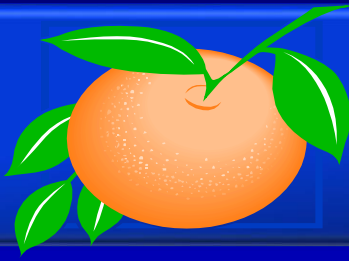


*Board of County Commissioners*

# Public Hearings

**April 13, 2021**

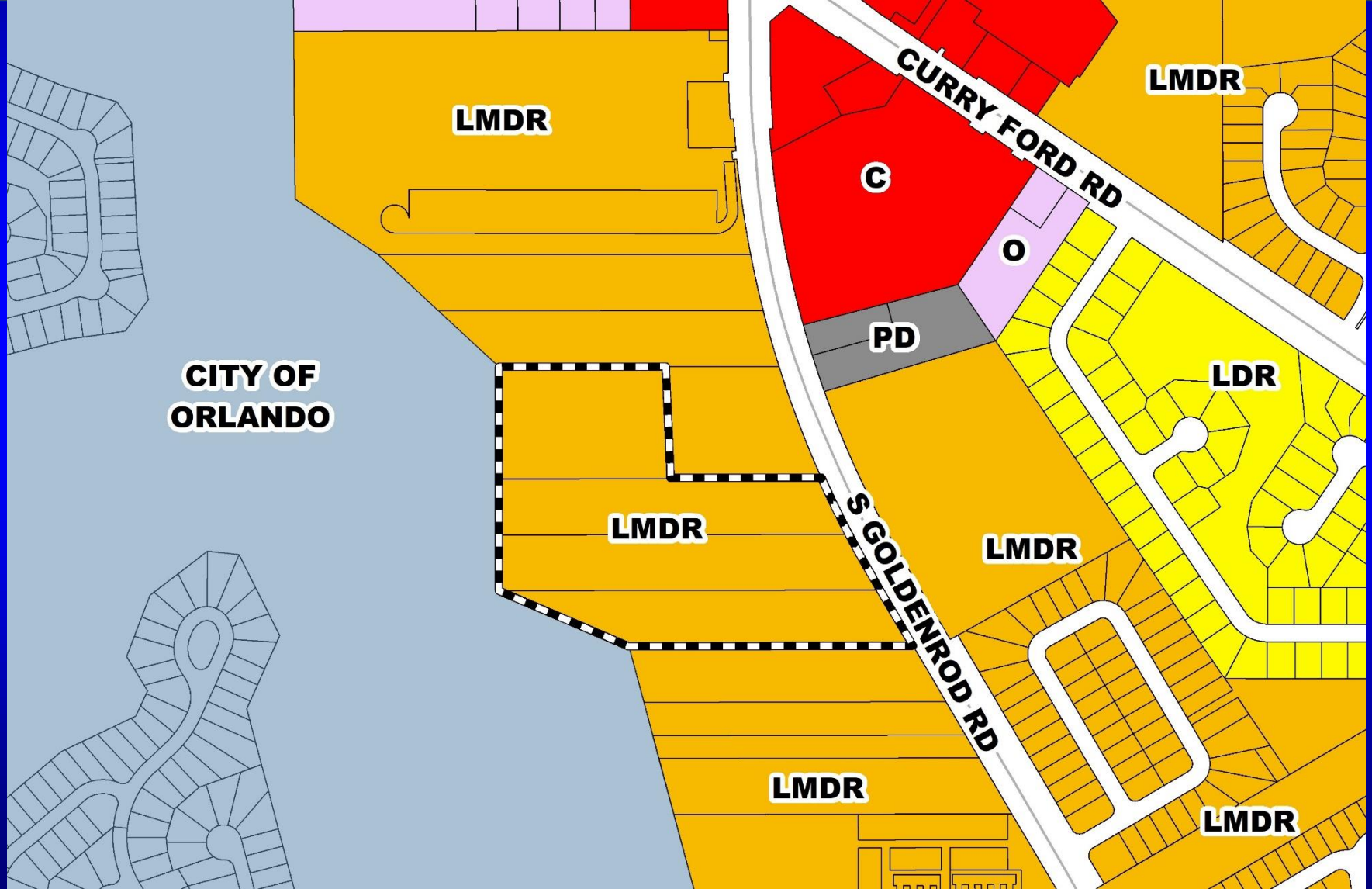


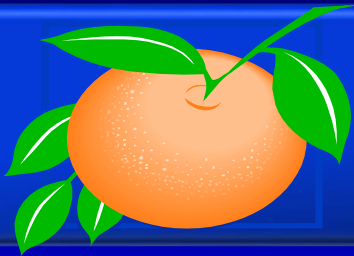
## **South Goldenrod Townhomes Planned Development / Land Use Plan**

- Case:** LUP-20-05-141
- Project Name:** South Goldenrod Townhomes PD
- Applicant:** Neel Shivcharran, Galleon Consulting Group
- District:** 3
- Acreage:** 14.33 gross acres
- Location:** 2400, 2416, 2432, and 2504 S. Goldenrod Road, or generally located on the west side of S. Goldenrod Road, approximately 1,100 feet south of Curry Ford Road, and directly east of the Ventura Golf Course.
- Request:** To rezone 14.33 gross acres from R-1A (Single-Family Dwelling District) to PD (Planned Development District) in order to construct 110 single-family attached residential dwelling units. Additionally, two (2) waivers from Orange County Code related to the PD perimeter setback and building separation requirements are associated with this request.

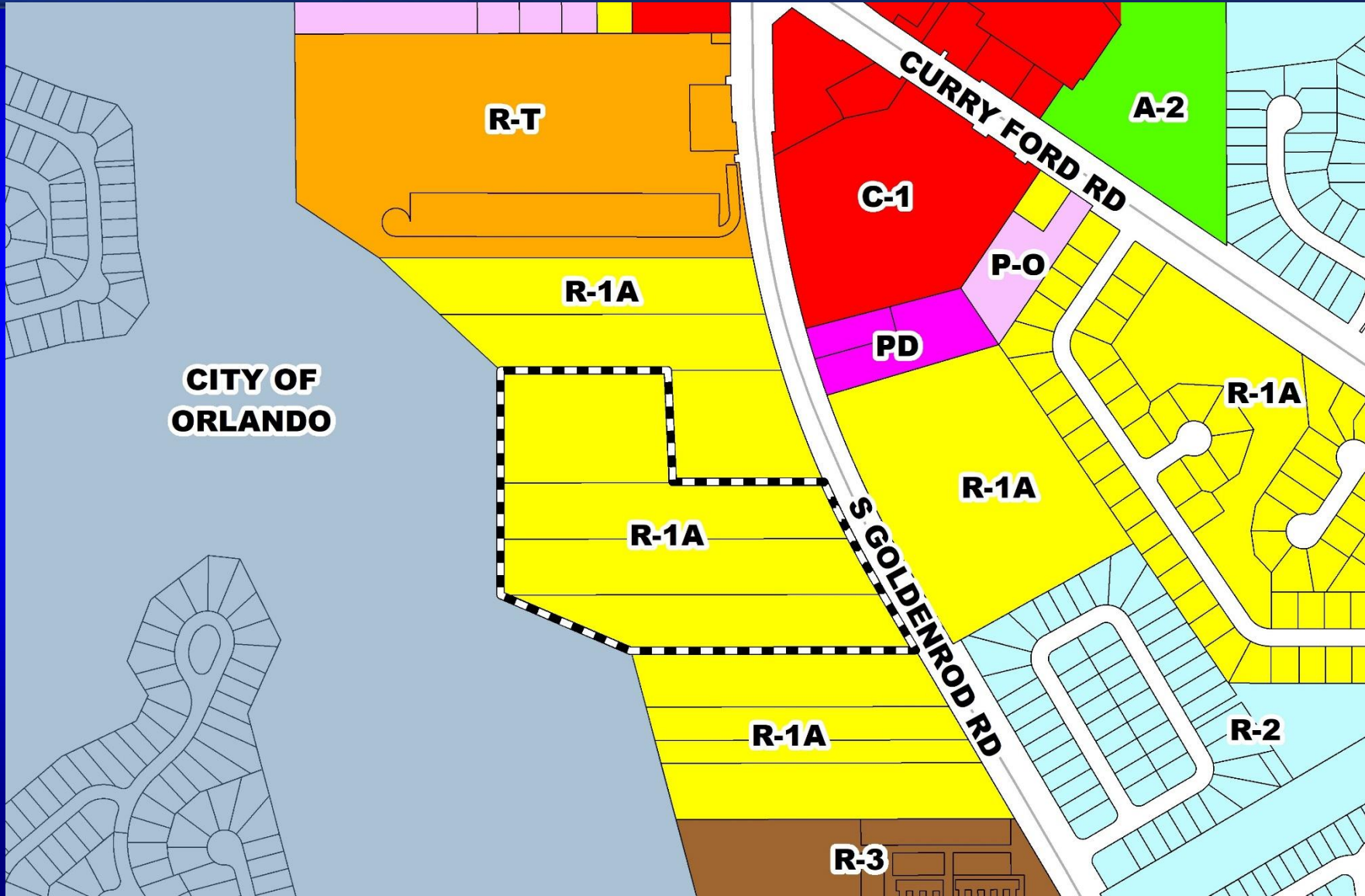


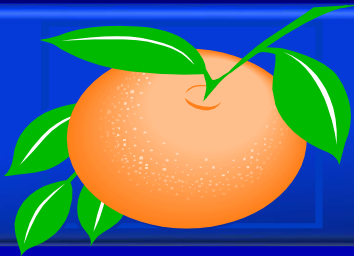
# South Goldenrod Townhomes Planned Development / Land Use Plan Future Land Use Map



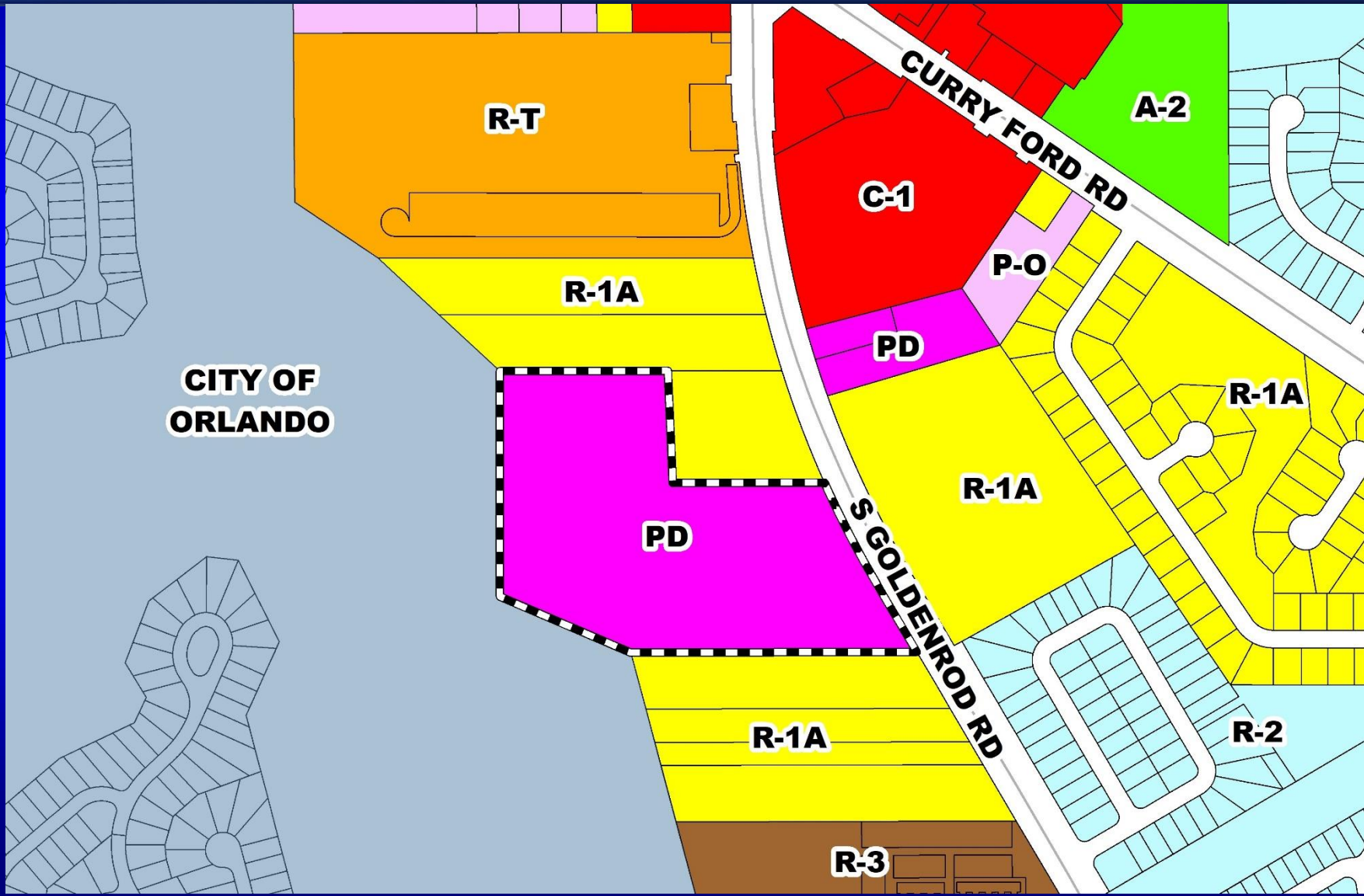


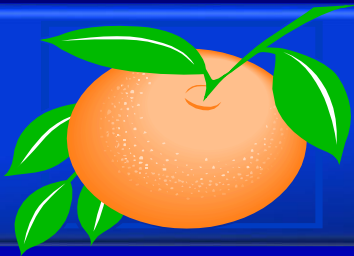
# South Goldenrod Townhomes Planned Development / Land Use Plan Zoning Map



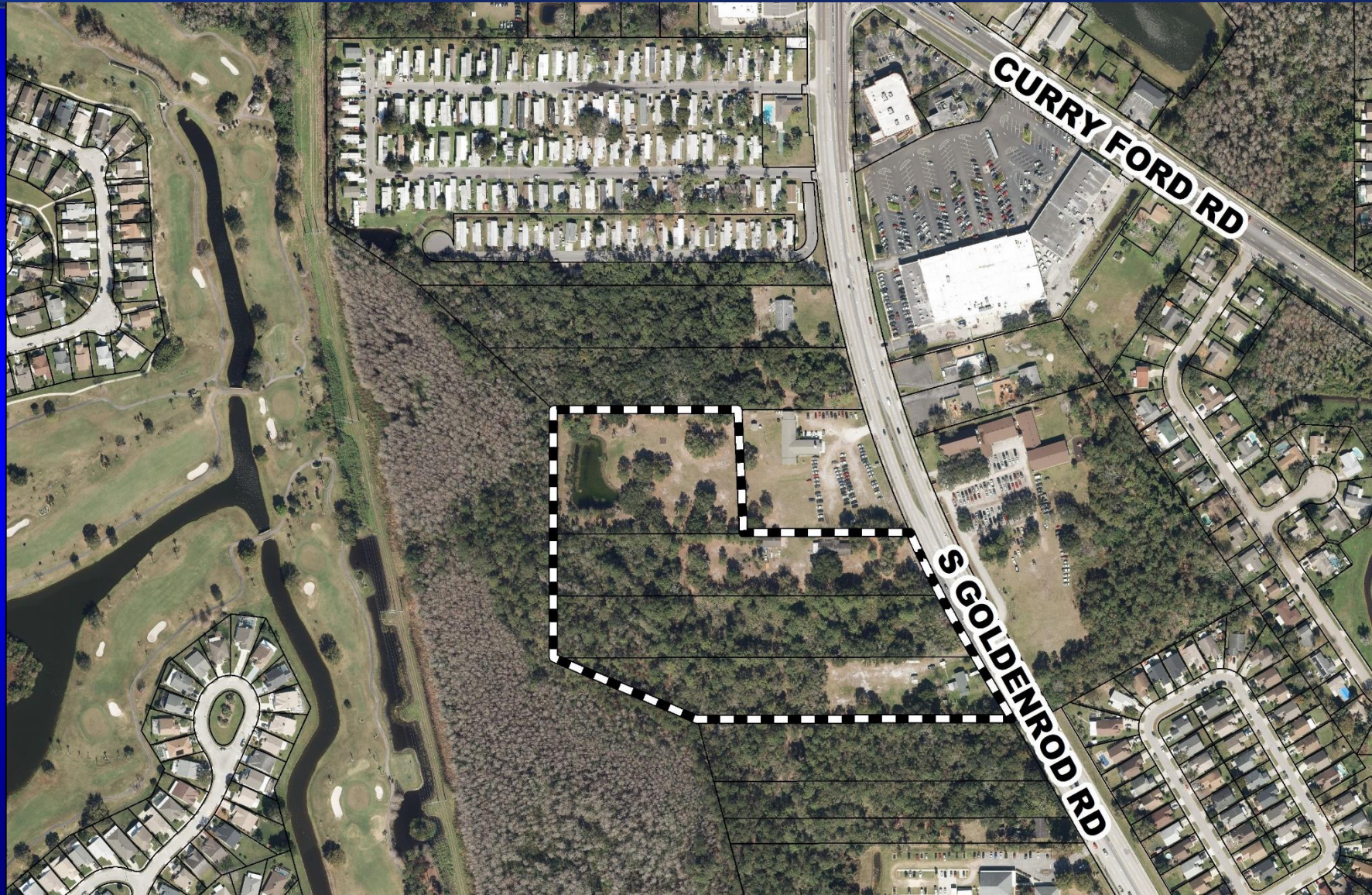


# South Goldenrod Townhomes Planned Development / Land Use Plan Proposed Zoning Map





# South Goldenrod Townhomes Planned Development / Land Use Plan Aerial Map





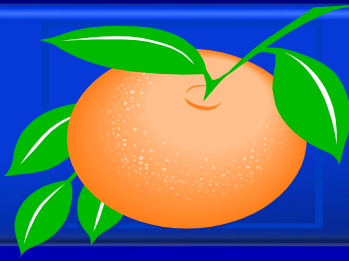


# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the South Goldenrod Townhomes Planned Development / Land Use Plan (PD/LUP) dated “Received December 16, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report.**

**District 3**



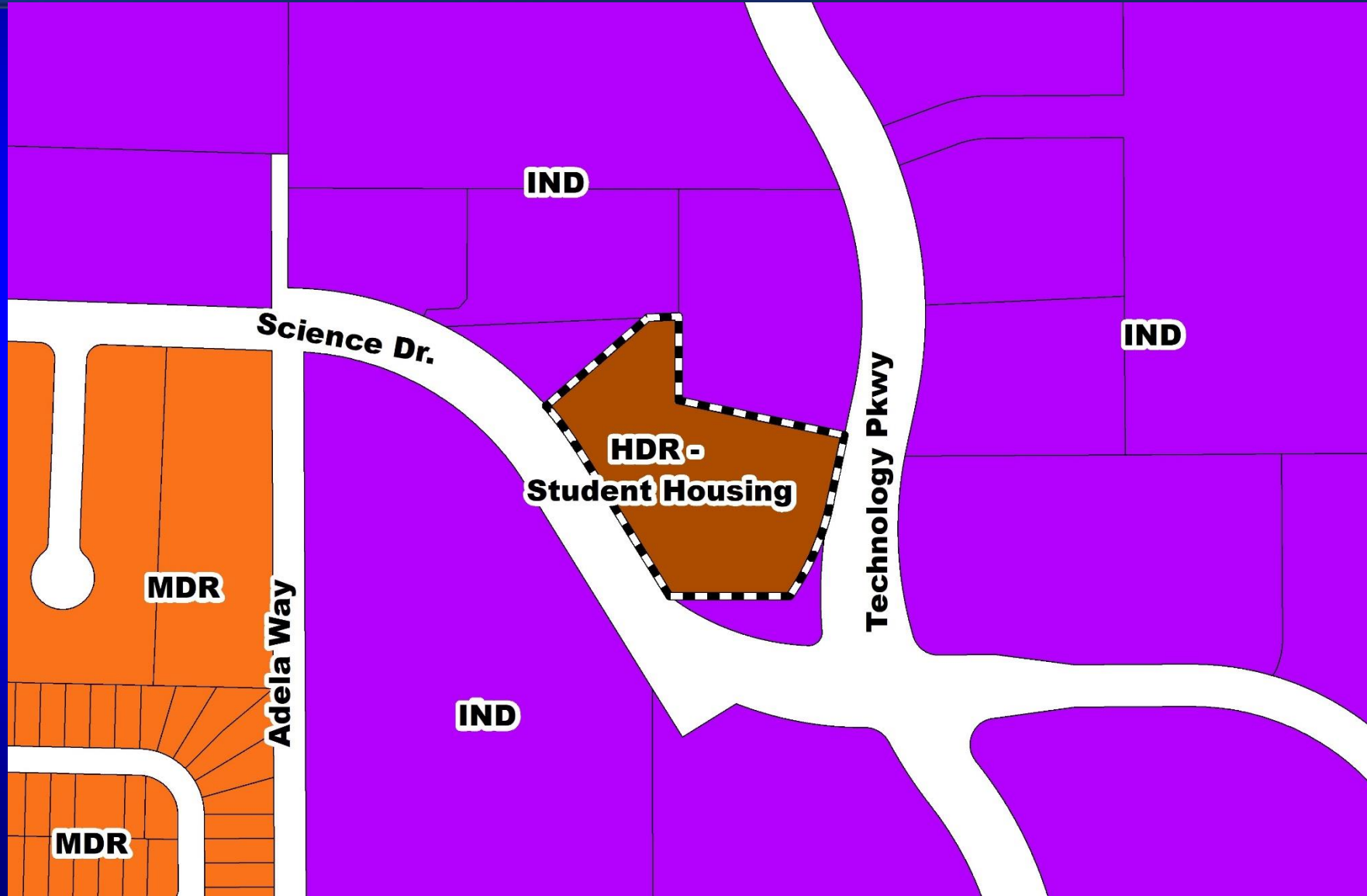


## Science and Technology Planned Development / Land Use Plan

- Case:** CDR-20-12-348
- Project Name:** Science and Technology PD
- Applicant:** Brian Ashby, Kimley-Horn and Associates, Inc.
- District:** 5
- Acreage:** 3.82 gross acres
- Location:** 12175 Science Drive; generally located on the east side of Science Drive, west of Technology Parkway, north of Challenger Parkway, and south of Research Parkway.
- Request:** To request a waiver from Orange County Code Section 38-1506 to allow the garage structure a maximum height extension of ten feet (10') for stairwell shafts, elevator shafts, appurtenances, and architectural features in lieu of allowing a maximum height extension of ten feet (10') for appurtenances and architectural features only.

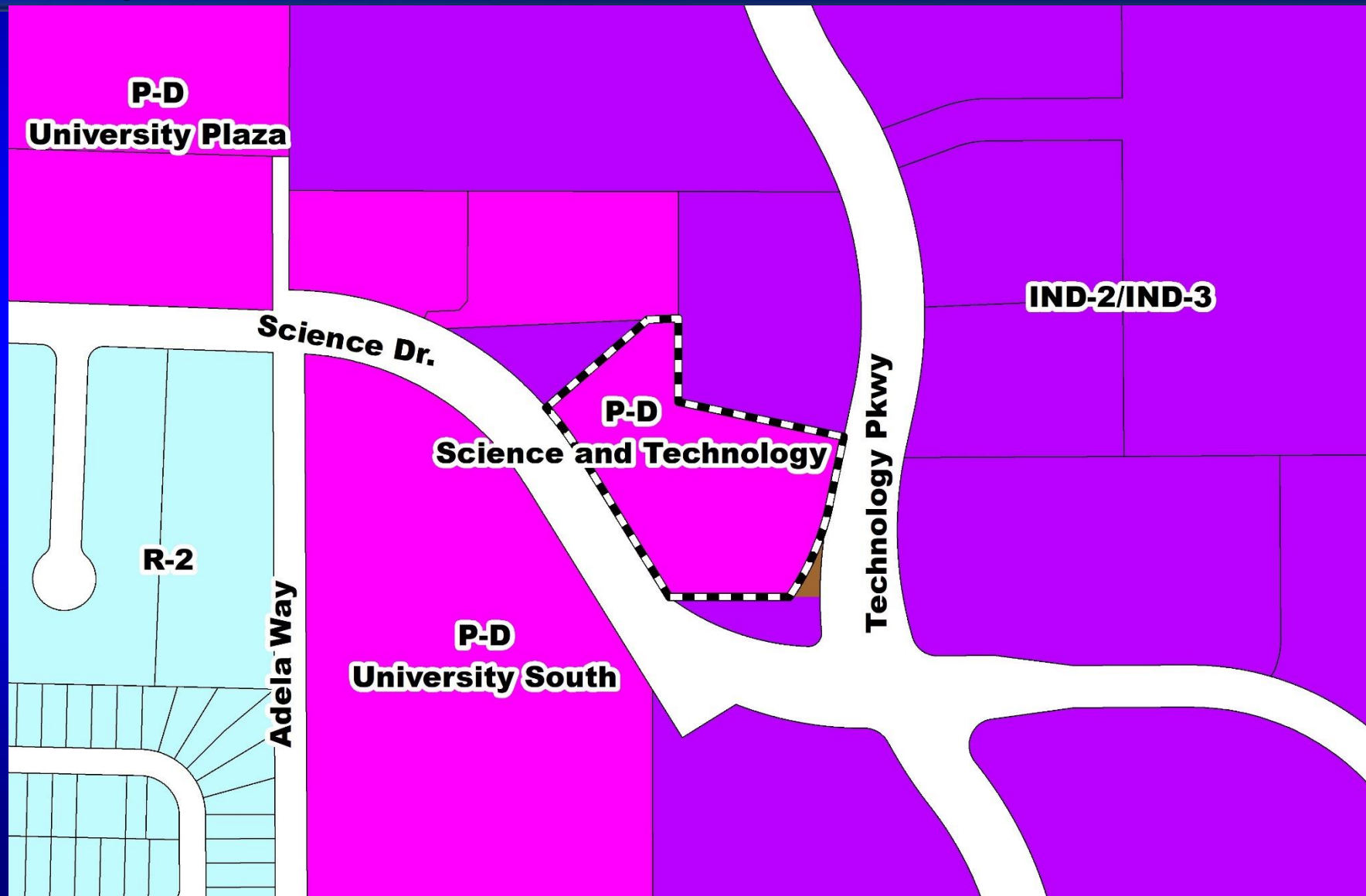


# Science and Technology Planned Development / Land Use Plan Future Land Use Map



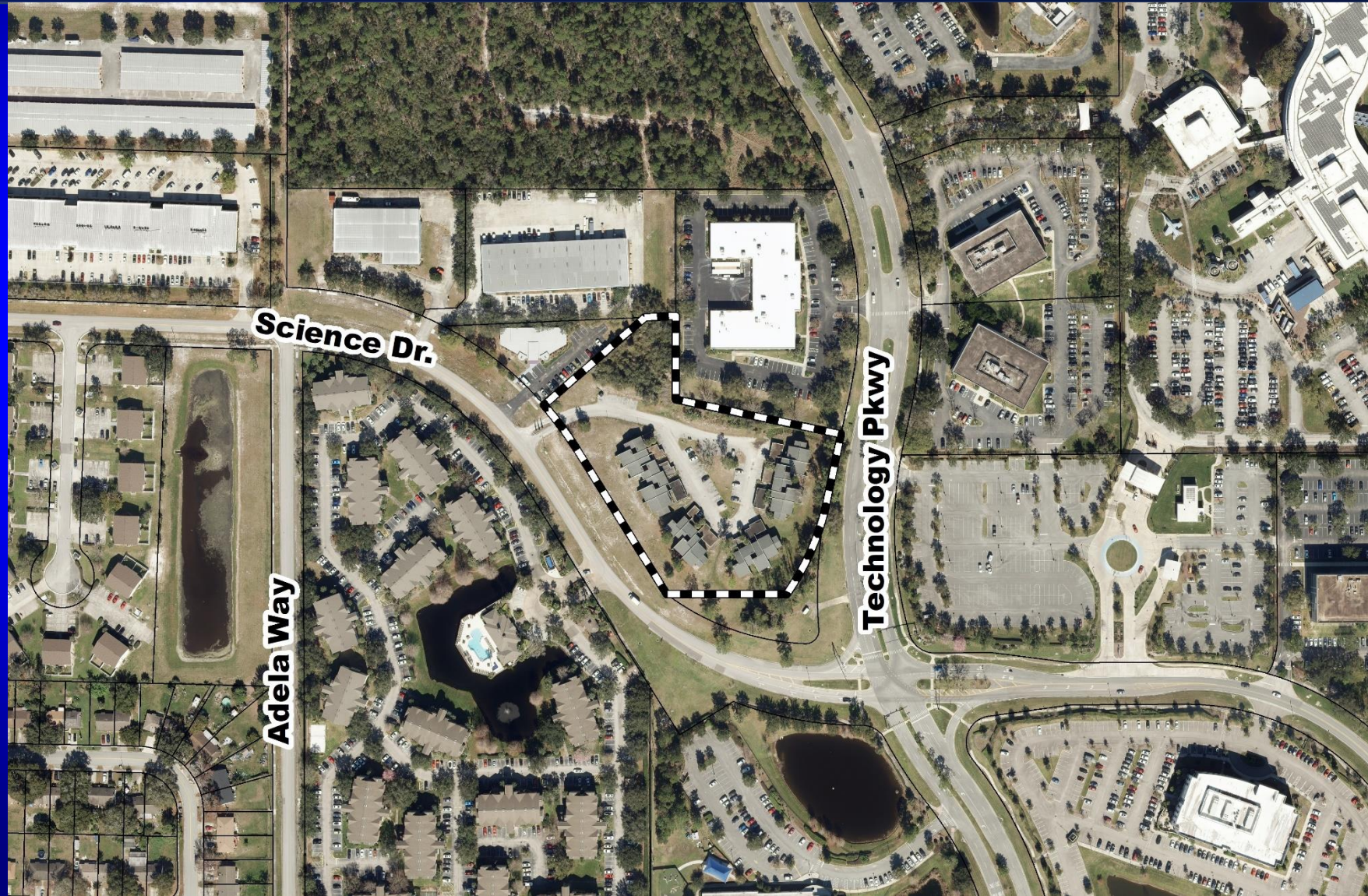


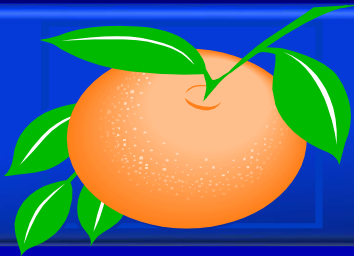
# Science and Technology Planned Development / Land Use Plan Zoning Map



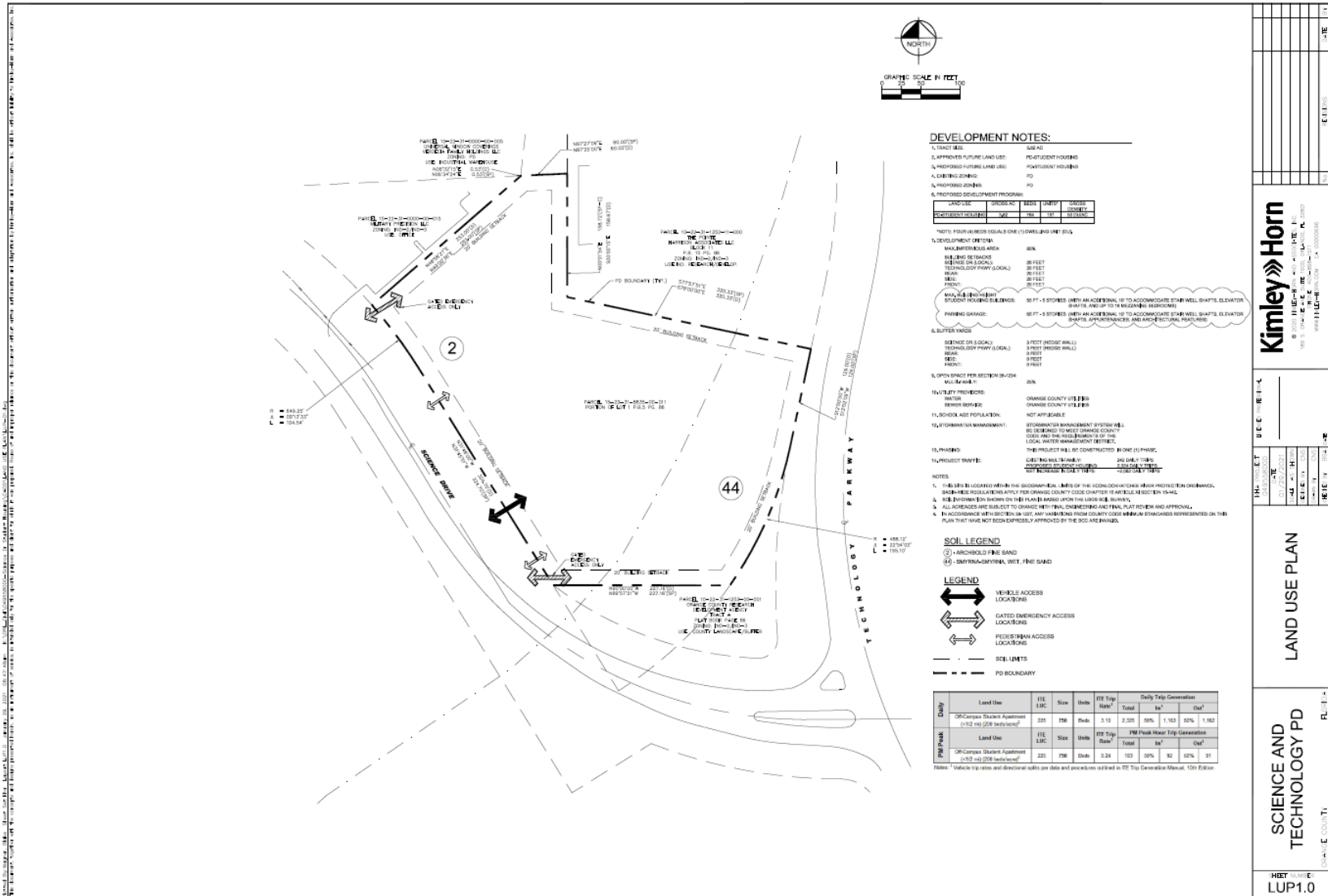


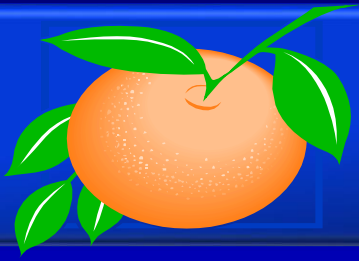
# Science and Technology Planned Development / Land Use Plan Aerial Map





# Science and Technology Planned Development / Land Use Plan Overall Land Use Plan





# Updated Condition #6

6. In order to qualify as student housing, all units must comply at all times with the definition of student housing in Section 38-1, Orange County Code, as such definition exists as of the date of approval of this development plan. Failure to comply with such definition may subject the project to code enforcement and/or increased impact fees, as well as any applicable concurrency requirements.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Science and Technology Planned Development / Land Use Plan (PD/LUP) dated “Received February 10, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report, as amended.**

**District 5**



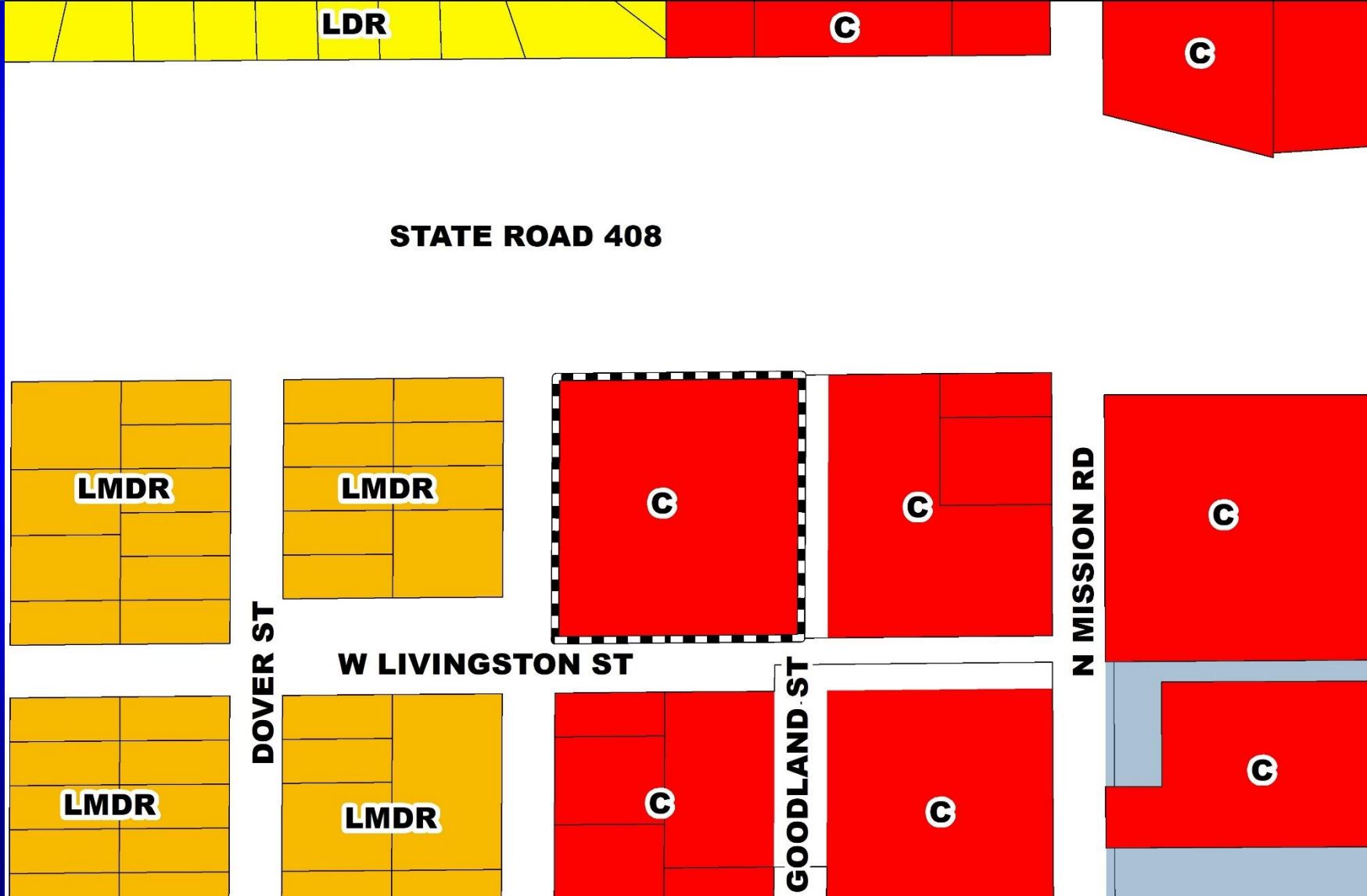
# Faircloth Planned Development / Land Use Plan

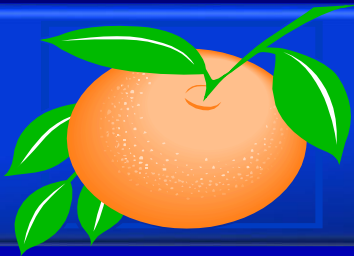
- Case:** CDR-20-03-093
- Project Name:** Faircloth PD PD
- Applicant:** Eric Papalini, Cambridge Group, Inc.
- District:** 6
- Acreage:** 1.93 gross acres
- Location:** Generally located south of State Road 408, east of Goodland Street, and north of W. Livingston Street
- Request:** To revise proposed uses on LUP from C-1 and C-2 uses to "All C-1 Uses; All C-2 Uses; C-3 Uses: Outdoor Storage of Heavy Construction Equipment/Vehicles and Materials. All Other C-3 Uses Shall Be Prohibited." The C-3 use of Outdoor Storage of Heavy Construction Equipment/Vehicles and Materials is proposed to be limited to the eastern half of the PD. Additionally, the applicant is requesting to modify Board condition of approval 8.C (listed as 10.C in the staff report) to remove an existing prohibition on outdoor storage and display.



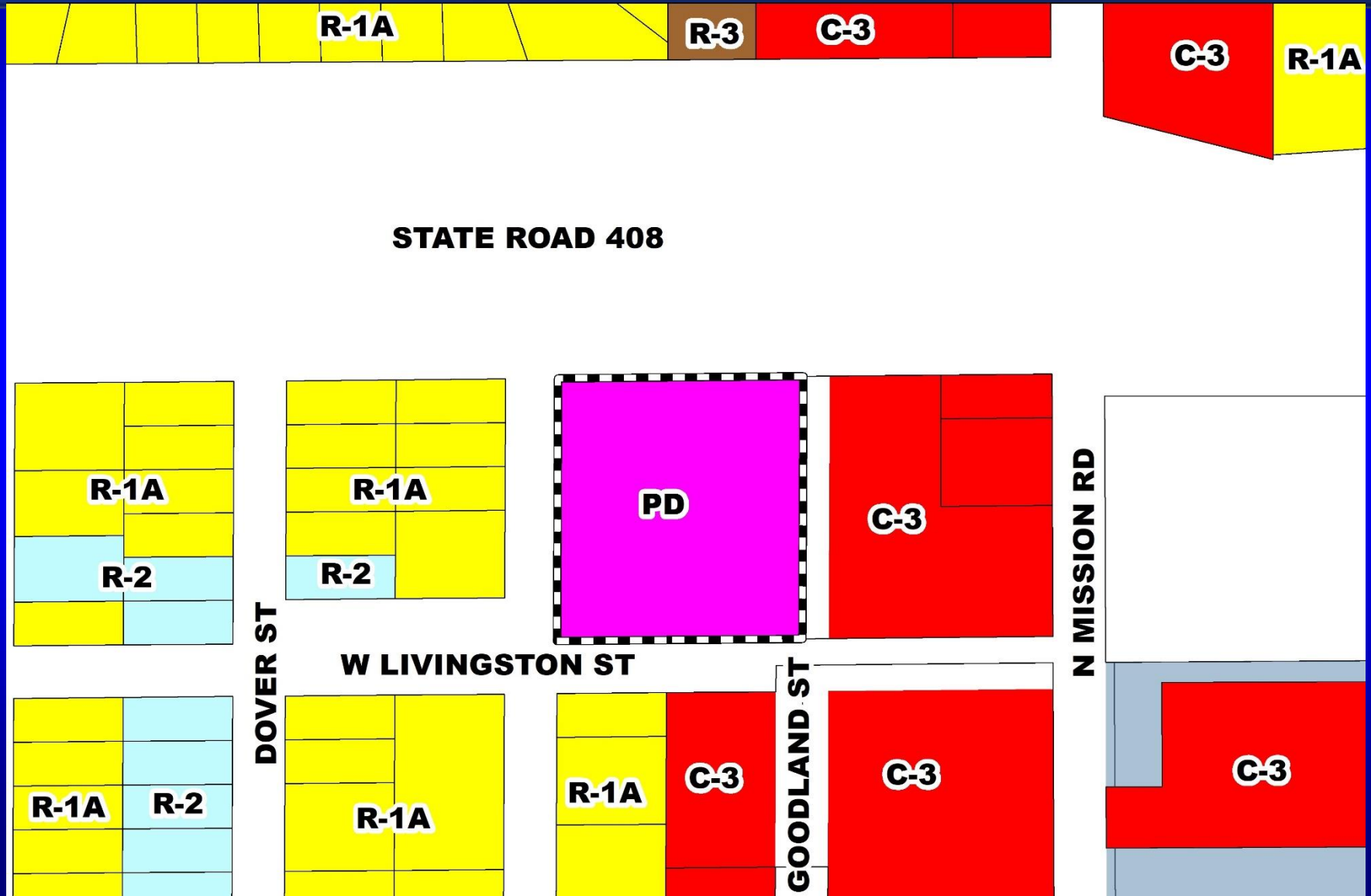


# Faircloth Planned Development / Land Use Plan Future Land Use Map



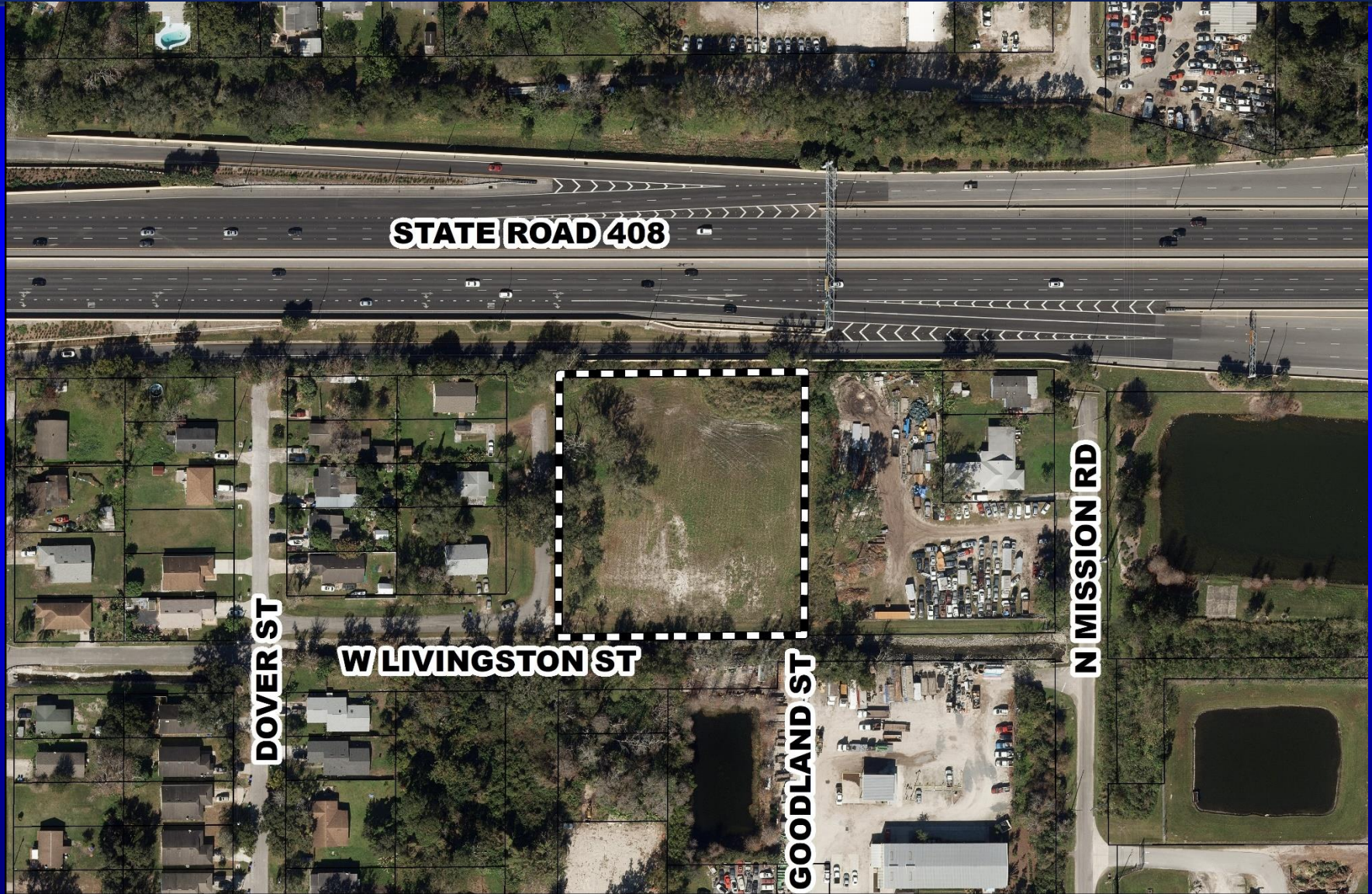


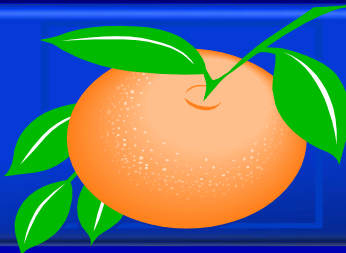
# Faircloth Planned Development / Land Use Plan Zoning Map



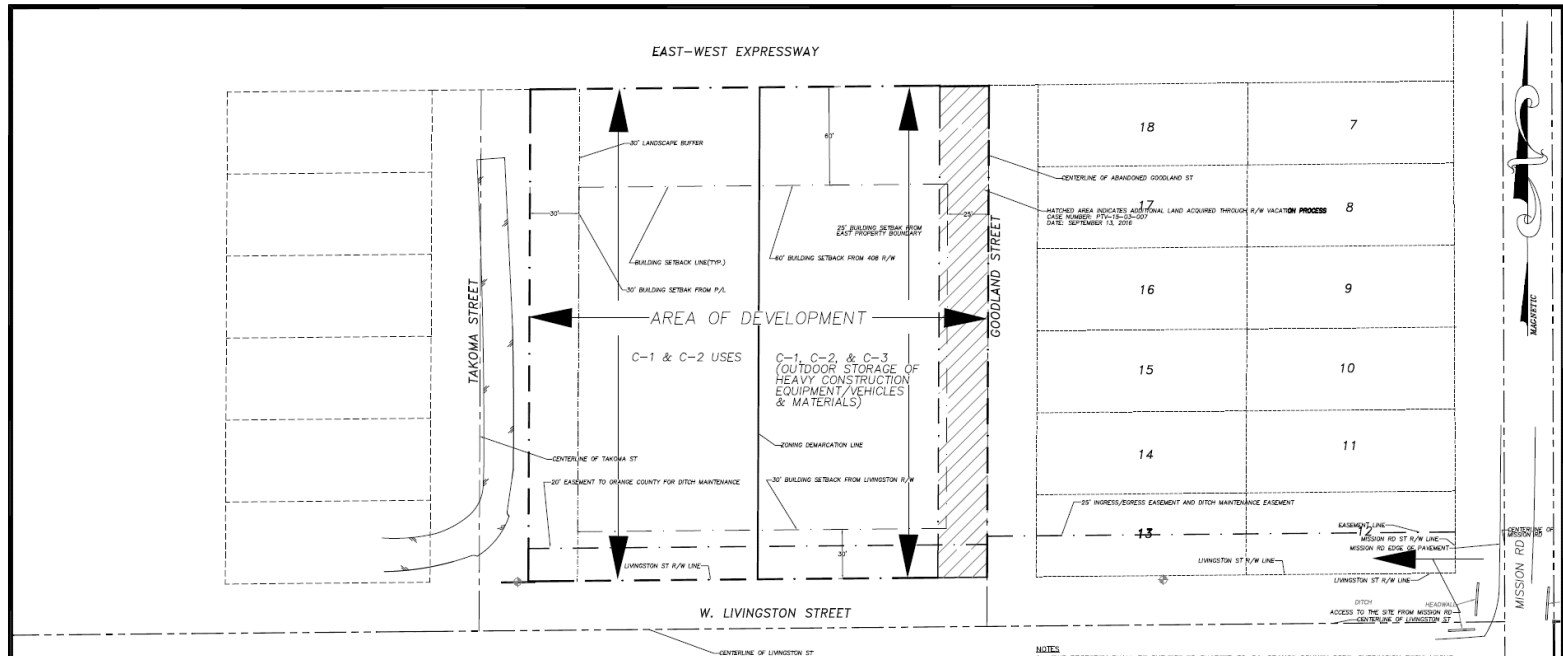


# Faircloth Planned Development / Land Use Plan Aerial Map





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



### PROPOSED DEVELOPMENT PROGRAM

COMMERCIAL — 17,000 SF GROSS SQUARE FEET  
 PROPOSED USES SHALL INCLUDE:  
 • ALL C-1 USES  
 • ALL C-2 USES  
 • C-3 USES: EASTERN 1/2 OF PROPERTY ONLY; ±140' X 300';  
 OUTDOOR STORAGE OF HEAVY CONSTRUCTION  
 EQUIPMENT/VEHICLES AND MATERIALS. ALL OTHER C-3  
 USES SHALL BE PROHIBITED.

### SITE DEVELOPMENT STANDARDS

PROPOSED ZONING: PLANNED DEVELOPMENT(PD)  
 PHASING: SINGLE PHASE  
 FLOOR AREA RATIO: 3.0  
 MIN. LOT SIZE: 6,000 SF  
 MIN. OPEN SPACE: 20%  
 MAX IMPERVIOUS AREA: LIMITED TO 70%  
 MAX BUILDING HEIGHT: 35'  
 BUILDING SETBACKS:  
 UNIMPROVED: R/W SETBACK: 30'  
 TAKOMA ST SETBACK: 30'  
 EASTERN PROPERTY BOUNDARY SETBACK: 25'  
 EAST/WEST EXPY SETBACK: 60'  
 LANDSCAPE BUFFERS: 30'

LANDSCAPE BUFFER NOTES:  
 IN THE EVENT EXISTING VEGETATION DIES, IS REMOVED OR KNOCKED DOWN  
 BY A NATURAL EVENT, A MASONRY WALL WITH 3" CALIPER OAK TREE PLANTING AT  
 30 FEET ON CENTER SHALL BE INSTALLED WITHIN 3 MONTHS OF THE EVENT.

TRIP GENERATION MATRIX:

	TO GET	TRADE-OFF
1,000 SF OF COMMERCIAL	N/A	5,000
1,000 SF OF OFFICE	197	N/A

TRIP RATES:

LAND USE	TRIP RATE	ITE CODE
COMMERCIAL USE 02	ADJ/1000 SF/81	
OFFICE	111.01 ADJ/1000 SF/710	

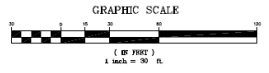
NOTES:  
 1. THIS PROPERTY SHALL BE SUBJECT TO CHAPTER 30-84, ORANGE COUNTY CODE, SUBDIVISION REGULATIONS.  
 2. LEGAL DOCUMENTATION (RIGHTS FOR THE 20' INGRESS/EGRESS EASEMENT AND DITCH MAINTENANCE EASEMENT OVER  
 LOTS 13 AND 14) SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.  
 3. THE STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS  
 OF THE LOCAL WATER MANAGEMENT DISTRICT.  
 4. EXISTING UTILITIES SHALL BE MAINTAINED. ALL OTHER SIZES SHALL COMPLY WITH ORANGE COUNTY CODE (AL 315  
 5. EXISTING UTILITIES SHALL BE MAINTAINED. ALL OTHER SIZES SHALL COMPLY WITH ORANGE COUNTY CODE (AL 315  
 6. OUTDOOR STORAGE ARE PROHIBITED.  
 7. THE LIVINGSTON CANAL EASEMENT IS LOCATED ON THE SOUTH BOUNDARY OF THIS PROPERTY. CAD-17-00-006 UNIDEN  
 TIFICATION OF EXISTING FROM THE REQUIREMENTS OF ORANGE COUNTY CODE CHAPTER 15, ARTICLE X WETLAND CONSERVATION  
 8. ALL PERMANENT AND TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.  
 9. ANY A DEVELOPMENT PLAN IS SUBMITTED FOR THIS SITE, A TRIP STUDY WILL BE PROVIDED. THE DEVELOPMENT PLAN WILL ALSO  
 BE REQUIRED TO SHOW THE LOCATION OF THE TRIP STUDY WHICH WILL CONSIST OF A PARKING WALL, EXISTING  
 VEGETATION AND A 30 FOOT BUFFER AROUND THE EXISTING PROPERTY LINE.

### GENERAL NOTES

1. MASTER WATER PLANS, INCLUDING PRELIMINARY CALCULATIONS,  
 SHALL BE APPROVED PRIOR TO THE APPROVAL OF CONSTRUCTION PLANS.
2. PROHIBITED USES SHALL INCLUDE THOSE USES NOT LISTED AS A PROPOSED USE  
 UNDER PROPOSED DEVELOPMENT PROGRAM AND AS OUTLINED IN SECTION  
 38-77 OF THE ORANGE COUNTY CODE.
3. NO RESIDENTIAL USES ARE PROPOSED.
4. PROVIDED PARKING SHALL BE CONSISTENT WITH THE MINIMUM AMOUNT REQUIRED BY CODE  
 AND NOT EXCEED 110% OF THE MINIMUM REQUIRED PER CODE.

### UTILITIES

WATER: ORLANDO UTILITIES COMMISSION  
 SEWER: SEPTIC  
 RECLAIMED WATER: ORANGE COUNTY  
 ELECTRIC: PROGRESS ENERGY  
 STORMWATER: ON-SITE RETENTION/DETENTION SYSTEM TO BE DESIGNED IN  
 ACCORDANCE WITH ORANGE COUNTY AND SOUTH FLORIDA  
 WATER MANAGEMENT DISTRICT CRITERIA



**CENTRAL  
FLORIDA  
ENGINEERING**

**FAIRCLOTH PD / GOODLAND STREET  
WAREHOUSE DEVELOPMENT PLAN  
ORANGE COUNTY, FLORIDA**

**LAND USE PLAN**

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DESIGNED BY: JAF  
 DRAWN BY: JAF  
 CHECKED BY: JAF

DATE: 03/11/21  
 PROJECT NO. 061-001  
 SCALE: 1"=30'

SHEET NO. **C-1**

1586 ALOMA AVE #44 WESTER PARKS, FL 32709  
 PHONE (877)9-5688 FAX (877)9-5689  
 CERTIFICATE OF REGISTRATION #1389



# Strike COA #7

~~7. Prior to building permit, Mission Road shall be brought up to commercial road standards from Old Winter Garden Road to the entrance of the site.~~



# New COAs #8 and #9

8. At the time a Development Plan is submitted for this PD, a tree survey shall be provided. The Development Plan shall include a landscape buffer along the entire western edge of the property which shall consist of a minimum six foot high masonry wall, existing vegetation, and 3-inch caliper oak trees planted at every 30 feet on center where any tree gaps larger than 30 feet exist along such western property line.
  
9. Outdoor storage and display shall be prohibited on the western half of the property (C-1 & C-2 use area), as shown on the Land Use Plan.

**Note: Existing COA #8 will be renumbered as #7, and conditions #9 and #10 will be renumbered as #10 and #11.**



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Faircloth Planned Development / Land Use Plan (PD/LUP) dated “Received March 12, 2021”, subject to the conditions listed under the DRC recommendation in the Staff Report, as amended.**

**District 6**

*Board of County Commissioners*

# Public Hearings

**April 13, 2021**