




Interoffice Memorandum

DATE: August 12, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental and Development
Services Department 

**CONTACT PERSON: Joe Kunkel, P.E., DRC Chairman
Development Review Committee
Public Works Department
(407) 836-7971**

SUBJECT: August 30, 2022 – Public Hearing
Erika Hughes, VHB, Inc.
Selnik Planned Development
Case # LUP-20-08-239 / District 1

The Selnik Planned Development (PD) is located at 5504 Winter Garden Vineland Road, across the street from Windermere High School. The applicant is seeking to rezone one parcel containing 33.7 gross acres from R-CE (Country Estate District) to PD (Planned Development District) and construct up to 110 residential units consisting of 93 townhome units and 17 single-family detached units.

On June 16, 2022, the Planning and Zoning Commission (PZC) recommended approval of the request, subject to conditions. Three community meetings were held for this request. The latest community meeting was held on February 23, 2022 where the applicant presented a revised request from the original 143 attached and detached residential units to the proposed 110 attached and detached residential units. The 16 residents in attendance were more receptive to the revised development program but still had concerns regarding traffic as well as the desire to see a pedestrian only connection to the existing single-family neighborhood to the northwest of the subject property in lieu of the proposed vehicular connection.

Finally, the required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PD/LUP may be found in the Planning Division for further reference.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan (CP) and approve the Selnik Planned Development / Land Use Plan (PD/LUP) dated “Received April 27, 2022”, subject to the conditions listed under the PZC Recommendation in the Staff Report. District 1

Attachments
JVV/NT/jhs

GENERAL INFORMATION

APPLICANT	Erika Hughes, VHB, Inc.
OWNER	Windermere Acquisition Company, LLC
PROJECT NAME	Selnik Planned Development (PD)
HEARING TYPE	Planned Development / Land Use Plan (PD / LUP)
REQUEST	R-CE (Country Estate District) to PD (Planned Development District) <i>A request to rezone one (1) parcel containing 33.7 gross acres from R-CE to PD, in order to construct 110 attached and detached residential units. There are no waivers associated with this request.</i>
LOCATION	5504 Winter Garden Vineland Road; generally located on the west side of Winter Garden Vineland Road, approximately 1,300 feet north of the Fiquette Road and Winter Garden Vineland Road intersection.
PARCEL ID NUMBER	14-23-27-0000-00-006
TRACT SIZE	33.7 gross acres 17.74 net acres
PUBLIC NOTIFICATION	The notification area for this public hearing was 1,000 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One thousand two hundred twenty-eight (1,228) notices were mailed to those property owners in the surrounding area. Three community meetings were held for this request and are summarized in this report.
PROPOSED USE	100 Residential Units (93 Townhomes and 17 Single-Family Detached Homes)

STAFF RECOMMENDATION

Development Review Committee – (April 13, 2022)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Selnik Planned Development / Land Use Plan (PD/LUP), dated “Received April 27, 2022”, subject to the following conditions:

1. Development shall conform to the Selnik Land Use Plan (LUP) dated "Received April 27, 2022," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received April 27, 2022," the condition of approval shall control to the extent of such conflict or inconsistency.

2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, 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. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and

responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.

5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. Approval of this plan does not constitute approval of a permit for the construction of a boat dock, boardwalk, observation pier, fishing pier, community pier or other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits.
7. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
8. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
9. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a Capacity Encumbrance Letter (CEL) prior to construction plan submittal and must apply for and obtain a Capacity Reservation Certificate (CRC) prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan/preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a CEL or a CRC.
10. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.

11. The developer shall be responsible for building master utilities transmission and collection infrastructure adequate to serve the project, to accommodate the ultimate flows for the entire Village, consistent with an approved MUP.
12. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUP and updates must be approved prior to Construction Plan approval.
13. Tree removal / earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County. Such tree removal and mitigation plan shall include preservation of the large oak tree in the center of the property, provided an arborist report determines that the tree is viable.
14. Short term / transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
15. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
16. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
17. Intersection and signal modifications at the Winter Garden Vineland Road entrance shall be submitted to Orange County Traffic Engineering for review and approval concurrent with the first Site Construction Plan submittal as a separate E-Permit and shall be completed prior to the issuance of the Certificate of Completion for infrastructure. Signal modifications and additional equipment will be responsibility of the applicant.
18. Simultaneously with the recording of the subdivision plat, the developer shall record in the public records of Orange County, Florida, a declaration of covenants, conditions, and restrictions (CC&Rs) governing the project, the terms of which shall include notification that portions of the subdivision are adjacent to Windermere High School which may create additional subdivision traffic, as well as the potential for spillover light and noise associated with the high school. The proximity of the subdivision to the high school site shall also be conspicuously notated on the plat.
19. Prior to Certificate of Completion, the developer shall connect an internal roadway from the subdivision to Nectarine Drive. Such roadway construction shall meet Orange County standards.

IMPACT ANALYSIS

Overview

The applicant is seeking to rezone the subject parcel from R-CE (Country Estate District) to PD (Planned Development District) in order to construct 110 attached and detached residential units (17 detached and 93 attached units). There are no waivers associated with this request. The proposed single-family detached units would be fronted on Lake Cawood. The Townhome District within the Horizon West Special Planning Area of Bridgewater Village requires a minimum of 8 units per net-net developable acre. Net-net developable acreage is the net acreage of the property (gross acreage minus wetlands and waterbodies) minus the required public open space and stormwater tracts. The net-net acreage for this property is 13.8 which results in a minimum unit count of 110 units.

This request is associated with an Adequate Public Facilities (APF) Agreement (APF-22-02-044). In the Horizon West Special Planning Area of Bridgewater Village, APF lands are required, or in lieu of land provided, a payment can be made to the County. With the subject property net acreage of 17.74 acres, 1 acre of APF land is required for every 5.5 acres of net developable land resulting in a requirement of 3.23 acres of APF land. In lieu of providing APF land, the owner will pay \$156,437.01 to the County (\$48,432.51 per acre).

Land Use Compatibility

The proposed development program is compatible with existing development in the area, and would not adversely impact any adjacent properties.

Site Analysis

	Yes	No	Information
Rural Settlement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Joint Planning Area (JPA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overlay District Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Airport Noise Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Code Enforcement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Comprehensive Plan (CP) Consistency

The subject property has an underlying Future Land Use Map (FLUM) designation of Village (V), indicating that it is within the Horizon West Special Planning Area. More specifically, the subject property is located within Horizon West Village of Bridgewater and is designated as Townhome District. The Townhome District has a required density of eight (8) dwelling units per net developable acre. The proposed PD zoning district and development program is consistent with Village (V) FLUM designation and the following CP provisions:

FLU1.4.1 states Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

FLU1.4.2 states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.

GOAL FLU2 states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

GOAL FLU4 (Horizon West) states that it is Orange County's goal to ensure sustainable, quality development in Southwest Orange County to allow a transition from rural to urban uses while protecting environmental quality.

OBJ FLU4.1 states that Orange County shall use a Village Land Use Classification to realize the long range planning vision for West Orange County created through the Horizon West planning process. The Village land use classification has been designed to address the need to overcome the problems associated with and provide a meaningful alternative to the leap-frog pattern of sprawl now occurring in western Orange and eastern Lake County; create a better jobs/housing balance between the large concentration of employment in the tourism industry and the surrounding land uses; create a land use pattern that will reduce reliance on the automobile by allowing a greater variety of land uses closer to work and home; and, replace piecemeal planning that reacts to development on a project by project basis with a long range vision that uses the Village as the building block to allow the transition of this portion of Orange County from rural to urban use through a specific planning process that uses a creative design approach to address regional, environmental, transportation, and housing issues.

OBJ FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses.

FLU8.2.1 states that land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.2 states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

T3.2.1 states that the County shall require developments to provide interconnected transportation street, pedestrian, and bicycle networks through measures including, but not limited to, cross-access easements, public rights-of-way, and/or transportation facility stubouts to adjacent parcels. These connections shall be provided in all directions, except where not physically feasible or the abutting land is undevelopable, including across existing and proposed streets, at intervals that support direct pedestrian and bicycle travel

within and beyond the borders of the proposed development and that avoid cul-de-sacs or other closed-end street designs.

SITE DATA

Existing Use	Undeveloped Land
Adjacent Zoning	N: PD (Planned Development District) (1999) E: R-CE (Country Estate District) (1990) W: PD (Planned Development District) (1999) S: R-CE (Country Estate District) (1990)
Adjacent Land Uses	N: Single-Family Residential E: Single Family Residential / Windermere High School W: Single-Family Residential / Lake Cawood S: Lake Cawood / Retention Pond

APPLICABLE PD DEVELOPMENT STANDARDS

Single-Family Attached (Townhome) Standards:

Maximum Building Height:	Two (2) stories / 35'
Minimum Living Area:	1,000 Square Feet
Minimum Lot Width:	16'
<i>Minimum Building Setbacks:</i>	
Front:	15' / 10' for porches
Side:	0' / 7' for end units
Side Street:	10'
Rear:	14'
Lakefront:	50' from Normal High Water Elevation (NHWE)
Building Separation:	20'

Single-Family Detached Standards:

Maximum Building Height:	Two (2) stories / 35'
Minimum Living Area:	1,200 Square Feet
Minimum Lot Width:	50'
<i>Minimum Building Setbacks:</i>	
Front:	20' / 10' for porches
Side:	5'
Side Street:	10'
Rear:	25'
Lakefront:	50' from Normal High Water Elevation (NHWE)

SPECIAL INFORMATION

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Community Meeting Summary

Three (3) community meetings were held for this request. A virtual meeting was held on September 15, 2021; and in-person meeting was held on September 29, 2021; and, an in-person meeting was held on February 23, 2022. The first two meetings in 2021 were regarding the original request of the applicant's to allow for 143 attached and detached residential units which the residents were opposed to. The third community meeting on February 23rd which was attended by sixteen (16) residents was for the applicant's revised request for 110 attached and detached residential units which was viewed more favorably. The residents did express concerns regarding traffic as well as the desire to have only a pedestrian connection in lieu of a vehicular connection to the existing residential subdivision to the northwest of the subject property. The residents also expressed the desire to see the large tree in the middle of the site preserved.

Environmental

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 (FWC).

An Orange County Conservation Area Determination CAD-15-08-110 was issued with approved survey dated 9/29/15. The expiration date was extended to 9/29/2025.

Transportation Planning

Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a Capacity Encumbrance Letter (CEL) prior to construction plan submittal and must apply for and obtain a Capacity Reservation Certificate (CRC) prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a CEL or a CRC.

Water / Wastewater / Reclaim

Water: Existing service or provider
Orange County Utilities

Wastewater: Orange County Utilities

Schools

OCPS School Capacity determination shows that capacity is not currently available at Keene’s Crossing Elementary School, Bridgewater Middle School, and Windermere High School, however there is a relief school scheduled for Keene’s Crossing Elementary and Bridgewater Middle. The High School is currently over capacity with an adjusted utilization of 139.2%. With the students generated from this project for the High School (2.7 students), the adjusted utilization increases to 139.3%.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

PLANNING AND ZONING COMMISSION (PZC) FINDINGS

The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend approval of the requested PD (Planned Development District) zoning, subject to nineteen (19) conditions.

Staff indicated that one thousand two hundred twenty-eight (1,228) notices were sent to an area extending beyond 1,000 feet from the subject property, with zero (0) responses in favor and four (4) in opposition received. The applicant was present and agreed with the staff recommendation.

Discussion ensued regarding access to the site from Winter Garden Vineland Road and there was a desire by Commissioner Abdallah to see the note revised to state “proposed full access” so that full access would not be guaranteed but would need to be reviewed at the time of Preliminary Subdivision Plan review. The applicant has since submitted a revised sheet that shows the change to the note. Additionally, there was some discussion regarding access to the lake and the applicant stated that there would not be public access but there would be the ability of the residents who live on the lake to have access.

A motion was made by Commissioner Trevor Sorbo to find the request to be consistent with the Comprehensive Plan and recommend **APPROVAL** of the Selnik Planned Development / Land Use Plan (PD/LUP) dated “Received April 27, 2022”, subject to the nineteen (19) conditions listed in the staff report and a change on the Land Use Plan to change the note on the access to Winter Garden Vineland Road to state “proposed full access”. Commissioner Abdallah seconded the motion, which was then carried on a 5-0 vote.

Motion / Second	<i>Trevor Sorbo / Mohammed Abdallah</i>
Voting in Favor	<i>Trevor Sorbo, Mohammed Abdallah, George Wiggins, Evelyn Cardenas, and Gordon Spears</i>
Voting in Opposition	<i>None</i>

Absent

Jaja Wade, Eddie Fernandez, Nelson Pena, Walter Pavon

PZC RECOMMENDED ACTION

Planning and Zoning Commission (PZC) Recommendation – (June 16, 2022)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Selnik Planned Development / Land Use Plan (PD/LUP), dated “Received April 27, 2022”, subject to the following conditions:

1. Development shall conform to the Selnik Land Use Plan (LUP) dated "Received April 27, 2022," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received April 27, 2022," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of

the County for issuance of the permit, or any other development order, 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. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

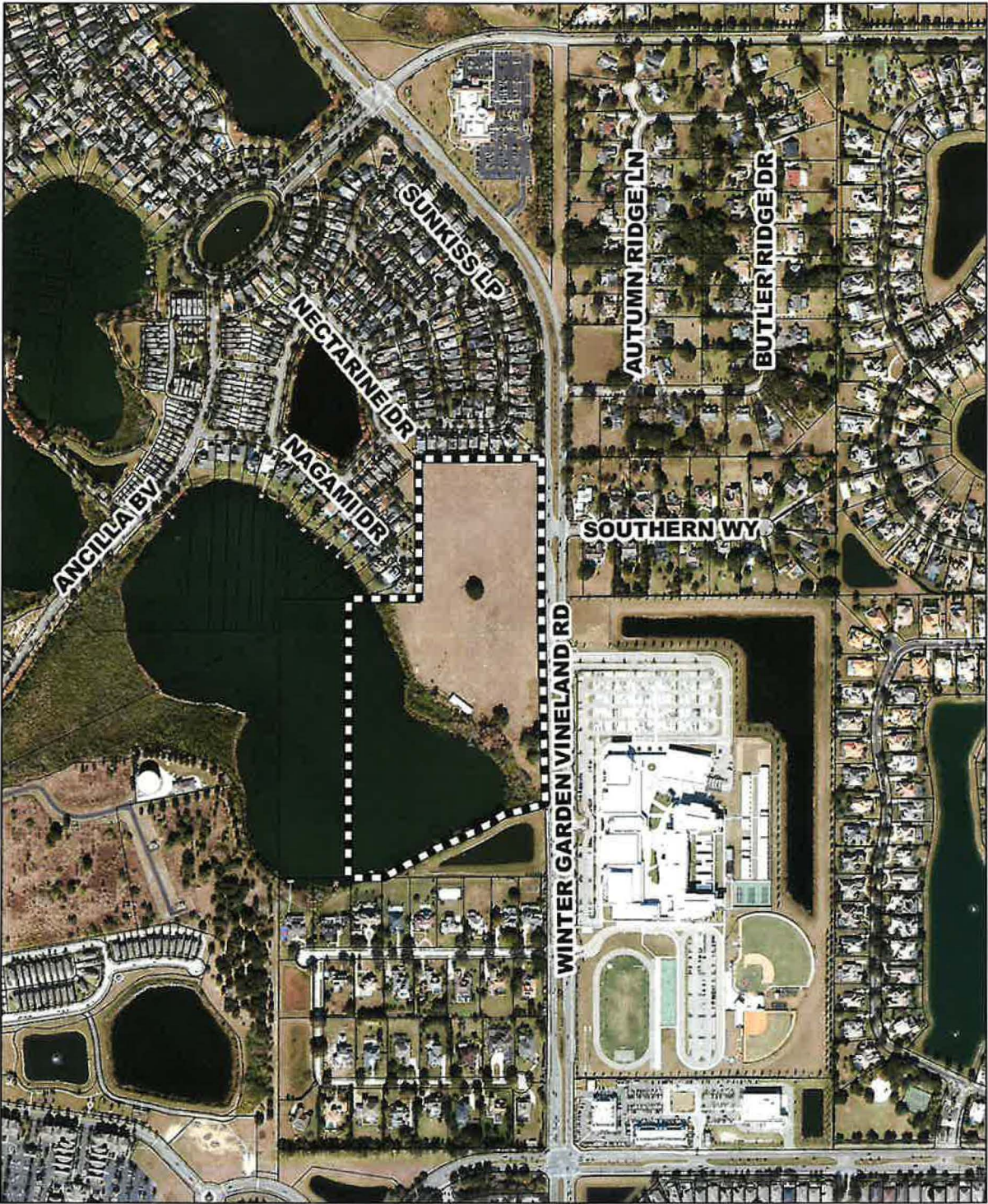
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15. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
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18. Simultaneously with the recording of the subdivision plat, the developer shall record in the public records of Orange County, Florida, a declaration of covenants, conditions,

and restrictions (CC&Rs) governing the project, the terms of which shall include notification that portions of the subdivision are adjacent to Windermere High School which may create additional subdivision traffic, as well as the potential for spillover light and noise associated with the high school. The proximity of the subdivision to the high school site shall also be conspicuously notated on the plat.

19. Prior to Certificate of Completion, the developer shall connect an internal roadway from the subdivision to Nectarine Drive. Such roadway construction shall meet Orange County standards.

LUP-20-08-239



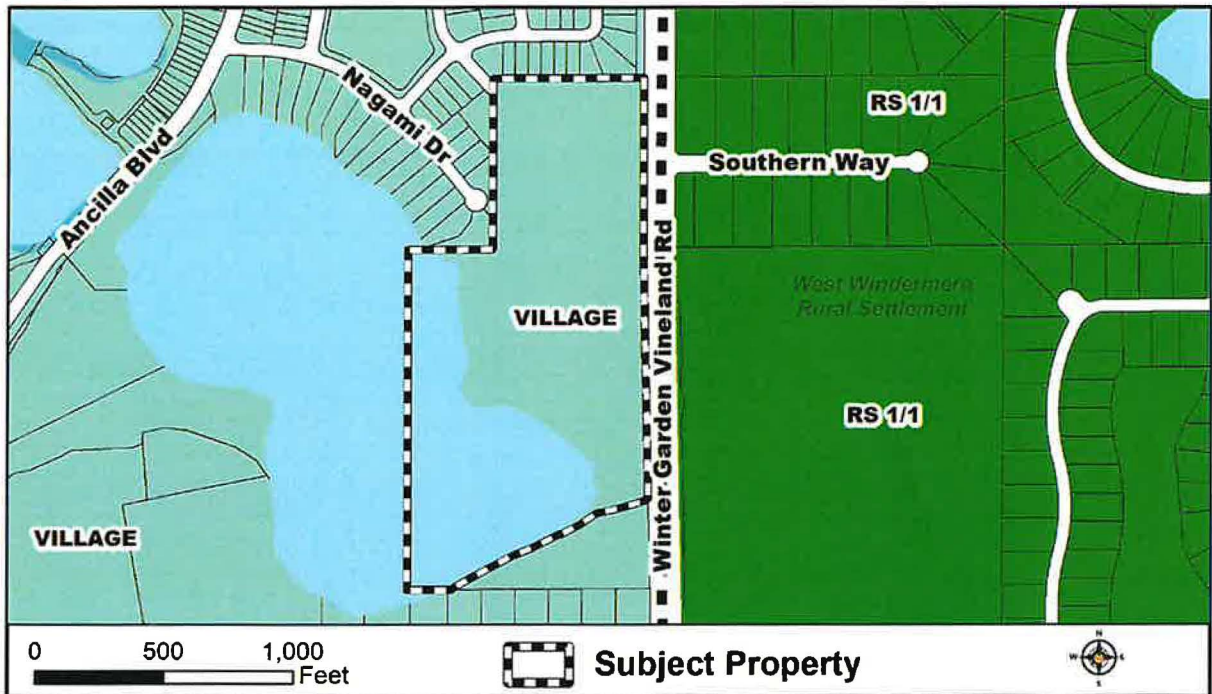
 Subject Property



1 inch = 600 feet

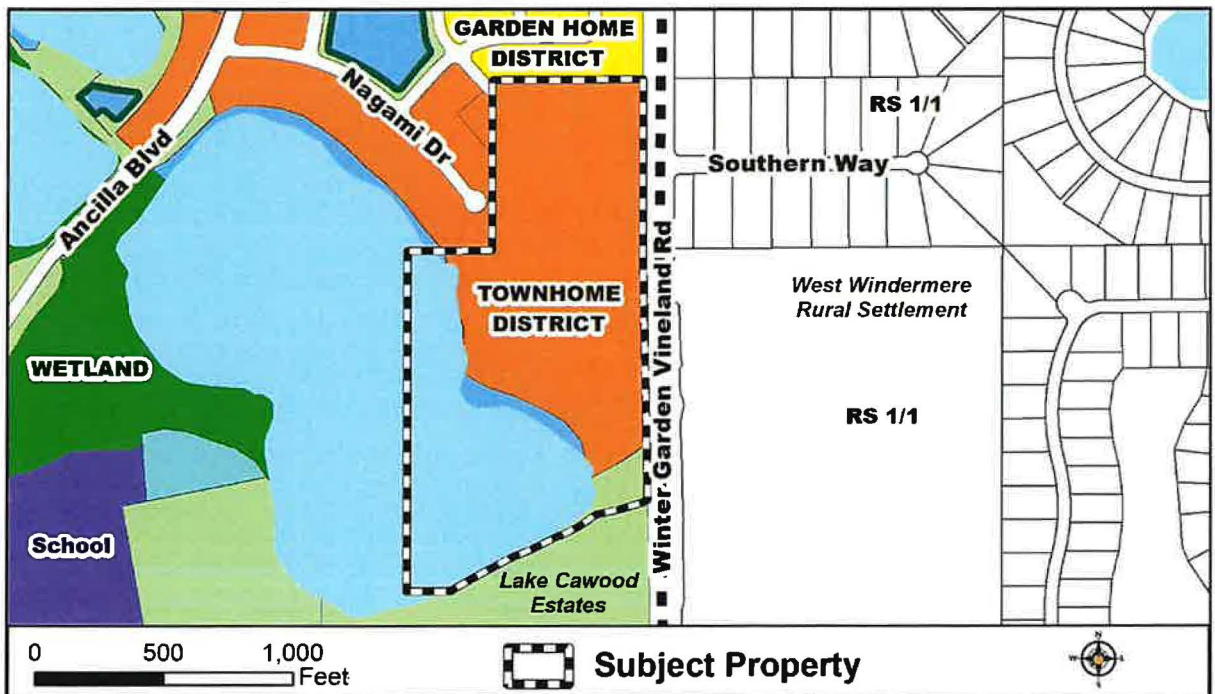
FUTURE LAND USE - CURRENT

Village



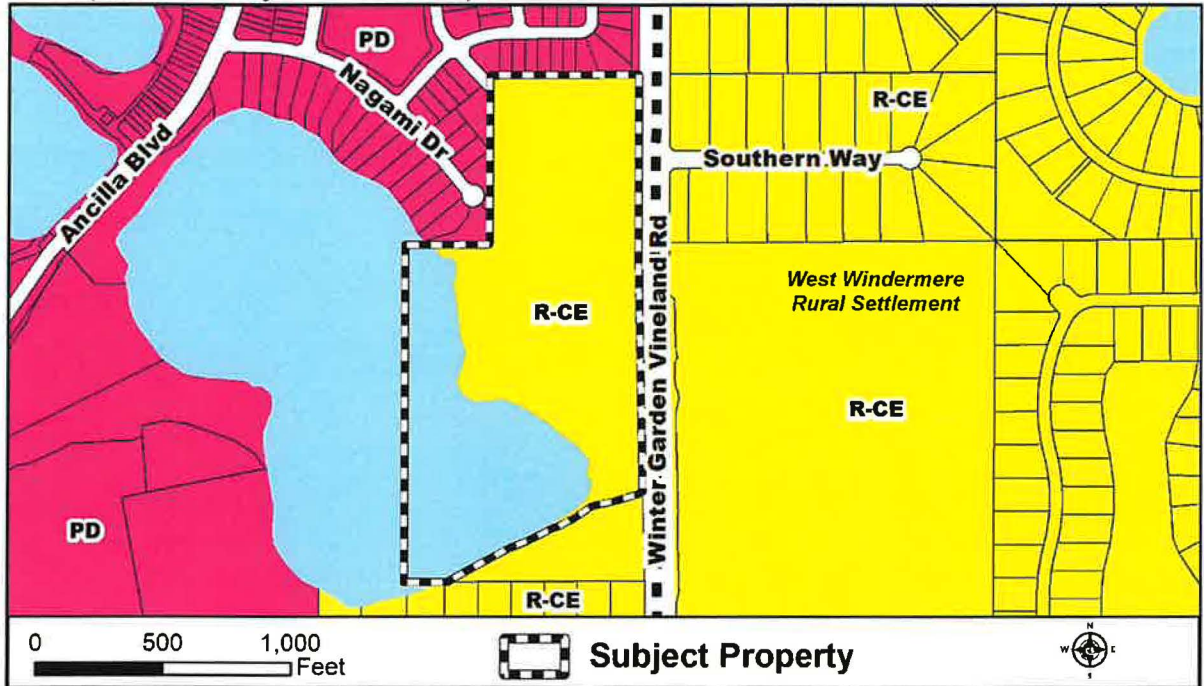
HORIZON WEST SPECIAL PLANNING AREA MAP

Bridgewater Village - Townhome District



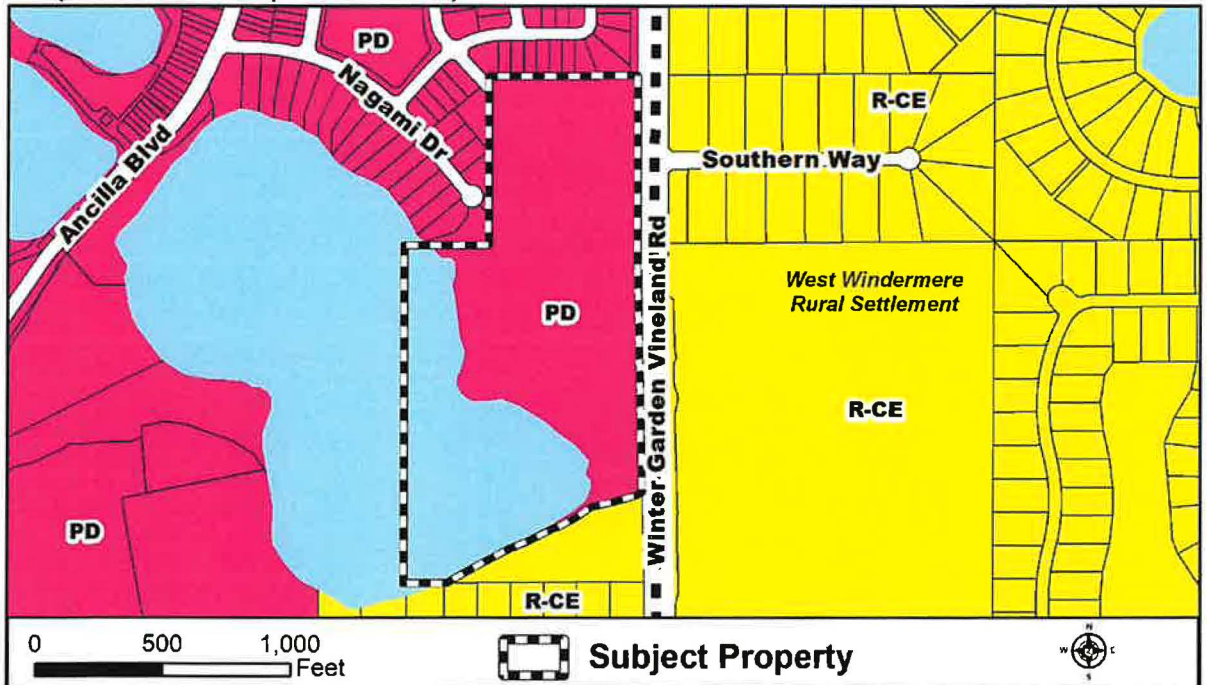
ZONING – CURRENT

R-CE (Rural Country Estate District)



ZONING – PROPOSED

PD (Planned Development District)



Land Use Plan

Issued for **DRC Approval**
 Date Issued **August 31, 2020**
 Latest Issue **April 13, 2022**

Selnik PD

Orange County, Florida
 Parcel ID: 14-23-27-0000-00-006

LUP-20-08-239



Owner
 Windermere Acquisition Company LLC
 5911 Turkey Lake Road,
 Suite 303
 Orlando, FL 32819

Developer
 Selnik Development, LLC
 5911 Turkey Lake Road
 Suite 303
 Orlando, FL 32819

LEGAL DESCRIPTION

Part of the West Half of the Southwest 1/4 of the Southwest 1/4 of the Section 6, and the East 1/2 of the East 1/2 of the West 1/2 of the Section 6, of the Township 28 North, Range 17 East, Orange County, Florida, is described as follows:

APPROXIMATE AREA:
 A parcel of land comprising approximately 1.0 acre, more or less, bounded by the West 1/2 of the East 1/2 of the West 1/2 of the Section 6, the East 1/2 of the West 1/2 of the Section 6, the West 1/2 of the East 1/2 of the Section 6, and the East 1/2 of the West 1/2 of the Section 6, and containing approximately 1.0 acre, more or less.

Being the West 1/2 of the East 1/2 of the West 1/2 of the Section 6, and the East 1/2 of the West 1/2 of the Section 6, and containing approximately 1.0 acre, more or less, bounded by the West 1/2 of the East 1/2 of the West 1/2 of the Section 6, the East 1/2 of the West 1/2 of the Section 6, the West 1/2 of the East 1/2 of the Section 6, and the East 1/2 of the West 1/2 of the Section 6, and containing approximately 1.0 acre, more or less.

ADJACENT LANDS:

A parcel of land lying to the West of the West 1/2 of the East 1/2 of the West 1/2 of the Section 6, and the East 1/2 of the West 1/2 of the Section 6, and containing approximately 1.0 acre, more or less.

Being the West 1/2 of the East 1/2 of the West 1/2 of the Section 6, and the East 1/2 of the West 1/2 of the Section 6, and containing approximately 1.0 acre, more or less, bounded by the West 1/2 of the East 1/2 of the West 1/2 of the Section 6, the East 1/2 of the West 1/2 of the Section 6, the West 1/2 of the East 1/2 of the Section 6, and the East 1/2 of the West 1/2 of the Section 6, and containing approximately 1.0 acre, more or less.

Being the West 1/2 of the East 1/2 of the West 1/2 of the Section 6, and the East 1/2 of the West 1/2 of the Section 6, and containing approximately 1.0 acre, more or less.



Sheet Index

No.	Drawing Title	Latest Issue
C-2	C-3 Existing Conditions Plan	August 31, 2020
C-4	Land Use Plan	March 2, 2022
C-5	TDR Exhibit	April 13, 2022

Reference Drawings

No.	Drawing Title	Latest Issue
SV-1	SV-2 Boundary Survey	September 8, 2015

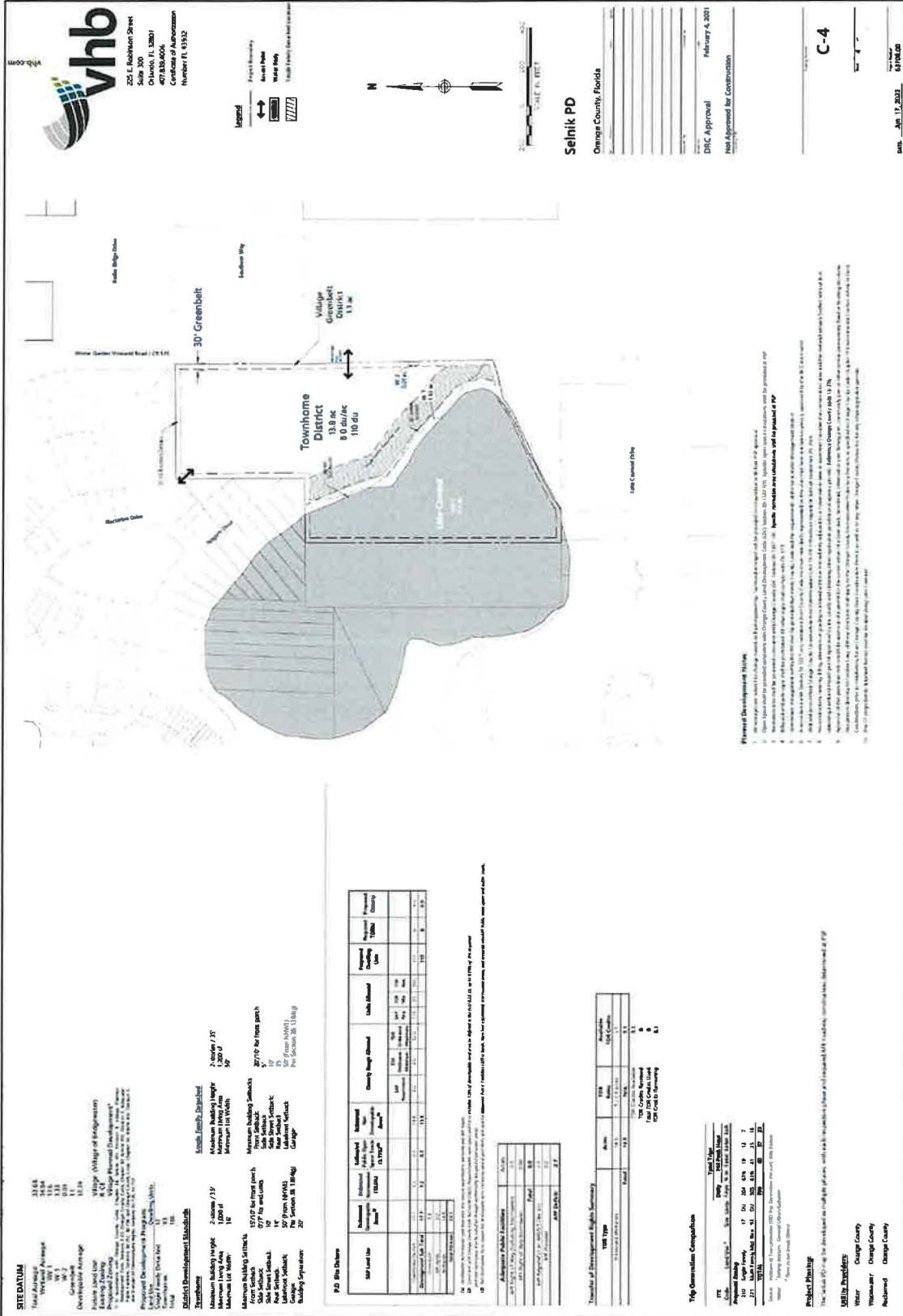


Community Planner/Civil Engineer
 VHB
 225 E. Robinson Street
 Suite 300
 Orlando, Florida 32801
 P 407-839-4006 - F 407-839-4008

RECEIVED
 By DRC Office at 1:17 pm, April 27, 2022

Selnik PD / LUP (Cover Sheet)
Case # LUP-20-08-239
Orange County Planning Division
BC Hearing Date: August 30, 2022

Selnik PD / LUP



vhb
 225 E. Robinson Street
 Suite 300
 Orlando, FL 32801
 407.795.7887
 Certificate of Authorization
 Number FL 87932
 vhb.com

Selnik PD
 Orange County, Florida
 DHC Approval
 Not Approved for Construction

DATE: FEB 17, 2022
 DRAWN: [Name]
 CHECKED: [Name]
 APPROVED: [Name]

Planned Development Name:
 1. [Name]
 2. [Name]
 3. [Name]
 4. [Name]
 5. [Name]
 6. [Name]
 7. [Name]
 8. [Name]
 9. [Name]
 10. [Name]

SITE DATA

Parcel ID: 20180102500000000000
 Assessor's Parcel Number: 20180102500000000000
 Address: 10000 Mainway Road, Suite 100, Lake Nona, FL 32827

Deed Reference: 2018-00010
 County: Orange
 District: 10

Parcel Area: 100,000 sq. ft.
 Zoning: PD 100

Front Setback: 100 ft.
 Side Setback: 10 ft.
 Rear Setback: 10 ft.

Maximum Building Height: 35 ft.
 Maximum Floor Area: 100,000 sq. ft.
 Maximum Lot Width: 100 ft.

Minimum Building Setback: 50 ft.
 Minimum Front Setback: 100 ft.
 Minimum Side Setback: 10 ft.
 Minimum Rear Setback: 10 ft.
 Minimum Corner Setback: 10 ft.

Lot Area: 100,000 sq. ft.
 Lot Dimensions: 1000 ft x 1000 ft

Proposed Development: 100 units of townhomes

Number of Units: 100

Unit Mix: 100% Single-Family Units

Estimated Construction Cost: \$10,000,000

Estimated Market Value: \$20,000,000

Estimated Annual Property Tax: \$100,000

Estimated Annual Rental Income: \$1,000,000

Estimated Annual Operating Expenses: \$100,000

Estimated Annual Net Operating Income: \$900,000

Estimated Annual Debt Service: \$500,000

Estimated Annual Net Income: \$400,000

Estimated Annual Return on Investment: 4%

Estimated Annual Cash Flow: \$400,000

Estimated Annual Breakeven Point: 25 Years

Estimated Annual Payback Period: 25 Years

Estimated Annual IRR: 4%

PLANNED DEVELOPMENT SUMMARY

Number of Units: 100
 Unit Mix: 100% Single-Family Units
 Estimated Construction Cost: \$10,000,000
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 Estimated Annual Operating Expenses: \$100,000
 Estimated Annual Net Operating Income: \$900,000
 Estimated Annual Debt Service: \$500,000
 Estimated Annual Net Income: \$400,000
 Estimated Annual Return on Investment: 4%
 Estimated Annual Cash Flow: \$400,000
 Estimated Annual Breakeven Point: 25 Years
 Estimated Annual Payback Period: 25 Years
 Estimated Annual IRR: 4%

PLANNED DEVELOPMENT DESCRIPTION

The proposed development consists of 100 single-family townhome units arranged in a row. Each unit will have a private garage and access to a community pool and clubhouse. The units will be built on a 100,000 square foot lot. The units will be sold as individual lots and will be occupied by owners. The units will be built to a maximum height of 35 feet and will have a maximum floor area of 1,000 square feet. The units will have a minimum front setback of 100 feet, a minimum side setback of 10 feet, and a minimum rear setback of 10 feet. The units will have a minimum corner setback of 10 feet. The units will be built to a minimum building height of 35 feet. The units will have a maximum floor area of 1,000 square feet. The units will have a maximum lot width of 100 feet.

PLANNED DEVELOPMENT LEGISLATION

The proposed development is in compliance with the following legislation: PD 100, PD 100-1, PD 100-2, PD 100-3, PD 100-4, PD 100-5, PD 100-6, PD 100-7, PD 100-8, PD 100-9, PD 100-10, PD 100-11, PD 100-12, PD 100-13, PD 100-14, PD 100-15, PD 100-16, PD 100-17, PD 100-18, PD 100-19, PD 100-20, PD 100-21, PD 100-22, PD 100-23, PD 100-24, PD 100-25, PD 100-26, PD 100-27, PD 100-28, PD 100-29, PD 100-30, PD 100-31, PD 100-32, PD 100-33, PD 100-34, PD 100-35, PD 100-36, PD 100-37, PD 100-38, PD 100-39, PD 100-40, PD 100-41, PD 100-42, PD 100-43, PD 100-44, PD 100-45, PD 100-46, PD 100-47, PD 100-48, PD 100-49, PD 100-50, PD 100-51, PD 100-52, PD 100-53, PD 100-54, PD 100-55, PD 100-56, PD 100-57, PD 100-58, PD 100-59, PD 100-60, PD 100-61, PD 100-62, PD 100-63, PD 100-64, PD 100-65, PD 100-66, PD 100-67, PD 100-68, PD 100-69, PD 100-70, PD 100-71, PD 100-72, PD 100-73, PD 100-74, PD 100-75, PD 100-76, PD 100-77, PD 100-78, PD 100-79, PD 100-80, PD 100-81, PD 100-82, PD 100-83, PD 100-84, PD 100-85, PD 100-86, PD 100-87, PD 100-88, PD 100-89, PD 100-90, PD 100-91, PD 100-92, PD 100-93, PD 100-94, PD 100-95, PD 100-96, PD 100-97, PD 100-98, PD 100-99, PD 100-100.

PLANNED DEVELOPMENT CONCLUSIONS

The proposed development is in compliance with all applicable regulations and is a desirable use for the site. The proposed development is in compliance with all applicable regulations and is a desirable use for the site. The proposed development is in compliance with all applicable regulations and is a desirable use for the site. The proposed development is in compliance with all applicable regulations and is a desirable use for the site. The proposed development is in compliance with all applicable regulations and is a desirable use for the site.

PLANNED DEVELOPMENT RECOMMENDATIONS

The proposed development is recommended for approval. The proposed development is recommended for approval. The proposed development is recommended for approval. The proposed development is recommended for approval. The proposed development is recommended for approval. The proposed development is recommended for approval. The proposed development is recommended for approval. The proposed development is recommended for approval. The proposed development is recommended for approval. The proposed development is recommended for approval.

PLANNED DEVELOPMENT NOTES

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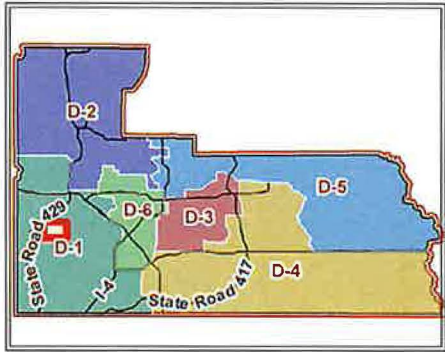
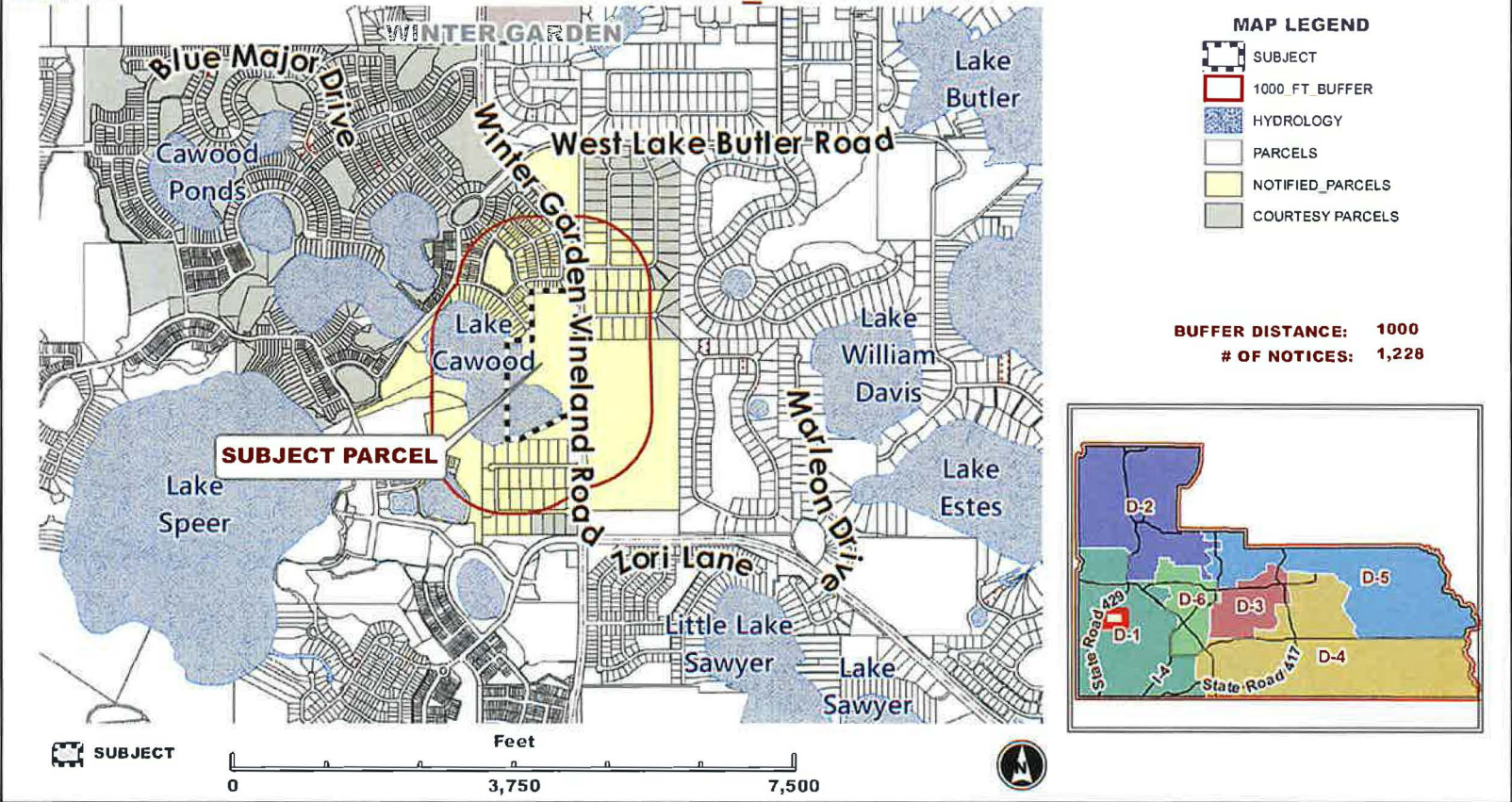
PLANNED DEVELOPMENT REFERENCES

1. PD 100-1, PD 100-2, PD 100-3, PD 100-4, PD 100-5, PD 100-6, PD 100-7, PD 100-8, PD 100-9, PD 100-10, PD 100-11, PD 100-12, PD 100-13, PD 100-14, PD 100-15, PD 100-16, PD 100-17, PD 100-18, PD 100-19, PD 100-20, PD 100-21, PD 100-22, PD 100-23, PD 100-24, PD 100-25, PD 100-26, PD 100-27, PD 100-28, PD 100-29, PD 100-30, PD 100-31, PD 100-32, PD 100-33, PD 100-34, PD 100-35, PD 100-36, PD 100-37, PD 100-38, PD 100-39, PD 100-40, PD 100-41, PD 100-42, PD 100-43, PD 100-44, PD 100-45, PD 100-46, PD 100-47, PD 100-48, PD 100-49, PD 100-50, PD 100-51, PD 100-52, PD 100-53, PD 100-54, PD 100-55, PD 100-56, PD 100-57, PD 100-58, PD 100-59, PD 100-60, PD 100-61, PD 100-62, PD 100-63, PD 100-64, PD 100-65, PD 100-66, PD 100-67, PD 100-68, PD 100-69, PD 100-70, PD 100-71, PD 100-72, PD 100-73, PD 100-74, PD 100-75, PD 100-76, PD 100-77, PD 100-78, PD 100-79, PD 100-80, PD 100-81, PD 100-82, PD 100-83, PD 100-84, PD 100-85, PD 100-86, PD 100-87, PD 100-88, PD 100-89, PD 100-90, PD 100-91, PD 100-92, PD 100-93, PD 100-94, PD 100-95, PD 100-96, PD 100-97, PD 100-98, PD 100-99, PD 100-100.



Public Notification Map

Selnik PD_LUP-20-08-239



Notification Map

Case # LUP-20-08-239
 Orange County Planning Division
 BCC Hearing Date: August 30, 2022