



Interoffice Memorandum

DATE: December 14, 2017

TO: Mayor Teresa Jacobs
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director *JV*
Community, Environmental and Development
Services Department

CONTACT PERSON: **John Smogor, Chairman**
Development Review Committee
Planning Division
(407) 836-5616

SUBJECT: January 9, 2018 – Public Hearing
Applicant: Heather Isaacs, Greenway Park DRI, LLC
Ginn Property Planned Development /
Greenway Park 1A Townhomes Preliminary Subdivision Plan
Case # PSP-17-09-276

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of December 6, 2017 to approve the Ginn Property Planned Development / Greenway Park 1A Townhomes Preliminary Subdivision Plan to subdivide 19.12 acres in order to construct one hundred fifty-eight (158) attached single-family 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 (CP) and approve the Ginn Property Planned Development / Greenway Park Phase 1A Townhomes Preliminary Subdivision Plan dated "Received November 13, 2017", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 4

JVW/JS/lme
Attachments

CASE # PSP-17-09-276

Commission District # 4

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of December 6, 2017 to approve the Ginn Property Planned Development / Greenway Park 1A Townhomes Preliminary Subdivision Plan to subdivide 19.12 acres in order to construct one hundred fifty-eight (158) attached single-family residential dwelling units.

2. PROJECT ANALYSIS

- A. Location: North of Lake Nona Boulevard / East of Wyndham Lakes Boulevard
- B. Parcel ID: 28-24-30-0321-02-000
- C. Total Acres: 19.12
- D. Water Supply: Orange County Utilities
- E. Sewer System: Orange County Utilities
- F. Schools: Wyndham Lakes ES: Capacity 828 / Enrollment 970
South Creek MS: Capacity 1,125 / Enrollment 998
Cypress Creek HS: Capacity 2,771 / Enrollment 3,315
- G. School Population: 53
- H. Parks: Meadow Woods Park – 3.3 Miles
- I. Proposed Use: 158 Attached Single-Family Residential Dwelling Units
 - Site Data: Maximum Building Height: 35' (2-stories)
Minimum Living Area:
 - 500 Square Feet (one bedroom)
 - 750 Square Feet (two bedroom)
 - 1,000 Square Feet (three bedroom)Building Setbacks:
 - 20' Front
 - 0' / 10' Side
 - 20' Rear
- K. Fire Station: 55- 801 Greenway Professional Court

- L. Transportation: Boggy Creek Road (Ginn DRI and Roads A, B and D): The Ginn Development of Regional Impact Developer's Agreement was approved by the Board of County Commissioners on July 9, 2002 and recorded at OR Book/Page 6566/8146. Under the terms of this agreement the Developer will convey right-of-way along Boggy Creek Road and for roads A, B, and D in the New Road Network along with drainage easements. Developer will receive Road Impact Fee Credits for Right-of-Way dedicated and for design and construction of roads A, B and D for excess capacity created. The Right-of-Way for Boggy Creek Road and Road A was dedicated by plat and the Developer has received \$1,933,613.00 in Road Impact Fee Credits. The Right-of-Way for Roads B and D was dedicated by plat and the Developer received an additional \$4,130,635.00 in Road Impact Fee Credits.

3. COMPREHENSIVE PLAN

The subject property is designated on the Future Land Use Map (FLUM) as Planned Development - Low Density Residential / Low Medium Density Residential / Medium Density Residential / Commercial / Office / Industrial / Public Recreation and Open Space / Conservation. The zoning is PD which allows for 163 townhomes in Parcel 1A. The request appears to be consistent with the comprehensive plan.

4. ZONING

PD (Planned Development) (Ginn Property PD)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Ginn Property (aka Greenway Park) PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Greenway Park 1A Townhomes Preliminary Subdivision Plan dated "Received November 13, 2017," 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 13, 2017," 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 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. 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 land use plan / 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.
7. Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement. Unless the property is otherwise vested or exempt, the applicant shall be subject to school concurrency and required to go through the review process prior to platting.
8. Prior to construction plan approval, documentation with supporting calculations shall be submitted which certifies that the existing drainage system and pond have the capacity to accommodate this development and that this project is consistent with the approved master drainage plan (MDP) for this PD.
9. Prior to construction plan approval, documentation must be provided certifying that this project has the legal right to tie into the master drainage system.
10. 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.
11. 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.

12. 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.
13. 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.
14. 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.
15. 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.
16. 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 construction plans. The MUP must be approved prior to Construction Plan approval, consistent with an approved and up-to-date Master Utility Plan for the PD.
17. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
18. This property is located within Airport Noise Zone 'E'. A waiver of claim is required per Ordinance No. 2000-07.

19. The park / recreation tract(s) shown on this Preliminary Subdivision Plan (PSP) shall be constructed as part of the subdivision infrastructure and completed prior to issuance of the Certificate of Completion.
20. Short term/transient rental is prohibited. Length of stay shall be for 180 days or greater.
21. New streets which are an extension of or in alignment with existing streets shall bear the same name as that borne by such existing streets.



Subject Property



Subject Property

Zoning

ZONING: PD (Planned Development District)
(Ginn Property PD)

APPLICANT: Heather Isaacs, Greenway Park DRI LLC

LOCATION: North of Lake Nona Boulevard /
East of Wyndham Lakes Boulevard

TRACT SIZE: 19.12 acres

DISTRICT: #4

S/T/R: 28/24/30

1 inch = 500 feet



DEVELOPMENT NOTES

- ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING FINAL ENGINEERING PLANS APPROVAL PROCESS.
- 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 OF COUNTY COMMISSIONERS (BOC) ARE INVALID.
- FINAL ENGINEERING PLANS AT A MINIMUM SHALL CONFORM TO ORANGE COUNTY LAND DEVELOPMENT CODE, THE APPROVED LAND USE PLAN (LUP), ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
- ALL WATER, RECLAIMED WATER AND SANITARY SEWER SYSTEMS WITHIN PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC EASEMENTS SHALL BE DEDICATED TO, OWNED AND MAINTAINED BY THE ORANGE COUNTY UTILITIES.
- ONSITE UTILITIES ARE SHOWN AS CONCEPTUAL ONLY, FINAL PLACEMENT WILL BE DETERMINED DURING THE FINAL ENGINEERING PLAN APPROVAL PROCESS.
- ALL PROPOSED UTILITIES (ELECTRICAL, CABLE TV, GAS, TELEPHONE, ETC.) SHALL BE INSTALLED UNDERGROUND.
- DELETED
- SANITARY SEWER SERVICES WILL BE PROVIDED BY ORANGE COUNTY UTILITIES. SANITARY WASTE WILL BE COLLECTED IN A GRAVITY SEWER SYSTEM AND WILL CONNECT TO THE EXISTING COUNTY OWNED GRAVITY SYSTEM ALONG LAKE NONA BOULEVARD.
- REFUSE WILL BE WEEKLY CURB SIDE PICK-UP BY THE ORANGE COUNTY APPROVED FRANCHISED COMPANY SERVING THE AREA.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE PROVIDED IN THE EXISTING STORMWATER MANAGEMENT POND AT SOUTHEAST CORNER OF THE PROJECT IN ACCORDANCE WITH APPROVED SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) ENVIRONMENTAL RESOURCE PERMIT (ERP) AND ORANGE COUNTY MASTER STORMWATER MANAGEMENT SYSTEM APPROVALS.
- STORM WATER MANAGEMENT FACILITIES ARE PROVIDED FOR WITHIN EXISTING RETENTION POND 'A', PERMITTED UNDER SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT No: 48-01288-P.
- THIS SITE IS LOCATED IN ZONE X (SHADED AREA) FLOOD HAZARD AREAS PER FEMA/FIRM MAP, ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12095C 0650F, REVISED SEPTEMBER 25, 2009.
- THE EXISTING SITE HAS BEEN PREVIOUSLY CLEARED AND MASS GRADED. NO EXISTING TREES ARE ON THE SITE, SEE AERIAL ON SHEET 4.
- NO EXISTING JURISDICTIONAL WETLANDS OR OTHER POTENTIAL ENVIRONMENTAL CONDITIONS ARE LOCATED ON THIS PARCEL. HOWEVER, AN ORANGE COUNTY CONSERVATION AREA DETERMINATION (CAD) #01-027 EXISTED AND IDENTIFIED 1.33 ACRES OF CLASS III WETLANDS, KNOWN AS W30, ON THE SITE. THROUGH ORANGE COUNTY CONSERVATION AREA IMPACT PERMIT #02-038, THIS WETLAND HAS BEEN REMOVED DURING PREVIOUS MASS GRADING OF THE SITE.
- NO KNOWN EXISTING HISTORICAL STRUCTURES OR OTHER CULTURALLY SIGNIFICANT ARTIFACTS WERE OBSERVED ONSITE.
- TRANSPORTATION IMPACT ASSESSMENT: THIS DEVELOPMENT IS IN PHASE 1 OF THE DRI. MAXIMUM TRIPS FOR PHASE 1 OF THE DRI IS 21,642 PER THE APPROVED LAND USE PLAN (LUP). CURRENT TOTAL ALLOCATED TRIPS TO DATE ARE 12,070.

PER THE APPROVED LUP RESIDENTIAL TOWNHOME UNITS HAVE 947 TRIPS AVAILABLE FOR 163 UNITS MAXIMUM. THIS DEVELOPMENT IS ONLY 158 UNITS, WHICH IS BELOW THE ALLOWABLE TOTAL UNIT COUNT.

PROPOSED TRIPS WITH THIS APPLICATION IS 918 TRIPS FOR 158 UNITS. THE DRI PHASE 1 TRIP MAXIMUM IS NOT EXCEEDED WITH THIS APPLICATION.
- PROJECT LANDSCAPING WILL MEET STANDARDS SET FORTH IN ORANGE COUNTY LAND DEVELOPMENT CODE.
- PROJECT LIGHTING WILL MEET STANDARDS SET FORTH IN CHAPTER 9 ARTICLE VII OF THE ORANGE COUNTY LAND DEVELOPMENT CODE.
- SCHOOLS AGED STUDENTS:
158 TOWNHOME UNITS = 0.259 STUDENTS PER UNIT = 41 STUDENTS
ELEMENTARY SCHOOL AGE STUDENTS = (158 UNITS * 0.137 STUDENTS PER UNIT) = 22 STUDENTS
MIDDLE SCHOOL AGE STUDENTS = (158 UNITS * 0.057 STUDENTS PER UNIT) = 9 STUDENTS
HIGH SCHOOL AGE STUDENTS = (158 UNITS * 0.065 STUDENTS PER UNIT) = 10 STUDENTS
- FOLLOWING LIST OF PERMITS, BUT NOT LIMITED TO, ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION:
 - ORANGE COUNTY ENGINEERING PLAN APPROVAL
 - FDEP POTABLE WATER SYSTEM DISTRIBUTION PERMIT
 - FDEP WASTEWATER COLLECTION SYSTEM PERMIT
 - ST. JOHNS RIVER WATER MANAGEMENT ERP
 - NPDES PERMITTING (INCLUDING NOI AND NOT)
- NO ON-STREET PARALLEL PARKING PERMITTED. HOME OWNER DOCUMENTS WILL PROVIDE RESTRICTIONS. SEE SITE DATA NOTE 16 FOR DEDICATED GUEST PARKING INFORMATION.
- INTERNAL ROADWAYS TO BE PUBLIC OWNED AND MAINTAINED BY ORANGE COUNTY.
- ALL FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 7'-6" IN FRONT OF AND TO THE SIDES, WITH 4' CLEARANCE TO THE REAR OF THE HYDRANT PER 18.3.4 NFPA 1, 2012 EDITION (FPFC 2012 EDITION).
- NFPA REQUIRES 2,500 GPM @ 20 PSI FIRE FLOW MINIMUM, SEE CALCULATIONS. FIRE HYDRANTS WILL BE INSTALLED 50 THE DESIGN AND CALCULATIONS MEET THE REQUIREMENT OF ANNEX H & I OF NFPA 1, 2012 EDITION (FPFC 2012 EDITION). FIRE HYDRANTS SHALL BE SPACED NO FURTHER THAN 1,000 FEET APART. NO BUILDING INTENDED FOR OCCUPANCY SHALL EXCEED 500 FEET FROM THE NEAREST FIRE HYDRANT PER ORANGE COUNTY ORDINANCE, SEC. 34-208(b)(2).
NEEDED FIRE FLOW CALCULATIONS:
TOWNHOME: 7,664 SF (6 UNIT BUILDING)
CONSTRUCTION TYPE: III (200) PER NFPA 220
MINIMUM NFF PER NFPA: 2,500 GPM
FIRE SPRINKLER SYSTEM: NO
- ALL STORM DRAIN INLETS CONSTRUCTED AS PART OF NEW DEVELOPMENT PROJECTS IN ORANGE COUNTY SHALL HAVE METAL MEDALLION INLET MARKERS INSTALLED. TEXT ON THE MARKER SHALL BE EVENLY SPACED AND READ "NO DUMPING, ONLY RAIN IN THE DRAIN". MARKERS MUST BE COMMERCIAL GRADE STAINLESS STEEL, ALUMINUM, BRASS OR BRONZE AND EITHER STAMPED FROM SHEET METAL OR CAST. METAL MARKER COLOR MUST BE NON-REFLECTIVE BLUE OR GREEN. AQUATIC CREATURE OR SYMBOL SHOWN ON MARKER SHALL BE CONSISTENT THROUGHOUT THE SUBDIVISION. MARKERS MUST BE AFFIXED TO A CLEAN, PREPARED SURFACE WITH ADHESIVES, FASTENERS, OR HEAT AS RECOMMENDED BY THE MANUFACTURER. MARKERS SHALL BE ALIGNED WITH THE CENTER OF DRAINAGE INLETS AT THE TOP OF THE CURB. LETTERING MUST BE BETWEEN 0.4 - 0.5 INCHES AND THE TOTAL DIAMETER OF THE MARKER BETWEEN 3.75 - 4.25 INCHES.
- SIGHT VISIBILITY LINES FOR PASSENGER VEHICLES AT BOTH ENTRANCE/EXIT LOCATIONS ARE SHOWN FOR THE 45 MPH POSTED SPEED LIMIT. PER FDOT INDEX 546 THE MINIMUM REQUIRED TRAVEL DISTANCE IS 590'.
- PROJECT WILL BE CONSTRUCTED IN PHASES. PHASES SHOWN ON SHEET 5 ARE THE GENERAL INFORMATION. PHASING UNITS MAY SHIFT AT FINAL ENGINEERING DESIGN, SUBJECT TO DRC APPROVAL. ALL PHASES SHALL BE ABLE TO STAND ALONE.
- THIS PROPERTY IS LOCATED WITHIN AIRPORT NOISE ZONE 'E'. PER ORDINANCE No. 2000-07, A WAIVER TO CLAIM IS REQUIRED TO BE PROVIDED DURING THE BUILDING PERMIT APPROVAL PROCESS.
- A SIDEWALK EASEMENT OVER ALL SIDEWALKS OUTSIDE THE COUNTY RIGHT-OF-WAY SHALL BE PROVIDED ON THE PLAT.

SITE DATA

- THE PROPOSED PROJECT IS DEVELOPMENT OF EXISTING VACANT PROPERTY INTO A RESIDENTIAL TOWNHOUSE COMMUNITY. IMPROVEMENTS WILL INCLUDE BUILDINGS, PAVED ROADS, SIDEWALKS, ASSOCIATED UTILITIES, AND LANDSCAPING.
- PROJECT AREA: 833,356.56 SF = 19.131 ACRES
- PROJECT ADDRESS: LAKE NONA BOULEVARD, ORANGE COUNTY, FL
- EXISTING ZONING: PD, PLANNED DEVELOPMENT
- SURROUNDING ZONING:
NORTH: S.R. 417
EAST SIDE: PD
WEST SIDE: PD
SOUTH SIDE: PD
- FUTURE LAND USE (FLU) DESIGNATION: PD, PLANNED DEVELOPMENT
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: RESIDENTIAL TOWNHOUSE COMMUNITY
- SETBACKS:
PD BOUNDARY: 25 FT
S.R. 417: 75 FT
INTERNAL SETBACKS
FRONT & REAR: 20 FT
SIDE YARD: 0 AND 10 FT
ADJACENT TO STREET: 15 FT
BUILDING SEPARATION:
SIDE TO SIDE: 20 FT
FRONT TO FRONT: 60 FT
REAR TO REAR: 60 FT

REQUIRED	PROVIDED
25 FT	25 FT
75 FT	75 FT
20 FT	20 FT
0 AND 10 FT	0 AND 10 FT
15 FT	N/A
20 FT	20 FT MINIMUM
60 FT	90 FT MINIMUM
60 FT	N/A
- BUILDINGS:
2 STORY UNITS
28 BUILDINGS (4 & 8 UNIT BUILDINGS)
5 - 4 UNIT BUILDINGS = 20 UNITS
23 - 6 UNIT BUILDINGS = 138 UNITS
TOTAL UNITS = 158 UNITS
- BUILDING DENSITY
ALLOWABLE: 16.1 UNITS / AC MAXIMUM
PROVIDED: 158 UNITS / 19.131 AC = 8.3 UNITS / AC
- BUILDING HEIGHT
ALLOWABLE: 35', 2 STORIES
PROVIDED: 35'
- MINIMUM LIVING AREA (UNDER HEAT & AIR):
500 SF ONE BEDROOM
750 SF TWO BEDROOM
1,000 SF THREE BEDROOM
- MINIMUM LOT WIDTH: 20' MIN. WIDTH
- REQUIRED VEHICULAR PARKING SPACES SHALL COMPLY WITH ORANGE COUNTY LAND DEVELOPMENT CODE. DWELLING UNIT TO PROVIDE 2 SPACES PER UNIT (158 UNITS * 2 SPACES) = 316 PARKING SPACES PLUS
QUEST PARKING TO PROVIDE 0.5 SPACES PER UNIT (158 UNITS * 0.5 SPACES) = 79 PARKING SPACES
TOTAL REQUIRED PARKING SPACES = 395
- PROVIDED VEHICLE PARKING:
EACH RESIDENTIAL UNIT HAS 1 OR 2 PARKING SPACES IN THE GARAGE AND 2 PARKING SPACES OUTSIDE THE GARAGE WITHIN THE BUILDING SETBACK AREA.

DOUBLE CAR GARAGE UNITS =	58 UNITS * (2 SPACES INSIDE + 2 SPACES OUTSIDE) =	224 SPACES
SINGLE CAR GARAGE UNITS =	102 UNITS * (1 SPACE INSIDE + 2 SPACE OUTSIDE) =	306 SPACES
TOTAL PROVIDED RESIDENTIAL PARKING SPACES =		530 SPACES

QUEST PARKING =	STANDARD SPACES	HANDICAP SPACES	75 SPACES
			4 SPACES
		SUB-TOTAL	79 SPACES

TOTAL PARKING SPACES PROVIDED = 609 SPACES
- HANDICAP PARKING SPACES ARE REQUIRED FOR THE QUEST AND AMENITY PARKING. PER THE FLORIDA ACCESSIBILITY CODE, TABLE 208.2, 79 QUEST PARKING SPACES REQUIRE 4 SPACES TO BE HANDICAP ACCESSIBLY. CURRENT DESIGN PROVIDES 4 SPACES AS HANDICAP ACCESSIBLE.
- REQUIRED OPEN SPACE PER THE GREENWAY PARK GINN PROPERTY PD APPROVED LAND USE PLAN (LUP), A MINIMUM OF 10% LAND AREA SHALL BE COMMON OPEN SPACE.

MINIMUM REQUIRED: (833,356.56 SF * 10%) = 83,335.66 SF = 1.91 ACRES

PROVIDED OPEN SPACE :
CATEGORY A
TRACTS A - L = 205,805.83 SF = 4.72 ACRES = 24.7%
- IMPERVIOUS AREA: MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO IS 75% PER THE LUP:
MAXIMUM ALLOWED: (833,356.56 SF * 75%) = 625,017.40 SF = 14.35 ACRES = 75.0%

PROPOSED:

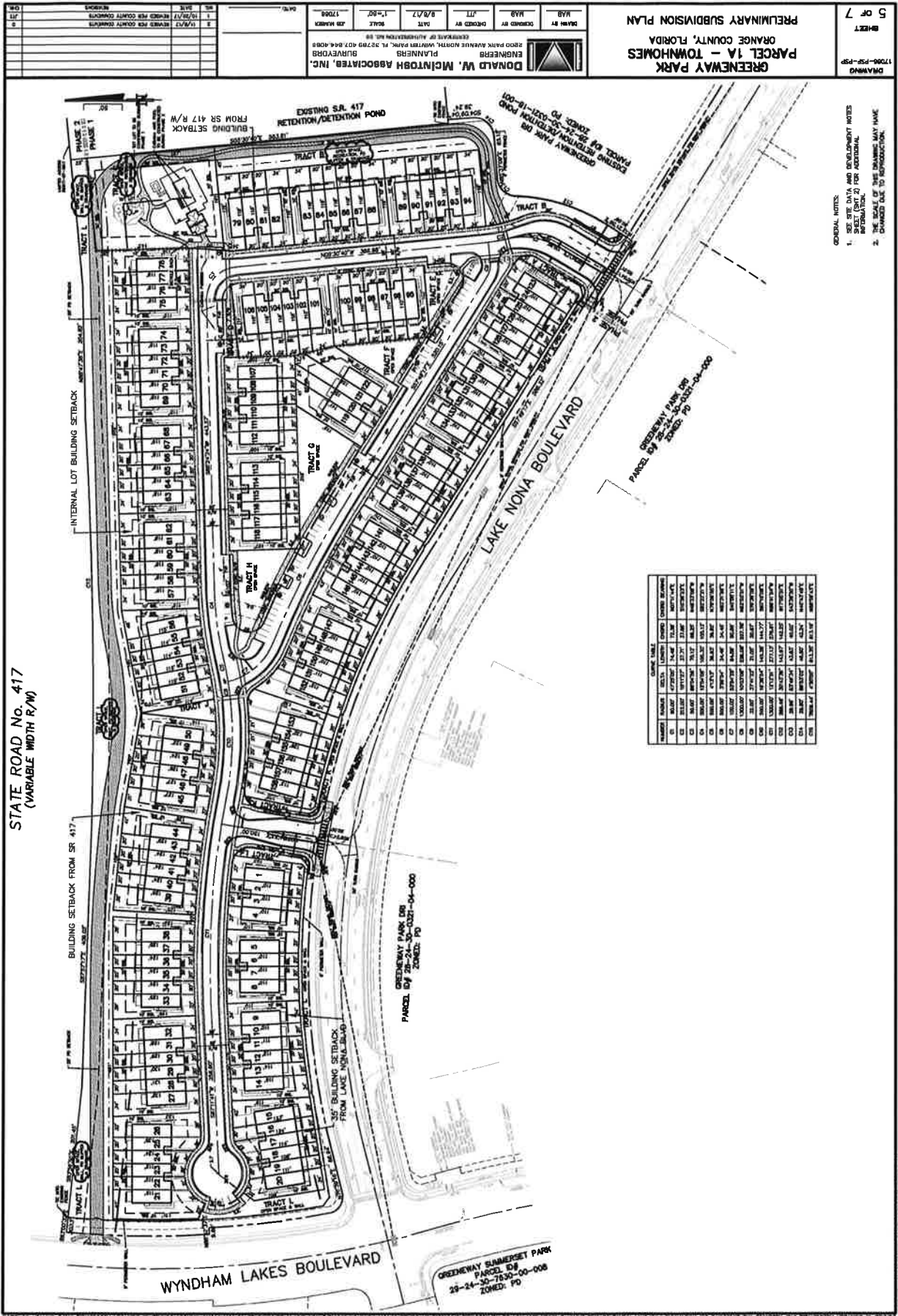
BUILDINGS (FOOTPRINT) =	202,045.91 SF =	4.64 ACRES =	24.2%
PAVEMENT, SIDEWALKS, ETC. =	234,086.39 SF =	5.37 ACRES =	28.1%
TOTAL IMPERVIOUS SURFACE =	436,132.30 SF =	10.01 ACRES =	52.3%
TOTAL PERVIOUS SURFACE =	397,224.26 SF =	9.12 ACRES =	47.7%
- RECREATIONAL FACILITIES SHALL MEET ORANGE COUNTY CODE SECTIONS 38-1258(h) PER THE GREENWAY PARK GINN PROPERTY PD APPROVED LAND USE PLAN (LUP).

MINIMUM REQUIRE: (3.1 PERSONS PER SINGLE FAMILY UNIT)(158 UNITS) = 490 PEOPLE
490 PEOPLE @ 2.5 ACRES PER 1,000 = 1.225 ACRE REQUIRED
REQUIRED ACTIVE RECREATION = 50% MINIMUM OF TOTAL RECREATION = (1.225 AC * 0.5) = 0.613 AC.
- RECREATION AREAS ARE PROVIDED IN TRACTS B & C. ACTIVE RECREATION, TRACT C, INCLUDES A TOT LOT (TO BE CONSTRUCTED WITH PHASE 1) AND CABANA, POOL & POOL DECK (TO BE CONSTRUCTED WITH PHASE 2). PASSIVE RECREATION, TRACT B, INCLUDES A TRAIL.

PROVIDED PASSIVE RECREATION = TRACT B = 0.623 ACRES = 47.0%
PROVIDED ACTIVE RECREATION = TRACT C = 0.677 ACRES = 52.1%
TOTAL PROVIDED RECREATIONAL SPACE : 1.300 ACRES = 100.0%

PARKING REQUIREMENTS :
CABANA AND POOL FACILITIES = ONE CAR SPACE PER THREE (3) PATRONS
OCCUPANCY FOR THIS AREA = 20 PATRONS
REQUIRED PARKING = (20 PATRONS / 3 SPACES/PATRON) = 7 PARKING SPACES

STATE ROAD No. 417
(VARIABLE WIDTH R/W)



DRAWING 17000-PSR-PP-01		5 OF 7
GREENWAY PARK		PRELIMINARY SUBDIVISION PLAN
ORANGE COUNTY, FLORIDA		
PARCEL 1A - TOWNHOMES		
DONALD W. MCINTOSH ASSOCIATES, INC.		
ENGINEERS		
SURVEYORS		
DATE: 11/20/17		SCALE: 1"=50'
BY: [Signature]		DATE: 11/20/17
CHECKED BY: [Signature]		DATE: 11/20/17
APPROVED BY: [Signature]		DATE: 11/20/17
REVISIONS		
NO.	DATE	DESCRIPTION
1	11/20/17	REVISED PER COUNTY COMMENTS
2	11/20/17	REVISED PER COUNTY COMMENTS
3	11/20/17	REVISED PER COUNTY COMMENTS

TRACT	LOT	AREA (SQ. FT.)	AREA (AC.)
TRACT 1	1-10	10,000	0.23
TRACT 2	11-20	10,000	0.23
TRACT 3	21-30	10,000	0.23
TRACT 4	31-40	10,000	0.23
TRACT 5	41-50	10,000	0.23
TRACT 6	51-60	10,000	0.23
TRACT 7	61-70	10,000	0.23
TRACT 8	71-80	10,000	0.23
TRACT 9	81-90	10,000	0.23
TRACT 10	91-100	10,000	0.23



Ginn Property PD / Greenway Park 1A Townhomes PSP



1 : 3,000
1 in : 250 ft