

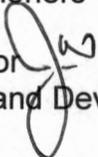


Interoffice Memorandum

AGENDA ITEM

August 13, 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: David D. Jones, P.E., CEP, Manager
Environmental Protection Division
(407) 836-1405**

SUBJECT: September 1, 2020 – Consent Item
Olton Property University Station
Conservation Area Impact Permit #CAI-20-06-040
(Related to Case Nos. FLUMA-2020-1-S-5-1 and RZ-20-04-063)

The Olton Property University Station project site is located at 3370 Rouse Road, just south of the intersection of University Boulevard and Rouse Road in north-central Orange County, District 5. The parcel identification number for the site is 09-22-31-0000-00-004. The applicant is requesting a Conservation Area Impact (CAI) permit to impact 0.08 acre of the required upland buffer.

The project site includes 3.14 acres of uplands, 1.07 acres of required upland buffer, and 1.40 acres of the Little Econlockhatchee River (Class I surface water). The Environmental Protection Division (EPD) issued a Conservation Area Determination (#CAD-19-11-171) for the project site on May 15, 2020.

The project site is located within the Econlockhatchee River Basin. Pursuant to Orange County Code, Chapter 15, Article, XI, Sec. 15-442(f) (Basin-wide regulations), upland buffers averaging fifty (50) feet in width with a minimum of twenty-five (25) feet in width are required for Class I and II conservation areas as such areas are defined in section 15-364.

The upland vegetative community consists of a hardwood-conifer mix with a canopy of mainly live oak, loblolly pine, and laurel oak with ground cover consisting mainly of saw palmetto with scattered caesarweed, grape and air potato vine, sword fern, American beautyberry, and other species. The upland community is highly disturbed with a significant homeless population occupying the property. The Class I surface water (Little Econlockhatchee River) is a mixed-forested, closed-canopy wetland community with a central flowing surface water. The vegetative community consists of river banks and interior islands with mainly bald cypress, red maple, water oak, and cabbage palm and

ground cover of immature sweet gum, pennywort, canna, wild taro, lizard's tail, poison ivy, and coral ardisia. Some portions of the wetland have also been disturbed by the homeless camps occupying the property.

Discussion

The applicant is requesting authorization to impact 0.08 acre of the required 50-foot average upland buffer associated with the Little Econlockatchee River in order to construct portions of the proposed stormwater pond and compensating storage areas for the commercial development. The remaining 0.99 acres of required upland buffer will remain undisturbed. As mitigation for the 0.08 acre of impacts to the required upland buffer, the applicant proposes to purchase of 0.04 Uniform Mitigation Assessment Method wetland credits from the TM-Econ Mitigation Bank, Phases 1-3.

In accordance with Chapter 15, Article XI, Section 15-442(a), the applicant conducted a survey of the property for the presence of imperiled species. No imperiled species were identified within the project area. In addition, since the bald eagle is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and Florida Fish and Wildlife Conservation Commission's Bald Eagle rule under Administrative Code 68A-16.002, the applicant conducted a review for any recorded Bald Eagle nests on or within the vicinity of the subject property. The evaluation indicated that no active eagle nests were observed within one mile of the subject property. The subject property is also located within an active Wood Stork Nesting Colony Core Foraging Area, but no impacts have been proposed to significant foraging habitat of the wood stork. Staff confirmed these findings during site visits conducted during the application review process. The project is not expected to result in adverse effects to imperiled species.

In accordance with Chapter 15, Article XI, Section 15-442(b), the landscaping design will include the use of native plant species and minimize removal of understory vegetation to the greatest extent practical so that wildlife habitat will be preserved and maintained and the landscaped areas will blend into nearby natural areas.

The stormwater management system consists of a wet detention treatment system and is not expected to result in adverse impacts to the hydrologic regime of the conservation area.

The applicants' agent states that the project has been designed to avoid and minimize impacts to wetlands, and that the proposed impacts are necessary due to the following:

- The building footprint and necessary amenities were reduced as much as possible to minimize impacts. The existing building footprint is the minimum required to make the project financially feasible.
- The site has been designed with the minimum number of parking spaces as required by Orange County, and no excess parking is provided. The project's overall design has incorporated compact parking spaces and a retaining wall to further reduce impacts to the required 50-foot average upland buffer.

There have been no current enforcement actions taken by EPD on the subject property, and there is no history of a violations on this property.

EPD staff has evaluated the CAI Permit application and required documentation and has made a finding that the request is consistent with Orange County Code, Chapter 15, Article X, Wetland Conservation Areas Ordinance and Article XI, Econlockhatchee River Protection Ordinance and recommends approval.

This item will be considered concurrently with case numbers FLUMA-2020-1-S-5-1 and RZ-20-04-063, which were continued from the August 11, 2020 meeting of the Board.

ACTION REQUESTED: **Acceptance of the findings and recommendation of Environmental Protection Division staff and approval of Conservation Area Impact Permit CAI-20-06-040 for the Olton Property University Station project site. District 5**

JW/DDJ: mg

Attachments

Conservation Area Impact Permit Request



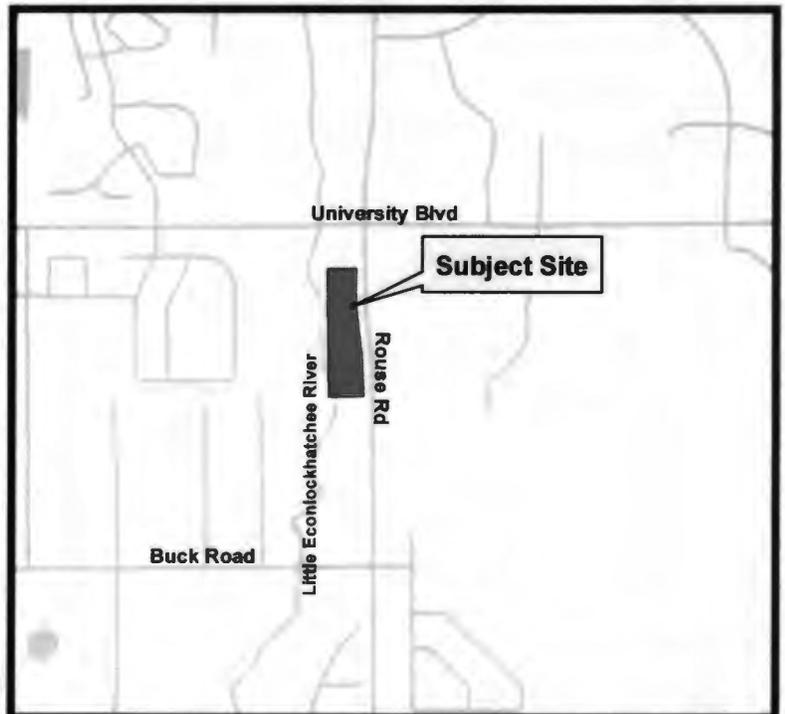
**Conservation Area Impact
Permit No. CAI-20-06-040
District # 5**

**Applicant: Olton Properties
Address: 3370 Rouse Road
Parcel IDs: 09-22-31-0000-00-004**

Project Site

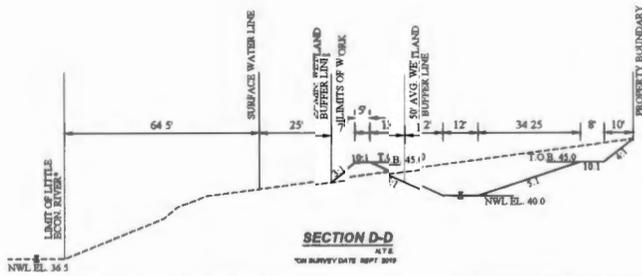
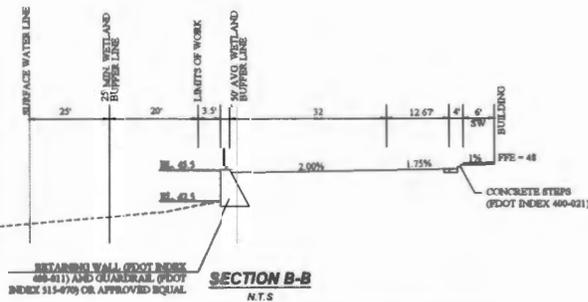
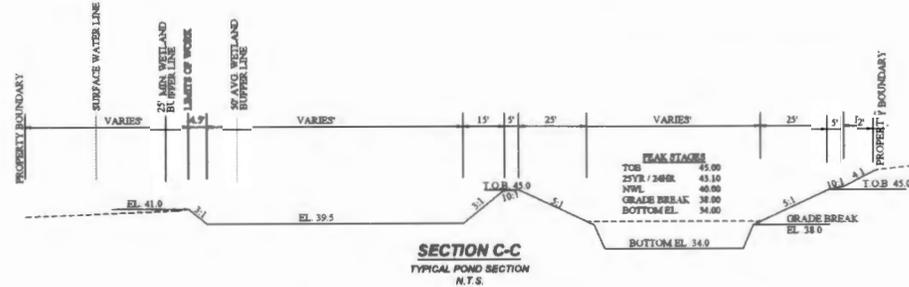
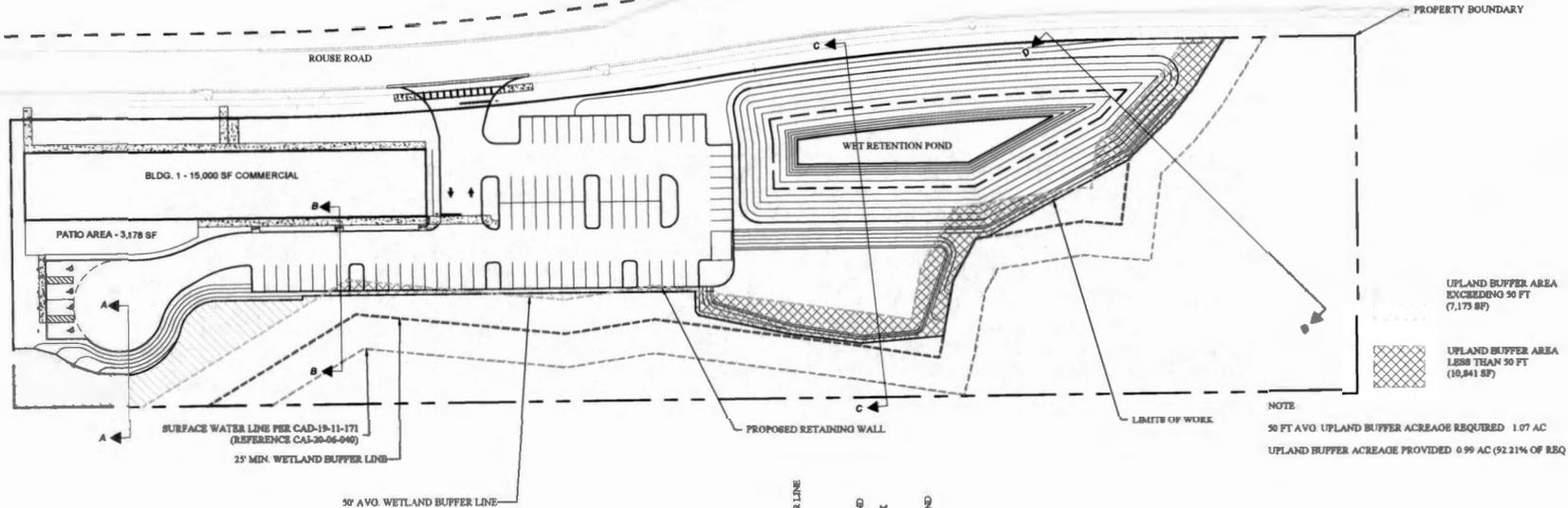


Property Location





received
July 10, 2020
CAI-20-06-040



F:\LAND\2019\3210_Rouse Road\Engineering\Plans\Plan Sets\References\Wetland Exhibit.dwg, 7/9/2020 4:52:46 PM

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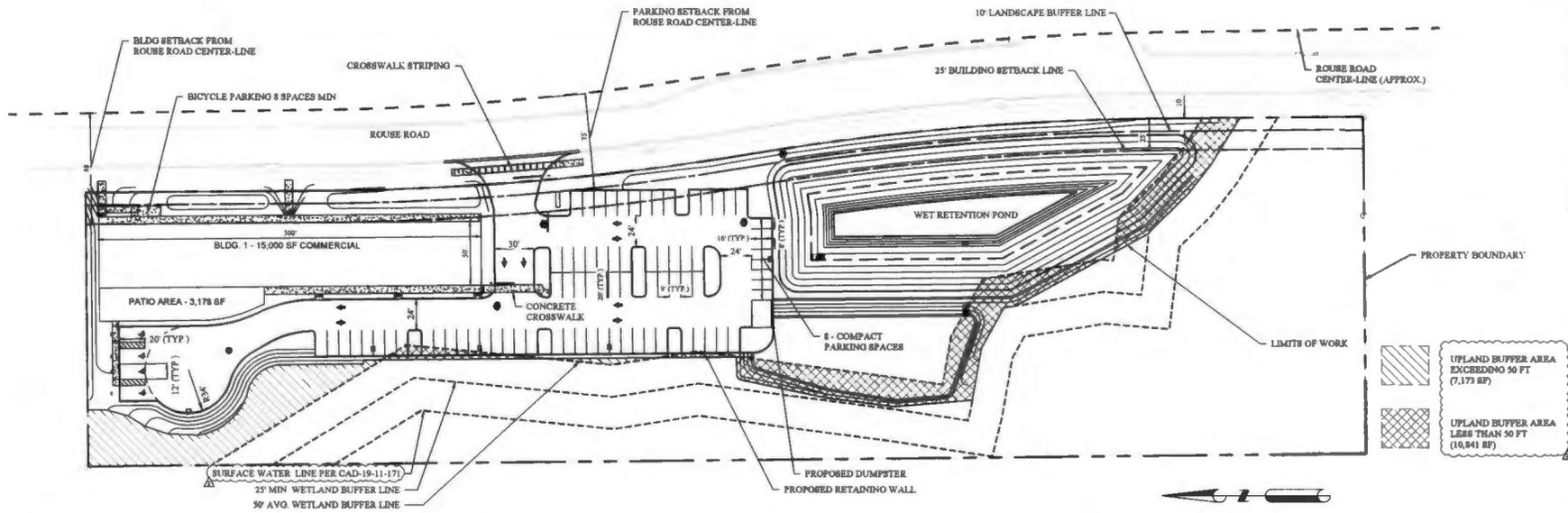
JOHN A. CHAMBERLAIN
PROFESSIONAL ENGINEER, LICENSE NO. 78818
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DATE		BY	DESCRIPTION	REVISIONS	
				DATE	BY

WETLAND EXHIBIT

CONSTRUCTION PLANS FOR
UNIVERSITY STATION
3210 ROUSE ROAD ORANGE COUNTY, FLORIDA
PREPARED BY STORYBOOK HOLDINGS, LLC

DATE	07/03/2020
PROJECT NO.	2019051
DRAWN BY	JAC
CHECKED BY	JAC
SCALE	1" = 40'
SHEET	RET. WETLAND



SITE DATA

- 1. EXISTING LAND USE: VACANT RESIDENTIAL
- 2. PROPOSED USE: COMMERCIAL/RETAIL SPACE
- 3. EXISTING ZONING: R-1A
- 4. PROPOSED ZONING: C-1
- 5. EXISTING PLU: MDR
- 6. PROPOSED PLU: C
- 7. GROSS SITE AREA: 8.48 ACRES
- 8. DEVELOPABLE AREA: 3.11 ACRES
- 9. PROPOSED BUILDING AREA: 18,000 GROSS SF
- 10. FLOOR AREA RATIO MAX ALLOWED PAR. PROVIDED FAR: 1.8 / 0.11 (GROSS BLDG AREA / GROSS SF SITE AREA)
- 11. PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE
- 12. PARKING:
 - REQUIRED: 5.5 SPACES PER 1,000 SF (15,000SF/1,000 SF) 5.5 SPACES 83 PARKING SPACES 4 SPACES REQUIRED TO MEET ADA STANDARDS
 - PROVIDED: 77 STANDARD SPACES 8 COMPACT SPACES (8 SF) 4 ADA COMPATIBLE SPACES 83 TOTAL PARKING SPACES
- 13. SITE AREAS:
 - PAVEMENT/SIDEWALK: 0.88 ACRES
 - BUILDING COVERAGE: 0.43 ACRES
 - POND WATER AREA: 0.31 ACRES
 - TOTAL IMPERVIOUS: 1.70 ACRES
 - REMAINING OPEN SPACE: 1.41 ACRES
 - TOTAL PERVIOUS: 1.41 ACRES
 - TOTAL DEVELOPABLE AREA: 3.11 ACRES

- 14. OPEN SPACE:
 - REQUIRED: 30% OF DEV. AREA (0.20% 11 ACRES) = 0.82 ACRES
 - PROVIDED: 45% OF DEV. AREA = 1.41 ACRES
- 15. BUILDING SETBACKS:
 - REQUIRED: PROPERTY BOUNDARY - 25 FT (LDC SEC 38.28(4)) - CONTROLS - ROUSE ROAD - 65 FT FROM CENTERLINE (LDC SEC 38.16(3))
 - PROVIDED: 25 FT
- 16. MAJOR STREET SETBACKS ROUSE ROAD (FROM CENTERLINE):
 - REQUIRED: BUILDING - 65 FT PARKING - 65 FT
 - PROVIDED: BUILDING - 65 FT (MIN) PARKING - 75 FT (MIN)
- 17. LANDSCAPE BUFFER:
 - REQUIRED: NORTH - 10 FT EAST - 10 FT
- 18. BUILDING HEIGHTS:
 - REQUIRED: 35 FT, EXCEPT 25 FT WITHIN ONE 100 FT OF ANY RESIDENTIAL USE OR SIDEWALK
 - PROVIDED: 27 FT
- 19. BICYCLE PARKING:
 - REQUIRED: 2 FOR FIRST 10 VEHICULAR PARKING SPACES + 1 FOR EVERY 10 VEHICULAR PARKING SPACES (AFTER THE FIRST 10). MAXIMUM 8 BICYCLE PARKING SPACES.
 - PROVIDED: 8 BICYCLE PARKING SPACES

UTILITIES

- WATER: ORANGE COUNTY UTILITIES
- SEWER: ORANGE COUNTY UTILITIES
- POWER: DUKE ENERGY, INC
- STORM WATER: ON-SITE RETENTION TO BE DESIGNED IN ACCORDANCE WITH ORANGE COUNTY AND SR/MDA AGENCY CRITERIA
- SOLID WASTE:
- TELEPHONE: AT & T
- CABLE: BRIGHT HOUSE NETWORKS
- FIRE: ORANGE COUNTY

GENERAL NOTES

1. OWNERSHIP AND MAINTENANCE OF ALL EASEMENTS AND TRACTS SHOWN WITHIN THESE PLANS WILL BE THE RESPONSIBILITY OF THE OWNERS, SUCCESSORS, ASSIGNEES, & BENEFICIARIES
2. DETENTION/RETENTION AREAS WILL BE PRIVATELY OWNED
3. ALL ROADS WITHIN THE THE RIGHT-OF-WAY WILL BE PRIVATE
4. TRASH PICK-UP WILL BE CURB SIDE
5. THE DEVELOPER SHALL OBTAIN WATER AND SEWER SERVICE FROM ORANGE COUNTY.
7. THE PROJECT WILL BE CONSTRUCTED IN 1 PHASE
8. FIRE DEPARTMENT ACCESS REQUIRES 13.5' UNOBSTRUCTED VERTICAL ACCESS TO BE MAINTAINED AT ALL TIMES
8. FIRE HYDRANT MUST BE INSTALLED WITH 7.5' CLEARANCE TO THE FRONT AND SIDES AND 4' TO THE REAR.
10. FIRE FLOW REQUIREMENTS FOR BUILDINGS SHALL BE IN ACCORDANCE WITH NFPA 1, SECTION 18.4.
11. FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA 1, APPENDIX I
12. PATIO AREA IS NOT TO BE COVERED.
13. REFERENCE CAI-20-06-040

received
August 5, 2020

CAI-20-06-040

FILED: 2021-09-22 10:14:08 PM F:\LAND\2019\2210 - Rouse Road\Engineering\Plans Set\OVERALL SITE PLAN.dwg, 8/4/2020 10:14:08 PM

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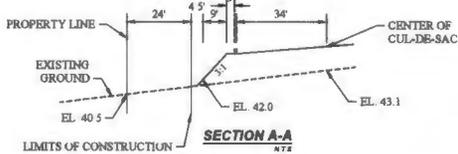
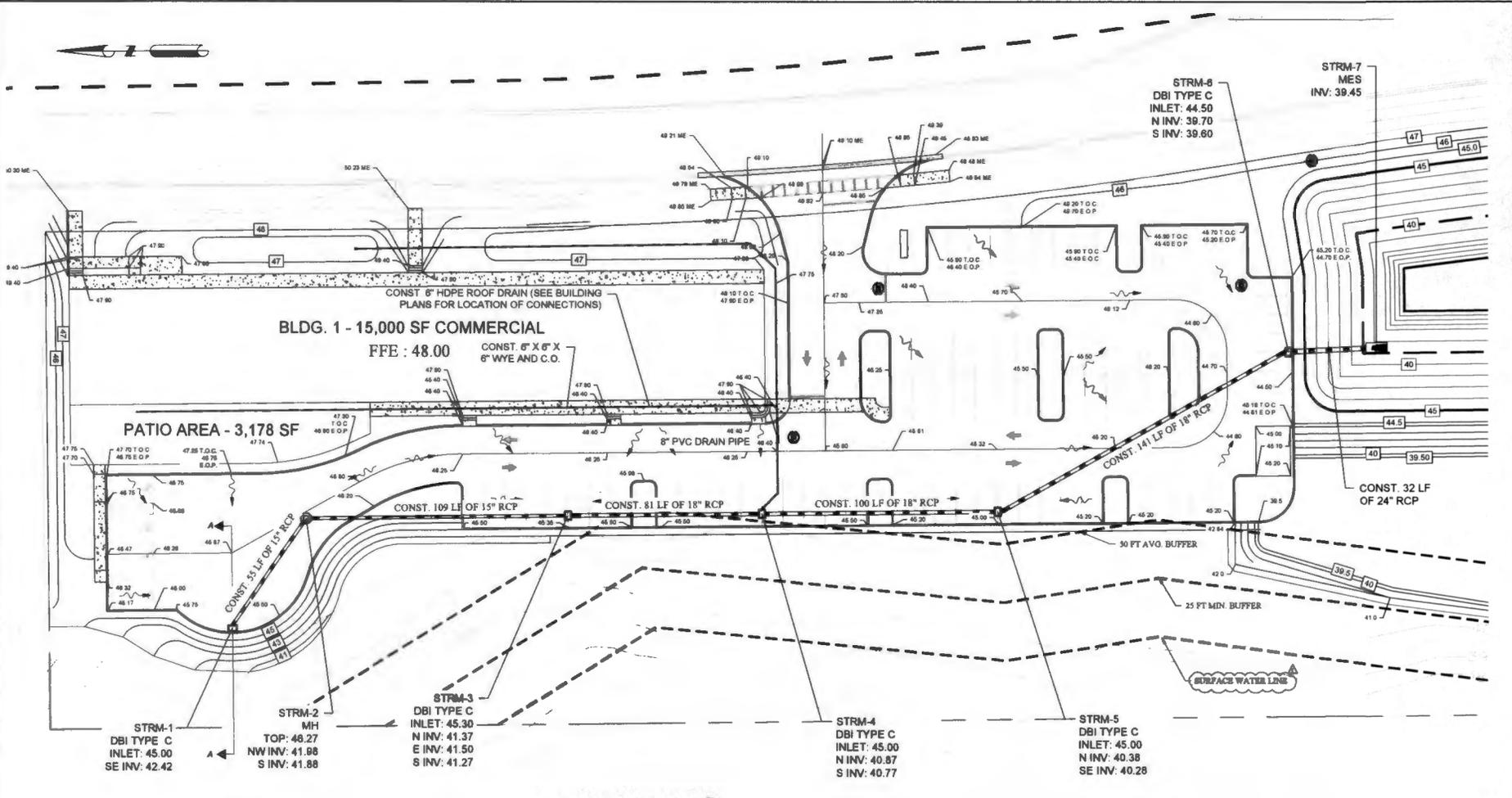
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
8/30/2020	JAC	ORANGE COUNTY COMMENTS			
8/24/2020	JAC	FIELD SURVEY CORRECTIONS			

OVERALL SITE PLAN

CONSTRUCTION PLANS FOR
UNIVERSITY STATION
1310 BOYER ROAD ORANGE COUNTY, FLORIDA
PREPARED BY STORYBOOK HOLDINGS, LLC

DATE: 07/03/2020
PROJECT NO: 2019-01
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 40'
SHEET: C-6 0



received
August 5, 2020

CAI-20-06-040

NOTES

1. ALL STORM DRAIN INLETS CONSTRUCTED AS PART OF NEW DEVELOPMENT PROJECTS IN ORANGE COUNTY SHALL HAVE METAL MEDALLION INLET MARKERS INSTALLED. TEXT ON THE MARKER SHALL BE EVENLY SPACED AND READ "NO DUMPING, ONLY R-RAIN IN THE DRAIN". MARKERS MUST BE COMMERCIAL GRADE STAINLESS STEEL, ALUMINUM, BRASS, OR BRONZE AND EITHER STAMPED FROM SHEET METAL OR CAST. METAL MARKER COLOR MUST BE NON-REFLECTIVE BLUE OR GREEN. AQUATIC CREATURE OR SYMBOL SHOWN ON MARKER SHALL BE CONSISTENT THROUGHOUT THE PROJECT. MARKERS MUST BE AFFIXED TO A CLEAN, PREPARED SURFACE WITH ADHESIVE, FASTENERS, OR HEAT AS RECOMMENDED BY THE MANUFACTURER. MARKERS SHALL BE ALIGNED WITH THE CENTER OF DRAINAGE INLETS AT THE TOP OF THE CURB. LETTERING MUST BE BETWEEN 0.4-0.5 INCHES AND THE TOTAL DIAMETER OF THE MARKER BETWEEN 3.75 - 4.25 INCHES.
2. CONTRACTOR SHALL NOT EXCEED MAXIMUM 5% RUNNING SLOPE AND 2% CROSS SLOPE UNLESS OTHERWISE NOTED.
3. ADA PARKING SPACES AND SIDEWALKS SHALL NOT EXCEED MAXIMUM 2% RUNNING AND CROSS SLOPE.

FILED: 20191210 - Rose Road Engineering Plans Set 8.1 GRADING AND STORMWATER PLAN NORTH.dwg, 8/4/2020 10:09:24 PM

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STV-0000011

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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
8/20/20	JAC	CHANGE FROM TO COUNTY COMMENTS			

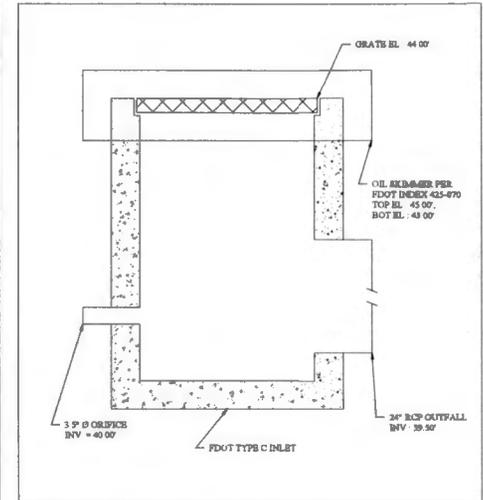
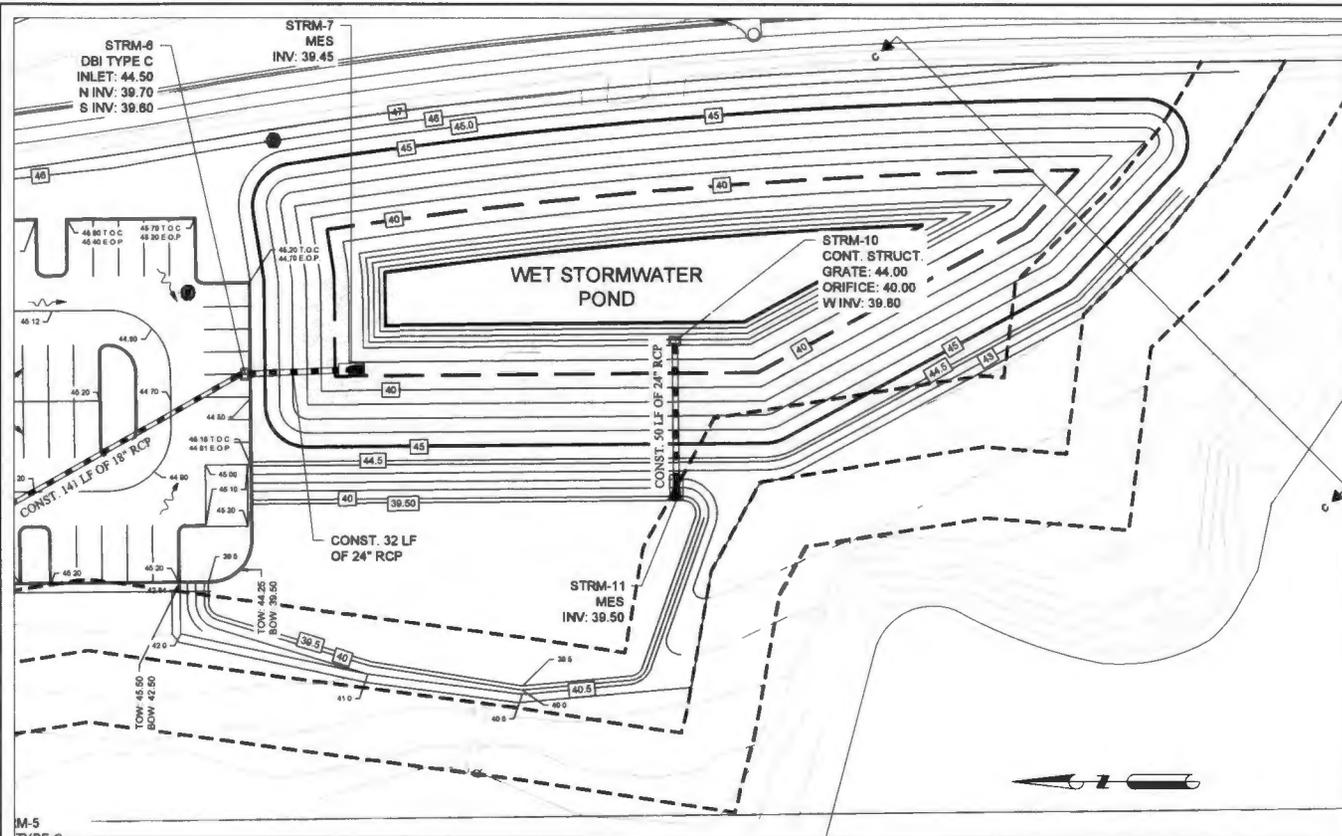
**GRADING AND STORMWATER
PLAN - NORTH**

CONSTRUCTION PLANS FOR
UNIVERSITY STATION

3210 ROUSE ROAD ORANGE COUNTY, FLORIDA
PREPARED BY STORYBOOK HOLDINGS, LLC

DATE: 07/03/2020
PROJECT NO.: 2019-01
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 20'
SHEET: C-8.1

F:\LAND\2019\3210 - Rouse Road\Engineering\Plans\Plan_Sets\8.2 GRADING AND STORMWATER PLAN_POND.dwg, 8/4/2020, 10:13:18 PM

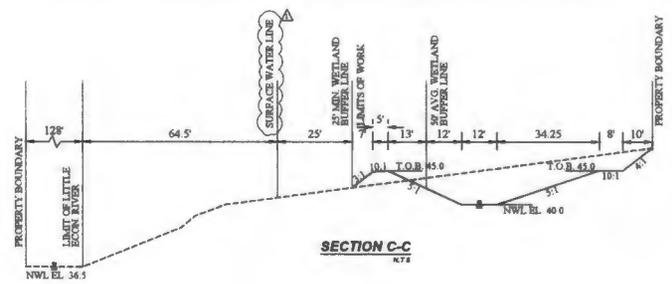


STRM-10 - CONTROL STRUCTURE DETAIL
NTS

NOTE: CONTRACTOR SHALL PERMANENTLY SET THE BRASS DISK BENCHMARK ON THE TOP OF THE CONTROL STRUCTURES WITH NON SHEDDING GROUT. ELEVATION TO BE CERTIFIED BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR ON AN APPROVED CERTIFICATE FORM.

- NOTES:
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 3. ADA PARKING SPACES AND SIDEWALKS SHALL NOT EXCEED MAXIMUM 2% RUNNING AND CROSS SLOPE.

received
August 5, 2020
CAI-20-06-040



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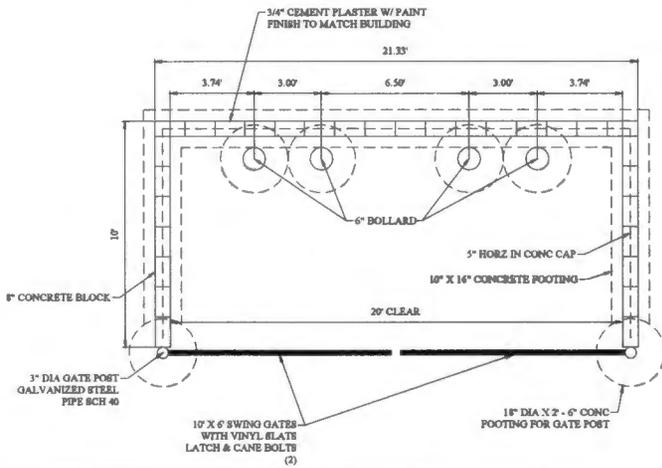
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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
8/05/2020	JAC	FORUMER JOB TO COUNTY COMMENTS			

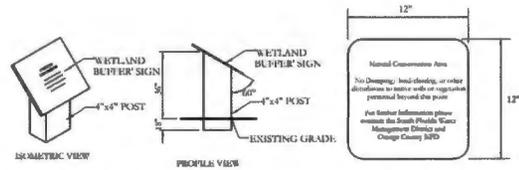
**GRADING AND STORMWATER
PLAN - POND**

CONSTRUCTION PLANS FOR
UNIVERSITY STATION
3210 ROUSE ROAD ORANGE COUNTY, FLORIDA
PREPARED BY STORYBOOK HOLDINGS, LLC

DATE 07/03/2020
PROJECT NO. 2019-01
DRAWN BY JAC
CHECKED BY JAC
SCALE 1" = 20'
SHEET C-8.2



DUMPSTER DETAIL
(N.T.S.)



NOTE: BUFFER SIGNS ARE TO BE PROVIDED 75 FT. ON CENTER ALONG WETLAND BUFFER

TYPICAL "WETLAND BUFFER" SIGN

N.T.S.

received

August 5, 2020

CAI-20-06-040

F:\LANDING\2019\210 - Rouse Road\Engineering\Plans\Plan_Sets\18 SITE DETAILS.dwg, 8/4/2020 10:12:52 PM

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8/20/20	JAC	CHANGE SUB TO COUNTY COMMENTS			

SITE DETAIL

CONSTRUCTION PLANS FOR
UNIVERSITY STATION
 3210 ROUSE ROAD ORANGE COUNTY, FLORIDA
 PREPARED BY: STORYBOOK HOLDINGS, LLC

DATE	07/03/2020
PROJECT NO.	2019-01
DRAWN BY	JAC
CHECKED BY	JAC
SCALE	NA
SHEET	C-18 G