



**Interoffice Memorandum**

**DATE:** June 4, 2019

**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:** June 18, 2019 – Public Hearing  
Kathy Hattaway, Poulos & Bennett, LLC  
Meadow Woods Planned Development  
Case # CDR-18-10-335 / District 4  
(Related to DO-19-02-055 - Consent Item)

The Meadow Woods Development of Regional Impact (DRI) / Planned Development (PD) was originally approved in 1981 and is generally located south of Wetherbee Road, north of the Orange / Osceola County line, and east of Orange Avenue / C.R. 527. The project contains approximately 3,325 gross acres, and existing development entitlements consist of 8,427 residential units; 752,687 square feet of commercial uses; 100,000 square feet of office use; three (3) elementary schools; one (1) middle school; and various parks and golf courses.

Through this PD Change Determination Request, the applicant is seeking to change the use on PD Parcels 2.1 and 3.2 from Open Space and Fire / Police, respectively, to Community Commercial and utilize existing unused commercial entitlements within the PD for the proposed commercial development. The amount of commercial square footage will be assigned at the associated Preliminary Subdivision Plan (PSP) and/or Development Plan (DP) submittal(s).

On March 13, 2019, the Development Review Committee (DRC) recommended approval of the request, subject to conditions. As summarized in the staff report, a community meeting was held on February 6, 2019, at Meadow Woods Elementary school, which was attended by approximately 100 area residents.

This item was continued from the June 4, 2019, BCC hearing.

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 Meadow Woods Planned Development / Land Use Plan (PD/LUP), dated “Received April 2, 2019” subject to the conditions listed under the DRC Recommendation in the Staff Report. District 4**

Attachments  
JVW/EPR/nt

**CASE # CDR-18-10-335**

Commission District: # 4

**GENERAL INFORMATION**

**APPLICANT** Kathy Hattaway, Poulos & Bennett, LLC

**OWNER** LDC Commercial LLC

**PROJECT NAME** Meadow Woods Planned Development (PD)

**PARCEL ID NUMBER(S)** 24-24-29-0000-00-022 and 24-24-29-0000-00-029 (affected parcels only)

**TRACT SIZE** 3,324.78 gross acres (*overall PD*)  
14.70 gross acres (*affected parcels only*)

**LOCATION** South of Wetherbee Road and east of Orange Avenue

**REQUEST** A PD substantial change to change the use on PD Parcels 2.1 and 3.2 from Open Space and Fire / Police, respectively, to Community Commercial and utilize existing unused commercial entitlements within the PD for the proposed commercial development, which will be assigned at the Preliminary Subdivision Plan (PSP) / Development Plan (DP).

**PUBLIC NOTIFICATION** A notification area extending beyond eight hundred (800) feet was used for this application [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Nine-hundred fifteen (915) notices were mailed to those property owners in the notification buffer area. A community meeting was held on February 6, 2019, at Meadow Woods Elementary school, which was attended by approximately 100 area residents.

**IMPACT ANALYSIS**

**Special Information**

The Meadow Woods Development of Regional Impact (DRI) / Planned Development (PD) was originally approved in 1981 and is generally located south of Wetherbee Road, north of the Orange / Osceola County line, and east of Orange Avenue / C.R. 527. The project contains approximately 3,325 gross acres, and existing development entitlements consist of 8,427 residential units; 752,687 square feet of commercial use; 100,000 square feet of office use; three (3) elementary schools; one (1) middle school; and various parks and golf courses.

Through this PD Change Determination Request, the applicant is seeking to change the use on PD Parcels 2.1 and 3.2 from Open Space and Fire / Police respectively to Community Commercial and utilize existing unused commercial entitlements within the

PD for the proposed commercial development. The exact amount of commercial square footage will be assigned at the Preliminary Subdivision Plan (PSP) / Development Plan (DP) stage.

**Land Use Compatibility**

The proposed PD Change Determination Request (CDR) would not adversely impact any adjacent properties or result in an incompatible land use pattern.

**Comprehensive Plan (CP) Consistency**

The Meadow Woods PD has an underlying Future Land Use Map (FLUM) designation of Low Density Residential (LDR) and Parks and Recreation / Open Space (PR/OS). Since the PD is prior to 1991, the PD is considered consistent with the Future Land Use per Comp Plan Policy 8.1.5. The proposed PD Change Determination Request is consistent with the Comprehensive Plan.

**Overlay Ordinance**

The subject property is partially located within the Transit Oriented Development (TOD) (Meadow Woods Station) Overlay District. The TOD Overlay District encourages greater density and intensity of development, and promotes a mix of uses and a quality pedestrian environment.

**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**

Boggy Creek appears to run through PD Parcel 2.1 and 3.2. A historical Development Order for Meadow Woods requires certified surveys of all approved conservation areas adjacent to development. A Conservation Area Determination (CAD-18-10-160) has been submitted for this area.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC). Pollution abatement swales shall be provided upland of streams and canals and the normal high water elevation (NHWE) on all lakes (34-132) and wetlands connected to lakes

**Transportation Concurrency**

This project is within the Meadow Woods Development of Regional Impact (DRI) and is vested from transportation concurrency (CVRC#92-056). A copy of the vested rights certificate will be required at building permitting.

**Community Meeting Summary**

A community meeting was held on February 6, 2019, at Meadow Woods Elementary School, which was attended by approximately 100 area residents. At the meeting, the applicant noted that they have coordinated with the Orange County Public Safety, Fire Rescue Department, and Sheriff's Department, who raised no objections to converting the use of Parcel 3.2 from Fire/Police. At the time of the community meeting, the request included a conversion of PD Parcel 52 from Agriculture to Medium Density Residential for 152 residential dwelling units. The applicant has since withdrawn this portion of the request. Area residents raised several concerns at the meeting related to the proposed residential use on PD parcel 52 including increased traffic congestion, environmental impacts, and impacts to the school system. No issues were raised related to the proposed commercial use.

**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 Change Determination Request 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 13, 2019)**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Meadow Woods Planned Development / Land Use Plan (PD/LUP), dated "Received April 2, 2019", subject to the following conditions:**

1. Development shall conform to the Meadow Woods Planned Development (PD) dated "Received April 2, 2019," 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 April 2,

2019," 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 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. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances for the portions of the PD that are within Orange County Utilities utility service areas.
7. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated April 5, 2016 shall apply:
  - a. A current Level One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review and approval as part of any Preliminary Subdivision Plan (PSP) and/or Development Plan (DP) submittal.
  - b. 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 this condition, and nothing in the decision to approve this land use plan shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a CEL or a CRC.
  - c. Short term / transient rental is prohibited. Length of stay shall be for 180 days or greater within any 12-month period.
  - d. The following Education Condition of Approval shall apply:
    1. Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of March 3, 2016.
    2. Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the 0 residential units allowed under the zoning existing prior to the approval of the PD zoning. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreement. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.
    3. Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.

4. Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreement.
  5. Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement.
8. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated September 22, 2015, shall apply:
- a) Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
  - b) Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.
  - c) A waiver from Orange County Code Section 38-1258(j) is granted to allow for a minimum twenty (20) foot separation between all multi-family buildings within PD Parcel 50 only; in lieu of a minimum separation of thirty (30) feet for two-story buildings, forty (40) feet for three-story buildings, and proportional separations for additional structural heights, where doors, windows, or other openings in the wall of a living unit back up to a wall of another building with doors, windows or other openings.
9. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated August 4, 2015, shall apply:
- a) No trucks or trailers may be parked in the Right of Way.
  - b) For parcels 15, 15.1, and 15.2 only, one truck for hire may be parked in the customer parking area.
  - c) Outside storage of vehicles shall be permitted along the south property line for Parcels 15, 15.1, and 15.2 only.
10. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated May 24, 2011, shall apply:
- a) The access configuration point to Parcel 12 shall be determined at the (Development Plan) DP submittal.
  - b) All previous applicable Conditions of Approval shall apply:

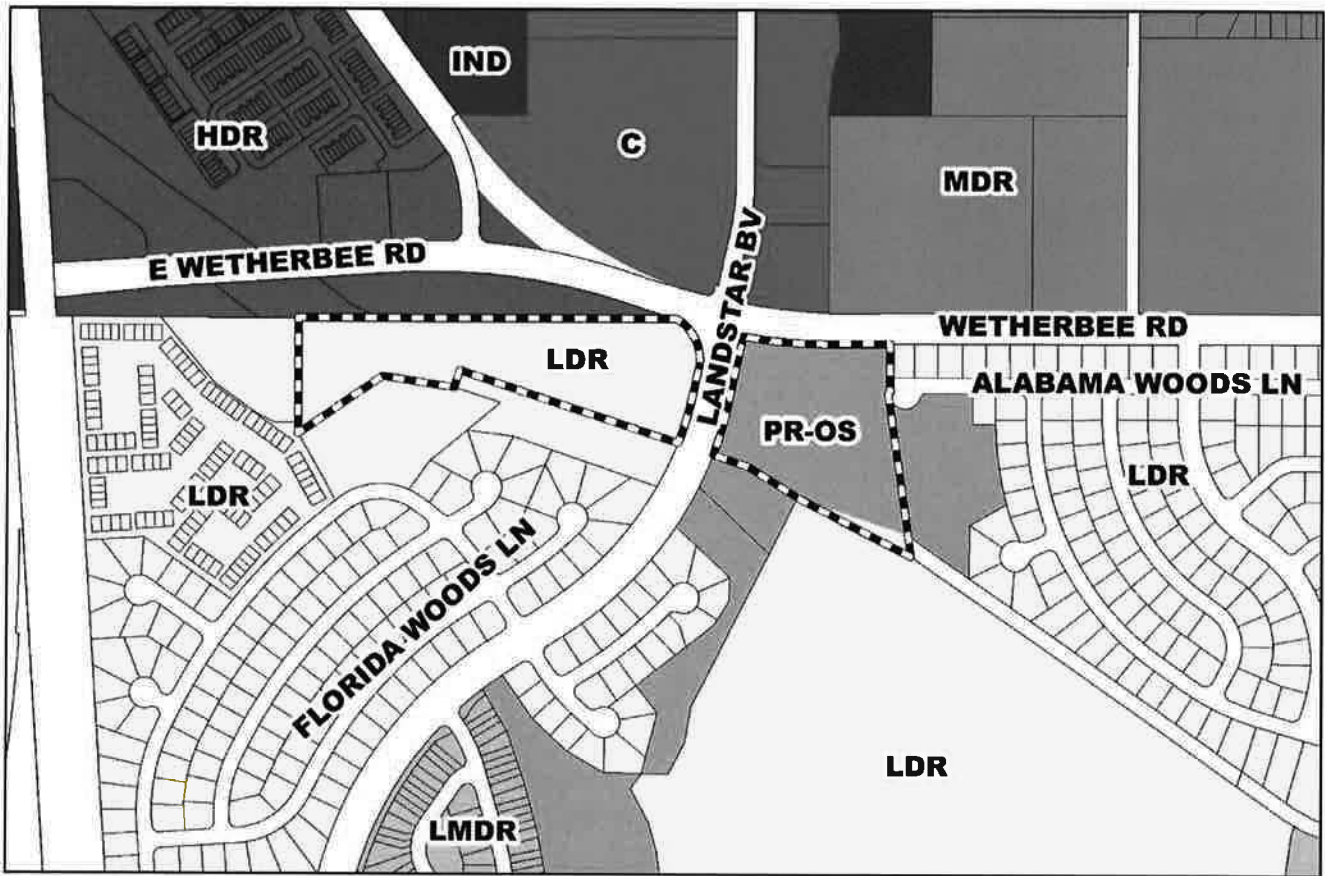


1. Reduce the number of units from 14.9 units per acre to 6 units per acre for a total of 296 units. (This condition pertains only to Parcels 28, 29, AND 30.2)
  2. Restrict the type of structure to townhomes with fee simple ownership. (This condition pertains only to Parcels 28, 29, and 30.2)
  3. Tower shall meet all the requirements of the communication tower ordinance. Any variance shall require approval by the Board of Zoning Adjustment.
- c) A waiver from Section 38-1258(e) is granted for Parcel 12 in order to allow for understory trees with a maximum height of ten (10) feet in lieu of all shade trees as required per Type C buffers due to the existing power lines.
- d) A waiver from Section 24-4(a)(3) c. and d. is granted for Parcel 12 in order to allow for understory trees with a maximum height of ten (10) feet in lieu of all required shade trees within interior landscaped areas due to the existing power lines.
- e) A waiver from Section 38-1258(f) is granted to allow a fence in lieu of a six (6) foot high masonry wall. (Note: This applies to Parcel 12, but was not specified, when adopted by the BCC).

**PREVIOUS BOARD OF COUNTY COMMISSIONERS ACTION (April 5, 2016)**

Upon a motion by Commissioner Thompson, seconded by Commissioner Nelson, and carried by all members present voting AYE by voice vote, the Board made a finding of consistency with the Comprehensive Plan; and approved the substantial change request to add the permitted use of Medium Density Residential (MDR) to PD Parcel 30.1 (in addition to Community Commercial), and convert 66,883 square feet of commercial use into 206 single-family attached dwelling units (townhomes).

CDR-18-10-335



Subject Property



Subject Property

### Future Land Use Map

**FLUM:** Low Density Residential (LDR) and Parks and Recreation/Open Space (PR/OS)

**APPLICANT:** Kathy Hattaway, Poulos & Bennett, LLC

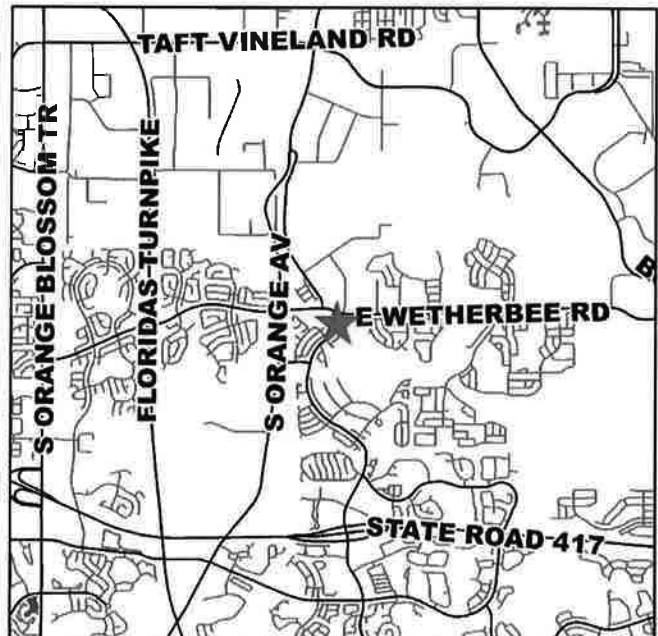
**LOCATION:** South of Wetherbee Road and east of Orange Avenue

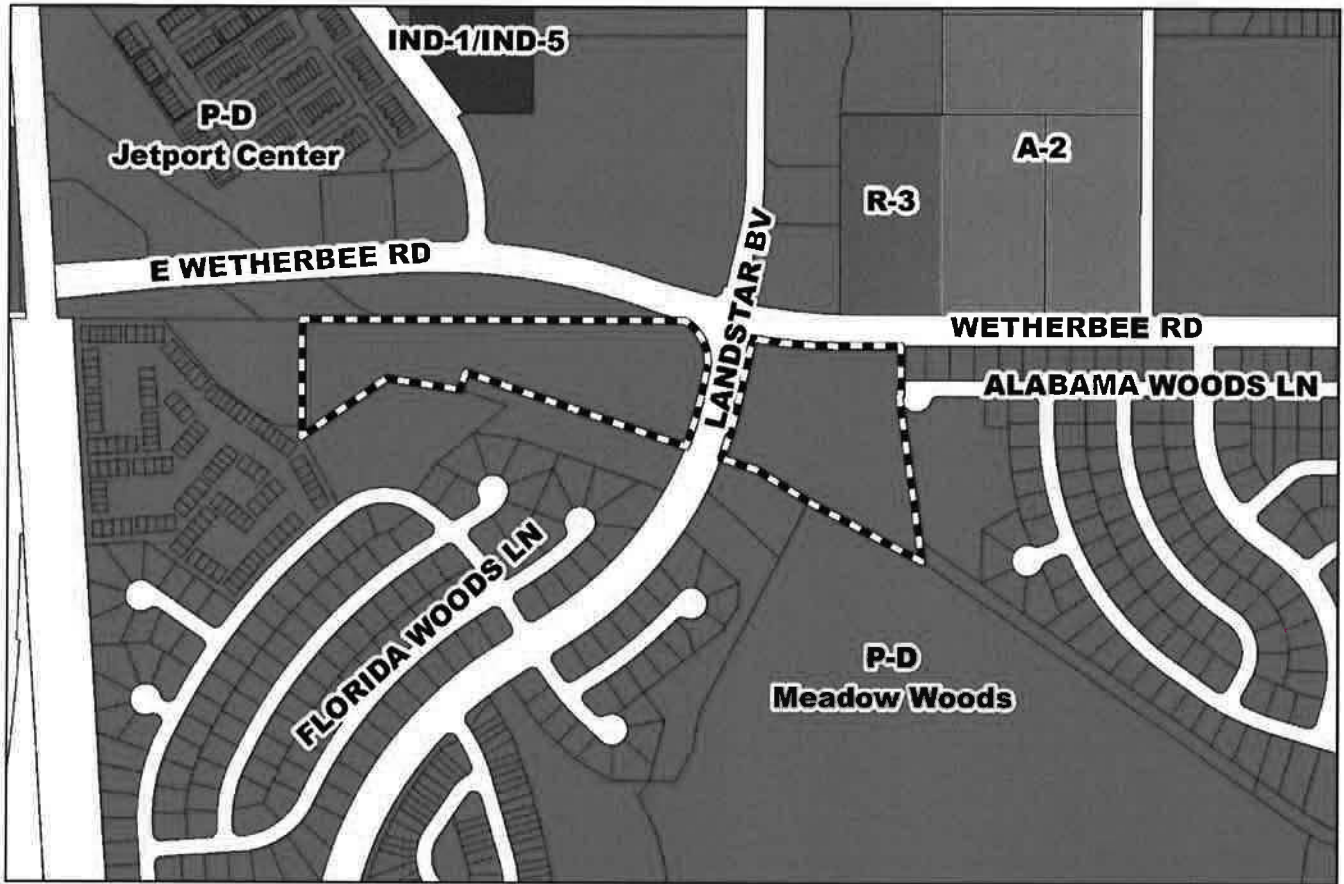
**TRACT SIZE:** 14.70 gross acres

**DISTRICT:** # 4

**S/I/R:** 24/24/29

1 inch = 550 feet





Subject Property

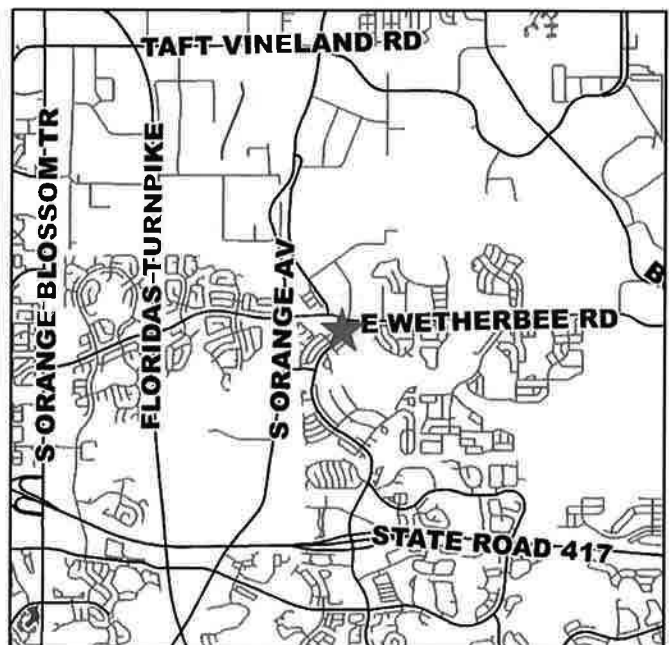


Subject Property

### Zoning Map

ZONING: PD (Planned Development District)  
 APPLICANT: Kathy Hattaway, Poulos & Bennett, LLC  
 LOCATION: South of Wetherbee Road and east of Orange Avenue  
 TRACT SIZE: 14.70 gross acres  
 DISTRICT: # 4  
 S/T/R: 24/24/29

1 inch = 550 feet



CDR-18-10-335

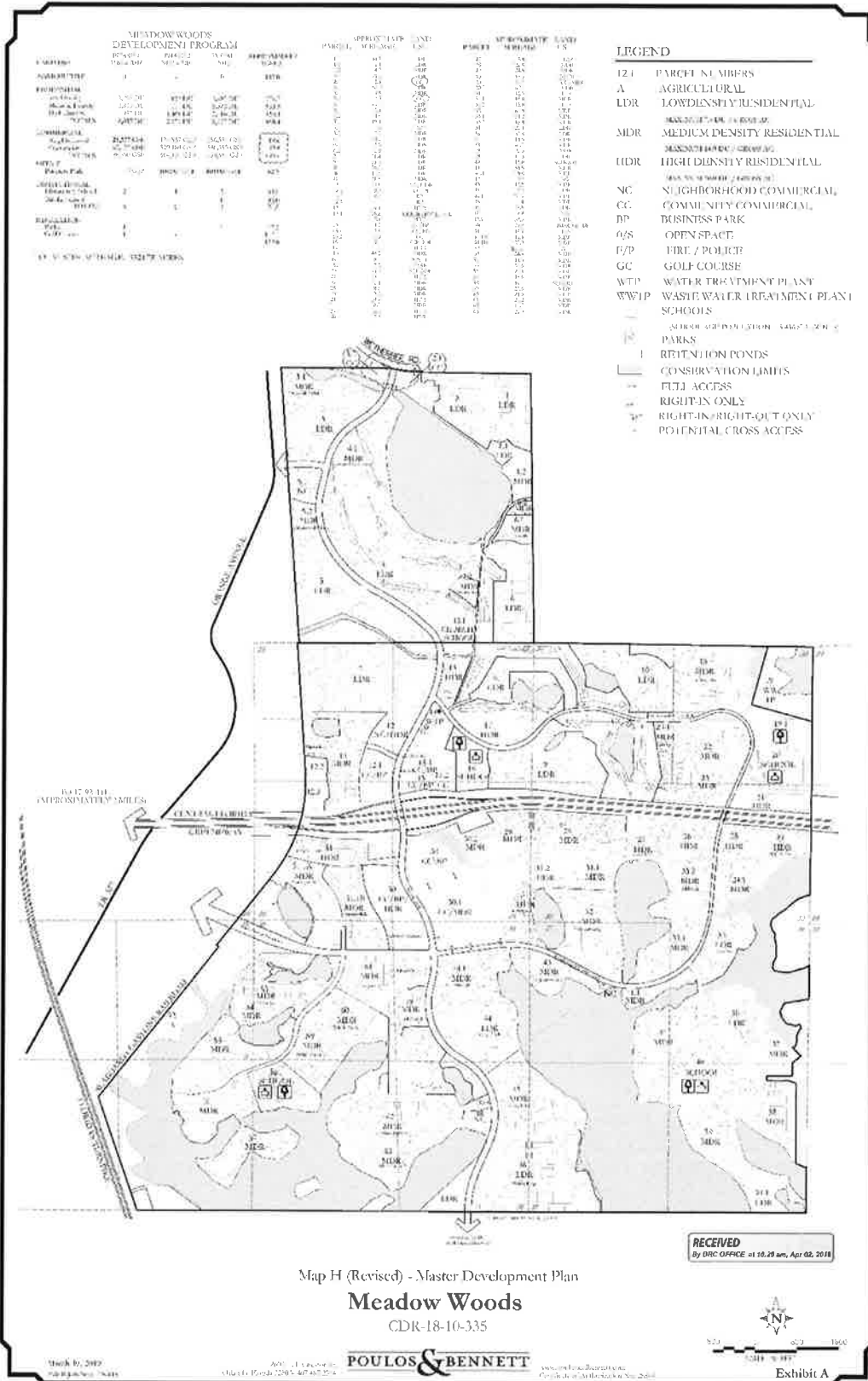


 Subject Property



1 inch = 650 feet

## Meadow Woods PD / LUP

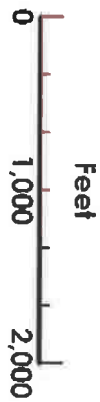
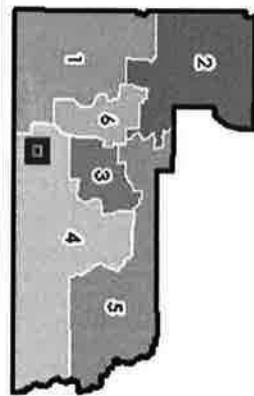
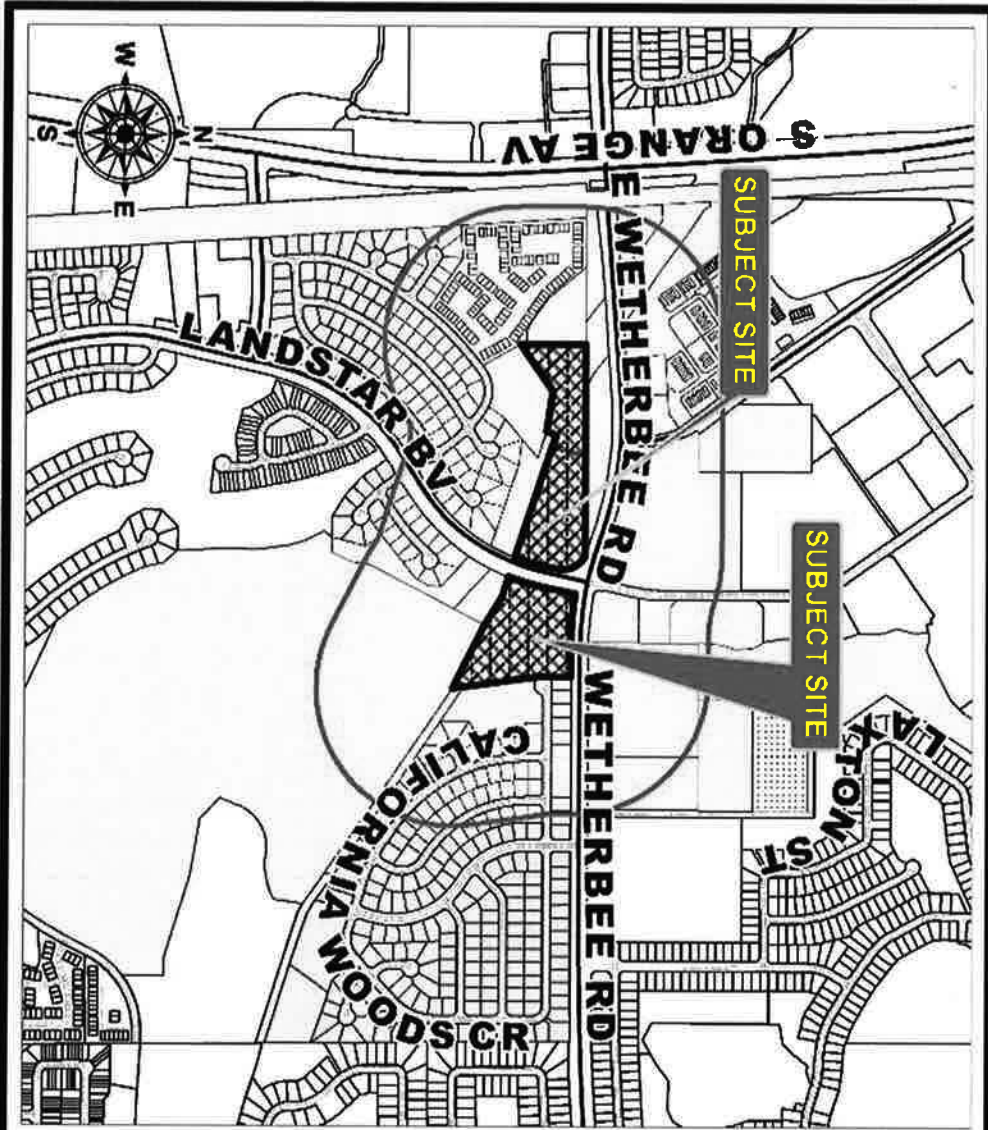


### Notification Map



# Public Notification Map

Meadow Woods (North Only)  
 800 FT BUFFER, 915 NOTICES



1 inch = 878 feet

- MAP LEGEND**
- SUBJECT
  - 800 FT BUFFER
  - 1 MILE BUFFER
  - NOTIFIED PARCELS
  - COURTESY PARCELS
  - PARCELS

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