



**Date:** April 10, 2023

**To:** City of Orlando

**From:** Sarah Maier, Planning Manager

**Subject:** **Regal Boggy Creek Parcel**

Project Narrative for Future Land Use Amendment and Rezoning

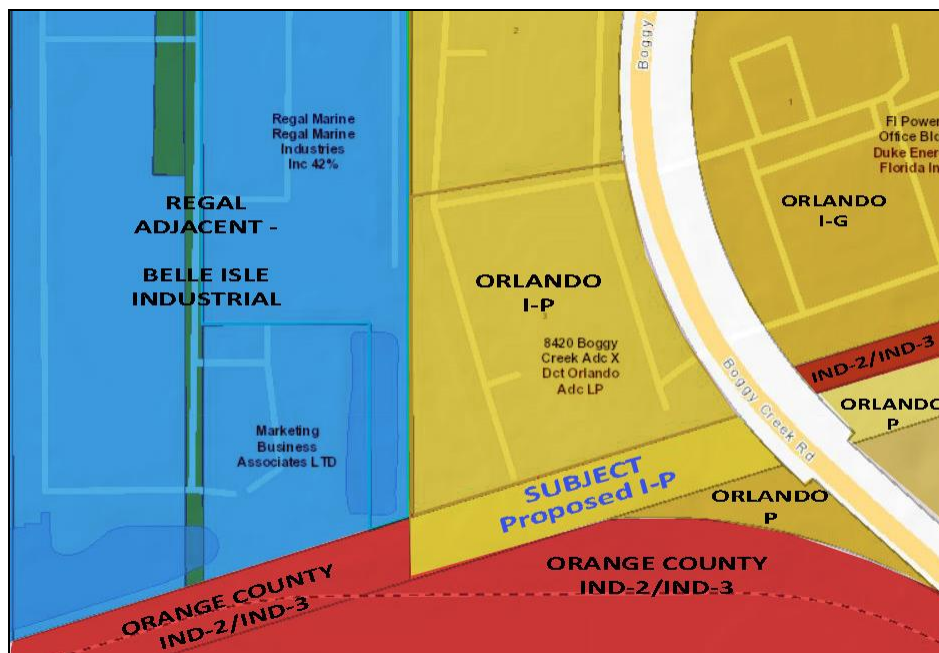
**Message:**

The Subject Property consists of Orange County Parcel ID Number 31-23-30-0000-00-051, 1.4 acres, and is located on the west side of Boggy Creek Road, south of Jetport Drive and State Road 528, north of East Landstreet Road. The Applicant requests a future land use amendment from Residential Low to Industrial and a rezoning from Public Use (PU) to Industrial Park (IP). The Subject Property will be developed as a stormwater retention pond to serve the existing Regal Marine Industries, Inc. operations on the neighboring property.

The Regal Marine manufacturing facility has experienced a need to expand the facility to meet the current and future demands of manufacturing boat products.

The Subject Property is a remnant parcel of the railroad and currently contains areas of trees and vegetation overgrowth. The railroad bed has been removed from the parcel and the vegetation in the area of the railroad bed was cleared in order to facilitate removal of the tracks. To the South and West of the Subject Property is the existing railroad system, to the East is Boggy Creek Road, and to the north and northwest are existing industrial development including the Regal Marine Industries current manufacturing facility.

The Subject property is immediately adjacent to City of Orlando I-P zoning to the north, a mixture of City of Orlando P zoning and Orange County IND-2/IND-3 zoning to the south, and Orange County IND-2/IND-3 zoning to the west. Please see the Zoning Exhibit below.



The proposed use of a stormwater pond on the Subject Property is compatible with the surrounding uses and will not have adverse impacts to the surrounding area. A stormwater pond is not intrusive as it does not require building setbacks, height limitations or special buffering and screening. Additionally, the size and shape of the Subject Property limit its development potential.

The proposed stormwater facility is a form of redevelopment, repurposing the abandoned railroad tracks and overgrown land into the efficient use of a stormwater facility to support the expansion of a growing local company. There are no impacts to the City's resources, including water, wastewater, police, fire and roadways, as the stormwater facility does not require these resources.