

Board of County Commissioners

Public Hearings

June 2, 2020

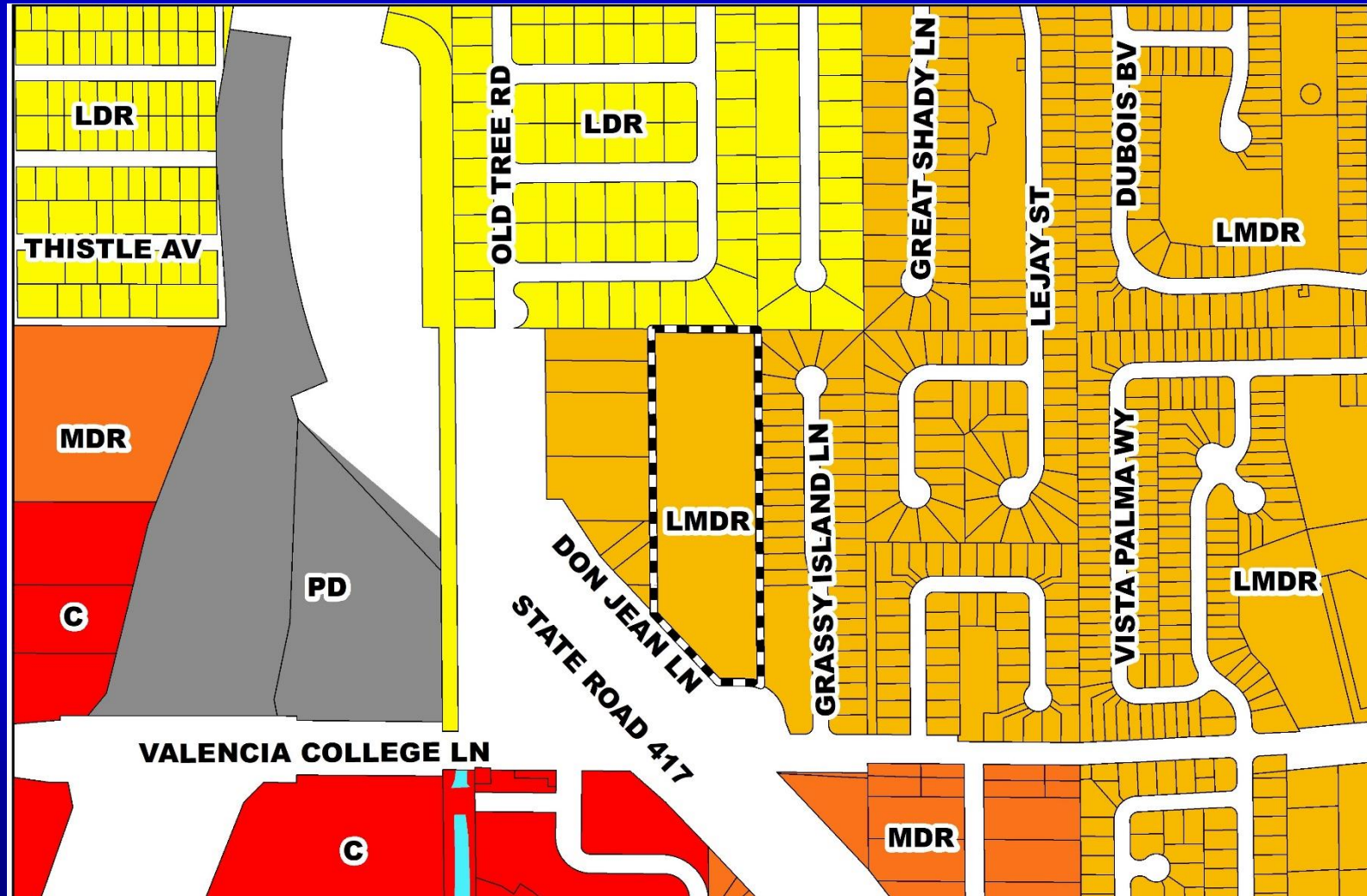


Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan

- 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.

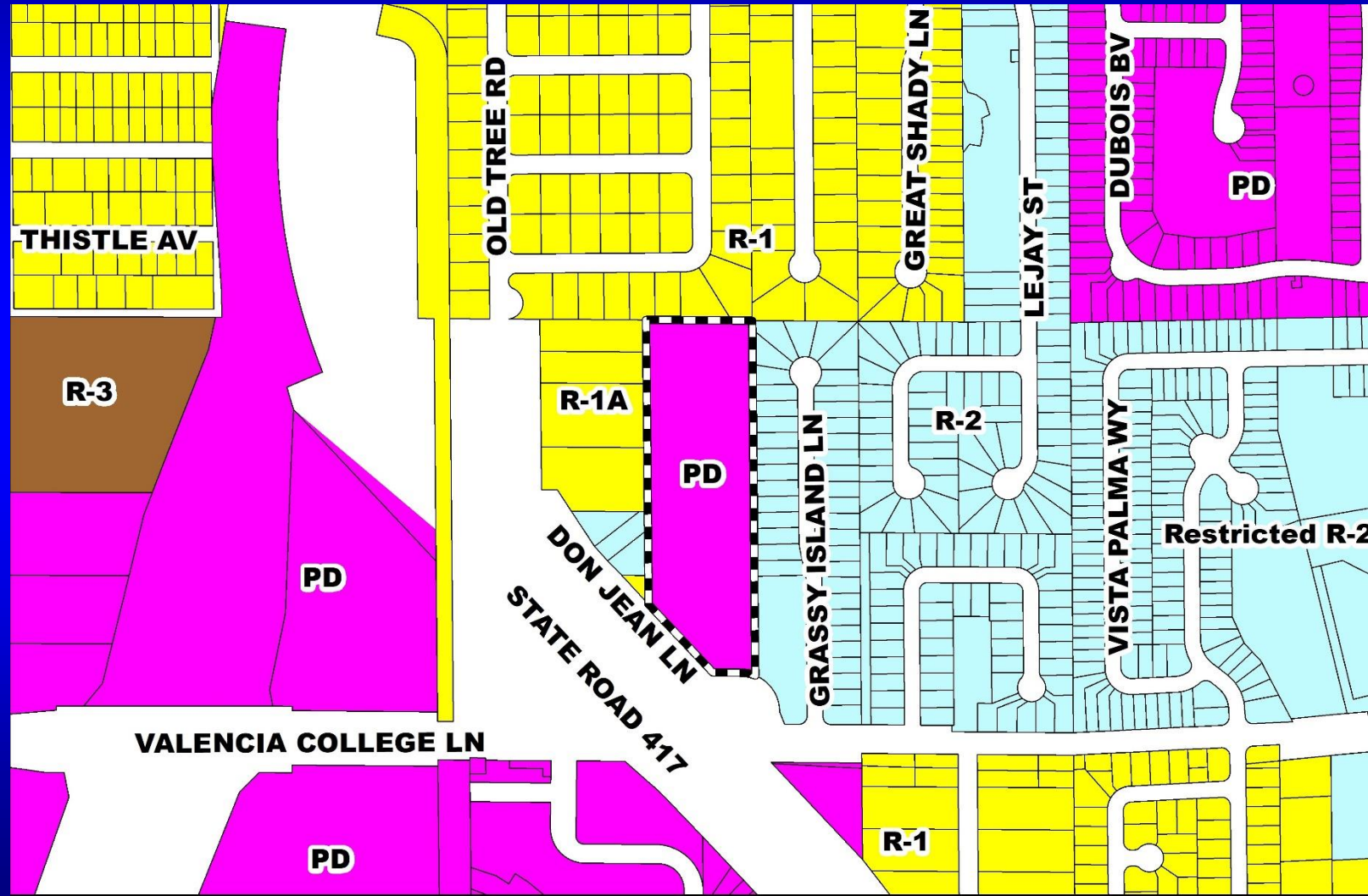


Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Future Land Use Map



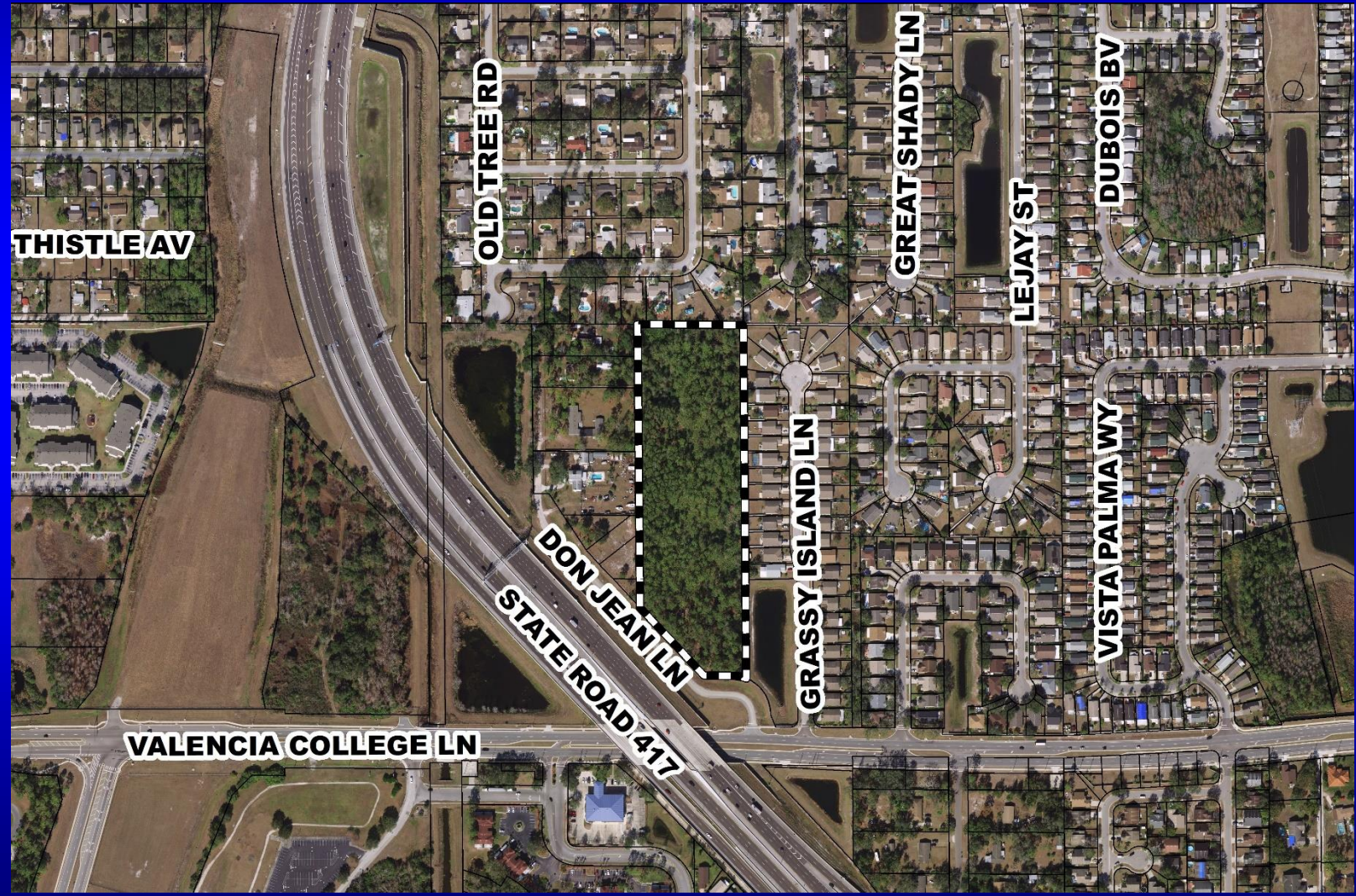


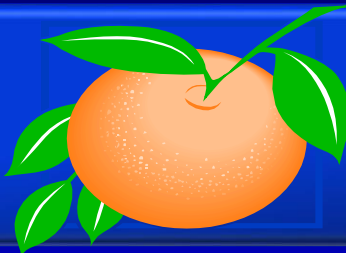
Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Zoning Map





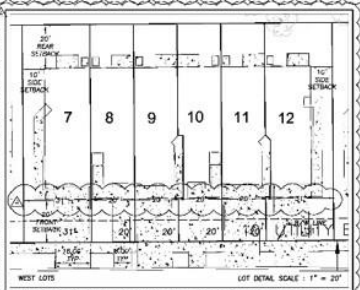
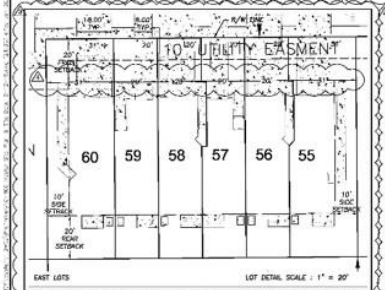
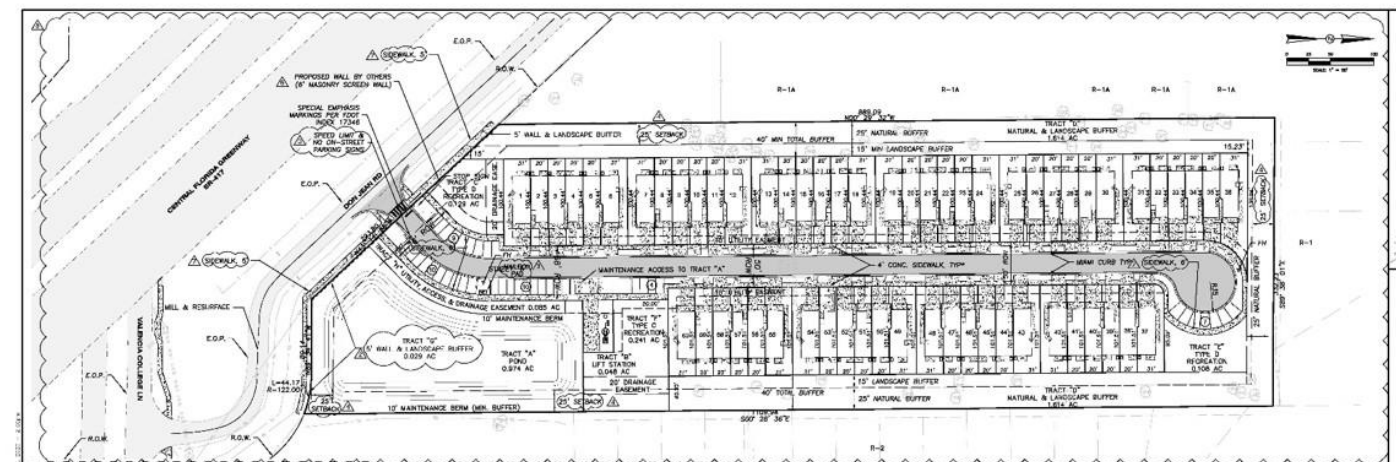
Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Aerial Map





Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



	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.

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 (80 DOLLING UNITS & 800 STUDENTS)	20 STUDENTS
FE. AVERAGE DAILY TRIPS (80 LOTS X 0.81 A/D)	ADT = 348.0
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 OAC-18-01-009
MINIMUM LOT AREA	1,000 S.F.

NO PARKING	STOP	SPEED LIMIT 5
NO DRIVEWAY PARKING PERMITTED	30' x 30' W/ Q3 STREET NAME SIGNS	

MIN. OPEN SPACE REQUIRED (10% OF 7,815 AC)	781.5 AC
MIN. OPEN SPACE PROVIDED	3,887 AC
NATURAL/LANDSCAPE BUFFER AREA (10% OF 7,815 AC)	781.5 AC
TO EXCEED 8% OF THE TOTAL REQUIREMENT FOR OPEN SPACE	3,887 AC
TOTAL PROVIDED	3,887 AC

TRACT	LAND USE	AREA (AC)	MAINTENANCE COUNTY/D.A.	OPEN SPACE	RECREATION AREA	OWNERSHIP
A	STORM WATER POND	0.974	ORANGE COUNTY/D.A.	0.508		ORANGE COUNTY
B	LIFT STATION	0.048	ORANGE COUNTY	0.000		ORANGE COUNTY
C	TYPE D RECREATION	0.129	H.G.A.	0.118	0.118	H.G.A.
D	NATURAL/LANDSCAPE BUFFER	3.722	H.G.A.	1.874		H.G.A.
E	TYPE D RECREATION	0.108	H.G.A.	0.108	0.108	H.G.A.
F	TYPE D RECREATION	0.241	H.G.A.	0.239	0.239	H.G.A.
G	WALL/LANDSCAPE BUFFER	0.029	H.G.A.	0.029		H.G.A.
LOTS	SINGLE FAMILY	3,300				LOT OWNER
TOTAL		7,890		2,701.6	0.4630	

FRONT	20'-0"
BACK	20'-0"
SELETSIDE	10'-0"
END LOTS	10'-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
 ATTACHED SINGLE FAMILY
 7,815
 80
 1,000 S.F. / DU
 7.58 UNITS PER ACRE
 30'
 100'
 35' - TWO STORY
 60%
 10%
 0.465 ACRES
 20 STUDENTS
 ADT = 348.0
 1,000 GPM
 WOODED
 STORMWATER FACILITY ON SITE
 SINGLE PHASE PROJECT
 NO WETLANDS ON SITE PER OAC-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.

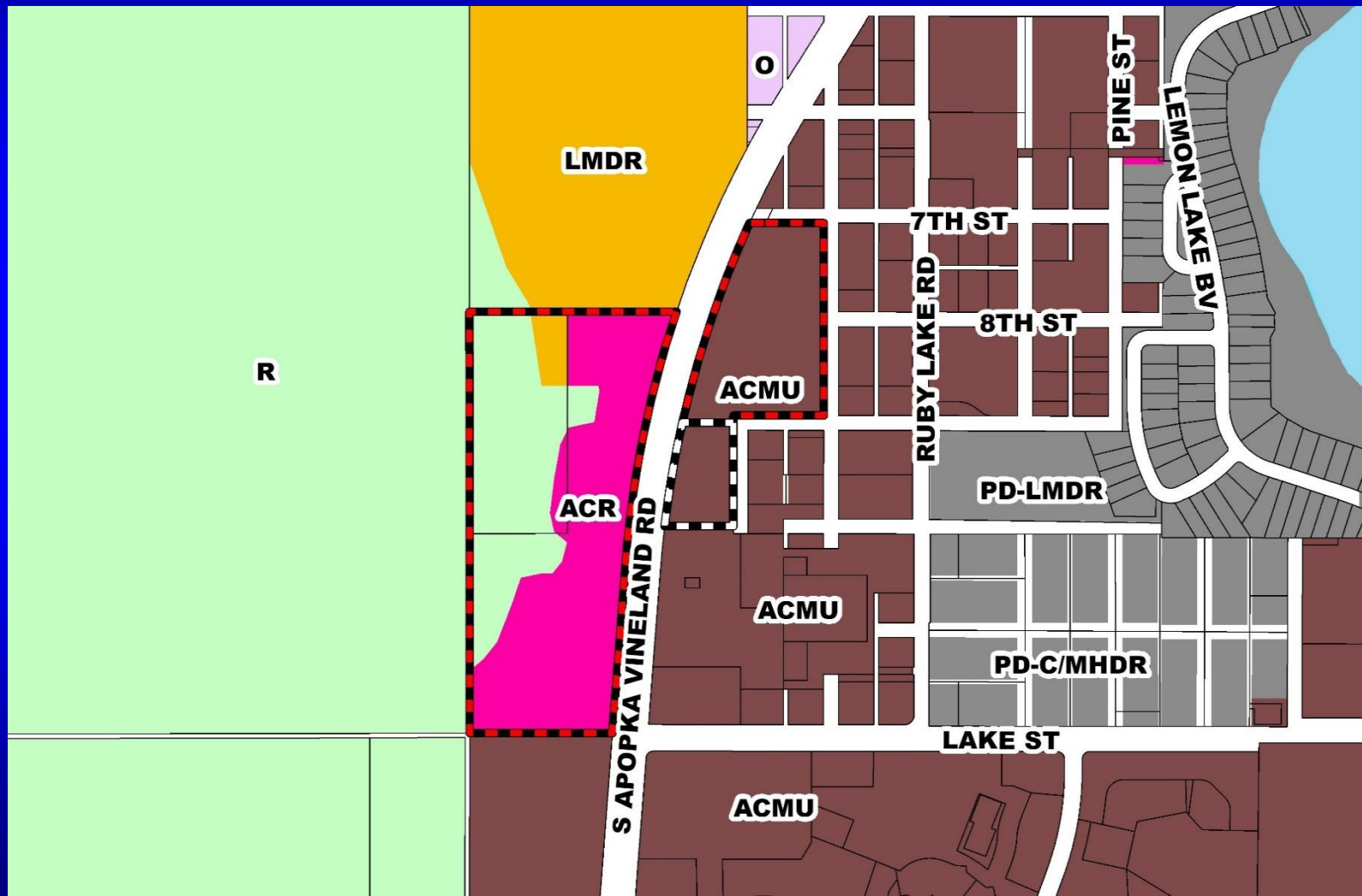


Davis Planned Development / Land Use Plan

- 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.

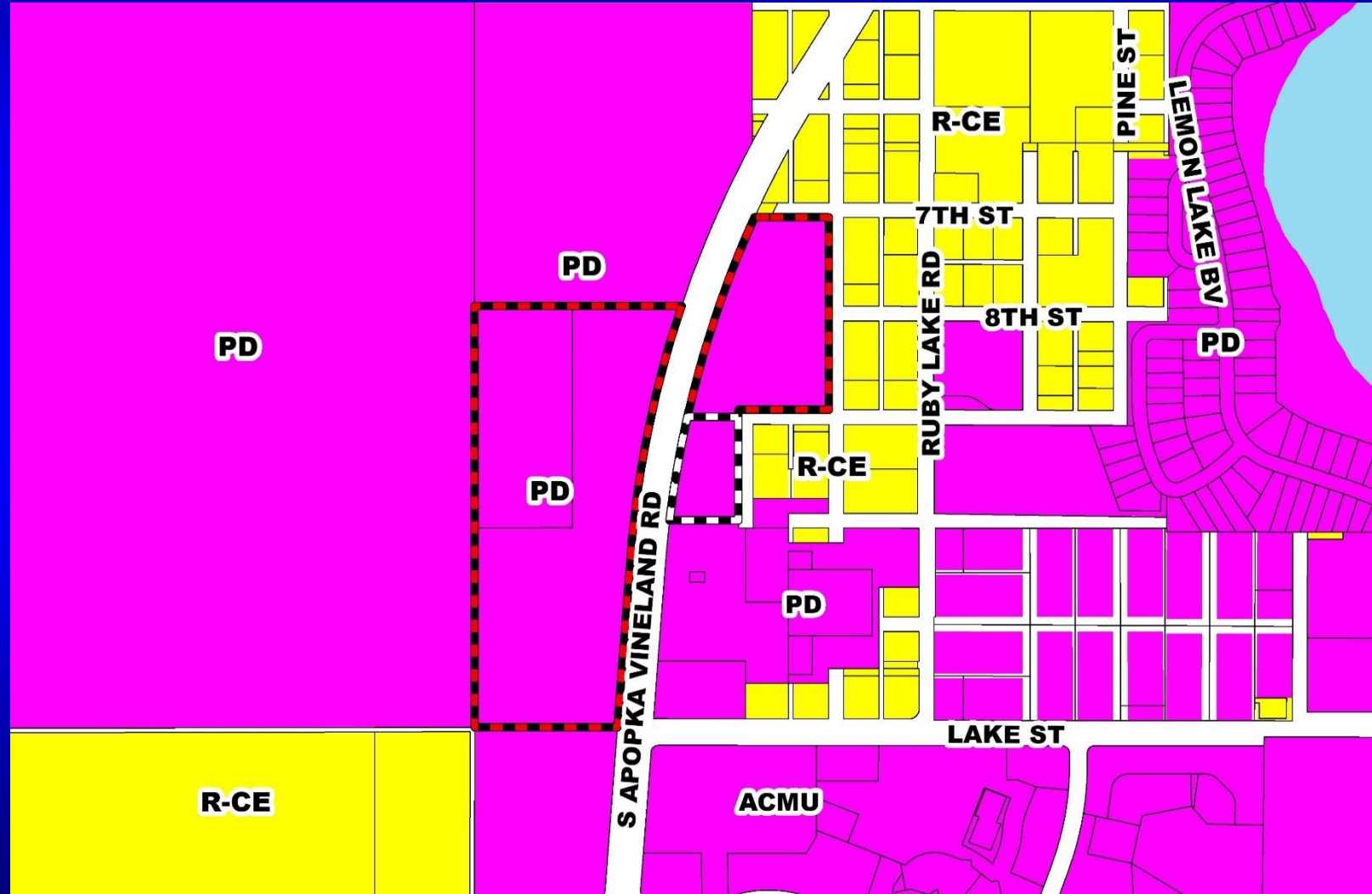


Davis Planned Development / Land Use Plan Future Land Use Map



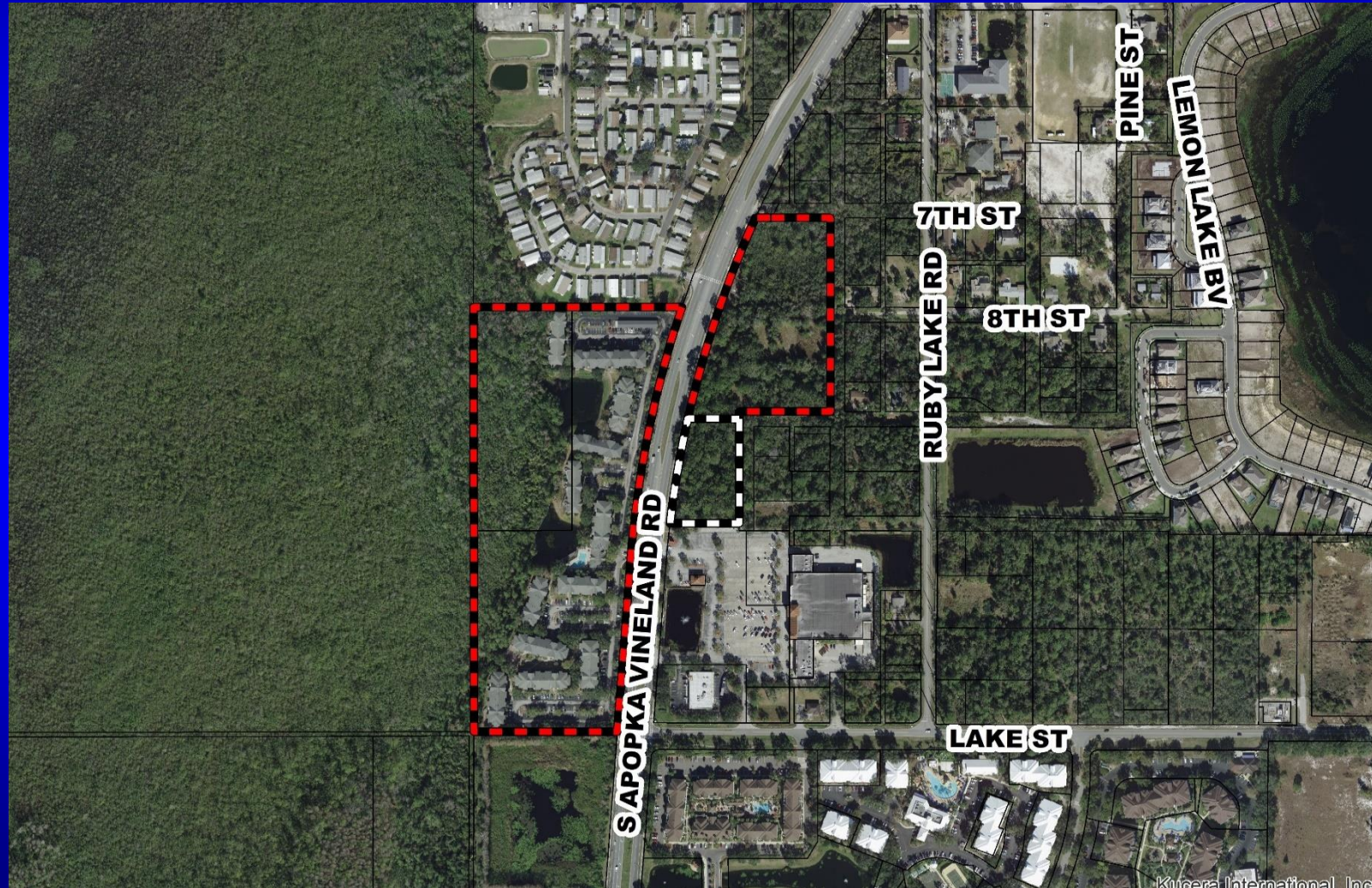


Davis Planned Development / Land Use Plan Zoning Map





Davis Planned Development / Land Use Plan Aerial Map





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

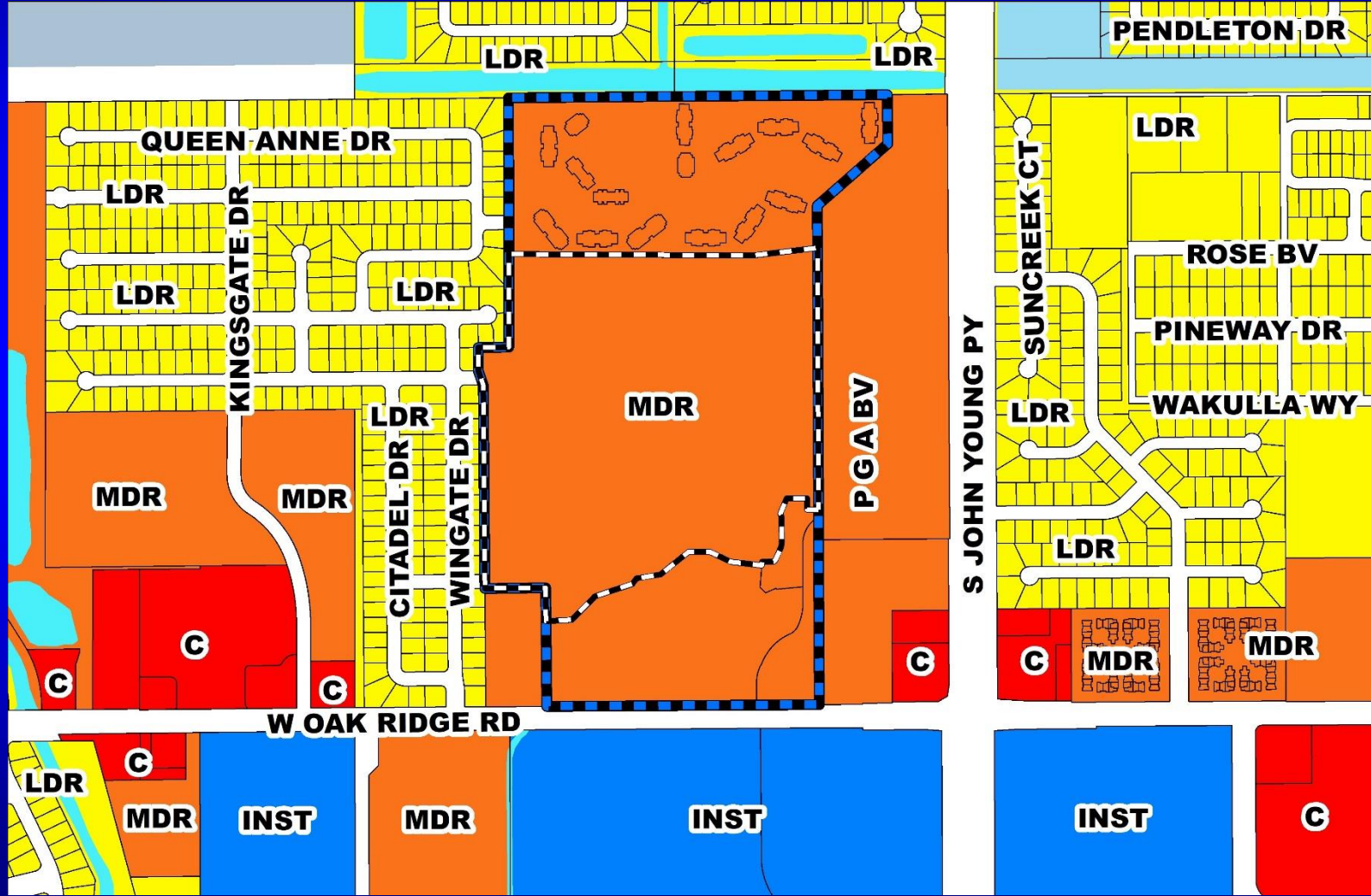


Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan

- 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.

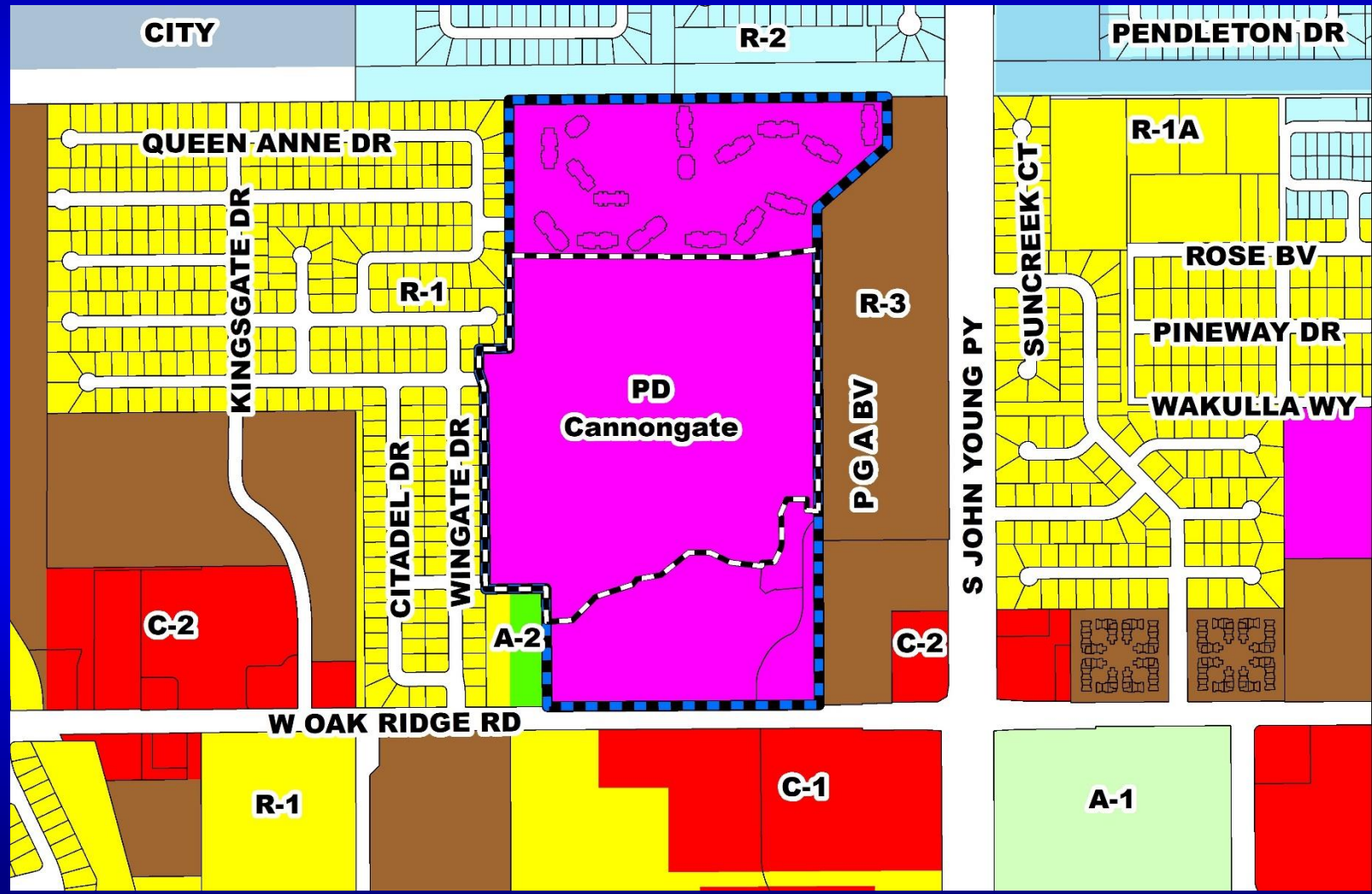


Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Future Land Use Map



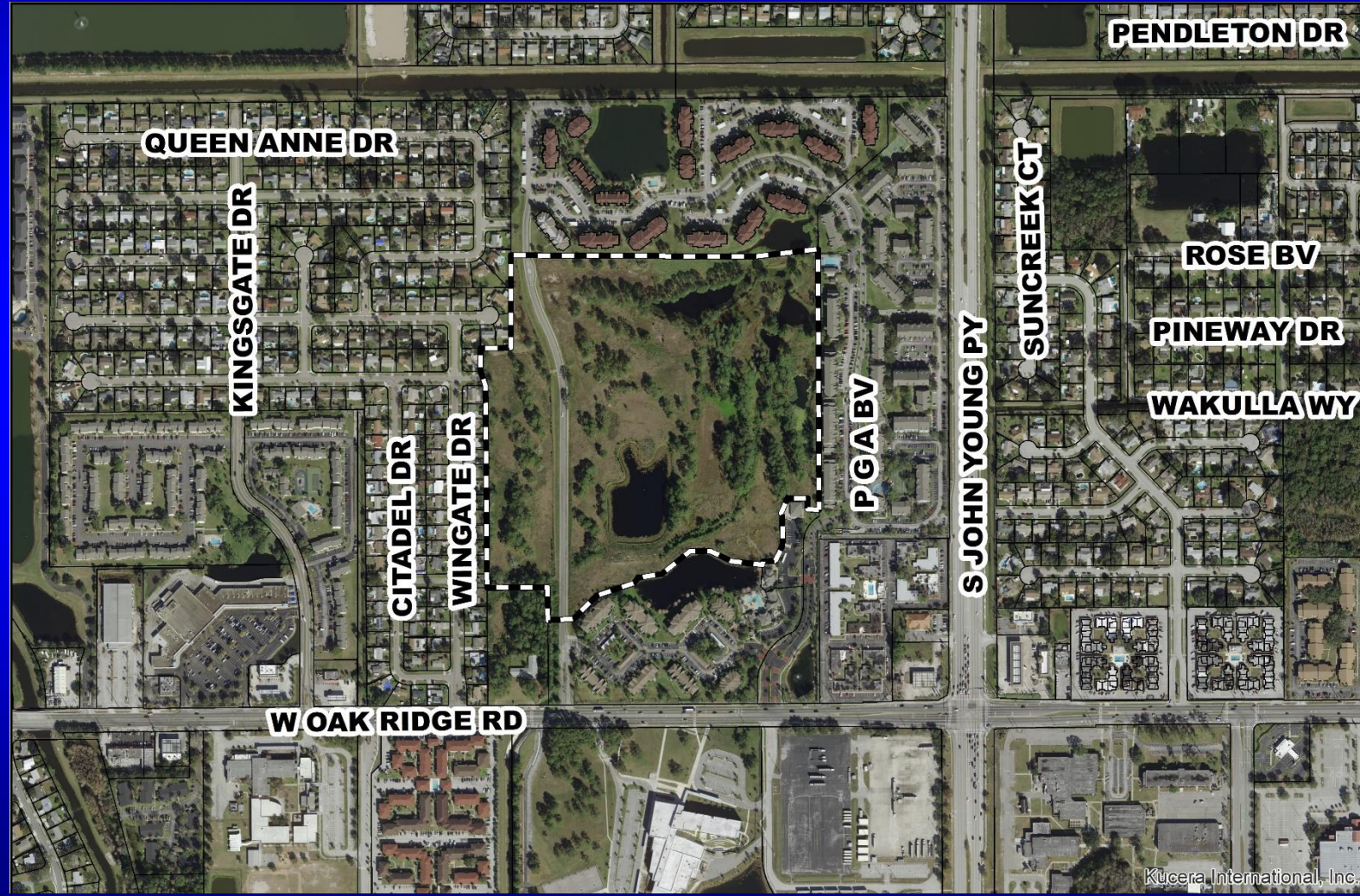


Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Zoning Map



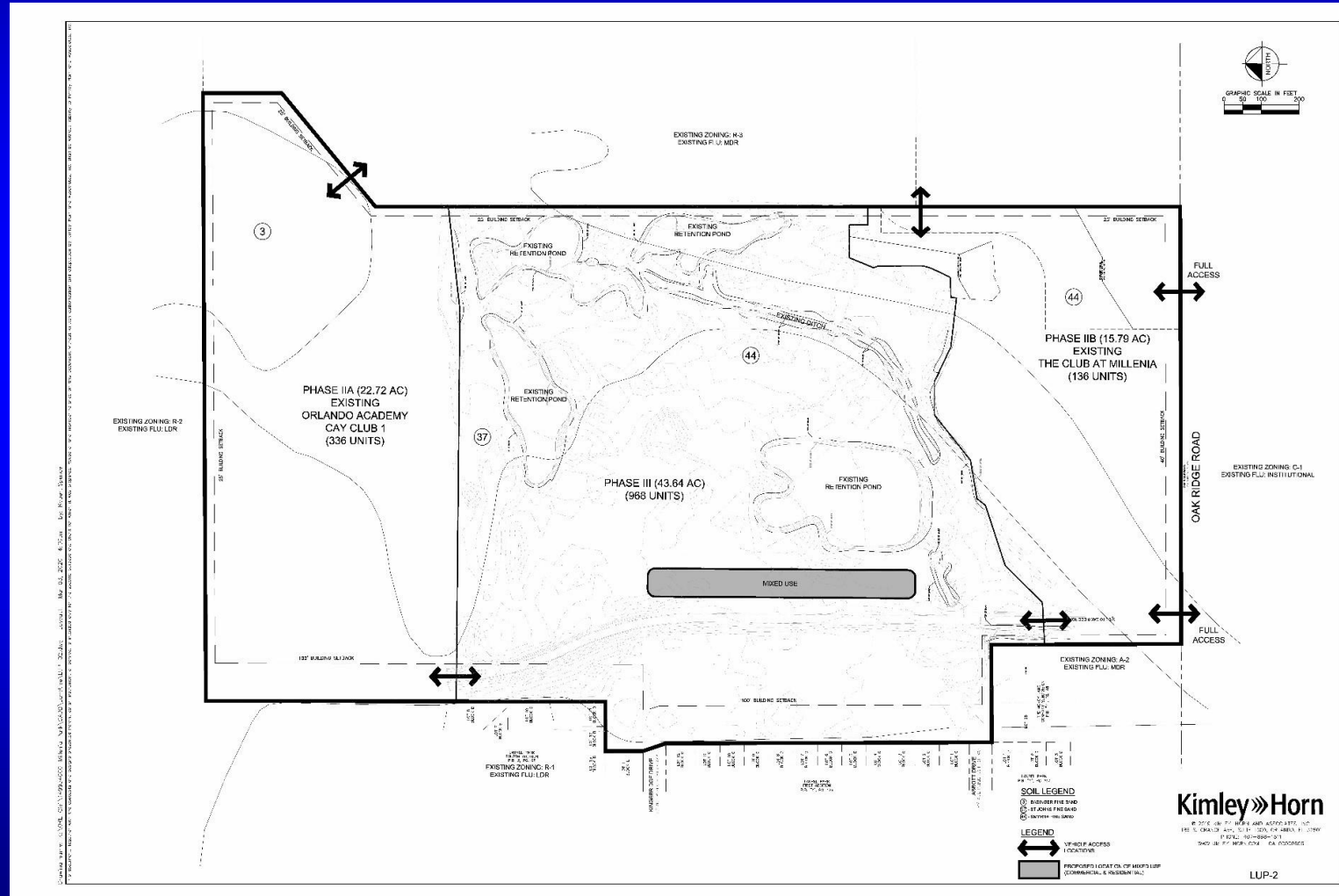


Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Aerial Map





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

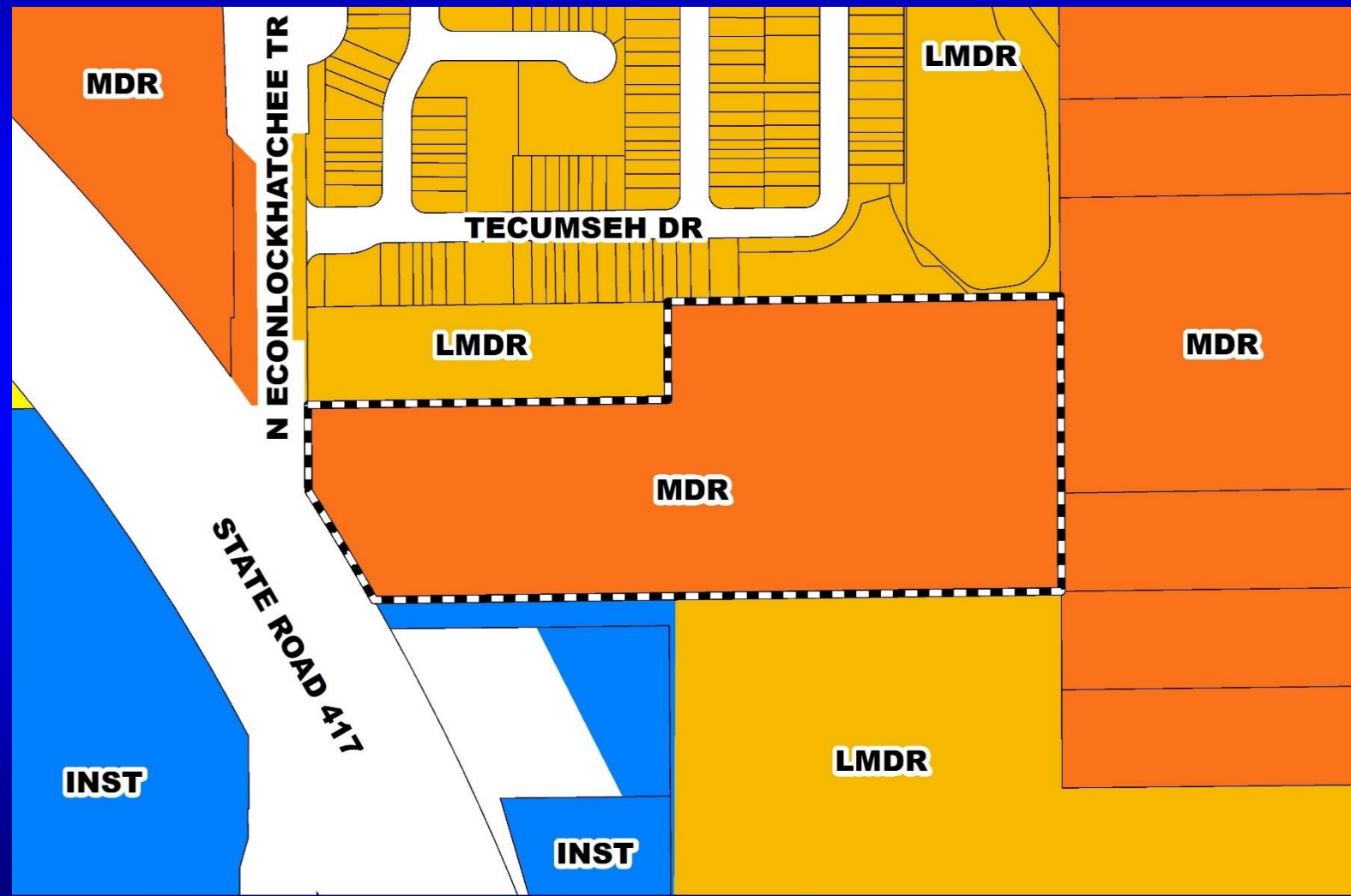
- Case:** CDR-19-09-312
- Project Name:** River Run at Valencia Planned Development
- Applicant:** Ian McCook, Nvision Development Management Services
- District:** 3
- Acreage:** 12.30 gross acres
- Location:** Generally located north of SR 417 and east of Econlockhatchee Trail
- Request:** To use request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

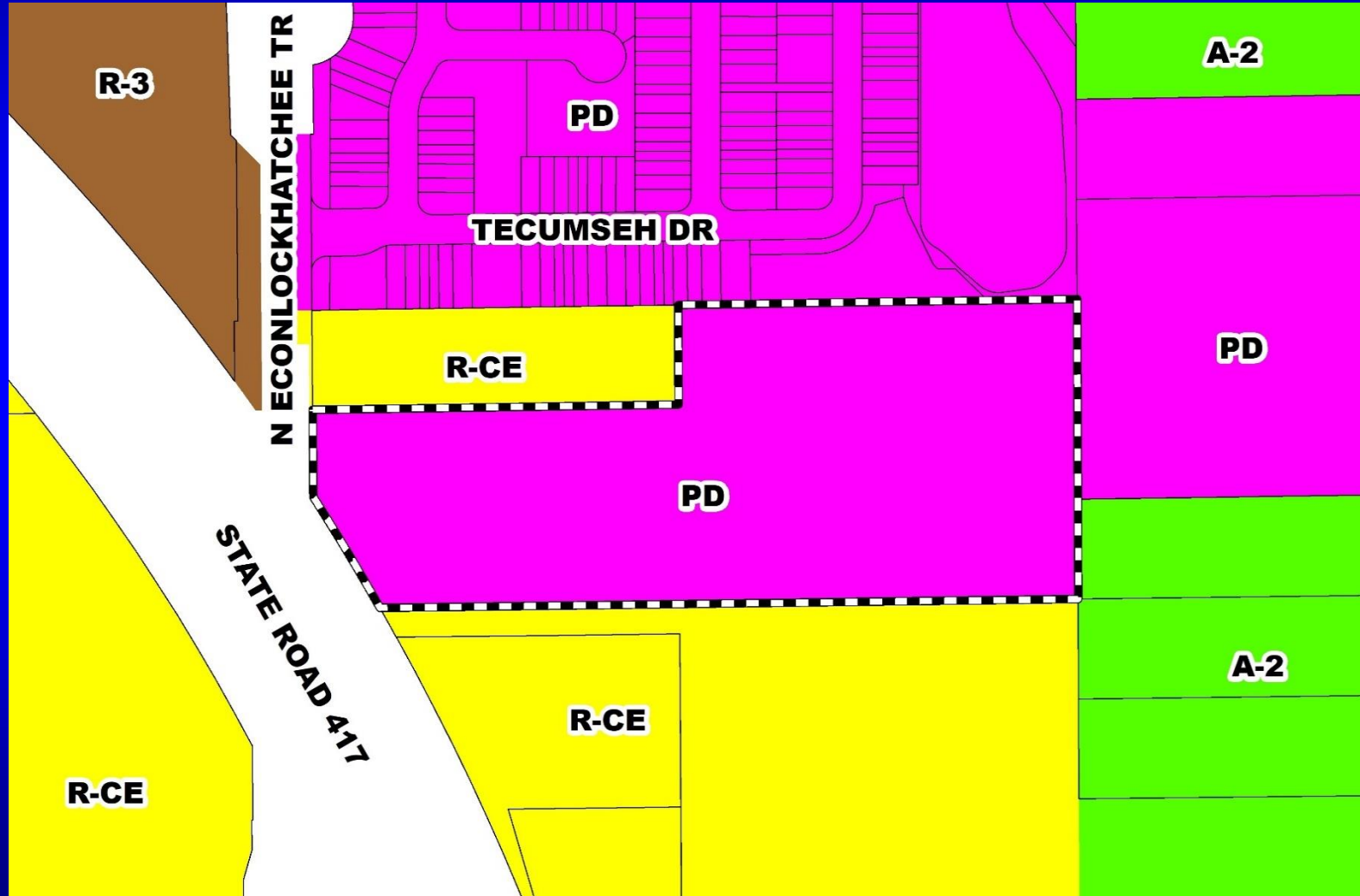
Planned Development / Land Use Plan

Future Land Use Map



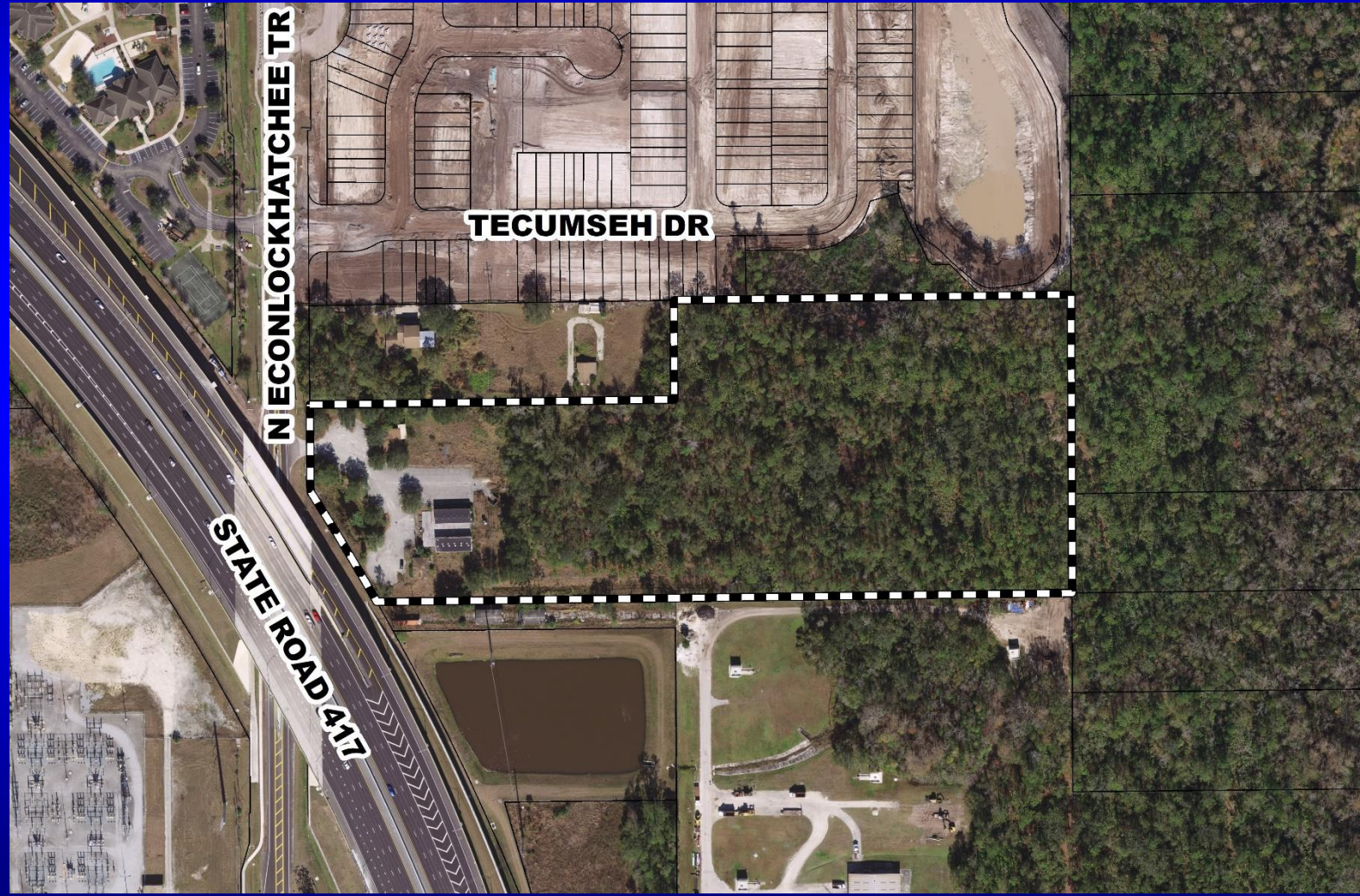


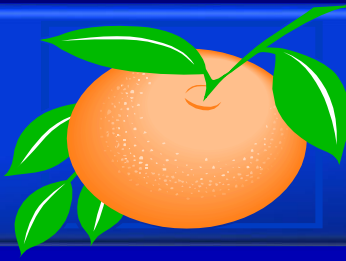
River Run at Valencia Planned Development / Land Use Plan Zoning Map



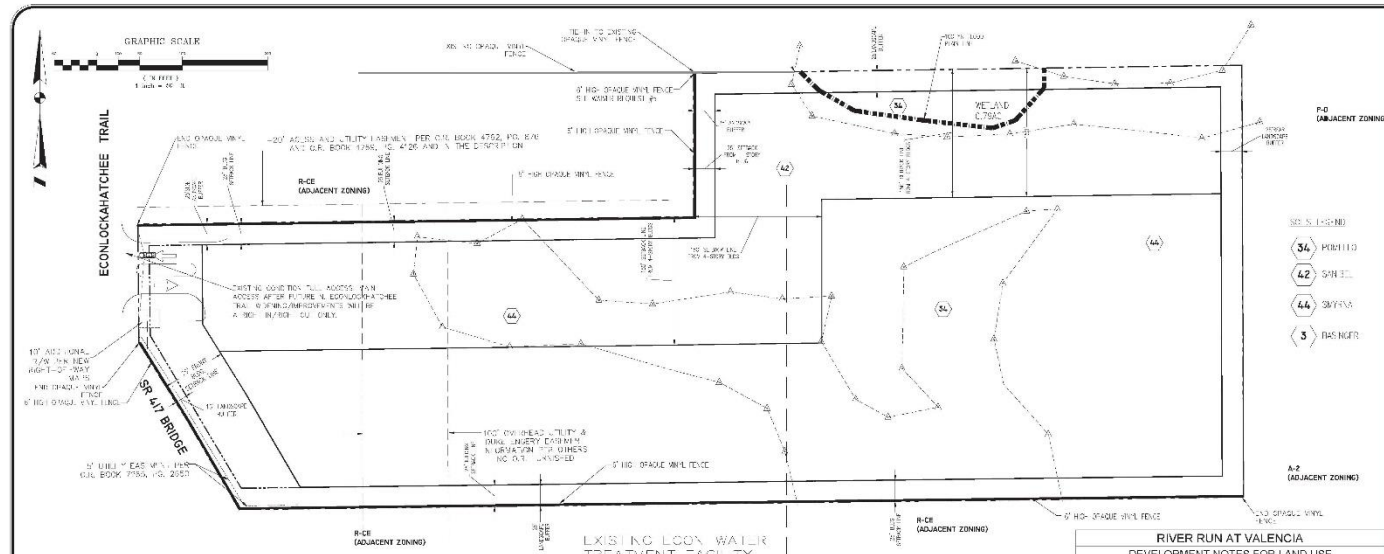


River Run at Valencia Planned Development / Land Use Plan Aerial Map





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 (LUPA #17 05 172)

- WAIVER 1:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-125(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 7 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 SR 417 BRIDGE. THE PROPOSED BUILDING HEIGHTS ARE 4 TO 5 STORIES. THE PROPOSED BUILDING HEIGHTS ARE 4 TO 5 STORIES. THE PROPOSED BUILDING HEIGHTS ARE 4 TO 5 STORIES. THE PROPOSED BUILDING HEIGHTS ARE 4 TO 5 STORIES.
- WAIVER 2:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-125(B) STUDENT HOUSING, SUBSECTION (D) 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 7 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 SR 417 BRIDGE. THE PROPOSED BUILDING HEIGHTS ARE 4 TO 5 STORIES. THE PROPOSED BUILDING HEIGHTS ARE 4 TO 5 STORIES. THE PROPOSED BUILDING HEIGHTS ARE 4 TO 5 STORIES.
- WAIVER 3:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-125(B) IS REQUESTED TO ELIMINATE THE 6' HIGH MASONRY, BRICK OR BLOCK WALL WHERE THE CONSERVATION AREA IS LOCATED ALONG THE NORTHERNEAST BORDER. LOCATION OF THE CONSERVATION AREA WILL BE DETERMINED BY THE DEVELOPER.
- JUSTIFICATION:** CONSTRUCTION OF A WALL ALONG THE POSITION OF THE NORTHERNEAST BORDER, INTERSECTING WITH A WETLAND WOULD CONSTITUTE A VIOLATION OF THE CLEAN WATER ACT AND THE CLEAN WATER ACT.
- WAIVER 4:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-125(B) STUDENT HOUSING, SUBSECTION (D) IS REQUESTED TO ADJUST DENSITY CALCULATION IN THE COMPREHENSIVE POLICY PLAN, POLY PLAN 1.2, SUBSECTION (F) WHEREAS STUDENT HOUSING DENSITY IS CALCULATED AS FOUR BEDROOMS EQUAL ONE MULTIFAMILY UNIT, IN LIEU OF ONE BEDROOM COUNTING AS ONE HALF DWELLING UNIT.
- JUSTIFICATION:** THERE EXISTS A CONFLICT BETWEEN THE ABOVE NOTED ORANGE COUNTY CODE AND THE COMPREHENSIVE POLICY PLAN. THE COMPREHENSIVE POLICY PLAN CALCULATES DENSITY AT 4 BEDROOMS PER UNIT VS THE CODE THAT CALCULATES AT 2 BEDROOMS PER UNIT. THE PURPOSE OF THIS WAIVER IS TO BRING CONSISTENCY BETWEEN THE CODE AND THE PREVIOUSLY APPROVED WAIVER.

ECOLOGICAL NOTES: THE ECOLOGICAL ASSESSMENT DATED 02/20/2017 FOUND NO CYCLOPS 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 TOP SURVEY WILL BE CONDUCTED NO SOONER THAN 30 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 5:** A WAIVER FROM ORANGE COUNTY CODE 38-125(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 BORDERS 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 00 020
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. PER ACRE	114 UNITS
PROPOSED DENSITY	104.8 UNITS/AC
MINIMUM S.F.P. OF LIVING AREA	500 SQ. FT.
MINIMUM TOTAL NO. OF BEDS	456 BEDS
ORANGE COUNTY CODES FOR WETLANDS TO BE PRESERVED	5.78 AC
FEAR, SWAN & CROSBY WETLANDS (INCLUDING TREATED WETLANDS)	10.78 AC
WETLANDS BUFFER PROVISION	0.01 AC
PROPOSED BUILDING SETBACKS FROM PROPERTY LINES	
FRONT	75.0 FT
REAR	75.0 FT
18' CITY CLUBHOUSE SETBACK ON NORTH SIDE	75.0 FT
4 STORY APT. B.D.S. SETBACK FROM SOUTH PROPERTY LINE	25.0 FT
4 STORY APT. B.D.S. SETBACK FROM NORTH PROPERTY LINE	100.0 FT
MINIMUM SETBACK FROM WETLANDS	15.0 FT
FRONT	25.0 FT
REAR	25.0 FT
SIDE	25.0 FT
WETLANDS BUFFER	25.0 FT
SETBACK SERVICES PROVIDED	
WATER	ORANGE COUNTY UTILITIES
SEWER	ORANGE COUNTY UTILITIES

WOLFARTH CONSULTING GROUP LLC
 11000 W. BOYD BLVD., SUITE 100
 BOYD, FLORIDA 32708
 TEL: 407.731.1111
 FAX: 407.731.1112
 WWW.WOLFARTHCONSULTING.COM

LAND USE PLAN
 RIVER RUN AT VALENCIA
 ORANGE COUNTY, FLORIDA

LAND USE PLAN

DATE: 11/15/2017
 DRAWN BY: J. WOLFARTH
 CHECKED BY: J. WOLFARTH
 SCALE: AS SHOWN

X GROUP
 11000 W. BOYD BLVD., SUITE 100
 BOYD, FLORIDA 32708
 TEL: 407.731.1111
 FAX: 407.731.1112
 WWW.XGROUP.COM



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

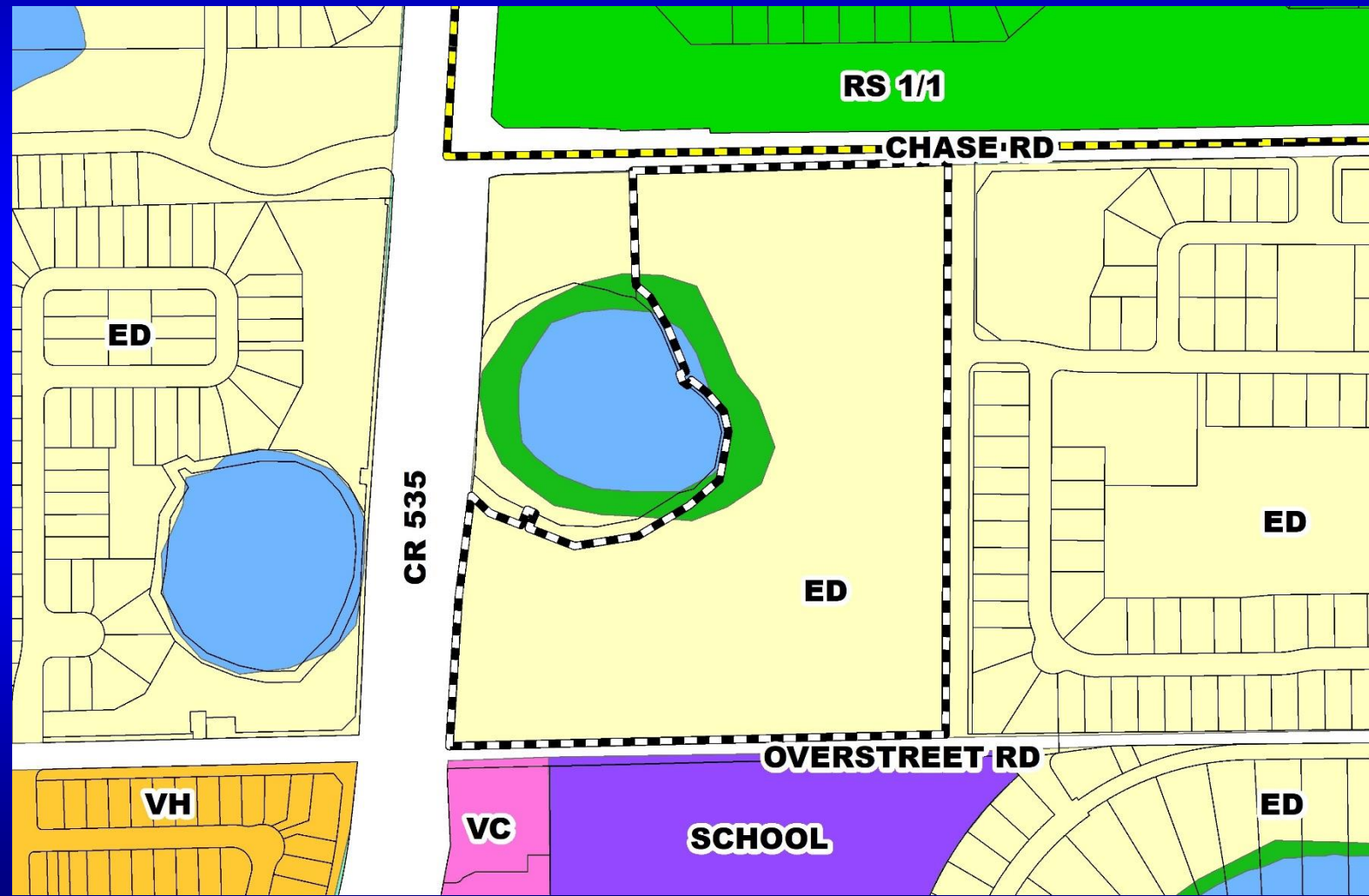


Summerchase Planned Development / Land Use Plan

- 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.

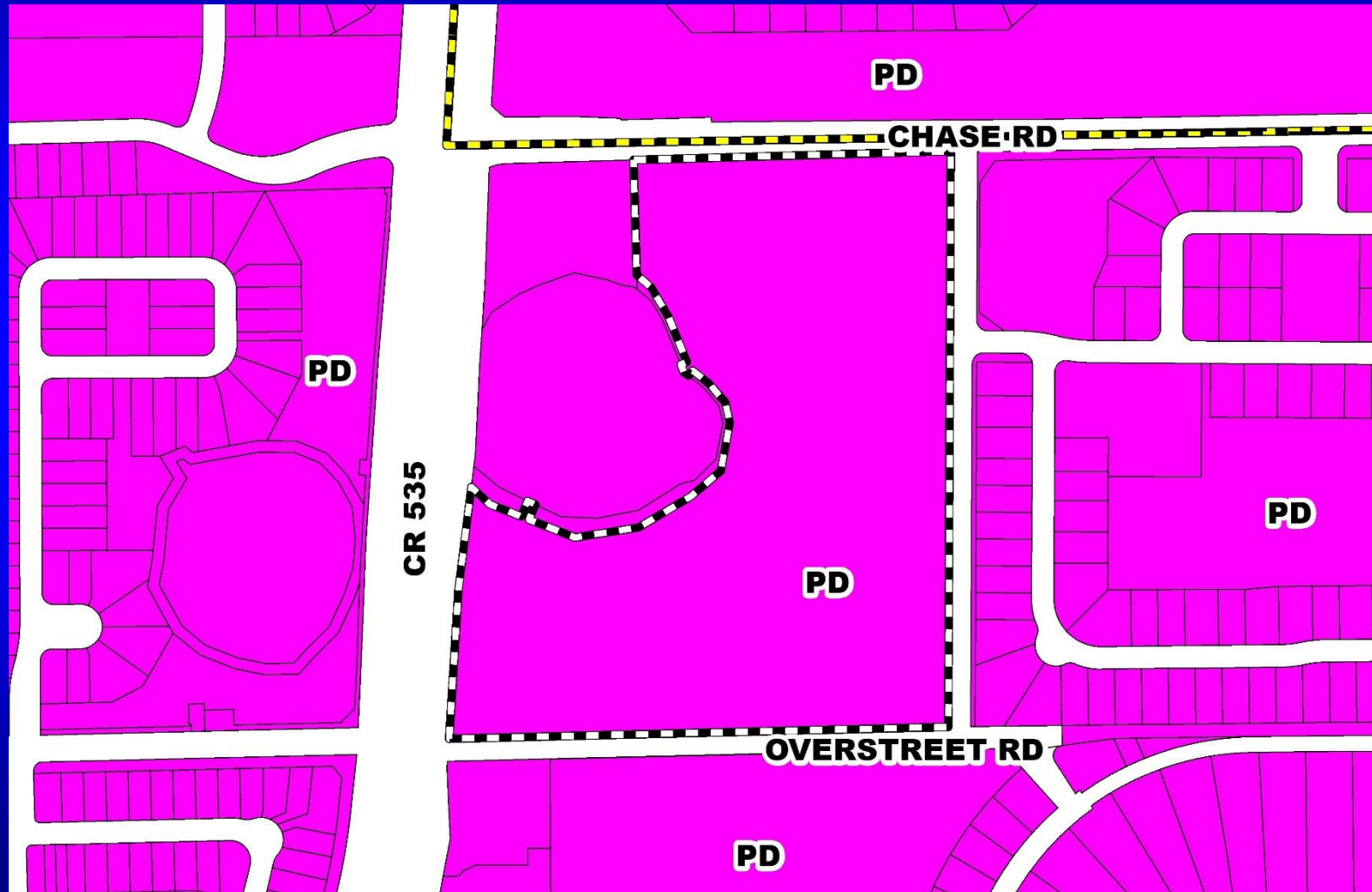


Summerchase Planned Development / Land Use Plan Future Land Use Map



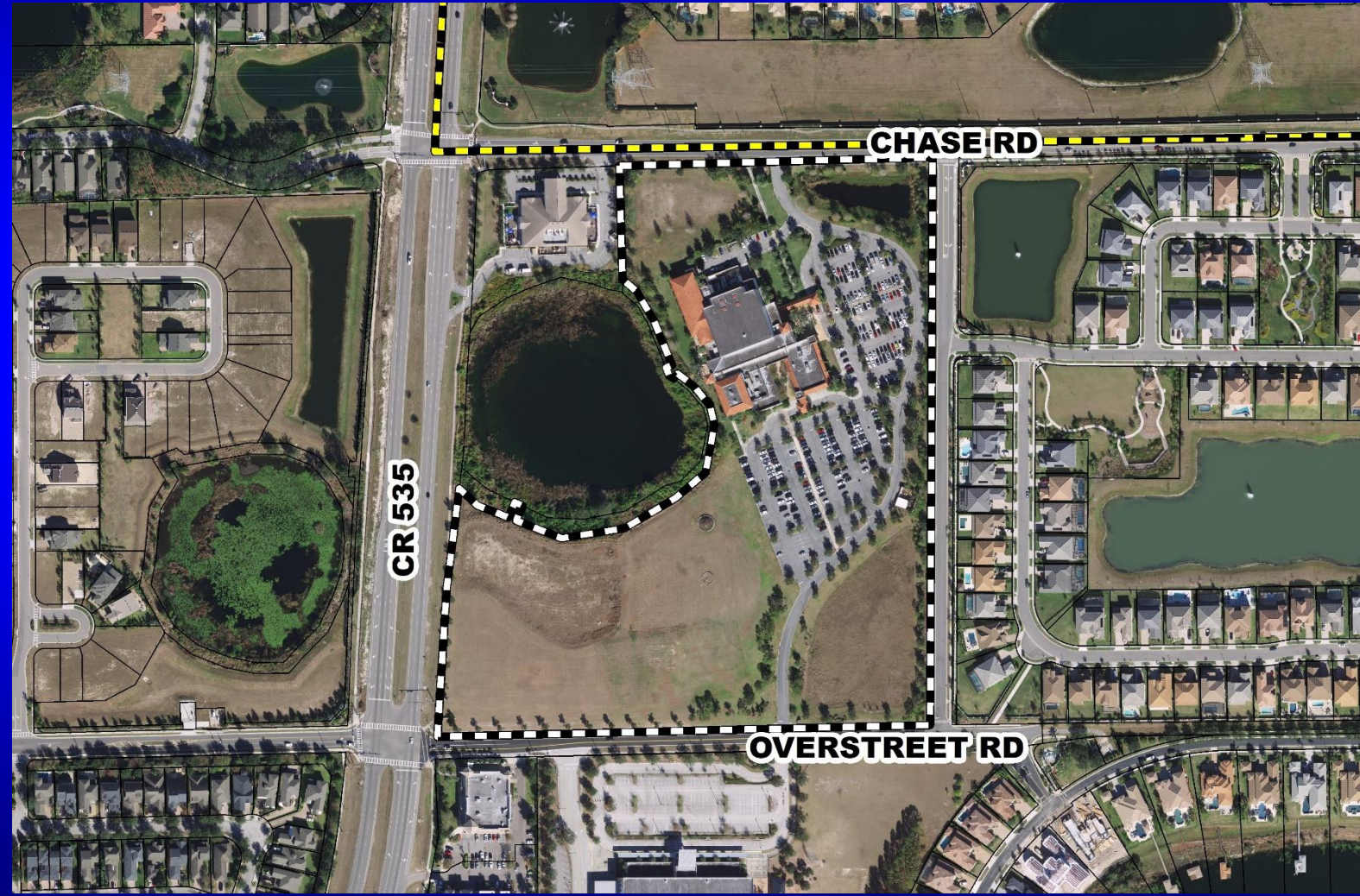


Summerchase Planned Development / Land Use Plan Zoning Map





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

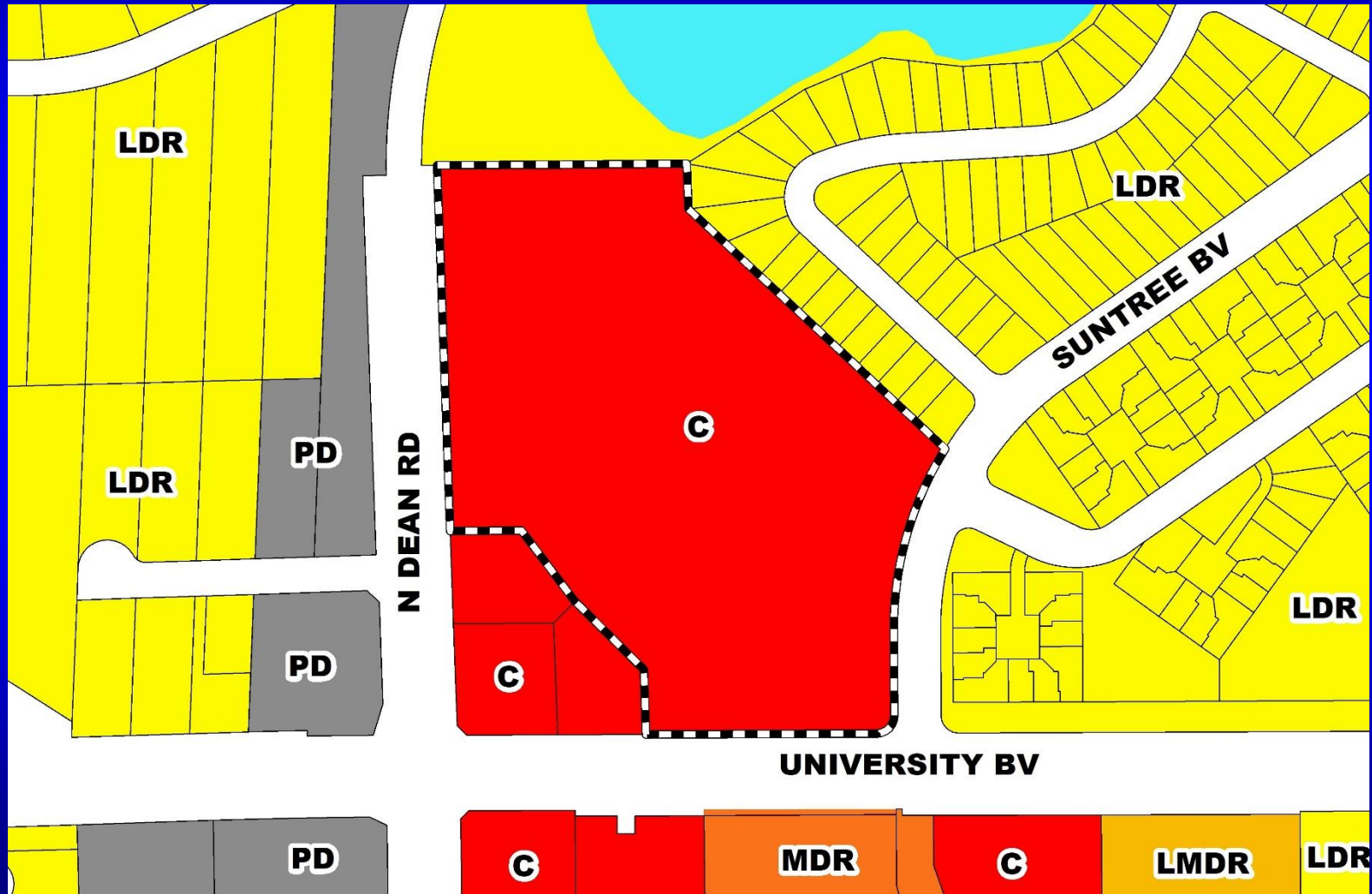


Pegasus Place Planned Development / Land Use Plan

- 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.

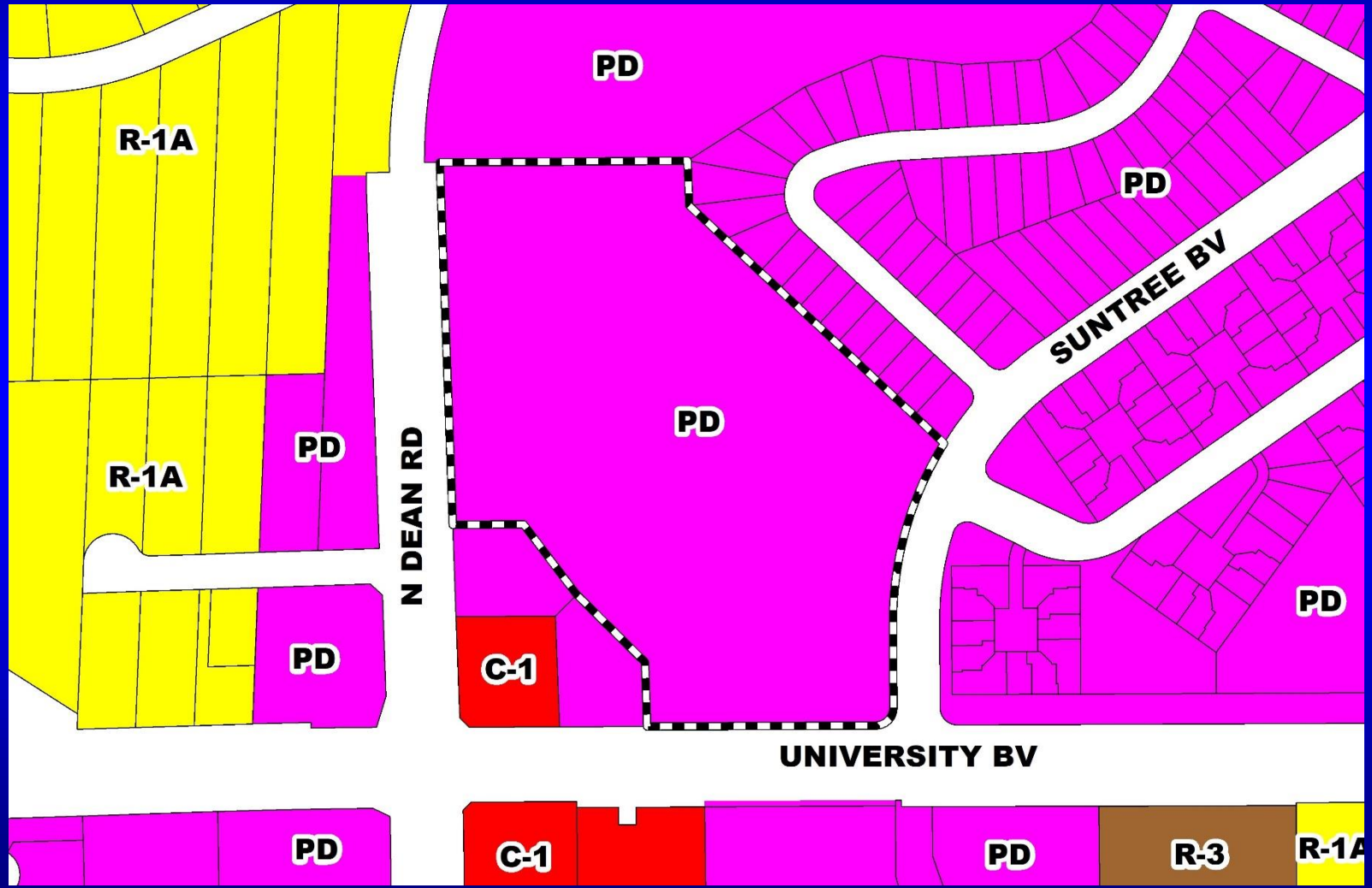


Pegasus Place Planned Development / Land Use Plan Future Land Use Map





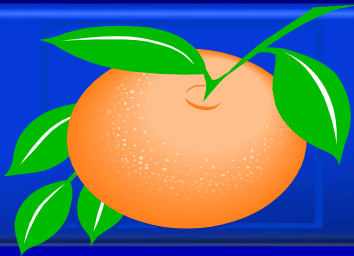
Pegasus Place Planned Development / Land Use Plan Zoning Map





Pegasus Place Planned Development / Land Use Plan Aerial Map



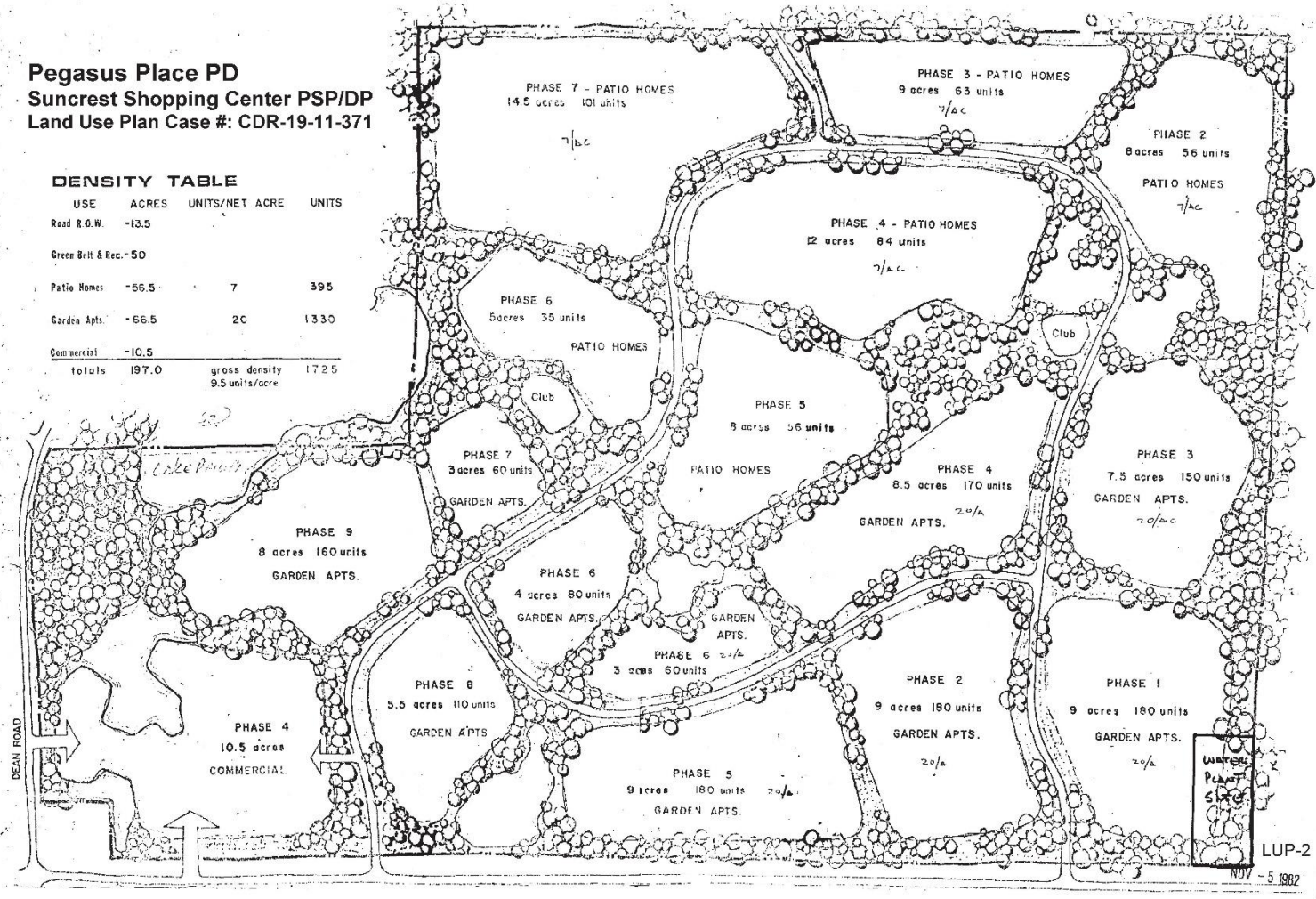


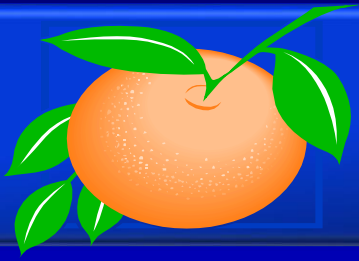
Pegasus Place Planned Development / Land Use Plan Overall Land Use Plan

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