



SS-23-01-094 & LUP-23-03-076

Applicant: Richard Templin; Vietnam and All Veterans of Central Florida

Future Land Use Map (FLUM) Request:

From: LDR (Low Density Residential)

To: INST (Institutional)

Rezoning Request:

From: R-1 (Single-Family Dwelling District)

To: PD (Planned Development District)

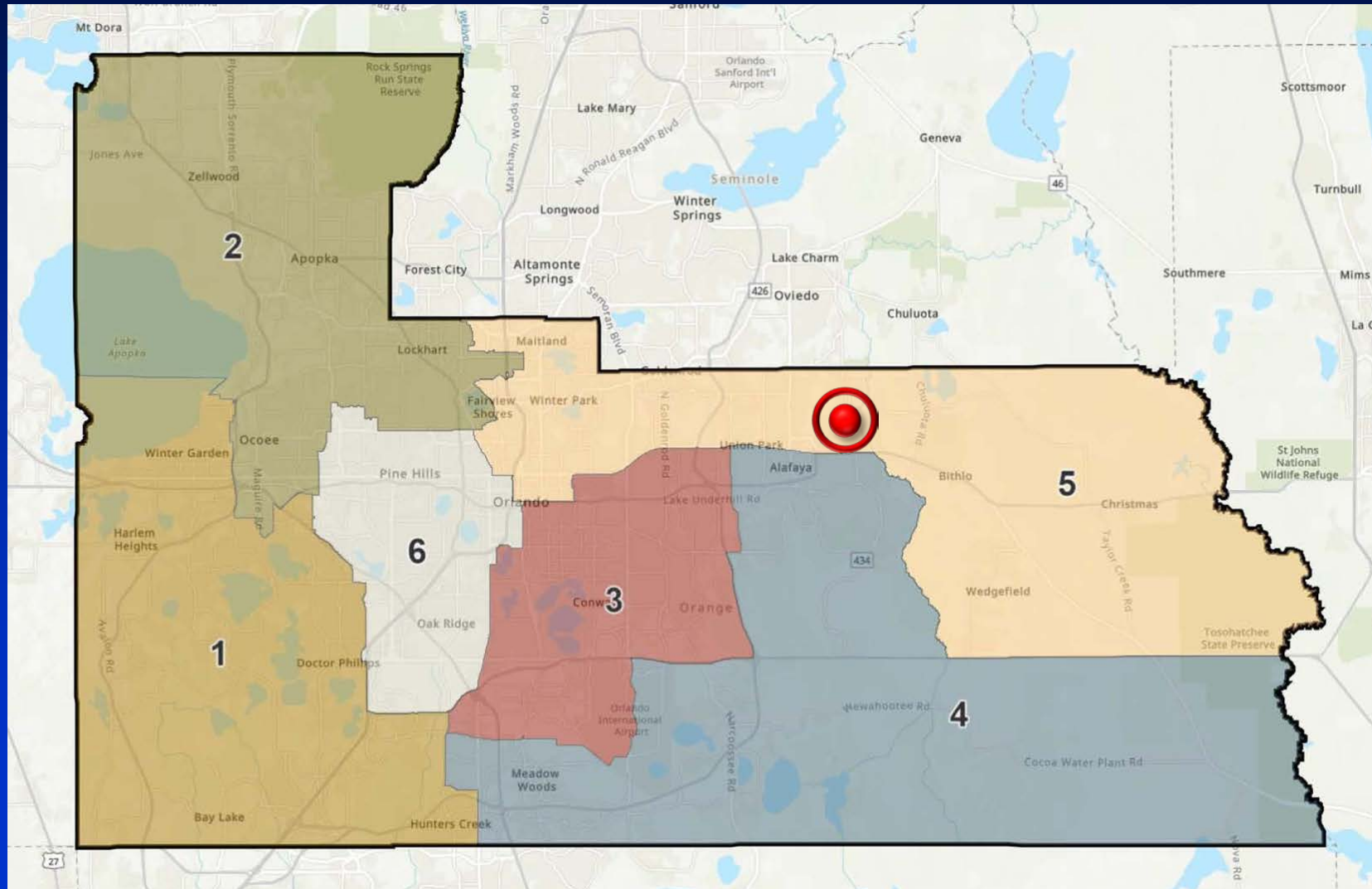
Acreage: 2.34

Proposal: Museum and associated uses



SS-23-01-094 & LUP-23-03-076

Location



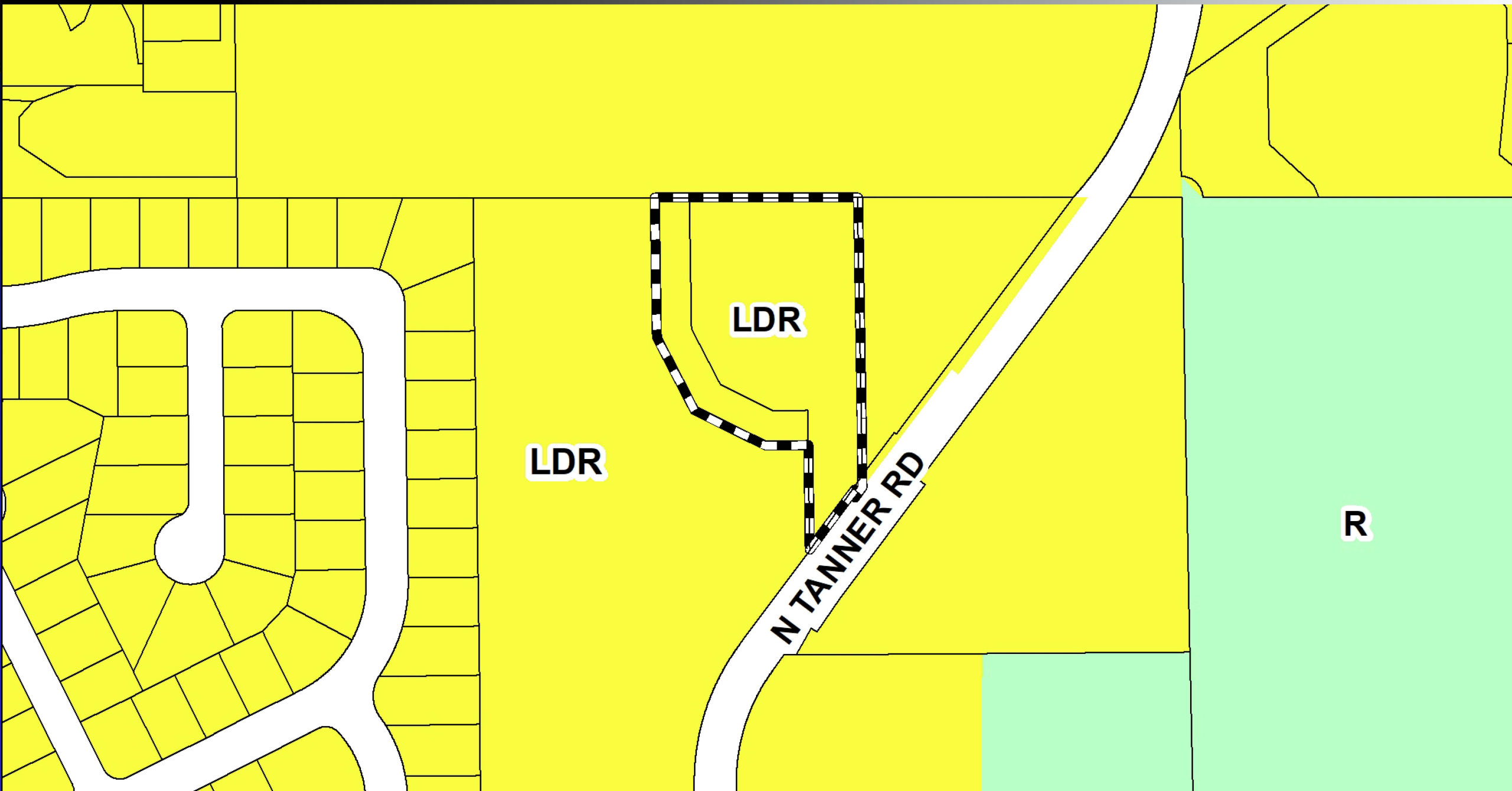
Aerial



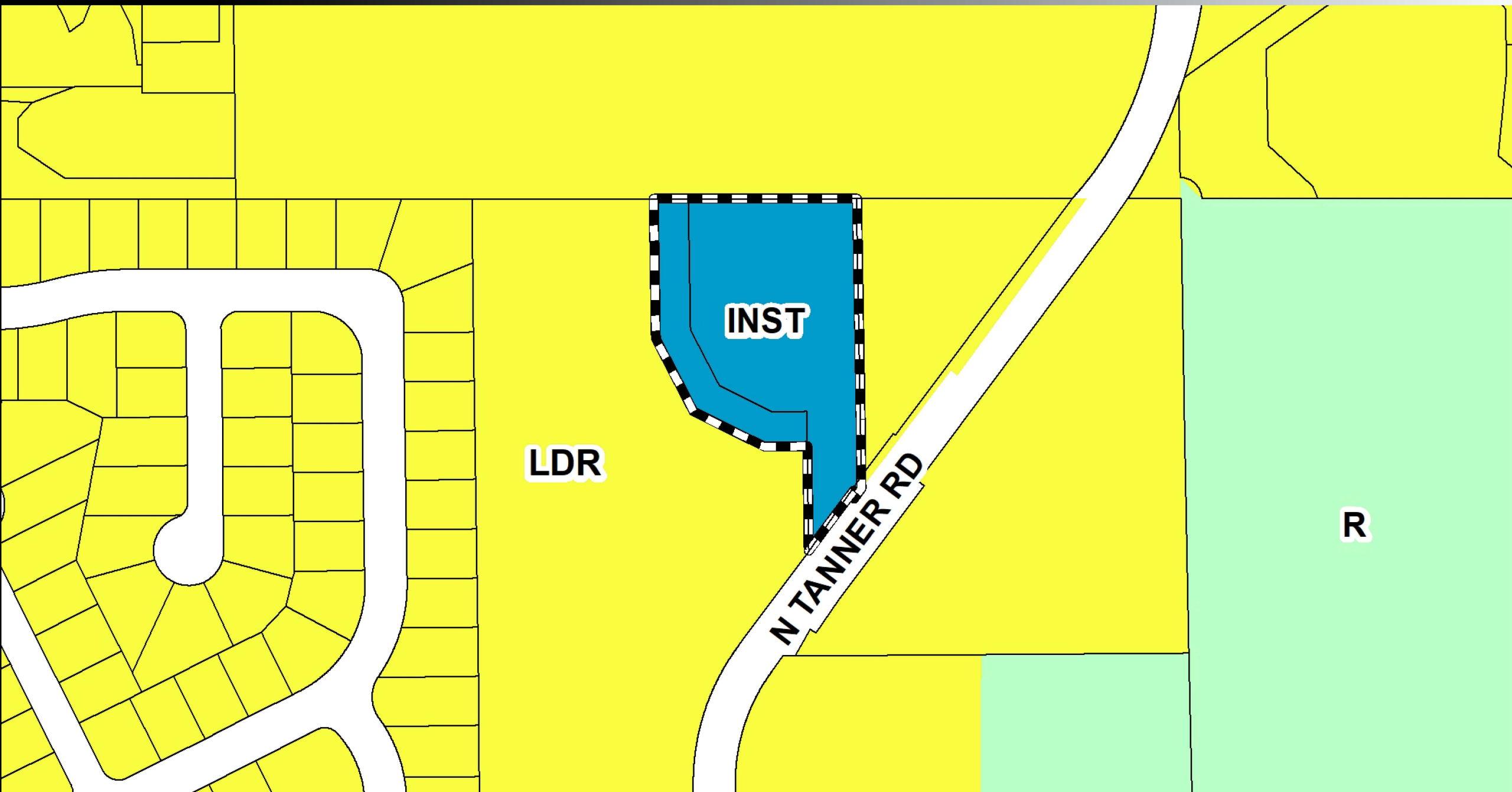
Rensselaer Rd

N Tanner Rd

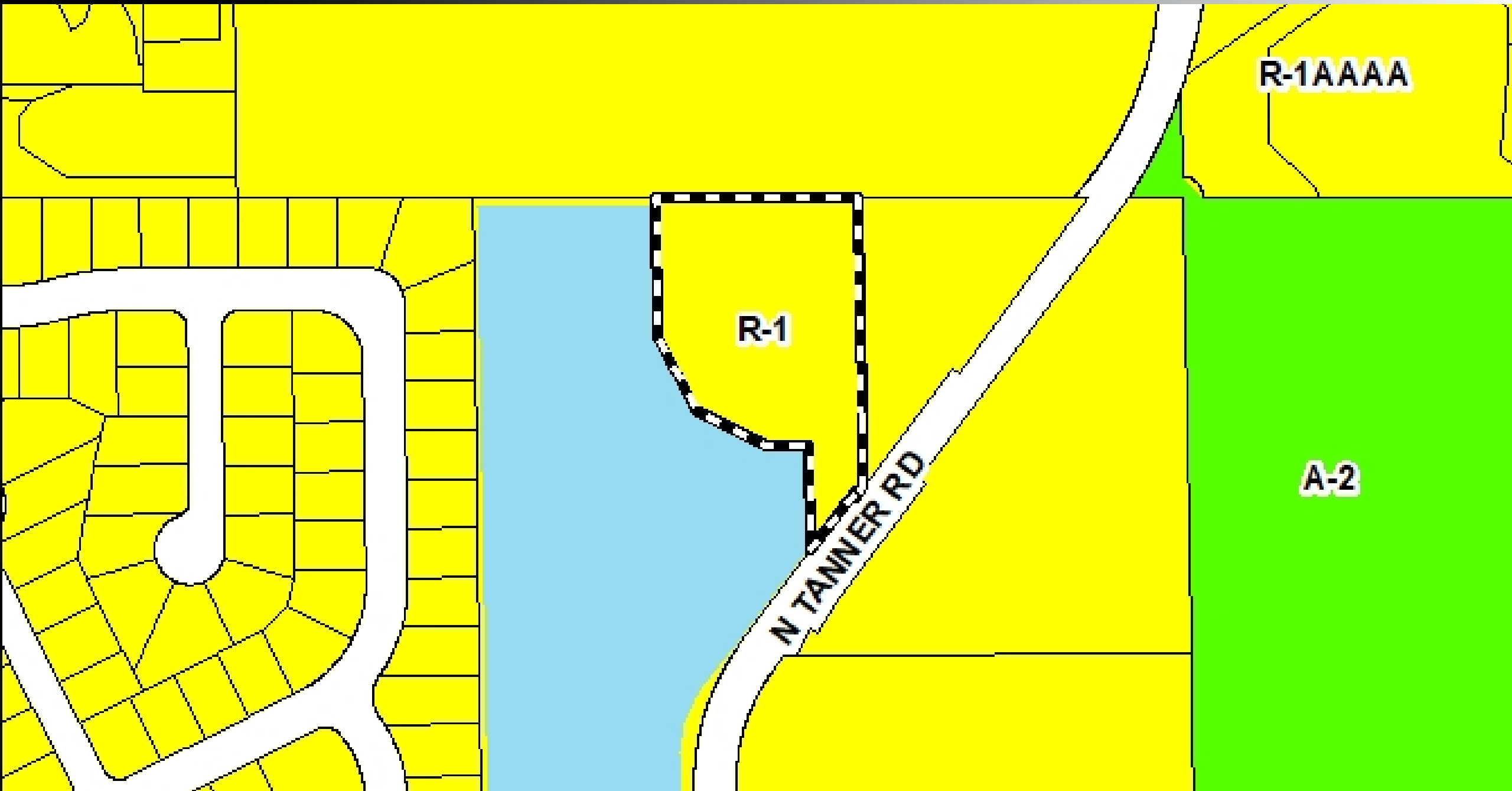
Future Land Use



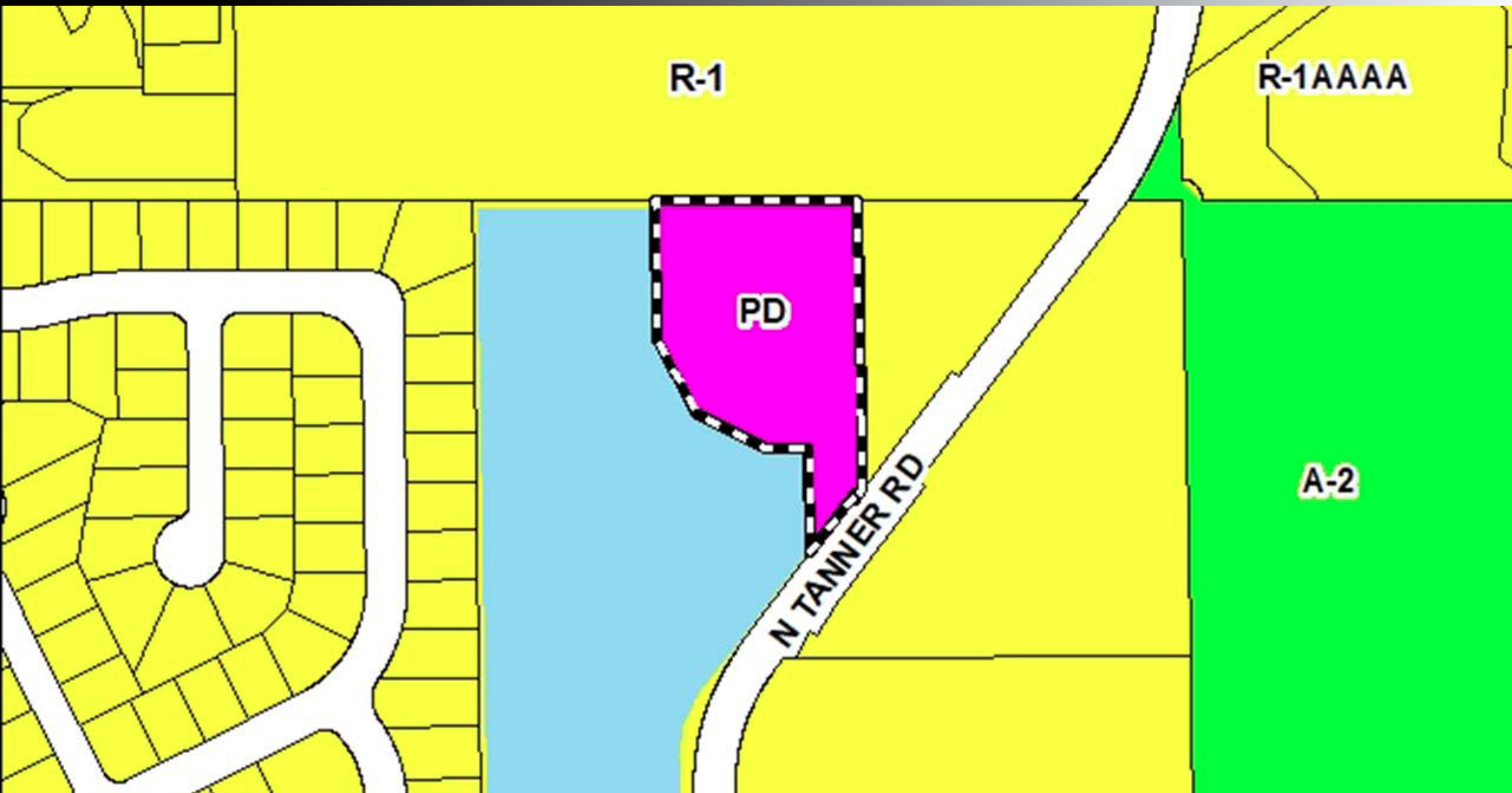
Proposed Future Land Use



Current Zoning



Proposed Zoning



SITE DATA

PARCEL I.D. #: 12-22-31-0000-00-066
 PARCEL I.D. #: 12-22-31-1466-00-001 (PORTION OF)

OWNER: ORANGE COUNTY B.C.C.

APPLICANT: VIETNAM AND ALL VETERANS OF CENTRAL FLORIDA

ENGINEER: DEWBERRY ENGINEERS, INC.

SURVEYOR: SOUTHEASTERN SURVEYING AND MAPPING CORP.

CURRENT ZONING: R-1

PROPOSED ZONING: PD.

PHASING: 1 PHASE

USES:

- MUSEUM
- OFFICE / ADMINISTRATION
- OUTDOOR EVENTS / FUNDRAISERS
- PARKING / ACCESS DRIVEWAYS
- OUTDOOR STORAGE OF MATERIAL ITEMS DIRECTLY RELATED TO SUPPORT OF THE MUSEUM ETC.

SITE AREA: 2.34 AC.

CURRENT GFA: 10,040 S.F.

CURRENT FAR: 0.10 AC.

ALLOWED MAX. FAR: 0.50

MAX HEIGHT: 35' (INCLUDING GUARD TOWER)

SETBACKS:

FRONT:.....30'
 (ABUTTING TANNER RD.)

P.D. BOUNDARY (N E & W).....25' *
 *(WITH EXCEPTION OF WAIVERS LISTED ON THE COVER SHEET FOR EXISTING BUILDINGS IDENTIFIED)

EX. OPEN SPACE: 91,890.4 S.F. - (90.1%)

WATER PROVIDER: ORANGE COUNTY UTILITIES

WASTEWATER PROVIDER: ORANGE COUNTY UTILITIES

USES:

- MUSEUM
- OFFICE / ADMINISTRATION
- OUTDOOR EVENTS / FUNDRAISERS
- PARKING / ACCESS DRIVEWAYS
- OUTDOOR STORAGE OF MATERIAL ITEMS DIRECTLY RELATED TO SUPPORT OF THE MUSEUM ETC.



Trip Generation (ITE 11th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing Use: 4 du/1 acre or up to 6 single-family dwelling units	6	100	6
Proposed Use: Vietnam Veterans of Central Florida Museum and Fraternal Organization (No change to site usage by organization)	3	100	3

Net New Trips (Proposed Development less Allowable Development): -3 p.m. peak trips

1. Existing Use: Residential ITE Code 210, TRIP GENERATION RATE 0.94
2. Proposed Use: Museum ITE Code 580, TRIP GENERATION RATE 0.18

R-1

R-1

PARKING / ACCESS USES
0.75 AC.

COMMERCIAL / INSTITUTIONAL USES
1.59 AC.

R-1

R-1

R-1

PARKING / ACCESS USES



NORTH TANNER ROAD
 RIGHT OF WAY VARIATION
 FOR
 THE
 PROJECT
 APPROVED BY THE BOARD OF COUNTY COMMISSIONERS
 ON 03/15/2023
 PER RESOLUTION 2023-0018

LEGEND

COMMERCIAL / INSTITUTIONAL USES

PARKING / ACCESS USES

ZONING



Dewberry Engineers Inc.
 800 NORTH MAGNOLIA AVE
 SUITE 1000
 ORLANDO, FL 32803
 PHONE: 407.643.5150
 ENGINEERING BUSINESS - 8704

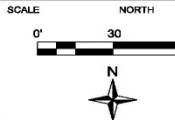
VIETNAM AND ALL VETERANS OF CENTRAL FLORIDA

ORANGE COUNTY, FLORIDA

SEAL

5/0/2023

KEY PLAN



REVISIONS

No.	DATE	BY	DESCRIPTION
4	4-6-23	DKO	REV PER COMMENTS
5	5-1-23	DKO	REV PER COMMENTS

PROJECT # VVCF1
 DRAWN BY DKO
 APPROVED BY DB
 CHECKED BY STM
 DATE MAR 2023
 DATUM NAVD88

TITLE

V.V.C.F MUSEUM
 LAND USE PLAN

PROJECT: PROJECT FILE PATH

SHEET NO.

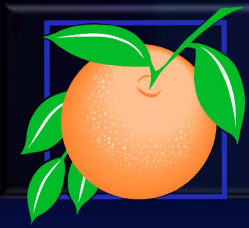
2 OF 6



SS-23-01-094 & LUP-23-03-076

Waivers from Orange County Code

- **North PD Boundary Setback**
 - For existing structures A, B, C, and D (3.9 feet in lieu of 25 feet)
- **East PD Boundary Setback**
 - For existing structures D, E, F, M, P and Q (3.3 feet in lieu of 25 feet)
- **Parking Surface**
 - Allow unimproved surface parking (grass) in lieu of improved surface



Community Meeting Summary

April 25, 2023

East Lake Elementary

- **Attendance – 20 Residents**

- **General Questions**
- **Overall support for the request**



SS-23-01-094 & LUP-23-03-076

SS-23-01-094:

ADOPT

Ordinance:

APPROVE

LUP-23-03-076:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Institutional (INST) Future Land Use;**
- **APPROVE the associated Small-Scale Ordinance; and**
- **APPROVE the Vietnam and All Veterans of Central Florida Planned Development / Land Use Plan (PD/LUP), dated "Received May 3, 2023", subject to the twelve (12) conditions of approval listed in the staff report, including three (3) waivers from Orange County Code.**



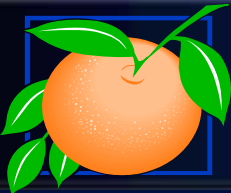
Board of County Commissioners

**2022-2 Regular Cycle Privately-Initiated Map
Amendment, Associated Staff-Initiated Text
Amendment, and Concurrent PD/LUP Rezoning**

***Adoption Public Hearing
Agenda V. G. 7***

July 25, 2023

**(Continued from March 21, 2023; May 2, 2023,
and June 20, 2023)**



Amendment 2022-2-A-1-2 & 2022-2-B-FLUE-2 Rezoning Case LUP-22-06-199

Applicant: M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

Future Land Use Map (FLUM) Request:

From: Village (V)

To: Growth Center - Planned Development – Commercial / Medium Density Residential (GC-PD-C/MDR)

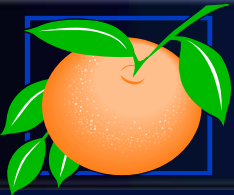
Rezoning Request:

From: A-1 (Citrus Rural District)

To: PD (Planned Development District) (Village at Avalon PD/LUP)

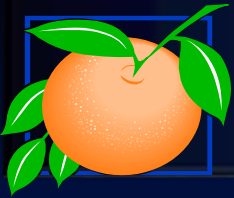
Acreage: 22.20 gross acres/17.12 net developable acres

Proposed Use: Up to 296 multi-family dwelling units and up to 87,120 square feet of C-1 (Retail Commercial District) uses



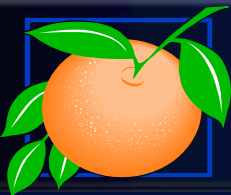
Amendment 2022-2-B-FLUE-2

Request: Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County



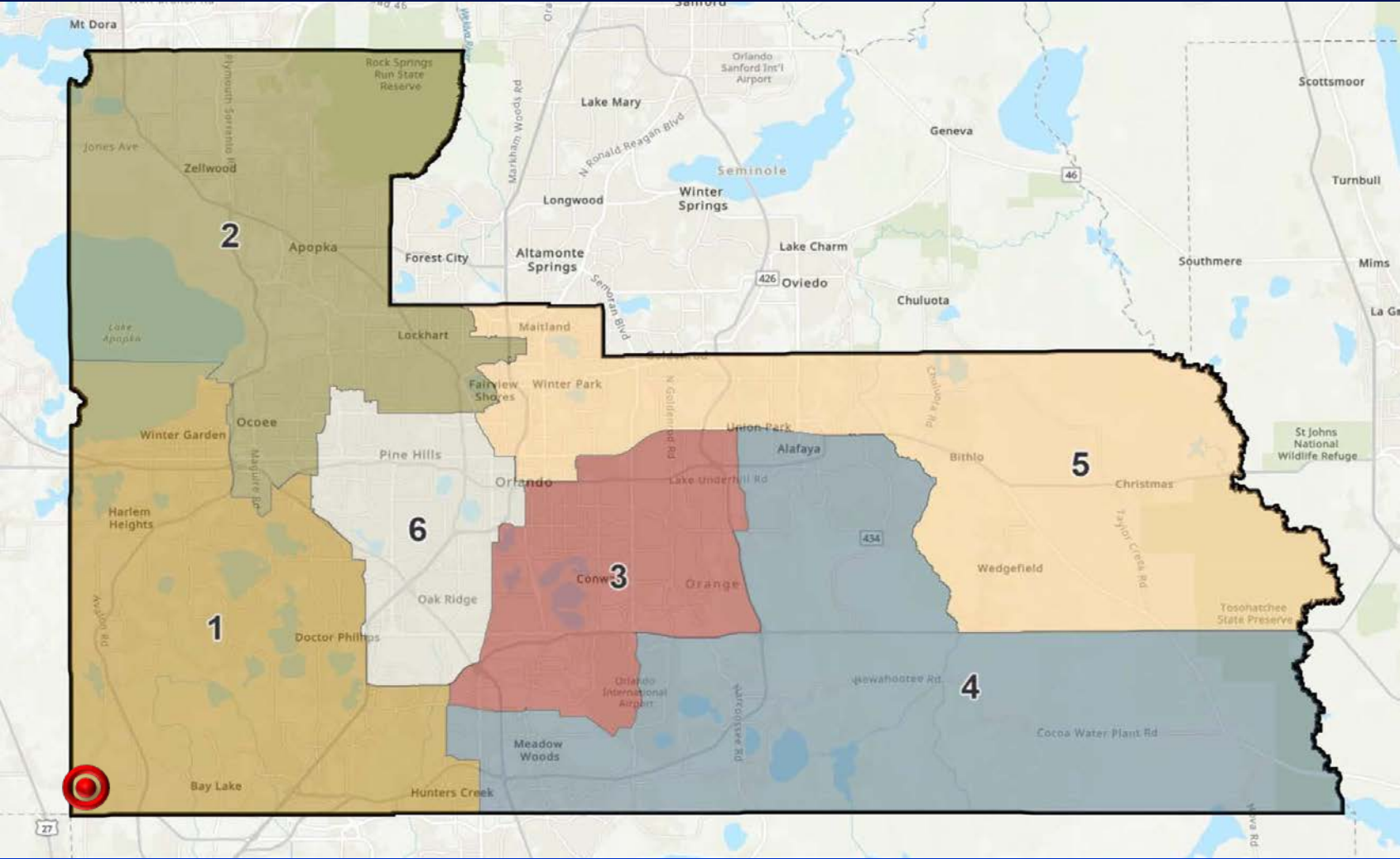
2022-2 Regular Cycle Amendment Process

- **Transmittal public hearings**
 - LPA – June 16, 2022
 - BCC – July 12, 2022
- **State and regional agency comments**
 - August 26, 2022
- **Adoption public hearings**
 - LPA – February 16, 2023
 - BCC – July 25, 2023 (continued from March 21, 2023, May 2, 2023, and June 20, 2023)



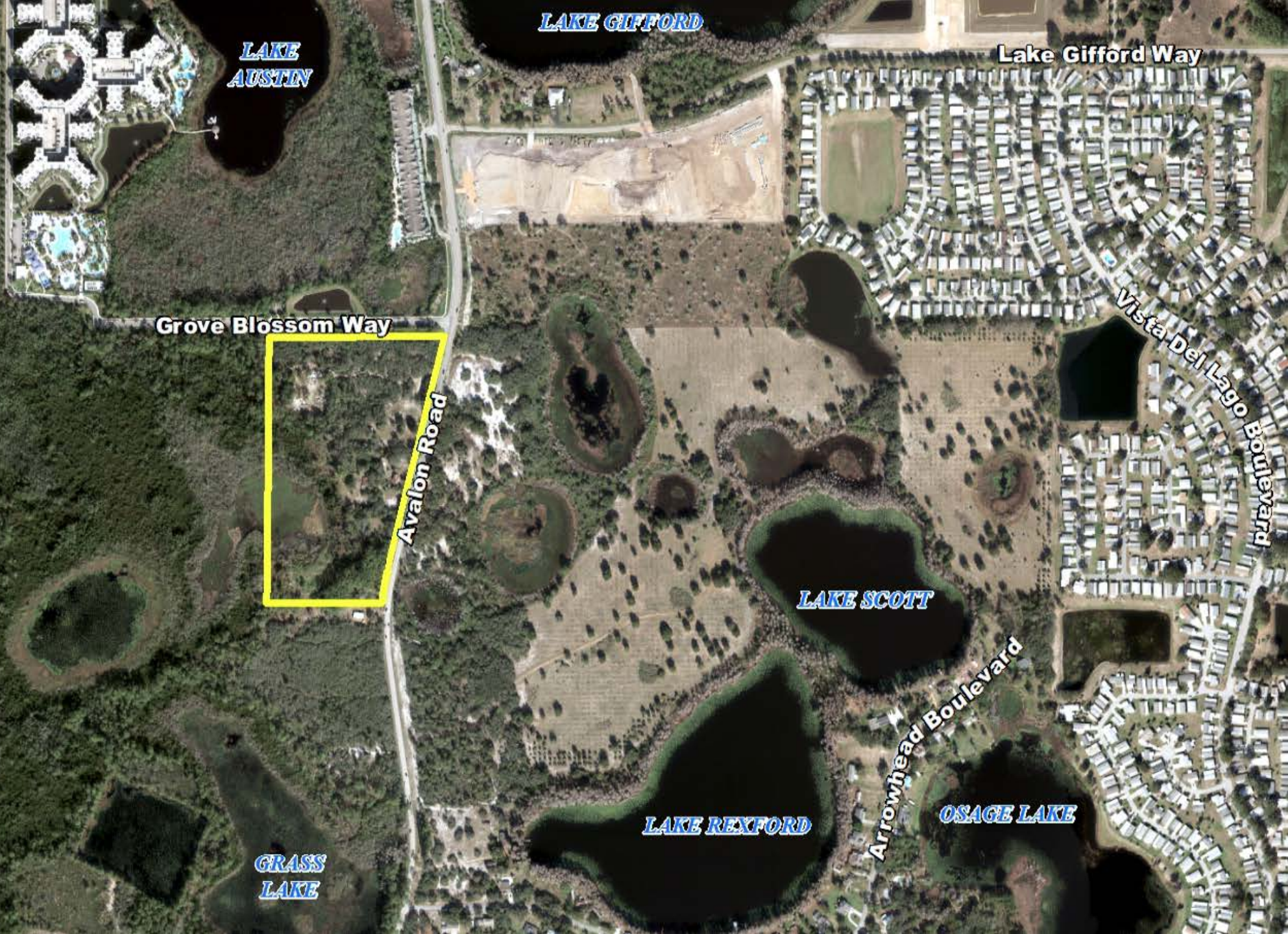
Amendment 2022-2-A-1-2

Location



Aerial

LAKE COUNTY



LAKE
AUSTIN

LAKE GIFFORD

Lake Gifford Way

Grove Blossom Way

Avalon Road

Vista Del Lago Boulevard

LAKE SCOTT

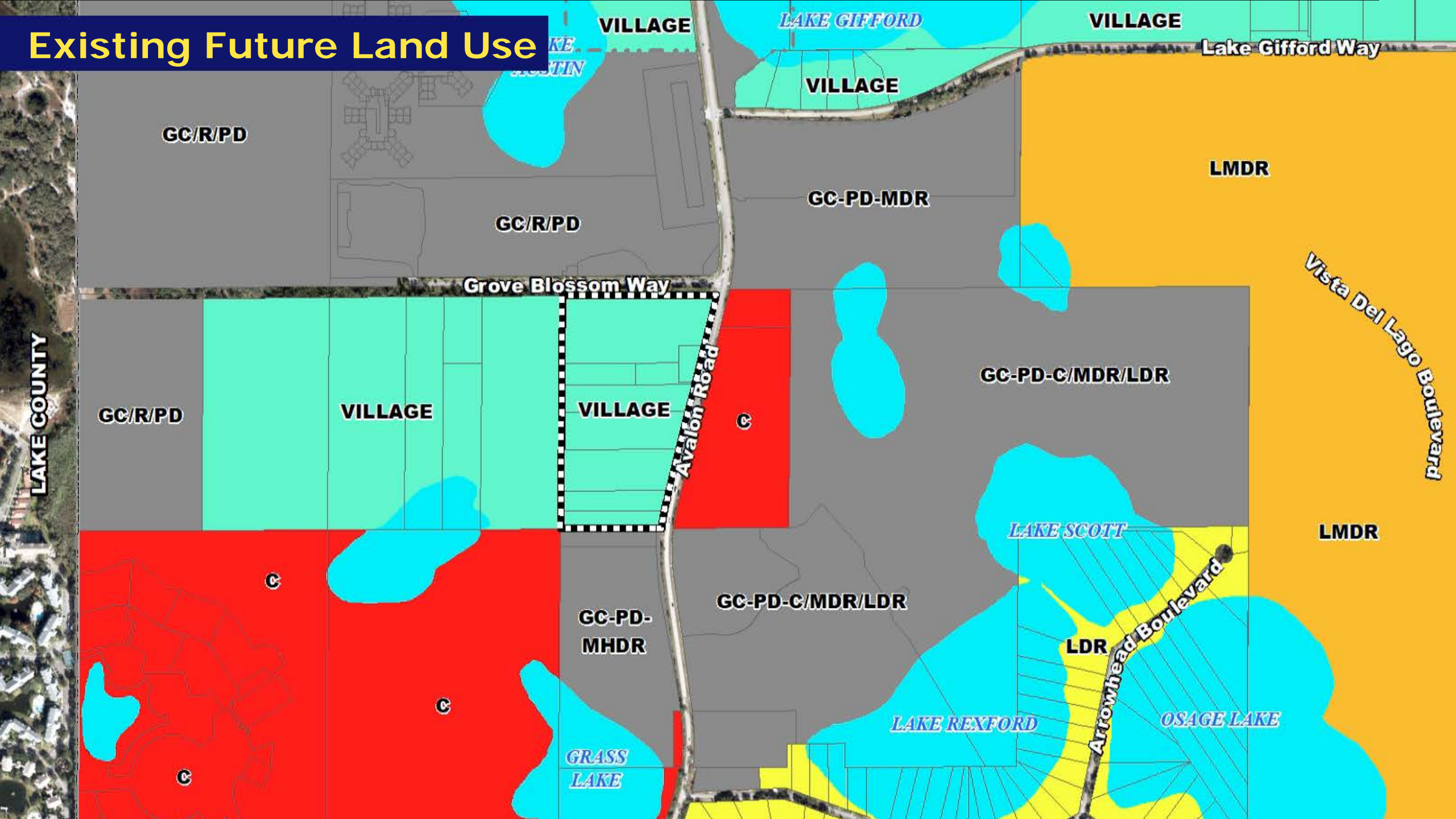
Arrowhead Boulevard

LAKE REXFORD

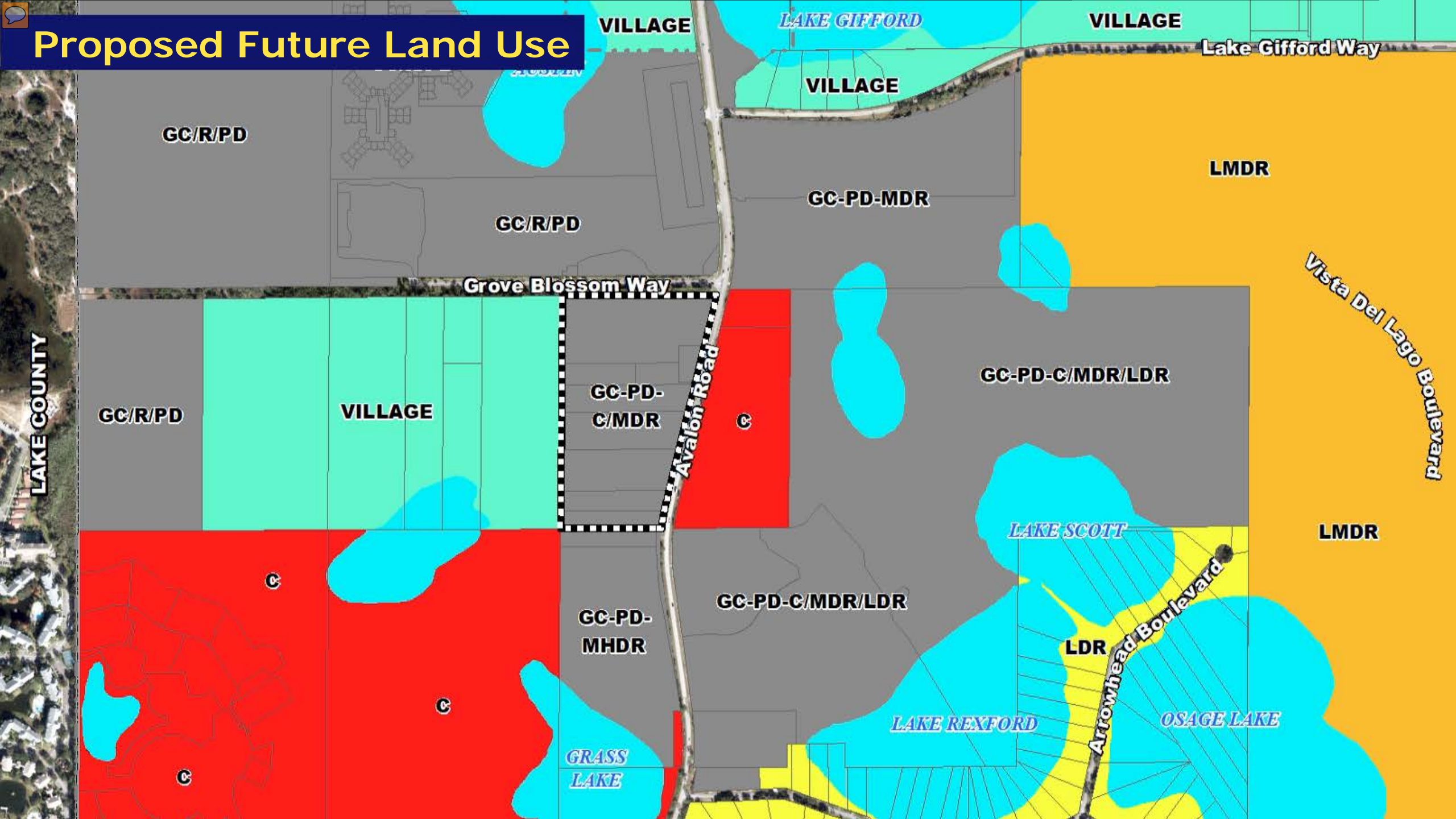
OSAGE LAKE

GRASS
LAKE

Existing Future Land Use



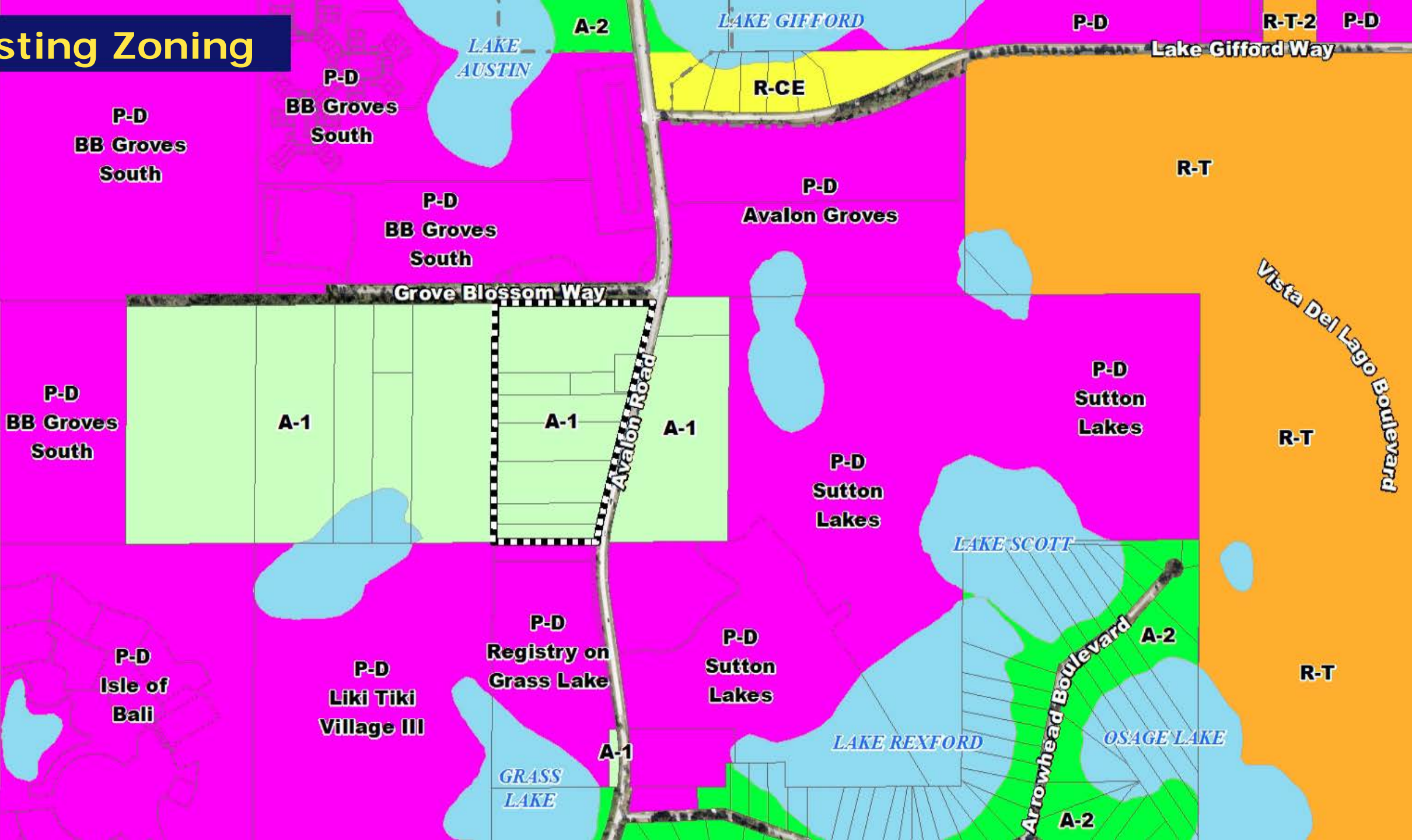
Proposed Future Land Use



Existing Zoning



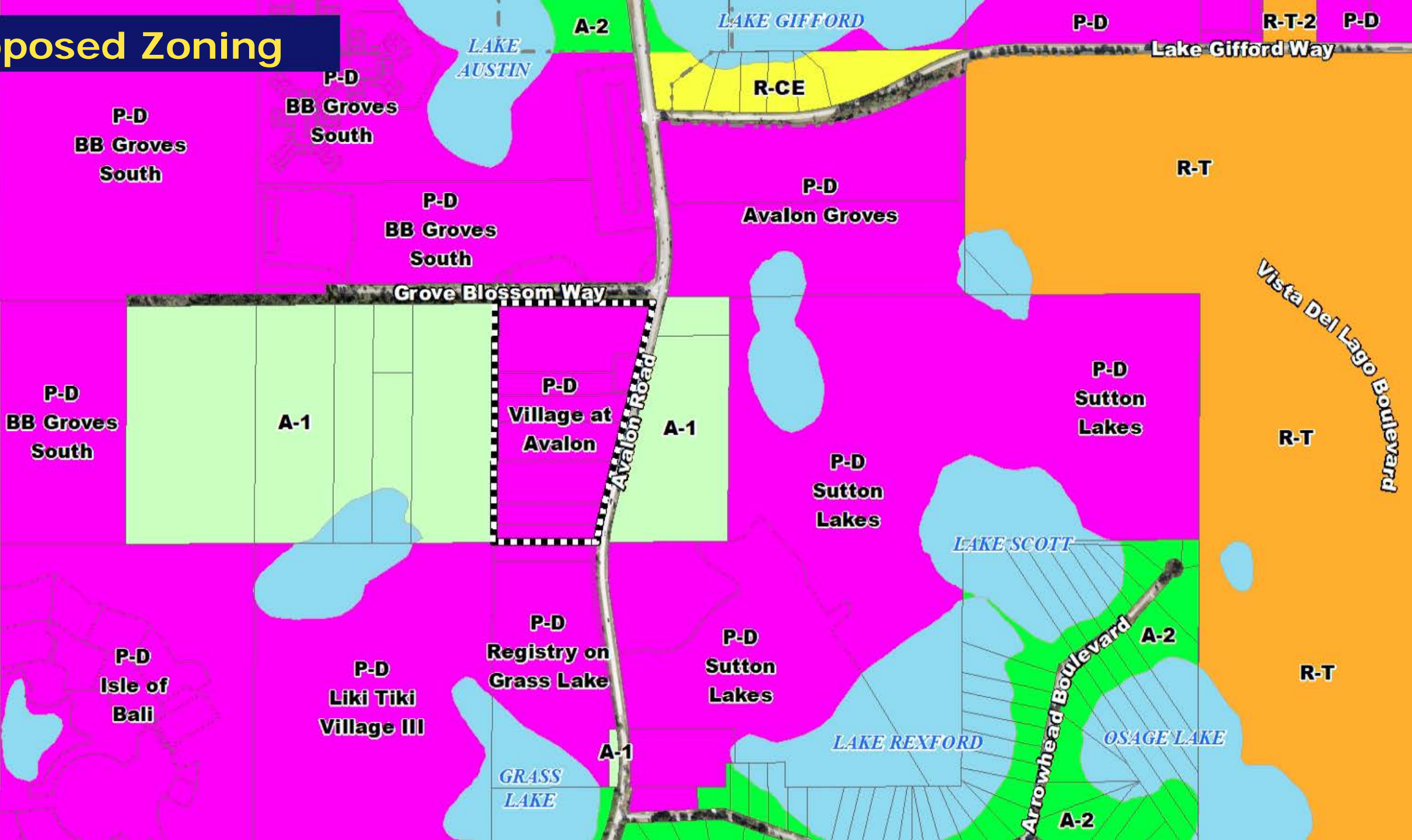
LAKE COUNTY



Proposed Zoning



LAKE COUNTY



Proposed Zoning

PROPERTY BOUNDARY

PEDESTRIAN ACCESS TO BE DETERMINED AT DEVELOPMENT PLAN

GROVE BLOSSOM WAY

FUTURE ACCESS - SPECIFIC LOCATION TO BE DETERMINED AT DEVELOPMENT PLAN

EXISTING WETLAND W-2 (CLASS III) 0.60 ACRES CAD-22-02-043

25' WETLAND BUFFER 0.119 ACRES

25' PD SETBACK

FUTURE POTENTIAL ACCESS

30' COMMERCIAL BUILDING SETBACK

25' SETBACK TO ADJACENT RESIDENTIAL

COMMERCIAL DEVELOPABLE AREA 87,120 SQ FT. MAXIMUM (C-1 USES) 3.947 ACRES

30' COMMERCIAL BUILDING SETBACK

25' SETBACK TO ADJACENT RESIDENTIAL

POTENTIAL PEDESTRIAN ACCESS

PAVALON ROAD

PROPOSED FULL ACCESS - SPECIFIC LOCATION TO BE DETERMINED AT DEVELOPMENT PLAN

ZONING: A-1 FLU: COMMERCIAL

POTENTIAL SHARED ACCESS

25' WETLAND BUFFER 0.834 ACRES

35' MULTI-FAMILY BUILDING SETBACK

MULTI-FAMILY DEVELOPABLE AREA 296 UNITS MAXIMUM 13.171 ACRES

30' ROW DEDICATION FOR AVALON RD 0.918 AC

EXISTING WETLAND W-1 (CLASS I) 5.019 ACRES CAD-22-02-043

ZONING: A-1 FLU: VILLAGE

40

42

20

ZONING: PD FLU: COMMERCIAL

ZONING: PD FLU: GC-PD-MHDR

2

46

3

FUTURE RIGHT IN /RIGHT OUT

25' PD SETBACK

POTENTIAL PEDESTRIAN ACCESS TO BE DETERMINED AT DEVELOPMENT PLAN

LEGEND

EXISTING ZONING: A-1
 PROPOSED ZONING: PD
 EXISTING FUTURE LAND USE: VILLAGE
 PROPOSED FUTURE LAND USE: GROWTH CENTER - PLANNED DEVELOPMENT - COMMERCIAL/MEDIUM DENSITY RESIDENTIAL (GC-PD-CMDR)
 PROPOSED USES: TRACT 1 - COMMERCIAL (87,120 SQ FT MAXIMUM) - USES PERMITTED PER C-1 ZONING TRACT 2 - MULTI-FAMILY (296 UNITS MAXIMUM)

MAXIMUM DENSITY/INTENSITY:

ENTITLEMENT PRODUCTION/ALLOCATION						
	PARENT PARCELL [AC]	SUB PARCELL AREA [AC]	FLU DESIGNATION	DEVELOPMENT PROGRAM	PROPOSED DENSITY/INTENSITY	MAX. DENSITY/INTENSITY PERMITTED
PD NET DEVELOPABLE	17.318					
MULTIFAMILY (DU)		14.800	MDF	296	26.00	30 DU/AC
COMMERCIAL (SF)		2.318	COMMERCIAL	87,120	0.86	9 FAR
TOTAL	17.318					

Note: The above storages are for entitlement production only and uses are to be located within areas defined on the LUP.

DEVELOPABLE ACREAGE/ WETLANDS:

MULTI-FAMILY TOTAL AREA = 18.190 ACRES
 WETLANDS (W-1)* = 5.019 ACRES
 MULTI-FAMILY DEVELOPABLE AREA = 13.171 ACRES
 COMMERCIAL TOTAL AREA = 4.007 ACRES
 WETLANDS (W-2)* = 0.060 ACRES
 COMMERCIAL DEVELOPABLE AREA = 3.947 ACRES

PROPOSED DEVELOPMENT PROGRAM:

TRACT 1 - COMMERCIAL (87,120 SQ FT MAXIMUM)
 TRACT 2 - MULTI-FAMILY (UP TO 296 UNITS)

OPEN SPACE:

COMMERCIAL - 20%
 MULTI-FAMILY - 25%

RECREATION:

RECREATION AREAS SHALL COMPLY WITH SEC. 38-1253.

PARKING:

EFFICIENCIES & 1 BEDROOM UNITS = 1.43 SPACES PER UNIT (PER WAIVER)
 2 AND 3 BEDROOM UNITS = 1.90 SPACES PER UNIT (PER WAIVER)

DEVELOPMENT STANDARDS:

DEVELOPMENT STANDARDS (Sec. 38-1271, 38-1251, 38-1254, 38-1258 & 38-1272)

Lot Standards	Commercial	Multi-Family
Maximum Building Height:	50'	5-story/65'
Minimum Lot Size:	N/A	N/A
Minimum Living Area:	N/A	500sf
Maximum Lot Coverage:	70%	N/A
Maximum Building Coverage:	N/A	30% of Gross Land Area
Maximum FAR:	0.5	N/A
Minimum Building Separation:	Consistent with 38-1258(j)	Consistent with 38-1258(j)
Paving Setbacks:		
Side:	7.5'	7'
Rear:	5'	7'
Minimum Building Setback from Street ROW:		
Major Collector(SR 545):	30'	35'
All other rights-of-way (Grove Blossom Way):	30'	20'

General Setbacks:

Side and Rear:	10'	N/A
Adjacent to Residential:	25'	N/A
PD Standards:		
P.D. Boundary:	25'	25'
Wetlands:	25'	25'

Notes:

1. Max. Height to be 50', but 35' when within 100' of any residential development.
 * Waiver Requested

LANDSCAPE BUFFERS:
 LANDSCAPE BUFFERS SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 24-4.A.

STORMWATER:
 ONSITE STORMWATER TO BE PROVIDED IN ACCORDANCE WITH ORANGE COUNTY AND SPWMD CRITERIA.

SUPPORT SERVICES:
 POTABLE WATER SERVICE: ORANGE COUNTY UTILITIES
 SANITARY SEWER SERVICE: ORANGE COUNTY UTILITIES
 RECLAIMED WATER SERVICE: ORANGE COUNTY UTILITIES

SCHOOL AGE POPULATION:
 296 UNITS x 0.373 110 STUDENTS

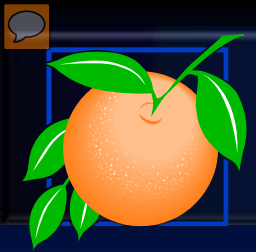
PHASING:
 THE PROJECT WILL BE DEVELOPED SUCH THAT EACH TRACT WILL PROVIDE SUFFICIENT INFRASTRUCTURE TO

PROJECTED TRAFFIC:

	Land Use	Trip Generation Summary			
		ITE LUC	Size	ITE Trip Rate ¹	Total
Daily	Multifamily Housing (Mid-Rise)	221	296 DU	6.66	1,371
	Shopping Plaza/Commercial	521	87,120 KSF	67.52	5,882
	Total Generated Trips				7,853
PM Peak	Multifamily Housing (Mid-Rise)	221	296 DU	0.39	115
	Shopping Plaza/Commercial	821	87,120 KSF	5.19	452
	Total Generated Trips				567

Notes: ¹ Vehicle trip rate and directional splits per data and procedures outlined in ITE Trip Generation

GRAPHIC 0 40



Rezoning Case LUP-22-06-199

Waivers from Orange County Code

- **Building Height (4 waivers)**
 - Five (5) stories and sixty-five (65) feet in height in lieu of three (3) stories and forty (40) feet in height within 100' of single-family zoned property.

- **Parking (1 waiver)**
 - Efficiency Unit / 1 Bedroom: 1.43 spaces in lieu of 1.5 spaces
 - Two or Three Bedroom: 1.90 spaces in lieu of 2.0 spaces



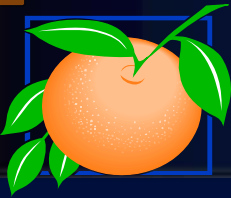
Virtual Community Meeting Summary

May 12, 2022

- **Attendance – 1 Resident**

- Concerns:

 - No objections raised

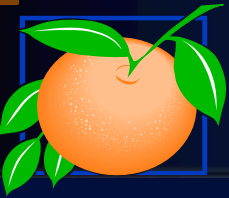


Rezoning Case LUP-22-06-199

New Condition of Approval

Proposed New Condition:

This project shall be required to convey thirty feet of right-of-way for Avalon Road. Such conveyance(s) shall be documented in an agreement negotiated with the County's Road Agreement Committee which must be approved by the Board of County Commissioners prior to or concurrently with the approval of the first PSP or DP for this PD. The date of valuation for any transportation impact fee credits awarded based on such conveyance(s) shall be the day before the date of County approval of the initial land use plan for this project, in accordance with Section 23-95(b)(2)b.1., Orange County Code, as may be amended.



Amendment 2022-2-A-1-2 & 2022-2-B-FLUE-2

2022-2-A-1-2:

ADOPT

2022-2-B-FLUE-2:

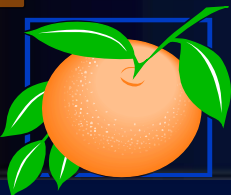
ADOPT

Ordinance:

APPROVE

Action Requested:

- Make a finding of consistency with the Comprehensive Plan and determine that the proposed amendments are in compliance;
- ADOPT Amendment 2022-2-A-1-2, Village (V) to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR);
- ADOPT Amendment 2022-2-B-FLUE-2 to include the development program for Amendment 2022-2-A-1-2 in Future Land Use Element Policy FLU8.1.4.; and
- APPROVE the associated Ordinance for the proposed Future Land Use Map Amendment and staff-initiated text amendment.



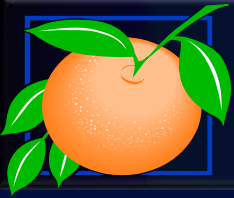
Rezoning Case LUP-22-06-199

DRC Recommendation: APPROVE

PZC Recommendation: APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and APPROVE *The Village at Avalon Planned Development/Land Use Plan (PD/LUP)*, dated "Received December 20, 2022", subject to the twenty (20) conditions of approval listed in the staff report and the one condition as presented, including five (5) requested waivers from Orange County Code.**



Board of County Commissioners

Requested Action:

- **Adopt: Amendment 2022-2-A-1-2**
- **Adopt: Amendment 2022-2-B-FLUE-2**
- **Adopt: Implementing Regular Cycle Ordinance**
- **Approve: Associated Ordinance**
- **Approve: Rezoning Case LUP-22-06-199, subject to twenty-one (21) conditions of approval, including five (5) waivers from Orange County Code**

