



ORANGE COUNTY

PLANNING DIVISION

SMALL SCALE MONTHLY REPORTS SS-20-12-073 & LUP-20-09-270

**BOARD OF COUNTY
COMMISSIONERS**

**MARCH 9, 2021
ADOPTION PUBLIC HEARING**

PREPARED BY:

ORANGE COUNTY COMMUNITY, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION






Interoffice Memorandum

March 9, 2021

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

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

THROUGH: Alberto A. Vargas, MArch., Manager, Planning Division 

SUBJECT: Adoption Public Hearing – March 9, 2021 Small-Scale Future Land Use
Map Amendment and Concurrent PD Rezoning Request SS-20-12-073

Please find the attached staff report and associated back-up material for the **Small-Scale Future Land Use Map Amendment** scheduled for a BCC adoption public hearing on March 9, 2021. The adoption public hearing for Small-Scale Development Amendment SS-20-12-073 (and concurrent PD rezoning LUP-20-09-270) was conducted before the Planning and Zoning Commission (PZC) / Local Planning Agency (LPA) on January 21, 2021.

If the BCC adopts the proposed amendment, the Small-Scale Development Amendment will become effective 31 days after the public hearing, provided no challenges are brought forth for this amendment.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at 407-836-5802 or Alberto.Vargas@ocfl.net, or Jason Sorensen, AICP, Chief Planner, Current Planning Section, at 407-836-5602 or Jason.Sorensen@ocfl.net.

JVW/AAV/JAH

Enc: Small-Scale Development Amendment BCC Adoption Binder

c: Christopher R. Testerman, AICP, Assistant County Administrator
Joel Prinsell, Deputy County Attorney
Whitney Evers, Assistant County Attorney
Roberta Alfonso, Assistant County Attorney
Jason Sorensen, AICP, Chief Planner, Planning Division
Olan D. Hill, AICP, Assistant Manager, Planning Division
Eric P. Raasch, AICP, Planning Administrator, Planning Division

Case Planner:
John Harbilas

Small-Scale Amendment and Rezoning Staff Report
Orange County Planning Division
BCC Hearing Date: March 9, 2021

CASE # SS-20-12-073
LUP-20-09-270

Commission District: #6

GENERAL INFORMATION

APPLICANT	Doug Kelly, GAI Consultants, Inc
OWNERS	Dechomai Asset Trust
HEARING TYPE	Small-Scale Future Land Use Map (FLUM) Amendment / Rezoning
PROJECT NAME	Pet Alliance of Greater Orlando
FLUM REQUEST	O (Office) to C (Commercial)
ZONING REQUEST	P-O (Professional Office) to PD (Planned Development District) <i>To rezone 8.14 gross acres from P-O to PD, in order to construct 25,000 square feet of office and indoor kennel, with an outdoor area used by animals. No waivers from Orange County Code are requested</i>
LOCATION	4311 & 4319 S. John Young Parkway; generally located on the east side of S John Young Parkway, approximately 3,000 feet south of the I-4 interchange, and across the street from the Orange County Public Works facility.
PARCEL ID NUMBER	09-23-29-0000-00-020, 09-23-29-0000-00-015
TRACT SIZE	8.14 gross acre / 3.00 net acres
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Four hundred twenty-five (425) notices were mailed to those property owners in the mailing area.
COMMUNITY MEETING	A virtual community meeting was held on November 9, 2020, and was attended by 4 residents. A summary of the meeting is provided in this report.
PROPOSED USE	The applicant is proposing a 25,000 square foot office and indoor kennel, with an outdoor area used by animals.

STAFF RECOMMENDATION

PLANNING

Future Land Use Map Amendment

Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of the requested Commercial (C) Future Land Use.

Rezoning

Development Review Committee – (December 2, 2020)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Pet Alliance of Greater Orlando Planned Development / Land Use Plan (PD/LUP), dated “Received November 12, 2020”, subject to the following conditions:

1. Development shall conform to the Pet Alliance of Greater Orlando Land Use Plan (LUP) dated "Received November 12, 2020," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received November 12, 2020," 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 ("Board") at the public hearing where this development received final approval, 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. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this

Small Scale Amendment # SS-20-12-073
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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 and 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, or any other development order, 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 land use 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 mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
7. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a

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Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.

8. Approval of this plan does not constitute approval of a permit for the construction of a boat dock, boardwalk, observation pier, fishing pier, community pier or other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits.
9. Approval of this plan does not constitute approval of a permit for the construction of a boat ramp. Any person desiring to construct a boat ramp shall apply to the Orange County Environmental Protection Division as specified in Orange County Code Chapter 15 Environmental Control, Article XV Boat Ramps, prior to installation, for an Orange County Boat Ramp Facility Permit, as well as to any other Orange County Division(s) for any other applicable permits.
10. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan/preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
11. The developer shall obtain wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
12. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing wastewater systems have been designed to support all development within the PD.
13. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
14. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
15. A twenty-five (25) foot wide undisturbed natural landscape buffer shall be provided along the north property line. This natural buffer shall retain, to the greatest extent feasible, the existing tree canopy and may be supplemented and enhanced with additional plantings in areas where no natural landscaping exists.
16. Any outdoor areas used by animals shall be located on the southern side of the primary building and shall be enclosed in such a way as to reduce the sound to the

maximum extent feasible; such enclosure shall be determined on the Development Plan.

SUBJECT PROPERTY ANALYSIS

Overview

The applicant is seeking to rezone the subject parcels from P-O (Professional Office District) to PD (Planned Development District) in order to construct a 25,000 square foot office/kennel, with an outdoor play area for the animals. The proposed facility would serve as the headquarters for the Pet Alliance of Greater Orlando. Based upon the nature and function of the proposed use, Sec. 38-77 of Orange County Code would require a C-3 zoning district, to find it permissible. Therefore, the applicant has submitted a concurrent Small Scale FLUM amendment SS-20-12-073 to change the FLUM designation to Commercial (C).

Based on review of the proposal, DRC is recommending conditions 15 and 16 to address concerns regarding compatibility with the residential uses to the north and south, as the result of the community meeting held for this project.

Existing FLUM Development Program

The development program for the current FLUM designation (Office) would allow for up to 163,350 sq. ft. of professional office uses on this property given the maximum Floor Area Ratio of 1.25. The site is currently developed with a single-family home.

Proposed FLUM Development Program

The proposed PD zoning with the Future Land Use Map designation of C (Commercial) will allow the applicant to construct a 25,000 square foot office/kennel, with an outdoor play area for the animals.

Land Use Compatibility

The Commercial Future Land Use and PD zoning may allow for development that is compatible with the character of the surrounding area, and may adversely impact adjacent properties.

Site Analysis

	Yes	No	Information
Rural Settlement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Joint Planning Area (JPA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overlay District Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Airport Noise Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Code Enforcement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Comprehensive Plan (CP) Consistency

The subject property has an underlying Future Land Use Map (FLUM) designation of Office (O) which allows for a maximum Floor Area Ratio (FAR) of 1.25 on the three (3) net developable upland acres. Through concurrent Small-Scale FLUM amendment #SS-20-12-073, the applicant is seeking to change the FLUM designation to Commercial (C) in order to allow for the proposed use along with the proposed rezoning to PD. This amendment would establish a development program of 25,000 square feet of office/kennel use with outdoor areas used by animals, on the subject property. The proposed PD zoning district and development program would be consistent with the proposed FLUM designation.

The following Comprehensive Plan policies should be used to determine whether or not the request is compatible with the surrounding area and consistent with the policies and intent of the Comprehensive Plan:

FLU1.4.2 Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods.

FLU1.4.3 The location of commercial development shall be concentrated at major intersections and within Activity Centers and Neighborhood Activity Nodes within the Urban Service Area.

FLU1.4.4 The disruption of residential areas by poorly located and designed commercial activities shall be avoided.

FLU1.4.21 Orange County will encourage the use of vacant land within the Urban Service Area for redevelopment to improve existing conditions on-site.

OBJ FLU2.1 Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.

FLU8.2.1 Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.10 To ensure land use compatibility with nearby residential zoned areas and protection of the residential character of those areas, office and commercial uses within residential neighborhoods shall be subject to strict performance standards, including but not limited to the following:

- A. Building height restrictions;
- B. Requirements for architectural design compatible with the residential units nearby;
- C. Floor area ratio (FAR) limitations;
- D. Lighting type and location requirements;

- E. Tree protection and landscaping requirements including those for infill development; and
- F. Parking design. (Policy 3.1.33-r)

FLU8.2.11 Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

OBJ N1.1 Orange County shall ensure that future land use changes are shall be compatible with or do not adversely impact existing or proposed neighborhoods.

OBJ N1.2 The County shall ensure that the Land Development Code either prohibits uses in residential areas that are not compatible with neighborhoods or requires that they be adequately buffered.

SITE DATA

Existing Use

Vacant / Single Family Residential

Adjacent	FLUM	Zoning
North	O (Office)	R-1AA (Single-Family Dwelling District) (1957)
South	O (Office)	R-1AA (Single-Family Dwelling District) (1957)
East	MDR (Medium Density Residential)	R-1AA (Single-Family Dwelling District) (1957)
West	INST (Institutional)	I-2/I-3 (Industrial District) (1965)

Adjacent Land Uses

N: Single-Family Residential

E: Lake

W: Major Roadway (S John Young Parkway)

S: Single-Family Residential & Vacant Land

APPLICABLE PD DEVELOPMENT STANDARDS

PD Perimeter Setback 25 feet

Maximum Building Height: 35 feet

Minimum Building Setbacks

Front Setback: 40 feet

Rear Setback: 25 feet

Side Setback: 25 feet

SPECIAL INFORMATION

Staff Comments

	Yes	No	Information
Environmental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Orange County Conservation Area Determination CAD-20-06-115 was issued on October 23, 2020. Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of imperiled species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
Transportation / Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	* see comments below table
Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Parks and Recreation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Neighborhoods	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sheriff's Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fire Rescue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

* Per Transportation Element Policy T3.2.1, include provisions for interconnectivity between adjacent properties. (Policy T3.2.1 - The County shall require developments to provide interconnected transportation street, pedestrian, and bicycle networks through measures including, but not limited to, cross-access easements, public rights-of-way, and/or transportation facility stub outs to adjacent parcels. These connections shall be provided in all directions, except where not physically feasible or the abutting land is undevelopable, including across existing and proposed streets, at intervals that support direct pedestrian and bicycle travel within and beyond the borders of the proposed development and that avoid cul-de-sacs or other closed-end street designs.

Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a Capacity Encumbrance Letter (CEL) prior to construction plan submittal and must apply for and obtain a Capacity Reservation Certificate (CRC) prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a CEL or a CRC.

This project is located in the Alternative Mobility Area (AMA) and, therefore, shall be required to provide for alternative mobility strategies related to the development. The

applicant must submit a Mobility Analysis to be reviewed and approved by the Transportation Planning Division prior to obtaining a building permit; provided, however, if the County removes the Alternative Mobility Area from its Code prior to approval of the first building permit, then this project shall comply with the County's then-current transportation concurrency requirements.

Based on the concurrency management data base (10/14/2020), there are failing roadway segments within the project's impact area. Conroy-Windermere Road from Vineland Road to Millennia Blvd. and LB McLeod Road from Willie Mays Pkwy and John Young Parkway are failing. This information is dated and subject to change.

Community Meeting Summary

A virtual community meeting was held on November 12, 2020, and was attended by four (4) residents. Participants at the meeting expressed concern about noise impacts to the adjacent properties. The applicant offered solutions regarding building configuration and maintaining existing natural landscape buffers to help mitigate sound.

Utilities

Water: Orlando Utilities Commission

Wastewater: Orange County Utilities

Reclaim Water: City of Orlando

State of Florida Notice

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.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – (January 21, 2021)

Future Land Use Map Amendment

Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of the requested C (Commercial) Future Land Use.

Rezoning

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Pet Alliance of Greater Orlando Planned Development / Land Use Plan (PD/LUP), dated "Received November 12, 2020", subject to the following conditions:

1. Development shall conform to the Pet Alliance of Greater Orlando Land Use Plan (LUP) dated "Received November 12, 2020," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received November 12, 2020," 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 ("Board") at the public hearing where this development received final approval, 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. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. 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 and 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, or any other development order, 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

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Rezoning # LUP-20-09-270
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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 land use 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.
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6. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
7. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
8. Approval of this plan does not constitute approval of a permit for the construction of a boat dock, boardwalk, observation pier, fishing pier, community pier or other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits.

9. Approval of this plan does not constitute approval of a permit for the construction of a boat ramp. Any person desiring to construct a boat ramp shall apply to the Orange County Environmental Protection Division as specified in Orange County Code Chapter 15 Environmental Control, Article XV Boat Ramps, prior to installation, for an Orange County Boat Ramp Facility Permit, as well as to any other Orange County Division(s) for any other applicable permits.
10. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan/preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
11. The developer shall obtain wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
12. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing wastewater systems have been designed to support all development within the PD.
13. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
14. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
15. A twenty-five (25) foot wide undisturbed natural landscape buffer shall be provided along the north property line. This natural buffer shall retain, to the greatest extent feasible, the existing tree canopy and may be supplemented and enhanced with additional plantings in areas where no natural landscaping exists.
16. Any outdoor areas used by animals shall be located on the southern side of the primary building and shall be enclosed in such a way as to reduce the sound to the maximum extent feasible; such enclosure shall be determined on the Development Plan.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of both applications for the requested C (Commercial) Future Land Use Designation, and approval of the Pet Alliance of Greater Orlando Planned Development / Land Use Plan (PD/LUP). The applicant was represented by Doug Kelly.

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Staff indicated that four hundred and twenty five (425) notices were mailed to those property owners in the mailing area extending beyond 600 feet surrounding the property, and that staff received no comments in favor or opposition. During public comments no member of the public was present to speak.

After discussion addressing the proposed use of the property, compatability with the surrounding area, and the applicant's presentation, the following motion was made:

Future Land Use Map Amendment & Rezoning

A motion was made on the Future Land Use Map Amendment (SS-21-01-088) and PD rezoning (LUP-20-09-270) by Commissioner Wade, and seconded by Commissioner Sorbo to recommend **ADOPTION** of the requested Commercial (C) Future Land Use designation and recommend **APPROVAL** of the requested Pet Alliance of Greater Orlando Planned Development / Land Use Plan (LUP-20-09-270), dated "Received November 12, 2020", subject to sixteen (16) conditions. The motion carried on a 5-0 vote.

Motion / Second

Jaja Wade / Trevor Sorbo

Voting in Favor

JaJa Wade, Trevor Sorbo, Mohammed Abdallah, Eddie Fernandez, and Sean McQuade.

Voting in Opposition

None

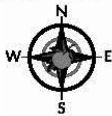
Absent

Nelson Pena, Carlos Nazario, Evelyn Cardenas, and Gordon Spears (conflict of interest)

SS-20-12-073 / LUP-20-09-270

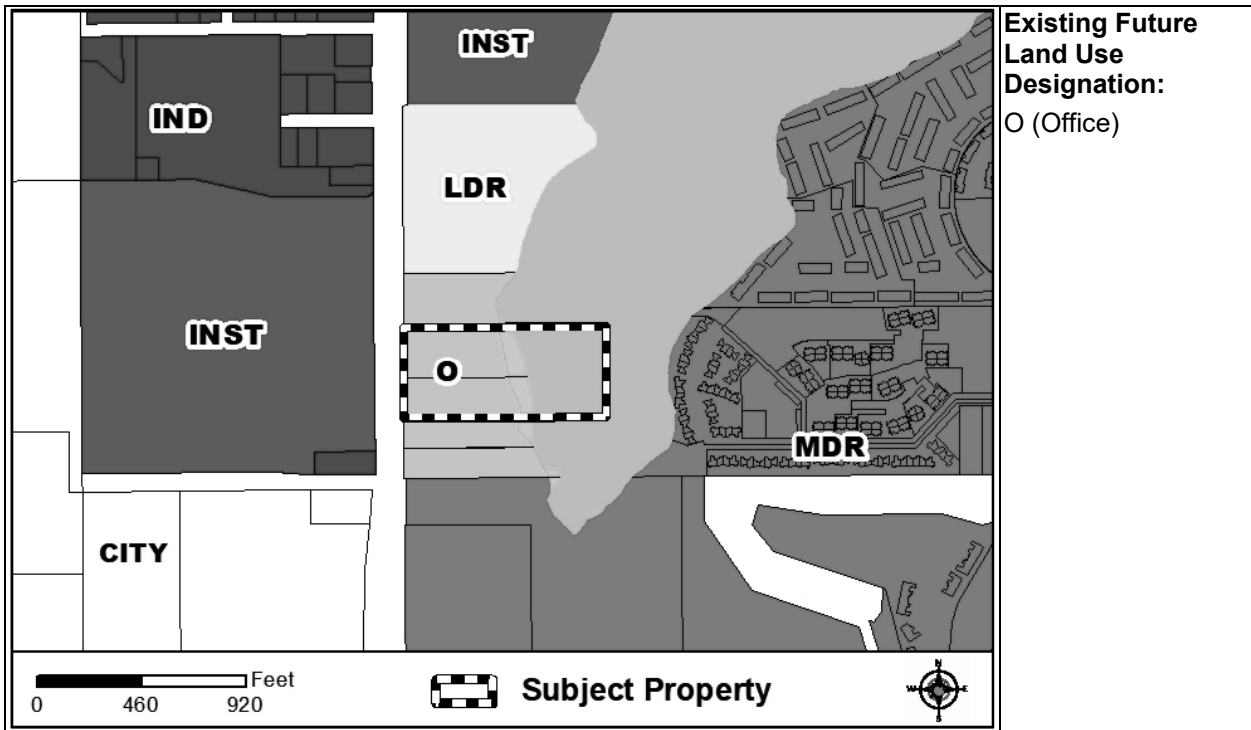


Subject Property

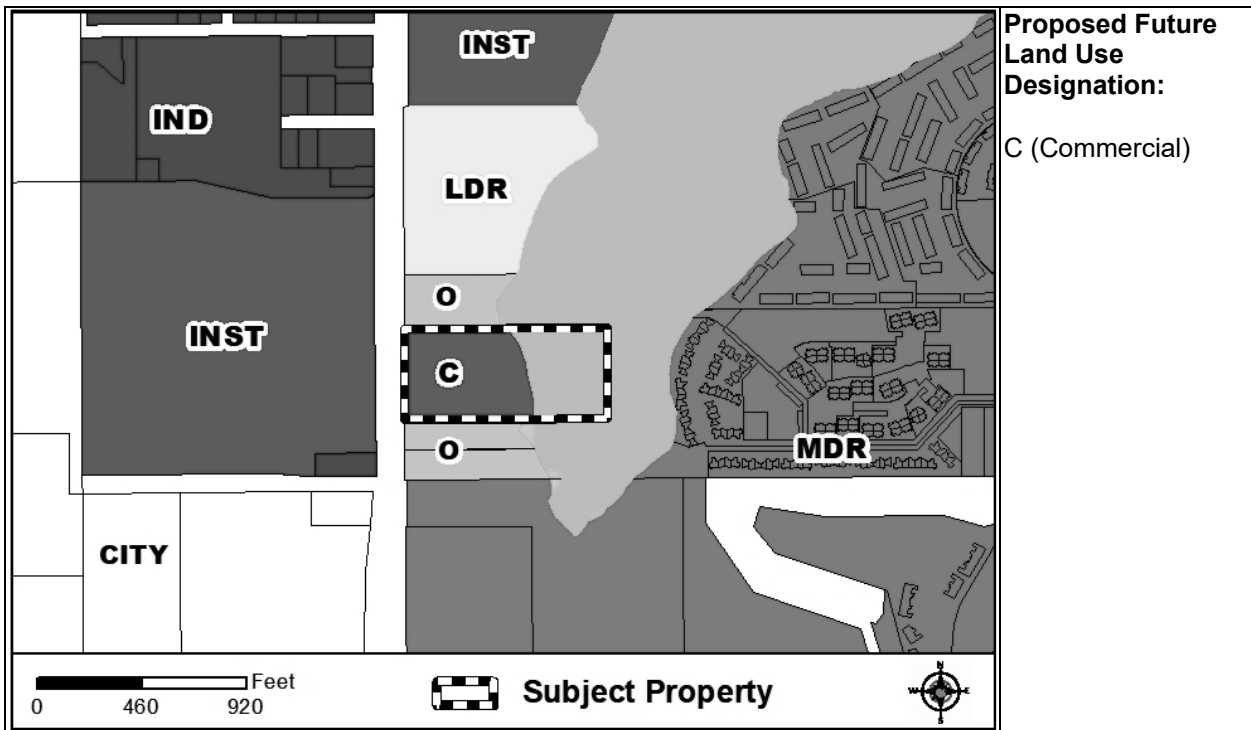


1 inch = 333 feet

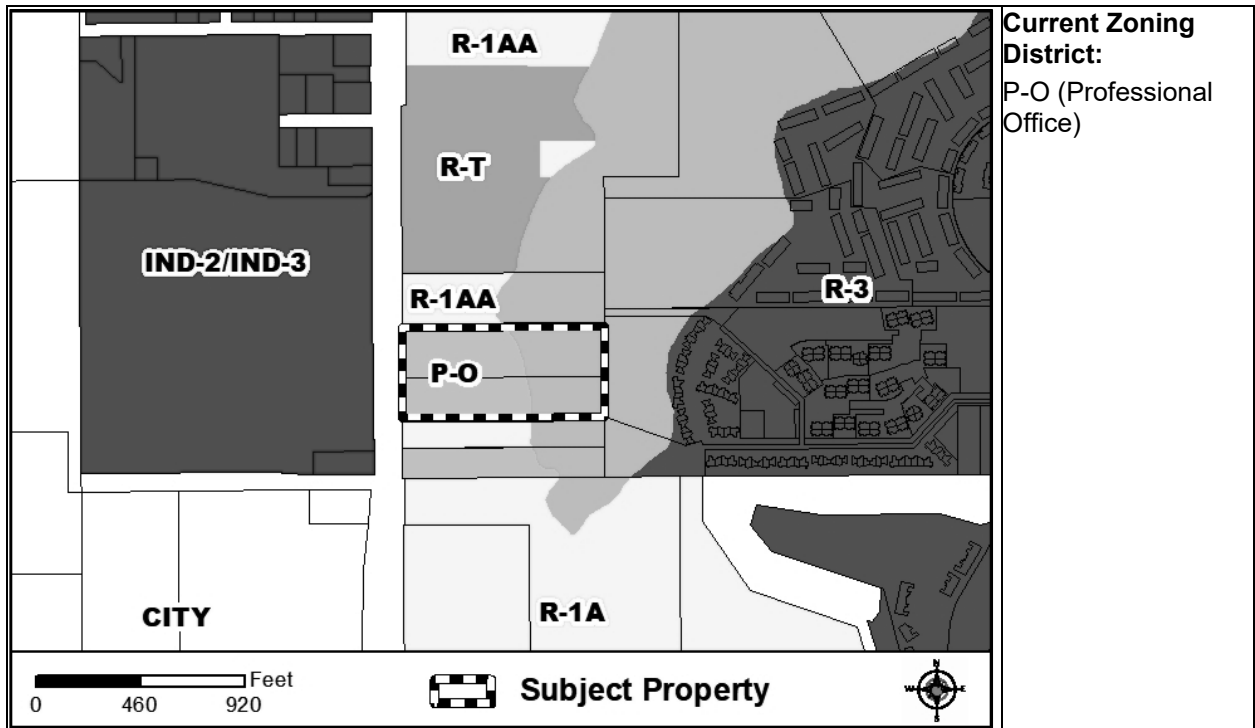
FUTURE LAND USE – CURRENT



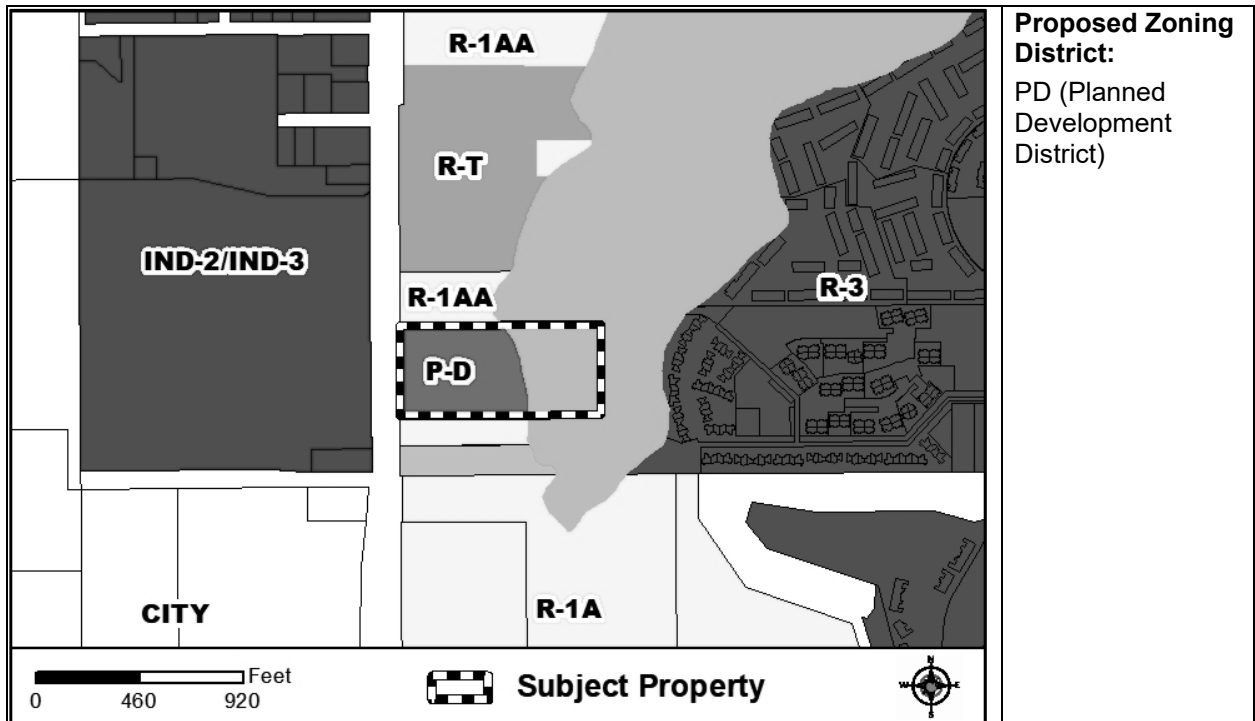
FUTURE LAND USE - PROPOSED



ZONING - CURRENT



ZONING - PROPOSED



Pet Alliance of Greater Orlando PD / LUP (Cover Sheet)

LAND USE PLAN FOR PET ALLIANCE OF GREATER ORLANDO

ORANGE COUNTY, FLORIDA
LUP-20-09-270
PARCEL ID:

NOVEMBER 3, 2020

PREPARED FOR:
**PET ALLIANCE OF
GREATER ORLANDO, INC.**
2727 CONROY RD.
ORLANDO, FL 32839

PREPARED BY:
gai consultants
618 SOUTH STREET, SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-5398

COVER SHEET
PET ALLIANCE OF GREATER ORLANDO
ORANGE COUNTY, FLORIDA

PROJECT TEAM
CLIENT: PET ALLIANCE OF GREATER ORLANDO, INC.
10000 BOULEVARD, SUITE 200
ORLANDO, FL 32839
(407) 351-7722
CIVIL ENGINEER: GAI CONSULTANTS, INC.
10000 BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32839
(407) 351-7722
SURVEYOR: GAI CONSULTANTS, INC.
2504 WEST HICKORY CIRCLE
LONGWOOD, FL 32779
(407) 791-6101
TRAFFIC ENGINEER: GAI CONSULTANTS, INC.
10000 BOULEVARD, SUITE 200
ORLANDO, FL 32839
(407) 351-7722

LEGAL DESCRIPTION
PARCEL 1: THE NORTH 1/4 OF THE SOUTH 440 FEET OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SECTION 9, T29S, R17E, E1/2SW, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 110 FEET IN ROAD RIGHT-OF-WAY, 4.5 ACRES MOL.
PARCEL 2: THE NORTH 2/4 OF THE SOUTH 440 FEET OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SECTION 9, T29S, R17E, E1/2SW, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 110 FEET IN ROAD RIGHT-OF-WAY, 3.6 ACRES MOL.
CONTAINING 350,070.62 SQUARE FEET OR 8.14 ACRES MORE OR LESS

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-100	BOUNDARY/PO SURVEY
C-200	EXISTING CONDITIONS PLAN
C-300	PD LAND USE PLAN

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SOILS MAP
N.T.S.

FUTURE LAND USE MAP
N.T.S.

ZONING MAP
N.T.S.

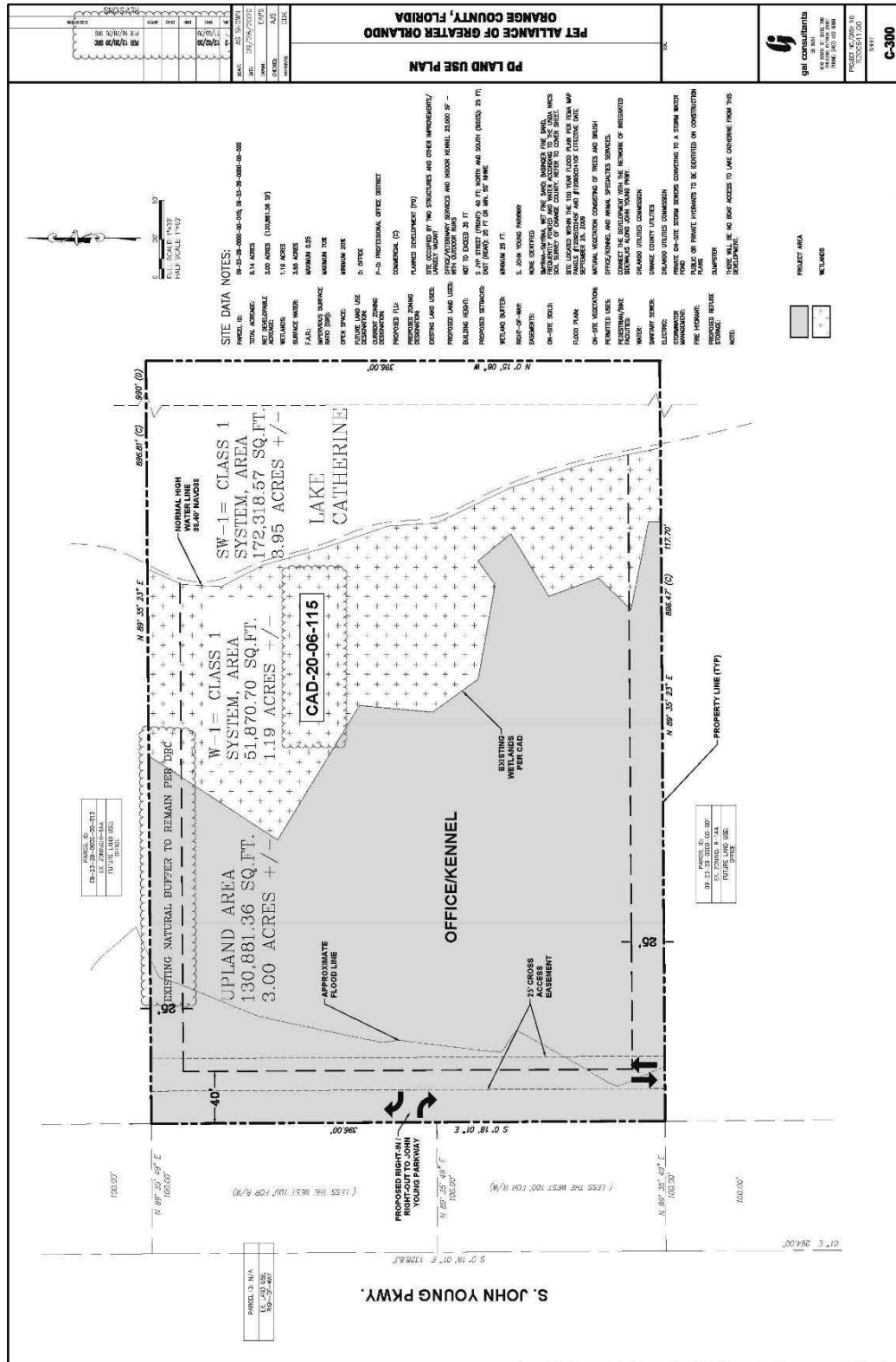
LOCATION MAP
N.T.S.

AERIAL MAP
N.T.S.

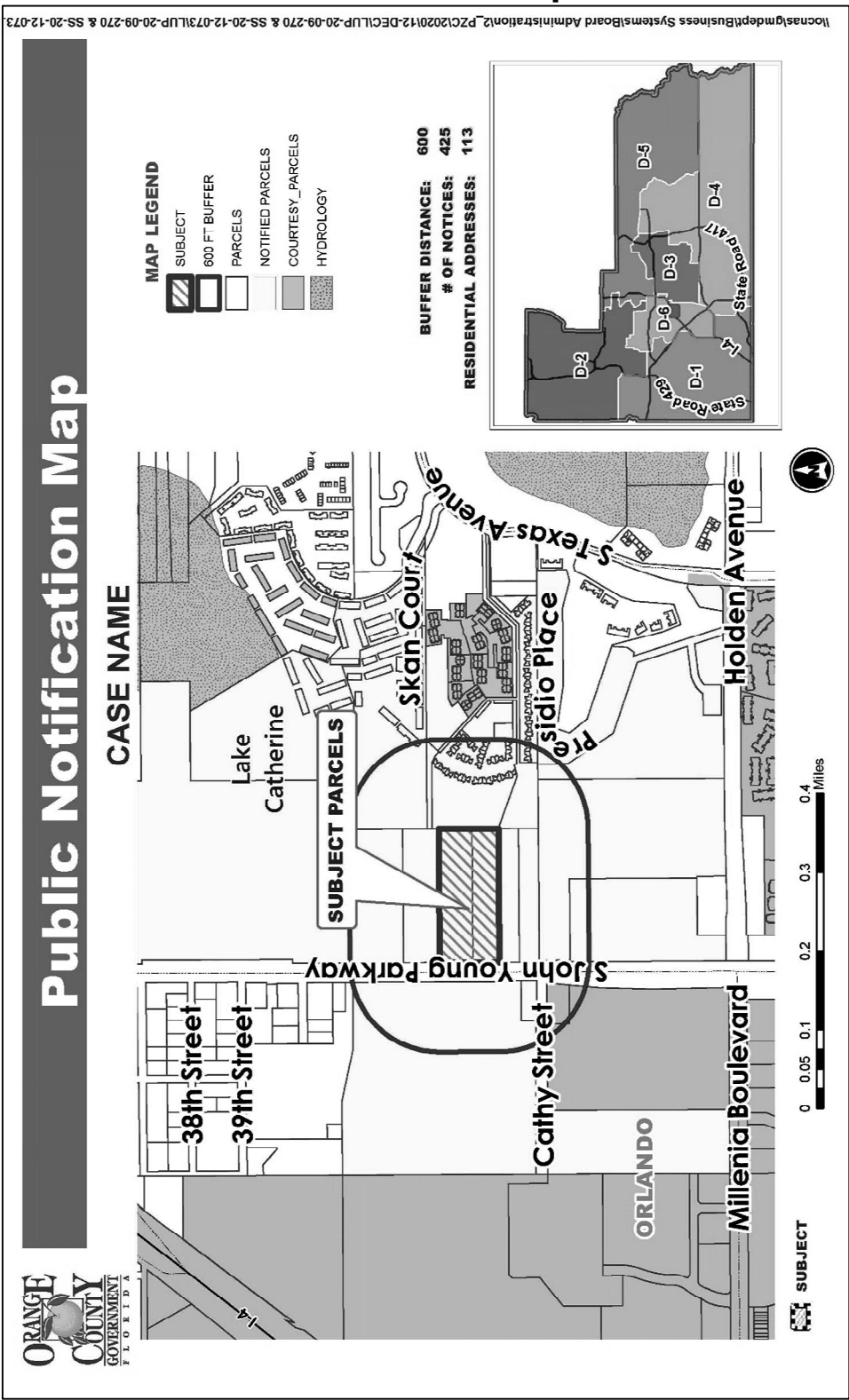
RECEIVED
By DRC Office at 2:15 pm Nov 12, 2020

C-001

Pet Alliance of Greater Orlando PD / LUP



Notification Map



ORDINANCE NO. 2021-_____

AN ORDINANCE PERTAINING TO COMPREHENSIVE
PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING
THE ORANGE COUNTY COMPREHENSIVE PLAN,
COMMONLY KNOWN AS THE “2010-2030
COMPREHENSIVE PLAN,” AS AMENDED, BY ADOPTING
SMALL SCALE DEVELOPMENT AMENDMENTS
PURSUANT TO SECTION 163.3187, FLORIDA STATUTES;
AND PROVIDING EFFECTIVE DATES.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
ORANGE COUNTY:

Section 1. Legislative Findings, Purpose, and Intent.

a. Part II of Chapter 163, Florida Statutes, sets forth procedures and requirements for
a local government in the State of Florida to adopt a comprehensive plan and amendments to a
comprehensive plan;

b. Orange County has complied with the applicable procedures and requirements of
Part II of Chapter 163, Florida Statutes, for amending Orange County’s 2010-2030 Comprehensive
Plan; and

c. On March 9, 2021, the Board held a public hearing on the adoption of the proposed
amendment, as described in this ordinance, and decided to adopt it.

Section 2. Authority. This ordinance is adopted in compliance with and pursuant to
Part II of Chapter 163, Florida Statutes.

Section 3. Amendments to Future Land Use Map. The Comprehensive Plan is
hereby amended by amending the Future Land Use Map designation as described at **Appendix**
“A,” attached hereto and incorporated herein.

* * *

Section 4. Effective Dates for Ordinance and Amendments.

(a) This ordinance shall become effective as provided by general law.

(b) Pursuant to Section 163.3187(5)(c), Florida Statutes, the small-scale development amendment adopted in this ordinance may not become effective until 31 days after adoption. However, if the amendment is challenged within 30 days after adoption, the amendment that is challenged may not become effective until the Department of Economic Opportunity or the Administration Commission issues a final order determining that the adopted amendment is in compliance.

(c) In accordance with Section 163.3184(12), Florida Statutes, any concurrent zoning changes approved by the Board are contingent upon the related Comprehensive Plan amendment becoming effective. Aside from any such concurrent zoning changes, no development orders, development permits, or land uses dependent on any of these amendments may be issued or commence before the amendments have become effective.

ADOPTED THIS 9th DAY OF MARCH, 2021.

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk to the Board of County Commissioners

By: _____
Deputy Clerk

APPENDIX “A”

FUTURE LAND USE MAP AMENDMENT

<i>Appendix A*</i>		
<i>Privately Initiated Future Land Use Map Amendment</i>		
Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
SS-20-12-073	Office (O)	Commercial (C)
*The Future Land Use Map (FLUM) shall not depict the above designation until such time as it becomes effective.		