



Interoffice Memorandum

07-12-16P12:16 RCVD


07-12-16P12:12 RCVD



DATE: July 1, 2016

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

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Lourdes O'Farrill, Development Coordinator Planning Division 

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

SUBJECT: Request for Board of County Commissioners Public Hearing

Project Name: Meadow Woods PD / Parcel 12.1 – Lot 2 Preliminary Subdivision Plan – Substantial Change Case # CDR-16-04-133

Type of Hearing: Substantial Change

Applicant(s): Ms. Susan Lorentz
Interplan, LLC
604 Courtland Street Suite 100
Orlando, Florida 32804

Commission District: 4

General Location: South of Pinnacle Cove Boulevard / West of Landstar Boulevard

August 16, 2016
c 2pm

Parcel ID #(s) 25-24-29-5562-01-000; 25-24-29-5562-02-000

of Posters: 2

Use: 119,869 square feet of commercial and office uses

Size / Acreage: 2.82 (affected lots only)

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 within 300 feet of the subject property and beyond.

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 proposing to add 4,000 square feet of commercial use to the existing Meadow Woods PD / Parcel 12.1 – Lot 2 PSP on 2.82 acres; District 4; North of State Road 417/ West of Landstar Boulevard.

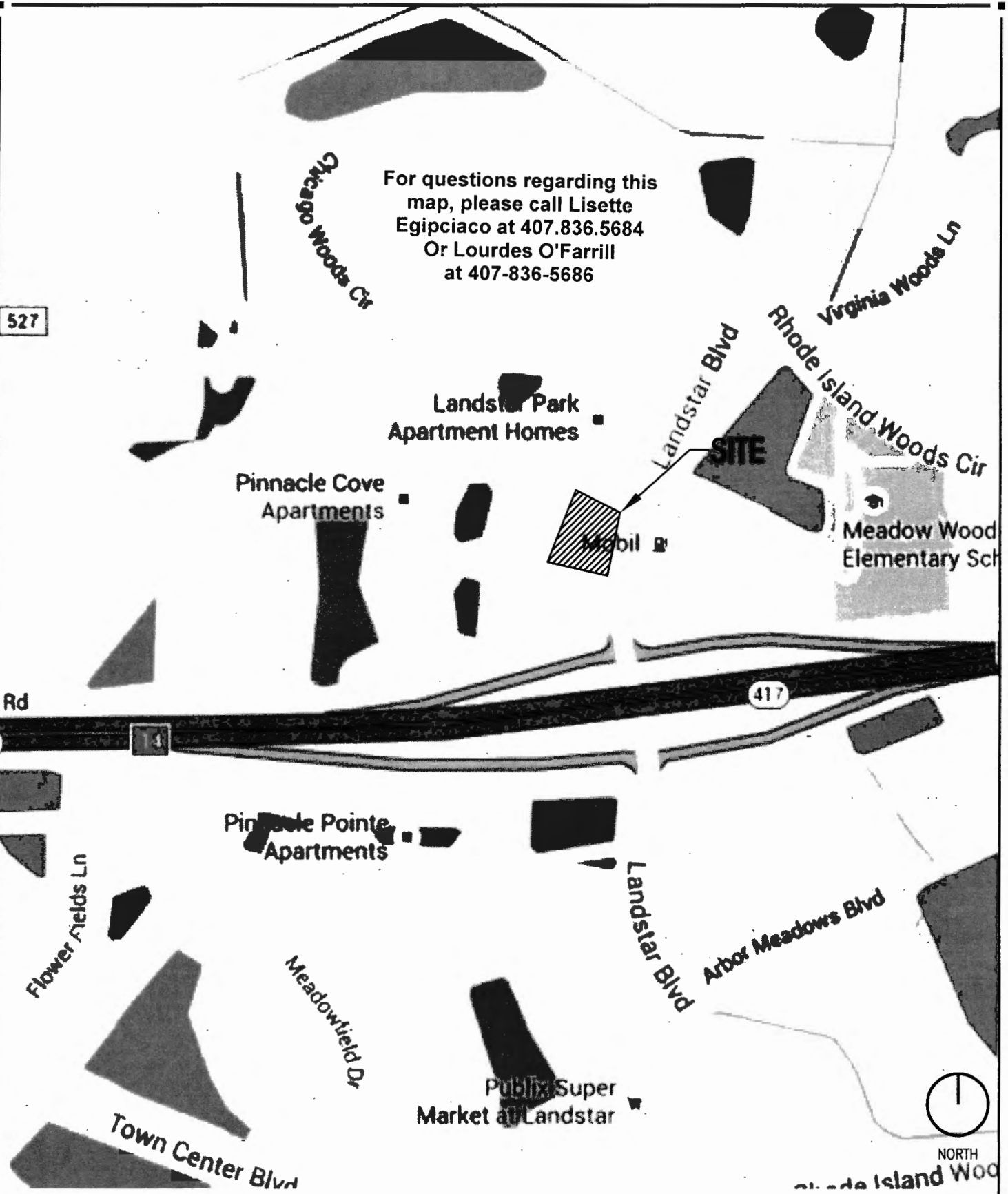
Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

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

Attachments (location map and site plan sheet)

527

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



LOCATION MAP

INTERPLAN ARCHITECTURE / ENGINEERING
 INTERIOR DESIGN
 PROJECT MANAGEMENT

604 COURTLAND STREET
 SUITE 100
 ORLANDO, FLORIDA 32804
 PH 407.645.5008
 FX 407.629.9124

AA 003420 CA 8660

MEADOW WOODS SELF STORAGE

LANDSTAR BLVD
ORLANDO, FL

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 INTERPLAN LLC RESERVES
 COPYRIGHT & OTHER RIGHTS
 RESTRICTING THESE
 DOCUMENTS TO THE
 ORIGINAL SITE OR PURPOSE
 FOR WHICH THEY WERE
 PREPARED. REPRODUCTIONS,
 CHANGES OR ASSIGNMENTS
 ARE PROHIBITED.

PROJECT NO: 2016.0054
 DATE: 6/27/2016

CHECKED:

GENERAL DATA
LAND USE :

COMMUNITY COMMERCIAL/BUSINESS PARK
COMMUNITY COMMERCIAL SHALL BE CONSISTENT WITH C-1 ZONING
BUSINESS PARK SHALL BE CONSISTENT WITH P-D ZONING

DISTRICT EDWARD ID
TOTAL NUMBER OF ACRES 7.38 AC.
TOTAL NUMBER OF LOTS 4
MAX. FLOOR AREA ALLOWED 6.30 FAR
MAX. IMPROVEMENT AREA 70%
MAX. BUILDING SETBACK 115.00 FT. + 4.00% x 115.00 FT. TOTAL LOTS 3-4
MAX. BUILDING HEIGHT 20717 FT. 1 STORY WITHIN 100' OF SIDEWAY

SETBACKS

LANDSTAR BLVD. 30'
SIDEWAY (S.E. 47') 30'
SIDE 30'
REAR 30'
FRONT 30'
FRONT CORNER 30'

WATER SERVICE ORANGE COUNTY UTILITIES
SEWER SERVICE ORANGE COUNTY UTILITIES
ELECTRIC SERVICE PROGRESS ENERGY
FIRE PROTECTION ORANGE COUNTY
AVERAGE DAILY TRAFFIC PER APPROVED PD
ROADWAY THIS PROJECT WILL CONSIST OF 4 PHASES EACH LOT TO BE IN ONE PHASE TO BE DETERMINED IN ACCORDANCE WITH ARTICLE 21E OF CHAPTER 1 OF THE ORANGE COUNTY CODE

OWNER'S MAINTENANCE SIDEWAYS SIDEWAYS PRIVATE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS

POTABLE WATER SIDEWAYS PRIVATE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS

SEWER SIDEWAYS PRIVATE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS

STORM WATER TRACTS PRIVATE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS WITH DRAINAGE EASEMENT GRANTED TO ORANGE COUNTY.

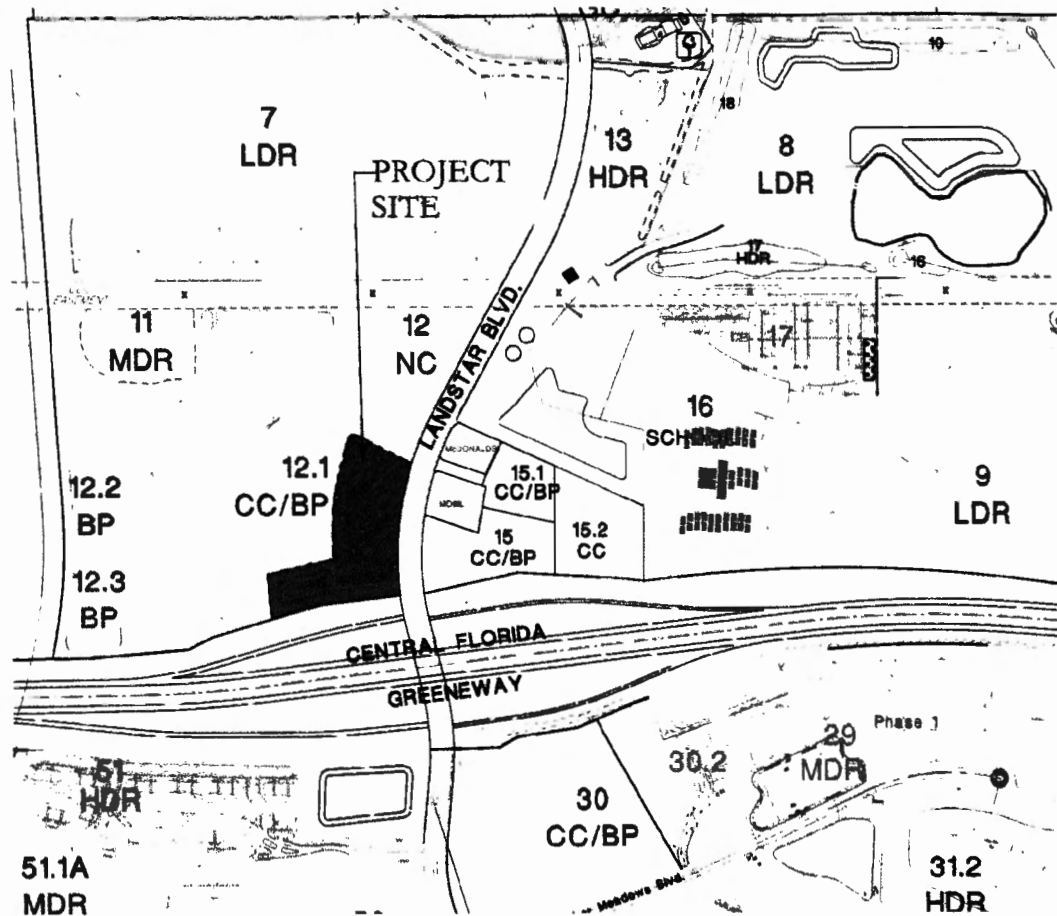
GRADE ACCOMMODATION UTILITY MAINS PRIVATE TO INDIVIDUAL LOT OWNERS

UNLAWFUL USES
COMMERCIAL OFFICE DEVELOPMENT PROGRAMS OF 4000'S

Commercial Office Building Per S.D. 700,000 Per 1000 Sq. Ft. Area
Residential Conversion Per S.D. 300,000 Per 1000 Sq. Ft. Area
Office Building Per S.D. 100,000 Per 1000 Sq. Ft. Area
Residential Office Per S.D. 500,000 Per 1000 Sq. Ft. Area

PARCEL	AREA	USE
1.1	2,000	General Office
1.2	12,000	Office/Industrial
1.3	15,000	Office/Industrial
1.4	10,000	Office/Industrial
1.5	17,000	Office/Industrial
1.6	1,000	Office/Industrial
1.7	1,000	Office/Industrial
1.8	1,000	Office/Industrial
1.9	1,000	Office/Industrial
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2.00	1,000	Office/Industrial

OFFICE UNIT SUMMARY	AREA	USE
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1.96	1,000	Office/Industrial
1.97	1,000	Office/Industrial
1.98	1,000	Office/Industrial
1.99	1,000	Office/Industrial
2.00	1,000	Office/Industrial



OPEN SPACE
OPEN SPACE REQUIRED WITHIN THE LIMITS OF THIS PDP SHALL NOT BE LESS THAN 30% INDIVIDUAL PARCELS MAY PROVIDE LESS THAN 30% BUT MUST MAINTAIN A MIN. OF 10% OPEN SPACE.

OPEN SPACE CALCULATIONS
OPEN SPACE REQUIRED = 7.38 AC. x 30% = 2.21 AC.

PARCEL NUMBER	ACRES	ALLOCATED OPEN SPACE	PERCENTAGE
PARCEL 1	1.80 AC.	0.54 AC.	30%
PARCEL 2	1.50 AC.	0.45 AC.	30%
PARCEL 3	1.00 AC.	0.30 AC.	30%
PARCEL 4	1.00 AC.	0.30 AC.	30%
PARCEL TRACT A	0.08 AC.	0.02 AC.	25%
TOTAL AC.	5.38 AC.	1.61 AC.	30%

NOTES:
IN ACCORDANCE WITH SECTION 38-1227 ANY VIOLATIONS FROM COUNTY CODE UNLESS OTHERWISE SPECIFIED BY THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE REC ARE WAIVED.

INTERPLAN
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT
AA 003420
CA 8400
604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH: 407.448.2008
FX: 407.429.9724

4 5-16-16 REVISED FOR REC COMMENTS
3 4-4-16 REVISED PER REC COMMENTS
2 1-16-16 REVISED PER REC COMMENTS
1 1-16-16 REVISED PER REC COMMENTS

MEADOW WOODS
SELF STORAGE
LANDSTAR BLVD.
ORLANDO, FL
PROJECT NO: 2016-2004
DATE: 6-10-16

PSP3
MASTER PLAN
CHECKED: CDB DRAWN: MRS