



Interoffice Memorandum

Handwritten initials, possibly "AS", in the top right corner.

04-19-16A10:21 RCVD

DATE: April 15, 2016 04-19-16A10:25 RCVD

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Lisette M. Egipciaco, Development Coordinator Planning Division *Jme*

CONTACT PERSONS: Lourdes O'Farrill, Development Coordinator Planning Division 407-836- 5686 Lourdes.O'Farrill@ocfl.net & Lisette M. Egipciaco, Development Coordinator Planning Division 407-836- 5684 Lisette.Egipciaco@ocfl.net

SUBJECT: Request for Board of County Commissioners Public Hearing

Project Name: Orangewood PD / Williamsburg Downs Shopping Center Preliminary Subdivision Plan – Substantial Change - Case # CDR-16-01-016

Type of Hearing: Substantial Change

Applicant(s): Steve Brandon
Brandon Partners
200 Pasadena Place
Orlando, Florida 32803

Commission District: 1

General Location: South of Central Florida Parkway / West of Orangewood Boulevard

May 24, 2016 @ 2pm

Parcel ID # (s) 07-24-29-9293-00-010

of Posters: 2

Use: 146,756 square feet of retail / commercial uses

Size / Acreage: 16.01

BCC Public Hearing
Required by: Sections 34-69 and 30-89, Orange County Code

Clerk's Advertising
Requirements: (1) At least 7 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

And

(2) At least 7 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property abutting and surrounding the subject property.

Spanish Contact Person: Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-5686.

Material Provided:

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*)

SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

Please include the following information in the Notice to Abutters - This request is to add 5,600 square feet of retail / commercial uses to the Orangewood PD / Williamsburg Downs Preliminary Subdivision Plan to support the renovation / expansion of the existing Publix store and the development of a future outparcel; District 1; South of Central Florida Parkway / West of Orangewood Boulevard.

Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

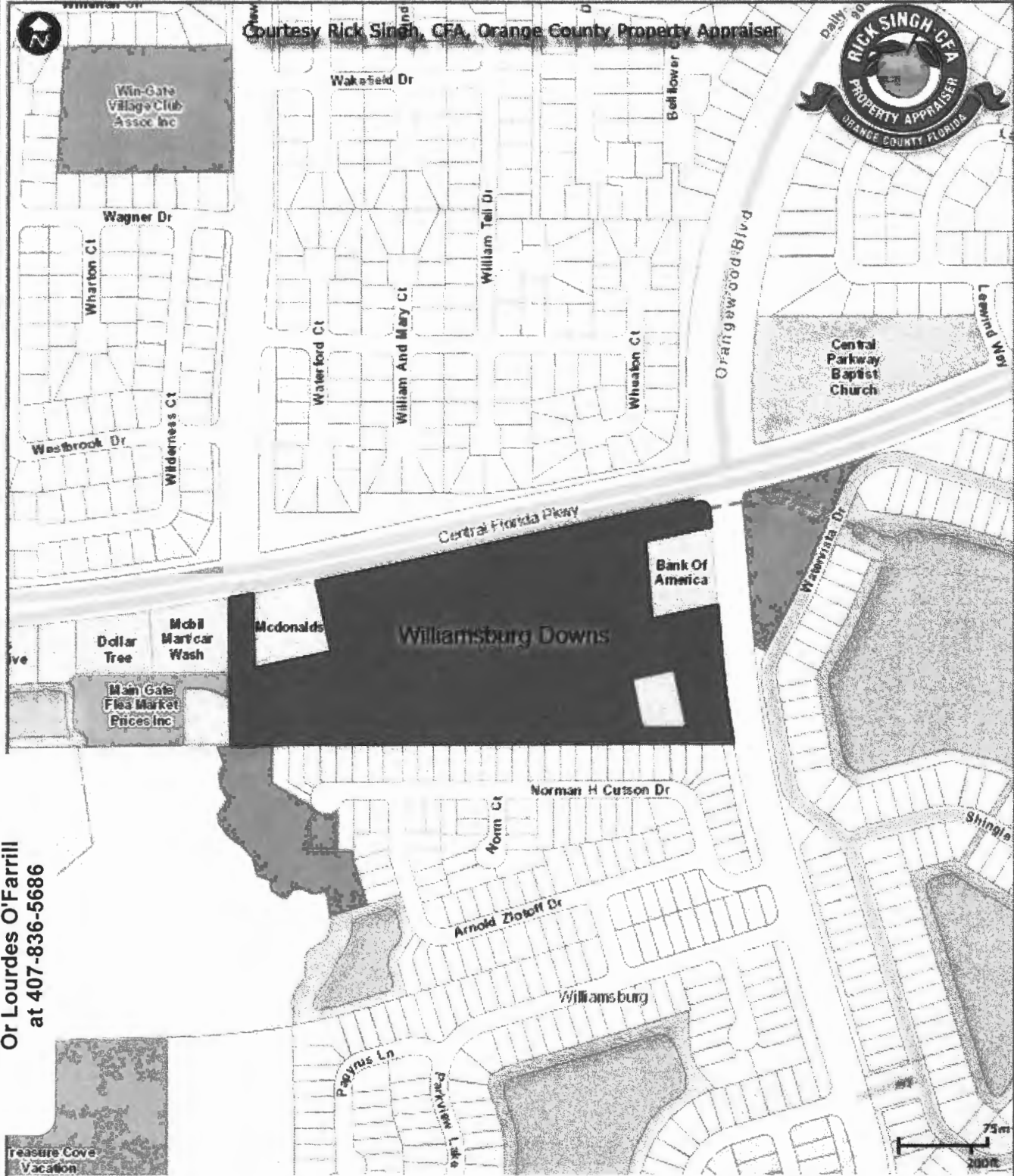
Please notify Lourdes O'Farrill and Lisette Egipciano of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

OCPA Web Map

Florida Turnpike	Major Road	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Road	Brick Road	Lot Line	Governmental/Institutional/Religious	Water Land	Lakes and Rivers
Toll Road	Gated Roads	Rail Road	Residential	Commercial/Industrial	County Boundary	Building
Road Under Construction	Proposed SunRail	Agriculture	Agricultural/Cellular	Park	Hospital	

Courtesy Rick Singh, CFA, Orange County Property Appraiser



For questions regarding this map, please call Lisette Egipciano at 407.836.5684 Or Lourdes O'Farrill at 407-836-5686

Created: 4/4/2016

This map is for reference only and is not a survey.

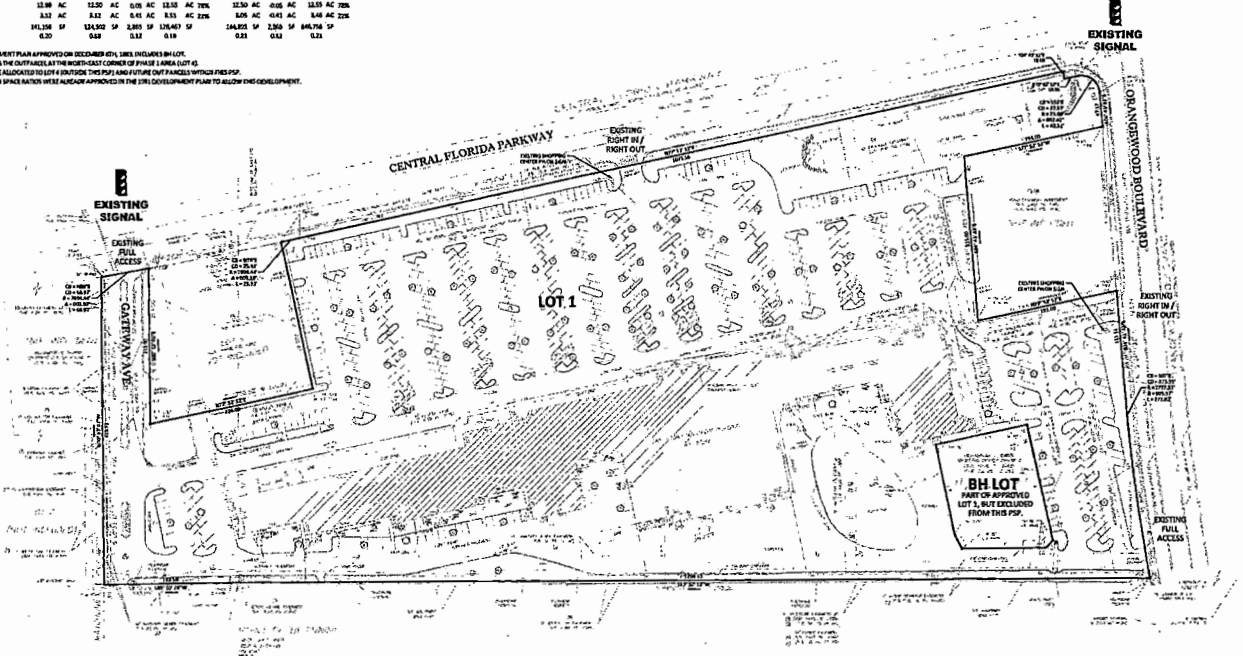
SITE DATA

PROJECT AREA: 15.13 AC
 ZONING: PUD-1 (COMMERCIAL DEVELOPMENT)
 BUILDING HEIGHT: 40 FT (MAX)
 BUILDING SETBACKS: 10 FT
 FRONT: 40 FT
 SIDE: 10 FT
 REAR: 10 FT

NOTES:
 1. LANDSCAPE PLAN SHALL BE PROVIDED AT THE TIME OF SUBMITTAL OF FINAL DEVELOPMENT PLAN.
 2. ALL UTILITIES SHALL BE SHOWN AND DEPTH SHALL BE INDICATED.
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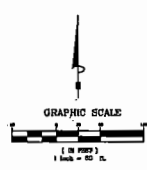
PROJECT DATA	EXISTING				EXISTING + PROPOSED			
	APPROVED	SP1	SP2	SP3	SP1	SP2	SP3	SP4
PROJECT SITE AREA*	15.13 AC	15.13 AC	5.46 AC	15.13 AC	23.55 AC	6.46 AC	15.13 AC	15.13 AC
OPERATIVE AREA*	12.89 AC	12.50 AC	6.08 AC	12.89 AC 70%	22.50 AC	6.08 AC	12.89 AC 70%	22.50 AC 70%
OPEN SPACE AREA*	2.24 AC	2.63 AC	9.05 AC	2.24 AC 22%	1.05 AC	9.05 AC	2.24 AC 22%	1.05 AC 22%
BUILDING AREA*	14,126 SF	12,450 SF	2,895 SF	12,450 SF	24,825 SF	2,895 SF	12,450 SF	24,825 SF
FLOOR AREA RATIO	0.92	0.82	0.53	0.84	1.04	0.40	0.84	1.04

1. AREAS FROM DEVELOPMENT PLAN APPROVED ON DECEMBER 20, 2011, INCLUDES LOT 1.
2. PROJECT SITE EXCLUDES THE OUTPARCEL AT THE NORTH-EAST CORNER OF PHASE 1 AREA (OUT 4).
3. BUILDING AREA MAY BE ALLOCATED TO LOT 1 OUTSIDE THE PHASE 1 AND FUTURE OUT PARCELS WITHOUT PROBLEM.
4. THE IMPERVIOUS/OPEN SPACE RATIOS WERE ALREADY APPROVED IN THE 2011 DEVELOPMENT PLAN TO ALLOW THE DEVELOPMENT.



EXCERPTS OF APPROVAL CONDITIONS:

1. DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT PLAN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON DECEMBER 20, 2011, AND THE DEVELOPMENT PLAN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON DECEMBER 20, 2011, AND THE DEVELOPMENT PLAN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON DECEMBER 20, 2011.
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KCG
 KELLY COLLINS & GENTRY, INC.
 1000 W. UNIVERSITY AVENUE, SUITE 400
 GAITHERSBURG, MD 20878
 TEL: 301.251.1000 FAX: 301.251.1001

PREPARED FOR:
BRANDON PARTNERS

WILLIAMSBURG DOWNS
 PHASE 1 PSP

SITE PLAN

PROJECT NO.	
DATE	
SCALE	
DESIGNER	
APPROVED	
DATE	
SHEET	C-2.0