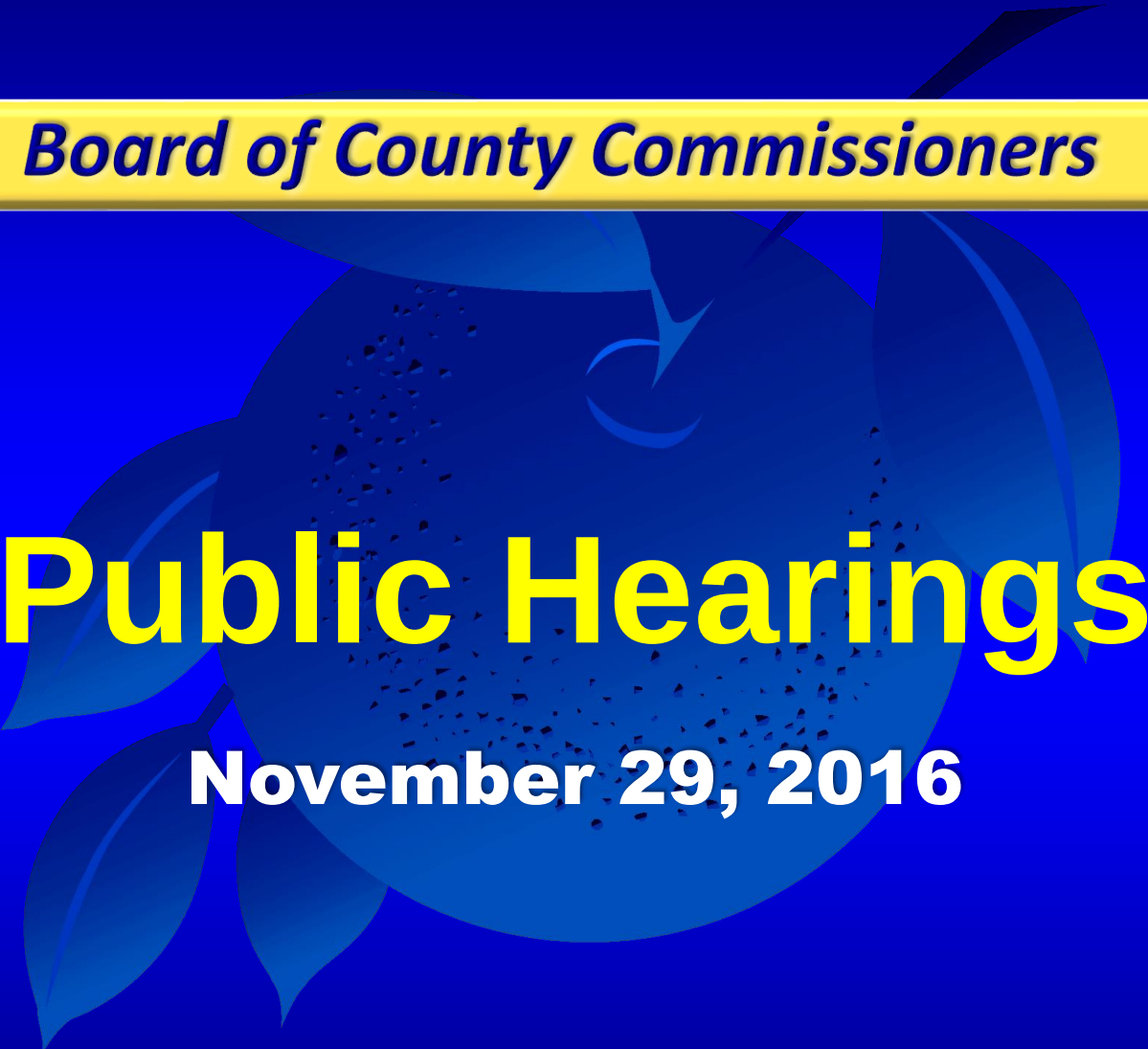
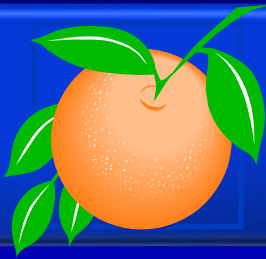




*Board of County Commissioners*

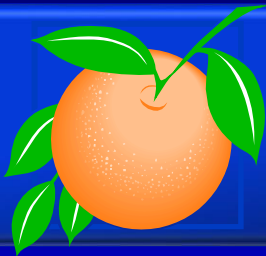
# Public Hearings

**November 29, 2016**

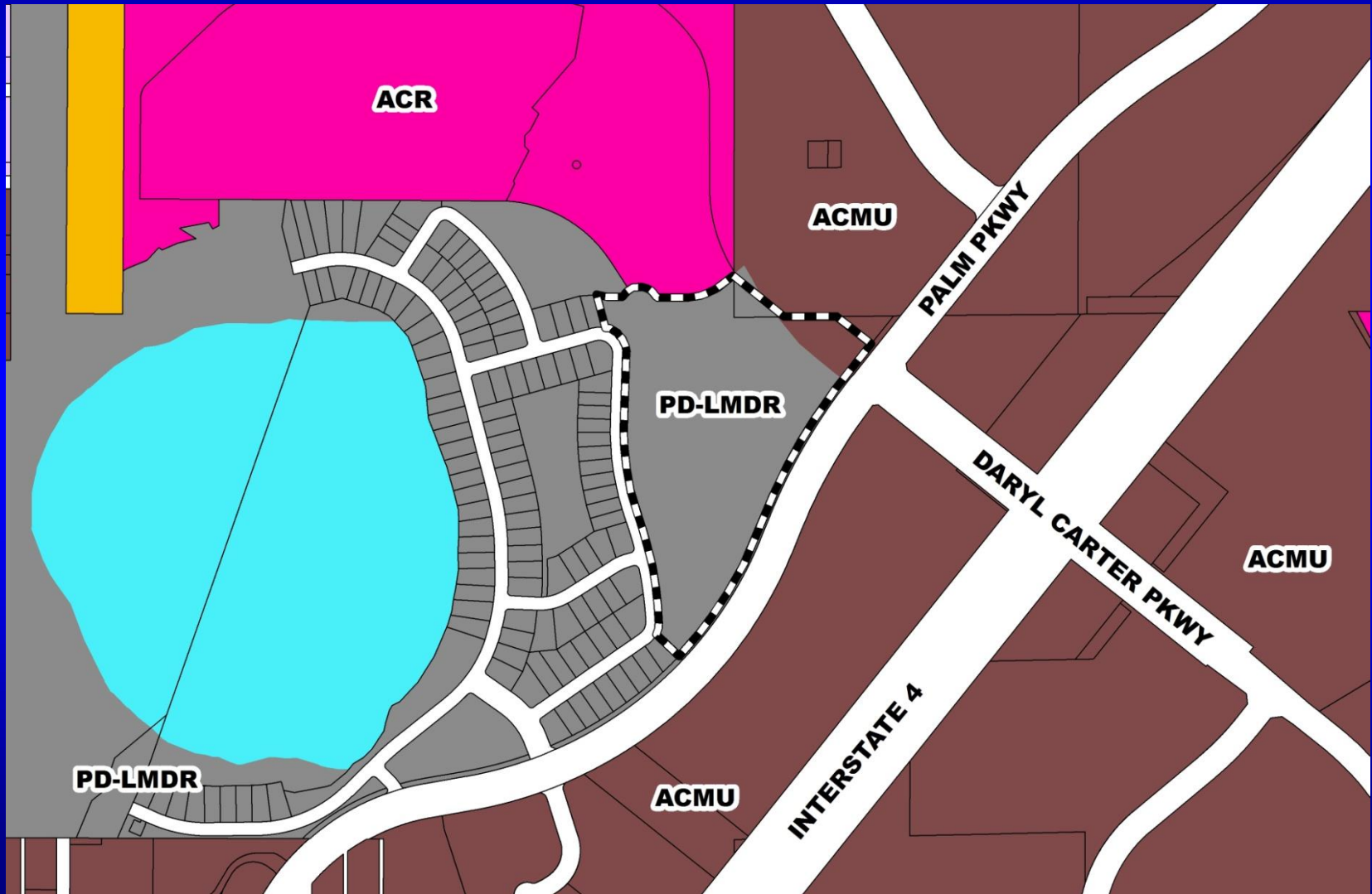


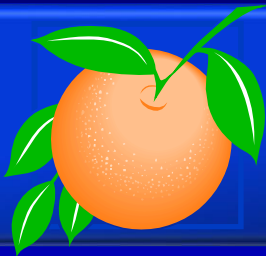
## **Ruby Lake PD / Lot 3 – Townhomes Preliminary Subdivision Plan (PSP)**

|                   |                                                                                                                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case:</b>      | PSP-16-06-208                                                                                                                                                                                                                                                                                      |
| <b>Project:</b>   | Ruby Lake PD / Lot 3 – Townhomes PSP                                                                                                                                                                                                                                                               |
| <b>Applicant:</b> | Adam Smith, VHB, Inc.                                                                                                                                                                                                                                                                              |
| <b>District:</b>  | 1                                                                                                                                                                                                                                                                                                  |
| <b>Acreage:</b>   | 15.82 gross acres                                                                                                                                                                                                                                                                                  |
| <b>Request:</b>   | <p>To subdivide 15.82 acres in order to construct 132 single-family attached residential dwelling units. This project is proposed to be a gated community under Orange County Code Sections 34-280, 34-290, 34-291.</p> <p>This request also includes two (2) waivers from Orange County Code.</p> |

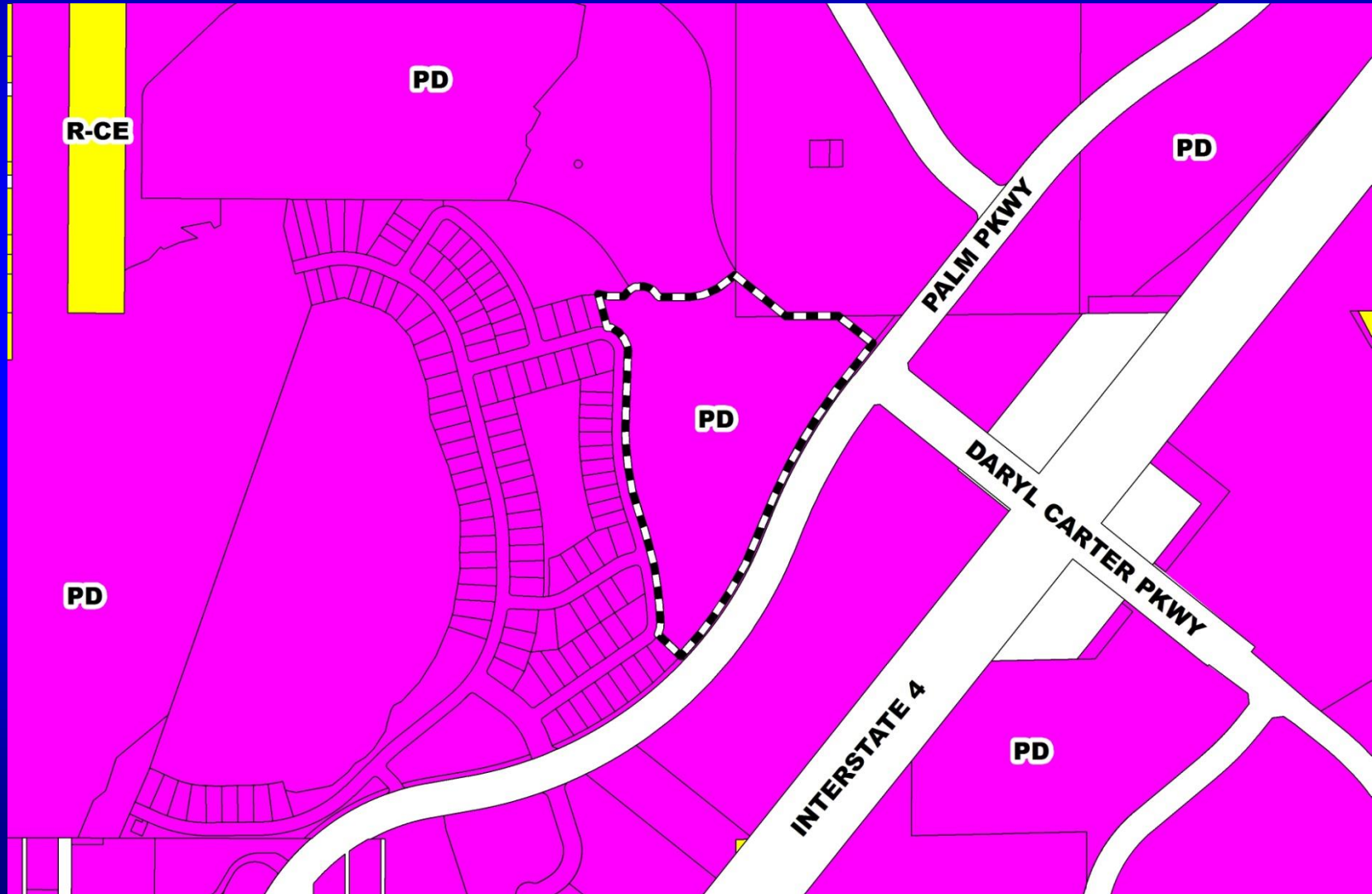


# Ruby Lake PD / Lot 3 – Townhomes Preliminary Subdivision Plan (PSP) Future Land Use Map

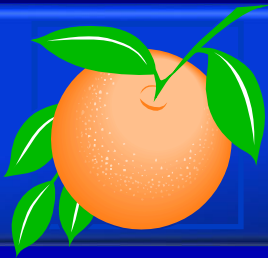




# Ruby Lake PD / Lot 3 – Townhomes Preliminary Subdivision Plan (PSP) Zoning Map





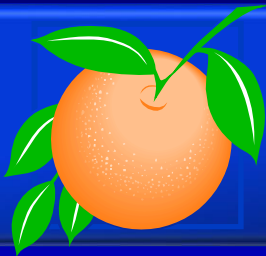


# Ruby Lake PD / Lot 3 – Townhomes Preliminary Subdivision Plan (PSP) Aerial Map





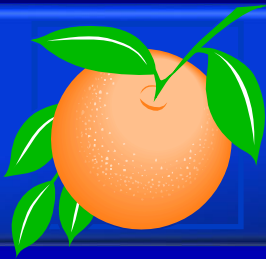




# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Ruby Lake PD / Lot 3 – Townhomes Preliminary Subdivision Plan dated “Received October 24, 2016”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

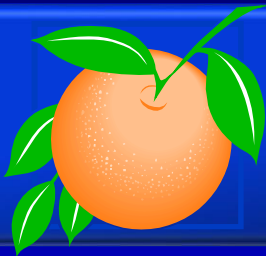
**District 1**



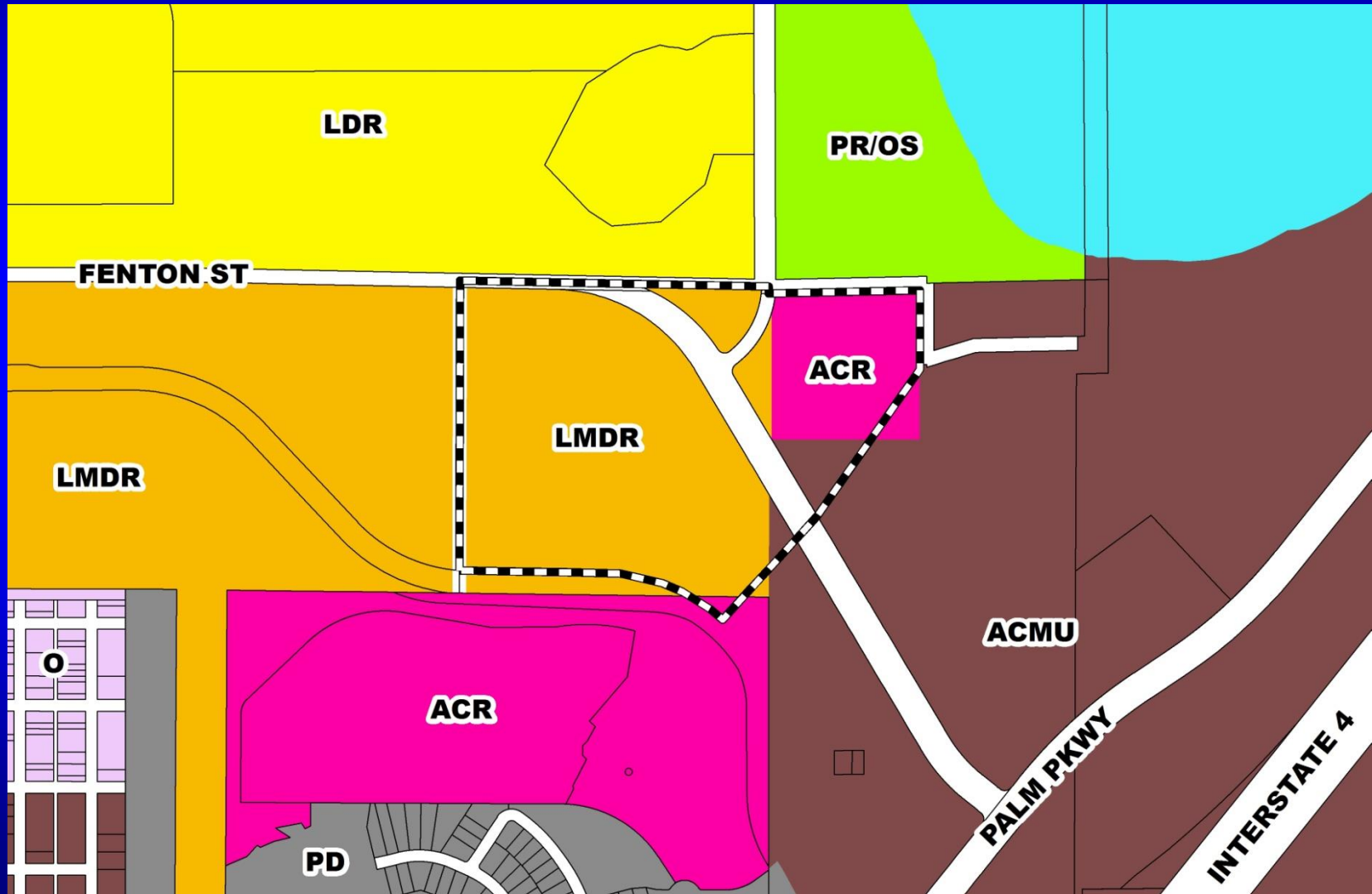
## **Dr. Phillips Area Relief High School Planned Development / Land Use Plan (PD/LUP)**

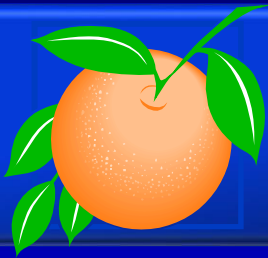
|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case:</b>      | LUP-16-06-232                                                                                                                                                                                                    |
| <b>Project:</b>   | Dr. Phillips Area Relief High School PD/LUP                                                                                                                                                                      |
| <b>Applicant:</b> | Tyrone K. Smith, Orange County Public Schools                                                                                                                                                                    |
| <b>District:</b>  | 1                                                                                                                                                                                                                |
| <b>Acreage:</b>   | 50.00 gross acres                                                                                                                                                                                                |
| <b>Request:</b>   | <p>To rezone 50.0 acres from R-CE and PD to PD in order to construct a public high school with up to 400,000 square feet.</p> <p>In addition, three (3) waivers from Orange County Code have been requested.</p> |



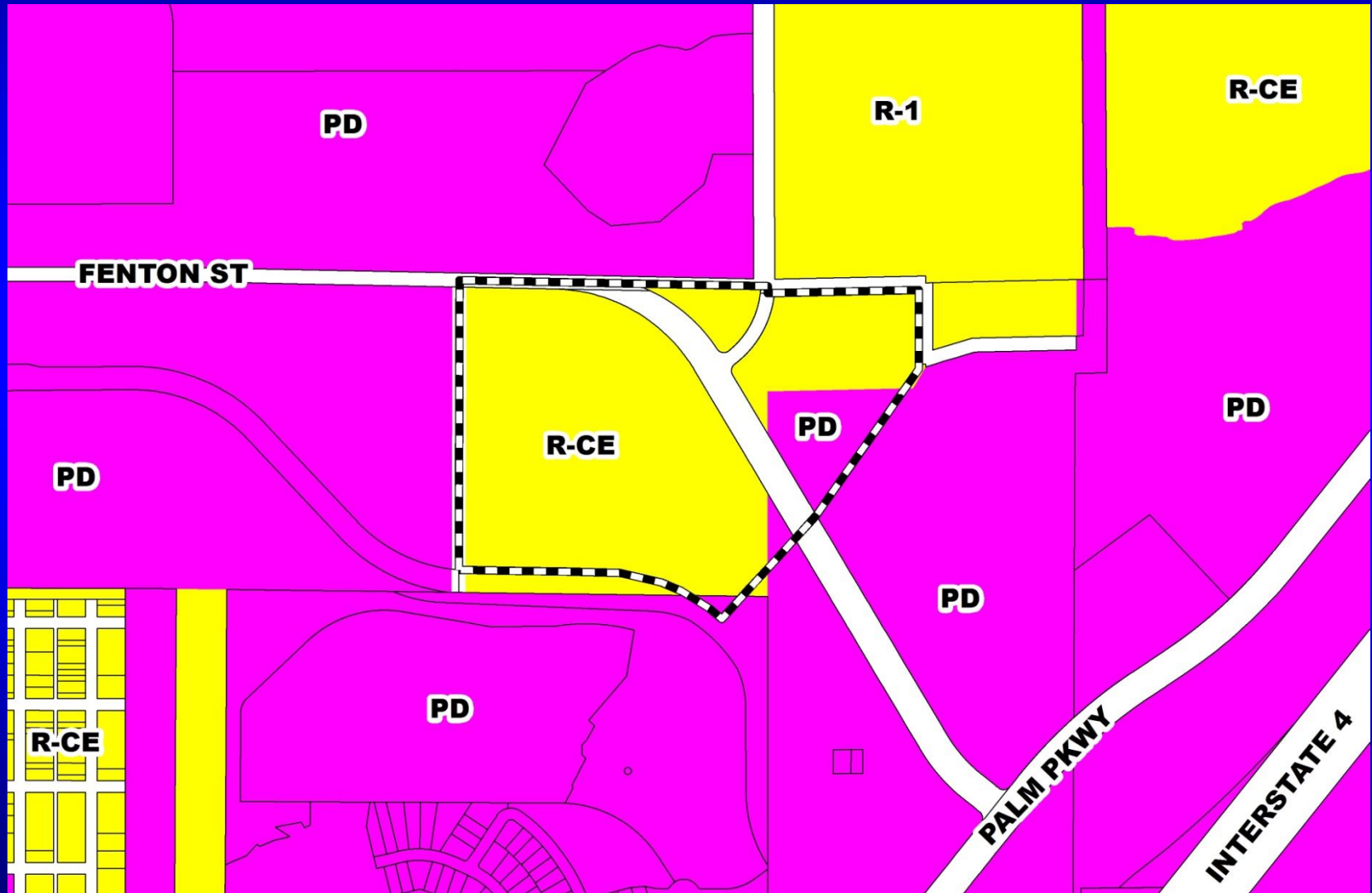


# Dr. Phillips Area Relief High School Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





# Dr. Phillips Area Relief High School Planned Development / Land Use Plan (PD/LUP) Zoning Map







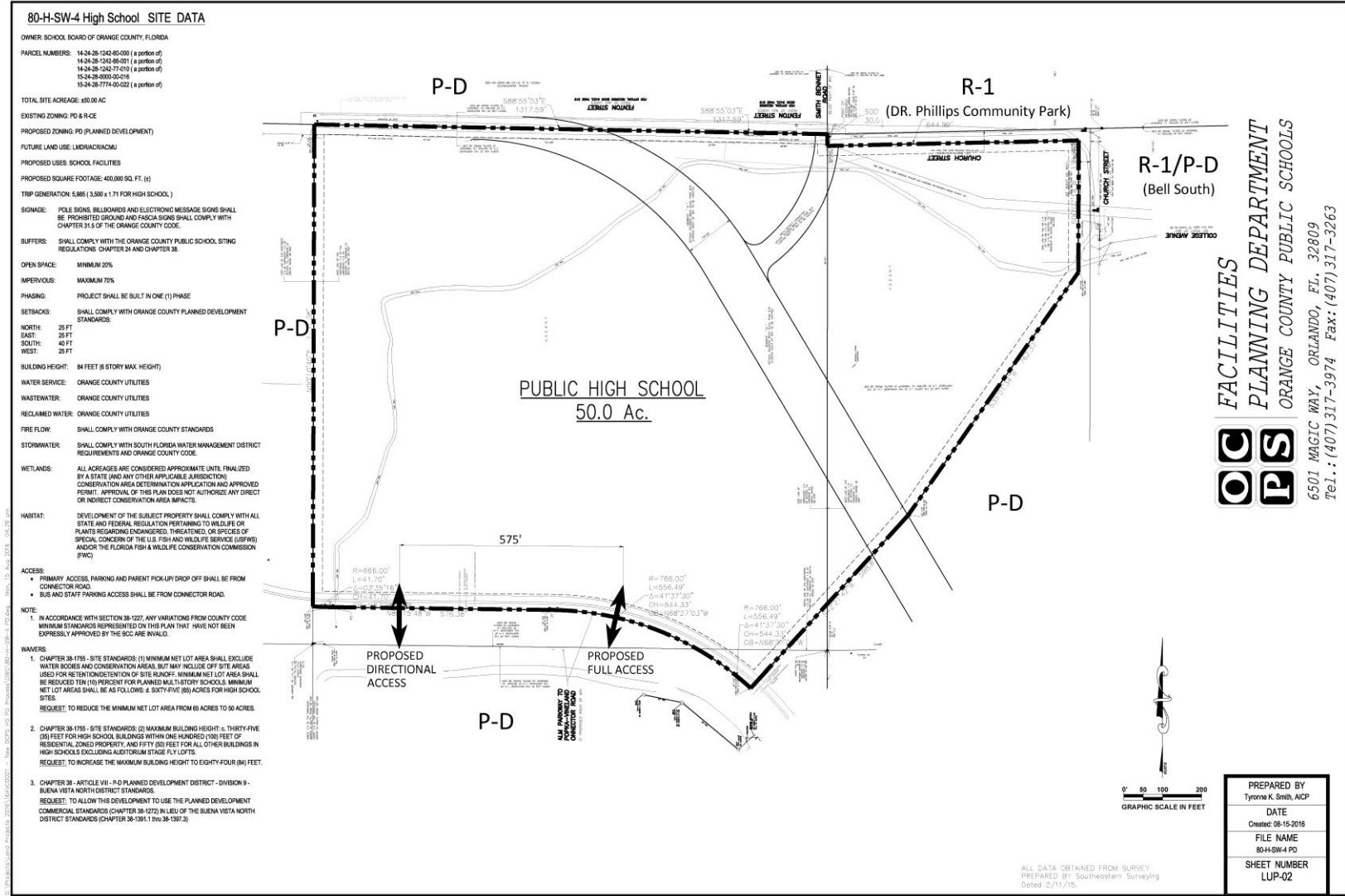
# Dr. Phillips Area Relief High School Planned Development / Land Use Plan (PD/LUP) Aerial Map

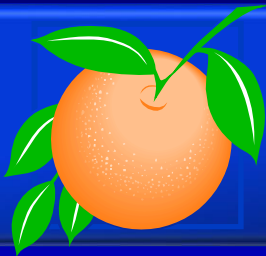






# Dr. Phillips Area Relief High School Planned Development / Land Use Plan (PD/LUP)

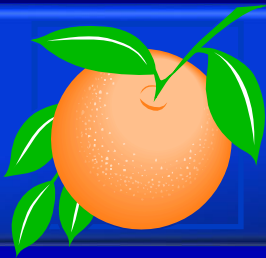




# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Dr. Phillips Area Relief High School Planned Development / Land Use Plan (PD/LUP) dated “Received August 17, 2016”, subject to the conditions listed under the PZC Recommendation in the Staff Report.**

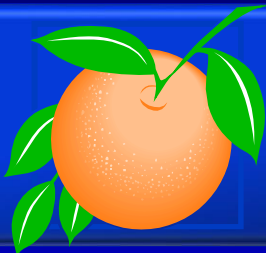
**District 1**



# Orlando International Hotel Planned Development / Land Use Plan (PD / LUP)

|                   |                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case:</b>      | CDR-15-12-372                                                                                                                                                                                                                                                                                                                                                               |
| <b>Project:</b>   | Orlando International Hotel PD / LUP                                                                                                                                                                                                                                                                                                                                        |
| <b>Applicant:</b> | Charles Whittall, Unicorp Companies                                                                                                                                                                                                                                                                                                                                         |
| <b>District:</b>  | 6                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Acreage:</b>   | 18.80 gross acres                                                                                                                                                                                                                                                                                                                                                           |
| <b>Location:</b>  | 8351 International Drive; or generally located east of International Drive, west of Universal Boulevard, and north Via Mercado                                                                                                                                                                                                                                              |
| <b>Request:</b>   | To add a helitour facility ( <i>to be operated from atop an existing parking garage</i> ) as a permitted use, and to modify the existing PD Master Sign Plan (MSP). One (1) waiver from Orange County Code Section 31.5 to allow a “helicopter” architectural feature ( <i>tourist photo opportunity</i> ) with advertising copy or logo graphics, has also been requested. |

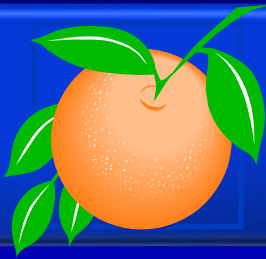




# Action Requested

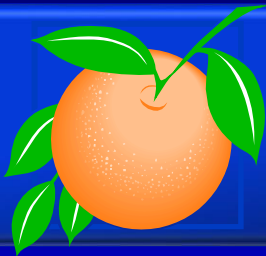
**Continue the public hearing for the Orlando International Hotel Planned Development / Land Use Plan (PD/LUP) substantial change (#CDR-15-12-372) to December 13, 2016 at 2:00 pm.**

**District 6**

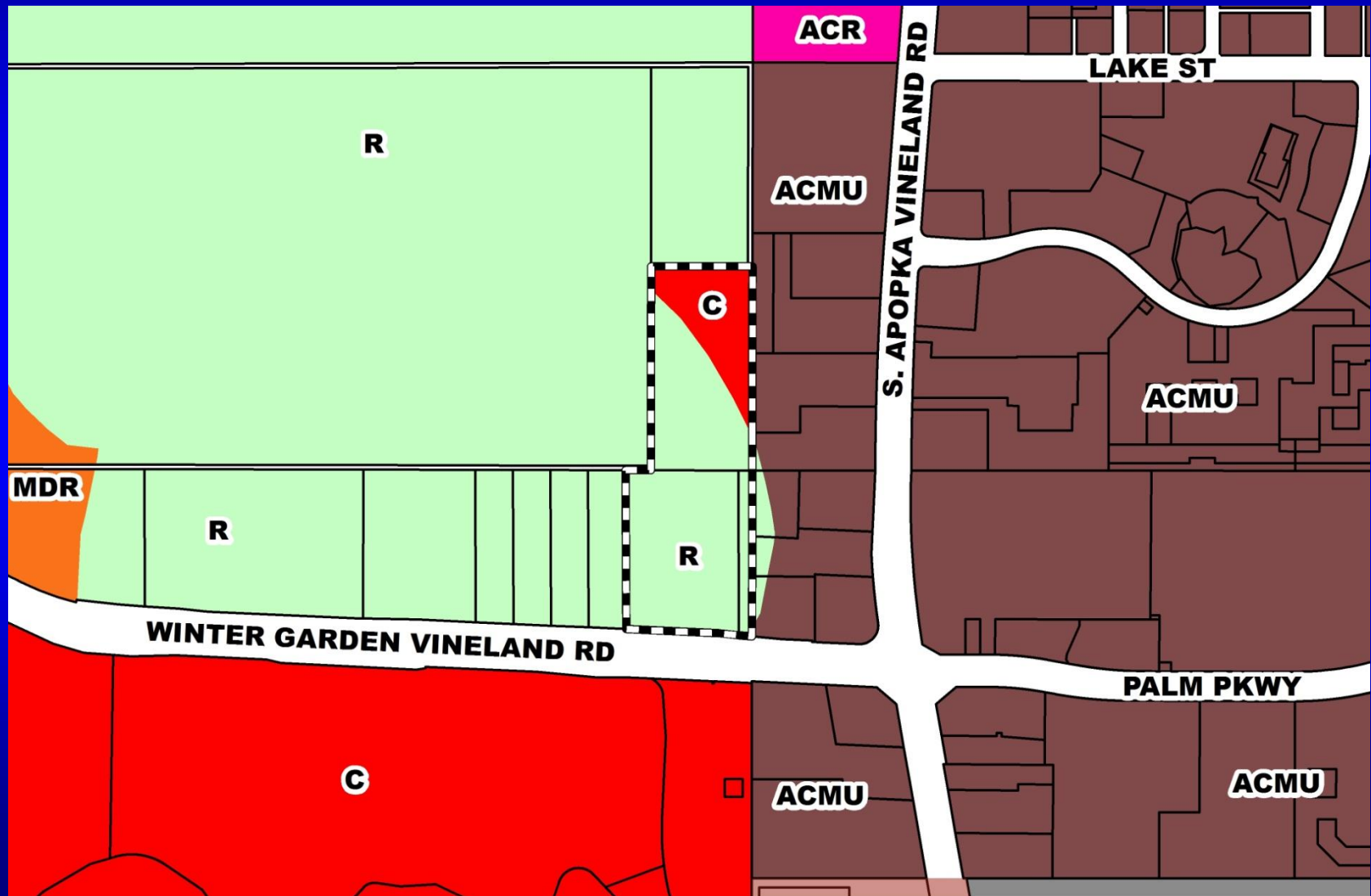


# **Delores Development Planned Development / Land Use Plan (PD / LUP)**

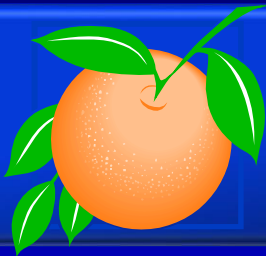
|                      |                                                                                                                                                                                                                                                                                                         |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case:</b>         | CDR-16-03-092                                                                                                                                                                                                                                                                                           |
| <b>Project Name:</b> | Delores Development PD/LUP                                                                                                                                                                                                                                                                              |
| <b>Applicant:</b>    | Jeff W. Banker, Highland Engineering, Inc.                                                                                                                                                                                                                                                              |
| <b>District:</b>     | 1                                                                                                                                                                                                                                                                                                       |
| <b>Acreage:</b>      | 10.8 gross acres                                                                                                                                                                                                                                                                                        |
| <b>Location:</b>     | North of Winter Garden Vineland Road / West of Apopka<br>Vineland Road                                                                                                                                                                                                                                  |
| <b>Request:</b>      | <p>To convert a mixture of uses into 279 hotel rooms, while adding access locations, and modifying gross and net land areas, conservation area, proposed conservation encroachment areas, and total buildable areas.</p> <p>In addition, one (1) waiver from Orange County Code is being requested.</p> |



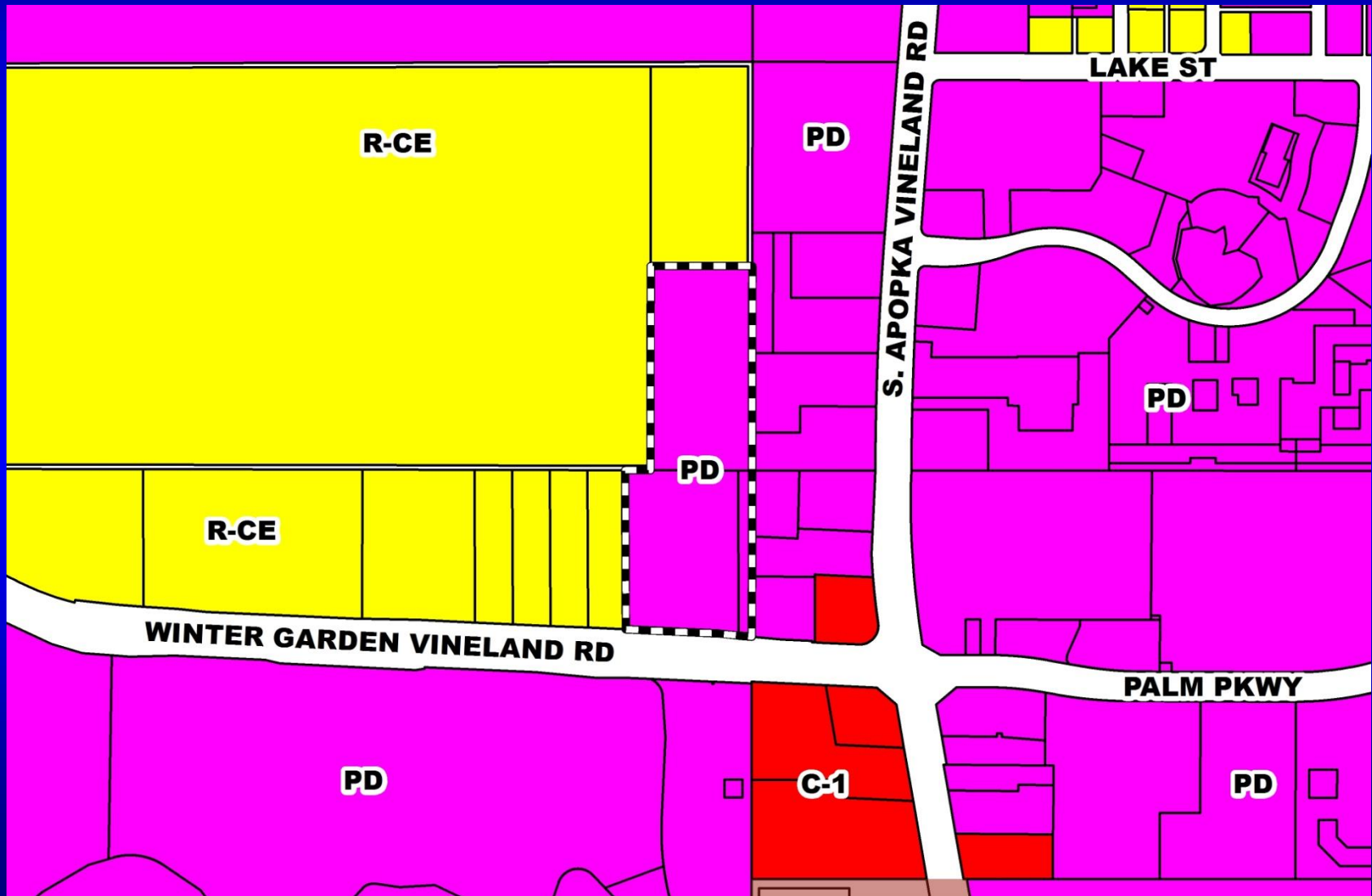
# Delores Development Planned Development / Land Use Plan (PD / LUP) Future Land Use Map







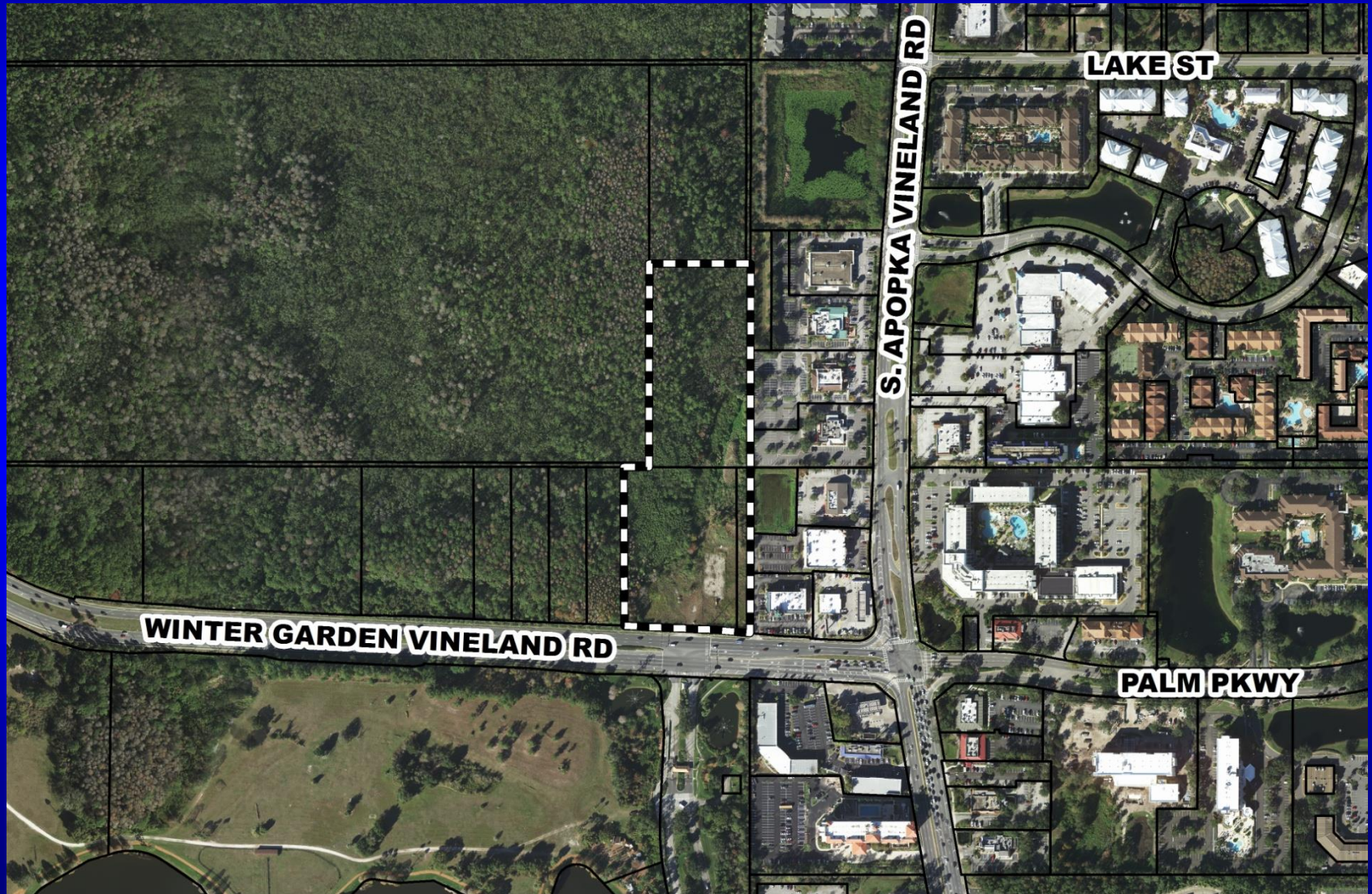
# Delores Development Planned Development / Land Use Plan (PD / LUP) Zoning Map



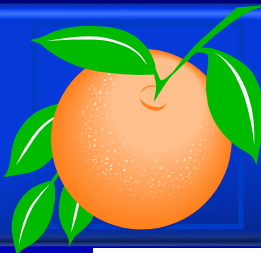




# Delores Development Planned Development / Land Use Plan (PD / LUP) Aerial Map







# Delores Development Planned Development / Land Use Plan (PD / LUP)

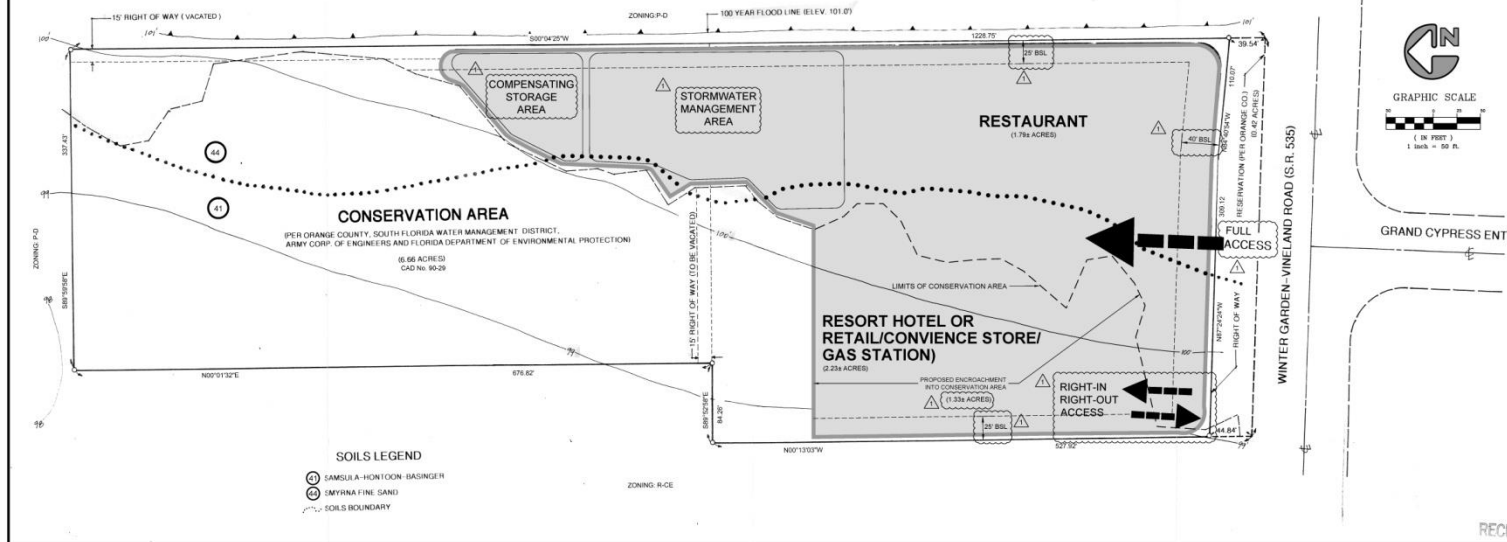
## BCC Minutes November 15, 1994

Upon a motion by Commissioner Freeman, seconded by Commissioner Butler, and carried by Voice-Chairman Staley and all present commissioners voting AYE by voice vote, County Chairman Chappin and Commissioner Johnson were absent, the Board approved the request by B.C. Matzko and C.M. Dondra for Delores Development Planned Development Land Use Plan to convert the land use from 25,800 square feet of commercial and 58 multi-family units to a 275-unit resort hotel, subject to the following conditions:

1. Development shall conform to the Delores Development PD Land Use Plan Amendment dated, "Revised August 16, 1994," and to the following conditions of approval. Development based upon this approval shall comply with all other applicable federal, state, and county laws, ordinances and regulations, which are incorporated herein by reference, except to the extent the applicable laws, ordinances, and regulations are expressly waived or modified by these conditions, or by action approved by the Orange County Board of County Commissioners, or by action of the Board of County Commissioners.
2. Prior to development plan submittal, the revised mitigation plan shall be submitted to the Planning Department.
3. The developer shall utilize reclaimed water for landscape and green area irrigation when available.
4. Orange County shall not own, operate, or maintain the on-site water and wastewater systems.
5. A minimum 25' building setback shall be provided where adjacent to residentially-zoned property.
6. With respect to the 45-foot right-of-way reservation, in connection with any taking or condemnation thereof, the applicant agrees not to seek severance damages or file any claims for compensation, except as provided below (See page 437) of minutes of January 24, 1995, Board meeting for clarification).
7. When the road widening and taking occurs, the following shall be applicable:
  - a. Sanitary sewer and potable water mains currently located in the existing right-of-way will either remain in place and available for the applicant's use, or as part of the road construction, will be relocated so as to make the mains and subways associated therewith available to the applicant.
  - b. To the extent that applicant has incurred engineering and redesign costs associated with the modifications of the Final Development Plan necessary to accommodate the future road widening, the applicant may seek compensation for such redesign costs as provided by and in accordance with applicable law.
  - c. To the extent that the applicant, in order to accommodate the County's desire to widen the road, incurs additional mitigation costs imposed by the Army Corp of Engineers, Department of Environmental Regulation, South Florida Water Management District, or other regulatory agencies, the applicant may seek compensation for such additional costs as provided by and in accordance with applicable law.
  - d. With respect to the compensating storage required to accommodate the Revised Final Development Plan, the compensating storage criteria of the Water Management District shall be applicable criteria, as approved by County criteria.

## General Note:

In accordance with Section 38-1227, any variations from county code minimum standards represented on this plan, that have not been expressly approved by the BCC, are waived.



| DELORES DEVELOPMENT PD |            | LAND USE PLAN                               |             |
|------------------------|------------|---------------------------------------------|-------------|
| REV                    | DATE       | DESCRIPTION                                 | APPROVED BY |
| 1                      | 03-25-2018 | REVISION TO ORIGINAL APPROVED LAND USE PLAN | JB          |
| 2                      | 08-14-1994 | ORIGINAL LAND USE PLAN APPROVED             |             |

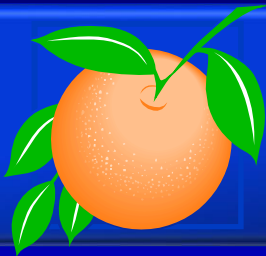
**HEI**  
HIGHLAND  
ENGINEERING, INC.  
72 N. GULF BLVD.  
SUITE 400  
ORLANDO, FL 32801  
TEL: 407-275-1877  
FAX: 407-275-1867  
OR PL 2702

|             |            |
|-------------|------------|
| CDN No.     | MHE-001    |
| DESIGNED BY | JB         |
| DRAWN BY    | JB         |
| APPROVED BY | JB         |
| DATE        | 03/25/2018 |
| SHEET       |            |

NOT FOR CONSTRUCTION  
UNLESS SIGNED AND SEALED

ATTORNEY & ENGINEER, P.C.  
REGISTRATION No. 04122

SAT:

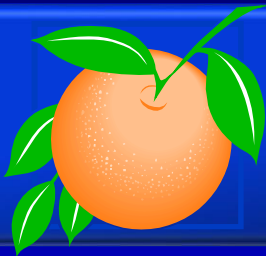


# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Delores Development Planned Development / Land Use Plan (PD/LUP) dated “Received October 11, 2016”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**





# **The Vinings at Cypress Pointe Planned Development / Land Use Plan (PD / LUP)**

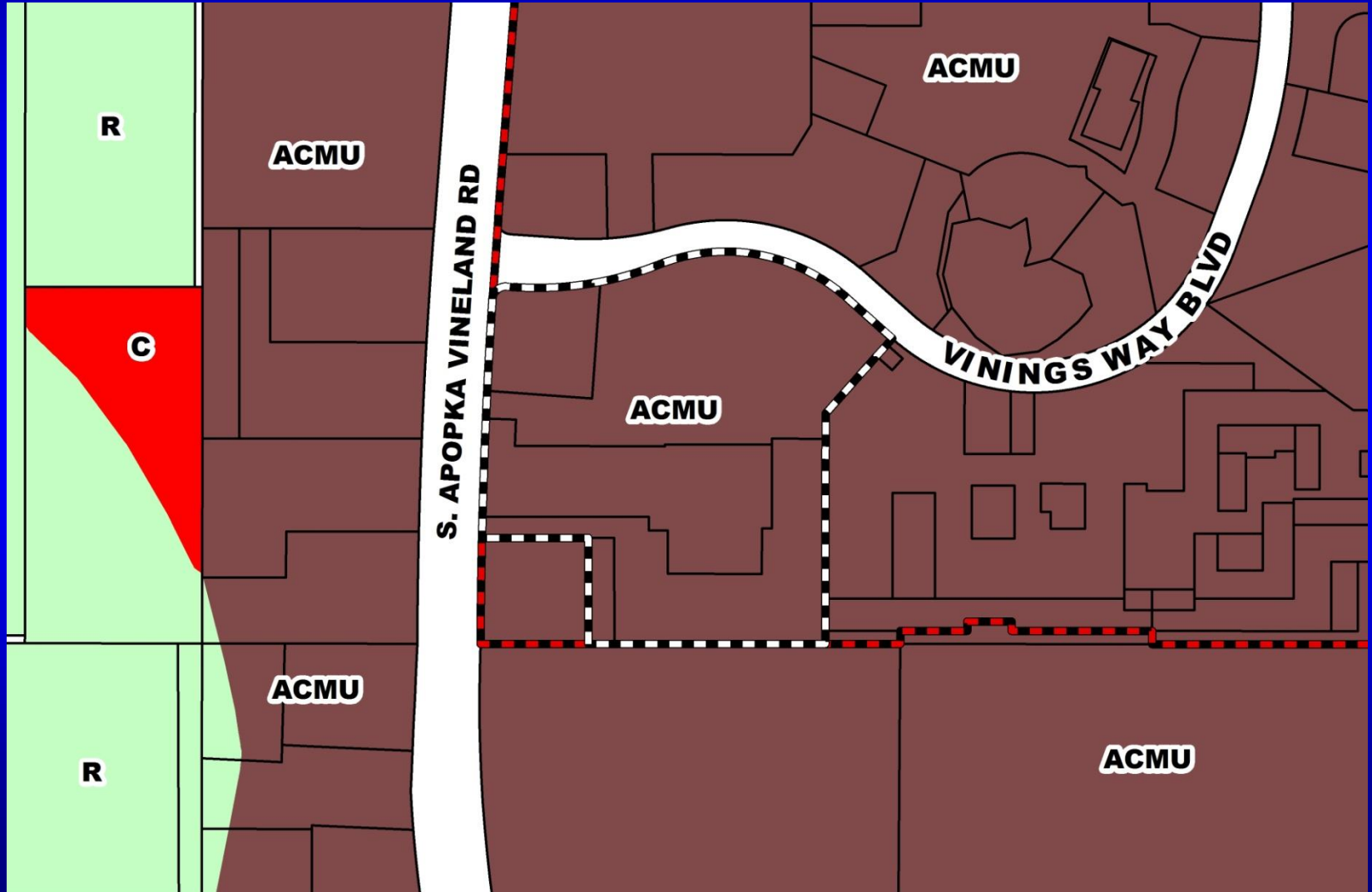
|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case:</b>         | CDR-16-03-105                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Project Name:</b> | The Vinings at Cypress Pointe PD/LUP                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Applicant:</b>    | Scott M. Gentry, Kelly, Collins & Gentry, Inc.                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>District:</b>     | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Acreage:</b>      | 39.93 gross acres ( <i>overall PD</i> )<br>7.40 gross acres ( <i>affected parcels</i> )                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Location:</b>     | South of Vinings Way Boulevard and east of S. Apopka<br>Vineland Road                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Request:</b>      | To incorporate the following modifications to the PD/LUP, concurrently with a request to rescind The Vinings at Cypress Pointe Development of Regional Impact (DRI) Development Order (DO): aggregate PD Lot 8 (Tourist Commercial) into PD Lot 6 (Tourist Commercial), add Hotel use to Lot 6, add a trip equivalency matrix, and convert 23,018 square feet of tourist commercial entitlements into 170 hotel rooms using the trip equivalency matrix. |

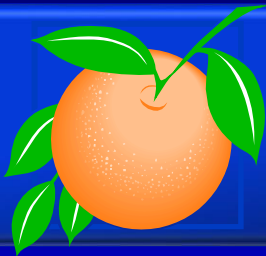


# The Vinings at Cypress Pointe

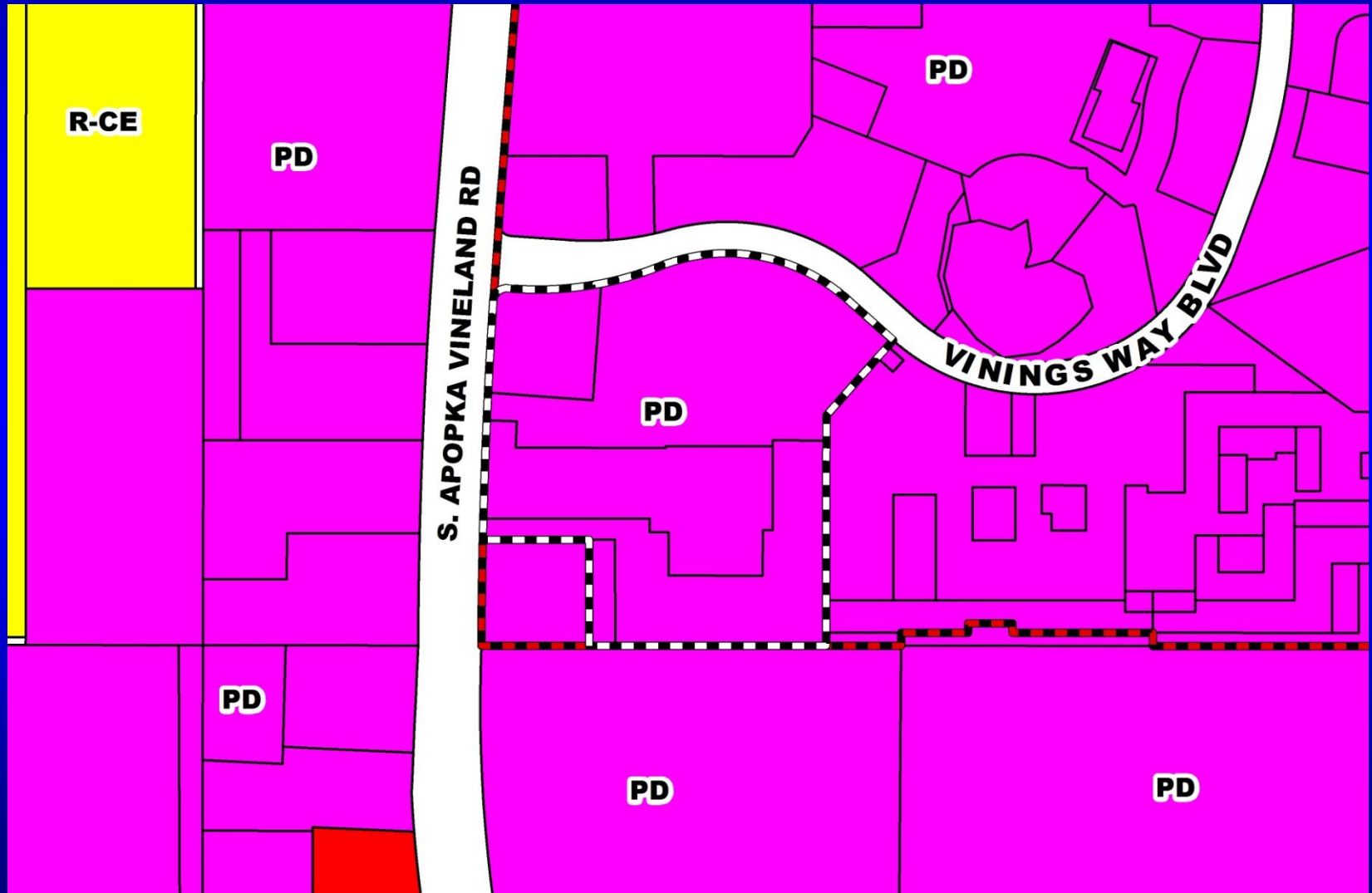
## Planned Development / Land Use Plan (PD / LUP)

### Future Land Use Map





# The Vinings at Cypress Pointe Planned Development / Land Use Plan (PD / LUP) Zoning Map



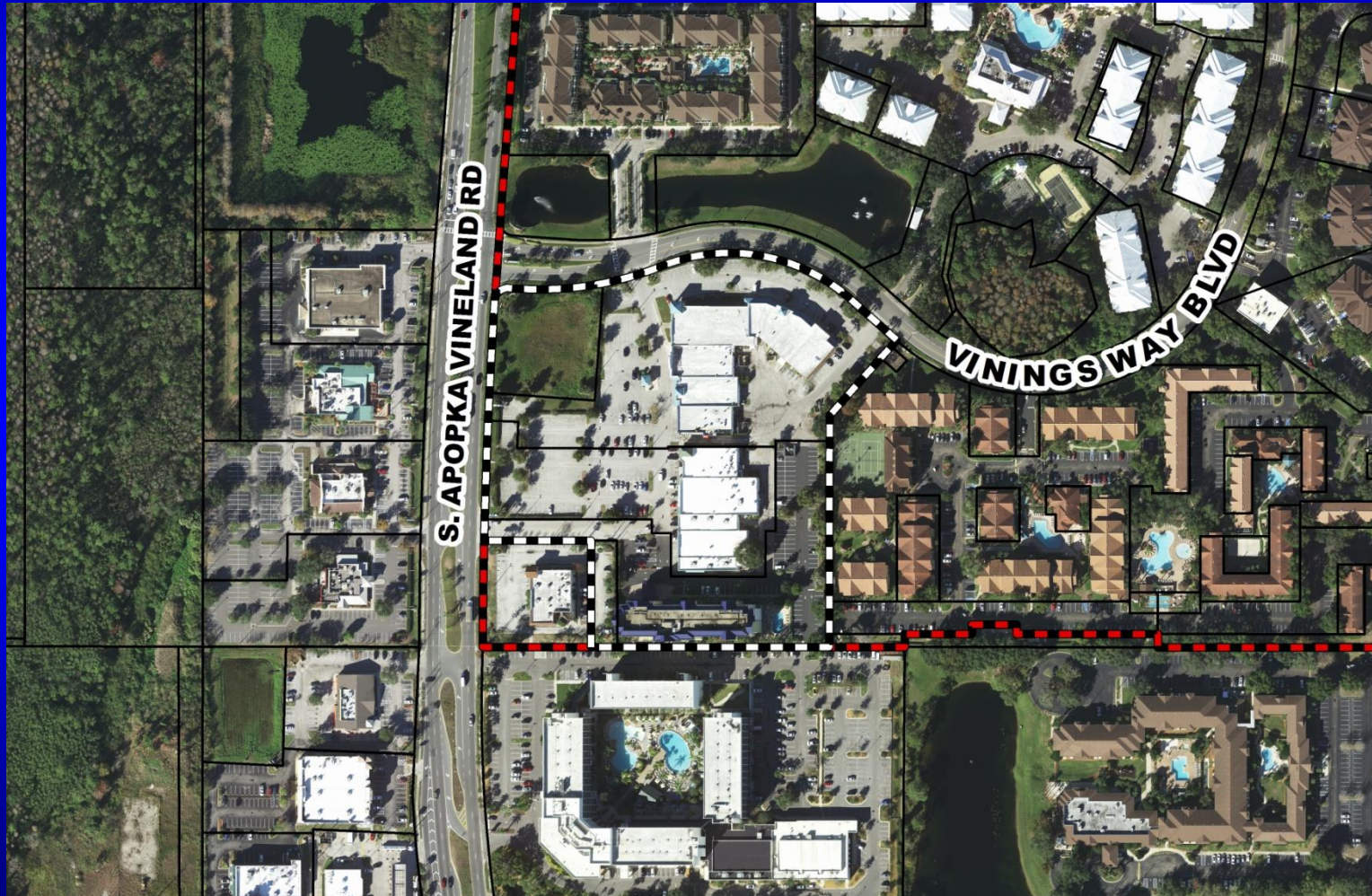




# The Vinings at Cypress Pointe

## Planned Development / Land Use Plan (PD / LUP)

### Aerial Map





# The Vinings at Cypress Pointe Planned Development / Land Use Plan (PD / LUP)

| LAND USE                            | GROSS ACRES | D.U. / ACRES                 | DWELLING UNITS | ROOMS | GFA                 |
|-------------------------------------|-------------|------------------------------|----------------|-------|---------------------|
| RESIDENTIAL MULTIFAMILY / TIMESHARE | 43.82       | 22.8 OVERALL<br>35.0 MAXIMUM | 1,000          |       |                     |
| COMMERCIAL                          |             |                              |                |       |                     |
| LOT 3                               |             |                              |                |       |                     |
| LOT 6                               | 4.50        |                              |                | 150   |                     |
| RETAIL                              | 9.73        |                              |                |       | 79,001 <sup>1</sup> |
| HOTEL                               |             |                              |                |       |                     |
| LOT 7                               | 1.17        |                              |                | 170   |                     |
| RETAIL                              |             |                              |                |       | 6,807 <sup>2</sup>  |
| RETENTION                           | 6.55        |                              |                |       |                     |
| (PORTION OF RESIDENTIAL PARCELS)    |             |                              |                |       |                     |
| CONSERVATION                        | 1.20        |                              |                |       |                     |
| ROADWAY                             | 2.86        |                              |                |       |                     |
| TOTAL                               | 69.93       | 22.8                         | 1,000          | 320   | 86,008              |

1. RETAIL AGGREGATE - CALCULATED FROM 100,000 SF OF RETAIL - 20,000 SF RETAIL / HOTEL CONVERSION (170 ROOMS) - 6,807 SF RETAIL FROM EXISTING LOT 7.

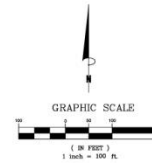
2. LOT 7 EXISTING AREA FROM OCPA.

| TABLE OF PERMITTED SETBACKS |                  |               |           |                |                   |             |           |                          |           |
|-----------------------------|------------------|---------------|-----------|----------------|-------------------|-------------|-----------|--------------------------|-----------|
| LAND USE                    | PROJECT BOUNDARY |               |           |                | BUILDING SETBACKS |             |           | PAVING SETBACKS          |           |
|                             | TWO STORY        | ADD'L STORIES | UNDER 30' | INTERNAL       | APOLKA / VINELAND | LAKE AVENUE | SIDE REAR | APOLKA / VINELAND AVENUE | SIDE REAR |
| RESIDENTIAL                 |                  |               |           |                |                   |             |           |                          |           |
| MULTIFAMILY / TIMESHARE     | 25'              | 45' E.A.      |           | 25'            | N/A               | 35'         | 30'       | N/A                      | 5' * 0'   |
| TOURIST COMMERCIAL          |                  |               | 30'       | 25' CENTERLINE |                   | 40'         | 30'       | 20'                      | 25' 7.5'  |

| HOTEL / RETAIL TRIP EQUIVALENCY MATRIX |                    |              |       |
|----------------------------------------|--------------------|--------------|-------|
| ITE CODE                               | DAILY RATE * UNITS | FROM RETAIL  | HOTEL |
| 820                                    | 65.88              | 1 KSF RETAIL | 7.385 |
| 310                                    | 8.93               | 1 ROOM HOTEL | 0.134 |

\* FROM THE 9TH EDITION OF THE ITE TRIP GENERATION MANUAL.



**SITE DATA**  
PROJECT AREA: 69.93 AC  
FLOOD HAZARD AREA: SITE LIES TOTALLY WITHIN FLOOD ZONE "C" AS PER FIRM PANEL NO. 120179 0350 & PD MIX USE, SEE LAND USE DATA TABLE.

**PROPOSED LAND USE**  
MINIMUM NET LOT SIZE: N/A  
MINIMUM NET LIVING FLOOR AREA: 500 SF/UNIT  
BUILDING HEIGHT: 60 FT MAX COMMERCIAL  
75 FT MAX FOR LOTS 4 & 5  
150 MAX FOR LOT 6, HOTEL ONLY  
AT LEAST 25% OF THE GROSS LAND AREA OF THE PROJECT  
DEVELOPMENT TO OCCUR IN ONE PHASE  
16,443 GROSS ADT (6,565 ADT FOR LOT 6)

**OPEN SPACE**

**PHASING**  
PROJECTED TRAFFIC GENERATION  
WATER SERVICE  
SEWAGE SERVICE  
STORMWATER MANAGEMENT CONCEPT

ORANGE COUNTY UTILITIES  
ORANGE COUNTY UTILITIES  
ENTIRE CYPRESS POINTE PD PERMITTED BY SPANNO PERMIT NUMBER 08178-D. EACH LOT TO APPLY FOR MODIFICATION TO EXISTING PERMIT TO SHOW DESIGN CONFORMS TO ORANGE COUNTY AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT REGULATIONS

**SCHOOL AGE POPULATION**  
PARKS / RECREATION FACILITIES  
MINIMUM BUILDING SEPARATION  
PROPOSED SIDEWALKS

500 PEOPLE  
A TOTAL OF AT LEAST 5.25 AC. OF ACTIVE / PASSIVE RECREATION WILL BE PROVIDED IN THE RESIDENTIAL TRACTS  
20' FOR FIRE PROTECTION PURPOSES  
5' ON NORTH PROPERTY LINE; 7' ON WEST PROPERTY LINE; 5' ON INTERNAL STREET A

**LOTS PROPOSED**  
ENTRANCE MEDIAN  
PERIMETER LANDSCAPE BUFFERS

7  
STORMWATER RETENTION AREA TO BE MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION  
TO BE MAINTAINED BY INDIVIDUAL PROPERTY OWNERS

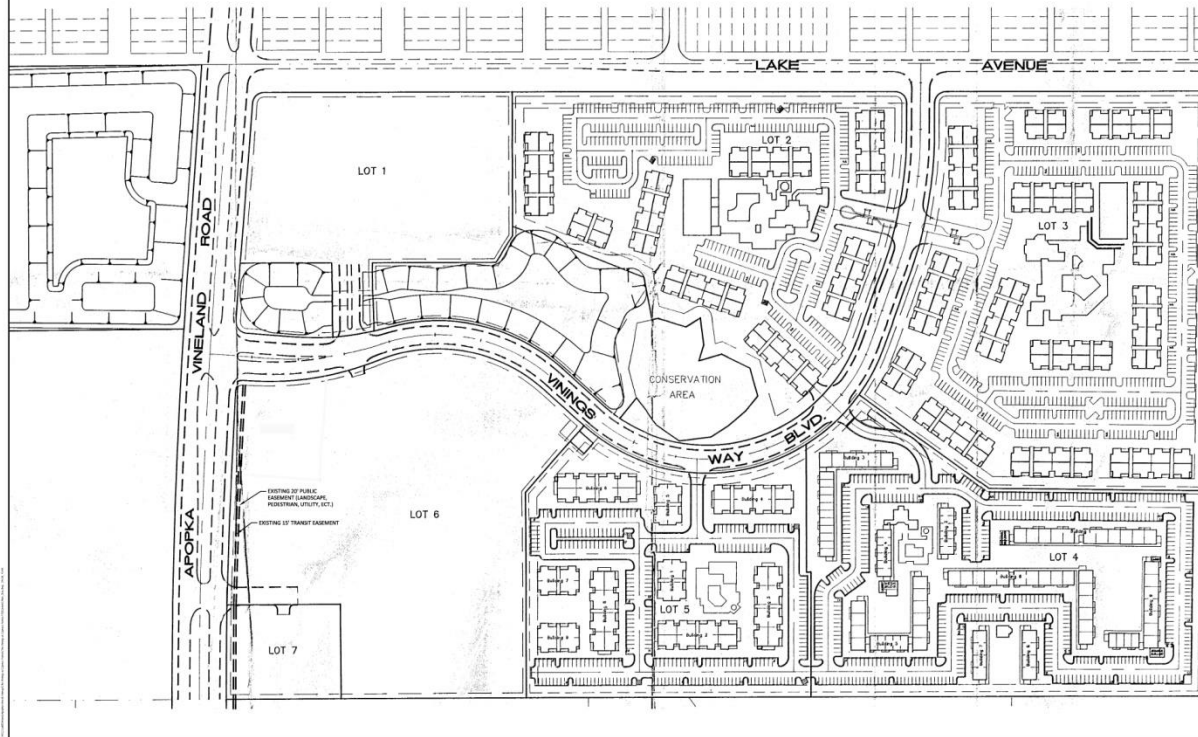
**NOTES**

1) TIMESHARE / INTERVAL OWNERSHIP COND/MINIMUMS IS A PERMITTED USE ON LOTS 2, 3, 4 AND 5 THE VININGS AT CYPRESS POINTE

2) DEVELOPMENT AS SHOWN ON LOTS 2 AND 3 DEPICT THE APPROVED DEVELOPMENT PLAN FOR LOTS 2 AND 3 AS APPROVED BY ORANGE COUNTY

3) DEVELOPMENT AS SHOWN ON LOTS 4 AND 5 DEPICT THE APPROVED AS-BUILT CONSTRUCTION PLANS FOR LOTS 4 AND 5 AS APPROVED BY ORANGE COUNTY

4) IN ACCORDANCE WITH SEC. 18-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.



KELLY COLLINS & ASSOCIATES, INC.  
7700 NORTH DIXIE AVENUE, SUITE 400  
FORT LAUDERDALE, FL 33309  
(954) 575-1400 FAX (954) 575-1408

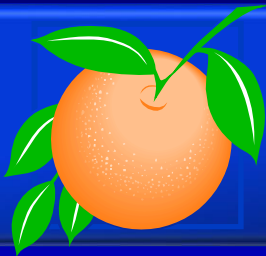
KCC  
KELLY COLLINS & ASSOCIATES, INC.  
7700 NORTH DIXIE AVENUE, SUITE 400  
FORT LAUDERDALE, FL 33309  
(954) 575-1400 FAX (954) 575-1408

PREPARED FOR:  
CYPRESS POINTE CORPORATION

THE VININGS AT CYPRESS POINTE  
LAND USE PLAN

SITE PLAN

DATE: 08/08/2008  
SHEET C-2



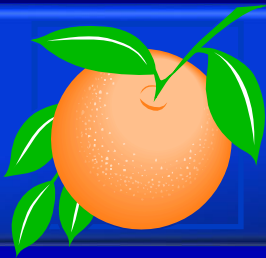
# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to The Vinings at Cypress Pointe Planned Development / Land Use Plan (PD/LUP) dated “Received July 6, 2016”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**-AND-**

**Approve the Rescission of the Vinings at Cypress Pointe Development of Regional Impact (DRI)**

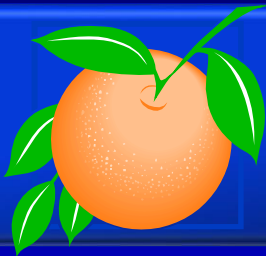
**District 1**



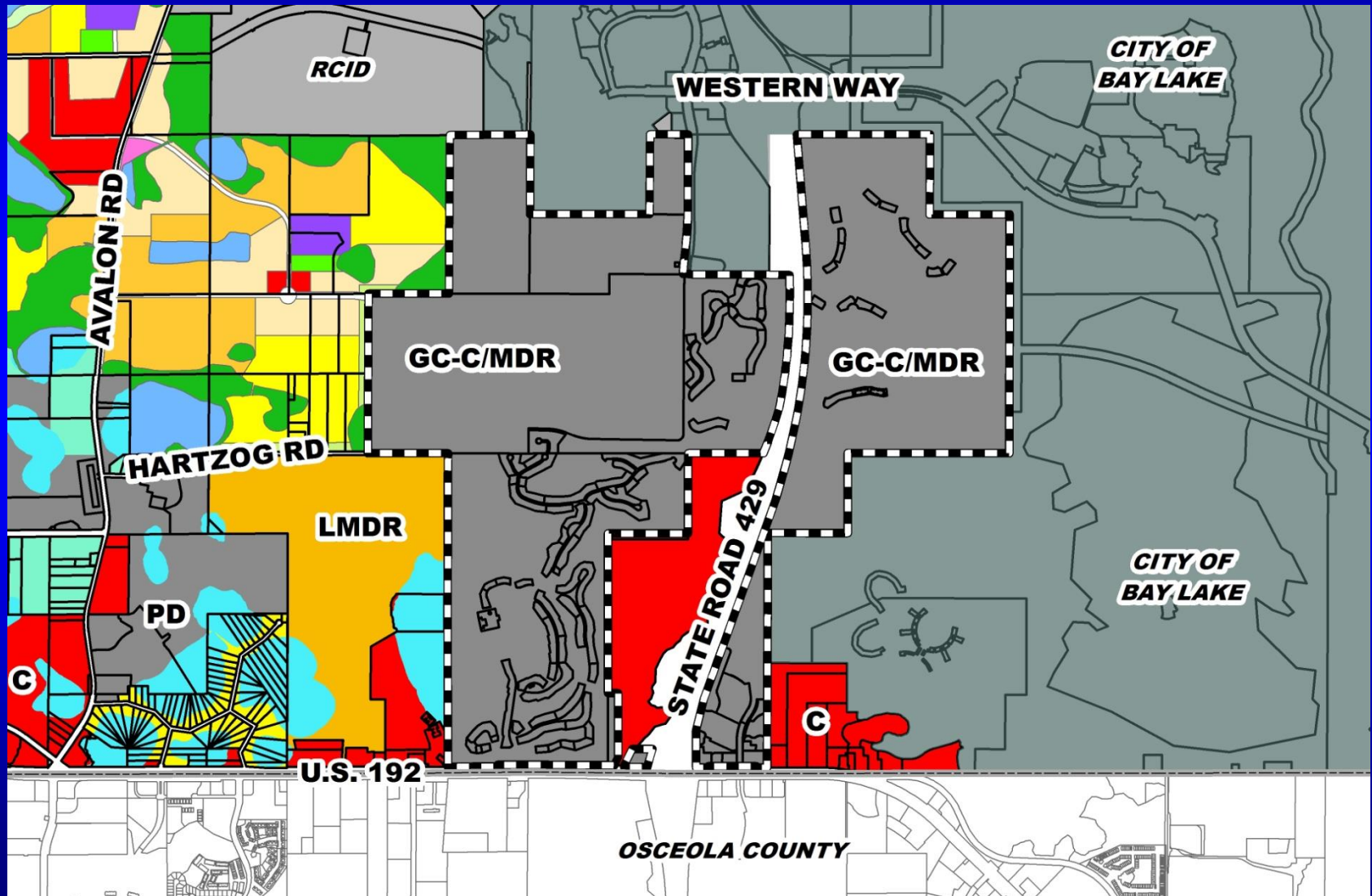
# **Orange Lake Country Club Planned Development / Land Use Plan (PD/LUP)**

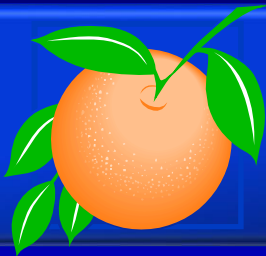
|                   |                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case:</b>      | CDR-16-04-135                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Project:</b>   | Orange Lake Country Club PD/LUP                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Applicant:</b> | Geoff McNeill, AGMCI, LLC                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>District:</b>  | 1                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Acreage:</b>   | 1,443 gross acres                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Request:</b>   | <p>To use a land use exchange matrix to reduce time share / short term rental units, reduce the amount of golf holes, reduce hotel rooms, reduce retail square footage, and introduce office uses, conventional single family residential, multi family residential, and age-restricted residential dwelling units.</p> <p>Additionally, three (3) waivers from Orange County Code are being requested.</p> |



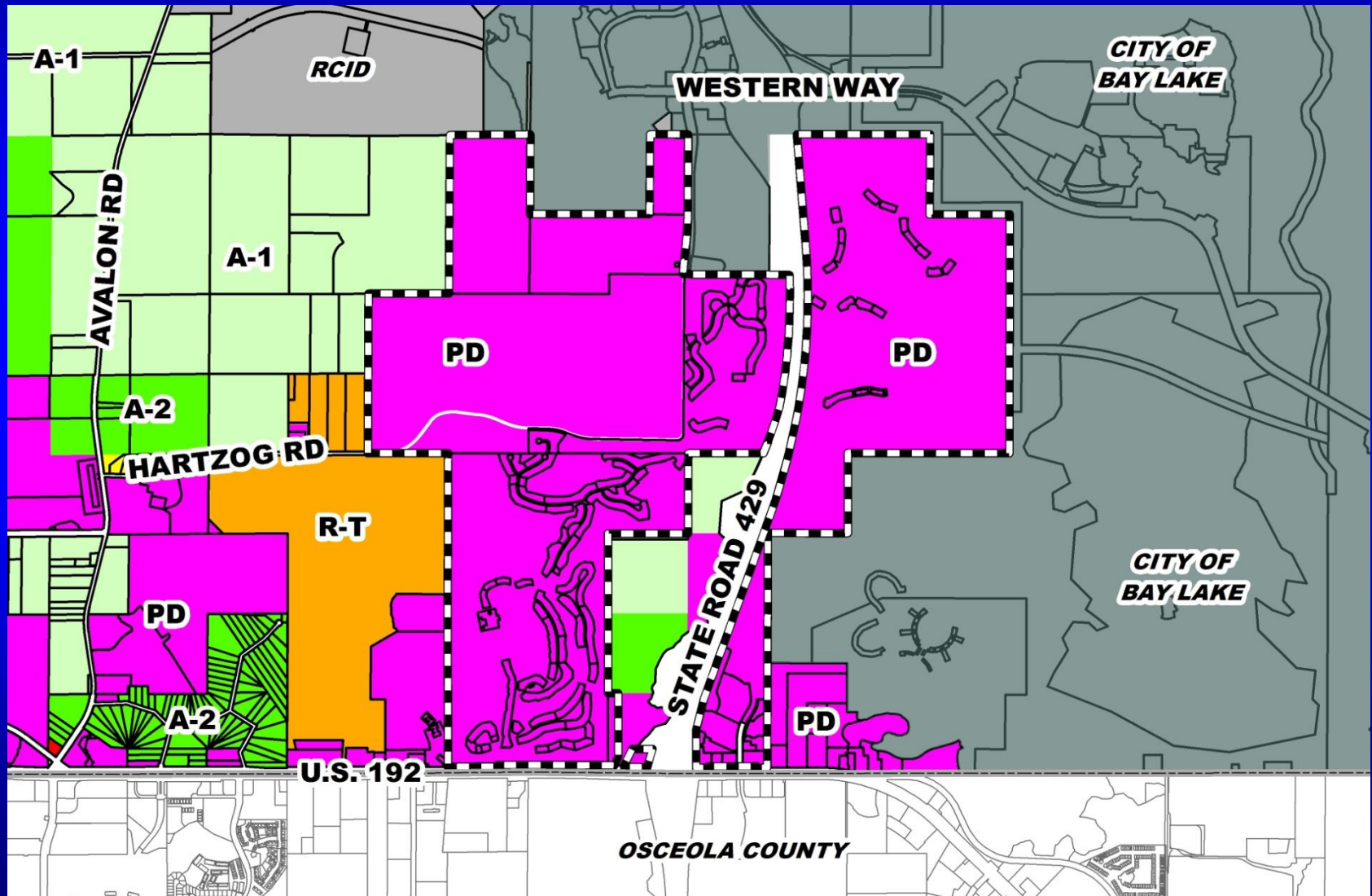


# Orange Lake Country Club Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





# Orange Lake Country Club Planned Development / Land Use Plan (PD/LUP) Zoning Map





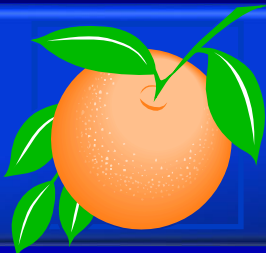


# Orange Lake Country Club Planned Development / Land Use Plan (PD/LUP) Aerial Map





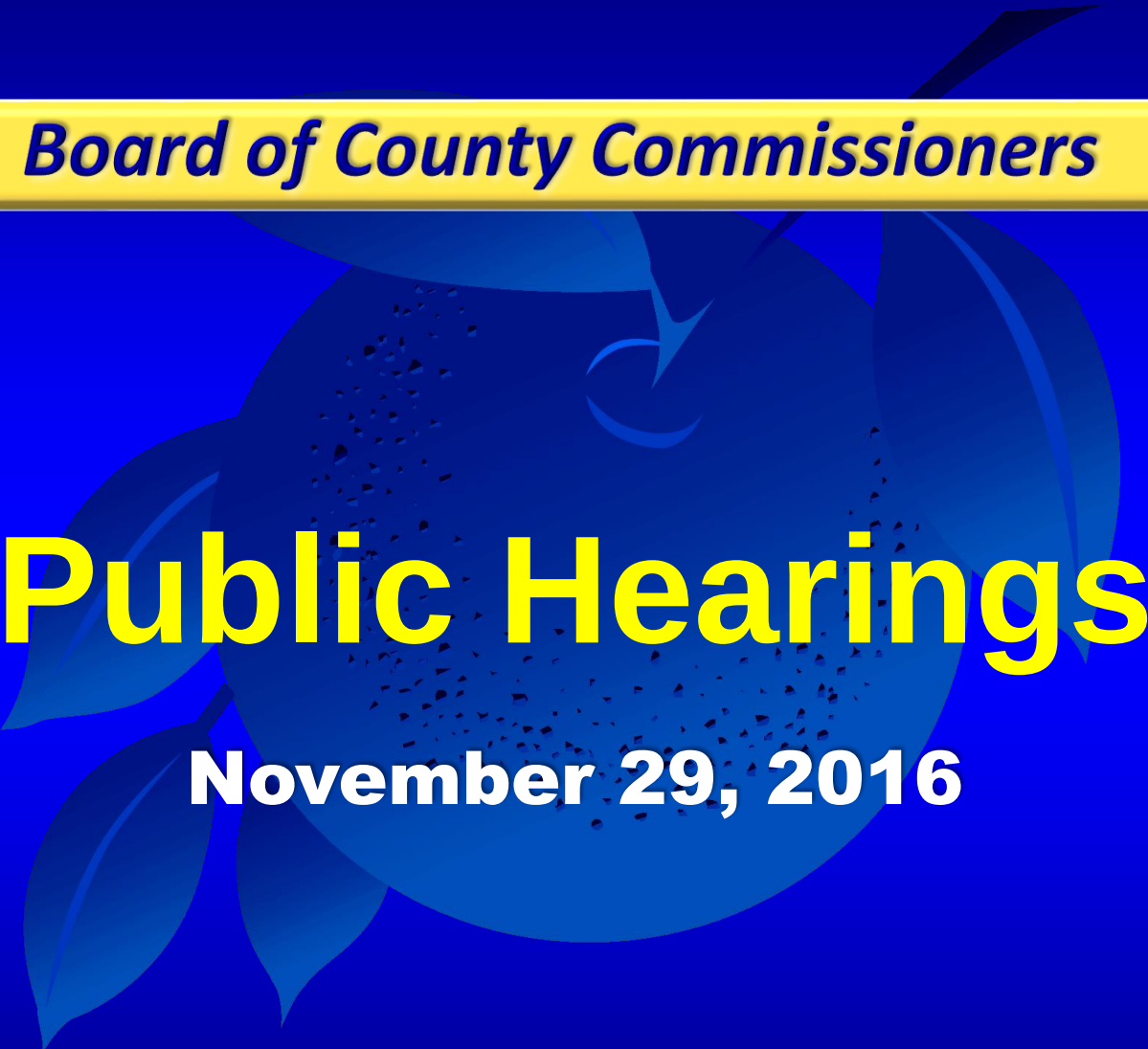




# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Orange Lake Country Club Planned Development / Land Use Plan (PD/LUP) dated “Received November 16, 2016”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



*Board of County Commissioners*

# Public Hearings

**November 29, 2016**