



Board of County Commissioners

Public Hearings

February 26, 2019



Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal

Case: DP-18-01-017

Appellant: A. Kurt Ardaman, Fishback Dominick

Applicant: James Monica, P.E., Harris Civil Engineers, LLC

District: 1

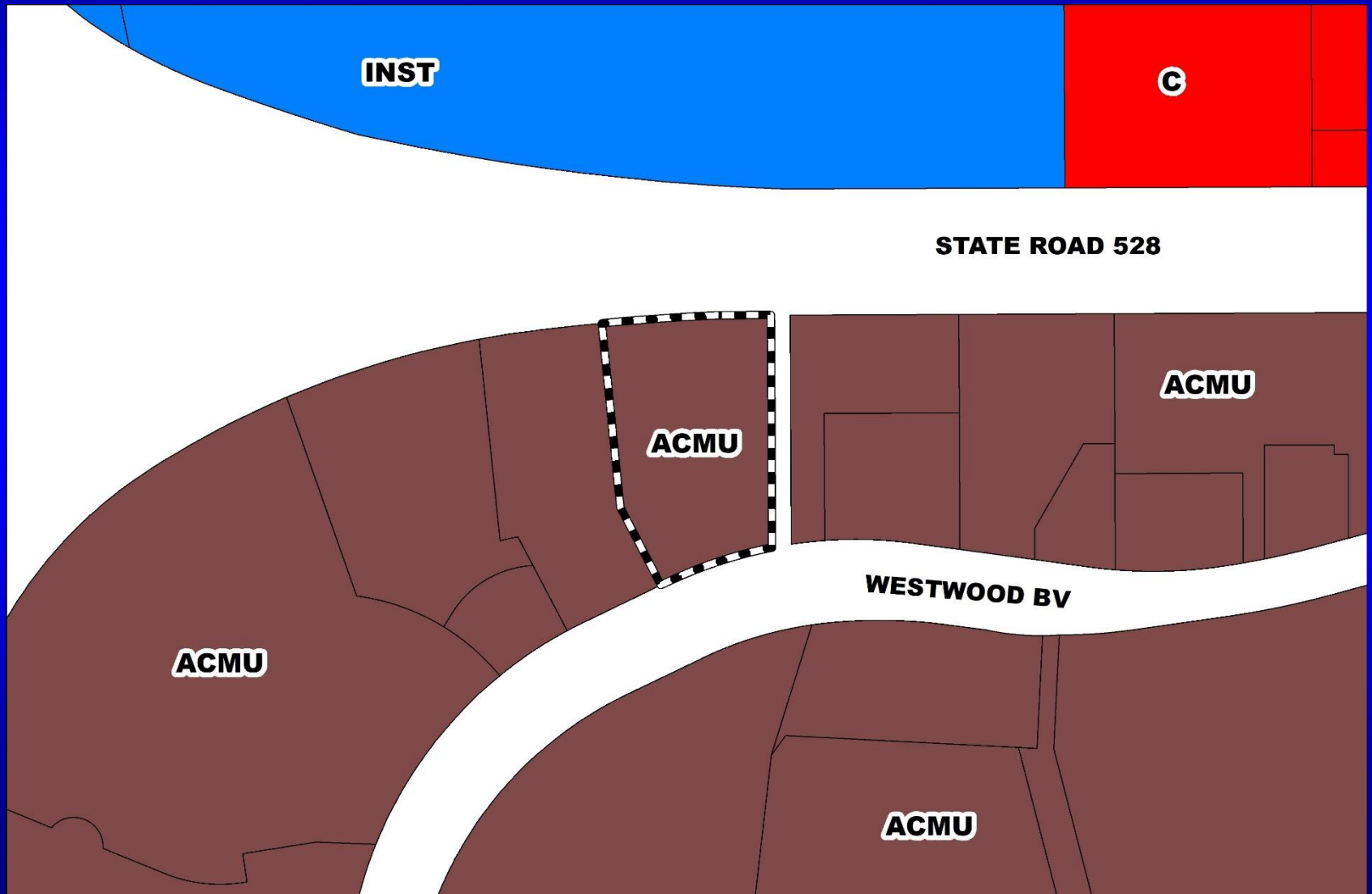
Acreage: 5.0 gross acres

Location: North of Westwood Boulevard / South of State Road 528

Request: To appeal a DRC approval of a request of a Development Plan for construction of a 299 room hotel

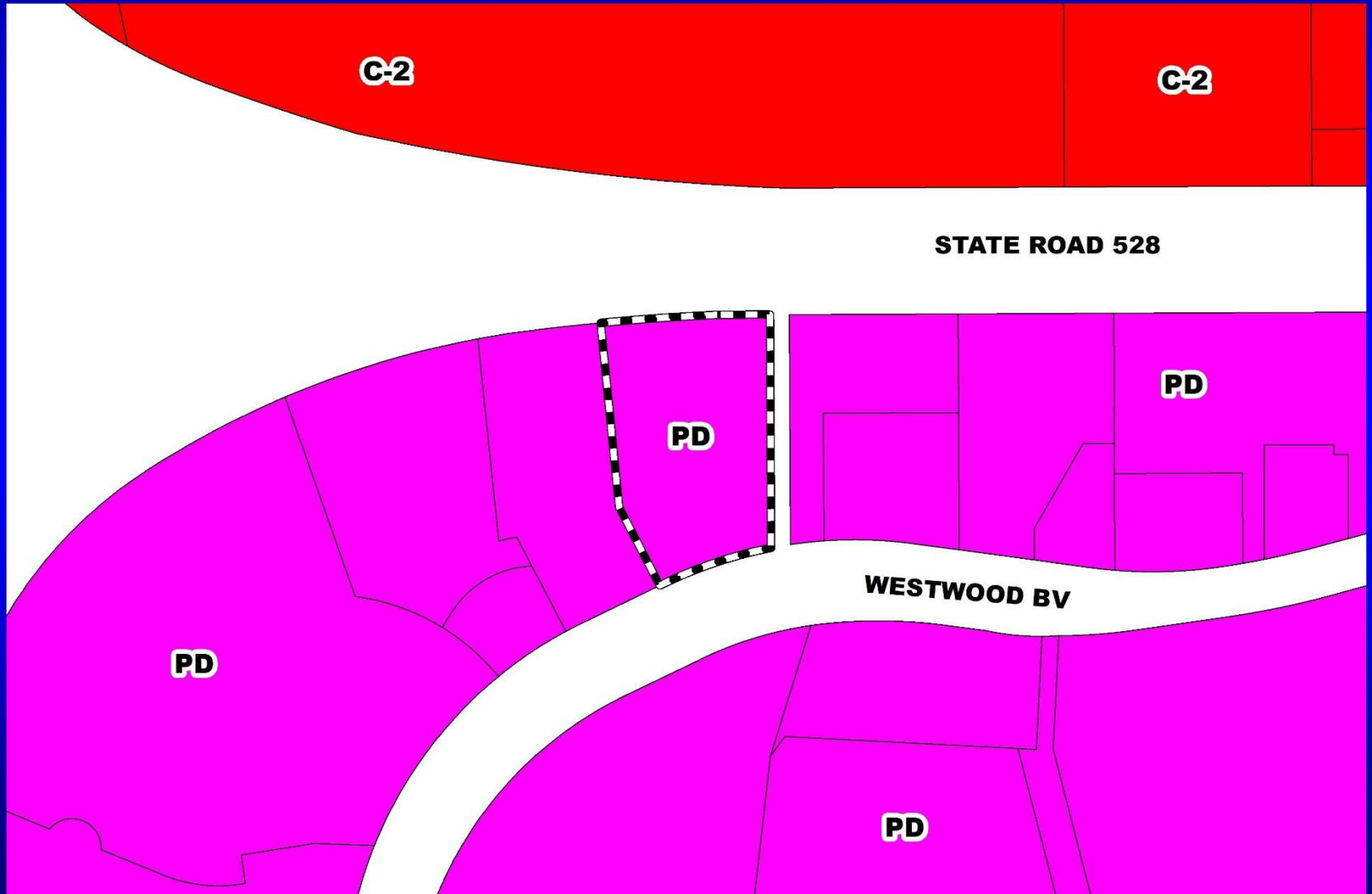


Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Future Land Use Map



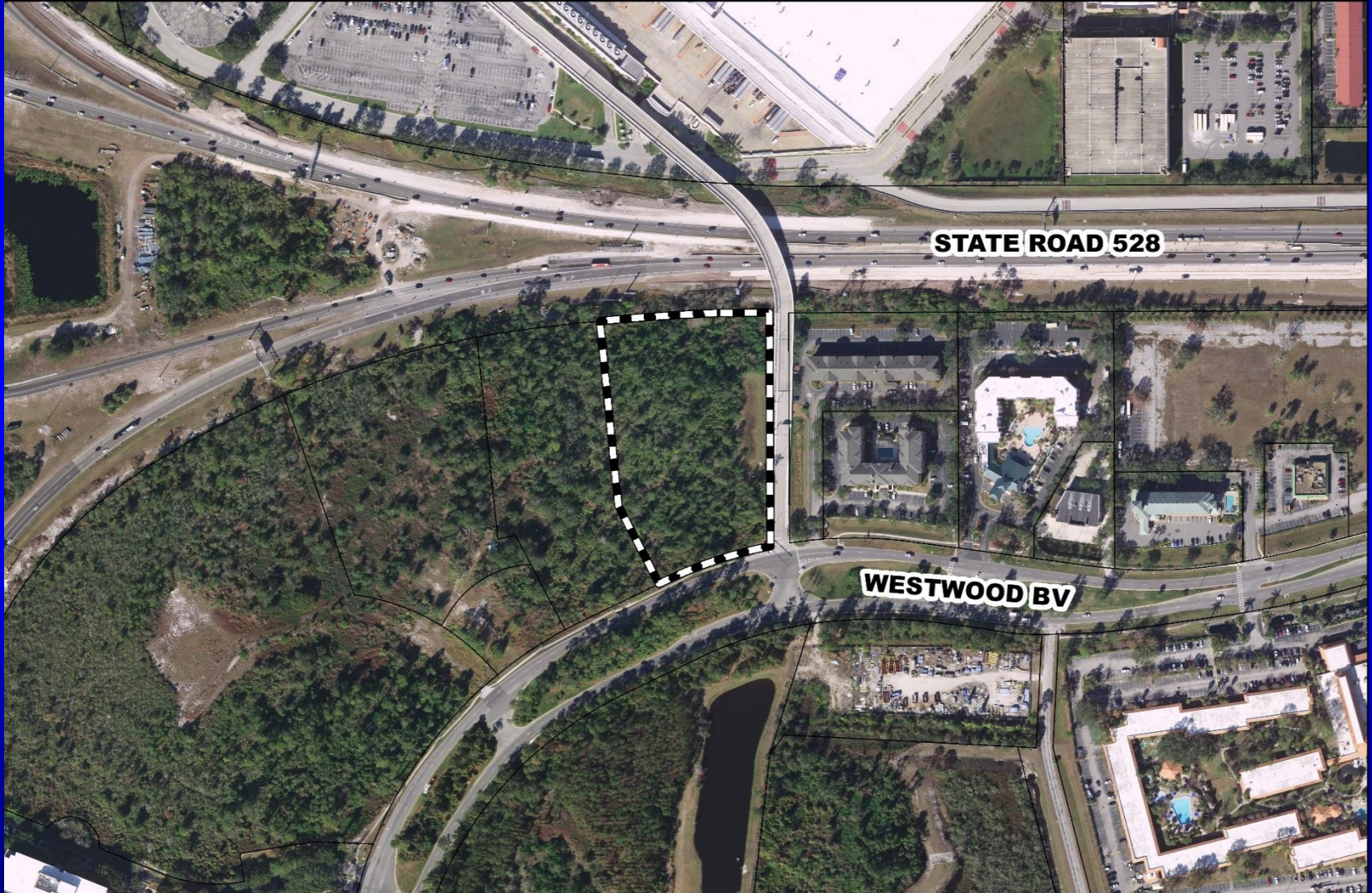


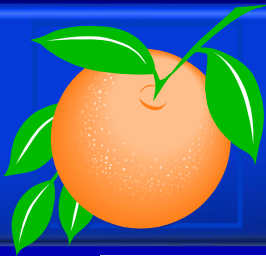
Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Zoning Map





Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Aerial Map





Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Development Plan – Building Elevation



2 SOUTHEAST VIEW
NTS



1 SOUTHWEST VIEW
NTS

REVISIONS		
NO.	DATE BY DESCRIPTION	
1	03-26-19	DRC COMMENT RESPONSE
2	03-29-19	DRC COMMENT RESPONSE

Designed	DRN	DRN
Drawn	DRN	DRN
Checked	DRN	DRN
Approved	DRN	DRN

**BUILDING
CONCEPT
IMAGES**

DEVELOPMENT PLAN FOR:
Westwood Hotel
WESTWOOD BLVD
ORANGE COUNTY, FLORIDA
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

HARRIS
Harris Civil Engineers, LLC
1200 E. Hillwood Street
Suite 302
Orlando, Florida 32803
Phone: (407) 629-4777
Fax: (407) 629-7000
www.harrisengineers.com
88 9814

BeharPeteranecz
ARCHITECTURE | INTERIORS
2402 TERMINAL DRIVE, SOUTH 11 ST. PETERSBURG, FLORIDA 33712
(727) 850-8300 | ARCHITECTURE@BPI.COM | 4828007704 8626001674

James Martin, P.E.
State of Florida # 65566
HCE Project No: 7010000

Date: 01-17-2019
Drawing: A-5_3



Action Requested

Uphold the DRC action of October 24, 2018 and approve the Development Plan for construction of a 299 room hotel, subject to the DRC-recommended conditions in the staff report.

District 1

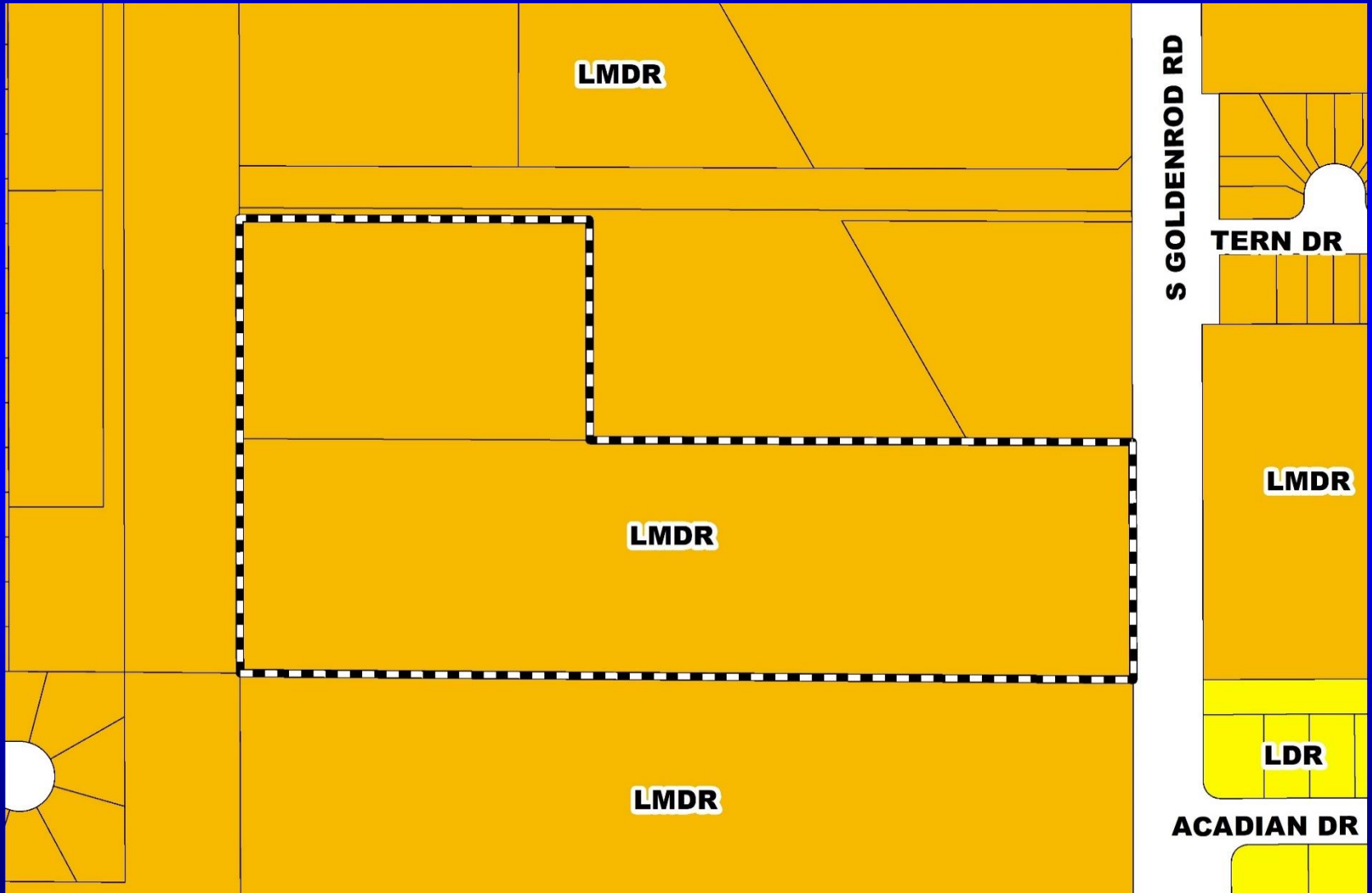


San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan

Case:	PSP-18-05-168
Project Name:	San Lorenzo Townhomes PD / San Lorenzo PSP
Applicant:	Eric Warren, Poulos & Bennett, LLC
District:	3
Acreage:	13.49 gross acres
Location:	South of Pershing Avenue / West of Goldenrod Road
Request:	To subdivide 13.49 acres in order to construct 72 single-family detached residential dwelling units.

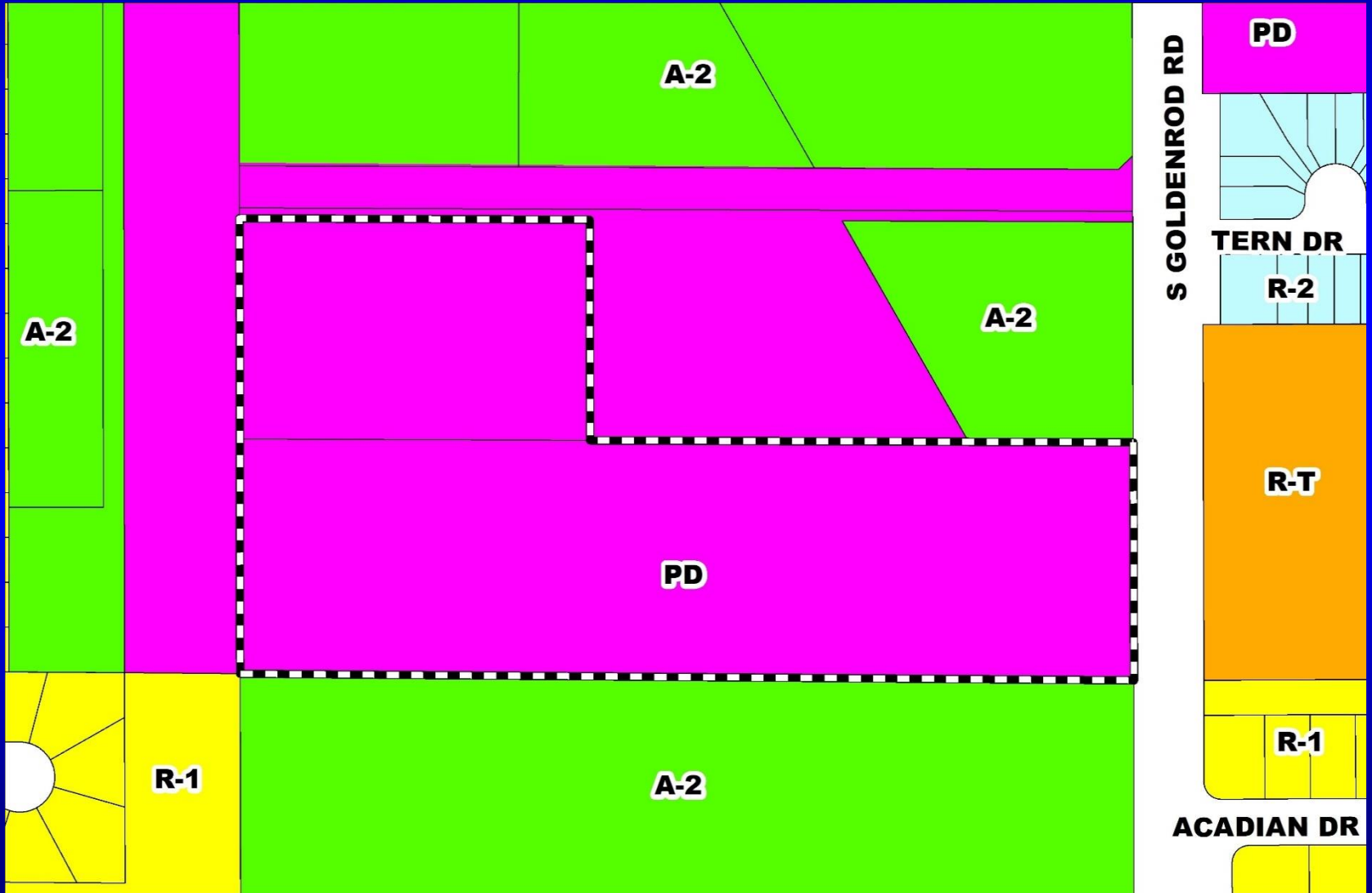


San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Future Land Use Map





San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Zoning Map



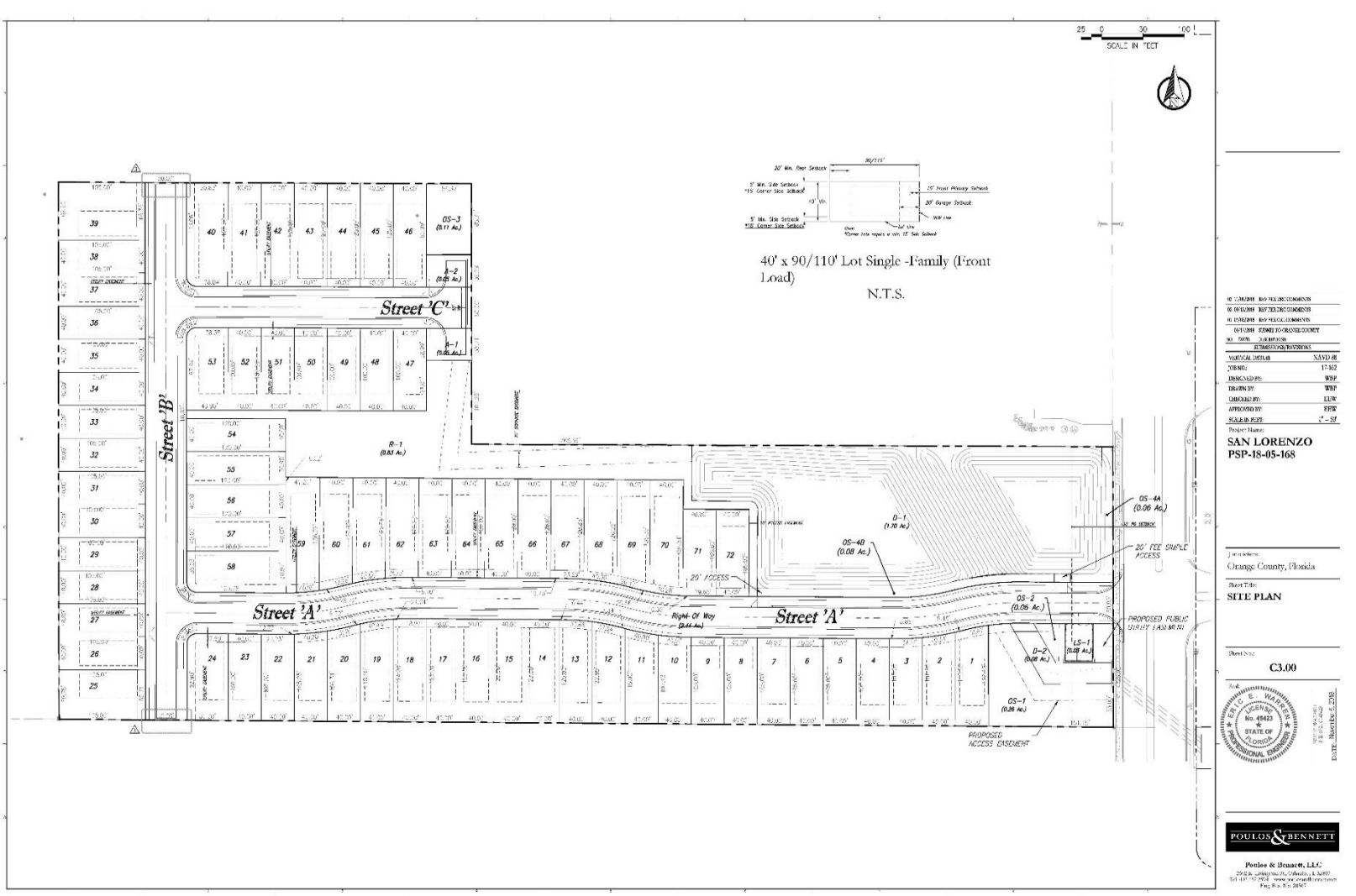


San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Aerial Map





San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



REGULATORY REQUIREMENTS	
ORANGE COUNTY ZONING	15-62
ORANGE COUNTY SUBDIVISION REGULATIONS	
CITY OF ORANGE PLANNING DEPARTMENT	
DATE	11/15/2024
PROJECT NAME	SAN LORENZO
PROJECT ADDRESS	PSP-18-05-168
PREPARED BY	POULOS & BENNETT
DATE	11/15/2024
SCALE	1" = 30'

Project Name:
SAN LORENZO
PSP-18-05-168

Site Plan



POULOS & BENNETT
Poulos & Bennett, LLC
2928 S. Orange Ave., Orlando, FL 32809
Tel: 407.777.7777 www.poulospobennett.com
P.E. No. 15,267

DATE: 11/15/2024 11:15 AM



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the San Lorenzo Townhomes Planned Development / San Lorenzo Preliminary Subdivision Plan dated “Received November 9, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3

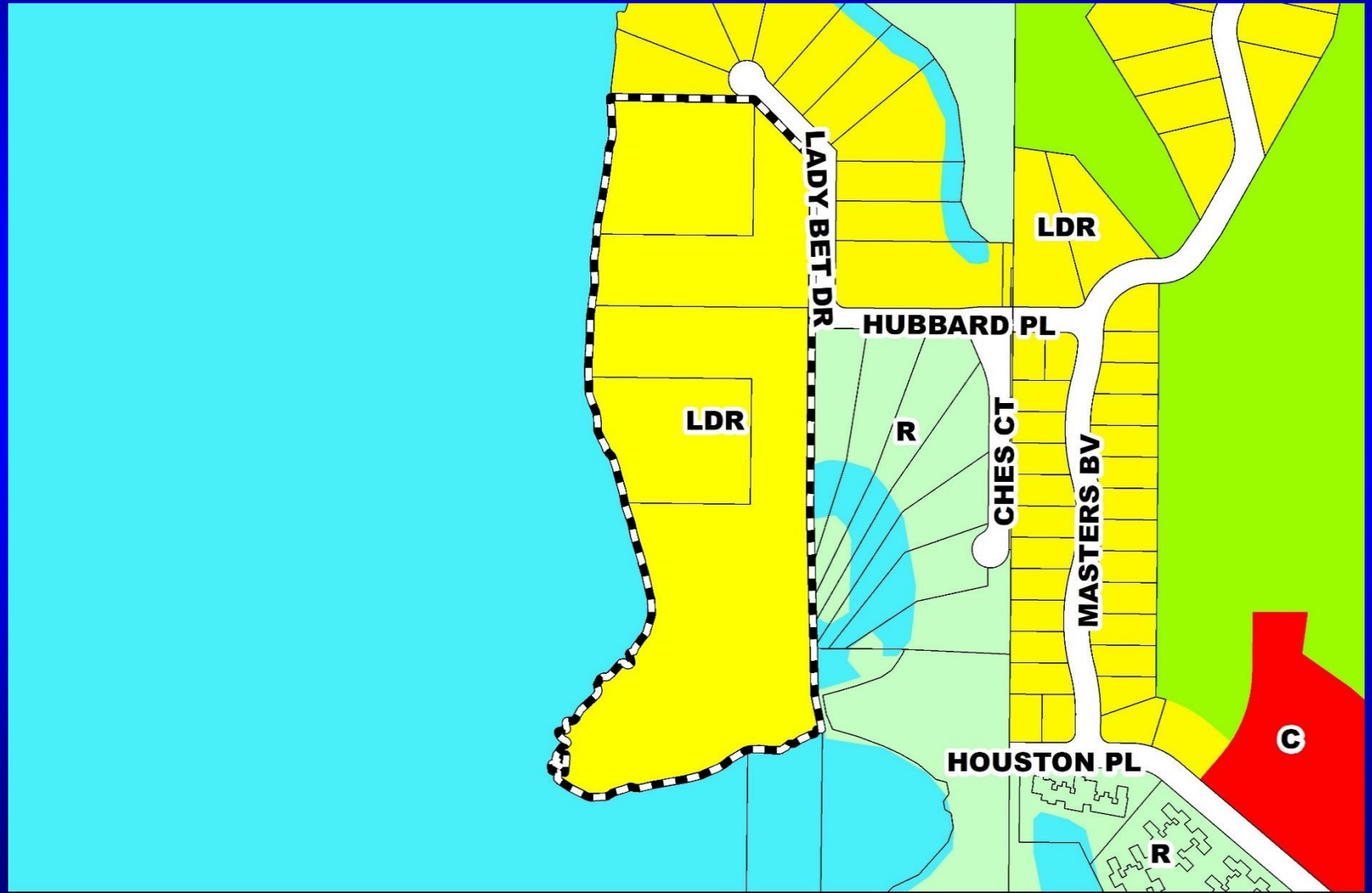


Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan

Case:	PSP-17-09-278
Project Name:	Hubbard Place PD / Hubbard Place PSP
Applicant:	Jennifer Stickler, Kimley-Horn & Associates, Inc.
District:	1
Acreage:	16.59 gross acres
Location:	South of Lady Bet Drive / West of S. Apopka Vineland Road
Request:	To subdivide 16.59 acres in order to construct 13 single-family detached residential dwelling units.

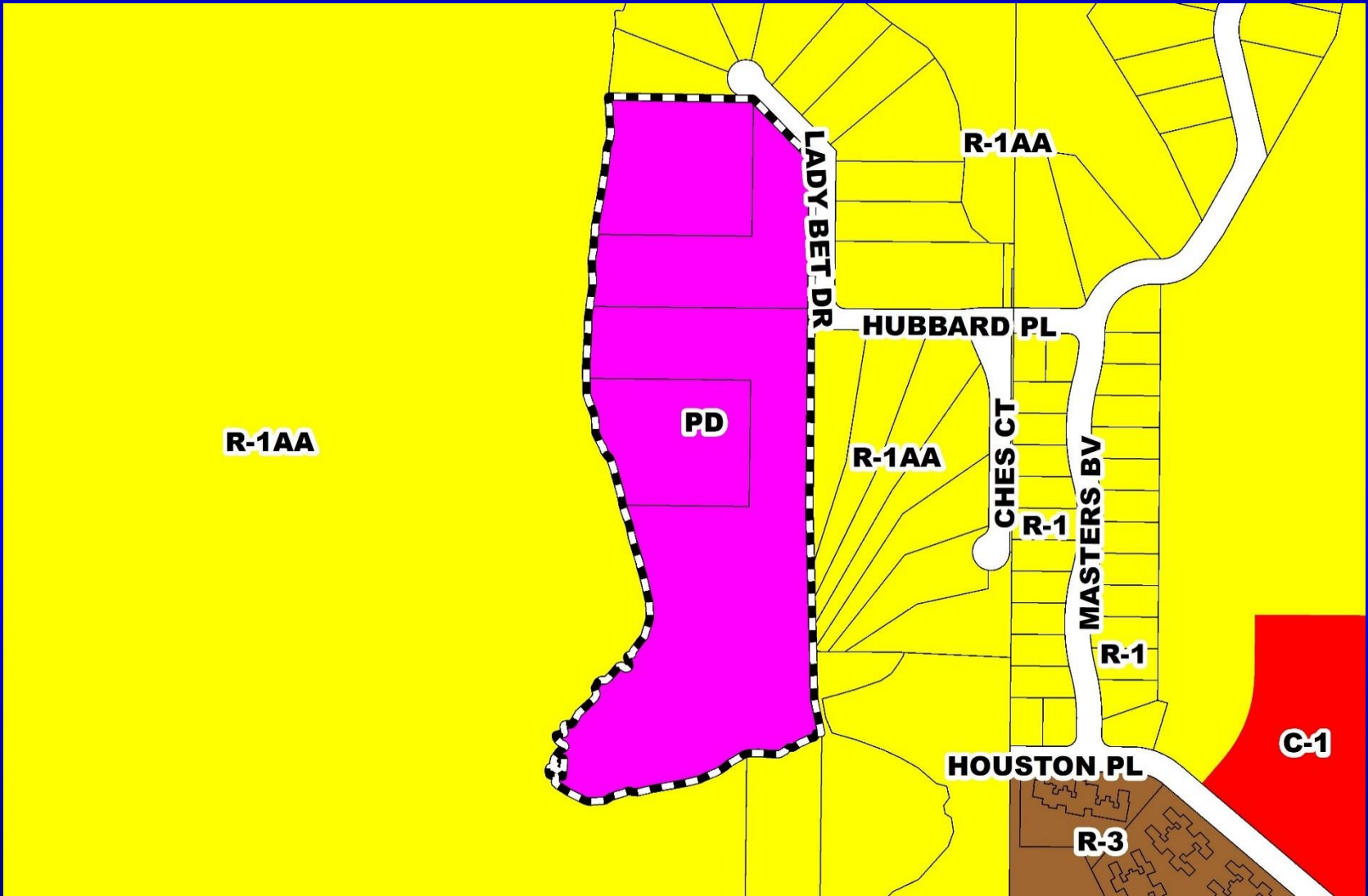


Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Future Land Use Map





Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Zoning Map



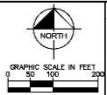
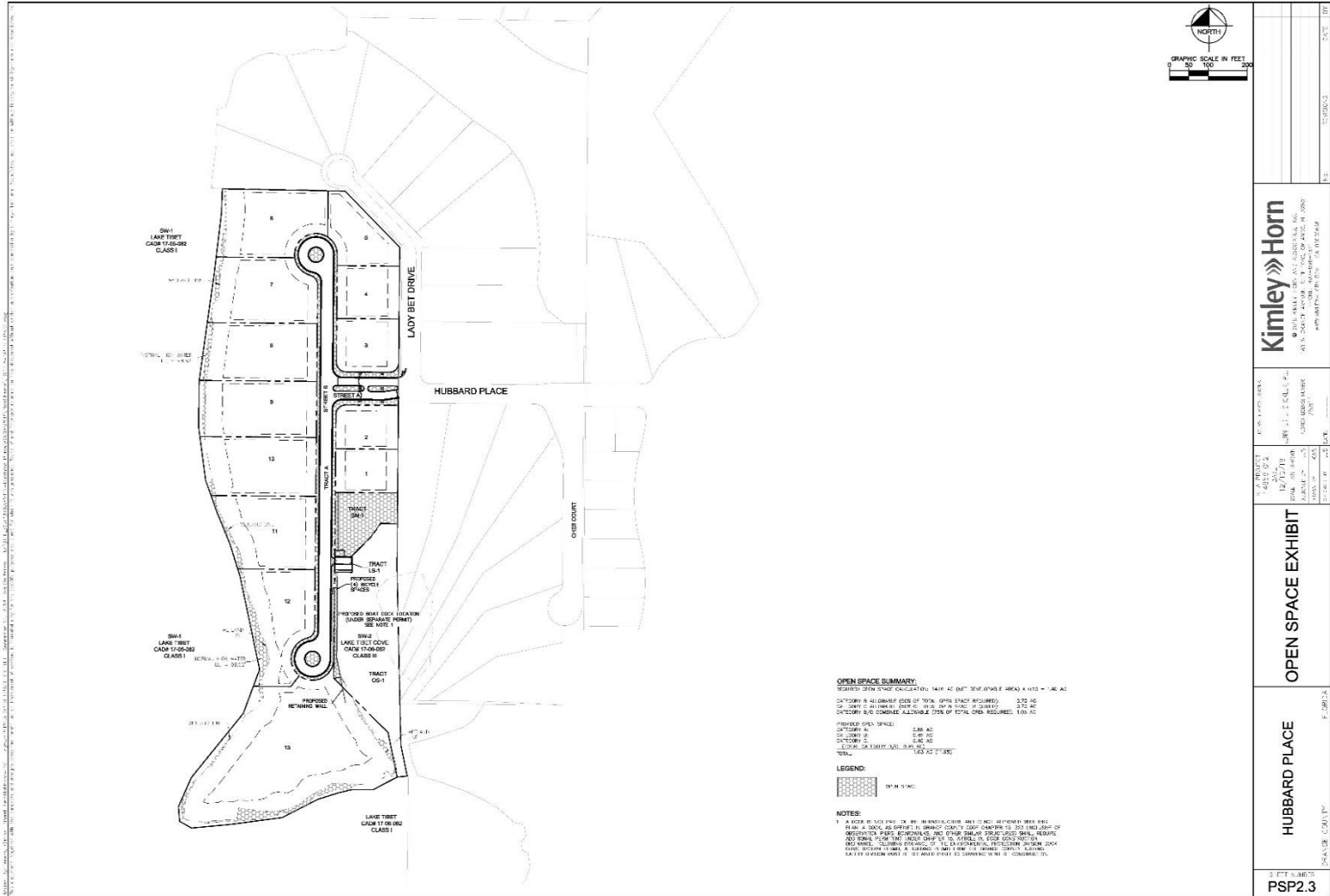


Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Aerial Map





Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



 KIMLEY-HORN ENGINEERS, ARCHITECTS, PLANNERS 1000 EAST 17TH AVENUE, SUITE 100 DENVER, COLORADO 80202 TEL: 303.733.8900 FAX: 303.733.8901 WWW.KIMLEY-HORN.COM		SHEET NO. 100 OF 100
PROJECT NO. 14112-014 DATE 10/27/19 DRAWN BY J. J. JONES CHECKED BY J. J. JONES	PROJECT NAME HUBBARD PLACE SHEET NO. 100 OF 100	TITLE OPEN SPACE EXHIBIT
PROJECT LOCATION HUBBARD PLACE DENVER, CO	PROJECT NO. 14112-014	SHEET NO. 100
PROJECT NO. 14112-014		SHEET NO. 100



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Hubbard Place Planned Development / Hubbard Place Preliminary Subdivision Plan dated “Received January 7, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Tyson Ranch Planned Development / Land Use Plan

- Case:** LUP-18-08-056
- Project Name:** Tyson Ranch PD/LUP
- Applicant:** Thomas Daly, Daly Design Group
- District:** 4
- Acreage:** 75.29 gross acres (*overall PD*)
- Location:** South of State Road 417, North of Simpson Road, and West of Boggy Creek Road
- Request:** To rezone 75.29 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 350 multi-family dwelling units, 330 attached single-family dwelling units, 187,389 square feet of commercial and office uses, and 250 hotel rooms.
- This request also includes a Master Sign Plan and 12 waivers from Orange County Code.



Action Requested

Continue this request to the March 26, 2019 BCC meeting at 2:00 p.m.

District 4

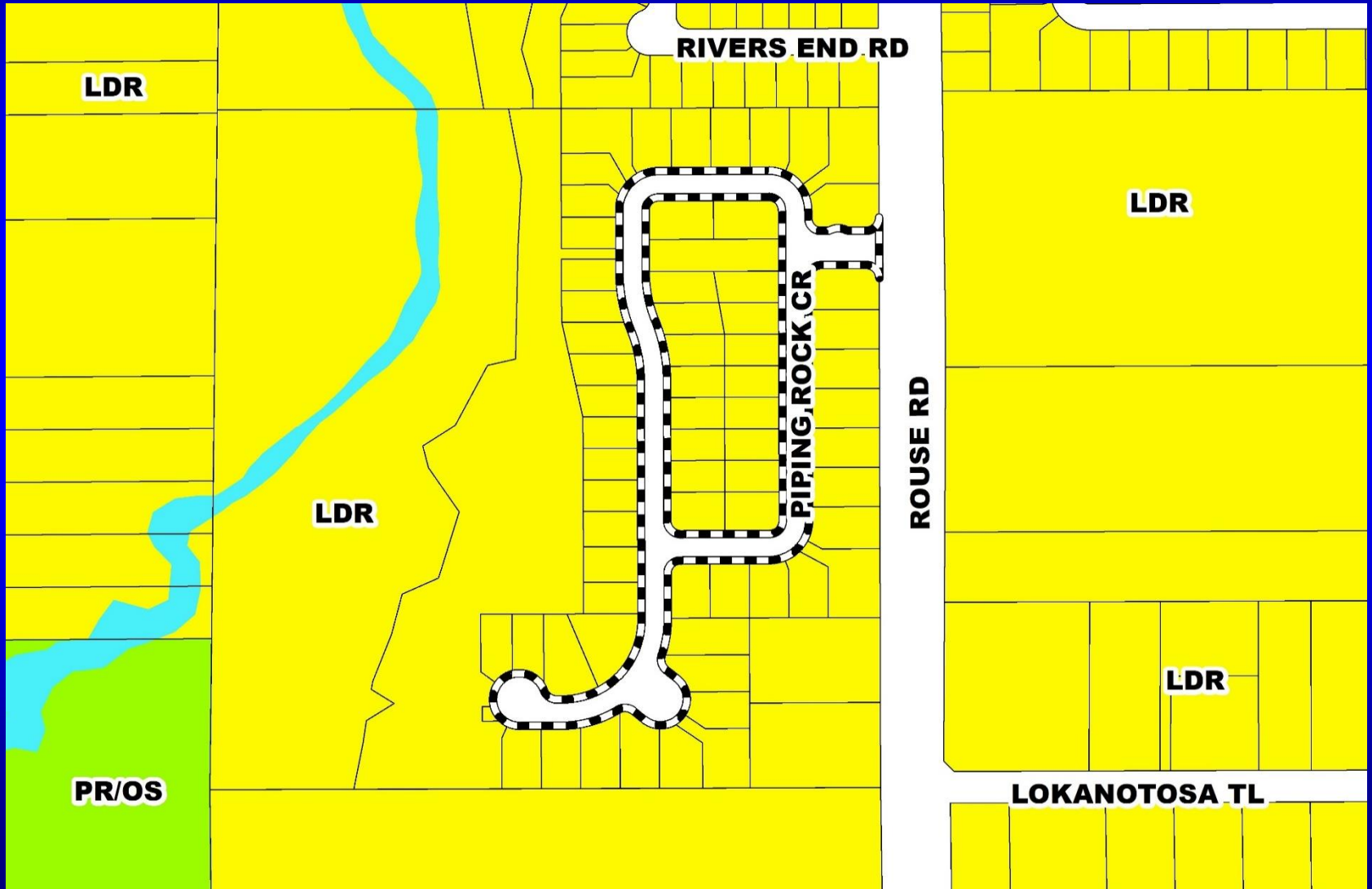


Pegasus PD / River Oaks Preliminary Subdivision Plan

Case:	CDR-18-11-373
Project Name:	Pegasus PD / River Oaks PSP
Applicant:	Chris Straub, River Oaks Landing HOA
District:	5
Acreage:	98.49 gross acres (<i>overall PD</i>) 3.27 gross acres (<i>affected parcel</i>)
Location:	North of Lokanotosa Trail / West of Rouse Road
Request:	To amend the previously approved December 12, 1995 BCC Conditions of Approval to require the inspection of the streets and drainage systems every three years instead of annually, and to require the engineering report to be submitted to each owner of property within the subdivision in lieu of the County Engineer.

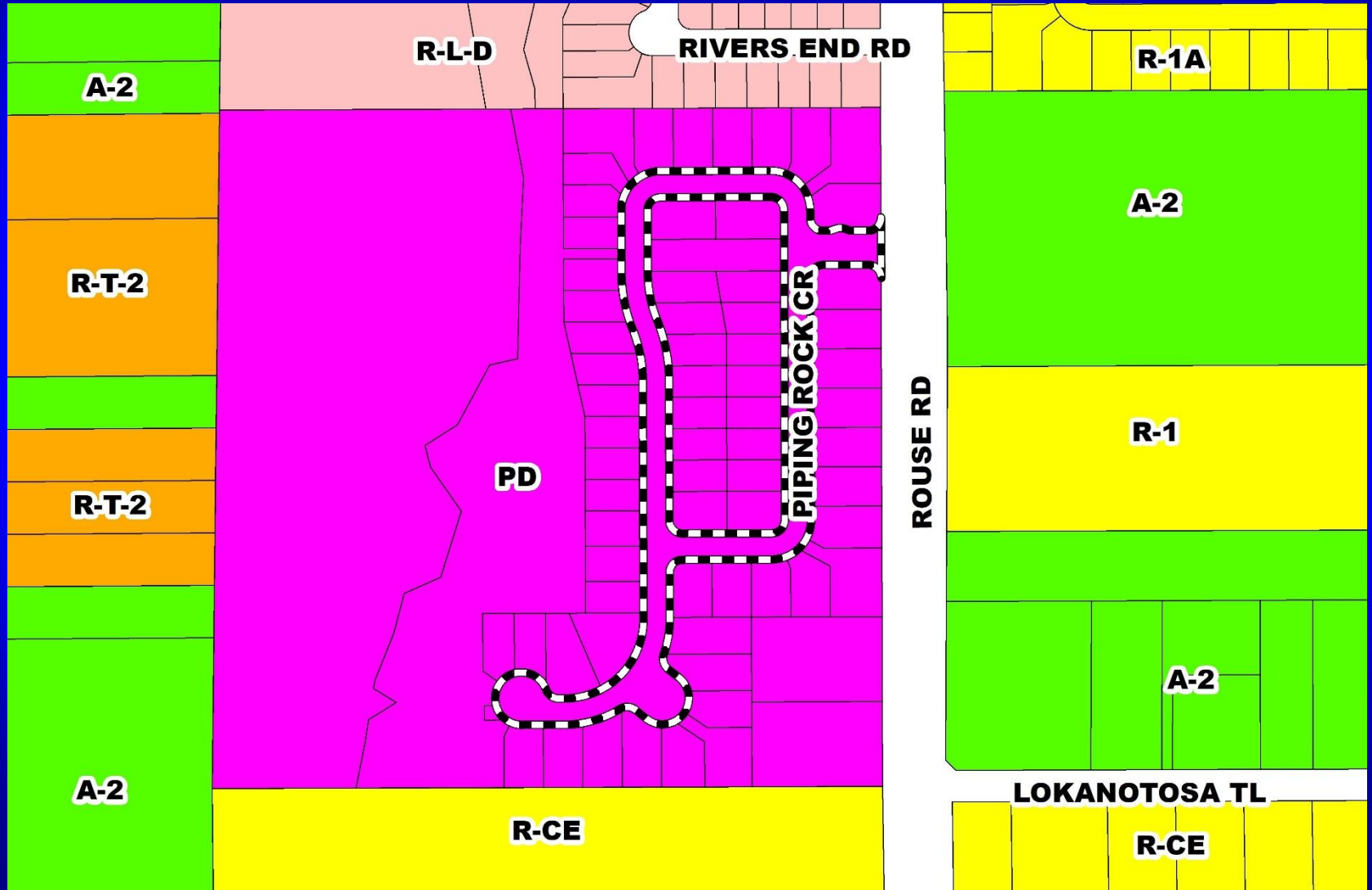


Pegasus PD / River Oaks Preliminary Subdivision Plan Future Land Use Map



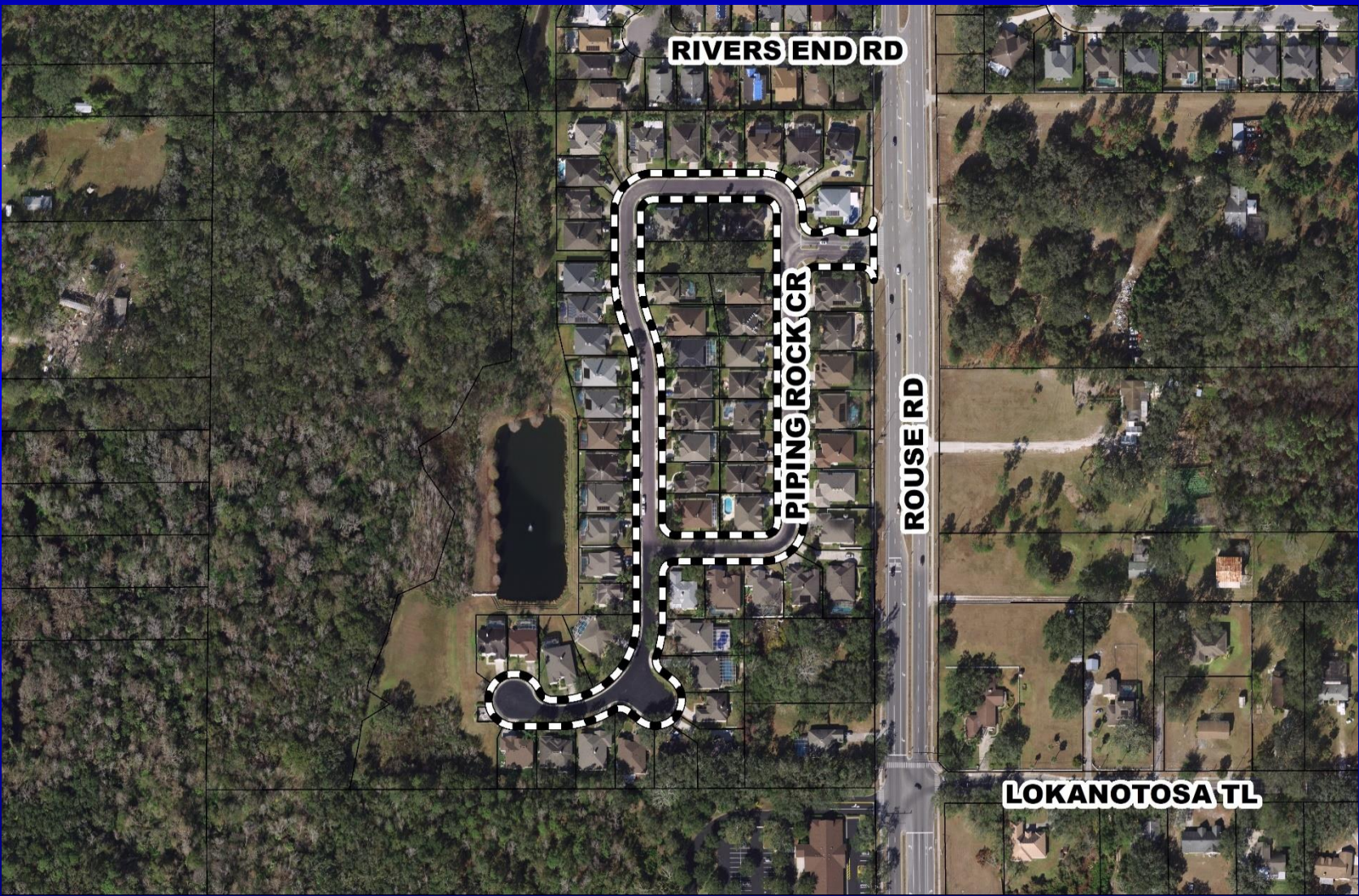


Pegasus PD / River Oaks Preliminary Subdivision Plan Zoning Map





Pegasus PD / River Oaks Preliminary Subdivision Plan Aerial Map

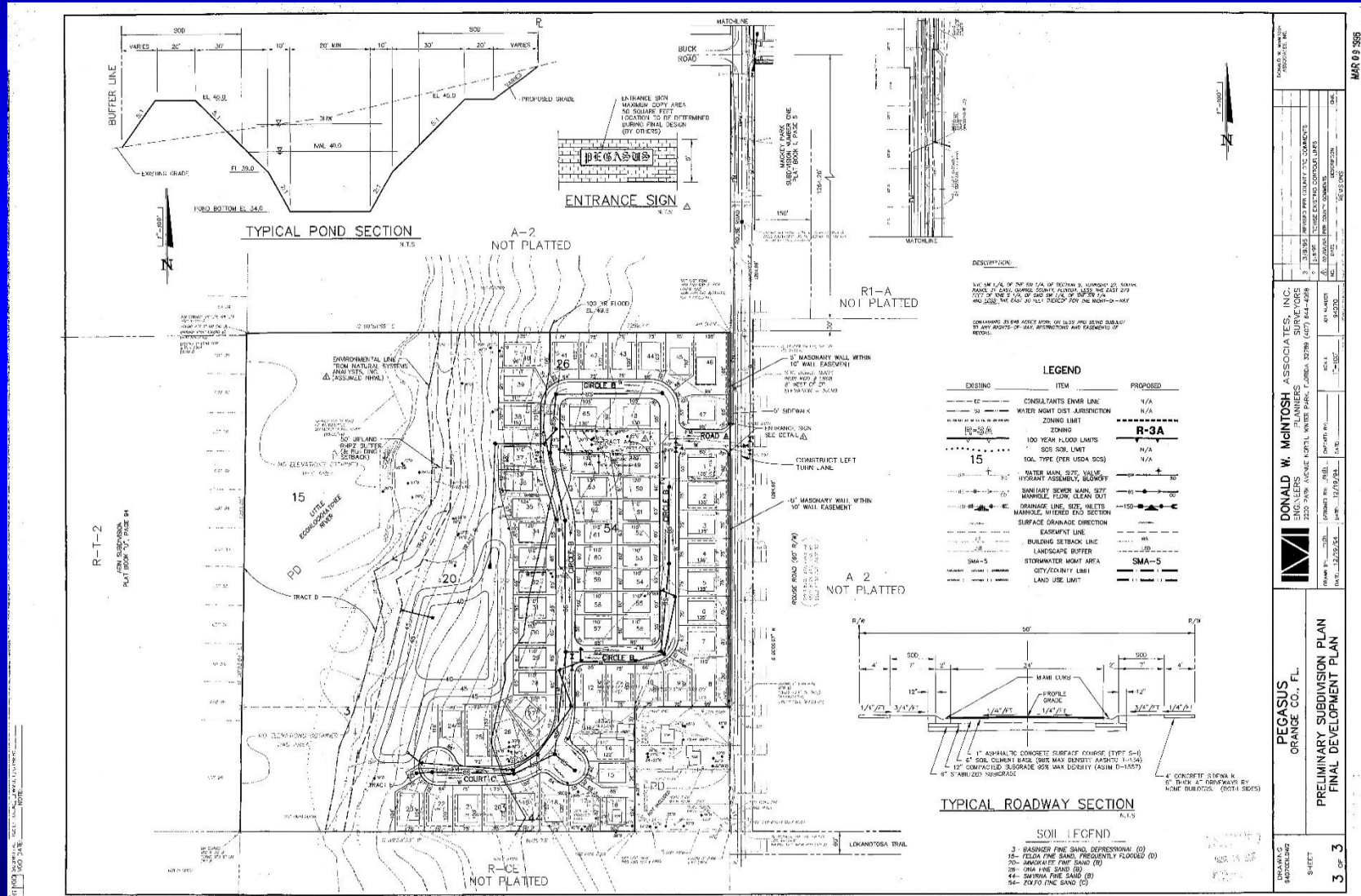




Pegasus PD / River Oaks

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



DONALD W. MGINTOSH ASSOCIATES, INC. ENGINEERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 DATE: 12/22/04		PROJECT NO.: 04-0001 SHEET NO.: 3 OF 3
DONALD W. MGINTOSH ASSOCIATES, INC. PLANNERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 DATE: 12/22/04		PROJECT NO.: 04-0001 SHEET NO.: 3 OF 3
PEGASUS ORANGE CO., FL. PRELIMINARY SUBDIVISION PLAN FINAL DEVELOPMENT PLAN		3 OF 3



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Pegasus PD / River Oaks PSP dated “Received March 13, 1995”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

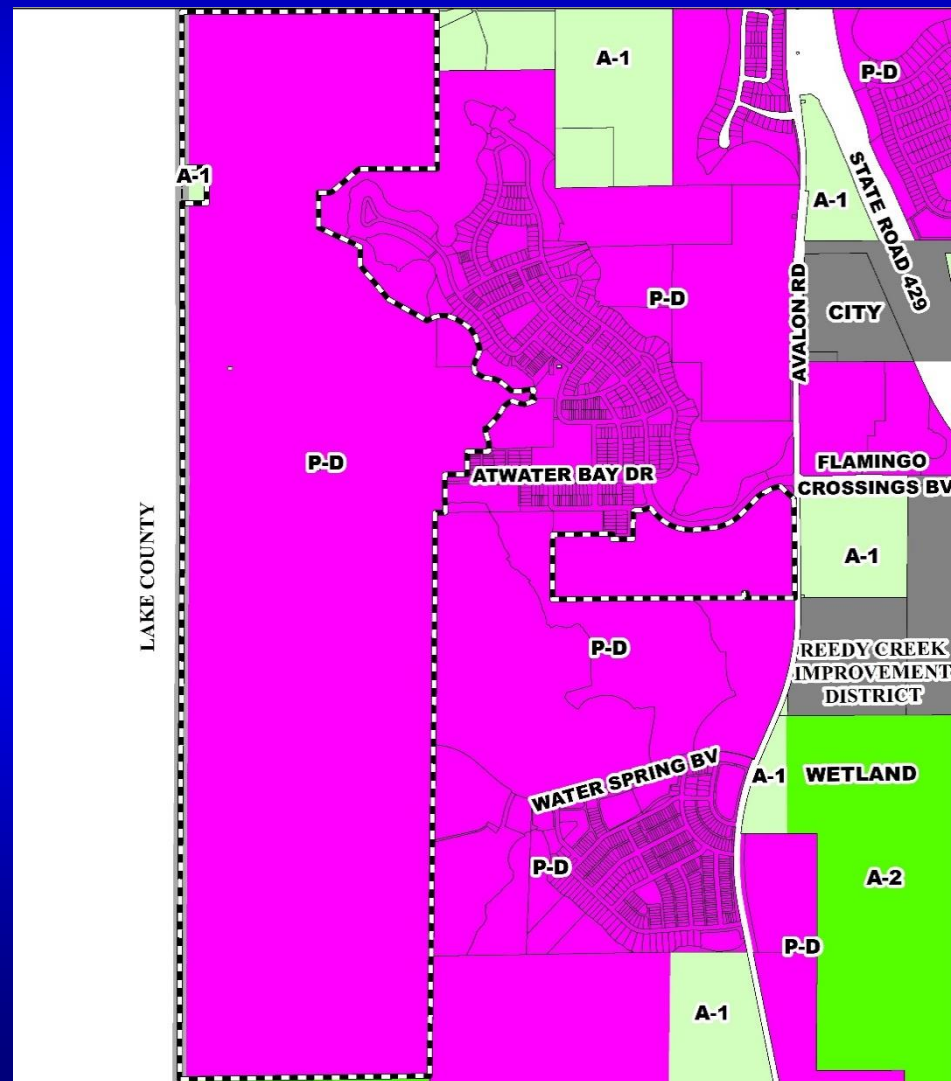
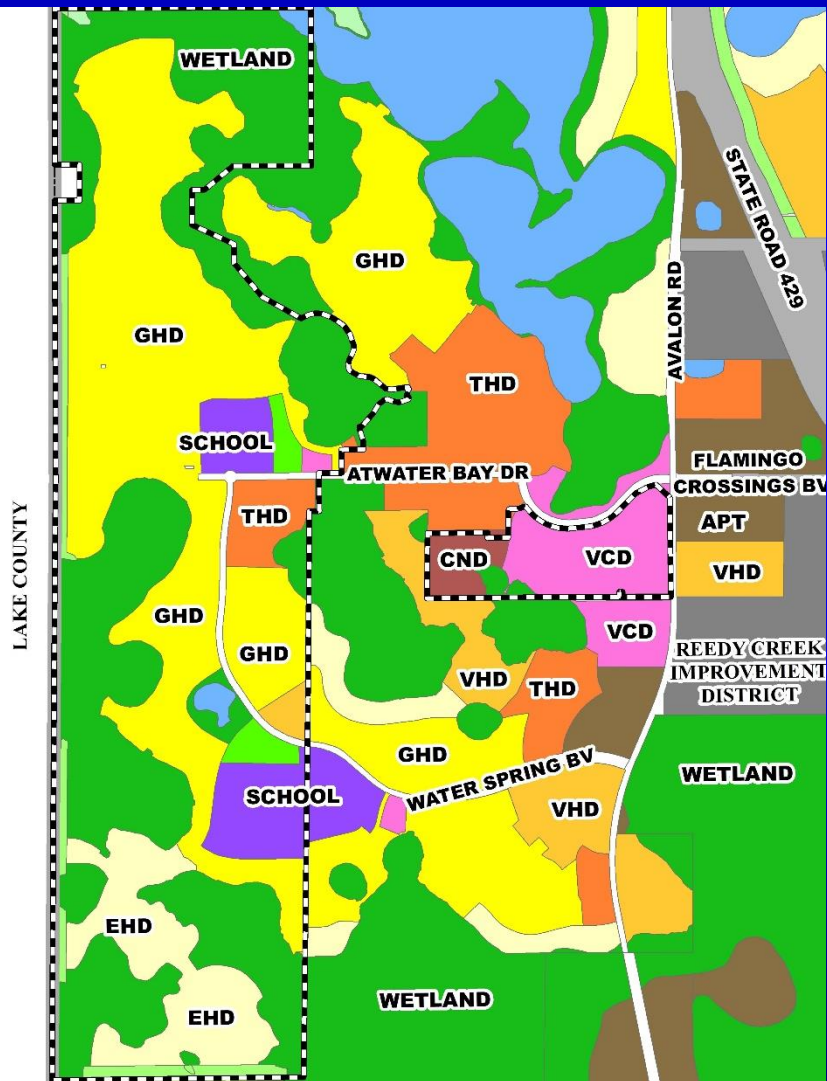


Waterleigh Planned Development / Land Use Plan

Case:	CDR-18-03-073
Project Name:	Waterleigh PD
Applicant:	Adam Smith, VHB, Inc.
District:	1
Acreage:	1,485.40 gross acres (<i>overall PD</i>) 347.70 gross acres (<i>affected parcels</i>)
Location:	Generally west of the intersection of Avalon Road and Flamingo Crossings Boulevard
Request:	<p>To revise the layout for the conceptual layout for the Village Center, request conditional uses for the Village Center, eliminate certain parcels, and update the unit counts and acreages for certain parcels. The conditional uses include adult/child day care centers, drive-throughs in conjunction with a permitted use, and automobile service stations.</p> <p>The request also includes three (3) waivers from Orange County Code to allow for 70% of the build-to-line to be by landscaped street walls; to remove the maximum parking lot frontage within the Village Center; and to allow for parking in front of buildings.</p>



Waterleigh Planned Development / Land Use Plan Future Land Use and Zoning Maps





Waterleigh Planned Development / Land Use Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Waterleigh Planned Development / Land Use Plan (PD/LUP) dated “Received December 3, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



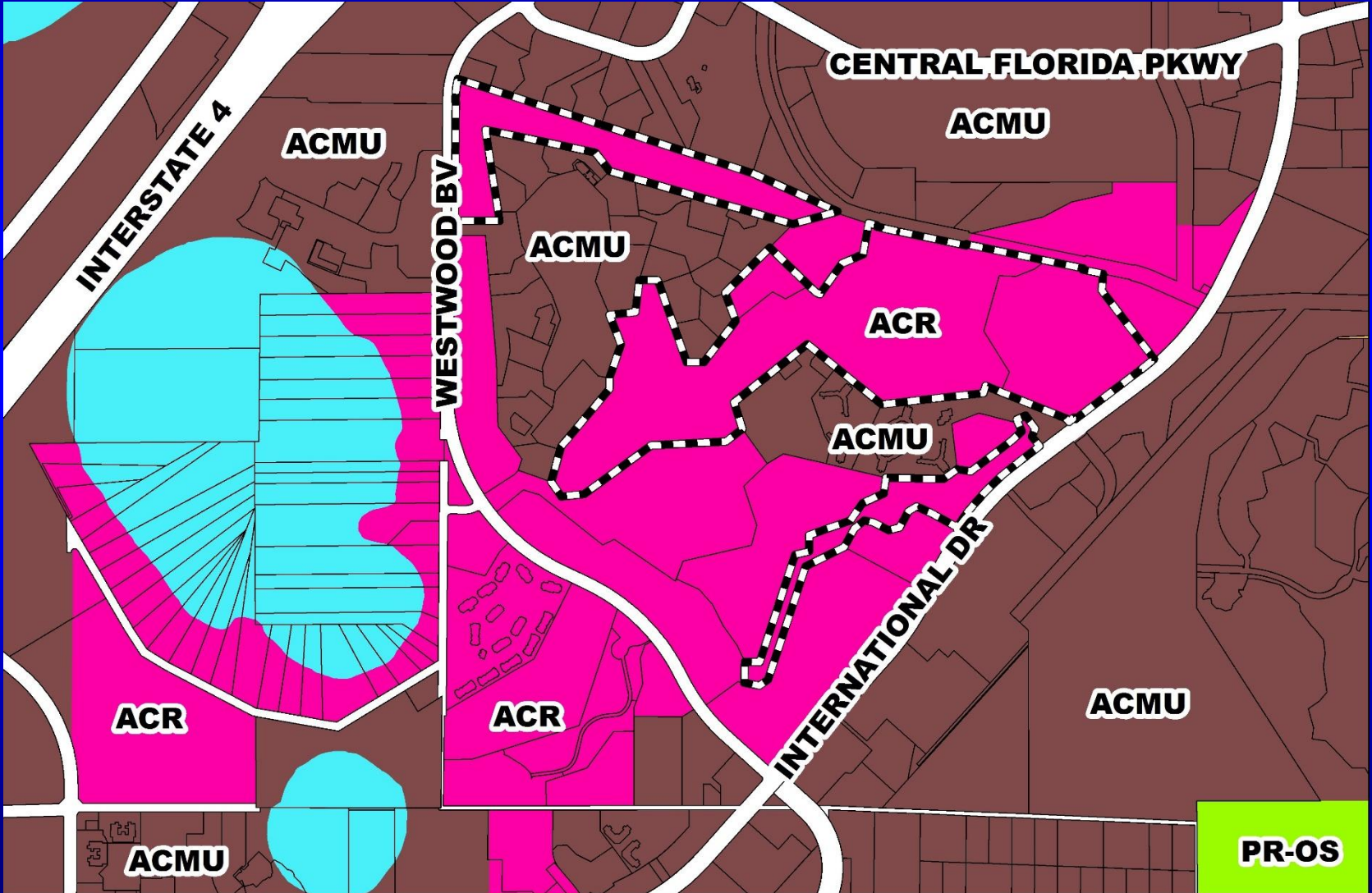
Orangewood N-2 Planned Development / Land Use Plan

Case:	CDR-18-07-230
Project Name:	Orangewood N-2 PD
Applicant:	James H. McNeil, Jr., Akerman, LLP
District:	1
Acreage:	588.70 gross acres (<i>overall PD</i>) 116.10 gross acres (<i>affected parcels</i>)
Location:	Generally located south of Central Florida Parkway and West of International Drive
Request:	To convert 507 single-family dwelling units to 507 short-term rental units and remove the potential elementary school site from Parcel 11D.

Additionally, two (2) waivers are being requested from Orange County Code to allow for the project to be governed by a Preliminary Subdivision Plan and residential site standards



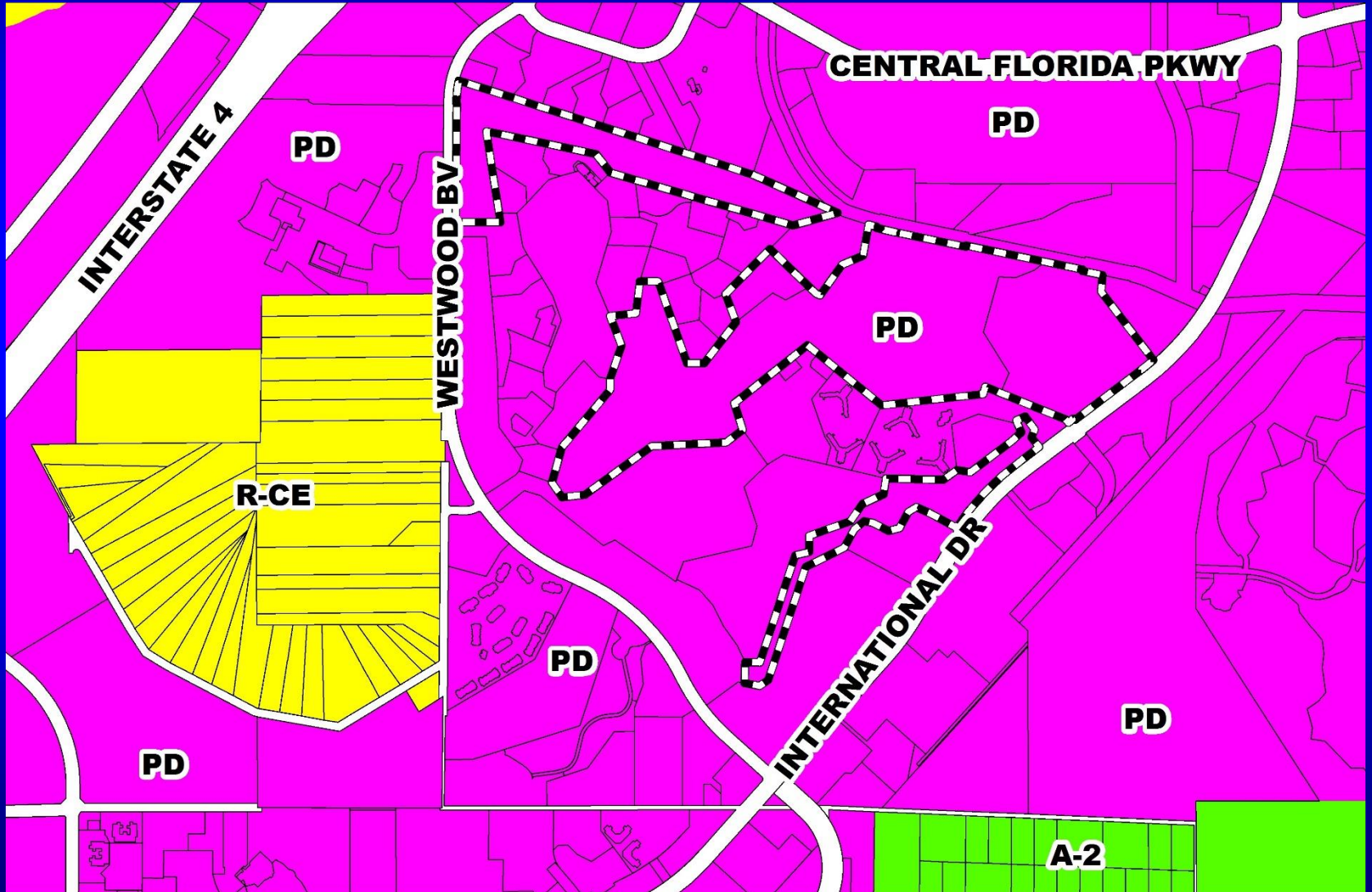
Orangewood N-2 Planned Development / Land Use Plan Future Land Use Map



PR-OS



Orangewood N-2 Planned Development / Land Use Plan Zoning Map





Orangewood N-2 Planned Development / Land Use Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Oranewood N-2 Planned Development / Land Use Plan (PD/LUP) dated “Received November 8, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

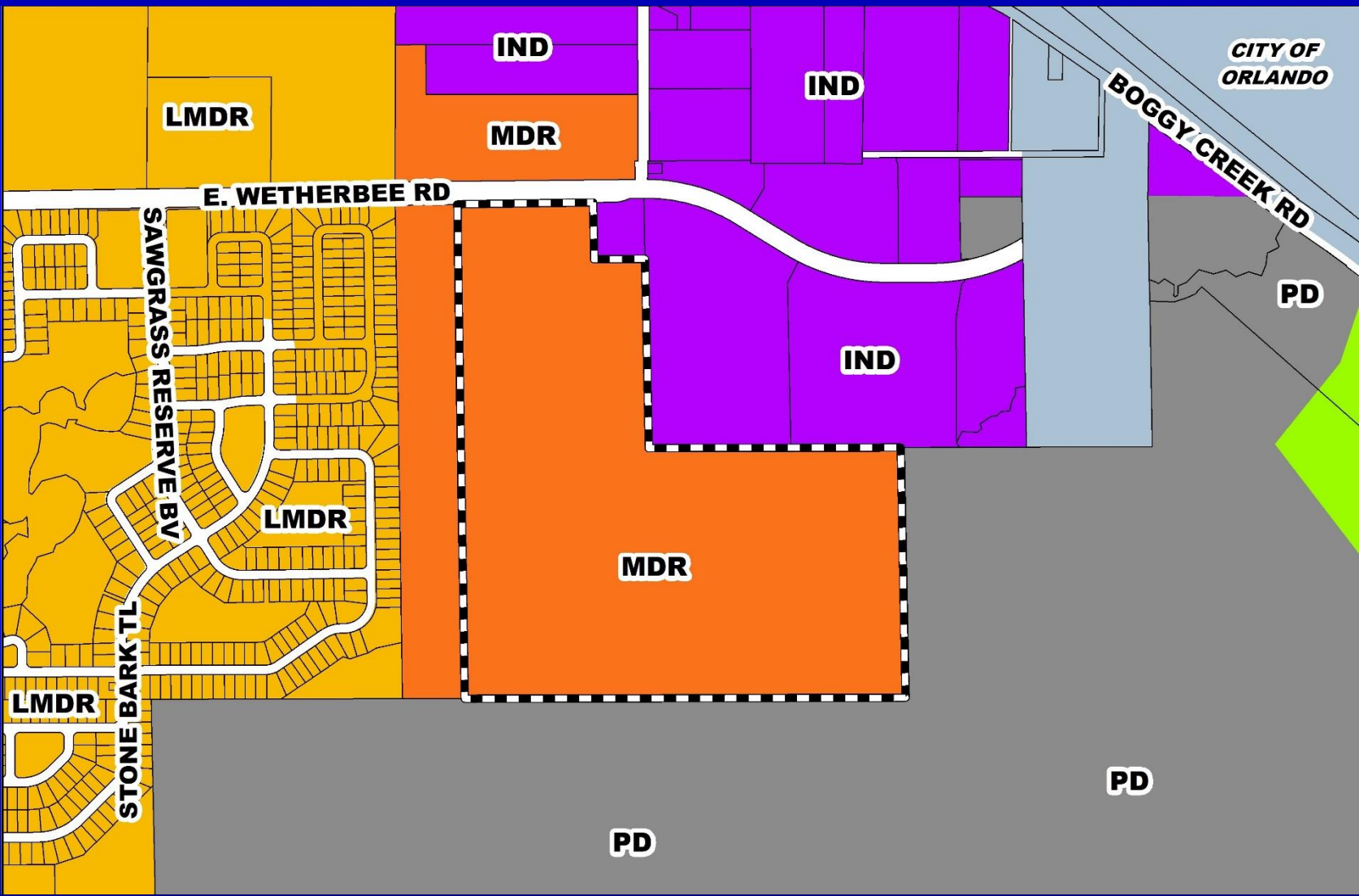


Wetherbee Acres Planned Development / Land Use Plan

- Case:** CDR-18-08-263
- Project Name:** Wetherbee Acres PD/LUP
- Applicant:** John Prowell, VHB, Inc.
- District:** 4
- Acreage:** 98.49 gross acres (*overall PD*)
- Location:** Generally located south of E. Wetherbee Road and west of Boggy Creek Road
- Request:** To request the following waivers from Orange County Code:
- 1) A waiver from Section 38-79(20)(f) to allow for 60% of units to be in buildings containing 5 or more units;
 - 2) A waiver from Section 38-1258(g) to allow multi-family development to share access with single-family development; and
 - 3) A waiver from Section 38-1258(a) & (b) to allow multi-family buildings greater than 75' from single-family properties to have an allowable height of 40 feet (3-stories).

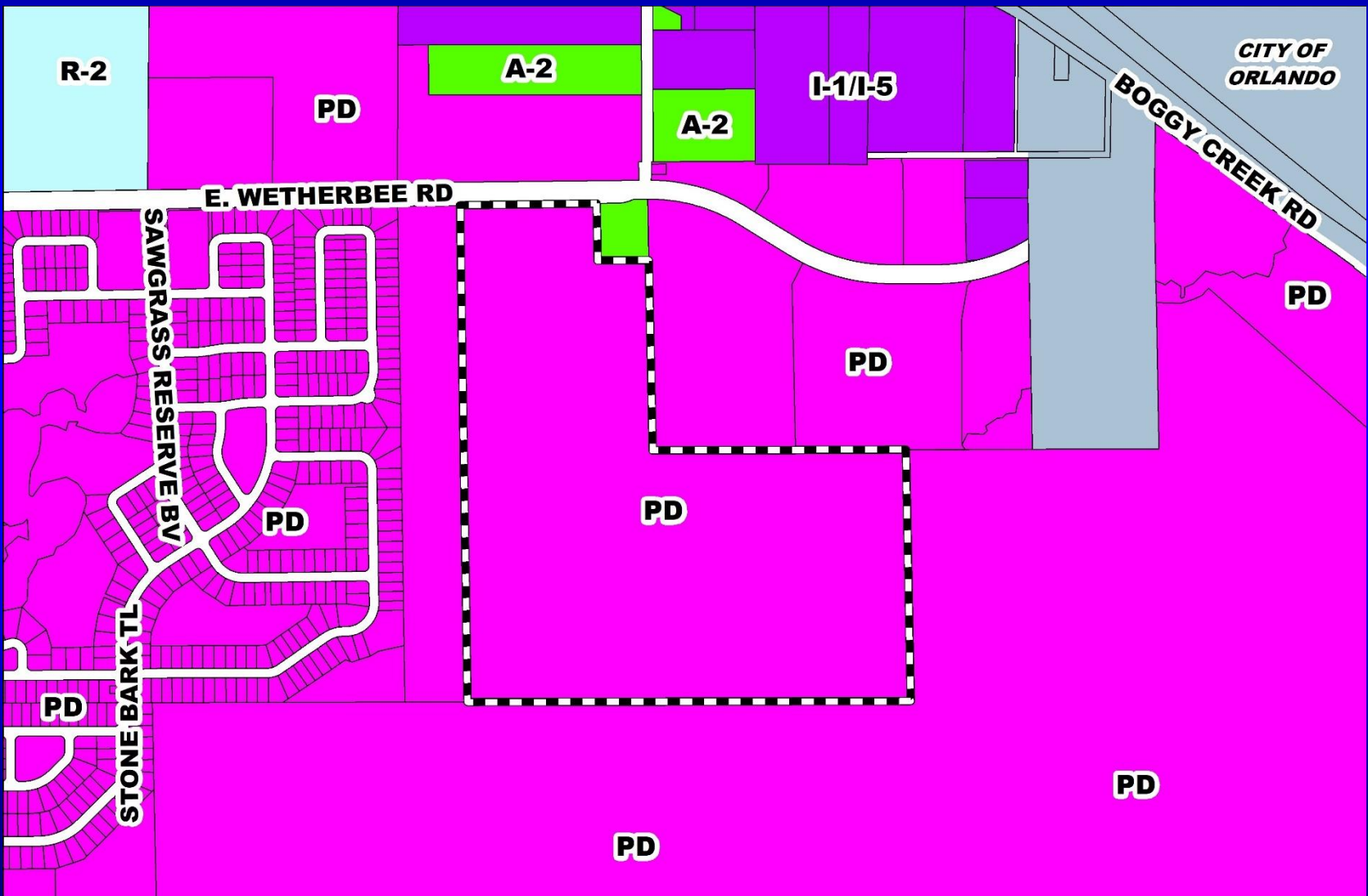


Wetherbee Acres Planned Development / Land Use Plan Future Land Use Map



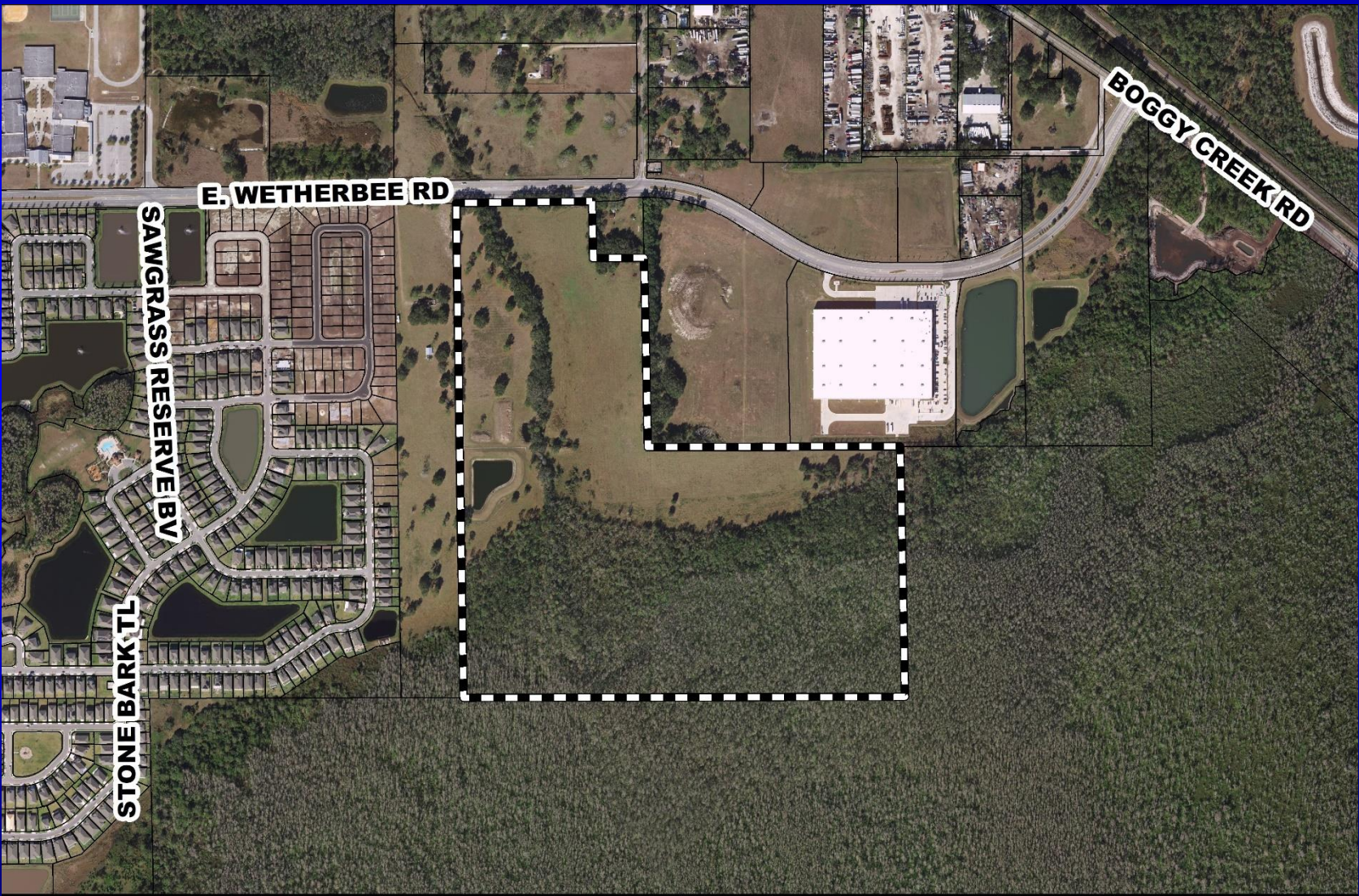


Wetherbee Acres Planned Development / Land Use Plan Zoning Map





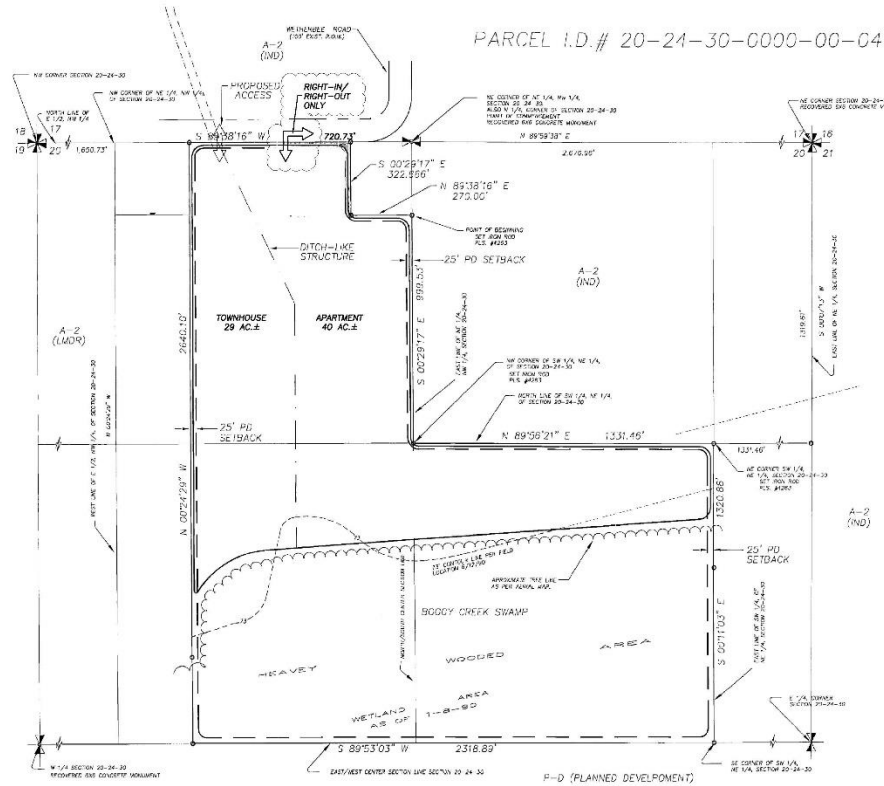
Wetherbee Acres Planned Development / Land Use Plan Aerial Map





Wetherbee Acres Planned Development / Land Use Plan Overall Land Use Plan

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PARCEL I.D.# 20-24-30-000-00-04

SITE DATA

1. Total Area: 100,000 AC
Estimated: 100,000 AC
2. Existing: 100,000 AC
3. Proposed: 100,000 AC
4. Projected: 100,000 AC

UTILITIES AND INFRASTRUCTURE

1. Water: 100,000 AC
2. Sewer: 100,000 AC
3. Gas: 100,000 AC
4. Electric: 100,000 AC

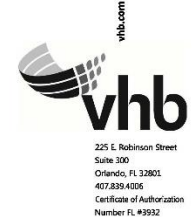
LEGAL DESCRIPTION

LEGAL DESCRIPTION AS PROVIDED BY CLIENT

SECTION 29 AND 30 OF THE 1/4 SECTION 20-24-30

SECTION 29 AND 30 OF THE 1/4 SECTION 20-24-30

SECTION 29 AND 30 OF THE 1/4 SECTION 20-24-30

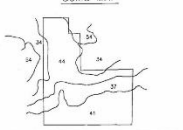


LAND USE SUMMARY CHART

Category	Area (Acres)
Single-Family Residential	400
Multi-Family Residential	300
Other	300

DEVELOPMENT PROGRAM

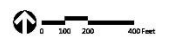
Phase 1	100
Phase 2	200
Phase 3	100



- (1) FINE SAND, 0-18 SLOPES, HEAVY LEAF LITTER
- (2) SANDY SILT AND SILT SAND, HEAVY LEAF LITTER
- (3) SANDY SILT SAND, HEAVY LEAF LITTER AND POORLY GRADED
- (4) SANDY SILT SAND, HEAVY LEAF LITTER, POORLY GRADED
- (5) SILT SAND, HEAVY LEAF LITTER, POORLY GRADED
- (6) SILT SAND, HEAVY LEAF LITTER, POORLY GRADED

WAVES:

1. A waiver from Orange County (20-24-30-000-00-04) to allow for 40% of units to be in buildings containing 1 or more units in less than 75% justification. The waves will allow for flexibility in the design based upon the geometry of the lots. The additional unit buildings are able to be placed in a way to maximize stormwater runoff.
2. A waiver from Orange County (20-24-30-000-00-04) to allow multi-family development in areas where single-family development is less than 100% of the total area. Justification: Based upon the unique terrain and associated agricultural buffer's separating the townhomes from multi-family development, the final uses are clearly defined and buffered from one another. The uses are similar in the residential context as the building and property lines are referenced. This request is to confirm that the separation is measured from an all-family building to single-family building as opposed to property lines.



Wetherbee Acres, PD

Orange County, Florida

NO.	DATE	BY	APPR.

November 2017

Not Approved for Construction

Land Use Plan

NO. 001

C01

8/11/10

DATE PLOTTED: 11/15/2017 10:00:00 AM



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Wetherbee Acres Planned Development / Land Use Plan (PD/LUP) dated “Received September 20, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the addition of condition 9(f), as described below, and renumbering existing 9(f) to 9(g).

- *Condition 9(f). The access to the Yates PD, as shown on the plan, has been deleted, and access shall only be provided from Wetherbee Road.*

District 4



Board of County Commissioners

Public Hearings

February 26, 2019