

*Board of County Commissioners*

# Public Hearings

**June 2, 2020**

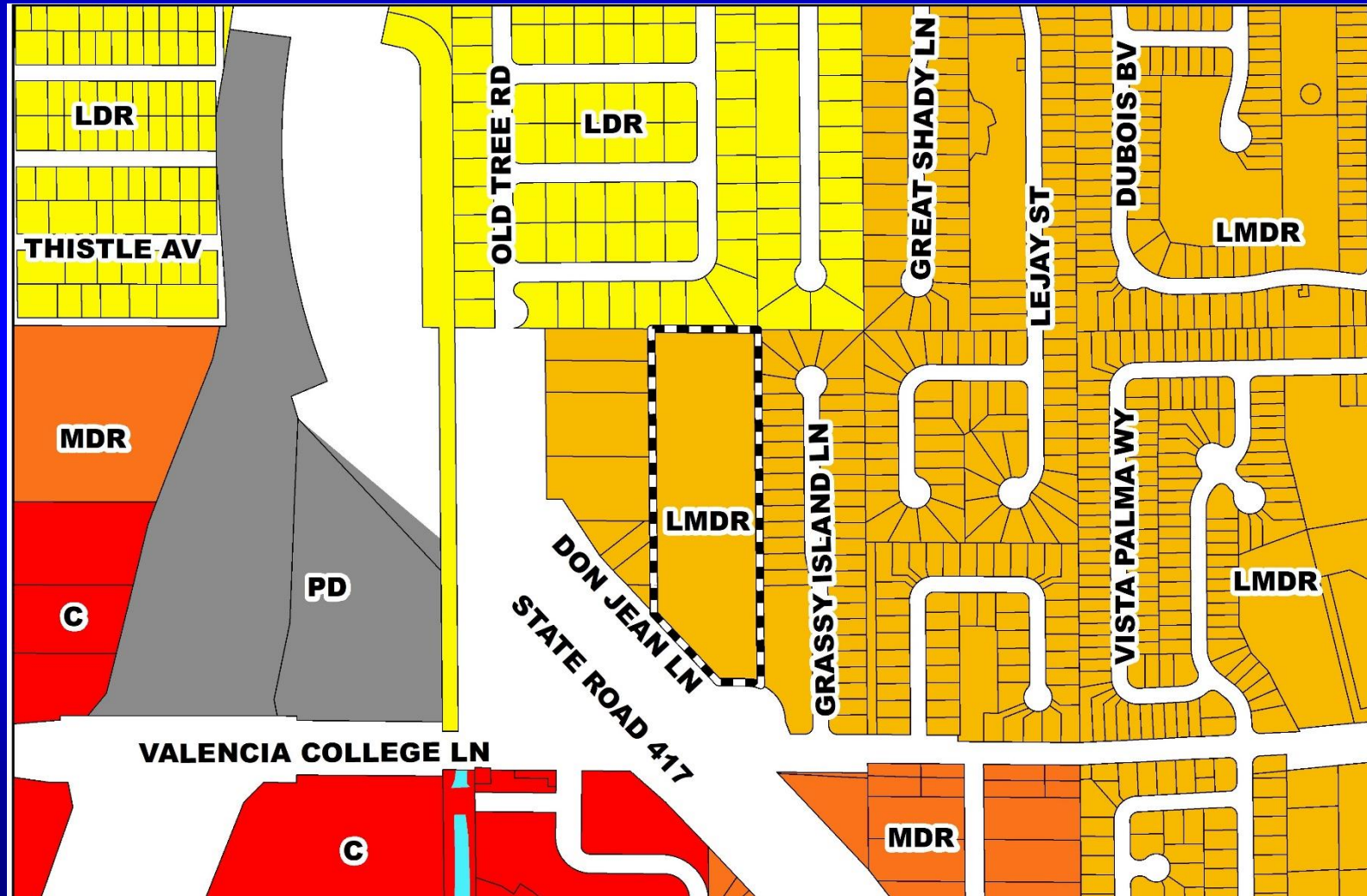


## Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan

- 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.

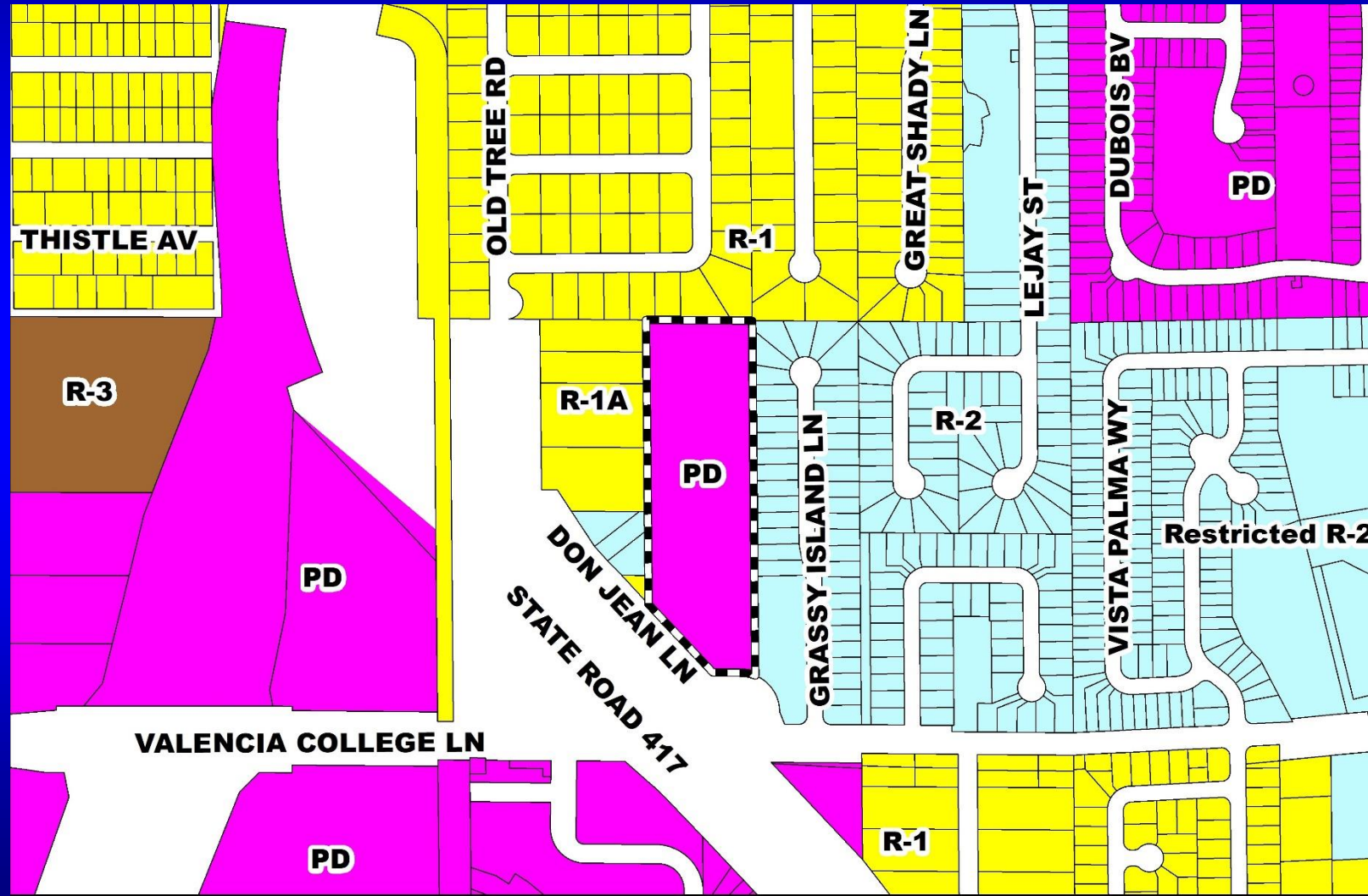


# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Future Land Use Map



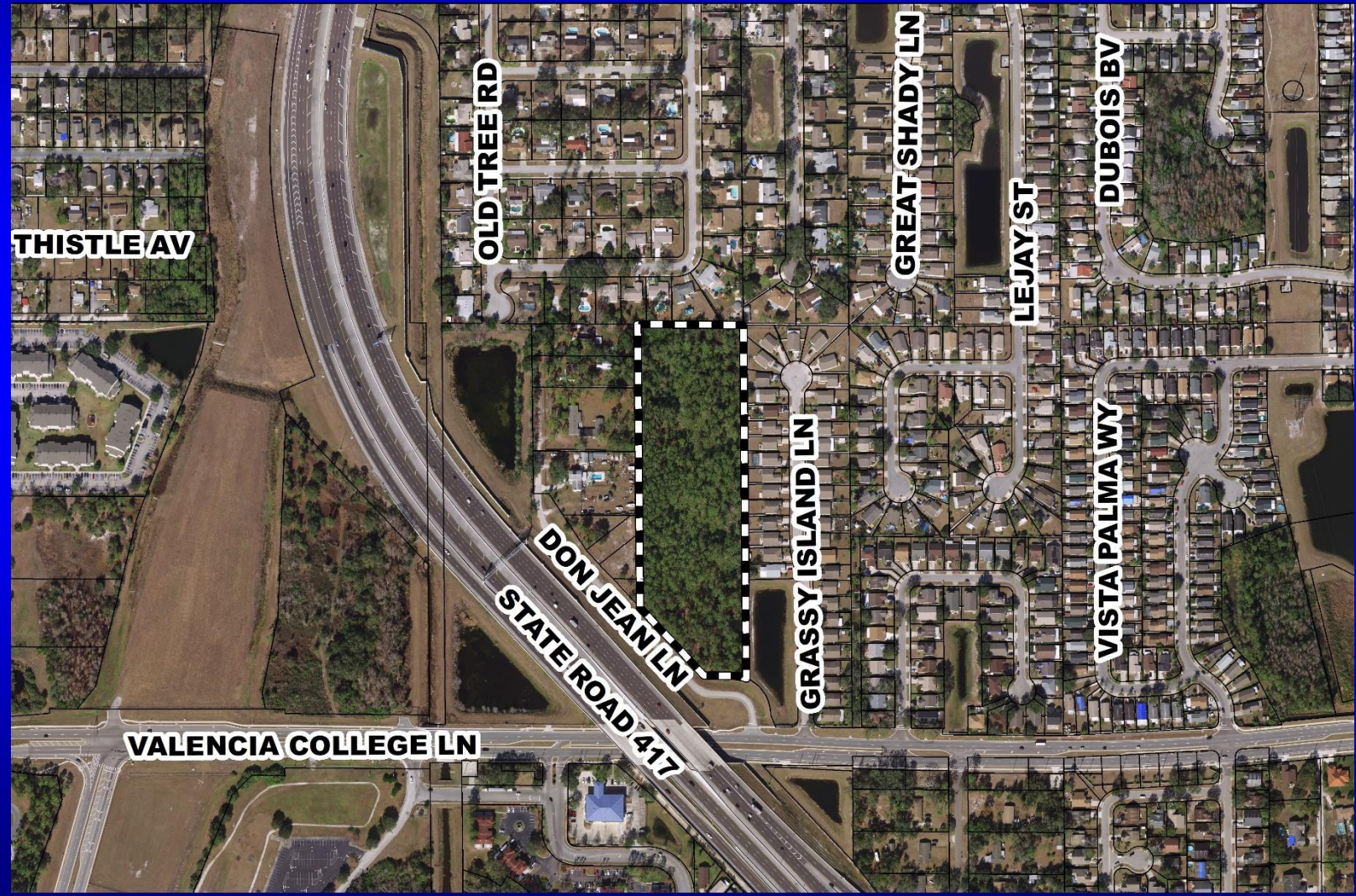


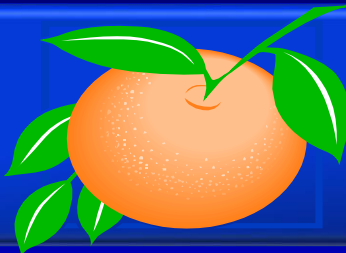
# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Zoning Map





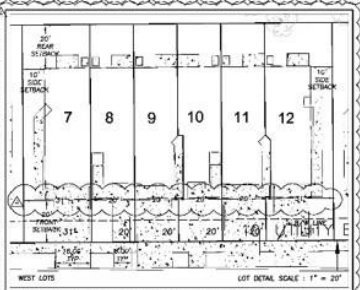
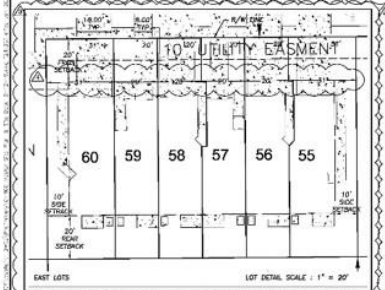
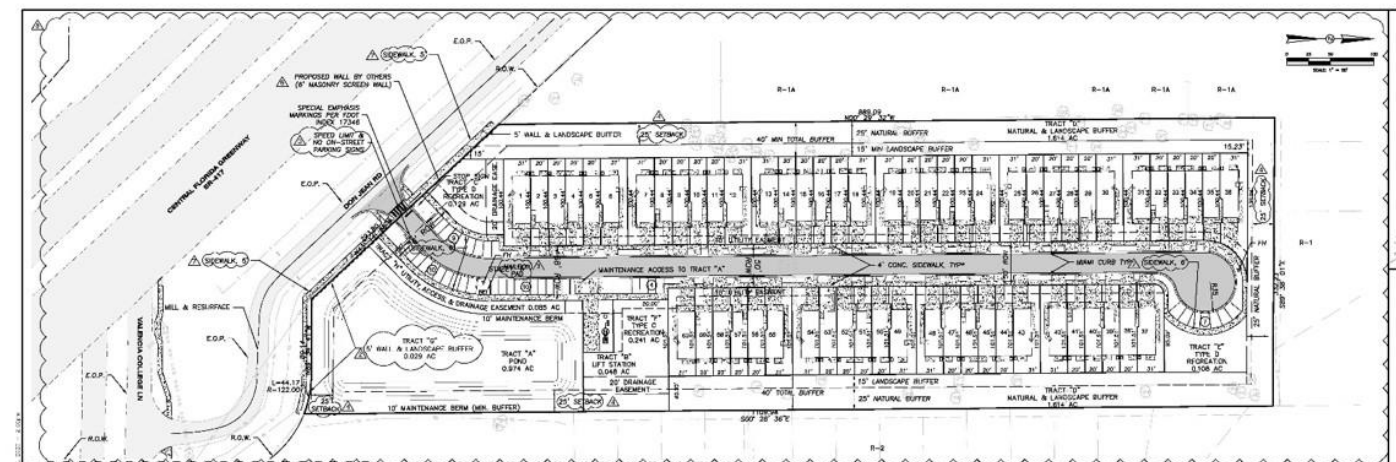
# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Aerial Map





# 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

REQUIRED SPACE:  
 1. ALL SPACES AND DRIVEWAYS SHALL BE PROPERLY GRADED AND PAVED TO MEET COUNTY REQUIREMENTS.  
 2. DRIVEWAY SPACING SHALL COMPLY WITH CHAPTER 25.23-25 OF THE COUNTY CODE.  
 3. GENERAL DRIVEWAY SPACING SHALL BE 20'-0".

**PARKING CALCULATIONS:**  
 PER ORANGE COUNTY LOT 20-1476  
 100 SPACES = 1.000 SQ. FT. OF PARKING AREA  
 140 SPACES = 1.400 SQ. FT. OF PARKING AREA  
 1.000 SQ. FT. OF PARKING AREA = 100 SPACES  
 1.400 SQ. FT. OF PARKING AREA = 140 SPACES

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/ACRE)	0.465 ACRES
PROHIBITED SCHOOL POPULATION (50 DOLLING UNITS = 8.044 STUDENTS)	20 STUDENTS
1/2 AC. AVERAGE DAILY TRAFFIC (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 OAC-18-01-009
MINIMUM LOT AREA	1,000 S.F.

**STREET SIGNS**

NO LEFT TURN  
 STOP  
 SPEED LIMIT 5

NO 30' x 30' W/ Q3 STREET NAME SIGNS PERMITTED

**OPEN SPACE CALCULATIONS:**

ITEM	AREA (AC.)	MAINTENANCE	OPEN SPACE	RECREATION AREA	OWNERSHIP
A STORM WATER POND	0.974	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.	1.074		H.G.A.
E TYPE D RECREATION	0.108	H.G.A.	0.108	0.108	H.G.A.
F TYPE C 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.
<b>TOTALS</b>	<b>7.892</b>		<b>2.701</b>	<b>0.463</b>	

**RECREATION SPACE CALCULATIONS:**

ITEM	AREA (AC.)	MAINTENANCE	OPEN SPACE	RECREATION AREA	OWNERSHIP
A STORM WATER POND	0.974	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.	1.074		H.G.A.
E TYPE D RECREATION	0.108	H.G.A.	0.108	0.108	H.G.A.
F TYPE C 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.
<b>TOTALS</b>	<b>7.892</b>		<b>2.701</b>	<b>0.463</b>	

**TRACT TABLE**

TRACT	LAND USE	AREA (AC.)	MAINTENANCE	OPEN SPACE	RECREATION AREA	OWNERSHIP
A	STORM WATER POND	0.974	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.	1.074		H.G.A.
E	TYPE D RECREATION	0.108	H.G.A.	0.108	0.108	H.G.A.
F	TYPE C 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.
<b>TOTALS</b>	<b>7.892</b>		<b>2.701</b>	<b>0.463</b>		

**REMARKS:**

1. STORMWATER MANAGEMENT - TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITH AGREEMENT TO ALLOW USE HERETO BY MAINTENANCE FOR ADJACENT PARCELS.

2. ALL PERPENDICULAR PARKING SHALL BE THE RESPONSIBILITY OF THE HOA.

**SETBACKS TABLE**

FRONT	20'-0"
BACK	20'-0"
SELSIDESET	10'-0"
END LOTS	10'-0"
SIDE TO SIDE	20'-0"
NEAR TO REAR/FRONT TO FRONT	80'-0"

**GENERAL NOTES:**

1. ALL LOTS SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC IRRIGATION SYSTEM WITH SECTION 30-1877, ANY VARIATIONS FROM THIS CODE SHALL BE EXPRESSLY APPROVED BY THE PLANNING BOARD AND NOT BEIN EXPRESSLY APPROVED BY THE PLANNING BOARD.

2. ALL LOTS SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC IRRIGATION SYSTEM.

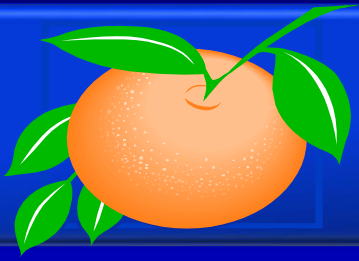
**HAMILTON**  
ENGINEERING & SURVEYING, INC.

MASTER SITE PLAN & SITE DATA

VALENCIA SUBDIVISION  
VALENCIA COLLEGE LANE, ORLANDO  
ORANGE COUNTY, FLORIDA

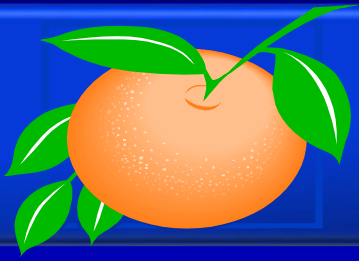
DATE: 01-23-2024  
SCALE: 1" = 40'

C-400



# 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.

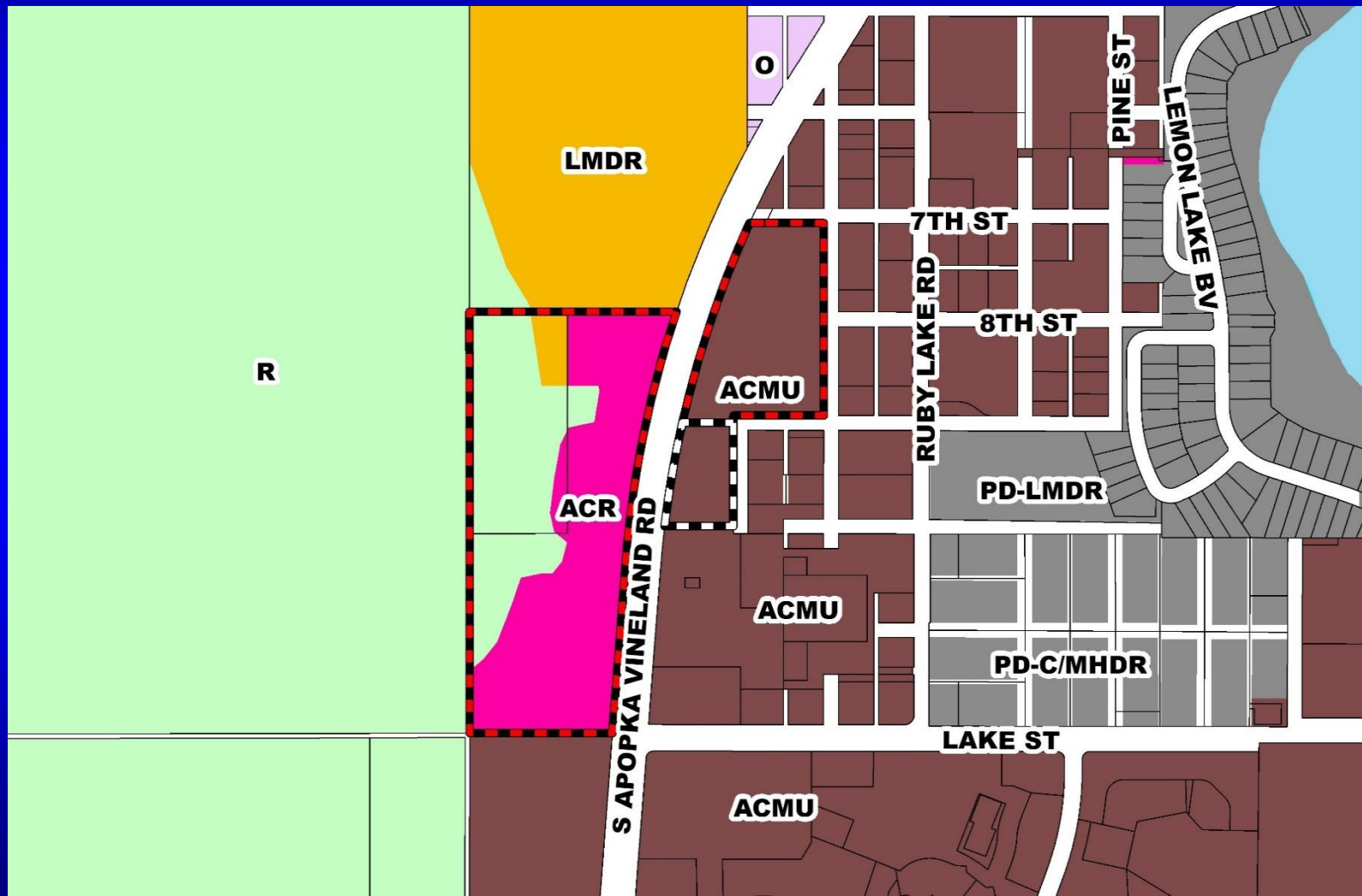


# Davis Planned Development / Land Use Plan

- 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.

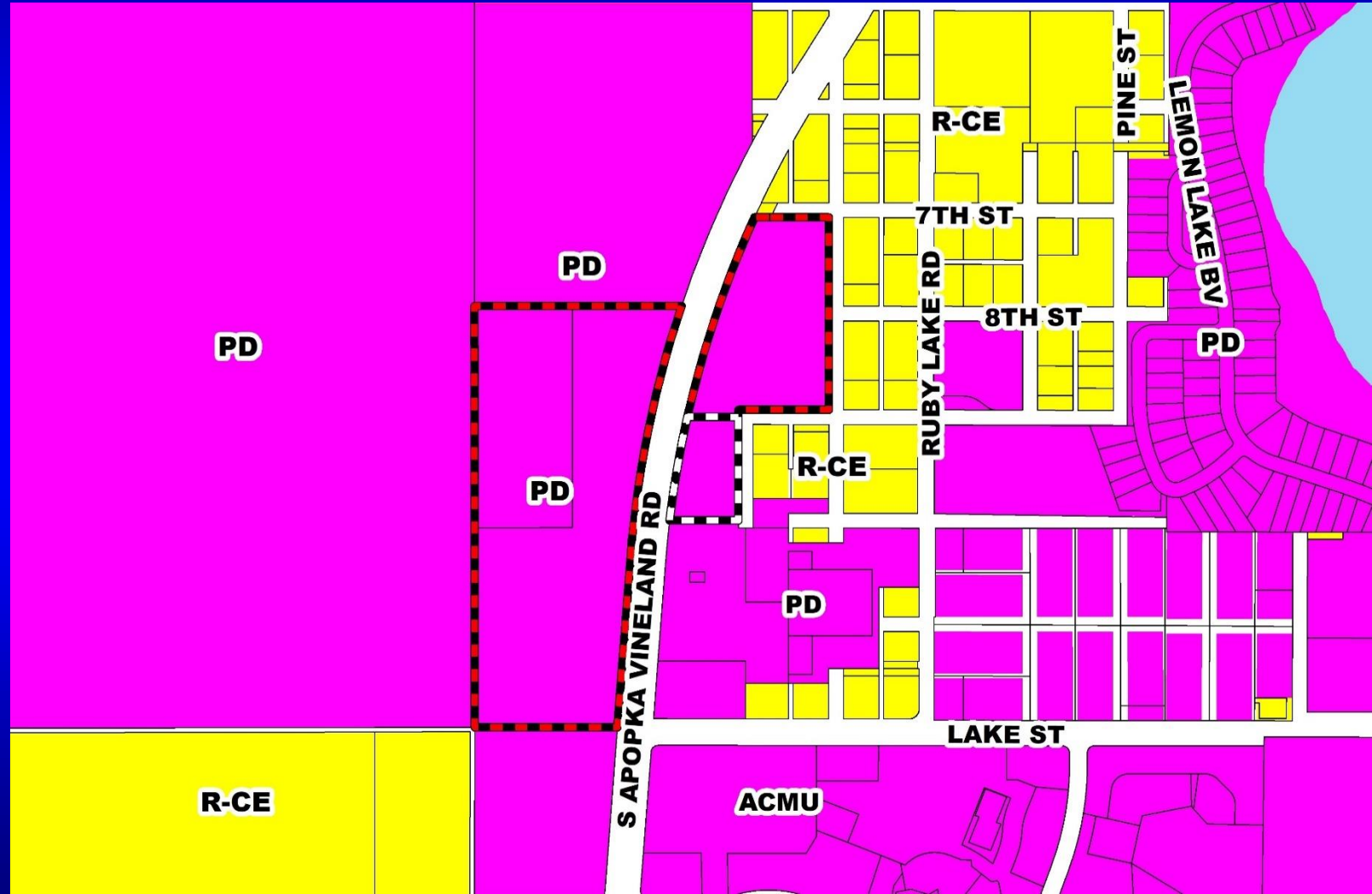


# Davis Planned Development / Land Use Plan Future Land Use Map



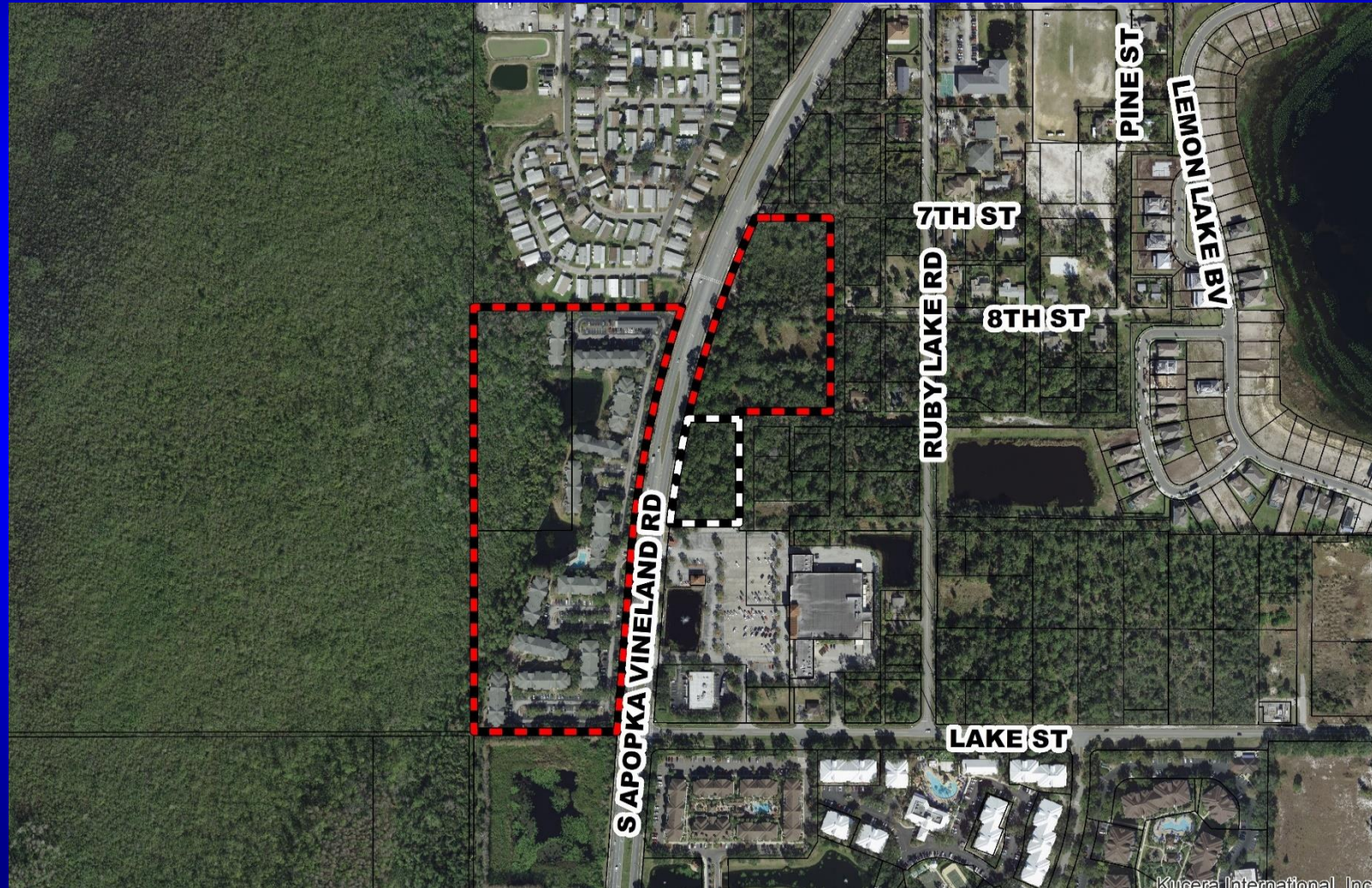


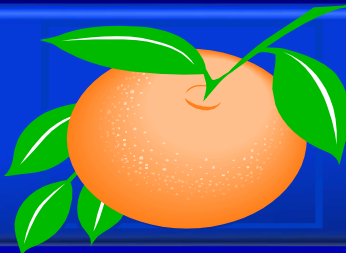
# Davis Planned Development / Land Use Plan Zoning Map



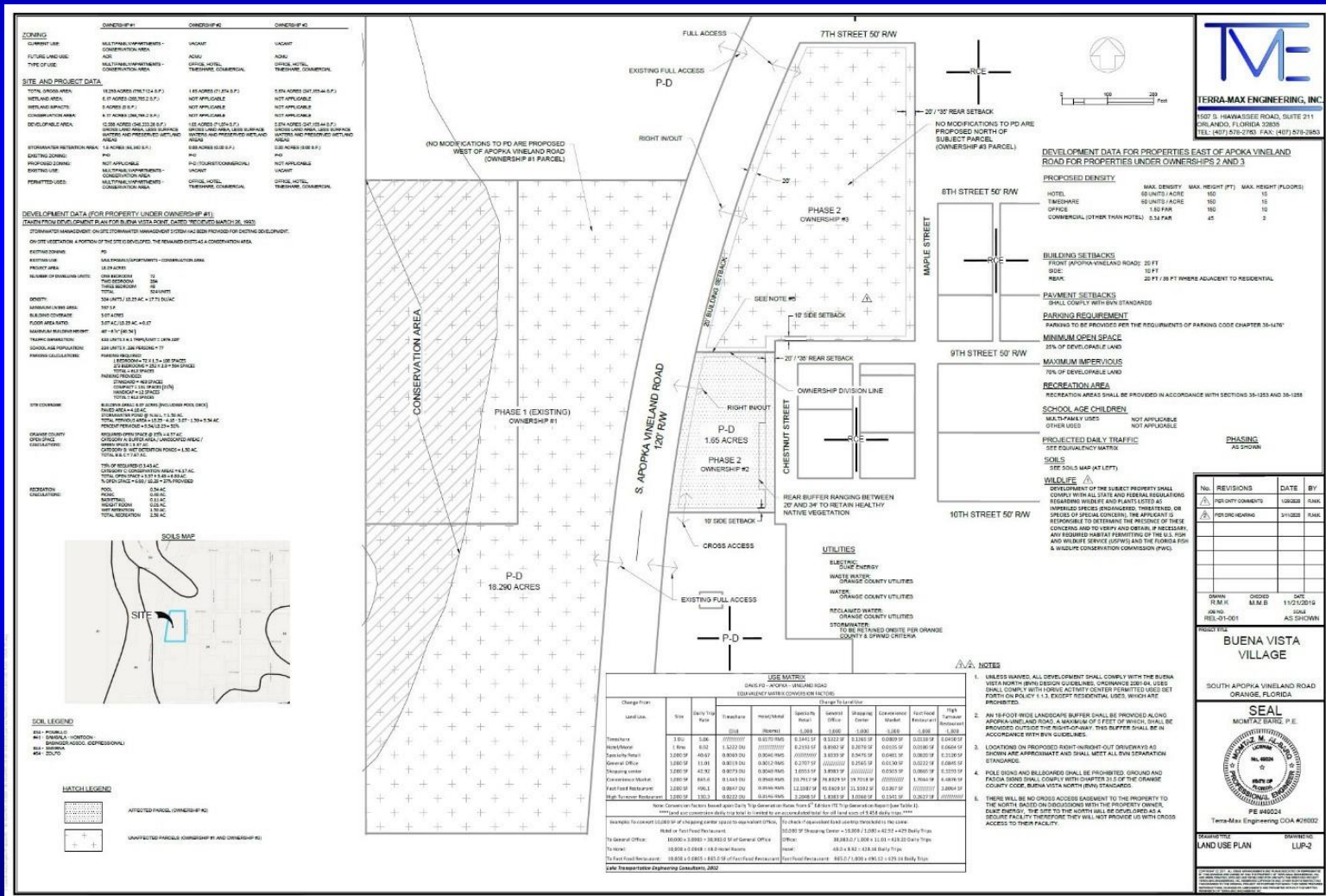


# Davis Planned Development / Land Use Plan Aerial Map





# Davis Planned Development / Land Use Plan Overall Land Use Plan



NO.	REVISIONS	DATE	BY
1	ISSUE FOR PERMITS	12/28/2016	RML
2	ISSUE FOR PERMITS	01/28/2017	RML

OWNER: BUENA VISTA VILLAGE  
 PROJECT: SOUTH APOKA VINELAND ROAD  
 SHEET: 01 OF 01  
 DATE: 11/21/2016  
 DRAWN: RML  
 CHECKED: MMB  
 DATE: 11/21/2016  
 REVISION: 01  
 AS SHOWN

**SEAL**

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 NO. 10000  
 PE 40024  
 TerraMax Engineering, Inc. #10000

**PROFESSIONAL LAND USE PLAN**

**DATE:** 11/21/2016



# 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**



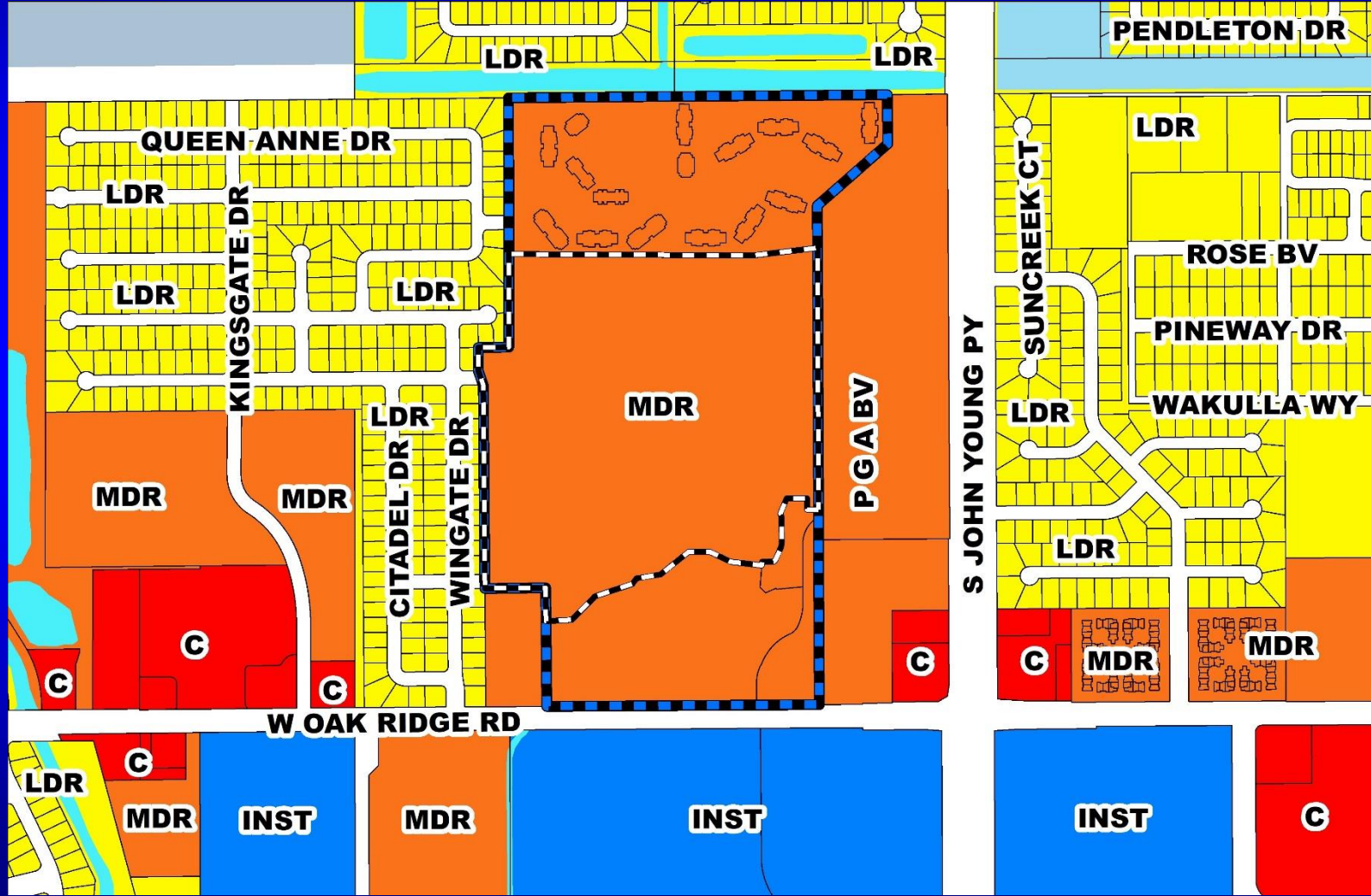


## **Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan**

- 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.

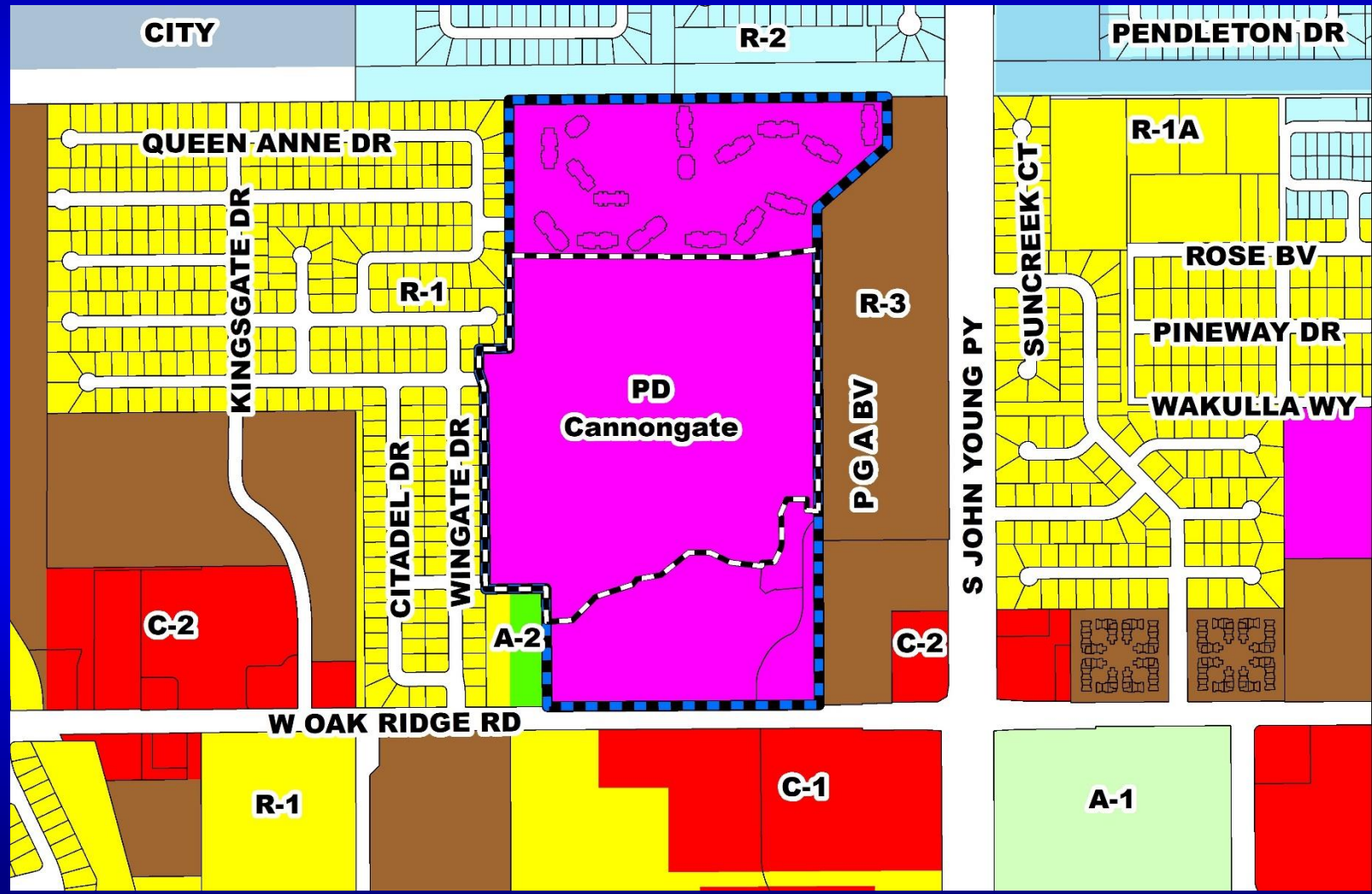


# Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Future Land Use Map



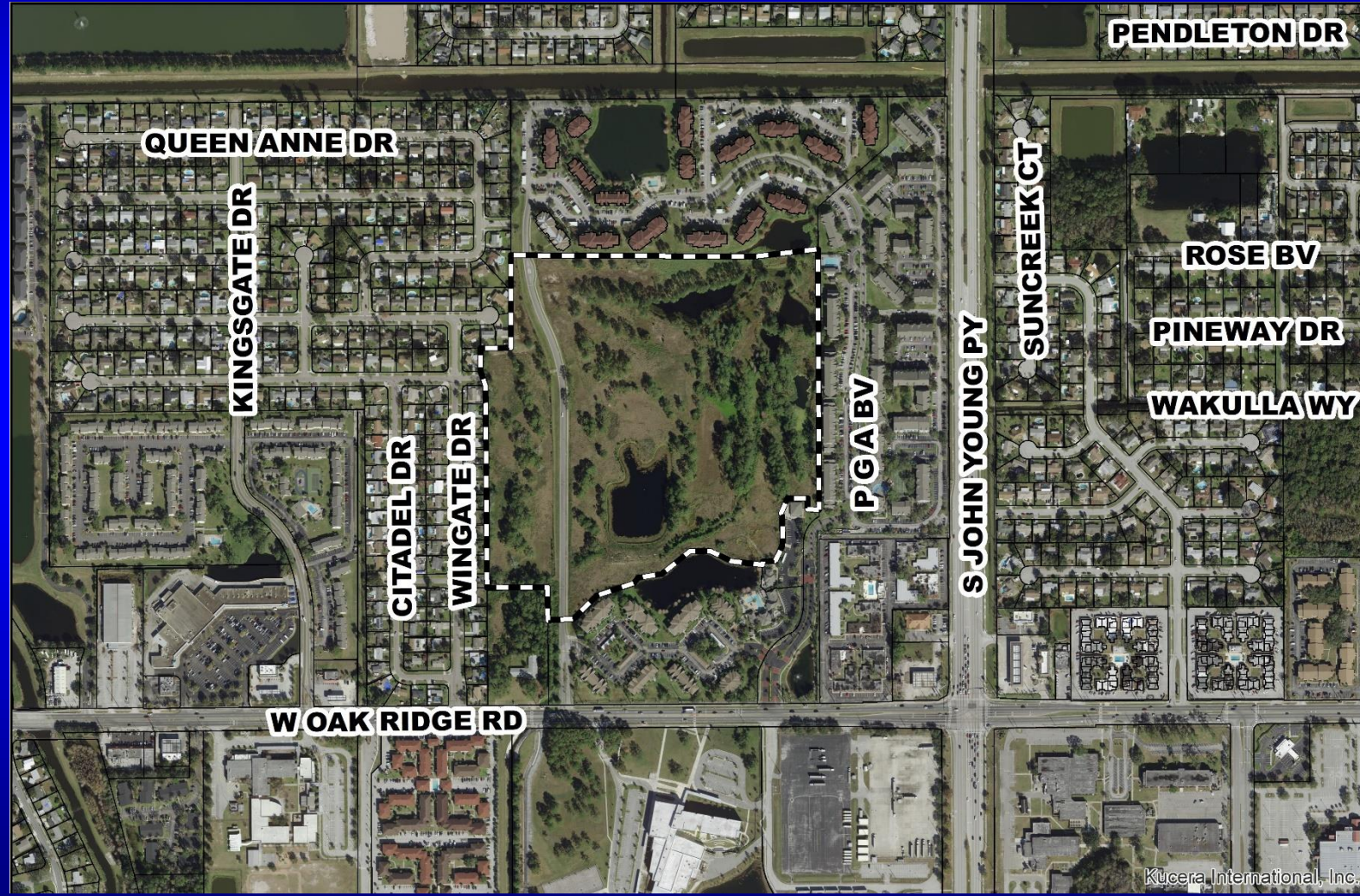


# Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Zoning Map



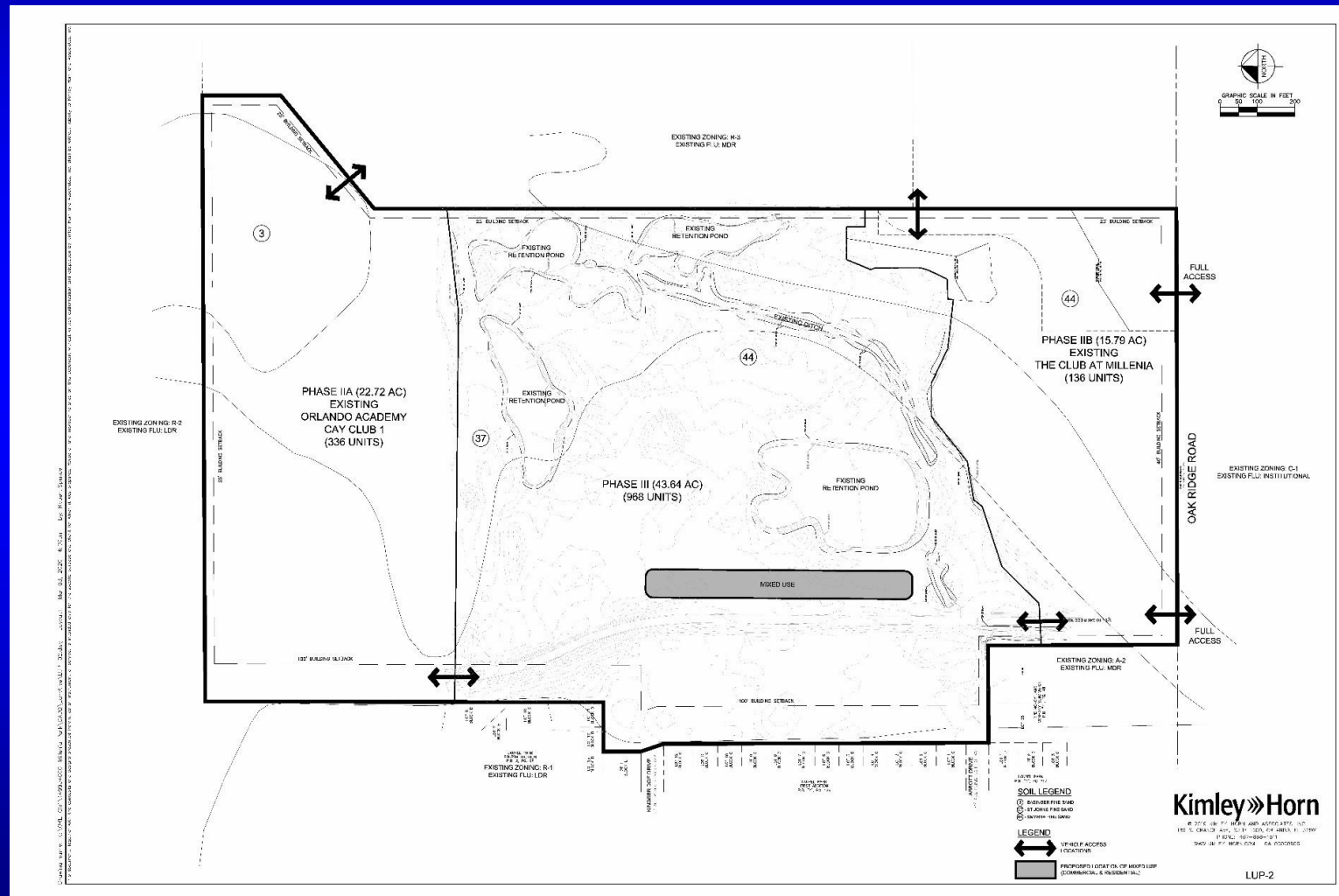


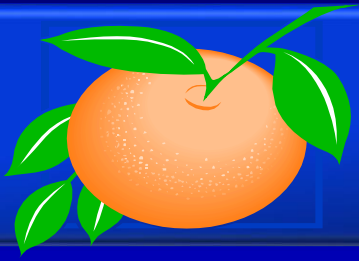
# Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Aerial Map





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

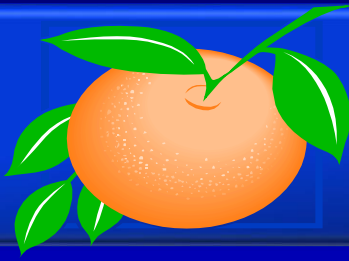




# Action Requested

**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**

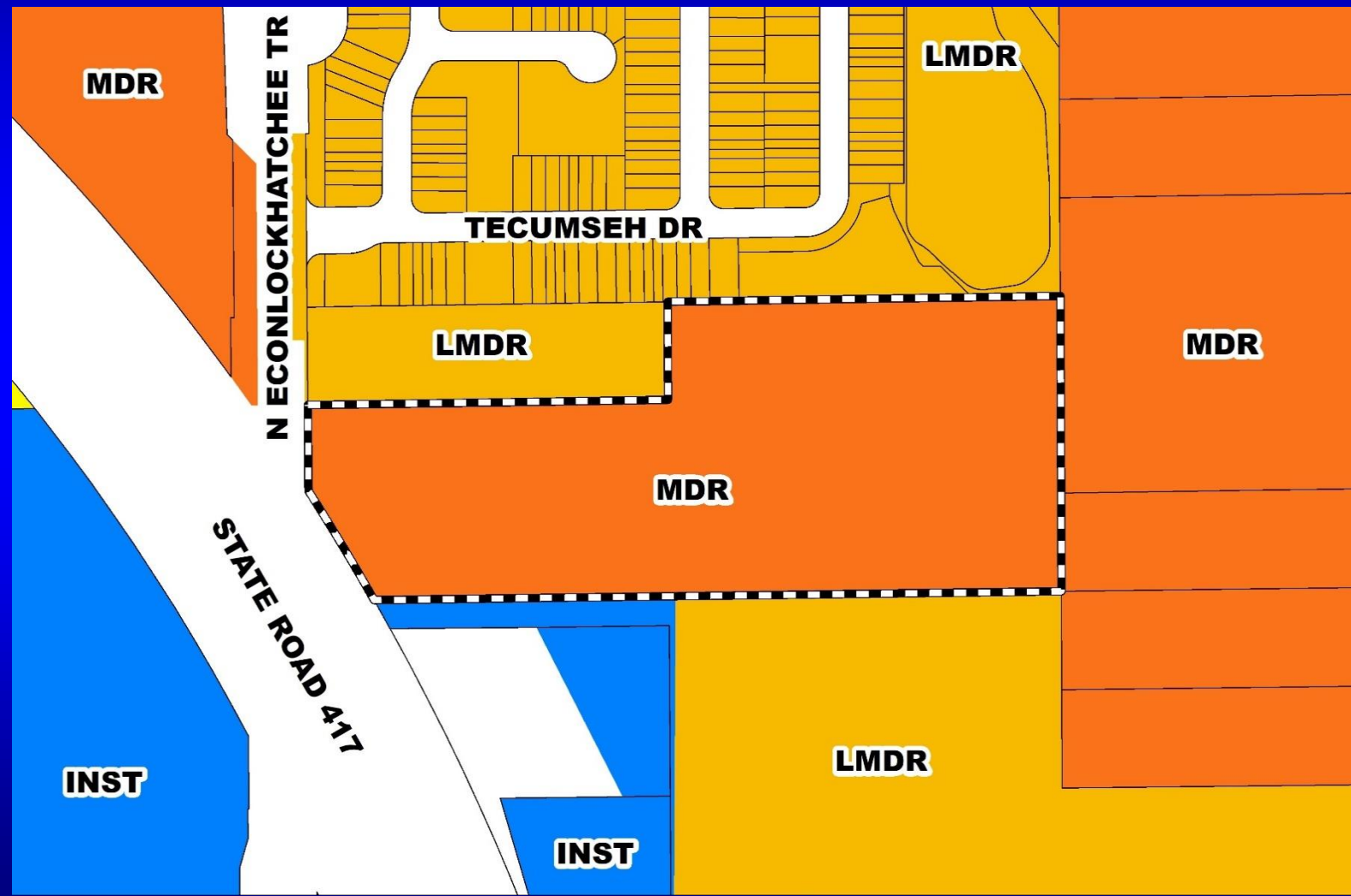
- Case:** CDR-19-09-312
- Project Name:** River Run at Valencia Planned Development
- Applicant:** Ian McCook, Nvision Development Management Services
- District:** 3
- Acreage:** 12.30 gross acres
- Location:** Generally located north of SR 417 and east of Econlockhatchee Trail
- Request:** To use request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

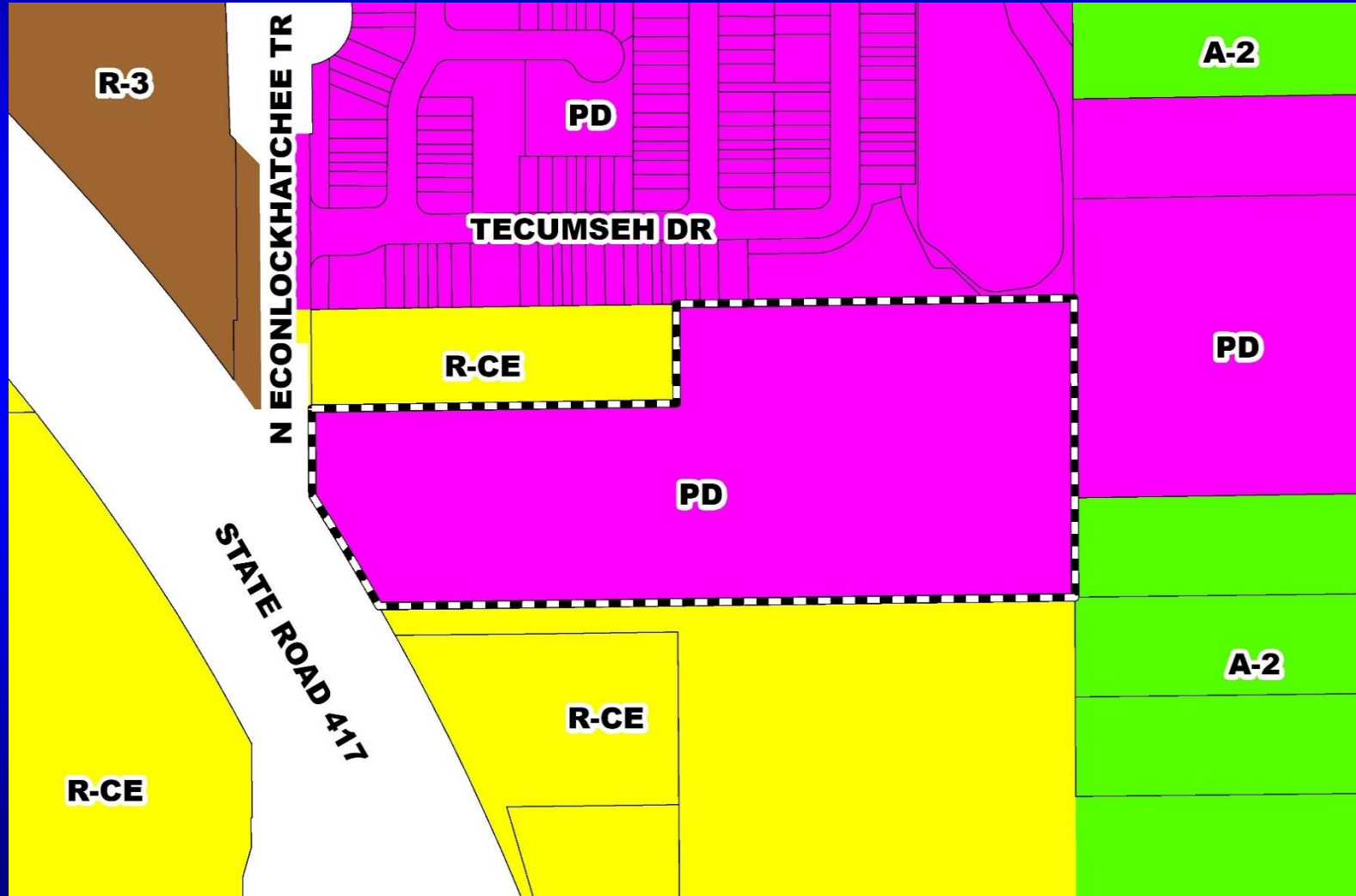
### Future Land Use Map





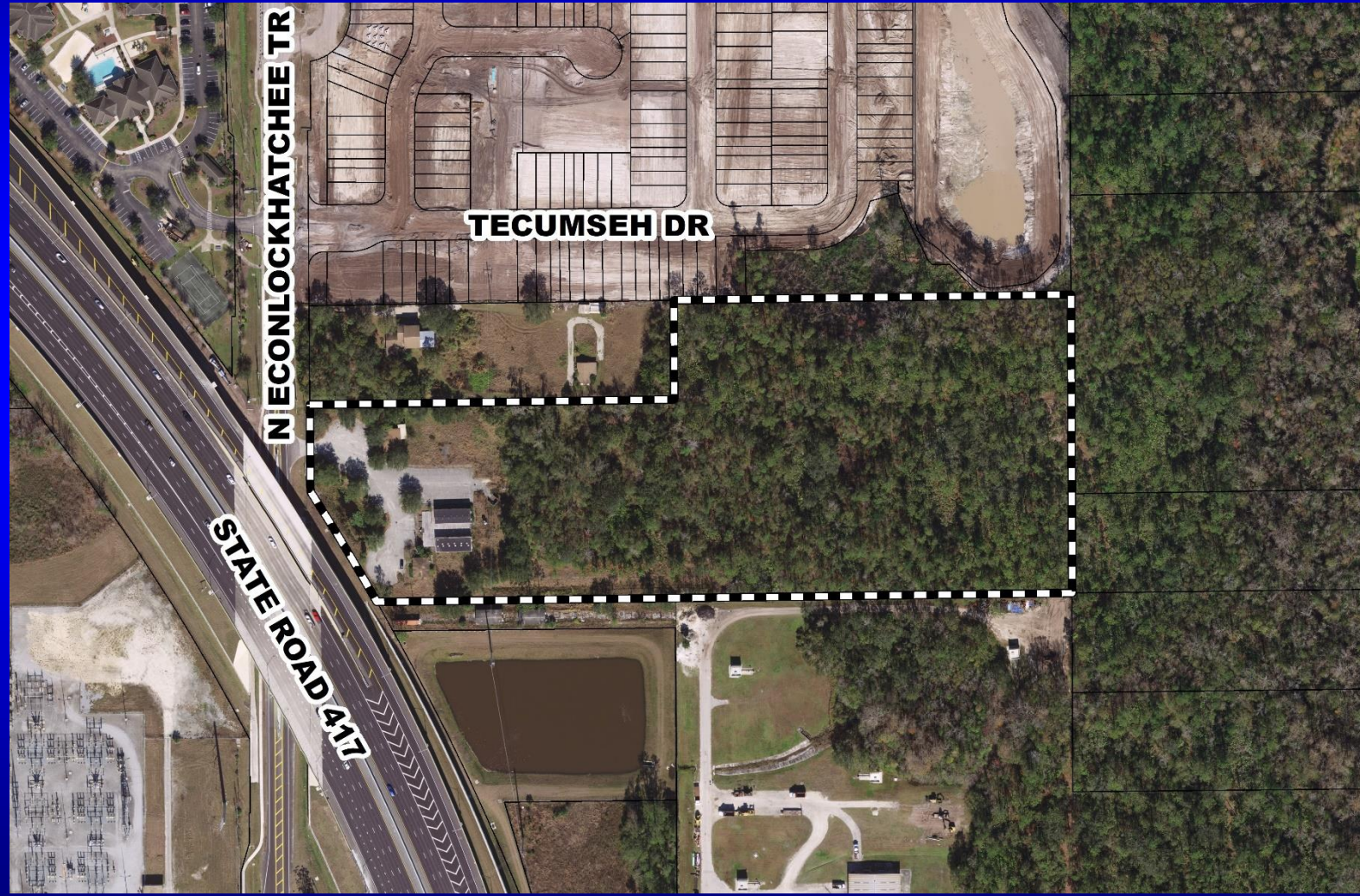


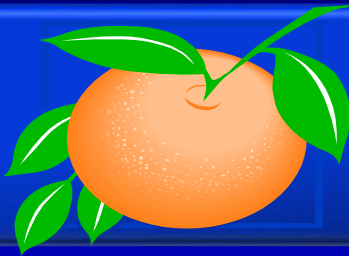
# River Run at Valencia Planned Development / Land Use Plan Zoning Map



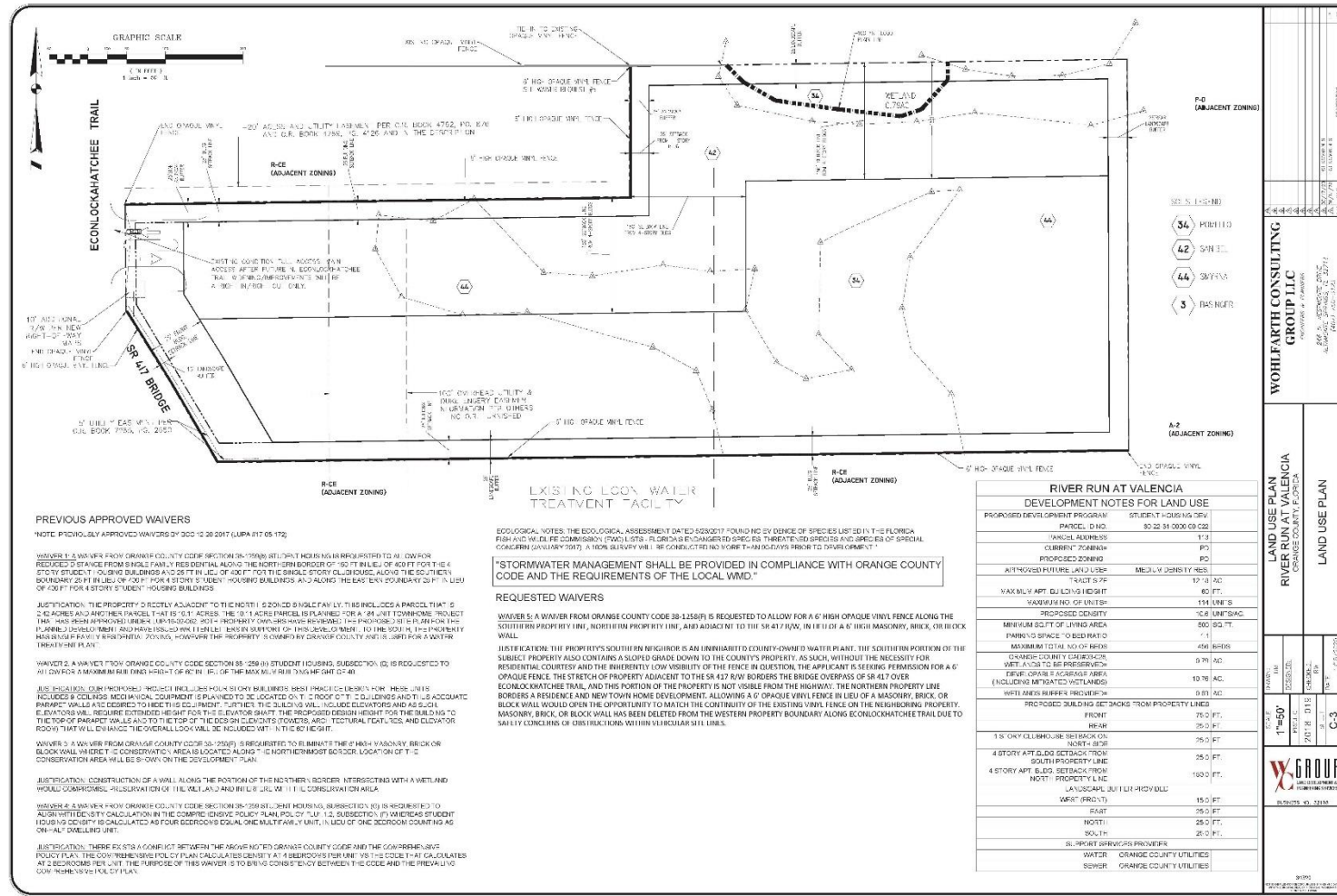


# River Run at Valencia Planned Development / Land Use Plan Aerial Map





# 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 07 172)

- 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 BULEL OF 40 FT FOR THE 4 STORY STUDENT HOUSING BUILDING AND 7 FT BULEL OF 40 FT FOR THE BUNGALOWS ALONG THE PROPERTY BOUNDARY 20 FT BULEL OF 40 FT FOR 4 STORY STUDENT HOUSING BUILDINGS AND ALONG THE EASTERN BOUNDARY 20 FT BULEL OF 40 FT FOR 4 STORY STUDENT HOUSING BUILDINGS.
- JUSTIFICATION:** THE PROPERTY IS ADJACENT TO THE ECONLOCKHATCHEE TRAIL AND SR 417 BRIDGE. THE PROJECT IS A RESIDENTIAL DEVELOPMENT WITH A MIXED USE COMPONENT. THE PROJECT IS IN AN AREA WITH HIGH TRAFFIC VOLUME AND THE PROJECT IS ADJACENT TO A HIGHWAY. THE PROJECT IS ADJACENT TO A HIGHWAY AND THE PROJECT IS ADJACENT TO A HIGHWAY.
- 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 BULEL OF 40 FT FOR THE 4 STORY STUDENT HOUSING BUILDING AND 7 FT BULEL OF 40 FT FOR THE BUNGALOWS ALONG THE PROPERTY BOUNDARY 20 FT BULEL OF 40 FT FOR 4 STORY STUDENT HOUSING BUILDINGS AND ALONG THE EASTERN BOUNDARY 20 FT BULEL OF 40 FT FOR 4 STORY STUDENT HOUSING BUILDINGS.
- JUSTIFICATION:** THE PROPERTY IS ADJACENT TO THE ECONLOCKHATCHEE TRAIL AND SR 417 BRIDGE. THE PROJECT IS A RESIDENTIAL DEVELOPMENT WITH A MIXED USE COMPONENT. THE PROJECT IS IN AN AREA WITH HIGH TRAFFIC VOLUME AND THE PROJECT IS ADJACENT TO A HIGHWAY. THE PROJECT IS ADJACENT TO A HIGHWAY AND THE PROJECT IS ADJACENT TO A HIGHWAY.
- WAIVER 3:** A WAIVER FROM ORANGE COUNTY CODE 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 NORTHERN 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 ALLOW FOR REDUCED SETBACK FROM 8 FEET FAMILY RESIDENTIAL ALONG THE NORTHERN BORDER OF 50 FT BULEL OF 40 FT FOR THE 4 STORY STUDENT HOUSING BUILDING AND 7 FT BULEL OF 40 FT FOR THE BUNGALOWS ALONG THE PROPERTY BOUNDARY 20 FT BULEL OF 40 FT FOR 4 STORY STUDENT HOUSING BUILDINGS AND ALONG THE EASTERN BOUNDARY 20 FT BULEL OF 40 FT FOR 4 STORY STUDENT HOUSING BUILDINGS.
- JUSTIFICATION:** THERE IS 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 COMPLETED POLICY PLAN.

**ECOLOGICAL NOTES:** THE ECOLOGICAL ASSESSMENT DATED 02/20/2017 FOUND NO CYCOPUS SPECIES LISTED IN THE FLORIDA FISH AND WILDLIFE COMMISSION (FWC) LIST. FLORIDA ENDANGERED SPECIES (THE BLENDED SPICES AND SPECIES OF SPECIAL CONCERN (SPECIAL CONCERN)) 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 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 51 000 09 C20
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 LOT AREA	114,000 SQ. FT.
PROPOSED DENSITY	10.4 UNITS/AC
MINIMUM SQ.FT. OF LIVING AREA	500 SQ. FT.
MINIMUM TO SPACE TO BED RATIO	1:1
MINIMUM TOTAL NO. OF BEDS	456 BEDS
ORANGE COUNTY CODES FOR WETLANDS TO BE PRESERVED	5.78 AC
FEAR, SWAN & CROUSE WETLANDS (INCLUDING TREATED WETLANDS)	10.78 AC
WPA AND SWAN PROTECTION	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 WEST PROPERTY LINE	15.0 FT
EAST	25.0 FT
NORTH	25.0 FT
SOUTH	25.0 FT
SUBMIT SERVICES PROVIDED	
WATER	ORANGE COUNTY UTILITIES
SEWER	ORANGE COUNTY UTILITIES

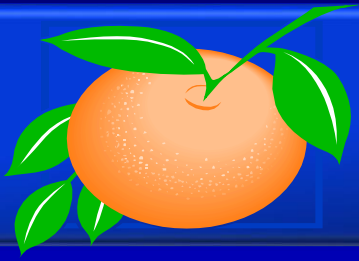
**WOLFARTH CONSULTING GROUP LLC**  
 1100 W. UNIVERSITY BLVD., SUITE 200  
 AUSTIN, TEXAS 78705  
 TEL: 512.476.4444  
 FAX: 512.476.4444

**LAND USE PLAN**  
 RIVER RUN AT VALENCIA  
 ORANGE COUNTY, FLORIDA

**LAND USE PLAN**

DATE: 10/20/2017  
 DRAWN BY: J. WOLFARTH  
 CHECKED BY: J. WOLFARTH  
 SCALE: AS SHOWN

**X GROUP**  
 1100 W. UNIVERSITY BLVD., SUITE 200  
 AUSTIN, TEXAS 78705  
 TEL: 512.476.4444  
 FAX: 512.476.4444



# 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**

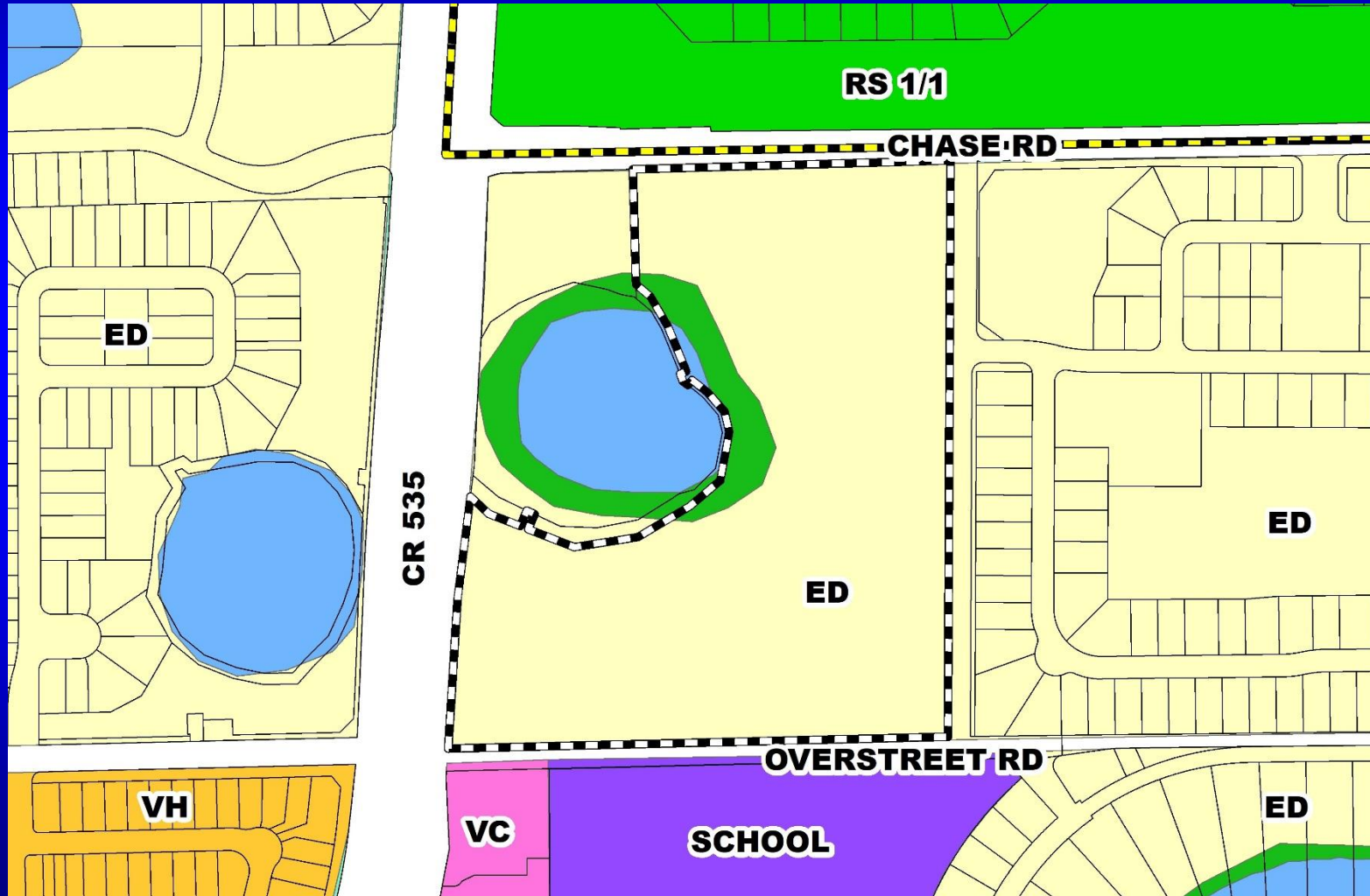


# Summerchase Planned Development / Land Use Plan

- 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.

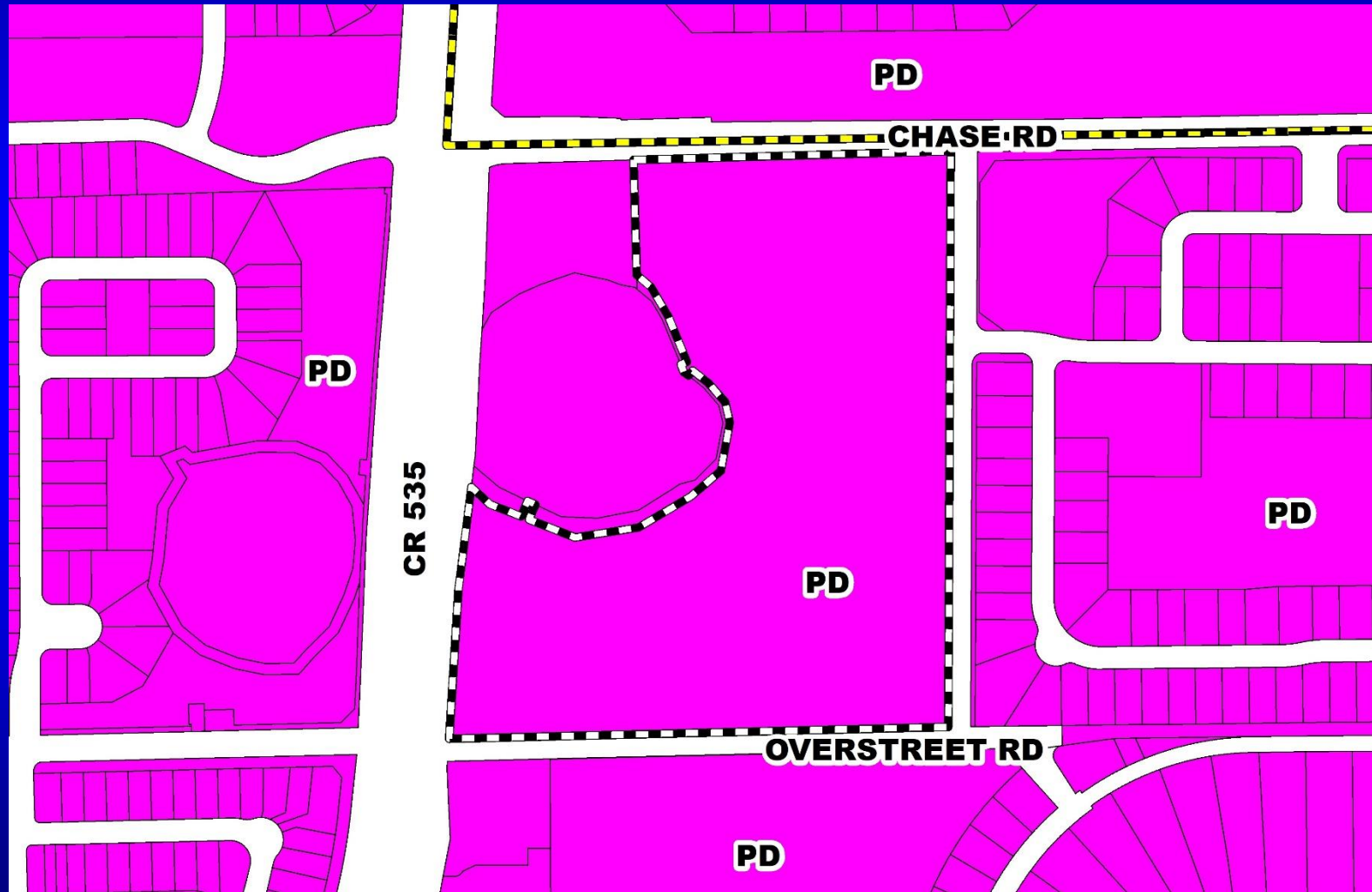


# Summerchase Planned Development / Land Use Plan Future Land Use Map



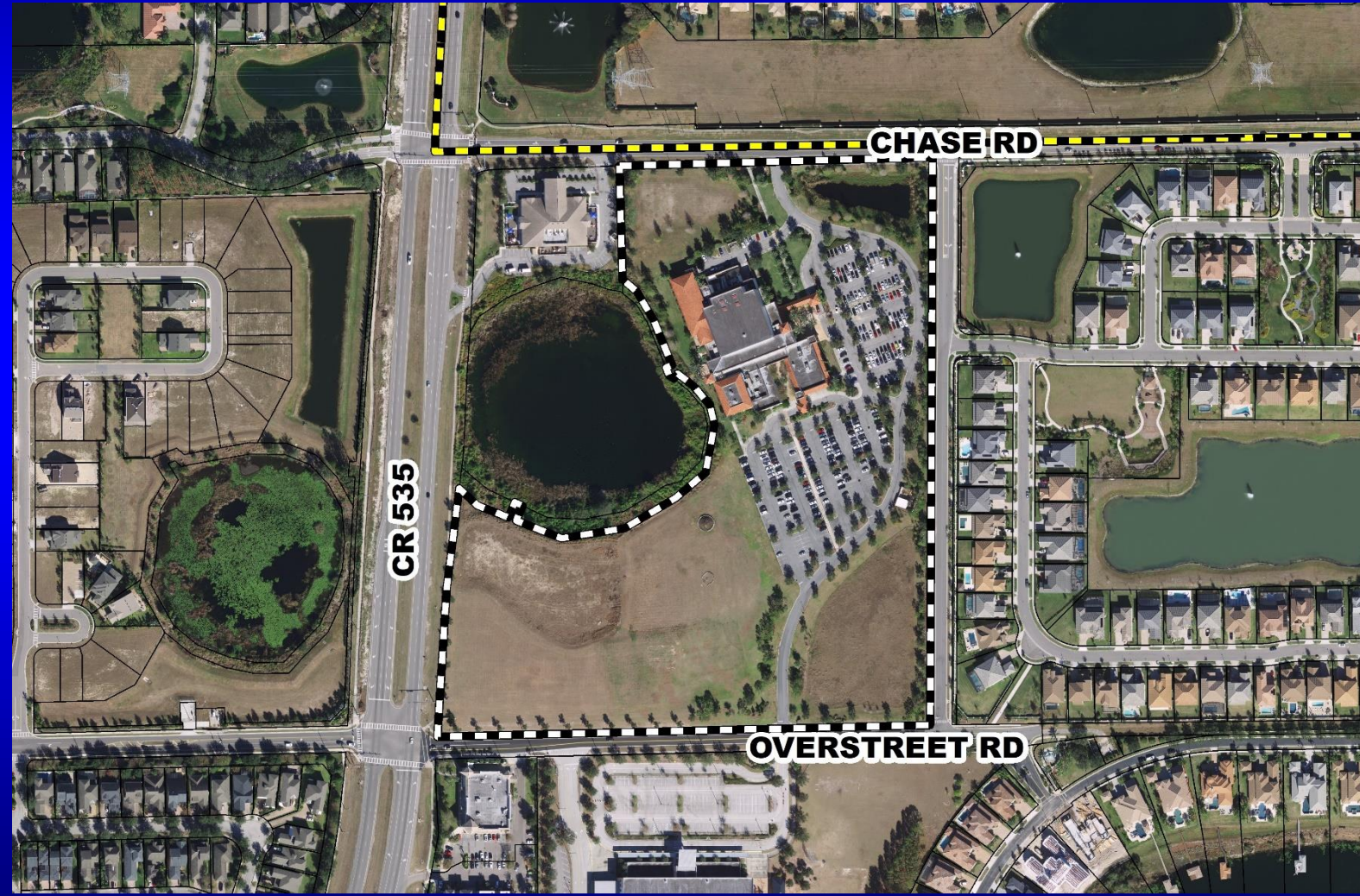


# Summerchase Planned Development / Land Use Plan Zoning Map





# 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**

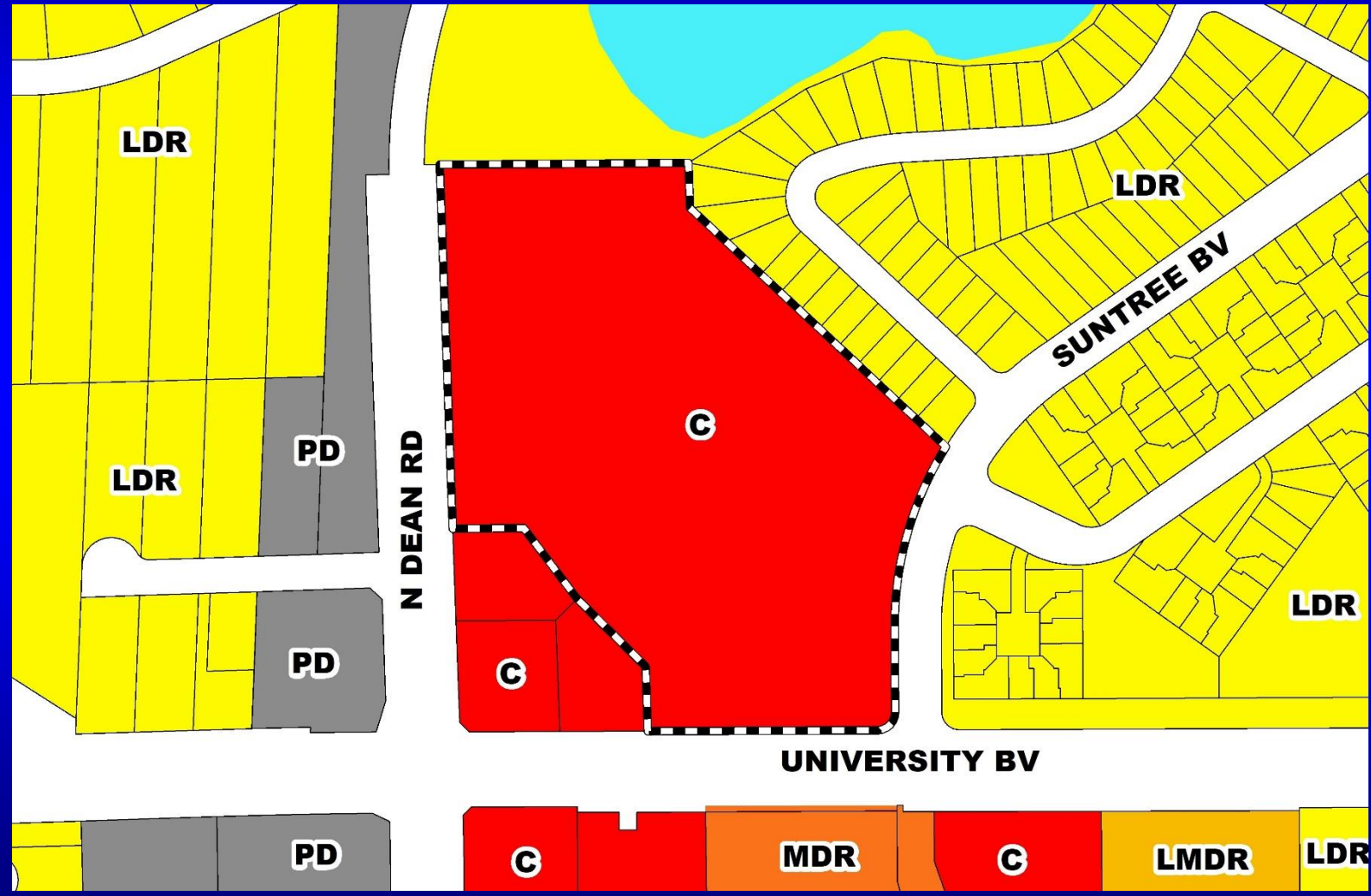


# **Pegasus Place Planned Development / Land Use Plan**

- 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.

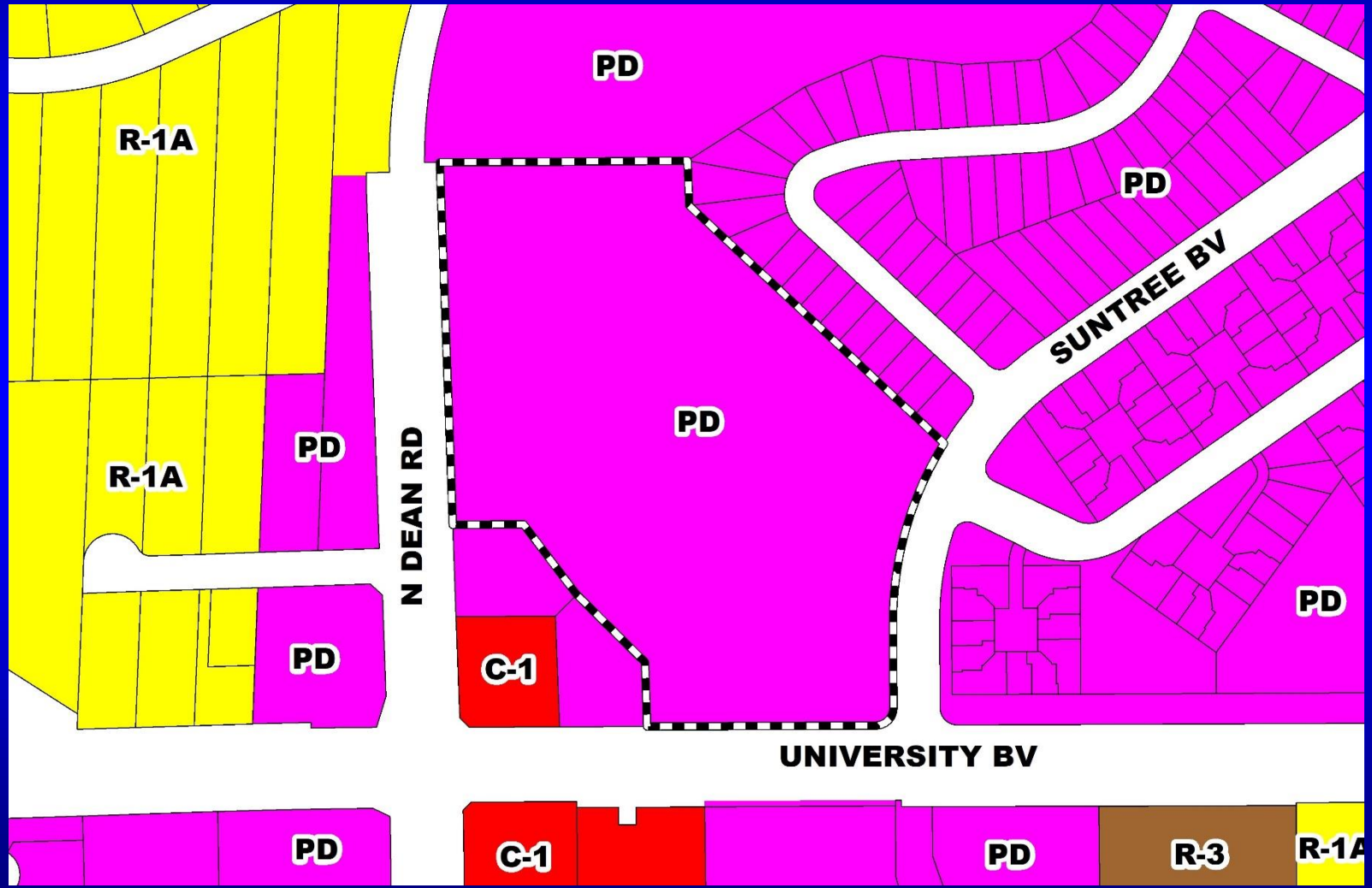


# Pegasus Place Planned Development / Land Use Plan Future Land Use Map



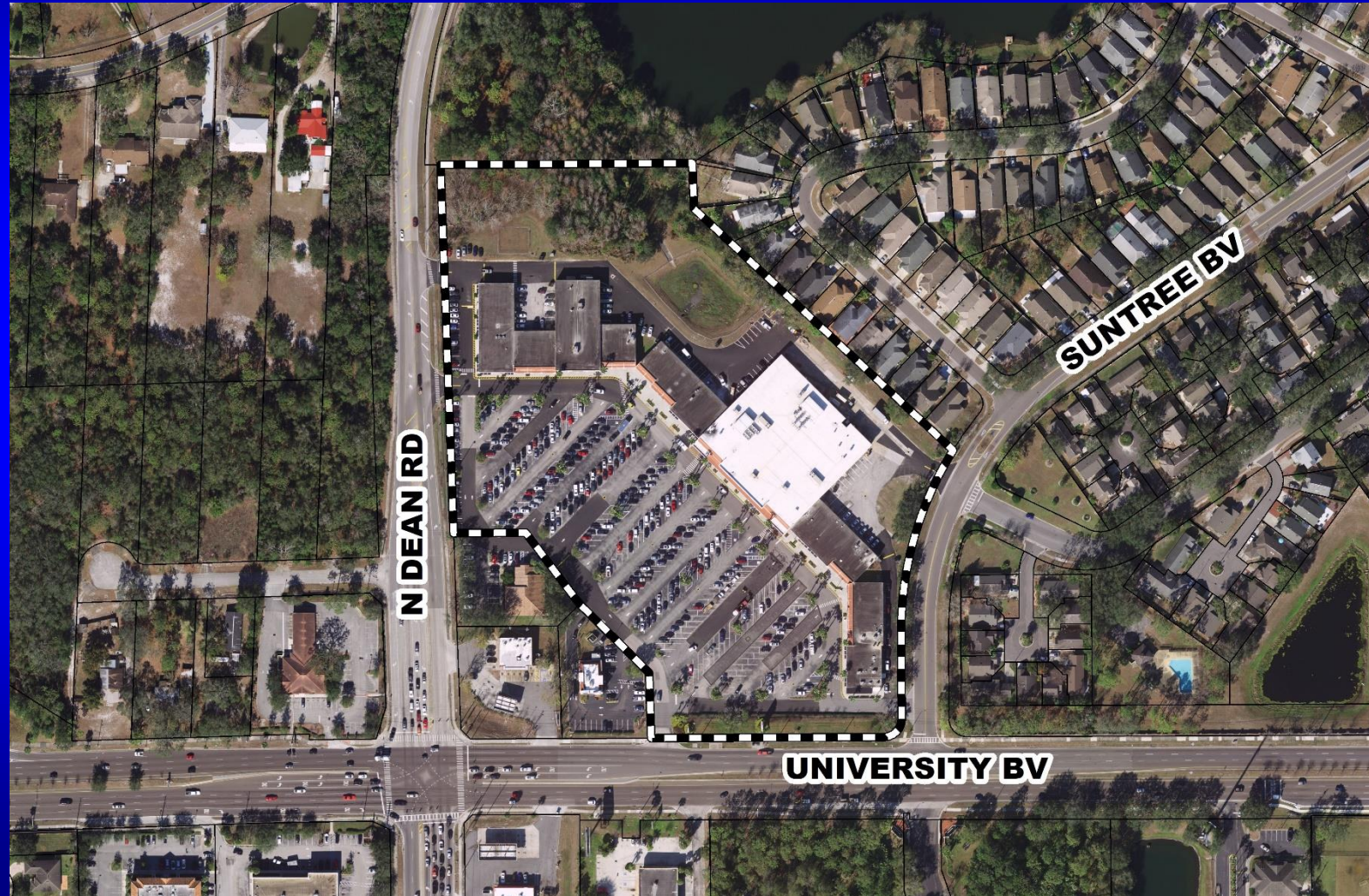


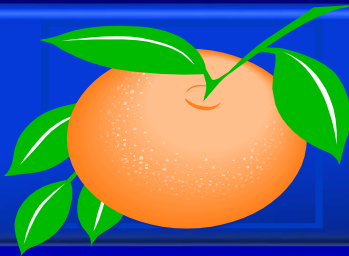
# Pegasus Place Planned Development / Land Use Plan Zoning Map



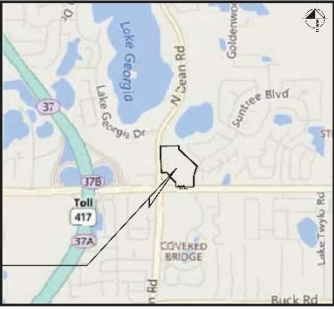
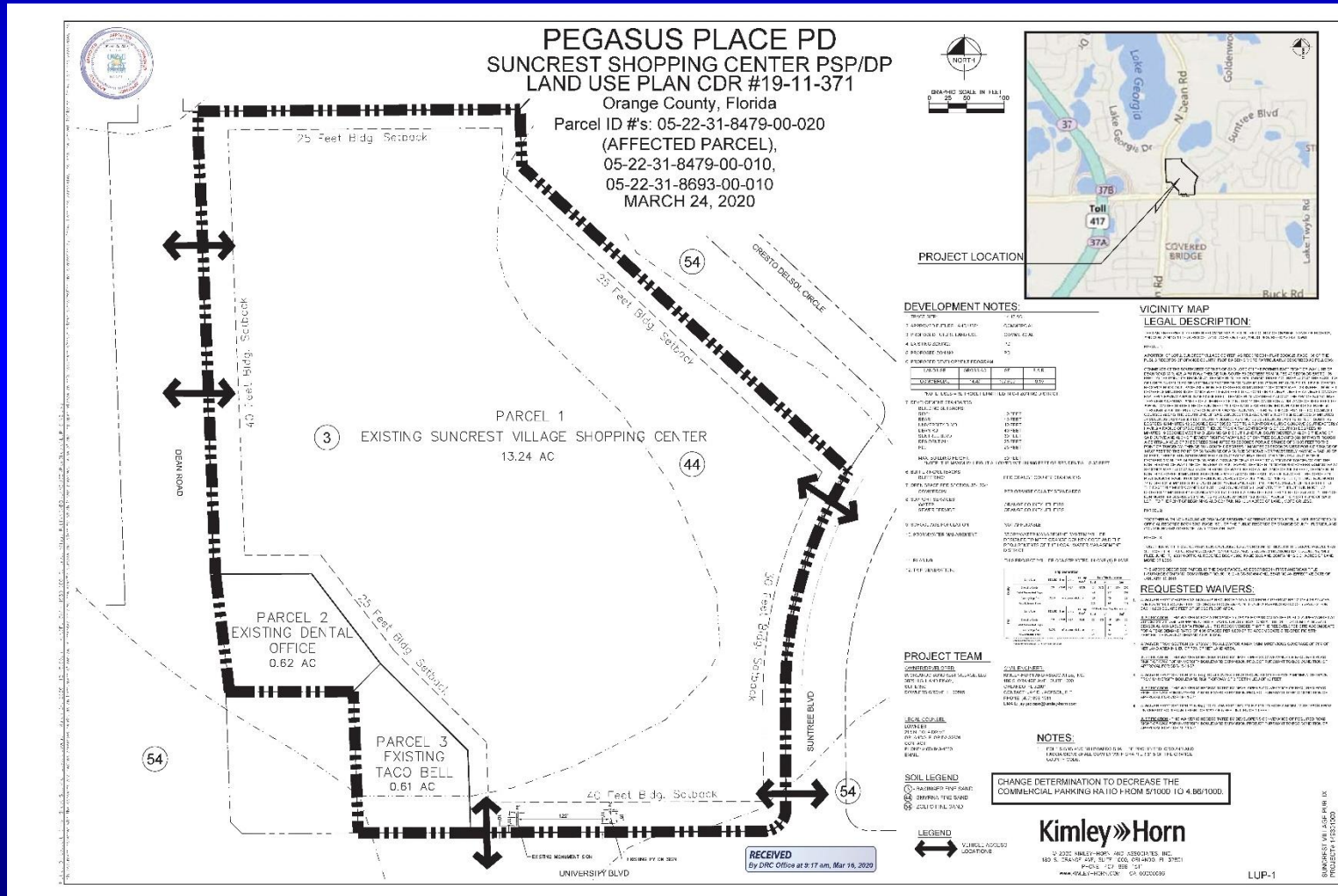


# Pegasus Place Planned Development / Land Use Plan Aerial Map





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



**DEVELOPMENT NOTES:**

1. APPROXIMATE LOT AREA: 13.24 AC
  2. PARCEL 1: 13.24 AC
  3. PARCEL 2: 0.62 AC
  4. PARCEL 3: 0.61 AC
- 3** EXISTING SUNCREST VILLAGE SHOPPING CENTER  
**44** EXISTING TACO BELL

**VICINITY MAP**

**LEGAL DESCRIPTION:**

COMMERCIAL PARKING LOT (CPL) TO BE DEVELOPED ON PARCEL 1, PARCEL 2, AND PARCEL 3, TOGETHER WITH THE EXISTING SUNCREST VILLAGE SHOPPING CENTER AND EXISTING TACO BELL RESTAURANT, AS SHOWN ON THE ATTACHED MAP.

**PROJECT TEAM**

**OWNER:** SUNCREST SHOPPING CENTER, LLC  
**DESIGNER:** KIMLEY-HORN  
**DATE:** MARCH 24, 2020

**NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD (CCEB) SPECIFICATIONS FOR PAVEMENT DESIGN AND CONSTRUCTION.

**SOIL LEGEND**

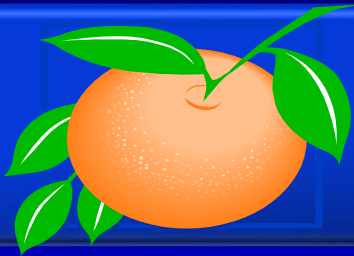
① - UNDESIGNED ROAD  
② - EXISTING ROAD  
③ - EXISTING SIDEWALK

**LEGEND**

← → - VEHICLE ACCESS  
← → - SIDEWALK

**Kimley-Horn**  
1302 WILKEY-HORN ROAD, SUITE 100, ORANGE, CA 92668  
www.kimley-horn.com

CHANGE DETERMINATION TO DECREASE THE COMMERCIAL PARKING HA I/D FROM 5/1000 TO 4.85/1000.

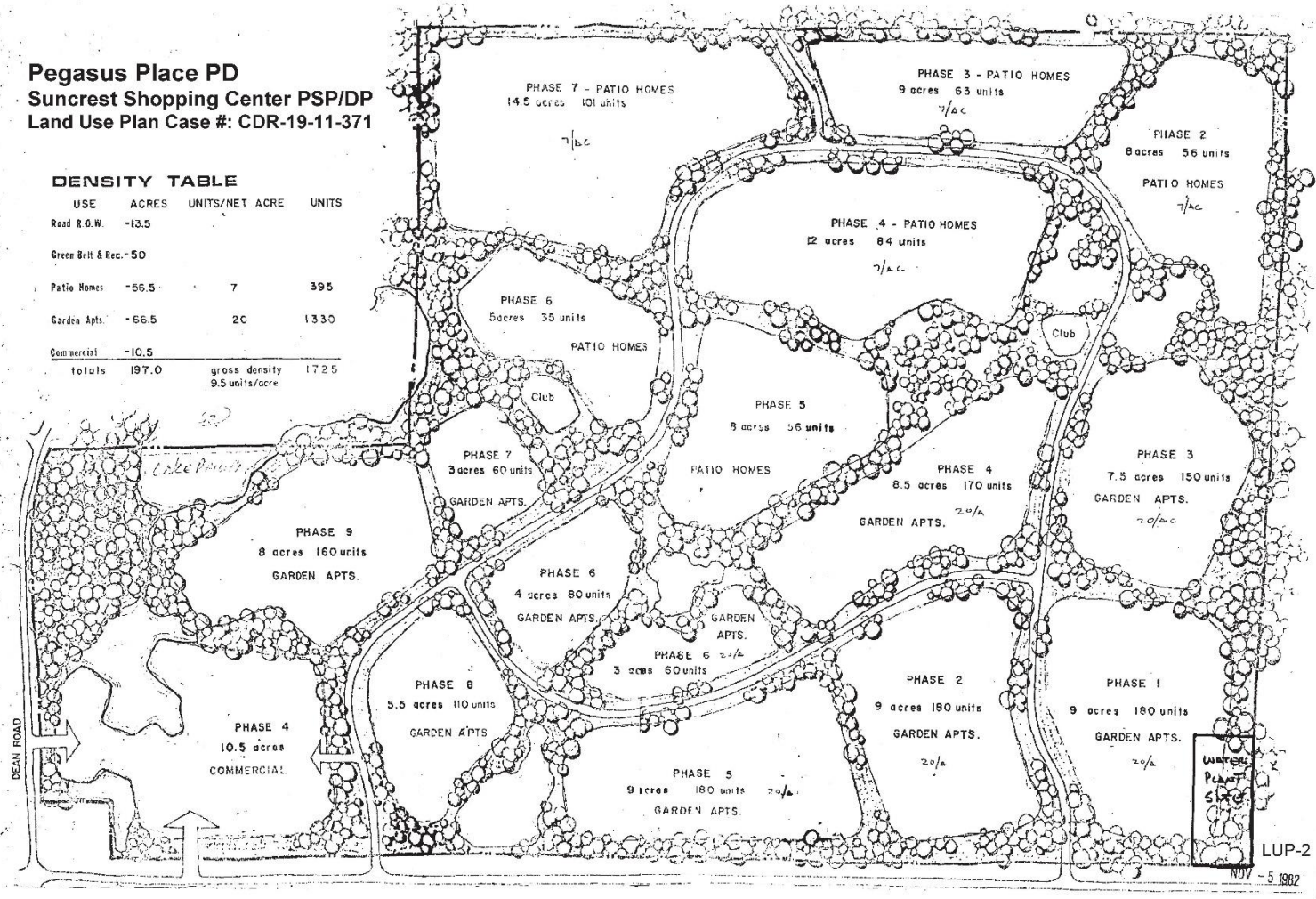


# Pegasus Place Planned Development / Land Use Plan Overall Land Use Plan

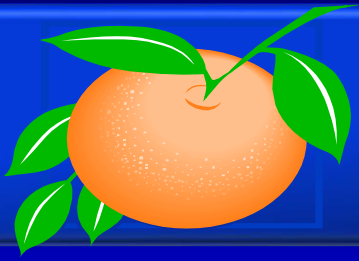
**Pegasus Place PD**  
Suncrest Shopping Center PSP/DP  
Land Use Plan Case #: CDR-19-11-371

**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		
<b>totals</b>	<b>197.0</b>	<b>gross density</b>	<b>172.5</b>
		<b>9.5 units/acre</b>	







# 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**