

Board of County Commissioners

Public Hearings

August 8, 2023





Epic Retail Clarcona PD/Epic Retail Clarcona PSP/Lot 2 – Big Dan's Car Wash DP

Case: DP-23-01-018

Project Name: Epic Retail Clarcona PD/Epic Retail Clarcona PSP/Lot 2 – Big Dan's Car Wash DP

Applicant: Morgan Hampton, Common Oak Engineering

District: 2

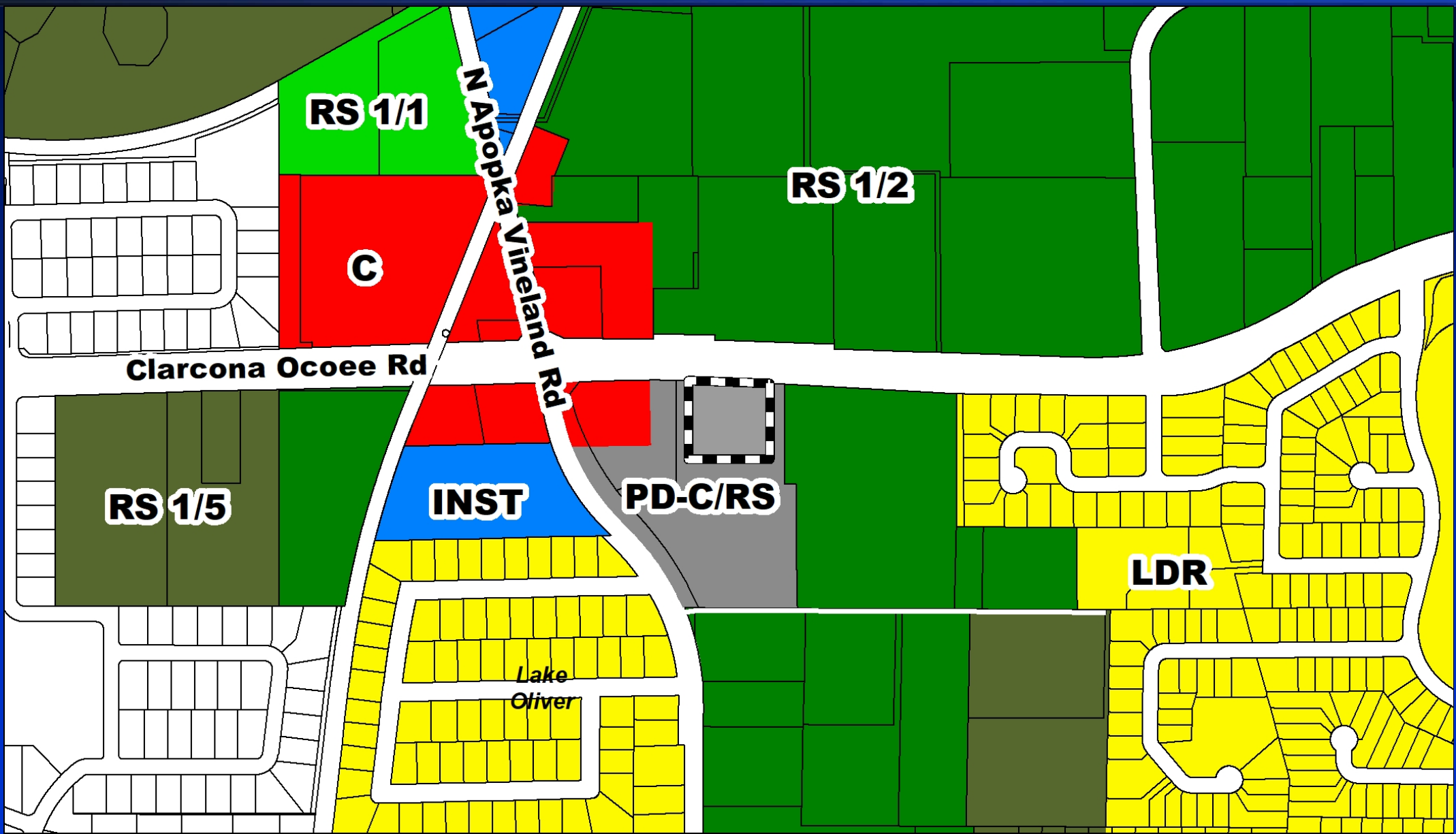
Location: Generally located south of Clarcona Ocoee Road and east of North Apopka Vineland Road.

Acreage: 1.51 gross acres

Request: To construct a free-standing automatic car wash on Lot 2.

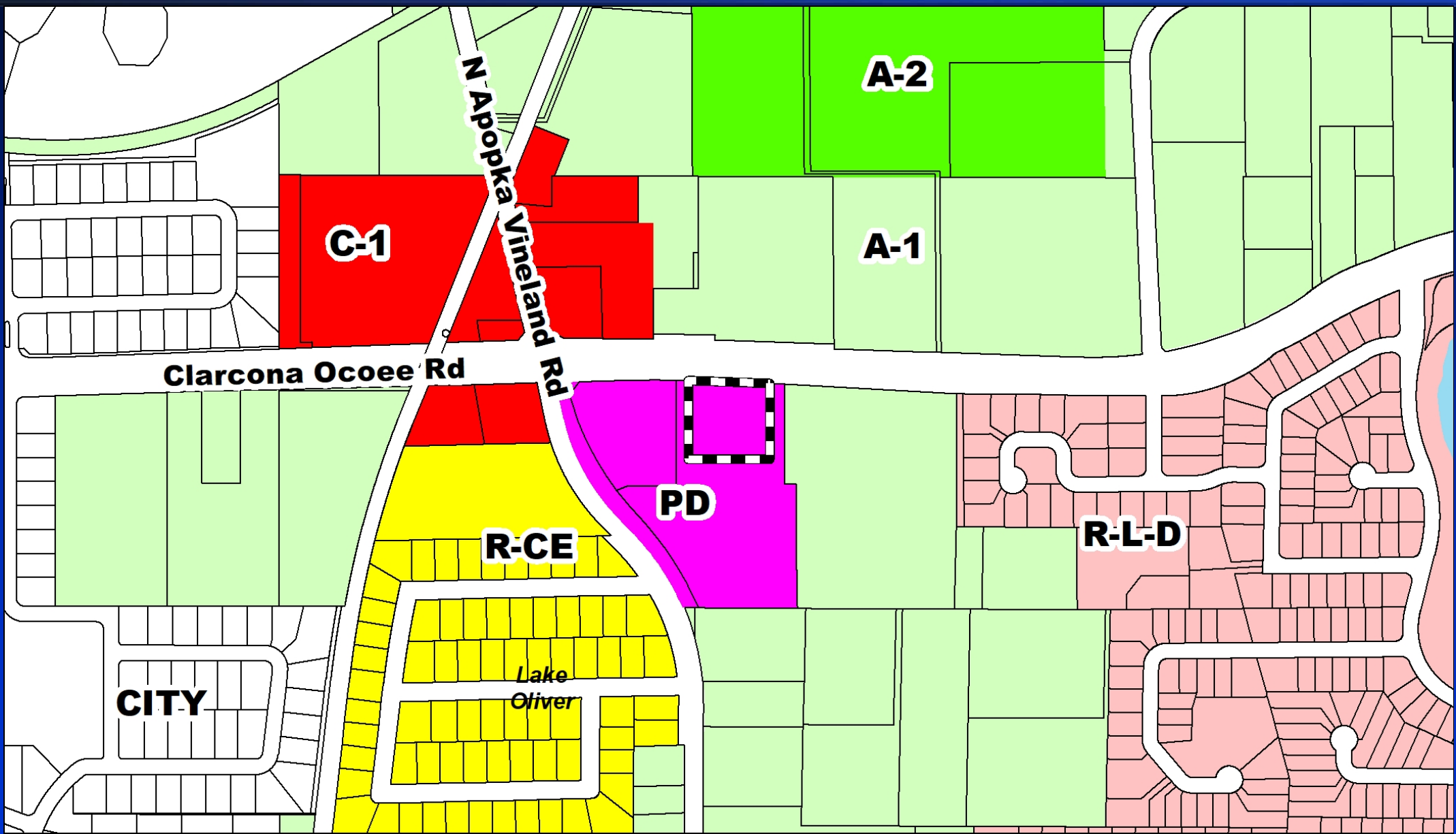


Epic Retail Clarcona PD/Epic Retail Clarcona PSP/Lot 2 – Big Dan’s Car Wash DP Future Land Use Map



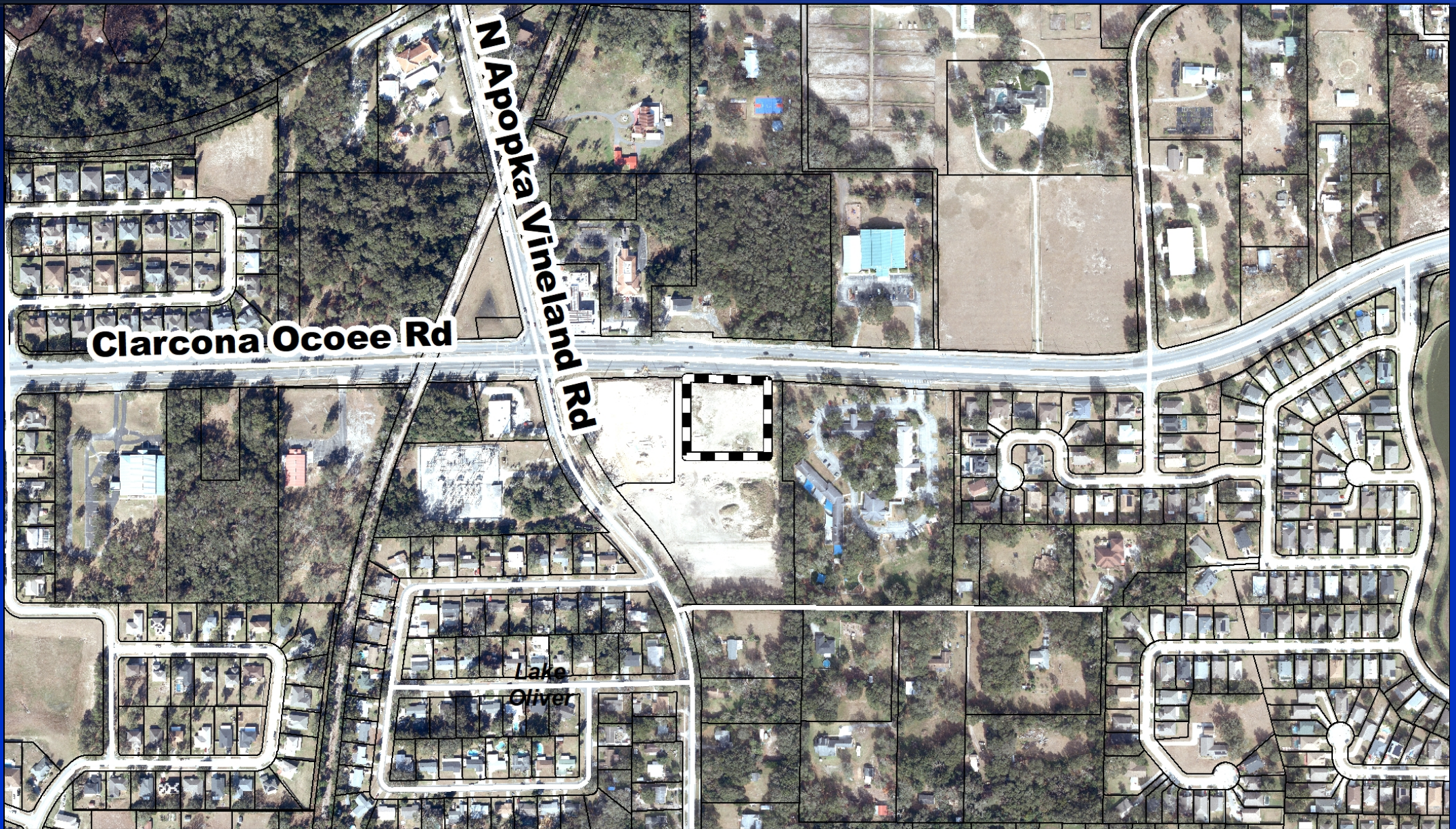


Epic Retail Clarcona PD/Epic Retail Clarcona PSP/Lot 2 – Big Dan's Car Wash DP Zoning Map





Epic Retail Clarcona PD/Epic Retail Clarcona PSP/Lot 2 – Big Dan's Car Wash DP Aerial Map



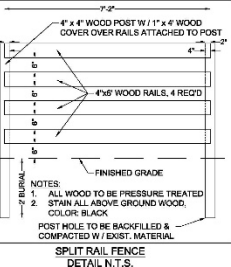
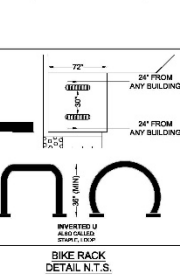
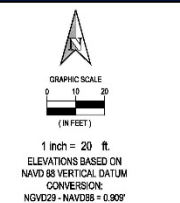
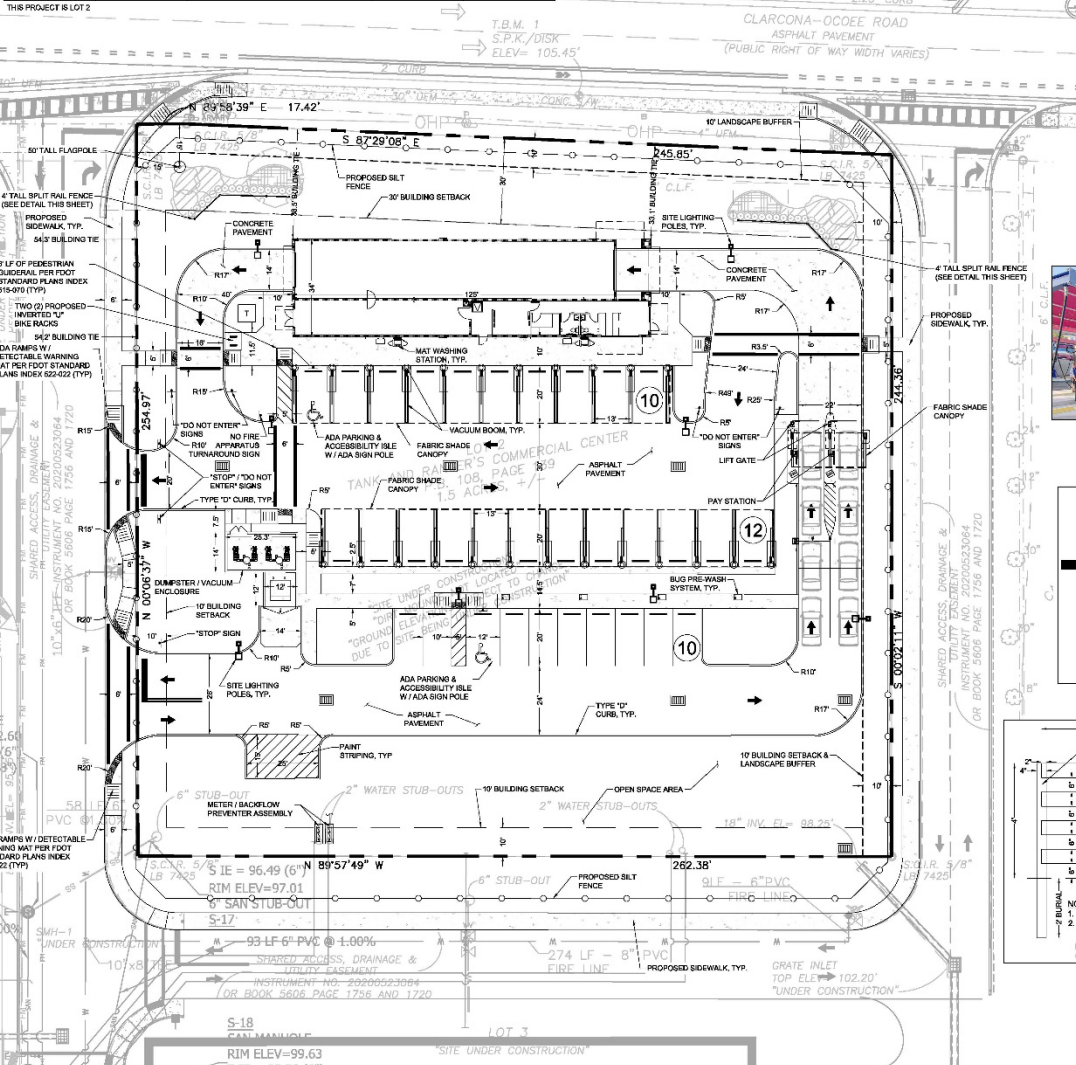


Epic Retail Clarcona PD/Epic Retail Clarcona PSP/Lot 2 – Big Dan's Car Wash DP Overall Site Plan

SITE DATA TABLE	
PROJECT DESCRIPTION	
FREE STANDING AUTOMATIC CAR WASH WITH DETAILING AND VACUUMING STATIONS, PARKING STALLS, INTERNAL DRIVEWAY CONNECTIONS TO CLARCONA OCOEE ROAD, IN ADDITION TO STORMWATER MANAGEMENT, UTILITY CONNECTIONS, SOLID WASTE ENCLOSURE, LANDSCAPING AND OTHER SITE INFRASTRUCTURE.	
GROSS ACREAGE: ±1.81 AC	
TAX PARCEL #S: 34-21-28-8618-02-000	
ZONING DISTRICT: PLANNED DEVELOPMENT (PD)	
FUTURE LAND USE: DEVELOPMENT-COMMERCIAL (PD-C) / RURAL DEVELOPMENT (RD)	
ADJACENT ZONING NORTH (FRONT): CLARCONA-OCOEE ROAD	
ADJACENT ZONING EAST (SIDE): PD EPIC RETAIL CLARCONA RD / PLANNED DEVELOPMENT	
ADJACENT ZONING SOUTH (REAR): PD EPIC RETAIL CLARCONA RD / PLANNED DEVELOPMENT	
ADJACENT ZONING WEST (SIDE): PD EPIC RETAIL CLARCONA RD / PLANNED DEVELOPMENT	
AREAS	
REQUIRED / PERMITTED:	PROPOSED:
LOT AREA: -	466,883 SF ±1.81 AC
IMPERVIOUS SURFACE (APR): 70% MAX (45,678 SF)	57% (47,147 SF)
GROSS FLOOR AREA: -	44,239 SF
FLOOR AREA RATIO: 0.15	10.054
BUILDING HEIGHT: 35'-0"	33'-4"
OPEN SPACE: 20%	20% (113,136 SF)
SETBACKS & BUFFERS	
BUILDING SETBACKS:	REQUIRED / PERMITTED:
PROPOSED:	
NORTH (FRONT): 30' (MIN)	33' (1" MIN FROM PROPERTY LINE)
EAST (SIDE): 10' (MIN)	8' (1" MIN FROM PROPERTY LINE)
SOUTH (REAR): 10' (MIN)	18' (6" MIN FROM PROPERTY LINE)
WEST (SIDE): 10' (MIN)	54' (2" MIN FROM PROPERTY LINE)
LANDSCAPE BUFFERS:	
PROPOSED:	
NORTH (FRONT): 10' (MIN)	10' (FROM PROPERTY LINE)
EAST (SIDE): 10' (MIN)	10' (FROM PROPERTY LINE)
SOUTH (REAR): 0' (MIN)	0' (FROM PROPERTY LINE)
WEST (SIDE): 0' (MIN)	0' (FROM PROPERTY LINE)
PARKING	
PARKING REQUIRED: 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA. A MINIMUM OF FOUR (4) VEHICLE SPACES WILL BE PROVIDED REGARDLESS OF BUILDING SITE OR USE. HANDICAP STALLS: ONE (1) HANDICAP PARKING STALL IS REQUIRED FOR UP TO TWENTY-FIVE (25) PARKING SPACES. BIKE PARKING REQUIRED: FOR TEN (10) OR MORE VEHICULAR PARKING SPACES, TWO (2) BIKE PARKING SPACES ARE REQUIRED. PLUS ONE (1) ADDITIONAL BIKE PARKING SPACE FOR EACH TEN (10) VEHICULAR PARKING SPACES ABOVE TEN (10).	
PARKING CALCULATION: 4,239 / 300 = 14.13	
PROPOSED PARKING STALLS: 30	TOTAL: 32 PROPOSED PARKING STALLS
BIKE PARKING CALCULATION: 2 + (15/10) = 3.5	4 BIKE SPACES REQUIRED
PROPOSED BIKE STALLS: 4	TOTAL: 4 BIKE SPACES
FEMA	
FLOOD ZONE: X	FLOOD MAP #100050220P
EFFECTIVE SEPTEMBER 25, 2009	
NOTES:	
<ul style="list-style-type: none"> ALL ASPHALT DIMENSIONS ARE TO FACE OF CURB, UNLESS SHOWN OTHERWISE ALL RADI ARE 3' UNLESS OTHERWISE SPECIFIED BUILDING SETBACKS ARE TO CONCRETE CORNER OF BUILDING ALL ADJACENT SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS CONTRACTOR SHALL FIELD VERIFY UTILITY POINT OF CONNECTIONS LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES ALL DISTURBED AREAS TO BE SOODED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO SOUTH-EAST (FRONT) PROPERTY LINE (BEARING N89°57'49" W) UNLESS OTHERWISE SHOWN ALL CONSTRUCTION IN THE FOOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FOOT DESIGN STANDARDS (INDEXES). THE FOOT OF STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FOOT UTILITY ACCOMMODATION MANUAL THE PAGES TITLED "GENERAL NOTES" AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS SOLID WASTE DISPOSAL - ANY MISCELLANEOUS GARBAGE, HAZARDOUS WASTE, YARD WASTE (INCLUDING EXCESS FERTILIZERS, HERBICIDES, AND PESTICIDES), AND CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS. RECYCLING OF MATERIALS IS ENCOURAGED IF APPROVED BY AGENCY. CALL THE ORANGE COUNTY SOLID WASTE HOTLINE AT 407-336-6601 FOR INFORMATION. PRIOR TO CONSTRUCTION PLAN SUBMITTAL, CONTACT THE OCU WATER RECLAMATION DIVISION ENVIRONMENTAL COMPLIANCE SECTION FOR WASTE PRETREATMENT AND MONITORING REQUIREMENTS AT 407-254-7710 OR AT ENVIRONMENTAL.COMPLIANCE@OCFLNET. 	
BURIED UTILITIES NOTE	
<p>UNLESS OTHERWISE NOTED, ALL UTILITIES ARE TO BE LOCATED AND DEPTH AS SHOWN ON THE DRAWING. ALL UTILITIES SHALL BE LOCATED AND DEPTH AS SHOWN ON THE DRAWING. ALL UTILITIES SHALL BE LOCATED AND DEPTH AS SHOWN ON THE DRAWING. ALL UTILITIES SHALL BE LOCATED AND DEPTH AS SHOWN ON THE DRAWING.</p>	
CALL BEFORE YOU DIG. 1-800-333-4773. AUTOMATIC RELOCATION SERVICE IS THE LAW.	

OPEN SPACE ALLOCATION TABLE (PER PSP-19-01-039)					
LOT / TRACT #	AREA (AC)	REQ. OPEN SPACE PER SEC. 28-1254 (20% (AC))	REQ. MIN CATEGORY A OPEN SPACE PER LOT (10% (AC))	MAX. ALLOWED IMPER. AREA (FOR UP TO 70% (8.86 x 0.70) = 6.216 AC)	MIN. REQ. OPEN SPACE + 25% (8.86 x 0.25) = 2.215 AC (AC) PROVIDED PER PSP
LOT 1	2.26	0.450	0.225	72.4%	0.220
LOT 2	1.51	0.302	0.151	70.0%	0.146
LOT 3	0.12	0.02	0.012	68.8%	1.81
TOTAL	8.88	1.77	0.88	70.0%	2.276 AC (18.88 AC ±28.6%)

ITE	Level	Area	PM Peak Hrs	PM Peak Hrs	PM Peak Hrs
045	Automated Car Wash	4,239 KOSF	14.20	6.0	3.0
	Car Wash Pass-by Trips (22%)		19	10	6
	Net New Trip Generation		41	20	21



COMMON BIK ENGINEERING & DESIGN, INC.
 1100 W. UNIVERSITY AVENUE, SUITE 100
 ORLANDO, FL 32817
 PHONE: 407-254-7710
 FAX: 407-254-7711
 EMAIL: INFO@COMMONBIK.COM

BIG DAN'S CARWASH
 CLARCONA, OCOEE RD
 N. APOPKA VILLAGE RD
 ORLANDO, FL 32818

NO.	DATE	REVISION	BY	CHK

ENGINEERS NAME & PE#

JEREMY A. ANDERSON, P.E.
 P.E. LICENSE NO. 71636

222.117
 SHEET
 08/22/2023
 SCALE
 1" = 20'

C4.0

SITE PLAN



Epic Retail Clarcona PD/Epic Retail Clarcona PSP/Lot 2 – Big Dan's Car Wash DP Proposed Elevation

EXTERIOR FINISH

- METAL DOORS: BENJAMIN MOORE WHITE
- METAL OVERHANG: KYNARDOR - RAL 6010 - BLACK BROWN
- VEN JAMES HARDIE ARCTIC WHITE - VAP-2P
- STUCCO: BENERGY - VERMIGRE 1008
- PEREK CERENT BOND JAMES HARDIE - WOODLAND GREY
- METAL ROOF: ATAS INTERNATIONAL - COPPERSTONE 03
- EXTERIOR STONE: CULTURED STONE - CLAUDET BLEND

1 NORTH EXTERIOR ELEVATION (FACING CLARONA OCOEE ROAD)
SCALE: 3/8" = 1'-0"

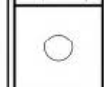
2 EAST EXTERIOR ELEVATION (ENTRANCE)
SCALE: 3/8" = 1'-0"

3 WEST EXTERIOR ELEVATION (EXIT)
SCALE: 3/8" = 1'-0"

4 SOUTH EXTERIOR ELEVATION (VACUUM SIDE)
SCALE: 3/8" = 1'-0"

REVISIONS	BY

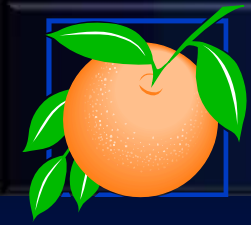
OLIVERI ARCHITECTS
ARCHITECTS
1515 W. UNIVERSITY AVENUE, SUITE 100
ORLANDO, FL 32806
PH: 407.251.1100
WWW.OLIVERIARCHITECTS.COM



SCHEMATIC DESIGN
SCHEME "A"

New Freestanding Building for:
BIG DAN'S CARWASH
Clarcona Ocoee & Appleton Villages
Orange County

Date: 01.02.23
Scale: AS NOTED
Project Mgr: AC
Drawn: JN
Rev: 03-016
Sheet



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Epic Retail Clarcona PD / Epic Retail Clarcona PSP / Lot 2 – Big Dan’s Car Wash DP dated “Received May 17, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2



Corner Lake Gardens Planned Development / Solace at Corner Lake Preliminary Subdivision Plan

Case: PSP-22-12-362

Project Name: Corner Lake Gardens Planned Development / Solace at Corner Lake Preliminary Subdivision Plan

Applicant: Chad H. Moorhead, Madden, Moorhead & Glunt, Inc

District: 5

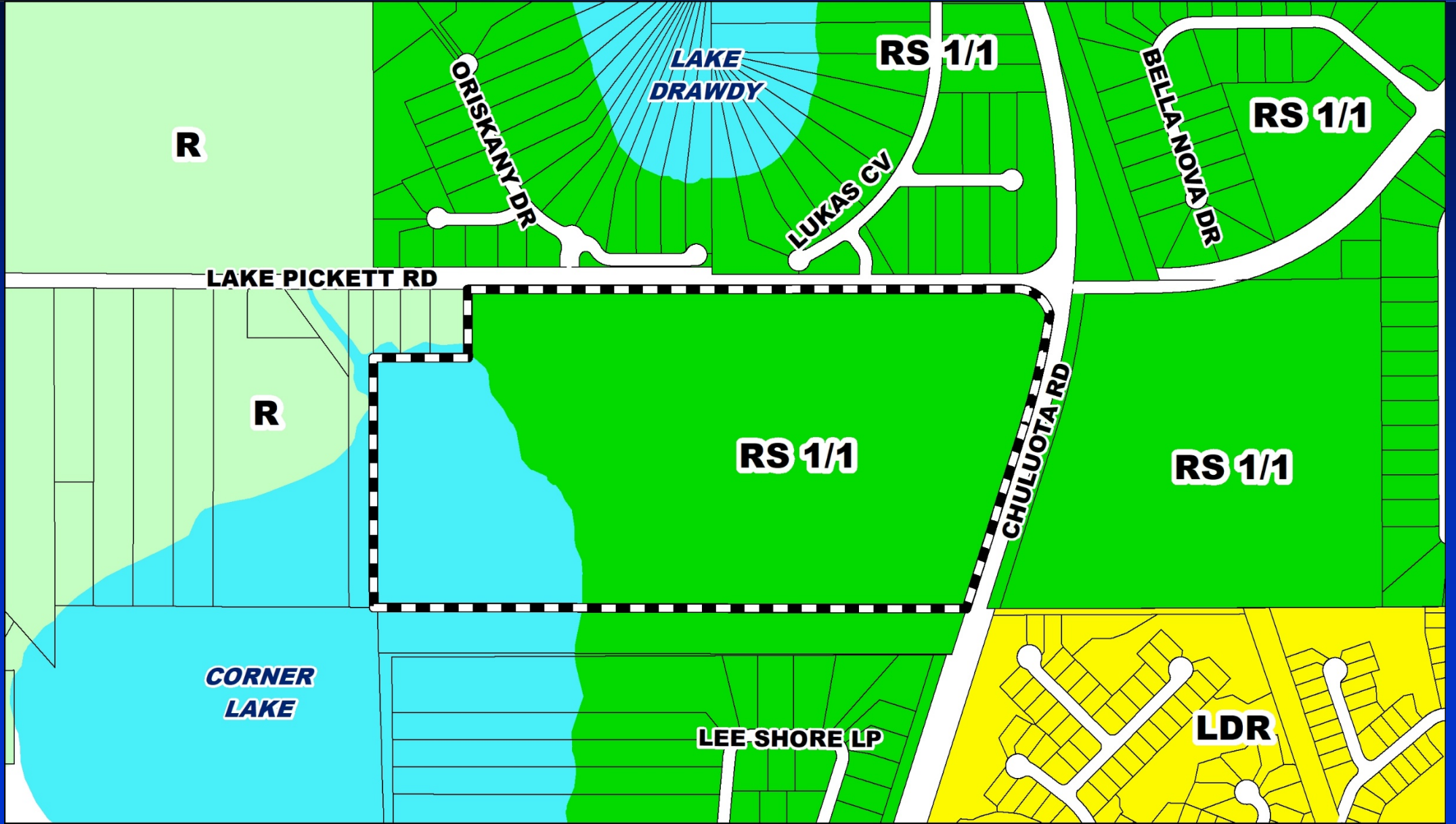
Location: Generally located south of Lake Pickett Road and west of Chuluota Road.

Acreage: 74.19 gross acres

Request: To subdivide 74.19 acres, to construct 47 single-family residential dwelling units.

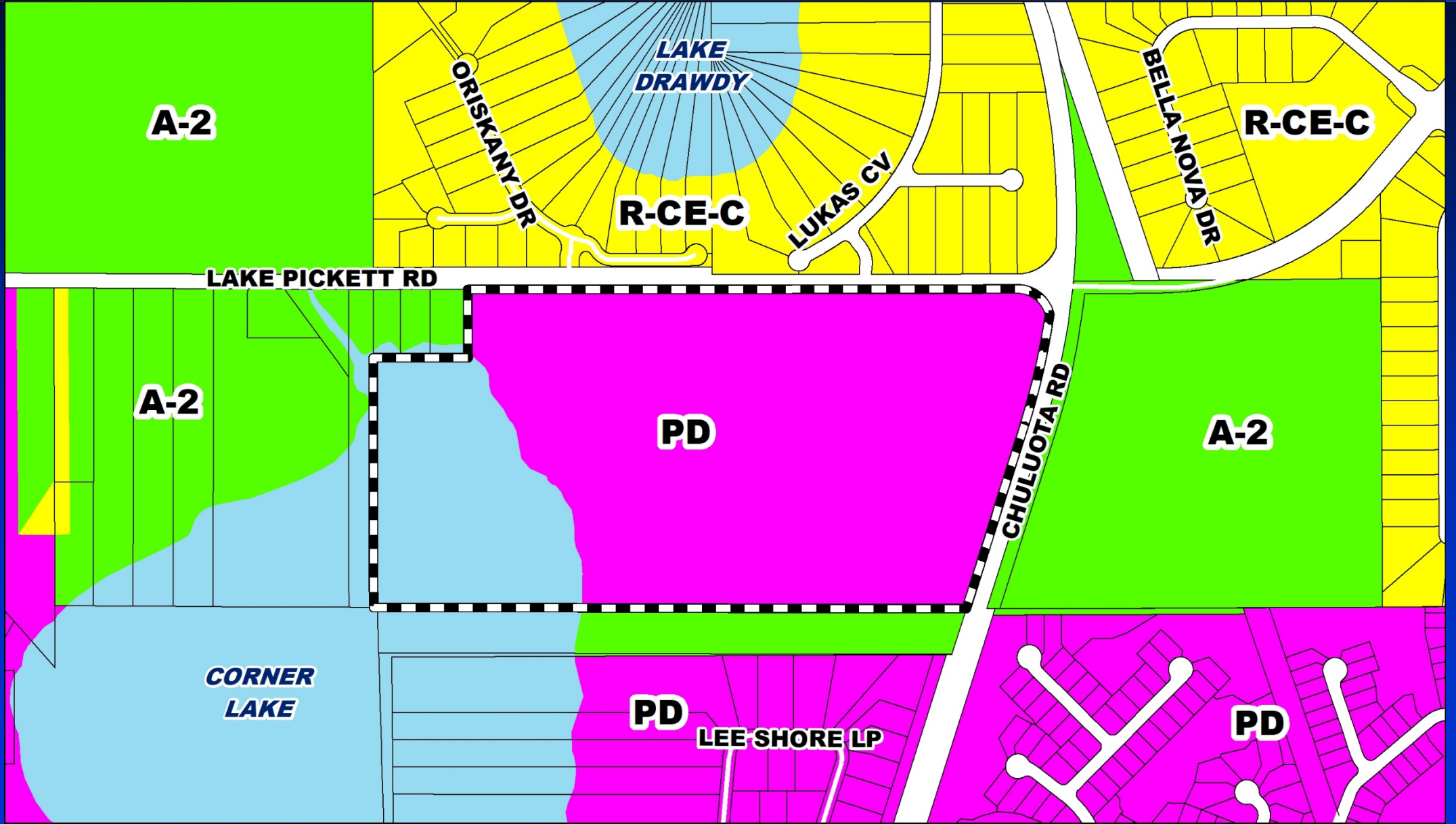


Corner Lake Gardens Planned Development / Solace at Corner Lake Preliminary Subdivision Plan Future Land Use Map



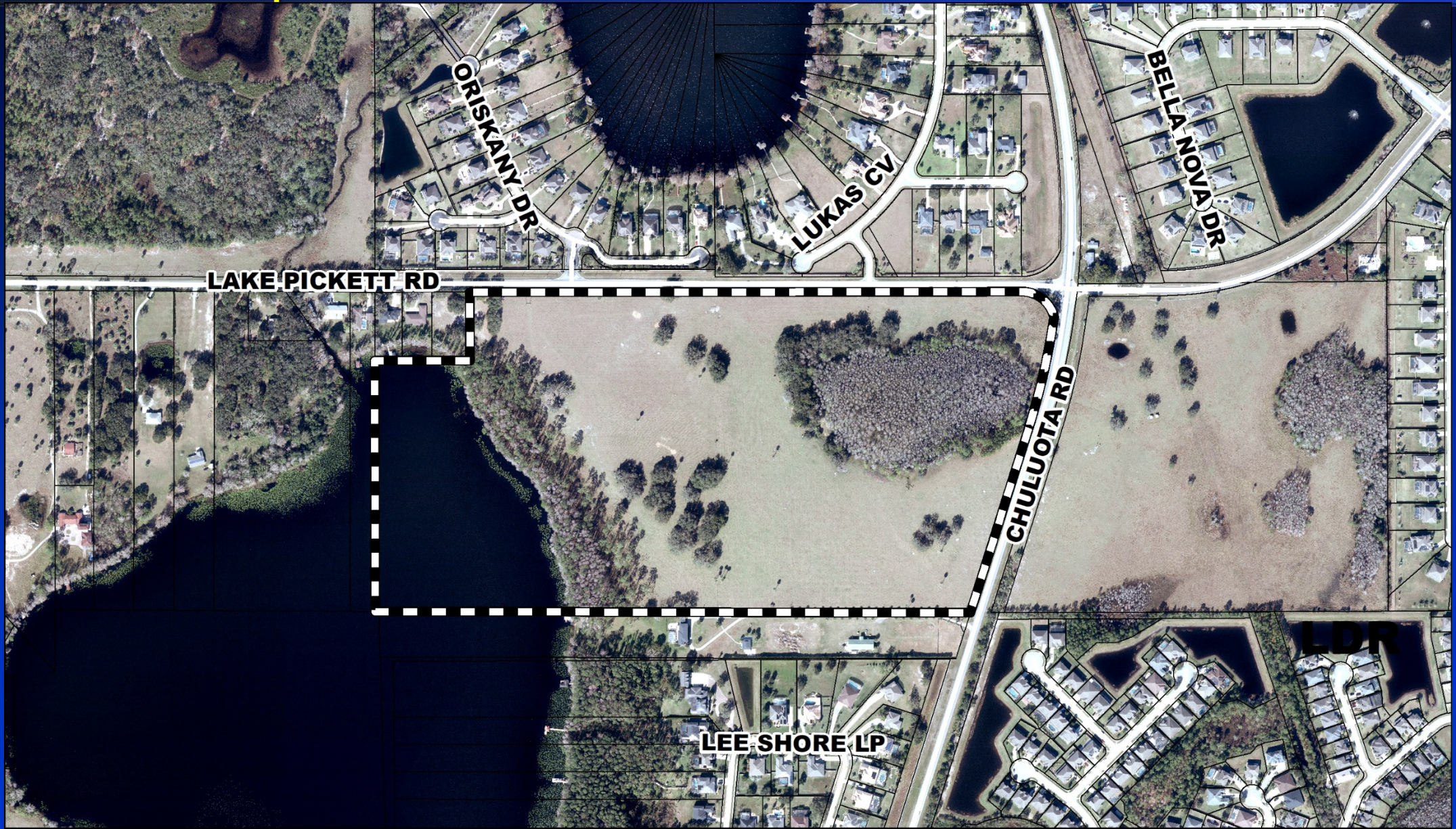


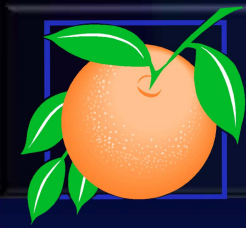
Corner Lake Gardens Planned Development / Solace at Corner Lake Preliminary Subdivision Plan Zoning Map





Corner Lake Gardens Planned Development / Solace at Corner Lake Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Corner Lake Gardens PD / Solace at Corner Lake PSP dated “Received June 6, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



Kensington Church - Village H Planned Development/Land Use Plan

Case: CDR-23-03-082

Applicant: Lance Bennett, Poulos & Bennett, LLC

District: 1

Location: Location found in staff report

Acreage: 10 gross acres

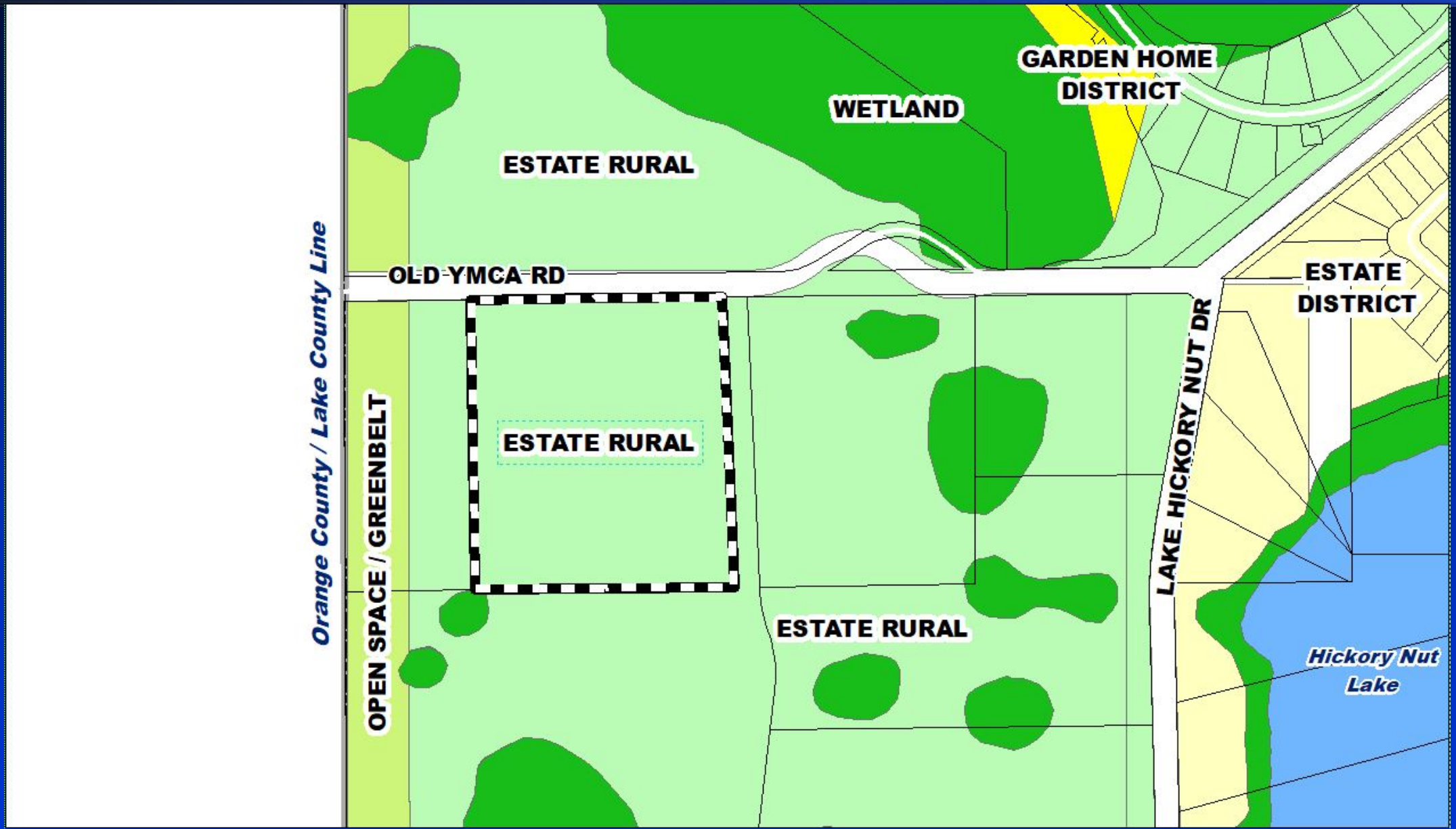
Request: A Change Determination Request (CDR) to add the uses of athletic fields on 2 acres of the property and grass parking on 1 acre of the property prior to construction of the church community campus.

In addition, the applicant has requested the following waivers from Orange County Code:

1. A waiver from Section 38-1230 to allow parking facilities to be of a grassed surface for use of temporary parking for a sports field only prior to the construction of the church campus facility.

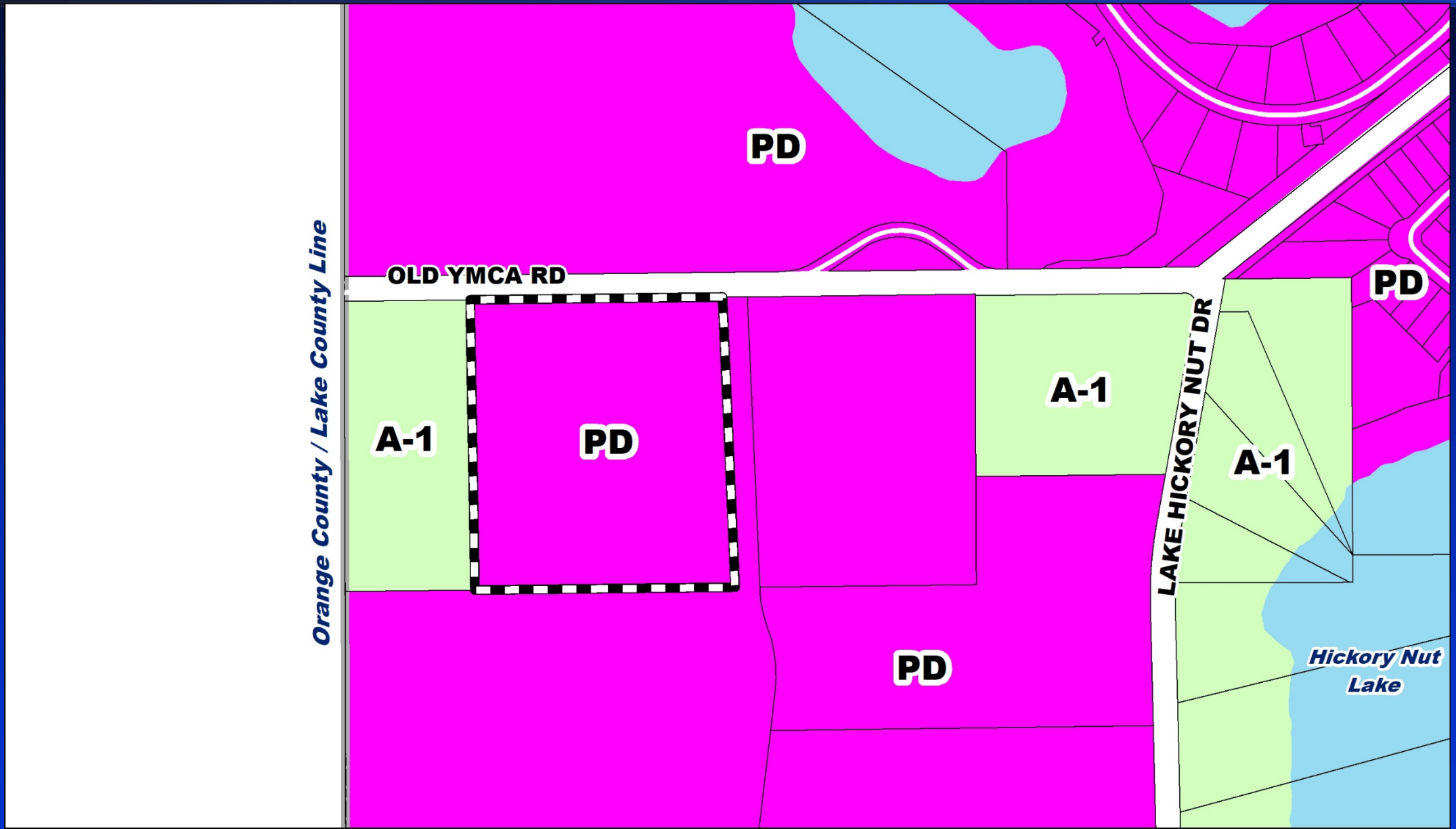


Kensington Church - Village H Planned Development/Land Use Plan Future Land Use Map





Kensington Church - Village H Planned Development/Land Use Plan Zoning Map



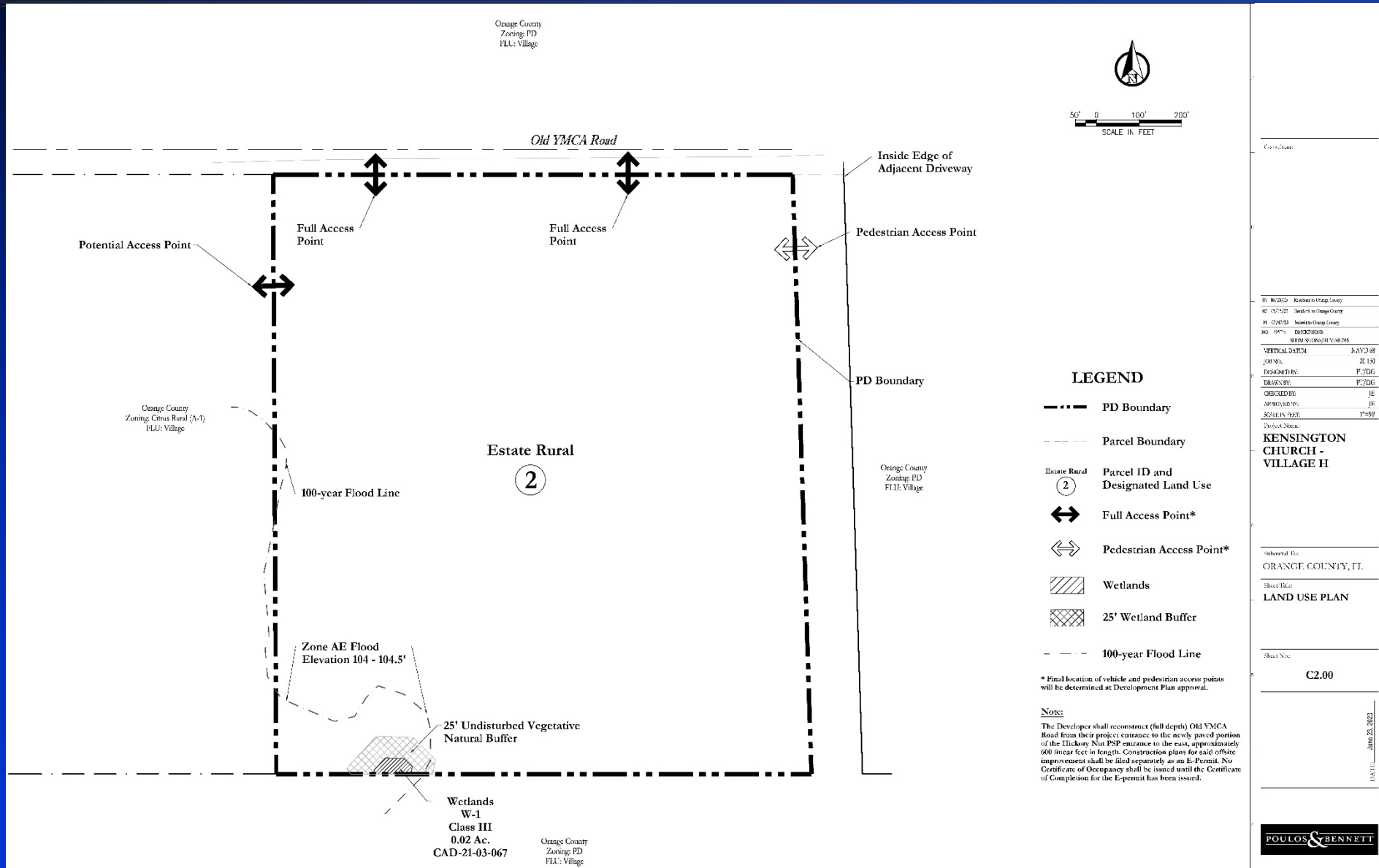


Kensington Church - Village H Planned Development/Land Use Plan Aerial Map





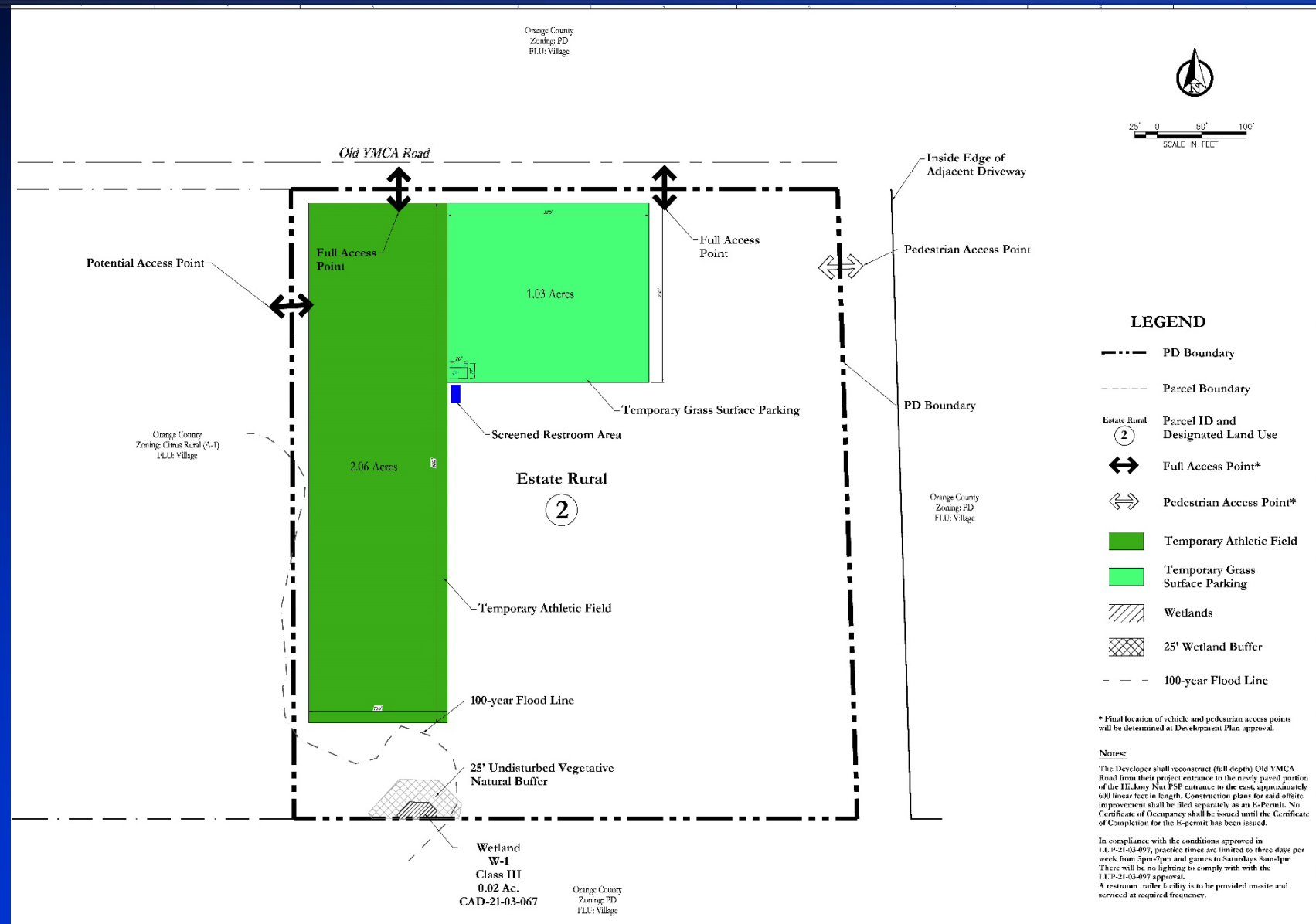
Kensington Church - Village H Planned Development/Land Use Plan Overall Land Use Plan



Poulos & Bennett, LLC
500 N. Orange Ave., Suite 200, Ft. Lauderdale, FL 33301
Tel: 407-461-9933 www.poulosandbennett.com



Kensington Church - Village H Planned Development/Land Use Plan Temporary Use Exhibit

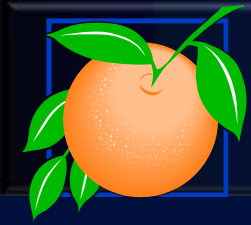


* Final location of vehicle and pedestrian access points will be determined at Development Plan approval.

Notes:

The Developer shall reconstruct (full depth) Old YMCA Road from their project entrance to the newly paved portion of the Hickory Nut PSP entrance to the east, approximately 600 linear feet in length. Construction plans for said offset improvement shall be filed separately as an E-Permit. No Certificate of Occupancy shall be issued until the Certificate of Completion for the E-permit has been issued.

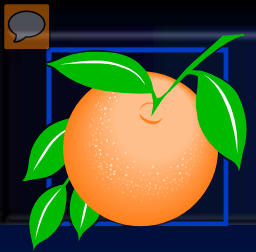
In compliance with the conditions approved in L.P. 21-03-497, practice times are limited to three days per week from 3pm-7pm and games to Saturday's 8am-1pm. There will be no lighting to comply with with the L.P. 21-03-497 approval. A restroom trailer facility is to be provided on-site and serviced at required frequency.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the Kensington Church - Village H Planned Development / Land Use Plan (PD/LUP) dated “Received June 6, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Board of County Commissioners

Public Hearings

August 8, 2023

