



*Board of County Commissioners*

# Public Hearings

**February 26, 2019**



# Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal

**Case:** DP-18-01-017

**Appellant:** A. Kurt Ardaman, Fishback Dominick

**Applicant:** James Monica, P.E., Harris Civil Engineers, LLC

**District:** 1

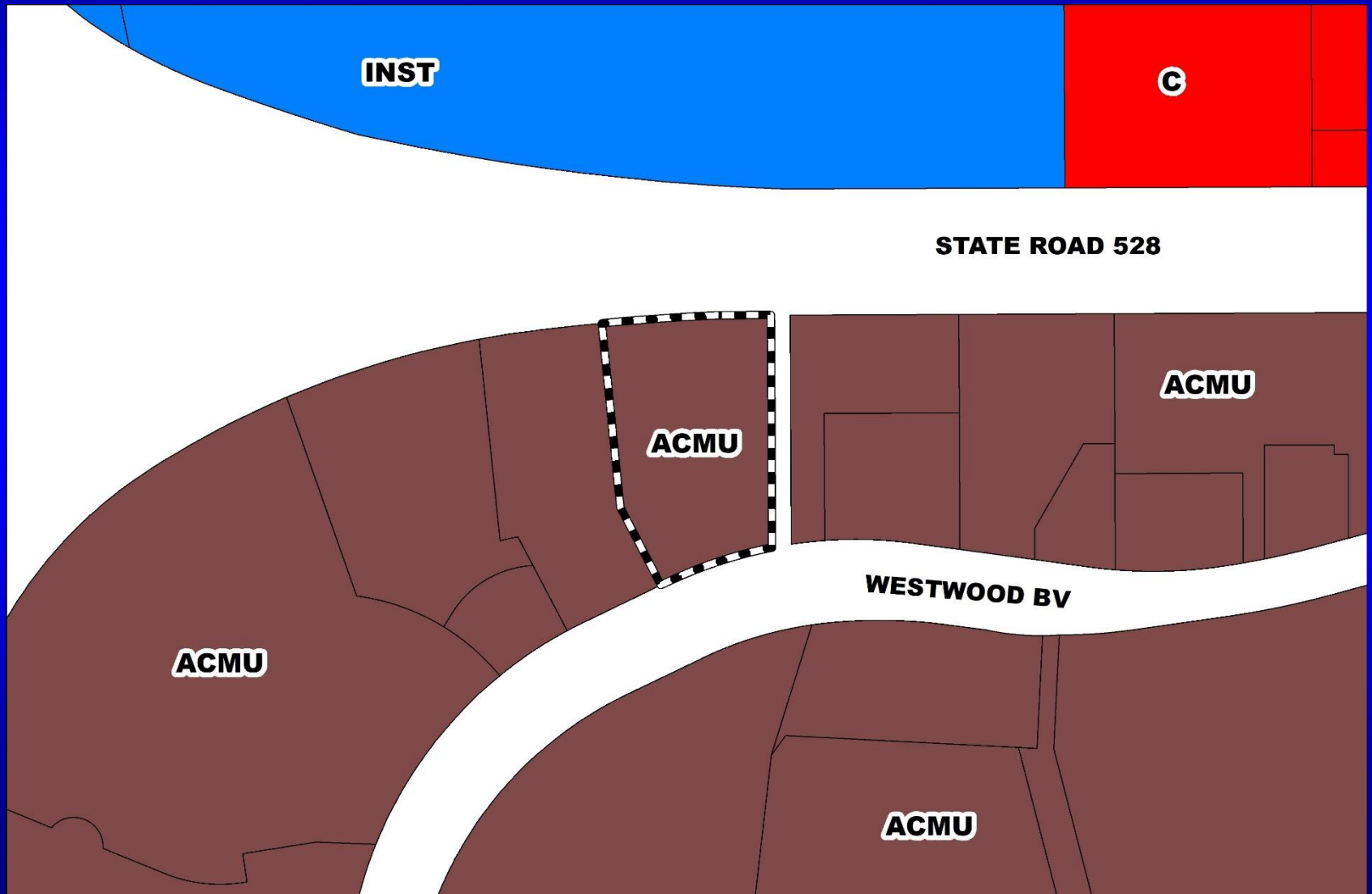
**Acreage:** 5.0 gross acres

**Location:** North of Westwood Boulevard / South of State Road 528

**Request:** To appeal a DRC approval of a request of a Development Plan for construction of a 299 room hotel

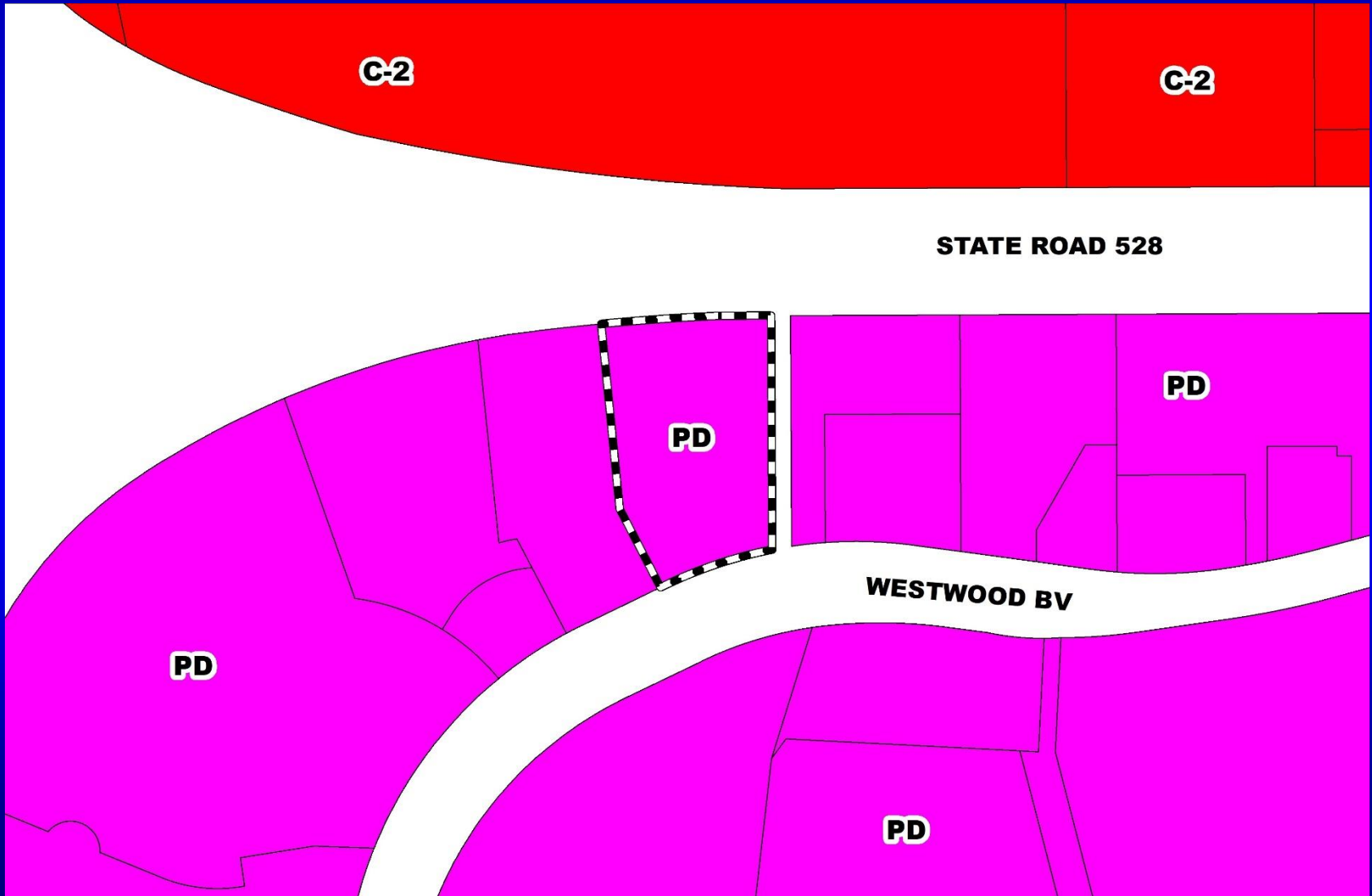


# Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Future Land Use Map





# Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Zoning Map







# Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Aerial Map







# Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Development Plan – Site Layout

**SITE DATA TABLE**

PARCEL ACREAGE: 4.999 ACRES  
 PARCEL: 12-24-20-9655-00-024  
 PROPOSED USES: 209 ROOM HOTEL  
 AVERAGE DAILY TRIPS: 1,002 TRIPS PER ITE TRIP GENERATION RATES - 10TH EDITION (see traffic study)  
 MAX. BUILDING COVERAGE: 0.782 ACRES  
 MAX. F.A.R.: 2.0 (PER PSP) PROVIDED: 6.68 ACRES/4.999 = 1.34

OPEN SPACE: MINIMUM REQUIRED: 1.2497 ACRES (26% PER SEC. 38-1234)  
 TYPE A = 1.0299 ACRES  
 TYPE B = 0.5298 ACRES  
 TOTAL PROVIDED: 1.5578 ACRES (31.16%)

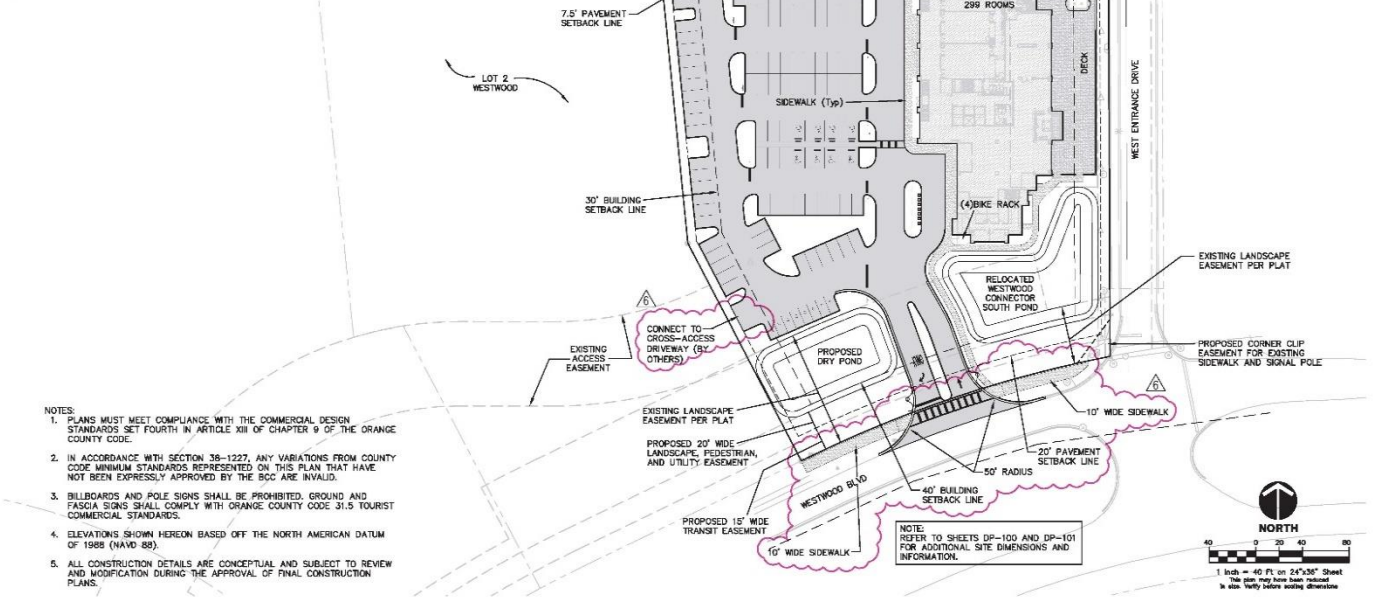
IMPERVIOUS AREAS: MAX ALLOWED (SEC. 38-1272): 3.4993 ACRES (70%)  
 PROPOSED BUILDING: 0.7620 AC (15.24%)  
 PROPOSED ASPHALT: 2.2070 AC (44.14%)  
 PROPOSED SIDEWALK/CONCRETE: 0.2467 AC (4.93%)  
 PROPOSED POOL AND DECK: 0.2259 AC (4.51%)  
 PROPOSED TOTAL IMPERVIOUS: 3.4412 AC (68.83%)

MAXIMUM BUILDING HEIGHT: 300' (MAX) 160' (PROPOSED BUILDING HEIGHT)

PARKING (SEC 38-1476) MINIMUM REQUIRED: 199 TOTAL (INCLUDES 7 ADA ACCESSIBLE SPACES)  
 209 HOTEL ROOMS 196 SPACES REQUIRED (0.1 SPACE PER 1.5 ROOM)  
 PROVIDED: 154 REGULAR SPACES (10'x18')  
 47 COMPACT SPACES (8'x16')  
 8 ADA ACCESSIBLE SPACES  
 TOTAL SPACES PROVIDED OF THE 199 REQUIRED  
 8 BICYCLE SPACES PROVIDED ON SITE (4) IN EACH BIKE RACK

NOTE:  
 ANCILLARY BALLROOM, SWIMMING POOL, TERRACE, AND RESTAURANT SHALL BE UTILIZED ONLY FOR HOTEL GUESTS.

BUILDING SETBACKS:  
 WEST ENTRANCE DRIVE: 30' (BLDG) 7.5' (PAVEMENT)  
 WESTWOOD BOULEVARD: 40' (BLDG) 20' (PAVEMENT)  
 LOT 2 SIDE FACING: 30' (BLDG) 7.5' (PAVEMENT)  
 STATE ROAD 528: 75' (BLDG) 20' (PAVEMENT)



**REVISIONS**

No.	DATE	BY	REVISION

**DEVELOPMENT PLAN FOR:**

**Westwood Hotel**  
**WESTWOOD BLVD**

ORANGE COUNTY, FLORIDA

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

**HARRIS**

Harris CMI Engineers, LLC  
 1200 E. Hibiscus Street  
 Suite 209  
 Orlando, Florida 32833  
 Phone: (407) 524-4777  
 Fax: (407) 526-0888  
 www.harrisengineers.com  
 EE 9814

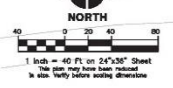
James Worley, P.E.  
 State of Florida # 06889

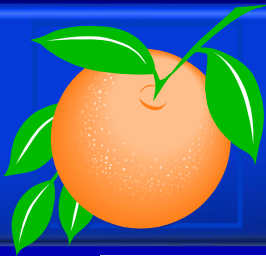
HCE Project No: 2200000

Date: 05-11-2018

Drawing: **DP-005**

- NOTES:**
- PLANS MUST MEET COMPLIANCE WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN ARTICLE XIII OF CHAPTER 9 OF THE ORANGE COUNTY CODE.
  - IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
  - BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH ORANGE COUNTY CODE 31.5 TOURIST COMMERCIAL STANDARDS.
  - ELEVATIONS SHOWN HEREON BASED OFF THE NORTH AMERICAN DATUM OF 1988 (NAVD 88).
  - ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.





# Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Development Plan – Building Elevation



2 **SOUTHEAST VIEW**  
NTS



1 **SOUTHWEST VIEW**  
NTS

REVISIONS		
NO.	DATE BY DESCRIPTION	
1	03-21-18	DRC COMMENT RESPONSE
2	03-23-18	DRC COMMENT RESPONSE

Designed	Checked	Approved
Drawn	Checked	Approved

**BUILDING  
CONCEPT  
IMAGES**

DEVELOPMENT PLAN FOR:  
**Westwood Hotel**  
WESTWOOD BLVD  
ORANGE COUNTY, FLORIDA  
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

**HARRIS**  
Harris Civil Engineers, LLC  
1200 E. Hillwood Street  
Suite 302  
Orlando, Florida 32803  
Phone: (407) 629-4777  
Fax: (407) 629-7000  
www.harrisengineers.com  
88 9814

**BeharPeteranecz**  
ARCHITECTURE | INTERIORS  
2402 TERMINAL DRIVE, SOUTH 11 ST. PETERSBURG, FLORIDA 33712  
(727) 850-8300 | ARCHITECTURE@BPI.COM | 4828007704 829201674

James Martin, P.E.  
State of Florida # 65566  
HCE Project No: 7010000

Date: 01-17-2018  
Drawing: A-5\_3



# Action Requested

**Uphold the DRC action of October 24, 2018 and approve the Development Plan for construction of a 299 room hotel, subject to the DRC-recommended conditions in the staff report.**

**District 1**

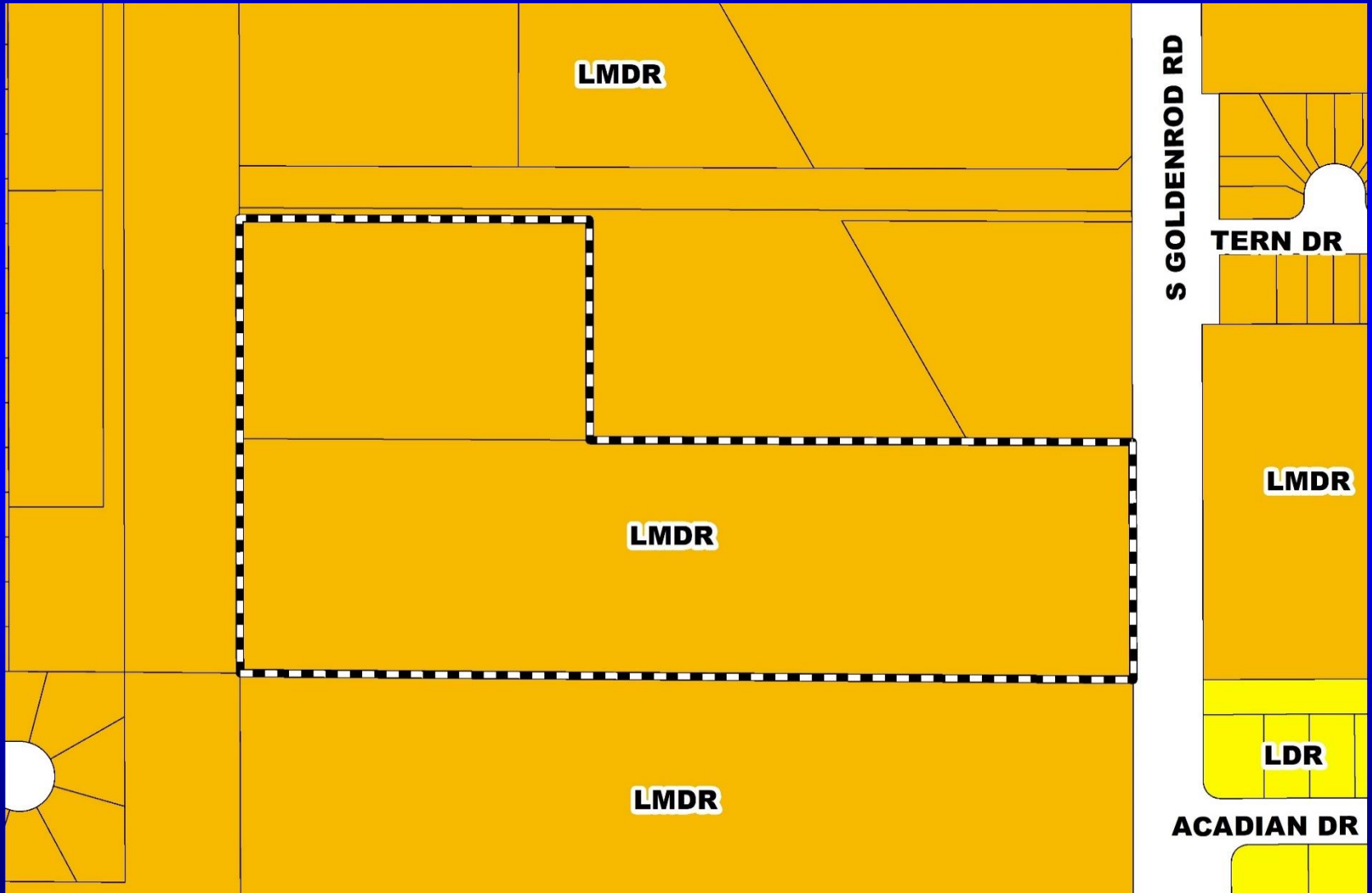


# San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan

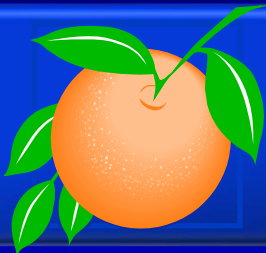
<b>Case:</b>	PSP-18-05-168
<b>Project Name:</b>	San Lorenzo Townhomes PD / San Lorenzo PSP
<b>Applicant:</b>	Eric Warren, Poulos & Bennett, LLC
<b>District:</b>	3
<b>Acreage:</b>	13.49 gross acres
<b>Location:</b>	South of Pershing Avenue / West of Goldenrod Road
<b>Request:</b>	To subdivide 13.49 acres in order to construct 72 single-family detached residential dwelling units.



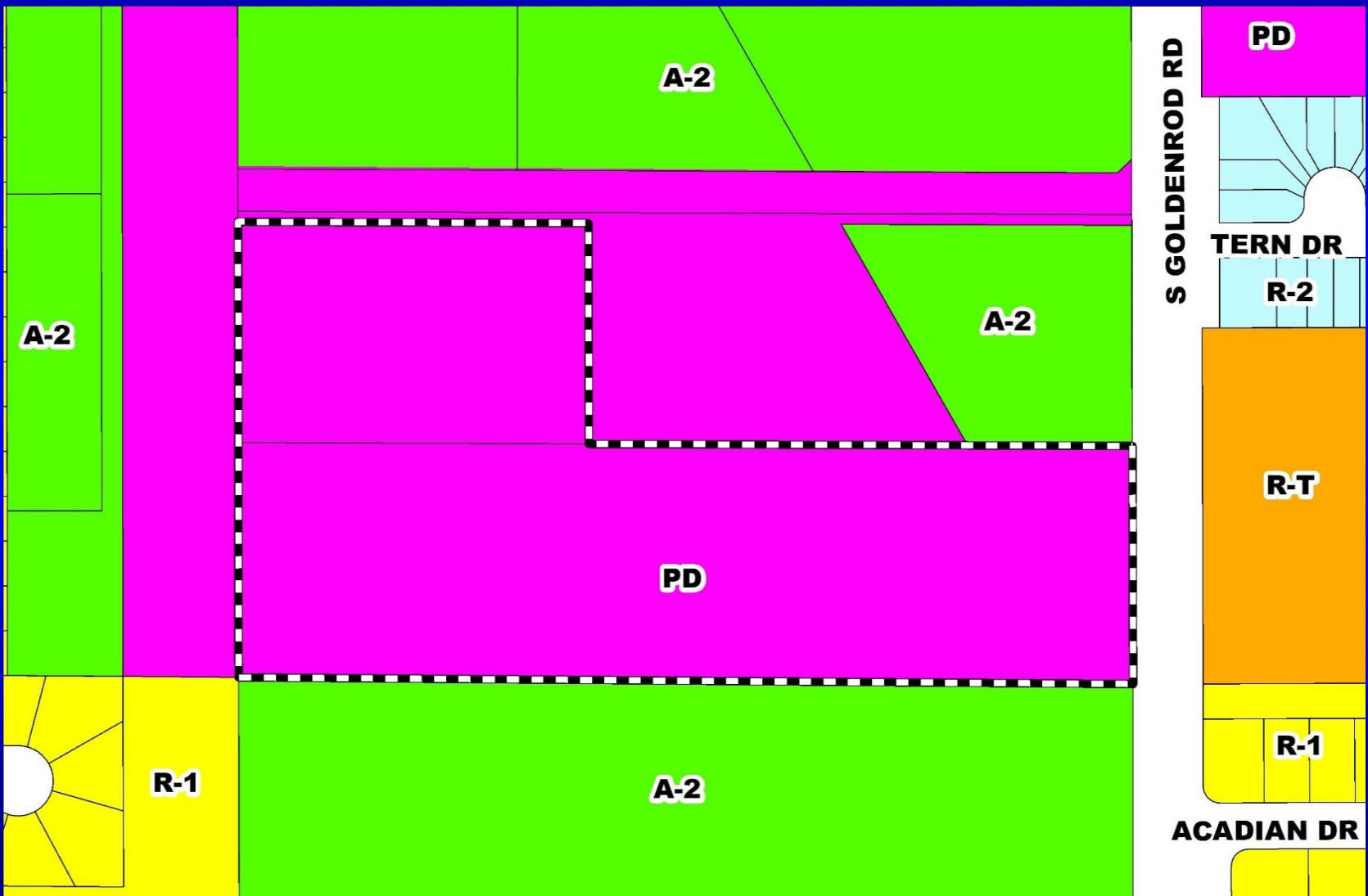
# San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Future Land Use Map







# San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Zoning Map





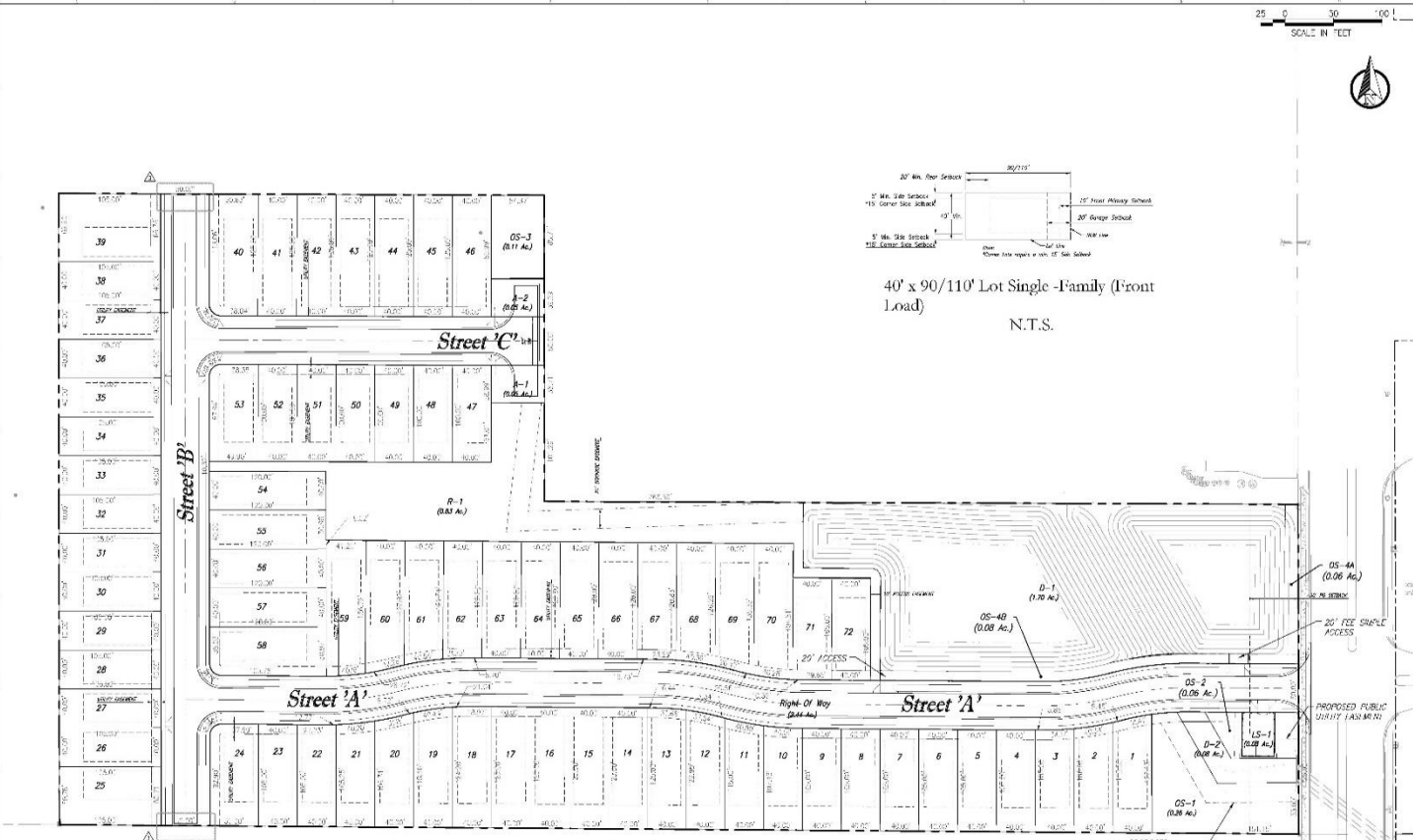
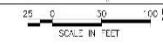
# San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Aerial Map







# San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



REGULATORY ADOPTIONS	
PLANNING BOARD REVIEW	NO
CITY COMMISSION REVIEW	NO
CITY COMMISSION APPROVAL	NO
STATE BOARD OF COUNTY COMMISSIONERS REVIEW	NO
STATE BOARD OF COUNTY COMMISSIONERS APPROVAL	NO
ENVIRONMENTAL REVIEW	NO
ARCHITECTURAL REVIEW	NO
TRAVEL PLAN REVIEW	NO
LANDSCAPE PLAN REVIEW	NO
PAVEMENT PLAN REVIEW	NO
UTILITY PLAN REVIEW	NO
SOILS REVIEW	NO
WATER MANAGEMENT REVIEW	NO
ENVIRONMENTAL IMPACT STATEMENT REVIEW	NO
HAZARDOUS WASTE REVIEW	NO
RECREATION REVIEW	NO
ARCHITECTURAL REVIEW	NO
TRAVEL PLAN REVIEW	NO
LANDSCAPE PLAN REVIEW	NO
PAVEMENT PLAN REVIEW	NO
UTILITY PLAN REVIEW	NO
SOILS REVIEW	NO
WATER MANAGEMENT REVIEW	NO
ENVIRONMENTAL IMPACT STATEMENT REVIEW	NO
HAZARDOUS WASTE REVIEW	NO
RECREATION REVIEW	NO

Project Name:  
**SAN LORENZO**  
PSP-18-05-168

Jurisdiction:  
Orange County, Florida

Map Title:  
**SITE PLAN**

Sheet No.:  
**C3.00**



**Poulos & Bennett, LLC**  
2700 N. Orange Blossom Trail, Orlando, FL 32805  
Tel: 407.241.7774 www.pandb.com  
FL REG. NO. 2009



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the San Lorenzo Townhomes Planned Development / San Lorenzo Preliminary Subdivision Plan dated “Received November 9, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**



# **Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan**

**Case:** PSP-17-09-278

**Project Name:** Hubbard Place PD / Hubbard Place PSP

**Applicant:** Jennifer Stickler, Kimley-Horn & Associates, Inc.

**District:** 1

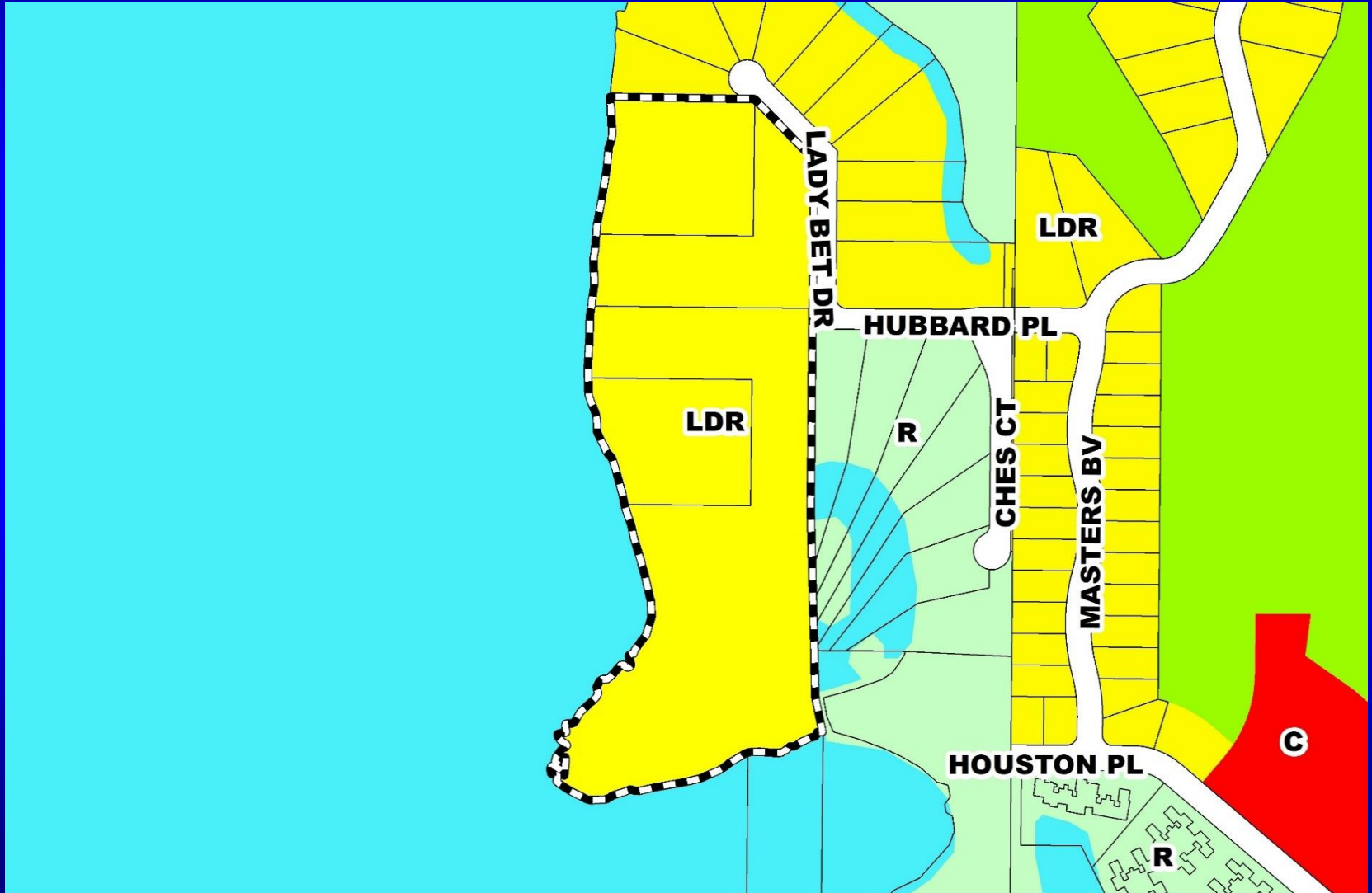
**Acreage:** 16.59 gross acres

**Location:** South of Lady Bet Drive / West of S. Apopka Vineland Road

**Request:** To subdivide 16.59 acres in order to construct 13 single-family detached residential dwelling units.

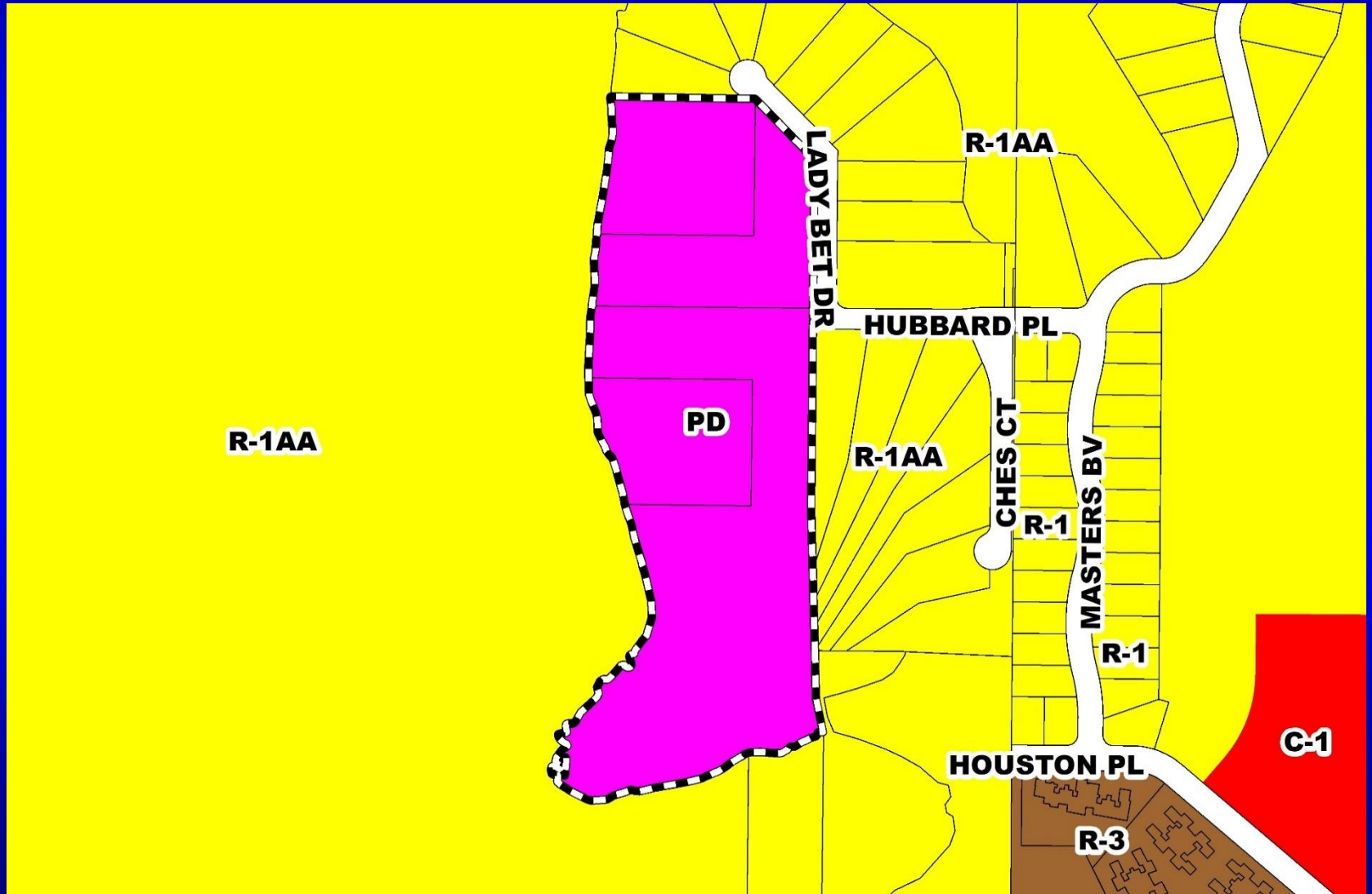


# Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Future Land Use Map





# Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Zoning Map





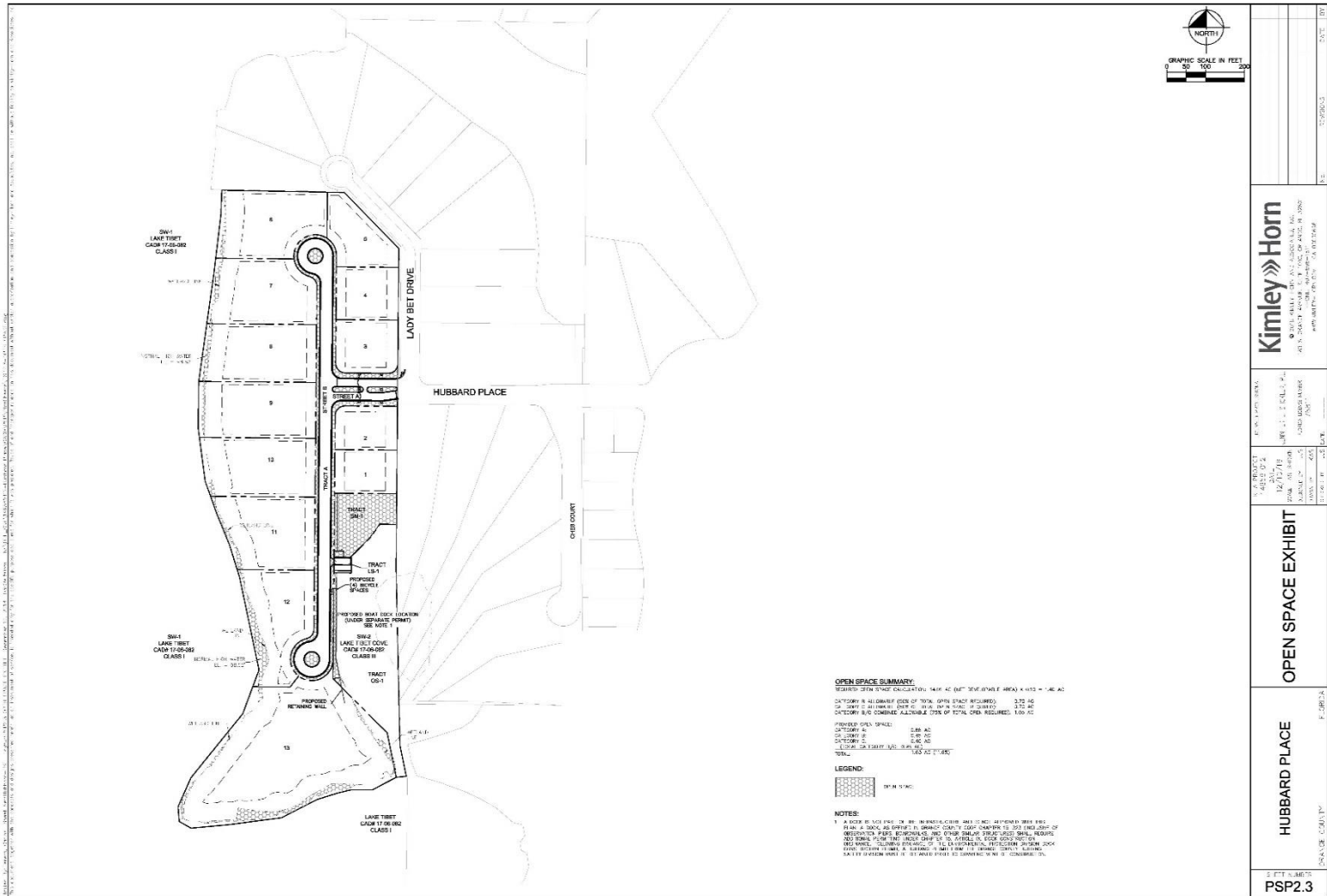


# Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Aerial Map





# Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Overall Preliminary Subdivision Plan

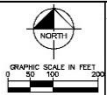


**OPEN SPACE SUMMARY:**  
REQUIRED OPEN SPACE CALCULATION: 1441.42 SQ FT (TOTAL AREA) X 10% = 144.14 AC

CATEGORY 1 (ALL GRASSY USES OF TOTAL OPEN SPACE REQUIRED)	3.52 AC
CATEGORY 2 (NON-GRASSY USES OF TOTAL OPEN SPACE REQUIRED)	1.00 AC
<b>TOTAL OPEN SPACE REQUIRED</b>	<b>4.52 AC</b>
<b>PROVIDED OPEN SPACE:</b>	<b>4.52 AC</b>
CATEGORY 1	4.52 AC
CATEGORY 2	0.00 AC
<b>TOTAL PROVIDED OPEN SPACE</b>	<b>4.52 AC</b>

**LEGEND:**  
 OPEN SPACE  
 OPEN SPACE

**NOTES:**  
 1. A FENCE IS TO BE PROVIDED ON THE BARRICADE CURVE AND TO BE REPORTED BY THE PROJECT OWNER AS PART OF THE GRADING AND DRAINAGE REPORT TO THE ENGINEER OF RECORD. THE FENCE SHALL BE CONSTRUCTED TO THE DESIGN OF THE ENGINEER OF RECORD AND SHALL BE SUBJECT TO THE DESIGN OF THE ENGINEER OF RECORD. THE FENCE SHALL BE CONSTRUCTED TO THE DESIGN OF THE ENGINEER OF RECORD AND SHALL BE SUBJECT TO THE DESIGN OF THE ENGINEER OF RECORD. THE FENCE SHALL BE CONSTRUCTED TO THE DESIGN OF THE ENGINEER OF RECORD AND SHALL BE SUBJECT TO THE DESIGN OF THE ENGINEER OF RECORD.



 Kimley-Horn 1015 SOUTH AVENUE, SUITE 100, DENVER, CO 80202 WWW.KIMLEY-HORN.COM	PROJECT NO.: 14112-014 DATE: 12/17/19 DRAWN BY: JAC CHECKED BY: JAC	SHEET NO.: 101 TOTAL SHEETS: 101
	<b>OPEN SPACE EXHIBIT</b>	PROJECT NAME: HUBBARD PLACE
<b>HUBBARD PLACE</b>	PROJECT NO.: 14112-014	SHEET NO.: 101
3/17/2020 <b>PSP2.3</b>	DENVER COUNTY	



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Hubbard Place Planned Development / Hubbard Place Preliminary Subdivision Plan dated “Received January 7, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**





# Tyson Ranch Planned Development / Land Use Plan

- Case:** LUP-18-08-056
- Project Name:** Tyson Ranch PD/LUP
- Applicant:** Thomas Daly, Daly Design Group
- District:** 4
- Acreage:** 75.29 gross acres (*overall PD*)
- Location:** South of State Road 417, North of Simpson Road, and West of Boggy Creek Road
- Request:** To rezone 75.29 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 350 multi-family dwelling units, 330 attached single-family dwelling units, 187,389 square feet of commercial and office uses, and 250 hotel rooms.
- This request also includes a Master Sign Plan and 12 waivers from Orange County Code.



# Action Requested

**Continue this request to the March 26, 2019 BCC meeting at 2:00 p.m.**

**District 4**

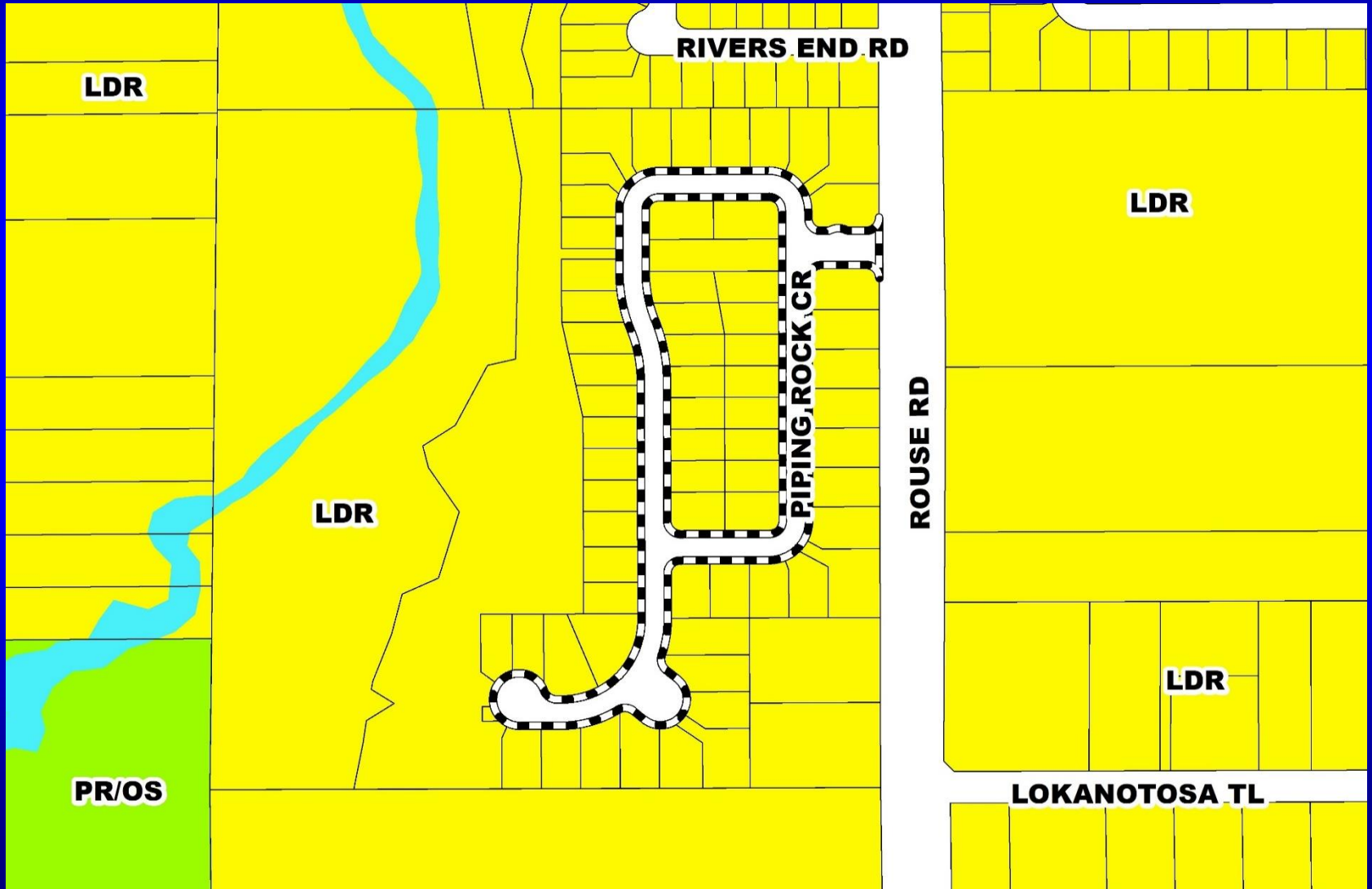


# Pegasus PD / River Oaks Preliminary Subdivision Plan

<b>Case:</b>	CDR-18-11-373
<b>Project Name:</b>	Pegasus PD / River Oaks PSP
<b>Applicant:</b>	Chris Straub, River Oaks Landing HOA
<b>District:</b>	5
<b>Acreage:</b>	98.49 gross acres ( <i>overall PD</i> ) 3.27 gross acres ( <i>affected parcel</i> )
<b>Location:</b>	North of Lokanotosa Trail / West of Rouse Road
<b>Request:</b>	To amend the previously approved December 12, 1995 BCC Conditions of Approval to require the inspection of the streets and drainage systems every three years instead of annually, and to require the engineering report to be submitted to each owner of property within the subdivision in lieu of the County Engineer.

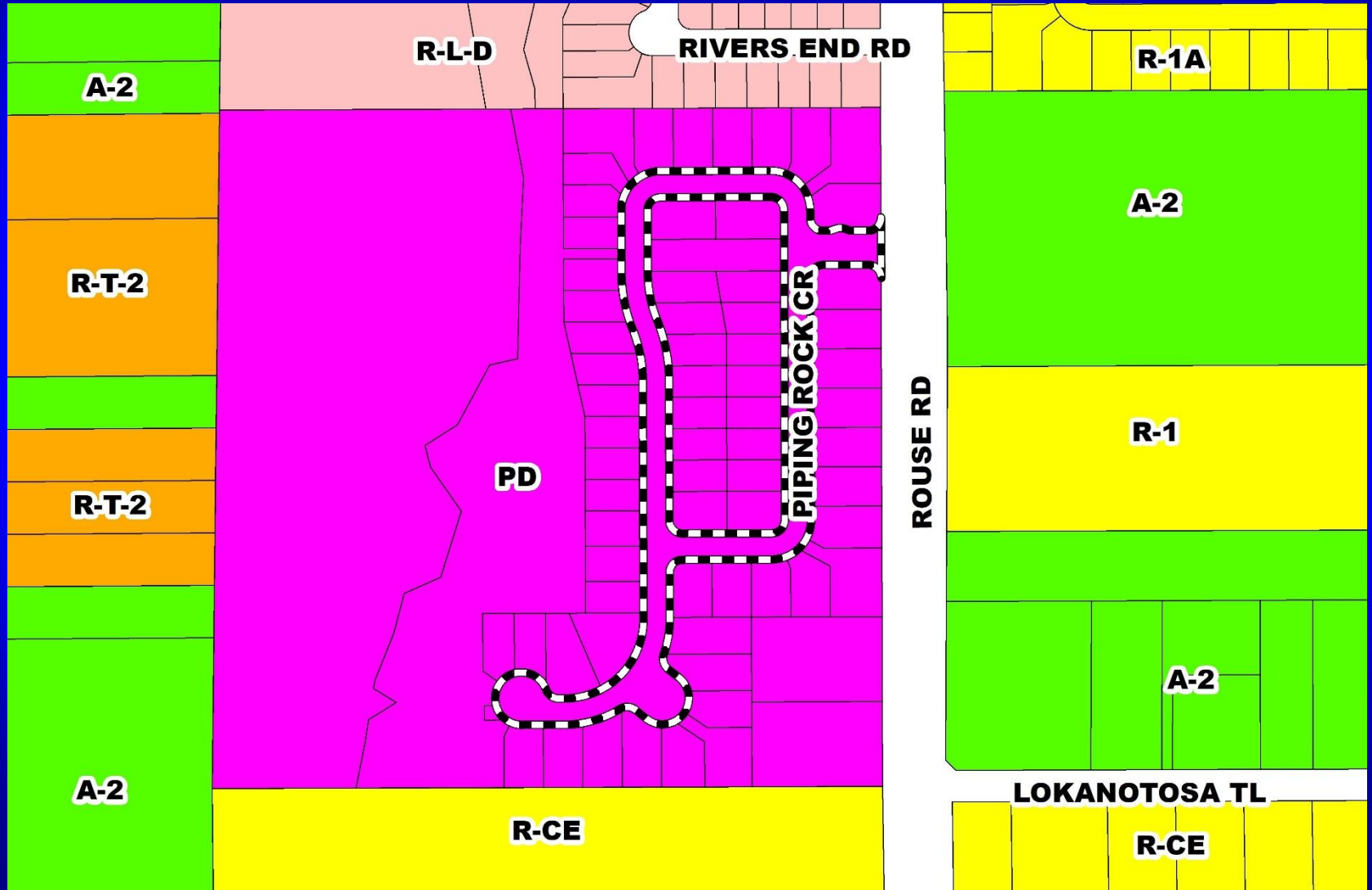


# Pegasus PD / River Oaks Preliminary Subdivision Plan Future Land Use Map





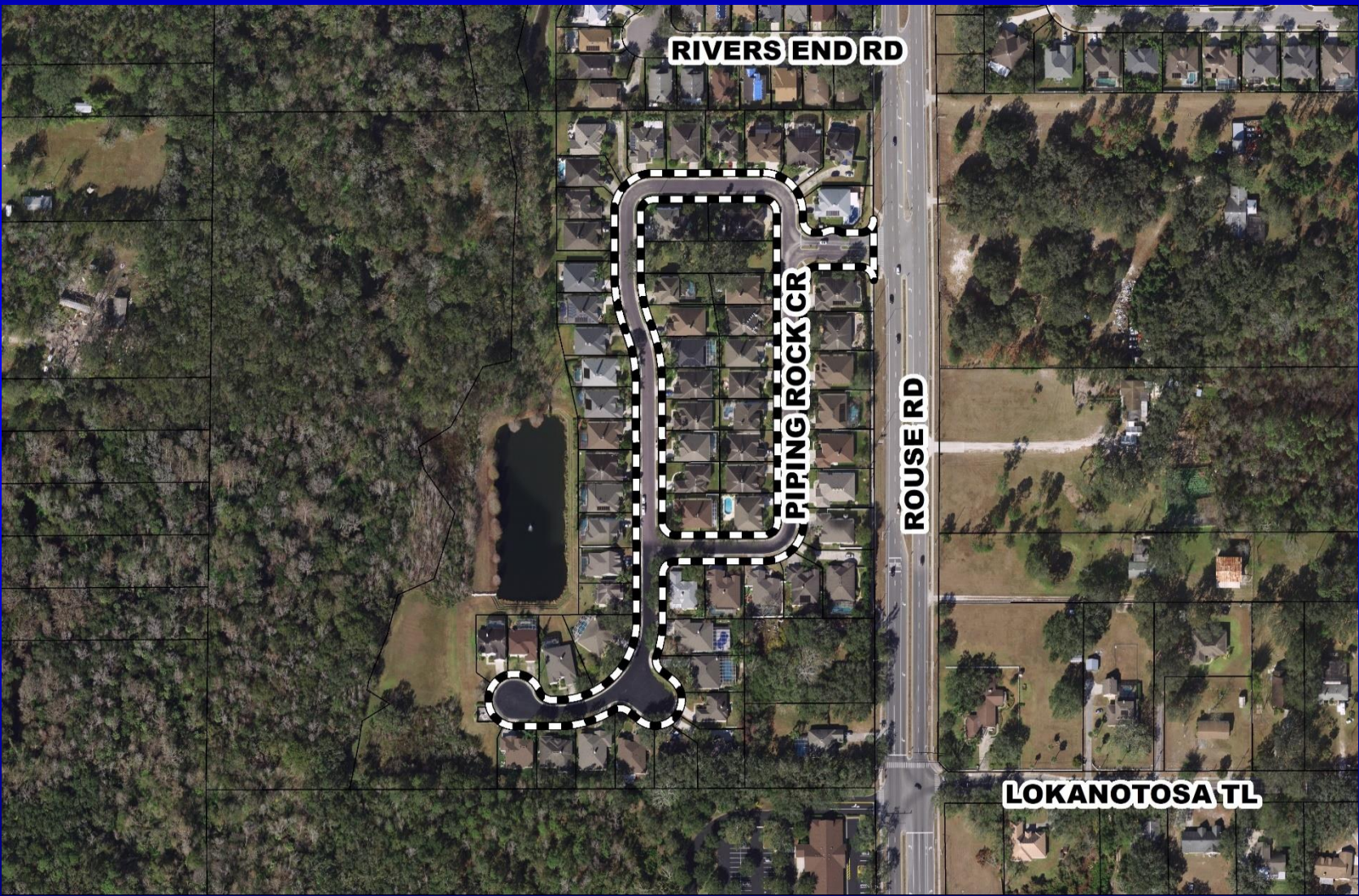
# Pegasus PD / River Oaks Preliminary Subdivision Plan Zoning Map







# Pegasus PD / River Oaks Preliminary Subdivision Plan Aerial Map



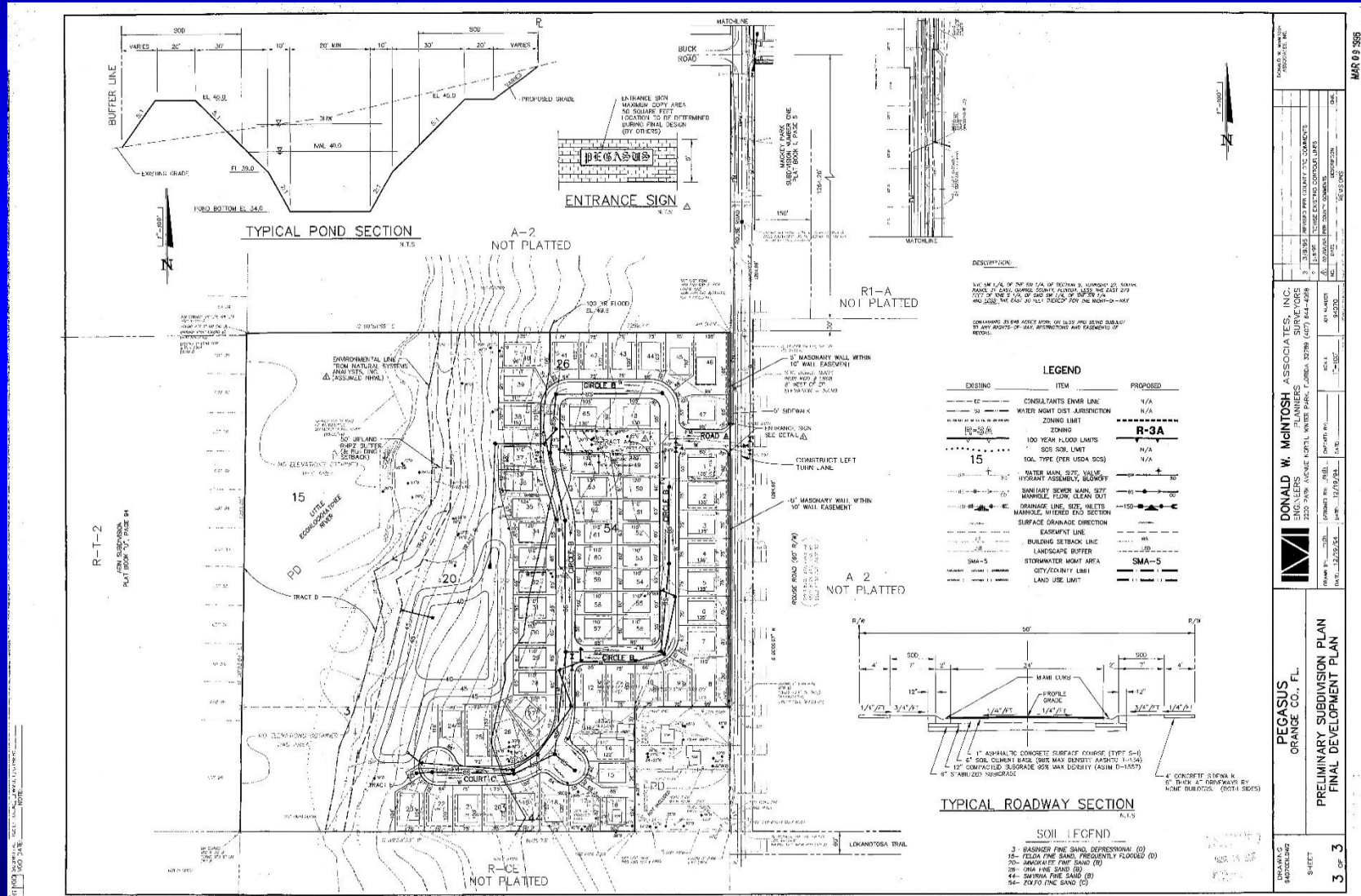




# Pegasus PD / River Oaks

## Preliminary Subdivision Plan

### Overall Preliminary Subdivision Plan



DONALD W. MGINTOSH ASSOCIATES, INC. ENGINEERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 WWW.DWMA.COM		DATE: 03/05/2015 TIME: 12:00:54 SHEET: 3 OF 3
DONALD W. MGINTOSH ASSOCIATES, INC. PLANNERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 WWW.DWMA.COM		DATE: 03/05/2015 TIME: 12:00:54 SHEET: 3 OF 3
DONALD W. MGINTOSH ASSOCIATES, INC. ENGINEERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 WWW.DWMA.COM		DATE: 03/05/2015 TIME: 12:00:54 SHEET: 3 OF 3

MAR 05 2015



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Pegasus PD / River Oaks PSP dated “Received March 13, 1995”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**



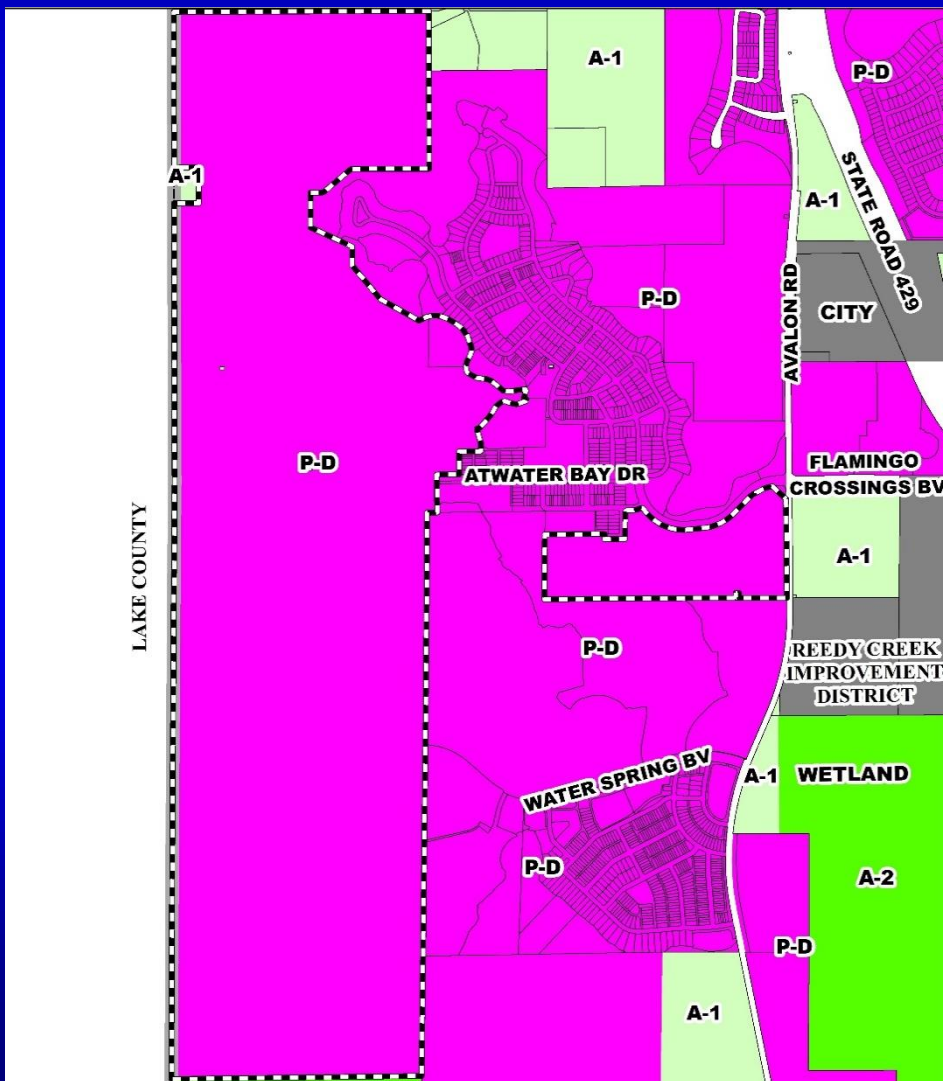
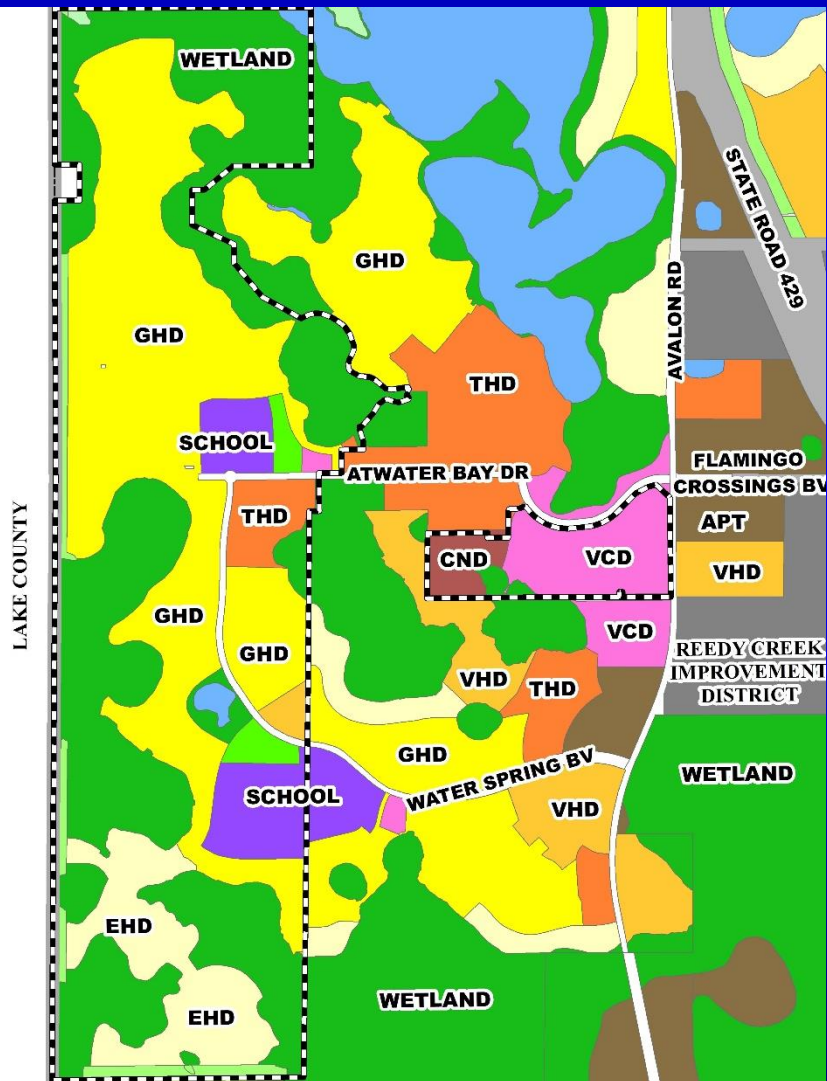


# Waterleigh Planned Development / Land Use Plan

<b>Case:</b>	CDR-18-03-073
<b>Project Name:</b>	Waterleigh PD
<b>Applicant:</b>	Adam Smith, VHB, Inc.
<b>District:</b>	1
<b>Acreage:</b>	1,485.40 gross acres ( <i>overall PD</i> ) 347.70 gross acres ( <i>affected parcels</i> )
<b>Location:</b>	Generally west of the intersection of Avalon Road and Flamingo Crossings Boulevard
<b>Request:</b>	<p>To revise the layout for the conceptual layout for the Village Center, request conditional uses for the Village Center, eliminate certain parcels, and update the unit counts and acreages for certain parcels. The conditional uses include adult/child day care centers, drive-throughs in conjunction with a permitted use, and automobile service stations.</p> <p>The request also includes three (3) waivers from Orange County Code to allow for 70% of the build-to-line to be by landscaped street walls; to remove the maximum parking lot frontage within the Village Center; and to allow for parking in front of buildings.</p>



# Waterleigh Planned Development / Land Use Plan Future Land Use and Zoning Maps





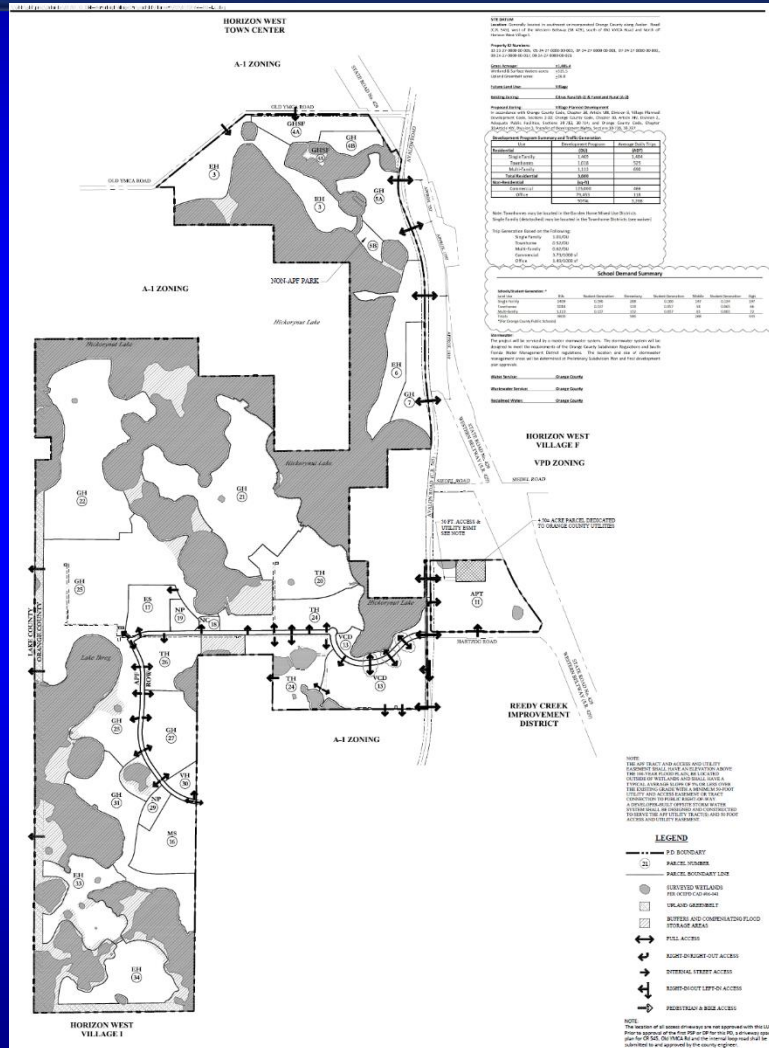
# Waterleigh Planned Development / Land Use Plan Aerial Map







# Waterleigh Planned Development / Land Use Plan Overall Land Use Plan



Land Use Plan  
Waterleigh Planned Development/Land Use Plan  
Hickorynut Village (Village H) of Horizon West  
Orange County, Florida

SCALE: AS SHOWN

SHEET: 6

DATE: 11.20.2018



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Waterleigh Planned Development / Land Use Plan (PD/LUP) dated “Received December 3, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



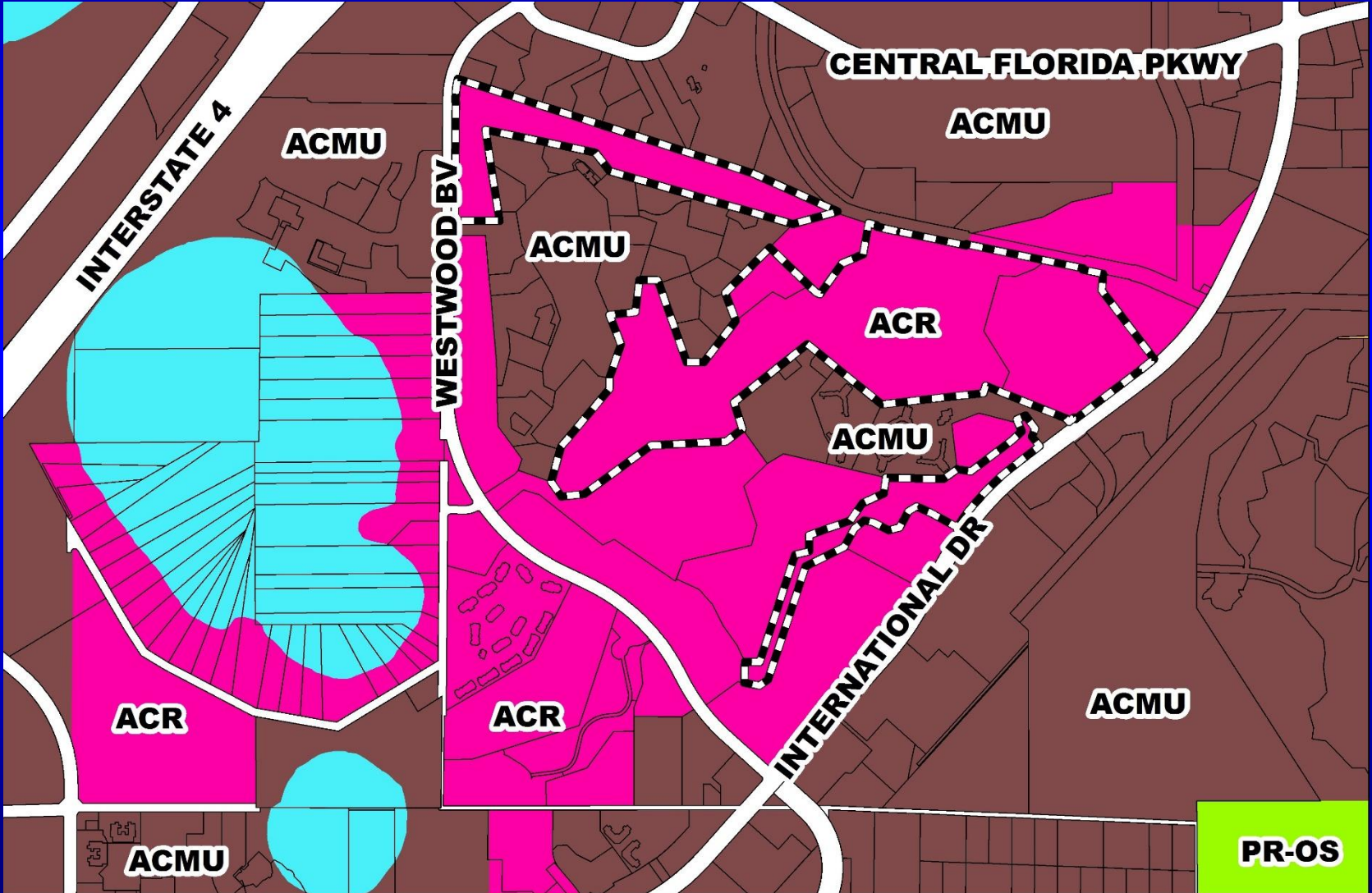
# Orangewood N-2 Planned Development / Land Use Plan

<b>Case:</b>	CDR-18-07-230
<b>Project Name:</b>	Orangewood N-2 PD
<b>Applicant:</b>	James H. McNeil, Jr., Akerman, LLP
<b>District:</b>	1
<b>Acreage:</b>	588.70 gross acres ( <i>overall PD</i> ) 116.10 gross acres ( <i>affected parcels</i> )
<b>Location:</b>	Generally located south of Central Florida Parkway and West of International Drive
<b>Request:</b>	To convert 507 single-family dwelling units to 507 short-term rental units and remove the potential elementary school site from Parcel 11D.

Additionally, two (2) waivers are being requested from Orange County Code to allow for the project to be governed by a Preliminary Subdivision Plan and residential site standards



# Orangewood N-2 Planned Development / Land Use Plan Future Land Use Map

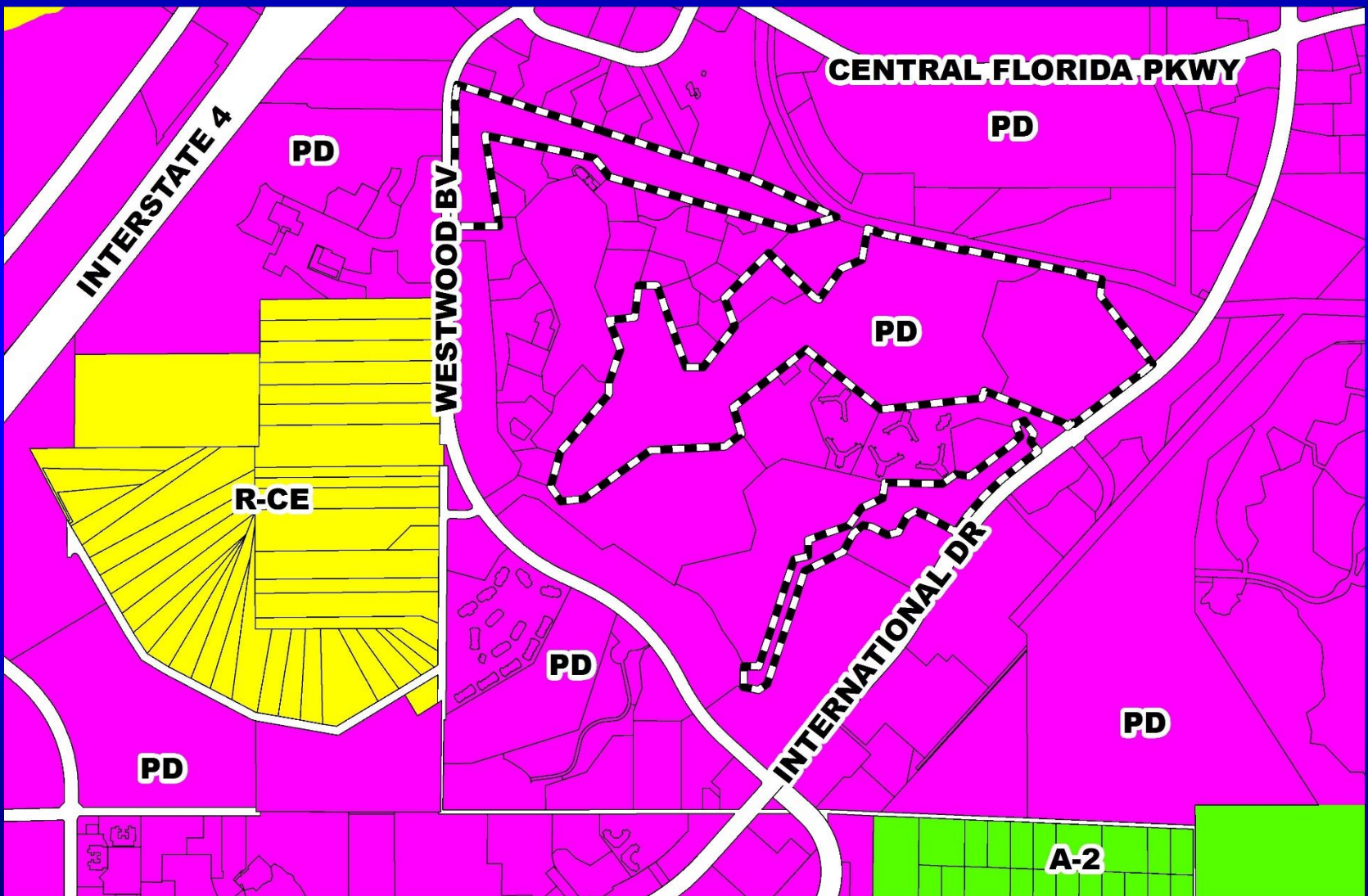


**PR-OS**





# Orangewood N-2 Planned Development / Land Use Plan Zoning Map







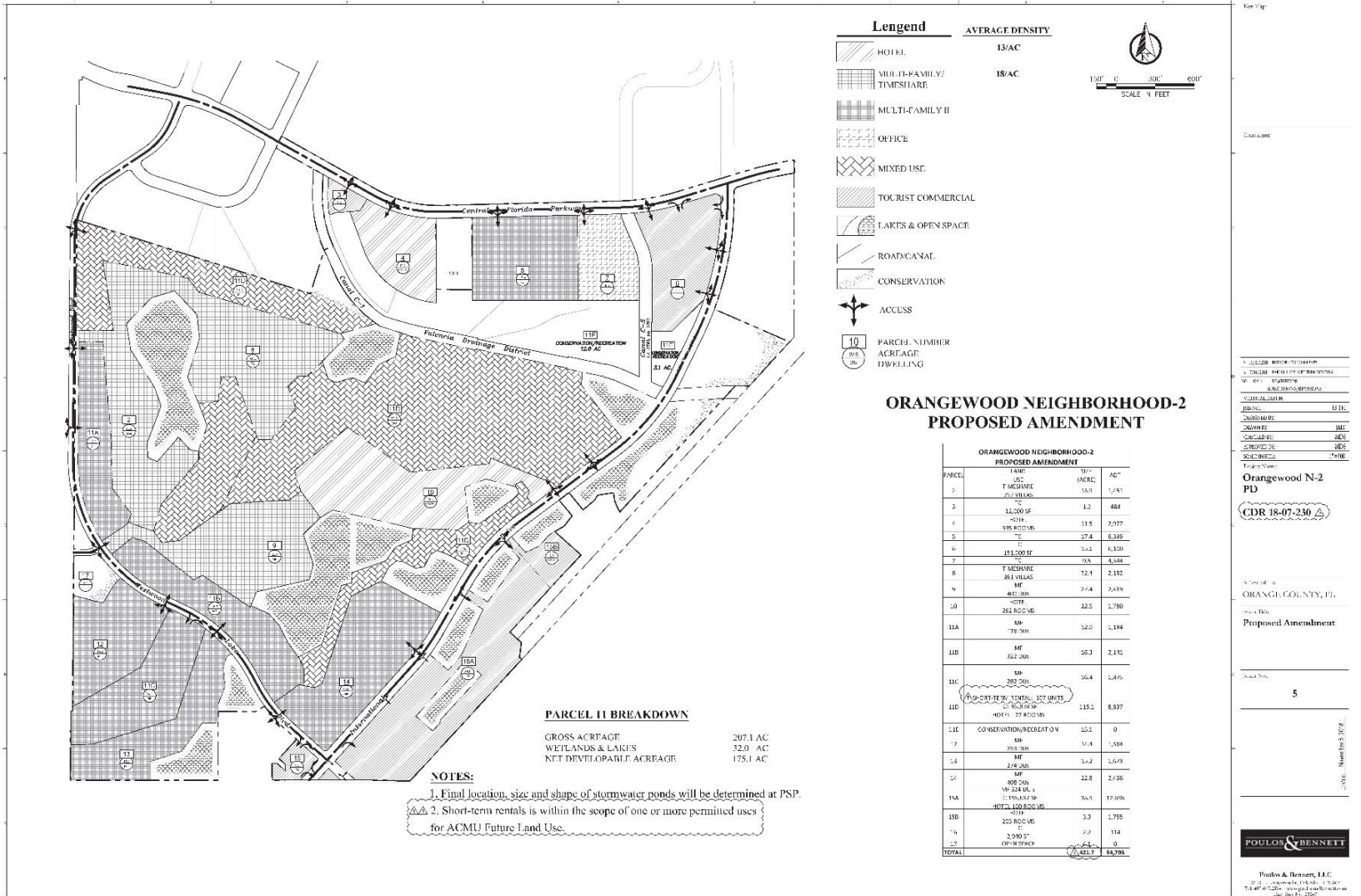
# Orangewood N-2 Planned Development / Land Use Plan Aerial Map





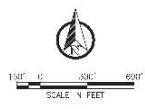


# Orangewood N-2 Planned Development / Land Use Plan Overall Land Use Plan



**Legend**

Symbol	Category	AVERAGE DENSITY
[Diagonal lines]	HOTEL	13/AC
[Grid]	MULTI-FAMILY/TIMESHARE	18/AC
[Cross-hatch]	MULTI-FAMILY II	
[Dotted]	OFFICE	
[Diagonal lines]	MIXED USE	
[Diagonal lines]	TOURIST COMMERCIAL	
[Wavy lines]	LAKES & OPEN SPACE	
[Double line]	ROAD/CANAL	
[Dotted]	CONSERVATION	
[Arrow]	ACCESS	
[Circle with number]	PARCEL NUMBER	
[Square with number]	ACREAGE	
[Circle with number]	DWELLING	



## ORANGEWOOD NEIGHBORHOOD-2 PROPOSED AMENDMENT

ORANGEWOOD NEIGHBORHOOD-2 PROPOSED AMENDMENT			
PARCEL	LAND USE	ACREAGE	ADU*
1	T MESHURE	15.11	1,761
2	T MESHURE	15.11	1,761
3	T MESHURE	11.2	484
4	T MESHURE	11.5	2,077
5	T MESHURE	27.4	6,399
6	T MESHURE	34.1	6,639
7	T MESHURE	19.5	8,166
8	T MESHURE	12.1	2,182
9	T MESHURE	9.4	2,419
10	T MESHURE	22.5	1,780
11A	T MESHURE	12.0	1,184
11B	T MESHURE	22.1	2,110
11C	T MESHURE	10.4	1,876
11D	T MESHURE	115.2	6,837
11E	CONSERVATION/RECREATION	15.1	0
12	T MESHURE	15.4	1,584
13	T MESHURE	14.2	1,619
14	T MESHURE	22.0	2,166
15A	T MESHURE	17.0	17,100
15B	T MESHURE	3.3	1,755
16	T MESHURE	7.7	114
17	T MESHURE	0.2	0
TOTAL		447.8	84,788

**PARCEL #1 BREAKDOWN**

GROSS ACREAGE	207.1 AC
WETLANDS & LAKES	32.0 AC
NET DEVELOPABLE ACREAGE	175.1 AC

- NOTES:**
- Final location, size and shape of stormwater ponds will be determined at PSP.
  - Short-term rentals is within the scope of one or more permitted uses for ACMU Future Land Use.

Key Map

City/County

Scale: 1" = 500'

Project Name: **Orangewood N-2 PD**

CDR 18-07-230

ORANGE COUNTY, FL

Proposed Amendment:

5

FOULOS & BENNETT

Foulos & Bennett, LLC

DRAWN BY: M. BERNARDI; CHECKED BY: J. HARRIS; DATE: 11/15/18; SHEET: 5



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Orangewood N-2 Planned Development / Land Use Plan (PD/LUP) dated “Received November 8, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



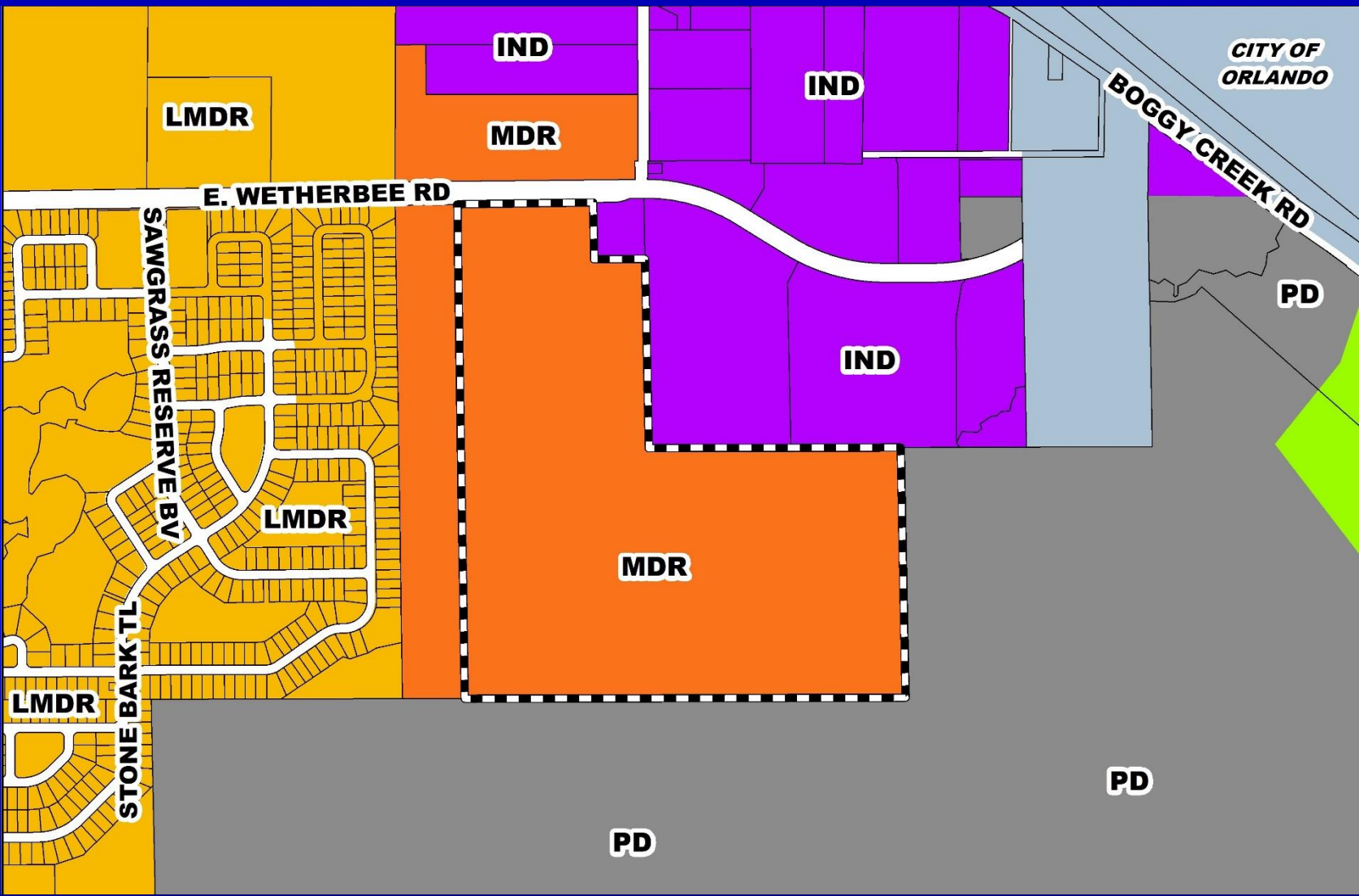
# **Wetherbee Acres Planned Development / Land Use Plan**

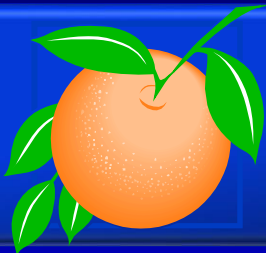
- Case:** CDR-18-08-263
- Project Name:** Wetherbee Acres PD/LUP
- Applicant:** John Prowell, VHB, Inc.
- District:** 4
- Acreage:** 98.49 gross acres (*overall PD*)
- Location:** Generally located south of E. Wetherbee Road and west of Boggy Creek Road
- Request:** To request the following waivers from Orange County Code:
- 1) A waiver from Section 38-79(20)(f) to allow for 60% of units to be in buildings containing 5 or more units;
  - 2) A waiver from Section 38-1258(g) to allow multi-family development to share access with single-family development; and
  - 3) A waiver from Section 38-1258(a) & (b) to allow multi-family buildings greater than 75' from single-family properties to have an allowable height of 40 feet (3-stories).



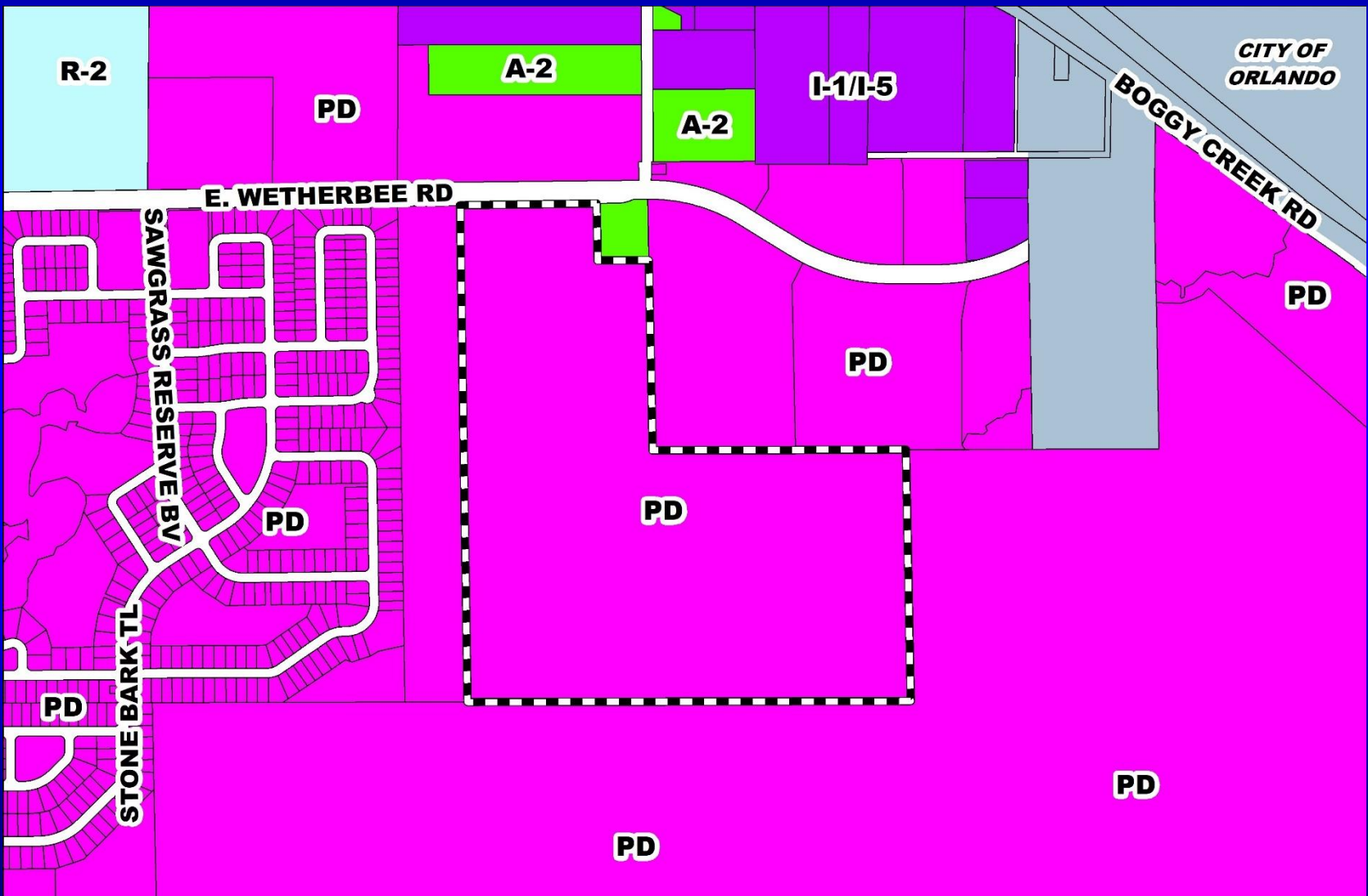


# Wetherbee Acres Planned Development / Land Use Plan Future Land Use Map





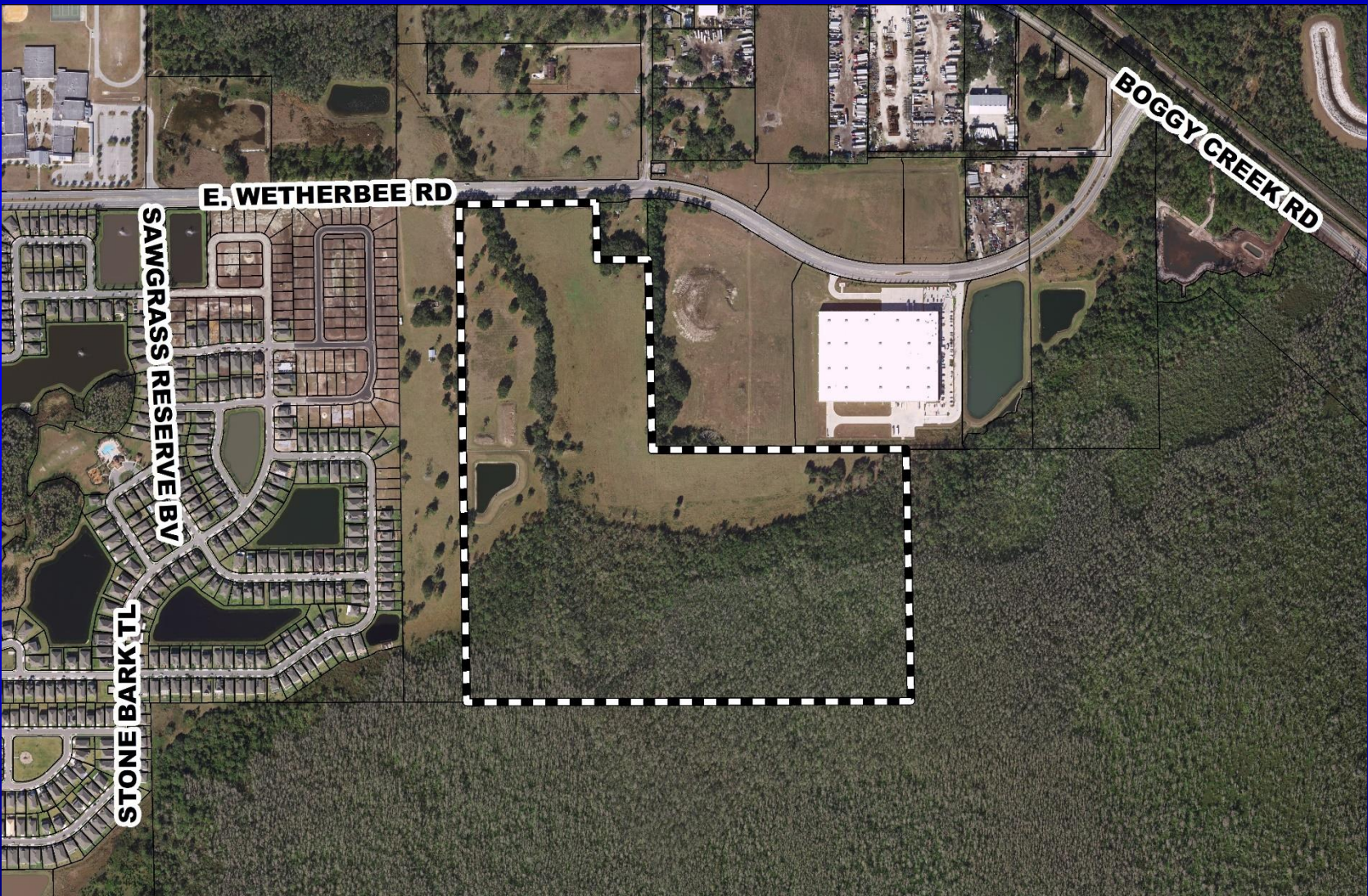
# Wetherbee Acres Planned Development / Land Use Plan Zoning Map







# Wetherbee Acres Planned Development / Land Use Plan Aerial Map

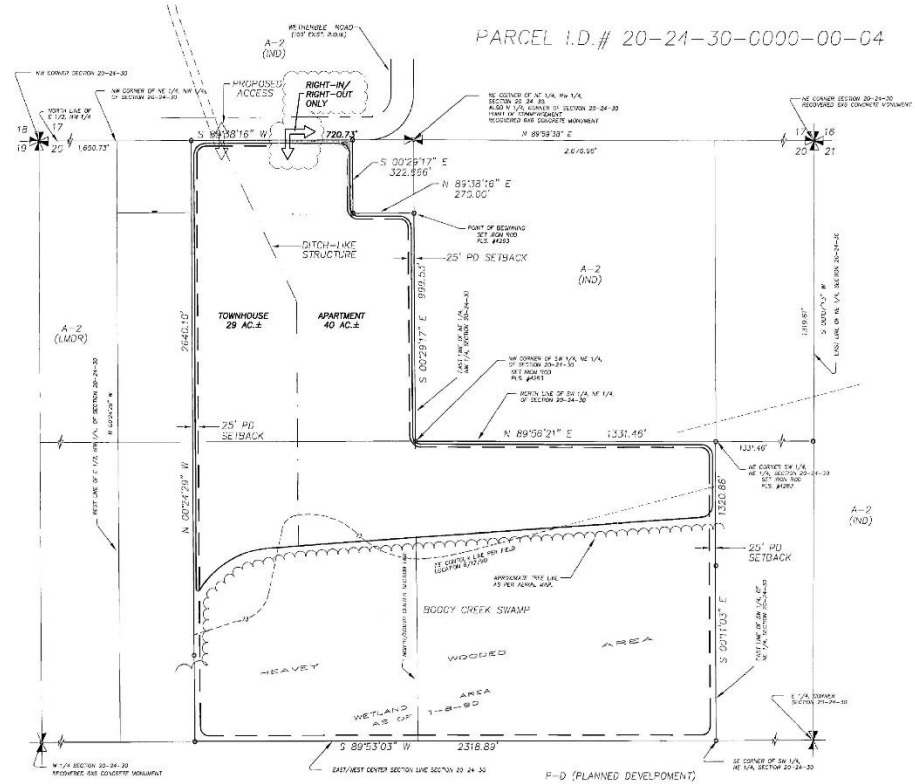






# Wetherbee Acres Planned Development / Land Use Plan Overall Land Use Plan

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PARCEL I.D.# 20-24-30-000-00-04

- ### SITE DATA
- 1. Site Area: 160,380 SQ. AC. Estimated Land Area: 500,000 SQ. AC.
  - 2. Existing Land Use: M-1 (Medium Density Residential) Zone to 20 Units/Acre.
  - 3. Proposed Density: 60.
  - 4. Proposed Units: 900.
  - 5. Proposed Density: 60.
  - 6. Proposed Units: 900.



### LEGAL DESCRIPTION

LEGAL DESCRIPTION AS PROVIDED BY CLIENT

THE 1/4 OF THE NW 1/4 AND THE 1/2 OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 21 EAST, THE WEST 1/2 FEET OF THE EAST 1/2 OF THE NW 1/4, SUBJECT TO ROAD RIGHT OF WAY ON NORTH

100' 0" DISTANCE AT NE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 21 EAST, THE WEST 1/2 FEET OF THE EAST 1/2 OF THE NW 1/4.

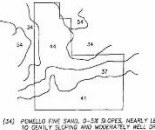
NE 1/4 AND SW 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 21 EAST, THE WEST 1/2 FEET OF THE EAST 1/2 OF THE NW 1/4, SUBJECT TO ROAD RIGHT OF WAY ON NORTH

### LAND USE SUMMARY CHART

Single-Family Residential	0.00
Multi-Family Residential	900
Other	0
<b>Total</b>	<b>900</b>

### DEVELOPMENT PROGRAM

Acres	160.38
Units/Acre	5.61
<b>Total Units</b>	<b>900</b>



- (34) FINE SAND, 0-18 SLOPES, HEAVY LEVEL
- (35) SANDY SILT, 0-18 SLOPES, HEAVY LEVEL
- (36) SANDY SILT, 0-18 SLOPES, HEAVY LEVEL
- (37) SANDY SILT, 0-18 SLOPES, HEAVY LEVEL
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- (95) SANDY SILT, 0-18 SLOPES, HEAVY LEVEL
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- (98) SANDY SILT, 0-18 SLOPES, HEAVY LEVEL
- (99) SANDY SILT, 0-18 SLOPES, HEAVY LEVEL
- (100) SANDY SILT, 0-18 SLOPES, HEAVY LEVEL

### NOTES

1. A waiver from Orange County (20-24-30-000-00-04) to allow for 60% of units to be in buildings containing 1 or more units in lieu of 75% justification: The waiver will allow for flexibility in the design based upon the geometry of the lots. The additional units in buildings are able to be placed in a way to maintain stormwater runoff.
2. A waiver from Orange County (20-24-30-000-00-04) to allow multi-family development in three acres with single-family development in five acres of non-allowing due to engineering constraints, along the frontage of Wetherbee Acres. Two separate full-acre parcels are not available. The affected acres shall not be developed in accordance with the engineering constraints. The use of these parcels shall be limited to single-family units.
3. A waiver from Orange County (20-24-30-000-00-04) to allow multi-family buildings greater than 10' from single-family properties to have an allowable height of 40 feet (3 stories) if the building height is 100' and 120' feet to be one or two-story multi-family and building less than 100' from single-family properties to be limited to a single story.

Not Approved for Construction

**Land Use Plan**

**C01**

November 2017

Wetherbee Acres, PD

Orange County, Florida

Name	
Date	

DATE PLOTTED: 11/20/17 11:00 AM PROJECT: WETHERBEE ACRES, PD (20-24-30-000-00-04) DRAWN BY: JACOB RAYBURN





# Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Wetherbee Acres Planned Development / Land Use Plan (PD/LUP) dated “Received September 20, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the addition of condition 9(f), as described below, and renumbering existing 9(f) to 9(g).

- *Condition 9(f). The access to the Yates PD, as shown on the plan, has been deleted, and access shall only be provided from Wetherbee Road.*

**District 4**



*Board of County Commissioners*

# Public Hearings

**February 26, 2019**