

Board of County Commissioners

Public Hearings

October 13, 2020



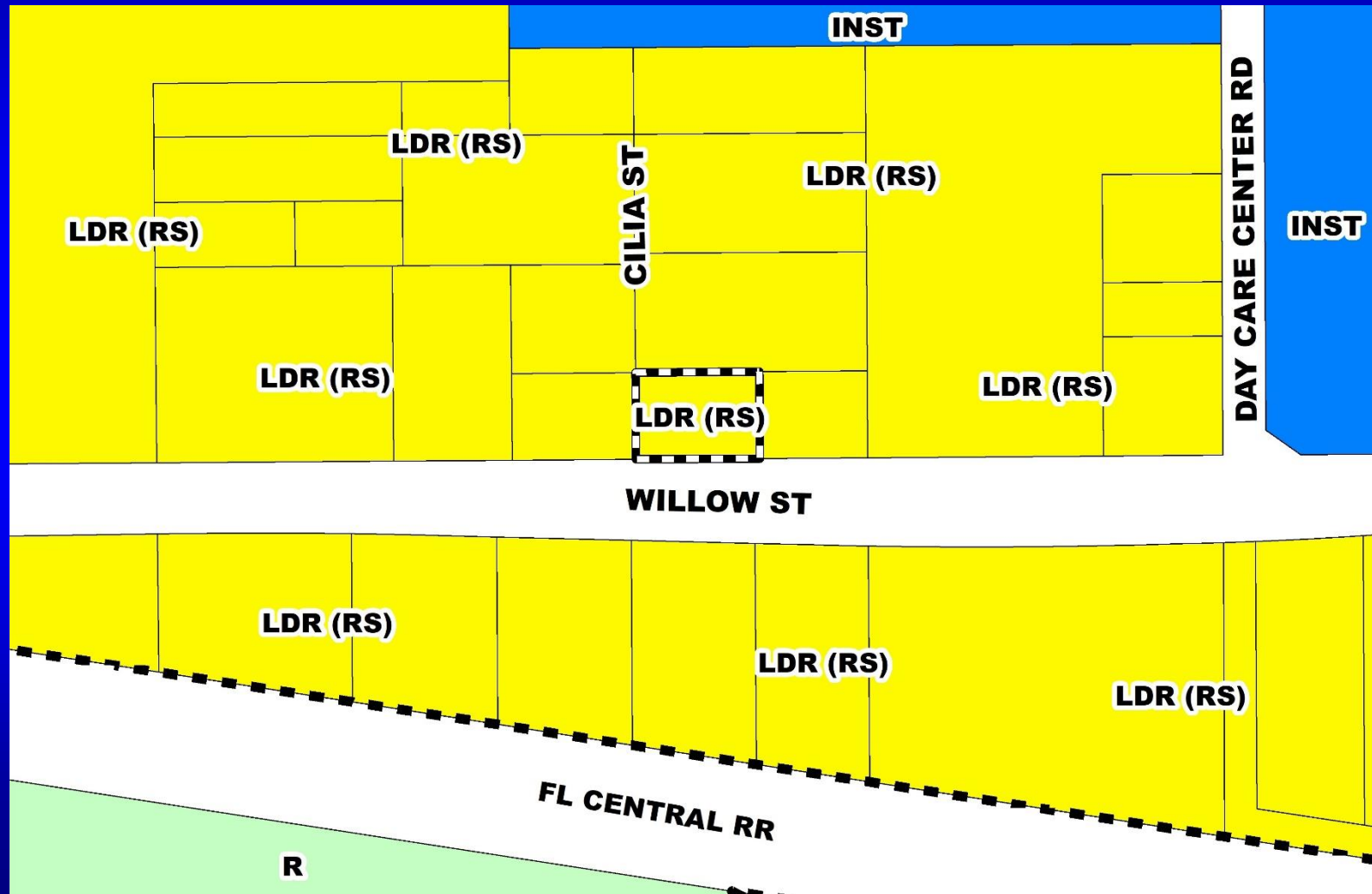
RZ-20-07-051 – S. Brent Spain, Esq. Planning and Zoning Commission (PZC) Board-Called Hearing

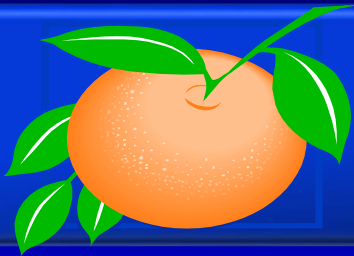
- Case:** RZ-20-07-051
- Applicant:** S. Brent Spain, Esq., Theriaque & Spain
- District:** 2
- Location:** 3605 Cilia Street; or generally north of Willow Street and approximately 435 feet west of Day Care Center Road.
- Acreage:** 0.21 gross acre
- From:** R-1A (Single-Family Dwelling District)
- To:**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



RZ-20-07-051 – S. Brent Spain, Esq.

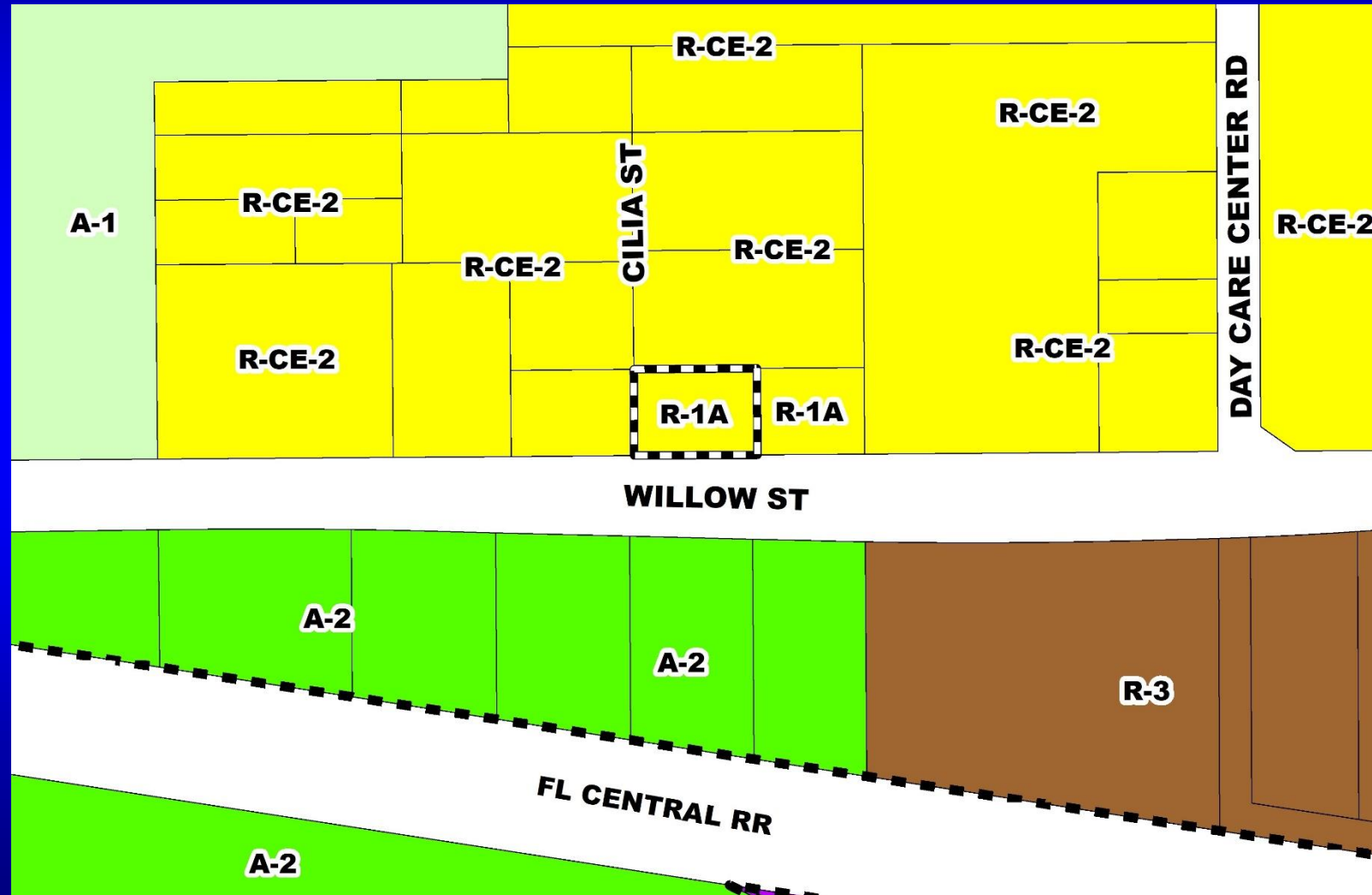
Planning and Zoning Commission (PZC) Board-Called Hearing Future Land Use Map





RZ-20-07-051 – S. Brent Spain, Esq.

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

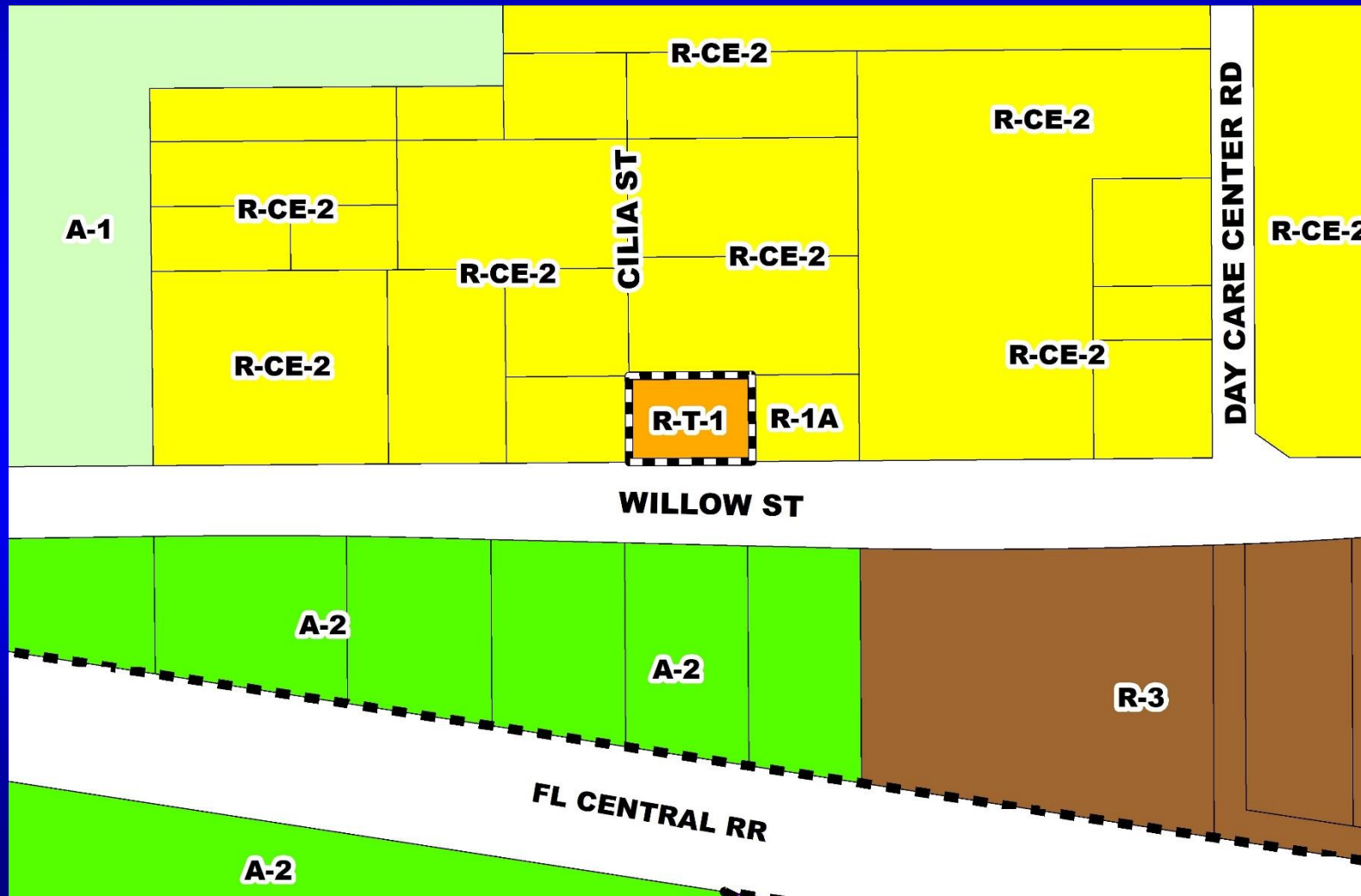




RZ-20-07-051 – S. Brent Spain, Esq.

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

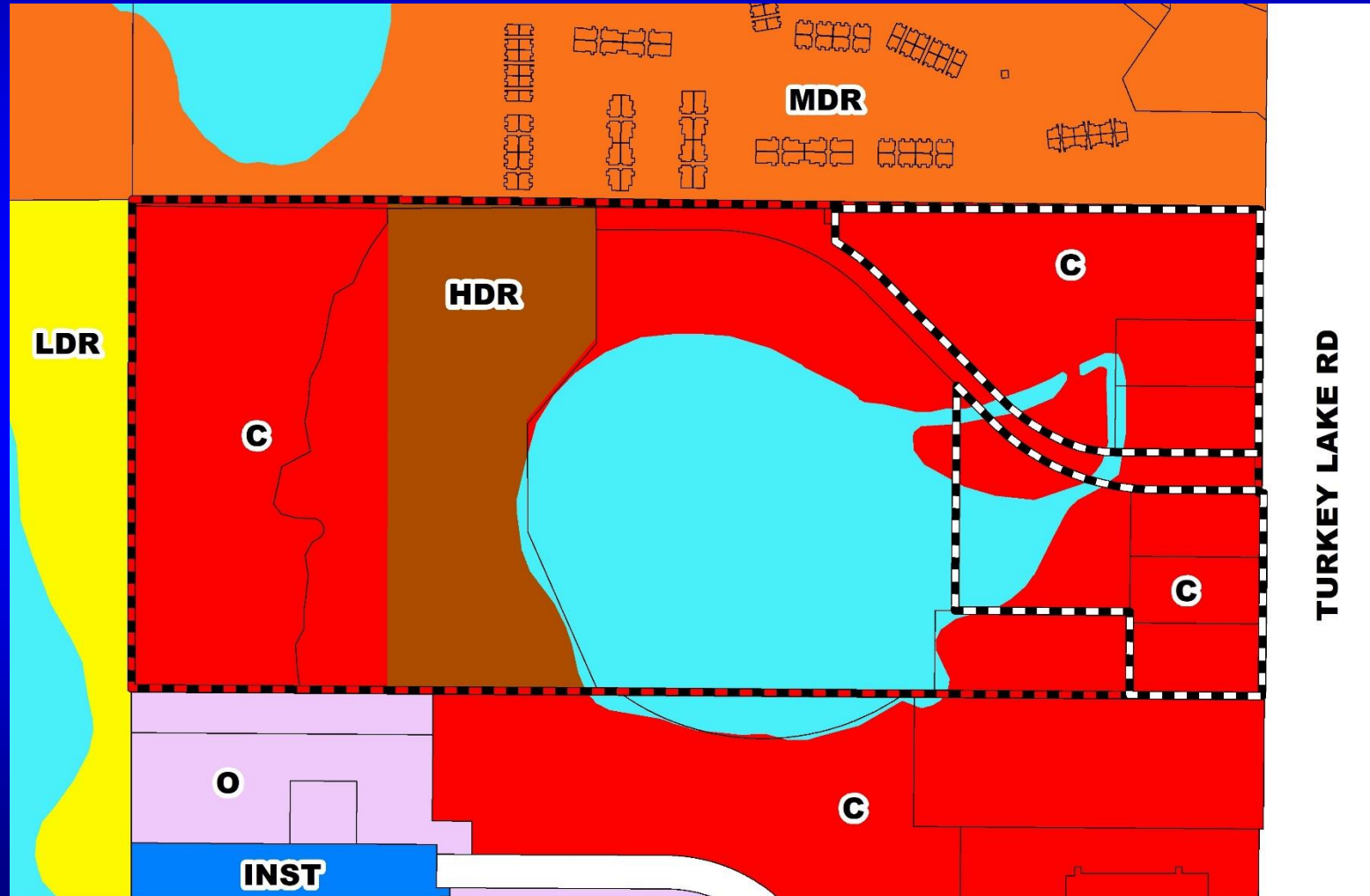


National Spa Planned Development / Land Use Plan

- 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.

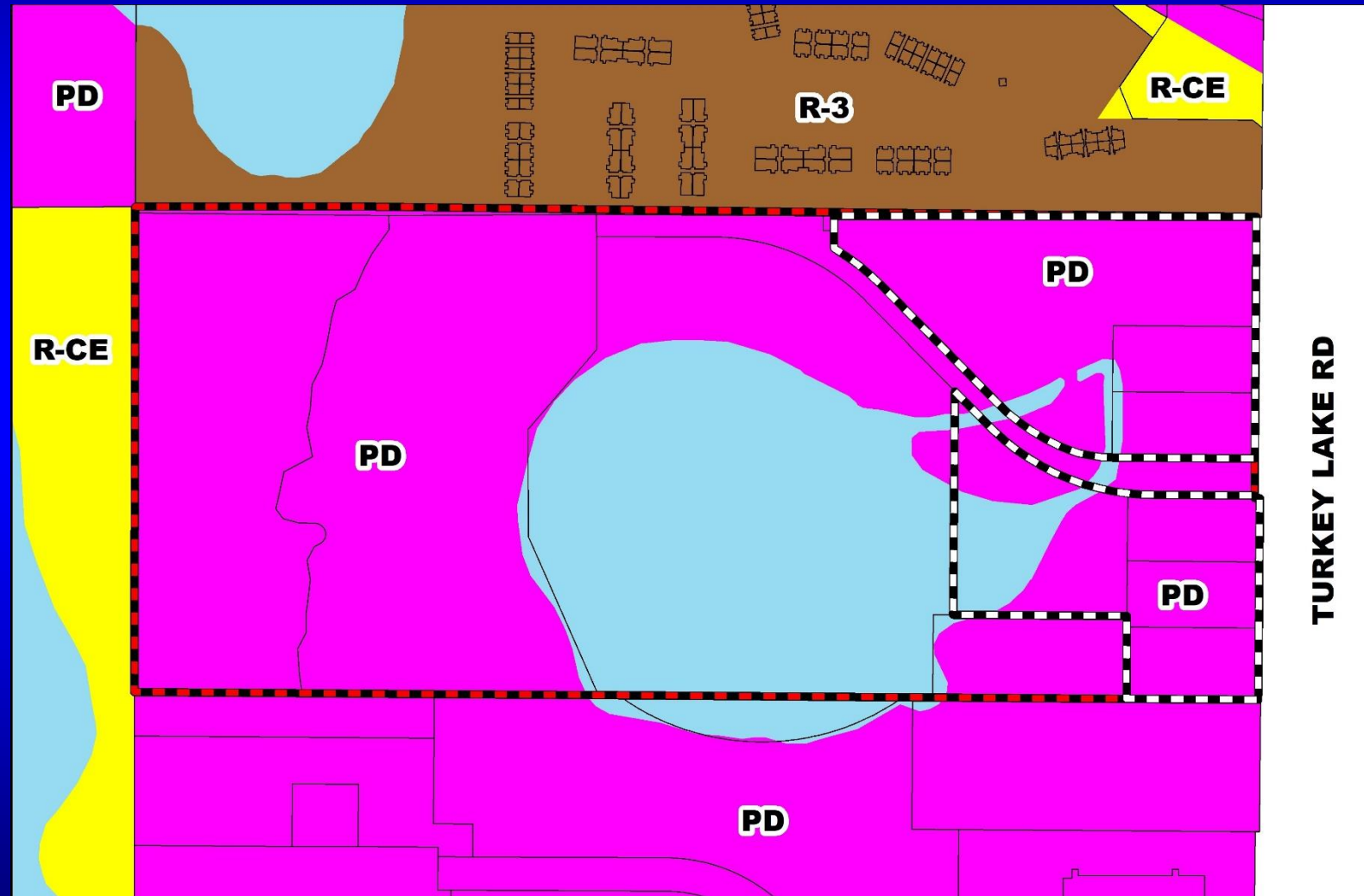


National Spa Planned Development / Land Use Plan Future Land Use Map





National Spa Planned Development / Land Use Plan Zoning Map



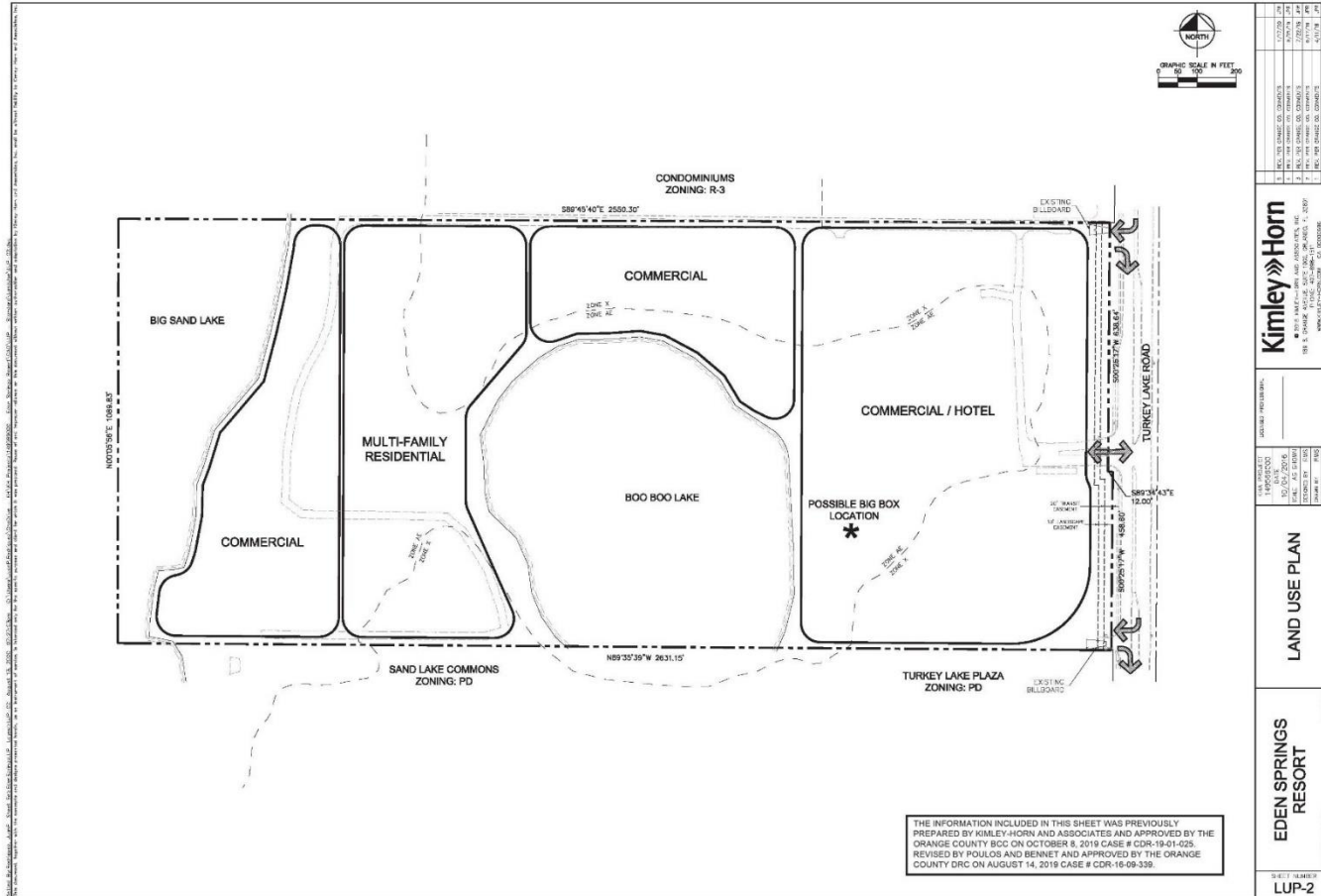


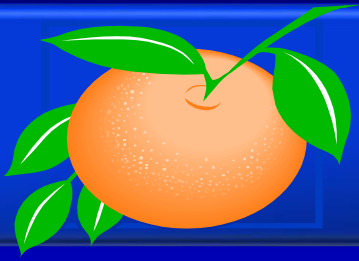
National Spa Planned Development / Land Use Plan Aerial Map





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

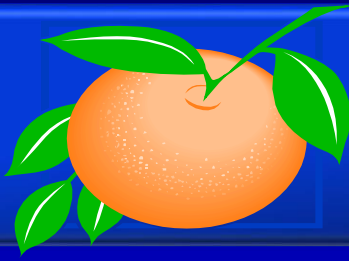




Action Requested

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

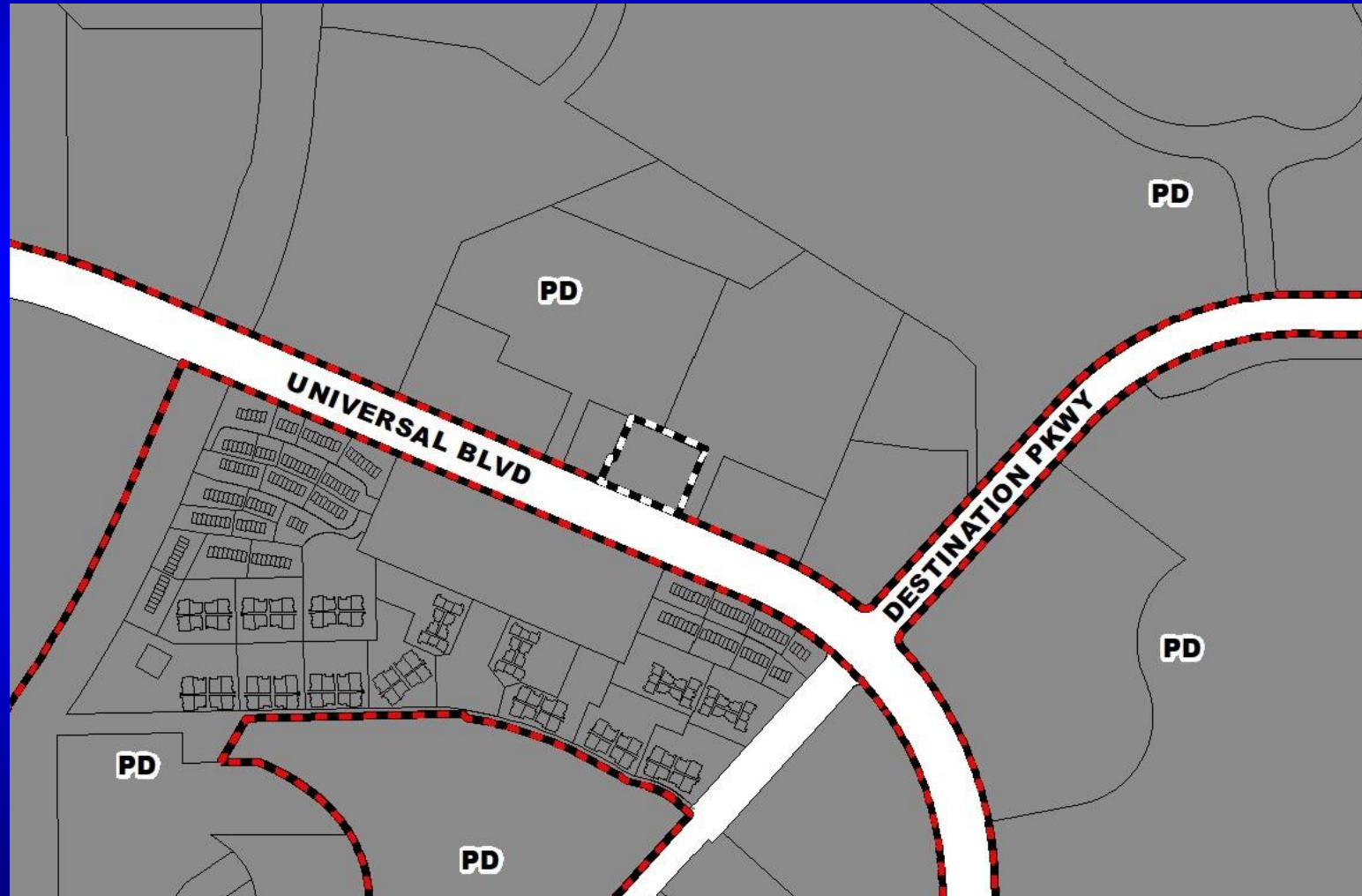


Universal Boulevard Planned Development / Land Use Plan

- 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.

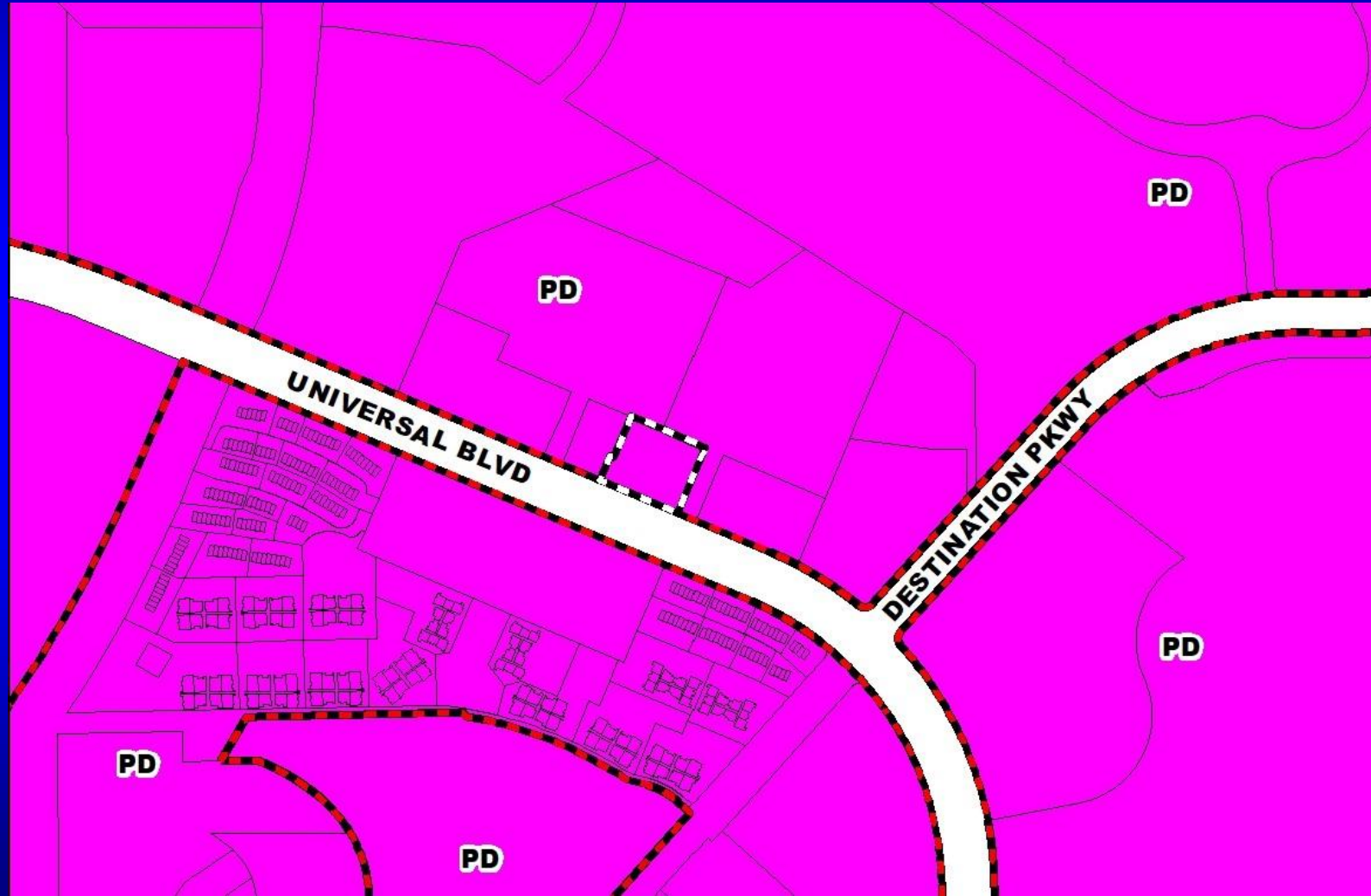


Universal Boulevard Planned Development / Land Use Plan Future Land Use Map



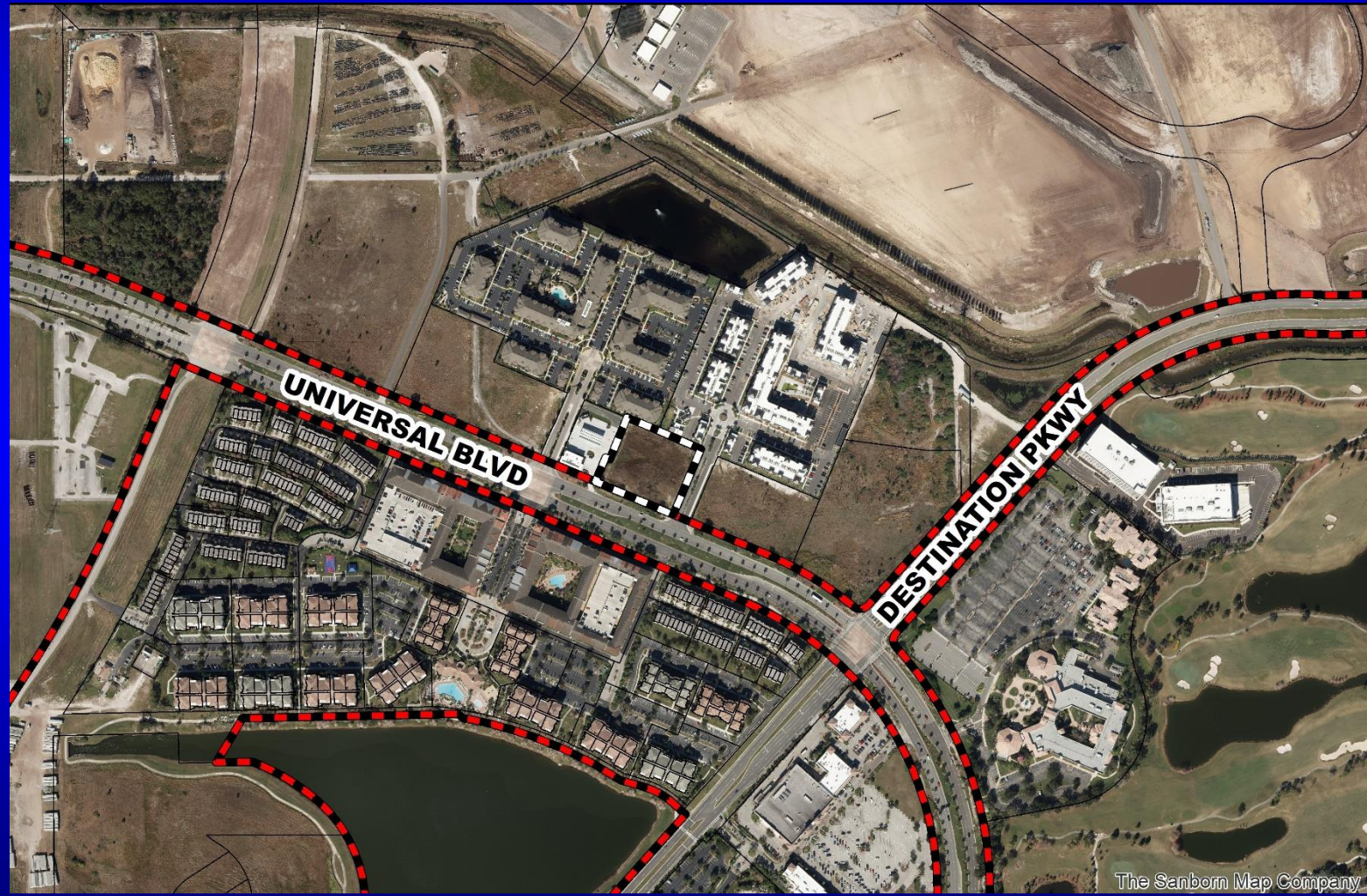


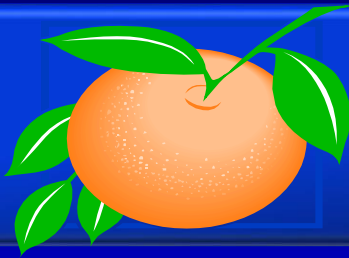
Universal Boulevard Planned Development / Land Use Plan Zoning Map





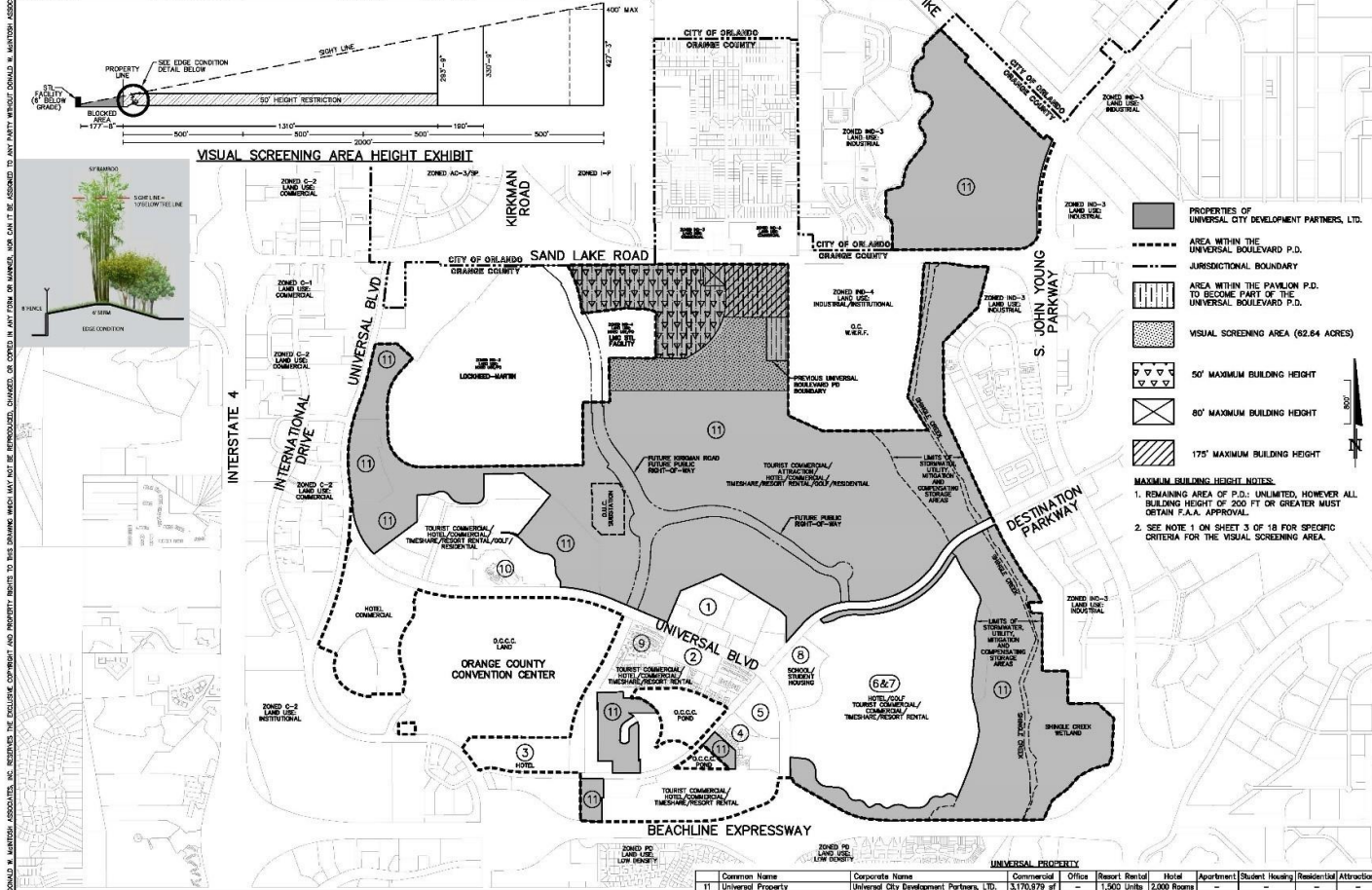
Universal Boulevard Planned Development / Land Use Plan Aerial Map





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 Lake of Lake City	Lake City Commons LLC	-	-	-	350 Units	-	-
5 Lake City Commons	Lake City Commons LLC	90,000 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	-	-	-	-	-	400 Beds
9 West City Resort	West City Investor Association	-	-	674 Units	-	-	-
10 Westin Hotel	EROS W Orlando RED LLC	20,000 sf	-	1,000 Units	-	-	-



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS ARCHITECTS PLANNERS
1300 WEST PARKWAY NORTH, SUITE 100, ORLANDO, FLORIDA 32810 (407) 242-8000

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

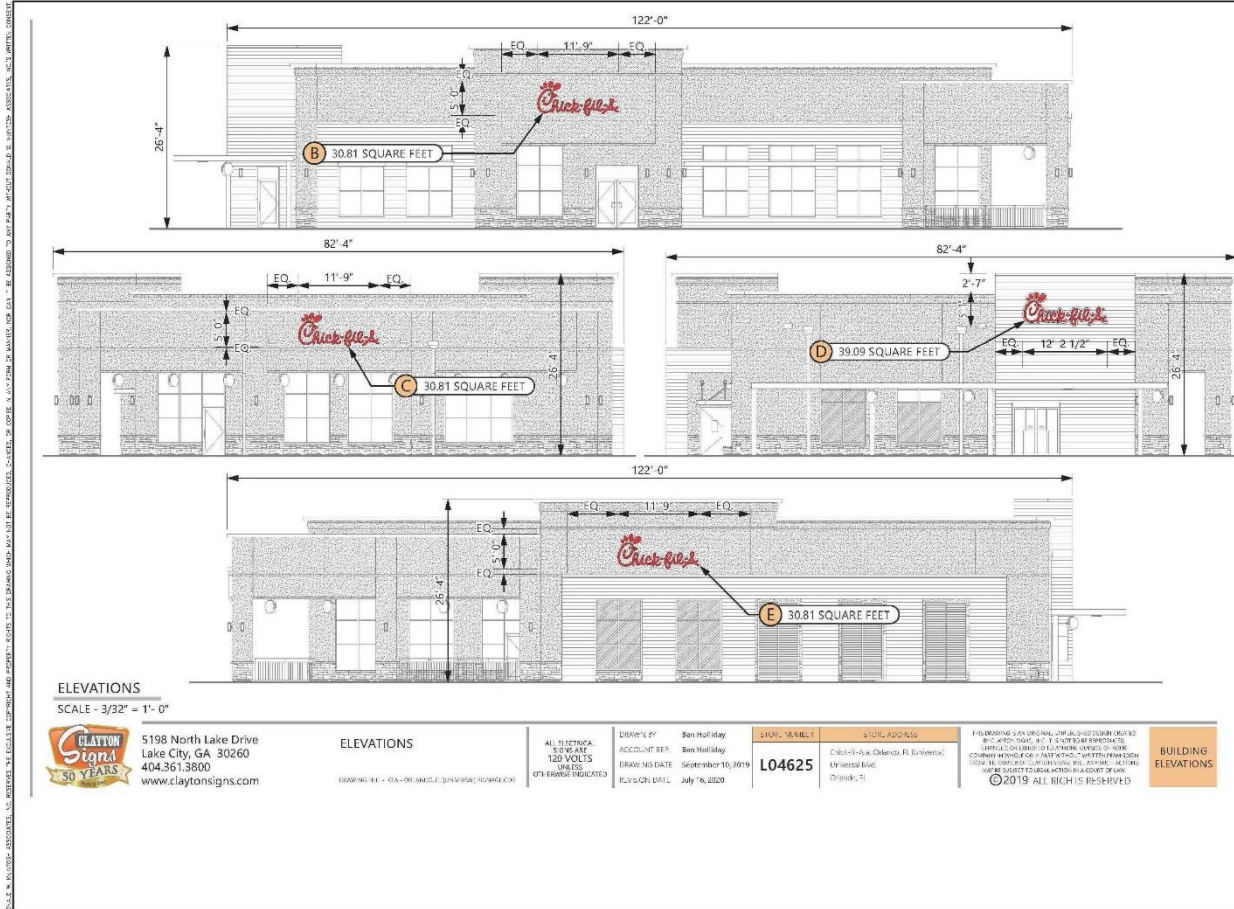
DATE: 2/22/22
DRAWN BY: []
CHECKED BY: []
DESIGNED BY: []
APPROVED BY: []

8 of **21**

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



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



DONALD W. MANTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS		UNIVERSAL BOULEVARD P.D. ORANGE COUNTY, FLORIDA		SIGNAGE BUILDING ELEVATION PLANS	
PROJECT NO.	2019-007	SHEET NO.	20 of 21	DATE	07/2020
PROJECT NAME	UNIVERSAL BOULEVARD P.D.	SCALE	AS SHOWN	DESIGNED BY	BEN HOLLIDAY
CLIENT	CLAYTON SIGNS	DRAWN BY	BEN HOLLIDAY	CHECKED BY	BEN HOLLIDAY
DATE	07/2020	DATE	07/2020	DATE	07/2020



Action Requested

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

District 6

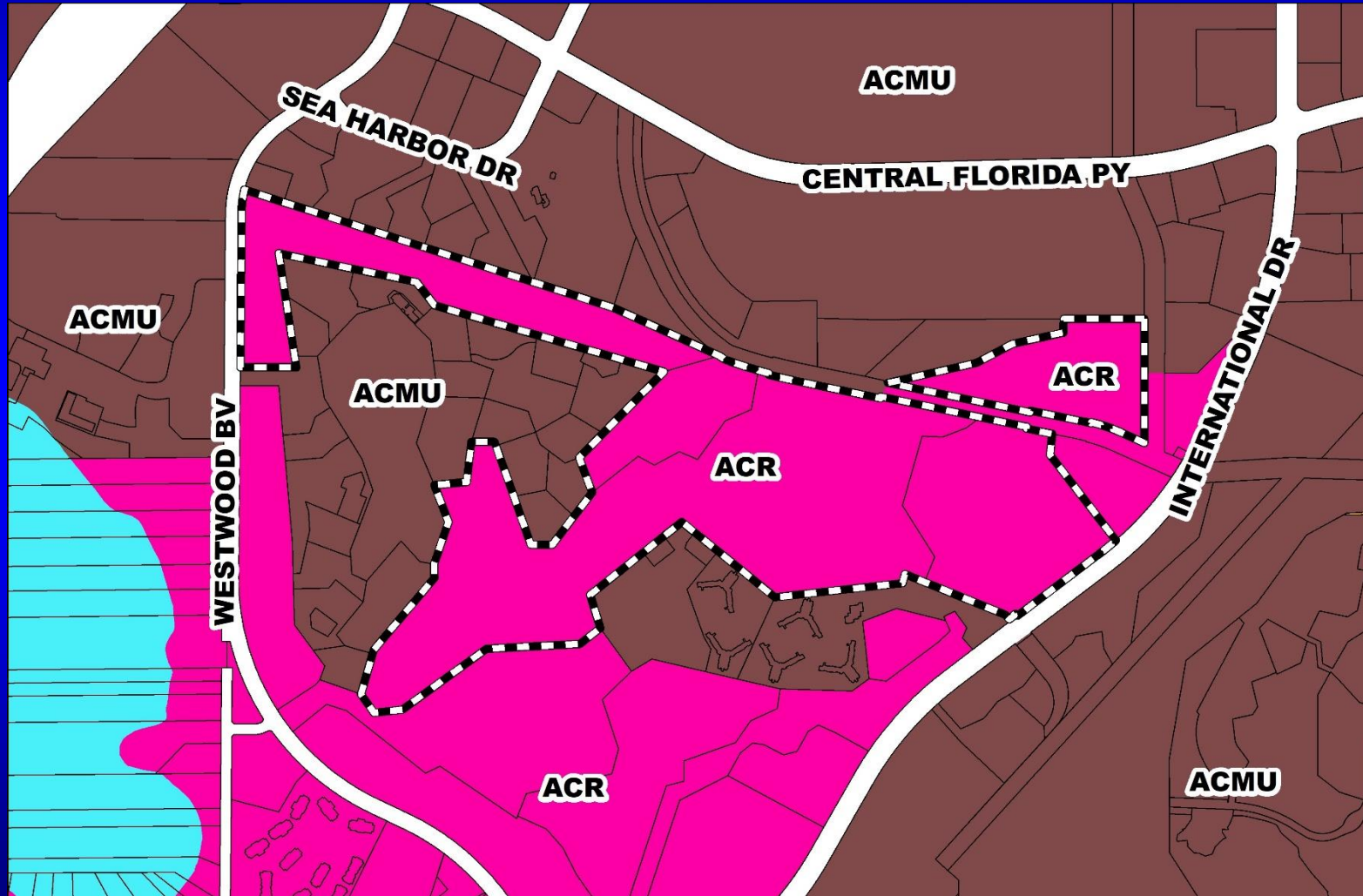


Orangewood (N-2) PD / Grande Pines Parcel 11D Preliminary Subdivision Plan

- Case:** CDR-20-02-045
- Project Name:** Orangewood (N-2) PD / Grande Pines Parcel 11D PSP
- Applicant:** Christina Baxter, Poulos & Bennett, LLC.
- District:** 1
- Acreage:** 118.78 gross acres
- Location:** Generally located south of Central Florida Parkway and west of I-Drive
- Request:** To expand Park Tract P-1 to include additional parking, revise phase lines for a total five phases, decrease the number of units from 423 to 385, increase townhome lot width from 20 feet to 22 feet, revise the gate entrance access point, remove open space tracts along boundary, add parking and parking tracts along boundary, add a guard house along the entrance road in the median at the gated entrance, revise townhome building elevations, add guard house elevations, and request modification / removal of Board condition #7 regarding approval of a CDD for the project and modify Board condition #9 to accommodate the additional phase.

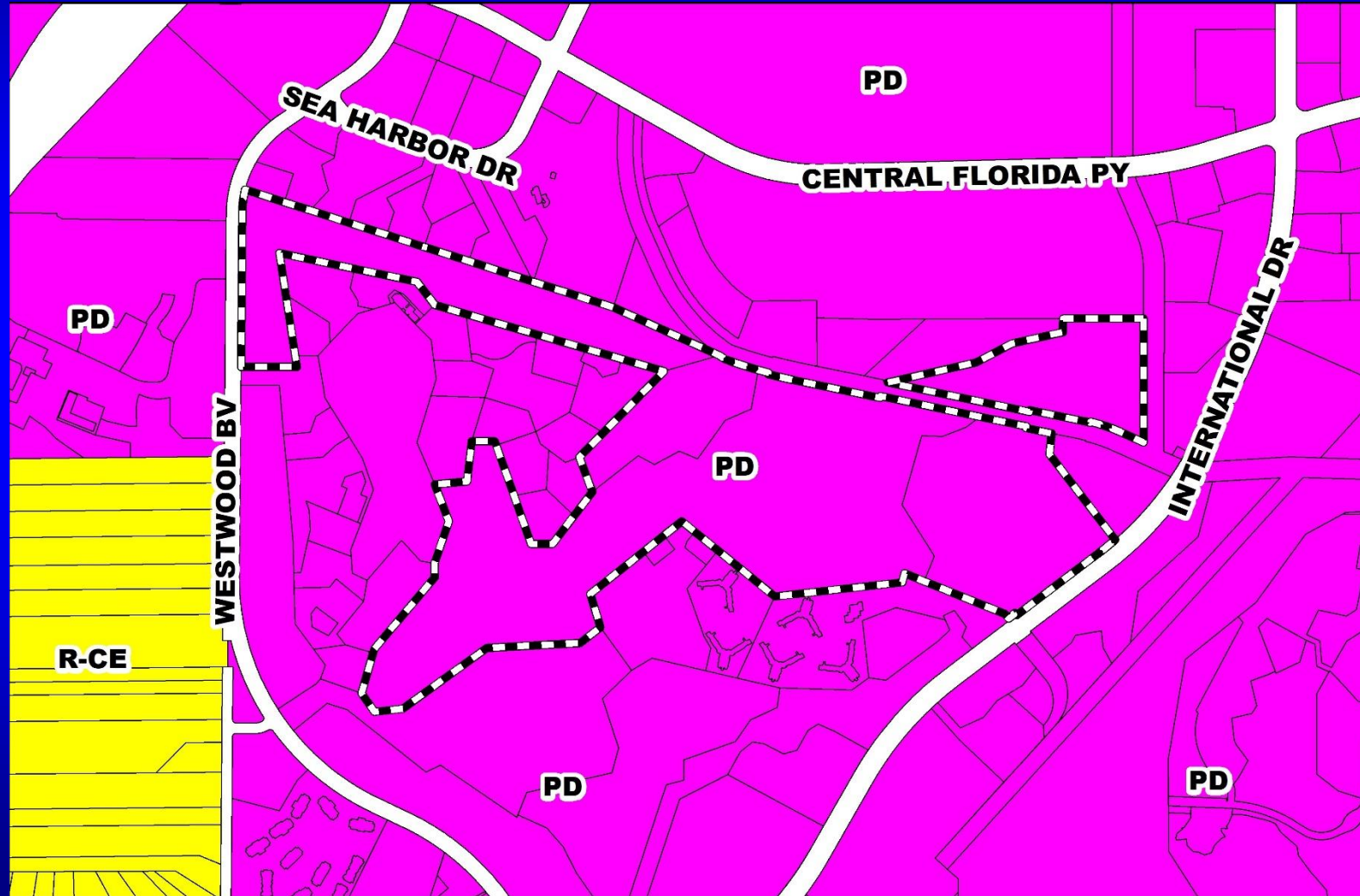


Orangewood (N-2) PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Future Land Use Map



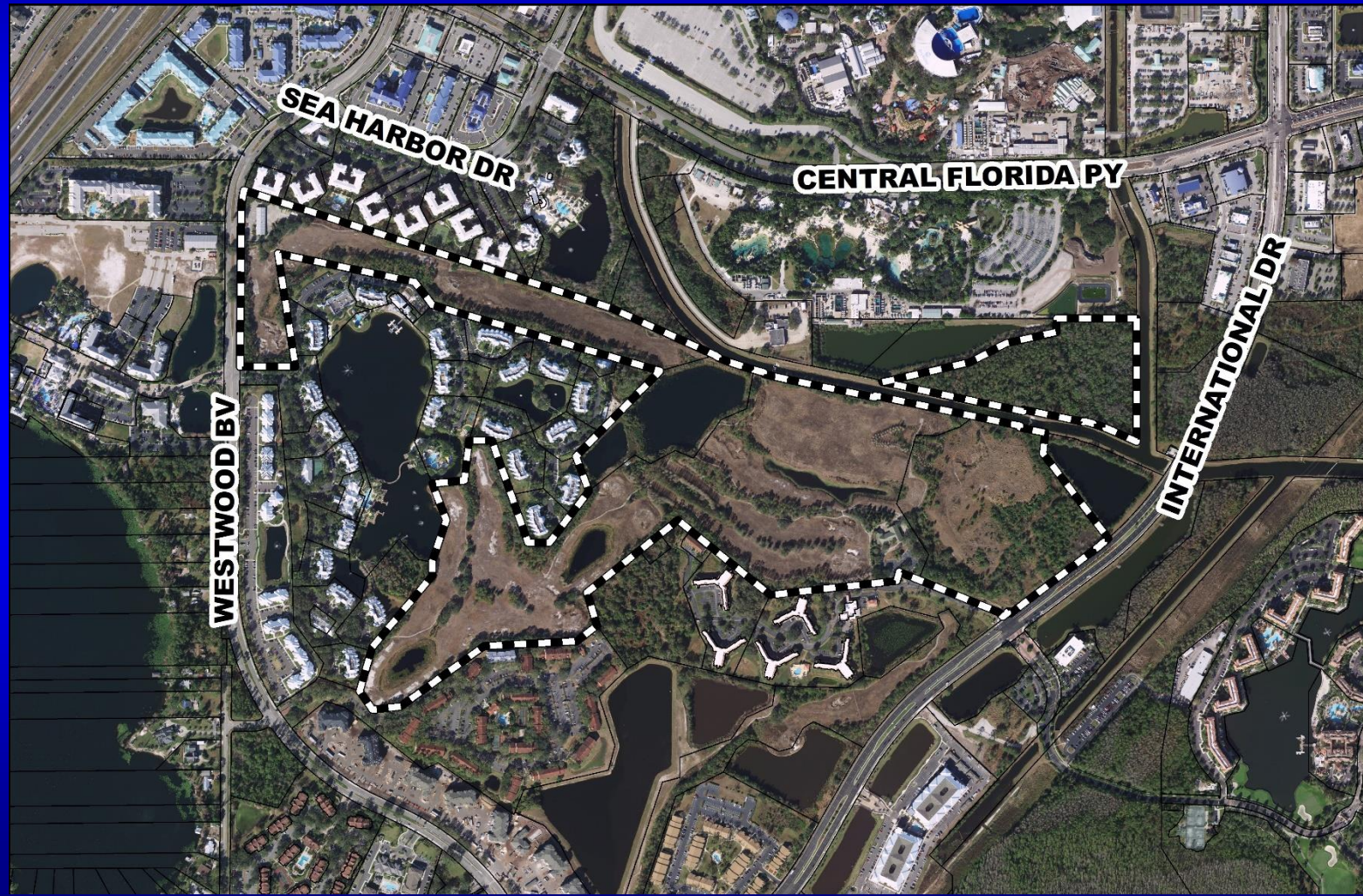


Orangewood (N-2) PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Zoning Map





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

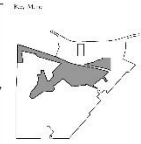
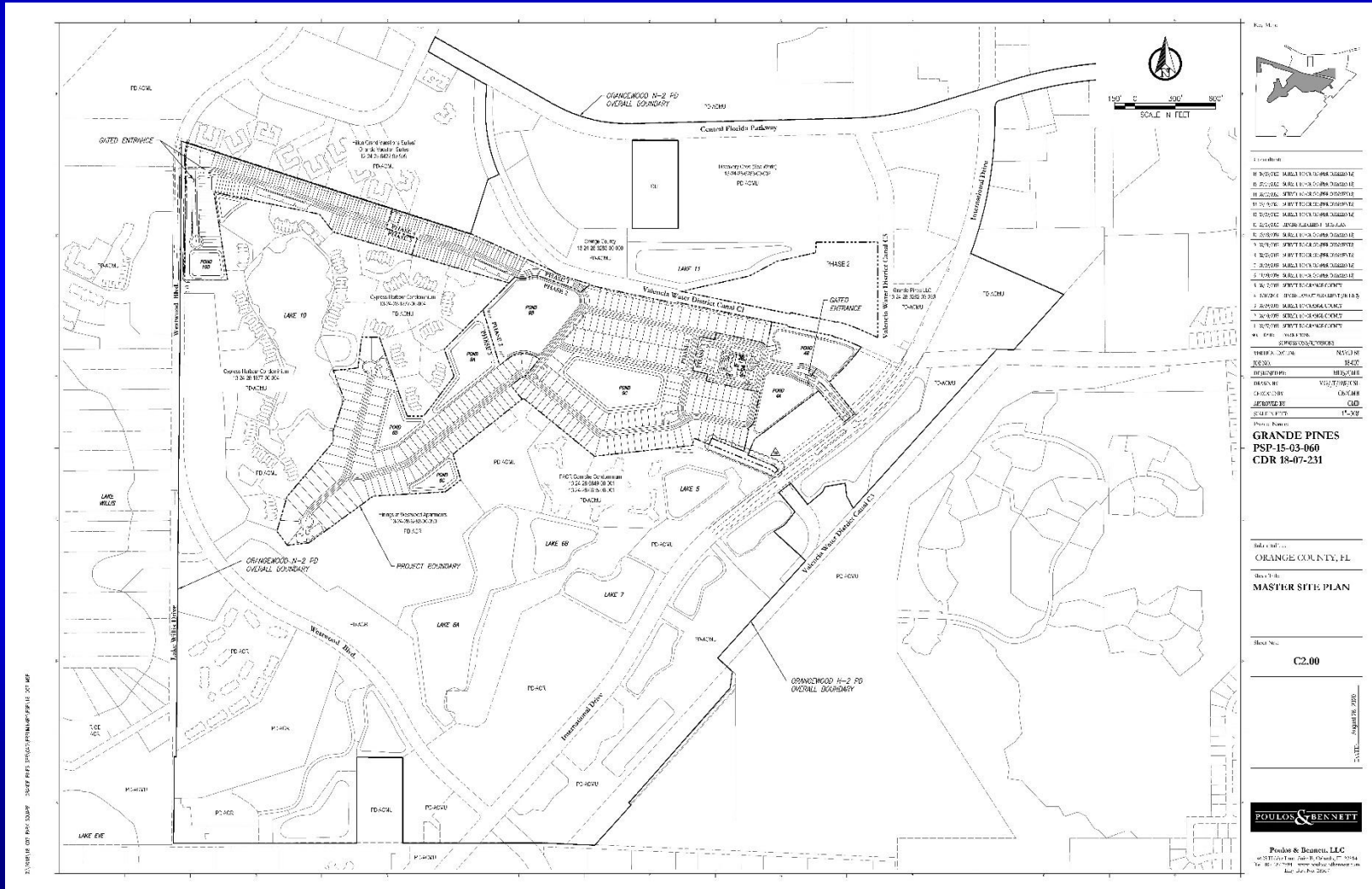




Orangewood (N-2) PD / Grande Pines Parcel 11D

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



NO.	DESCRIPTION	DATE
1	PRELIMINARY SUBDIVISION PLAN	07/23/18
2	REVISION	
3	REVISION	
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100	REVISION	

Project Name:
GRANDE PINES
PSP-15-03-060
CDR 18-07-231

Submitted to:
ORANGE COUNTY, FL

Submitted by:
MASTER SITE PLAN

Sheet No.:
C2.00



Poulos & Bennett, LLC
 4055 Poydras Street, Suite 200, New Orleans, LA 70112
 Tel: 504-581-1111 Fax: 504-581-1112
 www.poulosandbenett.com



Existing Condition of Approval #7

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



Amended Condition of Approval #9

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



Action Requested

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

District 1



Waterford Lakes Multi-Family Planned Development / Land Use Plan

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



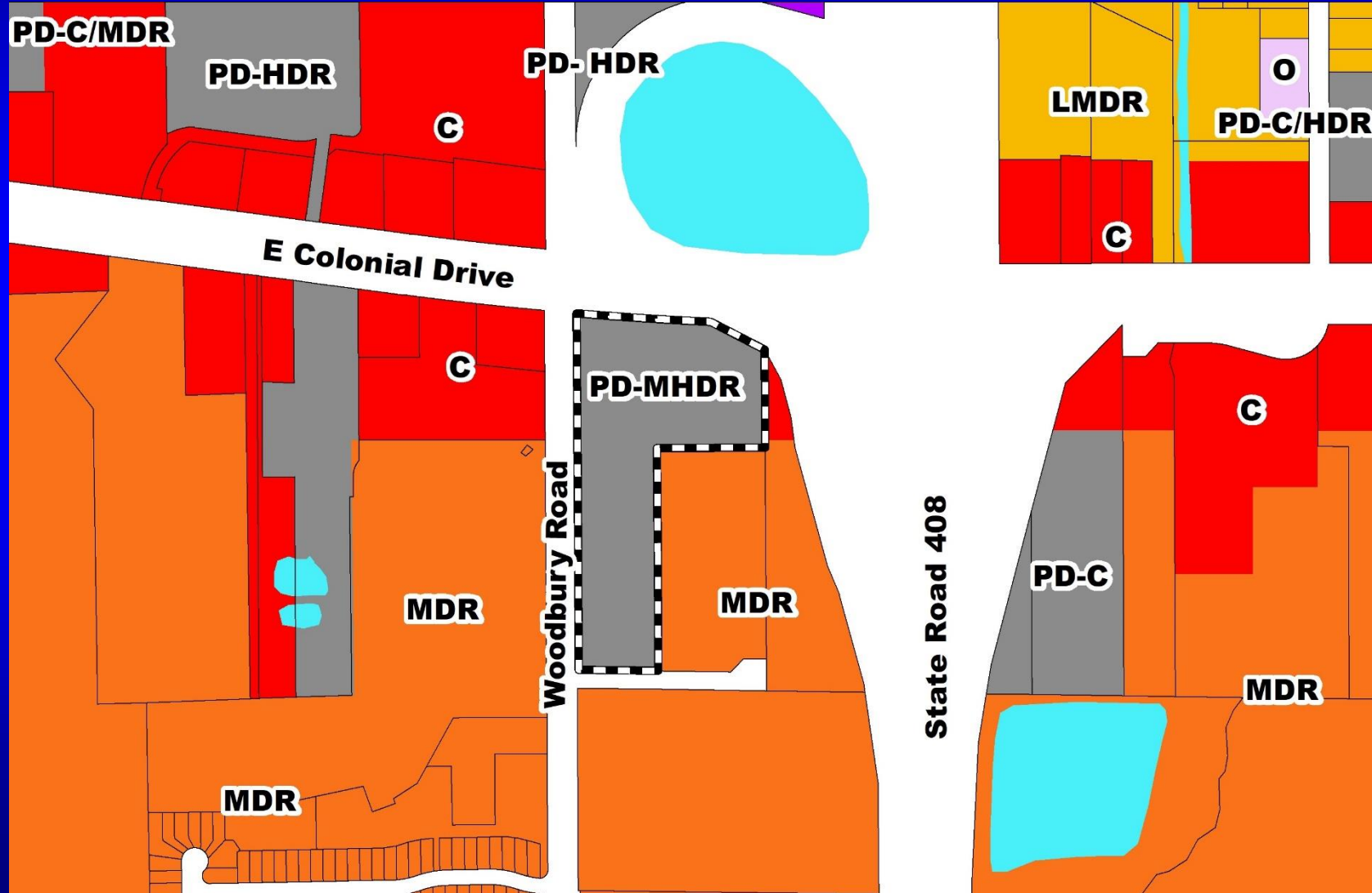
Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

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



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

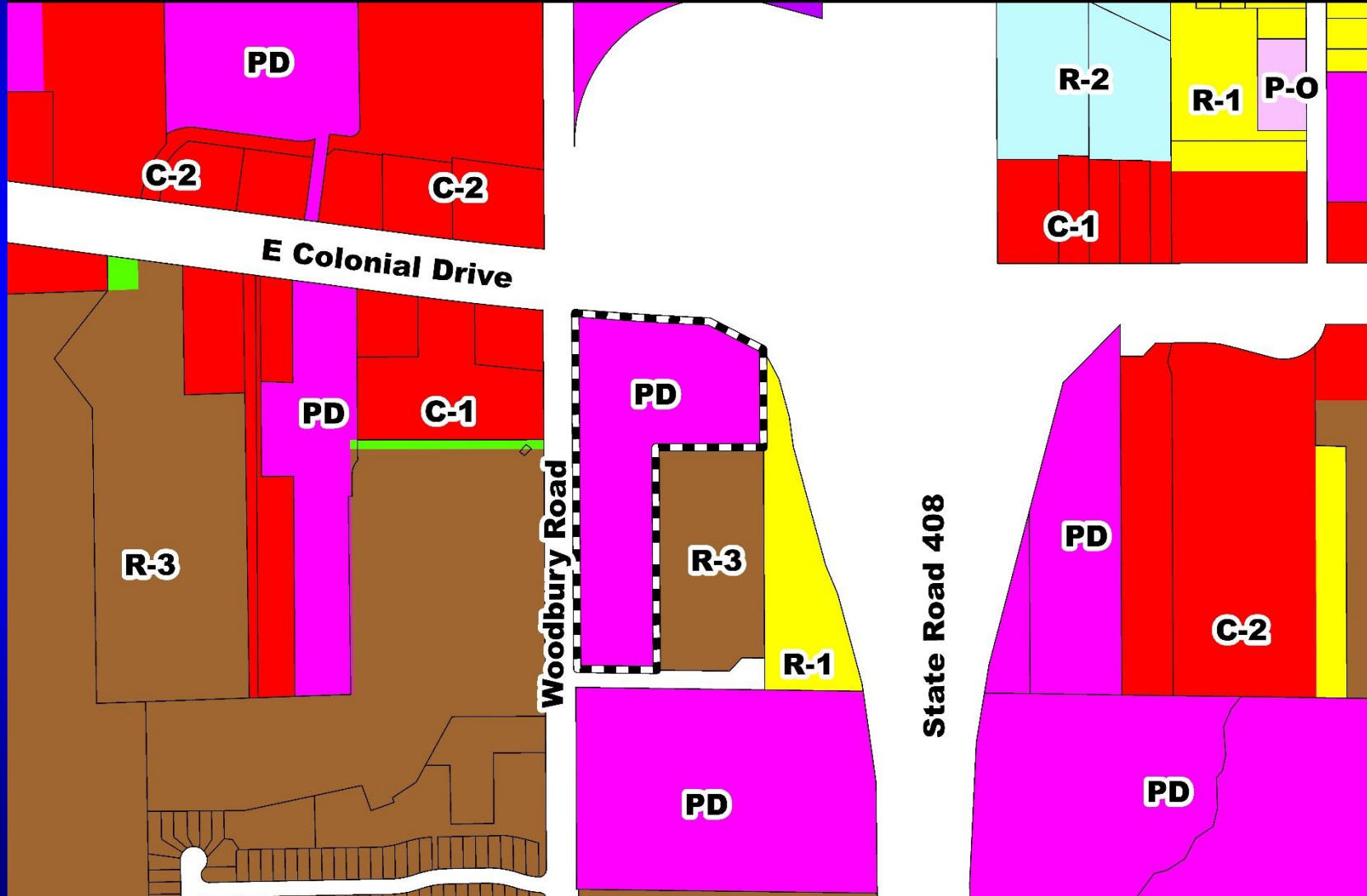
Future Land Use Map





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

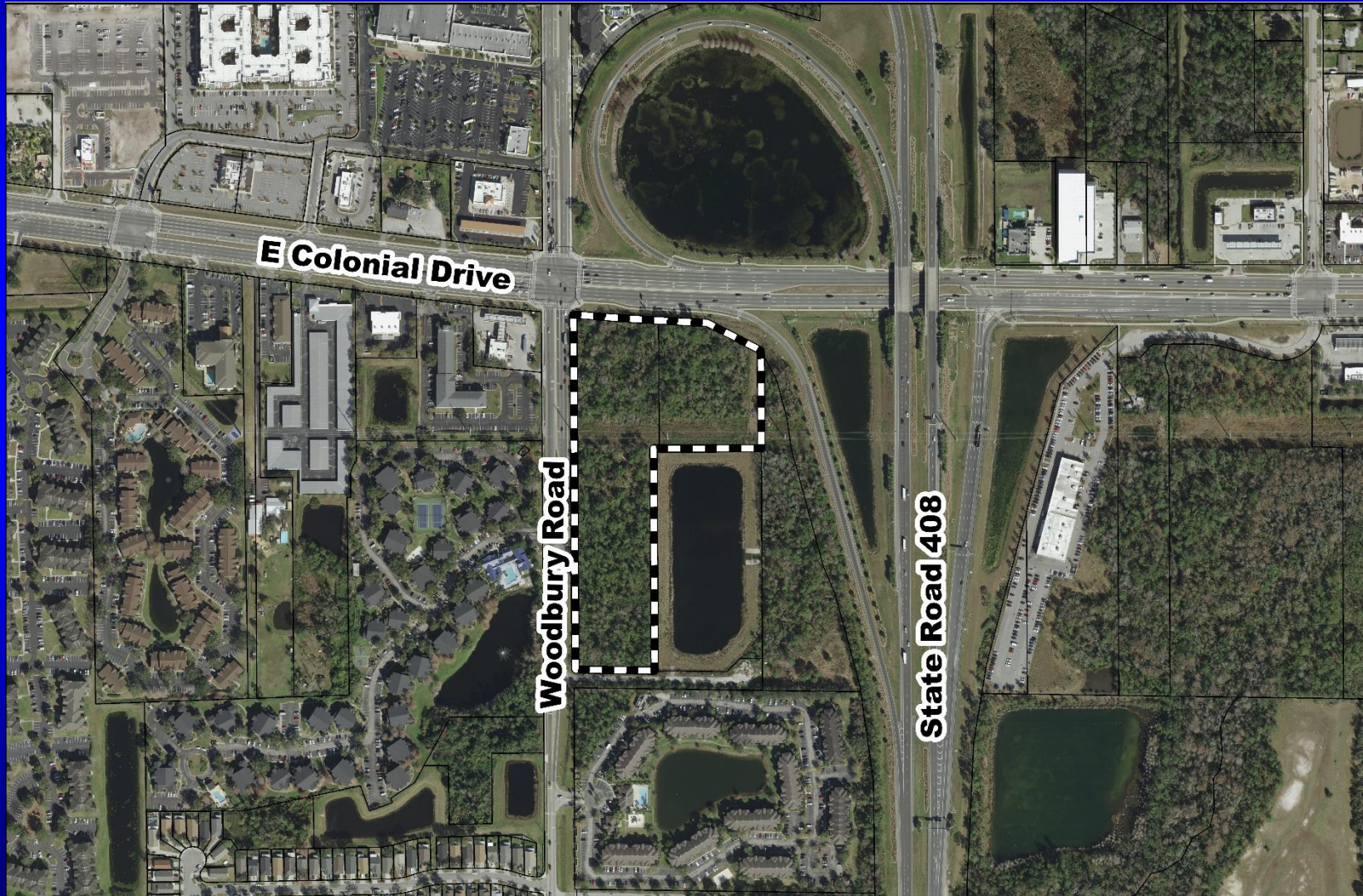
Zoning Map





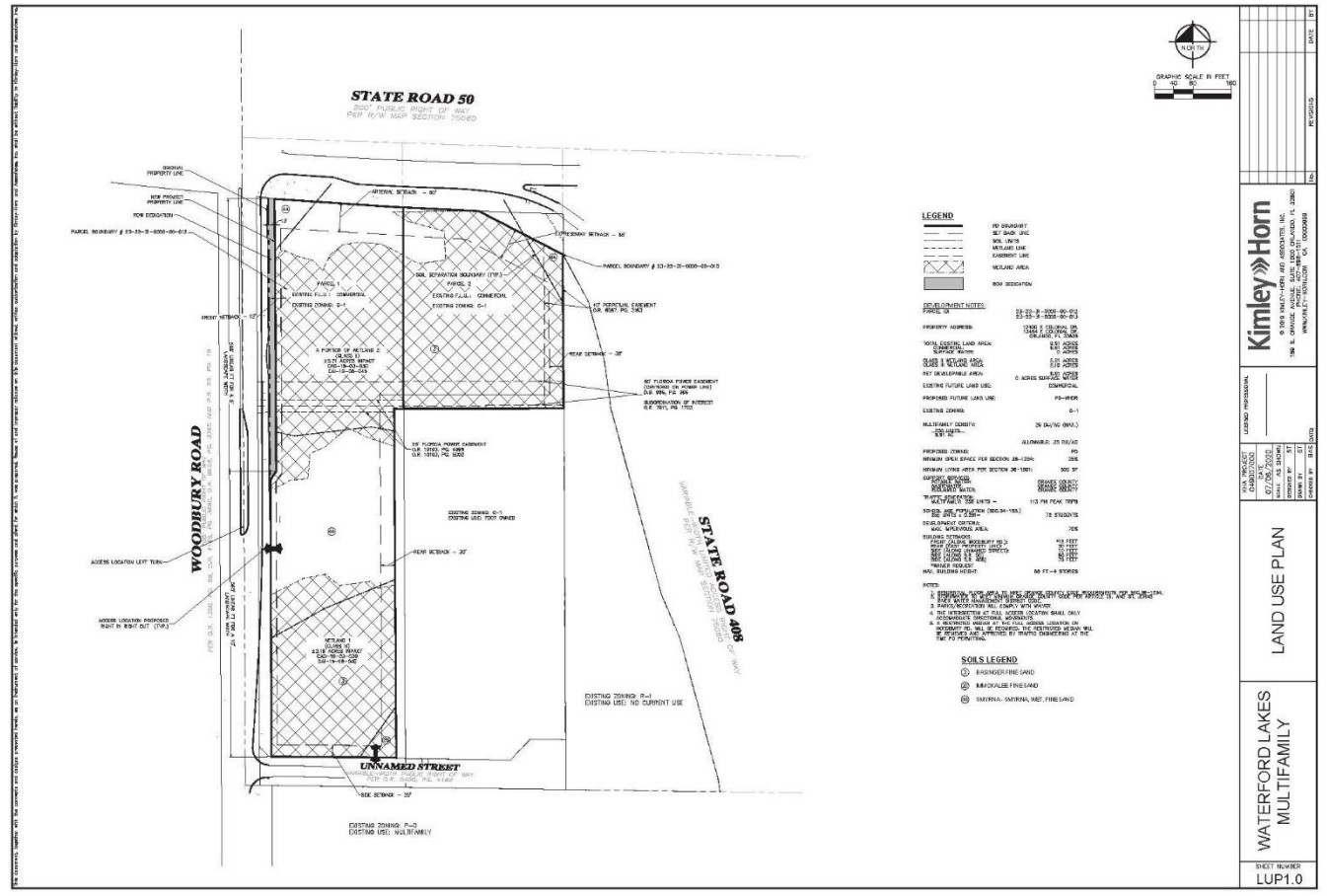
Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

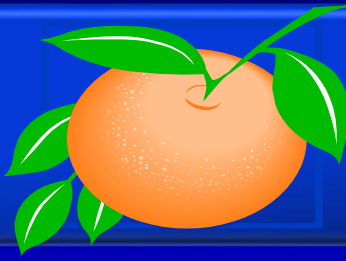
Aerial Map



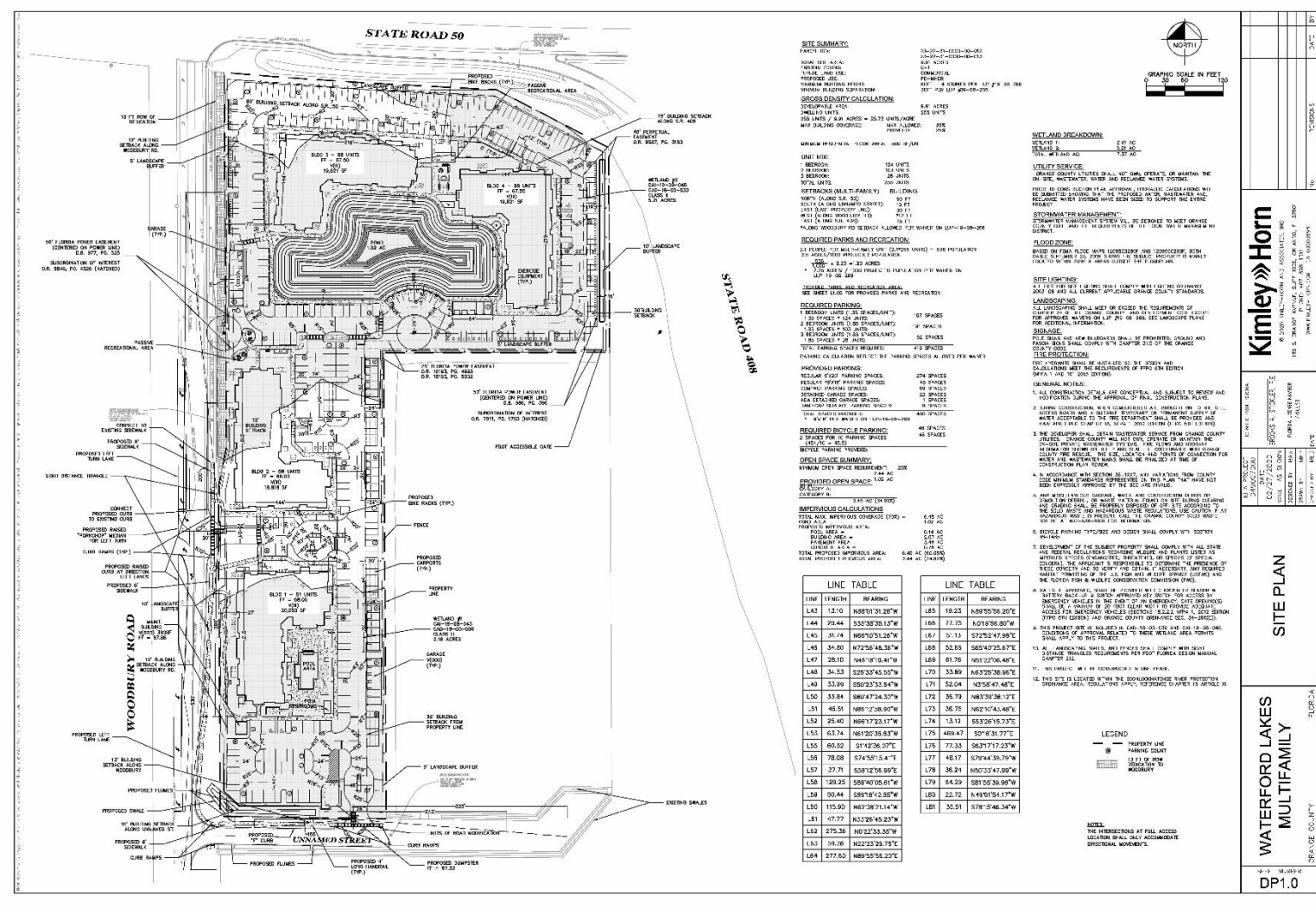


Waterford Lakes Multi-Family Planned Development / Land Use Plan Overall Land Use Plan





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: 01
 AREA: 26.73 ACRES
 ZONING: R-10
 PROJECT: WATERFORD LAKES MULTI-FAMILY PD

GROSS DENSITY CALCULATION

DESIGNABLE AREA: 26.73 ACRES
 UNITS PER ACRE: 25.73 UNITS/ACRE
 TOTAL UNITS: 688 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
 CABLE: 120 UNITS

REQUIRED PAPER AND REGISTRATION

1. TITLE PLAN (20) - 1/4" SCALE
 2. SURVEY MAP (20) - 1/4" SCALE
 3. ZONING MAP (20) - 1/4" SCALE
 4. SUBDIVISION MAP (20) - 1/4" SCALE
 5. PLAT MAP (20) - 1/4" SCALE
 6. RECORD MAP (20) - 1/4" SCALE
 7. RECORD SURVEY MAP (20) - 1/4" SCALE
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 14. RECORD RECORD SUBDIVISION MAP (20) - 1/4" SCALE
 15. RECORD RECORD PLAT MAP (20) - 1/4" SCALE

LINE	LENGTH	BEARING
L42	13.10	N88°01'31.28"W
L44	29.44	S32°30'38.13"W
L43	31.41	N88°01'31.28"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	33.74	N61°20'35.83"W
L53	66.52	S14°03'36.07"E
L54	78.08	S74°57'54.7"E
L57	37.71	S31°12'06.90"E
L58	729.25	S89°40'05.61"W
L59	20.44	S81°0'42.05"W
L60	115.60	N63°38'11.4"W
L61	47.77	N33°26'45.23"W
L62	275.36	N02°33'33.37"W
L63	36.38	N22°23'29.75"E
L64	277.63	N69°35'58.22"E

LINE	LENGTH	BEARING
L65	19.23	N60°50'06.20"E
L66	77.75	N01°56'00.00"W
L67	37.15	S22°25'49.88"E
L68	52.85	S65°42'35.87"E
L69	61.76	N01°22'06.40"E
L70	33.89	N63°29'36.96"E
L71	52.04	N25°47'48.7"E
L72	38.79	N63°30'38.12"E
L73	36.75	N62°10'43.60"E
L74	13.12	S53°29'16.72"E
L75	469.47	S0°0'0.00"W
L76	77.33	S00°17'12.57"W
L77	48.17	S76°44'36.78"W
L78	36.21	N02°33'42.89"W
L79	84.29	S81°00'36.98"W
L80	22.72	N49°10'51.17"W
L81	35.51	S78°15'48.34"W



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
 CABLE: 120 UNITS

REQUIRED PAPER AND REGISTRATION

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 2. SURVEY MAP (20) - 1/4" SCALE
 3. ZONING MAP (20) - 1/4" SCALE
 4. SUBDIVISION MAP (20) - 1/4" SCALE
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Kimley»Horn

115 S. MARKET AVENUE, SUITE 200, OMAHA, NE 68102
 (402) 442-1000
 WWW.KIMLEYHORN.COM

LEGEND

PROPERTY LINE
 PARKING SPACES
 DRIVEWAY TO PROPERTY

NOTE:
 THE INTERSECTIONS AT FULL ACCESS
 LOCATIONS SHALL BE ACCORDING TO
 STANDARD MOVEMENT.

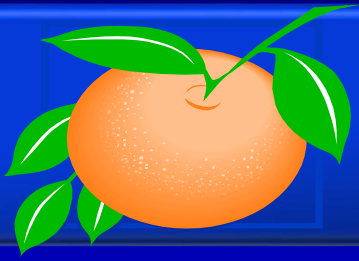
WATERFORD LAKES MULTIFAMILY

SITE PLAN

DP1.0

DATE: 01/11/2024

SCALE: 1" = 40'-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