



Interoffice Memorandum

DATE: April 6, 2020

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental and Development
Services Department

CONTACT PERSON: Eric Raasch, DRC Chairman
Development Review Committee
Planning Division
(407) 836-5523

SUBJECT: April 21, 2020 – Public Hearing
Peter Pensa, AVID Group
Vista Centre Planned Development
Case # CDR-19-10-328 / District 1

The Vista Centre Planned Development (PD) is located north of Palm Parkway and east of S. Apopka Vineland Road. The existing PD development program allows for 284 resort villas, 1,007 hotel rooms, and 141,072 square feet of commercial uses.

Through this PD substantial change, the applicant is seeking to eliminate Board Condition of Approval 2(B) from May 1, 1984, which prohibits fast food restaurants. The applicant is also requesting nine waivers from Orange County Code to accommodate redevelopment of the site and allow for a fast-food restaurant that is currently under review through a Development Plan submittal. The waivers are necessitated due to the property being bisected by a shared drive-aisle and parking area within the Days Inn Lake Buena Vista PD.

On March 11, 2020, the Development Review Committee (DRC) recommended approval of the request, subject to conditions. A community meeting was not required for this request.

Finally, the required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PD/LUP may be found in the Planning Division for further reference.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Vista Centre Planned Development / Land Use Plan (PD/LUP) dated “Received January 6, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1

Attachments
JVW/EPR/jhs

CASE # CDR-19-10-328

Commission District: # 1

GENERAL INFORMATION

APPLICANT Peter Pensa, AVID Group

OWNER Palm Parkway Investors, LLC

PROJECT NAME Vista Centre Planned Development

PARCEL ID NUMBERS 22-24-28-0000-00-021, 22-24-28-0000-00-045 (*affected parcels*)

TRACT SIZE 83.20 gross acres (overall PD)
0.90 gross acres (*affected parcels only*)

LOCATION Generally located north of Palm Parkway and east of S. Apopka Vineland Road

REQUEST A PD substantial change to eliminate Condition of Approval 2(B) from May 1, 1984, which prohibits fast-food restaurants, and request the following waivers from Orange County Code:

1. A waiver from Section 24-4(a)(2) to provide no landscape strip and no hedge or tree plantings, in lieu of a seven (7) foot landscape strip and tree/hedge plantings along the east boundary of Parcel ID 22-24-28-0000-00-045 and the west boundary of Parcel ID 22-24-28-0000-00-021 (both Parcel 1a), where both abut Parcel ID 22-24-28-5112-00-030 (Days Inn Lake Buena Vista PD).

Applicant Justification: *There currently is no landscape buffering at this location and it is not needed for compatibility reasons. This request is mutually supported by the two affected property owners. This area is already permitted and developed with a shared access driveway/drive aisle, cross-access between the adjacent parcels, parking spaces, drainage easement, and a sanitary sewer lift station. Approval of this waiver promotes the continued provision of shared/cross-access and allows these site improvements to remain and/or be modified as part of the proposed redevelopment project. Denial would result in removal of required parking spaces needed for the existing and proposed (re)development on the property.*

2. A waiver from Section 24-4(a)(2) to provide no landscape strip and no hedge or tree plantings, in lieu of a seven (7) foot landscape strip and tree/hedge plantings on each side of the common boundary between Parcel ID's 22-24-28-0000-00-

021 (Parcel 1a) & 22-24-28-0000-00-020 (Parcel 1b) (internal to the PD).

Applicant Justification: *There currently is no landscape buffering at this location and it is not needed for compatibility reasons. This common boundary is the eastern side of an existing shared access driveway/drive aisle with parking. Approval of this waiver promotes the continued provision of shared/cross-access and allows these site improvements to remain and/or be modified as part of the proposed redevelopment project. Denial would result in removal of required parking spaces on both properties.*

3. A waiver from Section 24-4(a)(2) to provide a three (3) foot minimum/seven (7) foot average landscape strip, in lieu of a seven (7) foot landscape strip along the north boundary of Parcel ID's 22-24-28-0000-00-021 & 22-24-28-0000-00-045 (both Parcel 1a).

Applicant Justification: *the adjacent development has an existing buffer yard that meets/exceeds the required 7 foot width. Buffer averaging will allow minor encroachments of vehicular use area improvements, such as a turn around area for the last parking space at the terminus of a drive aisle, will facilitate redevelopment of a shallow parcel that is further physically constrained by the right-of-way buffer yard width and existing cross-access and utility/drainage easements. Approval of this waiver will not adversely impact compatibility with the adjacent hotel development but it will facilitate the ability to comply with other code requirements such as required parking.*

4. A waiver from Section 38-1272(a)(3) to allow a rear yard setback reduction from twenty-five (25) feet to twenty (20) feet (for the building) and five (5) feet (for the drive-thru facility porte-cochere) on Parcel ID 22-24-28-0000-00-021 (Parcel 1a).

Applicant Justification: *The property has a very shallow depth and the code requires dedication of public transit and landscape/pedestrian/utility easements along the property frontage, which further limit the ability to (re) develop the property. In addition, the intent of the drive-thru standards is to reduce the visual impact of drive-thru facilities visible from adjacent right-of-way. Approval of this waiver to place the drive-thru at the rear of the building allows its view to be completely obstructed by the building, while allowing the porte-cochere enhancement in the rear yard setback improves the appearance from the adjacent hotel development.*

5. A waiver from PD boundary rear setback to allow a rear yard setback reduction from twenty (20) feet to five (5) feet for the drive-thru facility porte-cochere on Parcel id # 22-24-28-0000-00-021 (Parcel 1a).

Applicant Justification: This is related to request #4 above. The intent of the drive-thru standards is to reduce the visual impact of drive-thru facilities visible from adjacent right-of-way. Approval of this waiver to place the drive-thru at the rear of the building allows its view to be completely obstructed by the building, while allowing the porte-cochere enhancement in the rear yard setback improves the appearance from the adjacent hotel development.

6. A waiver from Section 38-1287(4) to allow a side yard pavement setback of zero (0) feet, in lieu of thirty (30) feet along the east boundary of Parcel ID 22-24-28-0000-00-045 and the west boundary of Parcel ID 22-24-28-0000-00-021 (both Parcel 1a), where both abut Parcel ID 22-24-28-5112-00-030 (Days Inn Lake Buena Vista PD).

Applicant Justification: This is related to request #1 above.

7. A waiver from Section 38-1287(4) to allow a side yard pavement setback of zero (0) feet, in lieu of thirty (30) feet on each side of the common boundary between Parcel ID's 22-24-28-0000-00-021 (Parcel 1a) & 22-24-28-5112-00-020 (Parcel 1b) (internal to the PD).

Applicant Justification: This is related to request #2 above.

8. A waiver from Section 38-1287(4) to allow a rear yard pavement setback reduction from twenty (20) feet to three (3) foot minimum/seven (7) foot average along the north boundary of Parcel ID's 22-24-28-0000-00-021 & 22-24-28-0000-00-045 (both Parcel 1a).

Applicant Justification: This is related to requests #3, 4 & 5 above.

9. A waiver from Section 38-1287(4) to allow a front yard pavement setback reduction from twenty-five (25) feet to twenty (20) feet on Parcel ID's 22-24-28-0000-00-021 & 22-24-28-0000-00-045 (both Parcel 1a).

Applicant Justification: The existing 20 foot pavement setback is an existing condition. In addition, the property has a very shallow depth and the code requires dedication of public transit and landscape/pedestrian/utility easements

along the property frontage, which further limit the ability to (re)develop the property.

PUBLIC NOTIFICATION A notification area extending beyond fifteen hundred (1,500) feet was used for this application [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Fifty-three (53) notices were mailed to those property owners in the notification buffer area. A community meeting was not required for this application.

IMPACT ANALYSIS

Special Information

The Vista Centre PD was originally approved May 1, 1984 and is generally located north of Palm Parkway and east of S. Apopka Vineland Road. Today, the PD includes entitlements for 284 resort villas, 1,007 hotel rooms, and 141,072 square feet of commercial uses.

Through this PD substantial change, the applicant is seeking to eliminate Board Condition of Approval 2(B) from May 1, 1984, which prohibits fast food restaurants. The applicant is also requesting nine waivers from Orange County Code to accommodate redevelopment of the site and allow for a fast-food restaurant that is currently under review through a Development Plan submittal. The waivers are necessitated due to the property being bisected by a shared drive-aisle and parking area within the Days Inn Lake Buena Vista PD.

Land Use Compatibility

The proposed PD substantial change would not adversely impact any adjacent properties or result in an incompatible land use pattern.

Comprehensive Plan (CP) Consistency

The subject property has an underlying Future Land Use Map (FLUM) designation of Activity Center Mixed Use (ACMU). The proposed PD substantial change is consistent with this designation and all applicable CP provisions; therefore, the request is consistent with the Comprehensive Plan.

Overlay Ordinance

The subject property is located within the Tourist Commercial Signage Overlay District.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Environmental

Environmental Protection Division (EPD) staff reviewed the request, but did not identify any issues or concerns.

Transportation Concurrency

Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a Capacity Encumbrance Letter (CEL) prior to construction plan submittal and must apply for and obtain a Capacity Reservation Certificate (CRC) prior to approval of the plat. Nothing in the decision to approve this substantial change shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a CEL or a CRC.

Community Meeting

A community meeting was not required for this request.

Schools

Orange County Public Schools (OCPS) reviewed the request and determined that it will not impact public school capacity.

Parks and Recreation

Orange County Parks and Recreation staff reviewed the PD substantial change, but did not identify any issues or concerns.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division

ACTION REQUESTED

Development Review Committee (DRC) Recommendation – (March 11, 2020)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Vista Centre Planned Development / Land Use Plan (PD/LUP), dated "January 6, 2020", subject to the following conditions:

1. Development shall conform to the Vista Centre Planned Development (PD) dated "Received January 6, 2020," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received January 6, 2020," the condition of approval shall control to the extent of such conflict or inconsistency.

2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.

5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date

as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).

6. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan/preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
7. This project shall comply with the County's International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements. The easement areas required shall be shown on all plans and shall be conveyed concurrently at time of platting or dedicated to the County via separate instrument prior to Development Plan Approval.
8. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water and wastewater systems have been designed to support all development within the PD.
9. Outside sales, storage, and display shall be prohibited.
10. Pole Signs and Billboards shall be prohibited. Ground and wall signs shall comply with the Master Sign Plan.
11. Fast food restaurants are prohibited except on Parcel 1A.
12. The following waivers from Orange County Code are granted:
 - a. A waiver from Section 24-4(a)(2) to provide no landscape strip and no hedge or tree plantings, in lieu of a seven (7) foot landscape strip and tree/hedge plantings along the east boundary of Parcel ID 22-24-28-0000-00-045 and the west boundary of Parcel ID 22-24-28-0000-00-021 (both Parcel 1a), where both abut Parcel ID 22-24-28-5112-00-030 (Days Inn Lake Buena Vista PD).
 - b. A waiver from Section 24-4(a)(2) to provide no landscape strip and no hedge or tree plantings, in lieu of a seven (7) foot landscape strip and tree/hedge plantings on each side of the common boundary between Parcel ID's 22-24-28-0000-00-021 (Parcel 1a) & 22-24-28-0000-00-020 (Parcel 1b) (internal to the PD).
 - c. A waiver from Section 24-4(a)(2) to provide a three (3) foot minimum/seven (7) foot average landscape strip, in lieu of a seven (7) foot landscape strip along the north boundary of Parcel ID's 22-24-28-0000-00-021 & 22-24-28-0000-00-045 (both Parcel 1a).

- d. A waiver from Section 38-1272(a)(3) to allow a rear yard setback reduction from twenty-five (25) feet to twenty (20) feet (for the building) and five (5) feet (for the drive-thru facility porte-cochere) on Parcel ID 22-24-28-0000-00-021 (Parcel 1a).
 - e. A waiver from PD boundary rear setback to allow a rear yard setback reduction from twenty (20) feet to five (5) feet for the drive-thru facility porte-cochere on Parcel id # 22-24-28-0000-00-021 (Parcel 1a).
 - f. A waiver from Section 38-1287(4) to allow a side yard pavement setback of zero (0) feet, in lieu of thirty (30) feet along the east boundary of Parcel ID 22-24-28-0000-00-045 and the west boundary of Parcel ID 22-24-28-0000-00-021 (both Parcel 1a), where both abut Parcel ID 22-24-28-5112-00-030 (Days Inn Lake Buena Vista PD).
 - g. A waiver from Section 38-1287(4) to allow a side yard pavement setback of zero (0) feet, in lieu of thirty (30) feet on each side of the common boundary between Parcel ID's 22-24-28-0000-00-021 (Parcel 1a) & 22-24-28-0000-00-020 (Parcel 1b) (internal to the PD).
 - h. A waiver from Section 38-1287(4) to allow a rear yard pavement setback reduction from twenty (20) feet to three (3) foot minimum/seven (7) foot average along the north boundary of Parcel ID's 22-24-28-0000-00-021 & 22-24-28-0000-00-045 (both Parcel 1a).
 - i. A waiver from Section 38-1287(4) to allow a front yard pavement setback reduction from twenty-five (25) feet to twenty (20) feet on Parcel ID's 22-24-28-0000-00-021 & 22-24-28-0000-00-045 (both Parcel 1a).
13. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 26, 2016 shall apply:
- 1. The following waivers from Orange County Code are granted and applicable to PD Parcel 4 only:
 - a. A waiver from Section 38-1234(3)(d) to provide a minimum open space of twenty-three percent (23%) in lieu of a minimum twenty-five percent (25%) open space.
 - b. A waiver from Section 38-1272(a)(1) to allow a maximum impervious coverage of eighty-two (82) percent for commercial development, in lieu of a maximum impervious coverage of seventy (70) percent for commercial development.
 - c. A waiver from Section 38-1287(1) to allow a minimum thirty-five (35) foot building setback from an abutting arterial right-of-way for the proposed tourist information kiosk and main building, in lieu of a minimum sixty (60) foot building setback from an abutting arterial right-of-way.

- d. A waiver from Section 38-1287(2) & (4) to allow a minimum five (5) foot setback from the northern side property line only, in lieu of a minimum thirty (30) foot side property line setback, and a minimum seven and one-half (7.5) foot paving setback.
 - e. A waiver to allow required parking for this development to be determined by the provisions of Section 38-1478 only, in lieu of the parking calculation requirements for "restaurants" and "general business establishments" as otherwise described in Section 38-1476(a).
2. Use of any proposed parking lift within PO Parcel 4 shall be limited to employees only.
14. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated May 1, 1984, shall apply:
- a. The proposed uses would be those permitted under C-1 and C-2 zoning district with the following exceptions:
 - i. Service stations / auto repair
 - ii. Sales of--new- or-used automobiles,-motor cycles,-mobile 'homes; boats, recreational vehicles.
 - iii. Outdoor storage of merchandise parts or equipment visible from a public right-of-way
 - iv. Portable signs
 - b. Extensive buffering will be required the length of the property where the property abuts R-CE zoned property.
 - c. Building setbacks from SR 535 are 110 feet from centerline and 60 feet or right-of-way from the centerline, or as otherwise approved by the BCC.
 - d. Street Improvements:
 - i. Reconstruction of State Road 535 to six-lanes from Palm Parkway to Interstate 4 shall be provided by the developer of the Camino Real PO prior to certificates of occupancy being issued beyond the reduced Phase 1, which shall consist of 43% of the total approved projected traffic generation, and is equivalent to the prime hotel site (640 rooms), 30,000 square feet of commercial and 3.2 acres for the spa/tennis tract. The developer will enter into a developer's agreement with the County to the foregoing effect prior to development plan approval.
 - ii. At the time of submittal of development plans for Phase 2 and 3, the developer shall provide for a two lane public road connection to Lakes Avenue, the developer shall be required to pave Lake Avenue through a two lane facility, from the eastern boundary of the Camino Real

property to Apopka-Vineland Road when access is required by Orange County.

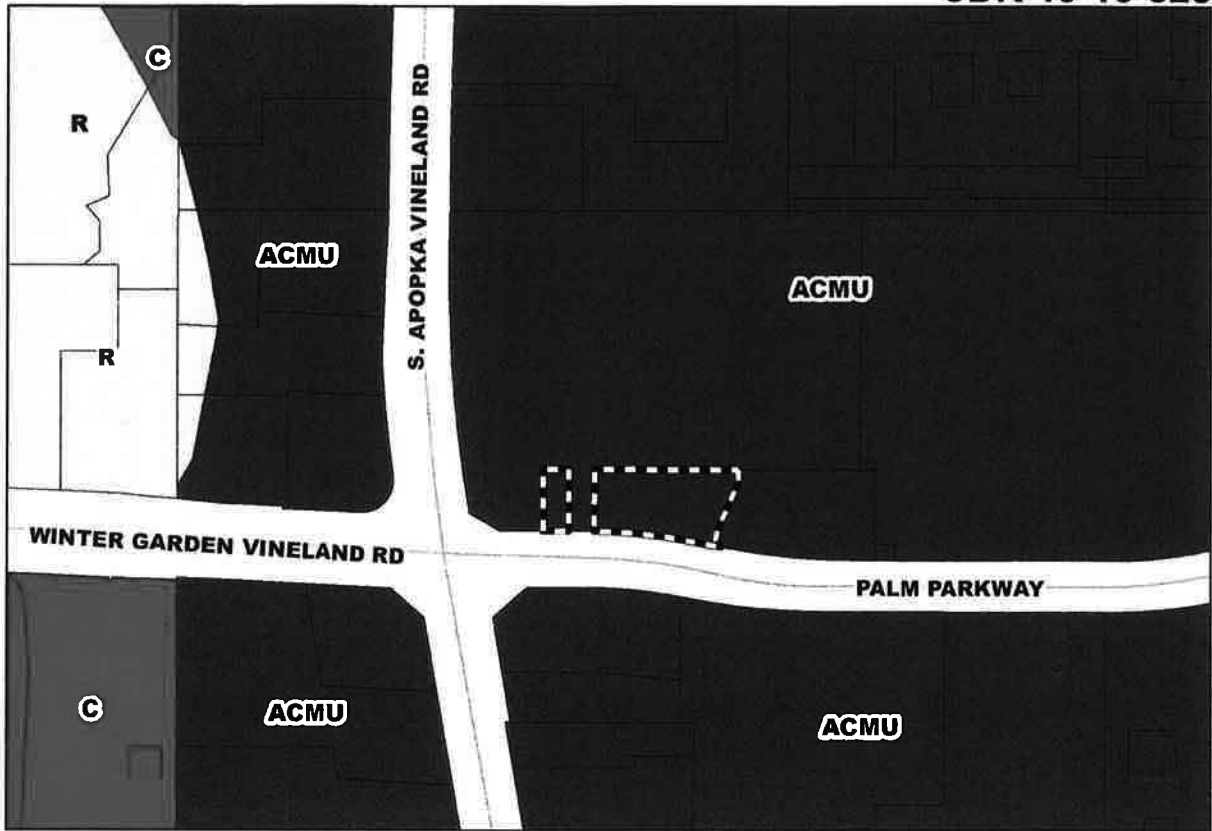
- iii. At the time of submittal of the development plans, provision shall be made for participation in the adopted southwest corridor mass transit facility plan.
 - iv. All roads shall be designed in accordance with the manual on uniform standards for design, construction and maintenance for streets and highways, State of Florida and at the time of plan submittal, the engineer of record shall submit certification that the project complies with the minimum standards for street design.
 - v. Prior to engineering approval of construction plans, the developer shall submit a soils report including soil borings at a maximum interval along street centerlines of 500 feet. The minimum depth of boring shall be five (5) feet below profile grade, or two (2) feet below the storm or sanitary sewer, whichever is greater. Not less than two borings shall be taken per street, AAS HTO soils classification, gradation; determination of water table elevation (24 hour test), and anticipated wet/dry season fluctuation shall be included in said report.
 - vi. The typical road cross section shall conform to County standards. Swale drainage will be permitted only if the subgrade soil conditions are suitable as certified soils engineer and provided that the wet weather water table elevation is at least two (2) feet below the invert of the swales.
 - vii. Intersection improvements are required at SR 535 and Palm Parkway. Specific improvement shall be identified by the development review committee at the time of submission of development plans.
 - viii. Dedication of access rights to Orange County from all lots adjacent to SR 535, Palm Parkway and Lake Avenue, except at location approved by the County Engineer.
- e. Stormwater Management:
- i. A Stormwater Management Plans shall comply with the Orange County Ordinance #81-19 and shall be subjected to the approval of the County Engineer. Discharge of stormwater from this site shall be in accordance with the Reedy Creek Drainage District and Orange County Agreement, which limits discharge to 13 CSM, unless otherwise amended by agreement with Reedy Creek. The Storm water Management design shall conform to all jurisdictional regulatory agency criteria and any contractual or jurisdictionally imposed requirement in force at the time of development. If the proposed Lake System is to be utilized as an amenity, then upland retention will be required for pollution purposes only unless an alternative system is acceptable to the County Engineer.

- ii. Developer will sign a developer's agreement to run with the land specifying maintenance and liability responsibility to property owner's association.
- iii. Provide easements for retention areas and record developer's agreement for maintenance.
- iv. Upland retention facility shall be designed with a "Dry Bottom".
- v. A detailed lot grading plan shall be required prior to construction plan approval.
- f. Fire protection and Public Utilities:
 - i. The developer shall be required to participate in the funding and Equipment of a new fire substation. The amount to be paid is \$56.80 per ERU as a maximum and if there is a lesser county wide assessment fee payment will be for a lesser amount. Based on 114,000 square feet of commercial use the fee shall be \$22,361.00. The commercial fee will be paid in proportion to the square footage at the time of issuance of certificate of occupancy. Total fee amount to \$101,426.00.
 - ii. Fire protection shall be in accordance with the subdivision regulations.
 - iii. The developer shall obtain water and wastewater service from Orange County subject to County resolutions and Ordinances
- g. Permitted heights of development in the general commercial area shall be permitted up to, but limited to, five (5) story construction.
- h. Assurance from FHA/VA shall be provided concerning the continued availability of FHA/VA loans to adjoining residential property since this property's percolation pond will be located only 300 feet from the adjacent residential property. If such assurances cannot be provided, the percolation pond shall be relocated a minimum of 400 feet from the adjacent residential properties.

PREVIOUS BOARD OF COUNTY COMMISSIONERS ACTION (January 26, 2016)

Upon a motion by Commissioner Boyd, seconded by Commissioner Clarke, and carried by all members, the Board made a finding of consistency with the Comprehensive Plan; further approved the substantial change request by Raymond Stangle, Jordan & Associates, LLC, Vista Centre Planned Development (PD), Case # CDR-15-06-164, to amend the Vista Centre PD by amending PD Parcel 4 development entitlements from 7,000 square feet of commercial (restaurant with 280 seats) to 14,100 square feet of commercial (restaurant, gift shop, and tourist information kiosk); and further, five (5) waivers from Orange County Code; subject to conditions.

CDR-19-10-328



 Subject Property

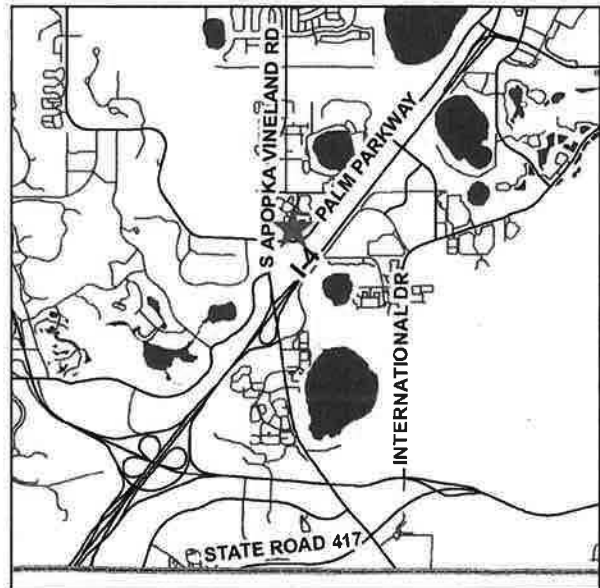


★ Subject Property

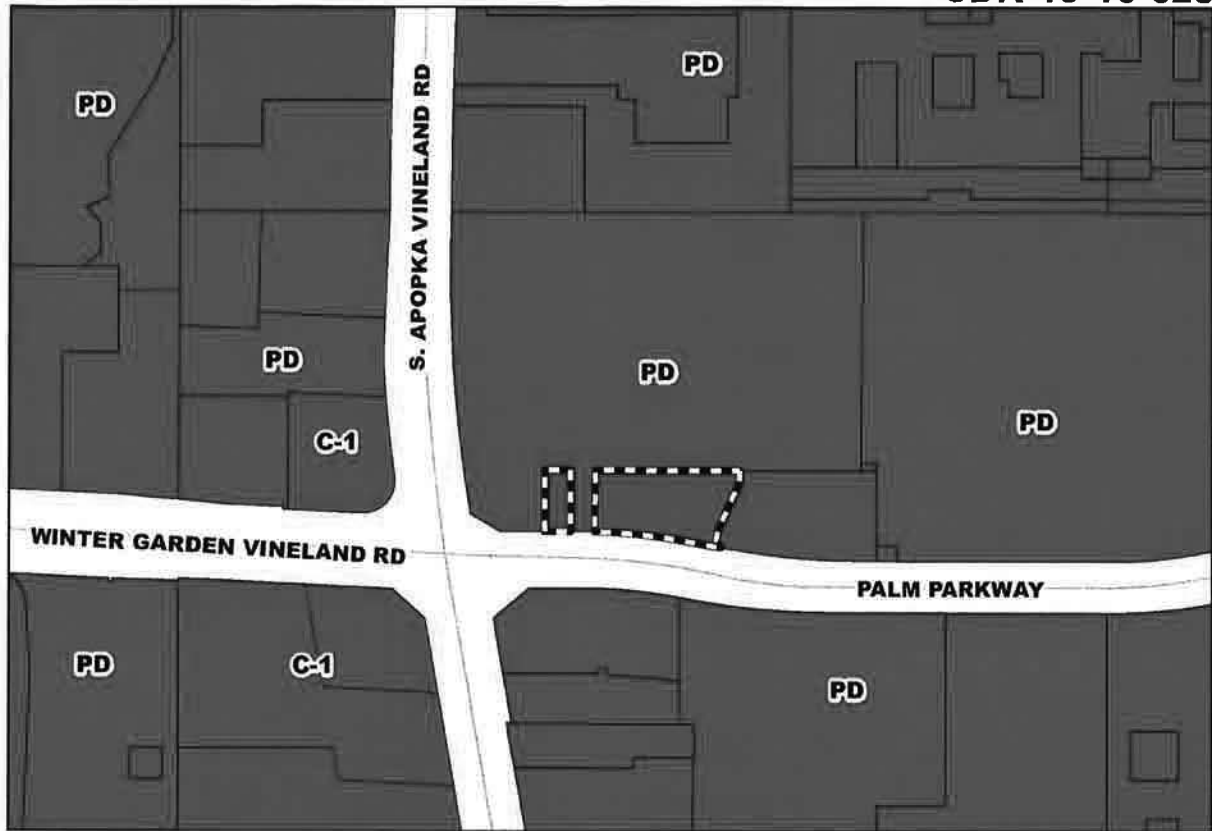
Future Land Use Map

FLUM: Activity Center Mixed-Use (ACMU)
 APPLICANT: Peter Pensa, AVID Group
 LOCATION: Generally north of Palm Parkway and east of S. Apopka Vineland Road
 TRACT SIZE: 0.90 gross acres (subject parcels)
 DISTRICT: # 1
 S/T/R: 22/24/28

1 inch = 300 feet



CDR-19-10-328



 Subject Property

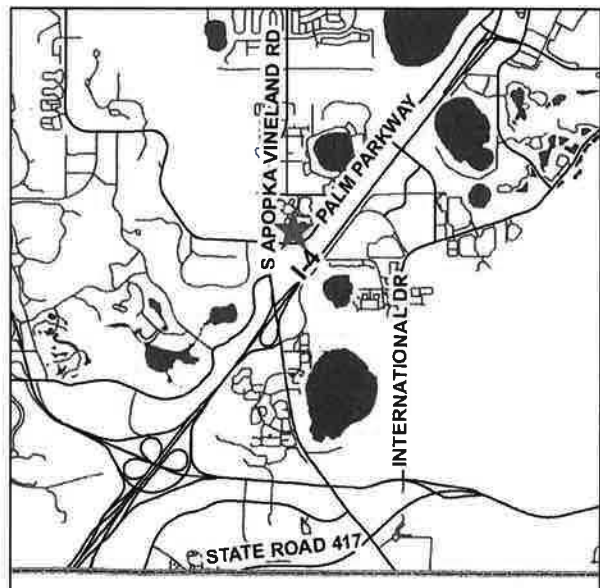


 Subject Property

Zoning Map

ZONING: PD (Planned Development District)
 APPLICANT: Peter Pensa, AVID Group
 LOCATION: Generally north of Palm Parkway and east of S. Apopka Vineland Road
 TRACT SIZE: 0.90 gross acres (subject parcels)
 DISTRICT: # 1
 S/T/R: 22/24/28

1 inch = 300 feet



Vista Centre PD / LUP (Cover Sheet)

PLANNED DEVELOPMENT LAND USE PLAN

FOR
VISTA CENTRE PD
CASE NUMBER: CDR-19-10-328
PALM PARKWAY & APOPKA VINELAND ROAD
ORANGE COUNTY, FL
AFFECTED PARCEL ID #'S
22-24-28-0000-00-021 & 22-24-28-0000-00-045

**CURRENTLY APPROVED
WAIVERS & JUSTIFICATIONS**

DEVELOPMENT NOTES:

PROJECT TEAM (FOR LUP ID# 22-24-28-0000-00-021 & 22-24-28-0000-00-045)
 PROJECT LEADER: JAMES W. HILTON, JR., AIA
 ARCHITECT: JAMES W. HILTON, JR., AIA
 LAND ARCHITECT: JAMES W. HILTON, JR., AIA
 ADDRESS: 475 S.W. 54TH AVENUE, SUITE 1000
 MIAMI, FL 33149
 PHONE: (305) 444-4444
 FAX: (305) 444-4444
 EMAIL: JHILTON@JWHILTON.COM

APPLICANT INFORMATION:
 NAME: PALM PARKWAY INVESTORS LLC
 ADDRESS: 2300 CUREL ROAD, SUITE 301
 MIAMI, FL 33133
 PHONE: (771) 789-9300
 FAX: (771) 789-9300
 EMAIL: INFO@PALMPARKWAY.COM

PREPARED BY:
 NAME: AVID GROUP
 ADDRESS: 2300 CUREL ROAD, SUITE 301
 MIAMI, FL 33133
 PHONE: (771) 789-9300
 FAX: (771) 789-9300
 EMAIL: INFO@PALMPARKWAY.COM

DATE: 04/21/2020

LEGAL DESCRIPTION FOR LUP

PARCEL 22-24-28-0000-00-021: 0.25 ACRES, MORE OR LESS, BEING A PORTION OF PARCEL 22-24-28-0000-00-021, AS SHOWN ON THE PLAT OF PALM PARKWAY AND APOPKA VINELAND ROAD, ORANGE COUNTY, FLORIDA, RECORDED IN PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BOOK 20187, PAGE 10.

PARCEL 22-24-28-0000-00-045: 0.25 ACRES, MORE OR LESS, BEING A PORTION OF PARCEL 22-24-28-0000-00-045, AS SHOWN ON THE PLAT OF PALM PARKWAY AND APOPKA VINELAND ROAD, ORANGE COUNTY, FLORIDA, RECORDED IN PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BOOK 20187, PAGE 10.

LOCATION MAP

SITE

REQUESTED WAIVERS & JUSTIFICATIONS (CDP 19-10-328 FOR PARCEL 1A)

1. REQUEST: A WAIVER FROM CHAPTER 191.05(1) TO ALLOW A 10% BUFFER TO BE MAINTAINED BETWEEN THE PROPOSED DEVELOPMENT AND THE EXISTING ADJACENT DEVELOPMENT TO THE WEST AND SOUTH.

2. TOTAL AREA: 0.5 ACRES, MORE OR LESS.

3. NUMBER OF UNITS: 100 UNITS, MORE OR LESS.

4. USE: RESIDENTIAL, SINGLE-FAMILY DWELLINGS.

5. VEGETATION: 10% OF THE TOTAL AREA TO BE MAINTAINED AS VEGETATION.

6. MAKE BUILT-UP (MURPHY): 10% OF THE TOTAL AREA TO BE MAINTAINED AS MAKE BUILT-UP.

7. BUILDING SETBACKS: 10% OF THE TOTAL AREA TO BE MAINTAINED AS BUILDING SETBACKS.

8. STREET LIGHTING: 10% OF THE TOTAL AREA TO BE MAINTAINED AS STREET LIGHTING.

9. TRAFFIC TRANSPORTATION: 10% OF THE TOTAL AREA TO BE MAINTAINED AS TRAFFIC TRANSPORTATION.

10. ENVIRONMENTAL: 10% OF THE TOTAL AREA TO BE MAINTAINED AS ENVIRONMENTAL.

11. HISTORIC: 10% OF THE TOTAL AREA TO BE MAINTAINED AS HISTORIC.

12. ARCHITECTURE: 10% OF THE TOTAL AREA TO BE MAINTAINED AS ARCHITECTURE.

13. STREET LIGHTING TO BE PROVIDED ALONG PALM PARKWAY PER THE EXISTING CONDITIONS OF THE PLAT OF PALM PARKWAY AND APOPKA VINELAND ROAD, ORANGE COUNTY, FLORIDA, RECORDED IN PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BOOK 20187, PAGE 10.

14. TRAFFIC TRANSPORTATION TO BE PROVIDED ALONG PALM PARKWAY PER THE EXISTING CONDITIONS OF THE PLAT OF PALM PARKWAY AND APOPKA VINELAND ROAD, ORANGE COUNTY, FLORIDA, RECORDED IN PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BOOK 20187, PAGE 10.

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PLANNED DEVELOPMENT LAND USE PLAN

APPLICANT: PALM PARKWAY INVESTORS LLC

PROJECT: VISTA CENTRE PD

DATE: 04/21/2020

REVISIONS:

NO.	DATE	DESCRIPTION
1	04/21/2020	INITIAL DESIGN
2	04/21/2020	REVISED DESIGN
3	04/21/2020	FINAL DESIGN

APPROVED: JAMES W. HILTON, JR., AIA

DATE: 04/21/2020

NOTES:

1. THE APPLICANT HAS PROVIDED A LETTER OF SUPPORT FROM THE ADJACENT DEVELOPMENT TO THE WEST AND SOUTH.

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STARBUCKS @ PALM PARKWAY
AND GROUP, LLC
DATE: 04/21/2020

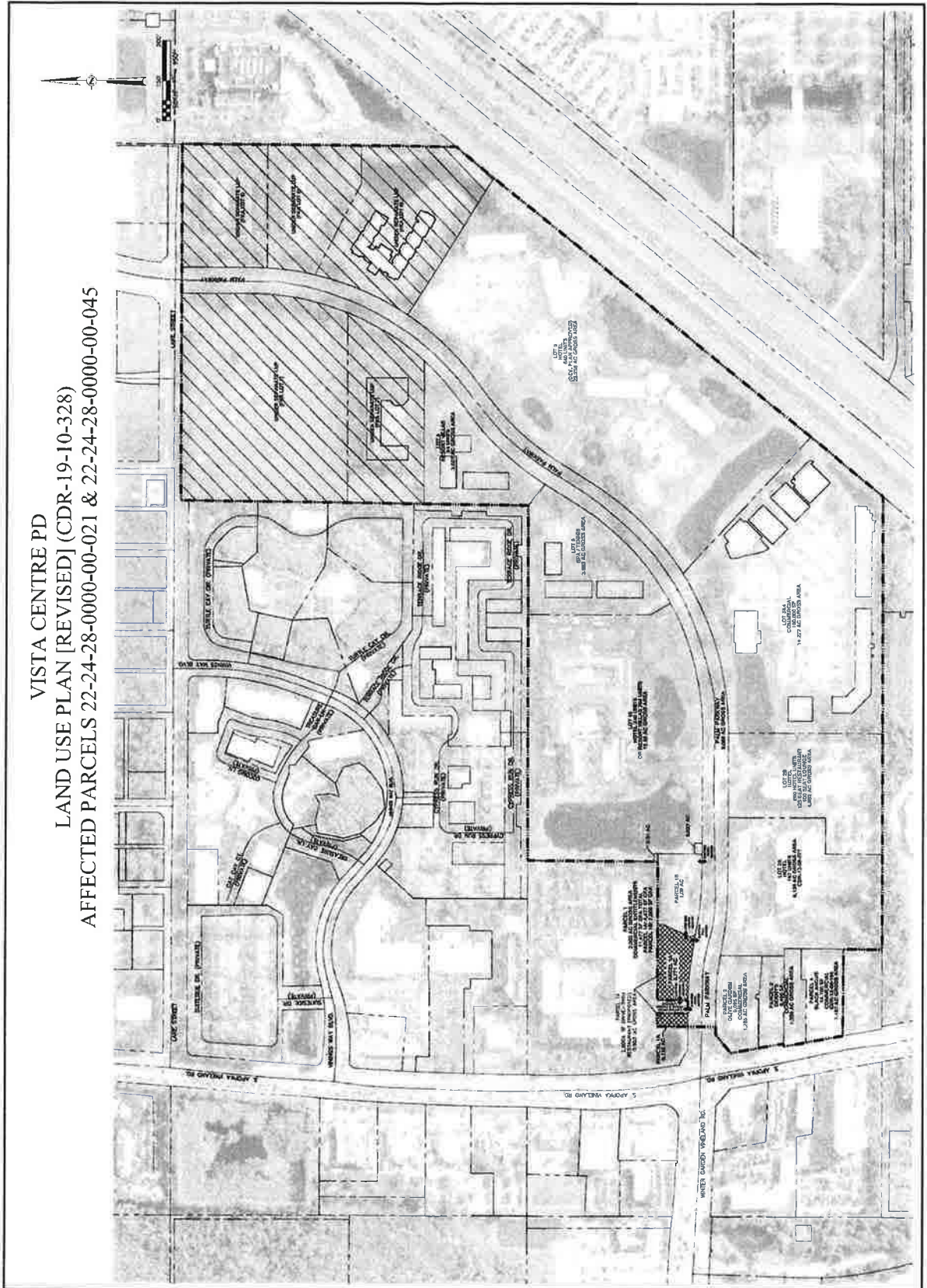
RECORD
FOR PUBLIC RECORDS

Prepared For:
PALM PARKWAY INVESTORS LLC
2300 CUREL ROAD, SUITE 301
MIAMI, FL 33133
PHONE: (771) 789-9300
FAX: (771) 789-9300
EMAIL: INFO@PALMPARKWAY.COM

Prepared By:
AVID GROUP
CIVIL ENGINEERING 2300 CUREL ROAD, SUITE 301
MIAMI, FL 33133
PHONE: (771) 789-9300
FAX: (771) 789-9300
EMAIL: INFO@PALMPARKWAY.COM

Vista Centre PD / LUP

VISTA CENTRE PD
 LAND USE PLAN [REVISED] (CDR-19-10-328)
 AFFECTED PARCELS 22-24-28-0000-00-021 & 22-24-28-0000-00-045



Notification Map

