

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  
Wednesday, February 17, 2016  
1:30 p.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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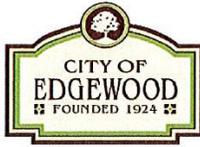
- 1. Call to Order**  
Roll Call and Determination of a Quorum
- 2. Adoption of Committee Rules**

**DRC BUSINESS**

- 3. Holden Avenue Proposed PD & Land Use Plan** (Parcel ID# 14-23-29-000-00-004 & 14-23-29-000-00-005)
  - DRC Application ~ New Project Review
  - Application For Rezoning
  - Holden Avenue PD – Land Use Plan
- 4. Old Business – None**
- 5. Additional Business**
- 6. Discussion**
- 7. Adjournment**

You are welcome to attend and express your opinion. Please be advised that Section 286.0105, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made.

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.



From the desk of the City Clerk.... *BK*  
Bea L. Meeks, MMC, CPM, CBTO

**TO:** Mayor Bagshaw, DRC Liaison, DRC Members City Clerk Bea L. Meeks, Police Chief Francisco, Engineer Mahler and Planner Hardgrove

**DATE:** February 11, 2016

**RE:** February 17, 2016 DRC Meeting

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Resolution 2002-R005 established the creation of the City of Edgewood's Development Review Committee (DRC) [see attached Resolution]. The approved Resolution provides that the Committee **shall** adopt rules necessary to the conduct of its affairs and in keeping with the provisions of the City's codes and ordinances. For this reason, after the opening of the meeting, the DRC needs to establish rules for the committee including public participation. Below is a template General Rules of Order for your consideration.

#### GENERAL RULES OF ORDER

In accordance with Section 286.0114, Florida Statutes, any member of the public can be heard on any matter before the Committee today.

The Committee is pleased to hear all non-repetitive comments. However, since a general time **limit of five (5) minutes is allotted** to the proponents/opponents of an issue, large groups are asked to name a spokesperson. If you wish to appear before the Committee, please fill out an Appearance Request Form and give it to the City Clerk. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone. ROBERTS RULES OF ORDER govern the conduct of the meeting.

RESOLUTION #2002-R005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD,  
FLORIDA APPOINTING A DEVELOPMENT REVIEW COMMITTEE FOR THE  
CITY OF EDGEWOOD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA AS  
FOLLOWS:

WHEREAS, the City of Edgewood City Council at its meeting of May 7, 2002 adopted Ordinance #2002-004 providing for the creation a Planned Development (PD) Zoning District, providing for application and approval processes, procedures and requirements relating to the PD Zoning District, providing for Planned Development Amendments, providing for control of Planned Development following approval;

WHEREAS, pursuant to Ordinance #2002-004, the City of Edgewood desires to appoint a Development Review Committee (DRC) to review proposed land use plans prior to enactment of an ordinance assigning the PD zoning district to the subject parcels and shall evaluate any proposed development plans connected with the subject parcels for consistency with the land use plan and all applicable City ordinances, regulations, and policies;

WHEREAS, the Edgewood City Council at its meeting of April 16, 2002, reviewed and concurred that the Development Review Committee shall consist of, but not be limited to: the City Engineer, Police Chief, City Clerk, and Planning Consultant, with the City of Edgewood Mayor serving as liaison member, and that such members shall serve at the pleasure of Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDGEWOOD

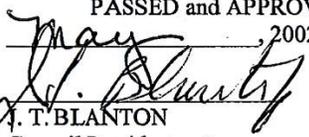
SECTION 1. The Edgewood City Council hereby authorizes the creation of a Development Review Committee for the review of land use plans for proposed PD zoning district parcels and shall evaluate any proposed development plans connected with the subject parcels and shall further perform all duties delegated to the Committee by Ordinance #2002-004 and any subsequent ordinance or resolution enacted by City Council. The Committee shall also carry out such other review duties as may be assigned to it by the City Council.

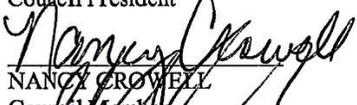
SECTION 2. The Edgewood City Council confirms that the Development Review Committee shall consist of, but not be limited to, the City Engineer, Police Chief, City Clerk, and Planning Consultant with the City of Edgewood Mayor serving as liaison member, and that such members shall serve at the pleasure of Council.

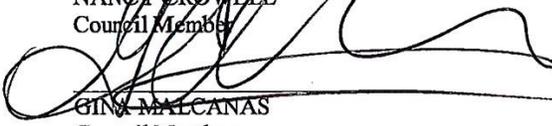
SECTION 3. The Committee shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of the City's codes and ordinances. All meetings shall be open to the public. The committee shall keep a summary of its proceedings. The Committee shall reflect in its summary all official actions, which summary shall be a public record.

The effective date of this Resolution shall be immediately upon its passage by the City of Edgewood, Florida.

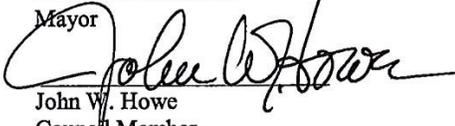
PASSED and APPROVED by the City Council of the City of Edgewood, Florida, this 7 day of May, 2002.

  
J. T. BLANTON  
Council President

  
NANCY CROWELL  
Council Member

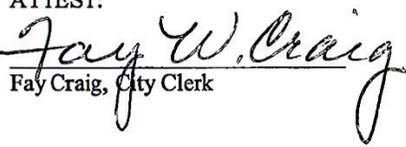
  
GINA MALCANAS  
Council Member

  
DIANE D'AURORA  
Mayor

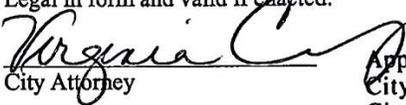
  
John W. Howe  
Council Member

  
LINDA WINTER  
Council Member

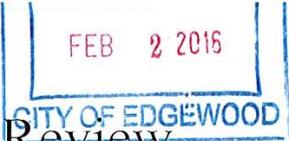
ATTEST:

  
Fay Craig, City Clerk

Legal in form and valid if enacted:

  
City Attorney

Approved by:  
City of Edgewood, Florida  
City Council meeting of 5-7-02  
Item# \_\_\_\_\_ Doc. # \_\_\_\_\_



# DRC Application ~ New Project Review

Edgewood City Hall  
405 Larue Avenue  
Edgewood, FL 32809

Submittal Date: January 29, 2016

**Project Type:**

- Land Use Plan (LUP)
- Land Use Plan Amendment (LUPA)
- Preliminary Subdivision Plan (PSP)
- Development Plan (DP)
- Special Exception

**Required Forms:**

- Variance
- Relationship Disclosure
- Other \_\_\_\_\_

**Project Information:**

Project Name: Holden Avenue PD  
 PD Name (as approved by the City): To Be Determined  
 PSP Name (as approved by the City): To Be Determined  
 Current Zoning: R-1A and R-1AA

**Location:**

(South of): Holden Ave.  
 (East of): Orange Blossom Trail  
 Parcel ID #(s): 14-23-29-0000-00-004 & 14-23-29-0000-00-005

**Site Data:**

Total Acreage: 10.18 CEA # \_\_\_\_\_ CAD # \_\_\_\_\_

Residential:  Single-Family  Multi-Family

Minimum Living Area: 1500 SF Minimum Lot Width: 50 Feet Maximum Building Height: 35 Feet  
 Proposed Square Footage: \_\_\_\_\_ # Rooms/Units: \_\_\_\_\_

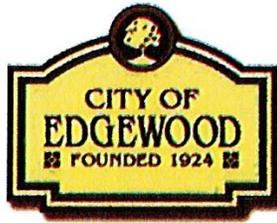
Owner/Developer Information:	Engineer/Applicant Information:
<b>Khaled Hussein</b>	<b>AVCON, Inc.</b>
<b>Address:</b> 8671 Currituck Sound Ln., Orlando, FL 32829	<b>Address:</b> 5555 Michigan Street, Ste. 200, Orlando, FL 32822
<b>Phone:</b> (321) 695-7772	<b>Phone:</b> (407) 599-1122 )
<b>Fax:</b> (407) 599-1122	<b>Fax:</b> (407) 599-1133
<b>Email Address:</b> kal007@aol.com	<b>Email Address:</b> rvb@avconinc.com

**DRC Meeting:**

**\$500.00 for Pre-Application meeting, mandatory** for subdivision and commercial site plans. Optional for all others. Reference Resolution No. 2002-05 adopted on 05/07/2002.

**Planned Development (PD) Development Plan (DP):**

**\$1,000.00 plus \$10.00 per dwelling unit for residential \$1,000.00 plus \$50.00 per acre for non residential.** Section 134-458 (1) & (3) (Ord. No. 2004-04 adopted on 12/28/2004).



## 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.

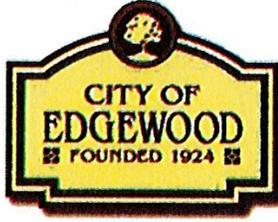
A COMPLETE application with all required attachments and ten (10) copies must be submitted to the City Clerk 40 days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for.

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.

<b>Applicant's Name:</b>	Khaled Hussein	<b>Owner's Name:</b>	Karen Jane Thornton and First Equity Development Group, Inc.
<b>Address:</b>	8671 Currituck Sound Ln. Orlando, FL 32829	<b>Address:</b>	2920 Biron Rd., Saint Cloud, FL 34772 / 2255 Glades Road, 524A, Boca Raton, FL
<b>Phone Number:</b>	321-695-7772	<b>Phone Number:</b>	352-343-2225 (attorney) / 321-624-4726
<b>Fax:</b>	407-599-1122	<b>Fax:</b>	
<b>Email:</b>	kal007@aol.com	<b>Email:</b>	bill@CFLegal.com / reed@gentryland.com
<b>Legal Description:</b>	W 165 FT OF BEG 440 FT E OF NW COR OF SEC RUN E 352 FT S 1320 FT W 352 FT N TO POB IN SEC 14-23-29, AND E 187 FT OF FOLLOWING DESC AS BEG 440 FT E OF NW COR OF SEC RUN E 352 FT S 1320 FT W 352 FT N 1320 FT TO POB (LESS N 30 FT FOR RW) IN SEC 14-23-29		
<b>Zoned:</b>	R-1-AA, R-1-A		
<b>Location:</b>	1110 and 1130 Holden Ave., Orlando, FL 32839		
<b>Tract Size:</b>	4.63 and 5.55 for a total of 10.18 acres		
<b>Existing on Site:</b>	Single Family Residence / Vacant		

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-1-A and R-1-AA
Proposed zoning districts and boundaries	PD (Planned Development)
Purpose of request:	To provide a consistent zoning for both parcels that will allow residential development that meets 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		Date:	12/23/2015
Applicant's Printed Name	Khaled Hussein	Date:	
Owner's Signature			
Owner's Printed Name			

(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"

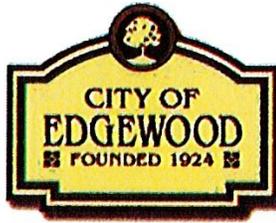
AT LEAST TEN (10) DAYS PRIOR TO THE DATE OF THE PUBLIC HEARING BEFORE THE BOARD, THE PERSON FILING THE APPLICATION SHALL PLACE IN A CONSPICUOUS AND EASILY VISIBLE LOCATION ON THE PROPERTY A SIGN FURNISHED BY THE CITY.

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:		Rec'd By:	
Forwarded To:			
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)



## 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

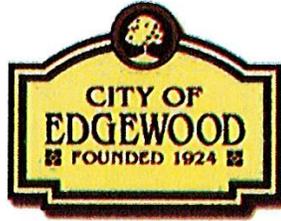
P&Z shall give consideration to following factors:

- 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)



**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



# Agent Authorization Form

FOR PROJECTS LOCATED IN THE CITY OF EDGEWOOD

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

I/WE, (PRINT PROPERTY OWNER NAME) Karen Jane Thornton AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, PID 14-23-29-0000-00-004, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME) Khaled Hussein TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Platting, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

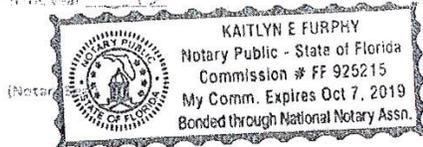
Date 12-10-15 X Karen J. Thornton Karen Jane Thornton  
Signature of Property Owner Print Name Property Owner

Date \_\_\_\_\_ Signature of Property Owner Print Name Property Owner

STATE OF FLORIDA  
COUNTY OF Osceola

I certify that the foregoing instrument was acknowledged before me this 10 day of December, 2015 by Karen Thornton. He/she is personally known to me or has produced P.D. 7053516 575840 as identification and did/did not take an oath.

Witness my hand and official seal in this court and in the stated above on the 10 day of December in the year 2015

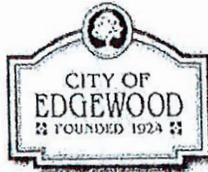


X Kaitlyn E Furphy  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires October 7, 2019

Legal Description(s) or Parcel Identification Number(s) are required:  
PARCEL ID#:  
LEGAL DESCRIPTION:

Please hand deliver to Edgewood City Hall at 405 Larue Avenue. For additional questions, please contact Edgewood City Hall at (407) 851-2920, or send email to [bmcc@edgewood-fl.gov](mailto:bmcc@edgewood-fl.gov) or [trepp@edgewood-fl.gov](mailto:trepp@edgewood-fl.gov).

Revised: 12-8-2011



# Agent Authorization Form

FOR PROJECTS LOCATED IN THE CITY OF EDGEWOOD

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

I/WE, (PRINT PROPERTY OWNER NAME) FIRST EQUITY DEVELOPMENT GROUP, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 1110 HOLDEN AVE ORLANDO, FL 32806, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME) Khaled Hussein, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, PD/REZONING, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 12-9-15 [Signature] Signature of Property Owner Robert S. Harrell Print Name Property Owner  
V. Pres

Date: \_\_\_\_\_ Signature of Property Owner \_\_\_\_\_ Print Name Property Owner

STATE OF FLORIDA:

COUNTY OF Orange

I certify that the foregoing instrument was acknowledged before me this 9 day of December, 2015 by Robert Harrell. He/she is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 9 day of December in the year 2015.



Adrienne Langenbach  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires: 3-22-2018

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID#:
LEGAL DESCRIPTION:

Please hand deliver to Edgewood City Hall at 405 Larue Avenue. For additional questions, please contact Edgewood City Hall at (407) 851-2920, or send email to [bmeeeks@edgewood-fl.gov](mailto:bmeeeks@edgewood-fl.gov) or [srepp@edgewood-fl.gov](mailto:srepp@edgewood-fl.gov)

Revised: 12-8-2015

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

# 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

LOCATION MAP:



### LEGAL DESCRIPTION

**LEGAL DESCRIPTION PARCEL A**  
 THE WEST 185.00 FEET OF THE FOLLOWING TRACT BEGINNING AT A POINT 140 FEET EAST OF THE WEST 1/4 CORNER OF THE SECTION 23 SOUTH, RANGE 29 EAST, T19N R13E, THENCE SOUTH 13.00 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE WEST 130.00 FEET TO THE WEST 1/4 CORNER OF THE SAID NORTHWEST 1/4, THENCE WEST 130.00 FEET TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION PARCEL B**  
 THE EAST 187.00 FEET OF THE FOLLOWING TRACT BEGINNING AT A POINT 140 FEET EAST OF THE WEST 1/4 CORNER OF THE SECTION 23 SOUTH, RANGE 29 EAST, T19N R13E, THENCE SOUTH 13.00 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE WEST 130.00 FEET TO THE WEST 1/4 CORNER OF THE SAID NORTHWEST 1/4, THENCE WEST 130.00 FEET TO THE POINT OF BEGINNING.

TOTAL ACRES: 10.18 ACRES MORE OR LESS

AVCON PROJECT NO. 2015.099.41

DATE 01/22/2016

REVISIONS			
NO.	DATE	DESCRIPTION	SHEETS

### Sheet List Table

Sheet Number	Sheet Title
CS000	Cover Sheet
C100	Project Survey
C200	Aerial, Sols, Topo & Flood Plain
C300	Land Use Plan
C301	Concept Plan

### PROJECT TEAM:

**OWNER**  
 KAREN JANE THORNTON  
 2890 BRION RD.  
 SAINT CLOUD, FL 34772  
 (407) 333-3233

**FIRST EQUITY DEVELOPMENT GROUP INC.**  
 5500 S ORANGE AVE  
 ORLANDO, FL 32839  
 (321) 966-7772

**APPLICANT**  
 KHALED HUSEIN  
 8971 CURRIEWOOD SOUND LN  
 ALTAMONTE SPRINGS, FL 32829  
 (407) 966-1122

**CIVIL ENGINEER**  
 AVCON, INC.  
 5585 EAST MICHIGAN STREET, SUITE 200  
 ORLANDO, FL 32822  
 (407) 966-1122

**SURVEYOR**  
 AMERICAN SURVEYING & MAPPING, INC.  
 1030 N. ORLANDO AVE, SUITE B  
 WINTER PARK, FLORIDA 32789  
 (407) 266-9798

### UTILITY PROVIDERS

**WATER / SEWER / WASTEWATER**  
 ORLANDO UTILITIES COMMISSION (OUC)  
 3600 GARDENIA AVE  
 (407) 423-3018

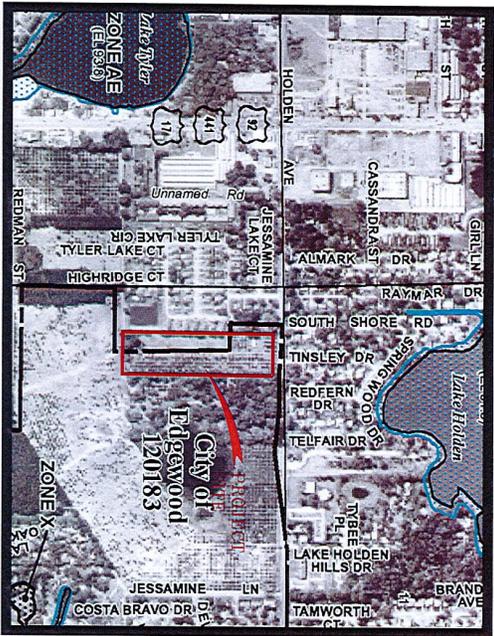
ENGINEER OF RECORD:



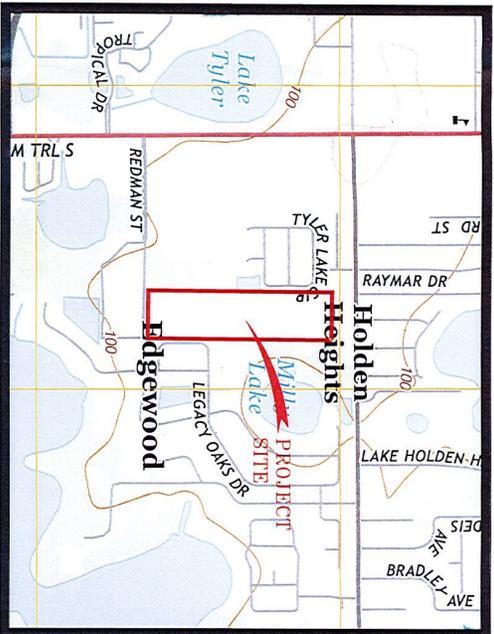
**RICK V. BALDOCCHI**  
 FL P.E. #38092



**FLOOD MAP**



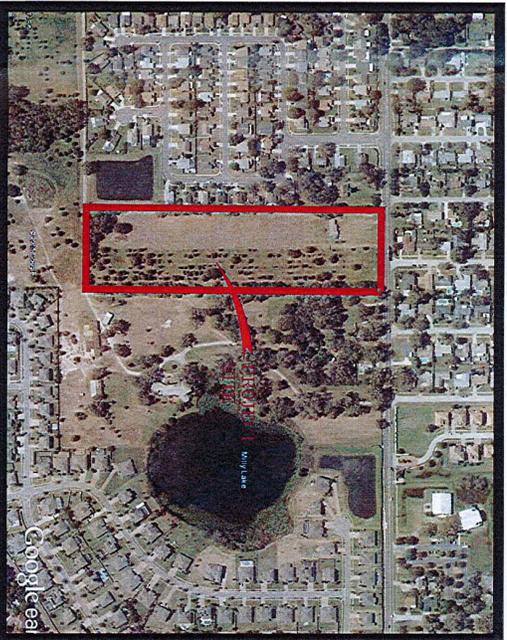
**USGS TOPO MAP**



**SOILS MAP**



**AERIAL MAP**



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



AVCON, INC.  
 11015 W. WOODLAWN BLVD. SUITE 100  
 HOUSTON, TEXAS 77036  
 (281) 415-1100  
 WWW.AVCON.COM

RICK BALDOCCHI, P.E.  
 #38092

AMENDED LAND  
 USE PLAN

HOLDEN AVENUE PD

AERIAL, SOILS, TOPO &  
 FLOOD PLAN

SCALE:

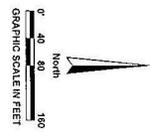
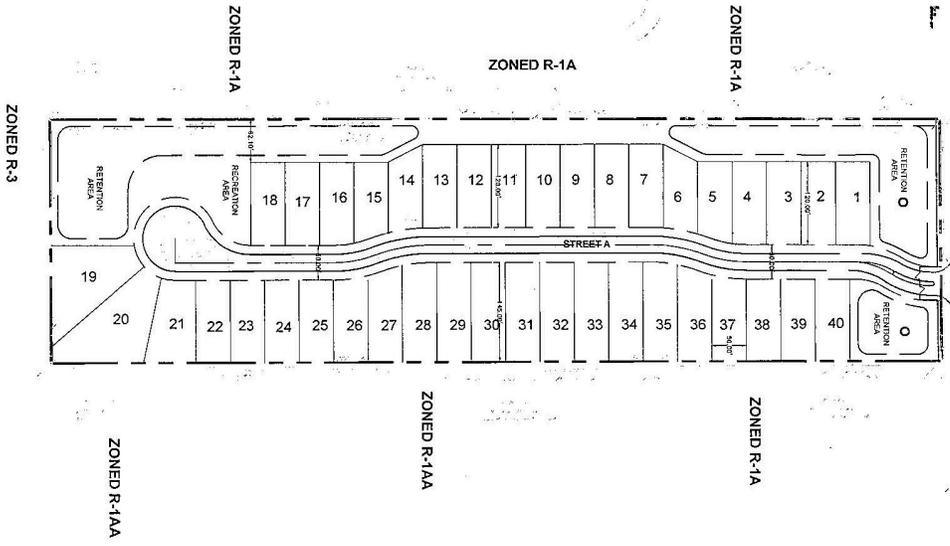
NO.	DATE	BY	DESCRIPTION

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

AVCON PROJECT No. 2016 PW

SHEET NUMBER

C200



GENERAL SITE DATA	
PARCEL I.D.#	14-23-29-0000-00-00.4 & 14-23-29-0000-00-005
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	1,500 SF
NET UNITS PER ACRE	3.92 UNITS PER ACRE
MIN. LOT WIDTH	50'
MAXIMUM BUILDING HEIGHT	35' TWO STORY
MAXIMUM BUILDING LOT COVERAGE	45%
OPEN SPACE REQUIREMENT	40%
RECREATION AREA (RATIO OF 2.5 ACRES PER 1000 RESIDENCES) (3.1 RESIDENCES PER ACRE)	0.54 ACRES
PROPOSED STUDENT POPULATION (40 LOTS X 5 STUDENTS)	17 STUDENTS
PER AVERAGE DAILY TRIPS (40 LOTS X 9.92 ADT)	381 ADT (PER CODE 210)
OUC PORTABLE WATER SERVICE (40 LOTS X 27.5 GPD)	11,000 GPD (7.64 GPM)
FIRE PROTECTION (ORANGE COUNTY PUBLIC UTILITIES)	1000 GPM
OCC SANITARY SEWER SERVICE (40 LOTS X 300 GPD)	1,200 GPD (8.33 GPM)
STORMWATER	STORMWATER FACILITY ON SITE
PAVING SCHEDULE	PROJECT TO BE CONSTRUCTED IN ONE PHASE

SETBACKS	
FRONT	25'-0"
SIDE	5'-0"
REAR	20'-0"
PERIMETER SETBACK	25'-0"
MAJOR COLLECTOR ROAD - HOLDEN AVENUE	35' FROM ROW LINE

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

**AMENDED LAND USE PLAN**

HOLDEN AVENUE PD

**CONCEPT PLAN**

**AVCON INC.**

3818 HOLDEN AVENUE, SUITE 200, EDGEMOOD, VA 22604

CONTACT: RICK BALDOCCHI, P.E. #38092

**SCALE:**

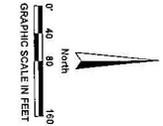
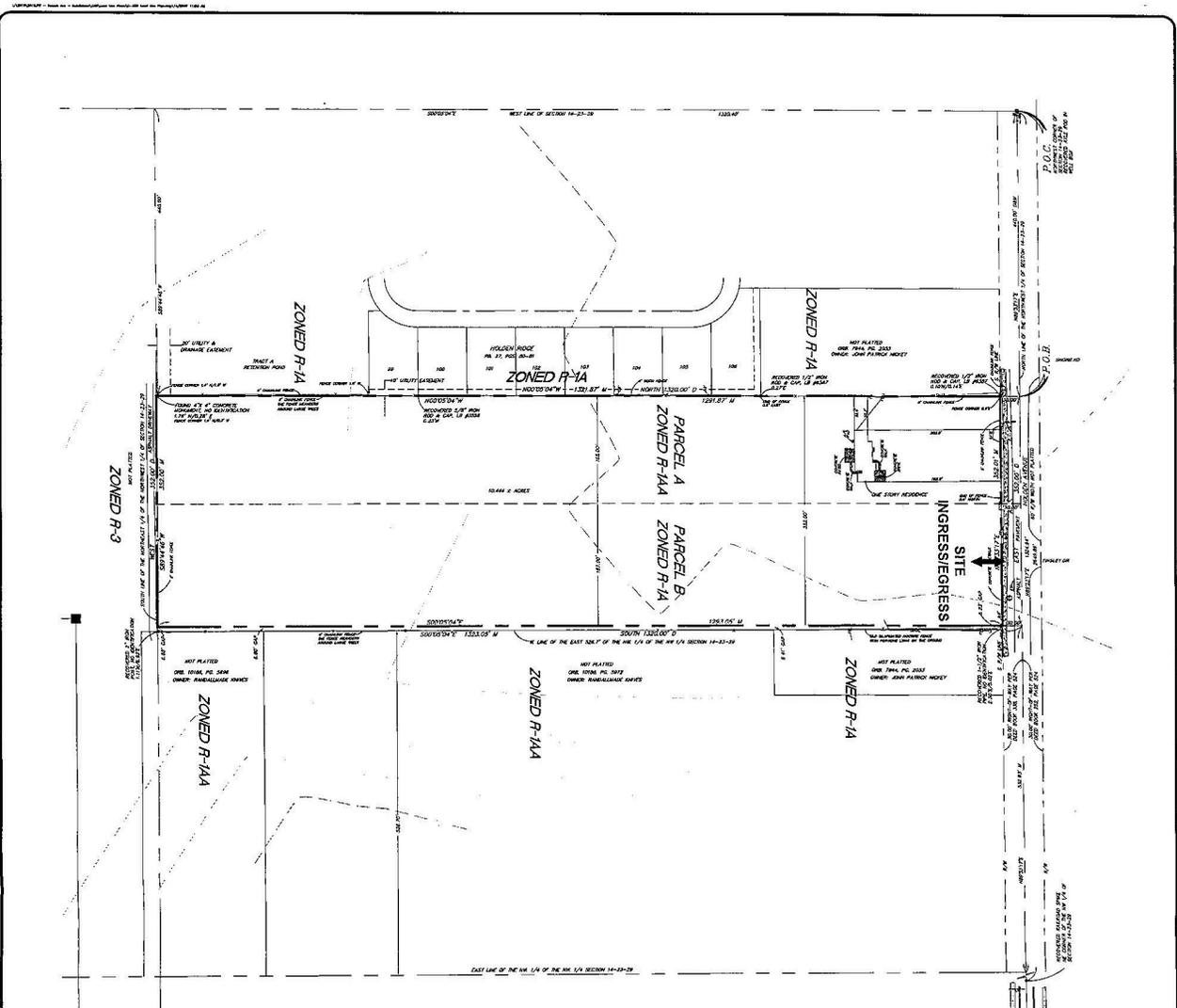
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AVCON PROJECT No. 2015.093.41

**SHEET NUMBER**

**C301**



**GENERAL SITE DATA**

PARCEL ID#	14-23-29-0000-00-004 & 14-23-29-0000-00-005
ZONING	R-1A & R-1A4
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	1,500 SF
NET UNITS PER ACRE	3.92 UNITS PER ACRE
MIN. LOT WIDTH	50'
MAXIMUM BUILDING HEIGHT	35' TWO STORY
MAXIMUM BUILDING LOT COVERAGE	45%
OPEN SPACE REQUIREMENT	40%
RECREATION AREA (RATIO OF 2.5 ACRES PER 1000 RESIDENCES) (3.1 RESIDENCES PER HOUSEHOLD)	0.54 ACRES
PROTECTED STUDENT POPULATION (40 DWELLING UNITS X 0.431 STUDENTS)	17 STUDENTS
TRE AVERAGE DAILY TRAFFIC (10 LOTS X 2.92 ADT)	29.2 ADT (ITE CODE 210)
QUC POTABLE WATER SERVICE (40 LOTS X 275 GPD)	11,000 GPD (7.64 GPM)
FIRE PROTECTION	1000 GPM
ORANGE COUNTY PUBLIC UTILITIES	1,200 GPD (8.33 GPM)
ORANGE COUNTY SEWER SERVICE (40 LOTS X 300 GPD)	
STORMWATER	STORMWATER FACILITY ON SITE
PARKING SCHEDULE	PROJECT TO BE CONSTRUCTED IN ONE PHASE

**SETBACKS**

FRONT	25'-0"
SIDE	5'-0"
REAR	20'-0"
FENCE/RETAINMENT WALL	25'-0"
MAJOR COLLECTOR ROAD - HOLDEN AVENUE	35' FROM ROW LINE



AVCON INC.  
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**RICK BALDOCCHI, P.E.**  
#38092

**AMENDED LAND USE PLAN**

HOLDEN AVENUE PD

**LAND USE PLAN**

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AVCON PROJECT NO. 2015-099-41

**SHEET NUMBER**  
**C300**