

Board of County Commissioners

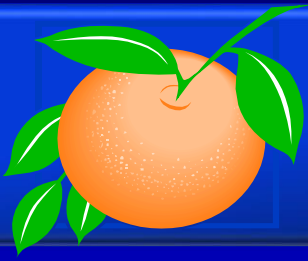
Public Hearings

January 11, 2022

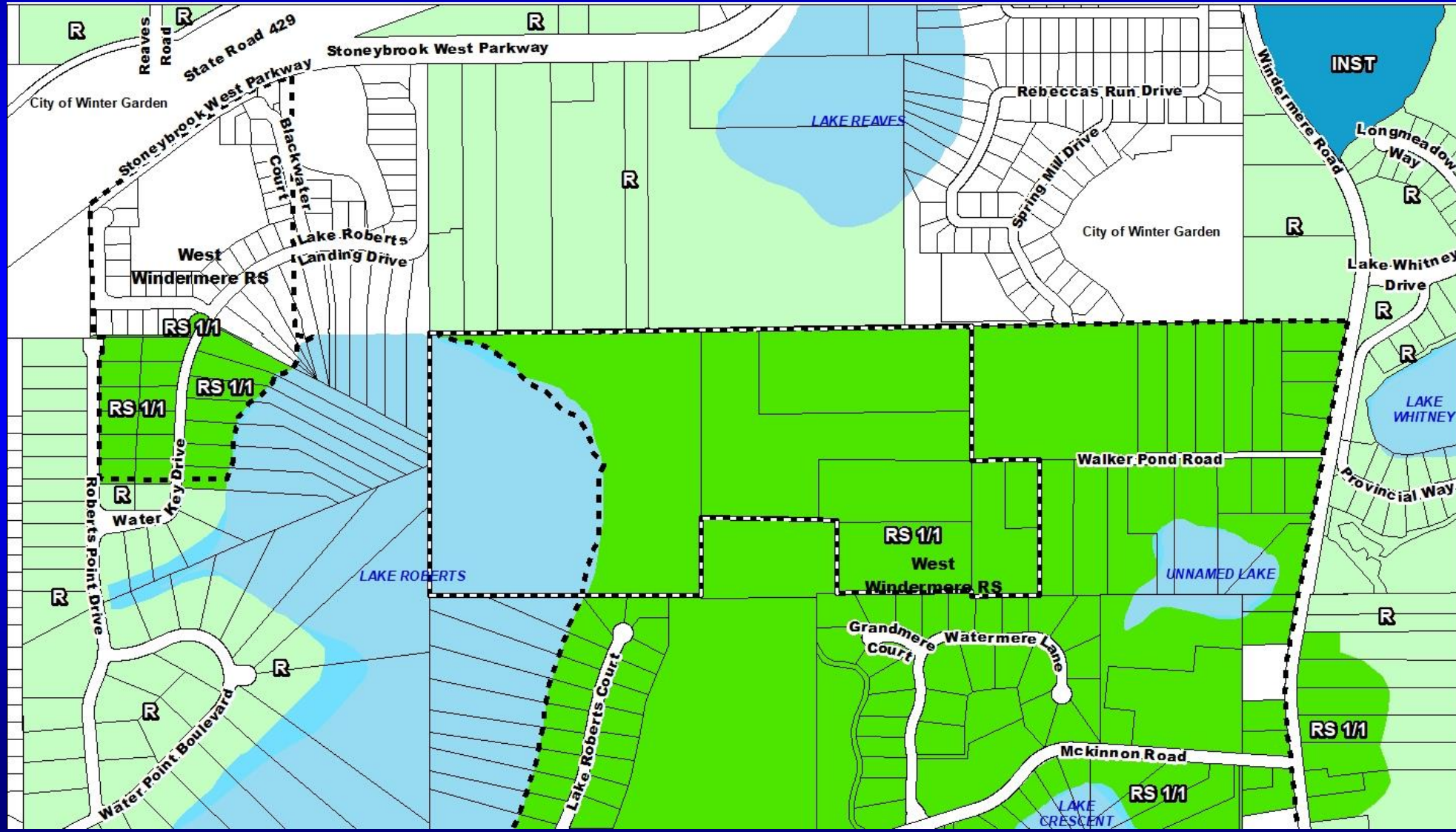


Lake Roberts Reserve Planned Development / Lake Roberts Reserve Preliminary Subdivision Plan

Case:	PSP-19-10-346
Project Name:	Lake Roberts Reserve Planned Development / Lake Roberts Reserve Preliminary Subdivision Plan
Applicant:	Geoffrey L. Summitt, GL Summitt Engineering, LLC
District:	1
Acreage:	78.53 acres
Location:	Generally located south of Stoneybrook West Parkway and west of Windermere Road
Request:	To subdivide 78.52 acres in order to construct 41 single-family residential dwelling units. Requesting two (2) waivers from Orange County Code.

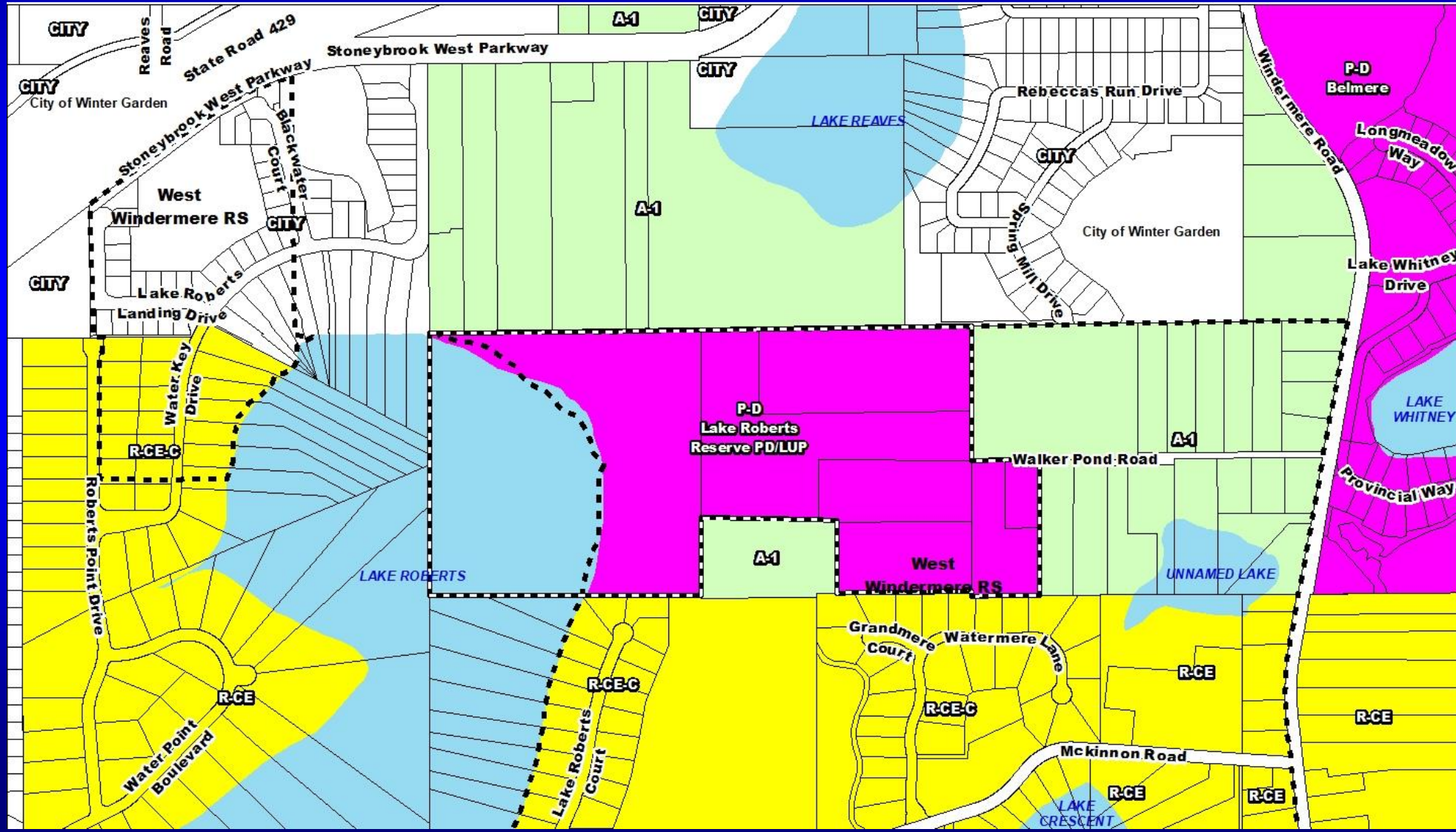


Lake Roberts Reserve Planned Development / Lake Roberts Reserve Preliminary Subdivision Plan Future Land Use Map



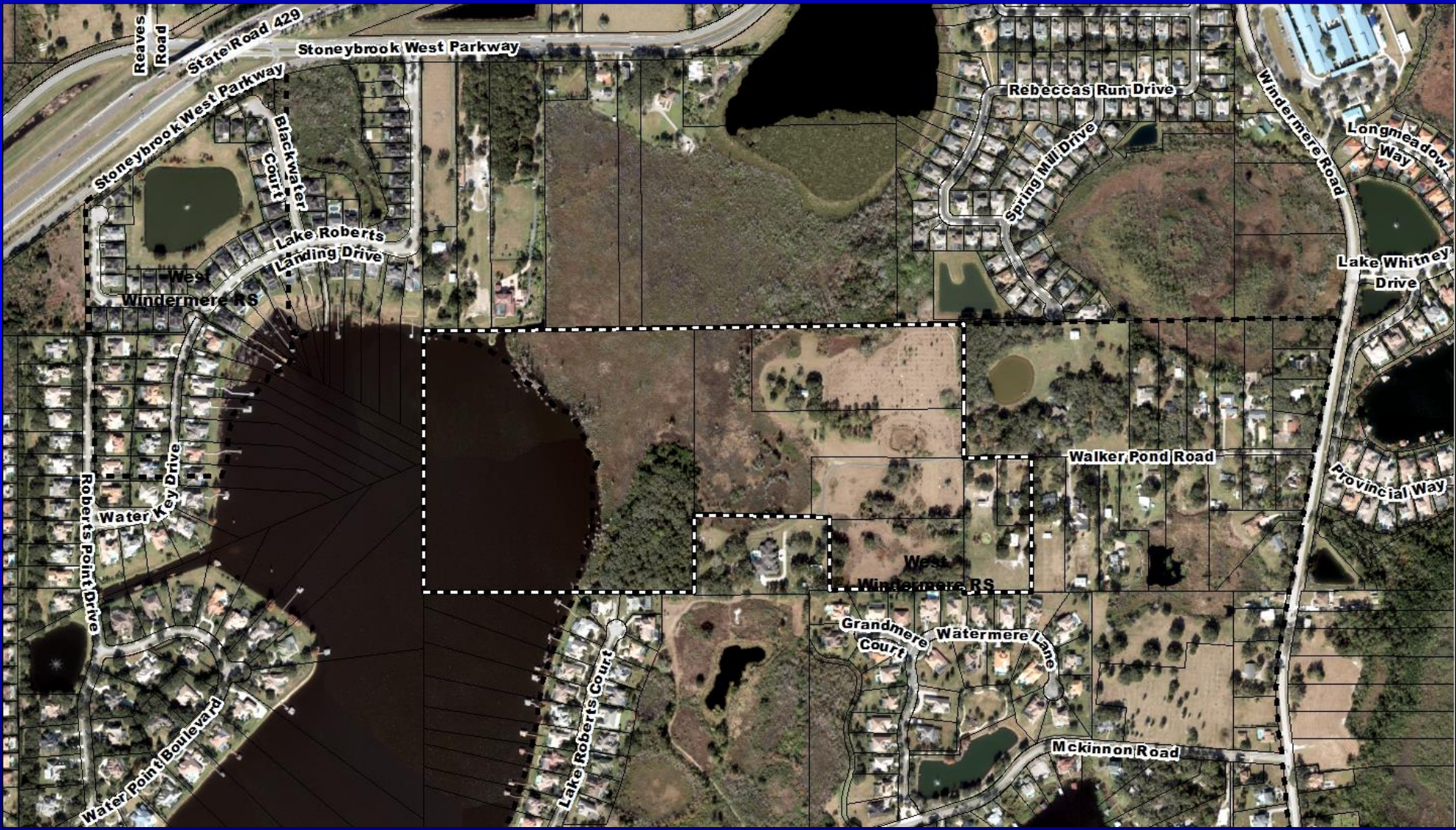


Lake Roberts Reserve Planned Development / Lake Roberts Reserve Preliminary Subdivision Plan Zoning Map





Lake Roberts Reserve Planned Development / Lake Roberts Reserve Preliminary Subdivision Plan Aerial Map







New Condition #30

30. *Prior to the Certificate of Completion for the subdivision's infrastructure, the construction of the Walker Pond & McKinnon Road Drainage Improvements under Permit # 20-E-065 shall be completed.*



Action Requested

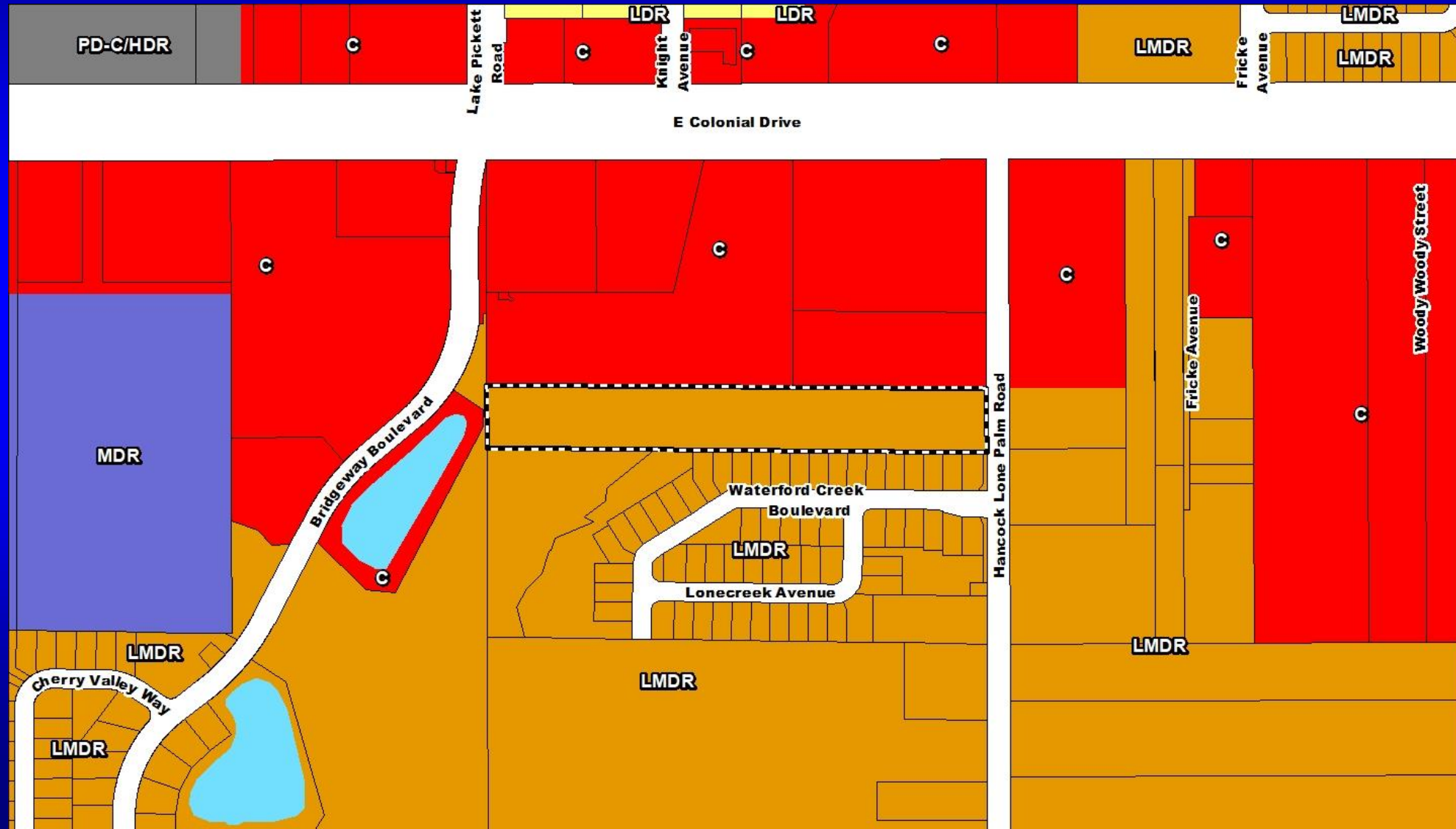
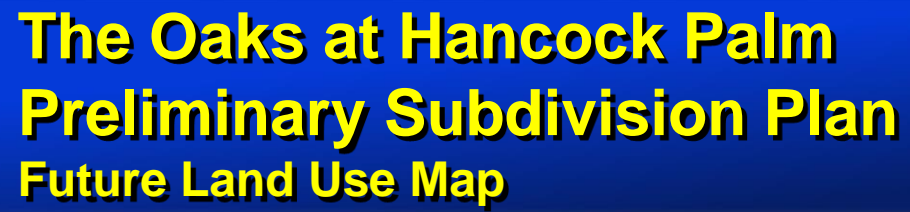
Make a finding of consistency with the Comprehensive Plan and approve the Lake Roberts Reserve PD / Lake Roberts Reserve Preliminary Subdivision Plan dated “Received November 5, 2021,” subject to the conditions listed under the DRC Recommendation in the staff report, with the addition of new condition #30 as presented.

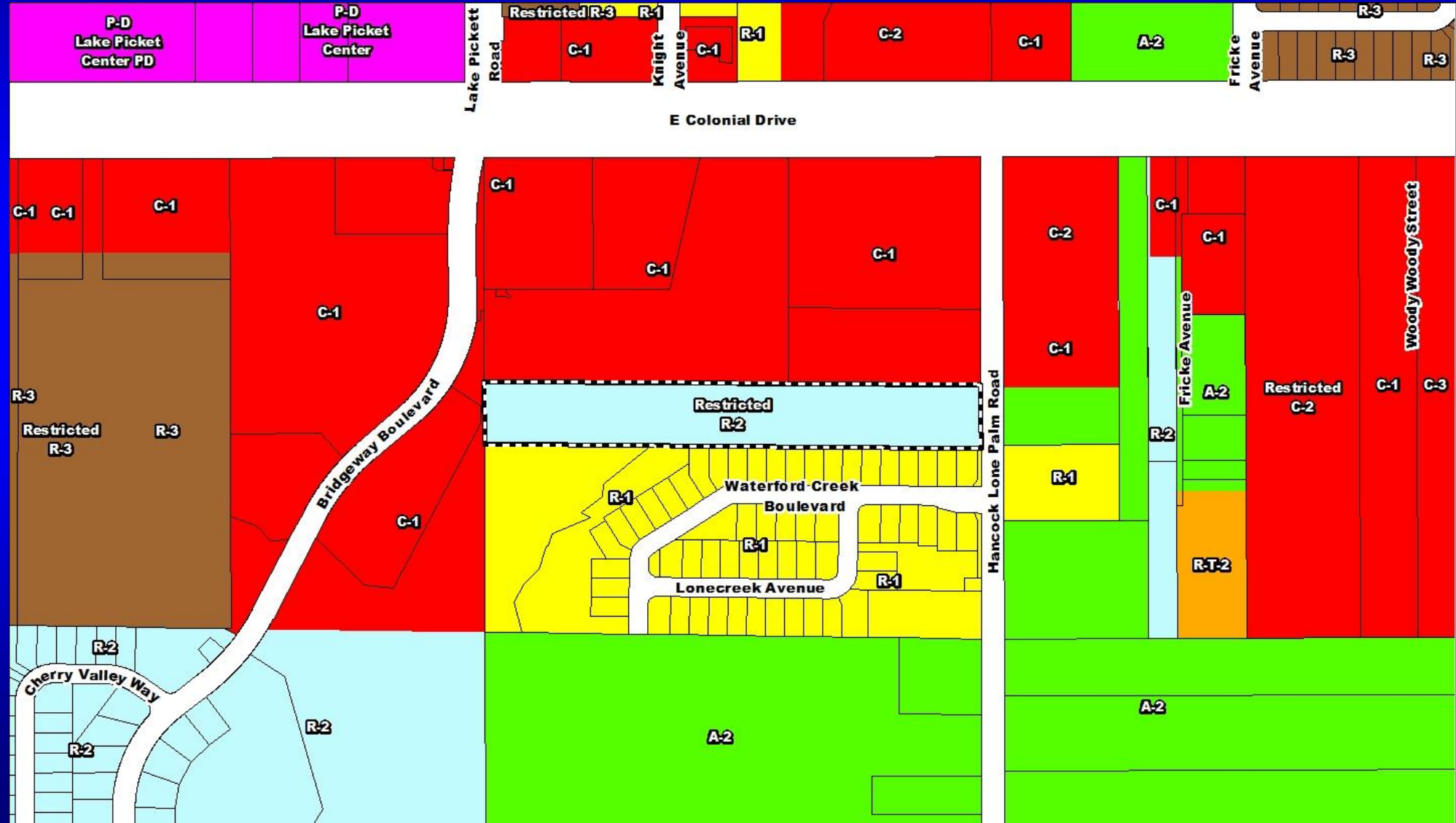
District 1



The Oaks at Hancock Palm Preliminary Subdivision Plan

Case:	PSP-20-10-300
Project Name:	The Oaks at Hancock Palm Preliminary Subdivision Plan
Applicant:	Gregory R. Crawford, Florida Engineering Group
District:	4
Acreage:	4.98 acres
Location:	Generally located south of State Road 50 and east of Hancock Lone Palm Road
Request:	To subdivide 4.98 acres in order to construct 11 single-family residential dwelling units





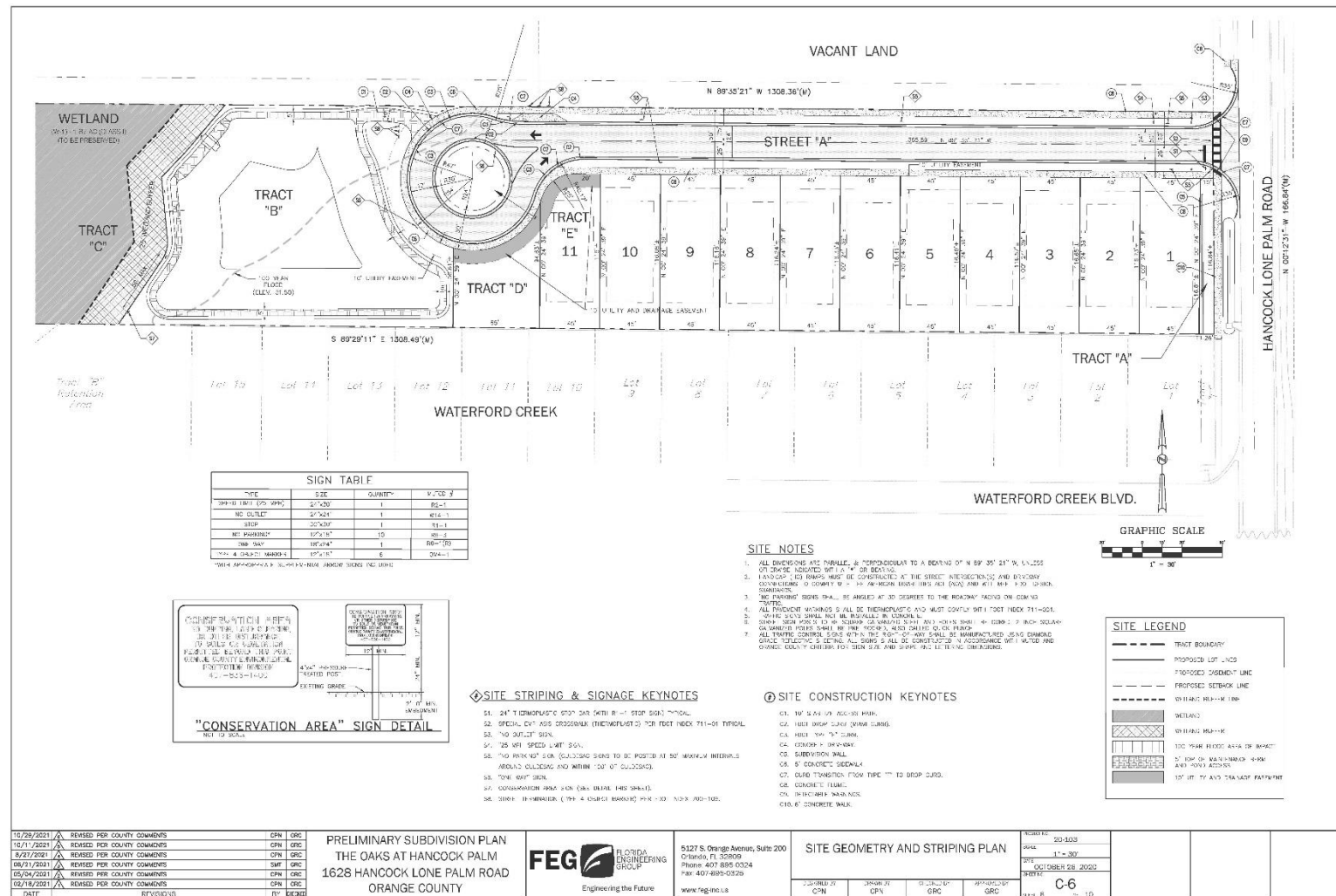
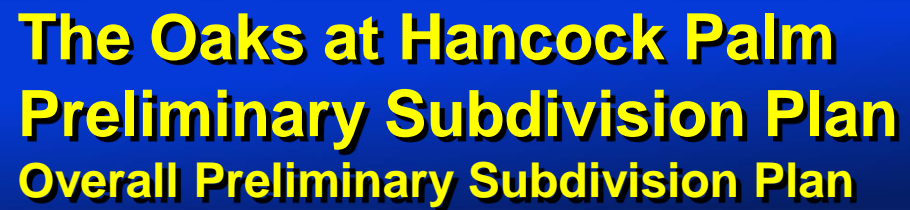


The Oaks at Hancock Palm

Preliminary Subdivision Plan

Aerial Map







Action Requested

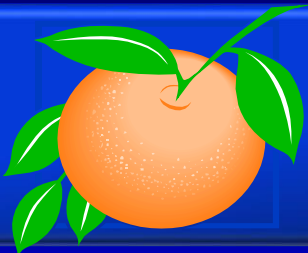
Make a finding of consistency with the Comprehensive Plan and approve the Oaks at Hancock Palm Preliminary Subdivision Plan dated “Received November 12, 2021,” subject to the 21 conditions listed under the DRC Recommendation in the staff report.

District 4



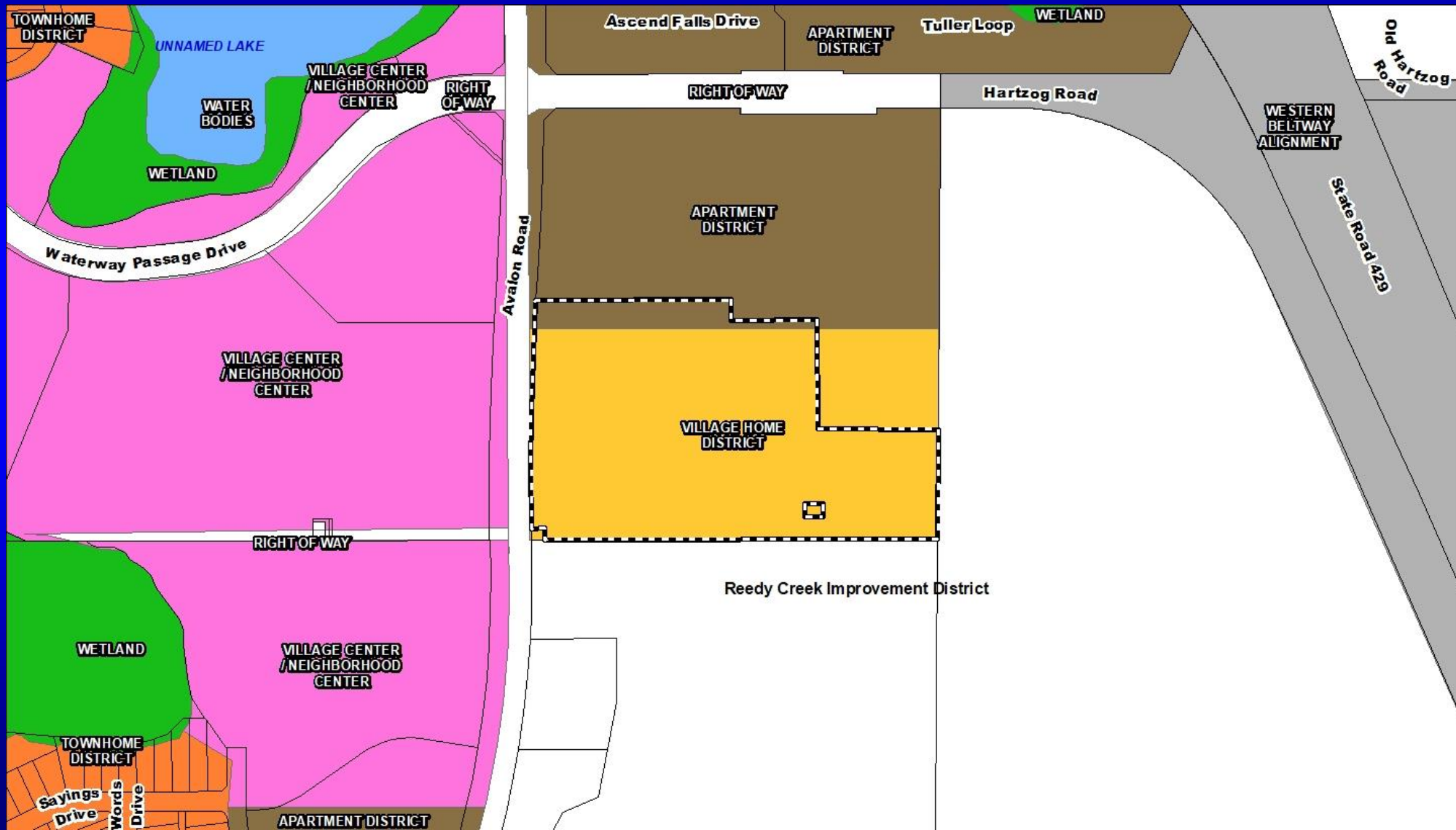
Horizon West Village H Parcels 12A & 12B Planned Development / Parcel 12 B Preliminary Subdivision Plan

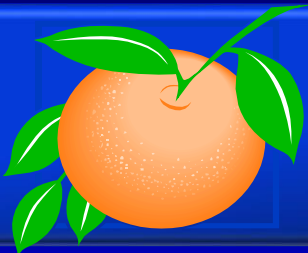
Case:	PSP-21-06-175
Project Name:	Horizon West Village H Parcels 12A & 12B Planned Development / Parcel 12B Preliminary Subdivision Plan
Applicant:	Eric Warren, Poulos & Bennett, LLC
District:	1
Acreage:	15.5 acres
Location:	Generally located south of Hartzog Road and east of Avalon Road
Request:	To subdivide 15.5 acres in order to construct 99 single-family attached residential dwelling units



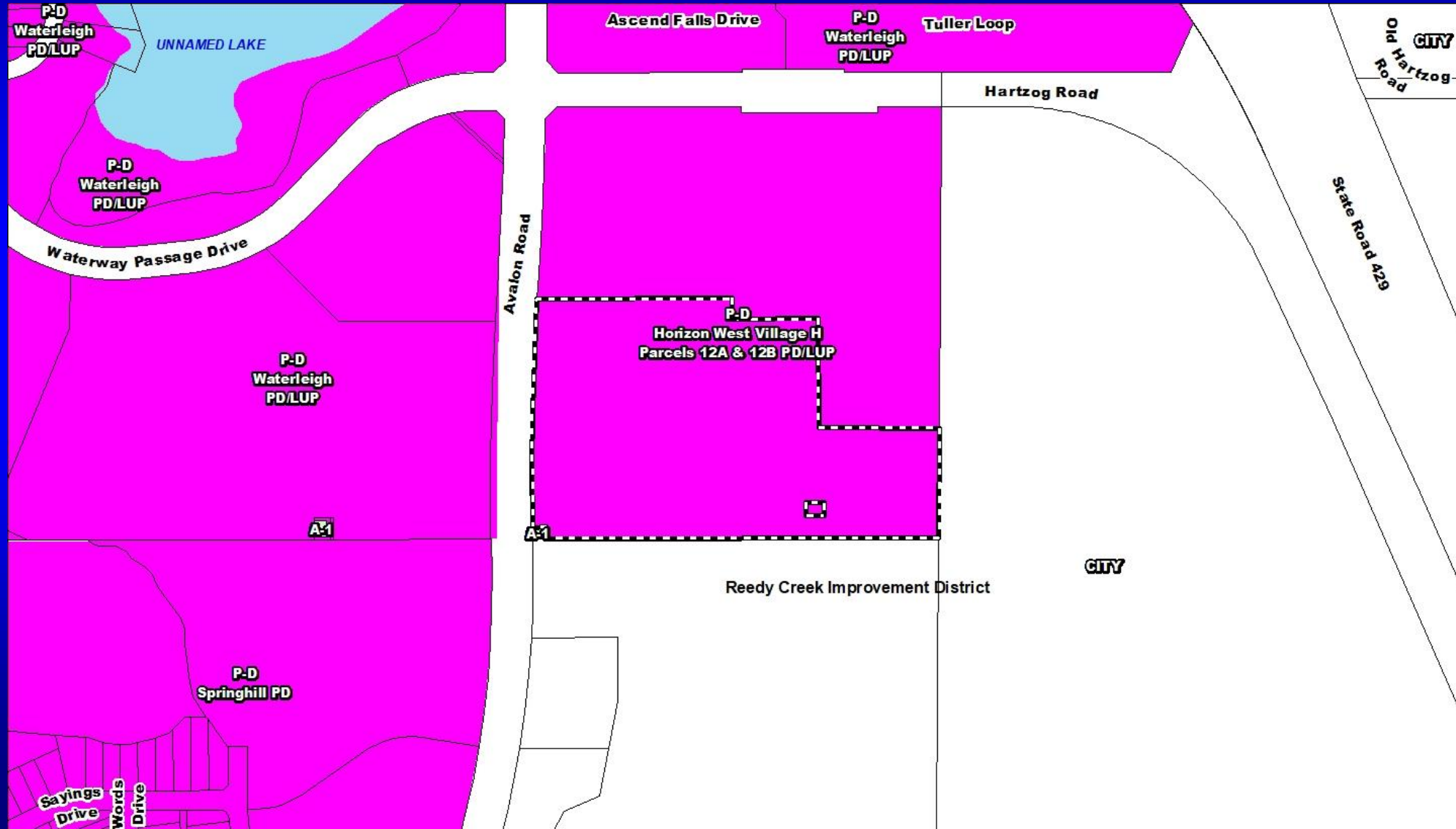
Horizon West Village H Parcels 12A & 12B Planned Development / Parcel 12 B Preliminary Subdivision Plan

Horizon West Village Special Planning Area Map





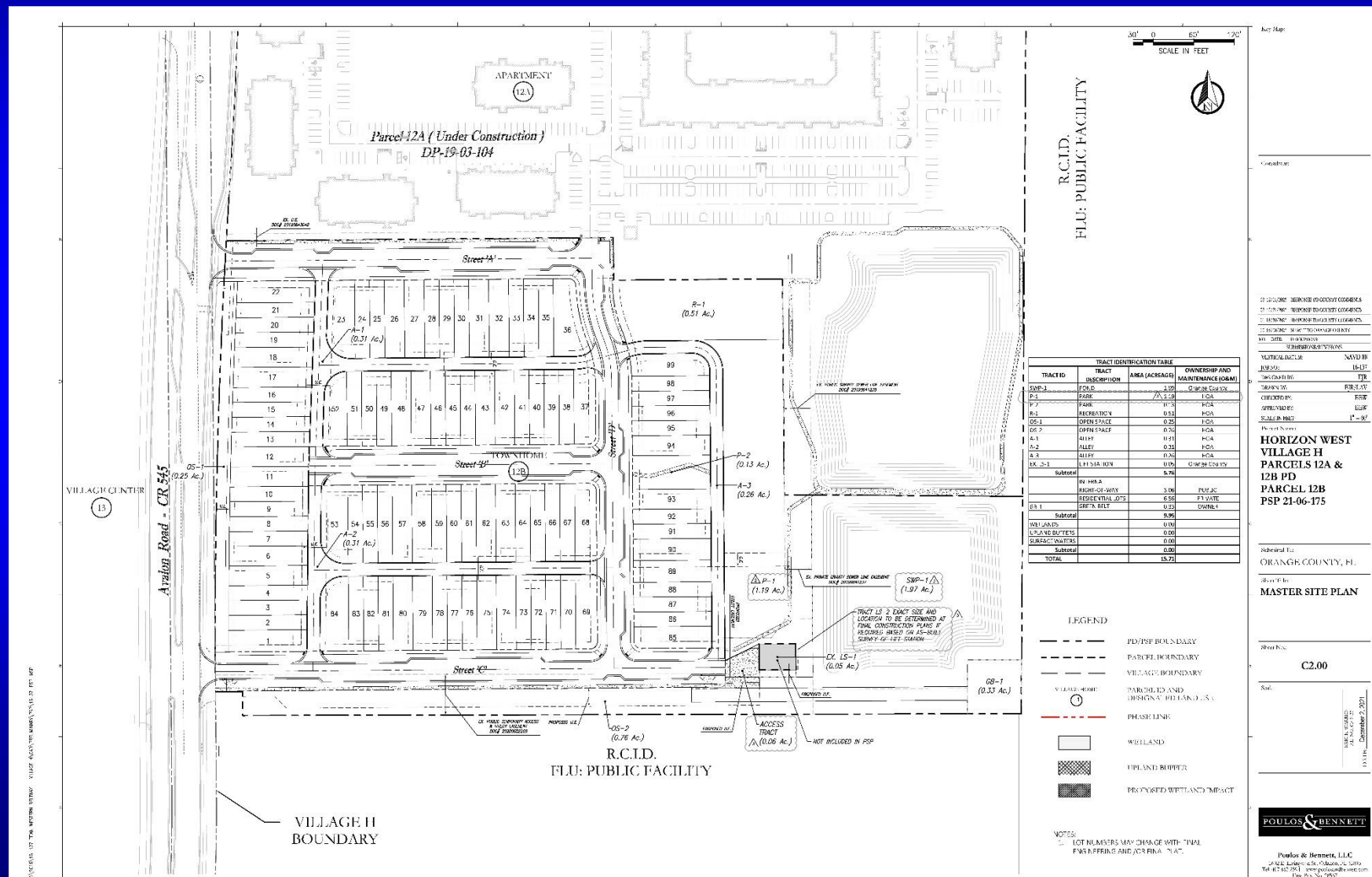
Horizon West Village H Parcels 12A & 12B Planned Development / Parcel 12 B Preliminary Subdivision Plan Zoning Map





Horizon West Village H Parcels 12A & 12B Planned Development / Parcel 12 B Preliminary Subdivision Plan Aerial Map







Action Requested

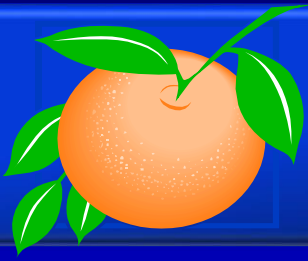
Make a finding of consistency with the Comprehensive Plan and approve the Horizon West Village H Parcels 12A & 12B Planned Development / Parcel 12B Preliminary Subdivision Plan dated “Received December 3, 2021,” subject to the 28 conditions listed under the DRC Recommendation in the staff report.

District 1



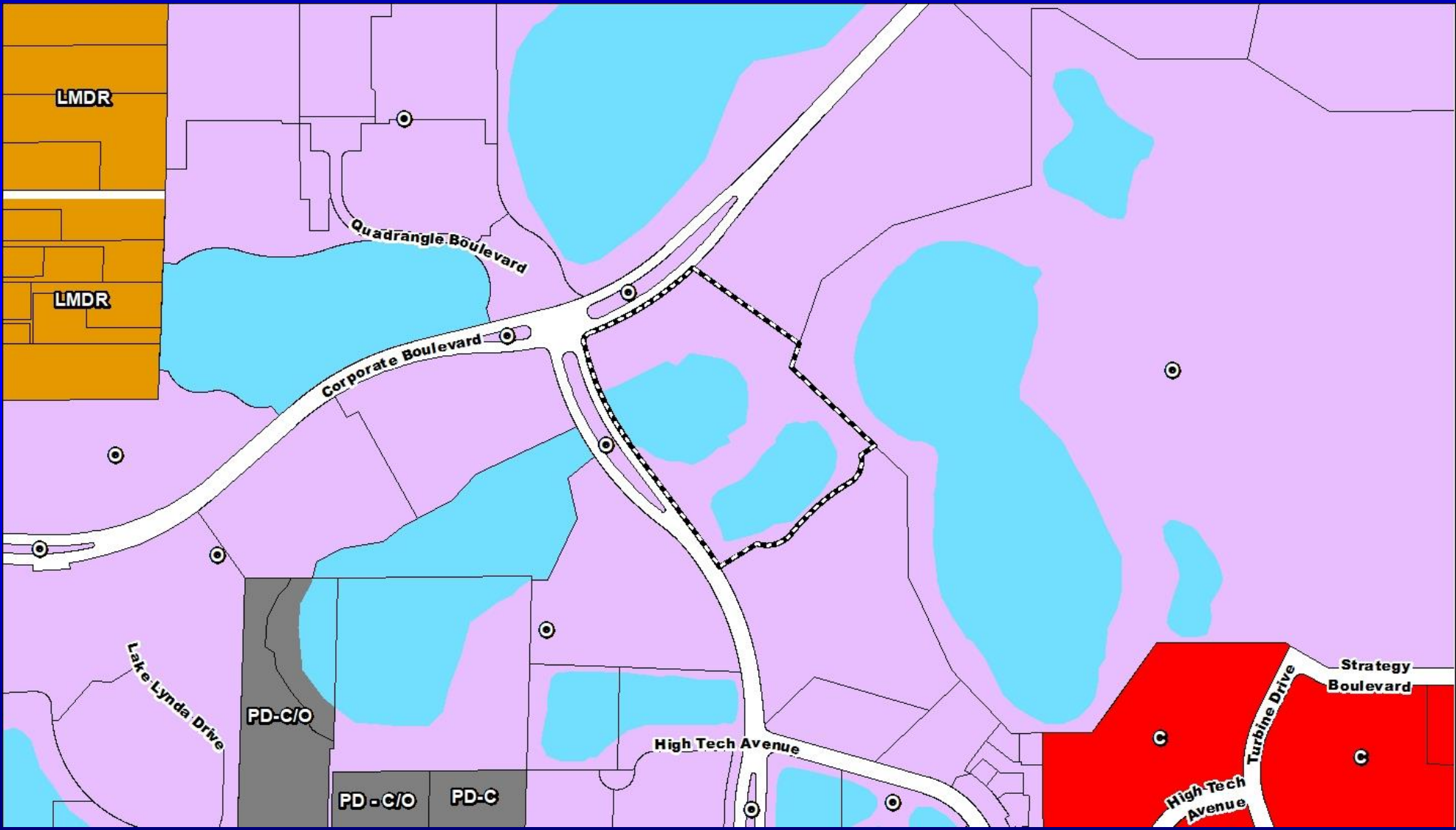
Quadrangle Planned Development / Land Use Plan

Case:	CDR-21-06-189
Project Name:	Quadrangle Planned Development / Land Use Plan (PD/LUP)
Applicant:	Jarod Stubbs, Kimley-Horn and Associates, Inc.
District:	5
Acreage:	473.15 gross acres (overall PD) 8.56 gross acres (affected parcel only)
Location:	Generally located south of Corporate Boulevard and east of Quadrangle Boulevard
Request:	To request for a substantial change to convert the land use on Tract 18A from Office to Multi-Family to allow for 350 multi-family units. Requesting two (2) waivers from Orange County Code.



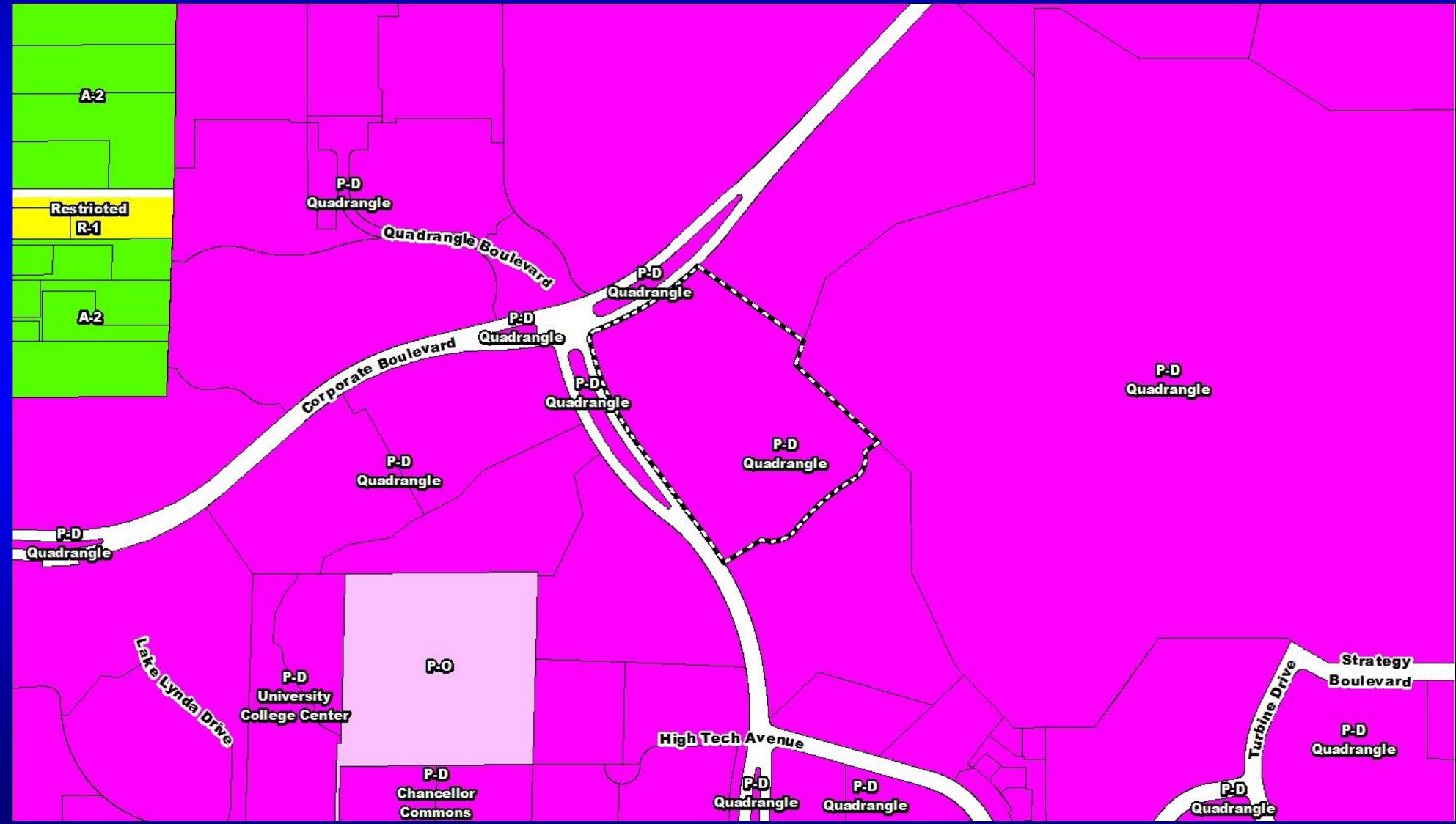
Quadrangle Planned Development / Land Use Plan

Future Land Use Map



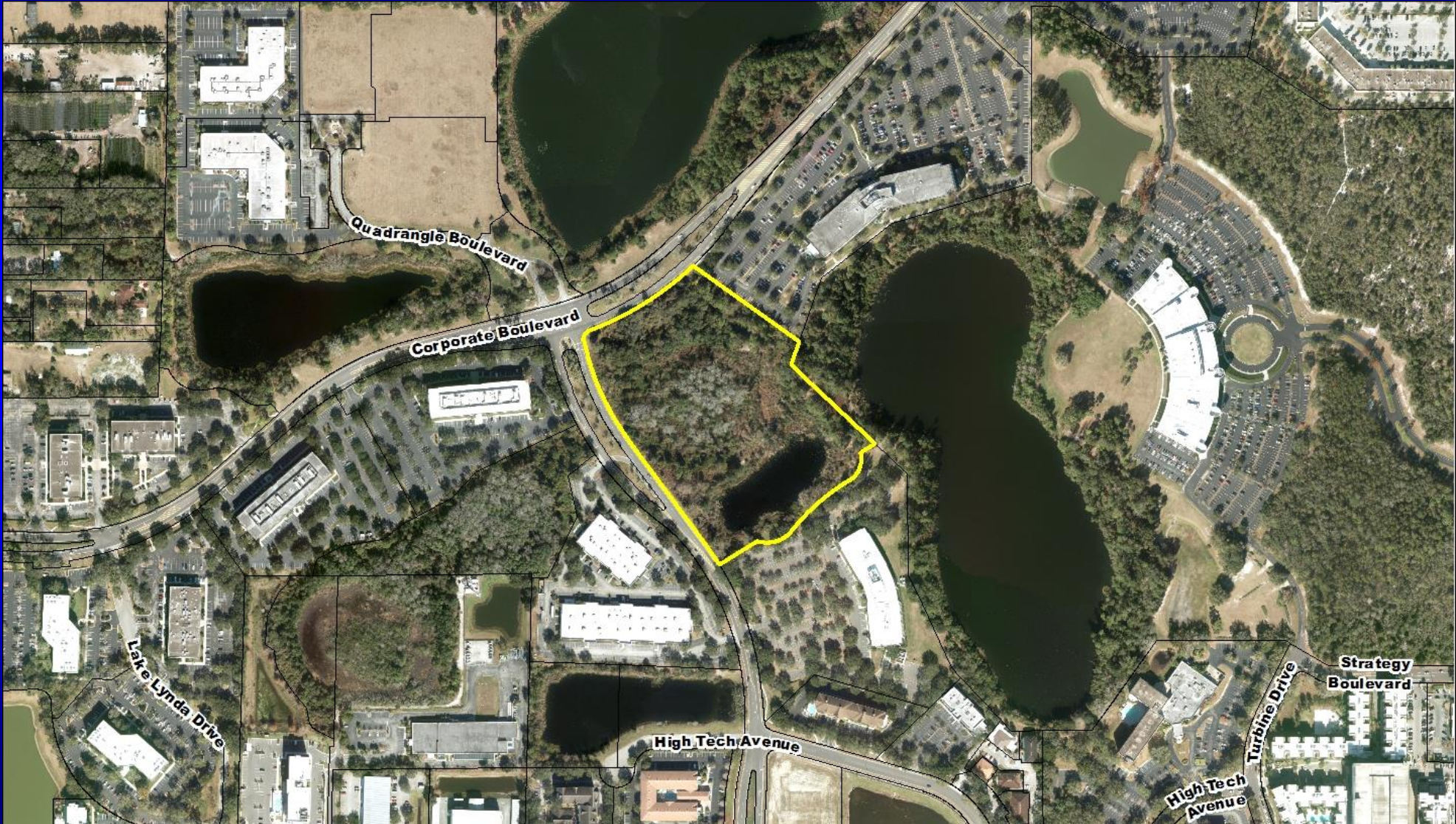


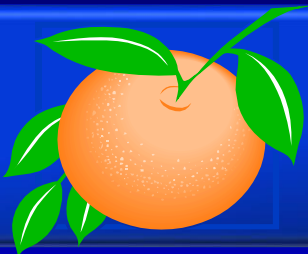
Quadrangle Planned Development / Land Use Plan Zoning Map





Quadrangle Planned Development / Land Use Plan Aerial Map





Quadrangle Planned Development / Land Use Plan Overall Land Use Plan

QUADRANGLE STANDARDS

TRACTS	PARCEL ID NUMBER	LAND USE	SITE AREA (AC)	DEVELOPED INTENSITY (*B)(/AC)	IMPERVIOUS AREA (ACRES)(/C)	NOTES
1A	03-22-31-7291-00-010	MULTI-FAMILY	21.35	388 UNITS	11.65	
1B	03-22-31-7291-00-020	COMMERCIAL	1.40	10,200 SF	1.12	
1C	03-22-31-7291-00-030	COMMERCIAL	1.36	11,000 SF	1.18	
2	03-22-31-7270-03-000	OFFICE	8.49		0.00	
3	03-22-31-7270-03-010	OFFICE	7.50	66,318 SF	5.58	
4A	04-22-31-7299-00-010	MULTI-FAMILY	20.20	241 UNITS	9.03	
4B	04-22-31-7299-00-020	MULTI-FAMILY	20.01	217 UNITS	8.86	
5A	04-22-31-7299-00-030	OFFICE	9.75	49,000 SF	6.30	
5B	04-22-31-7299-00-040	STUDENT HOUSING	6.20	750 BEDS	5.27	
6	04-22-31-7278-00-008	OFFICE	33.16		0.00	
7	04-22-31-7270-00-010	OFFICE	24.62	113,239 SF	10.89	
8	04-22-31-7290-00-000	OFFICE	10.82		0.00	
9	04-22-31-7290-00-010	OFFICE	8.75	136,000 SF	6.06	
10	04-22-31-7290-00-020	OFFICE	18.42	237,250 SF	11.21	
11A	04-22-31-7293-00-001	OFFICE	6.08		0.00	
11B	04-22-31-7293-00-002	COMMERCIAL	2.00	11,400 SF	1.00	
11C	04-22-31-7293-00-003	COMMERCIAL	1.47	8,304 SF	1.08	
11D	04-22-31-7293-00-004	OFFICE	1.53	123 ROOMS	1.22	
12	04-22-31-7290-00-010	OFFICE	12.63	210,000 SF	9.40	
13	04-22-31-7278-00-010	OFFICE	5.54		0.00	
14	04-22-31-7278-00-020	OFFICE	7.53	87,000 SF	5.44	
15	04-22-31-7278-00-030	OFFICE	6.71		0.00	
16A	04-22-31-7299-00-010	COMMERCIAL	1.53	5,928 SF	1.22	
16B	04-22-31-7299-00-020	OFFICE	2.78	132 ROOMS	2.22	SEE NOTE 7
16C	04-22-31-7299-00-030	OFFICE	3.18		0.00	
16D	04-22-31-7299-00-040	COMMERCIAL	1.79	8,988 SF	1.24	
17A	04-22-31-7270-00-010	OFFICE	1.13	6,792 SF	0.90	
17B	04-22-31-7270-00-020	OFFICE	2.11	109 ROOMS	1.38	
17C	04-22-31-7270-00-030	OFFICE	6.61	128,800 SF	6.25	
18A	04-22-31-7290-00-010	MULTI-FAMILY	6.34	300 UNITS	7.28	
18B	04-22-31-7290-00-020	OFFICE	4.31		0.00	
19	04-22-31-7270-00-010	OFFICE	14.08	232,000 SF	10.48	
20	03-22-31-7270-00-010	OFFICE	12.20	322,000 SF	10.43	
21A	03-22-31-7278-00-010	COMMERCIAL	10.06	70,803 SF	6.05	
21B	03-22-31-7278-00-020	COMMERCIAL	1.31	4,000 SF	0.51	
22	03-22-31-7270-00-010	OFFICE	8.00	243 ROOMS	6.30	
23A	03-22-31-7270-00-020	STUDENT HOUSING	4.46	890 S.A. BEDS / 3,000 SF COM	3.35	
23B	03-22-31-7270-00-030	STUDENT HOUSING	1.01	2,304 SF	0.65	
24A	03-22-31-7270-00-040	COMMERCIAL	13.31	65,608 SF COM / 1,312 S.A. BEDS	9.85	
24B	03-22-31-7270-00-050	COMMERCIAL	0.94	6,000 SF	0.69	
25	03-22-31-7290-00-004	OFFICE	95.70	243,000 SF	18.58	
25A	04-22-31-7299-00-010	OFFICE	2.30	110 ROOMS	1.88	
25B	04-22-31-7299-00-020	OFFICE	3.18	21,750 SF	1.99	
25C	04-22-31-7299-00-030	COMMERCIAL	1.58	5,900 SF	0.93	
26	04-22-31-7299-00-040	OFFICE	2.98	99 ROOMS	1.60	
SUBTOTAL			448.14		202.41	
ROW			25.01		20.01	SEE NOTE 7
TOTAL			473.15		222.45	

LAND USE PLAN SUMMARY NOTES

- PARCEL TRACTS WITH UNDEVELOPED INTENSITIES HAVE NOT RECEIVED DEVELOPMENT PLAN APPROVAL AS OF 10-17-20.
- DEVELOPED INTENSITIES HAVE BEEN CALCULATED USING DATA FROM THE CURRENT APPROVED LAND USE PLAN, DEVELOPMENT PLANS ON FILE WITH ORANGE COUNTY AND ORANGE COUNTY PROPERTY APPRAISER RECORDS. SUMMARY OF DEVELOPMENT INTENSITIES FOR DEVELOPED PARCELS BY LAND USE:
 - COMMERCIAL: 312,422 SF
 - OFFICE: 1,147,342 SF
 - HOTEL: 20,000 SF
 - MULTI-FAMILY: 2,400 UNITS
 - STUDENT HOUSING: 1,000 BEDS
- DEVELOPED INTENSITIES AND IMPERVIOUS AREAS ARE ONLY SHOWN FOR PURPOSES OF INDICATING THE CURRENT LEVEL OF DEVELOPMENT IN THE QUADRANGLE AND SHOULD NOT BE INTERPRETED AS A LIMITATION OF THE MAXIMUM DEVELOPMENT CAPACITY OF ANY TRACT.
- FOR THE DEVELOPMENT OF OFFICE, AREAS DESIGNATED AS OFFICE USE SHALL BE CONSISTENT WITH 31A ZONING. THE FOLLOWING USES ARE PROHIBITED IN THE QUADRANGLE FOR THE DEVELOPMENT OF OFFICE: ASSEMBLY, BATTERY MANUFACTURING, AND BATTERY MANUFACTURING OF BATTERIES, BUILDING PRODUCTS, CABBAGES OR TEXTILES, AND SMOKE (LEATHER COOKING), MANUFACTURING OF PHARMACEUTICALS, HOSPITALS, PORTABLE SIGNS, AND BILLBOARDS, AND WAREHOUSING. STORAGE OF MATERIALS MAY BE ALLOWED UPON APPROVAL OF PLANNING AND ZONING DEPARTMENTS.

SITE DATA

- ZONING CLASSIFICATION: PD
- PROPERTY AREA SUMMARY:
 - a. OFFICE/SHOWROOM PARCELS: 260.00 AC
 - b. COMMERCIAL PARCELS: 12.24 AC
 - c. HOTEL PARCELS: 12.24 AC
 - d. MULTI-FAMILY PARCELS: 24.72 AC
 - e. COMMERCIAL/MULTI-FAMILY/STUDENT HOUSING: 74.14 AC
 - f. STORMWATER MGMT./CONSERVATION/OPEN SPACE: 25.81 AC
 - g. ROADWAY RIGHTS-OF-WAY: 43.11 AC
- PROPOSED LAND USE: MIXED USE DEVELOPMENT
- DEVELOPMENT ENTITLEMENTS:
 - a. COMMERCIAL: 212,422 SF
 - b. OFFICE/SHOWROOM: 1,147,342 SF
 - c. HOTEL: 20,000 SF
 - d. MULTI-FAMILY RESIDENTIAL: 2,400 UNITS
 - e. STUDENT HOUSING: 1,000 BEDS
- BUILDING HEIGHT LIMITATIONS:
 - a. COMMERCIAL: 45 STORIES / 50 FEET
 - b. OFFICE/SHOWROOM: 45 STORIES / 50 FEET
 - c. HOTEL: 10 STORIES / 120 FEET
 - d. MULTI-FAMILY RESIDENTIAL: 45 STORIES / 50 FEET
 - e. COMMERCIAL/MULTI-FAMILY/STUDENT HOUSING: 10 STORIES / 120 FEET
 - f. STUDENT HOUSING: 3 STORIES / 40 FEET
- BUILDING SETBACK CRITERIA:
 - a. FROM PD BOUNDARY: 25 FT
 - b. FROM INTERNAL ROADWAYS: 114 FT FROM R/W CENTERLINE**
 - c. FROM UNIVERSITY BOULEVARD: 110 FT FROM R/W CENTERLINE
 - d. FROM ALAFAYA TRAIL: 30 FT FROM R/W CENTERLINE
 - e. FROM MACULACH ROAD: 10 FT FROM PARCEL BOUNDARY
 - f. NE RESIDENTIAL ADJACENT TO NE RESIDENTIAL: 25 FT FROM PARCEL BOUNDARY
 - g. NW RESIDENTIAL ADJACENT TO NW RESIDENTIAL: 10 FT FROM PARCEL BOUNDARY
 - h. SE RESIDENTIAL ADJACENT TO SE RESIDENTIAL: 30 FT FROM PARCEL BOUNDARY
 - i. SW RESIDENTIAL ADJACENT TO SW RESIDENTIAL: 50 FT FROM PARCEL BOUNDARY
- FLOOR AREA RATIO:
 - a. COMMERCIAL: 0.15 (BASED ON GROSS APPROVED BUILDING SF / GROSS COMMERCIAL PARCEL AREA)
 - b. OFFICE: 0.15 (BASED ON GROSS APPROVED BUILDING SF / GROSS OFFICE PARCEL AREA)
- OPEN SPACE DATA:
 - a. OPEN SPACE: 1.08
 - b. OPEN SPACE: 1.08
 - c. OPEN SPACE: 1.08
 - d. OPEN SPACE: 1.08
 - e. OPEN SPACE: 1.08
 - f. OPEN SPACE: 1.08
 - g. OPEN SPACE: 1.08
 - h. OPEN SPACE: 1.08
 - i. OPEN SPACE: 1.08
 - j. OPEN SPACE: 1.08
 - k. OPEN SPACE: 1.08
 - l. OPEN SPACE: 1.08
 - m. OPEN SPACE: 1.08
 - n. OPEN SPACE: 1.08
 - o. OPEN SPACE: 1.08
 - p. OPEN SPACE: 1.08
 - q. OPEN SPACE: 1.08
 - r. OPEN SPACE: 1.08
 - s. OPEN SPACE: 1.08
 - t. OPEN SPACE: 1.08
 - u. OPEN SPACE: 1.08
 - v. OPEN SPACE: 1.08
 - w. OPEN SPACE: 1.08
 - x. OPEN SPACE: 1.08
 - y. OPEN SPACE: 1.08
 - z. OPEN SPACE: 1.08
- PLANNING PHASE DEVELOPMENT:
 - a. PLANNING PHASE DEVELOPMENT: 300
 - b. PLANNING PHASE DEVELOPMENT: 25 AC / 1,000 RESIDENTS*
- RECREATION AREA:
 - a. RECREATION AREA: 300
 - b. RECREATION AREA: 25 AC / 1,000 RESIDENTS*

NOTES

- THE MINIMUM NET LIVING FLOOR AREA FOR MULTI-FAMILY PARCELS IS 800 SF, EXCEPT ON TRACT 24A, TRACT 24B, AND TRACT 24C. THE MINIMUM NET LIVING FLOOR AREA FOR TRACT 24A AND TRACT 24B SHALL BE 20 SF OF EQLY MP UNITS AND FOR TRACT 24C SHALL BE 40 SF OF EQLY MP UNITS.
- BUILDING STRUCTURES IN EXCESS OF TWO (2) STORIES MAY REQUIRE INCREASED BUILDING SETBACKS BASED ON BUILDING HEIGHT PER ORANGE COUNTY LAND DEVELOPMENT CODE.
- WATER SERVICE AND FIRE FLOWS WILL BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES.
- WASTEWATER SERVICE IS TO BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES.
- THE STORMWATER MANAGEMENT POND AREA (TRACTS 2, 6, 8, 11A, 15, 16C, AND 18B) ARE DESIGNED TO PROVIDE WATER QUALITY TREATMENT AND DETENTION STORAGE FOR THE DEVELOPMENT PARCELS AND INTERNAL ROAD RIGHTS-OF-WAY. THE STORMWATER MANAGEMENT POND AREAS ARE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- THIS AMENDMENT PROVIDES NO INCREASE IN THE APPROVED INTENSITIES. THIS AMENDMENT IS UTILIZING OFFICE AND MULTI-FAMILY ENTITLEMENTS AND NO INCREASE IN THE APPROVED INTENSITIES IS PROPOSED. THIS AMENDMENT PROPOSES NO INCREASE IN THE SCHEDULE A/C/F POPULATION.
- OPEN SPACE AND OPEN SPACE DATA WAS COMPILED USING APPROVED DEVELOPMENT PLANS ON FILE AT ORANGE COUNTY. DEVELOPMENT PLANS HAVE NOT BEEN APPROVED FOR TRACT 18B, TRACT 18C, TRACT 18D, TRACT 18E, TRACT 18F, TRACT 18G, TRACT 18H, TRACT 18I, TRACT 18J, TRACT 18K, TRACT 18L, TRACT 18M, TRACT 18N, TRACT 18O, TRACT 18P, TRACT 18Q, TRACT 18R, TRACT 18S, TRACT 18T, TRACT 18U, TRACT 18V, TRACT 18W, TRACT 18X, TRACT 18Y, TRACT 18Z, TRACT 18AA, TRACT 18AB, TRACT 18AC, TRACT 18AD, TRACT 18AE, TRACT 18AF, TRACT 18AG, TRACT 18AH, TRACT 18AI, TRACT 18AJ, TRACT 18AK, TRACT 18AL, TRACT 18AM, TRACT 18AN, TRACT 18AO, TRACT 18AP, TRACT 18AQ, TRACT 18AR, TRACT 18AS, TRACT 18AT, TRACT 18AU, TRACT 18AV, TRACT 18AW, TRACT 18AX, TRACT 18AY, TRACT 18AZ, TRACT 18BA, TRACT 18BB, TRACT 18BC, TRACT 18BD, TRACT 18BE, TRACT 18BF, TRACT 18BG, TRACT 18BH, TRACT 18BI, TRACT 18BJ, TRACT 18BK, TRACT 18BL, TRACT 18BM, TRACT 18BN, TRACT 18BO, TRACT 18BP, TRACT 18BQ, TRACT 18BR, TRACT 18BS, TRACT 18BT, TRACT 18BU, TRACT 18BV, TRACT 18BW, TRACT 18BX, TRACT 18BY, TRACT 18BZ, TRACT 18CA, TRACT 18CB, TRACT 18CC, TRACT 18CD, TRACT 18CE, TRACT 18CF, TRACT 18CG, TRACT 18CH, TRACT 18CI, TRACT 18CJ, TRACT 18CK, TRACT 18CL, TRACT 18CM, TRACT 18CN, TRACT 18CO, TRACT 18CP, TRACT 18CQ, TRACT 18CR, TRACT 18CS, TRACT 18CT, TRACT 18CU, TRACT 18CV, TRACT 18CW, TRACT 18CX, TRACT 18CY, TRACT 18CZ, TRACT 18DA, TRACT 18DB, TRACT 18DC, TRACT 18DD, TRACT 18DE, TRACT 18DF, TRACT 18DG, TRACT 18DH, TRACT 18DI, TRACT 18DJ, TRACT 18DK, TRACT 18DL, TRACT 18DM, TRACT 18DN, TRACT 18DO, TRACT 18DP, TRACT 18DQ, TRACT 18DR, TRACT 18DS, TRACT 18DT, TRACT 18DU, TRACT 18DV, TRACT 18DW, TRACT 18DX, TRACT 18DY, TRACT 18DZ, TRACT 18EA, TRACT 18EB, TRACT 18EC, TRACT 18ED, TRACT 18EE, TRACT 18EF, TRACT 18EG, TRACT 18EH, TRACT 18EI, TRACT 18EJ, TRACT 18EK, TRACT 18EL, TRACT 18EM, TRACT 18EN, TRACT 18EO, TRACT 18EP, TRACT 18EQ, TRACT 18ER, TRACT 18ES, TRACT 18ET, TRACT 18EU, TRACT 18EV, TRACT 18EW, TRACT 18EX, TRACT 18EY, TRACT 18EZ, TRACT 18FA, TRACT 18FB, TRACT 18FC, TRACT 18FD, TRACT 18FE, TRACT 18FF, TRACT 18FG, TRACT 18FH, TRACT 18FI, TRACT 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QUADRANGLE TRADE-OFF MATRIX

TO GET	TRADE-OFF
1 HOTEL ROOM	N/A
1 MULTI-FAMILY UNIT	0.747
1,000 SF OF OFFICE	2.647
1,000 SF OF RETAIL	2.745
1 STUDENT HOUSING BED	0.336
TOTAL	227.45

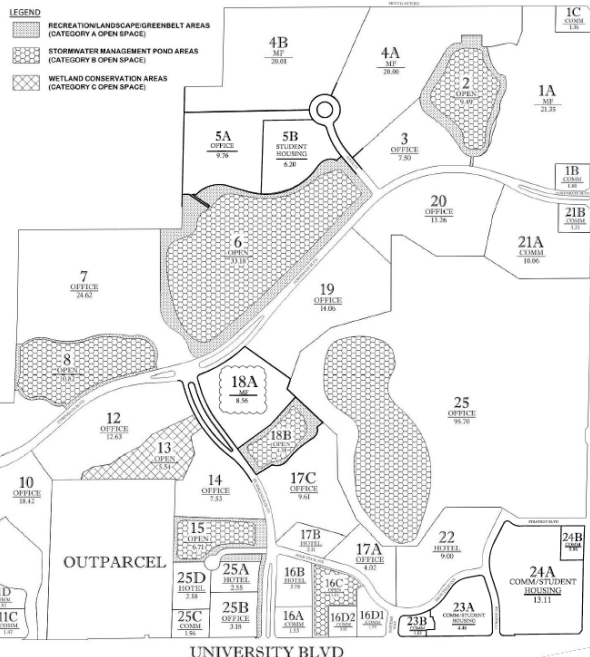
QUADRANGLE TRIP GENERATION TABLE

LAND USE	ITE	QUANTITY	UNITS	DAILY PM PEAK TRIPS
OFFICE	770	2,776,000	SF	30,010
RETAIL	870	223,312	SF	14,825
MULTI-FAMILY	220	1,000	UNITS	4,760
HOTEL	310	388	ROOMS	4,892
TOTAL				56,922

NOTE: THE TABLE ABOVE IS BASED ON THE ORIGINAL DEVELOPMENT PROGRAM TO DETERMINE THE MAXIMUM NUMBER OF TRIPS AVAILABLE.

LEGEND

- RECREATION/LANDSCAPE/GREENBELT AREAS (CATEGORY A OPEN SPACE)
- STORMWATER MANAGEMENT POND AREAS (CATEGORY B OPEN SPACE)
- WETLAND CONSERVATION AREAS (CATEGORY C OPEN SPACE)



Kimley»Horn

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189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM CA 00000696



New Condition #10

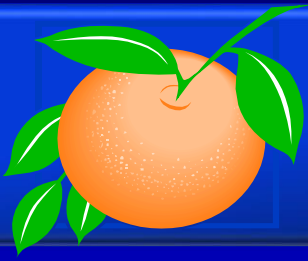
10. **Developer voluntarily agrees to restrict 10% of the approved units for rental to households whose annual incomes are between 80% - 110% of the area median income, as published annually by the U.S. Department of Housing.**



Action Requested

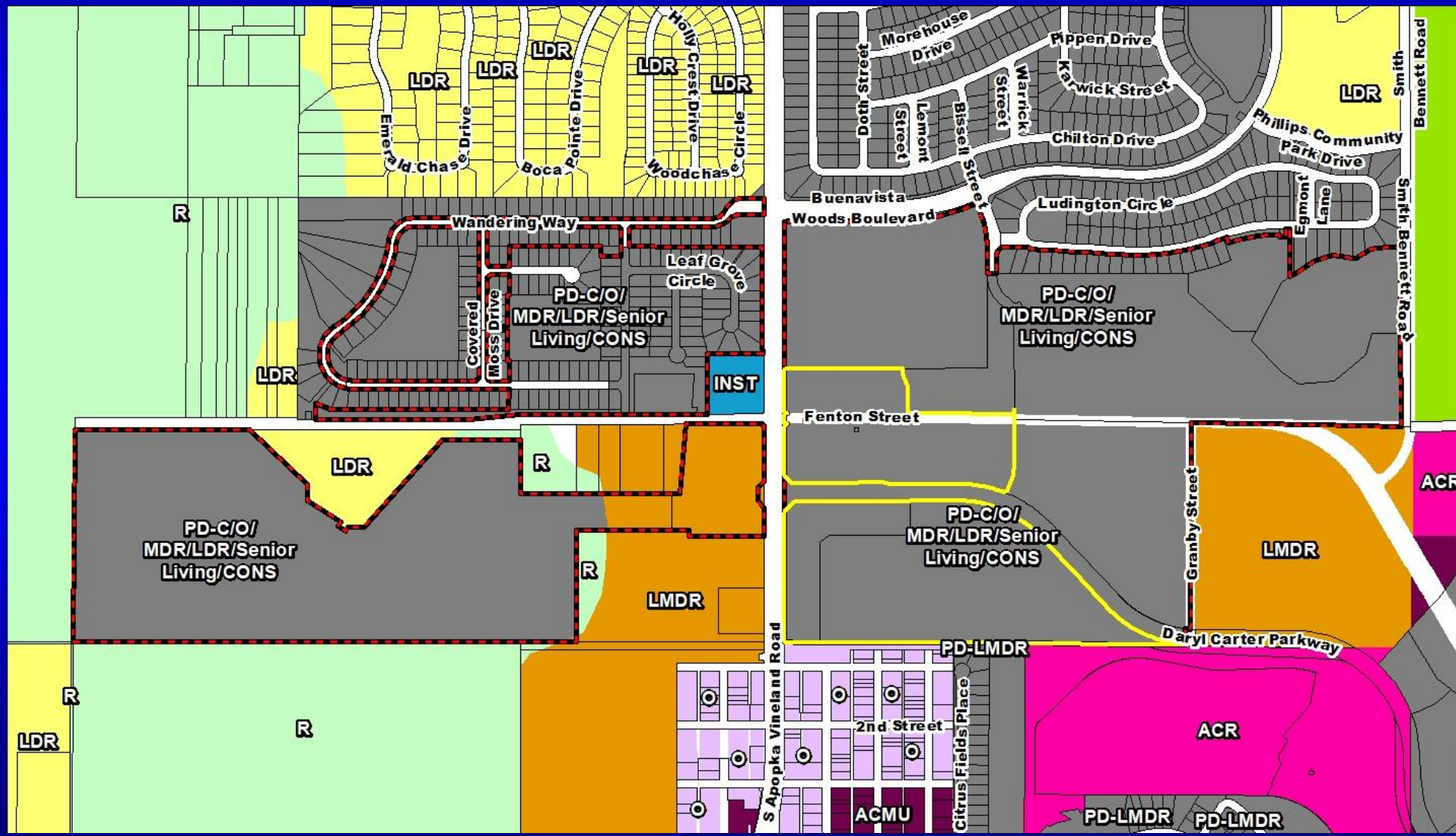
Make a finding of consistency with the Comprehensive Plan and recommend approval of the Quadrangle Planned Development / Land Use Plan (PD/LUP), dated “Received November 5, 2021,” subject to the conditions listed under the DRC Recommendation in the staff report, with the addition of new condition #10 as presented and to include the renumbering of existing conditions #11 through #21 as conditions #12 through #22.

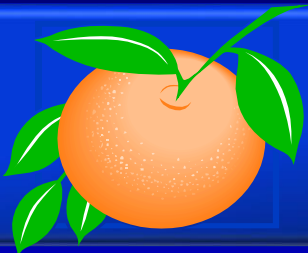
District 5



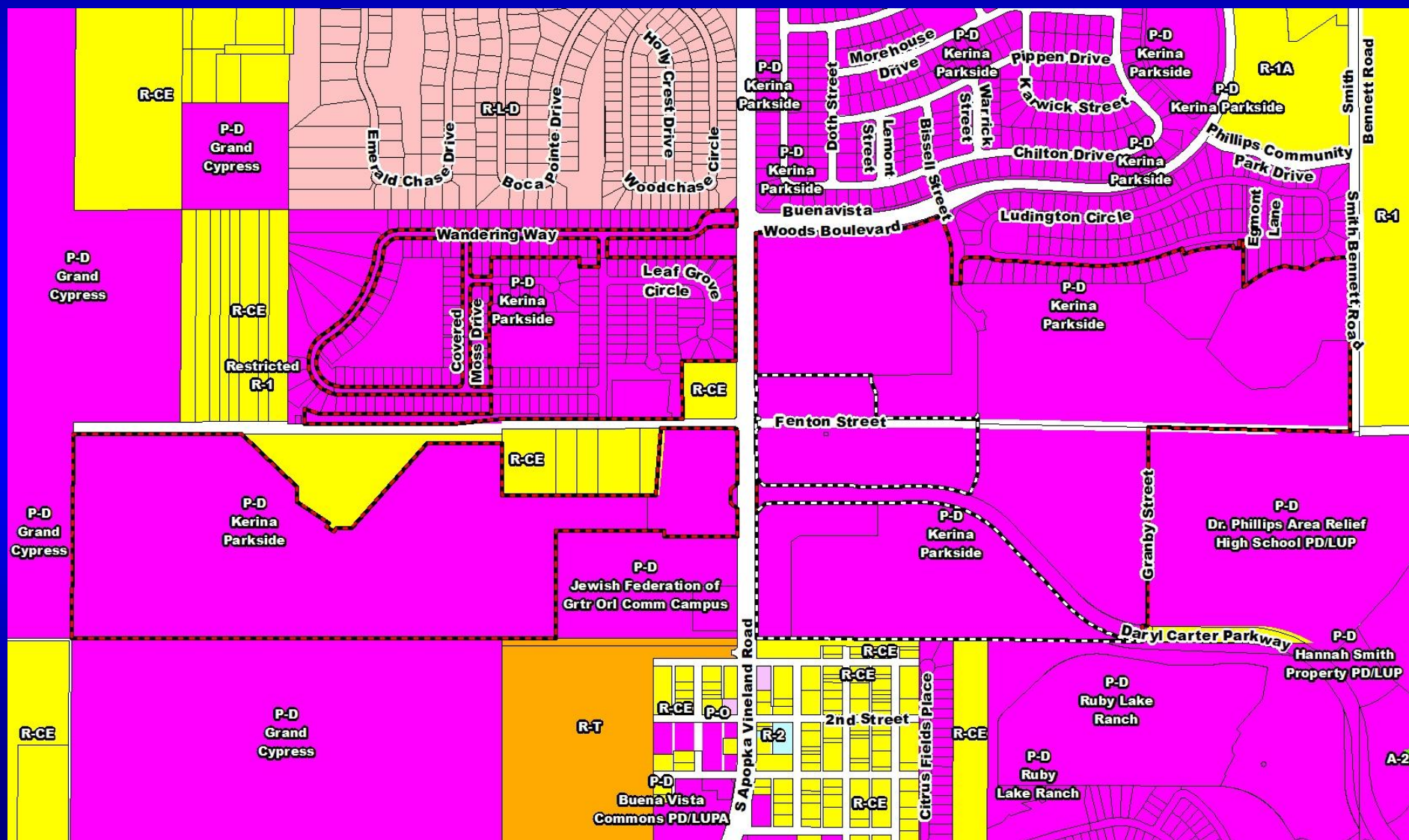
Kerina Parkside Planned Development / Land Use Plan

Case:	CDR-21-07-230
Project Name:	Kerina Parkside Planed Development / Land Use Plan (PD/LUP)
Applicant:	Jennifer Stickler, Kimley Horn and Associates, Inc.
District:	1
Acreage:	485.1 gross acres (overall PD) 42.2 gross acres (affected parcel only)
Location:	Generally located on the east of South Apopka Vineland Road at the southeast corner of the intersection with Daryl Carter Parkway
Request:	A substantial change to add a Master Signage Plan (MSP) within Tract 7. Requesting eight (8) waivers from Orange County Code.



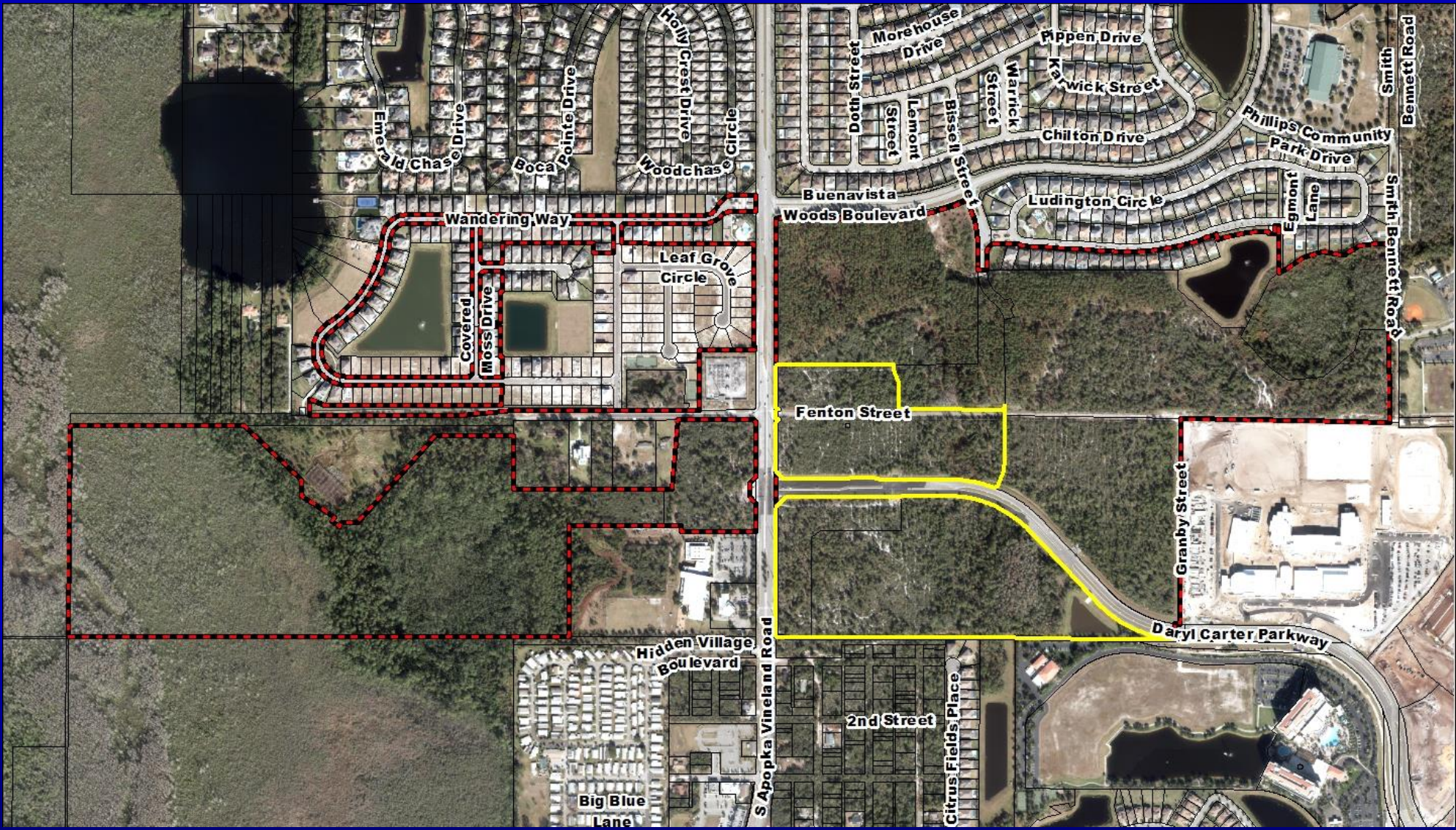


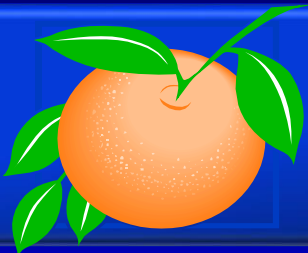
Kerina Parkside Planned Development / Land Use Plan Zoning Map



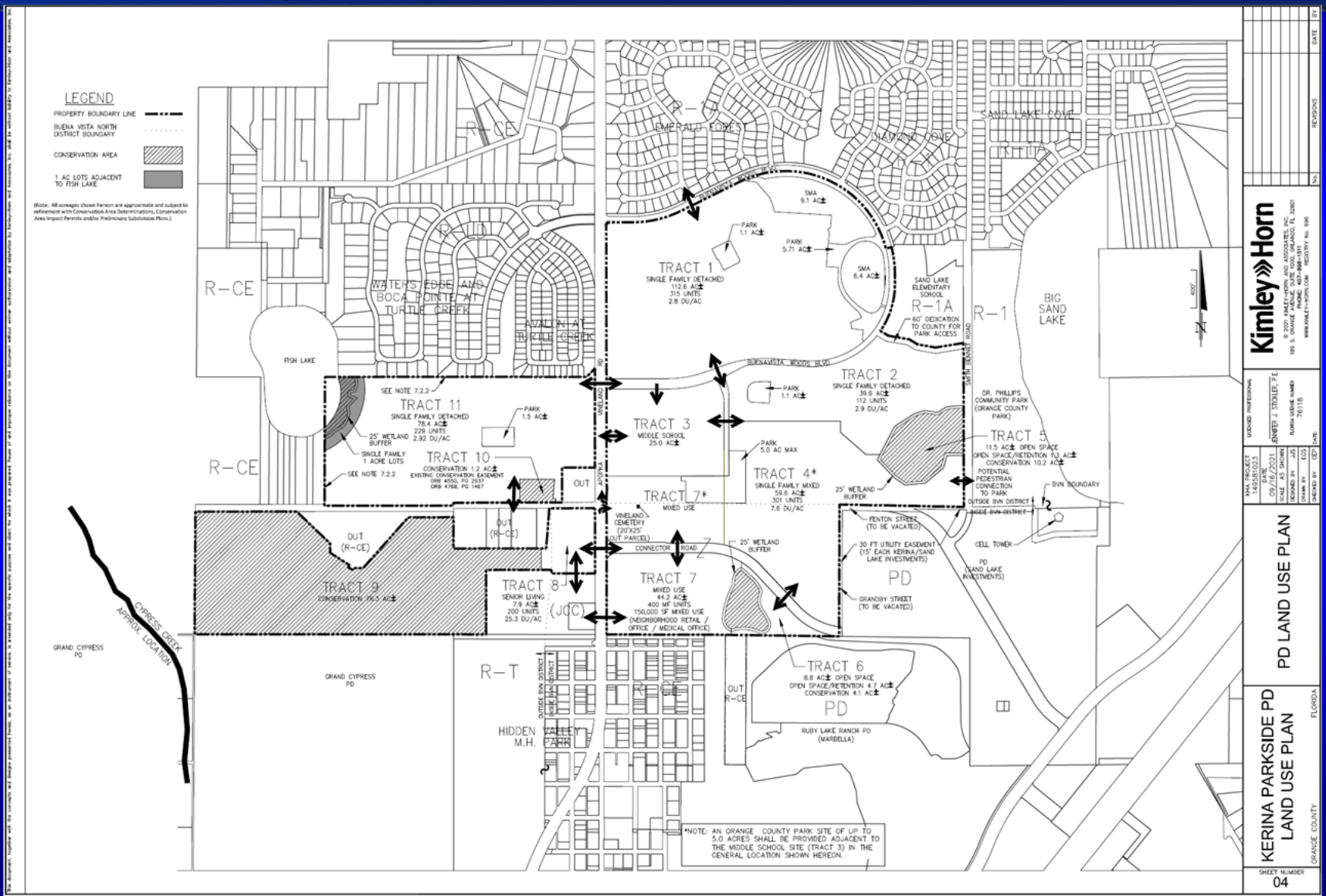


Kerina Parkside Planned Development / Land Use Plan Aerial Map





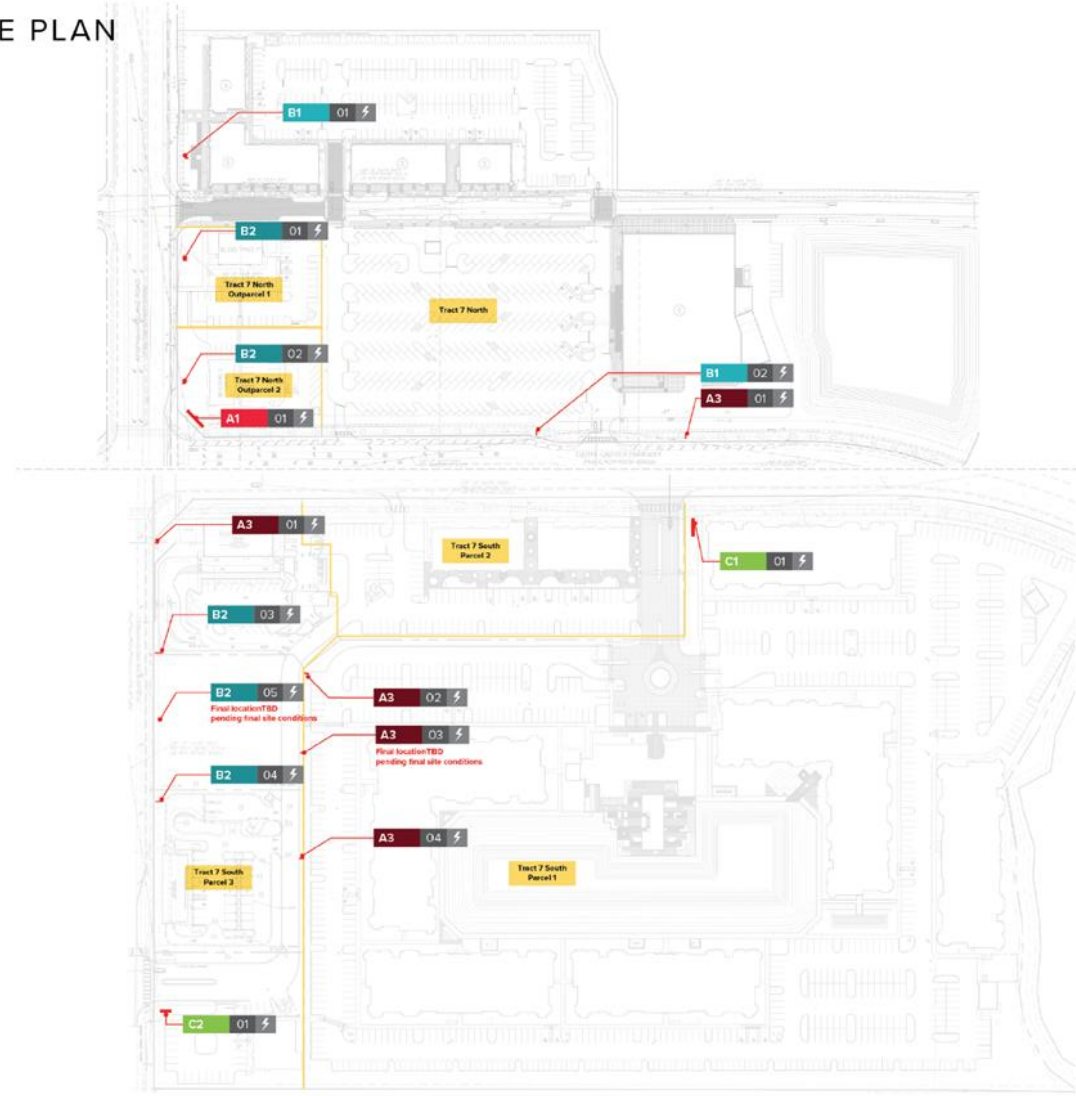
Kerina Parkside Planned Development / Land Use Plan Overall Master Sign Plan





Kerina Parkside Planned Development / Land Use Plan Overall Master Sign Plan

SIGN LOCATIONS
OVERALL SITE PLAN



Tract 7 North

#	PROJECT SIGNAGE
A1	○ I Town West Monument
A3	○ I Town Vehicular Directional

#	RETAIL SIGNAGE
B1	Multi-Tenant Listing
B2	Single Tenant Listing
B3	Retail - Gas Station Monument

Tract 7 South

#	PROJECT SIGNAGE
A3	○ I Town Vehicular Directional

#	RETAIL SIGNAGE
B2	Single Tenant Listing

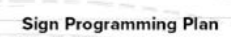
#	RESIDENTIAL SIGNAGE
C1	The Bentley Identity
C2	The Bentley Vertical Identity

N

Power Required ⚡



#	PROJECT SIGNAGE
A1	○ I Town West Monument
A3	○ I Town Vehicular Directional
#	RETAIL SIGNAGE
B1	Multi-Tenant Listing
B2	Single Tenant Listing
B3	Retail - Gas Station Monument





PROJECT SIGNAGE

- A3 Town Vehicular Directional

RETAIL SIGNAGE

- B2 Single Tenant Listing

RESIDENTIAL SIGNAGE

- C1 The Bentley Identity
- C2 The Bentley Vertical Identity

N
Power Required ⚡

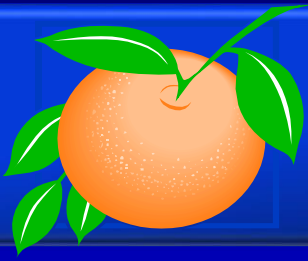
Sign Programming Plan



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Kerina Parkside Planned Development / Land Use Plan (PD/LUP), dated “November 16, 2021,” subject to the 14 conditions listed under the DRC Recommendation in the staff report.

District 1



Village F Master Planned Development / Land Use Plan

Case:	CDR-21-12-354
Project Name:	Village F Master Planed Development / Land Use Plan (PD/LUP)
Applicant:	Jennifer Stickler, Kimley Horn and Associates, Inc.
District:	1
Acreage:	857.15 gross acres (overall PD) 35.00 gross acres (affected parcel only)
Location:	Generally located south of Seton Creek Boulevard and west of Seidel Road
Request:	A substantial change approve a Master Signage Plan (MSP) for the S-6 and N-35 Village Center. Requesting eleven (11) waivers from Orange County Code.



Village F

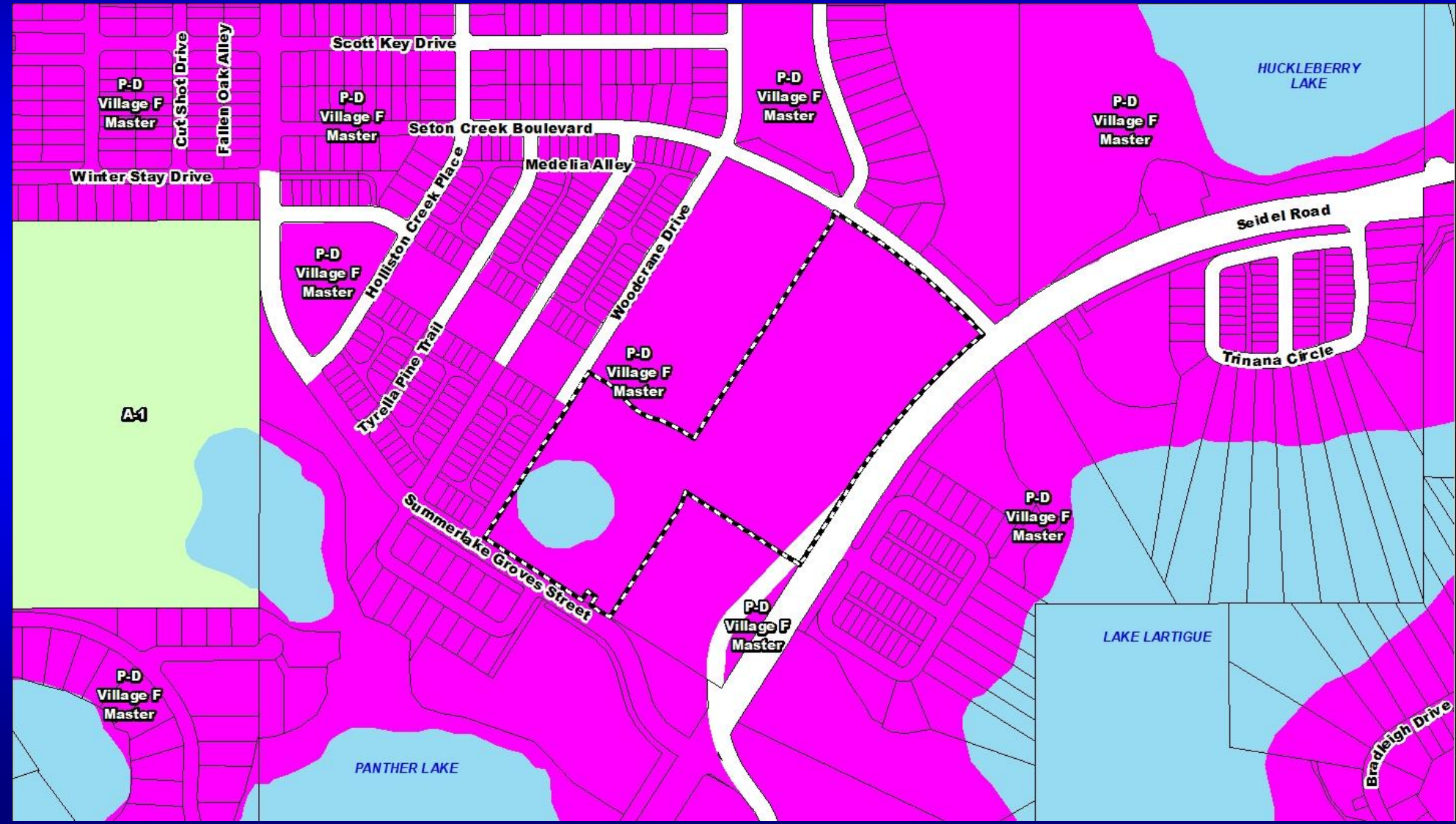
Master Planned Development / Land Use Plan

Horizon West Specific Future Land Use Map





Village F Master Planned Development / Land Use Plan Zoning Map

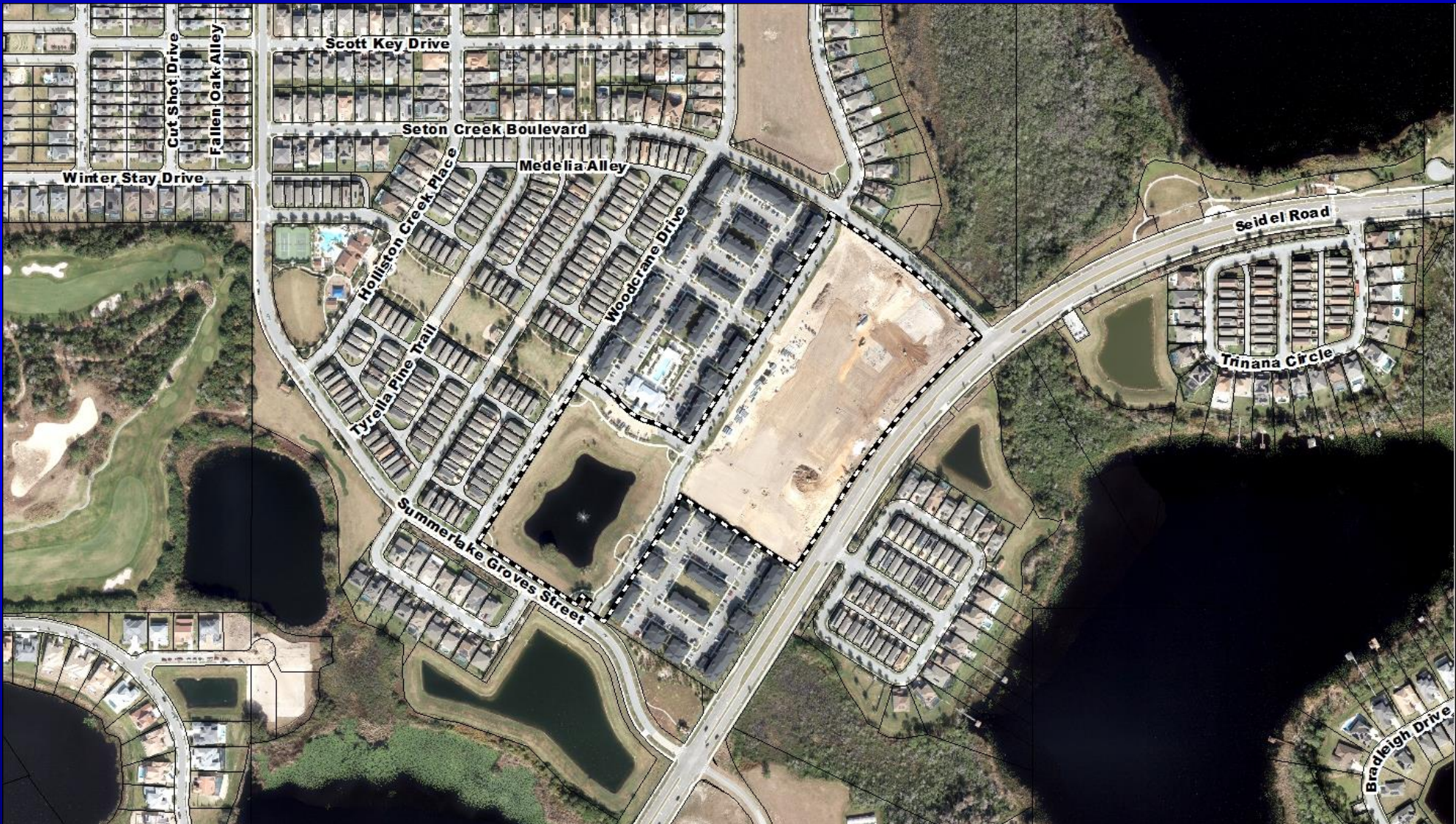


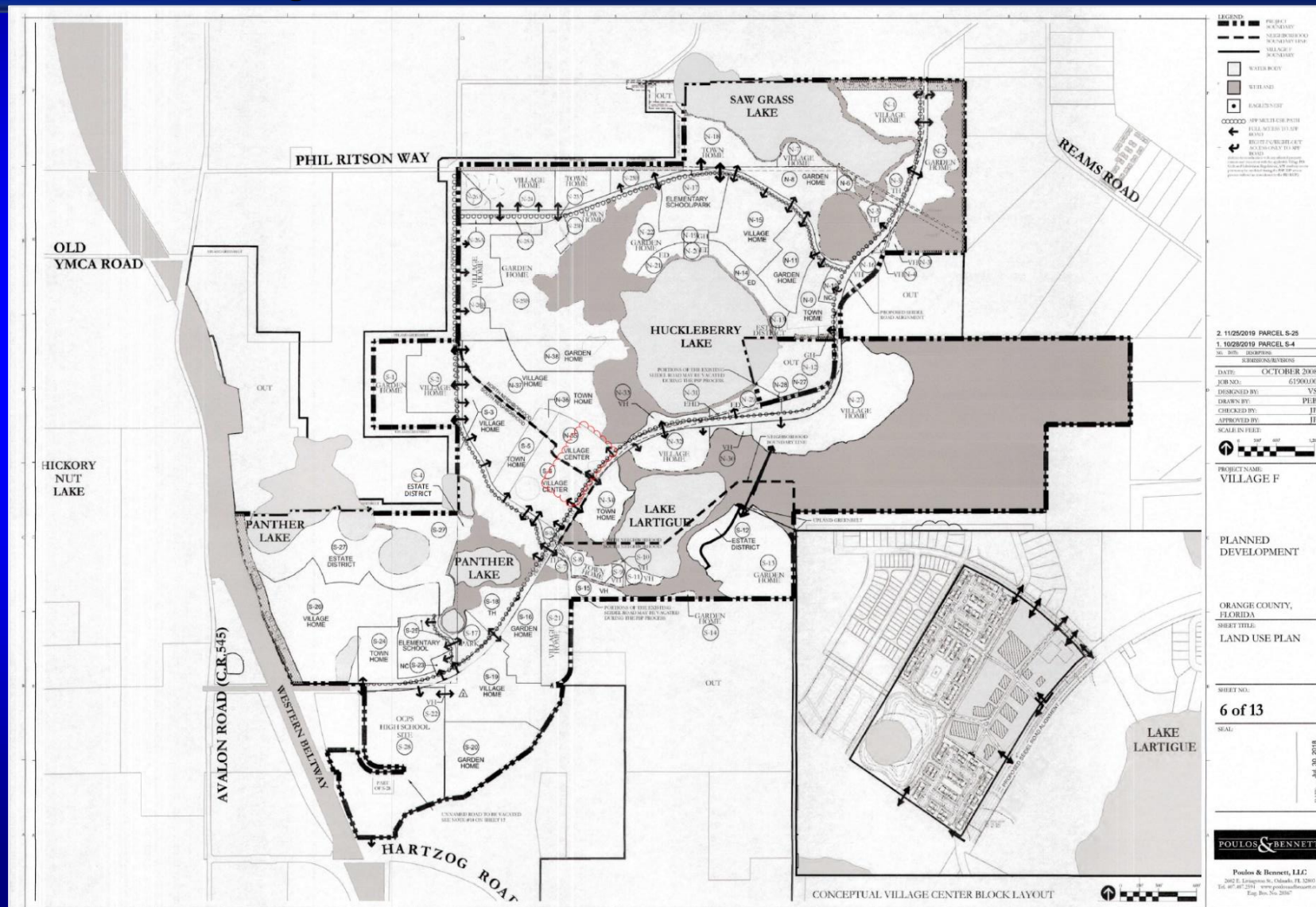


Village F

Master Planned Development / Land Use Plan

Aerial Map







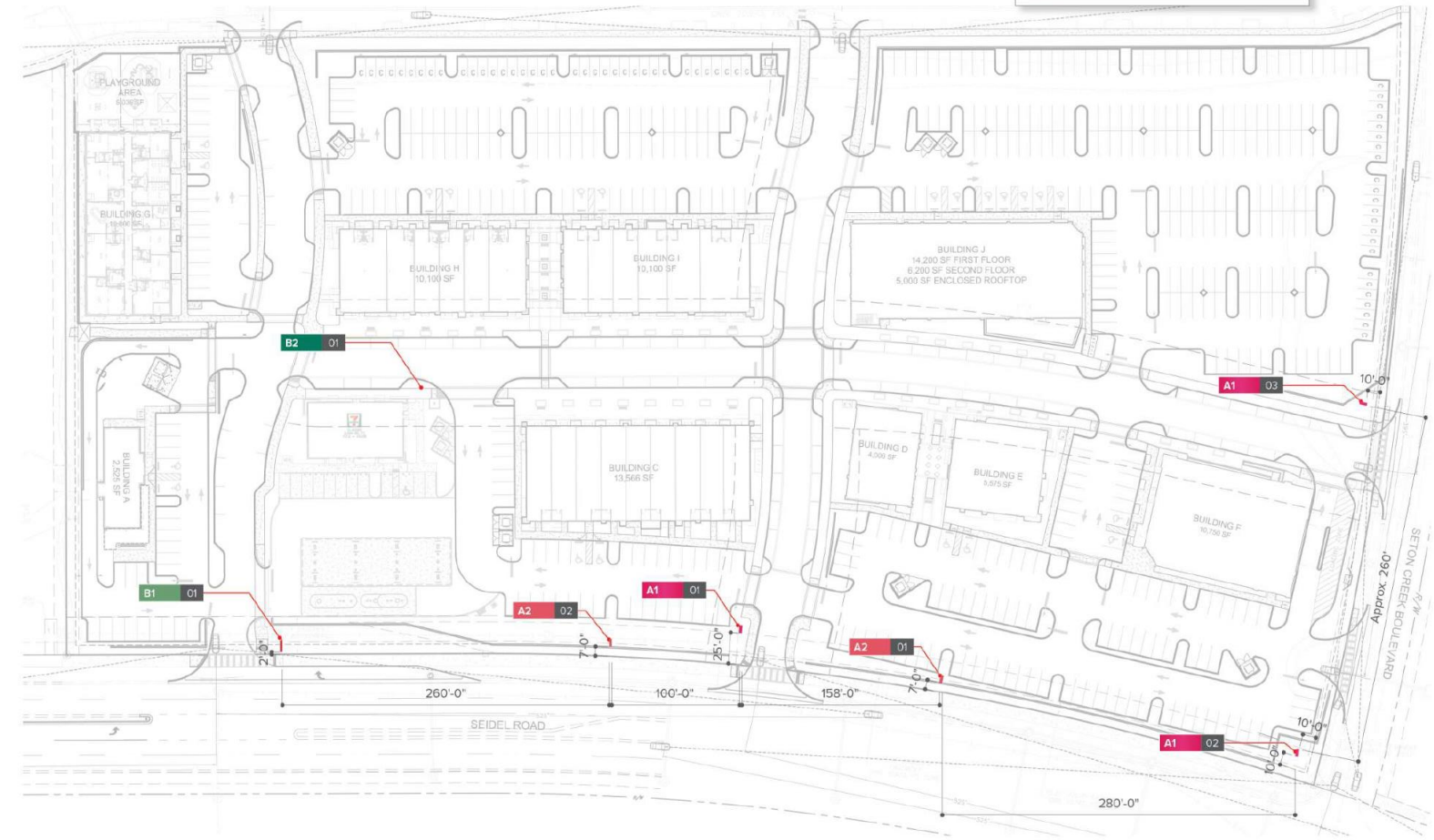
Kerina Parkside Planned Development / Land Use Plan Overall Master Sign Plan

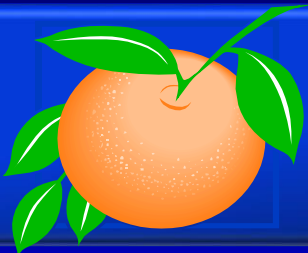
SIGN LOCATION PLAN

Measurements are approximate and may vary slightly within final conditions

Distances between and placement of A3 monuments are dependent on the location of the vertical features of the kneewall

#	PROJECT SIGNAGE
A1	Identity Monument & Landscape Feature
A2	Multi Tenant Monument
B1	Gas Station Identity Monument
B2	Gas Station Directional

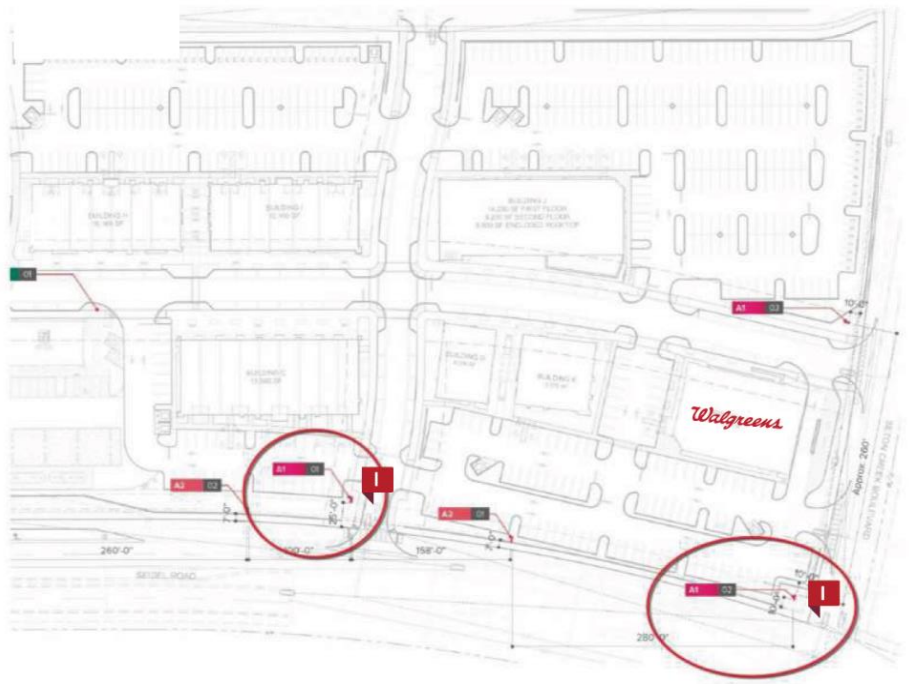
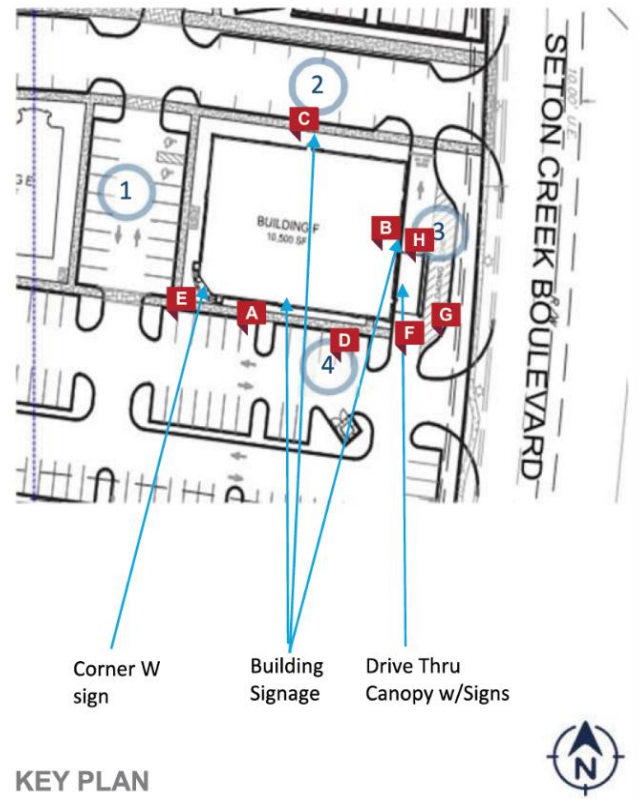




Kerina Parkside Planned Development / Land Use Plan Overall Master Sign Plan

DESIGN DATE: 09/12/2020
ACCOUNT REP: KS
DESIGNER: BV
APPROVED BY: KS

Site Identification VicinitySite Plan



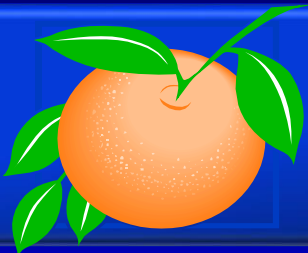
Walgreens Store 21339
Seidel Rd & Seton Creek Blvd
Winter Gardens, FL 34787

K:\Active\ACCOUNTS\W\WALGREENS\Project 4554\Locations\2020\21339_Winter Gardens\4554_21339_Winter Gardens_FL_R8

Request #329748 BV 09/12/20

330425	BV 09/25/20	348672	BV 08/20/21
331100	BV 10/10/20	353268	AM 09/24/21
331912	BV 10/22/20	358654	AM 11/05/21
331839	BV 10/30/20	360459	AM 11/10/21





Kerina Parkside Planned Development / Land Use Plan Typical Monument Signage from Master Sign Plan

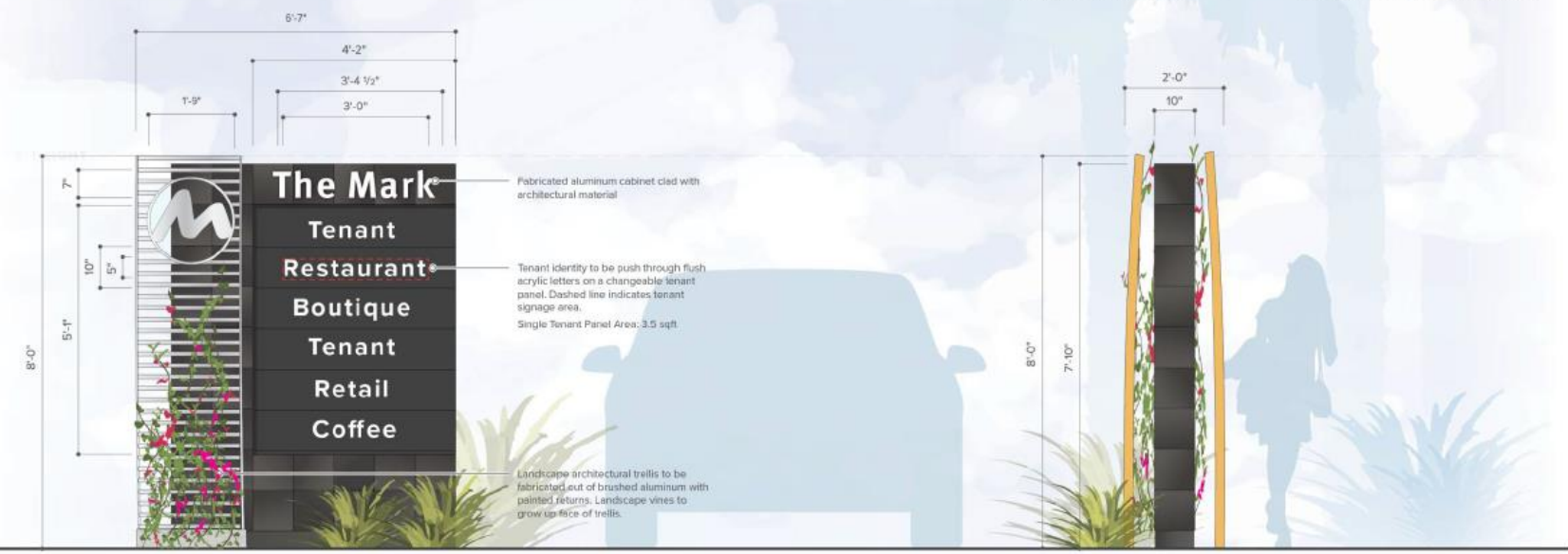
A1: MONUMENT SIGN & LANDSCAPE FEATURE



METAL HORIZONTAL SLATS



TILED METAL PANELS AT ANGLES



ILLUMINATION	Internal Illumination	TOTAL SIGN AREA	53 sqft per face 106 sqft two-sided	THE MARK	2 sqft
DOUBLE SIDED	Yes	TOTAL COPY AREA	26 sqft per face 52 sqft two-sided	IDENTITY SQ FT	
QUANTITY	2	TOTAL TENANT SIGN AREA	21 sqft per face 42 sqft two-sided ON SINGLE FACE	SINGLE TENANT PANEL AREA	3.5 sqft
DIMENSIONS OF SIGN	8'0" x 6'7"				



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Village F Master Planned Development / Land Use Plan (PD/LUP), dated “November 22, 2021,” subject to the 22 conditions listed under the DRC Recommendation in the staff report.

District 1

Board of County Commissioners

Public Hearings

January 11, 2022