



**Interoffice Memorandum**

Received July 29, 2020 @11:53

Publish Date: August 23, 2020

Deadline to the O.S: August 18, 2020

DATE: July 28, 2020

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Lisette M. Egipciaco, Development Coordinator *LME*  
Planning Division

**CONTACT PERSON(S):** **Lisette M. Egipciaco,**  
**Development Coordinator**  
**Planning Division 407-836-5684**  
[Lisette.Egipciaco@ocfl.net](mailto:Lisette.Egipciaco@ocfl.net)

SUBJECT: Request for Board of County Commissioners Public Hearing

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Project Name: Wise Colonial Planned Development / East Colonial Apartments Development Plan  
Case # DP-20-02-065

Type of Hearing: Development Plan

Applicant(s): Doug Skiles  
Envision Design + Engineering, LLC  
4446-1A Hendricks Avenue, Suite 406  
Jacksonville, Florida 32207

Commission District: 5

General Location: North of East Colonial Drive / West of Forsyth Road

Parcel ID #(s) 22-22-30-0000-00-001, 22-22-30-0000-00-005

# of Posters: 1

Use: 270 Multi-Family Residential Dwelling Units

Size / Acreage: 12.77 gross acres

BCC Public Hearing  
Required by: Sections 34-69 and 30-89 Orange County Code

Clerk's Advertising  
Requirements: (1) At least 7 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

and

(2) At least 7 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

Spanish Contact Person: Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

**Advertising Language:**

This request proposes to construct 270 multi-family residential dwelling units on a total of 12.77 acres; District 5; North of East Colonial Drive, West of Forsyth Road.

**Material Provided:**

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

***Special Instructions to Clerk (if any):***

Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Please notify Lisette Egipciano of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

DP-20-02-065

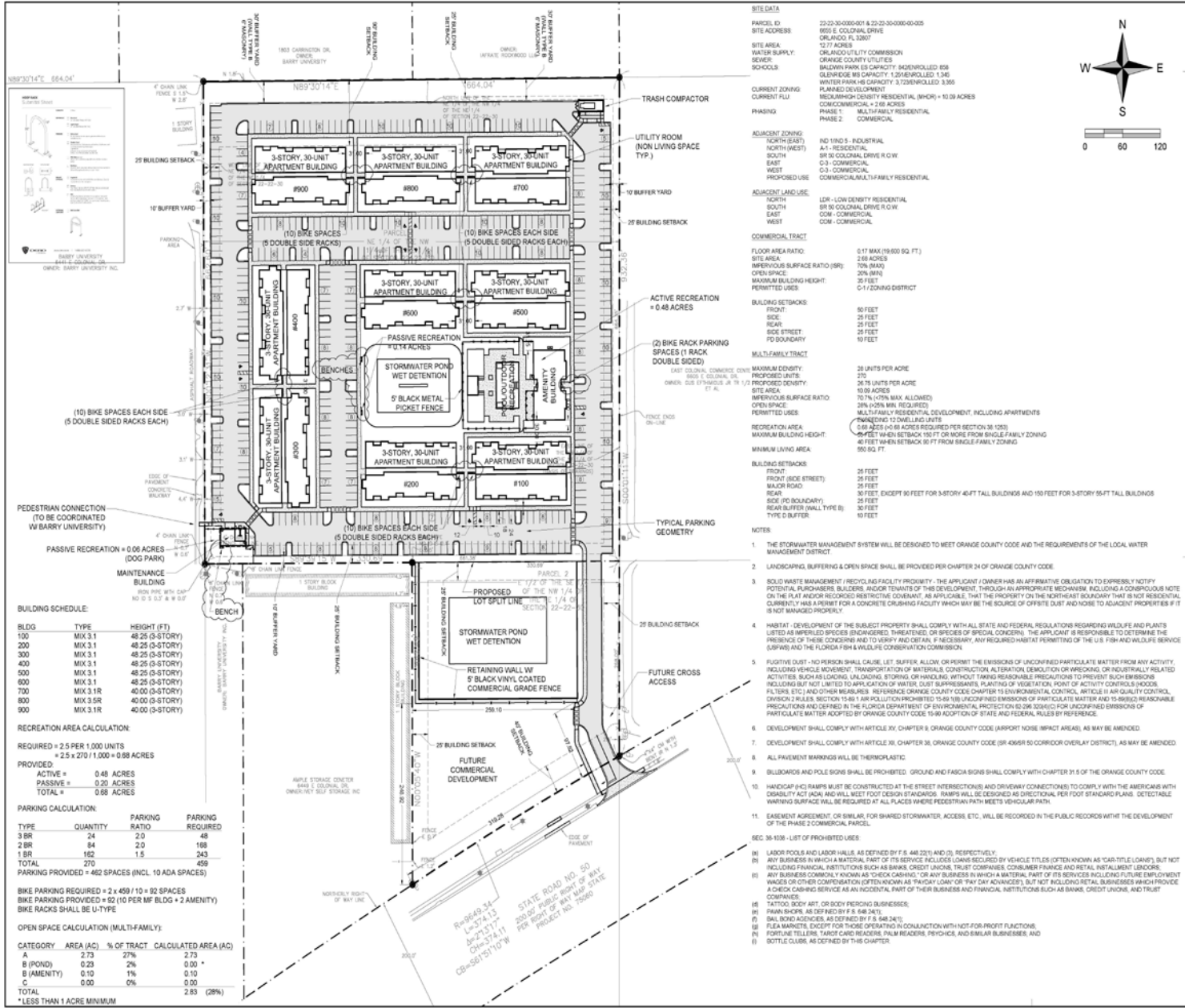


 Subject Property



1 inch = 375 feet

For questions regarding this map, please call Lisette Egipciano at 407.836.5684



**SITE DATA**

PARCEL ID: 22-22-30-000-001 & 22-22-30-000-002  
 SITE ADDRESS: 8812 COLONIAL DRIVE, ORLANDO, FL 32807  
 SITE AREA: 12.77 ACRES  
 WATER SUPPLY: ORANGE UTILITY COMMISSION  
 SEWER: ORANGE COUNTY UTILITIES  
 SCHOOLS: BULFINCH PARK (CAPACITY: 400 ENROLLED) 808, GLENKNOE MS (CAPACITY: 1,201 ENROLLED) 1,346, WEST C/O COMMERCIAL - 2.68 ACRES  
 CURRENT ZONING: PLANNED DEVELOPMENT  
 CURRENT FLOOR: MULTIFAMILY RESIDENTIAL (MFR) - 10.58 ACRES  
 PHASING: PHASE 1: MULTIFAMILY RESIDENTIAL, PHASE 2: COMMERCIAL

**ADJACENT ZONING**  
 NORTH (EAST): ND 11N05 - INDUSTRIAL  
 NORTH (WEST): A1 - RESIDENTIAL  
 WEST: C-3 - COMMERCIAL  
 EAST: C-3 - COMMERCIAL  
 PROPOSED USE: COMMERCIAL/MULTIFAMILY RESIDENTIAL

**ADJACENT LAND USE**  
 NORTH: LDR - LOW DENSITY RESIDENTIAL  
 SOUTH: SR-30 COLONIAL DRIVE ROW  
 COM - COMMERCIAL  
 COM - COMMERCIAL

**COMMERCIAL TRACT**  
 FLOOR AREA RATIO: 0.17 MAX (19,600 SQ. FT.)  
 SITE AREA: 2.68 ACRES  
 IMPERVIOUS SURFACE RATIO (ISR): 70% (MAX)  
 OPEN SPACE: 30% (MIN)  
 MAXIMUM BUILDING HEIGHT: 35 FEET  
 PERMITTED USES: C-1 ZONING DISTRICT

**BUILDING SETBACKS**  
 FRONT: 50 FEET  
 SIDE: 25 FEET  
 REAR: 25 FEET  
 SIDE STREET: 25 FEET  
 PD BOUNDARY: 10 FEET

**MULTIFAMILY TRACT**  
 MAXIMUM DENSITY: 28 UNITS PER ACRE  
 PROPOSED UNITS: 270  
 PROPOSED DENSITY: 26.75 UNITS PER ACRE  
 IMPERVIOUS SURFACE RATIO: 70% (47% MAX. ALLOWED)  
 OPEN SPACE: 30% (MIN. REQUIRED)  
 PERMITTED USES: MULTIFAMILY RESIDENTIAL DEVELOPMENT, INCLUDING APARTMENTS  
 RECREATION AREA: MAXIMUM BUILDING HEIGHT: 40 FEET WHEN SETBACK 10 FT OR MORE FROM SINGLE-FAMILY ZONING  
 MINIMUM LIVING AREA: 650 SQ. FT.

**BUILDING SETBACKS**  
 FRONT (SIDE STREET): 25 FEET  
 FRONT (MAJOR ROAD): 25 FEET  
 REAR: 25 FEET, EXCEPT 90 FEET FOR 3-STORY 40-FT TALL BUILDINGS AND 150 FEET FOR 3-STORY 55-FT TALL BUILDINGS  
 SIDE (PD BOUNDARY): 25 FEET  
 REAR BUFFER (WALL TYPE B): 30 FEET  
 TYPE C BUFFER: 10 FEET

**NOTES**

- THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
- LANDSCAPING, BUFFERING & OPEN SPACE SHALL BE PROVIDED PER CHAPTER 24 OF ORANGE COUNTY CODE.
- SOLID WASTE MANAGEMENT / RECYCLING FACILITY PROXIMITY - THE APPLICANT / OWNER HAS AN AFFIRMATIVE OBLIGATION TO EXPRESSLY NOTIFY POTENTIAL PURCHASERS, BUILDERS, AND/OR TENANTS OF THIS DEVELOPMENT THROUGH AN APPROPRIATE MECHANISM, INCLUDING A CONSPICUOUS NOTE ON THE PLAT AND/OR RECORDED RESTRICTIVE COVENANT, AS APPLICABLE, THAT THE PROPERTY ON THE NORTH/EAST BOUNDARY THAT IS NOT RESIDENTIAL CURRENTLY HAS A PERMIT FOR A CONCRETE CRUSHING FACILITY WHICH MAY BE THE SOURCE OF OFFSITE DUST AND NOISE TO ADJACENT PROPERTIES IF IT IS NOT MANAGED PROPERLY.
- HABITAT - 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 THESE CONCERNS AND TO VERIFY AND OBTAIN, IF NECESSARY, ANY REQUIRED HABITAT PERMITTING OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION.
- FLOTTING DUST - NO PERSON SHALL CAUSE, LET, SUFFER, ALLOW, OR PERMIT THE EMISSIONS OF UNCONTROLLED PARTICULATE MATTER FROM ANY ACTIVITY, INCLUDING VEHICLE MOVEMENT, TRANSPORTATION OF MATERIALS, CONSTRUCTION, ASBESTOS REMEDIATION OR WORKING, OR INDUSTRIALLY RELATED ACTIVITIES, SUCH AS LOADING, UNLOADING, STORING, OR HANDLING, WITHOUT TAKING REASONABLE PRECAUTIONS TO PREVENT SUCH EMISSIONS INCLUDING BUT NOT LIMITED TO APPLICATION OF WATER, DUST SUPPRESSANTS, PLANTING OF VEGETATION, POINT OF ACTIVITY CONTROLS (HOOKS, FILTERS, ETC.) AND OTHER MEASURES. REFERENCE ORANGE COUNTY CODE CHAPTER 15 ENVIRONMENTAL CONTROL, ARTICLE II AIR QUALITY CONTROL, DIVISION 2, RULES, SECTION 15-41.1 AIR POLLUTION PROHIBITED: 15-48 (B) UNCONTROLLED EMISSIONS OF PARTICULATE MATTER AND 15-89(2) REASONABLE PRECAUTIONS AND 26(2)(B) IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (26.26(2)(B)) FOR UNCONTROLLED EMISSIONS OF PARTICULATE MATTER ADOPTED BY ORANGE COUNTY CODE 15-90 ADOPTION OF STATE AND FEDERAL RULES BY REFERENCE.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE XV, CHAPTER 8, ORANGE COUNTY CODE (AIRPORT NOISE IMPACT AREAS), AS MAY BE AMENDED.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE XI, CHAPTER 8, ORANGE COUNTY CODE (SR-406SR 50 CORRIDOR OVERLAY DISTRICT), AS MAY BE AMENDED.
- ALL PAVEMENT MARKINGS WILL BE THERMOPLASTIC.
- BULBOARDS AND POLE SIGNS SHALL BE PROHIBITED. GROUND AND FACIA SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE.
- HANDICAP (H) RAMP MUST BE CONSTRUCTED AT THE STREET INTERSECTIONS AND DRIVEWAY CONNECTIONS TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FOOT DESIGN STANDARDS. RAMPS WILL BE DESIGNED AS DIRECTIONAL PER FOOT DESIGN STANDARDS. DETECTABLE WARNING SURFACE WILL BE REQUIRED AT ALL PLACES WHERE PEDESTRIAN PATH MEETS VEHICULAR PATH.
- EASEMENT AGREEMENT OR SIMILAR, FOR SHARED STORMWATER, ACCESS, ETC., WILL BE RECORDED IN THE PUBLIC RECORDS WITH THE DEVELOPMENT OF THE PHASE 2 COMMERCIAL PARCEL.

**SEC 38-108 - LIST OF PROHIBITED USES**

- LABOR POOLS AND LABOR HALLS, AS DEFINED BY F.S. 448.22(1) AND (2), RESPECTIVELY.
- ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICE INCLUDES LOANS REQUIRED BY VEHICLE TITLES (OFTEN KNOWN AS "CAR-TITLE LOANS"), BUT NOT INCLUDING FINANCIAL INSTITUTIONS SUCH AS BANKS, CREDIT UNIONS, TRUST COMPANIES, CONSUMER FINANCE AND RETAIL INSTALLMENT LENDERS.
- ANY BUSINESS COMING IN CONTACT WITH ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES FUTURE EMPLOYMENT WAGES OR OTHER COMPENSATION (OFTEN KNOWN AS "PAYDAY LOAN" OR "PAY DAY ADVANCES"), BUT NOT INCLUDING RETAIL BUSINESSES WHICH PROVIDE A CHECK CASHING SERVICE AS AN INCIDENTAL PART OF THEIR BUSINESS AND FINANCIAL INSTITUTIONS SUCH AS BANKS, CREDIT UNIONS, AND TRUST COMPANIES.
- TATTOO, BODY ART, OR BODY PIERCING BUSINESSES.
- PANK BUCKS, AS DEFINED BY F.S. 448.24(1).
- SMALL BUSINESS AGENCIES, AS DEFINED BY F.S. 448.24(1).
- FLEX MARKETS, EXCEPT FOR THOSE OPERATING IN CONNECTION WITH HOT-FOOD PROFFIT FLUNCTIONS.
- FORTUNE TELLERS, TARGET CARD READERS, PALM READERS, PSYCHIC, AND SIMILAR BUSINESSES, AND
- BUTTLE CLUBS, AS DEFINED BY THIS CHAPTER.

**ENVISION**  
 CONSULTING  
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 JACKSONVILLE, FL 32207  
 (904) 881-4146  
 www.envisionplanning.com  
 CA Lic No. 35951

**East Colonial Apartments**  
 Orlando Orange County, Florida

**DATE**  
 04/20/2020  
**SCALE**  
 1" = 40'-0" (PLAN)  
 1" = 20'-0" (SECTION)  
**REVISION DESCRIPTION**  
 01: 04/20/2020: 100% PERMITS REVIEW  
 02: 04/20/2020: 100% PERMITS REVIEW  
 03: 04/20/2020: 100% PERMITS REVIEW  
 04: 04/20/2020: 100% PERMITS REVIEW  
 05: 04/20/2020: 100% PERMITS REVIEW

**Overall Site Plan**  
**C-2.0**