

*Board of County Commissioners*

# Public Hearings

**November 12, 2019**



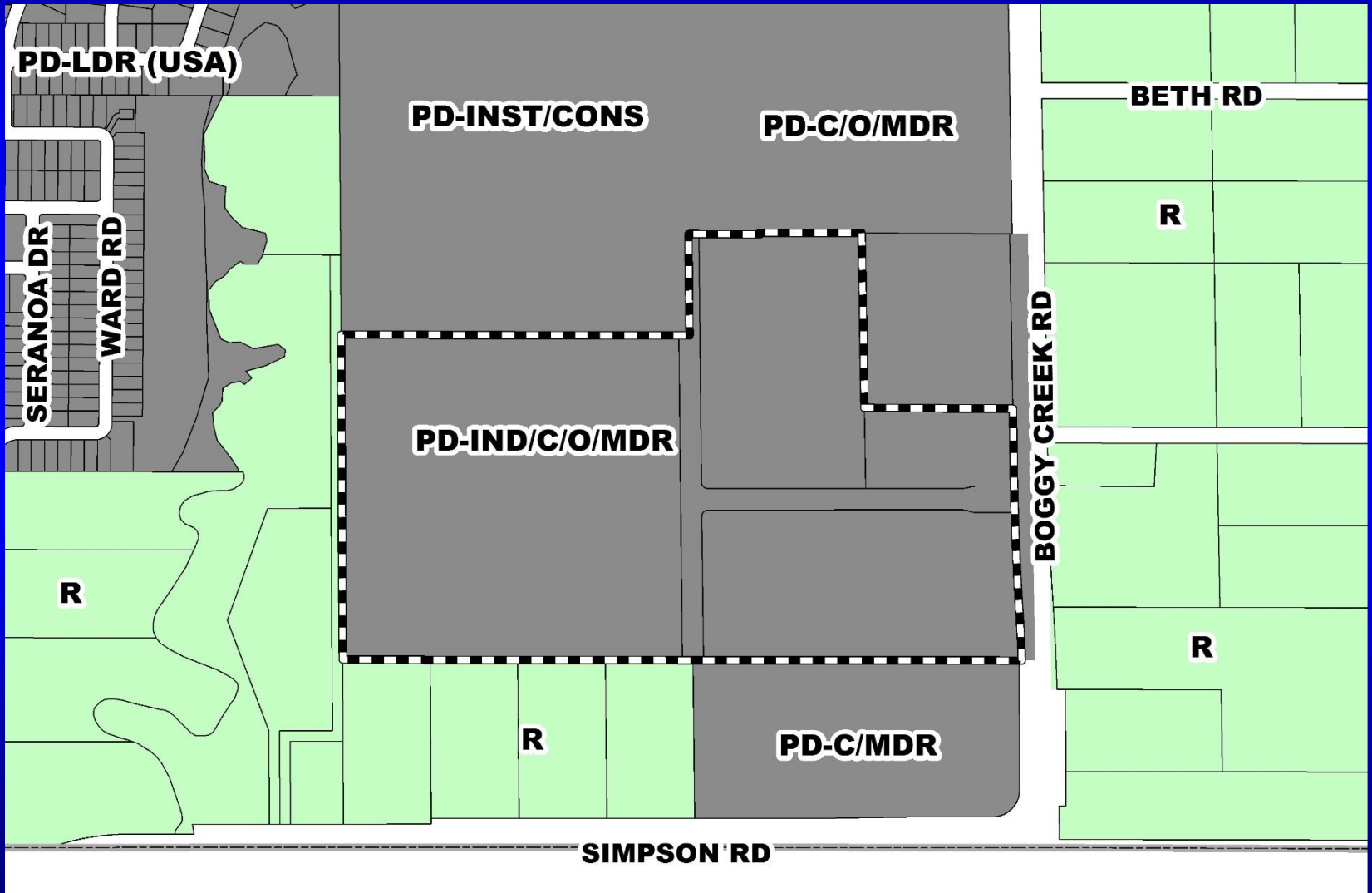
# Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

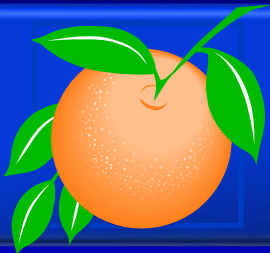
- Case:** PSP-19-05-181
- Project Name:** Tyson Ranch Planned Development / Tyson Ranch Preliminary Subdivision Plan
- Applicant:** Claude Cassagnol, GTC Engineering Corporation
- District:** 4
- Acreage:** 73.81 gross acres
- Location:** Generally located north of Simpson Road and west of Boggy Creek Road.
- Request:** To create four (4) parcels and one (1) tract, in order to construct utility, stormwater, and road infrastructure.



# Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

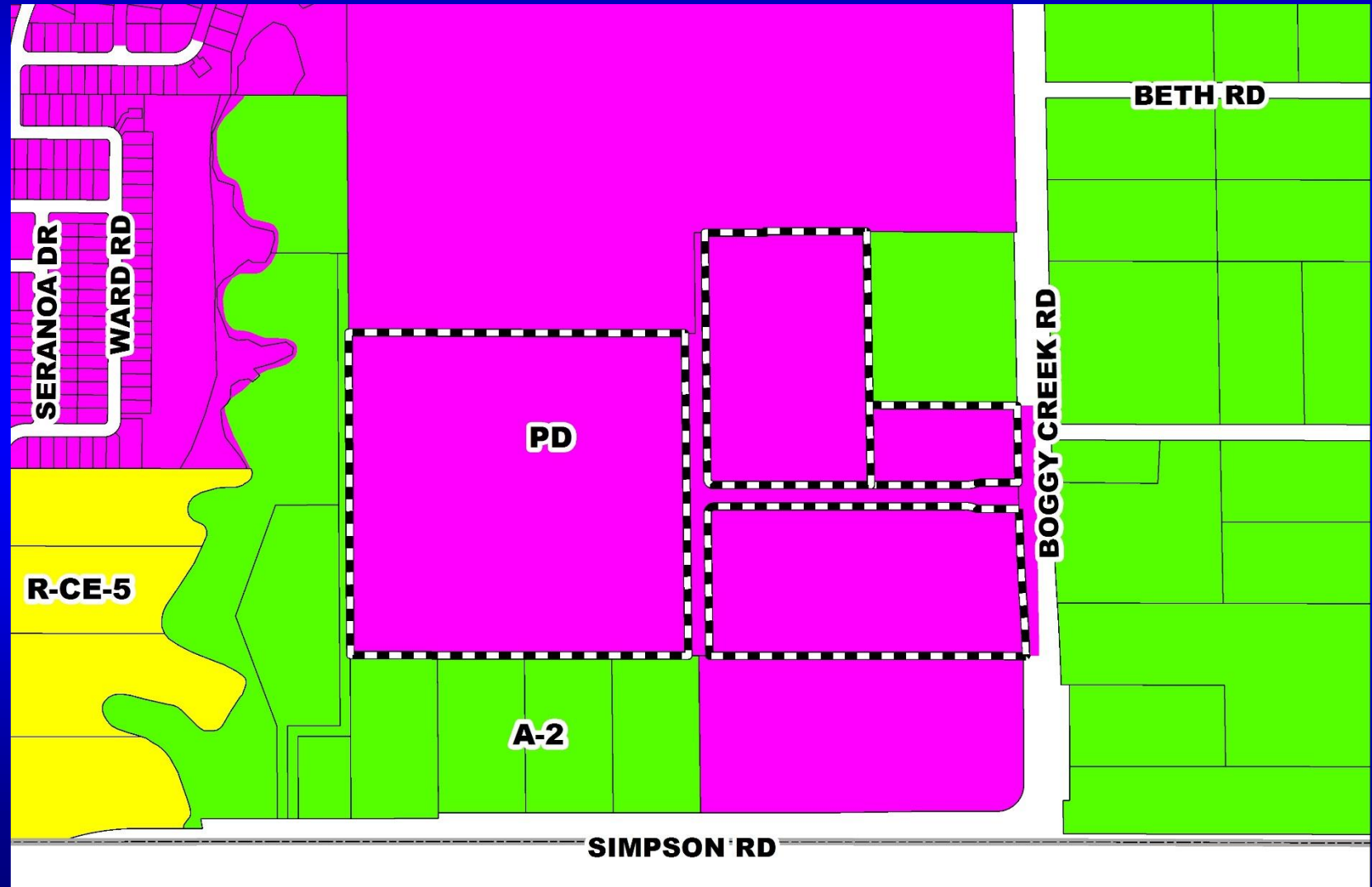
## Future Land Use Map





# Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

## Zoning Map







# Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

## Aerial Map

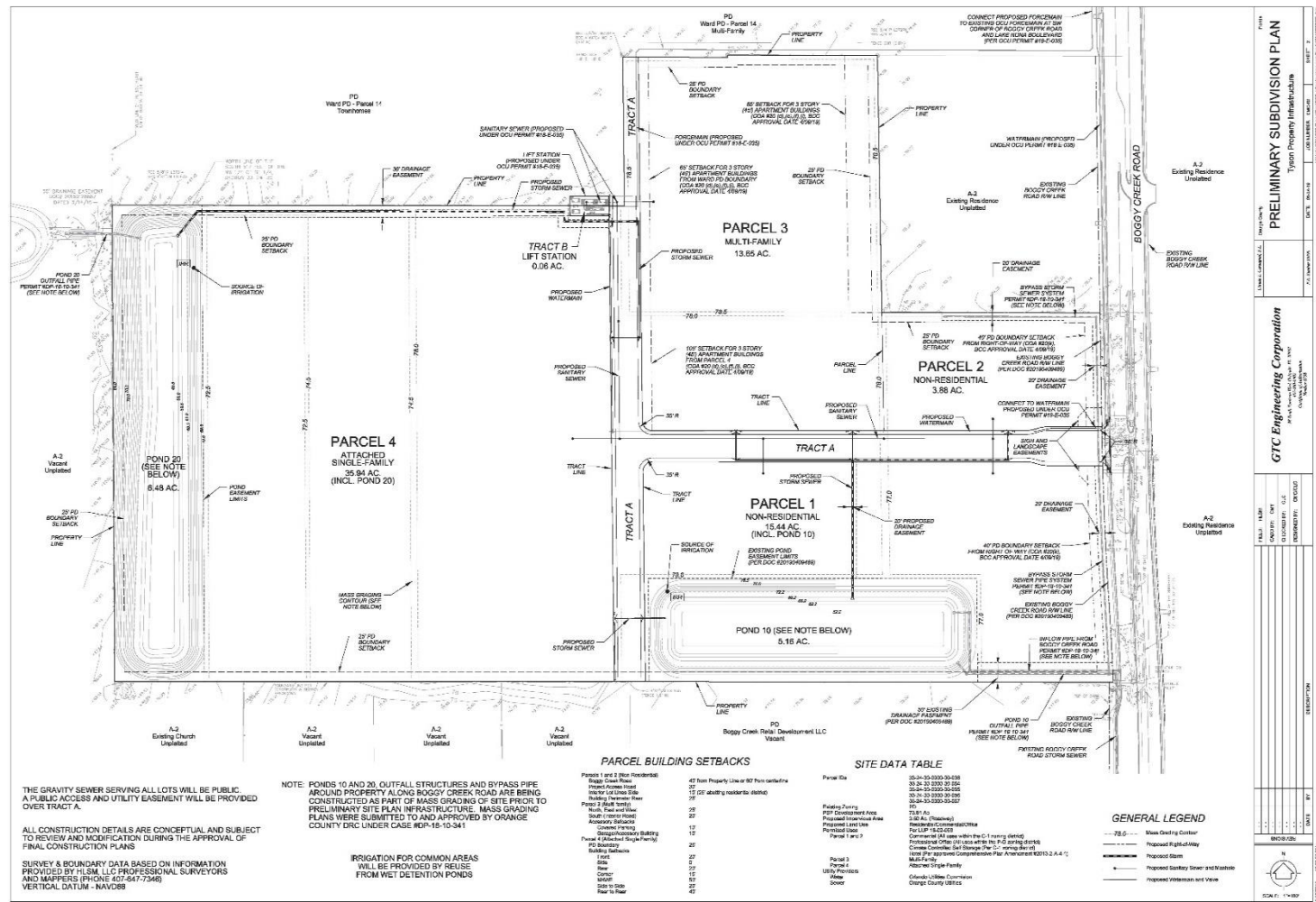






# Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

## Overall Preliminary Subdivision Plan



**PRELIMINARY SUBDIVISION PLAN**  
Tyson Property Infrastructure

**GTC Engineering Corporation**

DATE: 10/20/2018  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN

SHEET 1 OF 1



# Action Requested

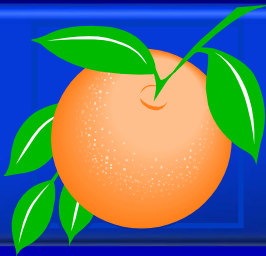
**Make a finding of consistency with the Comprehensive Plan and approve the Tyson Ranch PD / Tyson Ranch Infrastructure PSP dated “Received August 29, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**

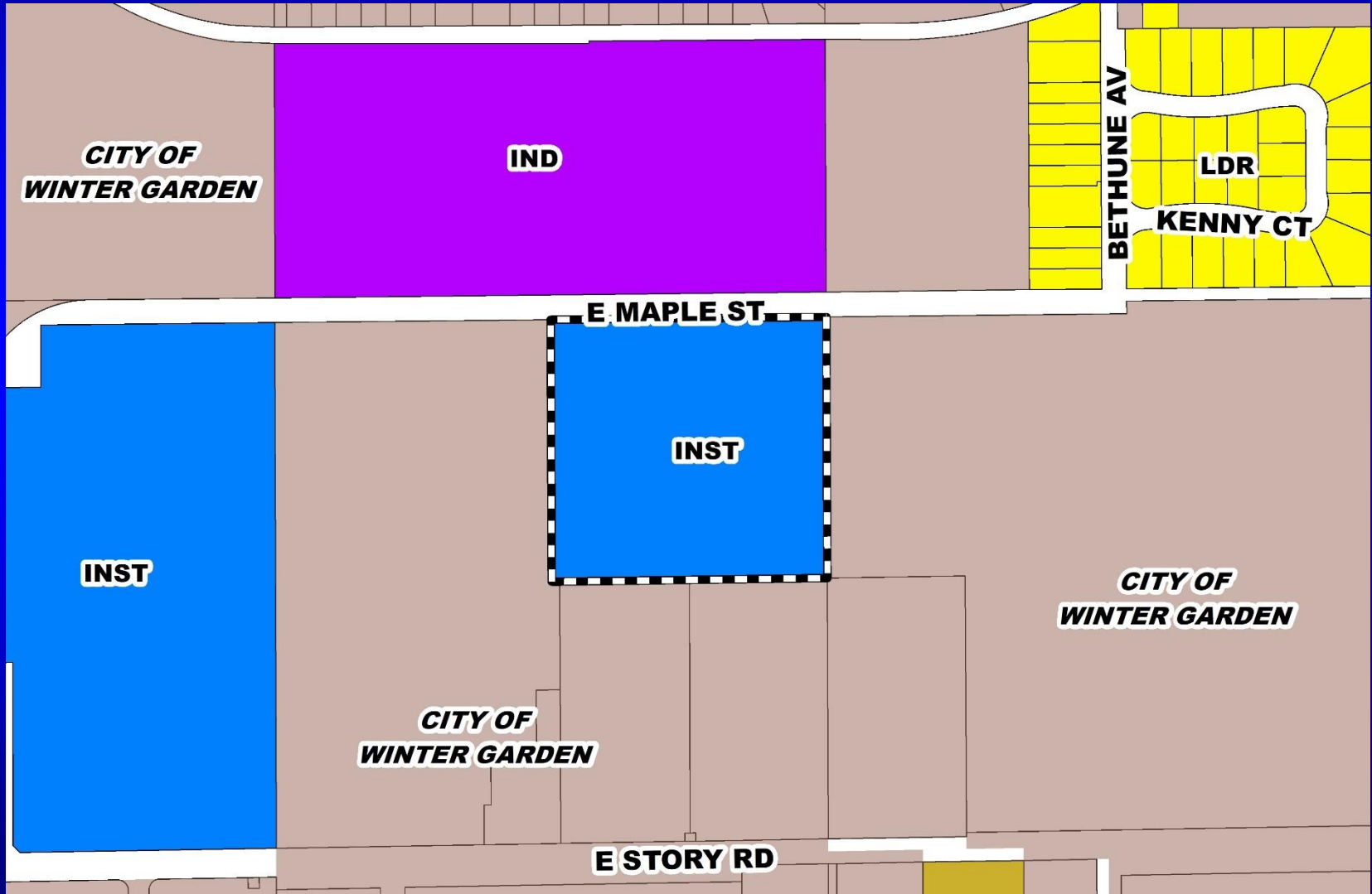


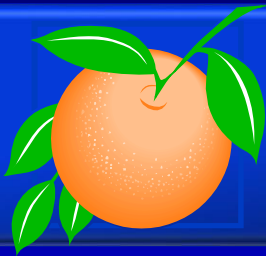
# OCPS Northwest Maintenance Facility Planned Development / Land Use Plan

- Case:** LUP-19-01-045
- Project Name:** OCPS Northwest Maintenance Facility PD/LUP
- Applicant:** Julie C. Salvo, Orange County Public Schools
- District:** 1
- Acreage:** 9.68 gross acres
- Location:** 1100 E. Maple Street; or generally located on the south side of E. Maple Street, approximately 700 feet west of Bethune Avenue
- Request:** To rezone one (1) parcel containing 9.68 gross acres from R-2 (Residential District) to PD (Planned Development District), in order to repurpose an existing elementary school site into an OCPS maintenance facility and educational facility with agricultural uses. No waivers from Orange County Code are requested.

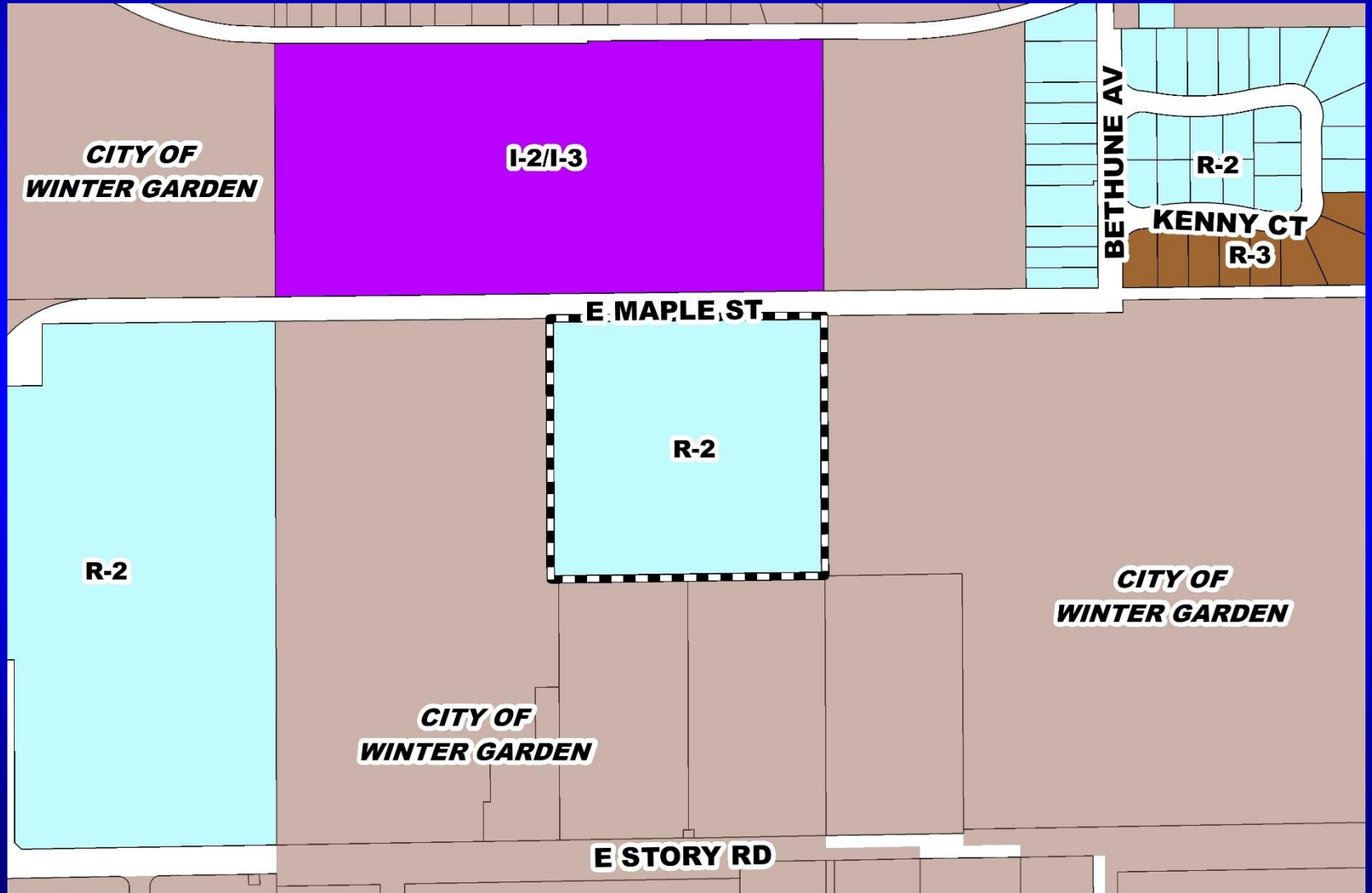


# OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Future Land Use Map





# OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Zoning Map







# OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Aerial Map







# OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Overall Land Use Plan

**OCPS NORTHWEST MAINTENANCE FACILITY PD/LUP**

**CASE #: LUP-19-01-045**

**SITE DATA**

PARCEL NUMBERS: 12-22-27-6496-15-003  
 TOTAL SITE ACREAGE: 9.68 AC  
 LESS WETLAND ACREAGE: 0.00 AC  
 TOTAL DEVELOPABLE ACRES: 9.68 AC

EXISTING ZONING: R-2 (RESIDENTIAL DISTRICT)  
 PROPOSED ZONING: PD (PLANNED DEVELOPMENT)  
 FUTURE LAND USE: INST (INSTITUTIONAL)

PROPOSED USES: MAINTENANCE FACILITY (Note: Items intended to be located on property include white fleet parking for approximately 80 vehicles and 8 trailers, 1 bucket truck, 2 lift gate trucks, 1 small scissor lift, 1 large scissor lift, 1 auditorium lift, and 1 trailer. Hours of operation 6:30AM to 4:00PM.)  
 EDUCATIONAL FACILITY (UNDER 550 CAPACITY) FOR AGES 19+ WITH AGRICULTURAL AMENITIES (Note: Animals currently residing on site include three chickens, eight goats, two miniature horses, one miniature donkey, two ducks, and three sheep.) The number and type of animals residing on the site may fluctuate as the educational program grows, but in no event shall the number and type of animals residing on site exceed the standards contained in Section 38-79(36), (41), and (49) of the Orange County Code.

BUILDING SQUARE FOOTAGE: 38,220 SQ. FT. SCHOOL

FLOOR AREA RATIO (FAR): 38,220 / 421,660 = 0.09

TRIP GENERATION: 580 (32,790 SQ. FT. X 15.50 FOR OFFICE)

SIGNAGE: SHALL COMPLY WITH ORANGE COUNTY PUBLIC SCHOOL SITING REGULATIONS CHAPTER 38  
 NOTE: BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED.

BUFFERS: A BUFFER SHALL BE PROVIDED ON THE NORTHWEST CORNER OF THE PROPERTY TO BUFFER THE MAINTENANCE FACILITY FROM THE STREET.

OPEN SPACE: MINIMUM 25%

IMPERVIOUS: MAXIMUM 70%

PHASING: PROJECT TO BE BUILT IN ONE PHASE

SETBACKS:  
 NORTH: 35 FT  
 EAST: 30 FT  
 SOUTH: 50 FT  
 WEST: 60 FT

BUILDING HEIGHT: 50 FEET (LIMITED TO 35 FEET WITHIN 100 FEET OF RESIDENTIAL) ALLOWED

WATER SERVICE: CITY OF WINTER GARDEN

WASTEWATER: CITY OF WINTER GARDEN

FIREFLOW: SHALL COMPLY WITH ORANGE COUNTY STANDARDS

STORMWATER: SHALL COMPLY WITH WATER MANAGEMENT DISTRICT REQUIREMENTS

ACCESS: PRIMARY ACCESS SHALL BE FROM MAPLE STREET

**NOTES:**

To the best knowledge of OCPS, the site complies with Section 38-1754 (3) (A-F) and is not located within one hundred feet of a gas transmission line, not adjacent to nonresidential property from which noise exceeds sixty decibels at the common property line, and not adjacent to hazardous industrial uses or chemical plants.

Animal excrement will not be stored within 100 feet of residential, in accordance with Section 38-79(36)(g).

Vehicle storage will be primarily located on the southwest portion of the property.

This site is located within the Wakiva Study Area, as established by the Wakiva Parkway and Projection Act, Section 36B.316 F.S. Any future development that may occur on this property will comply with applicable environmental standards.



**ORANGE COUNTY PUBLIC SCHOOLS**  
**FACILITIES PLANNING DEPARTMENT**  
 6501 Magic Way, Orlando, FL 32809  
 Tel: (407) 317-3974 Fax: (407)-317-3263



PREPARED BY JCS/vva
DATE Created: 01-18-2019 Revised: 07-17-2019
FILE NAME OCPS Northwest Maintenance Facility
SHEET NUMBER <b>LUP-02</b>



# Action Requested

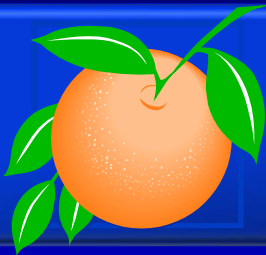
**Make a finding of consistency with the Comprehensive Plan (CP) and approve the OCPS Northwest Maintenance Facility Planned Development / Land Use Plan (PD/LUP) dated “Received July 17, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report.**

**District 1**

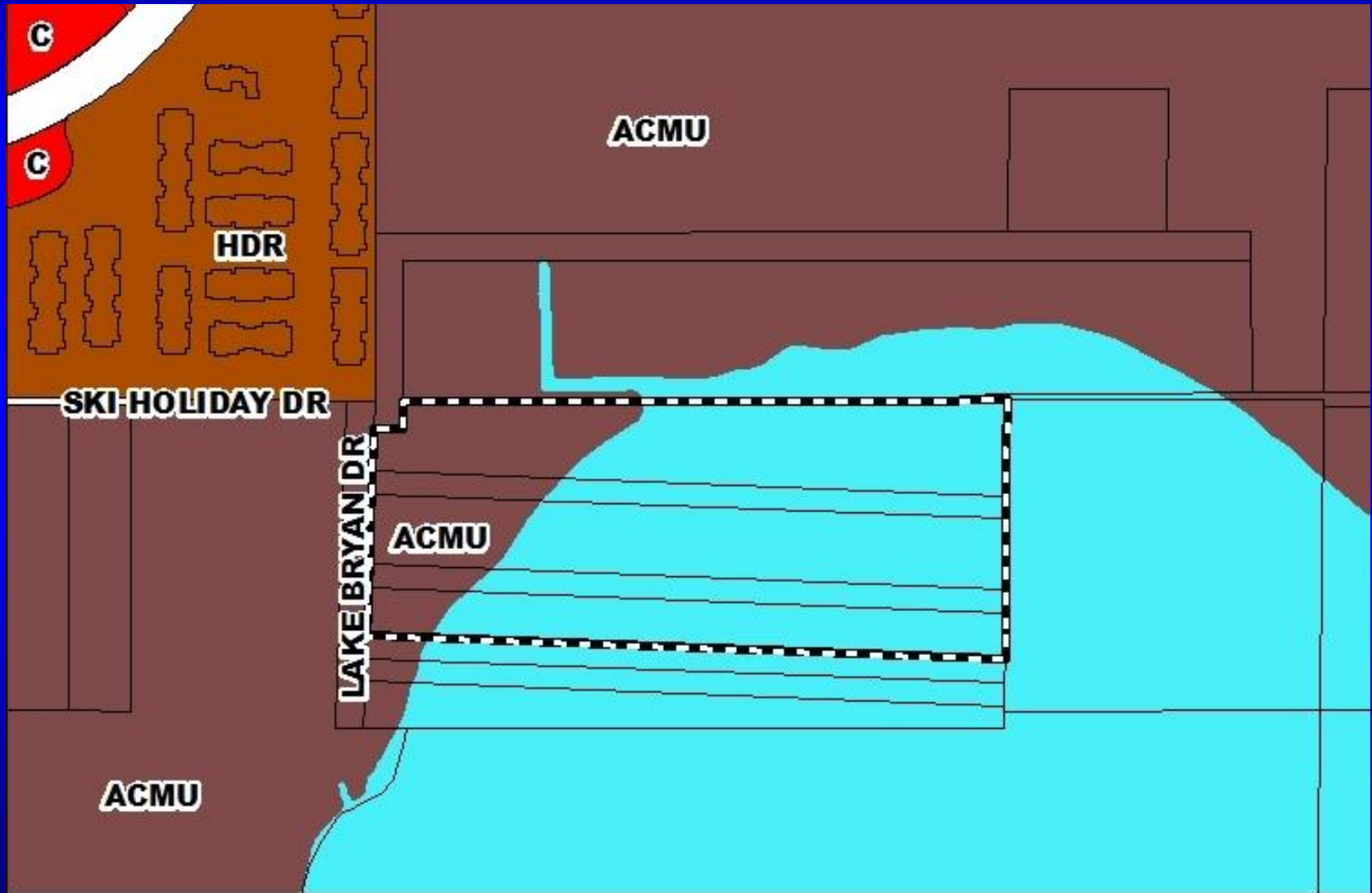


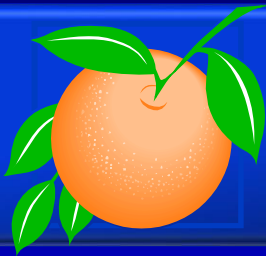
# Paradise Cove Planned Development / Land Use Plan

- Case:** LUP-18-09-308
- Project Name:** Paradise Cove PD/LUP
- Applicant:** Darcy Unroe, Unroe Engineering, Inc.
- District:** 1
- Acreage:** 16.77 gross acres
- Location:** Generally located at the southeast corner of Ski Holiday Drive and Lake Bryan Drive.
- Request:** To rezone five (5) parcels containing 16.77 gross acres from A-2 to PD for a water sports rental, wedding, and banquet venue. Four (4) waivers from Orange County Code are requested to reduce building, pavement and normal high water elevation setbacks for existing structures.

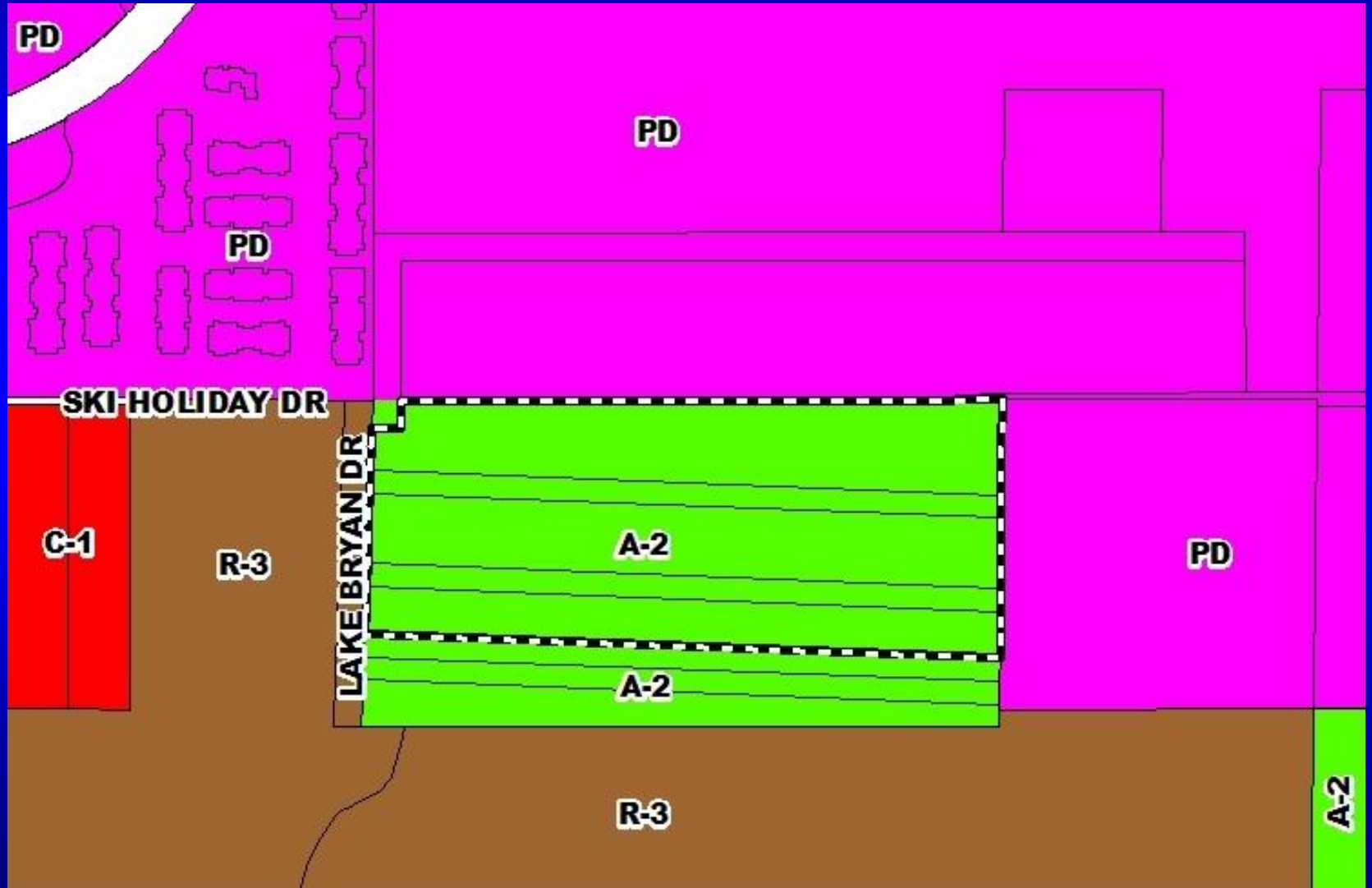


# Paradise Cove Planned Development / Land Use Plan Future Land Use Map





# Paradise Cove Planned Development / Land Use Plan Zoning Map

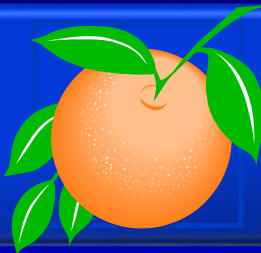




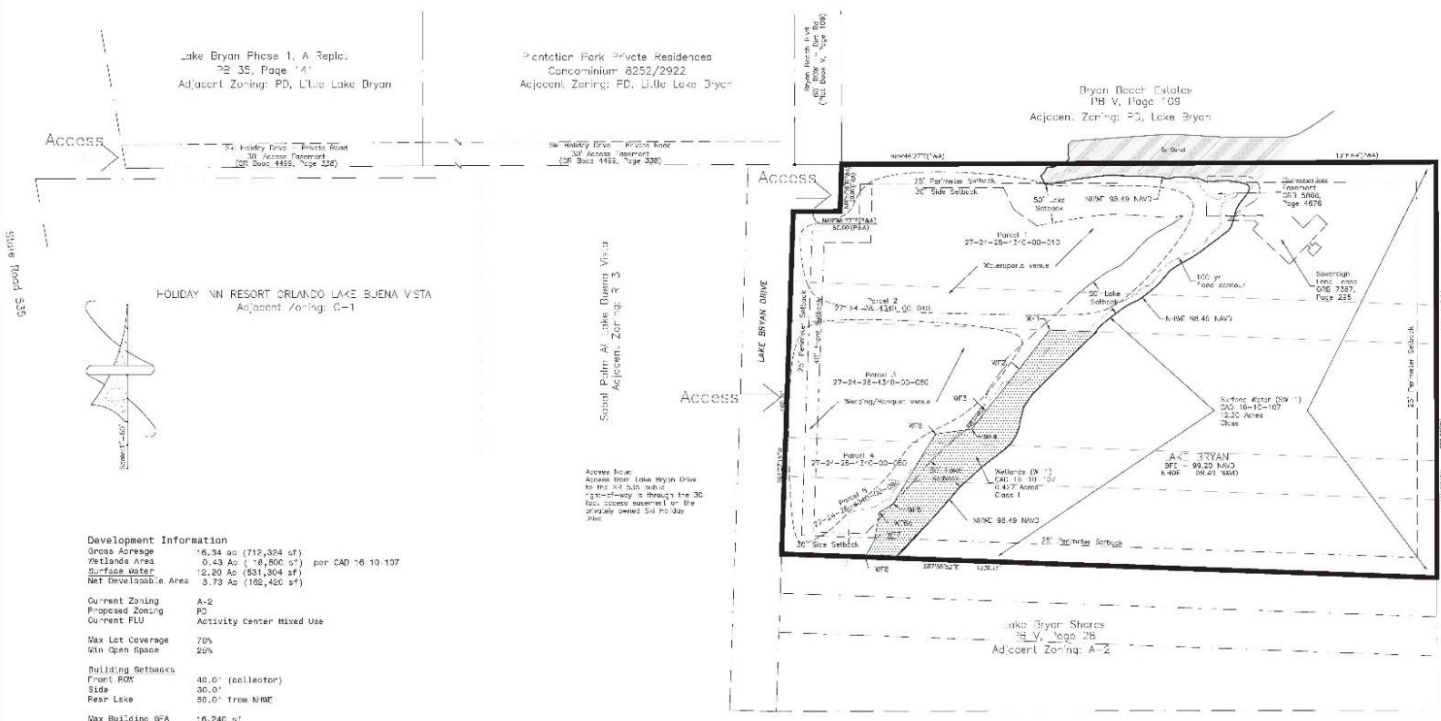


# Paradise Cove Planned Development / Land Use Plan Aerial Map





# Paradise Cove Planned Development / Land Use Plan Overall Land Use Plan



**Development Information**

Gross Acreage	16.34 ac (712,324 sq ft)
Wetlands Area	0.43 Ac (18,800 sq ft)
Surface Water	12.00 Ac (521,204 sq ft)
NET Developable Area	3.78 Ac (165,420 sq ft)

**Current Zoning** A-2  
**Proposed Zoning** PD  
**Current FLU** Activity Center Mixed Use

**Max Lot Coverage** 70%  
**Min Open Space** 30%

**Building Setbacks**  
**Front ROW** 48.0' (collector)  
**Side** 30.0'  
**Rear Lake** 50.0' from MWR

**Max Building SFA** 16,246 sq ft  
**Max Building FAR** 0.70  
**Max Building Heights** 60' high max (2 stories)  
 36' within 100' of SWP

**Phasing** Single Phase Development

**Trip Generation** (435) Multi-Purpose Recreational  
**Peak Hour 4-8 PM** 68 Trips (19,000 SFA max)

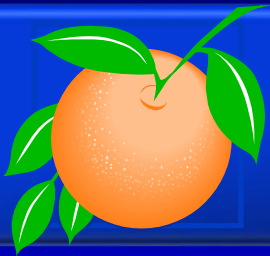
UNROE ENGINEERING, INC.  
 Civil Engineering/Planning/Scientific Evaluation  
 1703 HOWE ROAD, CHRISTIANA, PA 19309  
 PH: (610) 599-0950  
 FAX: (610) 599-0950

**Land Use Plan for**  
**Paradise Cove Wedding Venue**  
 18320 Lake Bryan Trl., Orlando, Florida 32821

Rev. 01	2/14	Date
Rev. 02	3/14	Date
Rev. 03	3/14	Date
Rev. 04	3/14	Date
Rev. 05	3/14	Date
Rev. 06	3/14	Date

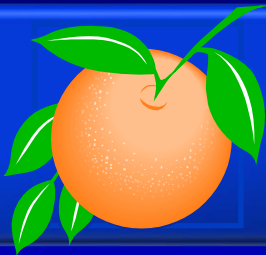
Prepped By: [Blank]  
 Checked By: [Blank]  
 Date: 4-26-18  
 Title: PD-C-LUP  
 Scale: 1"=60'  
 Drawing No.: LUP1





# Additional Conditions

**24) Prior to the issuance of a building permit, the property owner shall record in the official records of Orange County an indemnification/Hold Harmless Agreement which indemnifies Orange County from any damages caused by flooding and shall inform all interested parties that the structure(s) are no closer than 2 feet from the normal high water elevation of Lake Bryan.**



# Additional Conditions

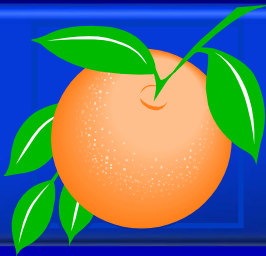
- 25) The applicant agrees that all activities and operations at the property shall comply with the Noise Control Ordinance, codified at Sections 15-176 through 15-191 of the Orange County Code. In addition, the applicant agrees that all activities and operations shall be subject to the following heightened noise/sound prohibitions, limitations and restrictions:**
- a. No impulsive sound (as defined by the Noise Control Ordinance) shall be permitted at any time;**
  - b. The maximum allowable sound level at the boundary of the property shall be 55 decibels (dB); and**
  - c. All outdoor speakers and other amplified sound shall be directed away from adjoining residential uses.**



# Action Requested

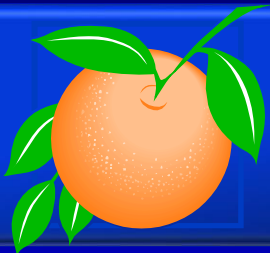
**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Paradise Cove Planned Development / Land Use Plan (PD/LUP) dated “Received June 6, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended.**

**District 1**

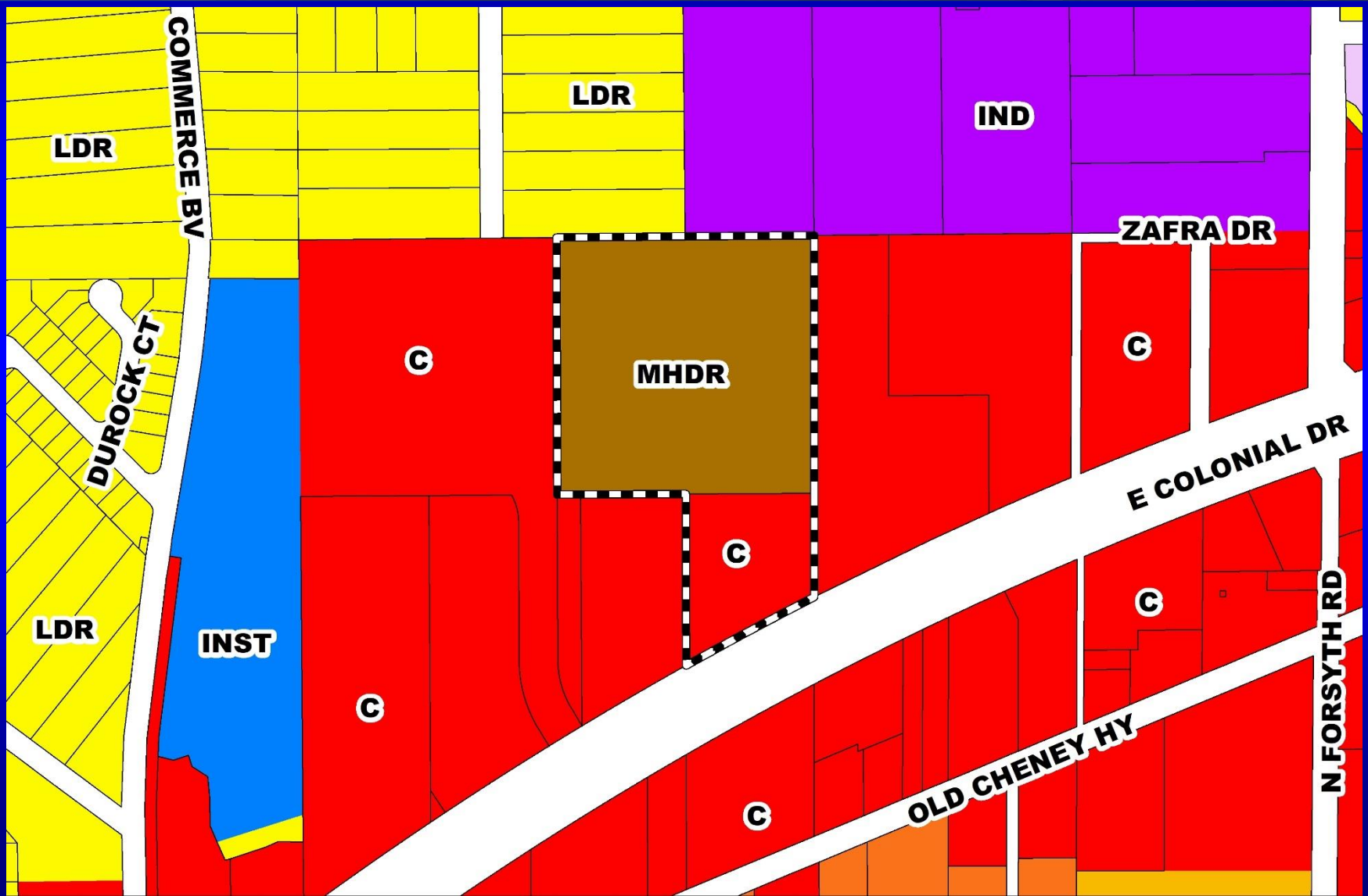


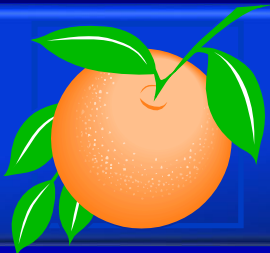
# Wise Colonial Planned Development / Land Use Plan

- Case:** LUP-19-03-088
- Project Name:** Wise Colonial Planned Development / Land Use Plan
- Applicant:** Chris Dougherty, S&ME, Inc.
- District:** 5
- Acreage:** 12.77 gross acres
- Location:** 6525 and 6575 E. Colonial Drive; or generally located on the north side of E. Colonial Drive, approximately 1,400 feet west of N. Forsyth Road.
- Request:** To rezone two (2) parcels containing 12.77 gross acres from C-3 to PD, in order to develop 280 multi-family dwelling units and 19,600 square feet of C-1 (Retail Commercial) uses. Two (2) waivers related to setbacks and height are associated with this request.

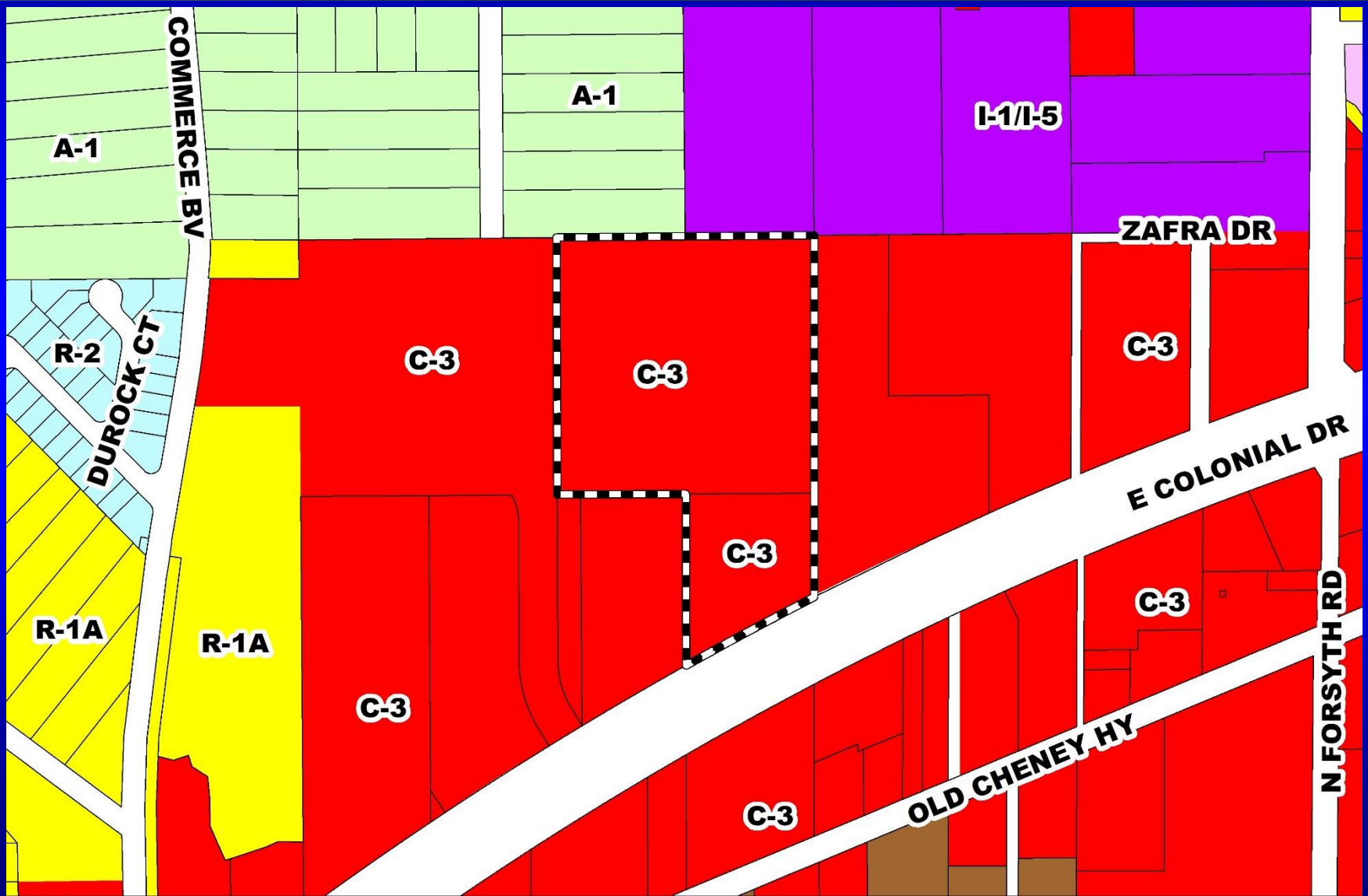


# Wise Colonial Planned Development / Land Use Plan Future Land Use Map





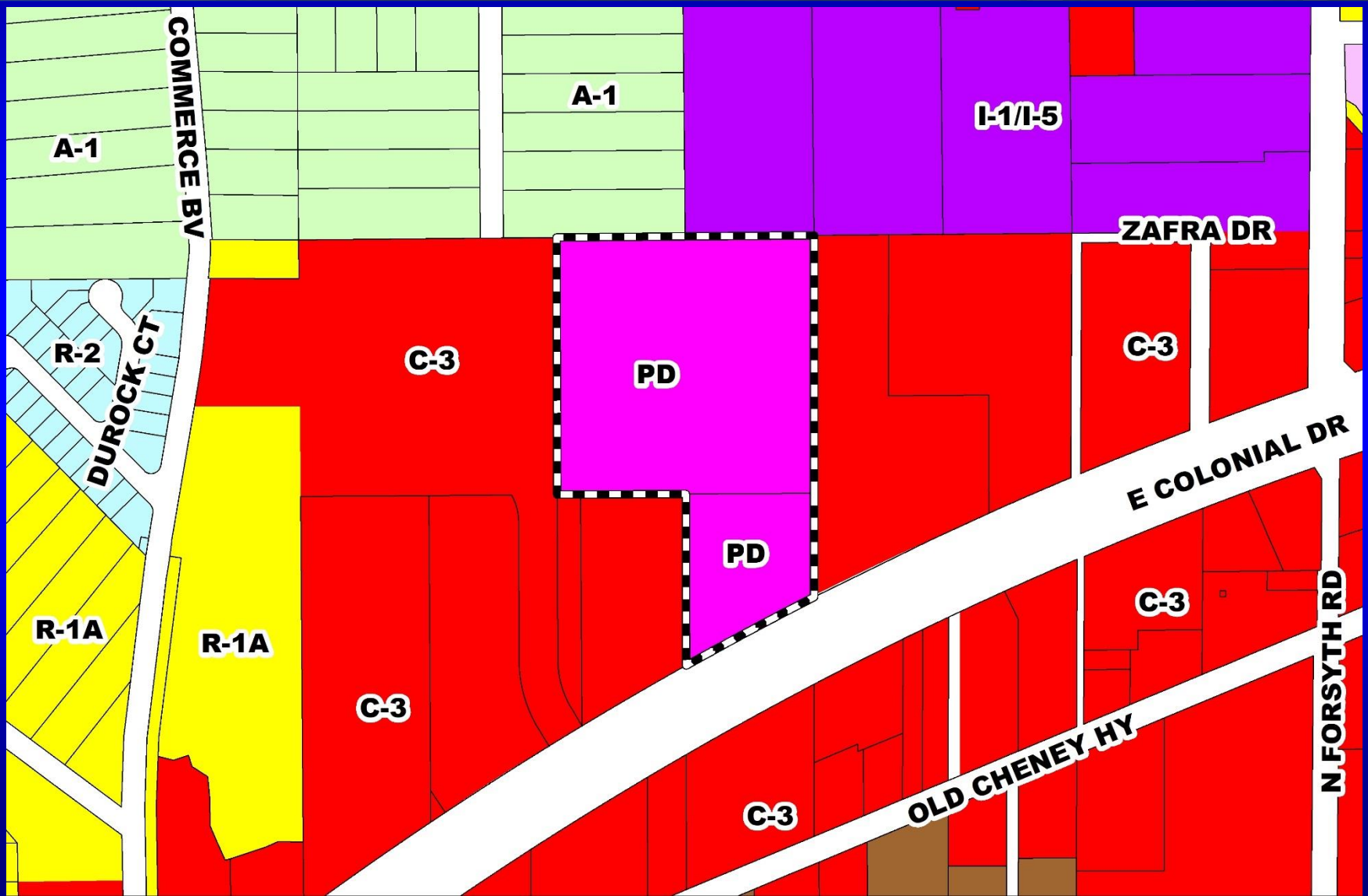
# Wise Colonial Planned Development / Land Use Plan Zoning Map







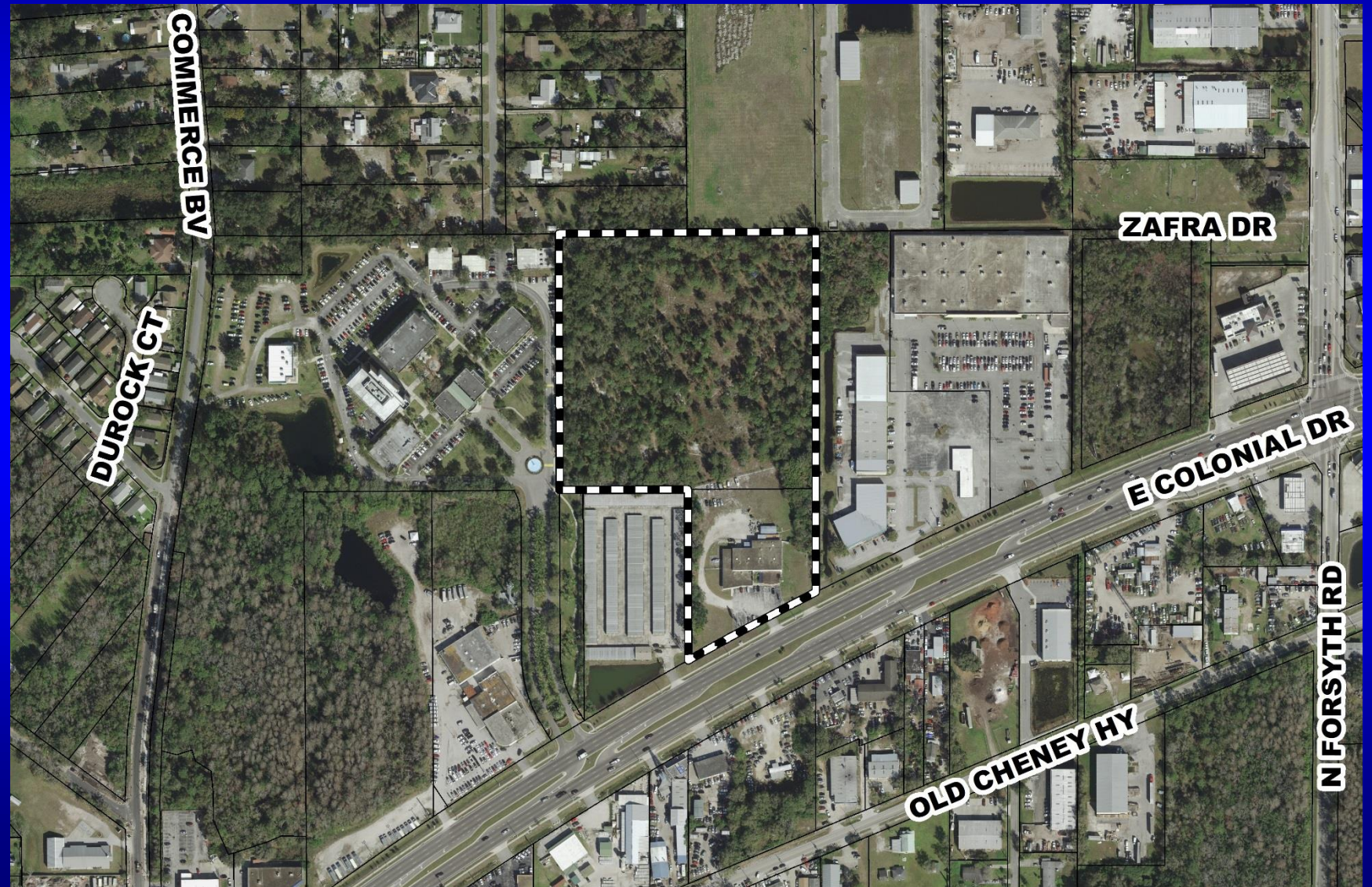
# Wise Colonial Planned Development / Land Use Plan Proposed Zoning Map







# Wise Colonial Planned Development / Land Use Plan Aerial Map



COMMERCE BV

DUROCK CT

ZAFRA DR

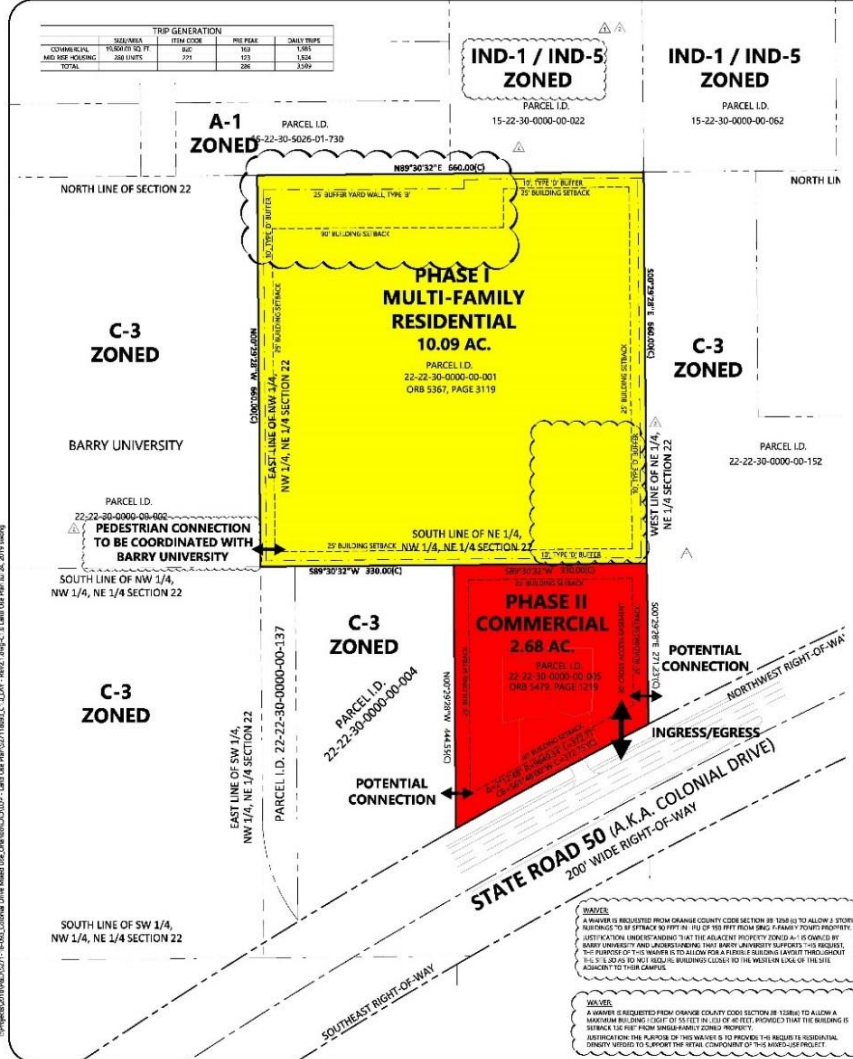
E COLONIAL DR

OLD CHENEY HY

N FORSYTH RD



# Wise Colonial Planned Development / Land Use Plan Overall Land Use Plan



**SITE DATA**

PARCEL ID: 22-22-30-0000-00-001 & 22-22-30-0000-00-002  
 MAP ADDRESS: BARRI L COLONIAL PD  
 ORLANDO, FL 32807  
 SITE ADDRESS: 1277 AC 556201 SOUTHWEST  
 ORANGE COUNTY COMMUNITY DEVELOPMENT  
 ORANGE COUNTY UTILITIES  
 BALDWIN PARKS CAPACITY: 3735 (ENROLLED: 855)  
 ELEMENTARY CAPACITY: 1,541 (ENROLLED: 1,345)  
 WINTER PARK HS CAPACITY: 3735 (ENROLLED: 3,355)  
 C-3 (W. RESEARCH CORRIDOR DISTRICT)

**PROPOSED FEATURES LEGEND**

COMMERCIAL AREA  
 RESIDENTIAL AREA

**NOTES**

- THE STORMWATER MANAGEMENT SYSTEMS WILL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
- LANDSCAPING, BUFFERING, AND OPEN SPACE SHALL BE PROVIDED PER CHAPTER 24 OF ORANGE COUNTY CODE.
- SOLID WASTE MANAGEMENT / RECYCLING FACILITY PROXIMITY - THE APPLICANT / OWNER HAS AN AFFIRMATIVE OBLIGATION TO EXPRESSLY NOTIFY POTENTIAL PURCHASERS, BUILDERS, AND/OR TENANTS OF THE LOCATION OF ANY APPROPRIATE FACILITY, INCLUDING A CONCERNING NOTICE ON THE PLAT AND/OR A RECORDABLE RESTRICTIVE COVENANT, AS APPLICABLE, THAT THE PROPERTY ON THE NORTH-DISTRICT BOUNDARY THAT IS NOT RESIDENTIAL CURRENTLY HAS A PERMIT FOR A CONCRETE CRUSHING FACILITY WHICH MAY BE THE SOURCE OF DUST, OIL, AND NOISE TO ADJACENT PROPERTIES IF IT IS NOT MANAGED PROPERLY.
- HAZARD: SEVERE DRAINAGE OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING WATERSHEDS AND PLANTS REFERRED TO IN THE OFFICE PROGRAMS, REGULATIONS, PERMITS, AND/OR CONTRACTS. THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERNS AND TO NOTIFY AND NOTIFY, IF NECESSARY, ANY RELEVANT AGENCIES "REMITTANCE OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION."
- SEWER DISTRICT: THE APPLICANT SHALL OBTAIN PERMIT FROM THE AGENCIES OF INTEREST REGARDING PARTICULATE MATTER FROM ANY ACTIVITY, INCLUDING UNLOADING, MOVING, AND MANAGING WASTE FROM THE PROPERTY TO PREVENT "CITY" EMISSIONS INCLUDING BUT NOT LIMITED TO EMISSIONS OF WASTE, DUST, UNDESIRABLE PLANTING OF VEGETATION IN FRONT OF ACTIVELY OPERATED (SCHOOL, CLUBS, ETC) AND OTHER PROPERTIES. REFERENCES ORANGE COUNTY CODE CHAPTER 15 ENVIRONMENTAL CONTROL AND CHAPTER 1510, SECTION 15.09.010, SHALL APPLY TO ALL AREAS UNLESS OTHERWISE SPECIFIED IN THIS PLAN AND TO ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND ORDINANCES AND CHAP. 24 OF ORANGE COUNTY CODE OR ANY OTHER APPROPRIATE CODES OR REGULATIONS FOR UNDESIRABLE EMISSIONS OR PARTICULATE MATTER. DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 6, ORANGE COUNTY CODE AND THE NOISE ABATEMENT ACT, AS MAY BE AMENDED.
- SEWER SERVICE SHALL COMPLY WITH ORANGE COUNTY CODE OR ANY OTHER LOCAL CODES OR REGULATIONS FOR UNDESIRABLE EMISSIONS OR PARTICULATE MATTER.
- A 20' BUFFER SHALL BE PROVIDED FROM COUSHOLD DRIVE (R.A. 30) TO THE MULTI-FAMILY RESIDENTIAL TRACT AS PART OF THE PHASE I DEVELOPMENT PLANNING AND DESIGN.
- BIORIVERS AND TOLE SERVICE SHALL BE PROHIBITED. GROUND AND FACIA SIGNS SHALL COMPLY WITH CHAPTER 315.

**COMMERCIAL TRACT**

PROPOSED FLOOR AREA RATIO: 0.17 (18,800 SQ. FT.)  
 SITE AREA: 2.68 AC (116,740 SQ. FT.)  
 MINIMUM SURFACE LATIO: 70%  
 OPEN SPACE: 20%  
 MAXIMUM BUILDING HEIGHT: 35 FEET  
 PERMITTED USES: C-3 / ZONING DISTRICT  
 BUILDING SETBACKS:  
 FRONT: 25 FEET  
 SIDE: 25 FEET  
 REAR: 25 FEET  
 CORNER: 25 FEET  
 PROPOSED COMMERCIAL: 15,000 SQ. FT.

**MULTI-FAMILY RESIDENTIAL TRACTS**

PROPOSED MINIMUM: 780 UNITS  
 PROPOSED DENSITY: 275 UNITS PER ACRE  
 SITE AREA: 119.9 AC (519,010 SQ. FT.)  
 OPEN SPACE: 20%  
 MAXIMUM BUILDING HEIGHT: 55 FEET  
 PERMITTED USES: RECREATION AREA FOR THE MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH SECTION 38-258.  
 BUILDING SETBACKS:  
 FRONT: 25 FEET  
 SIDE: 25 FEET  
 REAR: 25 FEET  
 BUFFER: 25 FT. TYPE "B" BUFFER ADJACENT TO NONRESIDENTIAL ZONED PROPERTIES  
 75 FT. TYPE "B" BUFFER WITH WALL WHERE ADJACENT TO SINGLE-FAMILY ZONED PROPERTIES

**NOTES**

- MULTI-FAMILY SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 38-228 UNLESS OTHERWISE SPECIFIED BY THE APPLICANT.
- ...
- ...
- ...

**WISE COLONIAL PD**  
 ORANGE COUNTY, FLORIDA

1815 EDGEWATER DRIVE, STE. 200  
 ORLANDO, FLORIDA, 32804  
 (407) 875-1212  
 (407) 875-1229  
 WWW.WISECOLONIAL.COM

DATE	DESCRIPTION	BY	APPPROVED BY

PROJECT NUMBER: **527118093**  
 DRAWING NUMBER: **C1.0**  
 DRAWING NAME: LAND USE PLAN

LUP-19-03-088



# Action Requested

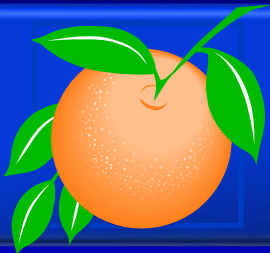
**Make a finding of consistency with the Comprehensive Plan and approve the Wise Colonial Planned Development / Land Use Plan (PD/LUP), dated “Received July 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**

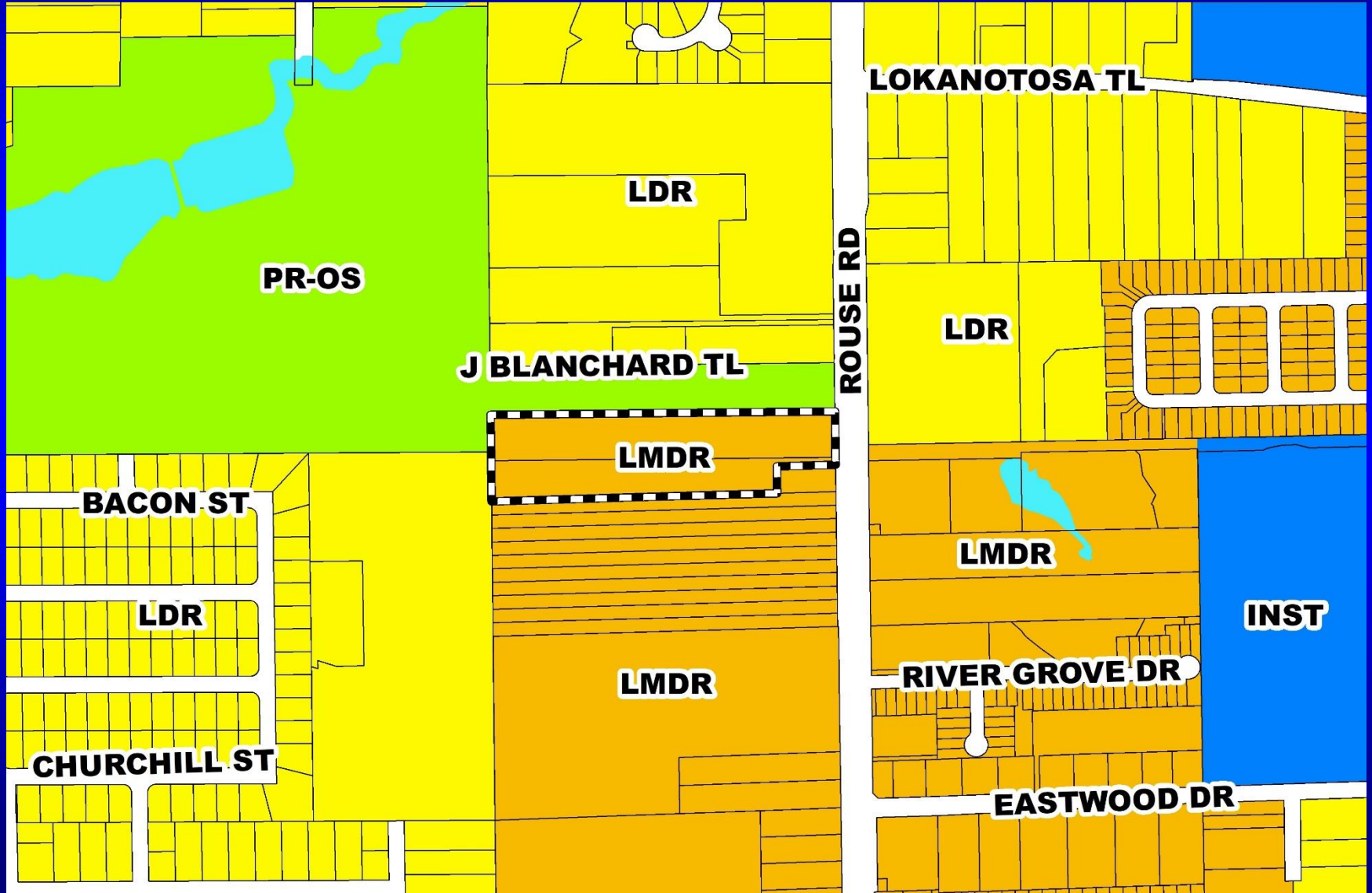


# Rouse Road Townhomes Planned Development / Land Use Plan

- Case:** LUP-18-11-386
- Project Name:** Rouse Road Townhomes Planned Development / Land Use Plan
- Applicant:** Bryan Potts, Tannath Design, Inc.
- District:** 5
- Acreage:** 8.58 gross acres  
6.96 developable acres
- Location:** 2460 and 2484 Rouse Road; generally south of Jay Blanchard Trail, and west of Rouse Road.
- Request:** To rezone two (2) parcels containing 8.58 gross acres from R-1 (Single-Family Dwelling District) to PD (Planned Development District), in order to construct fifty-four (54) attached residential dwelling units. One (1) waiver related to the PD Perimeter Setback is associated with this request.



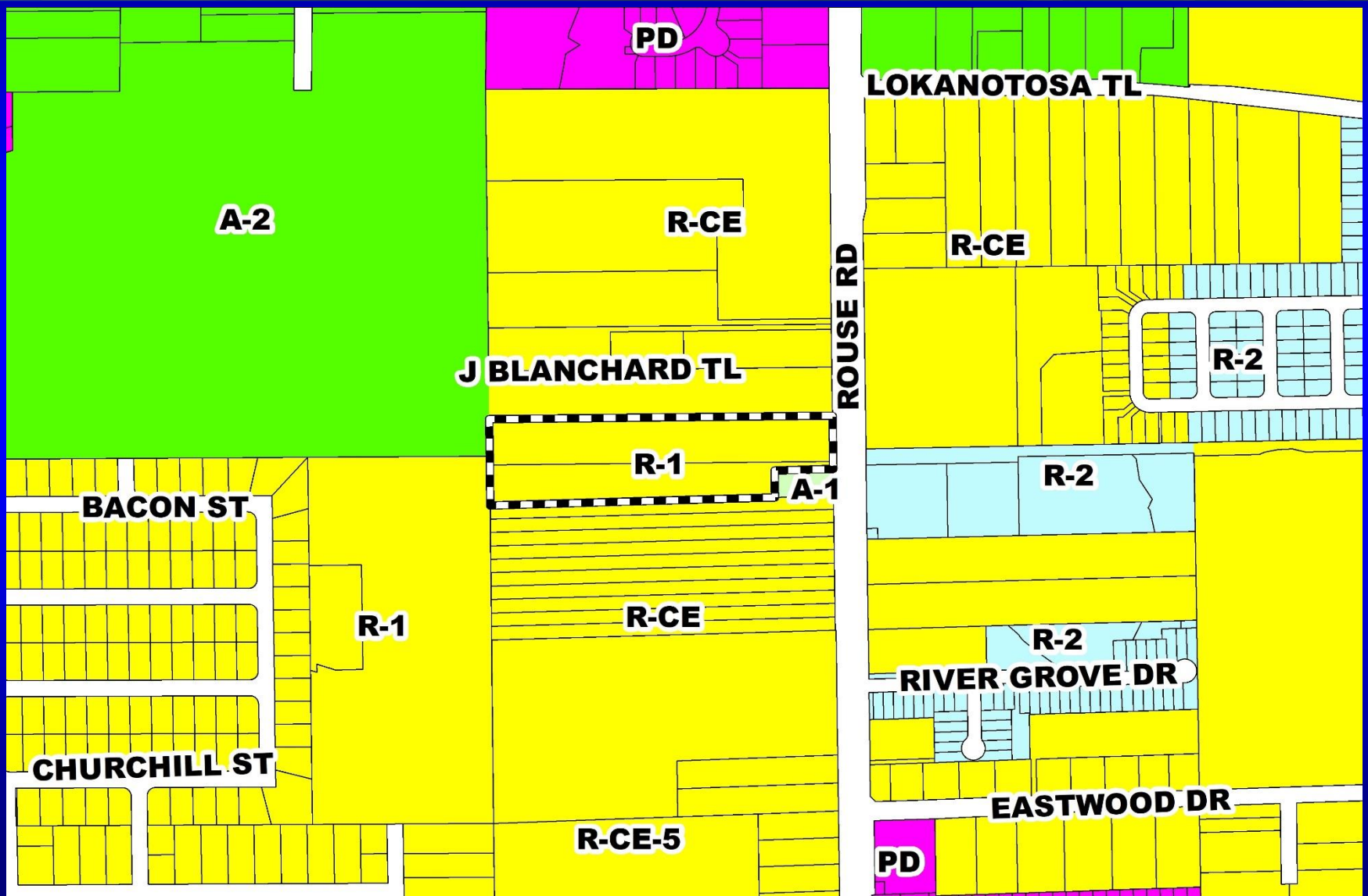
# Rouse Road Townhomes Planned Development / Land Use Plan Future Land Use Map





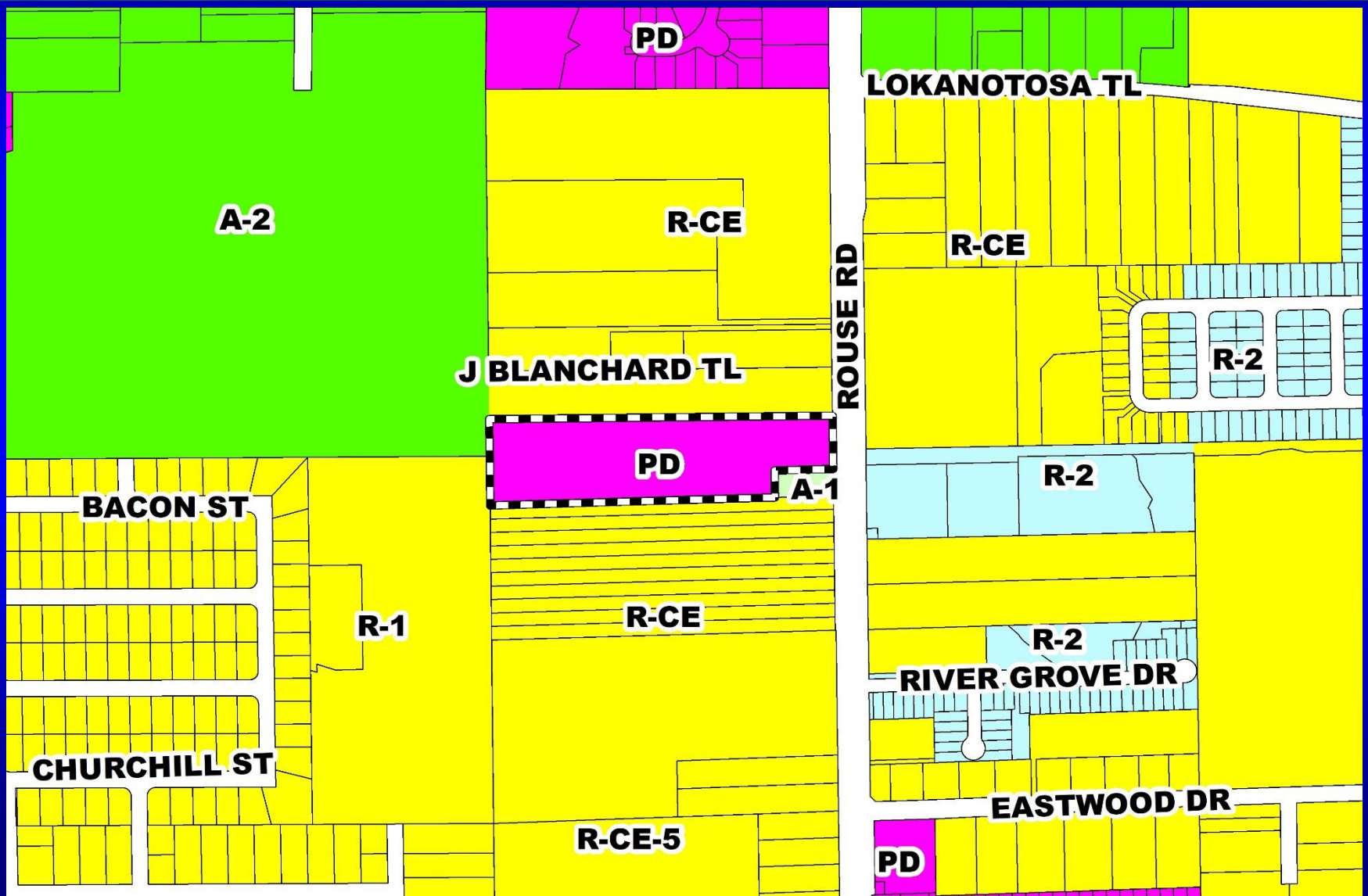


# Rouse Road Townhomes Planned Development / Land Use Plan Zoning Map





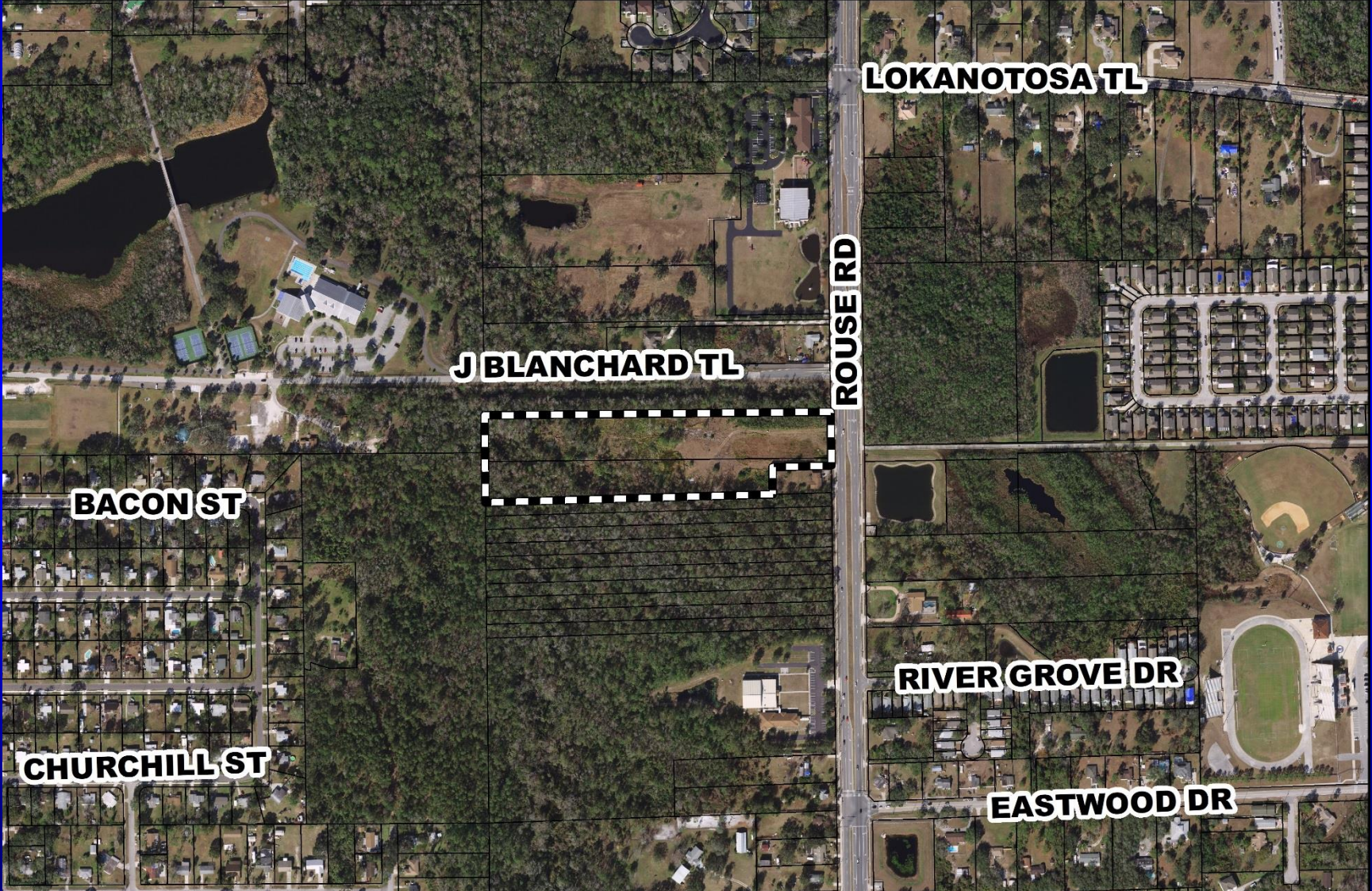
# Rouse Road Townhomes Planned Development / Land Use Plan Proposed Zoning Map







# Rouse Road Townhomes Planned Development / Land Use Plan Aerial Map



**LOKANOTOSA TL**

**J BLANCHARD TL**

**ROUSE RD**

**BACON ST**

**CHURCHILL ST**

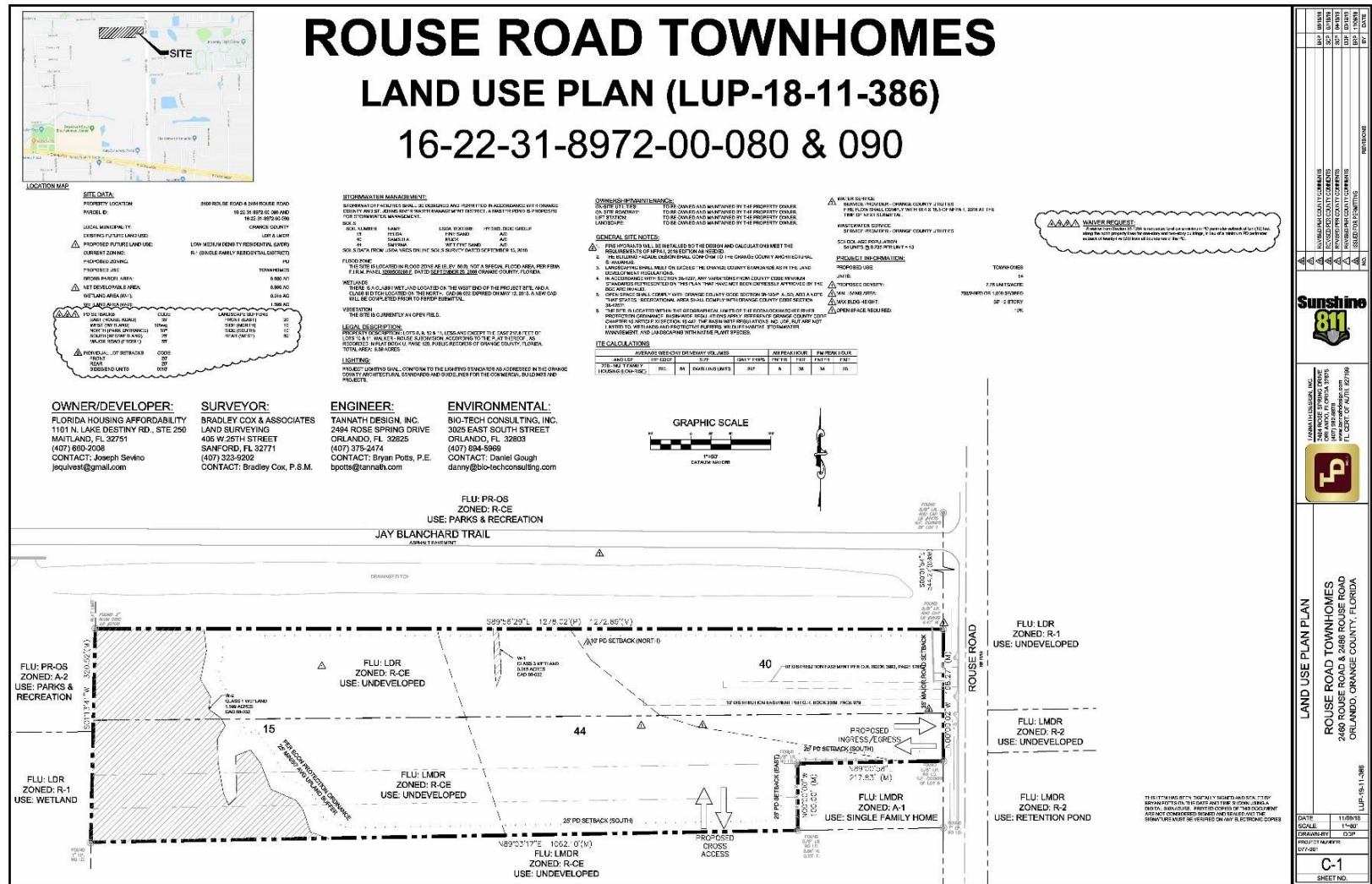
**RIVER GROVE DR**

**EASTWOOD DR**





# Rouse Road Townhomes Planned Development / Land Use Plan Overall Land Use Plan



## ROUSE ROAD TOWNHOMES LAND USE PLAN (LUP-18-11-386) 16-22-31-8972-00-080 & 090

**SITE DATA**

PROPERTY LOCATION: 289 ROUSE ROAD  
 PARCEL ID: 16-22-31-8972-00-080 & 090  
 LOCAL MUNICIPALITY: ORANGE COUNTY  
 PROPOSED FUTURE LAND USE: LOW MEDIUM DENSITY RESIDENTIAL (LMDR)  
 CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)  
 PROPOSED ZONING: FLU: LMR ZONED: R-2  
 NET DEVELOPMENT AREA: 6.816 AC  
 TOTAL AREA: 1.98 AC  
 FUTURE IMPROVEMENTS: 1.50 AC  
 NET DEVELOPMENT AREA: 6.816 AC  
 TOTAL AREA: 1.98 AC

**UTILITIES/INFRASTRUCTURE:**

SUBMITTAL OF UTILITIES SHALL BE OBTAINED AND REPORTED IN ACCORDANCE WITH ORANGE COUNTY DEPT. OF UTILITIES AND PUBLIC WORKS DEPARTMENT. A PERMIT IS REQUIRED FOR ALL UTILITIES MANAGEMENT.

**OWNER'S REPRESENTATION:**

THE OWNERS AND MAINTAINERS OF THE PROPERTY OWNERS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS. THESE OWNERS AND MAINTAINERS BY THE PROPERTY OWNERS. THESE OWNERS AND MAINTAINERS BY THE PROPERTY OWNERS.

**GENERAL NOTES:**

1. ALL UTILITIES SHALL BE INSTALLED BY THE DESIGN AND CALCULATED TO MEET THE REQUIREMENTS OF ALL APPLICABLE REGULATIONS.

2. THE SITE IS LOCATED IN A DOD ZONE AS SET BY THE CITY OF ORANGE. FLOODING PER FEMA FIRM PANEL 2200002E WITH A 1% ANNUAL FLOOD AND 1% ANNUAL FLOOD FURTHER.

3. THE SITE IS CURRENTLY AN OPEN FIELD.

4. THE SITE IS CURRENTLY AN OPEN FIELD.

**NOTICE:**

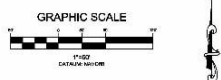
THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF ORANGE AND THE COUNTY OF ORANGE.

**OWNER/DEVELOPER:** FLORIDA HOUSING AFFORDABILITY, 1101 N. LAKE DESTINY RD., STE 250, MAITLAND, FL 32751, (407) 860-2008, CONTACT: Joseph Savino, jsavino1@gmail.com

**SURVEYOR:** BRADLEY COX & ASSOCIATES, LAND SURVEYING, 405 W. 25TH STREET, SANFORD, FL 32771, (407) 323-9202, CONTACT: Bradley Cox, P.S.M.

**ENGINEER:** TANNATH DESIGN, INC., 2494 ROSE SPRING DRIVE, ORLANDO, FL 32825, (407) 375-2474, CONTACT: Bryan Potts, P.E., bpotts@tannath.com

**ENVIRONMENTAL:** BIO-TECH CONSULTING, INC., 3025 EAST SOUTH STREET, ORLANDO, FL 32803, (407) 694-5969, CONTACT: Daniel Gough, danny@bio-techconsulting.com



**LAND USE PLAN PLAN**

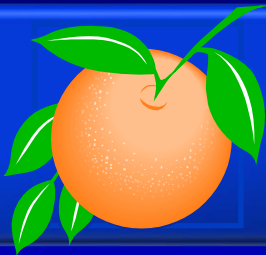
ROUSE ROAD TOWNHOMES  
2890 ROUSE ROAD & 2608 ROUSE ROAD  
ORANGE COUNTY, FLORIDA

**SUNSHINE 811**

**DATE:** 11/16/2018  
**SCALE:** 1"=50'  
**PREPARED BY:** DGP  
**PROJECT NO.:** 16-22-31-8972-00-080 & 090  
**DWG NO.:** C-1

**REVISIONS:**

NO.	DATE	BY	REVISION



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Rouse Road Townhomes Planned Development / Land Use Plan (PD/LUP), dated “July 19, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**



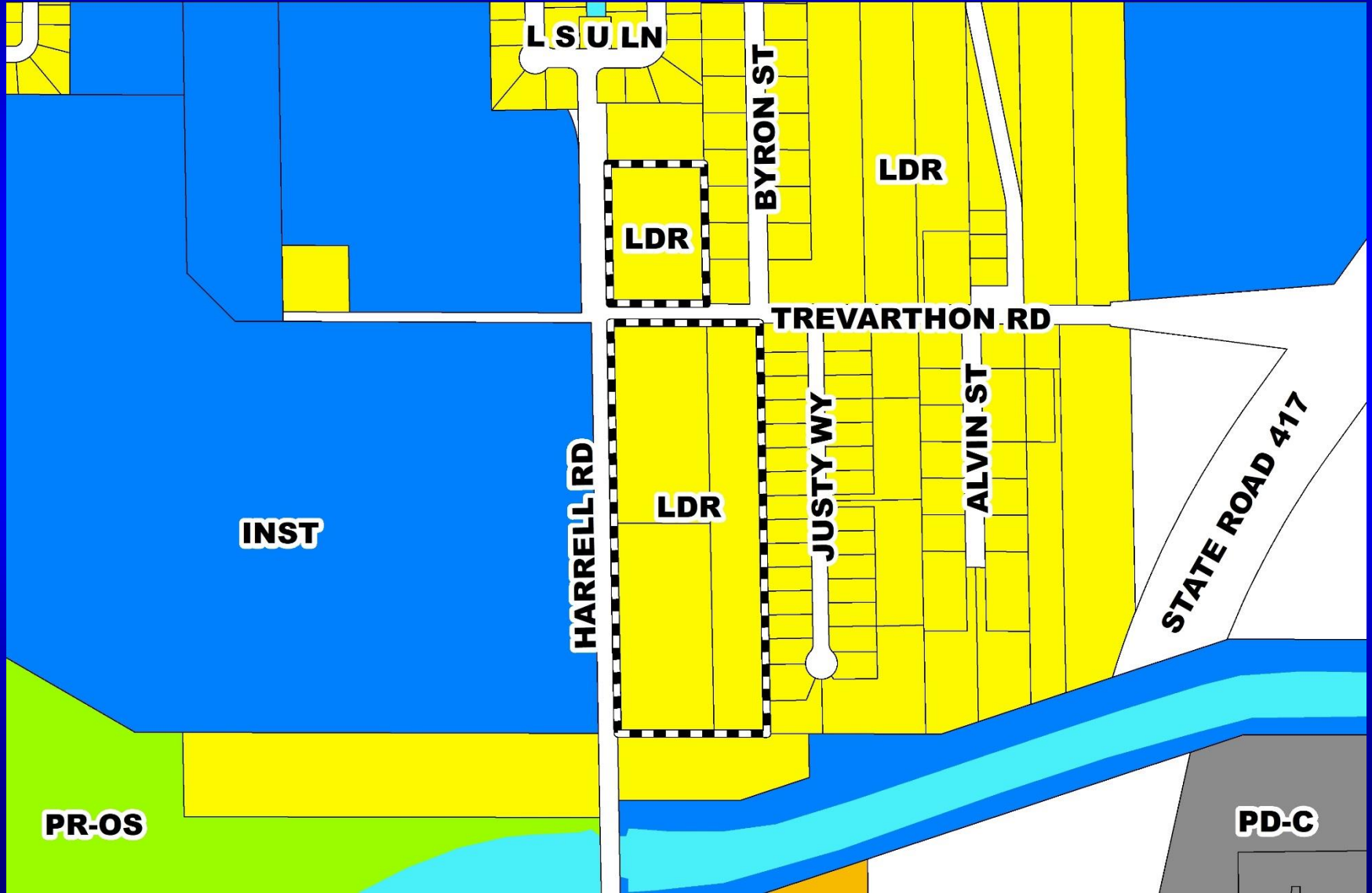


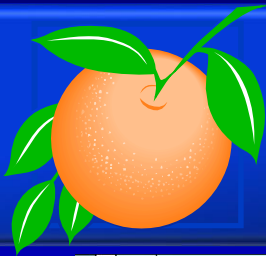
# Harrell Oaks Planned Development / Land Use Plan

- Case:** LUP-19-02-074
- Project Name:** Harrell Oaks Planned Development / Land Use Plan
- Applicant:** Khaled Hussein
- Districts:** 3 and 5
- Acreage:** 16.90 gross acres
- Location:** Generally located east of Harrell Road, north and south of Trevarthon Road, and west of State Road 417.
- Request:** To rezone four (4) parcels containing 16.9 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District), in order to construct sixty-four (64) single-family detached dwelling units. One (1) waiver related to the PD Perimeter Setback is associated with this request.

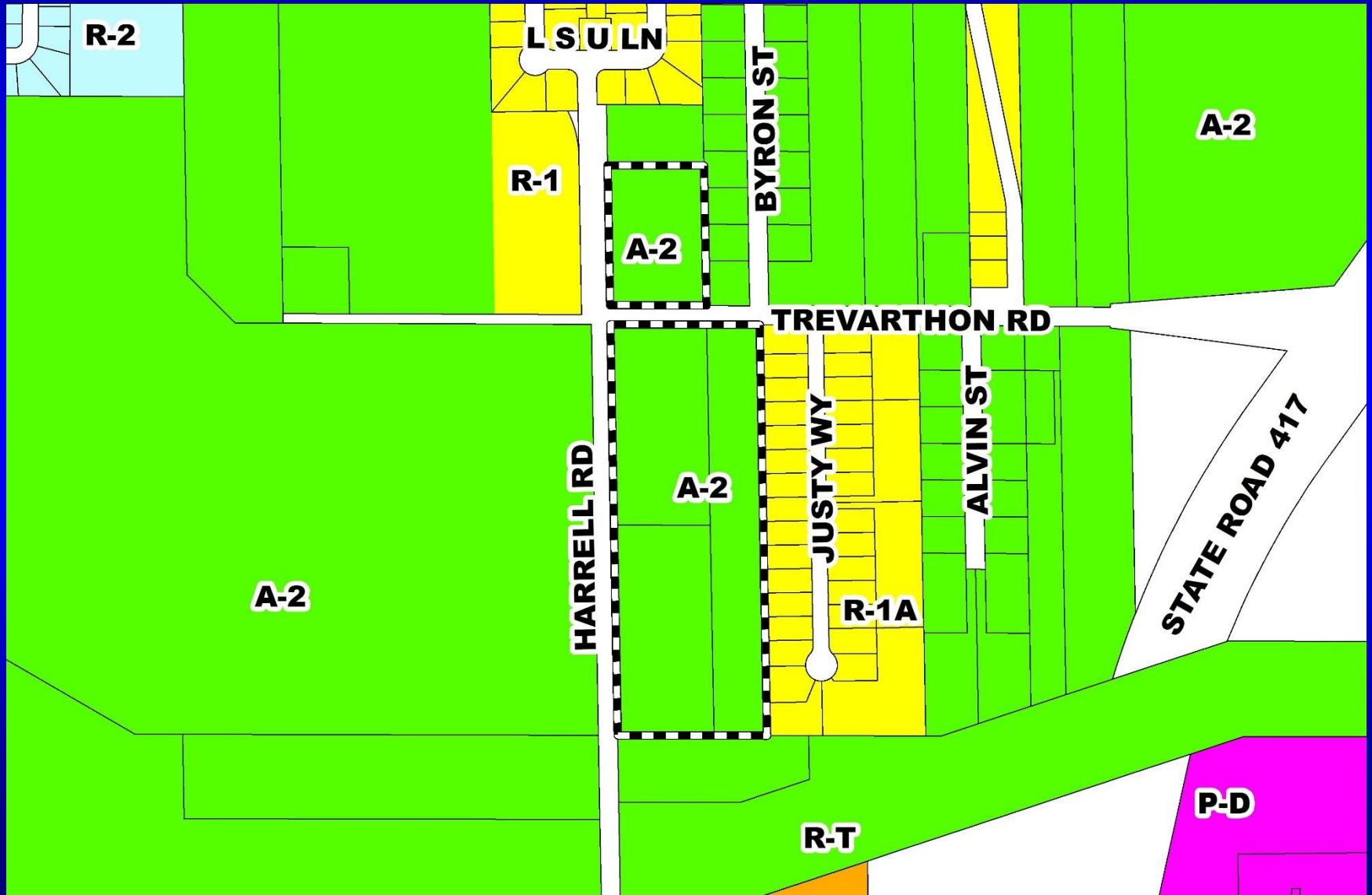


# Harrell Oaks Planned Development / Land Use Plan Future Land Use Map





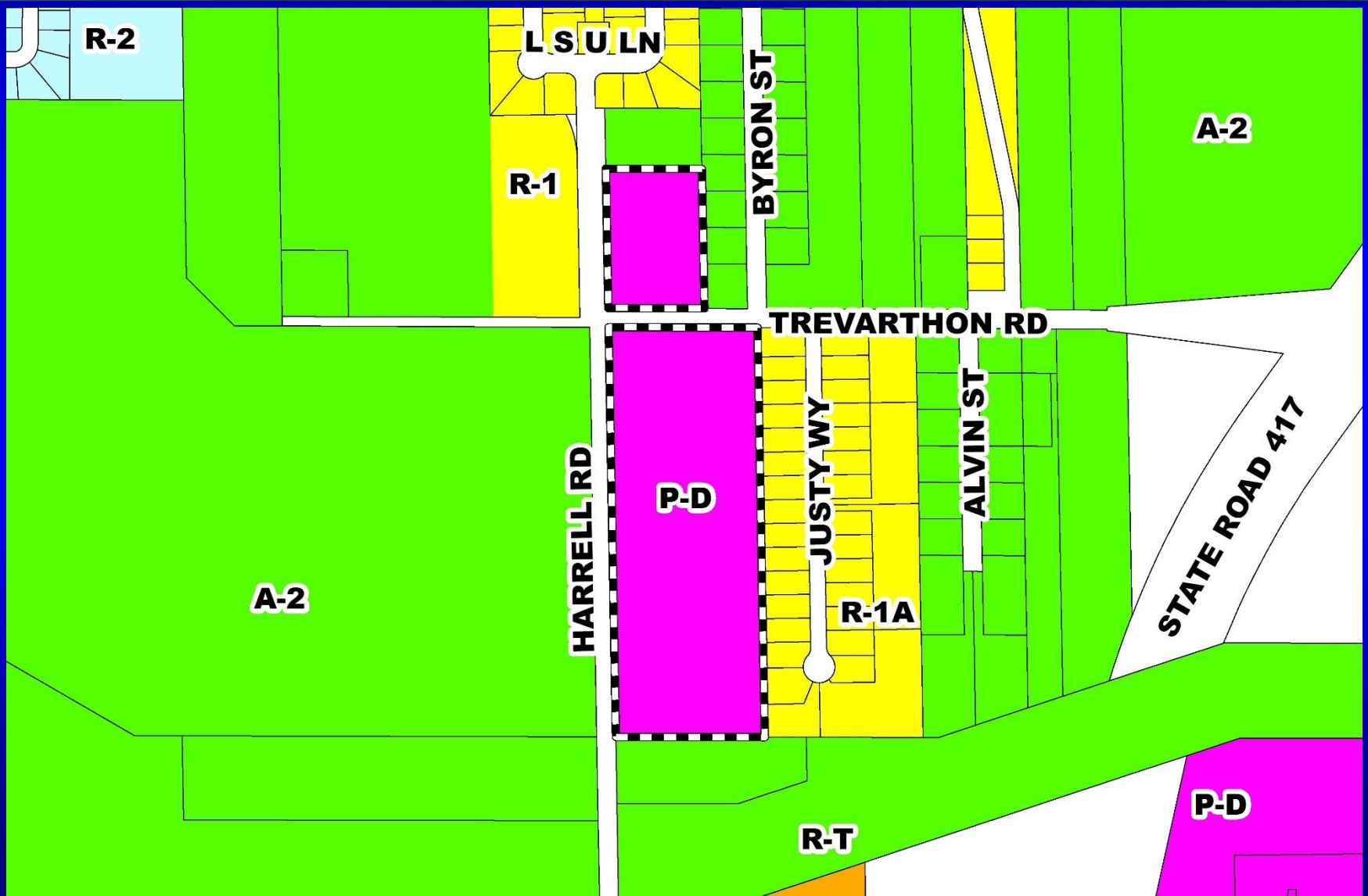
# Harrell Oaks Planned Development / Land Use Plan Zoning Map







# Harrell Oaks Planned Development / Land Use Plan Proposed Zoning Map







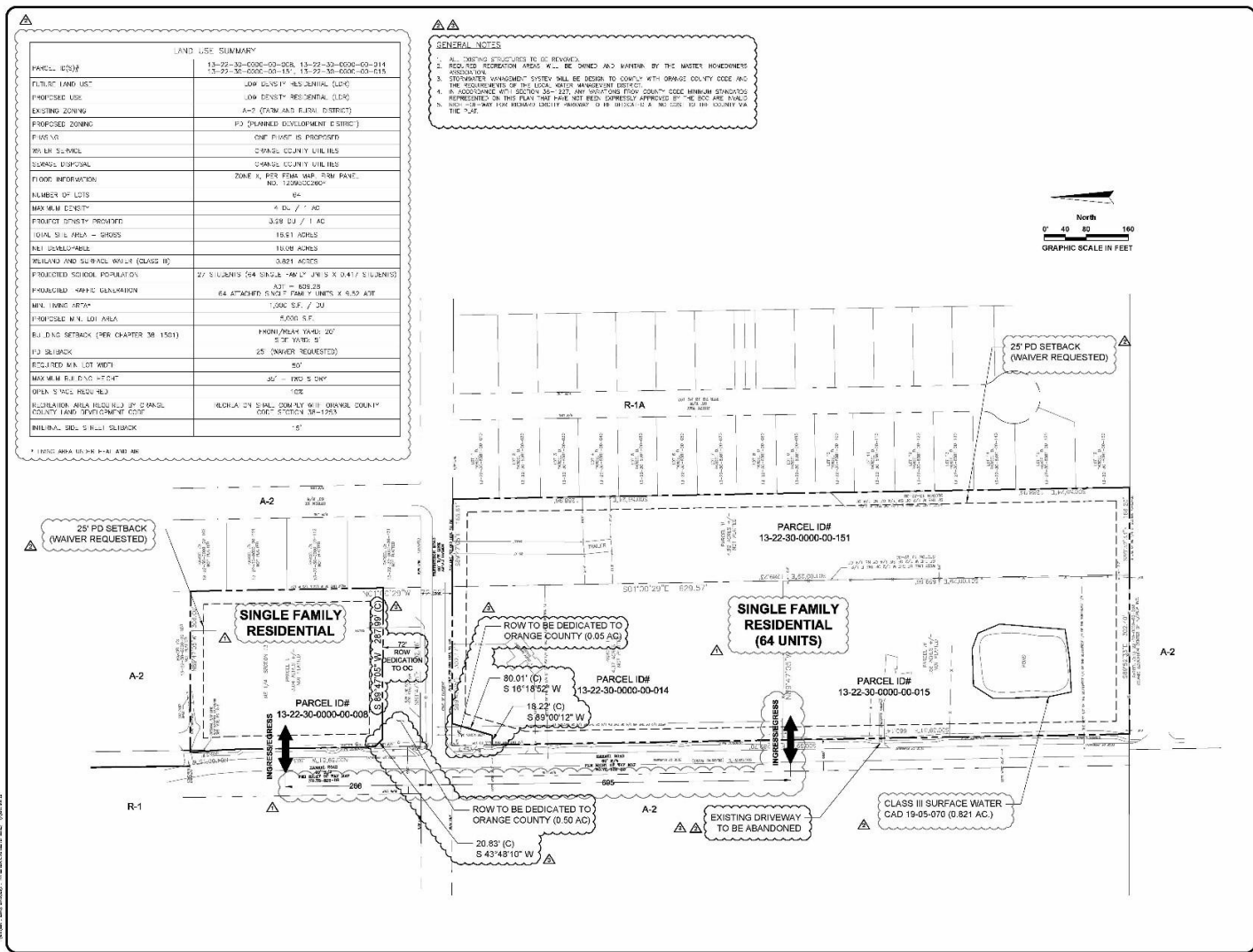
# Harrell Oaks Planned Development / Land Use Plan Aerial Map







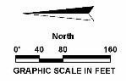
# Harrell Oaks Planned Development / Land Use Plan Overall Land Use Plan



**LAND USE SUMMARY**

PARCEL ID(S)	13-22-30-0000-00-00A, 13-22-30-0000-00-01A, 13-22-30-0000-00-01B, 13-22-30-0000-00-01C
PLANNED LAND USE	LOW DENSITY RESIDENTIAL (LDR)
PROPOSED USE	LOW DENSITY RESIDENTIAL (LDR)
EXISTING ZONING	A-2 (PART) AND R-1A (DISTRICT)
PROPOSED ZONING	P3 PLANNED DEVELOPMENT (DISTRICT)
PLANS	ONE PLAN IS PROPOSED
WATER SERVICE	ORANGE COUNTY UTILITIES
SEWER DISPOSAL	ORANGE COUNTY UTILITIES
FLOOD INFORMATION	ZONE X, PER FINAL MAP TO BE FURNISHED, NO. 1259300280
NUMBER OF LOTS	64
MAXIMUM DENSITY	4 DU / 1 AC
PRODUCTIVITY PROVIDED	3.28 DU / 1 AC
TOTAL SITE AREA - GROSS	18.61 ACRES
NET DEVELOPABLE	18.00 ACRES
DEVELOPED AND SURFACED W/OUT (CLOSE ID)	0.00 ACRES
PROJECTED SCHOOL POPULATION	27 STUDENTS (64 SINGLE-FAMILY UNITS X 0.417 STUDENTS)
PROJECTED WASTE GENERATION	ADT - 628.28 64 ATTACHED SINGLE-FAMILY UNITS X 9.82 ADT
MIN. TRAVEL WIDTH	12.000 SF / 20'
PROPOSED MIN. LOT AREA	5,000 S.F.
REJ. DRAIN SETBACK (PER CHAPTER 38 1504)	FROM/NEAR ROAD: 20' 5' OF YARDS IS
P3 SETBACK	25' (WAIVER REQUESTED)
REQUIRED MIN. LOT WIDTH	50'
MAXIMUM BUILDING HEIGHT	30' - 100 S.D.M.
OPEN SPACE REQUIRED	0%
ILLUSTRATION AREA REGULATED BY ORANGE COUNTY COUNTY LAND DEVELOPMENT CODE	REGULATED BY FINAL COUNTY W/ ORANGE COUNTY CODE SECTION 38-1503
MINIMUM SIDE SETBACK	5'

- GENERAL NOTES**
- ALL EXISTING STRUCTURES TO BE DEMOLISHED.
  - REQUIRED RESTORATION AREAS WILL BE OWNED AND MAINTAINED BY THE MASTER HOMEOWNERS ASSOCIATION.
  - STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO COMPLY WITH ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICTS.
  - ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
  - ALL EXISTING UTILITIES REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BOG ARE AVAILABLE FOR INFORMATION ONLY.
  - SEE PLAN FOR REQUIRED SETBACKS AND DISTANCES TO BE MAINTAINED TO THE PROPERTY LINE.





AVCON, INC.  
CORPORATE OFFICE: 1000 N. W. 10TH AVE., SUITE 1000  
MIAMI, FL 33136  
TELEPHONE: (305) 575-1100  
FAX: (305) 575-1101  
WWW.AVCON.COM

30X BUREAU FILE  
R.F. FILE

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**SUBDIVISION  
PLAN**

---

HARRELL OAKS

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**LAND USE PLAN**

**SCALE:**

NO.	DATE	BY	DESCRIPTION
1	04-18-15	AEM	REV. PER TRC COMMENTS
2	05-05-15	RVB	REV. PER TRC COMMENTS

DESIGNED BY: AEM  
 DRAWN BY: AEM  
 CHECKED BY: RVB  
 APPROVED BY: RVB  
 DATE: 02-18-19

AVCON PROJECT No. 2019.0281.01





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Harrell Oaks Planned Development / Land Use Plan (PD/LUP), dated “July 3, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**Districts 3 and 5**



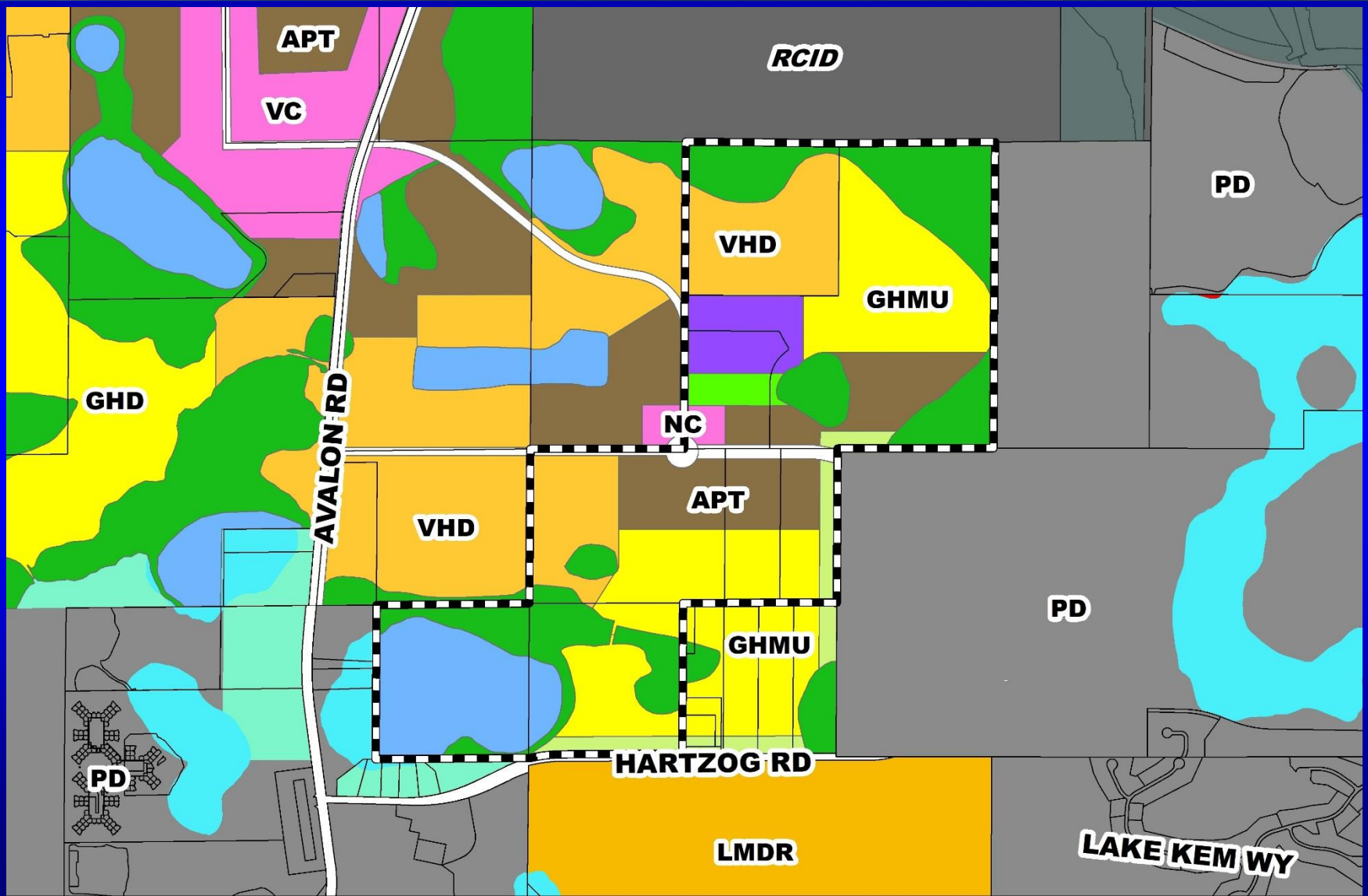
## **Withers**

# **Planned Development / Land Use Plan**

- Case:** LUP-18-10-355
- Project Name:** Withers Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 320.75 gross acres
- Location:** Generally east of Avalon Road, north of Hartzog Road, and south of Western Way.
- Request:** To rezone eight (8) parcels containing 320.75 gross acres from A-1 and A-2 to PD, in order to construct 814 residential units, 10,000 square feet of commercial uses, and future conveyance of an Adequate Public Facility (APF) park, a middle school, and an elementary school. Six (6) waivers to allow for alleys to be in tracts in lieu of easements; to allow for lots that front mews, parks, or open spaces to access through tracts or easements; and to allow the project to proceed beyond 5% of the approved entitlements prior to conveyance of the school sites.



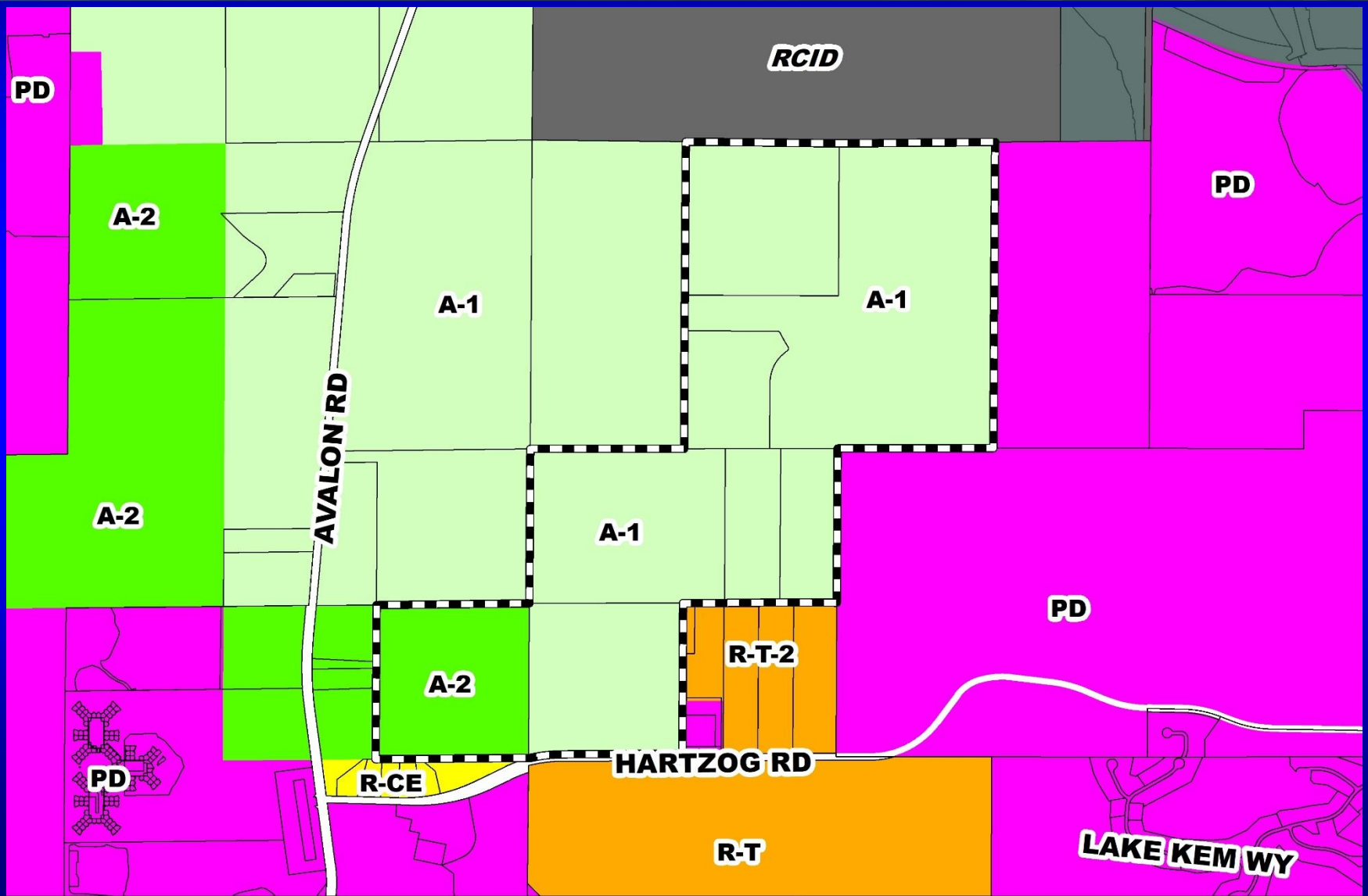
# Withers Planned Development / Land Use Plan Future Land Use Map





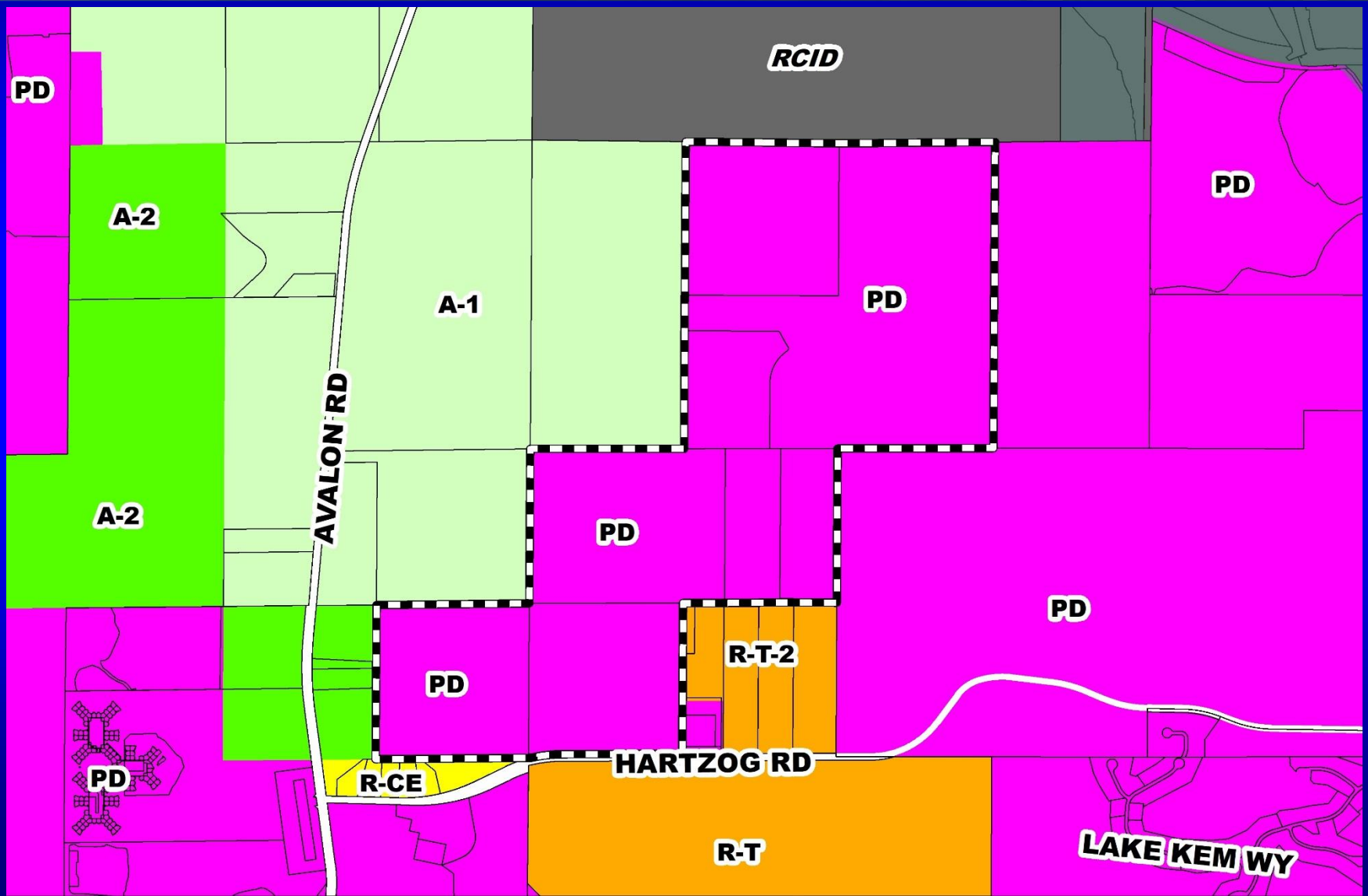


# Withers Planned Development / Land Use Plan Zoning Map





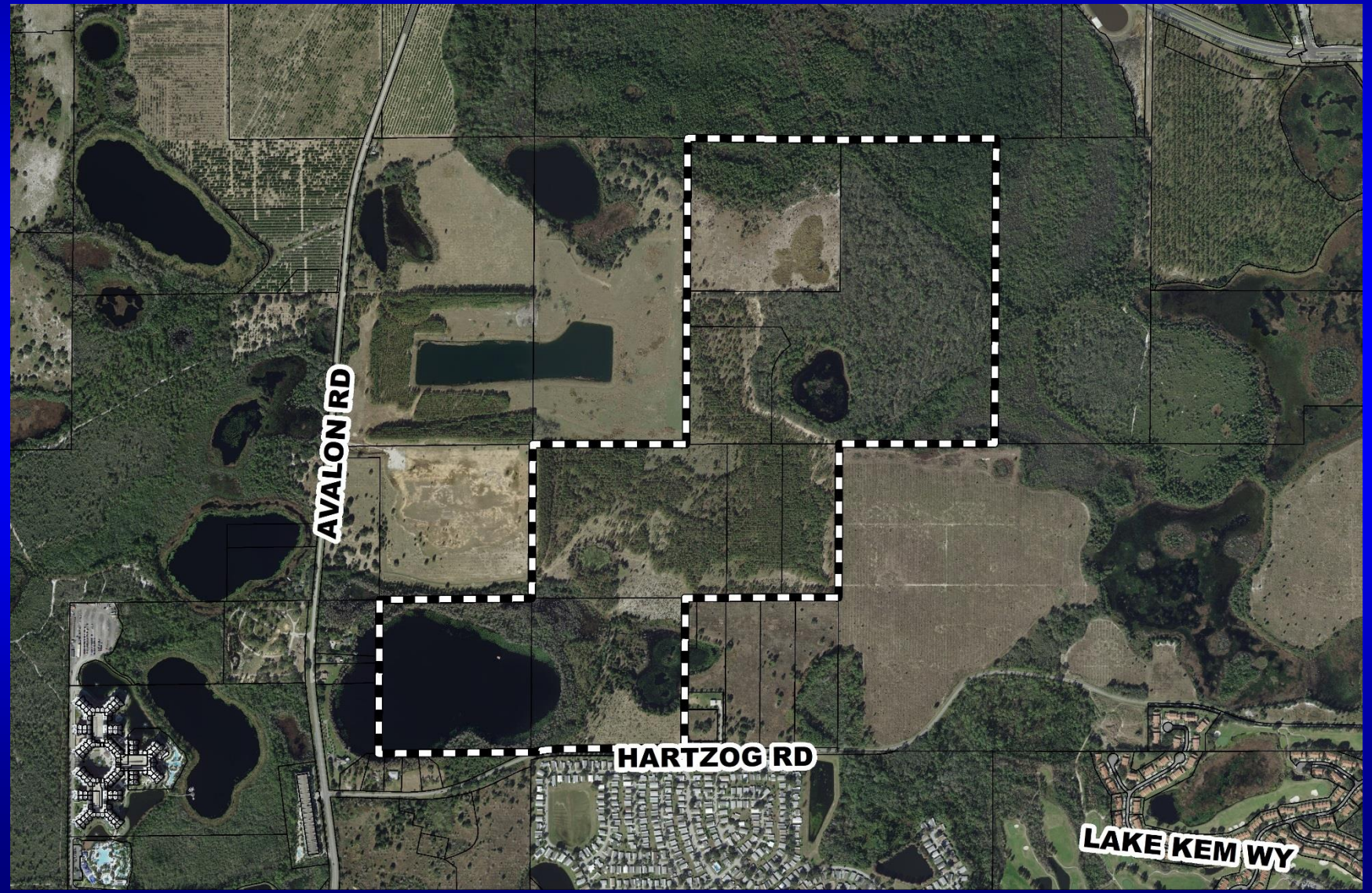
# Withers Planned Development / Land Use Plan Proposed Zoning Map







# Withers Planned Development / Land Use Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Withers Planned Development / Land Use Plan (PD/LUP), dated “Received June 5, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# Lake Mac Planned Development / Land Use Plan

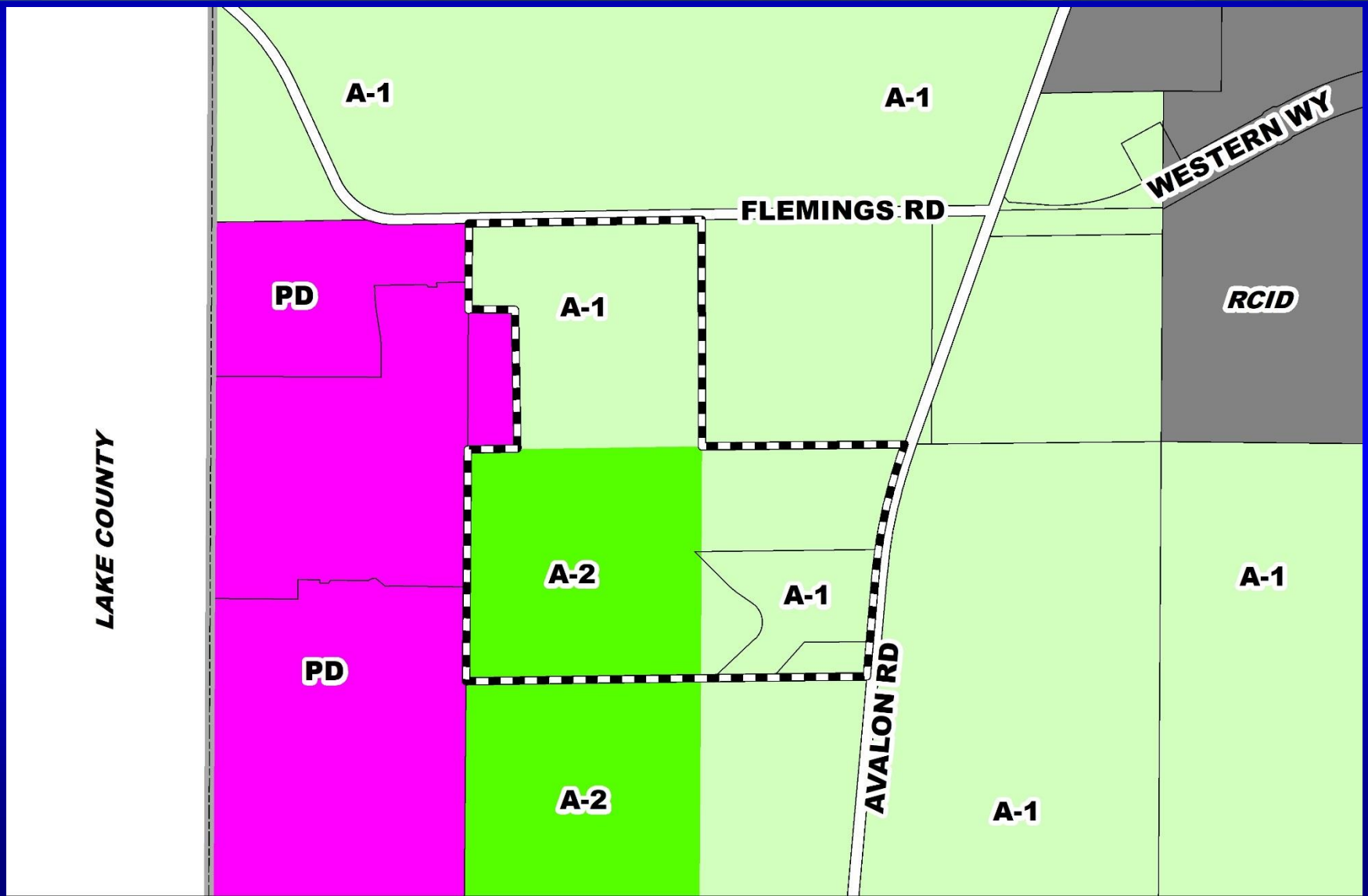
- Case:** LUP-18-07-225
- Project Name:** Lake Mac Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 107.57 gross acres
- Location:** Generally located on the west side of Avalon Road and south of Flemings Road.
- Request:** To rezone the subject parcels from A-1 (Citrus Rural District) and A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 399 single-family detached, attached, and multi-family residential dwelling units and 196,000 square feet of commercial uses. Fourteen (14) waivers to allow alleys in tracts in lieu of easements; allow lots that front mews, parks, or open spaces to access through tracts or easements and allow for the multi-family portion of the property to be integrated with the single-family portion by reducing the need for walls and setbacks.





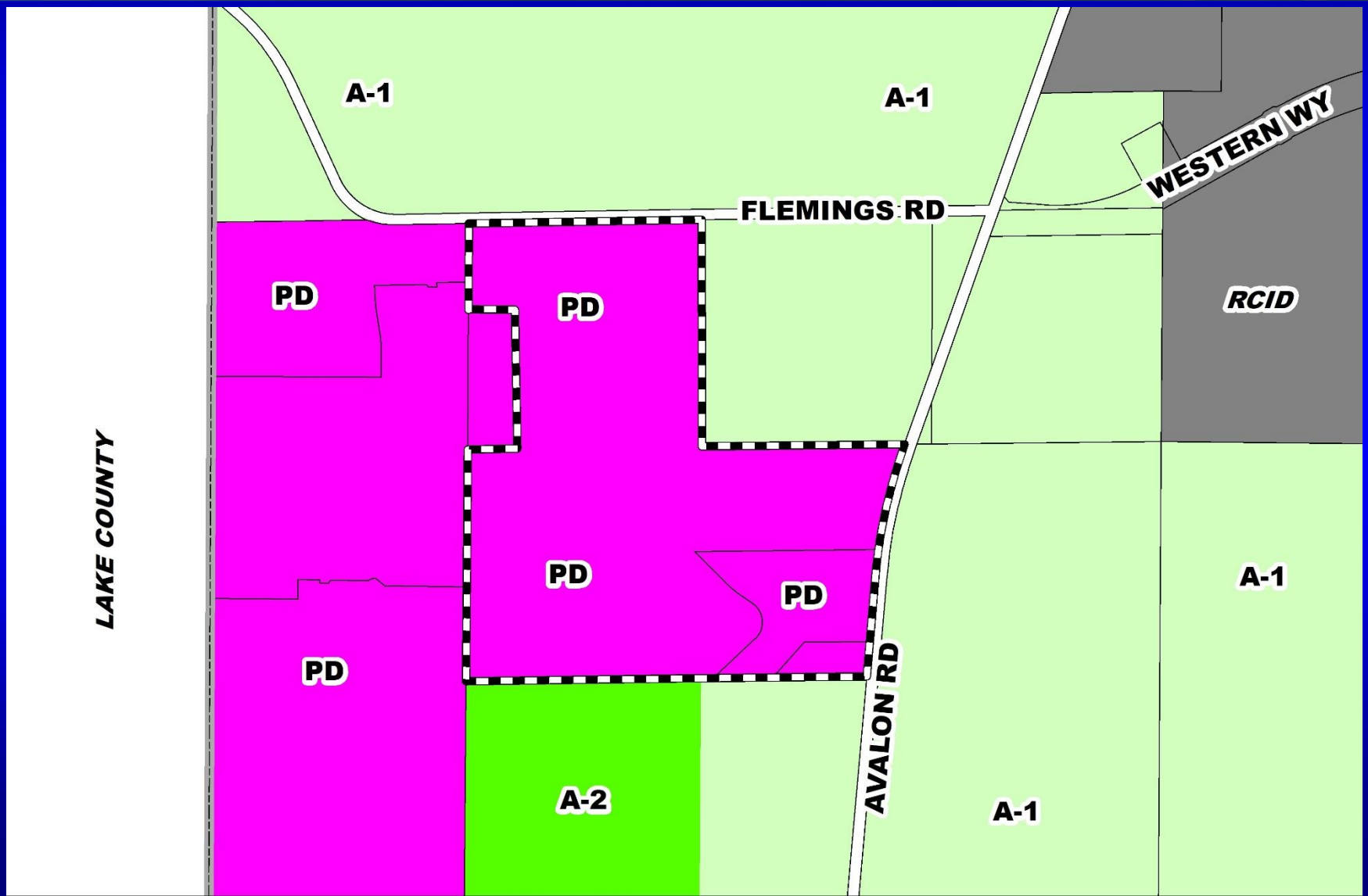


# Lake Mac Planned Development / Land Use Plan Zoning Map





# Lake Mac Planned Development / Land Use Plan Proposed Zoning Map







# Lake Mac Planned Development / Land Use Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Lake Mac Planned Development / Land Use Plan (PD/LUP), dated “Received June 12, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



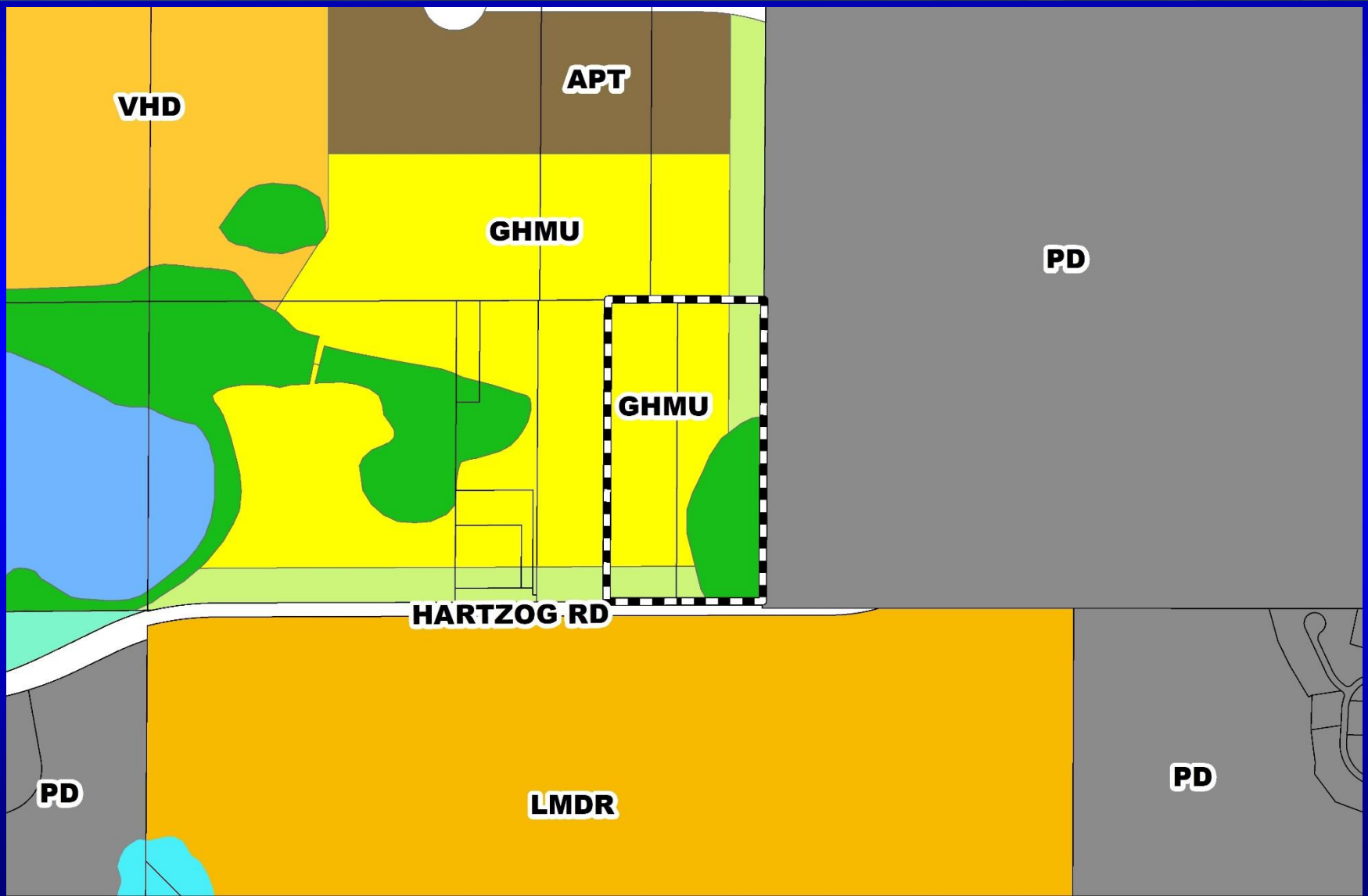


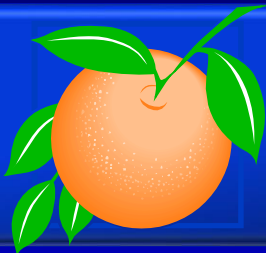
# KRPC Hartzog Road Planned Development / Land Use Plan

- Case:** LUP-18-10-223
- Project Name:** KRPC Hartzog Road Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 19.90 gross acres
- Location:** 14080 Hartzog Road; or generally located on the north side of Hartzog Road, approximately 3,800 feet east of Avalon Road.
- Request:** To to rezone two (2) parcels containing 19.90 gross acres from R-T-2 to PD, in order to construct 54 single-family dwelling units.

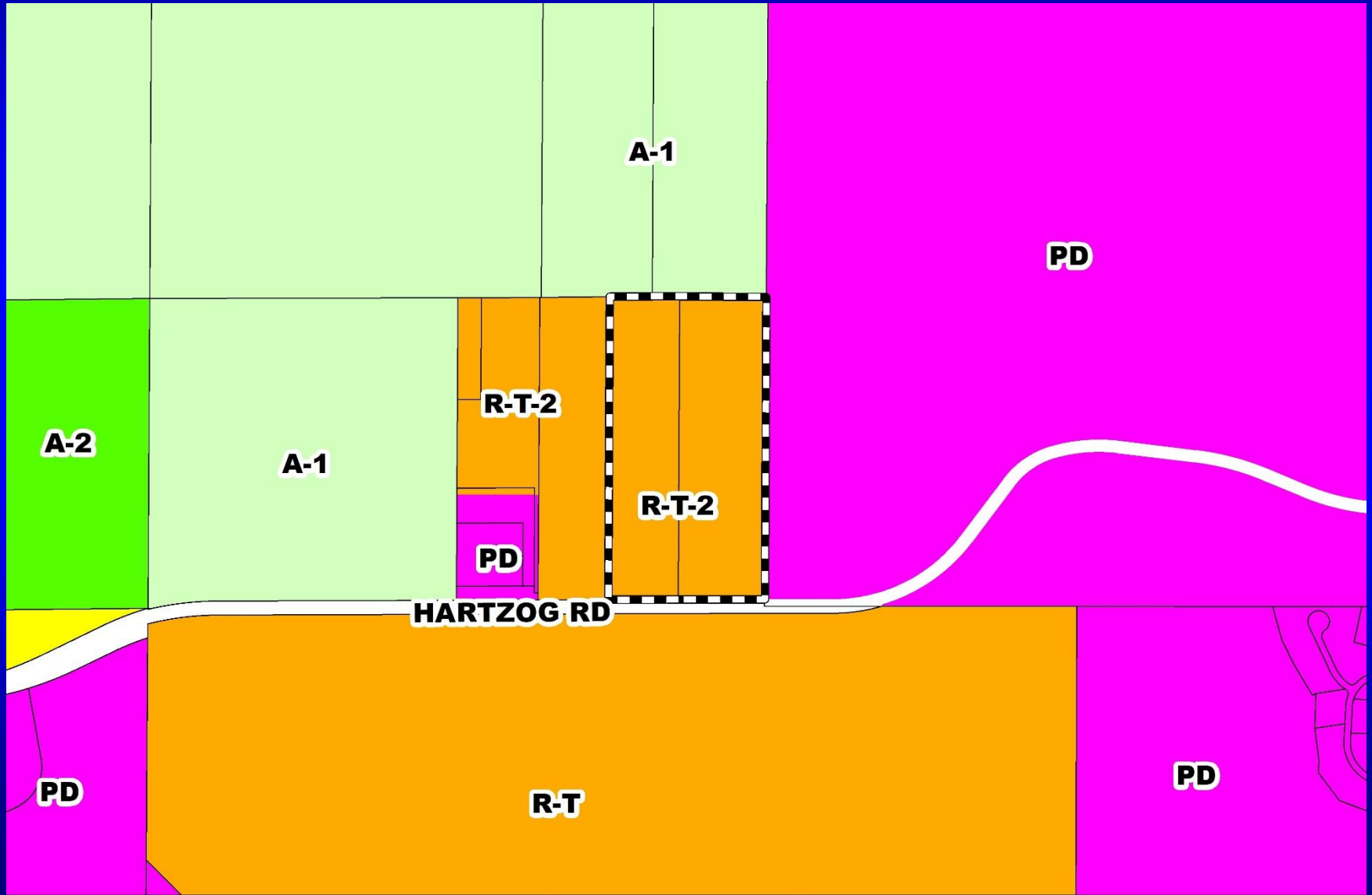


# KRPC Hartzog Road Planned Development / Land Use Plan Future Land Use Map

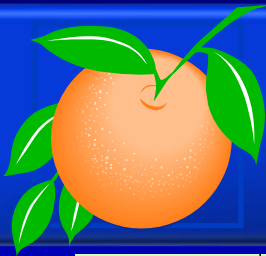




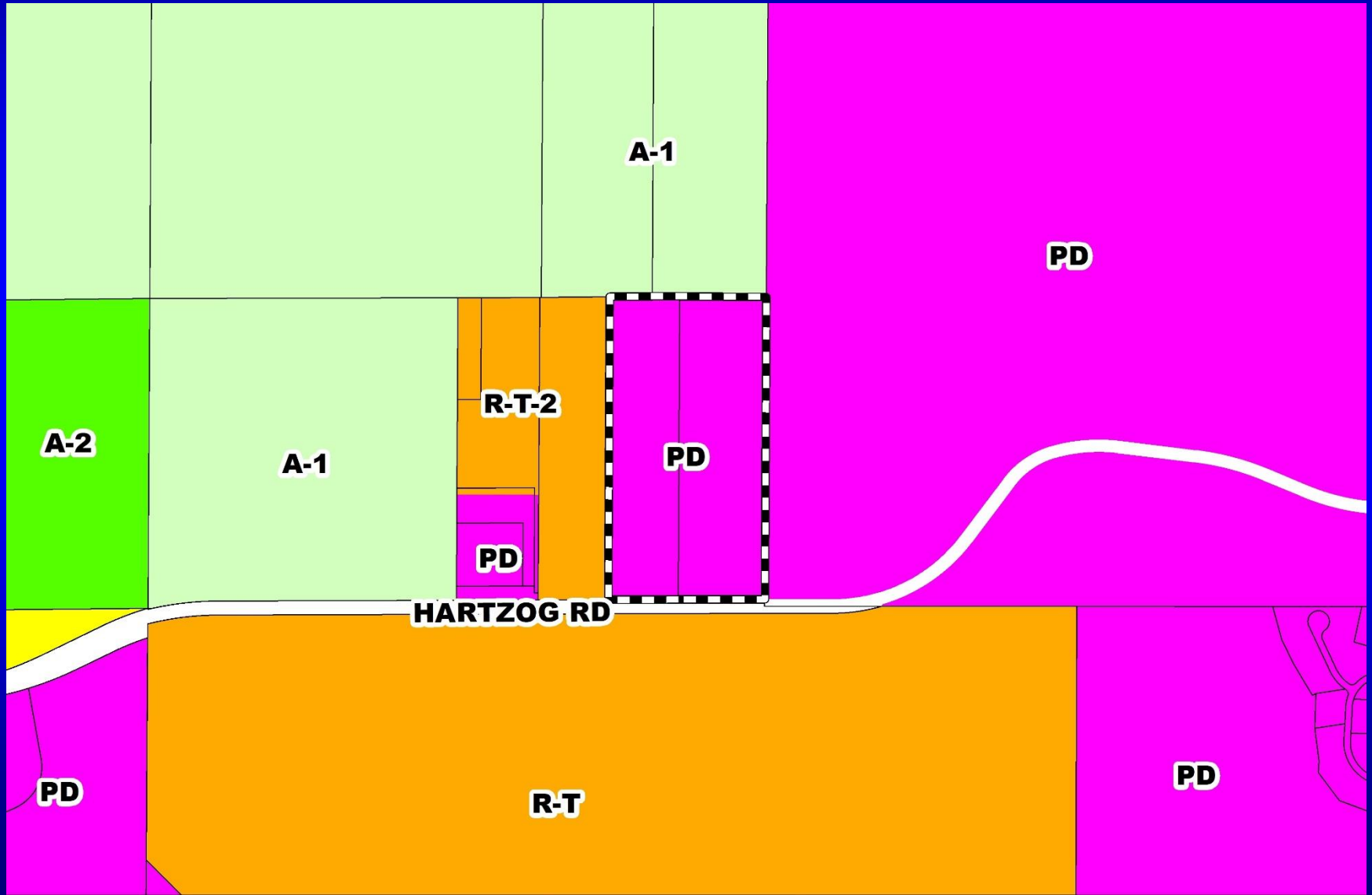
# KRPC Hartzog Road Planned Development / Land Use Plan Zoning Map





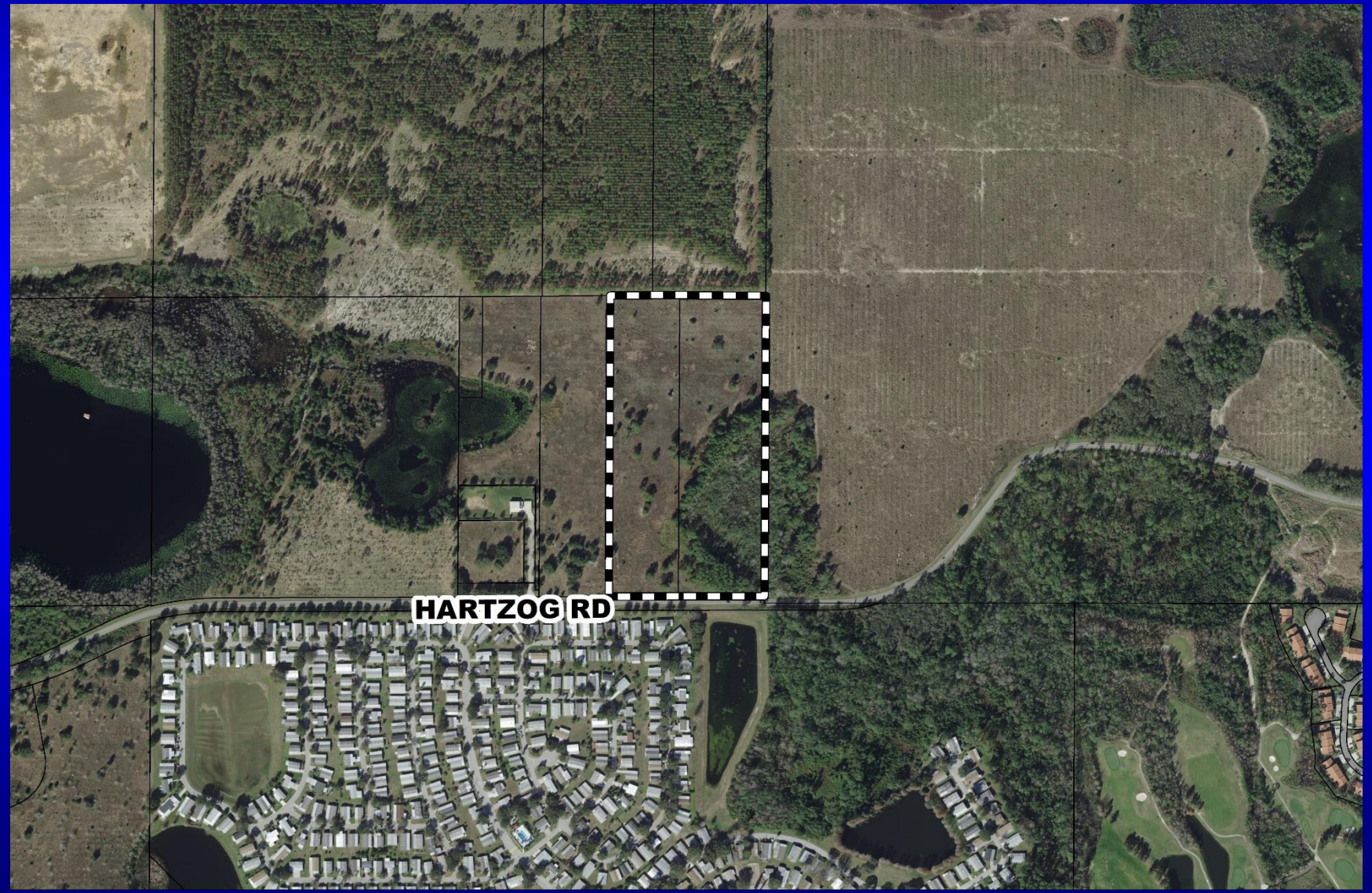


# KRPC Hartzog Road Planned Development / Land Use Plan Proposed Zoning Map





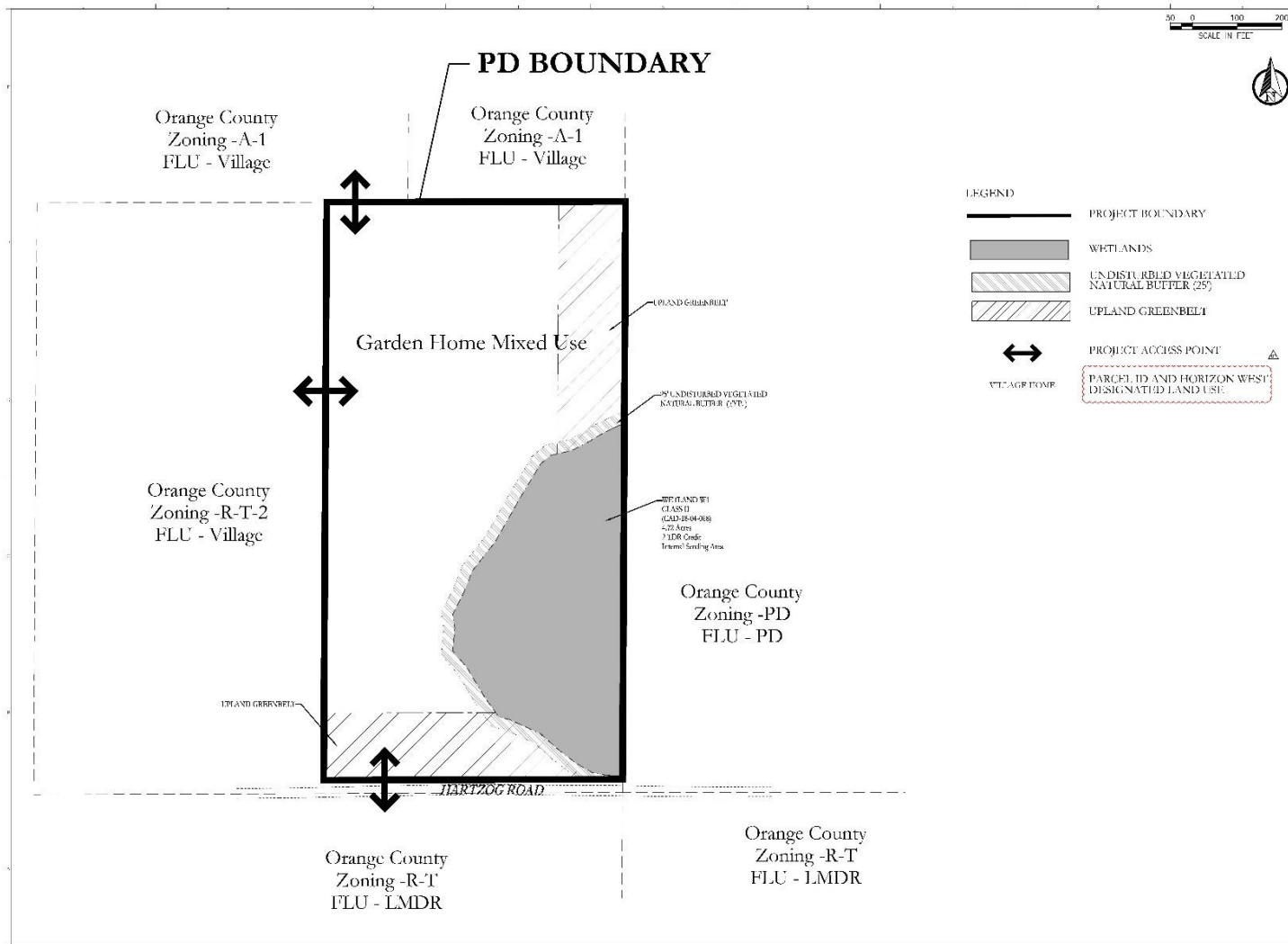
# KRPC Hartzog Road Planned Development / Land Use Plan Aerial Map







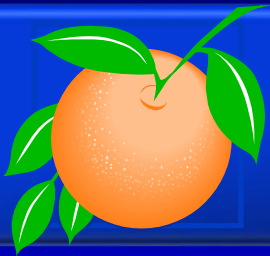
# KRPC Hartzog Road Planned Development / Land Use Plan Overall Land Use Plan



Revised:	08/20/2018
By:	KL
Checked:	KL
Approved:	KL
Scale:	1" = 200'
Project Name:	<b>HORIZON WEST KRPC HARTZOG ROAD PD LUP-18-07-223</b>
Address:	ORANGE COUNTY, FL
Sheet Title:	<b>LAND USE PLAN</b>
Sheet No.:	<b>C2.00</b>
Date:	August 20, 2018
Logo:	<b>FOULOS &amp; BENNETT</b>
Company:	Foulos & Bennett, LLC 2721 S. Orange Blossom Trail, Suite 400 Orlando, FL 32837 Tel: 407.882.1100 Fax: 407.882.1101 www.foulosandbennett.com

201807223 LUP - 0180 KRB (MMA) - 0001 (024) (MMA) (15) (08-20-18)

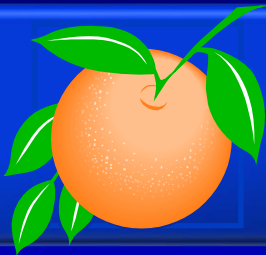




# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the KRPC Hartzog Road Planned Development / Land Use Plan (PD/LUP), dated “Received June 20, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

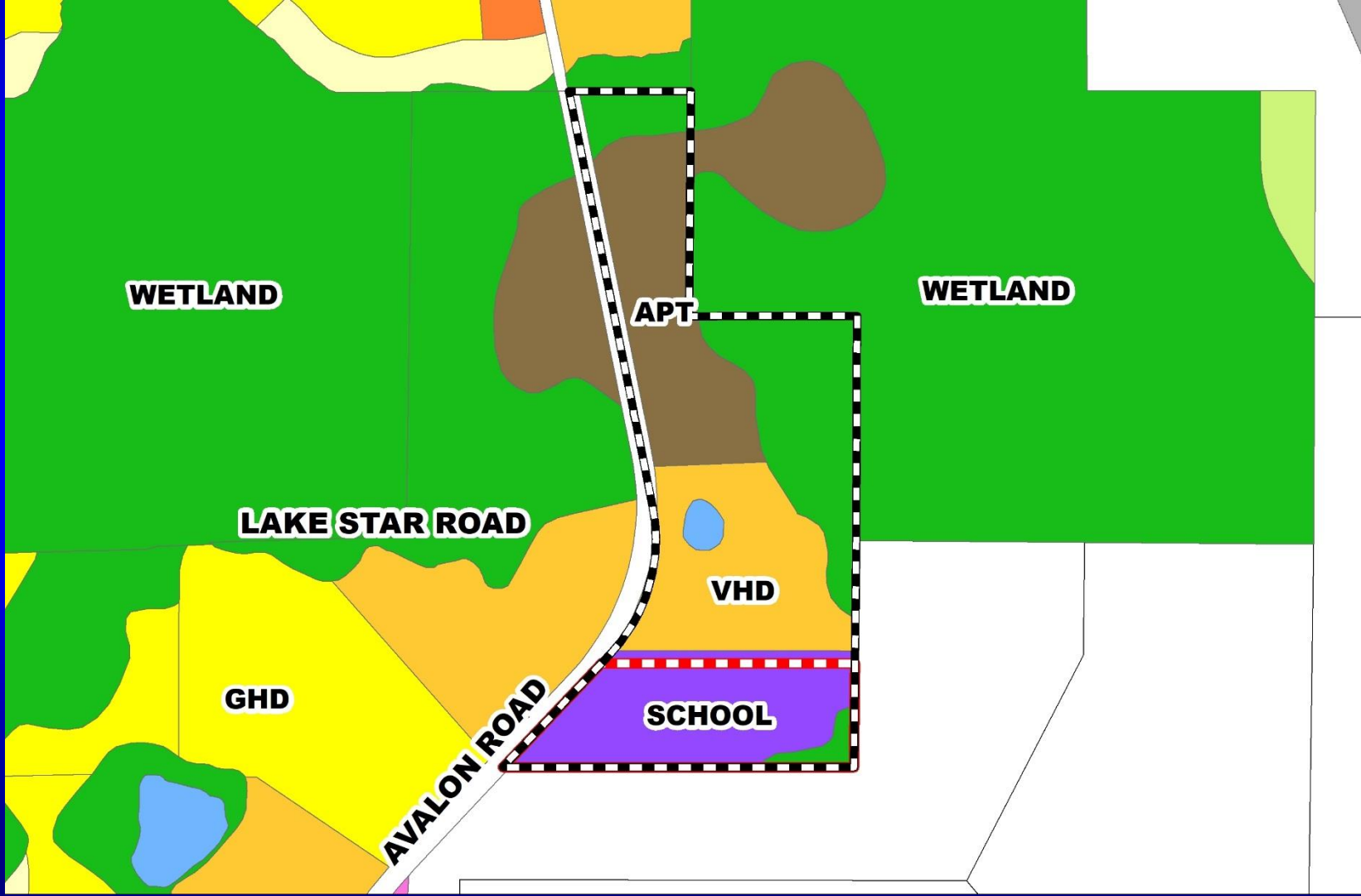


# Spring Grove – Northeast Planned Development / Land Use Plan

- Case:** CDR-18-10-352
- Project Name:** Spring Grove – Northeast PD/LUP
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 103.05 gross acres (overall PD)  
71.22 gross acres (affected parcel only)
- Location:** Generally located east of Avalon Road, west of State Road 429, and south of Water Spring Boulevard.
- Request:** To relocate the existing middle school site from Parcel 28 to the proposed Withers PD, decrease the number of dwelling units for Parcel 27 from 165 to 164, change the designation of Parcel 28 from School to Village Home District, and increase the number of dwelling units for Parcel 28 from 0 units to 107 units (an overall increase of 106 dwelling units). Five (5) waivers to allow alleys to be in tracts in lieu of easements and to allow lots that front mews, parks, or open spaces to access through tracts or easements.



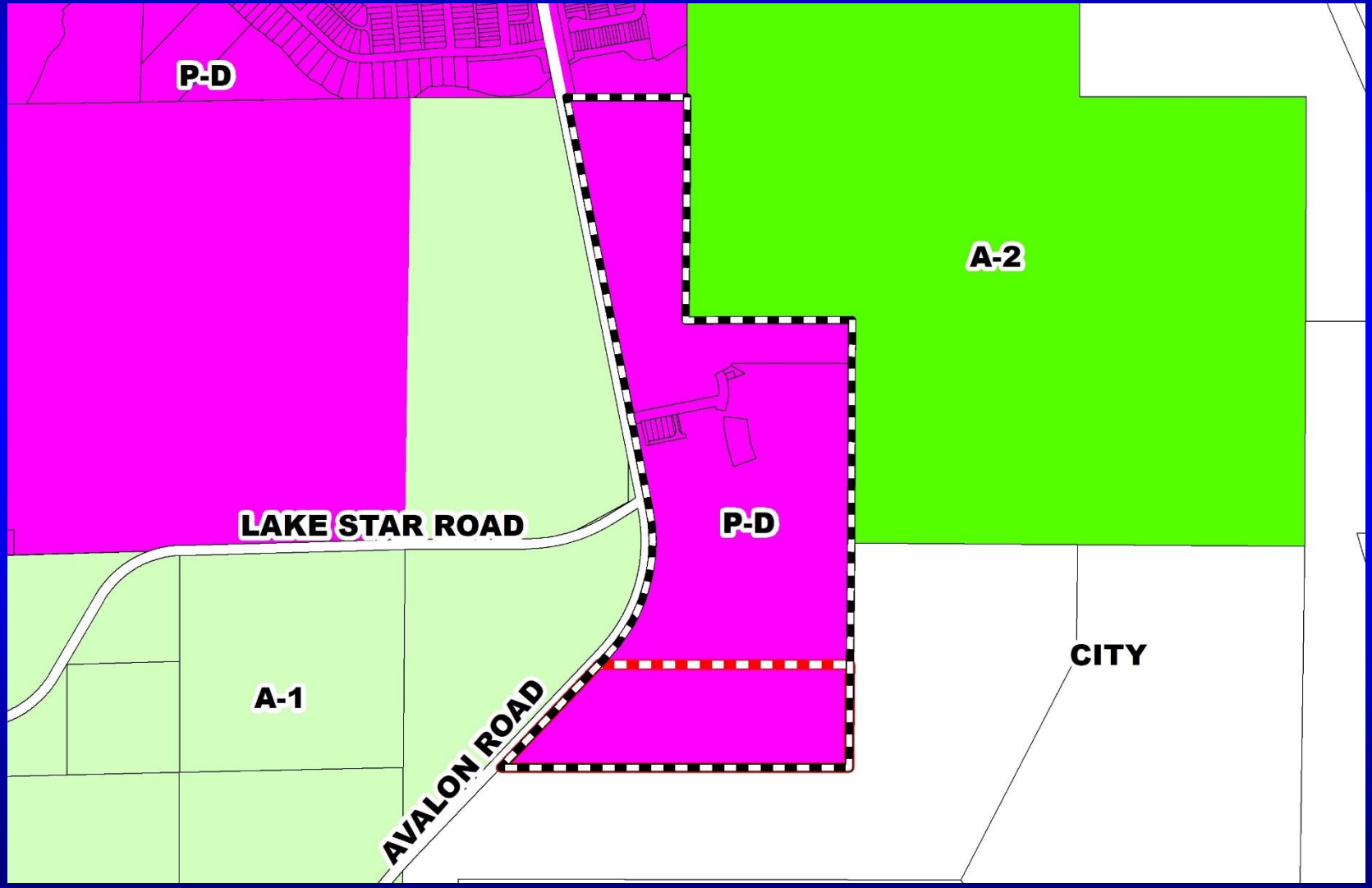
# Spring Grove – Northeast Planned Development / Land Use Plan Future Land Use Map







# Spring Grove – Northeast Planned Development / Land Use Plan Zoning Map





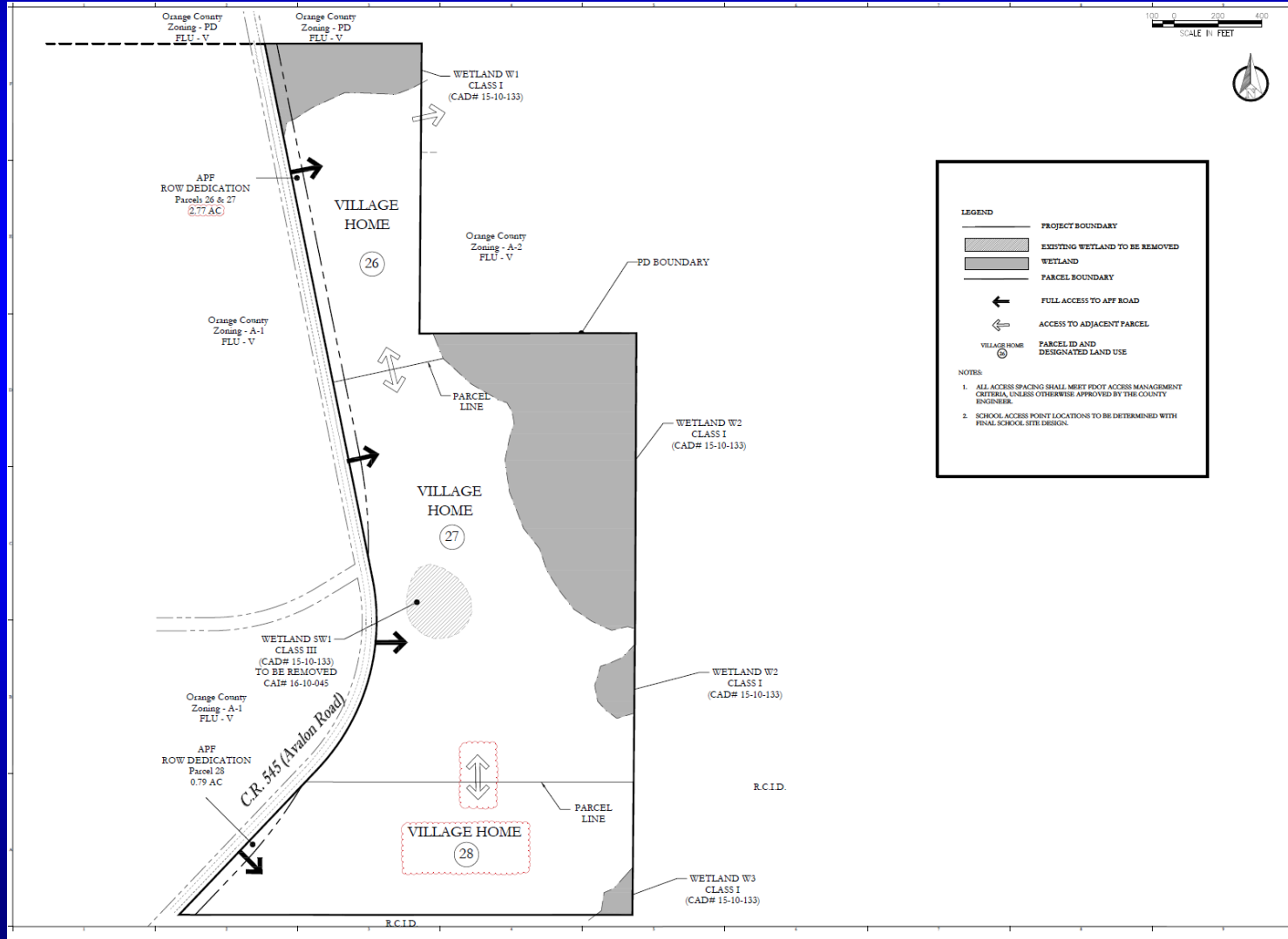


# Spring Grove – Northeast Planned Development / Land Use Plan Aerial Map

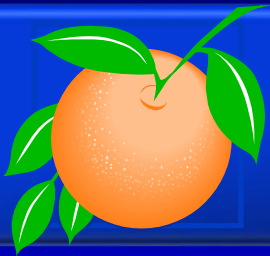




# Spring Grove – Northeast Planned Development / Land Use Plan Overall Land Use Plan







# Amended Condition #9.a.

- a) **The following Education Condition of Approval shall apply:**
  - 1) **Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of May 9, 2016, and as amended on October 9, 2018, and as further amended on October 4, 2019 (“CEA 15-008”). Additionally, for purposes of CDR-18-10-352, the project contains 106 unvested units (the “Second Additional New Units,” as such term is defined in CEA 15-008) that are subject to the County’s school capacity policy (a/k/a the “Martinez Doctrine”). The developer has contracted with Spring Grove, LLC to acquire Owner’s Capacity Credits, as defined in CEA 15-008, and as established under the Capacity Enhancement Agreement by and between D.R. Horton, Inc. and the School Board dated August 18, 2006, recorded at O.R. Book 8845, Page 2062, as amended (“CEA # 05-030” and together with CEA 15-008, the Capacity Enhancement Agreements). The number of Owner’s Capacity Credits equals the number of Second Additional New Units. The County shall not record a plat for any of the Second Additional New Units until it receives notice from Orange County Public Schools that the developer has closed on the acquisition of the Owner’s Capacity Credits from Spring Grove, LLC. The developer shall comply with all provisions of the Capacity Enhancement Agreements.**



# Amended Condition #9.a.

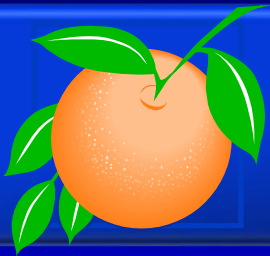
- 2) Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreements, the County shall immediately cease issuing building permits for any unvested units. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreements. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreements, 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 Agreements, 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 Agreements, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreements.



# Amended Condition #9.a.

- 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 Agreements.





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Spring Grove-Northeast Planned Development / Land Use Plan (PD/LUP), dated “June 3, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report as amended.**

**District 1**

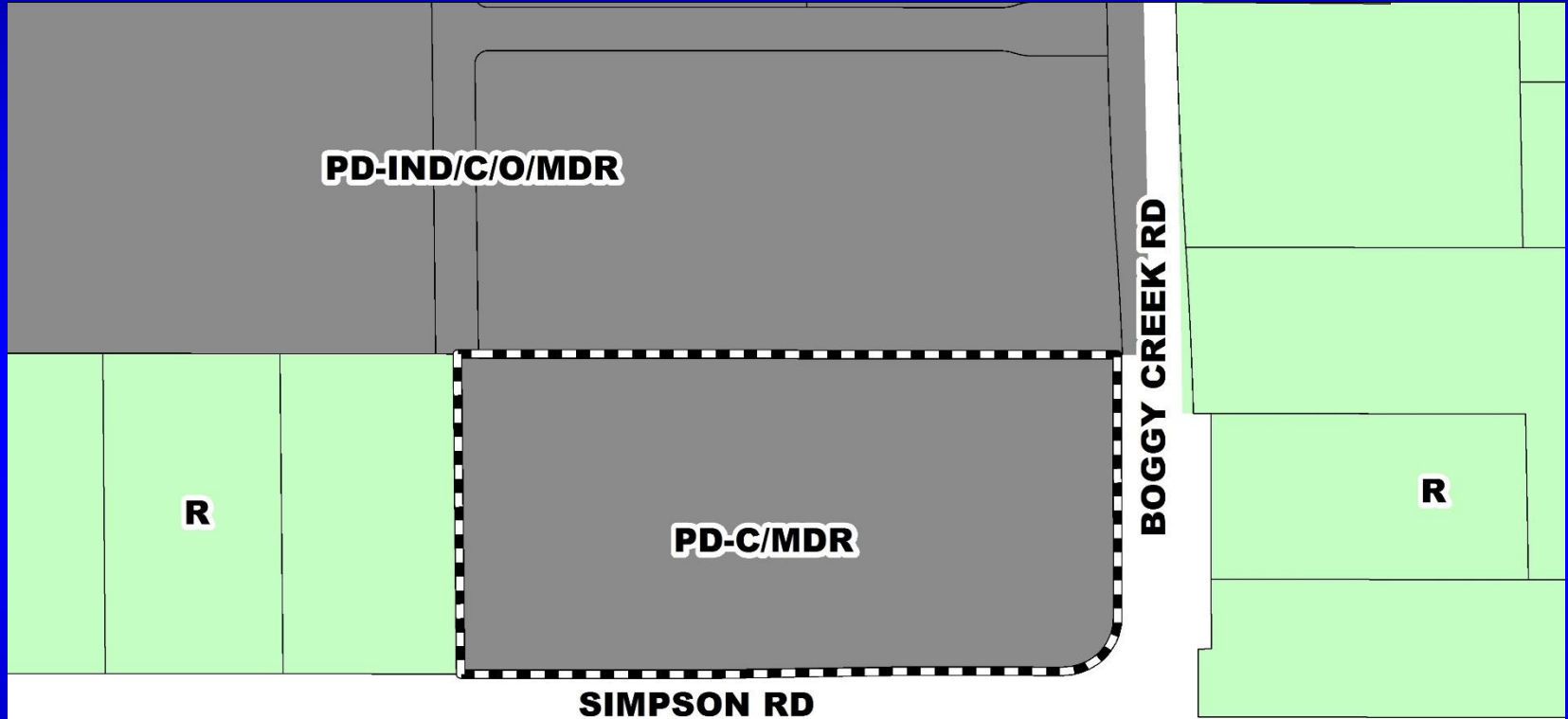


# **Boggy Creek Crossings Planned Development / Land Use Plan**

- Case:** CDR-18-12-412
- Project Name:** Boggy Creek Crossings PD/LUP
- Applicant:** Erika Hughes, VHB, Inc.
- District:** 4
- Acreage:** 16.74 gross acres
- Location:** 5757 Simpson Road, or generally located at the northwest corner of Simpson Road and Boggy Creek Road.
- Request:** To convert 124,250 square feet of commercial uses to 336 multi-family dwelling units. Ten (10) waivers related to accessory buildings, building setbacks, pavement setbacks, building height, and building separation are associated with this request.



# Boggy Creek Crossings Planned Development / Land Use Plan Future Land Use Map

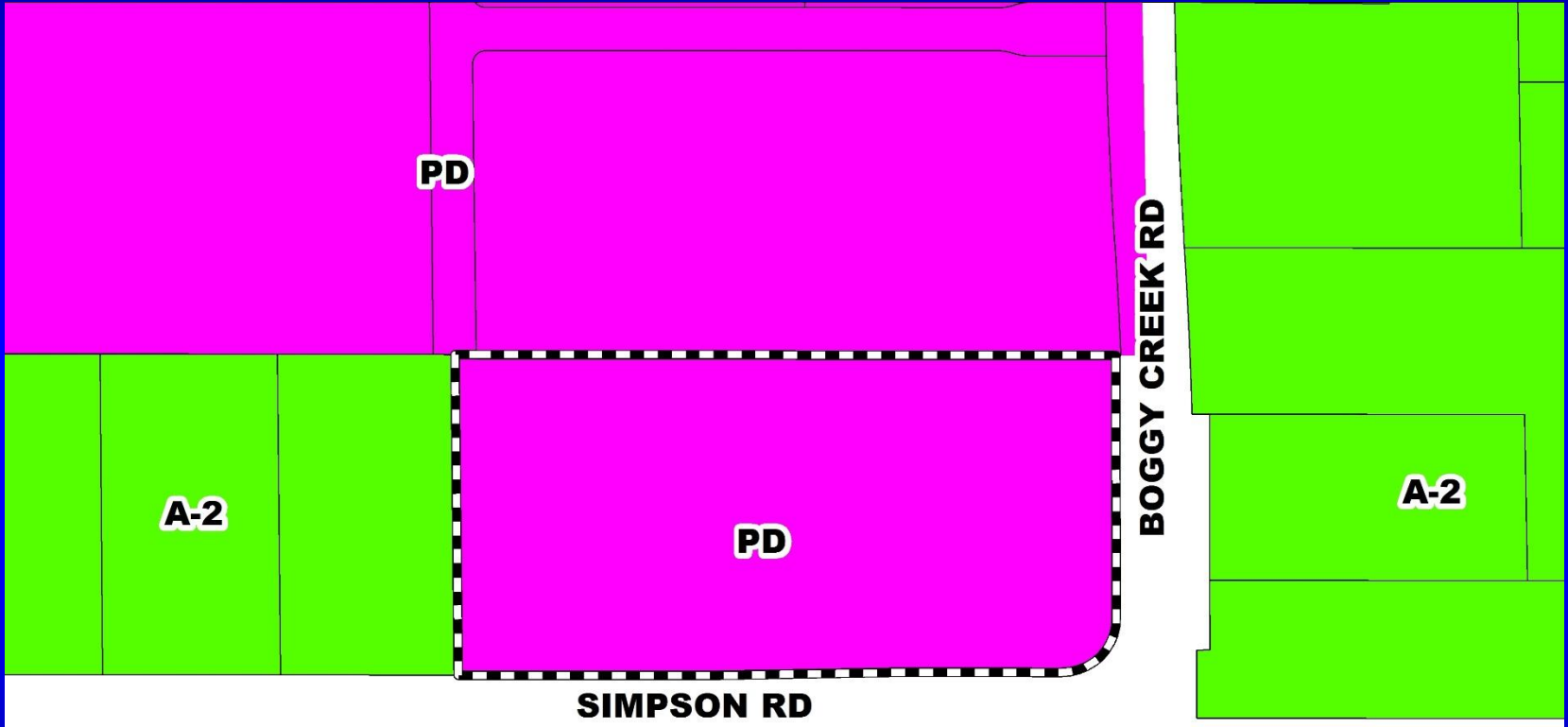


**ORANGE COUNTY/OSCEOLA COUNTY BOUNDARY**





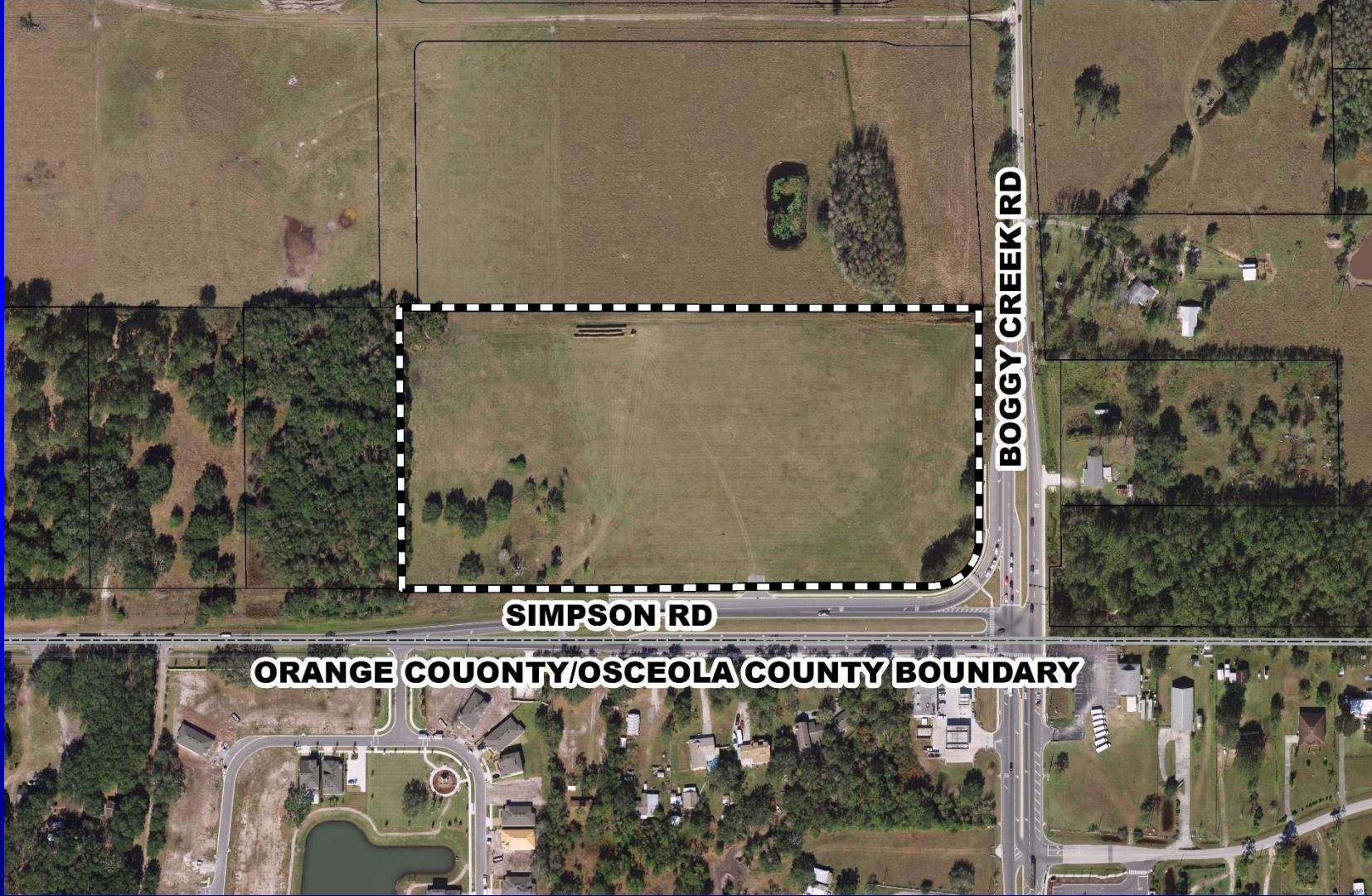
# Boggy Creek Crossings Planned Development / Land Use Plan Zoning Map



**ORANGE COUNTY/OSCEOLA COUNTY BOUNDARY**



# Boggy Creek Crossings Planned Development / Land Use Plan Aerial Map

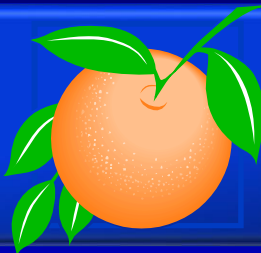


**BOGGY CREEK RD**

**SIMPSON RD**

**ORANGE COUNTY/OSCEOLA COUNTY BOUNDARY**





# Boggy Creek Crossings Planned Development / Land Use Plan Overall Land Use Plan

UNIVERSITY OF FLORIDA - 2019-2020 STUDENT POPULATION REPORT

**SITE DATA**

TOTAL GROSS ACRES	16.6 AC
TOTAL DEVELOPABLE ACRES	16.6 AC
FUTURE LAND USE	PD-C/MDR
EXISTING ZONING	PLANNED DEVELOPMENT (PD)
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)
PROPOSED LOTS	MAXIMUM RESIDENTIAL
DEVELOPMENT PROGRAM	MAXIMUM RESIDENTIAL
PROPOSED PHASING	ONE PHASE

**DEVELOPMENT STANDARDS**

Multi-Family	Multi-Family
Max Building Height	60 feet (H-shield)
Min Lot Size	300 sq ft
Min Lot Width	85 feet
PD Boundary Setbacks	
North (see waiver request #1)	10 feet
East (see waiver request #1)	10 feet
South (see waiver request #1)	35 feet
West (see waiver request #1)	20 feet
Boggy Creek Rd (C/S 550)	50 feet
Simpson Rd	35 feet
Private Access Road	20 feet
Accessory Setbacks	
Accessory Building (garage, etc.)	10 feet
Enclosed Garage	10 feet
Building Separation	20 feet

**UTILITY SERVICES**

WATER	ORANGE COUNTY
WASTEWATER	ORANGE COUNTY

**Student Population**

Grade	95 Student Generation	Flora Students	Student Generation	Middle School	Student Generation	High School	
Multi-Family	33%	0.40	50	0.06	21	0.00	24
<b>Total</b>	<b>33%</b>		<b>50</b>		<b>21</b>		<b>24</b>

**Trip Generation Analysis**

ITF Load Use Code	Land Use Description	Size	Units	Daily Trips	PM Peak Hour Total
Z21	Multi-Family (residential)	3.86	DU	3,829	148

- NOTES**
- Stormwater management facilities will be provided on-site and meet Orange County and SFWMD criteria.
  - Billboards and pole signs shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County LDC.
  - Drinking structures shall be removed prior to construction plan approval.
  - Primary access to the site will be via a private north/south road along the west boundary. Driveway connections depicted on this plan are approximate and will be finalized during the Development Plan process.
  - Open space shall be in the form of landscape buffers, stormwater management, passive recreation, active recreation areas per Section 38-1234 of the Orange County LDC. Open space concept plan and calculations will be provided at Development Plan.
  - In accordance with Section 38-1277, any variations from County code minimum standards represented on this plan that have not been expressly approved by the BCC are invalid.
  - Orange County conservation area determination CAD-14-02-007 has been approved and conservation area impact permit CA-15-11-037 has been approved.
  - Cross access along the eastern portion of the site shall be provided to the north if commercial uses are developed on the eastern portion.
  - Parking shall be provided in accordance with Section 38-1476 of the Orange County LDC.
  - Total number of daily trips for the overall PD shall not exceed 5,362 trips pursuant to Comprehensive Plan Amendment 2019-14-A-4.

**WAIVER REQUESTS**

- A waiver from Section 38-76(114) is requested to allow detached accessory buildings to be located in front of principal buildings in lieu of no detached accessory buildings being located in front of principal buildings.
 

*Justification:* The principal buildings are designed to front an on-site stormwater pond with parking located along the perimeter. The proposed five (5) detached accessory buildings will include windows and are proposed to be located along the perimeter providing building massing along the Boggy Creek and Simpson Road frontages.
- A waiver from Section 38-1754(1) is requested to allow two-story accessory buildings and two (2) two-story multi-family buildings located along the perimeter of the PD. In lieu of a minimum twenty-five (25) foot setback from all boundaries of the PD with increased setbacks for structures in excess of two (2) to reflect the additional structural height.
 

*Justification:* There are five (5) proposed two-story detached accessory buildings and two (2) two-story multi-family buildings located along the perimeter of the PD. Each accessory building is proposed to include windows and will provide building massing along the Boggy Creek Road and Simpson Road frontages. In addition to the typical landscaping and paving, the proposed Simpson Road shows a large stormwater pond that directly abuts the subject property's north boundary line. A storm pond will provide significant buffer for the proposed multi-family buildings. The reduced setback is only for two-story buildings. The proposed setbacks are commensurate to the surrounding area projects.
- A waiver from Section 38-1754(2)(b) is requested to allow a minimum setback of ten (10) feet for two-story accessory buildings along the southern boundary of the PD, in lieu of thirty-five (35) feet.
 

*Justification:* There are five (5) proposed detached accessory buildings located along the perimeter of the PD. Each accessory building is proposed to include windows and will provide building massing along Simpson Road in addition to the typical landscaping and paving. The reduced setback is only for the two-story buildings. The proposed setbacks are commensurate to the surrounding area projects.
- A waiver from Section 38-1251(2)(c) is requested to allow a minimum setback of ten (10) feet for two-story accessory buildings along the east boundary of the PD, in lieu of fifty (50) feet.
 

*Justification:* There are five (5) proposed detached accessory buildings located along the perimeter of the PD. Each accessory building is proposed to include windows and will provide building massing along Boggy Creek Road in addition to the typical landscaping and paving. The reduced setback is only for the two-story buildings. The proposed setbacks are commensurate to the surrounding area projects.
- A waiver from Section 38-1252(4) is requested for all boundaries of the PD to allow multi-family buildings ten (10) feet from single-family zoning property, have a maximum building height of two-stories, in lieu of being restricted to single story in height.
 

*Justification:* Although the subject property is not adjacent to single-family zoned property, single-family development can occur along all boundaries of the subject property. The PD to the north is approved with a maximum multi-family building height of forty-five (45) feet and a hotel building height of seventy-five (75) feet. The proposed building height for six (6) multi-family developments is commensurate to the surrounding area projects.
- A waiver from Section 38-1268(1) is requested for all boundaries of the PD to allow multi-family buildings located one hundred and two (102) feet from single-family zoned property have a maximum building height of four (4) stories (42) feet in lieu of varying building heights with a maximum of fifty (50) percent of the buildings no higher than (2) stories (next to several forty (40) feet) in height and the remaining buildings no higher than (1) story or two (2) stories in height.
 

*Justification:* Although the subject property is not adjacent to single-family zoned property, single-family development can occur along all boundaries of the PD. The PD to the north is approved with a maximum building height of seventy-five (75) feet for non-residential buildings on the parcel abutting the northern boundary of the subject property. The proposed building height will be commensurate to the surrounding area projects.
- A waiver from Section 38-1245(1) is requested for all boundaries of the PD to allow multi-family buildings located one hundred and two (102) feet from single-family zoned property to have a maximum building height of one (1) story (10) feet in height, in lieu of not being allowed to exceed three (3) stories (forty (40) feet) in height within 150 feet of single-family zoned property.
 

*Justification:* Although the subject property is not adjacent to single-family zoned property, single-family development can occur along all boundaries of the PD. The PD to the north is approved with a maximum building height of seventy-five (75) feet for non-residential buildings on the parcel abutting the northern boundary of the subject property. The proposed building height will be commensurate to the surrounding area projects.
- A waiver from Section 38-1255(4) is requested to allow for multi-family buildings to be four (4) stories or sixty (60) feet in height in lieu of three (3) stories or forty (40) feet.
 

*Justification:* The proposed PD approval had a maximum building height of fifty (50) feet and this request is for a non-net increase to the height. Additionally, the adjacent Ticon Ranch PD was approved with waivers for a maximum building height seventy-five (75) feet. The 60-foot-max building height is commensurate with the surrounding PD approvals.
- A waiver from Section 38-1255(6) is requested to allow for parking and other saved areas for multi-family development be located at least ten (10) feet from any single-family zoned property with a maximum height, in lieu of twenty-five (25) feet and Type C landscaping buffer.
 

*Justification:* Five (5) two-story accessory buildings and two (2) two-story multi-family buildings are proposed within ten (10) feet of the PD boundary.
- A waiver from Section 38-1243(1) is requested for to allow for a minimum building separation of twenty (20) feet between all multi-family buildings where doors, windows or other openings in the wall of a living unit built up to a wall of another building with doors, windows or other openings, in lieu of providing thirty (30) feet for two-story buildings and forty (40) feet for buildings three (3) stories.
 

*Justification:* Detached accessory buildings are being proposed in certain areas of the development that may contain windows for aesthetic purposes, and may be located closer than thirty (30) feet to other buildings.

**Legend**

- Project Boundary
- Call Area
- Water Access
- Future Land Use
- PD Boundary

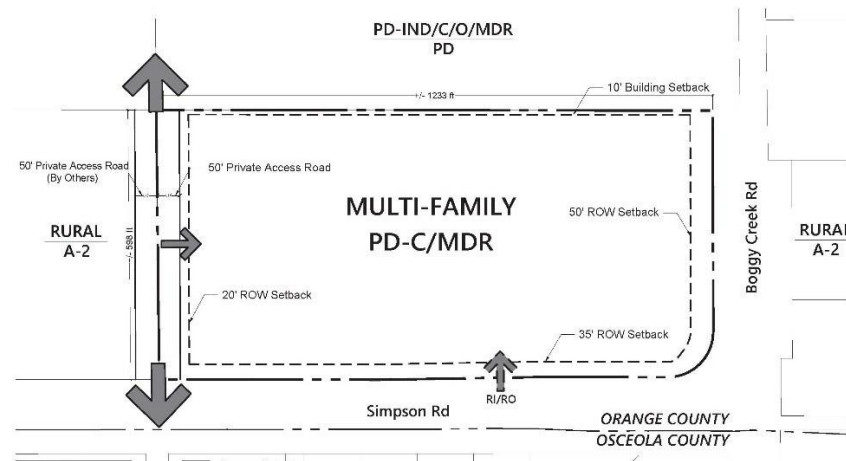
**N**

**Scale**

0 100 200 300  
Feet

**DATE**

2/10/2019



**vhb**

Meeting - Design Studio  
Transportation  
Call Area - General  
Professional Services  
City of Orange County, 200 N. 1st St., Orlando, Florida 32801  
407.836.4400 or 407.836.4401  
Orlando, FL 32801

**Boggy Creek Crossings PD**

Orange County, Florida

**Land Use Plan**

**C-3**

DATE: 2/10/2019  
TIME: 10:00 AM  
PROJECT: 2019-14-A-4





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Boggy Creek Crossings Planned Development / Land Use Plan (PD/LUP), dated “August 12, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**

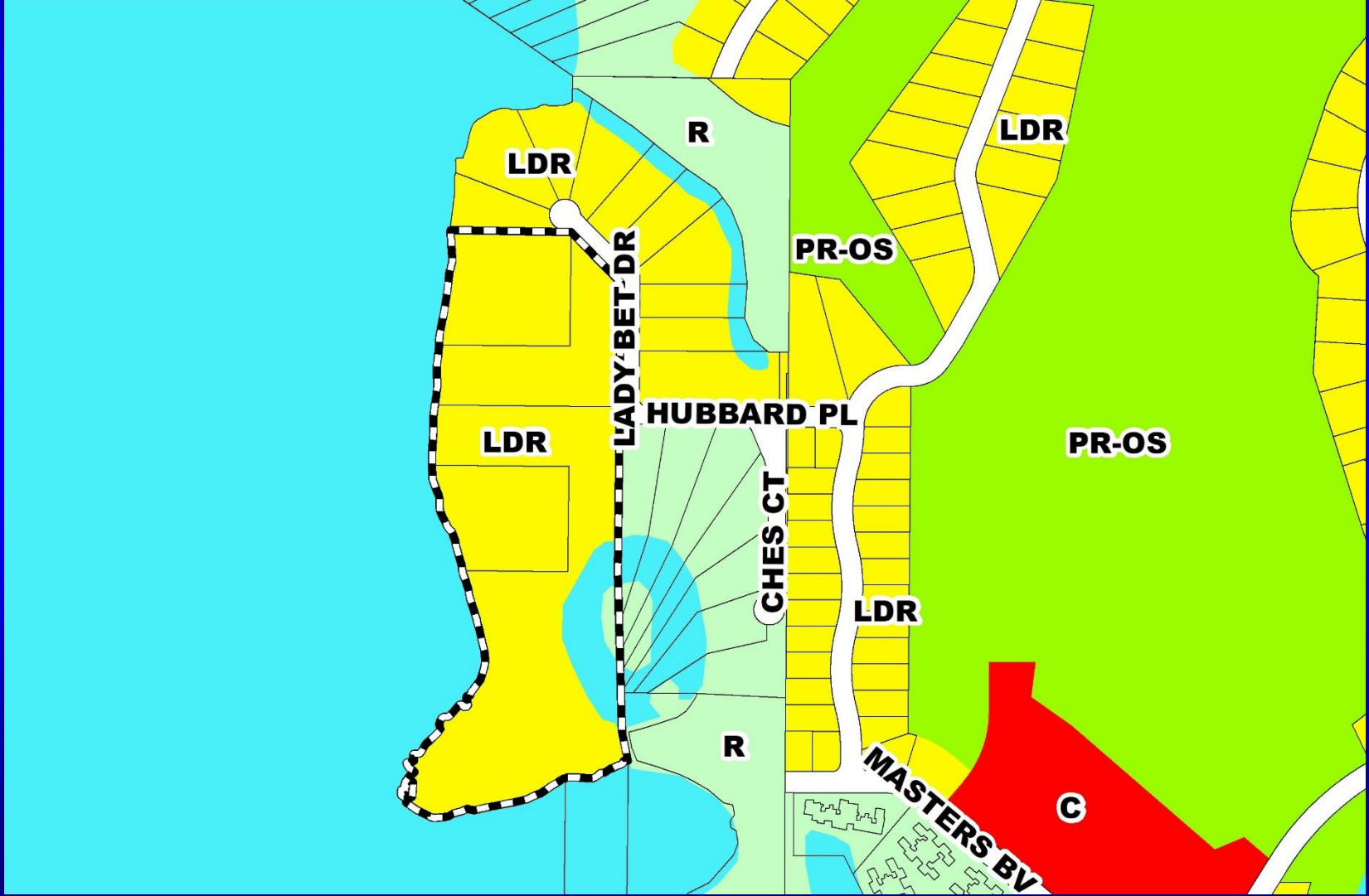


# Hubbard Place Planned Development / Land Use Plan

- Case:** CDR-19-08-278
- Project Name:** Hubbard Place PD/LUP
- Applicant:** Jennifer Stickler, Kimley-Horn and Associates, Inc.
- District:** 1
- Acreage:** 16.59 gross acres
- Location:** 8997-9100 Hubbard Place; or generally located west of Hubbard Place, south of Lady Bet Drive, and east of Lake Tibet Butler.
- Request:** To reduce the number of lots from 13 to 11. Three (3) waivers related to placement, height, and size of accessory structures are associated with this request.



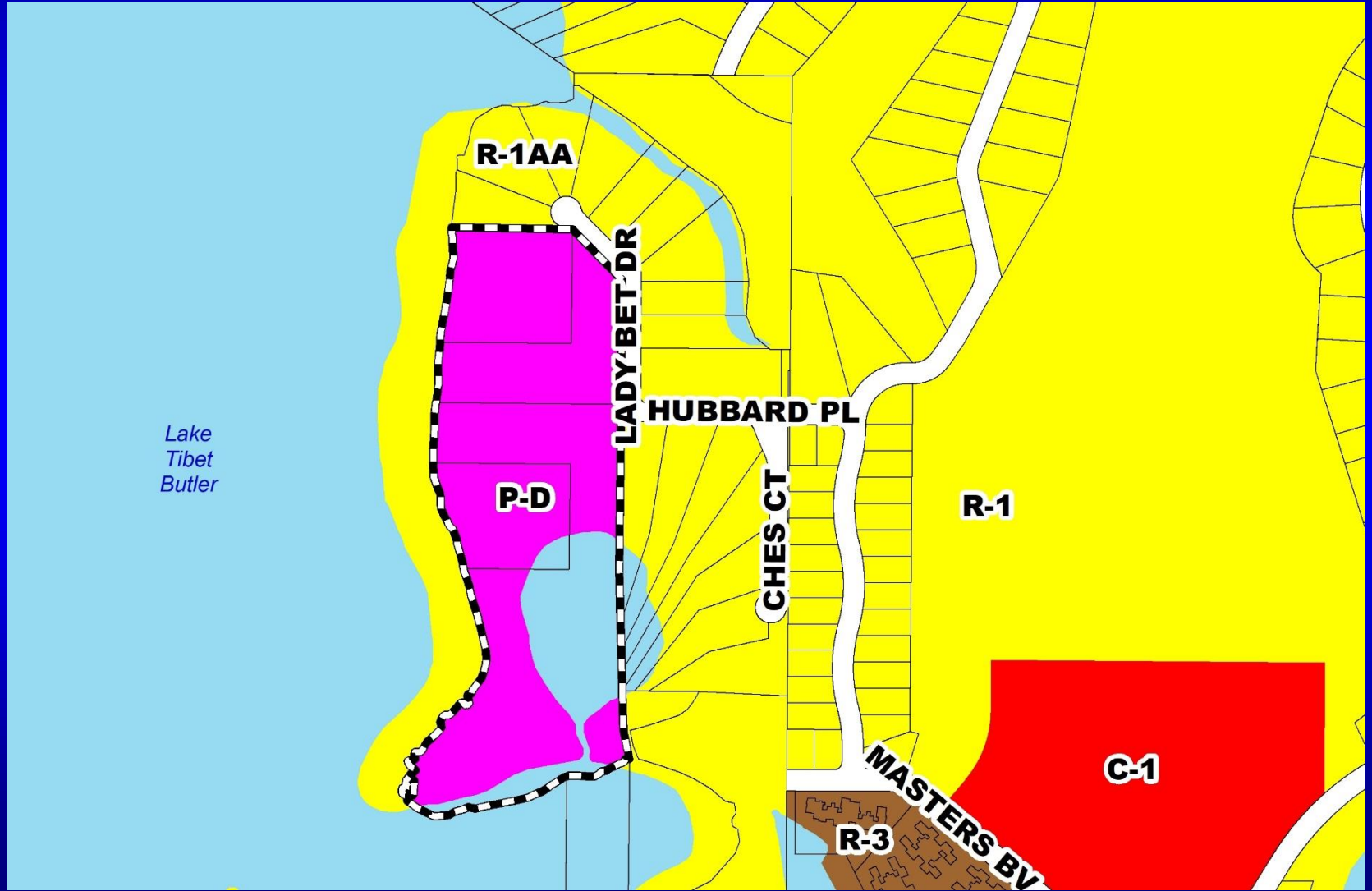
# Hubbard Place Planned Development / Land Use Plan Future Land Use Map







# Hubbard Place Planned Development / Land Use Plan Zoning Map





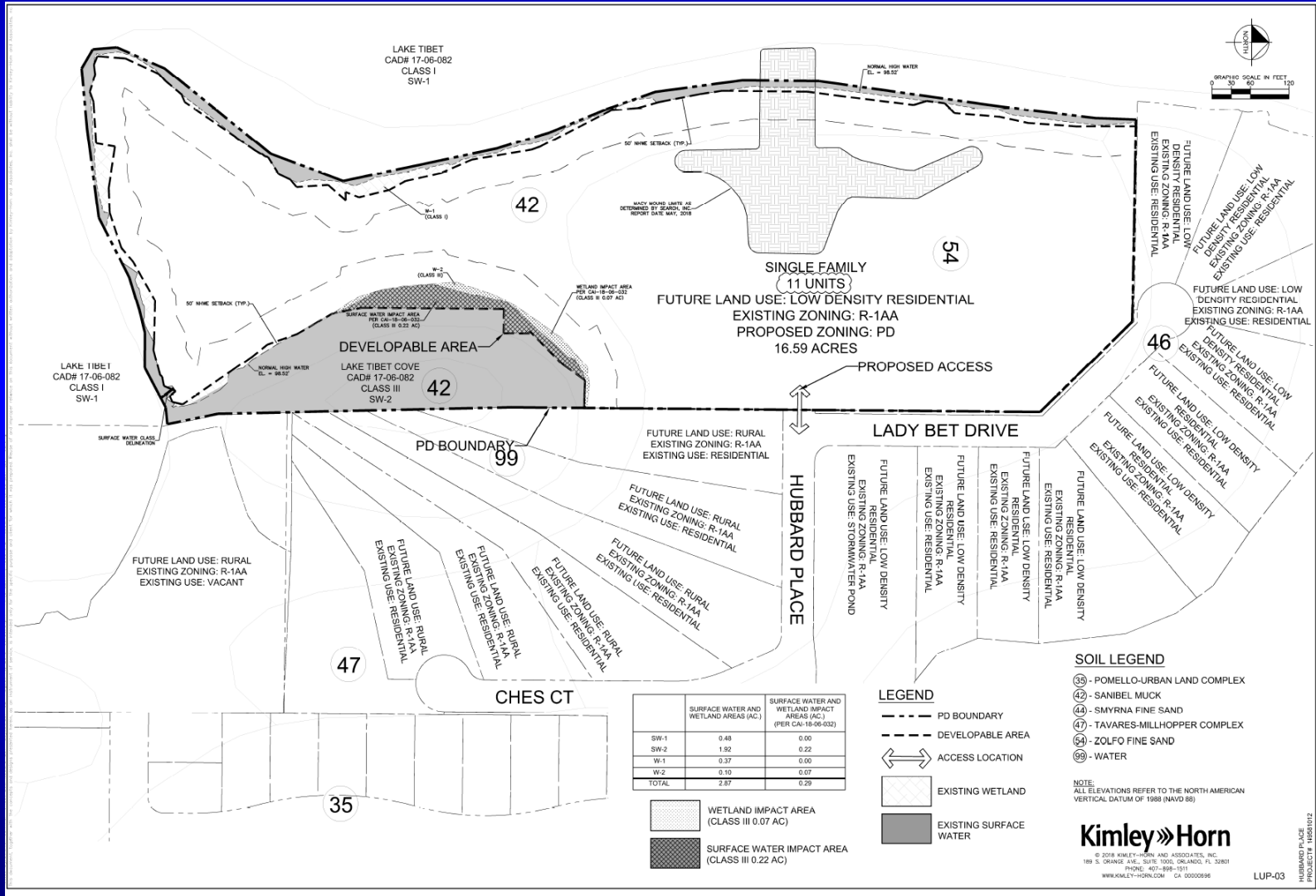
# Hubbard Place Planned Development / Land Use Plan Aerial Map







# Hubbard Place Planned Development / Land Use Plan Overall Land Use Plan



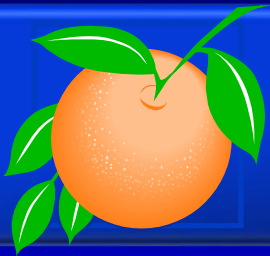
	SURFACE WATER AND WETLAND AREAS (AC.)	SURFACE WATER AND WETLAND IMPACT AREAS (AC.) (PER CAI-18-06-032)
SW-1	0.48	0.00
SW-2	1.52	0.22
W-1	0.37	0.00
W-2	0.10	0.07
<b>TOTAL</b>	<b>2.87</b>	<b>0.29</b>

	WETLAND IMPACT AREA (CLASS III 0.07 AC)
	SURFACE WATER IMPACT AREA (CLASS III 0.22 AC)

**LEGEND**

- PD BOUNDARY
- - - DEVELOPABLE AREA
- ↔ ACCESS LOCATION
- 
-





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Hubbard Place Planned Development / Land Use Plan (PD/LUP), dated “September 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

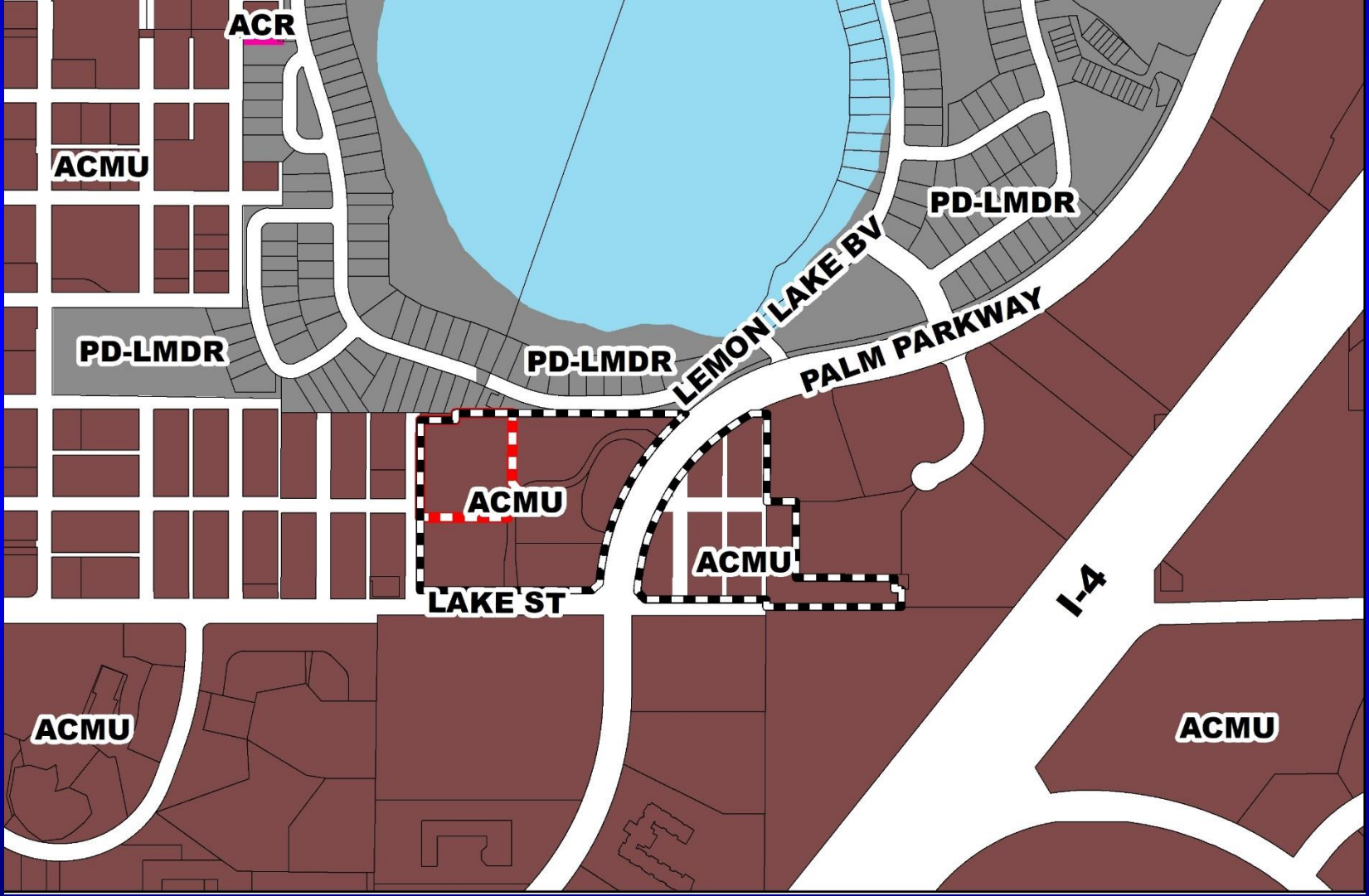


# **Buena Vista Park Planned Development / Land Use Plan**

- Case:** CDR-19-06-217
- Project Name:** Buena Vista Park PD/LUP
- Applicant:** Jay R. Jackson, Kimley Horn and Associates, Inc.
- District:** 1
- Acreage:** 16.79 gross acres (overall PD)  
2.52 gross acres (affected parcel only)
- Location:** 11942 Ravallo Resort Drive; or generally located on the west side of Ravallo Resort Drive and north of Lake Street.
- Request:** To request one (1) waiver from Orange County Code to allow one canopy tree for each 1,000 square feet of green space, in lieu of the required one per 100 square feet for PD Lot 5.



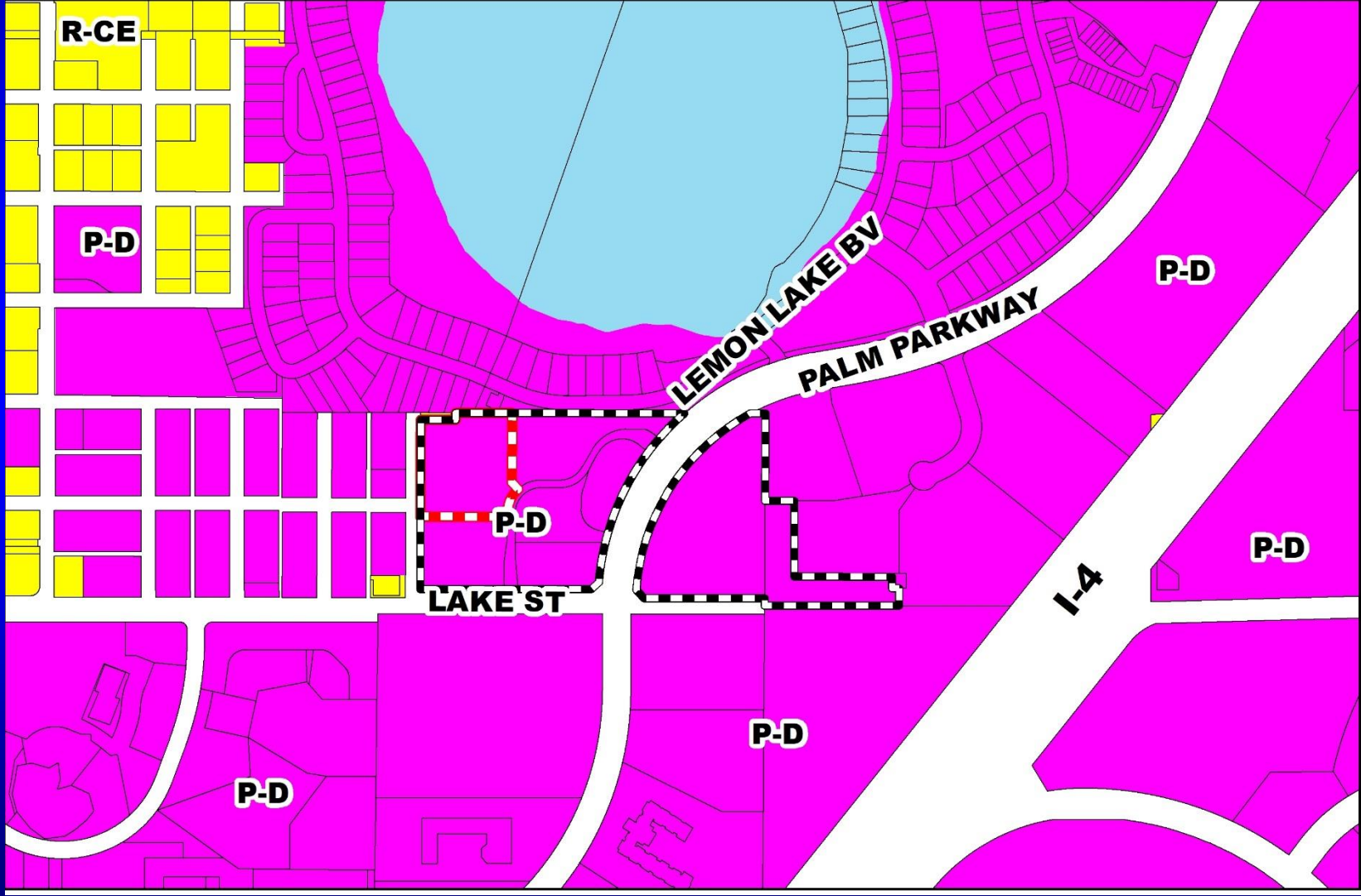
# Buena Vista Park Planned Development / Land Use Plan Future Land Use Map







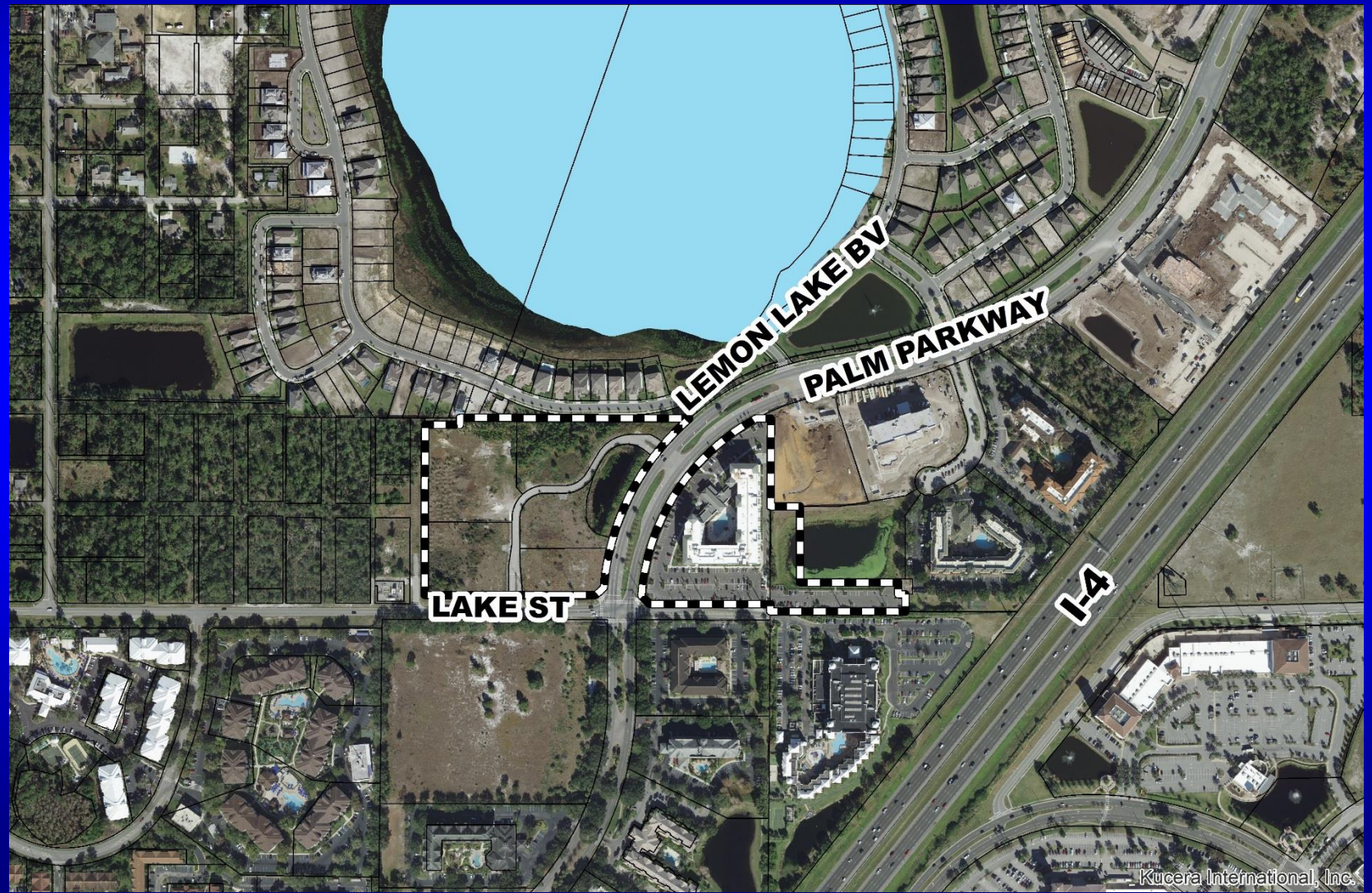
# Buena Vista Park Planned Development / Land Use Plan Zoning Map







# Buena Vista Park Planned Development / Land Use Plan Aerial Map







# Buena Vista Park Planned Development / Land Use Plan Overall Land Use Plan

APPROVED LAND USES PER THE BUENA VISTA PARK PDP FOR 15,753 AREA WITH CONVERSION TO COMMERCIAL USE							
LAND USE	USES	ACRES	%	AVERAGE DAILY TRIPS	ADT PER USES UNIT	CONVERSION TO COMMERCIAL % FT.	CONVERSION TO HOTEL/RESORT ROOMS
OFFICE	2,400	SQ. FT.	0.367	476	19,833 /1000 SQ. FT.	6,735	55
COMMERCIAL	61,210	SQ. FT.	4.403	4,609	70,879 /1000 SQ. FT.	65,210	530
HOTEL/RESORT/TIMESHARE	899	ROOMS	16.623	7,821	8.7 /ROOMS	110,655	899
<b>TOTAL</b>			<b>21.993</b>	<b>12,906</b>		<b>182,600</b>	<b>1,483</b>
LESS: ACRES AND TRIPS ASSIGNED TO SIGNATURE RESORTS, INC. AND SUNTERRA PD PARK (PDP/ALP 2008)							
			2.375	1,136		16,073	331
<b>TOTAL</b>			<b>19.618</b>	<b>11,770</b>		<b>166,527</b>	<b>1,152</b>
LESS: PALM PARKWAY RIGHT OF WAY ACRES							
			2.22	0		0	0
<b>TOTAL REMAINING LAKE BUENA VISTA PARK PD - COMMERCIAL, SQ. FT., HOTEL/RESORT ROOMS</b>			<b>16.80</b>	<b>11,770</b>		<b>166,527</b>	<b>1,152</b>
PARCEL 1 (EAST OF PALM PARKWAY) - ALLOCATION OF ACRES & TRIPS							
			6.505	38,728	3,778	53,447	434
BUENA VISTA PARK PSP/ PARCEL 2 (WEST OF PALM PARKWAY) - ALLOCATION OF ACRES & TRIPS							
			10.293	61,288	7,992	113,080	918
<b>TOTAL</b>			<b>16.798</b>	<b>100%</b>	<b>11,770</b>	<b>166,527</b>	<b>1,152</b>

PROPOSED USES FOR BUENA VISTA PARK, PSP PROJECT AREA:			
LAND USE	USE	ACRES	AVERAGE DAILY TRIPS
OFFICE	0	SQ. FT.	
COMMERCIAL	98,462	SQ. FT.	
HOTEL/RESORT/TIMESHARE	200	ROOMS	
ROOMS EQUIVALENT TO 24,618 SQ. FT. OF COMMERCIAL			
<b>TOTAL</b>	<b>113,080</b>	<b>SQ. FT.</b>	

PROPOSED USE ASSIGNMENT PER LOT BUENA VISTA PARK PSP:			
LAND USE	USE	ACRES	AVERAGE DAILY TRIPS
LOT 1: COMMERCIAL	14,962	SQ. FT.	1.85 AC.
LOT 2: COMMERCIAL	20,152	SQ. FT.	1.05 AC.
LOT 3: COMMERCIAL	20,724	SQ. FT.	1.08 AC.
LOT 4: COMMERCIAL	32,624	SQ. FT.	1.7 AC.
LOT 5: ROOM HOTEL/RESORT/TIMESHARE	24,618	200/ROOMS	2.52 AC.
TRACT A: DRAINAGE, UTILITY, OPEN SPACE	0	3	AC.
TRACT B: PRIVATE ROAD RIGHT OF WAY	0	8.66	AC.
TRACT C: LAKE AVE. RIGHT OF WAY DEDICATION	0	0.43	AC.
<b>TOTAL</b>	<b>113,080</b>	<b>SQ. FT.</b>	<b>10.29 AC.</b>

PROPOSED USES PER LOT MAY BE CHANGED BY THE DEVELOPER PROVIDED FUTURE USES AND DENSITIES ARE CONSISTENT WITH THE APPROVAL LAND USE PLAN AND THE DEVELOPMENT EQUIVALENCY MULTIPLIER. THE DEVELOPER SHALL RESERVE THE RIGHT TO TRANSFER DENSITIES BETWEEN LOTS TO LAND THE DEVELOPER'S DEVELOPMENT PLAN.

LAND USE	MIN. DENSITY	MAXIMUM DENSITY	MINIMUM DEVELOPMENT FOR EACH USE PER ACRES
OFFICE	1.5 FAR	63,360 SQ. FT.	19,763 SQUARE FEET
COMMERCIAL	1.5 FAR	14,814 SQ. FT.	29,627 SQ. FT.
HOTEL/RESORT/TIMESHARE	N/A	60 ROOMS	1,185 ROOMS

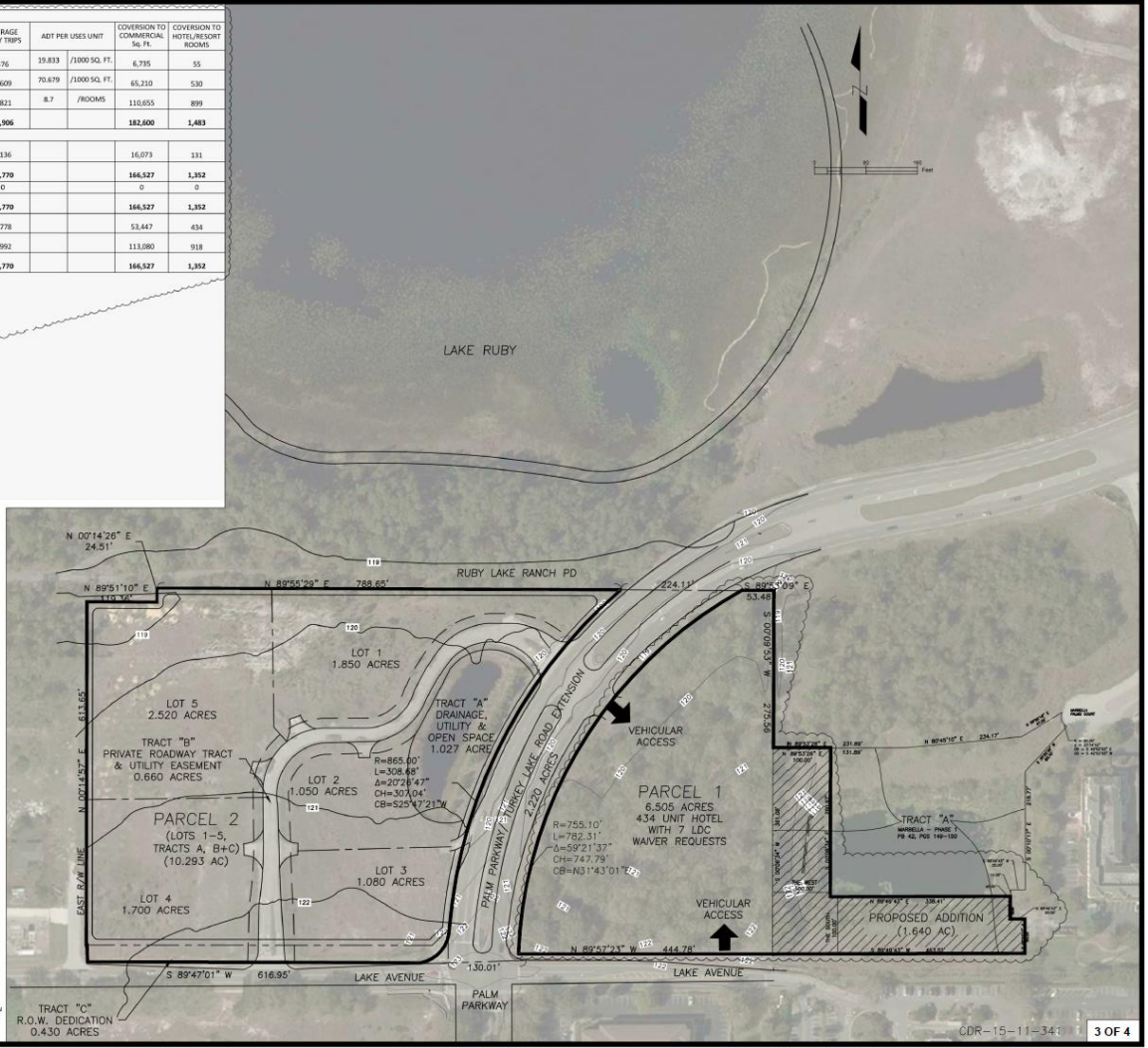
LAND USE	OR THRESHOLD (100%)	OR	ACRES	OR	OR THRESHOLD
OFFICE	300,000 SQ. FT.	OR	24,000 SQ. FT.	OR	5,000
COMMERCIAL	800,000 SQ. FT.	OR	64,000 SQ. FT.	OR	16,000
HOTEL/RESORT/TIMESHARE	1,125 ROOMS	OR	899 ROOMS	OR	14,882
<b>TOTAL</b>			<b>16,792</b>		<b>10,427</b>

NOTE: MAXIMUM ALLOWABLE MULTI-USE OR PERCENTAGE THRESHOLD = 116%  
DEVELOPMENT EQUIVALENCY MULTIPLIER MATRIX

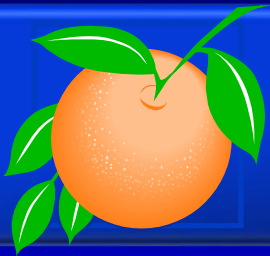
CHANGE TO:	OFFICE (OSF)	COMMERCIAL (CSF)	HOTEL/RESORT/TIMESHARE (RHS)
OFFICE (OSF)	4.4118	0.2267	0.1153
COMMERCIAL (CSF)	0.2267	1.0852	0.0512
HOTEL/RESORT/TIMESHARE (RHS)	0.1153	0.0512	1.0852

PHASING TO BE DETERMINED DURING DEVELOPMENT PLAN PHASE WHEN SPECIFIC USES ARE IDENTIFIED.  
PROPOSED METHOD OF PROVIDING SERVICES:  
WATER SERVICE - ORANGE COUNTY  
WASTEWATER SERVICE - ORANGE COUNTY  
FIRE/EMERGENCY SERVICE - ORANGE COUNTY

PARKS/RECREATION FACILITIES CONCEPTUAL PLAN TO BE SUBMITTED WITH DEVELOPMENT PLAN.  
ACCESS TO PALM PARKWAY/TURKEY LAKE ROAD EXTENSION: 500 FEET NORTH OF LAKE AVENUE EXTENSION PROPOSED.  
ACCESS TO LAKE AVENUE TO BE IMPROVED ON DEVELOPMENT PLAN IN A MANNER CONSISTENT WITH INTERNATIONAL DRIVE ACTIVITY CENTER STRATEGIC DEVELOPMENT PLAN SECTION 4. NECESSARY SERVICES AND FACILITIES SUBJECT TO A TRANSPORTATION, SAMPLE ACCESS MANAGEMENT REGULATIONS.  
ORANGE COUNTY PLAT: SECTION 08-1391 TO BE SUBMITTED TO BOARD OF COUNTY COMMISSIONERS THROUGH THE ORANGE COUNTY ENGINEERING DEPARTMENT.  
SETBACKS FROM PALM PARKWAY/TURKEY LAKE ROAD EXTENSION AS PER ACTIVITY CENTER TURKEY LAKE ROAD NETWORK AGREEMENT AND THE BUENA VISTA NORTH STANDARDS IN SECTION 38-1391.  
SETBACKS (EXCLUSIVE OF PALM PARKWAY/TURKEY LAKE ROAD EXTENSION, PARKING, OPEN AND LANDSCAPING) TO BE PROPOSED ON DEVELOPMENT PLAN IN A MANNER CONSISTENT WITH THE INTERNATIONAL DRIVE ACTIVITY CENTER STRATEGIC DEVELOPMENT PLAN SECTION 4.10. PERSON SERVICES, SECTION 4.10.10.1. OPEN SPACE AND LANDSCAPING, AND SECTION 38-1391, LANDSCAPING, OF THE TOURIST STANDARDS OF THE P.O.-PLANNED DEVELOPMENT DISTRICT AND THE BUENA VISTA NORTH STANDARDS IN SECTION 38-1391.  
FOR THE PURPOSES OF BUILDING SETBACKS RELATED TO THIS P.O. ORANGE COUNTY CODE SECTION 38-1392.1 SHALL GOVERN.  
PROPOSED HEIGHT: 15 STORES OR 150 FEET. THE MAXIMUM HEIGHT OF 150 FEET IS SUBJECT TO COMPLYING WITH THE BAN STANDARDS, UNLESS WAIVERS HAVE BEEN GRANTED BY THE B.C.C.  
OPEN SPACE: 25%







# Action Requested

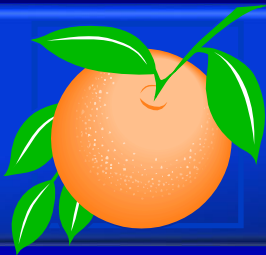
**Make a finding of consistency with the Comprehensive Plan and approve the Buena Vista Park Planned Development / Land Use Plan (PD/LUP), dated “August 21, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# **Moss Park North PD / Parcel B Preliminary Subdivision Plan**

- Case:** CDR-19-09-302
- Project Name:** Moss Park North PD / Parcel B PSP
- Applicant:** Marc Stehli, Poulos & Bennett, LLC
- District:** 4
- Acreage:** 62.10 gross acres
- Location:** Generally located north of Moss Park Road and east of State Road 417.
- Request:** To remove a portion of the July 10, 2018, BCC Condition of Approval #8, which states, “Temporary addressing must be provided for permits and the Certificate of Completion be issued prior to approval and recording of a plat.”



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Moss Park North PD / Parcel B PSP dated “Received April 4, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**



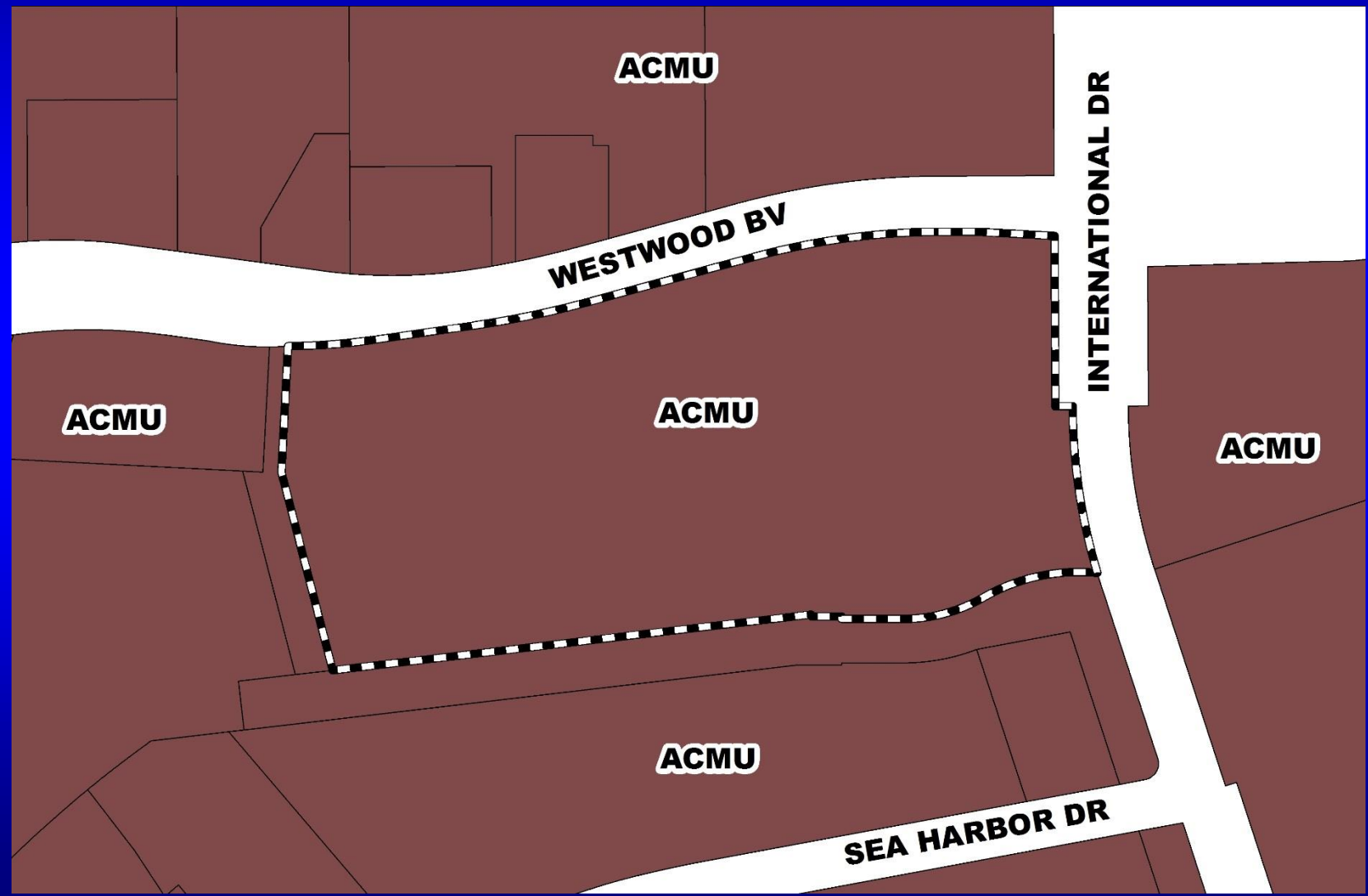


# Orangewood N-1 Planned Development / Land Use Plan

- Case:** CDR-19-06-192
- Project Name:** Orangewood N-1 PD/LUP
- Applicant:** Jonathan P. Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- District:** 1
- Acreage:** 28.56 gross acres (affected parcel only)
- Location:** Generally located at the southwest corner of Westwood Boulevard and International Drive.
- Request:** To modify the approved Master Sign Plan to allow for four (4) ground signs. Three (3) waivers related to the number of signs permitted, maximum copy area, and sign separation requirements are associated with this request.

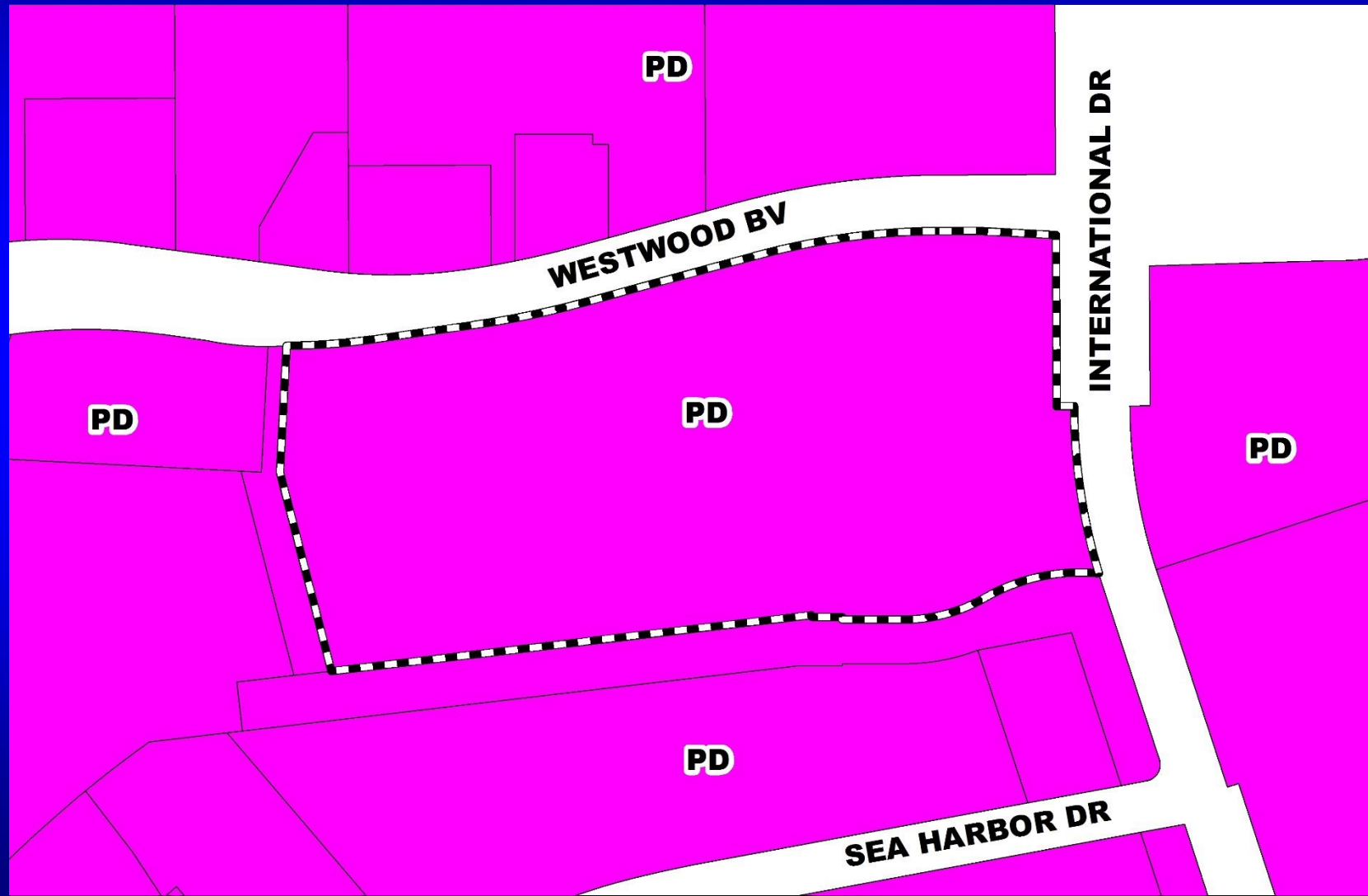


# Orangewood N-1 Planned Development / Land Use Plan Future Land Use Map





# Orangewood N-1 Planned Development / Land Use Plan Zoning Map







# Orangewood N-1 Planned Development / Land Use Plan Aerial Map



**WESTWOOD BV**

**INTERNATIONAL DR**

**SEA HARBOR DR**



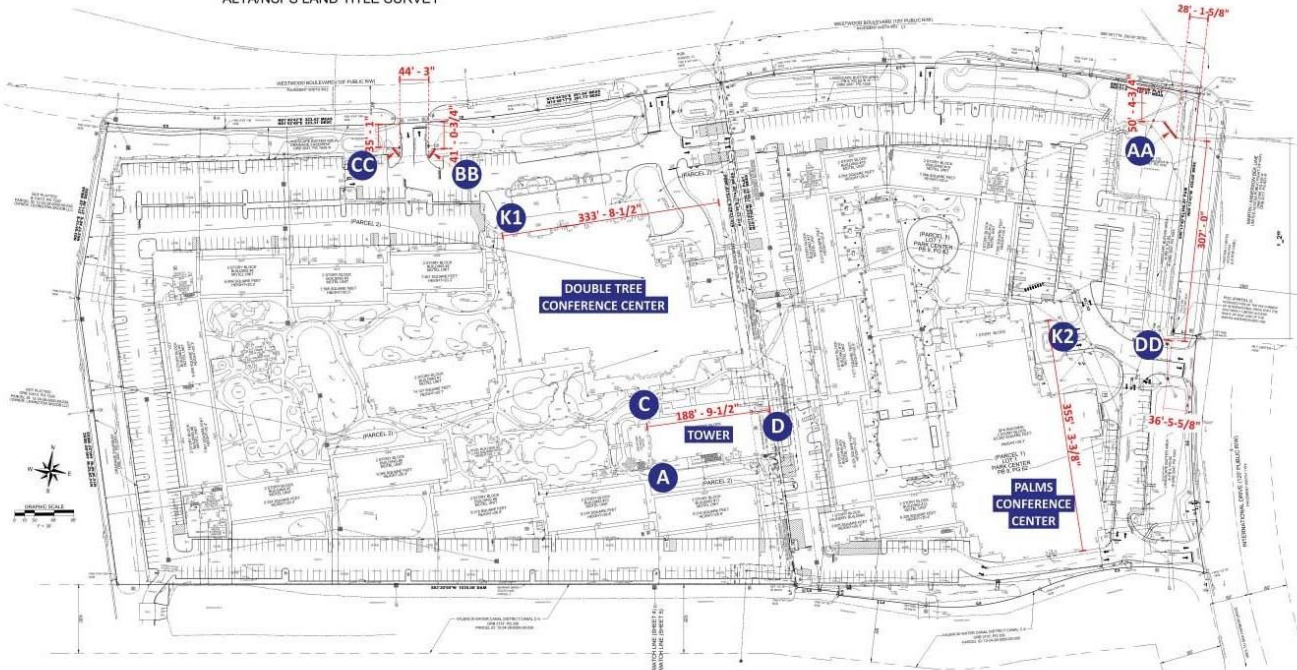




# Orangewood N-1 Planned Development / Land Use Plan Master Sign Plan

## SIGNAGE PLAN

ALTA/NSPS LAND TITLE SURVEY



SITE PLAN

SCALE: 1" = 150'-0"

DOUBLE TREE CONFERENCE CENTER		
LOCATION	PROPOSED	CODE MAX.
K1	80.0 SQ.FT.	200.0 SQ.FT.

PALMS CONFERENCE CENTER		
LOCATION	PROPOSED	CODE MAX.
K2	30.1 SQ.FT.	200.0 SQ.FT.

TOWER		
LOCATION	PROPOSED	CODE MAX.
A	102.6 SQ.FT.	
C	134.0 SQ.FT.	
D	166.3 SQ.FT.	
<b>TOTAL</b>	<b>402.9 SQ.FT.</b>	<b>450.0 SQ.FT.</b>

MONUMENT SIGNS		
LOCATION	PROPOSED	CODE MAX.
AA	190.6 SQ.FT.*	80.0 SQ.FT.
BB	110.0 SQ.FT.*	80.0 SQ.FT.
CC	110.0 SQ.FT.*	80.0 SQ.FT.
DD	110.0 SQ.FT.	80.0 SQ.FT.

\*EXISTING GROUND SIGNS WITH COPY AREA AND LOCATION PREVIOUSLY APPROVED UNDER VARIANCE VA-11-01-106.

DOUBLETREE  
BY HILTON

Design #	0821809R04 MSP
Sheet	6 of 21
Client	DOUBLETREE
Address	10100 INTERNATIONAL DR ORLANDO, FL
Account Rep.	J LEBIHAN
Designer	M KESTER
Date	07/19/2018
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	



chandersigns.com	
National Headquarters	14211 Commerce Blvd Fort Worth, TX 76155 817-342-1000 Fax 817-342-1044
San Antonio	3733 San Pedro Ave San Antonio, TX 78227 210-349-1000 Fax 210-349-1044
West Coast	12230 Louisa Blvd #100 Irvine, CA 92618 949-451-1000 Fax 949-451-1044
Northeast US	2021 Woodbridge Blvd North York, NY 11761 516-462-1000 Fax 516-462-1044
Florida	2024 South Hill Pkwy Circle Chesapeake, VA 23027 800-451-1000 Fax 800-451-1044
Georgia	111 Woodbridge Plaza Dunwoody, GA 30328 770-406-1000 Fax 770-406-1044
South Texas	PO BOX 125, 206 Doral Drive Dallas, TX 75241 972-342-1000 Fax 972-342-1044

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**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.





# Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Orangewood N-1 Planned Development / Land Use Plan (PD/LUP), dated “August 29, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the following modification to Condition #10:

10) Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated ~~November 8, 1984~~ January 28, 1985 shall apply:

District 1



*Board of County Commissioners*

# Public Hearings

**November 12, 2019**