

*Board of County Commissioners*

# Public Hearings

**October 13, 2020**



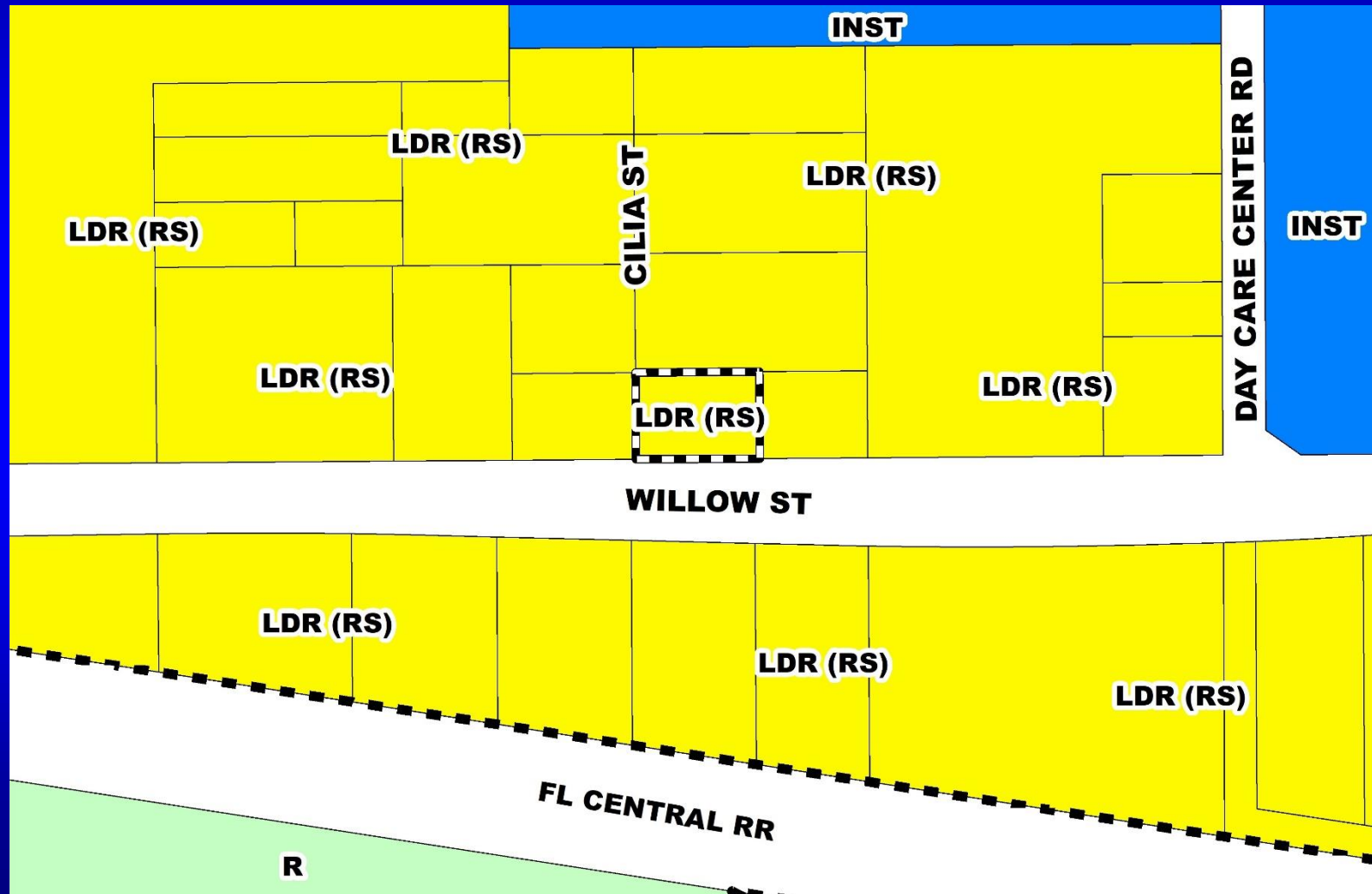
## **RZ-20-07-051 – S. Brent Spain, Esq. Planning and Zoning Commission (PZC) Board-Called Hearing**

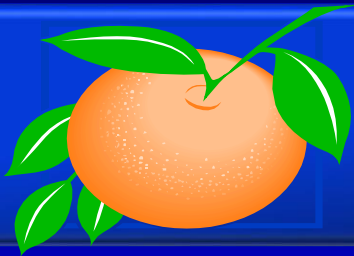
- Case:** RZ-20-07-051
- Applicant:** S. Brent Spain, Esq., Theriaque & Spain
- District:** 2
- Location:** 3605 Cilia Street; or generally north of Willow Street and approximately 435 feet west of Day Care Center Road.
- Acreage:** 0.21 gross acre
- From:** R-1A (Single-Family Dwelling District)
- To:**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



# RZ-20-07-051 – S. Brent Spain, Esq.

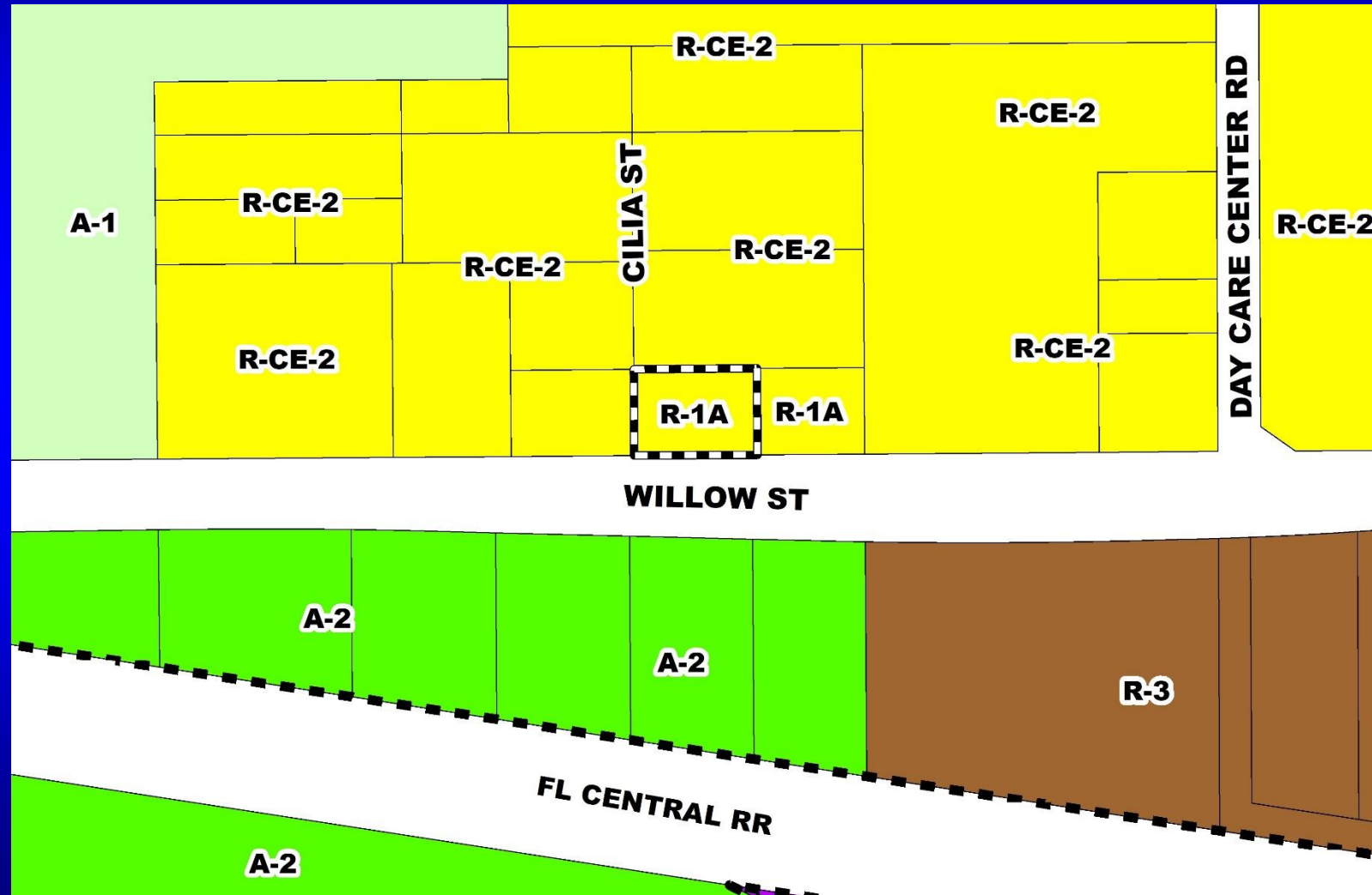
## Planning and Zoning Commission (PZC) Board-Called Hearing Future Land Use Map





# RZ-20-07-051 – S. Brent Spain, Esq.

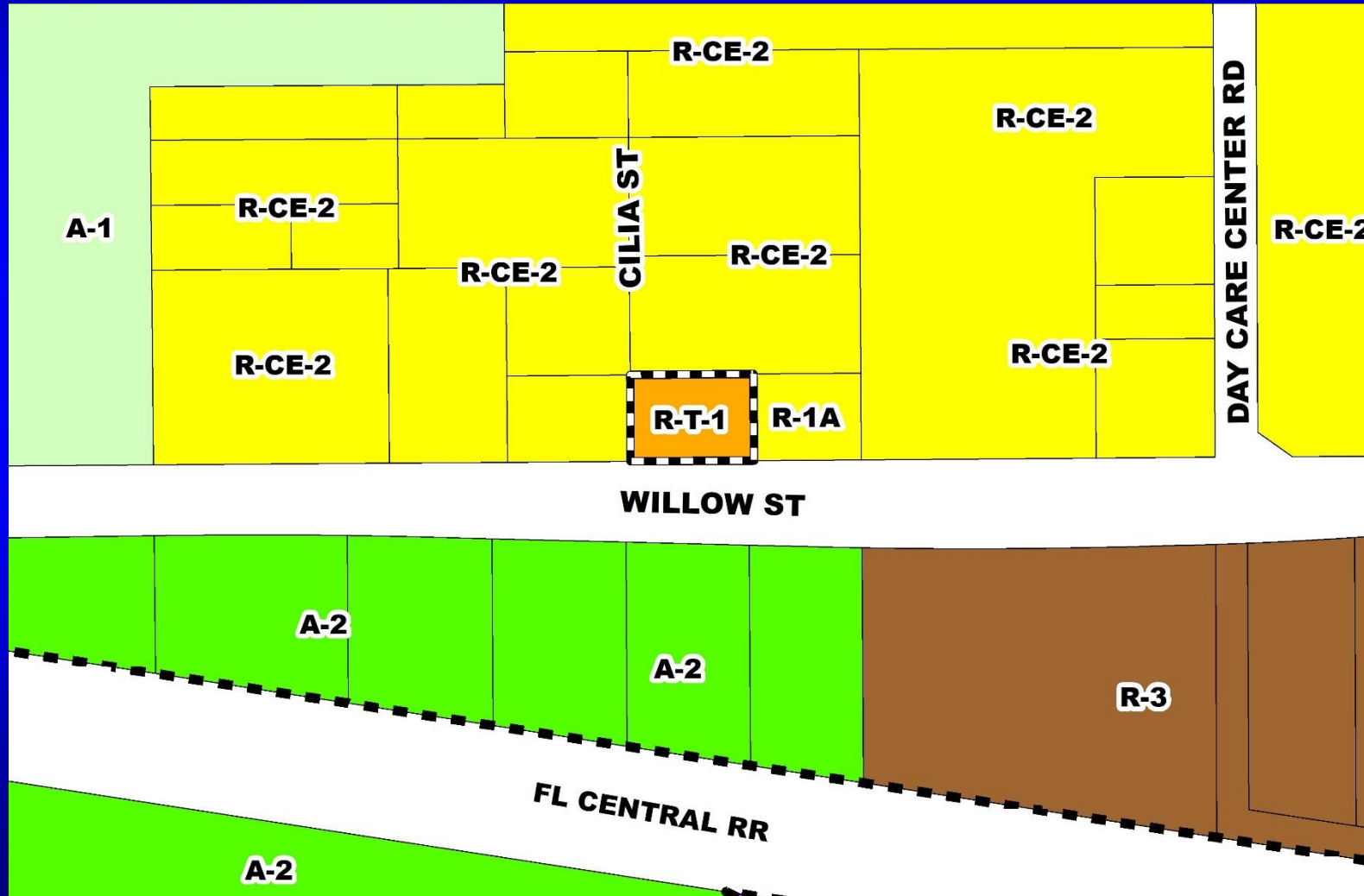
## Planning and Zoning Commission (PZC) Board-Called Hearing Zoning Map





# 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**



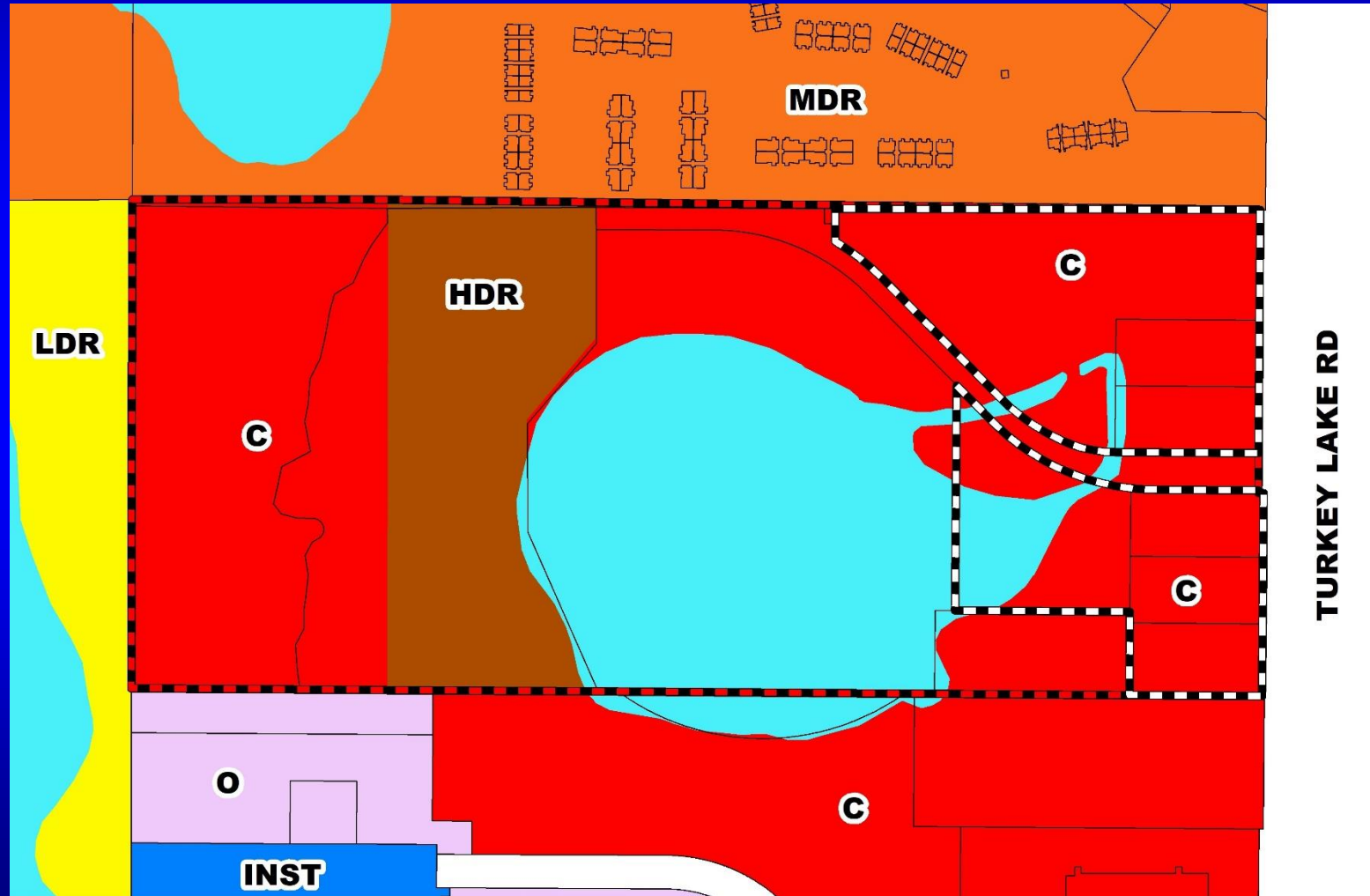
# National Spa Planned Development / Land Use Plan

- 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.



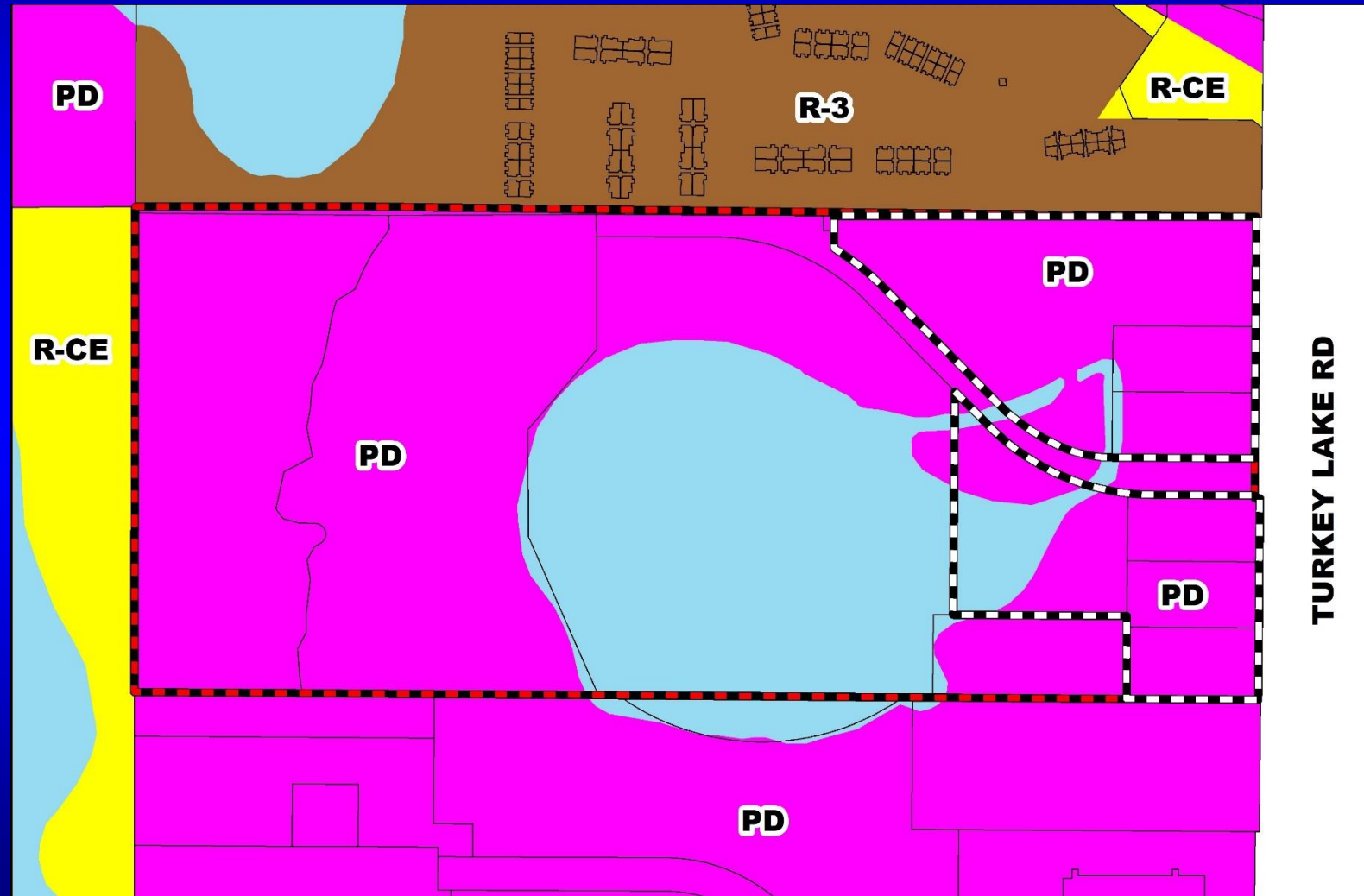


# National Spa Planned Development / Land Use Plan Future Land Use Map





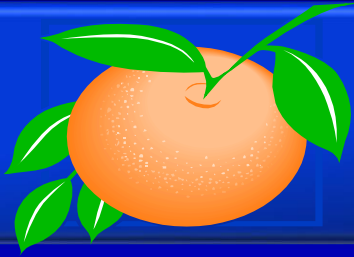
# National Spa Planned Development / Land Use Plan Zoning Map



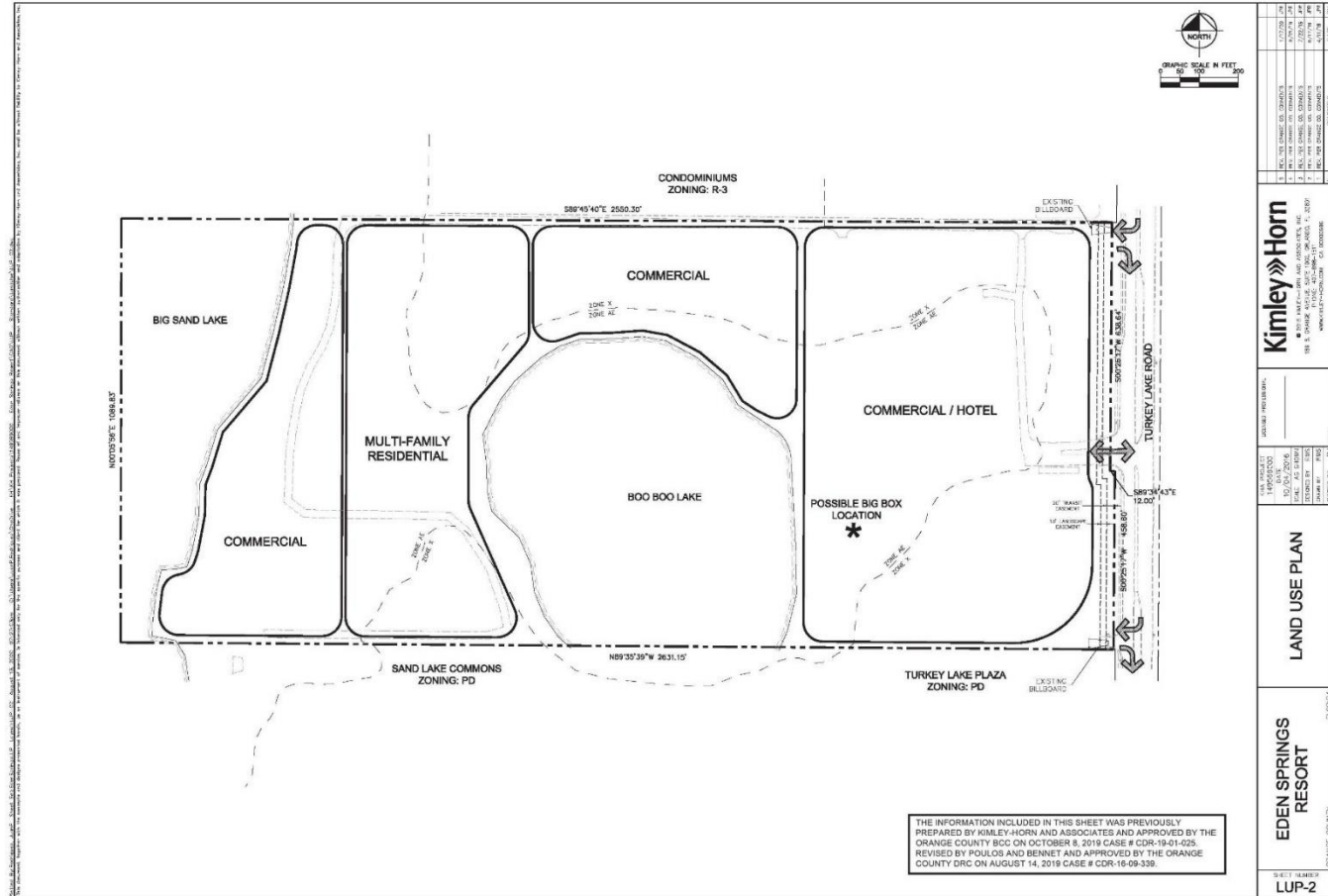


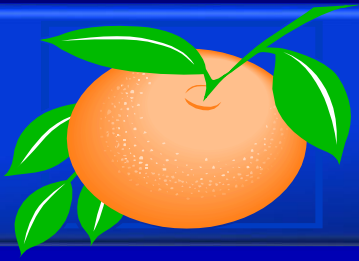
# National Spa Planned Development / Land Use Plan Aerial Map





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

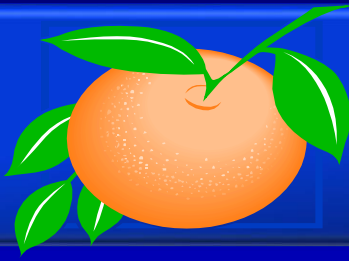




# Action Requested

**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**

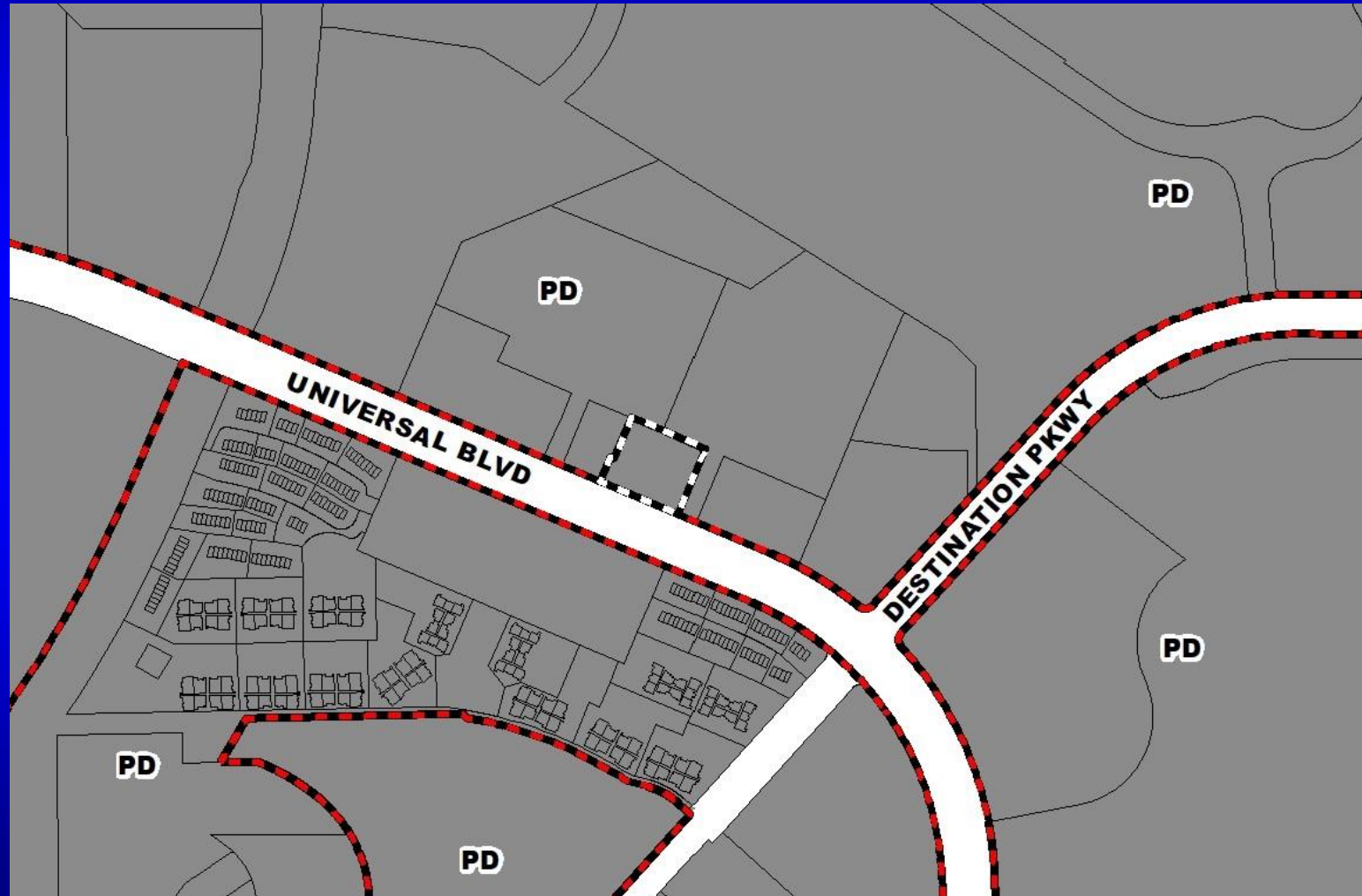


# Universal Boulevard Planned Development / Land Use Plan

- 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.

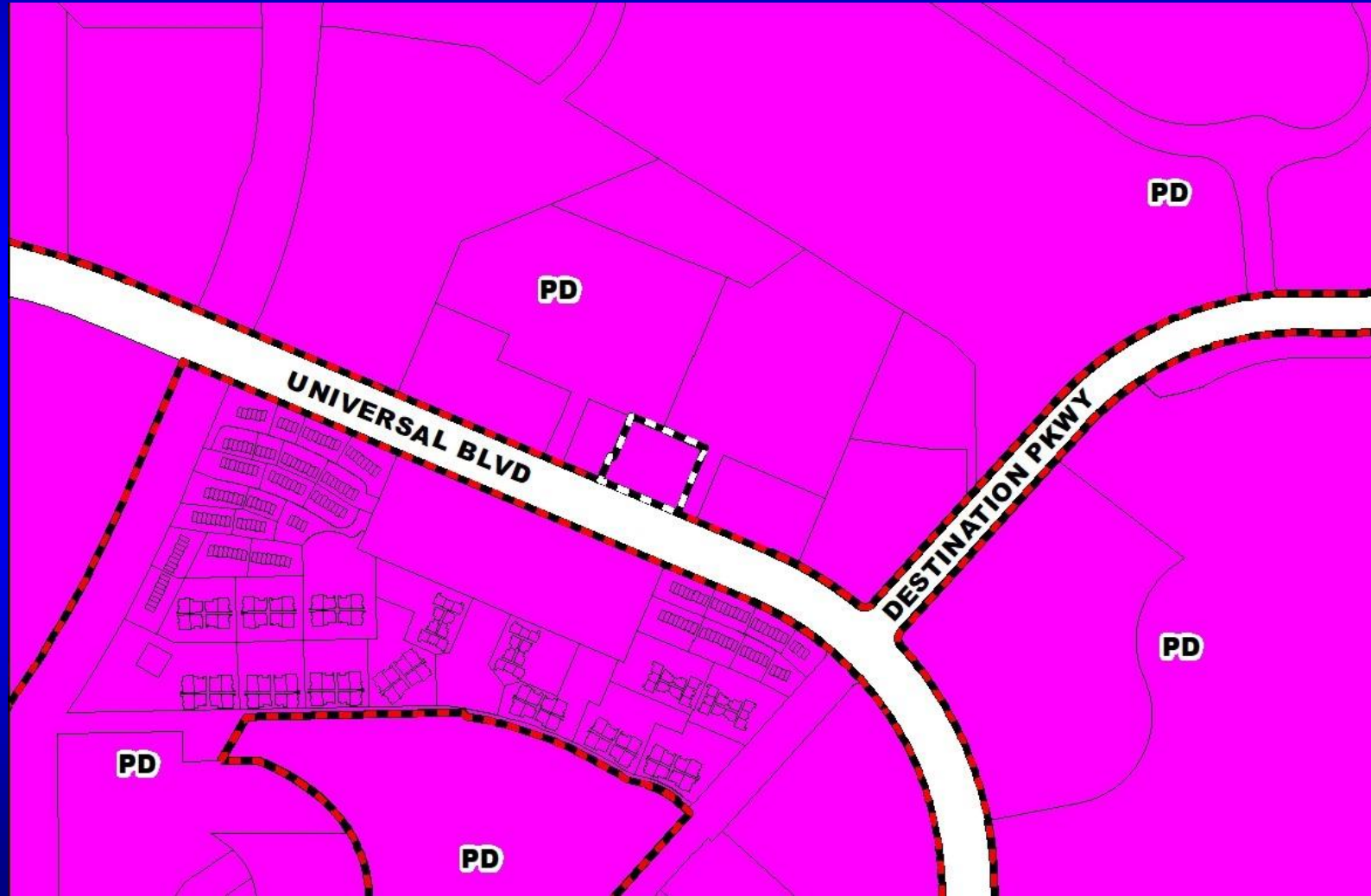


# Universal Boulevard Planned Development / Land Use Plan Future Land Use Map





# Universal Boulevard Planned Development / Land Use Plan Zoning Map

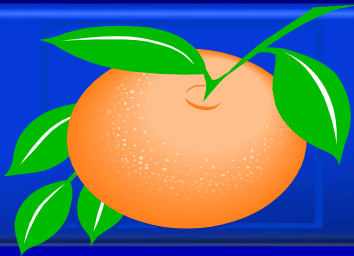






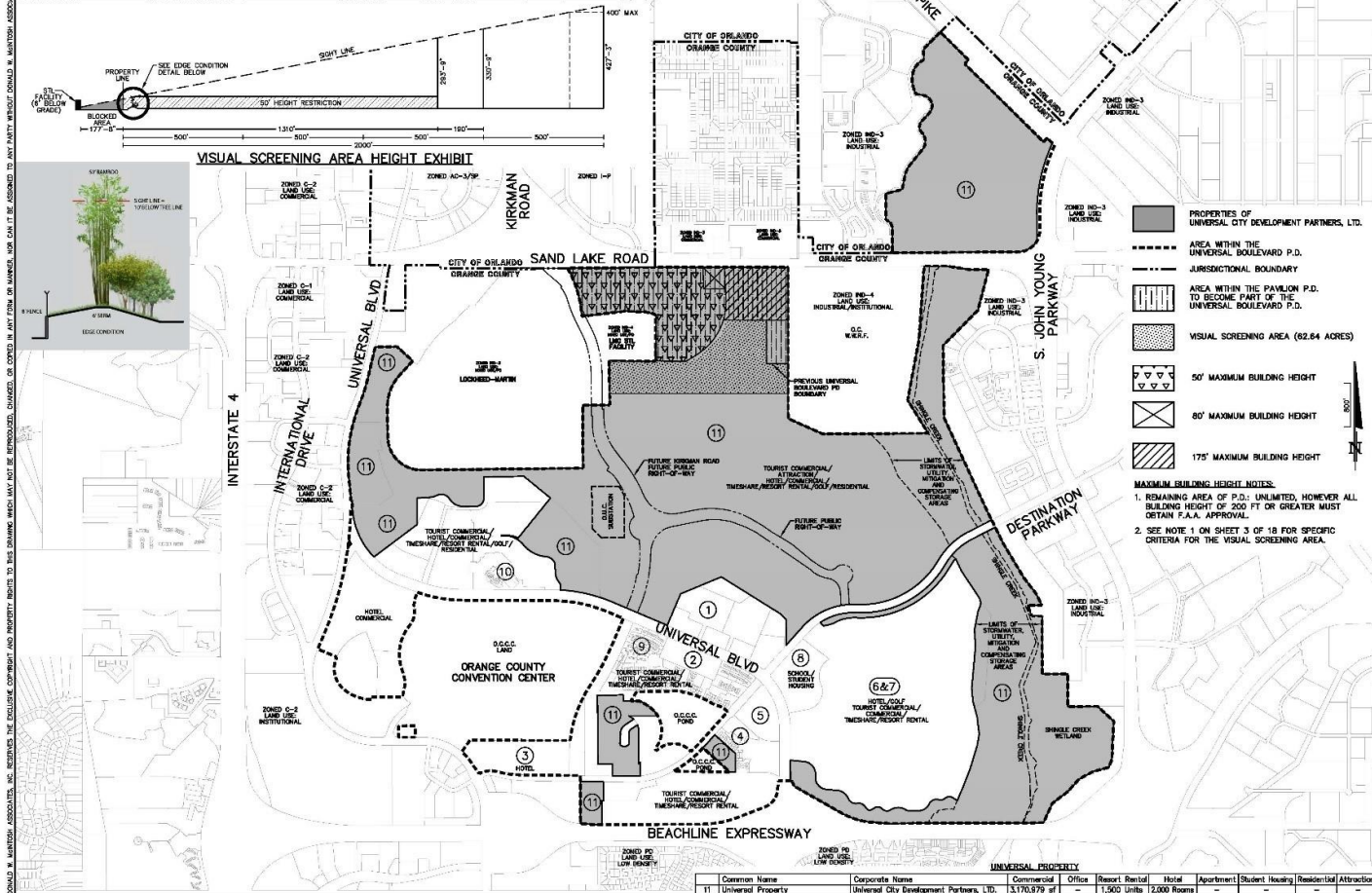
# Universal Boulevard Planned Development / Land Use Plan Aerial Map





# 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 sf	--	--	425 Units	--	--
3 Hilton Hotel	A-R, Inc. Orlando Convention Hotel, LLC	--	--	1,400 Rooms	--	--	--
4 Inn at Lake City	Lake City Commons LLC	--	--	350 Units	--	--	--
5 Lake City Commons	Lake City Commons LLC	90,231 sf	--	15,600 sf	320 Units	1,000 Rooms	--
6&7 Rosen Shingle Creek	R&I Resorts, LTD	--	--	320 Units	1,000 Rooms	--	--
8 UCF Robin College	UCF Real Estate Foundation	--	--	674 Units	--	400 Beds	--
9 West City Resort	West City Hotel, Association	--	--	1,000 Units	--	--	--
10 Westin Hotel	EROS Wt Orlando RED LLC	50,000 sf	--	1,000 Units	--	--	--



DONALD W. MCINTOSH ASSOCIATES, INC.  
 ENGINEERS ARCHITECTS PLANNERS  
 1000 EAST PALM BLVD., SUITE 200  
 WEST PALM BEACH, FLORIDA 33411-4000  
 PHONE: 561-833-1100  
 FAX: 561-833-1101  
 WWW: WWW.DWMA.COM

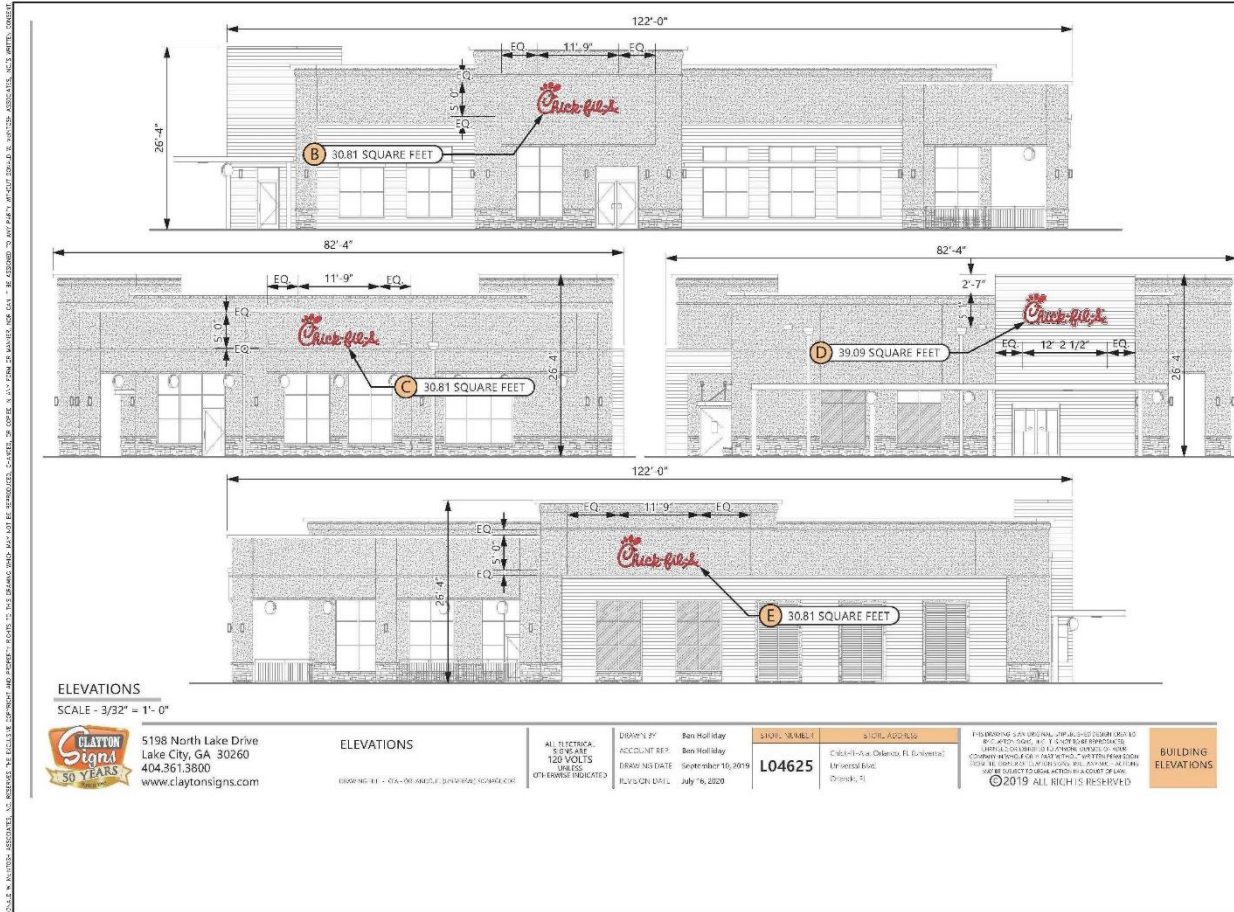
ORDERED BY: [ ]  
 DATE: [ ]  
 SHEET: [ ] OF [ ]

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

8 of 21



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



**DONALD W. MANTOSH ASSOCIATES, INC.**  
PLANNERS  
ENGINEERS  
SURVEYORS  
2725 W. UNIVERSITY BLVD., SUITE 200  
ORLANDO, FL 32817  
TEL: 407.276.1111  
WWW.DWMANTOSH.COM

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

**SIGNAGE BUILDING ELEVATION PLANS**

**DATE:** 7/16/2020  
**SCALE:** 3/32" = 1'-0"  
**SHEET:** 20 of 21



# 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

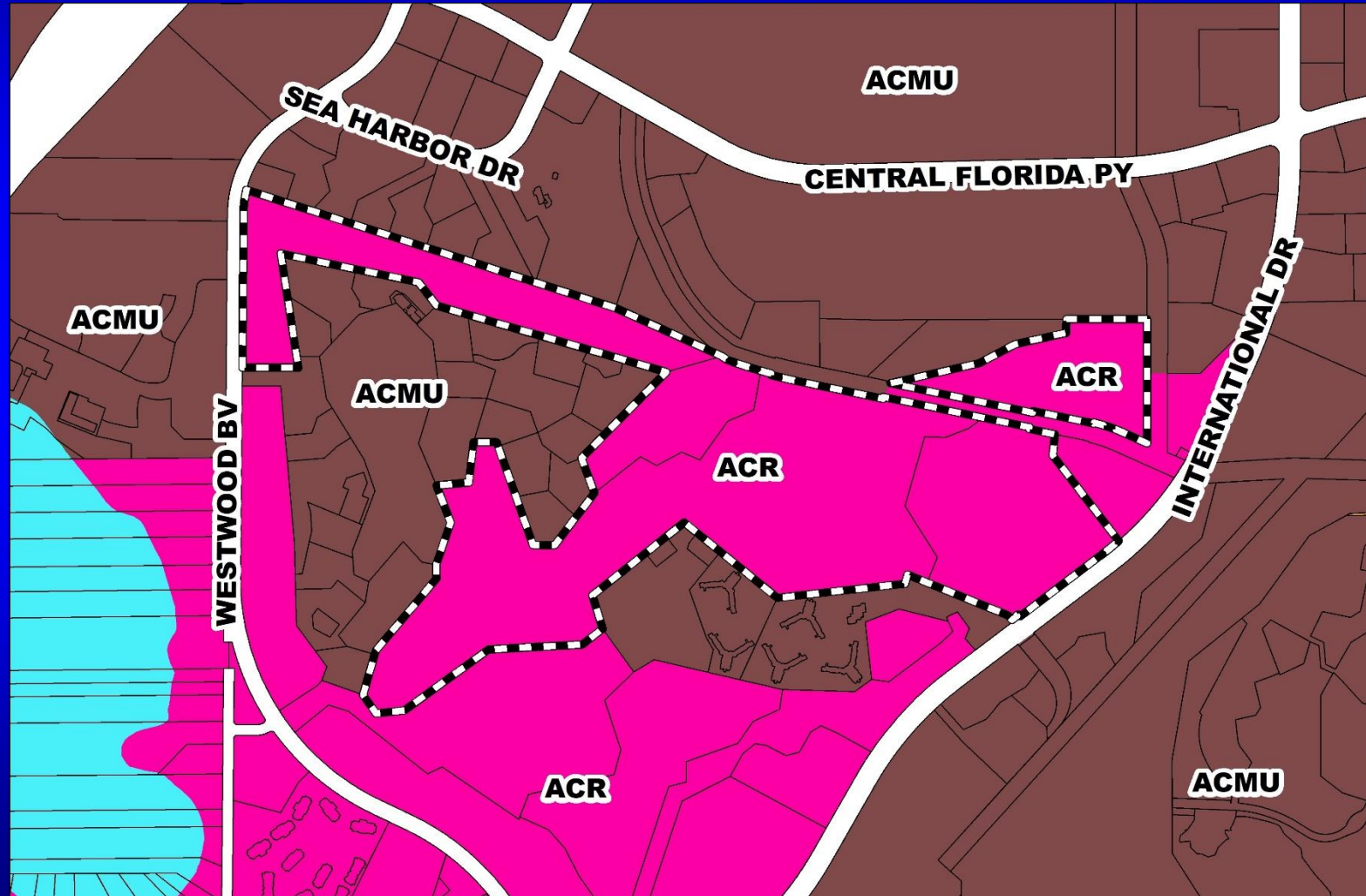
**Acreage:** 118.78 gross acres

**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.

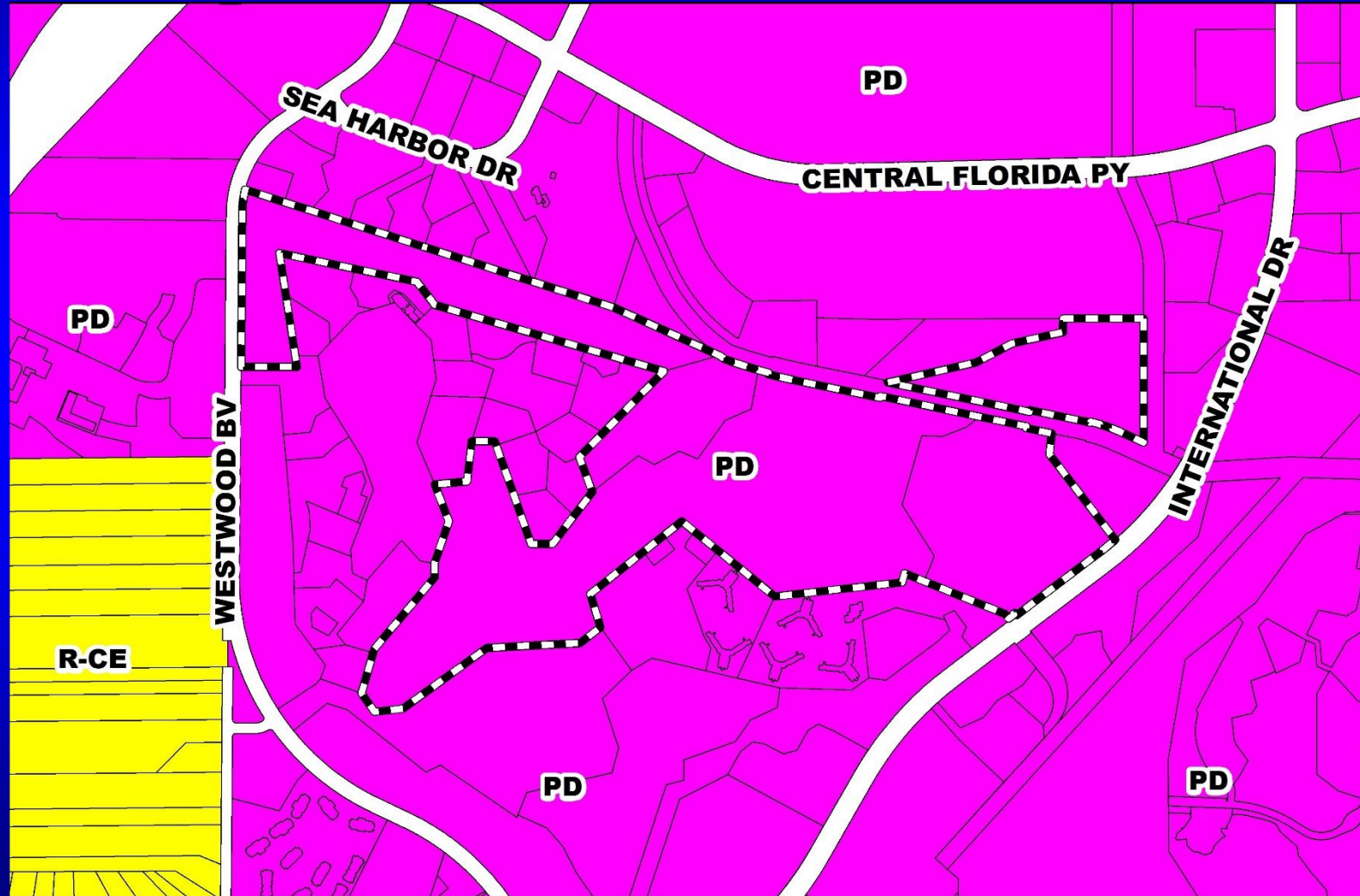


# Orangewood (N-2) PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Future Land Use Map



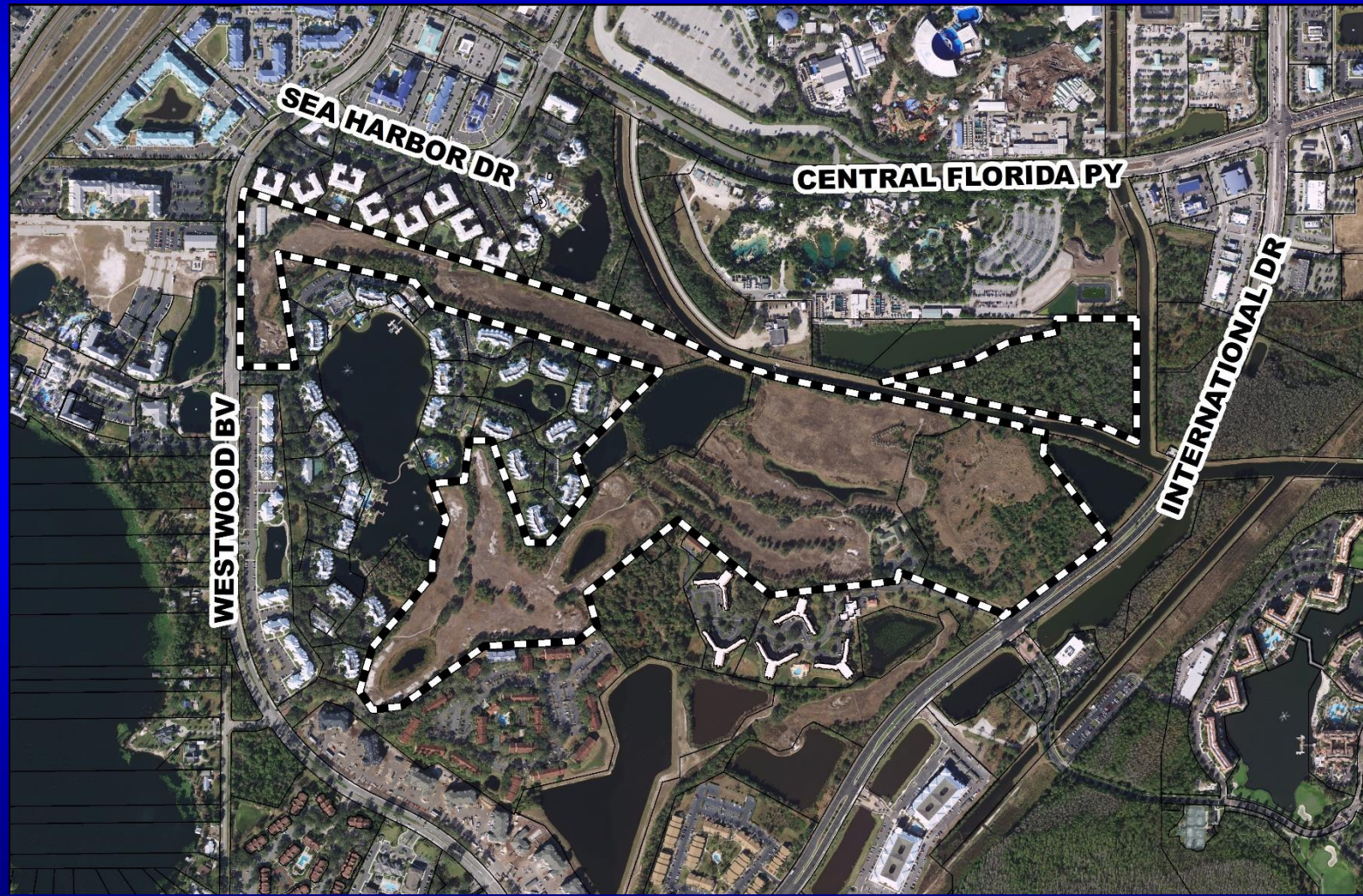


# Orangewood (N-2) PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Zoning Map





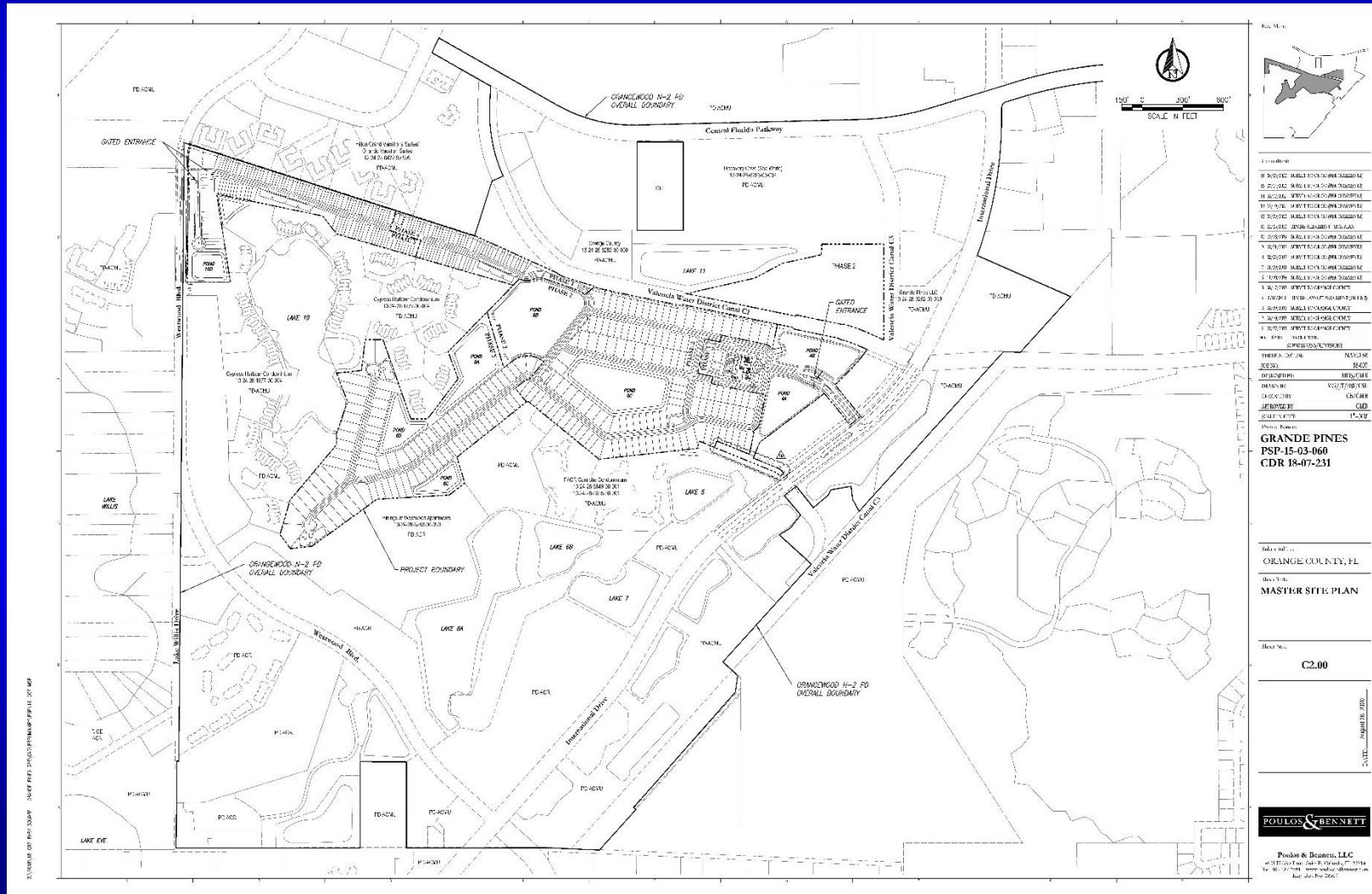
# Orangewood (N-2) PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Aerial Map







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





# 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.



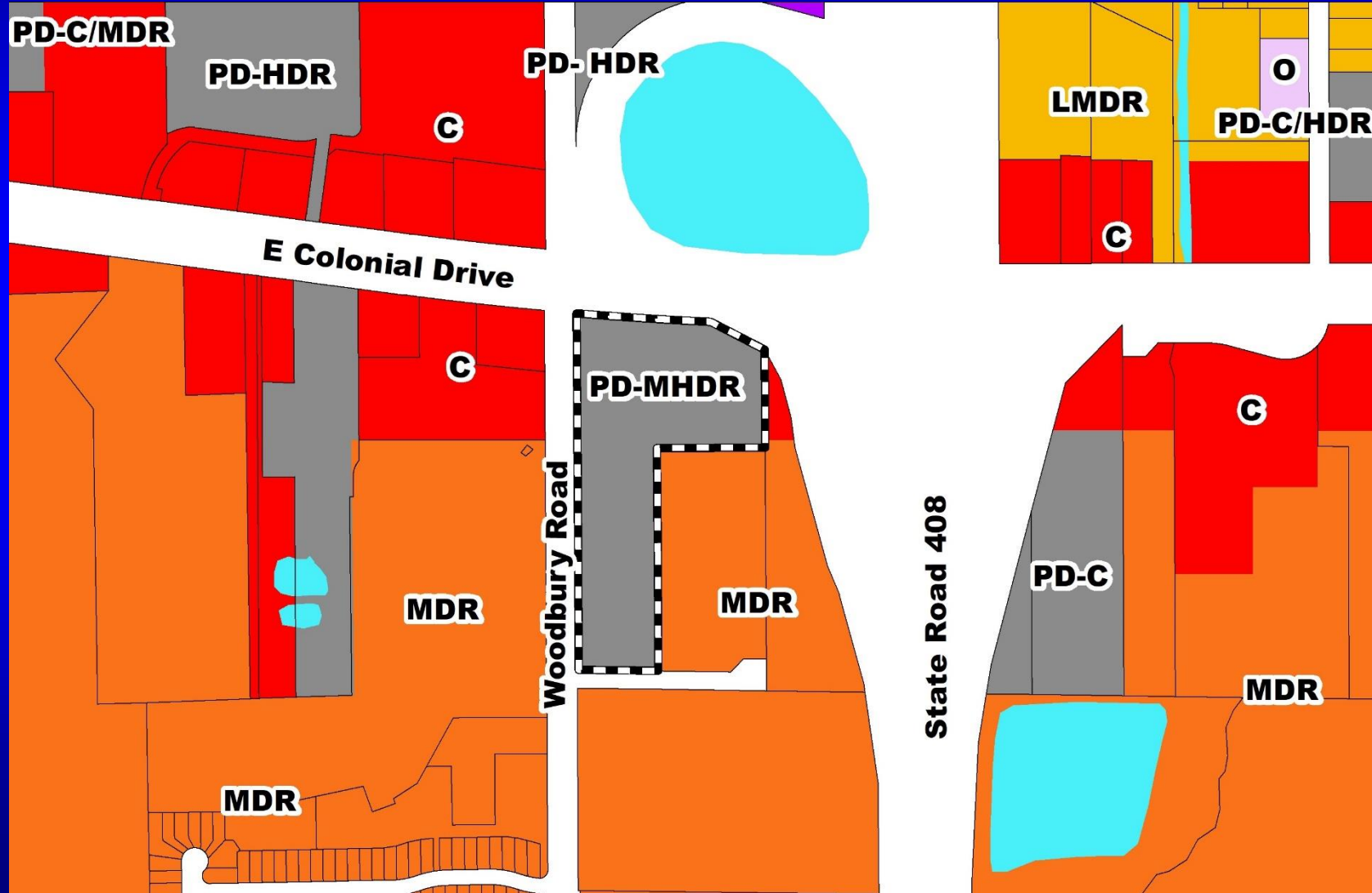
# Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

- 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

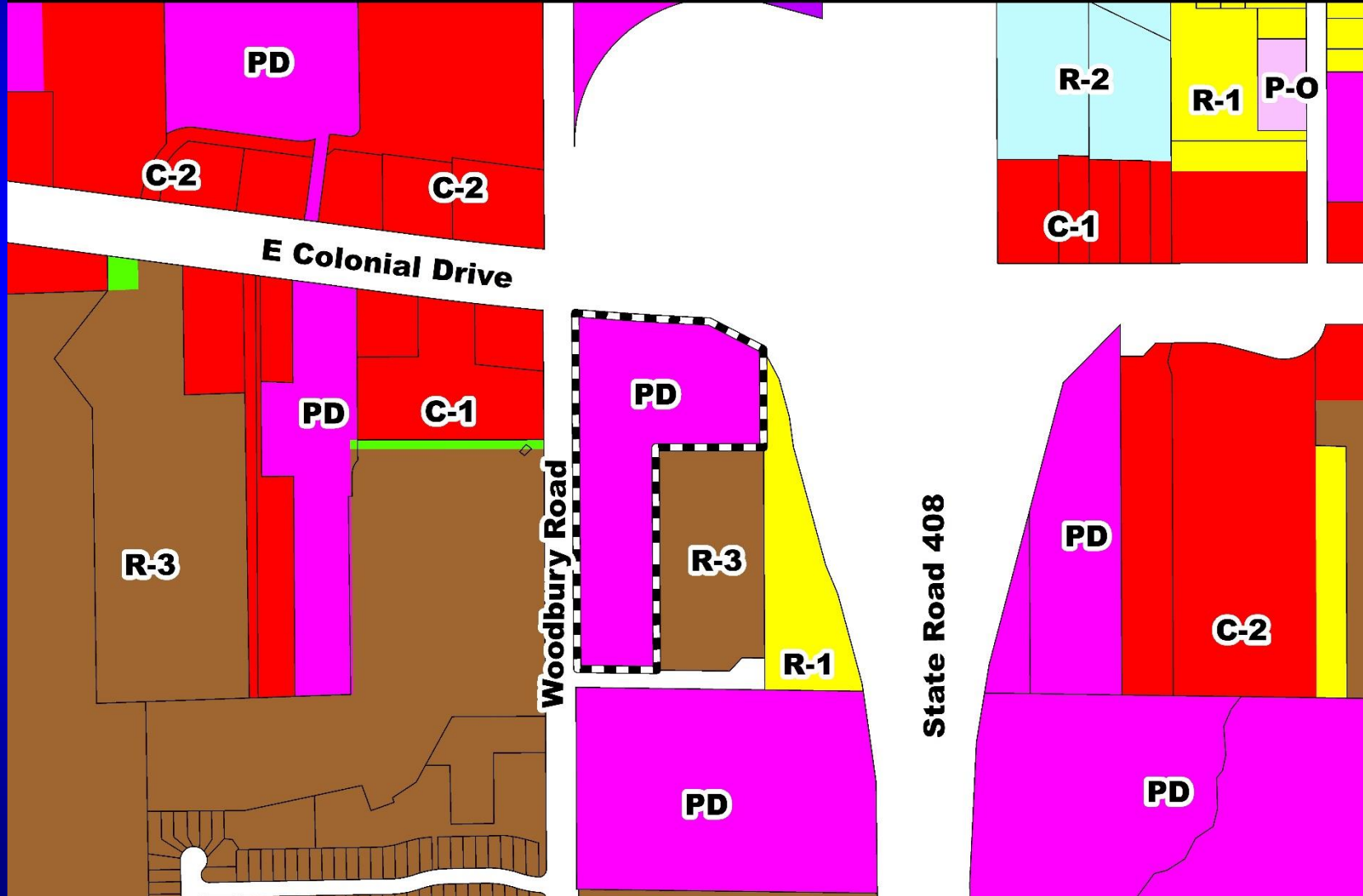
## Future Land Use Map





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

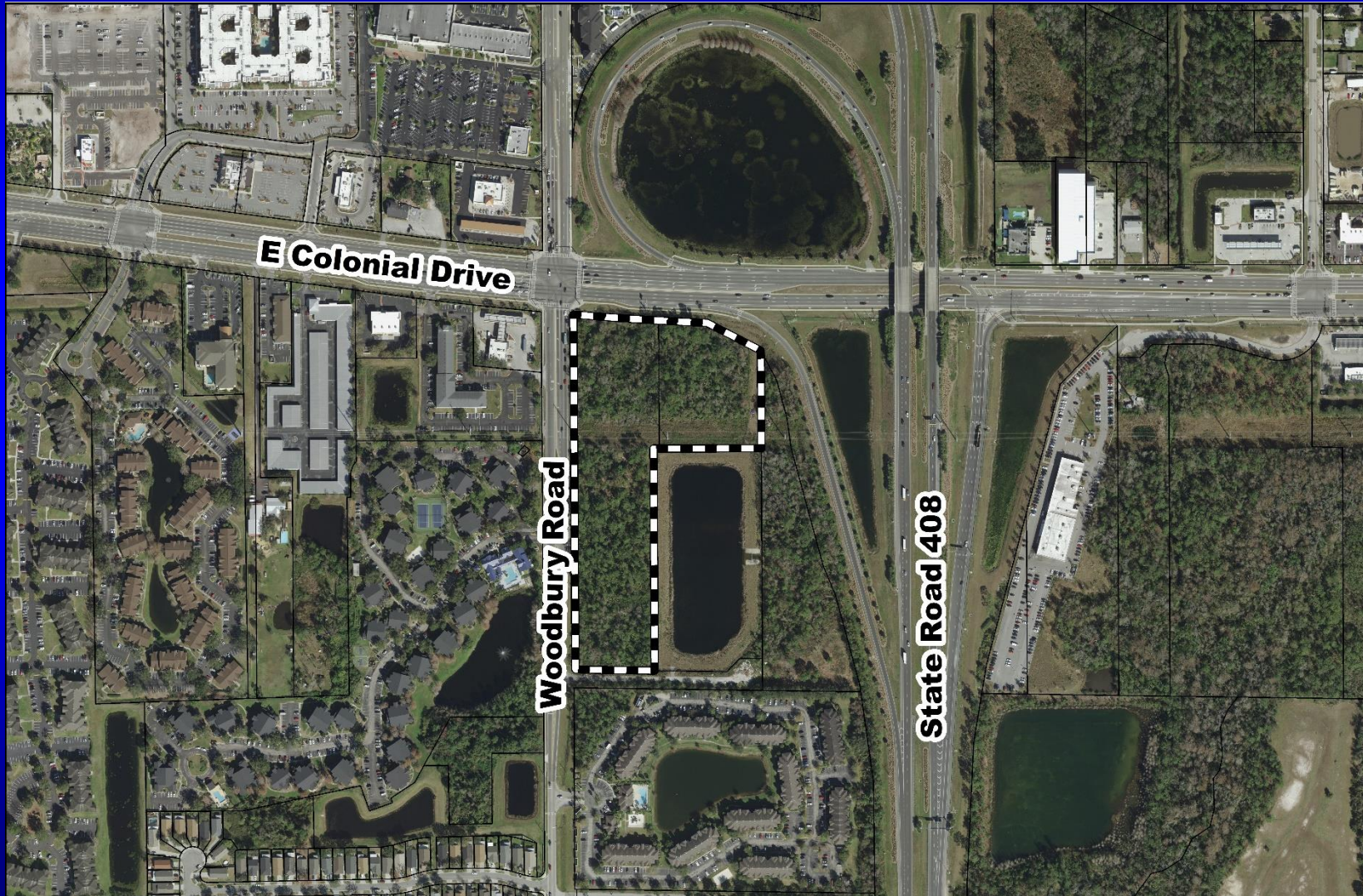
## Zoning Map





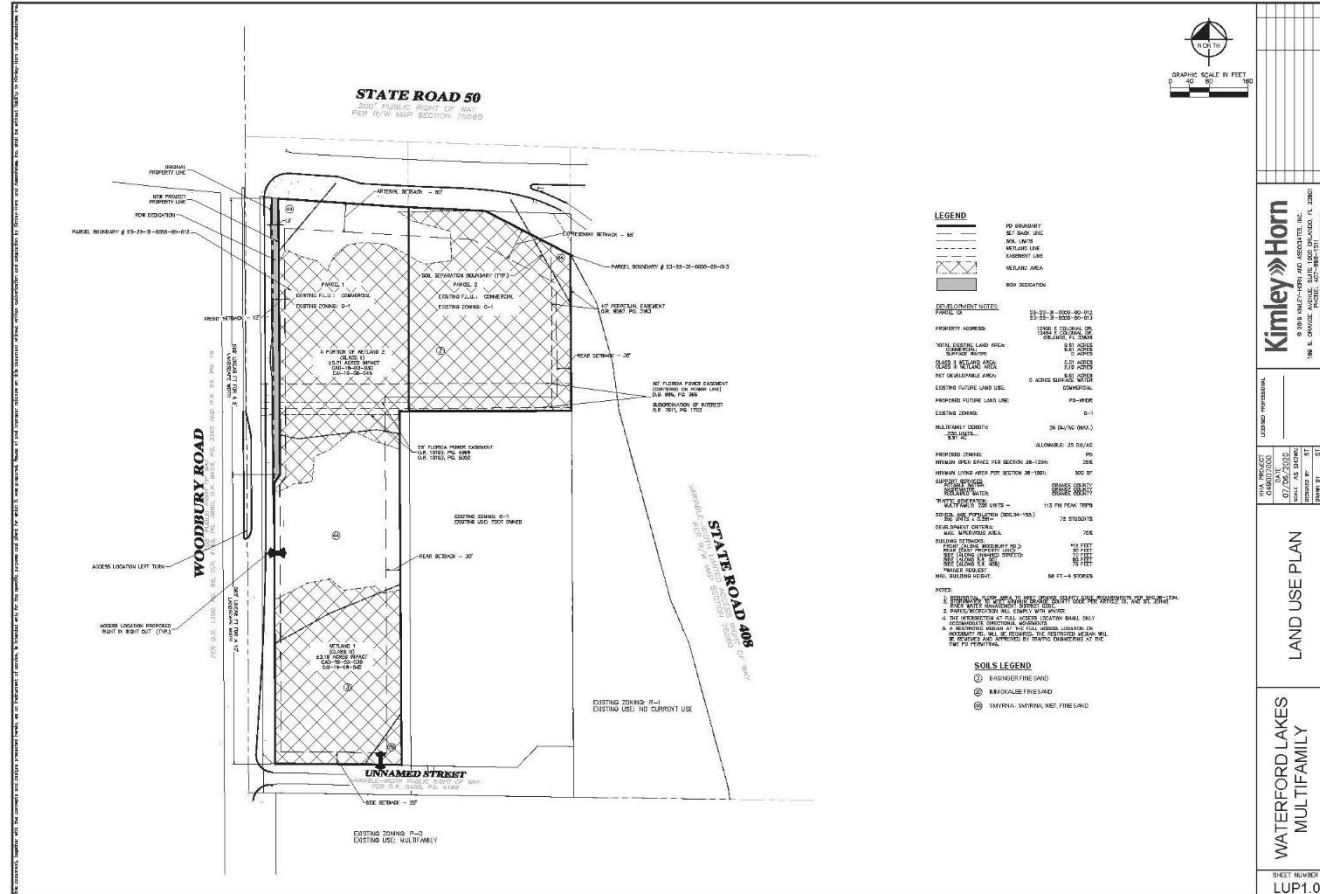


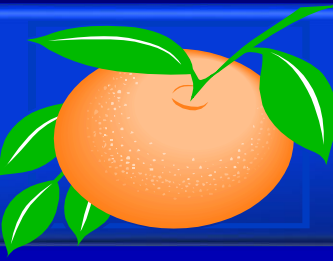
# Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan Aerial Map



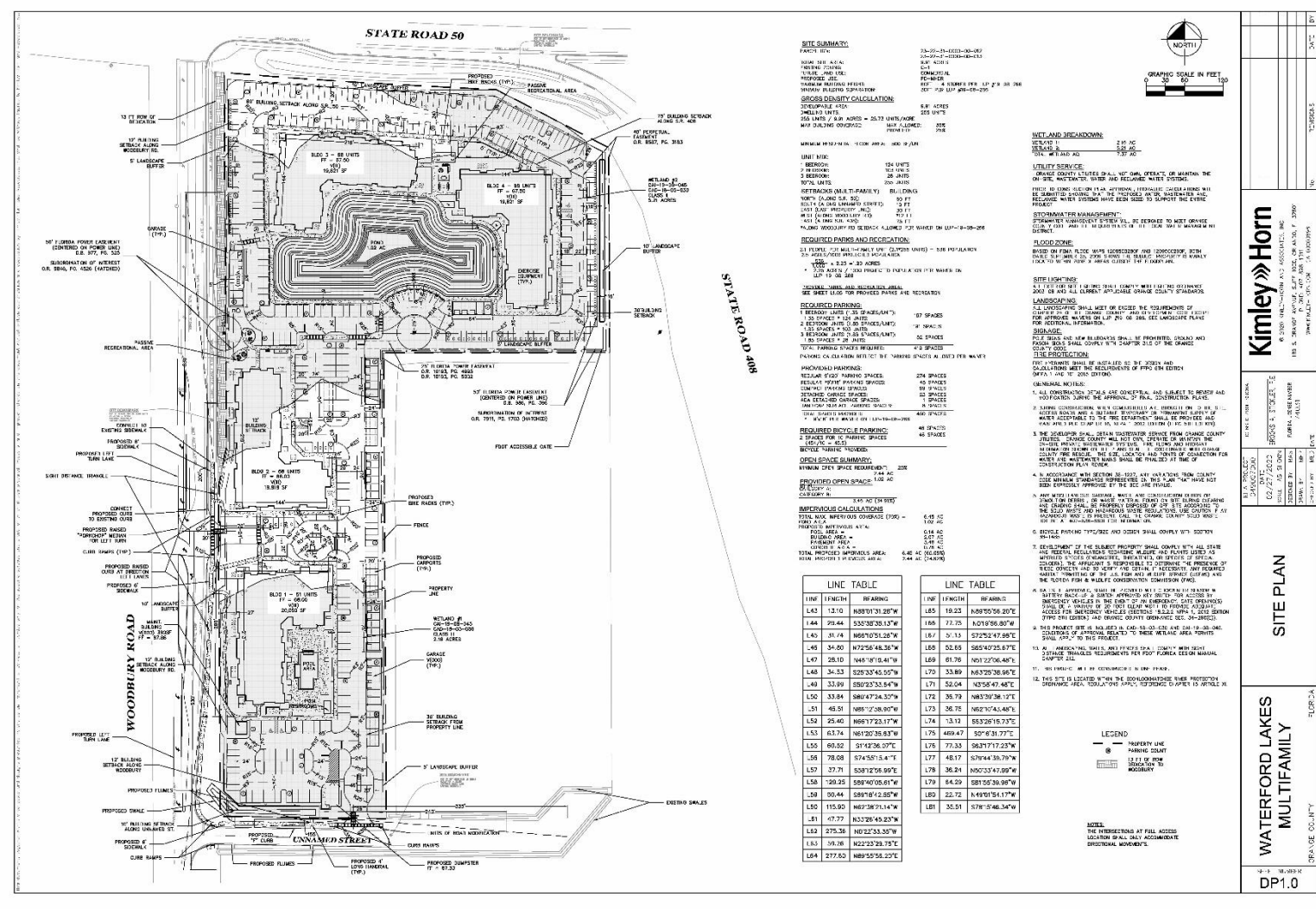


# Waterford Lakes Multi-Family Planned Development / Land Use Plan Overall Land Use Plan





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



**SITE SUMMARY**

TRACT NO. 24-05-11-000-00-000  
 COUNTY: POLK  
 TOWNSHIP: 24-05-11-000-00-000  
 SECTION: 11  
 AREA: 25.73 ACRES  
 ZONING: R-10  
 PROJECT: WATERFORD LAKES MULTI-FAMILY PD

**GROSS DENSITY CALCULATION**

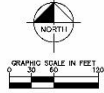
5.81 ACRES  
 25.73 UNITS/ACRE  
 149 UNITS

**WETLAND BREAKDOWN**

WETLAND I: 2.16 AC  
 WETLAND II: 0.00 AC  
 TOTAL: 2.16 AC

**UTILITIES**

WATER: 120 UNITS  
 SEWER: 120 UNITS  
 GAS: 120 UNITS



**REQUIRED PERMITS AND REGULATION**

1. PERMITS: 1. BUILDING PERMIT  
 2. ZONING VARIANCE  
 3. ENVIRONMENTAL IMPACT STATEMENT

**REQUIRED PARKING**

1. 120 SPACES  
 2. 120 SPACES  
 3. 120 SPACES

**FLOOD ZONE**

NO FLOOD ZONE

**STORMWATER MANAGEMENT**

1. 120 UNITS  
 2. 120 UNITS  
 3. 120 UNITS

**REQUIRED BIODEGRADABLE PLASTIC**

1. 120 UNITS  
 2. 120 UNITS  
 3. 120 UNITS

**REQUIRED BIODEGRADABLE PLASTIC**

1. 120 UNITS  
 2. 120 UNITS  
 3. 120 UNITS

**PERVIOUS OPEN SPACES**

1. 120 UNITS  
 2. 120 UNITS  
 3. 120 UNITS

**IMPERVIOUS CALCULATIONS**

1. 120 UNITS  
 2. 120 UNITS  
 3. 120 UNITS

LINE	LENGTH	BEARING
L42	13.10	N88°11'31.28"W
L44	29.44	S52°32'38.13"W
L43	31.41	N88°01'30.16"W
L45	35.50	N72°56'48.32"E
L47	28.10	N48°18'18.41"W
L48	34.33	S29°33'45.50"W
L49	33.89	S50°23'33.84"W
L50	33.84	S84°47'34.32"W
L51	48.51	N88°17'38.90"W
L52	25.40	N69°17'23.17"W
L53	63.74	N61°20'35.83"W
L54	66.52	S14°35'36.07"E
L55	78.08	S74°57'54.7"E
L57	37.71	S31°12'56.90"E
L58	129.25	S89°40'05.61"W
L59	20.44	S81°14'12.85"W
L60	115.50	N63°38'11.14"E
L61	47.77	N33°28'45.23"W
L62	275.36	N02°33'33.57"W
L63	36.38	N22°23'29.75"E
L64	277.63	N89°35'58.22"E

LINE	LENGTH	BEARING
L65	19.23	N89°50'08.20"E
L66	77.75	N01°19'58.80"W
L67	37.15	S22°25'49.88"E
L68	52.85	S65°42'35.87"E
L69	61.76	N41°22'06.40"E
L70	33.89	N83°29'36.96"E
L71	52.04	N25°47'48.7"E
L72	38.79	N83°30'38.12"E
L73	36.75	N62°10'43.60"E
L74	13.12	S53°29'16.72"E
L75	469.47	S9°49'31.97"E
L76	77.33	S89°17'12.57"W
L77	48.17	S76°44'36.78"W
L78	36.21	N02°33'42.89"W
L79	84.29	S81°50'30.98"W
L80	22.72	N49°10'51.17"W
L81	35.51	S78°15'48.34"W

**Kimley»Horn**

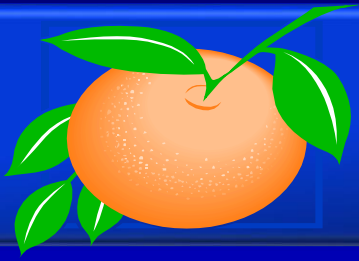
115 S. WINDY AVENUE, SUITE 200, OMAHA, NE 68102  
 402.426.1111  
 WWW.KIMLEYHORN.COM

**SITE PLAN**

DATE: 11/11/2024  
 SHEET: 1 OF 1

**WATERFORD LAKES MULTIFAMILY**

DP1.0



# 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**