




**Interoffice Memorandum**

**DATE:** November 2, 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:** November 29, 2022 – Public Hearing  
Dwight Saathoff, Project Finance & Development, LLC  
Shenandoah Reserve Planned Development  
Case # LUP-21-12-377 / District 3

The Shenandoah Reserve Planned Development (PD) is located at south of Pershing Avenue and west of South Goldenrod Road. The applicant is seeking to to rezone 11.31 acres from A-2 (Farmland Rural District) and PD (Planned Development District) in order to construct 90 single-family attached residential dwelling units. The request also includes two waivers from Orange County Code to reduce rear separation between townhome units, and to provide a for a 6 ft tall black wrought-iron style fence and columns along Pershing Avenue in lieu of the 6 ft high masonry wall.

On October 20, 2022, the Planning and Zoning Commission (PZC) recommended approval of the request, subject to sixteen (16) conditions.

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 Shenandoah Reserve Planned Development / Land Use Plan (PD/LUP) dated “Received September 13, 2022”, subject to the conditions listed under the PZC Recommendation in the Staff Report. District 3

Attachments  
JVW/NT/ATV

**GENERAL INFORMATION**

**APPLICANT** Dwight Saathoff, Project Finance & Development, LLC  
**OWNER** Shenandoah Baptist Church, Inc.  
**PROJECT NAME** Shenandoah Reserve Planned Development (PD)  
**HEARING TYPE** Planned Development / Land Use Plan (PD / LUP)  
**REQUEST** **A-2** (Farmland Rural District) and  
**PD** (Planned Development District) to  
**PD** (Planned Development District)

*A request to rezone 11.31 acres from A-2 and PD in order to construct 90 single-family attached residential dwelling units. The request also includes the following waivers from Orange County Code:*

1. A waiver from Orange County Code Section 38-79(20)(j) is requested to allow a minimum distance between townhomes buildings to be 40 ft rear to rear, in lieu of the minimum distance of 60 ft required by code.

**Applicant Justification:** Adequate access is provided with a 40' separation.

2. A waiver from Orange County Code Section 34-209 is requested to provide a min. 6 ft tall black wrought-iron style fence and columns along Pershing Avenue in lieu of the 6 ft high masonry wall required by code.

**Applicant Justification:** To promote interconnection with the row and project site and enhance pedestrian safety and sense of community.

**LOCATION** Generally located South of Pershing Avenue / West of South Goldenrod Road.

**PARCEL ID NUMBERS** 11-23-30-0000-00-022, 10-23-30-3032-00-672,  
10-23-30-3032-00-673, 10-23-30-3032-00-670

**TRACT SIZE** 11.31 gross acres

---

<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Two hundred and fifty-one (251) notices were mailed to those property owners in the surrounding area. A community meeting was required for this application.
<b>PROPOSED USE</b>	Residential – construction of 90 single-family attached residential dwelling units.

**STAFF RECOMMENDATION**

**Development Review Committee – (August 24, 2022)**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Shenandoah Reserve Planned Development / Land Use Plan (PD/LUP), dated “Received September 13, 2022”, subject to the following conditions:**

1. Development shall conform to the Shenandoah Reserve Land Use Plan (LUP) dated "Received September 13, 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 September 13, 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.

**Rezoning Staff Report**  
**Case # LUP-21-12-377**  
**BCC Hearing Date: November 29, 2022**

---

---

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. 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.
7. 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.
8. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.

9. 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).
10. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate 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 capacity encumbrance letter or a capacity reservation certificate.
11. The developer shall obtain water and wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
12. Short term/transient rental is prohibited; length of stay shall be for 180 consecutive days or greater.
13. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
14. 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.
15. Any utility and roadway infrastructure work to be conducted within existing Right-of-Way outside of the subdivision limits to support this subdivision must be submitted as an E-Permit and have a Certificate of Completion prior to platting.
16. The following waivers from Orange County Code are granted:
  - a. A waiver from Orange County Code Section 38-79(20)(j) to allow a minimum distance between townhomes buildings to be 40 ft rear to rear, in lieu of the minimum distance of 60 ft required by code.
  - b. A waiver from Orange County Code Section 34-209 to provide a min. 6 ft tall black wrought-iron style fence and columns along Pershing Avenue in lieu of the 6 ft high masonry wall required by code.

## **IMPACT ANALYSIS**

### **Land Use Compatibility**

The applicant is seeking to rezone the subject parcels from A-2 (Farmland Rural District) and PD (Planned Development District) (Goldenrod Townhomes PD) to PD (Planned Development District) to construct 90 single-family attached residential dwelling units. The applicant is also seeking approval of two (2) waivers from Orange County Code to reduce rear separation between townhome units and to propose a wrought-iron style fence and columns in lieu of the masonry wall.

**Comprehensive Plan (CP) Consistency**

The subject property has an underlying Future Land Use Map (FLUM) designation of Low-Medium Density Residential (LMDR) which allows for a maximum residential density of ten (10) dwelling unit per one (1) net developable acres. The proposed PD zoning district and development program is consistent with the LMDR FLUM designation; therefore, a CP amendment is not necessary.

**Goal FLU1** Orange County shall implement an urban planning framework that provides for long-term, cost-effective provision of public services and facilities and the desired future development pattern for Orange County.

**OBJ FLU1.1** Orange County shall use urban densities and intensities and Smart Growth tools and strategies to direct development to the Urban Service Area and to facilitate such development (See FLU1.1.2.B and FLU1.1.4). The Urban Service Area shall be the area for which Orange County is responsible for providing infrastructure and services to support urban development.

**Policy FLU1.1.1** Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.

**OBJ FLU 1.2** Orange County shall use the Urban Service Area concept as an effective fiscal and land use technique for managing growth. The Urban Service Area shall be used to identify the area where Orange County has the primary responsibility for providing infrastructure and services to support urban development.

**Policy FLU1.4.1** 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.

**OBJ FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

**FLU8.2.1** states that land use changes shall be required to be compatible with 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.

**FLU8.2.11** 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 a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

**Community Meeting Summary**

A community meeting was required for this application. The community meeting was held on March 24, 2022, at Ventura Elementary School. One area resident attended the meeting and was generally supportive of the project.

**SITE DATA**

<b>Existing Use</b>	Undeveloped Land
<b>Adjacent Zoning</b>	N: A-2, RT-2 (Farmland Rural District, Combination Mobile Home and Single-Family Dwelling District) E: C-1, A-2 (Retail Commercial District, Farmland Rural District) W: PD (Planned Development District) S: PD (Planned Development District)
<b>Adjacent Land Uses</b>	N: Single Family Residential E: Commercial (gas station, quick mart, restaurant) W: Single Family Residential S: Single Family Residential

**APPLICABLE PD DEVELOPMENT STANDARDS**

PD Perimeter Setback:	North 25 Ft, East 25 Ft, East (Goldenrod) 50 Ft, South 25 Ft, West 25 Ft
Maximum Building Height:	35 feet
Minimum Lot Size:	2,000 square feet
Minimum Lot Width:	20 feet
Minimum Living Area:	1,000 square feet (under HVAC)
<b>Minimum Building Setbacks</b>	
Front Setback:	20 feet
Rear Setback:	20 feet
Side Setback:	0 feet, Side Setback corner 10 feet

**SPECIAL INFORMATION**

**Subject Property Analysis**

The applicant is seeking to rezone 11.31 acres from A-2 and PD in order to construct 90 single-family attached residential dwelling units. The applicant is also seeking approval of two (2) waivers from Orange County Code to reduce rear separation between townhome units and to remove the requirement for a perimeter wall along Pershing Avenue.



**Comprehensive Plan (CP) Amendment**

The subject property has an underlying Future Land Use Map (FLUM) designation of Low-Medium Density Residential (LMDR) which allows for a maximum residential density of ten (10) dwelling unit per one (1) net developable acres. The proposed use is consistent with this designation and all applicable CP provisions; therefore, a CP amendment is not necessary.

**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.

**Airport Noise Zone**

The subject property is not located within the Airport Noise Zone.

**Environmental**

Environmental Protection Division (EPD) staff has reviewed the proposed request and provided the following comment:

Conservation Area Impact (CAI) note on page LUP-000 states that CAI-22-02-010 was issued on 05/15/2022, but our records show this permit was issued 05/16/2022. Please correct this in next plan submission.

**Transportation Planning**

Based on the Concurrency Management database (CMS) dated January 5, 2022, there are multiple failing roadway segments within the project's impact area. Chickasaw Trail, from Cascade Road to Curry Ford Road (1 segment) and Goldenrod Road, from Pershing Avenue to Curry Ford Road, are failing. This information is dated and subject to change.

Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate 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 capacity encumbrance letter or a capacity reservation certificate.

A CEL application (CEL-21-12-101) was submitted by Dwight Saathoff with Project Finance & Development, LLC on behalf of E3 Community Church, Inc (fka Shenandoah Baptist Church, Inc.) in December 2021. The application is being denied due to failing roadways surrounding the project location. The Owner will need to enter into a Proportionate Share Agreement with the County in order to remedy this deficiency. As of today, January 10th Transportation Planning has reviewed the traffic study and provided comments.

**Water / Wastewater / Reclaim**

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

**Schools**

Orange County Public Schools (OCPS) reviewed the request and determined that it will not impact public school capacity.

**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 sixteen (16) conditions.

Staff indicated that two hundred and fifty-one (251) notices were sent to an area extending beyond 500 feet from the subject property, with no responses in favor or in opposition being received. The applicant was present and agreed with the staff recommendation.

During PZC discussion, Commissioners Spears, Abdallah, Pena, Sorbo had questions regarding utilities, use of the storm water pond, preservation of wetlands, cross access and easements.

Following a brief discussion, a motion was made by Commissioner Spears to find the request to be consistent with the Comprehensive Plan and recommend **APPROVAL** of the Shenandoah Reserve Planned Development / Land Use Plan (PD/LUP) dated "Received September 13, 2022", subject to the sixteen (16) conditions listed in the staff report. Commissioner Sorbo seconded the motion, which was then carried on a 7-0 vote.

<b>Motion / Second</b>	<i>Gordon Spears / Trevor Sorbo</i>
<b>Voting in Favor</b>	7
<b>Voting in Opposition</b>	0

---

---

**PZC RECOMMENDED ACTION**

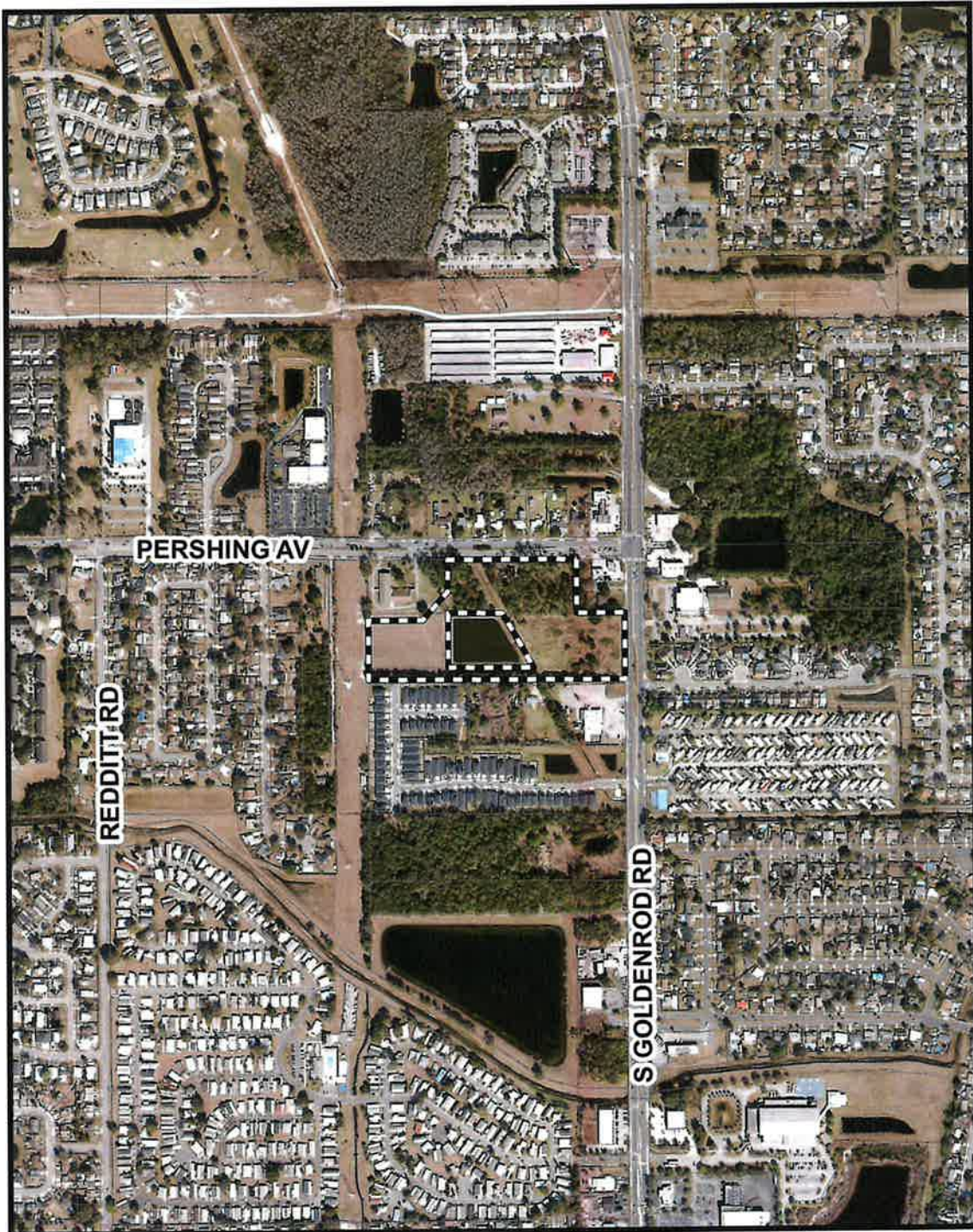
**Planning and Zoning Commission (PZC) Recommendation – (October 20, 2022)**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Shenandoah Reserve Planned Development / Land Use Plan (PD/LUP), dated “Received September 13, 2022”, subject to the following conditions:**

1. Development shall conform to the Shenandoah Reserve Land Use Plan (LUP) dated "Received September 13, 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 September 13, 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. 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.
7. 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.
8. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
9. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby notified 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).


10. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate 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 capacity encumbrance letter or a capacity reservation certificate.
11. The developer shall obtain water and wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
12. Short term/transient rental is prohibited; length of stay shall be for 180 consecutive days or greater.
13. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
14. 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.
15. Any utility and roadway infrastructure work to be conducted within existing Right-of-Way outside of the subdivision limits to support this subdivision must be submitted as an E-Permit and have a Certificate of Completion prior to platting.
16. The following waivers from Orange County Code are granted:
  - a. A waiver from Orange County Code Section 38-79(20)(j) to allow a minimum distance between townhomes buildings to be 40 ft rear to rear, in lieu of the minimum distance of 60 ft required by code.
  - b. A waiver from Orange County Code Section 34-209 to provide a min. 6 ft tall black wrought-iron style fence and columns along Pershing Avenue in lieu of the 6 ft high masonry wall required by code.



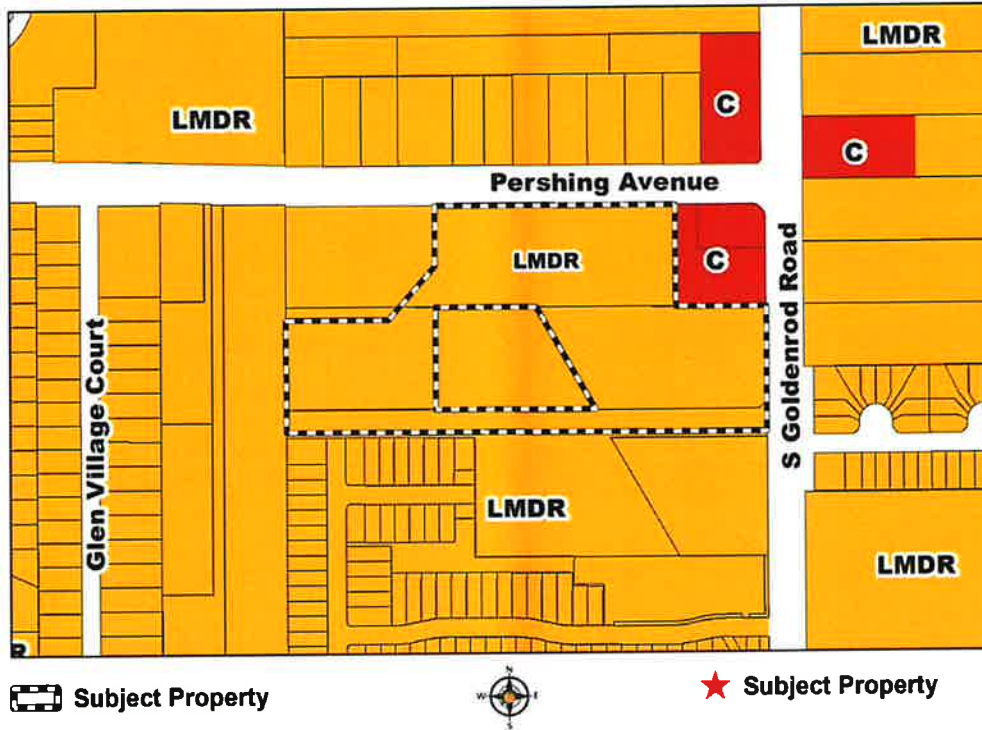
 Subject Property



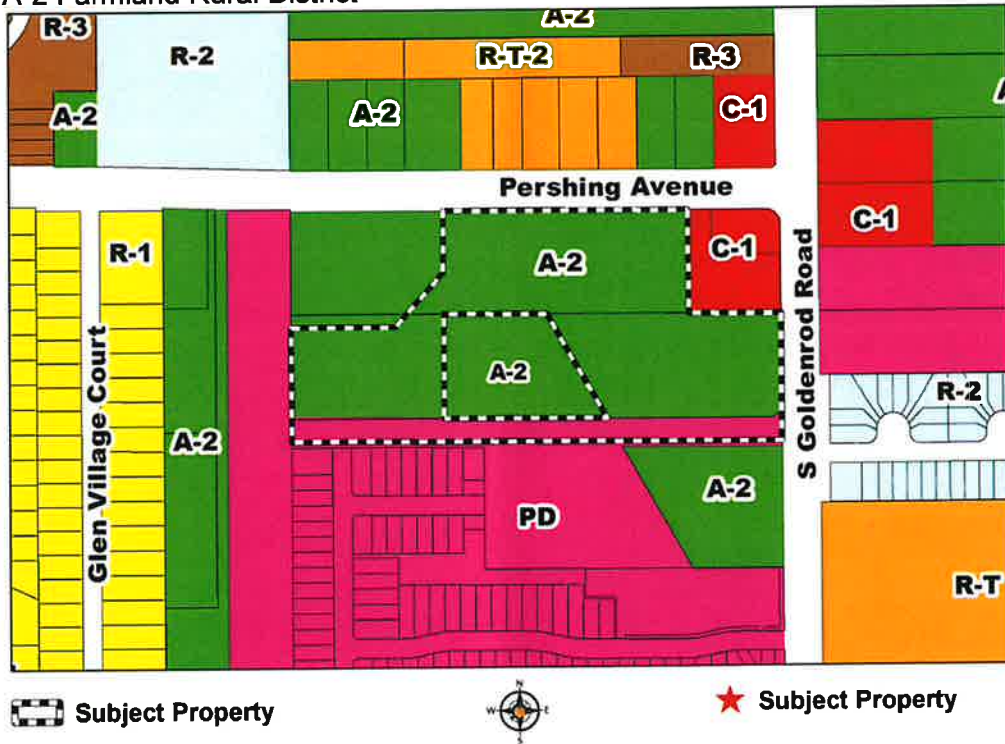
0 750 1,500 Feet



**FUTURE LAND USE - CURRENT**  
 Low Medium Density Residential (LMDR)

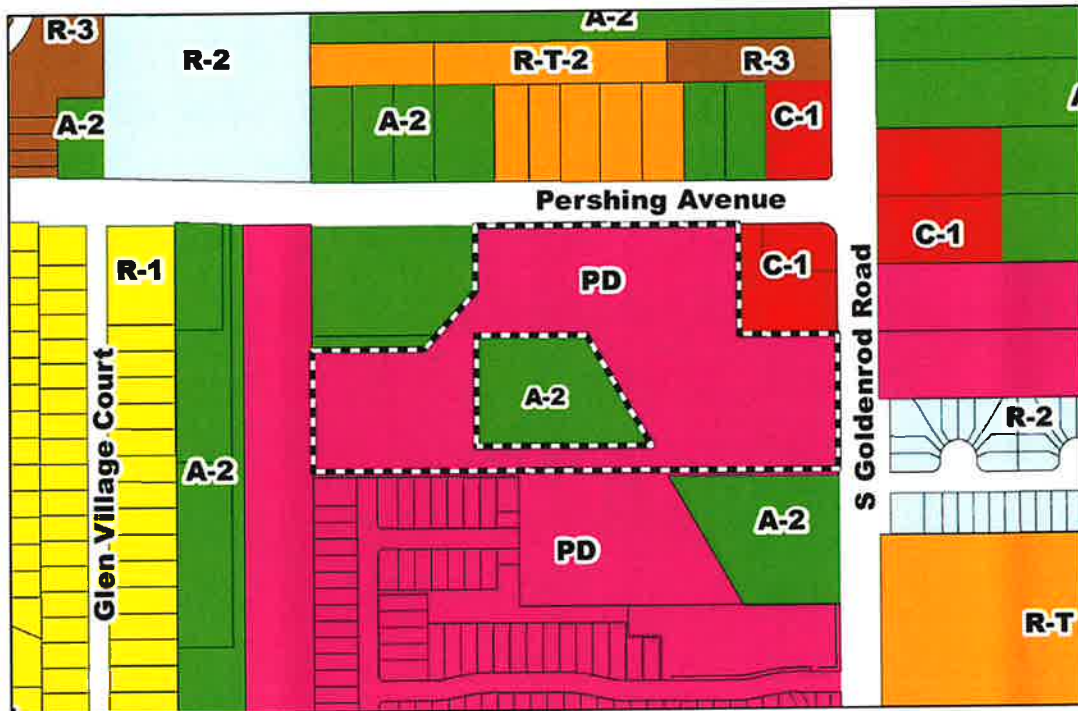


**ZONING - CURRENT**  
 A-2 Farmland Rural District



**ZONING – PROPOSED**

PD (Planned Development District)



 Subject Property



 Subject Property



# Shenandoah Reserve PD / LUP (Cover Sheet)

**RECEIVED**  
City of Orlando Planning Department  
May 14, 2022

## SHENANDOAH RESERVE LAND USE PLAN

LUP-21-12-377

**PARCEL NO. 11-23-30-0000-00-022, 10-23-30-3032-00-672, 10-23-30-3032-00-673, 10-23-30-3032-00-670**

**7308 PERSHING AVENUE, 3402 SOUTH GOLDENROD ROAD**

**ORLANDO, FLORIDA 32822**

**LEGAL DESCRIPTION**

PROPOSED LAND DESCRIPTION: PARCELS 11-23-30-0000-00-022, 10-23-30-3032-00-672, 10-23-30-3032-00-673, 10-23-30-3032-00-670, SECTION 22, TOWNSHIP 29N, RANGE 17E, COUNTY OF SEMINOLE, FLORIDA, APPROXIMATELY 2.10 ACRES.

**LOCATION / VICINITY MAP** N15

**PROJECT TEAM**

CLIENT: PHILLIP BOULLEARD  
PROJECT MANAGER: JASON W. LEONARD  
PROJECT NUMBER: 21-12-377

**UTILITY PROVIDERS**

FLORIDA POWER & LIGHT COMPANY (FPL)

**ITE 11th EDITION**

Category	Code	Description
Office	B-1	Office
Community Office	C-1	Community Office
General Office	G-1	General Office
Professional Office	P-1	Professional Office
Research & Development	R-1	Research & Development
Other Office	O-1	Other Office
Medical Office	M-1	Medical Office
Hotel	H-1	Hotel
Apartment	A-1	Apartment
Residential	R-2	Residential
Industrial	I-1	Industrial
Light Industrial	L-1	Light Industrial
Heavy Industrial	H-2	Heavy Industrial
Warehouse	W-1	Warehouse
Other Industrial	O-2	Other Industrial
Public	P-2	Public
Community	C-2	Community
Commercial	C-3	Commercial
Other	O-3	Other

**PREPARED FOR:**

**PROJECT FINANCE & DEVELOPMENT, LLC**  
7575 OR PHILLIP BOULEVARD  
ORLANDO, FL 32819  
PHONE: 407-290-9816

**NOTES**

1. A VARIATION IS REQUESTED FROM ORANGE COUNTY CODE SECTION 36-7029(X) TO ALLOW A MINIMUM DISTANCE BETWEEN TOWNHOMES BUILDINGS TO BE 40 FT RATHER THAN THE 60 FT REQUIRED BY THE DISTANCE OF 60 FT REQUIRED BY THE DISTANCE OF 60 FT REQUIRED BY CODE IS PROVIDED WITH A 40' SEPARATION.

2. A VARIATION IS REQUESTED FROM ORANGE COUNTY CODE SECTION 34-209 TO PROVIDE A MIN 6 FT TALL BLACK Wrought-iron style fence and columns along Pershing Avenue in lieu of the 6 ft high masonry wall required by code. JUSTIFICATION TO PROMOTE INTEROPERATION BETWEEN ROW AND PREVENT A MINIMUM 6 FT TALL FENCE FOR PEDESTRIAN SAFETY AND SENSE OF COMMUNITY.

**NOTE**

REFER TO P22-21-12378 SHENANDOAH RESERVE PRELIMINARY SUBDIVISION PLAN

CONSERVATION AREA DETERMINATION PERMIT NUMBER CA122-02-010 ISSUED 05-16-2022 WETLAND ACREAGE IMPACTED 0.47 ACRES

**SHEET INDEX**

SHEET	TITLE	DATE	BY	DATE	BY	DATE	BY
1	COVER SHEET	10/13/22	AW	10/13/22	AW	10/13/22	AW
2	LEGAL DESCRIPTION	10/13/22	AW	10/13/22	AW	10/13/22	AW
3	LOCATION / VICINITY MAP	10/13/22	AW	10/13/22	AW	10/13/22	AW
4	UTILITY PROVIDERS	10/13/22	AW	10/13/22	AW	10/13/22	AW
5	ITE 11th EDITION	10/13/22	AW	10/13/22	AW	10/13/22	AW
6	PROJECT TEAM	10/13/22	AW	10/13/22	AW	10/13/22	AW
7	NOTES	10/13/22	AW	10/13/22	AW	10/13/22	AW

**AERIAL MAP** N16

**SHENANDOAH RESERVE**

**INCA**

**SEMINOLE COUNTY**

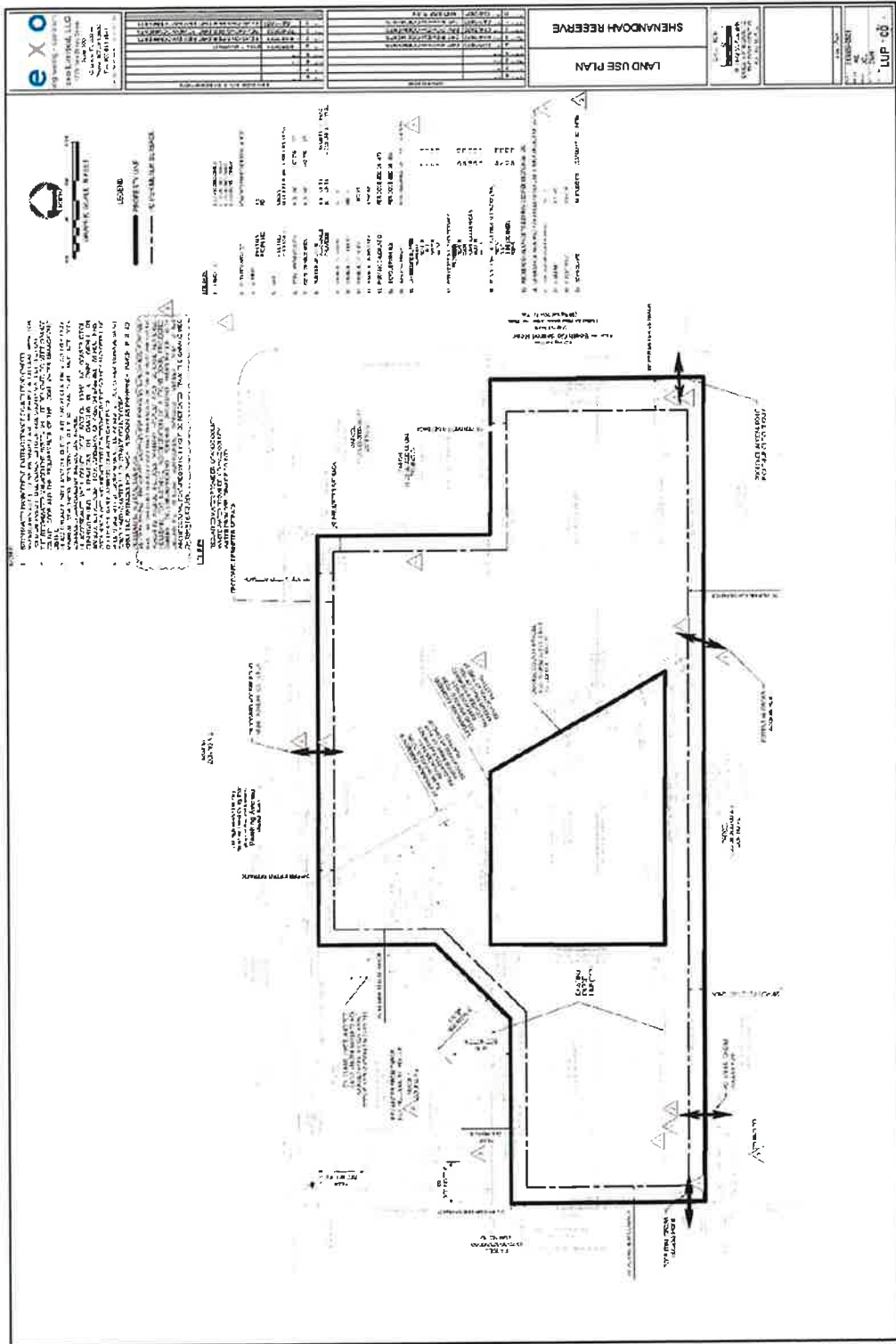
**FLORIDA**

**EX**

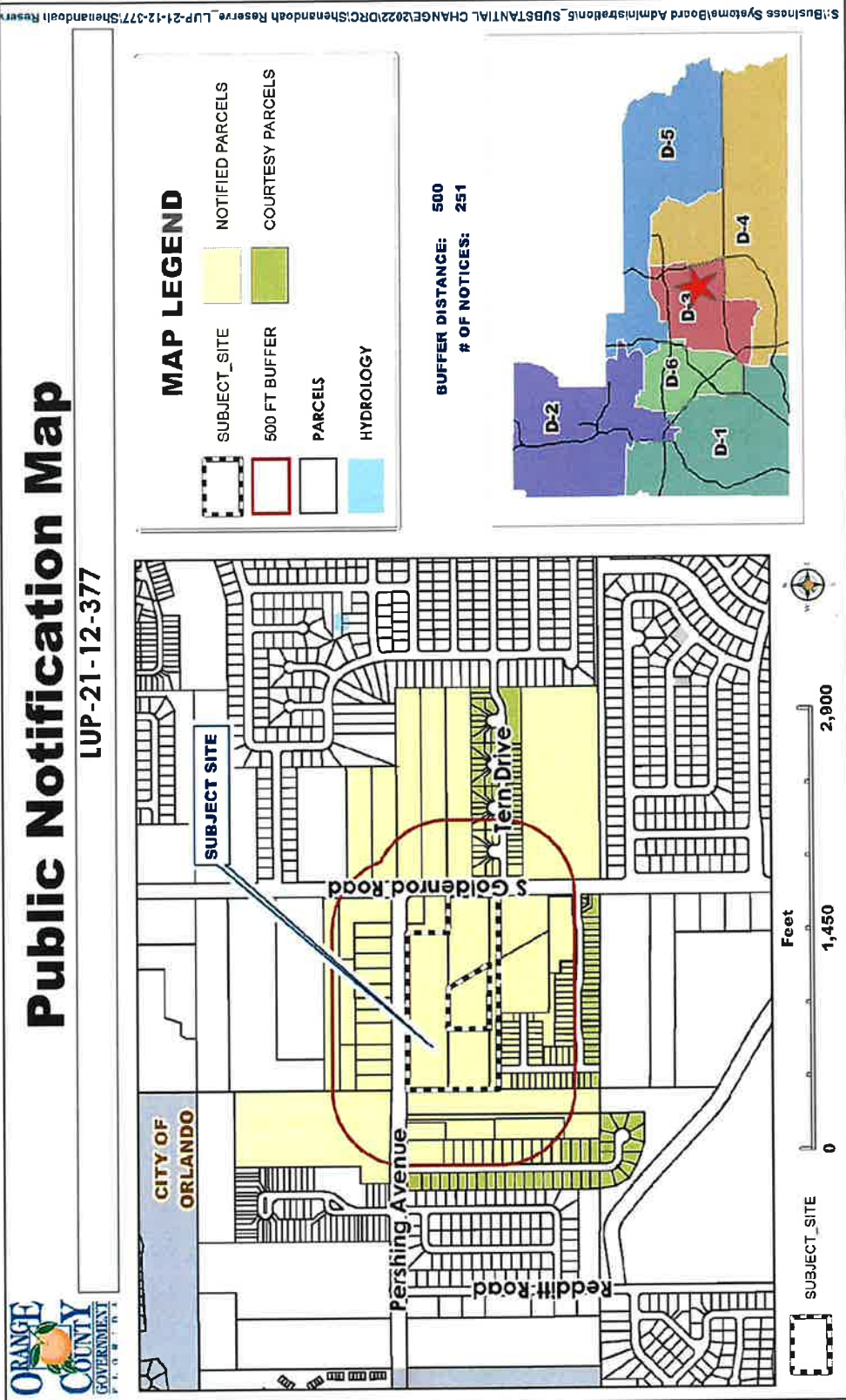
**Map Limited, LLC**

2801 Lake Nona Blvd, Suite 100  
Lake Nona, FL 32157  
704-485-9200

## Shenandoah Reserve PD / LUP



# Notification Map





**Planning and Zoning  
Commission /  
Local Planning Agency  
(PZC/LPA)**

**Chairman:**  
Nelson Pena  
*At-Large*

**Vice-Chairman:**  
Trevor Sorbo  
*District 1*

**Commissioners:**  
George Wiggins  
*District 2*

Eddie Fernandez  
*District 3*

Walter Pavon  
*District 4*

J. Gordon Spears  
*District 5*

JaJa Wade  
*District 6*

Mohammed Abdallah  
*At-Large*

Evelyn Cardenas  
*At-Large*

DATE: October 3, 2022  
TO: Mayor Jerry L. Demings  
-AND-  
County Commissioners  
FROM: Nelson Pena, Chairman  
SUBJECT: Case LUP-22-02-049 PZC/LPA Hearing Summary

At the September 15, 2022 Planning and Zoning Commission / Local Planning Agency (Commission) hearing, the applicant's request to rezone the subject property for Case LUP-22-02-049 from A-2 to PD was reviewed.

The applicant was present for the hearing and agreed with staff's recommendation of approval. Two members of the public appeared in favor of the request.

There was a lengthy discussion on the request by the PZC members regarding lot sizes, compatibility, and the use of advance treatment systems to manage the sewage of this proposed development. A motion was made by Commissioner Gordon Spears, and seconded by Commissioner Walter Pavon, to recommend APPROVAL of the requested PD (Planned Development District) zoning. The motion carried on a 4 to 1 vote.

NP/NT