

*Board of County Commissioners*

# Public Hearings

**December 3, 2019**



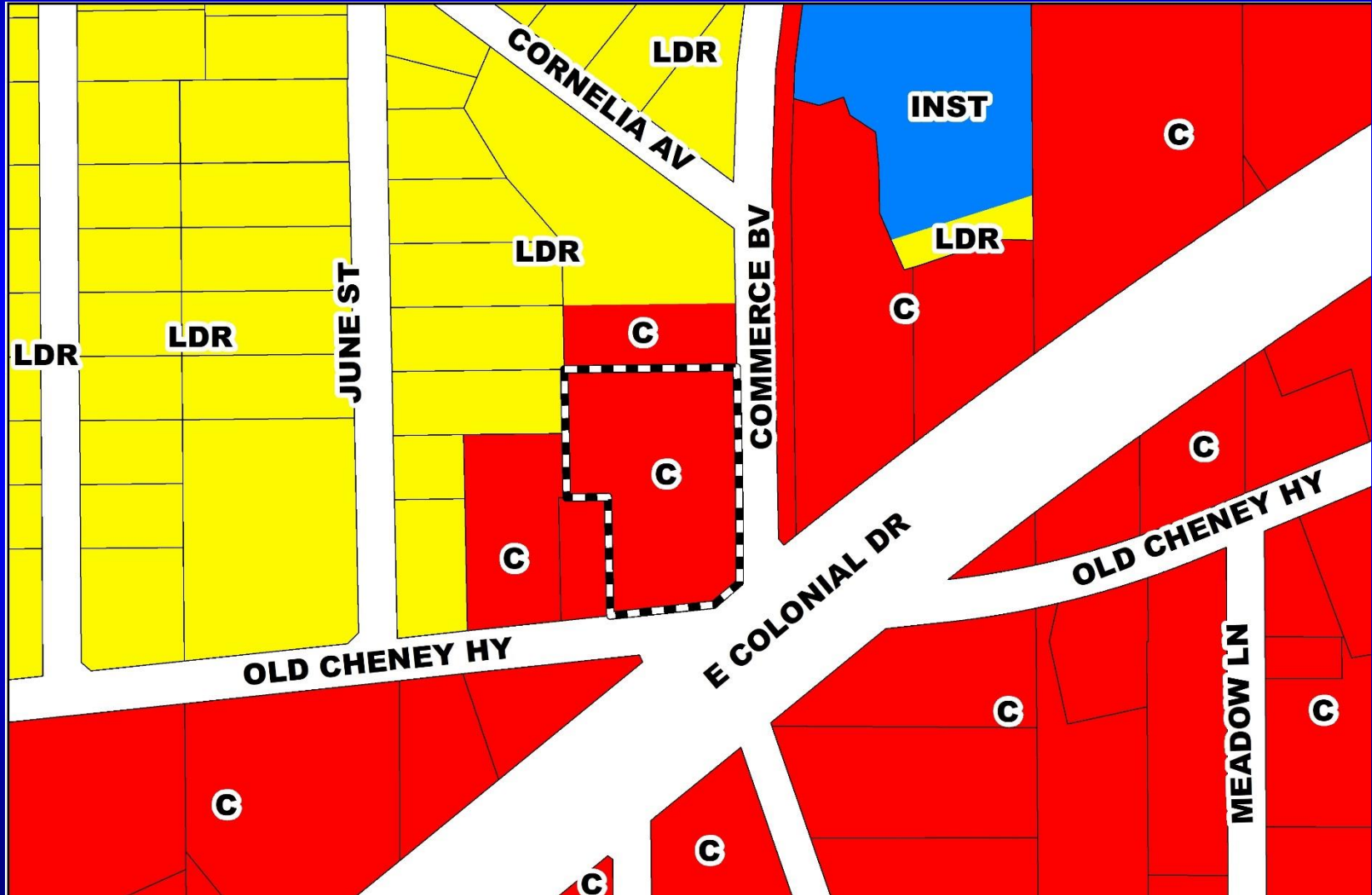
# **RZ-19-04-003 – Ossama Salama Planning and Zoning Commission (PZC) Board-Called Hearing**

- Case:** RZ-19-04-003
- Applicant:** Ossama Salama, Sam's Towing, Inc.
- District:** 5
- Location:** 6139 E. Colonial Drive, generally located northwest of E. Colonial Drive, north of Old Cheney Highway, west of Commerce Boulevard, east of June Street, and south of Cornelia Avenue
- Acreage:** 2.04 gross acres
- From:** C-2 (General Commercial District)
- To:** C-3 (Wholesale Commercial District)
- Proposed Use:** Automobile towing and junk yard



# RZ-19-04-003 – Ossama Salama

## Planning and Zoning Commission (PZC) Board-Called Hearing Future Land Use Map

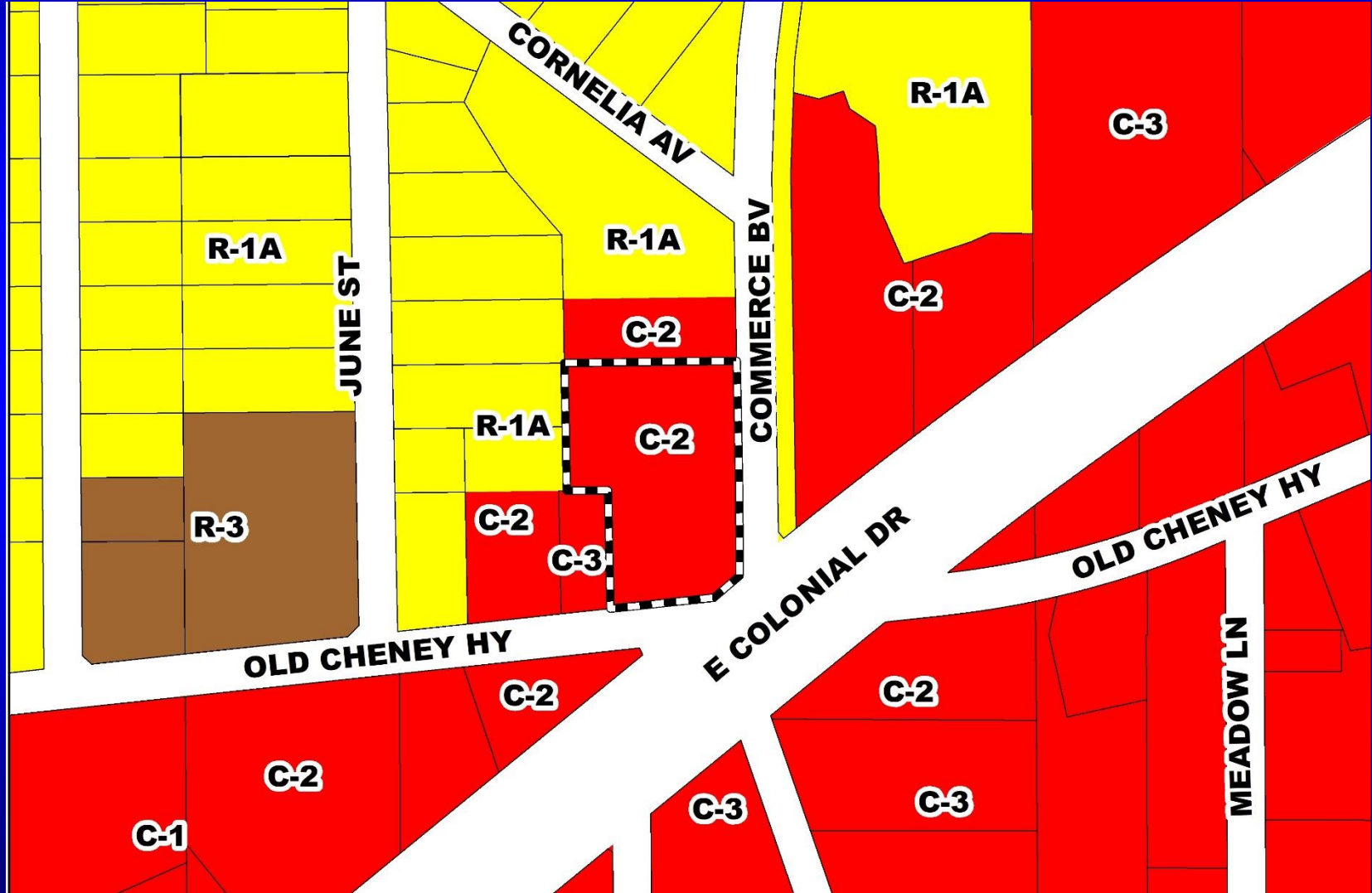




# RZ-19-04-003 – Ossama Salama

## Planning and Zoning Commission (PZC) Board-Called Hearing

### Zoning Map

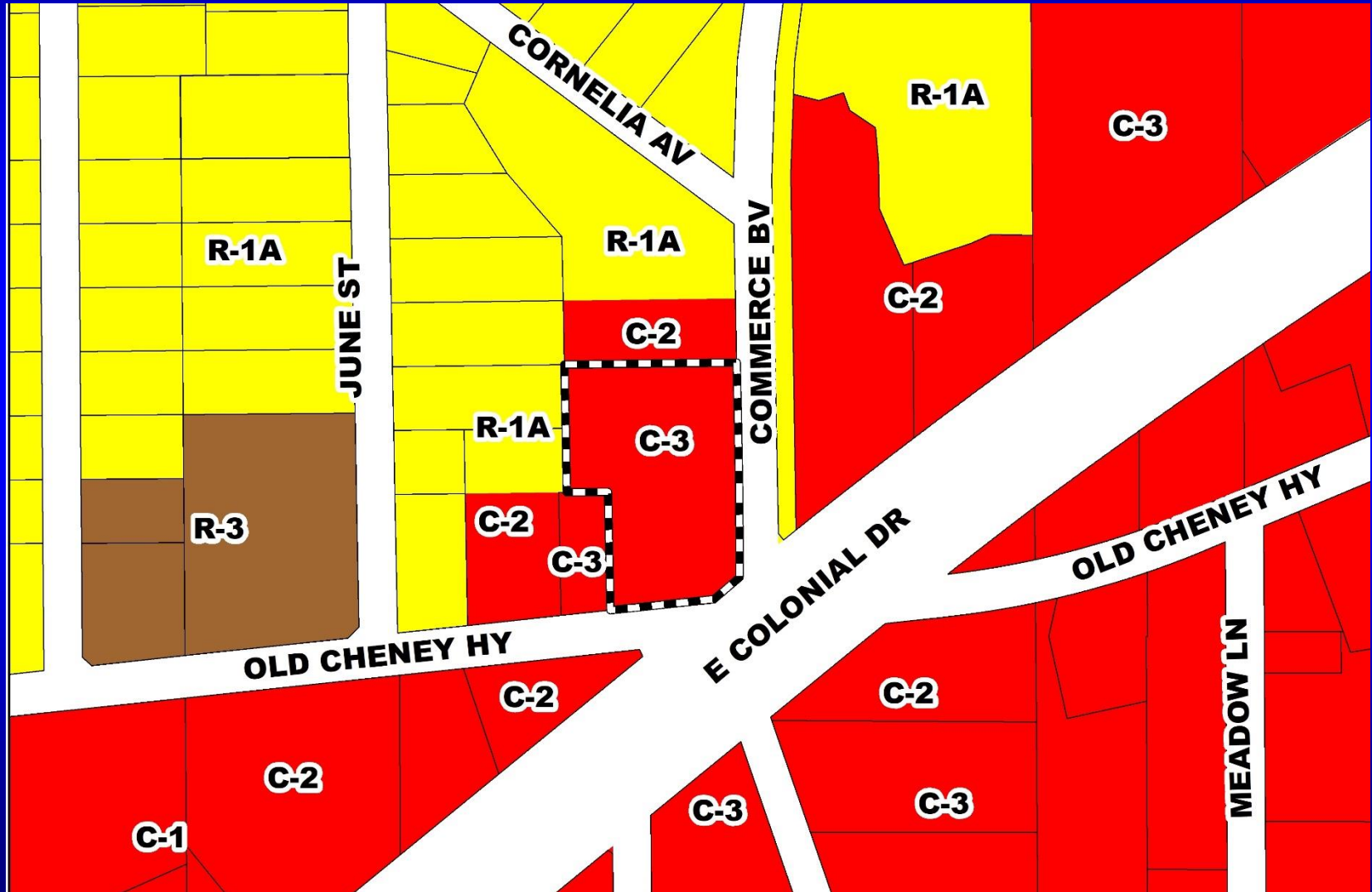






# RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing  
Proposed Zoning Map







# RZ-19-04-003 – Ossama Salama

## Planning and Zoning Commission (PZC) Board-Called Hearing

### Aerial Map





# Action Requested

## PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall on the southern 50' of the property line along Commerce Boulevard.

**District 5**





# Action Requested

## Replacement Restriction #4

- 4) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on along the eastern property line adjacent to Commerce Boulevard.



# Action Requested

## Staff Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges along the eastern property line adjacent to Commerce Boulevard.

**District 5**



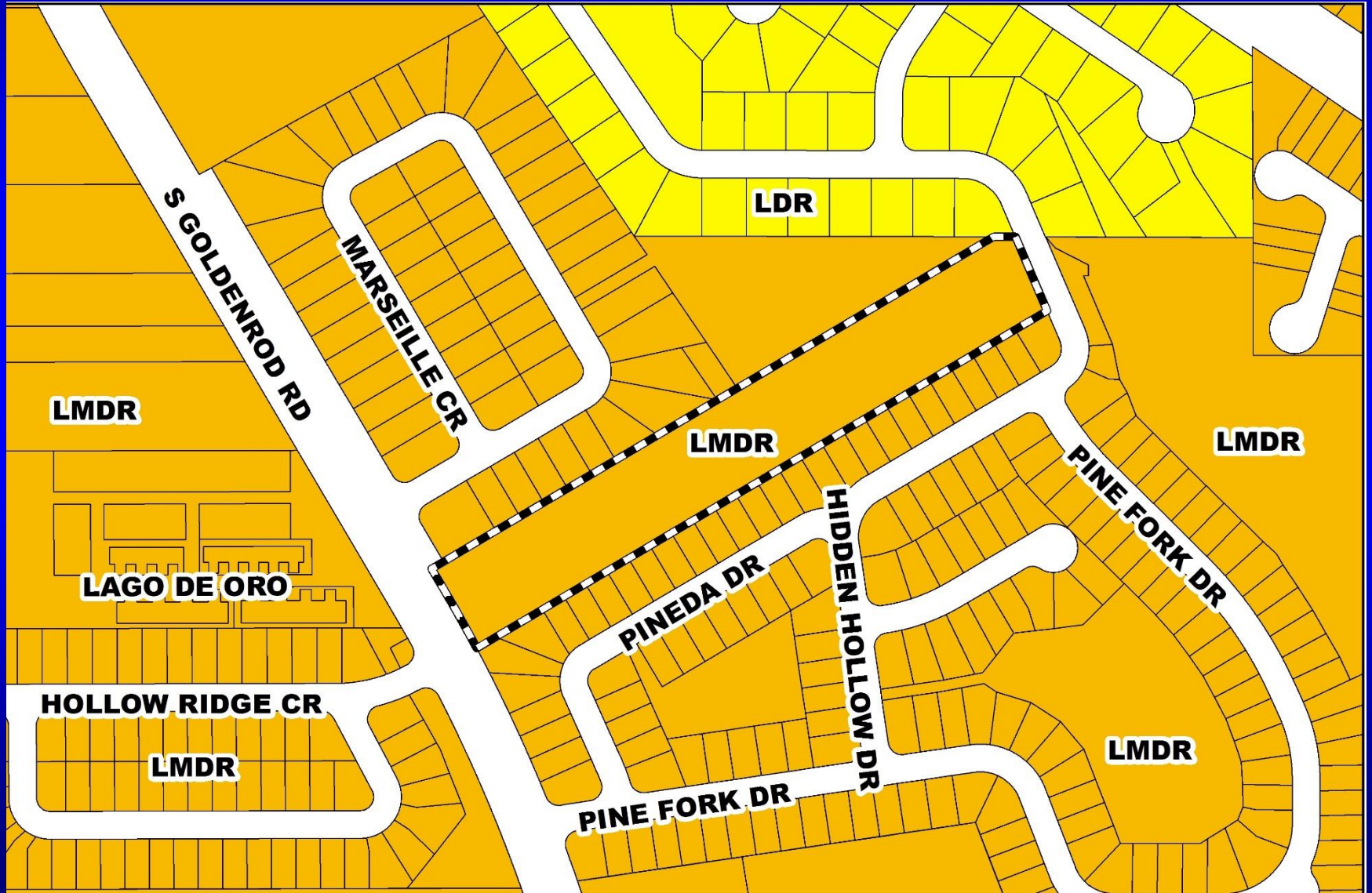
# Mary Creek at Goldenrod Preliminary Subdivision Plan

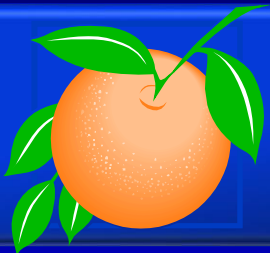
- Case:** PSP-18-02-061
- Project Name:** Mary Creek at Goldenrod Preliminary Subdivision Plan
- Applicant:** Ashraf Masoud, Dreams Company for Trading & Construction USA, Inc.
- District:** 3
- Acreage:** 4.55 gross acres
- Location:** Generally located south of Curry Ford Road and east of Goldenrod Road
- Request:** To subdivide 4.55 acres in order to construct 40 attached single-family residential dwelling units.



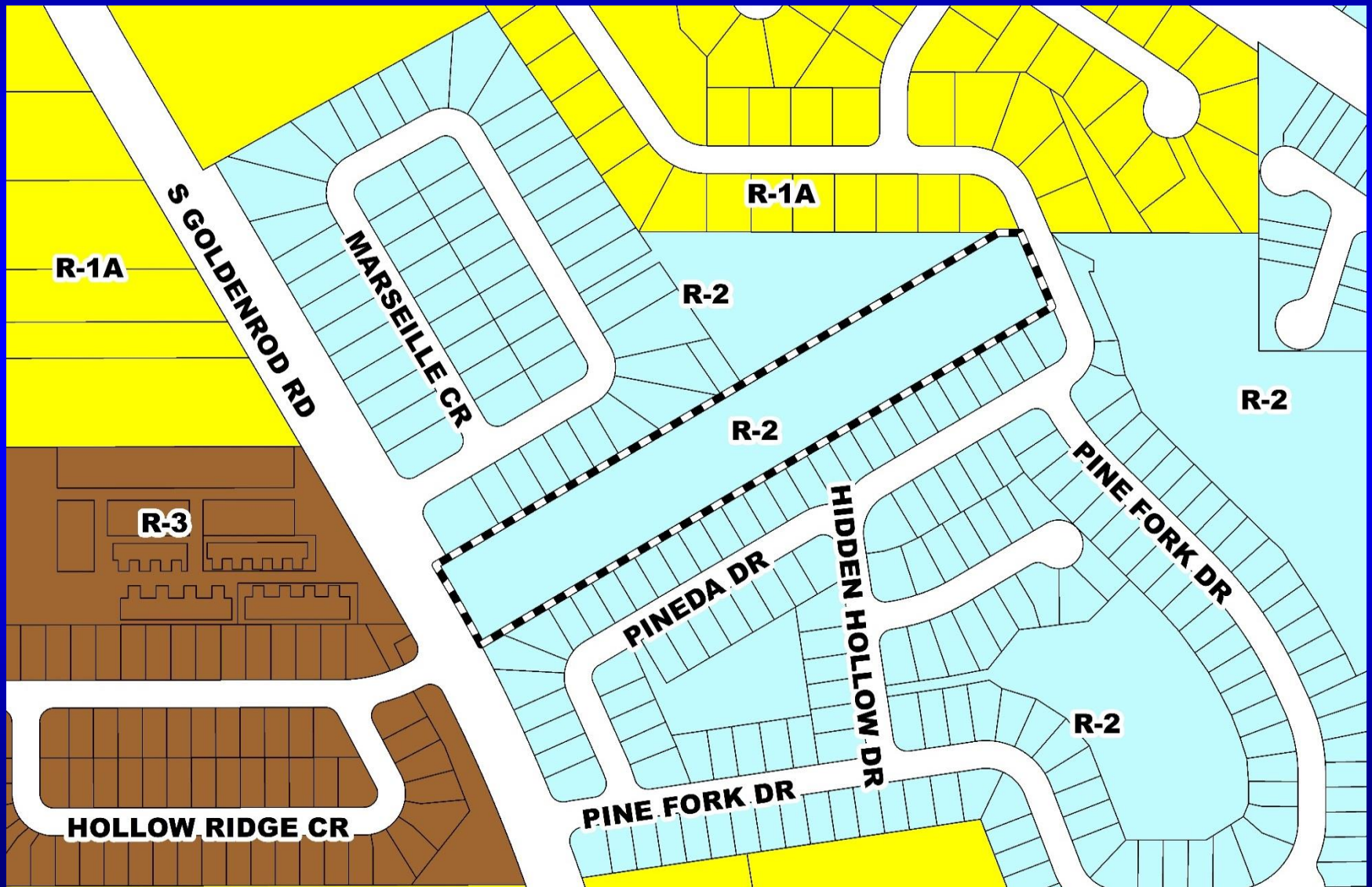


# Mary Creek at Goldenrod Preliminary Subdivision Plan Future Land Use Map





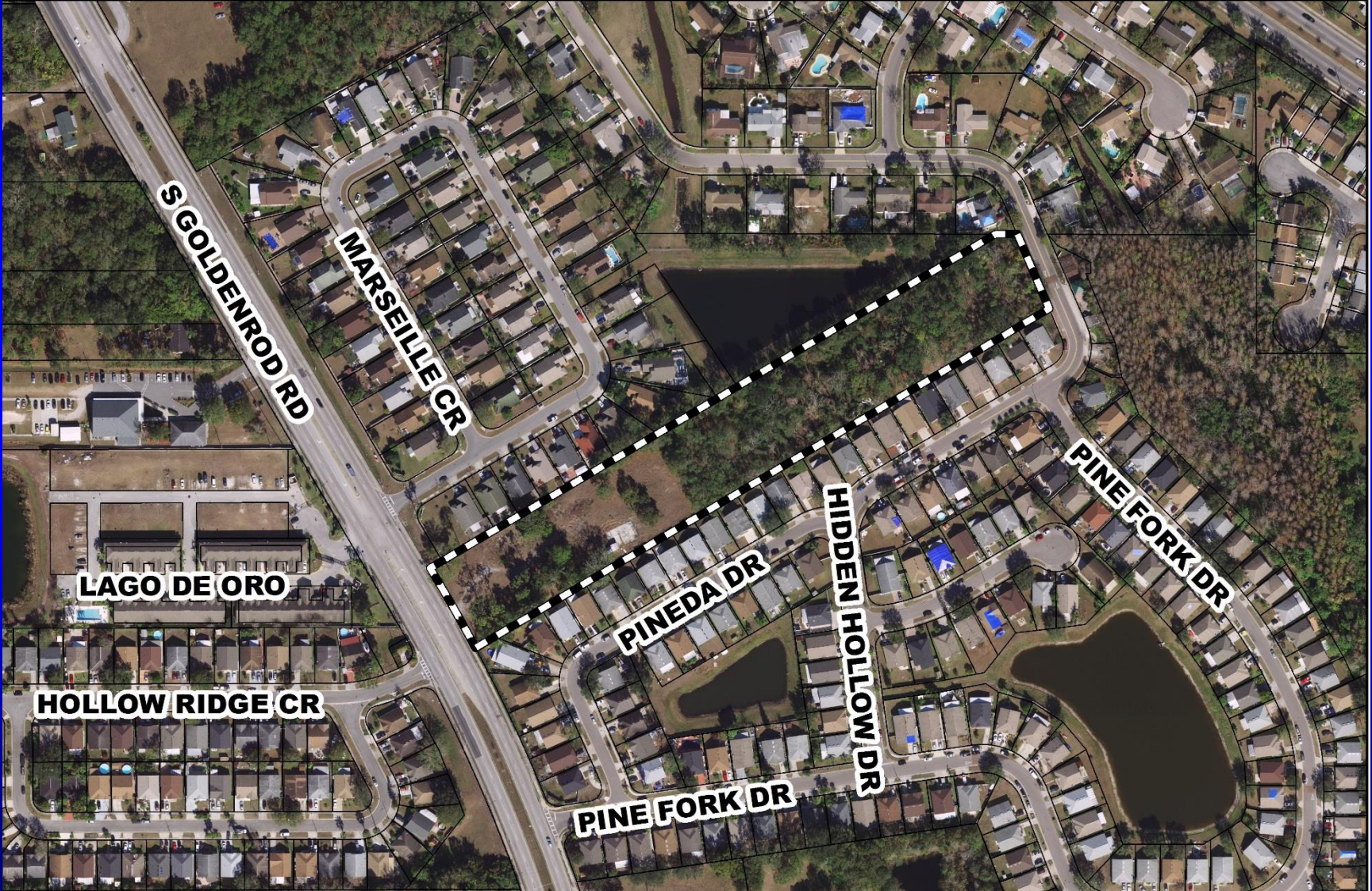
# Mary Creek at Goldenrod Preliminary Subdivision Plan Zoning Map





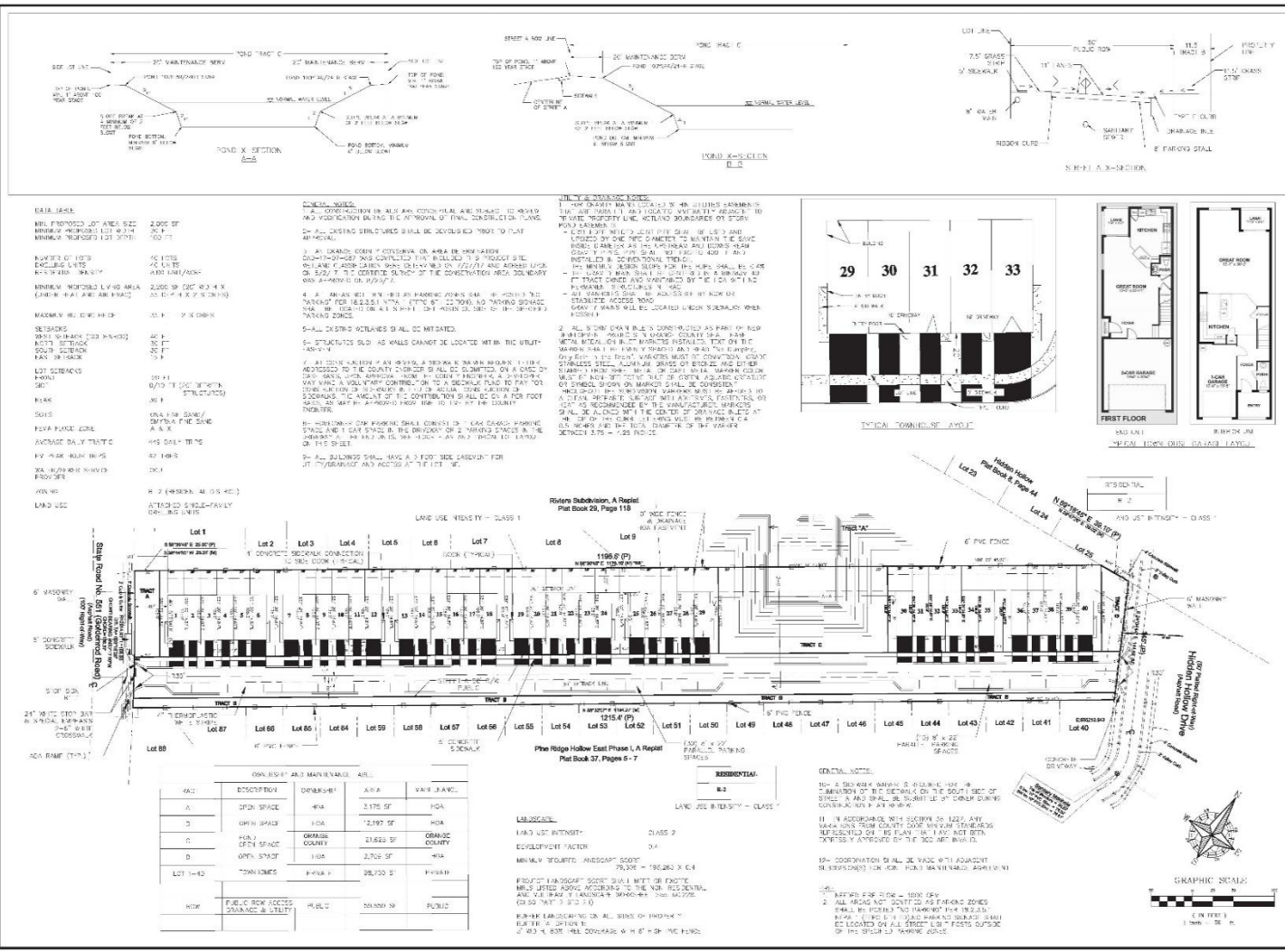
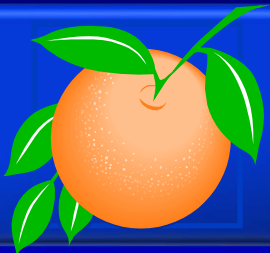


# Mary Creek at Goldenrod Preliminary Subdivision Plan Aerial Map





# Mary Creek at Goldenrod Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



## MARY CREEK AT GOLDENROD DEVELOPMENT PLANS

**BCA CONSULTING, LLC**  
1875 South 1500 West  
Provo, Utah 84601  
Phone: 801.734.1100  
www.bcaconsulting.com

**Author of Record**  
Lance E. Baker  
Professional Engineer  
No. 52705  
U.T.A.B.C.

**DATE**  
08/20/2015

**SCALE**  
AS SHOWN

**PROJECT**  
MARY CREEK AT GOLDENROD  
PHASE 1



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Mary Creek at Goldenrod Preliminary Subdivision Plan dated “Received September 30, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**



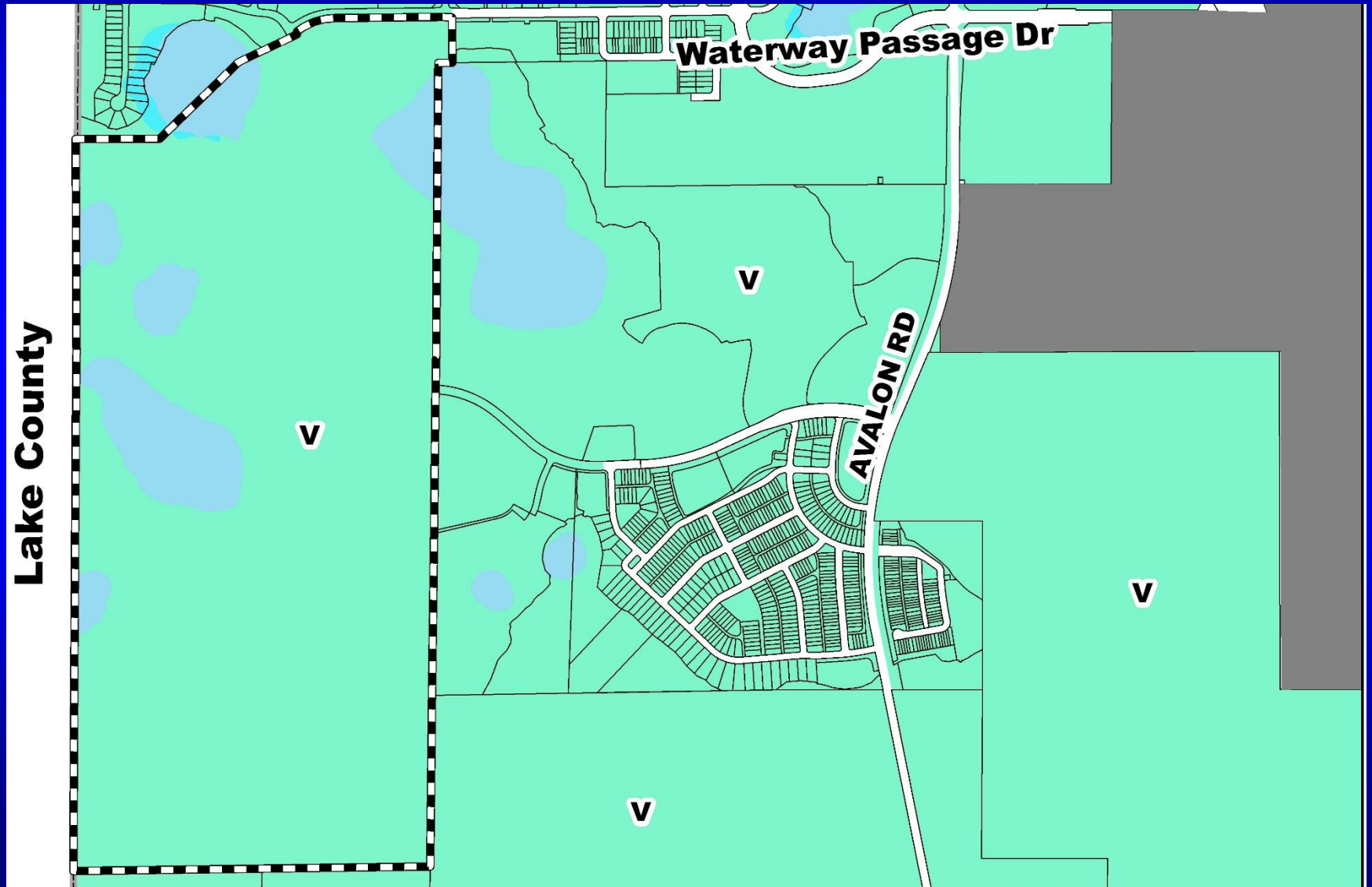
# Waterleigh Planned Development D / Phase 4 Preliminary Subdivision Plan

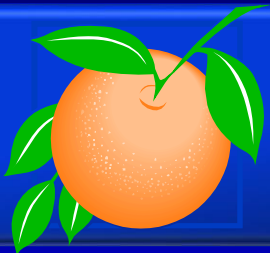
- Case:** PSP-18-10-339
- Project Name:** Waterleigh Planned Development / Phase 4 Preliminary Subdivision Plan
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 234.40 gross acres
- Location:** Generally located west of Avalon Road and north of West Irlo Bronson Memorial Highway (U.S. 192)
- Request:** To construct 421 single-family detached units and 167 single-family attached units for a total of 588 dwelling units. Three (3) waivers from Orange County Code related to lot access and orientation are proposed with this request.



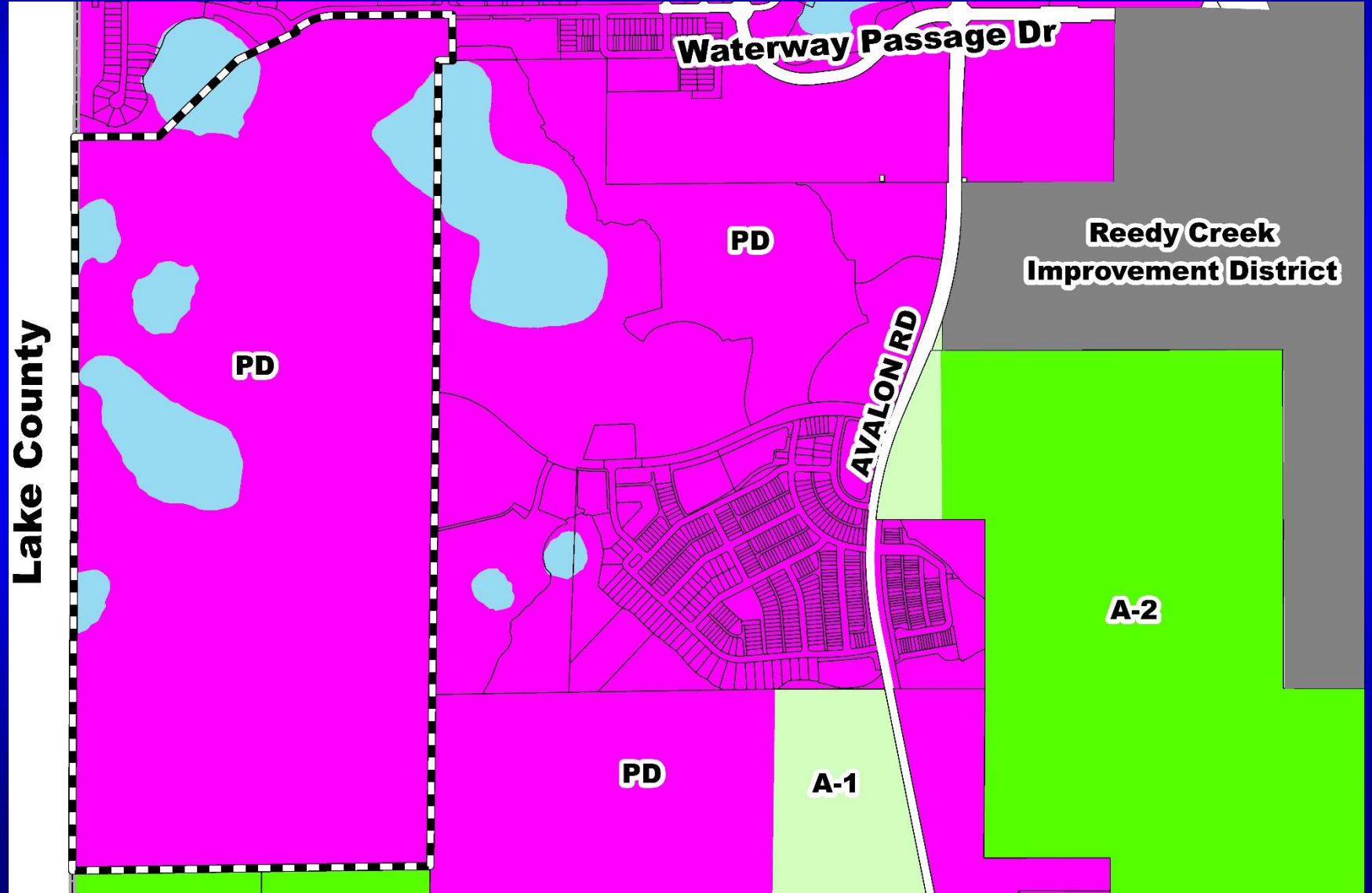


# Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Future Land Use Map





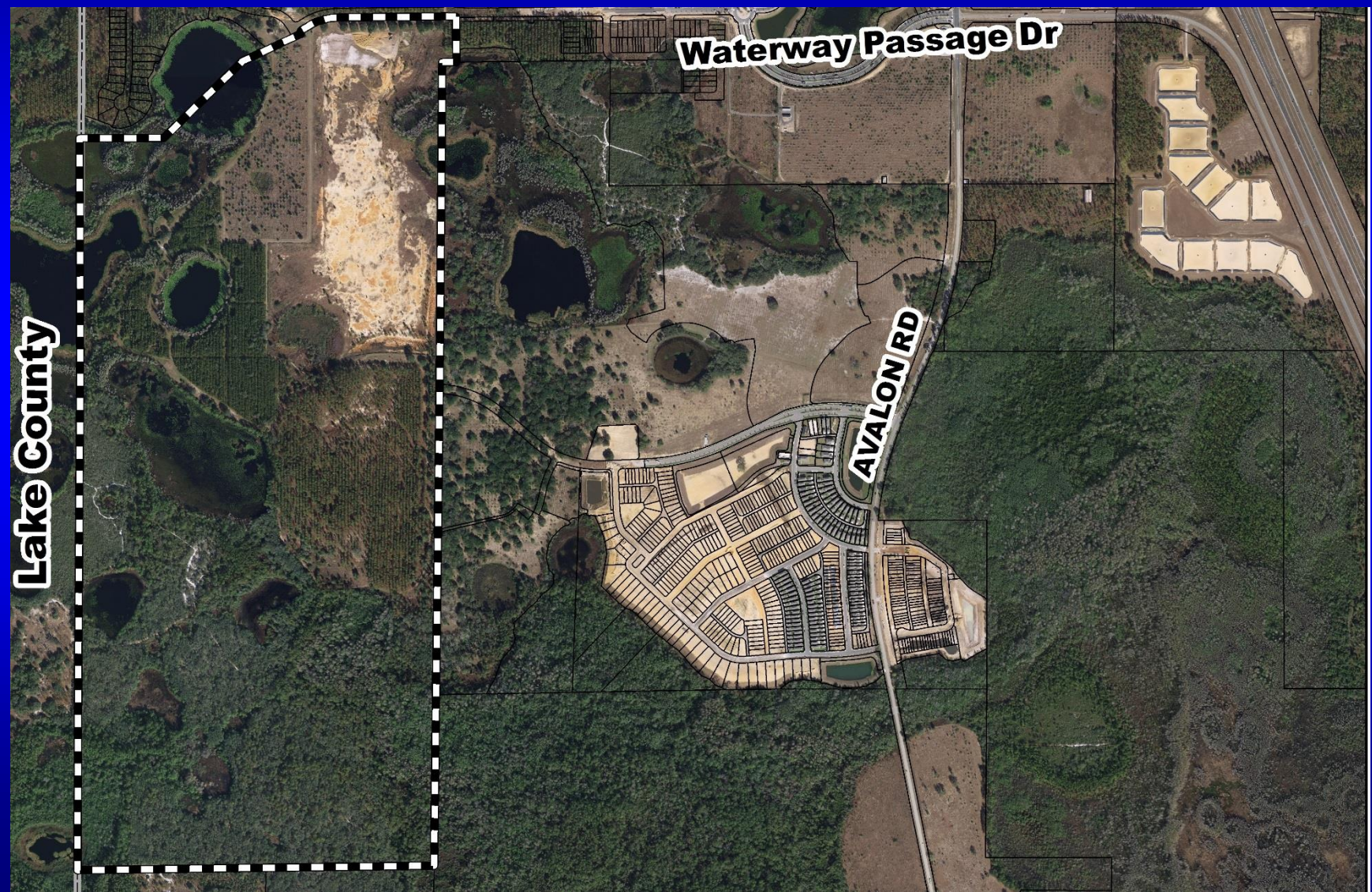
# Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Zoning Map







# Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Phase 4 PSP dated “Received September 20, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



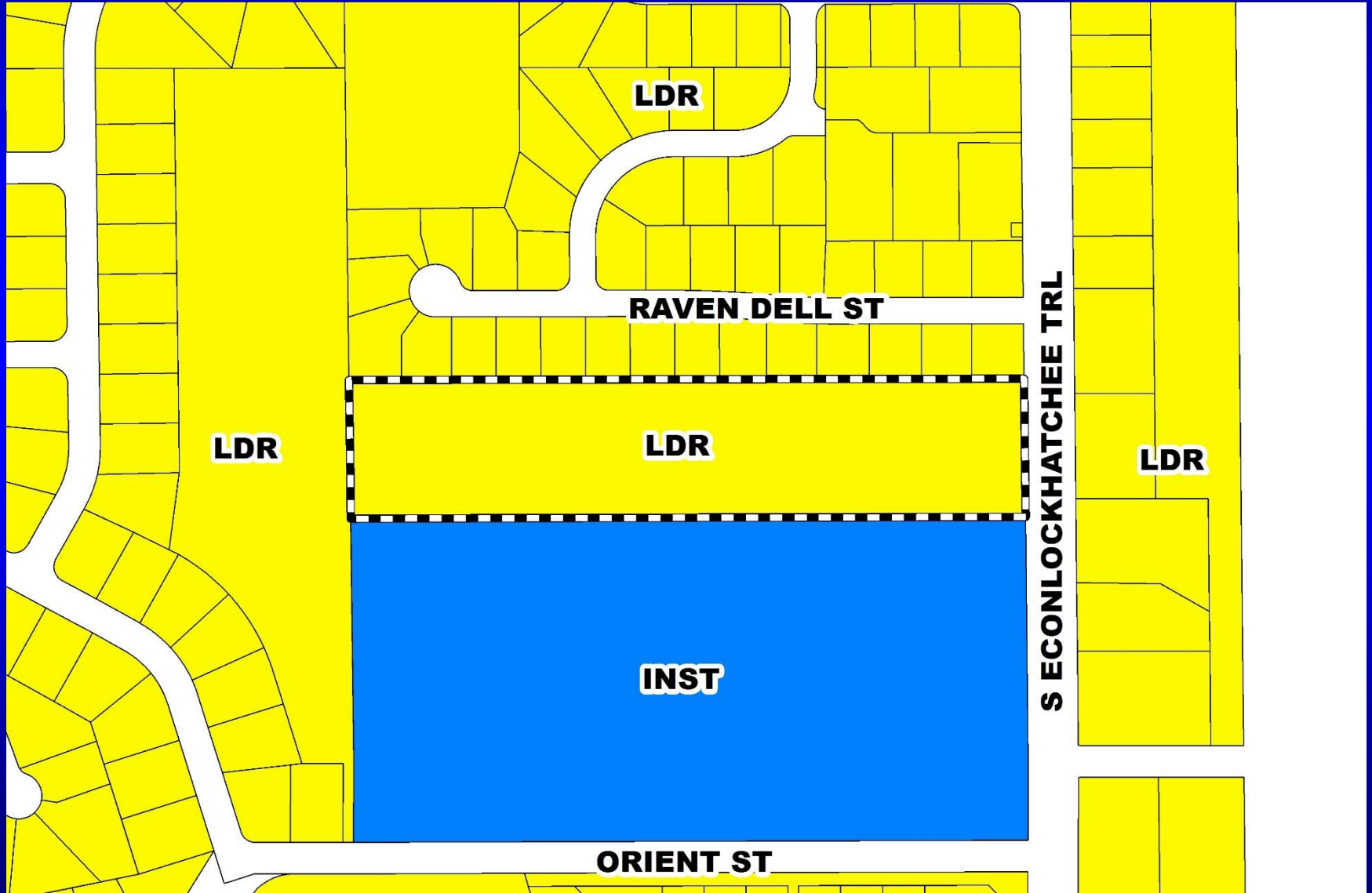
# Eagles Landing Preliminary Subdivision Plan

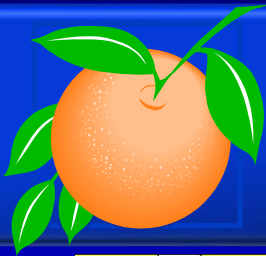
<b>Case:</b>	PSP-18-10-321
<b>Project Name:</b>	Eagles Landing Preliminary Subdivision Plan
<b>Applicant:</b>	Limaris Ramos, Primera Construction Corporation
<b>District:</b>	3
<b>Acreage:</b>	7.75 gross acres
<b>Location:</b>	Generally located north of Curry Ford Road and west of South Econlockhatchee Trail
<b>Request:</b>	To subdivide 7.75 acres in order to construct 23 single-family residential dwelling units.



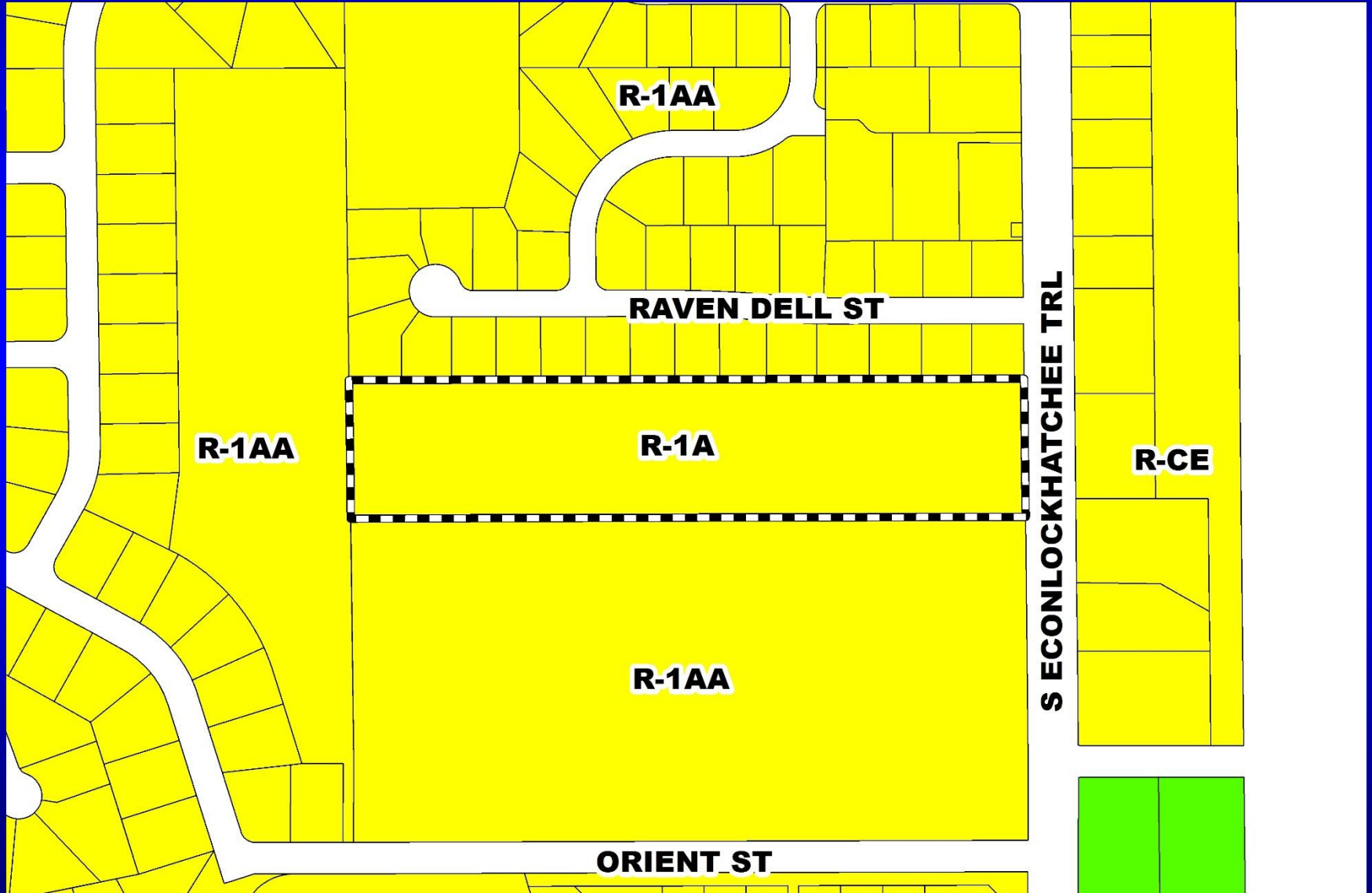


# Eagles Landing Preliminary Subdivision Plan Future Land Use Map





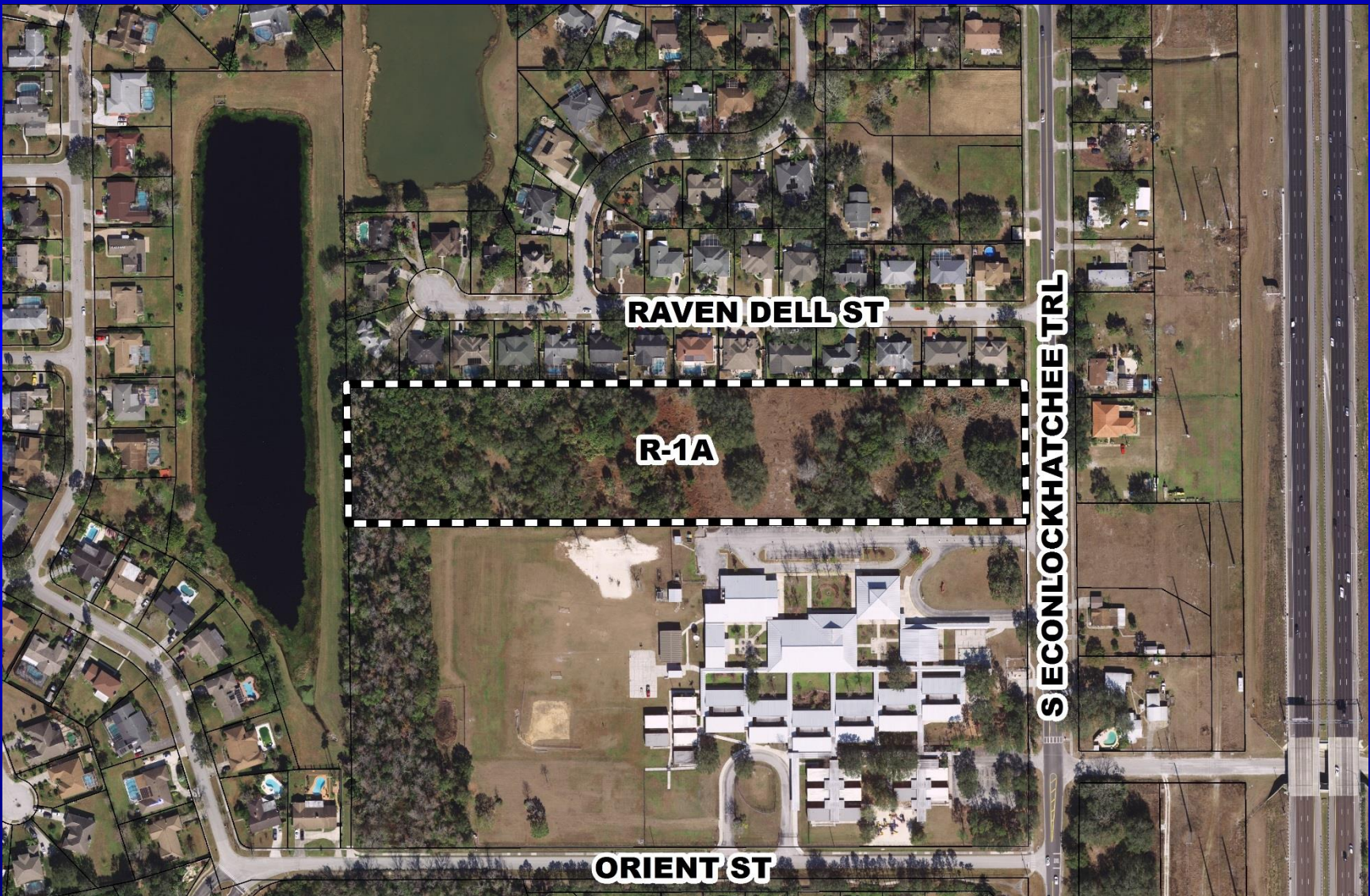
# Eagles Landing Preliminary Subdivision Plan Zoning Map







# Eagles Landing Preliminary Subdivision Plan Aerial Map



**RAVEN DELL ST**

**R-1A**

**ORIENT ST**

**SECONLOCKHATCHEE TRL**







# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Eagles Landing Preliminary Subdivision Plan dated “Received October 14, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**



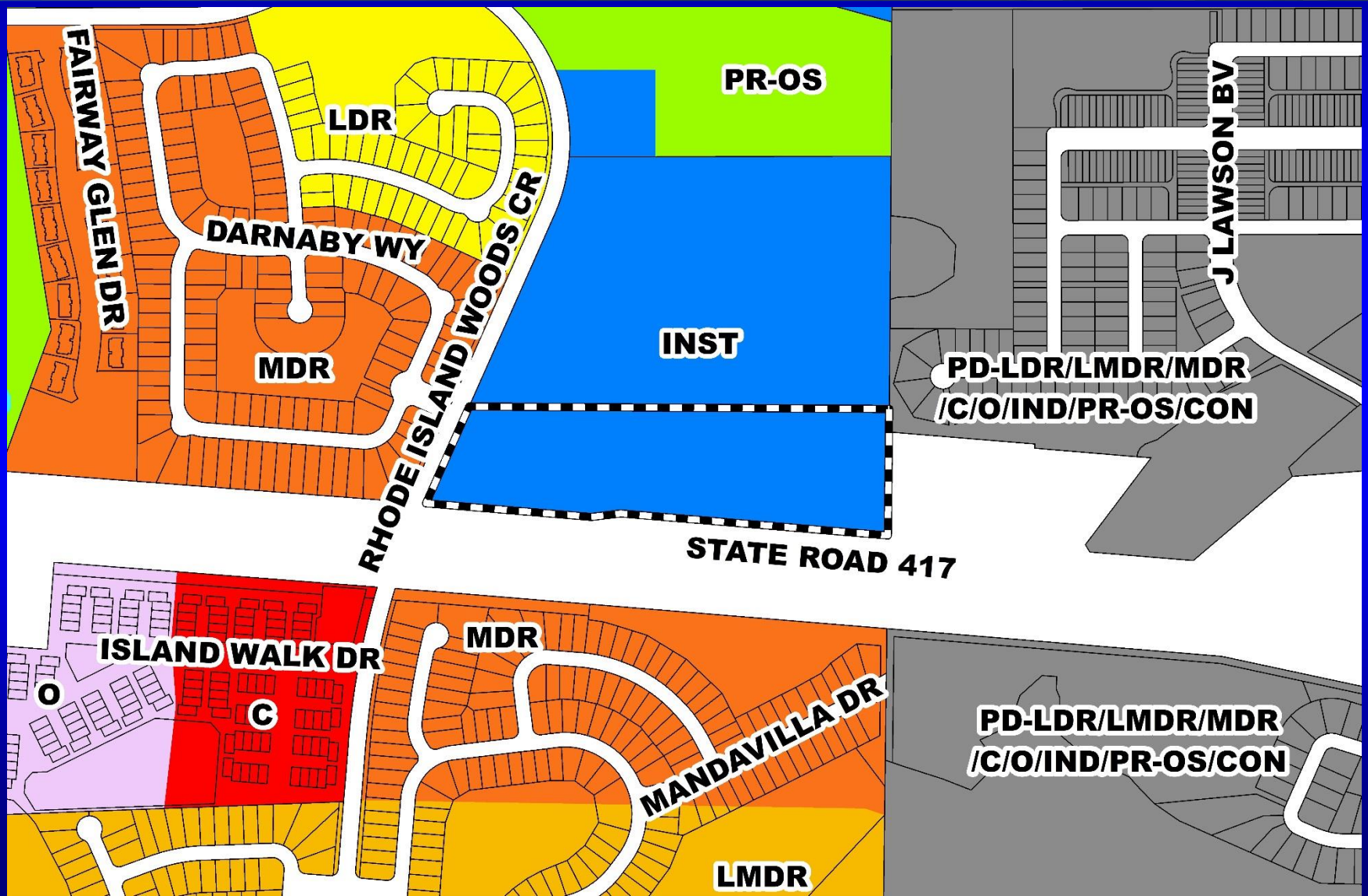
# Meadow Woods Planned Development / Land Use Plan

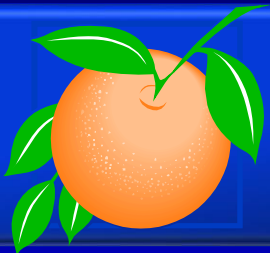
- Case:** CDR-19-08-265
- Project Name:** Meadow Woods Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 4
- Acreage:** 3,324.78 gross acres (overall PD)  
13.38 gross acres (affected parcel only)
- Location:** Generally located north of State Road 417 and east of Rhode Island Woods Circle
- Request:** To use the approved conversion matrix to convert 22,100 square feet of existing retail commercial entitlements to 68 single-family attached residential units on Parcel 21.



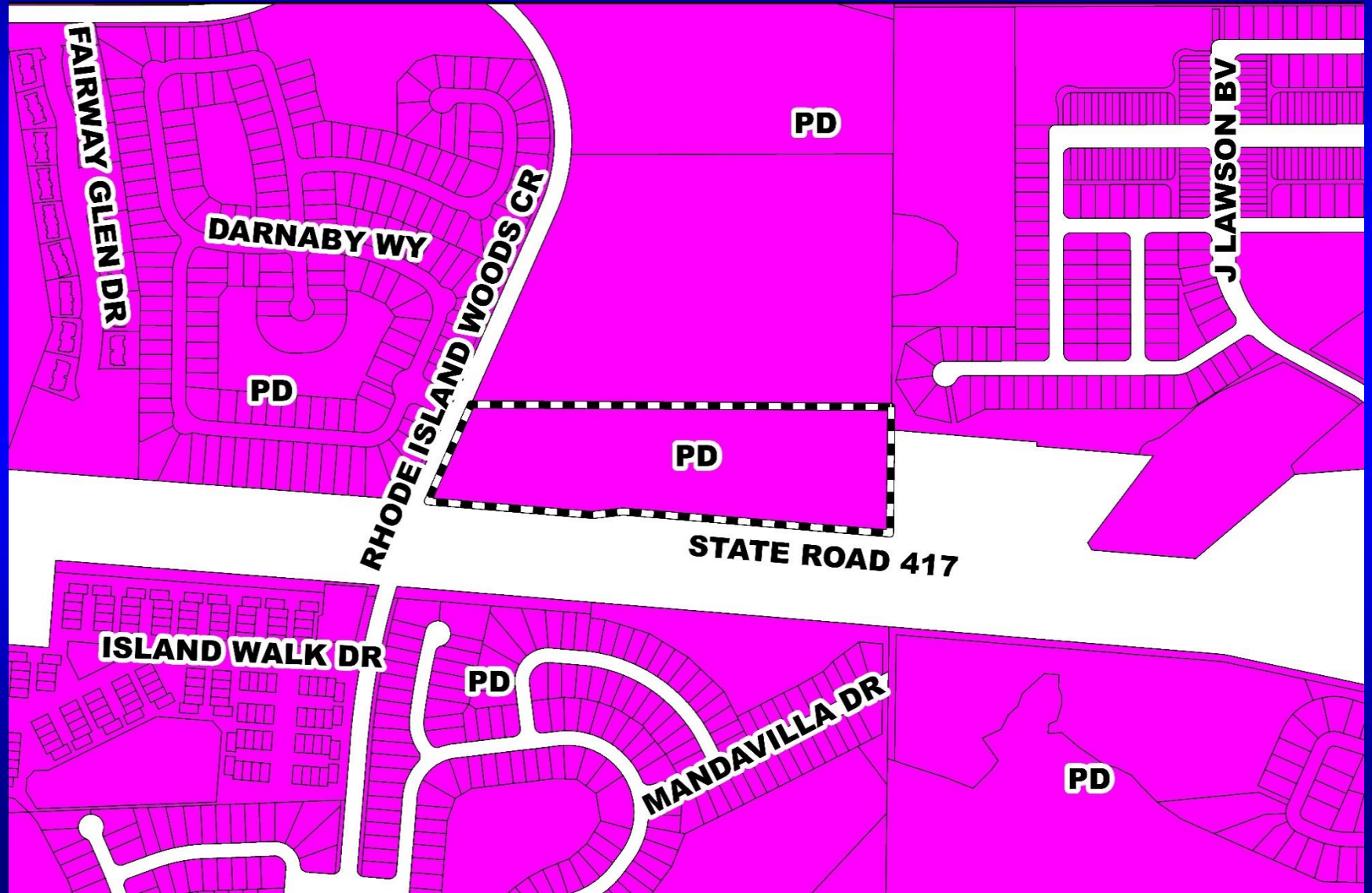


# Meadow Woods Planned Development / Land Use Plan Future Land Use Map





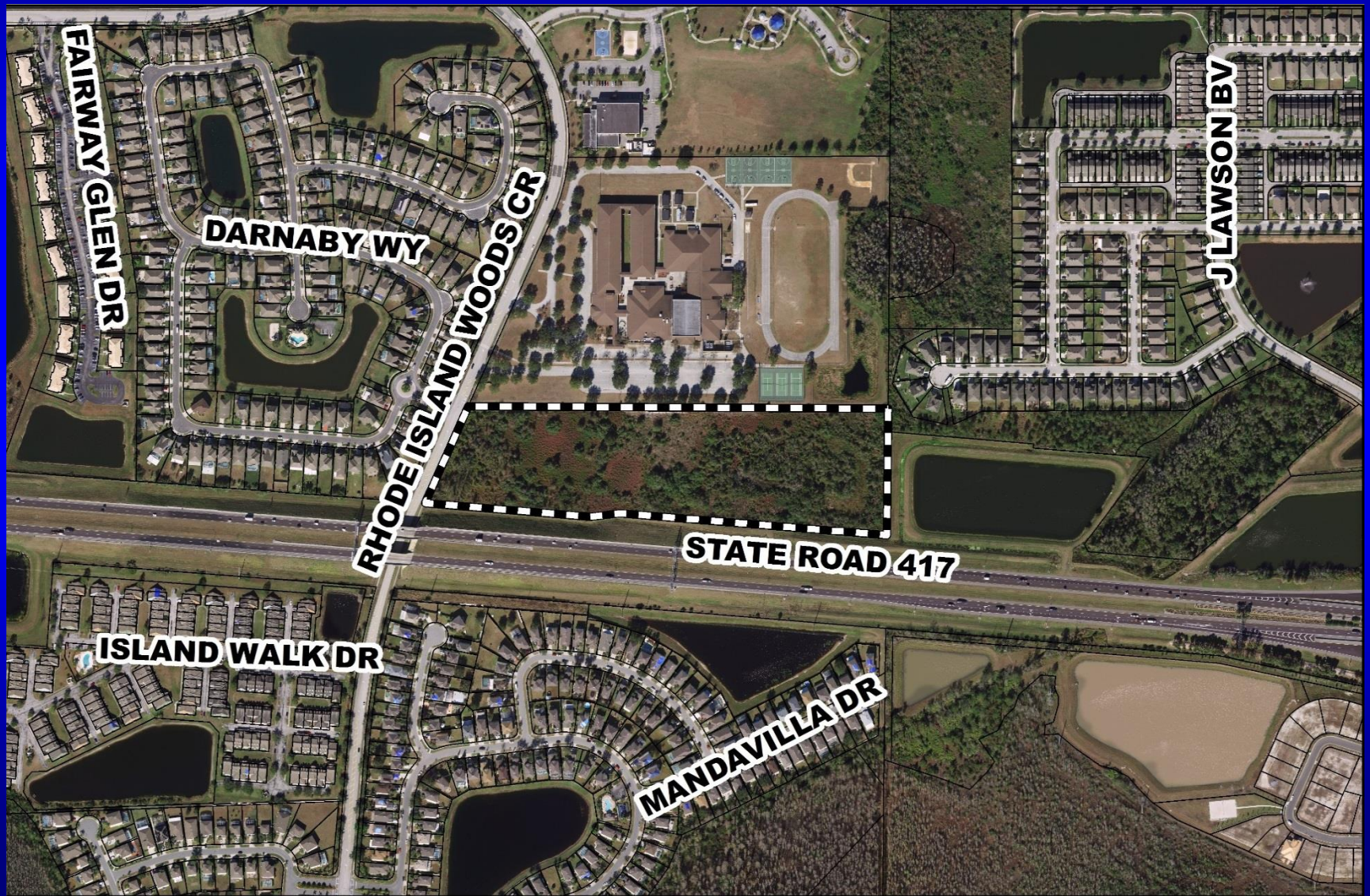
# Meadow Woods Planned Development / Land Use Plan Zoning Map







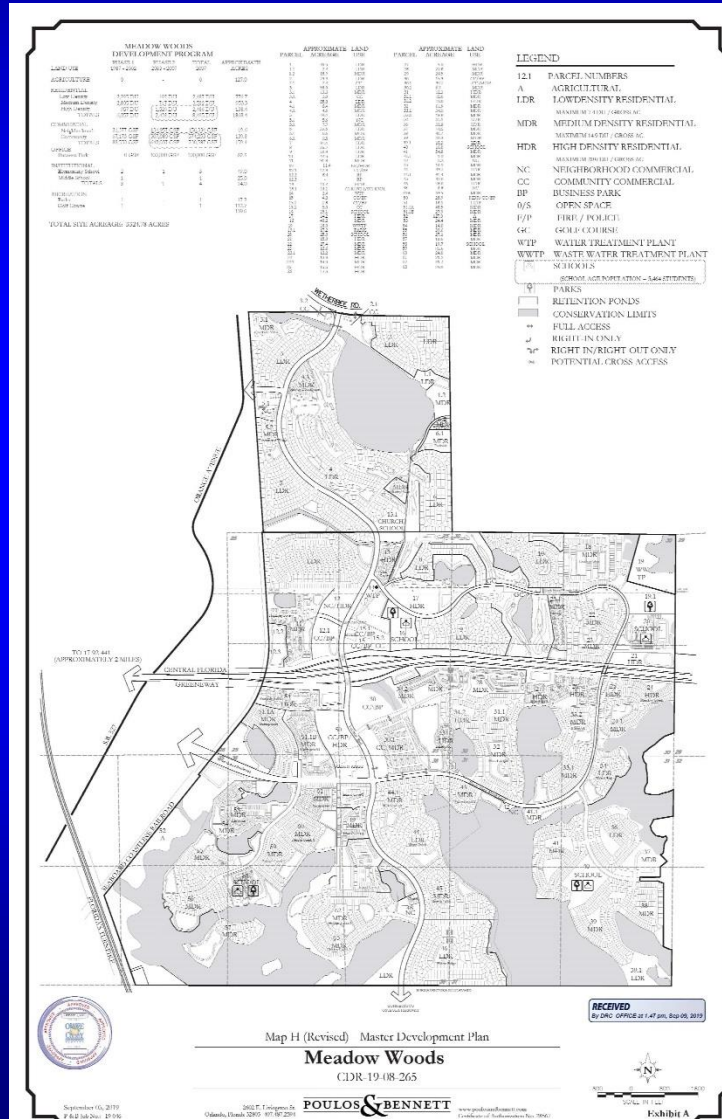
# Meadow Woods Planned Development / Land Use Plan Aerial Map







# Meadow Woods Planned Development / Land Use Plan Overall Land Use Plan





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Meadow Woods Planned Development / Land Use Plan (PD/LUP), dated “Received September 9, 2019” subject to the conditions listed under the DRC Recommendation in the Staff Report.**

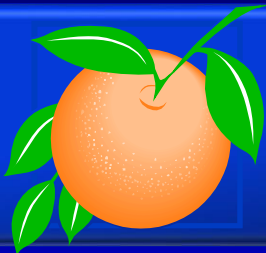
**District 4**



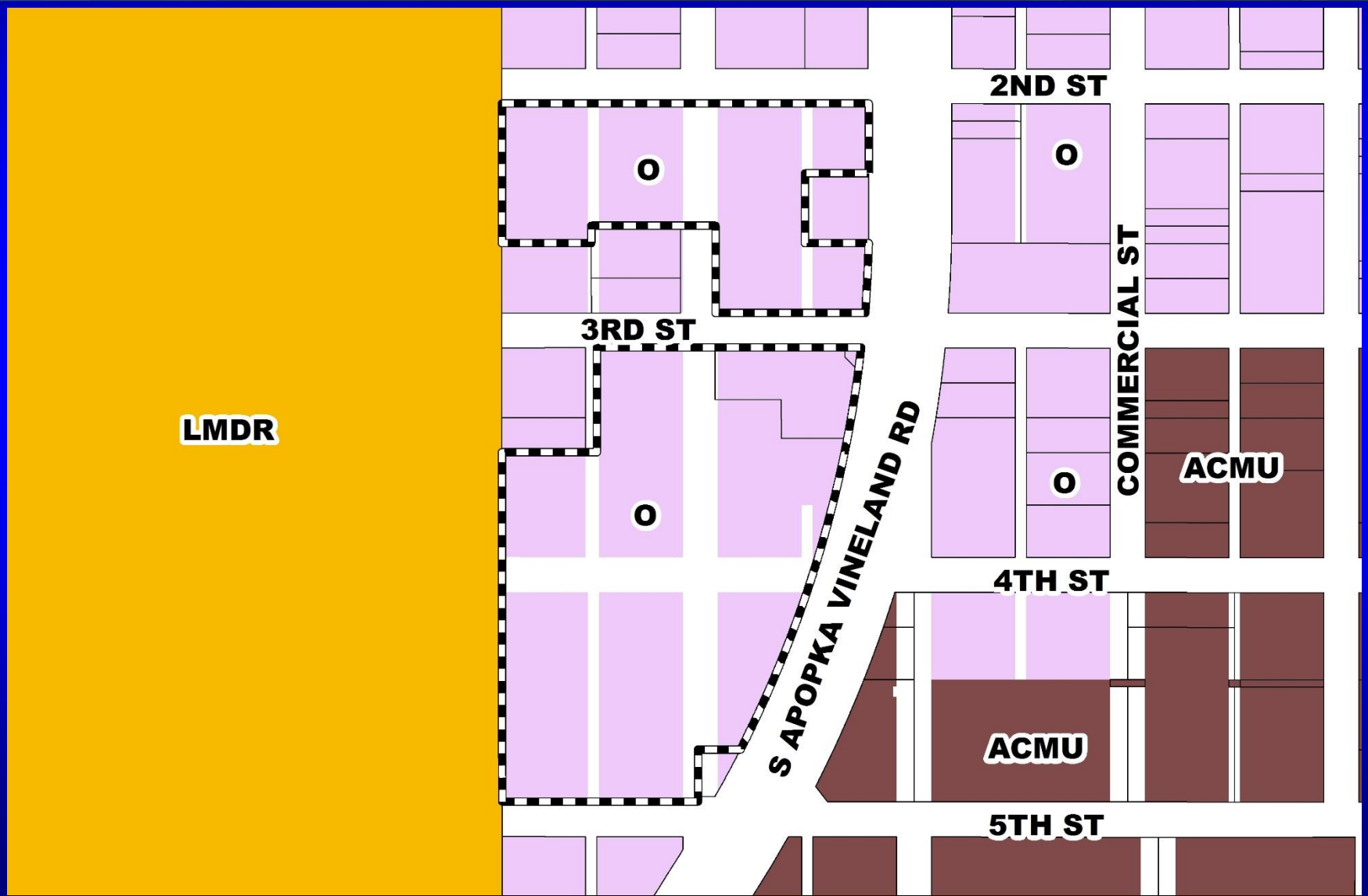
# **Buena Vista Commons Planned Development / Land Use Plan**

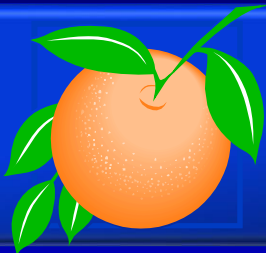
- Case:** CDR-19-06-191
- Project Name:** Buena Vista Commons Planned Development / Land Use Plan
- Applicant:** Constance Silver, Tri3 Civil Engineering Design Studio, Inc.
- District:** 1
- Acreage:** 8.52 gross acres (overall PD)
- Location:** 11414 and 11444 S. Apopka Vineland Road; or generally located on the west side of S. Apopka Vineland Road and the south side of 3rd Street.
- Request:** To request two (2) waivers from Orange County Code related to landscaping.



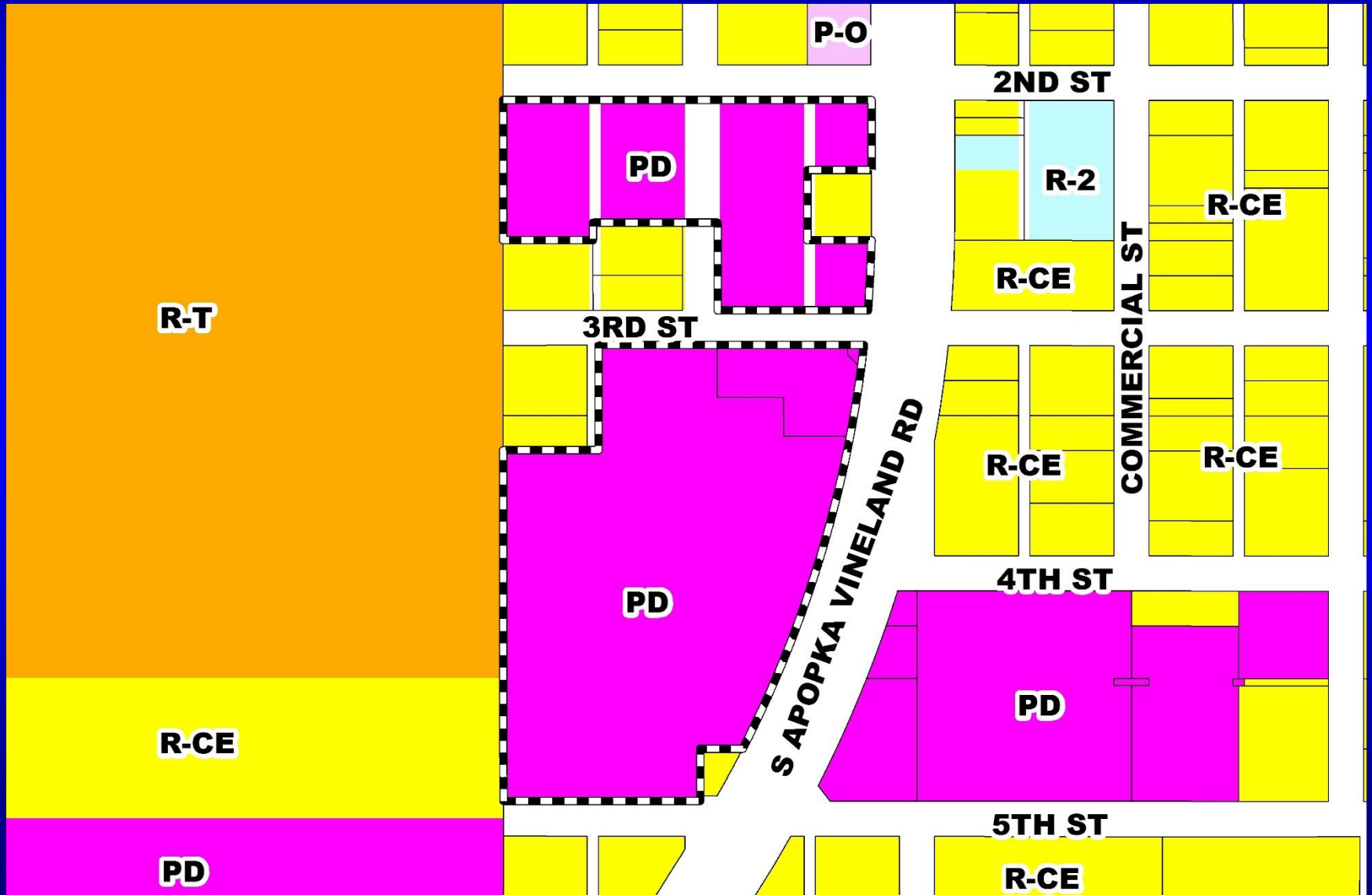


# Buena Vista Commons Planned Development / Land Use Plan Future Land Use Map





# Buena Vista Commons Planned Development / Land Use Plan Zoning Map





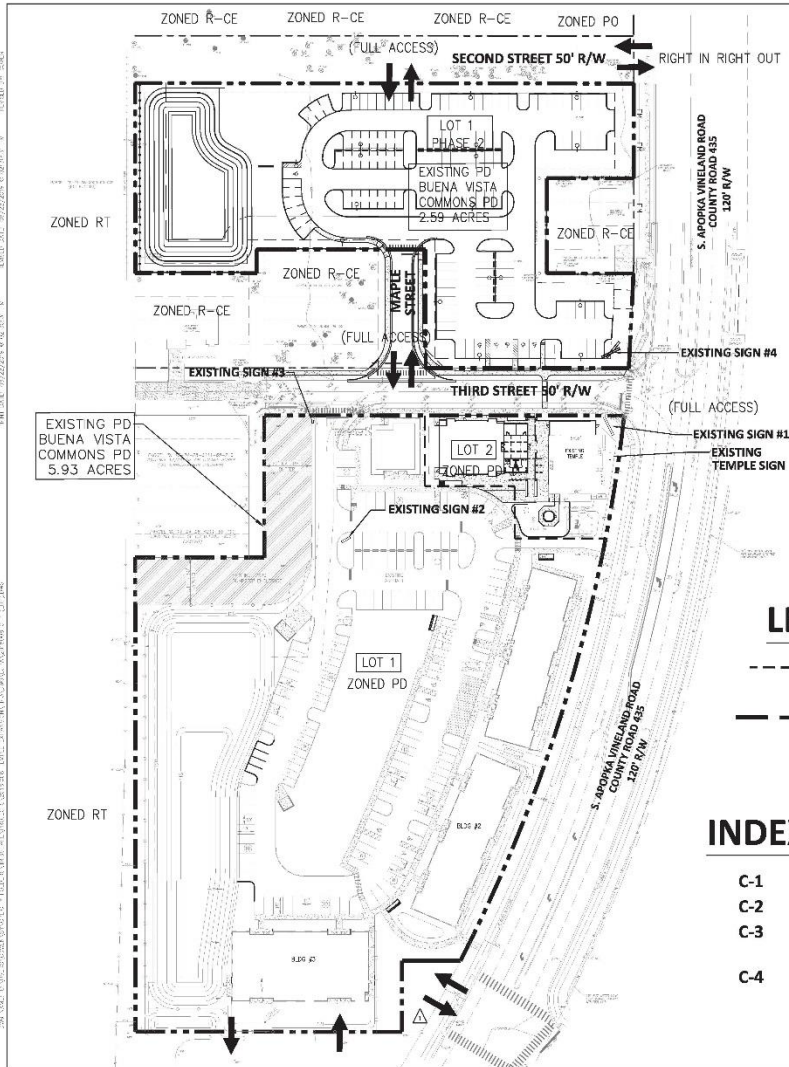
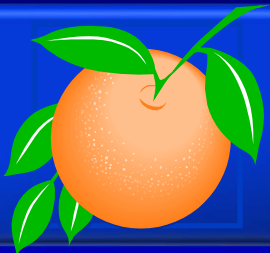


# Buena Vista Commons Planned Development / Land Use Plan Aerial Map





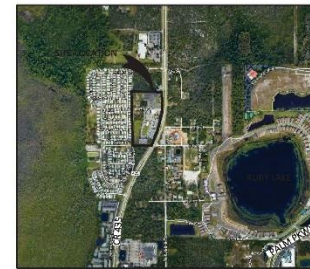
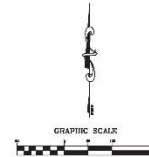
# Buena Vista Commons Planned Development / Land Use Plan Overall Land Use Plan



## BUENA VISTA COMMONS PD - LAND USE PLAN (AMENDMENT)

CASE NUMBER - CDR-19-06-191 ▲

- BUENA VISTA COMMONS PD:  
 LOT 1: 15-24-28-1080-01-000  
 LOT 2: 15-24-28-1080-02-000  
 LOT 3: 15-24-28-1079-01-000



VICINITY MAP  
N.T.S.

### LEGEND

- LOT LINES
- PD BOUNDARY

### INDEX OF SHEETS

- C-1 OVERALL LUP
- C-2 LUP
- C-3 LUP CONDITIONS OF APPROVAL
- C-4 MASTER SIGN PLAN

**Developer:**  
**MR. KARAM DUGGAL**  
 5525 ROW COURT  
 ORLANDO, FL 32836  
 PHO: 407-963-4718  
 RKCAD@GMAIL.COM

**Surveyor:**  
**SHANNON SURVEYING, INC.**  
 499 NORTH S.R. 434 - SUITE 2155  
 ALTAMONTE SPRING, FLORIDA, 32714  
 PHO: 407-774-8372  
 ATTN: JAMES SHANNON  
 SHANNONSURV@AOL.COM

**Civil Engineer:**  
**TRI<sup>3</sup> CIVIL ENGINEERING DESIGN STUDIO, INC.**  
 P.O. BOX 530062  
 LONGWOOD, FL 32752-0062  
 PHO: 407-488-9455  
 FAX: 407-641-9995  
 ATTN: CONSTANCE D. SILVER, PE, LEED AP  
 COWENS@TRI3-ENG.COM

RECEIVED  
 By DMC Office at 1:04 pm, Sep 10, 2019



Civil Engineering  
 Design Studio, Inc.  
 P.O. Box 530062  
 Longwood, Florida 32752-0062  
 PH: 407-488-9455 FAX: 407-641-9995  
 CERT. STATE OF FLORIDA # 22014

### BUENA VISTA COMMONS PD

Orlando, Florida  
 ENGINEER'S SEAL

CONSTANCE D. SILVER, P.E., LEED AP  
 FLORIDA LICENSE #36492  
 SHEET: DATE:  
 ORANGE CO DMC 06/04/19

REV.	DATE	DESCRIPTION
1	06/22/19	ORANGE CO TRG

### OVERALL LAND USE PLAN

Sheet Title  
 JOB NO. 2015.008  
 SCALE: AS SHOWN  
 DATE: 06/04/19  
 DESIGN: CAD  
 DRAWN: CAD  
 CHECKED: CAD

C-1

Sheet No. 1 OF 4



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Buena Vista Commons Planned Development / Land Use Plan (PD/LUP) dated “Received September 10, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



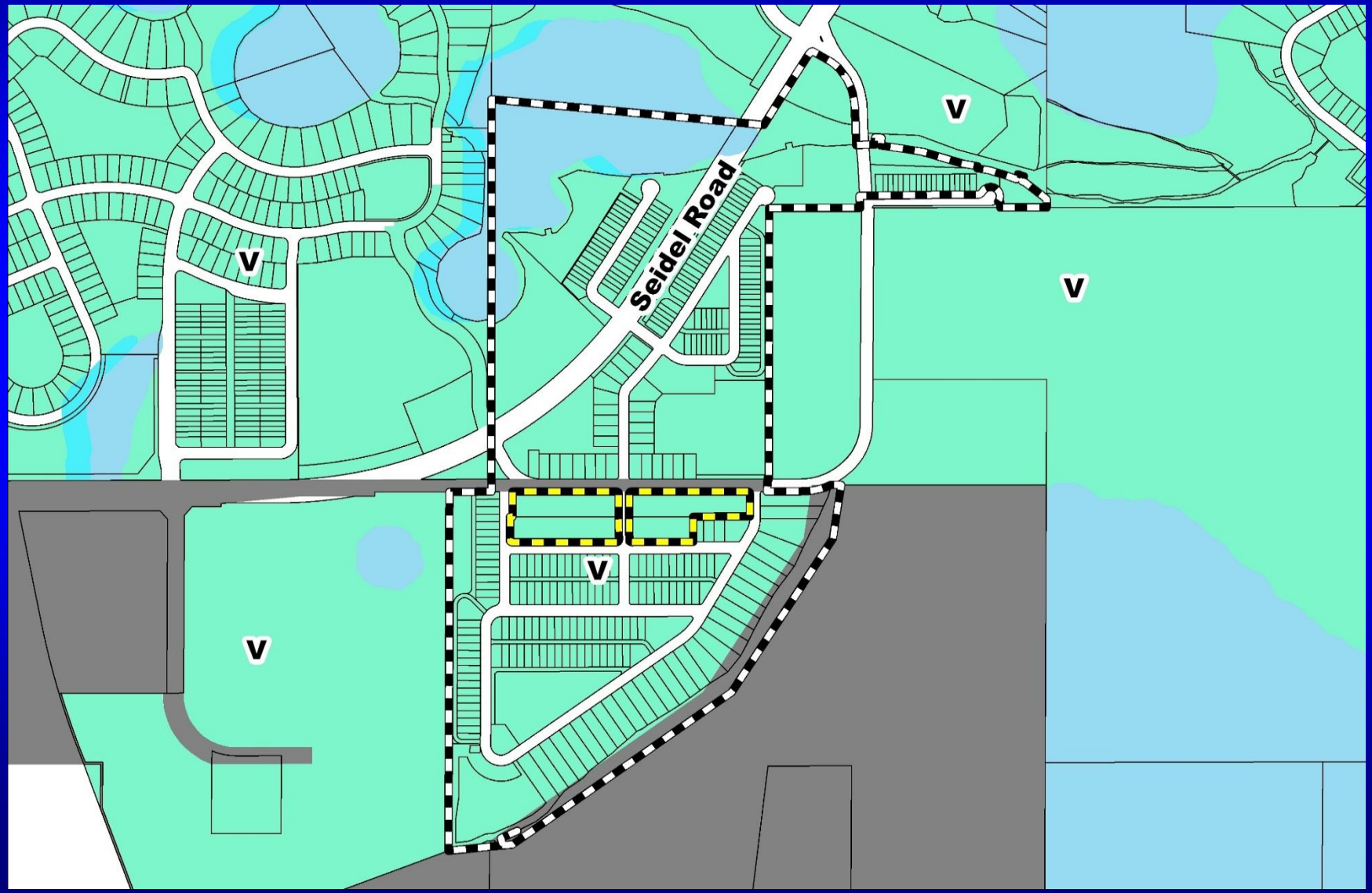
# Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan

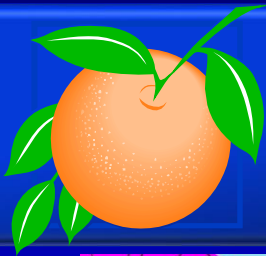
- Case:** CDR-19-09-306
- Project Name:** Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 114.89 gross acres (overall PD)  
5.23 gross acres (affected parcels only)
- Location:** Generally located south of Summerlake Groves Street and East of Seidel Road
- Request:** To add thirty-five (35) units in the future development parcels in the previously approved Preliminary Subdivision Plan for Phase 1 and Phase 2B.



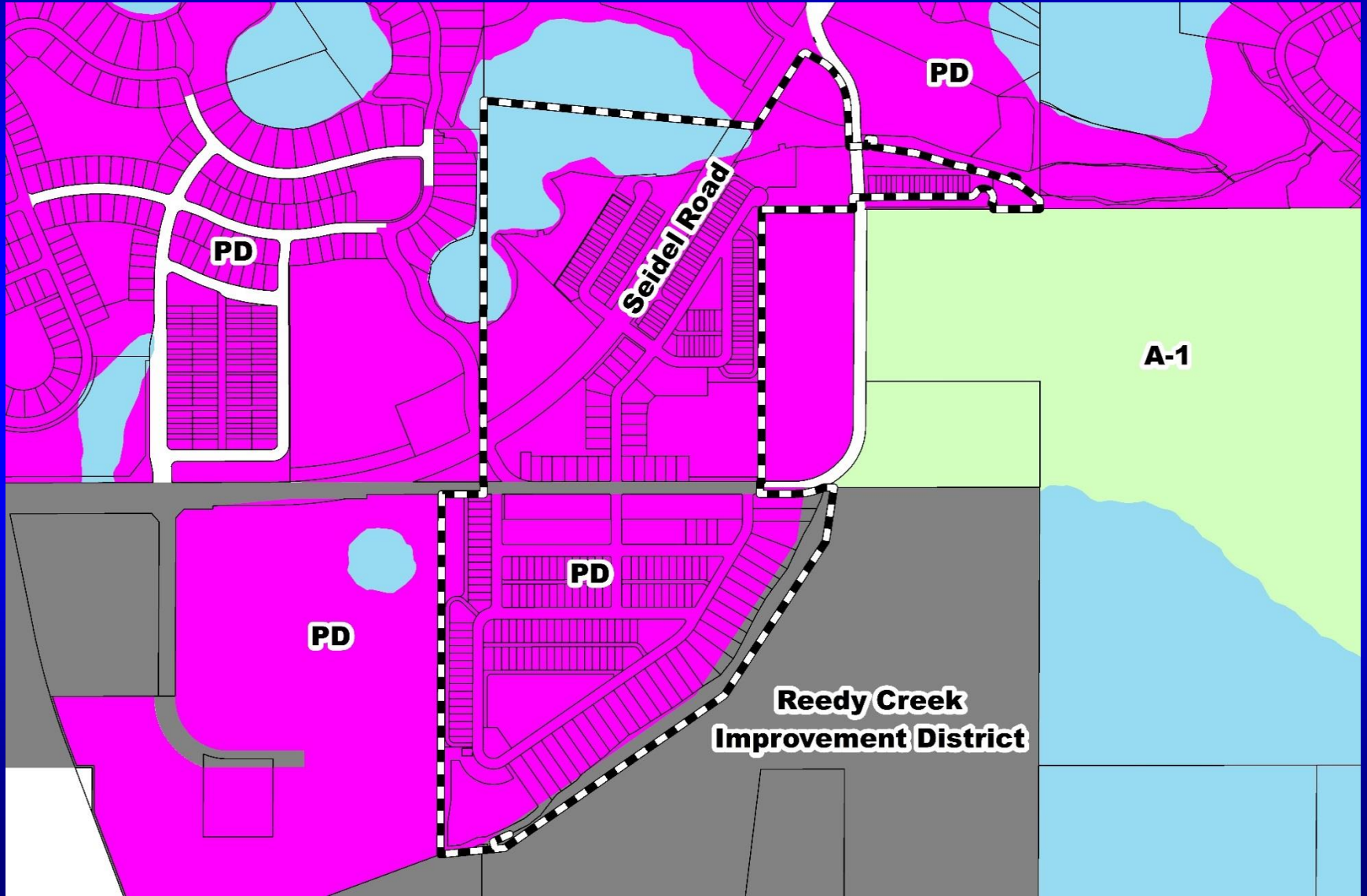


# Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Future Land Use Map





# Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Zoning Map







# Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP dated “Received October 2, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# **Alafaya Trail Property Planned Development / Land Use Plan**

- Case:** CDR-14-05-144
- Project Name:** Alafaya Trail Property Planned Development / Land Use Plan
- Applicant:** Brooks Stickler, Kimley-Horn and Associates, Inc.
- District:** 4
- Acreage:** 50.20 gross acres
- Location:** Generally located south of E. Colonial Drive and west of Alafaya Trail.
- Request:** To increase retail / commercial (C-1) square footage from 174,000 to 304,000 (an increase of 130,000 square feet), while retaining 6,000 square feet of previously approved Professional Office (P-O) uses, reflect the conservation, impact, and mitigation of on-site wetlands per Conservation Area Impact (CAI) permit #CAI-14-08-025, and remove a note requiring the dedication of PD Tract A development rights to Orange County. One waiver is also being requested.





# Action Requested

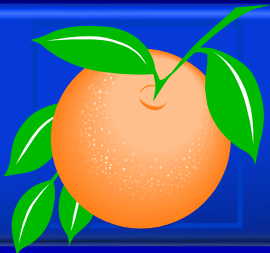
**Continue case CDR-14-05-144 to the December 17, 2019  
BCC meeting at 2:00 p.m.**

**District 4**

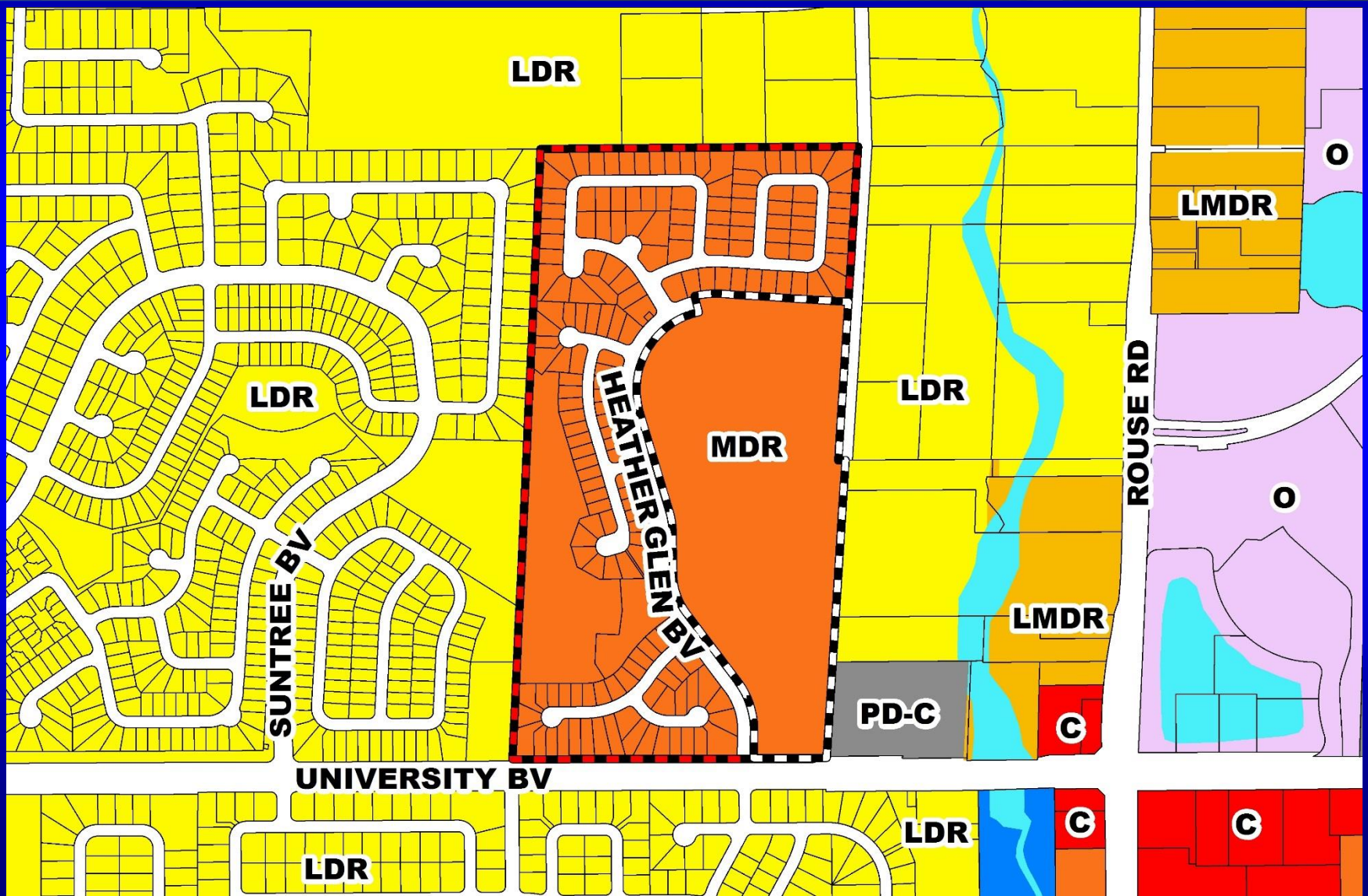


# The Glenn Planned Development / Land Use Plan

- Case:** CDR-19-03-115
- Project Name:** The Glenn Planned Development / Land Use Plan
- Applicant:** William Burkett, Burkett Engineering
- District:** 5
- Acreage:** 80.00 gross acres (overall PD)  
30.23 gross acres (affected parcel only)
- Location:** Generally located north of University Boulevard and east of Heather Glen Boulevard
- Request:** To add 60 multi-family dwelling units to the development program in Phase I. Additionally, the applicant has requested four waivers related to building height, building setbacks, and building separation requirements.



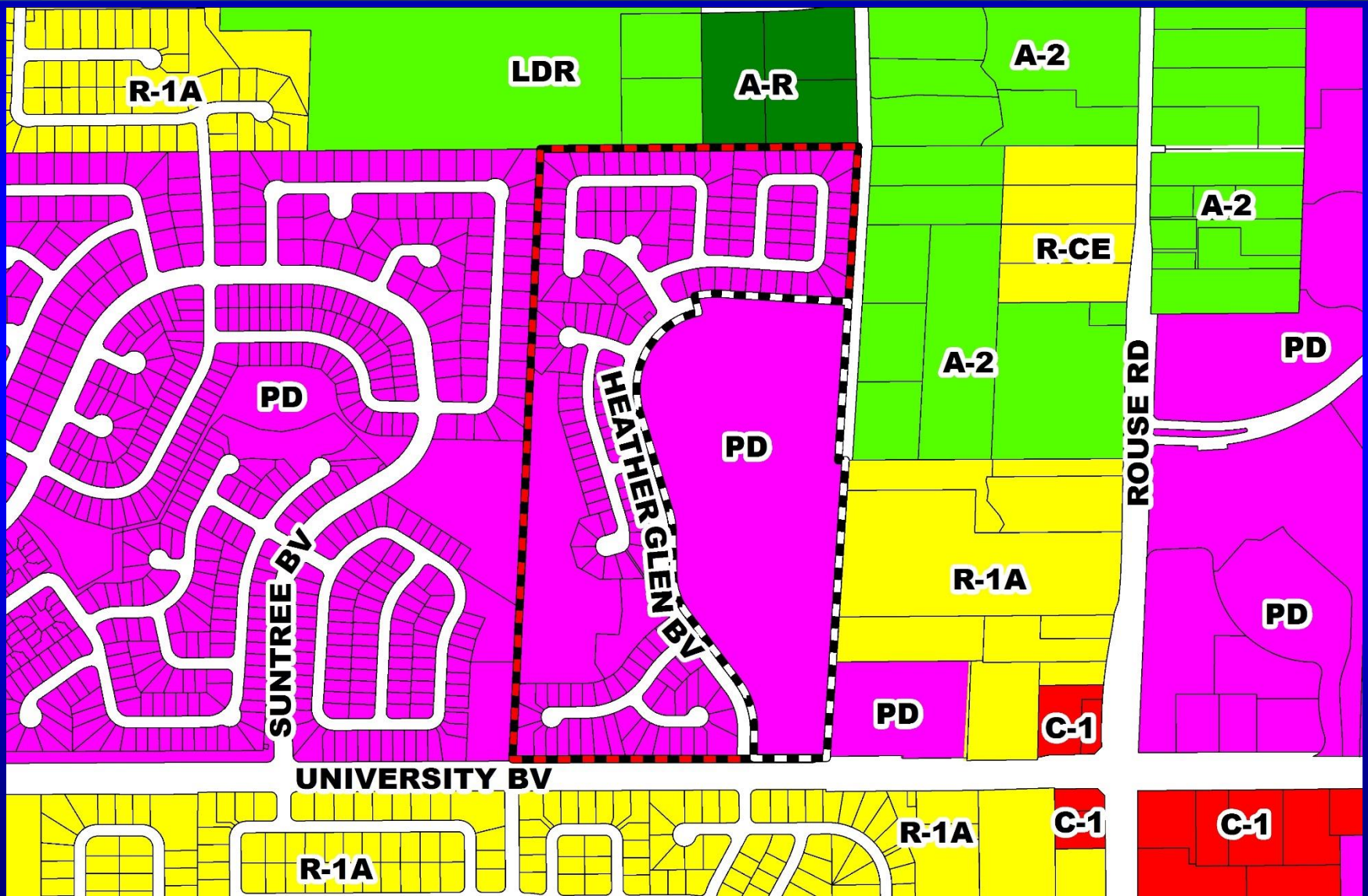
# The Glenn Planned Development / Land Use Plan Future Land Use Map







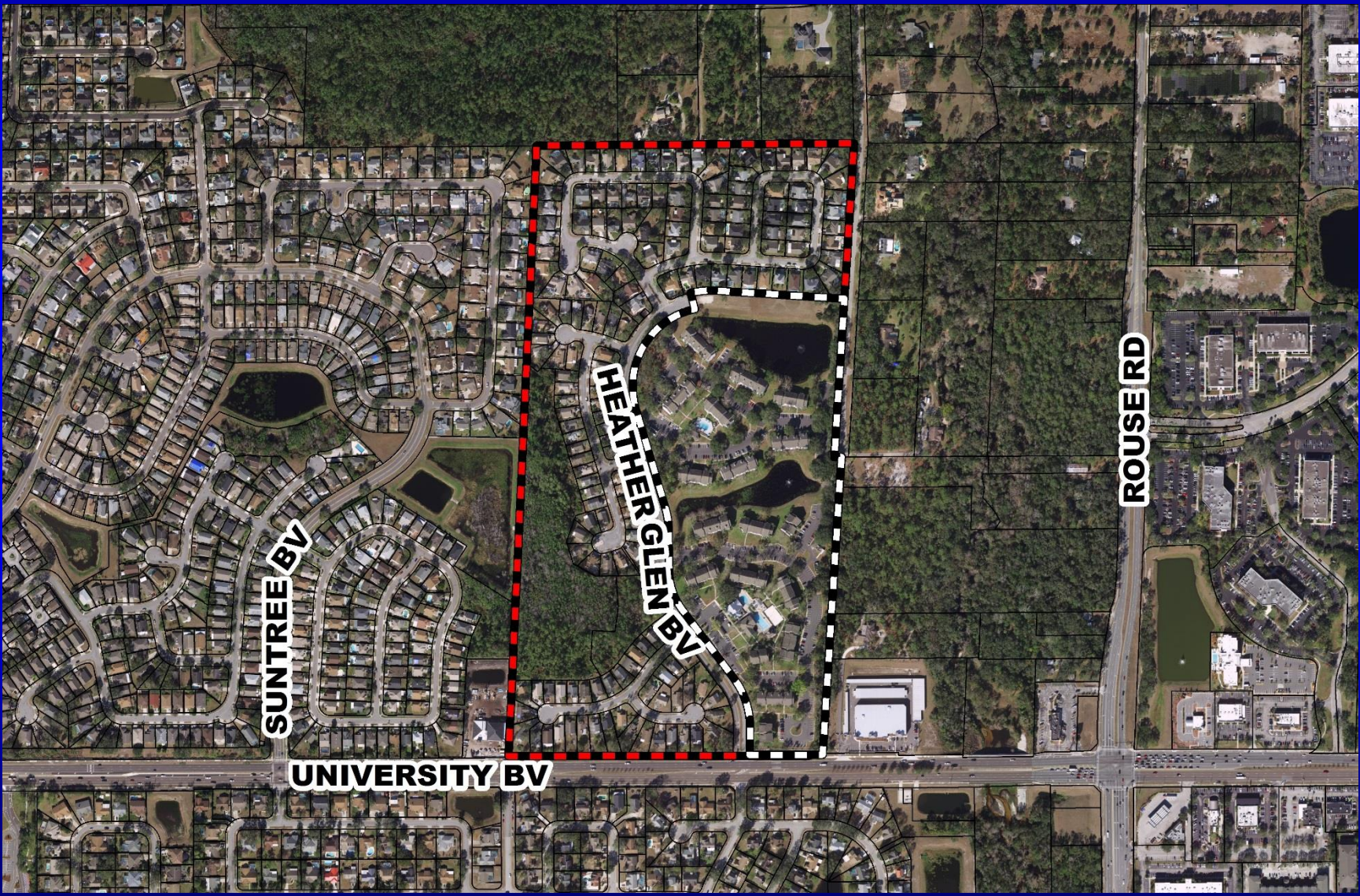
# The Glenn Planned Development / Land Use Plan Zoning Map







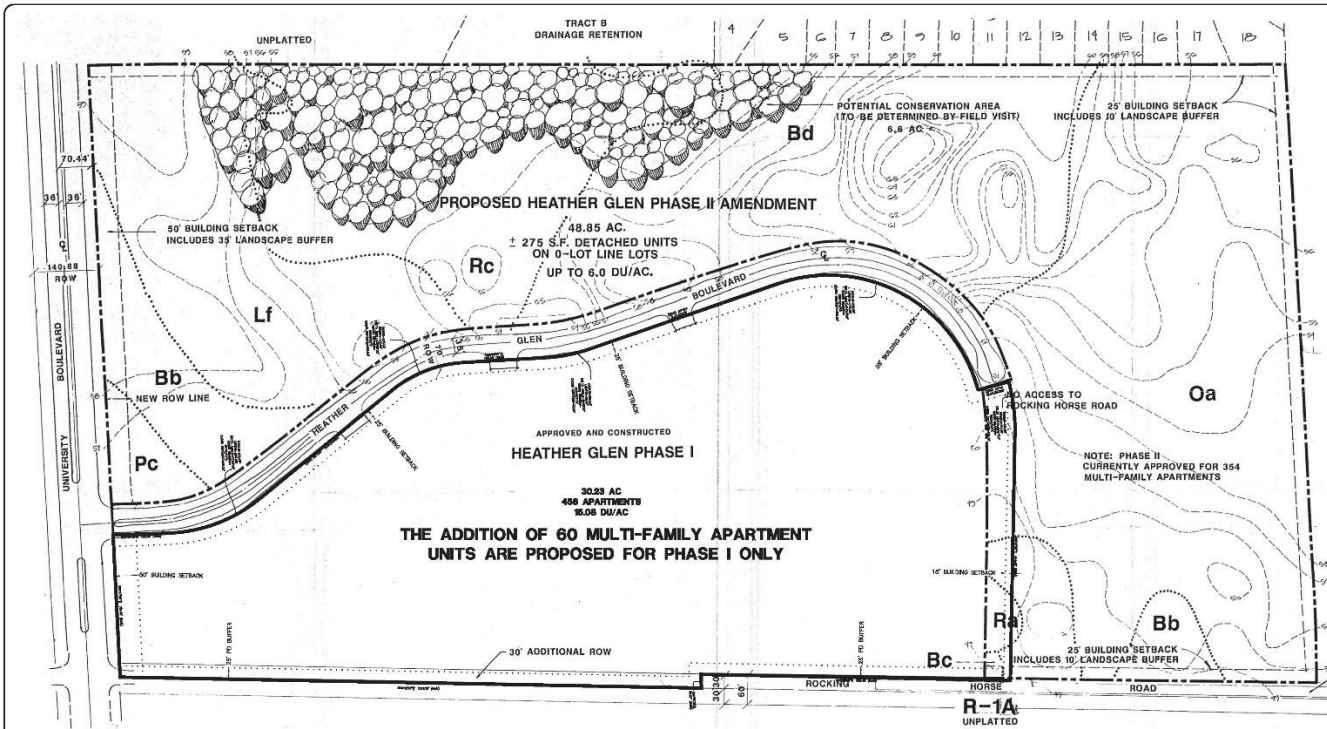
# The Glenn Planned Development / Land Use Plan Aerial Map



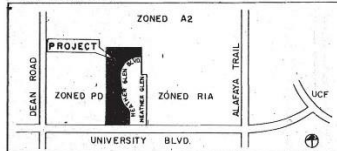




# The Glenn Planned Development / Land Use Plan Overall Land Use Plan



### LOCATION MAP



**LAND USE PLAN  
HEATHER GLEN P.D.  
(FORMERLY STRAW RIDGE PD)**  
 OWNER: MATTAPAN TRUST TEL. 422-4040  
**PROPOSED PHASE II AMENDMENT**

### SITE DATA TOTAL PROJECT

TOTAL UNITS ORIGINALLY APPROVED (3.5 DU/AC MAXIMUM) **750**  
 TOTAL UNITS PROPOSED **PHASE I: 488**  
**PHASE II: 275\***  
 NET REDUCTION IN DWELLING UNITS **10**  
 \*PHASE II SHALL BE CONSIDERED AS PROPOSED.

### P.D. LEGAL DESCRIPTION

THE EAST 1/2 OF THE SOUTHWEST 1/4, LESS THE RIGHT OF WAY FOR UNIVERSITY BOULEVARD, SECTION 5, TOWNSHIP 22 SOUTH, RANGE 31 EAST, GRANGE COUNTY, FLORIDA, LESS THE EAST 20 FEET OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4.

CONTAINING  $\pm$  81.4 ACRES.

### SOILS LEGEND

- Bd - Blanton Fine Sand
- Bd1 - Blanton Fine Sand
- Lf - Leon Fine Sand
- Oa - Ono Fine Sand
- Pc - Pomona Fine Sand
- Rc - Rutledge Fine Sand
- Rc1 - Rutledge Heavy Fine Sand

### NOTE

\* SITE DATA FOR PHASE II IS LOCATED ON SHEET 4.

### SITE DATA PHASE II

PHASE II GROSS ACREAGE	48.85
EXISTING ZONING	PD
EXISTING LAND USE	VACANT
PROPOSED LAND USE	<ul style="list-style-type: none"> <li>- RESIDENTIAL</li> <li>- TOTAL NO. DWELLING UNITS <math>\pm</math> 275 (0)</li> <li>- MAXIMUM GROSS DWELLY <math>\pm</math> 3,600 SF</li> <li>- HEIGHT MAX NET LOT LINE <math>\pm</math> 20' (0)</li> <li>- MAXIMUM BUILDING HEIGHT <math>\pm</math> 2 STOREYS (35')</li> </ul>
OPEN SPACE/RECREATION	210.5 ACRES (EAST OF PHASE II GROSS LAND AREA EXCLUSIVE OF CONSERVATION AREA (6.8 ACRES) - 6.8 ACRES X .25) 7.8 ACRES (75%) OF OPEN SPACE LOCATED IN PHASE I FINAL OPEN SPACE ACREAGE DEPENDENT UPON FINAL DETERMINATION OF CONSERVATION AREA. 32.33 ACRES (275 UNITS X 3.1 PERSONS/UNIT = 852 PERSONS X .2005 ACRES RECREATION/PERSON).
RECREATION	

PROJECTED SCHOOL AGE CHILDREN	179 CHILDREN (275 UNITS X 3.1 PERSONS/UNIT X .25)
100 YEAR FLOOD VEGETATION	NOT APPLICABLE
VEGETATION	NEED VEGETATION INCLUDING SCATTERED OAKS AND PINES
PHASING	1 PHASE
BUILDING SETBACK CRITERIA	<ul style="list-style-type: none"> <li>- UNIVERSITY BOULEVARD 50 FT</li> <li>- ALL OTHER PROPERTY LINES 25 FT</li> </ul>
UTILITIES	<ul style="list-style-type: none"> <li>- WATER (80,000 GPD)</li> <li>- SEWER (80,700 GPD)</li> <li>- STORMWATER</li> </ul>
AVY WALKERS FROM SUBDIVISION REGULATIONS, IF ANY, WILL BE DETERMINED AT DEVELOPMENT PLAN APPROVAL STAGE.	GRANGE COUNTY PUBLIC UTILITIES DIVISION ON-SITE - SEWER/STORMWATER DISCHARGE IN ACCORDANCE WITH GRANGE COUNTY, FLORIDA, DEER AND OTHER AGENCY CRITERIA.

**cmiassociates**  
 Urban & Environmental Planning & Landscape Architects  
 500 Delaney Avenue, Orlando, Florida 32801 (305) 422-4040

**Burkett**  
 engineering  
 CONSULTANTS  
 100 E. Robinson Street, Suite 200, Orlando, Florida 32801  
 (407) 841-1111  
 www.burkett-engineering.com

**HEATHER GLEN P.D.  
(FORMERLY STRAW RIDGE P.D.)  
PROPOSED PHASE II AMENDMENT**

**HEATHER GLEN P.D. (FORMERLY STRAW RIDGE P.D.)  
CHANGE DETERMINATION  
FOR HORIZON REALTY ADVISORS  
EXISTING LAND USE PLAN**

DATE: 4/23/19  
 PROJECT NO: 1905.10  
 DRAWN BY: VP  
 CHECKED BY: WEB  
 DATE: 10/10/86  
 SCALE: 1" = 100'  
 DRAWN BY: [Signature]

REVISIONS:  
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# Action Requested

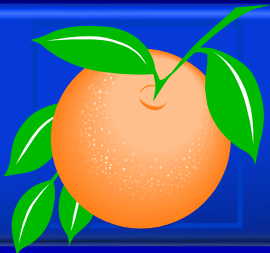
**Make a finding of consistency with the Comprehensive Plan and approve The Glenn Planned Development / Land Use Plan (PD/LUP), dated “May 22, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**

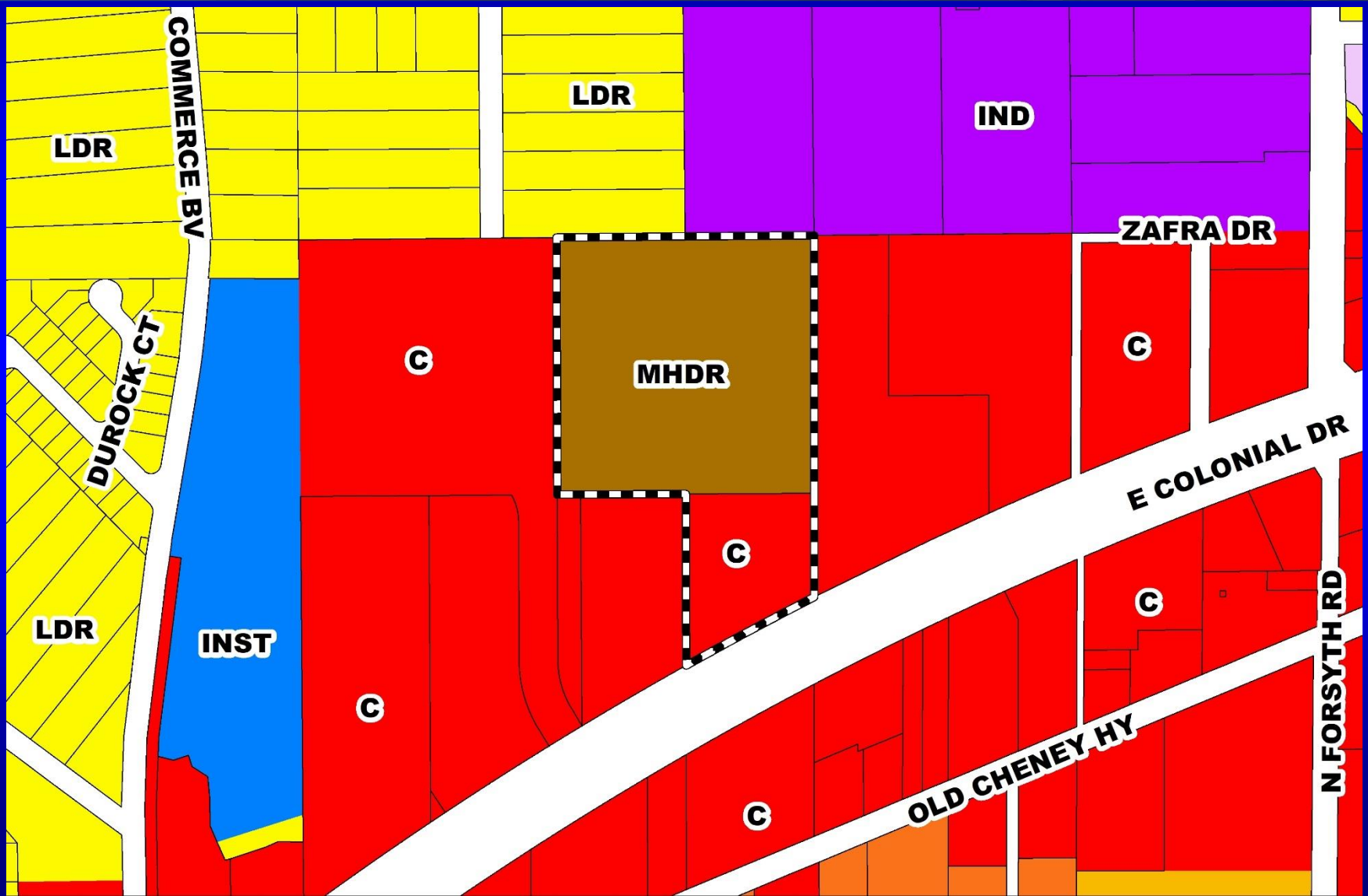


# Wise Colonial Planned Development / Land Use Plan

- 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.



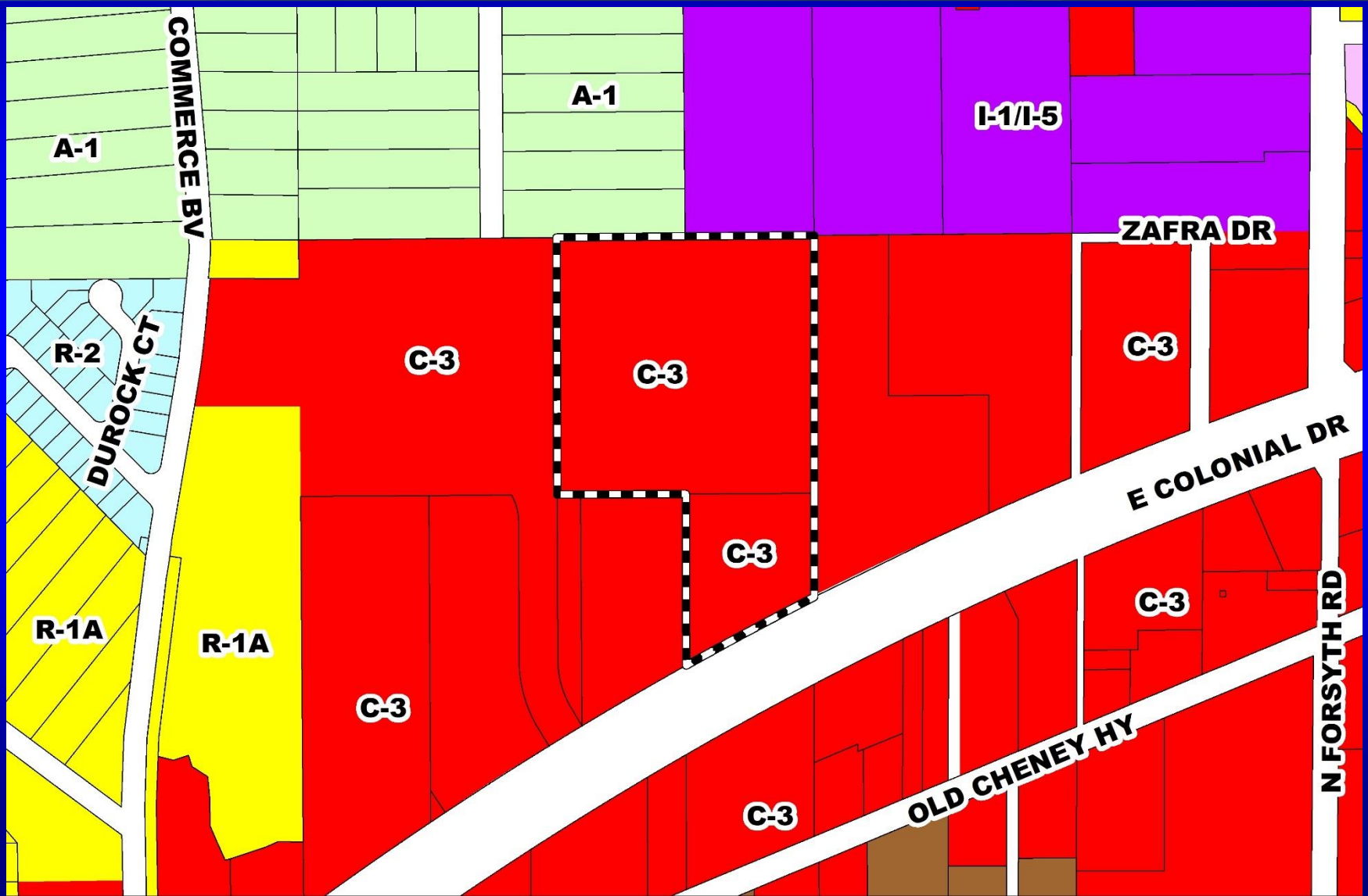
# Wise Colonial Planned Development / Land Use Plan Future Land Use Map

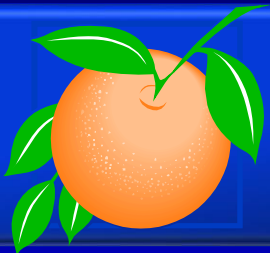




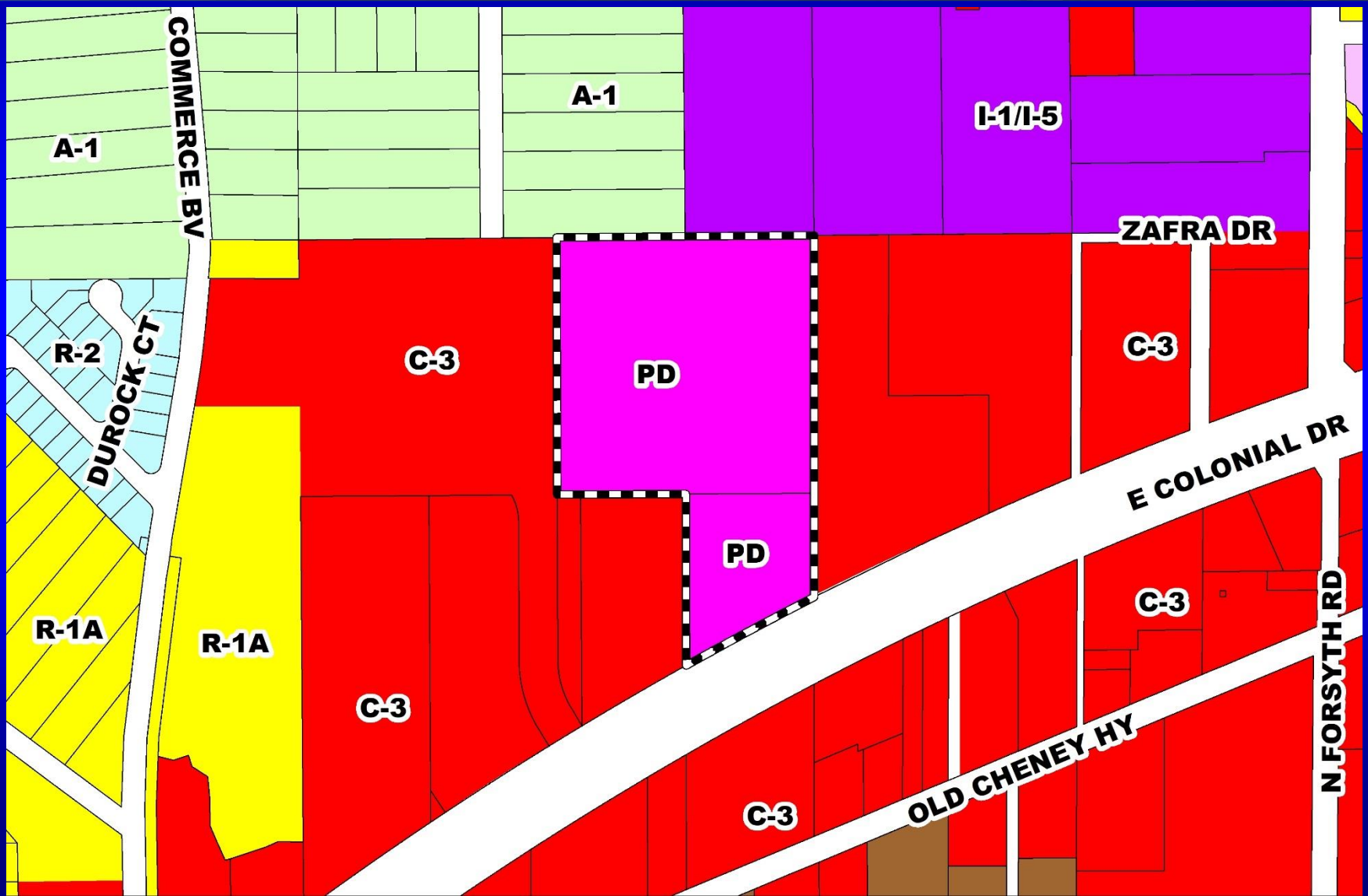


# Wise Colonial Planned Development / Land Use Plan Zoning Map





# Wise Colonial Planned Development / Land Use Plan Proposed Zoning Map







# Wise Colonial Planned Development / Land Use Plan Aerial Map



COMMERCE BV

DUROCK CT

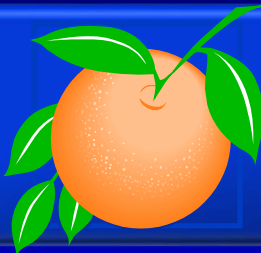
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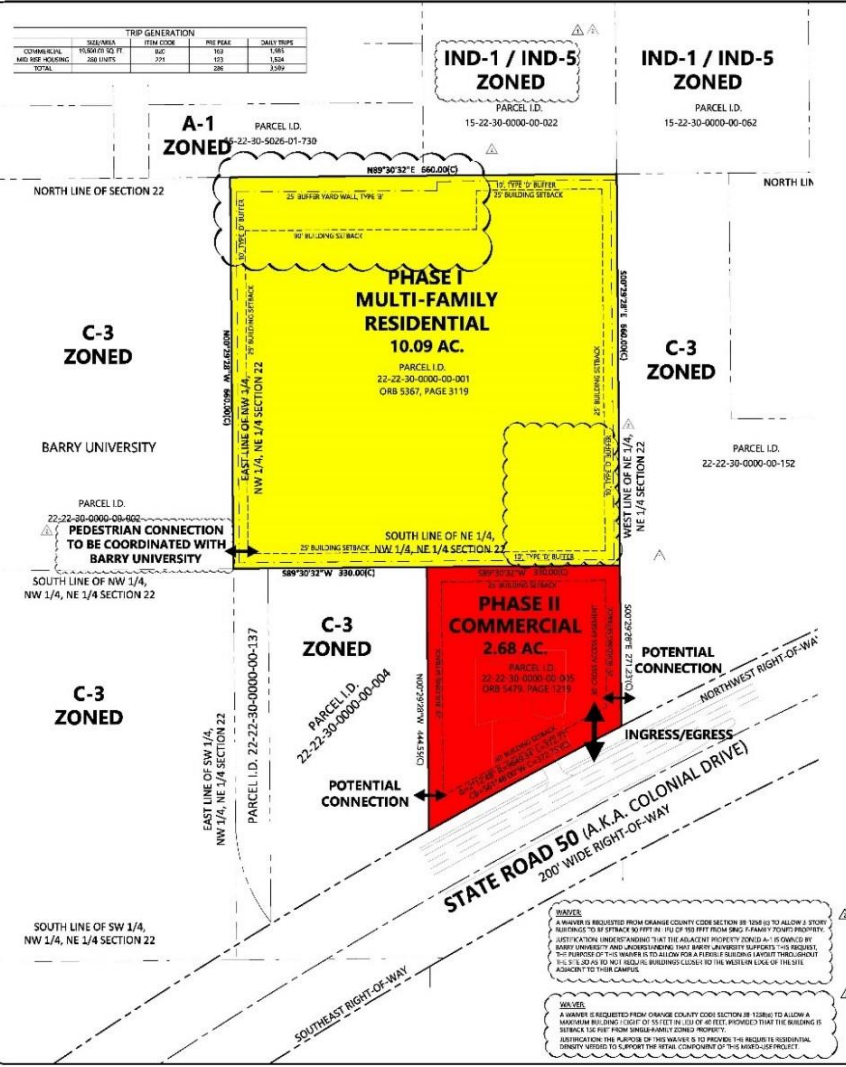
OLD CHENEY HY

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, 506261 SQ.FT.  
 DRAINAGE UTILITY COMMISSION: ORANGE COUNTY UTILITIES  
 SEWER SYSTEM: BALDWIN PARK 150 CAPACITY 3723 UNENROLLED, 855 ELEVATION 65 CAPACITY 1,345 UNENROLLED, 1345 WINTER PARK 150 CAPACITY 3723 UNENROLLED, 8355 C-3 (W) RESEARCH COMMERICAL DISTRICT  
 CURRENT ZONING: PLANNED DEVELOPMENT  
 PROPOSED ZONING: COMMERCIAL (C-3) OR IND-1/IND-5 (IND-5) OR C-3 (W) RESEARCH COMMERICAL DISTRICT  
 CURRENT FUI: MEDIAN / HIGH DENSITY RESIDENTIAL (MHD) (10.09 AC) & COM / COMMERCIAL (2.68 AC)  
 PROPOSED FUI: 2 PHASE 1 PHASE 2 MULTI-FAMILY RESIDENTIAL - PHASE 1: COMMERCIAL  
 ADJACENT ZONING: NORTH: IND-5 / IND-1 - INDUSTRIAL; SOUTH: SR 50 COLONIAL DRIVE ROW; EAST: C-3 - COMMERCIAL; WEST: COMMERCIAL / MULTI-FAMILY RESIDENTIAL  
 PROPOSED USE: ADJACENT LAND USE: NORTH: IND-1 LOW DENSITY RESIDENTIAL & IND-1 INDUSTRIAL; SOUTH: SR 50 COLONIAL DRIVE ROW; EAST: COM - COMMERCIAL; WEST: COM - COMMERCIAL

**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-DELT BOUNDARY THAT IS NOT RESIDENTIAL CURRENTLY HAS A PERMIT FOR A CONCRETE CURBSIDE WASHING FACILITY WHICH MAY BE THE SOURCE OF OFFSITE DUST AND NOISE 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.
- ADJACENT DUST: THE APPLICANT SHALL AVOID OR PERMIT THE MINIMIZATION OF DUST-RELATED MATTER FROM ANY ACTIVITY, INCLUDING UNLOADING, MOVING, OR TRANSPORTATION OF MATERIALS, CONCRETE, OR ALLIUM VON, EMULSION OR WETCOATING, OR INDUSTRIALLY WASH, TO ACT WITH, SUCH AS LOADING, UNLOADING, OR UNLOADING OF MATERIALS, FROM TRUCKS TO PREVENT DUST EMISSIONS INCLUDING, BUT NOT LIMITED TO, APPLICATION OF WATER DUST SUPPRESSANTS, PLANTING OF VEGETATION IN FRONT OF ACTIVITY LOCATIONS (SHOULDS, RUMPS, ETC.) AND OTHER MEASURES. REFERENCES ORANGE COUNTY CODE CHAPTER 15 ENVIRONMENTAL CONTROL, AND CHAPTER 15-04, SECTION 15-04.01, SHALL BE FULLY COMPLIANT TO ALL THE UNENFORCED MEASURES OF PREVENTION, MAINTENANCE, AND RESTRICTIONS. REASONABLE MEASURES SHALL BE ADOPTED TO PREVENT OR MINIMIZE UNDESIRABLE IMPACTS AND OPERATIONS IN THE ADJACENT PORTION OF AN ADJACENT PROPERTY OR UNDESIRABLE IMPACTS ON ADJACENT PROPERTY. DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE, AIRBORNE NOISE IMPACT ANALYSIS, AS MAY BE AMENDED.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE, AIRBORNE NOISE IMPACT ANALYSIS, AS MAY BE AMENDED.
- A 20' BUFFER SHALL BE PROVIDED FROM COLONIAL DRIVE (SR 50) 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 RATIO: 70%  
 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-FOOTPRINT: 280 UNITS  
 PROPOSED DENSITY: 272 UNITS PER ACRE  
 SITE AREA: 1,100 AC (47,600 SQ.FT.)  
 OPEN SPACE: 20%  
 PLANNED USES: RECREATIONAL AREA FOR THE MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH SECTION 88-255.  
 BUILDING SETBACKS:  
 MAXIMUM BUILDING HEIGHT: 55 FEET  
 PERMITTED USES: RECREATIONAL AREA FOR THE MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH SECTION 88-255.  
 BUILDING SETBACKS:  
 FRONT: 25 FEET  
 SIDE: 25 FEET  
 REAR: 25 FEET  
 BUFFER: 25 FEET UNITS WHERE 3-STORY BUILDING ADJACENT TO SINGLE-FAMILY ZONED PROPERTIES, IN WHICH CASE THE SETBACK SHALL BE 30 FEET.  
 10 FT. TYPE 'B' BUFFER ADJACENT TO NONRESIDENTIAL ZONED PROPERTIES.  
 75 FT. TYPE 'B' BUFFER ON OTHER SIDE 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  
 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
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PROJECT NUMBER: 527118093  
 DRAWING NUMBER: C1.0  
 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**



*Board of County Commissioners*

# Public Hearings

**December 3, 2019**