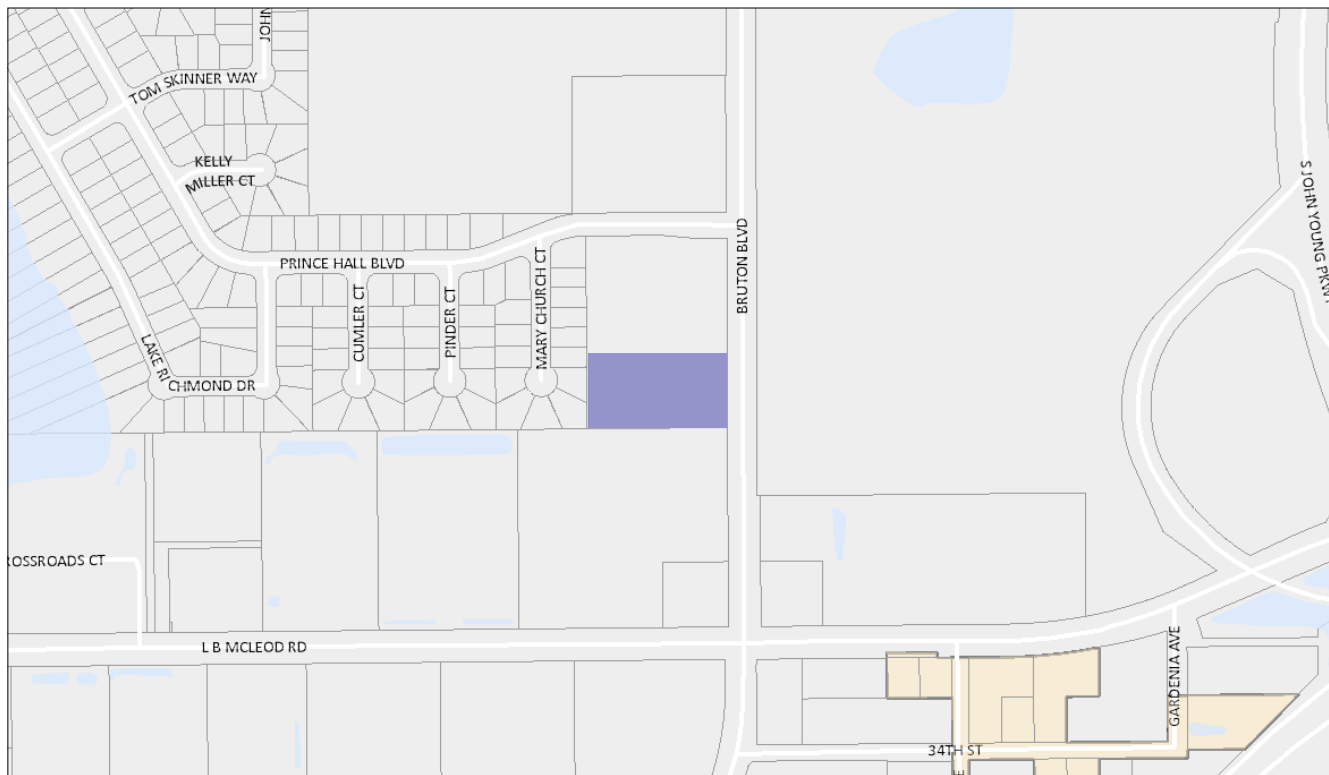


3000 BRUTON BLVD.



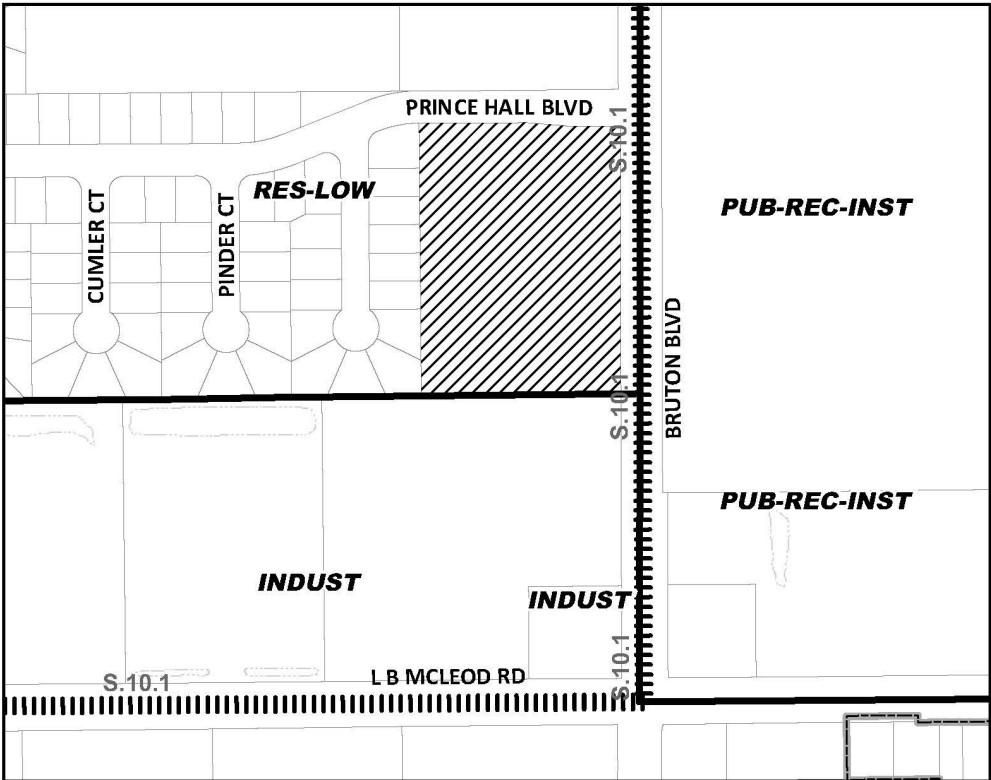
Location Map

 Subject Area

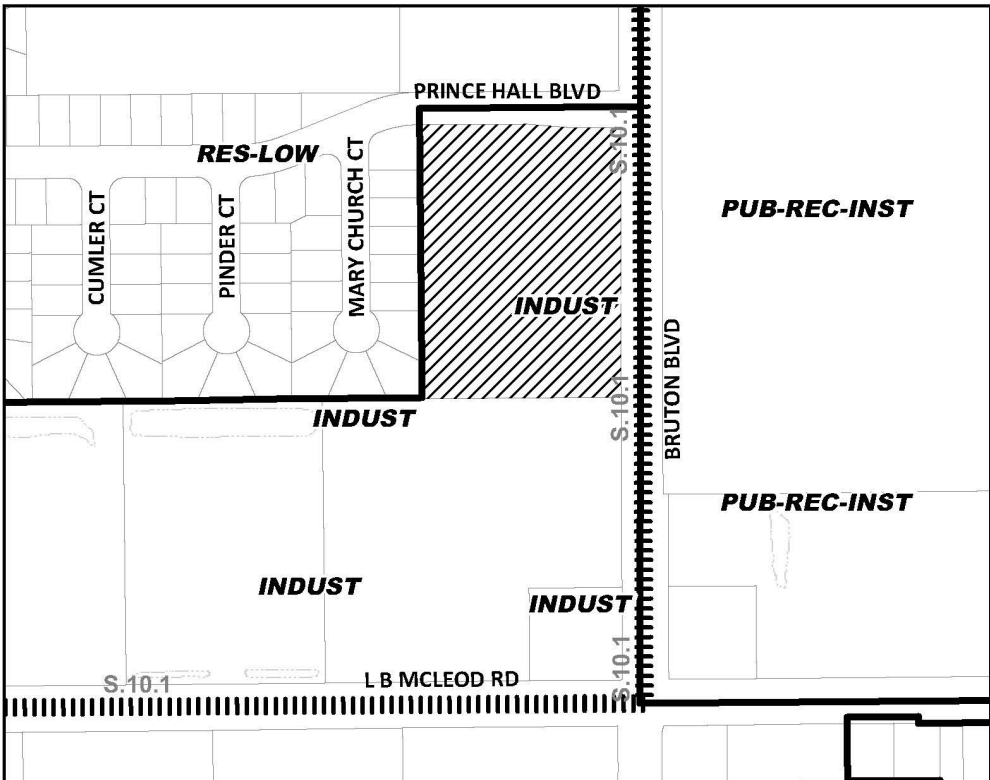
SUMMARY

Owner and El Bethel Temple at Orlando, Inc. Applicant Alex Stringfellow, Stringfellow Planning & Design Project Planner Megan Barrow Updated: June 9, 2022	Property Location: 3000 Bruton Blvd. (PIDs: 29-23-05-2485-00-010) (±2.165 acres, District 6), generally located west of Bruton Blvd., south of Prince Hall Blvd., east of Mary Church St., and north of L.B. McLeod Rd. Applicant's Request: 1. Change the future land use designation from Residential Low Intensity (RES-LOW) to Industrial (INDUST) 2. Rezone from One-Family Residential (R-1) to Industrial Park (IP).	Staff's Recommendation: Approval of the request, subject to the conditions in this report. Public Comment Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of June 6, 2022. As of the published date of this report, staff has not received any comments from the public concerning this request.
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Future Land Use Map



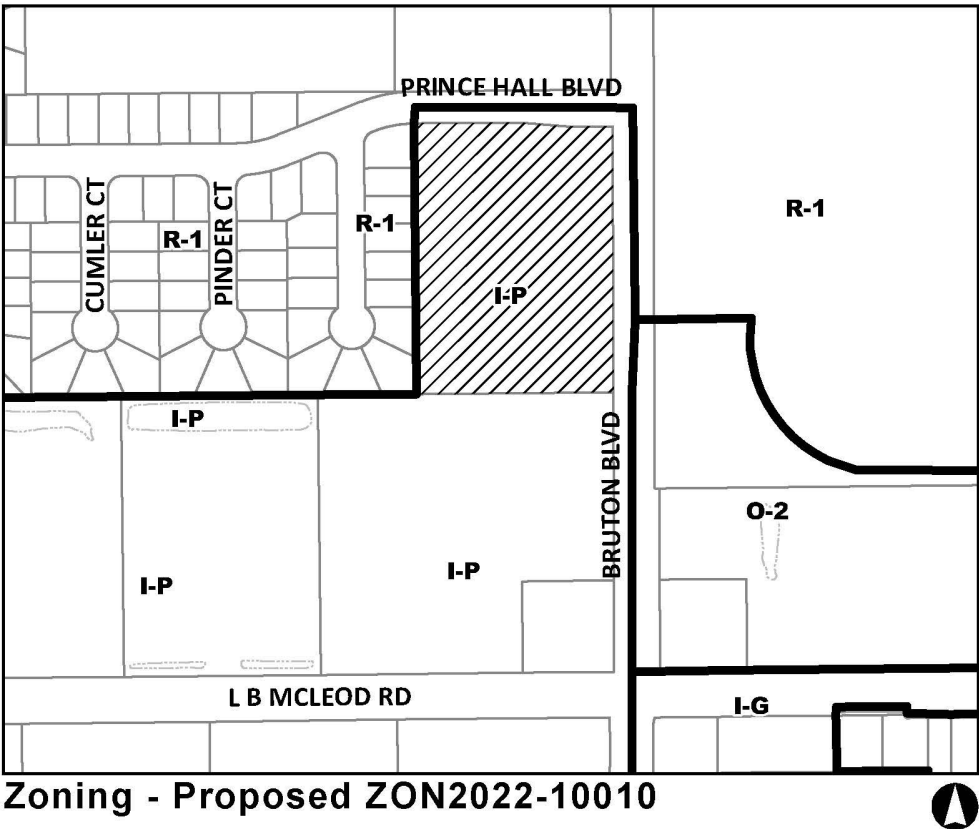
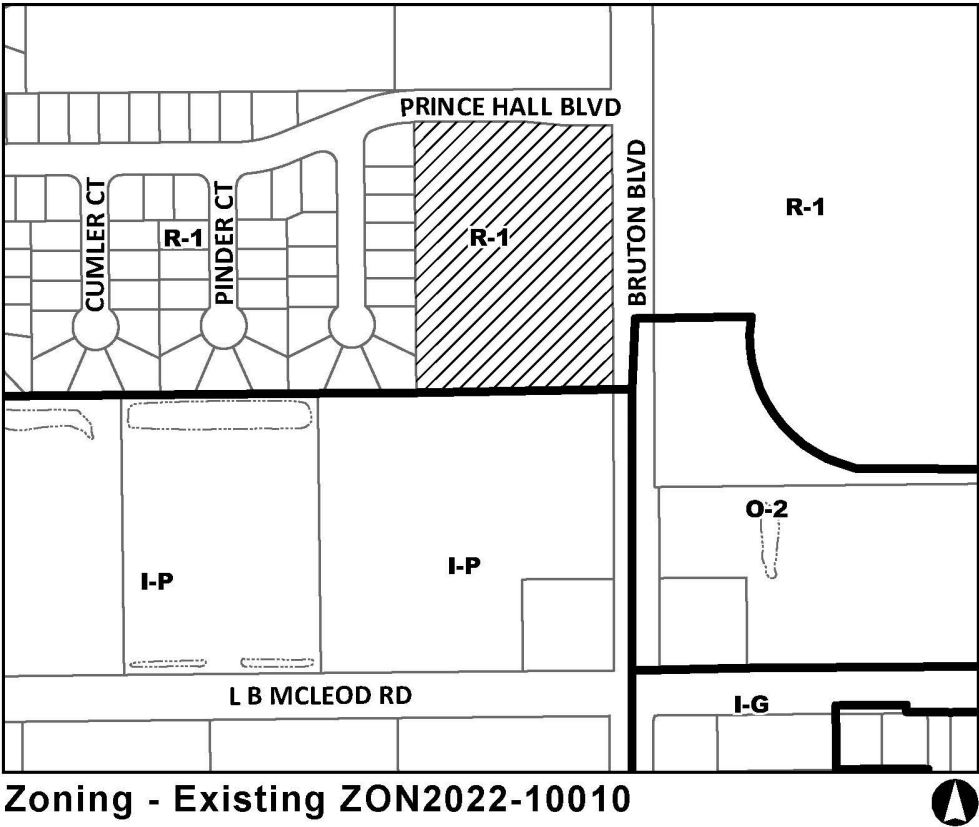
Future Land Use - Existing GMP2022-10011



Future Land Use - Proposed GMP2022-10011



Zoning Map



Project Analysis

Project Description

This application is a request to change the future land use and zoning on the southern ±2.165 acres of 3000 Bruton Blvd., which is a 5.82-acre parcel currently containing a ±16,900 sq. ft. church, El Bethel Temple. The anticipated development is a ±14,400 sq. ft. flex building intended for warehouse/showroom use, which will be split off onto its own lot. The church will remain in R-1 zoning on the remainder northern lot. The site is simultaneously under review via an administrative Master Plan (MPL2022-10031).

- Existing future land use: **RES-LOW (Residential Low Intensity)**
 - Existing zoning: **R-1 (One-Family Residential)**
- Requested future land use: **INDUST (Industrial)**
 - Requested zoning: **IP (Industrial Park)**

Project Context

The neighborhood around Bruton Boulevard is developed primarily with single-family homes, church campuses, and an elementary school. There are several warehouse buildings directly to the south of the subject site, at the corner of Bruton and L.B. McLeod Road, and they continue west along L.B. McLeod. South of L.B. McLeod, Bruton becomes Vine-land Road, which is surrounded by large-scale uses such as warehouses and a car dealership. Specific uses adjacent to the site are provided in Table 1. The proposed flex-space warehouse is compatible with surrounding area.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	RES-LOW	R-1	Mt. Pleasant Baptist Church
East	RES-LOW	R-1	First Baptist Church
South	INDUST	IP	McLeod Commerce Center (offices, services, restaurants)
West	RES-LOW	R-1	Single-family homes

Previous Actions:

- 1968: Property annexed into the City of Orlando as part of what is now Richmond Estates.
- Oct. 1980: Municipal Planning Board (MPB) recommended approval of El Bethel Church of the Nazarene’s application for a Conditional Use to build a church, multifamily housing, and related facilities.
- Nov. 1982: Board of Zoning Adjustment (BZA) recommended approval of a variance with conditions for parking on an unimproved surface.
- 1983: Property platted as El-Bethel Church of the Nazarene.
- May 1985: MPB recommends approval of a replat and conditional use to develop condominium units, with conditions for future rezoning.
- 1986: Current building constructed.
- Sept. 2002: Conditional Use Permit approved to build portable classrooms at an existing school (CUP2002-00018).

Consistency with 163, Florida Statutes

The proposed GMP amendment is being processed as a small scale amendment to the Official Future Land Use Map in accordance with the requirements of Chapter 163.3184(3), Florida Statutes. As provided in Chapter 163, small scale amendments require one public hearing before City Council (the adoption hearing) and are not subject to review by the Florida Department of Economic Opportunity—Division of Community Planning unless challenged by an affected party within 30 days of the adoption hearing. If not challenged, the amendment is effective 31 days after the adoption.

Conformance with the GMP — Industrial Future Land Use

Figure LU-1 of the Future Land Use Element provides development and use standards for each future land use designation. The Industrial portion of Figure LU-1 states:

“ Max. Intensity (before bonuses)

40 units/ac *** or 0.70 FAR

Min. Intensity (before bonuses)	12 units/ac and/or None
Allowable Uses	Industrial; Office; Commercial; Public, Recreational & Institutional; Commercial ****; Residential ***

*** Where allowed by the applicable Subarea policy and zoning district, residential uses may be allowed within the Traditional City through a Conditional Use permit.

**** This is allowed as a secondary use; however, commercial use is allowed as a principal (sole) use within the IC zoning district.

The applicant's request for the Industrial land use designation is compatible and consistent with the proposed zoning designation and the warehouse/showroom use proposed on the property.

Due to its context between Industrial designations to the south and residential to the north and east, an Industrial future land use with the less-intense zoning uses, such as IP or IC, are most appropriate for the site to provide transition in character.

Environmental

GMP Conservation Element Policy 1.4.1 states that all projects requiring Municipal Planning Board and City Council review shall provide an Environmental Assessment; however, the City shall determine if the submittal is appropriate on a case-by-case basis. Developments exempt from this requirement includes those located within the "Urbanized Disturbed Lands" shown in Figure C-1 of the Conservation Element. This property is outside the Urbanized Disturbed Lands; therefore, an environmental assessment is required. This environmental policy does not affect any state, federal, or other local assessment or permitting requirements, recommendations, or remediation related to existing and former uses.

Staff requires a Level A assessment as defined in Policy 1.4.1, consisting of a location map; a copy of an aerial photograph; and ground-level panoramic photographs of the site. The applicant has provided this information.

Subarea Policy S.10.1

The property is located within the boundary of Subarea Policy S.10.1, which was enacted to protect bald eagle nests:

Policy S.10.1 Because of the presence of an eagles nest in this area of urban development, the nest shall be protected in accordance with the publication "Habitat Management Guidelines for the Bald Eagle in the Southeast Region," published by the U.S. Department of the Interior, U.S. Fish and Wildlife Service. This subarea policy applies to Subarea 10 in its entirety. If the eagle(s) move their nest outside of GMP Subarea Policy 10, the City will ensure that the appropriate protections are enacted in conformance with the above referenced guidelines.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

The subject property has been nearly cleared of trees for more than 10 years; so there is no expectation of construction affecting any potential bald eagle nests in the area.

Public Facilities Analysis

State law requires the City to perform a public facilities evaluation for GMP amendments that would increase the allowable density or intensity of a property. The proposed GMP amendment to change the future land use designation to Industrial (INDUST) on 2.165 acres would permit density and intensity higher than that of the existing Residential Low Intensity (RES-LOW) designation. This evaluation assumes that the property is developed at the maximum allowed by each future land use category. Typically, sites are developed at a lesser intensity, so these impacts represent an upper limit, rather than a true projection of demand.

Each year, the City prepares the Capacity Availability Report (CAR) to identify any surpluses or deficiencies in the ability to provide public services. The CAR also accounts for future population and employment growth consistent with the City's adopted future land use categories. Because the growth associated with this GMP amendment was not included in the growth projections, this analysis is performed to ensure capacity is available to serve the development.

Projected Demand

Evaluation 1 — This evaluation considered the impact of developing the site at the maximum density and intensity permitted by the existing Residential Low Intensity future land use designation (2.165 acres @ 12 du/ac and 0.3 FAR = 28,292.2 sq. ft. and 26.0 du).

Evaluation 2 — This evaluation considered the impact of developing the site at the maximum density/intensity permitted by the proposed Industrial future land use designation (2.165 acres @ 0.7 FAR and 40 du/ac = 66,015.2 sq. ft. and 86.6 du).

Net Decrease/Increase — There is a net decrease of 37,723 square feet and a net increase of 60.6 dwelling units.

The amount of development included in the previous evaluations translates to a total project demand for public facilities shown in **Table 2**. Details about how the impacts were calculated are available in the City's Capacity Availability Report.

Table 2—Project Demand					
	Potable Water (GPD)	Wastewater (GPD)	Comm. Parks (Acres)	Neigh. Parks (Acres)	Transportation (Daily Trips)
Evaluation #1	2,535	1,352	0.00	0.00	330
Evaluation #2	3,168	1,728	0.00	0.00	55
Net Increase (Decrease)	633	376	0.00	0.00	(275)

Potable Water, Wastewater and Parks

Table 3 below summarizes available capacity, existing demand, projected increases in demand from city-wide growth, projected increases in supply (such as from construction of a new facility) and the maximum demand expected from this GMP amendment. There are no residential units proposed; the proposed amendment will not adversely impact the level of service for potable water and wastewater. The sites are in Community Park Sector 3 and Neighborhood Park Service Area 11, which have capacity available. The properties lie within the OUC water and electric areas and within the City wastewater area.

Table 3— Available Capacity				
	Potable Water (MGPD)	Wastewater (MGPD)	Comm. Parks (Acres) for CPS 3	Neigh. Parks (Acres) for NPSA 11
Capacity	100.10	52.16	354.79	26.51
Reported Demand—2021	83.69	41.51	117.26	15.14
Projected increase in Demand 2022-2026	4.55	2.75	7.61	0.02
Projected increase in Supply 2022-2026	0.00	0	0.00	0.00
Demand from GMP2022-10011	0.00	0.00	0.00	0.00
Net Available Capacity	11.86	7.90	229.92	11.35

Conformance with the Land Development Code

Development Standards

A conceptual site plan has been submitted with this future land use and rezoning application. The applicant has concurrently applied for Master Plan approval (MPL2022-10031), through which the details of building size, setbacks, parking, landscaping, buffers, access, etc., will be assessed, such as Bufferyard C required between the single-family residences and the new use. Because the overall development is small enough to meet the standards set in City Code Sec. 65.331 for administrative review, the Master Plan will not have a full board hearing.

Upon initial review of the concept plan and elevations, staff encourages the proposal of neighborhood-friendly architecture such as non-flat roof shapes, awnings, and landscaping at the building base; staff would also want to see pedestrian-friendly sidewalk access and parking lot landscaping to complement the surrounding R-1 church-and-residence neighborhood character.

The site plan will be consistent with the LDC.

Transportation

Details of transportation access, standards, etc., will be reviewed with the Administrative Master Plan. The entire site

currently has four curb cuts on Bruton Boulevard, two of which are used for the church; the proposed development on the new southern lot proposes to use only one curb cut. Auto-turn analysis must be provided with the Master Plan application. A direct pedestrian connection to Bruton Boulevard will be required.

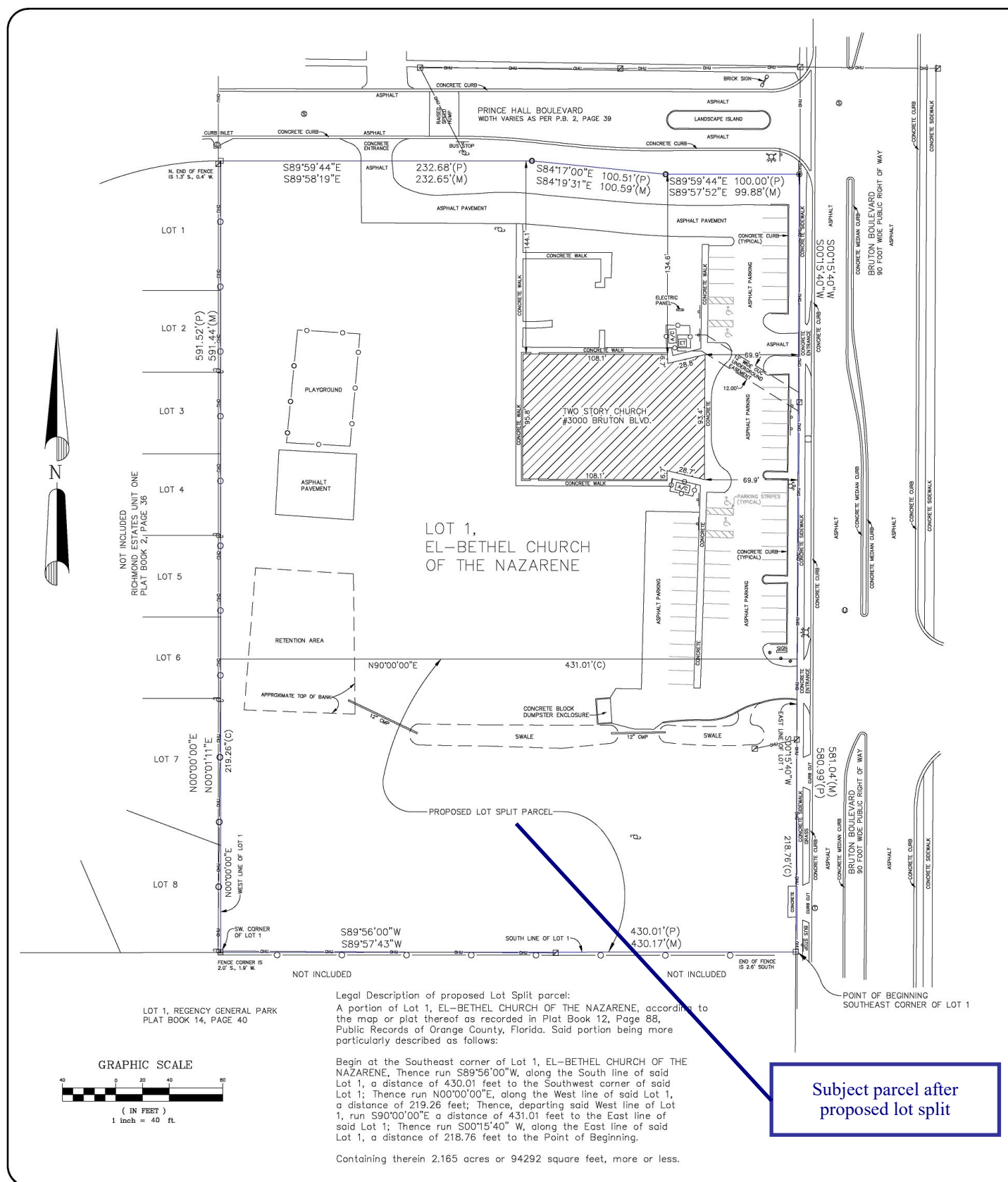
Capital Improvement Program

The City has no capital improvement projects near the subject sites.

School Capacity and Concurrency

No residential development is proposed, so OCPS review is not required. This rezoning does not directly allow for residential development; a GMP subarea policy must be created to enable residential. If residential is proposed in the future, it will be subject to school capacity and school concurrency review.

Survey



Site Images



Conceptual Site Plan and Elevations

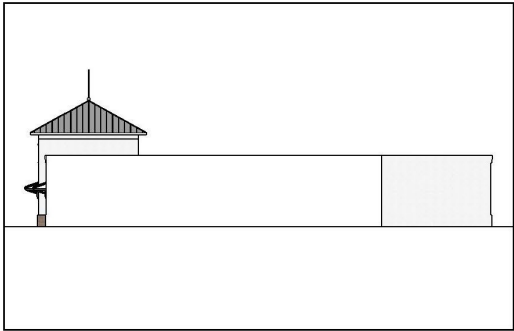
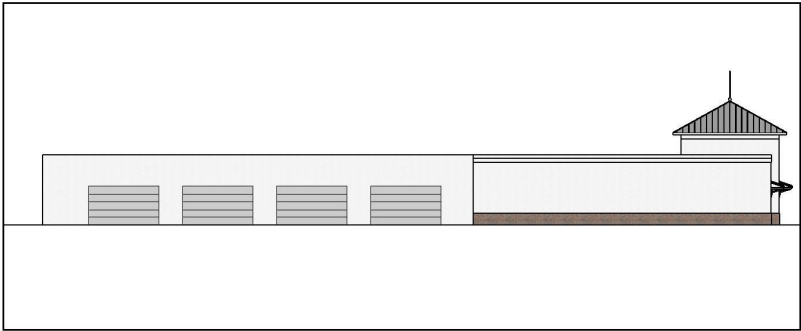
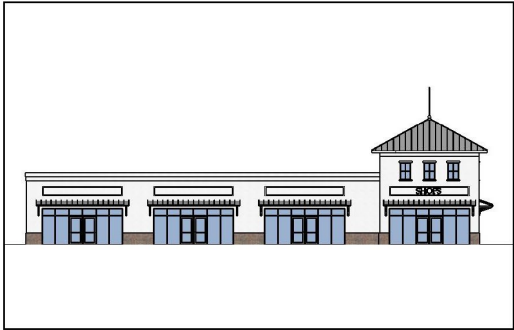
Final site plan, elevations, and landscaping will be formally reviewed via Administrative Master Plan (MPL2022-10031).



January 27, 2022

ORLANDO, FL | Bruton Building

| P | 02



Stringfellow Planning & Design

March 22, 2022

ORLANDO, FL | BRUTON CONCEPTUAL

| A | 1

Findings

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the future land use amendment and rezoning applications contained in Section 65 of the Land Development Code (LDC):

1. The proposal is consistent with State Comprehensive Plan (Chapter 187, Florida Statutes).
2. The proposal is consistent with the East Central Florida Strategic Policy Plan.
3. The proposal is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
4. The proposed use is consistent with the City's Growth Management Plan.
5. The proposed use is consistent with the purpose and intent of the IP zoning district and all other requirements of the LDC.
6. The proposed use will be compatible with surrounding land uses and the general character of the area.
7. The proposal will not result in demands on public facilities and services that exceed the capacity of such facilities and services since it is subject to Chapter 59 of the City Code, the Concurrency Management Ordinance.

Staff recommends approval of the GMP future land use amendment and rezoning subject to the conditions below:

Conditions of Approval

Growth Management

Recommend approval with conditions.

1. **DENSITY OF DEVELOPMENT**
Development of the subject property at densities/intensities higher than what is permitted by the current zoning designation's shall not be permitted prior to the effective date of this GMP amendment.
2. **GENERAL CODE COMPLIANCE**
Development of the proposed project shall be consistent with the conditions in this report. Conditions in this report shall supersede conflicting provisions in all codes and ordinances of the City of Orlando. The project shall comply with applicable requirements of the State of Florida, and all other applicable regulatory agencies. All other applicable state or federal permits must be obtained before commencing development.
3. **DEVELOPMENT PERMIT**
As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality 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. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.

Urban Design

Recommend approval.

All Urban Design comments and conditions will be placed on MPL2022-10031.

Transportation

Recommend approval.

All comments and conditions related to the site plan shall be placed in the Master Plan report.

Water Reclamation

Recommend approval with conditions.

The following shall be incorporated into the Planner's Staff Report for review and acceptance by the Applicant and ad-

dressed prior to final site plan approval:

1. A direct connection to the lined 42" diameter RCP gravity main on Bruton Blvd to install a 6" diameter lateral pipe will not be allowed.
2. The Applicant's Engineer may want to contact the Owner(s) of the property to the south to see if a joint use agreement can be established to allow the subject property to discharge to the private gravity pipe.
3. A civil/site utility plan, showing sanitary sewer connection to the public gravity network, shall be provided with construction plans for review/approval by the WRD prior to building permit issuance.
4. Please contact the Water Reclamation Division to schedule a meeting to discuss sanitary sewer connection to the proposed project.
5. Sanitary sewer analysis, design and construction shall be in accordance with Chapter 9 of the current Engineering Standards Manual (ESM) and applicable City Standard Details available on the City's website.

Development Review

Recommend approval with conditions.

The Office of Permitting Services recommends approval of the proposed rezone with conditions and requirements:

1. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy and Chapter 30 of the Land Development Code.
2. The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is responsible for the installation of street trees prior to final of the building permit. The Street Tree specifications are 12'-14' height of canopy tree.
3. Contact the Bureau of Parks (407) 246-2283 for a tree removal permit before removing any 6" caliper or larger trees.
4. As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all rights-of-way. Any existing sidewalk damaged or broken is to be repaired.
5. Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except: Operations that result in the disturbance of one acre total land area which are not part of a larger common plan of development or sale.
6. The City Council Adopted the Engineering Standards Manual (ESM), Fifth Edition on April 18, 2016. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.
7. All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).
8. All new construction, change in use, additions, or redevelopments are required to submit a Concurrency Management application as a part of the building plan review process.
9. At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with City Land Development Code, Section 65.604.
10. In accordance with City Code Section 28.15, as approved by City Council on March 11, 2019, all new Multi-Family and Commercial developments are required to participate in the Recycling Program. The dumpster must have a minimum opening of 12' wide and a clear depth of 10' forward of any bollards within the enclosure. A straight 50' backup forward of the dumpster opening is required. Approval/disapproval of the use of commercial hand pick-up of refuse from any non-residential entity shall be determined solely by the Refuse Collection Bureau Staff.

Police

Recommend approval.

Building

Building Plan Review is not applicable to this case at this time.

Parks

Recommend approval.

Informational Comments

Public Works

Please note the following will need to be addressed and met during the Engineering permit review process:

1. Per Section 7.01 of the City's ESM, any proposed project to be built in the City of Orlando which alters the existing topographic characteristics will be required to provide stormwater treatment. Alterations of surface drainage (with the exception of resurfacing and landscaping elements only) is defined as: changing the flow patterns within the redevelopment area; changing the mode of transport from overland flow or open channel to a closed conduit, etc.; changing an impervious surface's character (from building to parking, wet bottom pond or a new building or vice versa); changing the character of a parking surface (from shell base to asphalt, etc.); or remodeling of an existing building which changes its footprint or number of floors. When applying for an Engineering Permit, please submit the Drainage Report, Geotech Report, Stormwater Tabulations, and all necessary docs needed in order to verify the City's and Water Management District standards are met.
2. Water quality recovery shall be recovered per the requirement of the Water Management District. Please provide model demonstrating the recovery analysis. A Water Management District water treatment permit may be required.
3. Provide a certification signed by the Engineer, licensed in the State of Florida, responsible for the stormwater design which reads as follows: "I hereby certify that to the best of my knowledge and belief, the design of the Stormwater Management System for the project known as: (Project Name) meets all of the requirements and has been designed substantially in accordance with the City of Orlando Stormwater Management Criteria."
4. All proposed and existing sidewalk that is touched during construction will need to be updated to the newest ADA requirement.
5. Sidewalk construction shall be required at the time of this substantial improvement per Sec. 61.225 and 66.200 of the City of Orlando's Municipal Code. Proposed sidewalks must be constructed along the entire length of the property and shall be located against the public right-of-way.
6. A City Service Agreement is required by the Owner if portion of sidewalk is within private property. The easement would protect the Owner from maintaining the sidewalk and from other potential issues. Otherwise, the Owner would be responsible to maintain and be liable for potential litigation if someone is injured on a failing sidewalk that is in disrepair.
7. Please clarify whether the sidewalk will be paver. Please note that if pavers are to be constructed beyond the property line and out into the City's Right of Way the owner is required submit a signed and recorded a Right-of-Way Pavers Agreement. Sidewalk portion of driveway must still be composed of 3,000 psi concrete. Refer to http://www.cityoforlando.net/permits/wp-content/uploads/sites/29/2014/03/Pavers_Encroach_Agmt1.pdf.
8. Construction activities including clearing, grading and excavating activities shall obtain an EPA NPDES permit, except: Operations that result in the disturbance of less than one acre total land area which are not part of a larger common plan of development or sale. The NPDES permit must be received in the Office of Permitting Services prior to the issuance of City of Orlando permits. If the disturbed area is less than one acre, please provide a note on the plans indicating the City of Orlando's Guidelines for Erosion Sediment Control (aka the Blue Sheet) will serve as a guide for the implementation of erosion sediment control measures. Blue Sheet can be found under the City of Orlando website. Please attach this sheet in your permit submittal.
9. Please submit a detailed, scalable, fully dimensioned site plan of the location. The site plan should include but not be limited to the site legal description, the building, streets, sidewalks and property lines, and the location of the proposed work. Site plans should clarify what is existing and what proposed.
10. Please provide a signed and sealed existing topographic survey with datum and official benchmark in the NAVD88 vertical datum. Per the City's ESM Section 7.01.A.1, survey data shall be gathered to least 25 feet beyond the property line or as far offsite as required to assure offsite drainage patterns are maintained. Please submit a hard copy of survey (with sign and seal) to City Hall 8th floor addressed to Richard Allen.
11. Please submit a signed and dated private/public improvements cost sheet. Cost sheet forms and instructions are available at our website at www.cityoforlando.net/permits.

Other comments may arise depending on the contents submitted to permitting. For questions regarding Engineering Site issues contact Owen Blakely at owen.blakely@cityoforlando.net or 407-246-3758.

Fire

TRC fire code site review is preliminary in nature and is not an official approval of the project as a whole. It is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The architectural design of the building,

life safety features, floor plans, egress system, fire protection systems, fire department access and MEP will be reviewed in detail for State, Fire Code, FFPC and City Fire Code compliance at the time of permit application.

1. Conditional to this review the design of all buildings must account for fire department access. The access road itself must extend 50ft. from an exterior doorway that allow access to the building's interior via a common hall or common lobby area, or the largest tenant area if the building does not have a common interior area. NFPA 1.18.2.3.2.1
2. Any portion of the building or exterior wall of the first story shall be located not more than 150 ft from the fire department access road as measured by an approved route around the exterior of the building or facility. The distance can be increased to 450ft. if the building is protected by an automatic sprinkler system. [NFPA 1.18.2.3.2.2 and NFPA 1.18.2.3.2.2.1]
3. An approved turnaround shall be provided for fire apparatus where an access road is a dead end in access of 150 ft. When a dead end road will not accommodate an approved t-turn or turn-a-bout a minimum width of 25 ft. will be required. The turnabout shall be the minimum 20ft. width of the fire department access road and sized for the dimensions of the largest OFD apparatus. Use of areas subject to obstruction by vehicles such as loading docks and parking garages is prohibited. Acceptable turnarounds can include T-turn, Y-turn or cul-de-sac (dimensions subject to the approval of Orlando Fire Department). See Exhibits in NFPA Fire Code handbook. NFPA 1.18.2.3.4.4
4. All fire department access roadways shall have an all-weather driving surface, capable of supporting the load of fire apparatus, a minimum 20 ft. in width and a minimum vertical clearance of at least 13 ft. 6 in. [NFPA 1 18.2.2.5.4 and NFPA 1 18.2.3.4.1.1] City of Orlando apparatus requires a turning radius dimension of 30 inside and 50 exterior and shall maintain the minimum 20ft. width. An auto-turn analysis is required for the radius turns indicated on the site plan. NFPA 1.18.3.4.3.1 and NFPA 1.18.3.4.3.2
5. Because building information is not provided, fire hydrant location and spacing will be reviewed at the time of building permitting. All portions of an unsprinklered building must be within 300 ft hose lay distance of a fire hydrant. All portions of a sprinklered building must be within 500 ft hose lay distance of a fire hydrant. City Code Ch. 24.27(f)

Contact Information

Growth Management

For questions regarding Growth Management plan review, please contact Megan Barrow at 407.246.3363 or megan.barrow@orlando.gov.

Urban Design

For questions regarding Urban Design plan review, please contact Chris DeLoatche at 407.246.3624 or chris.deloatche@orlando.gov.

Transportation

For questions regarding Transportation Planning review, please contact Jacques Coulon at 407.246.3427 or jacques.coulon@orlando.gov.

Development Review

For questions regarding Development Review contact Keith Grayson at 407.246.3234 or keith.grayson@orlando.gov.

Fire

For any questions regarding fire issues, please contact Chip Howard at 407.246.2143 or charles.howard@orlando.gov.

Building

For questions regarding Building Plan Review issues, contact Don Fields at 407.246.2654 or don.fields@orlando.gov.

Parks

For questions regarding Parks Plan Review issues, contact Denise Riccio at 407.246.4249 or denise.riccio@orlando.gov.

Water Reclamation

For questions about Water Reclamation Division review, please contact Julio Morais, P.E. 407.246.3724 or julio.morais@orlando.gov and/or Dave Breitrick, P.E., Engineering and Mapping Manager 407.246.3525 or david.breitrick@orlando.gov.

Impact Fees

For questions regarding Impact Fee issues, contact Nancy Jurus-Ottini at 407.246.3529 or nancy.jurus-ottini@orlando.gov.

Police

For questions regarding Police plan review or to obtain a copy of the CPTED brochure, please contact Terrence Miller at 407.246.2454 or terrence.miller@orlando.gov.

Public Works

For any questions regarding Site Engineering's comments, please contact Owen Blakely at owen.blakely@orlando.gov or 407.246.3758.

Review/Approval Process—Next Steps

1. MPB minutes scheduled for review and approval by City Council.
2. Forward to City Attorney's Office for legal review.
3. 1st reading of the Ordinance.
4. 2nd reading of the Ordinance.
5. GMP package sent to the Florida Department of Economic Opportunity (DEO) for review.