

Board of County Commissioners

Public Hearings

August 8, 2023





Epic Retail Clarcona PD/Epic Retail Clarcona PSP/Lot 2 – Big Dan's Car Wash DP

Case: DP-23-01-018

Project Name: Epic Retail Clarcona PD/Epic Retail Clarcona PSP/Lot 2 – Big Dan's Car Wash DP

Applicant: Morgan Hampton, Common Oak Engineering

District: 2

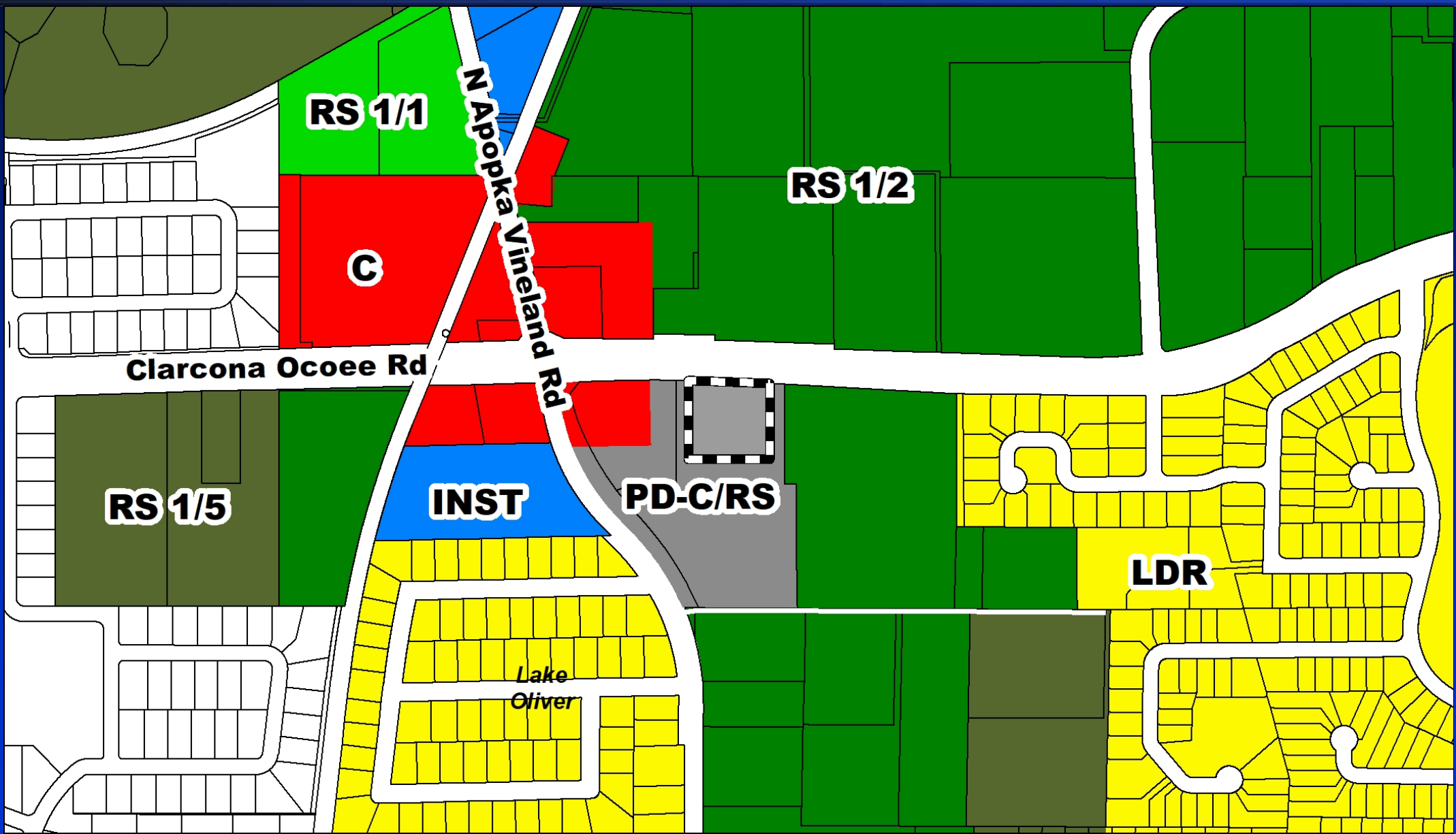
Location: Generally located south of Clarcona Ocoee Road and east of North Apopka Vineland Road.

Acreage: 1.51 gross acres

Request: To construct a free-standing automatic car wash on Lot 2.

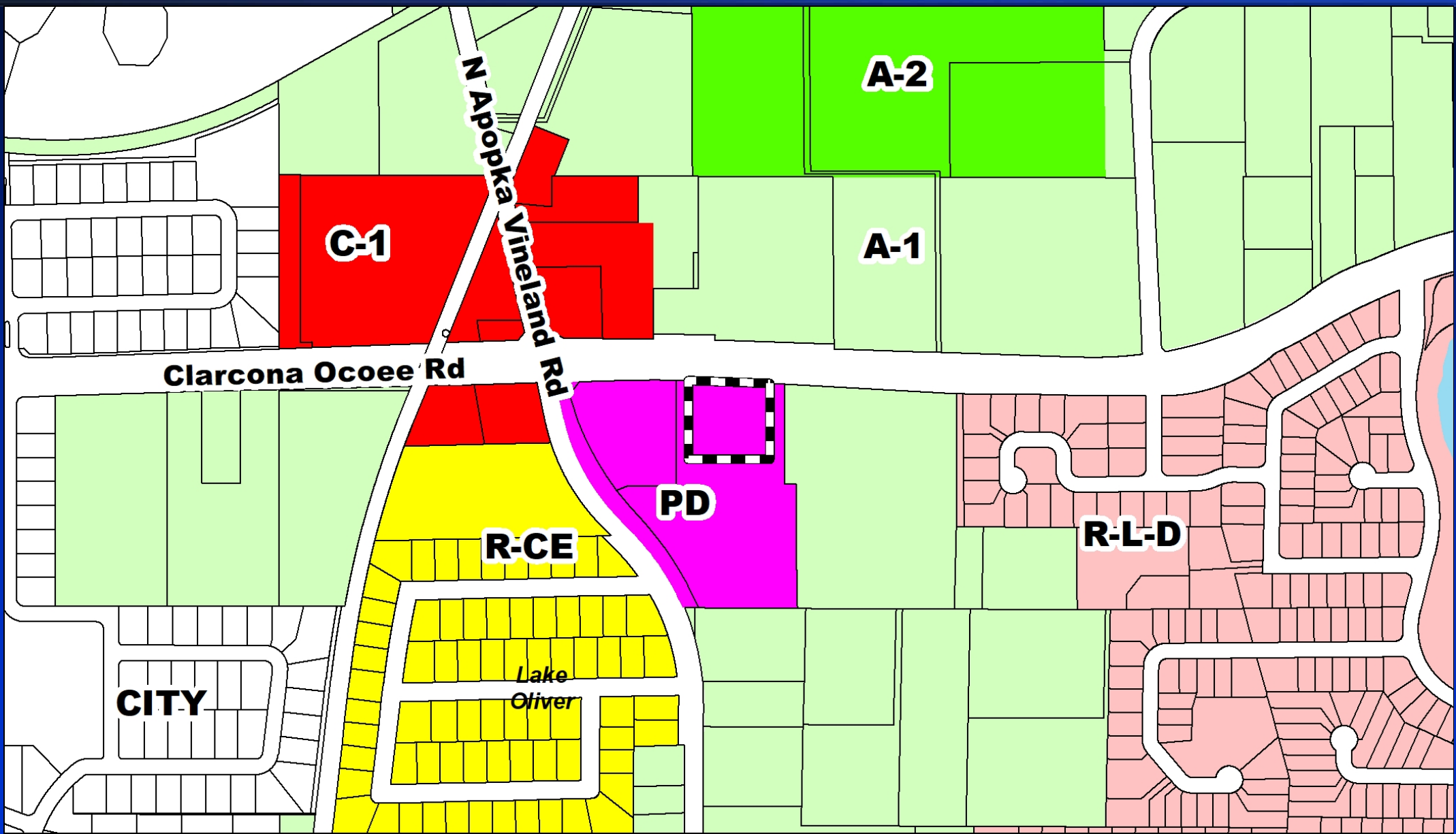


Epic Retail Clarcona PD/Epic Retail Clarcona PSP/Lot 2 – Big Dan's Car Wash DP Future Land Use Map



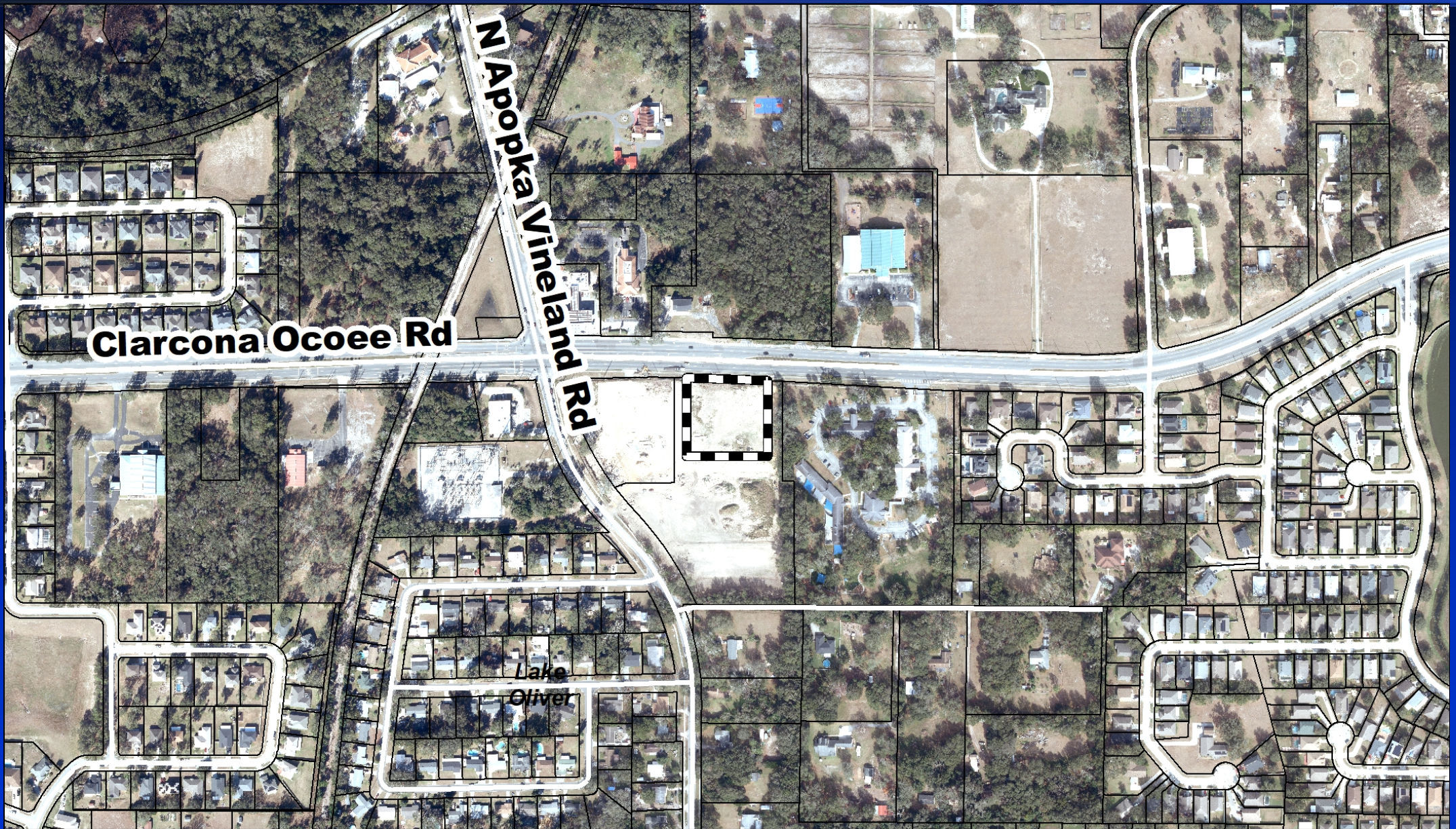


Epic Retail Clarcona PD/Epic Retail Clarcona PSP/Lot 2 – Big Dan's Car Wash DP Zoning Map





Epic Retail Clarcona PD/Epic Retail Clarcona PSP/Lot 2 – Big Dan's Car Wash DP Aerial Map



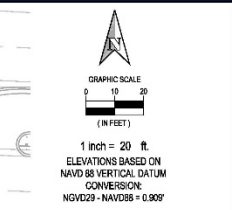
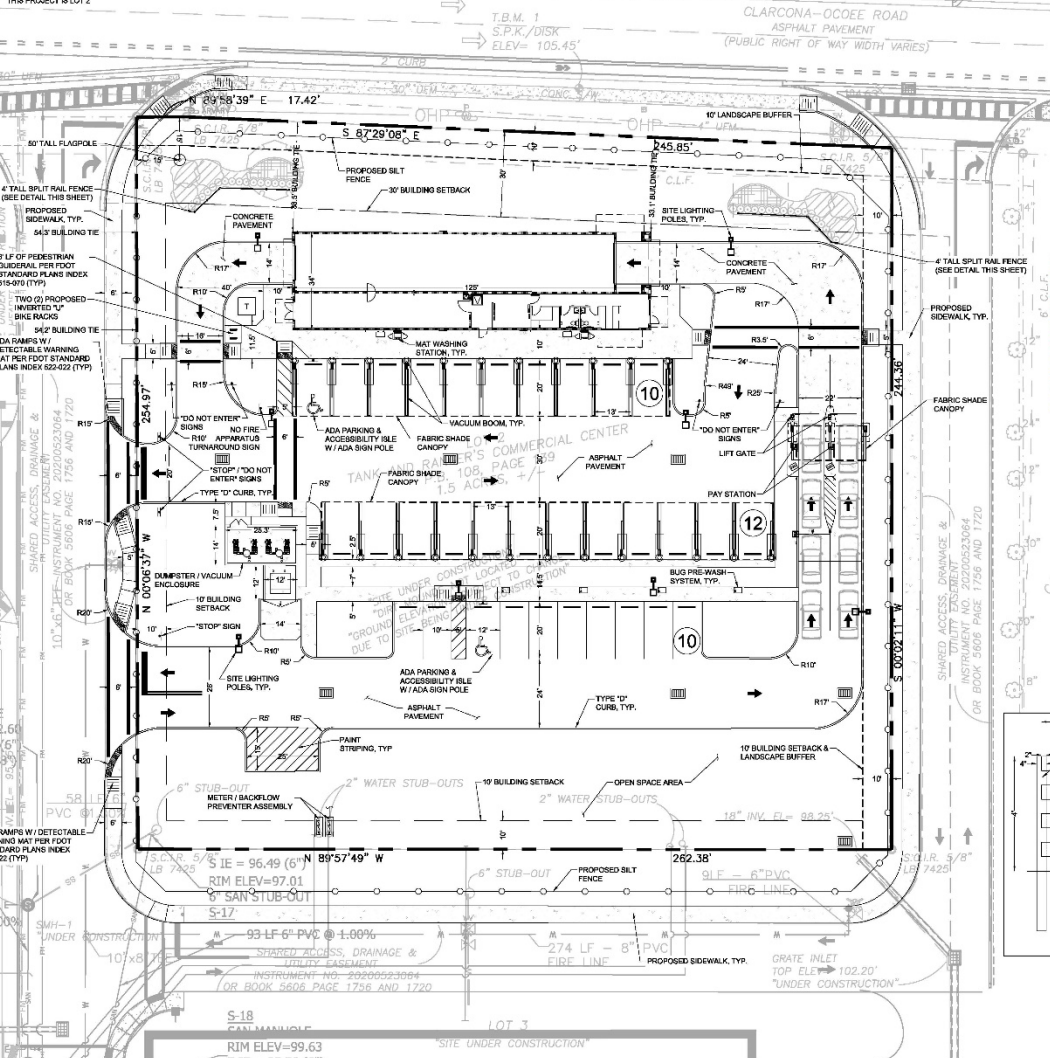


Epic Retail Clarcona PD/Epic Retail Clarcona PSP/Lot 2 – Big Dan's Car Wash DP Overall Site Plan

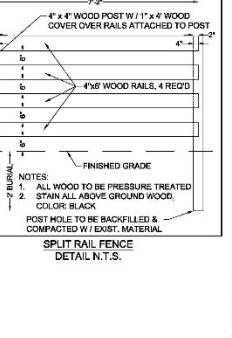
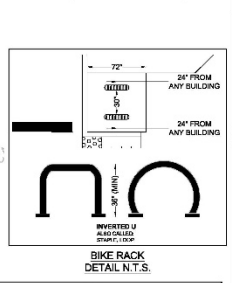
SITE DATA TABLE	
PROJECT DESCRIPTION	
FREE STANDING AUTOMATIC CAR WASH WITH DETAILING AND VACUUMING STATIONS, PARKING STALLS, INTERNAL DRIVEWAY CONNECTIONS TO CLARCONA OCOEE ROAD, IN ADDITION TO STORMWATER MANAGEMENT, UTILITY CONNECTIONS, SOLID WASTE ENCLOSURE, LANDSCAPING AND OTHER SITE INFRASTRUCTURE.	
GROSS ACREAGE: ±1.81 AC	
TAX PARCEL #S: 34-21-28-8618-02-000	
ZONING DISTRICT: PLANNED DEVELOPMENT (PD)	
FUTURE LAND USE: DEVELOPMENT-COMMERCIAL (PD-C)/RURAL DEVELOPMENT (RD)	
ADJACENT ZONING NORTH (FRONT): CLARCONA-OCOEE ROAD	
ADJACENT ZONING EAST (SIDE): PD EPIC RETAIL CLARCONA RD / PLANNED DEVELOPMENT	
ADJACENT ZONING SOUTH (REAR): PD EPIC RETAIL CLARCONA RD / PLANNED DEVELOPMENT	
ADJACENT ZONING WEST (SIDE): PD EPIC RETAIL CLARCONA RD / PLANNED DEVELOPMENT	
AREAS	
REQUIRED / PERMITTED:	PROPOSED:
LOT AREA: -	466,883 SF ±1.81 AC
IMPERVIOUS SURFACE (APR): 70% MAX (45,678 SF)	57% (47,147 SF)
GROSS FLOOR AREA: -	44,238 SF
FLOOR AREA RATIO: 0.15	10.054
BUILDING HEIGHT: 35'-0"	33'-4"
OPEN SPACE: 20%	20% (113,136 SF)
SETBACKS & BUFFERS	
BUILDING SETBACKS:	REQUIRED / PERMITTED:
PROPOSED:	
NORTH (FRONT): 30' (MIN)	33' (MIN FROM PROPERTY LINE)
EAST (SIDE): 10' (MIN)	8' (MIN FROM PROPERTY LINE)
SOUTH (REAR): 10' (MIN)	18.6' (MIN FROM PROPERTY LINE)
WEST (SIDE): 10' (MIN)	54' (MIN FROM PROPERTY LINE)
LANDSCAPE BUFFERS:	
PROPOSED:	
NORTH (FRONT): 10' (MIN)	10' (FROM PROPERTY LINE)
EAST (SIDE): 10' (MIN)	10' (FROM PROPERTY LINE)
SOUTH (REAR): 0' (MIN)	0' (FROM PROPERTY LINE)
WEST (SIDE): 0' (MIN)	0' (FROM PROPERTY LINE)
PARKING	
PARKING REQUIRED: 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA. A MINIMUM OF FOUR (4) VEHICLE SPACES WILL BE PROVIDED REGARDLESS OF BUILDING SITE OR USE. HANDICAP STALLS: ONE (1) HANDICAP PARKING STALL IS REQUIRED FOR UP TO TWENTY-FIVE (25) PARKING SPACES. BIKE PARKING REQUIRED: FOR TEN (10) OR MORE VEHICULAR PARKING SPACES, TWO (2) BIKE PARKING SPACES ARE REQUIRED. PLUS ONE (1) ADDITIONAL BIKE PARKING SPACE FOR EACH TEN (10) VEHICULAR PARKING SPACES ABOVE TEN (10).	
PARKING CALCULATION: 4,238 / 300 = 14.13	
PROPOSED PARKING STALLS: 30	
TOTAL: 32 PROPOSED PARKING STALLS	
BIKE PARKING CALCULATION: 2 + (15/10) = 3.5 BIKE SPACES REQUIRED	
PROPOSED BIKE STALLS: TOTAL: 4 BIKES	
FEMA	
FLOOD ZONE: X	FLOOD MAP #190902220P EFFECTIVE SEPTEMBER 25, 2009
NOTES:	
<ul style="list-style-type: none"> ALL ASPHALT DIMENSIONS ARE TO FACE OF CURB, UNLESS SHOWN OTHERWISE ALL RADI ARE 3' UNLESS OTHERWISE SPECIFIED BUILDING SETBACKS ARE TO CONCRETE CORNER OF BUILDING ALL ADJACENT SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS CONTRACTOR SHALL FIELD VERIFY UTILITY POINT OF CONNECTIONS LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES ALL DISTURBED AREAS TO BE SOOED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO SOUTH-EAST (FRONT) PROPERTY LINE (BEARING N89°57'49" W UNLESS OTHERWISE SHOWN) ALL CONSTRUCTION IN THE FOOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FOOT DESIGN STANDARDS (INDEXES). THE FOOT OF STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FOOT UTILITY ACCOMMODATION MANUAL THE PAGES TITLED "GENERAL NOTES" AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS SOLID WASTE DISPOSAL - ANY MISCELLANEOUS GARBAGE, HAZARDOUS WASTE, YARD WASTE (INCLUDING EXCESS FERTILIZERS, HERBICIDES, AND PESTICIDES), AND CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS. RECYCLING OF MATERIALS IS ENCOURAGED IF APPROVED BY AGENCY. CALL THE ORANGE COUNTY SOLID WASTE HOTLINE AT 407-336-6601 FOR INFORMATION. PRIOR TO CONSTRUCTION PLAN SUBMITTAL, CONTACT THE OCU WATER RECLAMATION DIVISION ENVIRONMENTAL COMPLIANCE SECTION FOR WASTE PRETREATMENT AND MONITORING REQUIREMENTS AT 407-254-7710 OR AT ENVIRONMENTAL.COMPLIANCE@OCFLNET. 	
BURIED UTILITIES NOTE	
<p>UNLESS OTHERWISE NOTED, ALL UTILITIES ARE TO BE BURIED AT A MINIMUM DEPTH OF 24" BELOW FINISHED GRADE. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA STATE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS' (F.S.B.P.E. & A.) CODE OF BEST PRACTICES FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF BURIED UTILITIES. CALL THE ORANGE COUNTY SOLID WASTE HOTLINE AT 407-336-6601 FOR INFORMATION.</p>	
CALL BEFORE YOU DIG - 1-800-333-4773	
AUTOMATIC PROTECTION OFFER - CALL THE LAW	

OPEN SPACE ALLOCATION TABLE (PER PSP-19-01-039)					
LOT / TRACT #	AREA (AC)	REQ. OPEN SPACE PER SEC. 28-1254 (20% (AC))	REQ. MIN CATEGORY A OPEN SPACE PER LOT (10% (AC))	MAX. ALLOWED IMPER. AREA (FOR PD) 70% (8.86 x 0.70) = 6.216 AC	MIN. REQ. OPEN SPACE + 25% (6.88 + 0.20) = 7.08 AC (AC) PROVIDED PER PSP
LOT 1	2.26	0.450	0.225	72.4%	0.220
LOT 2	1.51	0.302	0.151	70.0%	0.146
LOT 3	0.12	0.02	0.012	68.8%	1.81
TOTAL	8.88	1.77	0.88	70.0%	2.276 AC (18.88 AC ±28.6%)

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
045	Automated Car Wash	4,239	KS/F	14.20	60,300
	Car Wash Pass-by Trips (22%)	19	10	6	
	Net New Trip Generation	41	20	21	



LEGEND	
(#)	NO. OF PARKING SPACES
(-)	PROPOSED CONCRETE SURFACE
(V)	VALVE
(M)	WATER METER
(/)	BACKFLOW PREVENTER



COMMON BIKING

BIG DAN'S CARWASH
CLARCONA, OCOEE RD
N APOPKA VILLAGE RD
ORLANDO, FL 32818

NO. 100 (STATE ROAD) COUNTY ORG. COMMENTS
NO. 100 (STATE ROAD) COUNTY ORG. COMMENTS
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NO. 100 (STATE ROAD) COUNTY ORG. COMMENTS

ENGINEERS NAME & PEI

JEREMY A. ANDERSON, P.E.
P.E. LICENSE NO. 71636

DATE: 08/22/2023
SHEET: 222.117
SCALE: 1" = 20'
SITE PLAN: C4.0



Epic Retail Clarcona PD/Epic Retail Clarcona PSP/Lot 2 – Big Dan's Car Wash DP Proposed Elevation

EXTERIOR FINISH

- METAL DOORS - BENJAMIN MOORE SATIS - BLACK BROWN
- METAL OVERHANG - KYNARD - RAL 6010 - BLACK BROWN
- VEN JAMES HARDIE ARCTIC GATE - VAN-20
- STUCCO - BENERDY - BENERDY 1008
- PEREK CERENT BOND JAMES HARDIE - WOODLAND GREY
- METAL ROOF - ATAS INTERNATIONAL - COPPERSTONE 03
- EXTERIOR STONE - CULTURED STONE - CLAUDE BLEND

1 NORTH EXTERIOR ELEVATION (FACING CLARONA OCOEE ROAD)
SCALE: 3/8" = 1'-0"

2 EAST EXTERIOR ELEVATION (ENTRANCE)
SCALE: 3/8" = 1'-0"

3 WEST EXTERIOR ELEVATION (EXIT)
SCALE: 3/8" = 1'-0"

4 SOUTH EXTERIOR ELEVATION (VACUUM SIDE)
SCALE: 3/8" = 1'-0"

REVISIONS	BY

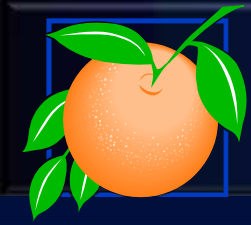
OLIVERI ARCHITECTS
ARCHITECTS
1515 W. UNIVERSITY AVENUE, SUITE 200
ORLANDO, FL 32817
TEL: 407.251.1111
WWW.OLIVERIARCHITECTS.COM

SCHEMATIC DESIGN 'A'

New Freestanding Building for:
BIG DAN'S CARWASH
Clarcona Ocoee & Appleton Villages
Orange County

Date: 01.02.23
Scale: AS NOTED
Project Mgr: AC
Drawn: JN
Rev: 00-010
Sheet

A4



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Epic Retail Clarcona PD / Epic Retail Clarcona PSP / Lot 2 – Big Dan’s Car Wash DP dated “Received May 17, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2



Corner Lake Gardens Planned Development / Solace at Corner Lake Preliminary Subdivision Plan

Case: PSP-22-12-362

Project Name: Corner Lake Gardens Planned Development / Solace at Corner Lake Preliminary Subdivision Plan

Applicant: Chad H. Moorhead, Madden, Moorhead & Glunt, Inc

District: 5

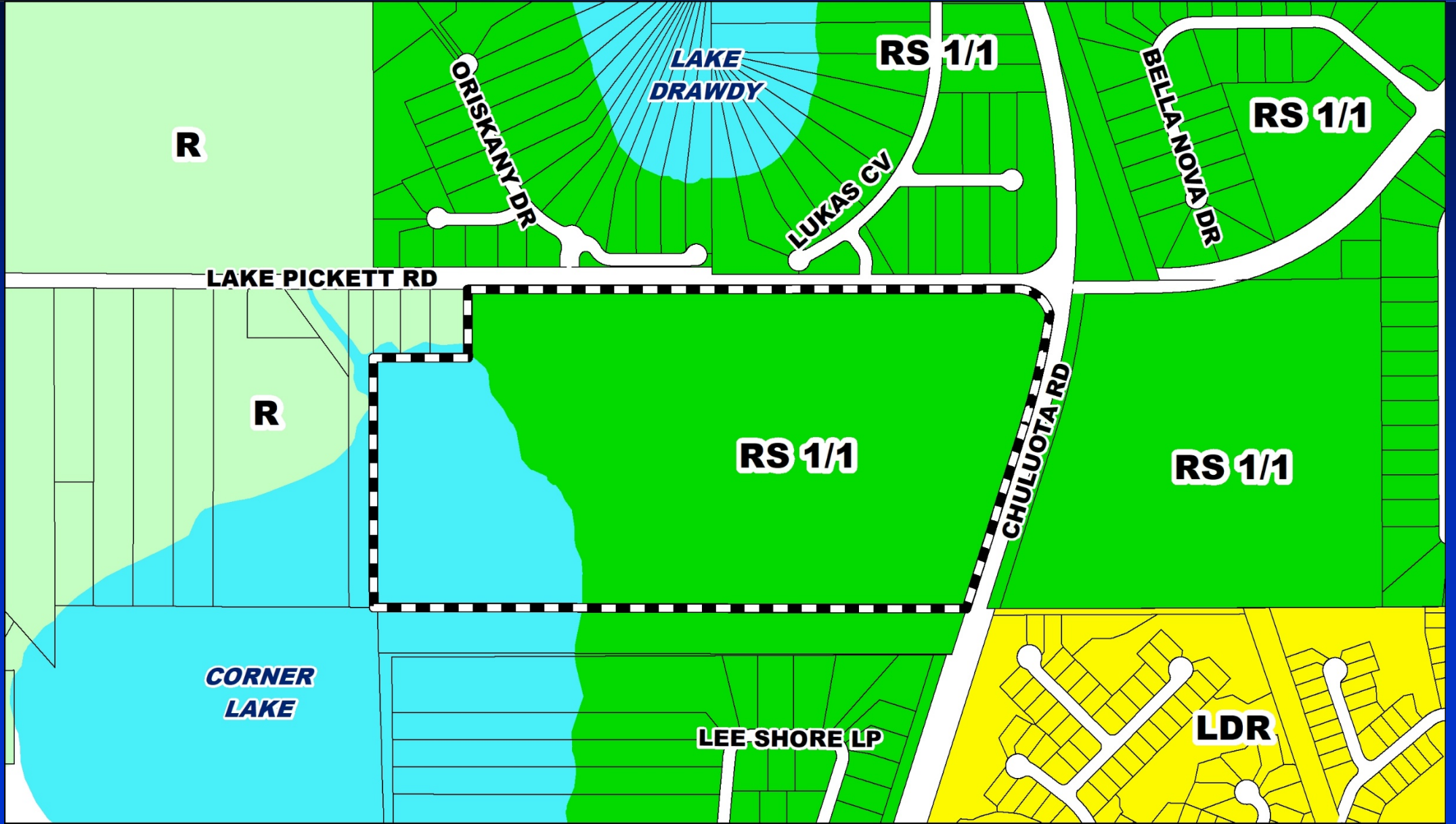
Location: Generally located south of Lake Pickett Road and west of Chuluota Road.

Acreage: 74.19 gross acres

Request: To subdivide 74.19 acres, to construct 47 single-family residential dwelling units.

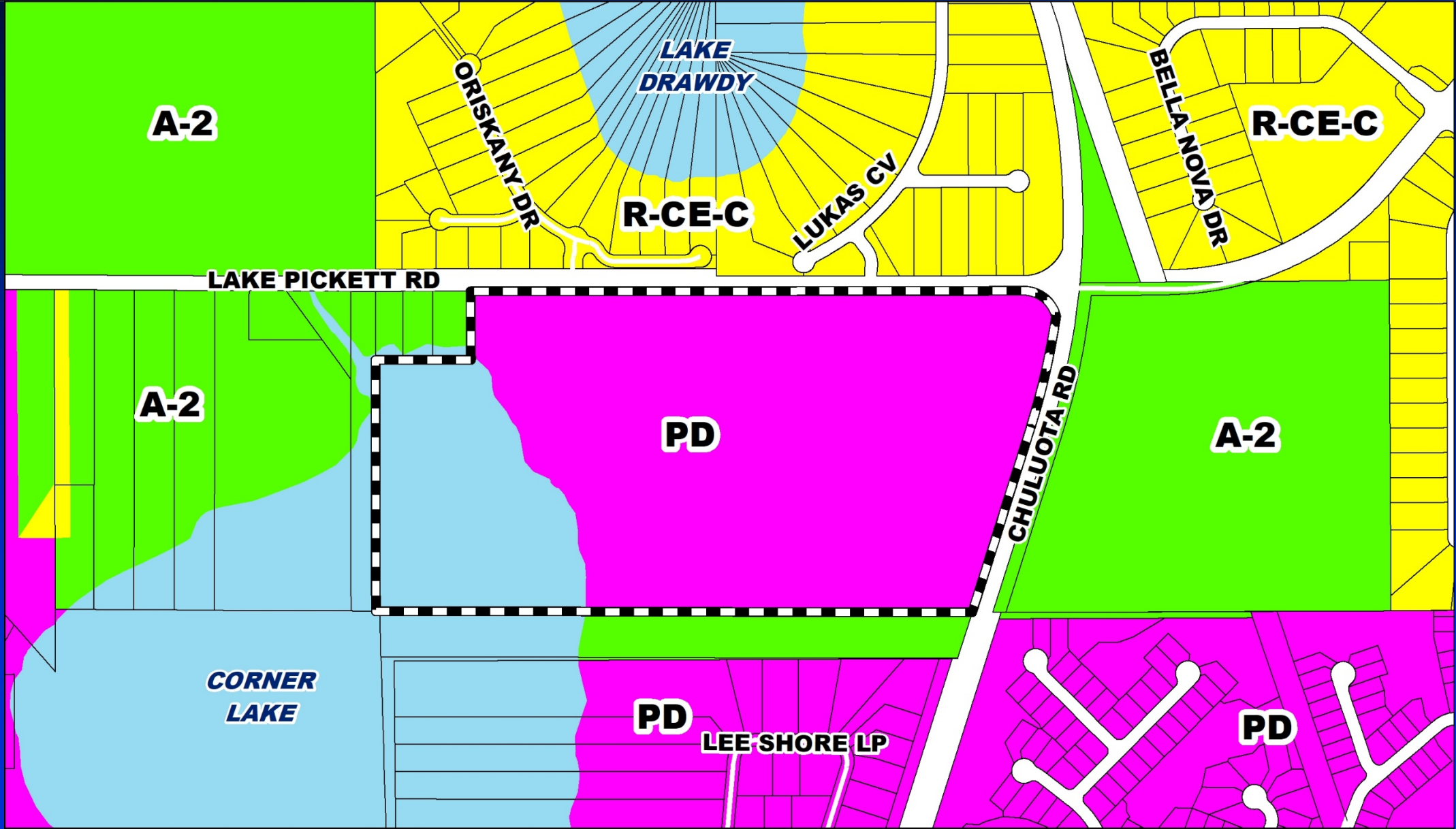


Corner Lake Gardens Planned Development / Solace at Corner Lake Preliminary Subdivision Plan Future Land Use Map



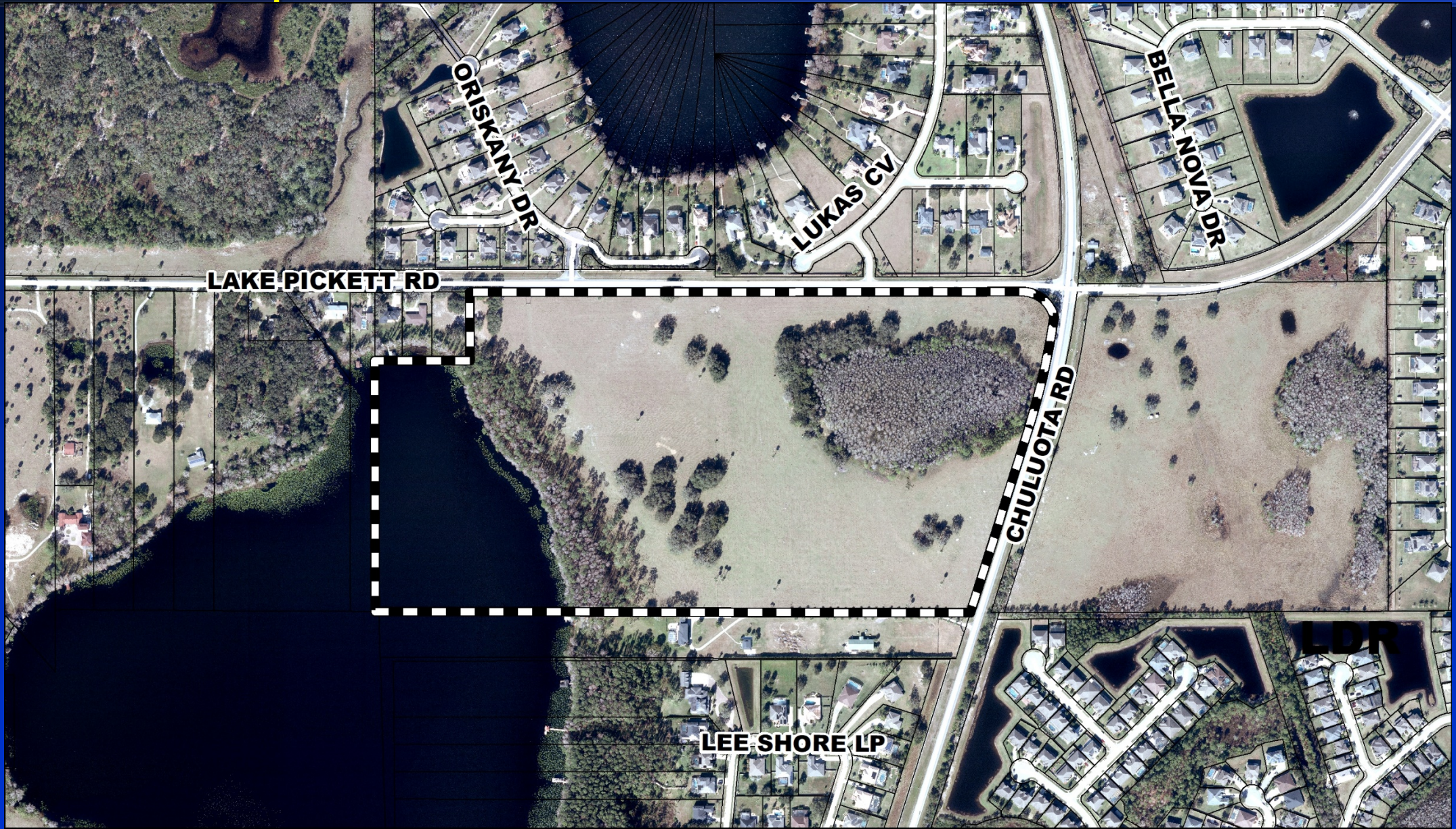


Corner Lake Gardens Planned Development / Solace at Corner Lake Preliminary Subdivision Plan Zoning Map





Corner Lake Gardens Planned Development / Solace at Corner Lake Preliminary Subdivision Plan Aerial Map

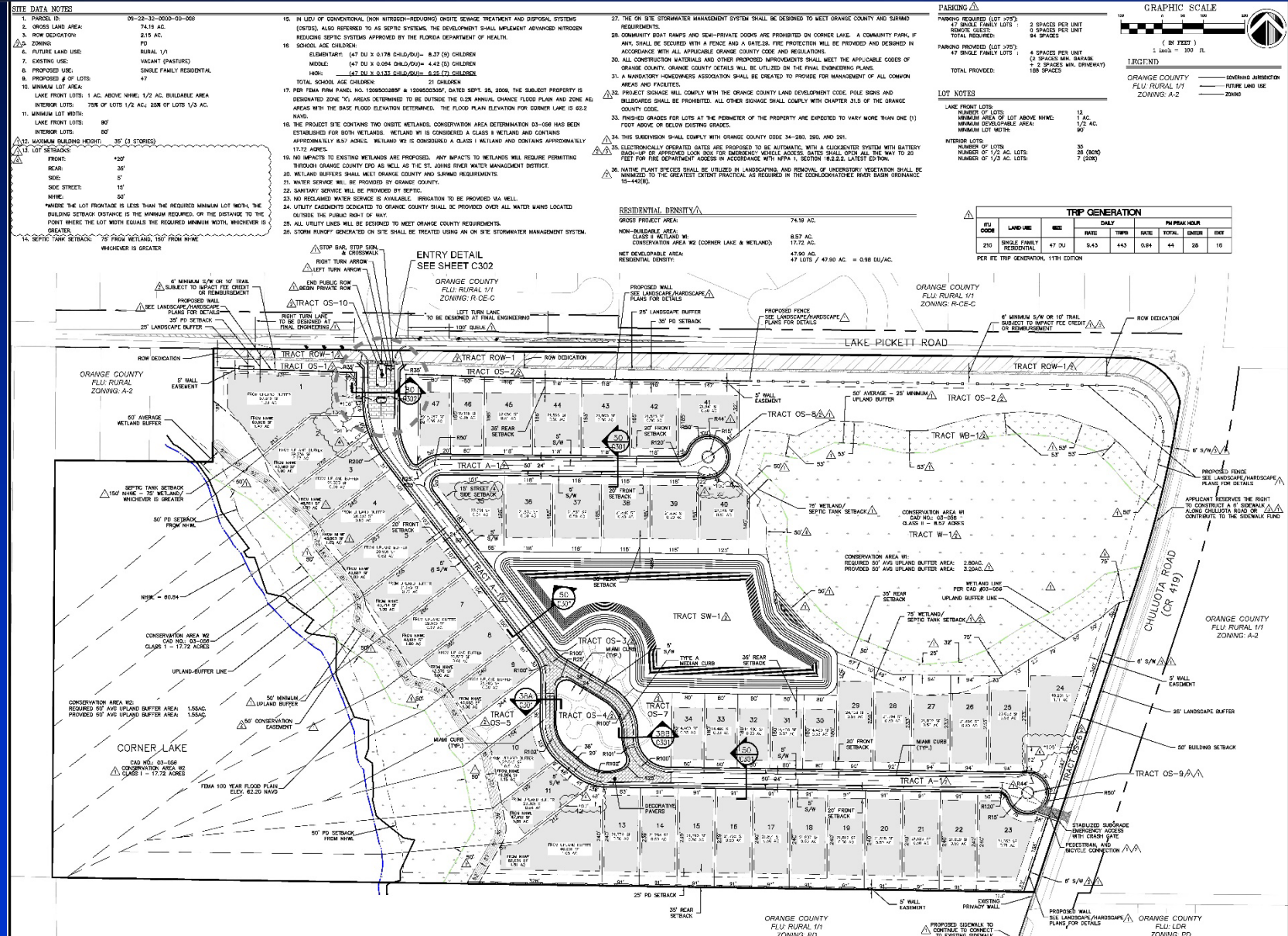




Corner Lake Gardens Planned Development / Solace at Corner Lake

Preliminary Subdivision Plan

Overall Site Plan



- SITE DATA NOTES**
- PARCEL ID: 05-22-32-000-00-008
 - GROSS LAND AREA: 74.19 AC.
 - ROW DEDICATION: 215 AC.
 - ZONING: PD
 - FUTURE LAND USE: RURAL 1/1
 - EXISTING USE: VACANT (PASTURE)
 - PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 - PROPOSED # OF LOTS: 47
 - MINIMUM LOT AREA: LAKE FRONT LOTS: 1 AC. ABOVE NINE; 1/2 AC. BUILDABLE AREA INTERIOR LOTS: 75K OF LOTS 1/2 AC.; 25K OF LOTS 1/3 AC.
 - MINIMUM LOT WIDTH: LAKE FRONT LOTS: 80' INTERIOR LOTS: 60'
 - MAXIMUM BUILDING HEIGHT: 35' (3 STORIES)
 - TOP SETBACKS: FRONT: 40' REAR: 35' SIDE: 5' SIDE STREET: 15' NINE: 50'
- *WHERE THE LOT FRONTAGE IS LESS THAN THE REQUIRED MINIMUM LOT WIDTH, THE BUILDING SETBACK DISTANCE IS THE MINIMUM REQUIRED, OR THE DISTANCE TO THE FRONT WHERE THE LOT WIDTH EQUALS THE REQUIRED MINIMUM WIDTH, WHICHEVER IS GREATER.
- 1A. SEPTIC TANK SETBACK: 75' FROM WETLAND, 150' FROM NINE WHICHEVER IS GREATER.

- IN LIEU OF CONVENTIONAL (NON NITROGEN-REDUCING) ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS (LOTS), ALSO REFERRED TO AS SEPTIC SYSTEMS, THE DEVELOPMENT SHALL IMPLEMENT ADVANCED NITROGEN REDUCING SEPTIC SYSTEMS APPROVED BY THE FLORIDA DEPARTMENT OF HEALTH.
- SCHOOL AGE CHILDREN: ELEMENTARY: (47 DU x 0.178 CHILD/DU) = 8.37 (8) CHILDREN MIDDLE: (47 DU x 0.048 CHILD/DU) = 2.26 (2) CHILDREN HIGH: (47 DU x 0.113 CHILD/DU) = 5.29 (5) CHILDREN TOTAL SCHOOL AGE CHILDREN: 21 CHILDREN
- FOR FEMA FIRM PANEL NO. 15060Z0205P, DATED SEPT. 26, 2006, THE SUBJECT PROPERTY IS DESIGNATED ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN AND ZONE "AE" AREAS WITH THE BASE FLOOD ELEVATION DETERMINED. THE FLOOD PLAIN ELEVATION FOR CORNER LAKE IS 82.2 NAVD.
- THE PROJECT SITE CONTAINS TWO ONIST WETLANDS. CONSERVATION AREA DETERMINATION 03-056 HAS BEEN ESTABLISHED FOR BOTH WETLANDS. WETLAND "W" IS CONSIDERED A CLASS II WETLAND AND CONTAINS APPROXIMATELY 6.57 ACRES. WETLAND "W" IS CONSIDERED A CLASS I WETLAND AND CONTAINS APPROXIMATELY 17.72 ACRES.
- NO IMPACTS TO EXISTING WETLANDS ARE PROPOSED. ANY IMPACTS TO WETLANDS WILL REQUIRE PERMITTING THROUGH ORANGE COUNTY EPO AS WELL AS THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- WETLAND BUFFERS SHALL MEET ORANGE COUNTY AND SRWMD REQUIREMENTS.
- WATER SERVICE WILL BE PROVIDED BY ORANGE COUNTY.
- SANITARY SERVICE WILL BE PROVIDED BY SEPTIC.
- NO REQUIRED WATER SERVICE IS AVAILABLE. IRRIGATION TO BE PROVIDED VIA WELL.
- UTILITY EASEMENTS DEDICATED TO ORANGE COUNTY SHALL BE PROVIDED OVER ALL WATER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
- ALL UTILITY LINES WILL BE DESIGNED TO MEET ORANGE COUNTY REQUIREMENTS.
- STORM RUNOFF GENERATED ON SITE SHALL BE TREATED USING AN ON-SITE STORMWATER MANAGEMENT SYSTEM.

- THE ON-SITE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET ORANGE COUNTY AND SRWMD REQUIREMENTS.
- COMMUNITY BOAT RAMPS AND SEMI-PRIVATE DOCKS ARE PROHIBITED ON CORNER LAKE. A COMMUNITY PARK, IF ANY, SHALL BE SECURED WITH A FENCE AND A GATE. FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE ORANGE COUNTY CODE AND REGULATIONS.
- ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS MUST MEET THE APPLICABLE CODES OF ORANGE COUNTY, ORANGE COUNTY DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
- A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE CREATED TO PROVIDE FOR MANAGEMENT OF ALL COMMON AREAS AND FACILITIES.
- PROJECT SIGNAGE WILL COMPLY WITH THE ORANGE COUNTY LAND DEVELOPMENT CODE. POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. ALL OTHER SIGNAGE SHALL COMPLY WITH CHAPTER 313.0 OF THE ORANGE COUNTY CODE.
- FINISHED GRADES FOR LOTS AT THE PERIMETER OF THE PROPERTY ARE EXPECTED TO VARY MORE THAN ONE (1) FOOT ABOVE OR BELOW FINISH GRADES.
- THIS SUBDIVISION SHALL COMPLY WITH ORANGE COUNTY CODE 24-290, 293, AND 291.
- ELECTRONICALLY OPERATED GATES ARE PROPOSED TO BE AUTOMATIC, WITH A CLOCK-TIME SYSTEM WITH BATTERY BACK-UP OR APPROVED LOCK BOX FOR EMERGENCY VEHICLE ACCESS. GATES SHALL OPEN ALL THE WAY TO 20 FEET FOR THE DEPARTMENT ACCESS IN ACCORDANCE WITH WPA 1, SECTION 18.2.2, LATEST EDITION.
- NATIVE PLANT SPECIES SHALL BE UTILIZED IN LANDSCAPING AND REMOVAL OF UNDERSTORY VEGETATION SHALL BE MINIMIZED TO THE GREATEST EXTENT PRACTICAL AS REQUIRED IN THE ECOLOGICAL/VEGETATION RIVER BASIN ORDINANCE 13-442(8).

RESIDENTIAL DENSITY

GROSS PROJECT AREA:	74.19 AC.
NON-BUILDABLE AREA:	8.57 AC.
CLASS II WETLAND IN CONSERVATION AREA #2 (CORNER LAKE & WETLAND):	17.72 AC.
NET DEVELOPABLE AREA:	47.90 AC.
RESIDENTIAL DENSITY:	47.90 LOTS / 47.90 AC. = 0.98 DLU/AC.

PARKING

PARKING REQUIRED (LOT 37):	47 SINGLE FAMILY LOTS	2 SPACES PER UNIT	94 SPACES PER UNIT
RAVINE CREST:	14 SPACES PER UNIT		
TOTAL REQUIRED:			14 SPACES
PARKING PROVIDED (LOT 37):	47 SINGLE FAMILY LOTS	2 SPACES PER UNIT	94 SPACES PER UNIT
TOTAL PROVIDED:			188 SPACES

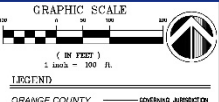
LOT NOTES

LAKE FRONT LOTS:	12
NUMBER OF LOTS:	1 AC.
MINIMUM AREA OF LOT ABOVE NINE:	1/2 AC.
MINIMUM DEVELOPABLE AREA:	90'
MINIMUM LOT WIDTH:	
INTERIOR LOTS:	35
NUMBER OF LOTS:	25 (25K)
NUMBER OF 1/2 AC. LOTS:	5 (25K)

TRIP GENERATION

TRIP CODE	LAND USE	SIZE	TRIP RATE	TRIPS	TRIP RATE	TOTAL	ENTER	EXIT
210	SINGLE FAMILY RESIDENTIAL	47.30	5.43	443	0.94	44	28	16

PER ITE TRIP GENERATION, 11TH EDITION



MADDEN
 CIVIL ENGINEERS
 431 E. Herald's Avenue
 Suite 200
 Melbourne, Florida 32720
 (407) 628-8300

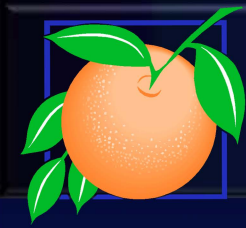
PRELIMINARY SITE PLAN
 FOR
SOLACE AT CORNER LAKE
 ORANGE COUNTY, FLORIDA

M/I HOMES
 4000 WINDY HOLLOW DRIVE
 LAKE MARY, FLORIDA 32746
 (407) 937-0777

REGISTERED PROFESSIONAL ENGINEER
 No. 6781
 STATE OF FLORIDA
 CIVIL ENGINEERING
 CONTRACT NO. 18-01-222

DATE:	18-01-22
DESIGN BY:	1-1-18
DESIGNED BY:	1-1-18
DRAWN BY:	CJS
APPROVED BY:	1-1-18

JOB #:	21555
DATE:	18-01-22
DESIGN BY:	1-1-18
DESIGNED BY:	1-1-18
DRAWN BY:	CJS
APPROVED BY:	1-1-18



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Corner Lake Gardens PD / Solace at Corner Lake PSP dated “Received June 6, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



Kensington Church - Village H Planned Development/Land Use Plan

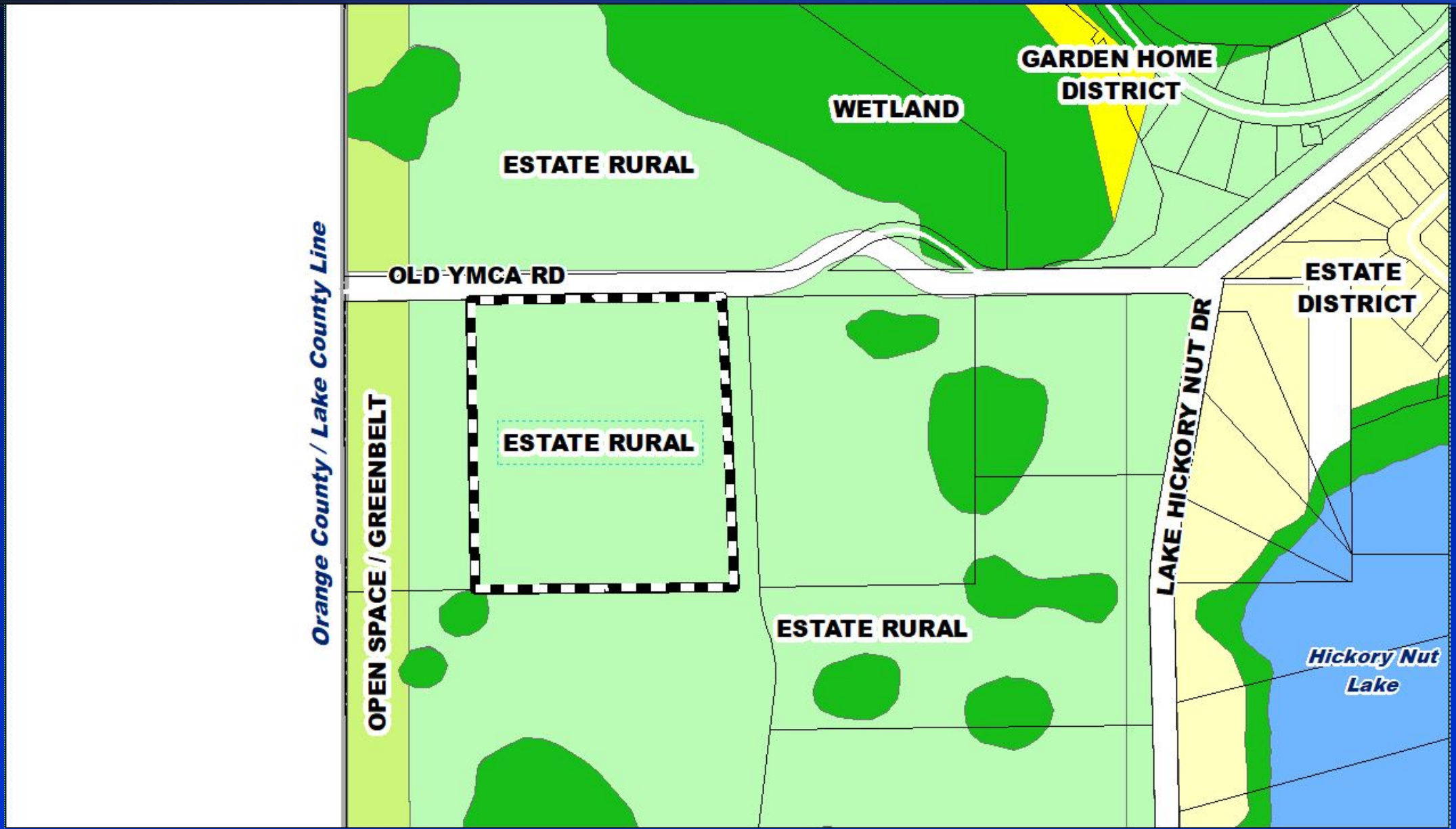
Case:	CDR-23-03-082
Applicant:	Lance Bennett, Poulos & Bennett, LLC
District:	1
Location:	Location found in staff report
Acreage:	10 gross acres
Request:	A Change Determination Request (CDR) to add the uses of athletic fields on 2 acres of the property and grass parking on 1 acre of the property prior to construction of the church community campus.

In addition, the applicant has requested the following waivers from Orange County Code:

1. A waiver from Section 38-1230 to allow parking facilities to be of a grassed surface for use of temporary parking for a sports field only prior to the construction of the church campus facility.

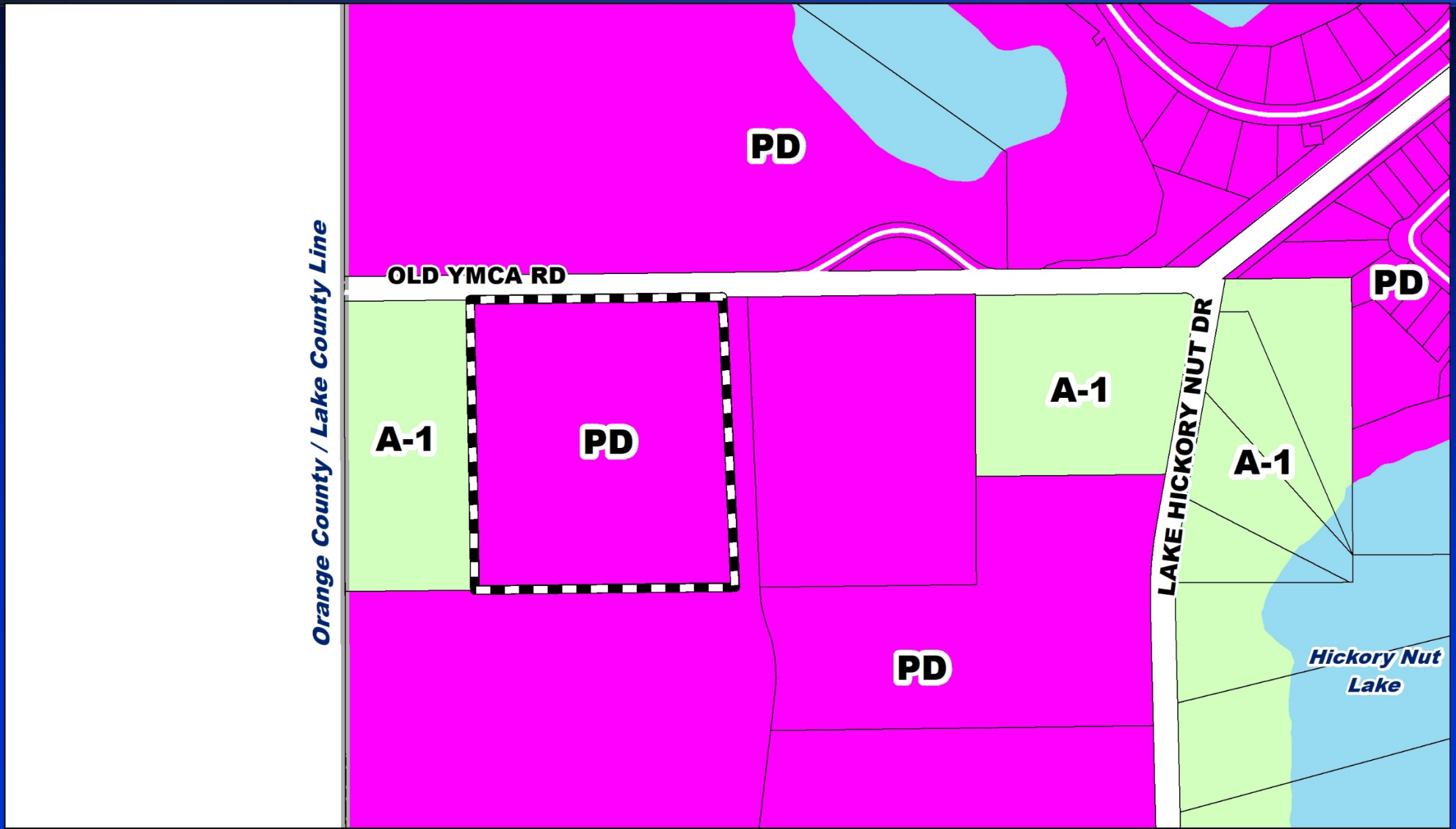


Kensington Church - Village H Planned Development/Land Use Plan Future Land Use Map





Kensington Church - Village H Planned Development/Land Use Plan Zoning Map



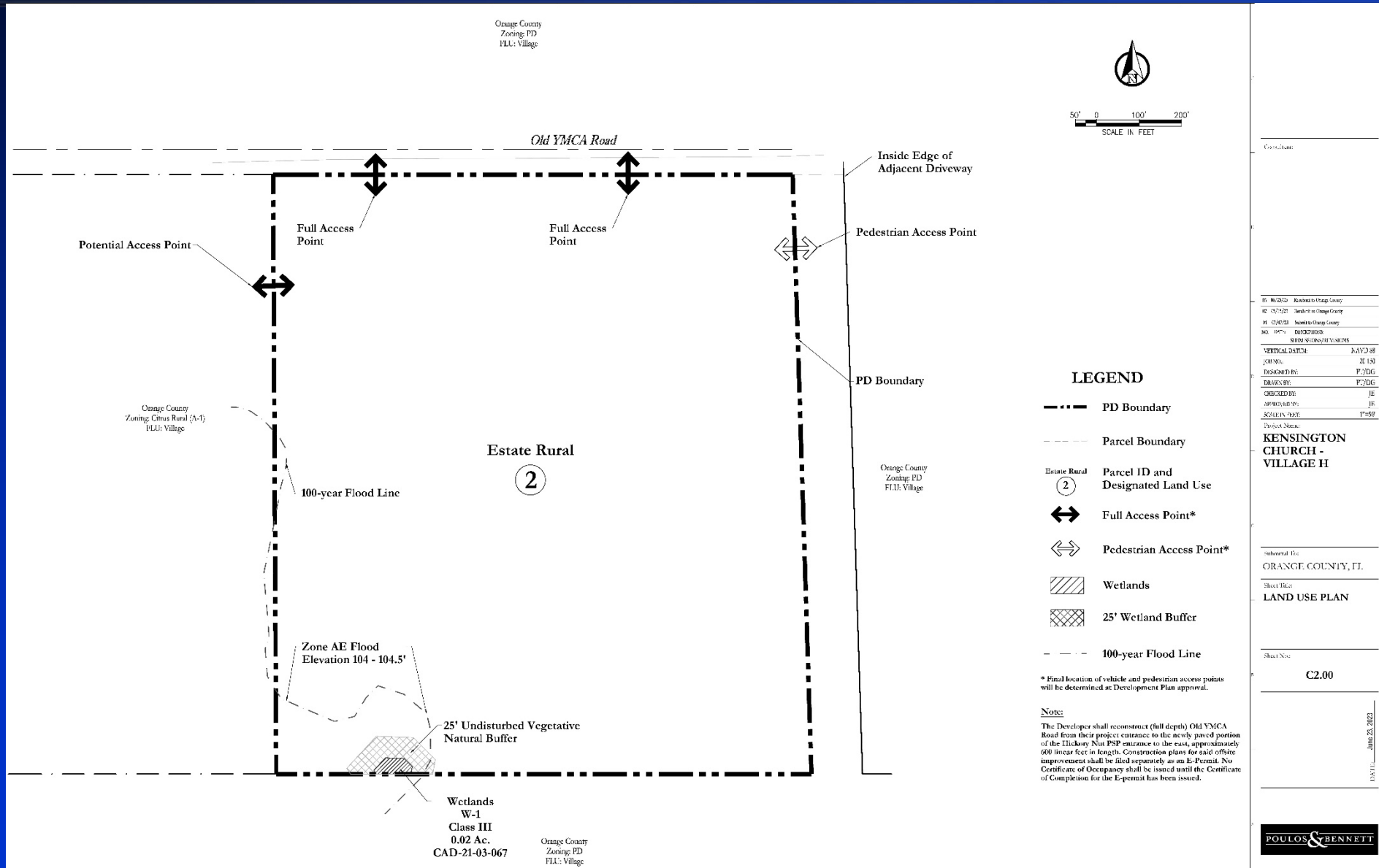


Kensington Church - Village H Planned Development/Land Use Plan Aerial Map



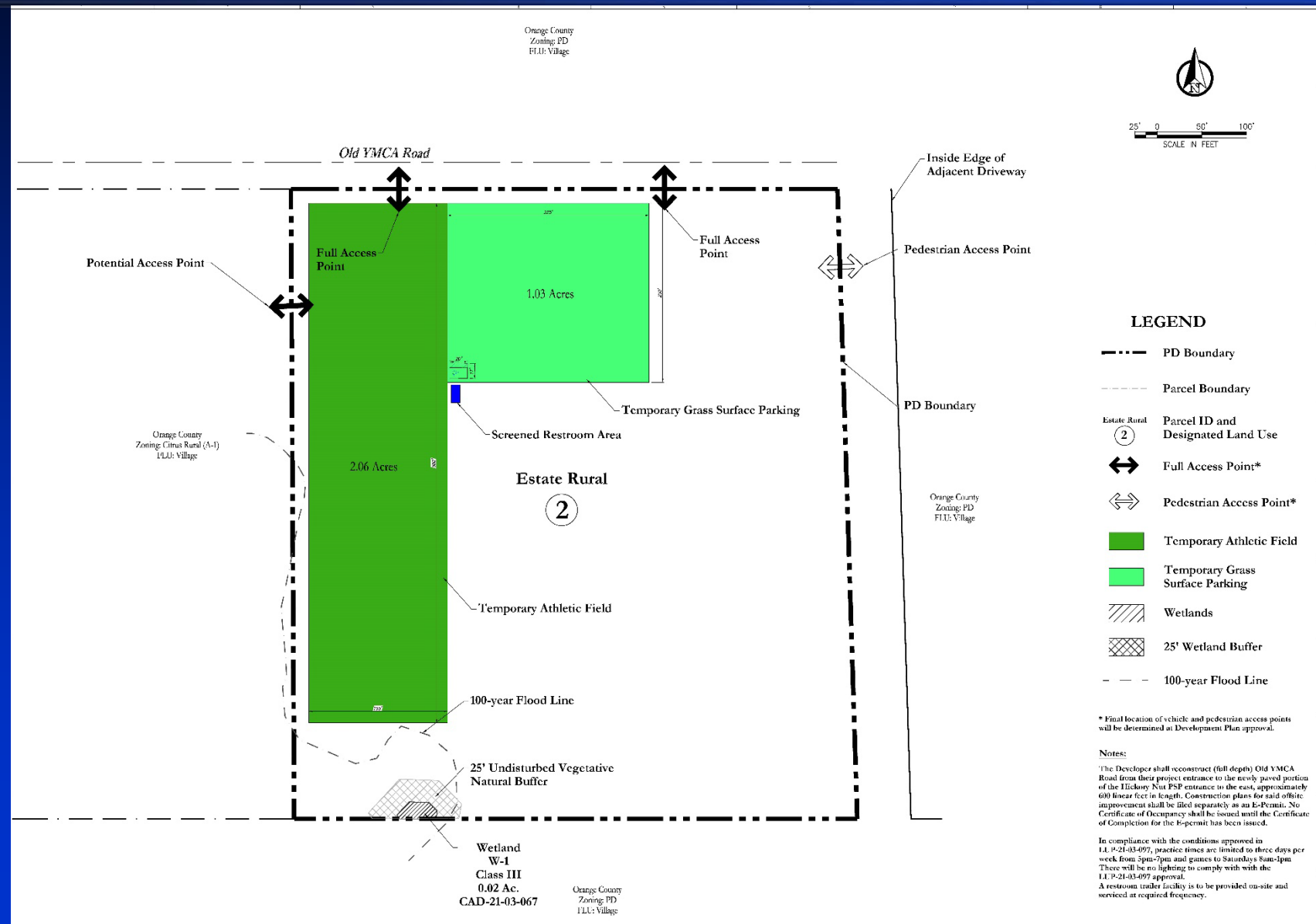


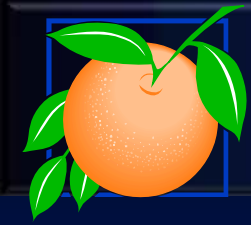
Kensington Church - Village H Planned Development/Land Use Plan Overall Land Use Plan





Kensington Church - Village H Planned Development/Land Use Plan Temporary Use Exhibit

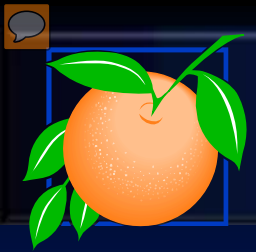




Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the Kensington Church - Village H Planned Development / Land Use Plan (PD/LUP) dated “Received June 6, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Public Hearings

August 8, 2023

