'm
6 just asking that the Board approves our application
7 based on the fact that we have somewhere around a
8 two-percent opposition versus the 728 notices that
9 were sent out. I also ask that you approve our
10 application based on the fact that there are
11 currently three known cemeteries in the area and two
12 crematories.
13 MR. ROBERSON: How many came back approving or
14 agree with what you're doing?
15 MS. K. WALDON: We didn't receive any.
16 MR. JACKSON: And to that point, what I'll say
17 is that opposition and favorable comments are just
18 facts that we take into consideration. If there
19 were a hundred in favor of this and you had the most
20 impacted neighbor that opposed this, meaning it was
21 just one out of 782, we would take that into -- in
22 consideration --
23 MS. K. WALDON: Okay.
24 MR. JACKSON: -- as much as anything else.
25 Any other questions for Ms. Waldon?

1 MR. ROBERSON: No.
2 MR. JACKSON: Okay. Let me just say --
3 MS. K. WALDON: Yes, sir.
4 MR. JACKSON: -- very well presented.
5 MS. K. WALDON: Thank you.
6 MR. JACKSON: It, it answered questions that I
7 had. And I appreciate you taking the time and being
8 as thorough as you, as you are --
9 MS. K. WALDON: Mm-hmm.
10 MR. JACKSON: -- and as you have been.
11 MS. K. WALDON: Yes, sir.
12 MR. JACKSON: So I want to say that I
13 appreciate you for taking this process as serious as
14 you did. Thank you.
15 MS. K. WALDON: Mm-hmm.
16 MR. JACKSON: Is there anyone here to speak in
17 favor of this application?
18 All right. If you just want to come forward
19 and state your name and address, please, and we will
20 allow three minutes for this young lady to speak,
21 please.
22 MS. J. WALDON: Good afternoon everyone. I'm
23 Jacqueline Waldon, 2461 Augusta Way, Kissimmee,
24 Florida.
25 I'm her mother. And I just want you to know

1 that I am 100% in favor. If you had asked me that
2 when she was in the 12th grade, I would've told you
3 zero.
4 As a matter of fact, I tried everything I
5 could to get her to do another career. I even made
6 her go to the college that her dad and I went to for
7 a whole year. Well, I didn't make her. I told her
8 she could either go to the college her dad and I
9 went to or she could go to the college her dad and I
10 went to and she picked that.
11 So she went for a year, but we promised her
12 after a year, if she still wanted to do mortuary
13 science, we'll do it.
14 So the last day of school, mom, dad, I'm ready
15 for mortuary school. We took her from Alabama,
16 drove her down to St. Petersburg, got an apartment;
17 put her in mortuary school. And I'm still saying,
18 well, Lord, maybe when she embalms, she'll change
19 her mind and go back to Oakwood College.
20 Well, when she embalmed, the day she embalmed,
21 the whole world knew. She was happy as a feline.
22 Okay? So for the next ten years, she worked with
23 Stewart Funeral Home, SCI; Baldwin Fairchild. And
24 then she said, mom, dad, I want my own business. So
25 we did that.

1 By then, I'm at 50 percent approval rate. She
2 did her business plan. She did everything she was
3 supposed to do. Did her research. Did a concert to
4 raise funds for her down payment. And bam, the Lord
5 blessed her with it. So she did business for five
6 years.
7 Then she comes and say, mom, dad, I want my
8 own funeral home. I want my own crematory. I want
9 my own cemetery.
10 By then, I'm at 100%. Because now, I've seen
11 what she could do. Families that she service, if
12 you go to our website, everybody, she makes them all
13 happy. Because she has this gift to make someone
14 dead look alive. Okay? So she has that gift. And
15 I'm just so proud of her. And I -- sometimes I want
16 to just hit myself for making her do what I wanted
17 her to do.
18 So she stands before you today, because this
19 is her dream. This is a gift that she has. And she
20 wanted to be in an area where no one would feel
21 uncomfortable to come, you know. She, she has done
22 services for black, white, Hispanic, Haitian,
23 everybody. She has no, she's no -- what's the word?
24 My time is almost up. Anyway, she serves everybody.
25 So I'm told in America, if you study hard,

1 treat people right, do what you're supposed to do
2 and pay your taxes, that you will make it in
3 America. But I'm also told, in the word of God,
4 that if you trust me, treat people the way you're
5 supposed to treat them, then the sky is the limit.
6 So, please, this is her story. This is her
7 passion. And not only that -- I got one more
8 second. Not only that, she is not your typical
9 funeral home. She and I and the whole family, we
10 give workshops on -- to families in the community on
11 what to do before death occurs. Okay?
12 So I just want to say that. Thank you so much
13 for your time and have a great day.
14 MR. JACKSON: All right. Thank you very much.
15 Is there anyone here to speak in favor of this
16 application? Yes, sir.
17 MR. SCHERR: I didn't sign up.
18 MR. JACKSON: Well, just come to the podium
19 and state your name and address, please.
20 MR. SCHERR: My name is David Scherr. I
21 represent Enviro Tree Company at 3202 Phils Lane,
22 Apopka, Florida, 32792 -- 12.
23 We are in support of this, this special
24 exception. We feel that the growth in the area is
25 tremendous. And this is a minority, woman-owned

business that is going to service the area. The growth, we feel, needs this kind of service available. And for people in this community to have to travel a great distance to have this kind of service, we're opposed to and we're in support.

MR. JACKSON: Thank you. Is there anyone else here to speak in favor of the application?

(No Response)

MR. JACKSON: Seeing none, is there anyone here to speak in opposition of the application?

(No Response)

MR. JACKSON: Seeing none, I will close the public hearing.

Do we have any comments?

MR. HODGE: I've got a quick question. Do we have the opposition from the City of Apopka available?

MS. MOLINA: Yes. I handed it to you this morning, Greg.

MR. HODGE: Could I see that, if you don't mind, please.

And just to make a comment with regard to the Woodlawn Cemetery, I actually used to live adjacent to that out in Gotha. I do share the concerns. It was right off Old Winter Garden Road, which was a

1 four-lane divided road on to Woodlawn Cemetery Road,
2 which was a two-lane road. And I will say that on
3 Saturdays, you did have to make accordances to
4 coming and going funerals and processions and did
5 wreak havoc on traffic. So that would be my
6 greatest concern with this.
7 MR. JACKSON: Can you put the, the overhead
8 back up that shows the, the proposed business -- the
9 building, please?
10 And while she does that, does anyone else have
11 any other comments?
12 MS. RIVERA: I do have a question and maybe
13 for staff. I wanted to ask what type of traffic do
14 you think this business will generate and I just
15 wanted to -- if you can share some of your concerns,
16 specifically about traffic.
17 MR. RELVINI: The number one concern is that
18 some of the other facilities that were shown to the
19 BZA, those are commercial urban roadways. They have
20 curb and gutter, sidewalks; they are wide enough for
21 pass by traffic and for the flow of traffic volume.
22 On this roadway, these are rural roadways,
23 two-lane roadways. There's no swaling. There's
24 only swaling gutter on either side. The lanes are
25 extremely narrow.

1 The truck traffic that's used in this roadway
2 is simply using it as a collector, cut through,
3 shortcut objective from 46 in Lake County all the
4 way down to West Colonial Drive. They are using
5 this as a shortcut. The traffic that's using this
6 roadway is commercial and industrial traffic
7 primarily on two roadways that are extremely narrow.
8 The speed limit is somewhere between 45 and
9 55. The road -- the actual cars are going faster
10 than that. And the roadways, you know, there's
11 urban roads and there's rural, rural roads, and this
12 is a rural roadway.
13 If this request is approved, I would not be
14 surprised if our public works department would
15 require substantial and significant roadway
16 improvements to enter this site and exit this site.
17 That's just, that's just my -- if I were the
18 public works manager, being what I just witnessed
19 when I was out there, there's no way I would let
20 these folks just move in and then operate without
21 making significant roadway improvements for the
22 safety of all, including the customers of this site.
23 MR. JACKSON: And, and let me see the aerial,
24 is what I was asking for. I apologize. I might
25 have said the site. Thank you.

1 MR. ROBERSON: What, Rocco, you just said is
2 that this is basically commercial traffic. My
3 question was going to be how close are houses around
4 this area? But you just answered --
5 MR. RELVINI: They are very sparse, very
6 isolated, very sparse. It's, it's the type of area
7 that people move to to get away from the hustle and
8 bustle of commercial land uses.
9 MR. ROBERSON: And I would think that from the
10 hustle and bustle perspective, this particular site
11 would only be busy mainly on the weekends, Saturday
12 probably?
13 MR. RELVINI: Yeah, when they have services.
14 MR. ROBERSON: Saturday?
15 MR. RELVINI: Right. And in terms of -- there
16 were quite a few references to cemeteries. This is
17 not a cemetery. I didn't think it was at least, on
18 paper. Those other land uses that were referenced,
19 the primary use of the land were cemeteries, with
20 office buildings located in order to administer the
21 work on the site. And in some cases, there were
22 funeral homes with them.
23 We feel that funeral homes on cemeteries makes
24 sense. And the crematory on Woodlawn Cemetery
25 Roadway, the Woodlawn Cemetery, is that what it's

1 called? I, I was a participant in that BZA process
2 and I will tell you that crematory was extremely
3 controversial.
4 MR. ROBERSON: We're talking almost a
5 five-acre site, correct?
6 MR. RELVINI: On this site?
7 MS. MOLINA: Yes, yes.
8 MR. RELVINI: Yeah, correct. Right. And then
9 finally, I just want to conclude that, what's,
10 what's agricultural about a funeral home and a
11 crematory?
12 MR. ROBERSON: For that, for that, for that,
13 just to comment on that, too. Using the same words
14 you just mentioned, apparently, this was, what was
15 the use? Tissue --
16 MR. JACKSON: Well, no. Tissue lab. But,
17 yeah, I looked it up. I looked up a tissue lab. I
18 still don't know what it is. I don't know if it was
19 organic material such as a plant or skin. I have no
20 idea what it is. But, yeah, it was something.
21 To that point also, I think that the applicant
22 did a stellar job of pointing out that there are
23 other crematoriums, albeit for pets, that have been
24 approved on, on agricultural or lands that are zoned
25 agricultural. So I think, I think that that's one

of the reasons the comment also is for special exception to determine if they could place a business like this in that type of a setting, so --

MR. HODGE: If I could jump in. I just have a question. The only hang up that I have is the traffic concerns and if public works come back and says there needs to be improvements to the roadway in that section, who is responsible for that?

MR. RELVINI: The applicant.

MR. HODGE: Okay.

MR. RELVINI: Yeah, the applicant is not going to get a CO until they get what public works tells them to do, so that will get resolved if you wanted to approve this.

MR. HODGE: And the applicant is aware of that and the costs associated with it?

MR. RELVINI: I doubt it. Most folks want to get their zoning first and then they pursue it.

One final comment. You can do what you want with this. You approve a use like this, another parcel out there says, well, let's see. Rocco, what, what kind of a zoning does typical funeral homes and crematories need? Well, Commercial 1, 2, 3; Industrial 1, 2, 3, 4 and 5. Well, I want to do a commercial use because you approved a funeral home

1 and crematory that has commercial use, so we're
2 going to try to rezone this to commercial, too, out
3 here.
4 And so, then I get that call from the planning
5 department saying, Rocco, did you guys recommend
6 approval of a commercial use on this agricultural
7 property? Because now we have someone that wants to
8 do something similar.
9 MR. HODGE: But to counter that, we do have
10 pet crematories that are on agricultural use as
11 well, though, right?
12 MR. RELVINI: I'm not -- I don't know. I'm
13 not saying they're not there, but I'm not a hundred
14 percent that they are all located on all
15 agricultural.
16 MR. HODGE: Okay.
17 MS. RIVERA: My guess is that an animal
18 crematory is not going to generate the same amount
19 of traffic that a regular funeral home or crematory;
20 is that correct?
21 MR. RELVINI: Right. The other thing also
22 about some of these other crematories, they are
23 ancillary to another land use that's existing, which
24 is a cemetery.
25 MR. HODGE: Right.

1 MR. RELVINI: We look at it as what is the
2 primary use of the land, cemetery. Then they add
3 stuff later on to it, like a funeral home and a
4 crematory.
5 MR. JACKSON: Yeah, I would like to say unless
6 it's Bengi or Rin Tin Tin, that a pet funeral is
7 probably not going to probably draw, like, five or
8 six people as opposed to a human, you know, such as
9 myself. I like to think that millions of people are
10 going to come and put me away, but I don't know if
11 that's going to happen.
12 MR. ROBERSON: But you still have to -- we
13 still have to recognize or be cognizant of the fact
14 that in the event that we allow this, the public
15 works will have their, their voice heard and then
16 that's going to make her -- make them have to do
17 something about the road access and egress and
18 ingress to the property.
19 MR. JACKSON: Okay. Any other comments or
20 questions or thoughts on this?
21 (No Response)
22 MR. JACKSON: I'm struggling with this and I'll
23 be honest with you, but I have to make a motion
24 nonetheless.
25 Rocco, let me just ask you a couple questions

1 just to help out with the motion. Is this or would
2 this application be consistent with the
3 comprehensive policy plan for this area?
4 MR. RELVINI: The comprehensive plan says that
5 if the BZA considers the land use to be compatible
6 with the surrounding land uses, then it is
7 consistent with the comp. plan.
8 MR. JACKSON: Okay. Is this particular
9 application or if this were placed here, is it
10 similar and compatible with the surrounding area and
11 consistent with the surrounding area?
12 MR. RELVINI: The staff position is that the
13 predominant land uses in this area are residential,
14 citrus, landscape nurseries and agribusiness.
15 MR. JACKSON: Okay.
16 MR. ROBERSON: What is the closest house to
17 this property?
18 MR. RELVINI: Across the street I think.
19 MR. JACKSON: Yeah, I thought that I saw that
20 house right up here.
21 MR. HODGE: Across the street, yeah.
22 MR. RELVINI: The concerns that staff have are
23 not so much practical concerns, but academic in
24 nature.
25 MR. JACKSON: Okay. All right. Let me try

1 this and we'll see where it goes.
2 I'm going to make a motion to approve the
3 special exception of this application subject to the
4 six staff recommendations. Do I have a second?
5 MR. ROBERSON: Second.
6 MR. JACKSON: There's a motion and a second to
7 approve the application. All those in favor?
8 MR. ROBERSON: Aye.
9 MR. JACKSON: Aye.
10 All those opposed?
11 MS. KARRAKER: Opposed.
12 MS. MOSKOWITZ: Opposed.
13 MS. RIVERA: Opposed.
14 MR. JACKSON: The motion is -- the motion to
15 approve fails. I will make a second motion.
16 MR. HODGE: I'm going to abstain.
17 MR. ROBERSON: I want to -- you're going to
18 what?
19 MR. HODGE: I'm going to abstain on that one.
20 MR. JACKSON: You're going to abstain?
21 UNIDENTIFIED VOICE: Can I get a count?
22 MR. HODGE: My, my biggest issue is with the
23 traffic, yeah.
24 MS. MOSKOWITZ: I don't think you, I don't
25 think you can abstain.

1 MR. HODGE: Okay. I will go with no.
2 MR. JACKSON: Okay. All right. So it
3 would've been tied, but it is, it is -- it would've
4 been status quo. We had to do another motion
5 anyway.
6 All right. So here's my second motion. I
7 move to deny the special exception. Do I have a
8 second?
9 MS. KARRAKER: Second.
10 MR. JACKSON: I've a second by Vice-Chair
11 Karraker. All those in favor?
12 MS. MOSKOWITZ: Of denial?
13 MR. JACKSON: Of denial.
14 MS. MOSKOWITZ: Aye.
15 MS. KARRAKER: Aye.
16 MS. RIVERA: Aye.
17 MR. HODGE: Aye.
18 MR. JACKSON: All those against?
19 MR. ROBERSON: Aye.
20 MR. JACKSON: The motion to deny the request
21 passes four to two with Commissioner Jackson and
22 Commissioner Roberson voting nay.
23 So thank you. Next case, please.
24 UNIDENTIFIED VOICE: Who seconded the motion?
25 MR. JACKSON: Commissioner Karraker --

Vice-Chair Karraker.

UNIDENTIFIED VOICE: Who made --

MR. JACKSON: I made the motion. I've done it once before so -- where I made the motion and then had to vote against it, so --

UNIDENTIFIED VOICE: They said it was four to two.

MR. JACKSON: Yeah, the four was Commissioner Karraker, Commissioner Rivera, Commissioner Moskowitz, Commissioner Hodges, yeah, that's four. Then the two against were Commissioner Roberson and Commissioner Jackson.

(Proceedings concluded)

1 CERTIFICATE OF REPORTER

2 STATE OF FLORIDA:

3 COUNTY OF ORANGE:

4

5 I, RITA G. MEYER, RDR, CRR, CBC, CCP, do hereby
6 certify that I was authorized to and did stenographically
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8 recorded proceedings and that the foregoing transcript is
9 a true and correct record of my stenographic notes.
10 I FURTHER CERTIFY that I am not a relative,
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12 am I a relative or employee of any of the parties,
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Property Record - 24-20-27-0000-00-031

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name

FKA - Roseville Farms Laboratory

Names

Roseville Farms Lc

Municipality

ORG - Un-Incorporated

Property Use

1700 - Office One Story

Mailing Address

3251 N Ponkan Pines Rd
Apopka, FL 32712-5627

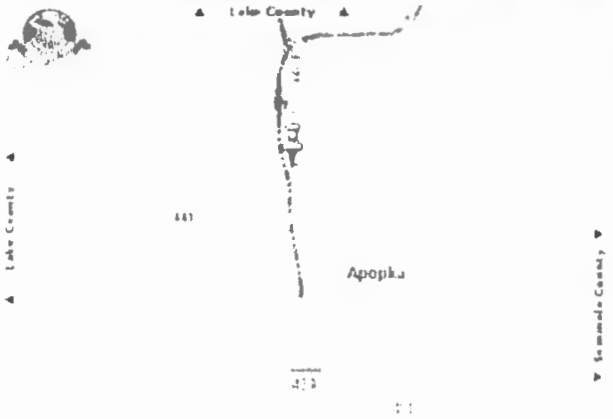
Physical Address

3560 Plymouth Sorrento Rd
Apopka, FL 32712

QR Code For Mobile Phone

3560 PLYMOUTH SORRENTO RD APOPKA FL 32712 5/6/2015 12:06 PM

272024000000031 02/06/2007



Property Features

Property Description

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

Total Land Area

213,996 sqft (+/-)	|	4.91 acres (+/-)	GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1700 - Office One Story	A-2	4.91 ACRE(S)	working...	working...	working...	working...

Buildings

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1700 - Office One Story	BAS - Base Area	3734	working...
Building Value	working...	FOP - F/Opn Prch	105	working...
Estimated New Cost	working...	UST - Unf Storag	266	working...
Actual Year Built	2004			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	4105 sqft			
Living Area	3734 sqft			
Exterior Wall	Modl.Metal			
Interior Wall	Drywall			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
PVAS - Pav Asph	01/01/2004	9715 Square Feet	working...	working...

The Orange County Tax Collector makes every effort to produce and publish the most current and accurate informatio expressed or implied, are provided for the data herein, its use, or its interpretation. The assessed values are NOT cert subject to change before being finalized for ad valorem tax purposes. Utilization of the search facility indicates underst statement by the user. This Site Should not be relied upon for a title search.

Parcel/Tangible Number: 24-20-27-0000-00031

Date: 7/9/2017

Tax Year: 2016

Owner & Address:
ROSEVILLE FARMS LC3251 N PONKAN PINES RDAPOPKA, FL 32712-5627

Total Assessed Value: $448,213

Taxable Value: $448,213

Gross Tax Amount: $7,782.75

Millage Code: 11 ORG

Legal Description: **BEG 33 FT W & 329.94 FT N OF E1/4 COR OF SEC RUN N 329. 329.10 FT E 651.16 FT TO POB IN SEC 24-20-27**

Location Address: 3560 PLYMOUTH SORRENTO RD 32712

Comments:

Current Taxes and Unpaid Delinquent Warrants:

Year	Owner Information	Amount Due	Download Taxbill	Make Payment
2016	ROSEVILLE FARMS LC	* PAID (View Taxbill For Receipt) *	Taxbill	
2015	ROSEVILLE FARMS LC	* PAID (View Taxbill For Receipt) *	Taxbill	
2014	ROSEVILLE FARMS LC	* PAID (View Taxbill For Receipt) *	Taxbill	
2013	ROSEVILLE FARMS LC	* PAID (View Taxbill For Receipt) *	Taxbill	
2012	ROSEVILLE FARMS LC	* PAID (View Taxbill For Receipt) *	Taxbill	
2011	ROSEVILLE FARMS LC	* PAID (View Taxbill For Receipt) *	Taxbill	
2010	ROSEVILLE FARMS LC	* PAID (View Taxbill For Receipt) *	Taxbill	
2009	ROSEVILLE FARMS LC	* PAID (View Taxbill For Receipt) *	Taxbill	
2008	ROSEVILLE FARMS LC	* PAID (View Taxbill For Receipt) *	Taxbill	
2007	ROSEVILLE FARMS LC	* PAID (View Taxbill For Receipt) *	Taxbill	
2006	ROSEVILLE FARMS LC	* PAID (View Taxbill For Receipt) *	Taxbill	

Unpaid Real Estate Certificates:

Year	Current Payoff	If Paid By	Current Payoff	If Paid By	Make Payment
* NONE *	* NONE *	* NONE *	* NONE *	* NONE *	* NONE *

*** UNPAID DELINQUENT TAXES MUST BE PAID BY A CASHIERS CHECK, MONEY ORDER, OR CERTIFIED FUN LAST BUSINESS DAY OF THE MONTH.**

Property Record - 16-20-27-0000-00-006

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name

Jancy Pet Burial

Names

Begley Carl E
Begley Dew Drop

Municipality

ORG - Un-Incorporated

Property Use

1200 - Store/Office/Resid

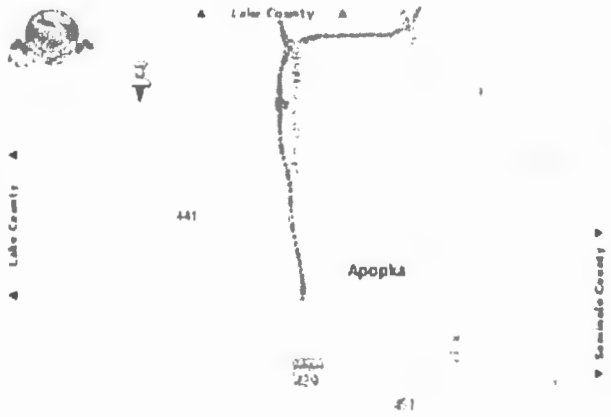
Mailing Address

7219 Chesterhill Cir
Mount Dora, FL 32757-7006

Physical Address

4596 Laughlin Rd
Mount Dora, FL 32757

QR Code For Mobile Phone



272016000000006 02/05/2007

Property Features

Property Description

E3/4 OF NE1/4 OF NE1/4 SEC 16-20-27

Total Land Area

1,320,918 sqft (+/-) | 30.32 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1200 - Store/Office/Resid	A-1	25.32 ACRE(S)	working...	working...	working...	working...
9600 - Waste Land	A-1	5 ACRE(S)	working...	working...	working...	working...

Buildings

Model Code	06 - Warehouse	Subarea Description	Sqft	Value
Type Code	4800 - Warehousing	BAS - Base Area	2520	working...
Building Value	working...	UCP - Unf Carprt	3255	working...
Estimated New Cost	working...			
Actual Year Built	1953			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	5775 sqft			
Living Area	2520 sqft			
Exterior Wall	Modl.Metal			
Interior Wall	None			

Model Code	06 - Warehouse	Subarea Description	Sqft	Value
Type Code	4100 - Light Manufacturing	BAS - Base Area	1300	working...
Building Value	working...	CAN - Canopy	1700	working...
Estimated New Cost	working...			
Actual Year Built	1953			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	3000 sqft			
Living Area	1300 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Minimum			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1200 - Store/Office/Resid	BAS - Base Area	1100	working...
Building Value	working...	FEP - F/Enc Prch	446	working...
Estimated New Cost	working...	FUS - F/Up Story	1100	working...
Actual Year Built	1960			
Beds	0			
Baths	0.0			
Floors	2			
Gross Area	2646 sqft			
Living Area	2646 sqft			
Exterior Wall	Alum/Vylsd			
Interior Wall	Drywall			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Property Record - 12-20-27-0000-00-014

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name

Greenbrier Memory Gardens For Pets

Names

Greenbrier Pet Loss Services LLC

Municipality

APK - Apopka

Property Use

7610 - Cemetery

Mailing Address

2 N Shore Ctr
Pittsburgh, PA 15212-5838

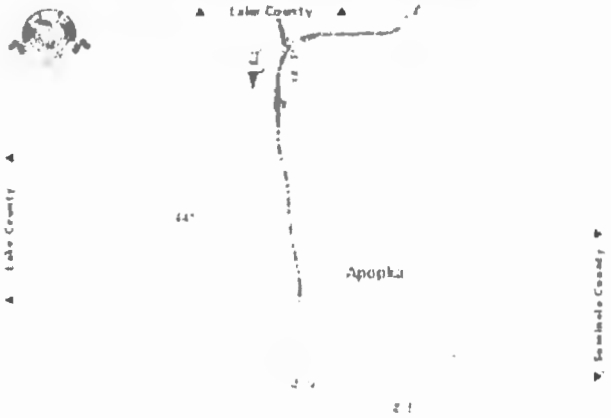
Physical Address

3703 W Kelly Park Rd
Apopka, FL 32712

QR Code For Mobile Phone

272012000000014 02/05/2007

272012000000014 02/05/2007



Property Features

Property Description

E1/2 OF SW1/4 OF SW1/4 SEC 12-20-27 (LESS E 30 FT FOR RD R/W) & (LESS COMM SE COR OF SW1/4 OF SW1/4 THENCE RUN N 492.9 FT W TO R/W LINE OF EFFIE DR 30 FT FOR POB CONT W 295.16 FT N 295.16 FT E TO SAID R/W LINE 295.16 FT S 295.16 FT TO POB)

Total Land Area

741,477 sqft (+/-) | 17.02 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
7610 - Cemetery	A-1(ZIP)	17.02 ACRE(S)	working...	working...	working...	working...

Buildings

		Subarea Description	Sqft	Value
Model Code	04 - Commercial			
Type Code	1700 - Office One Story	BAS - Base Area	2435	working...
Building Value	working...	FCP - Fin Carprt	390	working...
Estimated New Cost	working...	SFB - Sem F Base	2491	working...
Actual Year Built	1987	UST - Unf Storag	2331	working...
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	7647 sqft			
Living Area	4926 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Minimum			

		Subarea Description	Sqft	Value
Model Code	06 - Warehouse			
Type Code	4100 - Light Manufacturing	BAS - Base Area	2240	working...
Building Value	working...	CAN - Canopy	75	working...
Estimated New Cost	working...	FOP - F/Opn Prch	105	working...
Actual Year Built	1971	UST - Unf Storag	451	working...
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	2871 sqft			
Living Area	2240 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Minimum			

		Subarea Description	Sqft	Value
Model Code	06 - Warehouse			
Type Code	4800 - Warehousing	BAS - Base Area	1092	working...
Building Value	working...			
Estimated New Cost	working...			
Actual Year Built	1985			

Beds	0
Baths	0.0
Floors	1
Gross Area	1092 sqft
Living Area	1092 sqft
Exterior Wall	Modl.Metal
Interior Wall	Minimum

		Subarea Description	Sqft	Value
Model Code	01 - Single Fam Residence			
Type Code	0102 - Single Fam Class II	BAS - Base Area	672	working...
Building Value	working...	FEP - F/Enc Prch	180	working...
Estimated New Cost	working...	UOP - Unf O Prch	150	working...
Actual Year Built	1930			
Beds	2			
Baths	1.0			
Floors	1			
Gross Area	1002 sqft			
Living Area	852 sqft			
Exterior Wall	Alum/Vylsd			
Interior Wall	Wall.Bd/Wd			

		Subarea Description	Sqft	Value
Model Code	06 - Warehouse			
Type Code	4900 - Open Storage	BAS - Base Area	2800	working...
Building Value	working...			
Estimated New Cost	working...			
Actual Year Built	2007			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	2800 sqft			
Living Area	2800 sqft			
Exterior Wall	Modl.Metal			
Interior Wall	Minimum			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
FPL1 - Basic Fireplace	01/01/1989	1 Unit(s)	working...	working...
PVAS - Pav Asph	01/01/1989	6225 Square Feet	working...	working...

Property Record - 13-20-27-0000-00-014

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name
Bay Ridge Cemetery

Names
Bay Ridge Cemetery

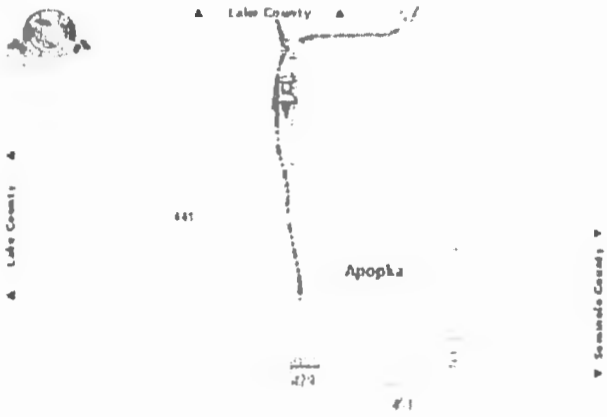
Municipality
ORG - Un-Incorporated

Property Use
7000 - Vacant Institutional

Mailing Address
C/O Linna Louise Weatherman
2652 Boch Rd
Apopka, FL 32712-5165

Physical Address
Plymouth Sorrento Rd
Apopka, FL 32712

QR Code For Mobile Phone



Property Features

Property Description

2 1/2 ACRES IN SE COR OF W1/2 OF SE1/4 OF NE1/4 OF SEC 13-20-27 (REF DB 93/96,98)

Total Land Area

108,908 sqft (+/-) | 2.50 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
7000 - Vacant Institutional	A-1	2.5 ACRE(S)	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Property Record - 18-20-28-0000-00-060

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name
Tienda Republica

Names
Antunez Saul

Municipality
ORG - Un-Incorporated

Property Use
1100 - Stores One Story

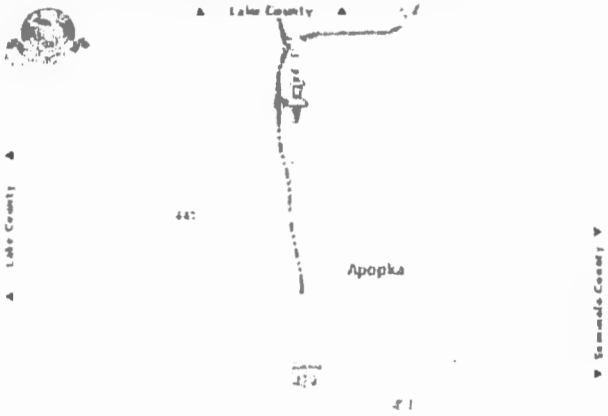
Mailing Address
431 Bertson Ct
Apopka, FL 32703-5134

Physical Address
4409 Plymouth Sorrento Rd
Apopka, FL 32712

QR Code For Mobile Phone

282018000000060 02/07/2007

282018000000060 02/07/2007



Property Features

Property Description

N1/2 OF S1/2 OF N1/2 OF NW1/4 OF SW1/4 (LESS N 40 FT THEREOF & LESS E 1267.09 FT & LESS R/W ON W) SEC 18-20-28

Total Land Area

26,588 sqft (+/-) | 0.61 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1100 - Stores One Story	A-2	26588 SQUARE FEET	working...	working...	working...	working...

Buildings

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1100 - Stores One Story	BAS - Base Area	576	working...
Building Value	working...	SFB - Sem F Base	600	working...
Estimated New Cost	working...	UOP - Unf O Prch	720	working...
Actual Year Built	1959			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	1896 sqft			
Living Area	1176 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Minimum			

Model Code	02 - Manufactured Home	Subarea Description	Sqft	Value
Type Code	0202 - Manufactured Home	BAS - Base Area	938	working...
Building Value	working...			
Estimated New Cost	working...			
Actual Year Built	1980			
Beds	2			
Baths	2.0			
Floors	1			
Gross Area	938 sqft			
Living Area	938 sqft			
Exterior Wall	Modl.Metal			
Interior Wall	Plywood.Pn			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
PVCN - Pav Con	01/01/1959	288 Square Feet	working...	working...
SCR1 - Scrn Enc 1	01/01/1970	1 Unit(s)	working...	working...
SHED - Shed	01/01/1970	1 Unit(s)	working...	working...
AB1 - Accessory Building 1	01/01/1970	160 Square Feet	working...	working...
AB1 - Accessory Building 1	01/01/1980	768 Square Feet	working...	working...

Property Record - 13-20-27-0000-00-041

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name
Gospel Stable Church

Names
Reid-Goolsby Diane

Municipality
APK - Apopka

Property Use
7100 - Religious

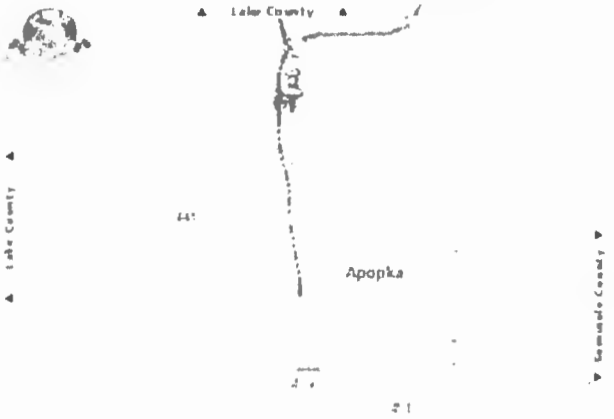
Mailing Address
2631 Waterview Dr
Eustis, FL 32726-6913

Physical Address
4622 Plymouth Sorrento Rd
Apopka, FL 32712

QR Code For Mobile Phone

272013000000041 02/06/2007

272013000000041 02/06/2007



Property Features

Property Description

10851/1697 ERROR IN DESCRIPTION - NE1/4 OF SE1/4 OF NE1/4 (LESS N 465 FT THEREOF & LESS E 30 FT FOR RD R/W) OF SEC 13-20-27

Total Land Area

125,356 sqft (+/-) | 2.88 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
7100 - Religious	A-1(ZIP)	2.88 ACRE(S)	working...	working...	working...	working...

Buildings

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	7100 - Religious	BAS - Base Area	2880	working...
Building Value	working...	UST - Unf Storag	180	working...
Estimated New Cost	working...			
Actual Year Built	1975			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	3060 sqft			
Living Area	2880 sqft			
Exterior Wall	Modl.Metal			
Interior Wall	Plywood.Pn			

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0102 - Single Fam Class II	BAS - Base Area	890	working...
Building Value	working...	UOP - Unf O Prch	258	working...
Estimated New Cost	working...			
Actual Year Built	1945			
Beds	2			
Baths	1.0			
Floors	1			
Gross Area	1148 sqft			
Living Area	890 sqft			
Exterior Wall	Cmt.Fbr.Sh			
Interior Wall	Drywall			

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0102 - Single Fam Class II	BAS - Base Area	465	working...
Building Value	working...			
Estimated New Cost	working...			
Actual Year Built	1955			
Beds	1			

Baths	1.0
Floors	1
Gross Area	465 sqft
Living Area	465 sqft
Exterior Wall	Pfwdpl/Mte
Interior Wall	Drywall

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
PVCN - Pav Con	01/01/1975	585 Square Feet	working...	working...

Property Record - 24-20-27-0000-00-032

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name
3500 Plymouth Sorrento Rd

Names
Yuon Sup Chon Revocable Trust

Municipality
ORG - Un-Incorporated

Property Use
0610 - Assisted Living

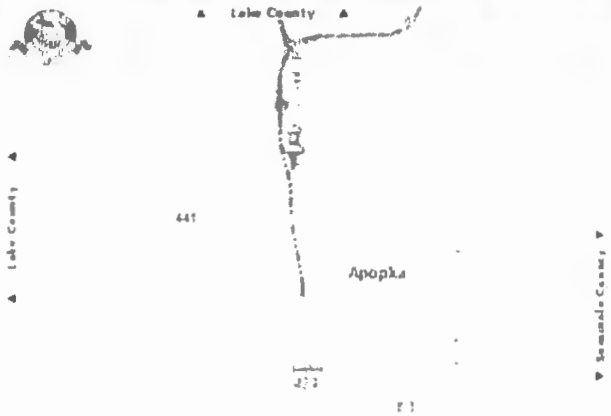
Mailing Address
C/O Yuon Sup Chon Trustee
1140 Academy Dr
Altamonte Springs, FL 32714-2846

Physical Address
3500 Plymouth Sorrento Rd
Apopka, FL 32712

QR Code For Mobile Phone

3500 PLYMOUTH SORRENTO RD APOPKA FL 32712 1/20/2015 3:53 PM

272024000000032 02/06/2007



Property Features

Property Description

BEG 33 FT W & 15 FT N OF E1/4 COR RUN W 651.88 FT N 314.11 FT E 651.16 FT S 314.94 FT TO POB SEC 24-20-27

Total Land Area

204,772 sqft (+/-) | 4.70 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0610 - Assisted Living	A-2	2.67 ACRE(S)	working...	working...	working...	working...
9600 - Waste Land	A-2	2.03 ACRE(S)	working...	working...	working...	working...

Buildings

		Subarea Description	Sqft	Value
Model Code	03 - Multi Fam Residence			
Type Code	0610 - Assisted Living	BAS - Base Area	1917	working...
Building Value	working...	FOP - F/Opn Prch	35	working...
Estimated New Cost	working...	FSP - F/Scr Prch	1125	working...
Actual Year Built	1978	FUS - F/Up Story	1644	working...
Beds	9	UOP - Unf O Prch	24	working...
Baths	4.0			
Floors	2			
Gross Area	4745 sqft			
Living Area	3561 sqft			
Exterior Wall	Cedar/Redw			
Interior Wall	Drywall			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
FPL2 - Average Fireplace	01/01/1978	1 Unit(s)	working...	working...
AB1 - Accessory Building 1	01/01/1989	256 Square Feet	working...	working...
4 - Grnhs-M-P	01/01/1978	1920 Unit(s)	working...	working...

Property Record - 30-20-28-0000-00-035

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name

2961 Plymouth Sorrento Rd

Names

National Christian Foundation Real Property Inc

Municipality

APK - Apopka

Property Use

1000 - Vacant Commercial

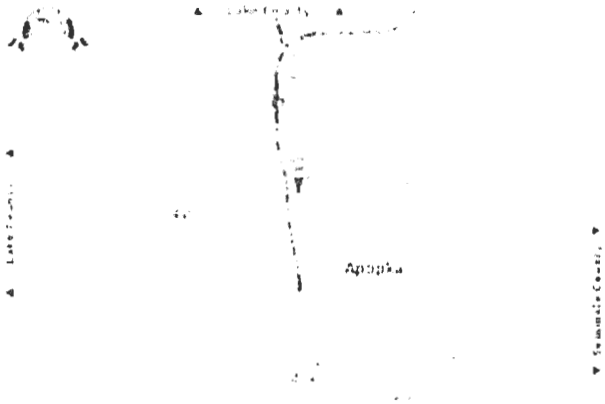
Mailing Address

11625 Rainwater Dr Ste 500
Alpharetta, GA 30009-8678

Physical Address

2961 Plymouth Sorrento Rd
Apopka, FL 32712

QR Code For Mobile Phone



Property Features

Property Description

THAT PART OF NW1/4 OF NW1/4 OF NW1/4 LYING S OF ZELLWOOD-ROCK SPGS (PONKAN) RD & E OF PLYMOUTH SORRENTO RD (LESS THE NLY 250 FT OF ELY 143 FT THEREOF) IN SEC 30-20-28 (LESS COM AT NW COR SEC 30 TH N84-34-48E ALONG N LINE OF SEC FOR 355.06 FT TH S05-25-12E 30 FT TO S R/W LINE PONKAN RD AND THE POB TH S84-34-48W ALONG SAID R/W LINE 46 FT TO POINT ON A CURVE CONCAVE SELY W/RAD 9 FT TH SWLY ALONG THE ARC THROUGH CENT ANG OF 116-54-30 FOR 18.36 FT TH S31-07-56E ALONG E R/W LINE PLYMOUTH SORRENTO RD FOR 46 FT TH N26-35-15E 64.28 FT TO POB PER 10460/9483)

Total Land Area

136,019 sqft (+/-)	3.12 acres (+/-)	GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1000 - Vacant Commercial	C-1	3.12 ACRE(S)	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Property Record - 30-20-28-0000-00-022

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name

Plymouth Sorrento 7Th Day Adventist Church

Names

Florida Conference Assn Of Seventh-Day Adventists

Municipality

APK - Apopka

Property Use

7100 - Religious

Mailing Address

351 S State Road 434
Altamonte Springs, FL 32714-3824

Physical Address

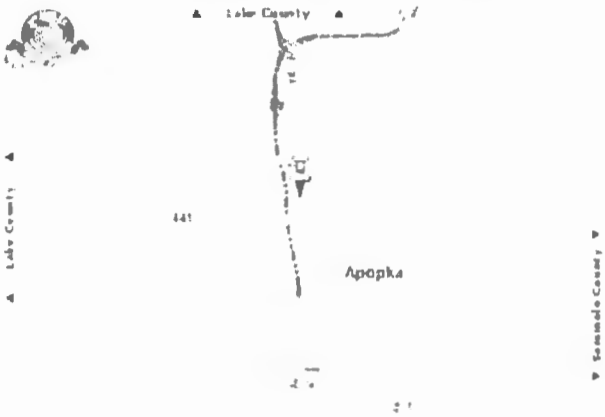
2844 W Ponkan Rd
Apopka, FL 32712

QR Code For Mobile Phone

282030000000022 10/09/2012

282030000000022 02/08/2007

282030000000022 02/08/2007



Property Features

Property Description

BEG NW COR OF NE1/4 OF NW1/4 OF NW1/4 RUN E 150 FT S 300 FT W 150 FT N 300 FT TO POB IN SEC 30-20-28

Total Land Area

40,692 sqft (+/-)	|	0.93 acres (+/-)	GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
7100 - Religious	C-1	1 LOT(S)	working...	working...	working...	working...

Buildings

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	7100 - Religious	BAS - Base Area	3340	working...
Building Value	working...	FOP - F/Opn Prch	378	working...
Estimated New Cost	working...	UDU - Unf Dt Uty	160	working...
Actual Year Built	1940			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	3878 sqft			
Living Area	3340 sqft			
Exterior Wall	Wood.Fr.St			
Interior Wall	Drywall			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
PVCN - Pav Con	01/01/1996	881 Square Feet	working...	working...

Property Record - 30-20-28-0000-00-005

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name
2920 Plymouth Sorrento Rd

Names
Ponkin Road Property LLC

Municipality
APK - Apopka

Property Use
4800 - Warehousing

Mailing Address
9259 Point Cypress Dr
Orlando, FL 32836-5480

Physical Address
2920 Plymouth Sorrento Rd
Apopka, FL 32712

QR Code For Mobile Phone

Property Features

Property Description

THAT PART OF NW1/4 OF NW1/4 OF NW1/4 LYING W OF PLYMOUTH SORRENTO RD (LESS S 248.03 FT THEREOF) IN SEC 30-20-28

Total Land Area

130,420 sqft (+/-) | 2.99 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
4800 - Warehousing	A-1(ZIP)	3.09 ACRE(S)	working...	working...	working...	working...

Buildings

Model Code	06 - Warehouse	Subarea Description	Sqft	Value
Type Code	4800 - Warehousing	AOF - Avg Office	192	working...
Building Value	working...	BAS - Base Area	768	working...
Estimated New Cost	working...			
Actual Year Built	1984			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	960 sqft			
Living Area	960 sqft			
Exterior Wall	Modl.Metal			
Interior Wall	None			

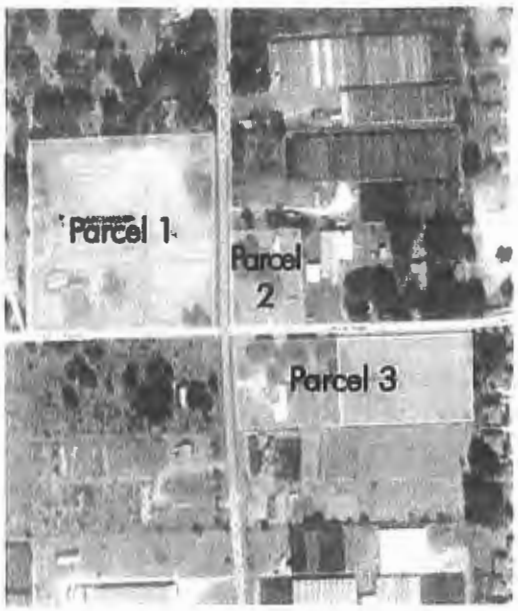
Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
4 - Grnhs-M-P	07/25/1994	5524 Unit(s)	working...	working...
4 - Grnhs-M-P	07/25/1994	8736 Unit(s)	working...	working...
4 - Grnhs-M-P	07/25/1994	2112 Unit(s)	working...	working...
4 - Grnhs-M-P	07/25/1994	2156 Unit(s)	working...	working...
4 - Grnhs-M-P	07/25/1994	2112 Unit(s)	working...	working...
4 - Grnhs-M-P	07/25/1994	2112 Unit(s)	working...	working...

CITY OF APOPKA COMMERCIAL PARCELS

8.95 / 1.67 / 5.2 acres
Apopka, FL

PARCELS FOR SALE



LOCATION

Intersection of Plymouth Sorrento Road and Lester Road in Apopka

PARCEL 1

SIZE: 8.95 acres
City of Apopka zoning C-1-Retail Commercial district
PRICE: $1,950,000
ID: 28-20-30-0484-00-090

PARCEL 2

SIZE: 1.67 acres
City of Apopka Commercial PUD zoning
Up to 18,000 sf of retail/office entitlements
PRICE: $730,000
ID: 28-20-30-0484-00-160

PARCEL 3

SIZE: 5.2 acres
City of Apopka Commercial PUD and AG (Agriculture) zoning
PRICE: $1,250,000
IDs: 28-21-06-7172-15-010, 28-21-06-7172-15-011

DESCRIPTION

The properties are at the nearest commercial intersection to the new SR429/SR414 beltway exit ramp.

Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

III. Project Assessment

Location

The proposed 624 acre Kelly Park Crossing DRI is located in the far north of the City of Apopka at the proposed interchange of the Wekiva Parkway at Kelly Park Road (Refer back to Figure 2). It is bisected by West Kelly Park Road, east of Round Lake Road and west of Plymouth Sorrento Road. The project will consist of office, light industry, retail/commercial, a community college, hospital, residential, institutional and hotel.

Development Proposal

Figure 3 shows the Proposed Concept Plan. The project is intended as a high density mixed use development consisting of office, light industrial, retail/commercial, a community college, medical, residential, institutional and hotel (Table 1).

Table 1:

Land Use	Phase 1 2015	Phase 2 2020	Phase 3 2025	Phase 4 2030	Total	Acres
Office	100,000 SF	540,000 SF	641,000 SF	639,996 SF	1.920,996 SF	110.25
Light Industrial	200,000 SF	3,330,000 SF	1,000,00 SF	727,200 SF	5,227,200 SF	200.00
Retail/ Commercial	100,000 SF	450,000 SF	550,000 SF	272,140 SF	1,372,140 SF	85.00
Community College	130,680 SF 1,866 Students				130,680 SF 1,866 Students	20.00
Medical		250,000 SF	272,720 SF		522,720 SF	30.00
Residential	300 DU	400 DU	400 DU	450 DU	1,550 DU	60.00
Institutional	50,000 SF	50,000 SF	60,000 SF	14,250 SF	174,240 SF	10.00
Hotel		100 Rooms	100 Rooms	200 Rooms	400 Rooms	15.00
Park	40 Acres	33 Acres	20.75 Acres		93.75 Acres	93.75

Project Setting

The project is the first large proposal to take advantage of a planned interchange with the Wekiva Parkway. The toll roads was first proposed in the 1980s and its eventual approval in 2004 was predicated on the protection of the unique environmental features of the area, most prominent of which is the Wekiva River and Rock Springs Run, about 3.5 miles to the east. The area is also an important recharge area and is characterized by extensive karst formations.

In recognition of the unique attributes of the riverine system, the Florida Legislature enacted the Wekiva Parkway and Protection Act in 2004 to implement the findings and recommendations of the Wekiva River

From: Dethlefs, Diana
To: Relvini, Rocco; Knox, Carol
Cc: Berman, Amy; Molina, Marla L
Subject: RE: Time Sensitive Meeting Request
Date: Wednesday, May 17, 2017 12:20:42 PM
Attachments: image001.png

Thank you for the thorough feedback, Rocco!

Sincerely,

Diana Dethlefs
Aide to Commissioner Betsy VanderLey
District 1 Office
Orange County Government

201 S. Rosalind Avenue, 5th Floor | Orlando 32801
Office: (407) 836-5918 | Fax: (407) 836-5879
Email: diana.dethlefs@ocfl.net
Website: www.ocfl.net/district1

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.

From: Relvini, Rocco
Sent: Wednesday, May 17, 2017 11:29 AM
To: Dethlefs, Diana; Knox, Carol
Cc: Berman, Amy; Molina, Marla L
Subject: RE: Time Sensitive Meeting Request

Diana:

Yes she filed an appeal. We have not received the appeal hearing date yet. This is located in District #2. There was no opposition. However, this was simply staff taking an academic position on whether to allow a funeral home and crematorium in an agricultural area that has isolated homes, citrus groves and landscape nurseries. Staff took the position that there is nothing agricultural about a funeral home and crematorium. She will show you examples of other funeral homes located on Ag lands. But they are either located in other municipalities or are located inside cemetery complexes. There is no cemetery here. Also, the crematorium is a non-issue. It uses high tech apparatus which will eliminate odor and smoke concerns. Also, she claims the house she wants to move into on-site is not a house but a business. Staff checked into this and found no occupational licenses for any business in this house. She is currently operating on SR 46 in Seminole County. The current location is a commercial/business area. The point planner on this is Marla Molina but you can contact me anytime about this. The applicant is probably making her political rounds. Staff's position is purely academic in nature. No public opposition.

Thanks

Rocco

From: Dethlefs, Diana
Sent: Wednesday, May 17, 2017 11:17 AM
To: Knox, Carol
Cc: Relvini, Rocco; Berman, Amy
Subject: FW: Time Sensitive Meeting Request

Good morning,

Do you know if this this applicant has filed an appeal to the May 4th BZA denial recommendation? Case #SE-17-05-038
I don't intend to grant her meeting request unless she's filed an appeal and a case is coming to the BCC. Thanks!

Sincerely,

Diana Dethlefs
Aide to Commissioner Betsy VanderLey
District 1 Office
Orange County Government

201 S. Rosalind Avenue, 5th Floor | Orlando 32801
Office: (407) 836-5918 | Fax: (407) 836-5879
Email: diana.dethlefs@ocfl.net
Website: www.ocfl.net/district1

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From: Waldon Funeral Home [mailto:waldonfuneralhome@outlook.com]
Sent: Tuesday, May 16, 2017 2:05 PM
To: District1, Mail
Subject: Re: Time Sensitive Meeting Request

Hello Ms. Diana,

The address of the property is 3560 Plymouth Sorrento Road Apopka, FL 32712. We had a BZA hearing on May 4, 2017.

Thanks,
Kristy Waldon

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"

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From: District1@ocfl.net <District1@ocfl.net>
Sent: Tuesday, May 16, 2017 1:54:30 PM
To: waldonfuneralhome@outlook.com
Subject: RE: Time Sensitive Meeting Request

Thank you for your meeting request. Prior to consulting Commissioner VanderLey's calendar, can you please advise where the property in question is located (address or parcel ID)? Also, it will be helpful if you would let us know what Orange County staff, if any, that you have been dealing with on this. I look forward to further assisting accordingly.

Sincerely,

Diana Dethlefs
Aide to Commissioner Betsy VanderLey
District 1 Office
Orange County Government

201 S. Rosalind Avenue, 5th Floor | Orlando 32801
Office: (407) 836-5918 | Fax: (407) 836-5879
Email: diana.dethlefs@ocfl.net
Website: www.ocfl.net/district1

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Re: 3560 Plymouth Sorrento

Waldon Funeral Home

Th 6/2 17 10:51

ams

To James Barron <james066@knights.ucf.edu>;

Yes, James that will work.
Thanks,
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"

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From: James Barron <james066@knights.ucf.edu>
Sent: Thursday, June 29, 2017 12:30 AM
To: Waldon Funeral Home
Cc: glen@glenharrington.com
Subject: Fw: 3560 Plymouth Sorrento

Please see explanation below from owner. Will this suffice?

Best,

James D. Barron - BSRE
Associate
mmercial Division
Weichert Realtors Hallmark Properties
James066@Knights.ucf.edu
321-960-9922

From: Denny Shiver <Denny@DennyShiver.com>
Sent: Wednesday, June 28, 2017 6:56 PM
To: James Barron
Cc: 'Denny Shiver'
Subject: 3560 Plymouth Sorrento

James, see email from the owner below explaining all. Let me know if you need anything else.

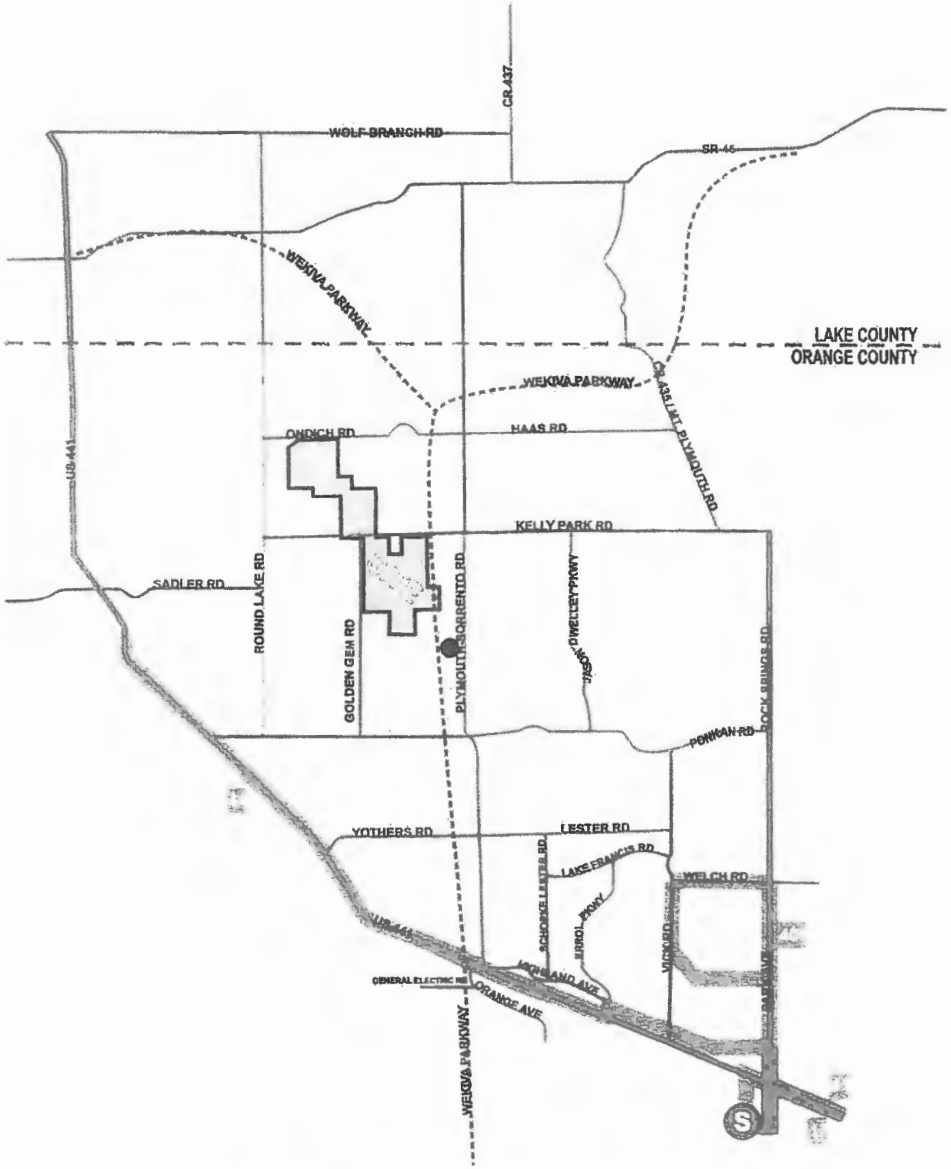
Denny

From: Louis [mailto:louhaubner@att.net]
Sent: Wednesday, June 28, 2017 4:53 PM
To: Denny Shiver <denny@dennyshiver.com>
Subject: Fwd: Lab Property

Sent from my iPhone

Begin forwarded message:

> **From:** David Raab <david@rosevillefarms.com>
> **Date:** June 28, 2017 at 4:37:25 PM EDT
> **To:** louhaubner@att.net
> **Subject: Lab Property**
>
> Lou
>
> Regarding 3560 Plymouth Sorrento Road. In 2004 Roseville Farms, the property Owner, built a 4,000 Square ft. Tissue Culture Laboratory. When the property was first purchased there were no services of any kind. The first thing we did was apply for two permits, the first permit was for a power service and the second permit was for a well. Both permits were granted and we installed a 4 inch well which was serviced by a 3 phase power service. As you know Roseville Farms is a bona fide agricultural business which has been properly licensed in the State of Florida since 1996 and the land where we operate is properly zoned for Ag business. As an ag business in Florida any structure which is used in that Ag business does not require building permits and therefore does not require a certificate of occupancy. Roseville Farms has operated in Orange county for 21 years at our main location on Ponkan Pines Road and still operates in that location today. As you know this is approximately 1.5 miles from the Lab property. Roseville Farms operated the tissue Culture Lab from 2004-2010 at which time we decided to close down operations due to the financial crisis and the increased vagaries of our Industry. While in operation we employed up to 12 people full time at the lab facility producing Tissue Culture Clematis. We have continued to maintain the property since 2010 waiting for the opportunity to once again start tissue Culture operations but sadly this has not happened. The property is an Ag zoned piece of land and Roseville Farms has maintained the property and its zoning and paid taxes to the county for this land every year since we ceased operations.
> I hope this information is sufficient to explain why there are no county records of permits of occupancy but I can assure you that we operated there legally for over 6 years. If I can provide more information please do not hesitate to ask.
> Best Regards, David Raab, President of Roseville Farms LLC.



Traffic Planning and Design, Inc.

KELLY PARK CROSSING

City of Apopka, Florida
DRI Application for Development Approval

Transportation Facilities Map
(Map J)
Figure 21-1

Legend

Area Type	Number of Lanes	
Urban	2 Lanes	4 Lanes
Transitioning	2 Lanes	
Rural	2 Lanes	

Lynx Transit

- Apopka Superstation
- Bus Route
- Route Number

LakeXpress Transit

- Bus Route
- Route Number

PROJECT TEAM:

BIO-TECH CONSULTING, INC.
IBI GROUP, INC.
IVEY PLANNING GROUP, INC.
PROFESSIONAL SERVICES INDUSTRIES, INC.
RM STRATEGIES, LLC
SHUTSS & BOWEN, LLP
TRAFFIC PLANNING & DESIGN, INC.

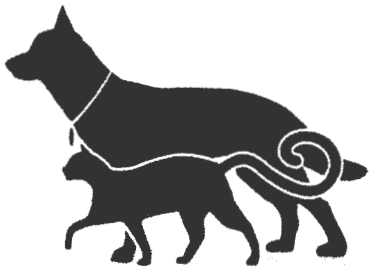
N W E S

0 1.0 2.0 3.0 Miles

Figure 8: Transportation Network Map

Jancy Pet Service

Give Us a Call
407-884-7336
800-824-8434



Services

When you suffer the loss of a pet, you can turn to Jancy Pet Service in Zellwood, FL for sympathy, support and to handle all the details of giving your pet a fitting tribute. With your pet being a huge part of your life, the loss will definitely hurt but we can help you...

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Urns

Keeping an urn symbolically shows the care, love and attachment you have for your pet. At Jancy Pet Service in Zellwood, FL we have many products and items that can help you store the ashes of your pet to honor their memory forever and keep them close to you.

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Testimonials

Jancy Pet Service has helped many pet owners lay their pets to rest in the most professional manner possible. We make sure that you are able to give your pet a loving goodbye and treasure their memory forever. Here are what few of our customers...

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Welcome to Jancy Pet Service

As pet owners and pet lovers, we at Jancy Pet Service understand how important your pet is to you. We know the impact a pet has on a family and the special bond that exists. Losing a beloved pet is a traumatic and heartbreaking experience that we know all too well. That is why we are here to assist you and honor your pet in your time of grief. We have been providing compassionate pet cremation and burial services for the past 38 years in Zellwood, FL. We believe that best friends live forever in our memories and we have helped many families to preserve those memories. Our mission is to treat you and your pet with the utmost respect and dignity. We are here to answer all of your questions at this difficult time.

Memorialize Your Pet

We offer professional cremation services as well as memorial urns. We also allow the pet owner to be present during the cremation process to say their last goodbyes.

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Greenbrier Your Afterlife Pet Care Specialists

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The History of Greenbrier

Greenbrier of Central Florida, LLC., was established in 1980. It started as the vision of Barry Grimm, who brought his family to Apopka, Florida from New York. His hopes were that the existing dog kennel, on the property he purchased, would grow into a well maintained, vacation spot for pets of all sizes, complete with outdoor play yards and swimming pool. Greenbrier Pet Resort was on its way to being a well-recognized facility.

At the same time, cremations were being done sporadically, at best. Barry himself would pick up pets at the local Veterinary Hospitals. This established a rapport and trust between Barry and the Veterinarians and soon, word spread among the pet industry about Greenbrier's service. The "Kennel with a Heart" as it became to be known, grew with reservations being made months in advance for the pampered pooches. And, as more hospitals and clinics sought services, the occasional request to pick up a deceased pet was more than what just one person could manage.

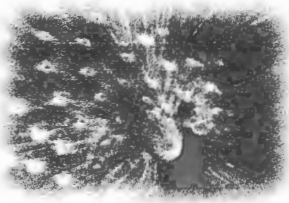
The Kennel closed its doors in 2004 and Greenbrier began to dedicate its services for the afterlife of one's beloved pet. The addition of the "Viewing Room", the "Sunset Pavilion", Grief Recovery Specialists and a Certified Pet Funeral Director on staff, as well as many affordable options for the final journey, has made Greenbrier a full service afterlife pet care specialists.

The ethics, quality, and professional standards with which Greenbrier prides itself, has made this crematory a well-known facility within the four states it services; Florida, Alabama, Georgia and Tennessee. As we celebrated 30 years in business, in May of 2010, Greenbrier announced the opening of their second facility in Lincoln, Alabama as well as adding Mississippi into their service area. Our highly trained staff offers their assistance, making your pet's final journey as effortlessly as possible. Whether a private cremation or a formal burial, they ensure that your wishes are completed for your pet's final journey.

Greenbrier is nestled in Apopka's country side. Twenty acres is home to the offices, crematory, and Memorial Gardens

The grounds are maintained to keep as much of nature's surrounding as possible.

The love for animals, in general, is also reflected in the many "pets" that call this haven a home.



Greenbrier Your Afterlife Pet Care Specialists

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Our Private Viewing Room

The Viewing Room was added so that owners who wish to spend time with their beloved pet prior to cremation, could do so privately and undisturbed. For those who wish to witness the placing of their pet into the cremation unit, the Viewing Room is designed so that the blinds, once opened, afford the full view of the unit. Many owners have chosen this service not only so they can say their farewells but that they have the assurance that their pet is cremated alone as requested. Viewings are arranged in advance and usually performed in the mornings. Arrangements will be made to pick up your pet at your veterinary hospital or you may wish to bring him/her to us yourself. It is our intention to make this difficult time as effortlessly as possible for you, so allowing us the time to follow through with you wishes for your companion's final journey, will enable us to do so. For more information or to speak to one of our specialists, please call 407-886-2620.

Greenbrier
Your Afterlife Pet Care Specialists
3703 W. Kelly Park Rd Apopka, FL 32712
407-886-2620 * 800-257-2107

Tuesday July 11, 2017 09:41AM

About Us

We are very proud to be members of the following organizations:

MEMBER ICCFA
INTERNATIONAL CEMETERY, CREMATION AND FUNERAL ASSOCIATION

PLPA
PET LOSS PROFESSIONALS ALLIANCE
MEMBER

APOPKA Area Chamber of Commerce

Membership in the FVMA Industry Advisory Council.

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