Property Location: 5304 Curry Ford Rd.; PID: 04-23-30-0000-00-027 (Generally located south of Curry Ford Rd., west of Don San George Ct., east of Fredrica Dr., and north of Forzley St.) (District 1, ±0.22 acres)

Applicant's Request: The applicant is proposing to expand the existing laundromat with additional washer and dryer units, a café, and office space. The existing building footprint will remain the same, however the floorplan will change with this proposal.

The project requires a Conditional Use Permit request to expand the existing non-conforming (personal service) use in the O-1 zoning district.

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 during the week of February 4, 2019. As of the published date of this report, no public comments have been received.
Project Analysis

Project Description
The 0.22 acre site is an existing coin laundromat facility located south of Curry Ford Rd., north of Forzley St., west of Don San George Ct., and east of Fredrica Dr., in the Dixie Belle neighborhood. The site consists of a 2,964 sq. ft. commercial building with associated surface parking in the front.

The applicant is requesting a Conditional Use Permit to allow the existing non-conforming (personal service) use to be expanded in the O-1/AN zoning district. This expansion is limited to the interior of the site and thus the existing footprint of the building will not change as a result of this proposal.

The property is zoned O-1/AN (Office Low Intensity in the Aircraft Noise overlay districts) and has a Future Land Use (FLU) designation of OFFICE-LOW (Office Low Intensity).

Previous Actions:
1974: The 2,964 sq. ft. building constructed on site
2002: Planning Official determination on uses allowed at 5304 and 5318 Curry Ford Rd. issued (LDC2002-00020)
2015: Zoning Official determination to allow the conversion of the former hair design school into a childcare facility issued (LDC2015-00208)
2016: Determination regarding the proposed retail uses including the existing laundromat and resale (thrift store) issued (LDC2016-00126)

Project Context
The site has historically been used for retail and personal service uses since 1981. When in Orange County, the site was zoned C-1. In 1981, it was a "Stop and Save" food store. A review of City business tax receipt records shows the following commercial uses:
- Pool Supply business (opened in 1981, closed on June 4, 1999 (BUS0000533-001))
- Tiffany’s Nifty Thrift Store (opened in 1999; closed on August 16, 1999 (BUS0000533-002))
- Curry Ford Thrift (opened in 19999, closed on October 1, 20000 (BUS0000533-002))
- Hotel Furniture Store (opened in 2000, closed on January 14, 2002 (BUS0000533-004))
- Artistic School of Nails and Cosmetology (opened in 2002, closed on September 30, 2015 (BUS0000533-005))

Thrifty or Coin Laundry was approved to operate on the site via Letter of Determination (LDC2016-00126) in 2016. The establishment has maintained an active business tax receipt since the time of opening to the present.

The applicant will maintain the existing 2,964 sq. ft. building footprint with no added floor area on the site. The expansion includes the addition of washer units, dryer units, a small café, and an office. No exterior alterations are included in this proposal. The proposed expansion include an eating and drinking accessory use which is non-conforming in the existing non-conforming space.

<table>
<thead>
<tr>
<th>Future Land Use</th>
<th>Zoning</th>
<th>Surrounding Use</th>
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<tbody>
<tr>
<td>North</td>
<td>OFFICE-LOW</td>
<td>O-1/AN</td>
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<td></td>
<td>RES-MED</td>
<td>R-3B/AN</td>
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<td>Condominiums (Grover Park Condos)</td>
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<tr>
<td>East</td>
<td>OFFICE-LOW</td>
<td>O-1/AN</td>
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<td>Vacant Land Office</td>
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<tr>
<td>South</td>
<td>RES-LOW</td>
<td>R-1A/AN</td>
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<td></td>
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<td>Single Family</td>
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<tr>
<td>West</td>
<td>OFFICE-LOW</td>
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<td>Christ Anglo Hispanic United</td>
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<td>Methodist Church</td>
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Section 58.912 of the LDC states:

The total floor area occupied by all accessory service uses shall not exceed 10% of the floor area of a development site; nor, shall such uses occupy more than 25% of the floor area of any single building.

Conformance with the GMP and LDC

The future land use designation for the site is OFFICE-LOW and zoning is O-1/AN (Office Low in the Aircraft Noise overlay district). The O-1 zoning district is "O-1 district is intended to encourage offices of a scale and design compatible with surrounding residential neighborhoods."

Per the Land Development Code (LDC) Section 58.1170:

No nonconforming use shall be expanded or extended into any part of the structure or building site in which it is located, which was previously not used for such use, except as follows:

Conditional Use Review. The proposed expansion or extension shall be subject to review and consideration as a Conditional Use in accordance with Chapter 65, Part 2D.

Increased Nonconformity. No expansion, enlargement or extension shall have the effect of increasing a nonconformity to current development standards, except in accordance with Chapter 58, Part 7A. The building site or lot of a nonconforming use shall not be expanded.

Section 58.1171 further states:

Change to Another Nonconforming Use. Equal or Lower Intensity. No such change in use shall be approved except to a use of equal or lower intensity, using the land use intensity classification established in Chapter 58, Part 2, Figure 3 as a guide.

Conditional Use Permit

The applicant is requesting a Conditional Use Permit to expand the laundromat (personal service) use with no additional floor area for the building.

Purpose and Intent. The purpose and intent and all other requirements of the Land Development Code. The proposed laundromat expansion is inline with the purpose and intent of the Land Development Code, per the existing characteristic of the area and non-conformity section of the Code.

Growth Management Plan. Whether the proposal is consistent with all applicable policies of the City’s adopted Growth Management Plan. The proposal is consistent with all applicable policies of the Growth Management Plan, per the FLU designation.

Compatibility. The compatibility of the proposal with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, drainage, dust lighting, and appearance. The proposed expansion is compatible with the surrounding commercial and office uses along the Curry Ford corridor.

Public Facilities and Services. Whether necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, and recreation, will be adequate to serve the proposed use. The necessary public facilities are adequate to serve the proposed use.

Residential Displacement. The Municipal Planning Board and the City Council must consider the extent to which the proposed use, location, and building site design would displace existing residential uses on the site or would encourage displacement of residential uses adjacent to the site. They must also consider alternative uses, location, and site designs that could minimize residential displacement. Residential Displacement is not applicable to this request.

Other Matters. Any other lawful matter that the Municipal Planning Board deems appropriate and relevant to the specific proposal. The expansion will be limited to the existing building footprint.

Findings

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of a Conditional Use Permit application contained in Section 65.285 of the Land Development Code (LDC):

1. The proposed use is consistent with the City’s Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the O-1 zoning district and all other requirements of the LDC.
3. The proposed use will be compatible with surrounding land uses and the general character of the area.
4. The necessary public facilities will be adequate to serve the proposed use, or will be provided by the applicant as a condition of this approval.

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the Laundromat Expansion Conditional Use Permit (CUP2018-10024) subject to the conditions in this staff report.
Aerial Photo

Subject Site
The proposed expansion area which includes an office, café, and additional washer and dryer units.
Project Description

Coin Laundry Cafe JJV is a new concept of laundromat in Orlando FL. Our purpose is to offer to our clients a snack area while they are doing their laundry. With this, people can enjoy their stay and grab a good coffee or spend a calm time.

Mission
To be the first coffee-laundromat in Curry Ford Road which gives their clients a nice stay during their laundry taking advantage of time to do more things.

Project Design
The project consists of reorganizing the space of our laundromat installing a snack area. In the following floor plan we show the new distribution of space in Coin Laundry:
Site Photos

Existing façade of the Laundromat, vacant property to the east of the subject site will be utilized for parking in the future.

Existing gas station west of the subject site.

Existing condominium building north of the subject site.
Conditions of Approval

Land Development
1. Land Use and Zoning. Except as provided herein, development of the property shall be consistent with the development standards of the P district.

2. Scope of Conditional Use Permit - This Conditional Use Permit is valid only for and shall operate in accordance with the use as described within this report and for the survey/site plan shown in this report, and any changes necessary as a condition of this staff report. Any changes in the use of the site, the operation of the project, or the site plan may require a new or amended Conditional Use Permit (see condition “Minor Modifications”). The CUP is not transferable to another property.

3. Regulations Subject to Code - Except as provided herein, the proposed project is subject to the conditions of this report and all codes and ordinances of the State of Florida, City of Orlando and all other applicable regulatory agencies. All other applicable state or federal permits must also be obtained before commencing development.

4. Minor Modifications. Minor modifications and design changes including but not limited to fences, signs, landscaping, interior alterations, and other minor changes, that are required beyond those previously reviewed by the Municipal Planning Board, may be approved by the Planning Official without further review by the Municipal Planning Board. Major changes shall require additional review by the Municipal Planning Board.

5. Permit Compliance. All plans submitted with the applicant's building permit application(s) must comply with the conditions of approval provided in the Municipal Planning Board staff report and any amendments to those conditions approved by the Municipal Planning Board or City Council. No building permit will be issued for this project until ALL conditions of approval are complied with and reflected in the plans submitted with your building permit application.

6. CUP Expiration. Approval of the Conditional Use by City Council shall grant the applicant authority to submit an application for site plan/master plan review for a building permit. The permit application must be submitted and a permit issued within two (2) years of approval of City Council or the Conditional Use Permit shall expire. However, upon written application filed 30 days prior to the expiration date, the Planning Official may renew the Conditional Use Permit for a one period of up to 12 months providing good cause is shown.

7. Parking. The applicant must provide a minimum of 8 parking spaces on site.

8. Accessory Use. The eating and drinking use (café) must be an accessory service use and shall not exceed 10% of the floor area of a development site; nor, shall such uses occupy more than 25% of the floor area of any single building.

9. Pick-Up Window. A pick-up window is depicted in one of the submission drawings. A pick-up window is prohibited. No exterior alternations are permitted in association with the eating and drinking accessory use.

Urban Design
1. No external improvements are proposed to the building at this time, there may not be any walk up windows added to the building. All food service must occur within the building.
Informational Comments

Growth Management
1. This site has Office Low Intensity Future Land Use and O-1/AN zoning. It is in Subarea Policy S.23.2, which prohibits existing office areas from expanding into neighboring residential areas. This policy is not applicable because the request is to improve an existing non-conforming use.

Permitting
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.

Orlando Police
1. The Orlando Police Department has reviewed the plans for the Laundromat Expansion located at 5304 Curry Ford Rd., applying CPTED (Crime Prevention Through Environmental Design) principles. CPTED emphasizes the proper design and effective use of a created environment to reduce crime and enhance the quality of life. There are overlapping strategies in CPTED that apply to any development: Natural Surveillance, Natural Access Control, Territorial Reinforcement, Target Hardening, and Maintenance and Management.

Water Reclamation
1. The Water Reclamation Division has no objection with the proposed Conditional Use Permit (CUP) with respect to wastewater facilities and wastewater discharges. This is a current Laundromat business, which discharges its wastewater to a 12-inch VCP main on Curry Ford Road. The requested conditional use permit is for the modification of the building current space to make room for a snack/eatery area for its clients. No sanitary sewer pipe addition, modification and/or relocation is requested under this CUP.

Fire
1. 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.
2. 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
3. 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 1.18.2.3.2.1]
4. 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. See Exhibits in NFPA Fire Code handbook. NFPA 1.18.2.3.4.4
5. 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 18.2.3.5.4 and NFPA 1 18.2.3.4.1.1 ]
6. The plan indicates fire hydrants will be required. 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)
7. A pre-submittal meeting will be required. Contact Permitting Services at 407-246-3420 to schedule a meeting.
Contact Information

Growth Management
For questions regarding Growth Management plan review, please contact Elisabeth Dang at (407) 246-3408 or Elisabeth.dang@cityoforlando.net.

Land Development
For questions regarding Land Development review, please contact TeNeika Neasman at (407) 246-4257 or teneika.neasman@cityoforlando.net.

Urban Design
For questions regarding Urban Design plan review, please contact Jacques Coulon, at 407.246.3427 or jacques.coulon@cityoforlando.net.

Transportation
For questions regarding Transportation Planning plan review, please contact John Rhoades at 407-246-2293 or john.rhoades@cityoforlando.net.

Engineering/Zoning
For questions regarding Concurrency Management contact Keith Grayson at 407.246.3234 or keith.grayson@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

Police
For questions regarding the Orlando Police Department plan review, please contact Audra Rigby at 407.246.2454 or Audra.Rigby@cityoforlando.net.

Fire
For any questions regarding fire issues, please contact Charles Howard at 407.246.2143 or at charles.howard@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444.

Building
For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@cityoforlando.net.

Parks
For questions regarding Parks Plan Review issues contact Ken Pelham at (407) 246-4280 or kenneth.pelham@cityoforlando.net.

Water Reclamation Division
For questions regarding Water Reclamation issues contact Julio Morais at (407) 246-3117 or at julio.morais@cityoforlando.net.

Public Works
For questions regarding Engineering Site issues contact Liuliu Wu at 407.246.3758 or liuliu.wu@cityoforlando.net

Review/Approval Process—Next Steps
1. MPB minutes scheduled for review and approval by City Council.
2. Plat (if required)
3. Final Site Plan (if required)
4. Building permits.