

Board of County Commissioners

Public Hearings

June 2, 2020

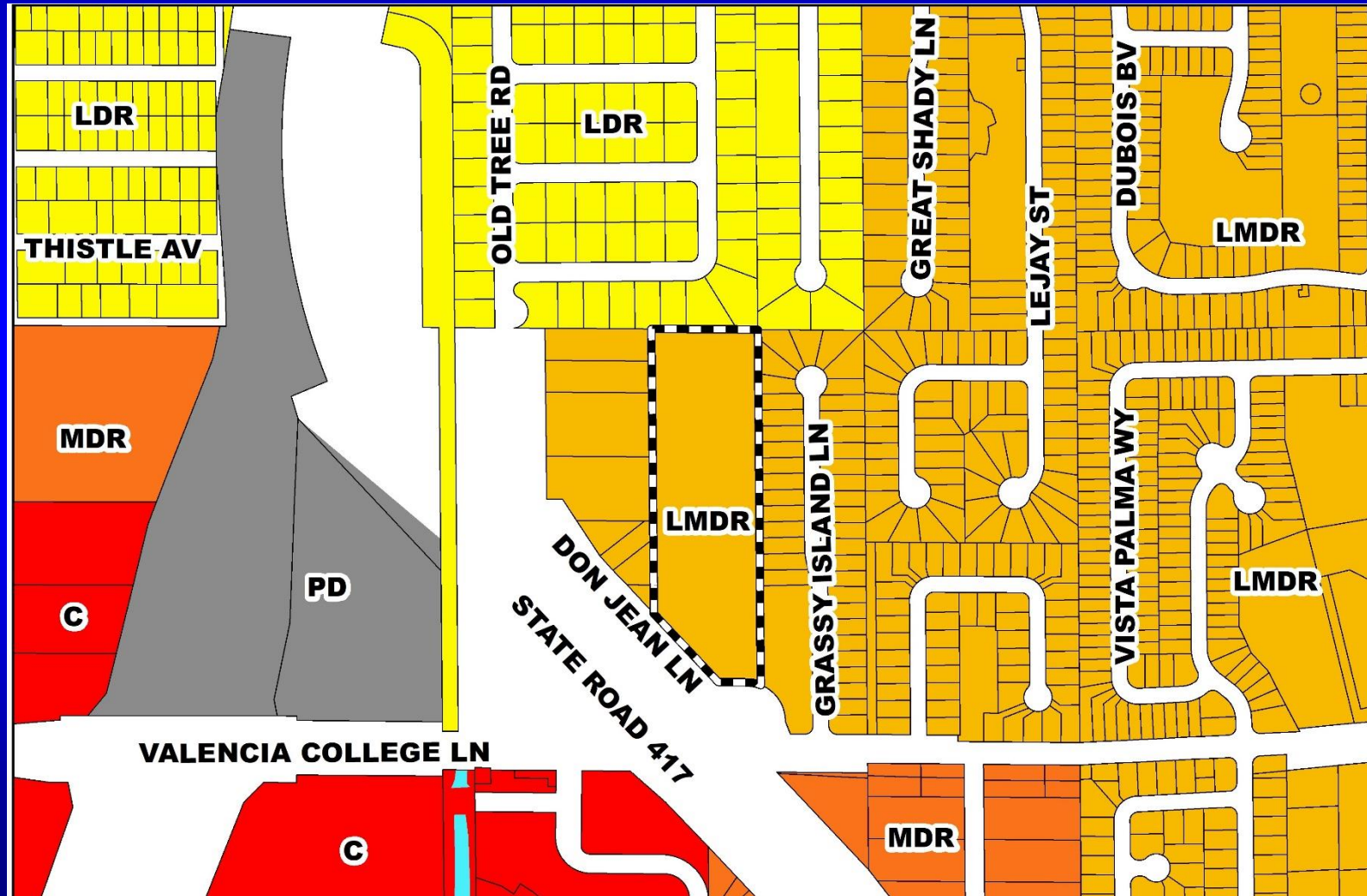


Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan

- 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.

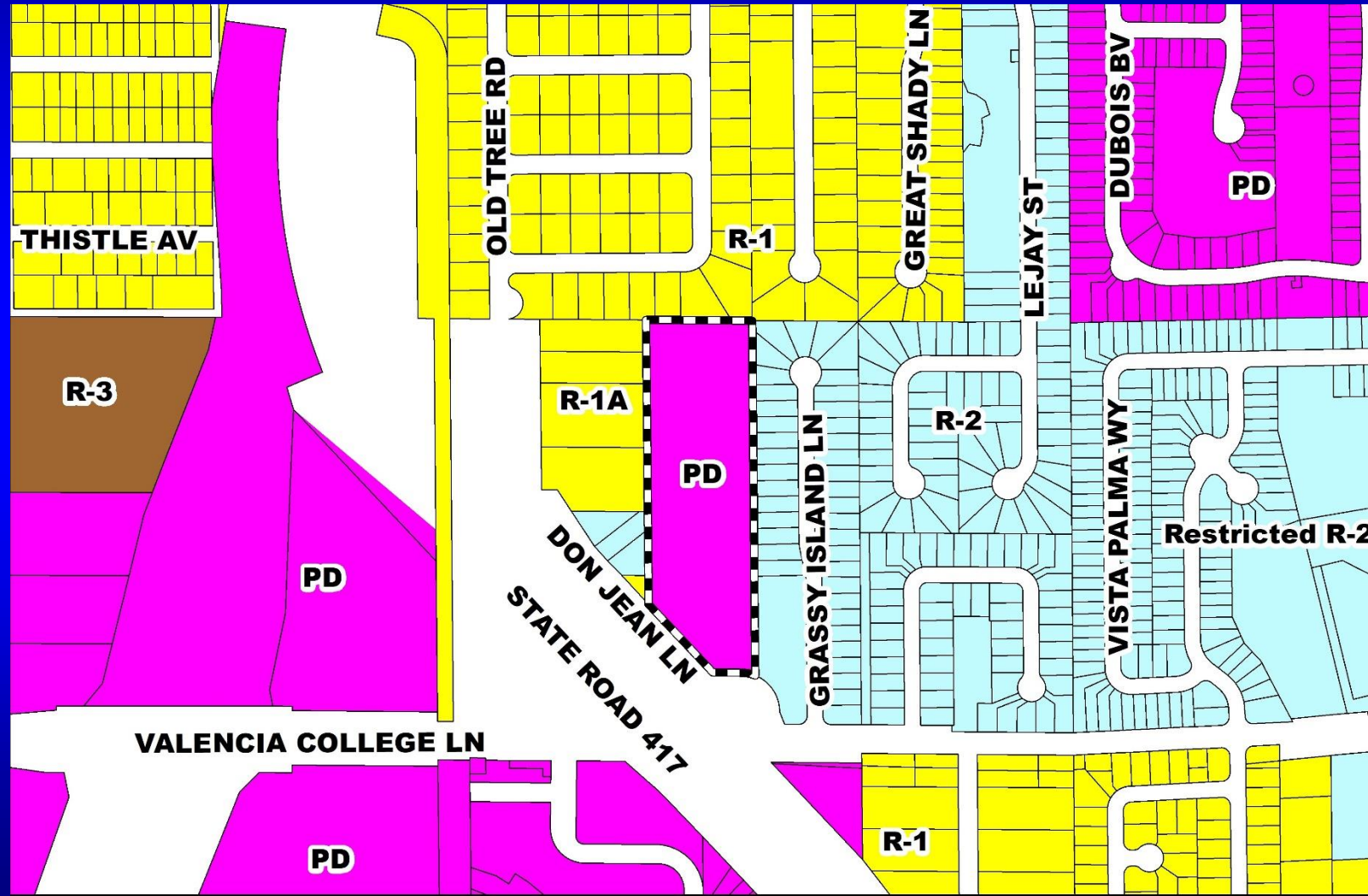


Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Future Land Use Map



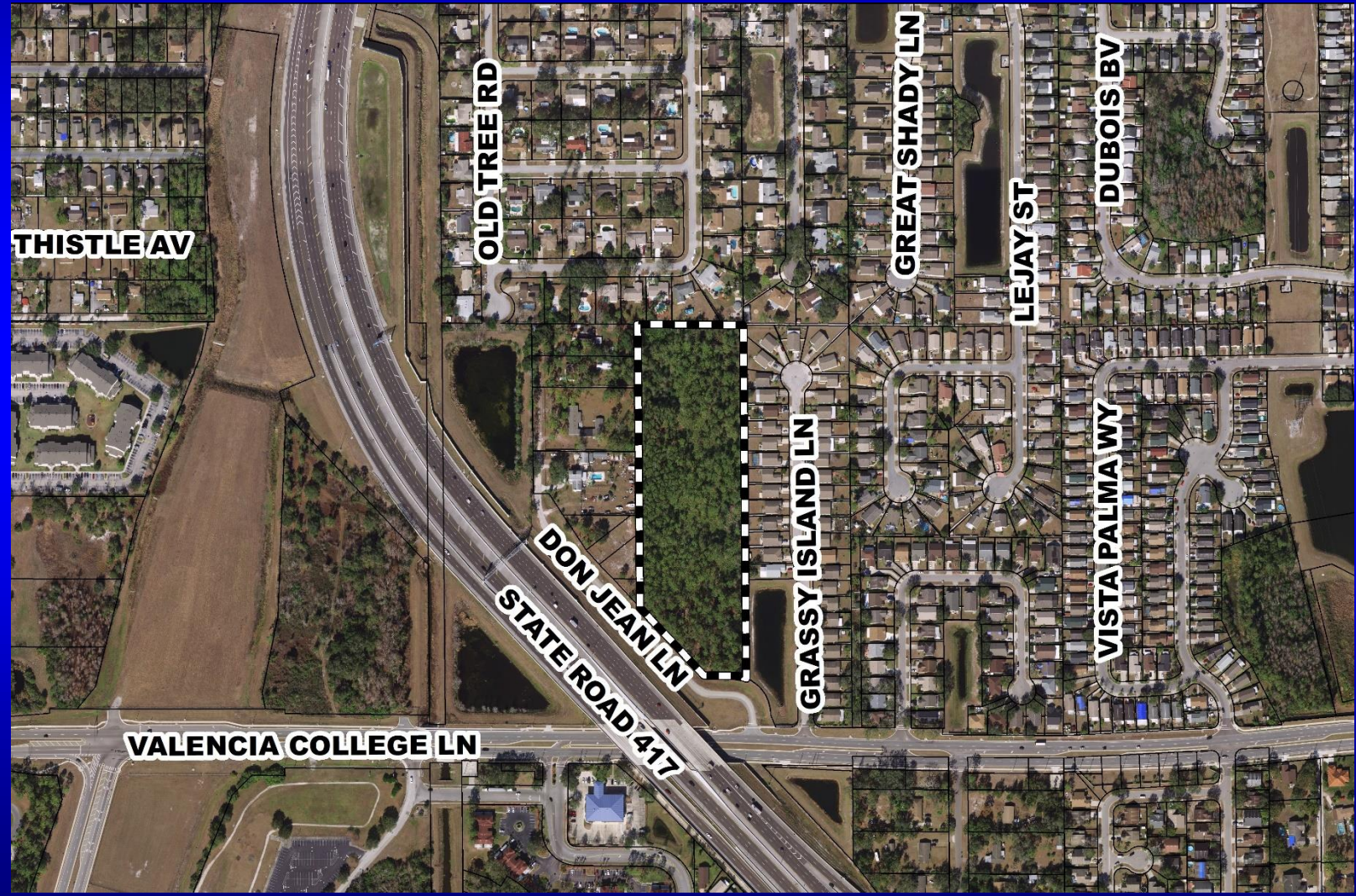


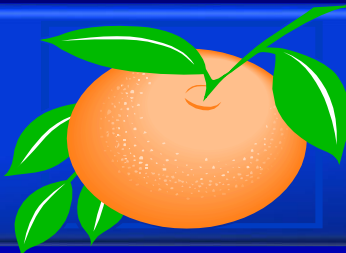
Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Zoning Map





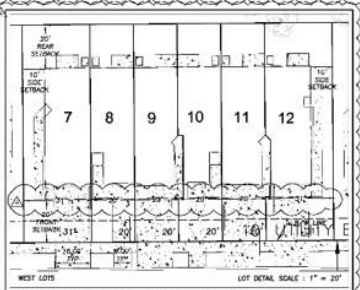
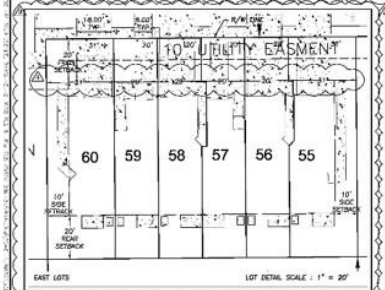
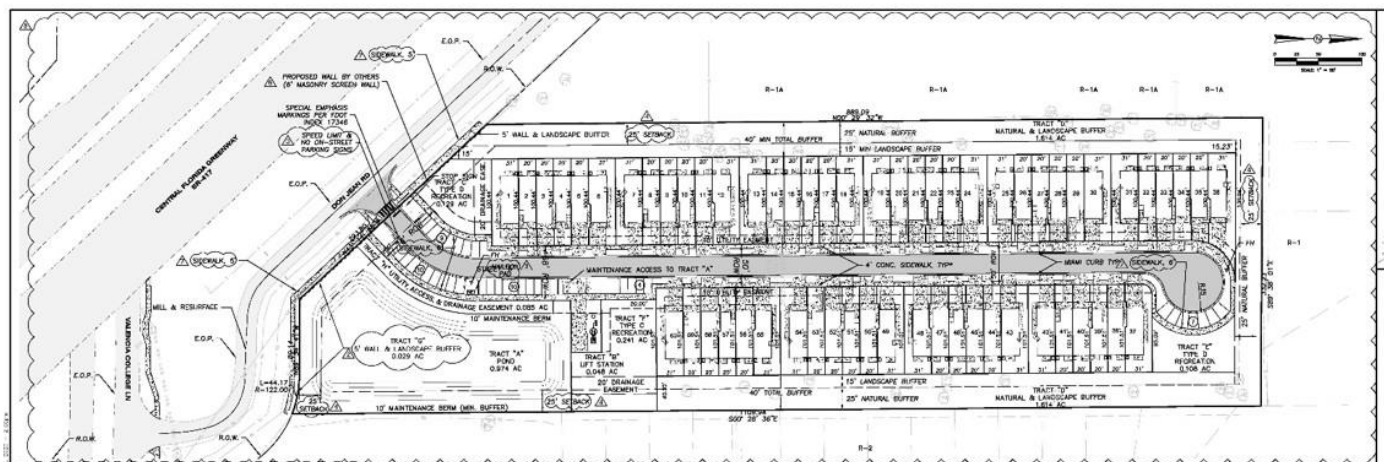
Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Aerial Map





Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



| 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 DRIVEWAYS SHALL COMPLY WITH CHAPTER 25.23-25.23 OF THE ORANGE COUNTY CODE.
 2. DRIVEWAY PARKING SPACE COEFFICIENT SHALL BE 1.0.
 3. DRIVEWAY PARKING SPACE COEFFICIENT SHALL BE 1.0.

| 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 24.122. A30) | 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 | 100' |
| 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/HOUSEHOLD) | 0.465 ACRES |
| PROHIBITED SCHOOL POPULATION (50 DOLLING UNITS & 800 STUDENTS) | 20 STUDENTS |
| IRE AVERAGE DAILY TRIPS (60 LOTS X 0.81 A/D) | ADT = 346.6 |
| FIRE PROTECTION ORANGE COUNTY FIRE RESCUE | 1,000 GPM |
| EXISTING VEGETATION | WOODED |
| STORMWATER | STORMWATER FACILITY ON SITE |
| IRrigation SCHEDULE | SINGLE PHASE PROJECT |
| IMPACTED WETLAND AREA | NO WETLANDS ON SITE PER CAC-18-01-009 |
| MINIMUM LOT AREA | 1,000 S.F. |

NO PARKING PERMITTED
 STOP
 SPEED LIMIT 5

| OPEN SPACE CALCULATIONS | | | | | |
|--------------------------|--------------------------|------------|---------------|------------|-----------------|
| TRACT | LAND USE | AREA (AC.) | MAINTENANCE | OPEN SPACE | RECREATION AREA |
| A | STORM WATER POND | 0.974 | COUNTY/D.A. | 0.508 | H.A. |
| B | LIFT STATION | 0.048 | ORANGE COUNTY | 0.000 | H.A. |
| C | TYPE D RECREATION | 0.129 | H.A. | 0.118 | H.A. |
| D | NATURAL/LANDSCAPE BUFFER | 3.722 | H.A. | 1.074 | H.A. |
| E | TYPE D RECREATION | 0.108 | H.A. | 0.108 | H.A. |
| F | TYPE D RECREATION | 0.241 | H.A. | 0.239 | H.A. |
| G | WALL/LANDSCAPE BUFFER | 0.029 | H.A. | 0.029 | H.A. |
| LOTS | SINGLE FAMILY | 3.300 | LOT OWNER | | ORANGE COUNTY |
| STORM WATER POND | | 0.974 | ORANGE COUNTY | | H.A. |
| LIFT STATION | | 0.048 | ORANGE COUNTY | | H.A. |
| TYPE D RECREATION | | 0.129 | H.A. | | H.A. |
| NATURAL/LANDSCAPE BUFFER | | 3.722 | H.A. | | H.A. |
| TYPE D RECREATION | | 0.108 | H.A. | | H.A. |
| TYPE D RECREATION | | 0.241 | H.A. | | H.A. |
| WALL/LANDSCAPE BUFFER | | 0.029 | H.A. | | H.A. |
| TOTALS | | 7.890 | | 2.7016 | 0.4650 |

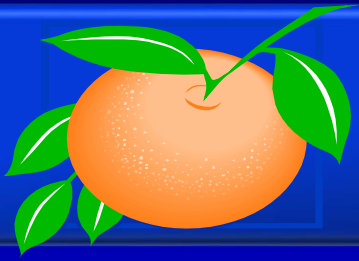
| RECREATION SPACE CALCULATIONS | | | | | |
|-------------------------------|--------------------------|------------|---------------|------------|-----------------|
| TRACT | LAND USE | AREA (AC.) | RECREATION | OPEN SPACE | RECREATION AREA |
| A | STORM WATER POND | 0.974 | COUNTY/D.A. | 0.508 | H.A. |
| B | LIFT STATION | 0.048 | ORANGE COUNTY | 0.000 | H.A. |
| C | TYPE D RECREATION | 0.129 | H.A. | 0.118 | H.A. |
| D | NATURAL/LANDSCAPE BUFFER | 3.722 | H.A. | 1.074 | H.A. |
| E | TYPE D RECREATION | 0.108 | H.A. | 0.108 | H.A. |
| F | TYPE D RECREATION | 0.241 | H.A. | 0.239 | H.A. |
| G | WALL/LANDSCAPE BUFFER | 0.029 | H.A. | 0.029 | H.A. |
| LOTS | SINGLE FAMILY | 3.300 | LOT OWNER | | ORANGE COUNTY |
| STORM WATER POND | | 0.974 | ORANGE COUNTY | | H.A. |
| LIFT STATION | | 0.048 | ORANGE COUNTY | | H.A. |
| TYPE D RECREATION | | 0.129 | H.A. | | H.A. |
| NATURAL/LANDSCAPE BUFFER | | 3.722 | H.A. | | H.A. |
| TYPE D RECREATION | | 0.108 | H.A. | | H.A. |
| TYPE D RECREATION | | 0.241 | H.A. | | H.A. |
| WALL/LANDSCAPE BUFFER | | 0.029 | H.A. | | H.A. |
| TOTALS | | 7.890 | | 2.7016 | 0.4650 |

| SETBACKS TABLE | |
|-----------------------------|--------|
| FRONT | 20'-0" |
| BACK | 20'-0" |
| SELETSIDE | 15'-0" |
| END LOTS | 15'-0" |
| SIDE TO SIDE | 20'-0" |
| REAR TO REAR/FRONT TO FRONT | 80'-0" |

HAMILTON
 ENGINEERING & SURVEYING, INC.
 8865 VALENCIA COLLEGE LANE, ORLANDO
 ORANGE COUNTY, FLORIDA

MASTER SITE PLAN & SITE DATA

24-22-30-0000-00-002
 PD - PLANNED DEVELOPMENT
 ORANGE COUNTY
 7,815
 ATTACHED SINGLE FAMILY
 80
 1,000 S.F. / DU
 7.58 UNITS PER ACRE
 30'
 100'
 35' - TWO STORY
 60%
 10%
 0.465 ACRES
 20 STUDENTS
 ADT = 346.6
 1,000 GPM
 WOODED
 STORMWATER FACILITY ON SITE
 SINGLE PHASE PROJECT
 NO WETLANDS ON SITE PER CAC-18-01-009
 1,000 S.F.



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

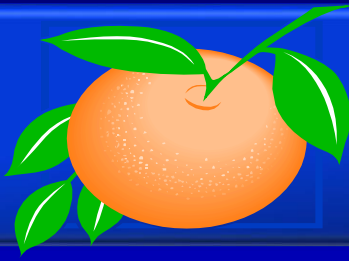
Make a finding of consistency with the Comprehensive Plan and approve the Valencia Subdivision PD / Valencia College Lane Subdivision PSP dated “Received February 27, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report, as amended to include new condition #21.

District 3



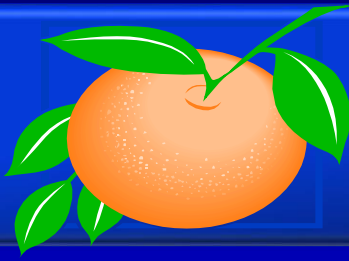
RZ-19-10-044 – Stephen Allen Planning and Zoning Commission (PZC) Board-Called Hearing

- 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.

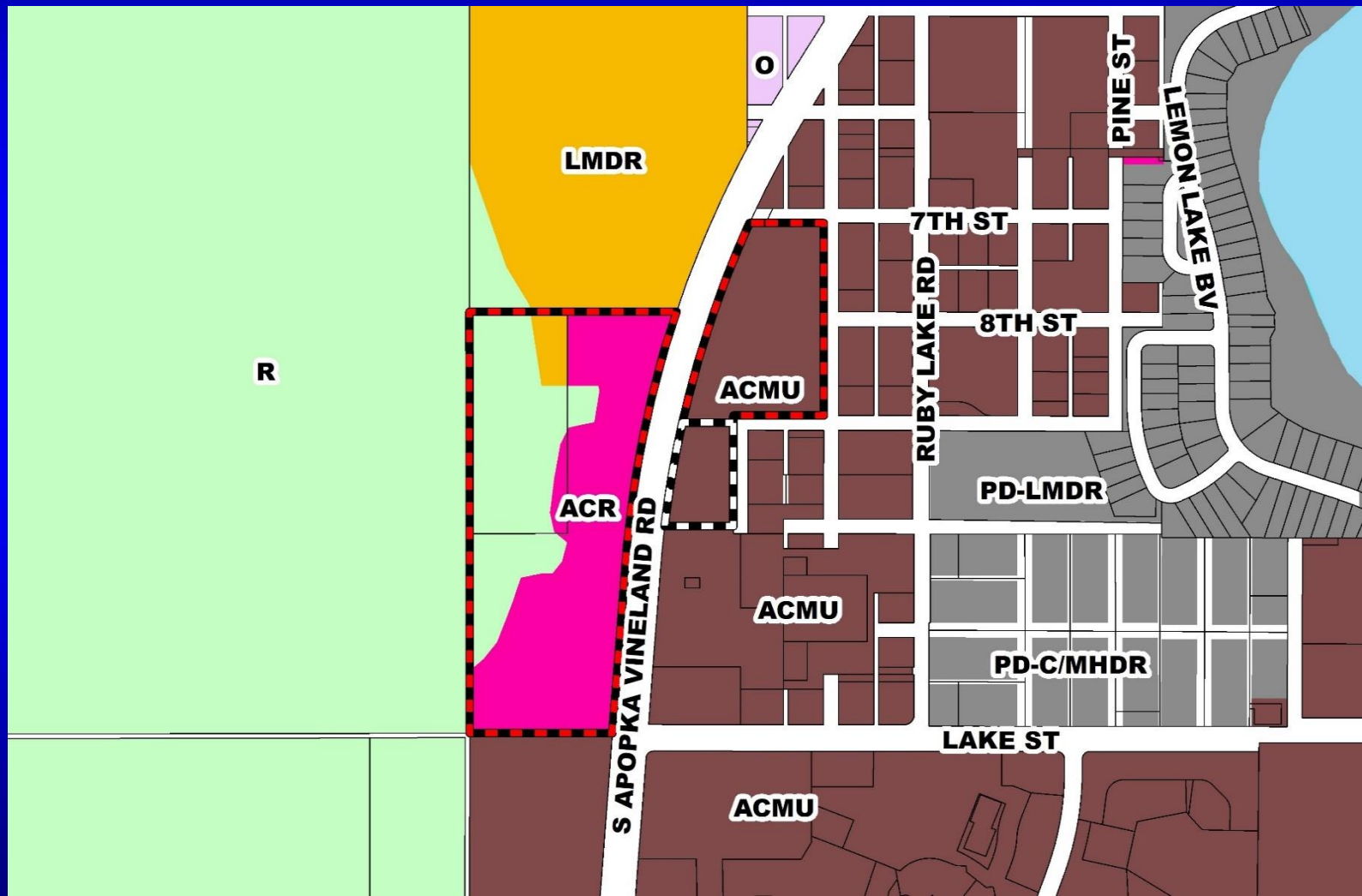


Davis Planned Development / Land Use Plan

- 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.

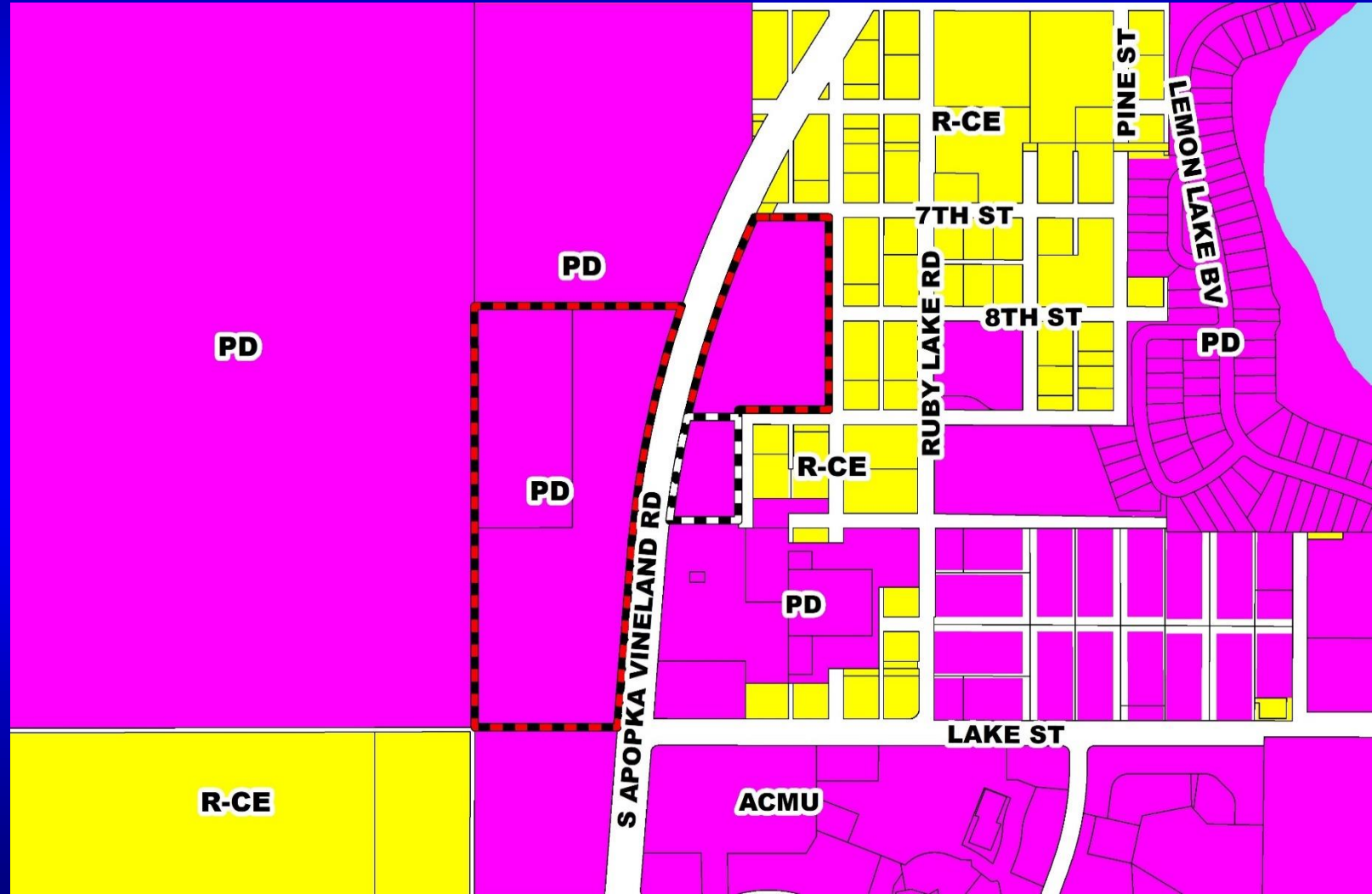


Davis Planned Development / Land Use Plan Future Land Use Map



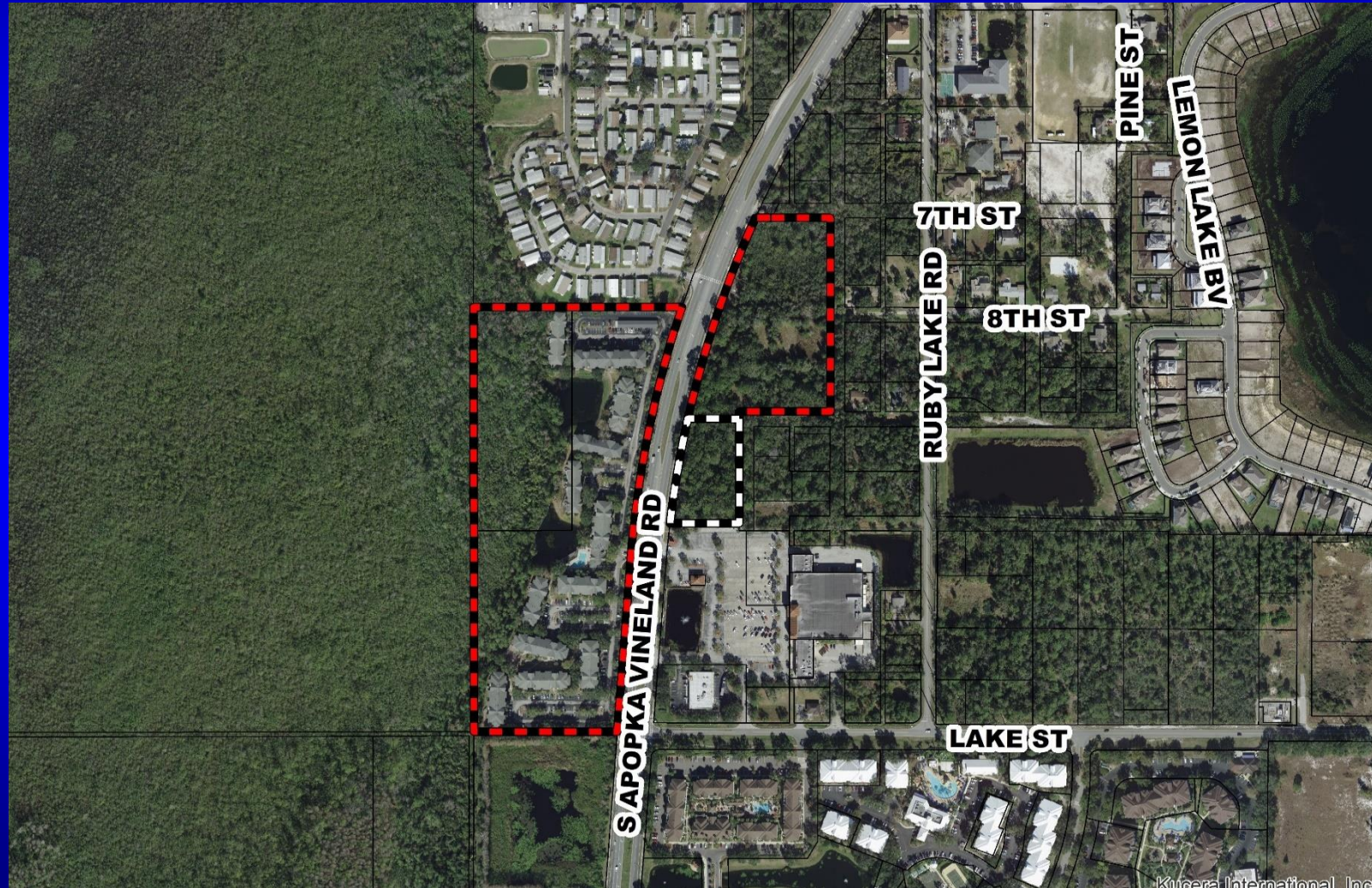


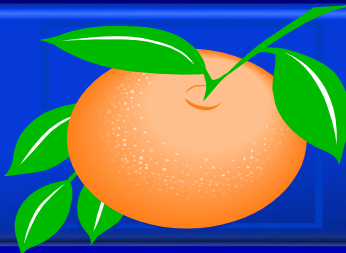
Davis Planned Development / Land Use Plan Zoning Map



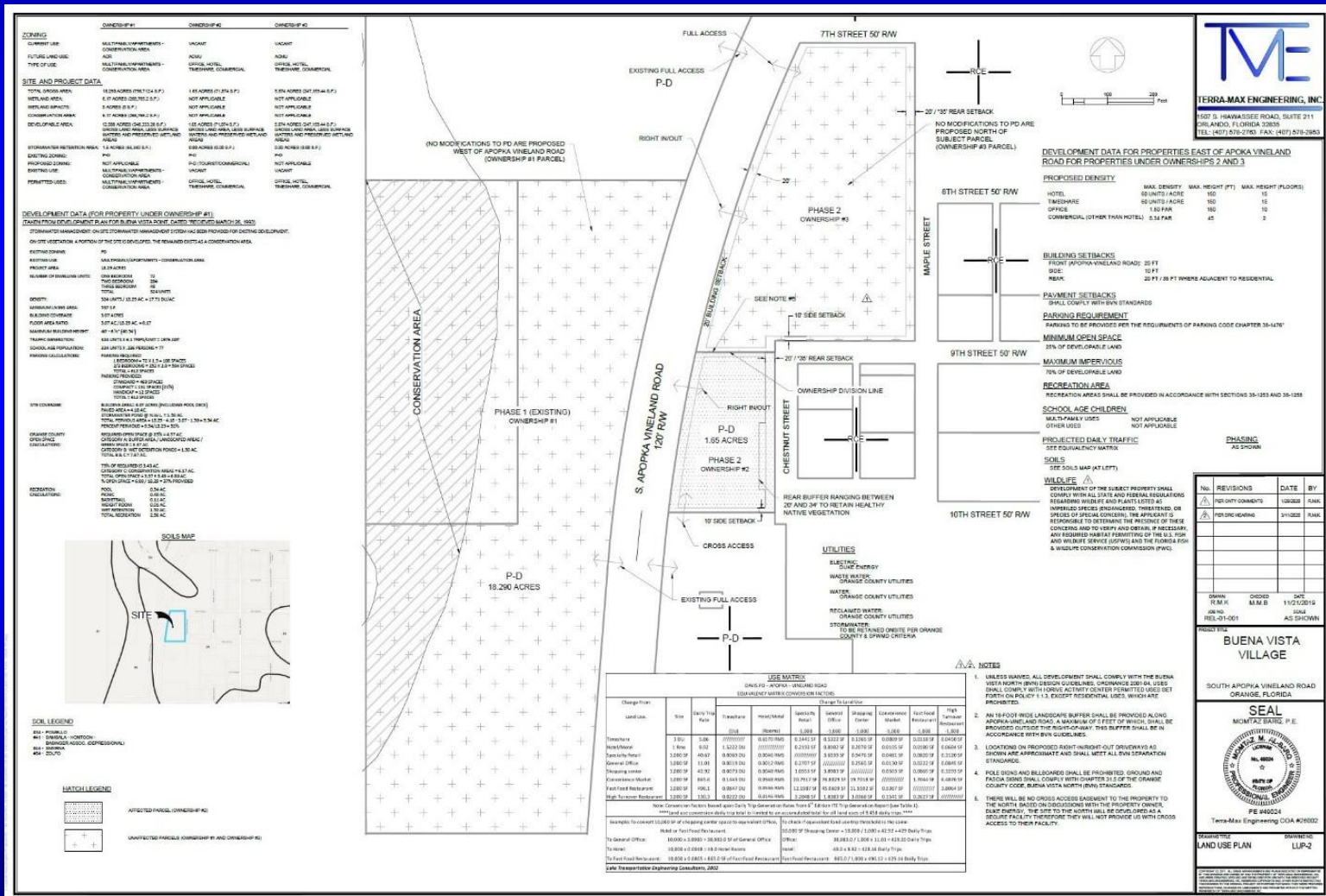


Davis Planned Development / Land Use Plan Aerial Map





Davis Planned Development / Land Use Plan Overall Land Use Plan



OWNER INFORMATION

| OWNER #1 | OWNER #2 | OWNER #3 |
|--|---------------------------------------|---------------------------------------|
| CURRENT USE: MULTIFAMILY/RESIDENTIAL-CONSERVATION AREA | VACANT | VACANT |
| FUTURE LAND USE: ADU | ADU | ADU |
| TYPE OF USE: MULTIFAMILY/RESIDENTIAL-CONSERVATION AREA | OFFICE, HOTEL, RECREATION, COMMERCIAL | OFFICE, HOTEL, RECREATION, COMMERCIAL |

SITE AND PROJECT DATA

| TOTAL GROSS AREA | 18.240 ACRES (PHASE 1 & 2) | 1.8 ACRES (7th St P.D.) | 5.9 ACRES (8th-10th St P.D.) |
|-------------------|----------------------------|-------------------------|------------------------------|
| NETLAND AREA | 8.7 ACRES (20% LOSS) | NOT APPLICABLE | NOT APPLICABLE |
| WETLAND IMPACTS | 8 ACRES (3.7%) | NOT APPLICABLE | NOT APPLICABLE |
| CONSERVATION AREA | 1.7 ACRES (9.3%) | NOT APPLICABLE | NOT APPLICABLE |
| DEVELOPABLE AREA | 12.58 ACRES (68.5%) | 1.8 ACRES (100%) | 5.9 ACRES (100%) |

DEVELOPMENT DATA (FOR PROPERTY UNDER OWNERSHIP #1)

STORMWATER MANAGEMENT: ON-SITE STORMWATER MANAGEMENT SYSTEM HAS BEEN PROVIDED FOR EXISTING DEVELOPMENT. ON-SITE RETENTION AND TREATMENT OF THE SITE IS PROVIDED. THE REMAINDER SHALL BE AS A CONSERVATION AREA.

EXISTING ZONING: PD

PROPOSED ZONING: MULTIFAMILY/RESIDENTIAL-CONSERVATION AREA

REAR SETBACK: 20 FT

NUMBER OF BUILDING UNITS: 120

SOILS: 30A (SPT) / 20.5 AC + 17.71 DULAC

BLDG. FOOTPRINT: 107,400 SF

BLDG. AREA: 107,400 SF

BLDG. AREA INTENSITY: 1.0

BLDG. AREA PER ACRE: 12.3

BLDG. AREA PER ACRE INTENSITY: 1.0

BLDG. AREA PER ACRE INTENSITY: 1.0

BLDG. AREA PER ACRE INTENSITY: 1.0



SOILS MAP

SOILS LEGEND

| SOIL TYPE | AREA (ACRES) |
|--------------|--------------|
| 30A (SPT) | 20.5 |
| 20.5 (DULAC) | 17.71 |

HATCH LEGEND

- PHASE 1 (EXISTING) OWNERSHIP #1
- PHASE 2 OWNERSHIP #2
- UNIMPROVED PARCELS (OWNERSHIP #1 AND OWNERSHIP #3)

USE MATRIX

DATE: PD - APOPKA - VINELAND ROAD

SOILS AND WETLANDS CONSERVATION FACTORS

| Change Point | Use | Area (Ac) | Soil Loss (cu yd) | Wetland Loss (sq ft) | Wetland Loss (%) | Wetland Loss (Ac) | Wetland Loss (sq ft) | Wetland Loss (%) | Wetland Loss (Ac) | Wetland Loss (sq ft) | Wetland Loss (%) |
|--------------------|-------------|-----------|-------------------|----------------------|------------------|-------------------|----------------------|------------------|-------------------|----------------------|------------------|
| Phase 1 (Existing) | Residential | 1.80 | 1.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Office | 1.80 | 1.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Commercial | 1.80 | 1.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Industrial | 1.80 | 1.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Public Use | 1.80 | 1.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Open Space | 1.80 | 1.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Forest | 1.80 | 1.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Water | 1.80 | 1.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Wetland | 1.80 | 1.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Wetland | 1.80 | 1.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Wetland | 1.80 | 1.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |

- NOTES**
- UNLESS STATED, ALL DEVELOPMENT SHALL COMPLY WITH THE BUENA VISTA NORTH BURN BURN REGULATIONS, CHAPTER 22B (A) USES. SHALL COMPLY WITH FUTURE ACTIVITY CENTER PERMITTED USES SET FORTH IN POLICY 1-3, EXCEPT RESIDENTIAL USES, WHICH ARE PROHIBITED.
 - AN 8-FOOT WIDE LANDSCAPE BUFFER SHALL BE PROVIDED ALONG APOPKA VINELAND ROAD. A MINIMUM OF FEET OF BUFFER SHALL BE PROVIDED OUTSIDE THE RIGHT-OF-WAY. THIS BUFFER SHALL BE IN ACCORDANCE WITH NEW GUIDELINES.
 - LOCATIONS ON PROPOSED RIGHT-OF-WAY OR DRIVEWAYS AS SHOWN ARE APPROXIMATE AND SHALL MEET ALL SWL SEPARATION STANDARDS.
 - NO BILLBOARDS AND BILLBOARDING SHALL BE PROVIDED. GROUND AND FENCE SIGNS SHALL COMPLY WITH CHAPTER 22B (A) USES, ORANGE COUNTY CODE, BUENA VISTA NORTH (BURN) STANDARDS.
 - THERE SHALL BE NO CROSS ACCESS EASEMENT TO THE PROPERTY TO THE NORTH AND/OR SOUTHWEST WITH THE PROPERTY OWNER. "BURN EASEMENT" USE TO THE NORTH SHALL BE PROVIDED AS A SECURE FACILITY THEREFORE THEY WILL NOT PROVIDE IN WITH CROSS ACCESS TO THEIR FACILITY.



DEVELOPMENT DATA FOR PROPERTIES EAST OF APOPKA VINELAND ROAD FOR PROPERTIES UNDER OWNERSHIPS 2 AND 3

PROPOSED DENSITY

| PROPERTY TYPE | MAX. DENSITY | MAX. HEIGHT (FT) | MAX. HEIGHT (FLOORS) |
|-------------------------------|-----------------|------------------|----------------------|
| HOTEL | 60 UNITS / ACRE | 10 | 15 |
| TIMESHARE | 60 UNITS / ACRE | 10 | 15 |
| OFFICE | 1.50 FAR | 10 | 15 |
| COMMERCIAL (OTHER THAN HOTEL) | 0.50 FAR | 15 | 2 |

BUILDING SETBACKS

FRONT APOPKA VINELAND ROAD: 25 FT
SIDE: 10 FT
REAR: 25 FT / 30 FT WHERE ADJACENT TO RESIDENTIAL

PAYMENT SETBACKS

SHALL COMPLY WITH SWL STANDARDS

PARKING REQUIREMENT

RANKING TO BE PROVIDED PER THE REQUIREMENTS OF PARKING CODE CHAPTER 38-127

MINIMAL OPEN SPACE

25% OF DEVELOPABLE LAND

MAXIMUM IMPERVIOUS

75% OF IMPERVIOUS LAND

RECREATION AREA

RECREATION AREAS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 38-125 AND 38-126

SCHOOL AGE CHILDREN

NEAR MAXIMUM USE: NOT APPLICABLE
OTHER USES: NOT APPLICABLE

PROJECTED DAILY TRAFFIC

SEE TRAFFIC STUDY

SOILS

SEE SOILS MAP (AT LEFT)

WILDLIFE

DEVELOPMENT OF THIS SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING WILDLIFE AND HABITAT AS IMPAIRED SPECIES ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN. THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERNS AND NOTIFY AND CONSULT, IF NECESSARY, ANY REQUIRED HABITAT FURNISHING OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA WILDLIFE AND WILDLIFE CONSERVATION COMMISSION (FWC).

REVISIONS

| NO. | REVISIONS | DATE | BY |
|-----|------------------|------------|-----|
| 1 | ISSUE FOR PERMIT | 12/20/2019 | RML |
| 2 | ISSUE FOR PERMIT | 1/14/2020 | RML |

DRWN: RML
CHKD: MMB
DATE: 11/21/2019
REV: 001
SCALE: AS SHOWN

BUENA VISTA VILLAGE

SOUTH APOPKA VINELAND ROAD

SEAL

REGISTERED PROFESSIONAL ENGINEER
FLORIDA
NO. 10000
DATE: 12/20/19

PE 40024
Terra-Max Engineering, Inc. #30802

PROJECT TITLE: LAND USE PLAN
DATE: 11/21/2019



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

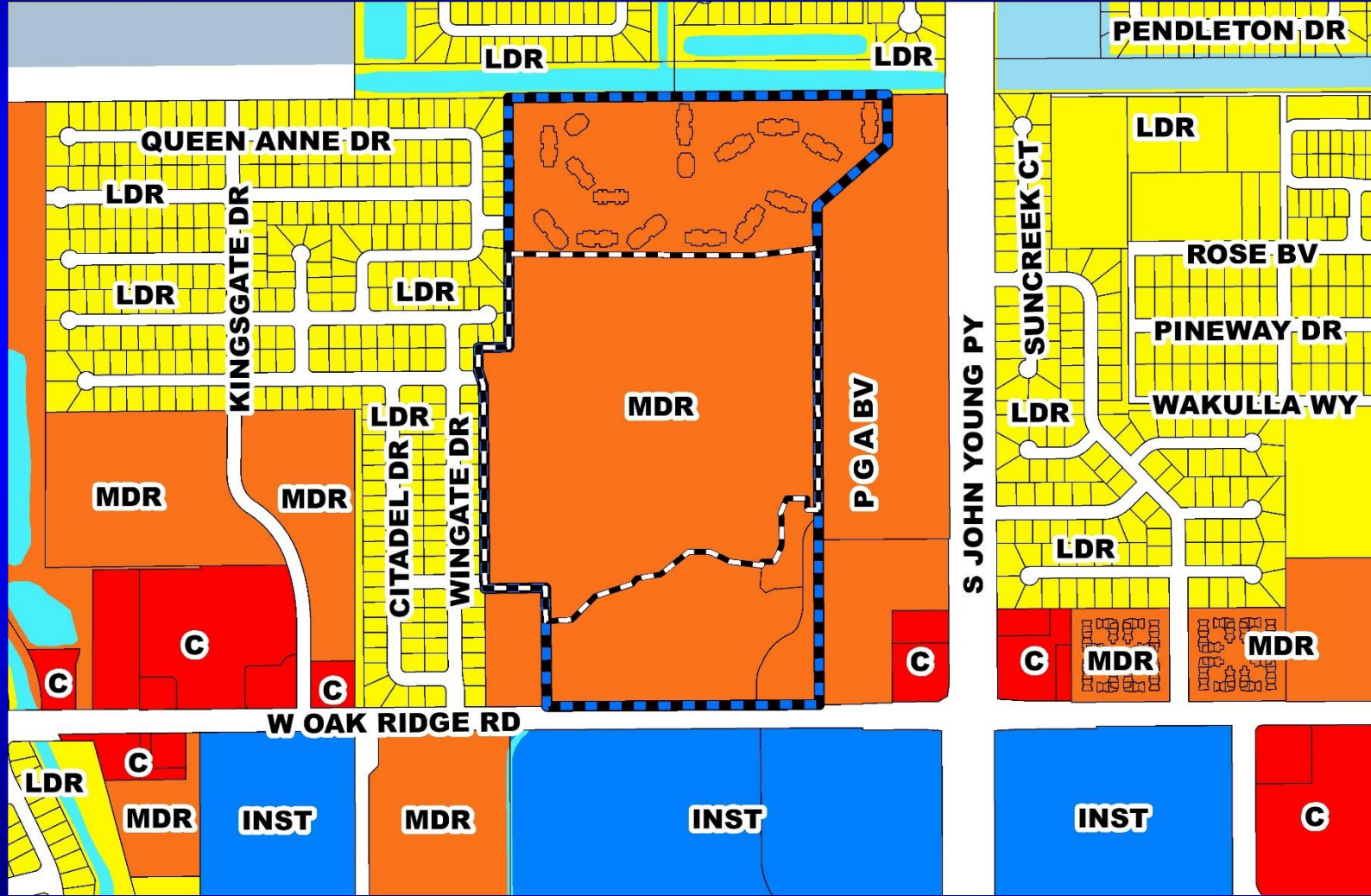


Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan

- 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.

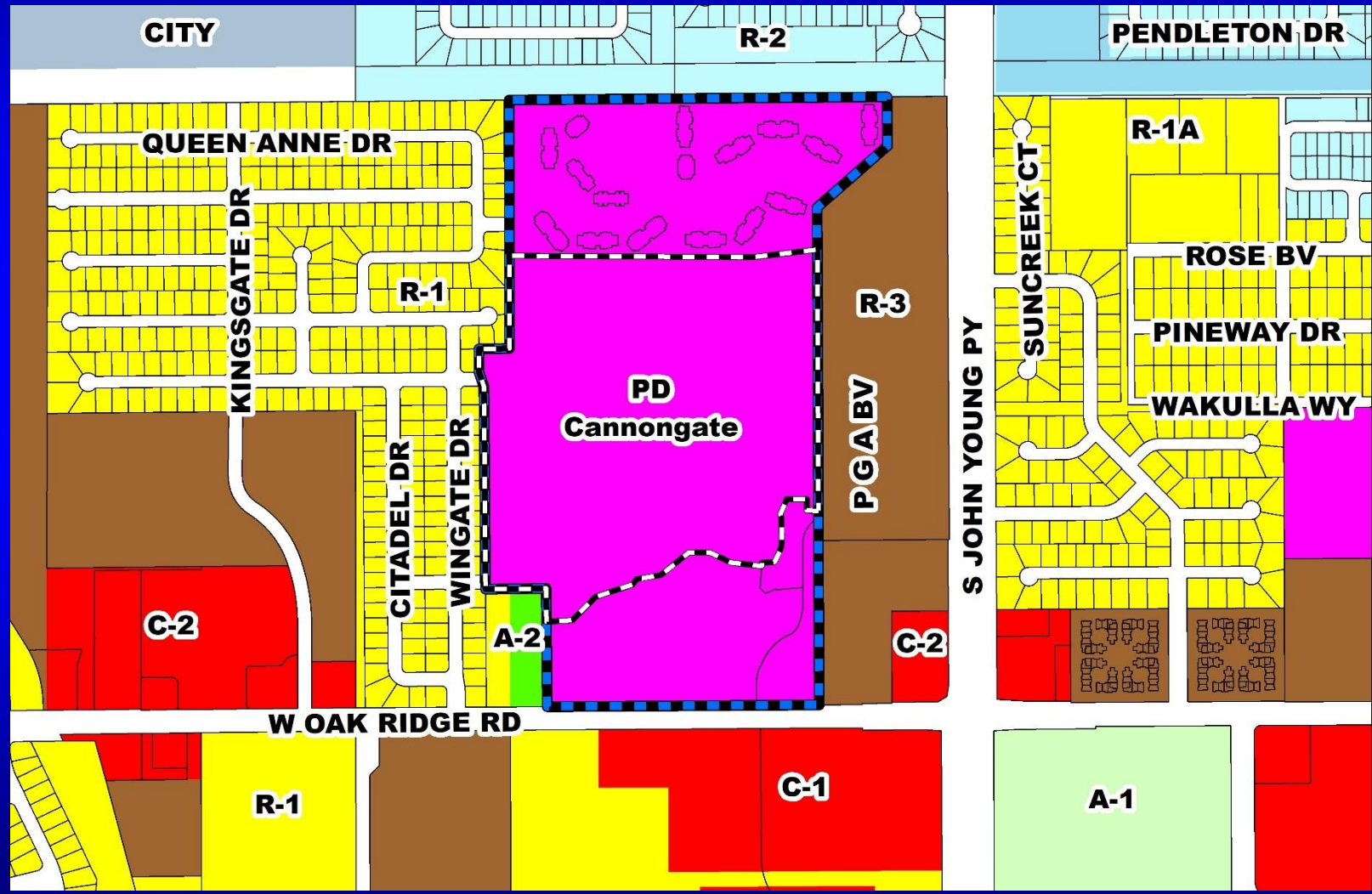


Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Future Land Use Map



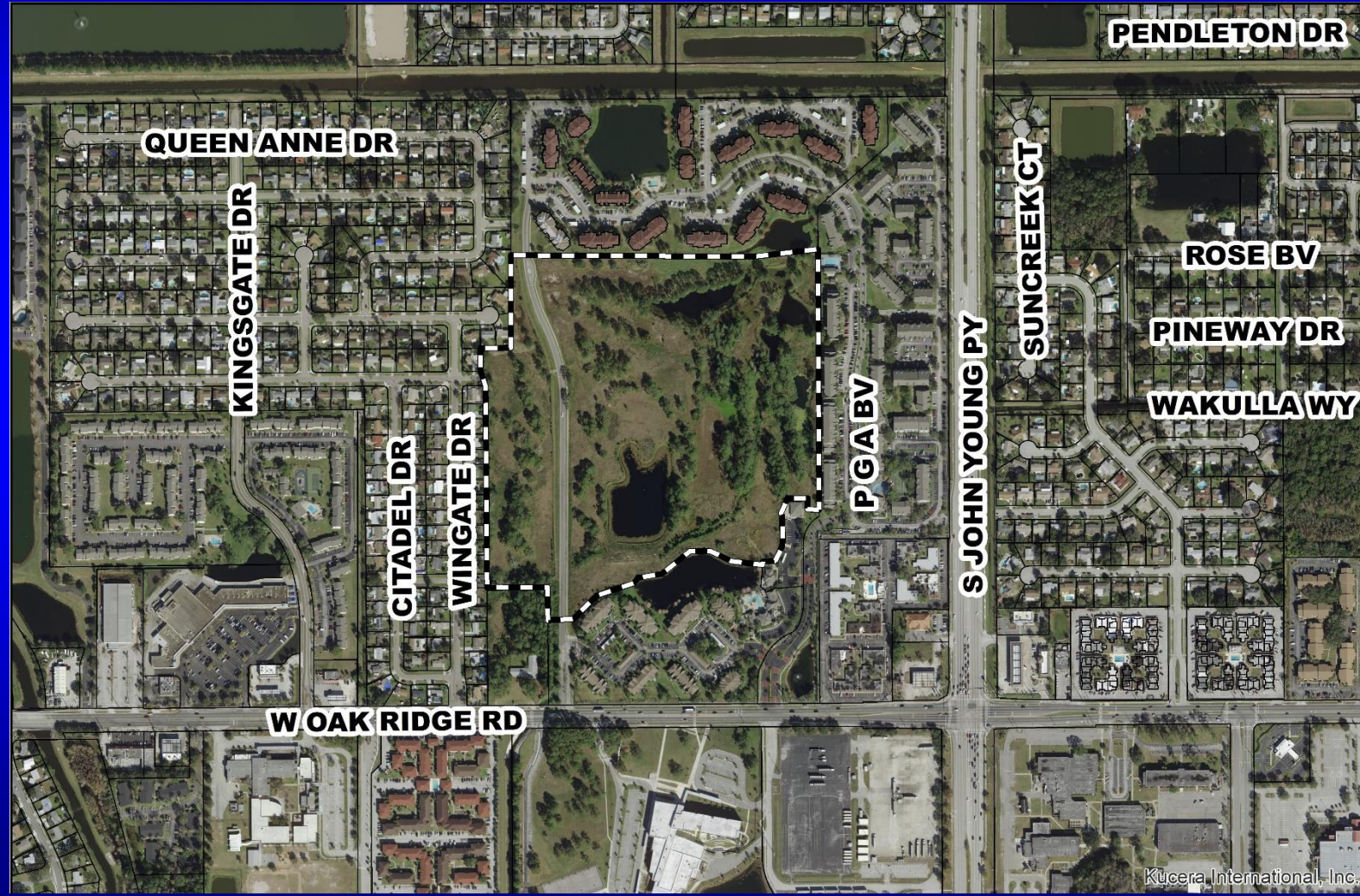


Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Zoning Map



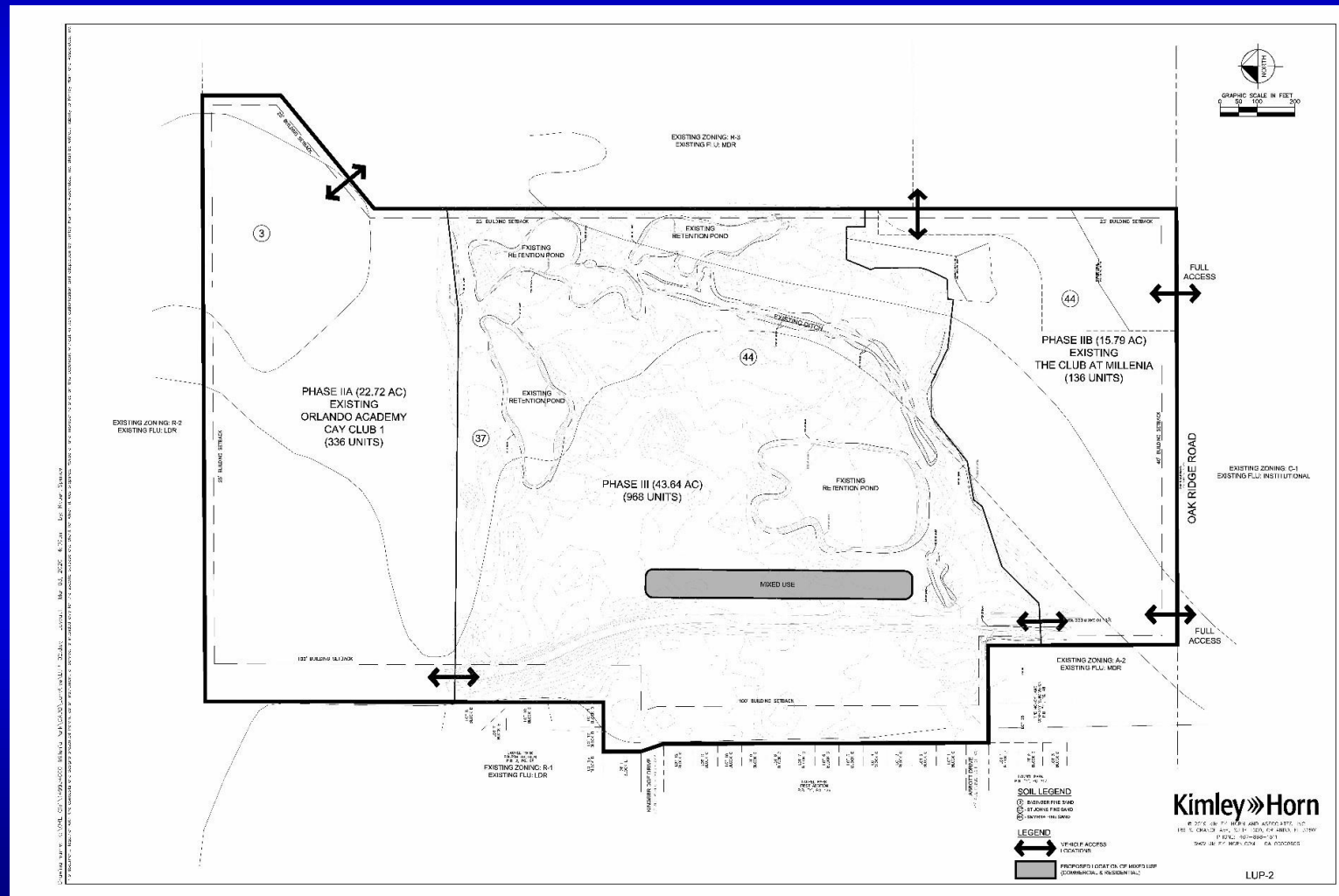


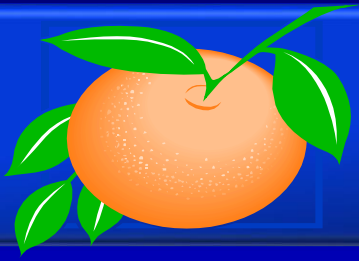
Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Aerial Map





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

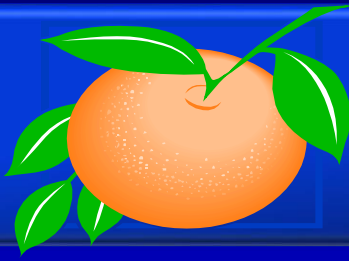




Action Requested

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

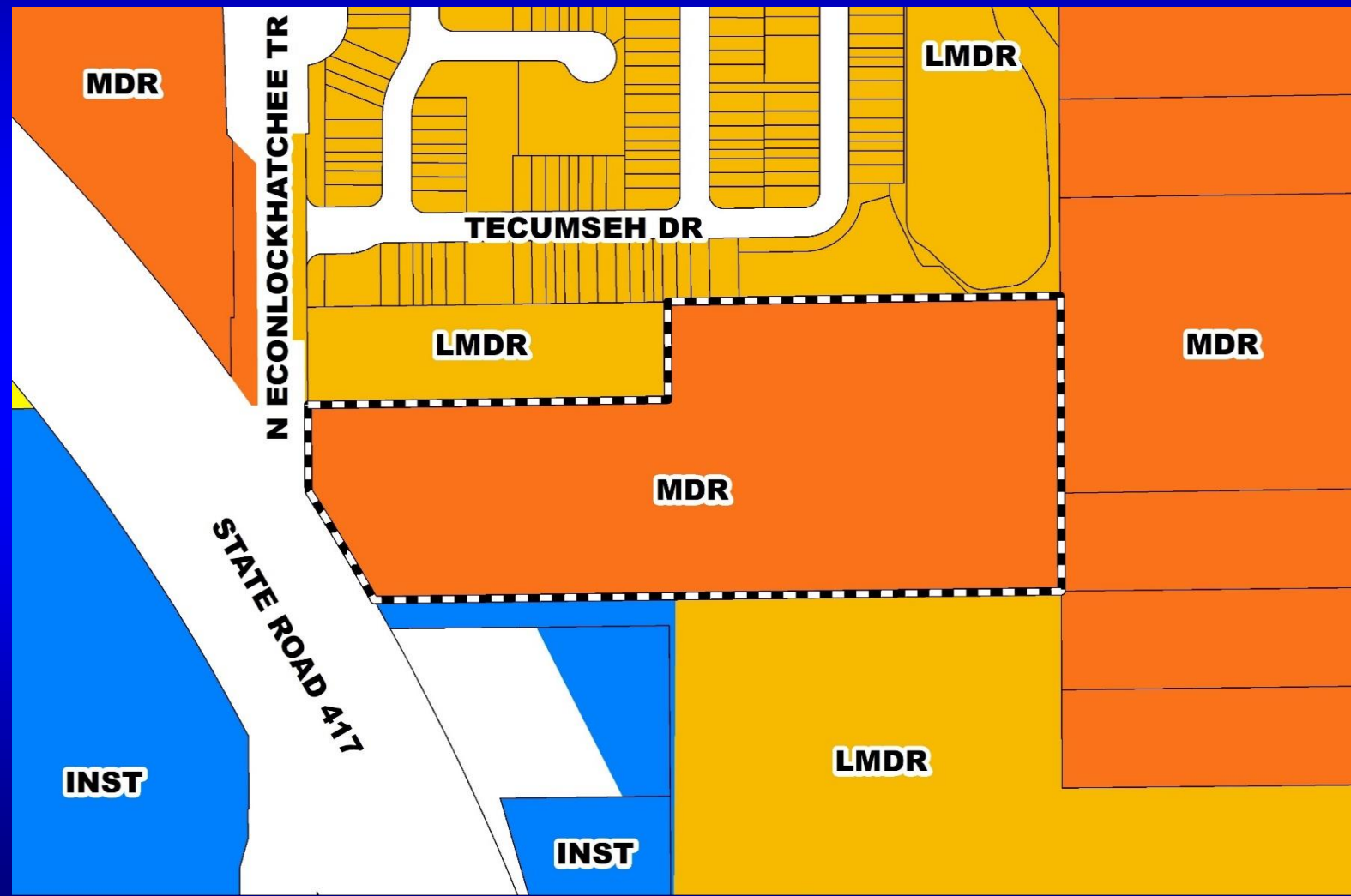
- Case:** CDR-19-09-312
- Project Name:** River Run at Valencia Planned Development
- Applicant:** Ian McCook, Nvision Development Management Services
- District:** 3
- Acreage:** 12.30 gross acres
- Location:** Generally located north of SR 417 and east of Econlockhatchee Trail
- Request:** To use request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

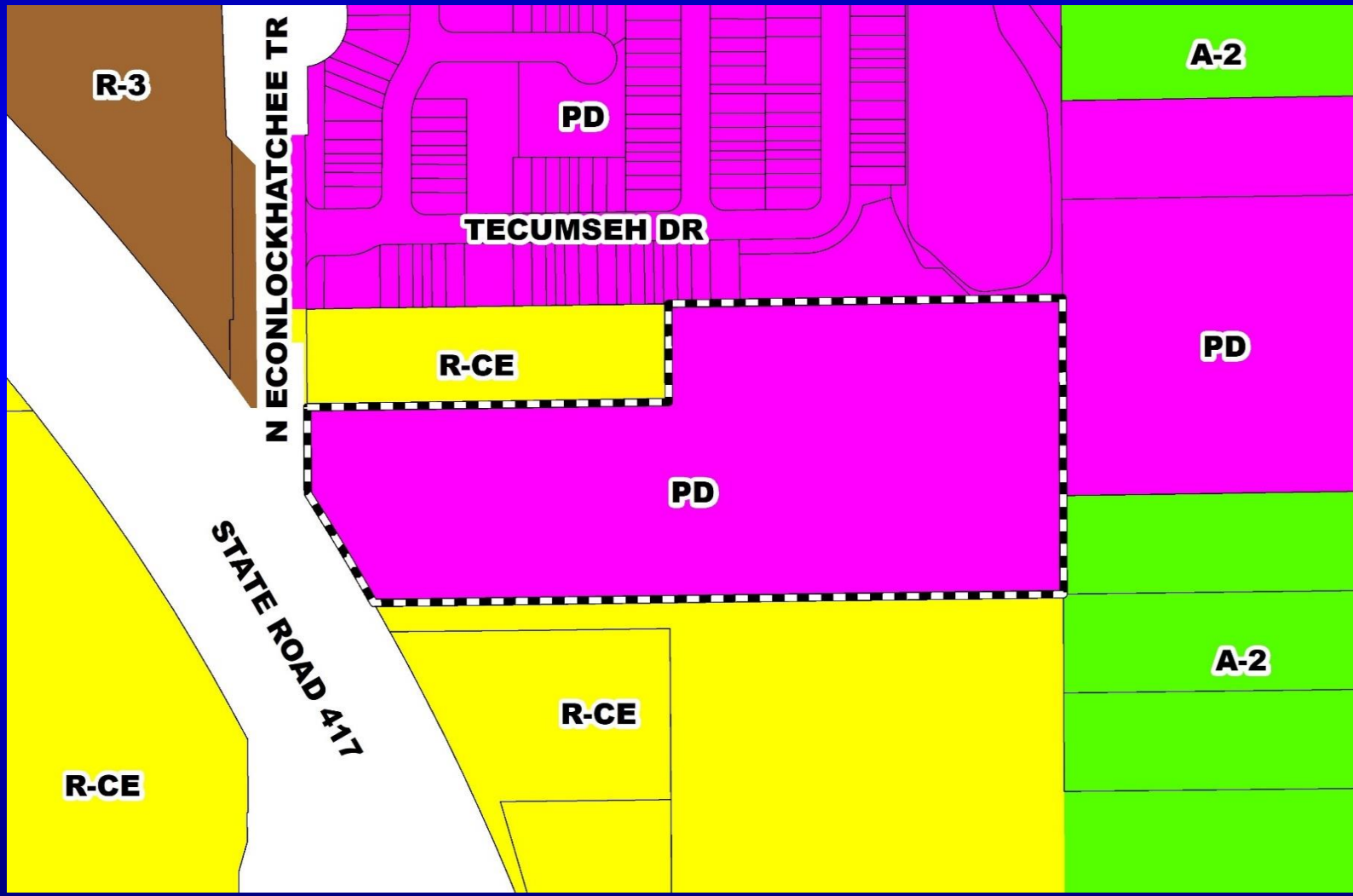
Planned Development / Land Use Plan

Future Land Use Map



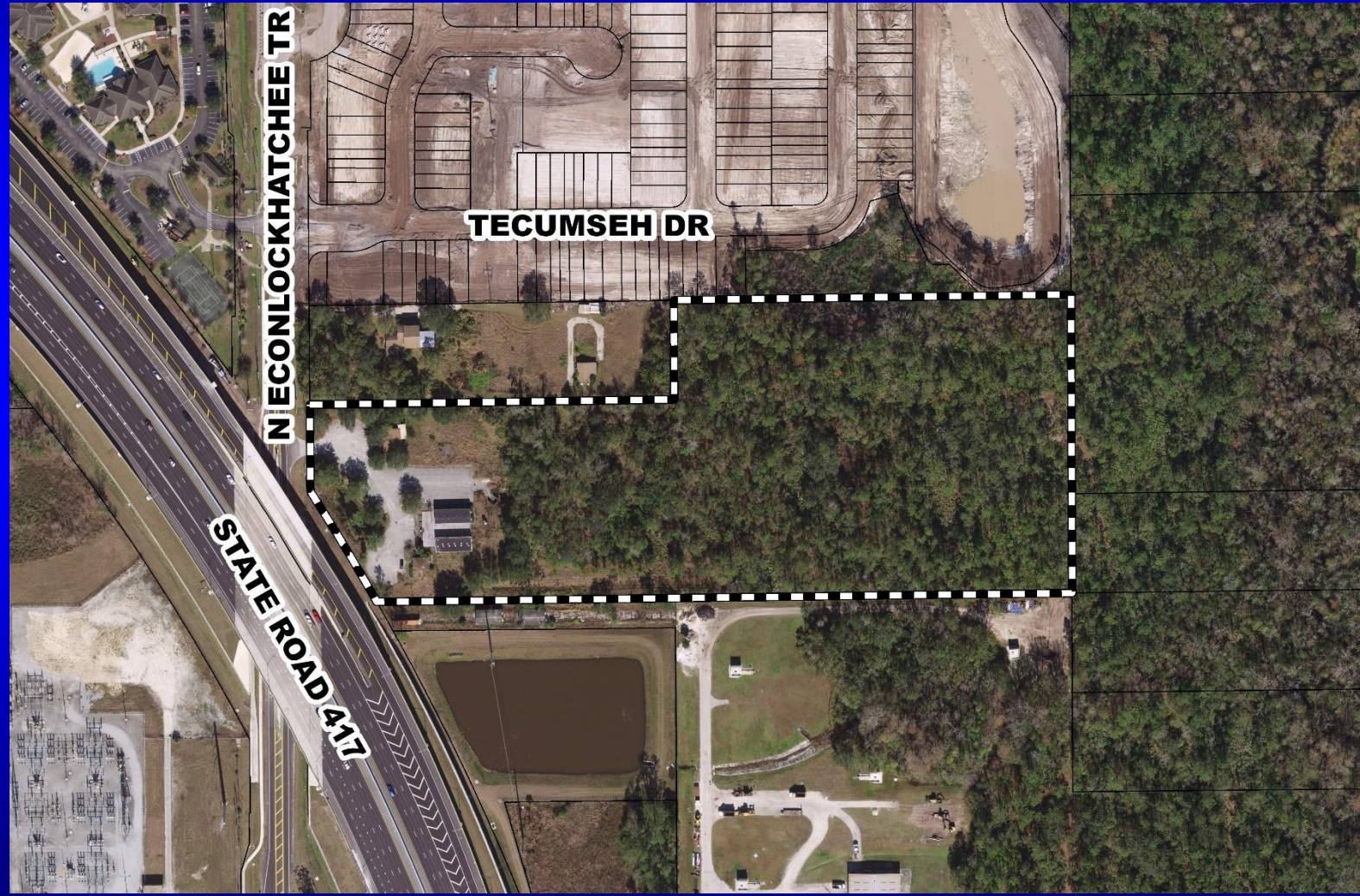


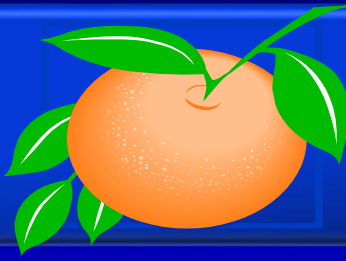
River Run at Valencia Planned Development / Land Use Plan Zoning Map



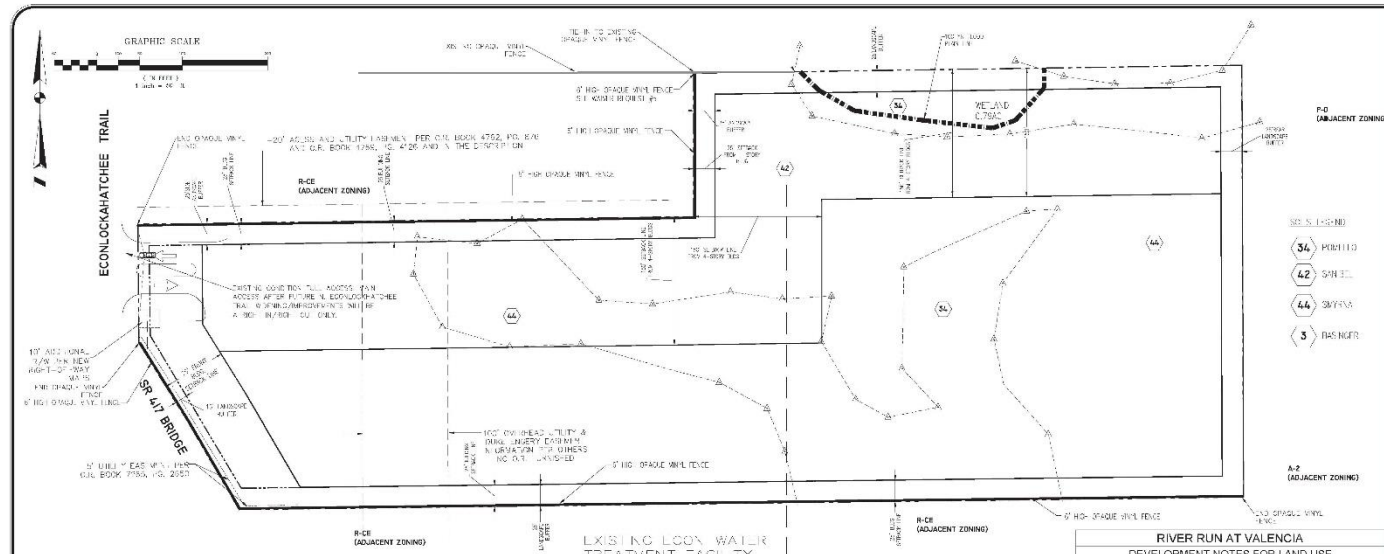


River Run at Valencia Planned Development / Land Use Plan Aerial Map





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(9)(B) STUDENT HOUSING IS REQUESTED TO ALLOW FOR REDUCED SETBACK FROM 8 FEET FAMILY RESIDENTIAL ALONG THE NORTHERN BORDER OF 50 FT BULLE OF 40 FT FOR THE 4 STORY STUDENT HOUSING BUILDING AND 2 FT BULLE OF 40 FT FOR THE SINGLE STORY BUILDING ALONG THE PROPERTY BOUNDARY 20 FT BULLE OF 40 FT FOR 4 STORY STUDENT HOUSING BUILDINGS AND ALONG THE EASTERN BOUNDARY 20 FT BULLE OF 40 FT FOR 4 STORY STUDENT HOUSING BUILDINGS.
- JUSTIFICATION:** THE PROPERTY IS ADJACENT TO THE ECONLOCKHATCHEE TRAIL AND IS LOCATED IN AN AREA THAT IS DESIGNATED AS A STUDENT HOUSING AREA. THE PROPOSED DEVELOPMENT IS A STUDENT HOUSING BUILDING. THE PROPOSED SETBACKS ARE IN COMPLIANCE WITH THE DEVELOPMENT PLAN AND THE REQUIREMENTS OF THE LOCAL WMD.
- WAIVER 2:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-125(9)(B) STUDENT HOUSING, SUBSECTION (B) IS REQUESTED TO ALLOW FOR A MINIMUM BUILDING HEIGHT OF 10 FT, OR THE MAXIMUM BUILDING HEIGHT OF 40 FT.
- JUSTIFICATION:** THE PROPOSED DEVELOPMENT IS A STUDENT HOUSING BUILDING. THE PROPOSED BUILDING HEIGHT IS IN COMPLIANCE WITH THE DEVELOPMENT PLAN AND THE REQUIREMENTS OF THE LOCAL WMD.
- WAIVER 3:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-125(9)(B) STUDENT HOUSING, SUBSECTION (B) IS REQUESTED TO ALLOW FOR A MINIMUM BUILDING HEIGHT OF 10 FT, OR THE MAXIMUM BUILDING HEIGHT OF 40 FT.
- JUSTIFICATION:** THE PROPOSED DEVELOPMENT IS A STUDENT HOUSING BUILDING. THE PROPOSED BUILDING HEIGHT IS IN COMPLIANCE WITH THE DEVELOPMENT PLAN AND THE REQUIREMENTS OF THE LOCAL WMD.

ECOLOGICAL NOTES: THE ECOLOGICAL ASSESSMENT DATED 02/20/2017 FOUND NO CYPRINE SPECIES LISTED IN THE FLORIDA FISH AND WILDLIFE COMMISSION (FWC) LIST. FLORIDA ENDANGERED SPECIES THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN (AS OF 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 1:** A WAIVER FROM ORANGE COUNTY CODE 38-125(9)(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 OVERSPANS 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

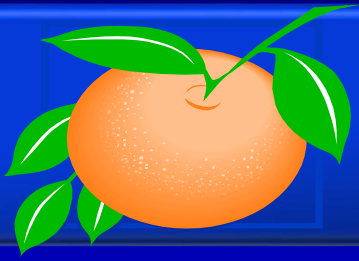
| PROPOSED DEVELOPMENT PROGRAM | STUDENT HOUSING |
|--|-------------------------|
| PARCEL ID NO. | 00 22 31 000 00 C22 |
| PARCEL ADDRESS | 1/3 |
| CURRENT ZONING | P-D |
| PROPOSED ZONING | P-D |
| APPROVED FUTURE LAND USE | MEDIUM DENSITY RES. |
| TOTAL S.F.P. | 17.18 AC |
| MAXIMUM APT. BUILDING HEIGHT | 60 FT |
| MINIMUM S.F.P. OF LIVING AREA | 114 LMT'S |
| MINIMUM TOTAL NO. OF BEDS | 456 BEDS |
| MINIMUM TOTAL NO. OF UNITS | 576 UNITS |
| ORANGE COUNTY CODES FOR SETBACKS TO BE PRESERVED | 10.76 AC |
| WETLANDS | 0.01 AC |
| WATER | ORANGE COUNTY UTILITIES |
| SEWER | ORANGE COUNTY UTILITIES |

WOLFARTH CONSULTING GROUP LLC
 11000 W. UNIVERSITY BLVD., SUITE 200
 WASHINGTON, DC 20711
 TEL: 703.433.8888

LAND USE PLAN
 RIVER RUN AT VALENCIA
 ORANGE COUNTY, FLORIDA

LAND USE PLAN

X GROUP
 11000 W. UNIVERSITY BLVD., SUITE 200
 WASHINGTON, DC 20711
 TEL: 703.433.8888



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

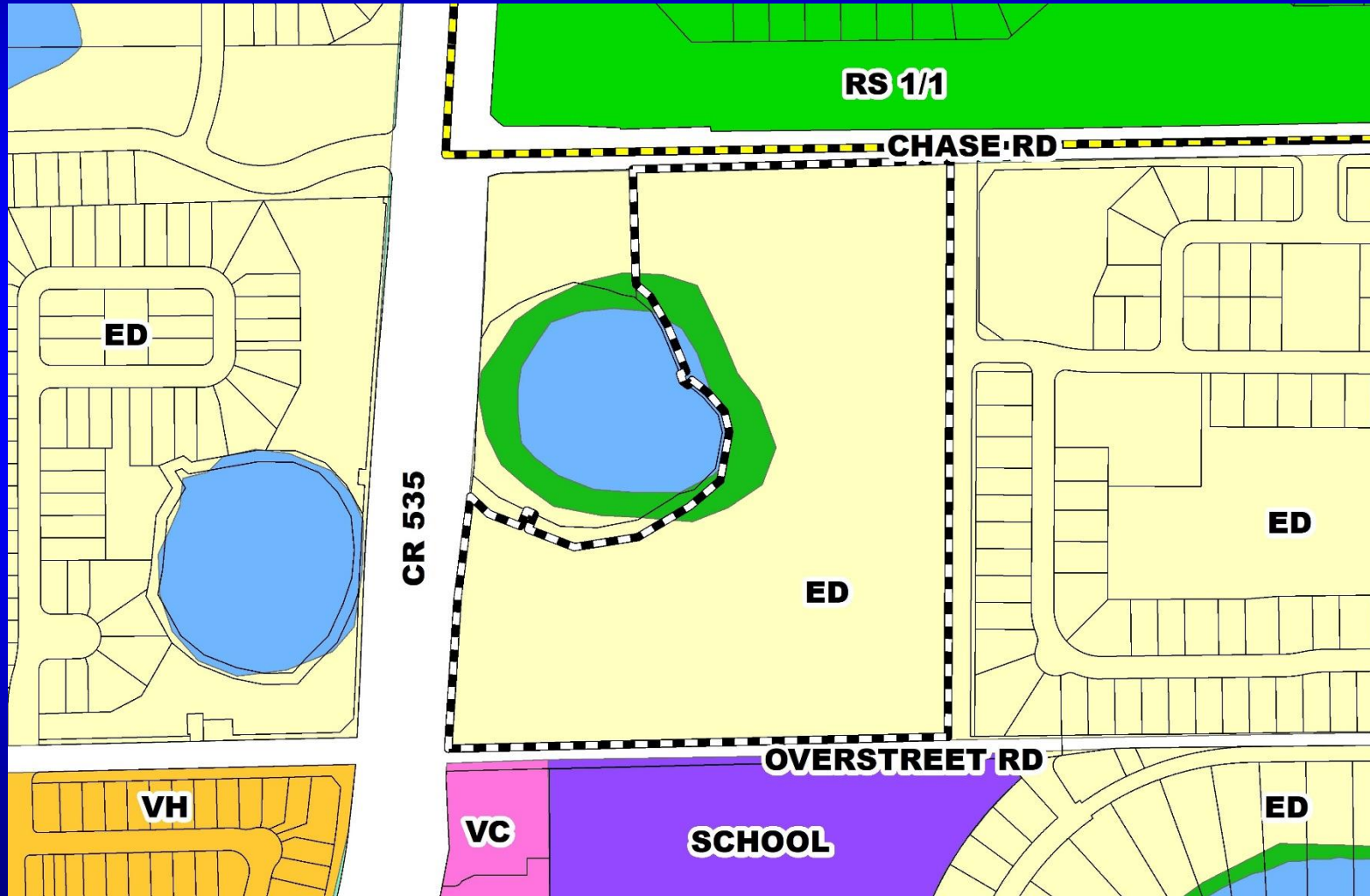


Summerchase Planned Development / Land Use Plan

- 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.

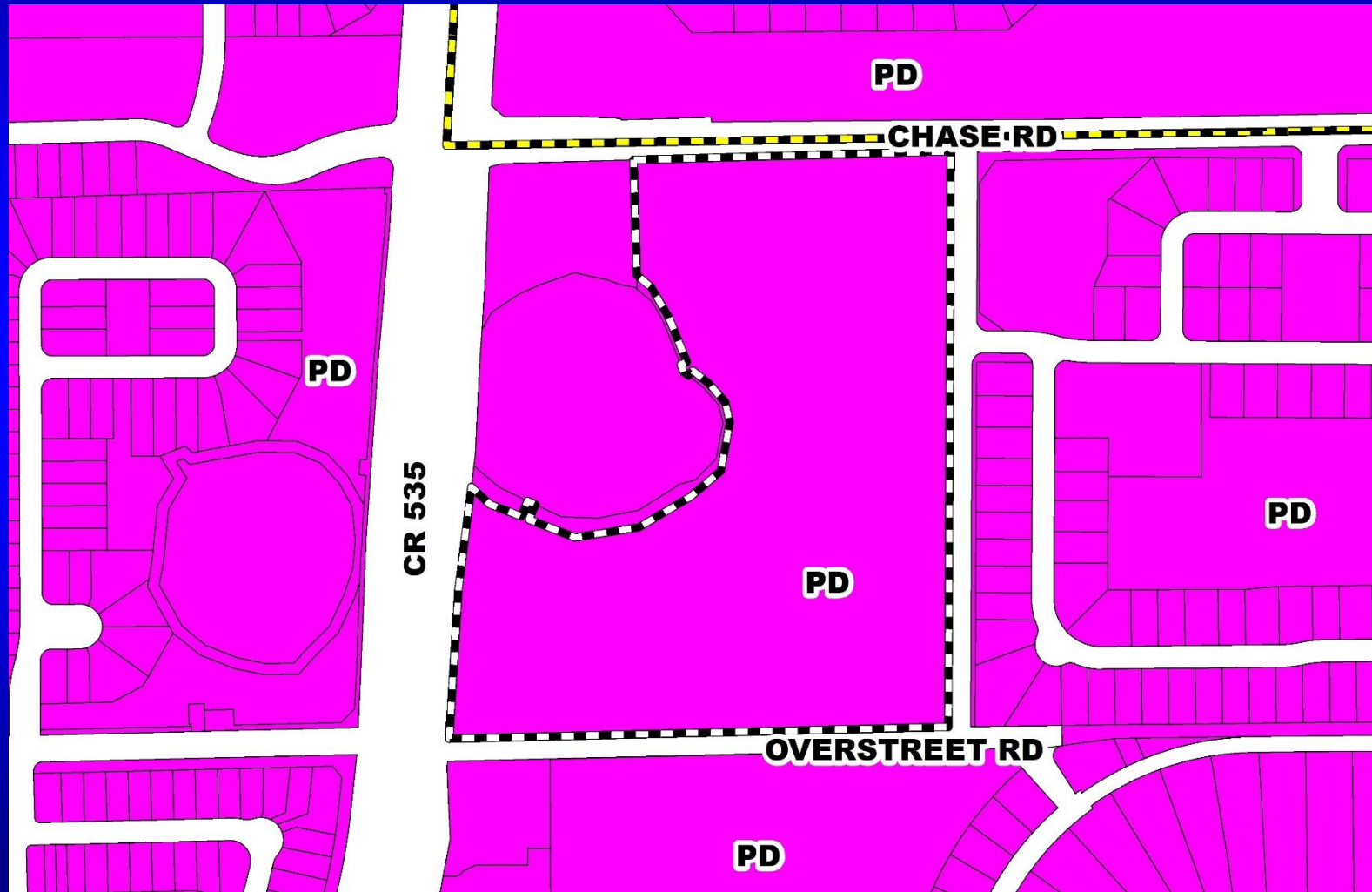


Summerchase Planned Development / Land Use Plan Future Land Use Map



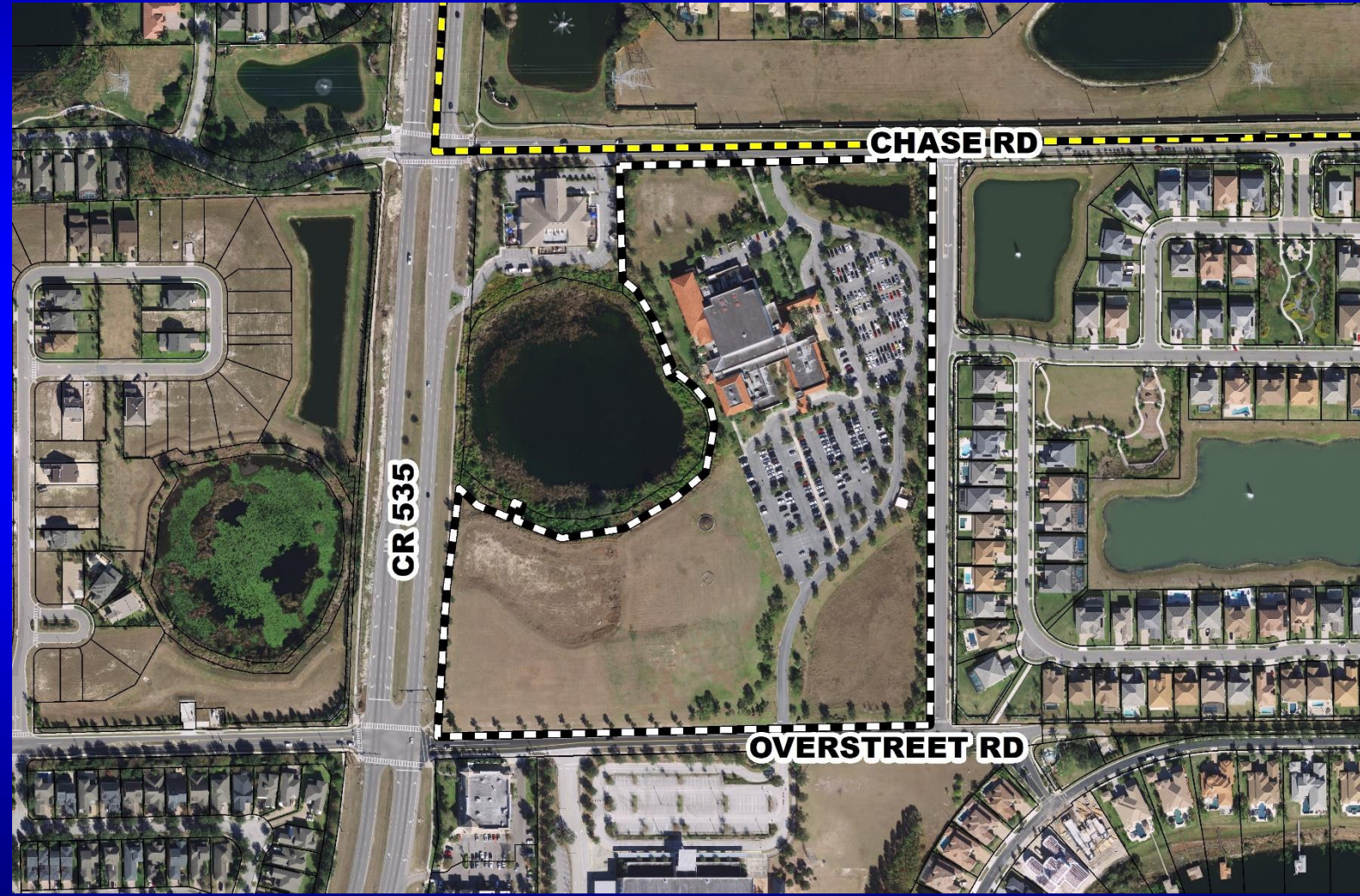


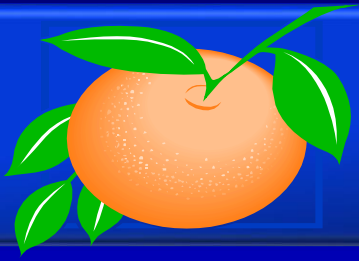
Summerchase Planned Development / Land Use Plan Zoning Map





Summerchase Planned Development / Land Use Plan Aerial Map

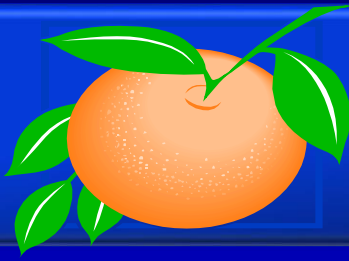




Action Requested

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

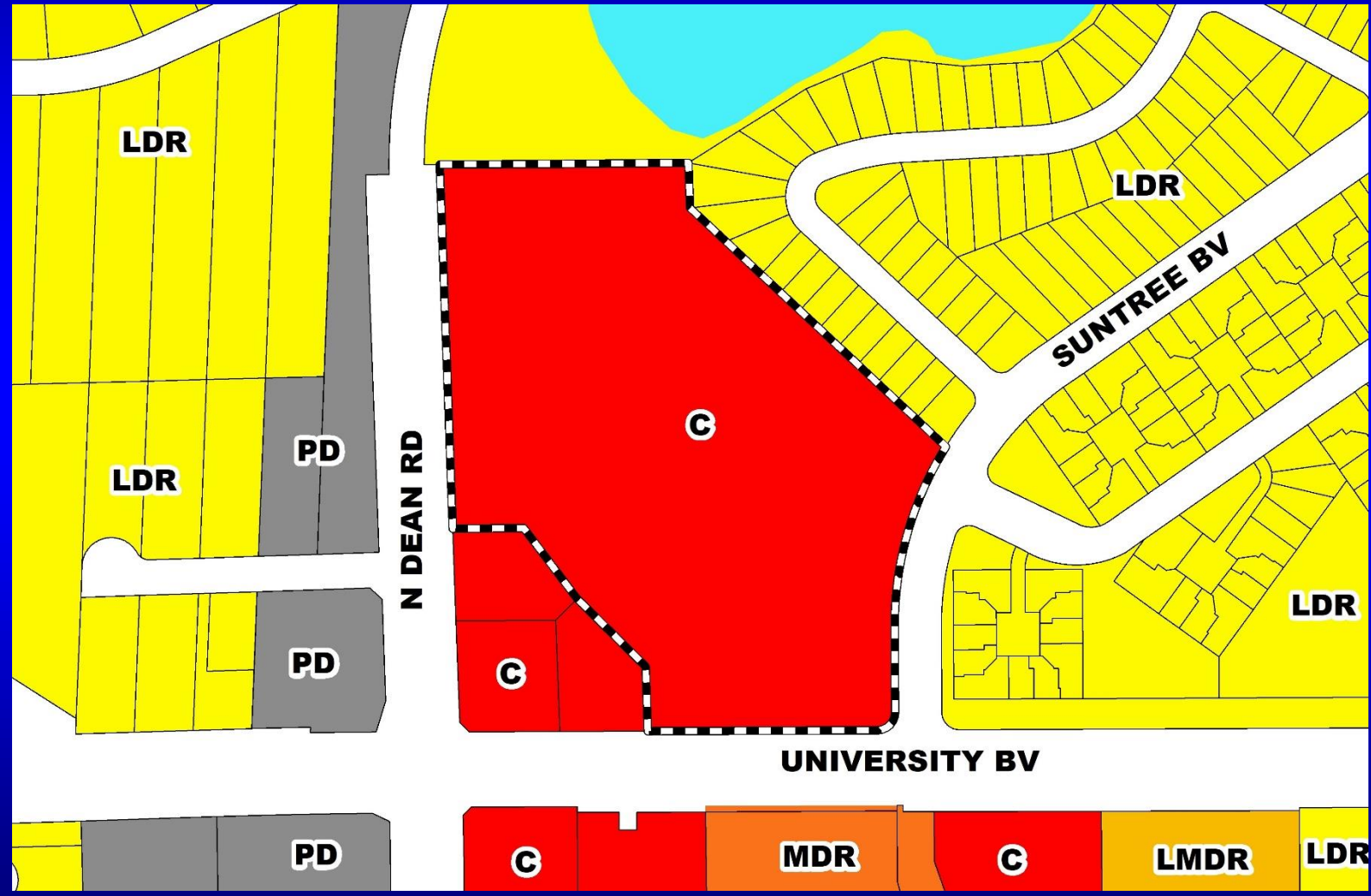


Pegasus Place Planned Development / Land Use Plan

- 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.

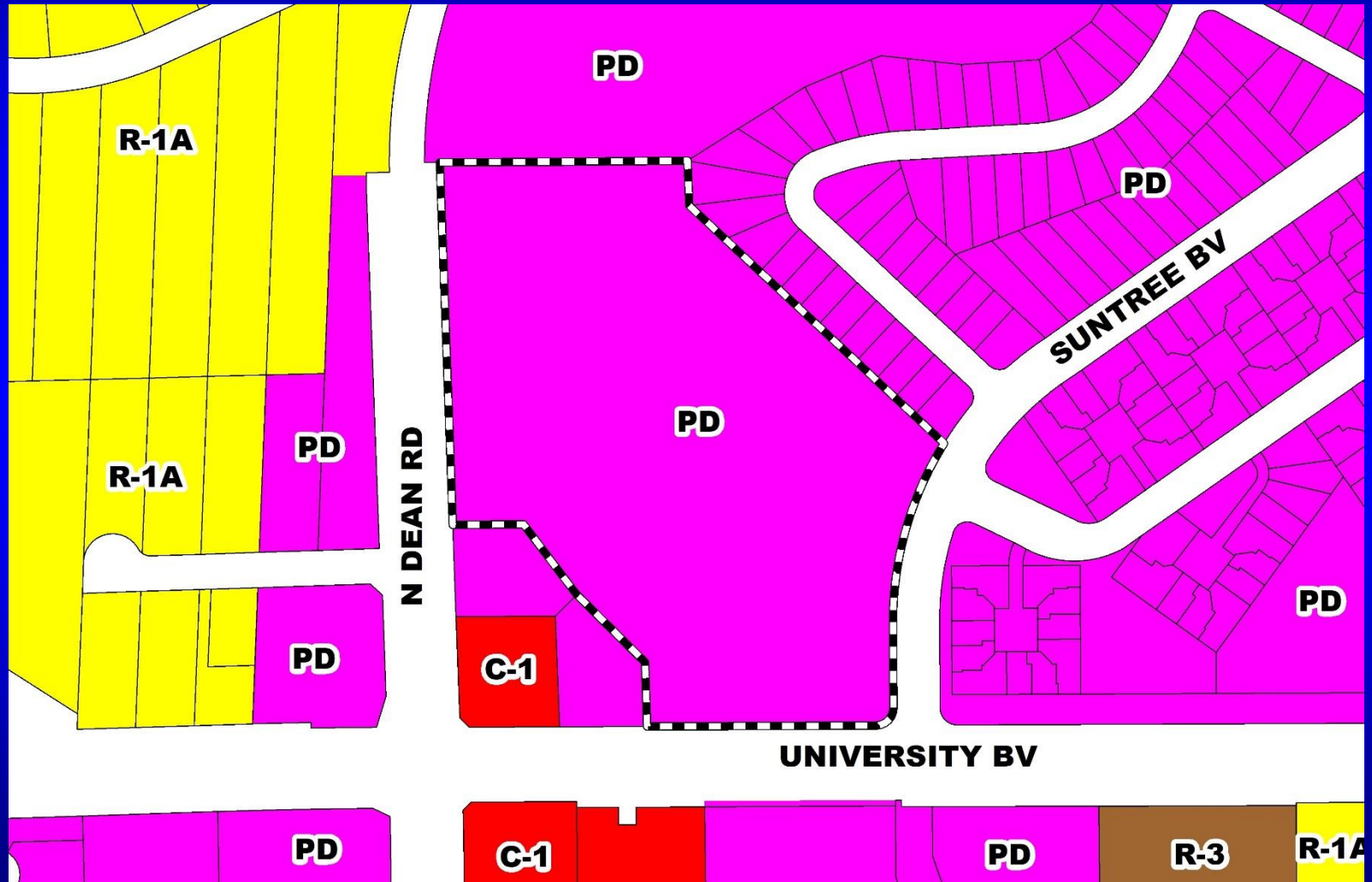


Pegasus Place Planned Development / Land Use Plan Future Land Use Map





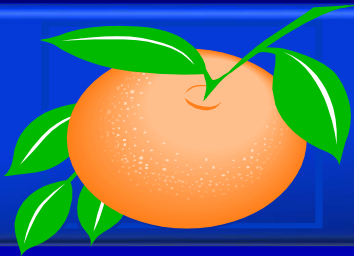
Pegasus Place Planned Development / Land Use Plan Zoning Map



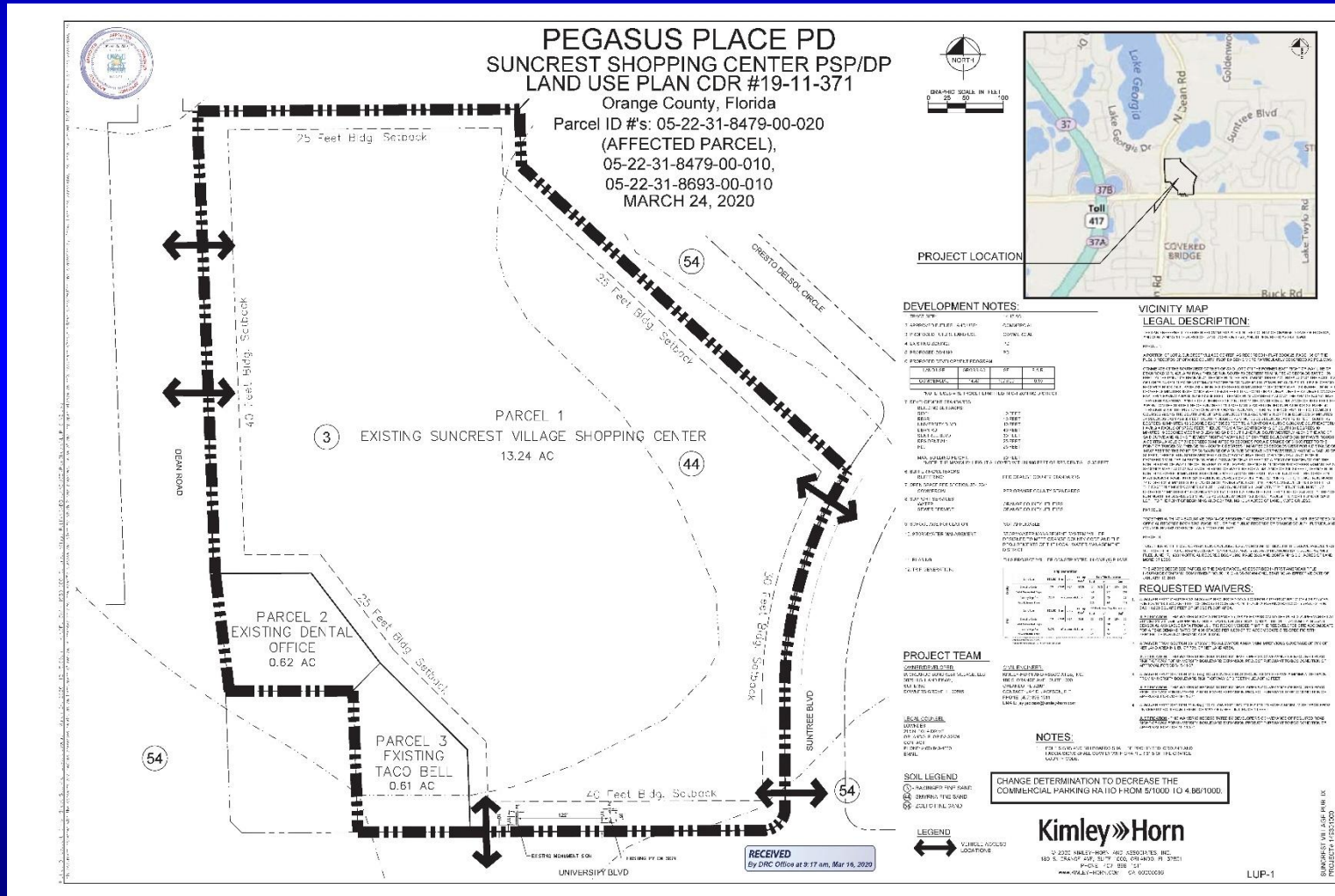


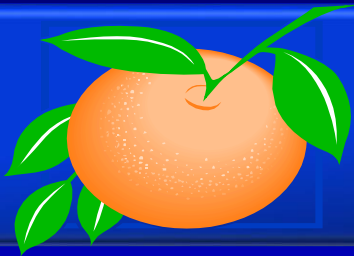
Pegasus Place Planned Development / Land Use Plan Aerial Map





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



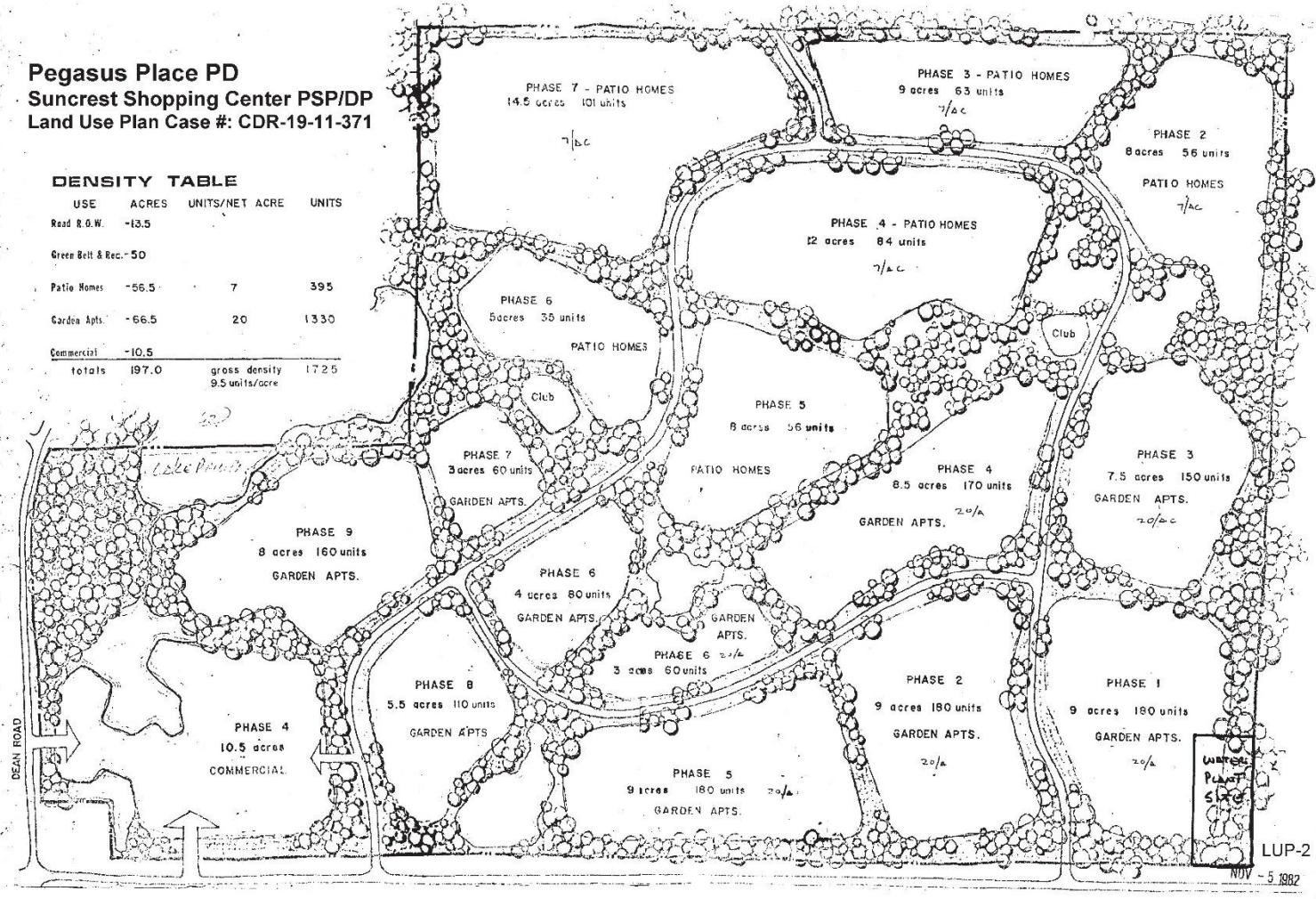


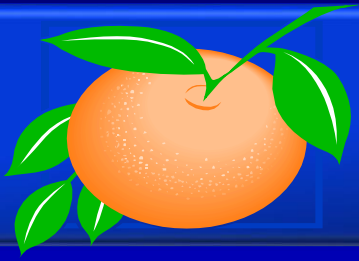
Pegasus Place Planned Development / Land Use Plan Overall Land Use Plan

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