



## Interoffice Memorandum

DATE: December 8, 2022

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

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

CONTACT PERSON: **Joe Kunkel, P.E., DRC Chairman**  
**Development Review Committee**  
**Public Works Department**  
**(407) 836-7971**

SUBJECT: January 10, 2023 – Public Hearing  
Applicant: Dwight Saathoff, Project Finance & Development, LLC  
Shenandoah Reserve Planned Development / Shenandoah  
Reserve Preliminary Subdivision Plan  
Case # PSP-21-12-378 / District 3

This public hearing is to consider a recommendation from the Development Review Committee's meeting of November 16, 2022, to approve the Shenandoah Reserve Planned Development (PD) / Shenandoah Reserve Preliminary Subdivision Plan (PSP) to subdivide 11.31 acres, generally located south of Pershing Avenue, west of South Goldenrod Road, to construct 90 single-family attached residential dwelling units.

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 PSP may be found in the Planning Division for further reference.

**ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan and approve the Shenandoah Reserve PD / Shenandoah Reserve PSP dated "Received November 22, 2022", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 3**

JVW/JK/lme  
Attachments

**CASE # PSP-21-12-378**

Commission District # 3

**1. REQUEST**

This public hearing is to consider a recommendation from the Development Review Committee's meeting of November 16, 2022, to approve the Shenandoah Reserve Planned Development (PD) / Shenandoah Reserve Preliminary Subdivision Plan (PSP) to subdivide 11.31 acres, generally located south of Pershing Avenue, west of South Goldenrod Road, in order to construct 90 single-family attached residential dwelling units.

**2. PROJECT ANALYSIS**

- A. Location: South of Pershing Avenue, West of South Goldenrod Road
- B. Parcel ID: 10-23-30-3032-00-670, 10-23-30-3032-00-672,  
10-23-30-3032-00-673, 11-23-30-0000-00-022
- C. Total Acres: 11.31 gross acres
- D. Water Supply: Orange County Utilities
- E. Sewer System: Orange County Utilities
- F. Schools: Three Points ES – Enrolled: 459 / Capacity: 640  
Liberty MS – Enrolled: 924 / Capacity: 1,499  
Colonial HS – Enrolled: 3,457 / Capacity: 3,788
- G. School Population: 34
- H. Parks: Barber Park – 2.4 Miles
- I. Proposed Use: 90 Single-Family Attached Residential Dwelling Units
- J. Site Data: Maximum Building Height: 35' (2-stories)  
Minimum Living Area: 1,500 Square Feet  
Minimum Lot Width: 18'  
Building Setbacks:  
20' Front  
10' Side  
10' Side Street  
20' Rear
- K. Fire Station: 71 – 4405 South Goldenrod Road

**L. EPD:** An Orange County Conservation Area Determination CAD-21-11-264 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on January 25, 2022. The CAD identified 0.23 acre of Class III wetland and 0.24 acre of Class III surface water on site.

An Orange County Conservation Area Impact permit CAI-22-02-010 was approved on May 16, 2022 for 0.47 acres of Class III wetland/surface water impacts. This plan will comply with all related permit conditions of approval.

**M. Transportation:** Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.

Based on the Concurrency Management database (CMS) dated January 5, 2022, there are multiple failing roadway segments within the project's impact area. Chickasaw Trail, from Cascade Road to Curry Ford Road (1 segment) and Goldenrod Road, from Pershing Avenue to Curry Ford Road, are failing. This information is dated and subject to change. Based on the Concurrency Management (CMS) database dated 7/01/2022, there is a failing segment within the project's impact area along S.R. 536 from East Buena Vista Drive to Interstate 4. This information is dated and subject to change.

A CEL application (CEL-21-12-101) was submitted by Dwight Saathoff with Project Finance & Development, LLC on behalf of E3 Community Church, Inc (fka Shenandoah Baptist Church, Inc.) in December 2021. The application is being denied due to failing roadways surrounding the project location. The Owner will need to enter into a Proportionate Share Agreement with the County in order to remedy this deficiency. As of today, January 10th Transportation Planning has reviewed the traffic study and provided comments.

### **3. COMPREHENSIVE PLAN**

The subject property has a Future Land Use Map (FLUM) designation of Low-Medium Density Residential (LMDR). If approved, the request be consistent with the comprehensive plan.

### **4. ZONING**

PD (Planned Development District) (Shenandoah Reserve PD)

### **5. REQUESTED ACTION:**

Approval subject to the following conditions:

1. Development shall conform to the Shenandoah Reserve PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Shenandoah Reserve Preliminary Subdivision Plan dated "Received November 22, 2022," and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the BCC, or by action of the BCC. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received November 22, 2022," 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, or any other development order, 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 preliminary subdivision 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. Roads and drainage system(s), including any retention pond(s), will be owned and maintained by Orange County with a Municipal Service Benefit Unit (MSBU) established for stormwater system functionality. Routine maintenance, including mowing, beyond that provided by the County, shall be the responsibility of the Homeowners' Association.

7. The stormwater management system shall be designed to retain the 100-year/24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.
8. A mandatory pre-application/sufficiency review meeting for the plat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application/ sufficiency review meeting prior to formal submittal of the plat to the County.
9. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Construction Plan submittal and must be approved prior to Construction Plan approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
10. A Municipal Service Benefit Unit (MSBU) shall be established for the standard operation and maintenance of street lighting inventory including leasing, fuel, and energy costs for this project. Street lighting fixtures, poles, and luminaries used in this project shall be selected from the approved inventory list supplied by the Orange County Comptroller. Street lighting fixtures, poles, and luminaries used in this project shall be supplied and installed by the utility company that services the area of the project, as authorized by law or agreement, and thereafter maintains the street lighting inventory. The developer shall obtain approval of the street lighting fixtures, poles, and luminaries from the Orange County Comptroller Special Assessments Department via a "Letter of Commitment" prior to the installation of the street lighting fixtures, poles, and luminaries and prior to the plat being recorded by Orange County Comptroller Official Records section. All installation costs and street lighting operational costs prior to the effective date of the MSBU approval by the Orange County Board of County Commissioners shall be the sole responsibility of the developer.
11. Any utility and roadway infrastructure work to be conducted within existing Right-of-Way outside of the subdivision limits to support this subdivision must be submitted as an E-Permit and have a Certificate of Completion prior to platting.

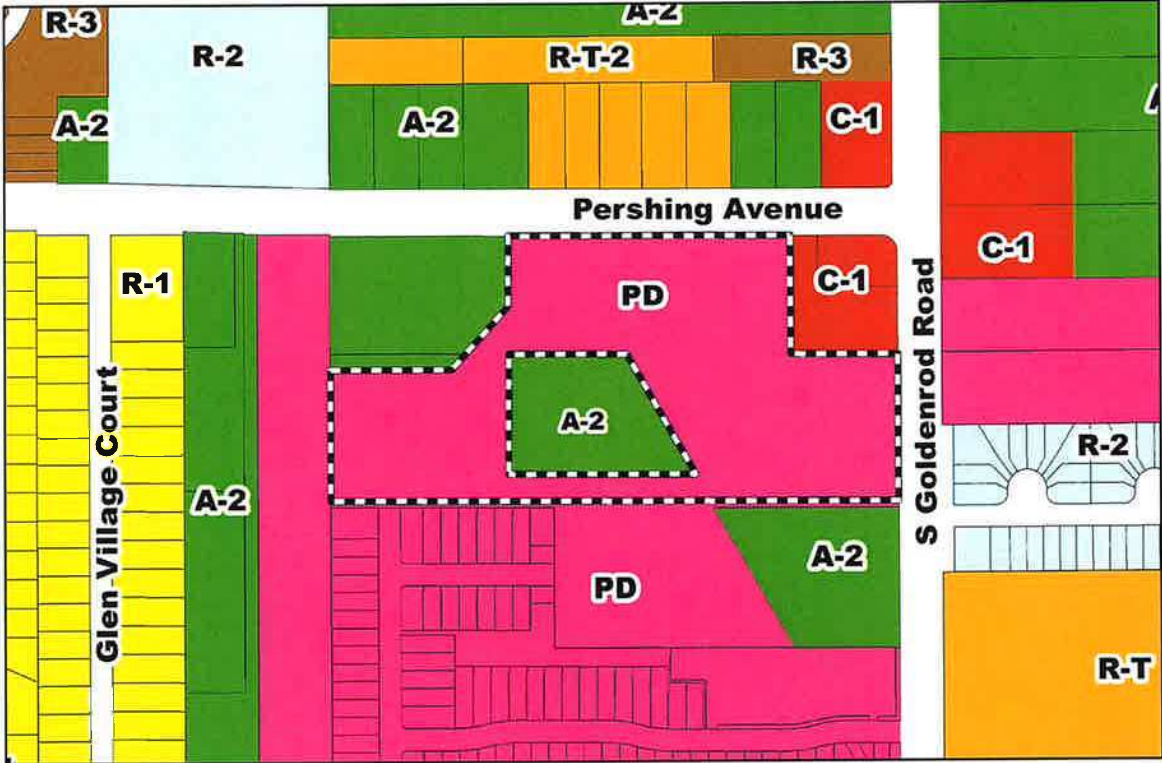
12. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the National Pollutant Discharge Elimination System (NPDES) Supervisor at the Orange County Environmental Protection Division for details.
13. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
14. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
15. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
16. The site shall be stabilized following grubbing, clearing, earth work or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.
17. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
18. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
19. New streets that are extensions of or in alignment with existing streets shall bear the same names as those borne by such existing streets.

20. Unless otherwise specified to the County's satisfaction in the PSP, a Development Plan, in conformance with the requirements of Section 34-131(b)(20), including the appropriate group type, is required for the park / recreation tract(s) within this Preliminary Subdivision Plan (PSP), or phase thereof, as appropriate. Regardless of whether the park / recreation tract is included in the PSP or approved via a separate Development Plan, the park / recreation area tract(s) shall be constructed in conjunction with the subdivision infrastructure and completed prior to issuance of the Certificate of Completion (C of C) for the infrastructure for the phase in which the park / recreation tract(s) is located.
21. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
22. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
23. A Master Utility Plan (MUP) for the PSP shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUP and updates must be approved prior to Construction Plan approval.
24. Only the wrought-iron style fencing approved through waiver #2 on LUP-21-12-377 (within wall easements WE-1 and WE-2) is permitted within the area between the north building façade and the Pershing Avenue right-of-way for Lots 81-90 and Lots 1-12. Other fencing or walls within this area are prohibited.



Zoning Map

PSP-21-12-378



Subject Property



Subject Property

**Zoning Map**

**ZONING:** PD (Planned Development District)

**APPLICANT:** Dwight Saathoff - Project Finance & Development, LLC

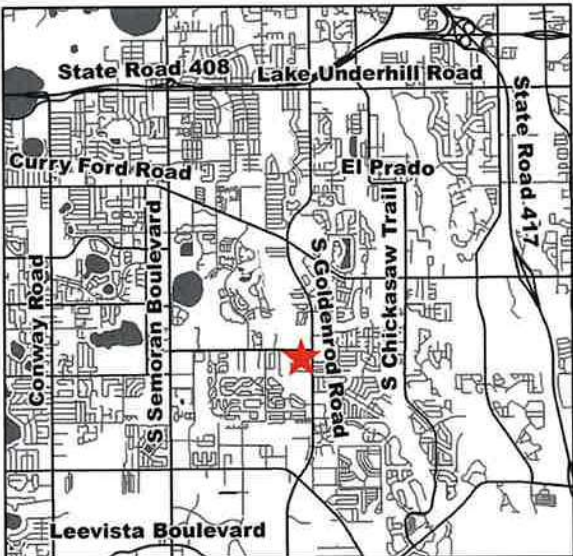
**LOCATION:** South of Pershing Avenue / West of South Goldenrod Road

**TRACT SIZE:** 11.31 acres

**DISTRICT:** # 3

**S/T/R:** 11/23/30

1 inch = 333 feet



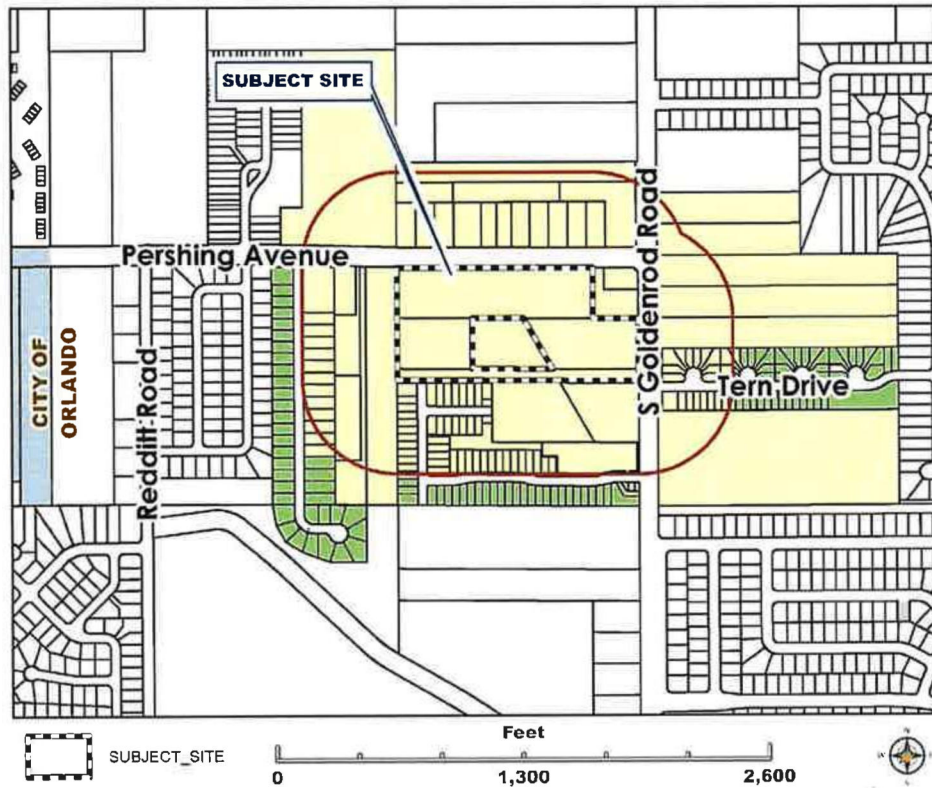






# Public Notification Map

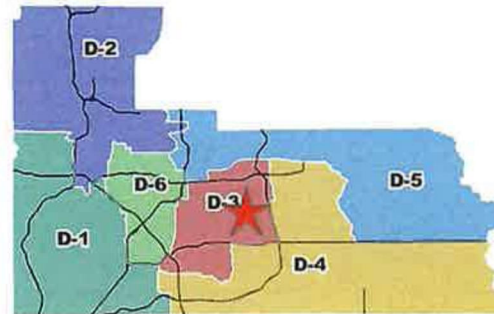
PSP-21-12-378



## MAP LEGEND



**BUFFER DISTANCE:** 500  
**# OF NOTICES:** 251



S:\Business Systems\Board Administration\5 SUBSTANTIAL CHANGE\2022\DRCSherandoah Reserve\_LUP-21-12-377\Sherandoah Reserve\_

## Notification Map

**DRC Staff Report**  
**Orange County Planning Division**  
**BCC Hearing Date: January 10, 2023**