



Interoffice Memorandum

12-21-15 P04:50 RCVD

DATE: December 21, 2015

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

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: Appeal of a Development Review Committee Decision – Avalon Park PD / South Villages PSP / Charter Schools USA Avalon Park DP- Case # DP-15-07-191

Type of Hearing: Development Review Committee (DRC) Appeal

Appellant: Diego "Woody" Rodriguez
 Orange County Public Schools (OCPS)
 445 West Amelia Street
 Orlando, Florida 32801

Commission District: 4

General Location: East of Alafaya Trail / North of Mailer Boulevard

February 16, 2016

 2PM

Parcel ID # (s) 07-23-32-1035-04-003, 07-23-32-1035-04-004

of Posters: 2

Use: 68,156 Square Foot Charter School

Size / Acreage: 6.27

BCC Public Hearing
Required by: Orange County Code Sec. 38-1203(3)d. and
Administrative Regulation 4.01

Clerk's Advertising
Requirements: No advertising required for appeals.

Applicant/Abutters to
be notified: No – Development Services will forward mailing
labels to the Clerk's office.

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 being submitted as backup for the public hearing request:

- (1) Location map
- (2) Site Plan

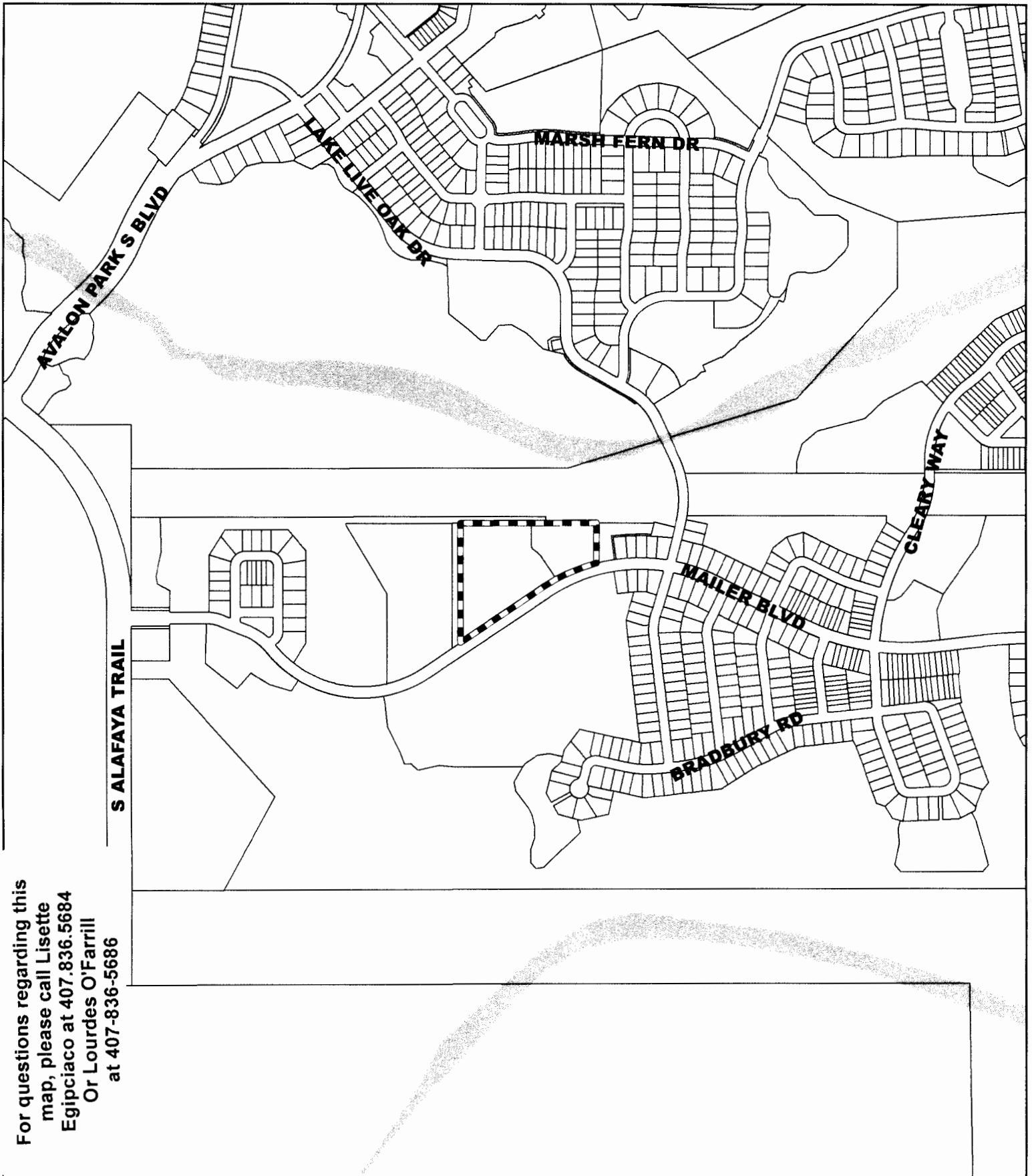
SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

This request is an appeal of a decision of Orange County's Development Review Committee (DRC) to approve a 68,156 square foot Charter School; District 4; East of Alafaya Trail / North of Mailer Boulevard.

Please schedule for January 26, 2016 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)



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

Avalon Park PD / South Villages PSP / Charter Schools USA Avalon Park DP

Location Map

 Subject Property



PLAN SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	CAR STACKING PLAN
4	GRADING AND UTILITY PLAN
5	BOUNDARY/TOPOGRAPHIC SURVEY
6	BOUNDARY/TOPOGRAPHIC SURVEY
7	BUILDING ELEVATIONS
8	PHOTOMETRIC PLAN
9	PHOTOMETRIC NOTES AND DETAILS
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	LANDSCAPE DETAILS

AVALON PARK PD

CHARTER SCHOOLS USA AVALON PARK DP

DP-15-07-191

SITE DATA

GENERAL	
CURRENT USE:	VACANT
CURRENT ZONING:	PD
SITE AREA:	6.27 AC
AREA DEDICATED TO OVERFLOW PARKING AREA EASEMENT:	1.28 AC
PROPOSED LAND USE:	K-8 CHARTER SCHOOL
BUILDING AREA:	68,156 SF
F.A.R.	0.25
PHASING:	ONE PHASE
BUILDING COVERAGE:	12.5%
IMPERVIOUS COVERAGE:	47.6%
BUILDING SETBACKS	
FRONT:	30'
SIDE:	10' OR 25' ADJACENT TO RESIDENTIAL
REAR:	10'
MAXIMUM BUILDING HEIGHT:	35' (2 STORES)

PARKING CALCULATIONS

373 ASSEMBLY SEATING AT 1 SPACE / 4 SEATS = 94 SPACES

PARKING PROVIDED:

123 SPACES INCLUDING 5 HANDICAP SPACES

BICYCLE RACK CALCULATION

2 FOR THE FIRST 10 SPACES PLUS 1 FOR EACH ADDITIONAL 10 SPACES
REQUIRED: 2 + 5 = 7 BICYCLE RACK SPACES

SERVICE PROVIDERS

WATER:	ORANGE COUNTY
SEWER:	ORANGE COUNTY
SOLID WASTE:	LOCAL FRANCHISE
STREET LIGHTING:	M.S.T.U.
FIRE:	ORANGE COUNTY FIRE DEPT.
POLICE:	ORANGE COUNTY SHERIFF DEPT.

PRELIMINARY STORM CALCULATIONS

PRE-DEVELOPMENT D-I-B-79 CFS
POST DEVELOPMENT IMPERVIOUS 47.6%
WEIGHTED C-I-B-5
POST DEVELOPED ROUTED DISCHARGE 0-788 CFS
25 YR 24 HR POND STAGE 52.47'

OPEN SPACE CALCULATIONS

PARCEL AREA: 6.33 ACRES (275,735 SF)
IMPERVIOUS AREA: 121,000 SF
RETENTION POND AREA: 32,789 SF
CATEGORY A OPEN SPACE: 275,735 - 121,002 - 33,789 = 120,944 SF (43.8%)

TRIP GENERATION PER THE 8TH EDITION

K-8 STUDENTS CODE 550 ELEMENTARY SCHOOL (263 STUDENTS)
K-8 STUDENTS - CODE 522 MIDDLE SCHOOL (382 STUDENTS)
TOTAL DAILY TRIPS
1,603 TRIPS

AM PEAK HOUR

549 TRIPS

PM PEAK HOUR

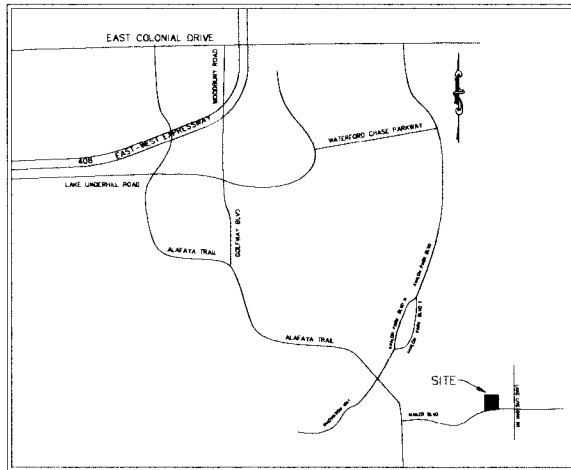
175 TRIPS

NOTES:

- FINISHED FLOOR GRADES MAY VARY MORE THAN ONE FOOT ABOVE EXISTING GRADES.
- THIS PROJECT SHALL COMPLY WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN ARTICLE 21X OF CHAPTER 9 OF THE ORANGE COUNTY CODE.
- LIGHTING SHALL COMPLY WITH ARTICLE 21X OF CHAPTER 9 OF THE ORANGE COUNTY CODE. ALL ACCORN FIXTURES ON THE PROJECT SHALL DESIGNATE "T" IN THEIR CATALOGUE NUMBER, INDICATING A FULL ALUMINUM TOP COVER ON THE FIXTURE.
- BULBGLASS AND POLE SIGN SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH ORANGE COUNTY CODE.
- BASIN-WIDE REGULATIONS APPLY TO THIS PROJECT. REFERENCE: ECONOMIC/ADAPTIVE RIVER PROTECTION ORDINANCE (CODE CHAPTER 15, ARTICLE 30)
- THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO COMPLY WITH ORANGE COUNTY CODE AND LOCAL WATER MANAGEMENT DISTRICT REGULATIONS.
- THE ON-SITE WETLANDS HAVE PERMITS C40-87-013 AND C40-02-012 PERMITS.
- BICYCLE RACK DESIGN SHALL COMPLY WITH ORANGE COUNTY CODE 38-148F.
- IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FOR COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
- ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

PARCEL NO: 07-23-32-1035-04-003

PARCEL NO: 07-23-32-1035-04-004



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF TRACT D, AVALON PARK SOUTH PHASE 1, AS RECORDED IN PLAT BOOK 52, PAGES 113-124 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID TRACT D; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF WALKER BOULEVARD NORTH 56°17'37" EAST, A DISTANCE OF 51.17 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE NORTHWESTERLY RIGHT OF WAY LINE NORTH 00°07'00" WEST, A DISTANCE OF 816.27 FEET TO A POINT ON THE NORTH LINE OF TRACT D; THENCE ALONG THE NORTH LINE OF TRACT D NORTH 85°32'37" EAST, A DISTANCE OF 340.85 FEET; THENCE DEPARTING THE NORTH LINE SOUTH 00°02'00" WEST, A DISTANCE OF 121.53 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 81°27'00" AND A CHORD DISTANCE OF 20.44 FEET WHICH BEARS SOUTH 30°43'14" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.45 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 121.00 FEET, A CENTRAL ANGLE OF 27°24'00" AND A CHORD DISTANCE OF 60.85 FEET WHICH BEARS SOUTH 47°35'05" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 81.55 FEET; THENCE SOUTH 33°44'05" EAST, A DISTANCE OF 108.80 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 45°48'00" AND A CHORD DISTANCE OF 27.24 FEET WHICH BEARS NORTH 30°30'00" WEST; THENCE DEPARTING THE NORTHWESTERLY RIGHT OF WAY LINE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.98 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE WALKER BOULEVARD AND A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 805.00 FEET, A CENTRAL ANGLE OF 02°47'45" AND A CHORD DISTANCE OF 81.33 FEET WHICH BEARS SOUTH 30°11'00" WEST; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY LINE AND ARC OF SAID CURVE A DISTANCE OF 91.37 FEET; THENCE CONTINUE ALONG THE NORTHWESTERLY RIGHT OF WAY LINE SOUTH 56°17'37" WEST, A DISTANCE OF 517.94 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT RIGHTS CONTAINED IN ACCESS, PARKING AND MAINTENANCE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9818, PAGE 5202, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

A PORTION OF TRACT D, AVALON PARK SOUTH PHASE 1, AS RECORDED IN PLAT BOOK 52, PAGES 113-124 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID TRACT D; THENCE ALONG THE NORTH LINE OF TRACT D, NORTH 85°32'37" EAST, A DISTANCE OF 265.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°07'00" WEST, A DISTANCE OF 206.24 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF WALKER BOULEVARD AND A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 133°27'48" AND A CHORD DISTANCE OF 213.47 FEET WHICH BEARS SOUTH 68°31'28" WEST; THENCE WESTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 21.91 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 45°48'00" AND A CHORD DISTANCE OF 27.24 FEET WHICH BEARS NORTH 30°30'00" WEST; THENCE DEPARTING THE NORTHWESTERLY RIGHT OF WAY LINE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.98 FEET; THENCE NORTH 33°44'05" WEST, A DISTANCE OF 108.80 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 121.00 FEET, A CENTRAL ANGLE OF 27°24'00" AND A CHORD DISTANCE OF 60.85 FEET WHICH BEARS NORTH 47°35'05" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 81.55 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 81°27'00" AND A CHORD DISTANCE OF 20.44 FEET WHICH BEARS NORTH 30°43'14" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.45 FEET; THENCE NORTH 00°02'00" EAST, A DISTANCE OF 121.53 FEET TO A POINT ON THE NORTH LINE OF TRACT D; THENCE ALONG THE NORTH LINE NORTH 85°32'37" EAST, A DISTANCE OF 337.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT RIGHTS CONTAINED IN ACCESS, PARKING AND MAINTENANCE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9818, PAGE 5202, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PROJECT DIRECTORY

OWNER:	AVALON PARK SCHOOL INITIATIVE II, LLC 3680 AVALON PARK BOULEVARD EAST SUITE 300 ORLANDO, FLORIDA 32828
DEVELOPER:	SUMMIT CONSTRUCTION MANAGEMENT GROUP 421 SOUTH SUMMERLIN AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: (267) 331-4882
CIVIL ENGINEER:	MELLIICH-BLENDE ENGINEERING, INC. 500 N. MAITLAND AVE SUITE 209 MAITLAND, FLORIDA 32751 TELEPHONE: (407) 647-4040 FAX: (407) 647-4074 E-MAIL: mbecivil@aol.com
SURVEYOR:	AMERICAN SURVEYING AND MAPPING 1030 N. ORLANDO AVENUE WINTER PARK, FL 32789 TELEPHONE: (407) 426-7979

RECEIVED

By The Development Review Committee (DRC) Office at 4:08 pm, Nov 18, 2015

M3E
MELLIICH-BLENDE ENGINEERING
500 N. MAITLAND AVENUE, SUITE 209
MAITLAND, FLORIDA 32751
(407) 647-4040

REV	DATE	DESCRIPTION
1	08/27/15	REVISED CIVIL CONTRACT
2	10/23/15	REVISED CIVIL CONTRACT
3	11/18/15	REVISED CIVIL CONTRACT

MEE
MELICH-BLENDEN ENGINEERING, INC.
 800 NORTH HATFIELD AVENUE, SUITE 200
 HATFIELD, MASSACHUSETTS 01084
 CERTIFICATE OF AUTHORIZATION NUMBER 8889

DATE	DESIGNED	CHECKED
08/26/15	RLM	RLM
	RLM	RLM

CHARTER SCHOOLS USA AVALON PARK
SITE PLAN
 SCALE: 1" = 40'
 PROJECT NO: 15-005
 SHEET: 2 OF 4

