

Board of County Commissioners

Public Hearings

June 2, 2020

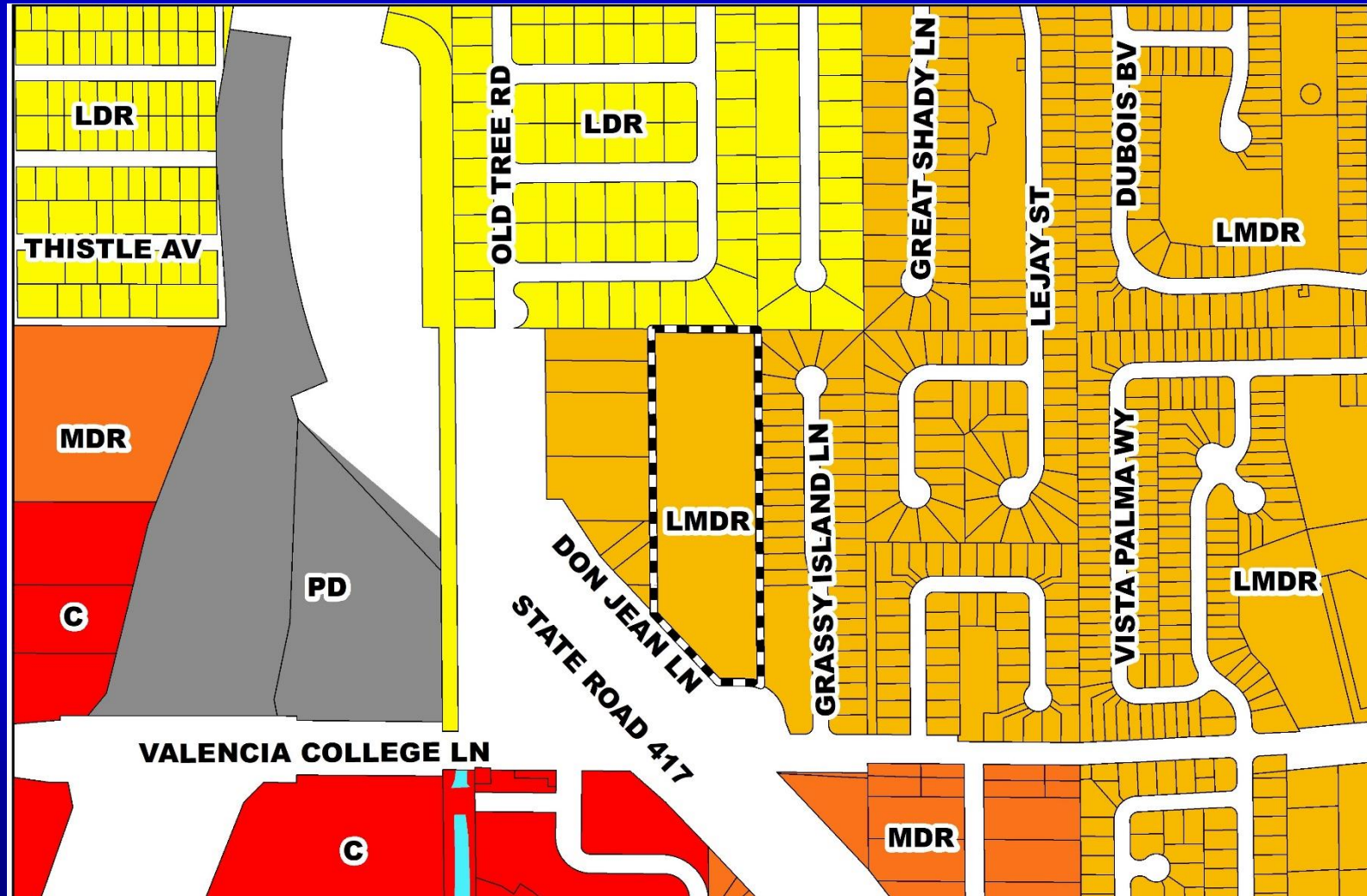


Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan

- 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.

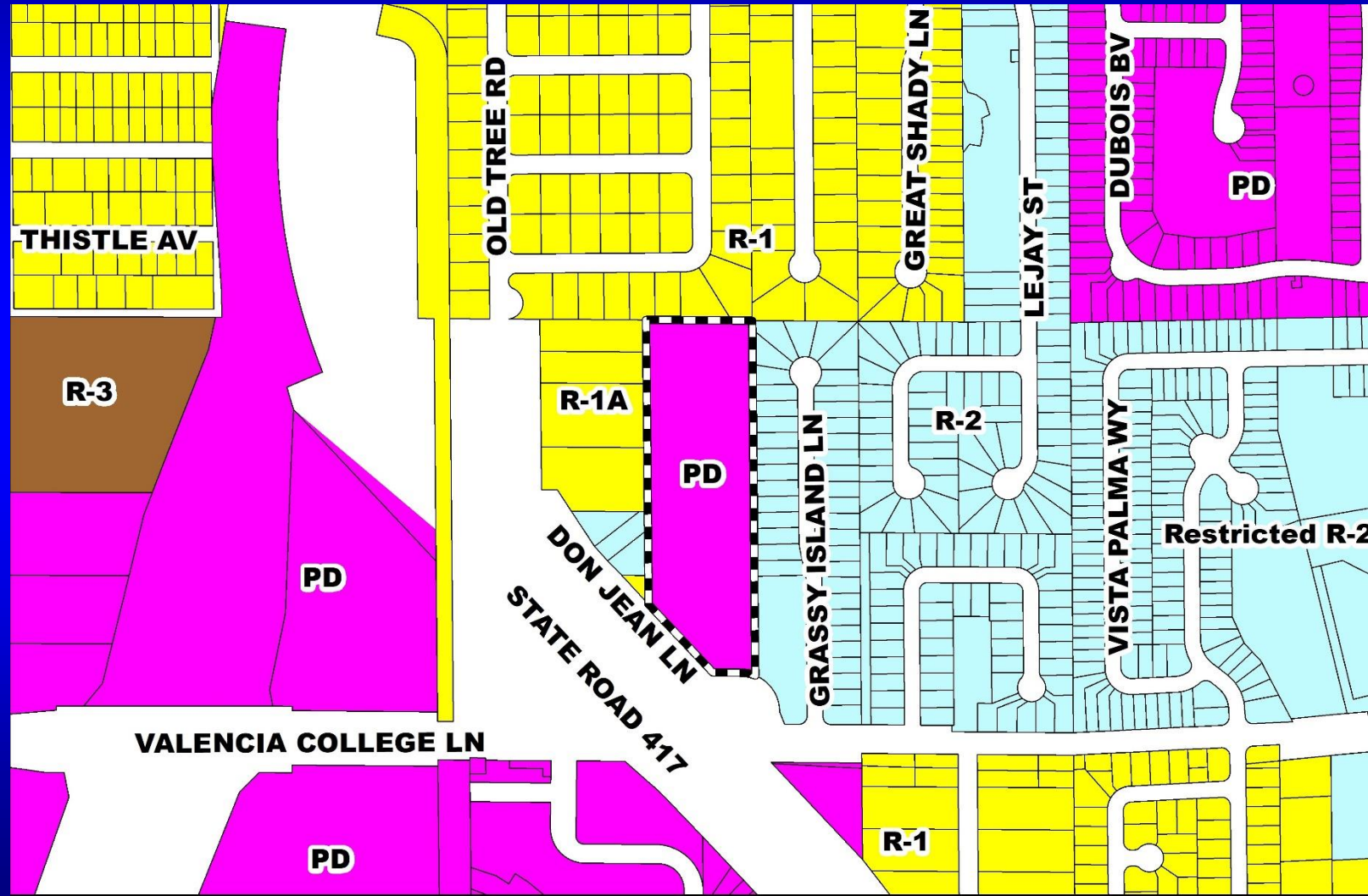


Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Future Land Use Map



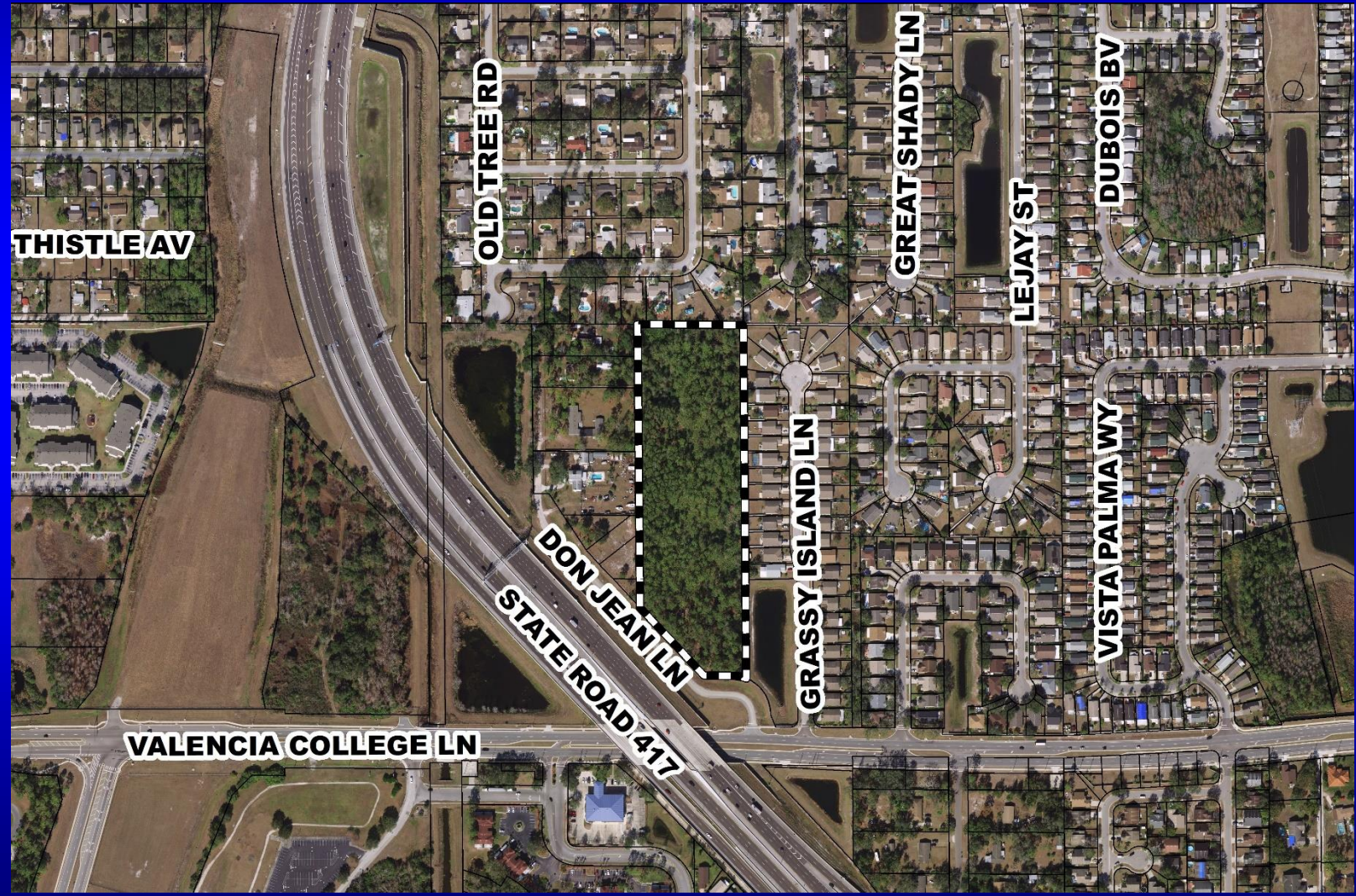


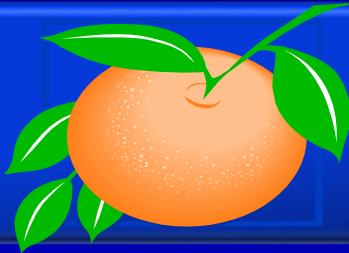
Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Zoning Map



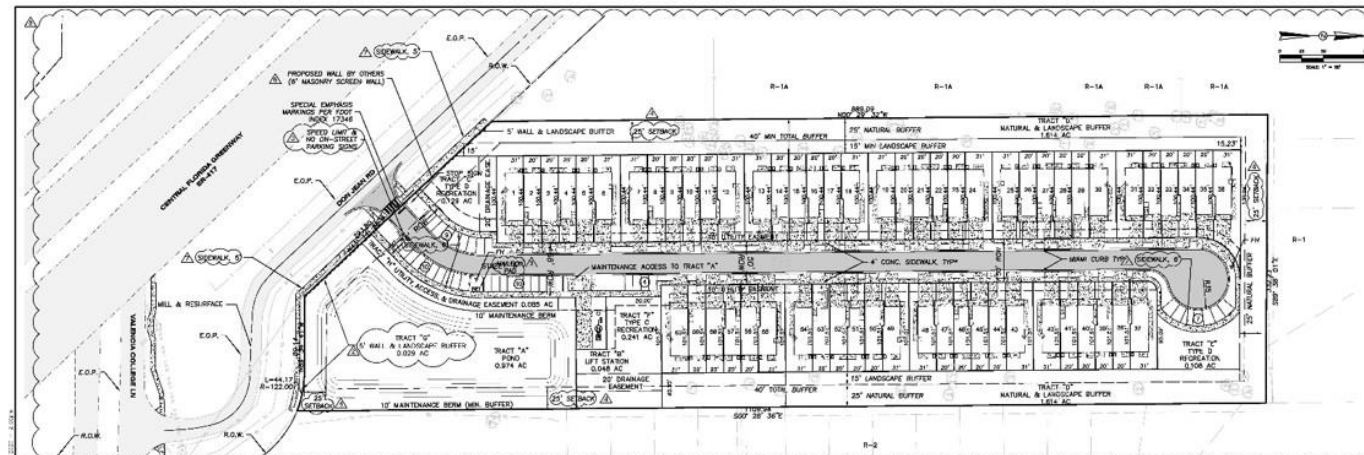


Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Aerial Map



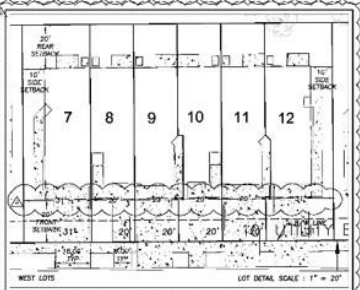
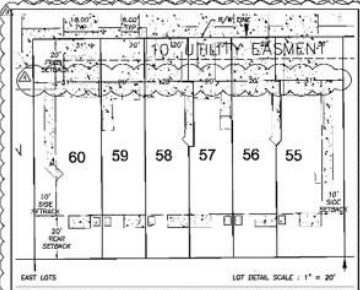


Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



HAMILTON
ENGINEERING & SURVEYING, INC.
REGISTERED PROFESSIONAL ENGINEER
No. 12872
FLORIDA

MASTER SITE PLAN & SITE DATA
VALENCIA SUBDIVISION
VALENCIA COLLEGE LANE, ORLANDO
ORANGE COUNTY, FLORIDA



PARKING TABLE

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

NOTES:
1. ALL DRIVEWAY PARKING SHALL BE PROVIDED. DRIVEWAY PARKING SHALL COMPLY WITH CHAPTER 215-23 OF THE ORANGE COUNTY CODE.
2. GENERAL ON-STREET PARKING SPACE SHALL BE 20' WIDE.

PARKING CALCULATIONS:
PER ORANGE COUNTY LOT 20-1476
150 SQ. FT. OF DRIVEWAY PARKING = 1.00 SPACES
150 SQ. FT. OF ON-STREET PARKING = 1.00 SPACES
1 DRIVEWAY + 150 SQ. FT. OF ON-STREET PARKING = 2.00 SPACES
TOTAL PARKING: 140 SPACES

GENERAL SITE DATA

PARCEL ID#	24-22-30-0000-00-002
ZONING	PD - PLANNED DEVELOPMENT
FUTURE LAND USE	PD - PLANNED DEVELOPMENT
JURISDICTION	ORANGE COUNTY
PROJECT AREA (SEE 24, 102, 130)	7,815
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	120'
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/ACRES)	0.465 ACRES
PROHIBITED SCHOOL POPULATION (50 DOLLAR UNITS & 8-14 STUDENTS)	20 STUDENTS
IRE AVERAGE ONLY TRIPS (60 LOTS X 0.81 APM)	ADT = 348.6
FIRE PROTECTION ORANGE COUNTY FIRE RESCUE	1,000 GPM
EXISTING VEGETATION	WOODED
STORMWATER	STORMWATER FACILITY ON SITE
TRUCKING SCHEDULE	SINGLE PHASE PROJECT
IMPACTED WETLAND AREA	NO WETLANDS ON SITE PER CAD-18-01-001
MINIMUM LOT AREA	1,000 S.F.



OPEN SPACE CALCULATIONS:

ITEM	AREA (AC.)
STORM WATER POND	0.974
LIFT STATION	0.048
TYPE D RECREATION	0.129
NATURAL/LANDSCAPE BUFFER	1.720
TYPE D RECREATION	0.108
TYPE D RECREATION	0.241
WALL/LANDSCAPE BUFFER	0.029
TOTAL	3.287 AC.

RECREATION SPACE CALCULATIONS:

ITEM	AREA (AC.)
STORM WATER POND	0.974
LIFT STATION	0.048
TYPE D RECREATION	0.129
NATURAL/LANDSCAPE BUFFER	1.720
TYPE D RECREATION	0.108
TYPE D RECREATION	0.241
WALL/LANDSCAPE BUFFER	0.029
TOTAL	3.287 AC.

TRACT TABLE

TRACT	LAND USE	AREA (AC.)	MAINTENANCE	OPEN SPACE	RECREATION AREA	OWNERSHIP
A	STORM WATER POND	0.974	COUNTY/D.A.	0.508		ORANGE COUNTY
B	LIFT STATION	0.048	ORANGE COUNTY	0.000		ORANGE COUNTY
C	TYPE D RECREATION	0.129	H.G.A.	0.118		H.G.A.
D	NATURAL/LANDSCAPE BUFFER	1.722	H.G.A.	1.074		H.G.A.
E	TYPE D RECREATION	0.108	H.G.A.	0.108		H.G.A.
F	TYPE D RECREATION	0.241	H.G.A.	0.239		H.G.A.
G	WALL/LANDSCAPE BUFFER	0.029	H.G.A.	0.029		H.G.A.
TOTALS		3.300		1.984		

TRACT TABLE (CONTINUED):

TRACT	LAND USE	AREA (AC.)	MAINTENANCE	OPEN SPACE	RECREATION AREA	OWNERSHIP
1	UTILITY EASEMENT	0.085	H.G.A.	0.085		H.G.A.
TOTALS		7.890		2.701	0.463	

TRACT TABLE NOTES:
1. "STORMWATER MANAGEMENT" - TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITH AGREEMENT TO ALLOW USE HERETO BY MAINTENANCE FOR ADJACENT PROPERTIES.
2. ALL PROPRIETARY PARKING SHALL BE THE RESPONSIBILITY OF THE HOA.

SETBACKS TABLE

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"

GENERAL NOTES:
1. ALL LOTS SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SUPPRESSION SYSTEM WITH SECTION 30-1877. ANY VARIATIONS FROM THE PLAN SHALL BE EXPRESSLY APPROVED BY THE CITY ENGINEER.
2. ALL LOTS SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SUPPRESSION SYSTEM WITH SECTION 30-1877. ANY VARIATIONS FROM THE PLAN SHALL BE EXPRESSLY APPROVED BY THE CITY ENGINEER.

REVISIONS

NO.	DATE	DESCRIPTION
1	01/23/2024	ISSUED FOR PERMIT
2	01/23/2024	ISSUED FOR PERMIT
3	01/23/2024	ISSUED FOR PERMIT
4	01/23/2024	ISSUED FOR PERMIT
5	01/23/2024	ISSUED FOR PERMIT
6	01/23/2024	ISSUED FOR PERMIT
7	01/23/2024	ISSUED FOR PERMIT
8	01/23/2024	ISSUED FOR PERMIT
9	01/23/2024	ISSUED FOR PERMIT
10	01/23/2024	ISSUED FOR PERMIT
11	01/23/2024	ISSUED FOR PERMIT
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13	01/23/2024	ISSUED FOR PERMIT
14	01/23/2024	ISSUED FOR PERMIT
15	01/23/2024	ISSUED FOR PERMIT
16	01/23/2024	ISSUED FOR PERMIT
17	01/23/2024	ISSUED FOR PERMIT
18	01/23/2024	ISSUED FOR PERMIT
19	01/23/2024	ISSUED FOR PERMIT
20	01/23/2024	ISSUED FOR PERMIT

DATE: 01-23-2024
TIME: 10:48:30
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.

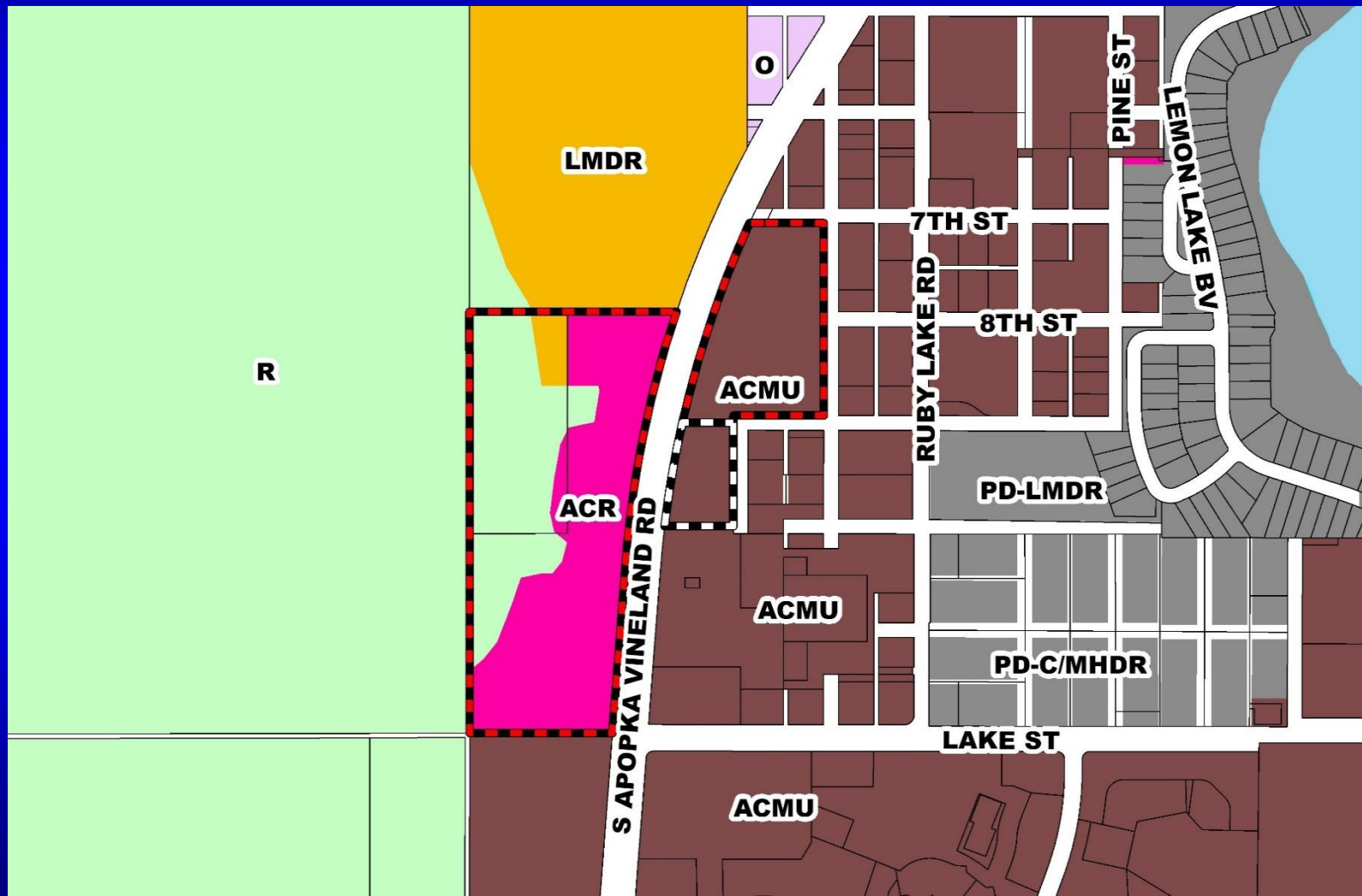


Davis Planned Development / Land Use Plan

- 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.

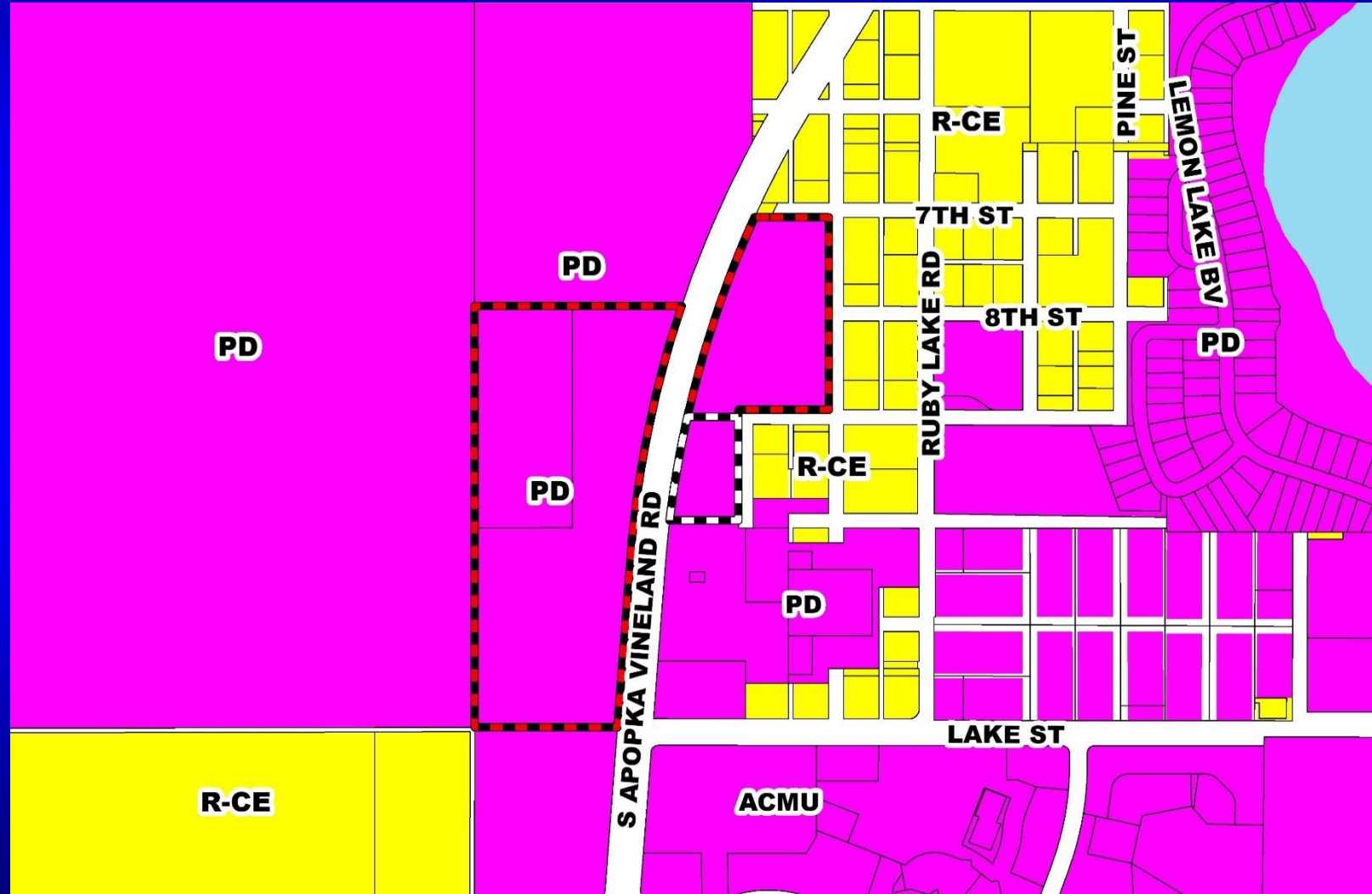


Davis Planned Development / Land Use Plan Future Land Use Map



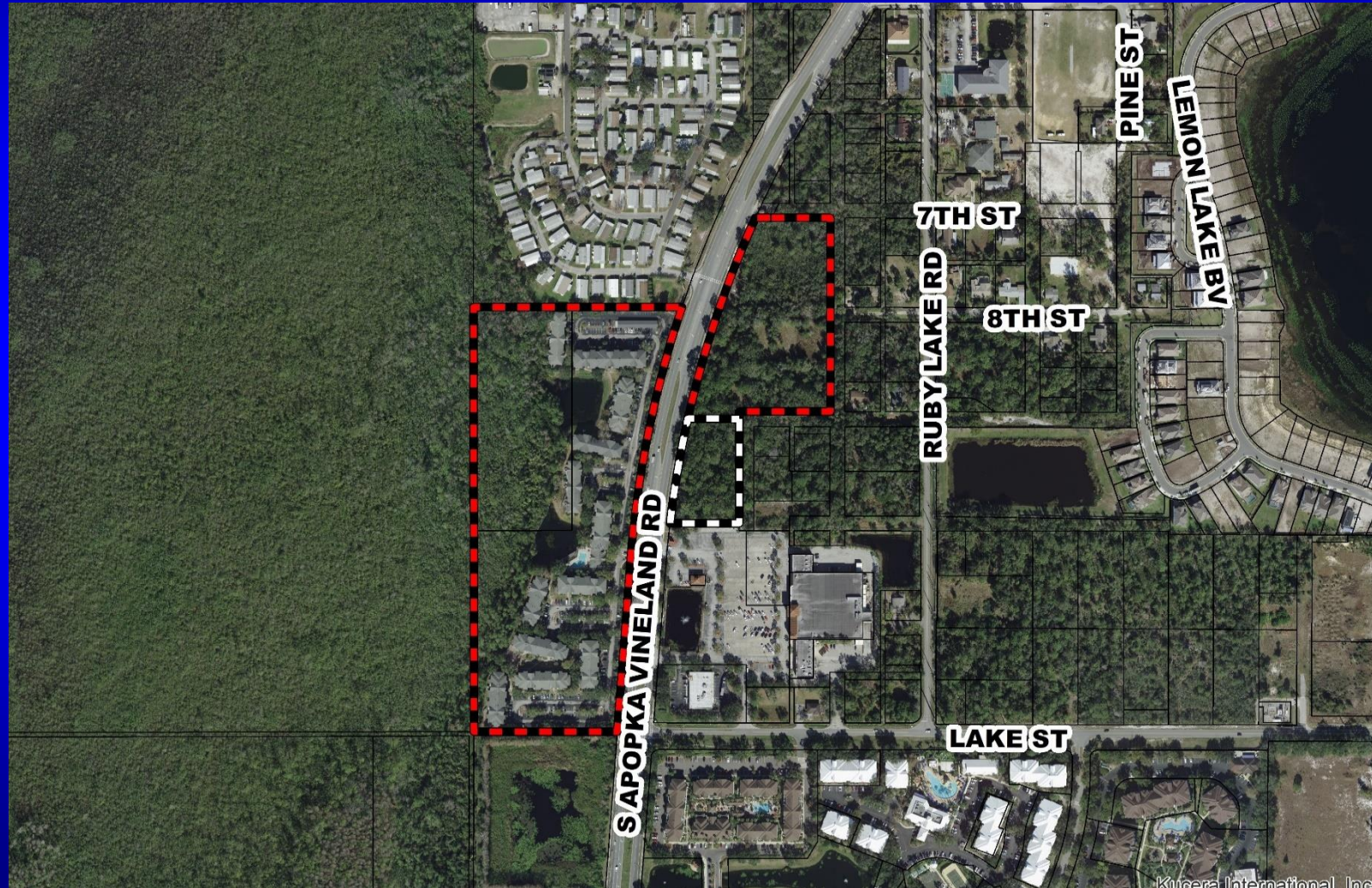


Davis Planned Development / Land Use Plan Zoning Map

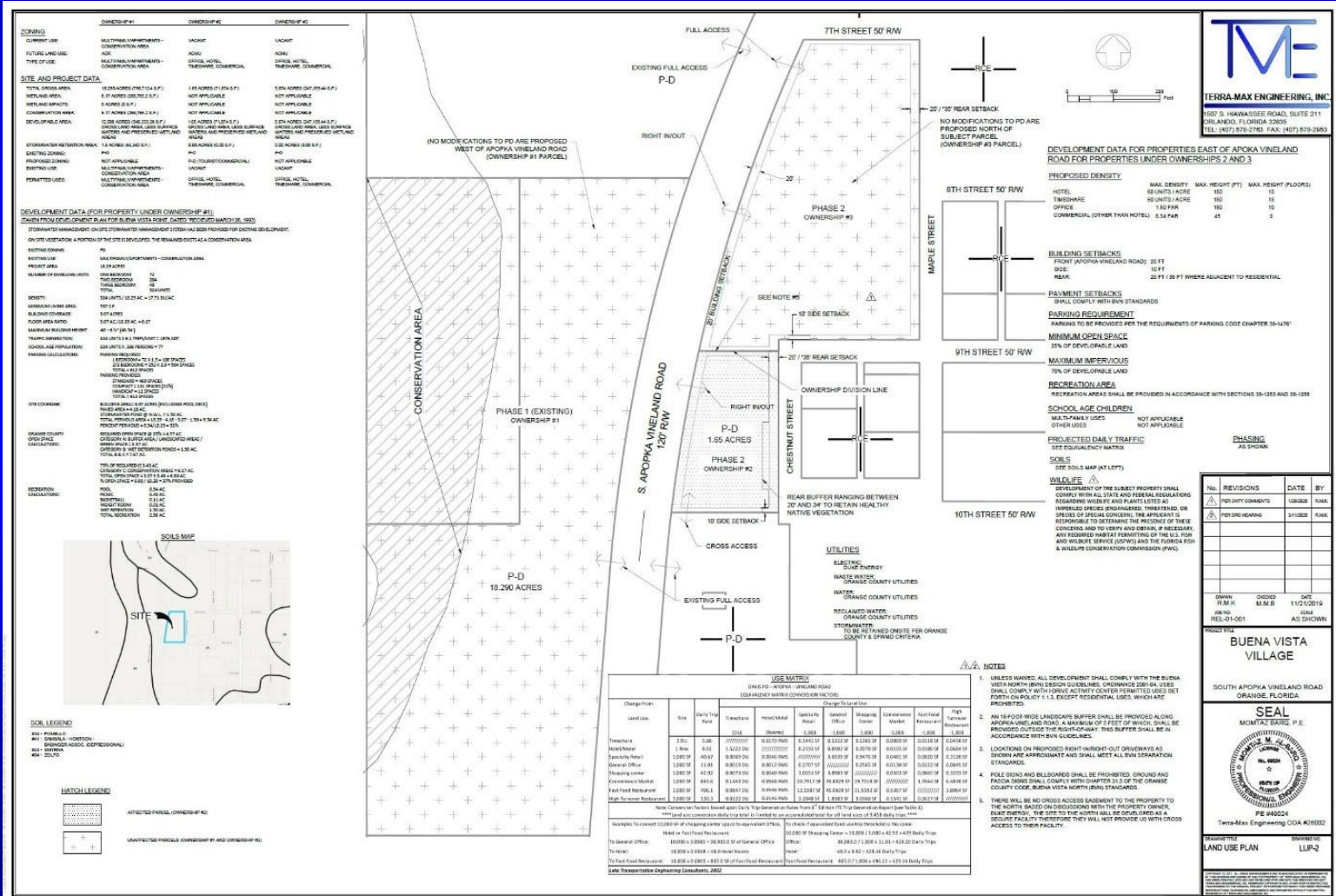
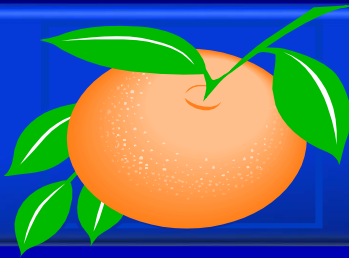




Davis Planned Development / Land Use Plan Aerial Map



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

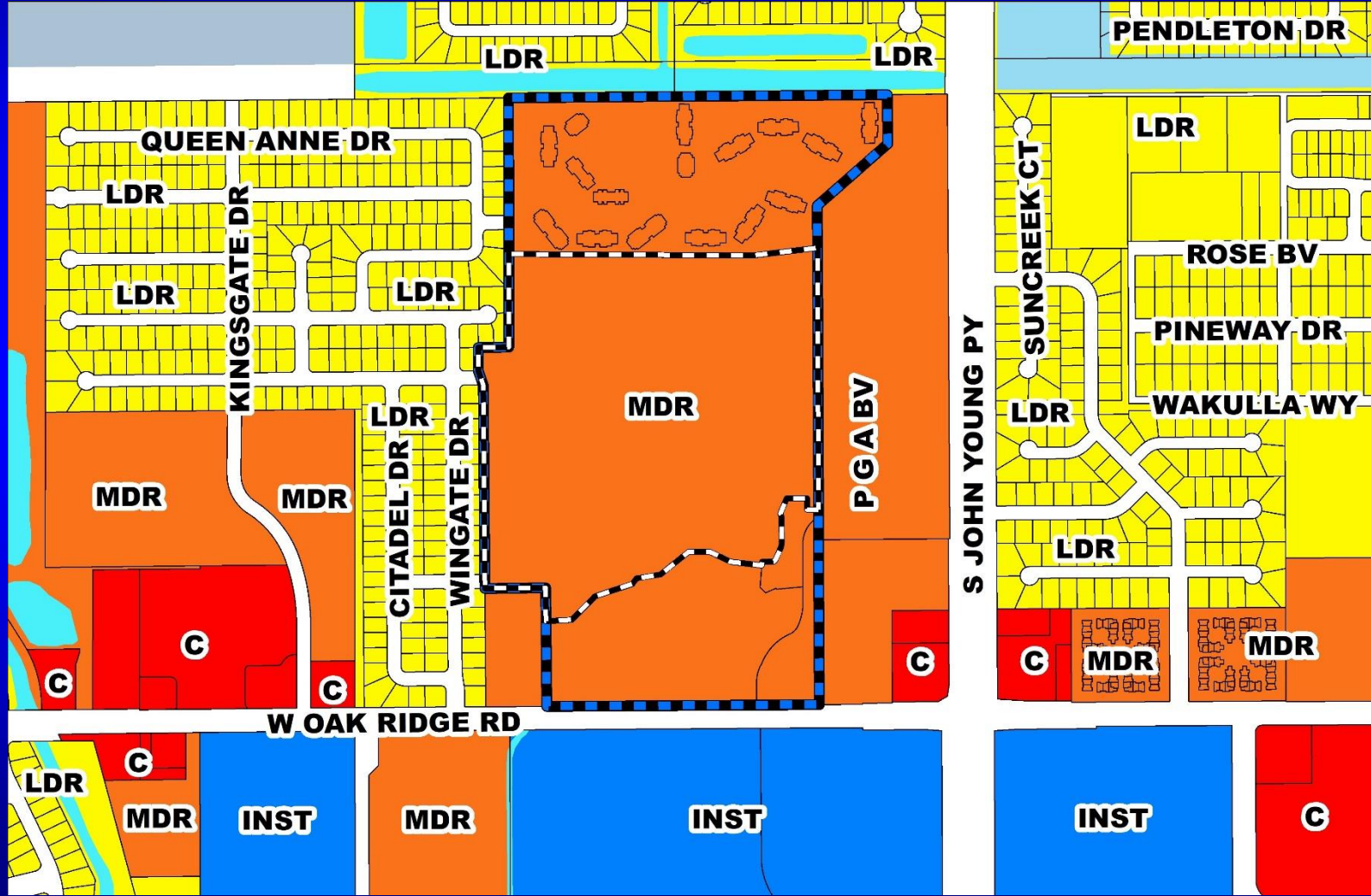


Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan

- 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.

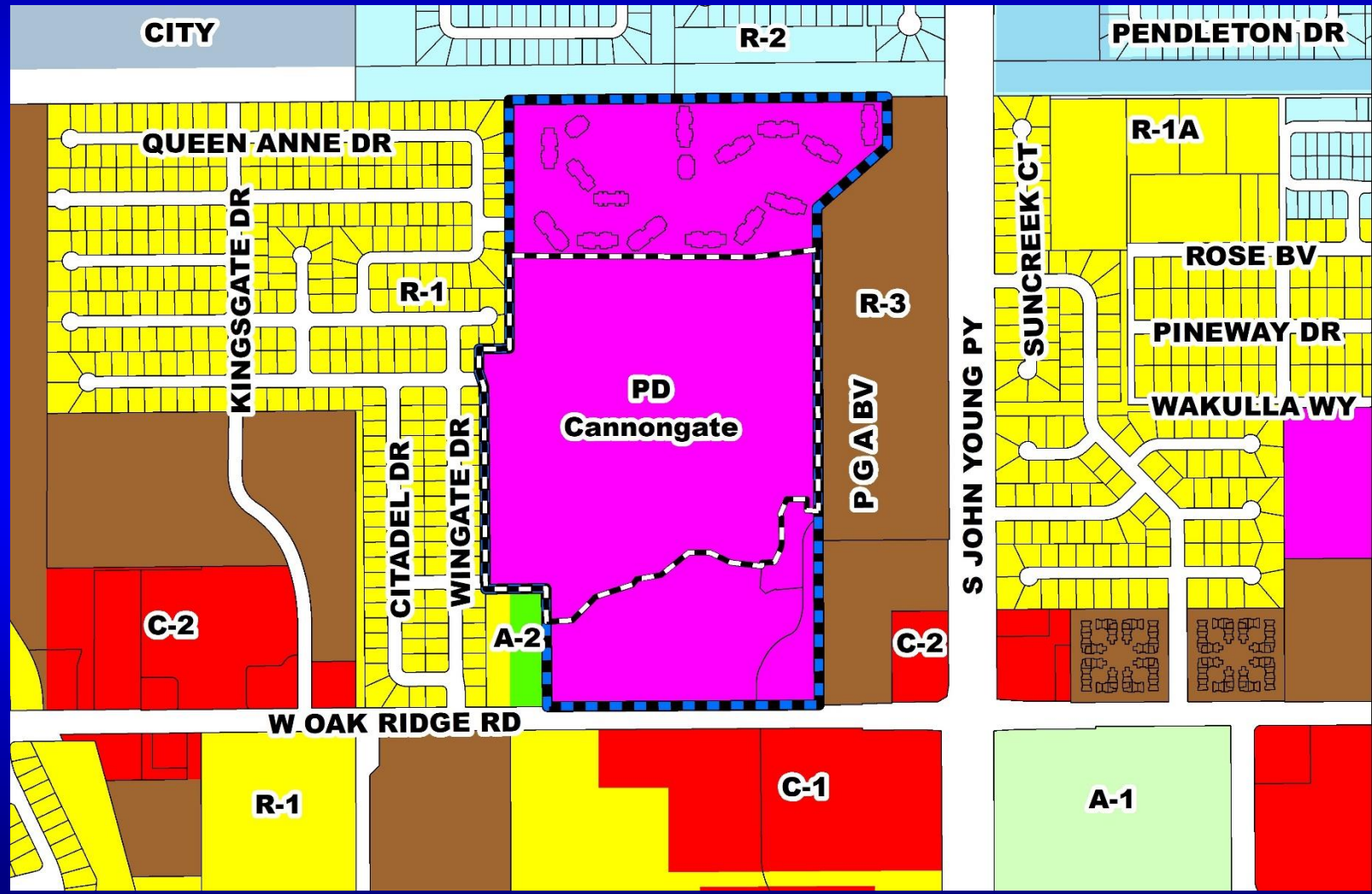


Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Future Land Use Map



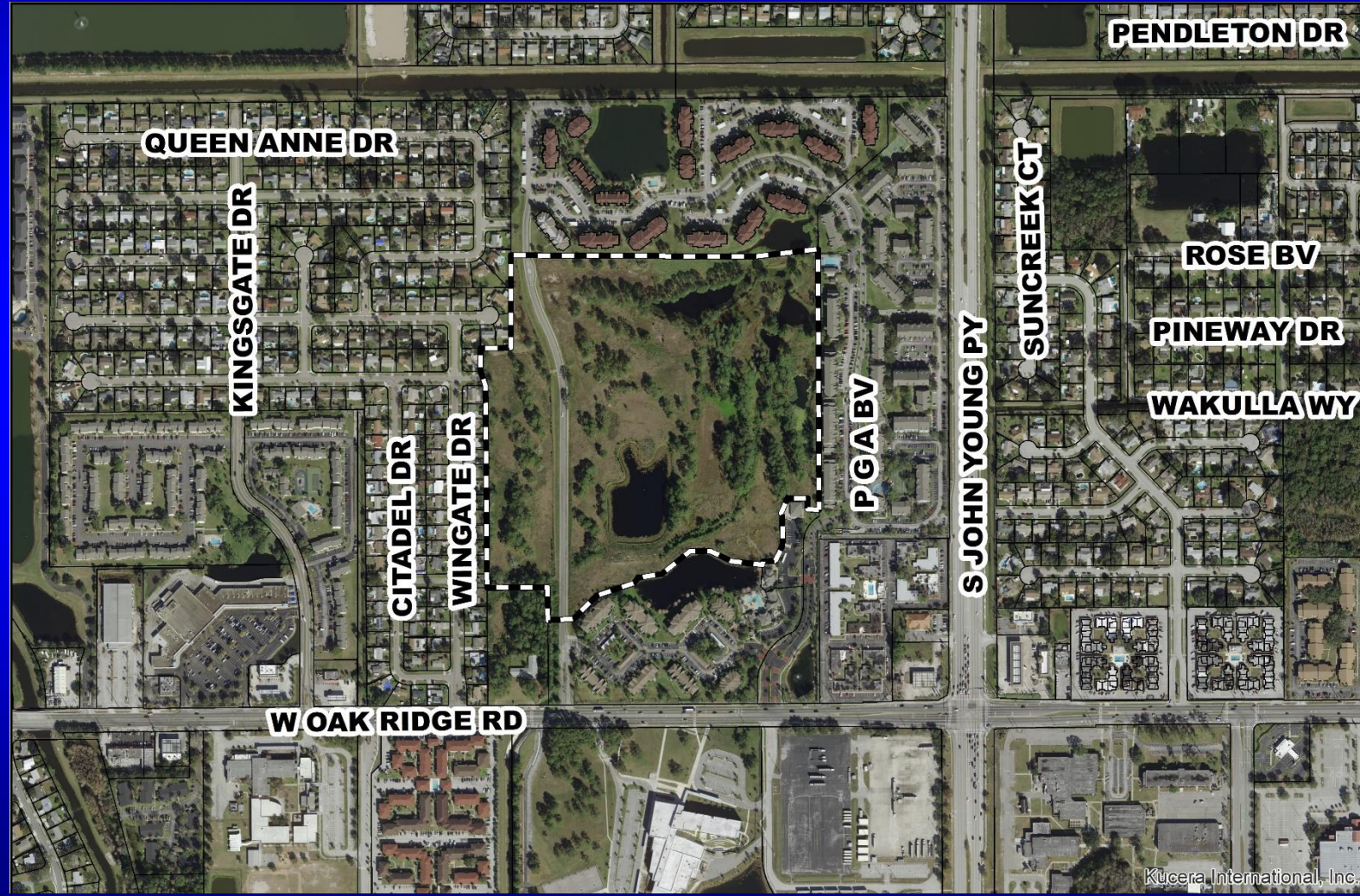


Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Zoning Map



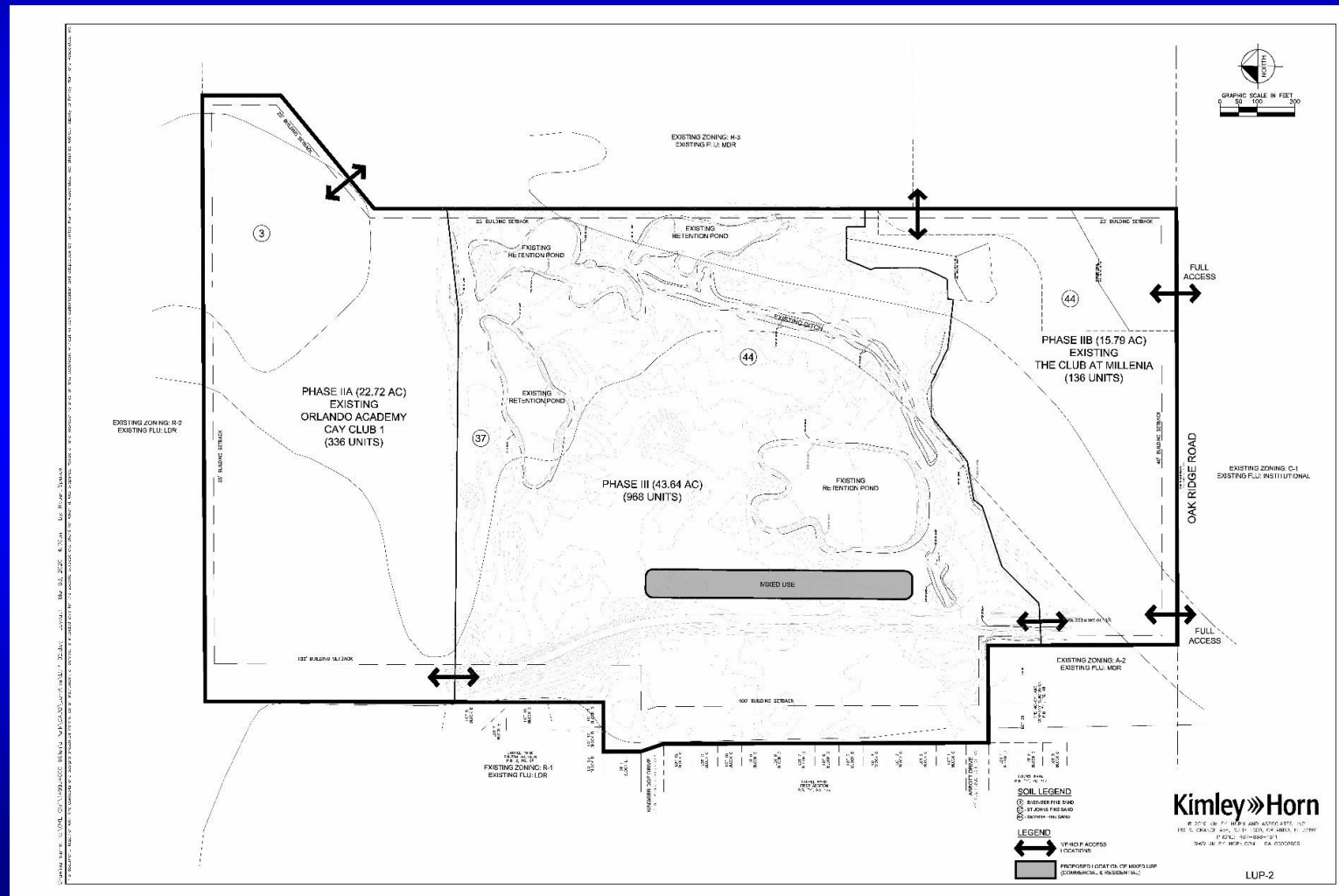


Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Aerial Map





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

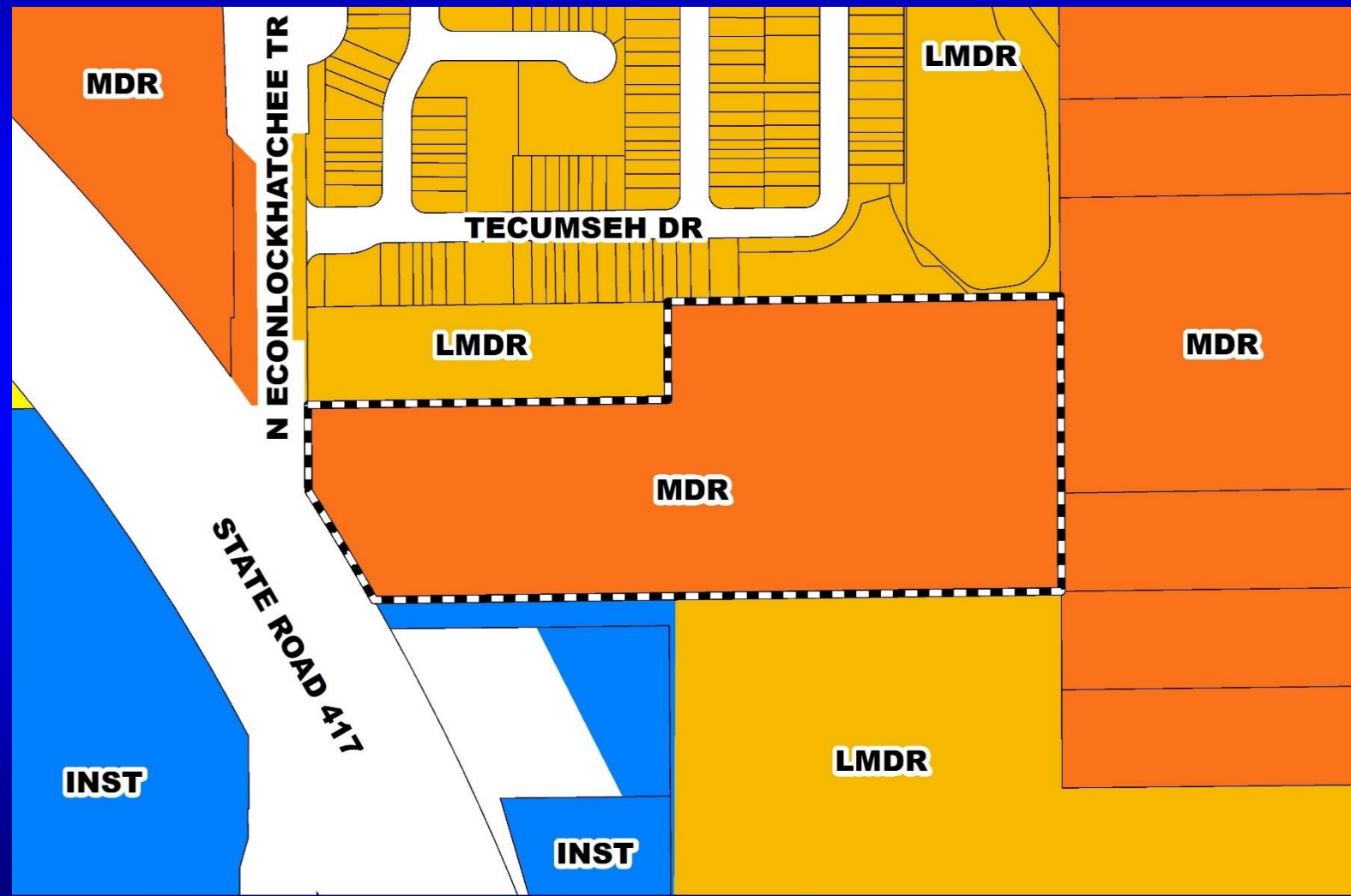
- Case:** CDR-19-09-312
- Project Name:** River Run at Valencia Planned Development
- Applicant:** Ian McCook, Nvision Development Management Services
- District:** 3
- Acreage:** 12.30 gross acres
- Location:** Generally located north of SR 417 and east of Econlockhatchee Trail
- Request:** To use request 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

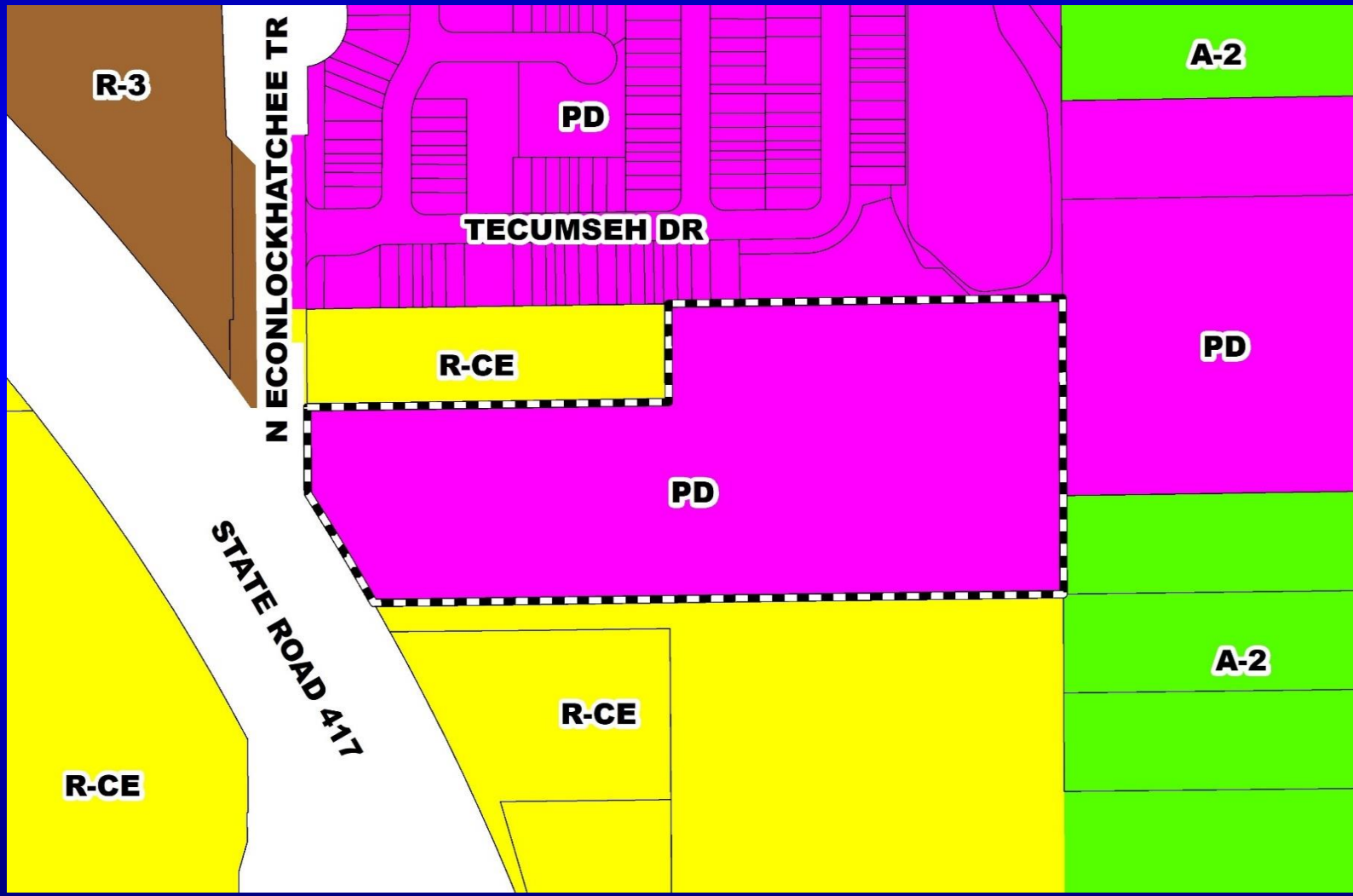
Planned Development / Land Use Plan

Future Land Use Map



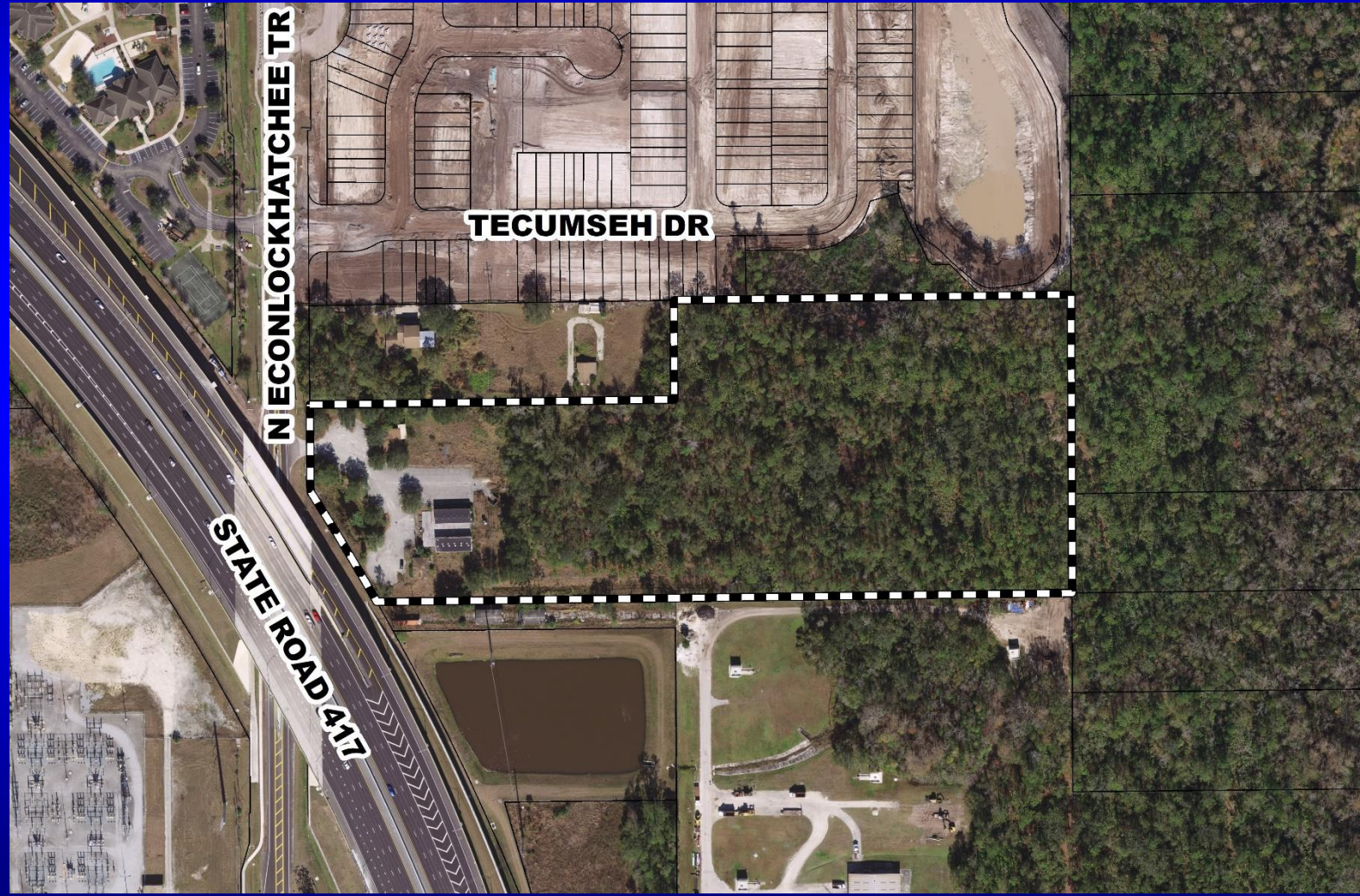


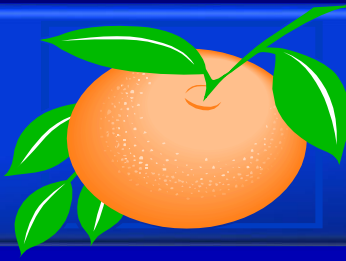
River Run at Valencia Planned Development / Land Use Plan Zoning Map



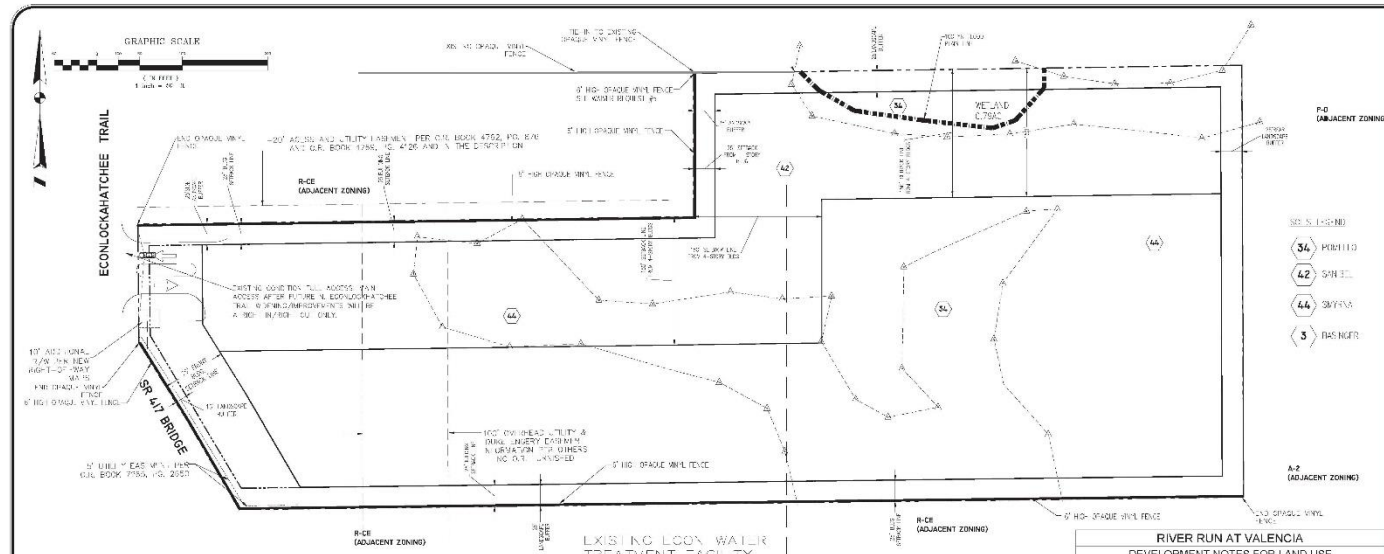


River Run at Valencia Planned Development / Land Use Plan Aerial Map





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 (LURA #17 05 172)

- WAIVER 1:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-125(B) STUDENT HOUSING IS REQUESTED TO ALLOW FOR REDUCED SETBACK FROM SHELBY FAMILY RESIDENTIAL ALONG THE NORTHERN BORDER OF 50 FT INSTEAD OF 40 FT FOR THE 4 STORY STUDENT HOUSING BUILDING AND 2 FT INSTEAD OF 3 FT FOR THE SINGLE STORY BUILDING ALONG THE PROPERTY BOUNDARY 20 FT INSTEAD OF 3 FT FOR 4 STORY STUDENT HOUSING BUILDINGS AND ALONG THE EASTERN BOUNDARY 20 FT INSTEAD OF 3 FT FOR 4 STORY STUDENT HOUSING BUILDINGS.
- JUSTIFICATION:** THE PROPERTY IS ADJACENT TO THE ECONLOCKHATCHEE TRAIL AND SR 417 BRIDGE. THE PROJECT IS A MIXED-USE DEVELOPMENT WITH A VARIETY OF HOUSING TYPES. THE 4 STORY STUDENT HOUSING BUILDING IS A HIGH-DENSITY DEVELOPMENT THAT IS NEARLY ADJACENT TO THE ECONLOCKHATCHEE TRAIL AND SR 417 BRIDGE. THE 2 STORY SINGLE STORY BUILDING IS A LOW-DENSITY DEVELOPMENT THAT IS NEARLY ADJACENT TO THE ECONLOCKHATCHEE TRAIL AND SR 417 BRIDGE. THE 4 STORY STUDENT HOUSING BUILDING IS A HIGH-DENSITY DEVELOPMENT THAT IS NEARLY ADJACENT TO THE ECONLOCKHATCHEE TRAIL AND SR 417 BRIDGE. THE 2 STORY SINGLE STORY BUILDING IS A LOW-DENSITY DEVELOPMENT THAT IS NEARLY ADJACENT TO THE ECONLOCKHATCHEE TRAIL AND SR 417 BRIDGE.
- WAIVER 2:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-125(B) STUDENT HOUSING, SUBSECTION (C) IS REQUESTED TO ALLOW FOR A MINIMUM BUILDING HEIGHT OF 10 FT, OR THE MAXIMUM BUILDING HEIGHT OF 40 FT.
- JUSTIFICATION:** THE PROPOSED BUILDING IS A 4 STORY STUDENT HOUSING BUILDING. THE BUILDING IS A HIGH-DENSITY DEVELOPMENT THAT IS NEARLY ADJACENT TO THE ECONLOCKHATCHEE TRAIL AND SR 417 BRIDGE. THE BUILDING IS A HIGH-DENSITY DEVELOPMENT THAT IS NEARLY ADJACENT TO THE ECONLOCKHATCHEE TRAIL AND SR 417 BRIDGE. THE BUILDING IS A HIGH-DENSITY DEVELOPMENT THAT IS NEARLY ADJACENT TO THE ECONLOCKHATCHEE TRAIL AND SR 417 BRIDGE.
- WAIVER 3:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-125(B) IS REQUESTED TO ELIMINATE THE 6' HIGH MASONRY, BRICK OR BLOCK WALL WHERE THE CONSERVATION AREA IS LOCATED ALONG THE NORTHERNEAST BORDER. LOCATION OF THE CONSERVATION AREA WILL BE DETERMINED BY THE DEVELOPMENT PLAN.
- JUSTIFICATION:** CONSTRUCTION OF A WALL ALONG THE POSITION OF THE NORTHERNEAST BORDER, INTERSECTING WITH A WETLAND WOULD CONSTITUTE A VIOLATION OF THE ORANGE COUNTY CODE SECTION 38-125(B) STUDENT HOUSING.
- WAIVER 4:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-125(B) STUDENT HOUSING, SUBSECTION (C) IS REQUESTED TO ADJUST DENSITY CALCULATION IN THE COMPREHENSIVE POLICY PLAN, POLY PLAN 1.2, SUBSECTION (F) WHEREAS STUDENT HOUSING DENSITY IS CALCULATED AS FOUR BEDROOMS EQUAL ONE MULTIFAMILY UNIT, IN LIEU OF ONE BEDROOM COUNTING AS ONE HALF DWELLING UNIT.
- JUSTIFICATION:** THERE EXISTS A 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 COMPLETED POLICY PLAN.

ECOLOGICAL NOTES: THE ECOLOGICAL ASSESSMENT DATED 02/20/2017 FOUND NO CYCLOPS SPECIES LISTED IN THE FLORIDA FISH AND WILDLIFE COMMISSION (FWC) LIST. FLORIDA ENDANGERED SPECIES THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN (JANUARY 2017). A TRAIL SURVEY WILL BE CONDUCTED NO MORE THAN 90 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 BORDERS 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 DELETED 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 UNIT
PARCEL ID NO.	00 22 31 000 00 020
PARCEL ADDRESS	1/3
CURRENT ZONING	P-D
PROPOSED ZONING	P-D
APPROVED FUTURE LAND USE	MEDIUM DENSITY RES.
TOTAL S.F.P.	17.18 AC
MAXIMUM APT. BUILDING HEIGHT	60 FT
MINIMUM S.F.P. PER ACRE	114 UNITS
PROPOSED DENSITY	104.8 UNITS/AC
MINIMUM S.F.P. OF LIVING AREA	500 SQ. FT.
MINIMUM TOTAL NO. OF BEDS	456 BEDS
ORANGE COUNTY CODES FOR WETLANDS TO BE PRESERVED	5.78 AC
FEAR, SWAN & CROSBY WETLANDS (INCLUDING TREATED WETLANDS)	10.78 AC
WETLANDS BUFFER PROVISION	0.01 AC
PROPOSED BUILDING 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	100.0 FT
MINIMUM BUILDING FOOTPRINT	
WEST (FRONT)	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

WOLFARTH CONSULTING GROUP LLC
 10000 W. BOYD AVE., SUITE 100
 BOYD, FL 32708
 TEL: 407.351.1111
 FAX: 407.351.1112
 WWW.WOLFARTHCONSULTING.COM

LAND USE PLAN
 RIVER RUN AT VALENCIA
 ORANGE COUNTY, FLORIDA

LAND USE PLAN

X GROUP
 10000 W. BOYD AVE., SUITE 100
 BOYD, FL 32708
 TEL: 407.351.1111
 FAX: 407.351.1112
 WWW.XGROUP.COM



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

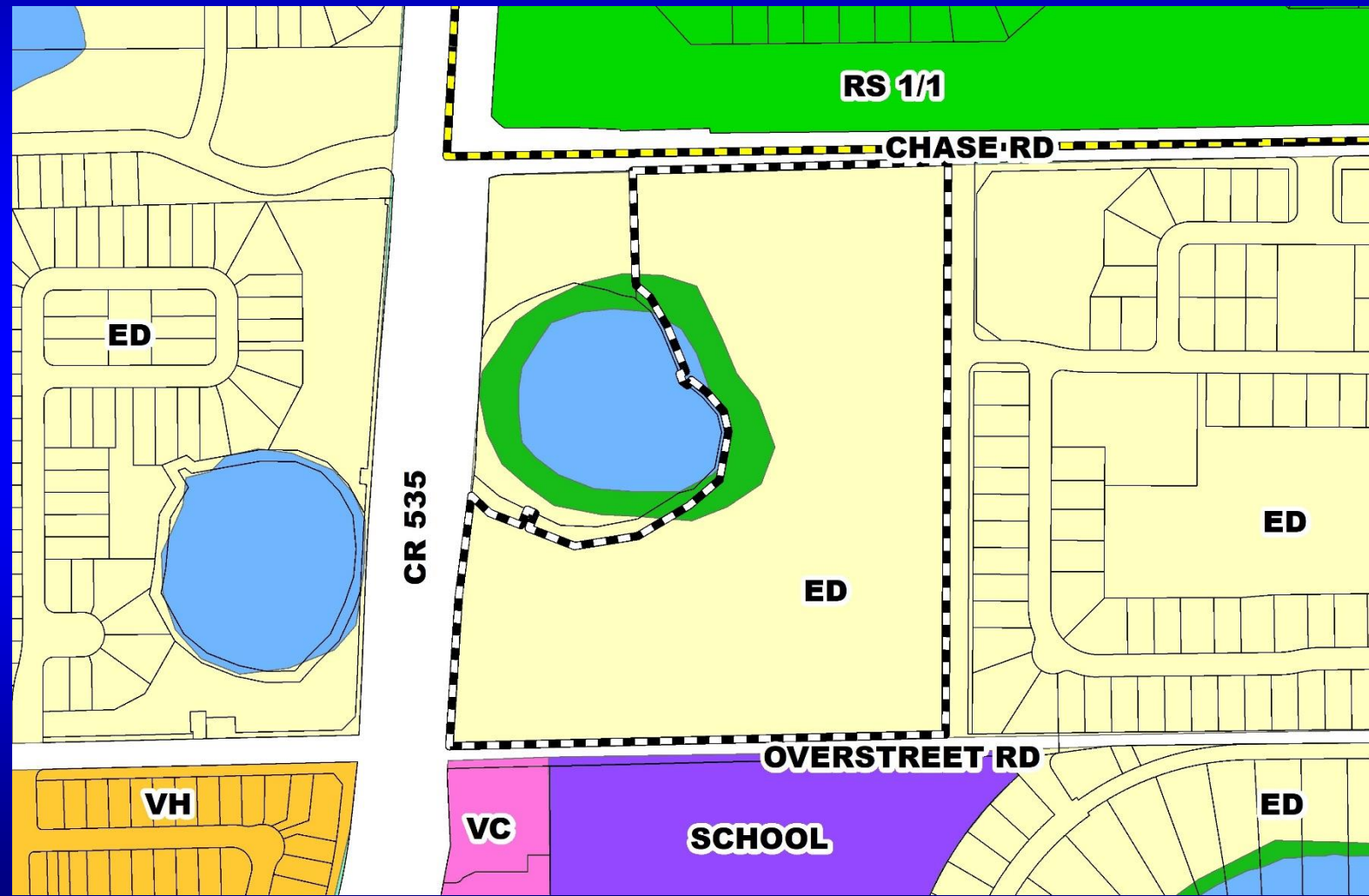


Summerchase Planned Development / Land Use Plan

- 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.

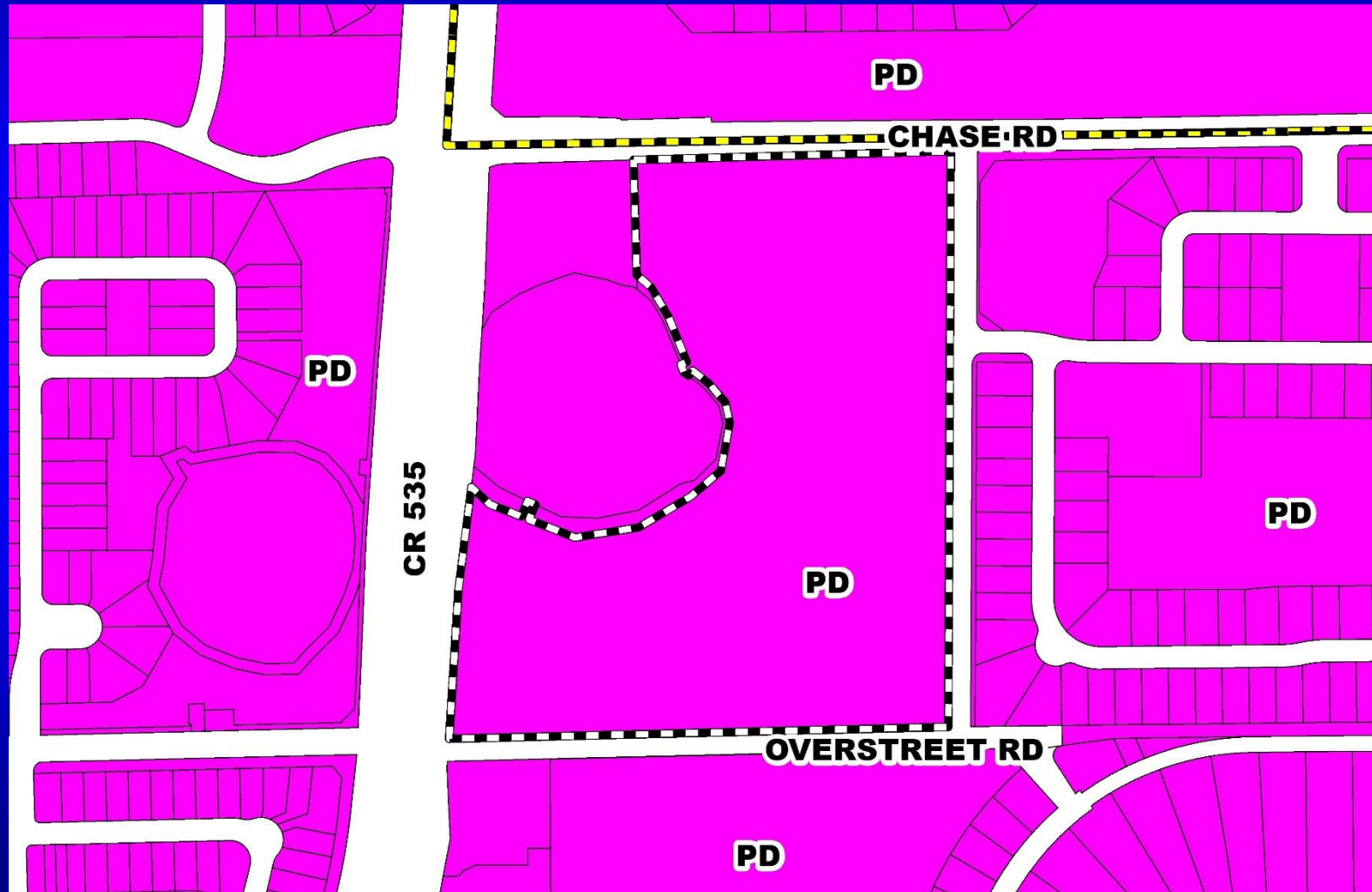


Summerchase Planned Development / Land Use Plan Future Land Use Map



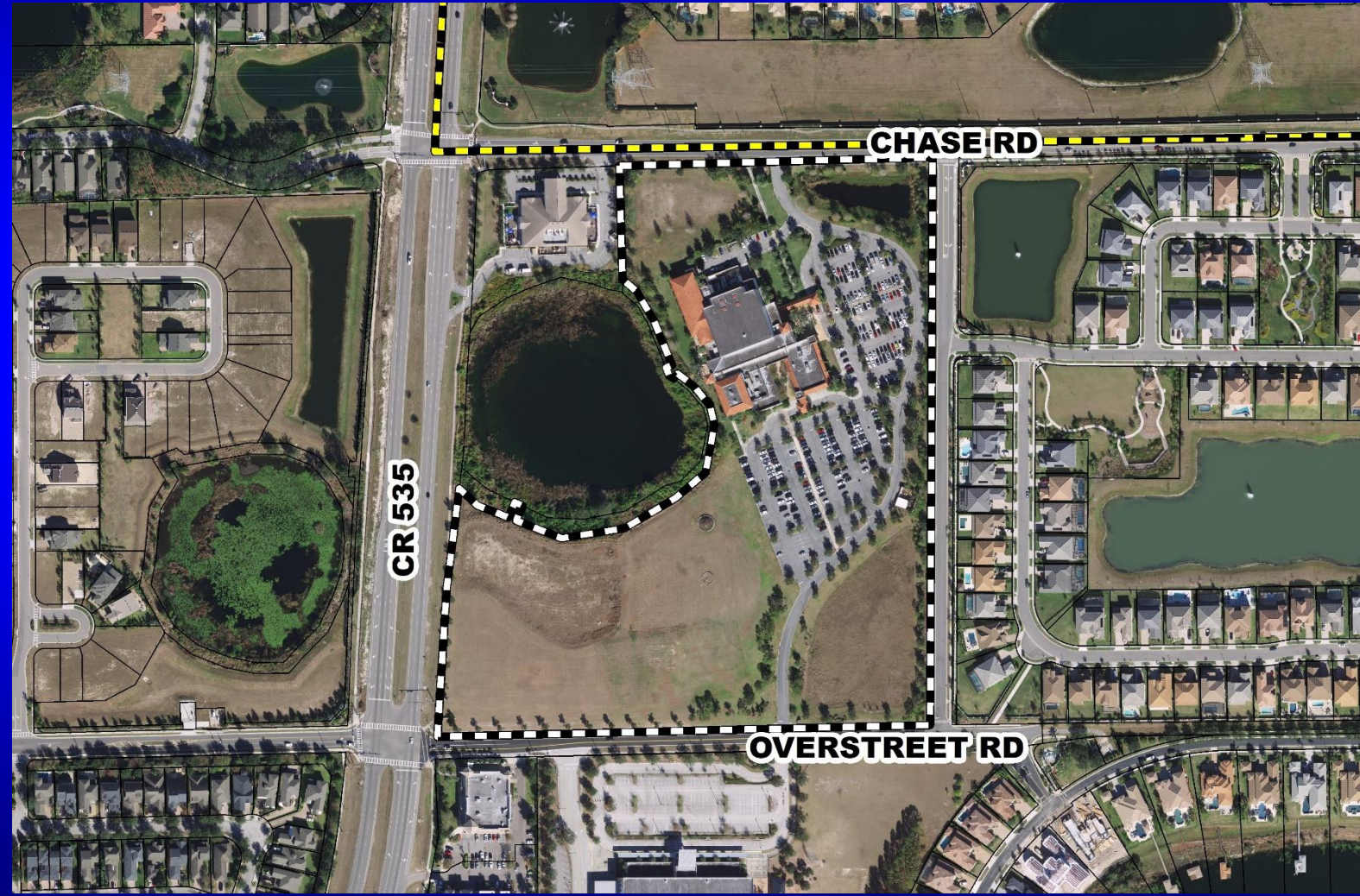


Summerchase Planned Development / Land Use Plan Zoning Map





Summerchase Planned Development / Land Use Plan Aerial Map





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

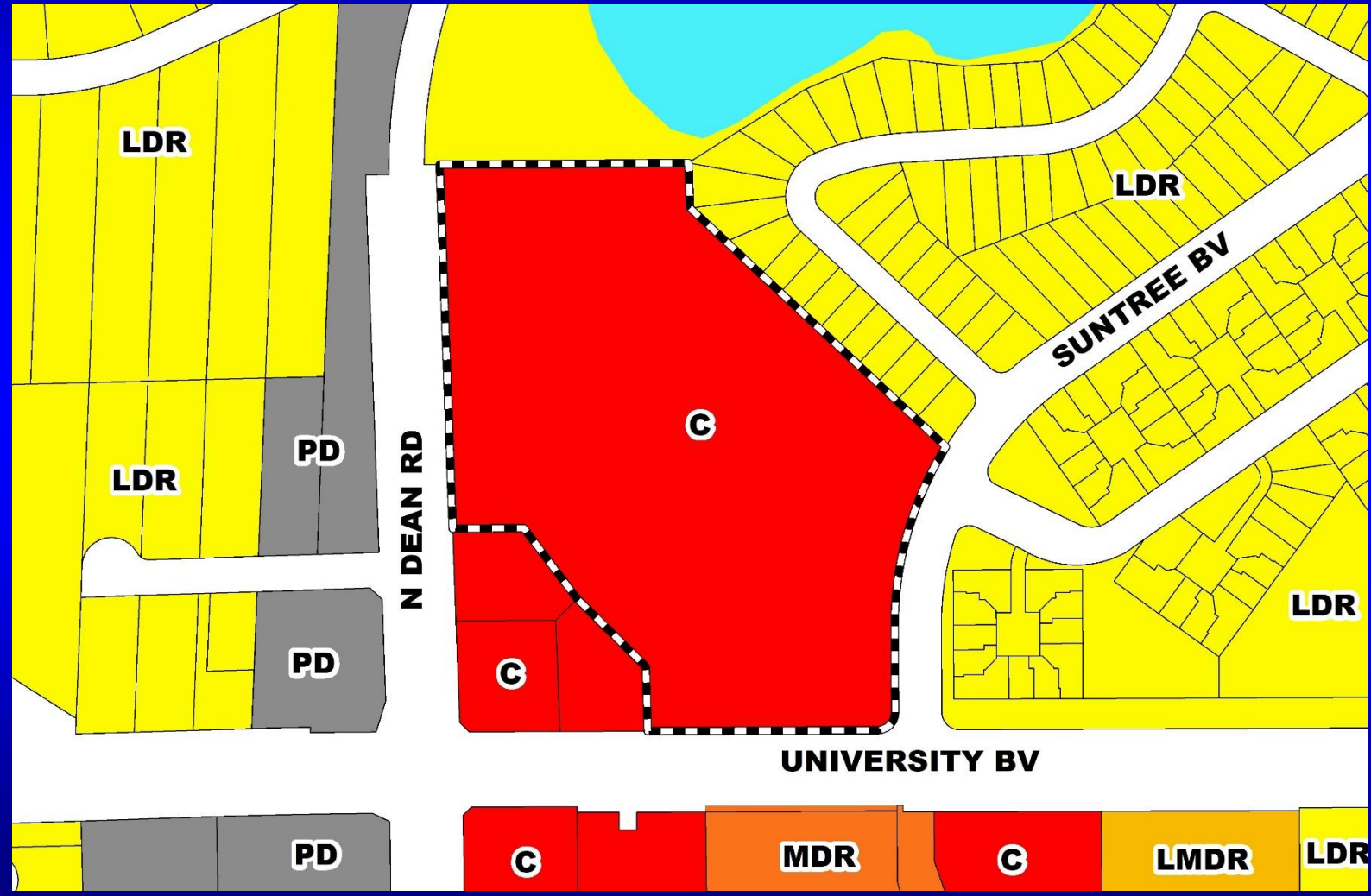


Pegasus Place Planned Development / Land Use Plan

- 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.

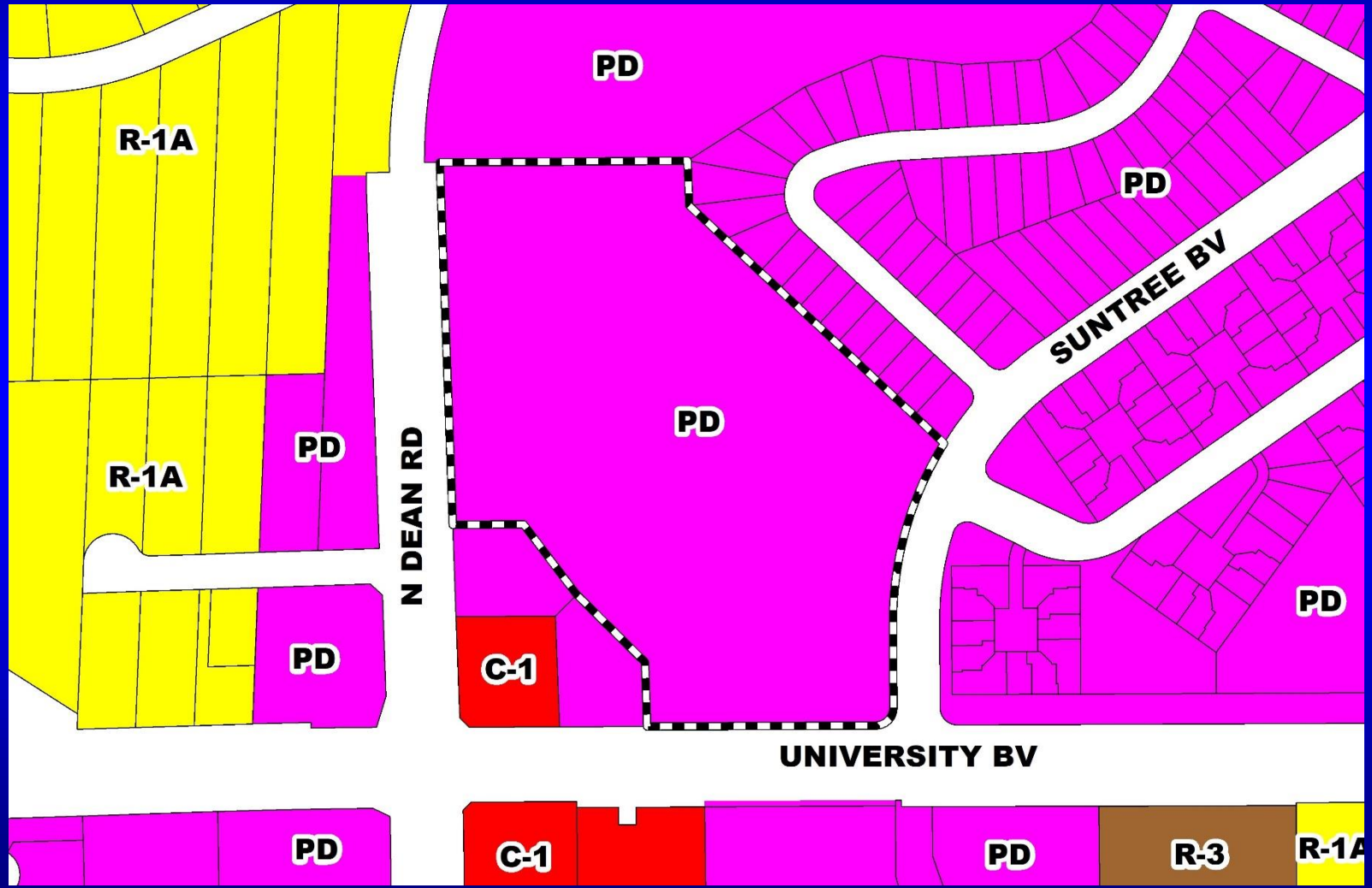


Pegasus Place Planned Development / Land Use Plan Future Land Use Map



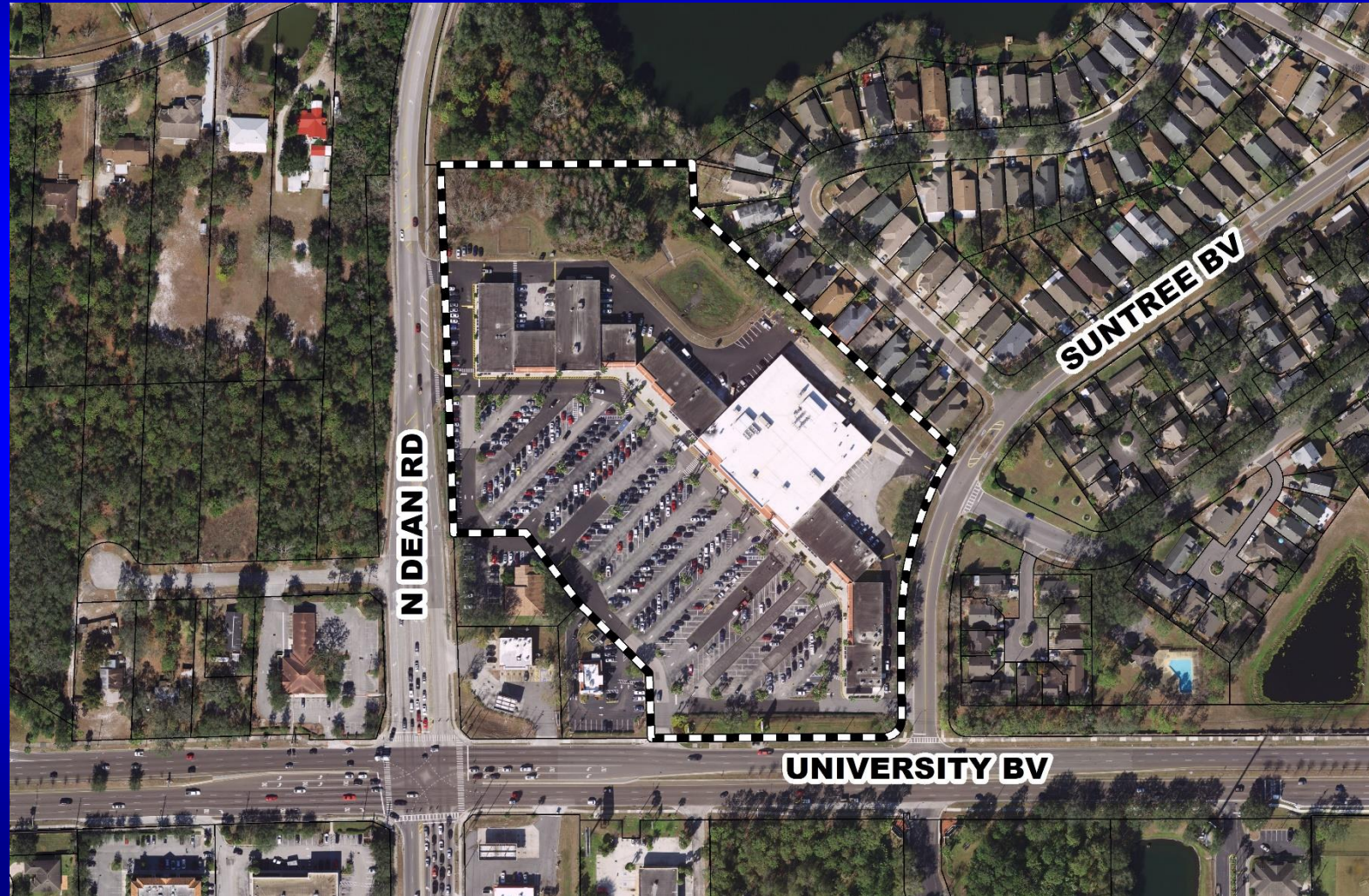


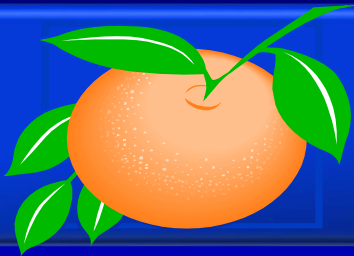
Pegasus Place Planned Development / Land Use Plan Zoning Map



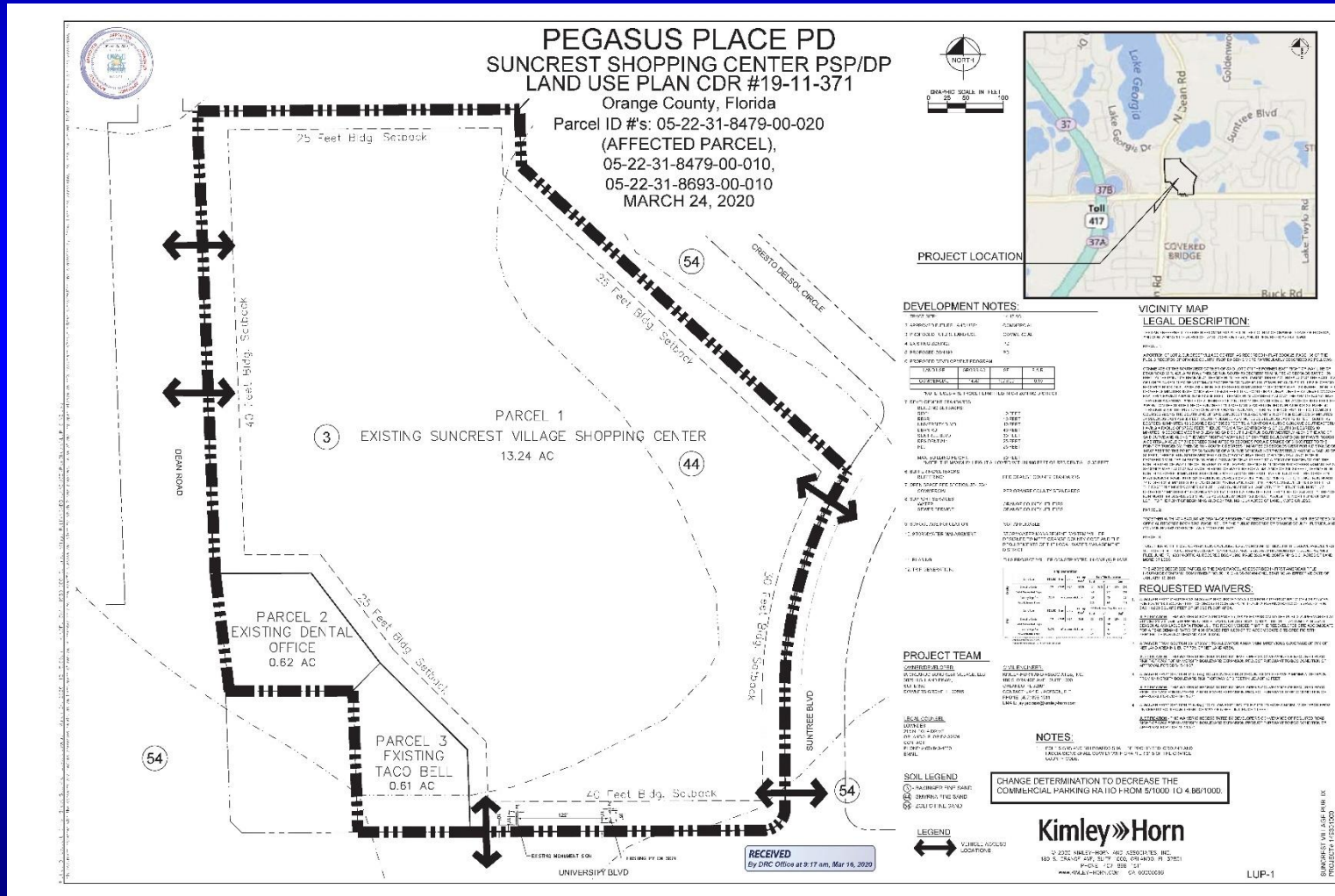


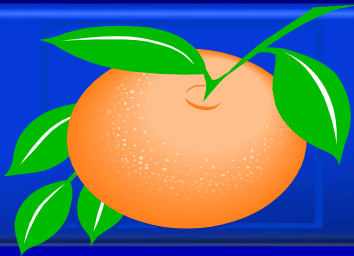
Pegasus Place Planned Development / Land Use Plan Aerial Map





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



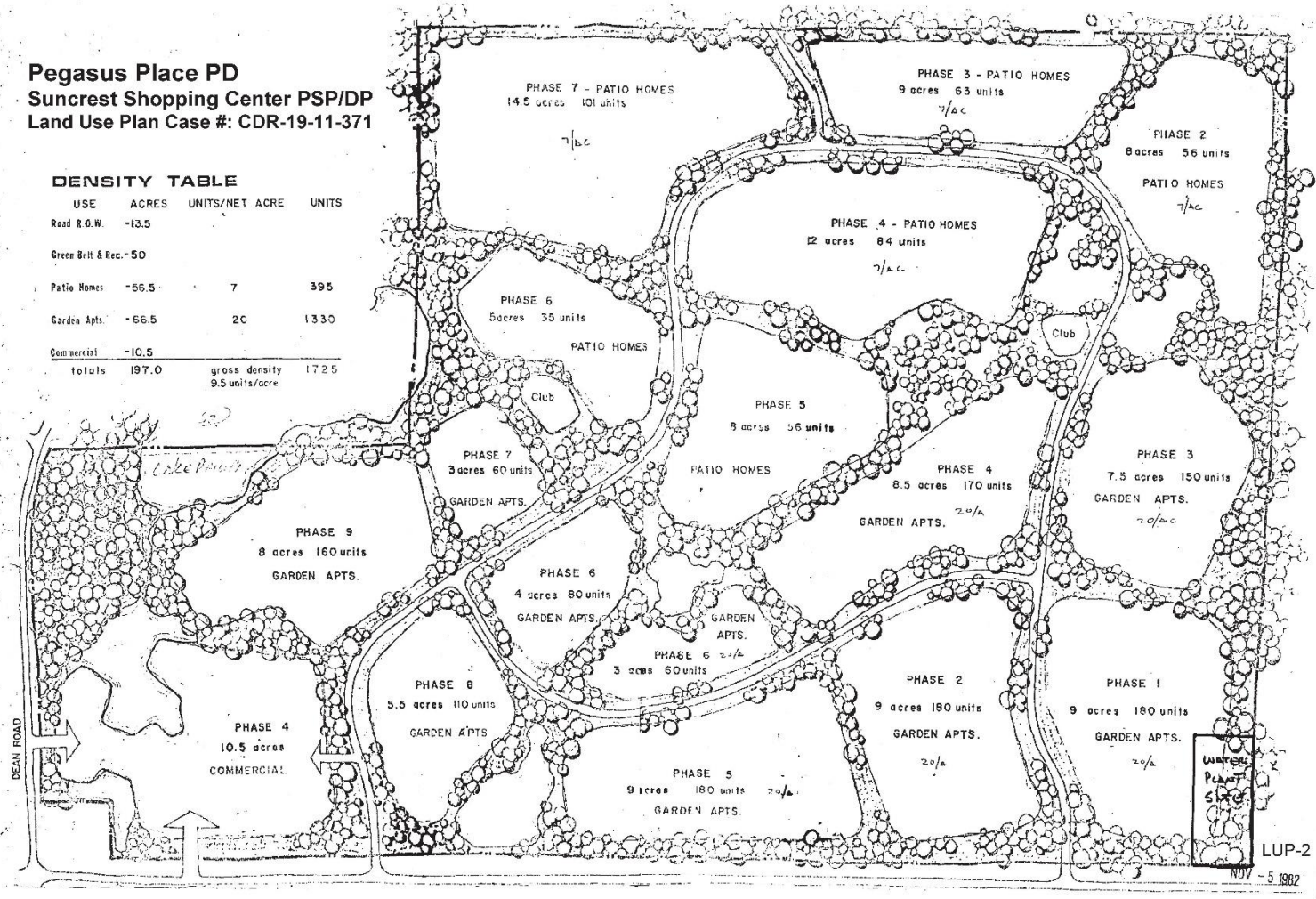


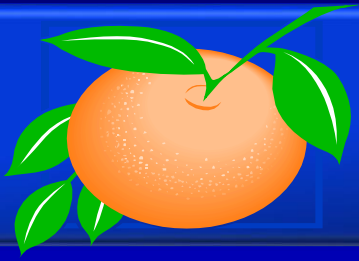
Pegasus Place Planned Development / Land Use Plan Overall Land Use Plan

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