

Board of County Commissioners

Public Hearings

June 2, 2020

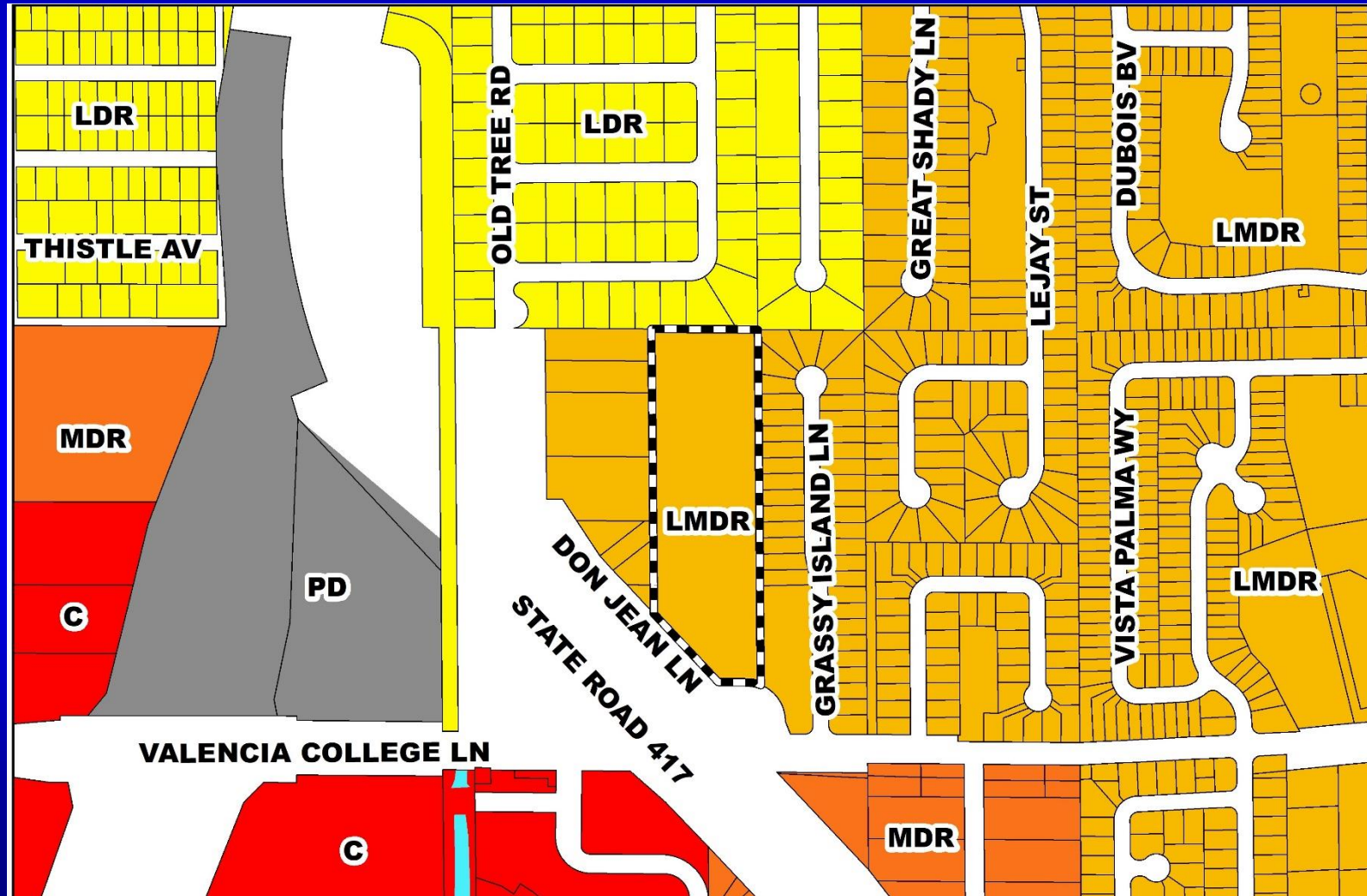


Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan

- Case:** PSP-17-11-357
- Project Name:** Valencia Subdivision PD / Valencia College Lane Subdivision PSP
- Applicant:** Val P. Taylor, Hamilton Engineering & Surveying, Inc.
- District:** 3
- Acreage:** 7.91 gross acres
- Location:** Generally located north of Valencia College Lane and east of State Road 417
- Request:** To subdivide 7.91 acres in order to construct 60 single-family attached residential dwelling units.

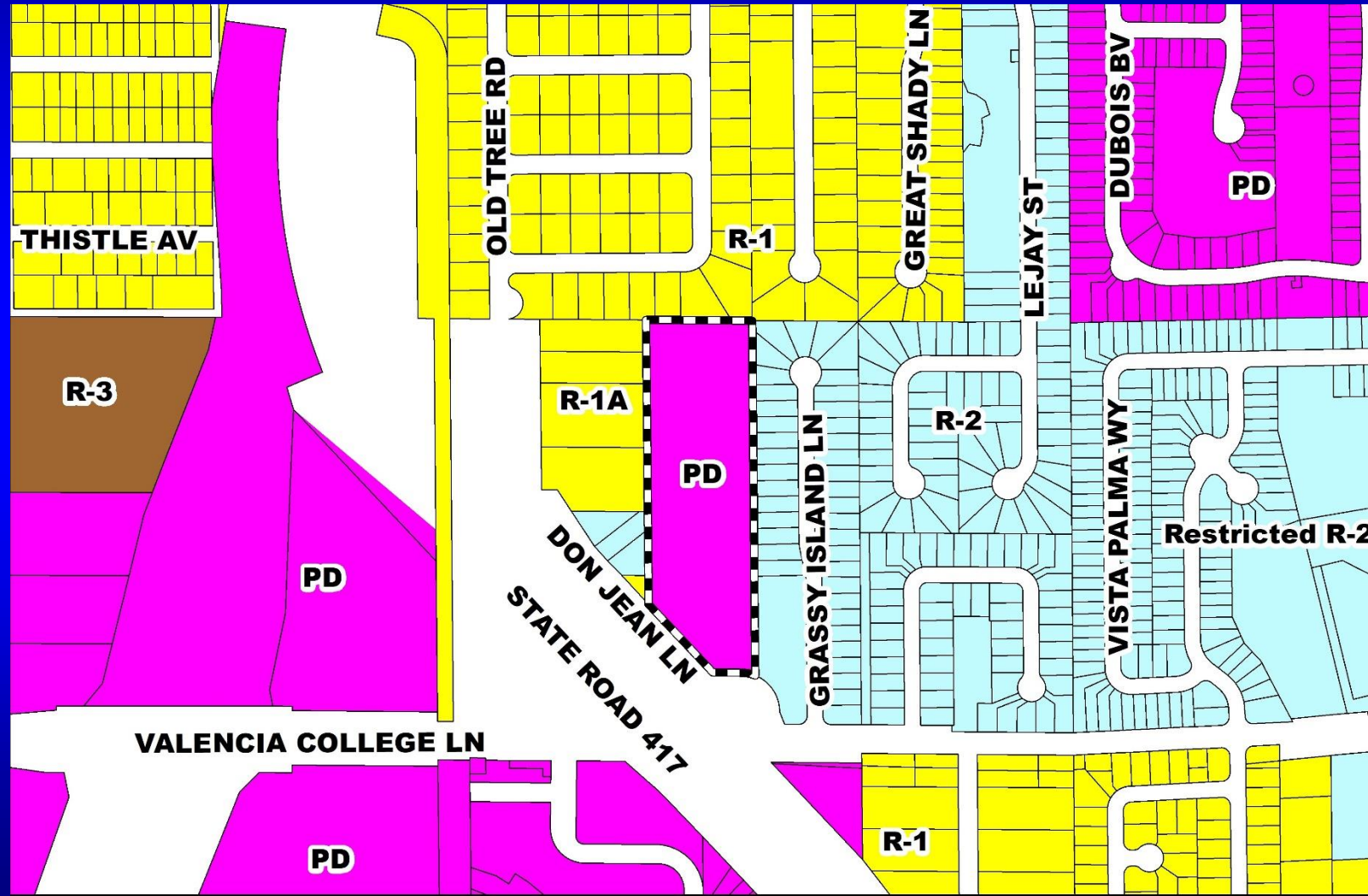


Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Future Land Use Map



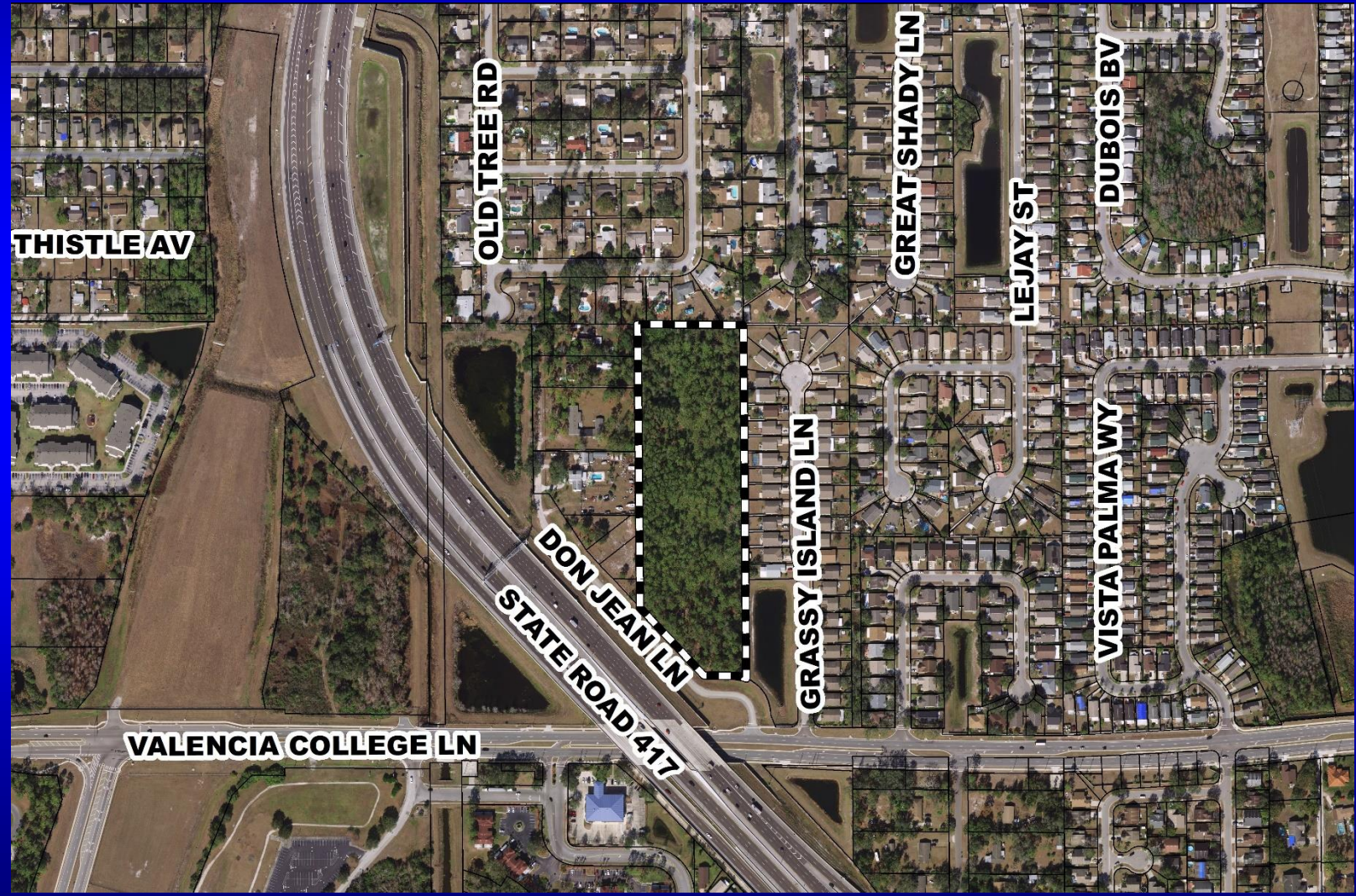


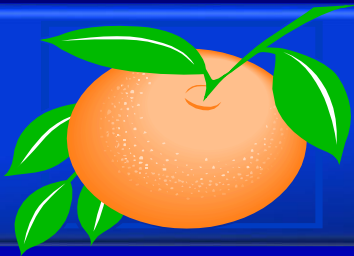
Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Zoning Map





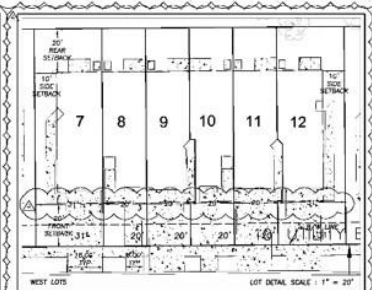
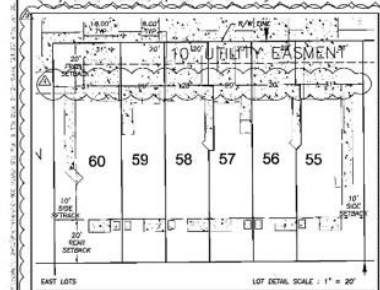
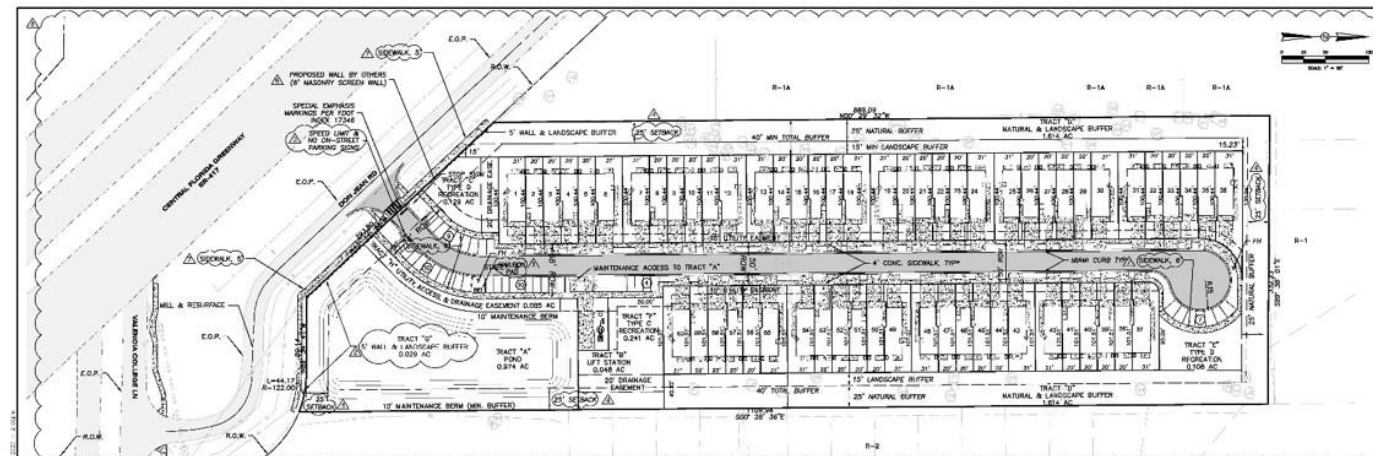
Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Aerial Map





Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



	DRIVEWAY PARKING	STREET PARKING	TOTAL
SINGLE DRIVEWAY	20	20	40
DRIVEWAY	80	20	100
REQUIRED	100	40	140
PROVIDED	100	40	140

REQUIRED SPACE:
 1. ALL SPACES AND DRIVEWAYS SHALL BE PROVIDED AS SHOWN AND SHALL COMPLY WITH CHAPTER 25.23-25.25 OF THE ORANGE COUNTY CODE.
 2. SPACES SHALL BE 9 FT. WIDE.
 3. DRIVEWAY SPACES SHALL BE 10 FT. WIDE.
 4. DRIVEWAY SPACES SHALL BE 10 FT. WIDE.
 5. DRIVEWAY SPACES SHALL BE 10 FT. WIDE.

PARCEL I.D.#	24-22-30-0000-00-002
ZONING	PD - PLANNED DEVELOPMENT
FUTURE LAND USE	PD - PLANNED DEVELOPMENT
JURISDICTION	ORANGE COUNTY
PROJECT AREA (SEE 24.122. A.M)	7.818
PROPOSED DEVELOPMENT	ATTACHED SINGLE FAMILY
PROPOSED LOT TOTAL	80
MINIMUM LIVING AREA	1,000 S.F. / DU
NET UNITS PER ACRE (ENVIRONMENTAL DENSITY)	7.58 UNITS PER ACRE
MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	100'
MAXIMUM BUILDING HEIGHT	35' - TWO STORY
MAXIMUM BUILDING LOT COVERAGE	60%
OPEN SPACE REQUIREMENTS	10%
RECREATION AREA (2.5 AC./100 RESIDENCES) (2.1 RESIDENCES/HOUSEHOLD)	0.465 ACRES
PROHIBITED SCHOOL POPULATION (80 DOLLING UNITS & 800 STUDENTS)	20 STUDENTS
1/2 AC. AVERAGE DAILY TRIPS (80 LOTS X 0.81 A.M)	ADT = 348.0
FIRE PROTECTION ORANGE COUNTY FIRE RESCUE	1,000 GPM
EXISTING VEGETATION	WOODED
STORMWATER	STORMWATER FACILITY ON SITE
IRREGULAR SCHEDULE	SINGLE PHASE PROJECT
IMPACTED WETLAND AREA	NO WETLANDS ON SITE PER OAC-18-01-009
MINIMUM LOT AREA	1,000 S.F.



ITEM	AREA (AC.)	MAINTENANCE	OPEN SPACE	RECREATION AREA	OWNERSHIP
A	0.974	0.508	0.000	H.O.A.	ORANGE COUNTY
B	0.048	0.000	0.000	H.O.A.	ORANGE COUNTY
C	0.129	0.118	0.118	H.O.A.	H.O.A.
D	3.722	H.O.A.	1.074	H.O.A.	H.O.A.
E	0.108	H.O.A.	0.108	0.108	H.O.A.
F	0.241	H.O.A.	0.239	0.239	H.O.A.
G	0.029	H.O.A.	0.029	H.O.A.	H.O.A.
LOTS	3.300	LOT OWNER			ORANGE COUNTY
STORMWATER MANAGEMENT	1.349	ORANGE COUNTY	0.0850		H.O.A.
UTILITY ACCESS, DRAINAGE EASEMENT	0.085	H.O.A.	0.0850		H.O.A.
TOTALS	7.890		2.7010	0.4650	

ITEM	AREA (AC.)	MAINTENANCE	OPEN SPACE	RECREATION AREA	OWNERSHIP
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E	0.108	H.O.A.	0.108	0.108	H.O.A.
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UTILITY ACCESS, DRAINAGE EASEMENT	0.085	H.O.A.	0.0850		H.O.A.
TOTALS	7.890		2.7010	0.4650	

FRONT	20'-0"
BACK	20'-0"
SELSIDESET	10'-0"
END LOTS	10'-0"
SIDE TO SIDE	20'-0"
REAR TO REAR/FRONT TO FRONT	80'-0"

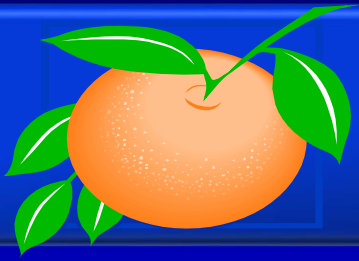
HAMILTON
ENGINEERING & SURVEYING, INC.

MASTER SITE PLAN & SITE DATA

VALENCIA SUBDIVISION
VALENCIA COLLEGE LANE, ORLANDO
ORANGE COUNTY, FLORIDA

DATE: 01-08-20
SCALE: 1" = 40'

C-400



New Condition of Approval #21

21. Prior to issuance of Certificate of Completion for the subdivision infrastructure, the applicant / developer shall construct an extension of the sidewalk within the Don Jean Lane right-of-way from the eastern property line southeast to connect to the existing sidewalk adjacent to Valencia College Lane.



Action Requested

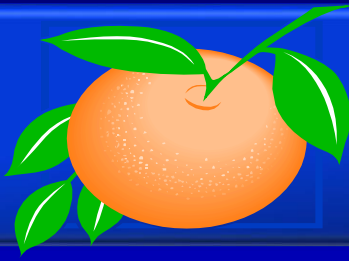
Make a finding of consistency with the Comprehensive Plan and approve the Valencia Subdivision PD / Valencia College Lane Subdivision PSP dated “Received February 27, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report, as amended to include new condition #21.

District 3



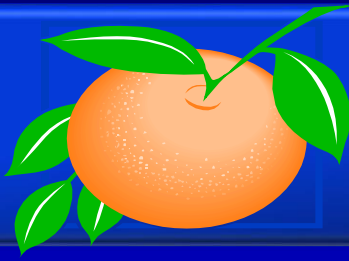
RZ-19-10-044 – Stephen Allen Planning and Zoning Commission (PZC) Board-Called Hearing

- Case:** RZ-19-10-044
- Applicant:** Stephen Allen, Civil Corp Engineering, Inc.
- District:** 3
- Location:** 5177 Hoffner Ave; or generally located on the west side of Petroff Avenue, 230 feet north of Hoffner Avenue
- Acreage:** 3.90 gross acre
- From:** R-2 (Residential District) (Restricted)
- To:** R-2 (Residential District)
- Proposed Use:** Thirty-eight (38) single-family attached residential dwelling units



Golden Keys Condo Planned Development / Land Use Plan

- Case:** LUP-18-06-204
- Project Name:** Golden Keys Condo Planned Development / Land Use Plan
- Applicant:** Quang Lam, Lam Civil Engineering, Inc.
- District:** 3
- Acreage:** 4.35 gross acres
- Location:** 2143 S. Goldenrod Road; or generally located on the east side of Goldenrod Road, approximately 740 feet north of Curry Ford Road.
- Request:** To rezone 4.35 gross acres from R-1A (Single-Family Dwelling District) to PD (Planned Development District), in order to construct thirty (30) multi-family dwelling units. Two (2) waivers from Orange County Code related to building setbacks and building separation are associated with this request.

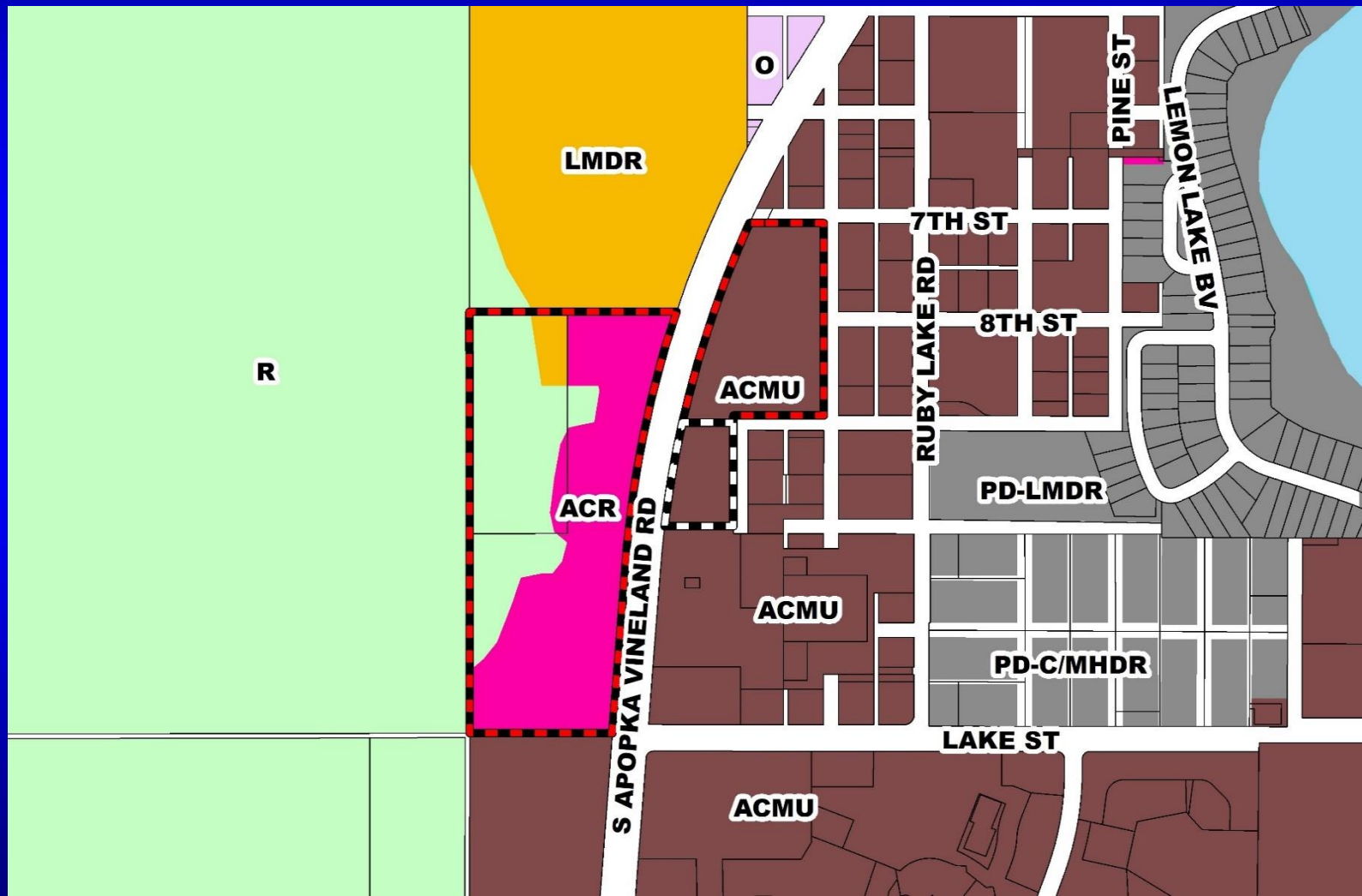


Davis Planned Development / Land Use Plan

- Case:** CDR-19-12-402
- Project Name:** Davis Planned Development
- Applicant:** Momtaz Barq, P.E., Terra-Max Engineering
- District:** 1
- Acreage:** 25.61 gross acres (overall PD)
1.65 gross acres (affected parcel only)
- Location:** 8805 10th Street; Generally north of Lake Street, east of S. Apopka Vineland Road, and west of Ruby Lake Road.
- Request:** To remove cross-access between Phase 2 - Parcels 2 and 3; and to remove BCC Conditions of Approval 6 and 7 from April 23, 2002, which required sloped tile roofs and that the rear façade of commercial buildings to be designed as a front façade. Additionally, seven (7) waivers from Orange County Code related to façade treatment, landscaping, and sidewalks are associated with this request.

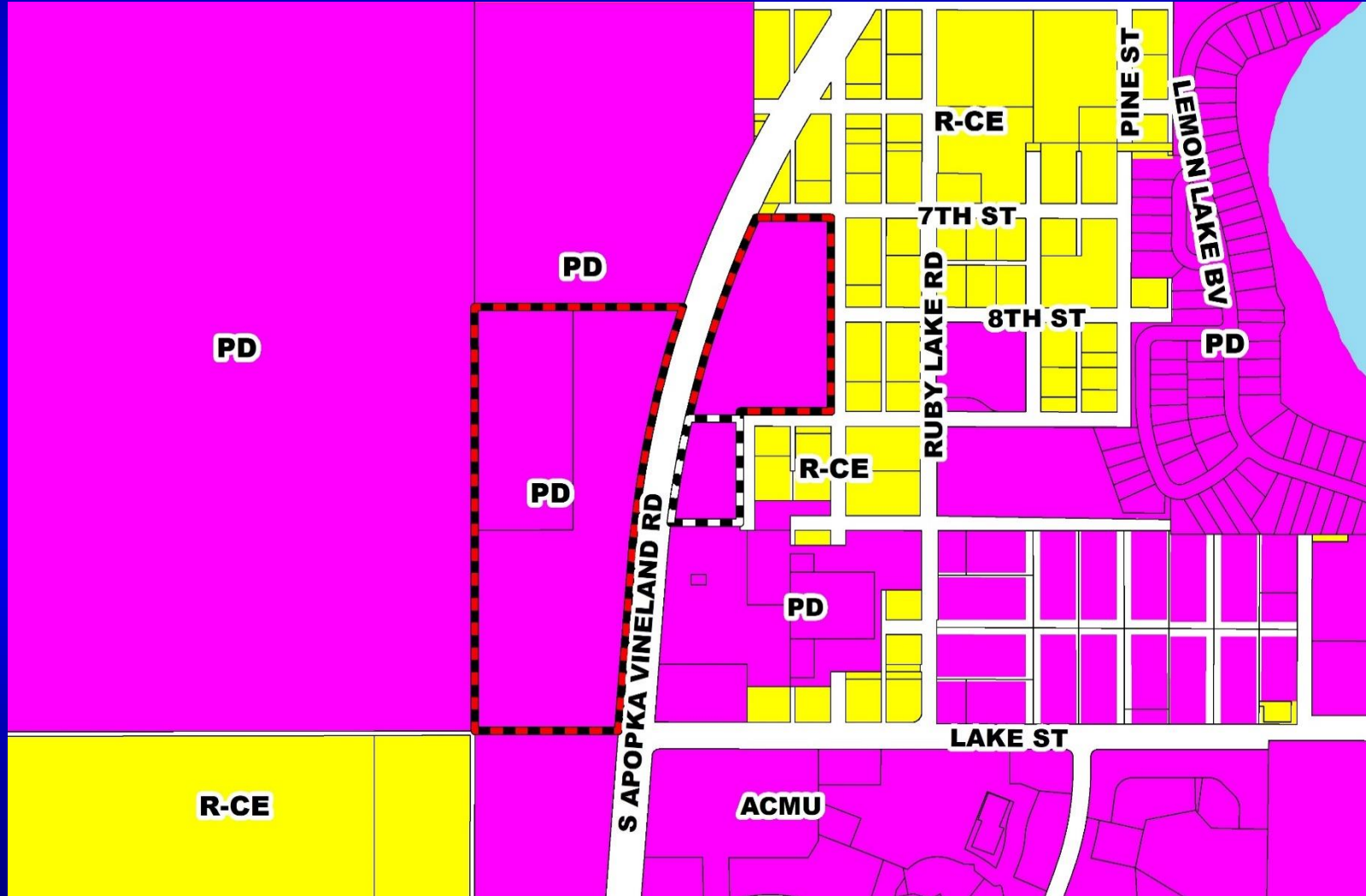


Davis Planned Development / Land Use Plan Future Land Use Map



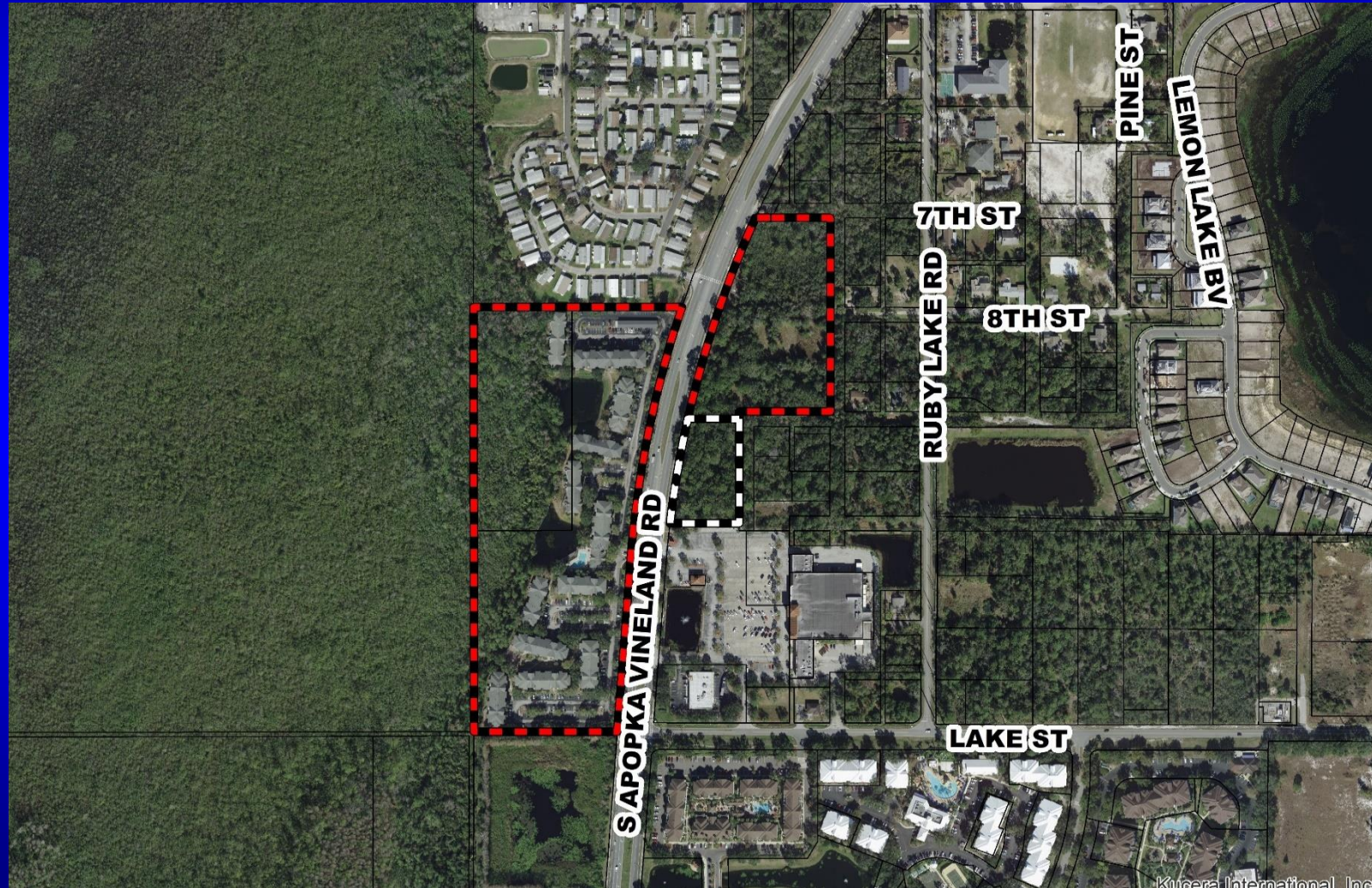


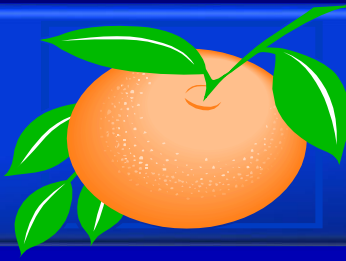
Davis Planned Development / Land Use Plan Zoning Map



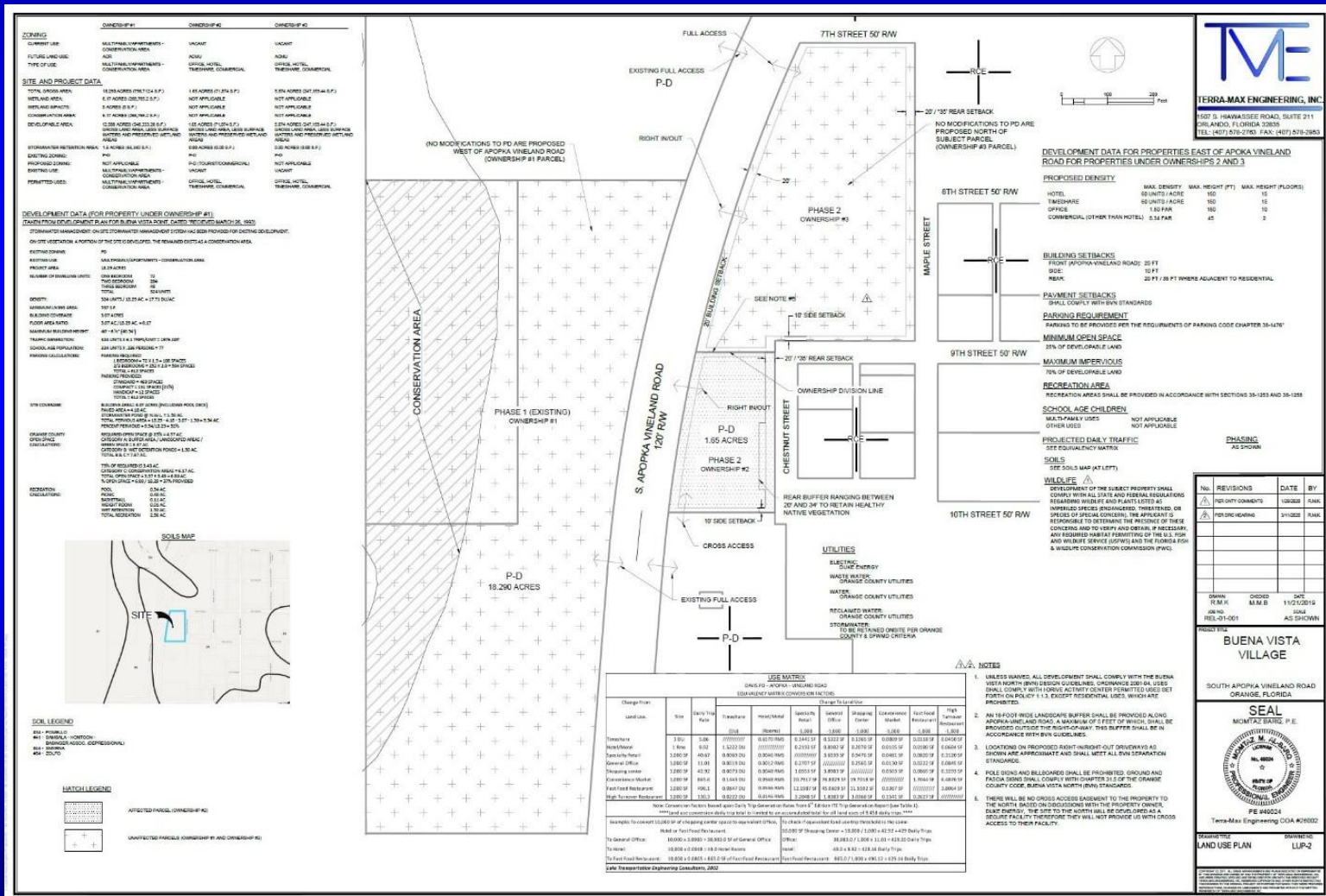


Davis Planned Development / Land Use Plan Aerial Map





Davis Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Davis Planned Development / Land Use Plan (PD/LUP) dated “Received April 2, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

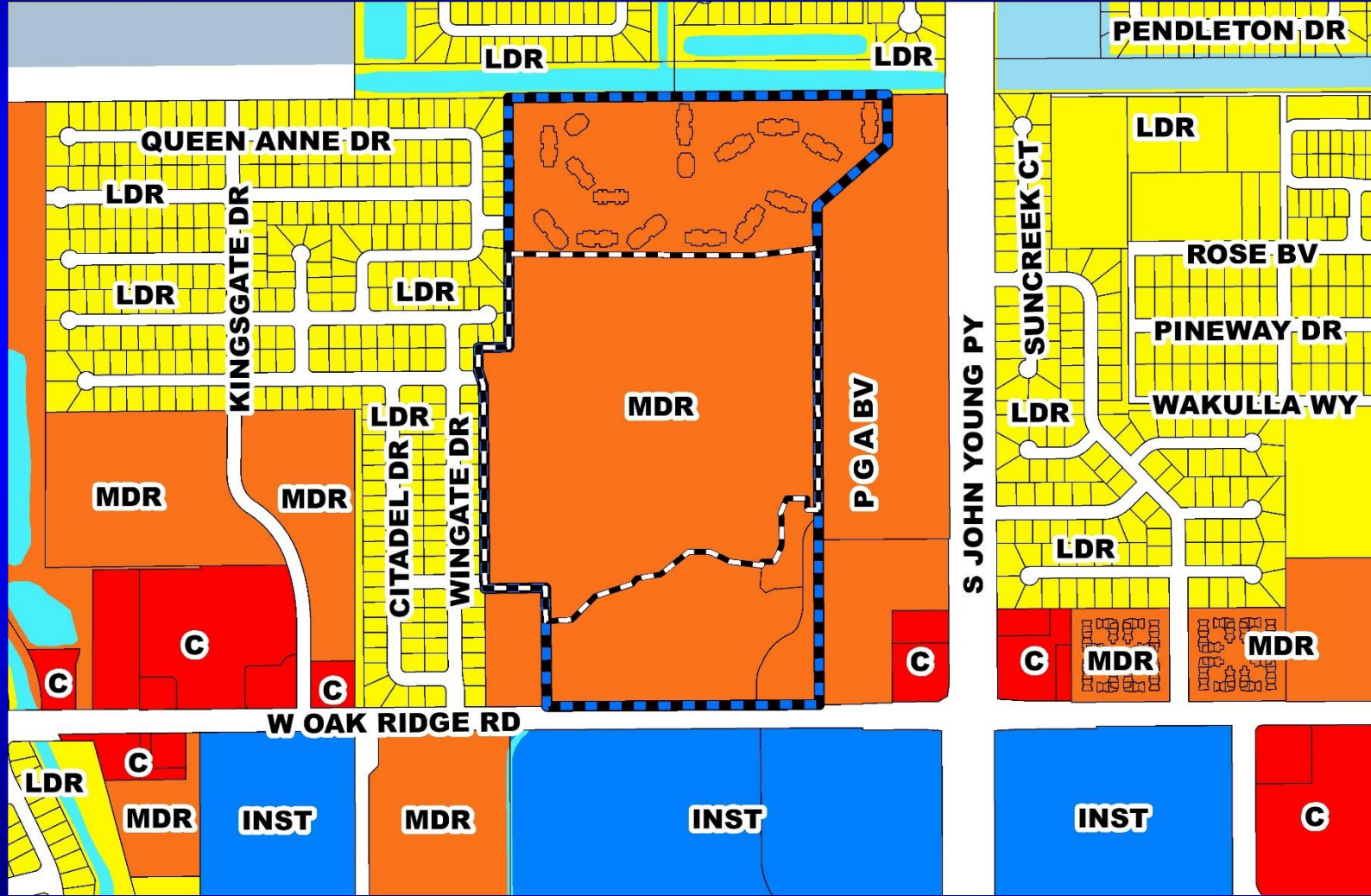


Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan

- Case:** CDR-19-08-264
- Project Name:** Cannongate (The Greens / Thousand Oaks) Planned Development
- Applicant:** Jay R. Jackson, P.E., Kimley-Horn & Associates, Inc.
- District:** 6
- Acreage:** 82.15 gross acres (overall PD)
43.64 gross acres (affected parcel only)
- Location:** Generally north of W. Oak Ridge Road, south of Conroy Road, east of Wingate Drive, and west of S. John Young Parkway
- Request:** To use the trip equivalency matrix to convert the approved 30,000 square feet commercial health club / clubhouse uses into 27,180 square feet of C-1 (Retail Commercial District) uses and to delete Board Condition of Approval #7 from September 25, 1989, which prohibited commercial uses other than the health club and pro shop for the golf course. Additionally, three (3) waivers from Orange County Code related to building height and building setbacks are associated with this request.

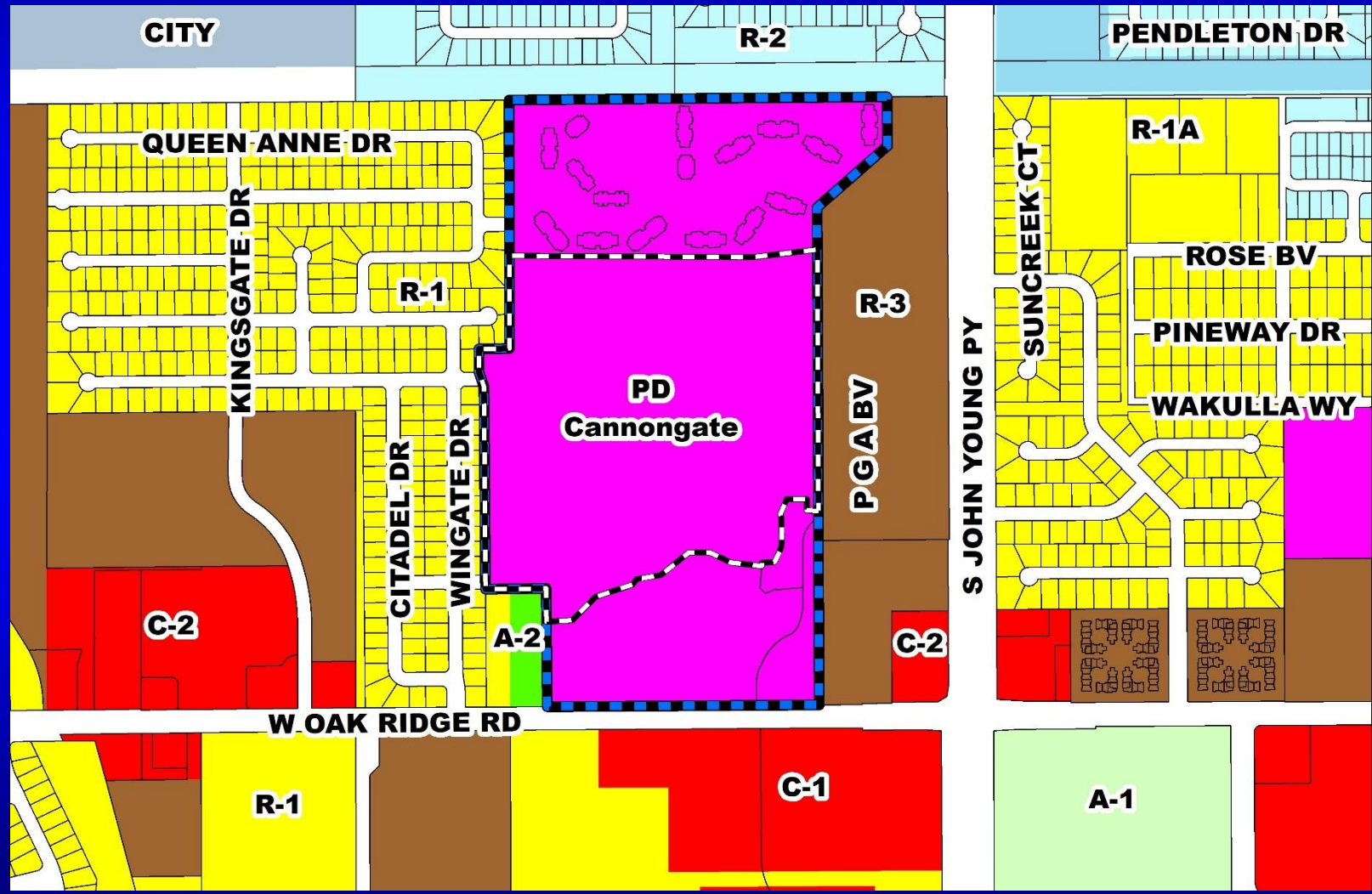


Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Future Land Use Map



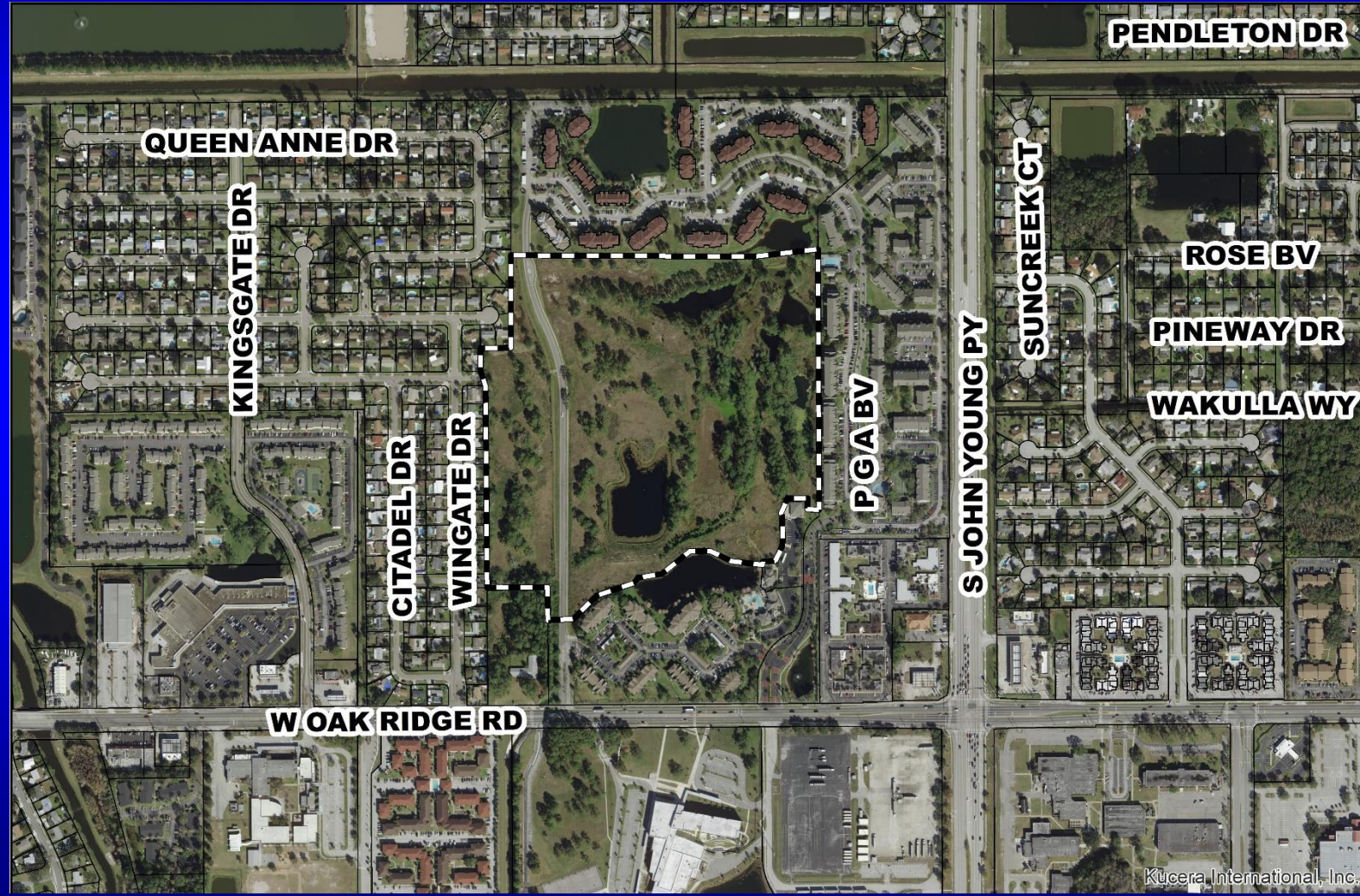


Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Zoning Map



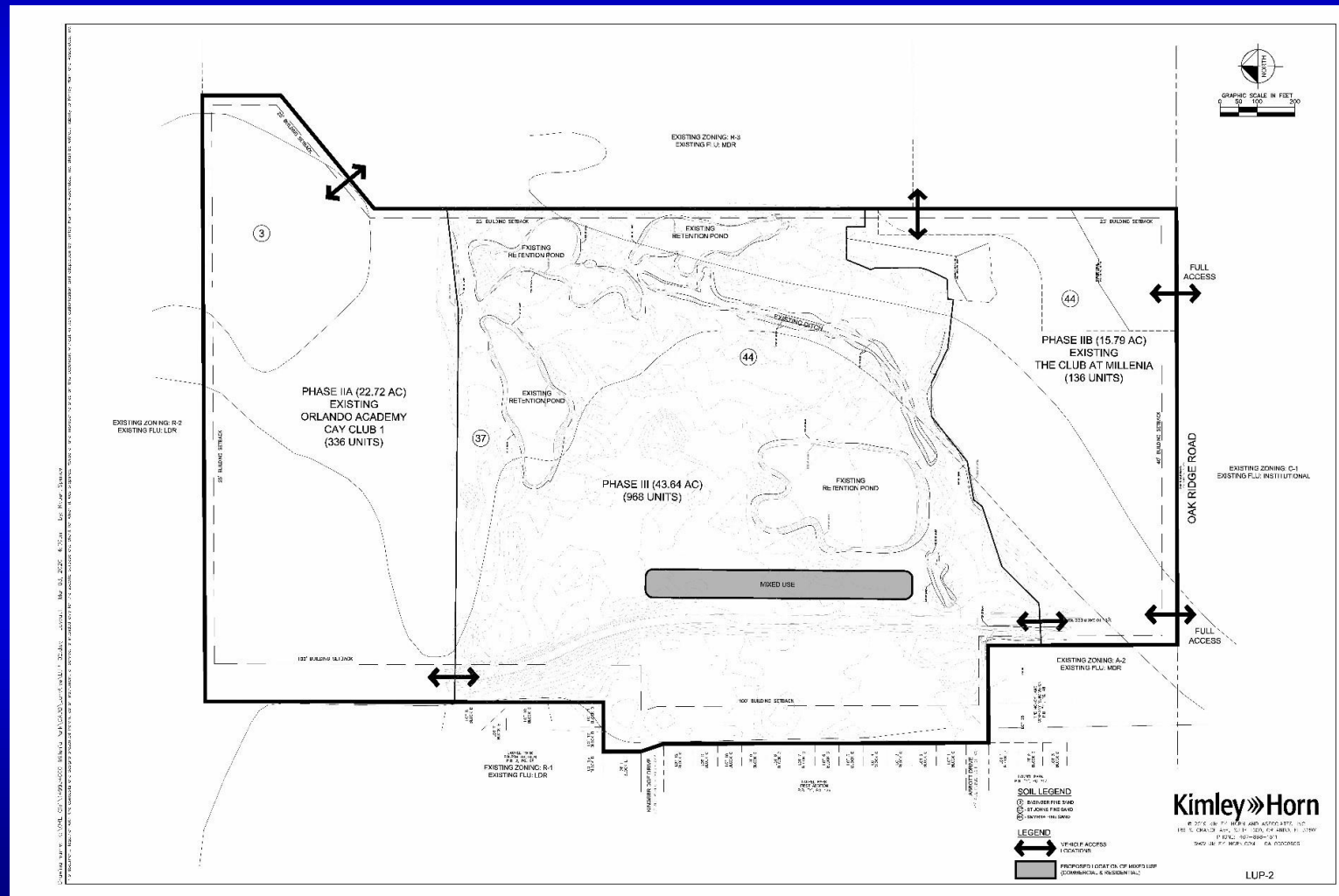


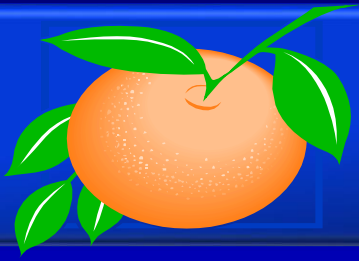
Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Aerial Map





Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Overall Land Use Plan

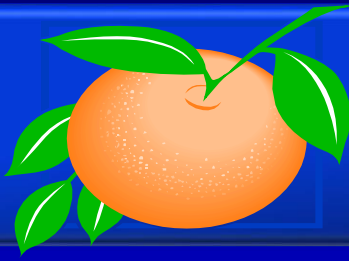




Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan (PD/LUP) dated “Received February 18, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 6



River Run at Valencia Planned Development / Land Use Plan

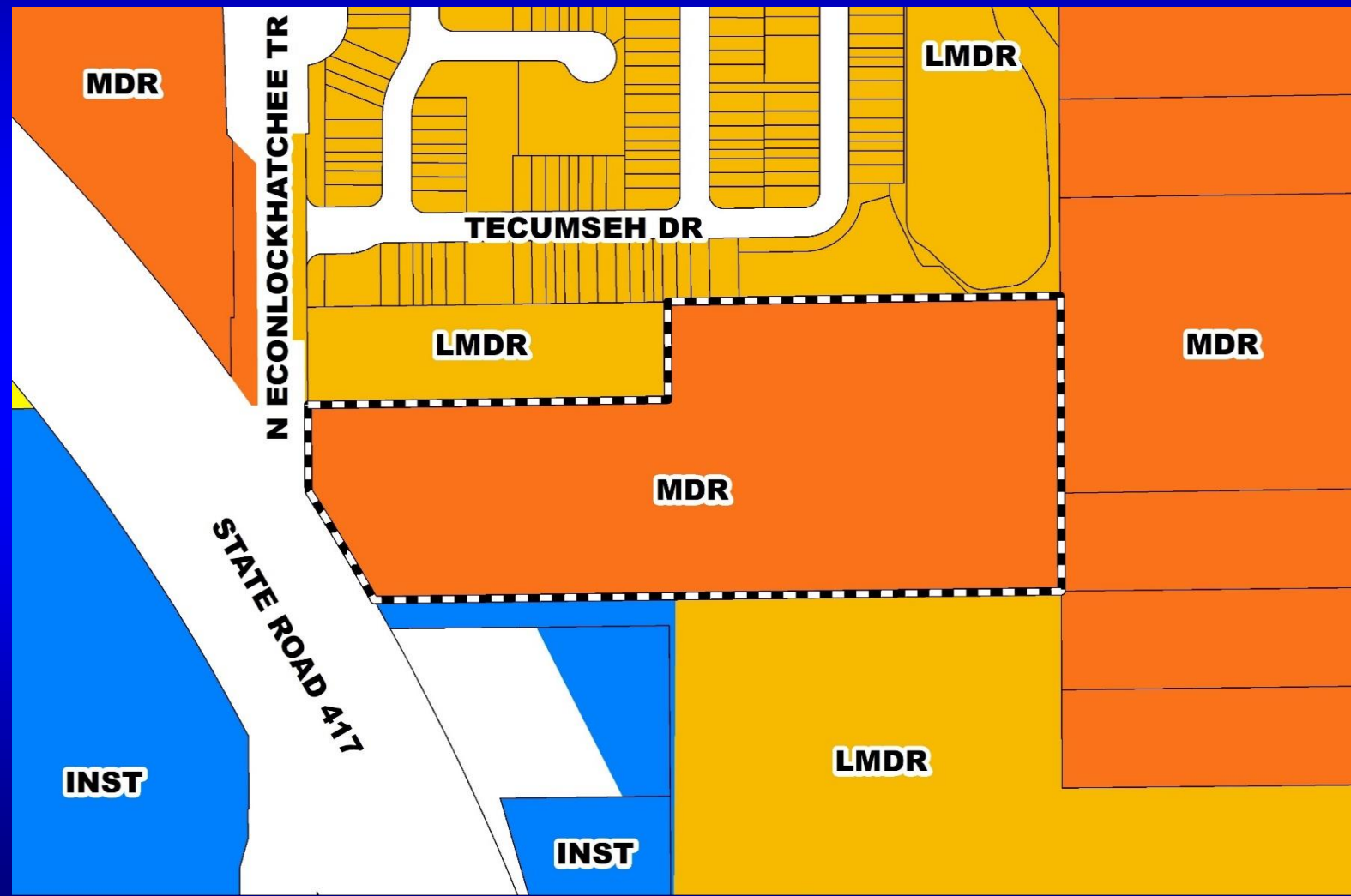
- Case:** CDR-19-09-312
- Project Name:** River Run at Valencia Planned Development
- Applicant:** Ian McCook, Nvision Development Management Services
- District:** 3
- Acreage:** 12.30 gross acres
- Location:** Generally located north of SR 417 and east of Econlockhatchee Trail
- Request:** To use request one (1) waiver from Orange County Code to allow for a six (6) foot high opaque vinyl fence along the southern property line, northern property line, and adjacent to the SR 417 right-of-way, in lieu of a six (6) foot high masonry, brick, or block wall.



River Run at Valencia

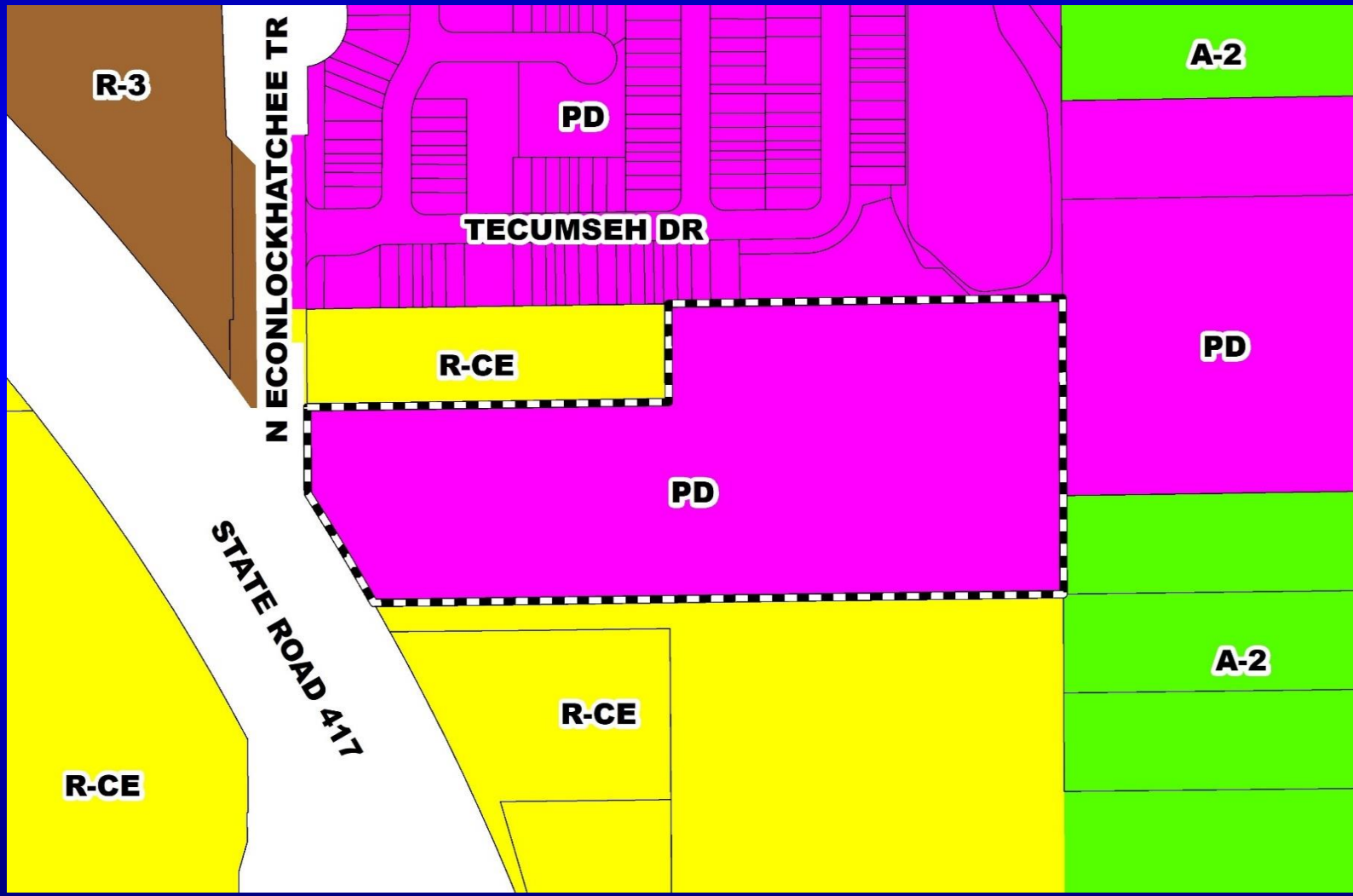
Planned Development / Land Use Plan

Future Land Use Map



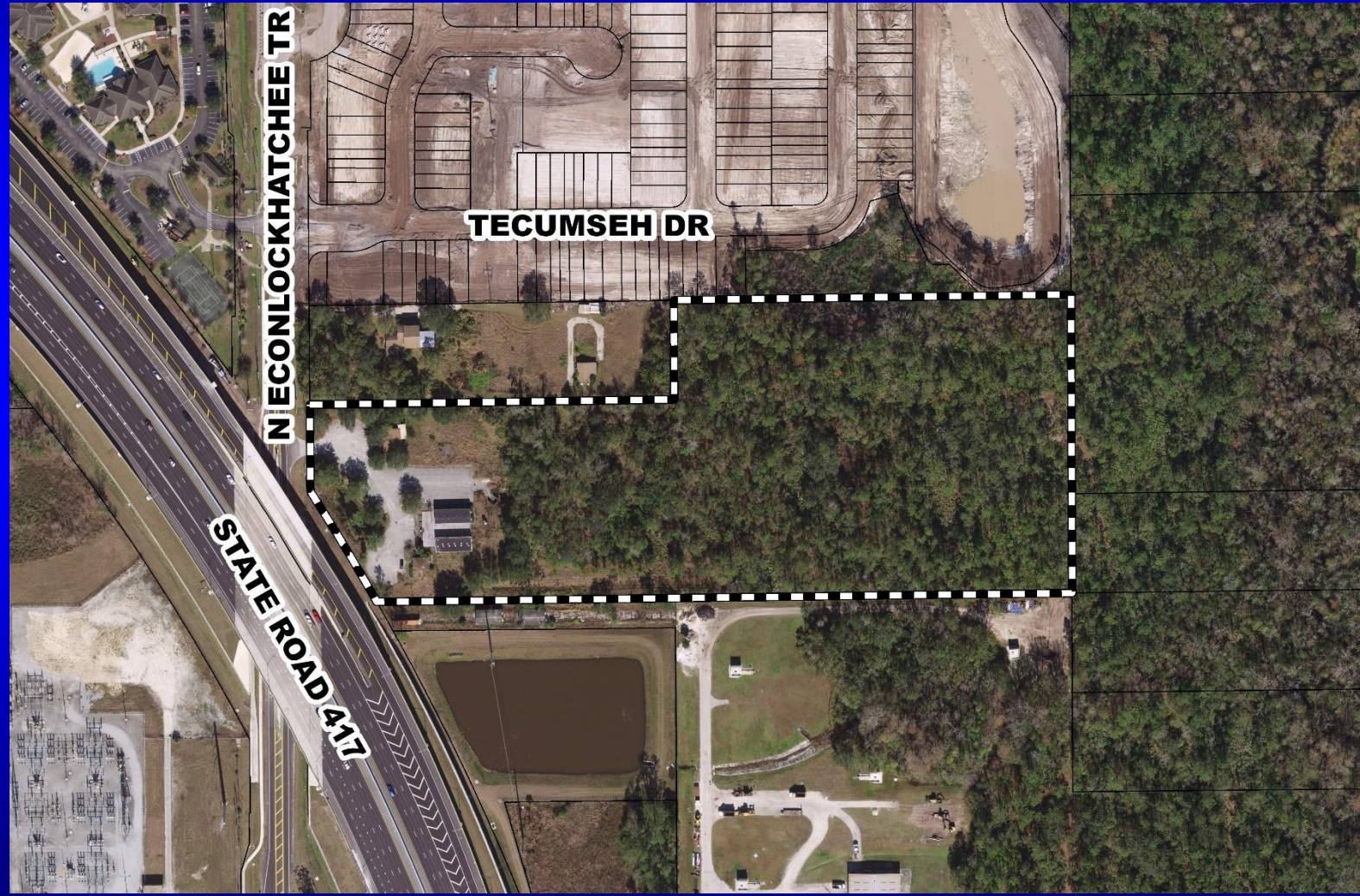


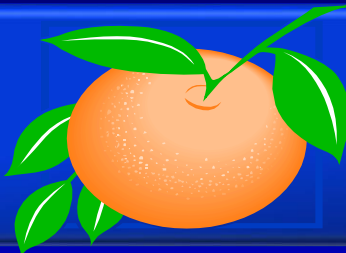
River Run at Valencia Planned Development / Land Use Plan Zoning Map





River Run at Valencia Planned Development / Land Use Plan Aerial Map

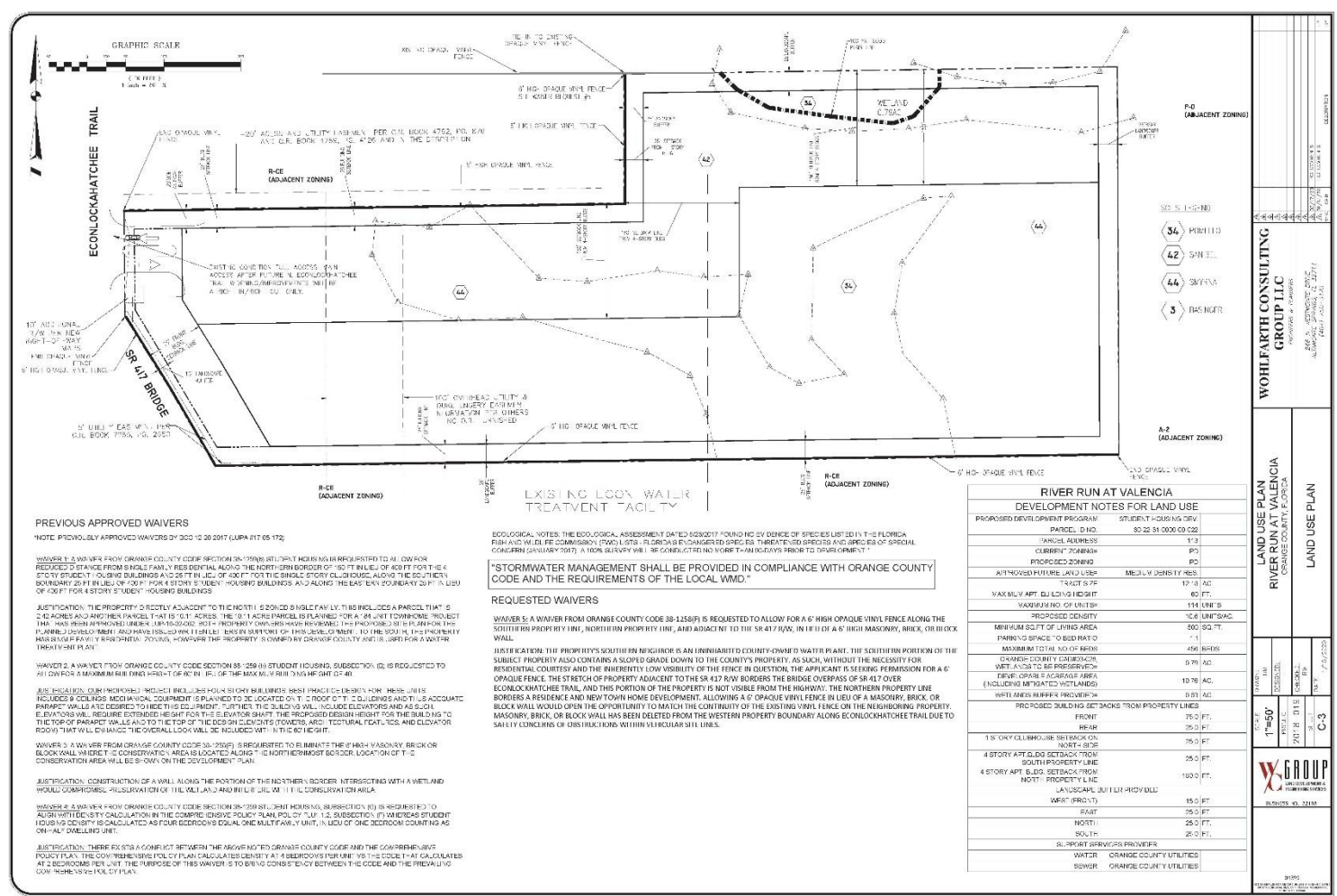




River Run at Valencia

Planned Development / Land Use Plan

Overall Land Use Plan



PREVIOUS APPROVED WAIVERS

NOTE: PREVIOUSLY APPROVED WAIVERS BY 2002 10 20 2017 (LUPA #17 05 172)

WAIVER 1: A WAIVER FROM ORANGE COUNTY CODE SECTION 38-128(B) STUDDENT HOUSING IS REQUESTED TO ALLOW FOR REDUCED SETBACK FROM SHELBY FAMILY RESIDENTIAL ALONG THE NORTHERN BORDER OF 50 FT IN LIEU OF 60 FT FOR THE 4 STORY STUDENT HOUSING BUILDING AND 7 FT IN LIEU OF 10 FT FOR THE BUILDING TO BE ADJACENT TO THE PROPERTY BOUNDARY 20 FT IN LIEU OF 30 FT FOR 4 STORY STUDENT HOUSING BUILDINGS ADJACENT TO THE EASTERN BOUNDARY 20 FT IN LIEU OF 30 FT FOR 4 STORY STUDENT HOUSING BUILDINGS.

JUSTIFICATION: THE PROPERTY IS ADJACENT TO THE EXISTING ECONLOCKHATCHEE TRAIL AND THE TRAIL TOWNSHIP PROJECT HAS BEEN APPROVED UNDER LUPA #15 02 02 2017. THE PROJECT IS IN COMPLIANCE WITH THE TRAIL TOWNSHIP PROJECT AND THE TRAIL TOWNSHIP PROJECT IS IN COMPLIANCE WITH THE TRAIL TOWNSHIP PROJECT. THE TRAIL TOWNSHIP PROJECT IS IN COMPLIANCE WITH THE TRAIL TOWNSHIP PROJECT.

WAIVER 2: A WAIVER FROM ORANGE COUNTY CODE SECTION 38-128(B) STUDDENT HOUSING, SUBSECTION (C) IS REQUESTED TO ALLOW FOR A MINIMUM BUILDING HEIGHT OF 6 FT, IN LIEU OF THE MAXIMUM BUILDING HEIGHT OF 40 FT.

JUSTIFICATION: THE PROPOSED STUDENT HOUSING BUILDING IS PLANNED TO BE LOCATED ON THE 2ND FLOOR OF THE BUILDING AND THE BUILDING WILL BE ADJACENT TO THE TRAIL TOWNSHIP PROJECT. THE TRAIL TOWNSHIP PROJECT IS IN COMPLIANCE WITH THE TRAIL TOWNSHIP PROJECT.

WAIVER 3: A WAIVER FROM ORANGE COUNTY CODE 38-128(B) IS REQUESTED TO ELIMINATE THE 6' HIGH MASONRY BRICK OR BLOCK WALL WHERE THE CONSERVATION AREA IS LOCATED ALONG THE NORTHERN MOST BORDER. LOCATION OF THE CONSERVATION AREA WILL BE DETERMINED ON THE DEVELOPMENT PLAN.

JUSTIFICATION: CONSTRUCTION OF A WALL ALONG THE POSITION OF THE NORTHERN BORDER, INTERSECTING WITH A WETLAND WOULD CONSTITUTE A VIOLATION OF THE CLEAN WATER ACT AND THE CLEAN WATER ACT.

WAIVER 4: A WAIVER FROM ORANGE COUNTY CODE SECTION 38-128(B) STUDENT HOUSING, SUBSECTION (C) IS REQUESTED TO ALLOW FOR A MINIMUM BUILDING HEIGHT OF 6 FT, IN LIEU OF THE MAXIMUM BUILDING HEIGHT OF 40 FT.

JUSTIFICATION: THE PROPOSED STUDENT HOUSING BUILDING IS PLANNED TO BE LOCATED ON THE 2ND FLOOR OF THE BUILDING AND THE BUILDING WILL BE ADJACENT TO THE TRAIL TOWNSHIP PROJECT. THE TRAIL TOWNSHIP PROJECT IS IN COMPLIANCE WITH THE TRAIL TOWNSHIP PROJECT.

JUSTIFICATION: THERE IS NO CONFLICT BETWEEN THE ABOVE NOTED ORANGE COUNTY CODE AND THE COMPREHENSIVE POLICY PLAN. THE COMPREHENSIVE POLICY PLAN CALCULATES DENSITY AT 4 BEDROOMS PER UNIT VS THE CODE THAT CALCULATES AT 2 BEDROOMS PER UNIT. THE PURPOSE OF THIS WAIVER IS TO BRING CONSISTENCY BETWEEN THE CODE AND THE PREVIOUSLY CONSIDERED POLICY PLAN.

ECOLOGICAL NOTES: THE ECOLOGICAL ASSESSMENT DATED 02/20/2017 FOUND NO CYCOPUS SPECIES LISTED IN THE FLORIDA FISH AND WILDLIFE COMMISSION (FWC) LIST. FLORIDA ENDANGERED SPECIES (THE BLENDED SPINOSA AND SPINOSA SPECIES CONCERN JANUARY 2017). A TRAIL SURVEY WILL BE CONDUCTED NO LATER THAN 30 DAYS PRIOR TO DEVELOPMENT.

"STORMWATER MANAGEMENT SHALL BE PROVIDED IN COMPLIANCE WITH ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WMD."

REQUESTED WAIVERS

WAIVER 5: A WAIVER FROM ORANGE COUNTY CODE 38-125(B) IS REQUESTED TO ALLOW FOR A 6' HIGH OPAQUE VINYL FENCE ALONG THE SOUTHERN PROPERTY LINE, NORTHERN PROPERTY LINE, AND ADJACENT TO THE SR 417 BRIDGE, IN LIEU OF A 6' HIGH MASONRY BRICK OR BLOCK WALL.

JUSTIFICATION: THE PROPERTY'S SOUTHERN NEIGHBOR IS AN UNINCORPORATED COUNTY-OWNED WATER PLANT. THE SOUTHERN PORTION OF THE SUBJECT PROPERTY ALSO CONTAINS A SLOPED GRADE DOWN TO THE COUNTY'S PROPERTY. AS SUCH, WITHOUT THE NECESSITY FOR RESIDENTIAL COURTESY AND THE INHERENTLY LOW VISIBILITY OF THE FENCE IN QUESTION, THE APPLICANT IS SEEKING PERMISSION FOR A 6' OPAQUE VINYL FENCE. THE STRETCH OF PROPERTY ADJACENT TO THE SR 417 BRIDGE THE BRIDGE OVERPASS OF SR 417 OVER ECONLOCKHATCHEE TRAIL, AND THIS PORTION OF THE PROPERTY IS NOT VISIBLE FROM THE HIGHWAY. THE NORTHERN PROPERTY LINE BORDERS A RESIDENTIAL AND NEW TOWN HOME DEVELOPMENT. ALLOWING A 6' OPAQUE VINYL FENCE IN LIEU OF A MASONRY BRICK OR BLOCK WALL WOULD OPEN THE OPPORTUNITY TO MATCH THE CONTRIBUTION OF THE EXISTING VINYL FENCE ON THE NEIGHBORING PROPERTY. MASONRY BRICK OR BLOCK WALL HAS BEEN SELECTED FROM THE WESTERN PROPERTY BOUNDARY ALONG ECONLOCKHATCHEE TRAIL DUE TO SAFETY CONCERNS OR OBSTRUCTIONS WITHIN NEIGHBORING SITES.

RIVER RUN AT VALENCIA

DEVELOPMENT NOTES FOR LAND USE

PROPOSED DEVELOPMENT PROGRAM	STUDENT HOUSING
PARCEL ID NO.	02 22 51 000 09 022
PARCEL ADDRESS	1/3
CURRENT ZONING	P-D
PROPOSED ZONING	P-D
APPROVED FUTURE LAND USE	MEDIUM DENSITY RES.
TRACT SIZE	17.18 AC
MAXIMUM APT. BUILDING HEIGHT	60 FT
MINIMUM LOT OR UNIT SIZE	114 SQ. FT.
PROPOSED DENSITY	12.48 UNITS/AC
MINIMUM SQ. FT. OF LIVING AREA	500 SQ. FT.
MINIMUM SPACE TO BED RATIO	7:1
MINIMUM TOTAL NO. OF BEDS	456 BEDS
ORANGE COUNTY CODES FOR SETBACKS TO BE PRESERVED	57' 0" ADJ. ECONLOCKHATCHEE TRAIL (INCLUDING TREATED WETLANDS)
WEST ARMS BUFFER PROVISION	0' 0" ADJ.

SETBACKS FROM PROPERTY LINES

FRONT	75.0 FT.
REAR	75.0 FT.
18' CITY CLUBHOUSE SETBACK ON NORTH SIDE	75.0 FT.
4 STORY APT. B.D.S. SETBACK FROM SOUTH PROPERTY LINE	25.0 FT.
4 STORY APT. B.D.S. SETBACK FROM NORTH PROPERTY LINE	160.0 FT.
WEST (PROV.)	15.0 FT.
EAST	25.0 FT.
NORTH	25.0 FT.
SOUTH	25.0 FT.

SUBMIT SERVICES PROVIDED

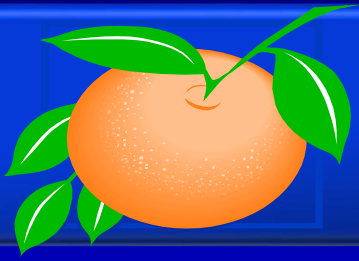
WATER	ORANGE COUNTY UTILITIES
SEWER	ORANGE COUNTY UTILITIES

WOHlfARTH CONSULTING GROUP LLC
 2015 W. UNIVERSITY BLVD.
 SUITE 200, ORLANDO, FL 32811
 PHONE: 407.281.2271
 FAX: 407.281.2272

LAND USE PLAN
 RIVER RUN AT VALENCIA
 ORANGE COUNTY, FLORIDA

LAND USE PLAN

X GROUP
 2000 S. WINDY RIDGE BLVD.
 SUITE 200, WEST PALM BEACH, FL 33411
 PHONE: 561.733.3333



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the River Run at Valencia Planned Development / Land Use Plan (PD/LUP) dated “Received March 18, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3

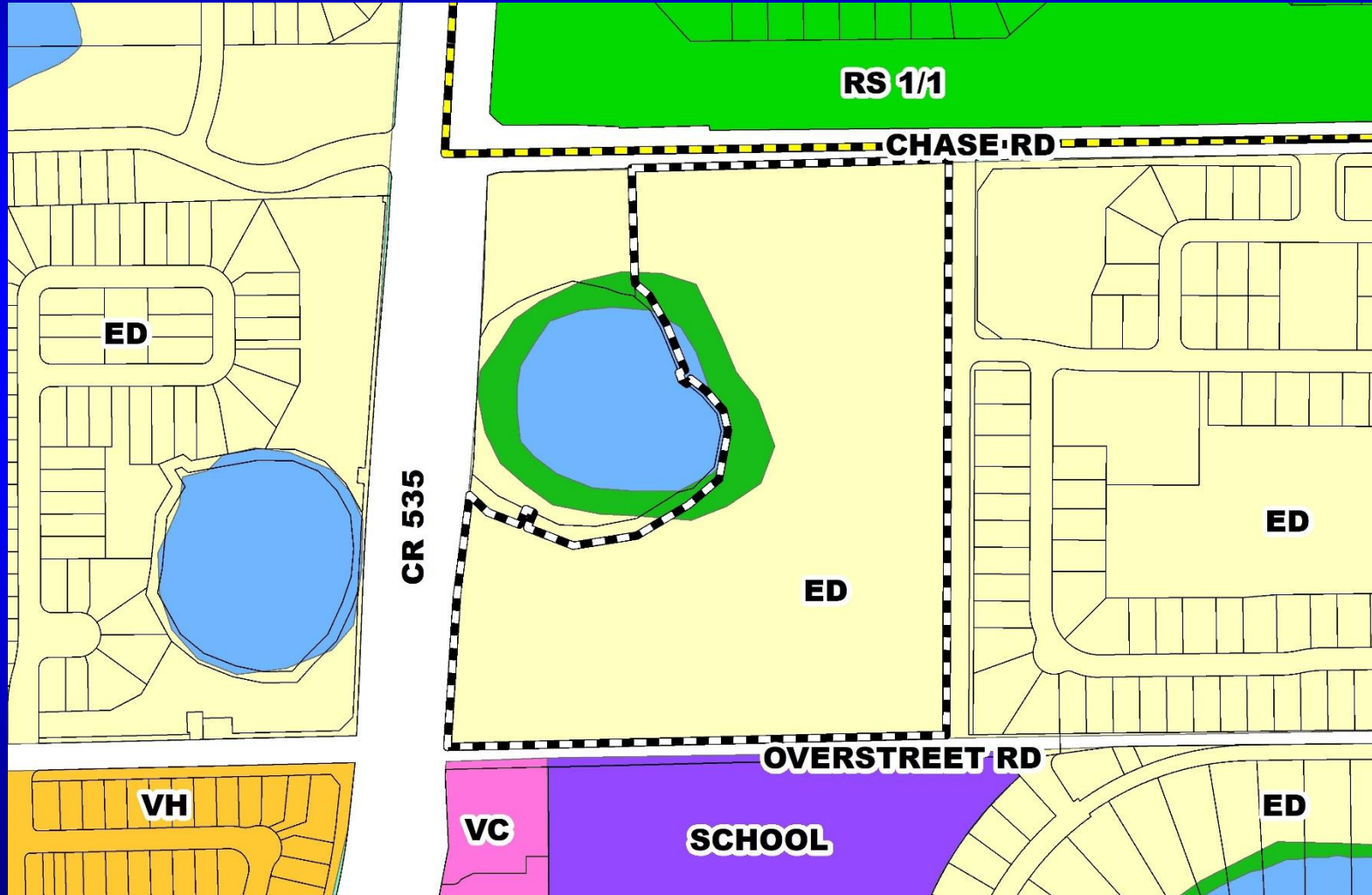


Summerchase Planned Development / Land Use Plan

- Case:** CDR-19-12-432
- Project Name:** Summerchase Planned Development
- Applicant:** William Burkett, Burkett Engineering, Inc.
- District:** 1
- Acreage:** 23.22 gross acres
- Location:** Generally located south of Chase Road and east of County Road 535.
- Request:** To increase the building square footage from 60,000 square feet to 150,000 square feet.
No waivers are associated with this request.

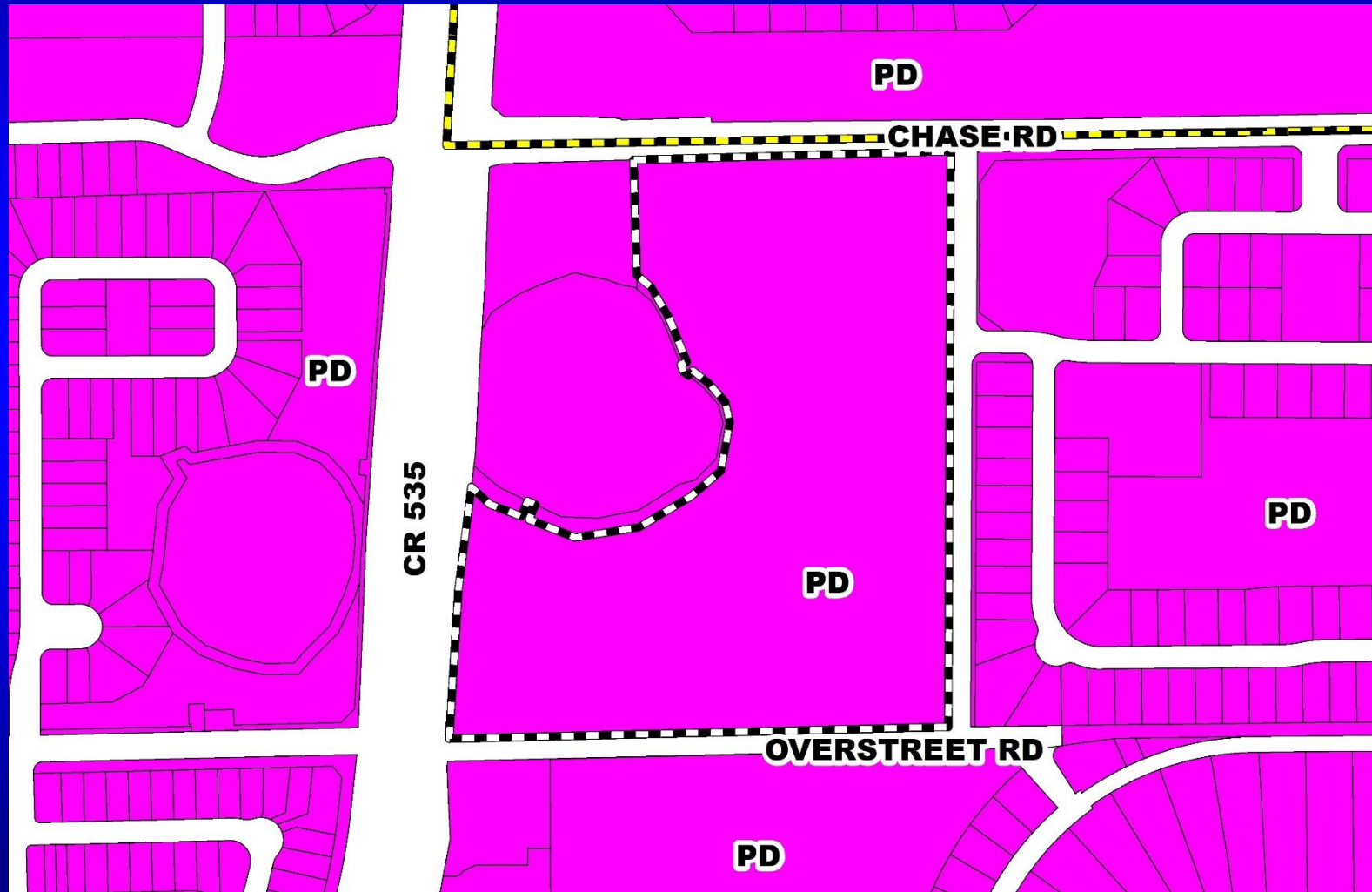


Summerchase Planned Development / Land Use Plan Future Land Use Map



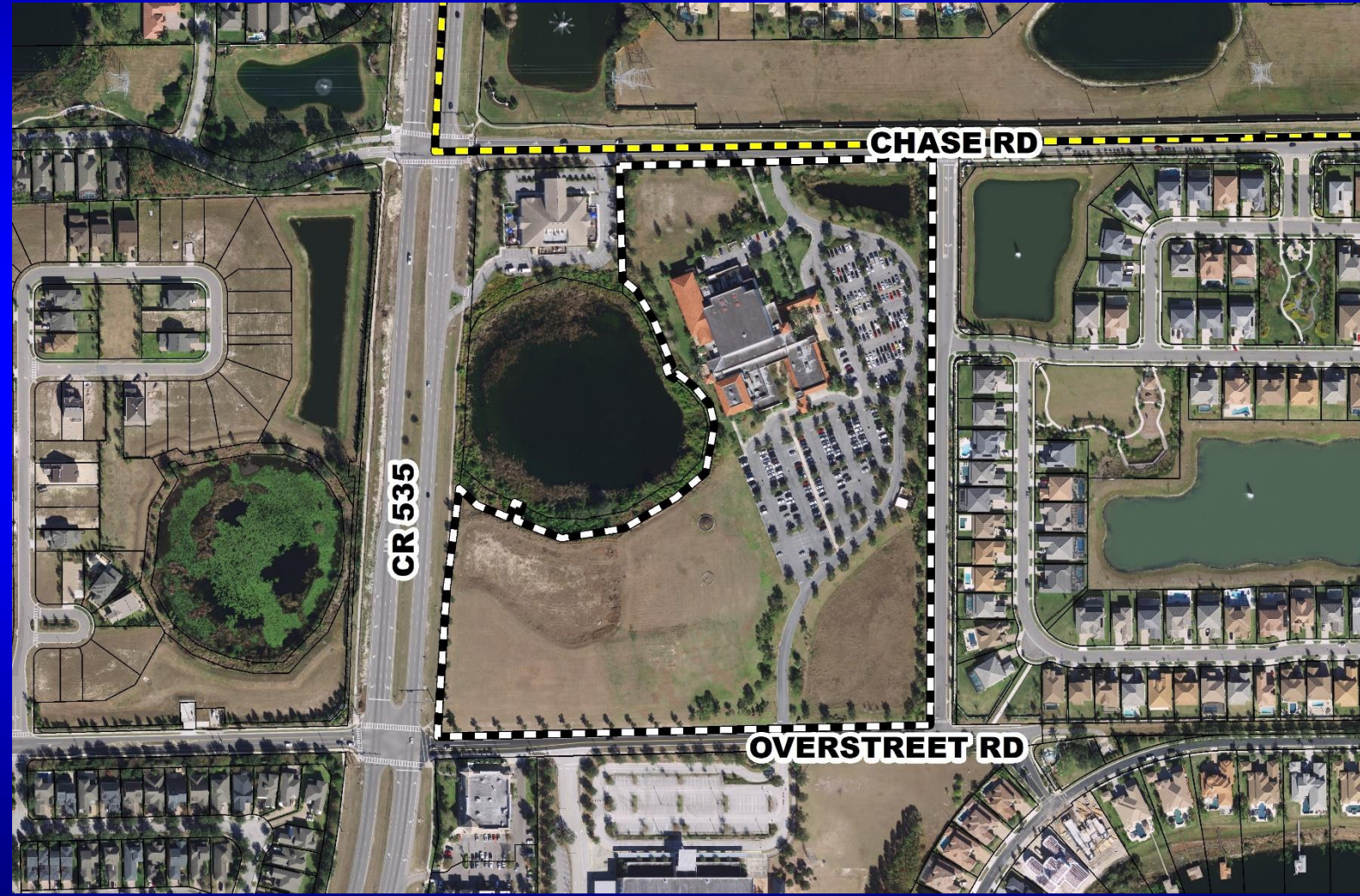


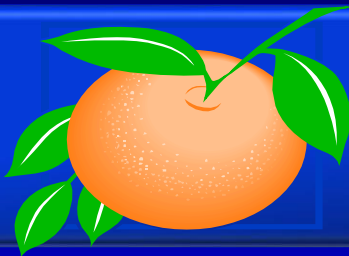
Summerchase Planned Development / Land Use Plan Zoning Map





Summerchase Planned Development / Land Use Plan Aerial Map





Summerchase Planned Development / Land Use Plan Overall Land Use Plan

SITE DATA	
TOTAL AREA (AC)	26.31
WETLANDS (AC)	5.96
WETLANDS WITH RMP (AC)	0.56
TOTAL DEVELOPABLE AREA (AC)	33.77

BUILDING SETBACKS	
CHASE ROAD R.O.W.	30 FEET MINIMUM
SPRINTER LADEN VINELAND ROAD	90 FEET MINIMUM
OVERSTREET ROAD	30 FEET MINIMUM
PD BOUNDARY	25 FEET MINIMUM

NOTES:

1. THIS PLAN IS PREPARED FOR THE PROJECT AND SHOULD NOT BE USED FOR ANY OTHER PROJECT.

2. THE LAND OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

LEGEND:

- SUBJECT PROPERTY
- WETLANDS
- WETLANDS WITH RMP
- PROPOSED RIGHT-OF-WAY
- EXISTING ROADWAY
- PROPERTY BOUNDARY

SITE DATA:
 TOTAL AREA (AC) 26.31
 WETLANDS AND R.M.P. AREAS 5.96
 TOTAL DEVELOPABLE AREA 33.77
 PRINCIPAL BUILDING SETBACKS
 CHASE ROAD R.O.W. 30 FEET MINIMUM
 SPRINTER LADEN VINELAND ROAD 90 FEET MINIMUM
 OVERSTREET ROAD 30 FEET MINIMUM
 PD BOUNDARY 25 FEET MINIMUM

PROJECT DATA:
 FUTURE LAND USE: VILLAGE/ARTS WELFARE-ORANGE COUNTY DISTRICT
 EXISTING ZONING: UNPLANNED DEVELOPMENT
 PROPOSED ZONING: PLANNED DEVELOPMENT (P.D.) BASED INSTITUTIONS NOT TO EXCEED 150,000 SQ. FEET AND ASSOCIATED PARKING
 RECLAIMED WATER SERVICE: ORANGE COUNTY
 STORMWATER: THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE ORANGE COUNTY AIR QUALITY DISTRICT AND WATER RESOURCES MANAGEMENT DEPARTMENT REGULATIONS, THE DEVELOPER, AND ALL OTHER APPLICABLE AGENCIES AND AGENCIES THAT HAVE JURISDICTION OVER THE PLANNED DEVELOPMENT PLAN APPROVAL.

TRAFFIC: THIS PROJECT WILL BE OPEN TO ALL TRAFFIC.
PLANNING: THIS PROJECT WILL BE OPEN TO ALL TRAFFIC.
ENVIRONMENTAL: THIS SITE IS IN A UNPLANNED DEVELOPMENT ZONE. WETLANDS AND OPEN SPACES WILL BE PROTECTED AND MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.
OPEN SPACES: A MINIMUM OF 20% OF THE TOTAL DEVELOPMENT SHALL BE MAINTAINED AS OPEN SPACES.
IMPROVEMENTS: ALL NECESSARY IMPROVEMENTS SHALL BE INSTALLED.
ADDITIONAL REGULATIONS: THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
WARRANTY: THE DEVELOPER WARRANTS THAT THE INFORMATION PROVIDED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

REQUIRED/EXCESS/ADEQUATE PUBLIC FACILITIES	
1.000 sq. ft. of Fire Station	300 sq. ft.
1.000 sq. ft. of Police Station	300 sq. ft.
1.000 sq. ft. of School	300 sq. ft.
1.000 sq. ft. of Daycare	300 sq. ft.
1.000 sq. ft. of Senior Center	300 sq. ft.
1.000 sq. ft. of Community Center	300 sq. ft.
1.000 sq. ft. of Public Library	300 sq. ft.
1.000 sq. ft. of Public Office Building	300 sq. ft.
1.000 sq. ft. of Public Parking	300 sq. ft.
1.000 sq. ft. of Public Restroom	300 sq. ft.
1.000 sq. ft. of Public Water Treatment Plant	300 sq. ft.
1.000 sq. ft. of Public Sewer Treatment Plant	300 sq. ft.

**Burkett
engineering**
CIVIL ENGINEERING CONSULTANTS
1036 S. Broadway Street, Suite 300
Orlando, Florida 32801
www.burkettengineering.com

SUMMERCHASE PD (K&A FROG HOLE PROPERTY)
LAND USE PLAN AMENDMENT
FOR LIFEBRIDGE CHURCH OF ORLANDO INC.
EXISTING LAND USE PLAN

DATE: 12/30/2019
 PREPARED BY: T.O.P. II
 CHECKED BY: VP
 DESIGNED BY: VP
 PLANNED BY: VP
 APPROVED BY: WLU

PROJECT NO.: 19-0057
 SHEET NO.: 6
 SCALE: AS SHOWN
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]
 PLANNED BY: [Name]
 APPROVED BY: [Name]

430 S.W. First Street, Clark, Florida 32014
 321-249-2000
 www.msaw.com

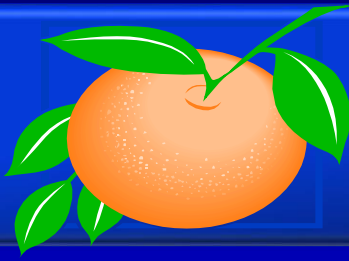
REG. PROFESSIONAL ENGINEER
 FLORIDA NO. 15812
 SHEET NO. **3**
 OF 4



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Summerchase Planned Development / Land Use Plan (PD/LUP) dated “Received April 1, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

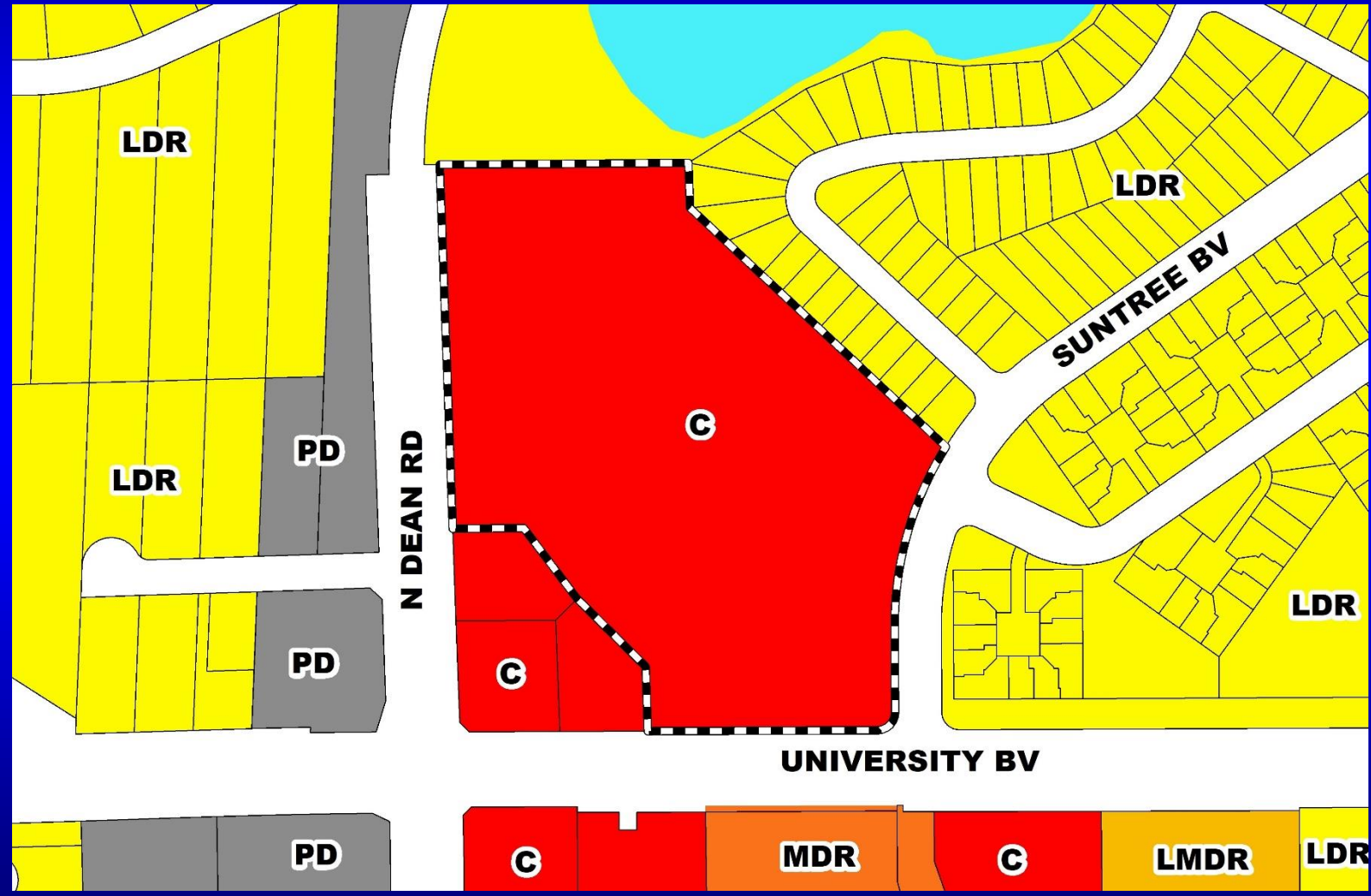


Pegasus Place Planned Development / Land Use Plan

- Case:** CDR-19-11-371
- Project Name:** Pegasus Place Planned Development
- Applicant:** Christy David, IA Orlando Suncrest Village, LLC (f.k.a. Inland American Orlando Suncrest Village, LLC)
- District:** 5
- Acreage:** 197.00 gross acres (overall PD)
14.47 gross acres (affected parcel only)
- Location:** Generally located north of University Boulevard and east of North Dean Road
- Request:** To clarify the development program of 107,500 square feet of commercial uses on Parcel 1 (Suncrest Village Shopping Center). Additionally, four (4) waivers from Orange County Code related to parking, impervious surface coverage, and signage are associated with this request.

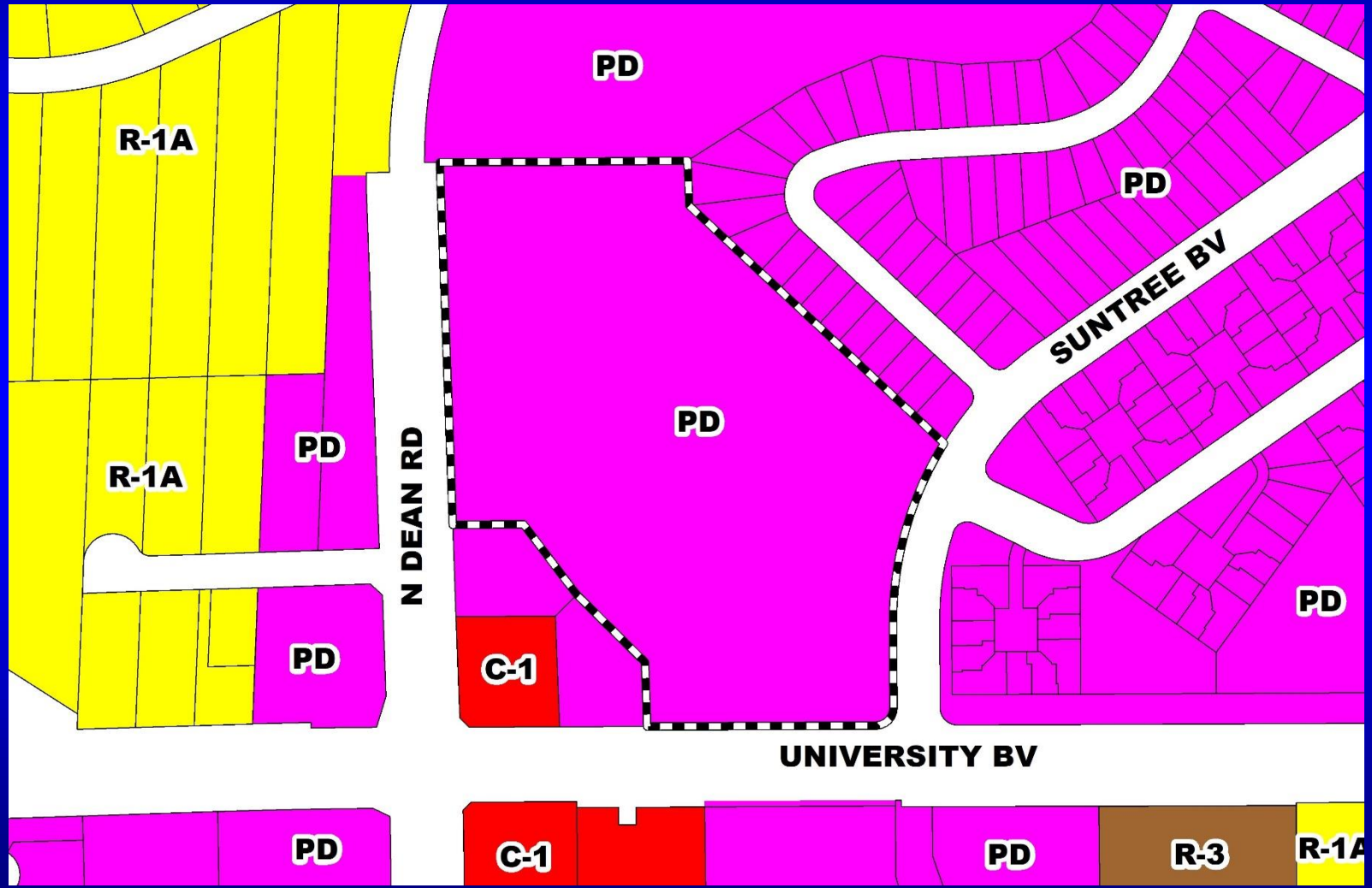


Pegasus Place Planned Development / Land Use Plan Future Land Use Map





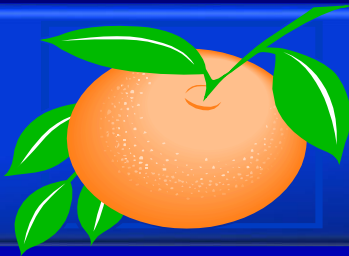
Pegasus Place Planned Development / Land Use Plan Zoning Map



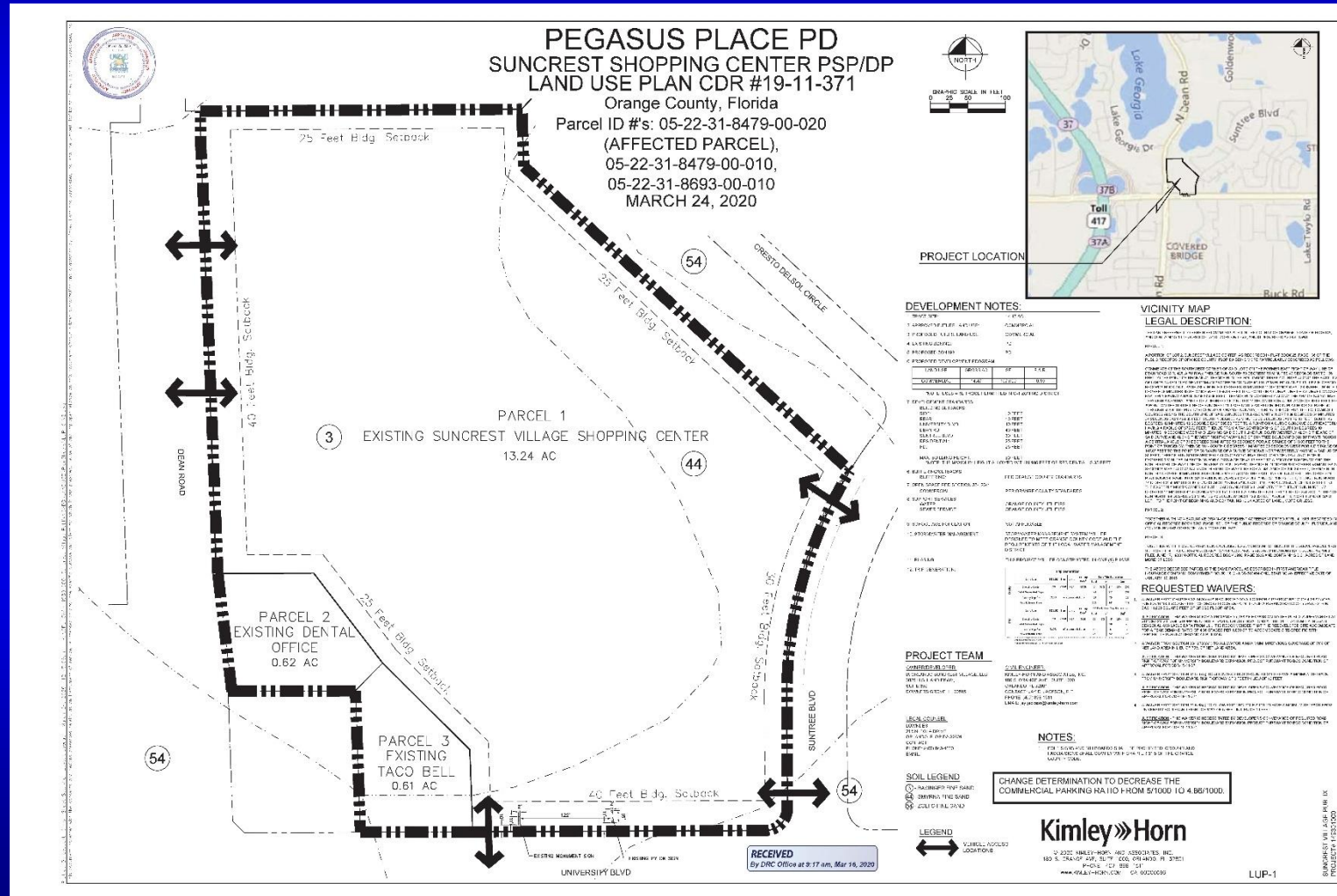


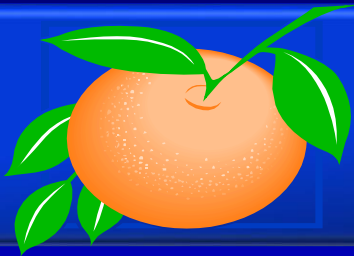
Pegasus Place Planned Development / Land Use Plan Aerial Map





Pegasus Place Planned Development / Land Use Plan Parcel 1 Land Use Plan



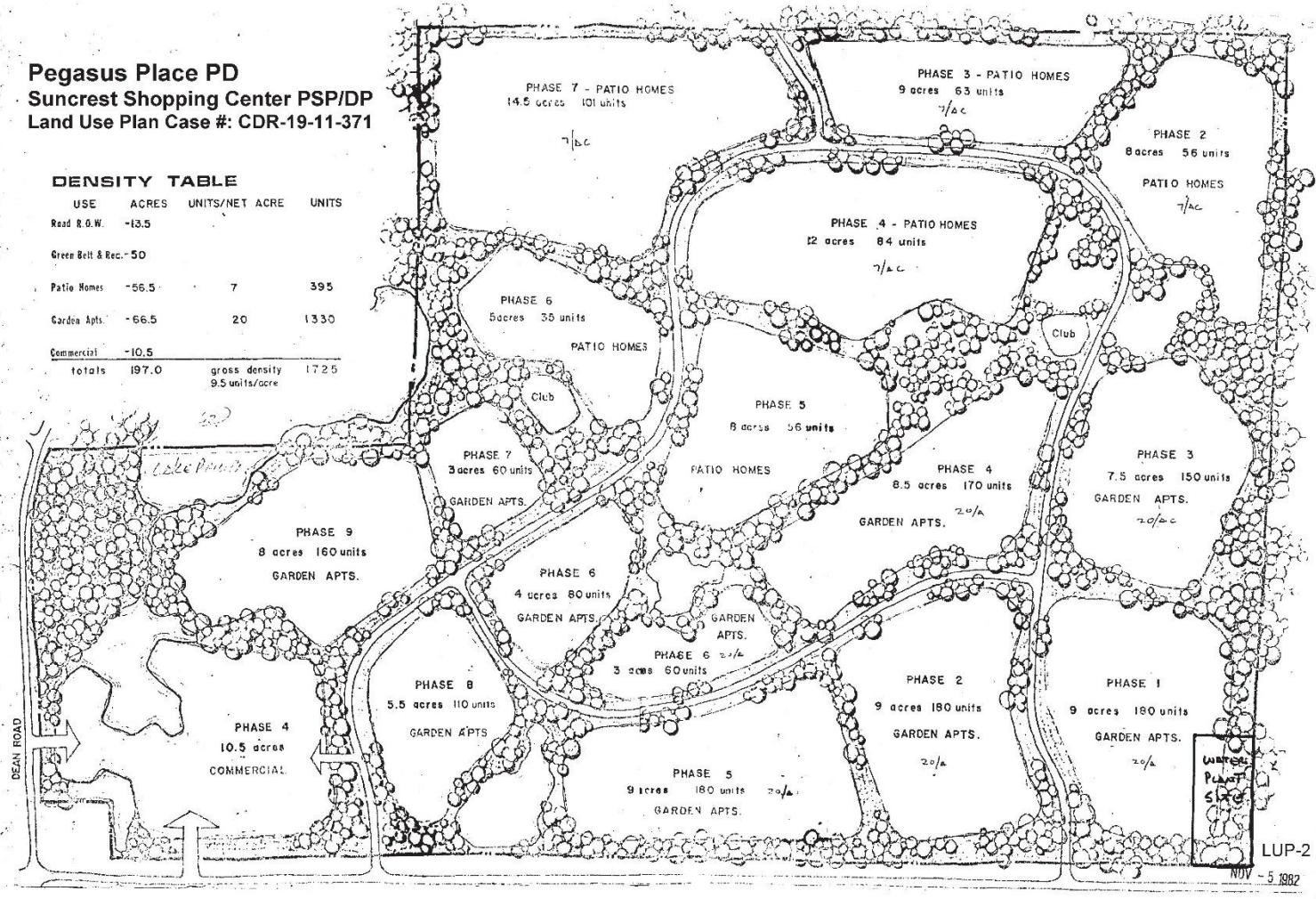


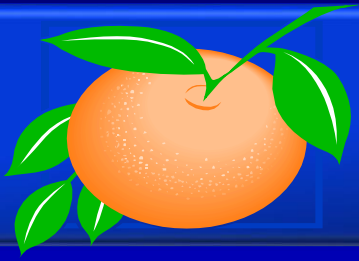
Pegasus Place Planned Development / Land Use Plan Overall Land Use Plan

Pegasus Place PD
Suncrest Shopping Center PSP/DP
Land Use Plan Case #: CDR-19-11-371

DENSITY TABLE

USE	ACRES	UNITS/NET ACRE	UNITS
Road R.O.W.	-13.5		
Green Belt & Rec.	-50		
Patio Homes	-56.5	7	395
Garden Apts.	-66.5	20	1330
Commercial	-10.5		
totals	197.0	gross density	172.5
		9.5 units/acre	





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Pegasus Place Planned Development / Land Use Plan (PD/LUP) dated “Received March 16, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

Board of County Commissioners

Public Hearings

June 2, 2020