

Board of County Commissioners

Public Hearings

November 12, 2019



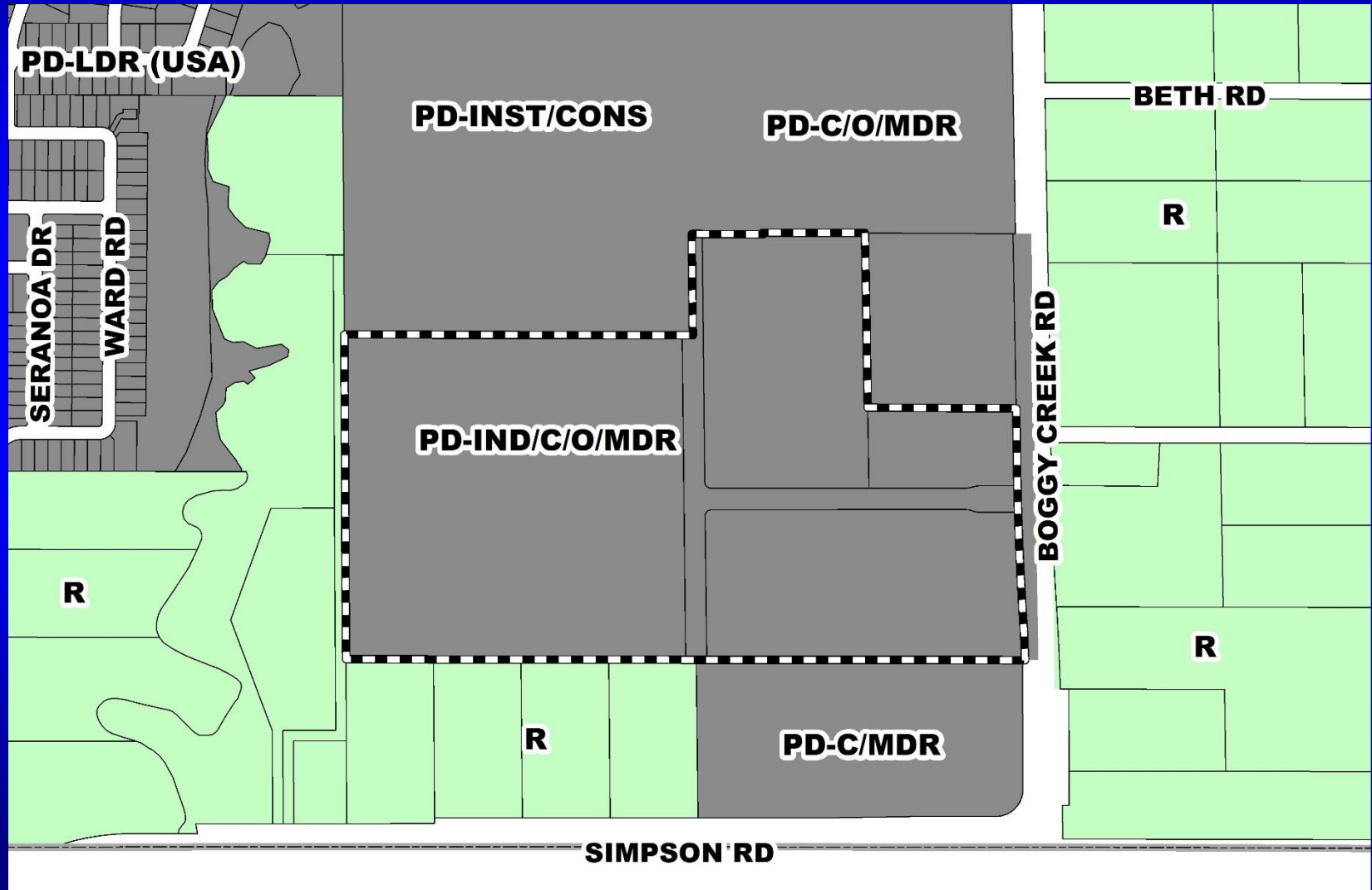
Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

- Case:** PSP-19-05-181
- Project Name:** Tyson Ranch Planned Development / Tyson Ranch Preliminary Subdivision Plan
- Applicant:** Claude Cassagnol, GTC Engineering Corporation
- District:** 4
- Acreage:** 73.81 gross acres
- Location:** Generally located north of Simpson Road and west of Boggy Creek Road.
- Request:** To create four (4) parcels and one (1) tract, in order to construct utility, stormwater, and road infrastructure.



Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

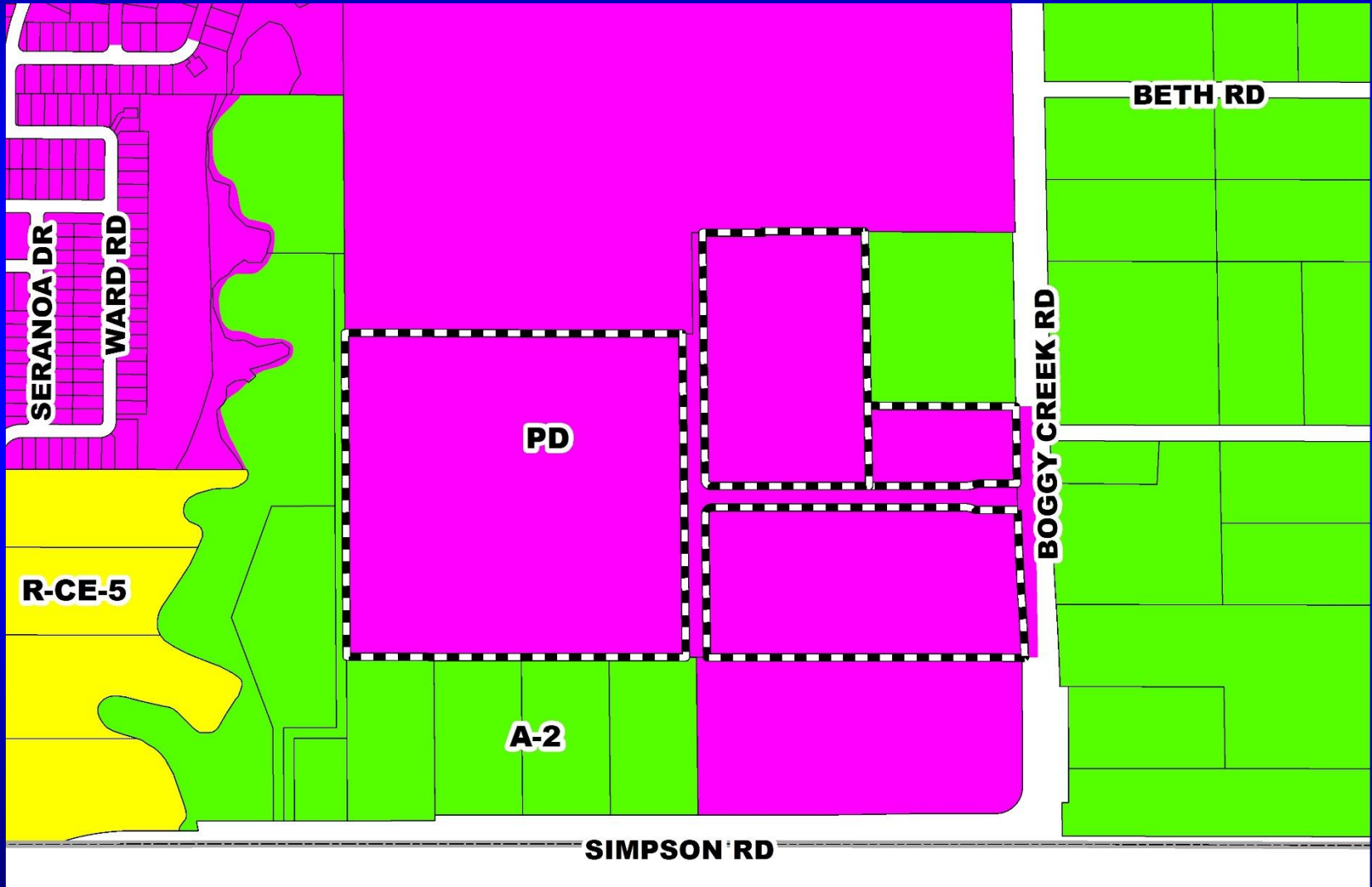
Future Land Use Map





Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

Zoning Map





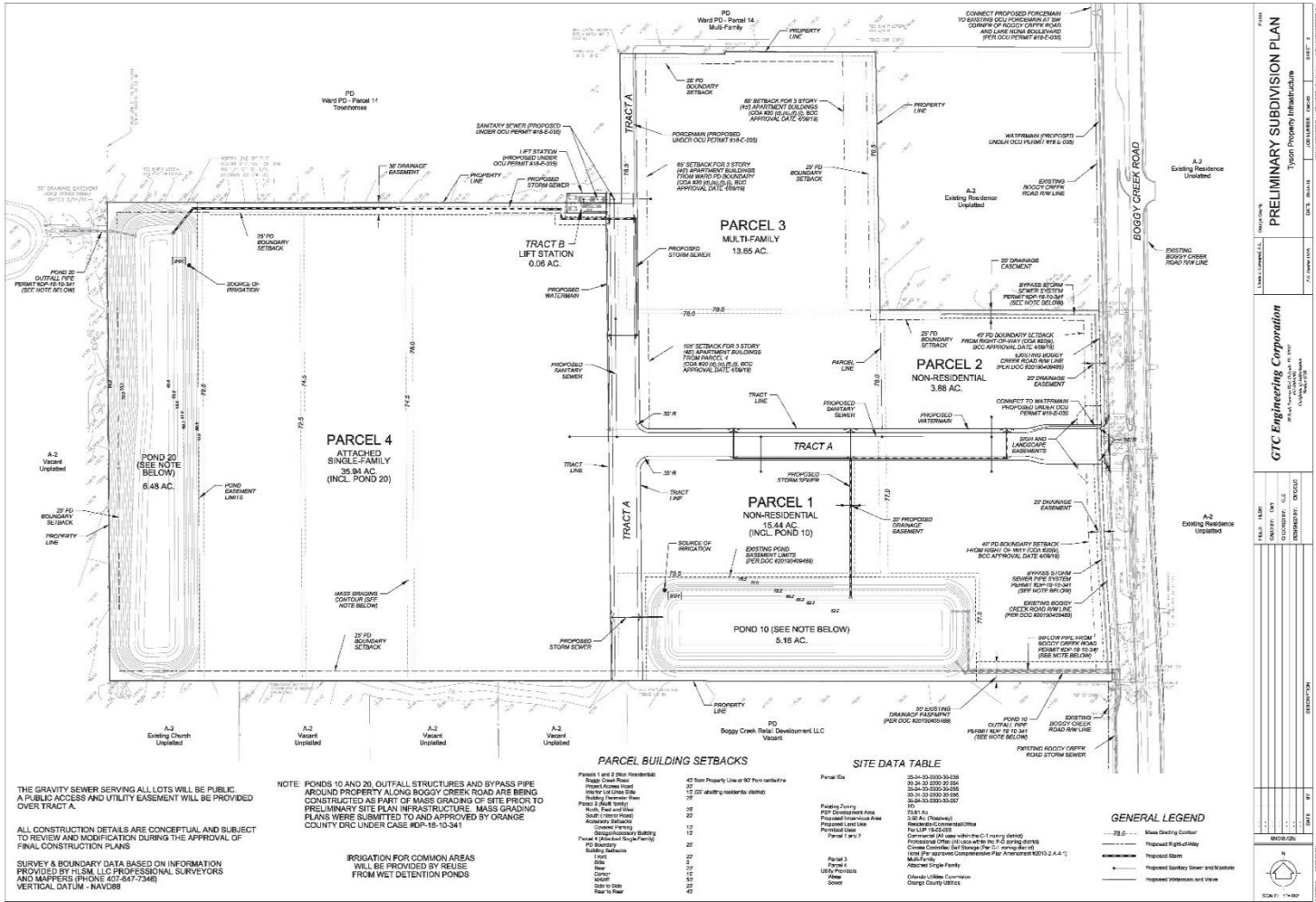
Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

Aerial Map





Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan Overall Preliminary Subdivision Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Tyson Ranch PD / Tyson Ranch Infrastructure PSP dated “Received August 29, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

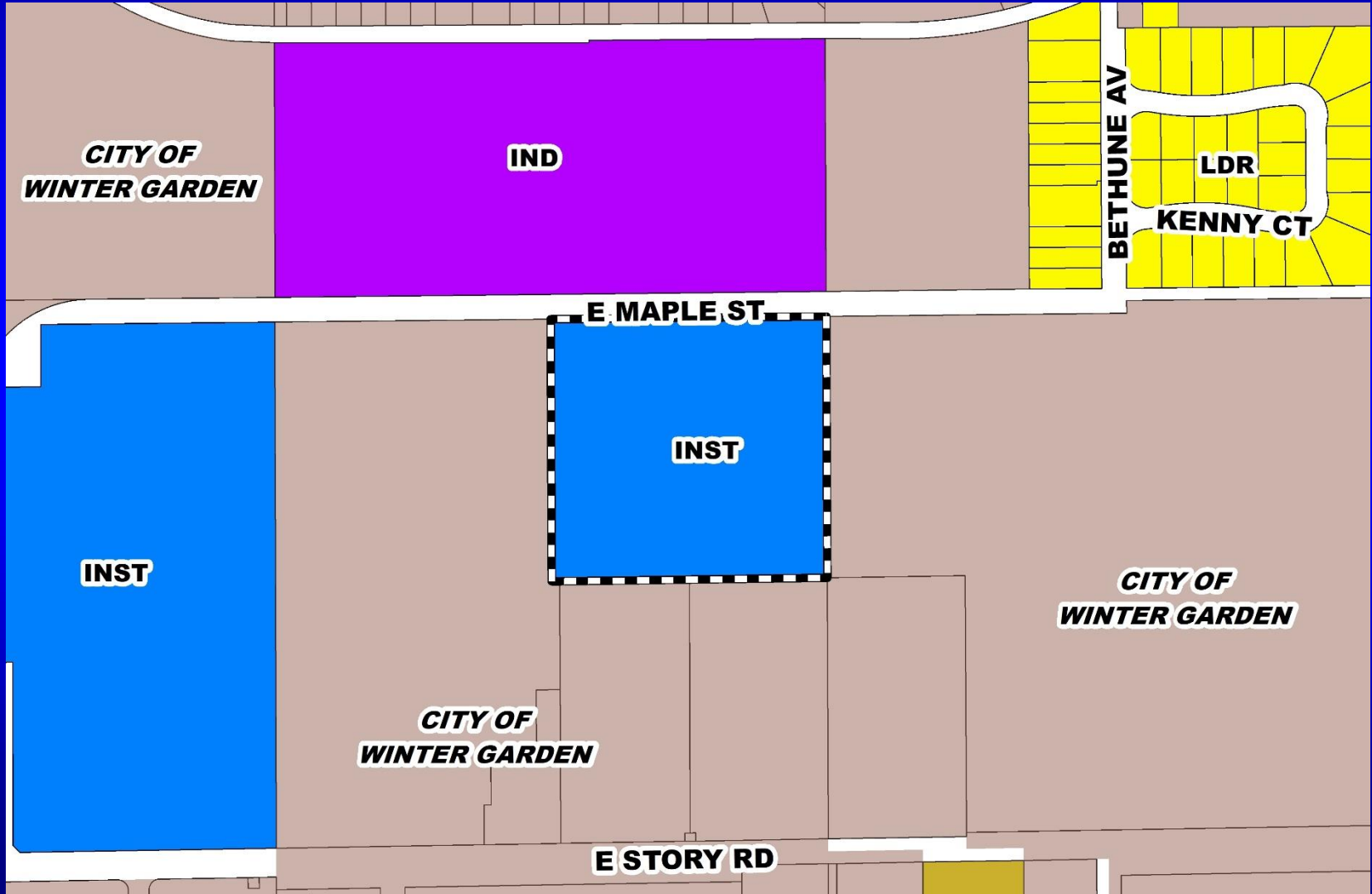


OCPS Northwest Maintenance Facility Planned Development / Land Use Plan

- Case:** LUP-19-01-045
- Project Name:** OCPS Northwest Maintenance Facility PD/LUP
- Applicant:** Julie C. Salvo, Orange County Public Schools
- District:** 1
- Acreage:** 9.68 gross acres
- Location:** 1100 E. Maple Street; or generally located on the south side of E. Maple Street, approximately 700 feet west of Bethune Avenue
- Request:** To rezone one (1) parcel containing 9.68 gross acres from R-2 (Residential District) to PD (Planned Development District), in order to repurpose an existing elementary school site into an OCPS maintenance facility and educational facility with agricultural uses. No waivers from Orange County Code are requested.

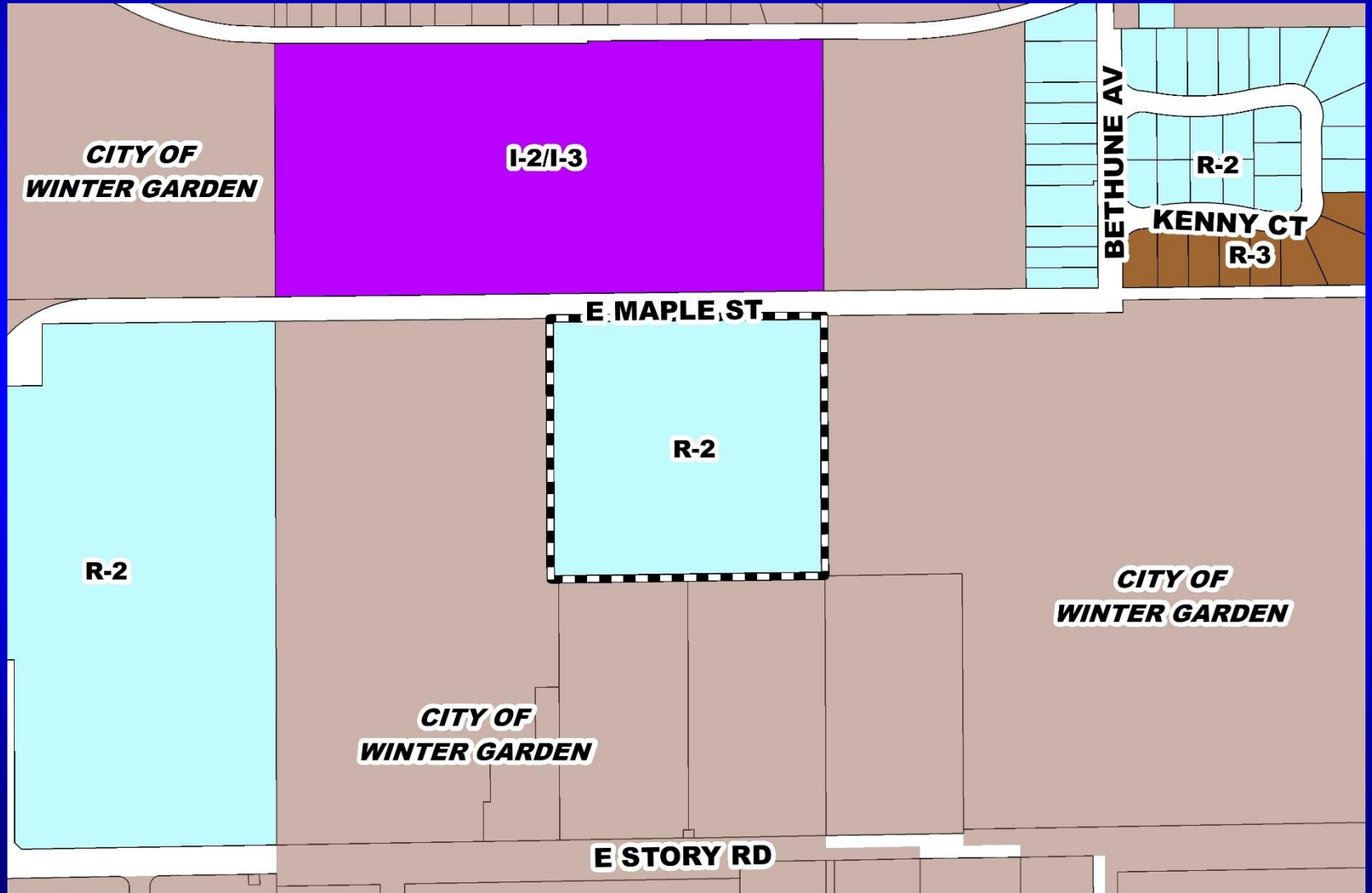


OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Future Land Use Map





OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Zoning Map





OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Aerial Map





OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Overall Land Use Plan

OCPS NORTHWEST MAINTENANCE FACILITY PD/LUP

CASE #: LUP-19-01-045

SITE DATA

PARCEL NUMBERS: 12-22-27-6496-15-003
 TOTAL SITE ACREAGE: 9.68 AC
 LESS WETLAND ACREAGE: 0.00 AC
 TOTAL DEVELOPABLE ACRES: 9.68 AC

EXISTING ZONING: R-2 (RESIDENTIAL DISTRICT)
 PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
 FUTURE LAND USE: INST (INSTITUTIONAL)

PROPOSED USES: MAINTENANCE FACILITY (Note: Items intended to be located on property include white fleet parking for approximately 80 vehicles and 8 trailers, 1 bucket truck, 2 lift gate trucks, 1 small scissor lift, 1 large scissor lift, 1 auditorium lift, and 1 trailer. Hours of operation 6:30AM to 4:00PM.)
 EDUCATIONAL FACILITY (UNDER 550 CAPACITY) FOR AGES 18+ WITH AGRICULTURAL AMENITIES (Note: Animals currently residing on site include three chickens, eight goats, two miniature horses, one miniature donkey, two ducks, and three sheep.) The number and type of animals residing on the site may fluctuate as the educational program grows, but in no event shall the number and type of animals residing on site exceed the standards contained in Section 38-79(36), (41), and (49) of the Orange County Code.

BUILDING SQUARE FOOTAGE: 38,220 SQ. FT. SCHOOL

FLOOR AREA RATIO (FAR): 38,220 / 421,660 = 0.09

TRIP GENERATION: 580 (32,790 SQ. FT. X 15.50 FOR OFFICE)

SIGNAGE: SHALL COMPLY WITH ORANGE COUNTY PUBLIC SCHOOL SITING REGULATIONS CHAPTER 38
 NOTE: BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED.

BUFFERS: A BUFFER SHALL BE PROVIDED ON THE NORTHWEST CORNER OF THE PROPERTY TO BUFFER THE MAINTENANCE FACILITY FROM THE STREET.

OPEN SPACE: MINIMUM 25%

IMPERVIOUS: MAXIMUM 70%

PHASING: PROJECT TO BE BUILT IN ONE PHASE

SETBACKS:
 NORTH: 35 FT
 EAST: 30 FT
 SOUTH: 50 FT
 WEST: 60 FT

BUILDING HEIGHT: 50 FEET (LIMITED TO 35 FEET WITHIN 100 FEET OF RESIDENTIAL) ALLOWED

WATER SERVICE: CITY OF WINTER GARDEN

WASTEWATER: CITY OF WINTER GARDEN

FIREFLOW: SHALL COMPLY WITH ORANGE COUNTY STANDARDS

STORMWATER: SHALL COMPLY WITH WATER MANAGEMENT DISTRICT REQUIREMENTS

ACCESS: PRIMARY ACCESS SHALL BE FROM MAPLE STREET

NOTES:

To the best knowledge of OCPS, the site complies with Section 38-1754 (3) (A-F) and is not located within one hundred feet of a gas transmission line, not adjacent to nonresidential property from which noise exceeds sixty decibels at the common property line, and not adjacent to hazardous industrial uses or chemical plants.

Animal excrement will not be stored within 100 feet of residential, in accordance with Section 38-79(36)(g).

Vehicle storage will be primarily located on the southwest portion of the property.

This site is located within the Wakiva Study Area, as established by the Wakiva Parkway and Projection Act, Section 36B.316 F.S. Any future development that may occur on this property will comply with applicable environmental standards.



**ORANGE COUNTY PUBLIC SCHOOLS
 FACILITIES PLANNING DEPARTMENT**
 6501 Magic Way, Orlando, FL 32809
 Tel: (407) 317-3974 Fax: (407)-317-3263



PREPARED BY JCS/vva
DATE Created: 01-18-2019 Revised: 07-17-2019
FILE NAME OCPS Northwest Maintenance Facility
SHEET NUMBER LUP-02



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the OCPS Northwest Maintenance Facility Planned Development / Land Use Plan (PD/LUP) dated “Received July 17, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1

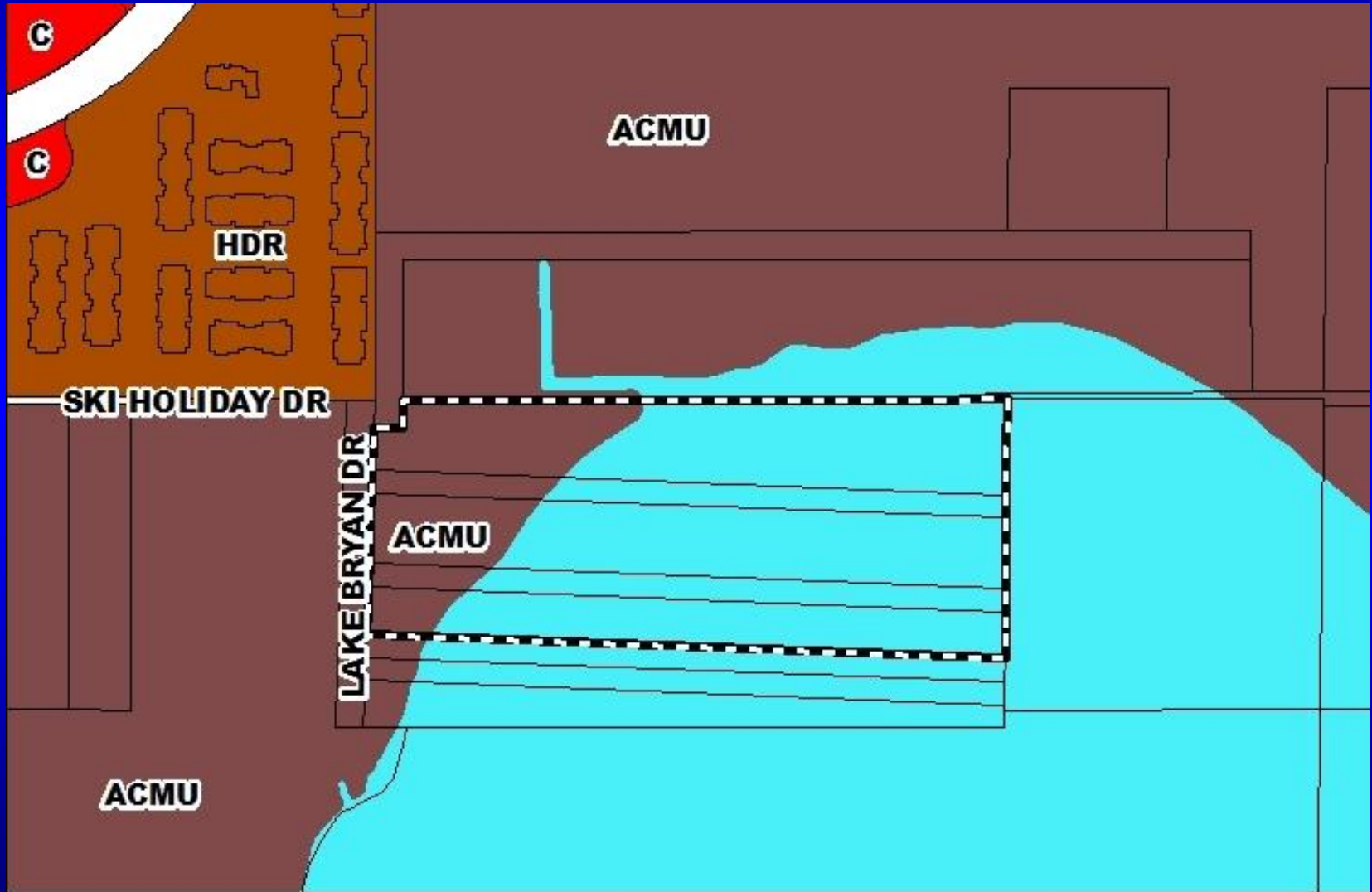


Paradise Cove Planned Development / Land Use Plan

- Case:** LUP-18-09-308
- Project Name:** Paradise Cove PD/LUP
- Applicant:** Darcy Unroe, Unroe Engineering, Inc.
- District:** 1
- Acreage:** 16.77 gross acres
- Location:** Generally located at the southeast corner of Ski Holiday Drive and Lake Bryan Drive.
- Request:** To rezone five (5) parcels containing 16.77 gross acres from A-2 to PD for a water sports rental, wedding, and banquet venue. Four (4) waivers from Orange County Code are requested to reduce building, pavement and normal high water elevation setbacks for existing structures.

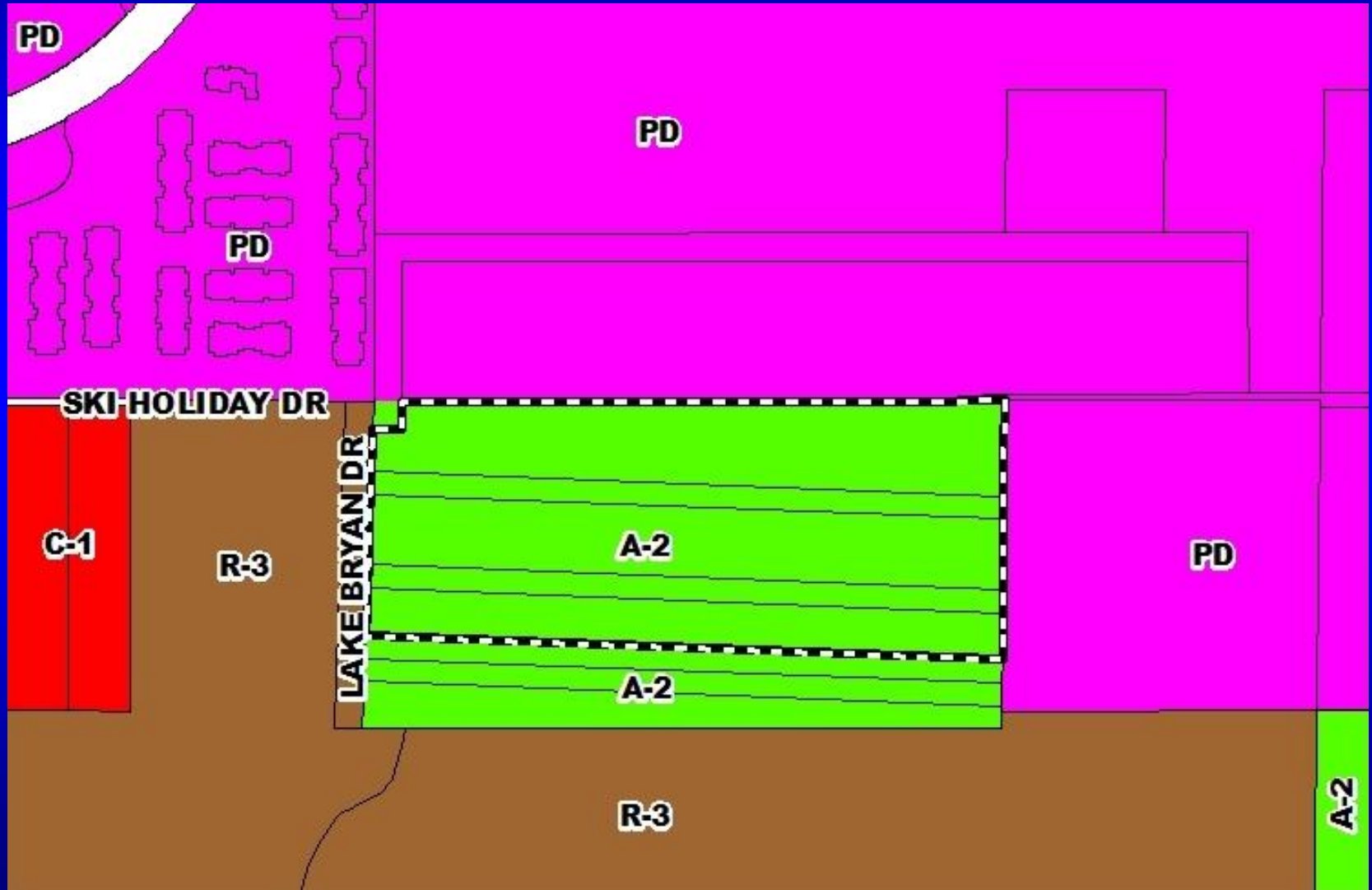


Paradise Cove Planned Development / Land Use Plan Future Land Use Map





Paradise Cove Planned Development / Land Use Plan Zoning Map



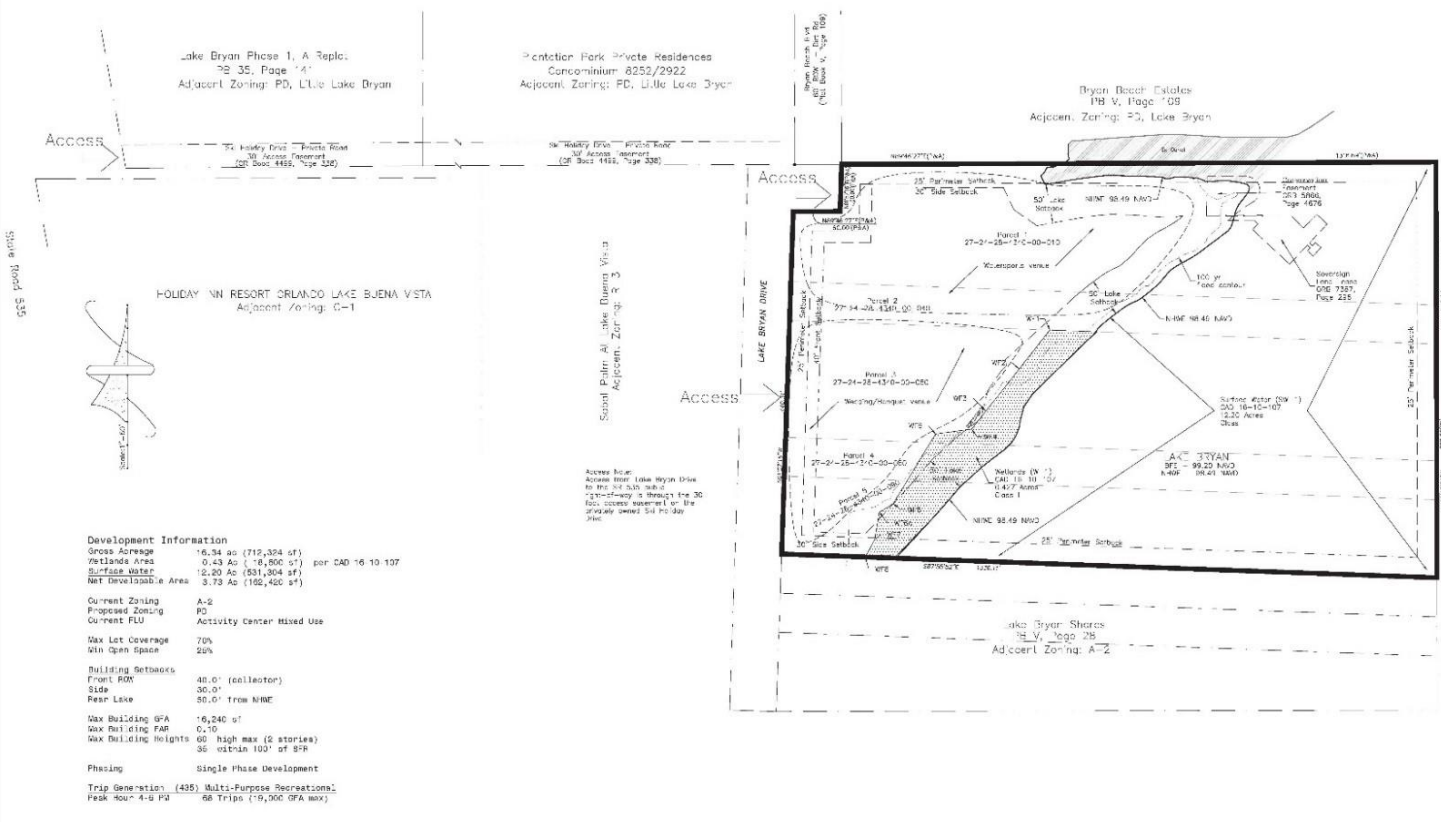


Paradise Cove Planned Development / Land Use Plan Aerial Map





Paradise Cove Planned Development / Land Use Plan Overall Land Use Plan



Development Information

Gross Acreage 16.34 ac (712,324 sq ft)

Wetlands Area 0.43 Ac (18,800 sq ft)

Surface Water 12.00 Ac (521,204 sq ft)

NET Developable Area 3.73 Ac (162,420 sq ft)

Current Zoning A-2

Proposed Zoning PD

Current FLU Activity Center Mixed Use

Max Lot Coverage 76%

Min Open Space 26%

Building Setbacks

Front ROV 48.0' (collector)

Side 30.0'

Rear Lake 50.0' from MIRE

Max Building BFA 16,248 sq ft

Max Building FAR 0.70

Max Building Heights 60' high max (2 stories)

36' minimum 100' of BFA

Phasing Single Phase Development

Trip Generation (435) Multi-Purpose Recreational

Peak Hour 4-8 PM 68 Trips (19,000 BFA max)

Rev	By	Checked	Date	Description

Revisions

Unroe Engineering, Inc.
 Civil Engineering/Planning/Scientific Evaluation
 1705 Rockledge Park, Orlando, FL 32836
 407.859.0950
 Business Address: 12107 N. P.O. Box 160080, Orlando, FL 32816-0080

**Land Use Plan for
 Paradise Cove Wedding Venue**
 18335 Lake Bryan Trl., Orlando, Florida 32821

Rev	By	Checked	Date	Description

Scale: 1"=60'

Date: 4-28-19

File: PSCW-LUP

Drawn By: R.C.





Additional Conditions

24) Prior to the issuance of a building permit, the property owner shall record in the official records of Orange County an indemnification/Hold Harmless Agreement which indemnifies Orange County from any damages caused by flooding and shall inform all interested parties that the structure(s) are no closer than 2 feet from the normal high water elevation of Lake Bryan.



Additional Conditions

- 25) The applicant agrees that all activities and operations at the property shall comply with the Noise Control Ordinance, codified at Sections 15-176 through 15-191 of the Orange County Code. In addition, the applicant agrees that all activities and operations shall be subject to the following heightened noise/sound prohibitions, limitations and restrictions:**
- a. No impulsive sound (as defined by the Noise Control Ordinance) shall be permitted at any time;**
 - b. The maximum allowable sound level at the boundary of the property shall be 55 decibels (dB); and**
 - c. All outdoor speakers and other amplified sound shall be directed away from adjoining residential uses.**



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Paradise Cove Planned Development / Land Use Plan (PD/LUP) dated “Received June 6, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended.

District 1

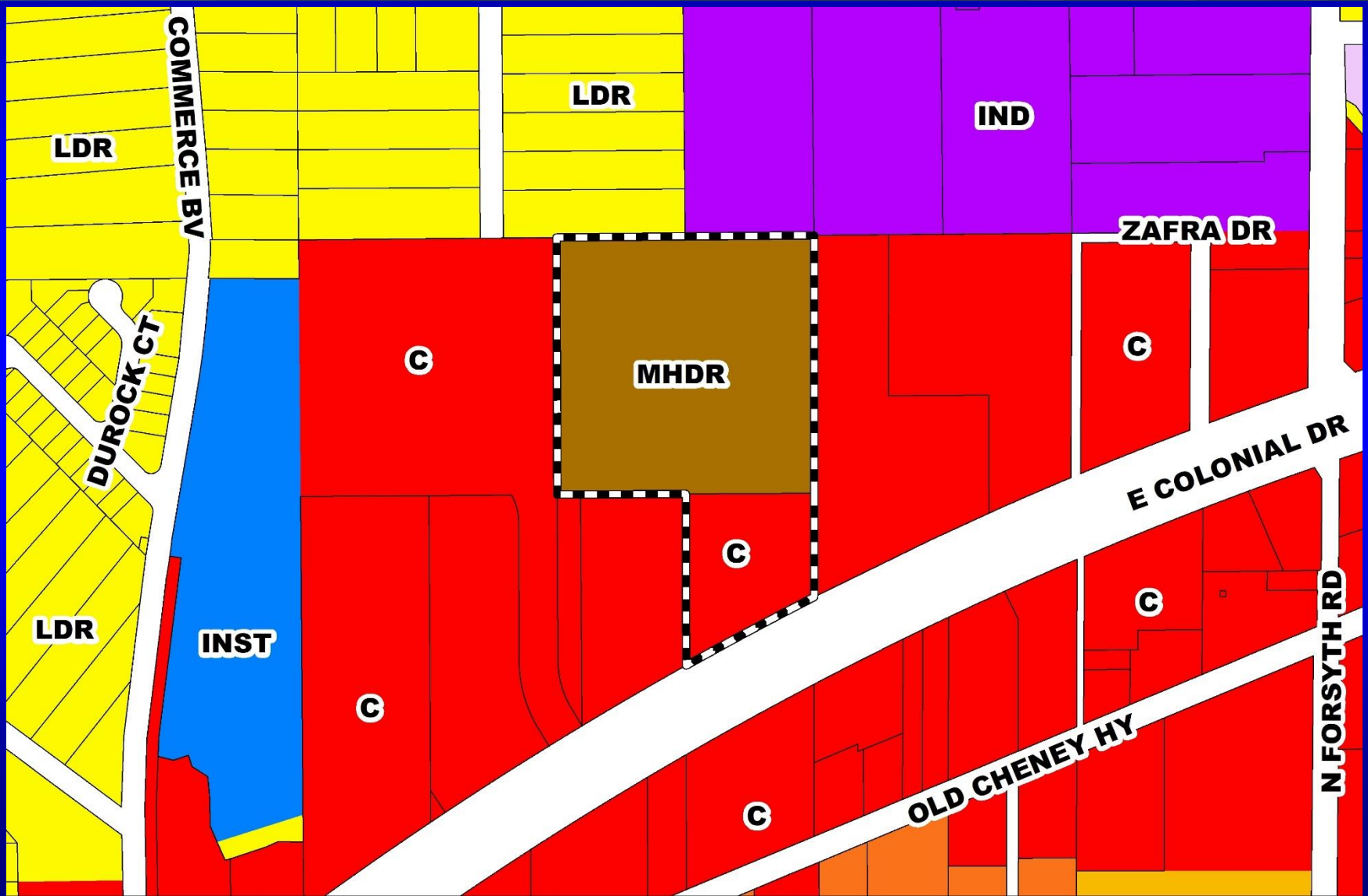


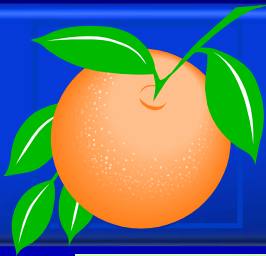
Wise Colonial Planned Development / Land Use Plan

- Case:** LUP-19-03-088
- Project Name:** Wise Colonial Planned Development / Land Use Plan
- Applicant:** Chris Dougherty, S&ME, Inc.
- District:** 5
- Acreage:** 12.77 gross acres
- Location:** 6525 and 6575 E. Colonial Drive; or generally located on the north side of E. Colonial Drive, approximately 1,400 feet west of N. Forsyth Road.
- Request:** To rezone two (2) parcels containing 12.77 gross acres from C-3 to PD, in order to develop 280 multi-family dwelling units and 19,600 square feet of C-1 (Retail Commercial) uses. Two (2) waivers related to setbacks and height are associated with this request.

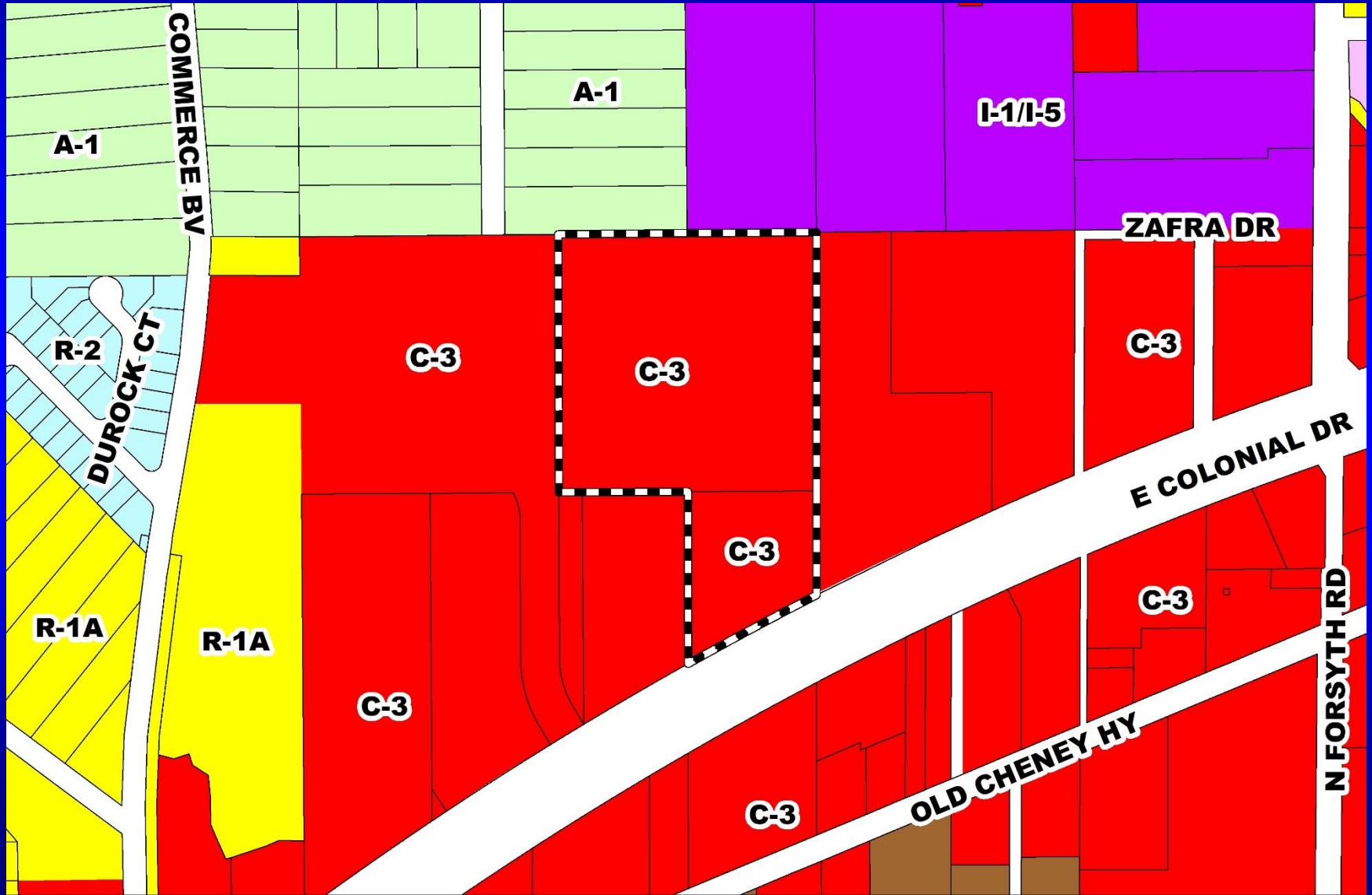


Wise Colonial Planned Development / Land Use Plan Future Land Use Map



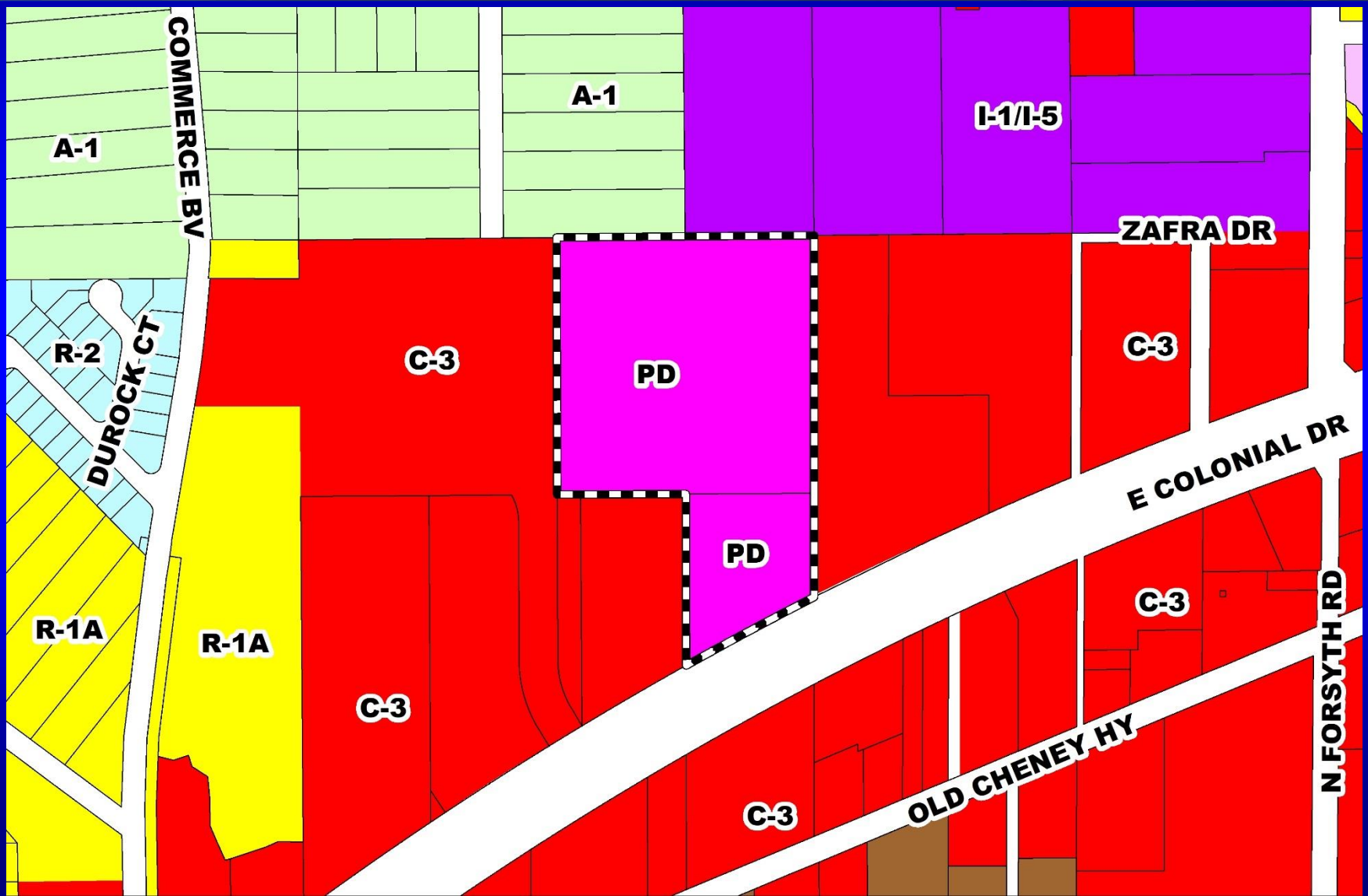


Wise Colonial Planned Development / Land Use Plan Zoning Map



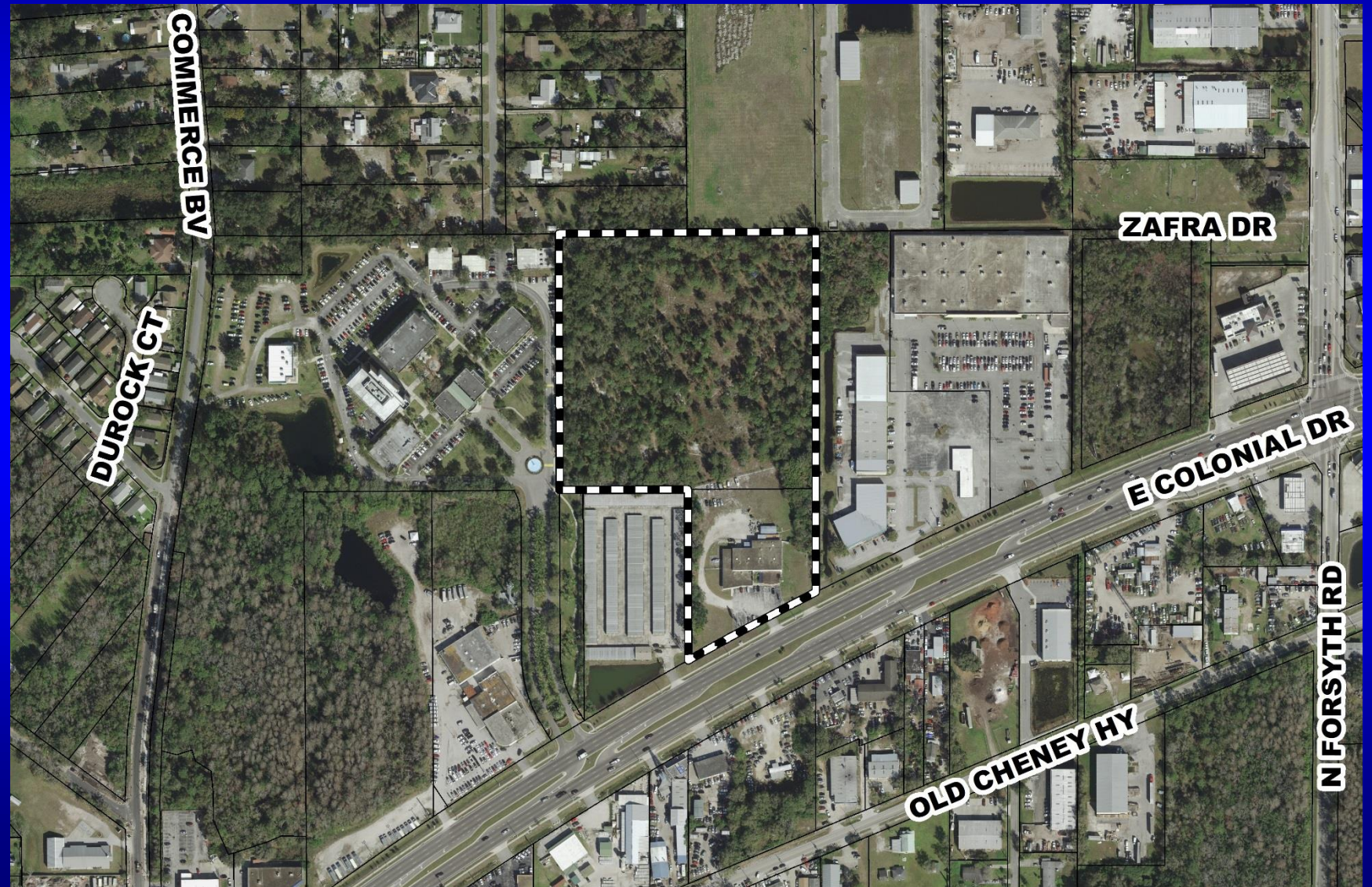


Wise Colonial Planned Development / Land Use Plan Proposed Zoning Map





Wise Colonial Planned Development / Land Use Plan Aerial Map



COMMERCE BV

DUROCK CT

ZAFRA DR

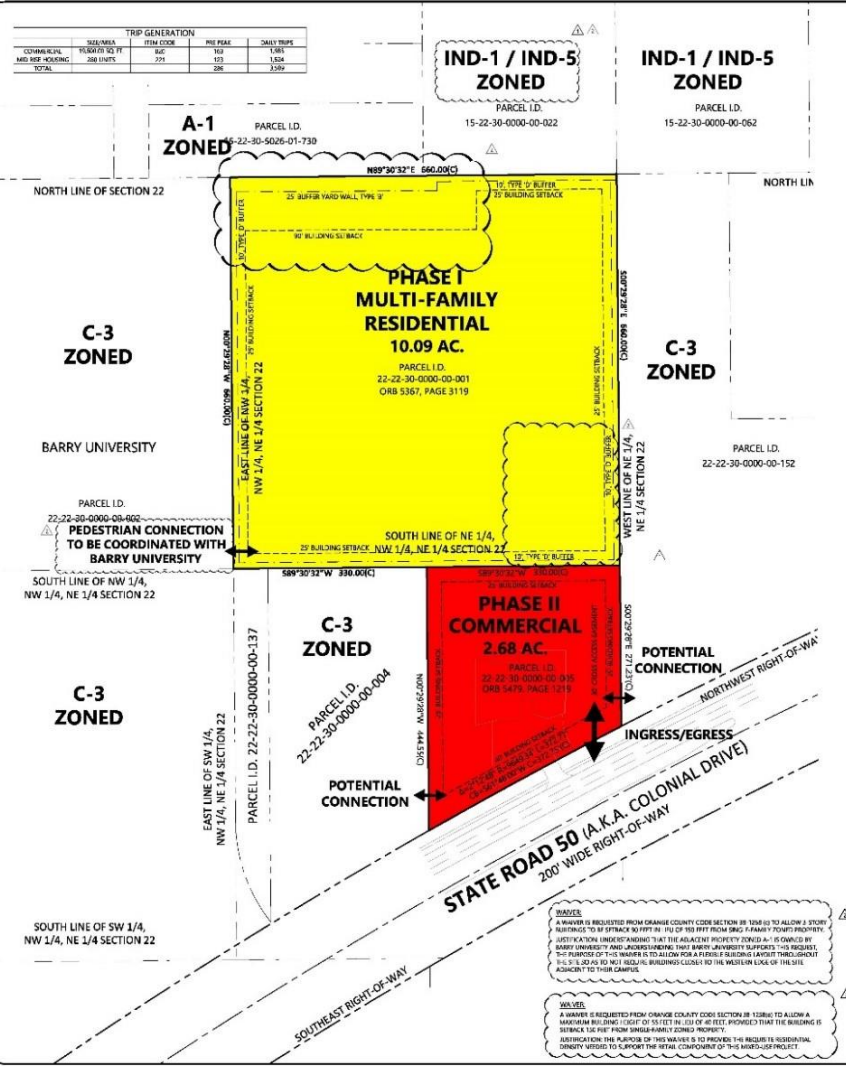
E COLONIAL DR

OLD CHENEY HY

N FORSYTH RD



Wise Colonial Planned Development / Land Use Plan Overall Land Use Plan



SITE DATA

PARCEL ID: 22-22-30-0000-00-001 & 22-22-30-0000-00-002
 MAP ADDRESS: 1815 EDGEWATER DRIVE, STE. 200, ORLANDO, FL 32807
 SITE ADDRESS: 1277 AC, 556261 SQ.FT.
 DRAINAGE UTILITY COMMISSION: ORANGE COUNTY UTILITIES
 SEWER SYSTEM: BALDWIN PARK 15 CAPACITY 40 ENROLLED 855
 SCHOOLS: ELEVENSEVEN CAPACITY 1,345 ENROLLED 1,345
 WINTER PARK HS CAPACITY 3,723 ENROLLED 3,355
 C-3 (W) RESEARCH COMMERCIAL DISTRICT

PROPOSED FEATURES LEGEND

COMMERCIAL AREA
 RESIDENTIAL AREA

NOTES

- THE STORMWATER MANAGEMENT SYSTEMS SHALL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
- LANDSCAPING, BUFFERING, AND OPEN SPACE SHALL BE PROVIDED PER CHAPTER 24 OF ORANGE COUNTY CODE.
- SOLID WASTE MANAGEMENT / RECYCLING FACILITY PROXIMITY - THE APPLICANT / OWNER HAS AN AFFIRMATIVE OBLIGATION TO EXPRESSLY NOTIFY POTENTIAL PURCHASERS, BUILDERS, AND/OR TENANTS OF THE LOCATION OF ANY APPROPRIATE FACILITY, INCLUDING A CONSPICUOUS NOTICE ON THE PLAT AND/OR A RECORDED RESTRICTIVE COVENANT, AS APPLICABLE, THAT THE PROPERTY ON THE NORTH-DEED BOUNDARY THAT IS NOT RESIDENTIAL CURRENTLY HAS A PERMIT FOR A CONCRETE CURBSIDE WASHING FACILITY WHICH MAY BE THE SOURCE OF OFFICE OILS AND WASTE TO ADJACENT PROPERTIES IF IT IS NOT MANAGED PROPERLY.
- HABITAT: SURVEY ELEMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS RELATING TO SURVEY AND PLANTS INTENT TO BE HARVESTED OR USED FOR PROPAGATION, PRESERVATION, OR RESEARCH. THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERNS AND TO NOTIFY AND CONSULT, IF NECESSARY, ANY RELEVANT AGENCIES FOR "PERMITTING OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION."
- SETBACKS: ALL SETBACKS SHALL BE PROVIDED PER THE PROVISIONS OF CHAPTER 24 OF ORANGE COUNTY CODE. SETBACKS SHALL BE PROVIDED PER THE PROVISIONS OF CHAPTER 24 OF ORANGE COUNTY CODE. SETBACKS SHALL BE PROVIDED PER THE PROVISIONS OF CHAPTER 24 OF ORANGE COUNTY CODE. SETBACKS SHALL BE PROVIDED PER THE PROVISIONS OF CHAPTER 24 OF ORANGE COUNTY CODE.
- PLANTING: PLANTING OF VEGETATION ON FRONT OF PROPERTY (SHOULDS, HILLS, ETC.) AND OTHER MEASURES, INCLUDING ORANGE COUNTY CODE CHAPTER 15 ENVIRONMENTAL CONTROL, SHALL BE PROVIDED PER THE PROVISIONS OF CHAPTER 15 OF ORANGE COUNTY CODE. PLANTING SHALL BE PROVIDED PER THE PROVISIONS OF CHAPTER 15 OF ORANGE COUNTY CODE. PLANTING SHALL BE PROVIDED PER THE PROVISIONS OF CHAPTER 15 OF ORANGE COUNTY CODE.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE. DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE. DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE. DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE. DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE.
- A 20' BUFFER SHALL BE PROVIDED FROM COUSAL DRIVE (E.A. 30') TO THE MULTI-FAMILY RESIDENTIAL TRACT AS PART OF THE PHASE I DEVELOPMENT PLAN SUBMITTAL.
- BURLEIGH AND HOLE SEVE SHALL BE PROHIBITED. GROUND AND FACIA SIGNS SHALL COMPLY WITH CHAPTER 315.

COMMERCIAL TRACT

PROPOSED FLOOR AREA RATIO: 0.17 (18,600 SQ. FT.)
 SITE AREA: 2,68 AC (115,740 SQ.FT.)
 MINIMUM SURFACE LOT TO FRONT: 75'
 OPEN SPACE: 20%
 MAXIMUM BUILDING HEIGHT: 35 FEET
 PERMITTED USES: C-3 / ZONING DISTRICT
 BUILDING SETBACKS:
 FRONT: 30 FEET
 SIDE: 25 FEET
 REAR: 25 FEET
 CORNER: 25 FEET
 PROPOSED COMMERCIAL: 11,500 SQ. FT.

MULTI-FAMILY RESIDENTIAL TRACTS

PROPOSED BLDG. UNIT: 280 UNITS
 PROPOSED DENSITY: 272 UNITS PER ACRE
 SITE AREA: 1,100 AC (47,600 SQ.FT.)
 OPEN SPACE: 20%
 MAXIMUM BUILDING HEIGHT: 55 FEET
 PERMITTED USES: RECREATIONAL AREA FOR THE MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH SECTION 88-255.
 BUILDING SETBACKS:
 FRONT: 35 FEET
 SIDE: 25 FEET
 REAR: 25 FEET
 BUFFER: 25 FEET
 15 FT. TYPE 'B' BUFFER ADJACENT TO NONRESIDENTIAL ZONED PROPERTIES.
 75 FT. TYPE 'B' BUFFER ON SW 1/4 WHERE ADJACENT TO SINGLE-FAMILY ZONED PROPERTIES.

NOTES

- MULTI-FAMILY SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 88-258 UNLESS OTHERWISE SPECIFIED BY THE ORANGE COUNTY CODE.

1815 EDGEWATER DRIVE, STE. 200
 ORLANDO, FLORIDA, 32804
 T 407.875.1273
 F 407.875.1278
 WWW.WISECOLONIAL.COM

WISE COLONIAL PD
 ORANGE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
1	05/11/2021	PRELIMINARY
2	05/11/2021	REVISIONS
3	05/11/2021	REVISIONS
4	05/11/2021	REVISIONS
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100	05/11/2021	REVISIONS

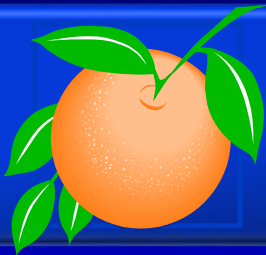
PROJECT NUMBER: 527118093
 DRAWING NUMBER: C1.0
 DRAWING NAME: LAND USE PLAN
 LUP-19-03-088



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Wise Colonial Planned Development / Land Use Plan (PD/LUP), dated “Received July 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

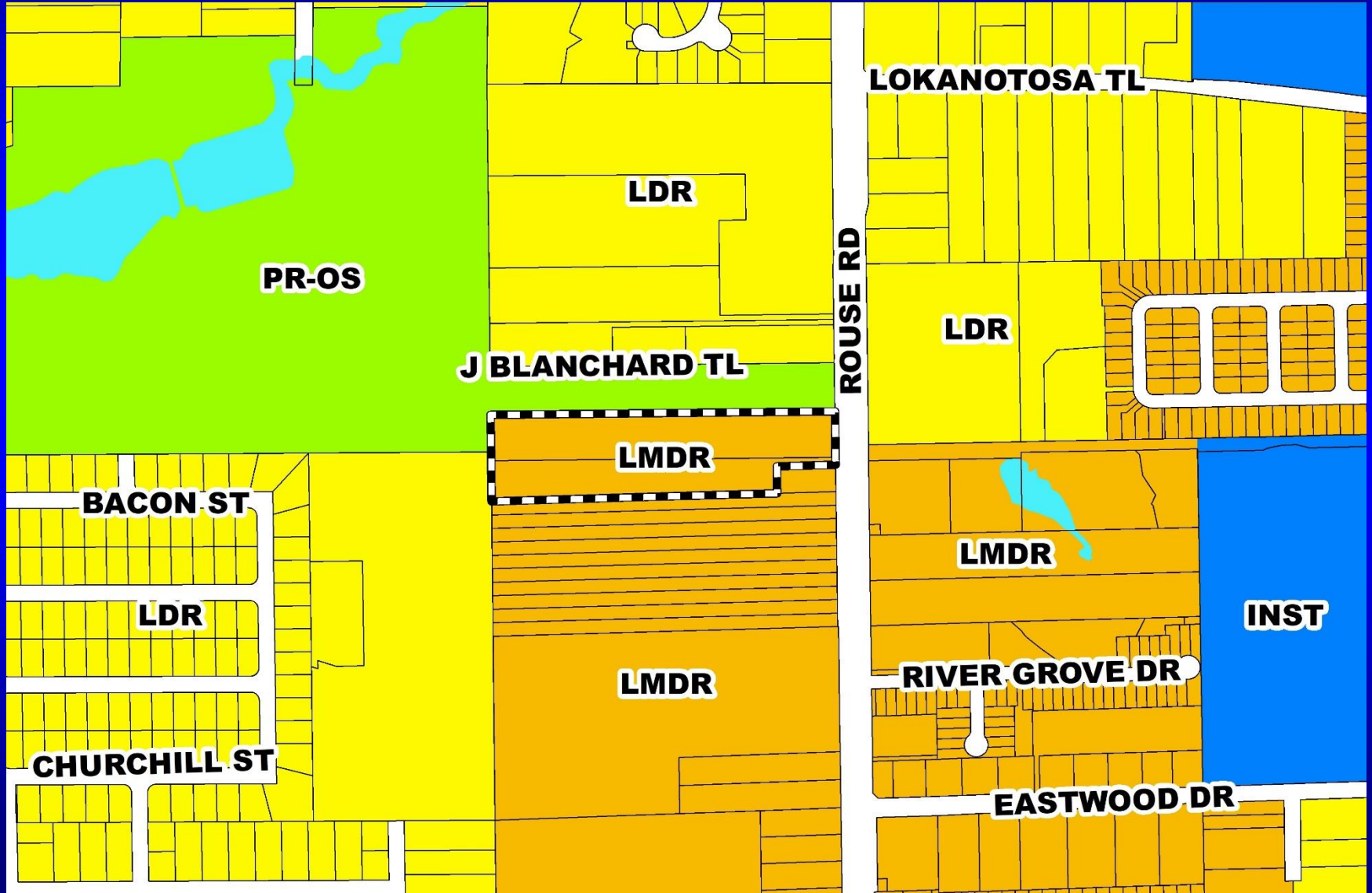


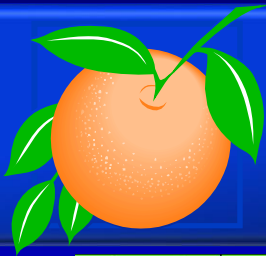
Rouse Road Townhomes Planned Development / Land Use Plan

- Case:** LUP-18-11-386
- Project Name:** Rouse Road Townhomes Planned Development / Land Use Plan
- Applicant:** Bryan Potts, Tannath Design, Inc.
- District:** 5
- Acreage:** 8.58 gross acres
6.96 developable acres
- Location:** 2460 and 2484 Rouse Road; generally south of Jay Blanchard Trail, and west of Rouse Road.
- Request:** To rezone two (2) parcels containing 8.58 gross acres from R-1 (Single-Family Dwelling District) to PD (Planned Development District), in order to construct fifty-four (54) attached residential dwelling units. One (1) waiver related to the PD Perimeter Setback is associated with this request.

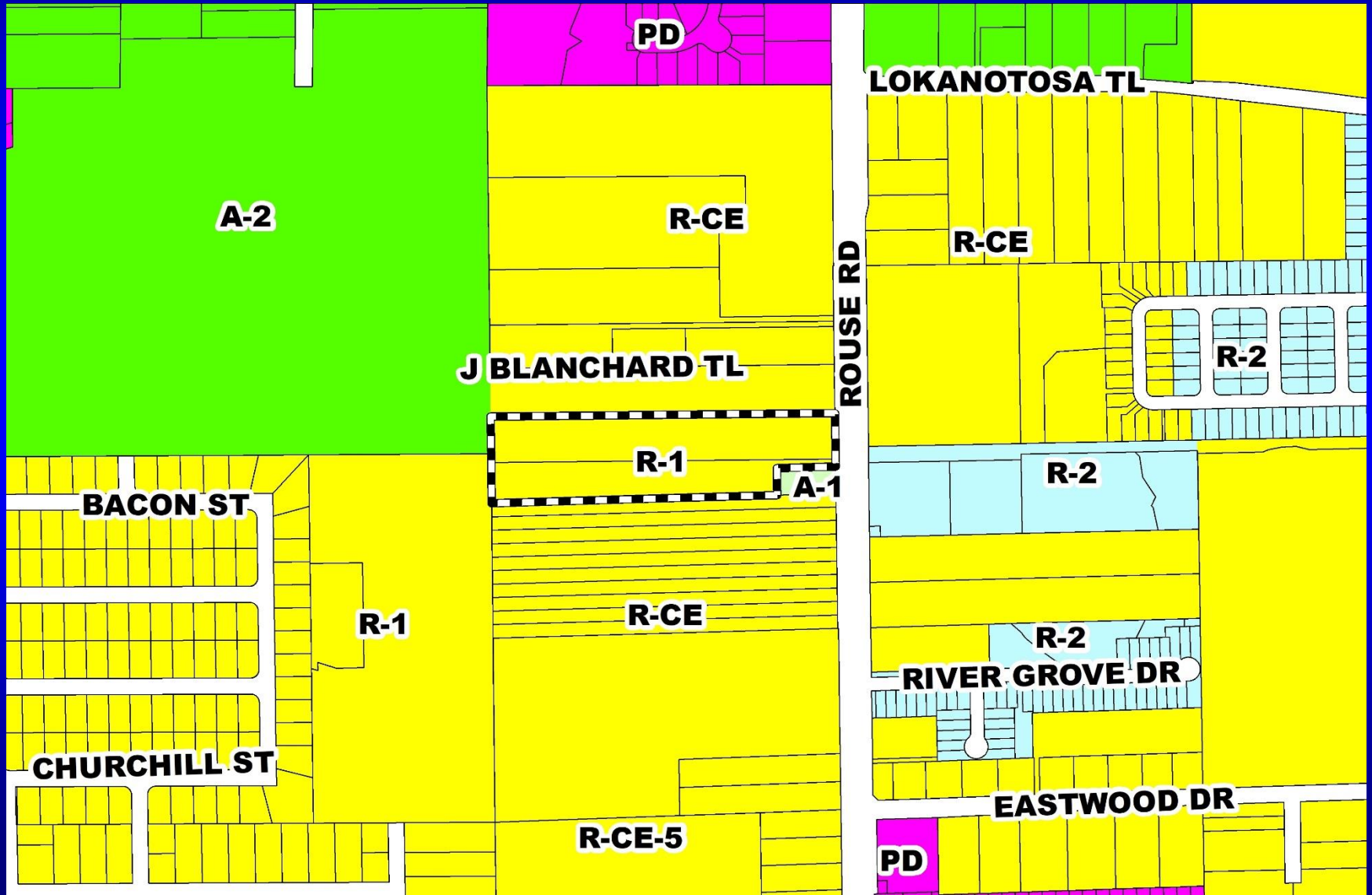


Rouse Road Townhomes Planned Development / Land Use Plan Future Land Use Map



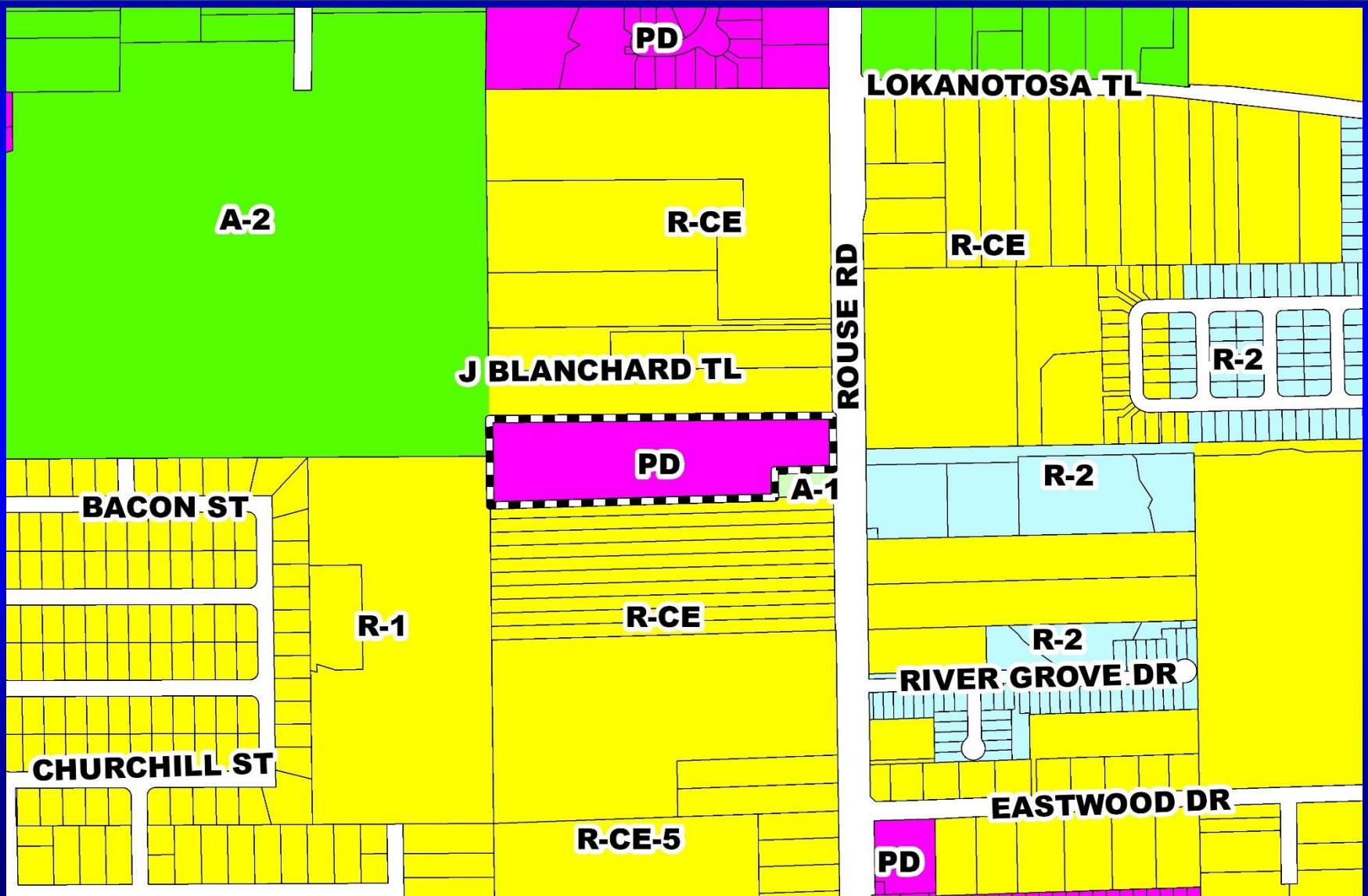


Rouse Road Townhomes Planned Development / Land Use Plan Zoning Map



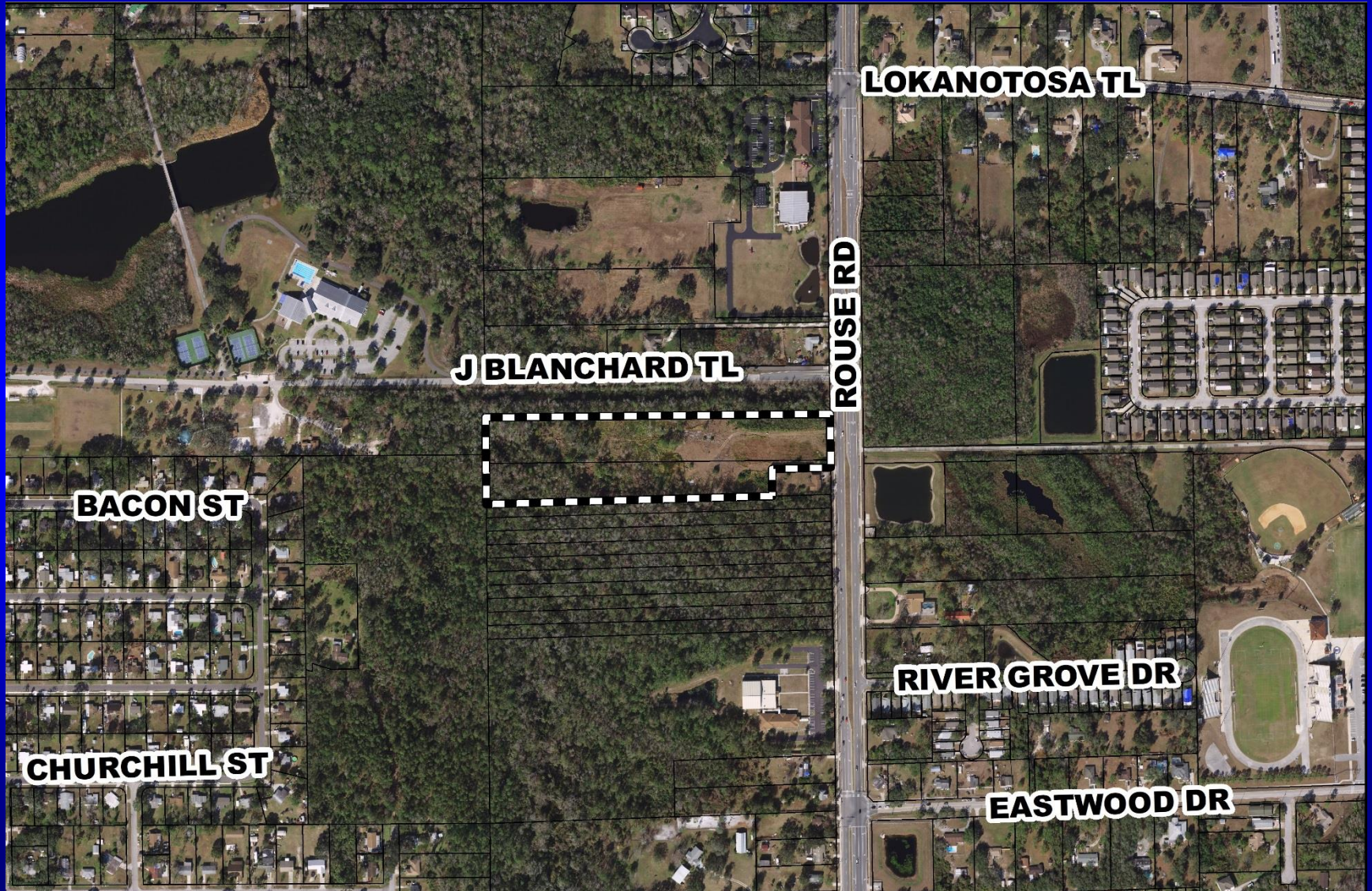


Rouse Road Townhomes Planned Development / Land Use Plan Proposed Zoning Map





Rouse Road Townhomes Planned Development / Land Use Plan Aerial Map



LOKANOTOSA TL

J BLANCHARD TL

ROUSE RD

BACON ST

CHURCHILL ST

RIVER GROVE DR

EASTWOOD DR



Rouse Road Townhomes Planned Development / Land Use Plan Overall Land Use Plan

ROUSE ROAD TOWNHOMES LAND USE PLAN (LUP-18-11-386) 16-22-31-8972-00-080 & 090



SITE DATA

PROPERTY LOCATION: 2680 ROUSE ROAD, 2680 ROUSE ROAD, 2680 ROUSE ROAD
 PARCEL ID: 18-22-31-8972-00-080 & 090
 LOCAL MUNICIPALITY: ORANGE COUNTY
 ZONING FUTURE LAND USE: LOW MEDIUM DENSITY RESIDENTIAL (LMR)
 PROPOSED FUTURE LAND USE: R-1 (SINGLE FAMILY RESIDENTIAL) (SFR)
 CURRENT ZONING: R-1
 PROPOSED JAB: TOWNHOMES
 PROPOSED AREA: 6,880 SF
 NET DEVELOPMENT AREA: 6,816 AG
 NEIGHBORHOOD: 15
 PROJECT NAME: ROUSE ROAD TOWNHOMES
 PROJECT NUMBER: 18-22-31-8972-00-080 & 090
 PROJECT ADDRESS: 2680 ROUSE ROAD, ORANGE COUNTY, FLORIDA
 PROJECT CONTACT: JOSEPH SEVINO
 PROJECT PHONE: (407) 860-2008
 PROJECT EMAIL: JOSEPH@SEVINO.COM

REGULATORY INFORMATION:
 SUBDIVISION OF LOTS SHALL BE CONDUCTED AND REPORTED IN ACCORDANCE WITH ORANGE COUNTY DEPT. OF PLANNING AND COMMUNITY DEVELOPMENT, A DIVISION OF THE COUNTY OF ORANGE, FLORIDA. THE SUBDIVISION SHALL BE CONDUCTED IN ACCORDANCE WITH THE SUBDIVISION ACT, CHAPTER 218, F.S. AND THE SUBDIVISION REGULATIONS, CHAPTER 218.09, F.A.C.

OWNER'S REPRESENTATIVE:
 THE OWNERS AND MAINTAINED BY THE PROPERTY OWNER.
 THE OWNERS AND MAINTAINED BY THE PROPERTY OWNER.
 THE OWNERS AND MAINTAINED BY THE PROPERTY OWNER.
 THE OWNERS AND MAINTAINED BY THE PROPERTY OWNER.

GENERAL SITE NOTES:
 1. THE SITE IS LOCATED IN A D-1 ZONE AS SHOWN ON THE ORANGE COUNTY ZONING MAP.
 2. THE SITE IS CURRENTLY AN OPEN FIELD.
 3. THE SITE IS CURRENTLY AN OPEN FIELD.
 4. THE SITE IS CURRENTLY AN OPEN FIELD.
 5. THE SITE IS CURRENTLY AN OPEN FIELD.

VEGETATION:
 THE SITE IS CURRENTLY AN OPEN FIELD.
 THE SITE IS CURRENTLY AN OPEN FIELD.
 THE SITE IS CURRENTLY AN OPEN FIELD.
 THE SITE IS CURRENTLY AN OPEN FIELD.

LEGAL DESCRIPTION:
 THE SITE IS CURRENTLY AN OPEN FIELD.
 THE SITE IS CURRENTLY AN OPEN FIELD.
 THE SITE IS CURRENTLY AN OPEN FIELD.
 THE SITE IS CURRENTLY AN OPEN FIELD.

EXISTING UTILITIES:
 THE SITE IS CURRENTLY AN OPEN FIELD.
 THE SITE IS CURRENTLY AN OPEN FIELD.
 THE SITE IS CURRENTLY AN OPEN FIELD.
 THE SITE IS CURRENTLY AN OPEN FIELD.

PROPOSED DEVELOPMENT:
 THE SITE IS CURRENTLY AN OPEN FIELD.
 THE SITE IS CURRENTLY AN OPEN FIELD.
 THE SITE IS CURRENTLY AN OPEN FIELD.
 THE SITE IS CURRENTLY AN OPEN FIELD.

PROPOSED USES:
 THE SITE IS CURRENTLY AN OPEN FIELD.
 THE SITE IS CURRENTLY AN OPEN FIELD.
 THE SITE IS CURRENTLY AN OPEN FIELD.
 THE SITE IS CURRENTLY AN OPEN FIELD.

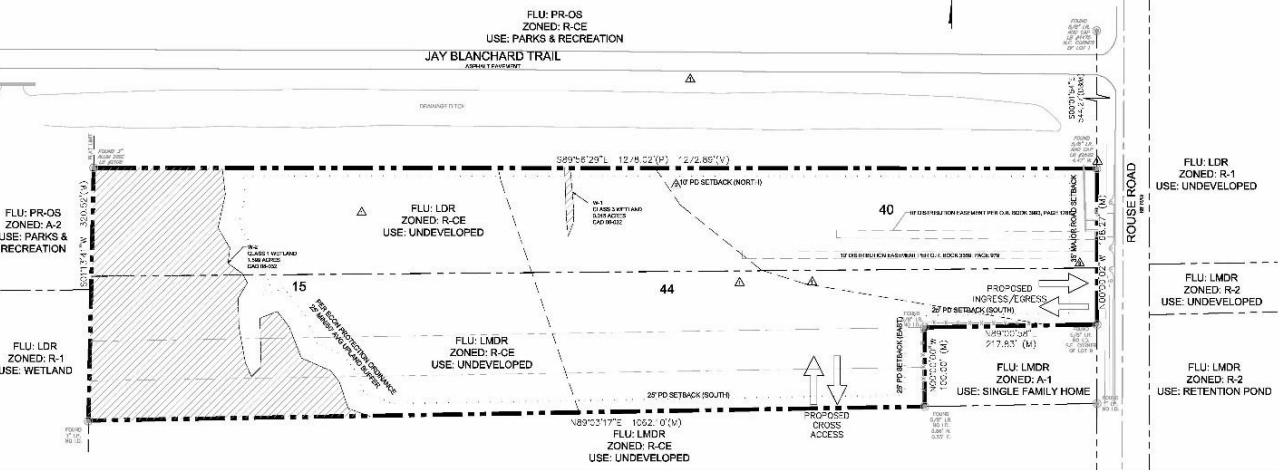
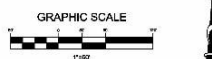
NOTICE:
 THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA PROVIDED HEREIN.

OWNER/DEVELOPER:
 FLORIDA HOUSING AFFORDABILITY
 1101 N. LAKE DESTINY RD., STE 250
 MAITLAND, FL 32751
 (407) 860-2008
 CONTACT: Joseph Sevino
 JOSEPH@SEVINO.COM

SURVEYOR:
 BRADLEY COX & ASSOCIATES
 LAND SURVEYING
 405 W. 25TH STREET
 SANFORD, FL 32711
 (407) 323-9202
 CONTACT: Bradley Cox, P.S.M.

ENGINEER:
 TANNATH DESIGN, INC.
 2494 ROSE SPRING DRIVE
 ORLANDO, FL 32825
 (407) 375-2474
 CONTACT: Bryan Potts, P.E.
 BPOTTS@TANNATH.COM

ENVIRONMENTAL:
 BIO-TECH CONSULTING, INC.
 3025 EAST SOUTH STREET
 ORLANDO, FL 32803
 (407) 694-5969
 CONTACT: Daniel Gough
 DAN@BIO-TECHCONSULTING.COM



THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA PROVIDED HEREIN.

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	11/18/18	JAS	ISSUED FOR PERMIT
2	11/18/18	JAS	ISSUED FOR PERMIT
3	11/18/18	JAS	ISSUED FOR PERMIT
4	11/18/18	JAS	ISSUED FOR PERMIT
5	11/18/18	JAS	ISSUED FOR PERMIT
6	11/18/18	JAS	ISSUED FOR PERMIT
7	11/18/18	JAS	ISSUED FOR PERMIT
8	11/18/18	JAS	ISSUED FOR PERMIT
9	11/18/18	JAS	ISSUED FOR PERMIT
10	11/18/18	JAS	ISSUED FOR PERMIT



LAND USE PLAN
 ROUSE ROAD TOWNHOMES
 2680 ROUSE ROAD & 2688 ROUSE ROAD
 ORANGE COUNTY, FLORIDA

SCALE:
 1" = 40'

DATE:
 11/18/18

BY:
 JAS

CHECKED BY:
 JAS

PROJECT NUMBER:
 18-22-31-8972-00-080 & 090

DATE:
 11/18/18

BY:
 JAS

CHECKED BY:
 JAS

PROJECT NUMBER:
 18-22-31-8972-00-080 & 090

C-1

SHEET NO.



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Rouse Road Townhomes Planned Development / Land Use Plan (PD/LUP), dated “July 19, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

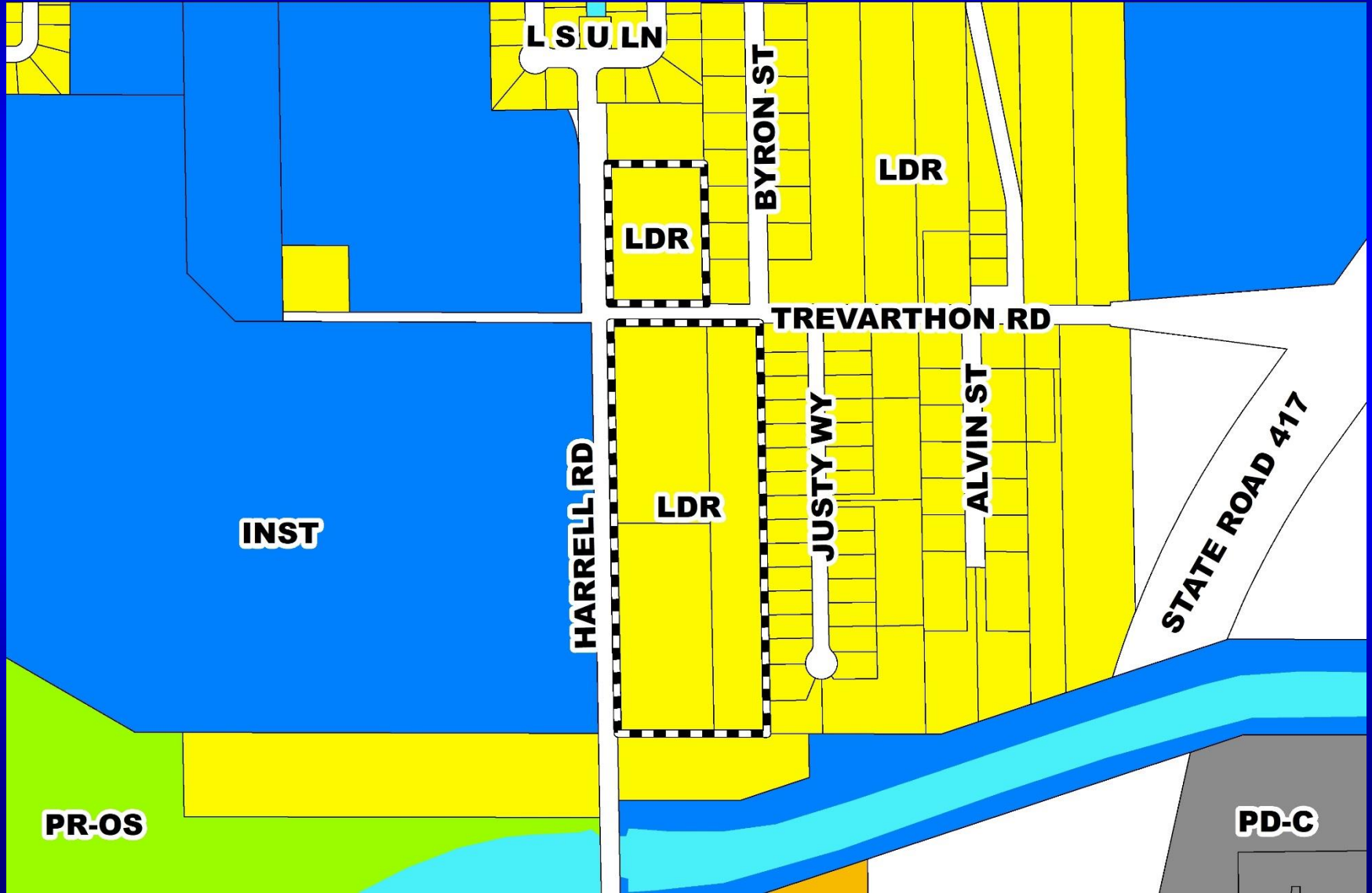


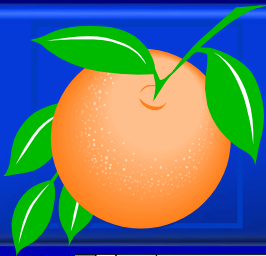
Harrell Oaks Planned Development / Land Use Plan

- Case:** LUP-19-02-074
- Project Name:** Harrell Oaks Planned Development / Land Use Plan
- Applicant:** Khaled Hussein
- Districts:** 3 and 5
- Acreage:** 16.90 gross acres
- Location:** Generally located east of Harrell Road, north and south of Trevarthon Road, and west of State Road 417.
- Request:** To rezone four (4) parcels containing 16.9 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District), in order to construct sixty-four (64) single-family detached dwelling units. One (1) waiver related to the PD Perimeter Setback is associated with this request.

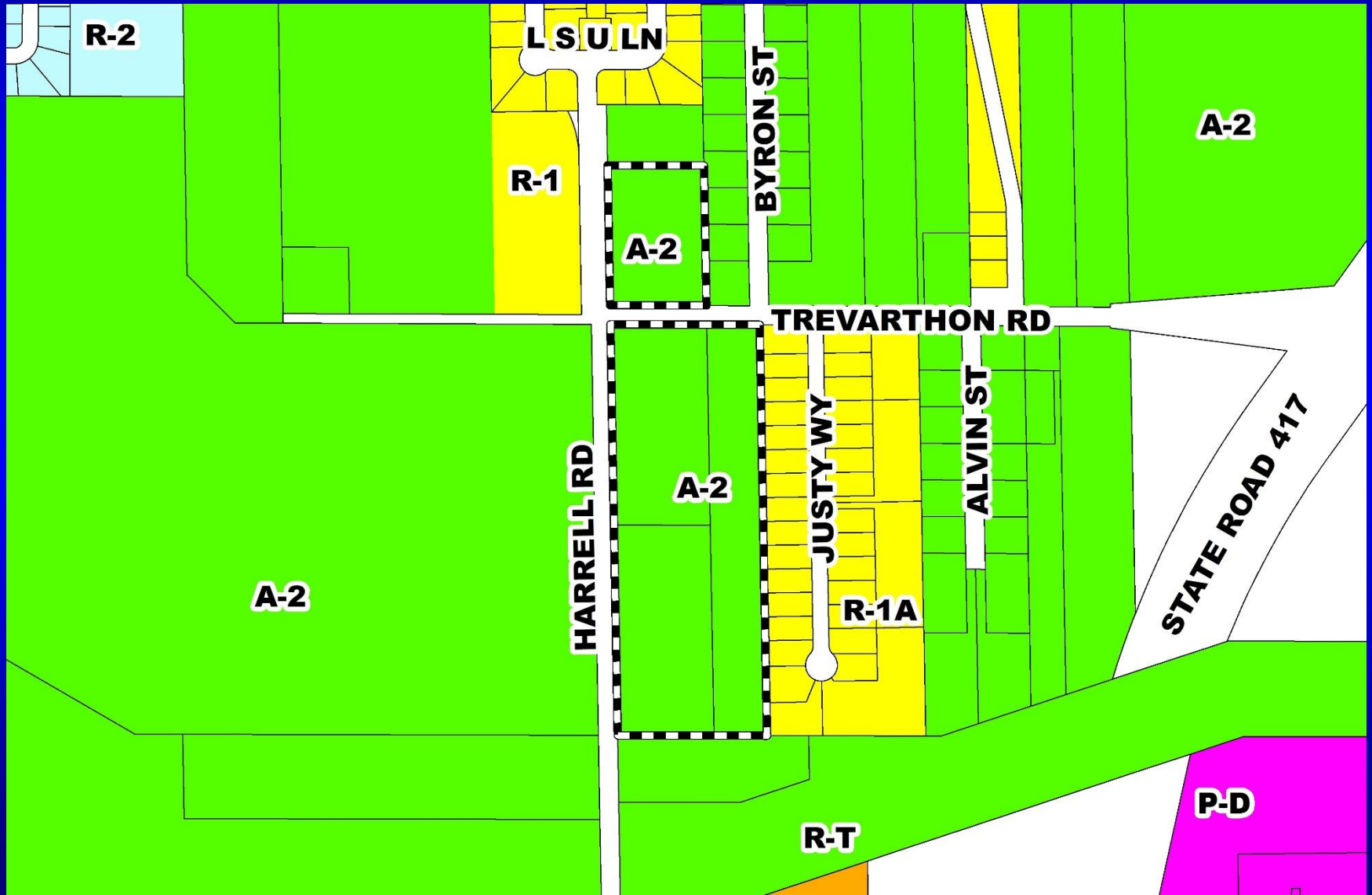


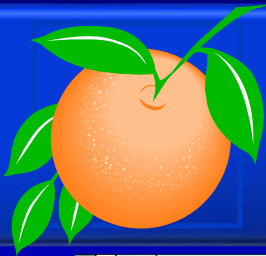
Harrell Oaks Planned Development / Land Use Plan Future Land Use Map



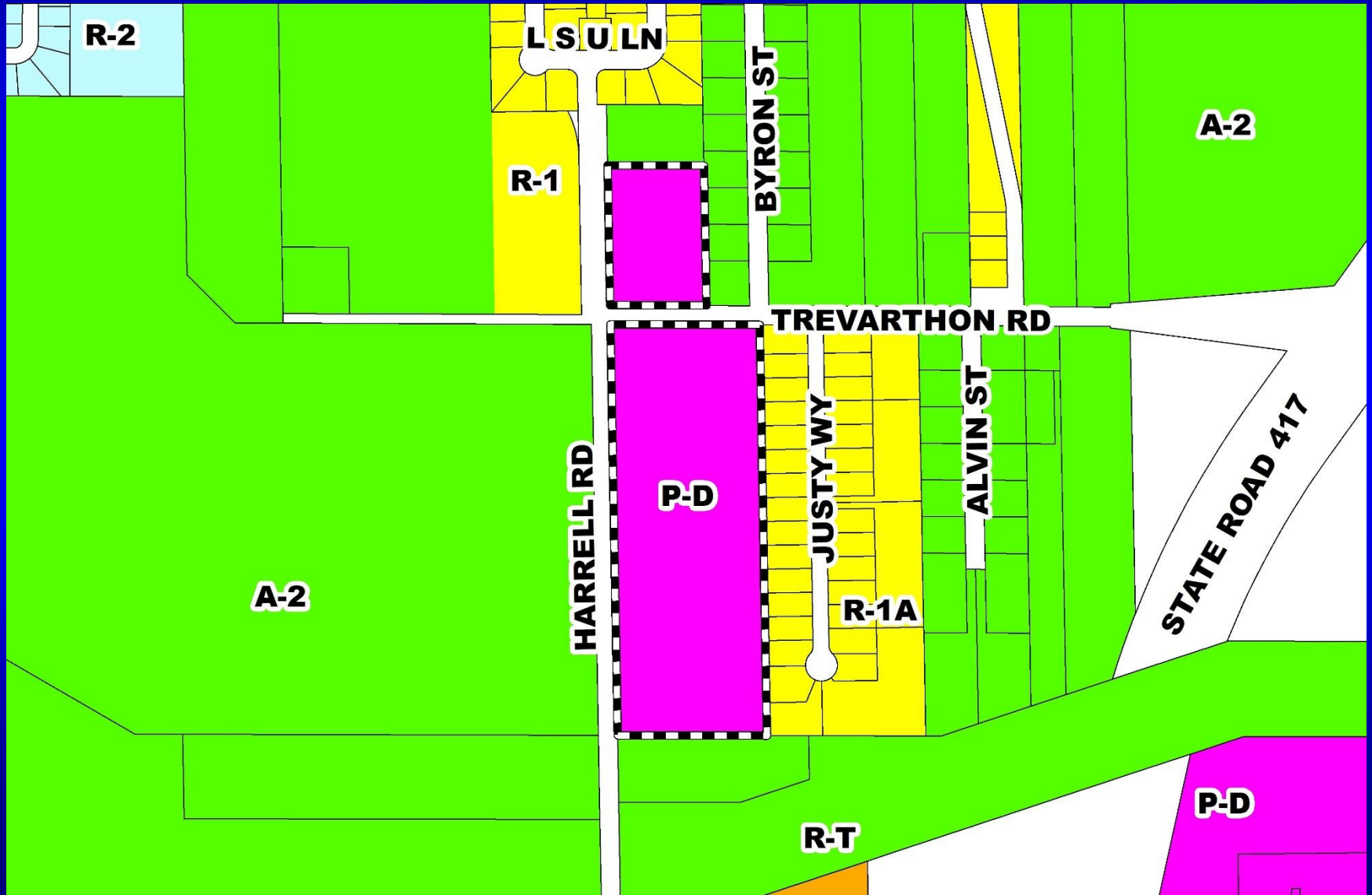


Harrell Oaks Planned Development / Land Use Plan Zoning Map





Harrell Oaks Planned Development / Land Use Plan Proposed Zoning Map



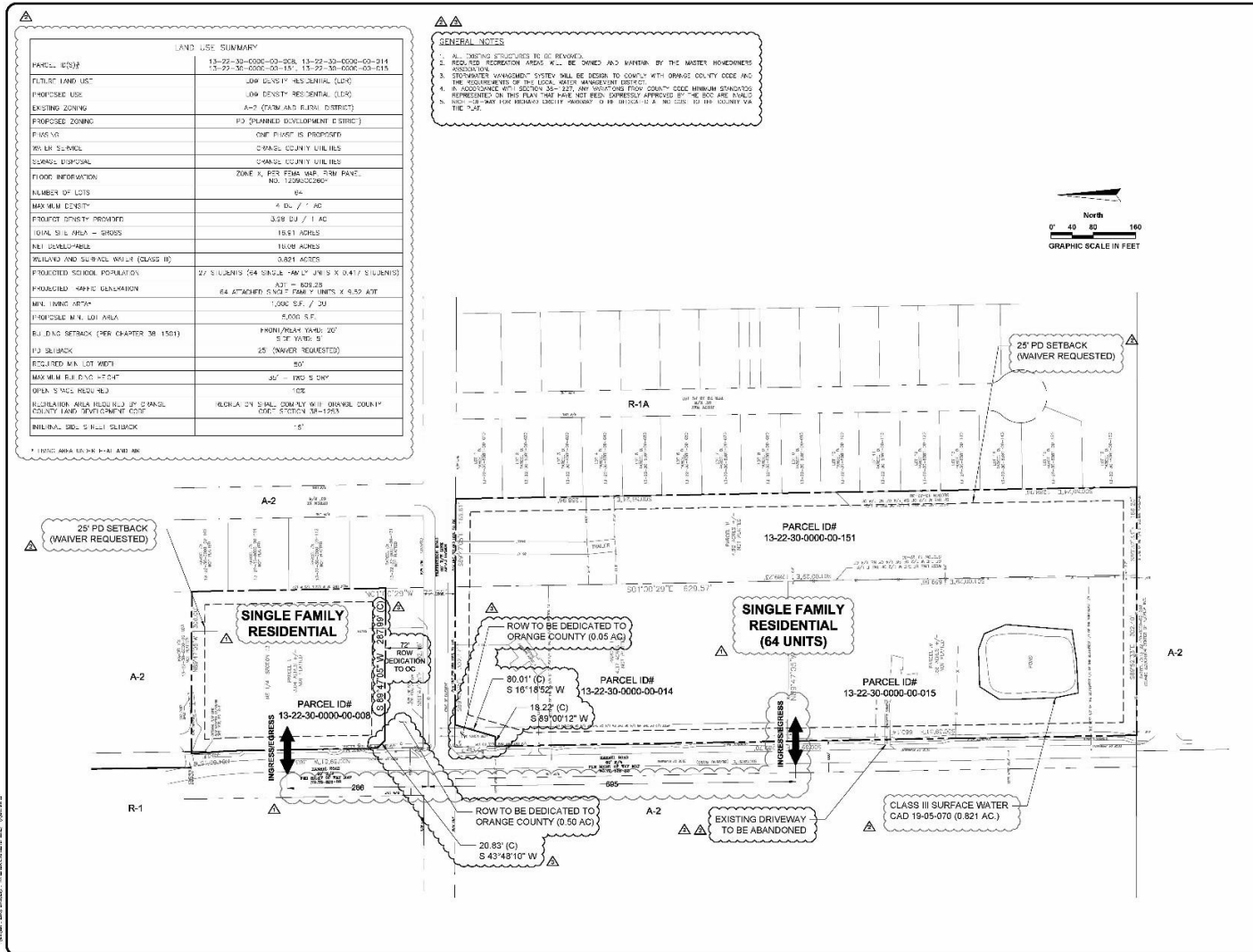


Harrell Oaks Planned Development / Land Use Plan Aerial Map





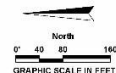
Harrell Oaks Planned Development / Land Use Plan Overall Land Use Plan



LAND USE SUMMARY

PARCEL ID#	13-22-30-0000-00-00A, 13-22-30-0000-00-01A, 13-22-30-0000-00-01B
PLANNED LAND USE	LOW DENSITY RESIDENTIAL (LDR)
PROPOSED USE	LOW DENSITY RESIDENTIAL (LDR)
EXISTING ZONING	A-2 (P&M AND FLRA DISTRICT)
PROPOSED ZONING	P3 PLANNED DEVELOPMENT DISTRICT
PLANS	ONE PLAN IS PROPOSED
WATER SERVICE	ORANGE COUNTY UTILITIES
SEWER DISPOSAL	ORANGE COUNTY UTILITIES
FLOOD INFORMATION	ZONE X PER FIRM MAP T-2001 FIRM, NO. 12563C0280
NUMBER OF LOTS	64
MAX MIN DENSITY	4 DU / 1 AC
PRODUCTIVITY PROVIDED	3.28 DU / 1 AC
TOTAL SITE AREA - GROSS	18.61 ACRES
NET DEVELOPABLE	10.08 ACRES
DEVELOPABLE SURFACE WATER (LARGE ID)	0.821 ACRES
PROPOSED SCHOOL POPULATION	27 STUDENTS (64 SINGLE-FAMILY UNITS X 0.417 STUDENTS)
PROPOSED MATH EDUCATION	437 - 408.28 64 ATTACHED SINGLE-FAMILY UNITS X 6.85 AWT
MIN. TRAVEL DISTANCE	1,000 SF / 20
PROPOSED MIN. LOT AREA	5,000 SF
REJ. DRAG SETBACK (PER CHAPTER 38 1501)	FRONT/REAR: 20' / 5' OF YARDS
P3 SETBACK	25' (WAIVER REQUESTED)
REQUIRED MIN. LOT WIDTH	50'
MAX MIN. BLD. DWT. HEIGHT	30' - 100' S. DRY
OPEN SPACE REQUIRED	10%
ILLUSTRATION AREA REGULATED BY ORANGE COUNTY LAND MANAGEMENT CODE	REGULATED BY ORANGE COUNTY CODE SECTION 38-1503
MINIMUM SETBACKS TO SETBACK	15'

- GENERAL NOTES**
- ALL EXISTING STRUCTURES TO BE DEMOLISHED.
 - REQUIRED RESTORATION AREAS WILL BE OWNED AND MAINTAINED BY THE MASTER HOMEOWNERS ASSOCIATION.
 - STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO COMPLY WITH ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICTS.
 - ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 - ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 - ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.





AVCON, INC.
CORPORATE OFFICE: 1000 S. GARDNER ST., SUITE 100
ORANGE, CA 92668
TELEPHONE: (714) 961-1111
FAX: (714) 961-1112
WWW.AVCON.COM

30% BUREAU PER PLAN REVIEW

**SUBDIVISION
PLAN**

HARRELL OAKS

LAND USE PLAN

SCALE:

NO.	DATE	BY	DESCRIPTION
1	04/18/18	AEM	REV. PER TRC COMMENTS
2	05/01/18	CFM	REV. PER TRC COMMENTS

DESIGNED BY: AEM
 DRAWN BY: AEM
 CHECKED BY: RVB
 APPROVED BY: RVB
 DATE: 02-15-19

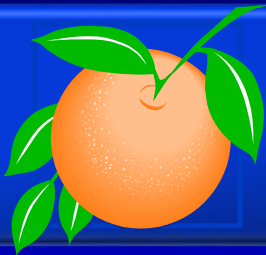
AVCON PROJECT No. 2019.0281.01



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Harrell Oaks Planned Development / Land Use Plan (PD/LUP), dated “July 3, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

Districts 3 and 5



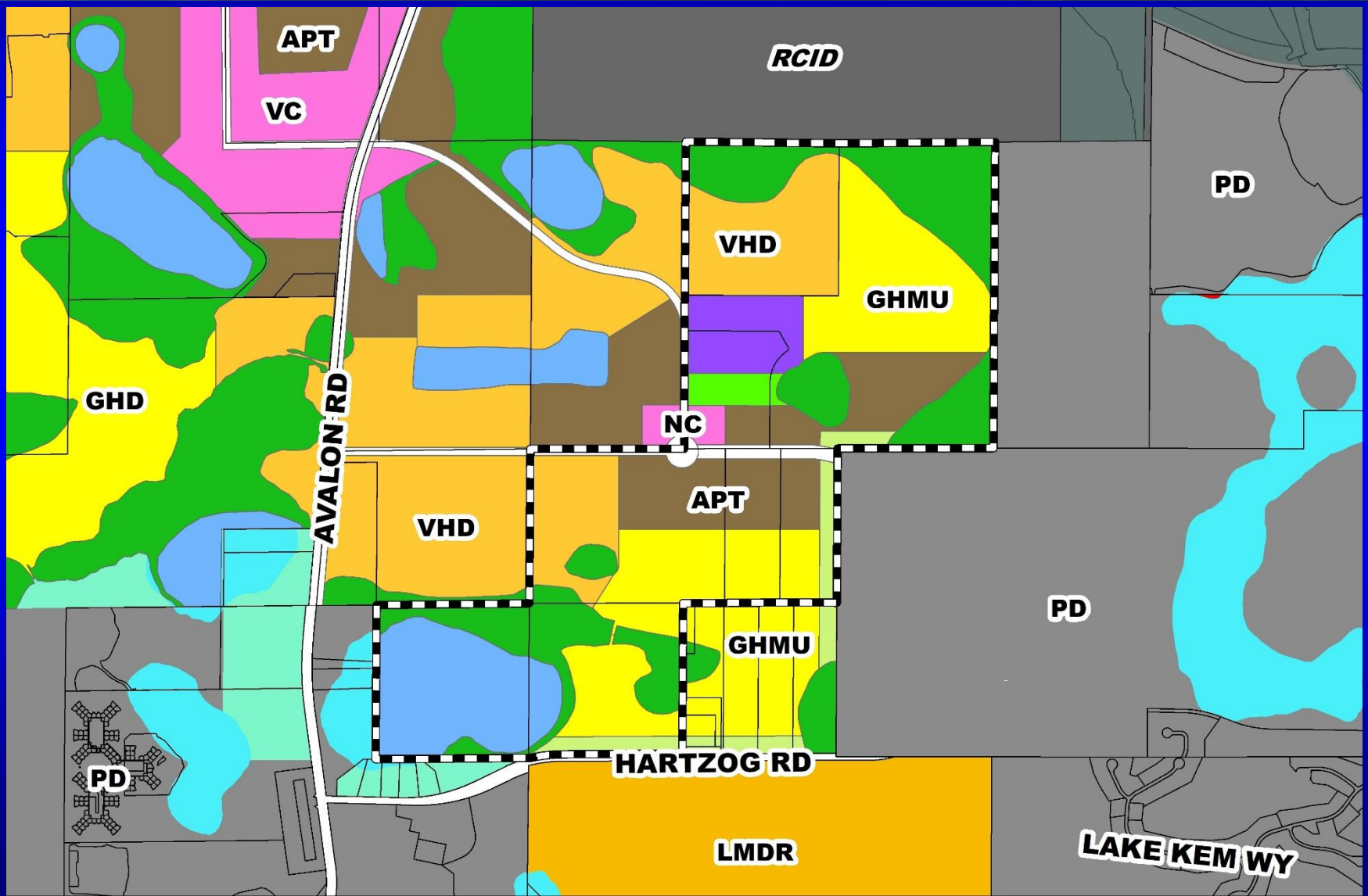
Withers

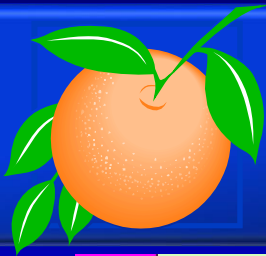
Planned Development / Land Use Plan

- Case:** LUP-18-10-355
- Project Name:** Withers Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 320.75 gross acres
- Location:** Generally east of Avalon Road, north of Hartzog Road, and south of Western Way.
- Request:** To rezone eight (8) parcels containing 320.75 gross acres from A-1 and A-2 to PD, in order to construct 814 residential units, 10,000 square feet of commercial uses, and future conveyance of an Adequate Public Facility (APF) park, a middle school, and an elementary school. Six (6) waivers to allow for alleys to be in tracts in lieu of easements; to allow for lots that front mews, parks, or open spaces to access through tracts or easements; and to allow the project to proceed beyond 5% of the approved entitlements prior to conveyance of the school sites.

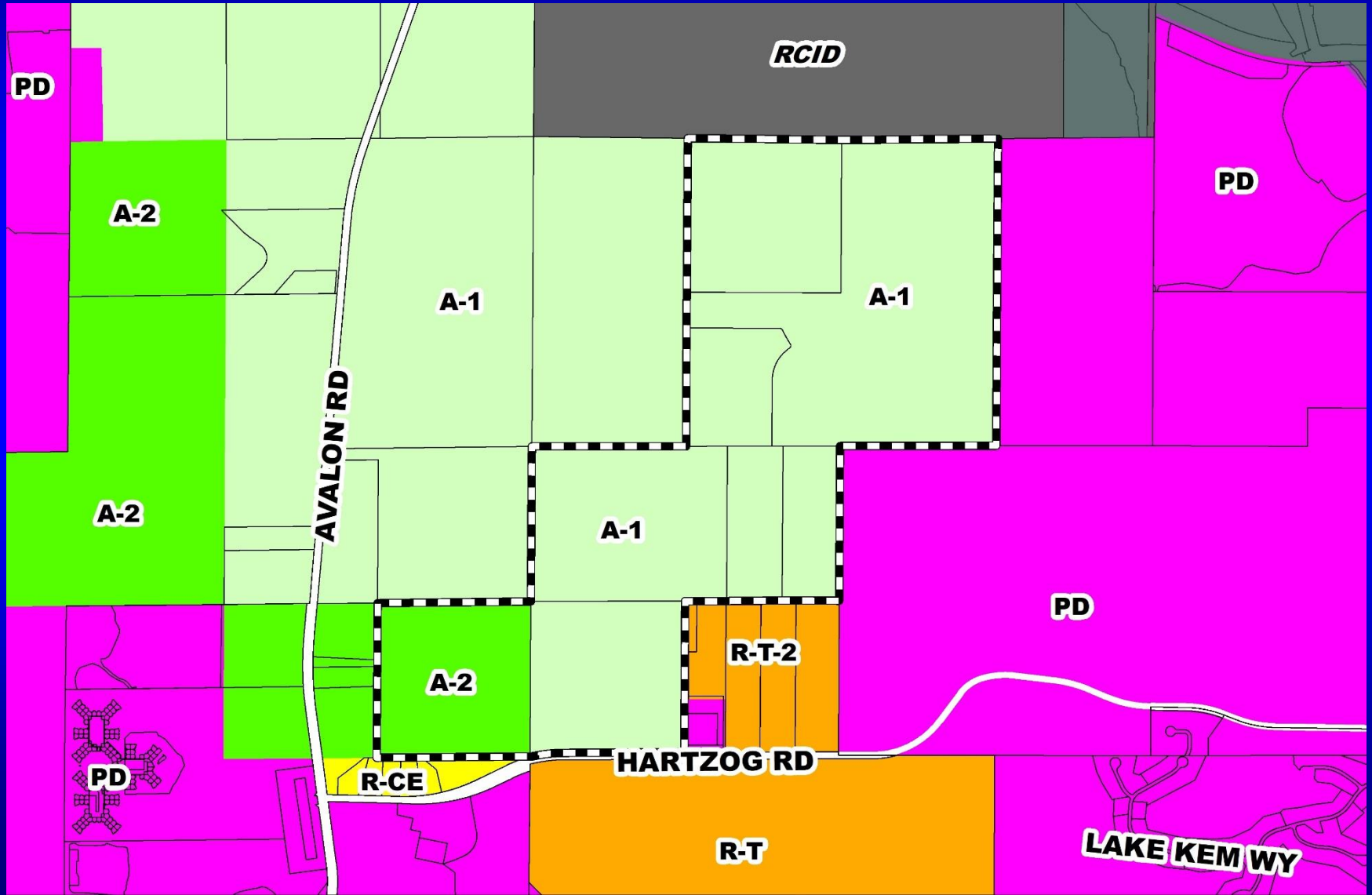


Withers Planned Development / Land Use Plan Future Land Use Map



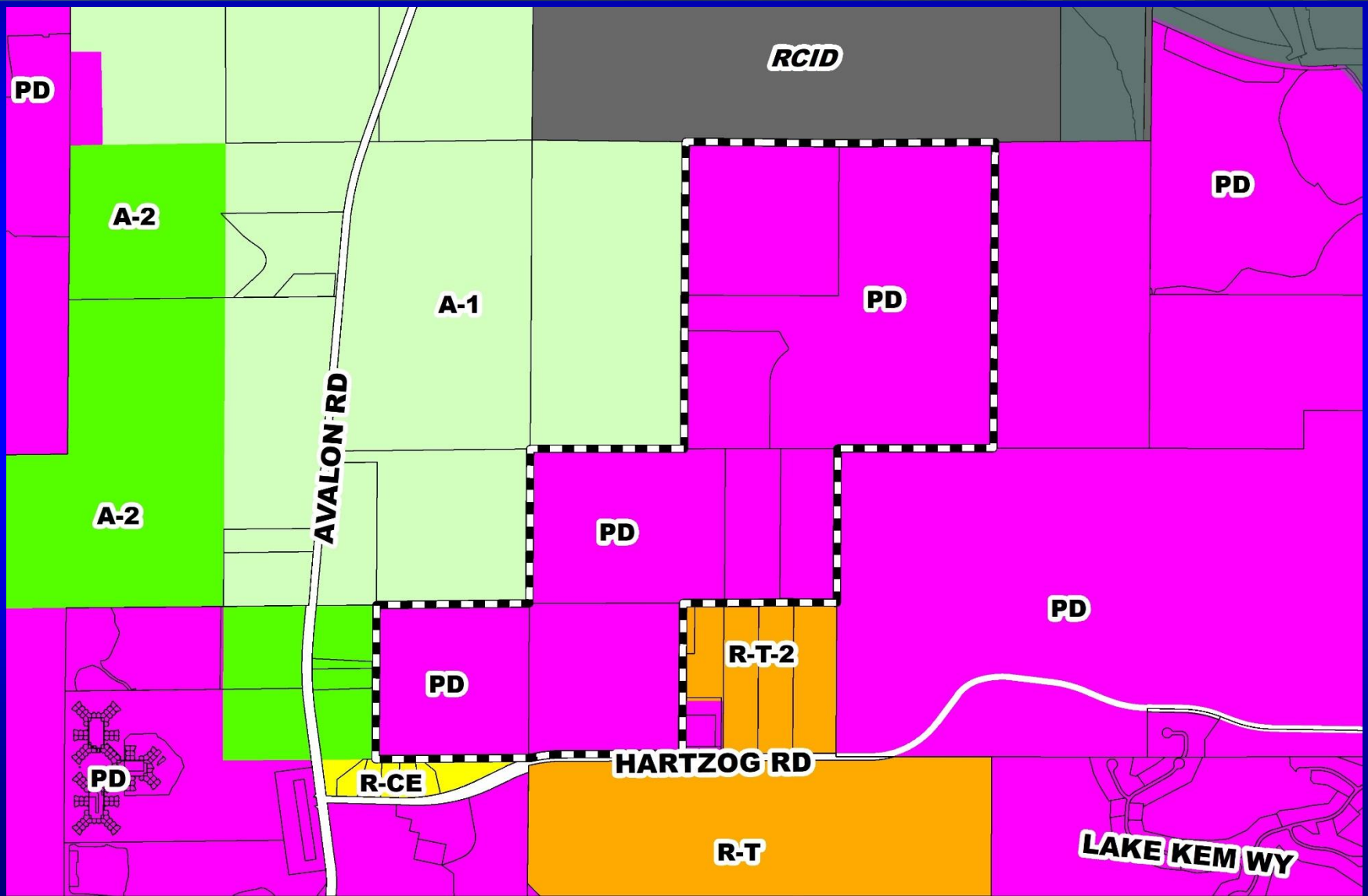


Withers Planned Development / Land Use Plan Zoning Map



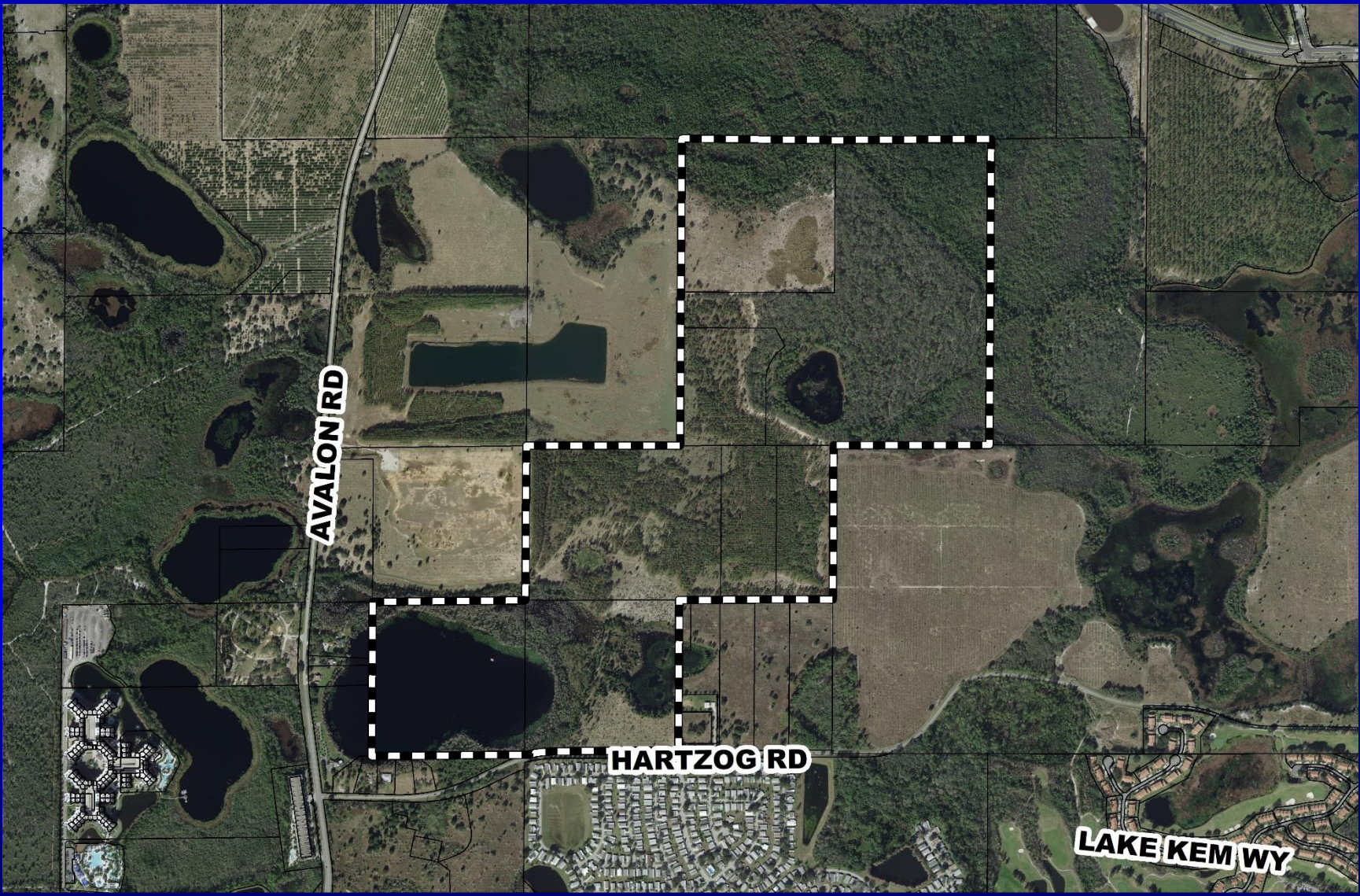


Withers Planned Development / Land Use Plan Proposed Zoning Map



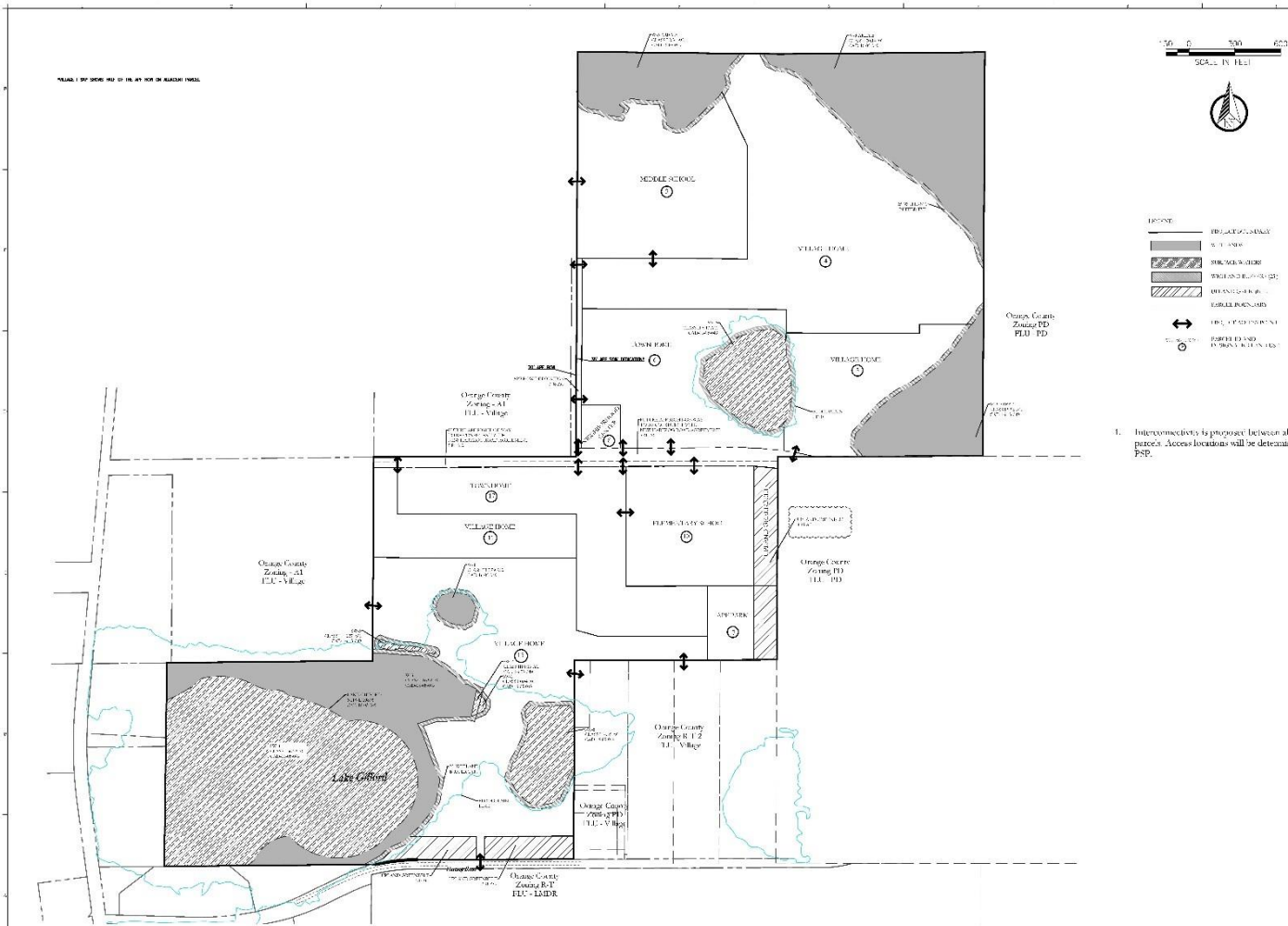


Withers Planned Development / Land Use Plan Aerial Map





Withers Planned Development / Land Use Plan Overall Land Use Plan



1. Interconnectivity is proposed between all adjacent parcels. Access locations will be determined at PDP.

Scale: 1" = 100'

Legend

Orange County Zoning - R1	Orange County Zoning - R1.2	Orange County Zoning - R1.5	Orange County Zoning - R1.5-Village	Orange County Zoning - R1.5-LDR
Orange County Zoning - R1	Orange County Zoning - R1.2	Orange County Zoning - R1.5	Orange County Zoning - R1.5-Village	Orange County Zoning - R1.5-LDR
Orange County Zoning - R1	Orange County Zoning - R1.2	Orange County Zoning - R1.5	Orange County Zoning - R1.5-Village	Orange County Zoning - R1.5-LDR
Orange County Zoning - R1	Orange County Zoning - R1.2	Orange County Zoning - R1.5	Orange County Zoning - R1.5-Village	Orange County Zoning - R1.5-LDR
Orange County Zoning - R1	Orange County Zoning - R1.2	Orange County Zoning - R1.5	Orange County Zoning - R1.5-Village	Orange County Zoning - R1.5-LDR
Orange County Zoning - R1	Orange County Zoning - R1.2	Orange County Zoning - R1.5	Orange County Zoning - R1.5-Village	Orange County Zoning - R1.5-LDR

**HORIZON WEST
VILLAGE I
WITHERS PD
LUP-18-10-355**

Submitted to:
ORANGE COUNTY, FL

Project No.:

LAND USE PLAN

Sheet No.:

C2.00

Date: **June 2, 2019**



Poulos & Bennett, LLC
2021 E. Colonial Blvd., Suite 400
Tallahassee, FL 32310
Tel: 904.437.1612 | www.poulosandbennett.com
lap@poulos.com

25' Surface Water Buffers have been added

PROJECT NO. 18-10-355
 DATE: 06/02/19
 DRAWN BY: JMB
 CHECKED BY: JMB
 SCALE: AS SHOWN
 SHEET NO. C2.00
 TOTAL SHEETS: 10



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Withers Planned Development / Land Use Plan (PD/LUP), dated “Received June 5, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

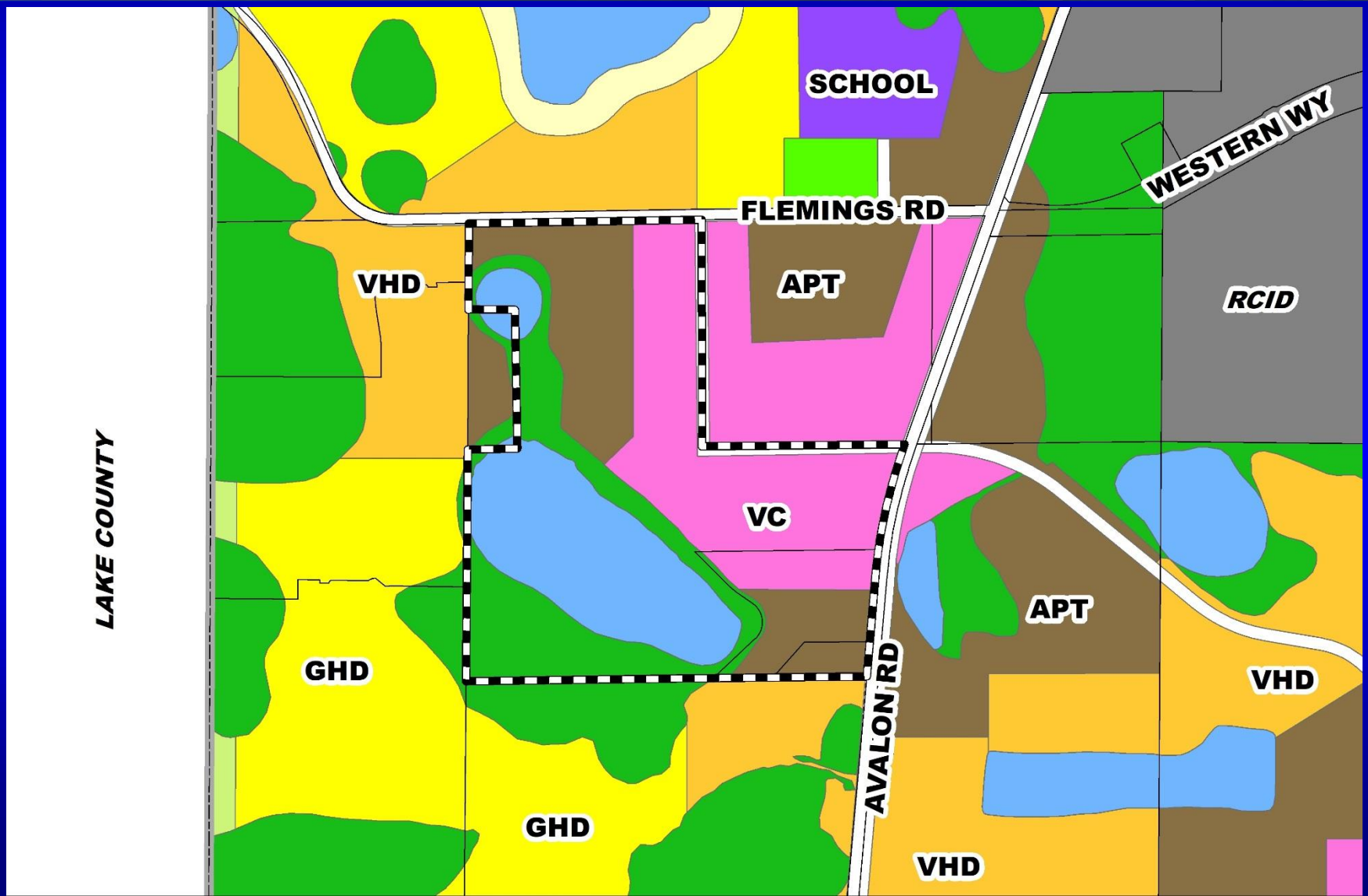


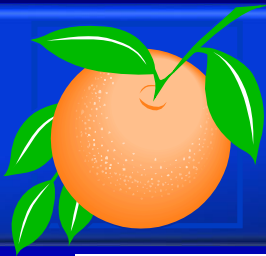
Lake Mac Planned Development / Land Use Plan

- Case:** LUP-18-07-225
- Project Name:** Lake Mac Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 107.57 gross acres
- Location:** Generally located on the west side of Avalon Road and south of Flemings Road.
- Request:** To rezone the subject parcels from A-1 (Citrus Rural District) and A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 399 single-family detached, attached, and multi-family residential dwelling units and 196,000 square feet of commercial uses. Fourteen (14) waivers to allow alleys in tracts in lieu of easements; allow lots that front mews, parks, or open spaces to access through tracts or easements and allow for the multi-family portion of the property to be integrated with the single-family portion by reducing the need for walls and setbacks.

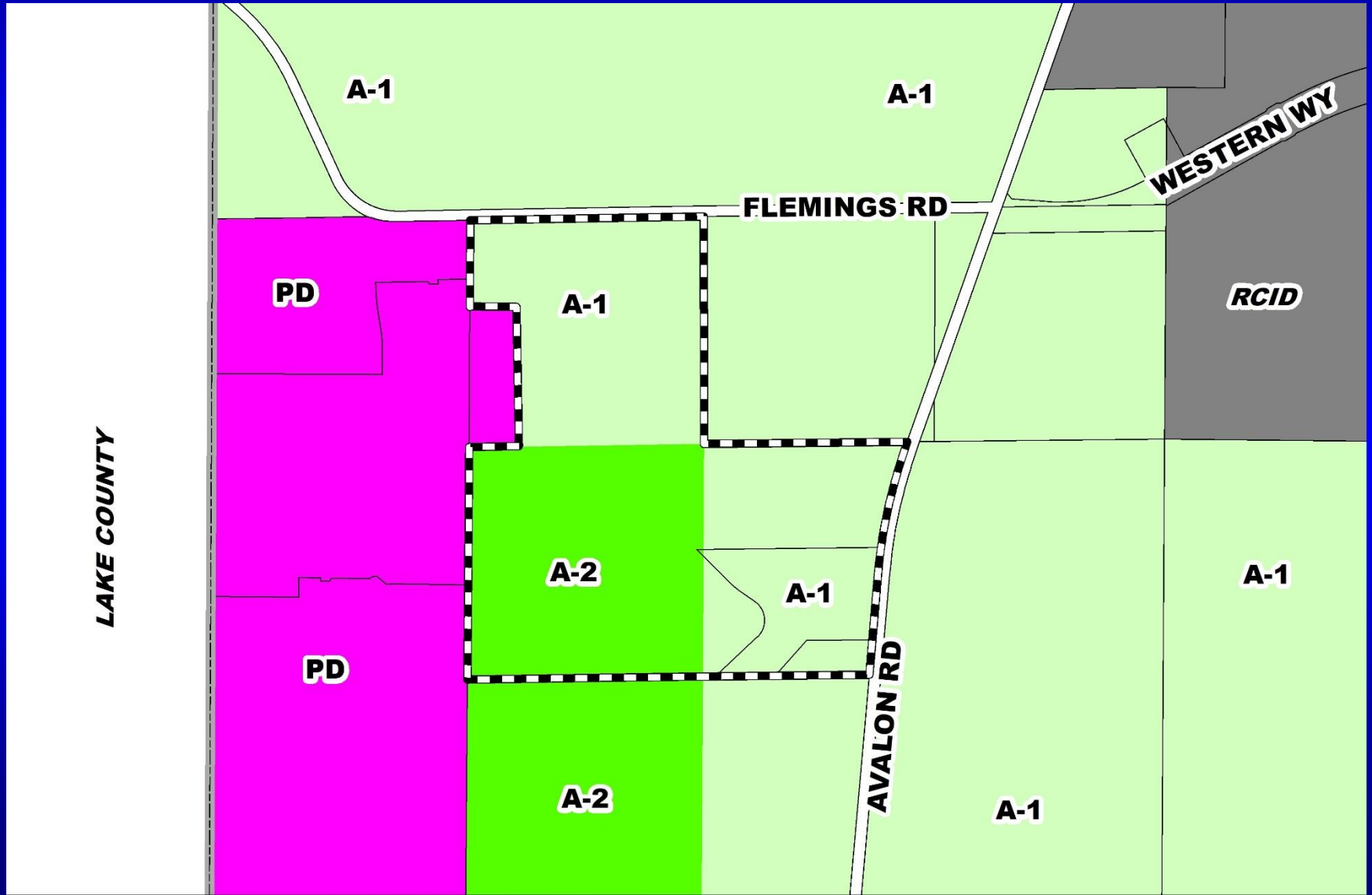


Lake Mac Planned Development / Land Use Plan Future Land Use Map



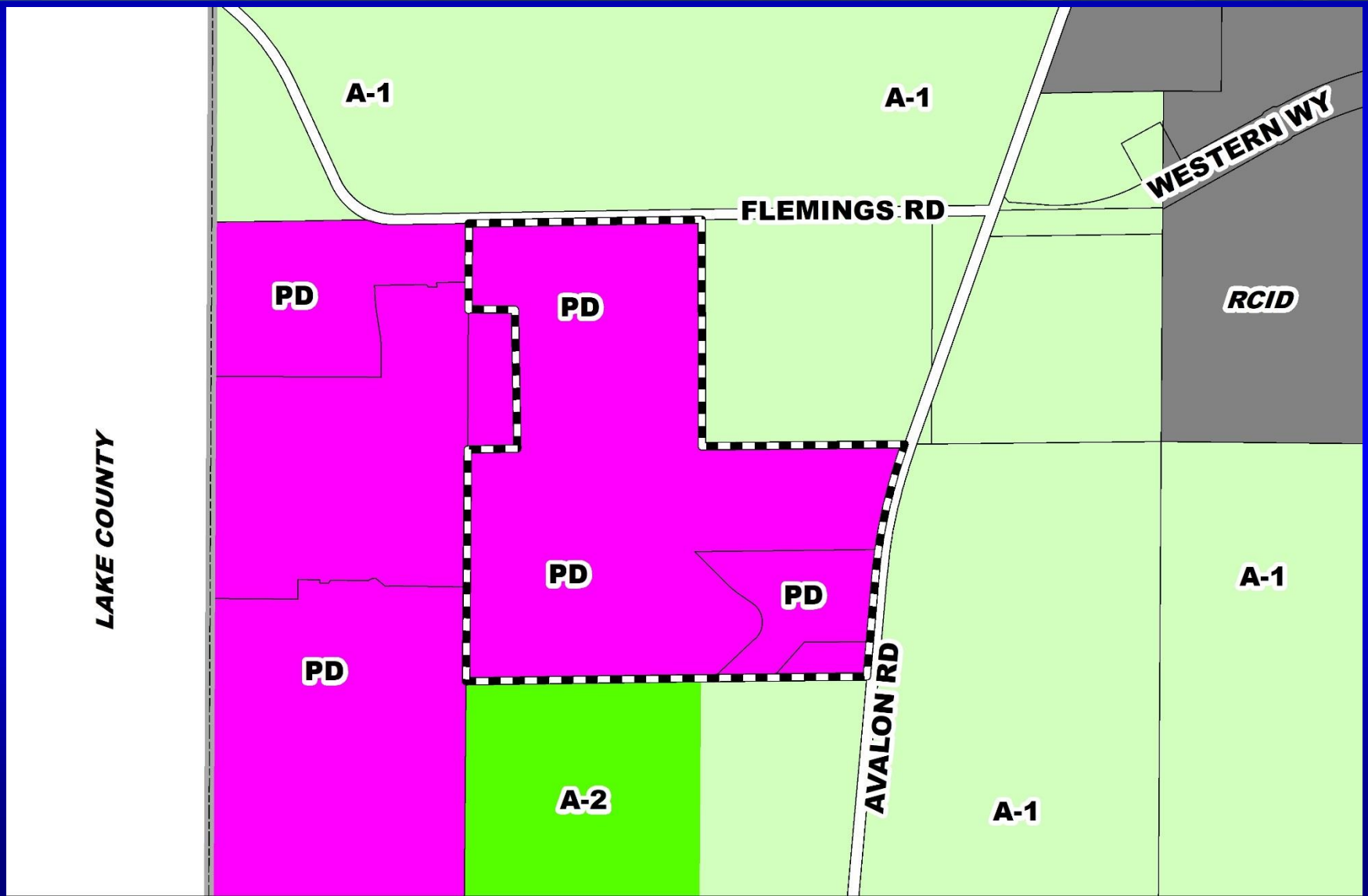


Lake Mac Planned Development / Land Use Plan Zoning Map





Lake Mac Planned Development / Land Use Plan Proposed Zoning Map





Lake Mac Planned Development / Land Use Plan Aerial Map



LAKE COUNTY

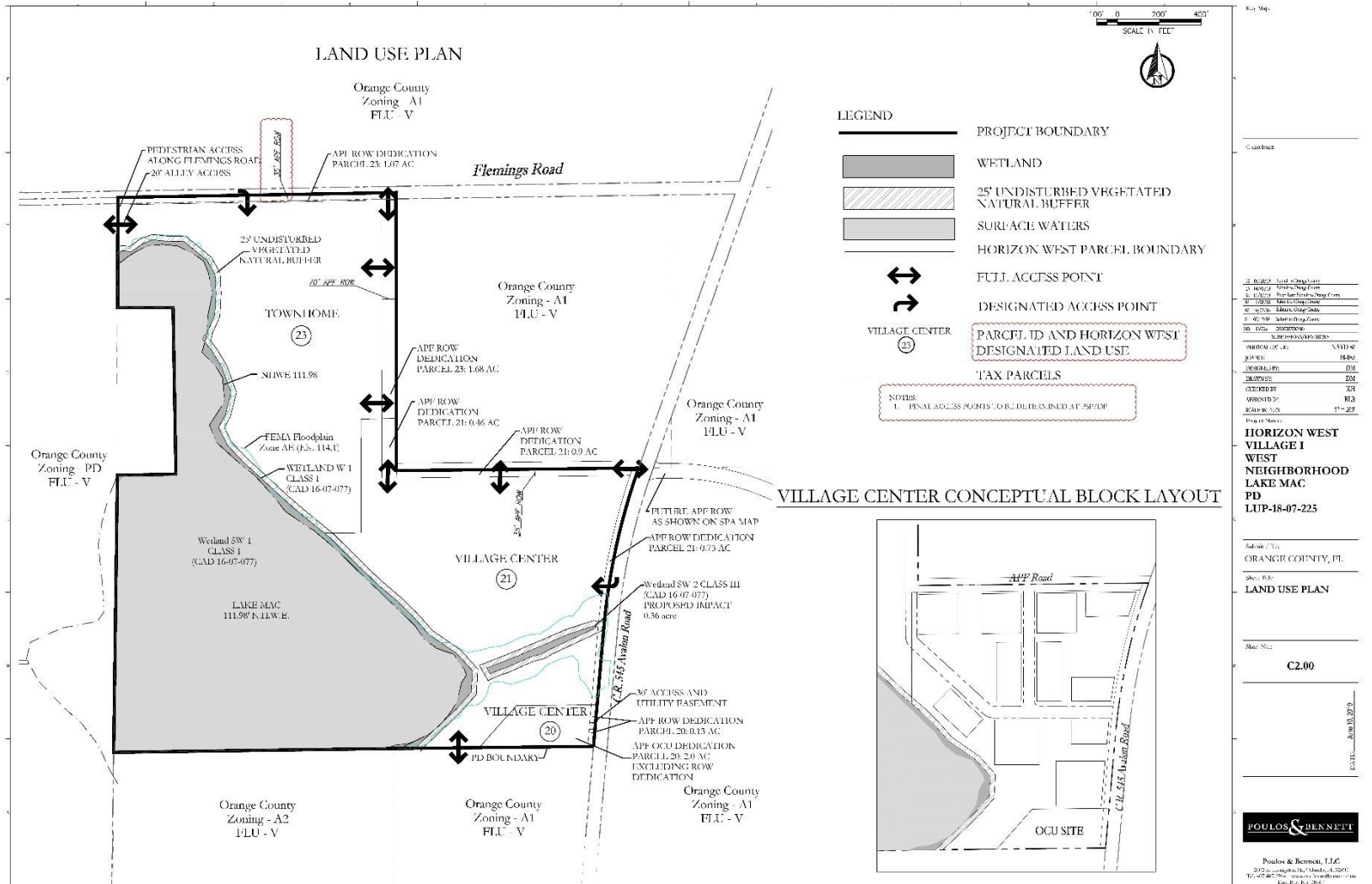
FLEMINGS RD

AVALON RD

WESTERN WY



Lake Mac Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Lake Mac Planned Development / Land Use Plan (PD/LUP), dated “Received June 12, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

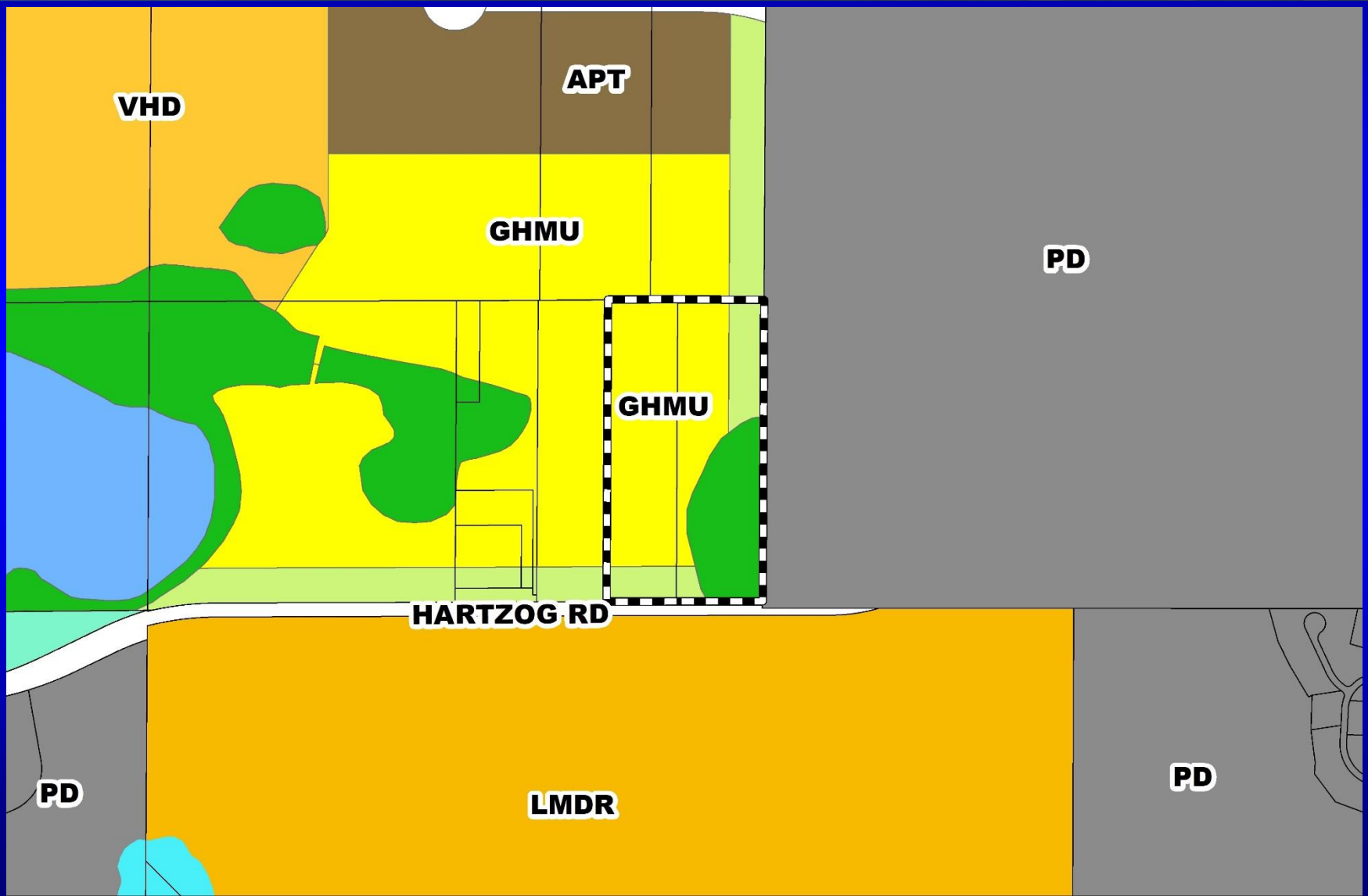


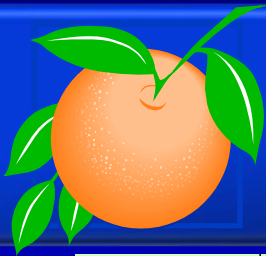
KRPC Hartzog Road Planned Development / Land Use Plan

- Case:** LUP-18-10-223
- Project Name:** KRPC Hartzog Road Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 19.90 gross acres
- Location:** 14080 Hartzog Road; or generally located on the north side of Hartzog Road, approximately 3,800 feet east of Avalon Road.
- Request:** To to rezone two (2) parcels containing 19.90 gross acres from R-T-2 to PD, in order to construct 54 single-family dwelling units.

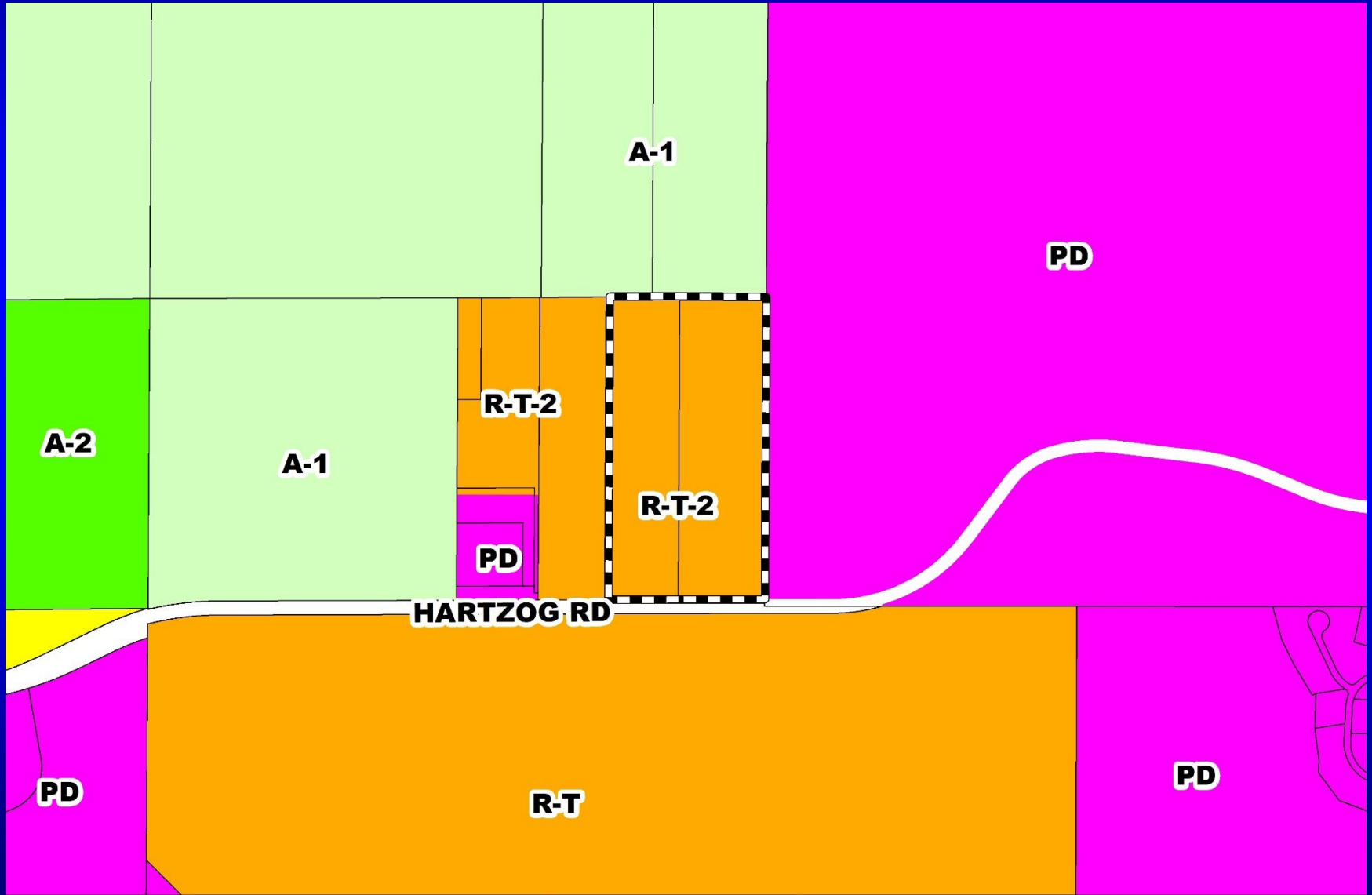


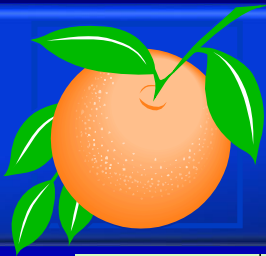
KRPC Hartzog Road Planned Development / Land Use Plan Future Land Use Map



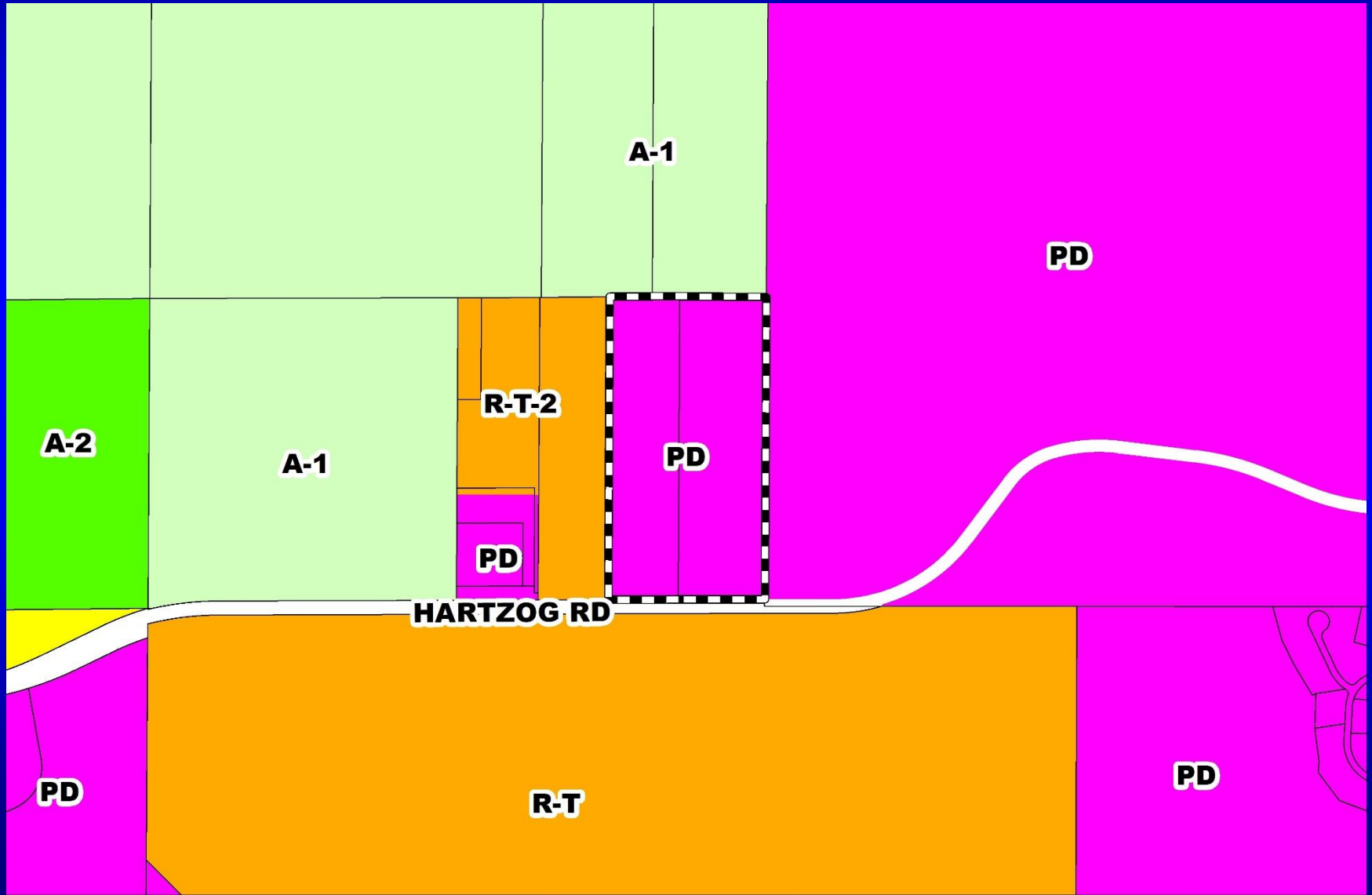


KRPC Hartzog Road Planned Development / Land Use Plan Zoning Map



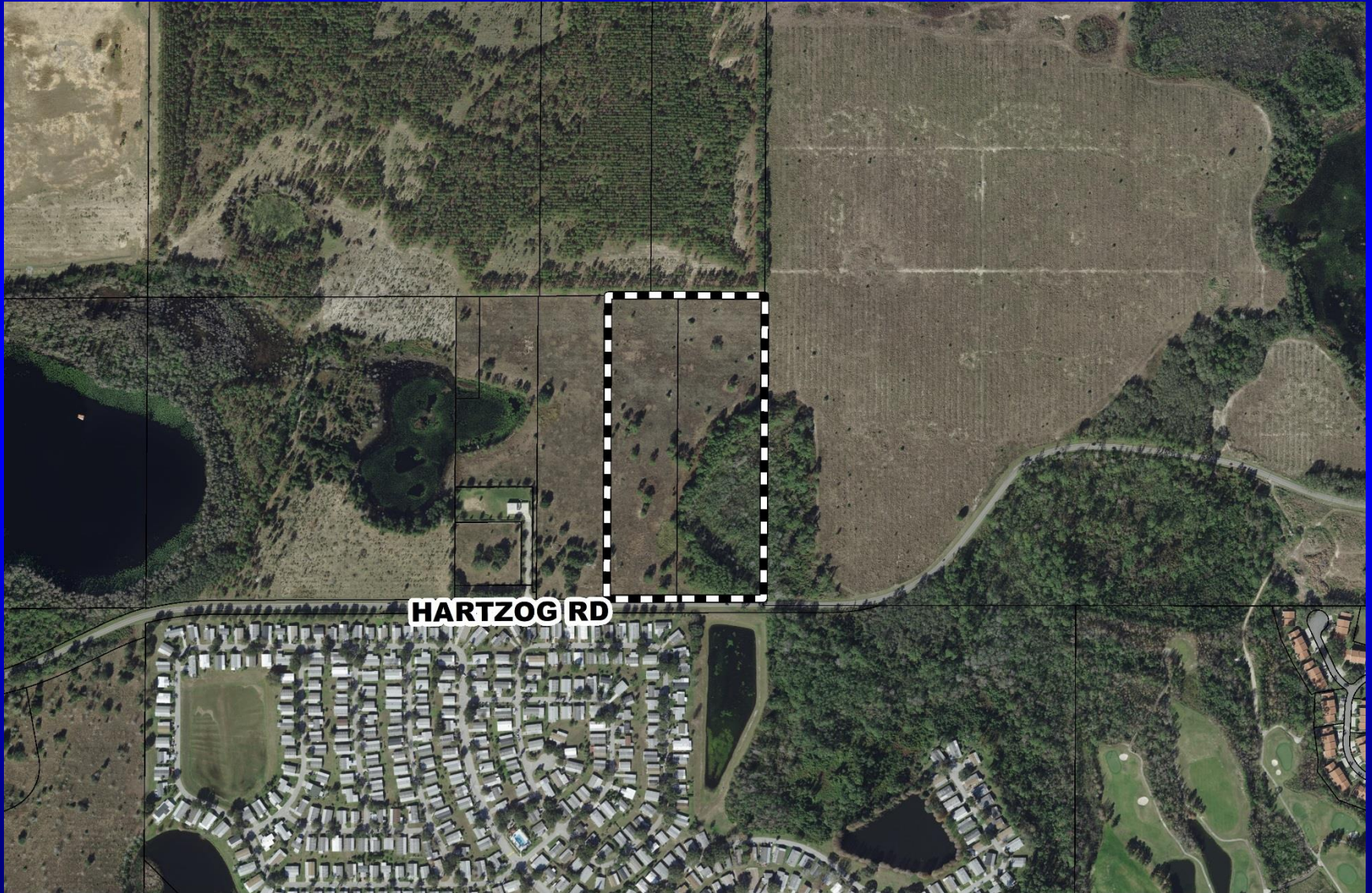


KRPC Hartzog Road Planned Development / Land Use Plan Proposed Zoning Map



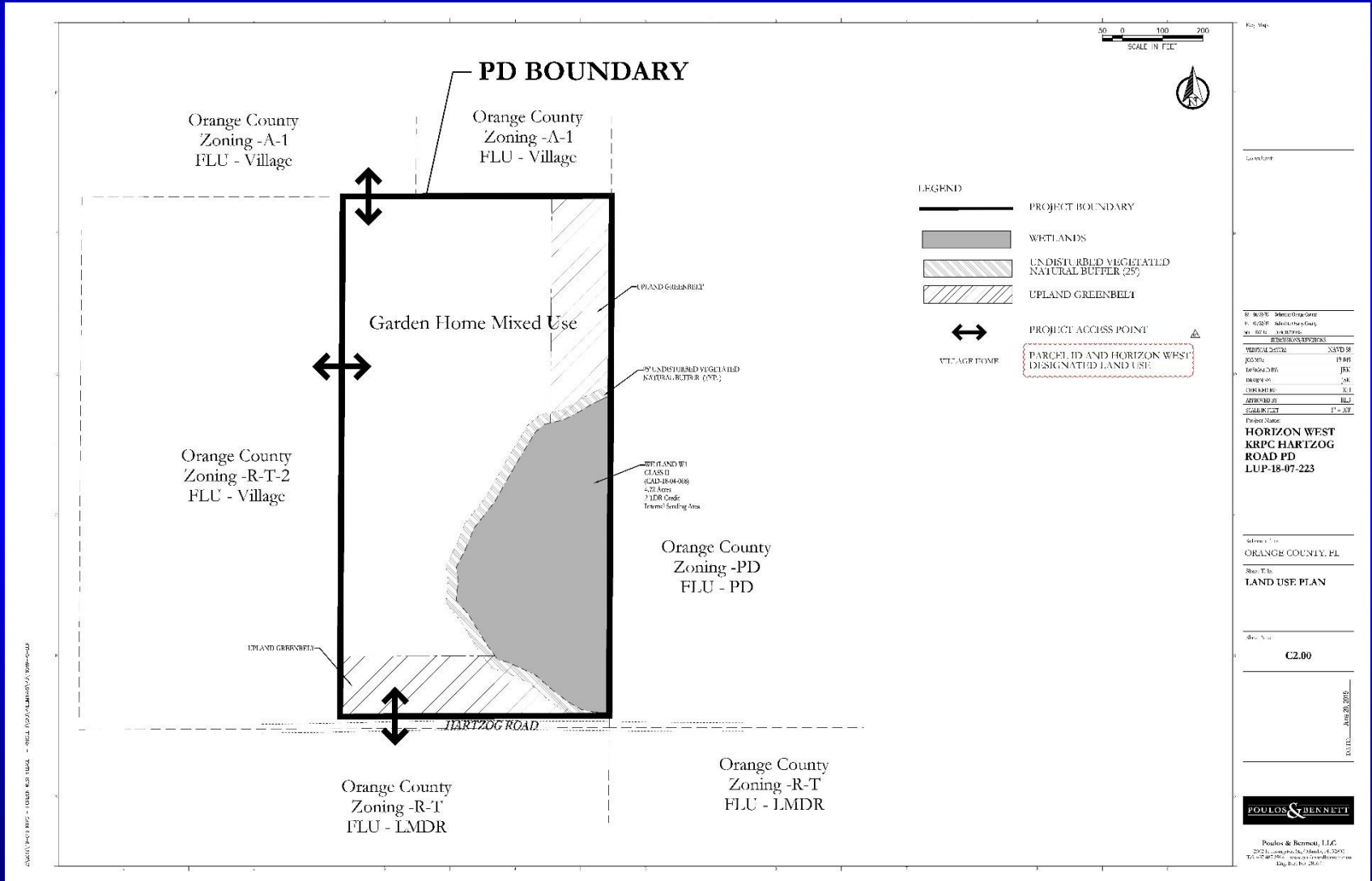


KRPC Hartzog Road Planned Development / Land Use Plan Aerial Map





KRPC Hartzog Road Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the KRPC Hartzog Road Planned Development / Land Use Plan (PD/LUP), dated “Received June 20, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

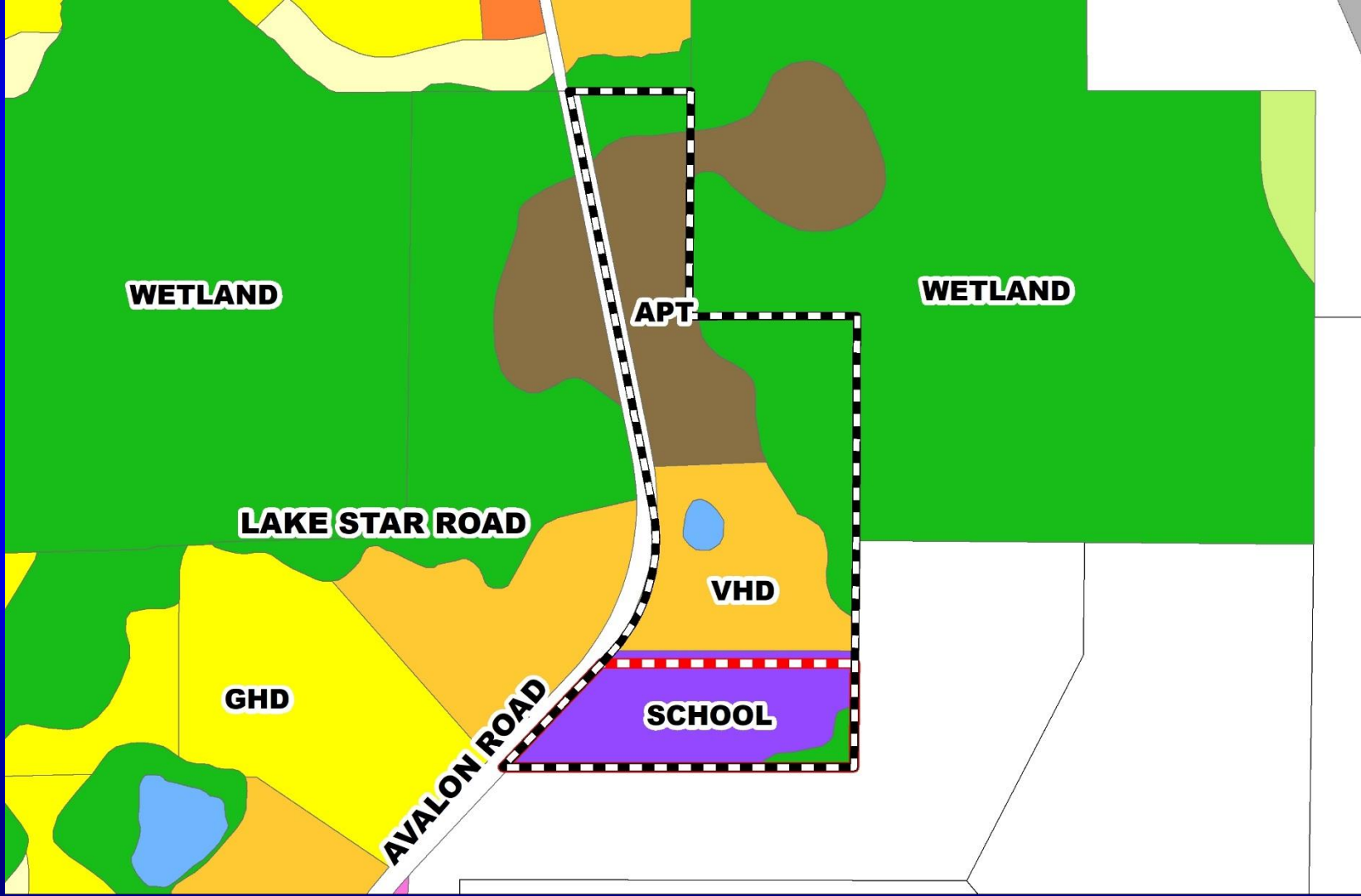


Spring Grove – Northeast Planned Development / Land Use Plan

- Case:** CDR-18-10-352
- Project Name:** Spring Grove – Northeast PD/LUP
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 103.05 gross acres (overall PD)
71.22 gross acres (affected parcel only)
- Location:** Generally located east of Avalon Road, west of State Road 429, and south of Water Spring Boulevard.
- Request:** To relocate the existing middle school site from Parcel 28 to the proposed Withers PD, decrease the number of dwelling units for Parcel 27 from 165 to 164, change the designation of Parcel 28 from School to Village Home District, and increase the number of dwelling units for Parcel 28 from 0 units to 107 units (an overall increase of 106 dwelling units). Five (5) waivers to allow alleys to be in tracts in lieu of easements and to allow lots that front mews, parks, or open spaces to access through tracts or easements.

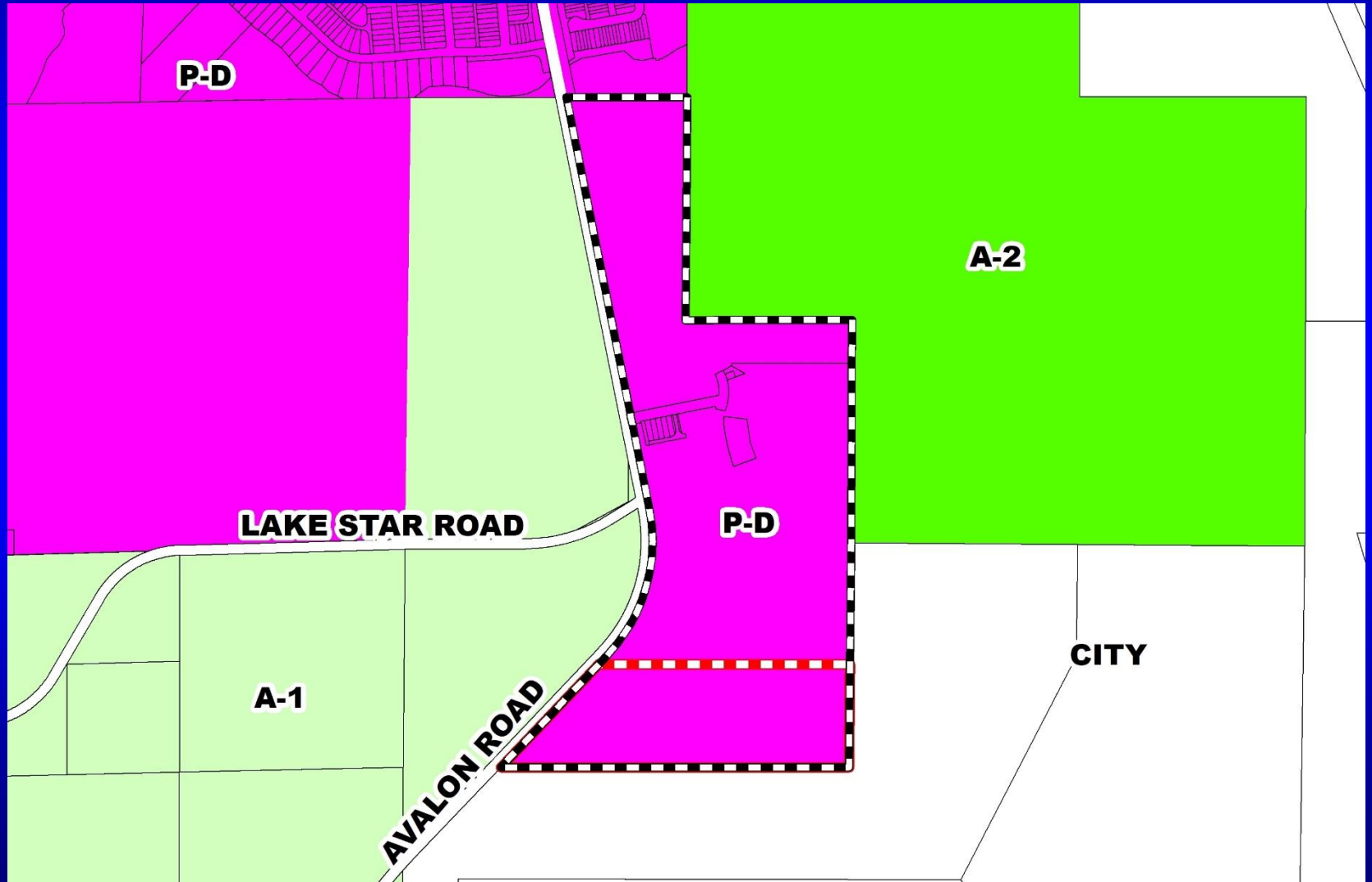


Spring Grove – Northeast Planned Development / Land Use Plan Future Land Use Map





Spring Grove – Northeast Planned Development / Land Use Plan Zoning Map



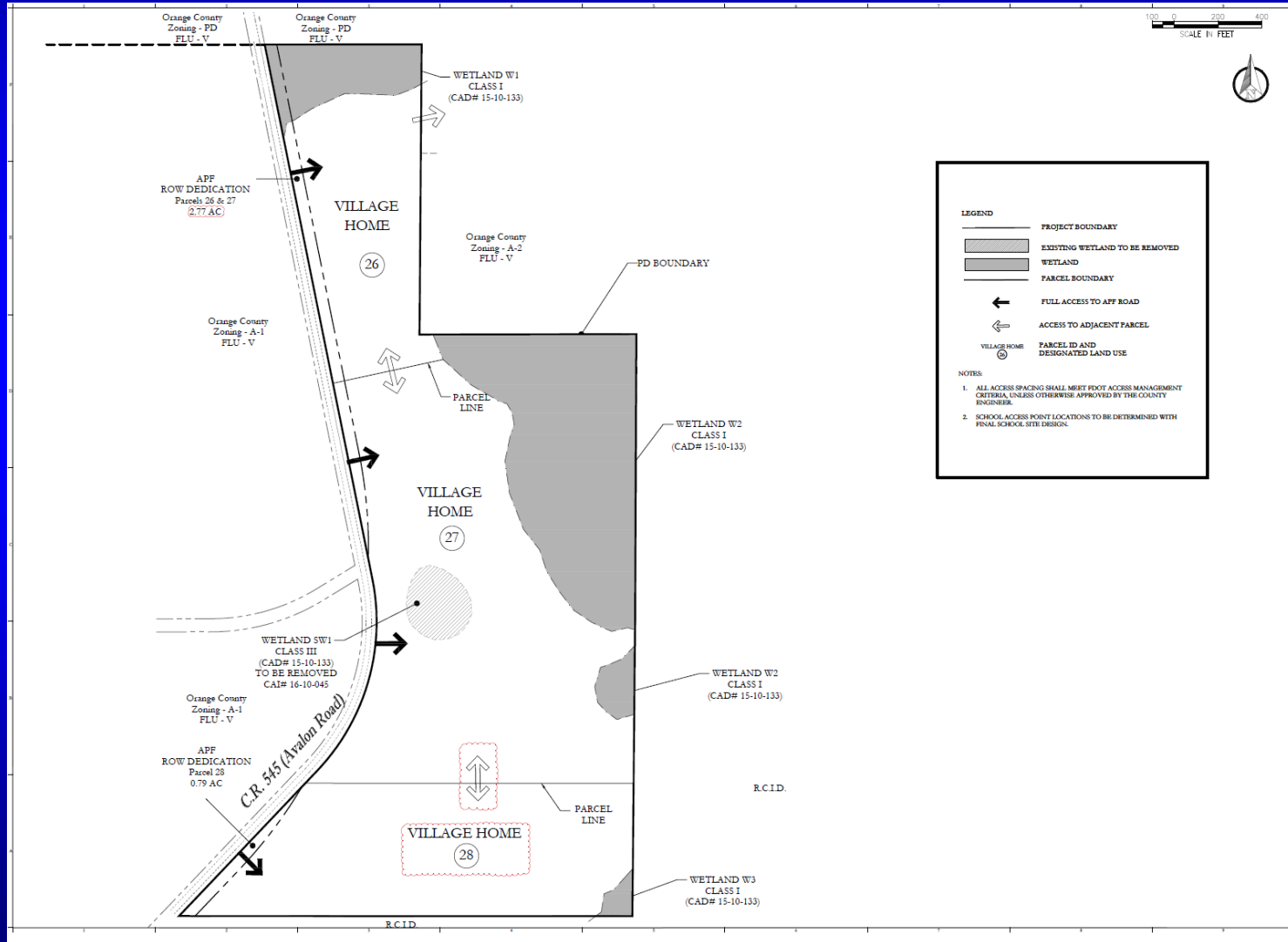


Spring Grove – Northeast Planned Development / Land Use Plan Aerial Map





Spring Grove – Northeast Planned Development / Land Use Plan Overall Land Use Plan





Amended Condition #9.a.

- a) **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 May 9, 2016, and as amended on October 9, 2018, and as further amended on October 4, 2019 (“CEA 15-008”). Additionally, for purposes of CDR-18-10-352, the project contains 106 unvested units (the “Second Additional New Units,” as such term is defined in CEA 15-008) that are subject to the County’s school capacity policy (a/k/a the “Martinez Doctrine”). The developer has contracted with Spring Grove, LLC to acquire Owner’s Capacity Credits, as defined in CEA 15-008, and as established under the Capacity Enhancement Agreement by and between D.R. Horton, Inc. and the School Board dated August 18, 2006, recorded at O.R. Book 8845, Page 2062, as amended (“CEA # 05-030” and together with CEA 15-008, the Capacity Enhancement Agreements). The number of Owner’s Capacity Credits equals the number of Second Additional New Units. The County shall not record a plat for any of the Second Additional New Units until it receives notice from Orange County Public Schools that the developer has closed on the acquisition of the Owner’s Capacity Credits from Spring Grove, LLC. The developer shall comply with all provisions of the Capacity Enhancement Agreements.**



Amended Condition #9.a.

- 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 Agreements, the County shall immediately cease issuing building permits for any unvested units. 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 Agreements. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreements, 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 Agreements, 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 Agreements, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreements.



Amended Condition #9.a.

- 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 Agreements.



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Spring Grove-Northeast Planned Development / Land Use Plan (PD/LUP), dated “June 3, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report as amended.

District 1

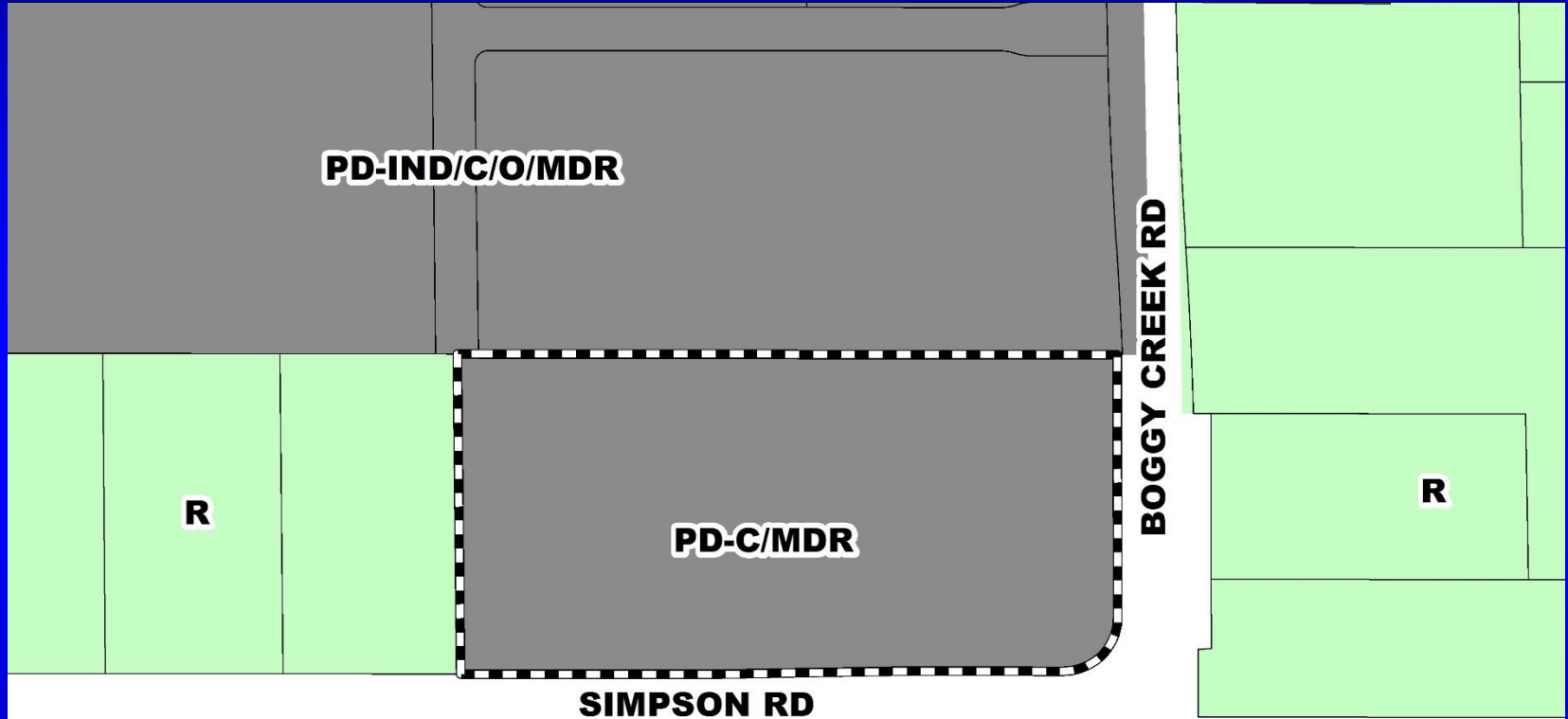


Boggy Creek Crossings Planned Development / Land Use Plan

- Case:** CDR-18-12-412
- Project Name:** Boggy Creek Crossings PD/LUP
- Applicant:** Erika Hughes, VHB, Inc.
- District:** 4
- Acreage:** 16.74 gross acres
- Location:** 5757 Simpson Road, or generally located at the northwest corner of Simpson Road and Boggy Creek Road.
- Request:** To convert 124,250 square feet of commercial uses to 336 multi-family dwelling units. Ten (10) waivers related to accessory buildings, building setbacks, pavement setbacks, building height, and building separation are associated with this request.



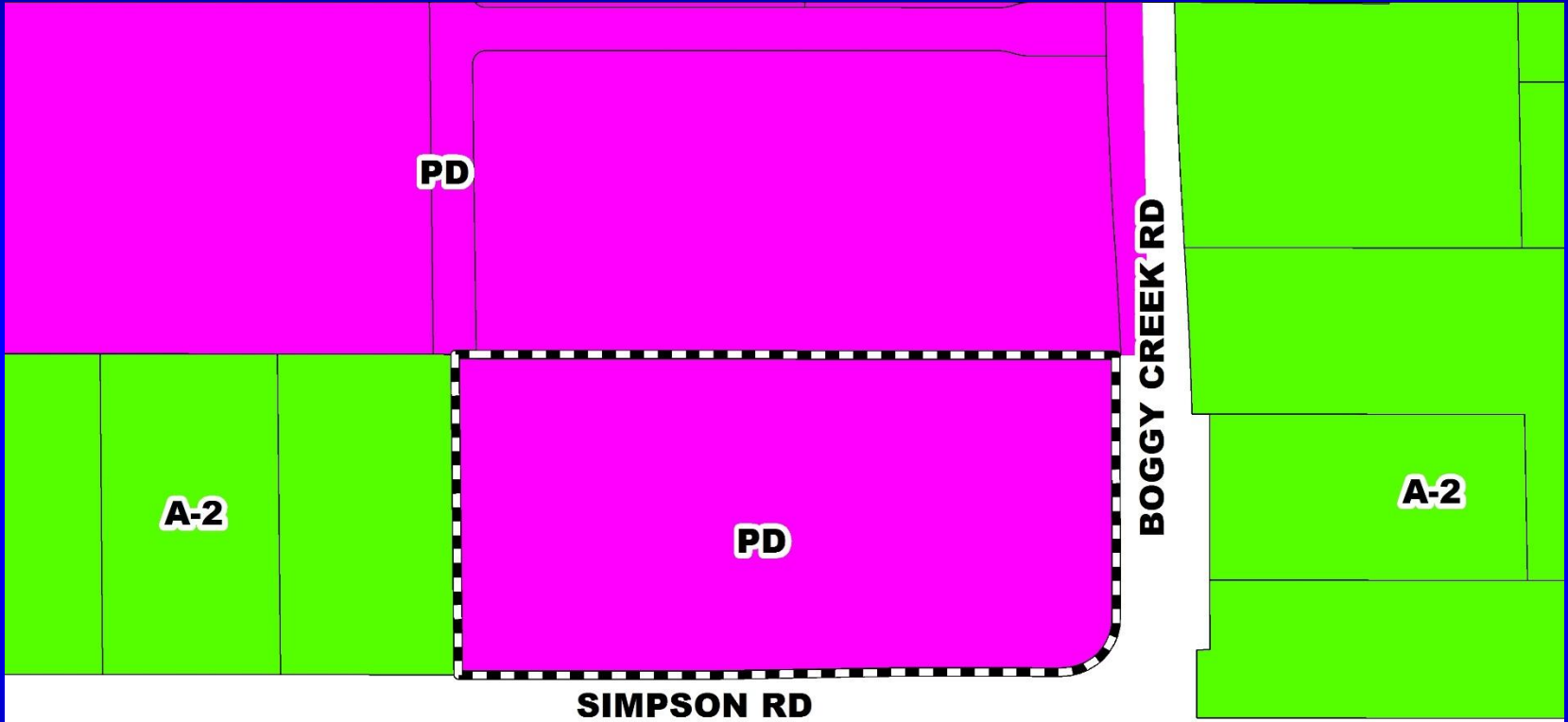
Boggy Creek Crossings Planned Development / Land Use Plan Future Land Use Map



ORANGE COUNTY/OSCEOLA COUNTY BOUNDARY



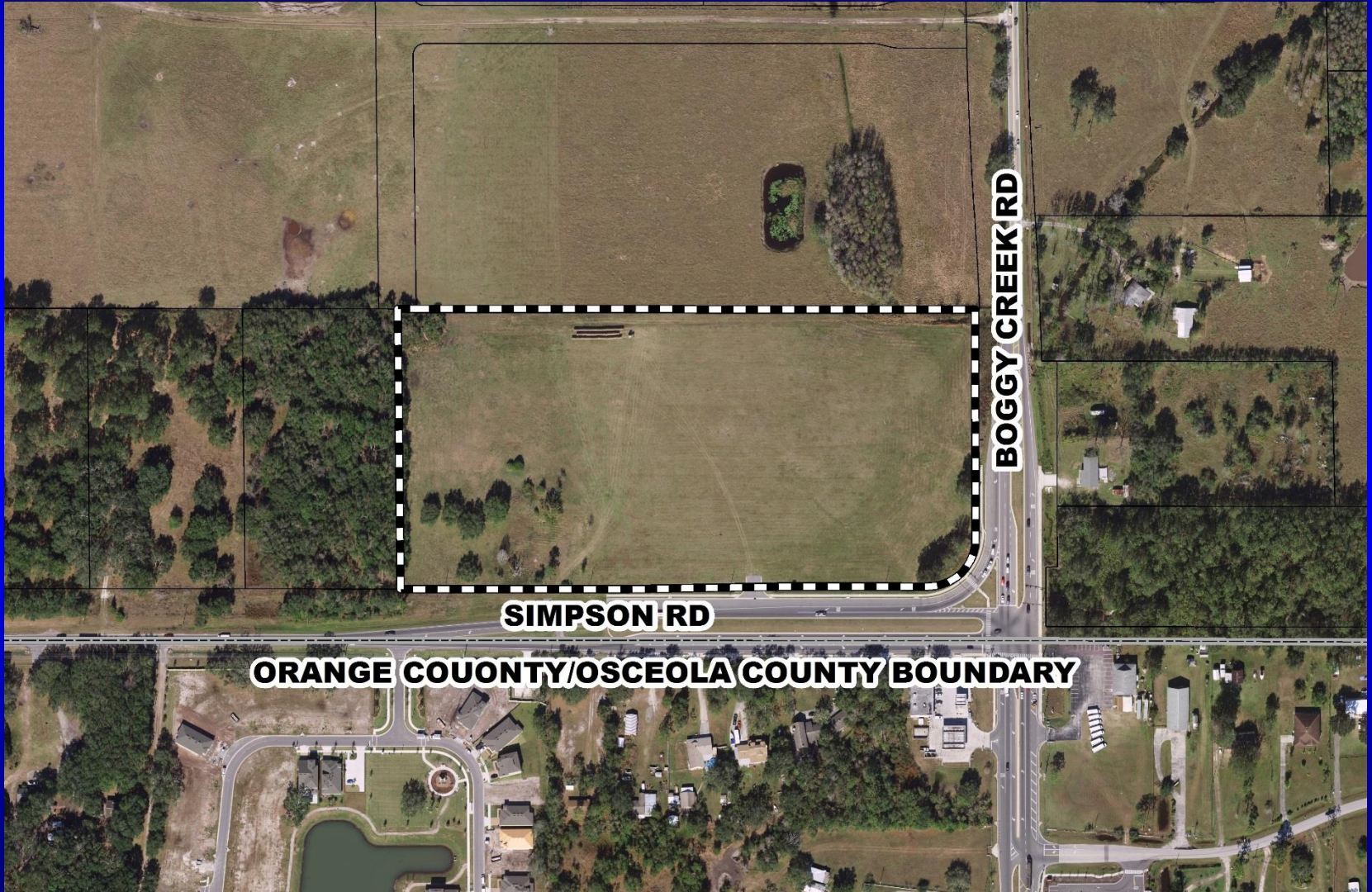
Boggy Creek Crossings Planned Development / Land Use Plan Zoning Map



ORANGE COUNTY/OSCEOLA COUNTY BOUNDARY



Boggy Creek Crossings Planned Development / Land Use Plan Aerial Map





Boggy Creek Crossings Planned Development / Land Use Plan Overall Land Use Plan

UNIVERSITY OF FLORIDA SYSTEMS CENTER FOR PLANNING AND POLICY DEVELOPMENT

SITE DATA

TOTAL GROSS ACRES	168 AC
TOTAL DEVELOPABLE ACRES	168 AC
FUTURE LAND USE	PD-C/MDR
EXISTING ZONING	PLANNED DEVELOPMENT (PD)
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)
PROPOSED LOTS	MAXIMUM 1/4 ACRE (250'x125')
DEVELOPMENT PROGRAM	MAXIMUM 16 UNITS PER ACRE (250')
PROPOSED PHASING	ONE PHASE

DEVELOPMENT STANDARDS

PD-IND/M	Multi-Family
Max Building Height	60 feet (H-shield)
Min Lot Size	300' x 150'
Min Lot Width	85 feet
PD Boundary Setbacks	
North (see waiver request #1)	10 feet
East (see waiver request #1)	10 feet
South (see waiver request #1)	35 feet
West (see waiver request #1)	20 feet
Boggy Creek Rd (C/S 550)	50 feet
Simpson Rd	35 feet
Private Access Road	20 feet
Accessory Setbacks	
Accessory Building (garage, etc.)	10 feet
Enclosed Garage	10 feet
Building Separation	20 feet

UTILITY SERVICES

WASTEWATER	ORANGE COUNTY
WASTEWATER	ORANGE COUNTY

Student Population

Grade	95 Student Generation	Flora Students	Student Generation	Middle School	Student Generation	High School
Multi-Family	33%	0.40	50	0.06	21	0.00
Total	33%	0.40	50	0.06	21	0.00

Trip Generation Analysis

ITF Land Use Code	Land Use Description	Size	Units	Daily Trips	PM Peak Hour Total
Z21	Multi-Family (residential)	3.86	DU	3,829	148

- NOTES**
- Stormwater management facilities will be provided on-site and meet Orange County and SFWMD criteria.
 - Billboards and pole signs shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County LDC.
 - Drinking structures shall be removed prior to construction plan approval.
 - Primary access to the site will be via a private north/south road along the west boundary. Driveway connections depicted on this plan are approximate and will be finalized during the Development Plan process.
 - Open space shall be in the form of landscape buffers, stormwater management, passive recreation, active recreation areas per Section 38-1234 of the Orange County LDC. Open space concept plan and calculations will be provided at Development Plan.
 - In accordance with Section 38-1277, any variations from County code minimum standards represented on this plan that have not been expressly approved by the BCC are invalid.
 - Orange County conservation area determination CAD-14-02-007 has been approved and conservation area impact permit CA-15-11-037 has been approved.
 - Cross access along the eastern portion of the site shall be provided to the north if commercial uses are developed on the eastern portion.
 - Parking shall be provided in accordance with Section 38-1476 of the Orange County LDC.
 - Total number of daily trips for the overall PD shall not exceed 5,362 trips pursuant to Comprehensive Plan Amendment 2015-14-A-4.

WAIVER REQUESTS

- A waiver from Section 38-76(114) is requested to allow detached accessory buildings to be located in front of principal buildings in lieu of no detached accessory buildings being located in front of principal buildings.

Justification: The principal buildings are designed to front an on-site stormwater pond with parking located along the perimeter. The proposed five (5) detached accessory buildings will include windows and are proposed to be located along the perimeter providing building massing along the Boggy Creek and Simpson Road frontages.
- A waiver from Section 38-1754(1) is requested to allow two-story accessory buildings and two-story multi-family buildings, provided a minimum ten (10) foot setback along all boundaries of the PD, in lieu of a minimum twenty-five (25) foot setback from all boundaries of the PD with increased setbacks for structures in excess of two (2) to reflect the additional structural height.

Justification: There are five (5) proposed two-story detached accessory buildings and two (2) two-story multi-family buildings located along the perimeter of the PD. Each accessory building is proposed to include windows and will provide building massing along the Boggy Creek Road and Simpson Road frontages. In addition to the typical landscaping and paving, the proposed Tyson Ranch PD shows a large stormwater pond that directly abuts the subject property's north boundary line. A storm pond will provide significant buffer for the proposed multi-family buildings. The reduced setback is only for two-story buildings. The proposed setbacks are commensurate to the surrounding area projects.
- A waiver from Section 38-1754(2)(b) is requested to allow a minimum setback of ten (10) feet for two-story accessory buildings along the southern boundary of the PD, in lieu of thirty-five (35) feet.

Justification: There are five (5) proposed detached accessory buildings located along the perimeter of the PD. Each accessory building is proposed to include windows and will provide building massing along Simpson Road in addition to the typical landscaping and paving. The reduced setback is only for the two-story buildings. The proposed setbacks are commensurate to the surrounding area projects.
- A waiver from Section 38-1251(2)(c) is requested to allow a minimum setback of ten (10) feet for two-story accessory buildings along the east boundary of the PD, in lieu of fifty (50) feet.

Justification: There are five (5) proposed detached accessory buildings located along the perimeter of the PD. Each accessory building is proposed to include windows and will provide building massing along Boggy Creek Road in addition to the typical landscaping and paving. The reduced setback is only for the two-story buildings. The proposed setbacks are commensurate to the surrounding area projects.
- A waiver from Section 38-1252(4) is requested for all boundaries of the PD to allow multi-family buildings ten (10) feet from single-family zoning property, provided a maximum building height of two-stories, in lieu of being restricted to single story in height.

Justification: Although the subject property is not adjacent to single-family zoned property, single-family development can occur along all boundaries of the subject property. The PD to the north is approved with a maximum multi-family building height of forty-five (45) feet and a hotel building height of seventy-five (75) feet. The proposed building height for six (6) multi-family developments is commensurate to the surrounding area projects.
- A waiver from Section 38-1268(1) is requested for all boundaries of the PD to allow multi-family buildings located one hundred and two (102) feet from single-family zoned property have a maximum building height of four (4) stories (42) feet in lieu of varying building heights with a maximum of fifty (50) percent of the buildings on the three (3) stories (first to second forty (40) feet) in height and the remaining buildings being one (1) story or two (2) stories in height.

Justification: Although the subject property is not adjacent to single-family zoned property, single-family development can occur along all boundaries of the PD. The PD to the north is approved with a maximum building height of seventy-five (75) feet for non-residential buildings on the parcel abutting the northern boundary of the subject property. The proposed building height will be commensurate to the surrounding area projects.
- A waiver from Section 38-1268(2) is requested for all boundaries of the PD to allow multi-family buildings located one hundred and two (102) feet from single-family zoned property to have a maximum building height of one (1) story (10) feet in height, in lieu of not being allowed to exceed three (3) stories (forty (40) feet) in height within 150 feet of single-family zoned property.

Justification: Although the subject property is not adjacent to single-family zoned property, single-family development can occur along all boundaries of the PD. The PD to the north is approved with a maximum building height of seventy-five (75) feet for non-residential buildings on the parcel abutting the northern boundary of the subject property. The proposed building height will be commensurate to the surrounding area projects.
- A waiver from Section 38-1255(4) is requested to allow for multi-family buildings to be four (4) stories or sixty (60) feet in height in lieu of three (3) stories or forty (40) feet.

Justification: The proposed PD approval had a maximum building height of fifty (50) feet and this request is for a non-net increase to the height. Additionally, the adjacent Tyson Ranch PD was approved with waivers for a maximum building height of seventy-five (75) feet. The 60-foot-max building height is commensurate with the surrounding PD approvals.
- A waiver from Section 38-1255(6) is requested to allow for parking and other saved areas for multi-family development be located at least ten (10) feet from any single-family zoned property with a maximum height of twenty-five (25) feet and Type C landscaping buffer.

Justification: Five (5) two-story accessory buildings and two (2) two-story multi-family buildings are proposed within ten (10) feet of the PD boundary.
- A waiver from Section 38-1268(1) is requested for all boundaries of the PD to allow for a minimum building separation of twenty (20) feet between all multi-family buildings where doors, windows or other openings in the wall of a living unit built up to a wall of another building with doors, windows or other openings, in lieu of providing thirty (30) feet for two-story buildings and forty (40) feet for buildings three (3) stories.

Justification: Detached accessory buildings are being proposed in certain areas of the development that may contain windows for aesthetic purposes, and may be located closer than thirty (30) feet to other buildings.

Legend

- Project Boundary
- Call Access
- Water Access
- Future Land Use
- PD Boundary

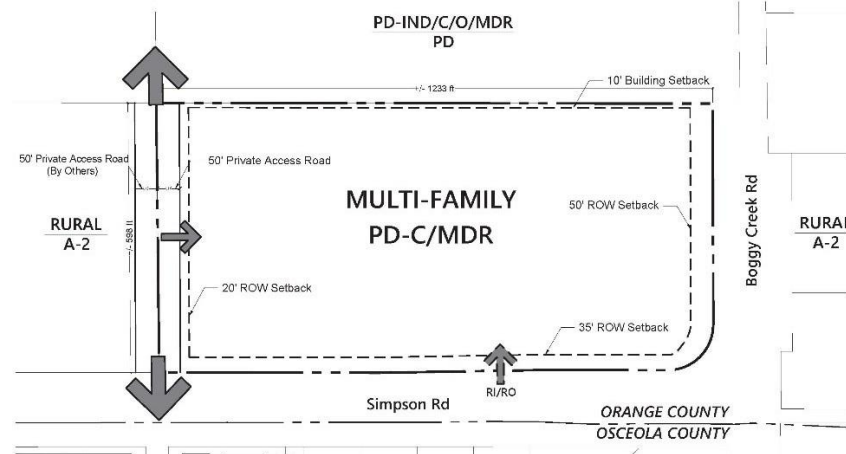
Scale

0 100 200 300
FEET

North Arrow

Map

DATE: 10/26/2019
TIME: 10:00 AM



vhb

Planning • Design • Analysis
Transportation • Land Use • Planning
Environmental Services
1000 University Blvd., Suite 300
Orlando, Florida 32817
407.848.4444 • FAX: 407.848.8888
Orlando • Jacksonville • Tallahassee

Boggy Creek Crossings PD

Orange County, Florida

Land Use Plan

C-3

DATE: 10/26/2019
TIME: 10:00 AM



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Boggy Creek Crossings Planned Development / Land Use Plan (PD/LUP), dated “August 12, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

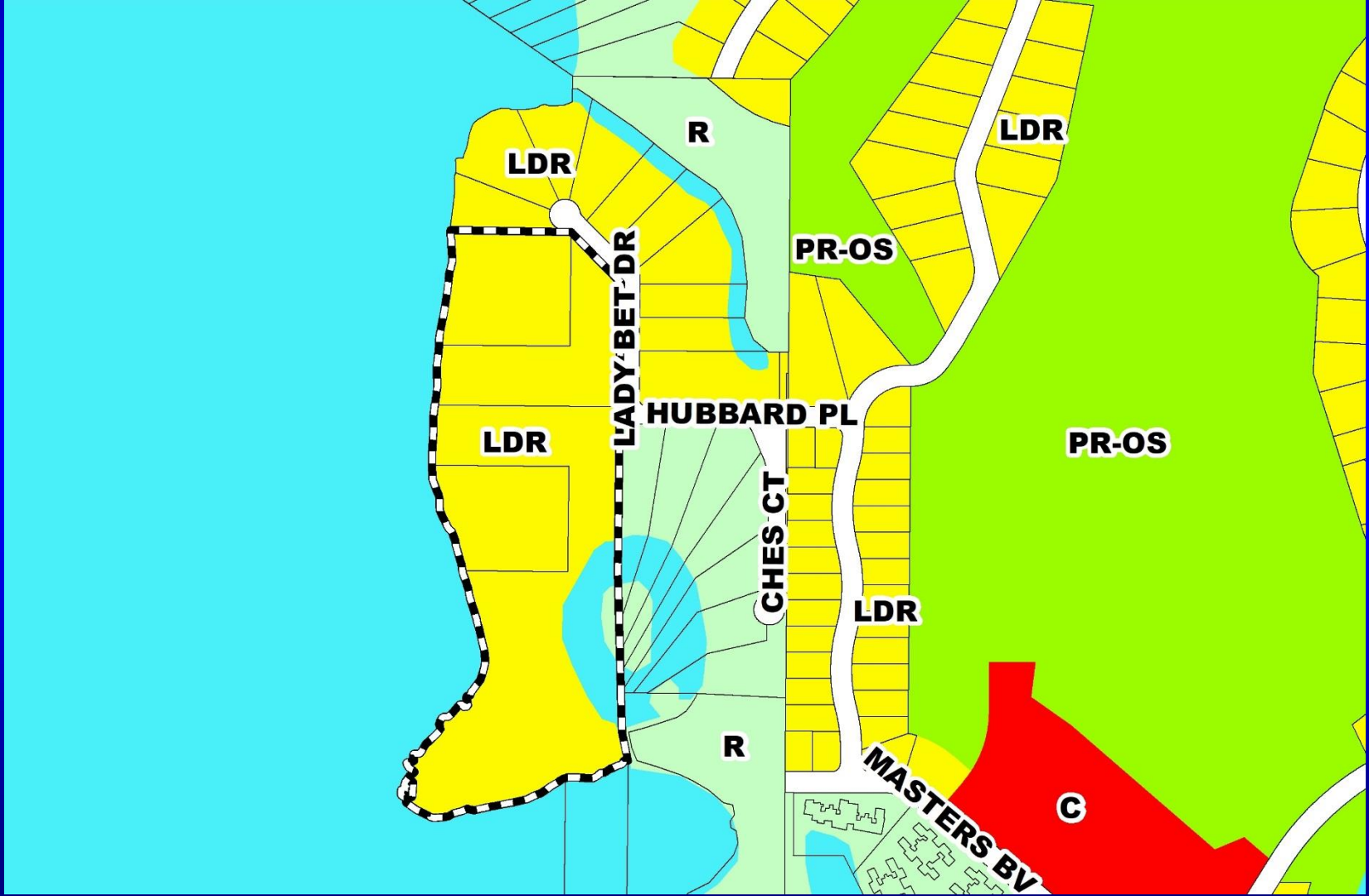


Hubbard Place Planned Development / Land Use Plan

- Case:** CDR-19-08-278
- Project Name:** Hubbard Place PD/LUP
- Applicant:** Jennifer Stickler, Kimley-Horn and Associates, Inc.
- District:** 1
- Acreage:** 16.59 gross acres
- Location:** 8997-9100 Hubbard Place; or generally located west of Hubbard Place, south of Lady Bet Drive, and east of Lake Tibet Butler.
- Request:** To reduce the number of lots from 13 to 11. Three (3) waivers related to placement, height, and size of accessory structures are associated with this request.

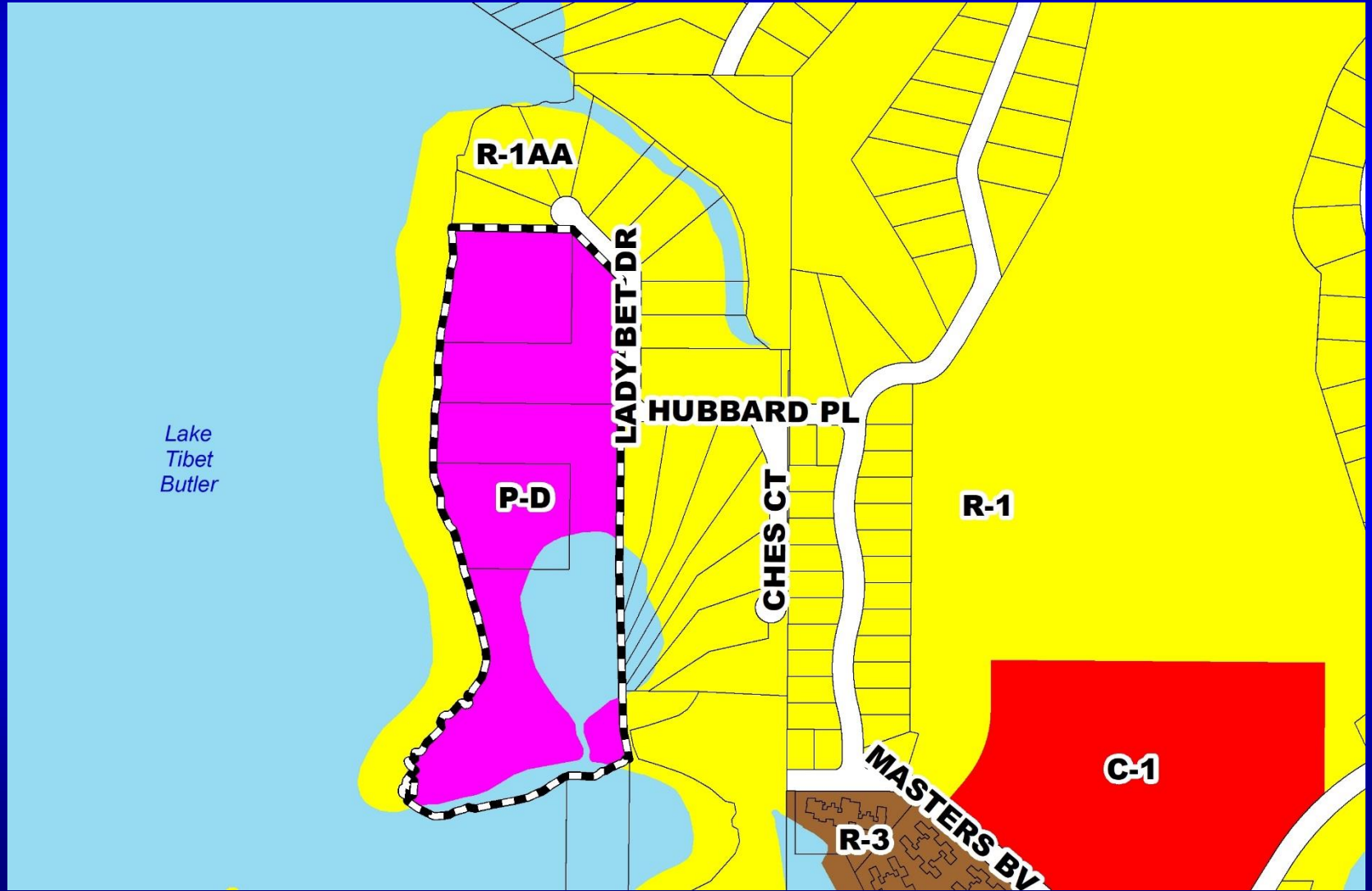


Hubbard Place Planned Development / Land Use Plan Future Land Use Map





Hubbard Place Planned Development / Land Use Plan Zoning Map



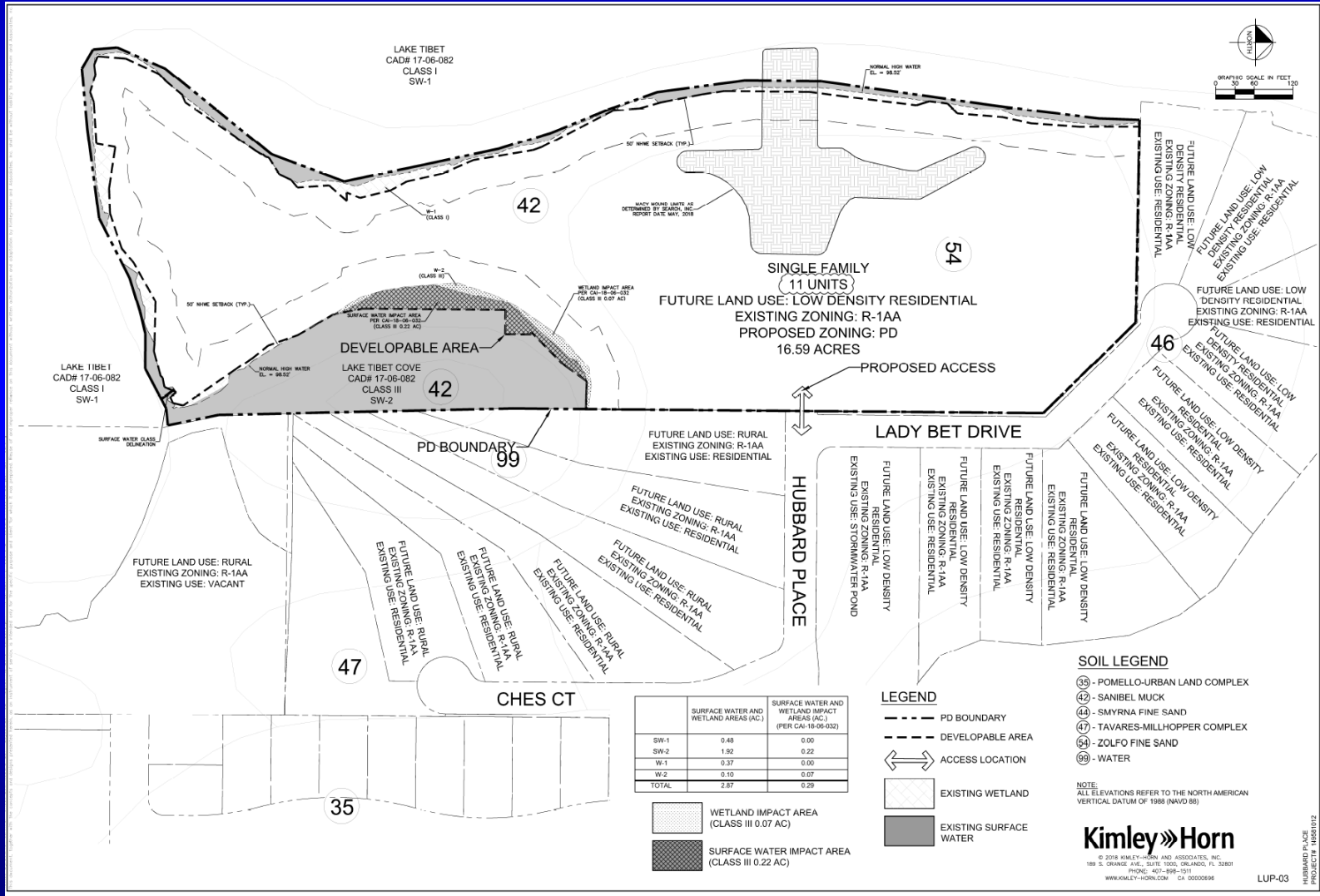


Hubbard Place Planned Development / Land Use Plan Aerial Map





Hubbard Place Planned Development / Land Use Plan Overall Land Use Plan



	SURFACE WATER AND WETLAND AREAS (AC.)	SURFACE WATER AND WETLAND IMPACT AREAS (AC.) (PER CAI-18-06-032)
SW-1	0.48	0.00
SW-2	1.52	0.22
W-1	0.37	0.00
W-2	0.10	0.07
TOTAL	2.87	0.29

WETLAND IMPACT AREA (CLASS III 0.07 AC)
 SURFACE WATER IMPACT AREA (CLASS III 0.22 AC)

LEGEND

- PD BOUNDARY
- - - DEVELOPABLE AREA
- ↔ ACCESS LOCATION
- EXISTING WETLAND
- EXISTING SURFACE WATER



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Hubbard Place Planned Development / Land Use Plan (PD/LUP), dated “September 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

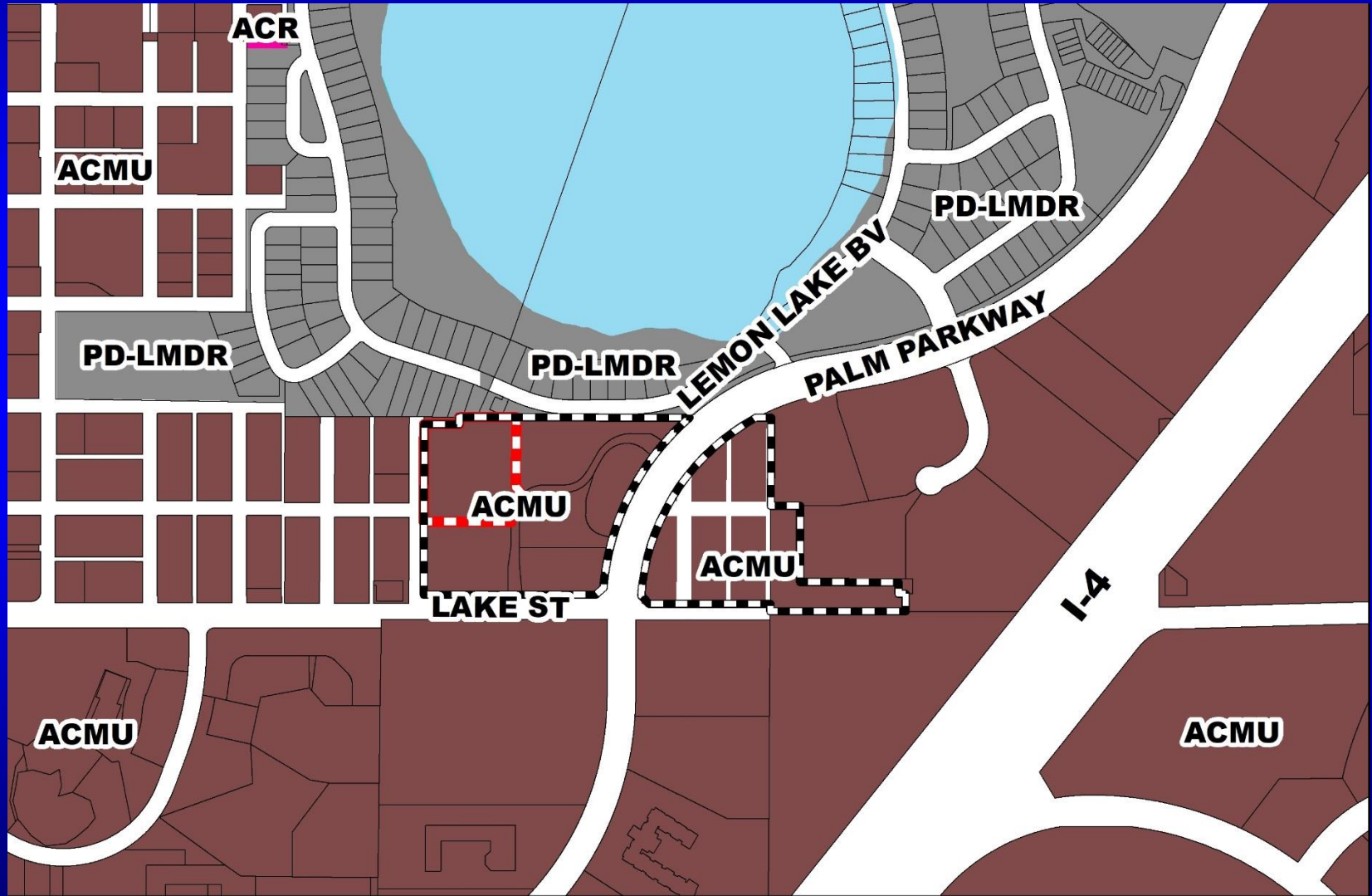


Buena Vista Park Planned Development / Land Use Plan

- Case:** CDR-19-06-217
- Project Name:** Buena Vista Park PD/LUP
- Applicant:** Jay R. Jackson, Kimley Horn and Associates, Inc.
- District:** 1
- Acreage:** 16.79 gross acres (overall PD)
2.52 gross acres (affected parcel only)
- Location:** 11942 Ravallo Resort Drive; or generally located on the west side of Ravallo Resort Drive and north of Lake Street.
- Request:** To request one (1) waiver from Orange County Code to allow one canopy tree for each 1,000 square feet of green space, in lieu of the required one per 100 square feet for PD Lot 5.

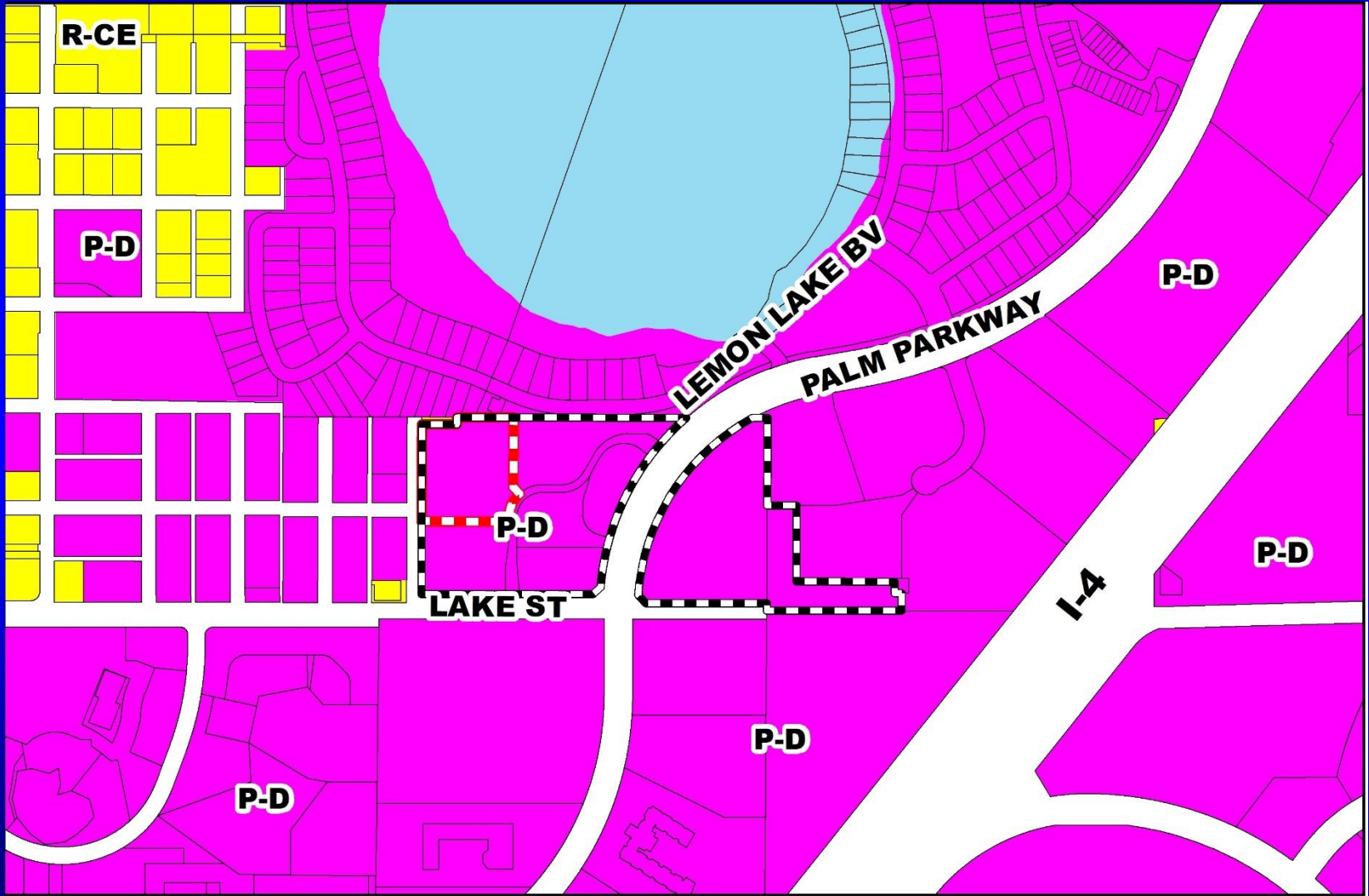


Buena Vista Park Planned Development / Land Use Plan Future Land Use Map



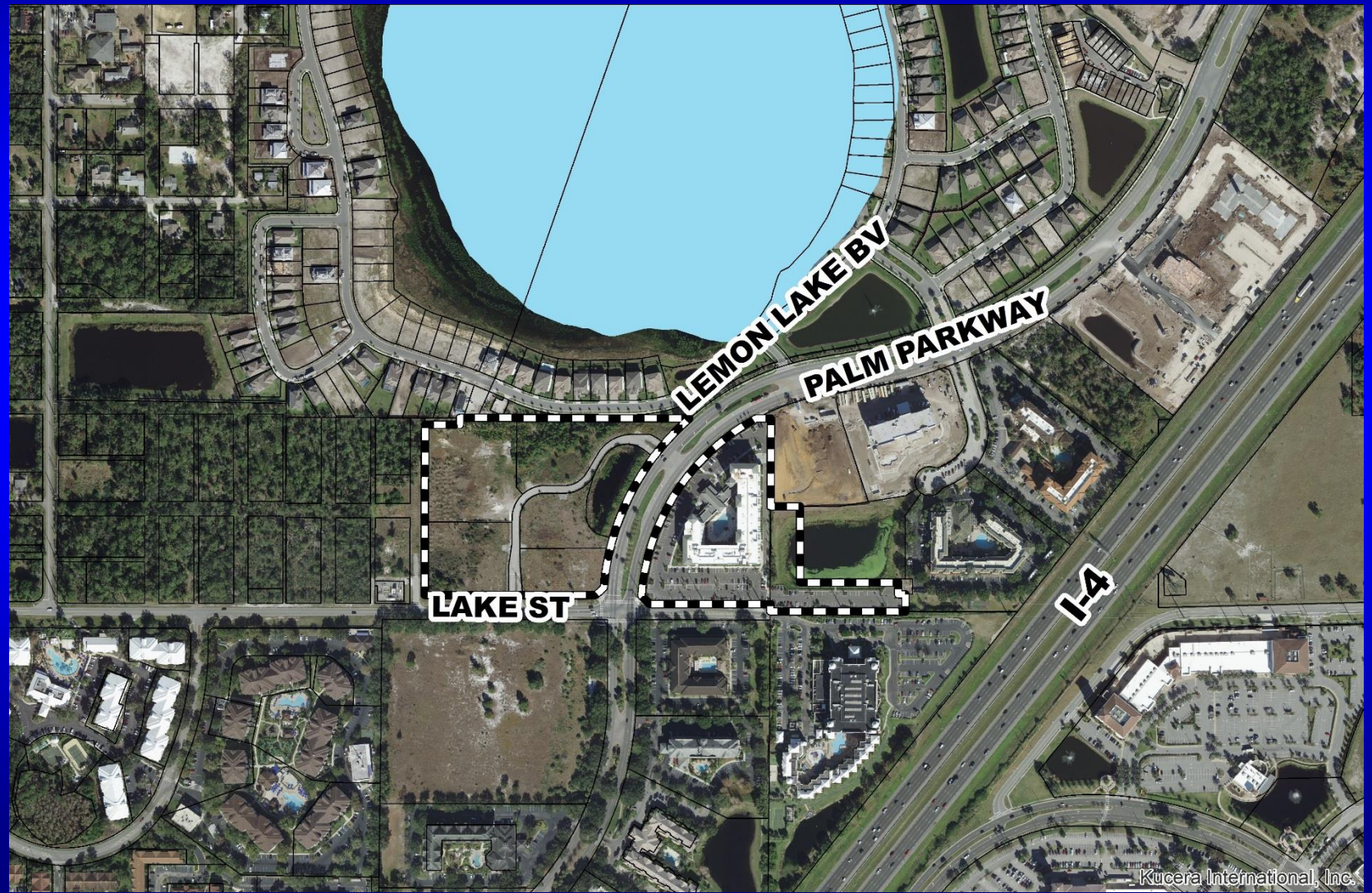


Buena Vista Park Planned Development / Land Use Plan Zoning Map





Buena Vista Park Planned Development / Land Use Plan Aerial Map





Buena Vista Park Planned Development / Land Use Plan Overall Land Use Plan

APPROVED LAND USES PER THE BUENA VISTA PARK PD FOR 15.753 AREA WITH CONVERSION TO COMMERCIAL USE							
LAND USE	USES	ACRES	%	AVERAGE DAILY TRIPS	ADT PER USES UNIT	CONVERSION TO COMMERCIAL % FT.	CONVERSION TO HOTEL/RESORT ROOMS
OFFICE	2,400	SQ. FT.	0.367	476	19,833 /1000 SQ. FT.	6,755	55
COMMERCIAL	61,210	SQ. FT.	4.403	4,609	70,879 /1000 SQ. FT.	65,210	530
HOTEL/RESORT/TIMESHARE	899	ROOMS	16.623	7,821	8.7 /ROOMS	110,655	899
TOTAL			21.993	12,906		182,600	1,483
LESS: ACRES AND TRIPS ASSIGNED TO SIGNATURE RESORTS, INC. AND SUNTERRA PD (PER BUENA VISTA PARK PD/PLU 2008)							
			2.375	1,136		16,073	331
TOTAL			19.018	11,770		166,527	1,152
LESS: PALM PARKWAY RIGHT OF WAY ACRES							
			2.22	0		0	0
TOTAL REMAINING LAKE BUENA VISTA PARK PD - COMMERCIAL SQ.FT., HOTEL/RESORT ROOMS			16.80	11,770		166,527	1,152
PARCEL 1 (EAST OF PALM PARKWAY) - ALLOCATION OF ACRES & TRIPS							
			6.505	38.72%	3,778	53,447	434
BUENA VISTA PARK PSP/ PARCEL 2 (WEST OF PALM PARKWAY) - ALLOCATION OF ACRES & TRIPS							
			10.293	61.28%	7,992	113,080	918
TOTAL			16.798	100%	11,770	166,527	1,152

PROPOSED USES FOR BUENA VISTA PARK, PSP PROJECT AREA:			
LAND USE	USE	ACRES	AVERAGE DAILY TRIPS
OFFICE	0	SQ. FT.	
COMMERCIAL	98,462	SQ. FT.	
HOTEL/RESORT/TIMESHARE	200	ROOMS	
ROOMS EQUIVALENT TO 24,618 SQ.FT. OF COMMERCIAL			
TOTAL	113,080	SQ. FT.	

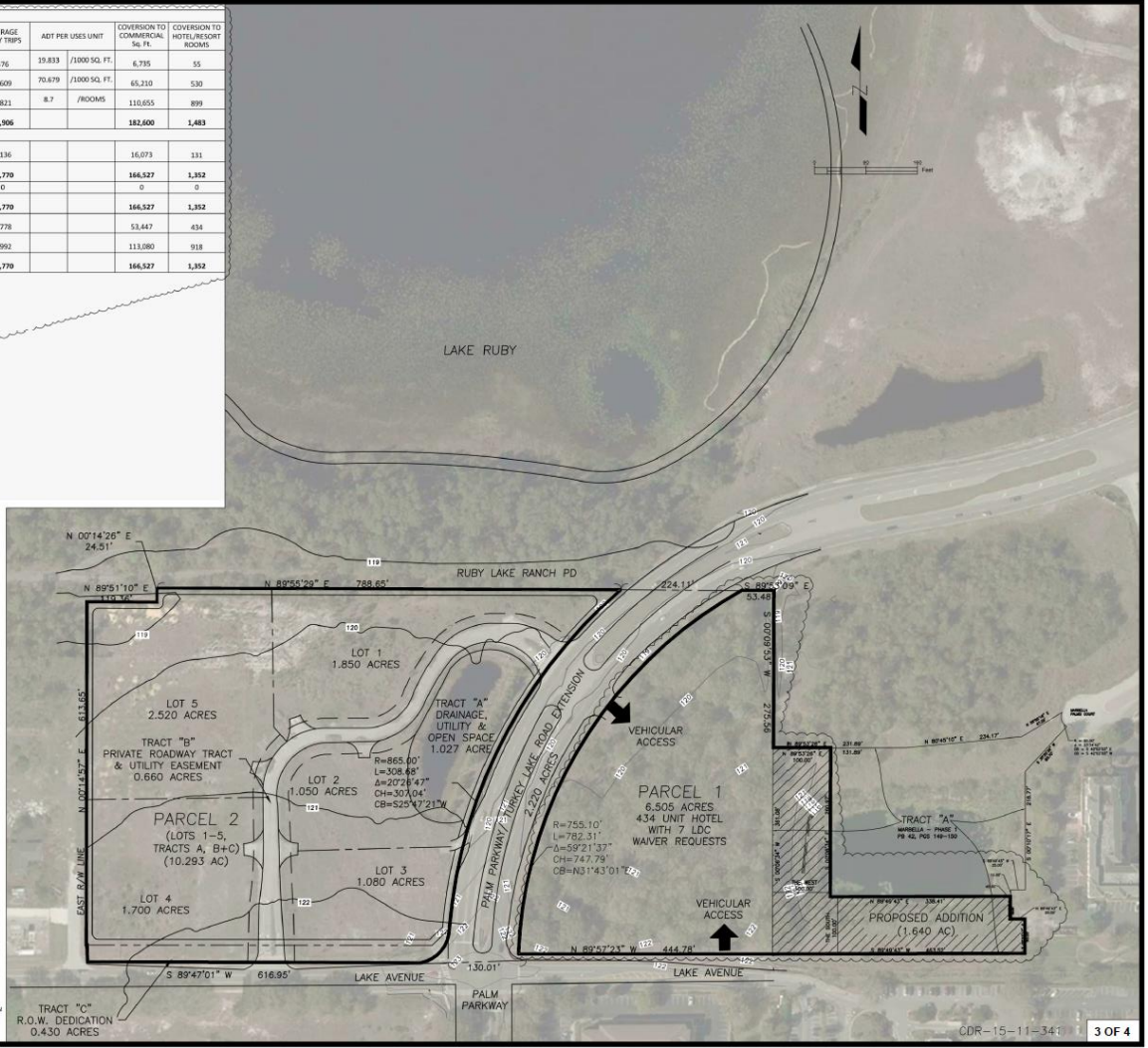
PROPOSED USE ASSIGNMENT PER LOT BUENA VISTA PARK PSP:					
LAND USE	USE	ACRES	AVERAGE DAILY TRIPS		
LOT 1: COMMERCIAL	14,962	SQ. FT.	1.85	AC.	1,057
LOT 2: COMMERCIAL	20,152	SQ. FT.	1.05	AC.	1,424
LOT 3: COMMERCIAL	20,724	SQ. FT.	1.08	AC.	1,465
LOT 4: COMMERCIAL	32,624	SQ. FT.	1.7	AC.	2,306
LOT 5: ROOM HOTEL/RESORT/TIMESHARE	24,618	200/ROOMS	2.52	AC.	1,740
TRACT A: DRAINAGE, UTILITY, OPEN SPACE	0	3	AC.	0	
TRACT B: PRIVATE ROAD RIGHT OF WAY	0	8.66	AC.	0	
TRACT C: LAKE AVE. RIGHT OF WAY DEDICATION	0	0.43	AC.	0	
TOTAL	113,080	SQ. FT.	10.29	AC.	7,992

PROPOSED USES PER LOT MAY BE CHANGED BY THE DEVELOPER PROVIDED FUTURE USES AND DENSITIES ARE CONSISTENT WITH THE APPROVAL LAND USE PLAN AND THE DEVELOPER DEVELOPMENT EQUIVALENCY MULTIPLIER. THE DEVELOPER SHALL RESERVE THE RIGHT TO TRANSFER DENSITIES BETWEEN LOTS TO LAND THE DEVELOPER'S DEVELOPMENT PLAN.

LAND USE	MIN. MAXIMUM DENSITY	MINIMUM DEVELOPMENT FOR EACH USE OF 1/4 ACRES
OFFICE	1.5 FAR	63,360 SQ. FT.
COMMERCIAL	1.5 FAR	29,661 SQ. FT.
HOTEL/RESORT/TIMESHARE	N/A	14,814 SQ. FT. / 80 ROOMS

DEVELOPMENT EQUIVALENCY MULTIPLIER MATRIX
 CHANGE TO: OFFICE (OSF) 0.287
 COMMERCIAL (CSF) 1.418
 HOTEL/RESORT/TIMESHARE (HRS) 1.082
 WATER SERVICE - ORANGE COUNTY
 WASTEWATER SERVICE - ORANGE COUNTY
 (SOLIDIFIED WASTE SERVICE - ORANGE COUNTY)

PARKS/RECREATION FACILITIES CONCEPTUAL PLAN TO BE SUBMITTED WITH DEVELOPMENT PLAN.
 ACCESS TO PALM PARKWAY/TURKEY LAKE ROAD EXTENSION: 500 FEET NORTH OF LAKE AVENUE EXTENSION PROPOSED.
 ACCESS TO LAKE AVENUE: TO BE IMPROVED ON DEVELOPMENT PLAN IN A MANNER CONSISTENT WITH INTERNATIONAL DRIVE ACTIVITY CENTER STRATEGIC DEVELOPMENT PLAN SECTION 4. NECESSARY SERVICES AND FACILITIES SUBSECTION A: TRANSPORTATION; SAMPLE ACCESS MANAGEMENT REGULATIONS.
 DRAINAGE CENTER PLAN: SECTION 4.04 PART TO BE SUBMITTED TO BOARD OF COUNTY COMMISSIONERS THROUGH THE ORANGE COUNTY ENGINEERING DEPARTMENT.
 SETBACKS FROM PALM PARKWAY/TURKEY LAKE ROAD EXTENSION AS PER ACTIVITY CENTER TURKEY LAKE ROAD NETWORK AGREEMENT AND THE BUENA VISTA NORTH STANDARDS IN SECTION 38-1391.
 SETBACKS (EXCLUSIVE OF PALM PARKWAY/TURKEY LAKE ROAD EXTENSION, PARKING, OPEN AND LANDSCAPING) TO BE PROPOSED ON DEVELOPMENT PLAN IN A MANNER CONSISTENT WITH THE INTERNATIONAL DRIVE ACTIVITY CENTER STRATEGIC DEVELOPMENT PLAN SECTION 4.04 PART SUBSECTION A: TRANSPORTATION AND SECTION 38-1391, LANDSCAPING, OF THE TOURIST STANDARDS OF THE P-D, PLANNED DEVELOPMENT DISTRICT, AND THE BUENA VISTA NORTH STANDARDS IN SECTION 38-1391.
 FOR THE PURPOSES OF BUILDING SETBACKS RELATED TO THIS PD, ORANGE COUNTY CODE SECTION 38-1392.1 SHALL GOVERN.
 PROPOSED HEIGHT: 15 STORES OR 150 FEET. THE MAXIMUM HEIGHT OF 150 FEET IS SUBJECT TO COMPLYING WITH THE BAN STANDARDS, UNLESS WAIVERS HAVE BEEN GRANTED BY THE B.C.C.
 OPEN SPACE: 25%





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Buena Vista Park Planned Development / Land Use Plan (PD/LUP), dated “August 21, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Moss Park North PD / Parcel B Preliminary Subdivision Plan

- Case:** CDR-19-09-302
- Project Name:** Moss Park North PD / Parcel B PSP
- Applicant:** Marc Stehli, Poulos & Bennett, LLC
- District:** 4
- Acreage:** 62.10 gross acres
- Location:** Generally located north of Moss Park Road and east of State Road 417.
- Request:** To remove a portion of the July 10, 2018, BCC Condition of Approval #8, which states, “Temporary addressing must be provided for permits and the Certificate of Completion be issued prior to approval and recording of a plat.”



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Moss Park North PD / Parcel B PSP dated “Received April 4, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

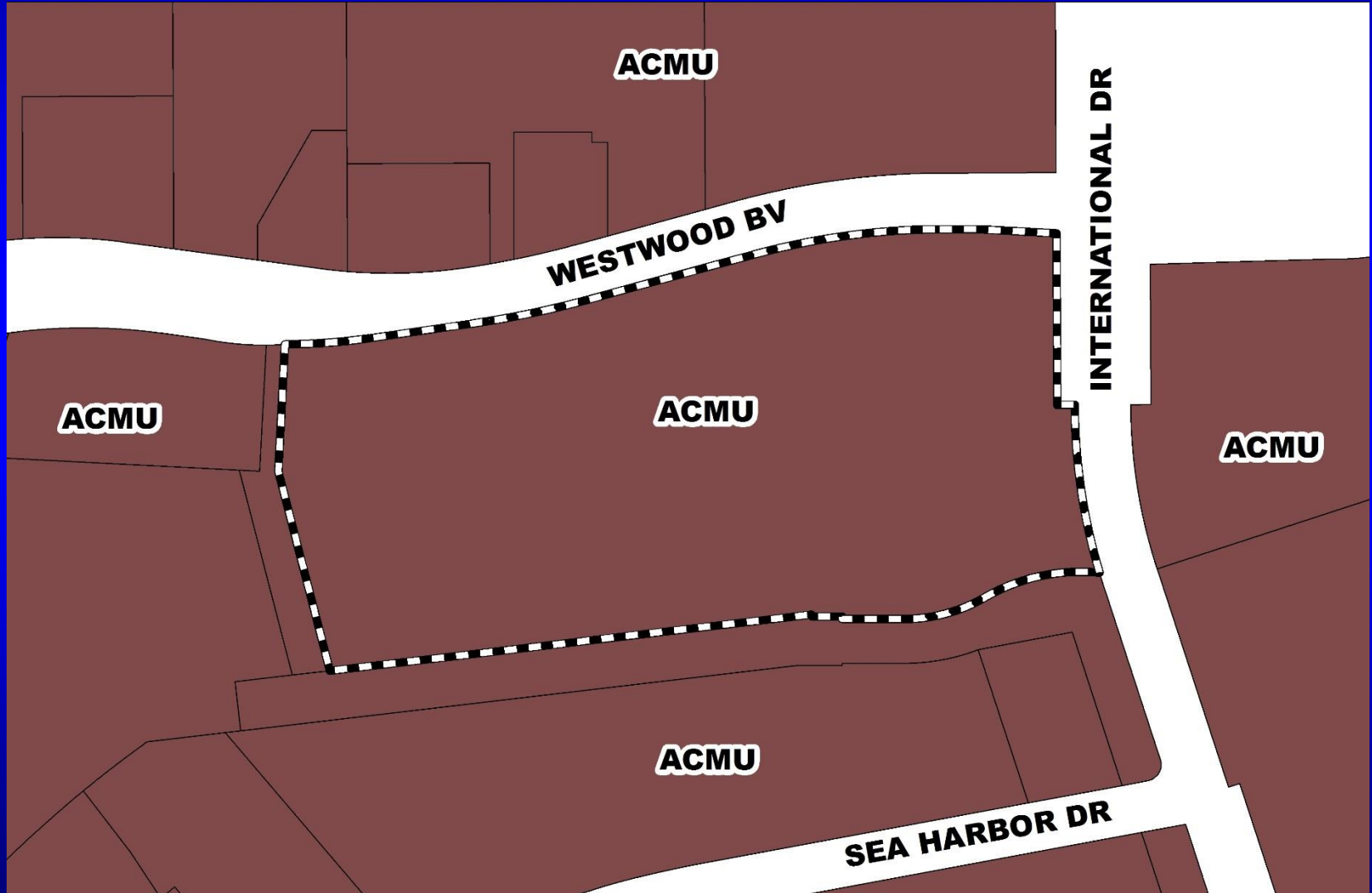


Orangewood N-1 Planned Development / Land Use Plan

- Case:** CDR-19-06-192
- Project Name:** Orangewood N-1 PD/LUP
- Applicant:** Jonathan P. Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- District:** 1
- Acreage:** 28.56 gross acres (affected parcel only)
- Location:** Generally located at the southwest corner of Westwood Boulevard and International Drive.
- Request:** To modify the approved Master Sign Plan to allow for four (4) ground signs. Three (3) waivers related to the number of signs permitted, maximum copy area, and sign separation requirements are associated with this request.

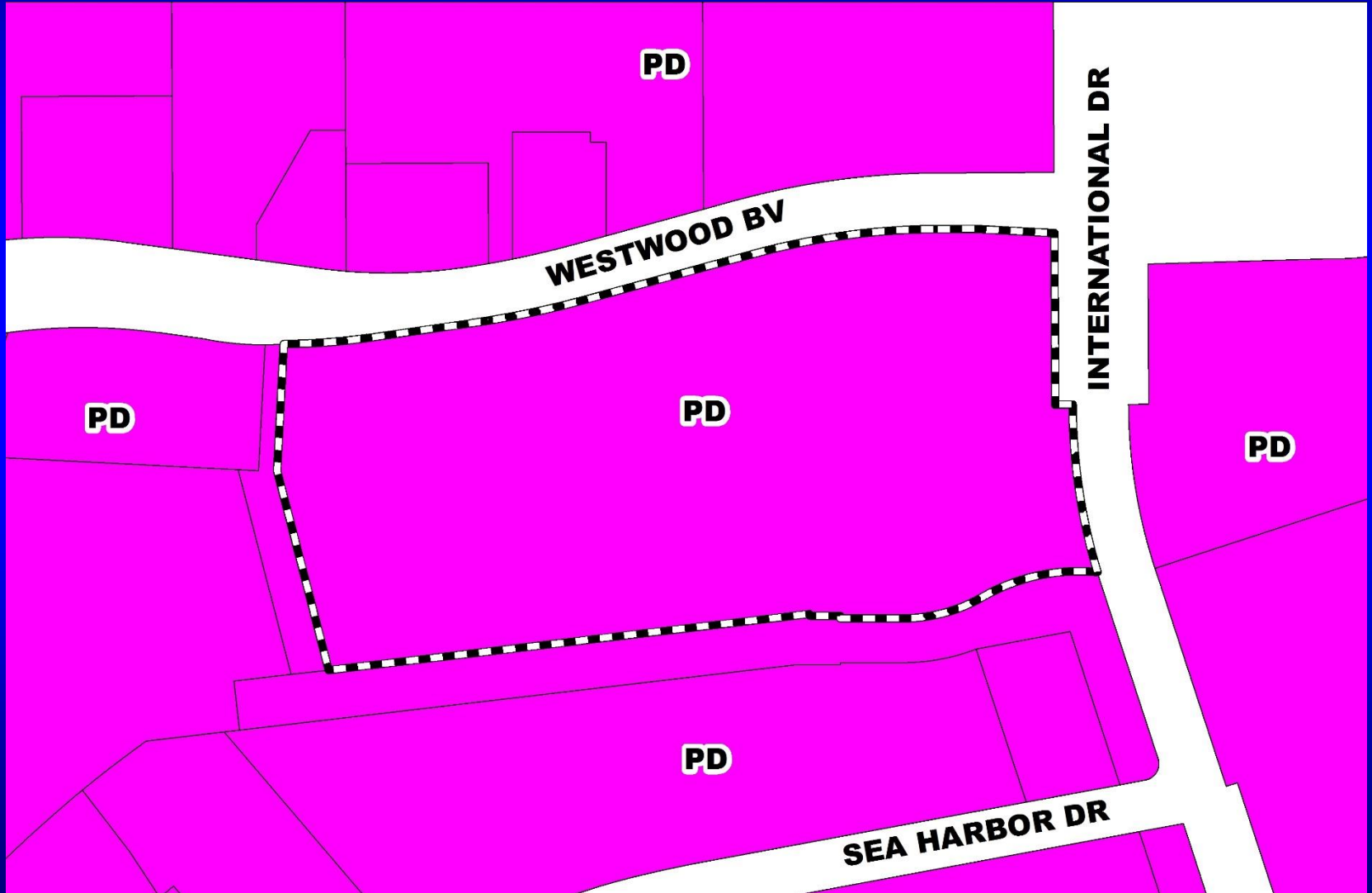


Orangewood N-1 Planned Development / Land Use Plan Future Land Use Map





Orangewood N-1 Planned Development / Land Use Plan Zoning Map



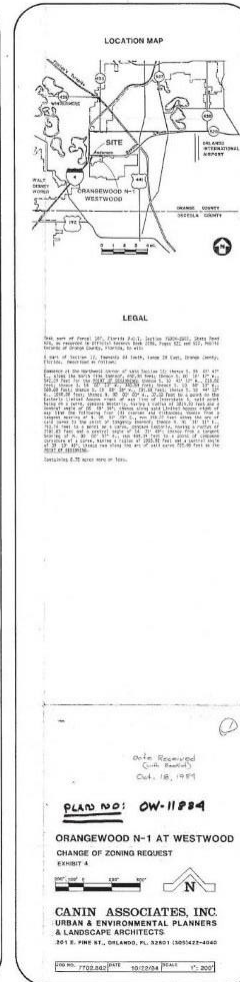
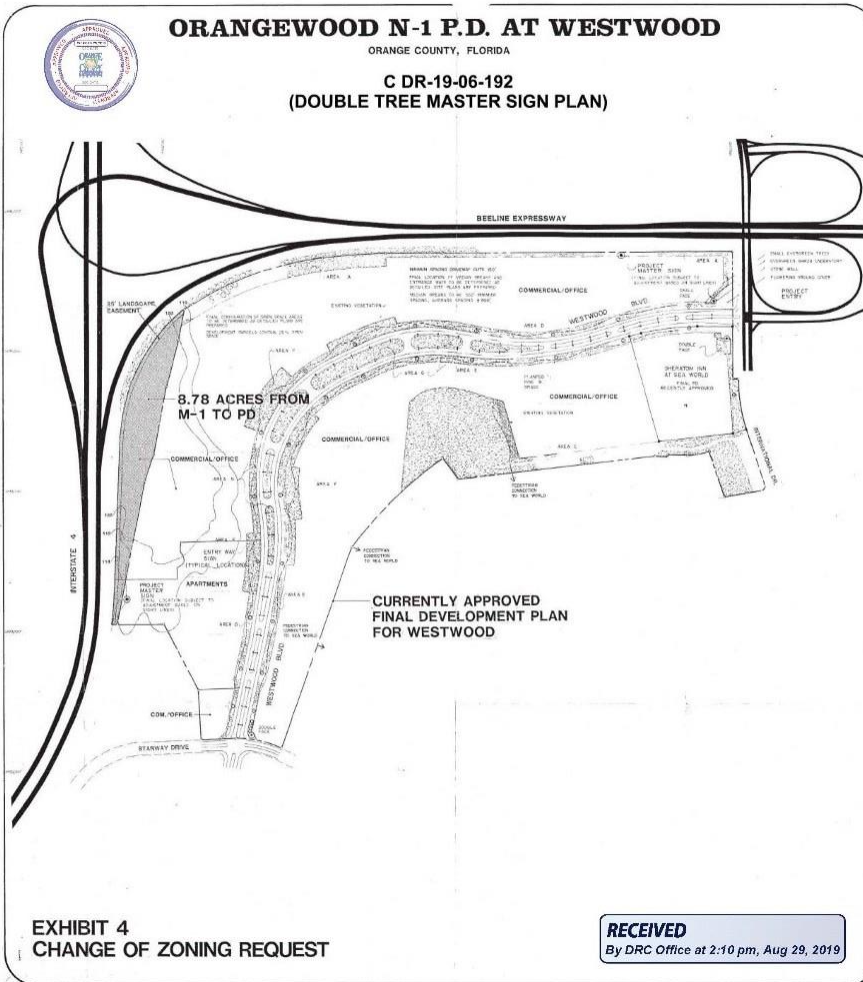


Orangewood N-1 Planned Development / Land Use Plan Aerial Map





Orangewood N-1 Planned Development / Land Use Plan Overall Land Use Plan

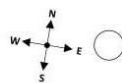
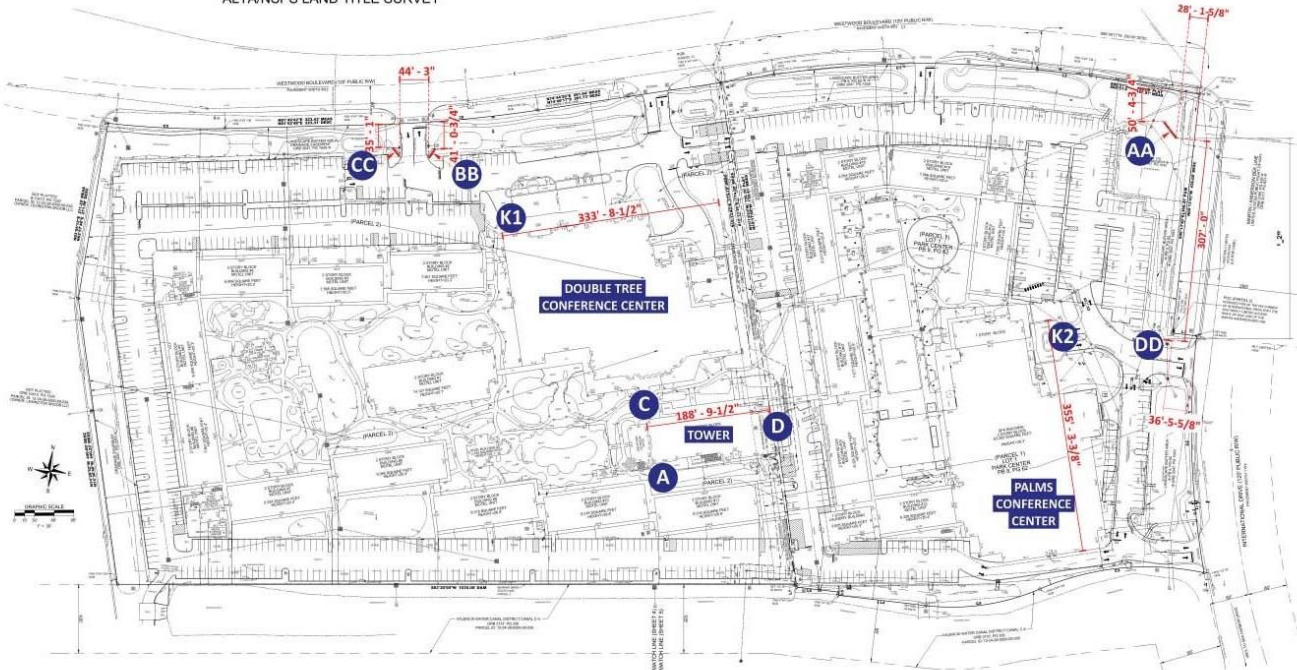




Orangewood N-1 Planned Development / Land Use Plan Master Sign Plan

SIGNAGE PLAN

ALTA/NSPS LAND TITLE SURVEY



SITE PLAN

SCALE: 1" = 150'-0"

DOUBLE TREE CONFERENCE CENTER		
LOCATION	PROPOSED	CODE MAX.
K1	80.0 SQ.FT.	200.0 SQ.FT.

PALMS CONFERENCE CENTER		
LOCATION	PROPOSED	CODE MAX.
K2	30.1 SQ.FT.	200.0 SQ.FT.

TOWER		
LOCATION	PROPOSED	CODE MAX.
A	102.6 SQ.FT.	
C	134.0 SQ.FT.	
D	166.3 SQ.FT.	
TOTAL	402.9 SQ.FT.	450.0 SQ.FT.

MONUMENT SIGNS		
LOCATION	PROPOSED	CODE MAX.
AA	190.6 SQ.FT.*	80.0 SQ.FT.
BB	110.0 SQ.FT.*	80.0 SQ.FT.
CC	110.0 SQ.FT.*	80.0 SQ.FT.
DD	110.0 SQ.FT.	80.0 SQ.FT.

*EXISTING GROUND SIGNS WITH COPY AREA AND LOCATION PREVIOUSLY APPROVED UNDER VARIANCE VA-11-01-106.

DOUBLETREE
BY HILTON

Design #
0821809R04 MSP

Sheet 6 of 21

Client
DOUBLETREE
Address
10100 INTERNATIONAL DR
ORLANDO, FL

Account Rep. J LEBIHAN

Designer M KESTER

Date 07/19/2018

Approval / Date
Client
Sales
Estimating
Art
Engineering
Landlord

Revision/Date

CHANDLER
SIGNS

chandersigns.com
National Headquarters
14211 Commerce Blvd
Fort Worth, TX 76155
817-342-1100 Fax 817-342-1044

San Antonio
3733 San Pedro Ave
San Antonio, TX 78222
210-349-1100 Fax 210-349-1044

West Coast
1323 Leticia Street
Merced, CA 95361
209-385-1100 Fax 209-385-1044

Northeast US
2021 Wood
North York, NY 10226
212-490-1100 Fax 212-490-1044

Florida
2024 South Hill Palm Circle
Dunwoody, GA 30328
770-406-1100 Fax 770-406-1044

Georgia
111 Woodbridge Place
Dunwoody, GA 30328
770-406-1100 Fax 770-406-1044

South Texas
PO BOX 125, 206 Doral Drive
Dallas, TX 75241
972-342-1100 Fax 972-342-1044

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Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Orangewood N-1 Planned Development / Land Use Plan (PD/LUP), dated “August 29, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the following modification to Condition #10:

10) Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated ~~November 8, 1984~~ January 28, 1985 shall apply:

District 1



Board of County Commissioners

Public Hearings

November 12, 2019