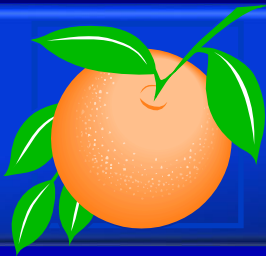


Board of County Commissioners

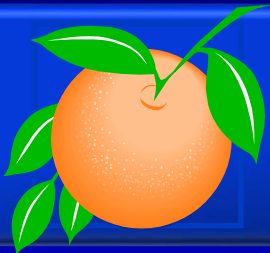
Public Hearings

November 12, 2019



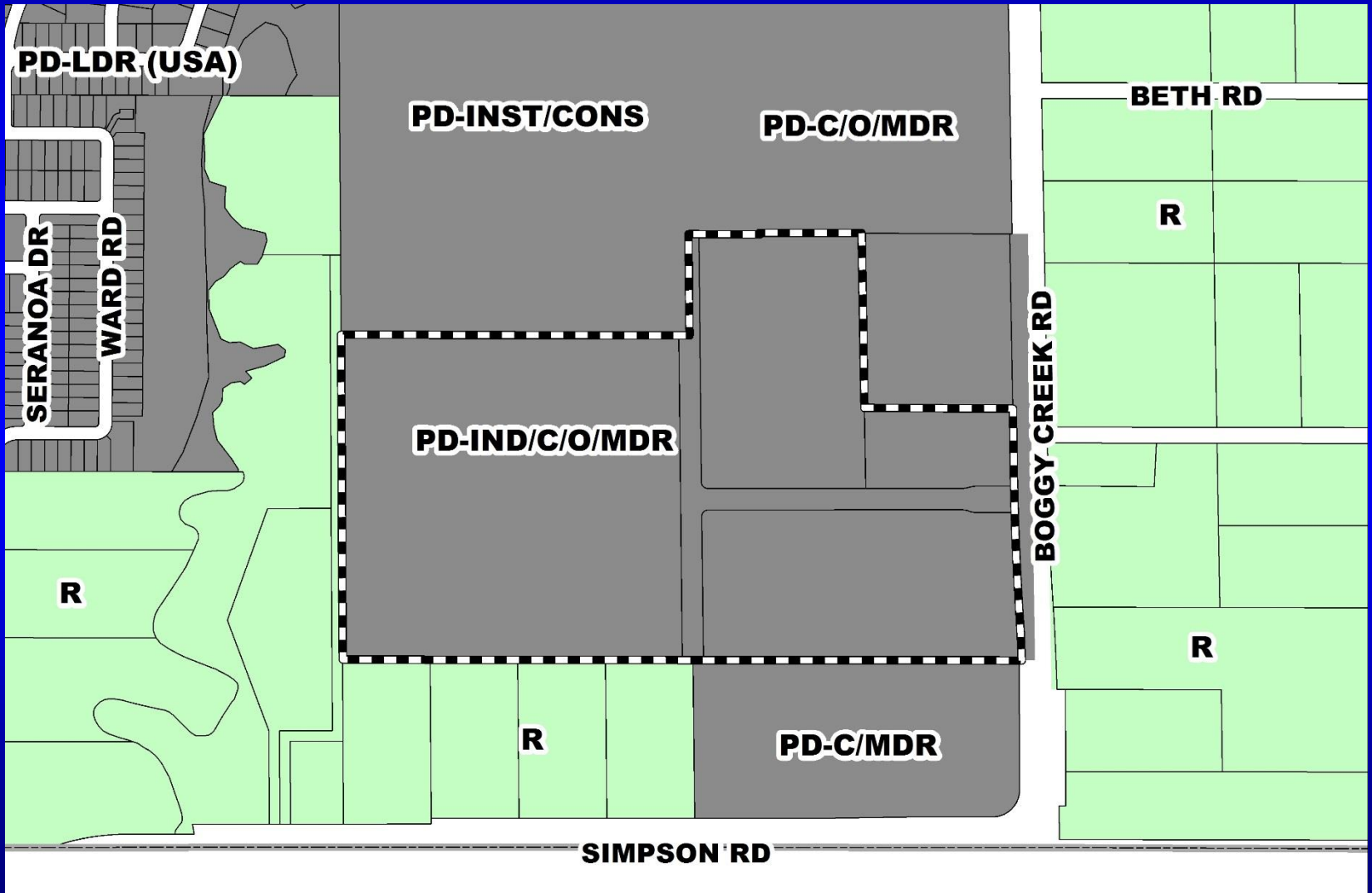
Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

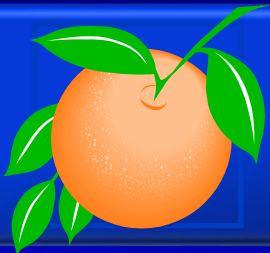
- Case:** PSP-19-05-181
- Project Name:** Tyson Ranch Planned Development / Tyson Ranch Preliminary Subdivision Plan
- Applicant:** Claude Cassagnol, GTC Engineering Corporation
- District:** 4
- Acreage:** 73.81 gross acres
- Location:** Generally located north of Simpson Road and west of Boggy Creek Road.
- Request:** To create four (4) parcels and one (1) tract, in order to construct utility, stormwater, and road infrastructure.



Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

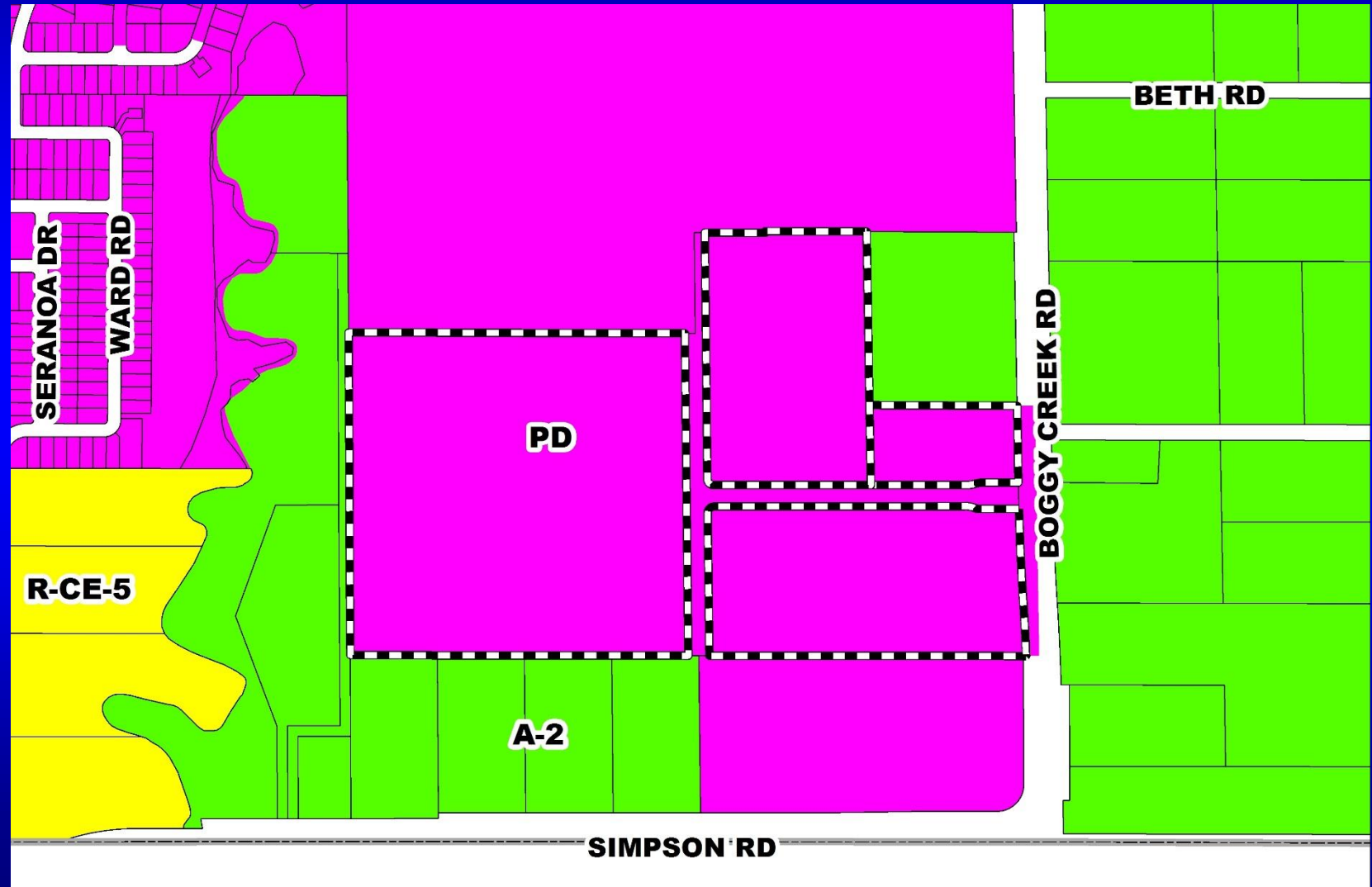
Future Land Use Map





Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

Zoning Map

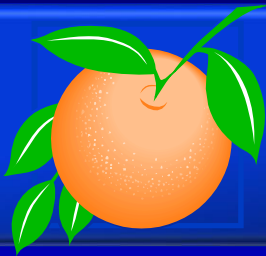




Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

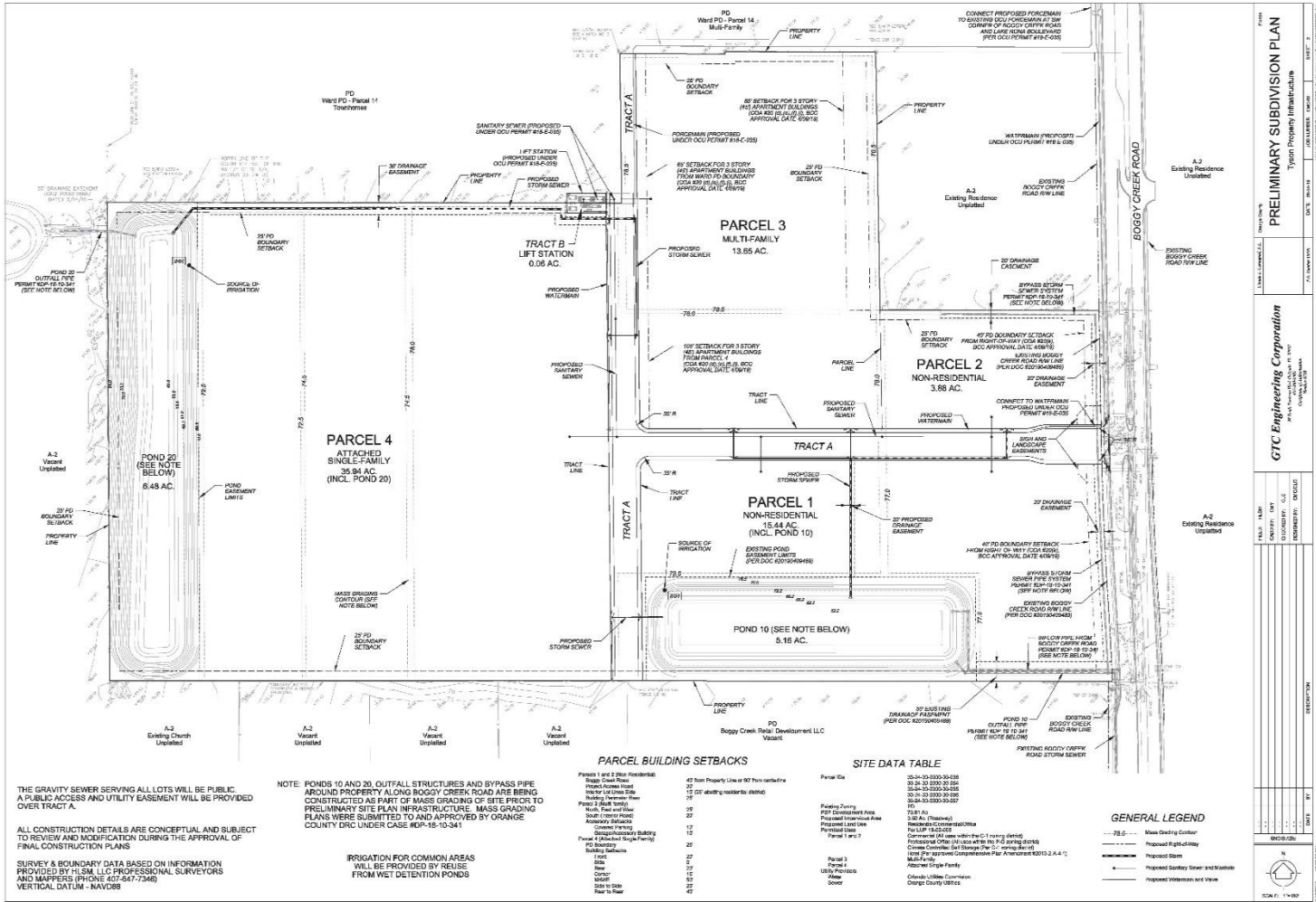
Aerial Map

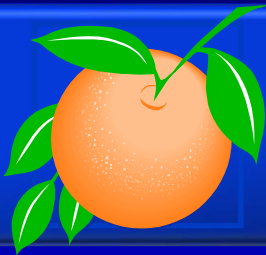




Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan

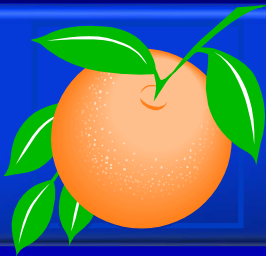




Action Requested

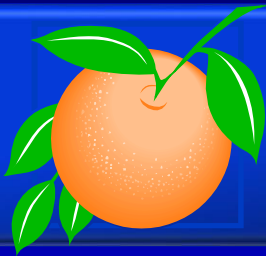
Make a finding of consistency with the Comprehensive Plan and approve the Tyson Ranch PD / Tyson Ranch Infrastructure PSP dated “Received August 29, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

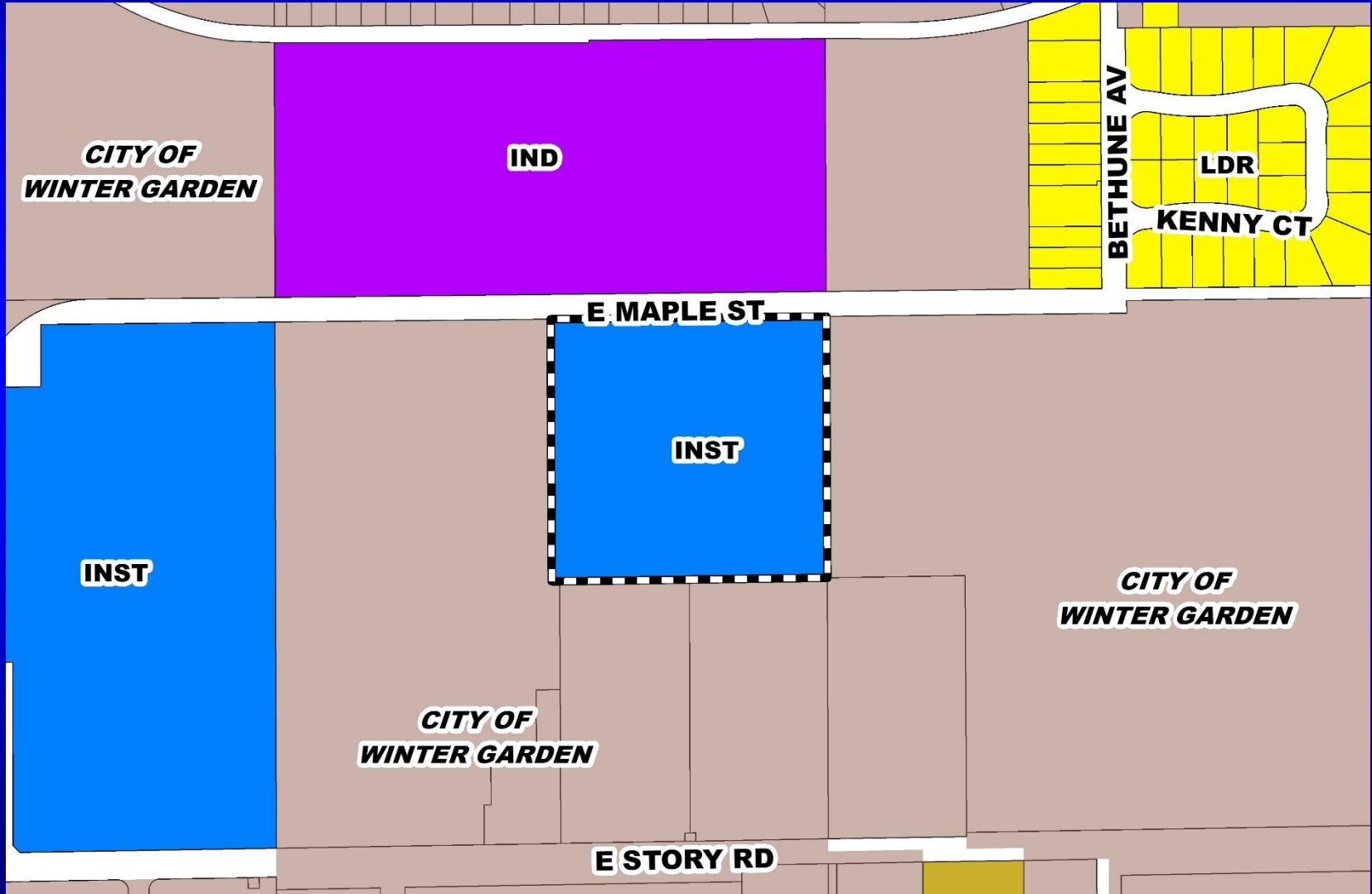


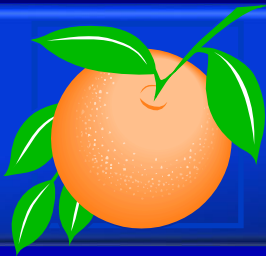
OCPS Northwest Maintenance Facility Planned Development / Land Use Plan

- Case:** LUP-19-01-045
- Project Name:** OCPS Northwest Maintenance Facility PD/LUP
- Applicant:** Julie C. Salvo, Orange County Public Schools
- District:** 1
- Acreage:** 9.68 gross acres
- Location:** 1100 E. Maple Street; or generally located on the south side of E. Maple Street, approximately 700 feet west of Bethune Avenue
- Request:** To rezone one (1) parcel containing 9.68 gross acres from R-2 (Residential District) to PD (Planned Development District), in order to repurpose an existing elementary school site into an OCPS maintenance facility and educational facility with agricultural uses. No waivers from Orange County Code are requested.

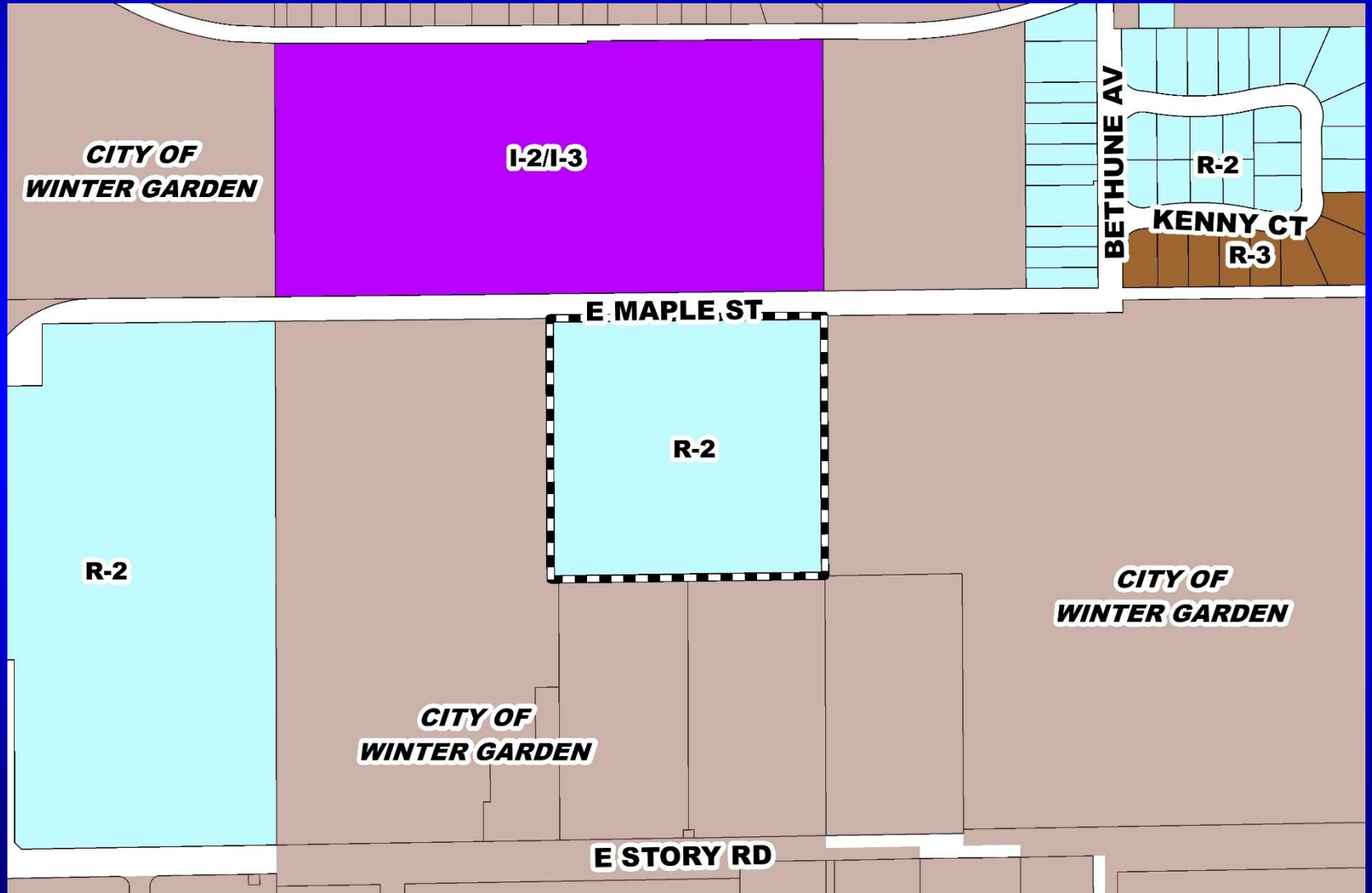


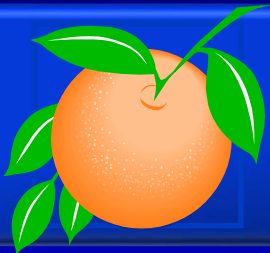
OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Future Land Use Map





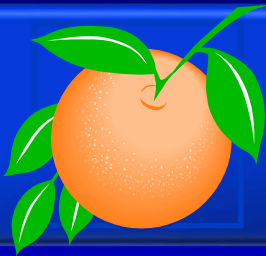
OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Zoning Map





OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Aerial Map





OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Overall Land Use Plan

OCPS NORTHWEST MAINTENANCE FACILITY PD/LUP

CASE #: LUP-19-01-045

SITE DATA

PARCEL NUMBERS: 12-22-27-6496-15-003
 TOTAL SITE ACREAGE: 9.68 AC
 LESS WETLAND ACREAGE: 0.00 AC
 TOTAL DEVELOPABLE ACRES: 9.68 AC

EXISTING ZONING: R-2 (RESIDENTIAL DISTRICT)
 PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
 FUTURE LAND USE: INST (INSTITUTIONAL)

PROPOSED USES: MAINTENANCE FACILITY (Note: Items intended to be located on property include white fleet parking for approximately 80 vehicles and 8 trailers, 1 bucket truck, 2 lift gate trucks, 1 small scissor lift, 1 large scissor lift, 1 auditorium lift, and 1 trailer. Hours of operation 6:30AM to 4:00PM.)
 EDUCATIONAL FACILITY (UNDER 550 CAPACITY) FOR AGES 19+ WITH AGRICULTURAL AMENITIES (Note: Animals currently residing on site include three chickens, eight goats, two miniature horses, one miniature donkey, two ducks, and three sheep.) The number and type of animals residing on the site may fluctuate as the educational program grows, but in no event shall the number and type of animals residing on site exceed the standards contained in Section 38-79(36), (41), and (49) of the Orange County Code.

BUILDING SQUARE FOOTAGE: 38,220 SQ. FT. SCHOOL

FLOOR AREA RATIO (FAR): 38,220 / 421,660 = 0.09

TRIP GENERATION: 580 (32,790 SQ. FT. X 15.50 FOR OFFICE)

SIGNAGE: SHALL COMPLY WITH ORANGE COUNTY PUBLIC SCHOOL SITING REGULATIONS CHAPTER 38
 NOTE: BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED.

BUFFERS: A BUFFER SHALL BE PROVIDED ON THE NORTHWEST CORNER OF THE PROPERTY TO BUFFER THE MAINTENANCE FACILITY FROM THE STREET.

OPEN SPACE: MINIMUM 25%

IMPERVIOUS: MAXIMUM 70%

PHASING: PROJECT TO BE BUILT IN ONE PHASE

SETBACKS:
 NORTH: 35 FT
 EAST: 30 FT
 SOUTH: 50 FT
 WEST: 60 FT

BUILDING HEIGHT: 50 FEET (LIMITED TO 35 FEET WITHIN 100 FEET OF RESIDENTIAL) ALLOWED

WATER SERVICE: CITY OF WINTER GARDEN

WASTEWATER: CITY OF WINTER GARDEN

FIREFLOW: SHALL COMPLY WITH ORANGE COUNTY STANDARDS

STORMWATER: SHALL COMPLY WITH WATER MANAGEMENT DISTRICT REQUIREMENTS

ACCESS: PRIMARY ACCESS SHALL BE FROM MAPLE STREET

NOTES:

To the best knowledge of OCPS, the site complies with Section 38-1754 (3) (A-F) and is not located within one hundred feet of a gas transmission line, not adjacent to nonresidential property from which noise exceeds sixty decibels at the common property line, and not adjacent to hazardous industrial uses or chemical plants.

Animal excrement will not be stored within 100 feet of residential, in accordance with Section 38-79(36)(g).

Vehicle storage will be primarily located on the southwest portion of the property.

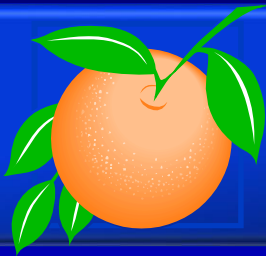
This site is located within the Wakiva Study Area, as established by the Wakiva Parkway and Projection Act, Section 36B.316 F.S. Any future development that may occur on this property will comply with applicable environmental standards.



ORANGE COUNTY PUBLIC SCHOOLS
FACILITIES PLANNING DEPARTMENT
 6501 Magic Way, Orlando, FL 32809
 Tel: (407) 317-3974 Fax: (407)-317-3263



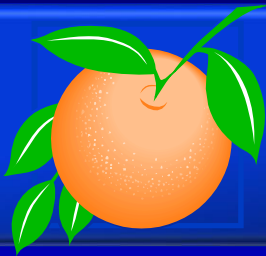
PREPARED BY JCS/vva
DATE Created: 01-18-2019 Revised: 07-17-2019
FILE NAME OCPS Northwest Maintenance Facility
SHEET NUMBER LUP-02



Action Requested

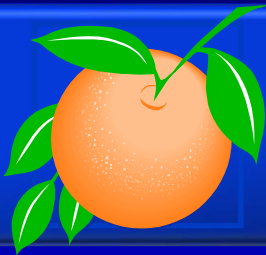
Make a finding of consistency with the Comprehensive Plan (CP) and approve the OCPS Northwest Maintenance Facility Planned Development / Land Use Plan (PD/LUP) dated “Received July 17, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1

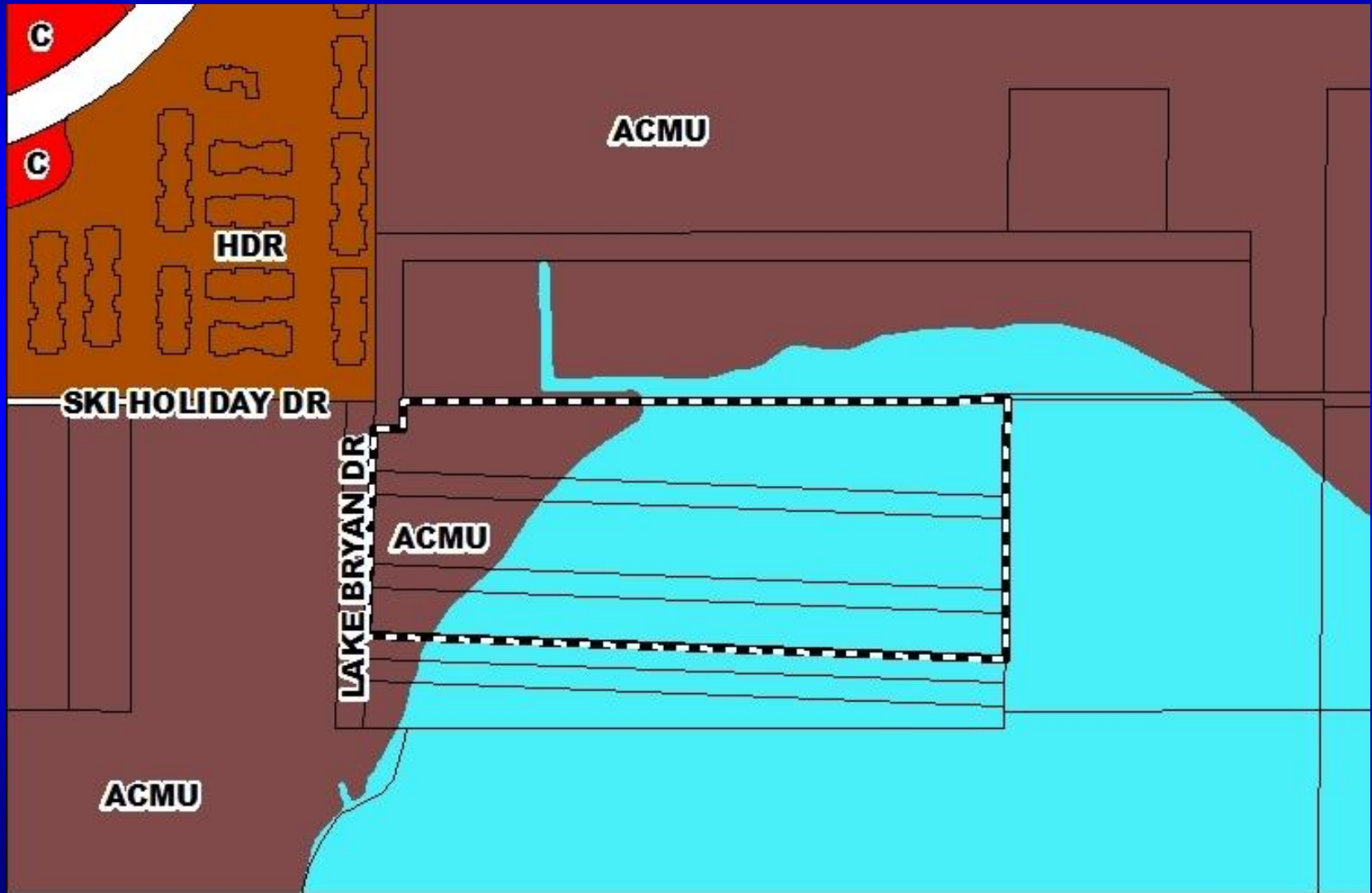


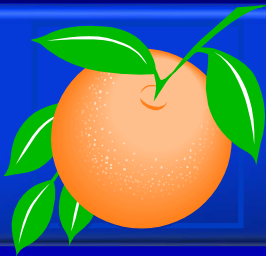
Paradise Cove Planned Development / Land Use Plan

- Case:** LUP-18-09-308
- Project Name:** Paradise Cove PD/LUP
- Applicant:** Darcy Unroe, Unroe Engineering, Inc.
- District:** 1
- Acreage:** 16.77 gross acres
- Location:** Generally located at the southeast corner of Ski Holiday Drive and Lake Bryan Drive.
- Request:** To rezone five (5) parcels containing 16.77 gross acres from A-2 to PD for a water sports rental, wedding, and banquet venue. Four (4) waivers from Orange County Code are requested to reduce building, pavement and normal high water elevation setbacks for existing structures.

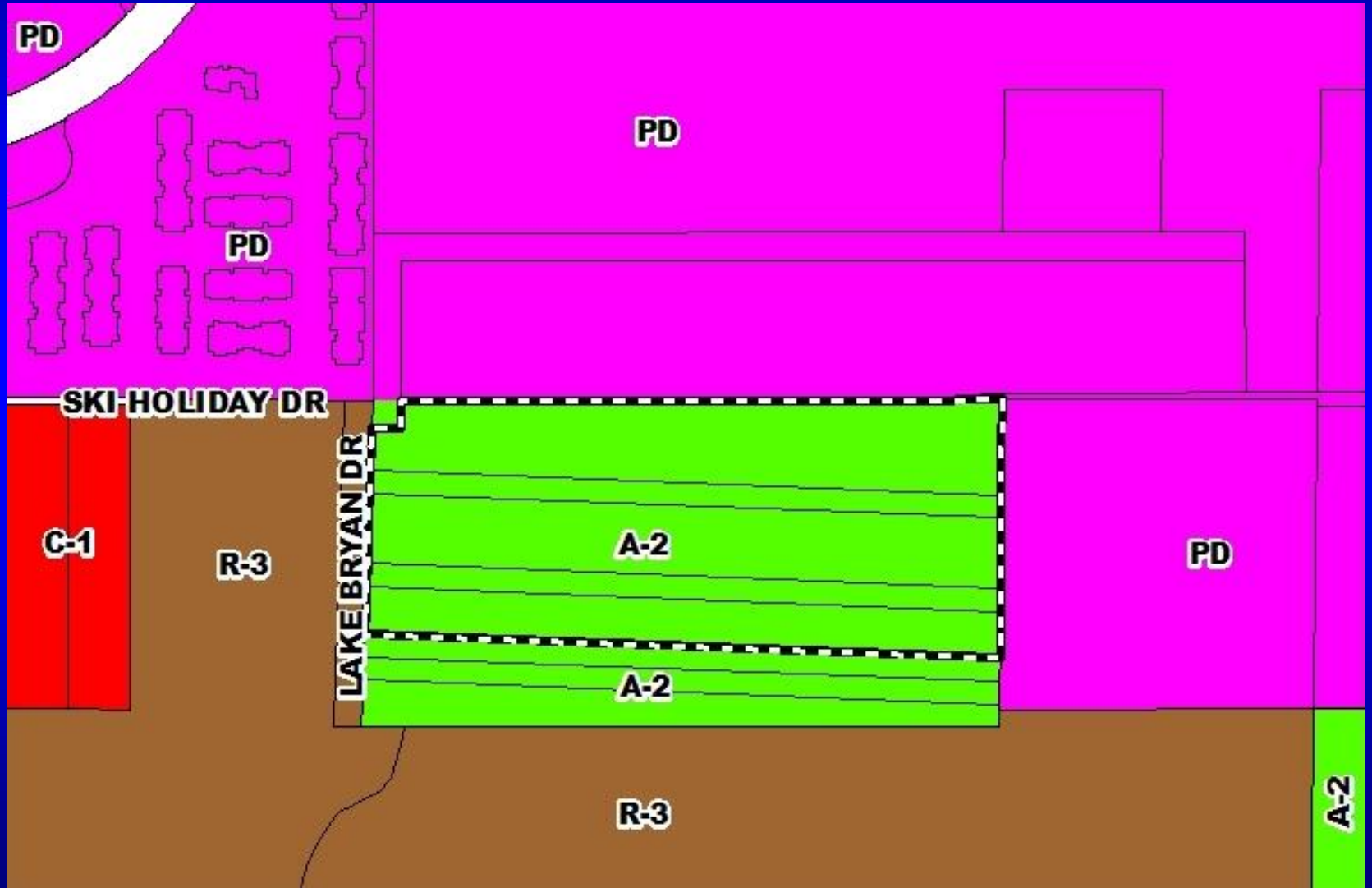


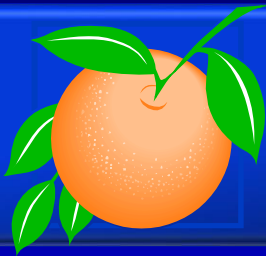
Paradise Cove Planned Development / Land Use Plan Future Land Use Map





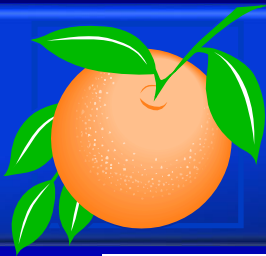
Paradise Cove Planned Development / Land Use Plan Zoning Map



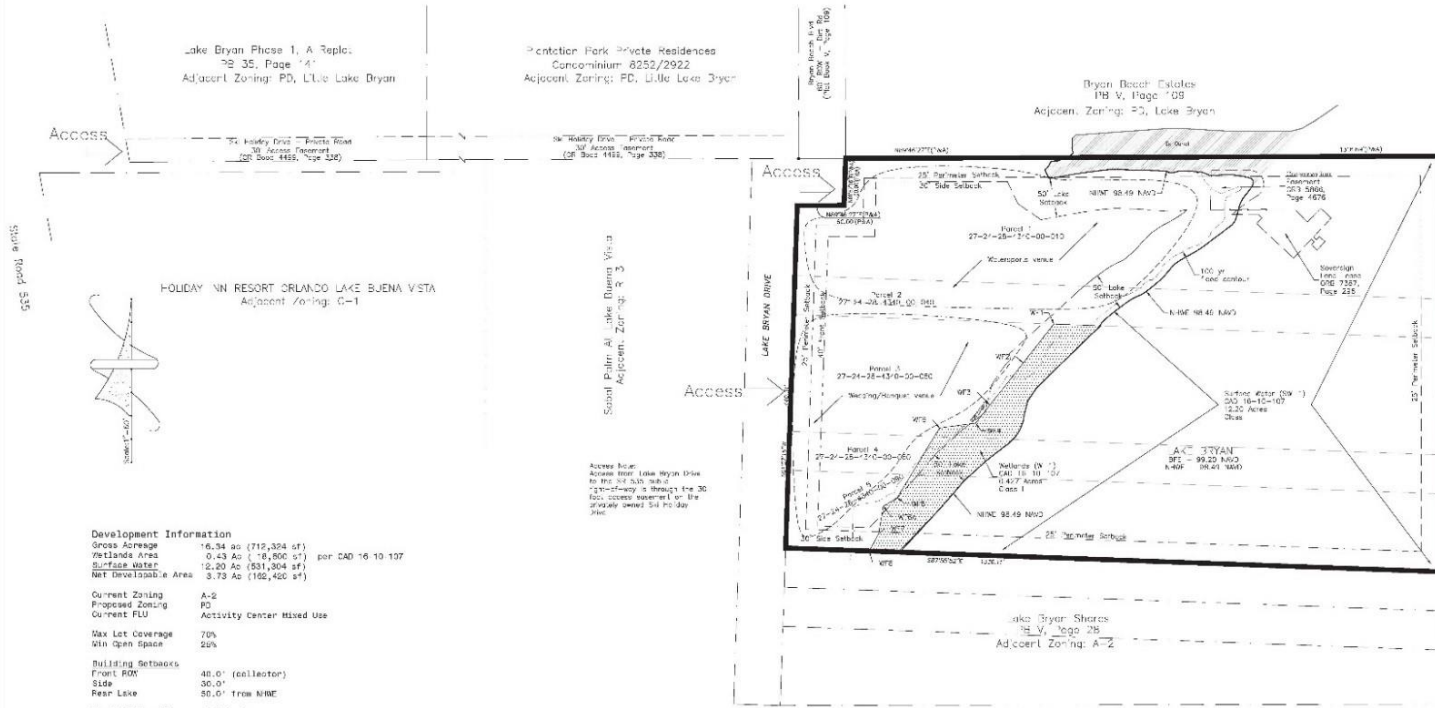


Paradise Cove Planned Development / Land Use Plan Aerial Map





Paradise Cove Planned Development / Land Use Plan Overall Land Use Plan



Development Information

Gross Acreage 16.34 ac (712,324 sq ft)
 Wetlands Area 0.43 Ac (18,800 sq ft) per CAD 16 10 107
 Surface Water 12.00 Ac (521,204 sq ft)
 NMT Developable Area 3.73 Ac (162,420 sq ft)

Current Zoning A-2
 Proposed Zoning PD
 Current FLU Activity Center Mixed Use

Max Lot Coverage 76%
 Min Open Space 24%

Building Setbacks
 Front ROW 48.0' (collector)
 Side 30.0'
 Rear Lake 50.0' from NWR

Max Building SFA 16,246 sq ft
 Max Building FAR 0.70
 Max Building Heights 60' high max (2 stories)
 36' minimum 100' of SFA

Phasing Single Phase Development

Trip Generation (435) Multi-Purpose Recreational
 Peak Hour 4-8 PM 68 Trips (19,000 SFA max)

Revisions

UNROE ENGINEERING, INC.

Civil Engineering/Planning/Sustainable Evaluation
 P.O. Box 400000, Charlotte, NC 28240-0000
 Business Authorizations: License # 35060025, PE # 007359-0050

**Land Use Plan for
Paradise Cove Wedding Venue**
 13430 Lake Bryan Dr., Orlando, Florida 32821

Scale: 1"=60'
 Date: 4-28-10
 Title: PDC-IMP
 Rev: 1

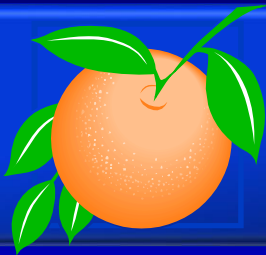
LUP1

2 of 5



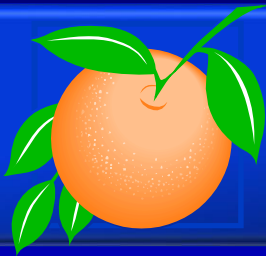
Additional Conditions

24) Prior to the issuance of a building permit, the property owner shall record in the official records of Orange County an indemnification/Hold Harmless Agreement which indemnifies Orange County from any damages caused by flooding and shall inform all interested parties that the structure(s) are no closer than 2 feet from the normal high water elevation of Lake Bryan.



Additional Conditions

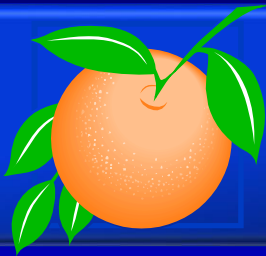
- 25) The applicant agrees that all activities and operations at the property shall comply with the Noise Control Ordinance, codified at Sections 15-176 through 15-191 of the Orange County Code. In addition, the applicant agrees that all activities and operations shall be subject to the following heightened noise/sound prohibitions, limitations and restrictions:**
- a. No impulsive sound (as defined by the Noise Control Ordinance) shall be permitted at any time;**
 - b. The maximum allowable sound level at the boundary of the property shall be 55 decibels (dB); and**
 - c. All outdoor speakers and other amplified sound shall be directed away from adjoining residential uses.**



Action Requested

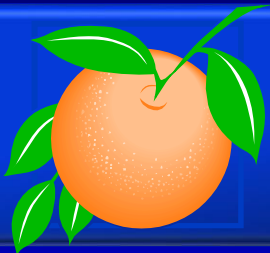
Make a finding of consistency with the Comprehensive Plan (CP) and approve the Paradise Cove Planned Development / Land Use Plan (PD/LUP) dated “Received June 6, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended.

District 1

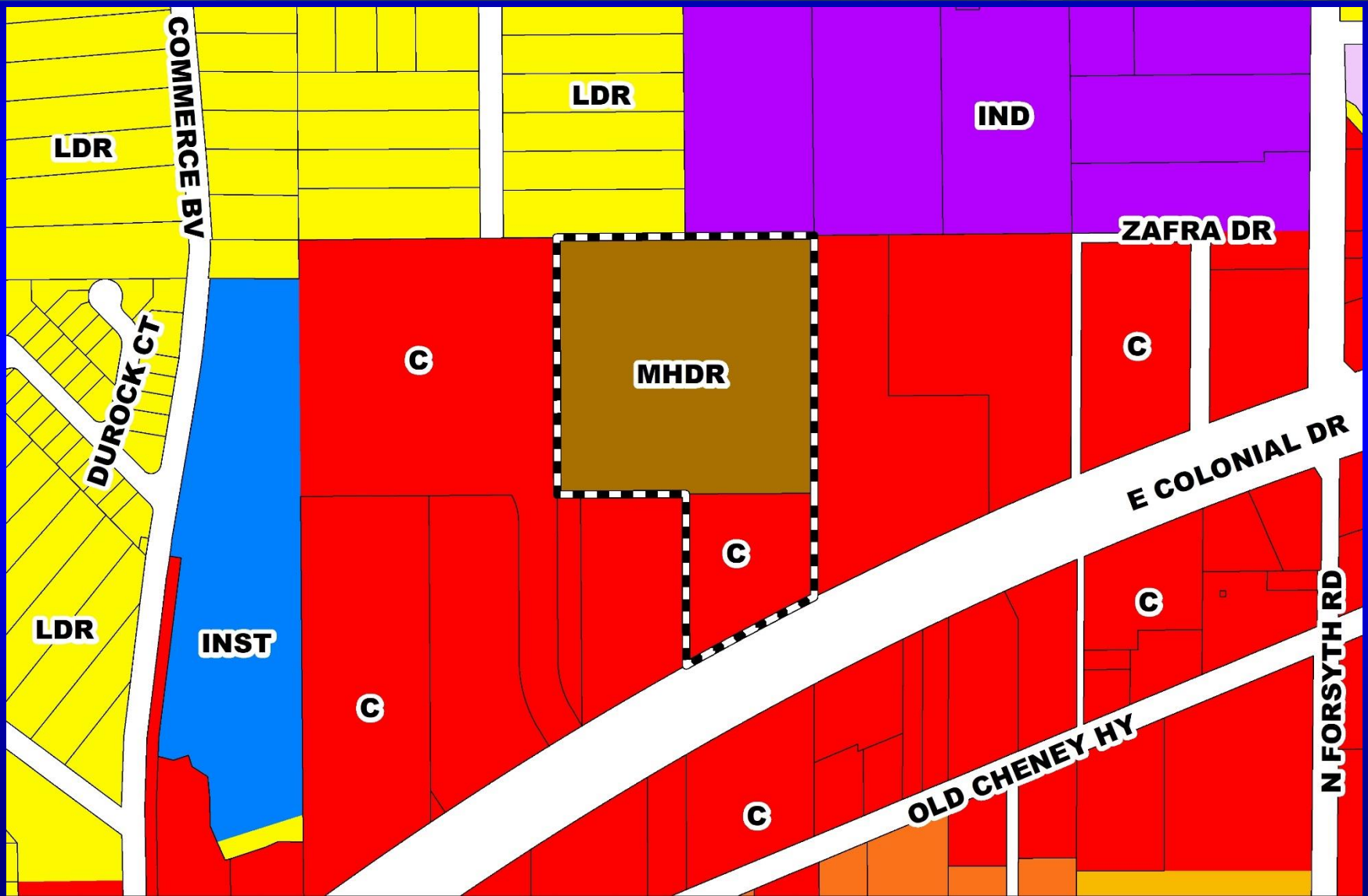


Wise Colonial Planned Development / Land Use Plan

- 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.

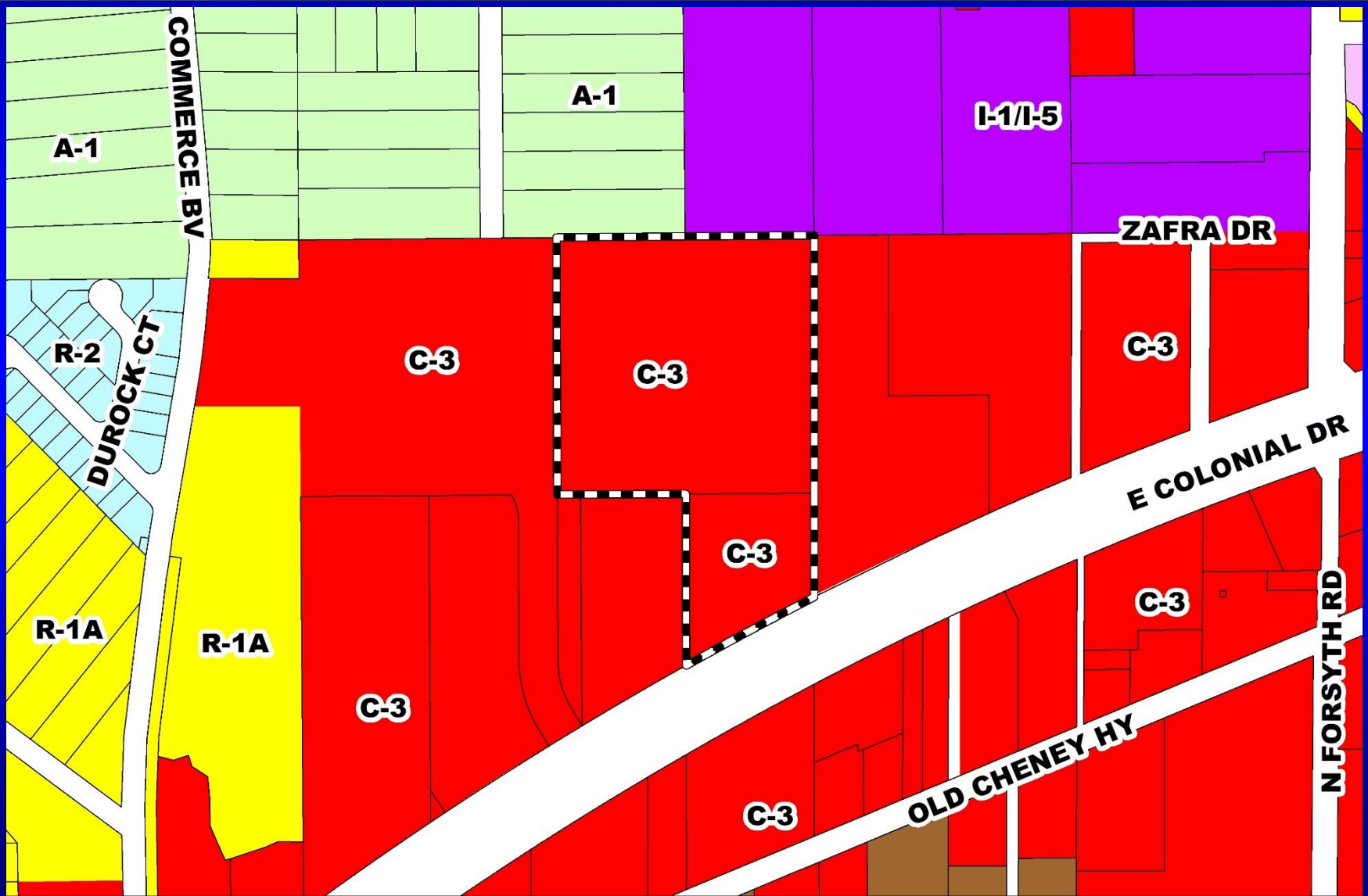


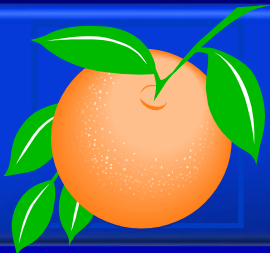
Wise Colonial Planned Development / Land Use Plan Future Land Use Map



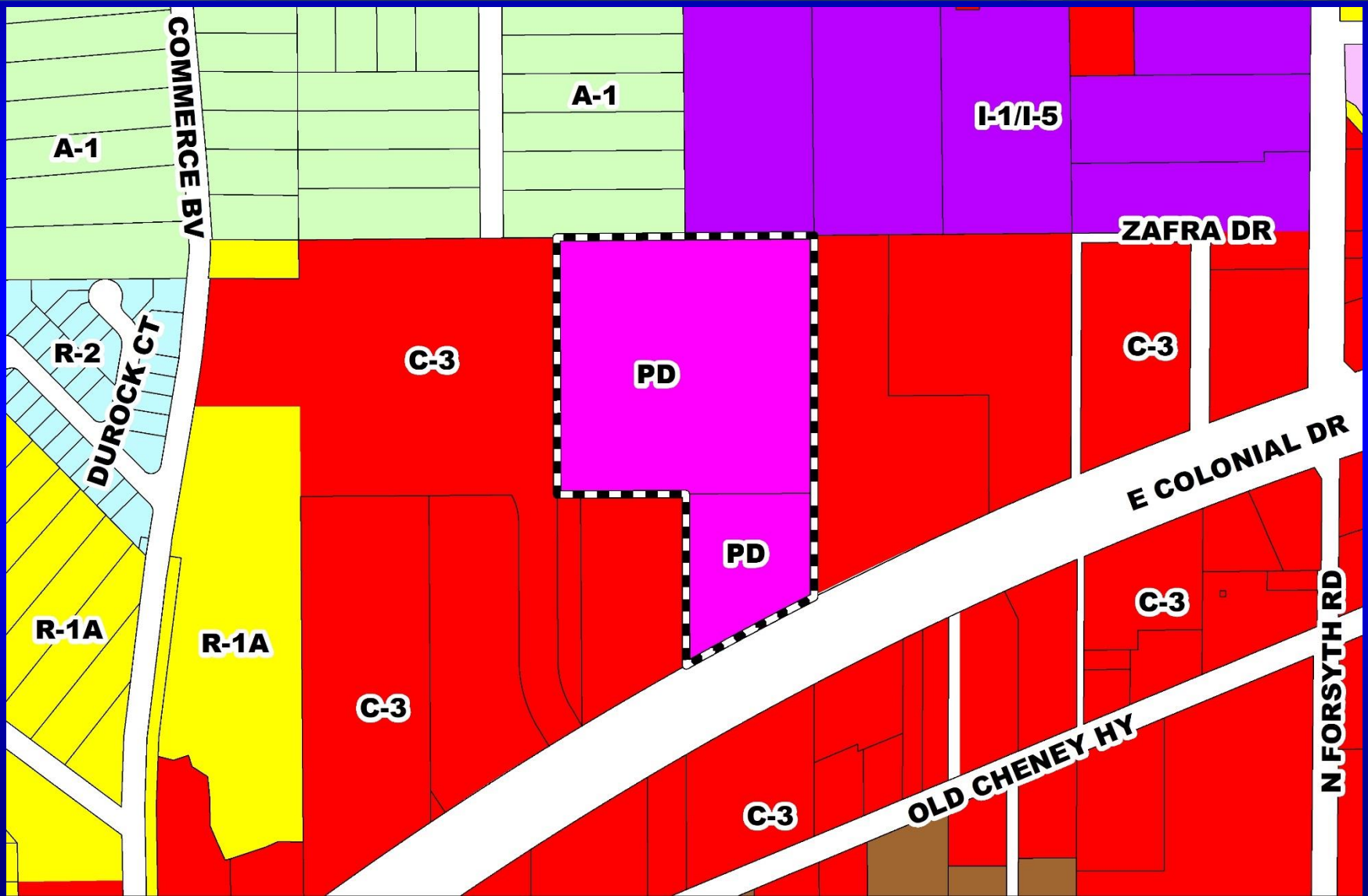


Wise Colonial Planned Development / Land Use Plan Zoning Map



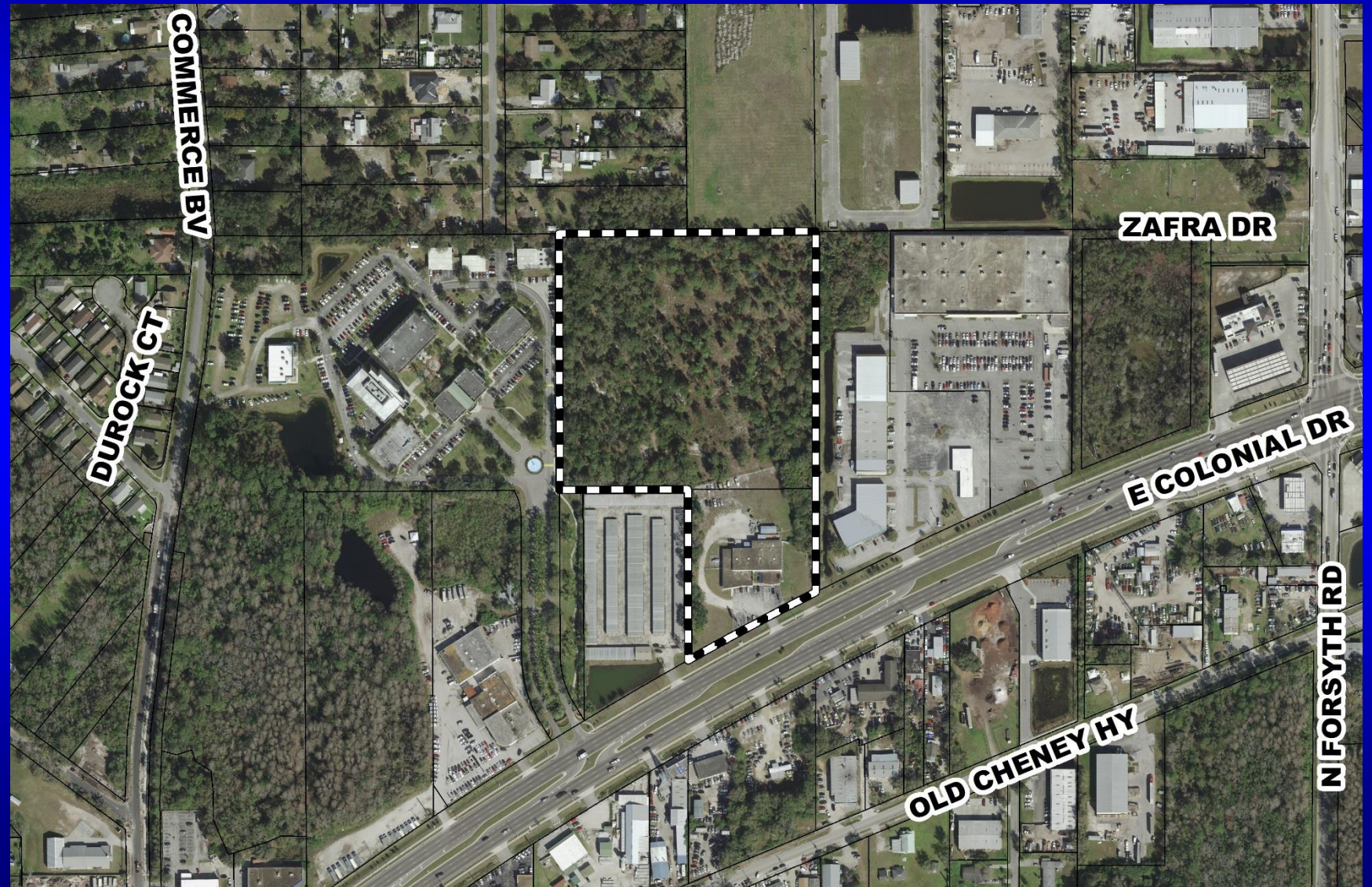


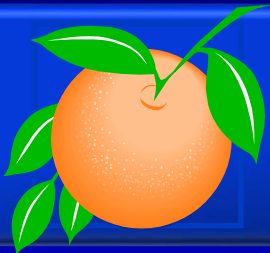
Wise Colonial Planned Development / Land Use Plan Proposed Zoning Map



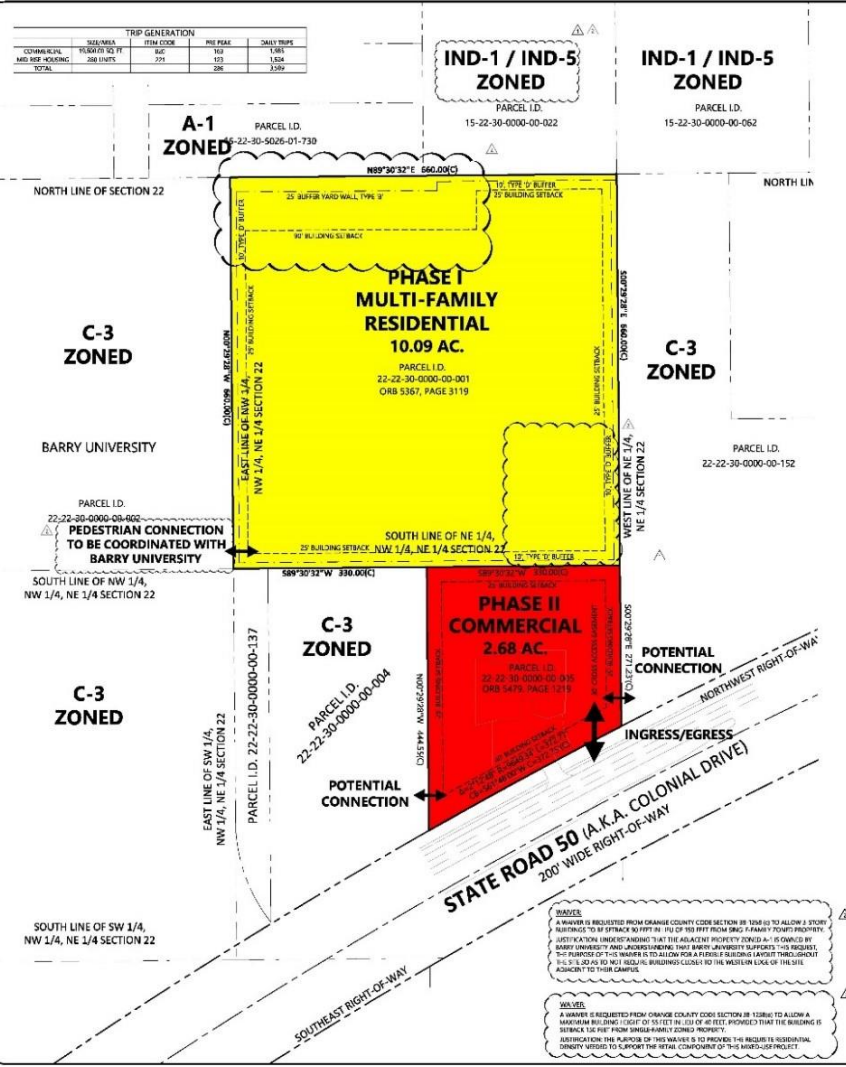


Wise Colonial Planned Development / Land Use Plan Aerial Map





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



SITE DATA

PARCEL ID: 22-22-30-0000-00-001 & 22-22-30-0000-00-002
 MAP ADDRESS: 1815 EDGEWATER DRIVE, STE. 200, ORLANDO, FL 32804
 SITE ADDRESS: 1277 AC, 556261 SQ.FT.
 DRAINAGE UTILITY: ORANGE COUNTY UTILITIES
 SEWER SYSTEM: ORANGE COUNTY UTILITIES
 SCHOOLS: BALDWIN PARK ELEMENTARY SCHOOL (ENROLLED 855)
 ELEVATIONS: 45 CAPACITY: 3.723 ENROLLED: 1,345
 WINTER PARK HS CAPACITY: 3,723 ENROLLED: 1,355
 C-3 (W/RESEARCH CORRIDOR) DISTRICT

PROPOSED FEATURES LEGEND

COMMERCIAL AREA
 RESIDENTIAL AREA

NOTES

- THE STORMWATER MANAGEMENT SYSTEMS SHALL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER 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 THIS CONCERN IN AN APPROPRIATE MANNER, INCLUDING A CONSPICUOUS NOTICE ON THE PLAT AND/OR A RECORDED RESTRICTIVE COVENANT, AS APPLICABLE, THAT THE PROPERTY ON THE NORTH-DELT BOUNDARY THAT IS NOT RESIDENTIAL CURRENTLY HAS A PERMIT FOR A CONCRETE CRUSHING FACILITY WHICH MAY BE THE SOURCE OF DUST AND NOISE TO ADJACENT PROPERTIES IF IT IS NOT MANAGED PROPERLY.
- HARVEST: FIRST CROPPING OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING HARVEST AND PLANTS INTEND TO BE HARVESTED OR USED FOR PROPAGATION, PLANTATION, OR OTHER PURPOSES. THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERNS AND TO NOTIFY AND CONSULT, IF NECESSARY, ANY RELEVANT AGENCIES, "PERMITTING OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS)" AND "THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION."
- WATER QUALITY: THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF WATER QUALITY THROUGHOUT THE PROJECT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF WATER QUALITY THROUGHOUT THE PROJECT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF WATER QUALITY THROUGHOUT THE PROJECT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF WATER QUALITY THROUGHOUT THE PROJECT.
- PLANTING: PLANTING OF VEGETATION AT THE POINT OF ACTIVITY (ROADS, DRIVEWAYS, ETC.) AND OTHER AREAS SHALL BE PROVIDED IN ACCORDANCE WITH THE ENVIRONMENTAL CONTROL ACT (FLORIDA STATUTES, SECTION 349.01) AND ALL APPLICABLE REGULATIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF WATER QUALITY THROUGHOUT THE PROJECT.
- RECORDING: RECORDING OF THIS PLAN SHALL BE THE RESPONSIBILITY OF THE APPLICANT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF WATER QUALITY THROUGHOUT THE PROJECT.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE AND ALL APPLICABLE REGULATIONS, AS MAY BE AMENDED.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE AND ALL APPLICABLE REGULATIONS, AS MAY BE AMENDED.
- A 20' BUFFER SHALL BE PROVIDED FROM COLONIAL DRIVE (R.A. 50) TO THE MULTI-FAMILY RESIDENTIAL TRACT AS PART OF THE PHASE I DEVELOPMENT PLAN SUBMITTAL.
- BURIED AND POLE SERVICE SHALL BE PROHIBITED. GROUND AND FACED 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 LOT: 750'
 OPEN SPACE: 20%
 MAXIMUM BUILDING HEIGHT: 35 FEET
 PERMITTED USES: C-3 / ZONING DISTRICT
 BUILDING SETBACKS:
 FRONT: 30 FEET
 SIDE: 25 FEET
 REAR: 25 FEET
 CORNER: 25 FEET
 PROPOSED COMMERCIAL: 11,600 SQ. FT.

MULTI-FAMILY RESIDENTIAL TRACTS

PROPOSED MINIMUM: 280 UNITS
 PROPOSED DENSITY: 272 UNITS PER ACRE
 SITE AREA: 11.09 AC (480,940 SQ.FT.)
 OPEN SPACE: 20%
 RECREATION AREA: RECREATION AREA FOR THE MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH SECTION 88-255.
 MAXIMUM BUILDING HEIGHT: 35 FEET
 PLANNED USES: MULTI-FAMILY RESIDENTIAL
 BUILDING SETBACKS:
 FRONT: 30 FEET
 SIDE: 25 FEET
 REAR: 25 FEET
 BUFFER: 25 FEET
 15 FT. TYPE 'B' BUFFER ADJACENT TO NONRESIDENTIAL ZONED PROPERTIES
 25 FT. TYPE 'B' BUFFER ON W/1/4 WHERE ADJACENT TO SINGLE-FAMILY ZONED PROPERTIES

NOTES

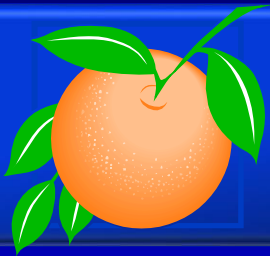
- MULTI-FAMILY SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 88-228 UNLESS OTHERWISE SPECIFIED BY THE APPLICANT.

1815 EDGEWATER DRIVE, STE. 200
 ORLANDO, FLORIDA 32804
 T 407.875.1278
 WWW.WISECOLONIAL.COM

WISE COLONIAL PD
 ORANGE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
1	05/11/2021	PRELIMINARY
2	05/11/2021	REVISIONS
3	05/11/2021	REVISIONS
4	05/11/2021	REVISIONS
5	05/11/2021	REVISIONS
6	05/11/2021	REVISIONS
7	05/11/2021	REVISIONS
8	05/11/2021	REVISIONS
9	05/11/2021	REVISIONS
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56	05/11/2021	REVISIONS
57	05/11/2021	REVISIONS
58	05/11/2021	REVISIONS
59	05/11/2021	REVISIONS
60	05/11/2021	REVISIONS
61	05/11/2021	REVISIONS
62	05/11/2021	REVISIONS
63	05/11/2021	REVISIONS
64	05/11/2021	REVISIONS
65	05/11/2021	REVISIONS
66	05/11/2021	REVISIONS
67	05/11/2021	REVISIONS
68	05/11/2021	REVISIONS
69	05/11/2021	REVISIONS
70	05/11/2021	REVISIONS
71	05/11/2021	REVISIONS
72	05/11/2021	REVISIONS
73	05/11/2021	REVISIONS
74	05/11/2021	REVISIONS
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82	05/11/2021	REVISIONS
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87	05/11/2021	REVISIONS
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90	05/11/2021	REVISIONS
91	05/11/2021	REVISIONS
92	05/11/2021	REVISIONS
93	05/11/2021	REVISIONS
94	05/11/2021	REVISIONS
95	05/11/2021	REVISIONS
96	05/11/2021	REVISIONS
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99	05/11/2021	REVISIONS
100	05/11/2021	REVISIONS

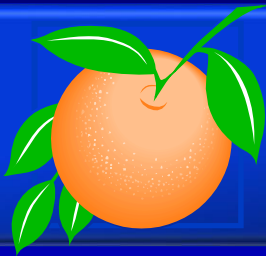
PROJECT NUMBER: 527118093
 DRAWING NUMBER: C1.0
 DRAWING NAME: LAND USE PLAN
 LUP-19-03-088



Action Requested

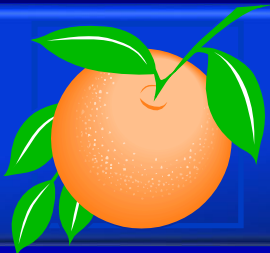
Make a finding of consistency with the Comprehensive Plan and approve the Wise Colonial Planned Development / Land Use Plan (PD/LUP), dated “Received July 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

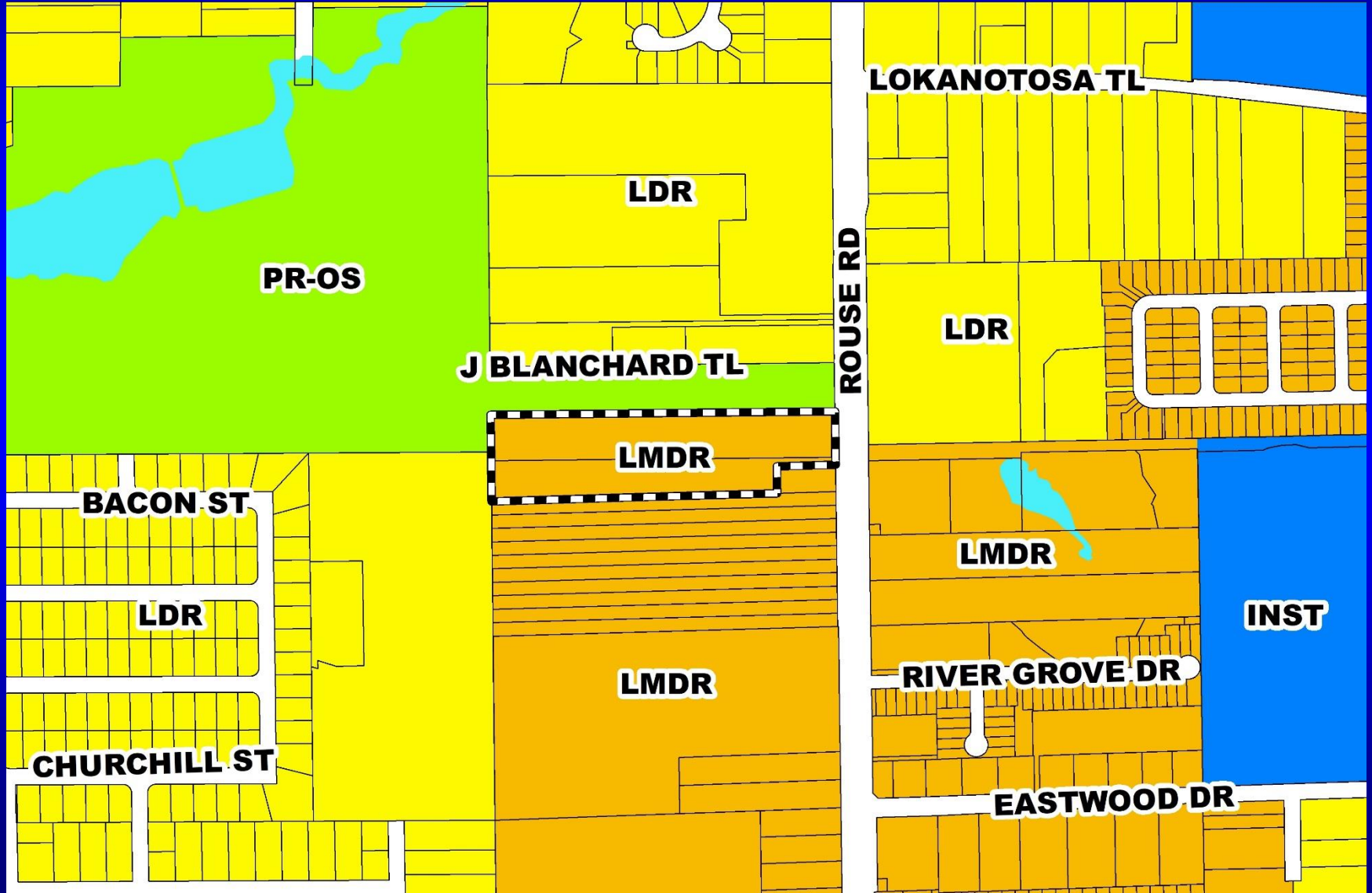


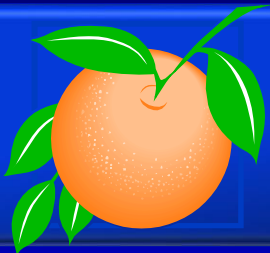
Rouse Road Townhomes Planned Development / Land Use Plan

- Case:** LUP-18-11-386
- Project Name:** Rouse Road Townhomes Planned Development / Land Use Plan
- Applicant:** Bryan Potts, Tannath Design, Inc.
- District:** 5
- Acreage:** 8.58 gross acres
6.96 developable acres
- Location:** 2460 and 2484 Rouse Road; generally south of Jay Blanchard Trail, and west of Rouse Road.
- Request:** To rezone two (2) parcels containing 8.58 gross acres from R-1 (Single-Family Dwelling District) to PD (Planned Development District), in order to construct fifty-four (54) attached residential dwelling units. One (1) waiver related to the PD Perimeter Setback is associated with this request.

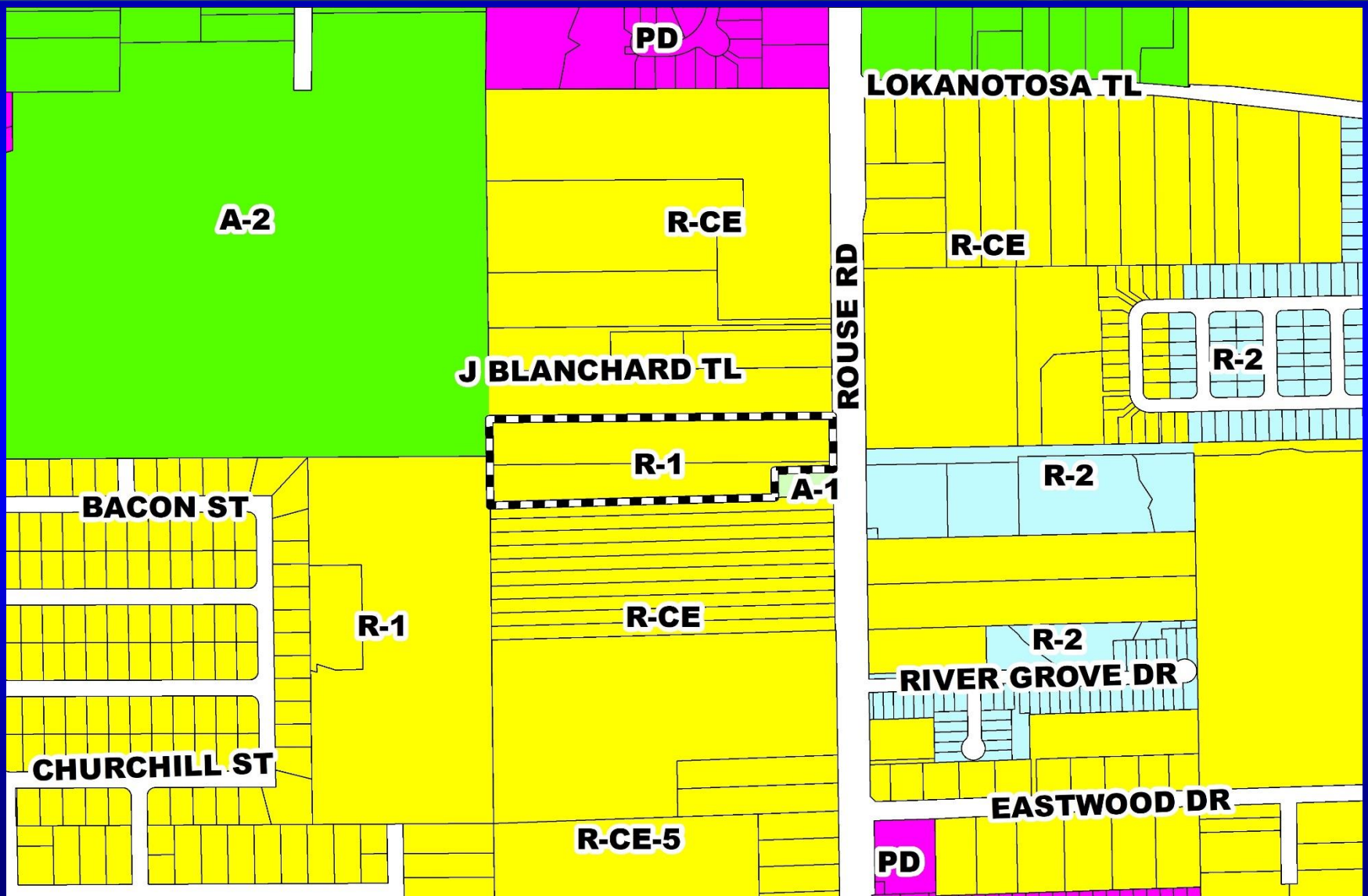


Rouse Road Townhomes Planned Development / Land Use Plan Future Land Use Map



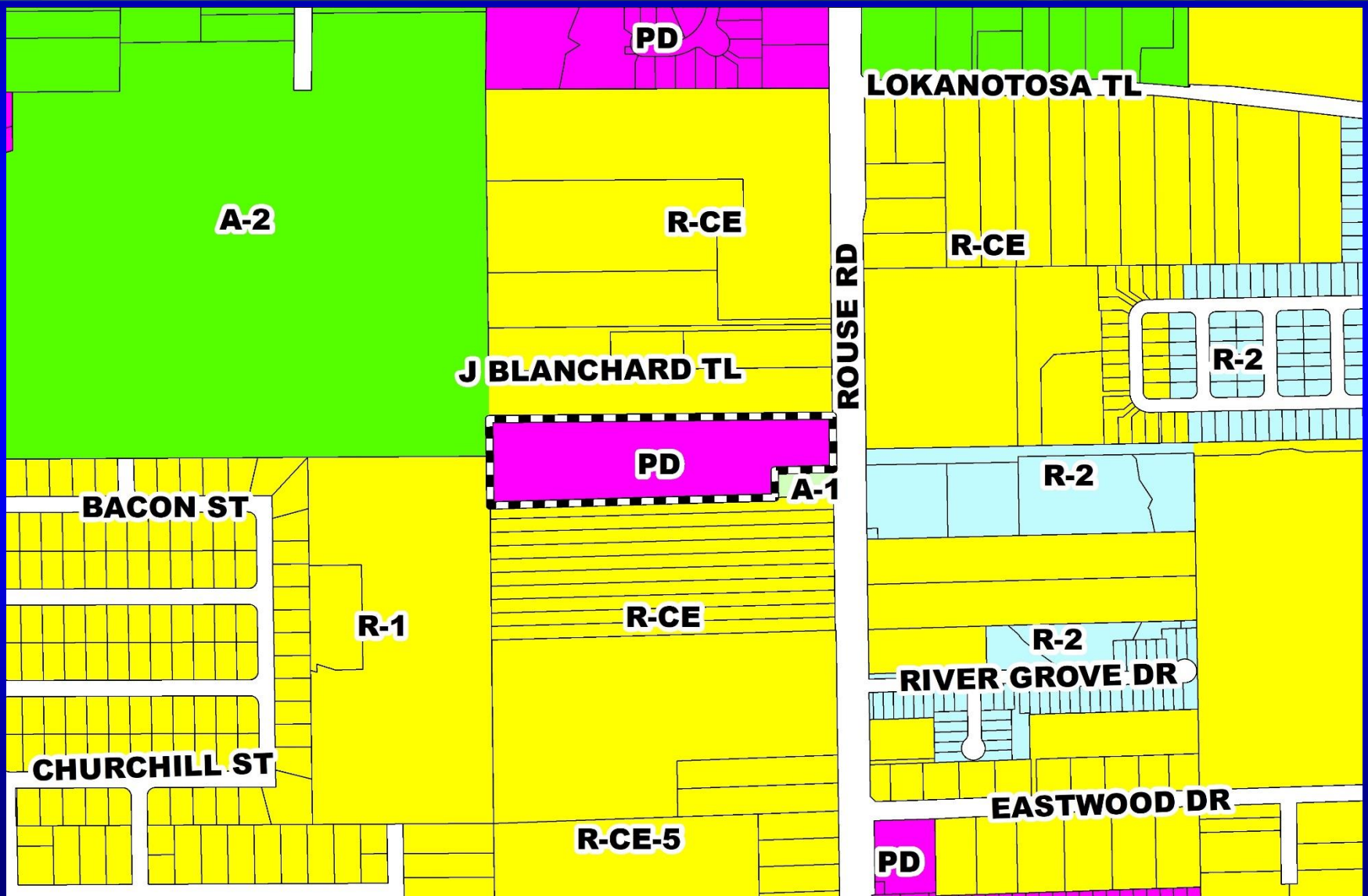


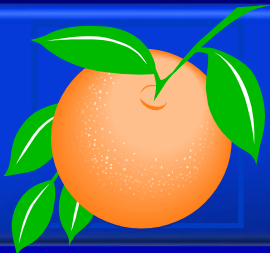
Rouse Road Townhomes Planned Development / Land Use Plan Zoning Map



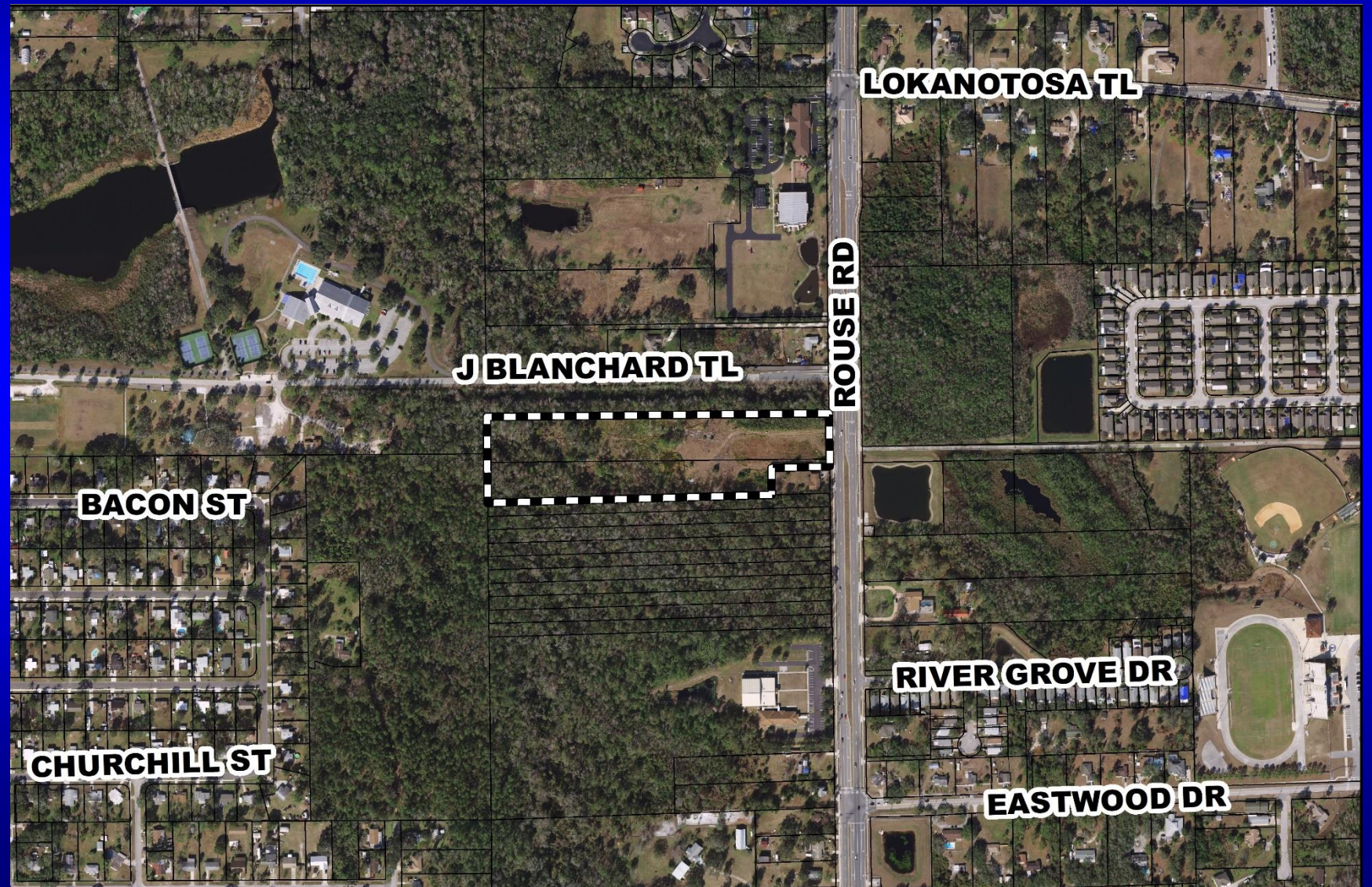


Rouse Road Townhomes Planned Development / Land Use Plan Proposed Zoning Map





Rouse Road Townhomes Planned Development / Land Use Plan Aerial Map



LOKANOTOSA TL

J BLANCHARD TL

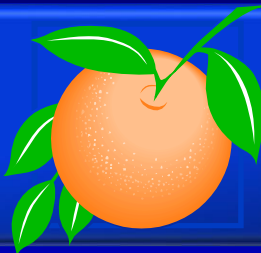
ROUSE RD

BACON ST

CHURCHILL ST

RIVER GROVE DR

EASTWOOD DR



Rouse Road Townhomes Planned Development / Land Use Plan Overall Land Use Plan



ROUSE ROAD TOWNHOMES LAND USE PLAN (LUP-18-11-386) 16-22-31-8972-00-080 & 090

SITE DATA:

PROPERTY LOCATION: 2868 ROUSE ROAD & 2868 ROUSE ROAD
 PARCEL ID: 16-22-31-8972-00-080 AND 16-22-31-8972-00-090

LOCAL MUNICIPALITY: ORANGE COUNTY
 ZONING/FUTURE LAND USE: LOW MEDIUM DENSITY RESIDENTIAL (LMDR)
 CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL (SFR))
 PROPOSED ZONING: FLU (MULTI-FAMILY RESIDENTIAL (MFR))
 PROPOSED FUTURE LAND USE: TOWNHOMES
 PROPOSED ZONING: FLU (MULTI-FAMILY RESIDENTIAL (MFR))
 NET DEVELOPMENT AREA: 6.83 AC
 WETLAND AREA (M-1): 0.53 AC
 TOTAL AREA: 7.36 AC

PROPOSED DEVELOPMENT:

PROPOSED ZONING: FLU (MULTI-FAMILY RESIDENTIAL (MFR))
 PROPOSED FUTURE LAND USE: TOWNHOMES
 PROPOSED ZONING: FLU (MULTI-FAMILY RESIDENTIAL (MFR))

PROPOSED DEVELOPMENT:

PROPOSED ZONING: FLU (MULTI-FAMILY RESIDENTIAL (MFR))
 PROPOSED FUTURE LAND USE: TOWNHOMES
 PROPOSED ZONING: FLU (MULTI-FAMILY RESIDENTIAL (MFR))

EXISTING UTILITIES:

SUBSTANCES OF MATERIAL SHALL BE DETERMINED AND REPORTED IN ACCORDANCE WITH ORANGE COUNTY DEPT. OF PUBLIC WORKS UTILITIES DIVISION. A PERMIT IS REQUIRED FOR SUBSTANCES MANAGEMENT.

UTILITIES:

WATER: 12" POLYETHYLENE GLASS REINFORCED PLASTIC (PE) PIPE
 SEWER: 12" POLYETHYLENE GLASS REINFORCED PLASTIC (PE) PIPE
 GAS: 8" BLACK IRON PIPE
 FLOODING: THE SITE IS LOCATED IN A FLOOD ZONE (AE) BY A 100-YEAR FLOOD. FLOODING PER FEMA FIRM PANEL 22000A0101C. THE FLOODING IS DUE TO THE PROPOSED DEVELOPMENT.

LEGAL DESCRIPTION:

SECTION 18, TOWNSHIP 31 NORTH, RANGE 22 WEST, ORANGE COUNTY, FLORIDA. TOTAL AREA: 6.83 ACRES.

OWNER'S REPRESENTATION:

THE OWNER AND MAINTAINED BY THE PROPERTY OWNER.
 THE OWNER AND MAINTAINED BY THE PROPERTY OWNER.
 THE OWNER AND MAINTAINED BY THE PROPERTY OWNER.

GENERAL NOTES:

1. THE SITE IS LOCATED WITHIN THE DESIGN AND CALCULATION MEET THE REQUIREMENTS OF ALL APPLICABLE CODES.
 2. THE SITE IS LOCATED WITHIN THE DESIGN AND CALCULATION MEET THE REQUIREMENTS OF ALL APPLICABLE CODES.
 3. THE SITE IS LOCATED WITHIN THE DESIGN AND CALCULATION MEET THE REQUIREMENTS OF ALL APPLICABLE CODES.

PROPOSED DEVELOPMENT:

PROPOSED ZONING: FLU (MULTI-FAMILY RESIDENTIAL (MFR))
 PROPOSED FUTURE LAND USE: TOWNHOMES
 PROPOSED ZONING: FLU (MULTI-FAMILY RESIDENTIAL (MFR))

PROPOSED DEVELOPMENT:

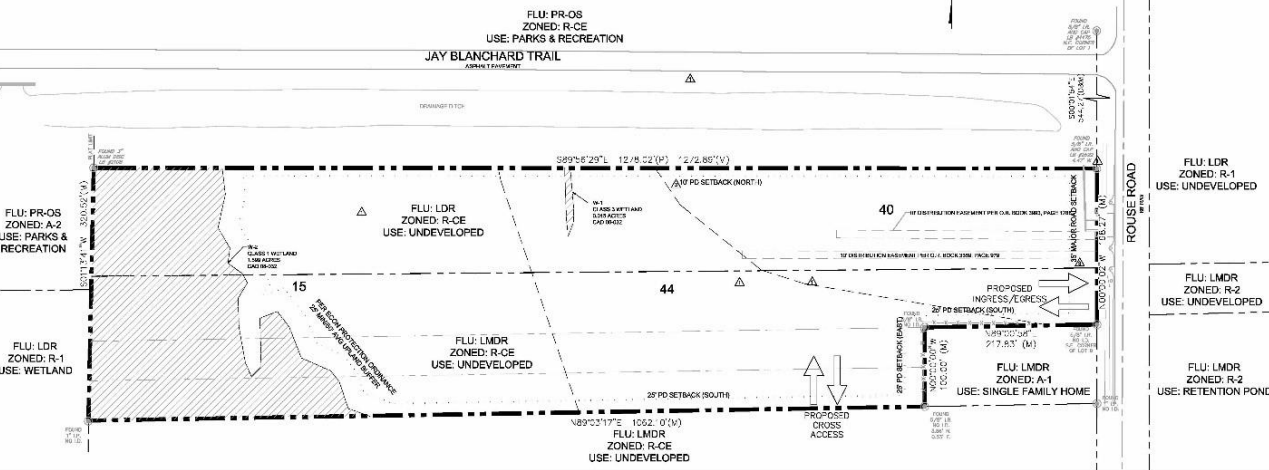
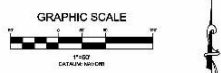
PROPOSED ZONING: FLU (MULTI-FAMILY RESIDENTIAL (MFR))
 PROPOSED FUTURE LAND USE: TOWNHOMES
 PROPOSED ZONING: FLU (MULTI-FAMILY RESIDENTIAL (MFR))

OWNER/DEVELOPER:
 FLORIDA HOUSING AFFORDABILITY
 1101 N. LAKE DESTINY RD., STE 250
 MAITLAND, FL 32751
 (407) 860-2008
 CONTACT: Joseph Savino
 jsavino1@gmail.com

SURVEYOR:
 BRADLEY COX & ASSOCIATES
 LAND SURVEYING
 405 W. 25TH STREET
 SANFORD, FL 32711
 CONTACT: Bradley Cox, P.S.M.

ENGINEER:
 TANNATH DESIGN, INC.
 2494 ROSE SPRING DRIVE
 ORLANDO, FL 32825
 (407) 375-2474
 CONTACT: Bryan Potts, P.E.
 bpotts@tannath.com

ENVIRONMENTAL:
 BIO-TECH CONSULTING, INC.
 3025 EAST SOUTH STREET
 ORLANDO, FL 32803
 (407) 694-5969
 CONTACT: Daniel Gough
 danny@bio-techconsulting.com



NOTICE:

THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS.

DATE	11/18/18
SCALE	1"=50'
DRAWN BY	DGP
CHECKED BY	MS
APPROVED BY	MS
ISSUED FOR COMMENTS	
REVISIONS	



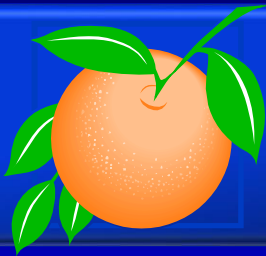
LAND USE PLAN PLAN

ROUSE ROAD TOWNHOMES
 2868 ROUSE ROAD & 2868 ROUSE ROAD
 ORANGE COUNTY, FLORIDA

LUP-18-11-386

DATE	11/18/18
SCALE	1"=50'
DRAWN BY	DGP
CHECKED BY	MS
APPROVED BY	MS
ISSUED FOR COMMENTS	
REVISIONS	

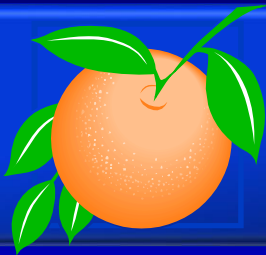
C-1
 SHEET NO.



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Rouse Road Townhomes Planned Development / Land Use Plan (PD/LUP), dated “July 19, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

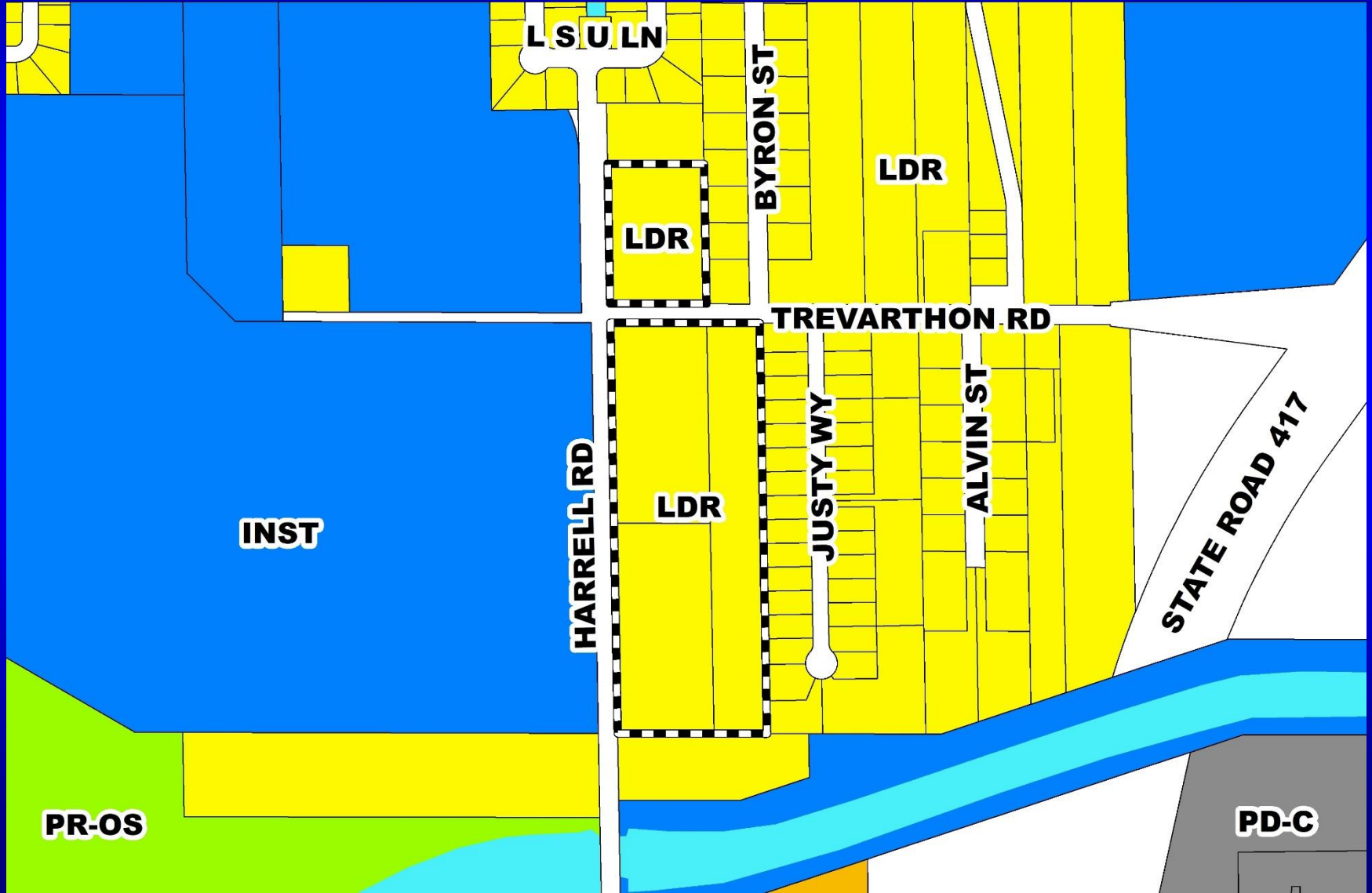


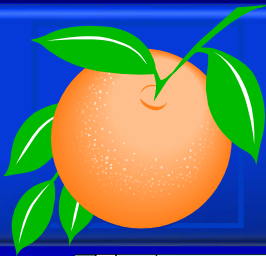
Harrell Oaks Planned Development / Land Use Plan

- Case:** LUP-19-02-074
- Project Name:** Harrell Oaks Planned Development / Land Use Plan
- Applicant:** Khaled Hussein
- Districts:** 3 and 5
- Acreage:** 16.90 gross acres
- Location:** Generally located east of Harrell Road, north and south of Trevarthon Road, and west of State Road 417.
- Request:** To rezone four (4) parcels containing 16.9 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District), in order to construct sixty-four (64) single-family detached dwelling units. One (1) waiver related to the PD Perimeter Setback is associated with this request.

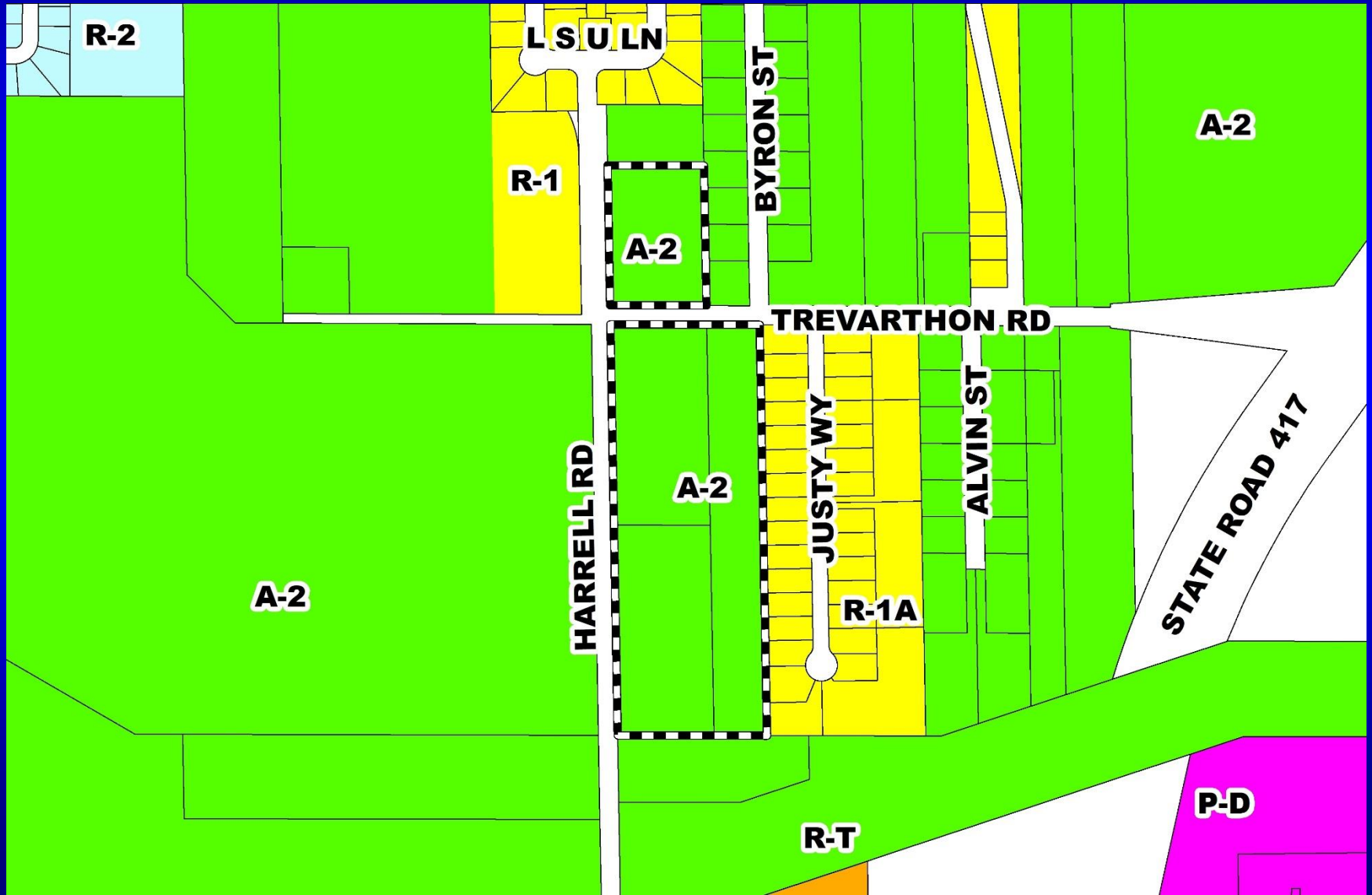


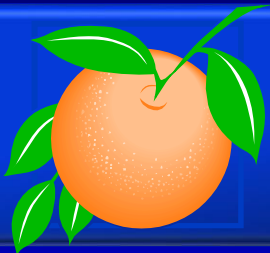
Harrell Oaks Planned Development / Land Use Plan Future Land Use Map



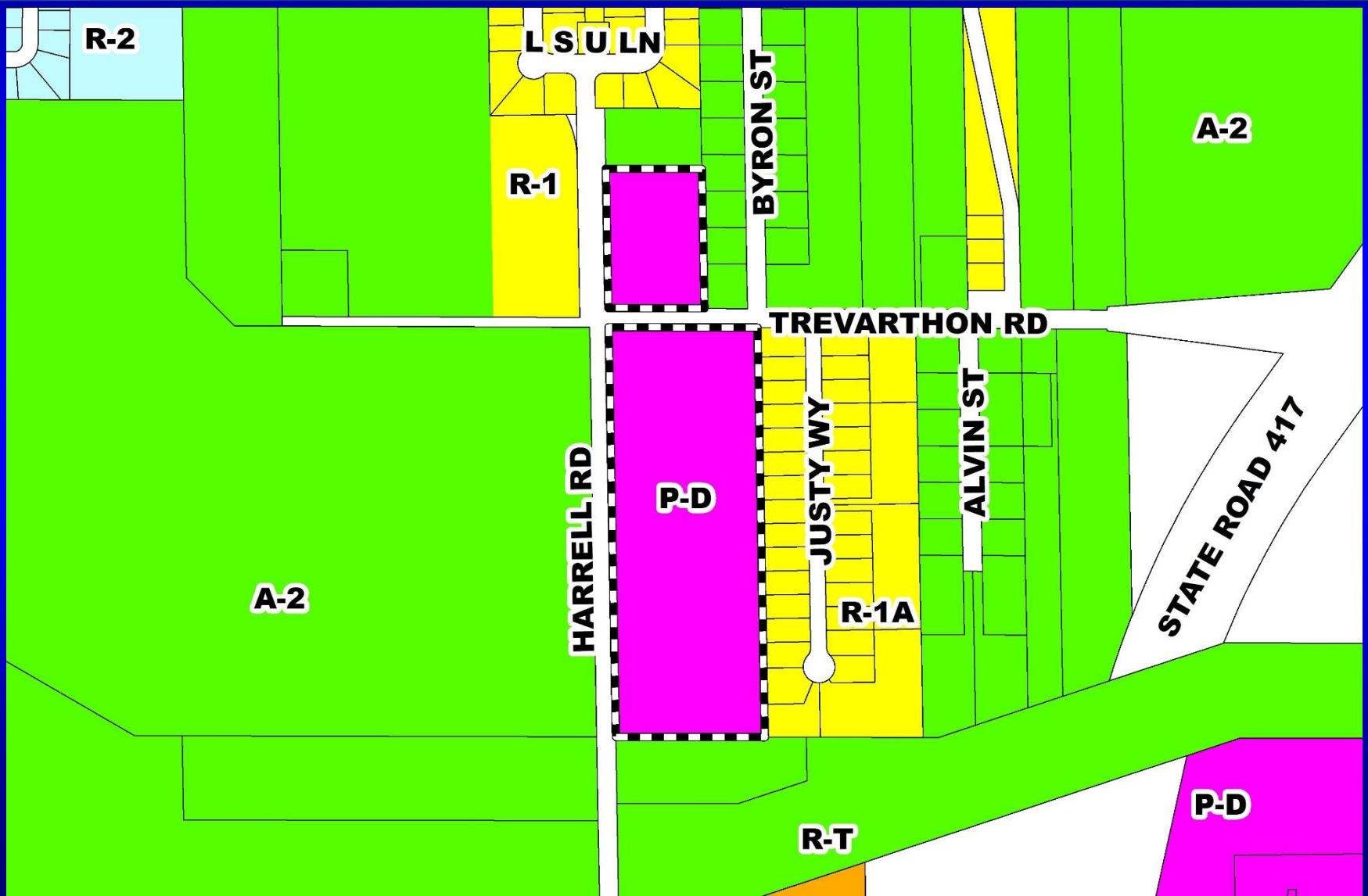


Harrell Oaks Planned Development / Land Use Plan Zoning Map





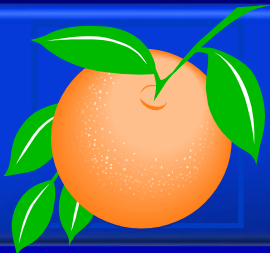
Harrell Oaks Planned Development / Land Use Plan Proposed Zoning Map



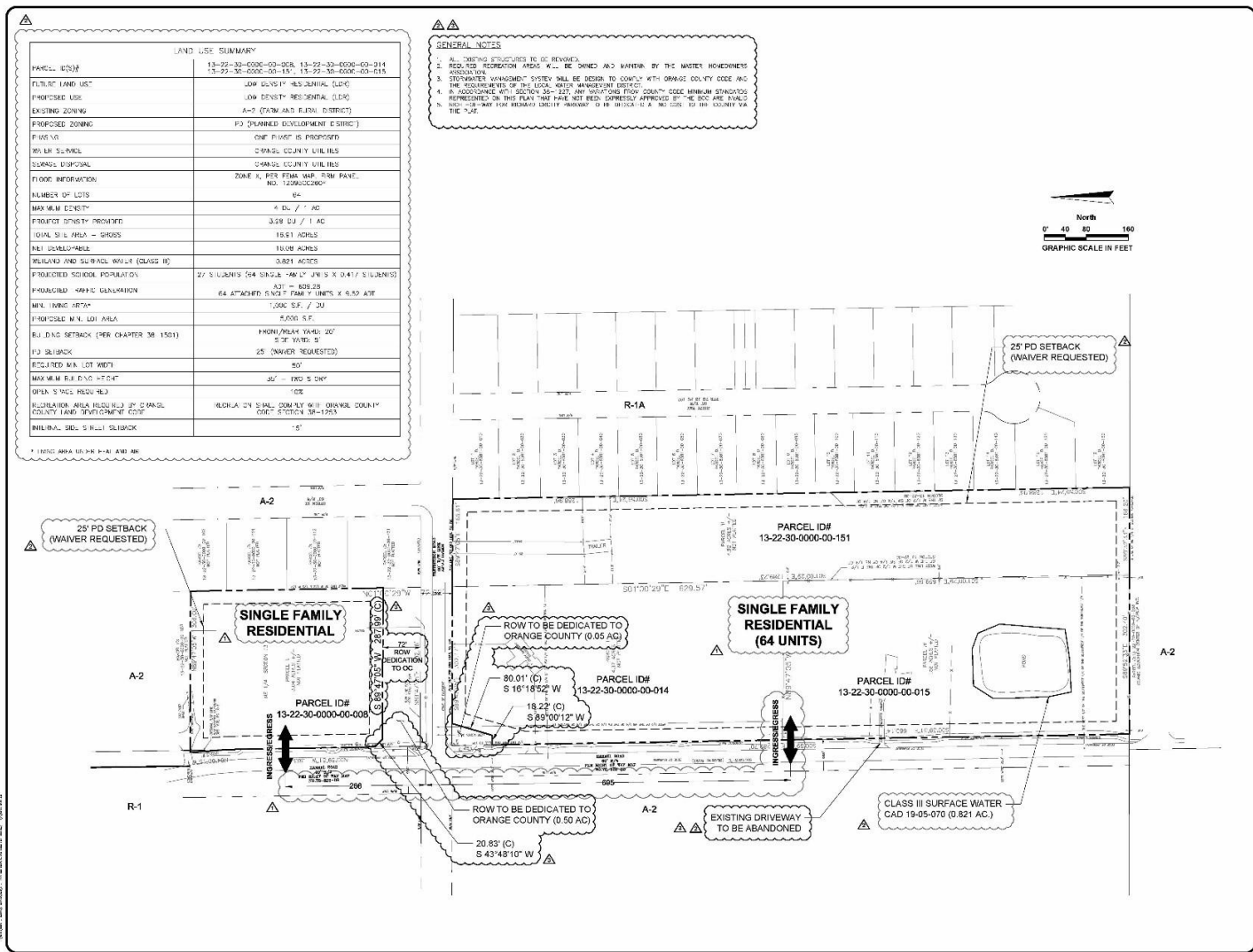


Harrell Oaks Planned Development / Land Use Plan Aerial Map





Harrell Oaks Planned Development / Land Use Plan Overall Land Use Plan





AVCON, INC.
CORPORATE OFFICE: 1000 W. 10TH ST., SUITE 200, OREGON CITY, OR 97146
PHONE: 503-651-1000
FAX: 503-651-1001
WWW.AVCON.COM

50% BUREAU PER PLAN REVIEW

SUBDIVISION PLAN

HARRELL OAKS

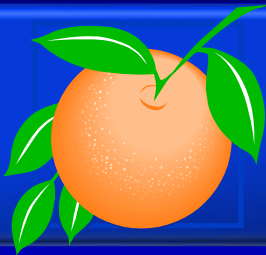
LAND USE PLAN

SCALE:

NO.	DATE	BY	DESCRIPTION
1	04-18-18	AEM	REV. PER TRC COMMENTS
2	05-01-18	CFM	REV. PER TRC COMMENTS

DESIGNED BY: AEM
 DRAWN BY: AEM
 CHECKED BY: RVB
 APPROVED BY: RVB
 DATE: 02-15-19

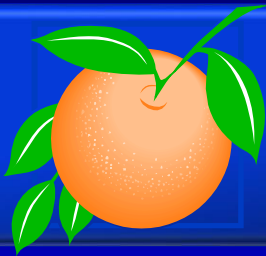
AVCON PROJECT No. 2019.0281.01



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Harrell Oaks Planned Development / Land Use Plan (PD/LUP), dated “July 3, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

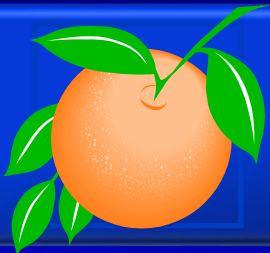
Districts 3 and 5



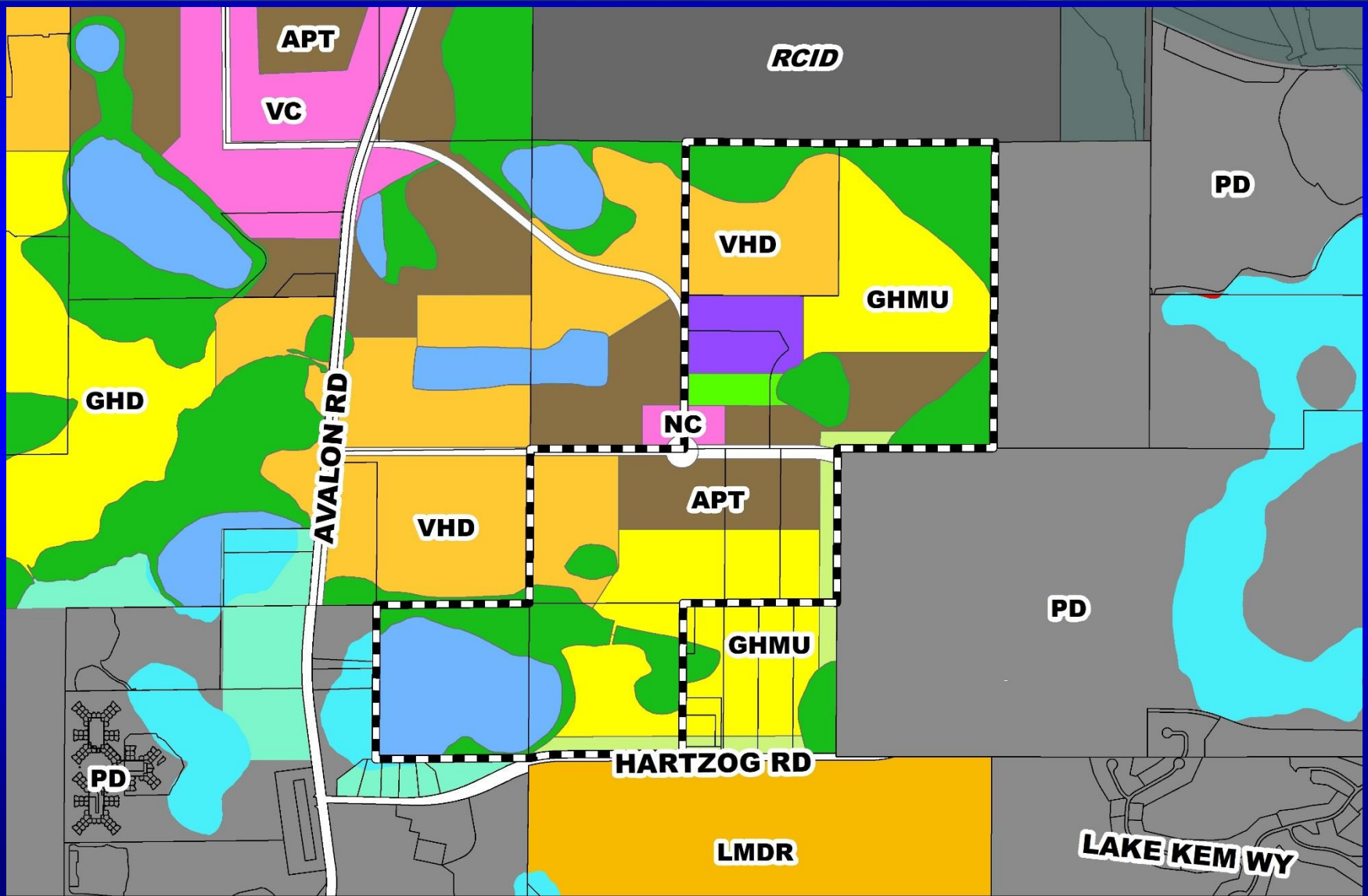
Withers

Planned Development / Land Use Plan

- Case:** LUP-18-10-355
- Project Name:** Withers Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 320.75 gross acres
- Location:** Generally east of Avalon Road, north of Hartzog Road, and south of Western Way.
- Request:** To rezone eight (8) parcels containing 320.75 gross acres from A-1 and A-2 to PD, in order to construct 814 residential units, 10,000 square feet of commercial uses, and future conveyance of an Adequate Public Facility (APF) park, a middle school, and an elementary school. Six (6) waivers to allow for alleys to be in tracts in lieu of easements; to allow for lots that front mews, parks, or open spaces to access through tracts or easements; and to allow the project to proceed beyond 5% of the approved entitlements prior to conveyance of the school sites.

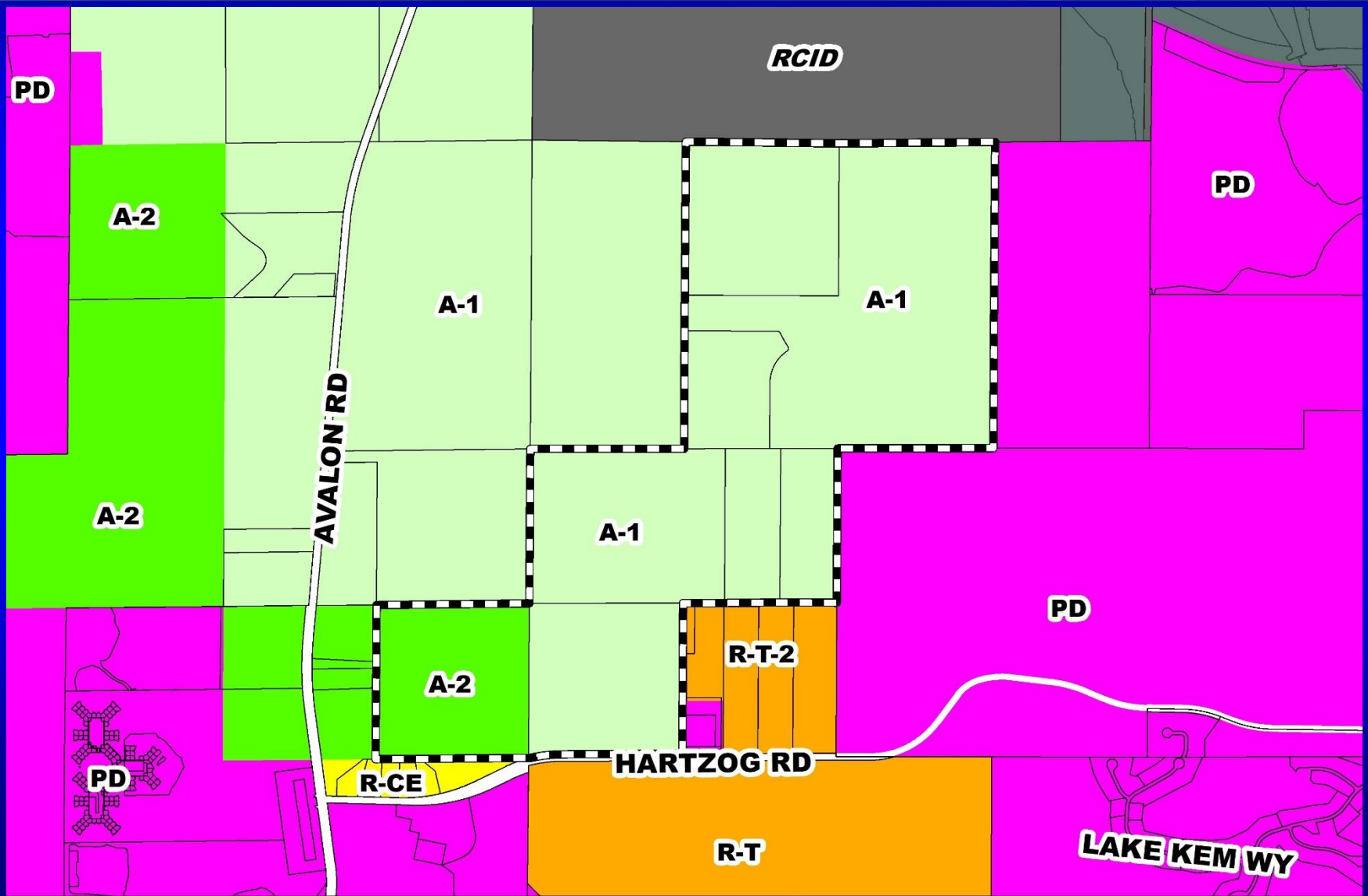


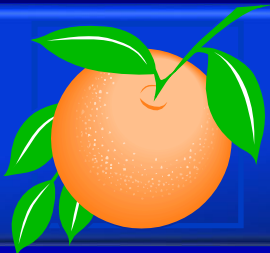
Withers Planned Development / Land Use Plan Future Land Use Map



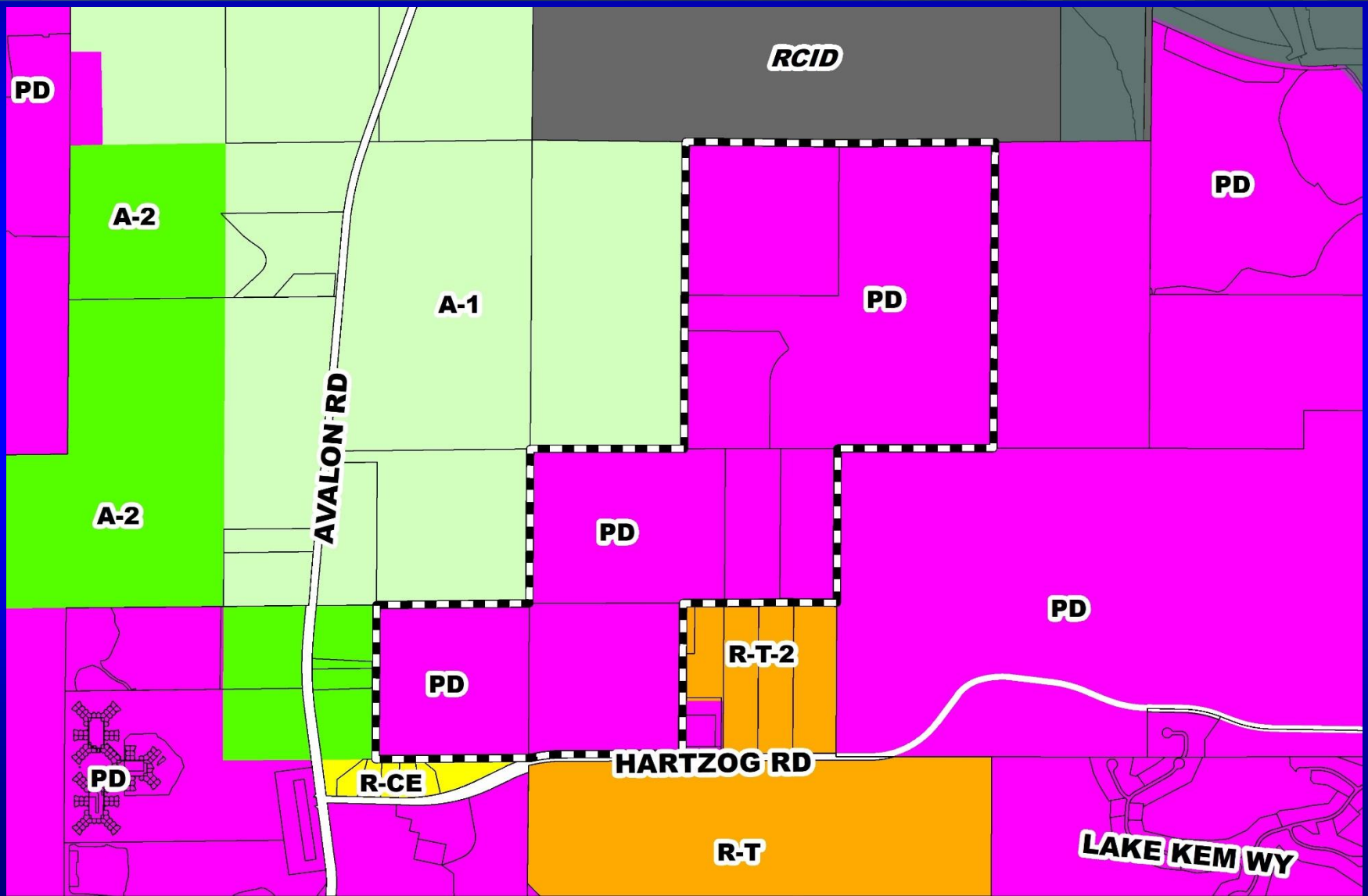


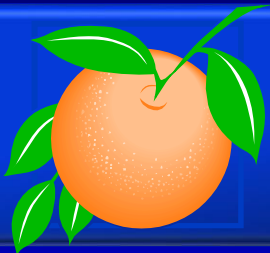
Withers Planned Development / Land Use Plan Zoning Map



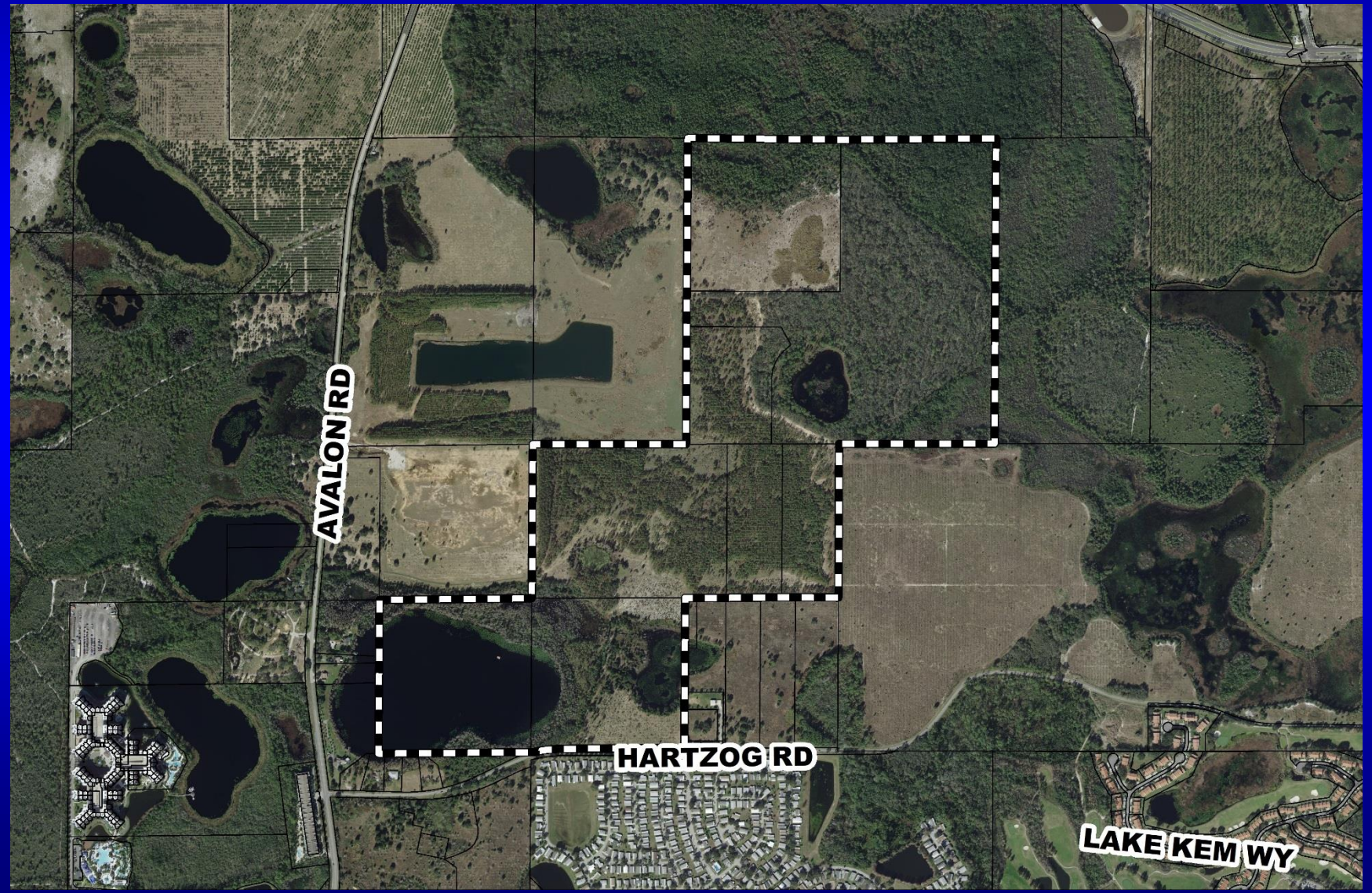


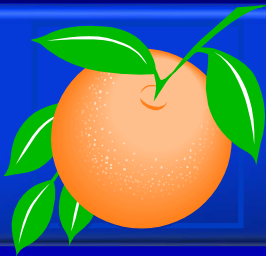
Withers Planned Development / Land Use Plan Proposed Zoning Map



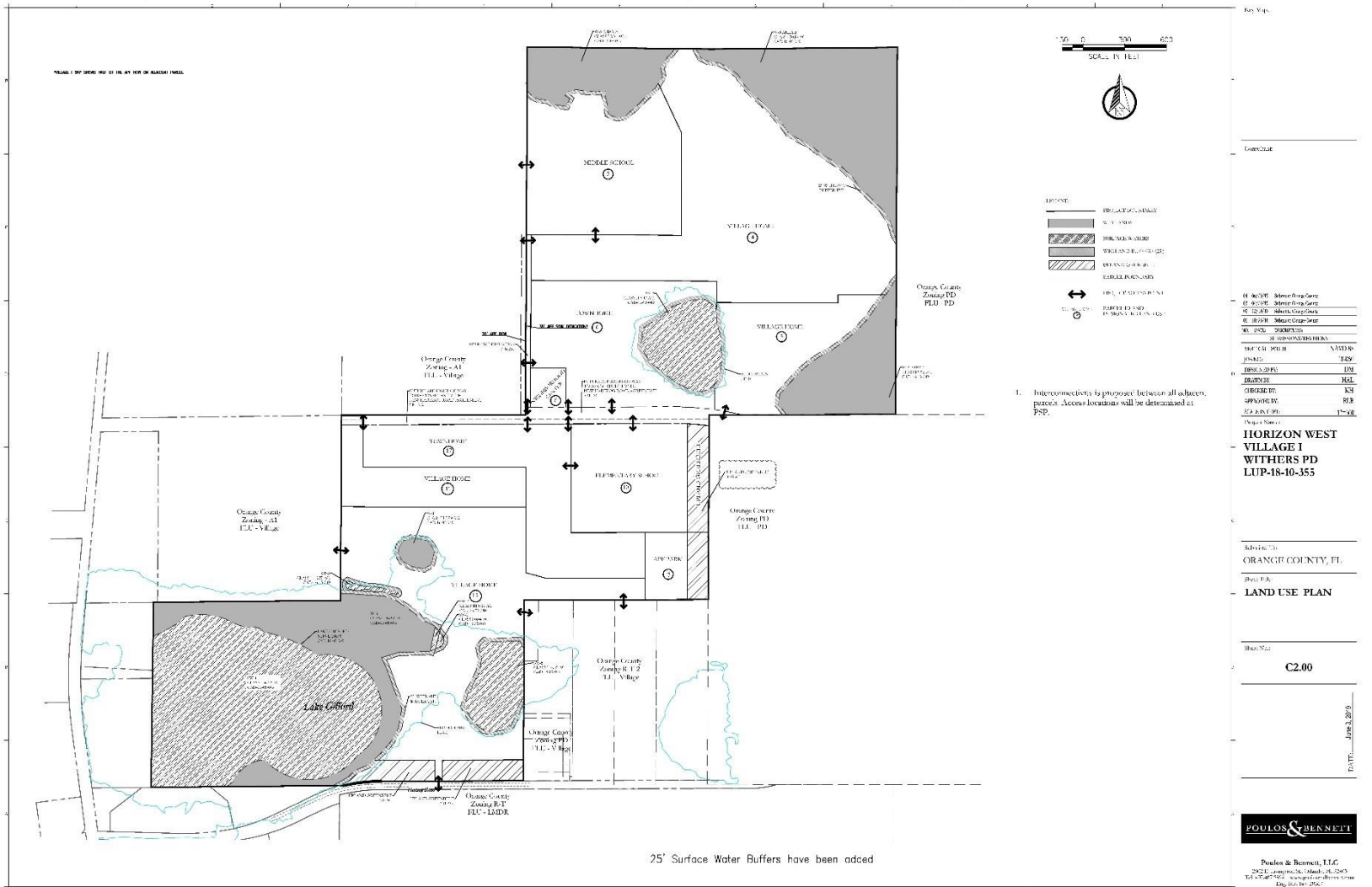


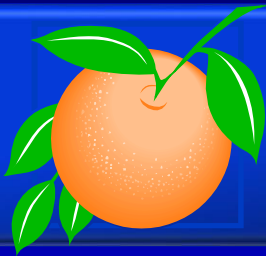
Withers Planned Development / Land Use Plan Aerial Map





Withers Planned Development / Land Use Plan Overall Land Use Plan

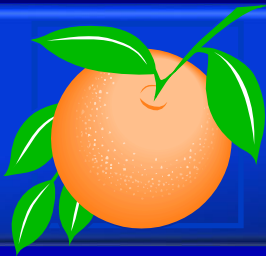




Action Requested

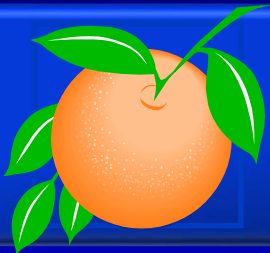
Make a finding of consistency with the Comprehensive Plan and approve the Withers Planned Development / Land Use Plan (PD/LUP), dated “Received June 5, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

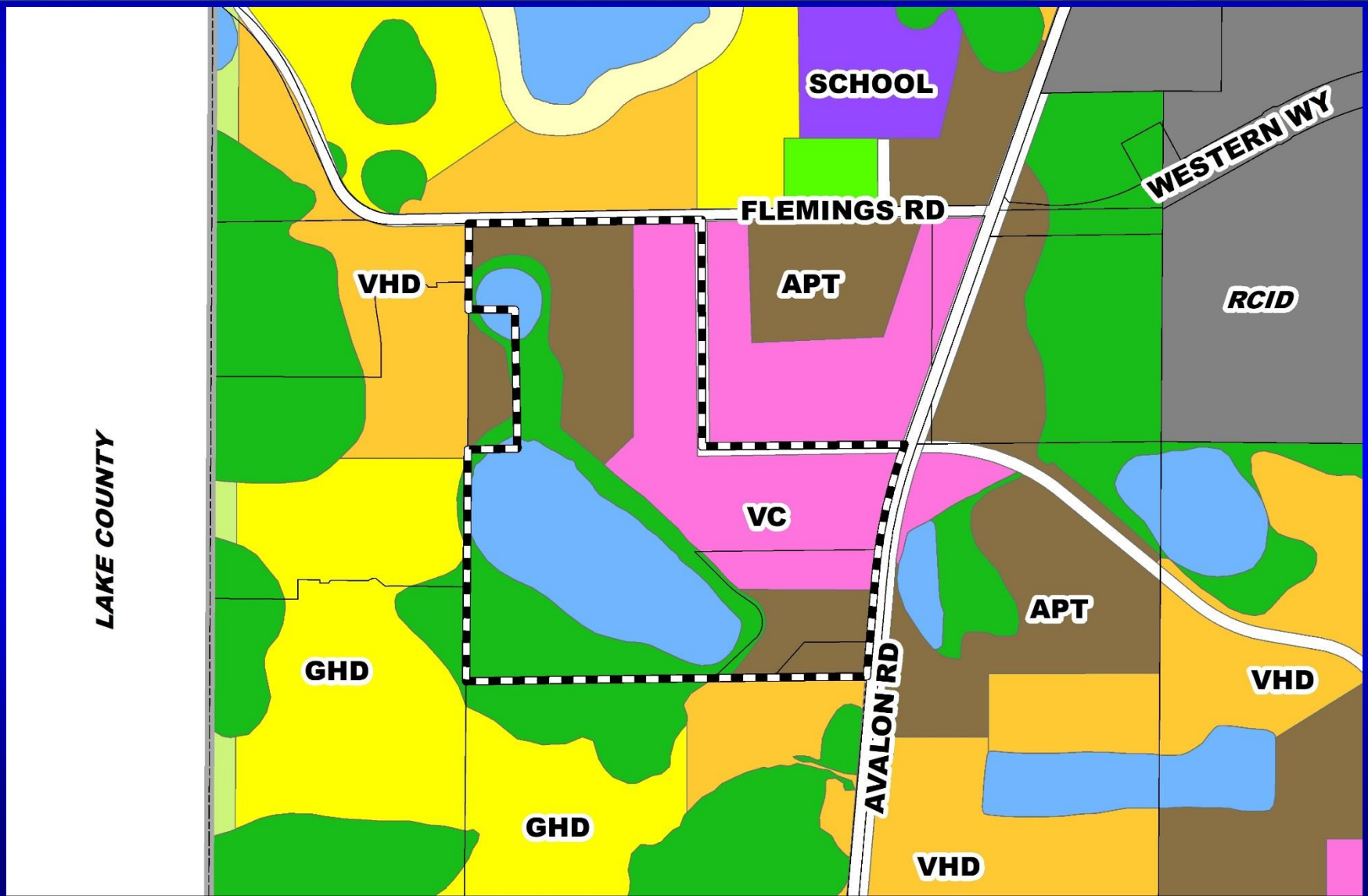


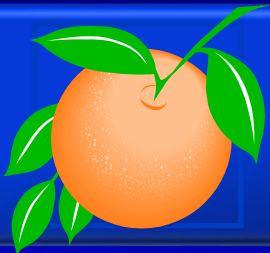
Lake Mac Planned Development / Land Use Plan

- Case:** LUP-18-07-225
- Project Name:** Lake Mac Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 107.57 gross acres
- Location:** Generally located on the west side of Avalon Road and south of Flemings Road.
- Request:** To rezone the subject parcels from A-1 (Citrus Rural District) and A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 399 single-family detached, attached, and multi-family residential dwelling units and 196,000 square feet of commercial uses. Fourteen (14) waivers to allow alleys in tracts in lieu of easements; allow lots that front mews, parks, or open spaces to access through tracts or easements and allow for the multi-family portion of the property to be integrated with the single-family portion by reducing the need for walls and setbacks.

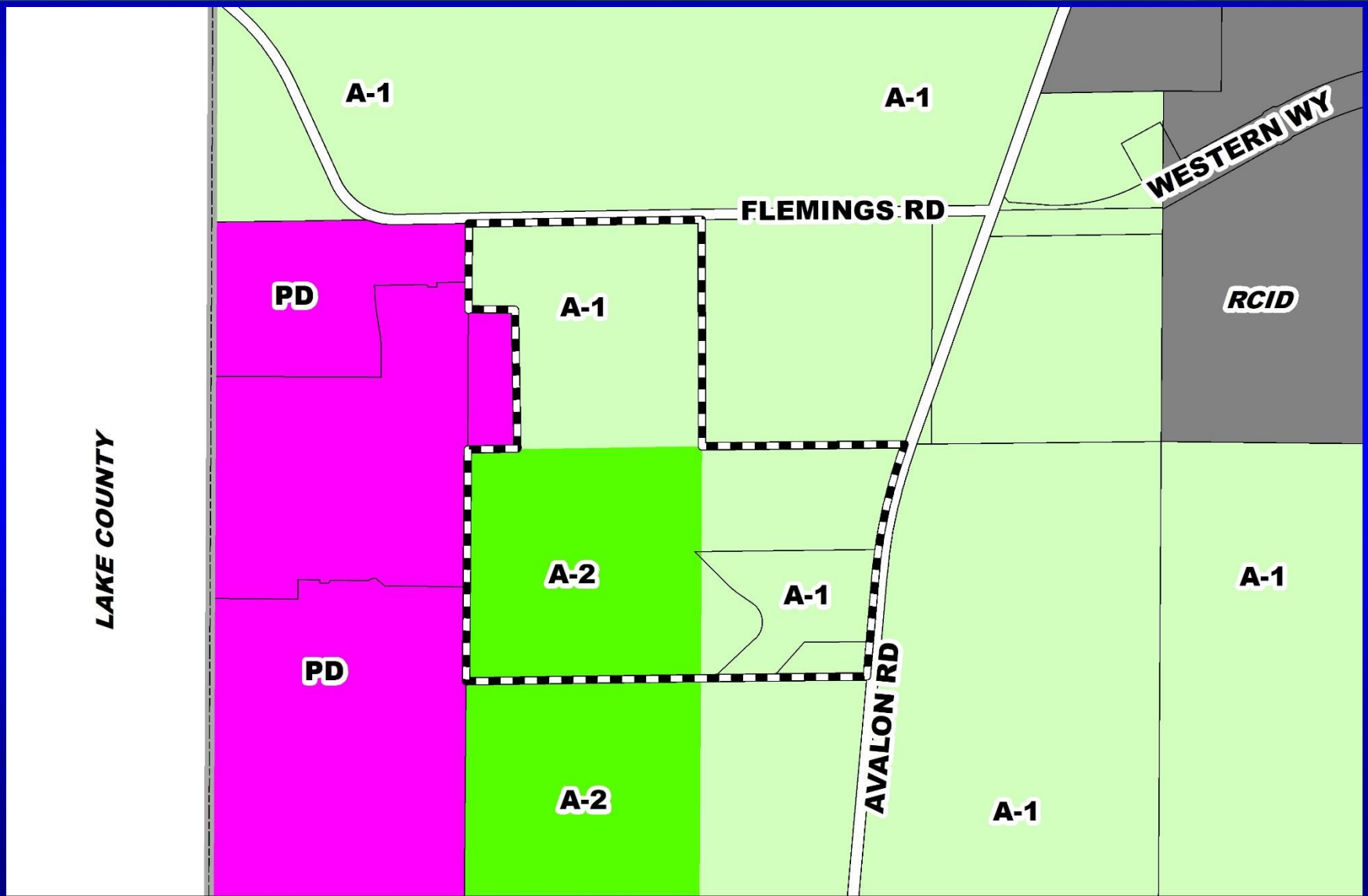


Lake Mac Planned Development / Land Use Plan Future Land Use Map



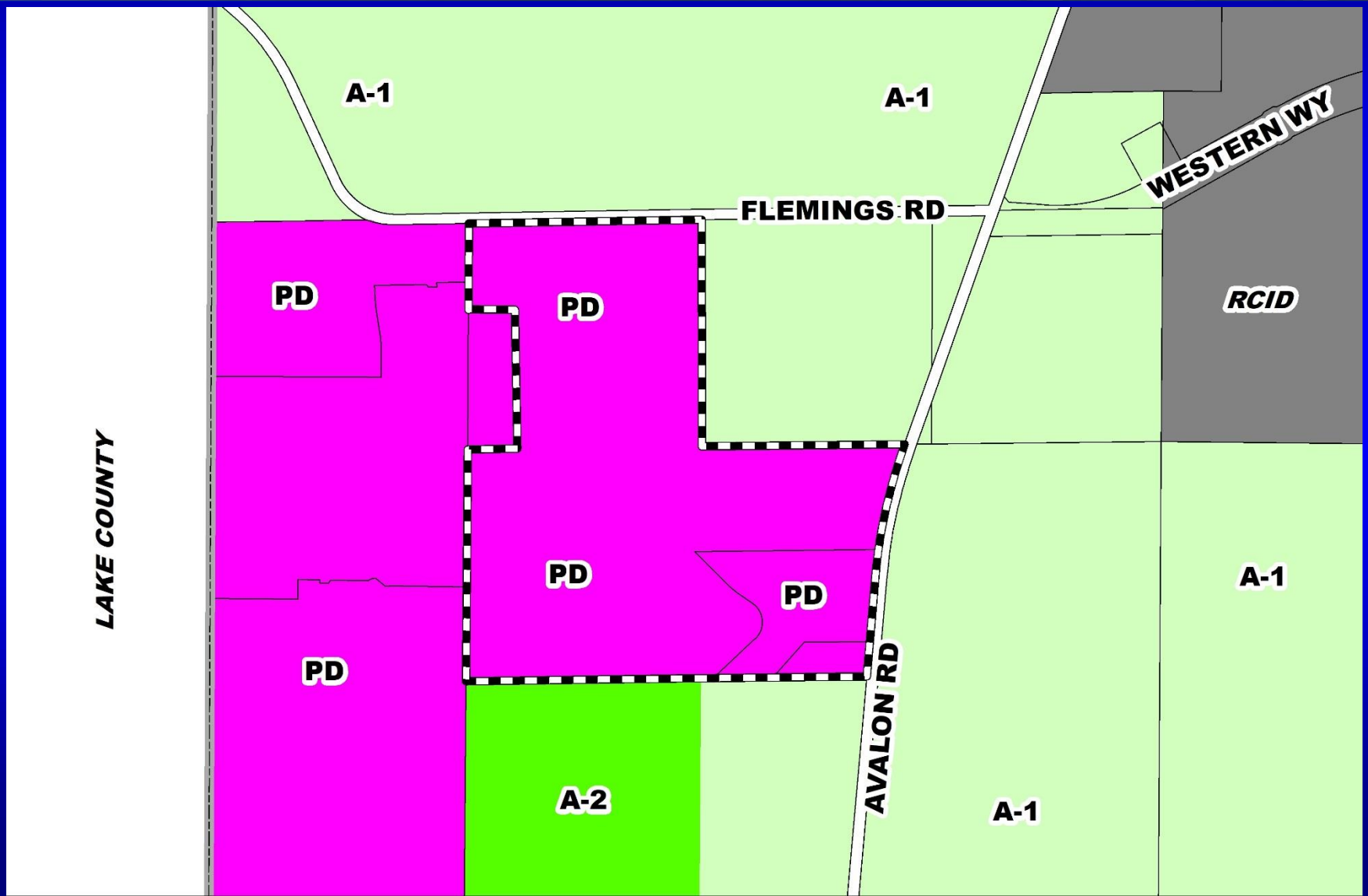


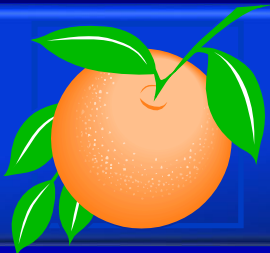
Lake Mac Planned Development / Land Use Plan Zoning Map





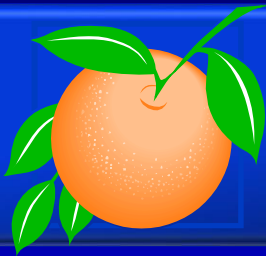
Lake Mac Planned Development / Land Use Plan Proposed Zoning Map



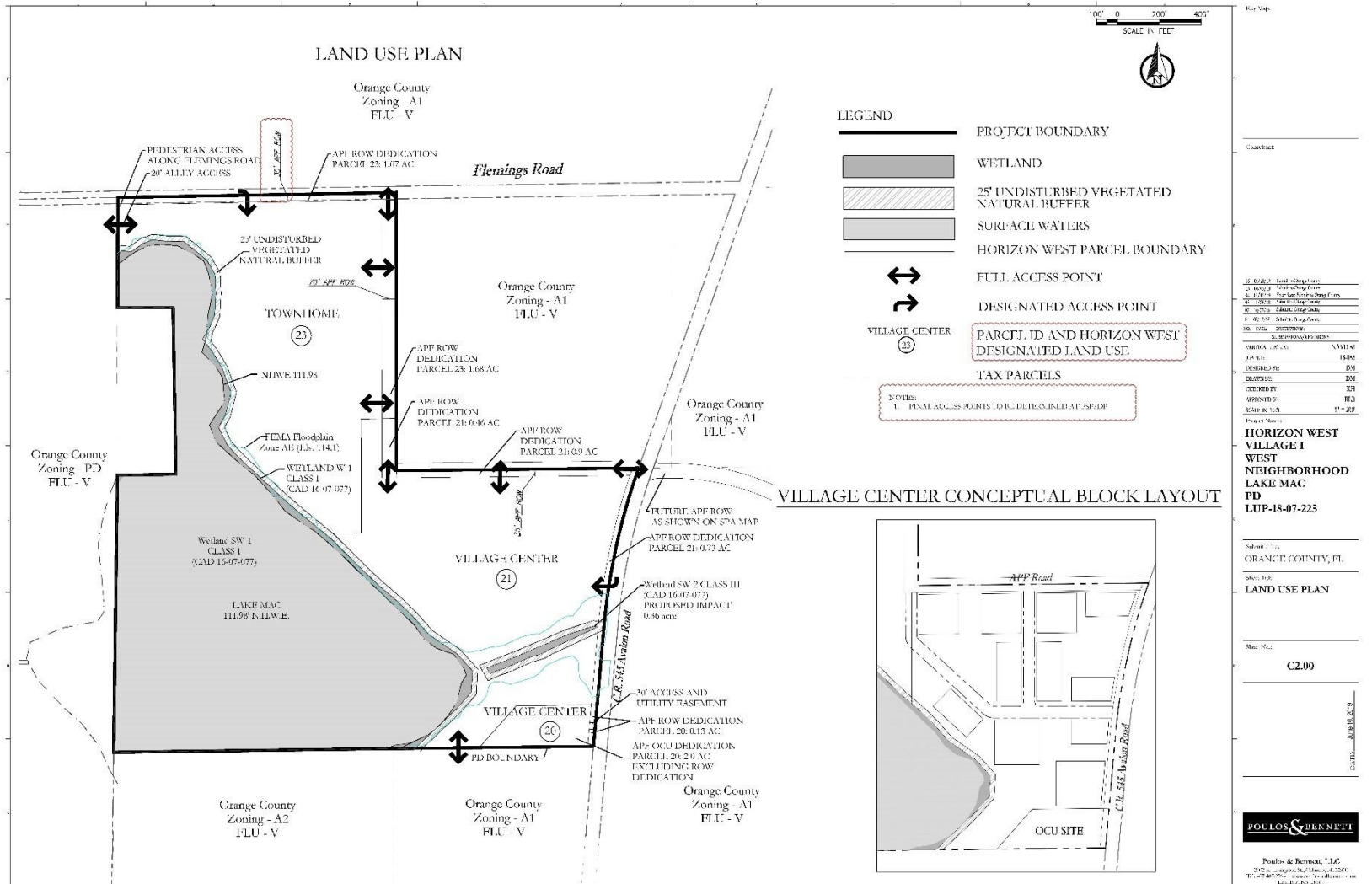


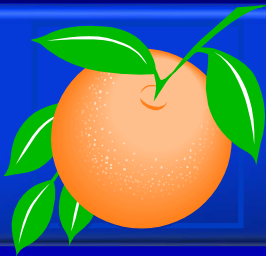
Lake Mac Planned Development / Land Use Plan Aerial Map





Lake Mac Planned Development / Land Use Plan Overall Land Use Plan

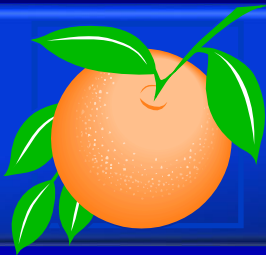




Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Lake Mac Planned Development / Land Use Plan (PD/LUP), dated “Received June 12, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

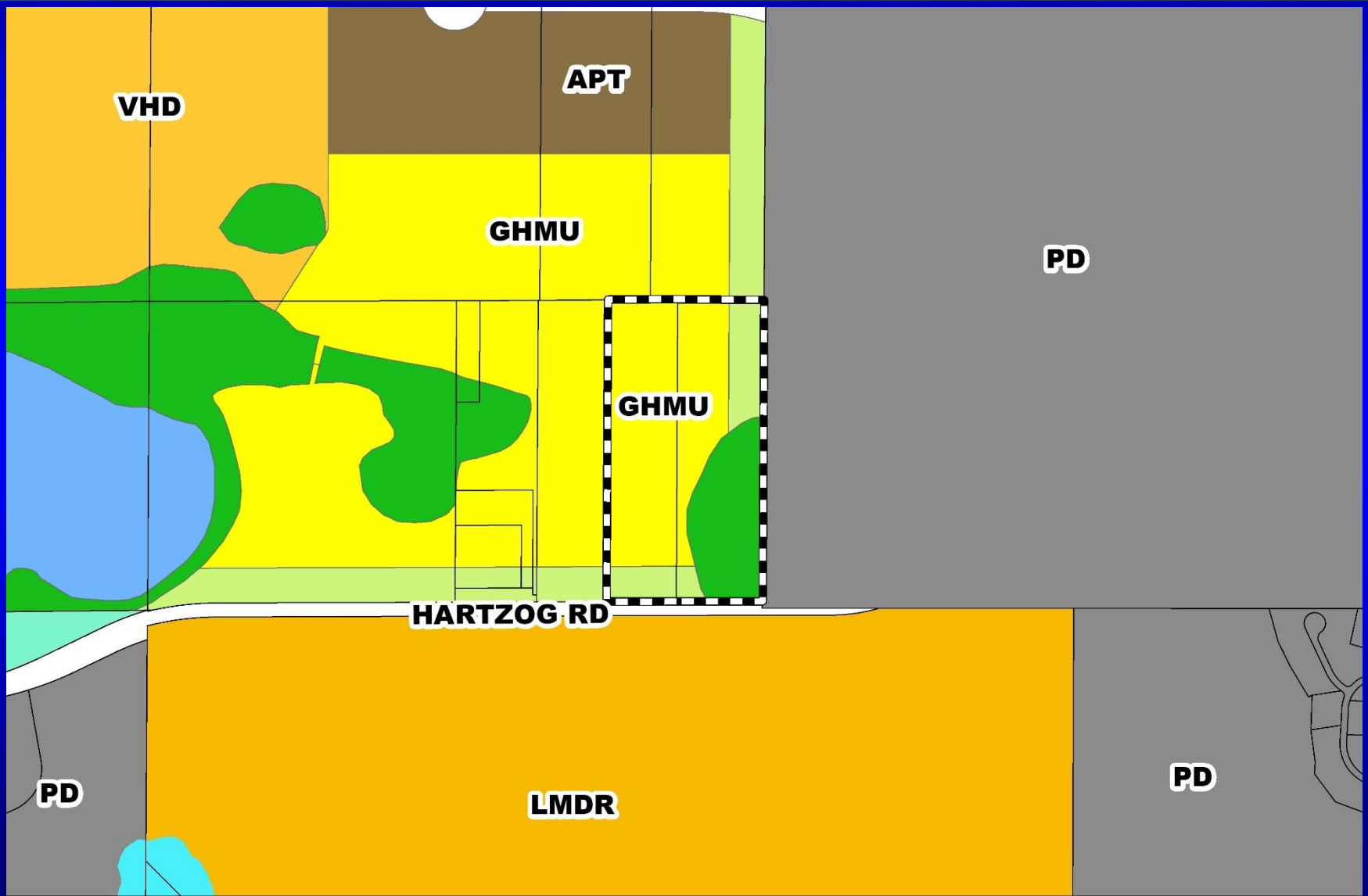


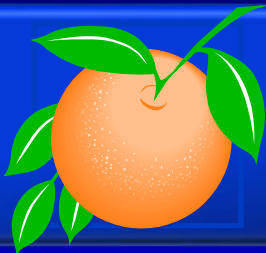
KRPC Hartzog Road Planned Development / Land Use Plan

- Case:** LUP-18-10-223
- Project Name:** KRPC Hartzog Road Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 19.90 gross acres
- Location:** 14080 Hartzog Road; or generally located on the north side of Hartzog Road, approximately 3,800 feet east of Avalon Road.
- Request:** To to rezone two (2) parcels containing 19.90 gross acres from R-T-2 to PD, in order to construct 54 single-family dwelling units.

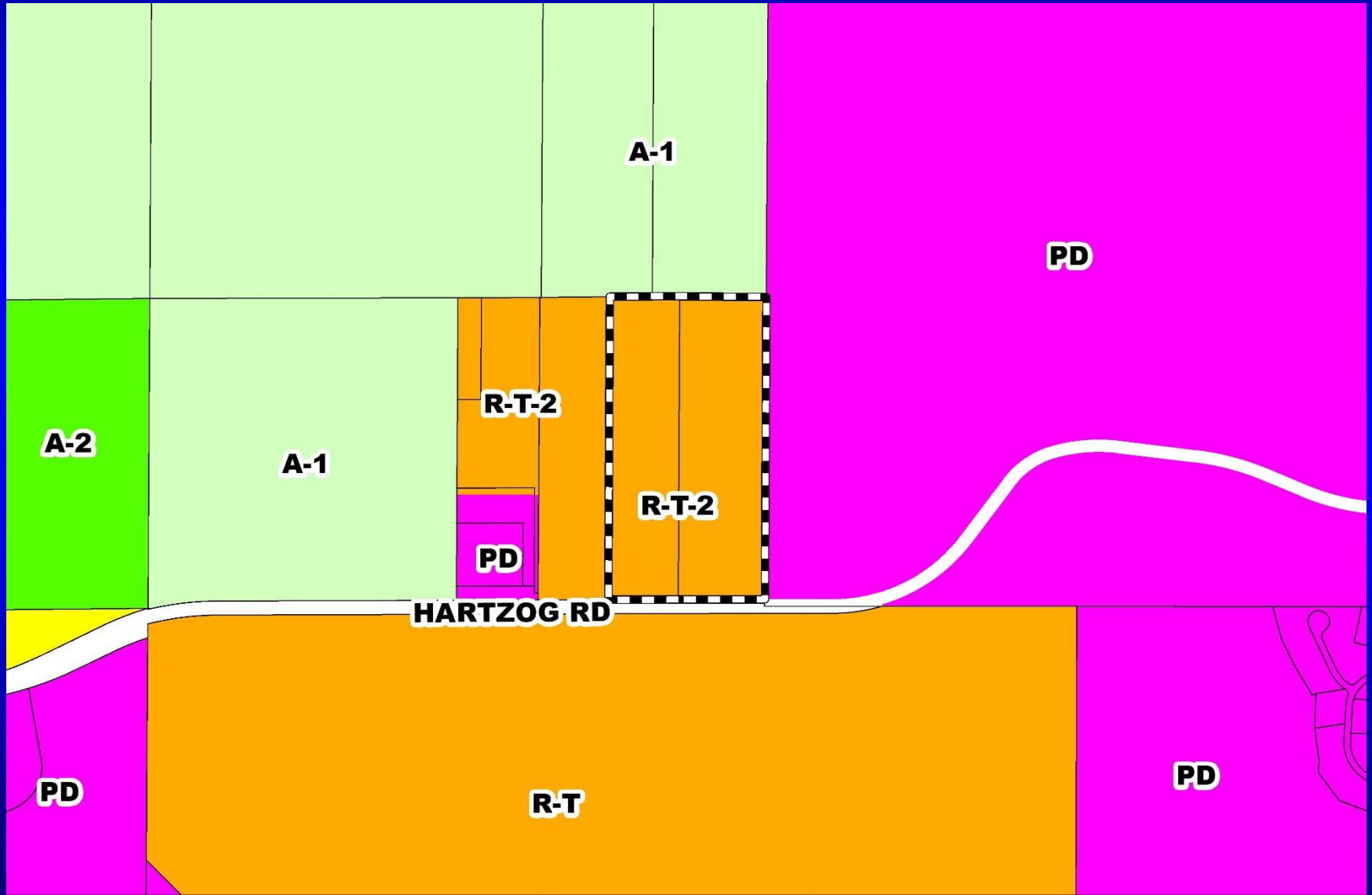


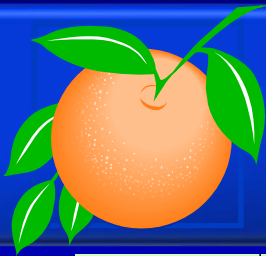
KRPC Hartzog Road Planned Development / Land Use Plan Future Land Use Map



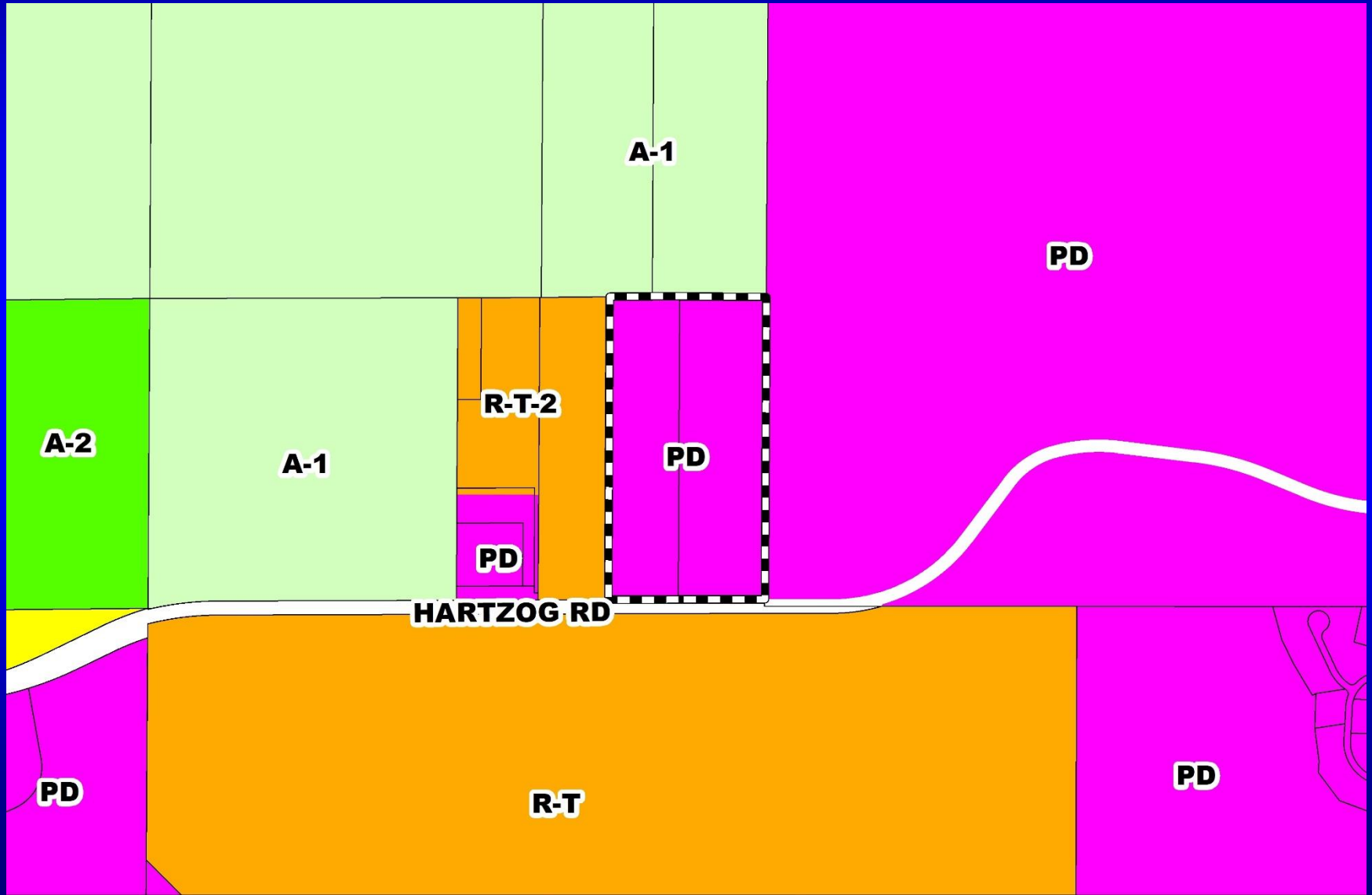


KRPC Hartzog Road Planned Development / Land Use Plan Zoning Map



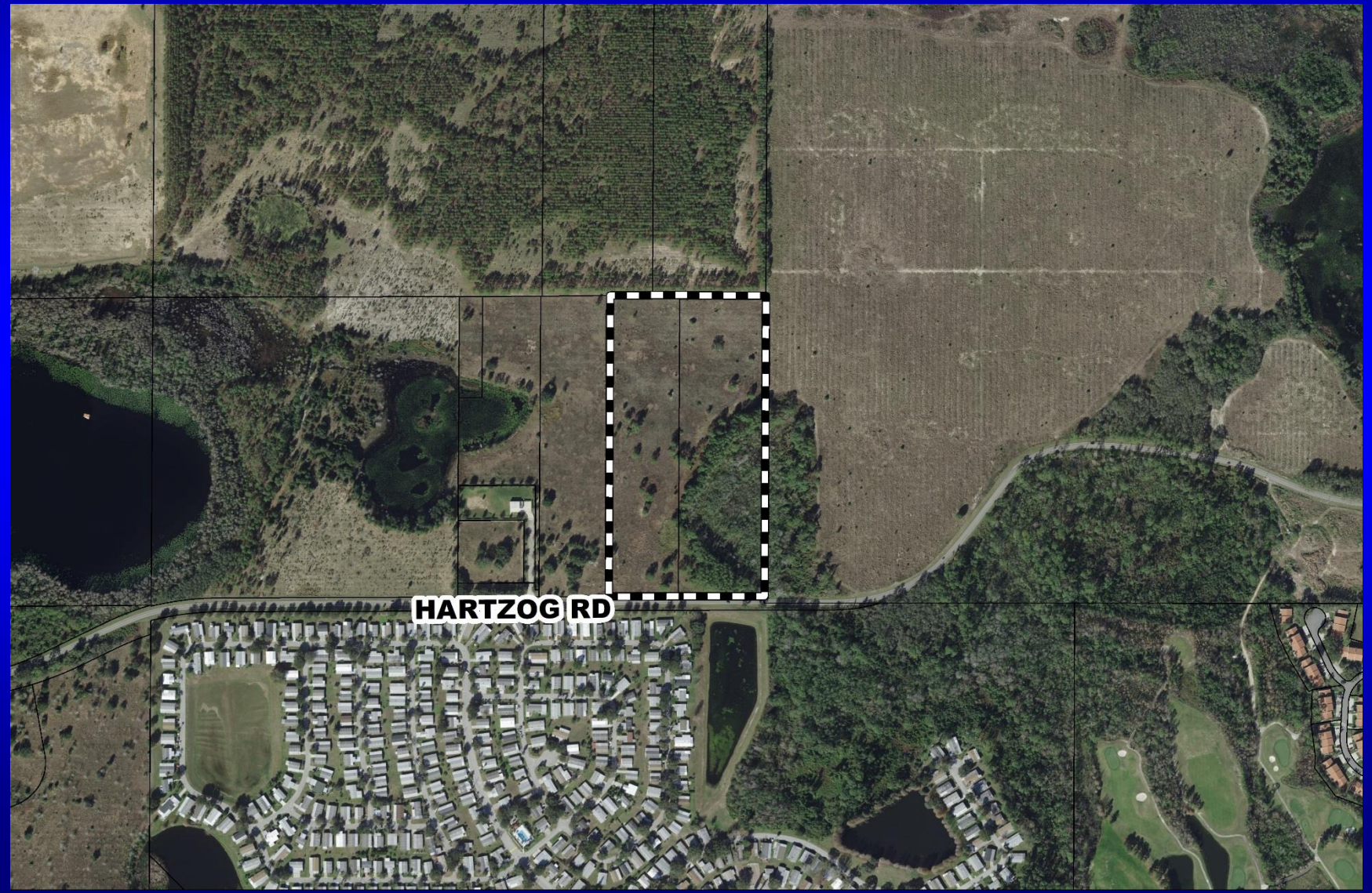


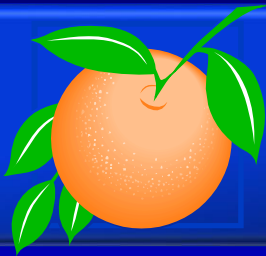
KRPC Hartzog Road Planned Development / Land Use Plan Proposed Zoning Map



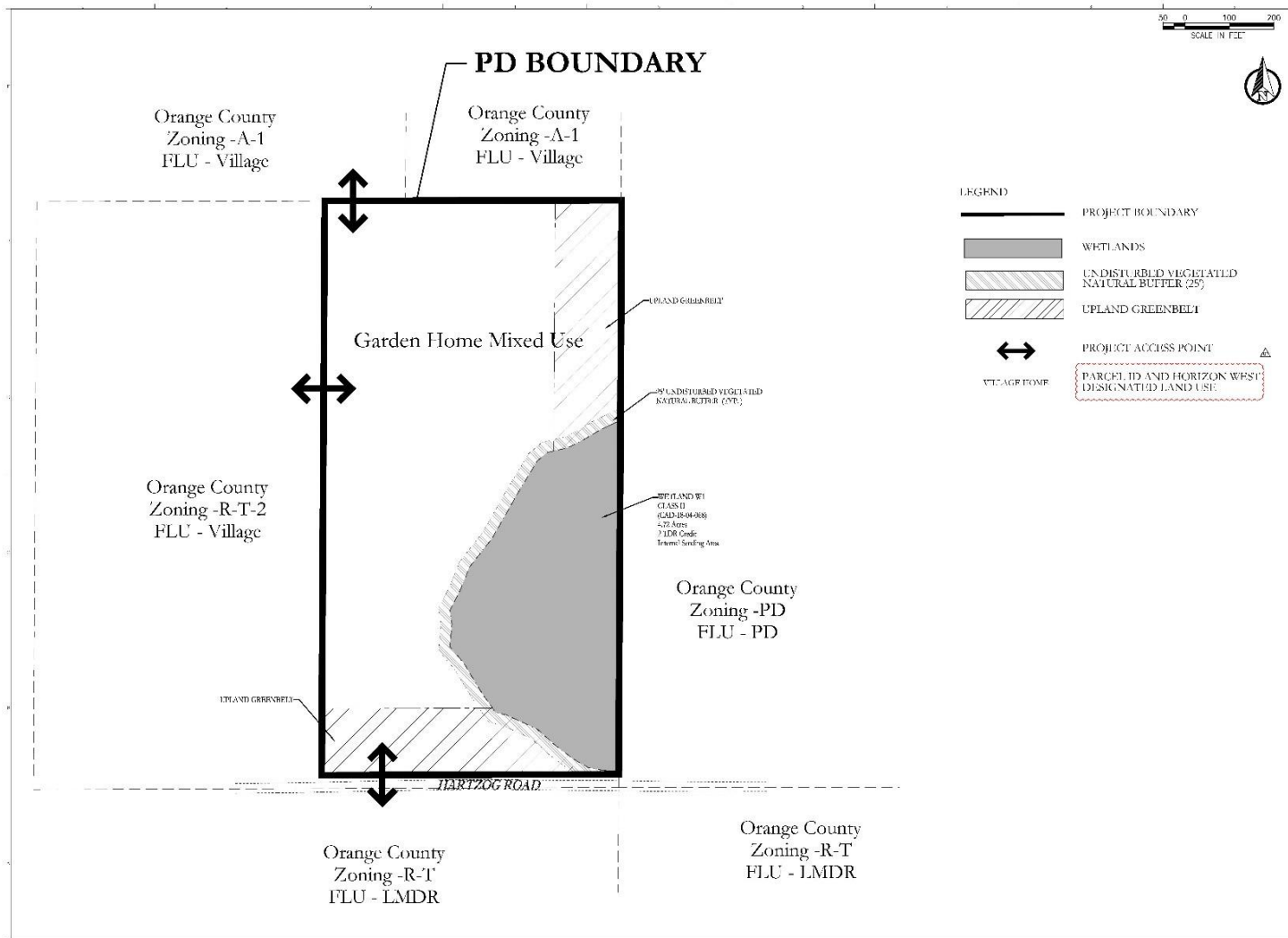


KRPC Hartzog Road Planned Development / Land Use Plan Aerial Map



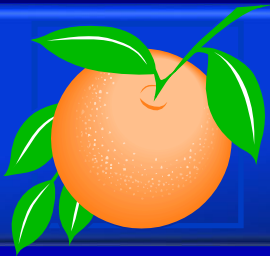


KRPC Hartzog Road Planned Development / Land Use Plan Overall Land Use Plan



Project Name: HORIZON WEST KRPC HARTZOG ROAD PD LUP-18-07-223	
Address: ORANGE COUNTY, FL	
Sheet Title: LAND USE PLAN	
Sheet No.: C2.00	
Date: June 20, 2018	
Foulos & Benneft, LLC 2721 S. Orange Ave., Suite 400, Orlando, FL 32805 Tel: 407-850-1800, Fax: 407-850-1801, www.foulosandbenneft.com	

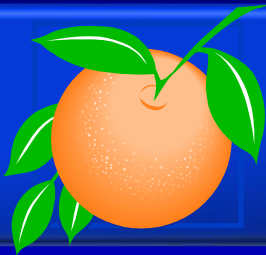
DRAWN BY: JWB
 CHECKED BY: JWB
 DATE: 06/20/18



Action Requested

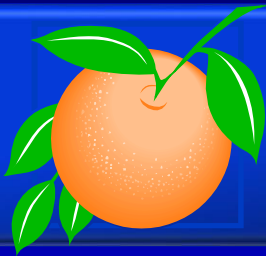
Make a finding of consistency with the Comprehensive Plan and approve the KRPC Hartzog Road Planned Development / Land Use Plan (PD/LUP), dated “Received June 20, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

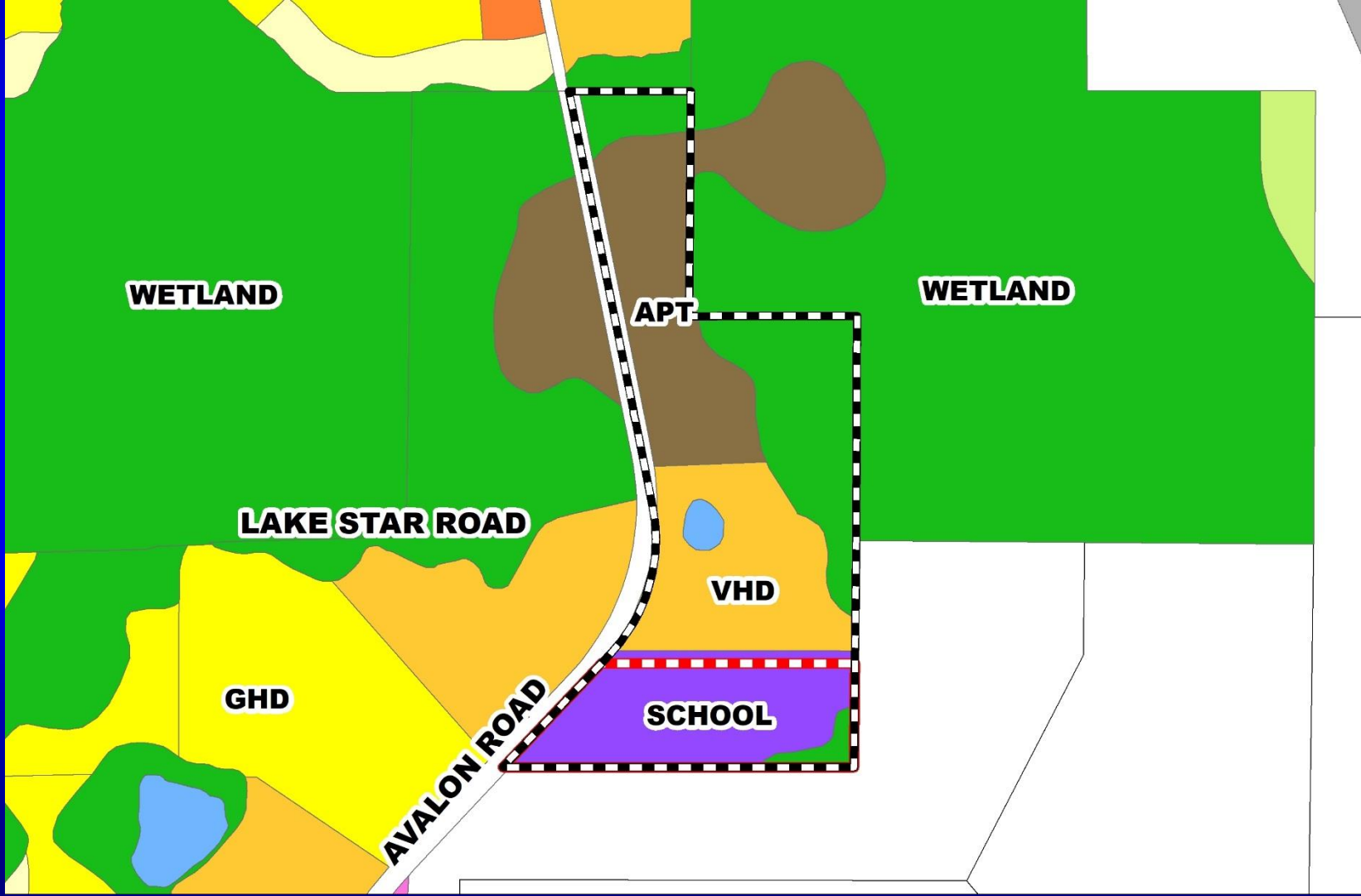


Spring Grove – Northeast Planned Development / Land Use Plan

- Case:** CDR-18-10-352
- Project Name:** Spring Grove – Northeast PD/LUP
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 103.05 gross acres (overall PD)
71.22 gross acres (affected parcel only)
- Location:** Generally located east of Avalon Road, west of State Road 429, and south of Water Spring Boulevard.
- Request:** To relocate the existing middle school site from Parcel 28 to the proposed Withers PD, decrease the number of dwelling units for Parcel 27 from 165 to 164, change the designation of Parcel 28 from School to Village Home District, and increase the number of dwelling units for Parcel 28 from 0 units to 107 units (an overall increase of 106 dwelling units). Five (5) waivers to allow alleys to be in tracts in lieu of easements and to allow lots that front mews, parks, or open spaces to access through tracts or easements.

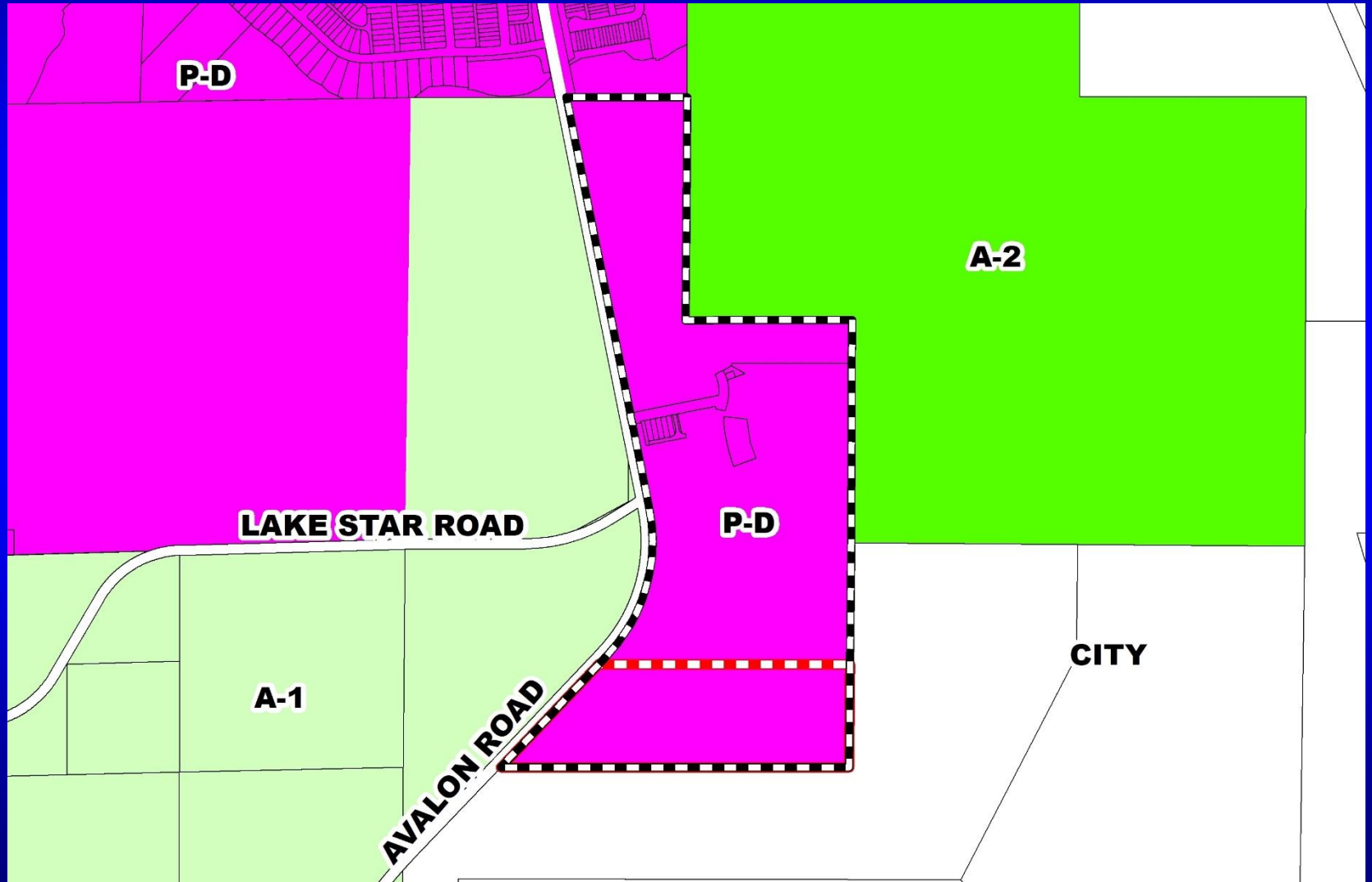


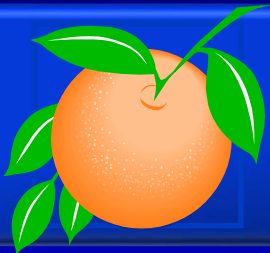
Spring Grove – Northeast Planned Development / Land Use Plan Future Land Use Map





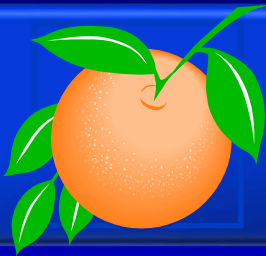
Spring Grove – Northeast Planned Development / Land Use Plan Zoning Map



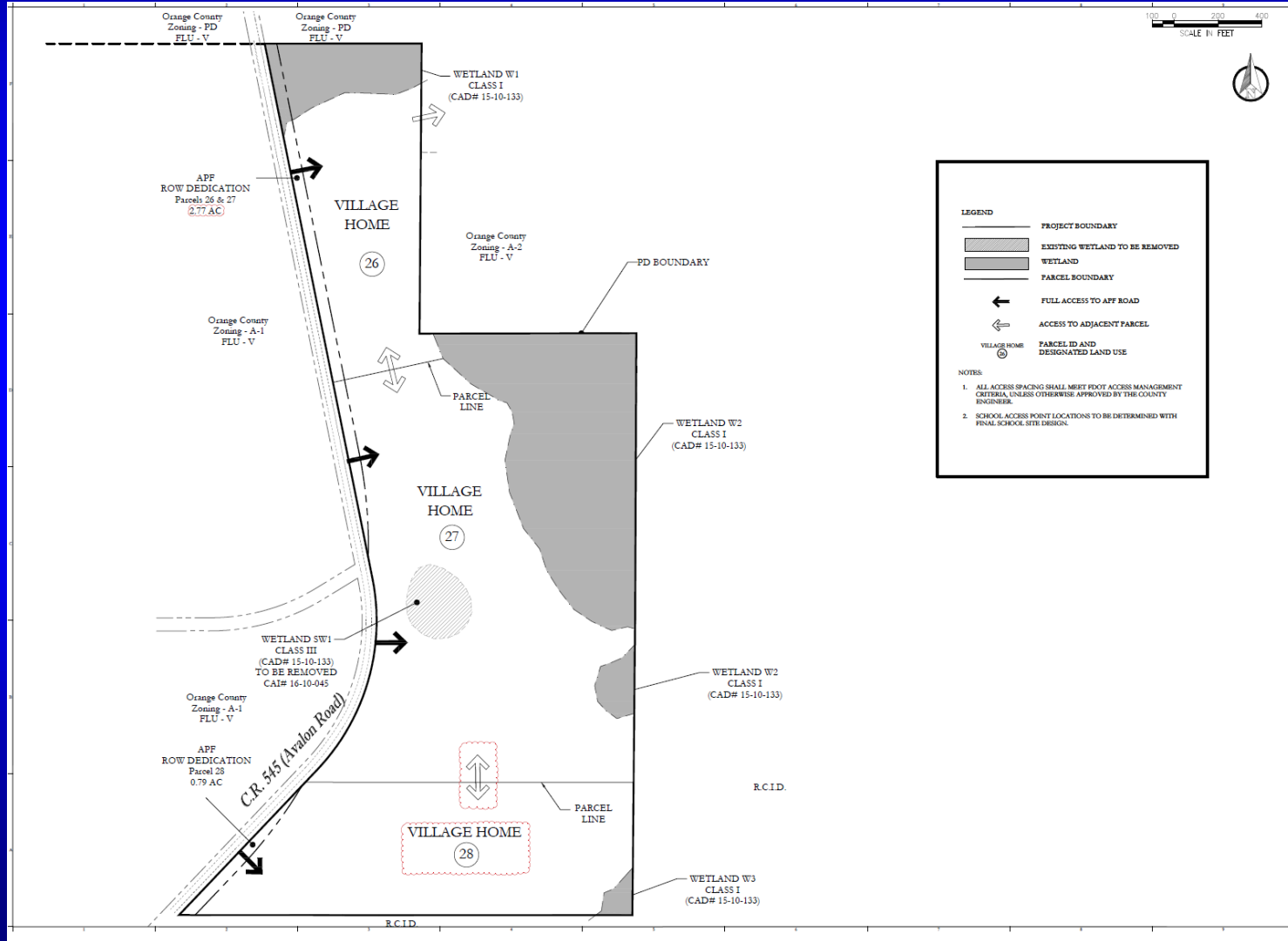


Spring Grove – Northeast Planned Development / Land Use Plan Aerial Map





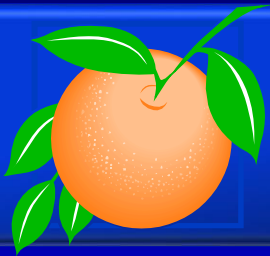
Spring Grove – Northeast Planned Development / Land Use Plan Overall Land Use Plan





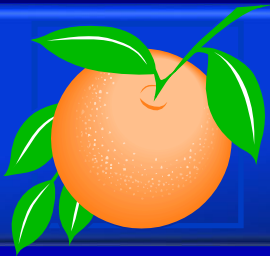
Amended Condition #9.a.

- a) **The following Education Condition of Approval shall apply:**
 - 1) **Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of May 9, 2016, and as amended on October 9, 2018, and as further amended on October 4, 2019 (“CEA 15-008”). Additionally, for purposes of CDR-18-10-352, the project contains 106 unvested units (the “Second Additional New Units,” as such term is defined in CEA 15-008) that are subject to the County’s school capacity policy (a/k/a the “Martinez Doctrine”). The developer has contracted with Spring Grove, LLC to acquire Owner’s Capacity Credits, as defined in CEA 15-008, and as established under the Capacity Enhancement Agreement by and between D.R. Horton, Inc. and the School Board dated August 18, 2006, recorded at O.R. Book 8845, Page 2062, as amended (“CEA # 05-030” and together with CEA 15-008, the Capacity Enhancement Agreements). The number of Owner’s Capacity Credits equals the number of Second Additional New Units. The County shall not record a plat for any of the Second Additional New Units until it receives notice from Orange County Public Schools that the developer has closed on the acquisition of the Owner’s Capacity Credits from Spring Grove, LLC. The developer shall comply with all provisions of the Capacity Enhancement Agreements.**



Amended Condition #9.a.

- 2) Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreements, the County shall immediately cease issuing building permits for any unvested units. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreements. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreements, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.
- 3) Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreements, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.
- 4) Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreements, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreements.



Amended Condition #9.a.

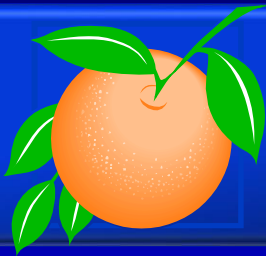
- 5) Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreements.



Action Requested

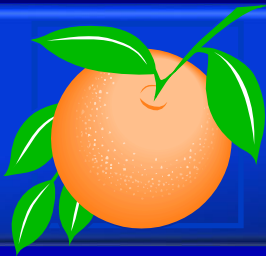
Make a finding of consistency with the Comprehensive Plan and approve the Spring Grove-Northeast Planned Development / Land Use Plan (PD/LUP), dated “June 3, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report as amended.

District 1

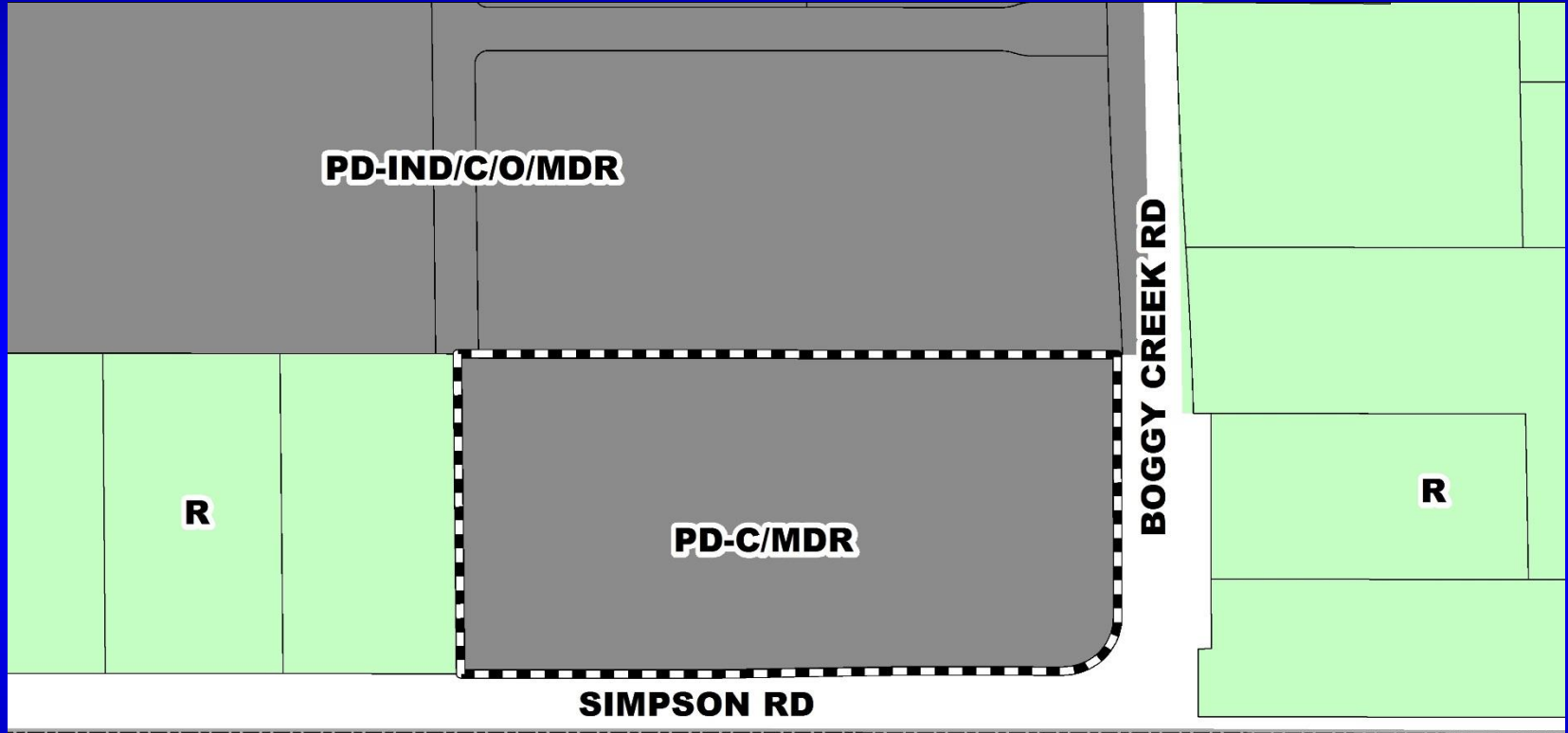


Boggy Creek Crossings Planned Development / Land Use Plan

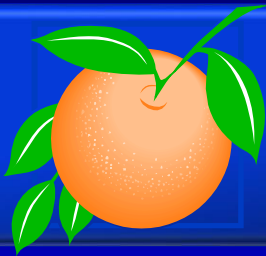
- Case:** CDR-18-12-412
- Project Name:** Boggy Creek Crossings PD/LUP
- Applicant:** Erika Hughes, VHB, Inc.
- District:** 4
- Acreage:** 16.74 gross acres
- Location:** 5757 Simpson Road, or generally located at the northwest corner of Simpson Road and Boggy Creek Road.
- Request:** To convert 124,250 square feet of commercial uses to 336 multi-family dwelling units. Ten (10) waivers related to accessory buildings, building setbacks, pavement setbacks, building height, and building separation are associated with this request.



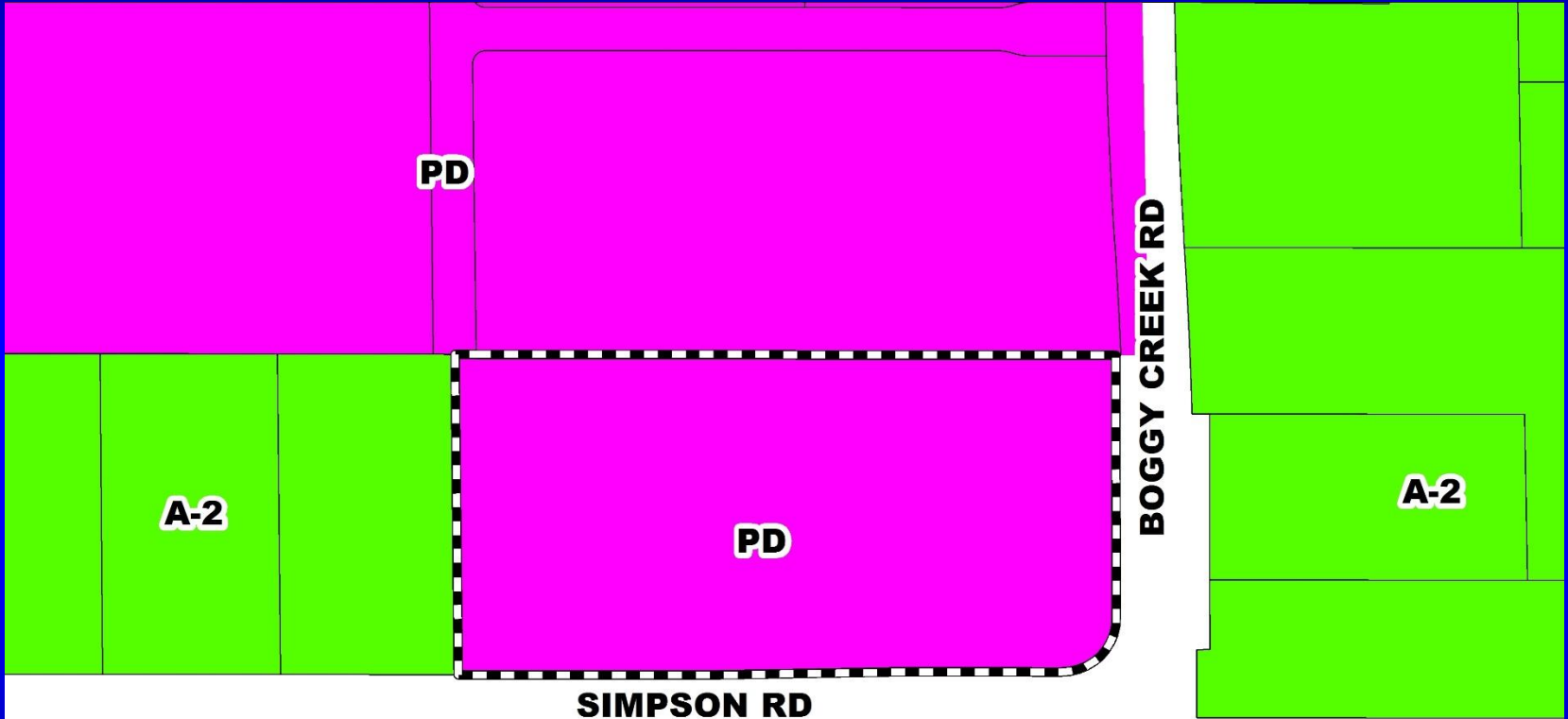
Boggy Creek Crossings Planned Development / Land Use Plan Future Land Use Map



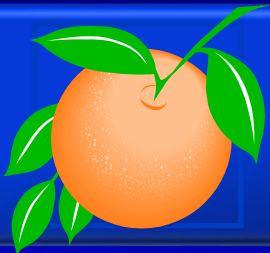
ORANGE COUNTY/OSCEOLA COUNTY BOUNDARY



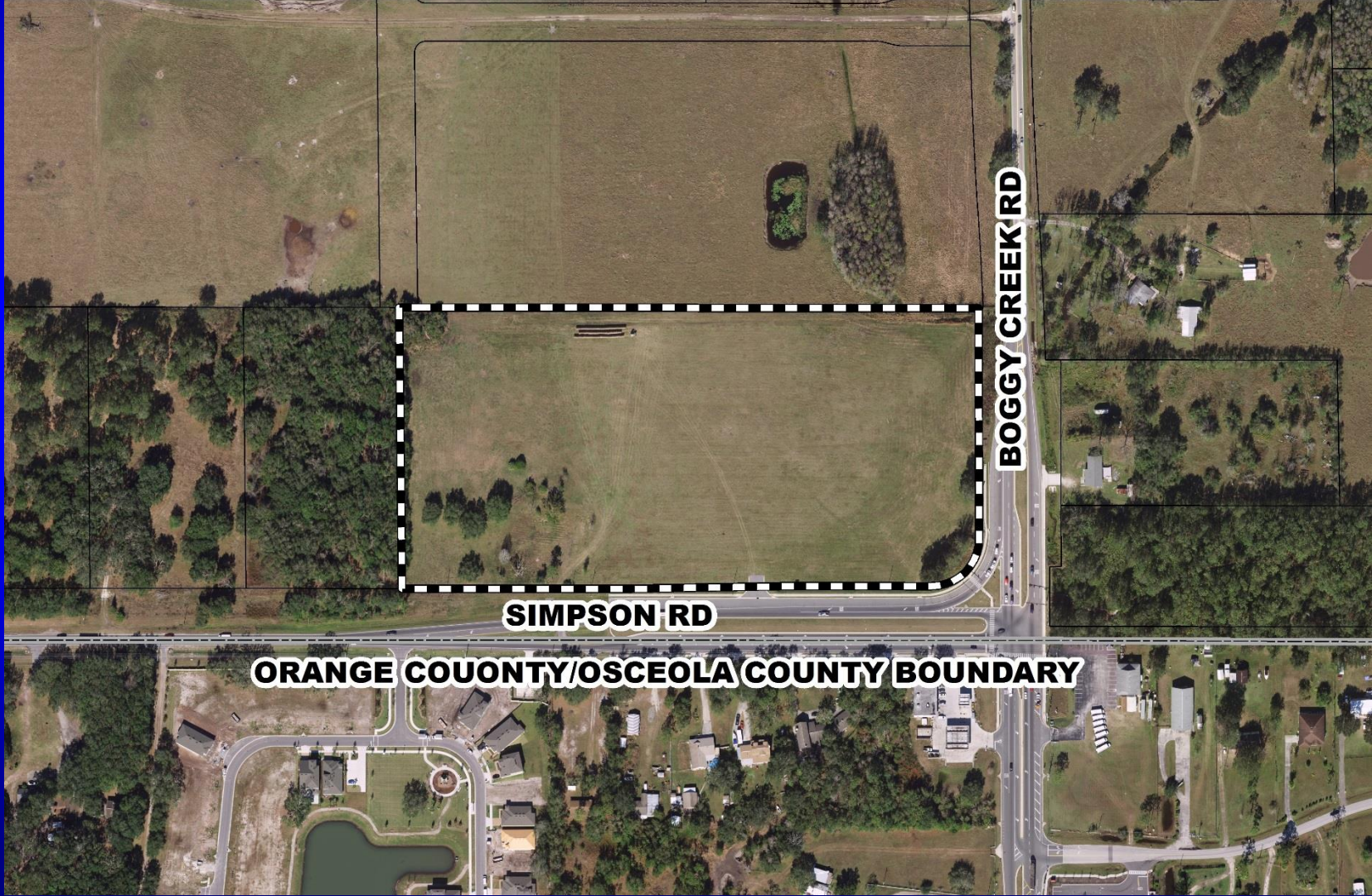
Boggy Creek Crossings Planned Development / Land Use Plan Zoning Map



ORANGE COUNTY/OSCEOLA COUNTY BOUNDARY



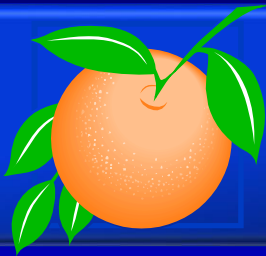
Boggy Creek Crossings Planned Development / Land Use Plan Aerial Map



BOGGY CREEK RD

SIMPSON RD

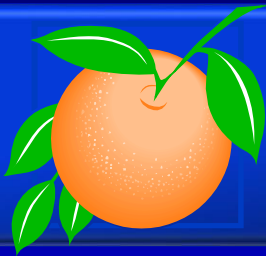
ORANGE COUNTY/OSCEOLA COUNTY BOUNDARY



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Boggy Creek Crossings Planned Development / Land Use Plan (PD/LUP), dated “August 12, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

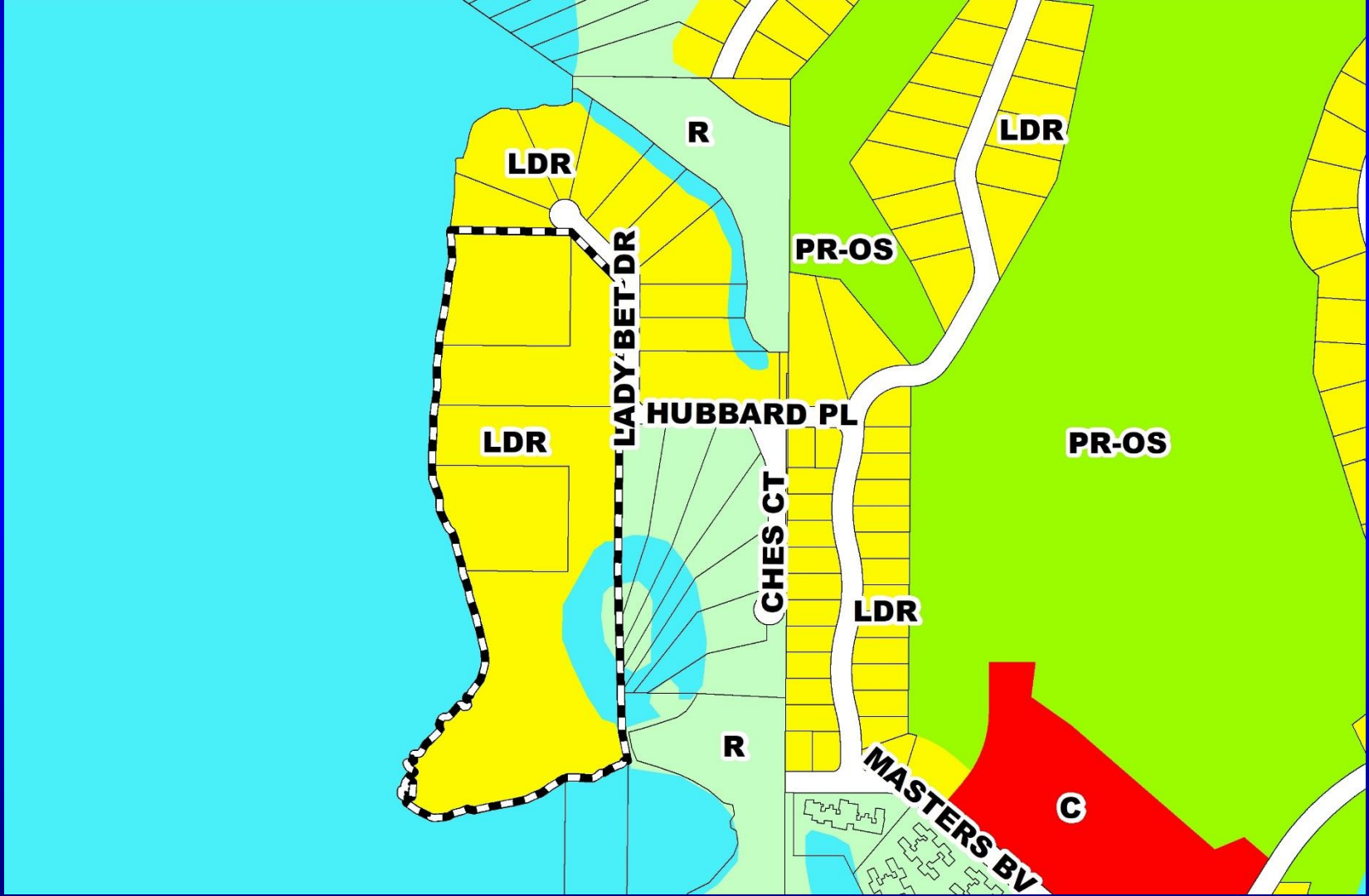


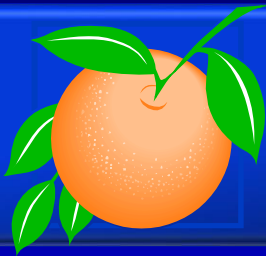
Hubbard Place Planned Development / Land Use Plan

- Case:** CDR-19-08-278
- Project Name:** Hubbard Place PD/LUP
- Applicant:** Jennifer Stickler, Kimley-Horn and Associates, Inc.
- District:** 1
- Acreage:** 16.59 gross acres
- Location:** 8997-9100 Hubbard Place; or generally located west of Hubbard Place, south of Lady Bet Drive, and east of Lake Tibet Butler.
- Request:** To reduce the number of lots from 13 to 11. Three (3) waivers related to placement, height, and size of accessory structures are associated with this request.

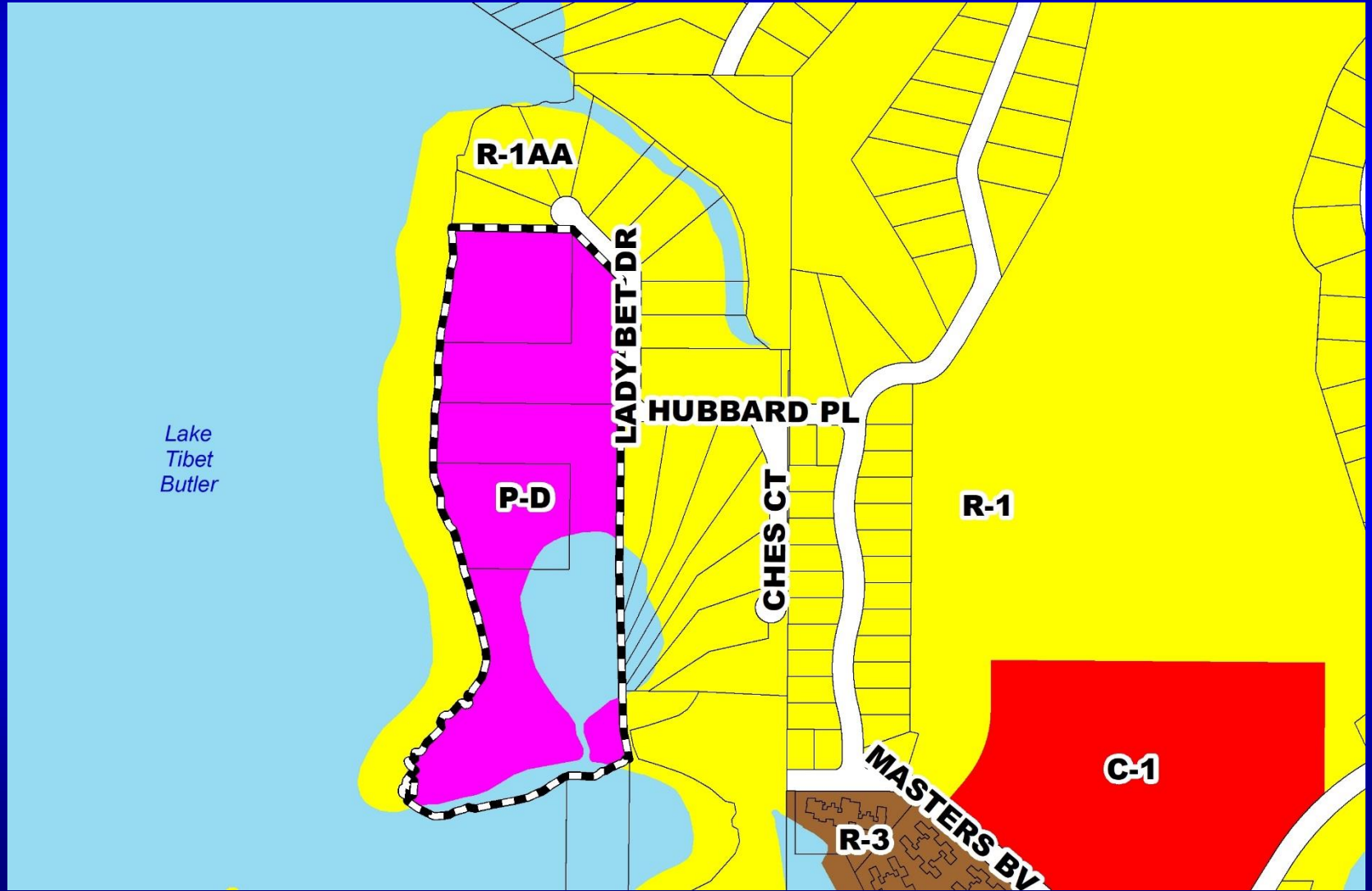


Hubbard Place Planned Development / Land Use Plan Future Land Use Map





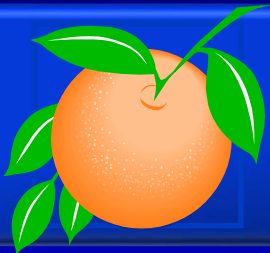
Hubbard Place Planned Development / Land Use Plan Zoning Map



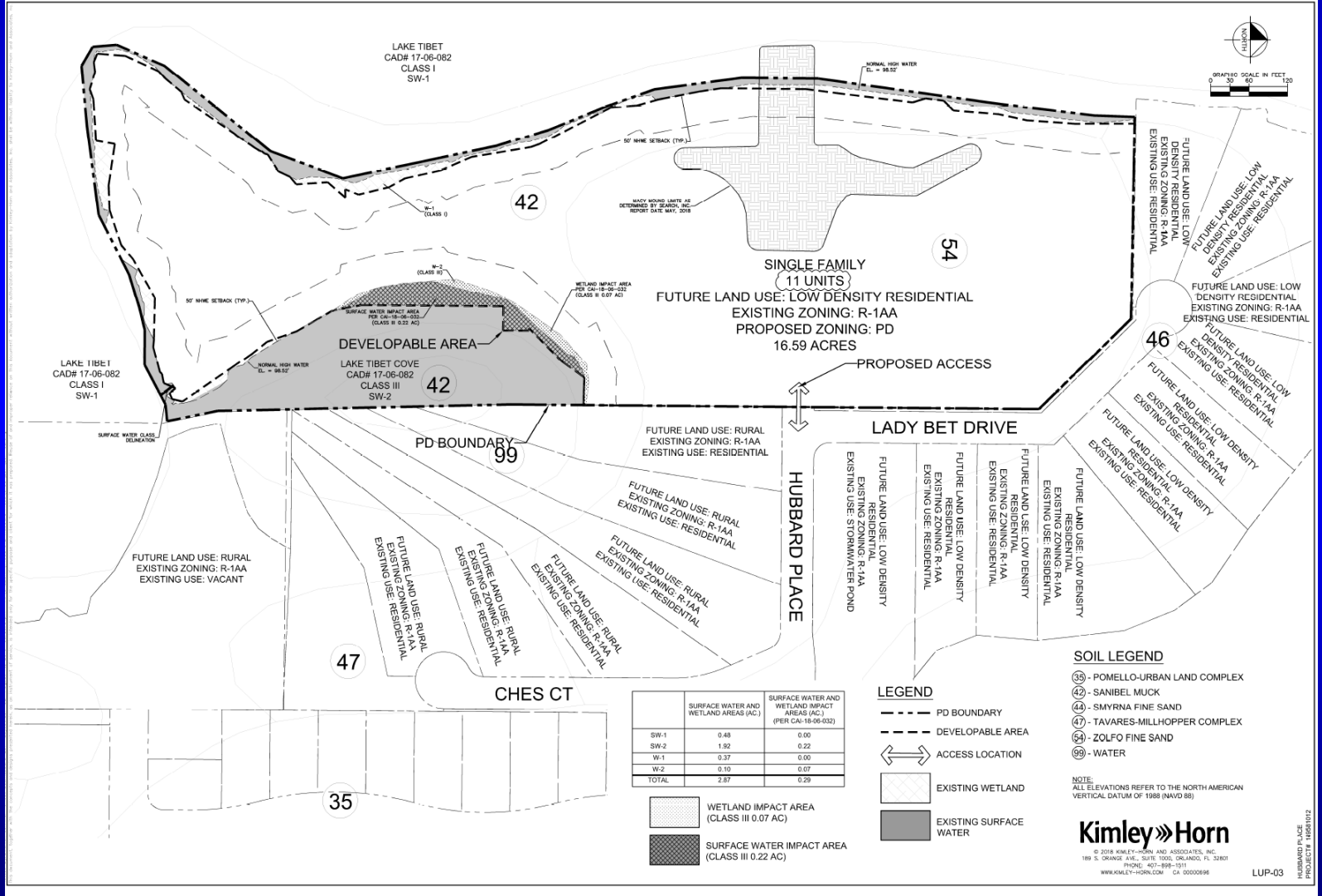


Hubbard Place Planned Development / Land Use Plan Aerial Map





Hubbard Place Planned Development / Land Use Plan Overall Land Use Plan



	SURFACE WATER AND WETLAND AREAS (AC.)	SURFACE WATER AND WETLAND IMPACT AREAS (AC.) (PER CAI-18-06-032)
SW-1	0.48	0.00
SW-2	1.52	0.22
W-1	0.37	0.00
W-2	0.10	0.07
TOTAL	2.87	0.29

	WETLAND IMPACT AREA (CLASS III 0.07 AC)
	SURFACE WATER IMPACT AREA (CLASS III 0.22 AC)

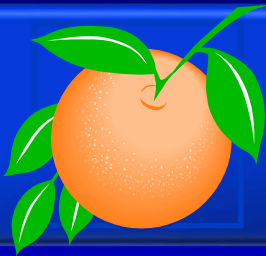
- LEGEND**
- PD BOUNDARY
 - DEVELOPABLE AREA
 - ACCESS LOCATION
 - EXISTING WETLAND
 - EXISTING SURFACE WATER

- SOIL LEGEND**
- (35) - POMELLO-URBAN LAND COMPLEX
 - (42) - SANIBEL MUCK
 - (44) - SMYRNA FINE SAND
 - (47) - TAVARES-MILLHOPPER COMPLEX
 - (54) - ZOLFO FINE SAND
 - (99) - WATER

NOTE:
ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

Kimley Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1011
WWW.KIMLEY-HORN.COM CA 0000098

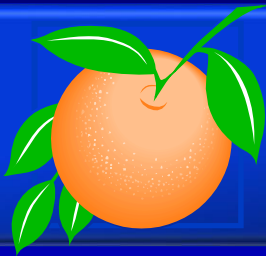
HUBBARD PLACE PROJECT # HUBB0102



Action Requested

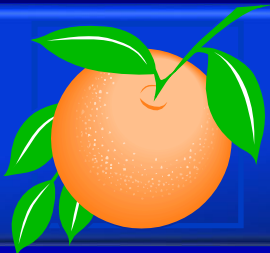
Make a finding of consistency with the Comprehensive Plan and approve the Hubbard Place Planned Development / Land Use Plan (PD/LUP), dated “September 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

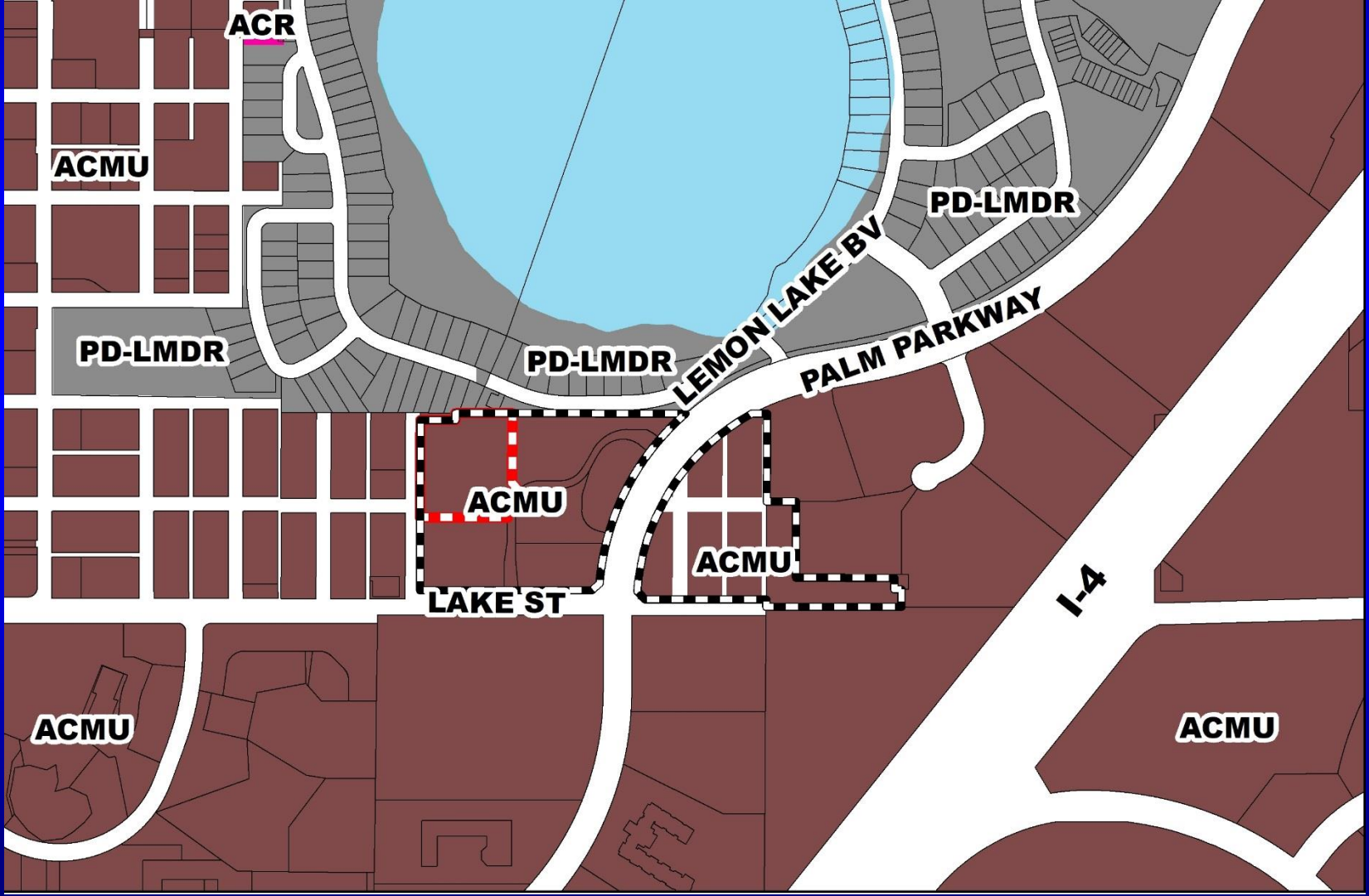


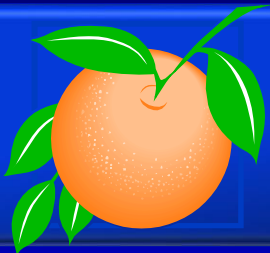
Buena Vista Park Planned Development / Land Use Plan

- Case:** CDR-19-06-217
- Project Name:** Buena Vista Park PD/LUP
- Applicant:** Jay R. Jackson, Kimley Horn and Associates, Inc.
- District:** 1
- Acreage:** 16.79 gross acres (overall PD)
2.52 gross acres (affected parcel only)
- Location:** 11942 Ravallo Resort Drive; or generally located on the west side of Ravallo Resort Drive and north of Lake Street.
- Request:** To request one (1) waiver from Orange County Code to allow one canopy tree for each 1,000 square feet of green space, in lieu of the required one per 100 square feet for PD Lot 5.

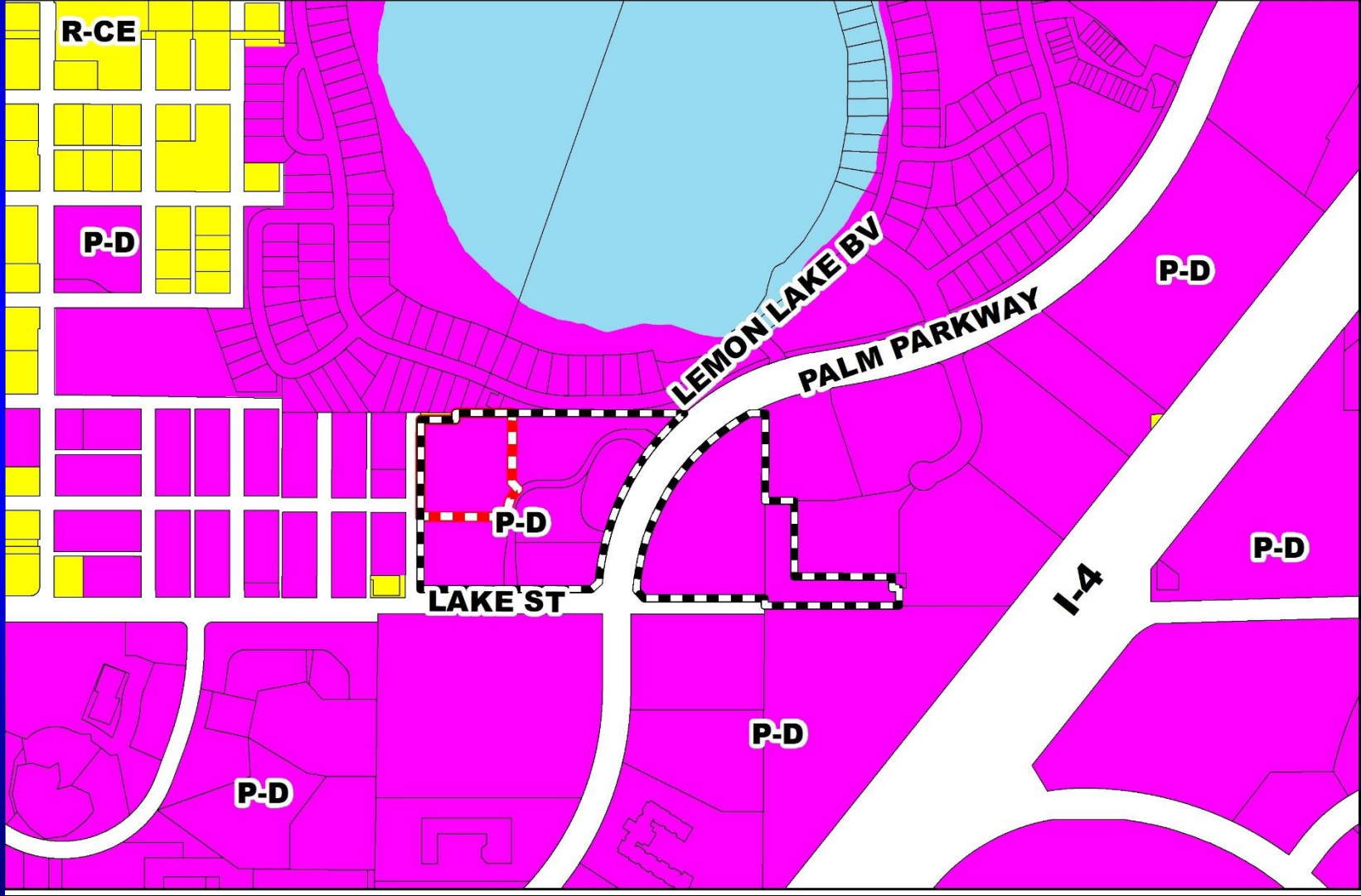


Buena Vista Park Planned Development / Land Use Plan Future Land Use Map



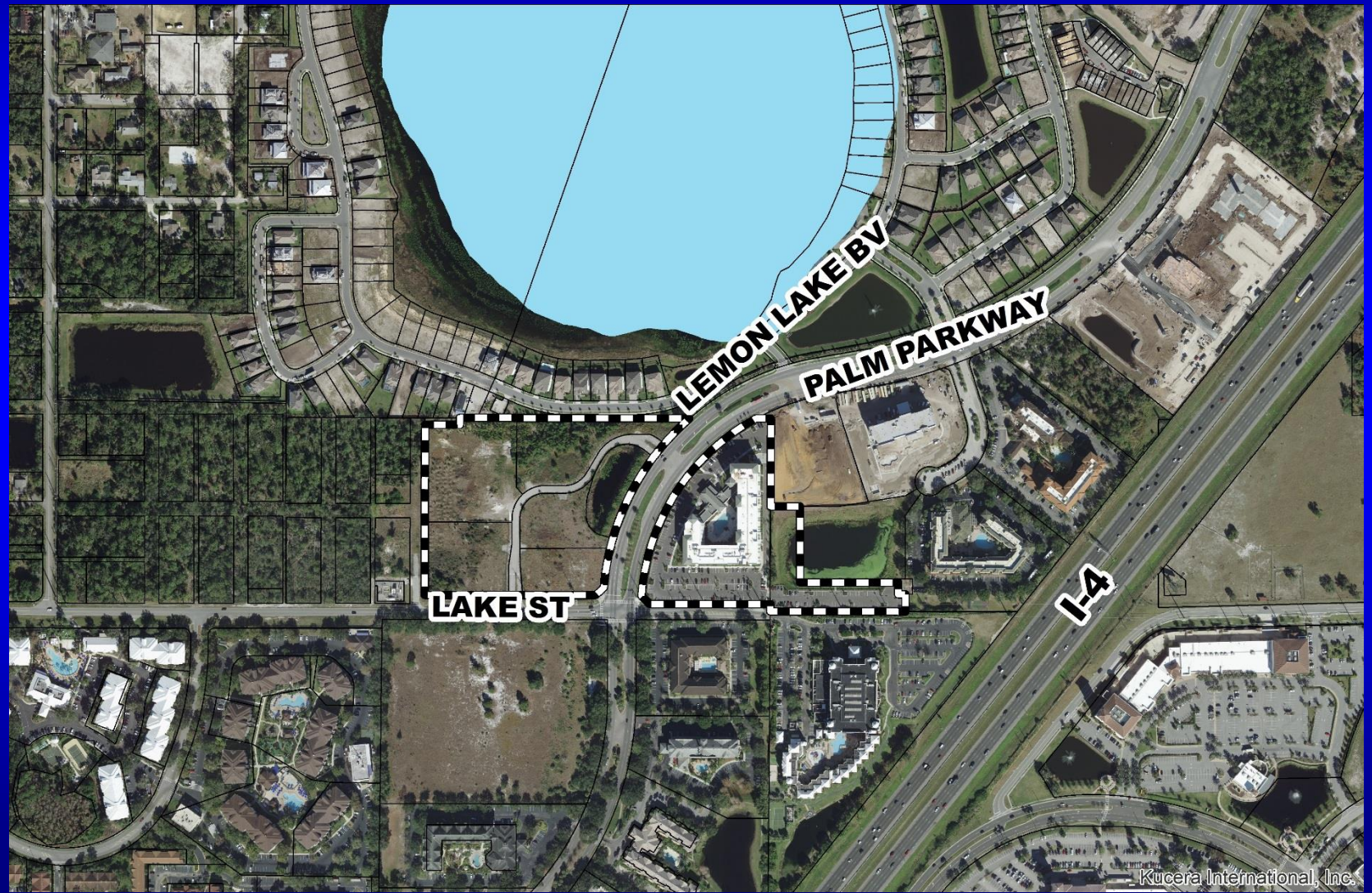


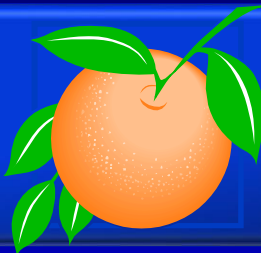
Buena Vista Park Planned Development / Land Use Plan Zoning Map





Buena Vista Park Planned Development / Land Use Plan Aerial Map





Buena Vista Park Planned Development / Land Use Plan Overall Land Use Plan

APPROVED LAND USES PER THE BUENA VISTA PARK PD FOR 15.753 AREA WITH CONVERSION TO COMMERCIAL USE							
LAND USE	USES	ACRES	%	AVERAGE DAILY TRIPS	ADT PER USES UNIT	CONVERSION TO COMMERCIAL % FT.	CONVERSION TO HOTEL/RESORT ROOMS
OFFICE	2,400	SQ. FT.	0.367	476	19,833 /1000 SQ. FT.	6,755	55
COMMERCIAL	61,210	SQ. FT.	4.403	4,609	70,879 /1000 SQ. FT.	65,210	530
HOTEL/RESORT/TIMESHARE	899	ROOMS	16.623	7,821	8.7 /ROOMS	110,655	899
TOTAL			21.993	12,906		182,600	1,483
LESS: ACRES AND TRIPS ASSIGNED TO SIGNATURE RESORTS, INC. AND SUNTERRA PD PARK (P&U/P 2008)							
			2.375	1,136		16,073	331
TOTAL			19.018	11,770		166,527	1,152
LESS: PALM PARKWAY RIGHT OF WAY ACRES							
			2.22	0		0	0
TOTAL REMAINING LAKE BUENA VISTA PARK PD - COMMERCIAL SQ.FT., HOTEL/RESORT ROOMS			16.80	11,770		166,527	1,152
PARCEL 1 (EAST OF PALM PARKWAY) - ALLOCATION OF ACRES & TRIPS							
			6.505	38.72%	3,778	53,447	434
BUENA VISTA PARK PSP/ PARCEL 2 (WEST OF PALM PARKWAY) - ALLOCATION OF ACRES & TRIPS							
			10.293	61.28%	7,992	113,080	918
TOTAL			16.798	100%	11,770	166,527	1,152

PROPOSED USES FOR BUENA VISTA PARK, PSP PROJECT AREA:		
LAND USE	USE	ACRES
OFFICE	0	SQ. FT.
COMMERCIAL	98,462	SQ. FT.
HOTEL/RESORT/TIMESHARE	200	ROOMS
ROOMS EQUIVALENT TO 24,618 SQ.FT. OF COMMERCIAL		
TOTAL	113,080	SQ. FT.

PROPOSED USE ASSIGNMENT PER LOT BUENA VISTA PARK PSP:					
LAND USE	USE	ACRES	AVERAGE DAILY TRIPS		
LOT 1: COMMERCIAL	14,962	SQ. FT.	1.85	AC.	1,057
LOT 2: COMMERCIAL	20,152	SQ. FT.	1.05	AC.	1,424
LOT 3: COMMERCIAL	20,724	SQ. FT.	1.08	AC.	1,465
LOT 4: COMMERCIAL	32,624	SQ. FT.	1.7	AC.	2,306
LOT 5: ROOM HOTEL/RESORT/TIMESHARE	24,618	200/ROOMS	2.52	AC.	1,740
TRACT A: DRAINAGE, UTILITY, OPEN SPACE	0	3	AC.	0	
TRACT B: PRIVATE ROAD RIGHT OF WAY	0	8.66	AC.	0	
TRACT C: LAKE AVE. RIGHT OF WAY DEDICATION	0	0.43	AC.	0	
TOTAL	113,080	SQ. FT.	10.29	AC.	7,992

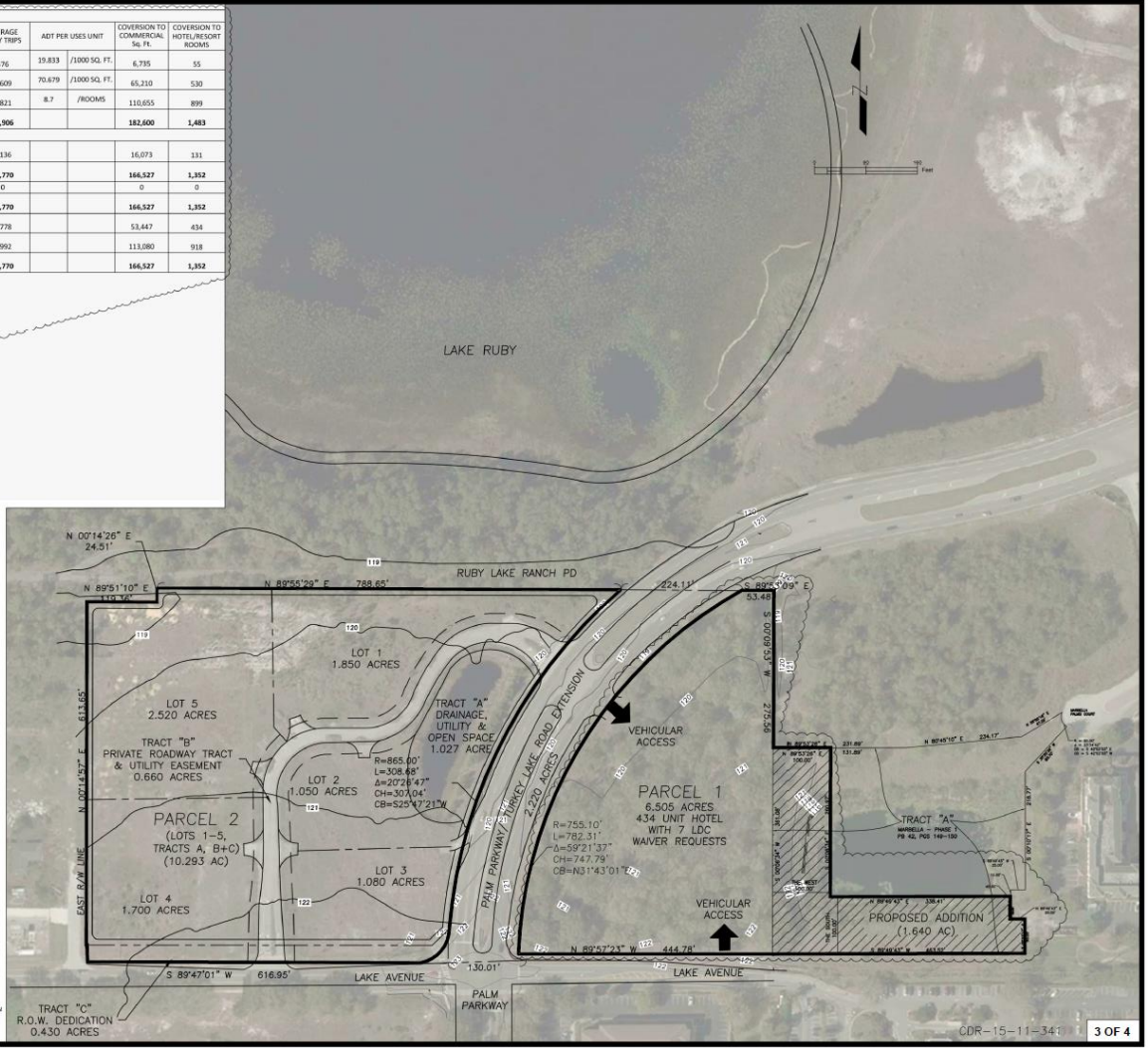
PROPOSED USES PER LOT MAY BE CHANGED BY THE DEVELOPER PROVIDED FUTURE USES AND DENSITIES ARE CONSISTENT WITH THE APPROVAL LAND USE PLAN AND THE DEVELOPMENT EQUIVALENCY MULTIPLIER. THE DEVELOPER SHALL RESERVE THE RIGHT TO TRANSFER DENSITIES BETWEEN LOTS TO LAND THE DEVELOPER'S DEVELOPMENT PLAN.

LAND USE	MIN. MAXIMUM DENSITY	MINIMUM DEVELOPMENT FOR EACH USE PER ACRES
OFFICE	1.5 FAR	63,360 SQ. FT.
COMMERCIAL	1.5 FAR	148,614 SQ. FT.
HOTEL/RESORT/TIMESHARE	N/A	80 ROOMS

LAND USE	OR THRESHOLD (100%)	OR THRESHOLD	OR THRESHOLD
OFFICE	300,000 SQ. FT.	24,000 SQ. FT.	3,200
COMMERCIAL	800,000 SQ. FT.	64,000 SQ. FT.	4,400
HOTEL/RESORT/TIMESHARE	1,125 ROOMS	899 ROOMS	16,882
TOTAL			18,752

NOTE: MAXIMUM ALLOWABLE MULTI-USE OR PERCENTAGE THRESHOLD = 116%
DEVELOPMENT EQUIVALENCY MULTIPLIER MATRIX:
CHANGE TO: OFFICE (OSF) OFFICE(SF) COMMERCIAL (CSF) HOTEL/RESORT/TIMESHARE (RHS) SHARE (RHS)
COMMERCIAL (CSF) 4.4118 0.2267
HOTEL/RESORT/TIMESHARE (RHS) 1.0262 0.2468

PHASING TO BE DETERMINED DURING DEVELOPMENT PLAN PHASE WHEN SPECIFIC USES ARE IDENTIFIED.
PROPOSED METHOD OF PROVIDING SERVICES:
WATER SERVICE - ORANGE COUNTY
WASTEWATER SERVICE - ORANGE COUNTY
RELAND WASTE SERVICE - ORANGE COUNTY
PARKS/RECREATION FACILITIES CONCEPTUAL PLAN TO BE SUBMITTED WITH DEVELOPMENT PLAN.
ACCESS TO PALM PARKWAY/TURKEY LAKE ROAD EXTENSION: 500 FEET NORTH OF LAKE AVENUE EXTENSION PROPOSED.
ACCESS TO LAKE AVENUE TO BE IMPROVED ON DEVELOPMENT PLAN IN A MANNER CONSISTENT WITH INTERNATIONAL DRIVE ACTIVITY CENTER STRATEGIC DEVELOPMENT PLAN SECTION 4. NECESSARY SERVICES AND FACILITIES SUBJECT TO A TRANSPORTATION, TRAFFIC ACCESS MANAGEMENT REGULATIONS.
ORANGE CENTER PLAT: SECTION 047 PART TO BE SUBMITTED TO BOARD OF COUNTY COMMISSIONERS THROUGH THE ORANGE COUNTY ENGINEERING DEPARTMENT.
SETBACKS FROM PALM PARKWAY/TURKEY LAKE ROAD EXTENSION AS PER ACTIVITY CENTER TURKEY LAKE ROAD NETWORK AGREEMENT AND THE BUENA VISTA NORTH STANDARDS IN SECTION 38-1391.
SETBACKS (EXCLUSIVE OF PALM PARKWAY/TURKEY LAKE ROAD EXTENSION, PARKING, OPEN & LANDSCAPING) TO BE PROPOSED ON DEVELOPMENT PLAN IN A MANNER CONSISTENT WITH THE INTERNATIONAL DRIVE ACTIVITY CENTER STRATEGIC DEVELOPMENT PLAN SECTION 4. PERIOD DURING WHICH SETBACKS A DISTANCE 80 FEET FROM THE CENTERLINE OF PALM PARKWAY/TURKEY LAKE ROAD EXTENSION SHALL BE MAINTAINED FOR A PERIOD OF 10 YEARS FROM THE DATE OF RECORDATION OF THIS PLAN. SETBACKS SHALL BE MAINTAINED FOR A PERIOD OF 10 YEARS FROM THE DATE OF RECORDATION OF THIS PLAN. LANDSCAPING OF THE TOURIST STANDARDS OF THE P-D PLANNED DEVELOPMENT DISTRICT AND THE BUENA VISTA NORTH STANDARDS IN SECTION 38-1391.
FOR THE PURPOSES OF BUILDING SETBACKS RELATED TO THIS PD, ORANGE COUNTY CODE SECTION 38-1392.1 SHALL GOVERN.
PROPOSED HEIGHT: 15 STORES OR 150 FEET. THE MAXIMUM HEIGHT OF 150 FEET IS SUBJECT TO COMPLYING WITH THE BAN STANDARDS, UNLESS WAIVERS HAVE BEEN GRANTED BY THE B.C.C.
OPEN SPACE: 25%

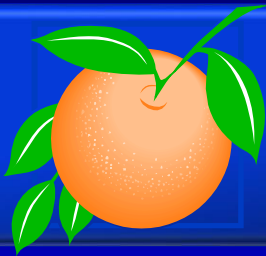




Action Requested

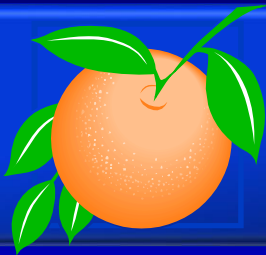
Make a finding of consistency with the Comprehensive Plan and approve the Buena Vista Park Planned Development / Land Use Plan (PD/LUP), dated “August 21, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Moss Park North PD / Parcel B Preliminary Subdivision Plan

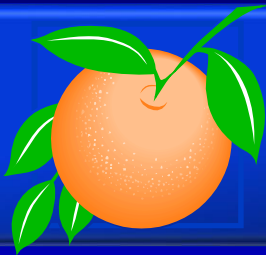
- Case:** CDR-19-09-302
- Project Name:** Moss Park North PD / Parcel B PSP
- Applicant:** Marc Stehli, Poulos & Bennett, LLC
- District:** 4
- Acreage:** 62.10 gross acres
- Location:** Generally located north of Moss Park Road and east of State Road 417.
- Request:** To remove a portion of the July 10, 2018, BCC Condition of Approval #8, which states, “Temporary addressing must be provided for permits and the Certificate of Completion be issued prior to approval and recording of a plat.”



Action Requested

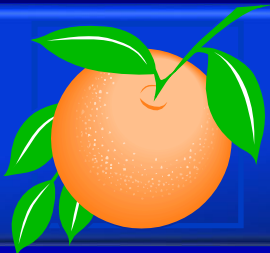
Make a finding of consistency with the Comprehensive Plan (CP) and approve the Moss Park North PD / Parcel B PSP dated “Received April 4, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

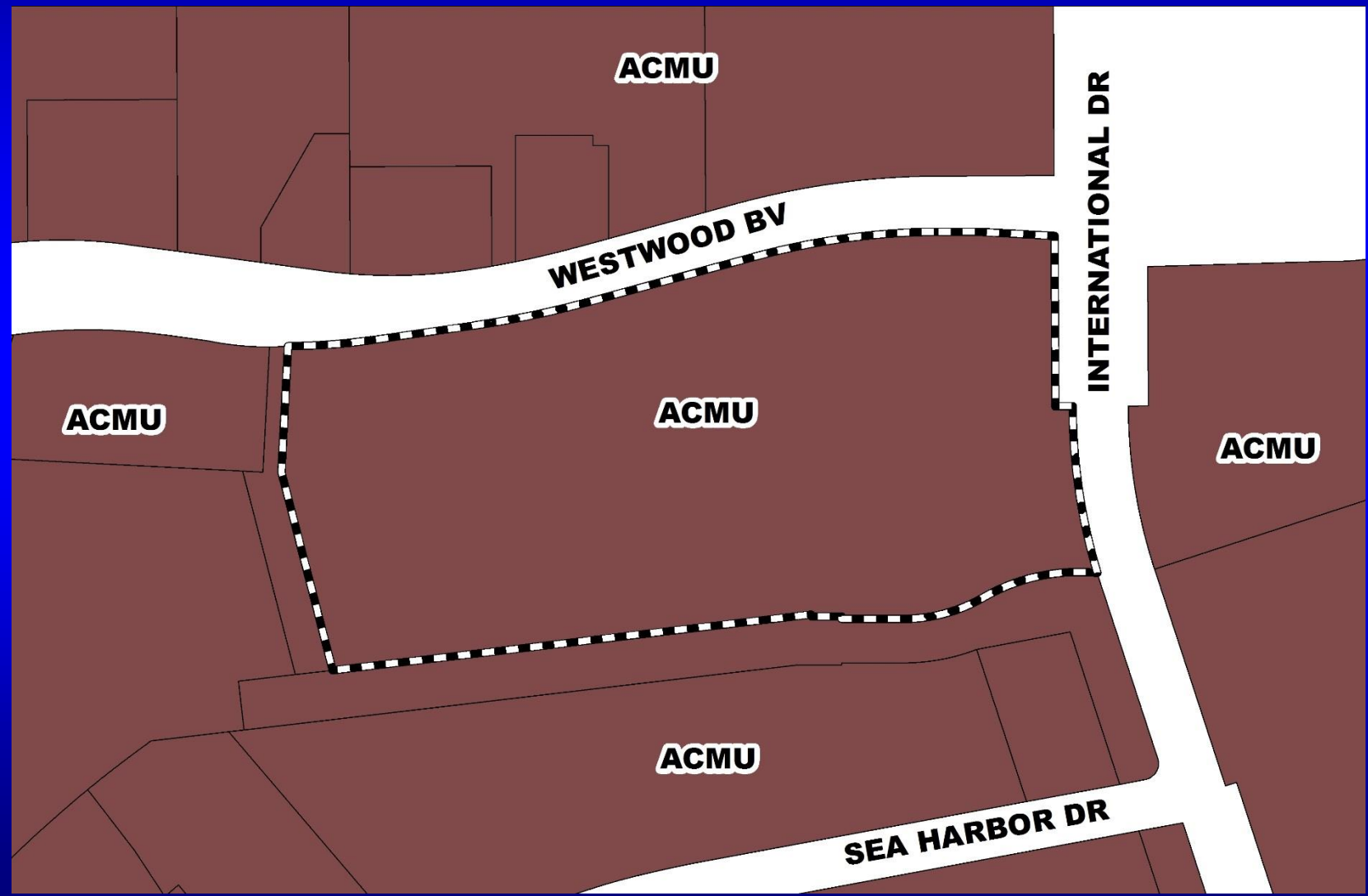


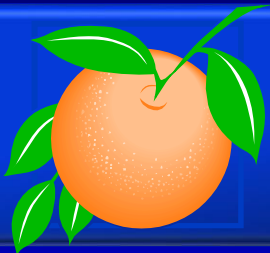
Orangewood N-1 Planned Development / Land Use Plan

- Case:** CDR-19-06-192
- Project Name:** Orangewood N-1 PD/LUP
- Applicant:** Jonathan P. Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- District:** 1
- Acreage:** 28.56 gross acres (affected parcel only)
- Location:** Generally located at the southwest corner of Westwood Boulevard and International Drive.
- Request:** To modify the approved Master Sign Plan to allow for four (4) ground signs. Three (3) waivers related to the number of signs permitted, maximum copy area, and sign separation requirements are associated with this request.

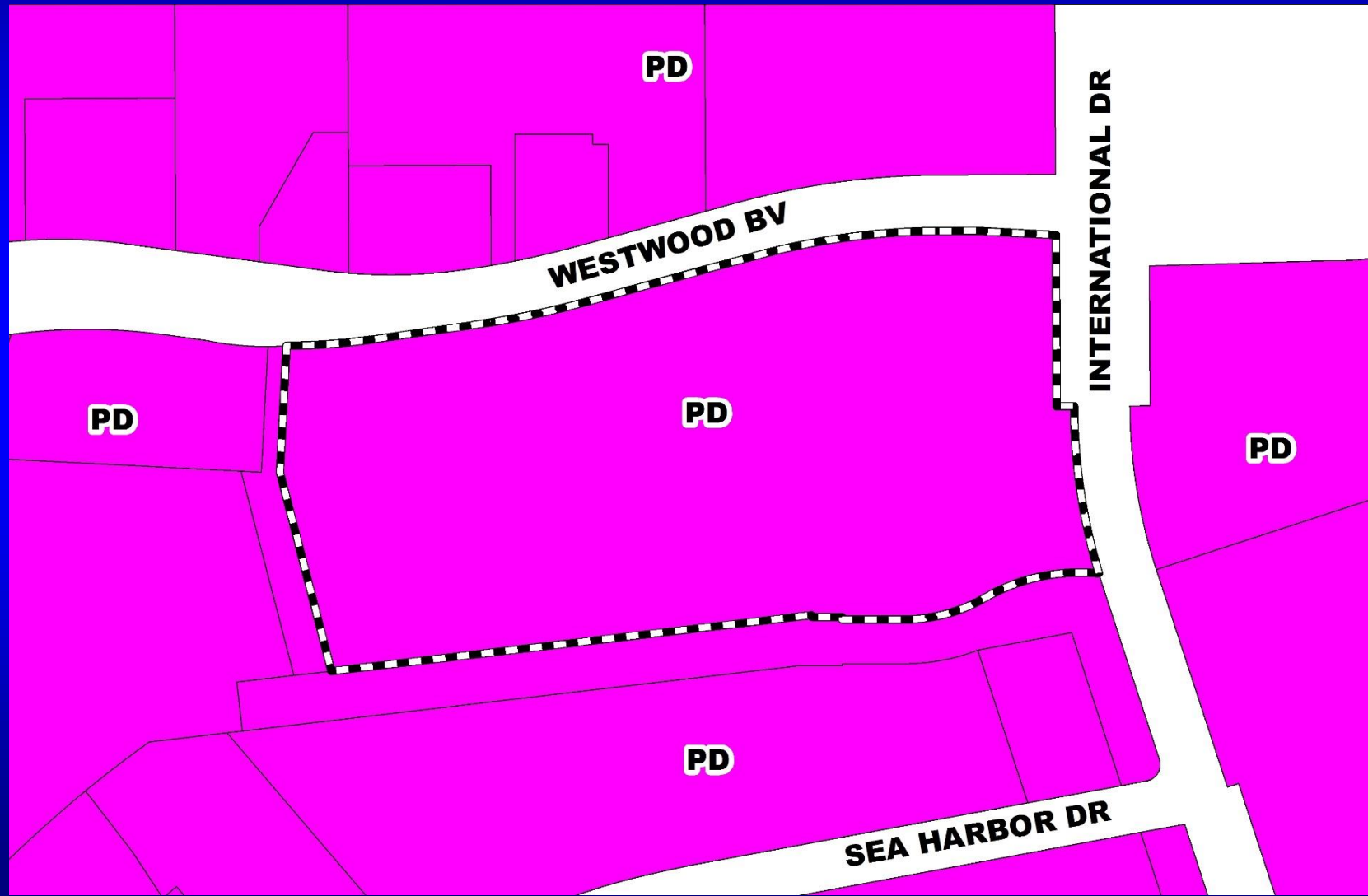


Orangewood N-1 Planned Development / Land Use Plan Future Land Use Map





Orangewood N-1 Planned Development / Land Use Plan Zoning Map





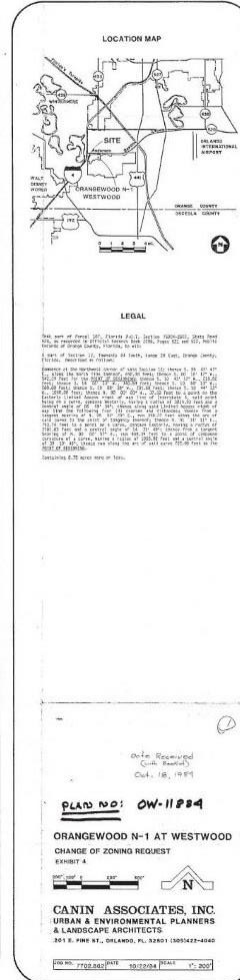
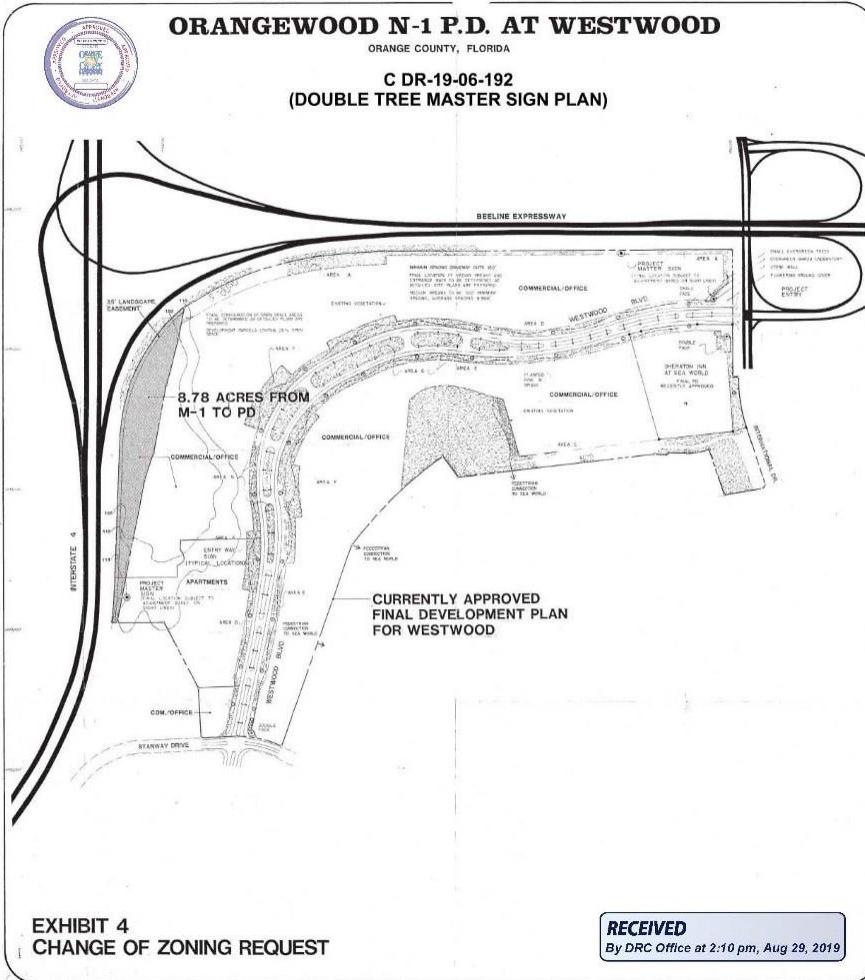
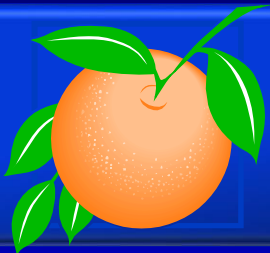
Orangewood N-1 Planned Development / Land Use Plan Aerial Map

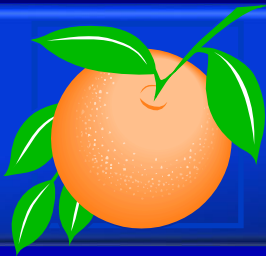


Orangewood N-1

Planned Development / Land Use Plan

Overall Land Use Plan

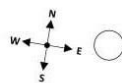
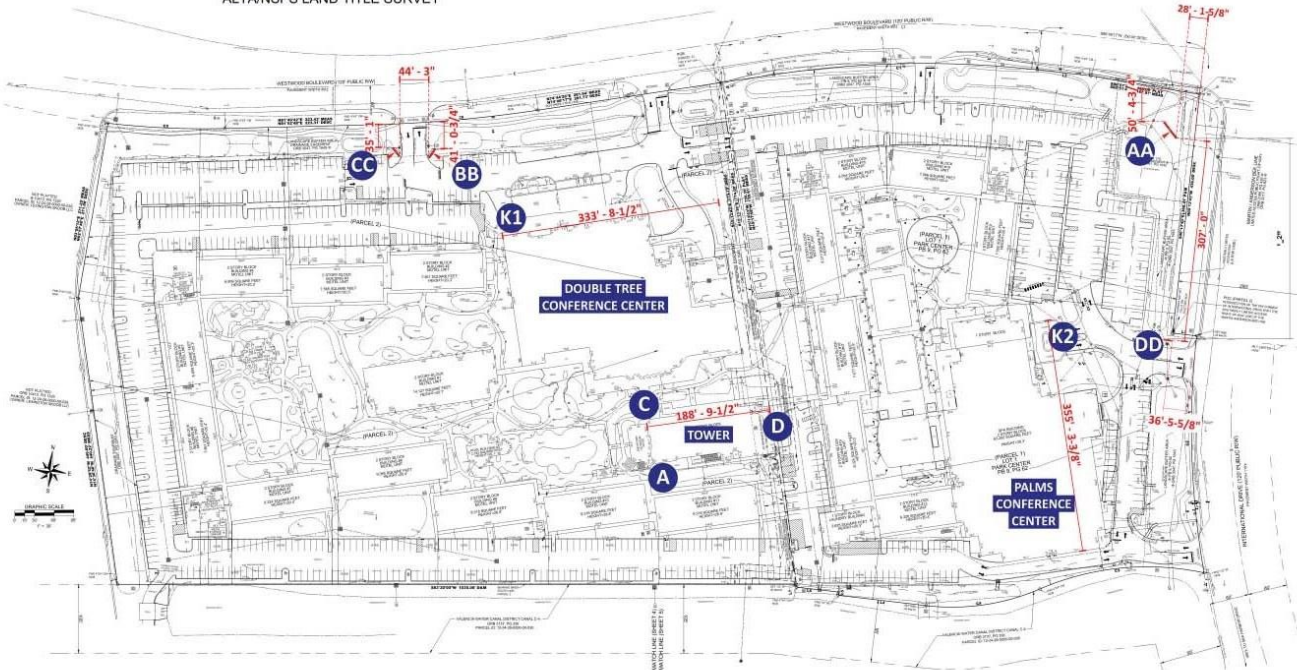




Orangewood N-1 Planned Development / Land Use Plan Master Sign Plan

SIGNAGE PLAN

ALTA/NSPS LAND TITLE SURVEY



SITE PLAN

SCALE: 1" = 150'-0"

DOUBLE TREE CONFERENCE CENTER		
LOCATION	PROPOSED	CODE MAX.
K1	80.0 SQ.FT.	200.0 SQ.FT.

PALMS CONFERENCE CENTER		
LOCATION	PROPOSED	CODE MAX.
K2	30.1 SQ.FT.	200.0 SQ.FT.

TOWER		
LOCATION	PROPOSED	CODE MAX.
A	102.6 SQ.FT.	
C	134.0 SQ.FT.	
D	166.3 SQ.FT.	
TOTAL	402.9 SQ.FT.	450.0 SQ.FT.

MONUMENT SIGNS		
LOCATION	PROPOSED	CODE MAX.
AA	190.6 SQ.FT.*	80.0 SQ.FT.
BB	110.0 SQ.FT.*	80.0 SQ.FT.
CC	110.0 SQ.FT.*	80.0 SQ.FT.
DD	110.0 SQ.FT.	80.0 SQ.FT.

*EXISTING GROUND SIGNS WITH COPY AREA AND LOCATION PREVIOUSLY APPROVED UNDER VARIANCE VA-11-01-106.

DOUBLETREE
BY HILTON

Design #
0821809R04 MSP

Sheet 6 of 21

Client
DOUBLETREE
Address
10100 INTERNATIONAL DR
ORLANDO, FL

Account Rep. J LEBIHAN

Designer M KESTER

Date 07/19/2018

Approval / Date
Client
Sales
Estimating
Art
Engineering
Landlord

Revision/Date



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North York, NY 10226
212-491-1111 Fax 212-491-1104

Florida
2024 South Hill Palm Circle
Casselberry, FL 32707
407-261-1111 Fax 407-261-1104

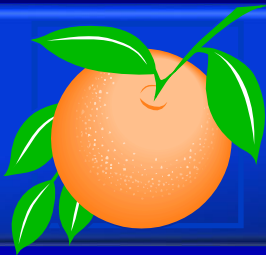
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111 Woodbridge Place
Dunwoody, GA 30328
770-406-1111 Fax 770-406-1104

South Texas
PO BOX 125, 206 Doral Drive
Dallas, TX 75241
972-342-1111 Fax 972-342-1104

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FINAL ELECTRICAL CONNECTION BY CUSTOMER





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Orangewood N-1 Planned Development / Land Use Plan (PD/LUP), dated “August 29, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the following modification to Condition #10:

10) Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated ~~November 8, 1984~~ January 28, 1985 shall apply:

District 1



Board of County Commissioners

Public Hearings

November 12, 2019