

*Board of County Commissioners*

# Public Hearings

**December 3, 2019**



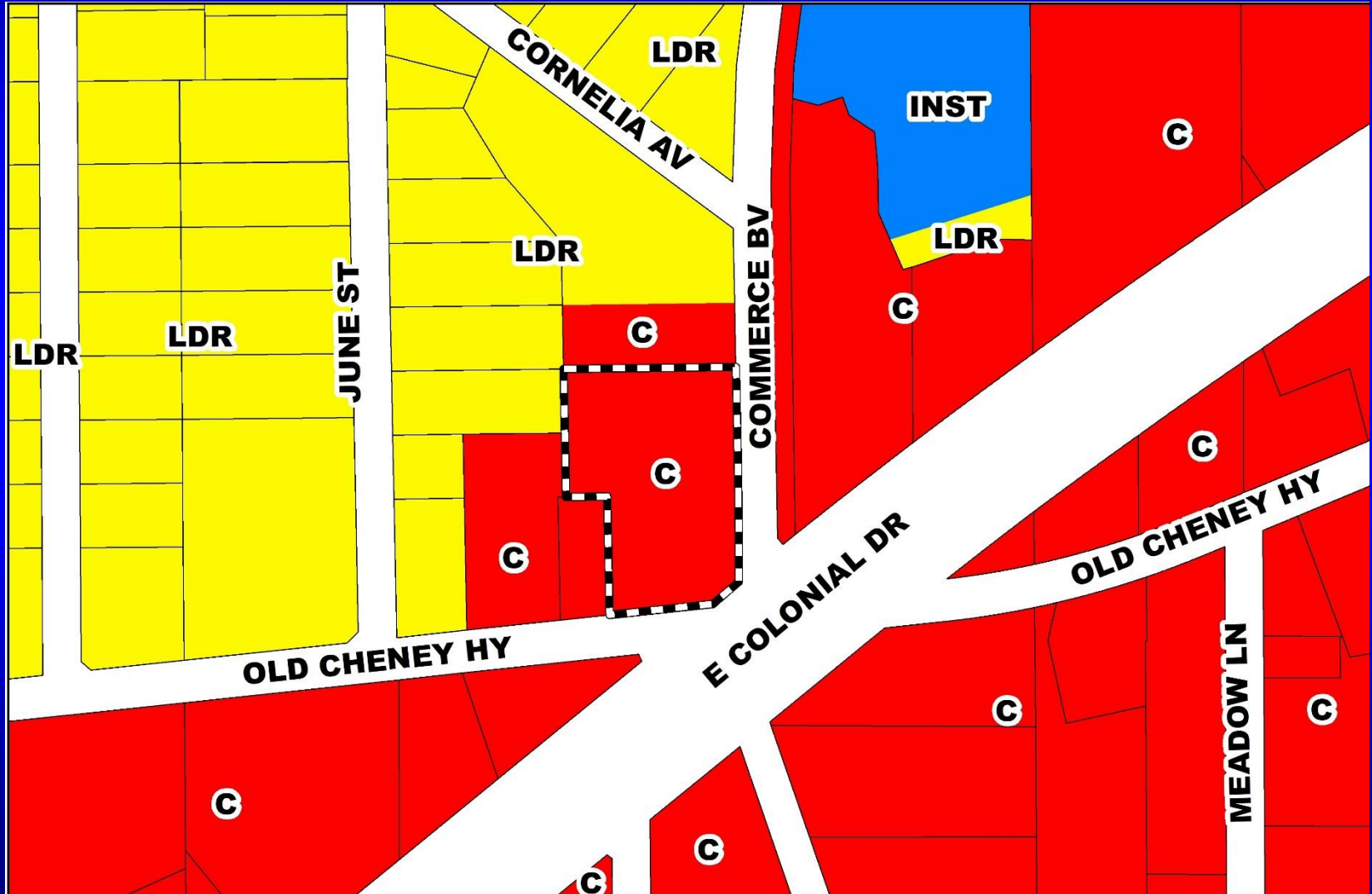
# **RZ-19-04-003 – Ossama Salama Planning and Zoning Commission (PZC) Board-Called Hearing**

- Case:** RZ-19-04-003
- Applicant:** Ossama Salama, Sam's Towing, Inc.
- District:** 5
- Location:** 6139 E. Colonial Drive, generally located northwest of E. Colonial Drive, north of Old Cheney Highway, west of Commerce Boulevard, east of June Street, and south of Cornelia Avenue
- Acreage:** 2.04 gross acres
- From:** C-2 (General Commercial District)
- To:** C-3 (Wholesale Commercial District)
- Proposed Use:** Automobile towing and junk yard



# RZ-19-04-003 – Ossama Salama

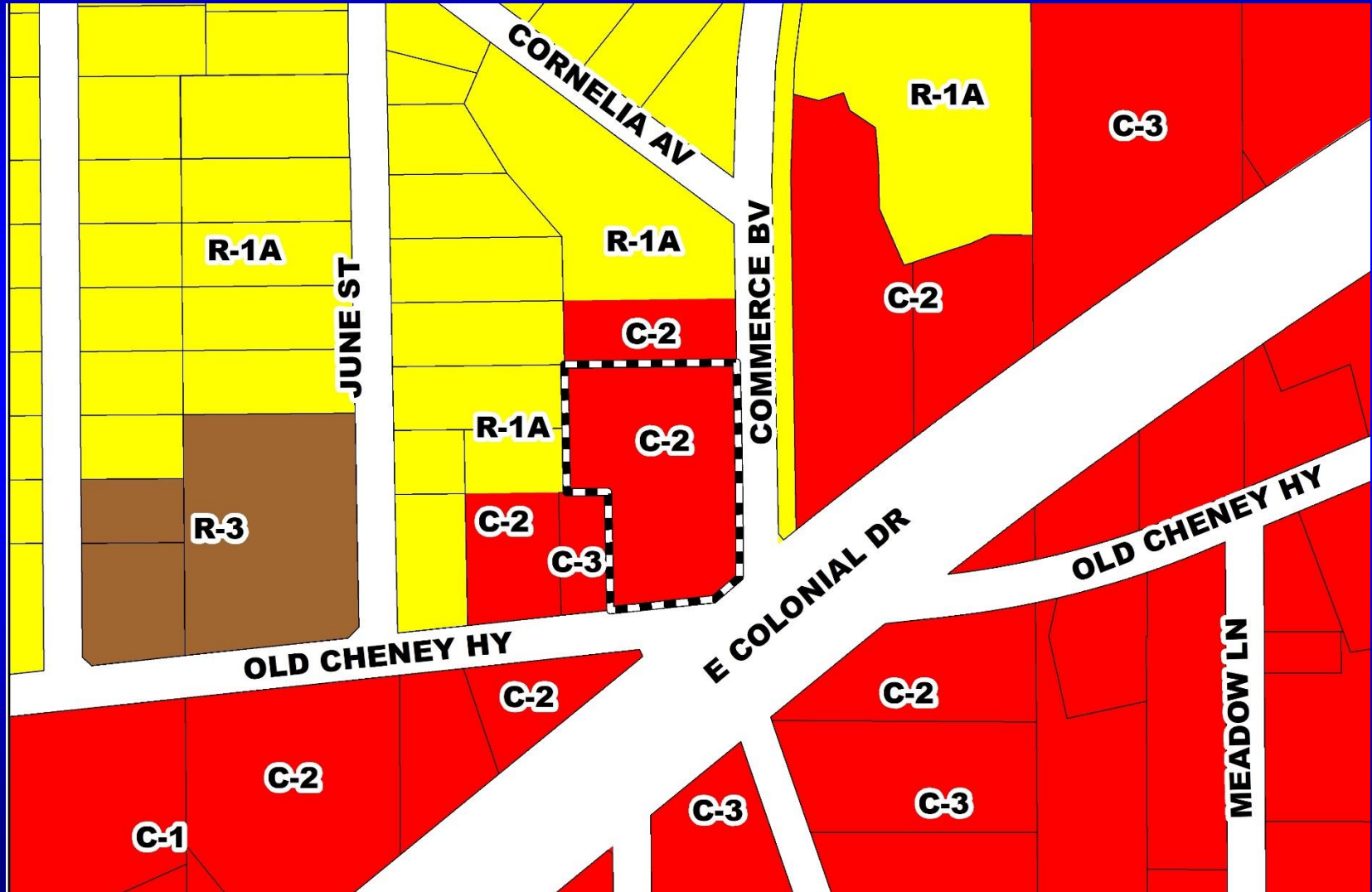
## Planning and Zoning Commission (PZC) Board-Called Hearing Future Land Use Map

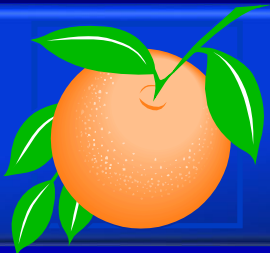




# RZ-19-04-003 – Ossama Salama

## Planning and Zoning Commission (PZC) Board-Called Hearing Zoning Map

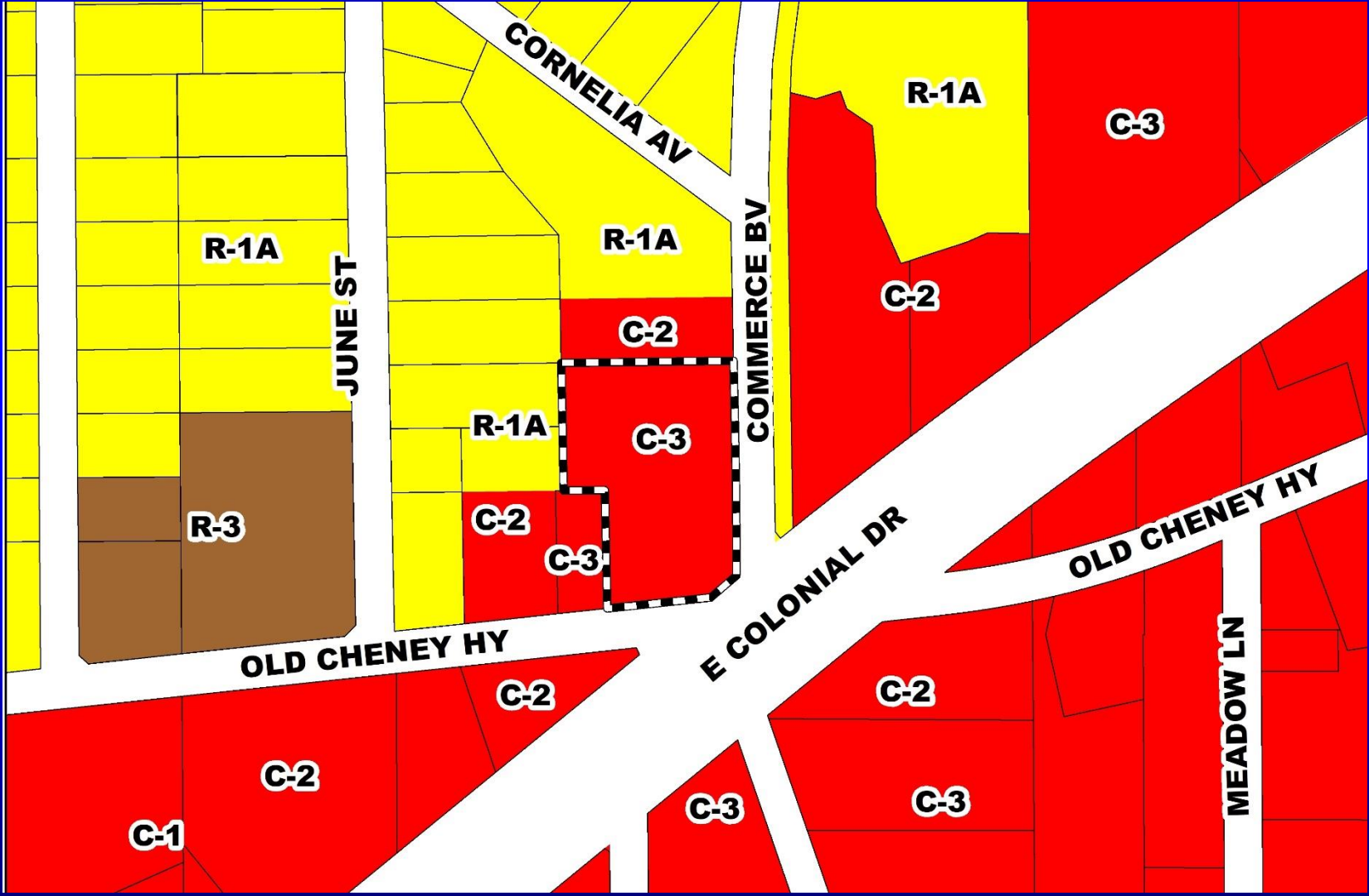




# RZ-19-04-003 – Ossama Salama

## Planning and Zoning Commission (PZC) Board-Called Hearing

### Proposed Zoning Map





# RZ-19-04-003 – Ossama Salama

## Planning and Zoning Commission (PZC) Board-Called Hearing

### Aerial Map





# Action Requested

## PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall on the southern 50' of the property line along Commerce Boulevard.

**District 5**

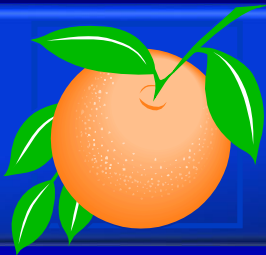


# Action Requested

## Replacement Restriction #4

- 4) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on along the eastern property line adjacent to Commerce Boulevard.





# Action Requested

## Staff Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-3 (Wholesale Commercial District), subject to the following restrictions:

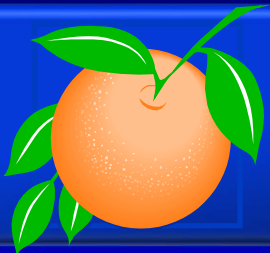
- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges along the eastern property line adjacent to Commerce Boulevard.

**District 5**

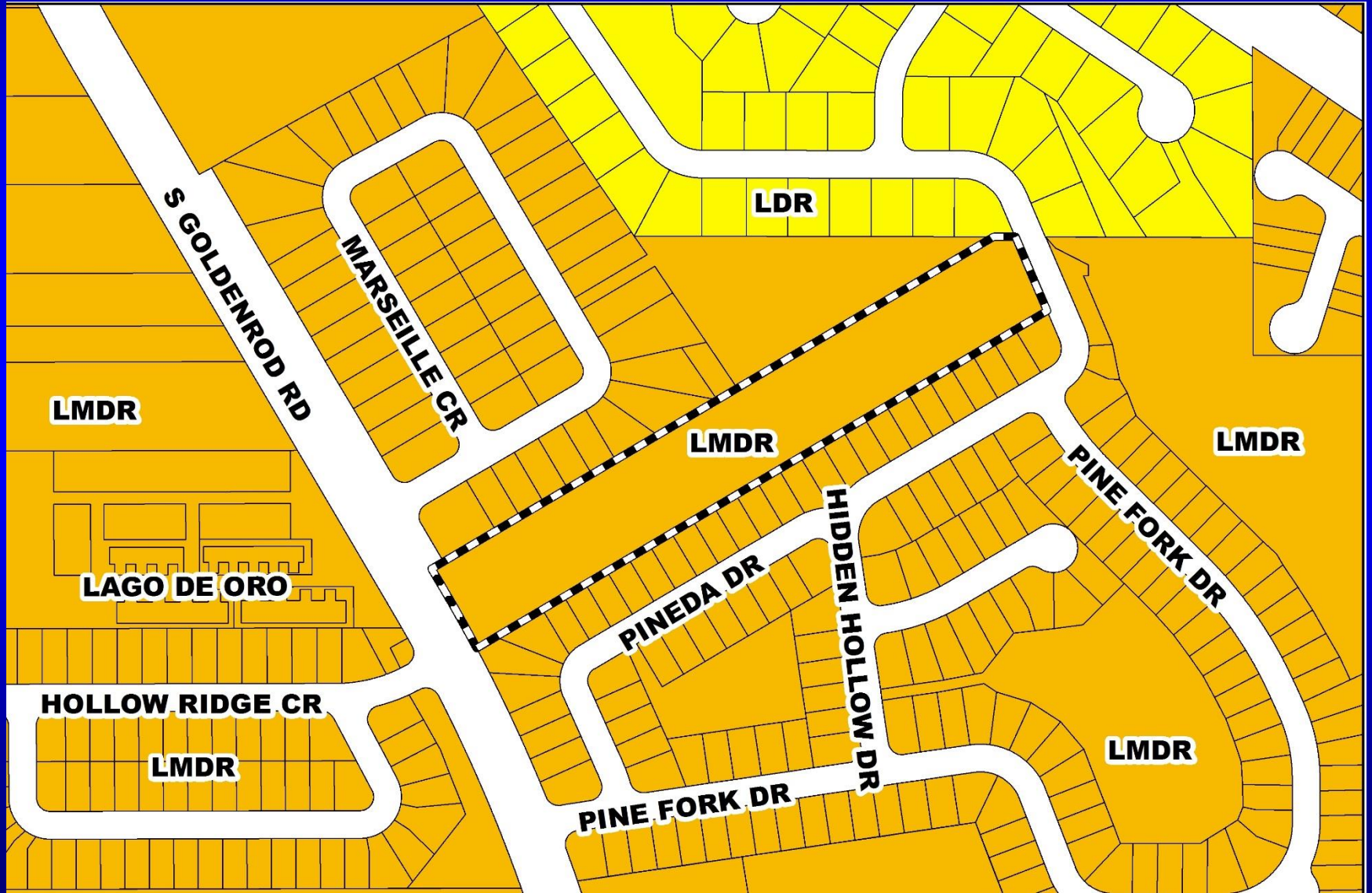


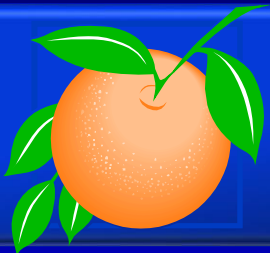
# Mary Creek at Goldenrod Preliminary Subdivision Plan

- Case:** PSP-18-02-061
- Project Name:** Mary Creek at Goldenrod Preliminary Subdivision Plan
- Applicant:** Ashraf Masoud, Dreams Company for Trading & Construction USA, Inc.
- District:** 3
- Acreage:** 4.55 gross acres
- Location:** Generally located south of Curry Ford Road and east of Goldenrod Road
- Request:** To subdivide 4.55 acres in order to construct 40 attached single-family residential dwelling units.

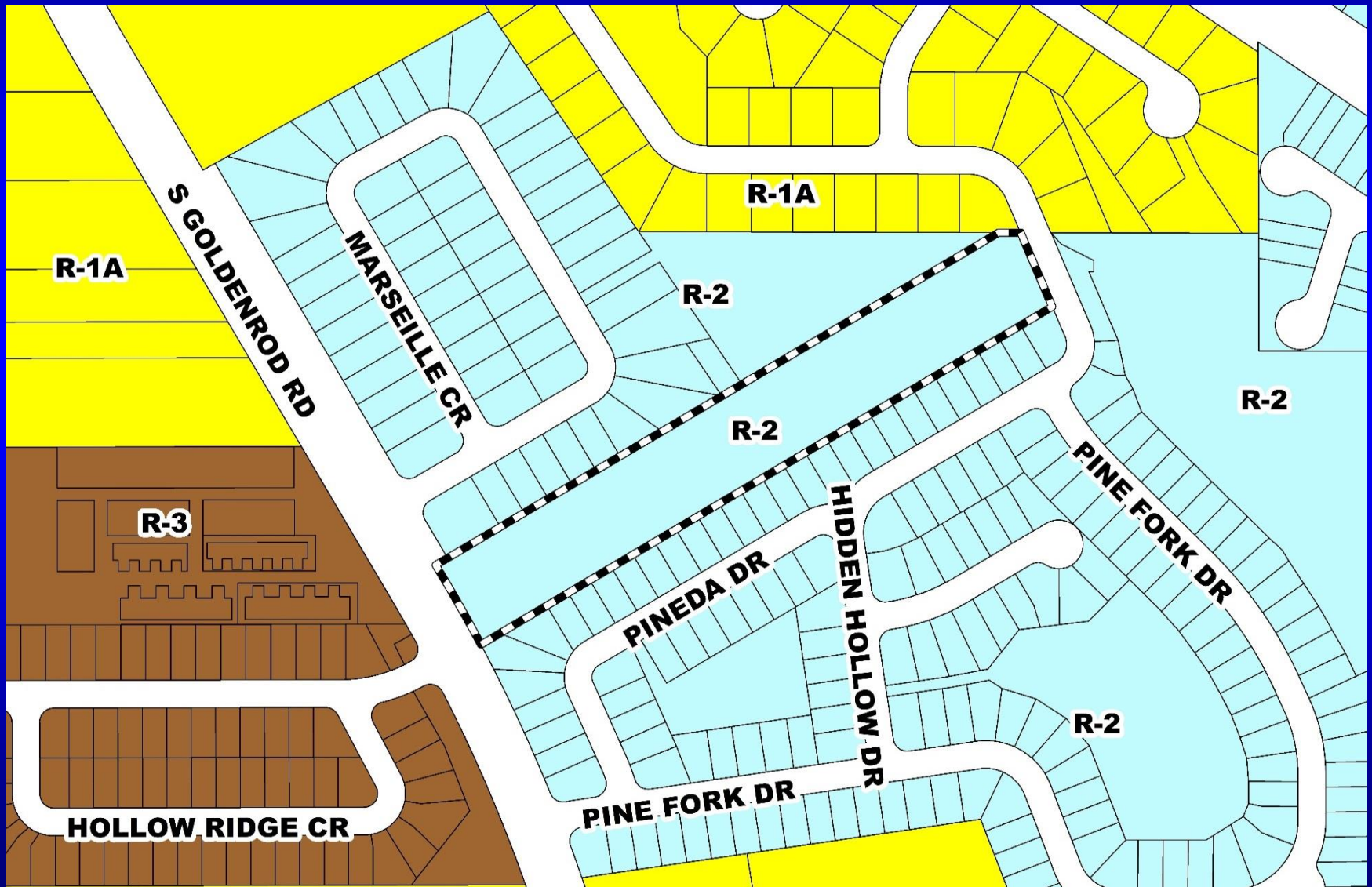


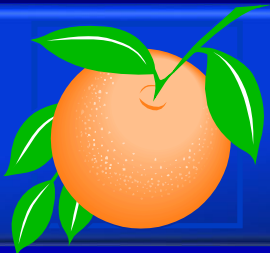
# Mary Creek at Goldenrod Preliminary Subdivision Plan Future Land Use Map



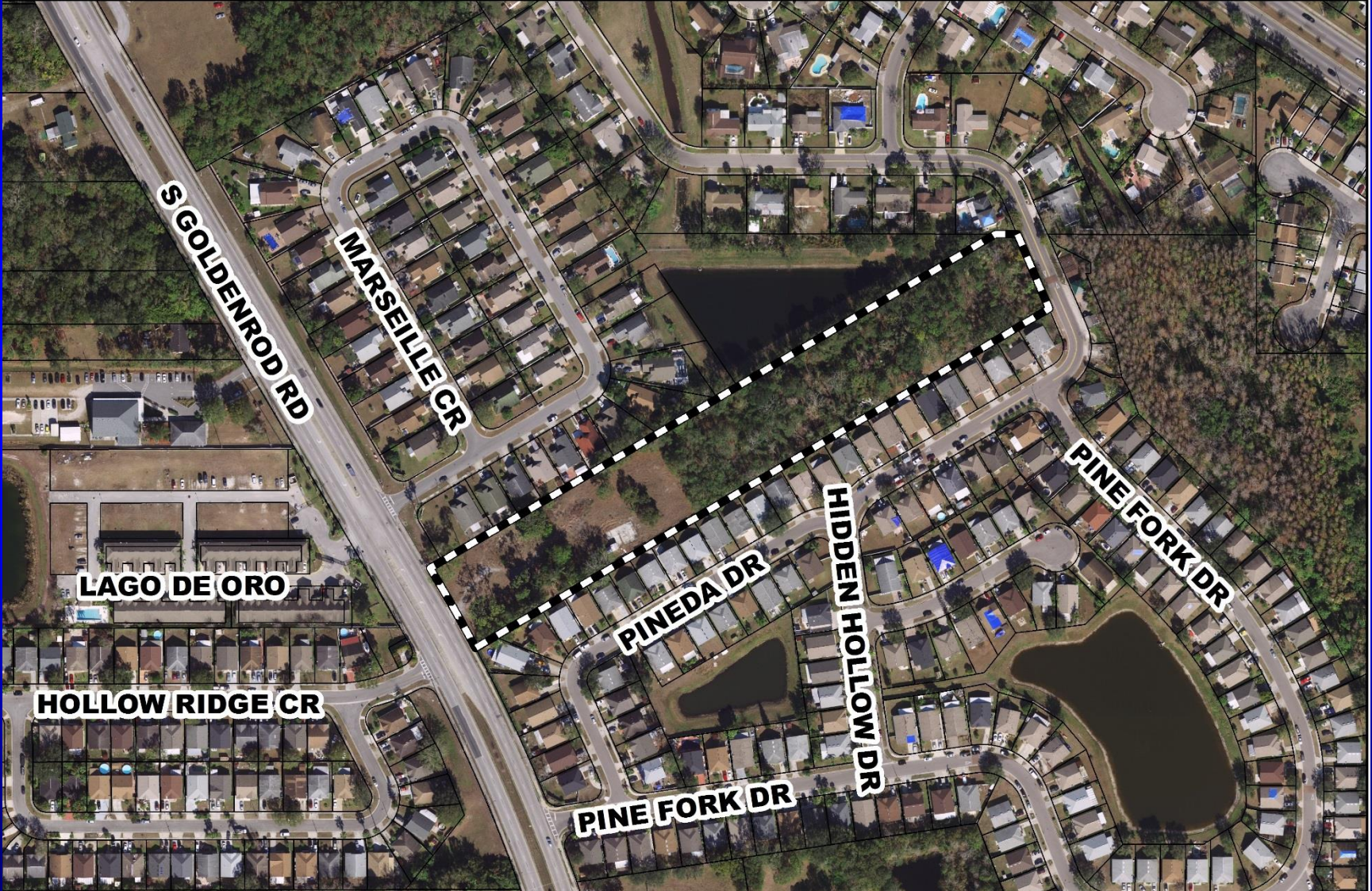


# Mary Creek at Goldenrod Preliminary Subdivision Plan Zoning Map





# Mary Creek at Goldenrod Preliminary Subdivision Plan Aerial Map



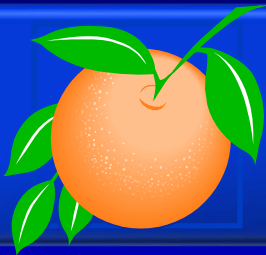




# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Mary Creek at Goldenrod Preliminary Subdivision Plan dated “Received September 30, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

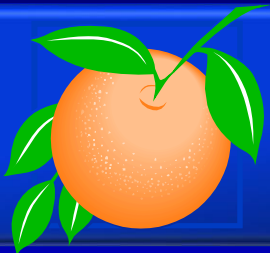
**District 3**



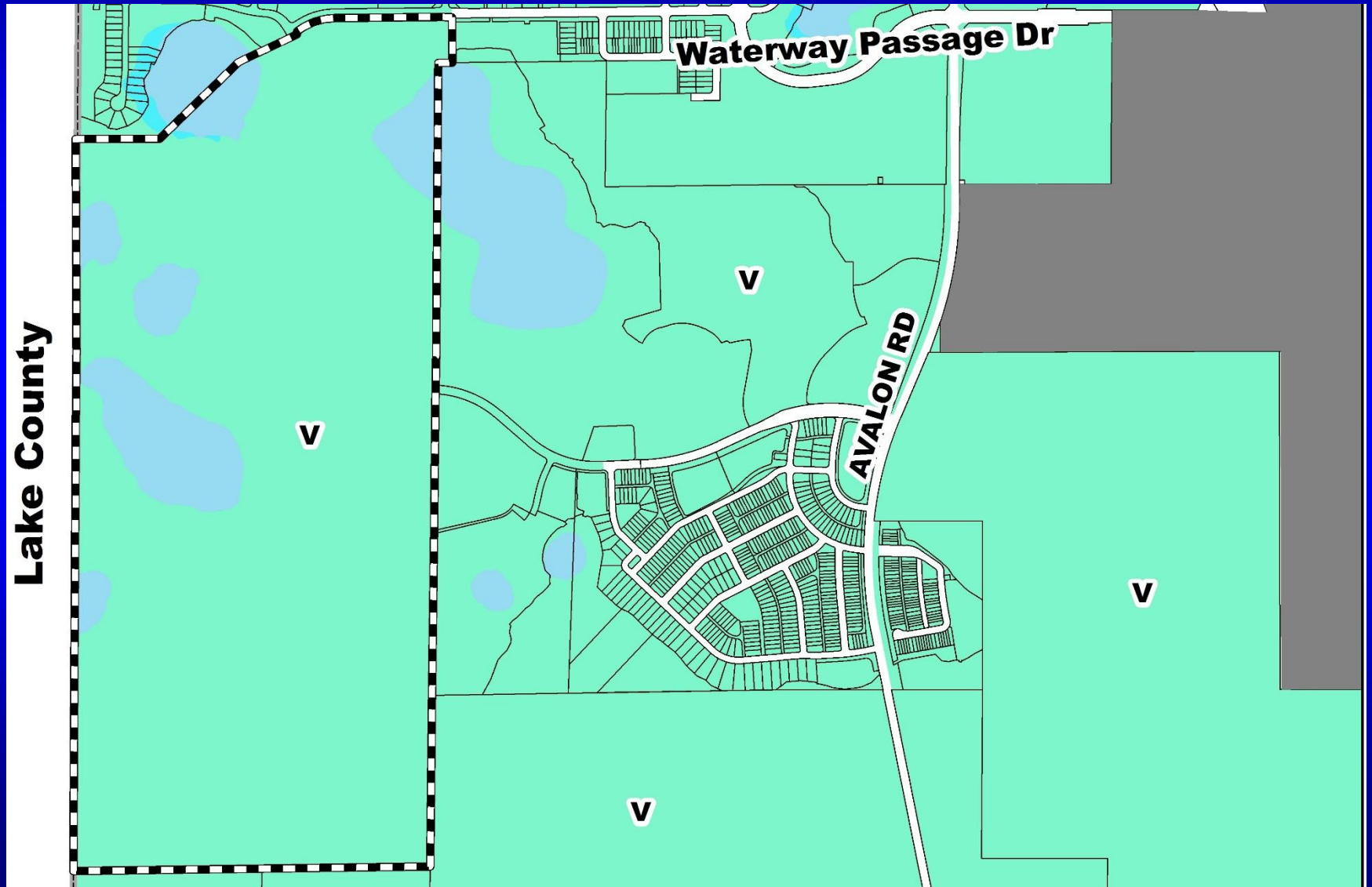
# Waterleigh Planned Development D / Phase 4 Preliminary Subdivision Plan

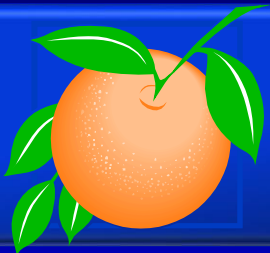
- Case:** PSP-18-10-339
- Project Name:** Waterleigh Planned Development / Phase 4 Preliminary Subdivision Plan
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 234.40 gross acres
- Location:** Generally located west of Avalon Road and north of West Irlo Bronson Memorial Highway (U.S. 192)
- Request:** To construct 421 single-family detached units and 167 single-family attached units for a total of 588 dwelling units. Three (3) waivers from Orange County Code related to lot access and orientation are proposed with this request.



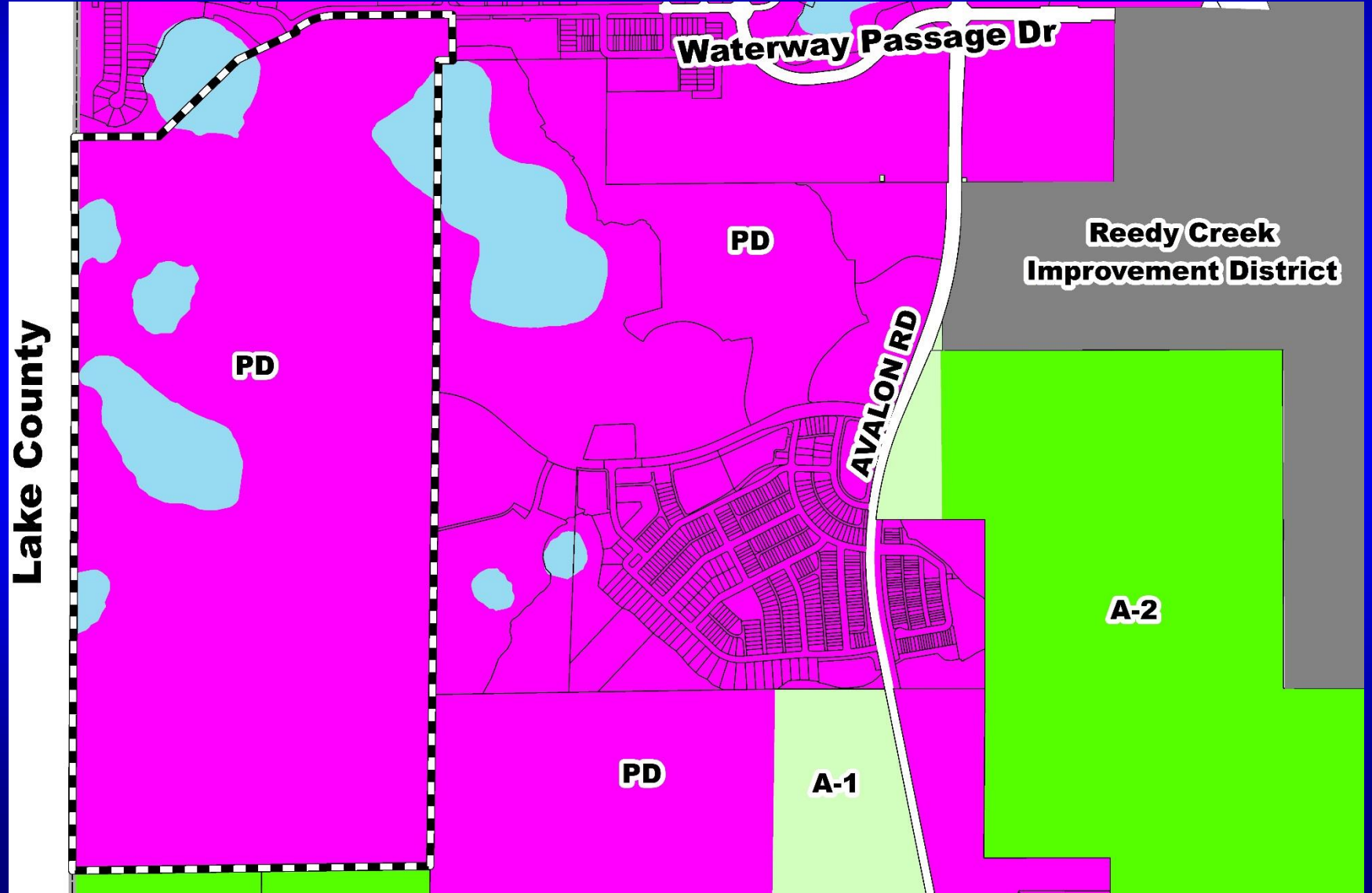


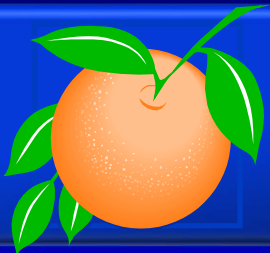
# Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Future Land Use Map



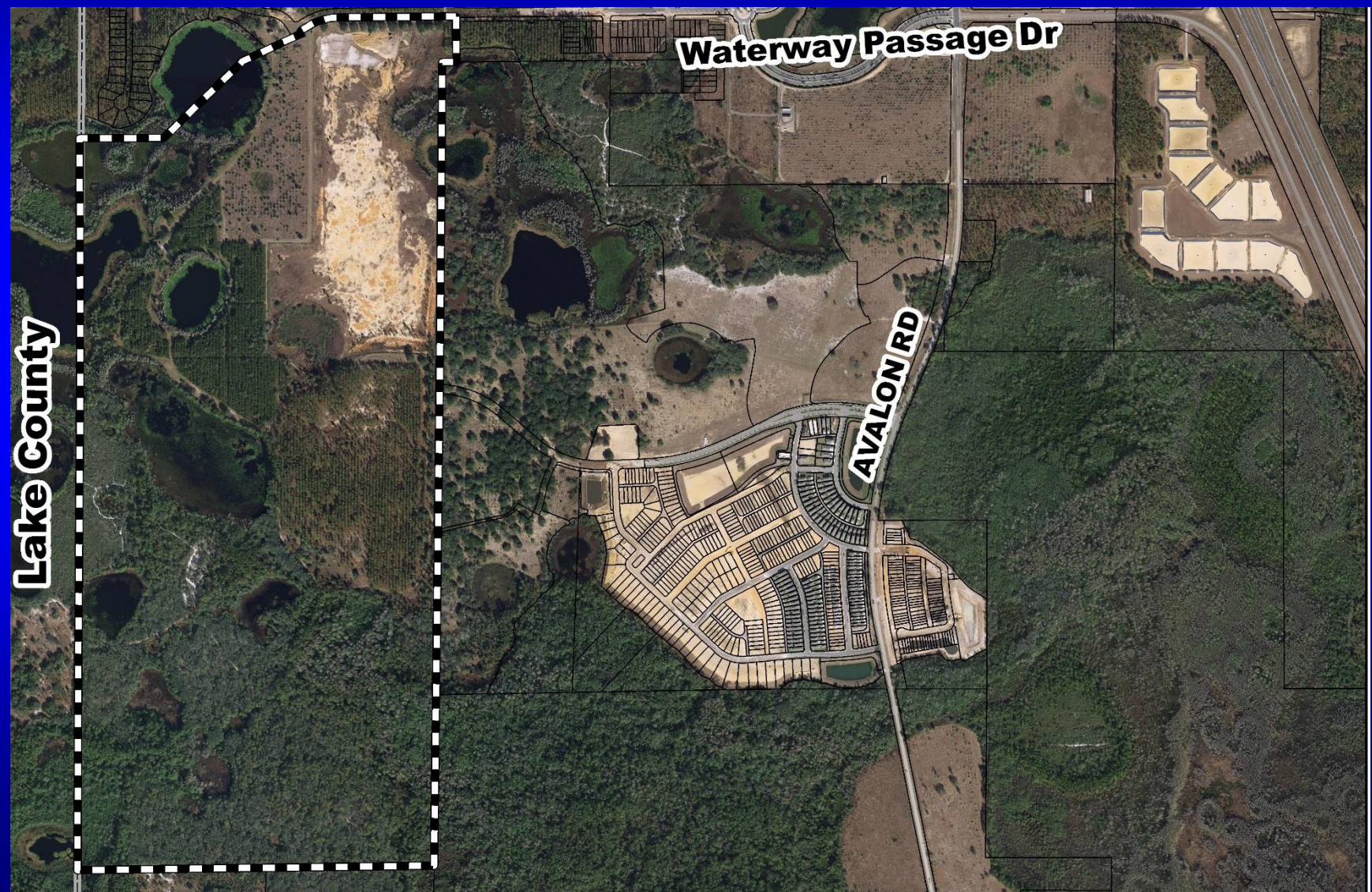


# Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Zoning Map





# Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Aerial Map







# Action Requested

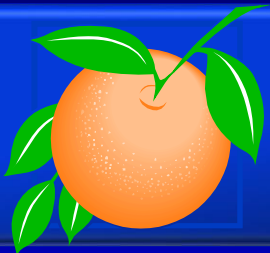
**Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Phase 4 PSP dated “Received September 20, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

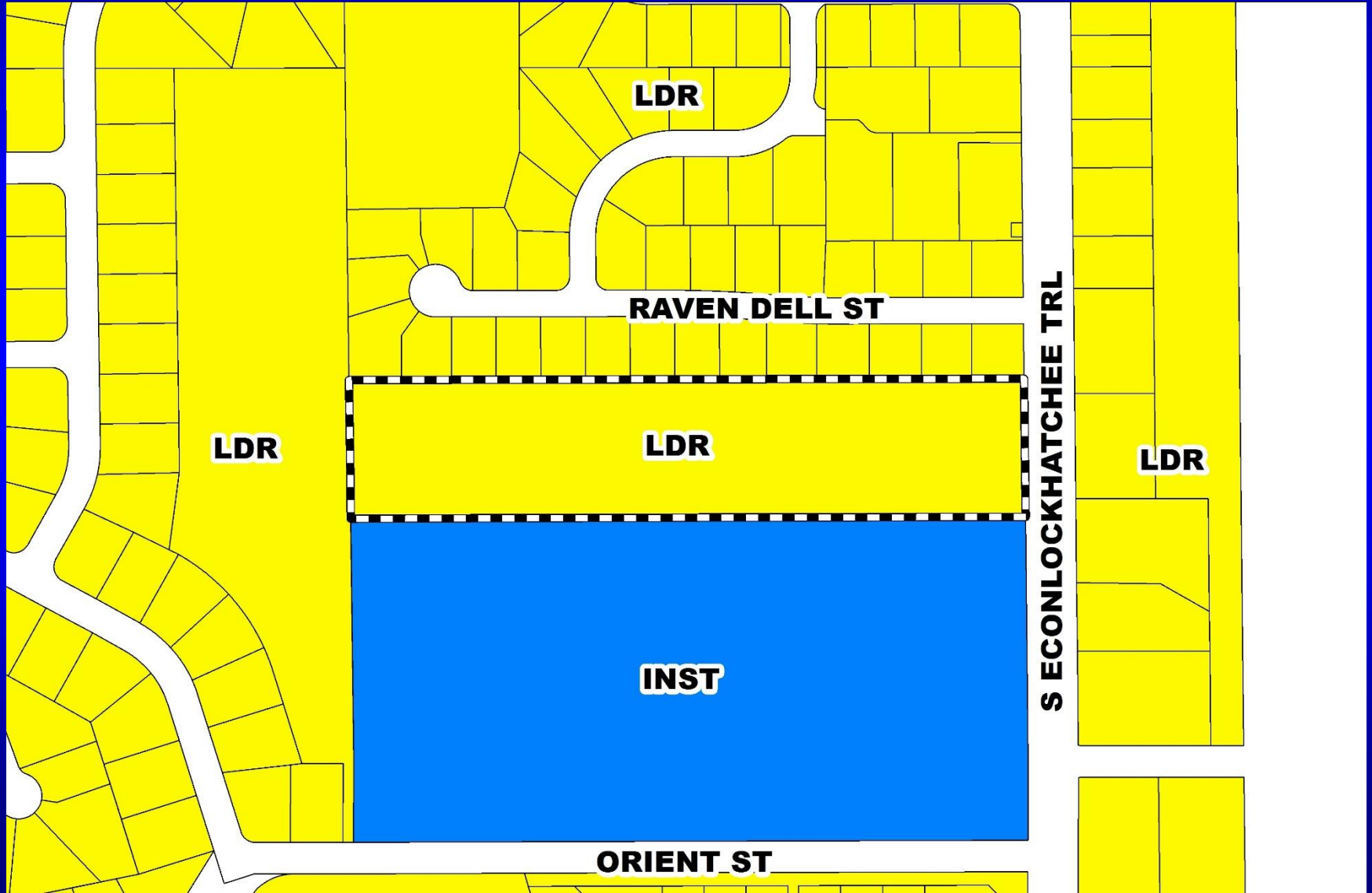


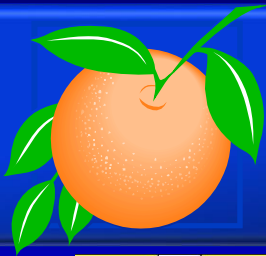
# Eagles Landing Preliminary Subdivision Plan

<b>Case:</b>	PSP-18-10-321
<b>Project Name:</b>	Eagles Landing Preliminary Subdivision Plan
<b>Applicant:</b>	Limaris Ramos, Primera Construction Corporation
<b>District:</b>	3
<b>Acreage:</b>	7.75 gross acres
<b>Location:</b>	Generally located north of Curry Ford Road and west of South Econlockhatchee Trail
<b>Request:</b>	To subdivide 7.75 acres in order to construct 23 single-family residential dwelling units.

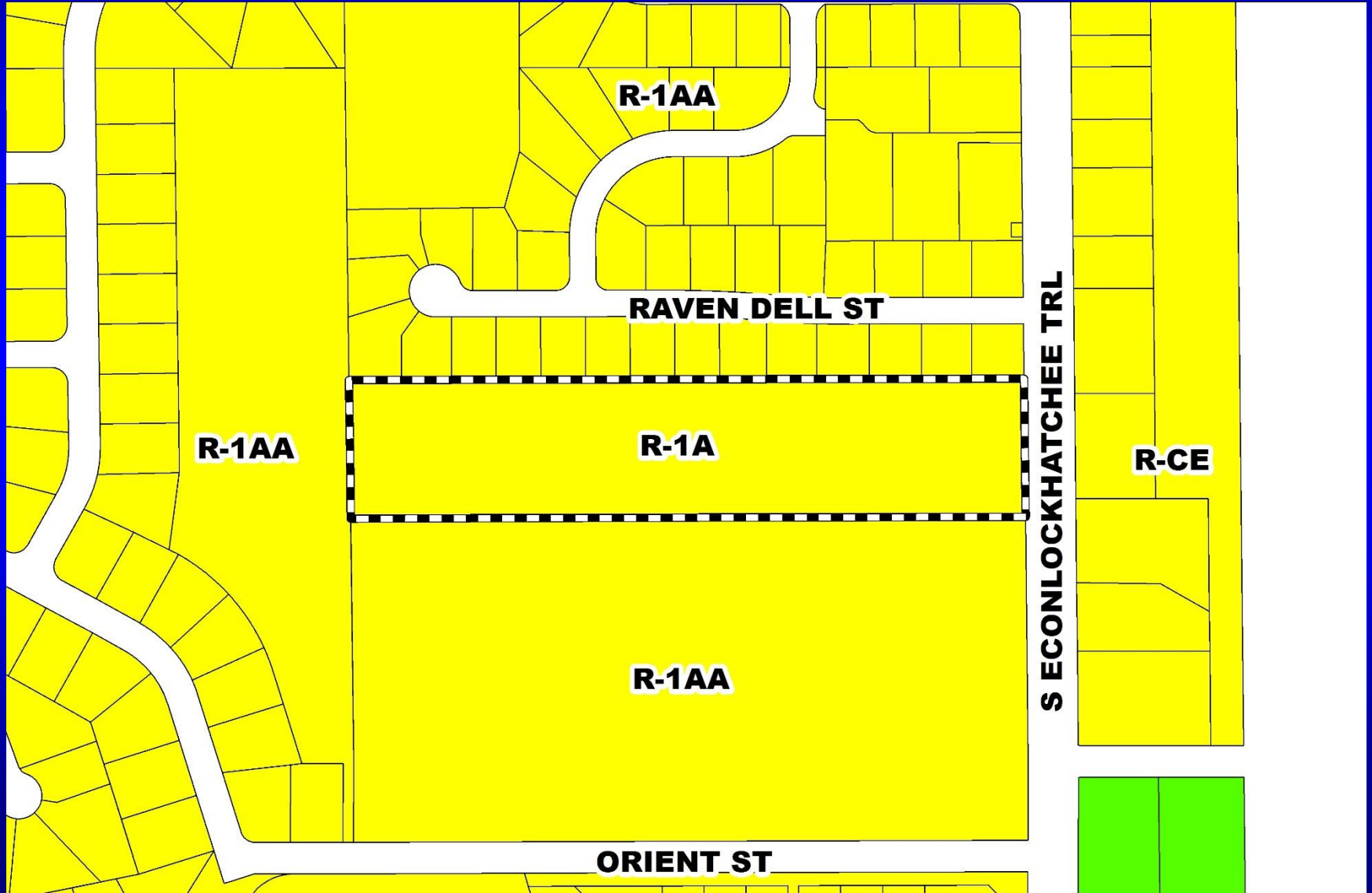


# Eagles Landing Preliminary Subdivision Plan Future Land Use Map

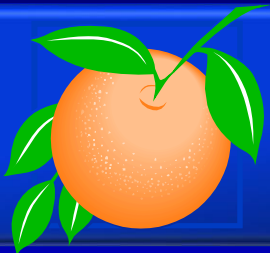




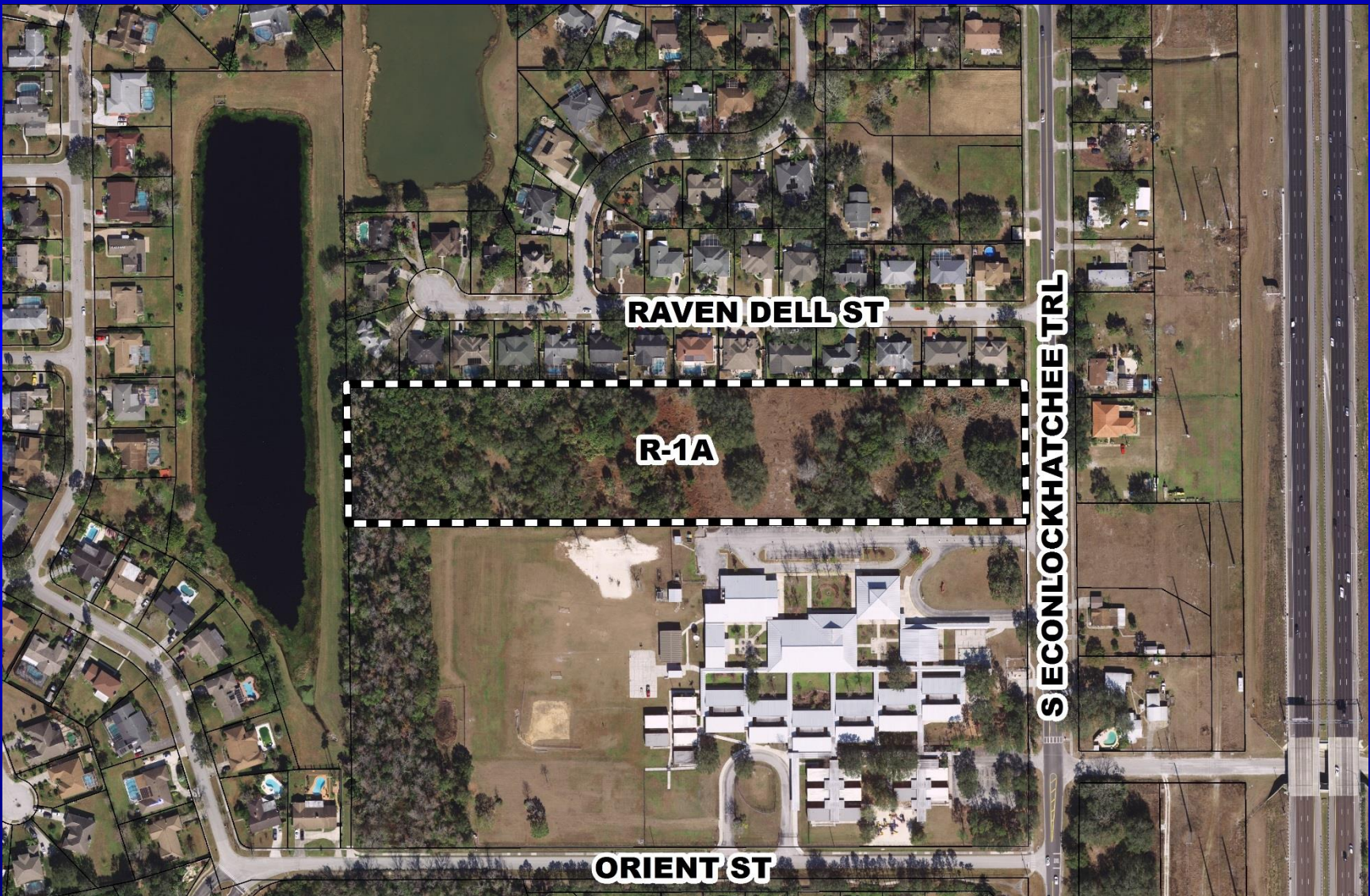
# Eagles Landing Preliminary Subdivision Plan Zoning Map







# Eagles Landing Preliminary Subdivision Plan Aerial Map







# Action Requested

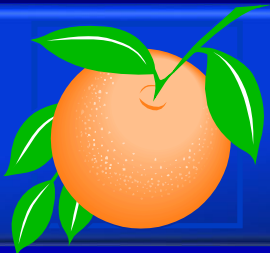
**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Eagles Landing Preliminary Subdivision Plan dated “Received October 14, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**

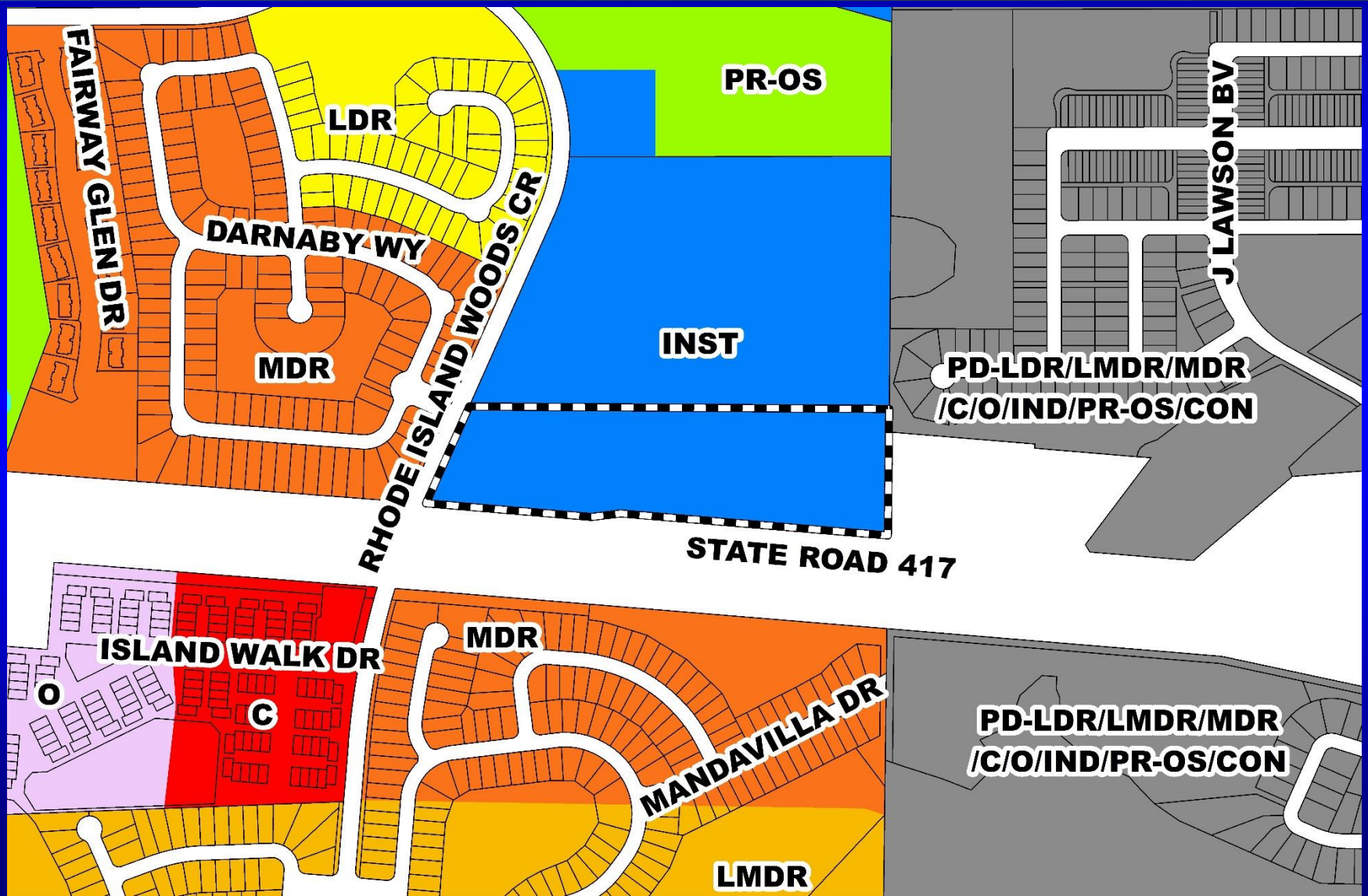


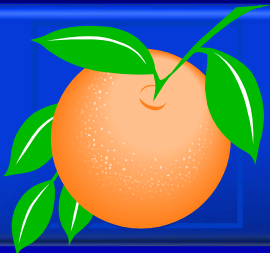
# Meadow Woods Planned Development / Land Use Plan

- Case:** CDR-19-08-265
- Project Name:** Meadow Woods Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 4
- Acreage:** 3,324.78 gross acres (overall PD)  
13.38 gross acres (affected parcel only)
- Location:** Generally located north of State Road 417 and east of Rhode Island Woods Circle
- Request:** To use the approved conversion matrix to convert 22,100 square feet of existing retail commercial entitlements to 68 single-family attached residential units on Parcel 21.

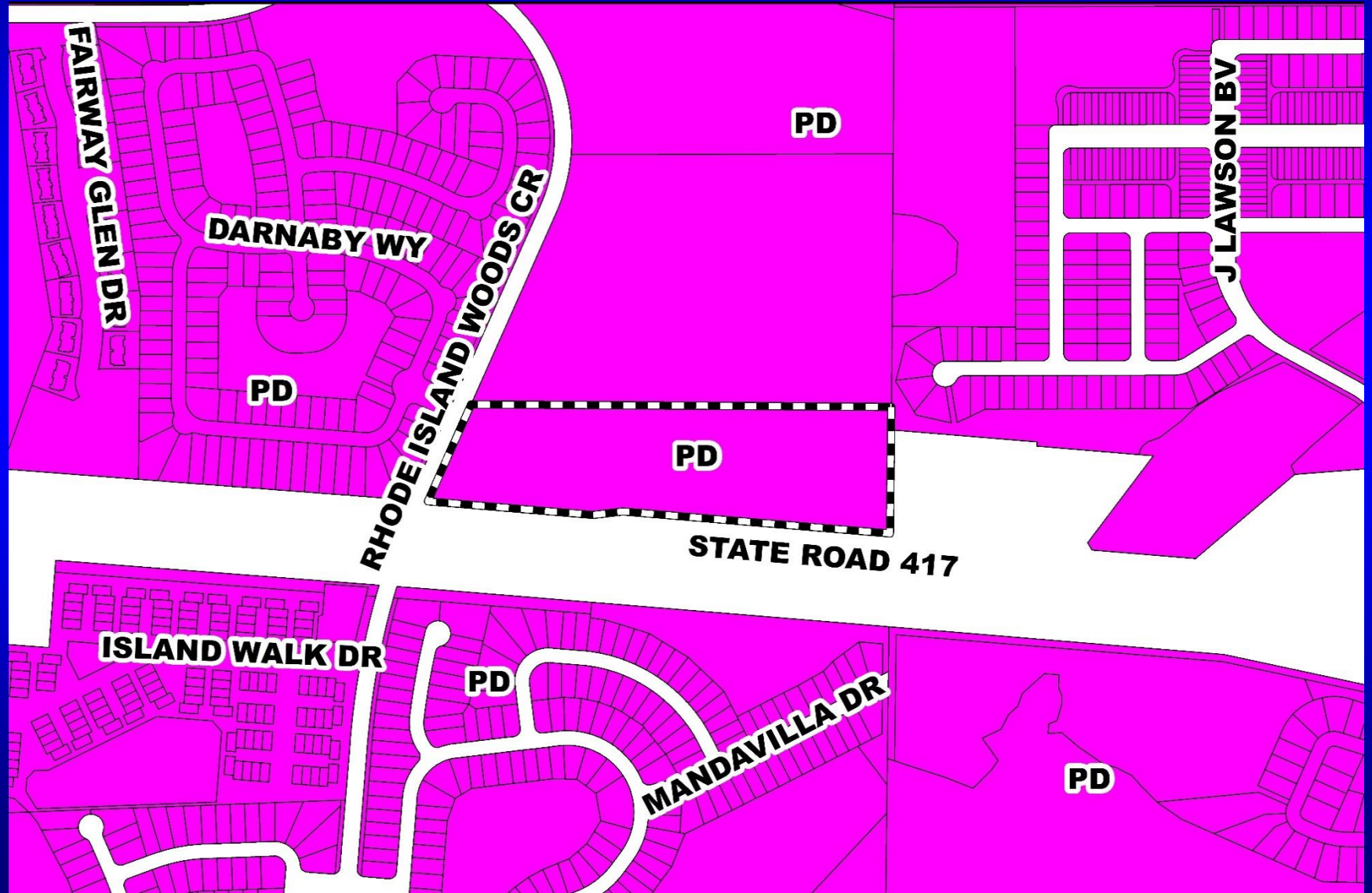


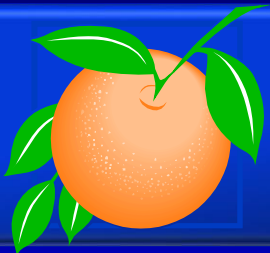
# Meadow Woods Planned Development / Land Use Plan Future Land Use Map



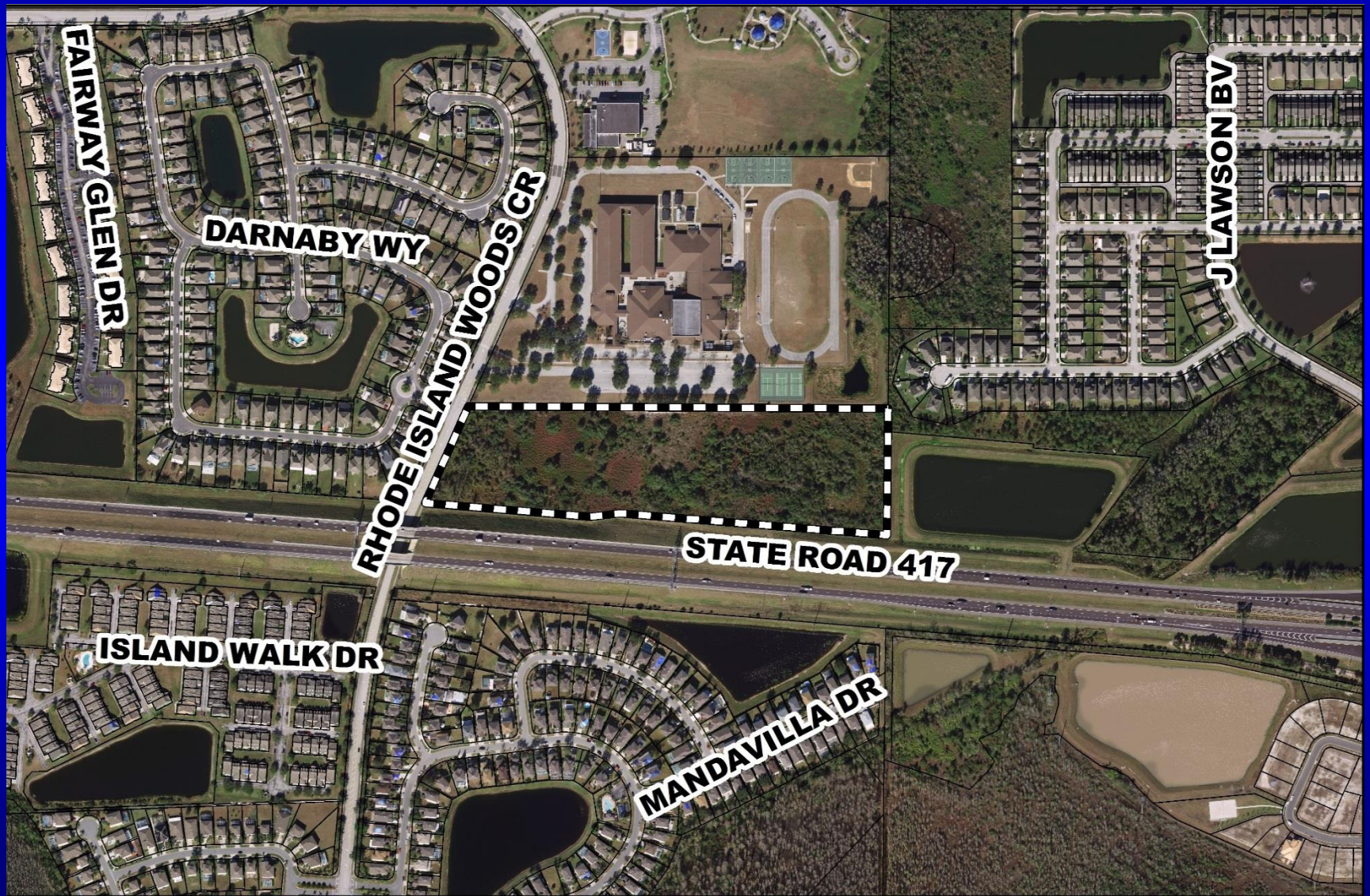


# Meadow Woods Planned Development / Land Use Plan Zoning Map



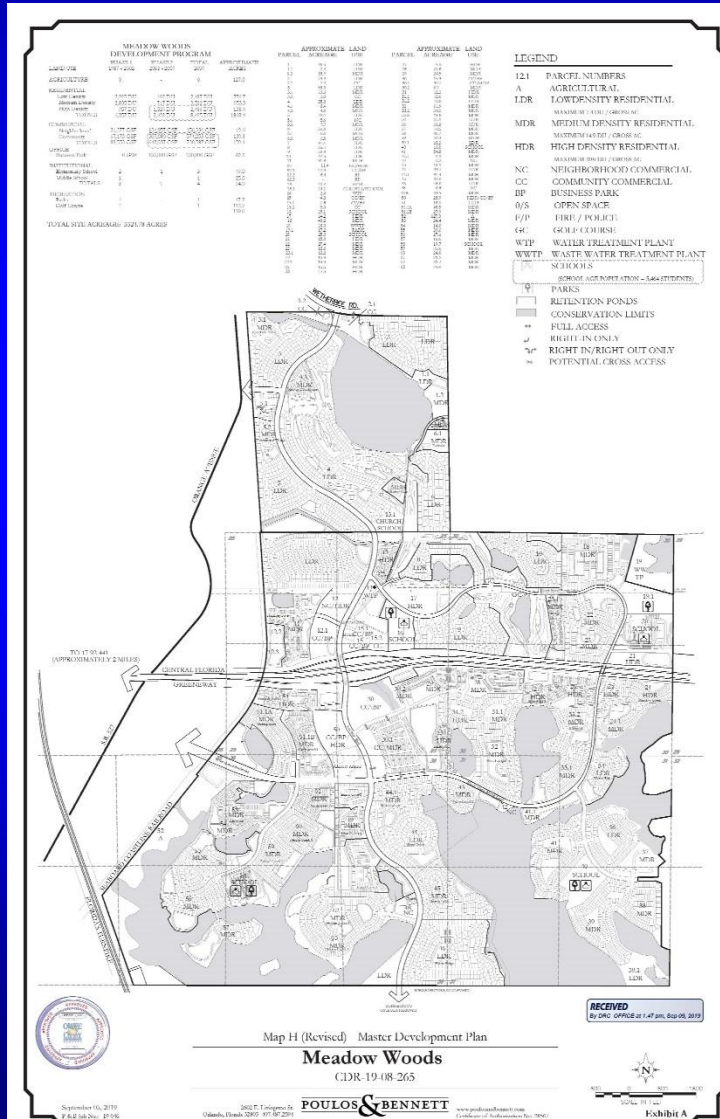


# Meadow Woods Planned Development / Land Use Plan Aerial Map





# Meadow Woods Planned Development / Land Use Plan Overall Land Use Plan







# Action Requested

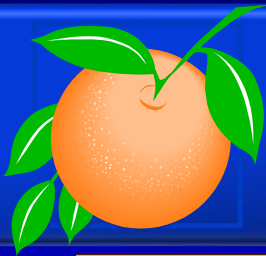
**Make a finding of consistency with the Comprehensive Plan and approve the Meadow Woods Planned Development / Land Use Plan (PD/LUP), dated “Received September 9, 2019” subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**

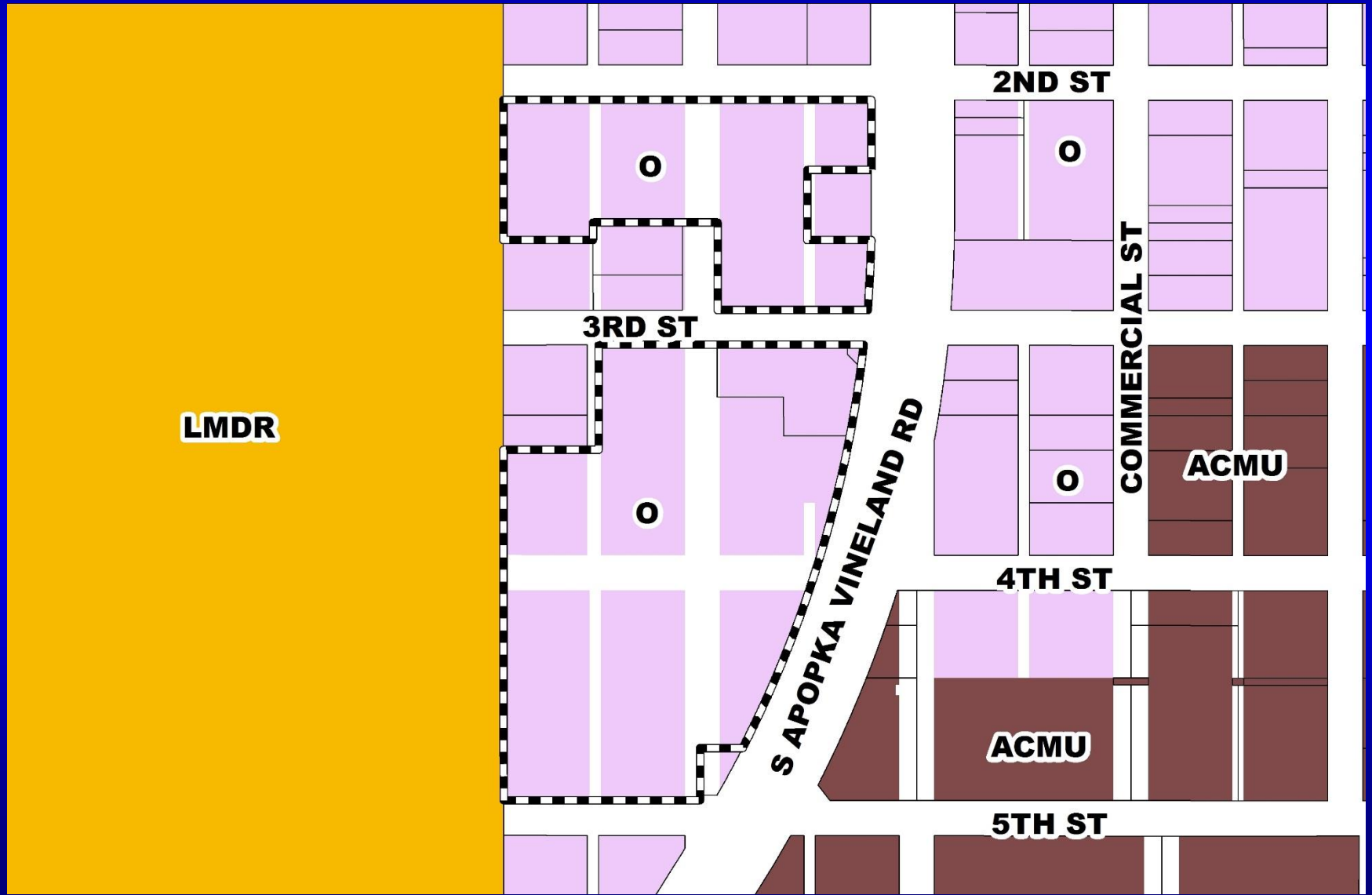


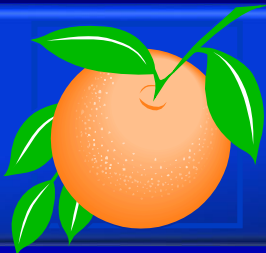
# **Buena Vista Commons Planned Development / Land Use Plan**

- Case:** CDR-19-06-191
- Project Name:** Buena Vista Commons Planned Development / Land Use Plan
- Applicant:** Constance Silver, Tri3 Civil Engineering Design Studio, Inc.
- District:** 1
- Acreage:** 8.52 gross acres (overall PD)
- Location:** 11414 and 11444 S. Apopka Vineland Road; or generally located on the west side of S. Apopka Vineland Road and the south side of 3rd Street.
- Request:** To request two (2) waivers from Orange County Code related to landscaping.

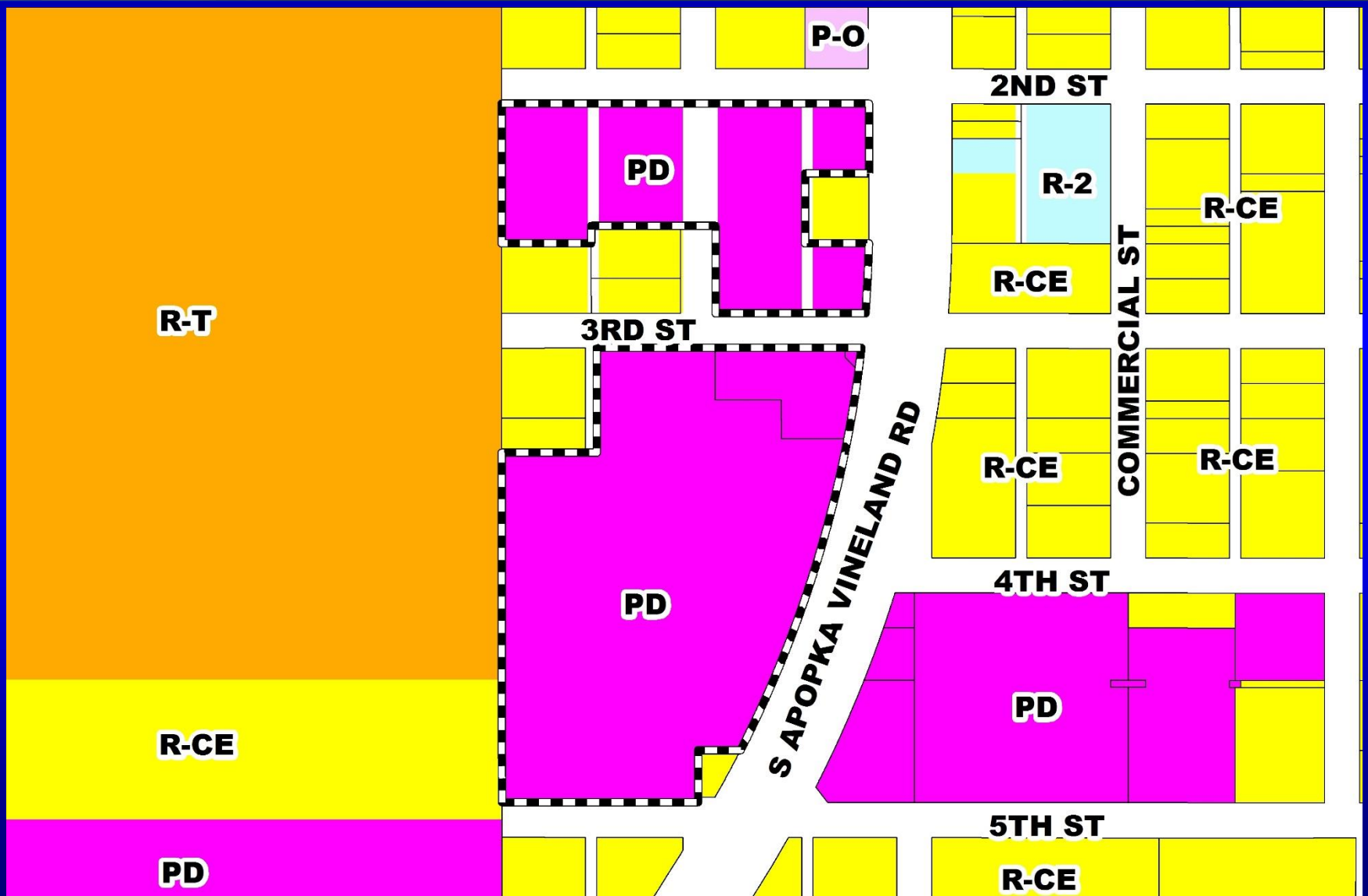


# Buena Vista Commons Planned Development / Land Use Plan Future Land Use Map





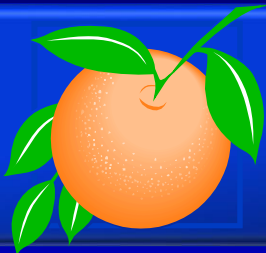
# Buena Vista Commons Planned Development / Land Use Plan Zoning Map



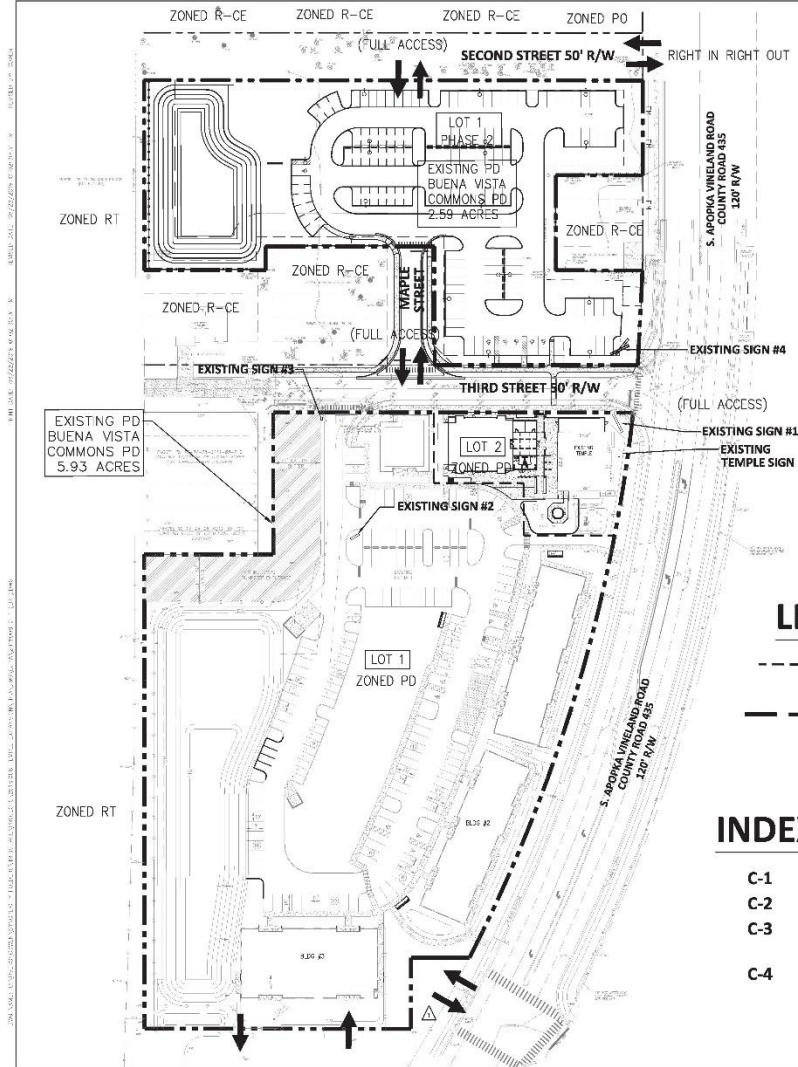


# Buena Vista Commons Planned Development / Land Use Plan Aerial Map





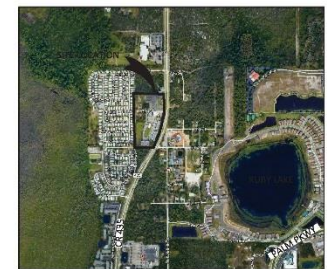
# Buena Vista Commons Planned Development / Land Use Plan Overall Land Use Plan



## BUENA VISTA COMMONS PD - LAND USE PLAN (AMENDMENT)

CASE NUMBER - CDR-19-06-191 ▲

- BUENA VISTA COMMONS PD:**  
**LOT 1: 15-24-28-1080-01-000**  
**LOT 2: 15-24-28-1080-02-000**  
**LOT 3: 15-24-28-1079-01-000**



**VICINITY MAP**  
N.T.S.

### LEGEND

- LOT LINES
- - - - - PD BOUNDARY

### INDEX OF SHEETS

- C-1 OVERALL LUP
- C-2 LUP
- C-3 LUP CONDITIONS OF APPROVAL
- C-4 MASTER SIGN PLAN

**Developer:**  
**MR. KARAM DUGGAL**  
 5525 BOW COURT  
 ORLANDO, FL 32836  
 PHO: 407-963-4718  
 RHCARD@GMAIL.COM

**Surveyor:**  
**SHANNON SURVEYING, INC.**  
 499 NORTH S.R. 434 - SUITE 2155  
 ALTAMONTE SPRING, FLORIDA, 32714  
 PHO: 407-774-8972  
 ATTN: JAMES SHANNON  
 SHANNONSURV@AOL.COM

**Civil Engineer:**  
**TRI<sup>3</sup> CIVIL ENGINEERING  
 DESIGN STUDIO, INC.**  
 P.O. BOX 530062  
 LONGWOOD, FL 32752-0062  
 PHO: 407-488-9455  
 FAX: 407-641-9995  
 ATTN: CONSTANCE D. SILVER, PE, LEED AP  
 COWENS@TRI3-ENG.COM

**RECEIVED**  
 By DMC Office at 1:04 pm, Sep 10, 2019



**Civil Engineering  
 Design Studio, Inc.**  
 P.O. Box 530062  
 Longwood, Florida 32752-0062  
 PH: 407-488-9455 Fax: 407-641-9995  
 CERT. STATE OF FLORIDA # 2012

### BUENA VISTA COMMONS PD

Orlando, Florida  
 ENGINEER'S SEAL

CONSTANCE D. SILVER, P.E., LEED AP  
 FLORIDA LICENSE #04942

DATE:	06/04/19
ORANGE CO DMC	

REV.	DATE	DESCRIPTION
1	06/22/19	ORANGE CO TRG

### OVERALL LAND USE PLAN

Sheet Title	
JOB NO.	2015.008
SCALE:	AS SHOWN
DATE:	06/04/19
DESIGN:	CAO
DRAWN:	CAO
CHECKED:	CAO

C-1

Sheet No. 1 OF 4



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Buena Vista Commons Planned Development / Land Use Plan (PD/LUP) dated “Received September 10, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

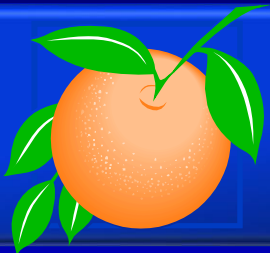
**District 1**



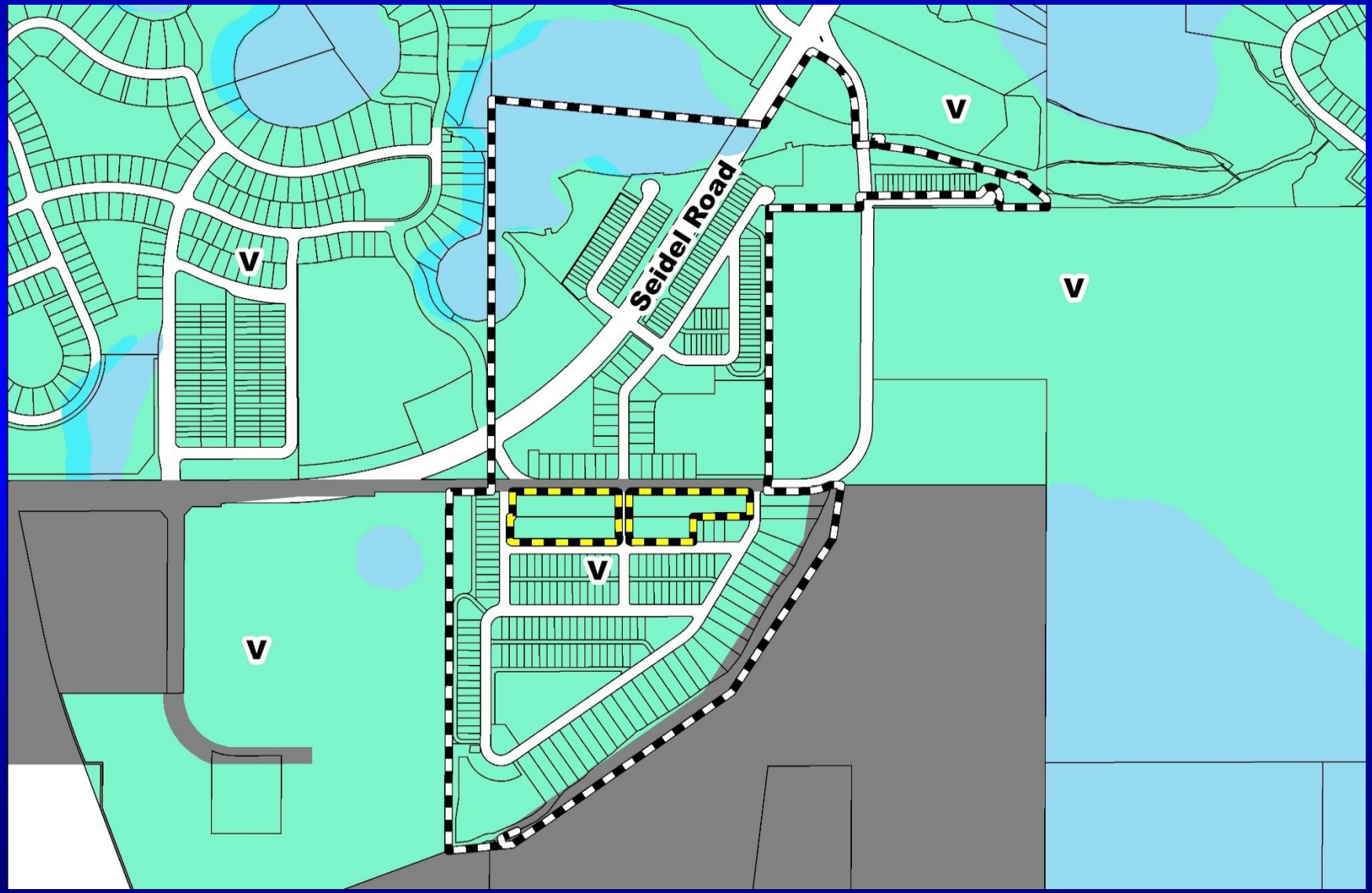
# Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan

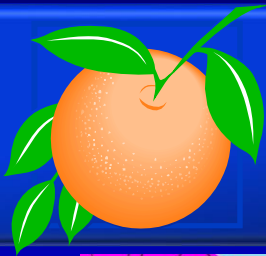
- Case:** CDR-19-09-306
- Project Name:** Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 114.89 gross acres (overall PD)  
5.23 gross acres (affected parcels only)
- Location:** Generally located south of Summerlake Groves Street and East of Seidel Road
- Request:** To add thirty-five (35) units in the future development parcels in the previously approved Preliminary Subdivision Plan for Phase 1 and Phase 2B.



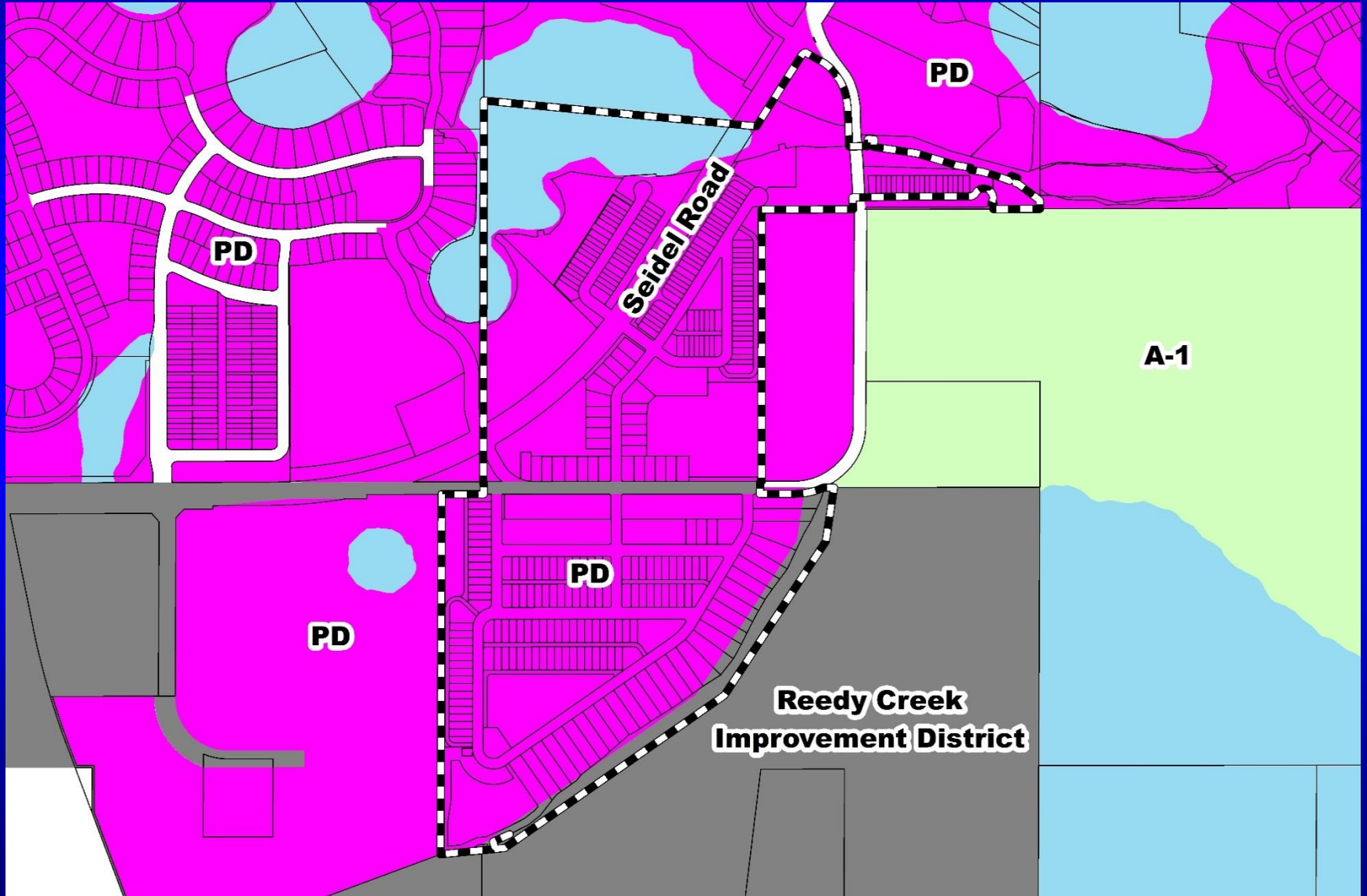


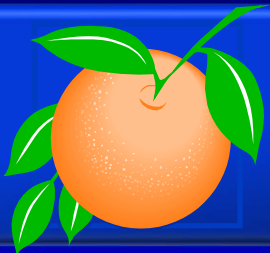
# Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Future Land Use Map





# Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Zoning Map





# Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Aerial Map







# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP dated “Received October 2, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# **Alafaya Trail Property Planned Development / Land Use Plan**

- Case:** CDR-14-05-144
- Project Name:** Alafaya Trail Property Planned Development / Land Use Plan
- Applicant:** Brooks Stickler, Kimley-Horn and Associates, Inc.
- District:** 4
- Acreage:** 50.20 gross acres
- Location:** Generally located south of E. Colonial Drive and west of Alafaya Trail.
- Request:** To increase retail / commercial (C-1) square footage from 174,000 to 304,000 (an increase of 130,000 square feet), while retaining 6,000 square feet of previously approved Professional Office (P-O) uses, reflect the conservation, impact, and mitigation of on-site wetlands per Conservation Area Impact (CAI) permit #CAI-14-08-025, and remove a note requiring the dedication of PD Tract A development rights to Orange County. One waiver is also being requested.



# Action Requested

**Continue case CDR-14-05-144 to the December 17, 2019  
BCC meeting at 2:00 p.m.**

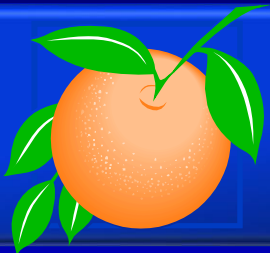
**District 4**



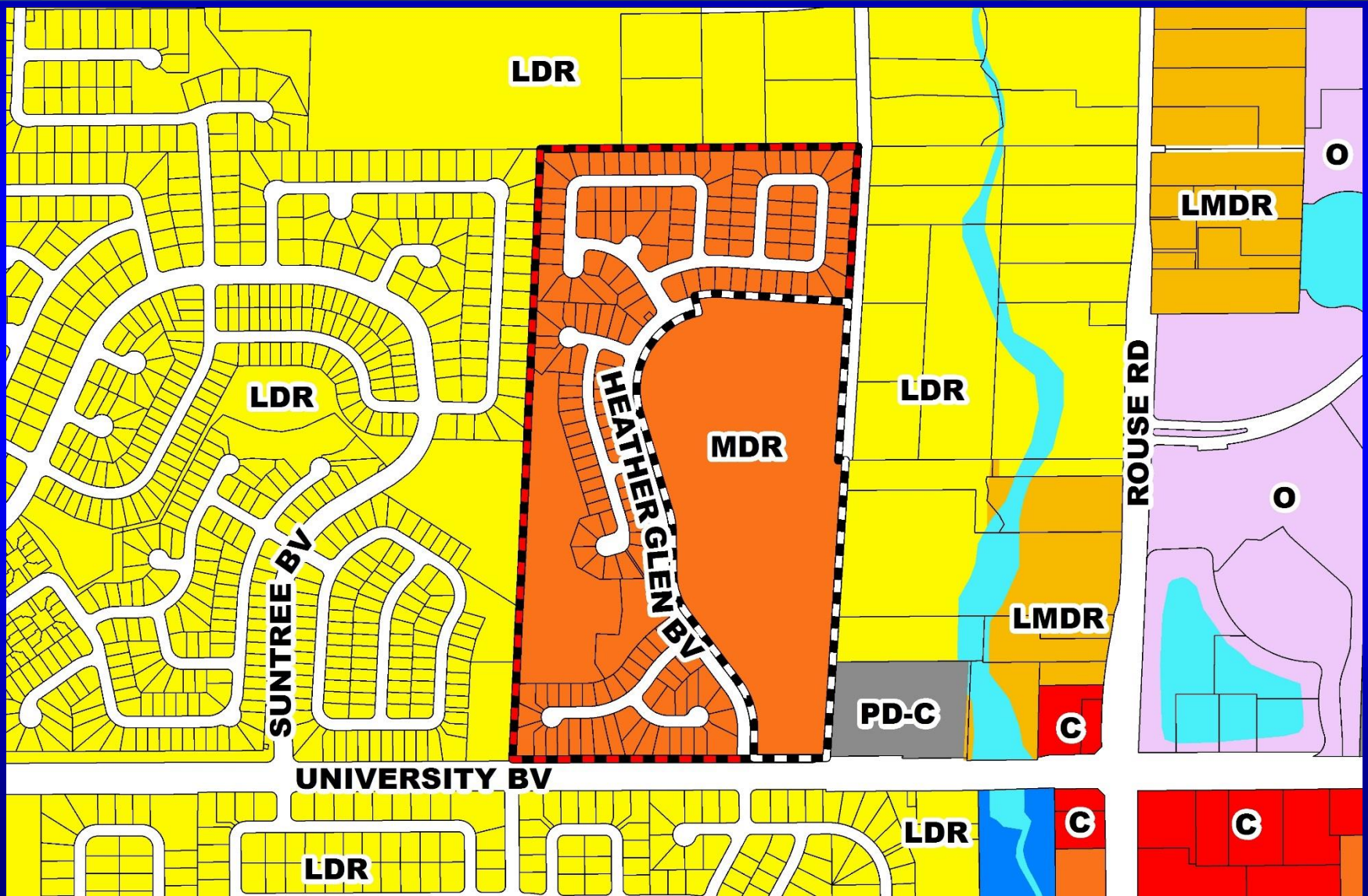
# The Glenn Planned Development / Land Use Plan

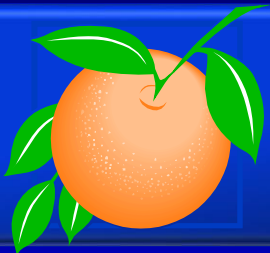
- Case:** CDR-19-03-115
- Project Name:** The Glenn Planned Development / Land Use Plan
- Applicant:** William Burkett, Burkett Engineering
- District:** 5
- Acreage:** 80.00 gross acres (overall PD)  
30.23 gross acres (affected parcel only)
- Location:** Generally located north of University Boulevard and east of Heather Glen Boulevard
- Request:** To add 60 multi-family dwelling units to the development program in Phase I. Additionally, the applicant has requested four waivers related to building height, building setbacks, and building separation requirements.



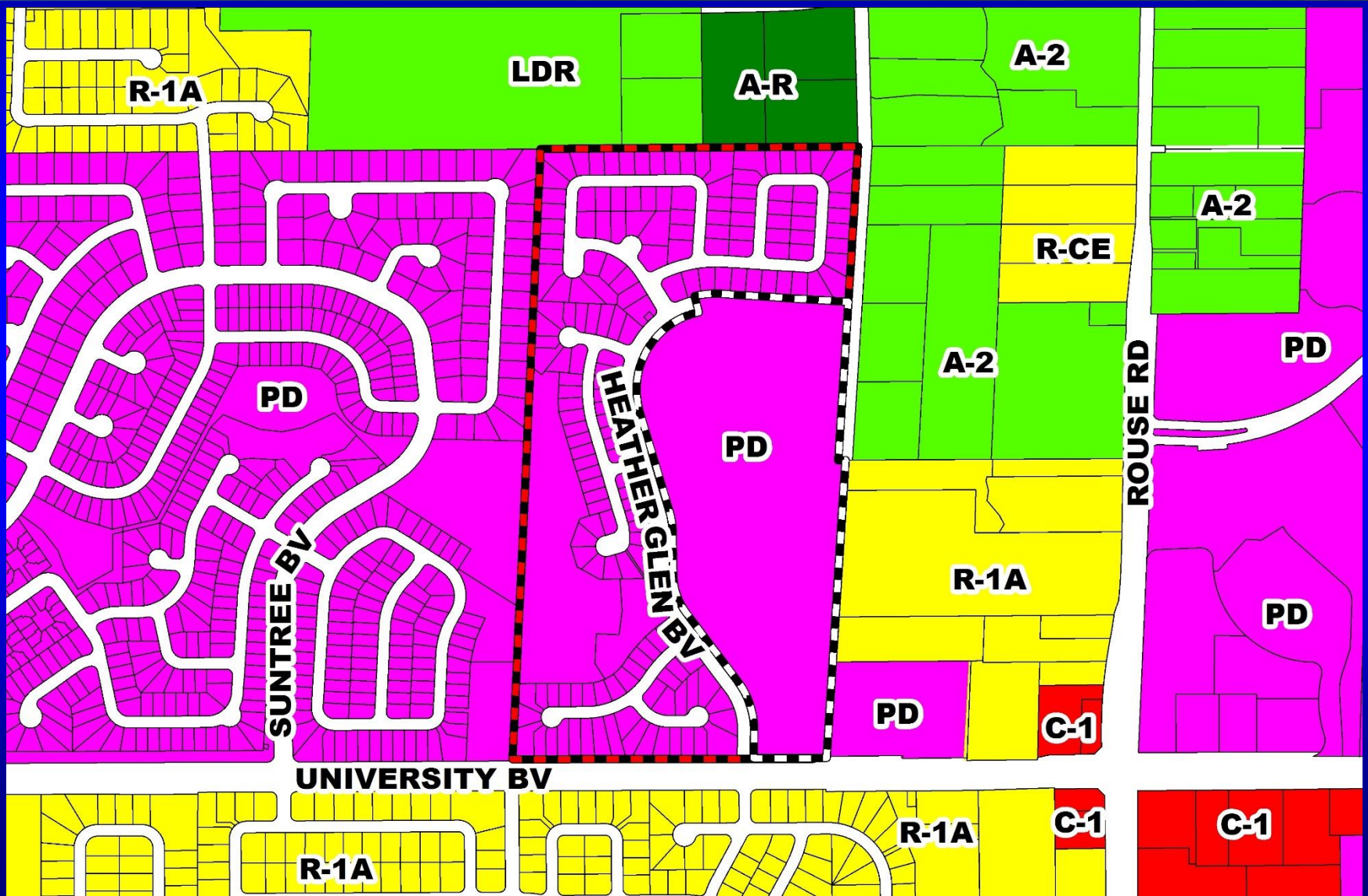


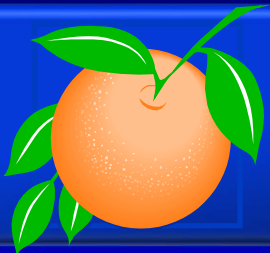
# The Glenn Planned Development / Land Use Plan Future Land Use Map



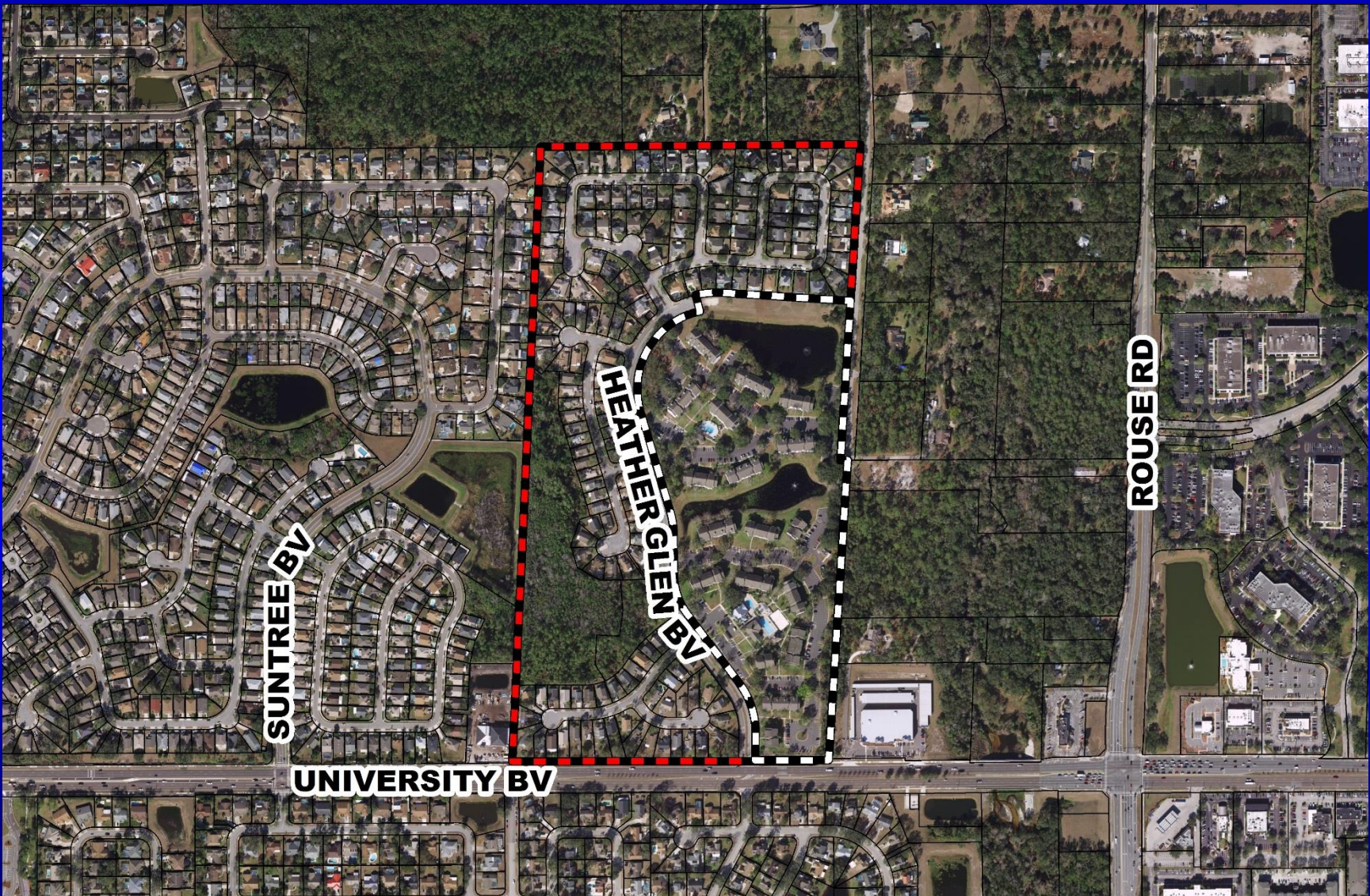


# The Glenn Planned Development / Land Use Plan Zoning Map



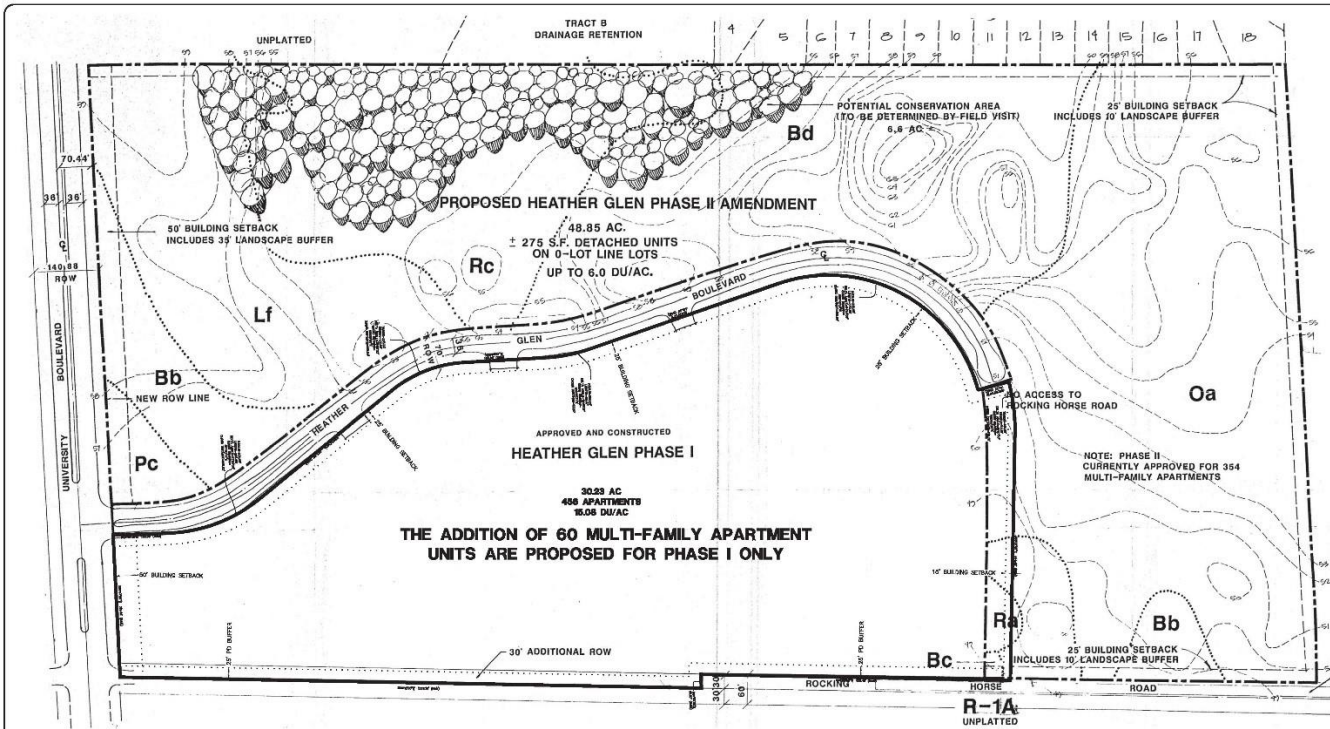


# The Glenn Planned Development / Land Use Plan Aerial Map

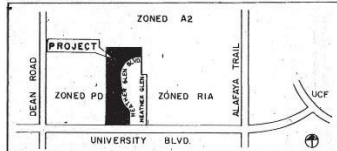




# The Glenn Planned Development / Land Use Plan Overall Land Use Plan



### LOCATION MAP



**LAND USE PLAN  
HEATHER GLEN P.D.  
(FORMERLY STRAW RIDGE PD)**  
OWNER: MATTAPAN TRUST TEL: 422-4040  
**PROPOSED PHASE II AMENDMENT**

### SITE DATA TOTAL PROJECT

TOTAL UNITS ORIGINALLY APPROVED  
(9.5 DU/AC MAXIMUM) 750  
TOTAL UNITS PROPOSED  
PHASE I: 458  
PHASE II: 275\*  
NET REDUCTION IN DWELLING UNITS  
\*PHASE II SHALL NOT EXCEED NET REDUCTION

### P.D. LEGAL DESCRIPTION

THE EAST 1/2 OF THE SOUTHWEST 1/4, LESS THE RIGHT OF WAY FOR UNIVERSITY BOULEVARD, SECTION 5, TOWNSHIP 22 SOUTH, RANGE 31 EAST, GRANGE COUNTY, FLORIDA, LESS THE EAST 20 FEET OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4.

### SOILS LEGEND

Bd - Blanton Fine Sand  
Bd1 - Blanton Fine Sand  
Lf - Leon Fine Sand  
Oa - One Fine Sand  
Pc - Pomona Fine Sand  
Rc - Rutledge Fine Sand  
Rc1 - Rutledge Heavy Fine Sand

### NOTE

\* SITE DATA FOR PHASE II IS LOCATED ON SHEET 4.

### SITE DATA PHASE II

PHASE II GROSS ACREAGE 48.85  
EXISTING ZONING PD  
EXISTING LAND USE VACANT  
PROPOSED LAND USE  
- RESIDENTIAL  
- TOTAL NO. DWELLING UNITS UP TO 6.0 DU/AC  
- MAXIMUM GROSS GROSSLY  
- MINIMUM NET LOT AREA 2,000 SF  
- MAXIMUM BUILDING HEIGHT 2 STOREYS (35')  
OPEN SPACE/RECREATION 7.8 ACRES (75% OF OPEN SPACE LOCATED IN PHASE I EXCLUSIVE OF CONSERVATION AREA (48.85 ACRES - 6.8 ACRES X .25))  
RECREATION 22.33 ACRES (275 UNITS X 3.1 PERSONS/UNIT = 852 PERSONS X .2005 ACRES RECREATION/PERSON)

PROJECTED SCHOOL AGE CHILDREN 179 CHILDREN (275 UNITS X 3.1 PERSONS/UNIT X .25)  
100 YEAR FLOOD NOT APPLICABLE  
VEGETATION NEEDED VEGETATION INCLUDING SCATTERED OAKS AND PINES  
PHASING 1 PHASE  
BUILDING SETBACK CRITERIA  
- UNIVERSITY BOULEVARD 50 FT  
- ALL OTHER PROPERTY LINES 25 FT  
UTILITIES  
- WATER (80,000 GPD)  
- SEWER (80,700 GPD)  
- STORMWATER  
GRANGE COUNTY PUBLIC UTILITIES DIVISION ON-SITE - SEWER/STORMWATER DISCHARGE IN ACCORDANCE WITH GRANGE COUNTY, FLORIDA, DEER AND OTHER AGENCY CRITERIA.  
ANY WAIVERS FROM SUBDIVISION REGULATIONS, IF ANY, WILL BE DETERMINED AT DEVELOPMENT PLAN APPROVAL STAGE.

**cmiassociates**  
Urban & Environmental Planning & Landscape Architects  
500 Delaney Avenue, Orlando, Florida 32801 (305) 422-4040

**Burkett**  
engineering  
CONSULTANTS  
100 E. Robinson Street, Suite 200, Orlando, Florida 32801  
www.burkett-engineering.com

**HEATHER GLEN P.D.  
(FORMERLY STRAW RIDGE P.D.)  
PROPOSED PHASE II AMENDMENT**

**HEATHER GLEN P.D. (FORMERLY STRAW RIDGE P.D.)  
CHANGE DETERMINATION  
FOR HORIZON REALTY ADVISORS  
EXISTING LAND USE PLAN**

DATE: 4/23/19  
PROJECT NO: 1905.10  
DRAWN BY: VP  
CHECKED BY: WEB  
DATE: 10/10/86  
SCALE: 1" = 100'  
DRAWN BY: [Signature]

REVISIONS:  
NO. 1: 10/20/86  
DATE: REV: [Signature]  
NO. 2: 10/20/86  
DATE: REV: [Signature]  
NO. 3: 10/20/86  
DATE: REV: [Signature]  
NO. 4: 10/20/86  
DATE: REV: [Signature]  
NO. 5: 10/20/86  
DATE: REV: [Signature]  
NO. 6: 10/20/86  
DATE: REV: [Signature]  
NO. 7: 10/20/86  
DATE: REV: [Signature]  
NO. 8: 10/20/86  
DATE: REV: [Signature]  
NO. 9: 10/20/86  
DATE: REV: [Signature]  
NO. 10: 10/20/86  
DATE: REV: [Signature]  
NO. 11: 10/20/86  
DATE: REV: [Signature]  
NO. 12: 10/20/86  
DATE: REV: [Signature]  
NO. 13: 10/20/86  
DATE: REV: [Signature]  
NO. 14: 10/20/86  
DATE: REV: [Signature]  
NO. 15: 10/20/86  
DATE: REV: [Signature]  
NO. 16: 10/20/86  
DATE: REV: [Signature]  
NO. 17: 10/20/86  
DATE: REV: [Signature]  
NO. 18: 10/20/86  
DATE: REV: [Signature]  
NO. 19: 10/20/86  
DATE: REV: [Signature]  
NO. 20: 10/20/86  
DATE: REV: [Signature]  
NO. 21: 10/20/86  
DATE: REV: [Signature]  
NO. 22: 10/20/86  
DATE: REV: [Signature]  
NO. 23: 10/20/86  
DATE: REV: [Signature]  
NO. 24: 10/20/86  
DATE: REV: [Signature]  
NO. 25: 10/20/86  
DATE: REV: [Signature]  
NO. 26: 10/20/86  
DATE: REV: [Signature]  
NO. 27: 10/20/86  
DATE: REV: [Signature]  
NO. 28: 10/20/86  
DATE: REV: [Signature]  
NO. 29: 10/20/86  
DATE: REV: [Signature]  
NO. 30: 10/20/86  
DATE: REV: [Signature]  
NO. 31: 10/20/86  
DATE: REV: [Signature]  
NO. 32: 10/20/86  
DATE: REV: [Signature]  
NO. 33: 10/20/86  
DATE: REV: [Signature]  
NO. 34: 10/20/86  
DATE: REV: [Signature]  
NO. 35: 10/20/86  
DATE: REV: [Signature]  
NO. 36: 10/20/86  
DATE: REV: [Signature]  
NO. 37: 10/20/86  
DATE: REV: [Signature]  
NO. 38: 10/20/86  
DATE: REV: [Signature]  
NO. 39: 10/20/86  
DATE: REV: [Signature]  
NO. 40: 10/20/86  
DATE: REV: [Signature]  
NO. 41: 10/20/86  
DATE: REV: [Signature]  
NO. 42: 10/20/86  
DATE: REV: [Signature]  
NO. 43: 10/20/86  
DATE: REV: [Signature]  
NO. 44: 10/20/86  
DATE: REV: [Signature]  
NO. 45: 10/20/86  
DATE: REV: [Signature]  
NO. 46: 10/20/86  
DATE: REV: [Signature]  
NO. 47: 10/20/86  
DATE: REV: [Signature]  
NO. 48: 10/20/86  
DATE: REV: [Signature]  
NO. 49: 10/20/86  
DATE: REV: [Signature]  
NO. 50: 10/20/86  
DATE: REV: [Signature]  
NO. 51: 10/20/86  
DATE: REV: [Signature]  
NO. 52: 10/20/86  
DATE: REV: [Signature]  
NO. 53: 10/20/86  
DATE: REV: [Signature]  
NO. 54: 10/20/86  
DATE: REV: [Signature]  
NO. 55: 10/20/86  
DATE: REV: [Signature]  
NO. 56: 10/20/86  
DATE: REV: [Signature]  
NO. 57: 10/20/86  
DATE: REV: [Signature]  
NO. 58: 10/20/86  
DATE: REV: [Signature]  
NO. 59: 10/20/86  
DATE: REV: [Signature]  
NO. 60: 10/20/86  
DATE: REV: [Signature]  
NO. 61: 10/20/86  
DATE: REV: [Signature]  
NO. 62: 10/20/86  
DATE: REV: [Signature]  
NO. 63: 10/20/86  
DATE: REV: [Signature]  
NO. 64: 10/20/86  
DATE: REV: [Signature]  
NO. 65: 10/20/86  
DATE: REV: [Signature]  
NO. 66: 10/20/86  
DATE: REV: [Signature]  
NO. 67: 10/20/86  
DATE: REV: [Signature]  
NO. 68: 10/20/86  
DATE: REV: [Signature]  
NO. 69: 10/20/86  
DATE: REV: [Signature]  
NO. 70: 10/20/86  
DATE: REV: [Signature]  
NO. 71: 10/20/86  
DATE: REV: [Signature]  
NO. 72: 10/20/86  
DATE: REV: [Signature]  
NO. 73: 10/20/86  
DATE: REV: [Signature]  
NO. 74: 10/20/86  
DATE: REV: [Signature]  
NO. 75: 10/20/86  
DATE: REV: [Signature]  
NO. 76: 10/20/86  
DATE: REV: [Signature]  
NO. 77: 10/20/86  
DATE: REV: [Signature]  
NO. 78: 10/20/86  
DATE: REV: [Signature]  
NO. 79: 10/20/86  
DATE: REV: [Signature]  
NO. 80: 10/20/86  
DATE: REV: [Signature]  
NO. 81: 10/20/86  
DATE: REV: [Signature]  
NO. 82: 10/20/86  
DATE: REV: [Signature]  
NO. 83: 10/20/86  
DATE: REV: [Signature]  
NO. 84: 10/20/86  
DATE: REV: [Signature]  
NO. 85: 10/20/86  
DATE: REV: [Signature]  
NO. 86: 10/20/86  
DATE: REV: [Signature]  
NO. 87: 10/20/86  
DATE: REV: [Signature]  
NO. 88: 10/20/86  
DATE: REV: [Signature]  
NO. 89: 10/20/86  
DATE: REV: [Signature]  
NO. 90: 10/20/86  
DATE: REV: [Signature]  
NO. 91: 10/20/86  
DATE: REV: [Signature]  
NO. 92: 10/20/86  
DATE: REV: [Signature]  
NO. 93: 10/20/86  
DATE: REV: [Signature]  
NO. 94: 10/20/86  
DATE: REV: [Signature]  
NO. 95: 10/20/86  
DATE: REV: [Signature]  
NO. 96: 10/20/86  
DATE: REV: [Signature]  
NO. 97: 10/20/86  
DATE: REV: [Signature]  
NO. 98: 10/20/86  
DATE: REV: [Signature]  
NO. 99: 10/20/86  
DATE: REV: [Signature]  
NO. 100: 10/20/86  
DATE: REV: [Signature]



# Action Requested

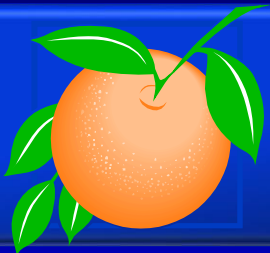
**Make a finding of consistency with the Comprehensive Plan and approve The Glenn Planned Development / Land Use Plan (PD/LUP), dated “May 22, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**

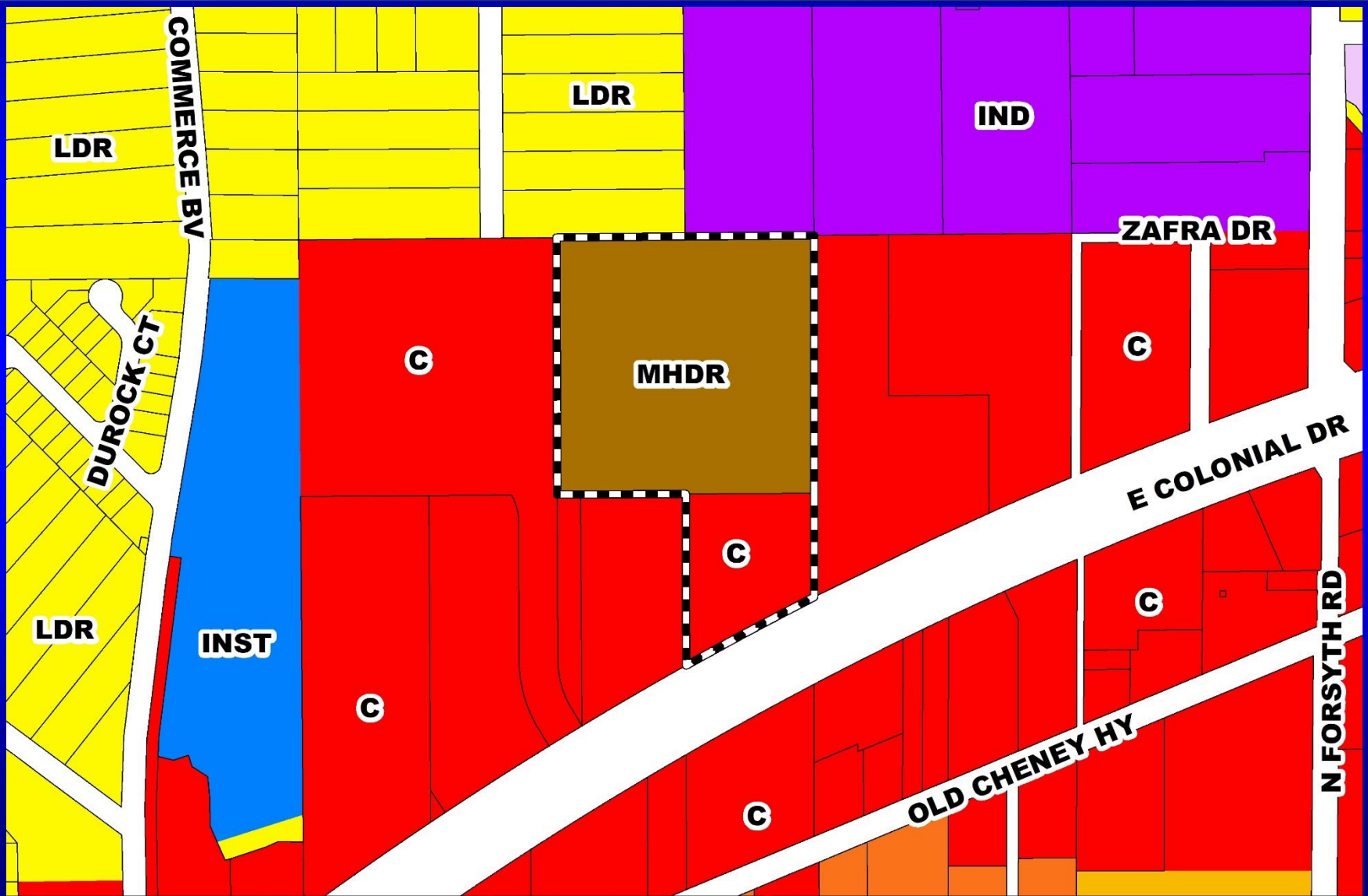


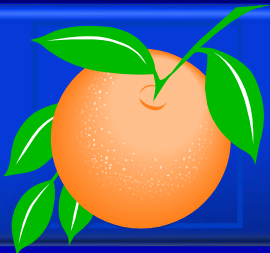
# Wise Colonial Planned Development / Land Use Plan

- Case:** LUP-19-03-088
- Project Name:** Wise Colonial Planned Development / Land Use Plan
- Applicant:** Chris Dougherty, S&ME, Inc.
- District:** 5
- Acreage:** 12.77 gross acres
- Location:** 6525 and 6575 E. Colonial Drive; or generally located on the north side of E. Colonial Drive, approximately 1,400 feet west of N. Forsyth Road.
- Request:** To rezone two (2) parcels containing 12.77 gross acres from C-3 to PD, in order to develop 280 multi-family dwelling units and 19,600 square feet of C-1 (Retail Commercial) uses. Two (2) waivers related to setbacks and height are associated with this request.

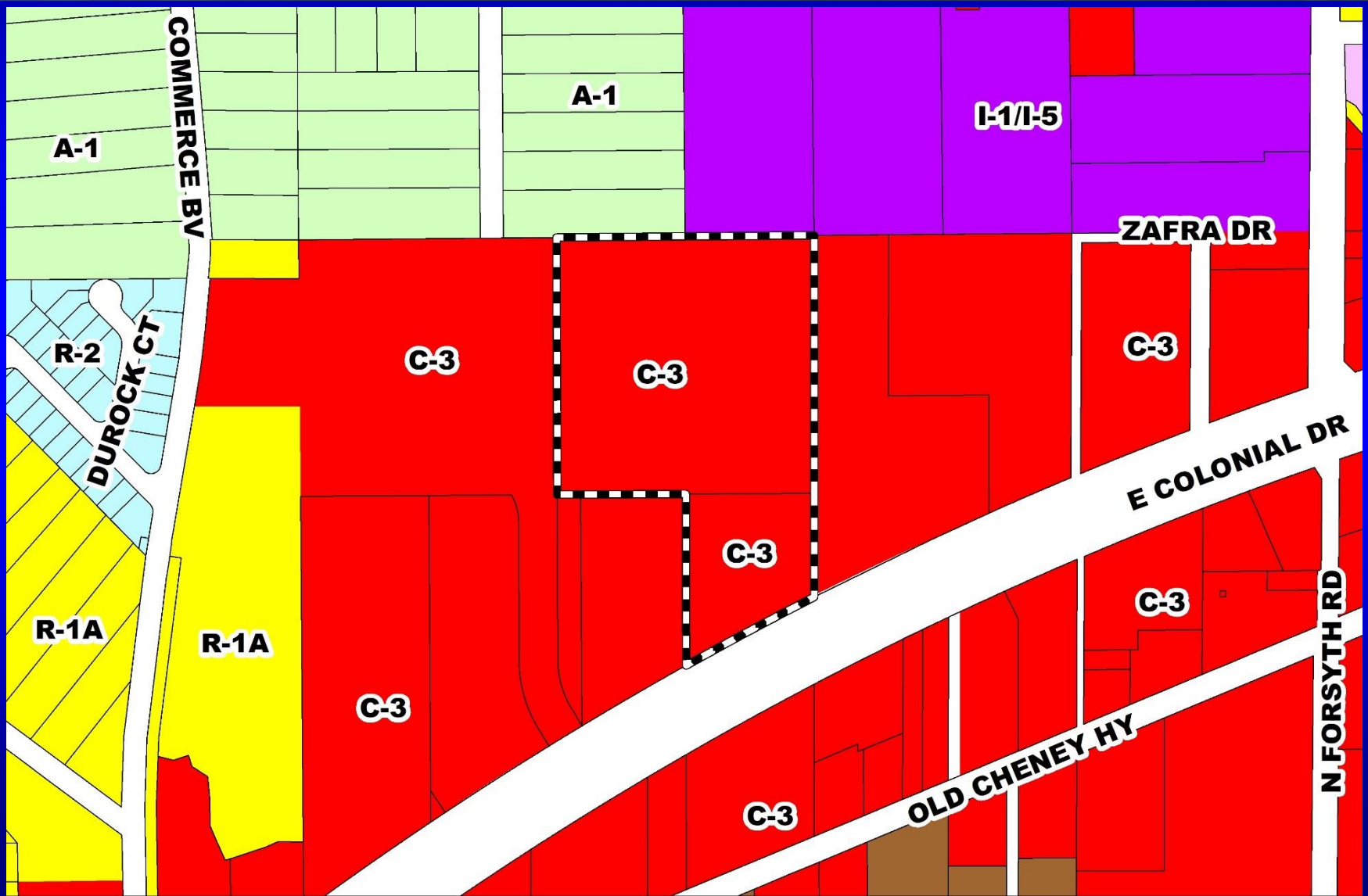


# Wise Colonial Planned Development / Land Use Plan Future Land Use Map

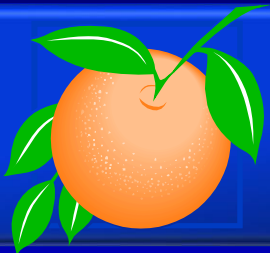




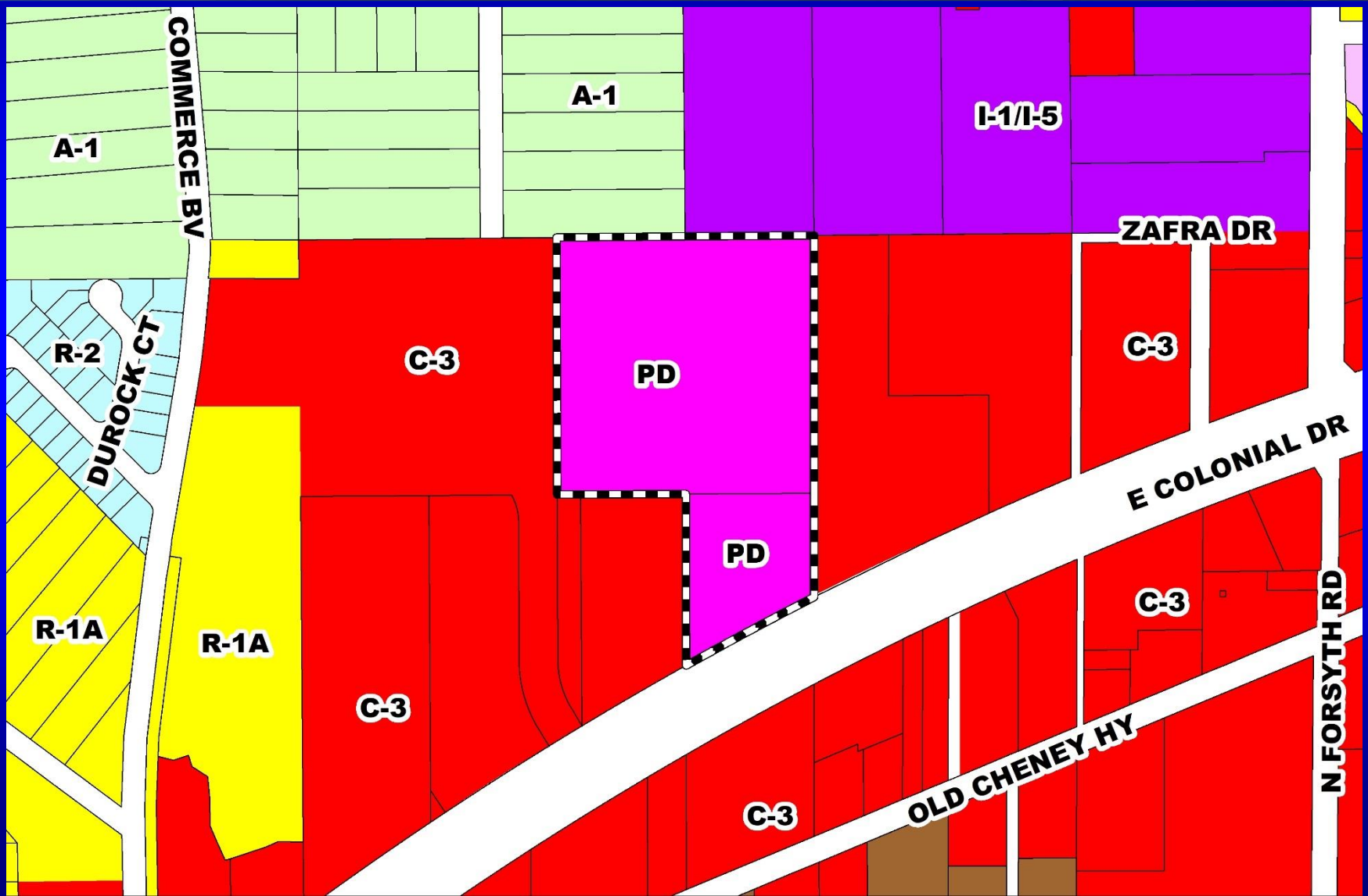
# Wise Colonial Planned Development / Land Use Plan Zoning Map

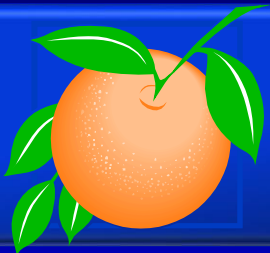




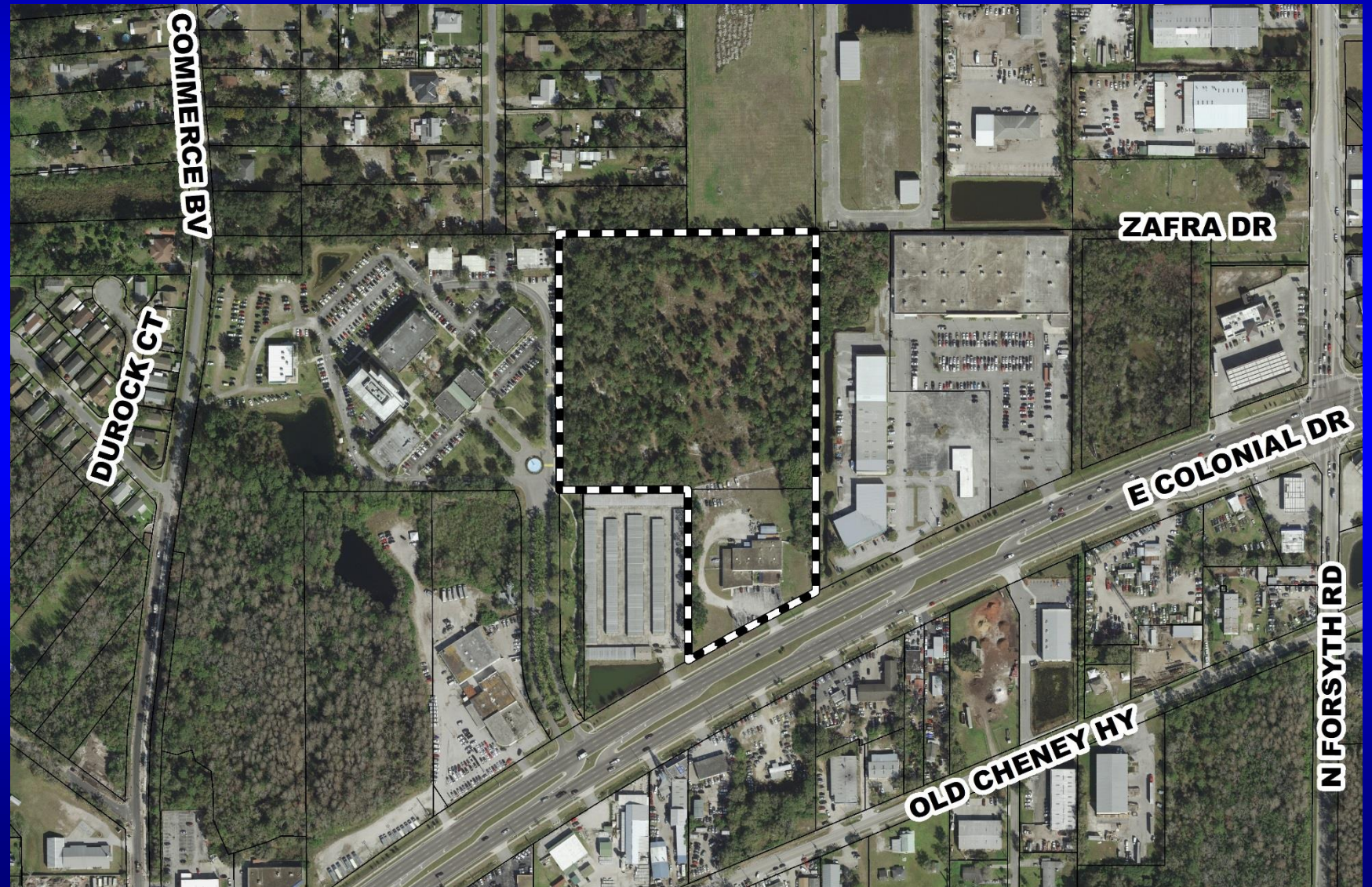


# Wise Colonial Planned Development / Land Use Plan Proposed Zoning Map



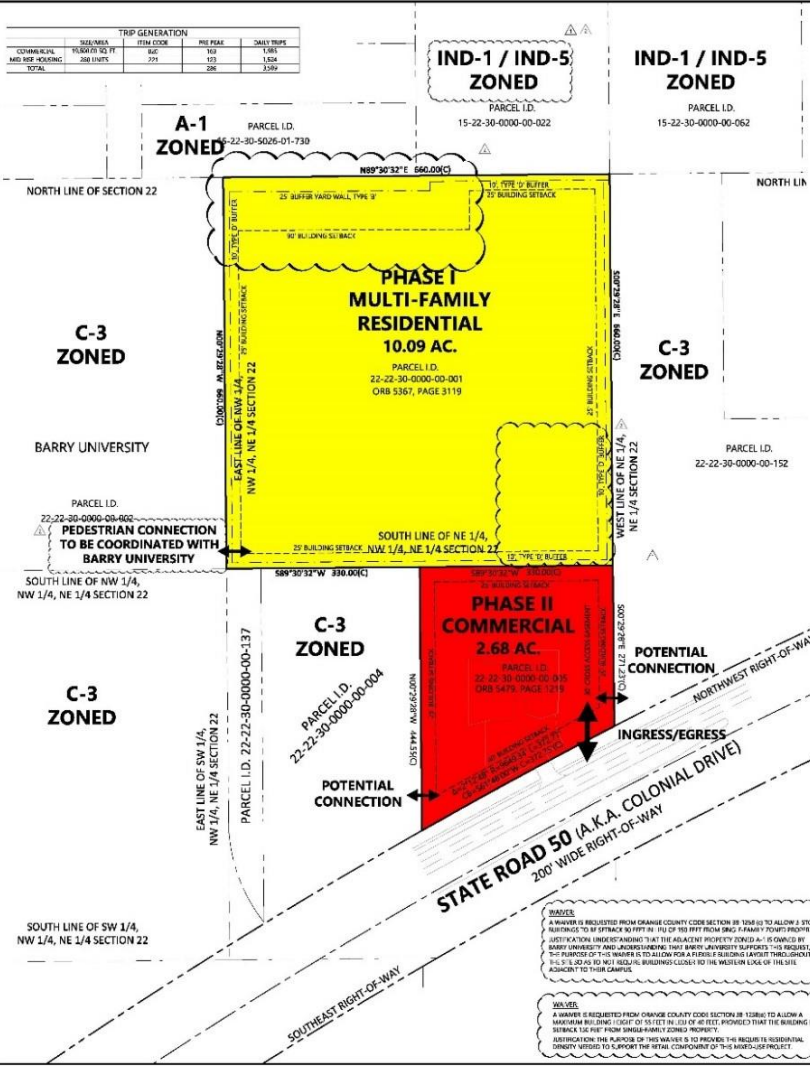


# Wise Colonial Planned Development / Land Use Plan Aerial Map



# Wise Colonial Planned Development / Land Use Plan Overall Land Use Plan

TRIP GENERATION				
	TRIP GENERATION	PER HOUR	DAILY TRIPS	
COMMERCIAL	15.0000 SQ FT	0.80	120	1,680
RESIDENTIAL	380 UNITS	2.50	950	3,550
TOTAL			1,150	5,230



### SITE DATA

PARCEL ID: 15-22-30-0000-00-022 & 22-22-30-0000-00-012  
 MAP ADDRESS: PARCEL 15-22-30-0000-00-022  
 OLANDO, FL 32807  
 1277 AC, 556,281 SQ FT  
 ORANGE COUNTY COMMUNITY DEVELOPMENT  
 ORANGE COUNTY UTILITIES  
 BARRY PARK HAS CAPACITY 3.725 UNITS (ENROLLED 1,345)  
 ELLENROSE HAS CAPACITY 1.07 UNITS (ENROLLED 1,345)  
 WINTER PARK HAS CAPACITY 3.725 UNITS (ENROLLED 1,345)  
 C-3 (OFFICE/RETAIL) DISTRICT

**PROPOSED FEATURES LEGEND**

COMMERCIAL AREA  
 RESIDENTIAL AREA

**PHASE I**  
 PHASE I: MULTI-FAMILY RESIDENTIAL  
 PHASE II: COMMERCIAL

**ADJACENT ZONE(S)**  
 NORTH: IND-1/IND-5 - INDUSTRIAL  
 SOUTH: SR 50 COLONIAL DRIVE ROW  
 EAST: C-3 - COMMERCIAL  
 WEST: COMMERCIAL / MULTI-FAMILY RESIDENTIAL

**PROPOSED USE**  
 PHASE I: MULTI-FAMILY RESIDENTIAL  
 PHASE II: COMMERCIAL

**ADJACENT LAND USE**  
 NORTH: IND-1/IND-5 COMMERCIAL & IND-1/IND-5 INDUSTRIAL  
 SOUTH: SR 50 COLONIAL DRIVE ROW  
 EAST: C-3 - COMMERCIAL  
 WEST: C-3 - COMMERCIAL

**NOTES**

- THE WASTEWATER MANAGEMENT SYSTEMS WILL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WASTEWATER MANAGEMENT DISTRICT.
- LANDSCAPING, BUFFERING, AND OPEN SPACE SHALL BE PROVIDED PER CHAPTER 24 OF ORANGE COUNTY CODE.
- SOLID WASTE MANAGEMENT / RECYCLING FACILITY PROXIMITY - THE APPLICANT / OWNER HAS AN AFFIRMATIVE OBLIGATION TO EXPRESSLY NOTIFY POTENTIAL PURCHASERS, BUILDERS, AND/OR TENANTS OF THE LOCATION OF ANY APPROPRIATE FACILITY, INCLUDING A CONSPICUOUS NOTICE ON THE PLAT AND/OR A RECORDS RESTRICTIVE COVENANT, AS APPLICABLE, THAT THE PROPERTY ON THE NORTH DEED BOUNDARY THAT IS NOT RESIDENTIAL CURRENTLY HAS A PERMIT FOR A CONCRETE CURBING FACILITY WHICH MAY BE THE SOURCE OF OFFICE DUST AND NOISE TO ADJACENT PROPERTIES IF IT IS NOT MANAGED PROPERLY.
- HAZARD: DIRT DUMPING OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS RELATIVE TO DIRT AND SHALL BE KEPT AS A WAREHOUSE TO STORE, STABILIZE, AND/OR REMOVE DIRT FROM THE PROPERTY TO PREVENT THE PRESENCE OF THESE CONCERNS AND TO PREVENT DIRT DUMPING, IF NECESSARY, ANY REGULATED HAZARDOUS WASTES OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION.
- OFFICE DUST: OFFICE DUST, SMOG, AND/OR SOOT FROM THE EMISSIONS OF DUMPING PARTICULATE MATTER FROM ANY ACTIVITY, INCLUDING INCLUDING MOVING OF MATERIALS, TRANSPORTATION OF MATERIALS, CONCRETE OR ALUMINUM DUMPING OR WELDING, OR INDUSTRIAL, SHALL BE KEPT TO A MINIMUM LEVEL AS SPECIFIED IN THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION'S REGULATIONS.
- PLANTING OF VEGETATION: PLANTING OF VEGETATION (TREES, SHRUBS, ETC.) AND OTHER MEASURES, INCLUDING ORANGE COUNTY CODE CHAPTER 15 ENVIRONMENTAL CONTROL, SHALL BE KEPT TO A MINIMUM LEVEL AS SPECIFIED IN THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION'S REGULATIONS.
- REASONABLE MEASURES SHALL BE TAKEN TO PREVENT THE EMISSIONS OF PARTICULATE MATTER AND TO PREVENT THE EMISSIONS OF PARTICULATE MATTER FROM ANY ACTIVITY.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE AND/OR AS MAY BE AMENDED.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE AND/OR AS MAY BE AMENDED.
- A 20-FOOT WIDE BUFFER EASEMENT SHALL BE PROVIDED FROM COLONIAL DRIVE (SR 50) TO THE MULTI-FAMILY RESIDENTIAL TRACT AS PART OF THE PHASE I DEVELOPMENT PLAN SUBMITTAL.
- BURLEIGH AND HOLE SEWE SHALL BE PROHIBITED, GROUND AND FACIA SIGNS SHALL COMPLY WITH CHAPTER 315.

**COMMERCIAL TRACT**

PROPOSED FLOOR AREA RATIO: 0.17 (18,600 SQ. FT.)  
 SITE AREA: 2.68 AC (116,740 SQ FT)  
 MINIMUM SURFACE RATIO: 70%  
 OPEN SPACE: 20%  
 MAXIMUM BUILDING HEIGHT: 35 FEET  
 PERMITTED USE: C-3 / ZONING DISTRICT  
 BUILDING SETBACKS:  
 FRONT: 30 FEET  
 SIDE: 25 FEET  
 REAR: 25 FEET  
 CORNER: 15 FEET  
 PROPOSED COMMERCIAL: 11,600 SQ. FT.

**MULTI-FAMILY RESIDENTIAL TRACTS**

PROPOSED BLDG UNIT: 280 UNITS  
 PROPOSED DENSITY: 27% UNITS PER ACRE  
 SITE AREA: 1,100 AC (476,000 SQ FT)  
 OPEN SPACE: 20%  
 RECREATION AREA: RECREATION AREA FOR THE MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH SECTION 88-155.  
 MAXIMUM BUILDING HEIGHT: 55 FEET  
 PERMITTED USE: MULTI-FAMILY RESIDENTIAL  
 BUILDING SETBACKS:  
 FRONT: 30 FEET  
 SIDE: 25 FEET  
 REAR: 25 FEET  
 CORNER: 15 FEET  
 BUFFER: 75 FT TYPE 'B' BUFFER (WITH WALL) WHERE ADJACENT TO SINGLE-FAMILY ZONED PROPERTIES  
 75 FT TYPE 'C' BUFFER (WITH WALL) WHERE ADJACENT TO SINGLE-FAMILY ZONED PROPERTIES

**NOTES**

- ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES GOODS SECURED BY VEHICLE TITLES (OWNERS' TITLES) BUT NOT INCLUDING FINANCIAL INSTITUTIONS SUCH AS BANKS, CREDIT UNIONS, TRUST COMPANIES, CONSUMER FINANCE AND RETAIL INSTALLMENT VENDORS.
- ANY BUSINESS CONDUCTED AS "CHECK CASHING" OR ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES FUTURE EMPLOYMENT WAGES OR OTHER COMPENSATION OFTEN KNOWN AS "PAY DAY LOANS" OR "PAY DAY ADVANCES," BUT NOT INCLUDING RETAIL BUSINESSES WHICH PROVIDE A CHECK CASHING SERVICE AS AN INCIDENTAL PART OF THEIR BUSINESS AND FINANCIAL INSTITUTIONS SUCH AS BANKS, CREDIT UNIONS, AND TRUST COMPANIES.
- TATTOO, BODY ART, OR BODY PIERCING BUSINESSES.
- ARMORERS, AS DEFINED BY S. 8, 2007, C.F.S.
- BALL ROOMS, BOWLING, BILLIARDS, AND OTHER RECREATION.
- FLA MARKET, EXCEPT THOSE OPERATING IN CONJUNCTION WITH NOT-FOR-PROFIT FUNCTIONS.
- FOREIGN TELLERS, TARIFF CARD KIOSKS, PAWLM KIOSKS, PSYCHIC, AND SIMILAR BUSINESSES.
- BOTTLE CLUBS, AS DEFINED BY THIS CHAPTER.

1815 EDGEWATER DRIVE, STE. 200  
 ORLANDO, FLORIDA 32804  
 (407) 873-1272  
 WWW.WISECOLONIAL.COM

WISE COLONIAL PD  
 ORANGE COUNTY, FLORIDA

PROJECT NUMBER: 527118093  
 DRAWING NUMBER: C1.0  
 LAND USE PLAN

LUP-19-03-088



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Wise Colonial Planned Development / Land Use Plan (PD/LUP), dated “Received July 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**



*Board of County Commissioners*

# Public Hearings

**December 3, 2019**