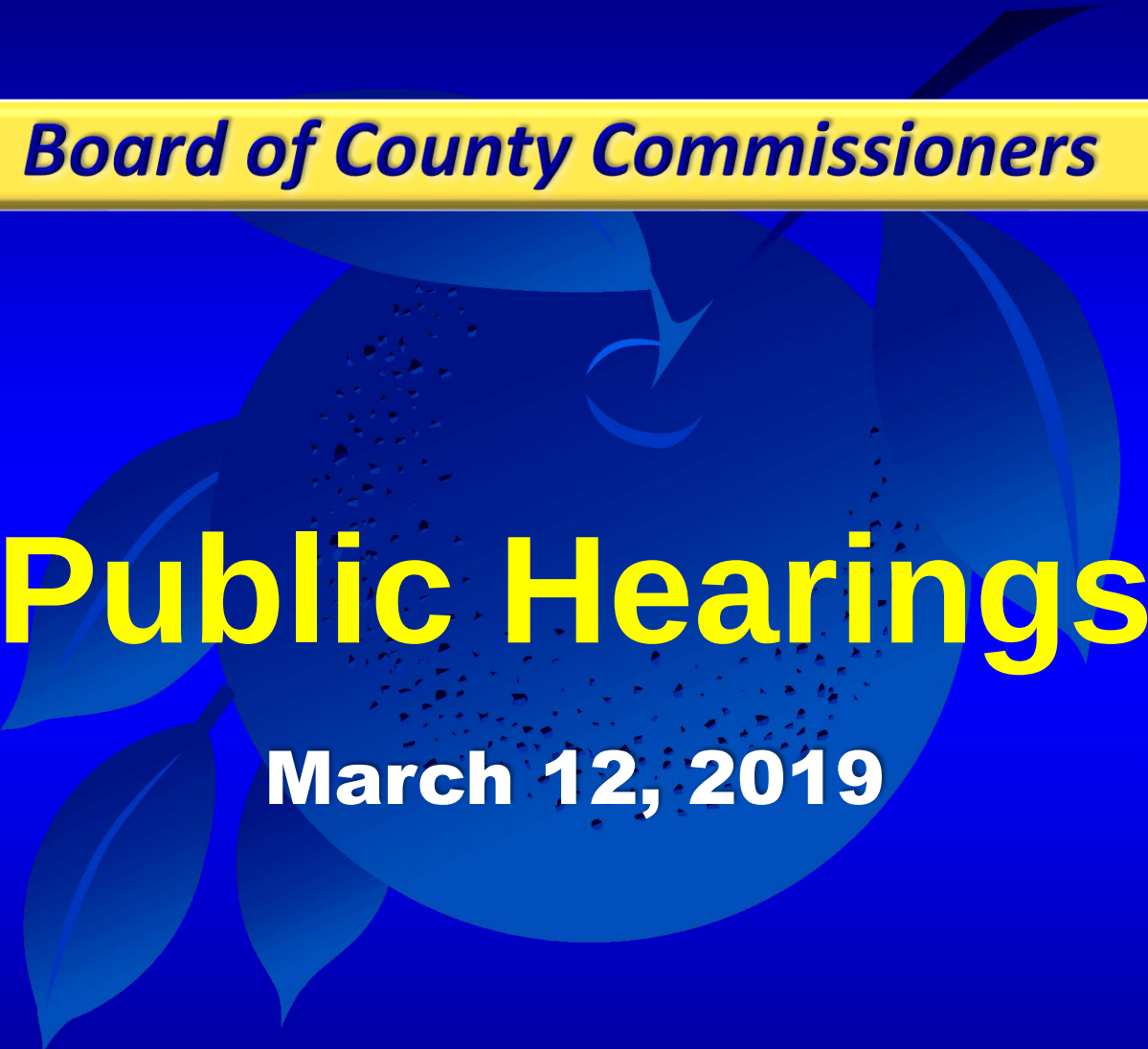
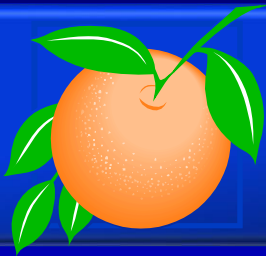




Board of County Commissioners

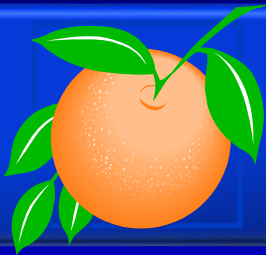
Public Hearings

March 12, 2019

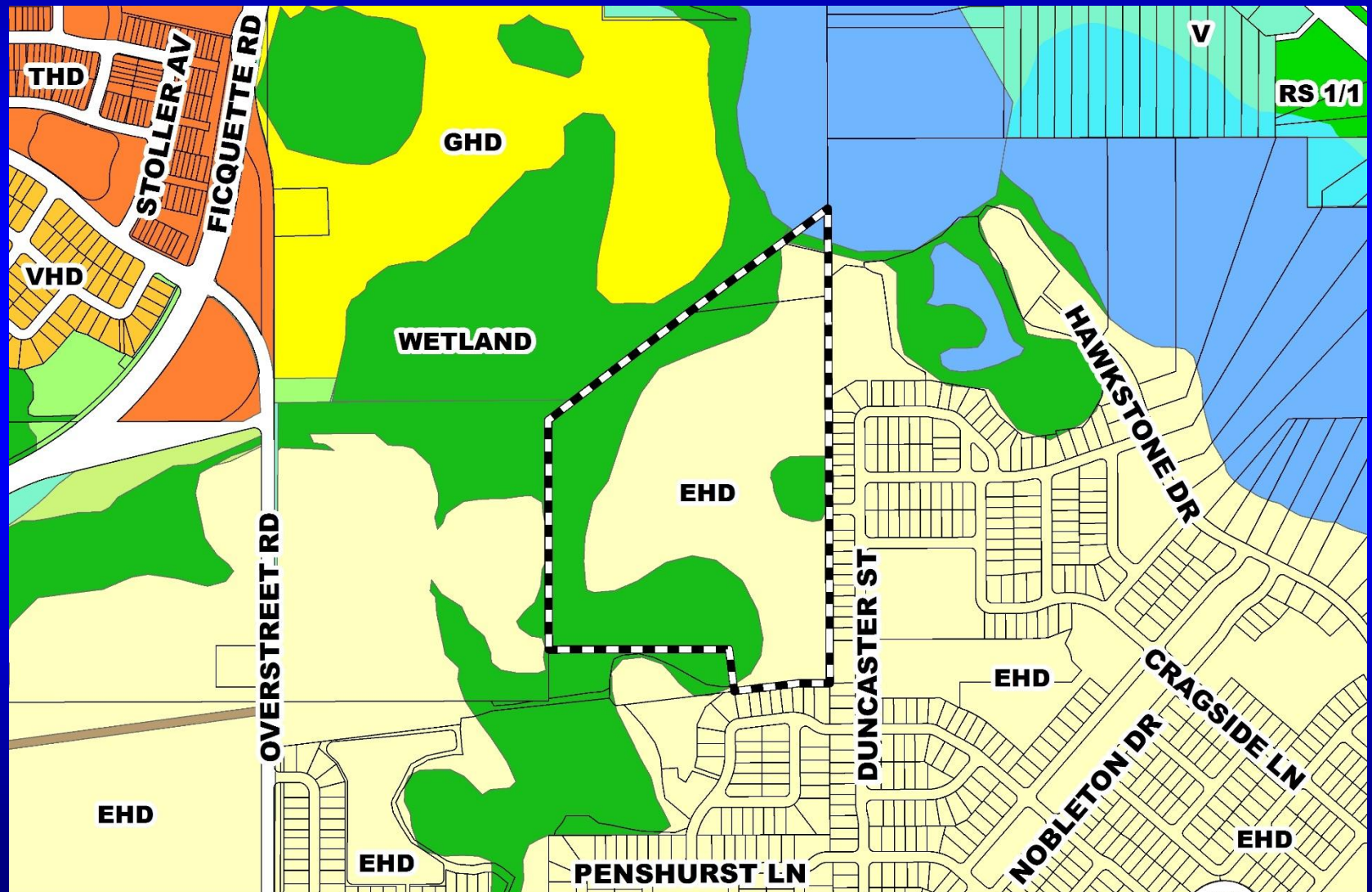


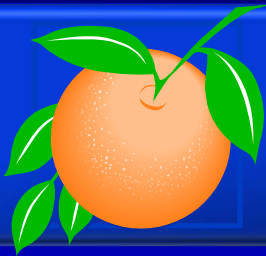
Monk Property Planned Development / Land Use Plan

Case:	LUP-17-06-213
Project Name:	Monk Property PD
Applicant:	Erika Hughes, VHB, Inc.
District:	1
Acreage:	49.60 gross acres 25.40 net developable acres
Location:	13000 and 13003 Orange Isle Drive; or generally west of Duncaster Street, south of Little Lake Sawyer, and north of Overstreet Road
Request:	To rezone three (3) parcels containing 49.60 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District), in order to construct 81 single-family detached residential dwelling units utilizing five (5) internal Transferable Developable Rights (TDR) credits. No waivers are associated with this request.

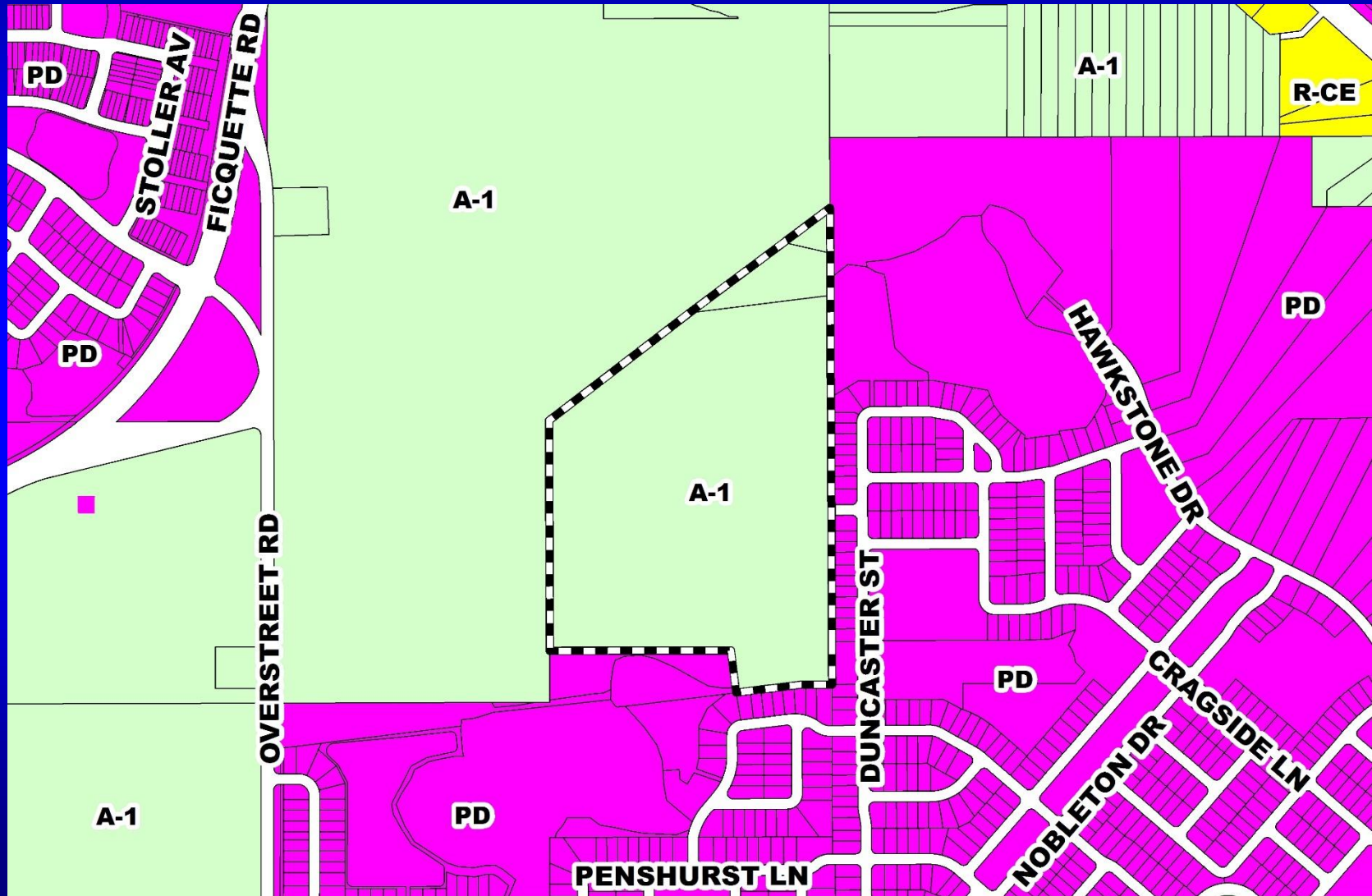


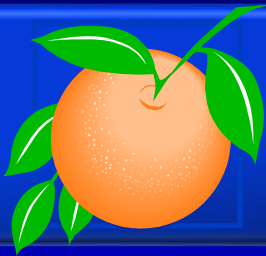
Monk Property Planned Development / Land Use Plan Future Land Use Map



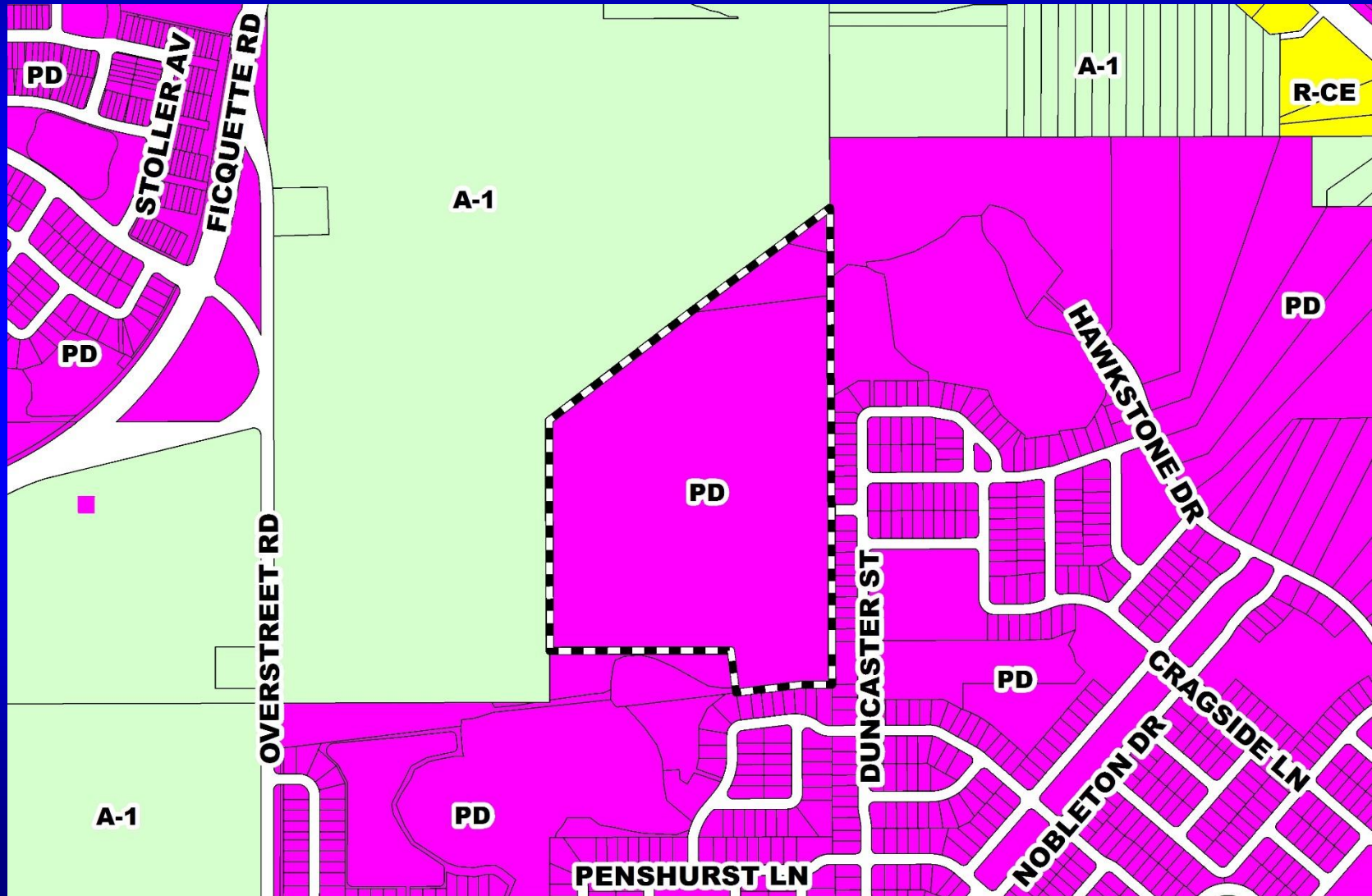


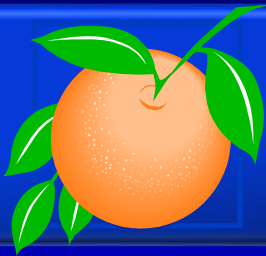
Monk Property Planned Development / Land Use Plan Current Zoning Map



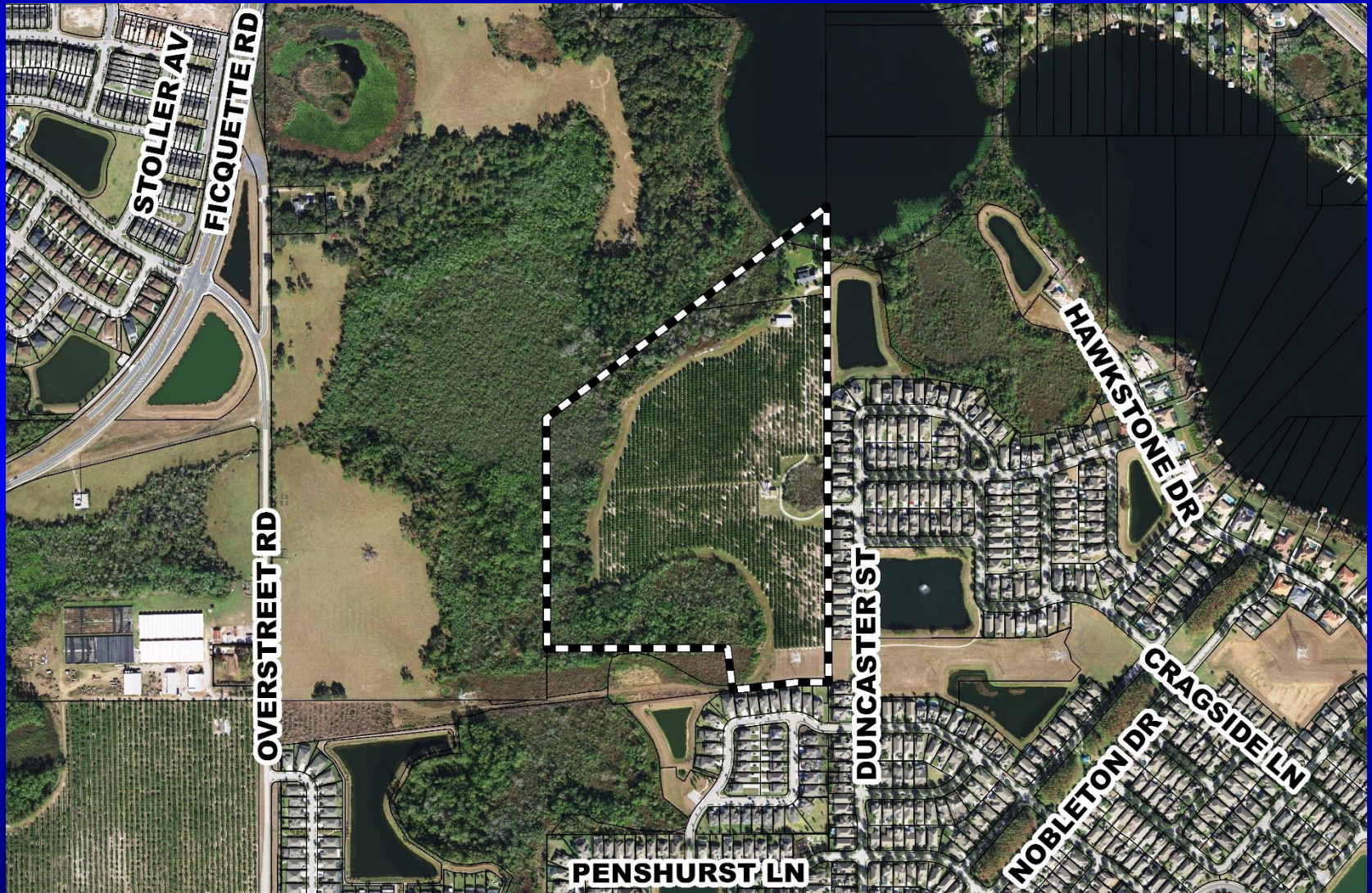


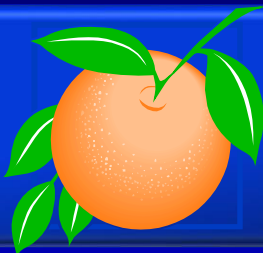
Monk Property Planned Development / Land Use Plan Proposed Zoning Map





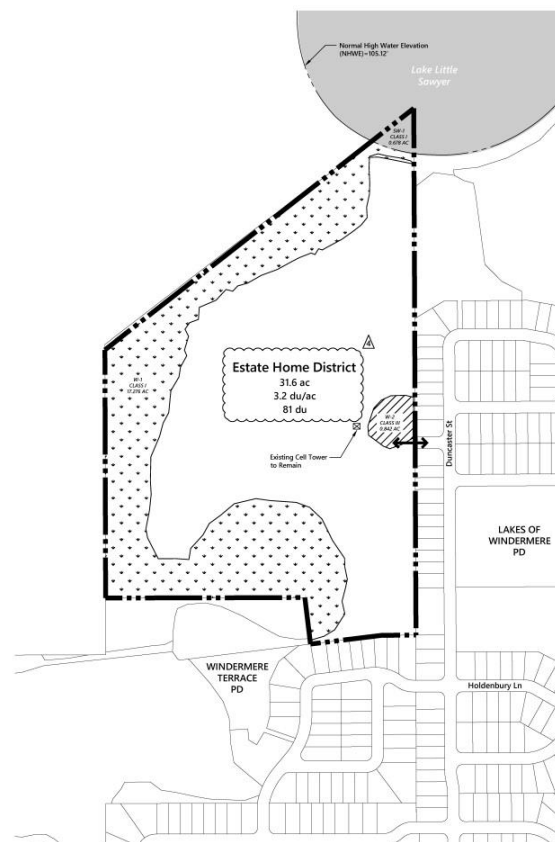
Monk Property Planned Development / Land Use Plan Aerial Map





Monk Property Planned Development / Land Use Plan Overall Land Use Plan

David Hernandez, September 5, 2018 4:53:19 PM UNCHIEF Planned Municipality, September 5, 2018 4:53:09 PM August, 2018 \\VHBS\B\PLANS\ORANGE\0727222018 MONK MONK PROPERTY\PLAN\PD\0727222018 PD-LUP



SITE DATUM

Total Acreage:	49.8
Watered Acreage:	18.8
Watered Acreage (CAG 18-04-017):	0.8
Developable Acreage:	31.6
Future Land Use:	Village (Lakeview Village)
Density:	3.6 Du/A
Existing Zoning:	A-1

Proposed Zoning: Village Planned Development
In accordance with Orange County Code, Chapter 38, Article VII, Division 8, Village Planned Development Code, Sections 38-210, Orange County Code, Chapter 38, Article VII, Division 8, Adequate Public Facilities, Sections 38-712, 38-714, and Orange County Code, Chapter 38, Article VII, Division 8, and Transfer of Development Rights, Sections 38-716, 38-727.

Proposed Development Program:	Dwelling Units
Land Use:	81
Single Family Residential:	81

Stormwater:
The stormwater will be designed to meet the requirements of the Orange County Subdivision Regulations and South Florida Water Management District regulations.

The final location and size of stormwater management areas will be determined at Preliminary Subdivision Plan and final development plan approvals.

Water Service: Orange County Utilities

Wastewater Service: Orange County Utilities

Reclaimed Water: Orange County Utilities

Adequate Public Facilities	Acres
APF Right-of-Way (Excluding Stormwater)	0.0
APF Right-of-Way Stormwater	0.0
Total:	0.0
APF Required (1 ac APF/8.5 Dev. ac)	3.9
APF Provided	0.0
APF Credits Transferred from North of Albemarle PD	3.9
APF Balance**	0.0

* Stormwater for APF Credit is measured at 10% of APF area and will be stored within neighborhood ponds.

** APF Credits to be purchased from North of Albemarle PD APF surplus.

District Development Standards

Estate Home District
Single family detached

(Single Family Detached)	3 stories / 40'
Maximum Building Height:	3 stories / 40'
Minimum Living Area:	1,200 sq. ft. (under heat & air)
Minimum Average Lot Size:	7,200 sq. ft.
Minimum Lot Width:	50'
Minimum Lot Depth:	110' (PSP with Allow)
Minimum Lot Coverage:	40% (The area of a front porch is not included in the calculation of lot coverage.)

Minimum Building Setbacks

Front Setback:	20' / 30' for front porch
Side Setback:	5' (Subject to Easement)
Side Street Setback:	10'
Rear Setback:	25'
Side/Street Setback:	10' (From NMSF)
Garage:	Per Section 38-1384(g)

* PSP-19-19-340 is requesting a waiver for a rear setback of 20'.

Project Phasing

The Monk PD may be developed in multiple phases, with each respective phase and required APF roadway construction determined at PSP/DP approval.

Planned Development Notes:

- All acreages are subject to change based on final engineering. Surveyed acreages will be provided in conjunction with PSP and/or final DP approval.
- Consistent with Orange County Code Section 38-1302(f), required public open space reflects 7.5% of developable land area, less 3.75% (APF) for artificially designed stormwater ponds. These common open space requirements are related to the public open space requirements addressed in Orange County Code Section 38-1234. Recreation facilities shall be provided pursuant to code 38-1253.
- Billboard and pole signs shall be prohibited. Ground and facade signs shall comply with Ch. 31.5.
- Parks and recreational facilities will be owned and maintained by the Home Owners Association (HOA).
- Stormwater management within the PD shall be provided that meets County standards and the requirements of the local Water Management District.
- Recreational Area requirements shall be consistent with Section 38-1253.
- 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 RC are void.
- Wetland areas reflect Orange County Conservation Area Determination CAD-17-08-111.
- Driveway standards will comply with Section 38-1386 and Section 38-1385.7 of the Orange County Land Development Code.

Schools/Student Generation *

Land Use	City	Student Generation	Elementary Students	Student Generation	Middle Students	Student Generation	High Students
Single Family	81	0.191	16	0.099	8	0.191	11
Total:	81	16	16	8	8	16	11

* (Per Orange County Public Schools)

1. CEA application OC-17-052 is being processed by OOPS

Trips Generation Analysis

Land Use	Land Use Description	Number of Units	Daily Trips	Trips	Enter	Exit
Single Family	81	167	167	167	167	167
Total	81	167	167	167	167	167

Source: 100 Trips Generation and Trip Generation Handbook

Transfer of Development Rights Summary

TDR Type	Acres	TDR Ratio	Available TDR Credits
Preserved Wetlands	18.8	1.5:1	5.3
Total	18.8	1.5:1	5.3

P.D. Site Datum

P.D. Site Datum													
Parcel ID	SAP Land Use	Estimated Developable Area ⁽¹⁾	Estimated Stormwater Area ⁽²⁾	Estimated Public Open Space Area ⁽³⁾	Estimated Net Developable Area ⁽⁴⁾	Density Range Allowed			Units Allowed	Required TDRs (4)	Proposed Dwelling Units	Proposed Density	
						SAP Minimum	TDR Ordinance Minimum	TDR Ordinance Maximum	SAP	Maximum			
	Estate Home District (BMS)	31.6	5.1	3.2	23.4	3.0	6.0	3.0	76	152	5	81	3.2
	Development Sub Total	31.6	5.1	3.2	23.4	3.0	6.0	3.0	76	152	5	81	3.2
	Greenbelt	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0
	APF Acres	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0
	Total PD Area	31.6	5.1	3.2	23.4	3.0	6.0	3.0	76	152	5	81	3.2

(1) Developable Area equals total land area less natural waterbodies, wetlands and APF lands.

(2) Consistent with Orange County Code Section 38-1302(f) Required public open space and trips includes 7.5% of developable land area as defined in the FUG 4.14.28, up to 3.75% of the required public open space may be withheld through artificially designed stormwater ponds.

(3) Net Developable Area equals the developable area excluding natural waterbodies and land for Adequate Public Facilities (APF) lands, then less estimated stormwater areas, and required net APF Public open space and public trails.

Engineers
Scientists
Planners
Designers



Legend

- Project Boundary
- Access Point
- Impacted Wetlands
- Wetlands to be Preserved
- Water Body



200 0 200 400
SCALE IN FEET

2	TBG COMMENTS	4/20/2018
1	TBG COMMENTS	9/22/2017
0	TBG COMMENTS	9/22/2017
0	TBG COMMENTS	9/22/2017
0	TBG COMMENTS	9/22/2017
0	TBG COMMENTS	9/22/2017

Monk Property
Orange County, Florida

Land Use Plan

Sheet No. 1 of 1

DATE: April 5, 2018

REVISION: 11/30/2018

62722.00

4

4

4

4

4

4

4

4

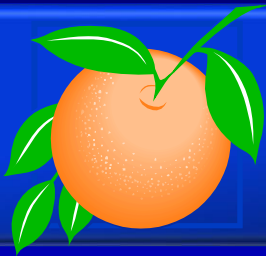
4

4

4

4

4



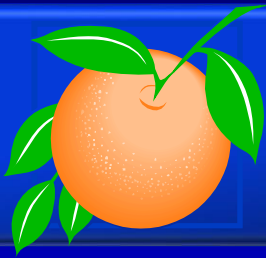
Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Monk Property Planned Development / Land Use Plan (PD/LUP) dated “Received November 19, 2018”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

-AND-

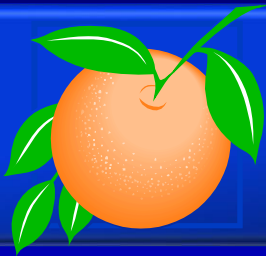
Approve Consent Agenda Item F.2

District 1



High School Site #82-H-N-7 Planned Development / Land Use Plan

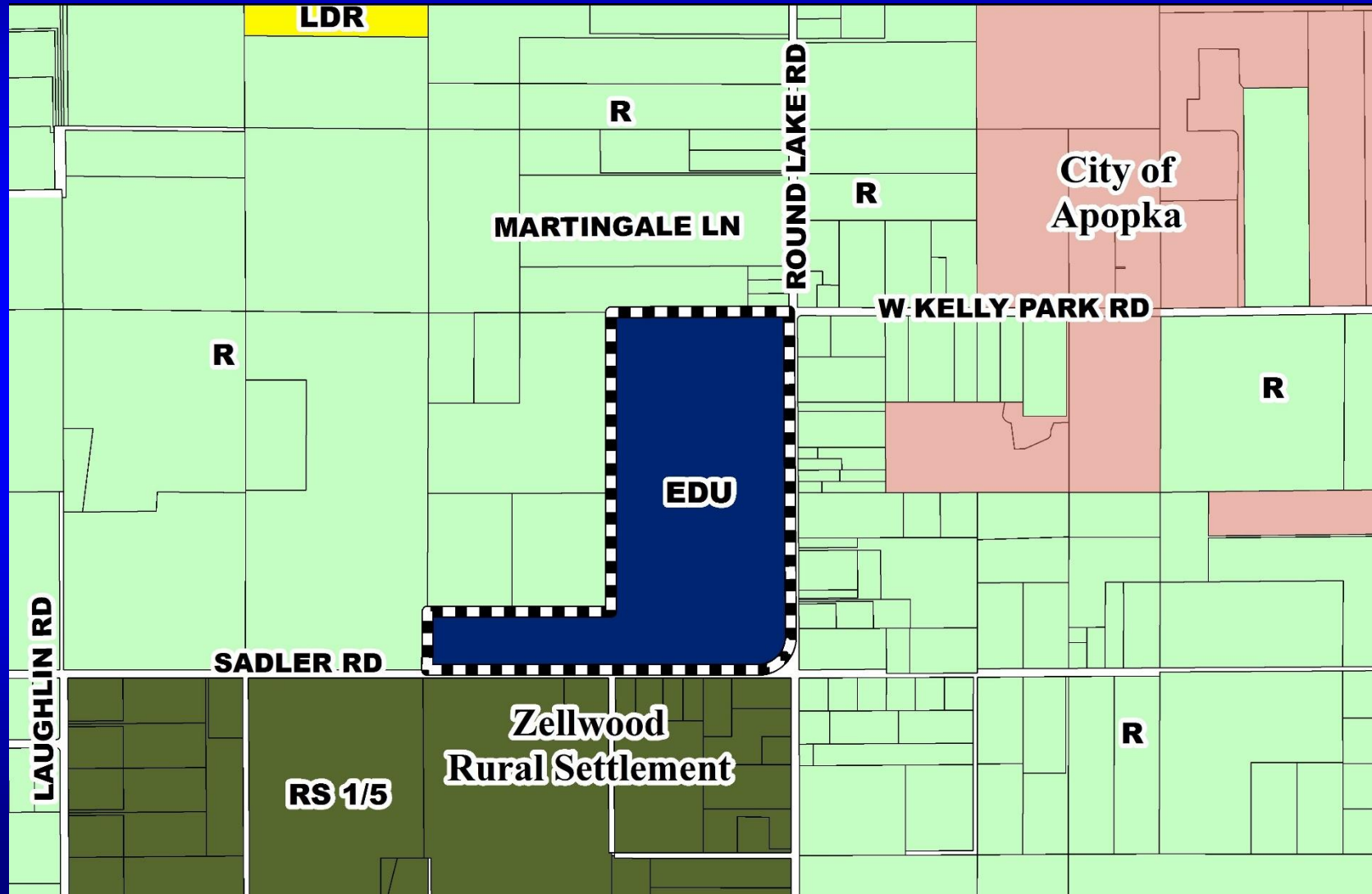
Case:	LUP-18-10-336
Project Name:	High School Site #82-H-N-7 PD
Applicant:	Julie C. Salvo, Orange County Public Schools
District:	2
Acreage:	89.50 gross acres
Location:	Generally located north of Sadler Road and west of Round Lake Road
Request:	To rezone an 89.5 gross acre portion of parcel 15-20-27-0000-00-004 from R-CE-2 (Rural Residential District) to PD (Planned Development District), to allow for the future development of a 400,000 square foot public high school.

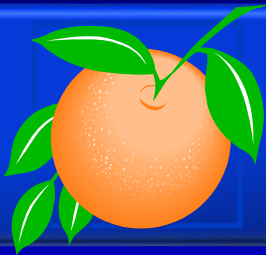


High School Site #82-H-N-7

Planned Development / Land Use Plan

Future Land Use Map

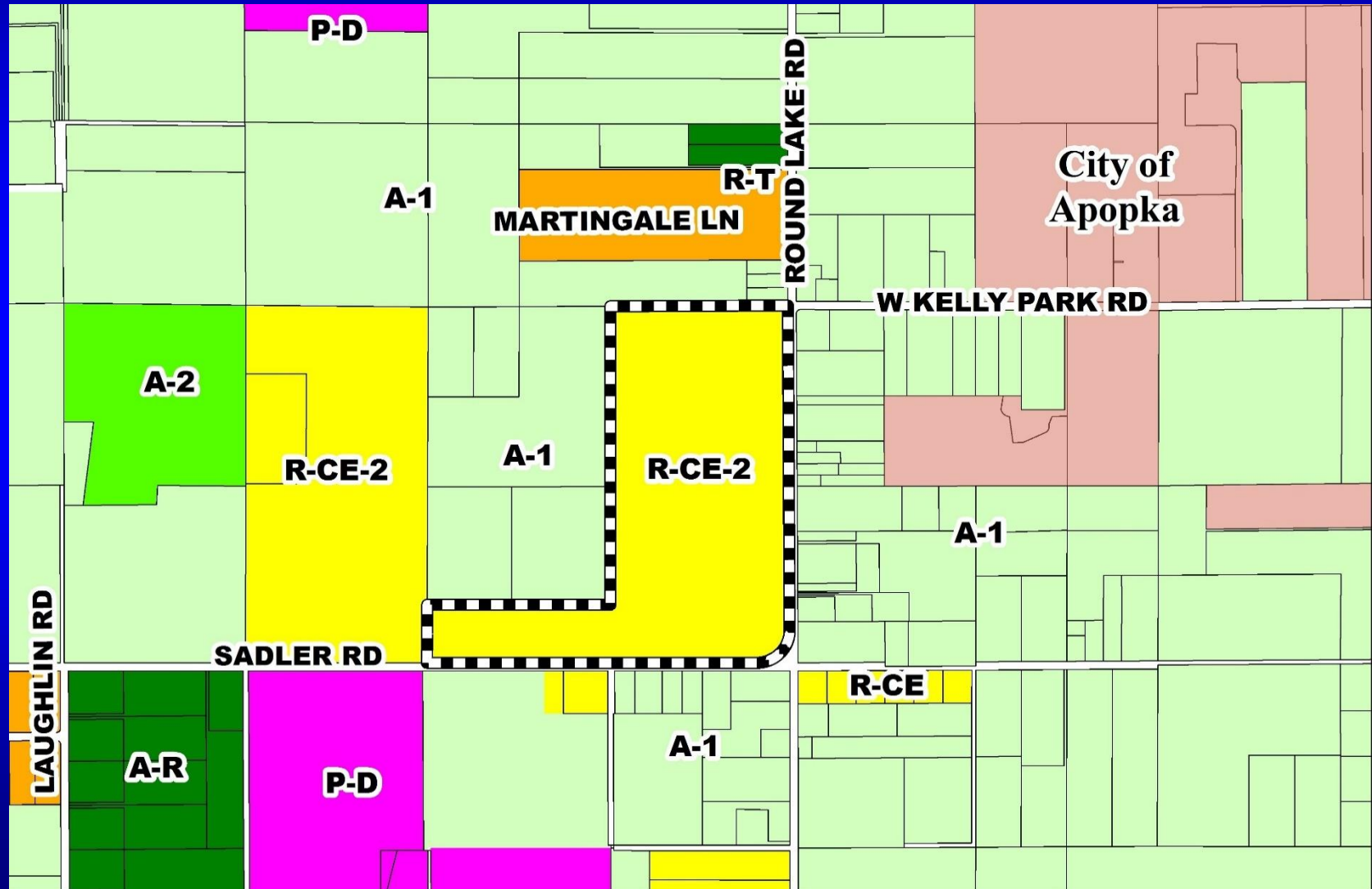


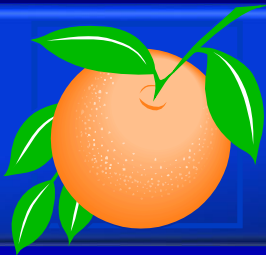


High School Site #82-H-N-7

Planned Development / Land Use Plan

Current Zoning Map

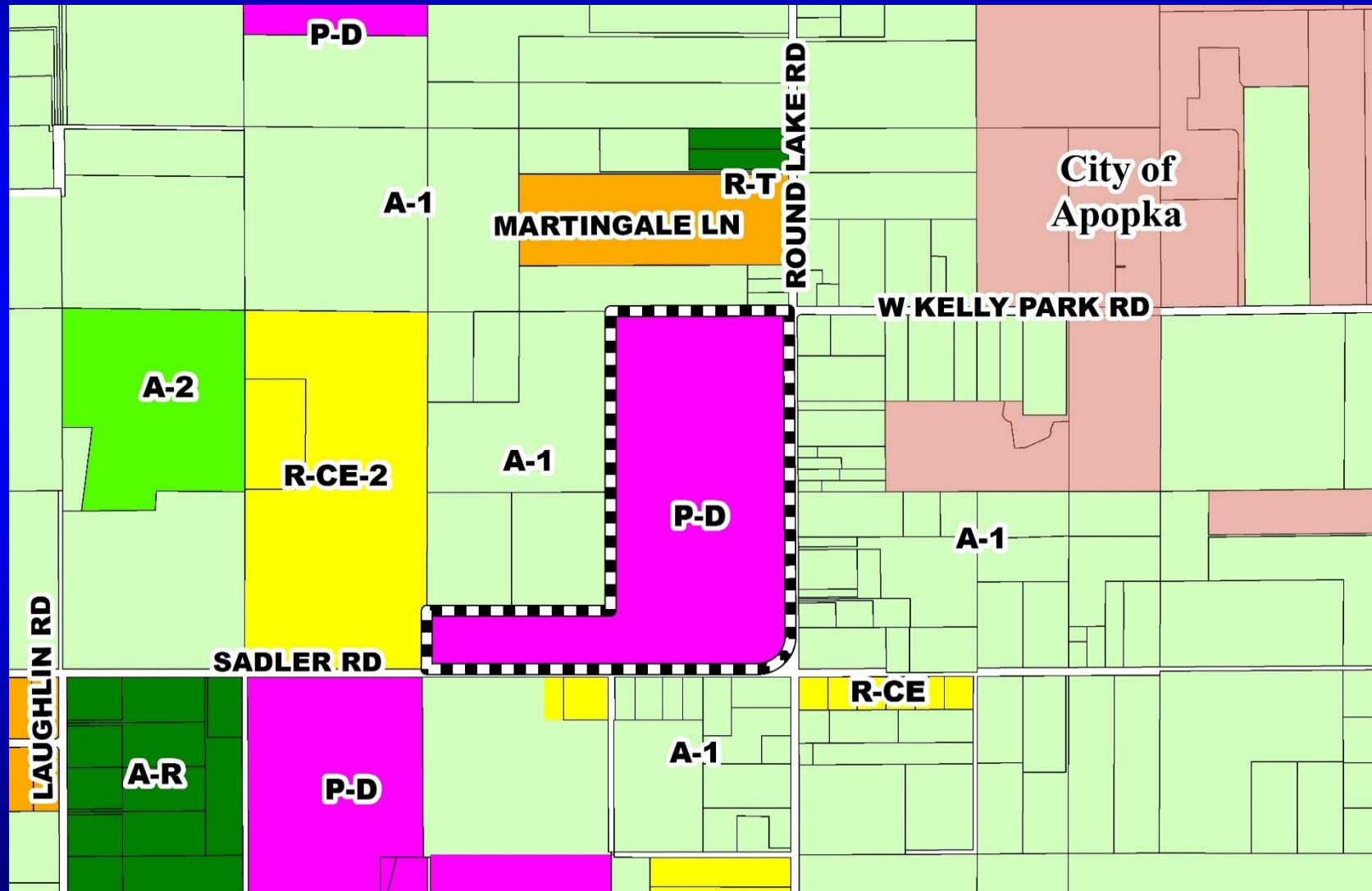


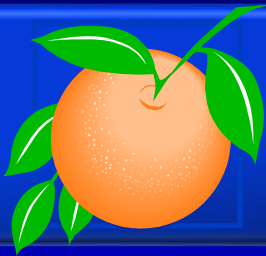


High School Site #82-H-N-7

Planned Development / Land Use Plan

Proposed Zoning Map



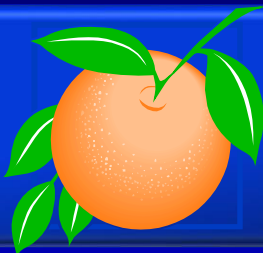


High School Site #82-H-N-7

Planned Development / Land Use Plan

Aerial Map





High School Site #82-H-N-7

Planned Development / Land Use Plan

Overall Land Use Plan

OWNER: ORLANDO BELTWAY ASSOCIATES - ROUND LAKE ROAD LLC
PARCEL NUMBER: 15 - 20 - 27 - 0000 - 00 - 004 (PORTION OF)
TOTAL SITE ACREAGE: 89.497 AC
EXISTING ZONING: R-CE-2 (RURAL RESIDENTIAL DISTRICT)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
EXISTING LAND USE: RURAL
FUTURE LAND USE: EDU PROPOSED
PROPOSED USES: 3,500 PUBLIC HIGH SCHOOL
2,776 PERMANENT SPACE, 724 FUTURE GROWTH

PROPOSED SQUARE FOOTAGE: 400,000 SQ. FT. - MAXIMUM FAR OF 2.9

TRIP GENERATION: PROPOSED ADT = 5,828 - AVERAGE DAILY RATE 14.07 FOR 400,000 SF
EXISTING ADT = 102 - AVERAGE DAILY RATE 12.73 FOR 9 DU
NET CHANGE IN TRIPS = 5,826 - ITE LAND USE CODE 630 - HIGH SCHOOL

SIGNAGE: POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE. AN ELECTRONIC MESSAGE CENTER FOR THE SCHOOL SITE SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 38-1755(0)

BUFFERS: SHALL COMPLY WITH THE ORANGE COUNTY PUBLIC SCHOOLS SITING REGULATIONS CHAPTER 24 AND CHAPTER 38

OPEN SPACE: MINIMUM 25%

IMPERVIOUS: MAXIMUM 70%

PHASING: PROJECT SHALL BE BUILT IN ONE (1) PHASE

SETBACKS: SHALL COMPLY WITH ORANGE COUNTY PLANNED DEVELOPMENT STANDARDS:

NORTH: 25 FT
EAST: 25 FT
SOUTH: 25 FT
WEST: 25 FT

BUILDING HEIGHT: 35 FT (2 STORY MAX HEIGHT)

WATER SERVICE: CITY OF APOPKA

WASTEWATER: CITY OF APOPKA

RECLAIMED WATER: CITY OF APOPKA

FIRE FLOW: SHALL COMPLY WITH ORANGE COUNTY STANDARDS

STORMWATER: SHALL COMPLY WITH ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS AND ORANGE COUNTY CODE

WETLANDS: NO WETLANDS ON SITE

HABITAT: DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS PERTAINING TO WILDLIFE OR PLANS REGARDING ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND/OR THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION (FWC)

ACCESS: PRIMARY ACCESS, PARKING, AND PARENT PICK-UP/DROP OFF SHALL BE FROM ROUND LAKE RD AND/OR SADLER RD AND/OR THE FUTURE EXTENSION OF KELLY PARK RD

BUS AND STAFF PARKING ACCESS SHALL BE FROM W KELLY PARK RD

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 BCC ARE INVALID

TO THE BEST KNOWLEDGE OF OCPs, THE SITE COMPLIES WITH SECTION 38-1754 (3) (A-F) AND IS NOT LOCATED WITHIN ONE HUNDRED FEET OF A GAS TRANSMISSION LINE, NOT ADJACENT TO NONRESIDENTIAL PROPERTY FROM WHICH NOISE EXCEEDS SIXTY DECIBELS AT THE COMMON PROPERTY LINE, AND NOT ADJACENT TO HAZARDOUS INDUSTRIAL USES OR CHEMICAL PLANTS

THIS SITE IS LOCATED WITHIN THE WEKIVA STUDY AREA, AS ESTABLISHED BY THE WEKIVA PARKWAY AND PROTECTION ACT, SECTION 369.316 F.S. ADDITIONAL ENVIRONMENTAL REGULATIONS APPLY

THIS PROJECT MAY BE IMPACTED BY OPERATIONS AT A MUSHROOM PRODUCING FACILITY LOCATED ABOUT 0.25 MILES TO THE WEST THAT GENERATES PERIODIC NUISANCE ODORS DEPENDING UPON METEOROLOGICAL CONDITIONS. IN ADDITION, WITHIN A ONE-HALF MILE RADIUS, OTHER EXISTING ODOR GENERATING SOURCES INCLUDE: A PET CREMATORY, A SOLID WASTE MANAGEMENT FACILITY, AND A PLANT NURSERY

NEITHER POTABLE WELLS NOR IRRIGATION USING LOCAL GROUNDWATER WILL BE ALLOWED ON SITE

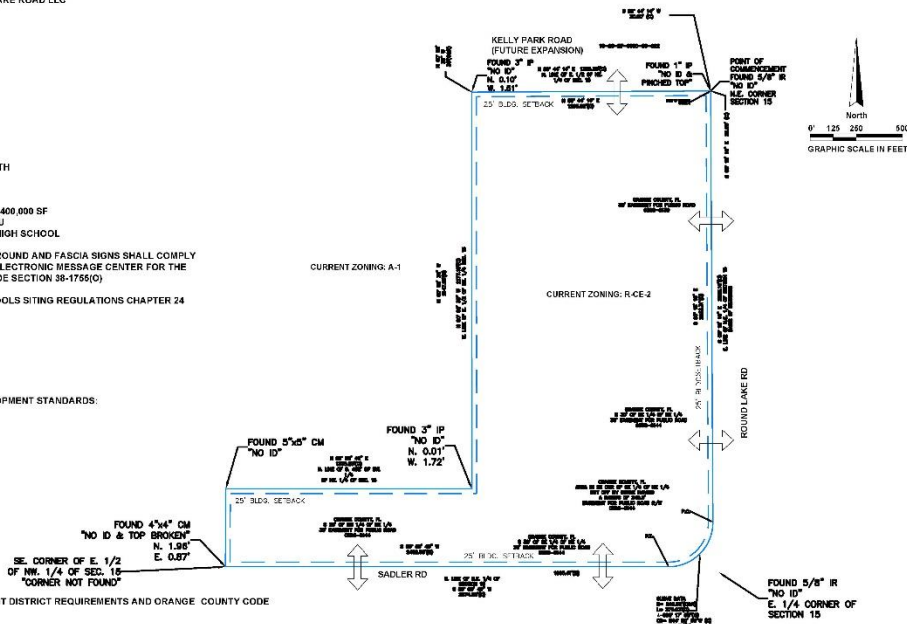
THE SUBJECT PROPERTY HAD A PRIOR AGRICULTURAL LAND USE THAT MAY HAVE RESULTED IN SOIL OR GROUNDWATER CONTAMINATION DUE TO SPILLAGE OF PETROLEUM PRODUCTS, FERTILIZER, PESTICIDE OR HERBICIDE. THEREFORE, A PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS COMPLETED FOR THIS FORMER CITRUS SITE ON 1/3/2016. A LIMITED PHASE II ESA WAS COMPLETED ON 5/22/18 ALONG WITH A FOLLOW-UP SAMPLING EVENT AND THE RESULTS OF THAT STUDY INDICATED NO CONTAMINANTS EXCEEDING STATE STANDARDS, THEREFORE THIS SITE DID NOT WARRANT ADDITIONAL SOIL ASSESSMENT.

PORTABLE CLASSROOMS WILL BE INSTALLED IN ACCORDANCE WITH SECTION 1013.33, FLORIDA STATUTES.

STORAGE OF SCHOOL BUSES ON SITE WILL MEET THE REQUIREMENTS OF THE SCHOOL SITING ORDINANCE.

THE NECESSITY FOR A LEFT TURN LANE OFF SADLER ROAD OR ROUND LAKE ROAD SHALL BE EVALUATED WITH REVIEW OF THE DEVELOPMENT PLAN FOR THE SCHOOL.

TRAFFIC STUDY: A FULL OPERATIONAL ANALYSIS WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL



AVCON, INC.
1700 E. UNIVERSITY AVENUE, SUITE 200
ORLANDO, FLORIDA 32810
(407) 255-1111
WWW.AVCON.COM

ORANGE COUNTY
PUBLIC SCHOOLS

ZELLWOOD/TANGERINE
AREA HS

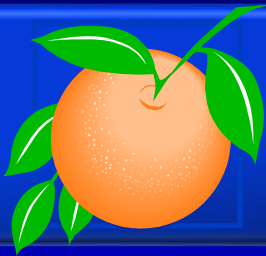
LAND USE PLAN

SCALE: 1"=100'
THE SCALES SHOWN IN THIS DRAWING ARE BASED ON A
REVISION: 1.0
DATE: 10/06/18
BY: [Signature]
DESCRIPTION: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
DATE: 10/06/18

DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE: 10/06/18

"A" PROJECT NO. 2018.039.XX

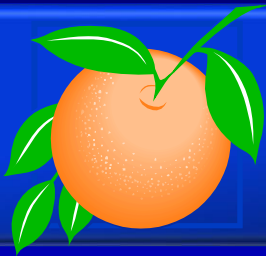
LUP 01



Action Requested

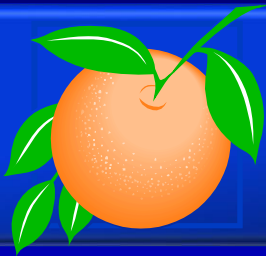
Make a finding of consistency with the Comprehensive Plan and approve the High School Site #82-H-N-7 Planned Development / Land Use Plan (PD/LUP), dated “Received November 20, 2018”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 2



RaceTrac – Curry Ford Planned Development / Land Use Plan Amendment

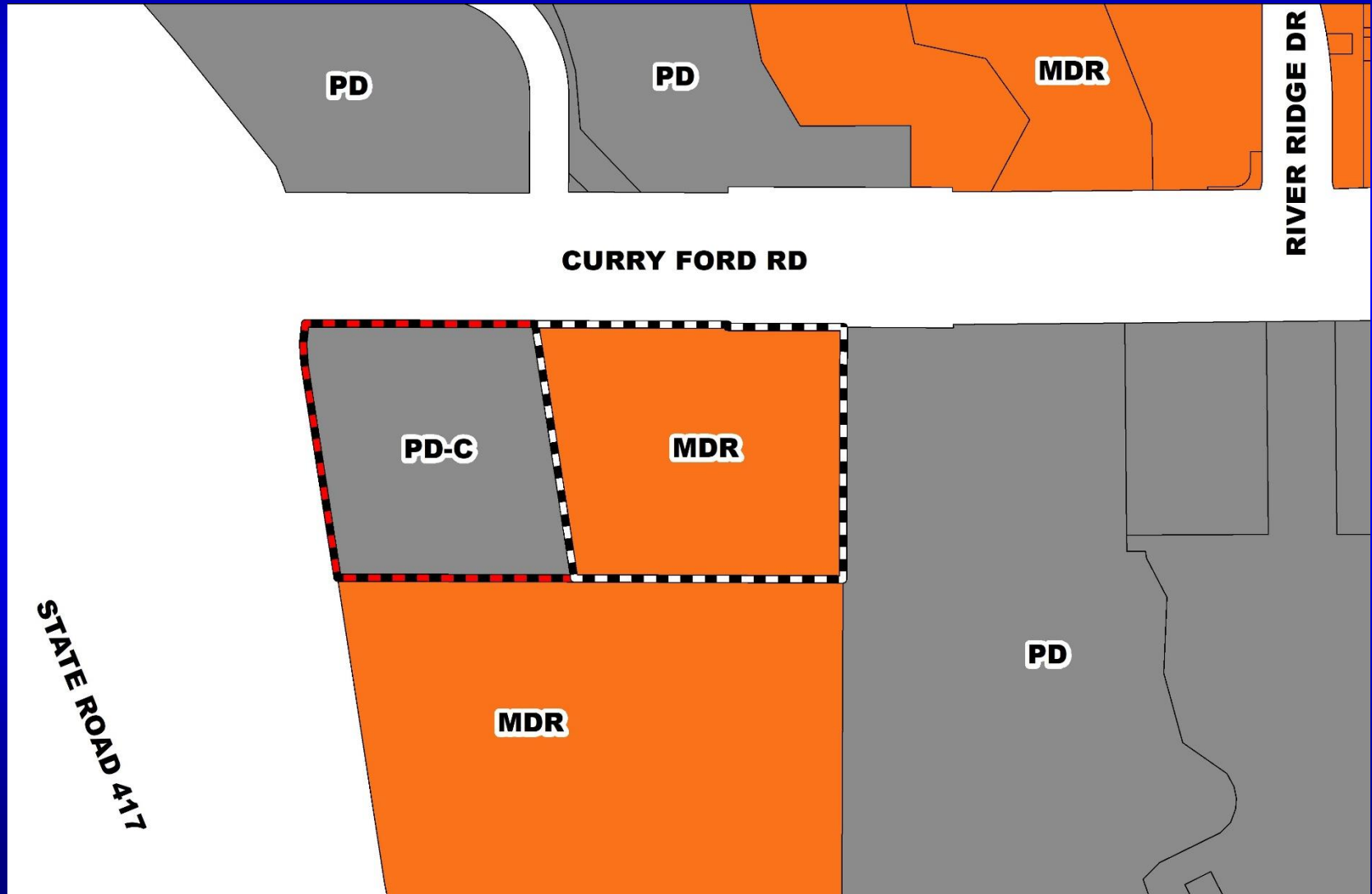
Case:	LUPA-18-09-294
Project Name:	RaceTrac – Curry Ford PD
Applicant:	Rob Stephenson, Curry Ford Car Wash, LLC
District:	4
Acreage:	2.27 gross acres (<i>existing PD</i>) <u>2.75 gross acres (<i>parcel to be aggregated</i>)</u> 5.02 gross acres (<i>overall aggregated PD</i>)
Location:	Generally located on the south side of Curry Ford Road, approximately 315 feet east of State Road 417
Request:	To rezone one (1) parcel containing 2.75 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) and incorporate the parcel into the RaceTrac – Curry Ford PD in order to construct a 5,000 square foot car wash and associated infrastructure.

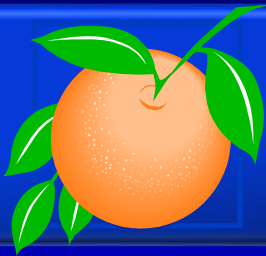


RaceTrac – Curry Ford

Planned Development / Land Use Plan Amendment

Future Land Use Map

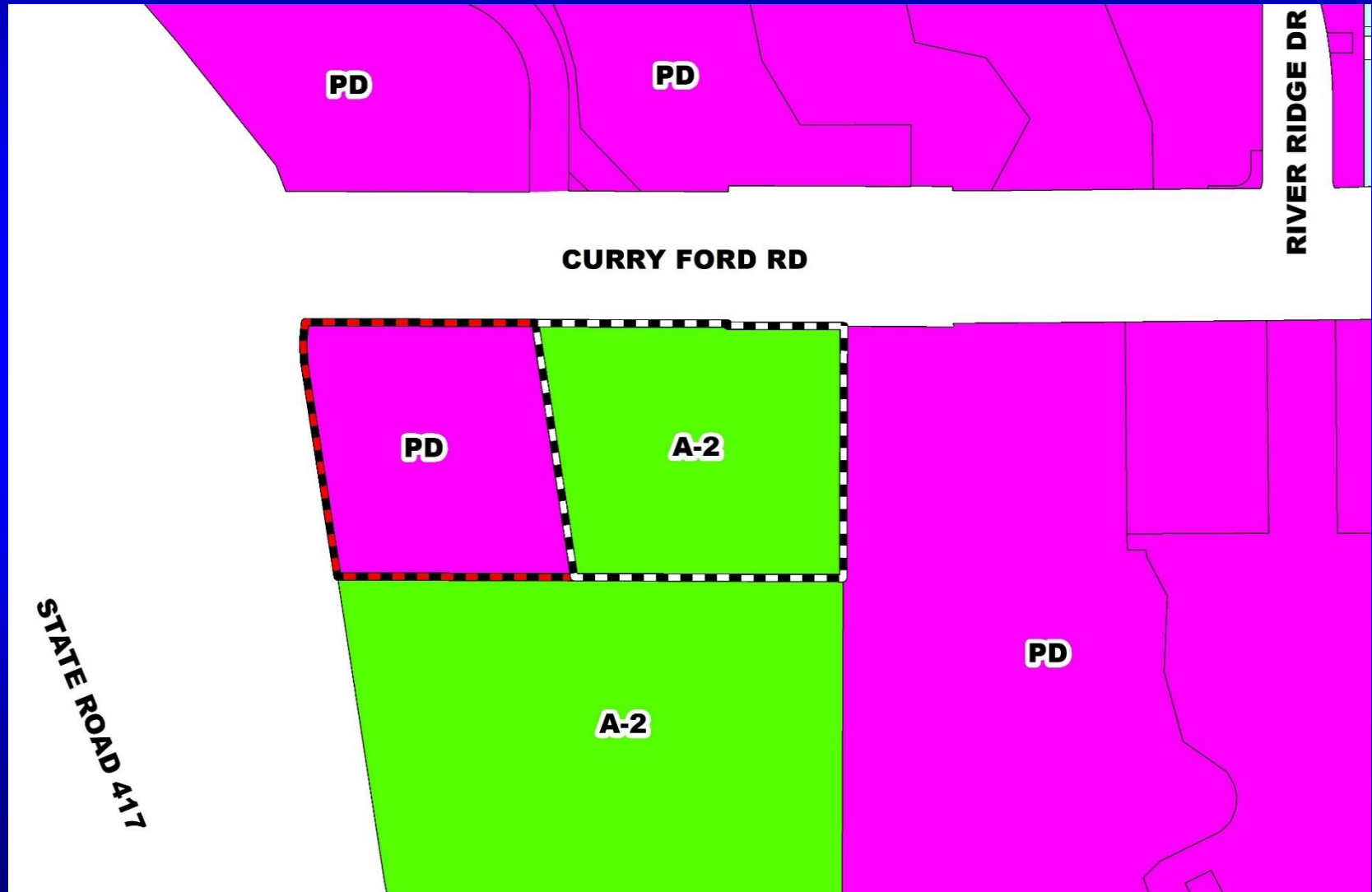


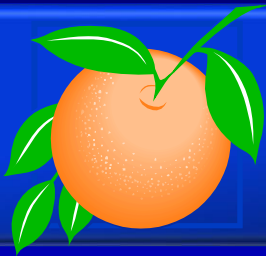


RaceTrac – Curry Ford

Planned Development / Land Use Plan Amendment

Current Zoning Map

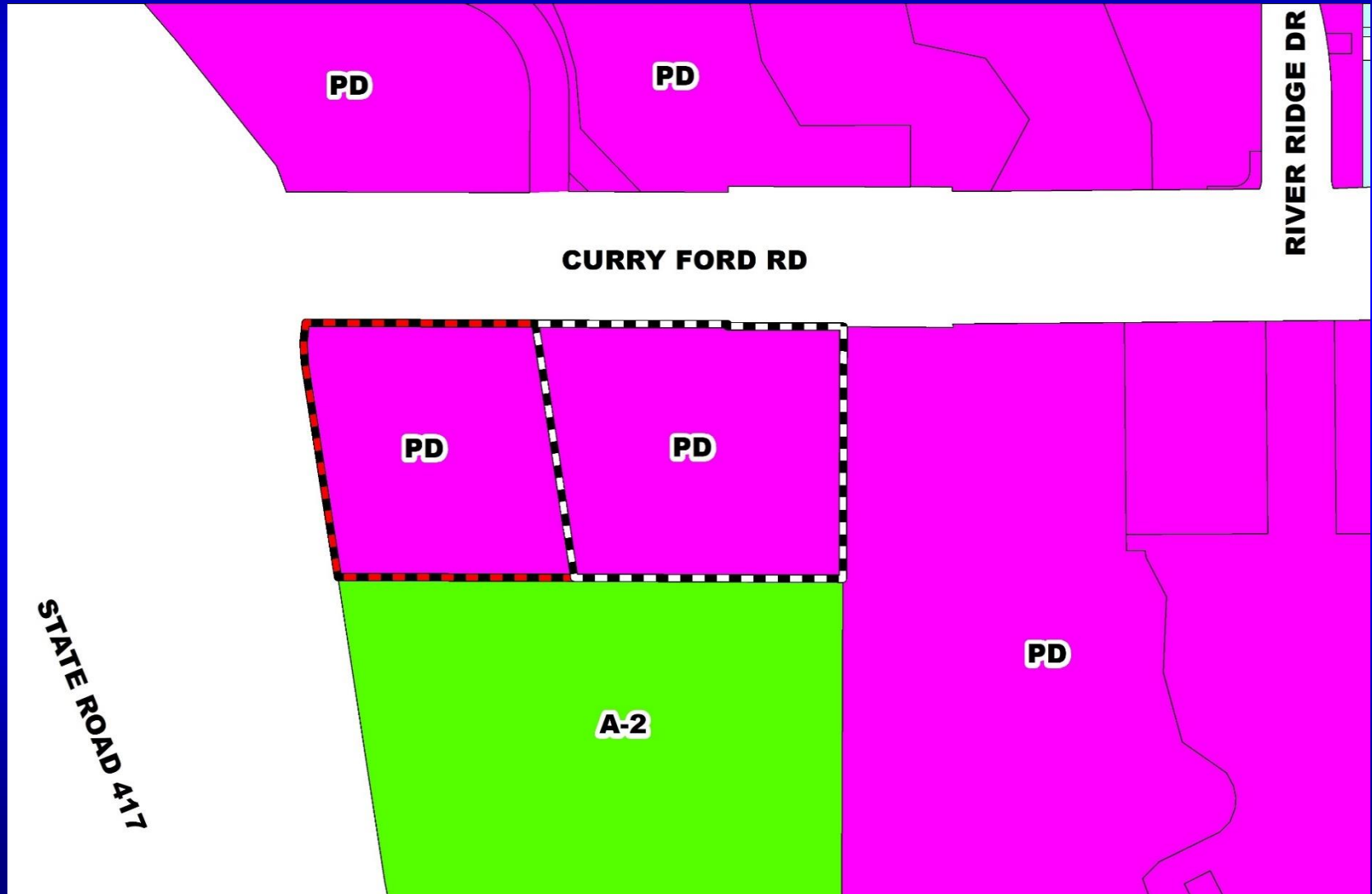


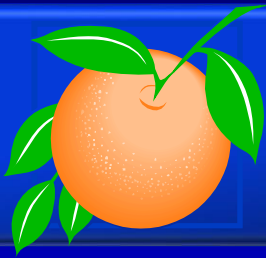


RaceTrac – Curry Ford

Planned Development / Land Use Plan Amendment

Proposed Zoning Map



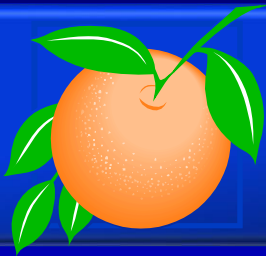


RaceTrac – Curry Ford

Planned Development / Land Use Plan Amendment

Aerial Map

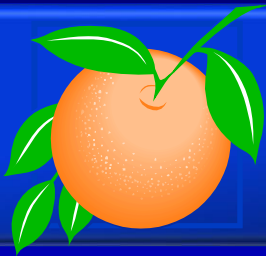




Action Requested

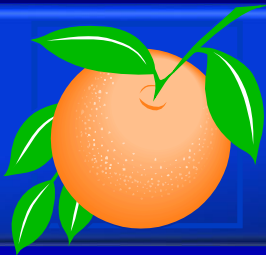
Make a finding of consistency with the Comprehensive Plan (CP) and approve the RaceTrac - Curry Ford Planned Development / Land Use Plan (PD/LUP) dated “Received October 31, 2018”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 4



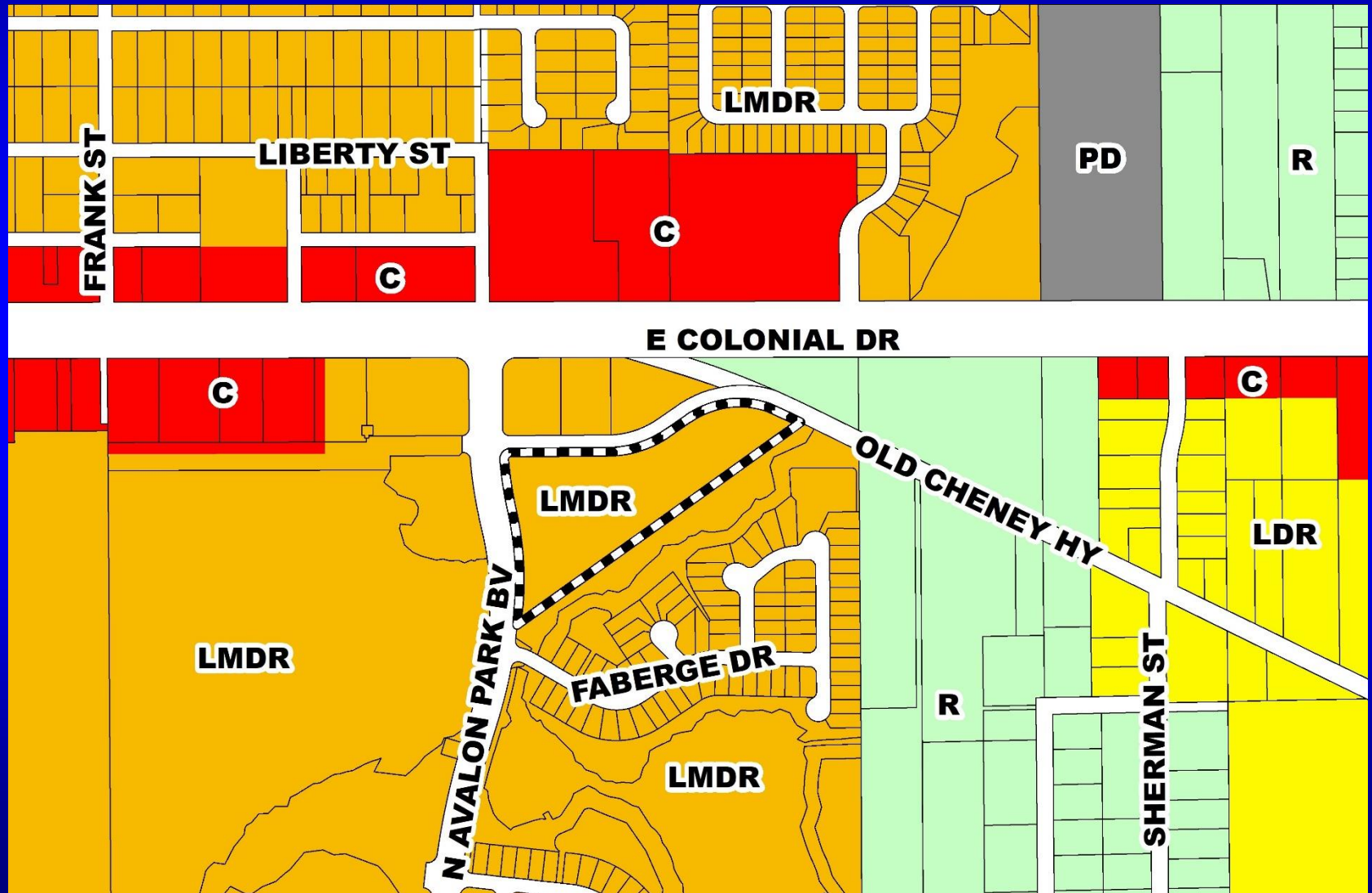
Colonial Sunflower Planned Development / Land Use Plan

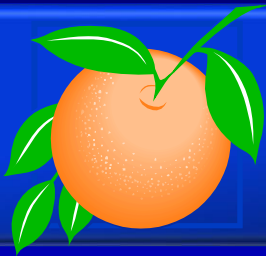
Case:	CDR-18-05-152
Project Name:	Colonial Sunflower PD/LUP
Applicant:	Tara Tedrow, Lowndes, Drosdick, Doster, Kantor & Reed, P.A
District:	4
Acreage:	473.97 gross acres (<i>overall PD</i>) 7.77 gross acres (<i>affected parcel only</i>)
Location:	14910 Old Cheney Highway, or generally south of E. Colonial Drive and east of Avalon Park Boulevard
Request:	To amend the PD to permit the outdoor storage of boats, recreational vehicles (RV), trailers, and vehicles, but not the rental or display of rental vehicles, including heavy-duty / moving trucks on the southeast portion of commercial Parcel 4 as an ancillary use to the approved self-storage facility. All other uses within the commercial tract shall be limited to C-1 uses only.



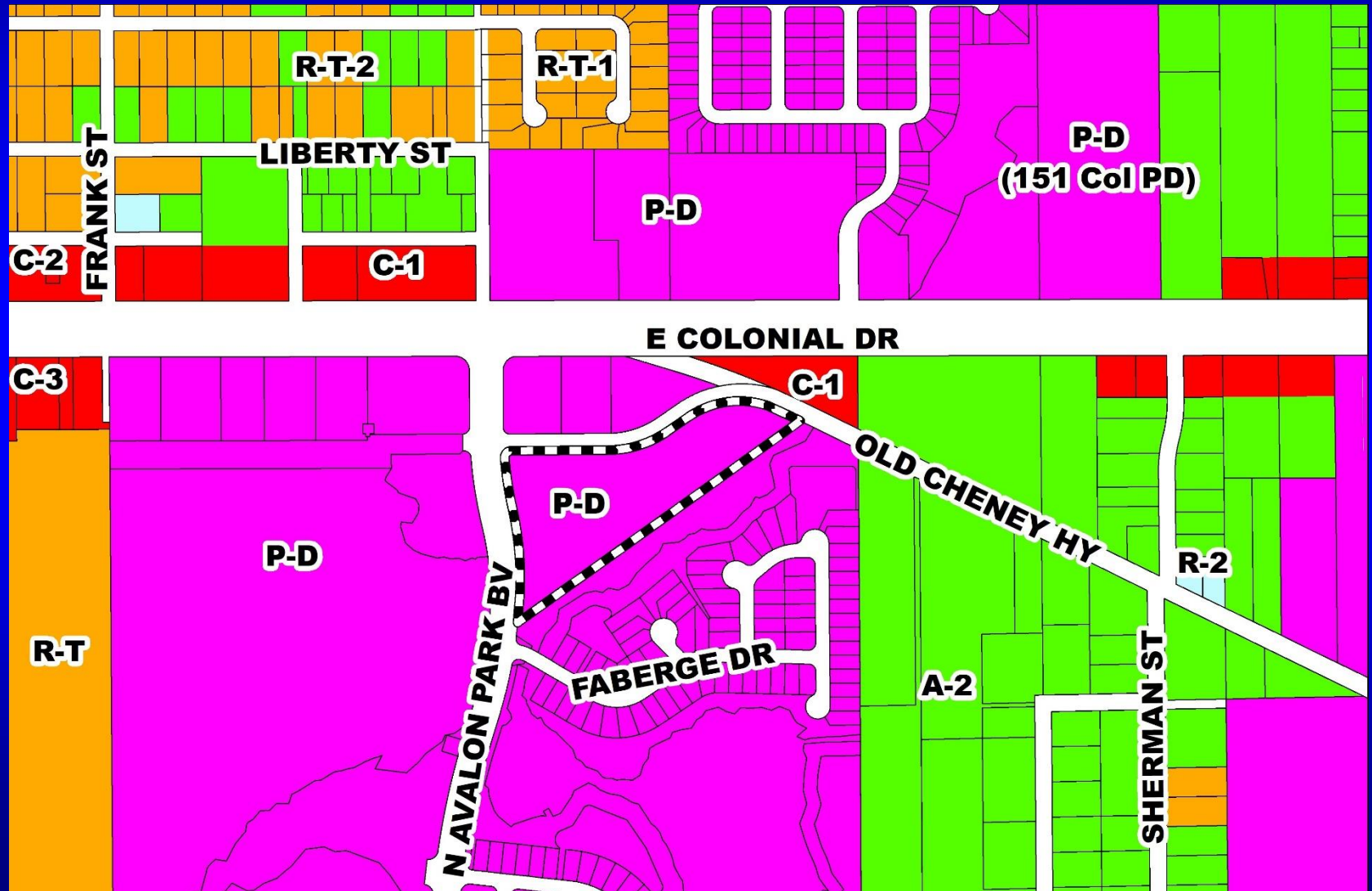
Colonial Sunflower Planned Development / Land Use Plan

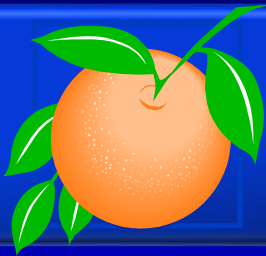
Future Land Use Map



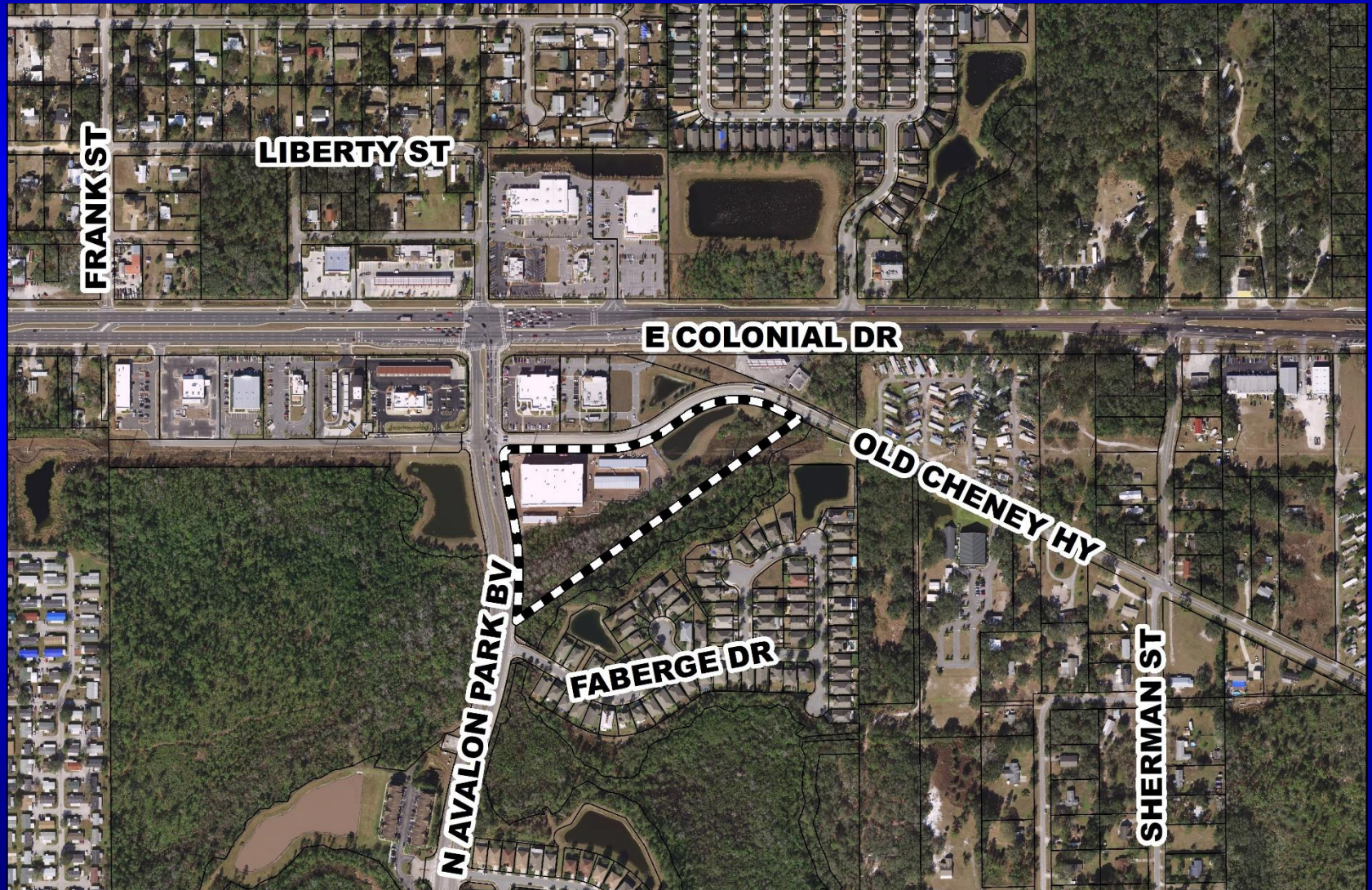


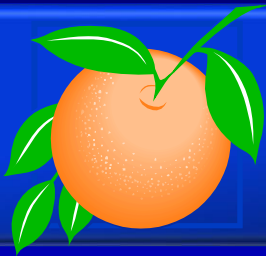
Colonial Sunflower Planned Development / Land Use Plan Zoning Map





Colonial Sunflower Planned Development / Land Use Plan Aerial Map

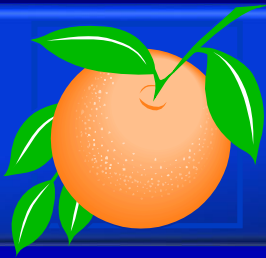




Action Requested

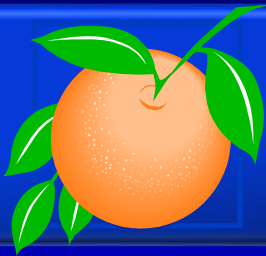
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Colonial Sunflower Planned Development / Land Use Plan (PD/LUP) dated “Received December 14, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

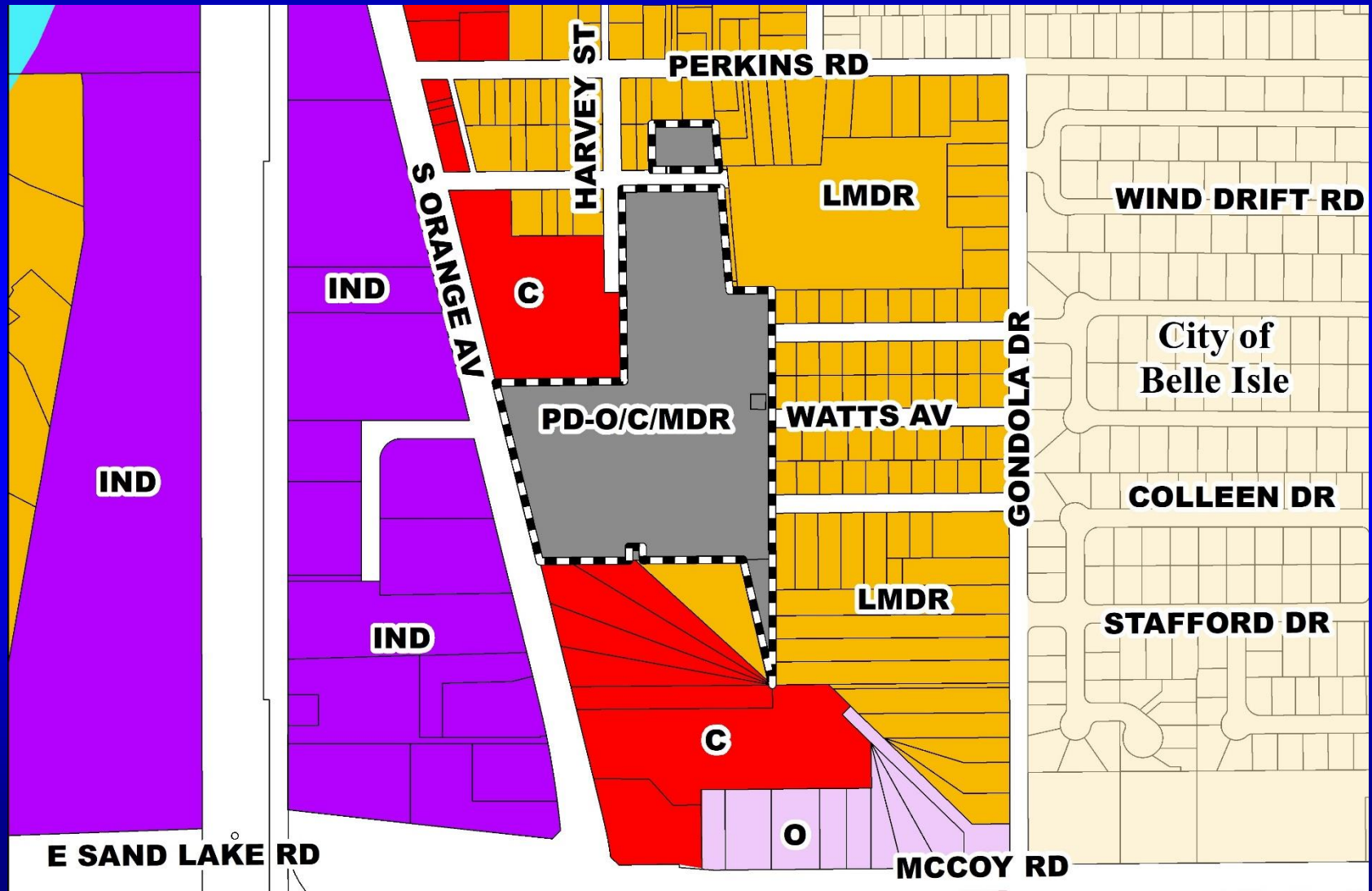


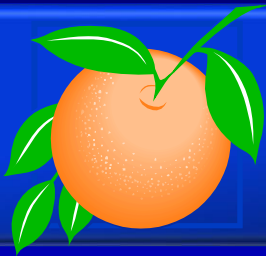
South Orlando Urban Center Planned Development / Land Use Plan

Case:	CDR-18-05-164
Project Name:	South Orlando Urban Center PD/LUP
Applicant:	Constance Owens, Tri ³ Civil Engineering Design Studio, Inc.
District:	3
Acreage:	18.03 gross acres (<i>overall PD</i>)
Location:	Generally located north of Sand Lake Road and east of S. Orange Avenue
Request:	To request eight (8) waivers from Orange County Code relating to setbacks, parking, and loading requirements. No change to the overall development program is proposed with this request.

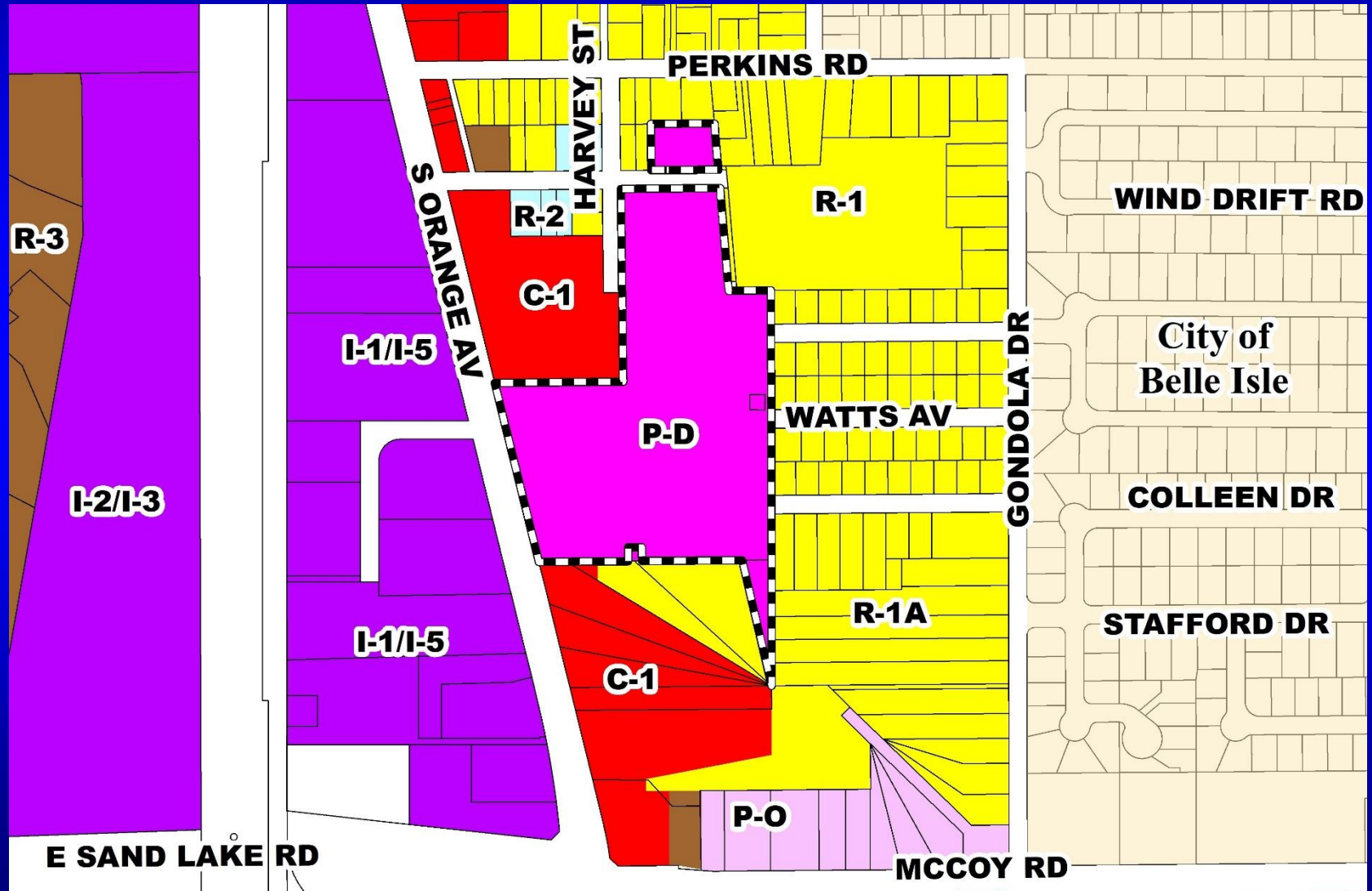


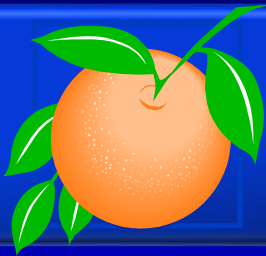
South Orlando Urban Center Planned Development / Land Use Plan Future Land Use Map



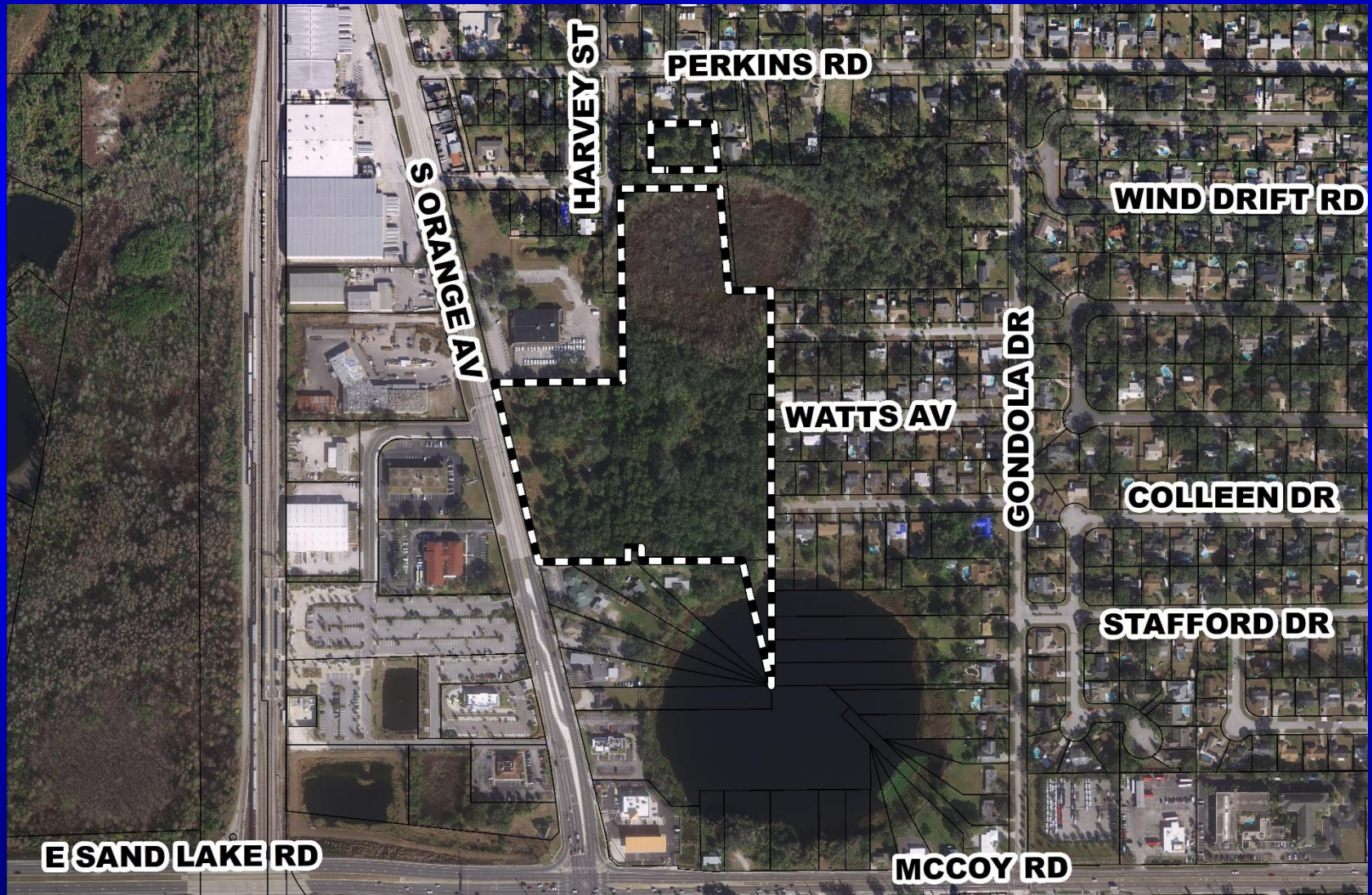


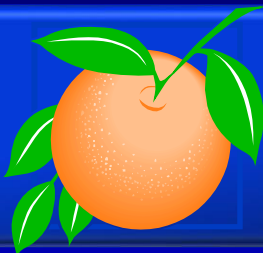
South Orlando Urban Center Planned Development / Land Use Plan Zoning Map





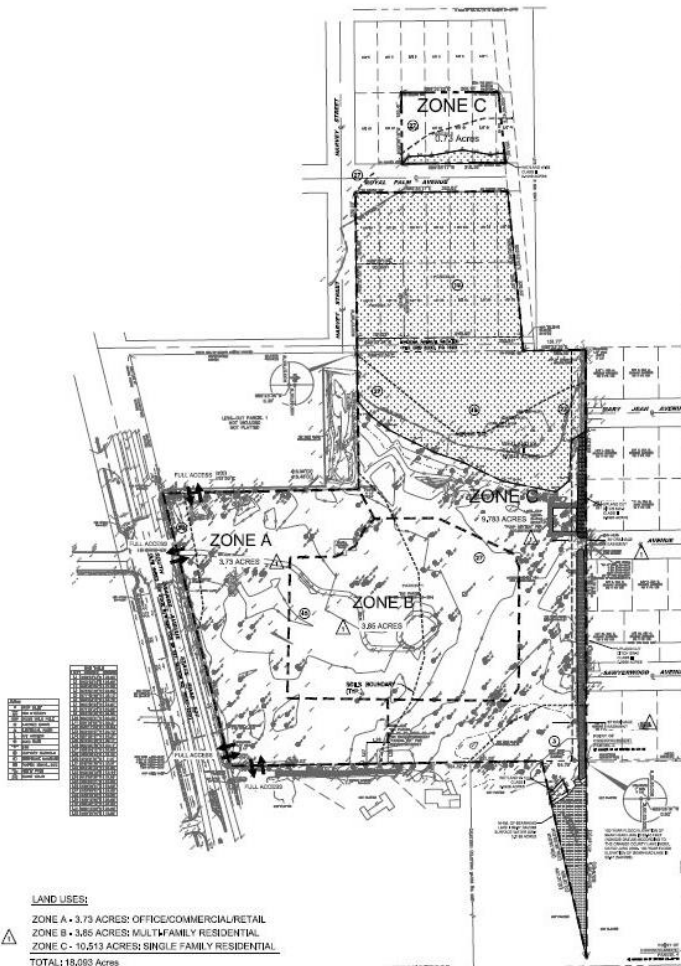
South Orlando Urban Center Planned Development / Land Use Plan Aerial Map





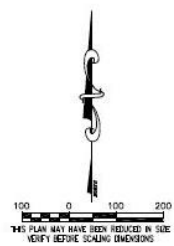
South Orlando Urban Center Planned Development / Land Use Plan Overall Land Use Plan

SHEET NAME: C-200 (SOUTH ORLANDO URBAN CENTER PLANNED DEVELOPMENT) SHEET NUMBER: 17/20 (SOUTH ORLANDO URBAN CENTER PLANNED DEVELOPMENT) SHEET DATE: 05/11/18
 PROJECT NAME: C-200 (SOUTH ORLANDO URBAN CENTER PLANNED DEVELOPMENT) PROJECT NUMBER: 17/20 (SOUTH ORLANDO URBAN CENTER PLANNED DEVELOPMENT) PROJECT DATE: 05/11/18
 DESIGNER: C-200 (SOUTH ORLANDO URBAN CENTER PLANNED DEVELOPMENT) DESIGNER NUMBER: 17/20 (SOUTH ORLANDO URBAN CENTER PLANNED DEVELOPMENT) DESIGNER DATE: 05/11/18
 CHECKER: C-200 (SOUTH ORLANDO URBAN CENTER PLANNED DEVELOPMENT) CHECKER NUMBER: 17/20 (SOUTH ORLANDO URBAN CENTER PLANNED DEVELOPMENT) CHECKER DATE: 05/11/18
 APPROVER: C-200 (SOUTH ORLANDO URBAN CENTER PLANNED DEVELOPMENT) APPROVER NUMBER: 17/20 (SOUTH ORLANDO URBAN CENTER PLANNED DEVELOPMENT) APPROVER DATE: 05/11/18



NO.	DESCRIPTION	AREA (AC)
1	WETLAND CONSERVATION AREA	1.00
2	SURFACE WATER/NATURAL AREA	0.50
3	WETLAND CONSERVATION AREA	1.00
4	SURFACE WATER/NATURAL AREA	0.50
5	WETLAND CONSERVATION AREA	1.00
6	SURFACE WATER/NATURAL AREA	0.50
7	WETLAND CONSERVATION AREA	1.00
8	SURFACE WATER/NATURAL AREA	0.50
9	WETLAND CONSERVATION AREA	1.00
10	SURFACE WATER/NATURAL AREA	0.50
11	WETLAND CONSERVATION AREA	1.00
12	SURFACE WATER/NATURAL AREA	0.50
13	WETLAND CONSERVATION AREA	1.00
14	SURFACE WATER/NATURAL AREA	0.50
15	WETLAND CONSERVATION AREA	1.00
16	SURFACE WATER/NATURAL AREA	0.50
17	WETLAND CONSERVATION AREA	1.00
18	SURFACE WATER/NATURAL AREA	0.50
19	WETLAND CONSERVATION AREA	1.00
20	SURFACE WATER/NATURAL AREA	0.50
21	WETLAND CONSERVATION AREA	1.00
22	SURFACE WATER/NATURAL AREA	0.50
23	WETLAND CONSERVATION AREA	1.00
24	SURFACE WATER/NATURAL AREA	0.50
25	WETLAND CONSERVATION AREA	1.00
26	SURFACE WATER/NATURAL AREA	0.50
27	WETLAND CONSERVATION AREA	1.00
28	SURFACE WATER/NATURAL AREA	0.50
29	WETLAND CONSERVATION AREA	1.00
30	SURFACE WATER/NATURAL AREA	0.50

LAND USES:
 ZONE A - 3.75 ACRES: OFFICE/COMMERCIAL/RETAIL
 ZONE B - 3.85 ACRES: MULTIFAMILY RESIDENTIAL
 ZONE C - 10.513 ACRES: SINGLE FAMILY RESIDENTIAL
 TOTAL: 18.093 Acres



THIS PLAN MAY HAVE BEEN REDUCED IN SIZE
VERIFY BEFORE SCALING DIMENSIONS

LEGEND:

- WETLAND CONSERVATION AREA
- SURFACE WATER/NATURAL AREA

SITE DATA:

- EXISTING CONDITIONS:
 - EXISTING ZONING: PD (PLANNED DEVELOPMENT)
 - EXISTING LAND USE: PLANNED DEVELOPMENT, OFFICE/COMMERCIAL/RETAIL DENSITY 100/1/10
- PROPOSED USES:
 - ZONING: PD (PLANNED DEVELOPMENT)
 - LAND USE: OFFICE/COMMERCIAL/RETAIL DENSITY 100/1/10
 - PROPOSED USE: MIXED USE (100/1/10) / OFFICE/COMMERCIAL/RETAIL DENSITY 100/1/10
 - MINIMUM GROUND COVER: 20% MINIMUM
- PHASING: THIS PROJECT PROPOSES TO BE CONSTRUCTED IN MULTIPLE PHASES. EACH PHASE SHALL BE DESIGNED AND CONSTRUCTED TO FUNCTION USING SHARED INFRASTRUCTURE.
- COUNTY ROAD 837 (COUNTY ROAD 837) LOCATED TO THE WEST OF PROPERTY. TRAFFIC CONTROLLED INTERSECTION WITH COUNTY ROAD 837. THE FUTURE DEPARTMENT OF TRANSPORTATION (DOT) SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS INTERSECTION.
- WATER UTILITY SERVICE PROVIDED: ORANGE COUNTY UTILITIES (OCU)
- SEWER UTILITY SERVICE PROVIDED: ORANGE COUNTY UTILITIES (OCU)
- PROPOSED STORMWATER RETENTION WILL COMPLY WITH ORANGE COUNTY CODE AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SWMD) REQUIREMENTS. THE STORMWATER POND SHALL BE DESIGNED TO MEET ORANGE COUNTY AND SWMD CRITERIA.
- RELOCATED AND FILL SHALL BE PROVIDED. GROUND AND FILL SHALL COMPLY WITH COUNTY LAND DEVELOPMENT CODE CHAPTER 8.3.3.
- SOIL TYPES:
 - WATERBURY (TYPE "B")
 - HOLLYWOOD (TYPE "B")
 - ORLA (TYPE "B")
 - WATERBURY (TYPE "B")
 - UNSATURATED
- REFER TO LAND USE TABLE ON SHEET C-202 FOR PD PERIMETER AND BUILDING SETBACKS.
- MINIMUM PROPOSED SCHOOL POPULATION: 200 STUDENTS (100/1/10) - 100 STUDENTS (100/1/10)
- FLOOD ELEVATION OF BEAM HEAD LINE IS 10.0 FEET ABOVE DRAIN.
- THIS PROPERTY IS PROBABLY LOCATED IN FLOOD ZONE "1C".
- A CONSERVATION AREA DETERMINATION WAS ISSUED ON JUNE 21, 2017. CAD-18-12-239
- THIS PROJECT USE WITHIN THE SOUTH ORLANDO URBAN CENTER OVERLAP DISTRICT. THE FOLLOWING USES SHALL BE PROHIBITED IN THE DISTRICT:
 - LAND USES AND LANDS SHALL AS SET BY F.S. 100.01(1) (C) RESPECTIVELY
 - ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES LOANS SECURED BY MORTGAGES, OTHER THAN AS "SALE OF LANDS", BUT NOT INCLUDING FINANCIAL INSTITUTIONS SUCH AS BANKS, CREDIT UNIONS, TRUST COMPANIES, CONSUMER FINANCE AND RETAIL SELLER FINANCIAL SERVICES
 - ANY BUSINESS KNOWN AS "CHECK CASHING" OR ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES FINANCIAL SERVICES OR OTHER FINANCIAL SERVICES OTHER THAN FINANCIAL SERVICES KNOWN AS "CHECK CASHING", BUT NOT INCLUDING RETAIL FINANCIAL SERVICES KNOWN AS "CHECK CASHING" OR ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES FINANCIAL SERVICES OR OTHER FINANCIAL SERVICES OTHER THAN FINANCIAL SERVICES KNOWN AS "CHECK CASHING", BUT NOT INCLUDING RETAIL FINANCIAL SERVICES KNOWN AS "CHECK CASHING"
 - ANY BUSINESS KNOWN AS "CHECK CASHING" OR ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES FINANCIAL SERVICES OR OTHER FINANCIAL SERVICES OTHER THAN FINANCIAL SERVICES KNOWN AS "CHECK CASHING", BUT NOT INCLUDING RETAIL FINANCIAL SERVICES KNOWN AS "CHECK CASHING"
 - ANY BUSINESS KNOWN AS "CHECK CASHING" OR ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES FINANCIAL SERVICES OR OTHER FINANCIAL SERVICES OTHER THAN FINANCIAL SERVICES KNOWN AS "CHECK CASHING", BUT NOT INCLUDING RETAIL FINANCIAL SERVICES KNOWN AS "CHECK CASHING"
 - ANY BUSINESS KNOWN AS "CHECK CASHING" OR ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES FINANCIAL SERVICES OR OTHER FINANCIAL SERVICES OTHER THAN FINANCIAL SERVICES KNOWN AS "CHECK CASHING", BUT NOT INCLUDING RETAIL FINANCIAL SERVICES KNOWN AS "CHECK CASHING"
 - ANY BUSINESS KNOWN AS "CHECK CASHING" OR ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES FINANCIAL SERVICES OR OTHER FINANCIAL SERVICES OTHER THAN FINANCIAL SERVICES KNOWN AS "CHECK CASHING", BUT NOT INCLUDING RETAIL FINANCIAL SERVICES KNOWN AS "CHECK CASHING"
 - ANY BUSINESS KNOWN AS "CHECK CASHING" OR ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES FINANCIAL SERVICES OR OTHER FINANCIAL SERVICES OTHER THAN FINANCIAL SERVICES KNOWN AS "CHECK CASHING", BUT NOT INCLUDING RETAIL FINANCIAL SERVICES KNOWN AS "CHECK CASHING"
 - ANY BUSINESS KNOWN AS "CHECK CASHING" OR ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES FINANCIAL SERVICES OR OTHER FINANCIAL SERVICES OTHER THAN FINANCIAL SERVICES KNOWN AS "CHECK CASHING", BUT NOT INCLUDING RETAIL FINANCIAL SERVICES KNOWN AS "CHECK CASHING"
 - ANY BUSINESS KNOWN AS "CHECK CASHING" OR ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES FINANCIAL SERVICES OR OTHER FINANCIAL SERVICES OTHER THAN FINANCIAL SERVICES KNOWN AS "CHECK CASHING", BUT NOT INCLUDING RETAIL FINANCIAL SERVICES KNOWN AS "CHECK CASHING"
- ONE (1) FOOT WIDE STRIP DESIGNATED AS "JOINT-ACCESS/MAINTENANCE/UTILITY EASEMENT" TO THE SITE FROM OTHER WAYS OR SAWYERWOOD AVE. ALONG THE EAST PROPERTY LINE SHALL BE PROVIDED. THIS EASEMENT SHALL BE CONSIDERED AS "JOINT SPACE" AND SHALL BE INCLUDED AS PART OF THE PROPOSED OPEN SPACE CALCULATIONS.
- THE DEVELOPER SHALL CONSIDER AS A HIGHWAY RIGHT-OF-WAY ALONG THE EAST SIDE OF THE PROPERTY LINE. THIS WALL SHALL BE PLACED 35 FEET FROM THE EAST PROPERTY LINE, INDICATED ON THE PLAN AS A JOINT SPACE CALCULATION.
- OPEN SPACE SHALL BE PROVIDED FOR THE OVERALL PD. OPEN SPACE REQUIREMENT SHALL BE 20% OF THE TOTAL AREA OF THE PD. OPEN SPACE SHALL BE PROVIDED ON SHEET C-202.
- ALL STREETS WITHIN TO THE PD SHALL BE LOCATED ON THE STREETS LOCATED WITHIN THE DESIGNATED PUBLIC WAY TRACT. ALL STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED. ALL UTILITIES LOCATED OUTSIDE OF THE DESIGNATED PUBLIC WAY TRACT SHALL BE PRIVATELY OWNED AND MAINTAINED. ALL OF THE UTILITIES LOCATED WITHIN THE DESIGNATED PUBLIC WAY SHALL BE OWNED AND MAINTAINED BY ORANGE COUNTY. ACCESS TO ALL PUBLIC UTILITIES SHALL BE MAINTAINED. ACCESS SHALL BE PROVIDED BY INDICATED EASEMENTS.
- GRADE AND NET PROPERTY ACREAGE:

GRADE	NET PROPERTY ACREAGE
GRADE 1 - 18.093 ACRES	18.093 AC.
GRADE 2 - 12.238 ACRES	12.238 AC.
GRADE 3 - 10.000 ACRES	10.000 AC.
GRADE 4 - 10.000 ACRES	10.000 AC.
GRADE 5 - 10.000 ACRES	10.000 AC.
GRADE 6 - 10.000 ACRES	10.000 AC.
GRADE 7 - 10.000 ACRES	10.000 AC.
GRADE 8 - 10.000 ACRES	10.000 AC.
GRADE 9 - 10.000 ACRES	10.000 AC.
GRADE 10 - 10.000 ACRES	10.000 AC.
GRADE 11 - 10.000 ACRES	10.000 AC.
GRADE 12 - 10.000 ACRES	10.000 AC.
GRADE 13 - 10.000 ACRES	10.000 AC.
GRADE 14 - 10.000 ACRES	10.000 AC.
GRADE 15 - 10.000 ACRES	10.000 AC.
GRADE 16 - 10.000 ACRES	10.000 AC.
GRADE 17 - 10.000 ACRES	10.000 AC.
GRADE 18 - 10.000 ACRES	10.000 AC.
GRADE 19 - 10.000 ACRES	10.000 AC.
GRADE 20 - 10.000 ACRES	10.000 AC.
GRADE 21 - 10.000 ACRES	10.000 AC.
GRADE 22 - 10.000 ACRES	10.000 AC.
GRADE 23 - 10.000 ACRES	10.000 AC.
GRADE 24 - 10.000 ACRES	10.000 AC.
GRADE 25 - 10.000 ACRES	10.000 AC.
GRADE 26 - 10.000 ACRES	10.000 AC.
GRADE 27 - 10.000 ACRES	10.000 AC.
GRADE 28 - 10.000 ACRES	10.000 AC.
GRADE 29 - 10.000 ACRES	10.000 AC.
GRADE 30 - 10.000 ACRES	10.000 AC.

**Civil Engineering
Design Studio, Inc.**
 1515 N. 10th St.
 Longwood, Florida 32750-0002
 PHONE: 407.486.0000 FAX: 407.486.0000
 CERTIFICATE OF AUTHORIZATION # 28312

SOUTH ORLANDO URBAN CENTER PD

LAND USE PLAN

Orange, Florida
 SHEET: 18-12-239

CONTINUE A SHEET, P. 18-12-239
 ORANGE COUNTY BDC

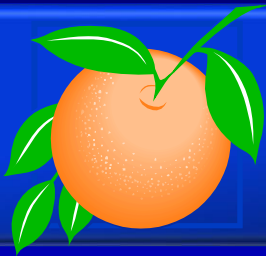
NO.	DATE	DESCRIPTION
1	05/11/18	ORANGE COUNTY BDC

NO.	DATE	DESCRIPTION
1	05/11/18	ORANGE COUNTY BDC

LAND USE PLAN

SHEET TITLE	2018.047
JOB NO.	AS SHOWN
SCALE:	AS SHOWN
DATE:	05/11/18
DESIGN:	CAC
DRAWING:	CAC
CHECKED:	RB

C-200



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the South Orlando Urban Center Planned Development / Land Use Plan (PD/LUP) dated “Received December 17, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3



Board of County Commissioners

Public Hearings

March 12, 2019