

Board of County Commissioners

Public Hearings

October 13, 2020



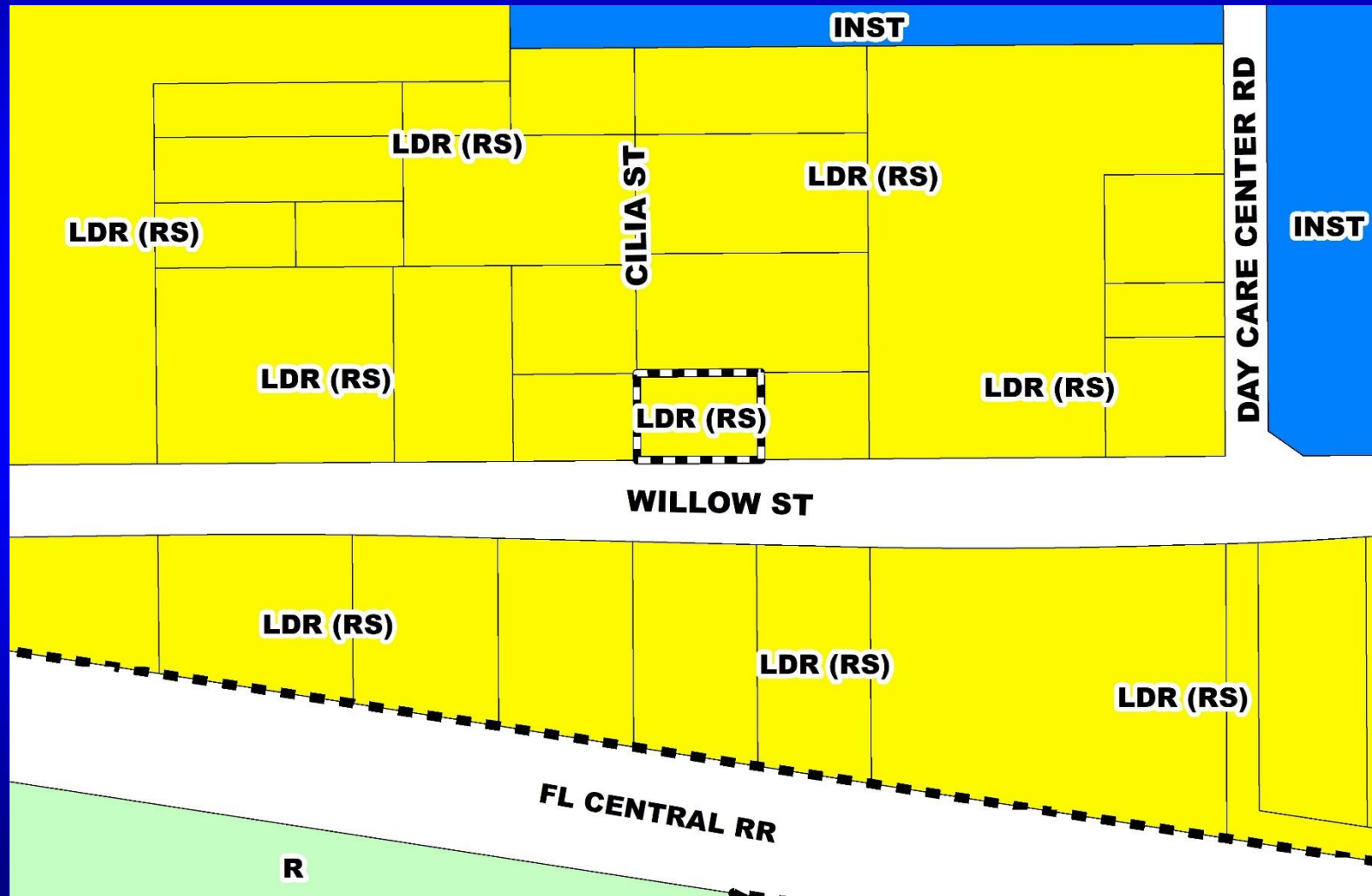
RZ-20-07-051 – S. Brent Spain, Esq. Planning and Zoning Commission (PZC) Board-Called Hearing

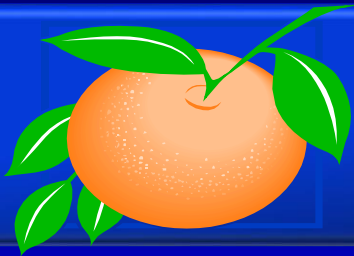
- Case:** RZ-20-07-051
- Applicant:** S. Brent Spain, Esq., Theriaque & Spain
- District:** 2
- Location:** 3605 Cilia Street; or generally north of Willow Street and approximately 435 feet west of Day Care Center Road.
- Acreage:** 0.21 gross acre
- From:** R-1A (Single-Family Dwelling District)
- To:** R-T-1 (Mobile Home Subdivision District)
- Proposed Use:** One (1) manufactured home



RZ-20-07-051 – S. Brent Spain, Esq.

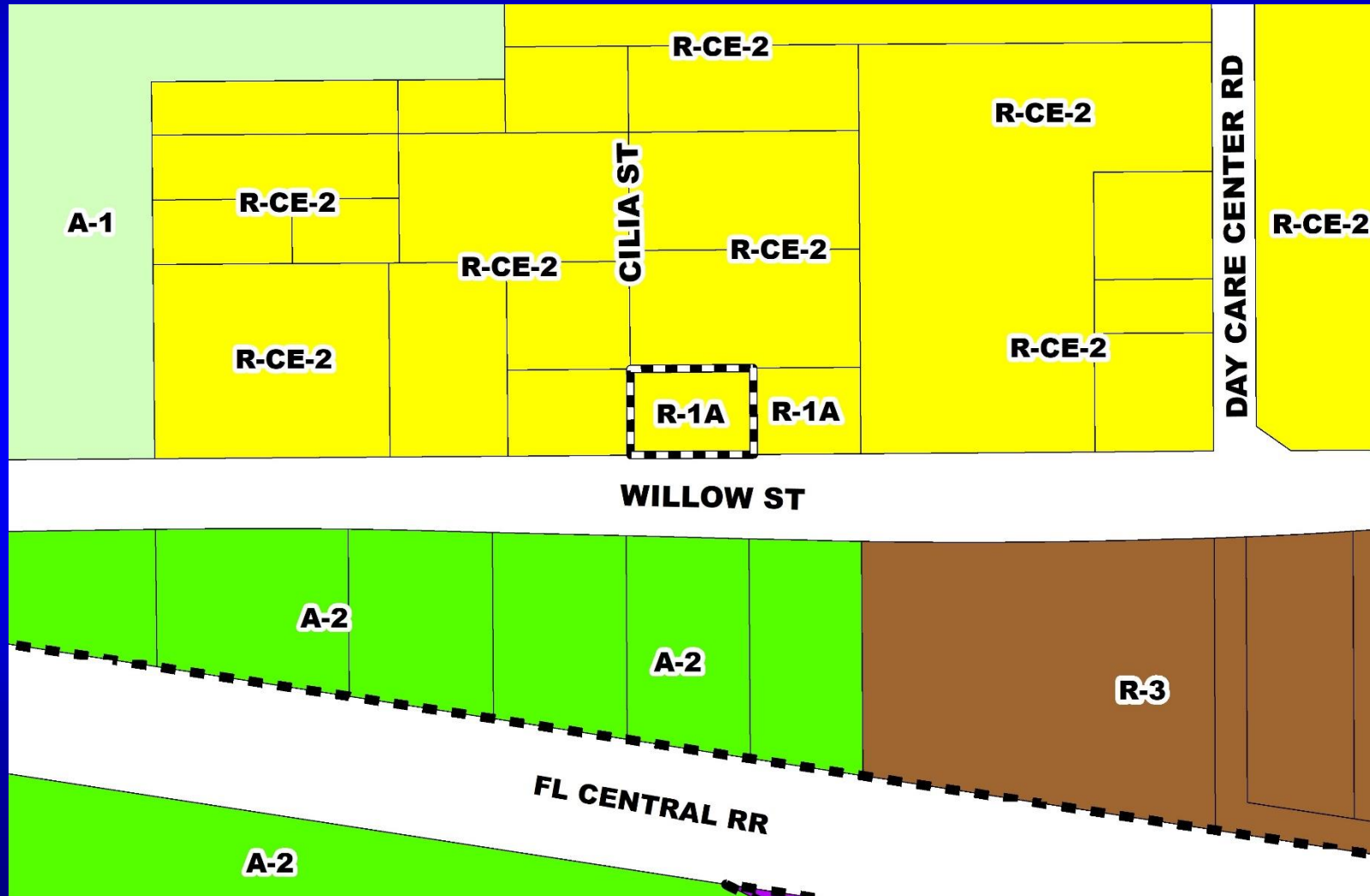
Planning and Zoning Commission (PZC) Board-Called Hearing Future Land Use Map





RZ-20-07-051 – S. Brent Spain, Esq.

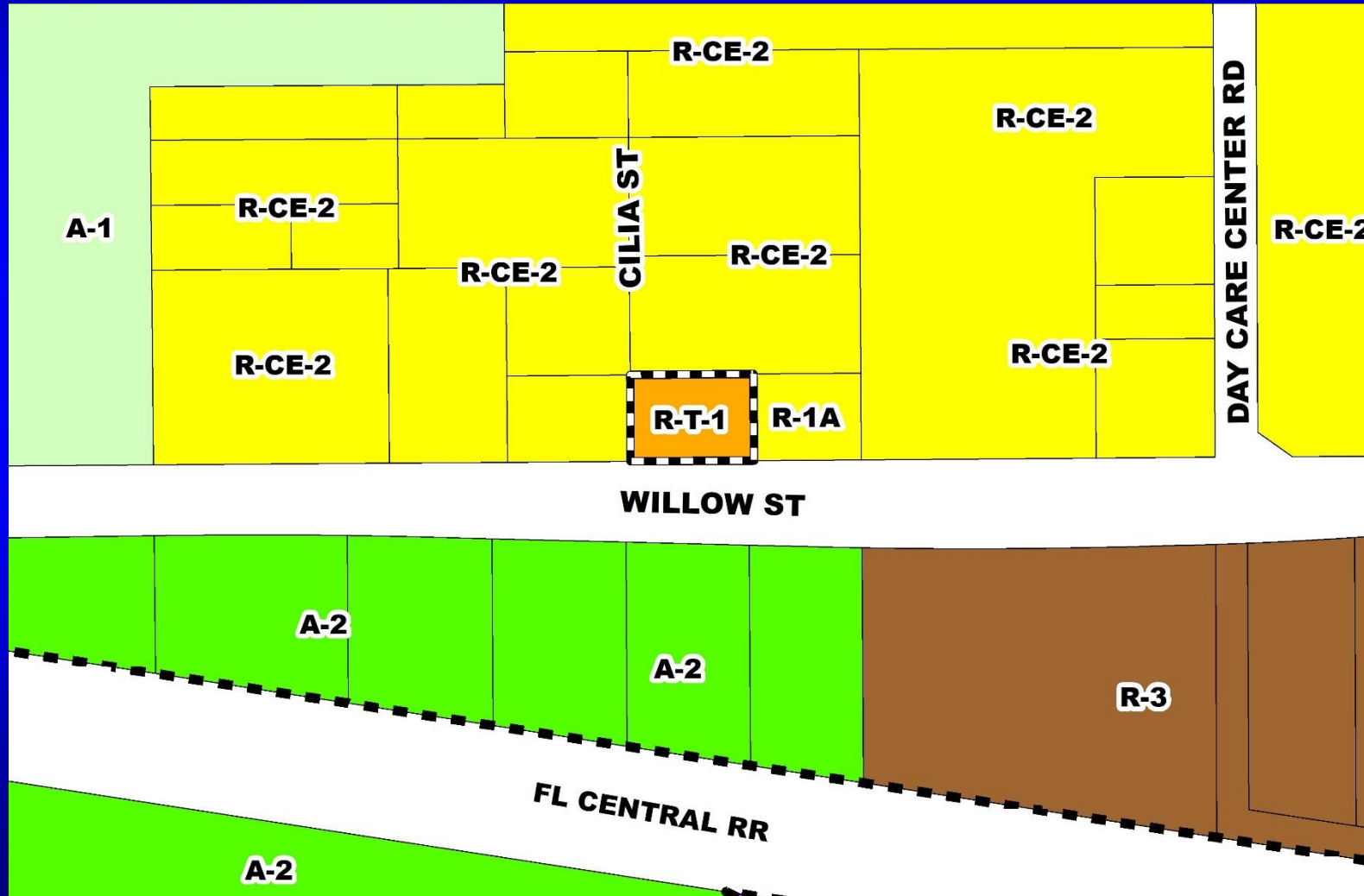
Planning and Zoning Commission (PZC) Board-Called Hearing Zoning Map





RZ-20-07-051 – S. Brent Spain, Esq.

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

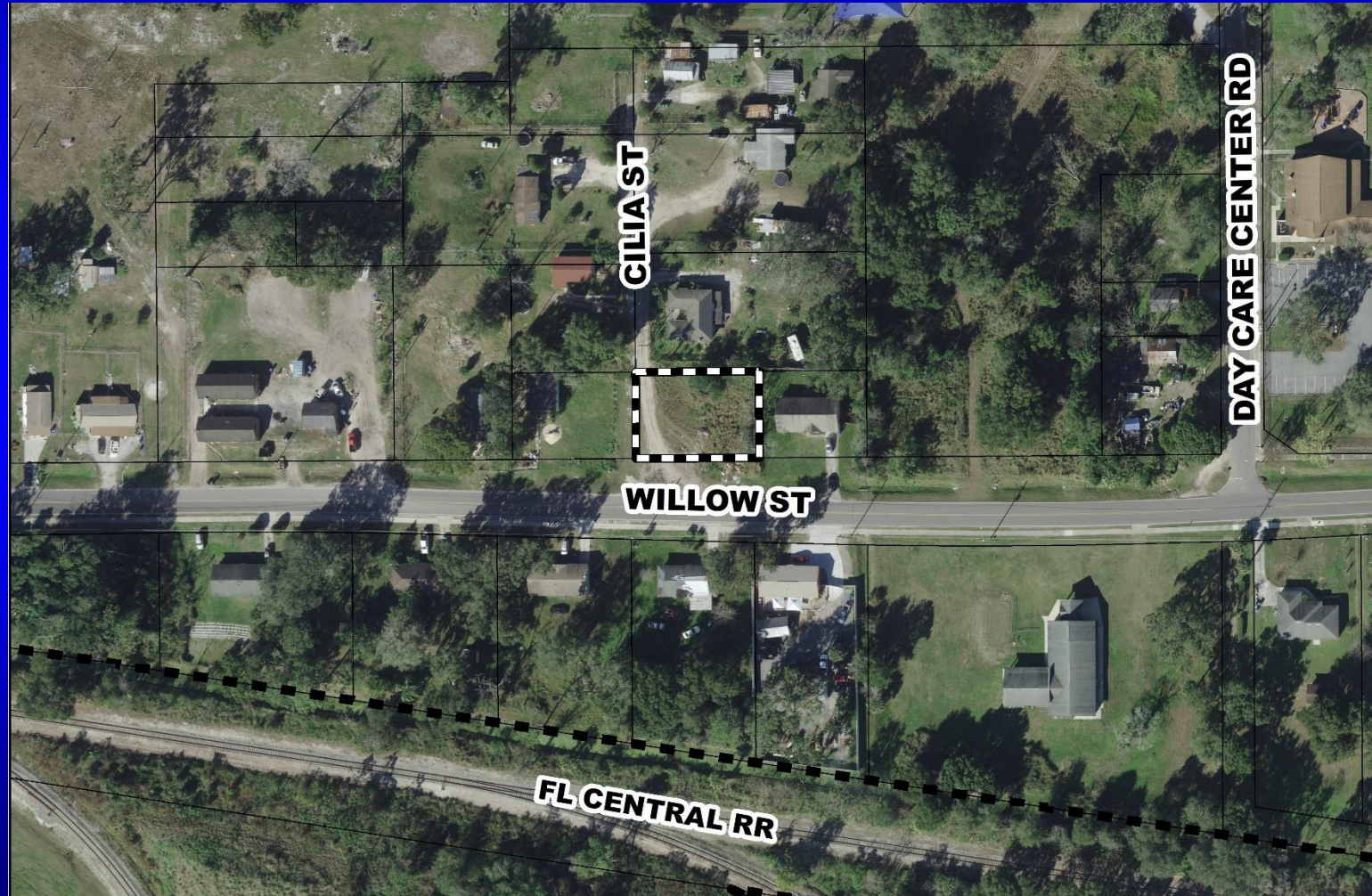




RZ-20-07-051 – S. Brent Spain, Esq.

Planning and Zoning Commission (PZC) Board-Called Hearing

Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the requested R-T-1 (Mobile Home Subdivision District) zoning.

District 2

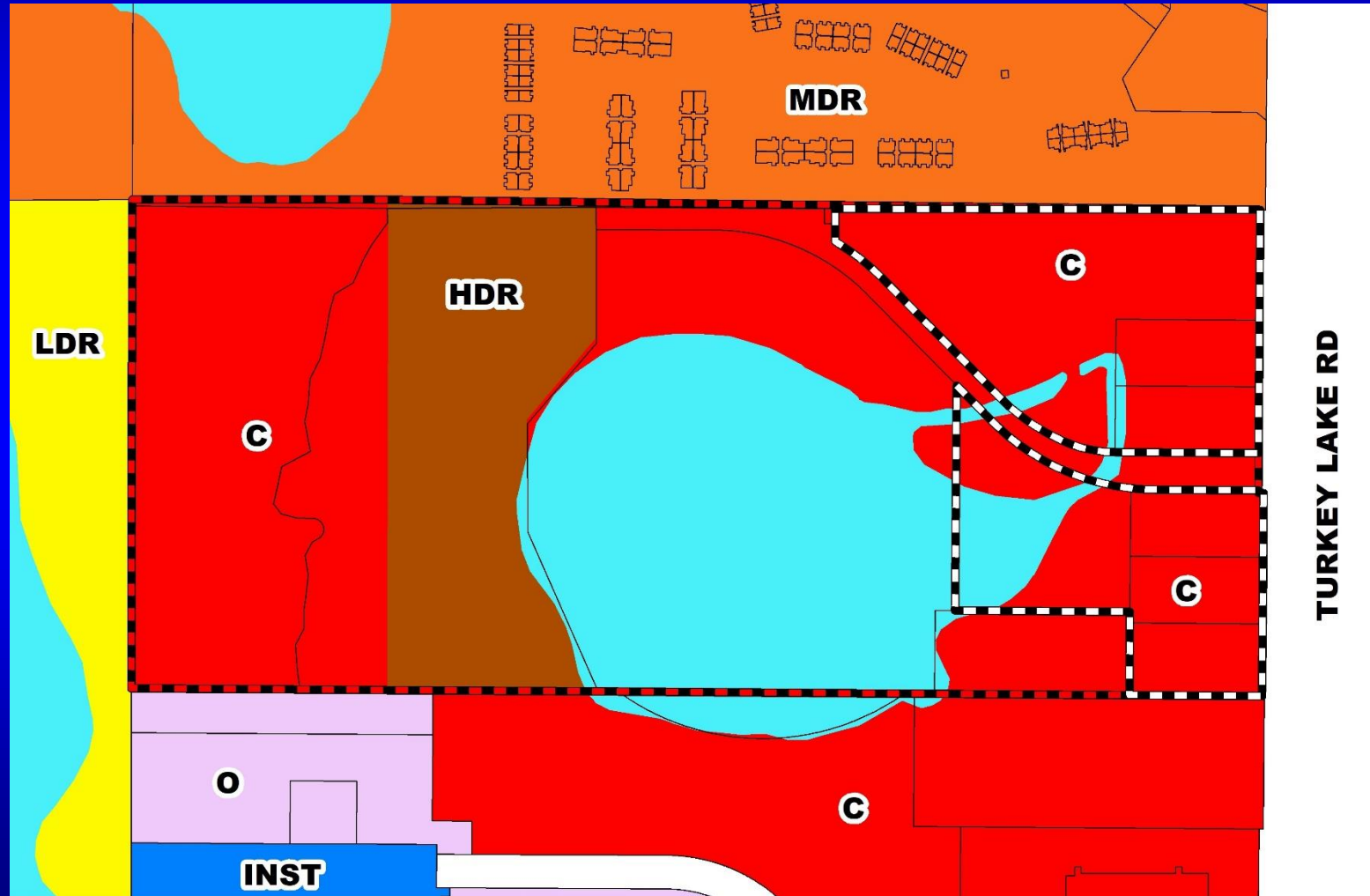


National Spa Planned Development / Land Use Plan

- Case:** CDR-20-01-017
- Project Name:** National Spa PD
- Applicant:** Jay Jackson, Kimley-Horn & Associates, Inc.
- District:** 1
- Acreage:** 64.07 gross acres (overall PD)
15.65 gross acres (affected parcels only)
- Location:** Generally located on the west side of Turkey Lake Road, approximately 720 feet south of Palmacia Boulevard
- Request:** To increase the number of hotel rooms from 120 to 122, increase the shopping center square footage from 148,600 square feet to 170,000 square feet, and reduce the spa area square footage from 60,000 square feet to 26,500 square feet. Additionally, one (1) waiver from Orange County Code to allow a maximum impervious area coverage not to exceed seventy-eight (78) percent of the new land area, in lieu of the seventy (70) percent of the net land area on lot 5b is associated with this request.

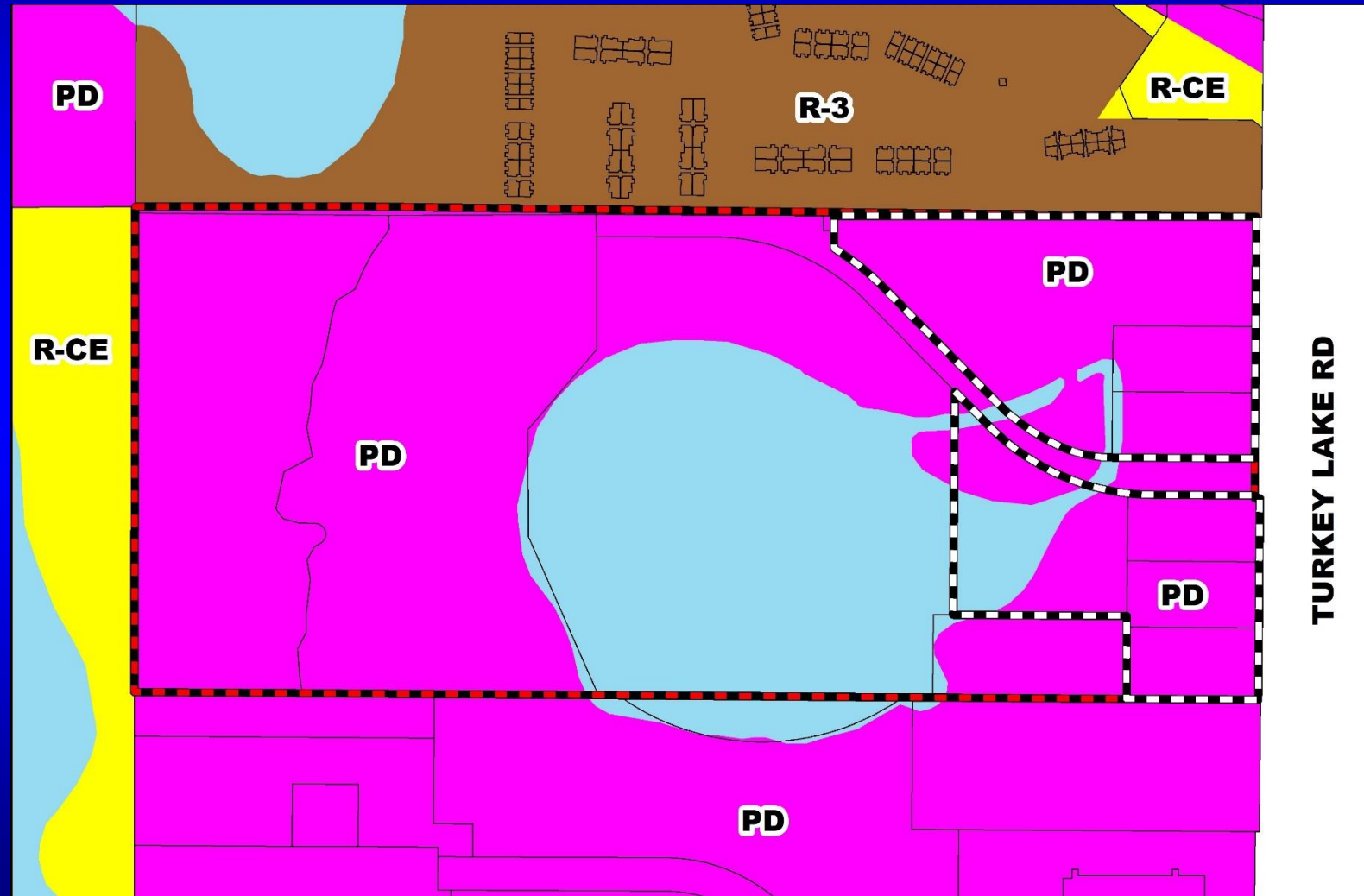


National Spa Planned Development / Land Use Plan Future Land Use Map





National Spa Planned Development / Land Use Plan Zoning Map

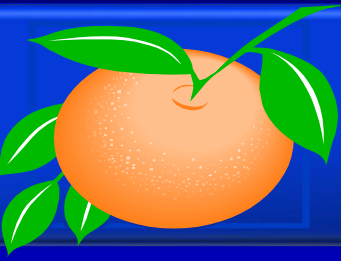




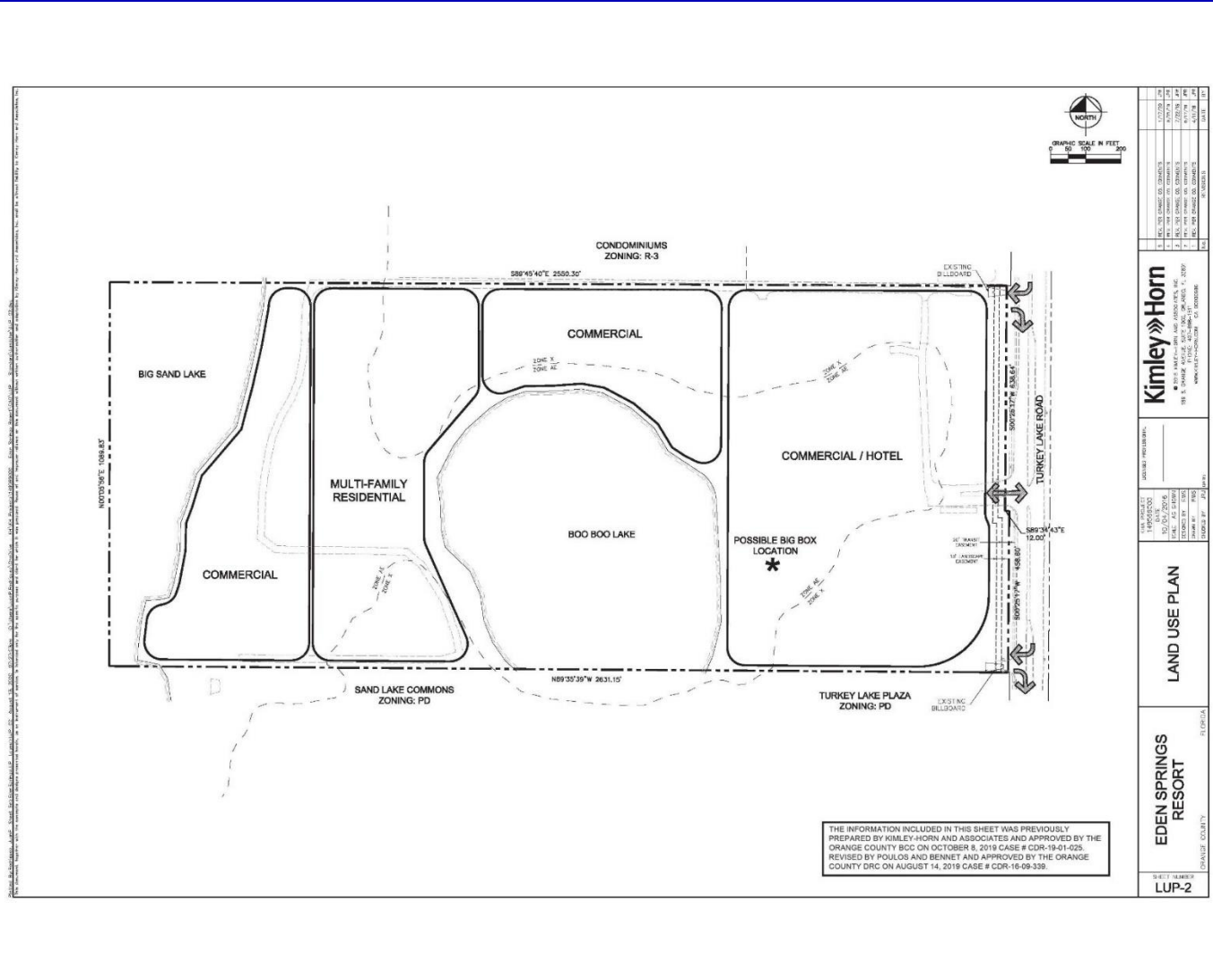
National Spa Planned Development / Land Use Plan Aerial Map



The Sanborn Map Company



National Spa Planned Development / Land Use Plan Overall Land Use Plan

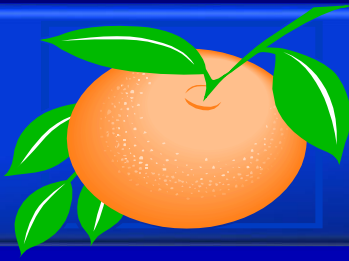




Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the National Spa Planned Development / Land Use Plan (PD/LUP) dated “Received August 17, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

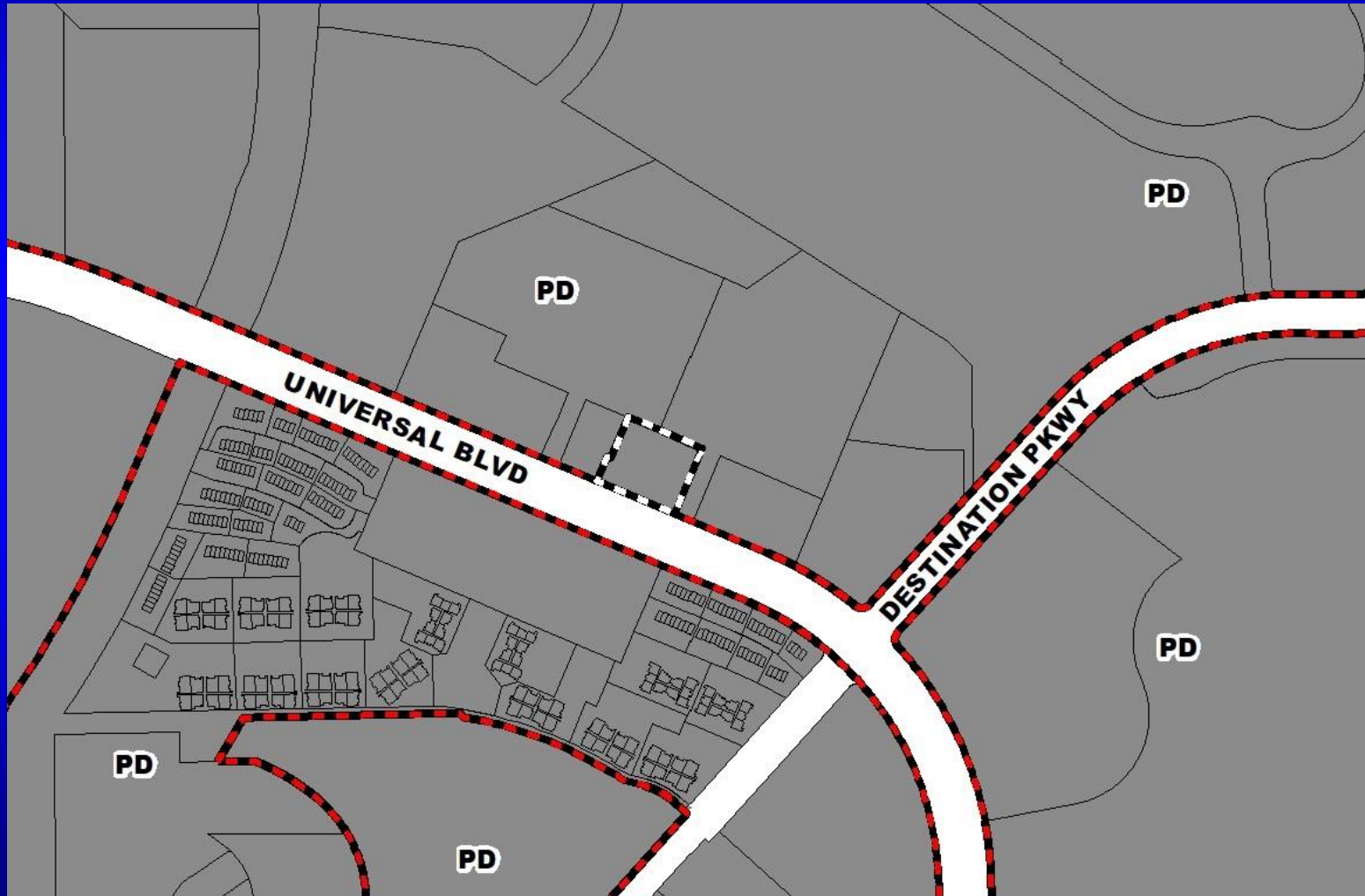


Universal Boulevard Planned Development / Land Use Plan

- Case:** CDR-20-04-114
- Project Name:** Universal Boulevard PD
- Applicant:** Jenny Baez, Bowman Consulting Group
- District:** 6
- Acreage:** 1.93 gross acres (affected parcel only)
- Location:** Generally located at the northwest corner of McKenna Drive and Universal Boulevard, west of Destination Parkway.
- Request:** To modify the approved Master Sign Plan to allow for 131.25 square feet of wall sign copy area on a new Chick-fil-A building. Additionally, one (1) waiver from Orange County Code to allow for 131.25 square feet of wall sign copy area in lieu of 84.25 square feet is associated with this request.

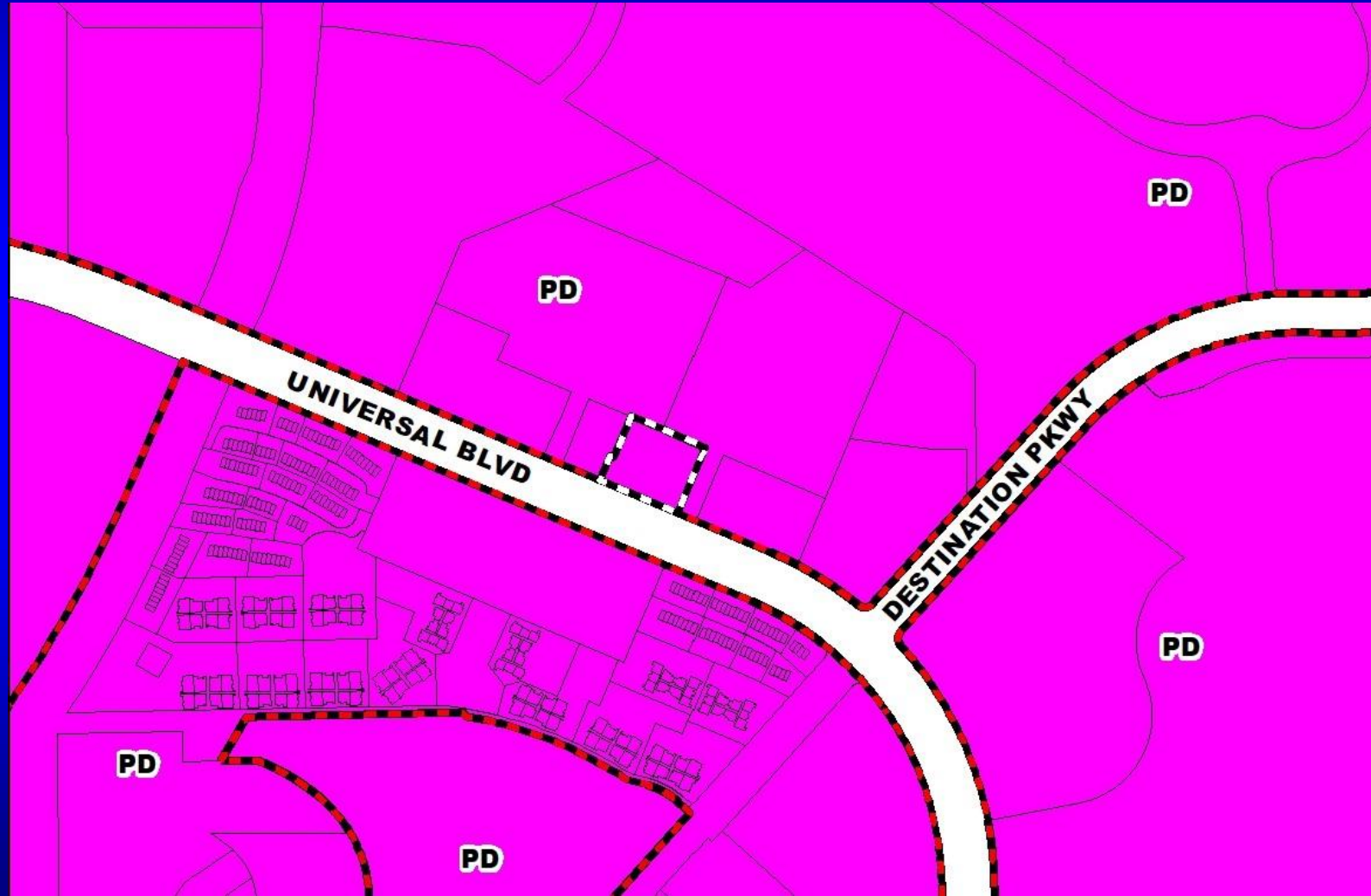


Universal Boulevard Planned Development / Land Use Plan Future Land Use Map





Universal Boulevard Planned Development / Land Use Plan Zoning Map





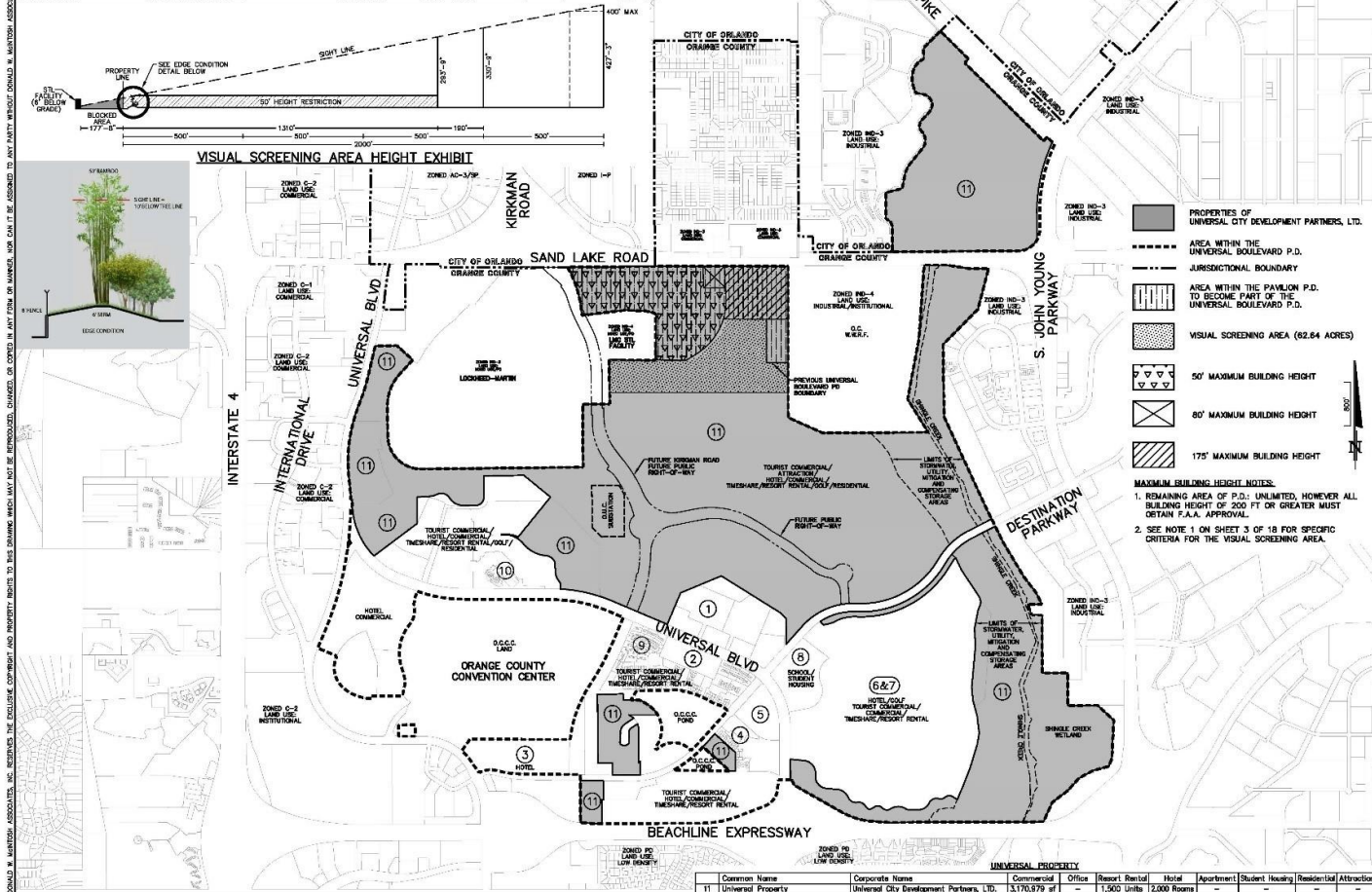
Universal Boulevard Planned Development / Land Use Plan Aerial Map





Universal Boulevard Planned Development / Land Use Plan Overall Land Use Plan

Common Name	Corporate Name	Commercial	Office	Resort/Rental	Hotel	Apartment/Student Housing	Residential/Attraction
1 Courtyard Apartments	Destination Parkway Apartments Investors, LLC	--	--	--	350 Units	--	--
2 District Apartments	Macaroni Residential District, LLC	25,000 sq ft	--	--	425 Units	--	--
3 Hilton Hotel	A-R, Inc. Orlando Convention Hotel, LLC	--	--	1,400 Rooms	--	--	--
4 Ina of Lake City	--	--	--	--	350 Units	--	--
5 Lake City Commons	Lake City Commons LLC	90,000 sq ft	--	--	320 Units	--	--
6&7 Rosen Shingle Creek	R&I Resorts, LTD	--	--	1,000 Rooms	--	--	--
8 UCF Robin Colwell	UCF Real Estate Foundation	--	--	--	--	400 Beds	--
9 West City Resort	West City Hotel Association	--	--	674 Units	--	--	--
10 Westin Hotel	EROS of Orlando REO LLC	50,000 sq ft	--	1,000 Units	--	--	--



LEGEND

- PROPERTIES OF UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.
- AREA WITHIN THE UNIVERSAL BOULEVARD P.D.
- JURISDICTIONAL BOUNDARY
- AREA WITHIN THE PAVILION P.D. TO BECOME PART OF THE UNIVERSAL BOULEVARD P.D.
- VISUAL SCREENING AREA (62.64 ACRES)
- 50' MAXIMUM BUILDING HEIGHT
- 60' MAXIMUM BUILDING HEIGHT
- 175' MAXIMUM BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT NOTES:

- REMAINING AREA OF P.D.: UNLIMITED, HOWEVER ALL BUILDING HEIGHT OF 200 FT OR GREATER MUST OBTAIN F.A.A. APPROVAL.
- SEE NOTE 1 ON SHEET 3 OF 18 FOR SPECIFIC CRITERIA FOR THE VISUAL SCREENING AREA.

UNIVERSAL PROPERTY

Common Name	Corporate Name	Commercial	Office	Resort/Rental	Hotel	Apartment/Student Housing	Residential/Attraction
11 Universal Property	Universal City Development Partners, Ltd.	1,170,975 sq ft	--	1,500 Units	2,000 Rooms	--	--

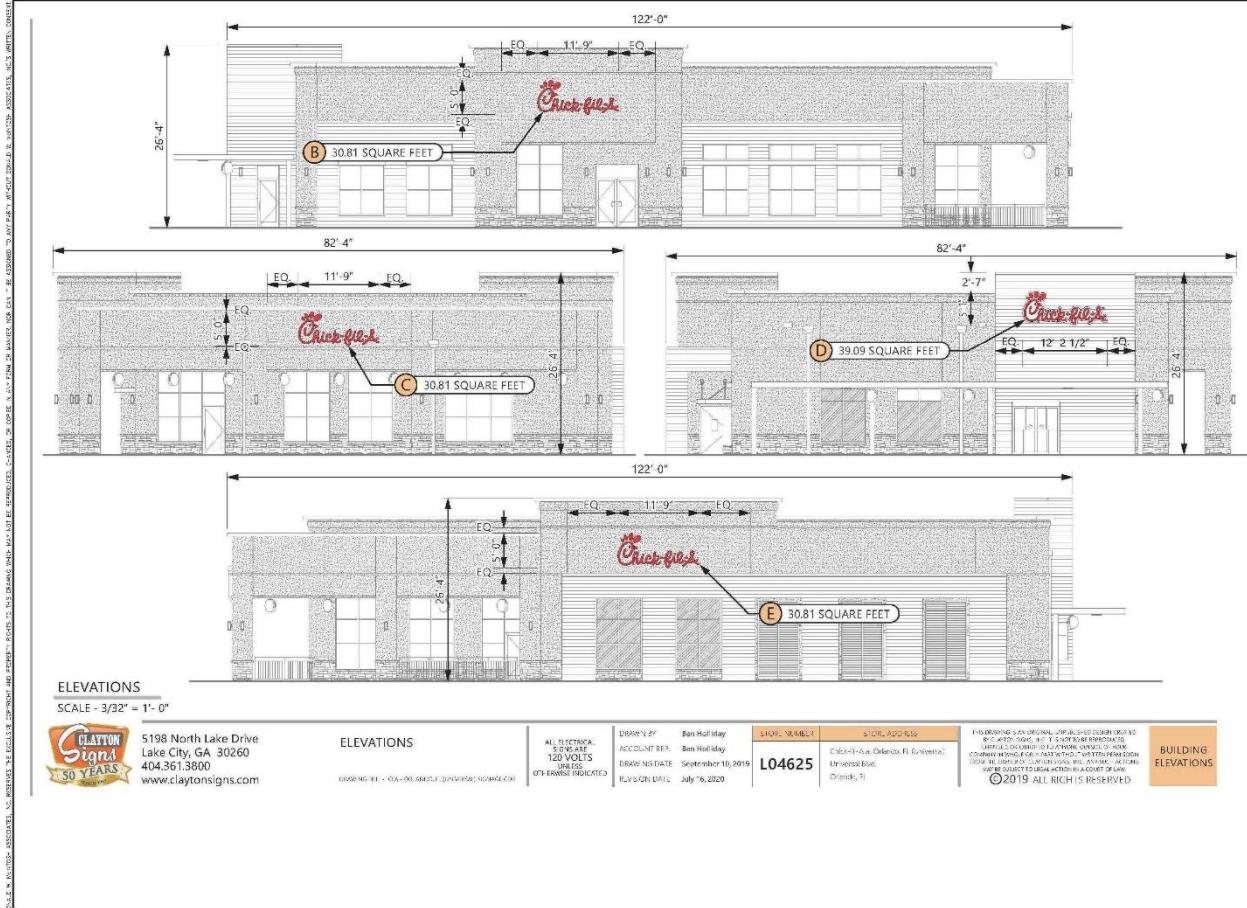
**LAND USE PLAN AMENDMENT
UNIVERSAL BOULEVARD P.D.
ORANGE COUNTY, FLORIDA
LAND USE PLAN**

DATE: 12/22/23
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

8 of 21



Universal Boulevard Planned Development / Land Use Plan Master Sign Plan – Wall Signage



ELEVATIONS
SCALE - 3/32" = 1'-0"

5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

ELEVATIONS

ISSUED BY: CLAYTON SIGNS, INC. (UNPROCESSED SIGNAGE)

ALL ELECTRICAL
OVERHEAD
120 VOLTS
USE LOS
OTS ERRORS INDICATED

DRAWN BY: Ben Holliday
ACCOUNT REP: Ben Holliday
DRAWN DATE: September 16, 2019
REVISION DATE: July 7, 2020

SHEET NUMBER:
L04625

SITE ADDRESS:
Chick-fil-A (Ocala, FL, Ocala)
Universal Blvd.
Ocala, FL

THIS DRAWING IS AN ORIGINAL. ORIGINAL DESIGN ORIGINATOR: CLAYTON SIGNS, INC. 1500 BURNING WOODS DRIVE, SUITE 100, LAKE CITY, GA 30260. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY CLAYTON SIGNS, INC. IN WRITING. ALL RIGHTS RESERVED. ©2019 ALL RIGHTS RESERVED.

BUILDING ELEVATIONS

<p>LAND USE PLAN AMENDMENT UNIVERSAL BOULEVARD P.D. ORANGE COUNTY, FLORIDA</p>		<p>SIGNAGE BUILDING ELEVATION PLANS</p>	
<p>DATE: 07/16/2020</p>	<p>SCALE: 3/32" = 1'-0"</p>	<p>PROJECT NO: 2019-001</p>	<p>DATE: 07/16/2020</p>
<p>DESIGNER: DONALD W. MANTOSH ASSOCIATES, INC.</p>	<p>PLANNERS: DONALD W. MANTOSH ASSOCIATES, INC.</p>	<p>ENGINEERS: DONALD W. MANTOSH ASSOCIATES, INC.</p>	<p>SURVEYORS: DONALD W. MANTOSH ASSOCIATES, INC.</p>
<p>NO. 001</p>	<p>DATE: 07/16/2020</p>	<p>NO. 001</p>	<p>DATE: 07/16/2020</p>
<p>REVISIONS</p>	<p>NO. 001</p>	<p>REVISIONS</p>	<p>NO. 001</p>
<p>DATE: 07/16/2020</p>	<p>DATE: 07/16/2020</p>	<p>DATE: 07/16/2020</p>	<p>DATE: 07/16/2020</p>



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Universal Boulevard Planned Development / Land Use Plan (PD/LUP) dated “Received July 21, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 6



Orangewood (N-2) PD / Grande Pines Parcel 11D Preliminary Subdivision Plan

Case: CDR-20-02-045

Project Name: Orangewood (N-2) PD / Grande Pines Parcel 11D PSP

Applicant: Christina Baxter, Poulos & Bennett, LLC.

District: 1

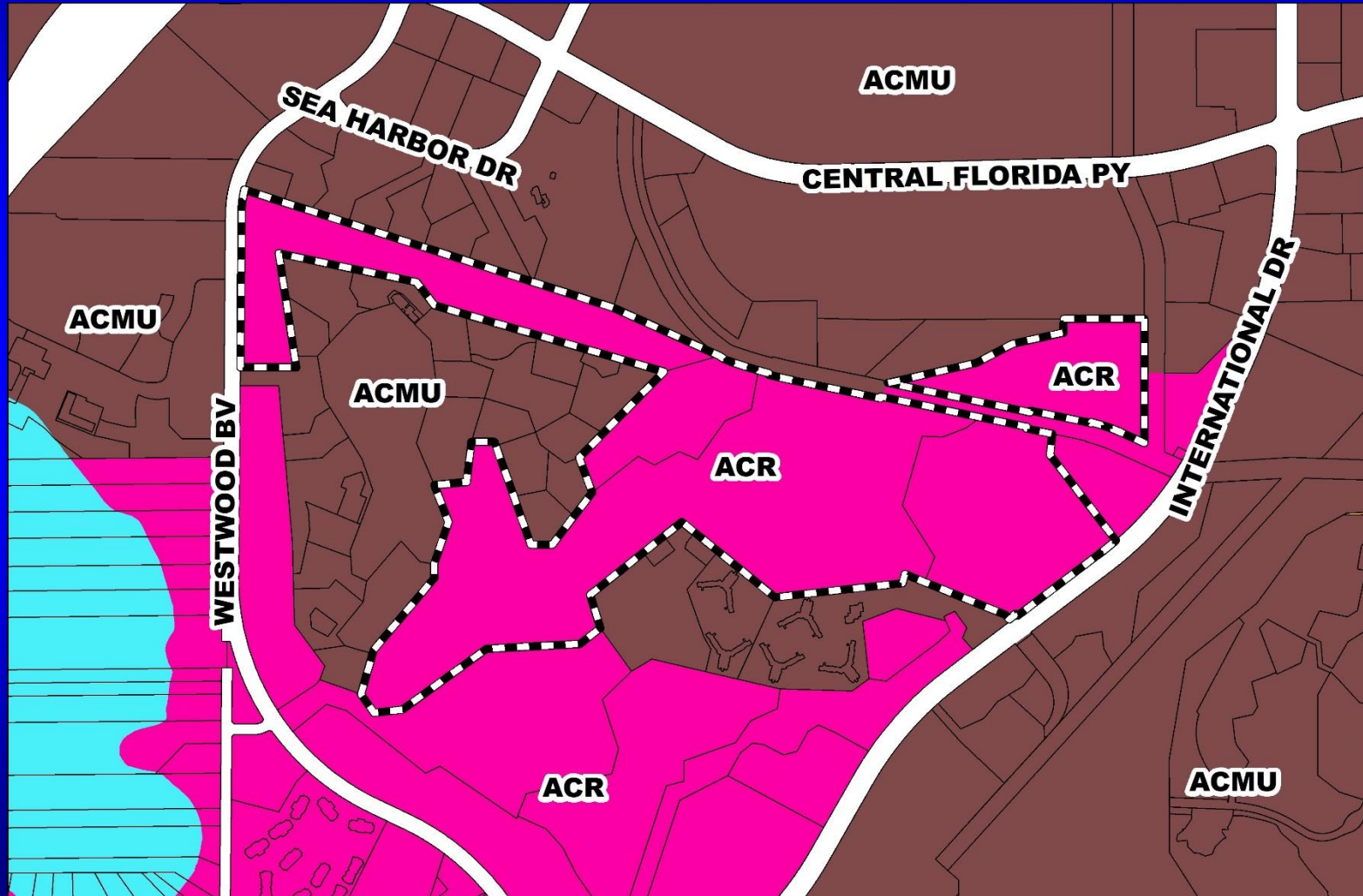
Acreage: 118.78 gross acres

Location: Generally located south of Central Florida Parkway and west of I-Drive

Request: To expand Park Tract P-1 to include additional parking, revise phase lines for a total five phases, decrease the number of units from 423 to 385, increase townhome lot width from 20 feet to 22 feet, revise the gate entrance access point, remove open space tracts along boundary, add parking and parking tracts along boundary, add a guard house along the entrance road in the median at the gated entrance, revise townhome building elevations, add guard house elevations, and request modification / removal of Board condition #7 regarding approval of a CDD for the project and modify Board condition #9 to accommodate the additional phase.

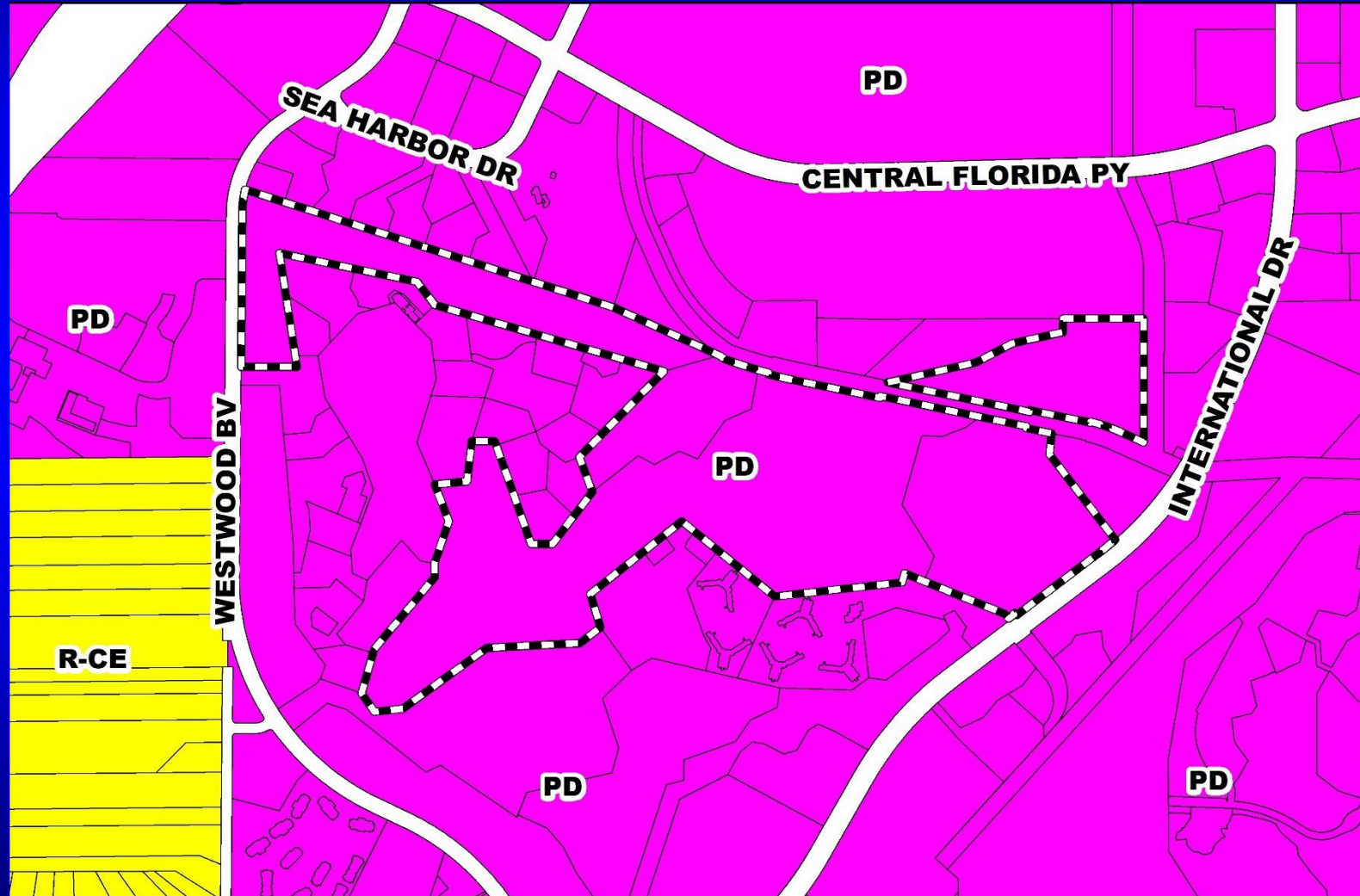


Orangewood (N-2) PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Future Land Use Map



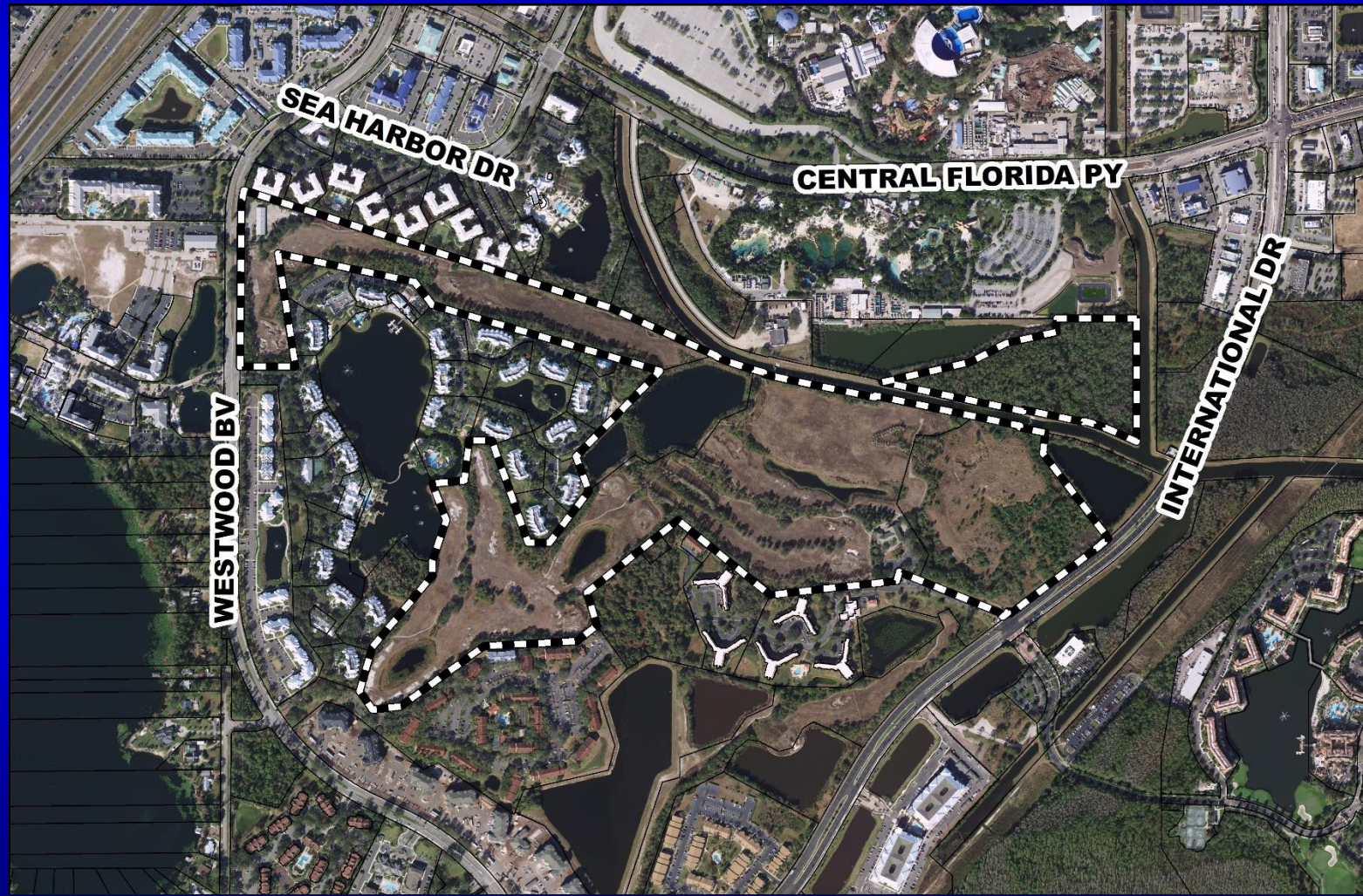


Orangewood (N-2) PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Zoning Map





Orangewood (N-2) PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Aerial Map

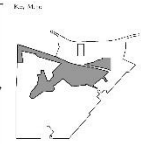
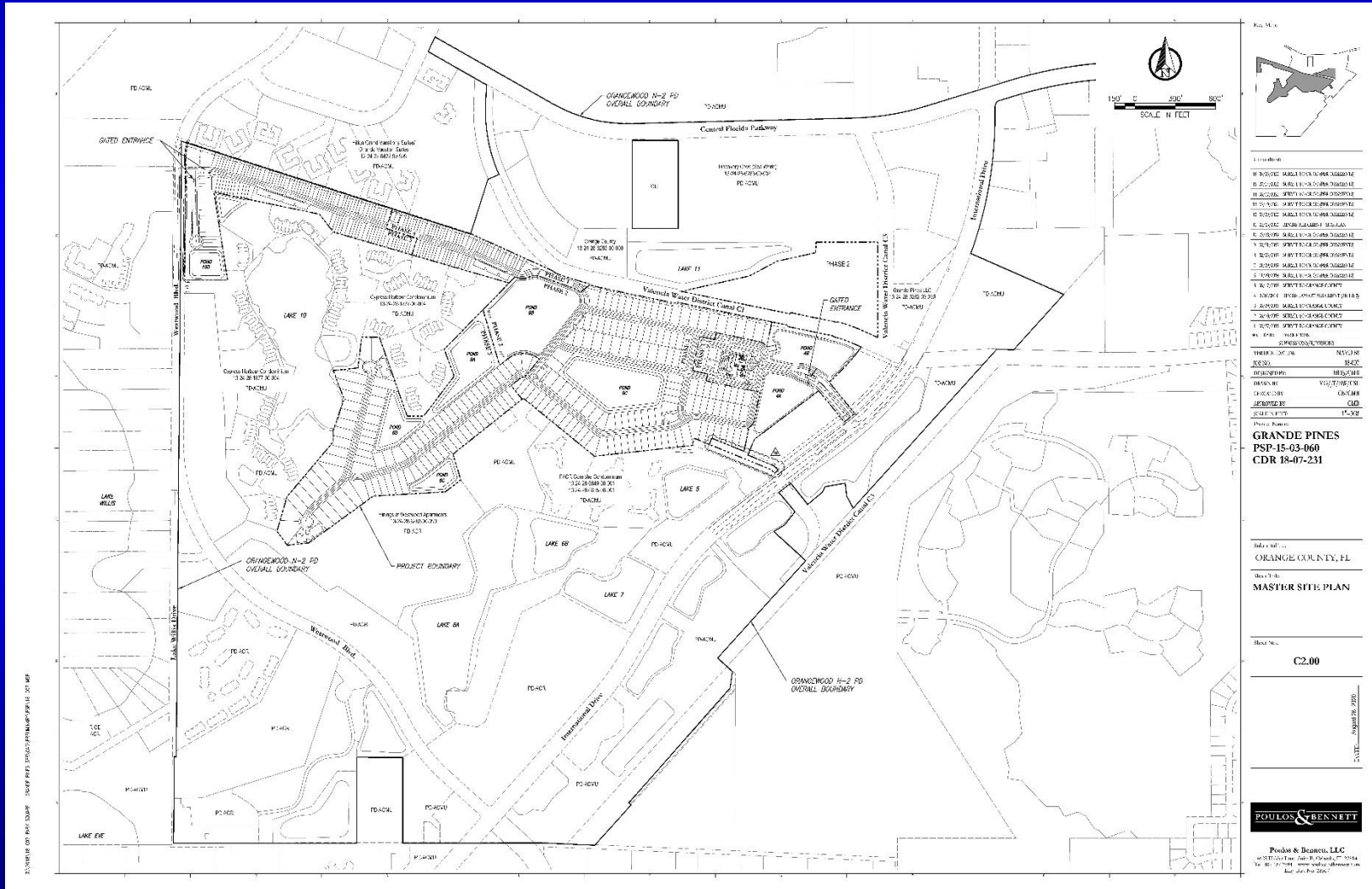




Orangewood (N-2) PD / Grande Pines Parcel 11D

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



NO.	DESCRIPTION	DATE
1	PRELIMINARY SUBDIVISION PLAN	07/23/18
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
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GRANDE PINES
PSP-15-03-060
CDR 18-07-231

ORANGE COUNTY, FL
MASTER SITE PLAN

C2.00



Poulos & Bennett, LLC
10151 E. 15th Avenue, Suite 100, Orlando, FL 32834
Tel: 407-251-1111 Fax: 407-251-1112
www.poulosandbennett.com



Existing Condition of Approval #7

This project shall be a gated community and shall comply with the minimum requirements of the Gated Community Ordinance, Orange County Code Sections 34-280, 34-290, and 34-291, as they may be amended from time to time.



Amended Condition of Approval #9

Developer shall notify the neighboring property thirty (30) days prior to commencement of construction of Phase 4 and Phase 5 at the address provided at the May 21, 2019, BCC Hearing.



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Oranewood (Neighborhood 2) PD / Grande Pines Parcel 11D PSP dated “Received August 28, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Waterford Lakes Multi-Family Planned Development / Land Use Plan

- Case:** CDR-20-07-202
- Project Name:** Waterford Lakes Multi-Family PD
- Applicant:** Brooks Stickler, Kimley-Horn & Associates, Inc.
- District:** 4
- Acreage:** 10.08 gross acres
- Location:** 12400 and 12464 E. Colonial Drive, or generally located south of E. Colonial Drive and east of Woodbury Road
- Request:** To adjust the location of the southern access and request five (5) waivers from Orange County Code related to setbacks, parking space size, landscaping, and recreation requirements.



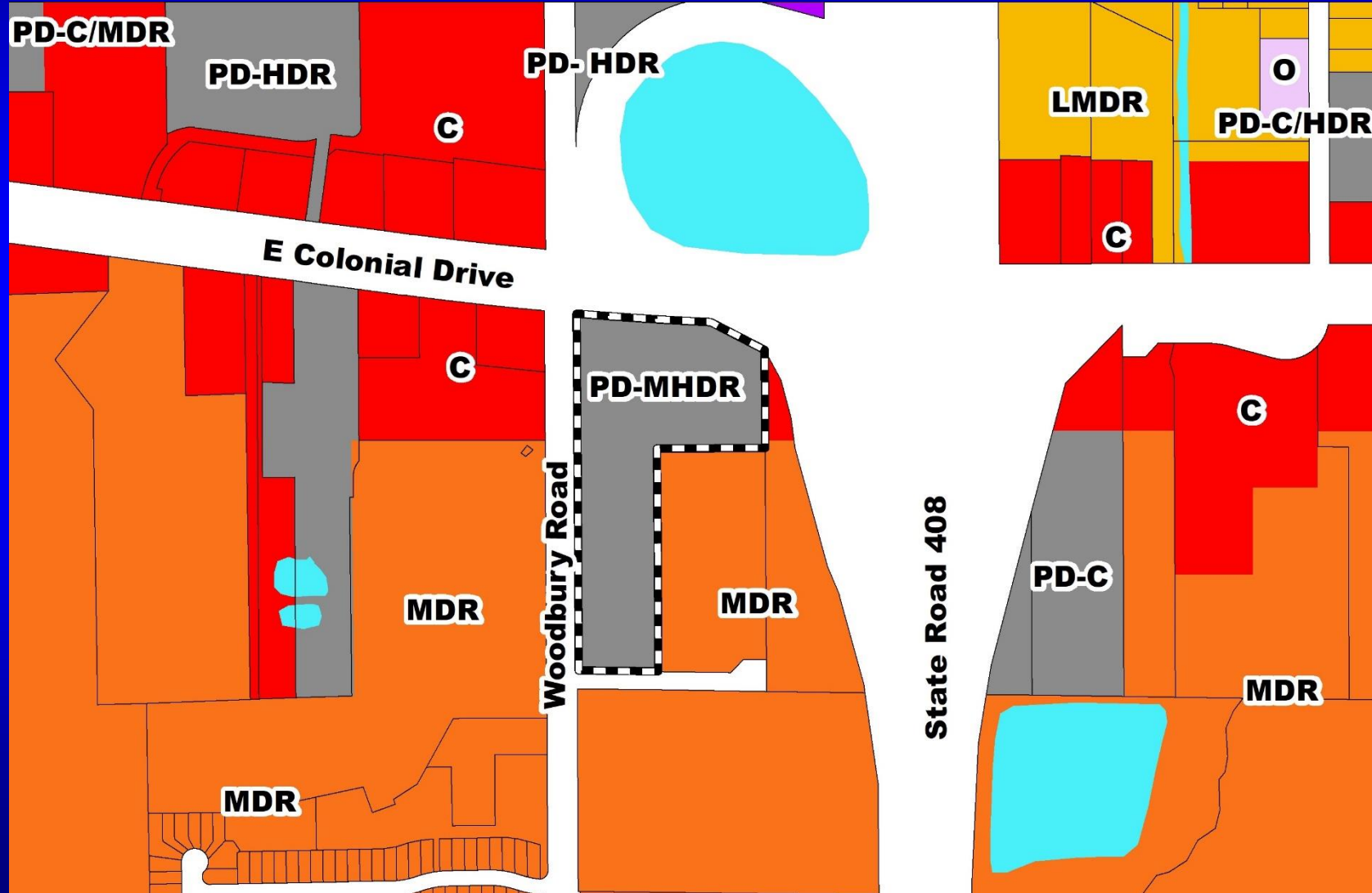
Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

- Case:** DP-19-12-419
- Project Name:** Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family DP
- Applicant:** Brooks Stickler, Kimley-Horn & Associates, Inc.
- District:** 4
- Acreage:** 10.08 gross acres
- Location:** 12400 and 12464 E. Colonial Drive, or generally located south of E. Colonial Drive and east of Woodbury Road
- Request:** To construct 256 multi-family residential dwelling units on a total of 10.08 acres.



Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

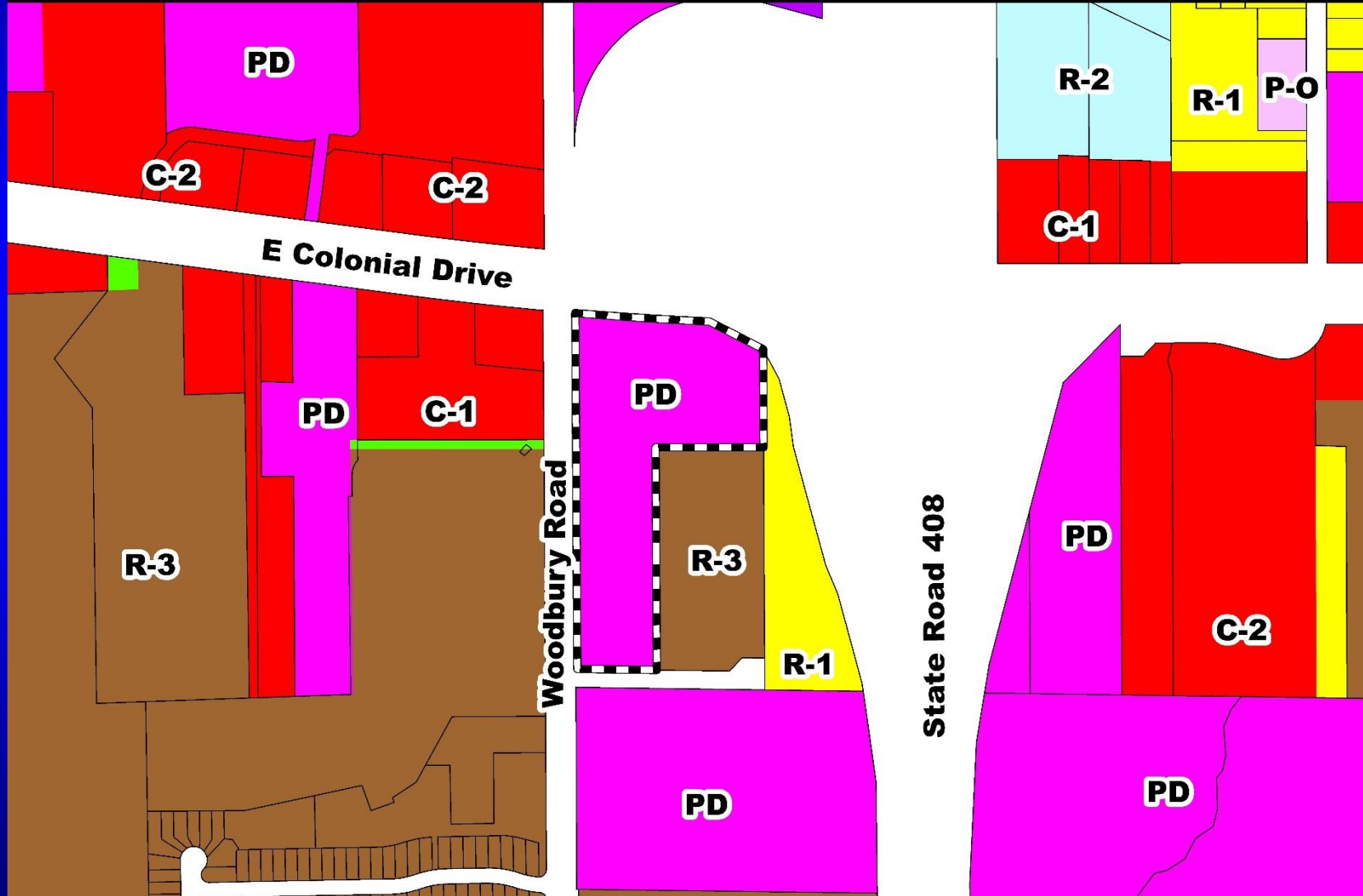
Future Land Use Map





Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

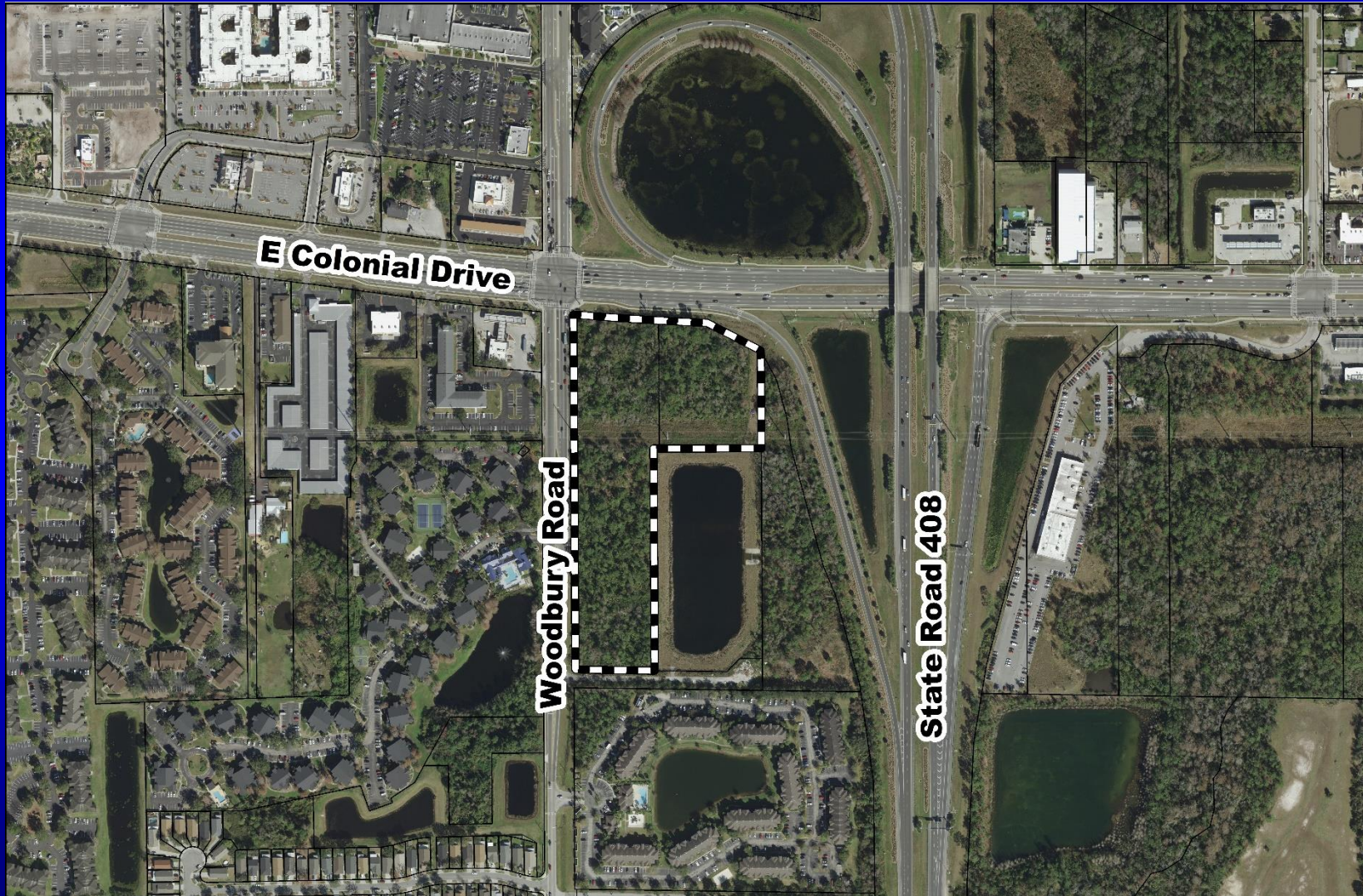
Zoning Map

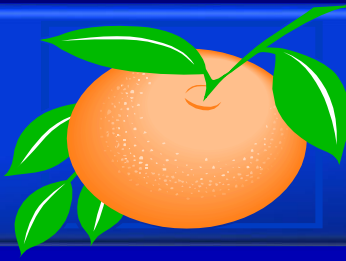




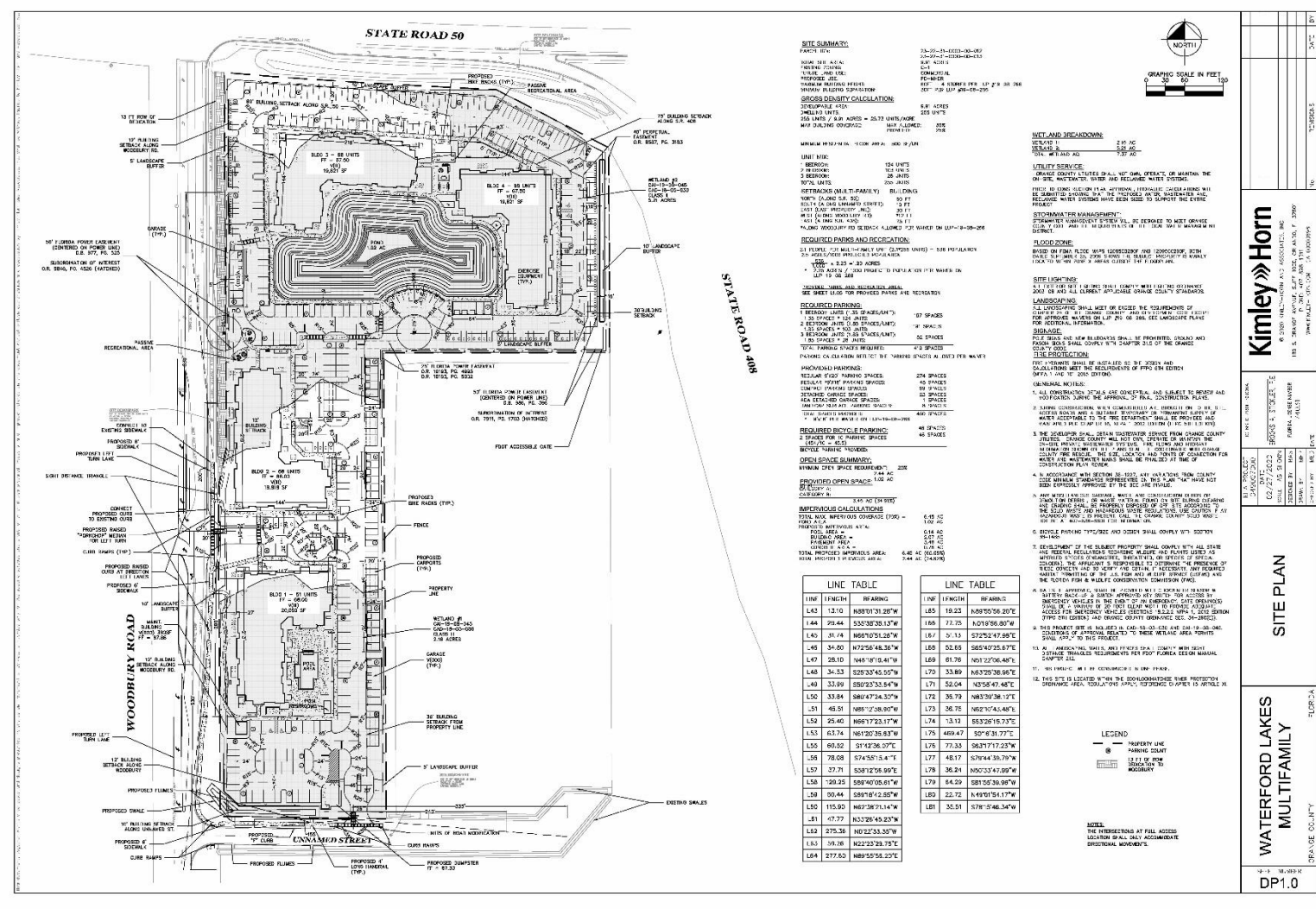
Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

Aerial Map





Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan Overall Development Plan



Kimley»Horn
 1100 UNIVERSITY AVENUE, SUITE 200
 WINTER HAVEN, FL 33884
 TEL: 888-257-2529
 WWW.KIMLEYHORN.COM

WATERFORD LAKES MULTIFAMILY
 SITE PLAN
 SHEET NO. 00-01
 DATE: 08-10-23



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Waterford Lakes Multi-Family Planned Development / Land Use Plan (PD/LUP) dated “Received September 15, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family DP dated “Received August 17, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

Board of County Commissioners

Public Hearings

October 13, 2020