

Board of County Commissioners

Public Hearings

July 13, 2021

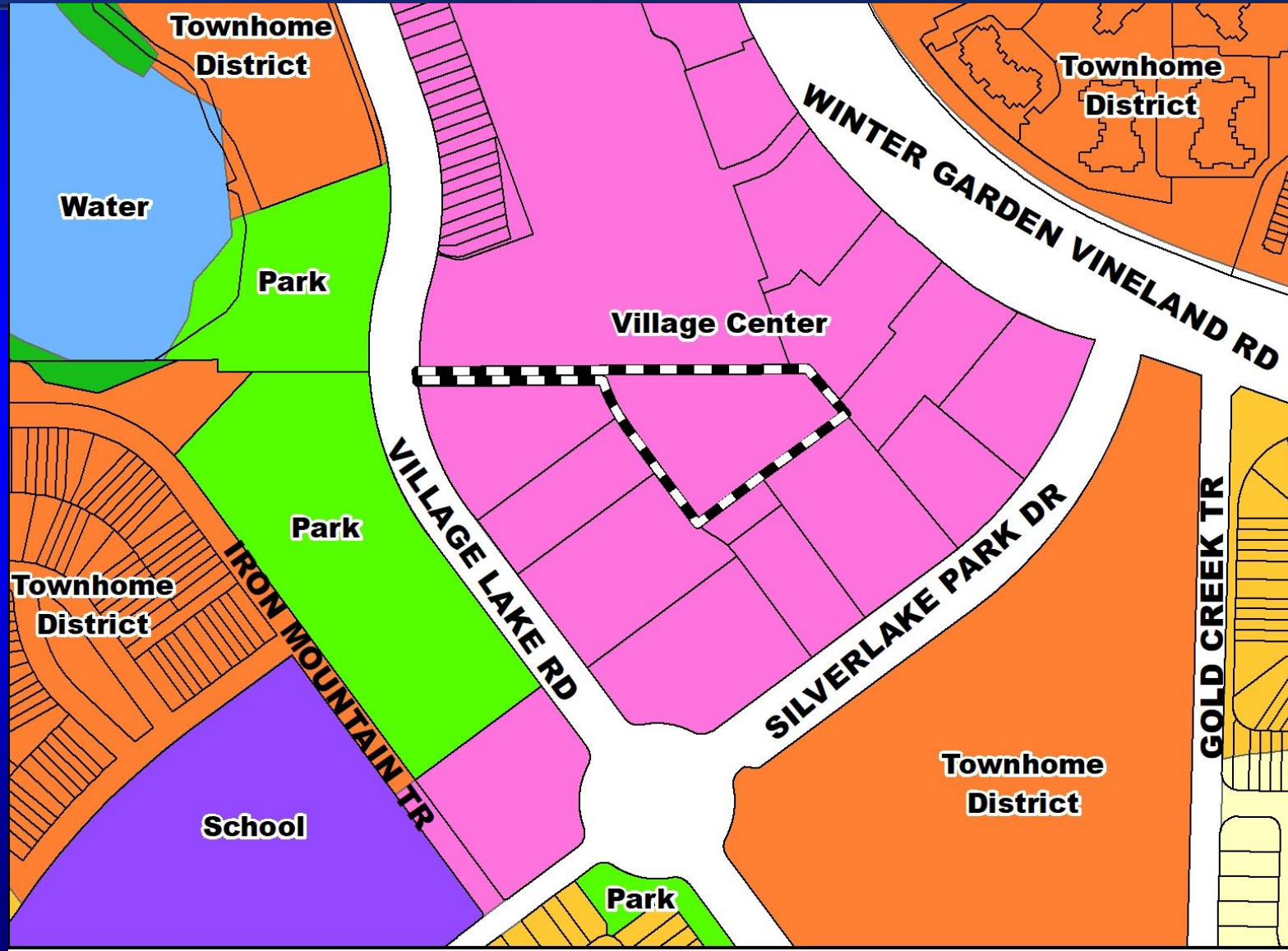


Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan

Case:	CDR-21-01-000
Project Name:	Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 DP
Applicant:	Scott M. Gentry, Kelly, Collins & Gentry, Inc.
District:	1
Acreage:	2.22 gross acres
Location:	Generally located north of Silverlake Park Drive and west of Winter Garden Vineland Road
Request:	To construct a 33,600 square foot self-storage facility on Lot 2.

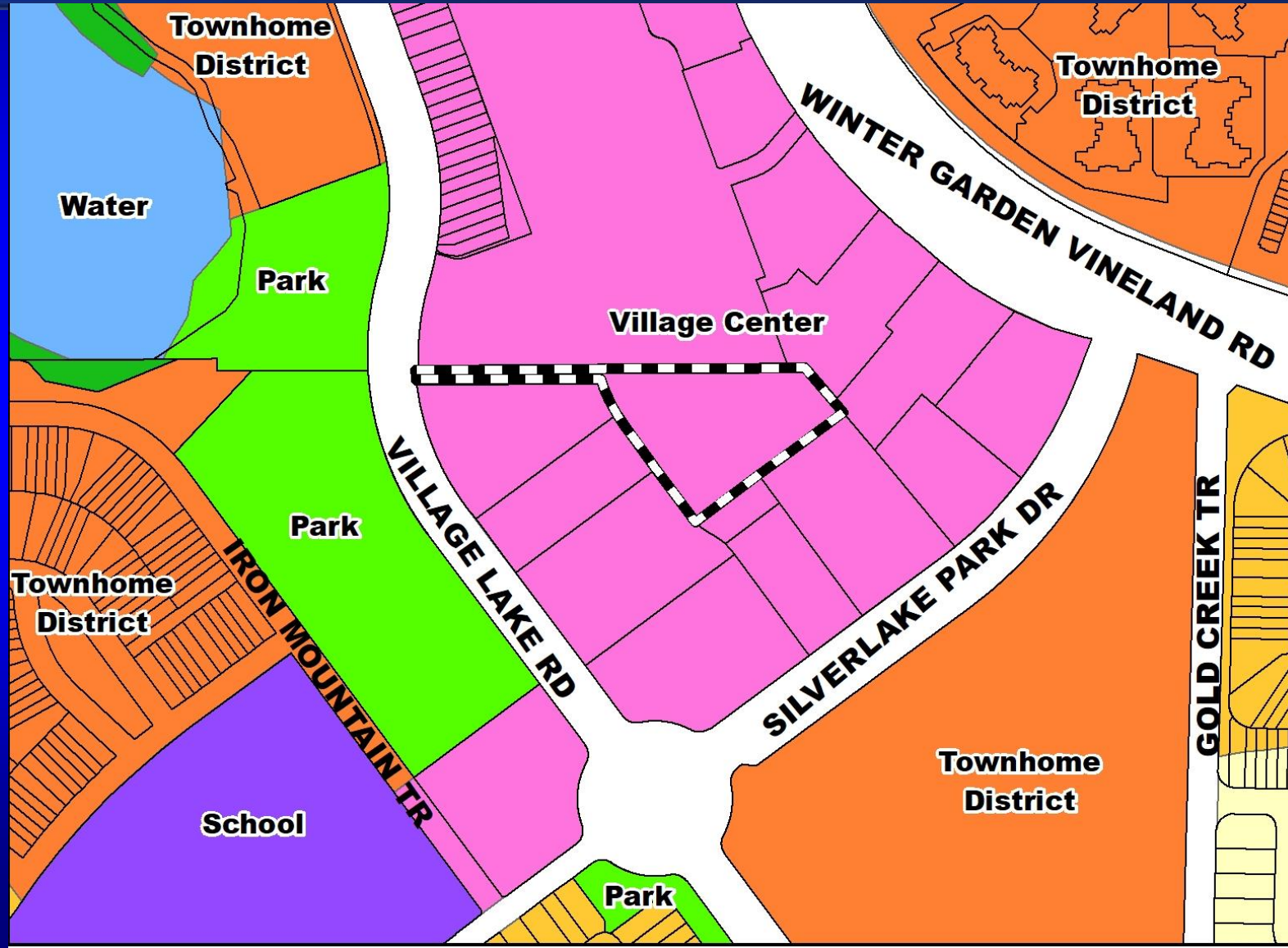


Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan Future Land Use Map



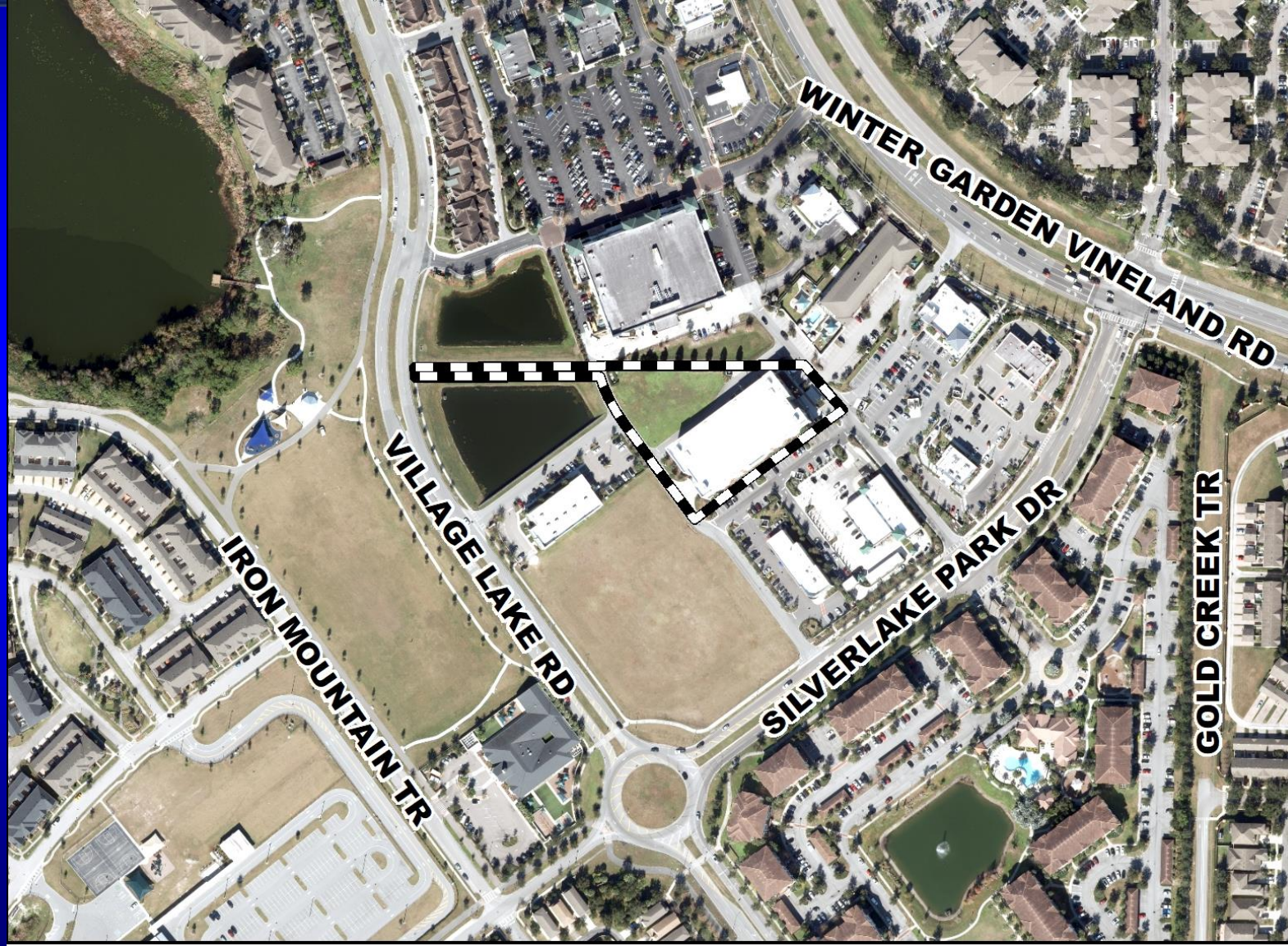


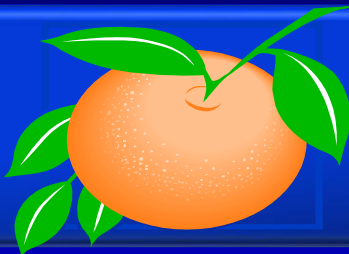
Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan Zoning Map



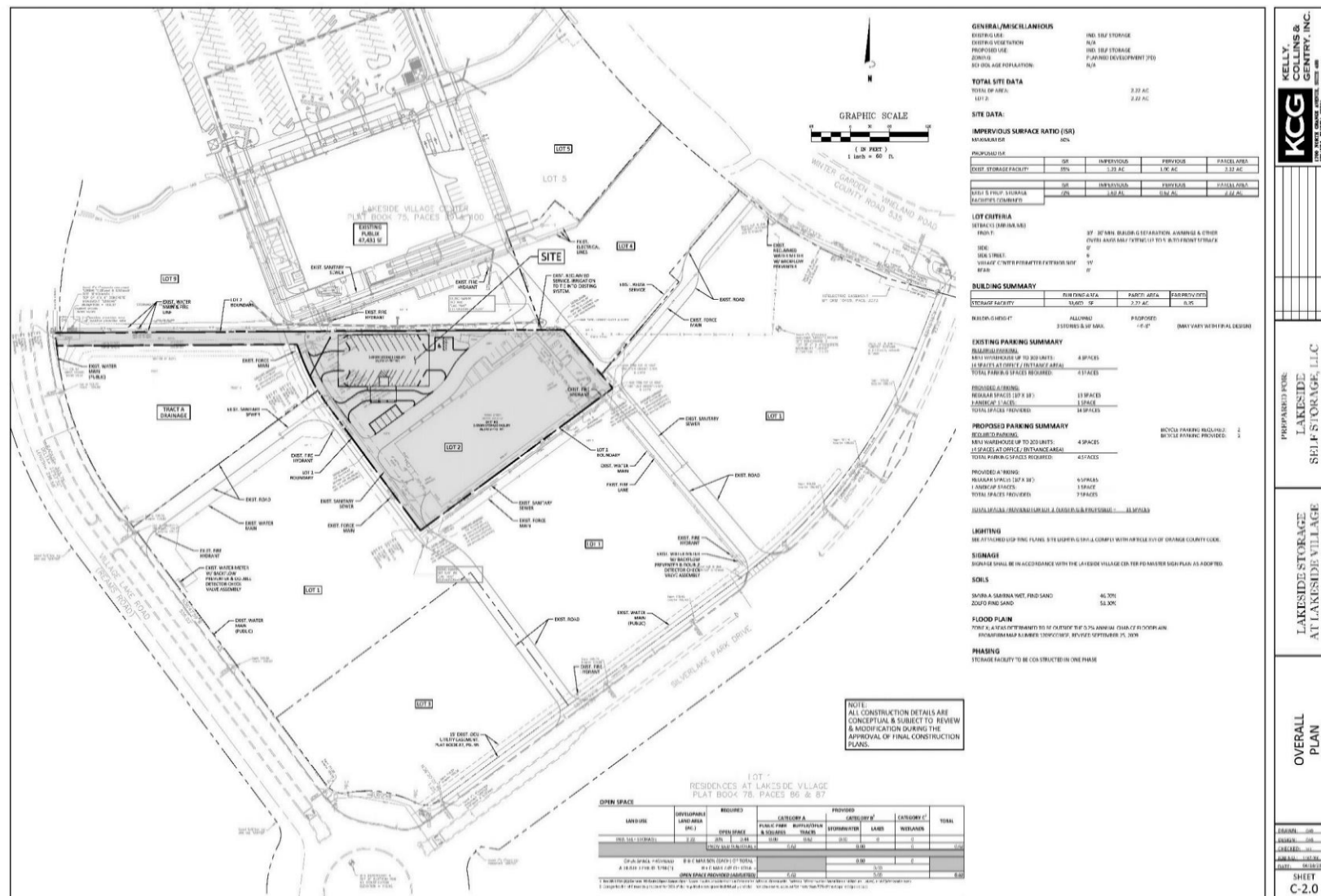


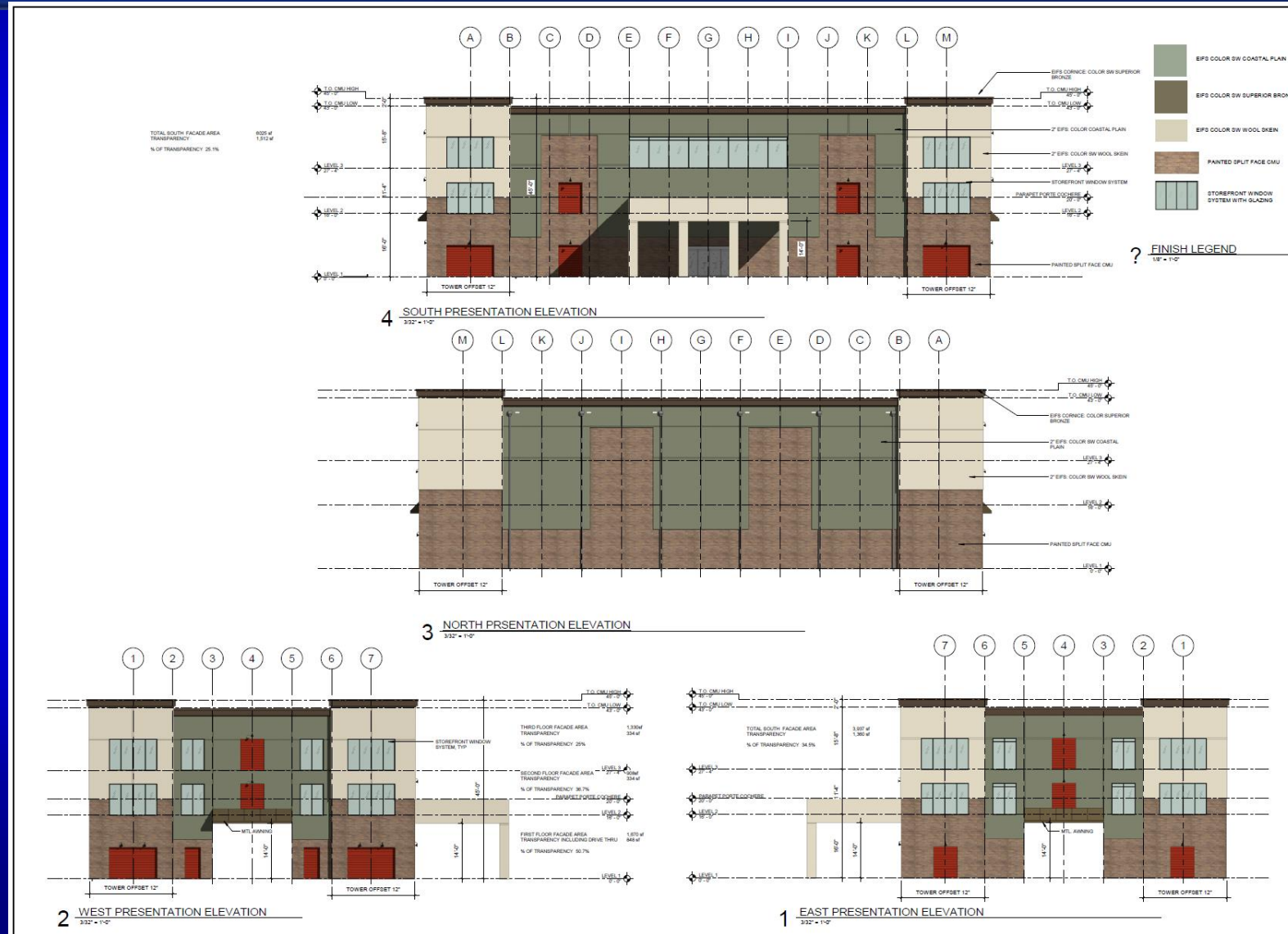
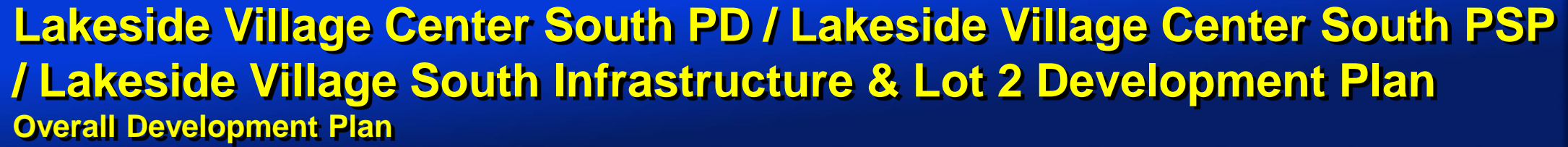
Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan Aerial Map

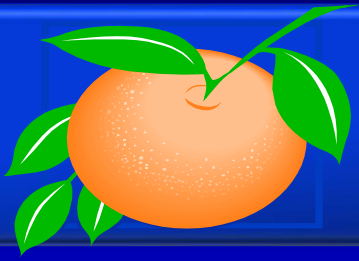




Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan Overall Development Plan







Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 DP dated “Received April 28, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Commercial Building Planned Development / Land Use Plan

Case: LUPA-20-09-255

Project Name: Commercial Building PD

Applicant: Jonathan Martin, Kimley-Horn & Associates

District: 1

Acreage: 4.40 gross acres (overall acreage)
2.32 gross acres (affected acreage)

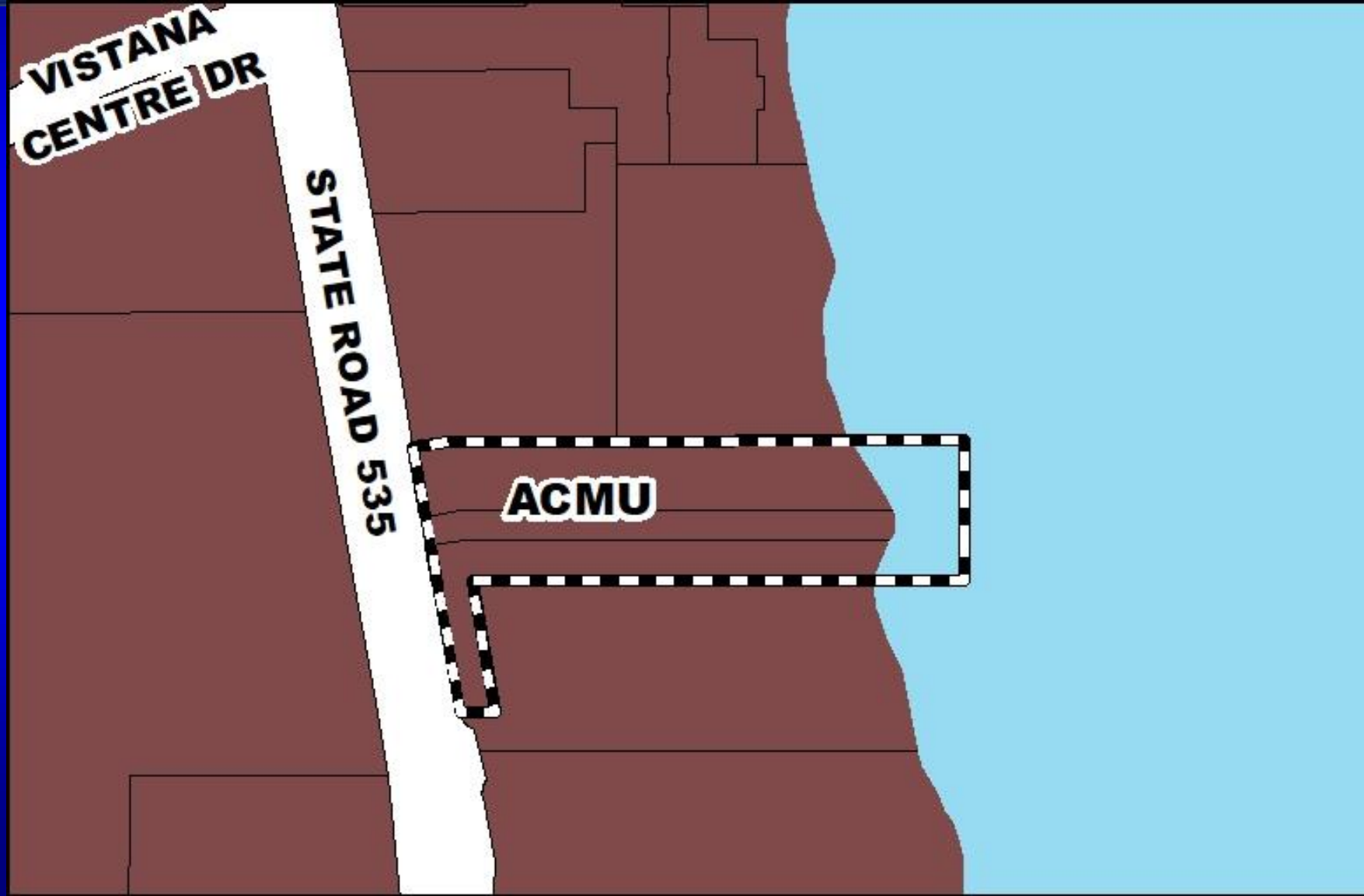
Location: 13651-13709 S. Apopka Vineland Road; or generally located on the east side of S Apopka Vineland Road, south of Vistana Centre Drive.

Request: To rezone 2.32 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct a hotel and commercial/restaurant development.



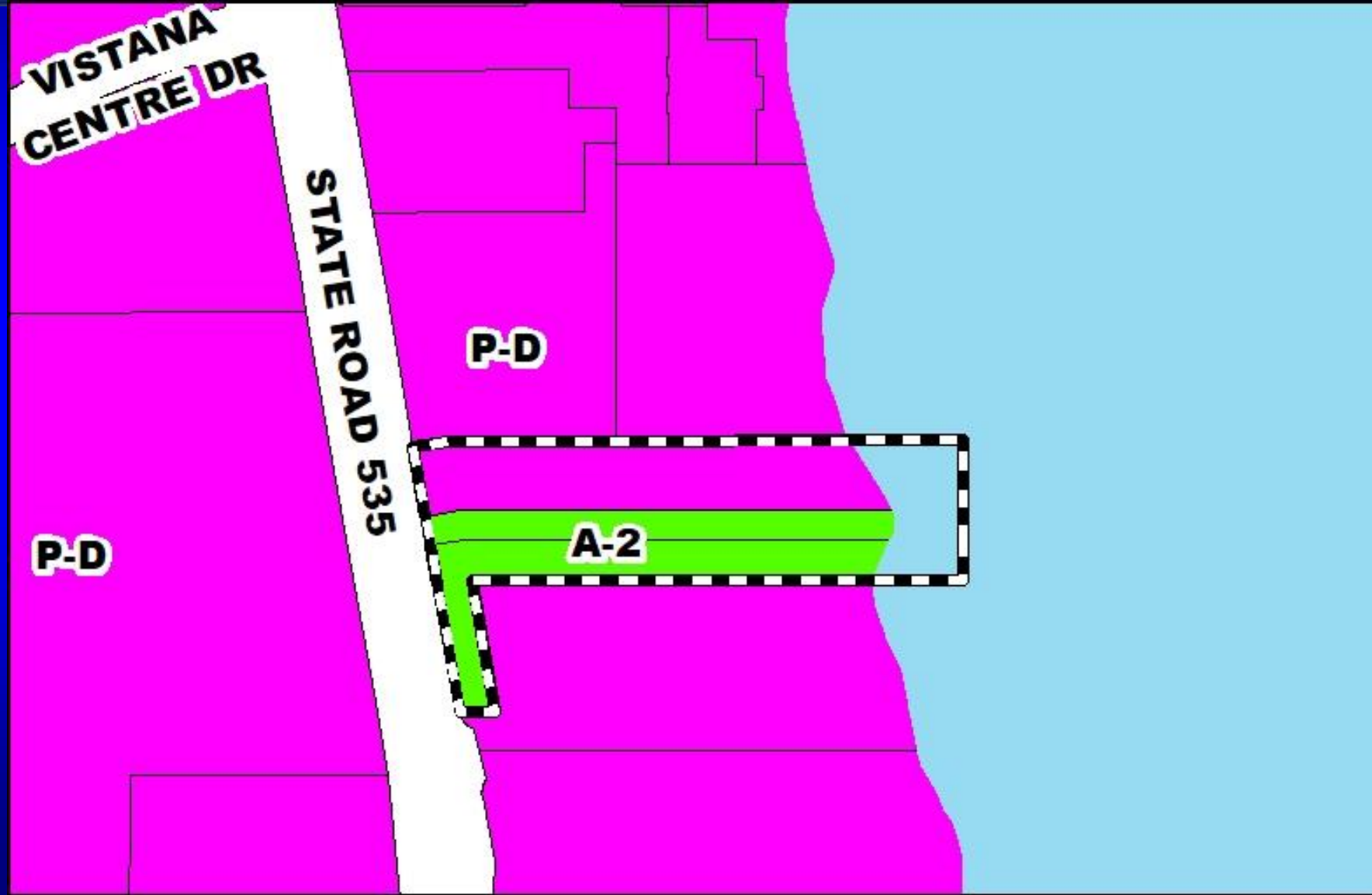
Commercial Building Planned Development / Land Use Plan

Future Land Use Map





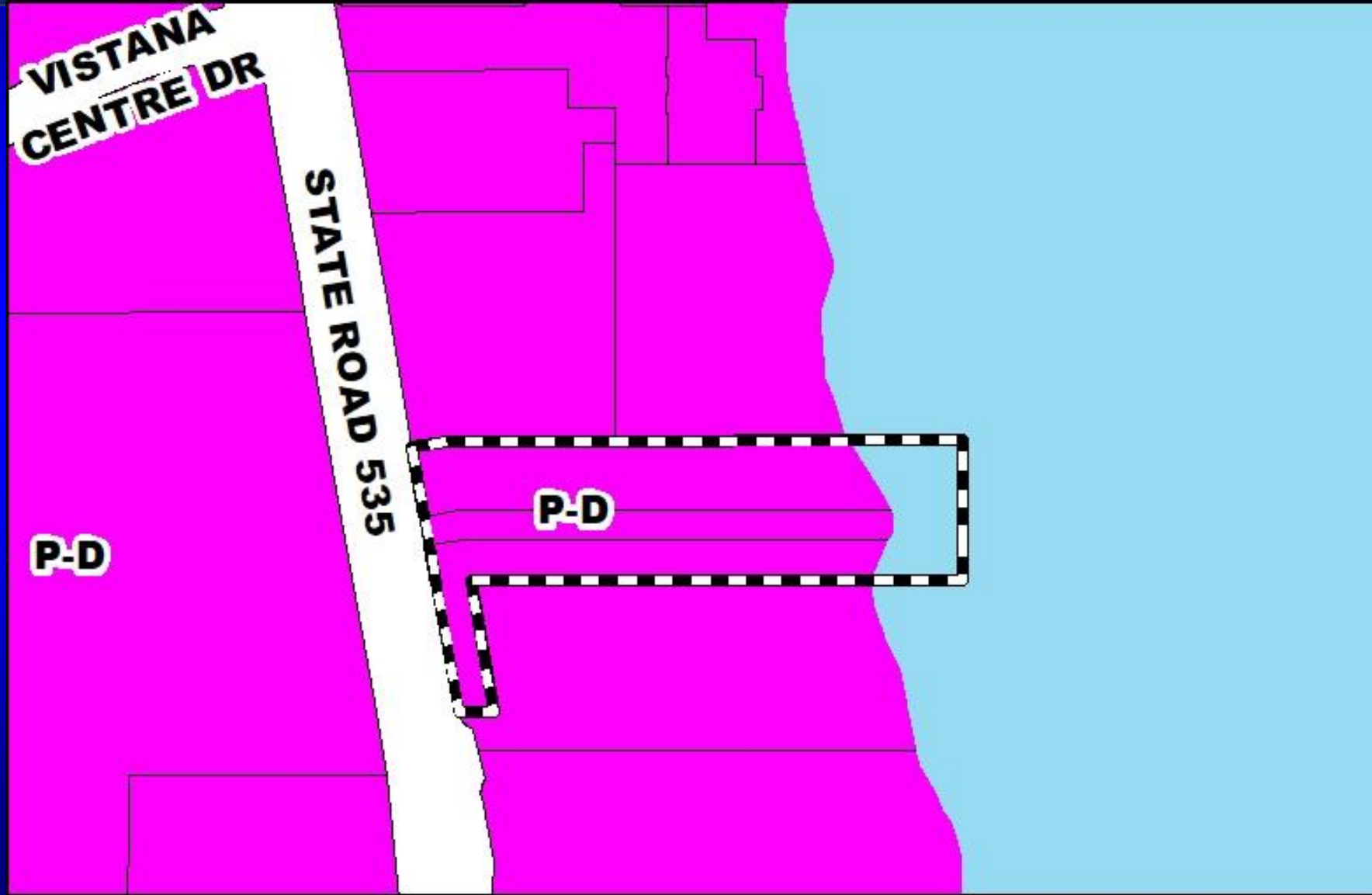
Commercial Building Planned Development / Land Use Plan Zoning Map





Commercial Building Planned Development / Land Use Plan

Proposed Zoning Map

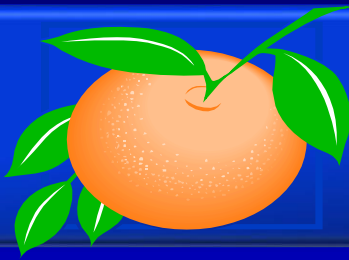




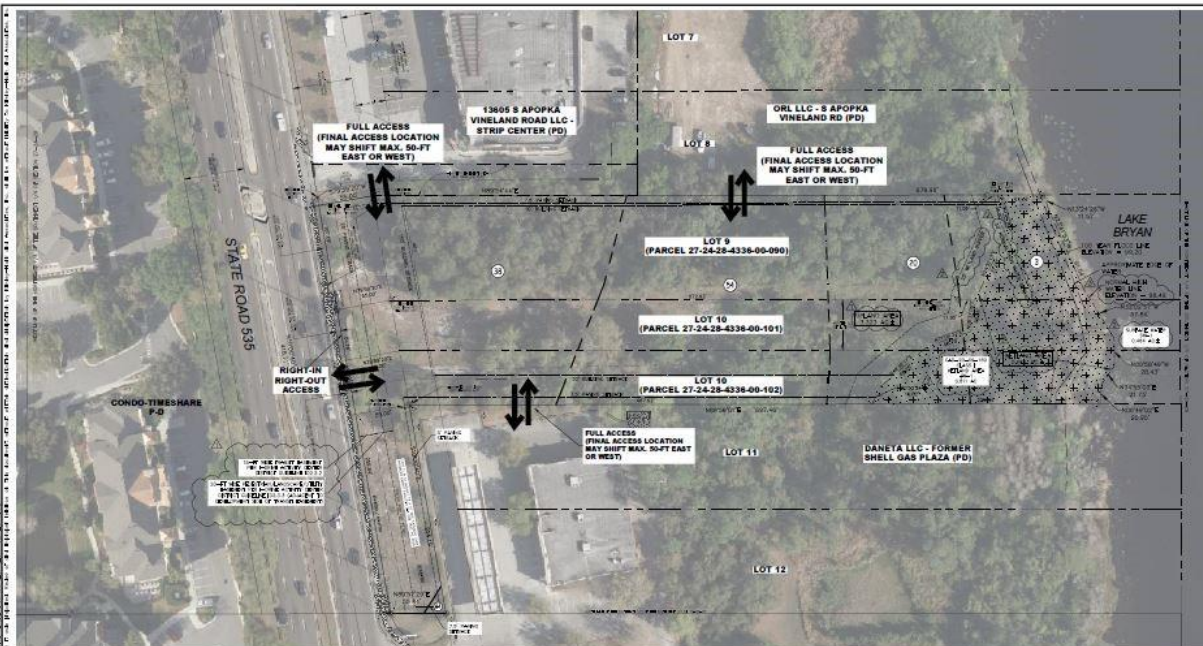
Commercial Building Planned Development / Land Use Plan

Aerial Map





Commercial Building Planned Development / Land Use Plan Overall Land Use Plan



DEVELOPMENT NOTES:

SITE DATA:

TOTAL PROJECT AREA: 4.40 Acres
EXISTING VEGETATION: Natural Vegetation
EXISTING ZONING: Vantel Commercial & Single Family
EXISTING ZONING: PD - Planned Development
PROPOSED ZONING: AD - Farmstead Rural
EXISTING FUTURE LAND USE: PD - Planned Development
ACMU - Activity Center Mixed Use

ALLOWED USES CONSISTENT WITH CH 1.3 OF THE ORANGE COUNTY COMPREHENSIVE PLAN, POLICY D1.1.6 OF THE ORANGE COUNTY COMPREHENSIVE PLAN DEALING WITH PROHIBITED USES SHALL APPLY TO APPROVALS OF THIS DEVELOPMENT

DEVELOPMENT SUMMARY:

DESIGN STANDARDS:

PROPOSED USES: Tourist Commercial with Tourist Commercial Signage Overlay
Quick Service Restaurant (QSR) & Hotel
PROPOSED INTENSITY/DENSITY: INTENSITY: 5.14 FAR (QSR)
DENSITY: 100 Units (Hotel)
DEVELOPMENT PROGRAM: 20,000-SF Commercial
100 Unit Hotel

BUILDING SETBACKS:

WEST (STATE ROAD 535): Greater of 80' from Public R.O.W. or 150' from SR 535 Centerline
EAST: 20'
NORTH: 10'
SOUTH: 30'
INTERNAL: 0'

PAVING SETBACKS:

WEST (STATE ROAD 535): 25'
EAST: 5'
NORTH: 7.5'
SOUTH: 7.5'
INTERNAL: 0'

NORMAL HIGH-WATER SETBACK:

60-FT (QSR); 200-FT (HOTEL)

MAXIMUM BUILDING HEIGHT:

80%
MAXIMUM IMPERVIOUS AREA: 0.611 AC

EXISTING WETLANDS:

WETLAND IMPACTS: NA

SURFACE WATER:

0.464 AC

DEVELOPMENT SUMMARY (CONT.):

PHASING: Multi-Phase
OPEN SPACE: 25%
REQUIRED PARKING: Per Orange County LOC (Section 38-1478)
LANDSCAPE BUFFERS: Per Orange County LOC (Section 38-1287)
PREDEVELOPMENT CIRCULATION: Per Orange County LOC (Section 38-1226(b))
STORMWATER: To comply with Orange County and SWMD standards
WATER SERVICE: Orange County Utilities
WASTEWATER SERVICE: Orange County Utilities
RECLAIMED WATER SERVICE: Orange County Utilities

ADDITIONAL NOTES:

1. THE ORDINARY HIGH-WATER LINE LOCATION OF LAKE BRYAN HAS NOT BEEN DETERMINED. OTHERS MAY HAVE CLAIM OF TITLE TO THOSE LANDS LYING LAKEWARD OF THE ORDINARY HIGH-WATER LINE.
2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF A BOAT DOCK (INCLUDING BUT NOT LIMITED TO A SEASONAL, COMMUNITY PIER OR OTHER SIMILAR PERMANENTLY FIXED OR FLOATING STRUCTURE) OR A BOAT RAMP. ANY PERSON DESIRING TO CONSTRUCT A BOAT DOCK OR BOAT RAMP SHALL FIRST APPLY FOR A PERMIT PRIOR TO THE INSTALLATION. A BOAT DOCK SHALL REQUIRE ADDITIONAL PERMITTING UNDER CHAPTER 15, ARTICLE IX, DOCK CONSTRUCTION, AND A BOAT RAMP SHALL REQUIRE ADDITIONAL PERMITTING UNDER CHAPTER 15, ARTICLE XV, BOAT RAMPS. APPLICATION SHALL BE SUBMITTED TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION.
3. TRIP EQUIVALENCY MATRIX WAS DEVELOPED USING AVERAGE PM PEAK HOUR TRIP GENERATION RATES PUBLISHED IN THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION MANUAL, 10TH EDITION.
4. A CONSERVATION AREA DETERMINATION (CAD-20-05-18) WAS ISSUED BY THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (OCPEP) ON 02/25/2021.

QSR INTENSITY:

DEVELOPABLE AREA: 3.323 AC (145,054-SF)
(4.40 AC Total Project Area - 0.611 AC Wetlands - 0.464 AC Surface Waters)
ALLOWED: 3.0 FAR
(434,243-SF / 145,054 SF Developable Area)
PROPOSED: 0.14 FAR
(20,000-SF / 145,054 SF Developable Area)

HOTEL DENSITY:

DEVELOPABLE AREA: 3.323 AC
(4.40 AC Total Project Area - 0.611 AC Wetlands - 0.464 AC Surface Waters)
PROPOSED: 60 UNITS / AC
(180 UNITS / 3.0 AC Developable Area)

NOTE: PROPOSED 180 UNITS ASSUMED TOTAL INTENSITY OF SUBJECT PROPERTY WITHOUT QSR USE. FINAL UNIT COUNT SUBJECT TO CHANGE DEPENDING ON INCLUSION OF QSR AND LOT SIZE UTILIZED FOR EACH USE.

TRIP EQUIVALENCY MATRIX ¹											
Land Use ²	USE LOC.	Per Hour Trip Rate	Equivalency Statement	TO							
				Min. Warehouse (RSF)	Apartment (RSF)	Hotel (Rooms)	General Office (RSF)	Medical Office (RSF)	Commercial (RSF)	Freight/Storage (RSF)	Freight/Storage (RSF)
Min Warehouse (RSF)	150	0.17	1 RSF is equal to	1,000	6,388	0,283	0.148	0.348	0.040	0.005	0.005
Apartment (RSF)	220	0.44	1 RSF is equal to	2,480	1,900	0.753	0.380	0.107	0.115	0.015	0.015
Hotel (Rooms)	310	0.60	1 RSF is equal to	3,520	1,364	1,000	0.500	0.173	0.197	0.016	0.016
General Office (RSF)	710	1.10	1 RSF is equal to	6,760	2,414	1,912	1,000	0.338	0.383	0.036	0.036
Medical Office (RSF)	720	3.48	1 RSF is equal to	22,320	7,894	5,762	3,000	1,000	0.999	0.100	0.100
Commercial (RSF)	820	3.01	1 RSF is equal to	22,412	8,438	4,363	2,315	1,101	1.000	0.111	0.111
Freight/Storage (RSF)	924	32.97	1 RSF is equal to	400,176	74,292	28,488	8,442	6,575	1.000	1.000	1.000

¹ Trip Equivalency Matrix was developed using average PM peak hour trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.
² (1) = including only RSF > 1,000 square feet.
Example: To convert 10,000 square feet of Commercial to Hotel use, 10,000 RSF of Commercial x 0.380 = 3,800 Hotel Rooms.

Kimley-Horn & Associates, Inc.
1100 S. Orange Ave., Suite 1000, Orlando, FL 32801
(407) 841-1100
www.kimley-horn.com

DATE: 02/25/2021
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

LAND USE PLAN
COMMERCIAL BUILDING PLANNED DEVELOPMENT
ORANGE COUNTY, FLORIDA
SHEET NUMBER: LUP-02



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Commercial Building Planned Development / Land Use Plan Amendment (PD/LUPA), dated “Received April 16, 2021”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1



Board of County Commissioners

SS-21-01-091

**Privately-Initiated Map Amendment
&**

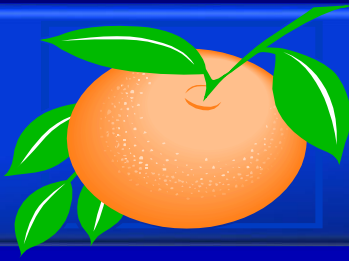
CDR-20-12-362

***Planned Development
Change Determination Request***

Adoption Public Hearing

Agenda VI.H.9

July 13, 2021



SS-21-01-091 & CDR-20-12-362 – Jarod Stubbs

Privately-Initiated Map Amendment and Planned Development / Land Use Plan

Applicant: Jarod Stubbs; Kimley-Horn and Associates

Future Land Use Map (FLUM) Request:

From: Office (O)

To: High Density Residential – Student Housing (HDR-Student Housing)

Change Determination Request (PD/CDR)

Request: Convert the land use on Tract 5B to "Student Housing" to allow for up to 750 beds. Additionally, five (5) waivers from Orange County Code are requested.

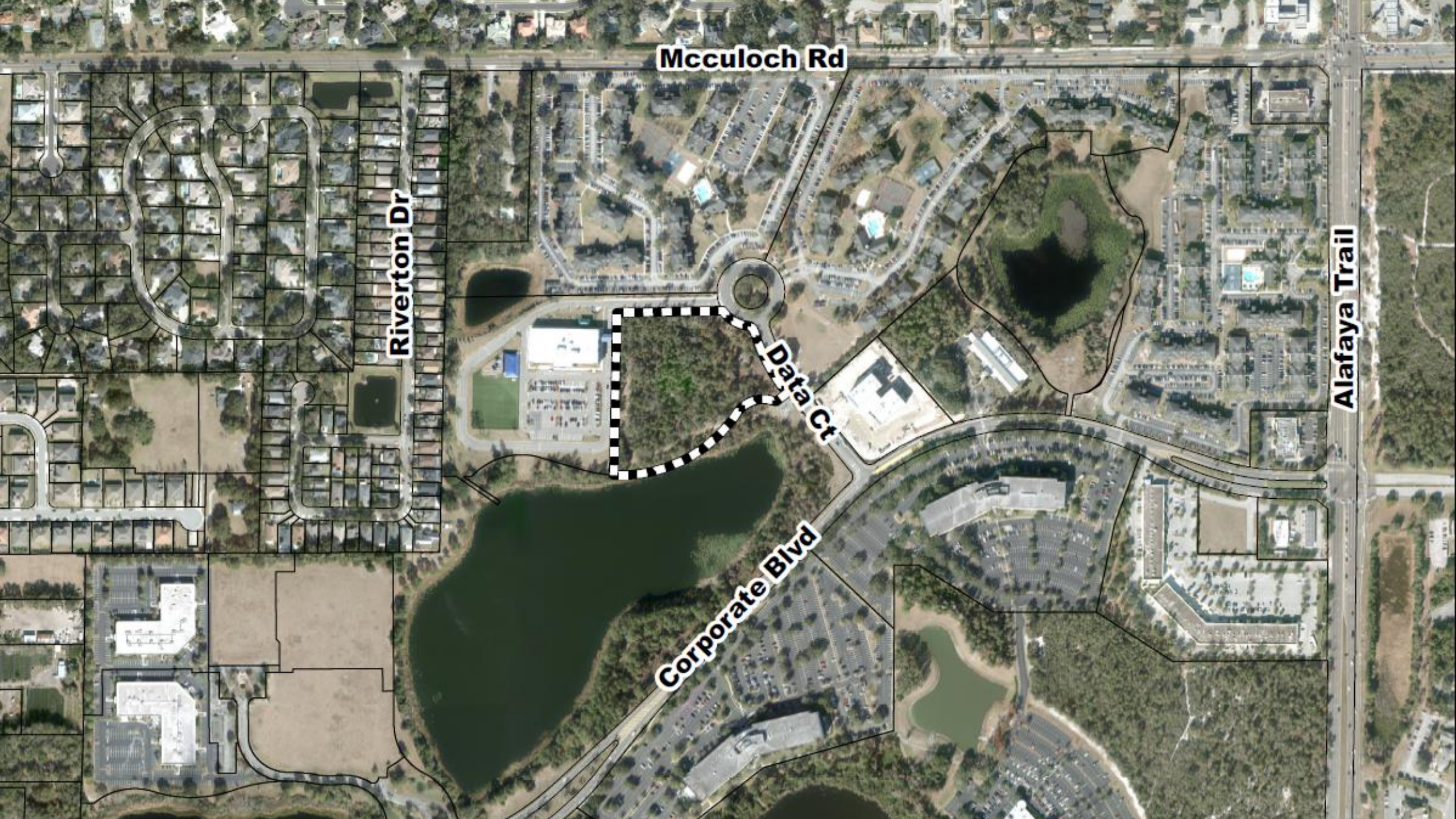
DO-21-03-081 An amendment to modify exhibits A and B of the existing Quadrangle Development Order.

Location: Generally on the west side of Data Court, north of Corporate Blvd., east of Riverton Dr., south of Kings Knight Way.

Acreage: 6.25 gross acres

District: 5

Proposed Use: Student Housing development (750 beds)



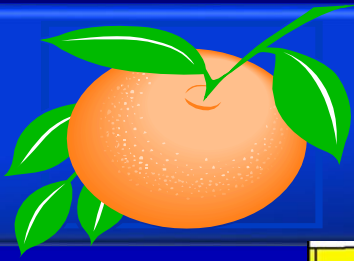
McCulloch Rd

Riverton Dr

Data Ct

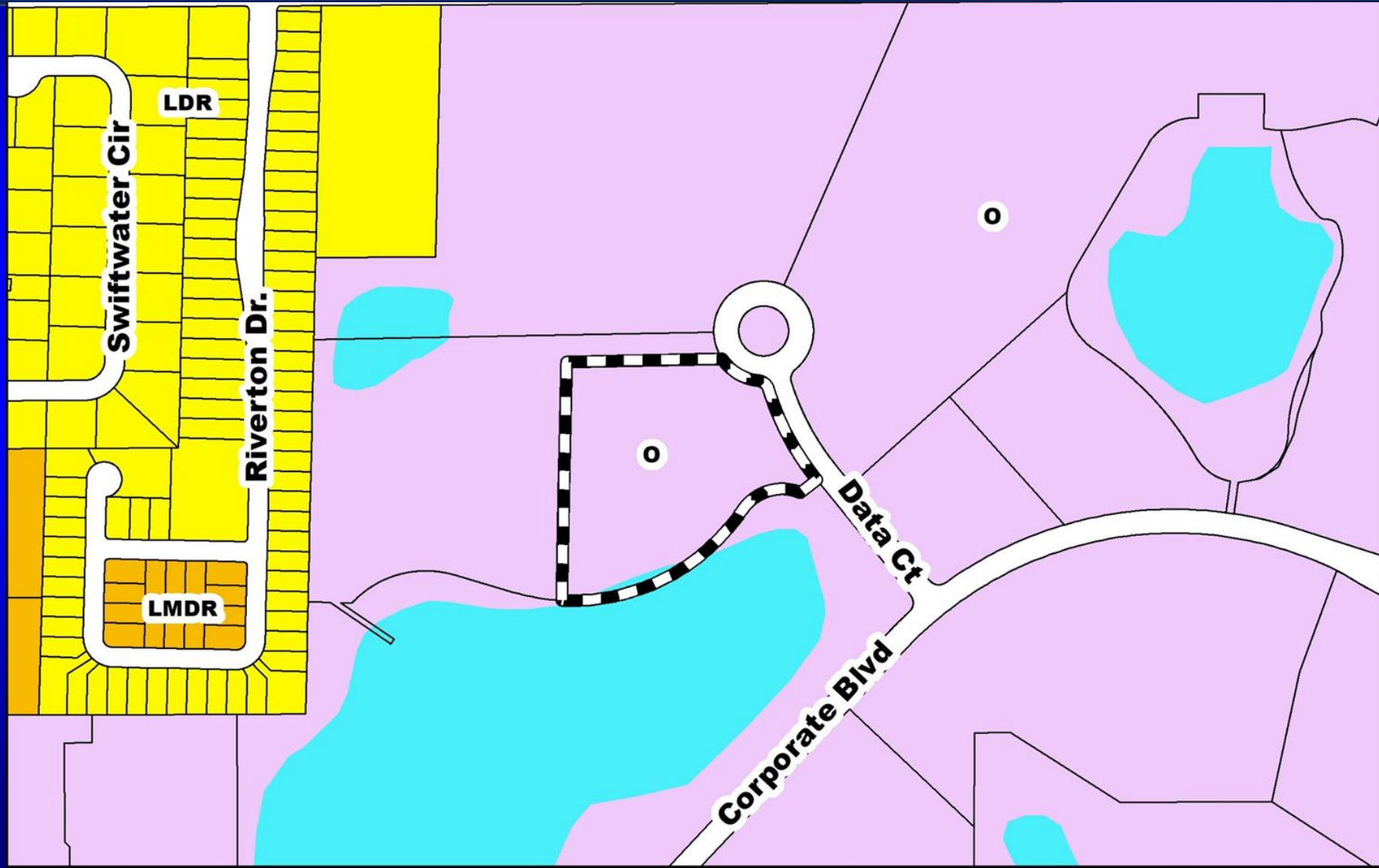
Corporate Blvd

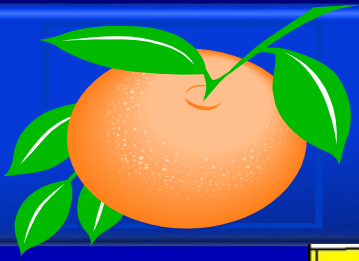
Alafaya Trail



SS-21-01-091 & CDR-20-12-362 – Jarod Stubbs

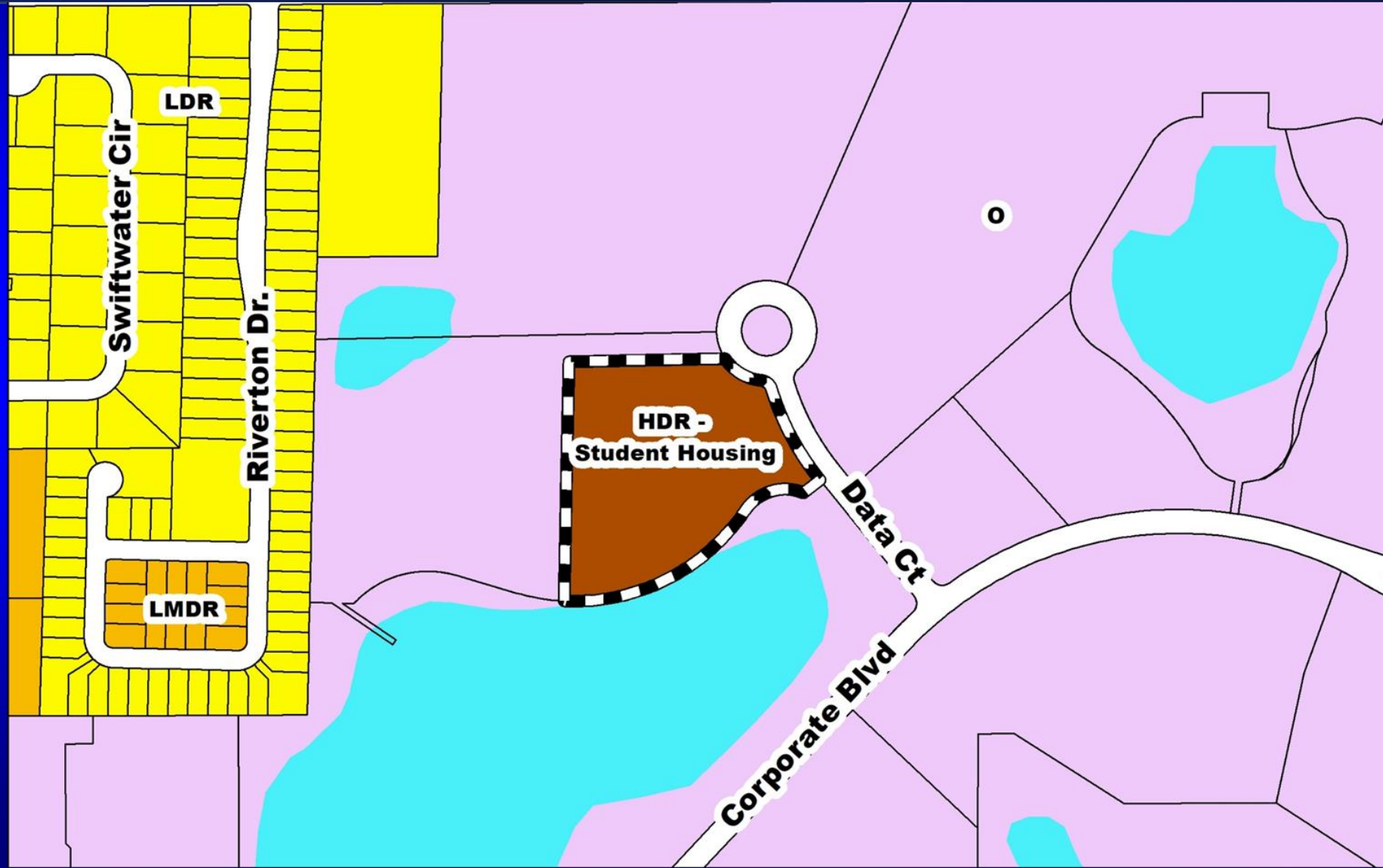
**Privately-Initiated Map Amendment and Planned Development / Land Use Plan
Future Land Use Map**

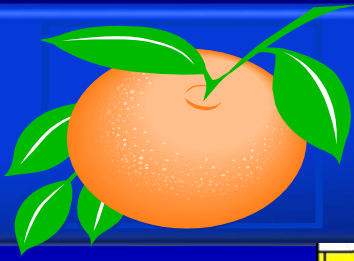




SS-21-01-091 & CDR-20-12-362 – Jarod Stubbs

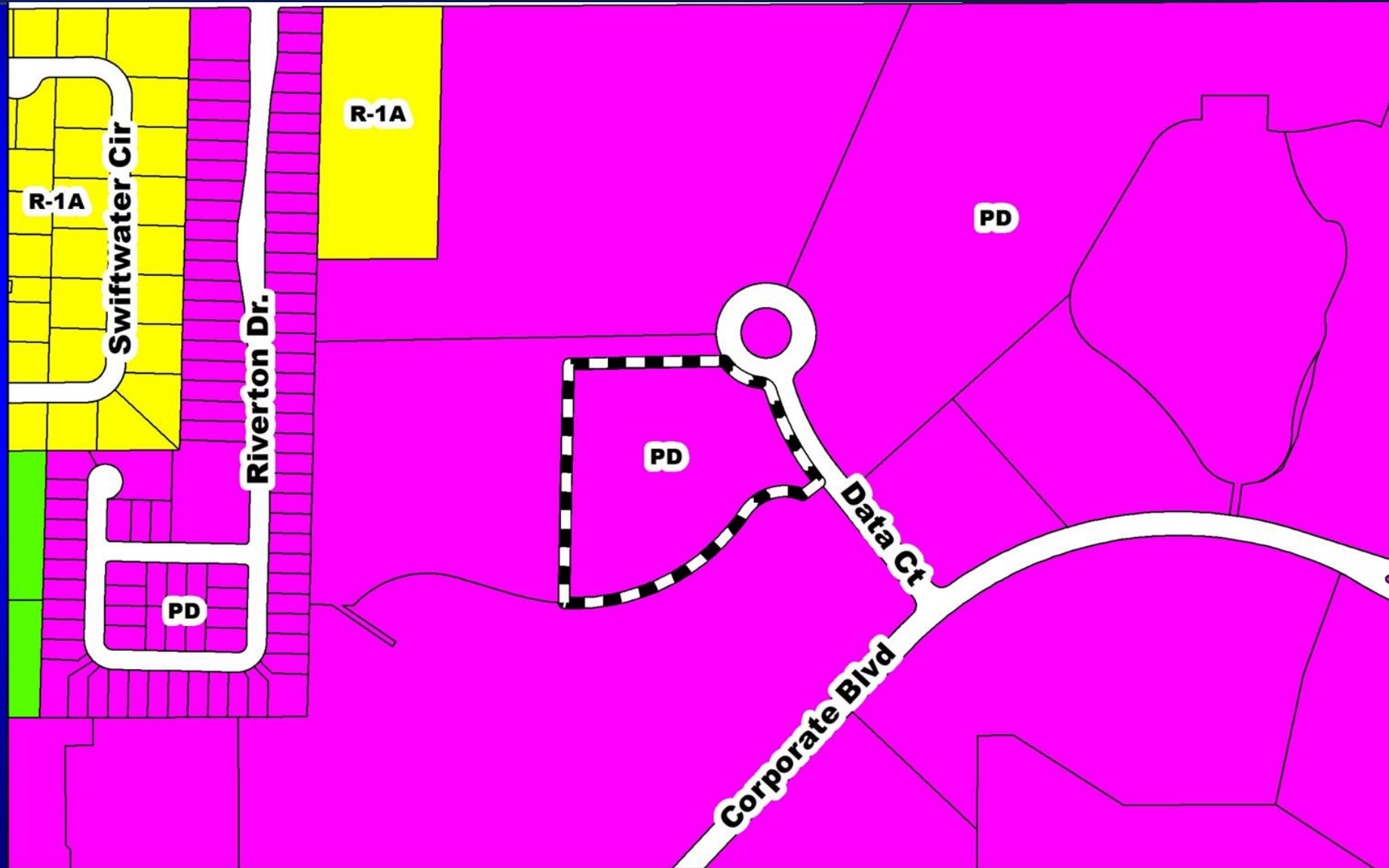
**Privately-Initiated Map Amendment and Planned Development / Land Use Plan
Proposed Future Land Use Map**

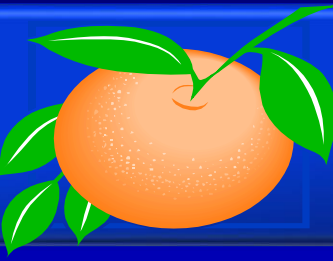




SS-21-01-091 & CDR-20-12-362 – Jarod Stubbs

Privately-Initiated Map Amendment and Planned Development / Land Use Plan Zoning Map





SS-21-01-091 & CDR-20-12-362 – Jarod Stubbs

Privately-Initiated Map Amendment and Planned Development / Land Use Plan

Overall Land Use Plan

QUADRANGLE STANDARDS

BULLY PROGRAM

TRACTS	PARCEL ID NUMBER	LAND USE	SITE AREA (AC)	DEVELOPED INTENSITY (#/AC)	IMPROVED AREA (AC)(%C)	NOTES
1A	04-23-01-7291-00-010	MULTI-FAMILY	25.35	289 UNITS	17.65	
1B	04-23-01-7291-00-010	COMMERCIAL	1.40	10,200 SF	1.12	
1C	04-23-01-7291-00-010	COMMERCIAL	1.30	11,000 SF	1.15	
2	04-23-01-7292-00-000	OFFICE	8.49	—	0.00	
3	04-23-01-7293-00-000	OFFICE	7.50	65,318 SF	0.58	
4A	04-23-01-7294-00-010	MULTI-FAMILY	20.00	247 UNITS	0.03	
4B	04-23-01-7294-00-010	MULTI-FAMILY	20.01	277 UNITS	0.89	
5A	04-23-01-7295-00-010	OFFICE	8.75	68,000 SF	0.50	
5B	04-23-01-7295-00-011	OFFICE	8.20	700,000 SF	0.57	
6	04-23-01-7296-00-000	OFFICE	25.74	—	0.00	
7	04-23-01-7297-00-010	OFFICE	24.82	113,220 SF	18.88	
8	04-23-01-7298-00-000	OFFICE	10.82	—	0.00	
9	04-23-01-7299-00-000	OFFICE	8.75	136,000 SF	0.28	
10	04-23-01-7300-00-000	OFFICE	18.42	237,200 SF	11.21	
11A	04-23-01-7301-00-000	OFFICE	6.08	—	0.00	
11B	04-23-01-7302-00-000	COMMERCIAL	2.00	11,400 SF	1.00	
11C	04-23-01-7303-00-000	COMMERCIAL	1.47	5,394 SF	0.08	
12	04-23-01-7304-00-000	OFFICE	10.43	112,000 SF	1.22	
13	04-23-01-7305-00-000	OFFICE	10.43	215,000 SF	0.45	
14	04-23-01-7306-00-000	OFFICE	5.54	—	0.00	
15	04-23-01-7307-00-010	OFFICE	7.53	87,000 SF	0.54	
16	04-23-01-7308-00-010	OFFICE	6.71	—	0.00	
17A	04-23-01-7309-00-010	COMMERCIAL	1.93	5,938 SF	1.22	
17B	04-23-01-7309-00-010	OFFICE	3.79	137,000 SF	2.22	
18A	04-23-01-7310-00-000	OFFICE	3.79	—	0.00	
18B	04-23-01-7310-00-000	OFFICE	3.79	—	0.00	
19A	04-23-01-7311-00-000	COMMERCIAL	1.79	5,938 SF	1.24	
19B	04-23-01-7311-00-000	COMMERCIAL	1.15	6,792 SF	0.80	
20	04-23-01-7312-00-000	OFFICE	4.02	46,425 SF	3.42	
21A	04-23-01-7313-00-010	OFFICE	2.17	100,000 SF	4.25	
21B	04-23-01-7313-00-010	OFFICE	8.20	128,000 SF	1.38	
22	04-23-01-7314-00-000	OFFICE	8.59	174	7.28	
23	04-23-01-7315-00-000	OFFICE	4.31	—	0.00	
24	04-23-01-7316-00-010	OFFICE	14.08	330,000 SF	10.48	
25	04-23-01-7317-00-000	OFFICE	15.89	338,000 SF	10.43	
26	04-23-01-7318-00-000	COMMERCIAL	10.09	70,000 SF	0.05	
27	04-23-01-7319-00-010	COMMERCIAL	1.25	4,000 SF	0.50	
28	04-23-01-7320-00-000	OFFICE	6.00	243,000 SF	0.81	
29	04-23-01-7321-00-000	OFFICE	4.48	70,000 SF	0.35	
30	04-23-01-7322-00-000	OFFICE	1.02	3,304 SF	0.08	
31A	04-23-01-7323-00-000	COMMERCIAL	13.71	45,000 SF COMM / 1,312 S.I.A. ETC.	0.85	
31B	04-23-01-7324-00-000	COMMERCIAL	0.94	6,000 SF	0.68	
32	04-23-01-7325-00-000	OFFICE	50.70	243,000 SF	10.58	
33A	04-23-01-7326-00-000	OFFICE	3.33	110,000 SF	1.08	
33B	04-23-01-7326-00-000	OFFICE	3.18	21,750 SF	1.06	
34	04-23-01-7327-00-000	OFFICE	1.50	5,900 SF	0.83	
35	04-23-01-7328-00-000	OFFICE	2.50	—	0.00	
36	04-23-01-7329-00-000	OFFICE	488.74	90,000 SF	202.44	
37	04-23-01-7330-00-000	OFFICE	25.01	—	0.00	
TOTAL			473.01		927.45	

SITE DATA

1. ZONING CLASSIFICATION
2. PROPERTY AREA SUMMARY
 - a. OFFICE/RESIDENTIAL PARCELS
 - b. COMMERCIAL PARCELS
 - c. HOTEL PARCELS
 - d. MULTI-FAMILY PARCELS
 - e. COMMERCIAL/MULTI-FAMILY/STUDENT HOUSING
 - f. STUDENT HOUSING
 - g. STORMWATER MGMT./CONSERVATION/OPEN SPACE
 - h. ROADWAY RIGHT-OF-WAY
3. PROPOSED LAND USE
 - a. DEVELOPMENT ENTITLEMENTS
 - b. OFFICE/RESIDENTIAL
 - c. OFFICE/RESIDENTIAL
 - d. MULTI-FAMILY RESIDENTIAL
 - e. STUDENT HOUSING
 - f. BUILDING HEIGHT LIMITATIONS
 - g. STUDENT HOUSING
 - h. BUILDING HEIGHT LIMITATIONS
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NOTES

1. THE MINIMUM NET LIVING FLOOR AREA FOR MULTI-FAMILY PARCELS IS 900 SF. EXCEPT ON TRACT 34A, TRACT 34B, TRACT 34C, TRACT 34D, TRACT 34E, TRACT 34F, TRACT 34G, TRACT 34H, TRACT 34I, TRACT 34J, TRACT 34K, TRACT 34L, TRACT 34M, TRACT 34N, TRACT 34O, TRACT 34P, TRACT 34Q, TRACT 34R, TRACT 34S, TRACT 34T, TRACT 34U, TRACT 34V, TRACT 34W, TRACT 34X, TRACT 34Y, TRACT 34Z, TRACT 35A, TRACT 35B, TRACT 35C, TRACT 35D, TRACT 35E, TRACT 35F, TRACT 35G, TRACT 35H, TRACT 35I, TRACT 35J, TRACT 35K, TRACT 35L, TRACT 35M, TRACT 35N, TRACT 35O, TRACT 35P, TRACT 35Q, TRACT 35R, TRACT 35S, TRACT 35T, TRACT 35U, TRACT 35V, TRACT 35W, TRACT 35X, TRACT 35Y, TRACT 35Z, TRACT 36A, TRACT 36B, TRACT 36C, TRACT 36D, TRACT 36E, TRACT 36F, TRACT 36G, TRACT 36H, TRACT 36I, TRACT 36J, TRACT 36K, TRACT 36L, TRACT 36M, TRACT 36N, TRACT 36O, TRACT 36P, TRACT 36Q, TRACT 36R, TRACT 36S, TRACT 36T, TRACT 36U, TRACT 36V, TRACT 36W, TRACT 36X, TRACT 36Y, TRACT 36Z, TRACT 37A, TRACT 37B, TRACT 37C, TRACT 37D, TRACT 37E, TRACT 37F, TRACT 37G, TRACT 37H, TRACT 37I, TRACT 37J, TRACT 37K, TRACT 37L, 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SS-21-01-091 & CDR-20-12-362 – Jarod Stubbs

**Privately-Initiated Map Amendment and Planned Development / Land Use Plan
Requested Waivers**

The following waivers are requested:

- 1. Reduce parking requirements from 1 space per bedroom to 0.9 spaces per bedroom.**
- 2. Require no masonry wall along the adjacent right-of-way.**
- 3. Reduce building separation requirements.**
- 4. Reduce minimum unit size from 500 s.f. to 400 s.f.**
- 5. Allow a maximum building height of 7 stories (75 feet) in lieu of 3 stories (40 feet).**



Action Requested

SS-21-01-091:

ADOPTION

Ordinance:

APPROVAL

CDR-20-12-362:

APPROVAL

DO-21-03-081:

APPROVAL

Recommended Action:

- **Make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of the High Density Residential – Student Housing (HDR – Student Housing) Future Land Use;**
- **Recommend **APPROVAL** of the associated Small-Scale Ordinance;**
- **Recommend **APPROVAL** of the Quadrangle Planned Development / Land Use Plan (PD/LUP), dated “Received May 27, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report; and**
- **Recommend **APPROVAL** of the amended Development Order.**



General Traffic Analysis – Student Housing

**Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition)
ITE Land Use 225 Data**

Student Housing Trips per Bedroom:

<u>Distance from University Campus</u>	<i>Weekday</i>	<i>PM Peak Hour</i>
▪ Within ½ mile (16 sites)	3.15	0.25
▪ Beyond ½ mile (17 sites)	3.97	0.30

For Reference:

Traditional Single-Family vs. Multi-Family Trips per Unit:

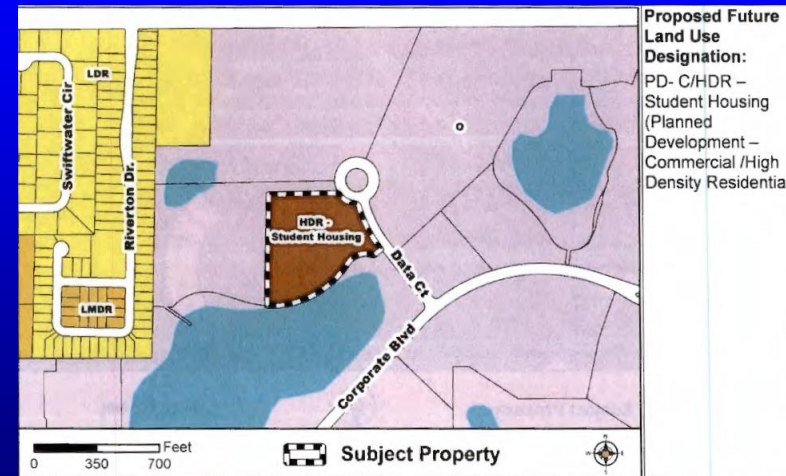
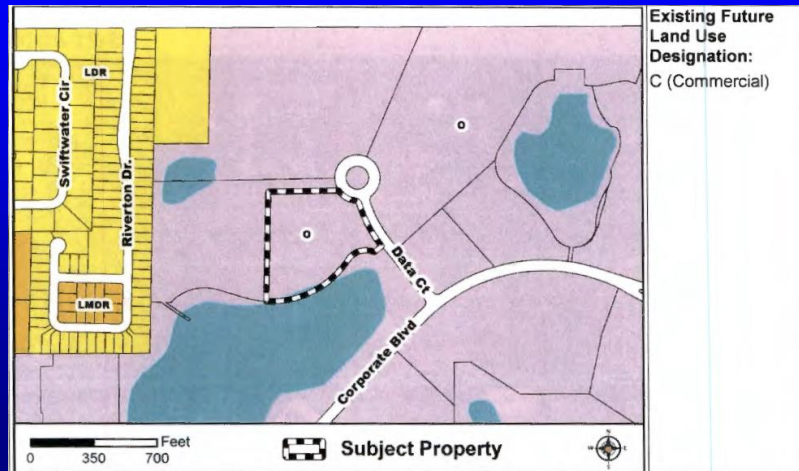
▪ Single-Family (Detached)	9.44	0.99
▪ Multi-Family (Mid-Rise)	5.44	0.44

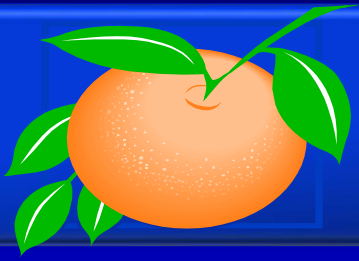


General Traffic Analysis – Student Housing

Transportation Study Results

- The allowable development based on the approved future land use will generated 364 pm peak hour trips
- The proposed use will generate 180 peak hour trips resulting in a net decrease of 184 pm peak hour trips

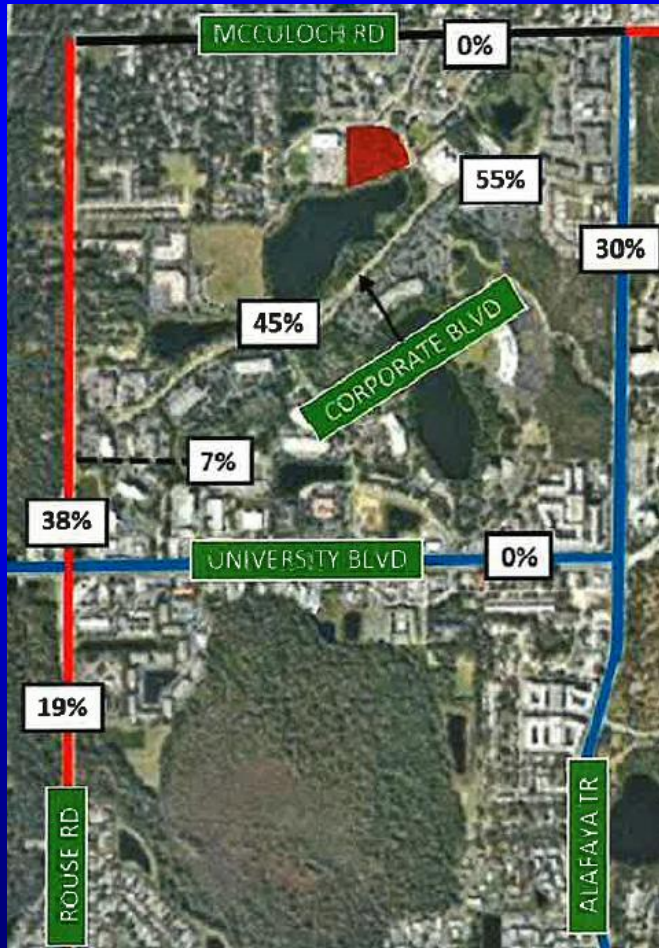




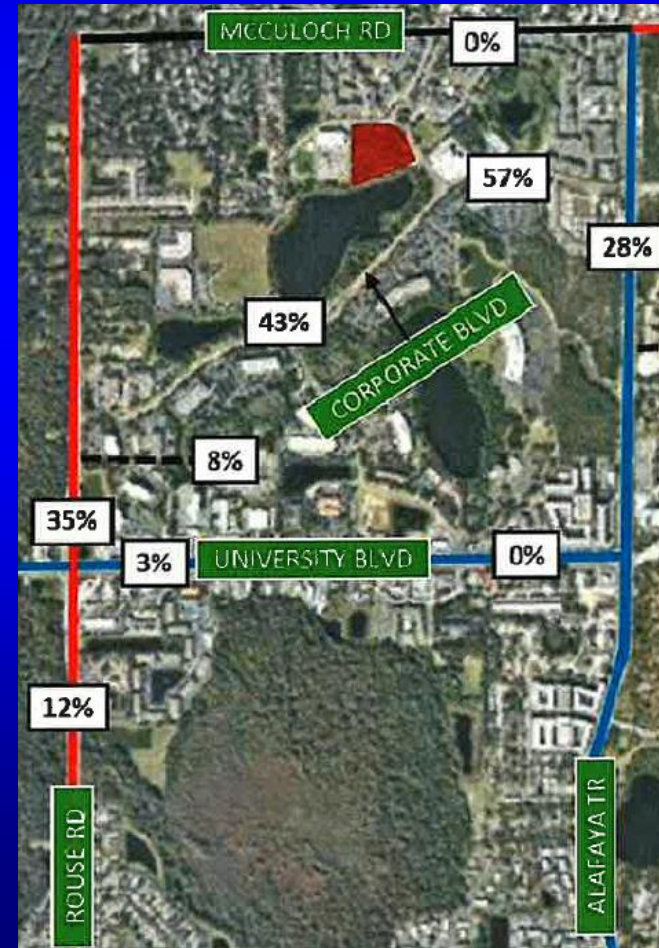
General Traffic Analysis – Student Housing

Transportation Study Results: Trip Distribution

Short-Term Distribution



Long-Term Distribution



Board of County Commissioners

Public Hearings

July 13, 2021