



Interoffice Memorandum

Received July 29, 2020 @12:28

Publish Date: August 23, 2020

Deadline to the O.S: August 18, 2020

DATE: July 28, 2020

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Lisette M. Egipciaco, Development Coordinator
Planning Division *Jme*

CONTACT PERSON(S): **Lisette M. Egipciaco,**
Development Coordinator
Planning Division 407-836-5684
Lisette.Egipciaco@ocfl.net

SUBJECT: Request for Board of County Commissioners Public Hearing

Project Name: Alafaya Trail Property Planned Development / The Shops at Alafaya Trail Phase I & II Preliminary Subdivision Plan / Lot 3 – Chase Bank Development Plan
Case # DP-20-04-111

Type of Hearing: Development Plan

Applicant(s): Dawn M. Dodge
Kimley-Horn & Associates, Inc.
100 2nd Avenue, Suite 105N
St. Petersburg, Florida 33701

Commission District: 4

General Location: South of East Colonial Drive / West of North Alafaya Trail

Parcel ID #(s) 22-22-31-8030-03-000

of Posters: 1

Use: 4,598 Square Foot Bank

Size / Acreage: 0.55 gross acres

BCC Public Hearing
Required by: Sections 34-69 and 30-89 Orange County Code

Clerk's Advertising
Requirements: (1) At least 7 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

and

(2) At least 7 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

Spanish Contact Person: Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

Advertising Language:

This request proposes to construct a 4,598 square foot bank on a total of 0.55 acres; District 4; South of East Colonial Drive, West of North Alafaya Trail.

Material Provided:

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

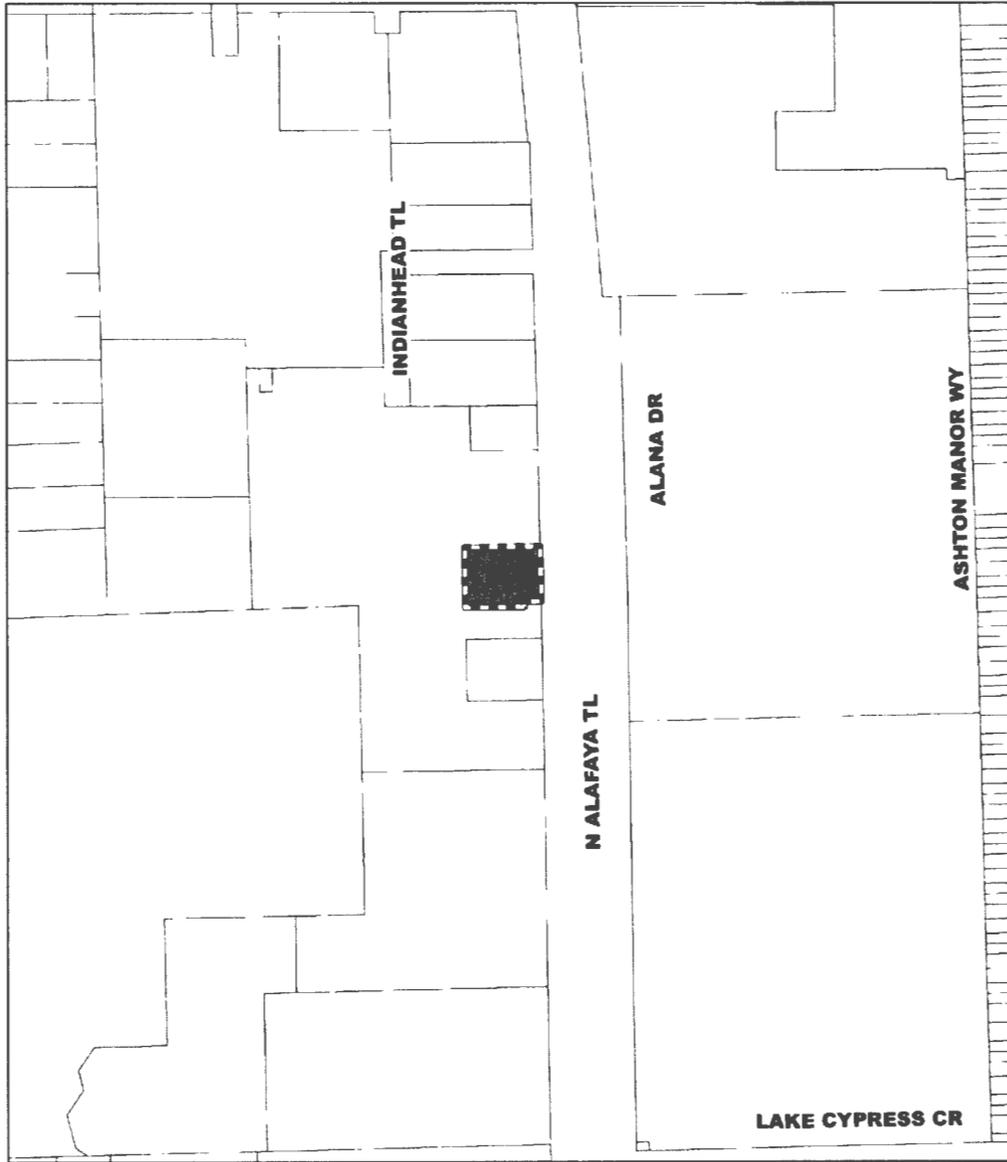
Special Instructions to Clerk (if any):

Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Please notify Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

DP-20-04-111

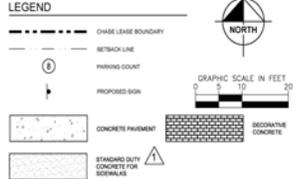
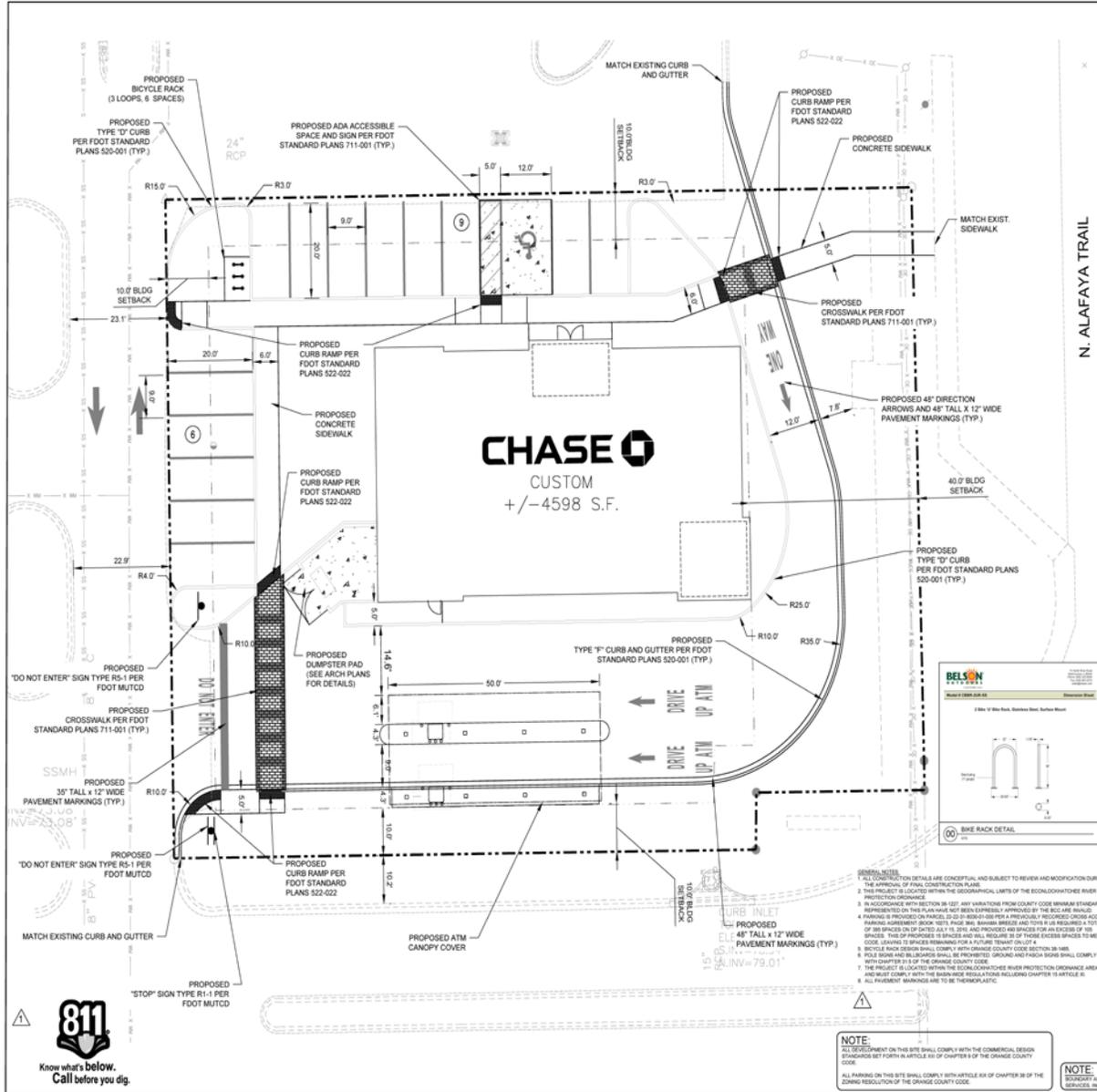


 Subject Property



1 inch = 300 feet

For questions regarding this map, please call Lisette Egipciaco at 407.836.5684



SITE ANALYSIS TABLE		
GENERAL		
CHASE BANK	6.08 SF	
FUTURE LAND USE	PLANNED DEVELOPMENT - COMMERCIAL/OFFICE	
USE	BANK	
ZONING	PLANNED DEVELOPMENT (PD)	
PCNAME	ALAFAYA TRAIL PROPERTY PD	
SITE DATA		
SITE ACRES	0.51 ACRES (24,989 SF)	
IMPERVIOUS AREA	6.98 ACRES (304,887 SF)	
PERVIOUS AREA	0.17 ACRES (7,436 SQ. FT.)	
VERTICAL DATUM ELEVATIONS BASED ON EYE BEHNBANK, BENT BROWNS & COP LUMBER, ELEVATION BENT BS 14		
OPEN SPACE		
CATEGORY A	0.17 ACRES + 7,436 SF (21.7%)	
CATEGORY B	0.30 ACRES + 9,972 SF (28.1%)	
CATEGORY C	0.04 ACRES + 1,742 SF (5.1%)	
TOTAL	0.51 ACRES + 20,150 SF (54.9%)	
LOT CRITERIA		
FAIR	0.5 MAX	0.18
BUILDING HEIGHT MAX (CODE)	35 FEET MAX OF RESIDENTIAL	21-4'
PARKING (SEE NOTE #4)	1 SPACE FOR EACH 100 SQUARE FEET OF FIRST FLOOR AREA (2,498 SPACES)	19 SPACES
	WANDSP SPACES (10' X 20' = 1 SPACE)	1 SPACE
	40' X 100' = 2 + 48 SPACES	TOTAL = 19 SPACES
BICYCLE PARKING (SEE NOTE #5)	3 BICYCLE SPACES + 1 ADDITIONAL BICYCLE SPACE FOR EACH 10 BICYCLE PARKING SPACES OVER 10	6 BICYCLE SPACES
STORMWATER MANAGEMENT		
DP ALLOWABLE OFFICE SPACE (P.D.)	6,089 SF	
PROPOSED OFFICE SPACE	4,598 SF	
DP REMAINING OFFICE SPACE AVAILABLE	1,491 SF	
UTILITIES		
WATER, SEWER AND RECLAIMED WATER TO BE PROVIDED BY ORANGE COUNTY UTILITIES. DEMAND CAPACITY PER APPROVAL OF THE ORANGE COUNTY UTILITIES ENGINEER AND SPECIFICATIONS MANUAL. ALL ON-SITE WATER AND SEWER MAINS TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.		
LANDSCAPING		
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF CHAPTER 24 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE. SEE SHEET TREE RETENTION AND LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.		
LIGHTING		
SEE ATTACHED LIGHTING PLAN. SITE LIGHTING SHALL COMPLY WITH ARTICLE 9.14 OF ORANGE COUNTY CODE.		
SIGNAGE		
POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. GROUND AND FACADA SIGNS SHALL COMPLY WITH CHAPTER 9.1.2 OF THE ORANGE COUNTY CODE.		
FIRE PROTECTION		
FIRE PROTECTION REQUIREMENTS SHALL COMPLY WITH ORANGE COUNTY FIRE LOSS MANAGEMENT. FIRE PROTECTION SYSTEMS AND FIRE HYDRANTS TO BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION DESIGNER AND CONTRACTOR AND TO MEET NFPA 24 AND ANEX A & D OF NFPA 1 REQUIREMENTS.		
PHASING		
THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE		



- GENERAL NOTES**
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
 2. THIS PROJECT IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE ECOLOGICAL RESERVE SUBER PROTECTION ORDINANCE.
 3. IN ACCORDANCE WITH SECTION 36.05(1) ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN HAVE BEEN EXPRESSLY APPROVED BY THE LOCAL REGULAR COUNCIL.
 4. PARKING IS PROVIDED ON PARCELS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. OF 388 SPACES ON OF DATED JULY 18, 2014, AND PROVIDED 480 SPACES FOR AN EXCESS OF 100 SPACES. THIS OF PROPOSED IS REQUIRED AND SHALL REQUIRE 80% OF THOSE EXCESS SPACES PERMET CODE LEAVING 70 SPACES REMAINING FOR A FUTURE TENANT ON LOT 4.
 5. BICYCLE AND DESIGN SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 36.04B.
 6. POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. GROUND AND FACADA SIGNS SHALL COMPLY WITH CHAPTER 9.1.2 OF THE ORANGE COUNTY CODE.
 7. THE PROJECT IS LOCATED WITHIN THE ECOLOGICAL RESERVE SUBER PROTECTION ORDINANCE AREA AND MUST COMPLY WITH THE SIGNAGE REGULATIONS INCLUDING CHAPTER 11 ARTICLE 11.1. ALL PROPOSED SIGNAGE IS TO BE THERMOPLASTIC.

NOTE:
ALL DEVELOPMENT ON THIS SITE SHALL COMPLY WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN ARTICLE 9.14 OF CHAPTER 9 OF THE ORANGE COUNTY CODE.
ALL PARKING ON THIS SITE SHALL COMPLY WITH ARTICLE 9.14 OF CHAPTER 9 OF THE ZONING RESOLUTION OF THE ORANGE COUNTY CODE.

NOTE:
EXISTING AND TOPOGRAPHIC SURVEY PREPARED BY LEADING EDGE LAND SERVICES, INC. DATED 08/20/20

TRIP GENERATION TABLE								
DESCRIPTION	LAND USE CODE	SIZE	UNITS	TRIP RATE	TOTAL IN	TOTAL OUT		
DAILY	DRIVE-IN BANK	912	4.50	K/SF	1950.0	400	300	235
PASS BY TRIPS	34.00%	OF EXTERNAL RETAIL TRIPS	248	300	124	104	124	
	DRIVE-IN BANK	912	4.50	K/SF	2045.0	34	300	47
PASS BY TRIPS	34.00%	OF EXTERNAL RETAIL TRIPS	30	300	20	20	20	

DATE: 02/20/20

PROJECT NO: 140096020

SHEET NUMBER: C-100

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SHEET NUMBER: C-100

ORANGE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

100 2ND AVE., S.E., SUITE 101, FT. WORTH, FL 33606

PHONE: 817.477.3799

WWW.ORANGEFLA.GOV

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