

Ray Bagshaw
Liaison Member

Bea L. Meeks
City Clerk

Chris Francisco
Police Chief

David Mahler, P.E.
City Engineer

Ellen Hardgrove, AICP
City Planner

**DEVELOPMENT REVIEW COMMITTEE
AGENDA
REGULAR MEETING
City Hall – Council Chamber
405 Larue Avenue, Edgewood, Florida
Thursday, May 12, 2016
10:00 a.m.**

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

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

DRC BUSINESS

2. **Review and Approval of February 17, 2016 DRC Minutes**
3. **Holden Avenue Proposed PD & Land Use Plan** (Parcel ID# 14-23-29-000-00-004 & 14-23-29-000-00-005)
 - Holden Avenue PD – Land Use Plan (1st Revision)
4. **Old Business**
5. **New Business**
6. **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.

HOLDEN AVENUE PD LAND USE PLAN

PARCEL ID# 14-23-29-0000-00-004 & 14-23-29-0000-00-005

ORLANDO, FLORIDA

JANUARY 22, 2016

LEGAL DESCRIPTION

LEGAL DESCRIPTION PARCEL A

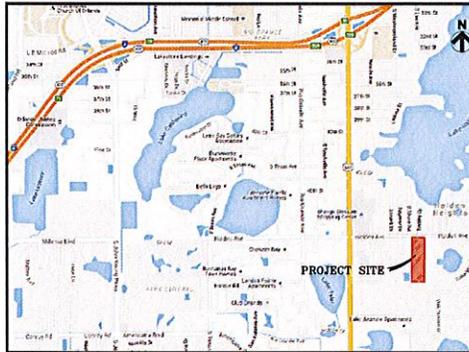
THE WEST 180.00 FEET OF THE FOLLOWING TRACT, BEGINNING AT A POINT 440 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN THENCE EAST 332 FEET THENCE SOUTH 1320 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL B

THE EAST 182.00 FEET OF THE FOLLOWING TRACT, BEGINNING AT A POINT 440 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN THENCE EAST 332 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, THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING.

TOTAL ACREAGE 10.18 ACRES MORE OR LESS

LOCATION MAP:



PROJECT TEAM:

OWNER
KAREN JANE THORNTON
2620 BIRCH RD
SAINT CLOUD, FL 34772
(407) 333-3233
FIRST EQUITY DEVELOPMENT GROUP INC.
5300 S ORANGE AVE
ORLANDO, FL 32809

APPLICANT
KHALED HUSSEIN
8671 CURRIE TUCK SOUND LN
ALTAMONTE SPRINGS, FL 32709
(321) 695-7772

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

SURVEYOR
AMERICAN SURVEYING & MAPPING, INC.
1030 N. ORLANDO AVE, SUITE B
WINTER PARK, FLORIDA 32789
(407) 426-7979

UTILITY PROVIDERS

WATER / SEWER / WASTEWATER

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

AVCON PROJECT NO. 2015.095.41

DATE 01/22/2016

REVISIONS

NO.	DATE	DESCRIPTION	SHEETS

Sheet List Table

Sheet Number	Sheet Title
C5000	Cover Sheet
C100	Project Survey
C200	Aerial, Soils, Topo & Flood Plain
C300	Land Use Plan
C301	Concept Plan

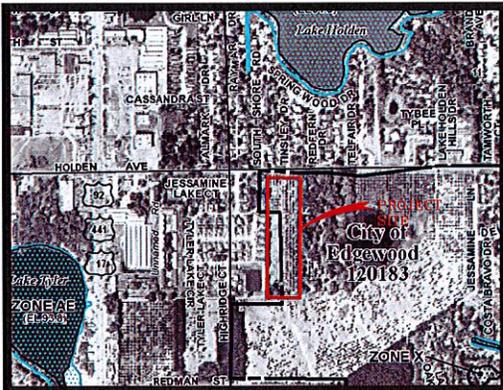


AVCON, INC.
ENGINEER & ARCHITECT
101 GARDENIA BLVD., SUITE 200, WINTER PARK, FL 32789
TEL: (407) 426-7979 FAX: (407) 426-7978
E-MAIL: AVCON@AVCON.COM
OUR WORK SUPPORTS AN ECONOMIC GROWTH STRATEGY

ENGINEER OF RECORD:

RICK V. BALDOCCHI
FL P.E. #38092

FLOOD MAP



SOILS MAP

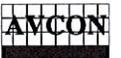


- SOILS LEGEND**
- 3 BASINGER FINE SAND DEPRESSIONAL, 0 TO 1 PERCENT SLOPES
 - 43 SEFFNER FINE SAND, 0 TO 2 PERCENT SLOPES
 - 48 TAVARES-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
 - 99 WATER

USGS TOPO MAP



AERIAL MAP



ANCON, INC.
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12122, STATE OF TEXAS
 12000 WEST 10TH STREET, SUITE 200, FORT WORTH, TEXAS 76132
 TEL: 817.335.1234 FAX: 817.335.1235
 WWW.ANCON.COM

RICK BALDOCCHI, P.E.
 #38092

AMENDED LAND USE PLAN

HOLDEN AVENUE PD

AERIAL, SOILS, TOPO & FLOOD PLAN

NOTATION:
 THIS DOCUMENT IS THE PROPERTY OF ANCON, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ANCON, INC.

SCALE:

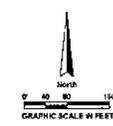
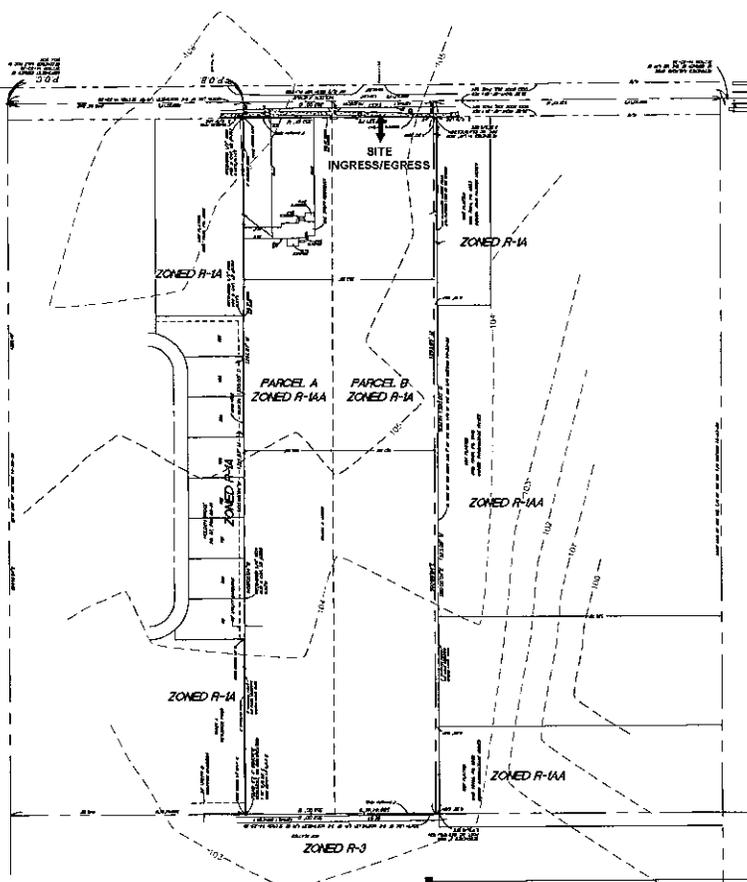
REVISIONS			
NO.	DATE	BY	DESCRIPTION

DESIGNED BY: RVB
 DRAWN BY: CFS
 CHECKED BY: RVB
 APPROVED BY: RVB
 DATE: 12-18-2015

ANCON PROJECT No. 2015-039-41

SHEET NUMBER

C200



GENERAL SITE DATA	
PARCEL #/	14-23-29-0000-CO-004 & 14-23-29-0000-CO-005
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	10.18 ACRES
PROPOSED DEVELOPMENT (SINGLE FAMILY)	40 LOTS MAX. (SINGLE PHASE)
MINIMUM LIVING AREA	1,800 SF
MIN. UNITS PER ACRE	3.92 UNITS PER ACRE
MIN. LOT WIDTH	50'
MAXIMUM BUILDING HEIGHT	35' TWO STORY
MAXIMUM BUILDING LOT COVERAGE	40%
OPEN SPACE REQUIREMENT	40%
RESIDENT ON AREA RATIO OF 3.5 ACRES PER 1000 RESIDENCES (3 RESIDENCES PER HOUSEHOLD)	0.54 ACRES
PROJECTED STUDENT POPULATION (40 ONE-INO. UNITS X 0.42 STUDENTS)	17 STUDENTS
PER AVERAGE DAILY TRIPS (40 LOTS X 0.52 ADT)	39 ADT (PER CODE 210)
LOCAL PUBLIC WATER SERVICE (40 LOTS X 275 GPD)	11,000 GPD (7.64 GPM)
FIRE PROTECTION	ORANGE COUNTY PUBLIC UTILITIES
LOCAL SANITARY SEWER SERVICE (40 LOTS X 300 GPD)	1,200 GPD (8.33 GPM)
STORMWATER	STORMWATER FACILITY ON SITE
PHASING SCHEDULE	PROJECT TO BE COMPLETED IN ONE PHASE

SETBACKS	
FRONT	25'-0"
SIDE	5'-0"
REAR	22'-0"
PERMETER SETBACK	25'-0"
MAJOR COLLECTOR ROAD - HOLDEN AVENUE	35' FROM ROW LINE



AVCON, INC.
 1114 W. 10TH ST. #100
 DENVER, CO 80202
 (303) 733-1111
 FAX (303) 733-1112

RICK BALDOCCI, P.E.
 #38092

AMENDED LAND USE PLAN
 HOLDEN AVENUE PD

LAND USE PLAN

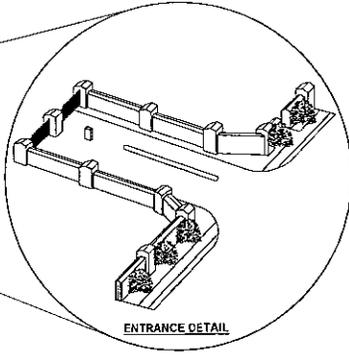
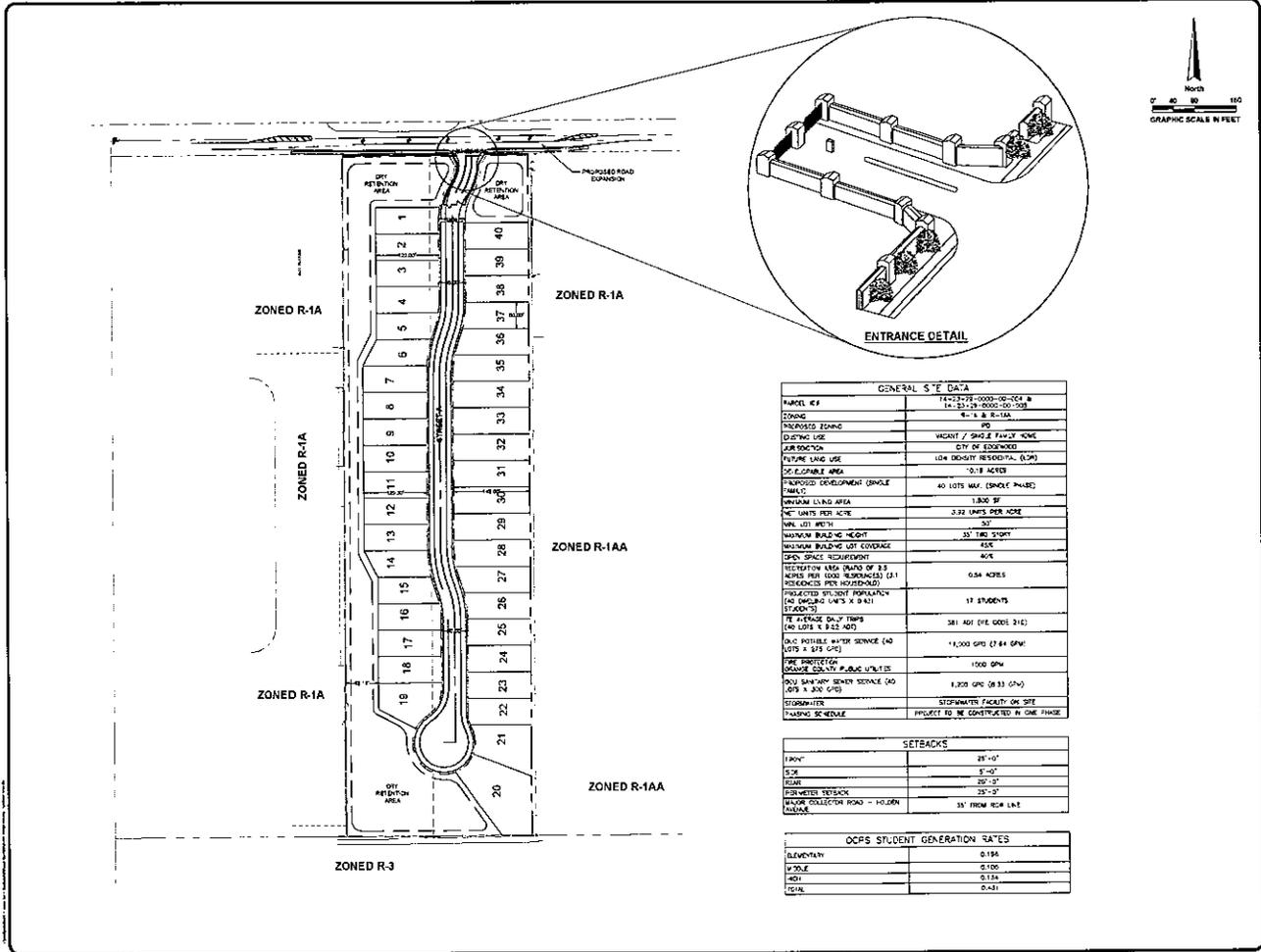
THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

SCALE:			
NO.	DATE	BY	REVISION/DESCRIPTION

DESIGNED BY: RVB
 DRAWN BY: GFS
 CHECKED BY: RVB
 APPROVED BY: RVB
 DATE: 12-16-2015

AVCON PROJECT NO: 2045 099 41

SHEET NUMBER
C300



GENERAL SITE DATA	
PANEL #	14-23-72-0000-00-004 B (14-23-72-0000-00-100B)
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	0.18 ACRES
PROPOSED DEVELOPMENT (SINGLE FAMILY)	40 LOTS MAX. (SINGLE PHASE)
MINIMUM LIVING AREA	1,300 SF
MAX LOTS PER ACRE	3.32 LOTS PER ACRE
MAX LOT AREA	327
MAXIMUM BUILDING HEIGHT	33 TWO STORY
MINIMUM BUILDING LOT COVERAGE	65%
OPEN SPACE REQUIREMENT	40%
RECREATION AREA (RATIO OF 3.5 ACRES PER 1000 RESIDENTS) (211 RESIDENTS PER HOUSEHOLD)	0.34 ACRES
PROJECTED STUDENT POPULATION (AS OAKLAND LANE'S 30 ACSI STATION)	17 STUDENTS
PER AVERAGE DAILY TRIP (40 LOTS X 0.425 ADU)	168 ADU (PER HOUR 312)
ONE POSSIBLE WATER SERVICE (40 LOTS X 0.75 GPD)	1,000 GPD (7.64 GPM)
FIRE PROTECTION (HOUSE 0.0475 PUBLIC UTILITY)	1500 GPM
SEWER SANITARY SEWER SERVICE (40 LOTS X 0.03 GPD)	1,200 GPD (9.13 GPM)
STORMWATER	STORMWATER FACILITY ON SITE
TRAVELING SCHEDULE	PROJECT TO BE CONSTRUCTED IN ONE PHASE

SETBACKS	
FRONT	25'-0"
SIDE	5'-0"
REAR	25'-0"
PERMITS SETBACK	25'-0"
MAJOR COLLECTOR ROAD - HOLDEN AVENUE	35' FROM REAR LOT

OCPS STUDENT GENERATION RATES	
ELEMENTARY	0.194
JUNIOR	0.100
HS	0.134
TOTAL	0.428



AVCON
 AVCON INC.
 1011 E. 17th St., Suite 200
 Edgewood, WA 98020
 Phone: (206) 465-1100
 Fax: (206) 465-1101
 Email: info@avcon.com

RICK BALDOCCHI, P.E.
 #38092

AMENDED LAND USE PLAN

HOLDEN AVENUE PD

CONCEPT PLAN

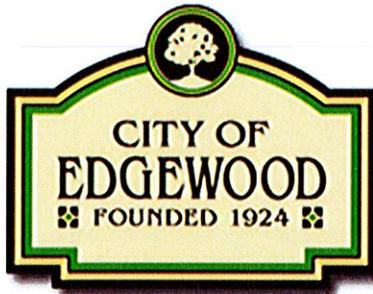
SCALE:

NO.	DATE	BY	DESCRIPTION

DESIGNED BY: RVB
 DRAWN BY: CFS
 CHECKED BY: RVB
 APPROVED BY: RVB
 DATE: 12-18-2015

AVCON PROJECT No. 2015-099-41

SHEET NUMBER
C301



405 Larue Avenue - Edgewood, Florida 32809-3406
(407) 851-2920

DRC May 12, 2016 HOLDEN AVENUE PD

PURPOSE:

Discussion of the development concept planned for tax parcels 14-23-29-0000-00-004 and 14-23-29-0000-00-005; land area total is 10.18 acres.

CITY PLANNING ISSUES:

Using the PD Zoning District:

- Please provide narrative on how the proposal meets the intent and purpose of the PD zoning district/What is the benefit to the City of not using Euclidean Zoning?

Intent and Purpose of PD Zoning District (Excerpt from Sec. 134-456(b))
To provide for planned residential communities, containing a variety of residential structures and diversity of building arrangements, with complementary and compatible residential AND nonresidential uses developed in accordance with an approved development plan.
To allow diversification of uses, structures, and open spaces in a manner compatible with existing and permitted land uses on abutting properties.
To reduce public facility and energy costs 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.
To ensure that development will occur according to limitations of use, design, density, coverage and phasing stipulated on an approved development plan.
To preserve the natural amenities and environmental assets of lands by encouraging the preservation and improvement of scenic and functional open areas.
To encourage an increase in the amount and use of open space areas by permitting a more economical and concentrated use of building areas than would be possible through conventional Euclidean zoning districts.
To provide maximum opportunity for application of innovative concepts of site planning in the creation of aesthetically pleasing living, shopping and working environments on properties of adequate size, shape and location.
To provide for the flexibility in site design and technical requirements that is not available in conventional Euclidean zoning districts.
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.

Consistency with City's Land Use Vision:

- Staff is concerned that the property directly to the west will become difficult to re-develop consistent with the City's future land use vision – low density residential. That parcel, tax 14-23-29-0000-00-002, is 1.4-acre (165'x365'). Whereas, the City cannot force assemblage, Code Section 126-282 requires street stubs to adjoining unplatted areas to be provided when needed to provide for proper traffic circulation. The proposed land use plan does not include cross access to the adjacent property. Lack of a coordinated access will create pressure for redevelopment of the 1.4 acre parcel to a nonresidential use. The recommended distance for the stubbed out road, is 100 feet south of Holden Avenue.

Consistency with City's Objective to maintain an efficient transportation system:

- The lack of provision of stubbed-out roads to adjacent property will reduce traffic efficiency on Holden Avenue. The omission of cross access will lead to unnecessary multiple curb cuts along Holden Avenue as the undeveloped land east and west of the subject property develops.
- The proposed land use plan is contrary to Code Section 126-280 which limits the maximum length of a cul de sac to 500 feet, or 1000 feet when serving odd-shaped parcels of land that cannot be developed in any other manner. The cited code section establishes a 22 lot maximum when the 500 feet cul-de-sac length is exceeded. The proposed land use plan is contrary to this code standard. The cul-de-sac length proposed on the submitted land use plan is ±1000 feet and includes forty (40) lots. Development under the current zoning district(s), with the minimum lot width of 85 feet, would result in 22 lots, consistent with code.
- Cross access can be provided even with the proposal of a gated community.

Parks/Open Space/Landscaping

- Code Section 126-337 calls for 5% of the site to be a recreation area, or alternatively, the owner/developer is to pay the city a sum of money equal to five percent of the value of the gross area to be subdivided to be used by the city for the purpose of acquiring park and recreation areas. Narrative is needed from the applicant to identify how this Code requirement will be met.
- Please provide details of the 40% open space identified on the land use plan.
- Provision of a narrative of the entrance wall materials and landscaping is recommended as well as if a minimum amount of landscaping is being proposed on each lot and/or along the subdivision perimeter.

Other

- Minimum lot area needs to be identified.
- Lift station location should be identified.
- Any requested/necessary deviation from Code requirements must be included on the land use plan.
- The development review committee must complete its review at least 21 days prior to the date of the planning and zoning board public hearing in order for the proposed land use plan to be placed on the agenda.

Comparison of Proposed PD and City Euclidean Zoning Districts					
	Proposed	R1AA	R1A	R1	R2
Min Lot Area	?	10,890	9000	7500	5000
Min House size	1800	2200	1800	1500	500
Min Lot Width	50	90	85	75	50
Min Front yard	25	30	30	25	25
Min Rear Yard	20	35	35	30	25
Min Side Yard	5	10	10	7.5	6

CITY ENGINEERING ISSUES:

Repeat comments from previous submittal that have not been addressed:

Land Use Plan identifies maximum height of 35 feet 2 story homes. County fire flow protection is listed at 1000 gpm on plan. Will the fire flow requirements be greater with 5 foot setbacks and 2 story homes?

Please provide either graphically or by note the location and distance to the points of connection to the water and sanitary systems. For the sanitary system, please indicate if the connection point is a gravity or force main connection.

Trips per day – LDC sec 126-279, Division 3 Streets, design specifications calls for streets to be classified based on projected traffic volumes. For SF lots 75 feet or less in width, use 10.4 daily trips per dwelling. That equates to 416 trips per day for the 40 lots. Plans show 381 TPD.

Has a study been performed on Holden Avenue and can that road accept an additional 400 plus trips per day?

Please provide a typical roadway section for the 50 foot right-of-way.

Holden Avenue PD is listed as the project name (sec. 134-460). Will this be the final name?

LDC 126-337 calls for 5% recreational area on the site. Land Use Plan shows that 0.54 acres is to be provided, Due to limited size and location, it is preferred that an alternate as outlined in the code is provided in lieu of dedication of the property to the City.

New comments:

Cover Sheet:

Please revise the date so that it corresponds to the submittal date to the City

Please correct the utility provider information. OUC only supplies water.

C100

The parcel owner information for the property to the west of the project is not correct.

C301

Label the existing street across from the proposed development.

Provide the distance to the intersections to the east and west of the development.

The sanitary sewer flow calculation for the property is not correct.

Please explain how the water flow for the property will be lower than the sanitary flows for the property. Plus, the FDEP design criteria requires a flow of 100 GPD per person. The plans indicate that there will be 3.1 persons per household. Revise the information on the plans accordingly.