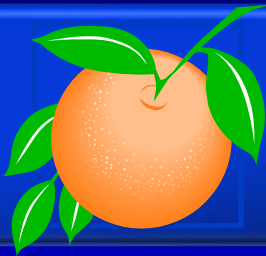




***Board of County Commissioners***

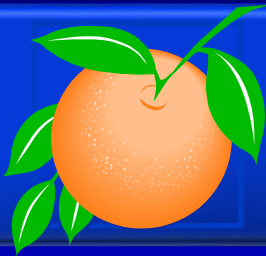
# **Public Hearings**

**August 29, 2017**



## **Valencia Subdivision Planned Development / Land Use Plan (PD/LUP)**

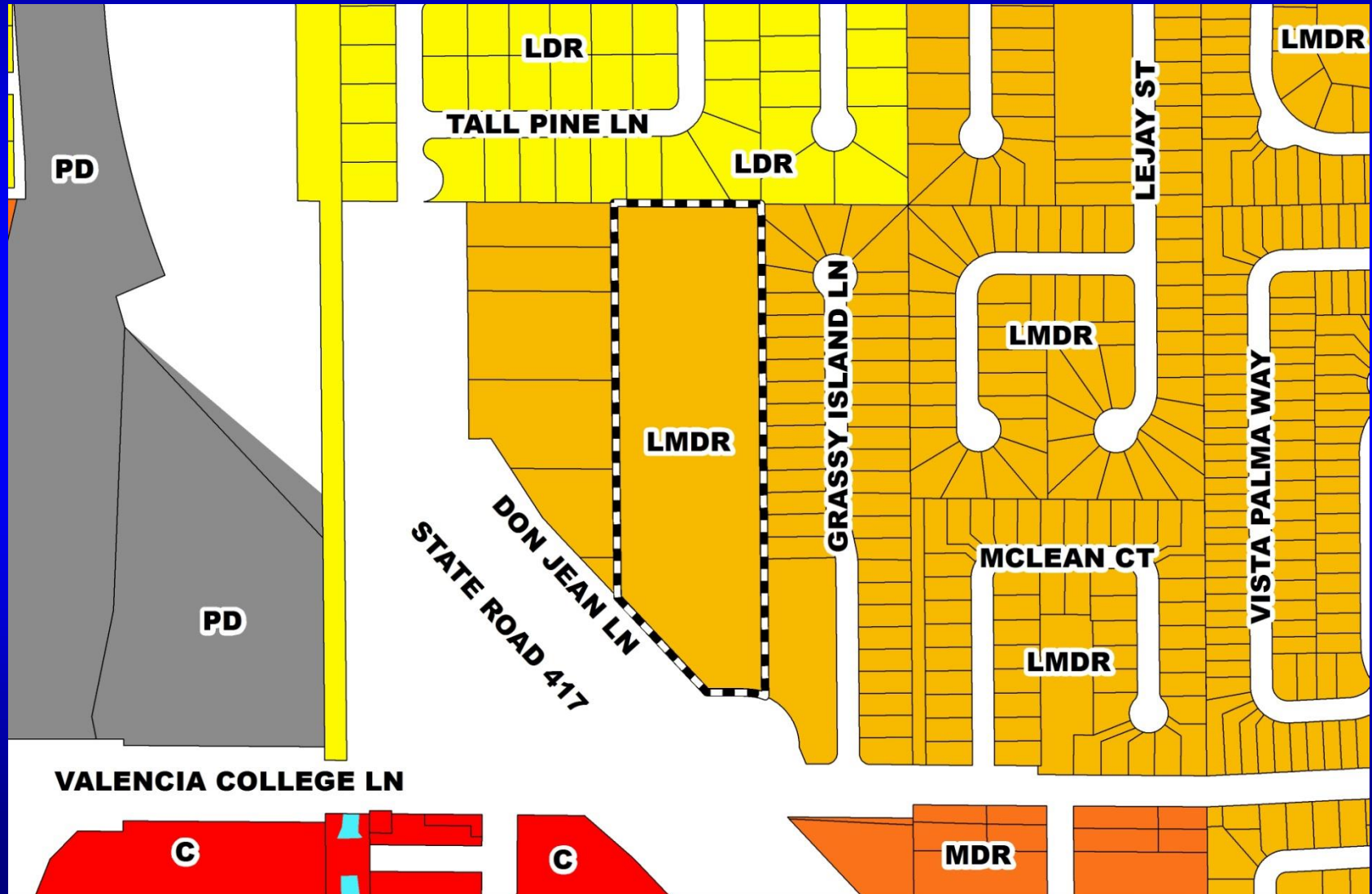
<b>Case:</b>	LUP-17-01-007
<b>Project Name:</b>	Valencia Subdivision PD / LUP
<b>Applicant:</b>	Khaled Hussein
<b>District:</b>	3
<b>Acreage:</b>	7.9 gross acres
<b>Location:</b>	8885 Valencia College Land; or generally northeast of the Central Florida Greenway (State Road 417) and north of Valencia College Lane
<b>Request:</b>	To rezone 7.9 gross acres from R-1 (Single-Family Dwelling District) to PD (Planned Development District) in order to construct up to 70 single-family attached dwelling units (townhomes).

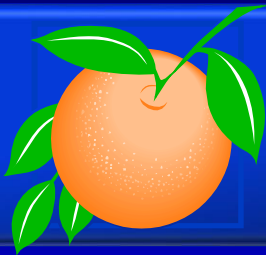


# Valencia Subdivision

## Planned Development / Land Use Plan (PD/LUP)

### Future Land Use Map

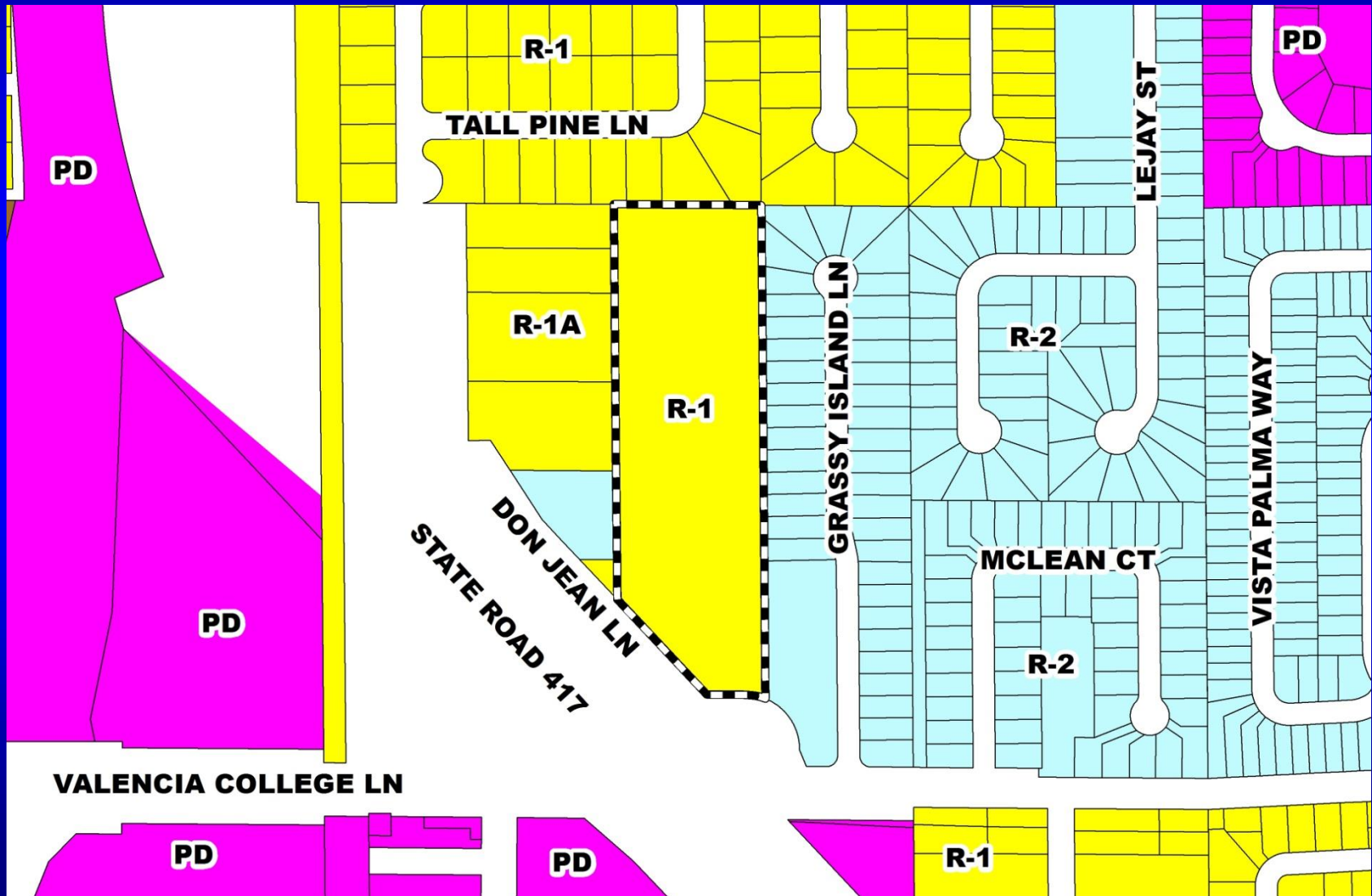




# Valencia Subdivision

## Planned Development / Land Use Plan (PD/LUP)

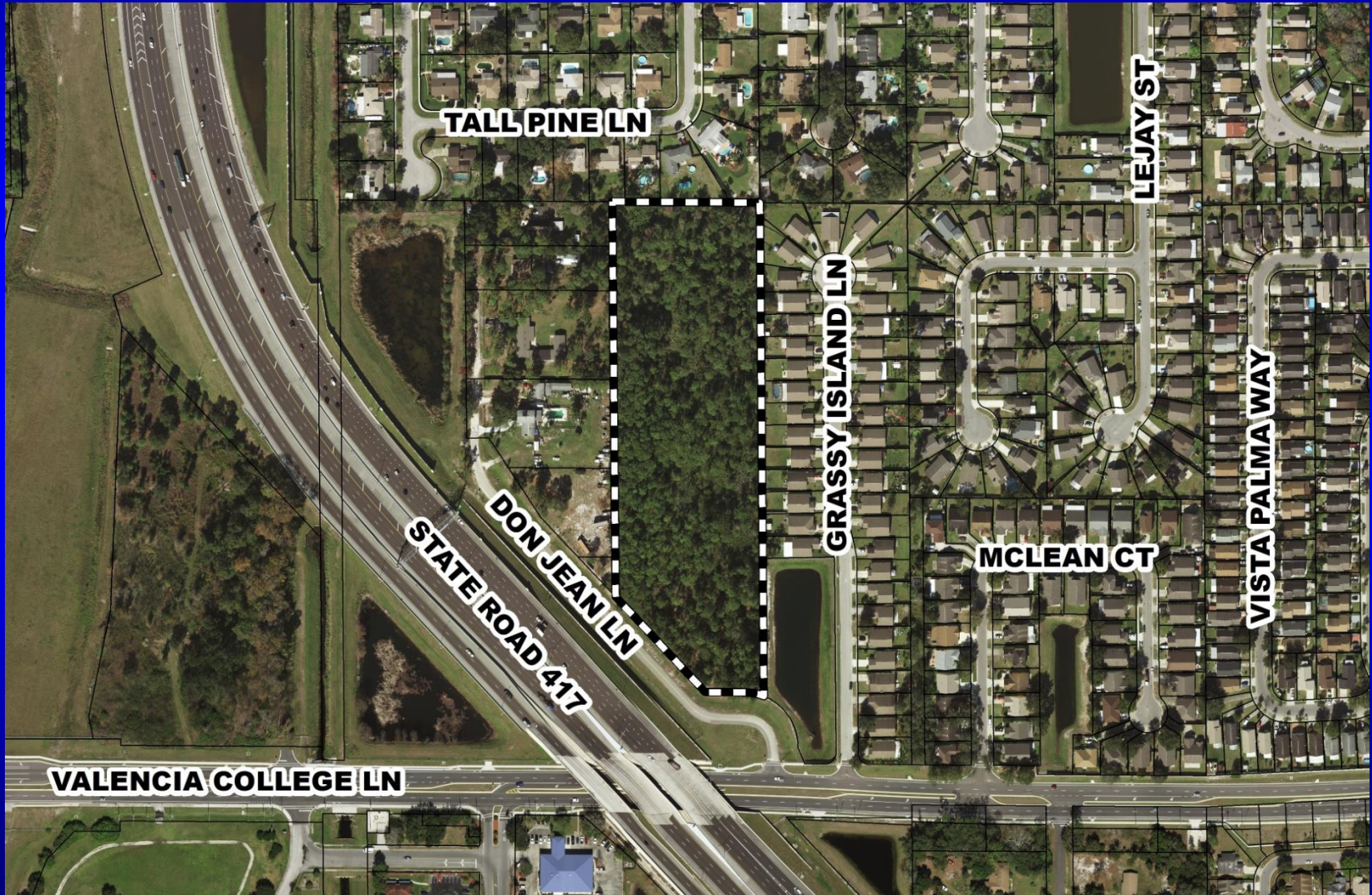
### Zoning Map



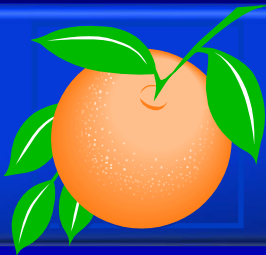




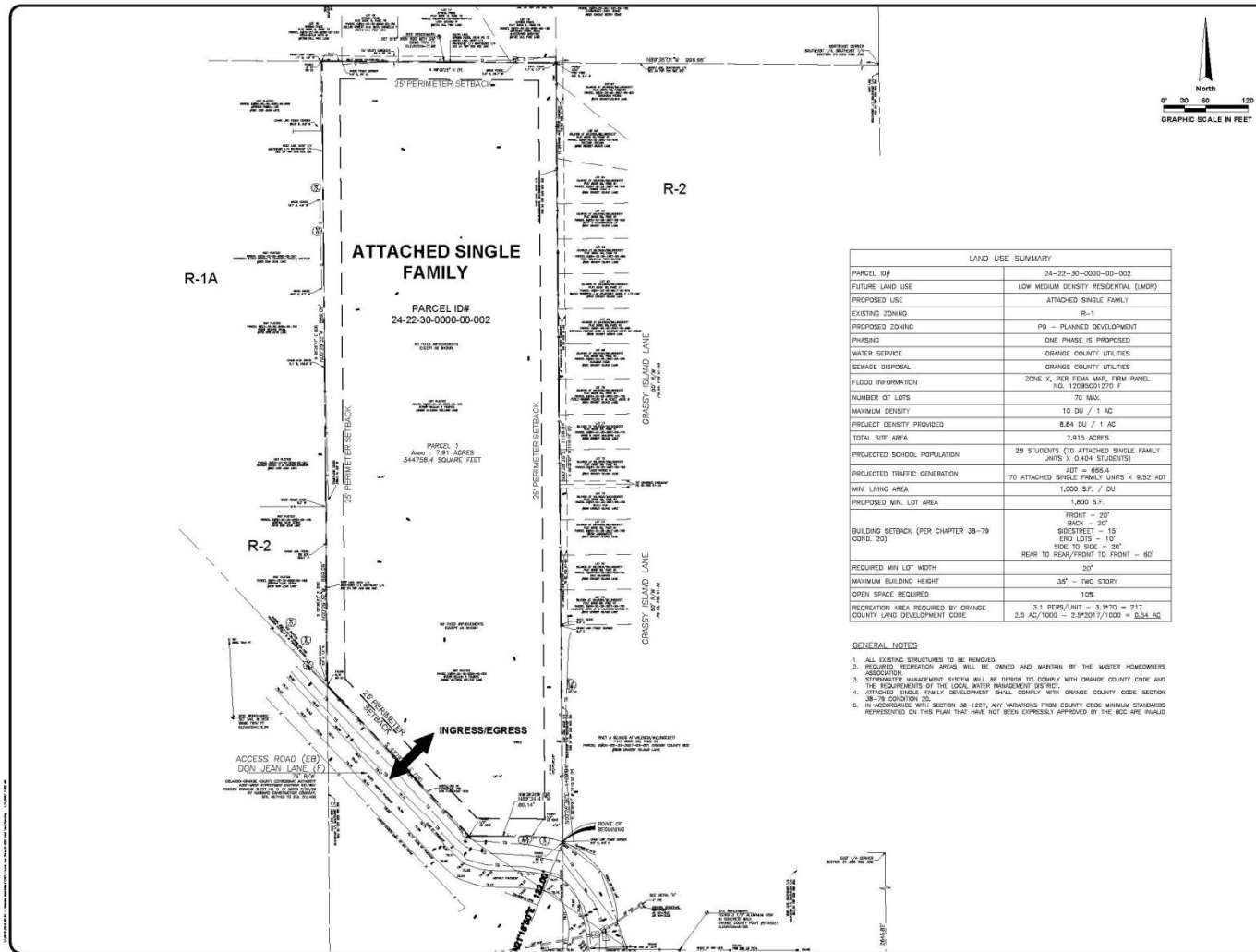
# Valencia Subdivision Planned Development / Land Use Plan (PD/LUP) Aerial Map







# Valencia Subdivision Planned Development / Land Use Plan (PD/LUP)



LAND USE SUMMARY	
PARCEL ID#	24-22-30-0000-00-002
FUTURE LAND USE	LOW MEDIUM DENSITY RESIDENTIAL (LMRD)
PROPOSED USE	ATTACHED SINGLE FAMILY
EXISTING ZONING	R-1
PROPOSED ZONING	PD - PLANNED DEVELOPMENT
PHASING	ONE PHASE IS PROPOSED
WATER SERVICE	ORANGE COUNTY UTILITIES
SEWAGE DISPOSAL	ORANGE COUNTY UTILITIES
FLOOD INFORMATION	ZONE X, PER FEMA MAP, FIRM PANEL NO. 12095C01270 F
NUMBER OF LOTS	70 MAX.
MAXIMUM DENSITY	10 DU / 1 AC
PROJECT DENSITY PROVIDED	8.84 DU / 1 AC
TOTAL SITE AREA	7.815 ACRES
PROJECTED SCHOOL POPULATION	28 STUDENTS (70 ATTACHED SINGLE FAMILY UNITS X 0.404 STUDENTS)
PROJECTED TRAFFIC GENERATION	407 = 865.4 70 ATTACHED SINGLE FAMILY UNITS X 5.92 ADT
MIN. LIVING AREA	1,000 S.F. / DU
PROPOSED MIN. LOT AREA	1,800 S.F.
BUILDING SETBACK (PER CHAPTER 38-79 COND. 30)	FRONT - 20'
	BACK - 20'
	SIDE/REAR - 10'
	REAR TO REAR/FRONT TO FRONT - 80'
REQUIRED MIN LOT WIDTH	20'
MAXIMUM BUILDING HEIGHT	35' - TWO STORY
OPEN SPACE REQUIRED	10%
RECREATION AREA REQUIRED BY ORANGE COUNTY LAND DEVELOPMENT CODE	2.1 PERS/UNIT = 3,170 = 217 2.5 AC/1000 = 2,500/17,000 = 0.24 AC

#### GENERAL NOTES

1. ALL EXISTING STRUCTURES TO BE REMOVED.
2. REQUIRED RECREATION AREAS WILL BE OWNED AND MAINTAINED BY THE MASTER HOMEOWNERS ASSOCIATION.
3. STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO COMPLY WITH ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
4. ATTACHED SINGLE FAMILY DEVELOPMENT SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 38-79 CONDITION 30.
5. IN ACCORDANCE WITH SECTION 38-123, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BOC ARE INVALID.



AVCON, INC.  
1111 E. BOWLING GREEN ST. SUITE 100 - ORANGE, CA 92667  
714.961.1111  
WWW.AVCON.COM

#### PARK SQUARE HOMES

VALENCIA COLLEGE LANE  
SUBDIVISION

#### LAND USE PLAN

ATTACHED

#### SCALE:

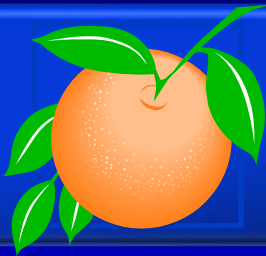
REVISIONS	
NO.	DATE BY DESCRIPTION
1	02-15-17 RVB B.C. COMMENTS

DESIGNED BY: CFS  
DRAWN BY: CFS  
CHECKED BY: DAL  
APPROVED BY: RVB  
DATE: 01-04-2017

AVCON PROJECT No. 2016.261.01  
LUP-17-01-007

#### SHEET NUMBER

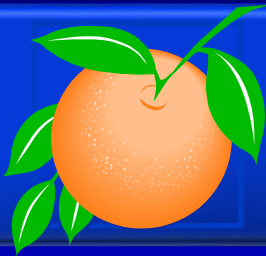
C-200



# Action Requested

**Make a finding of inconsistency with the Comprehensive Plan (CP) and deny the Valencia Subdivision Planned Development / Land Use Plan (PD/LUP) dated “Received February 10, 2017”.**

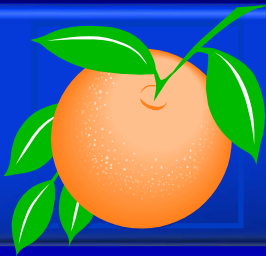
**District 3**



# Alternate Action

**Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the Valencia Subdivision Planned Development / Land Use Plan (PD/LUP) dated “Received February 10, 2017”, subject to the conditions listed in the Staff Report and the following three additional conditions:**

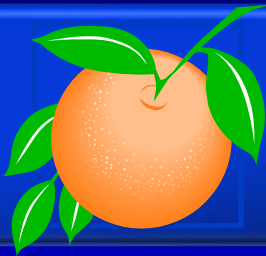




# Alternate Action

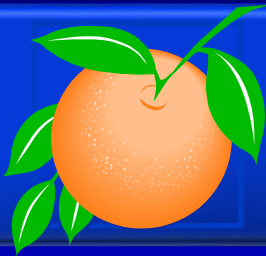
15. Project development shall be limited to a maximum of sixty (60) single-family attached townhomes.
16. The applicant / developer shall provide an additional fifteen (15) foot landscaped buffer from the required twenty-five (25) foot PD perimeter setback that shall be kept as a natural buffer, for a total setback / buffer of 40 feet along the eastern and western property boundary only.
17. The applicant / developer shall be responsible for any necessary roadway or intersection improvements along Don Jean Lane as determined by the County at the time of Preliminary Subdivision Plan (PSP) approval.

District 3

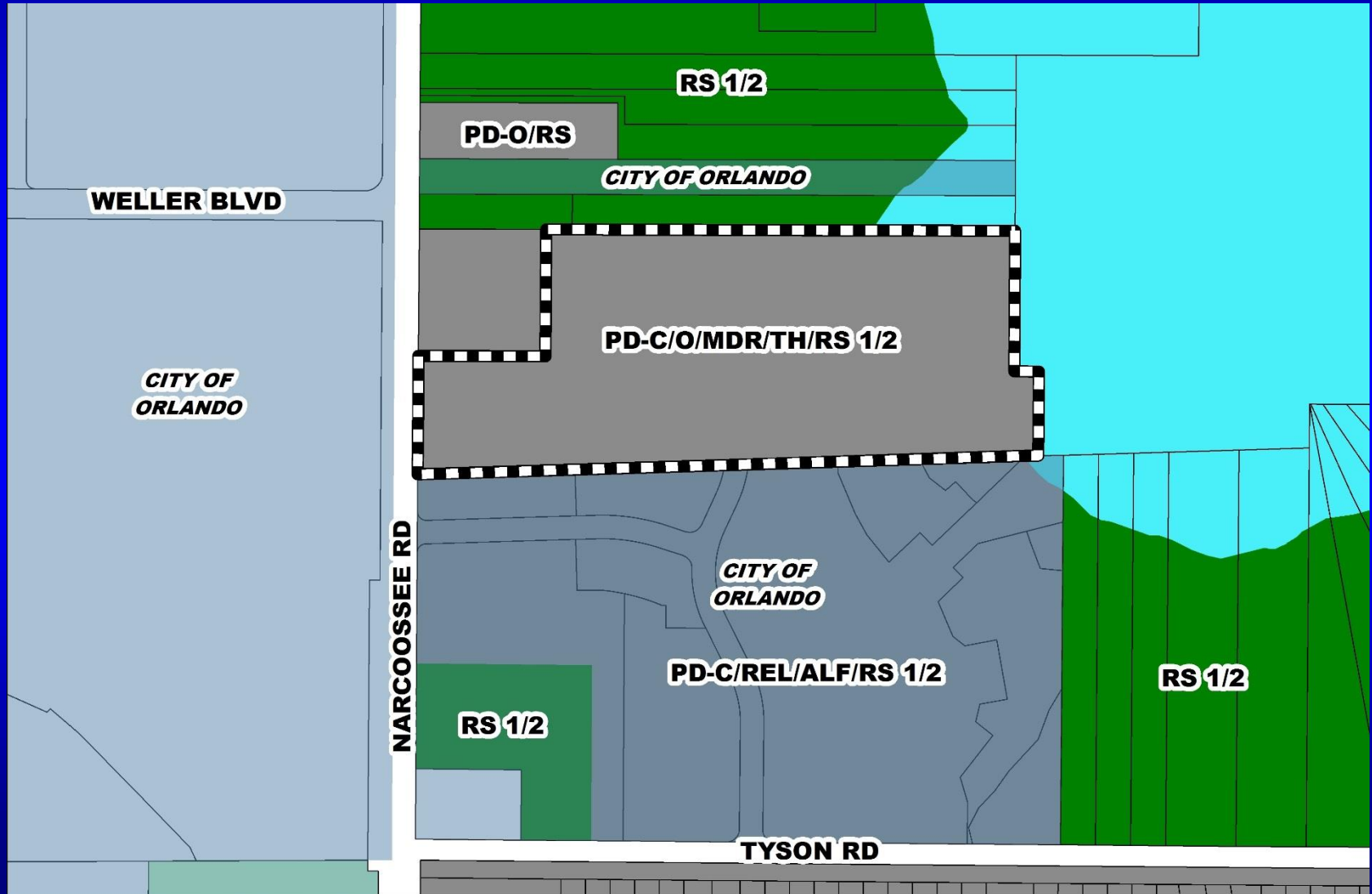


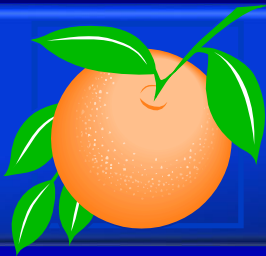
## Lake Whippoorwill Landing Planned Development / Land Use Plan (PD / LUP)

<b>Case:</b>	CDR-17-06-183
<b>Project Name:</b>	Lake Whippoorwill Landing PD / LUP
<b>Applicant:</b>	Miranda Fitzgerald - Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
<b>District:</b>	4
<b>Acreage:</b>	26.5 gross acres ( <i>overall PD</i> )
<b>Location:</b>	East of Narcoossee Road, north of Tyson Road, and south of Kirby Smith Road
<b>Request:</b>	To amend June 19, 2012 BCC Conditions of Approval #14 and #18 to construct a temporary vehicular barrier at the southern terminus of a required access drive and to extend the period to remove a wall along the northern property line access point. This request also includes deletion of Condition of Approval #19 which included a requirement to commence construction of a cross access drive segment that has since been completed.

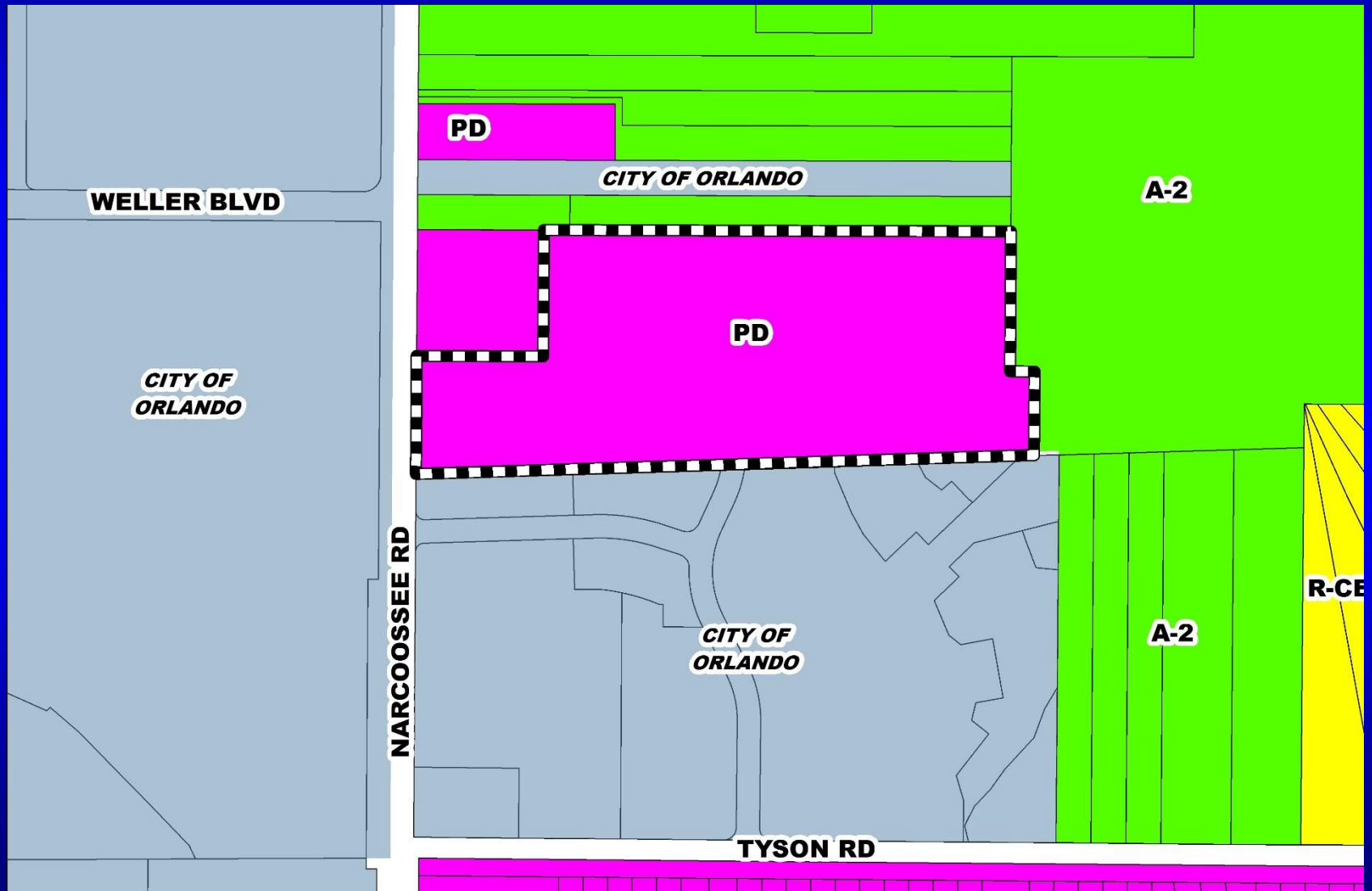


# Lake Whippoorwill Landing Planned Development / Land Use Plan (PD / LUP) Future Land Use Map





# Lake Whippoorwill Landing Planned Development / Land Use Plan (PD / LUP) Zoning Map





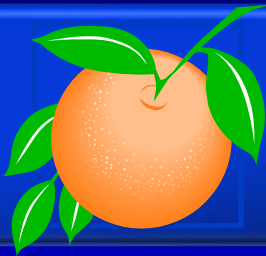


# Lake Whippoorwill Landing Planned Development / Land Use Plan (PD / LUP) Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Lake Whippoorwill Landing Planned Development / Land Use Plan (PD/LUP) dated “September 19, 2016”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



*Board of County Commissioners*

# Public Hearings

**August 29, 2017**