



Interoffice Memorandum

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DATE: March 18, 2020

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Lisette M. Egipciaco, Development Coordinator Planning Division

CONTACT PERSON(S): Lisette M. Egipciaco, Development Coordinator Planning Division 407-836-5684 Lisette.Egipciaco@ocfl.net

SUBJECT: Request for Board of County Commissioners Public Hearing

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RCUD

Jme

Project Name: Epic Retail Clarcona Planned Development / Epic Retail Clarcona Preliminary Subdivision Plan / Lot 1 – Wawa Development Plan Case # PSP-19-01-039

Type of Hearing: Preliminary Subdivision Plan / Development Plan

Applicant(s): Ronald Henson
AVID Group
605 East Robinson Street, Suite 240
Orlando, Florida 32801

Commission District: 2

General Location: South of Clarcona Ocoee Road / East of Apopka Vineland Road

LEGISLATIVE FILE # 20-480

APR 21 2020 @ 2pm

Parcel ID #(s) 34-21-28-0000-00-016, 34-21-28-0000-00-048,
34-21-28-0000-00-060, 34-21-28-0000-00-045,
34-21-28-0000-00-056, 34-21-28-0000-00-049,
34-21-28-0000-00-070, 34-21-28-0000-00-047

of Posters: 1

Use: 3 Lots & 6,119 Square Foot Wawa

Size / Acreage: 9.79

BCC Public Hearing
Required by: Orange County Code, Chapter 34, Article III,
Section 34-69 and Chapter 30, Article III, Section
30-89

Clerk's Advertising
Requirements: (1) At least 7 days before the BCC public hearing
date, publish an advertisement in the Legal
Notices section of *The Orlando Sentinel*
describing the particular request, the general
location of the subject property, and the date,
time, and place when the BCC public hearing will
be held;

and

(2) At least 7 days before the BCC public
hearing date, send notices of BCC public hearing
by U.S. mail to owners of property within 300 feet
of the subject property and beyond.

Spanish Contact Person: Para más información referente a esta vista
pública, favor de comunicarse con la División de
Planificación (Planning Division) al número 407-
836-8181.

Advertising Language:

This Preliminary Subdivision Plan (PSP) is a request to subdivide 9.79 acres into three lots and construct a 6,119 square foot Wawa on Lot 1; District 2; South of Clarcona Ocoee Road / East of Apopka Vineland Road.

Material Provided:

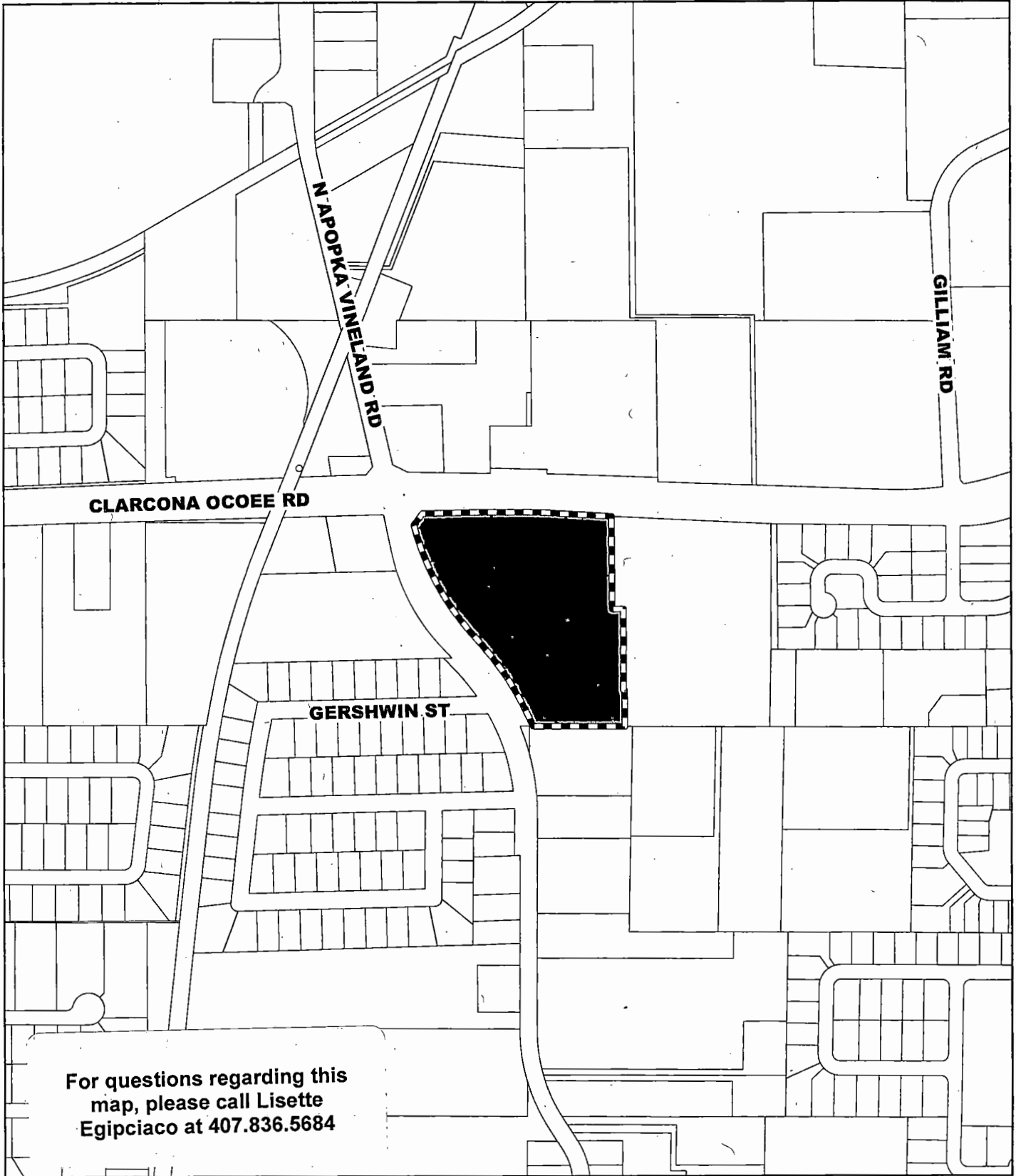
- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

Special Instructions to Clerk (if any):

Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

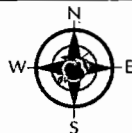
Please notify Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

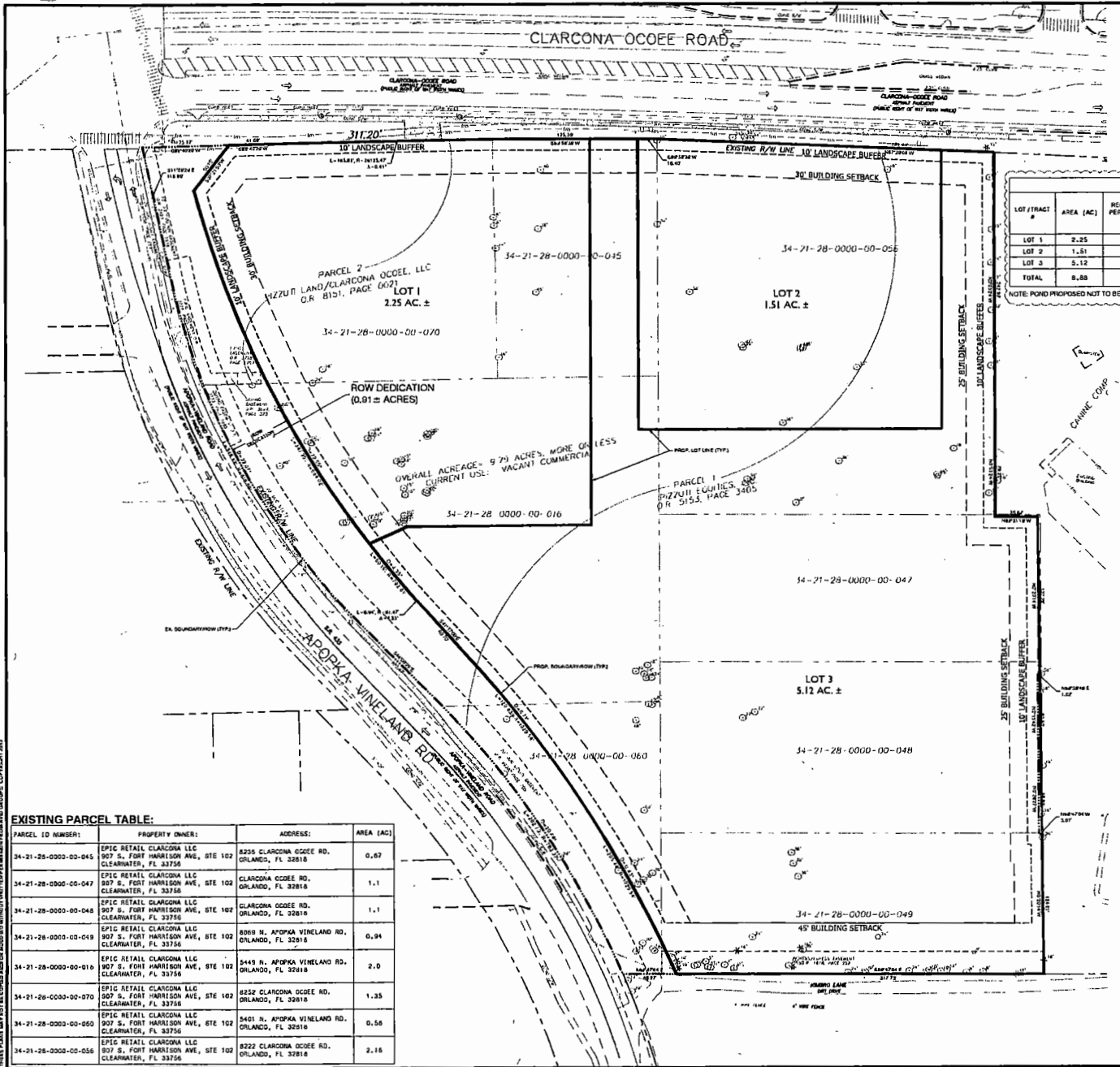


For questions regarding this map, please call Lisette Egipciaco at 407.836.5684

 Subject Property



1 inch = 450 feet



LOT (TRACT #)	AREA (AC)	REQ. OPEN SPACE PER SEC. 38-1234 (25%) (AC)	REQ. MIN. CATEGORY A OPEN SPACE PER LOT (1%) (AC)	MAX. ALLOWED IMPERV. AREA FOR OPEN SPACE PER LOT (8,845,701) (S.216 AC.)	MIN. REQ. NET/VA OPEN SPACE = 25% (S. 38-1234) (AC)
LOT 1	2.25	0.56	0.225	72.4%	0.225
LOT 2	1.51	0.38	0.151	70.2%	0.148
LOT 3	5.12	1.28	0.512	68.5%	1.31
TOTAL	8.88	1.77	0.888	70.0%	2.276 AC./8.88 AC = 25.6%

NOTE: POND PROPOSED NOT TO BE FENCED

SITE DATA

STATEMENT OF INTENT:
THE APPLICANT PROPOSES TO A LOT SPLIT TO SUBDIVIDE THE OVERALL TRACT CONSISTING OF 3 PARCELS INTO 3 LOTS. THE LOTS SHALL SHARE A JOINT DRIVEWAY ACCESS TO APOPKA VINELAND ROAD AND CLARCONA ROAD.

EXISTING TRACT SIZE:
8.73 AC. (GROSS)
8.88 AC. (NET)
0.15 AC. (RIGHT-OF-WAY CONVEYANCE)

LEGAL DESCRIPTIONS:
EXISTING PARCEL LEGAL DESCRIPTION, PROVIDED BY SURVEYOR ON TOPOGNAPHIC SURVEY 1-1
PROPOSED SUBDIVISION LEGAL DESCRIPTION, PROVIDED BY SURVEYOR ON BOUNDARY LOT SPLIT PLAN 1-2

PROPERTY ZONING:
PLANNED DEVELOPMENT - EPIC RETAIL CLARCONA

FUTURE LAND USE:
COMMERCIAL & PLANNED DEVELOPMENT - COMMERCIAL/RURAL SETTLEMENT

PROPOSED LOT SIZE:
LOT 1: 2.25 AC. ±
LOT 2: 1.51 AC. ±
LOT 3: 5.12 AC. ±

FAR:
MAX. FLOOR AREA RATIO: 0.15
(0.15 X 8.88 AC) = 1.332 AC X 43,560 SF = 58,022 SF

MINIMUM LOT AREA (SF):
6+ 8,800 SF

IMPERVIOUS AREA:
70% (7.816 AC) = 4,222 AC
25% (2.22 AC) = 2,222 AC

OPEN SPACE (PER WEIWA): OPEN SPACE (PER SEC. 38-1234):
25% (2.22 AC) = 2,222 AC

MAX. BUILDING HEIGHT:
50' (4 STORIES) OR 35' (3 STORIES) WITHIN RESIDENTIAL DISTRICT

BUILDING SETBACK REQUIREMENTS:
PERIMETER (EAST SIDE): 25'
COLLECTOR ROAD (NORTH & WEST SIDES): 30'
(SOUTH SIDE): 45'
(INTERNAL 625' & REAR SETBACK): 10'

FLOOD ZONE:
THIS PROPERTY LIES IN FLOOD ZONE "X", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 120805 0230 F, DATED 08/25/08.

ORANGE COUNTY DEVELOPMENT NOTES:

- ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
- THE STORMWATER MANAGEMENT PLAN SHALL COMPLY WITH SURFMAN & ORANGE COUNTY CRITERIA.
- IN ACCORDANCE WITH SECTION 38-1237, ANY AMENDATIONS FROM THAT COUNTY CODE MANUAL STANDARDS REPRESENTED ON THIS PLAN HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
- WARRANTY TO BE DEVELOPED IN ONE PHASE, REMAINING LOTS TO BE DEVELOPED IN PHASES.
- SOILS ARE BETA SANDS FINE SAND AND 15% FLOTTING FINE SAND ON SITE ACCORDING TO THE USDA NRCS MAP.
- SITE VEGETATION CONSISTS OF MAINTAINED GRASSES AND TREES.
- THE SITE IS LOCATED WITHIN THE WEIWA STUDY AREA, AS ESTABLISHED BY THE WEIWA PARAVOY AND PROTECTION ACT, SECTION 38.318 F.S. ADDITIONAL ENVIRONMENTAL REGULATIONS APPLY.
- WATER & SEWER SERVICE TO BE PROVIDED BY ORANGE COUNTY UTILITIES.
- PROPOSED SIGNAGE TO COMPLY WITH CHAPTER 213.0 OF THE ORANGE COUNTY CODE OF ORDINANCES. BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED.
- PROPOSED SITE DESIGN TO COMPLY WITH COMMERCIAL DESIGN STANDARDS SET FORTH IN ARTICLE XII OF CHAPTER 9 OF THE ORANGE COUNTY CODE OF ORDINANCES.
- PROPOSED SITE LIGHTING TO COMPLY WITH ARTICLE XVI OF CHAPTER 9 OF THE ORANGE COUNTY CODE OF ORDINANCES.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR POND MAINTENANCE, IMPROVEMENTS, EASEMENTS, AND DRAINAGE EASEMENTS.
- 0.15 ACRES OF RIGHT-OF-WAY HAS BEEN DEDICATED TO ORANGE COUNTY.

EXISTING PARCEL TABLE:

PARCEL ID NUMBER	PROPERTY OWNER	ADDRESS	AREA (AC)
34-21-28-0000-00-045	EPIC RETAIL CLARCONA LLC 907 S. FORT HARRISON AVE, SITE 102 CLEARWATER, FL 33756	8235 CLARCONA OCOEE RD. ORLANDO, FL 32818	0.87
34-21-28-0000-00-047	EPIC RETAIL CLARCONA LLC 907 S. FORT HARRISON AVE, SITE 102 CLEARWATER, FL 33756	CLARCONA OCOEE RD. ORLANDO, FL 32818	1.1
34-21-28-0000-00-048	EPIC RETAIL CLARCONA LLC 907 S. FORT HARRISON AVE, SITE 102 CLEARWATER, FL 33756	CLARCONA OCOEE RD. ORLANDO, FL 32818	1.1
34-21-28-0000-00-049	EPIC RETAIL CLARCONA LLC 907 S. FORT HARRISON AVE, SITE 102 CLEARWATER, FL 33756	8088 N. APOPKA VINELAND RD. ORLANDO, FL 32818	0.94
34-21-28-0000-00-016	EPIC RETAIL CLARCONA LLC 907 S. FORT HARRISON AVE, SITE 102 CLEARWATER, FL 33756	3449 N. APOPKA VINELAND RD. ORLANDO, FL 32818	2.0
34-21-28-0000-00-070	EPIC RETAIL CLARCONA LLC 907 S. FORT HARRISON AVE, SITE 102 CLEARWATER, FL 33756	8222 CLARCONA OCOEE RD. ORLANDO, FL 32818	1.25
34-21-28-0000-00-050	EPIC RETAIL CLARCONA LLC 907 S. FORT HARRISON AVE, SITE 102 CLEARWATER, FL 33756	3461 N. APOPKA VINELAND RD. ORLANDO, FL 32818	0.58
34-21-28-0000-00-056	EPIC RETAIL CLARCONA LLC 907 S. FORT HARRISON AVE, SITE 102 CLEARWATER, FL 33756	8222 CLARCONA OCOEE RD. ORLANDO, FL 32818	2.18

EPIC DEVELOPMENT, LLC
CIVIL ENGINEERING 605 E. FORT HARRISON BLVD STE 104
ORLANDO, FLORIDA 32814
PHONE: 407.241.8888 FAX: 407.241.8889
WWW.EPICGROUP.COM

**EPIC RETAIL CLARCONA PSP/
LOT 1 - WAWA DP
ORANGE COUNTY, FLORIDA
PRELIMINARY SITE PLAN**

AVID GROUP

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