




Interoffice Memorandum

DATE: October 10, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental and Development
Services Department 

**CONTACT PERSON: Joe Kunkel, P.E., DRC Chairman
Development Review Committee
Public Works Department
(407) 836-7971**

SUBJECT: October 25, 2022 – Public Hearing
Jim Hall, Hall Development Services, Inc.
Orangewood N-2 Planned Development
Case # CDR-21-03-093 / District 1

The Orangewood N-2 Planned Development (PD) is located west of International Drive and south of SR 528. The existing PD development program allows for up to 1,302 hotel rooms and timeshare villas; 2,447 multi-family residential units; 507 short term rental units, 407,580 square feet of tourist commercial uses.

Through this PD substantial change, the applicant is seeking to create PD Parcel 11F out of PD Parcel 11D and convert trips to allow for 326 multi-family units and 5,800 square feet of commercial uses on PD Parcel 11F. Additionally, the applicant is requesting a waiver to increase building height within parcel 11F to 80 feet in lieu of 60 feet.

On October 5, 2022, the Development Review Committee (DRC) recommended approval of the request, subject to conditions. A community meeting was not required for this request.

Finally, the required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PD/LUP may be found in the Planning Division for further reference.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Orangewood N-2 Planned Development / Land Use Plan (PD/LUP) dated “Received August 9, 2022”, subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1

Attachments
JVW/NT/JHS

CASE # CDR-21-03-093

Commission District: # 1

GENERAL INFORMATION

APPLICANT Shridhar Rao, Landsmart Consultants, Inc.
OWNER Sea Exchange Investments, Inc.
PROJECT NAME Orangewood N-2 Planned Development (PD)
HEARING TYPE Planned Development / Land Use Plan (PD / LUP)
REQUEST A PD substantial change to create PD Parcel 11F out of PD Parcel 11D and convert trips to allow for 326 multi-family units and 5,800 square feet of commercial uses on PD Parcel 11F.

In addition, the applicant has requested the following waiver from Orange County Code:

1. A waiver from Section 38-1300 to allow multi-family buildings eighty (80) feet in height within parcel 11F in lieu of 60 feet in height.

Applicant Justification:

Due to the irregular shape of the subject property and restrictive setback requirements from I-Drive and the need to obtain at least a 300+ unit count for project feasibility, it is necessary to develop a 6-story apartment structure along with structured parking. When you add architectural elements like corner end towers, elevator shaft extensions and rooftop amenities to provide more amenities for residents, the anticipated height is expected to exceed over 75 feet.

Further, the subject parcel is located at least 1,000 feet from the nearest Lake Willis Single-Family neighborhood and is surrounded by other apartments and commercial buildings. Therefore, we request an increase of height from 60 feet to 80 feet for the subject parcel only to accommodate various architectural elements that would be needed to enhance the aesthetics of the project along the I-Drive corridor.

LOCATION Generally located North of International Drive and east of Westwood Boulevard.

PARCEL ID NUMBER 13-24-28-0530-02-000 (affected parcel)

TRACT SIZE 588.70 gross acres (*overall PD*)
 11.20 gross acres (*affected parcel only*)

PUBLIC NOTIFICATION A notification area extending beyond five hundred (500) feet was used for this application [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Three hundred twenty-five (325) notices were mailed to those property owners in the notification buffer area. A community meeting was not required for this application.

IMPACT ANALYSIS

Overview

The Oranewood N-2 PD was originally approved on September 5, 1972, and has existing development entitlements for up to 1,302 hotel rooms and timeshare villas; 2,447 multi-family residential units; 507 short term rental units, 407,580 square feet of tourist commercial uses.

Through this PD substantial change, the applicant is seeking to create PD Parcel 11F out of PD Parcel 11D and convert trips to allow for 326 multi-family units and 5,800 square feet of commercial uses on PD Parcel 11F. Additionally, the applicant is requesting a waiver to increase building height within parcel 11F to 80 feet in lieu of 60 feet.

Land Use Compatibility

The PD substantial change request would not adversely impact any adjacent properties.

Comprehensive Plan (CP) Amendment

The subject property has an underlying Future Land Use Map (FLUM) designation of Activity Center Residential (ACR). The Oranewood N-2 PD was approved in 1972 and includes multi-family residential, single-family residential, hotel, timeshare, and tourist commercial uses. The proposed PD substantial change is consistent with the ACR designation and all applicable CP provisions.

Community Meeting Summary

A community meeting was not required for this request.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Environmental

Potential Contamination - This project site has a prior land use (golf course) that may have resulted in spillage of petroleum products, fertilizer, pesticide or herbicide. Prior to the commencement of earthwork or construction, Orange County will require a completed Phase I Environmental Site Assessment (ESA). If the site is determined to have soil or groundwater contamination, then the applicant must provide documentation to assure compliance with the Florida Department of Environmental Protection (FDEP) regulation 62-777 Contaminant Cleanup Target Levels. Depending upon the Phase I results, sampling of soils and/or groundwater may also be required prior to development approvals.

Transportation Planning

Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to issuance of the initial certificate of occupancy. Nothing in this condition and nothing in the decision to approve this development plan shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.

Based on the Concurrency Management database (CMS) dated April 5, 2021, there is roadway capacity available within the project's impact area. This information is dated and subject to change.

Schools

Capacity at the elementary (Sunshine), middle (Freedom) and high school (Freedom) is not available. Sunshine elementary school has a current utilization of 118.3% and with the proposed development, capacity would increase by 46 students to 123.8%. Freedom middle school has a current utilization of 102% and with the proposed development, capacity would increase by 21 students to 103.8%. Freedom high school has a current utilization of 113.9% and with the proposed development, capacity would increase by 26 students to 114.9%.

Parks

Orange County Parks and Recreation staff reviewed the substantial change request and did not identify any issues or concerns.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Development Review Committee (DRC) Recommendation – (October 5, 2022)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Orangewood N-2 Planned Development / Land Use Plan (PD/LUP), dated “August 9, 2022”, subject to the following conditions:

1. Development shall conform to the Orangewood N-2 Planned Development dated "Received August 9, 2022," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received August 9, 2022," the condition of approval shall control to the extent of such conflict or inconsistency.

2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. This project shall comply with the County's International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements. The easement areas required shall be shown on the plan as a revised plan and conveyed concurrently at time of platting or dedicated to the County via separate instrument prior to Development Plan Approval.
7. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this Land Use Plan shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
8. Short term/transient rental is prohibited; length of stay shall be for 180 consecutive days or greater.
9. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
10. A waiver from Section 38-1300 to allow multi-family buildings eighty (80) feet in height within parcel 11F in lieu of 60 feet in height is granted.

11. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated July 12, 2022 shall apply:
 - a. A waiver from Section 38-1300 to allow multi-family buildings eighty (80) feet in height within Parcel 11D, in lieu of sixty (60) feet in height.

12. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated February 26, 2019 shall apply:
 - a. The following waivers from Orange County Code are granted:
 - 1) A waiver from 38-1203(3) is granted to allow the project to be governed by a Preliminary Subdivision Plan, in accordance with the applicable provisions of Chapter 34, and any other applicable provisions of Orange County Code related to residential development, in lieu of the requirement to submit a Development Plan(s).
 - 2) A waiver is granted to allow the project to be treated as a residential project and be governed by the standards in Chapter 38, Article VIII, related to Residential Site Standards, and any other applicable provisions of Orange County Code related to residential development, in lieu of the standards set forth in Chapter 38, Article VIII, and any other applicable provisions of Orange County Code related to Tourist Commercial Site Development Standards or commercial components of a planned development (PD).

13. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated June 30, 2015 shall apply:
 - a. All acreages identified as conservation areas and buffers are considered approximate until finalized by Conservation Area Determination (CAD) and Conservation Area Impact (CAI) Permits. Approval of this plan does not permit any proposed conservation impacts.
 - b. The following Education Condition of Approval shall apply to Parcel 11 only:
 - 1) Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of April 28, 2015, as may be amended.
 - 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 Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the 781 residential units allowed under the zoning existing prior to the approval of the PD zoning. 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 Agreement. The developer and its successor(s) and/or assign(s) under the Capacity

Enhancement Agreement, 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 Agreement, 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 Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreement.
 - 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 Agreement.
- c. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). An MUP update shall be submitted to Orange County Utilities at least thirty (30) days prior to construction plan submittal. The updated MUP must be approved prior to Construction Plan approval.
 - d. Any multi-family development shall prohibit short term rental of 179 days or less. Any hotel/timeshare development, and any development on Parcel 11D, shall prohibit stays of 180 days or more. The CCR's shall include a notice/provision stating that short term rental shall not exceed 179 consecutive days within any 12-month period.
 - e. A waiver from Orange County Code Section 38-1501 is granted to allow a minimum lot width of thirty-two (32) feet, in lieu of forty-five (45) feet.
 - f. A waiver from Orange County Code Section 38-1501 is granted to allow a side setback of four (4) feet in lieu of five (5) feet for the thirty-two (32) foot lots. A/C units shall be located to the rear of homes, outside of the side setback.
 - g. Permitted and prohibited uses shall be those specified in Policies ID1.1.3 and ID1.1.6 of the International Drive Activity Center Element.
 - h. Any single family detached houses or short-term rental units on lots less than 50 feet in width shall have rear-loaded garages.
 - i. Parcel 11A shall require approval by the Board of County Commissioners at a public hearing.
14. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 10, 2015, shall apply:
- a. The following Education Condition of Approval shall apply to Parcel 15 only:

- 1) Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board [and Orange County] as of 2/02/2015.
 - 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 Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the zero (0) residential units allowed under the zoning existing prior to the approval of the PD zoning. 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 Agreement. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, 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 Agreement, 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 Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreement.
 - 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 Agreement.
- b. A copy of Concurrency Vested Rights certificate must be provided with the application for a building permit.
 - c. For Parcel 15 only, upon receipt of a permit, following County Completion of Design Plans, Developer shall construct the Improvements to the intersection of Westwood Boulevard Extension and International Drive within 180 days as provided in the Road Impact Fee Agreement approved by the BCC on May 14, 2013, and recorded at OR Book/Page 10571/4753.
 - d. Pole signs and billboards shall be prohibited. ~~Ground and fascia~~ All other signs shall comply with Chapter 31.5 Tourist Commercial Standards of the Orange County Code with the exception of Parcel 6 which shall comply with the approved Master Sign Plan.

15. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated October 8, 2013, shall apply:
- a. An additional access driveway is approved for a right-in access only for Parcel 15 only. No future right-out access is approved at this location without a change to the Land Use Plan and approval by the Board of this change request.
 - b. The Master Sign Plan, dated "Received July 24, 2013," applicable to Parcel 6 only, is approved with the following waivers:
 - 1) A waiver from Section 31.5-163(a)(1) to allow the copy area of the outparcel 7 ground signs to be no more than 60 square feet each in exchange for other ground signs (per the Master Sign Plan for Parcel 6) to be reduced to 30 square feet, as outparcel 7 has limited right-of-way frontage. The exception to this requirement is that the ground sign within outparcel 5 may also have no greater than 60 square feet in copy area, in lieu of 30 square feet.
 - 2) A waiver from Section 31.5-166(d) to allow a maximum of two (2) ground signs for outparcel 7 (as identified on the Master Sign Plan) where less than 500-feet of right-of-way frontage is present, in lieu of the requirement that the two (2) ground signs have greater than 500-feet of right-of-way frontage. The waiver also allows the two (2) ground signs to be separated from each other and from any other ground signs within adjacent outparcels to be separated by a distance of less than 100-feet, but no closer than 50-feet; in lieu of the requirement that they be separated by a distance of not less than 100-feet.
 - 3) A waiver from Section 31.5-166(e) to allow two (2) ground signs advertising or identifying businesses within outparcel 7 to be located off-site (within adjacent outparcels 1, 2 and 6 as identified on the Master Sign Plan), in lieu of the requirement that ground signs only be used to advertise or identify businesses within the parcel in which they are located.
 - 4) A waiver from Section 31.5-166(e) to allow Parcel 2 to share a 60 dual tenant square foot ground sign on Parcel 5 in lieu of a ground sign may only advertise or identify the establishment or business on the parcel.
 - 5) A waiver from Section 38-1287(2), (3) & (4) to allow internal lot lines to have building and paving setbacks reduced to zero is granted for Parcel 6 only.
16. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval dated April 20, 2010 and February 16, 2010, shall apply:
- a. Tree removal / earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision and/or Development Plan, with a tree removal and mitigation plan, have been approved by Orange County.

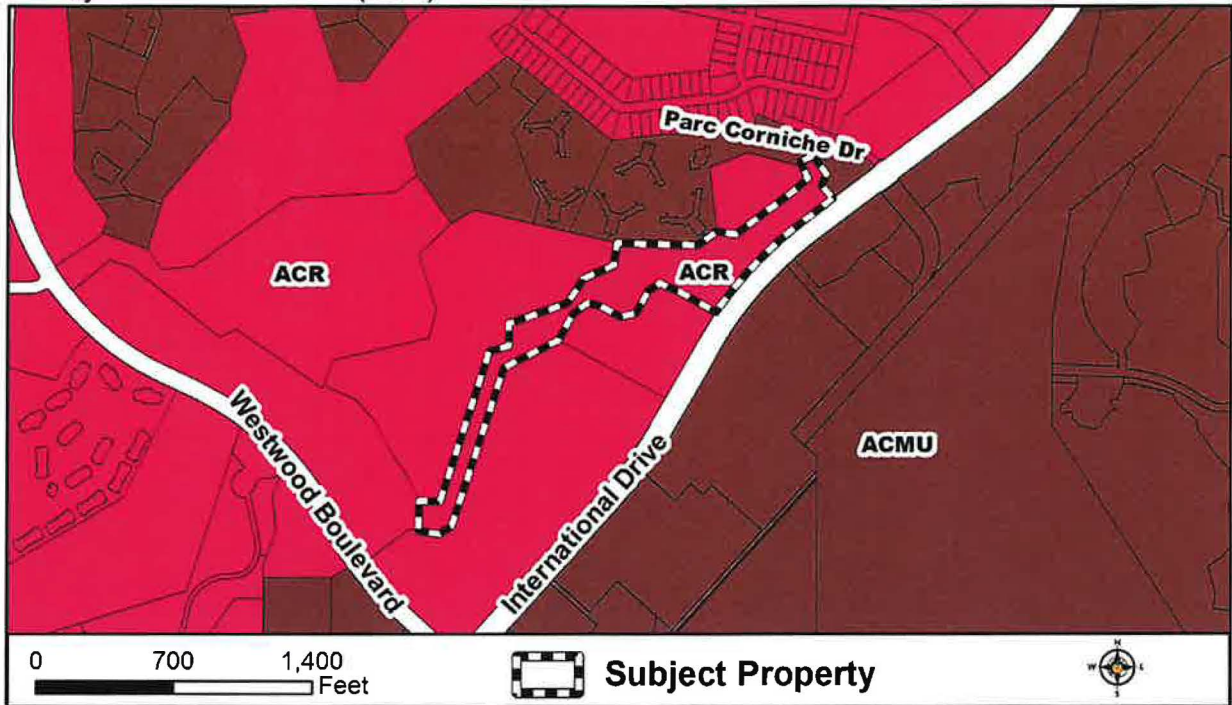
- b. Outdoor storage and display shall be prohibited.

- c. This project is located in the International Drive Activity Center and is subject to the provisions of the International Drive Activity Center Element of the Comprehensive Plan.

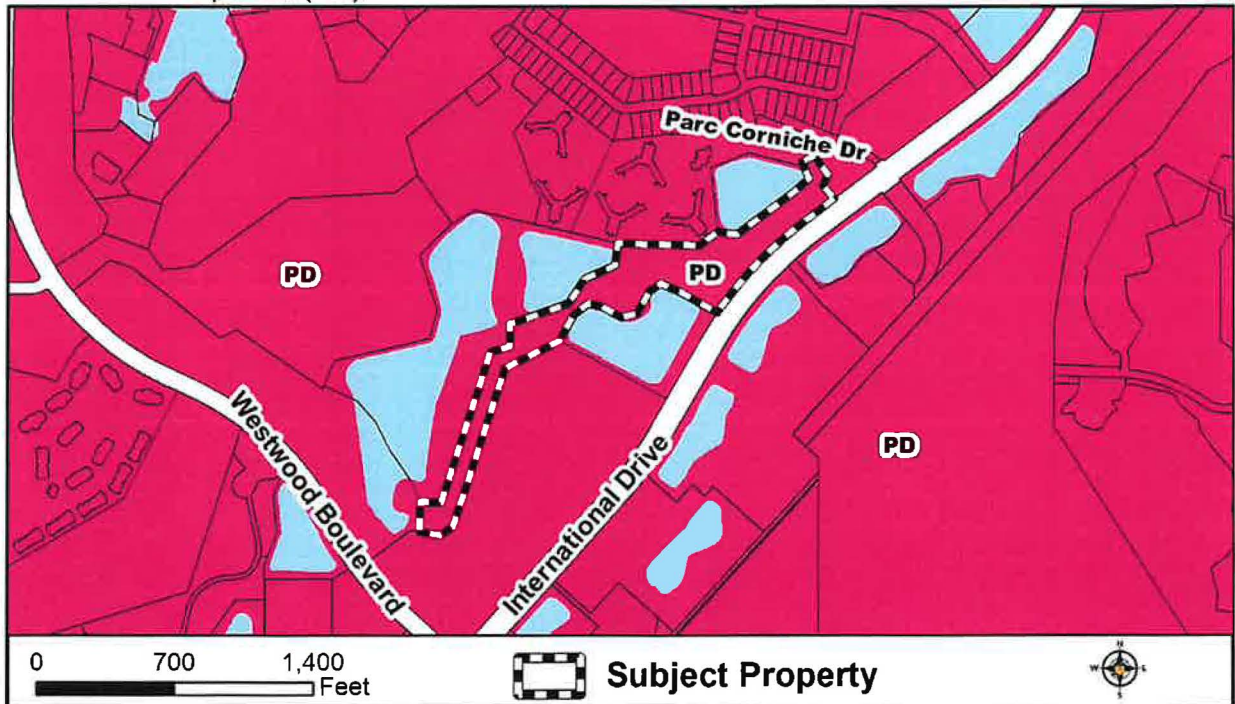
PREVIOUS BOARD OF COUNTY COMMISSIONERS ACTION *(July 12, 2022)*

Upon a motion by Commissioner Wilson, seconded by Commissioner Uribe, and carried by all present members, the Board approved the PD Substantial change to the Oranewood N-2 PD to convert 35,156 square feet of tourist commercial uses to 225 multi-family dwelling units on PD Parcel 11D and approved a waiver from Orange County Code to Section 28-1300 to allow multi-family buildings eighty (80) feet in height in lieu of sixty (60) feet in height.

Future Land Use Map
Activity Center Residential (ACR)



Zoning Map
Planned Development (PD)





 Subject Property



1 inch = 500 feet

Planned Development/Land Use Plan for Orangewood N-2 PD

August 8, 2022

Orange County, Florida

CDR-21-03-093

Parcel Id. No.:

11-24-28-0000-00-008

18-24-29-0000-00-003

24-24-28-0000-00-031

13-24-28-1877-00-001 to 13-24-28-7781-99-999

13-24-28-6283-07-010

Affected Parcel: 13-24-28-5030-02-000

Owner/Applicant:
SEA EXCHANGE INVESTMENTS, LLC
7659 MAJORCA PLACE,
ORLANDO, FL 32819

Agent:
SHRIDHAR RAO, MS. P.E.
LANDSMART CONSULTANTS, LLC
1369 GLYNSHEL DRIVE
WINTER GARDEN, FL 34787
SHRI@LANDSMARTCONSULTANTS.COM
PHONE: 407-694-5148



RECEIVED
By ODC Approval Stamp at 11:52 am, Aug 08, 2022

Note:
This document is the property of the Applicant and is not to be distributed or used for any other purpose without the written consent of the Applicant. The Applicant warrants that the information provided herein is true and correct to the best of their knowledge and belief. The Applicant understands that the ODC may require additional information or clarification at any time during the review process. The ODC's review is limited to the information provided and does not constitute a guarantee of the accuracy or completeness of the information. The ODC's review is also limited to the information provided and does not constitute a guarantee of the accuracy or completeness of the information. The ODC's review is also limited to the information provided and does not constitute a guarantee of the accuracy or completeness of the information.

Sheet Id.	Sheet Title	Subm./Rev.								
		1	2	3	4	5	6	7	8	9
1	As-built									
2	Environmental Conditions									
3	Future Land Use Map									
4	Proposed Amendment									
5	GA									
6	Parcel 11 Site Datum									
611	Parcel 15 Site Datum									
612	Parcel 11F Site Datum									
7	Conceptual Master Open Space Plan									
8	Attachments									
	Conservation Area Determination									
	CVAD-2018-1-05 review									
	Date	Description								
1	1/31/2022	Revised To Orange County								
2	04/07/2022	Revised to Orange County								
3	05/11/2022	Revised To Orange County								

CDR-21-03-093
HAWAII REGULATED WITH PARCEL 13-24-28-5030-02-000

Note or request: A new or Note No. 28-1000 has been submitted by the applicant to the parcel 11F in the subject PD plan in height.

Justification: Due to the regular slope of the subject and setbacks without requirements from 1-City and the need to obtain at least a 300' set back to project 11F, it is necessary to develop a 1-story 1-story Apartment Structure along with Shared Parking. When you add on a number of permits like same and more, it is not possible to obtain and make it possible to provide more amenities for residents. The subject height is requested to exceed the 75 feet.

Further, the Subject parcel is located at the 1000 feet from the nearest Lake with Single Family Residential and is surrounded by other apartment and commercial buildings. Therefore, we request an increase in height from 60 feet to 80 feet for the subject parcel only to accommodate various architectural elements that would be used to enhance the aesthetics of the project along International Corridor.

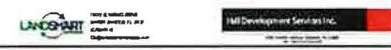
NOTE:
IN ACCORDANCE WITH SECTION 28-127 ANY VARIATION FROM COUNTY CODE ANNUAL STANDARDS REPRESENTED IN THIS PLAN THAT HAVE NOT BEEN PREVIOUSLY APPROVED BY THE BCC ARE INVALID.

REQUEST: CDR-21-03-093

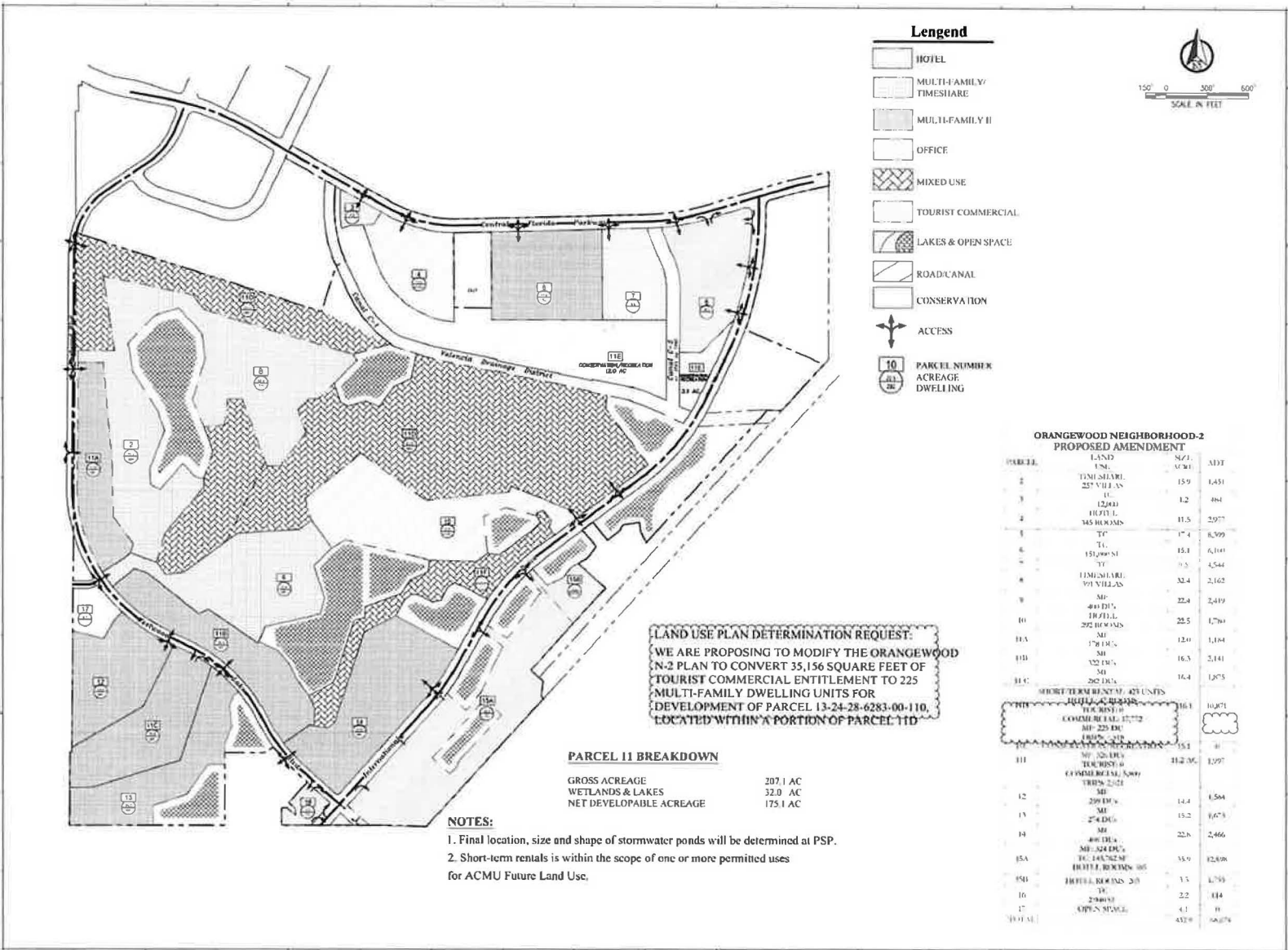
Create a new parcel, 11F, out of parcel 11D and convert approved land uses to allow 326 apartments and 5,800 SF of transit commercial.

NOTE:
IN ACCORDANCE WITH SECTION 28-127, ANY VARIATION FROM COUNTY CODE ANNUAL STANDARDS REPRESENTED IN THIS PLAN THAT HAVE NOT BEEN PREVIOUSLY APPROVED BY THE BCC ARE INVALID.

Orangewood N-2 PD / LUP (Cover Sheet)
Orange County Planning Division
BCC Hearing Date: October 25, 2022
DRC Staff Report



Orangewood N-2 PD / LUP



Lengend

- HOTEL
- MULTI-FAMILY/TIMESHARE
- MULTI-FAMILY II
- OFFICE
- MIXED USE
- TOURIST COMMERCIAL
- LAKES & OPEN SPACE
- ROAD/CANAL
- CONSERVATION
- ACCESS
- PARCEL NUMBER
ACREAGE
DWELLING



LAND USE PLAN DETERMINATION REQUEST:
 WE ARE PROPOSING TO MODIFY THE ORANGEWOOD N-2 PLAN TO CONVERT 35,156 SQUARE FEET OF TOURIST COMMERCIAL ENTITLEMENT TO 225 MULTI-FAMILY DWELLING UNITS FOR DEVELOPMENT OF PARCEL 13-24-28-6283-00-110, LOCATED WITHIN A PORTION OF PARCEL 11D

PARCEL 11 BREAKDOWN

GROSS ACREAGE	207.1 AC
WETLANDS & LAKES	32.0 AC
NET DEVELOPABLE ACREAGE	175.1 AC

- NOTES:**
- Final location, size and shape of stormwater ponds will be determined at PSP.
 - Short-term rentals is within the scope of one or more permitted uses for ACMU Future Land Use.

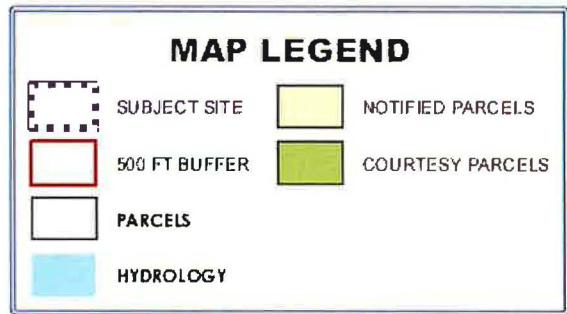
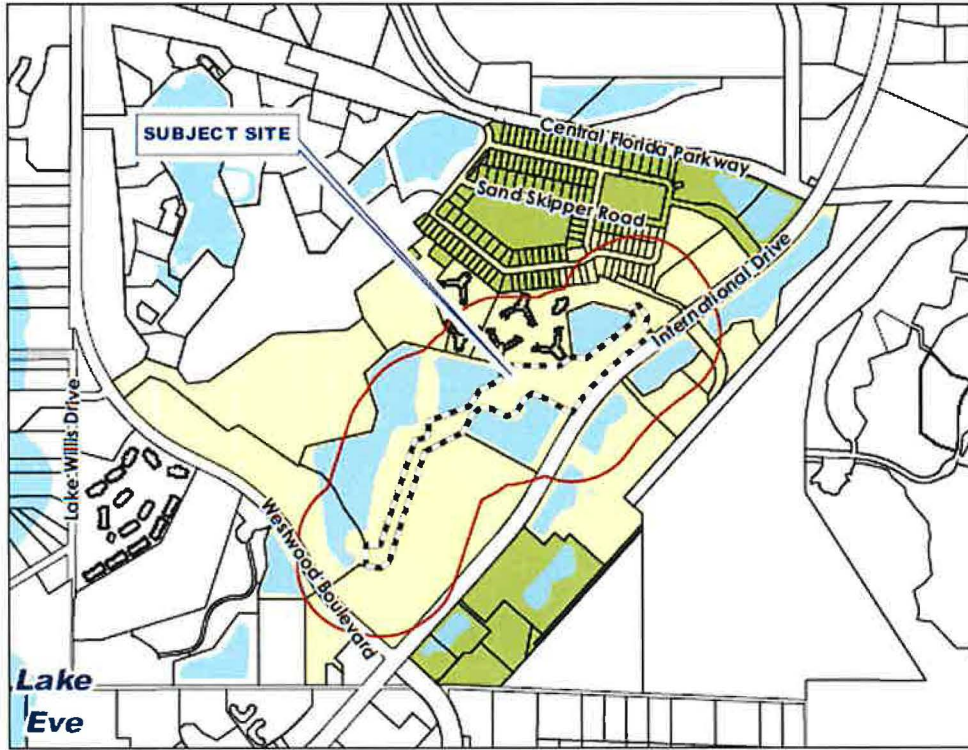
ORANGEWOOD NEIGHBORHOOD-2 PROPOSED AMENDMENT

PARCEL	LAND USE	SQ. FT.	ADU
1	TIMESHARE 257 VILLAS	15,9	1,451
2	TI	1.2	464
3	HOTEL 345 ROOMS	11.5	2,977
4	TI	17.4	8,599
5	151,000 SF TI	15.1	6,101
6	TI	7.5	4,544
7	TIMESHARE 393 VILLAS	32.4	2,162
8	MI	22.4	2,419
9	460 DUP. HOTEL	25.5	1,760
10	292 ROOMS MI	12.0	1,184
11A	178 DUP. MI	16.3	2,141
11B	202 DUP. MI	16.4	1,875
11C	202 DUP. MI	16.1	1,871
11D	104,000 SF COMMERCIAL 17,772 SF 225 DU	15.1	1,297
11E	104,000 SF COMMERCIAL 5,849 SF 225 DU	14.4	1,584
12	299 DUP. MI	15.2	1,678
13	460 DUP. MI 324 DUP. TI 165,725 SF	22.8	2,466
14	MI 34 DUP. TI 165,725 SF	35.9	12,808
15A	HOTEL ROOMS 203	1.3	1,753
16	TI	2.2	414
17	2,800 SF OPEN SPACE	4.1	0
11D 11E		437.8	56,674

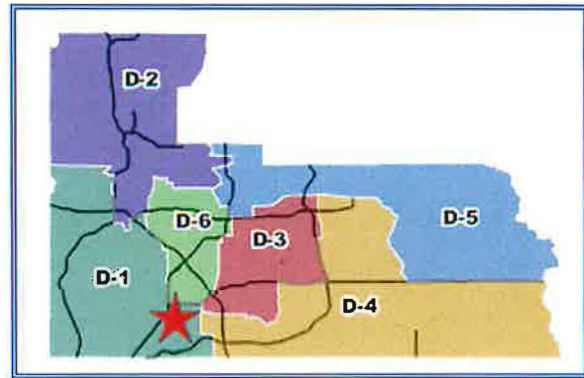


Public Notification Map

Orangewood N-2 PD_CDR-21-03-093



BUFFER DISTANCE: 500
 # OF NOTICES: 325



Notification Map

DRC Staff Report
 Orange County Planning Division
 BCC Hearing Date: October 25, 2022