

*Board of County Commissioners*

# Public Hearings

**February 26, 2019**



# Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal

**Case:** DP-18-01-017

**Appellant:** A. Kurt Ardaman, Fishback Dominick

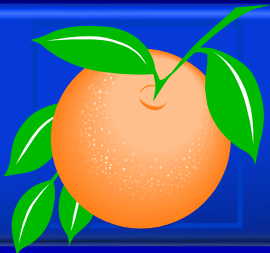
**Applicant:** James Monica, P.E., Harris Civil Engineers, LLC

**District:** 1

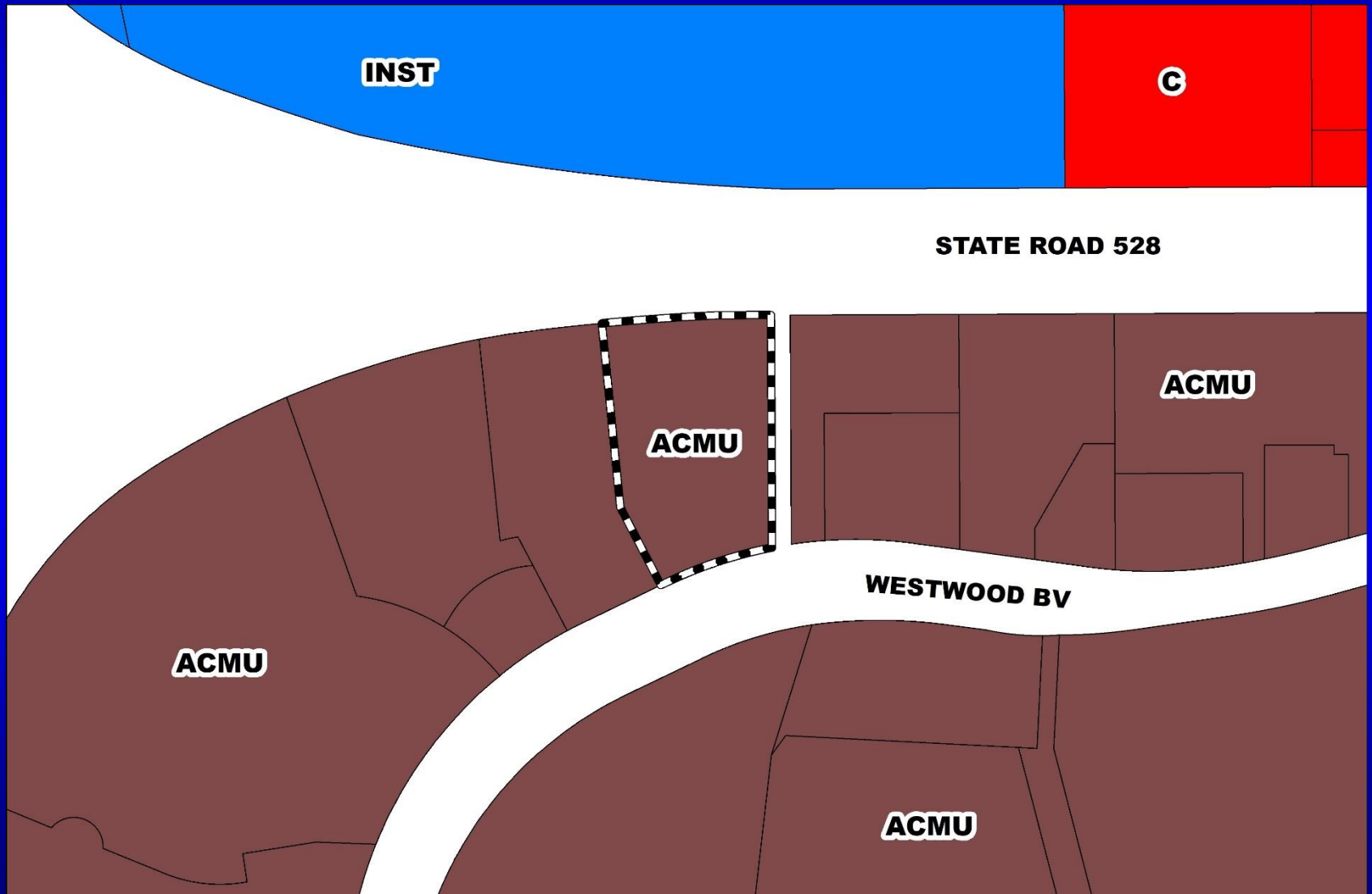
**Acreage:** 5.0 gross acres

**Location:** North of Westwood Boulevard / South of State Road 528

**Request:** To appeal a DRC approval of a request of a Development Plan for construction of a 299 room hotel

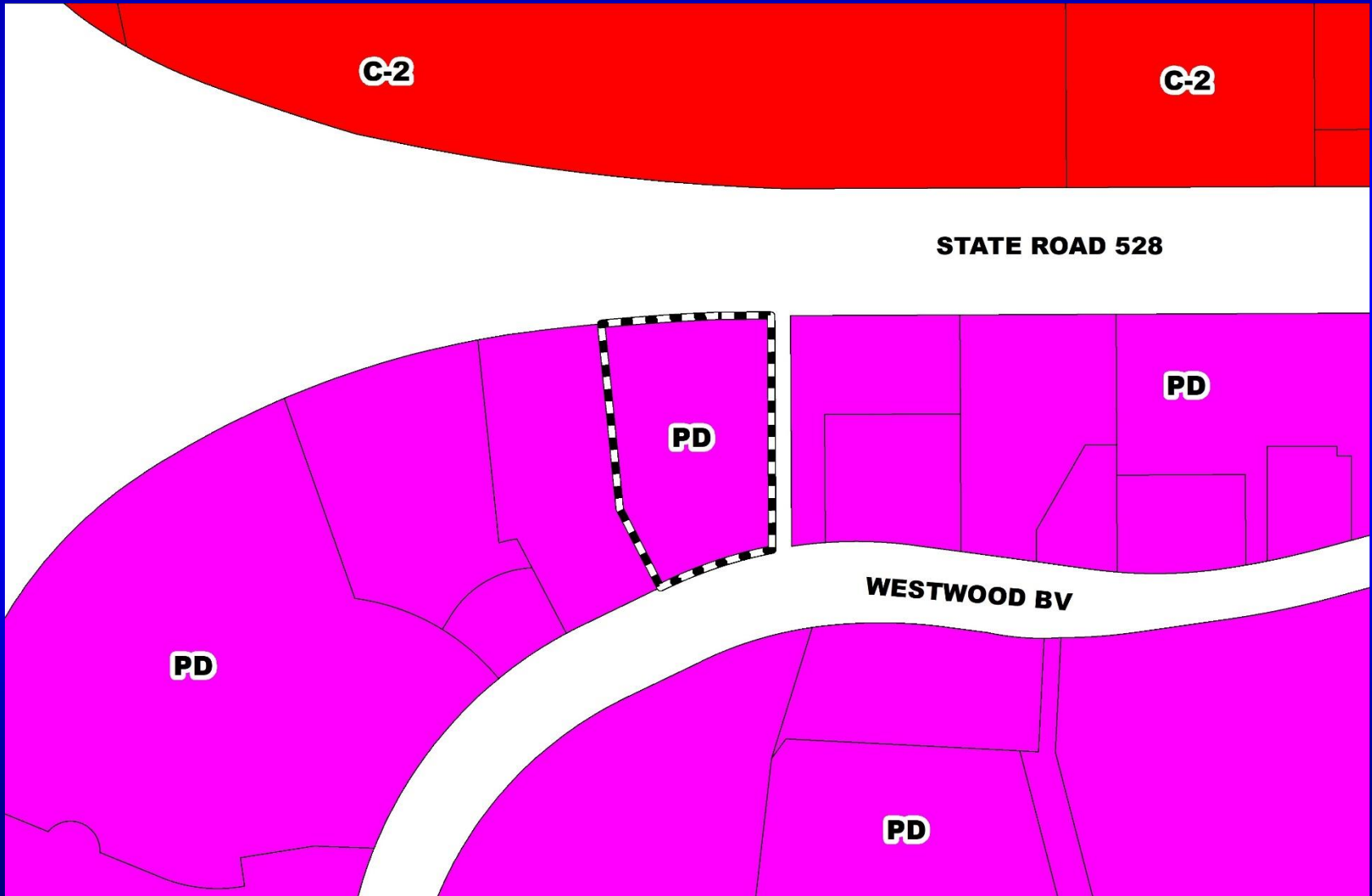


# Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Future Land Use Map





# Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Zoning Map







# Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Aerial Map

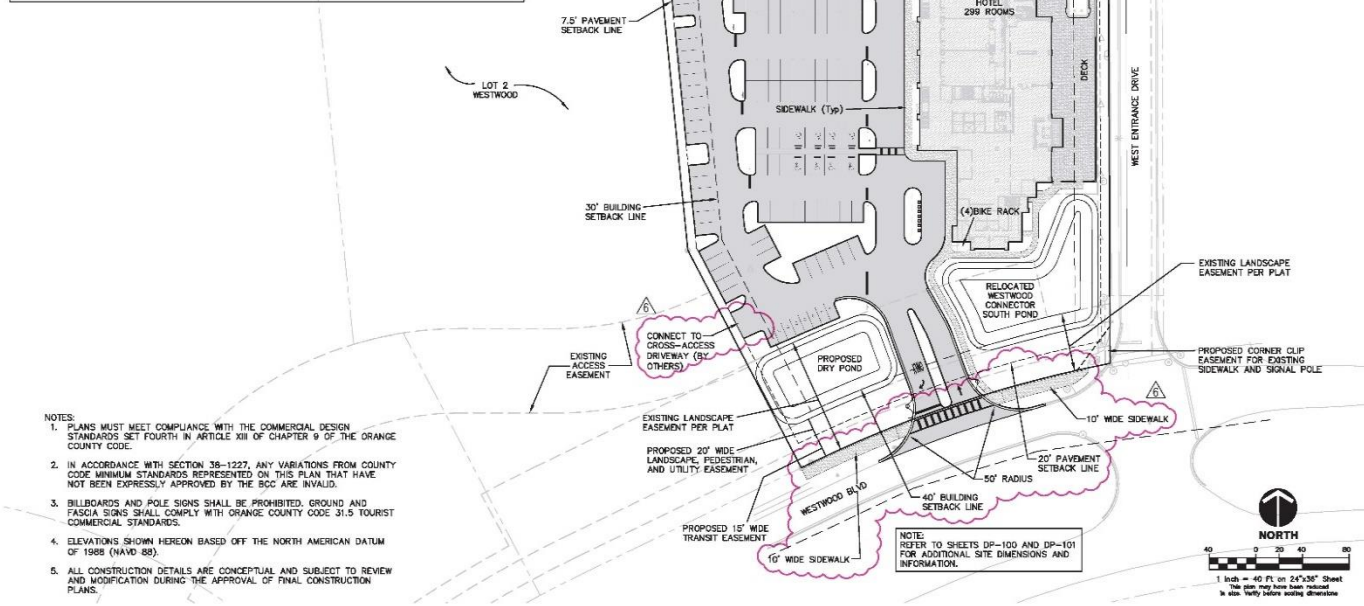






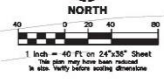
# Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Development Plan – Site Layout

SITE DATA TABLE	
PARCEL ACRES:	4.999 ACRES
PARCEL:	12-24-20-9655-00-024
PROPOSED USES:	209 ROOM HOTEL
AVERAGE DAILY TRIPS:	1,002 TRIPS PER ITE TRIP GENERATION RATES – 10TH EDITION (see traffic study)
MAX. BUILDING COVERAGE:	0.762 ACRES
MAX. F.A.R.:	2.0 (PER PSP) PROVIDED: 6.68 ACRES/4.999 = 1.34
OPEN SPACE:	MINIMUM REQUIRED: 1.2497 ACRES (24% PER SEC. 38-1234) TYPE A = 1.0289 ACRES TYPE B = 0.5298 ACRES TOTAL PROVIDED: 1.5578 ACRES (31.16%)
IMPERVIOUS AREAS:	MAX ALLOWED (SEC. 38-1272): 3.4993 ACRES (70%) PROPOSED BUILDING: 0.7620 AC (15.24%) PROPOSED ASPHALT: 2.2070 AC (44.14%) PROPOSED SIDEWALK/CONCRETE: 0.2467 AC (4.93%) PROPOSED POOL AND DECK: 0.2255 AC (4.51%) PROPOSED TOTAL IMPERVIOUS: 3.4412 AC (68.83%)
MAXIMUM BUILDING HEIGHT:	300' (MAX) 160' (PROPOSED BUILDING HEIGHT)
PARKING (SEC 38-1476)	MINIMUM REQUIRED: 199 TOTAL (INCLUDES 7 ADA ACCESSIBLE SPACES) 299 HOTEL ROOMS 196 SPACES REQUIRED (0.7 SPACE PER 1.5 ROOM)
PROVIDED:	154 REGULAR SPACES (10'x18') 47 COMPACT SPACES (8'x16') 9 ADA ACCESSIBLE SPACES 209 TOTAL SPACES PROVIDED OF THE 199 REQUIRED 8 BICYCLE SPACES PROVIDED ON SITE (4) IN EACH BIKE RACK
NOTE:	ANCILLARY BALLROOM, SWIMMING POOL, TERRACE, AND RESTAURANT SHALL BE UTILIZED ONLY FOR HOTEL GUESTS.
BUILDING SETBACKS:	WEST ENTRANCE DRIVE: 30' (BLDG) 7.5' (PAVEMENT) WESTWOOD BOULEVARD: 40' (BLDG) 20' (PAVEMENT) LOT 2 SIDE FACING: 30' (BLDG) 7.5' (PAVEMENT) STATE ROAD 528: 75' (BLDG) 20' (PAVEMENT)



- NOTES:
- PLANS MUST MEET COMPLIANCE WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN ARTICLE XIII OF CHAPTER 9 OF THE ORANGE COUNTY CODE.
  - IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
  - BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH ORANGE COUNTY CODE 31.5 TOURIST COMMERCIAL STANDARDS.
  - ELEVATIONS SHOWN HEREON BASED OFF THE NORTH AMERICAN DATUM OF 1988 (NAVD 88).
  - ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

NOTE:  
REFER TO SHEETS DP-100 AND DP-101 FOR ADDITIONAL SITE DIMENSIONS AND INFORMATION.



DATE	BY	REVISION	REVISIONS								
			NO.	DATE	DESCRIPTION	BY	CHK.				

**SITE PLAN**

DEVELOPMENT PLAN FOR:  
**Westwood Hotel**  
WESTWOOD BLVD

ORANGE COUNTY, FLORIDA

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

**HARRIS**

Harris CMI Engineers, LLC

1200 E. Hillcrest Street  
Suite 209  
Orlando, Florida 32803

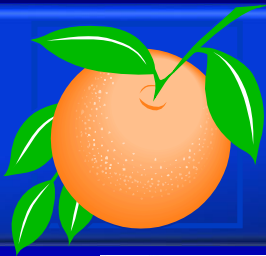
Phone: (407) 526-4777  
Fax: (407) 526-7688  
www.harrisengineers.com  
EE 9814

James Winters, P.E.  
State of Florida # 06888

HCC Project No: 2200000

Date: 01/21/2018

Drawing: **DP-005**



# Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Development Plan – Building Elevation



2 **SOUTHEAST VIEW**  
NTS



1 **SOUTHWEST VIEW**  
NTS

REVISIONS	
NO.	DATE BY DESCRIPTION
1	03-21-18
2	03-23-18

Prepared	Checked	Reviewed	Approved

**BUILDING CONCEPT IMAGES**

DEVELOPMENT PLAN FOR:  
**Westwood Hotel**  
WESTWOOD BLVD

ORANGE COUNTY, FLORIDA

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

**HARRIS**  
Harris Civil Engineers, LLC  
1200 E. Hillwood Street  
Suite 302  
Orlando, Florida 32803  
Phone: (407) 629-4777  
Fax: (407) 629-7000  
www.harrisengineers.com  
88 9814

James Martin, P.E.  
State of Florida # 65566  
HCE Project No: 2018006

Date: 01-17-2018  
Drawing: A-5\_3

**BeharPeteranecz**  
ARCHITECTURE | INTERIORS  
2402 TERMINAL DRIVE, SOUTH 11 ST. PETERSBURG, FLORIDA 33712  
(727) 850-8300 | ARCHITECTURE@BPI.COM | 4028007704 829201674

James Martin, P.E.  
State of Florida # 65566



# Action Requested

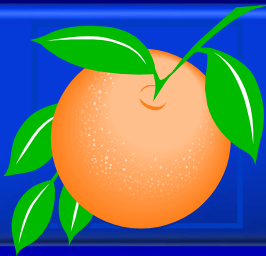
**Uphold the DRC action of October 24, 2018 and approve the Development Plan for construction of a 299 room hotel, subject to the DRC-recommended conditions in the staff report.**

**District 1**

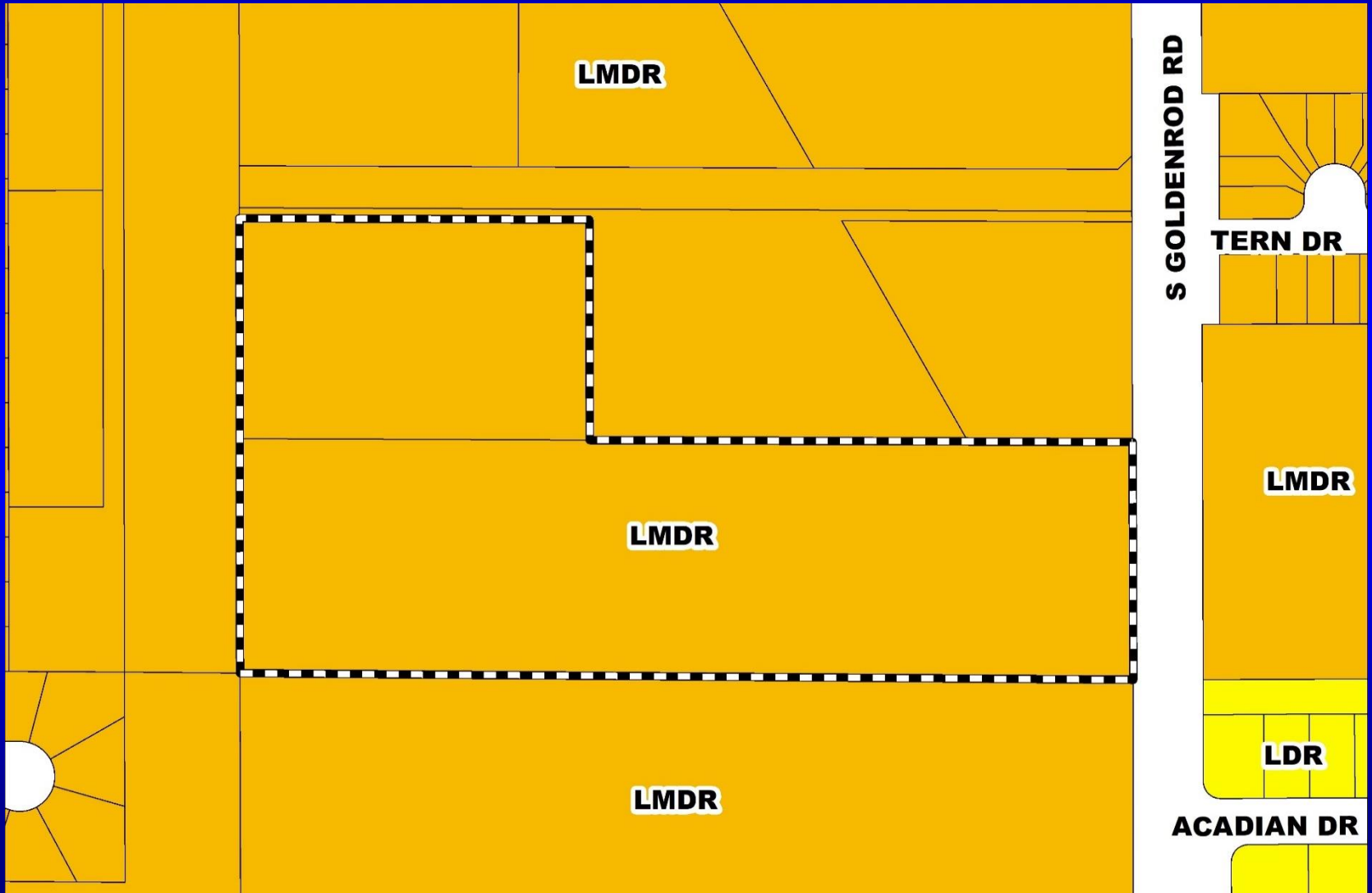


# San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan

<b>Case:</b>	PSP-18-05-168
<b>Project Name:</b>	San Lorenzo Townhomes PD / San Lorenzo PSP
<b>Applicant:</b>	Eric Warren, Poulos & Bennett, LLC
<b>District:</b>	3
<b>Acreage:</b>	13.49 gross acres
<b>Location:</b>	South of Pershing Avenue / West of Goldenrod Road
<b>Request:</b>	To subdivide 13.49 acres in order to construct 72 single-family detached residential dwelling units.



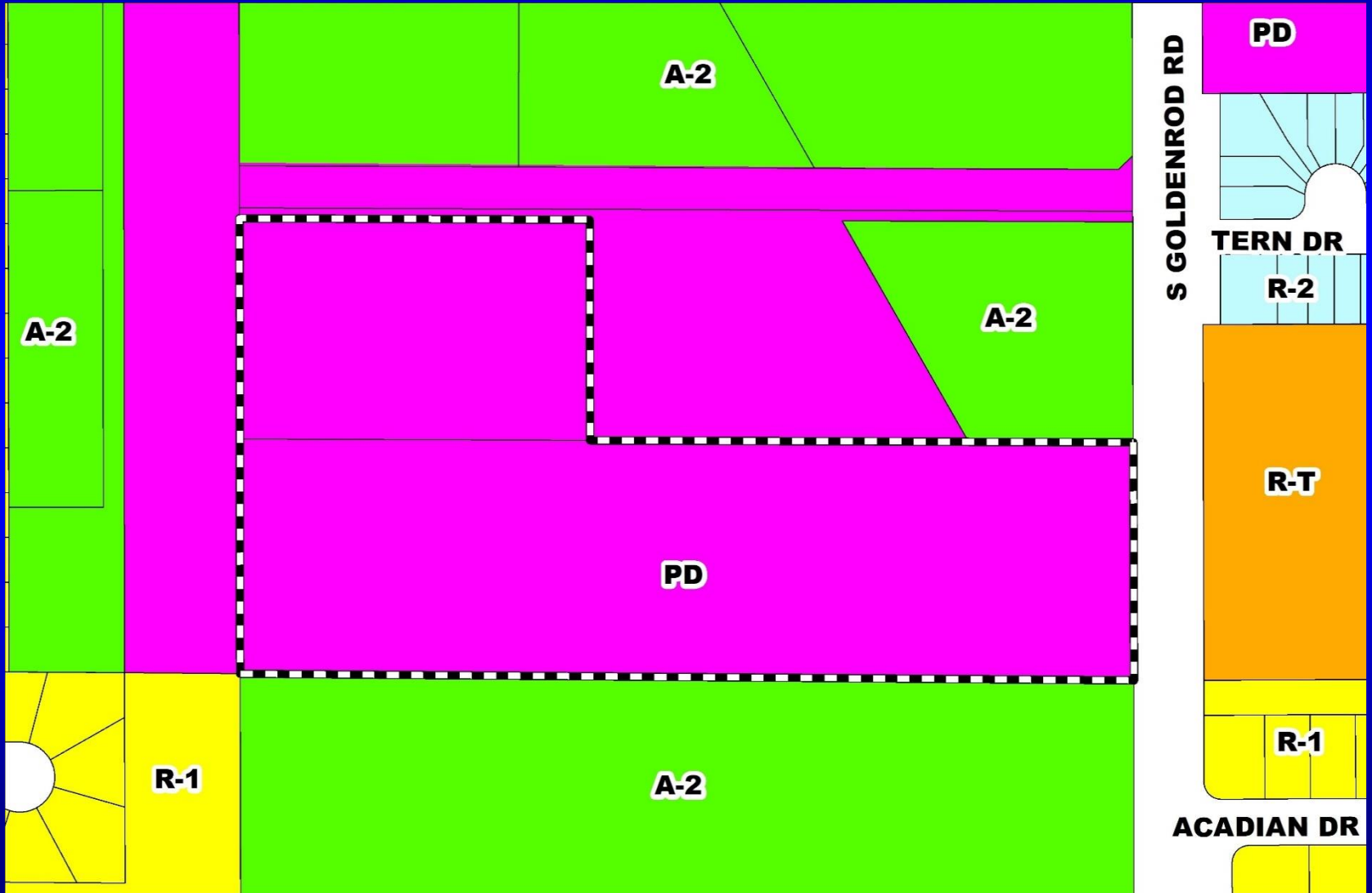
# San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Future Land Use Map







# San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Zoning Map





# San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Aerial Map

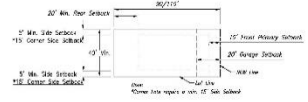






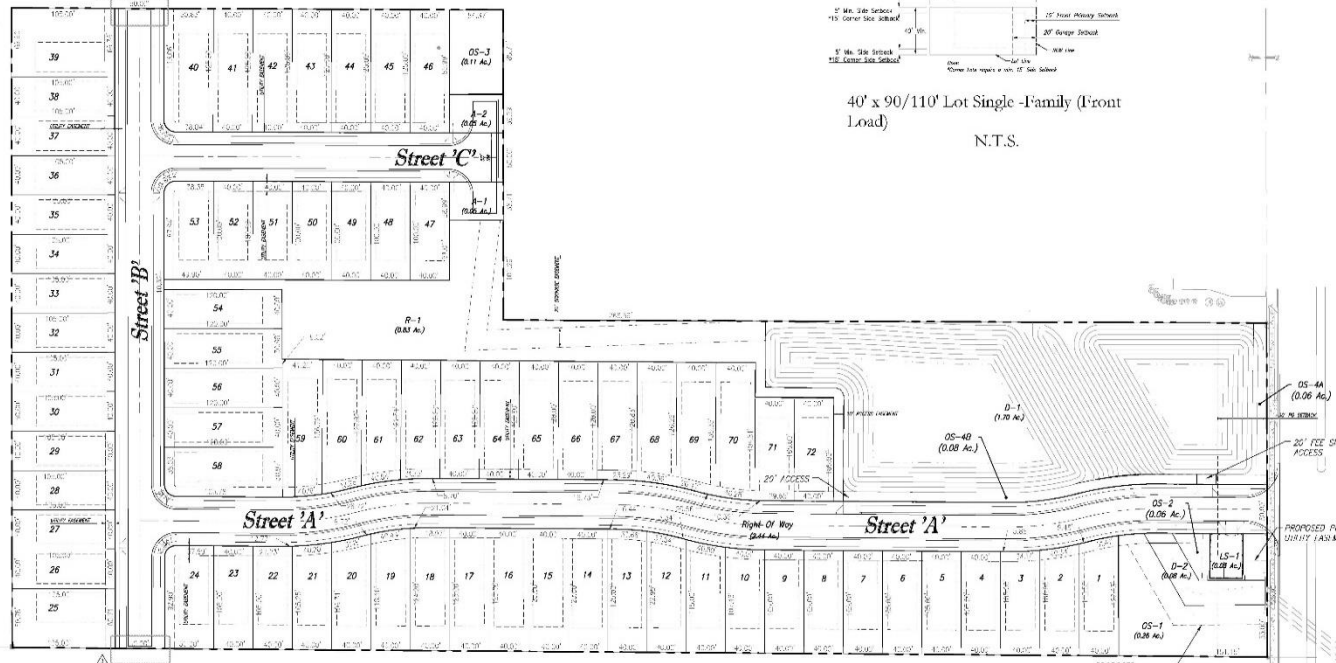
# San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Overall Preliminary Subdivision Plan

SCALE IN FEET



40' x 90' Lot Single-Family (Front Load)

N.T.S.



REGULATORY REVIEW COMMENTS	
REGULATORY REVIEW COMMENTS	
REGULATORY REVIEW COMMENTS	
CITY OF ORANGE PLANNING DEPARTMENT	
NO. DATE	DESCRIPTION
	PRELIMINARY APPROVAL
MUTUAL DESIGN	SAVED
OWNER	15-102
DESIGNED BY	WSP
DRAWN BY	WSP
CHECKED BY	ELW
APPROVED BY	EPW
SCALE: PLAN	1" = 30'

Project Name:  
**SAN LORENZO  
PSP-18-05-168**

Jurisdiction:  
Orange County, Florida

Sheet Title:  
**SITE PLAN**

Sheet No.:  
**C3.00**



Poulos & Bennett, LLC  
2928 S. Orange Ave., Orlando, FL 32809  
Tel: 407.727.3750 | www.poulospn.com  
Exp. 12/31/2026

SAN LORENZO TOWNHOMES PD - 18-05-168 PRELIMINARY SUBDIVISION PLAN - SHEET C3.00



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the San Lorenzo Townhomes Planned Development / San Lorenzo Preliminary Subdivision Plan dated “Received November 9, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**

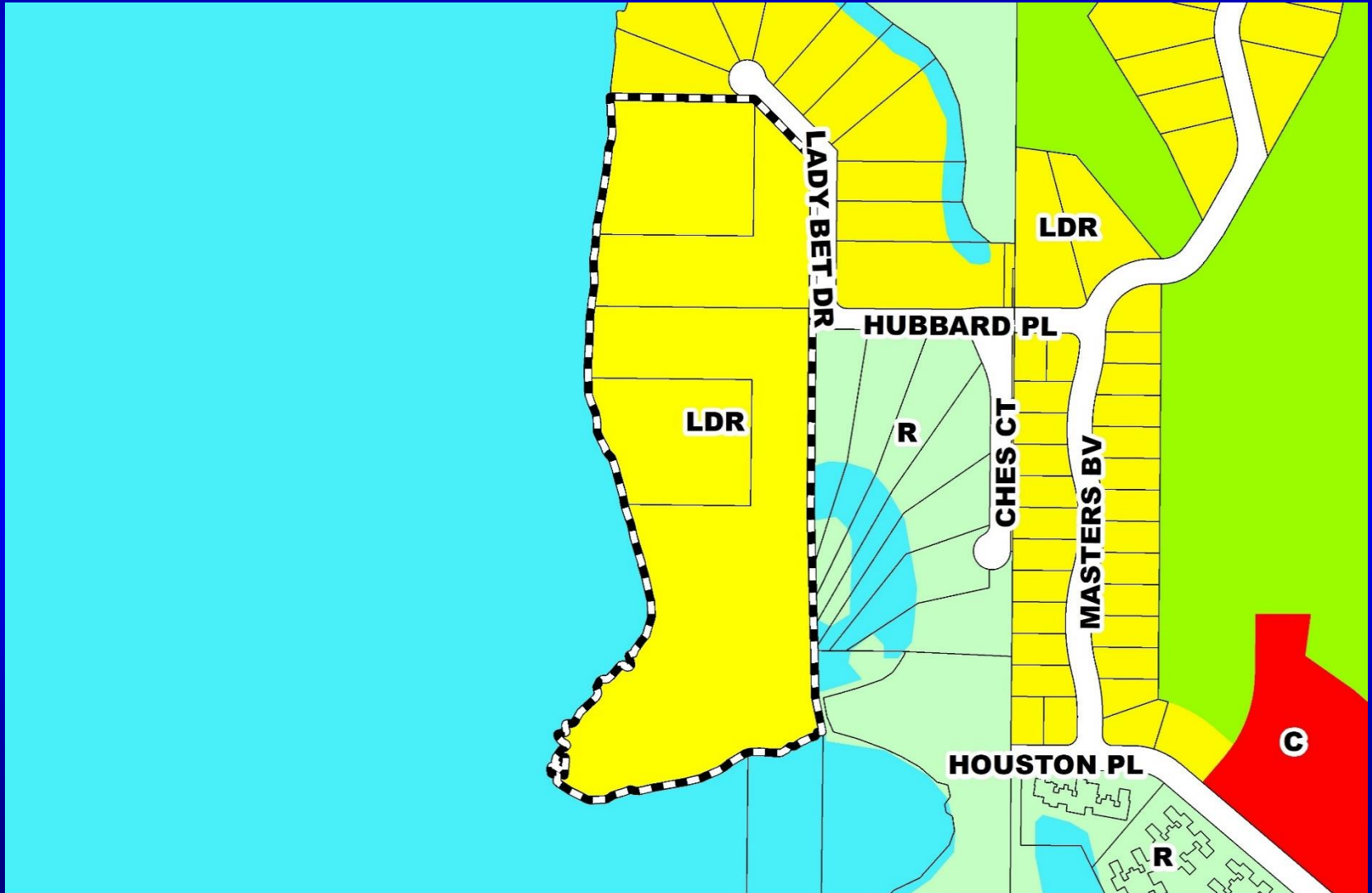


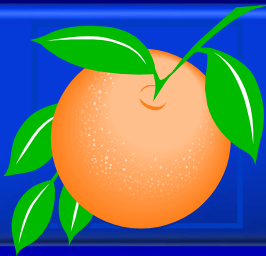
# Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan

<b>Case:</b>	PSP-17-09-278
<b>Project Name:</b>	Hubbard Place PD / Hubbard Place PSP
<b>Applicant:</b>	Jennifer Stickler, Kimley-Horn & Associates, Inc.
<b>District:</b>	1
<b>Acreage:</b>	16.59 gross acres
<b>Location:</b>	South of Lady Bet Drive / West of S. Apopka Vineland Road
<b>Request:</b>	To subdivide 16.59 acres in order to construct 13 single-family detached residential dwelling units.

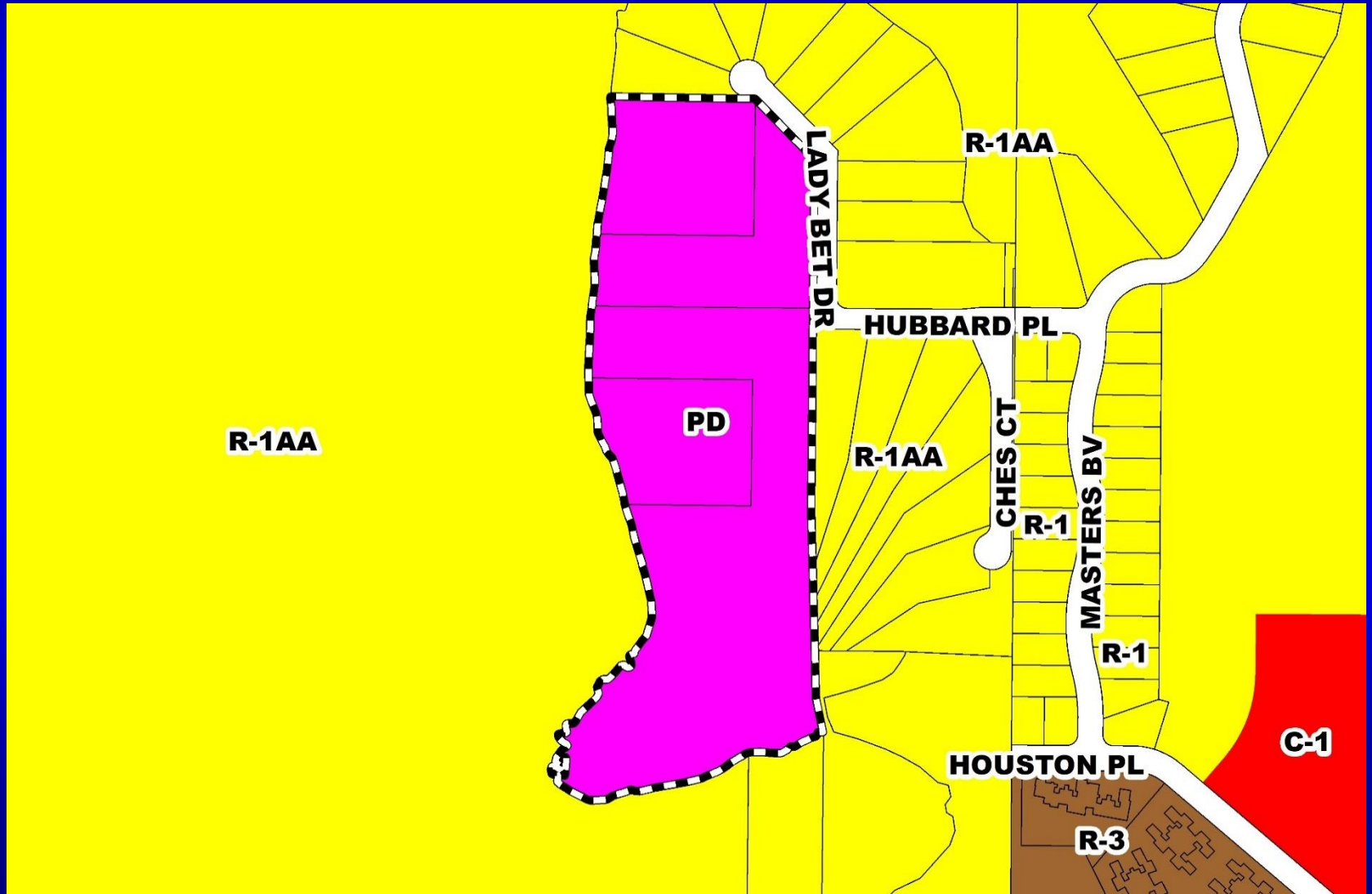


# Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Future Land Use Map





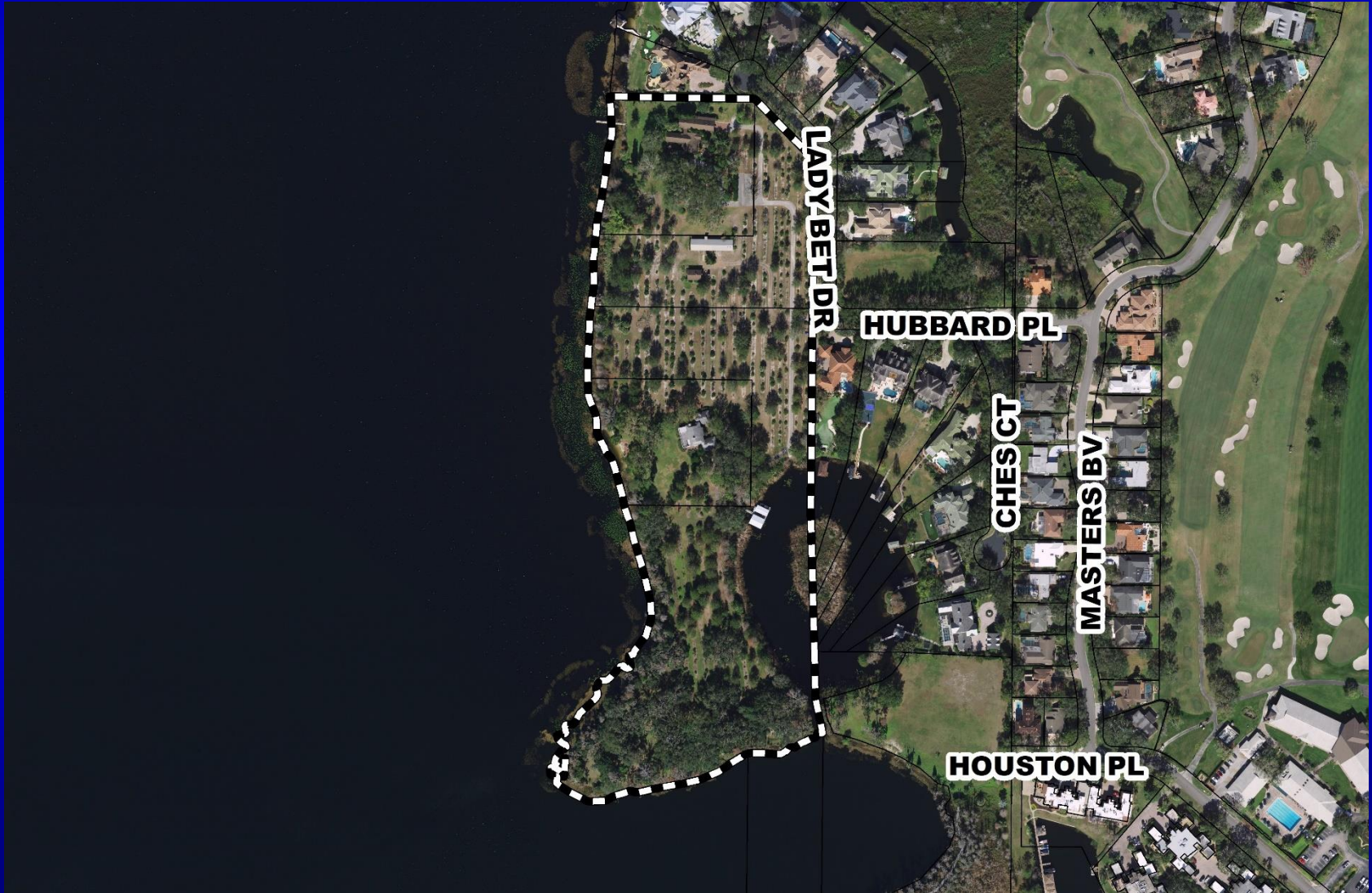
# Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Zoning Map





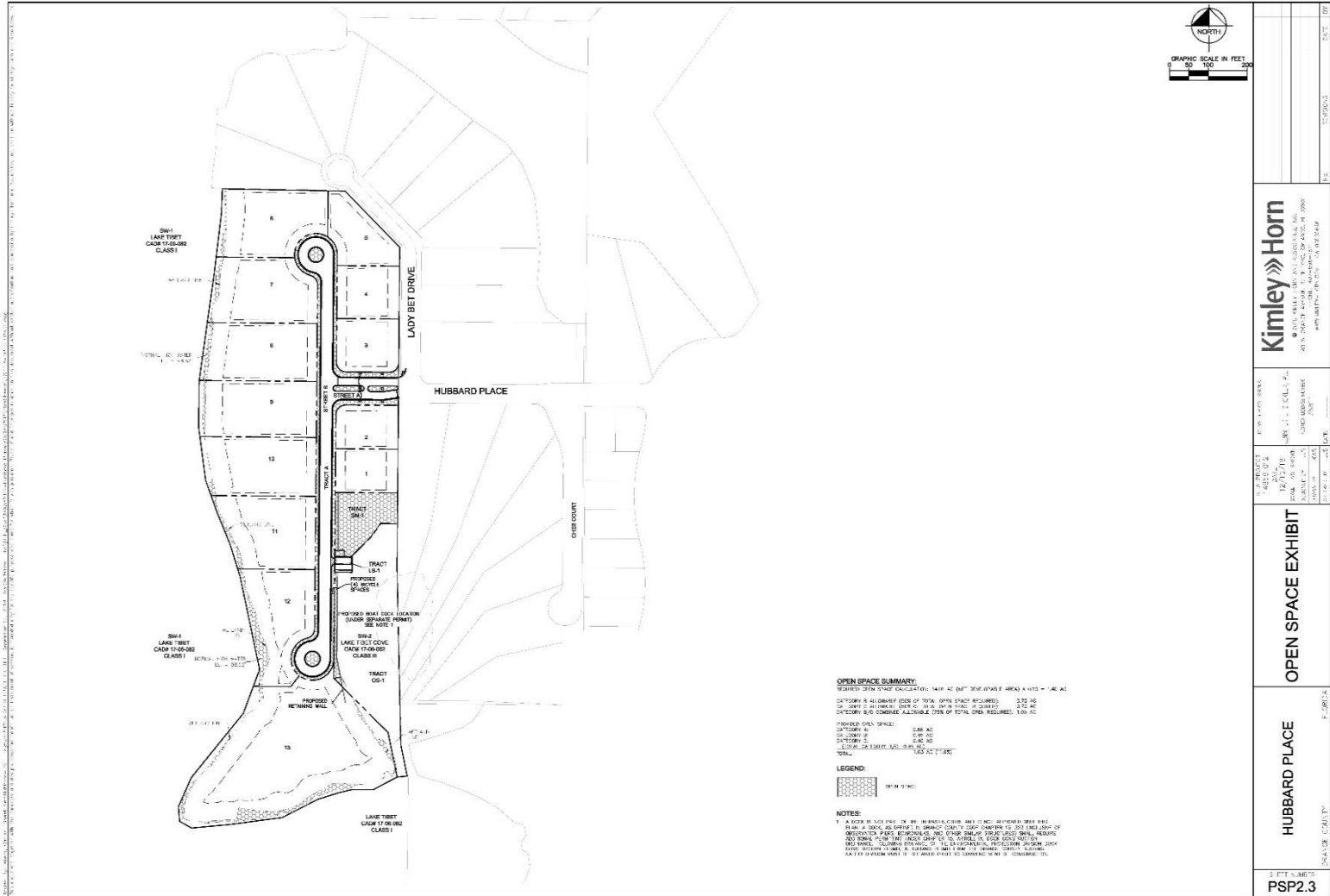


# Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Aerial Map





# Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



**OPEN SPACE SUMMARY:**  
REQUIRED OPEN SPACE CALCULATION: 1441.42 SQ. FT. (MINIMUM AREA) X 1.15 = 1657.62 AC

CATEGORY 1: ALL GRASSY (SEE LIST OF TOTAL OPEN SPACE REQUIRED) 3.52 AC  
 CATEGORY 2: OPEN SPACE (SEE LIST OF TOTAL OPEN SPACE REQUIRED) 1.00 AC  
 CATEGORY 3: COMBINED ALLOWABLE TYPE OF TOTAL OPEN SPACE REQUIRED: 1.00 AC

PROPOSED OPEN SPACE:

CATEGORY 1: 2.88 AC  
 CATEGORY 2: 0.96 AC  
 CATEGORY 3: 0.96 AC  
 TOTAL: 4.80 AC

**LEGEND:**  
 OPEN SPACE

**NOTES:**  
 1. A COPY OF THIS PLAN, IN THE MANNER, DATE AND MANNER REQUIRED BY THE CITY OF HUBBARD, IOWA, SHALL BE FILED IN THE OFFICE OF THE CITY CLERK OF HUBBARD, IOWA, FOR THE CITY OF HUBBARD, IOWA, TO BE RECORDED IN THE PUBLIC RECORDS OF HUBBARD, IOWA, AND A COPY OF THE SAME SHALL BE FILED IN THE OFFICE OF THE CITY CLERK OF HUBBARD, IOWA, FOR THE CITY OF HUBBARD, IOWA, TO BE RECORDED IN THE PUBLIC RECORDS OF HUBBARD, IOWA.

		GRAPHIC SCALE IN FEET 0 50 100 200	
<b>Kimley»Horn</b> 4001 S. HUBBARD AVE., SUITE 100 HUBBARD, IOWA 52002 PH: 563.241.1111 WWW.KIMLEY-HORN.COM		PROJECT NO. 17-05-362	SHEET NO. 100
DATE 11/15/17	DRAWN BY J. H. HORN	CHECKED BY J. H. HORN	SCALE AS SHOWN
<b>OPEN SPACE EXHIBIT</b>			
<b>HUBBARD PLACE</b>		P. 282.3	
CITY OF HUBBARD, IOWA			



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Hubbard Place Planned Development / Hubbard Place Preliminary Subdivision Plan dated “Received January 7, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**





# Tyson Ranch Planned Development / Land Use Plan

- Case:** LUP-18-08-056
- Project Name:** Tyson Ranch PD/LUP
- Applicant:** Thomas Daly, Daly Design Group
- District:** 4
- Acreage:** 75.29 gross acres (*overall PD*)
- Location:** South of State Road 417, North of Simpson Road, and West of Boggy Creek Road
- Request:** To rezone 75.29 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 350 multi-family dwelling units, 330 attached single-family dwelling units, 187,389 square feet of commercial and office uses, and 250 hotel rooms.
- This request also includes a Master Sign Plan and 12 waivers from Orange County Code.



# Action Requested

**Continue this request to the March 26, 2019 BCC meeting at 2:00 p.m.**

**District 4**

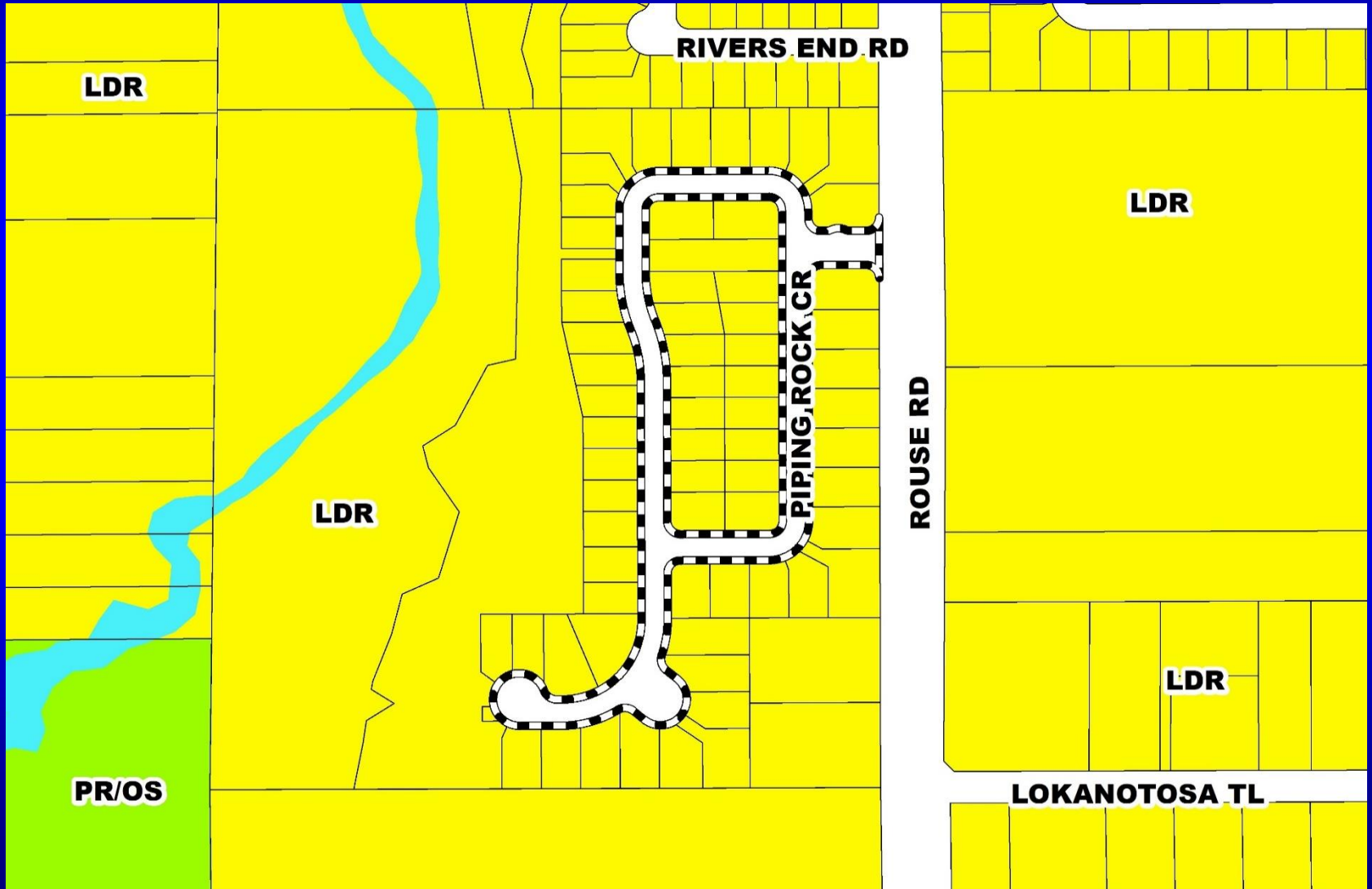


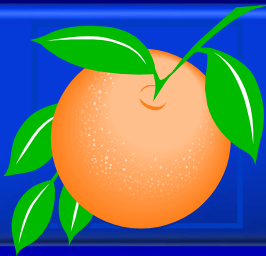
# Pegasus PD / River Oaks Preliminary Subdivision Plan

<b>Case:</b>	CDR-18-11-373
<b>Project Name:</b>	Pegasus PD / River Oaks PSP
<b>Applicant:</b>	Chris Straub, River Oaks Landing HOA
<b>District:</b>	5
<b>Acreage:</b>	98.49 gross acres ( <i>overall PD</i> ) 3.27 gross acres ( <i>affected parcel</i> )
<b>Location:</b>	North of Lokanotosa Trail / West of Rouse Road
<b>Request:</b>	To amend the previously approved December 12, 1995 BCC Conditions of Approval to require the inspection of the streets and drainage systems every three years instead of annually, and to require the engineering report to be submitted to each owner of property within the subdivision in lieu of the County Engineer.

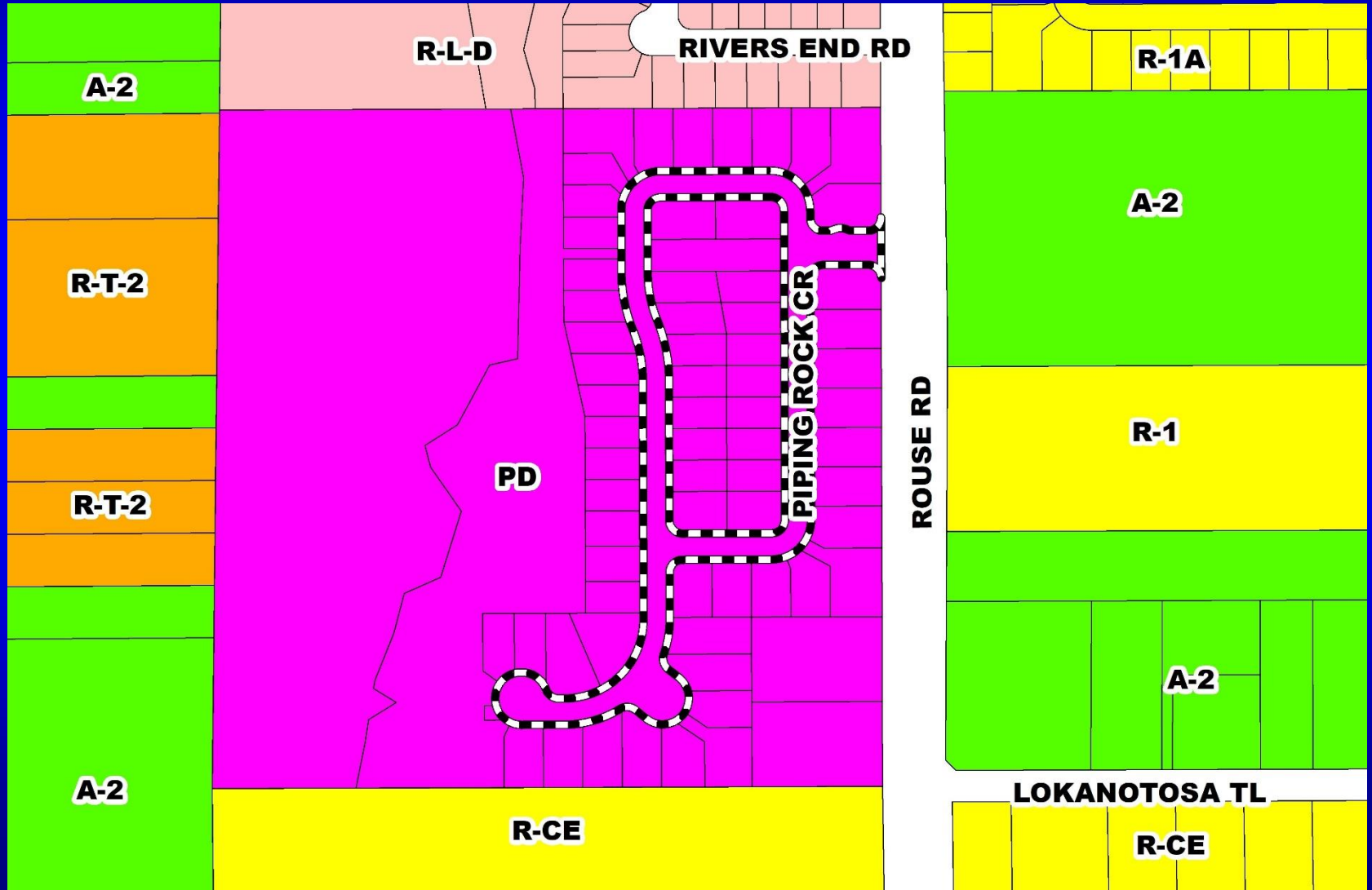


# Pegasus PD / River Oaks Preliminary Subdivision Plan Future Land Use Map





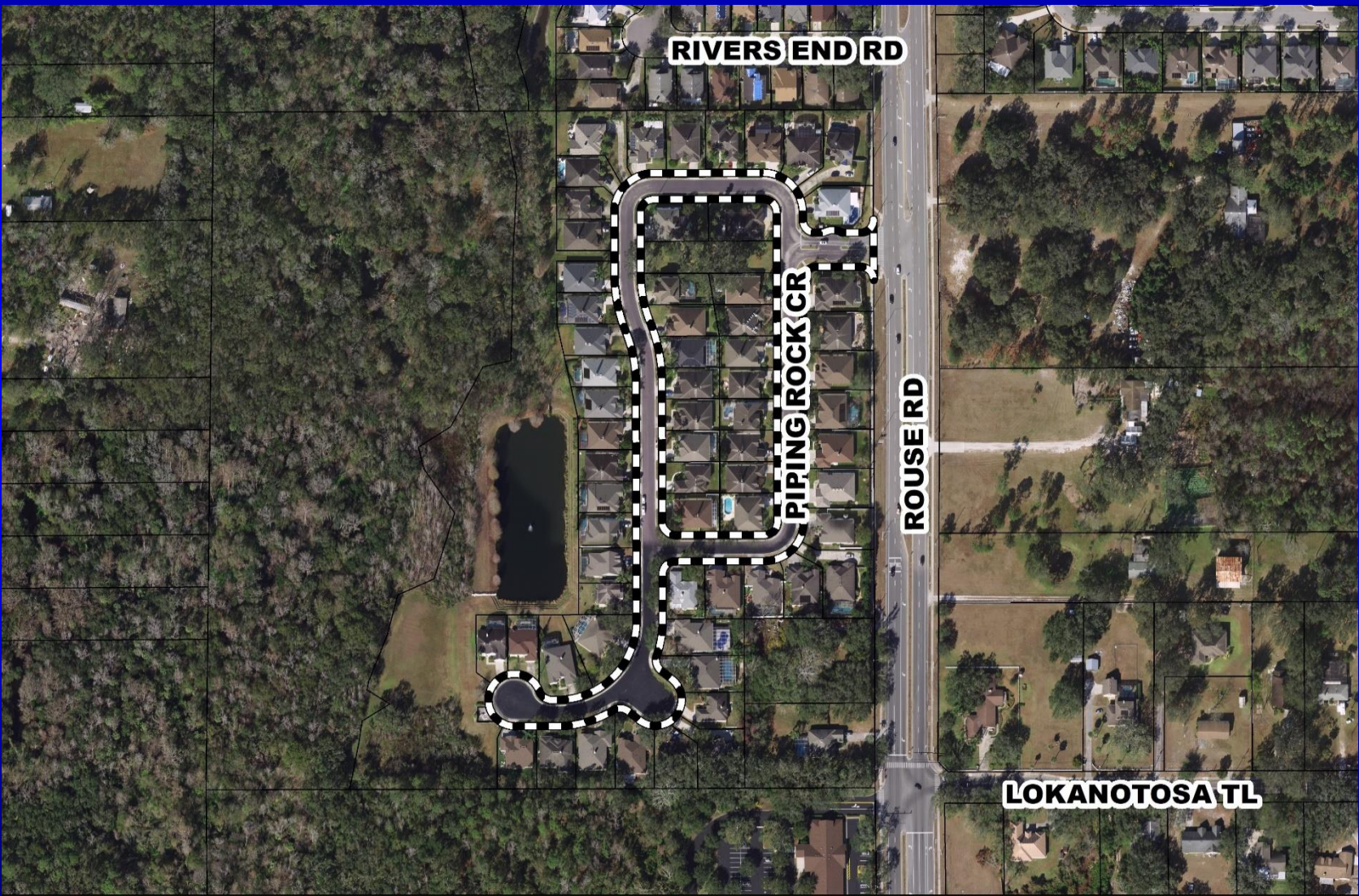
# Pegasus PD / River Oaks Preliminary Subdivision Plan Zoning Map







# Pegasus PD / River Oaks Preliminary Subdivision Plan Aerial Map



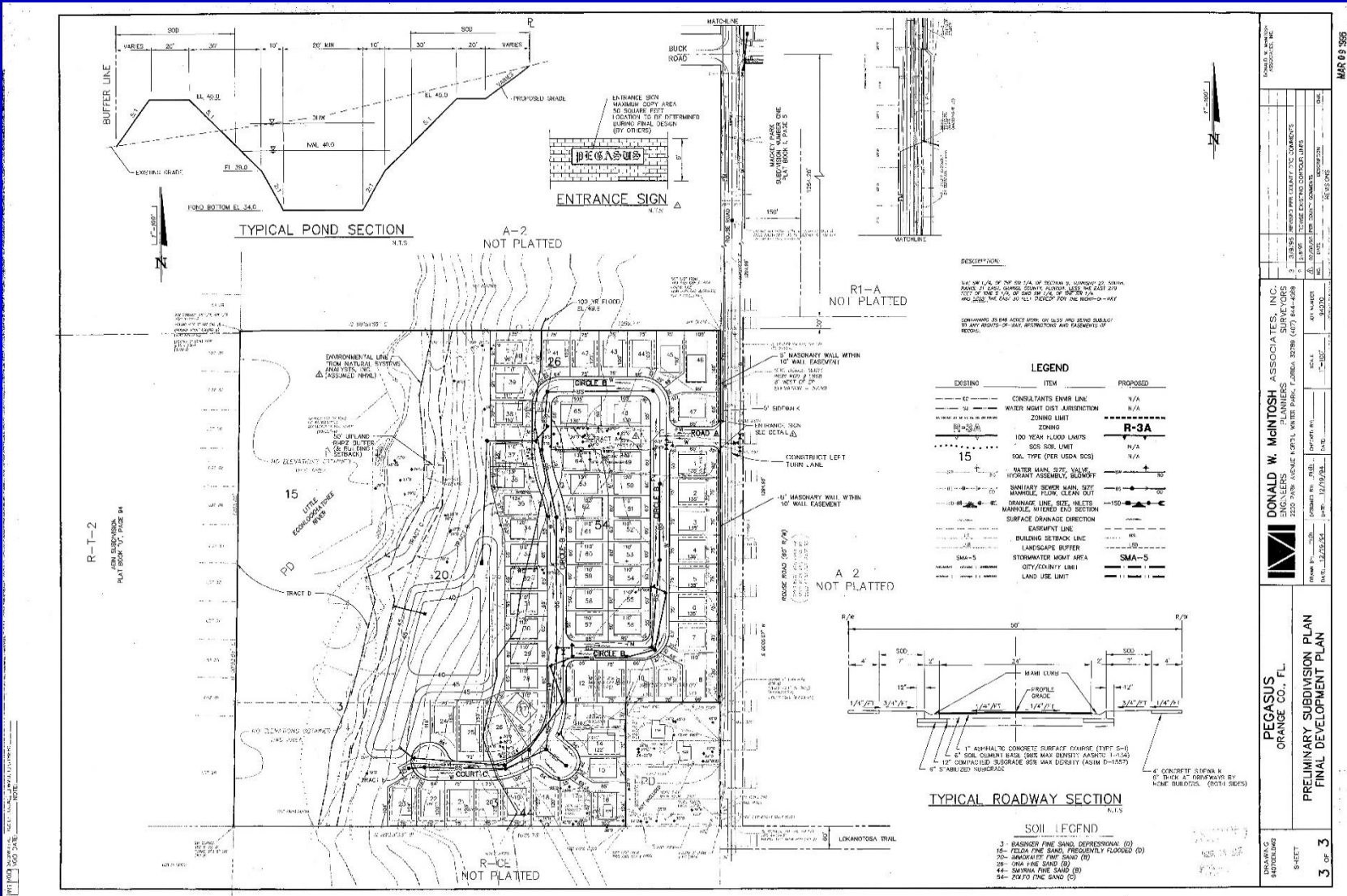




# Pegasus PD / River Oaks

## Preliminary Subdivision Plan

### Overall Preliminary Subdivision Plan



DONALD W. MGINTOSH ASSOCIATES, INC. ENGINEERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 LICENSE NO. 12,202-54		DATE: 03/20/05 SHEET: 3 OF 3
DONALD W. MGINTOSH ASSOCIATES, INC. PLANNERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 LICENSE NO. 12,202-54		DATE: 03/20/05 SHEET: 3 OF 3
PEGASUS ORANGE CO., FL. PRELIMINARY SUBDIVISION PLAN FINAL DEVELOPMENT PLAN		DATE: 03/20/05 SHEET: 3 OF 3



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Pegasus PD / River Oaks PSP dated “Received March 13, 1995”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**



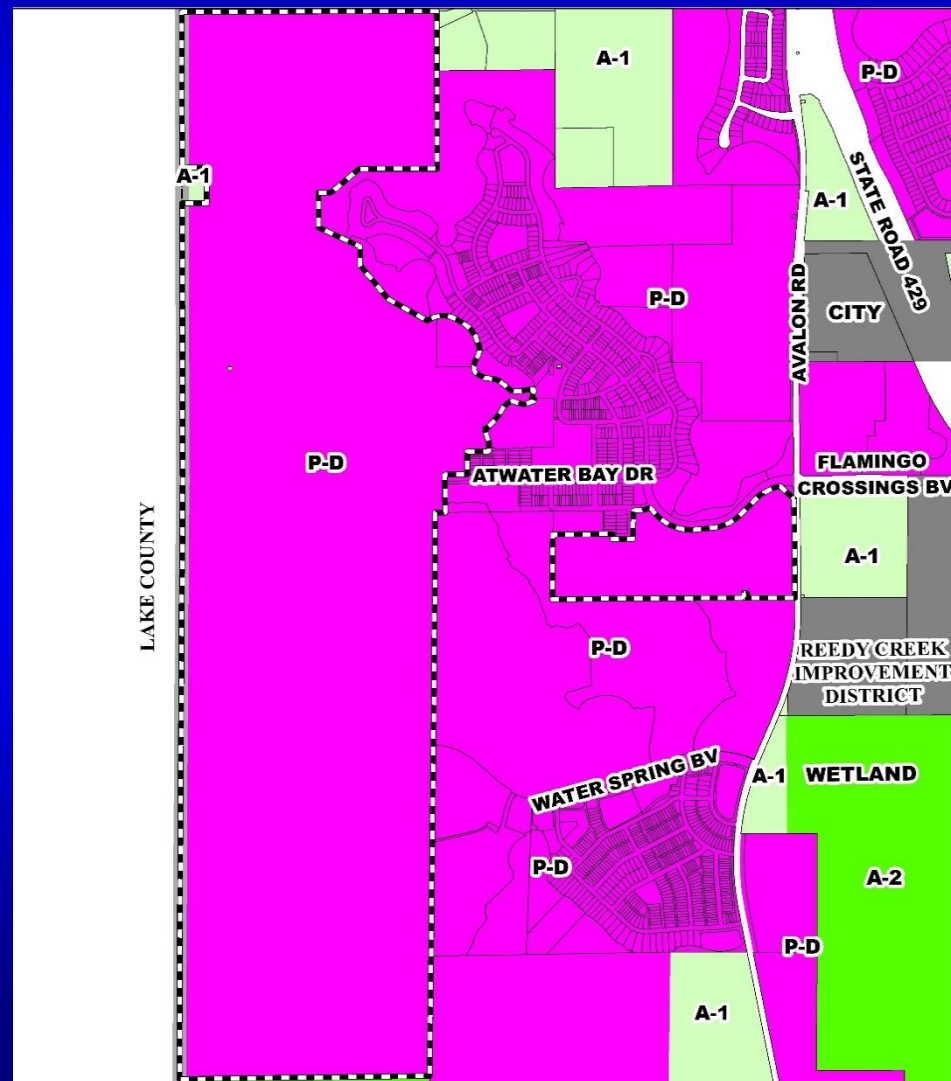
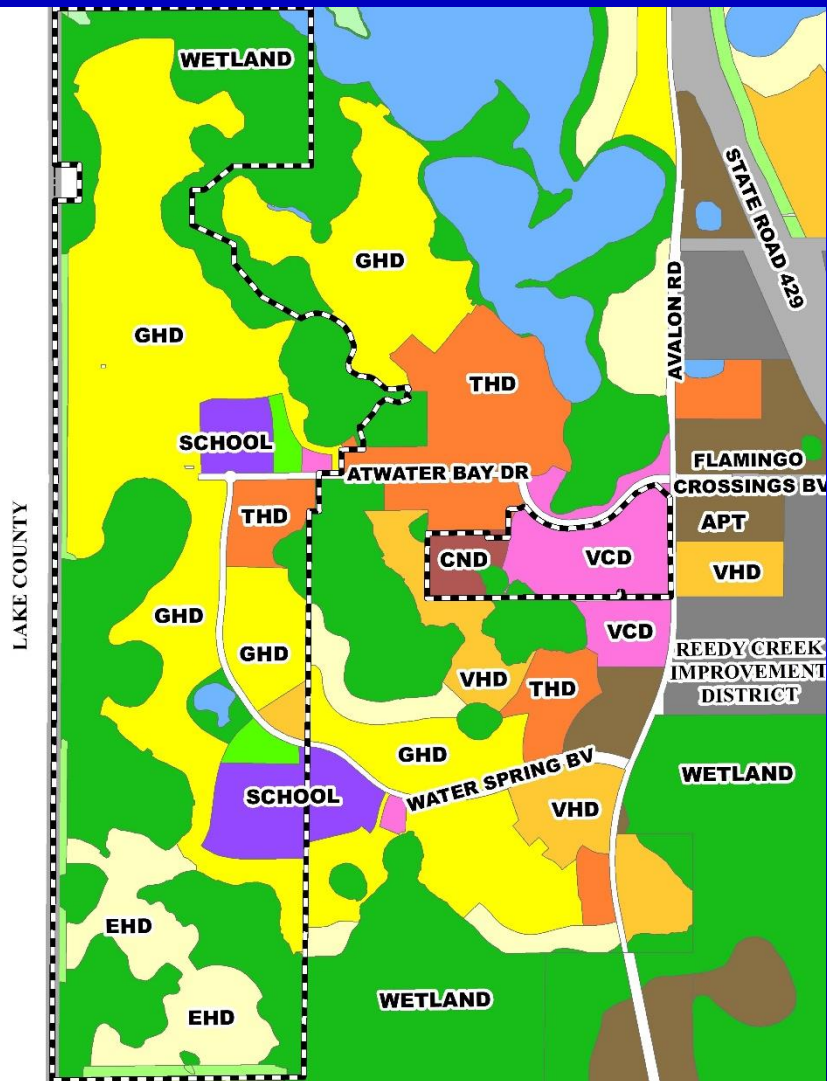


# Waterleigh Planned Development / Land Use Plan

<b>Case:</b>	CDR-18-03-073
<b>Project Name:</b>	Waterleigh PD
<b>Applicant:</b>	Adam Smith, VHB, Inc.
<b>District:</b>	1
<b>Acreage:</b>	1,485.40 gross acres ( <i>overall PD</i> ) 347.70 gross acres ( <i>affected parcels</i> )
<b>Location:</b>	Generally west of the intersection of Avalon Road and Flamingo Crossings Boulevard
<b>Request:</b>	<p>To revise the layout for the conceptual layout for the Village Center, request conditional uses for the Village Center, eliminate certain parcels, and update the unit counts and acreages for certain parcels. The conditional uses include adult/child day care centers, drive-throughs in conjunction with a permitted use, and automobile service stations.</p> <p>The request also includes three (3) waivers from Orange County Code to allow for 70% of the build-to-line to be by landscaped street walls; to remove the maximum parking lot frontage within the Village Center; and to allow for parking in front of buildings.</p>



# Waterleigh Planned Development / Land Use Plan Future Land Use and Zoning Maps





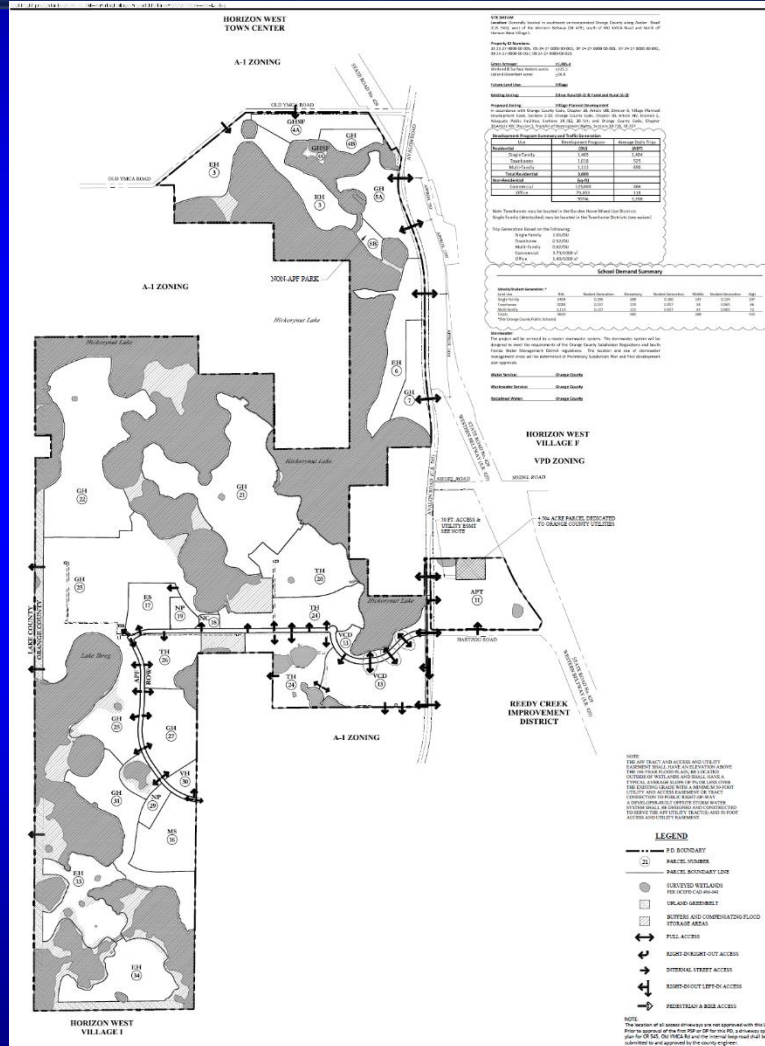
# Waterleigh Planned Development / Land Use Plan Aerial Map







# Waterleigh Planned Development / Land Use Plan Overall Land Use Plan



Land Use Plan  
 Waterleigh Planned Development/Land Use Plan  
 Hickorynut Village (Village H) of Horizon West  
 Orange County, Florida

SCALE 1" = 500'

SHEET 6

DATE 11/20/2018



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Waterleigh Planned Development / Land Use Plan (PD/LUP) dated “Received December 3, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

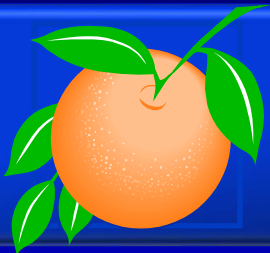
**District 1**



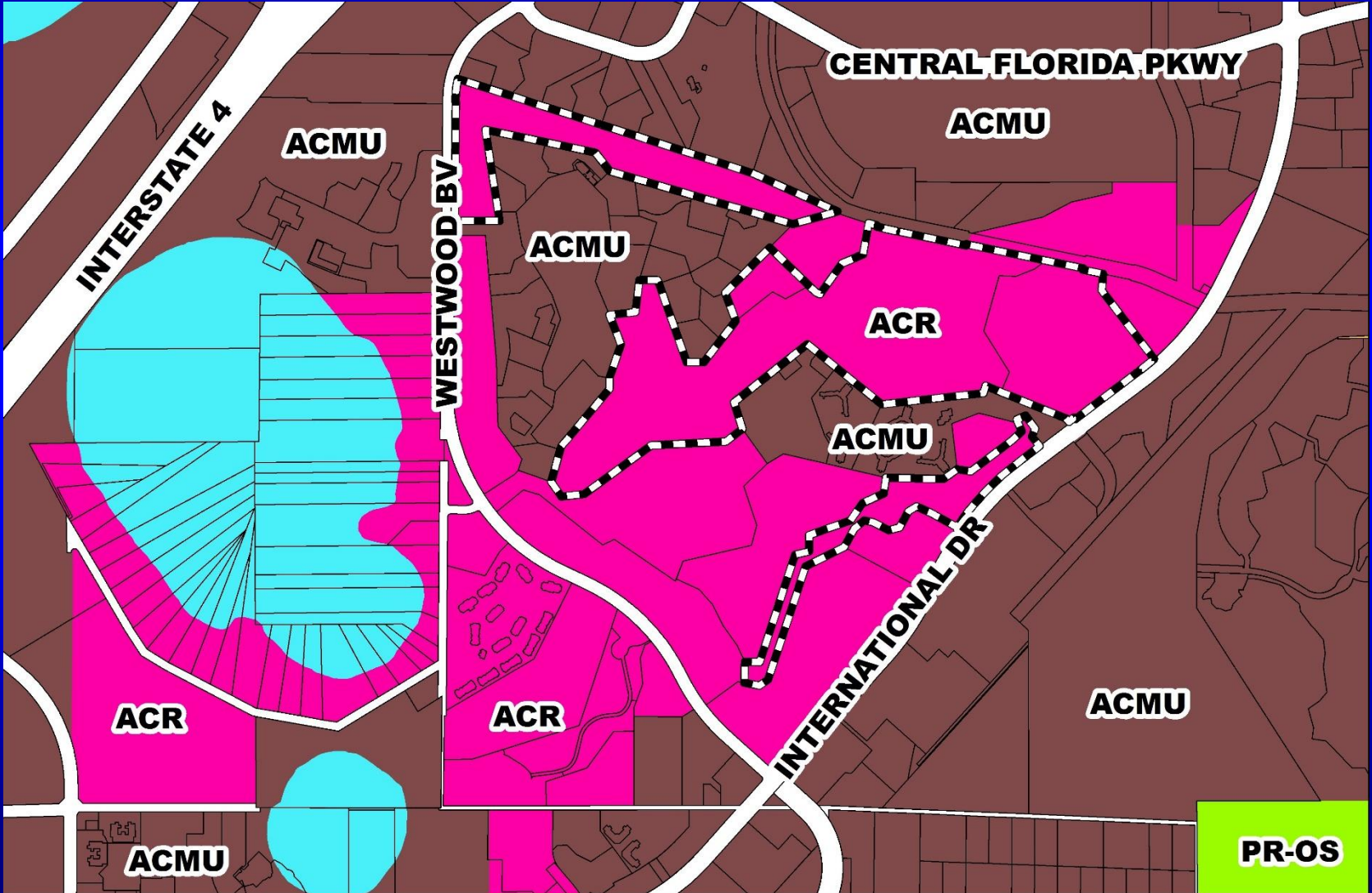
# Orangewood N-2 Planned Development / Land Use Plan

<b>Case:</b>	CDR-18-07-230
<b>Project Name:</b>	Orangewood N-2 PD
<b>Applicant:</b>	James H. McNeil, Jr., Akerman, LLP
<b>District:</b>	1
<b>Acreage:</b>	588.70 gross acres ( <i>overall PD</i> ) 116.10 gross acres ( <i>affected parcels</i> )
<b>Location:</b>	Generally located south of Central Florida Parkway and West of International Drive
<b>Request:</b>	To convert 507 single-family dwelling units to 507 short-term rental units and remove the potential elementary school site from Parcel 11D.

Additionally, two (2) waivers are being requested from Orange County Code to allow for the project to be governed by a Preliminary Subdivision Plan and residential site standards



# Orangewood N-2 Planned Development / Land Use Plan Future Land Use Map

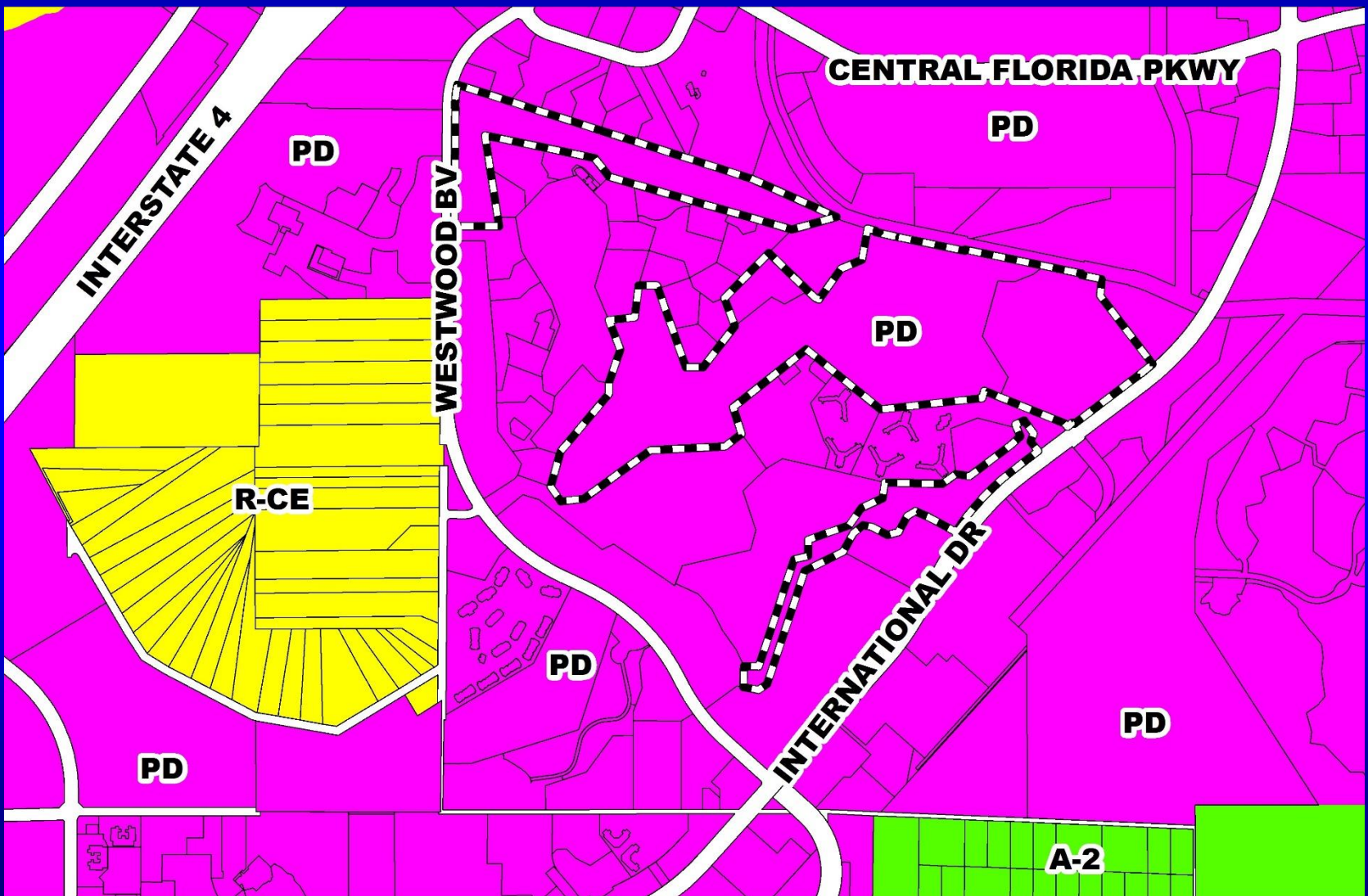


**PR-OS**





# Orangewood N-2 Planned Development / Land Use Plan Zoning Map







# Orangewood N-2 Planned Development / Land Use Plan Aerial Map









# Action Requested

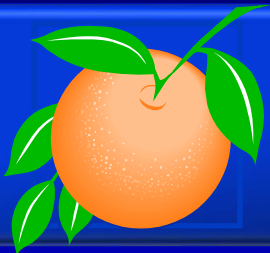
**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Oranewood N-2 Planned Development / Land Use Plan (PD/LUP) dated “Received November 8, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

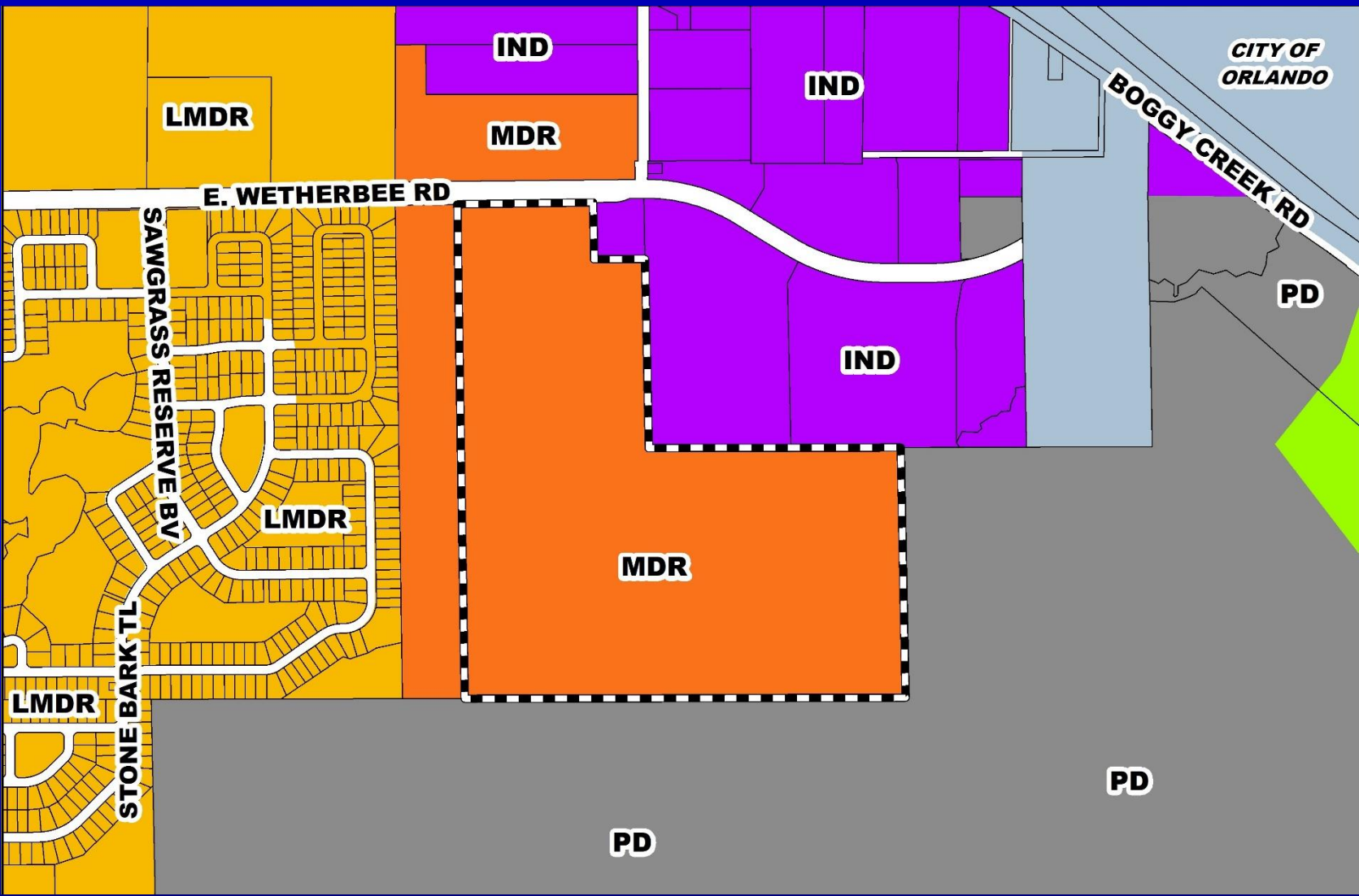


# **Wetherbee Acres Planned Development / Land Use Plan**

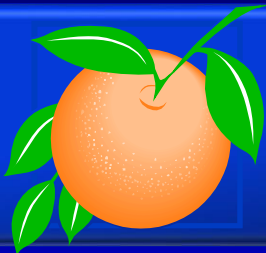
- Case:** CDR-18-08-263
- Project Name:** Wetherbee Acres PD/LUP
- Applicant:** John Prowell, VHB, Inc.
- District:** 4
- Acreage:** 98.49 gross acres (*overall PD*)
- Location:** Generally located south of E. Wetherbee Road and west of Boggy Creek Road
- Request:** To request the following waivers from Orange County Code:
- 1) A waiver from Section 38-79(20)(f) to allow for 60% of units to be in buildings containing 5 or more units;
  - 2) A waiver from Section 38-1258(g) to allow multi-family development to share access with single-family development; and
  - 3) A waiver from Section 38-1258(a) & (b) to allow multi-family buildings greater than 75' from single-family properties to have an allowable height of 40 feet (3-stories).



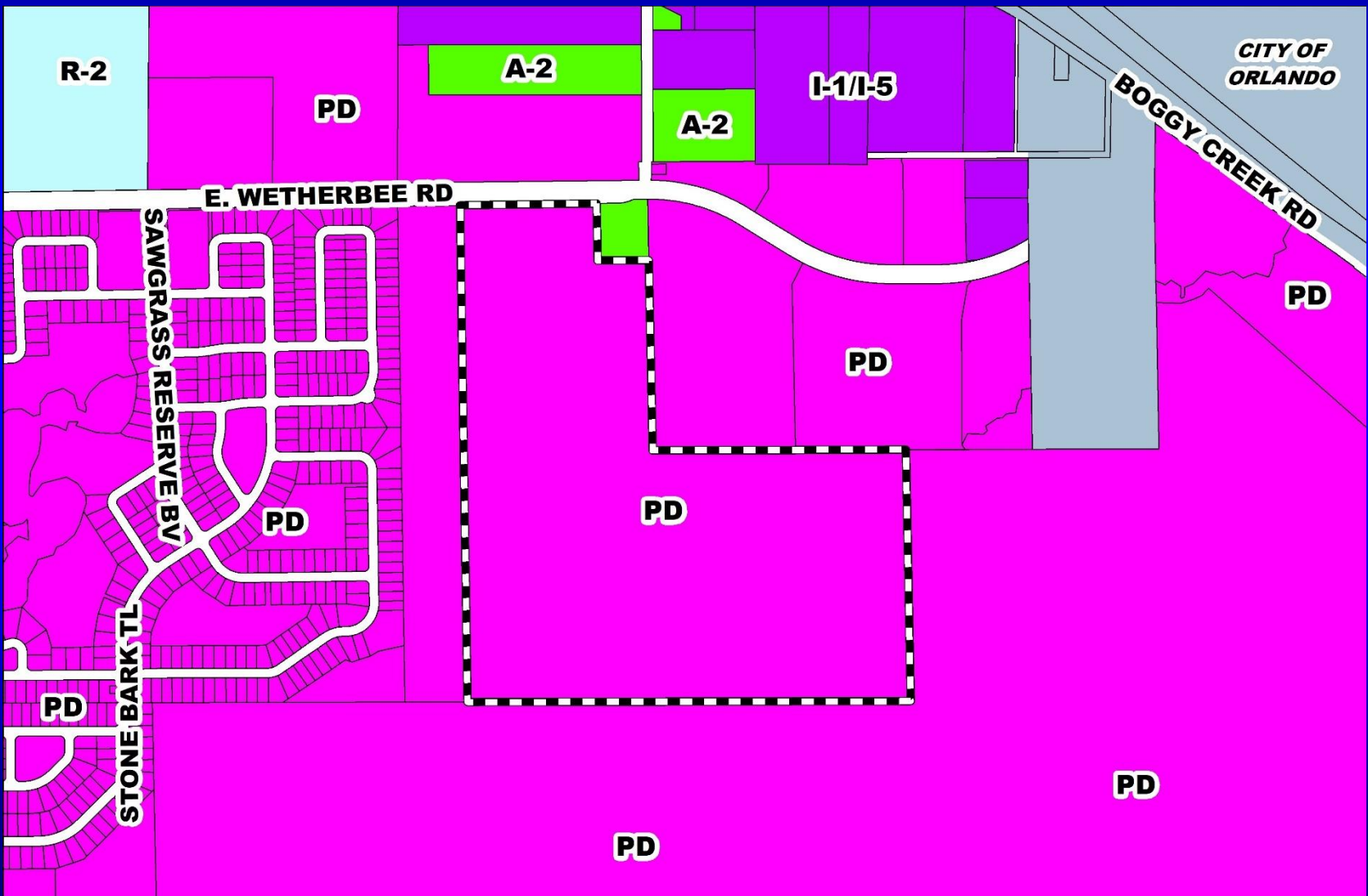
# Wetherbee Acres Planned Development / Land Use Plan Future Land Use Map







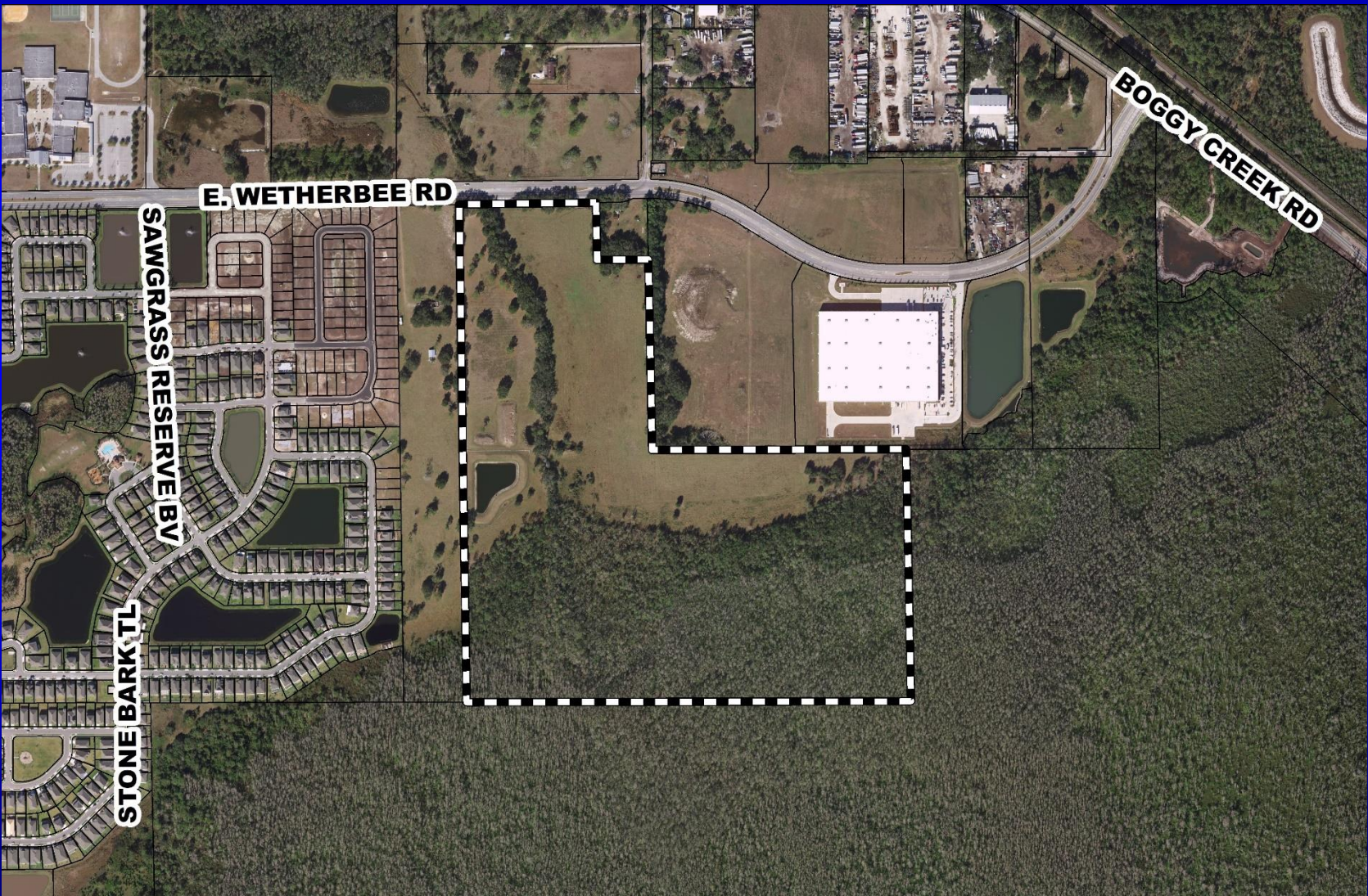
# Wetherbee Acres Planned Development / Land Use Plan Zoning Map







# Wetherbee Acres Planned Development / Land Use Plan Aerial Map



STONE BARK TRL  
SAWGRASS RESERVE BV

E. WETHERBEE RD

BOGGY CREEK RD







# Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Wetherbee Acres Planned Development / Land Use Plan (PD/LUP) dated “Received September 20, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the addition of condition 9(f), as described below, and renumbering existing 9(f) to 9(g).

- *Condition 9(f). The access to the Yates PD, as shown on the plan, has been deleted, and access shall only be provided from Wetherbee Road.*

**District 4**



*Board of County Commissioners*

# Public Hearings

**February 26, 2019**