

Chris Rader  
Liaison Member

Bea L. Meeks  
City Clerk

John Freeburg  
Police Chief

David Mahler, P.E.  
City Engineer

Ellen Hardgrove, AICP  
City Planner

**DEVELOPMENT REVIEW COMMITTEE  
AGENDA  
REGULAR MEETING  
City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, November 18, 2019  
11:00 a.m.**

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**PLEASE SILENCE ALL CELLULAR PHONES AND PAGERS DURING THE MEETING.** “THANK YOU” for participating in your City Government.

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- 1. Call to Order**  
Roll Call and Determination of a Quorum

**DRC BUSINESS**

- 2. Review and Approval of October 23, 2019 DRC Minutes**  
**Boozehounds Dog Park – 5501 S Orange Avenue**
- 3. Proposed PD (Holden Avenue)**
- 4. Public Comments**
- 5. Adjournment**

In accordance with the American Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should telephone the City Clerk at (407) 851-2920.



DEVELOPMENT REVIEW COMMITTEE  
Boozehounds 5501 S. Orange Avenue  
Draft Meeting Minutes October 23, 2019

**Attendees:**

Chris Rader, Liaison Member  
Bea L. Meeks, City Clerk  
Sandy Riffle, Deputy City Clerk  
John Freeburg, Police Chief  
Allen Lane, P.E., CPH  
Ellen Hardgrove, AICP City Planner

**Applicants:**

Paul Jaszczenski  
Lainie Pekich  
Solange Dao, Dao Consultants

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City Clerk Meeks opened the meeting at 1:00 pm and confirmed attendees, including staff and applicants. City Clerk Meeks clarified that the purpose of this meeting is to address Use.

***Council Member Rader moved to approve the minutes; Second by Chief Freeburg. Minutes approved (5/0).***

Planner Hardgrove began the review. Following are the abbreviated minutes with major points of the DRC meeting discussion:

- Correct the sub-plan due to an error in the current deed. The legal description on the topo is incorrect. The deed from 1980 is correct.

**Parking and Landscape Requirements**

- Landscape code requires seven feet of landscape buffer on the east side. There must be enough parking spaces, and the design is tight. Must meet Orange County fire code.
- Identify patron use in parking calculations. There will not be a high turnover; people will stay.
- City Clerk Meeks said she needs the layout of anywhere alcohol is served when requesting zoning clearance by the City.
- Discussed parking rental agreements with nearby businesses. Mary Jess Road is not an arterial road but would need a crosswalk.
- Redevelopment could change the availability of parking access from other businesses. Business Tax Receipt (BTR) renewal could be conditioned with parking agreements each fiscal year.
- Deputy City Clerk Riffle will provide a sample parking agreement to Ms. Dao.



- Other suggestions would be to apply for a variance from the 300 feet requirement and parallel parking on Mary Jess Road. Chief Freeburg cautioned that parallel parking could be an issue on this road as it has more traffic incidents.
- Council Member Rader would prefer a different layout to meet the form of the ECD at the street. Planner Hardgrove said that they only need to qualify for one of the frontages. There are standards for the “back” part.
- Planner Hardgrove said a frontage of 15 feet would be supported. Ms. Dao said they meet the frontage.
- Mr. Jaszczenski stressed that a single point of entry is important because of membership and dog security.
- Ms. Dao said they would get a lighting plan for nighttime in the park.

#### **Ground cover and site drainage**

- The plan includes artificial turf with gravel underneath for draining. Discussed perviousness and aesthetics.
- Drainage is key so that there is no standing water. There is a pond to fill if water is not percolating fast enough. Ms. Dao will look at it again.
- Council Member Rader said he needs a stormwater calculation.

#### **Waivers and Variances**

- Require variances for the dumpster (code) and parking.
- The applicant can submit the site plan at the same time, but the variances may not be approved. Council Member Rader said there could be a lesser plan set for the variances if they are submitted on their own. Planner Hardgrove said a site plan would be needed with the waivers for Council to see what the applicant wants to do.
- Proposed waivers are as follows: rear building, building design, primary entrance, and fence height.
- Ms. Dao said they would submit variance applications and wait before they submit the full development plan.

#### **Site Plan**

- Planner Hardgrove reminded the applicant to include signage on the submittal.
- Planner Hardgrove asked for details on the fencing.
- Council Member Rader said there are two issues with the width and height of the building, and they may want to consider a façade. Ms. Pekich said the original façade was going to be bigger and wider than the container. Mr. Jaszczenski said they could put a fake roof to get the height.
- Planner Hardgrove asked if a façade wall presents a crime issue, and Chief Freeburg said it does not.



- Ms. Peckich asked about screening as the patrons watching the dogs would be looking into the sun. Planner Hardgrove said she does not want a screen of bamboo on Orange Ave.
- Planner Hardgrove stressed the importance of an accurate plan. Council Member Rader suggested providing details and how they meet or mitigate ECD requirements. The site plan review later will require all the details.

Chief Freeburg left the meeting at 3:01 pm.

Council Member Rader recommends the requested waivers are up to the applicant and emphasized his concern for setting precedence. If a variance request is very site specific, the application would include how unique this project is.

Having no more discussion, the DRC Meeting was adjourned at 3:07 pm.

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Sandy Riffle  
Deputy City Clerk

Approval Date: \_\_\_\_\_

DRAFT



October 31, 2019

Ms. Bea L. Meeks  
City Clerk  
**City of Edgewood**

**Reference: Holden Ave. PD  
Rezoning Application**

Dear Bea:

Please find enclosed a re-zoning application for the above referenced project. This is a follow-on to our previously held pre-application meeting and the Community Meeting held at city Hall. The plans have been revised since the submittal for the Pre-application and comments presented in the pre-application meeting are summarized below.

**Statement setting forth the specific proposed rezoning:** The current parcels have multiple zonings and are being incorporated into a single subdivision. In order to provide a congruous community with product type options, we are requesting a single zoning of Planned Development.

**Reason for Request:** The Planned Development zoning is being requested to combine the two existing zonings into a single zoning and allow for a mixture of product types and create a gated private community with amenities provided for the development.

### **Planning Comments and Discussion**

**Street:** The roadway will be a separate tract owned by the HOA. Two 10-foot easements have been provided adjacent to the roadway tract for utility placement. The Miami curbs will provide additional space for parked cars which will allow for some on street parking, plus there will be two car garages in each house and two parking spots in the driveway between the sidewalk and garage door.

**Sidewalks:** The sidewalks have been moved fully into the roadway tract and increased to 5 feet in width.

**Entrance to Subdivision:** The call box has been located to 86 feet from the edge of pavement and an island has been added to provide clearance for the equipment. U-turn capability for a standard SUV has been provided and depicted on the plan. Graphic representation of the frontage along Holden Ave. has been included.

**Parks/Open Space and Landscaping:** The plan provides a community park of approximately .6 acres plus some open space for a pocket part near the cul-de-sac. These two areas represent 5% of the site. In addition, there is an 8-foot strip of landscaping along Holden Ave. The dry ponds will have landscaping around the perimeter.



**Other:**

- The tracts for stormwater and recreation have been identified. We are working with Orange County to tie into the existing lift station to the west of the project.
- The cul-de-sac radius has been noted and meets City Code.
- There may be as many as 5 different model types offered in the subdivision, so 5 model homes would be ideal.
- Each home will have a two-car garage. Minimum driveway width will be 16 feet and is noted on the plans.

**Meeting the Intent and Purpose of the PD Zoning District (Code Sec 134-456(b))**

1. Item 3 of the code section states: "To reduce public facility and energy cost through a more efficient use of land design and smaller networks of utilities and streets than is possible through application of other conventional Euclidean zoning districts and subdivision requirements.

**The project will include a gated private roadway which will reduce public facility. By allowing some smaller lots than allowed in the current Euclidean zoning district, the design provides a more efficient use of utilities and streets. By tying into the existing lift station, we will be making efficient use of existing public facilities. In addition, the proposed turn lane into the subdivision will also provide a turn lane into the exiting neighborhood north of Holden Ave. and provide for safer and efficient turning movements on the public roadway.**

2. Item 4 of the code section states: "To ensure that development will occur according to limitations of use, design, density coverage stipulated on an approved development plan"

**By submitting the concept plan included the PD Zoning, we are ensuring that the development will occur according to the limitation of use, design and density coverage shown in the plan.**

3. Item 7 of the code section state: "To provide maximum opportunity for application of innovative concepts of site planning in the creation of aesthetically pleasing living, shopping and work environments.

**The gated and walled community provides an opportunity to provide aesthetically pleasing living areas through the provision of an architectural concrete wall along Holden Ave. with landscaping on the public side of the wall. In addition, the dry ponds have been dispersed around the community and will be landscaped, providing aesthetically pleasing areas throughout the development.**

4. Item 9 of the code section states: "To provide an appropriate balance between the intensity of development and the ability to provide adequate capacity with regard to the public services and facilities available or committed to be available as a binding development condition".

**The proposed development will provide a balance by limiting the impacts to the public service facilities and improving others. The use of the existing lift station will take available capacity and balance it with development. The addition of turn lanes in both directions on**



**Holden Ave. will increase the efficiency of turning movements and potentially increase level of service on Holden Ave. in front of the development.**

### **Engineering Comments**

Application:

1. The application is for 53 lots. The plans show 47. The application will need to be revised and resubmitted.

**Response: There was not an active application, this last review was based on a pre-application. A new application has been provided.**

2. A statement was not provided setting forth the specific proposed rezoning. .

**Response: Statement provided at beginning of this letter.**

3. A statement of the reasons for requesting the rezoning was not provided. .

**Response: Statement provided at beginning of this letter.**

4. The length of the road, ending in a cul-de-sac, is longer than 500 feet. At a **minimum, the cul-de-sac needs to meet City Code Section 126-280. Per Code**, Section 126-280, City Council shall have final approval of this design. As noted above, no statement requesting variance of codes was submitted.

**Response: Cul-de-sac dimensions have been noted on plan and meet City Code. A request for variance of the 500 feet has been added to the plan on Sheet C301.**

Sheet C300:

1. The data table does not list the minimum lot size.

**Response: Minimum Lot size has been added to the table.**

2. The data table lists 5 Model Homes allowed. Has this been pre-approved by the City?

**Response: Not approved as of now, we are requesting this approval as part of the PD so that multiple product types can be constructed an offered.**

3. The site ingress/egress does not appear to be shown in the correct location

**Response: The entrance lines up with the street across Holden. Additional sheets have been added to show this location on aerial back grounds.**

4. The site data table does not reference the road to be private and owned by the HOA Who will own the road and other appurtenances (storm pipe, inlets, ponds)? This app appears to be items owned by the HOA.

**Response: The Road will be owned by the HOA and has been noted accordingly in the table.**



**Stormwater will also be owned by the HOA.**

Sheet C301:

5. Provide the lot width for Lot 1 to verify the 60 width. Also indicate where the 60-foot width is taken. This is a corner lot which may be a factor in the lot width.

**Response: Lot 1 is 60 feet in width as measured at the front building setback line.**

6. Lot 18 appears to be more narrow in the rear than the front. What is the rear lot width and is this sufficient for 5 foot setbacks on this lot? The distance should be shown as a straight line distance across the back of the lot to verify the width (rear of lot is also on a curve)

**Response: All lot widths have been verified and revised accordingly. Building pads have been shown. Lot 18 has been revised as noted in the comment.**

7. Lot 17 appears to be more narrow in the rear than the front. Please add the width of the rear of the lot. The distance should be shown as a straight line across the back of the lot to verify the width (rear of lot is also on a curve).

**Response: The distance has been added as requested. The 60 foot width is measured at the setback lines.**

8. Please add the lot width (straight line distance) for Lot 25 and 26 to verify the width. These lots are on a curve.

**Response: Dimensions have been added as requested.**

9. The plan sheet does not clearly indicate where the locations of the existing abutting side streets are along Holden Avenue. Need to see a plan sheet or additional detail showing the existing streets on the north side of Holden Avenue and how this development aligns with those streets. Also need to see how the road widening will impact the existing developments.

**Response: An additional sheet has been added (C400) to show more detail on Holden Ave. and the abutting streets.**

10. Need to see all existing streets within 500 feet of the access point for this development. Recommend providing an aerial sheet with distances shown for clarity.

**Response: Aerials have been provided along with more details of the road widening (Sheet C400).**

11. Will the Holden Avenue road widening be to the north or will it be centered on the existing Holden Avenue right of way? We do not need to see full design, just a more descriptive depiction of the road widening added to the portion shown.

**Response: We will be basically connecting the three lane sections on either side. A plan sheet has been provided.**

12. The typical street section shows the sidewalk centered on the ROW line. A portion of the sidewalk will be on each individual lot. Who will own and maintain the sidewalk? Who will be liable for any



injuries incurred by pedestrians while on the sidewalk.

**Response: The roadway has been designated as a 40-foot wide tract since it is private. Two 10 - foot easements have been added adjacent to the tract for utility placement. The sidewalk is now entirely in the roadway tract so will be owned and maintained by the HOA.**

13. There does not appear to be sufficient room for landscaping between the proposed masonry wall and the Row for Holden Avenue. How is this being addressed? At a minimum, provide a cross section or detail showing the wall, easement and road ROW with notes as necessary. This area will need to be owned and maintained by the HOA.

**Response: We have provided a landscape tract that is a minimum of 12 feet and called it out on the plans. A preliminary rendering has also been provided (Sheet C401).**

14. Provide details for a masonry wall.

**Response: There will be an architectural pre-cast concrete wall around the entire property. It is shown in the rendering (Sheet C401).**

15. The Entrance Detail does not show enough detail. Need to see some dimensions for width and depth. Has car stacking been considered? What about room to turn around if access is not granted into the development.

**Response: The detail has been updated and it is also shown in the rendering, see Sheets C301, C400 and C401.**

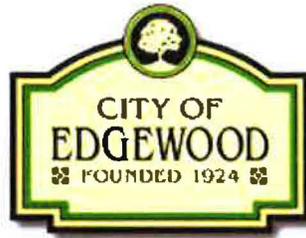
Attached are the revised plans that incorporate the above noted comments along with the re-zoning application and check for the required fee. Please do not hesitate to call should you require any additional information.

Sincerely,

**AVCON, INC.**

A handwritten signature in black ink, appearing to read "RVBaldocchi".

Rick V. Baldocchi, P.E.  
Vice President



## Application for Rezoning

Reference: City of Edgewood Code of Ordinances, Section 134-121  
**REQUIRED FEE: \$750.00 + Applicable Pass-Through Fees (Ordinance 2013-01)**  
(Please note this fee is non-refundable)

<b>PLANNING &amp; ZONING MEETING DATE:</b>	
<b>CITY COUNCIL MEETING DATE:</b>	

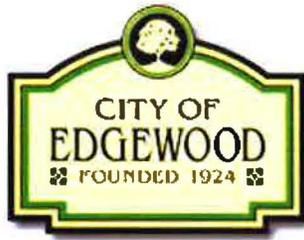
**IMPORTANT:** Except where the requirements of a particular zoning district specify otherwise, the property owner(s) of 51% or more of the area involved (whether the same be one lot/parcel or a larger area) shall submit an application for review in accordance with Section 134-121 rezoning property owner(s) of the Edgewood code.

A COMPLETE application with all required attachments and ten (10) copies must be submitted to the City Clerk 40 days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for.

Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner.

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

Applicant's Name:	Khaled Husein	Owner's Name:	Baveria Holdings LLC
Address:	8671 Currituck Sound LN Altamonte Springs, FL 32829	Address:	8671 Currituck Sound LN Altamonte Springs, FL 32829
Phone Number:	(321) 695 - 7772	Phone Number:	(321) 695 - 7772
Fax:		Fax:	
Email:	kal007@aol.com	Email:	kal007@aol.com
Legal Description:	See Attached		
Zoned:	R-1A & R-1AA		
Location:	Section 14, Township 23 South, Range 29 East, S of Holden Ave, E of Holden Ridge Ave, W of Lake Milly Dr.		
Tract Size:	13.46 Acres		
Existing on Site:	Single Family Residential / Vacant		



## **REZONING PROCESS**



**Application is received from property owner(s) - 10 copies**

**Application shall include:**

- Recent plat or survey
- Statement setting forth the specific proposed rezoning
- Existing zoning districts and boundaries for all land within the subject area.
- Proposed zoning district and boundaries
- Consent to Agents – If title to the property is not in the applicant’s name and the property owner does not sign the application, then the applicant must submit a document signifying the owner’s approval or consent.
- Reasons for Request – A statement of the reasons for requesting the rezoning.
- Application Fees and Costs – Processing and filing fees shall accompany application. In addition, the applicant is responsible for all direct expenses including legal fees, professional review fees, advertising costs, postage costs and other related costs.

**Public Notice that P & Z will consider rezoning**

**Application is reviewed at P & Z Board Meeting after Public Notice**

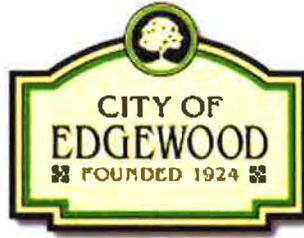
P&Z shall give consideration to following factors:

- Comprehensive Plan – is proposal consistent with all applicable policies of the City’s adopted Comprehensive Plan
- Conformance with City Code Chapter 26 and applicable substantive requirements including minimum or maximum district size.
- Land Use Compatibility – whether and extent the proposal results in incompatible land uses, considering the type and location of uses involved.
- Adequate Public Facilities – Does proposal result in demands on public facilities and services (on-site and off-site) exceeding the capacity of facilities and services, existing or programmed, including transportation, utilities, drainage, recreation, education, emergency services and similar necessary facilities and services.

405 Larue Avenue, Edgewood, Florida 32809

Phone: 407.851.2920 / Fax: 407.851.7361

Email: [bmeeks@edgewood-fl.gov](mailto:bmeeks@edgewood-fl.gov) Website: [www.edgewood-fl.gov](http://www.edgewood-fl.gov)



The following statement set forth the specific rezoning proposed, including:

Existing zoning districts and boundaries for all land within the subject area	R-1A & R-1AA
Proposed zoning districts and boundaries	PD
Purpose of request:	To provide a consistent zoning for both parcels that will allow residential development meeting current market trends

**Applicant/owner hereby states that the above request for rezoning does not violate any deed restrictions on the property.**

Applicant's Signature	<i>Khaled</i>	Date:	10/31/19
Applicant's Printed Name	<del>Khaled</del> Khaled Hussein	Date:	10/31/19
Owner's Signature	<i>Khaled</i>		
Owner's Printed Name	KHALED HUSSEIN		

(Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached)

**THE APPLICANT OR OWNER MUST BE PRESENT TO ANSWER QUESTIONS OR PRESENT HIS CASE AT BOTH MEETINGS. THE FOLLOWING MUST BE SUBMITTED WITH THE APPLICATION:**

**Please see attached "Rezoning Process"**

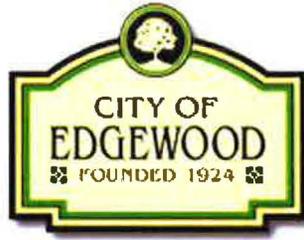
AT LEAST TEN (10) DAYS PRIOR TO THE DATE OF THE PUBLIC HEARING BEFORE THE BOARD, THE PERSON FILING THE APPLICATION SHALL PLACE IN A CONSPICUOUS AND EASILY VISIBLE LOCATION ON THE PROPERTY A SIGN FURNISHED BY THE CITY.

Please submit completed application to City Hall via email at [bmeeks@edgewood-fl.gov](mailto:bmeeks@edgewood-fl.gov) or to [srepp@edgewood-fl.gov](mailto:srepp@edgewood-fl.gov), via facsimile at (407) 851-7361, or hand delivered to Edgewood City Hall located at 405 Larue Avenue. For additional questions, please contact Edgewood City Hall at (407) 851-2920.

OFFICE USE ONLY			
Received Date:	11/5/2019	Rec'd By:	Virginia Renteria, Code Enforcement
Forwarded To:	DRC Committee		
Notes:			

Revised: 12-8-2015

405 Larue Avenue, Edgewood, Florida 32809  
 Phone: 407.851.2920 / Fax: 407.851.7361  
 Email: [bmeeks@edgewood-fl.gov](mailto:bmeeks@edgewood-fl.gov) Website: [www.edgewood-fl.gov](http://www.edgewood-fl.gov)



**Restrictive Rezoning** – P & Z may recommend and City Council may approve rezoning with restrictions applicable only to the property involved in the change, provided that such restrictions confer upon the applicant or subject property no privilege otherwise denied to other lands, structures, buildings in the same district. Such restrictions may include, but not limited to, one or more of the following:

- Use restrictions greater than those otherwise specified for the particular district.
- Density restrictions greater than those otherwise specified for particular district.
- Setbacks greater than those otherwise specified for the particular district, including setbacks from lakes and major arterials.
- Height limits more restrictive than otherwise permitted in the particular district.
- Minimum lot areas or minimum widths greater than otherwise specified for the particular district.
- Minimum floor area greater than otherwise specified for structures in the particular district.
- Open space requirements greater than otherwise required for property in the particular district.
- Parking, loading, driveway or traffic requirements more restrictive than otherwise required for the particular district.
- Fencing or screening requirements greater than otherwise required for the particular district.
- Noise and operational hour requirements greater than otherwise required for the particular district.
- Restrictions or any other matters which the City Council may regulate under authority of the Chapter.
- Upon approval of restrictive rezoning, City Clerk shall enter the applicable restrictions, or reference thereto, on the Official Zoning Map of the City in a manner sufficient to constitute notice to all interested persons. Restrictions shall run with the land, without regard to transfer of ownership or other interest, and may be removed only upon amendment to the district.

\_\_\_\_\_ P & Z request is forwarded to City Council to approve or deny

\_\_\_\_\_ Change is posted on Official Zoning Map, on effective date

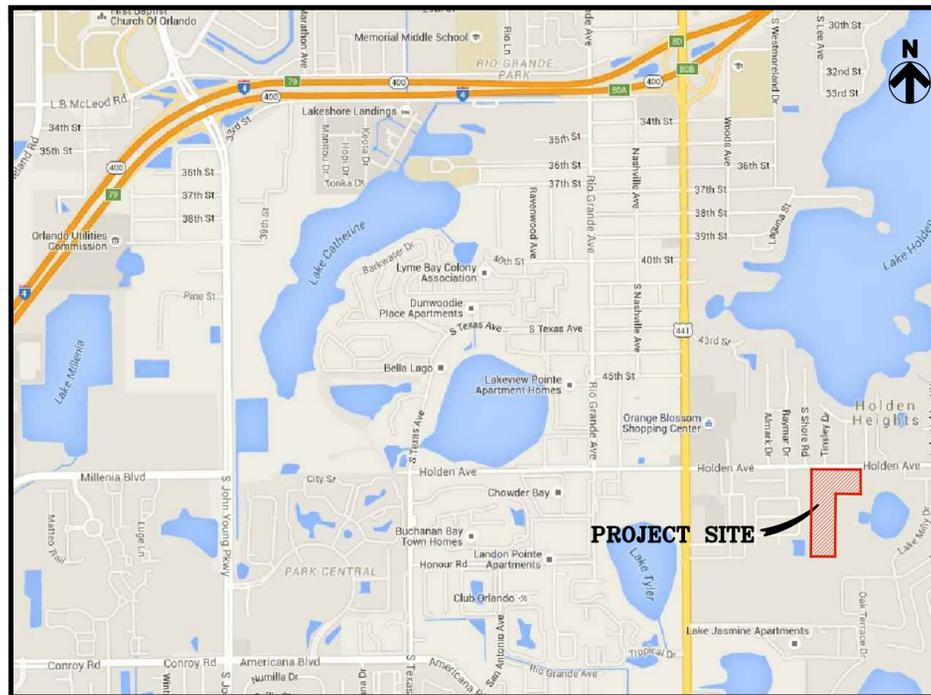
# HOLDEN AVENUE PD DEVELOPMENT PLAN

## ORLANDO, FLORIDA

PARCEL ID# 14-23-29-0000-00-004  
 14-23-29-0000-00-005  
 14-23-29-0000-00-062  
 14-23-29-0000-00-064  
 14-23-29-0000-00-063 &  
 14-23-29-0000-00-042

NOVEMBER 4, 2019

LOCATION MAP:



### LEGAL DESCRIPTION

LEGAL DESCRIPTION PARCEL A

THE WEST 165.00 FEET OF THE FOLLOWING TRACT: BEGINNING AT A POINT 440 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN THENCE EAST 352 FEET; THENCE SOUTH 1320 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 352 FEET; THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL B

THE EAST 187.00 FEET OF THE FOLLOWING TRACT: BEGINNING AT A POINT 440 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN THENCE EAST 352 FEET; THENCE SOUTH 1320 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 352 FEET; THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING.

N 380 FT OF W 100 FT OF E 526.7 FT OF NW1/4 OF NW1/4 (LESS N 30 FT RD R/W) OF SEC 14-23-29 AND

N 380 FT OF W 303 FT OF E 426.7 FT OF NW1/4 OF NW1/4 (LESS N 155 FT OF E 125 FT & LESS N 155 FT OF W 128 FT & LESS N 30 FT FOR RD) SEC 14-23-29 AND

N 155 FT OF W 125 FT OF E 248.7 FT OF NW1/4 OF NW1/4 (LESS N 30 FT RD R/W) OF SEC 14-23-29 AND

N 155 FT OF W 128 FT OF E 426.7 FT OF NW1/4 OF NW1/4 (LESS N 30 FT FOR RD R/W) OF SEC 14-23-29

TOTAL ACREAGE 13.46 ACRES MORE OR LESS

AVCON PROJECT NO. 2019.0099.15  
 DATE 09/05/2019

### REVISIONS

NO.	DATE	DESCRIPTION	SHEETS

Sheet List Table

Sheet Number	Sheet Title
C000	Cover Sheet
C100	Project Survey
C101	Project Survey
C200	AERIAL, SOILS, TOPO & FLOOD PLAIN
C300	Land Use Plan
C301	Concept Plan
C400	Roadway Expansion and Driveway Plan
C401	Sodo Holden Street Renderings

### PROJECT TEAM:

OWNER

BAVERIA HOLDINGS LLC  
 8671 CURRITUCK SOUND LN.  
 ALTAMONTE SPRINGS, FL 32829  
 (321) 695-7772

APPLICANT

KHALED HUSSEIN  
 8671 CURRITUCK SOUND LN.  
 ALTAMONTE SPRINGS, FL 32829  
 (321) 695-7772

CIVIL ENGINEER

AVCON, INC.  
 5555 EAST MICHIGAN STREET, SUITE 200  
 ORLANDO, FL 32822  
 (407) 599-1122

SURVEYORS

ALLEN & COMPANY  
 16 EAST PLANT STREET  
 WINTER GARDEN, FLORIDA 34787  
 (407) 654-5355  
  
 GARY A. BURDEN  
 1507 S. HIWASSEE ROAD, SUITE 211  
 ORLANDO, FL 32835  
 (407) 694-2461

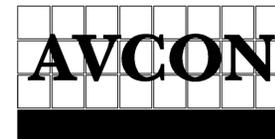
### UTILITY PROVIDERS

SEWER

ORANGE COUNTY UTILITIES (OCU)  
 9150 CURRY FORD RD,  
 ORLANDO, FL 32825  
 (407) 836-5515

WATER

ORLANDO UTILITIES COMMISSION (OUC)  
 3800 GARDENIA AVE  
 ORLANDO, FL  
 (407) 423-9018



AVCON, INC.  
 ENGINEERS & PLANNERS  
 5555 East Michigan Street, Suite #00 Orlando, FL 32822-2779  
 Office: (407) 599-1122 • Fax: (407) 599-1133  
 CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 5057  
 www.avconinc.com

ENGINEER OF RECORD:

DARIN ALEX LOCKWOOD  
 FL P.E. #63504



16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
407 854-5355 \*FAX 407 654-5356

**BOUNDARY SURVEY**  
OF  
**THORNTON PROPERTIES**  
SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST  
CITY OF EDGEWOOD  
ORANGE COUNTY, FLORIDA

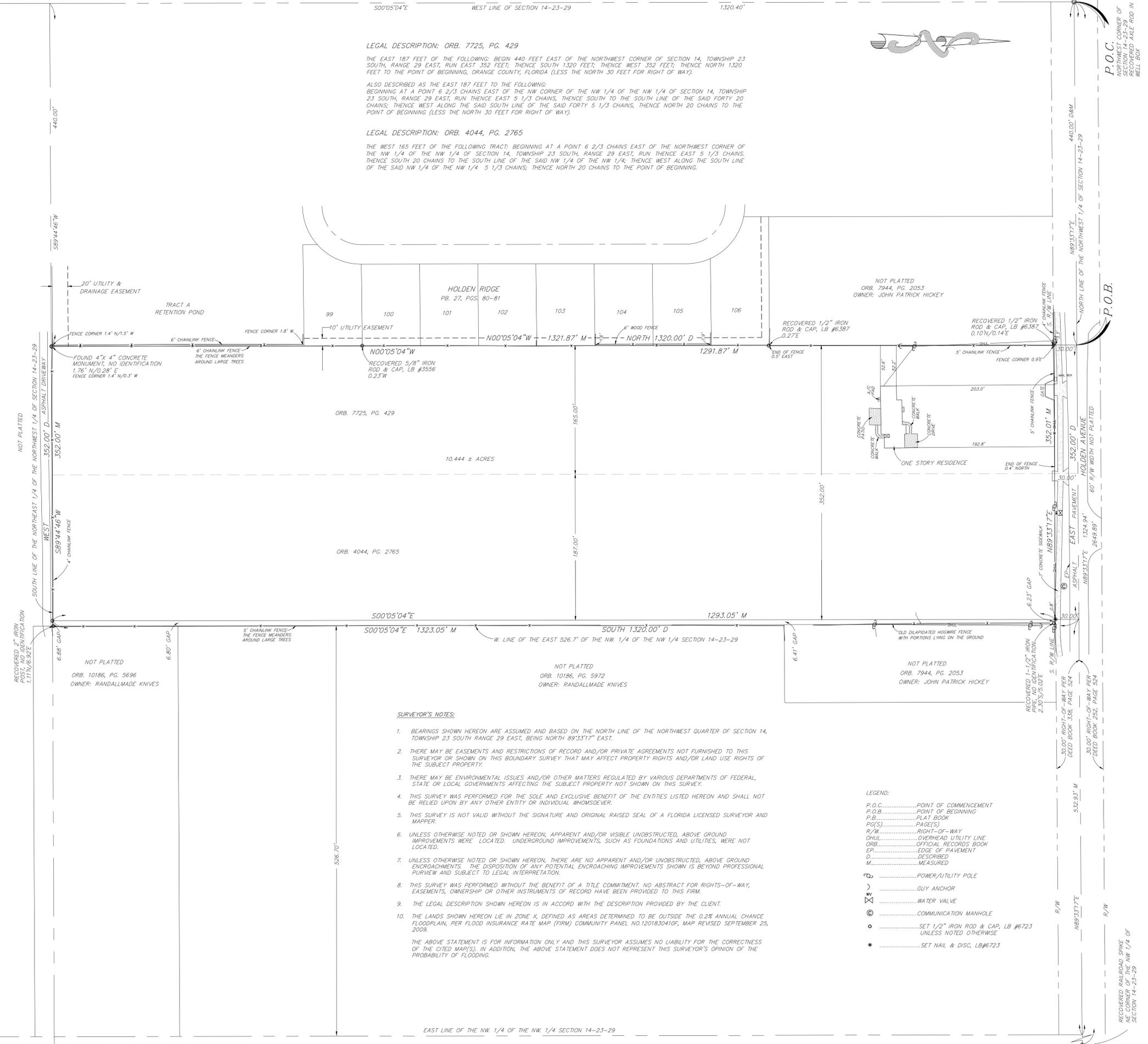
FOR:  
THORNTON PROPERTIES

FOR THE LICENSED BUSINESS #6725 BY:  
JAMES L. RICKMAN, P.S.M. #6533

DATE	REVISIONS

JOB # 20150572  
DATE: JANUARY 6, 2016  
SCALE: 1" = 30.00'  
CALC BY: JLR/SEJ  
FIELD BY: BILL ABEL  
DRAWN BY: SEJ  
CHECKED BY: MR

C100

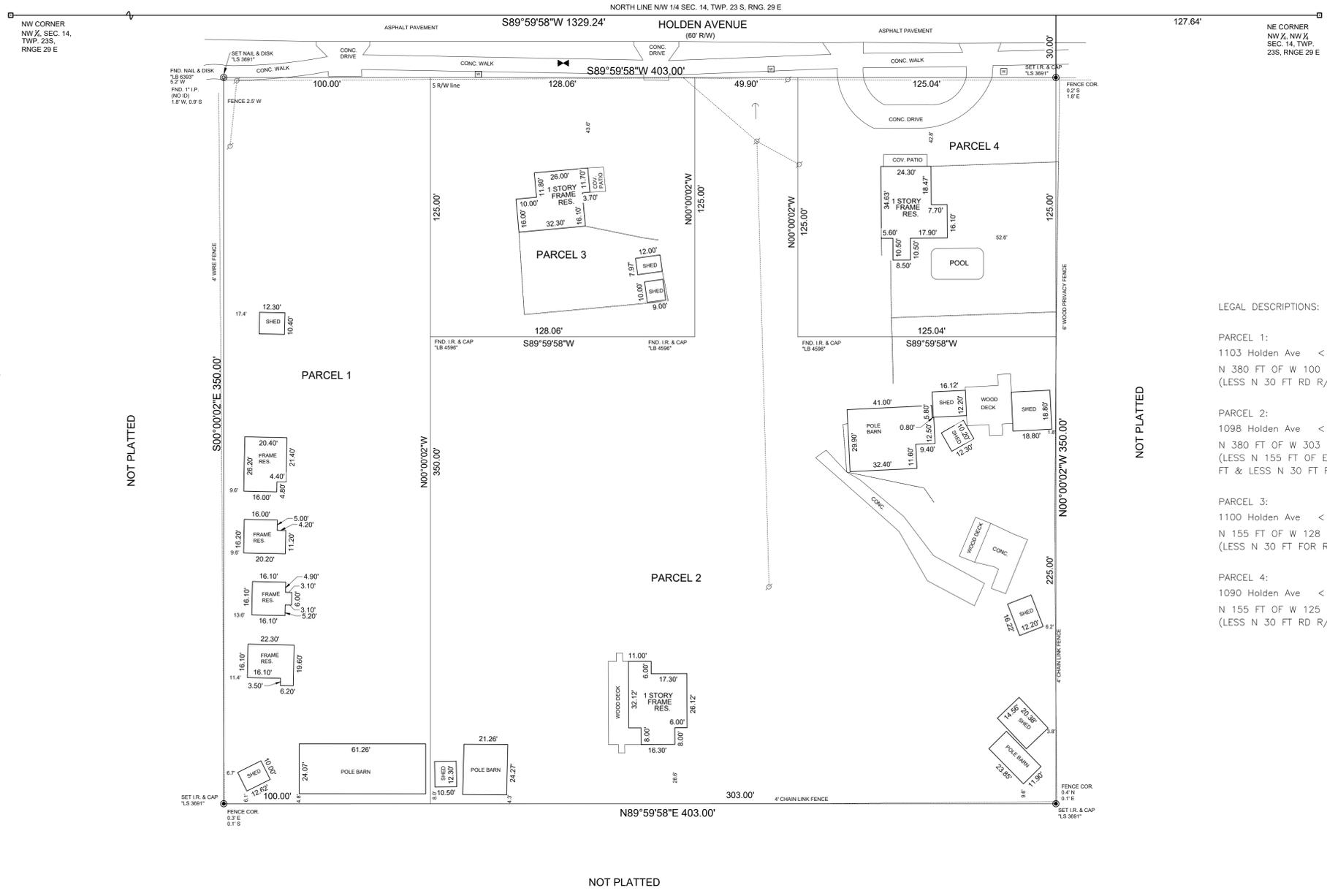


Gary A Burden  
1507 S. Hiawassee Road Ste 211  
ORLANDO, FLORIDA 32835 (407)694-2461

BOUNDARY SURVEY

HOLDEN AVENUE

C101



LEGAL DESCRIPTIONS:

PARCEL 1:  
1103 Holden Ave < 14-23-29-0000-00-063 >  
N 380 FT OF W 100 FT OF E 526.7 FT OF NW1/4 OF NW1/4  
(LESS N 30 FT RD R/W) OF SEC 14-23-29

PARCEL 2:  
1098 Holden Ave < 14-23-29-0000-00-042 >  
N 380 FT OF W 303 FT OF E 426.7 FT OF NW1/4 OF NW1/4  
(LESS N 155 FT OF E 125 FT & LESS N 155 FT OF W 126  
FT & LESS N 30 FT FOR RD) SEC 14-23-29

PARCEL 3:  
1100 Holden Ave < 14-23-29-0000-00-064 >  
N 155 FT OF W 128 FT OF E 426.7 FT OF NW1/4 OF NW1/4  
(LESS N 30 FT FOR RD R/W) OF SEC 14-23-29

PARCEL 4:  
1090 Holden Ave < 14-23-29-0000-00-062 >  
N 155 FT OF W 125 FT OF E 248.7 FT OF NW1/4 OF NW1/4  
(LESS N 30 FT RD R/W) OF SEC 14-23-29

- SYMBOLS**
- FIRE HYDRANT
  - CATCH BASIN
  - STOP SIGN
  - STANDARD SIGN W/POST
  - MONITOR WELL
  - OVERHEAD POWER
  - GAS VALVE
  - ELECTRIC BOX
  - UG - UNDER GROUND ELEC
  - WM - WATER MAIN
  - Gas - gas
  - Water valve
  - Sewer valve
  - Light pole
  - 4' CHAIN LINK FENCE
  - 6' WOOD PRIVACY FENCE
  - BENCH MARK
  - CABLE TV
  - CABLE TV
  - POWER METER
  - GUY WIRE
  - FIBER OPTIC MARKER
  - BELL SOUTH
  - MES
  - MAIL BOX
  - 4 X 4 CONC. MONUMENT
  - PERMANENT CONTROL REFERENCE POINT
  - WOOD POWER POLE
  - DRAINAGE MANHOLE
  - SANITARY MANHOLE
  - WM - WATER LINE
  - GUY ANCHOR
  - WATER METER

**SURVEY NOTES:**

- LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD OR OWNERSHIP.
- THE LAND DESCRIPTION AND EASEMENTS SHOWN HEREON ARE IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- BEARINGS REFER TO ASSUMED N89°59'58"E ALONG THE NORTH LINE NW 1/4
- ALL DISTANCES/ANGLES ARE MEASURED/DEED UNLESS OTHERWISE SHOWN.
- ONLY VISIBLE IMPROVEMENTS LOCATED
- FLOOD ZONE: X

**ABBREVIATIONS**

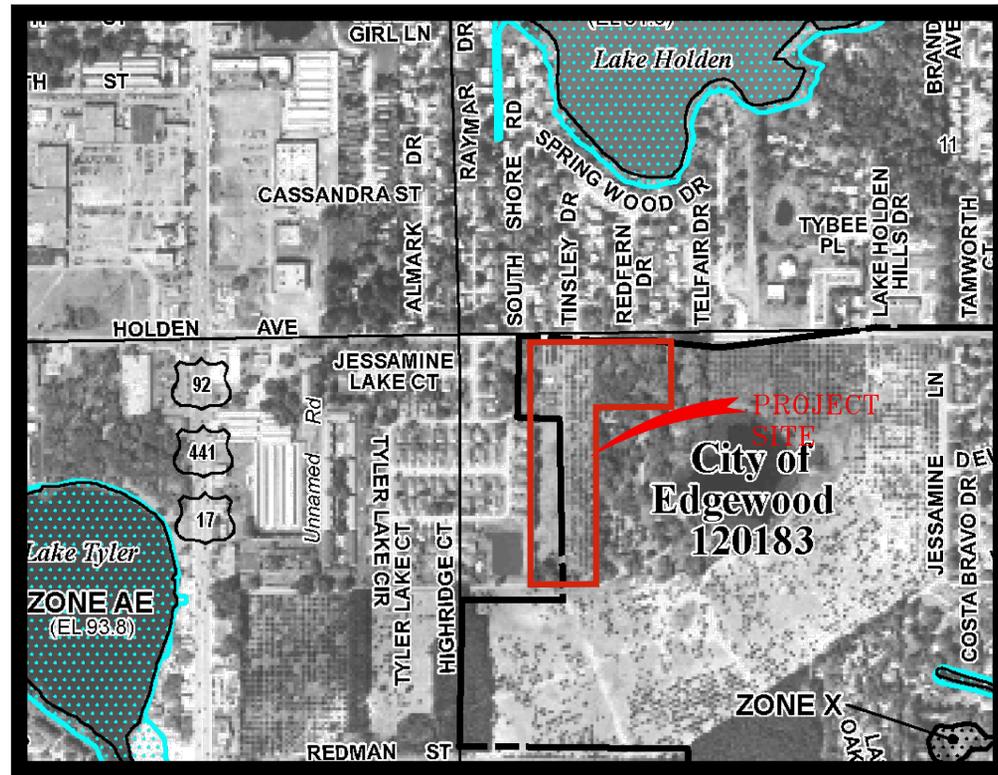
<b>LEGEND:</b>	<b>DELTA</b>	<b>P.O.B. - POINT OF BEGINNING</b>	<b>IP, PER PLAT</b>	<b>TOB - TOP OF BANK</b>
FD - FOUND	R - RADIUS	CA - CONCRETE MONUMENT	MA - MEASURED	EW - EDGE OF WATER
IR - IRON ROD	L - ARC LENGTH	INCH	CA - AS CALCULATED	LW - UNDERGROUND WIRE
IP - IRON PIPE	E - ELEVATION	INV - INVERT	DP - DEED	EP - EDGE PAVEMENT
PAC - PIPE & CAP	U - UTILITY EASEMENT	CL - CHAIN LINK	CH - OVER HEAD WIRES	CC - CONCRETE
PAC - PIPE & CAP	D - DRAINAGE EASEMENT	RW - RIGHT OF WAY	PP - POWER POLE	C - CENTERLINE
NAD - NAIL & DISC	MES - MITRED END SECTION	ORB - OFFICIAL RECORDS BOOK	PG - PAGE	PCP - PERMANENT CONTROL POINT
FB - FLAT BOOK	TV - TYPICAL		PAV - PAVEMENT	PT - POINT

**CERTIFICATE:**  
I HEREBY CERTIFY THAT THE SKETCH OF SURVEY HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 5 J 17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027, ONLY. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY & IS NOT VALID.

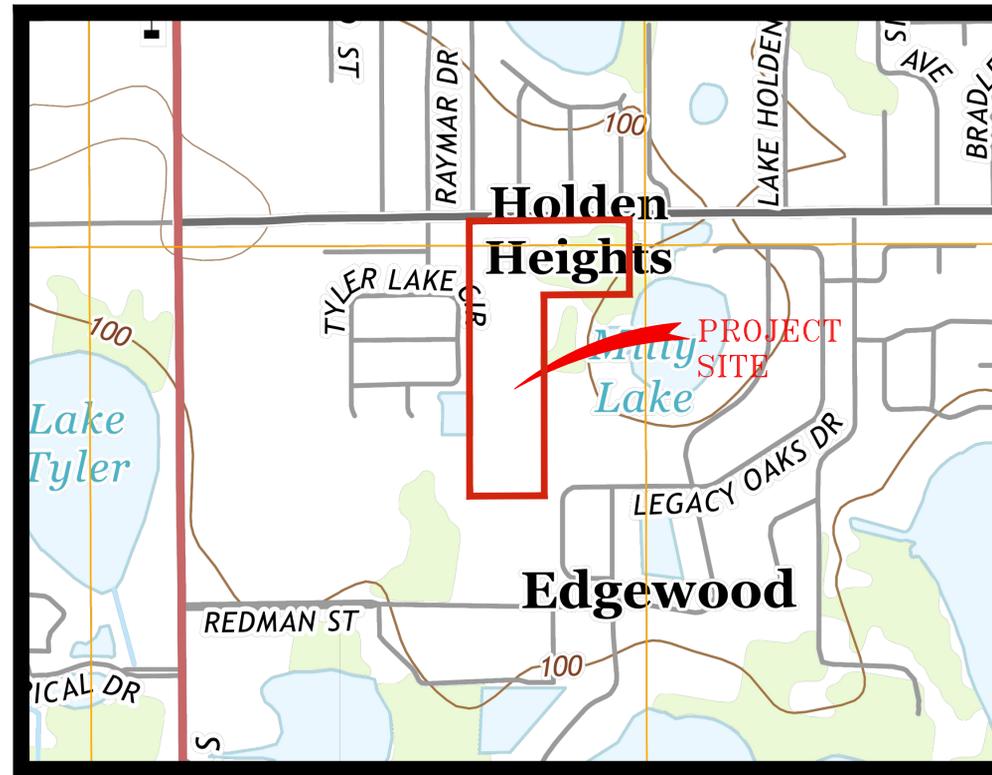
BY: GARY A. BURDEN  
FLORIDA REGISTRATION NO. 3691

DATE 06/20/2016  
DESIGNED BY  
DRAWN BY TO  
CHECKED BY GB

# FLOOD MAP



# USGS TOPO MAP



DARIN ALEX LOCKWOOD,  
 P.E. #63504

## LAND USE PLAN

HOLDEN AVENUE PD

## AERIAL, SOILS, TOPO & FLOOD PLAIN

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 DRAWN BY: BE  
 CHECKED BY: DAL  
 APPROVED BY: RVB  
 DATE: 07-09-2019

AVCON PROJECT No. 2019.0099.15

## SHEET NUMBER

**C200**

# SOILS MAP

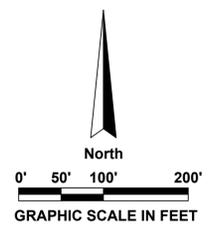
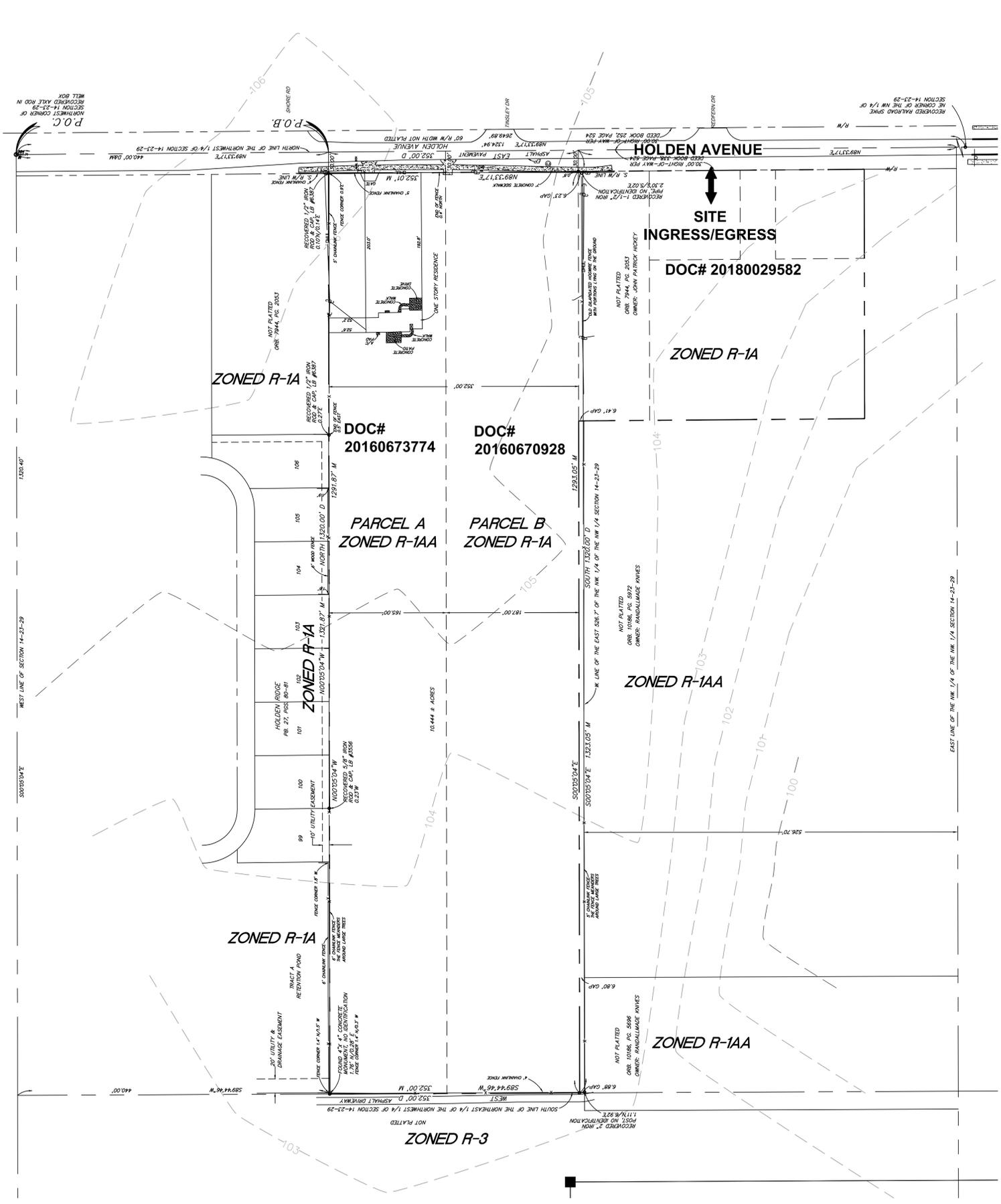


# AERIAL MAP



- SOILS LEGEND**
- 3 BASINGER FINE SAND DEPRESSIONAL, 0 TO 1 PERCENT SLOPES
  - 43 SEFFNER FINE SAND, 0 TO 2 PERCENT SLOPES
  - 48 TAVARES-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
  - 99 WATER

U:\Projects\2019\20190709\_01\20190709\_01.dwg - User: darin.lockwood - Date: 07/09/2019 10:00:00 AM - Plot Date: 07/09/2019 10:00:00 AM



GENERAL SITE DATA	
PARCEL ID#	14-23-29-0000-00-004 14-23-29-0000-00-005 14-23-29-0000-00-062 14-23-29-0000-00-064 14-23-29-0000-00-063 & 14-23-29-0000-00-042
ZONING	R-1A & R-1AA
PROPOSED ZONING	PD
EXISTING USE	VACANT / SINGLE FAMILY HOME
JURISDICTION	CITY OF EDGEWOOD
FUTURE LAND USE	LOW DENSITY RESIDENTIAL (LDR)
DEVELOPABLE AREA	13.46 ACRES
PROPOSED DEVELOPMENT (SINGLE FAMILY)	47 LOTS MAX. (SINGLE PHASE)
MINIMUM LIVING AREA	1,600 SF
NET UNITS PER ACRE	3.49 UNITS PER ACRE
MIN. LOT SIZE	5,800 SF
MIN. LOT WIDTH	50' (FRONT SETBACK LINE)
MAXIMUM BUILDING HEIGHT	35' TWO STORY
MAXIMUM BUILDING LOT COVERAGE	70%
OPEN SPACE REQUIREMENT	40%
RECREATION AREA (RATIO OF 2.5 ACRES PER 1000 RESIDENCES) (3.1 RESIDENCES PER HOUSEHOLD)	0.54 ACRES
PROJECTED STUDENT POPULATION (47 DWELLING UNITS X 0.431 STUDENTS)	20 STUDENTS
ITE AVERAGE DAILY TRIPS (47 LOTS X 9.52 ADT)	447.4 ADT (ITE CODE 210)
OUC POTABLE WATER SERVICE (47 LOTS X 275 GPD)	12,925 GPD (8.98 GPM)
FIRE PROTECTION ORANGE COUNTY PUBLIC UTILITIES	1000 GPM
OCU SANITARY SEWER SERVICE (47 LOTS X 300 GPD)	14,100 GPD (9.79 GPM)
STORMWATER	STORMWATER FACILITY ON SITE
PHASING SCHEDULE	PROJECT TO BE CONSTRUCTED IN ONE PHASE
MODEL HOMES	5 ALLOWED

SETBACKS	
FRONT LOT	20' GARAGE 15' PORCH
SIDE LOT	5' for 50' & 60' lots - 7.5' for 70' lots
REAR LOT	20'-0"
PERIMETER SETBACK (PROPERTY LINE) (BUILDING ONLY)	20'-0"
MAJOR COLLECTOR ROAD - HOLDEN AVENUE (BUILDING ONLY)	20' FROM ROW LINE
CORNER LOT SIDE SETBACK	10'-0"
POOLS	5' (50' & 60' LOTS) OR 7.5' (70' LOTS) INTERIOR SIDE, 10' SIDE STREET, 5' REAR
POOL ENCLOSURES	5' (50' & 60' LOTS) OR 7.5' (70' LOTS) INTERIOR SIDE, 10' SIDE STREET, 5' REAR

OCPS STUDENT GENERATION RATES	
ELEMENTARY	0.196
MIDDLE	0.100
HIGH	0.134
TOTAL	0.431



DARIN ALEX LOCKWOOD,  
P.E. #63504

LAND USE PLAN

HOLDEN AVENUE PD

LAND USE PLAN

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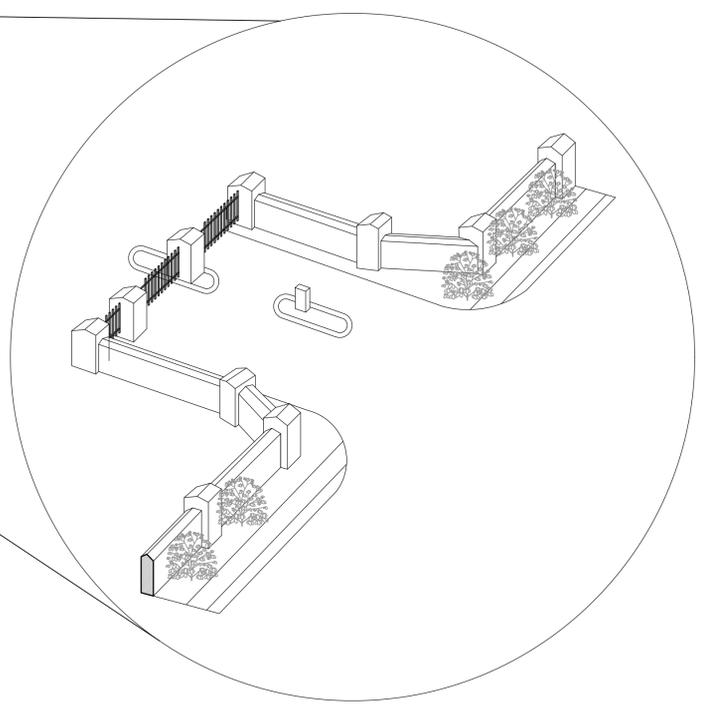
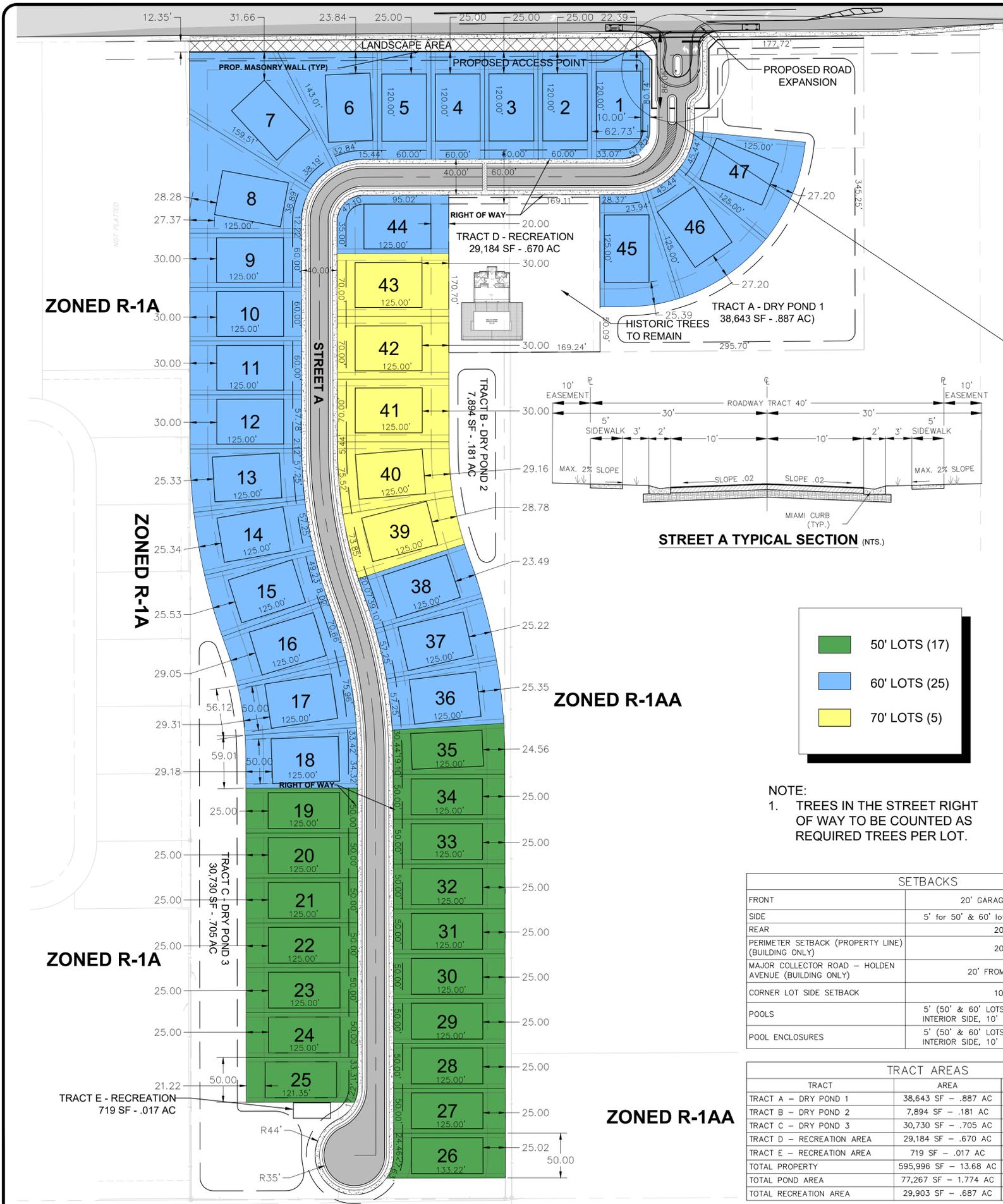
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APPROVED BY: RVB  
DATE: 10-21-2019

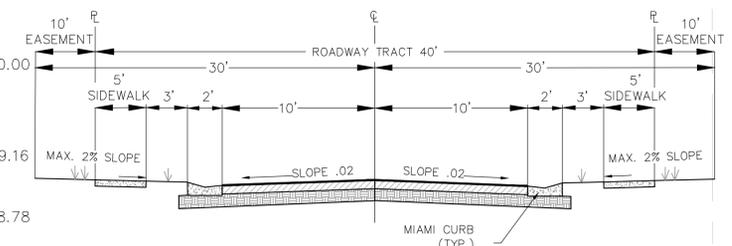
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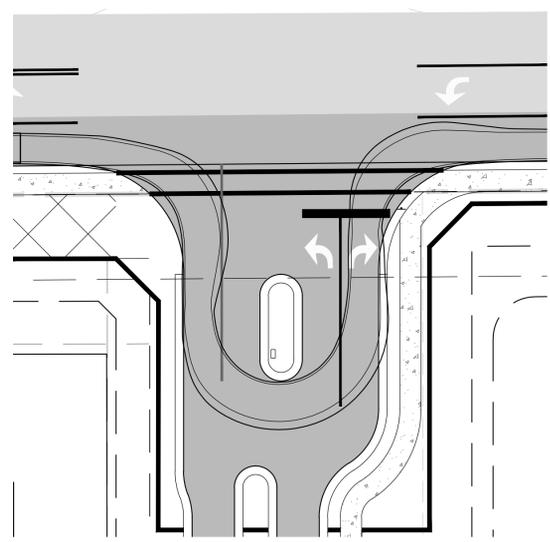
C300



ENTRANCE DETAIL



STREET A TYPICAL SECTION (NTS.)



U-TURN CAPABILITY DETAIL

	50' LOTS (17)
	60' LOTS (25)
	70' LOTS (5)

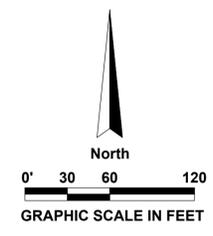
NOTE:  
1. TREES IN THE STREET RIGHT OF WAY TO BE COUNTED AS REQUIRED TREES PER LOT.

SETBACKS	
FRONT	20' GARAGE 15' PORCH
SIDE	5' for 50' & 60' lots - 7.5' for 70' lots
REAR	20'-0"
PERIMETER SETBACK (PROPERTY LINE) (BUILDING ONLY)	20'-0"
MAJOR COLLECTOR ROAD - HOLDEN AVENUE (BUILDING ONLY)	20' FROM ROW LINE
CORNER LOT SIDE SETBACK	10'-0"
POOLS	5' (50' & 60' LOTS) OR 7.5' (70' LOTS) INTERIOR SIDE, 10' SIDE STREET, 5' REAR
POOL ENCLOSURES	5' (50' & 60' LOTS) OR 7.5' (70' LOTS) INTERIOR SIDE, 10' SIDE STREET, 5' REAR

TRACT AREAS		
TRACT	AREA	PERCENTAGE
TRACT A - DRY POND 1	38,643 SF - .887 AC	6.48%
TRACT B - DRY POND 2	7,894 SF - .181 AC	1.33%
TRACT C - DRY POND 3	30,730 SF - .705 AC	5.22%
TRACT D - RECREATION AREA	29,184 SF - .670 AC	4.89%
TRACT E - RECREATION AREA	719 SF - .017 AC	0.12%
TOTAL PROPERTY	595,996 SF - 13.68 AC	-
TOTAL POND AREA	77,267 SF - 1.774 AC	12.96%
TOTAL RECREATION AREA	29,903 SF - .687 AC	5.01%

NOTES:

- MINIMUM DRIVEWAY WIDTH: 16'
- MINIMUM LOT SIZE: 5,800 SF
- PRIVATE ROAD TO BE OWNED BY HOA
- STREET TREES: 1 PALM TREE PER LOT  
LOT TREES: 1 CANOPY TREE PER 50' LOT, 2 PER 60'/70'
- A WAIVER IS BEING REQUESTED PER EDGEWOOD CODE SECTION 126-280 FOR A CUL-DE-SAC EXCEEDING 500 FEET
- PER CITY OF EDGEWOOD CODE OF ORDINANCES, SECTION 126-280, CULS-DE-SAC REQUIRES A MINIMUM RADIUS OF 34' AND A MINIMUM ROW OF 44' FOR CURB AND GUTTER SECTIONS. (35' AND 44' PROVIDED)



**AVCON**  
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 ENGINEERS & PLANNERS  
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 CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 5057  
 www.avconinc.com

DARIN ALEX LOCKWOOD,  
P.E. #63504

LAND USE PLAN

HOLDEN AVENUE PD

CONCEPT PLAN

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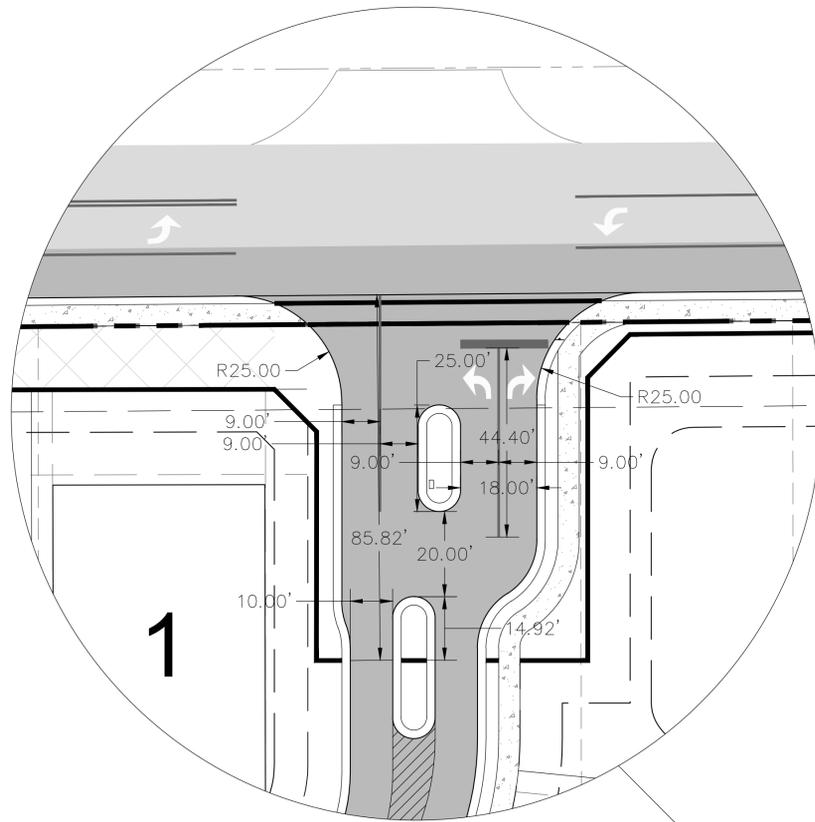
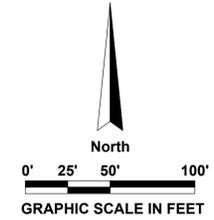
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AVCON PROJECT No. 2019.0099.15

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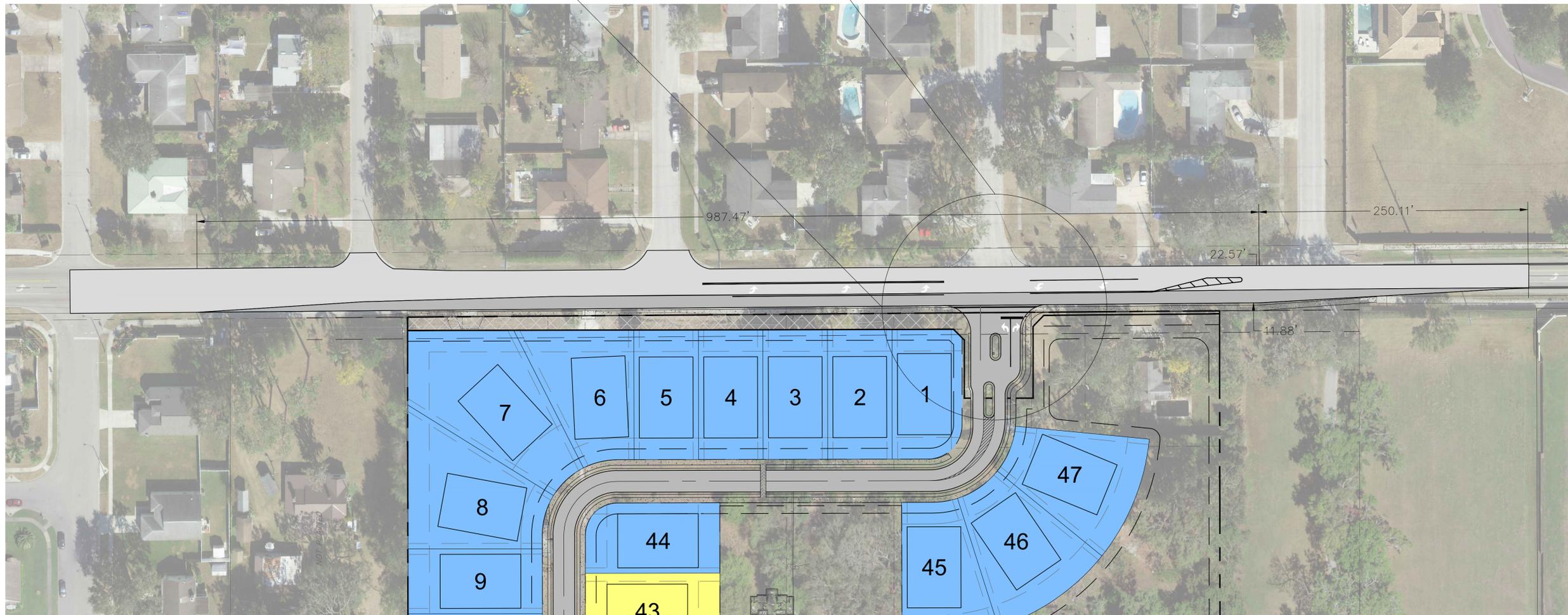
C301



**ENTRANCE DIMENSIONS**  
1":20'

**LEGEND**

- PROPOSED PAVEMENT EXPANSION
- EXISTING HOLDEN AVE. PAVEMENT



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**LAND USE PLAN**

HOLDEN AVENUE PD

**ROADWAY EXPANSION  
AND DRIVEWAY PLAN**

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**C400**



**SODO HOLDEN GATE VIEW**



**SODO HOLDEN STREET VIEW**



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**DARIN ALEX LOCKWOOD,  
P.E. #63504**

**LAND USE PLAN**

**HOLDEN AVENUE PD**

**SODO HOLDEN STREET  
RENDERINGS**

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