



Interoffice Memorandum

DATE: July 14, 2020

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

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

CONTACT PERSON: **Eric Raasch, DRC Chairman**
Development Review Committee
Planning Division
(407) 836-5523

Eric P. Raasch, Jr.,
AICP

Digitally signed by Eric P. Raasch,
Jr., AICP
Date: 2020.07.14 14:08:35 -04'00'

SUBJECT: July 28, 2020 – Public Hearing
Neel Shivcharran, Galleon Consulting Group, LLC
Old Cheney Townhomes Planned Development
Case # LUP-19-06-225 / District 5

The Old Cheney Townhomes Planned Development (PD) is located at 5565 Old Cheney Highway, or generally at the northeast corner of Old Cheney Highway and Turrisi Boulevard. The applicant is seeking to rezone one parcel containing 1.14 gross acres from R-1A (Single-Family Dwelling District) and R-3 (Residential District) to PD, in order to construct 10 attached single-family residential dwelling units. The request also includes nine waivers from Orange County Code to reduce the rear and side yard setbacks, reduce the street front setback along Turrisi Boulevard and Old Cheney Highway, to waive the requirement for a recreation area, to allow backing of and maneuvering of vehicles onto the right-of-way, and reduce the required buffer from the commercial to the adjacent single-family.

On May 21, 2020, the Planning and Zoning Commission (PZC) recommended approval of the request, subject to conditions. A community meeting was held for the Future Land Use Map Amendment on September 18, 2019, and is summarized in the staff report.

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 Old Cheney Townhomes Planned Development / Land Use Plan (PD/LUP) dated “Received February 14, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report. District 5

Attachments
JVW/EPR/jhs

GENERAL INFORMATION

APPLICANT Neel Shivcharran, Galleon Consulting Group, LLC
OWNER 5565 Old Cheney, LLC
PROJECT NAME Old Cheney Townhomes Planned Development (PD)
HEARING TYPE Planned Development / Land Use Plan (PD / LUP)
REQUEST **R-1A** (Single-Family Dwelling District) and **R-3** (Multiple-Family Dwelling District) **to**
PD (Planned Development District)

A request to rezone one (1) parcel containing 1.14 gross acres from R-1A and R-3 to PD, in order to construct ten (10) attached single-family residential dwelling units. The request also includes the following waiver from Orange County Code:

Setbacks and Buffers Internal to the PD

1. A waiver from Section 38-1272(a)(3) to allow a 10' rear yard setback for the commercial site adjacent to the residential site internal to the PD, in lieu of the 25' setback.

Applicant Justification: *A waiver is requested due to the size of the site and to be able to provide a larger setback on the residential portion.*

2. A waiver from Section 24-5(a)(3) for a 5' buffer between the commercial and residential internal to the PD, in lieu of the 15' required buffer.

Applicant Justification: *A waiver is requested because the existing structure is not being revised and due to the size of the parcel a larger buffer would restrict the number of units.*

Setbacks External to the PD

3. A waiver from Section 38-1254(a) to allow for a 5' side yard setback along the north property line, in lieu of the 25' perimeter setback.

Applicant Justification: *This reduced setback is due to the size of the parcel and a larger buffer would restrict the number of units. Multi-family apartments are to the north.*

Setbacks along the Street

4. A waiver from Section 38-1272(a)(3) to allow an 8.3' setback from Turrisi Boulevard for the commercial portion, in lieu of the 30' setback.
5. A waiver from Section 38-1272(a)(3) to allow an 18.7' setback from Old Cheney Highway for the commercial portion, in lieu of 30'.

Applicant Justification for 4 & 5: *The setbacks are the existing condition and there are no revisions being made to the commercial portion of the property.*

6. A waiver from Section 38-1254(1) to allow a 20' setback from Turrisi Boulevard, in lieu of 25'.

Applicant Justification: *This reduced setback will allow for the open space and stormwater treatment area in the rear of the properties and still provide a rear setback.*

Recreation Area

7. A waiver from Section 38-1253 to waive the requirement for a recreational area.

Applicant Justification: *This waiver is requested due to the size of the site and the limited space for a recreational area.*

Right-of-way & Vehicles

8. A waiver from Section 30-248(8) to allow backing of vehicles on the right-of-way, in lieu of not permitting backing of vehicles on the right-of-way.

Applicant Justification: *The existing spaces that back onto the public right-of-way are an existing condition and there are no revisions being made to the commercial portion.*

9. A waiver from Section 30-248(7) to allow parking, stopping and maneuvering of vehicles in the right-of-way, in lieu of not allowing parking, stopping and maneuvering of vehicles on the right-of-way.

Applicant Justification: *The commercial parking is an existing condition and there are no revisions being made to the commercial portion of the site.*

LOCATION	5565 Old Cheney Highway; or generally at the northeast corner of the Old Cheney Highway and Turrisi Boulevard intersection.
PARCEL ID NUMBER	21-22-30-0000-00-011
TRACT SIZE	1.14 gross acres
PUBLIC NOTIFICATION	The notification area for this public hearing was 700 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One hundred twenty-eight (128) notices were mailed to those property owners in the surrounding area. A community meeting was held September 18, 2019, at Glenridge Middle School in conjunction with the recent Future Land Use Map Amendment (Case #2019-2-S-5-1) and is summarized further in this report.
PROPOSED USE	Ten (10) attached single-family residential dwelling units

STAFF RECOMMENDATION

Development Review Committee – (January 8, 2020)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Old Cheney Townhomes Planned Development / Land Use Plan (PD/LUP), dated "Received February 14, 2020", subject to the following conditions:

1. Development shall conform to the Old Cheney Townhomes Land Use Plan (LUP) dated "Received February 14, 2020," 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 February 14, 2020," 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. The development shall obtain water and wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
7. 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. The MUP must be approved prior to Construction Plan approval.
8. 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 updated MUP must be approved prior to construction plan approval.
9. 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.
10. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
11. This property is located within Airport Noise Zones C and D. Development shall comply with Article XV, Chapter 9, Orange County Code (Airport Noise Impact Areas), as may be amended from time to time.
12. 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.
13. Commercial uses shall be limited to C-1 uses only, except that short term rental shall be prohibited. Additionally, residential uses shall be prohibited within the commercial portion of the development.
14. The following waivers from Orange County Code are granted:
 - a. A waiver from Section 38-1272(a)(3) to allow a 10' rear yard setback between the residential and commercial site internal to the PD, in lieu of the 25' setback.
 - b. A waiver from Section 24-5(a)(3) for a 5' buffer between the commercial and residential internal to the PD, in lieu of the 15' required buffer.
 - c. A waiver from Section 38-1254(a) to allow for a 5' side yard setback along the north property line, in lieu of the 25' perimeter setback.

- d. A waiver from Section 38-1272(a)(3) to allow an 8.3' setback from Turrisi Boulevard for the commercial portion, in lieu of the 30' setback.
- e. A waiver from Section 38-1272(a)(3) to allow an 18.7' setback from Old Cheney Highway for the commercial portion, in lieu of 30'.
- f. A waiver from Section 38-1254(1) to allow a 20' setback from Turrisi Boulevard, in lieu of 25'.
- g. A waiver from Section 38-1253 to waive the requirement for a recreational area.
- h. A waiver from Section 30-248(8) to allow backing of vehicles on the right-of-way, in lieu of not permitting backing of vehicles on the right-of-way, as shown on the plans.
- i. A waiver from Section 30-248(7) to allow parking, stopping and maneuvering of vehicles in the right-of-way, in lieu of not allowing parking, stopping and maneuvering of vehicles on the right-of-way, as shown on the plans.

IMPACT ANALYSIS

Overview

The applicant is seeking to rezone the subject parcels from R-1A (Single-Family Dwelling District) and R-3 (Multiple-Family Dwelling District) to PD (Planned Development District) in order to construct ten (10) attached single-family residential dwelling units. The applicant is also seeking approval of nine (9) waivers to reduce setbacks and buffers, eliminate the requirement for recreation areas, and allow for vehicles to maneuver and backup into the right-of-way.

The subject property is currently developed with a commercial structure on the southern portion. The current Future Land Use Map (FLUM) designation of Commercial (C) and Medium Density Residential (MDR) is consistent with the current commercial establishment.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	This project is within the S.R. 436 / S.R. 50 Corridor Overlay District. The general

			purpose of this overlay district is to prohibit certain commercial uses.
Airport Noise Zone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This property is located within Airport Noise Zones C and D. The Townhome portion of the PD is in Noise Zone D. Noise mitigation may be required at the time of permitting.
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 Commercial (C) and Medium Density Residential (MDR). These FLUM designations were approved by the Board of County Commissioners on January 14, 2020. The proposed PD zoning district and development program is consistent with the FLUM designations. Additionally, the request is consistent with the following CP provisions:

FLU1.1.5 states that Orange County shall encourage mixed-use development, infill development and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. The County may require minimum FARs and densities in its Land Development Code to achieve the County's desired urban framework. Infill is defined as development consistent with the Infill Master Plan (2008).

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FLU2.2.1 states that within the Urban Service Area, Orange County shall encourage a mixture of land uses within activity and mixed-use commercial centers. Office and residential land uses shall be part of the balanced land use mixture, in addition to the commercial component.

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 and shall be promoted.

FLU8.2.11 states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of the project and its function in the broader community, as well its contribution to the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

SITE DATA

Existing Use	Undeveloped Land / Commercial Establishment (Fort Pitt Plaza)
Adjacent Zoning	N: R-2 (Residential District) (1989) E: R-2 (Residential District) (1989) W: R-1A (Single-Family Residential District) (1957) and R-2 (Residential District) (1970) S: R-3 (Multiple-Family Residential District) (1971)
Adjacent Land Uses	N: Multiple-Family Dwelling Units E: Multiple-Family Dwelling Units W: Single-Family Dwelling Units S: Single-Family Dwelling Units

APPLICABLE PD DEVELOPMENT STANDARDS

Maximum Building Height:	35 feet residential / 35 feet commercial
Minimum Lot Size:	2,000 square feet
Minimum Lot Width:	20 feet
Minimum Living Area:	1,750 square feet (under HVAC)

Residential Minimum Building Setbacks

Front Setback (Turrisi Blvd):	20 feet *waiver requested
Rear Setback:	40 feet
Side Setback (north):	5 feet *waiver requested
Side setback (south):	8 feet

Commercial Minimum Building Setbacks

Front Setback (Old Cheney Hwy):	18.7 feet *waiver requested
Front Setback (Turrisi Blvd):	8.3 feet *waiver requested
Rear Setback:	20 feet
Side Setback:	10 feet *waiver requested

SPECIAL INFORMATION

Community Meeting Summary

A community meeting was held September 18, 2019, at Glenridge Middle School in conjunction with the recent Future Land Use Map Amendment (Case #2019-2-S-5-1) to go from Low-Medium Density Residential (LMDR) to Commercial (C) and Medium Density Residential (MDR). The meeting was attended by eight (8) area residents. Some

residents expressed a concern for too much density while others expressed support for the project.

Environmental

Environmental Protection Division staff reviewed the request and did not identify any issues or concerns.

Transportation / Concurrency

Transportation Planning Division staff reviewed the request and did not identify any issues or concerns.

Water / Wastewater / Reclaim

	<u>Existing service or provider</u>
Water:	Orange County Utilities
Wastewater:	Orange County Utilities
Reclaimed:	Orange County Utilities

Schools

Orange County Public School staff has reviewed this request and determined that the impact is de minimus (less than 1 student) to school capacity.

State of Florida Notice

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 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.

Specific Project Expenditure Report and Relationship Disclosure Form

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

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – (May 21, 2020)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Old Cheney Townhomes Planned Development / Land Use Plan (PD/LUP), dated "Received February 14, 2020", subject to fourteen (14) conditions.

1. Development shall conform to the Old Cheney Townhomes Land Use Plan (LUP) dated "Received February 14, 2020," 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 February 14, 2020," 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).
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 7. 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. The MUP must be approved prior to Construction Plan approval.
 8. 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 updated MUP must be approved prior to construction plan approval.
 9. 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.
 10. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
 11. This property is located within Airport Noise Zones C and D. Development shall comply with Article XV, Chapter 9, Orange County Code (Airport Noise Impact Areas), as may be amended from time to time.
 12. 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.

13. Commercial uses shall be limited to C-1 uses only, except that short term rental shall be prohibited. Additionally, residential uses shall be prohibited within the commercial portion of the development.

14. The following waivers from Orange County Code are granted:
 - a. A waiver from Section 38-1272(a)(3) to allow a 10' rear yard setback between the residential and commercial site internal to the PD, in lieu of the 25' setback.
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 - i. A waiver from Section 30-248(7) to allow parking, stopping and maneuvering of vehicles in the right-of-way, in lieu of not allowing parking, stopping and maneuvering of vehicles on the right-of-way, as shown on the plans.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

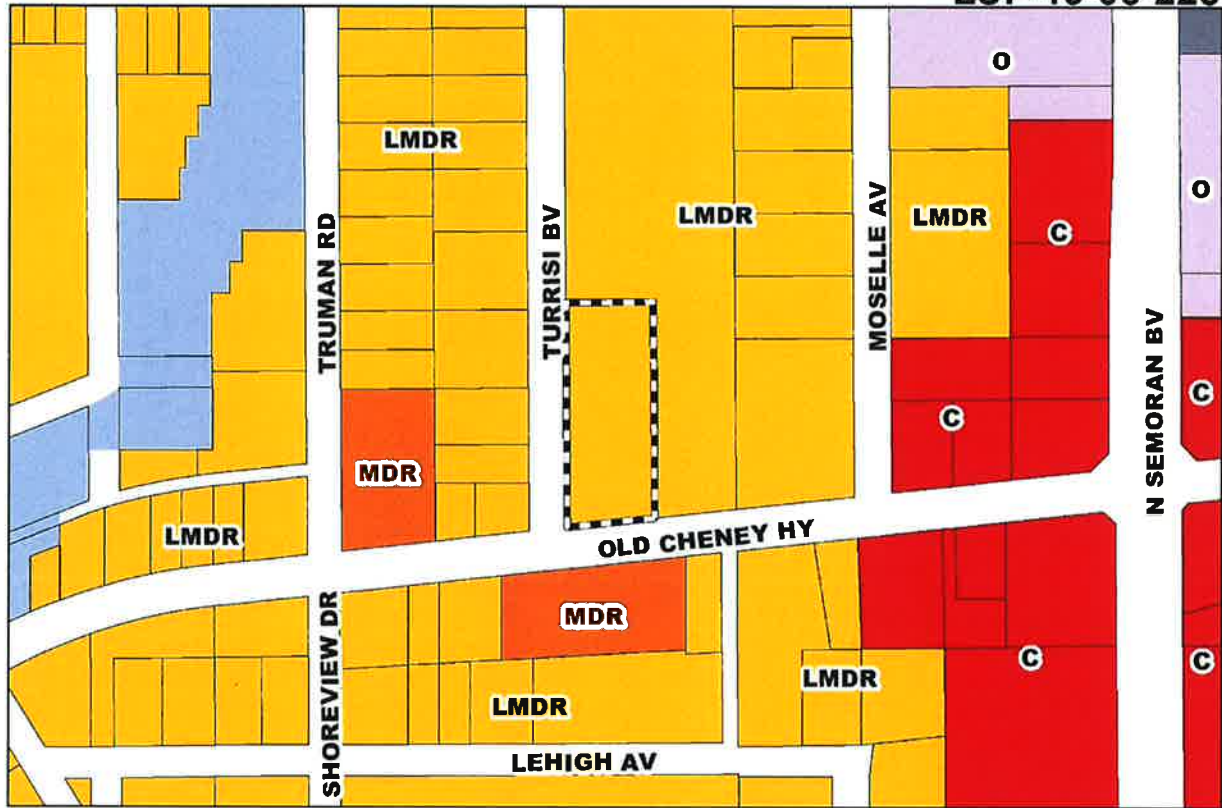
The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested PD (Planned Development District) subject to fourteen (14) conditions. The applicant was present and agreed with the staff recommendation. Three members were virtually present to speak on the request with two members expressing concerns of traffic, the waivers requested, and parking. The third member of the public expressed support for the project.

Staff indicated that one hundred and twenty-eight (128) notices were sent to property owners extending beyond 700 feet surrounding the property, and that staff had received eleven (11) responses in opposition, and sixty-two (62) responses in favor of the request.

After a brief discussion regarding utilities and the conditions, a motion was made by Chairman Spears, and seconded by Commissioner Nazario to recommend APPROVAL of the requested PD (Planned Development District) zoning, subject to the fourteen (14) conditions listed in the staff report. The motion carried on a 9-0 vote.

Motion / Second	<i>Gordon Spears / Carlos Nazario</i>
Voting in Favor	<i>Gordon Spears, Jimmy Dunn, JaJa Wade, Carlos Nazario, Nelson Pena, Evelyn Cardenas, Eddie Fernandez, Mohammed Abdallah and Diane Velazquez</i>
Voting in Opposition	<i>None</i>
Absent	<i>None</i>

LUP-19-06-225



 Subject Property



 Subject Property

Future Land Use Map

FLUM: Low-Medium Density Residential (LMDR)

APPLICANT: Neel Shivcharran, Galleon Consulting Group, LLC

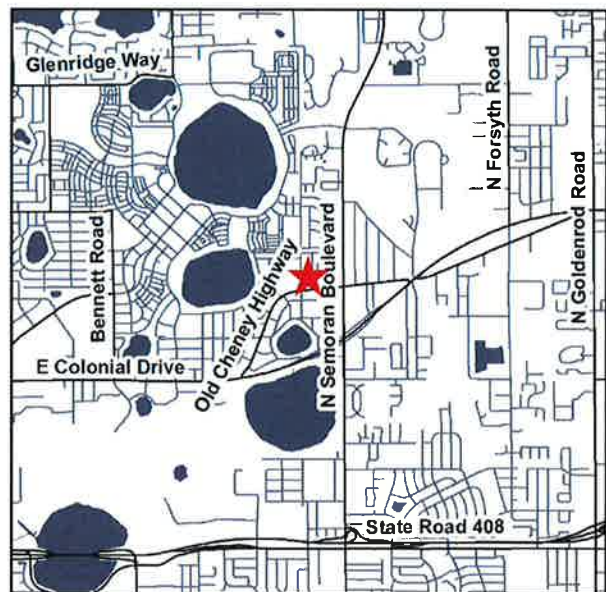
LOCATION: Generally located at the northeast corner of the Old Cheney Highway and Turrisi Boulevard.

TRACT SIZE: 1.14 gross acres

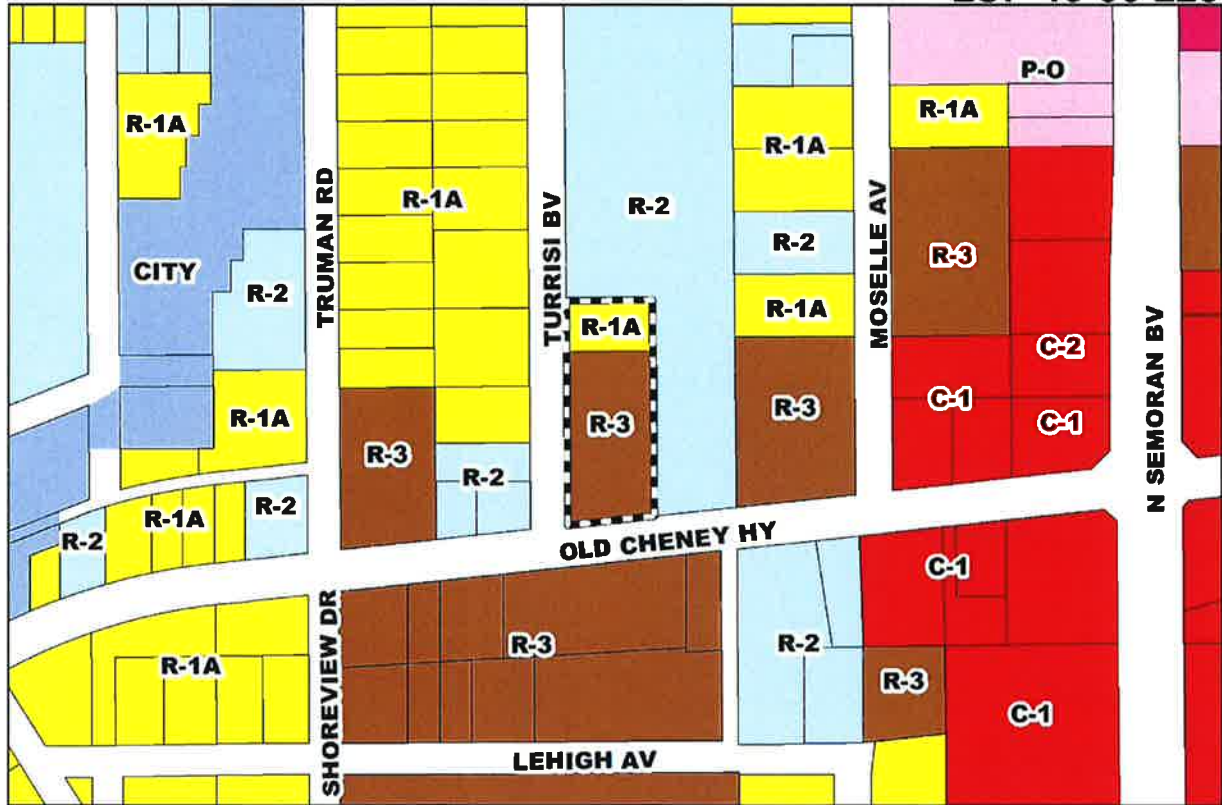
DISTRICT: # 5

S/T/R: 21/22/30

1 inch = 250 feet



LUP-19-06-225



Subject Property



Subject Property

Zoning Map

Zoning: R-1A (Single-Family Dwelling District) and R-3 (Multiple-Family Dwelling District) to PD (Planned Development District)

APPLICANT: Neel Shivcharran, Galleon Consulting Group, LLC

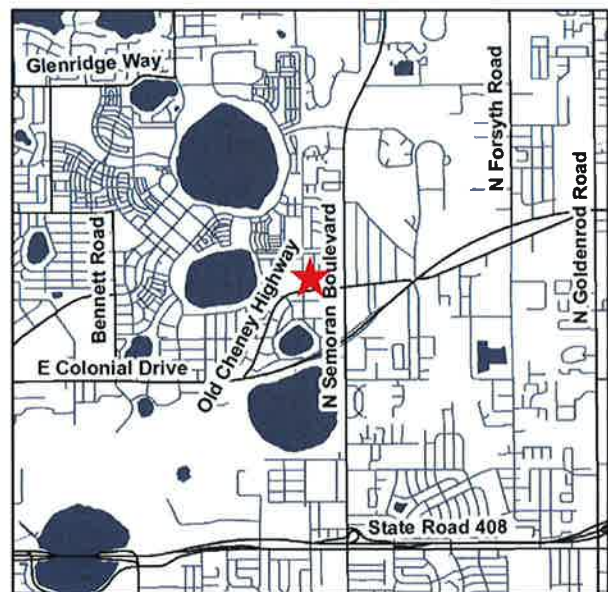
LOCATION: Generally located at the northeast corner of the Old Cheney Highway and Turrissi Boulevard.

TRACT SIZE: 1.14 gross acres

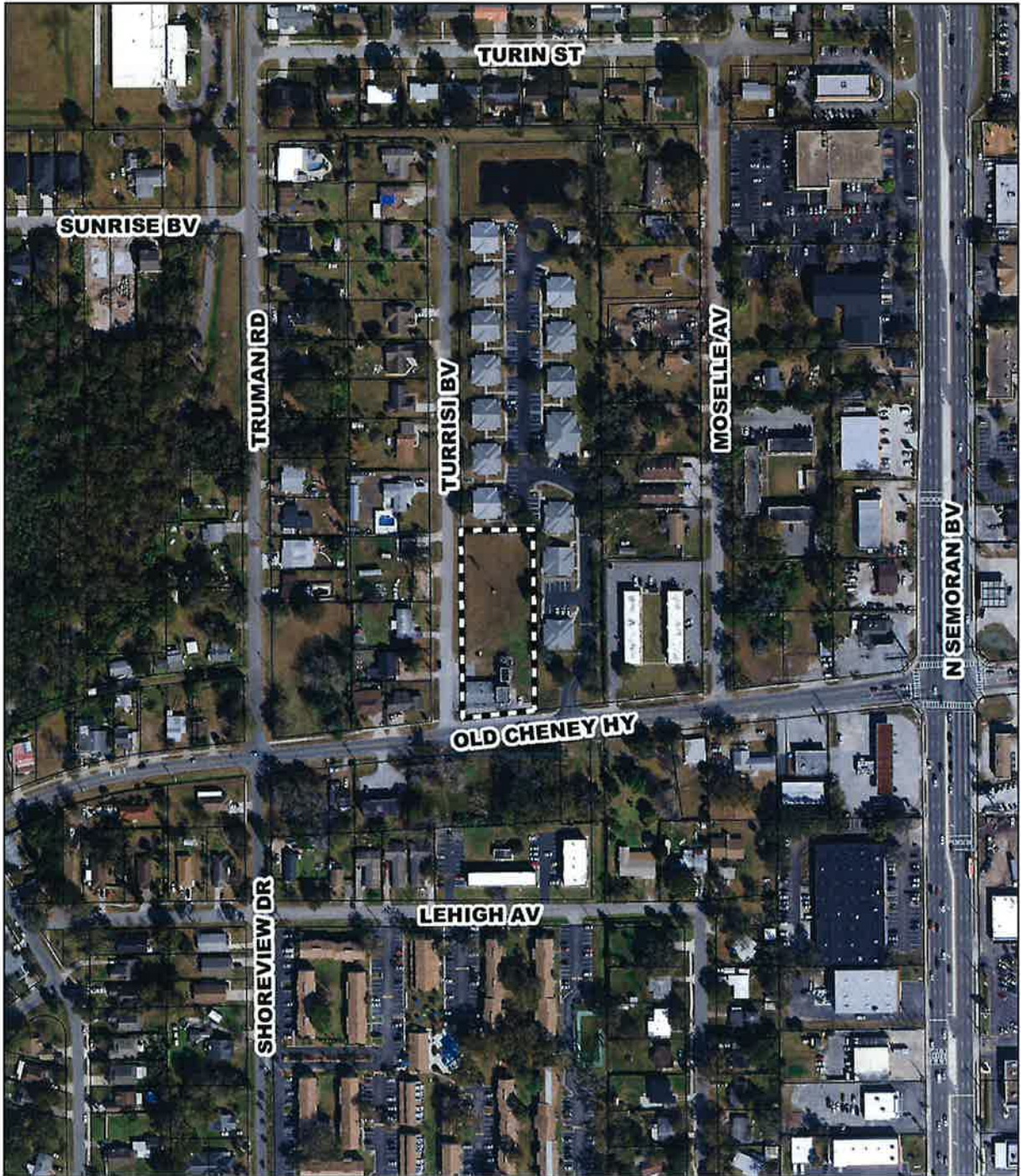
DISTRICT: # 5

S/T/R: 21/22/30

1 inch = 250 feet



LUP-19-06-225



 Subject Property



1 inch = 250 feet

Old Cheney Townhomes PD / LUP (Cover Sheet)

REZONING PLAN NUMBER: LUP-19-06-225

OLD CHENEY TOWNHOMES PD

PARCEL ID: 21-22-30-0000-00-011

ORLANDO, FL

DATE: 02/21/2020



VICINITY MAP



PROJECT TEAM

OWNER
5585 OLD CHENEY, LLC
10000 WINTER PARK, FL 32789

DEVELOPER
LAND DESIGN GROUP
37 N. ORANGE AVE, SUITE 500
ORLANDO, FL 32801
407.513.2000
CONTACT: NEEL SINCHARSEN

CIVIL ENGINEER
LAND DESIGN
221 NORTH CROHAMM STREET
ORLANDO, FL 32802
704.333.0321
CONTACT NAME: DAVID CASTEL

SURVEYOR
SCOTT & ASSOCIATES, INC
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ORLANDO, FL 32807
407.329.2229
CONTACT: JAMES W. SCOTT

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By DRC Office at 3:26 pm, Feb 14, 2020

LandDesign.

Notification Map

