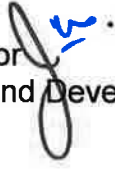





Interoffice Memorandum

DATE: August 15, 2019

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director 
Planning, Environmental and Development
Services Department

CONTACT PERSON: **Eric Raasch, DRC Chairman** 
Development Review Committee
Planning Division
(407) 836-5523

SUBJECT: September 10, 2019 – Public Hearing
Sam J. Sebaali, Florida Engineering Group, Inc.
Sam's Trail Plaza Planned Development
Case # LUPA-19-01-032 / District 4

The Sam's Trail Plaza Planned Development (PD) is located at 9430 S. Orange Blossom Trail; or generally located west of S. Orange Blossom Trail, approximately 625 feet north of Taft Vineland Road.

The applicant is seeking to rezone a 0.36 gross acre subject parcel from C-1 (Retail Commercial District) to PD (Planned Development District) and incorporate the portion of the parcel into the Sam's Trail Plaza PD, and revise the development program in order to construct a 2,053 square foot fast food restaurant on the subject parcel.

Additionally, five (5) waivers from Orange County Code are requested relating to setbacks for the solid waste area, maximum impervious surface coverage, internal setbacks, and minimum open space requirements.

On July 18, 2019, the Planning and Zoning Commission (PZC) recommended approval of the request, subject to conditions. A community meeting was not required for this application.

Finally, the required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PD/LUP may be found in the Planning Division for further reference.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan (CP) and approve the Sam's Trail Plaza Planned Development / Land Use Plan (PD/LUP) dated "Received June 7, 2019", subject to the conditions listed under the PZC Recommendation in the Staff Report. District 4

Attachments
JWW/EPR/stt

GENERAL INFORMATION

APPLICANT Sam J. Sebaali, Florida Engineering Group, Inc.
OWNER Group Orange, LLC
PROJECT NAME Sam's Trail Plaza Planned Development (PD)
HEARING TYPE Planned Development / Land Use Plan (PD / LUP)
REQUEST **C-1 (Retail Commercial District) and PD (Planned Development District) to PD (Planned Development District)**

A request to rezone a 0.36 gross acre subject parcel from C-1 (Retail Commercial District) to PD (Planned Development District) and incorporate the portion of the parcel into the Sam's Trail Plaza PD, and revise the development program in order to construct a 2,053 square foot fast food restaurant on the subject parcel.

The request also includes the following waivers from Orange County Code:

1. A waiver from Section 38-830 is requested to allow for a zero (0) foot solid waste area setback on the west side of Parcel ID: 03-24-29-6209-00-020, in lieu of the solid waste area location requirement of at least five (5) feet from the rear property line.

Applicant Justification: *The waiver is needed due to the restricted site area. The setback reduction is internal to the overall PD. The intent for this waiver is to allow the dumpster to be located on this subject parcel, which it will serve rather than on the adjacent shopping center parcel.*

2. A waiver from Section 38-1272(a)(1) is requested to allow for the currently existing 83% impervious surface coverage to be permitted within the PD boundary, in lieu of a maximum impervious surface coverage area of 70%.

Applicant Justification: *The waiver is being requested to correct the Land Use Plan to allow for the currently existing 83% impervious surface coverage to be permitted within the PD boundary. A prior approval removed pervious area from within the PD boundary and*

did not reflect the adjusted impervious surface coverage ratio in the remainder of the PD, which increased to the currently existing conditions of 83%.

3. A waiver from Section 38-1234(3)(c) is requested to allow for the currently existing 17% open space to be permitted within the PD boundary, in lieu of the open space requirement of 20%.

Applicant Justification: *The waiver is being requested to correct the Land Use Plan to allow for the currently existing 83% impervious surface coverage to be permitted within the PD boundary. A prior approval removed pervious area from within the PD Boundary and did not reflect the adjusted open space provided in the remainder of the PD, which decreased to the currently existing condition of 17%.*

4. A waiver from Section 38-1272(a)(3) is requested to allow for a zero (0) foot side setback on the north side of Parcel ID: 03-24-29-6209-00-020, in lieu of the side setback requirement of at least 10 feet from the side property line.

Applicant Justification: *The intent for this waiver is to allow the code-required porte-cochere to be located on the subject parcel. The waiver is needed due to the restricted site area. The setback reduction is internal to the overall PD.*

5. A waiver from Section 38-1272(a)(3) is requested to allow for a 30 foot front setback on the east side of Parcel ID: 03-24-29-6209-00-020, in lieu of the front arterial setback requirement of at least 40 feet from the front property line.

Applicant Justification: *The setback reduction is the minimum deviation required to allow construction of the proposed building on the site while maintaining operational aspects related to traffic circulation, which are dictated by the existing driveway location.*

LOCATION

9430 S. Orange Blossom Trail; or generally located west of S. Orange Blossom Trail, approximately 625 feet north of Taft Vineland Road.

PARCEL ID NUMBERS

03-24-29-6209-00-020 and 03-24-29-6209-00-040

TRACT SIZE	7.49 gross acres (<i>existing PD</i>) 0.35-gross acre (<i>parcel to be aggregated</i>) 7.84 gross acres (<i>overall aggregated PD</i>)
PUBLIC NOTIFICATION	The notification area for this public hearing was 1,500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Eighty-two (82) notices were mailed to those property owners in the mailing area. A community meeting was not required for this application.
PROPOSED USE	2,053 square foot restaurant with drive-thru

STAFF RECOMMENDATION

Development Review Committee – (July 10, 2019)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Sam's Trail Plaza Planned Development / Land Use Plan (PD/LUP), dated "Received June 7, 2019", subject to the following conditions:

1. Development shall conform to the Sam's Trail Plaza PD Land Use Plan Amendment (LUPA) dated "Received June 7, 2019," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received June 7, 2019," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such

promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.

5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).

6. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that existing and proposed wastewater systems have been designed to support all development within the PD.
7. The developer shall obtain wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
8. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
9. Outside sales, storage, and display shall be prohibited.
10. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a Capacity Encumbrance Letter (CEL) prior to construction plan submittal and must apply for and obtain a Capacity Reservation Certificate (CRC) prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this Land Use Plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a CEL or a CRC.
11. The following waivers from Orange County Code are granted:
 - a) A waiver from Section 38-830 to allow for a zero (0) foot solid waste area setback on the west side of Parcel ID: 03-24-29-6209-00-020, in lieu of the solid waste area location requirement of at least five (5) feet from the rear property line;
 - b) A waiver from Section 38-1272(a)(1) to allow for the currently existing 83% impervious surface coverage to be permitted within the PD boundary, in lieu of a maximum impervious surface coverage area of 70%;
 - c) A waiver from Section 38-1234(3)(c) to allow for the currently existing 17% open space to be permitted within the PD boundary, in lieu of the open space requirement of 20%;
 - d) A waiver from Section 38-1272(a)(3) to allow for a zero (0) foot side setback on the north side of Parcel ID: 03-24-29-6209-00-020, in lieu of the side setback requirement of at least 10 feet from the side property line; and
 - e) A waiver from Section 38-1272(a)(3) to allow for a 30 foot front setback on the east side of Parcel ID: 03-24-29-6209-00-020, in lieu of the front arterial setback requirement of at least 40 feet from the front property line.
12. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated August 30, 1994 shall apply:

- a) The applicant shall demonstrate that the existing stormwater management system is adequate to support the additional pavement or modify the stormwater management system to comply with the current commercial regulations.
- b) A waiver of Section 38-1203(3) to allow concurrent processing and approval of a development plan is granted. Approval of this plan will constitute development plan approval.

IMPACT ANALYSIS

Land Use Compatibility

The proposed development program is compatible with existing development in the area, and would not adversely impact any adjacent properties.

Comprehensive Plan (CP) Consistency

The subject property has an underlying Future Land Use Map (FLUM) designation of Commercial (C), which allows for retail commercial development at a Floor Area Ratio (FAR) of 1.5. The proposed PD zoning district and development program are consistent with the Commercial FLUM designations and the following CP provisions:

FLU1.4.1 states Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

FLU1.4.2 states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.

GOAL FLU2 states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

FLU8.1.1 states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities, market demand, and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

OBJ FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

FLU8.2.1 states that land use changes shall be required to be compatible with existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.11 states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

Community Meeting Summary

A community meeting was not required for this request.

SITE DATA

Existing Use	Shopping Plaza, Undeveloped Land
Adjacent Zoning	N: C-3 (Wholesale Commercial District) (1985) E: C-3 (Wholesale Commercial District) (1958, 1961) W: C-3 (Wholesale Commercial District)) (2015) I-2/I-3 (Industrial District) (1973) S: C-1 (Retail Commercial District) (1971, 1973) <i>*No restrictions placed on the zoning districts above.</i>
Adjacent Land Uses	N: Warehousing, Retail E: Auto Repair, Retail, Hotel W: Warehousing S: Bank, Wholesale Retail

APPLICABLE PD DEVELOPMENT STANDARDS

PD Perimeter Setback	25 feet
Maximum Building Height:	50 feet
Minimum PD Open Space:	17% <i>*Subject to proposed waiver</i>
Maximum Lot Coverage:	83% <i>*Subject to proposed waiver</i>

Lot 1 Minimum Building Setbacks

Front Setback:	40 feet
Rear Setback:	10 feet
Side Setback:	10 feet

Lot 2 Minimum Building Setbacks

Front Setback:	30 feet
Rear Setback:	20 feet

Side Setback: 0 feet (North) **Subject to proposed waiver* / 10 feet (South)

SPECIAL INFORMATION

Subject Property Analysis

The Sam's Trail Plaza PD was originally approved on August 30, 1994 and contains one parcel and 7.49 acres. Existing PD development entitlements include 72,450 square feet of retail / commercial uses and is currently developed as the Sam's Trail Plaza Shopping Center.

The applicant is seeking to rezone a 0.36 gross acre subject parcel from C-1 (Retail Commercial District) to PD (Planned Development District) and incorporate the parcel into the Sam's Trail Plaza PD, and revise the development program to include a 2,053 square foot fast food restaurant, in addition to the existing retail center.

In addition, five (5) waivers from Orange County Code relating to setbacks for the solid waste area, maximum impervious surface coverage, internal setbacks, and minimum open space requirements are being requested in order to allow code compliance with existing improvements and allow flexibility for the proposed development.

Comprehensive Plan (CP) Amendment

The property has an underlying Future Land Use Map (FLUM) designation Commercial (C). The proposed use is consistent with this designation and all applicable CP provisions; therefore, a CP amendment is not necessary.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

The subject property is not located within an Airport Noise Zone.

Environmental

The Orange County Environmental Protection Division reviewed this request, but did not identify any concerns or provide any comments.

Transportation / Concurrency

Based on the Concurrency Management System database dated February 7, 2019, there is one failing roadway segment within a one mile radius: Orange Blossom Trail from Taft Vineland Road to Landstreet Road. A traffic study will be required prior to obtaining an approved Capacity Encumbrance Letter.

Water / Wastewater / Reclaim

Water: Existing service or provider
Orlando Utilities Commission

Wastewater: Orange County Utilities

Reclaimed: Orange County Utilities

Schools

Orange County Public Schools reviewed this request, but did not provide any comments as this request does not affect schools.

Parks and Recreation

Orange County Parks and Recreation reviewed this request, but did not provide any comments or concerns.

Code Enforcement

There are no active code enforcement violations, incidents, or hearings for the subject property.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

PLANNING AND ZONING COMMISSION (PZC) FINDINGS

The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend approval of the Sam's Trail Plaza Planned Development (PD) Land Use Plan Amendment, subject to twelve (12) conditions.

Staff indicated that eighty-two (82) notices were mailed to surrounding property owners within a buffer of 1,500 feet from the subject property, with zero (0) commentaries received in support or in opposition to the request. The applicant was present for the hearing and concurred with staff's recommendation. No members of the public were present to speak on this request.

After a brief discussion regarding the proposed development of the property, a motion was made by Commissioner Nazario to find the request to be consistent with the Comprehensive Plan and recommend APPROVAL of the Sam's Trail Plaza PD Land Use Plan Amendment, subject to the twelve (12) conditions listed under the DRC Recommendation, less Condition of Approval #12(c), which was not recommended by the DRC and is replaced by new Condition of Approval #11(b). Commissioner Cantero seconded the motion, which then carried on a 9-0 vote.

Motion / Second

Carlos Nazario / Jose Cantero

Voting in Favor	<i>Carlos Nazario, Jose Cantero, Yog Melwani, JaJa Wade, Diane Velazquez, Eddie Fernandez, Gordon Spears, Jimmy Dunn, and Mohammed Abdallah</i>
Voting in Opposition	<i>None</i>
Absent	<i>None</i>

PZC RECOMMENDED ACTION

Planning and Zoning Commission (PZC) Recommendation – (July 18, 2019)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Sam's Trail Plaza Planned Development / Land Use Plan (PD/LUP), dated "Received June 7, 2019", subject to the following conditions:

1. Development shall conform to the Sam's Trail Plaza PD Land Use Plan Amendment (LUPA) dated "Received June 7, 2019," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received June 7, 2019," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that existing and proposed wastewater systems have been designed to support all development within the PD.
7. The developer shall obtain wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
8. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
9. Outside sales, storage, and display shall be prohibited.
10. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a Capacity Encumbrance Letter (CEL) prior to construction plan submittal and must apply for and obtain a Capacity Reservation Certificate (CRC) prior to approval

of the plat. Nothing in this condition, and nothing in the decision to approve this Land Use Plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a CEL or a CRC.

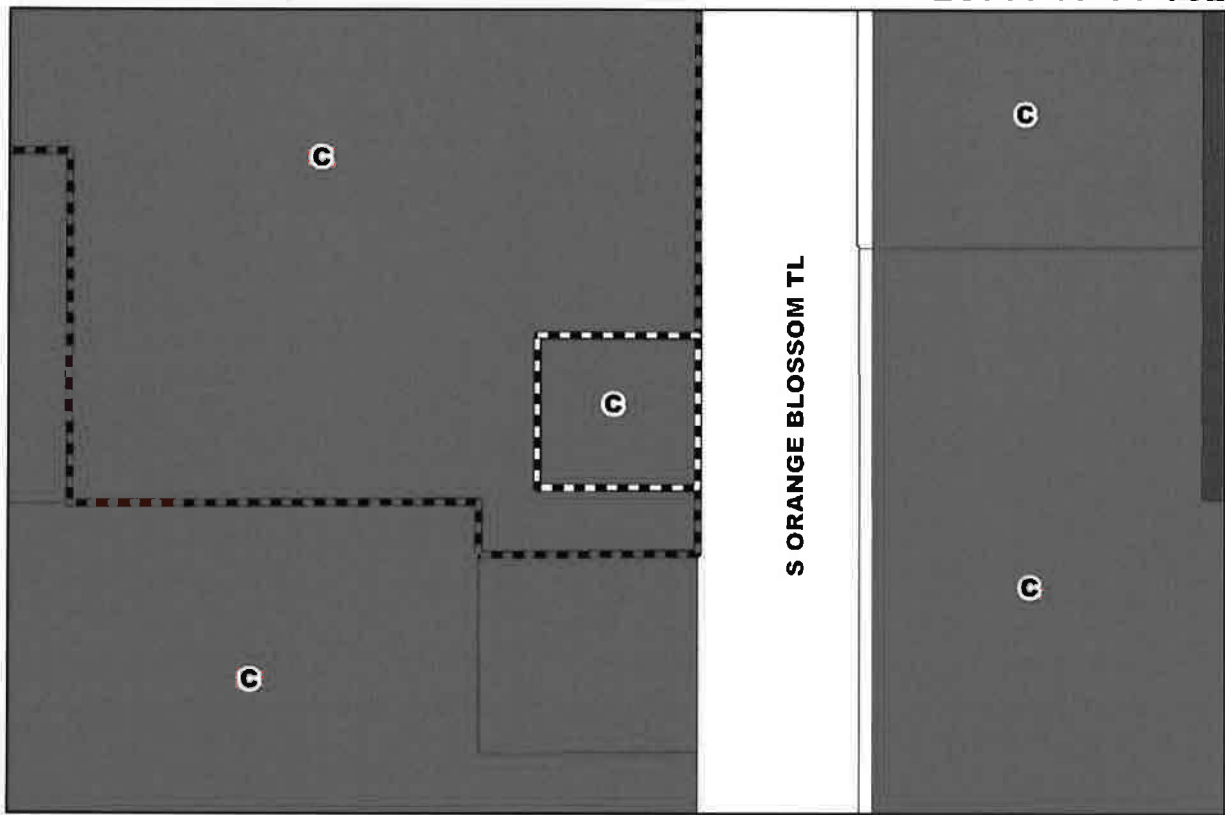
11. The following waivers from Orange County Code are granted:

- a) A waiver from Section 38-830 to allow for a zero (0) foot solid waste area setback on the west side of Parcel ID: 03-24-29-6209-00-020, in lieu of the solid waste area location requirement of at least five (5) feet from the rear property line;
- b) A waiver from Section 38-1272(a)(1) to allow for the currently existing 83% impervious surface coverage to be permitted within the PD boundary, in lieu of a maximum impervious surface coverage area of 70%;
- c) A waiver from Section 38-1234(3)(c) to allow for the currently existing 17% open space to be permitted within the PD boundary, in lieu of the open space requirement of 20%;
- d) A waiver from Section 38-1272(a)(3) to allow for a zero (0) foot side setback on the north side of Parcel ID: 03-24-29-6209-00-020, in lieu of the side setback requirement of at least 10 feet from the side property line; and
- e) A waiver from Section 38-1272(a)(3) to allow for a 30 foot front setback on the east side of Parcel ID: 03-24-29-6209-00-020, in lieu of the front arterial setback requirement of at least 40 feet from the front property line.

12. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated August 30, 1994 shall apply:

- a) The applicant shall demonstrate that the existing stormwater management system is adequate to support the additional pavement or modify the stormwater management system to comply with the current commercial regulations.
- b) A waiver of Section 38-1203(3) to allow concurrent processing and approval of a development plan is granted. Approval of this plan will constitute development plan approval.

LUPA-19-01-032



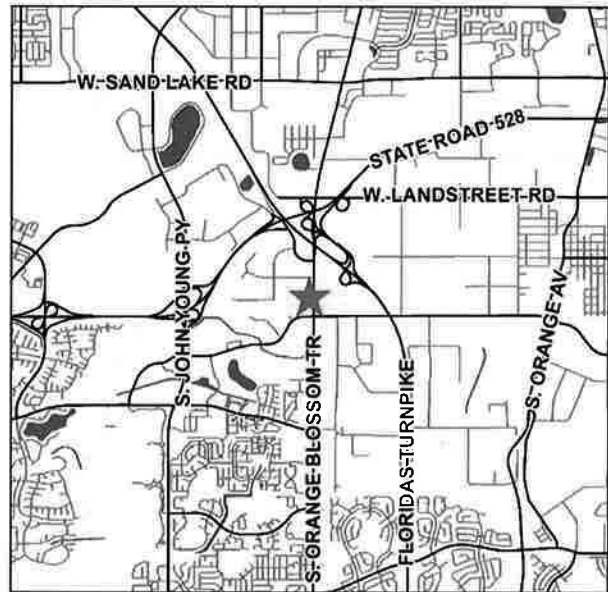
Portion to be Aggregated
 Existing PD



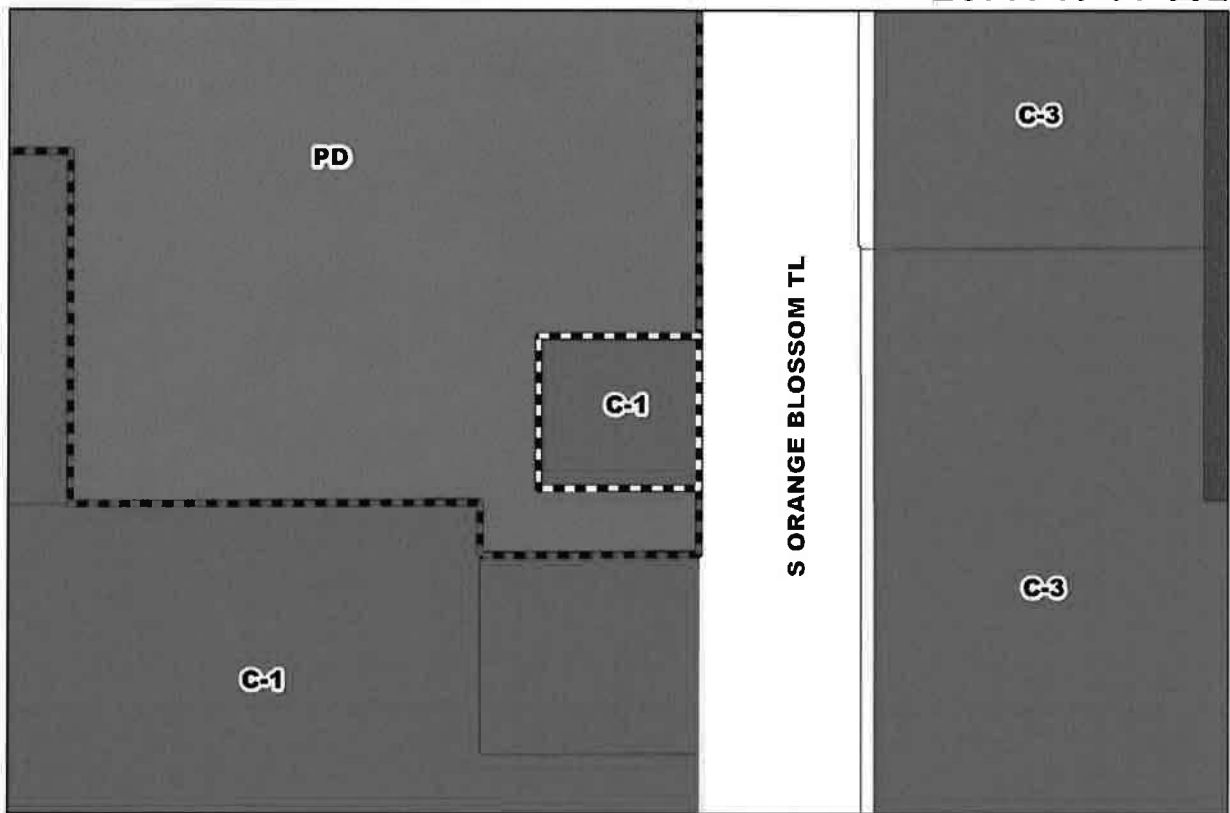
Subject Property

Future Land Use Map

FLUM: Commercial (C)
 APPLICANT: Sam J. Sebaali,
 Florida Engineering Group, Inc.
 LOCATION: 9430 S. Orange Blossom Trail; or generally
 located west of S. Orange Blossom Trail,
 approximately 625 feet north of Taft
 Vineland Road
 TRACT SIZE: 7.49 gross acres (existing PD)
 0.35 gross acre (aggregated portion)
 7.84 gross acres (overall aggregated PD)
 DISTRICT: # 4
 S/T/R: 03/24/29
 1 inch = 125 feet



LUPA-19-01-032



 Portion to be Aggregated
 Existing PD

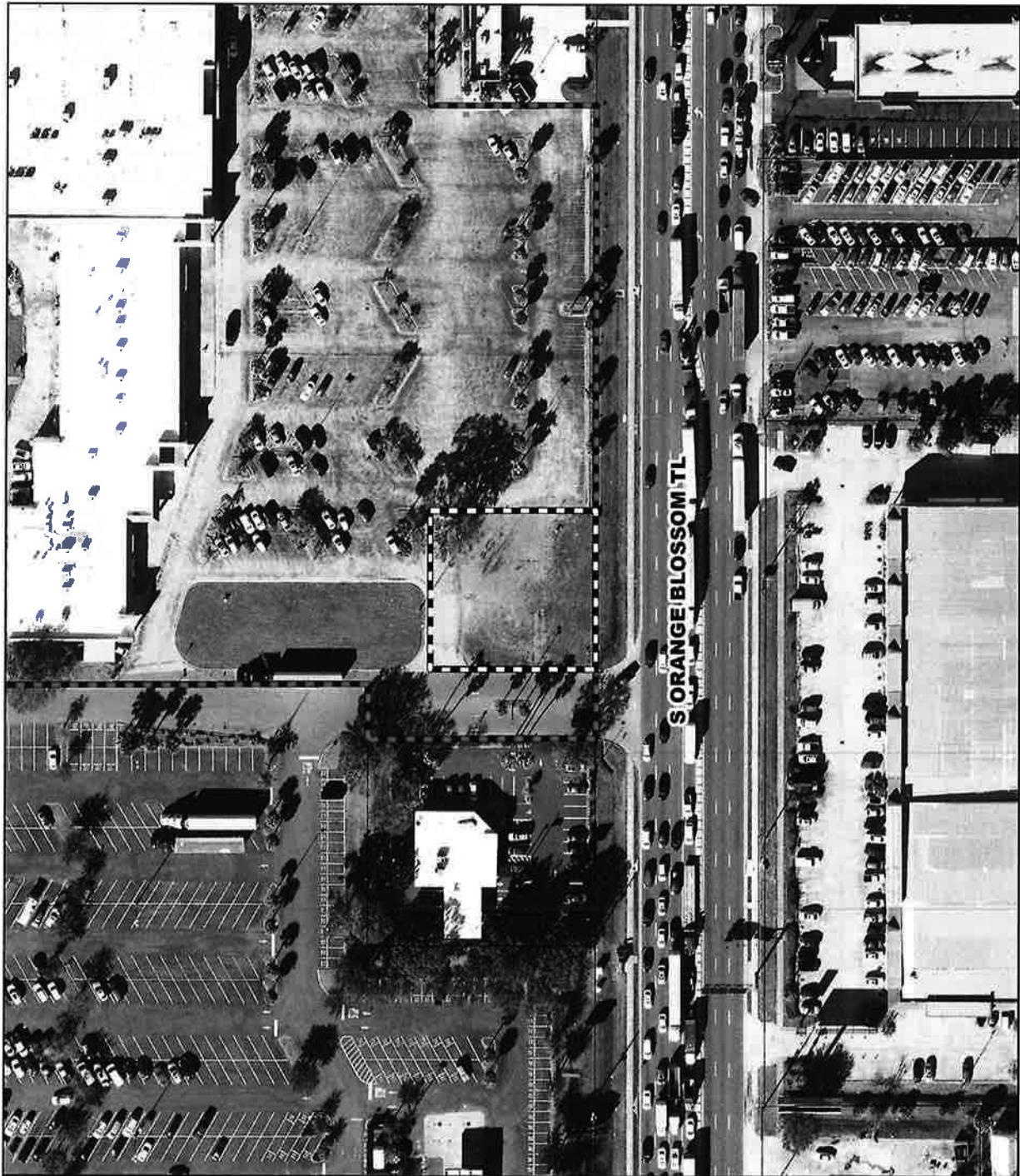


 Subject Property

Zoning Map
ZONING: C-1 (Retail Commercial District) and PD (Planned Development District) to PD (Planned Development District)
APPLICANT: Sam J. Sebaali, Florida Engineering Group, Inc.
LOCATION: 9430 S. Orange Blossom Trail; or generally located west of S. Orange Blossom Trail, approximately 625 feet north of Taft Vineland Road
TRACT SIZE: 7.49 gross acres (existing PD)
 0.35 gross acre (aggregated portion)
 7.84 gross acres (overall aggregated PD)
DISTRICT: # 4
S/T/R: 03/24/29
 1 inch = 125 feet



LUPA-19-01-032



 Area to be Aggregated
 Existing PD



1 inch = 100 feet

Sam's Trail Plaza PD / LUP (Cover Sheet)

LAND USE PLAN
SAM'S TRAIL PLAZA PD
9430 SOUTH ORANGE BLOSSOM TRAIL
and 9404 S ORANGE BLOSSOM TRAIL
ORLANDO, FLORIDA 32837

CASE: LUPA-19-01-032

EXISTING PARCEL I.D. No. 03-24-29-6209-00-040
ADDITION OF PARCEL I.D. No. 03-24-29-6209-00-020

OWNER: GROUP ORANGE, LLC
2300 NW CORPORATE BLVD, SUITE 141
BOCA RATON, FL 33431-7359
PHONE: 817-328-0296

DEVELOPER: VERDAD REAL ESTATE
4211 SOUTH WHITE CHAPEL BLVD.
SOUTHLAKE, TX 76092
PHONE: 817-328-0296

APPLICANT/AGENT: FLORIDA ENGINEERING GROUP, INC.
SAM J. SEBAALI, P.E.
5127 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32809
PHONE: 407-895-0324

SURVEYOR: SHANNON SURVEYING INC.
499 NORTH S.R. 434, SUITE 2045
ALTAMONTE SPRINGS, FL 32714
PHONE: 407-774-8372

UTILITY COMPANIES
WATER: (407) 434-2568
SEWER: (407) 254-9764
ELECTRIC: (407) 905-3376
GAS: (407) 838-7171
GAS: (813) 275-3783
TELEPHONE: (561) 997-0240
CABLE: (407) 448-5506
COMMUNICATION: (480) 596-4595

ORLANDO UTILITIES COMMISSION
ORANGE COUNTY UTILITIES
DUKE ENERGY
FLORIDA GAS TRANSMISSION - DAVENPORT
TECO PEOPLES GAS - ORLANDO
AT&T / DISTRIBUTION
CHARTER COMMUNICATIONS
AMERICAN TRAFFIC SOLUTIONS



SITE VICINITY MAP

PLAN INDEX

- C-1 COVER SHEET
- C-2 AERIAL MAP
- C-3 FLOOD ZONE AND SOILS MAPPING
- C-4 LAND USE PLAN
- C-5 LAND USE PLAN NOTES

RECEIVED
By Sapho at 8:56 am, Jun 07, 2019

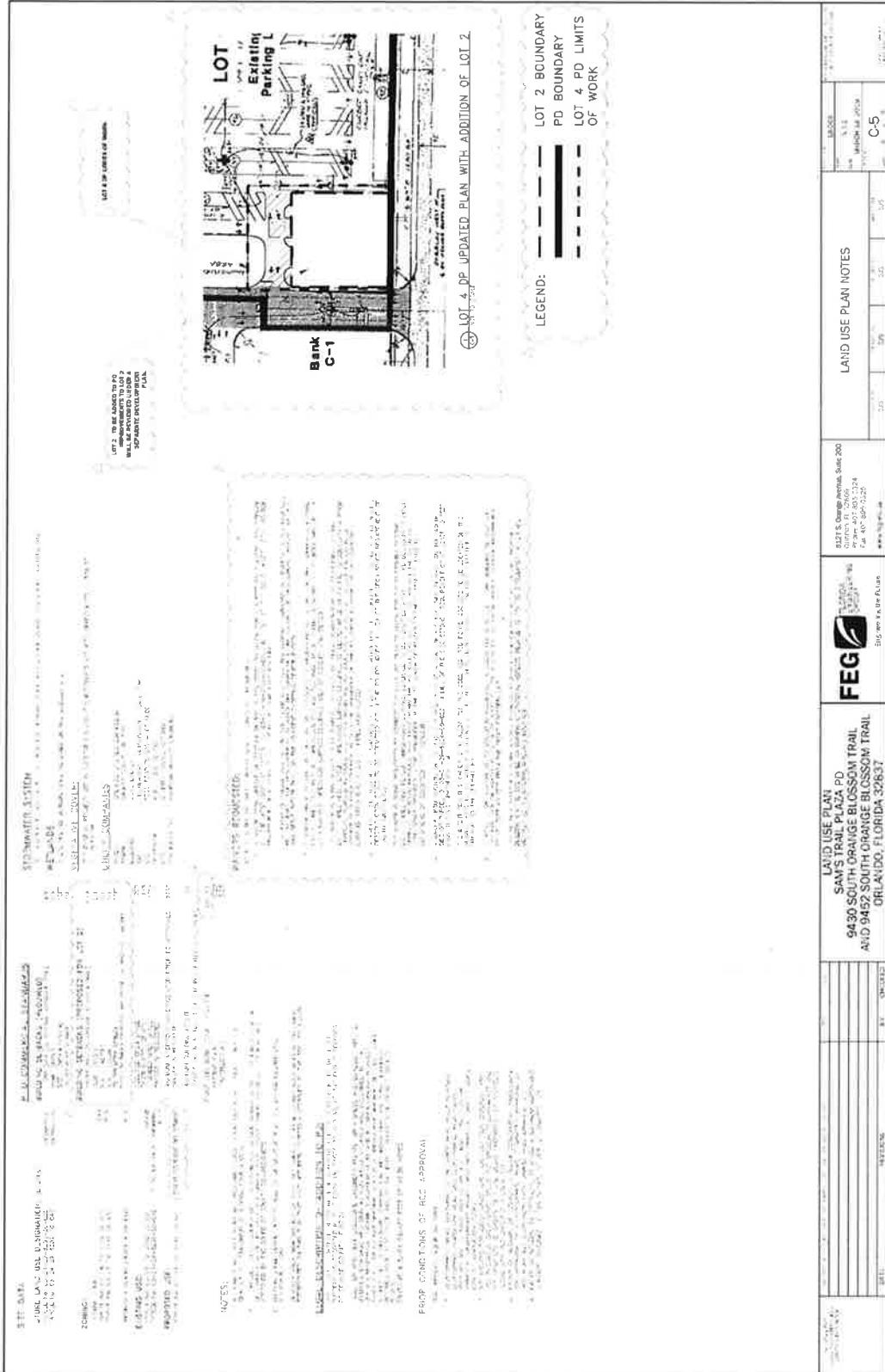
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

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NOT TO SCALE

Sam's Trail Plaza PD / LUP



<p>LAND USE PLAN NOTES</p>	<p>DATE: 11/15/18</p> <p>BY: [Signature]</p>
	<p>C-5</p>
<p>5121 S. Orange Avenue, Suite 200 Orlando, FL 32837 Tel: 407.352.1124 Fax: 407.352.1125 www.feg.com</p>	<p>5121 S. Orange Avenue, Suite 200 Orlando, FL 32837 Tel: 407.352.1124 Fax: 407.352.1125 www.feg.com</p>
<p>FEG FLORIDA ENGINEERING GROUP 1000 W. Lake Nona Blvd., Suite 100 Orlando, FL 32837 Tel: 407.352.1124 Fax: 407.352.1125 www.feg.com</p>	<p>5121 S. Orange Avenue, Suite 200 Orlando, FL 32837 Tel: 407.352.1124 Fax: 407.352.1125 www.feg.com</p>
<p>LAND USE PLAN SAM'S TRAIL PLAZA PD 9430 SOUTH ORANGE BLOSSOM TRAIL AND 9452 SOUTH ORANGE BLOSSOM TRAIL ORLANDO, FLORIDA 32837</p>	<p>5121 S. Orange Avenue, Suite 200 Orlando, FL 32837 Tel: 407.352.1124 Fax: 407.352.1125 www.feg.com</p>

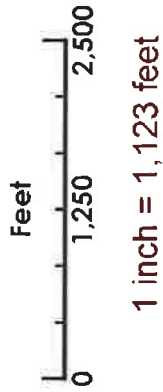
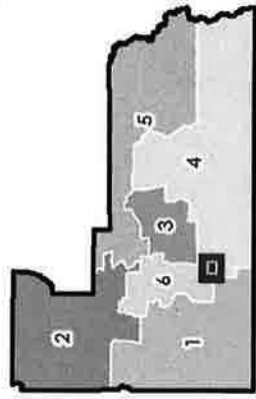
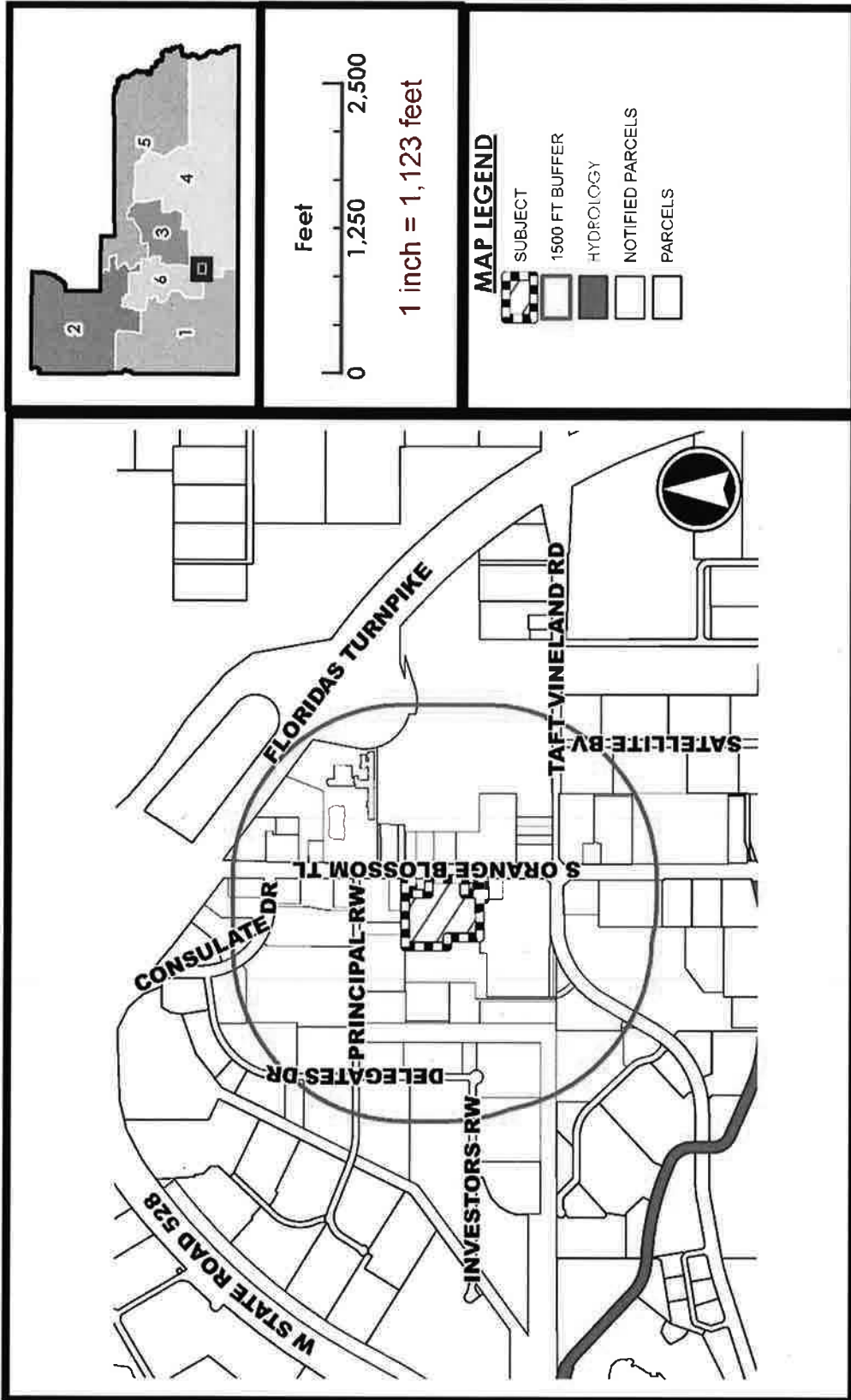
Notification Map

Public Notification Map

LUPA-19-01-032

1500 FT BUFFER, 82 NOTICES

[Residential Count: 21]



MAP LEGEND

- SUBJECT
- 1500 FT BUFFER
- HYDROLOGY
- NOTIFIED PARCELS
- PARCELS

S:\Business Systems\Board Administration\PTC\2019\7-JULY 18, 2019\LUPA-19-01-032\LUPA-19-01-032.mxd