

Board of County Commissioners

Public Hearings

December 3, 2019



RZ-19-04-003 – Ossama Salama Planning and Zoning Commission (PZC) Board-Called Hearing

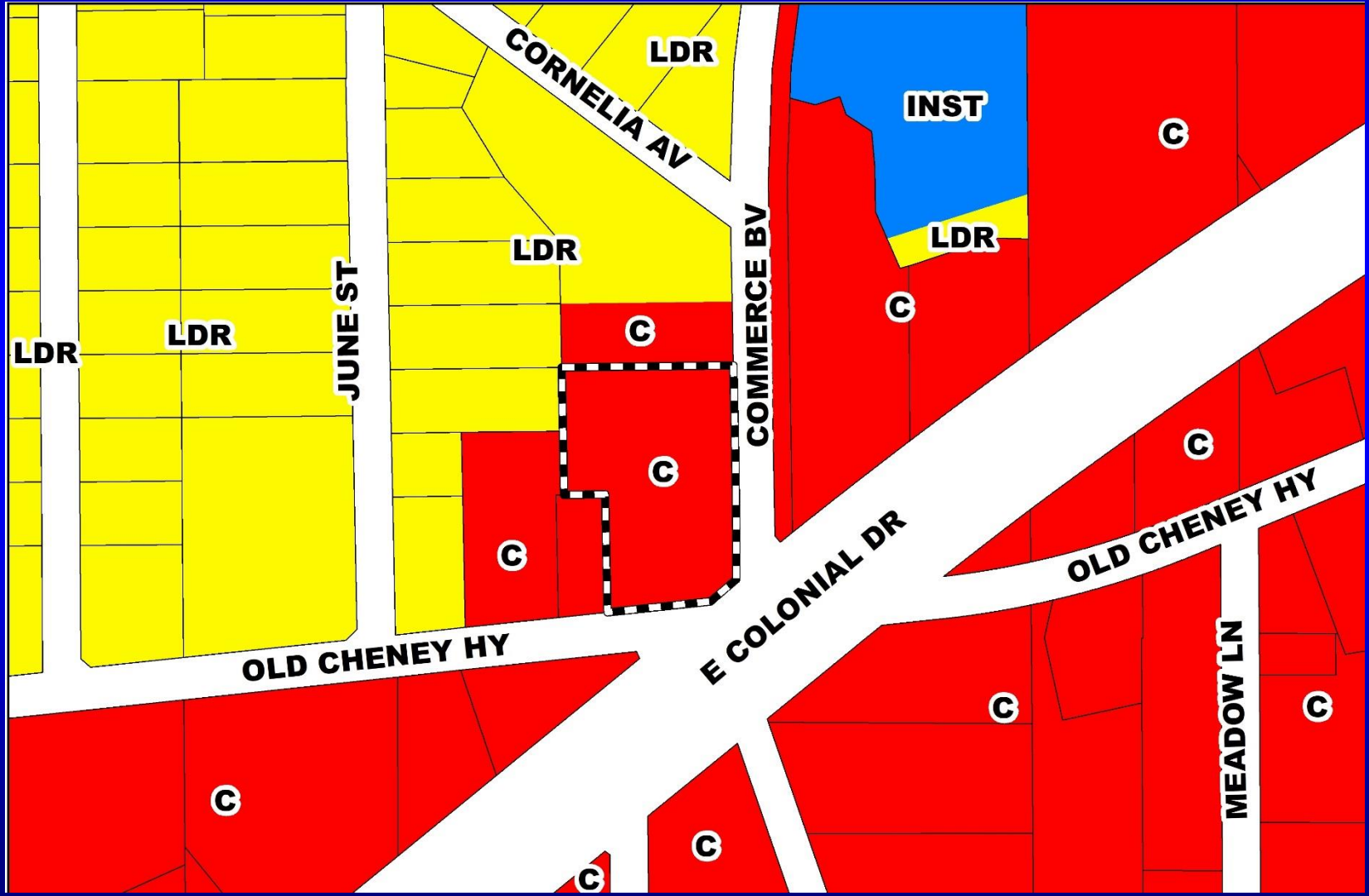
- Case:** RZ-19-04-003
- Applicant:** Ossama Salama, Sam's Towing, Inc.
- District:** 5
- Location:** 6139 E. Colonial Drive, generally located northwest of E. Colonial Drive, north of Old Cheney Highway, west of Commerce Boulevard, east of June Street, and south of Cornelia Avenue
- Acreage:** 2.04 gross acres
- From:** C-2 (General Commercial District)
- To:** C-3 (Wholesale Commercial District)
- Proposed Use:** Automobile towing and junk yard



RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

Future Land Use Map

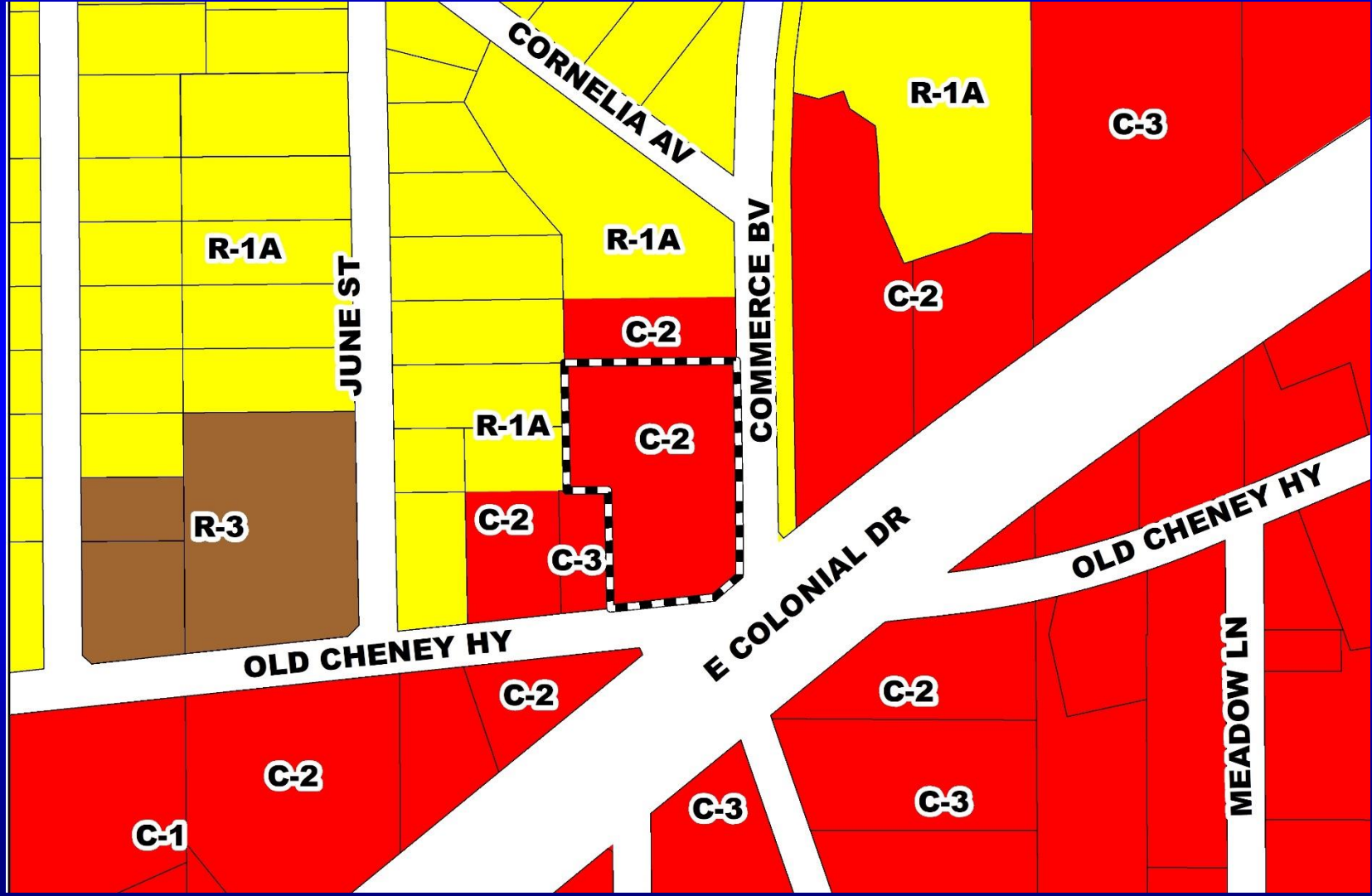




RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

Zoning Map

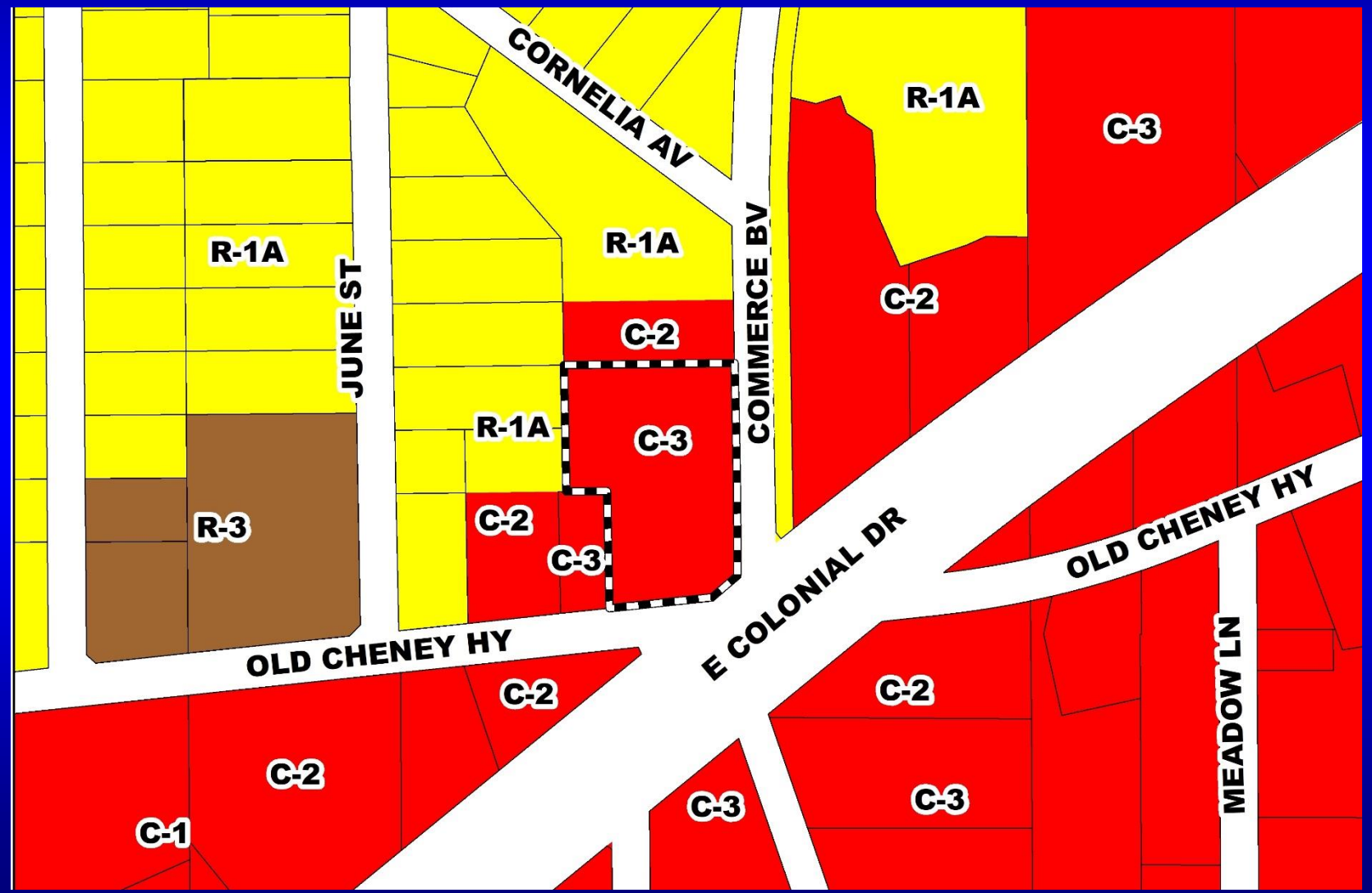




RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

Proposed Zoning Map





RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

Aerial Map





Action Requested

PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall on the southern 50' of the property line along Commerce Boulevard.

District 5



Action Requested

Replacement Restriction #4

- 4) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on along the eastern property line adjacent to Commerce Boulevard.



Action Requested

Staff Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges along the eastern property line adjacent to Commerce Boulevard.

District 5

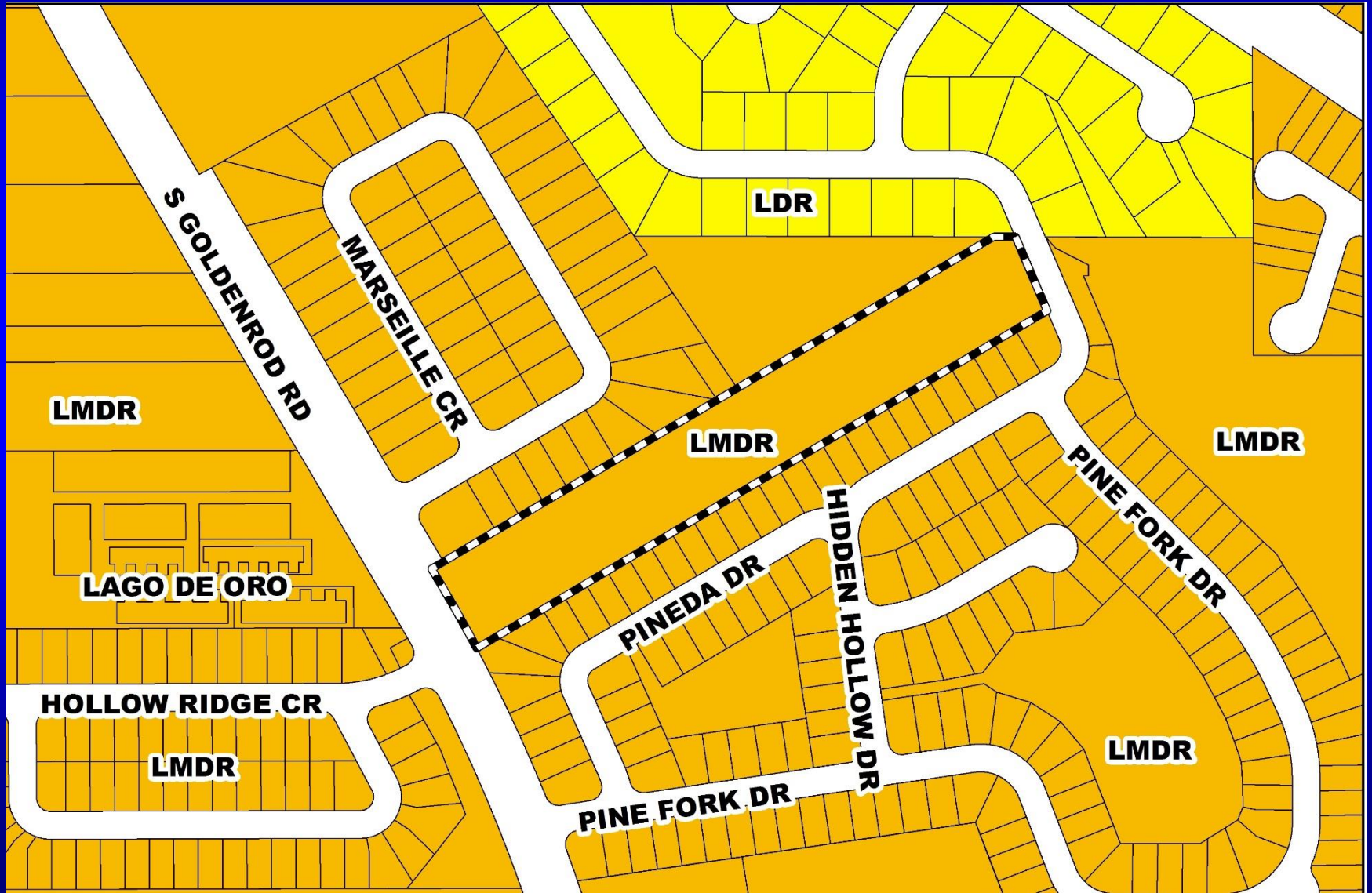


Mary Creek at Goldenrod Preliminary Subdivision Plan

- Case:** PSP-18-02-061
- Project Name:** Mary Creek at Goldenrod Preliminary Subdivision Plan
- Applicant:** Ashraf Masoud, Dreams Company for Trading & Construction USA, Inc.
- District:** 3
- Acreage:** 4.55 gross acres
- Location:** Generally located south of Curry Ford Road and east of Goldenrod Road
- Request:** To subdivide 4.55 acres in order to construct 40 attached single-family residential dwelling units.

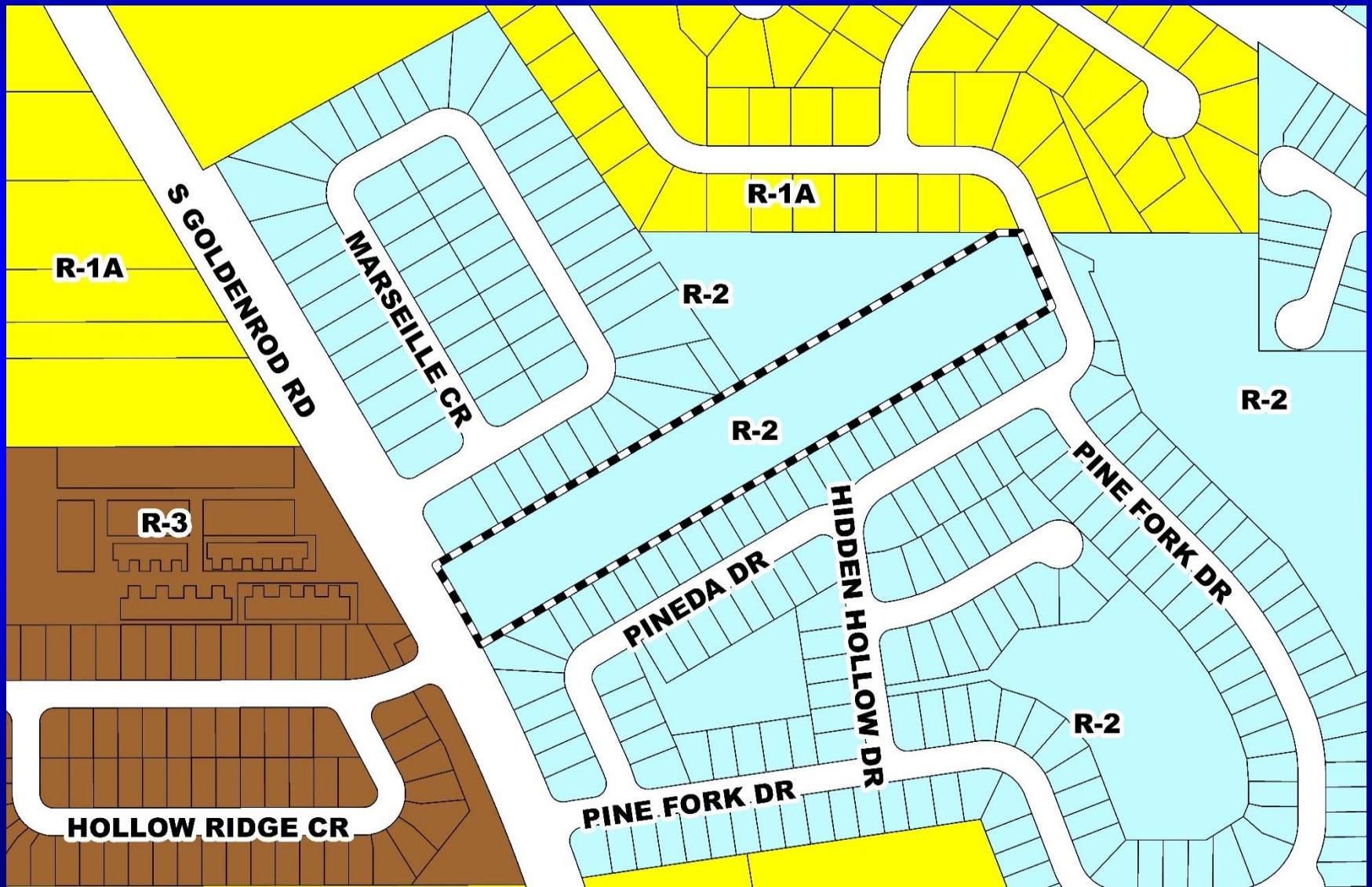


Mary Creek at Goldenrod Preliminary Subdivision Plan Future Land Use Map



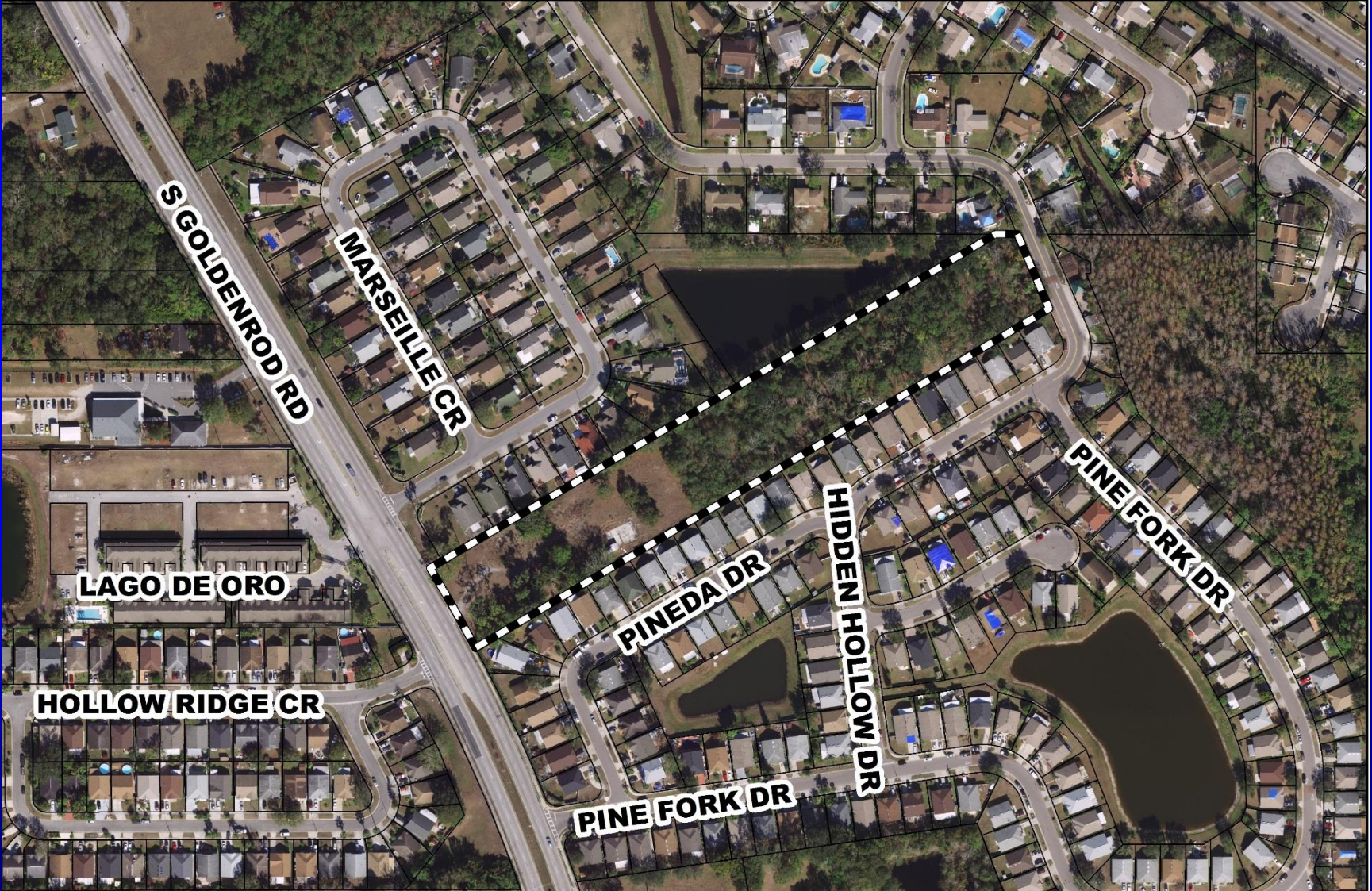


Mary Creek at Goldenrod Preliminary Subdivision Plan Zoning Map





Mary Creek at Goldenrod Preliminary Subdivision Plan Aerial Map

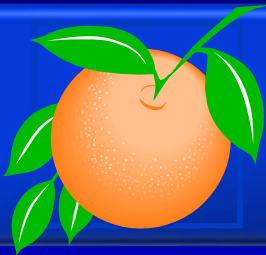




Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Mary Creek at Goldenrod Preliminary Subdivision Plan dated “Received September 30, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3

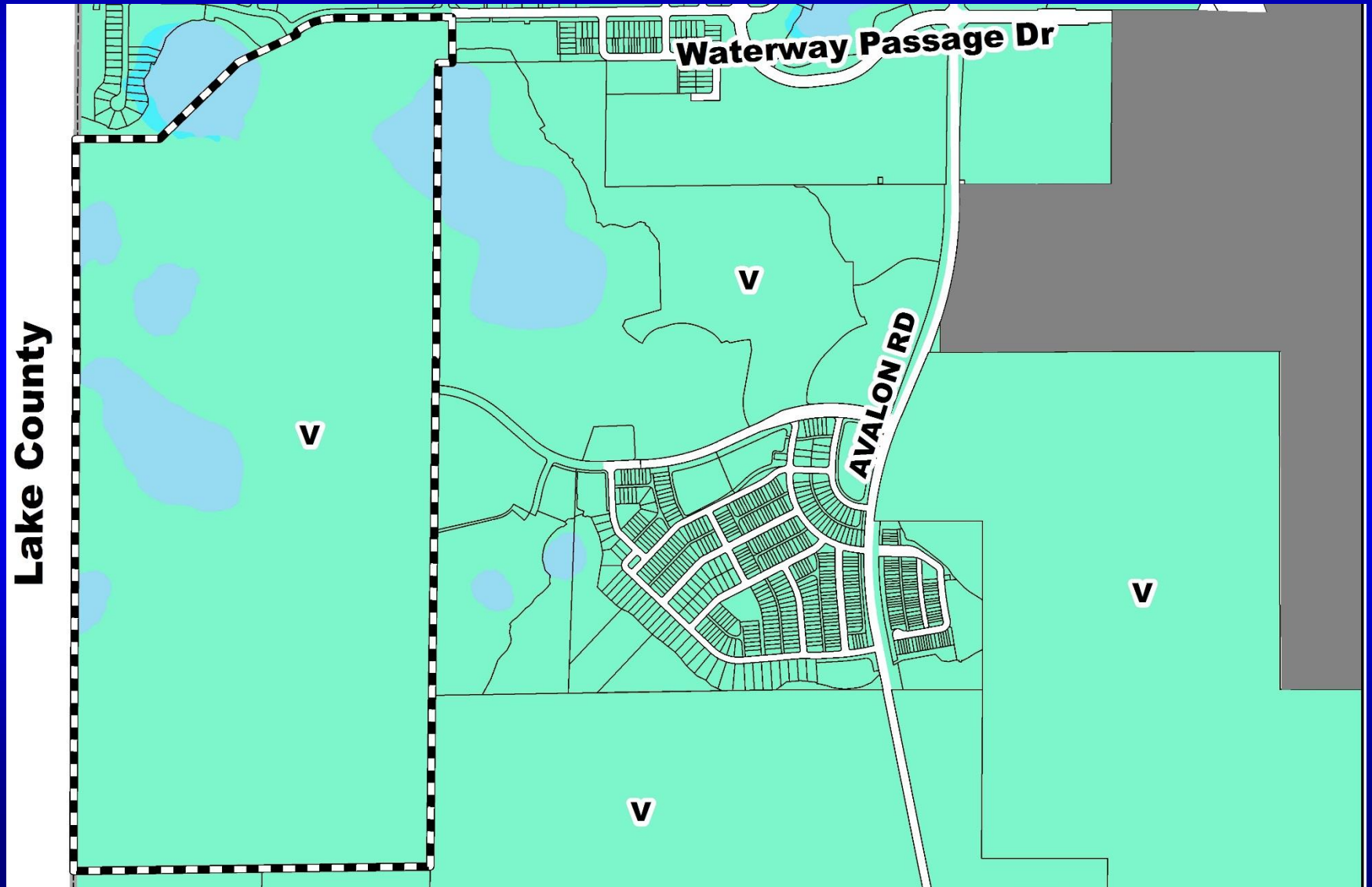


Waterleigh Planned Development D / Phase 4 Preliminary Subdivision Plan

- Case:** PSP-18-10-339
- Project Name:** Waterleigh Planned Development / Phase 4 Preliminary Subdivision Plan
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 234.40 gross acres
- Location:** Generally located west of Avalon Road and north of West Irlo Bronson Memorial Highway (U.S. 192)
- Request:** To construct 421 single-family detached units and 167 single-family attached units for a total of 588 dwelling units. Three (3) waivers from Orange County Code related to lot access and orientation are proposed with this request.

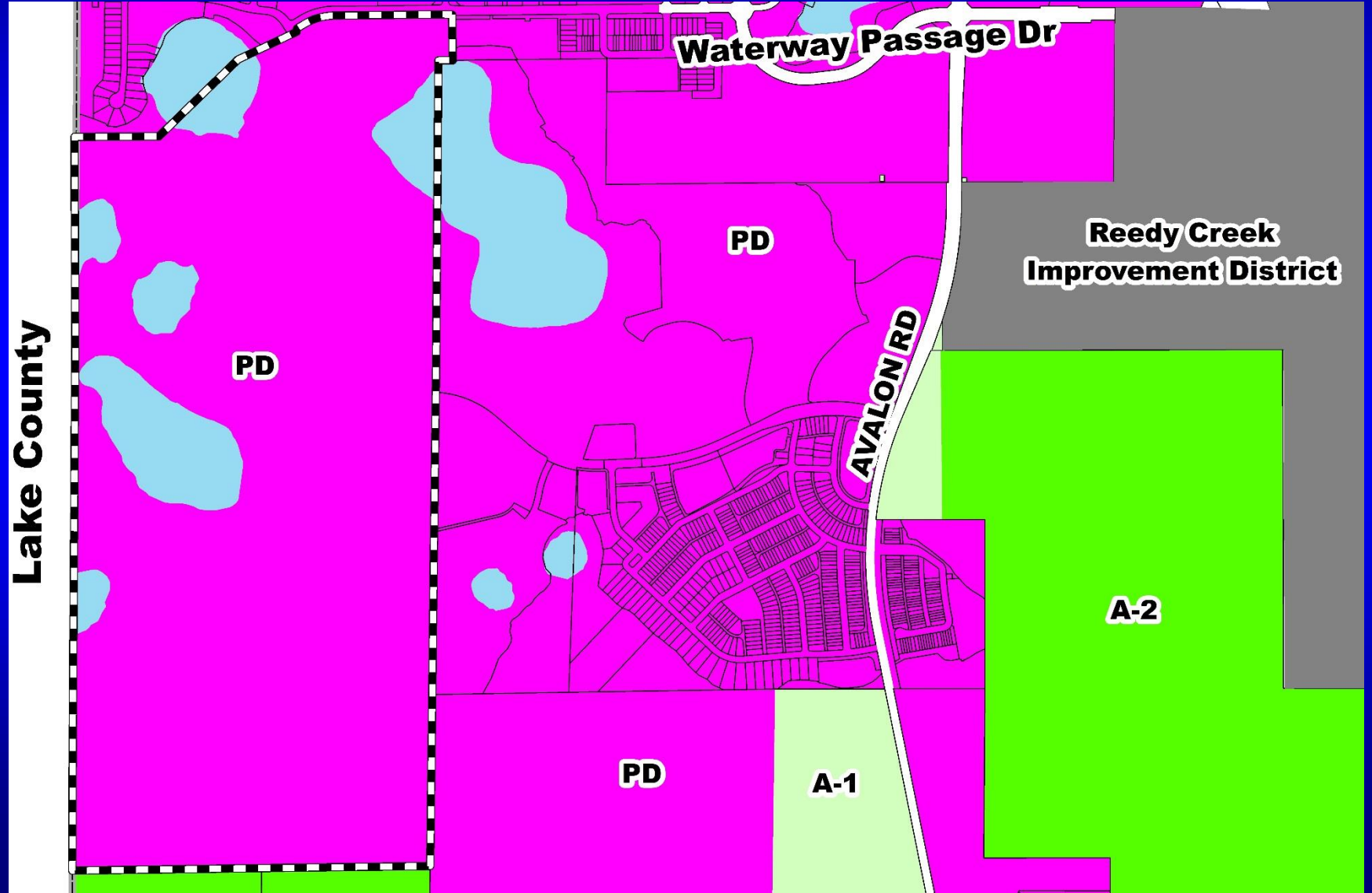


Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Future Land Use Map



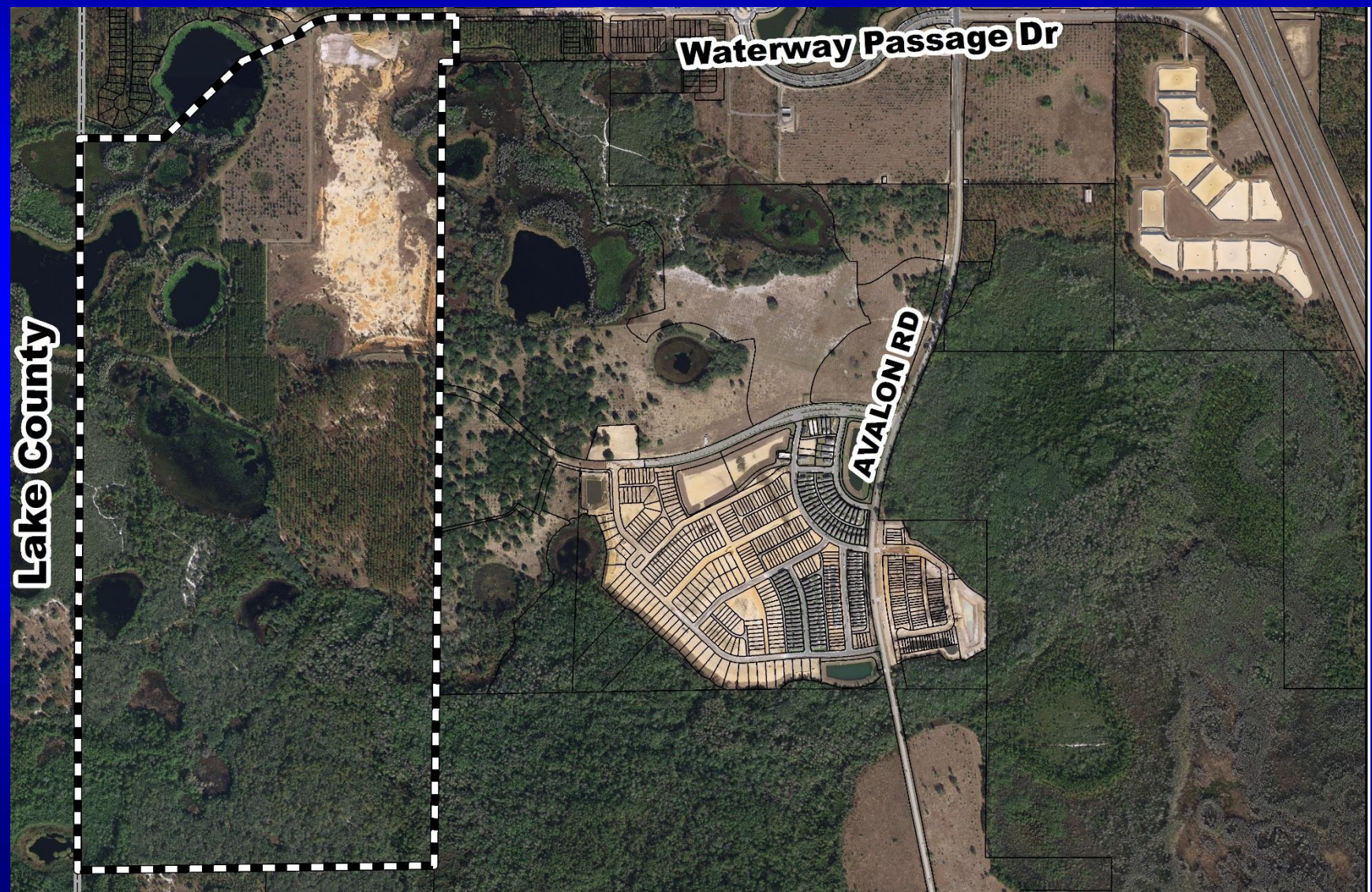


Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Zoning Map





Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Phase 4 PSP dated “Received September 20, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

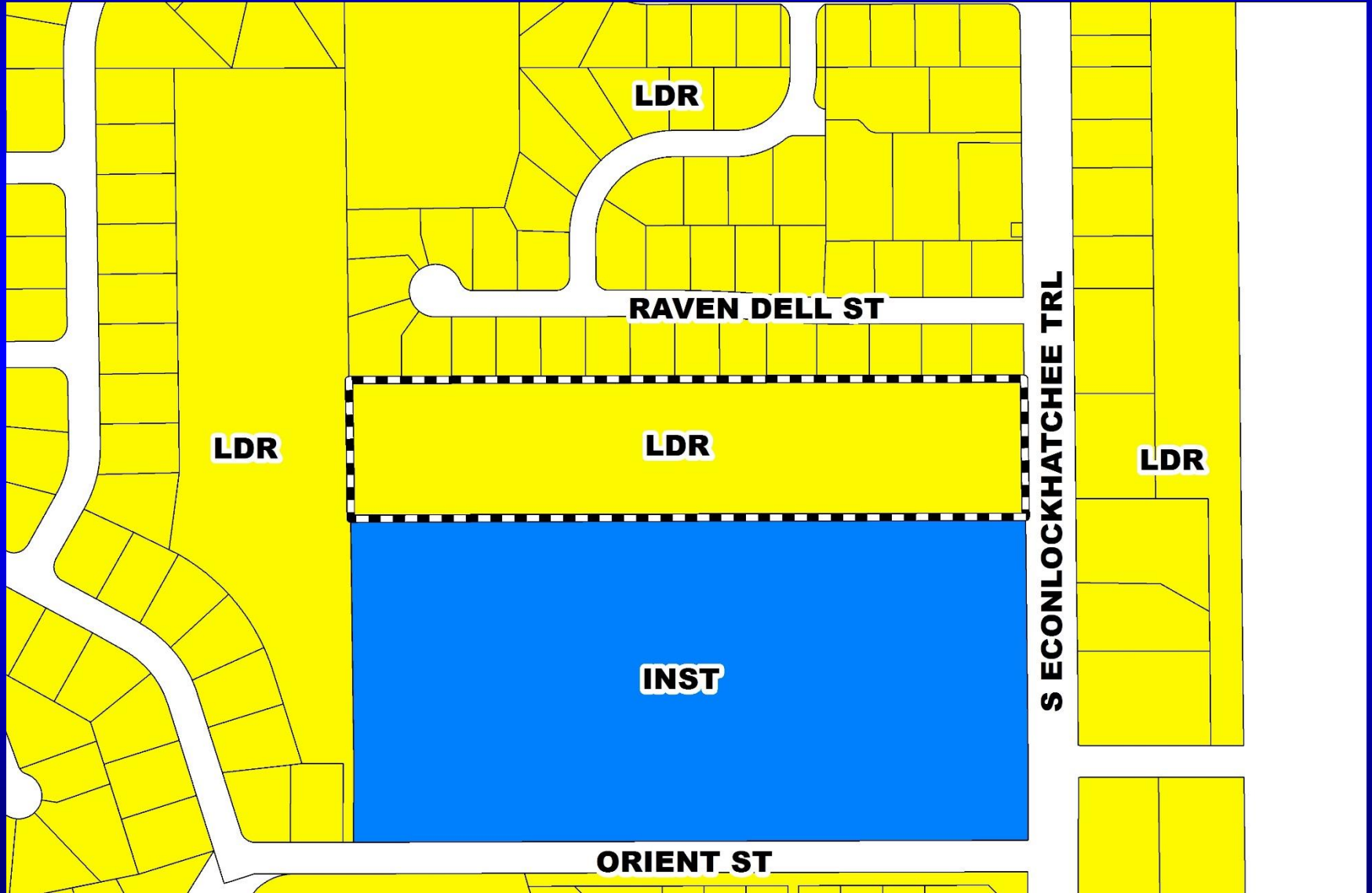


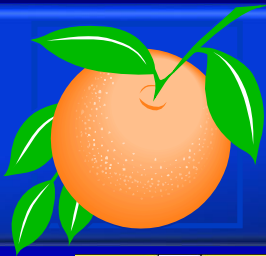
Eagles Landing Preliminary Subdivision Plan

Case:	PSP-18-10-321
Project Name:	Eagles Landing Preliminary Subdivision Plan
Applicant:	Limaris Ramos, Primera Construction Corporation
District:	3
Acreage:	7.75 gross acres
Location:	Generally located north of Curry Ford Road and west of South Econlockhatchee Trail
Request:	To subdivide 7.75 acres in order to construct 23 single-family residential dwelling units.

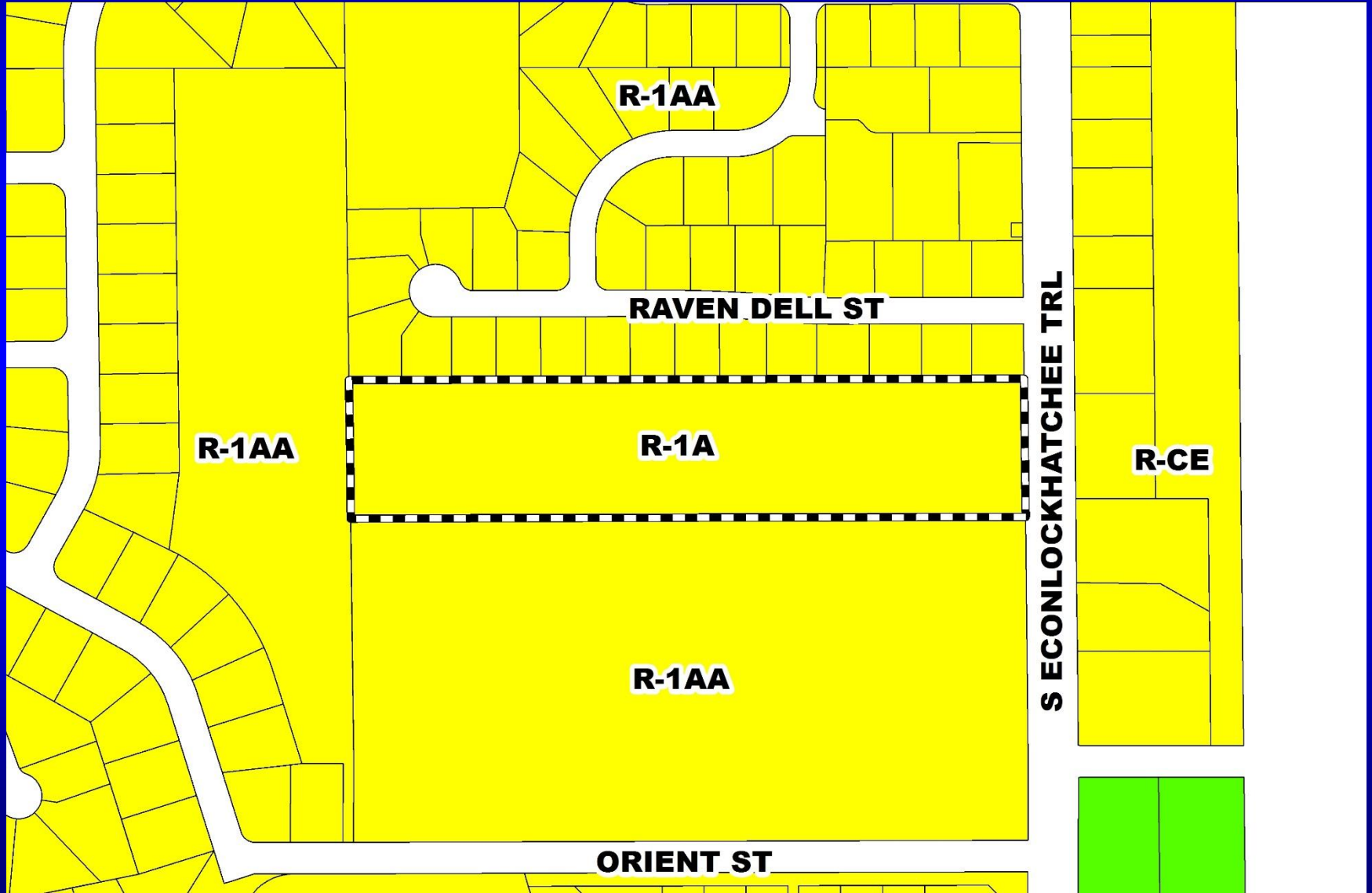


Eagles Landing Preliminary Subdivision Plan Future Land Use Map



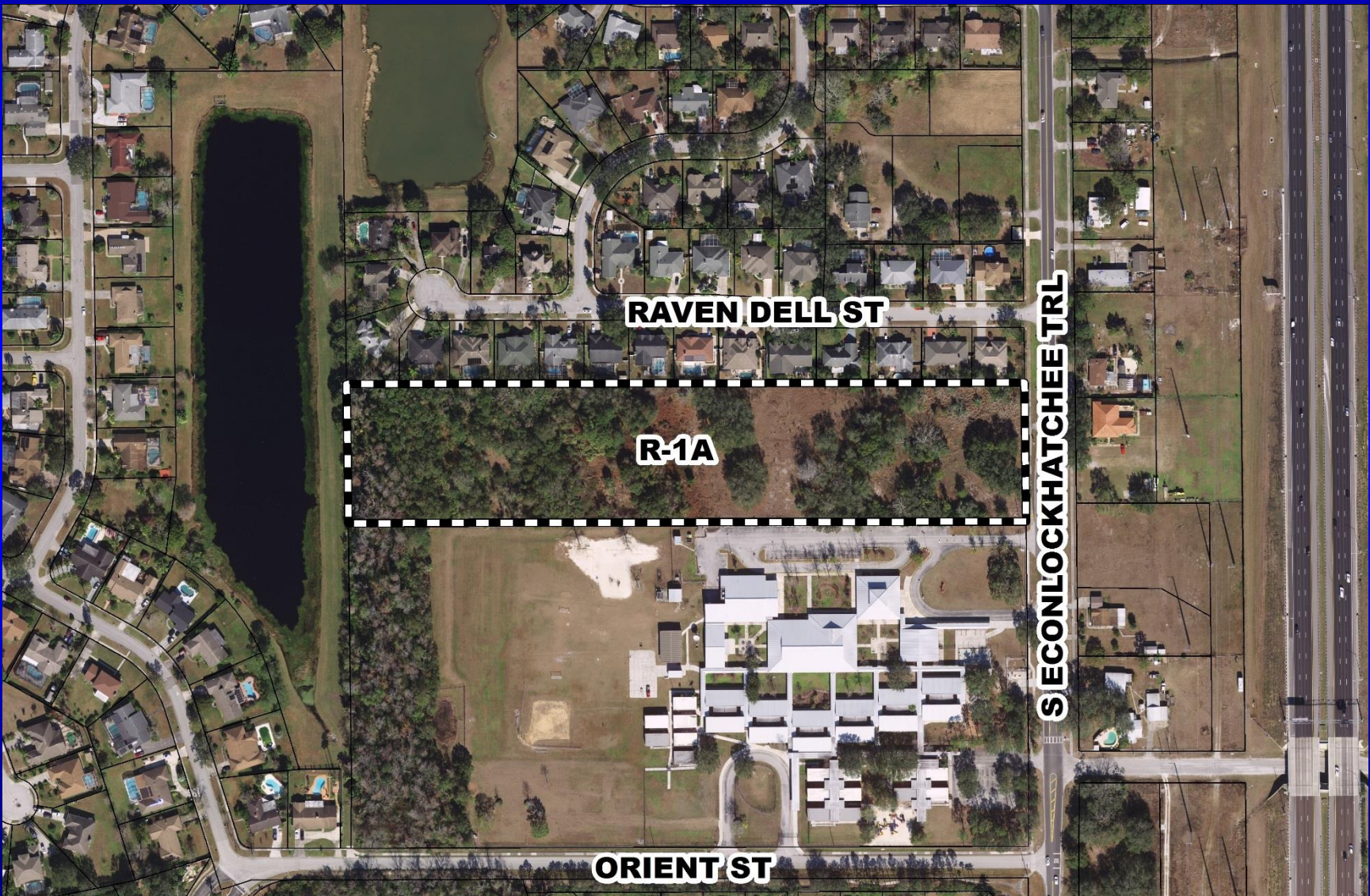


Eagles Landing Preliminary Subdivision Plan Zoning Map





Eagles Landing Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Eagles Landing Preliminary Subdivision Plan dated “Received October 14, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3

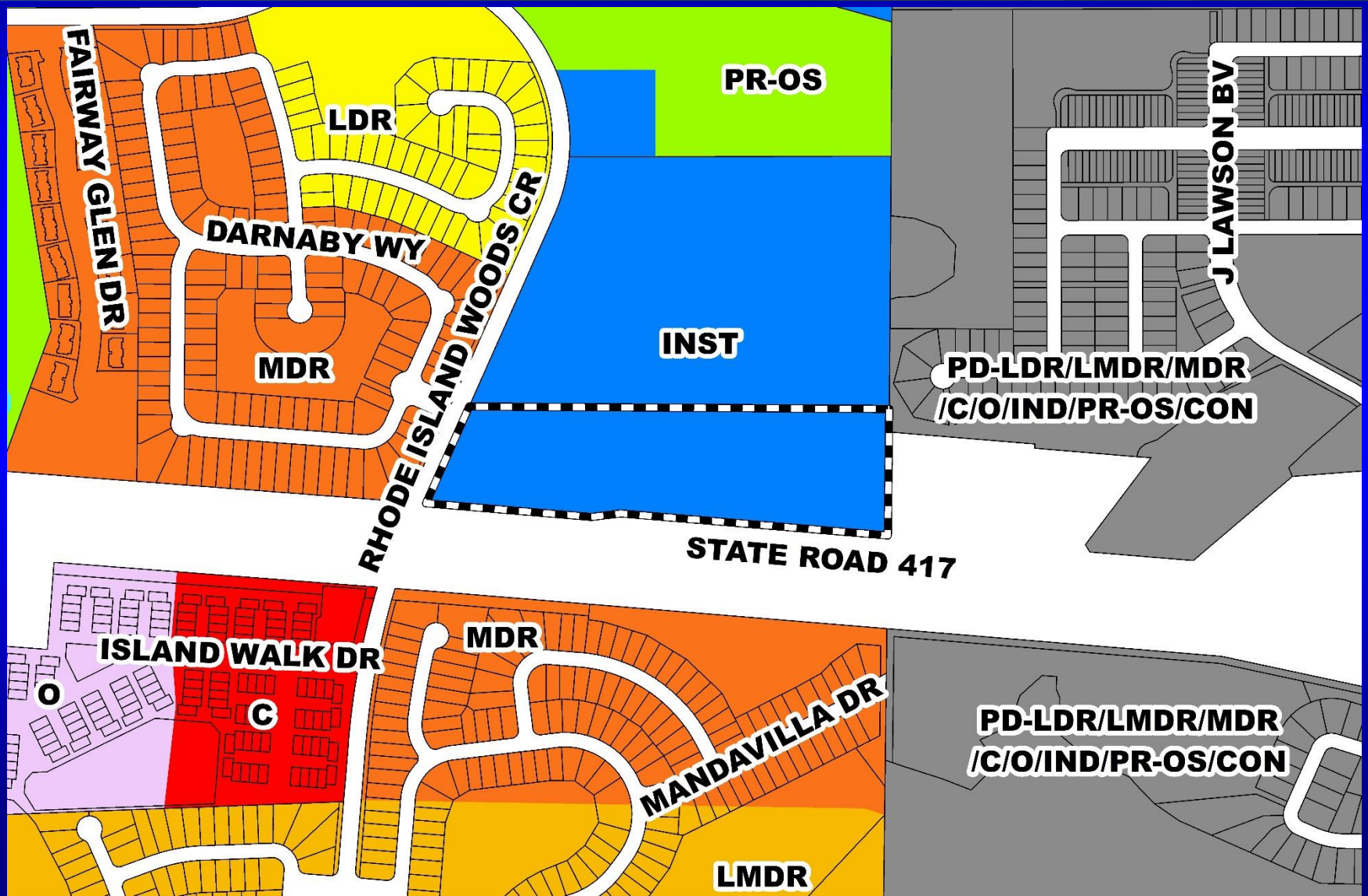


Meadow Woods Planned Development / Land Use Plan

- Case:** CDR-19-08-265
- Project Name:** Meadow Woods Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 4
- Acreage:** 3,324.78 gross acres (overall PD)
13.38 gross acres (affected parcel only)
- Location:** Generally located north of State Road 417 and east of Rhode Island Woods Circle
- Request:** To use the approved conversion matrix to convert 22,100 square feet of existing retail commercial entitlements to 68 single-family attached residential units on Parcel 21.

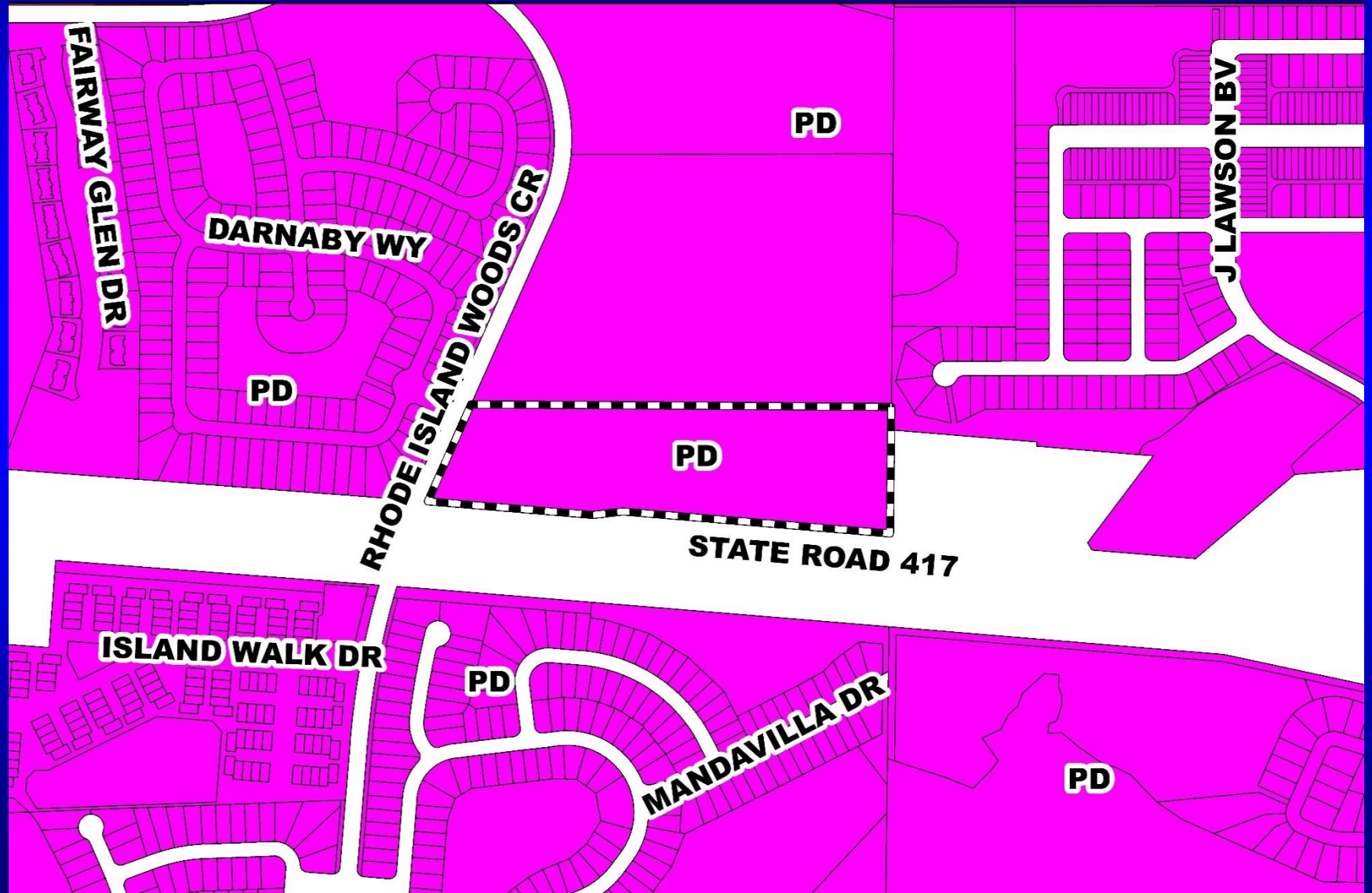


Meadow Woods Planned Development / Land Use Plan Future Land Use Map



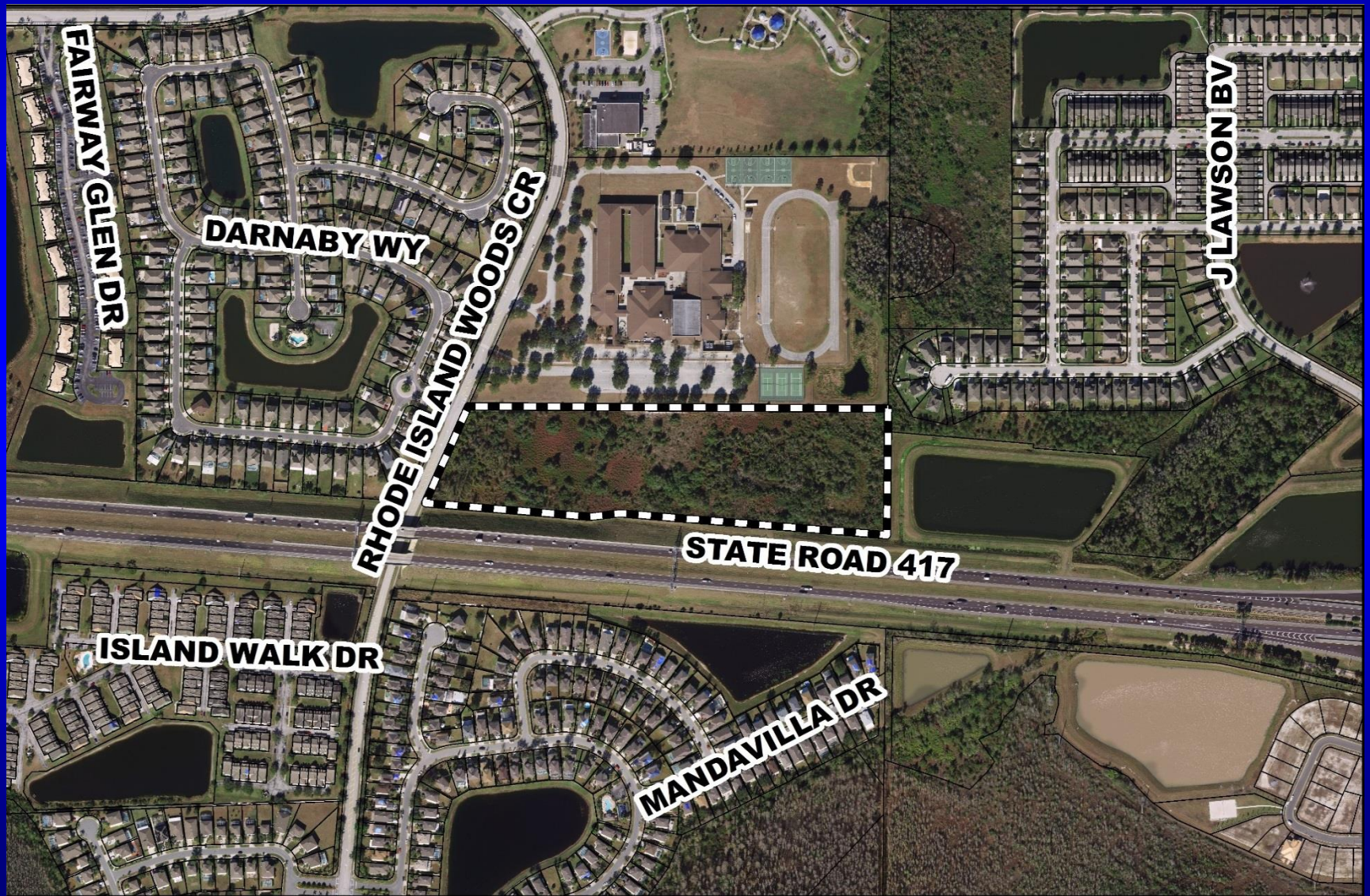


Meadow Woods Planned Development / Land Use Plan Zoning Map





Meadow Woods Planned Development / Land Use Plan Aerial Map





Action Requested

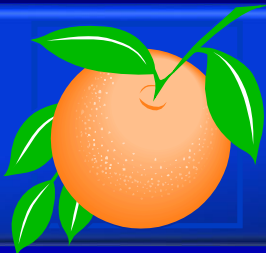
Make a finding of consistency with the Comprehensive Plan and approve the Meadow Woods Planned Development / Land Use Plan (PD/LUP), dated “Received September 9, 2019” subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

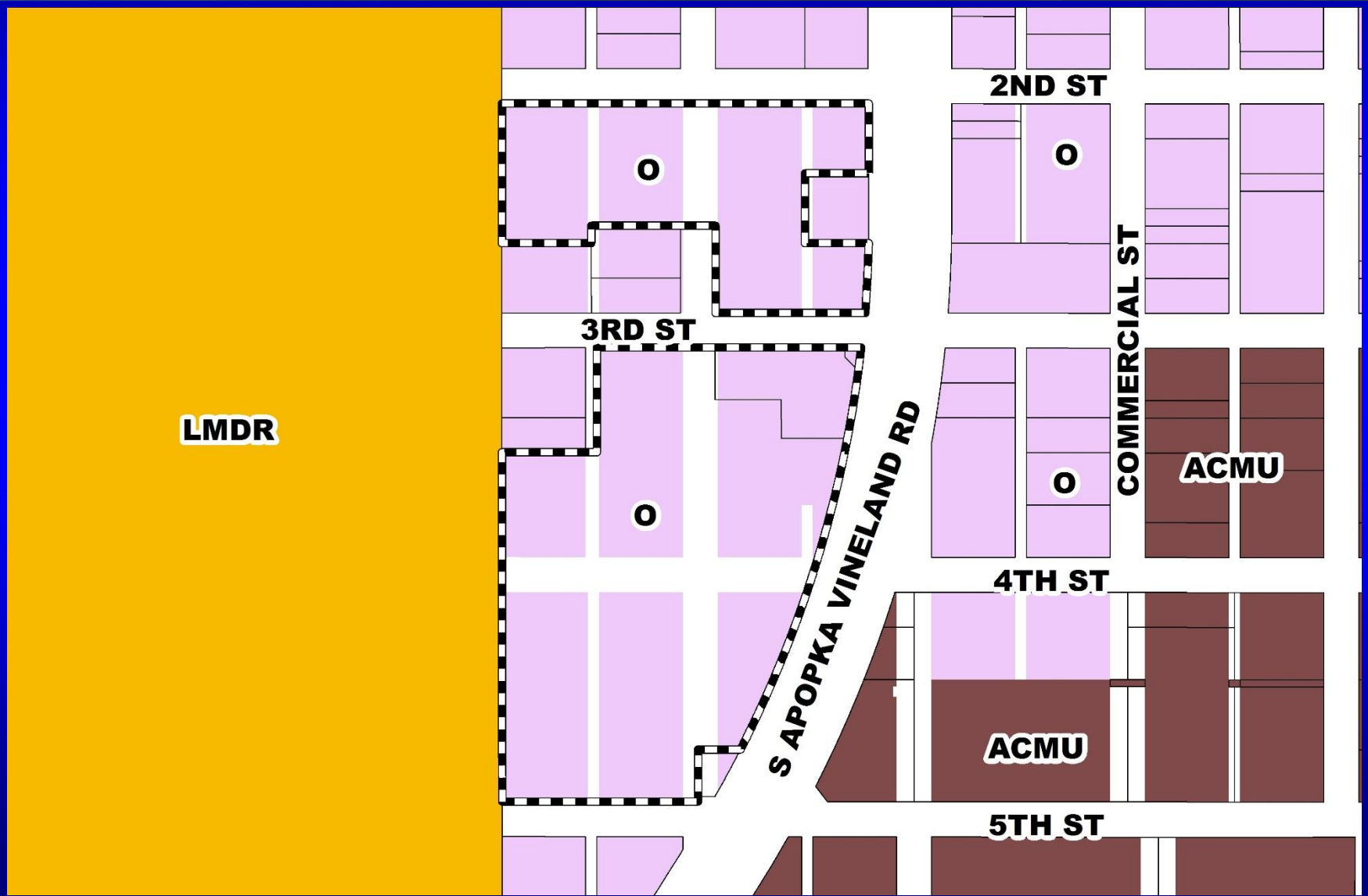


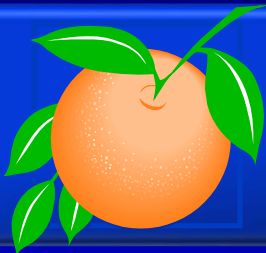
Buena Vista Commons Planned Development / Land Use Plan

- Case:** CDR-19-06-191
- Project Name:** Buena Vista Commons Planned Development / Land Use Plan
- Applicant:** Constance Silver, Tri3 Civil Engineering Design Studio, Inc.
- District:** 1
- Acreage:** 8.52 gross acres (overall PD)
- Location:** 11414 and 11444 S. Apopka Vineland Road; or generally located on the west side of S. Apopka Vineland Road and the south side of 3rd Street.
- Request:** To request two (2) waivers from Orange County Code related to landscaping.

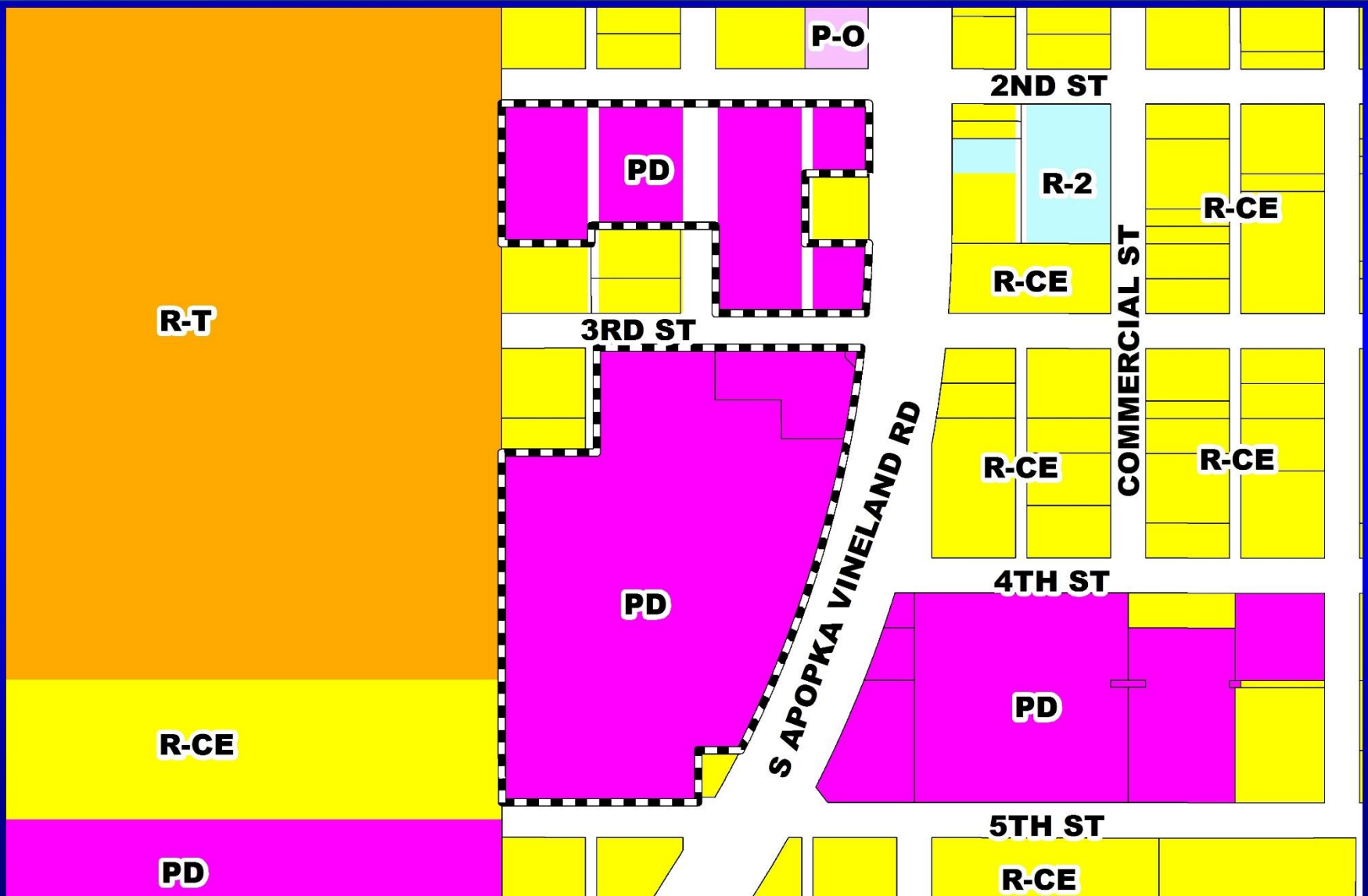


Buena Vista Commons Planned Development / Land Use Plan Future Land Use Map





Buena Vista Commons Planned Development / Land Use Plan Zoning Map





Buena Vista Commons 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 Buena Vista Commons Planned Development / Land Use Plan (PD/LUP) dated “Received September 10, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

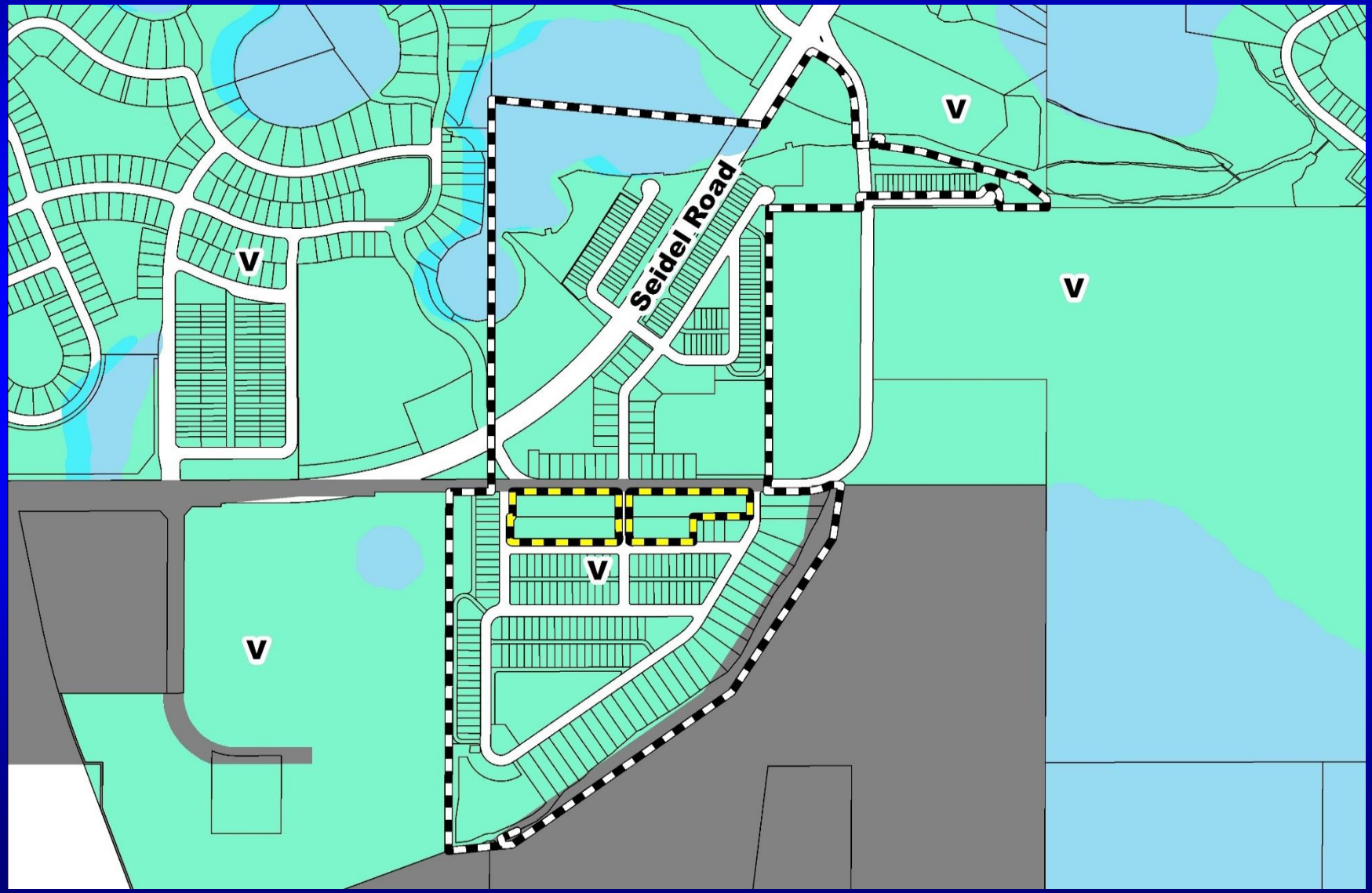


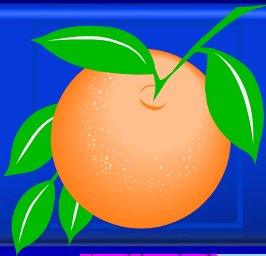
Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan

- Case:** CDR-19-09-306
- Project Name:** Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 114.89 gross acres (overall PD)
5.23 gross acres (affected parcels only)
- Location:** Generally located south of Summerlake Groves Street and East of Seidel Road
- Request:** To add thirty-five (35) units in the future development parcels in the previously approved Preliminary Subdivision Plan for Phase 1 and Phase 2B.

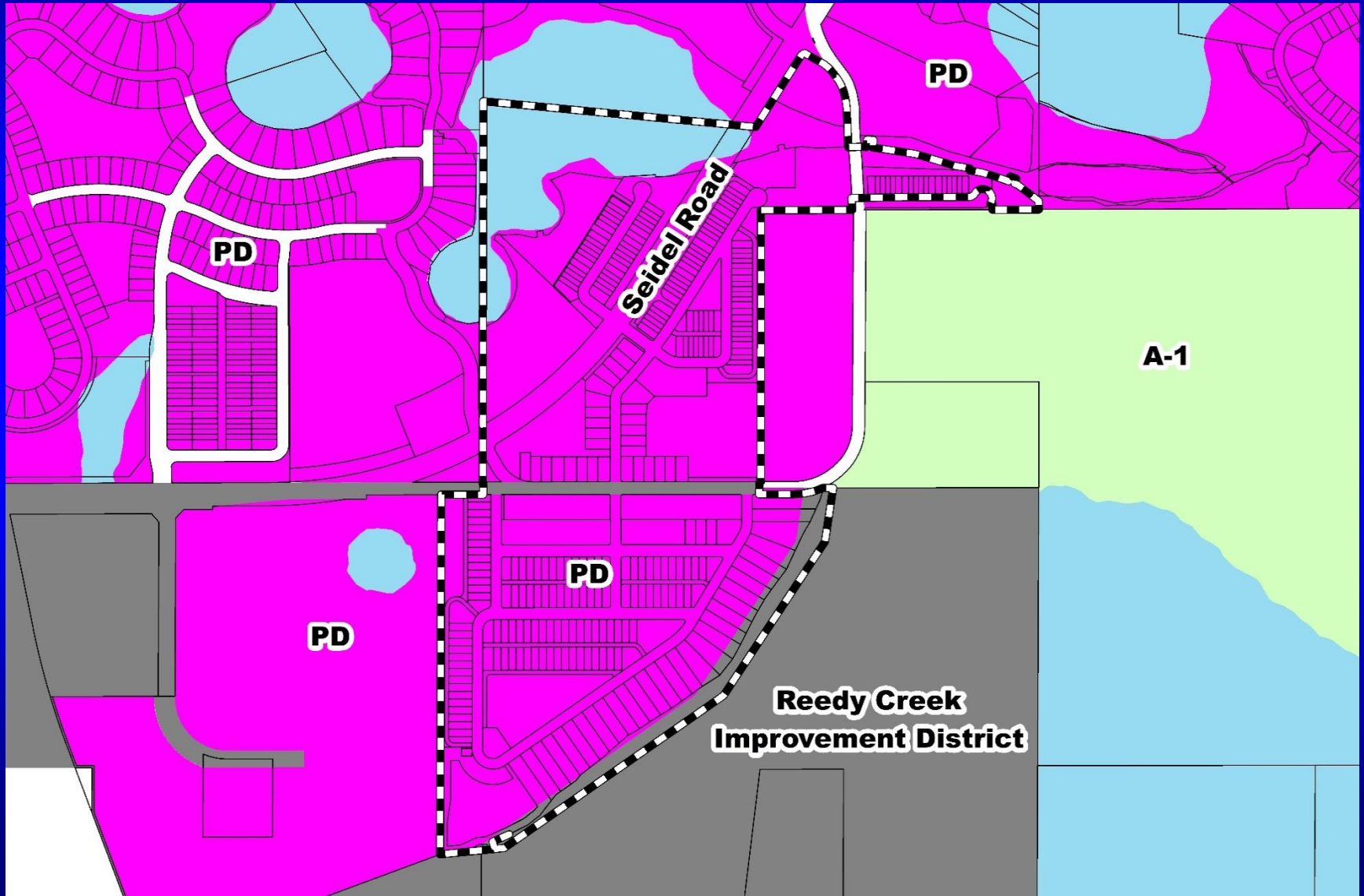


Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Future Land Use Map





Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Zoning Map





Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP dated “Received October 2, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Alafaya Trail Property Planned Development / Land Use Plan

- Case:** CDR-14-05-144
- Project Name:** Alafaya Trail Property Planned Development / Land Use Plan
- Applicant:** Brooks Stickler, Kimley-Horn and Associates, Inc.
- District:** 4
- Acreage:** 50.20 gross acres
- Location:** Generally located south of E. Colonial Drive and west of Alafaya Trail.
- Request:** To increase retail / commercial (C-1) square footage from 174,000 to 304,000 (an increase of 130,000 square feet), while retaining 6,000 square feet of previously approved Professional Office (P-O) uses, reflect the conservation, impact, and mitigation of on-site wetlands per Conservation Area Impact (CAI) permit #CAI-14-08-025, and remove a note requiring the dedication of PD Tract A development rights to Orange County. One waiver is also being requested.



Action Requested

**Continue case CDR-14-05-144 to the December 17, 2019
BCC meeting at 2:00 p.m.**

District 4

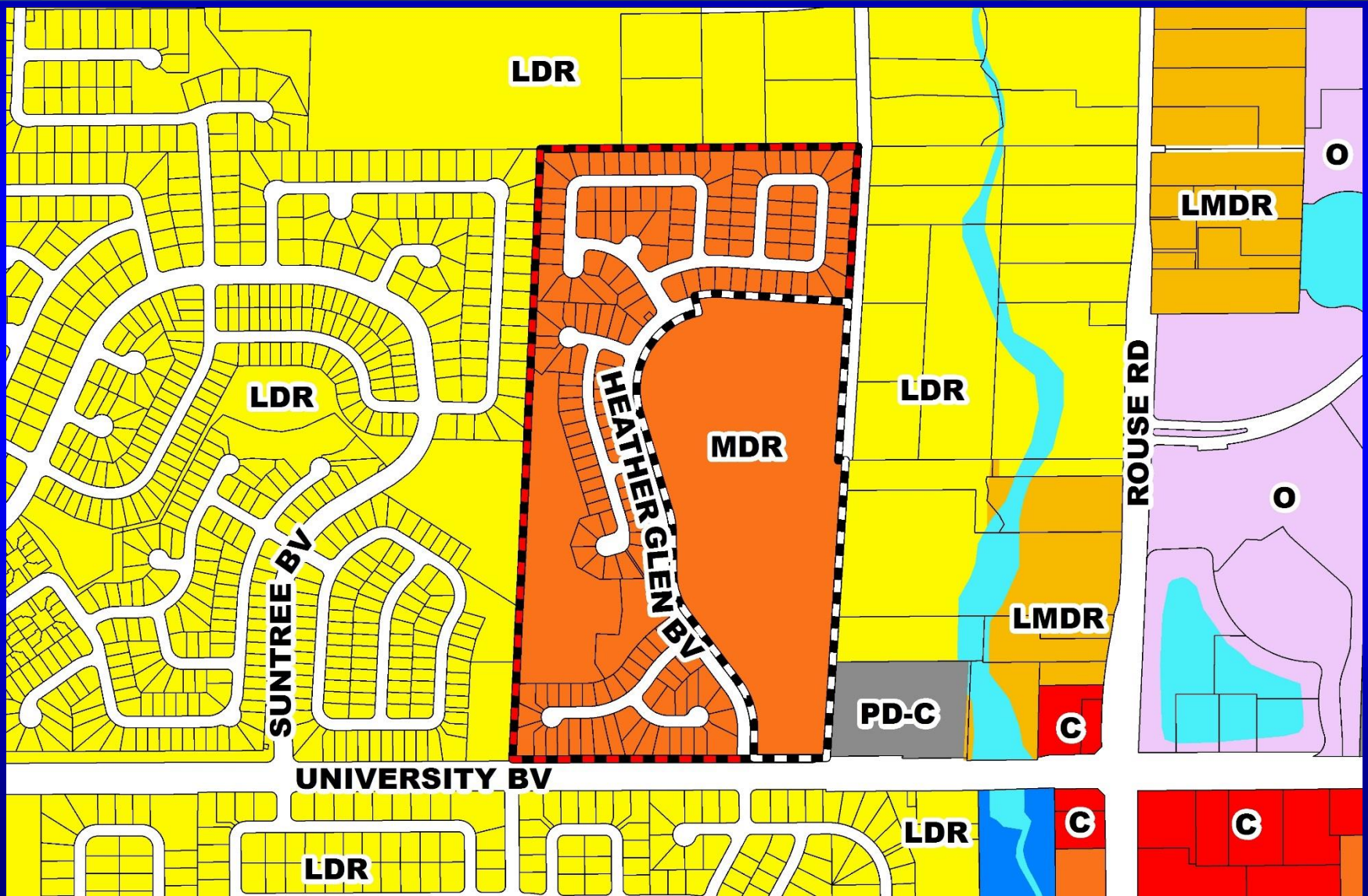


The Glenn Planned Development / Land Use Plan

- Case:** CDR-19-03-115
- Project Name:** The Glenn Planned Development / Land Use Plan
- Applicant:** William Burkett, Burkett Engineering
- District:** 5
- Acreage:** 80.00 gross acres (overall PD)
30.23 gross acres (affected parcel only)
- Location:** Generally located north of University Boulevard and east of Heather Glen Boulevard
- Request:** To add 60 multi-family dwelling units to the development program in Phase I. Additionally, the applicant has requested four waivers related to building height, building setbacks, and building separation requirements.

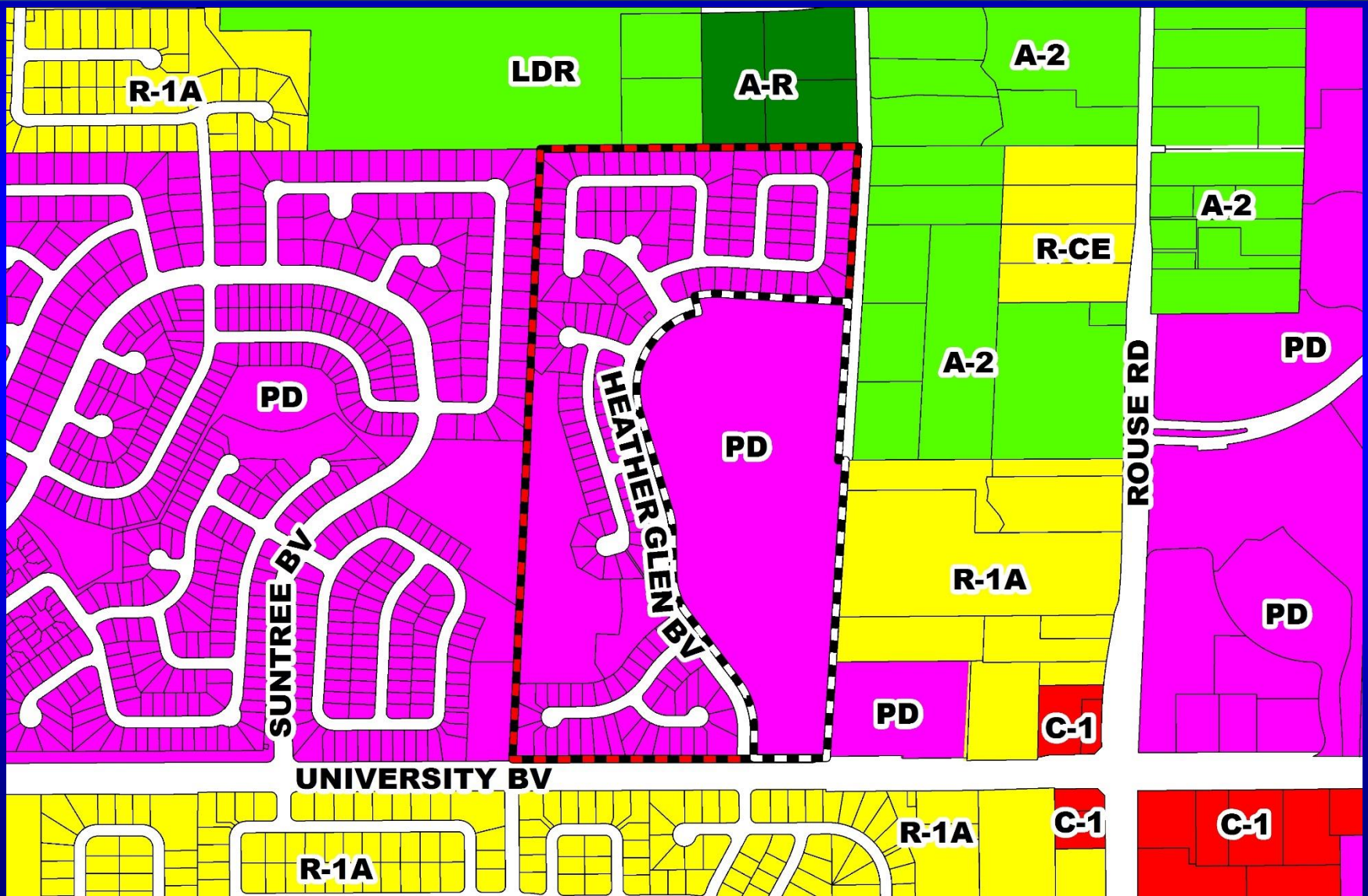


The Glenn Planned Development / Land Use Plan Future Land Use Map



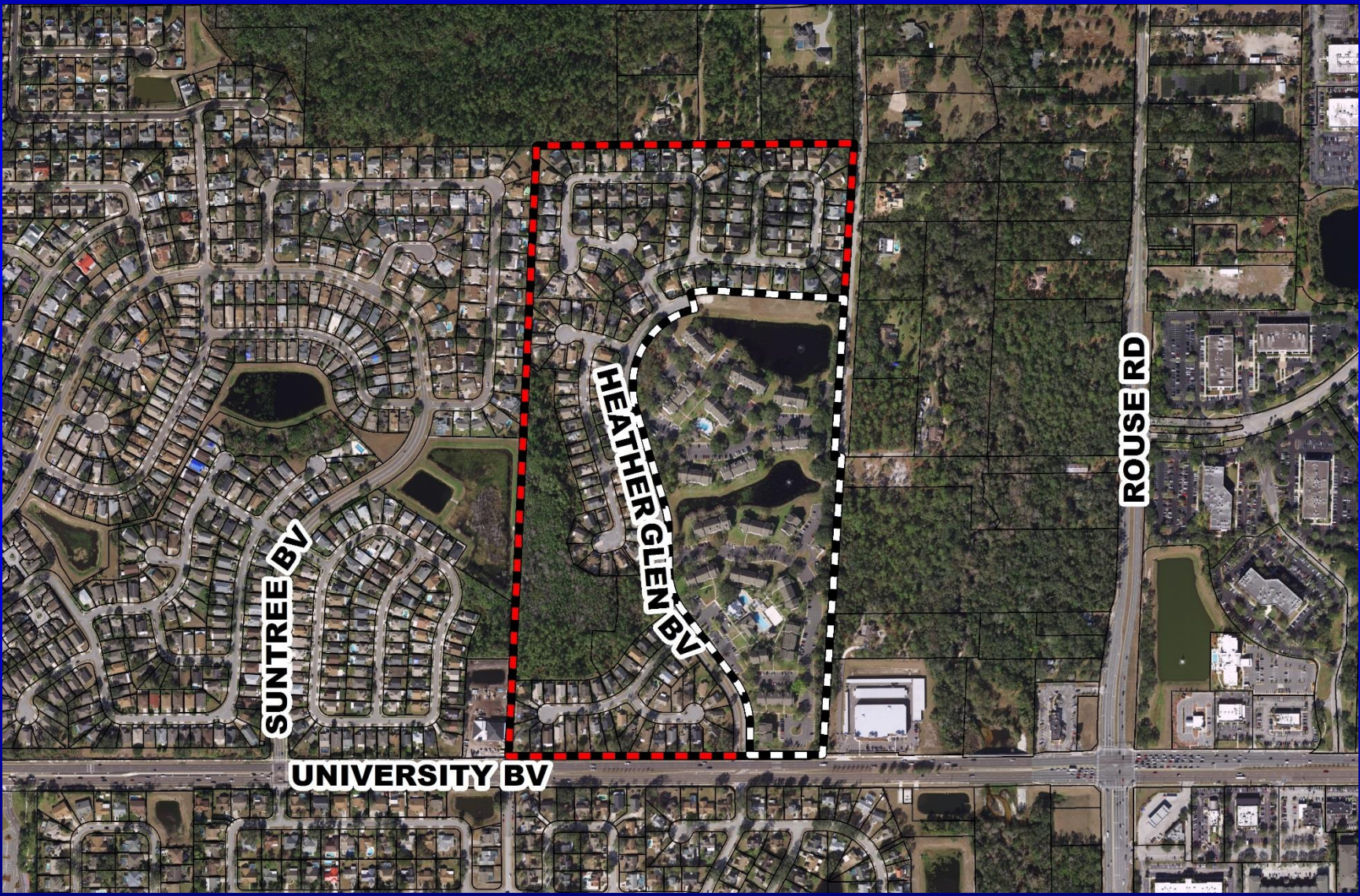


The Glenn Planned Development / Land Use Plan Zoning Map





The Glenn Planned Development / Land Use Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve The Glenn Planned Development / Land Use Plan (PD/LUP), dated “May 22, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

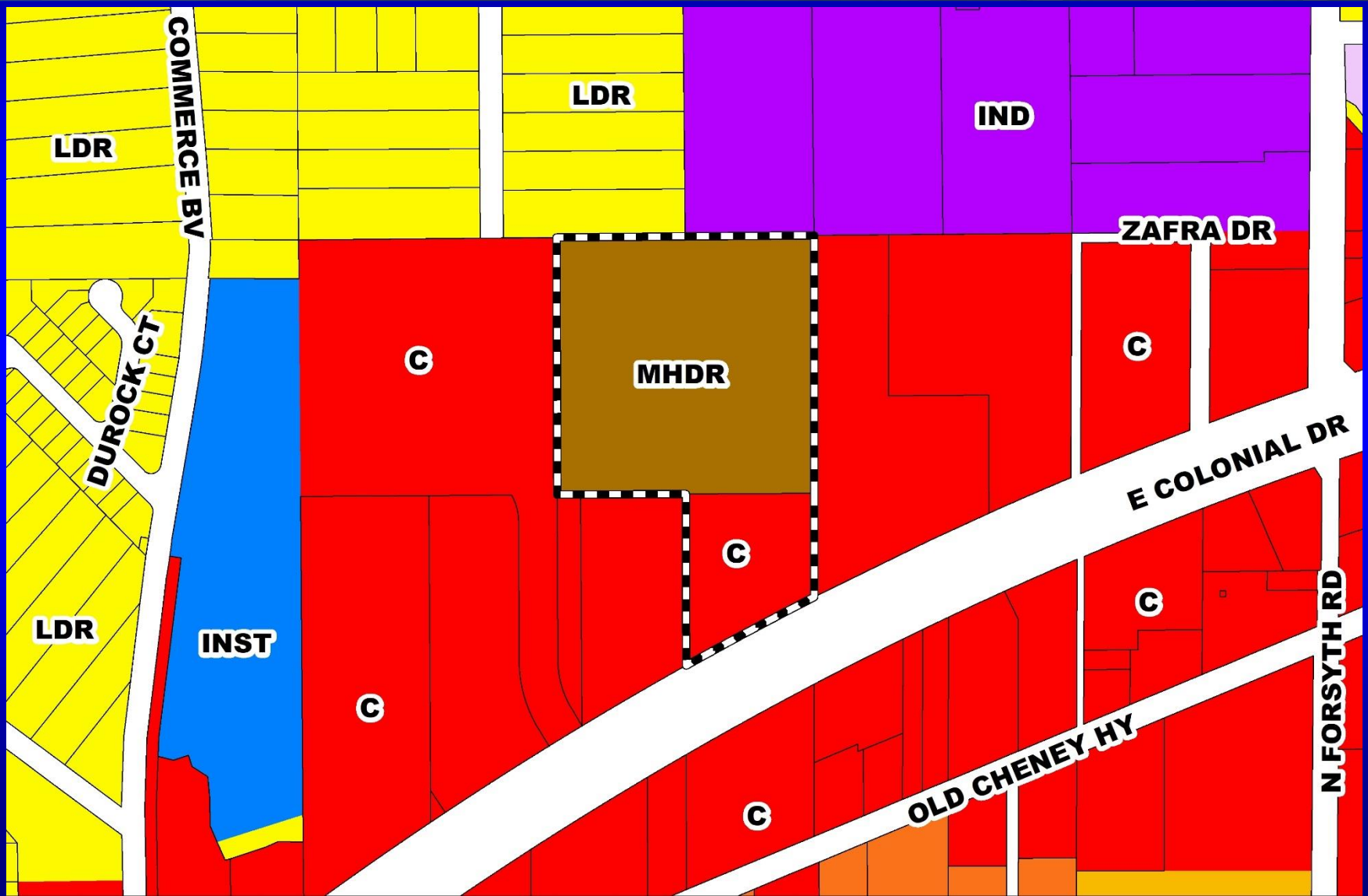


Wise Colonial Planned Development / Land Use Plan

- 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.

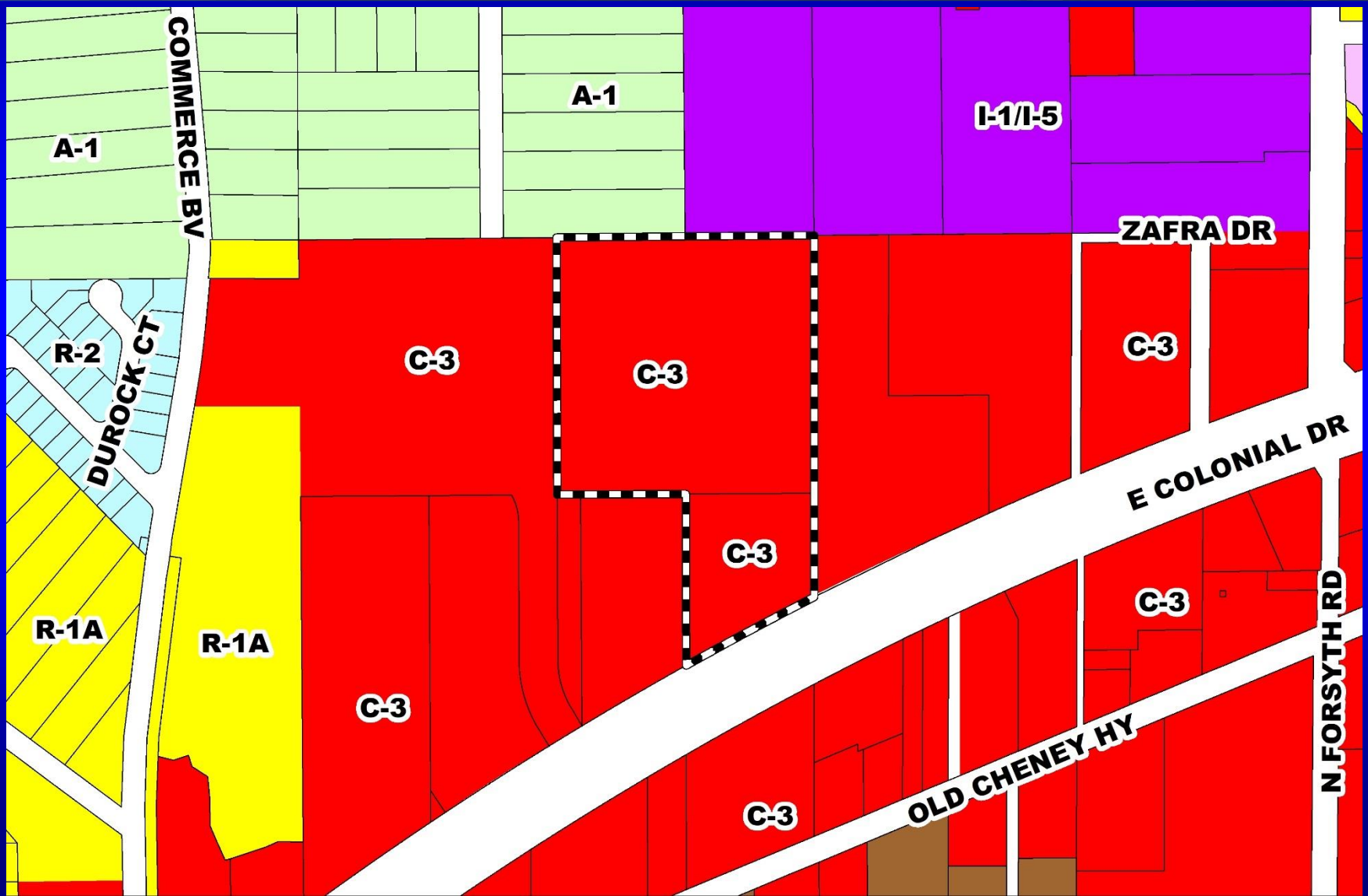


Wise Colonial Planned Development / Land Use Plan Future Land Use Map



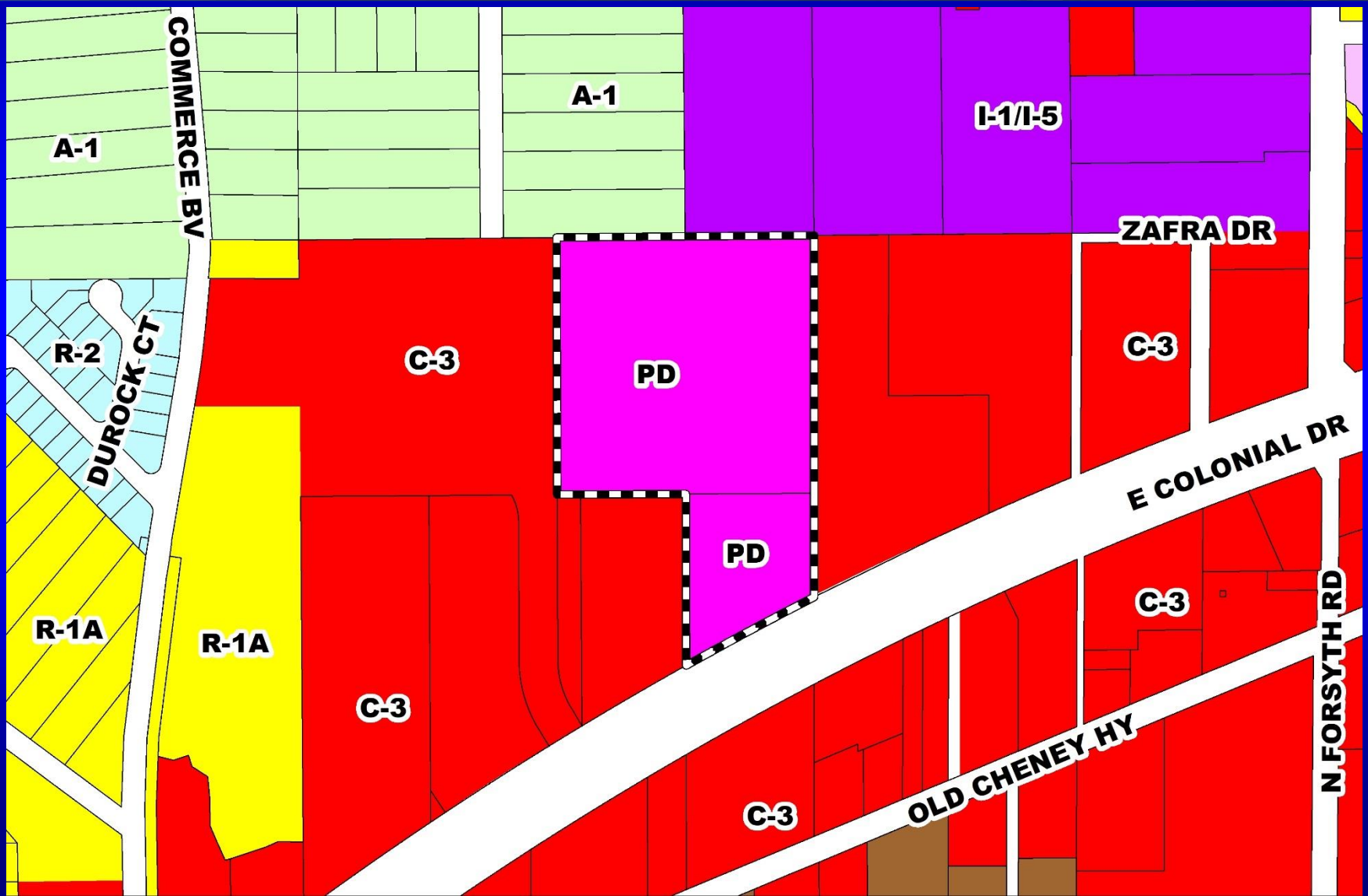


Wise Colonial Planned Development / Land Use Plan Zoning Map





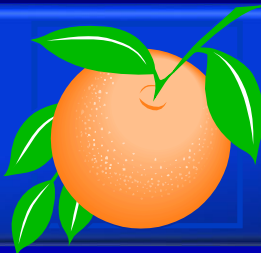
Wise Colonial Planned Development / Land Use Plan Proposed Zoning Map



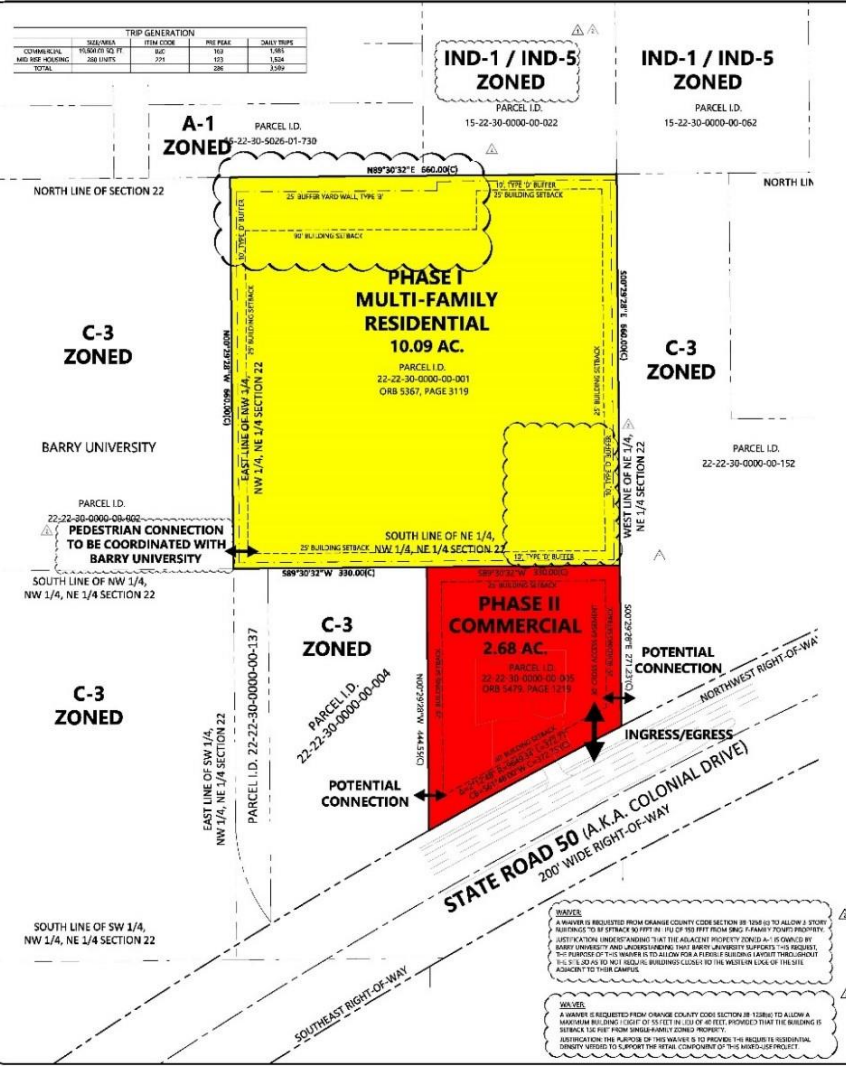


Wise Colonial Planned Development / Land Use Plan Aerial Map





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: 1815 EDGEWATER DRIVE, STE. 200, ORLANDO, FL 32807
 SITE ADDRESS: 1277 AC, 556261 SQ.FT.
 DRAINAGE UTILITY COMMISSION: ORANGE COUNTY UTILITIES
 SEWER SYSTEM: BALDWIN PARK 150 CAPACITY 3723 UNENROLLED 8355
 SCHOOLS: C-3 (W/ RESEARCH COMMERICAL DISTRICT)
 WINTER PARK HS CAPACITY: 3723 UNENROLLED 8355
 C-3 (W/ RESEARCH COMMERICAL DISTRICT)

PROPOSED FEATURES LEGEND

COMMERCIAL AREA
 RESIDENTIAL AREA

NOTES

- THE STORMWATER MANAGEMENT SYSTEMS SHALL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
- LANDSCAPING, BUFFERING & 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 CONSPICUOUS NOTICE ON THE PLAT AND/OR A RECORDED RESTRICTIVE COVENANT, AS APPLICABLE, THAT THE PROPERTY ON THE NORTH-DEED BOUNDARY THAT IS NOT RESIDENTIAL CURRENTLY HAS A PERMIT FOR A CONCRETE CURBSIDE FACILITY WHICH MAY BE THE SOURCE OF OFFICE DUST AND NOISE TO ADJACENT PROPERTIES IF IT IS NOT MANAGED PROPERLY.
- HABITAT: SURVEY ELEMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS RELATING TO SURVEY AND PLANTS INTENT TO BE HARVESTED OR USED FOR PROPAGATION, PRESERVATION OR RESEARCH. THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERNS AND TO NOTIFY AND CONSULT, IF NECESSARY, ANY RELEVANT AGENCIES FOR PERMITTING OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION.
- SETBACKS: THE SETBACKS SHALL BE PROVIDED PER THE PROVISIONS OF CHAPTER 24 OF ORANGE COUNTY CODE. SETBACKS SHALL BE PROVIDED TO THE EXTENT OF THE APPLICANT'S OBLIGATION TO COMPLY WITH ALL APPLICABLE REGULATIONS, INCLUDING THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION'S REGULATIONS ON THE PROTECTION OF WETLANDS AND OTHER REGULATIONS. SETBACKS SHALL BE PROVIDED TO THE EXTENT OF THE APPLICANT'S OBLIGATION TO COMPLY WITH ALL APPLICABLE REGULATIONS, INCLUDING THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION'S REGULATIONS ON THE PROTECTION OF WETLANDS AND OTHER REGULATIONS. SETBACKS SHALL BE PROVIDED TO THE EXTENT OF THE APPLICANT'S OBLIGATION TO COMPLY WITH ALL APPLICABLE REGULATIONS, INCLUDING THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION'S REGULATIONS ON THE PROTECTION OF WETLANDS AND OTHER REGULATIONS.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE AND ALL APPLICABLE REGULATIONS, AS MAY BE AMENDED.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE AND ALL APPLICABLE REGULATIONS, AS MAY BE AMENDED.
- A 20' BUFFER SHALL BE PROVIDED FROM COUSAL DRIVE (E.A. 30) TO THE MULTI-FAMILY RESIDENTIAL TRACT AS PART OF THE PHASE I DEVELOPMENT PLAN SUBMITTAL.
- BURLEIGH AND HOLE SEVE SHALL BE PROHIBITED. GROUND AND FACIA SIGNS SHALL COMPLY WITH CHAPTER 315.

COMMERCIAL TRACT

PROPOSED FLOOR AREA RATIO: 0.17 (18,600 SQ. FT.)
 SITE AREA: 2,68 AC (115,740 SQ.FT.)
 MINIMUM SURFACE LOT: 750'
 OPEN SPACE: 20%
 MAXIMUM BUILDING HEIGHT: 35 FEET
 PERMITTED USES: C-3 / ZONING DISTRICT
 BUILDING SETBACKS:
 FRONT: 30 FEET
 SIDE: 25 FEET
 REAR: 25 FEET
 CORNER: 25 FEET
 PROPOSED COMMERCIAL: 11,500 SQ. FT.

MULTI-FAMILY RESIDENTIAL TRACTS

PROPOSED BLDG UNIT: 280 UNITS
 PROPOSED DENSITY: 272 UNITS PER ACRE
 SITE AREA: 1,100 AC (47,800 SQ.FT.)
 OPEN SPACE: 20%
 MAXIMUM BUILDING HEIGHT: 55 FEET
 PERMITTED USES: RECREATIONAL AREA FOR THE MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH SECTION 88-255.
 BUILDING SETBACKS:
 FRONT: 35 FEET
 SIDE: 25 FEET
 REAR: 25 FEET
 BUFFER: 25 FEET
 BUFFER: 15 FT. TYPE 'D' BUFFER ADJACENT TO NONRESIDENTIAL ZONED PROPERTIES
 BUFFER: 75 FT. TYPE 'D' BUFFER (WITH WALL) WHERE ADJACENT TO SINGLE-FAMILY ZONED PROPERTIES

NOTES

- MULTI-FAMILY SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 88-258 UNLESS OTHERWISE SPECIFIED BY THE ORANGE COUNTY CODE.

1815 EDGEWATER DRIVE, STE. 200
 ORLANDO, FLORIDA 32804
 T 407.875.1278
 WWW.WISECOLONIAL.COM

WISE COLONIAL PD
 ORANGE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
1	05/11/2021	PRELIMINARY
2	05/11/2021	REVISIONS
3	05/11/2021	REVISIONS
4	05/11/2021	REVISIONS
5	05/11/2021	REVISIONS
6	05/11/2021	REVISIONS
7	05/11/2021	REVISIONS
8	05/11/2021	REVISIONS
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PROJECT NUMBER: 527118093
 DRAWING NUMBER: C1.0
 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



Board of County Commissioners

Public Hearings

December 3, 2019