

SOUTHCHASE PD

- PROJECT TEAM
- SITE OVERVIEW
- COMPARISON – APPROVED VS. PROPOSED DEVELOPMENT
- ADJACENT SINGLE FAMILY RESIDENTIAL - SAFEGUARDS
- SUMMARY
- Q & A



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PROJECT TEAM

- **DEVELOPER REPRESENTATIVE**

Matt Gourlay, Development Manager, Lecesse Development

- **LEGAL COUNSEL**

Scott Glass, Partner, Shutts & Bowen, LLP

- **CIVIL ENGINEER**

Sam Sebaali, P.E., President, Florida Engineering Group, Inc.



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SITE OVERVIEW

- Southchase PD (DRI) approved in 1987
- Parcel 44 (26.8 Acres) is currently entitled for 220,136 S.F. of Commercial Development
- Parcel 44 is vested for concurrency
 - Concurrency Vested Rights Certificate CVRC#92-074
 - Transportation Impact Fee Agreement dated August 1, 1988
- Parcel 44A (14.5 Acre Project Site) is entitled for 108,277 S.F. of Commercial Development
- The project site is part of an existing master drainage system
- All utilities are available to the site
- Project site is within ½ Mile of Meadow Woods Sunrail Station (about ¼ mile)



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APPROVED VS. PROPOSED

APPROVED USE

Commercial – 108,277 S.F.

PROPOSED USE

MF – 280 Units (Equiv. 32,340 S.F.)

VESTED TRIPS (PM PEAK)

413

PROPOSED USE

123 (70% Reduction)

APPROVED OPEN SPACE

20%

PROPOSED OPEN SPACE

25% (25% Increase in Open Space)



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APPROVED VS. PROPOSED – Cont'd.

APPROVED LOT COVERAGE

80% Max.

PROPOSED LOT COVERAGE

75% Max. (6% Reduction)

APPROVED SETBACKS

25 Ft. Front/10 Ft. Side/10 Ft. Rear

PROPOSED SETBACKS

25 Ft. Front/25 Ft. Side/ 25 Ft. Rear

APPROVED HEIGHT

50 Ft./5 Stories

25 Ft. of SFR

PROPOSED HEIGHT

50 Ft./4 Stories

165 Ft. from SFR w/Enhanced Buffer



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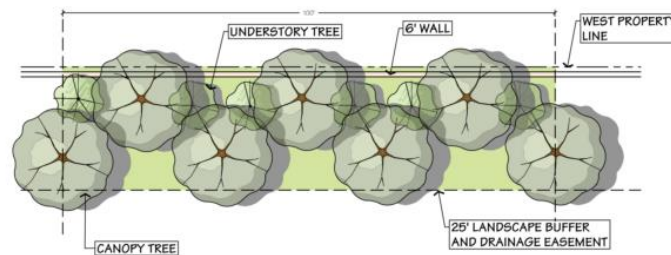
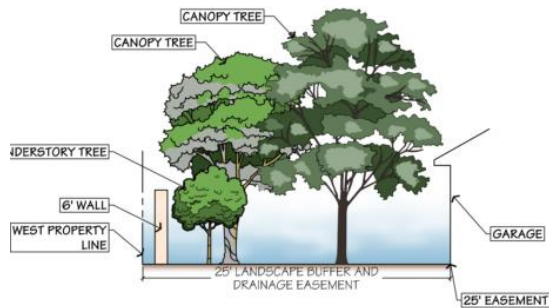
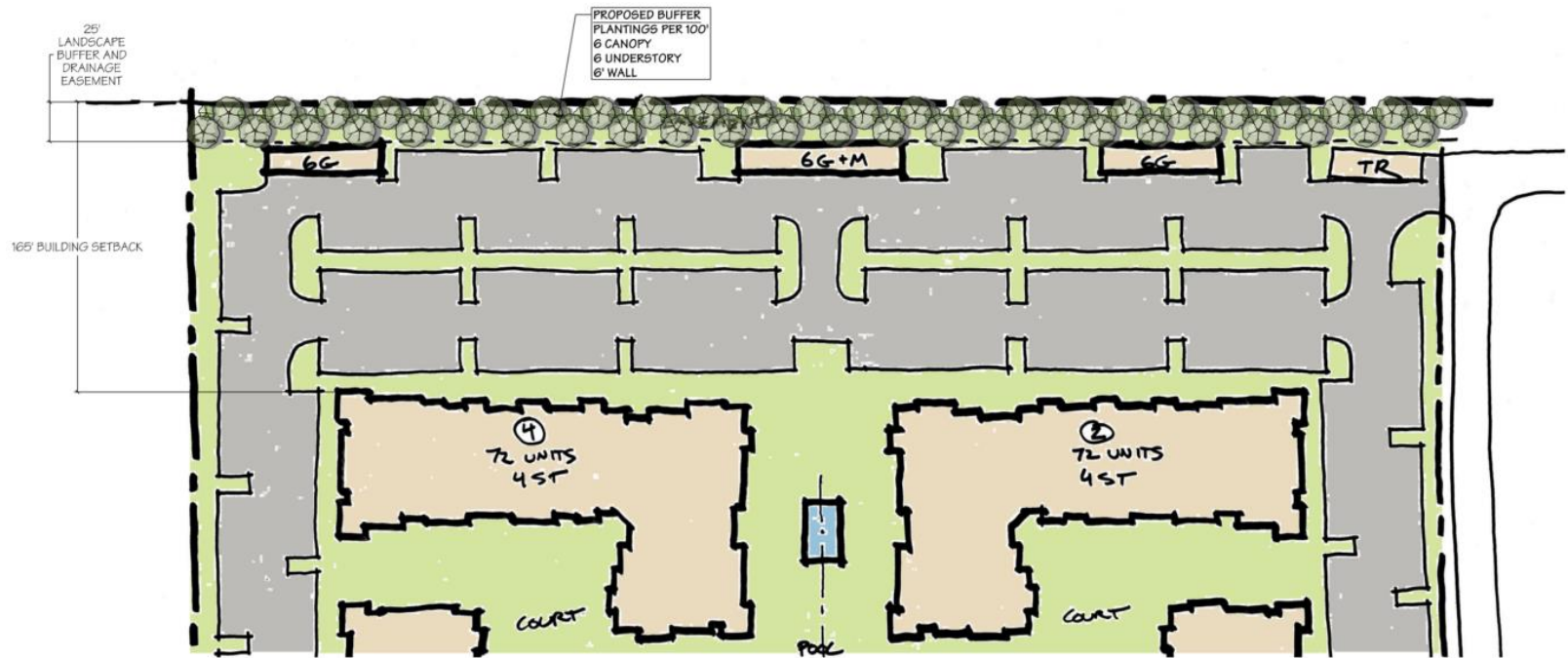
RESIDENTIAL SAFEGUARDS

- 6 Ft. Tall Wall along Western Boundary
- Enhanced Landscaping – 2 Rows of Canopy and Understory Trees Planted at 25 Ft. on Center (6 canopy trees and 6 understory trees per 100 L.F.)
- Multi-Family Buildings Located more than 150 Feet away from Western Property Line



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BUFFER EXHIBIT

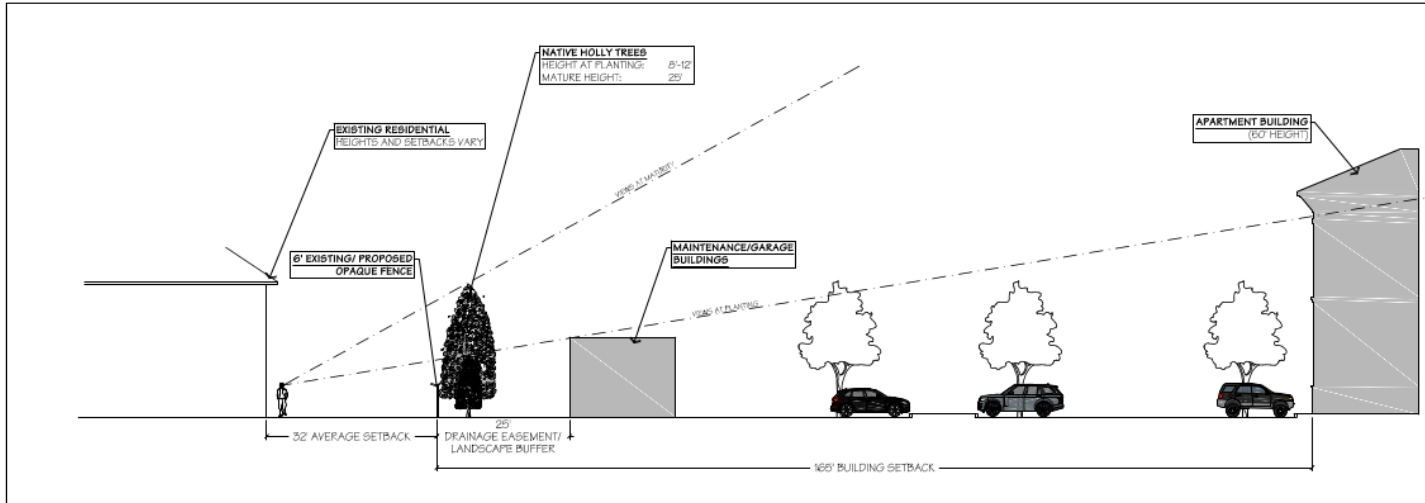


CONCEPT PLANT SCHEDULE

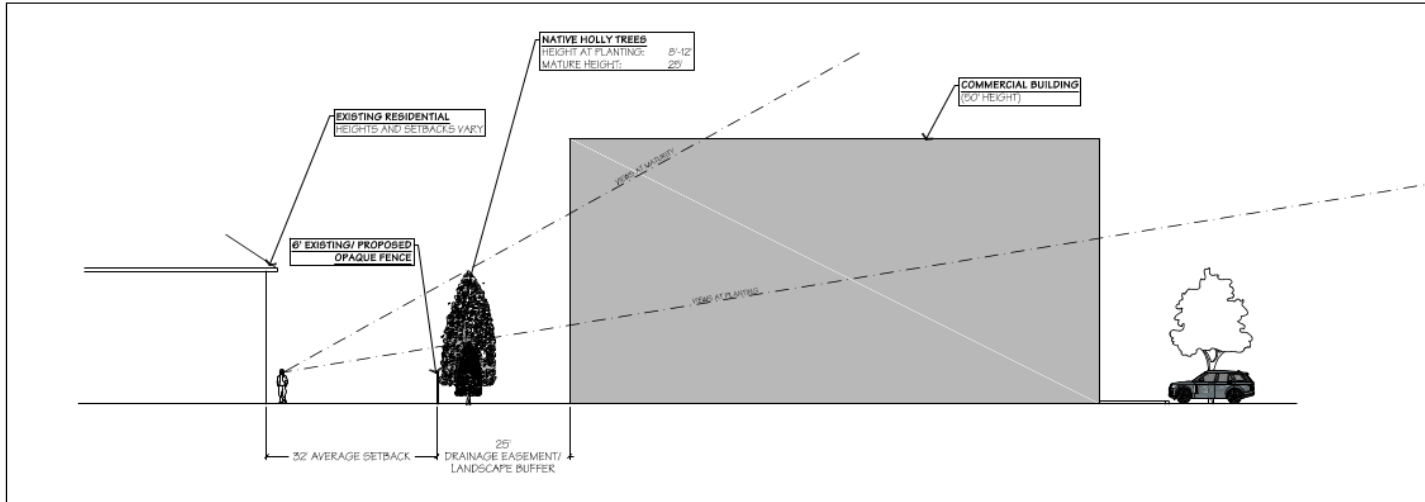
	CANOPY TREE Magnolia grandiflora D.D. / Southern Magnolia Pinus elliotii / Slash Pine Platanus occidentalis / American Sycamore Quercus virginiana / Southern Live Oak	46
	UNDERSTORY TREE Banksia integrifolia / Japanese / Southern Tree Ilex / Nellie R. Stevens / Nellie Stevens Holly Lagotis indica / Crane Myrtle Ligustrum japonicum / Japanese Privet	47

MEADOW WOODS APARTMENTS ENHANCED RESIDENTIAL BUFFER

LINE OF SIGHT EXHIBIT



PROPOSED APARTMENT DEVELOPMENT SITE SECTION
 BUILDING HEIGHT: 50'
 BUILDING SETBACK: 165'



POTENTIAL COMMERCIAL DEVELOPMENT SITE SECTION
 BUILDING HEIGHT: 50'
 BUILDING SETBACK: 25'

SUMMARY

- Site currently entitled for higher intensity development than proposed
- Proposed project results in less trips than currently entitled and vested
- Proposed project results in more open space than current approval
- Proposed project provides larger building separation from SFR
- Proposed project results in enhanced buffer adjacent to SFR
- Proposed project does not alter the master drainage system
- Proposed project does not impact any wetlands
- All utility infrastructure is available to the site
- The project site is within a TOD Area about ¼ mile from Sunrail Station
- The project provides much needed residential dwelling units.
- The site is within a Proposed Targeted Sector per Orange County Vision 2050 (Higher Density for Infill Development)

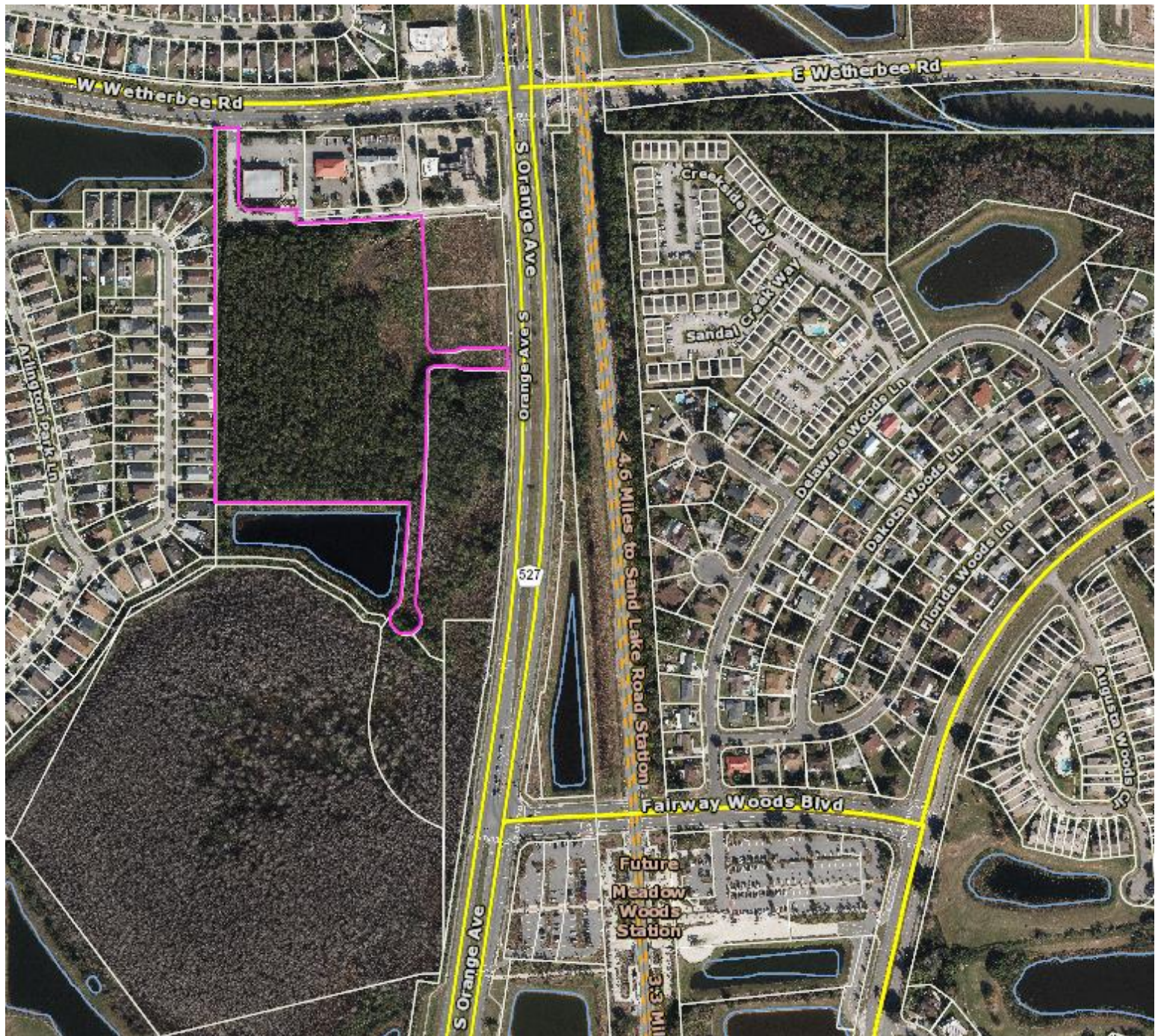


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Q & A



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undeveloped site were noted as especially viable for redevelopment through this analysis. These parcels are illustrated on the map below.

MEADOW WOODS GOLF COURSE

The Meadow Woods Golf Course is located directly across Landstar Boulevard from the station. It is currently vacant and offers a unique opportunity for infill redevelopment to support neighborhood needs and the TOD. New development within the golf course should add to the value and appeal of the existing homes that surround it. New roadway or pedestrian connections could be created through the redevelopment to allow for better access to the station from the homes to the southeast of the golf course. Drainage and stormwater, and utility needs would need to be considered as part of any new development.

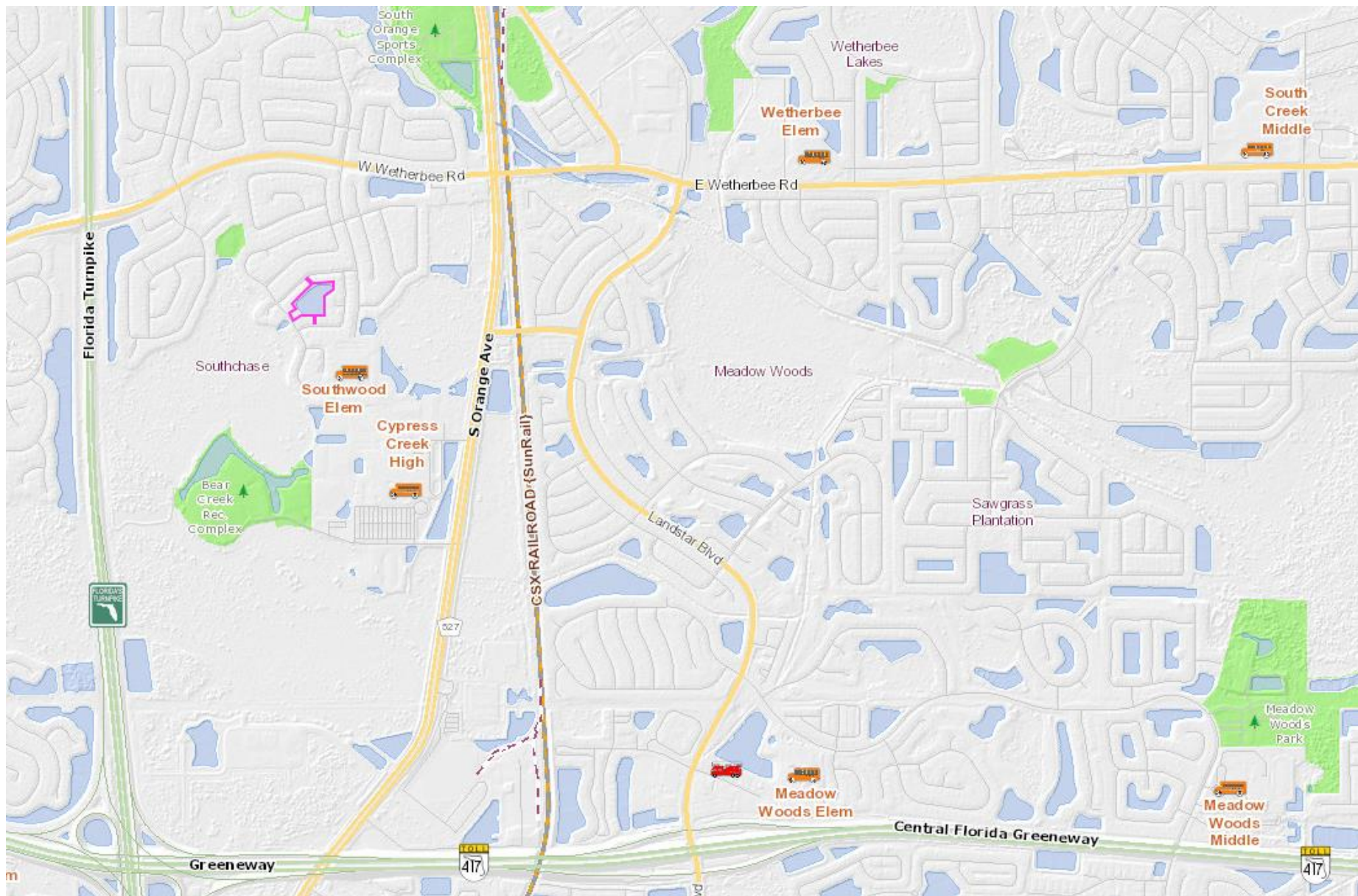
SUNRAIL STATION AREA AND VACANT LAND

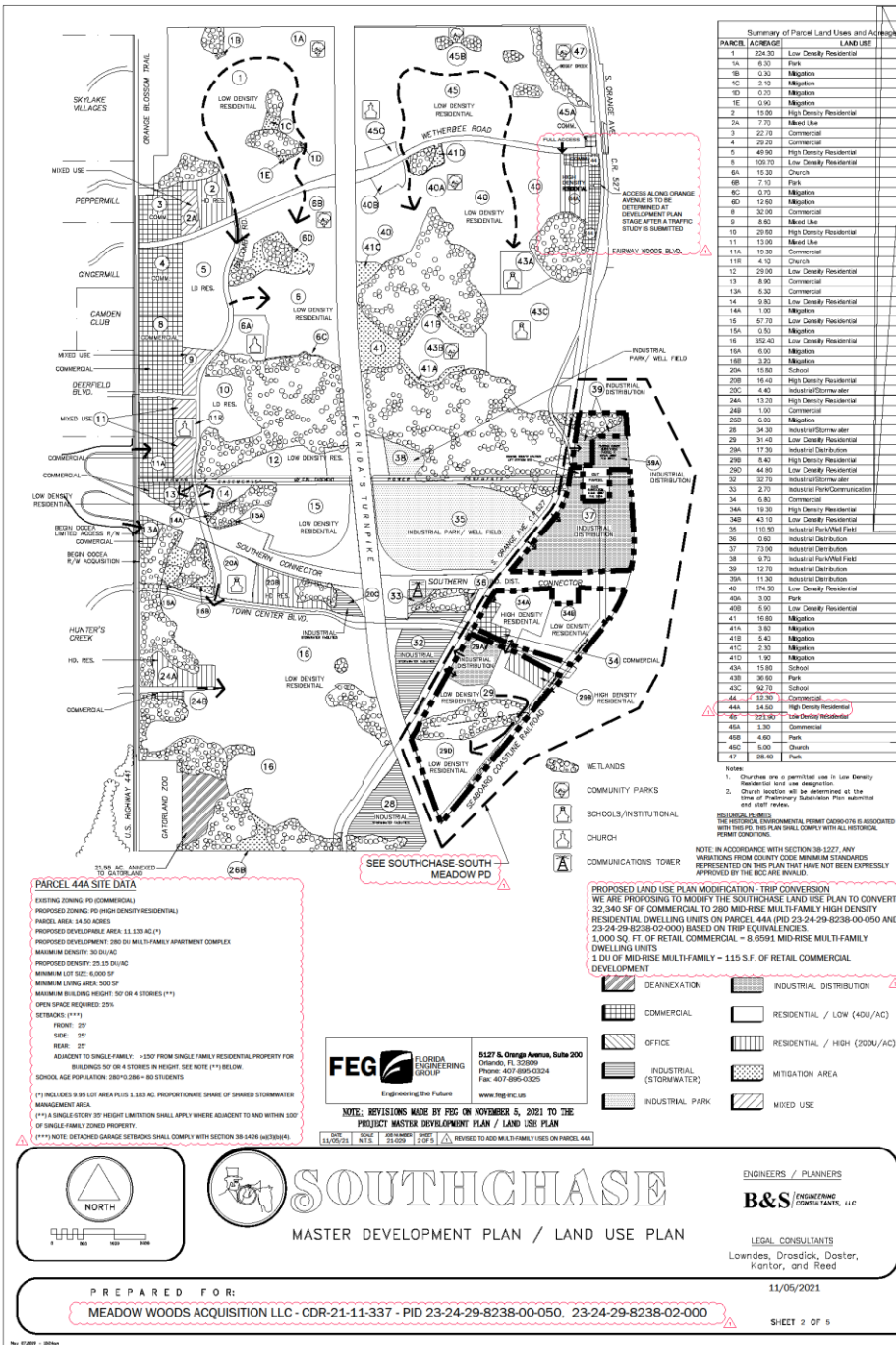
The SunRail station location is currently surrounded by vacant land. Further to the west and across the tracks, there is also a large swath of undeveloped land that could support development. Both of these locations offer the potential for higher density, transit supportive development that can act as a gateway to the station, while maintaining the existing neighborhood character of the adjacent community. Stormwater and drainage issues will likely need to be considered due to the wet nature of the area.

NORTHERN UNDEVELOPED SITE

A large undeveloped site is located in the northwest portion of the 10-minute walk area across Orange Avenue. This area is ripe for redevelopment, with higher densities closer to Orange Avenue that step back down to maintain the character of the neighborhoods to the west. This site's potential also depends on adequate safe and comfortable pedestrian and bicycle linkages and crossing of Orange Avenue to access the SunRail station.







Summary of Parcel Land Uses and Acreages		
PARCEL	ACREAGE	LAND USE
1	224.33	Low Density Residential
1A	8.33	Park
1B	0.30	Mitigation
1C	2.10	Mitigation
1D	0.10	Mitigation
1E	0.90	Mitigation
2	15.00	High Density Residential
2A	7.70	Mixed Use
3	22.70	Commercial
4	29.20	Commercial
5	49.80	High Density Residential
6	100.70	Low Density Residential
6A	18.30	Church
6B	7.10	Park
6C	0.70	Mitigation
6D	12.60	Mitigation
8	30.90	Commercial
9	8.60	Mixed Use
10	20.60	High Density Residential
11	13.90	Mixed Use
11A	18.30	Commercial
11B	4.10	Church
12	29.00	Low Density Residential
13	8.90	Commercial
13A	5.30	Commercial
14	0.90	Low Density Residential
14A	1.90	Mitigation
15	67.70	Low Density Residential
15A	0.50	Mitigation
16	352.40	Low Density Residential
16A	6.00	Mitigation
16B	3.30	Mitigation
20A	15.40	Future
20B	16.40	High Density Residential
20C	4.40	Industrial/Office/Residential
24A	13.10	High Density Residential
24B	1.00	Commercial
25B	6.00	Mitigation
26	34.30	Industrial/Office/Residential
29	31.40	Low Density Residential
29A	17.30	Industrial Distribution
29B	0.40	High Density Residential
29C	44.80	Low Density Residential
32	27.70	Industrial/Office/Residential
33	2.70	Industrial Park/Communication
34	6.90	Commercial
34A	19.30	High Density Residential
34B	43.10	Low Density Residential
35	110.90	Industrial/Office/Residential
36	0.90	Industrial Distribution
37	73.00	Industrial Distribution
38	9.70	Industrial/Office/Residential
39	12.70	Industrial Distribution
39A	11.90	Industrial Distribution
40	174.50	Low Density Residential
40A	3.00	Park
40B	6.00	Low Density Residential
41	16.60	Mitigation
41A	3.80	Mitigation
41B	5.40	Mitigation
41C	2.30	Mitigation
41D	1.90	Mitigation
43A	15.80	School
43B	36.80	Park
43C	42.70	School
44	13.30	Commercial
44A	14.60	High Density Residential
45	223.80	Low Density Residential
45A	1.30	Commercial
45B	4.60	Park
46	6.00	Church
47	28.40	Park

Notes:
1. Churches are a permitted use in Low Density Residential and use designations.
2. Church location shall be determined at the time of the necessary Subdivision Plan submitted and staff review.
3. Churches are a permitted use in Low Density Residential and use designations.
4. Church location shall be determined at the time of the necessary Subdivision Plan submitted and staff review.

NOTES: 1. CHURCHES ARE A PERMITTED USE IN LOW DENSITY RESIDENTIAL AND USE DESIGNATIONS. 2. CHURCH LOCATION SHALL BE DETERMINED AT THE TIME OF THE NECESSARY SUBDIVISION PLAN SUBMITTED AND STAFF REVIEW.

NOTE: IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BOARD SHALL BE DEEMED TO BE IN VIOLATION OF THE BOARD'S RESOLUTION.

PARCEL 44A SITE DATA
EXISTING ZONING: PD (COMMERCIAL)
PROPOSED ZONING: PD (HIGH DENSITY RESIDENTIAL)
PARCEL AREA: 14.10 ACRES
PROPOSED DEVELOPABLE AREA: 11.333 AC (*)
PROPOSED DEVELOPMENT: 280 DU MID-RISE FAMILY APARTMENT COMPLEX
MAXIMUM DENSITY: 20 DU/AC
PROPOSED DENSITY: 25.15 DU/AC
MINIMUM LOT SIZE: 6,000 SF
MINIMUM LIVING AREA: 1000 SF
MAXIMUM BUILDING HEIGHT: 50' OR 4 STORIES (**)
OPEN SPACE REQUIRED: 25%
DETACHED: (***)
FRONT: 25'
SIDE: 25'
REAR: 25'
ADJACENT TO SINGLE-FAMILY: -150' FROM SINGLE-FAMILY RESIDENTIAL PROPERTY FOR BUILDINGS 50' OR 4 STORIES IN HEIGHT (SEE NOTE (**)) BELOW.
SCHOOL AGE POPULATION: 2800 (280 - 40 STUDENTS)
(*) INCLUDES 9.95 LOT AREA PLUS 1.883 AC PROPORTIONATE SHARE OF SHARED STORMWATER MANAGEMENT AREA.
(**) A SINGLE STORY OF HEIGHT LIMITATION SHALL APPLY WHERE ADJACENT TO AND WITHIN 100' OF SINGLE-FAMILY ZONED PROPERTY.
(***) DETACHED GARAGE DETACHMENTS SHALL COMPLY WITH SECTION 38-1428 (MOTION 104).

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NOTES: REVISIONS MADE BY FEG ON NOVEMBER 4, 2021 TO THE PROJECT MASTER DEVELOPMENT PLAN / LAND USE PLAN

DATE	NOV 4, 2021	BY	SAH	REASON	REVISED TO ADD MID-FAMILY USES ON PARCEL 44A
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PROPOSED LAND USE PLAN MODIFICATION - TRIP CONVERSION
WE ARE PROPOSING TO MODIFY THE SOUTHCCHASE LAND USE PLAN TO CONVERT 32,340 SF OF COMMERCIAL TO 280 MID-RISE MULTI-FAMILY HIGH DENSITY RESIDENTIAL DWELLING UNITS ON PARCEL 44A (PID 23-24-29-8238-00-050 AND 23-24-29-8238-02-000) BASED ON TRIP EQUIVALENCES: 1,000 SQ. FT. OF RETAIL COMMERCIAL = 8.6591 MID-RISE MULTI-FAMILY DWELLING UNITS
1 DU OF MID-RISE MULTI-FAMILY = 115 S.F. OF RETAIL COMMERCIAL DEVELOPMENT

DEANNEXATION	INDUSTRIAL DISTRIBUTION
COMMERCIAL	RESIDENTIAL / LOW (40U/AC)
OFFICE	RESIDENTIAL / HIGH (200U/AC)
INDUSTRIAL (STOR/WARE/TE)	MITIGATION AREA
INDUSTRIAL PARK	MIXED USE

NORTH

LOCATION MAP

SOUTHCCHASE

MASTER DEVELOPMENT PLAN / LAND USE PLAN

ENGINEERS / PLANNERS
B&S ENGINEERING CONSULTANTS, LLC

LEGAL CONSULTANTS
Lowndes, Droschick, Doster, Kantor, and Reed

11/05/2021

PREPARED FOR:
MEADOW WOODS ACQUISITION LLC - CDR-21-11-337 - PID 23-24-29-8238-00-050, 23-24-29-8238-02-000

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