

Board of County Commissioners

Public Hearings

April 21, 2020

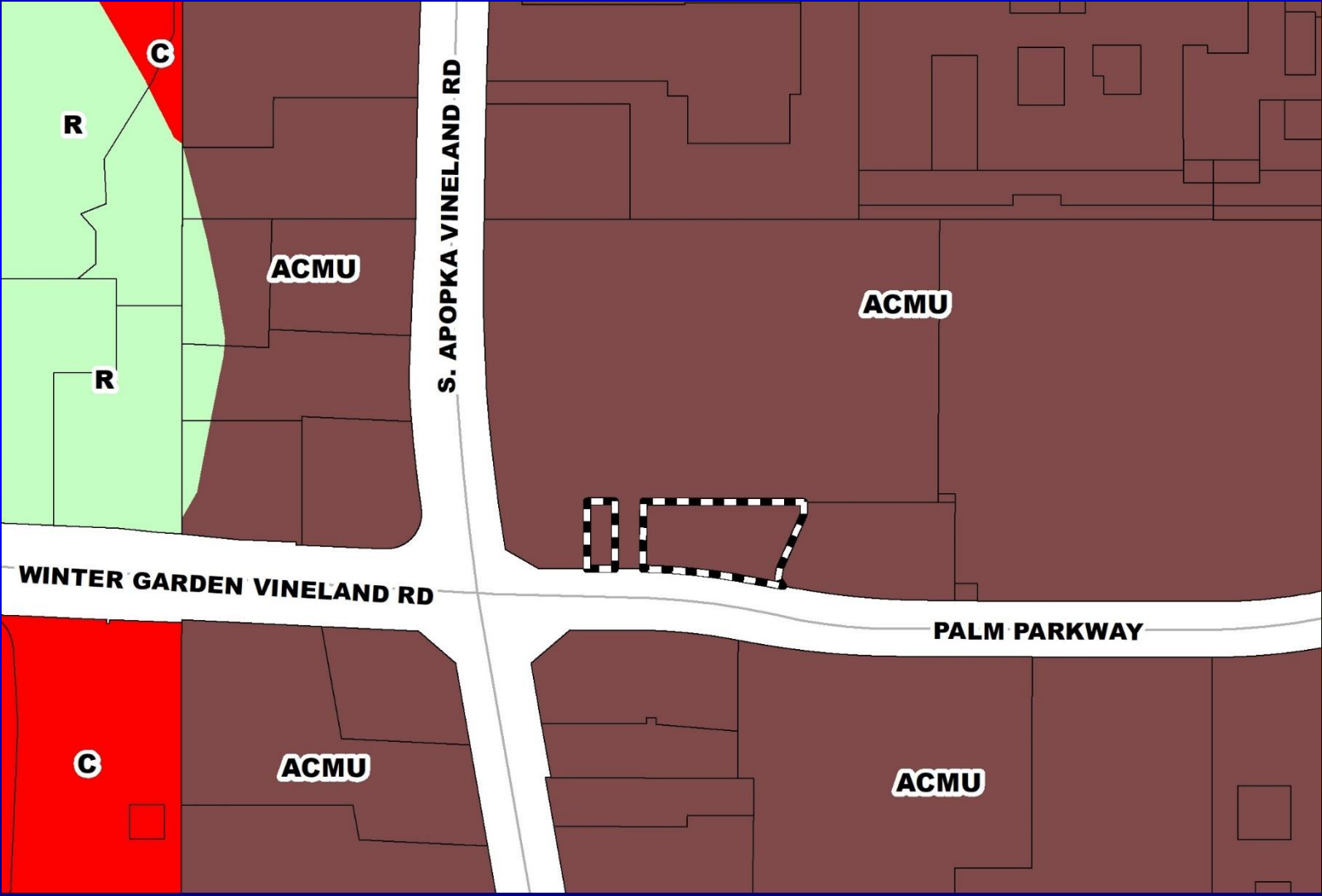


Vista Centre Planned Development / Land Use Plan

- Case:** CDR-19-10-328
- Project Name:** Vista Centre Planned Development / Land Use Plan
- Applicant:** Peter Pensa, AVID Group
- District:** 1
- Acreage:** 83.20 gross acres (overall PD)
0.90 gross acres (affected parcels only)
- Location:** Generally located north of Palm Parkway and east of S. Apopka Vineland Road
- Request:** To eliminate Condition of Approval 2(B) from May 1, 1984, which prohibits fast-food restaurants, and request nine (9) waivers from Orange County Code related to landscaping, building setbacks, and pavement setbacks.

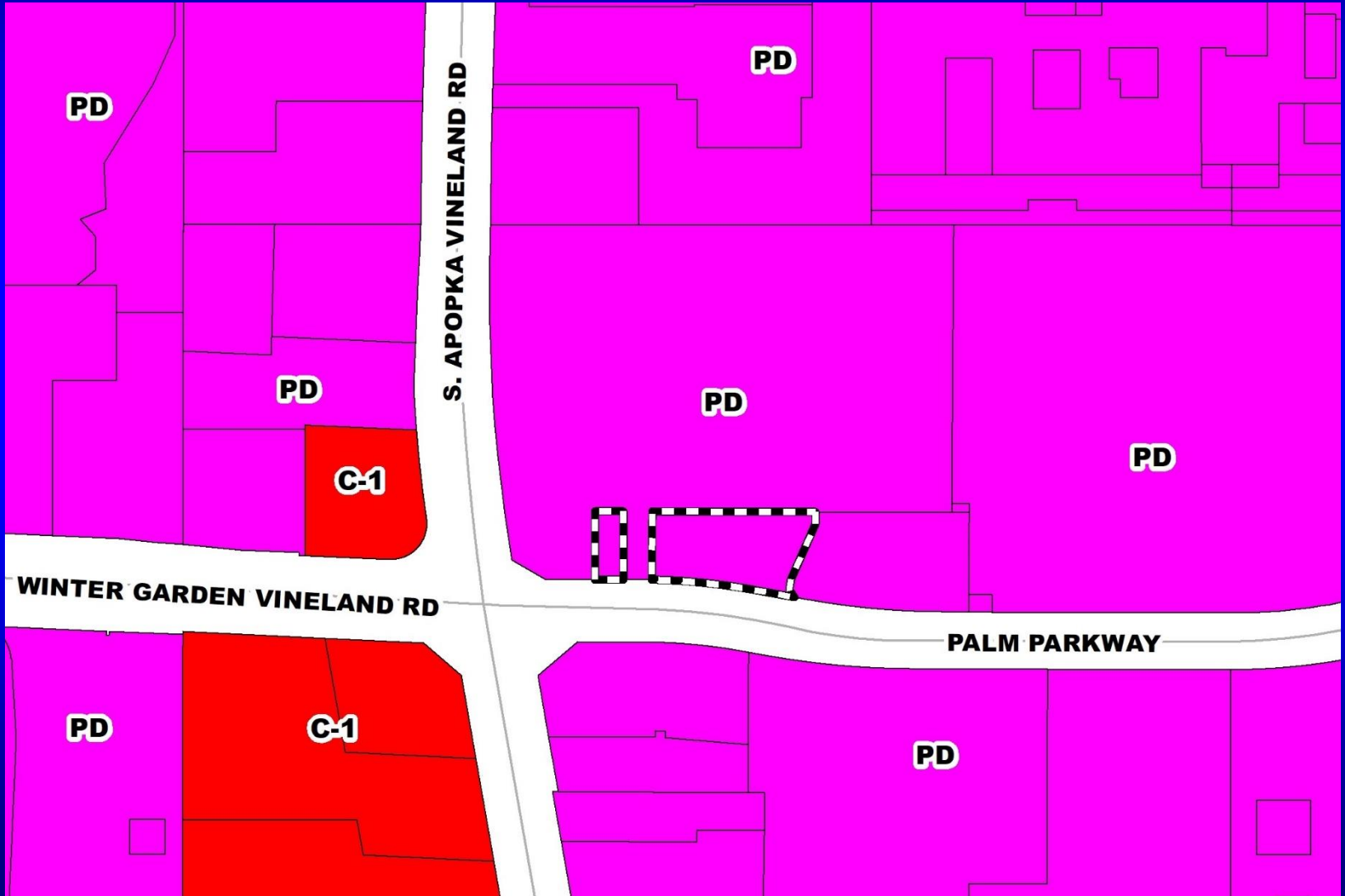


Vista Centre Planned Development / Land Use Plan Future Land Use Map



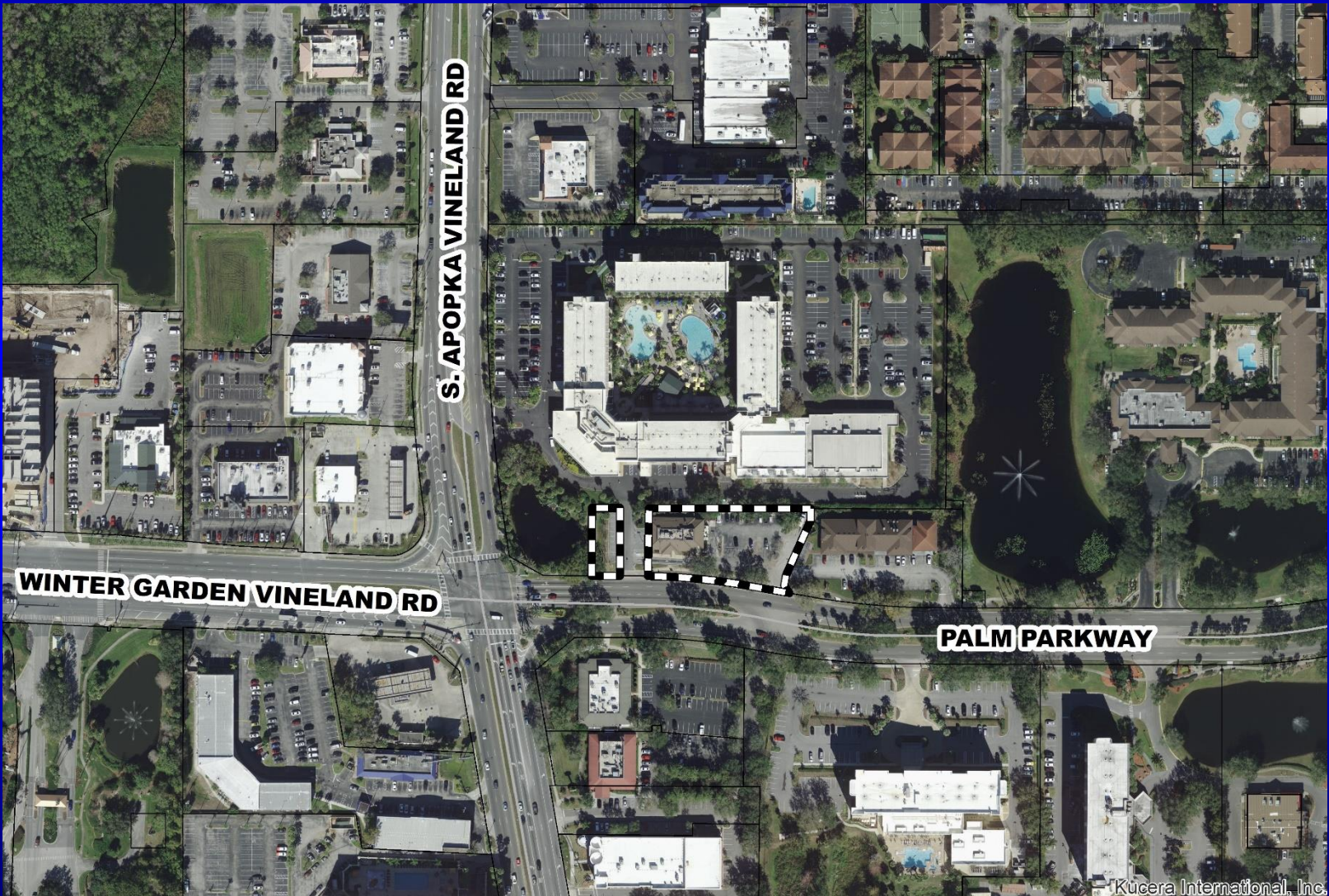


Vista Centre Planned Development / Land Use Plan Zoning Map





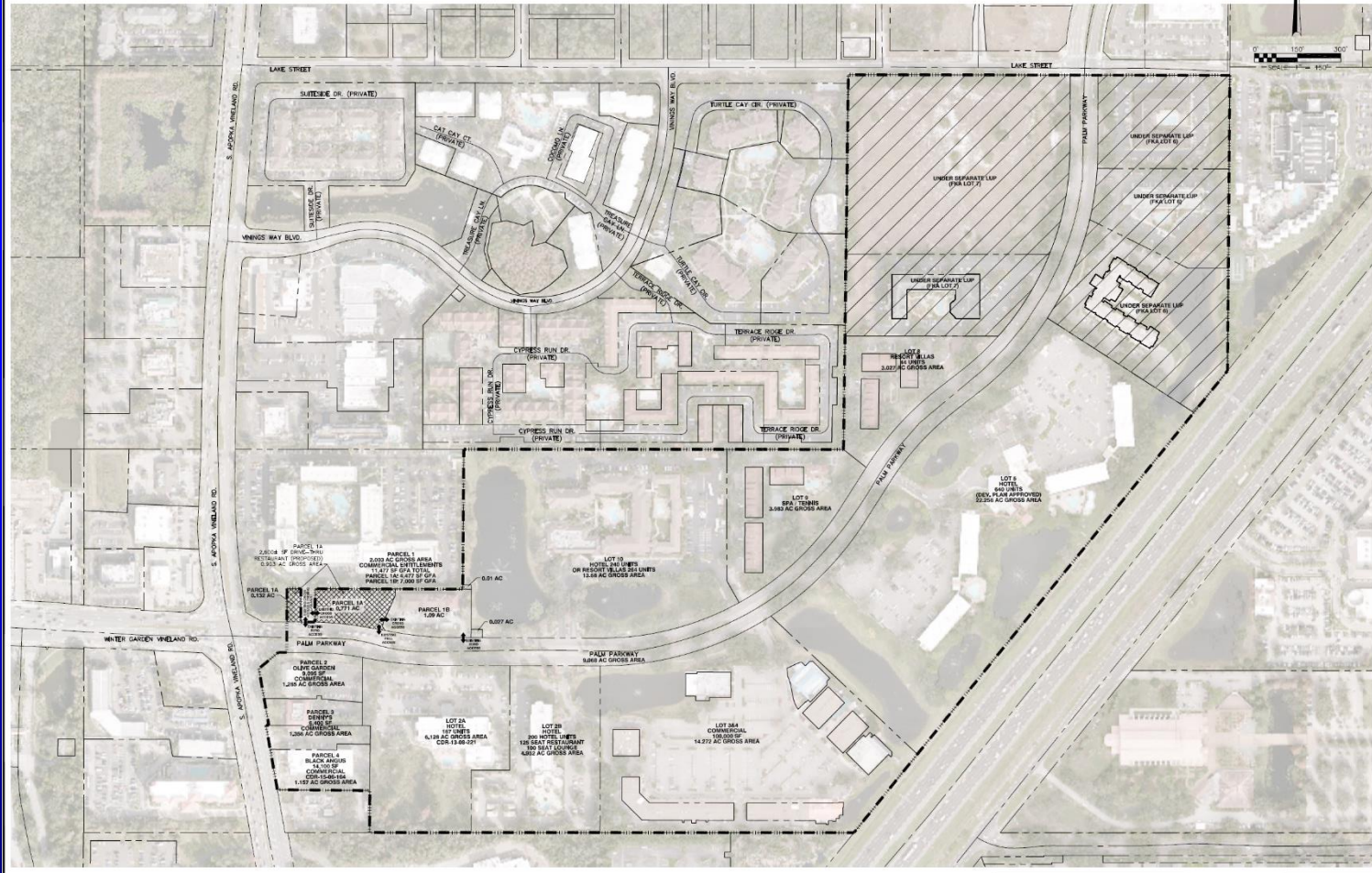
Vista Centre Planned Development / Land Use Plan Aerial Map





Vista Centre Planned Development / Land Use Plan Overall Land Use Plan

VISTA CENTRE PD
LAND USE PLAN [REVISED] (CDR-19-10-328)
AFFECTED PARCELS 22-24-28-0000-00-021 & 22-24-28-0000-00-045





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Vista Centre Planned Development / Land Use Plan (PD/LUP) dated “Received January 6, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

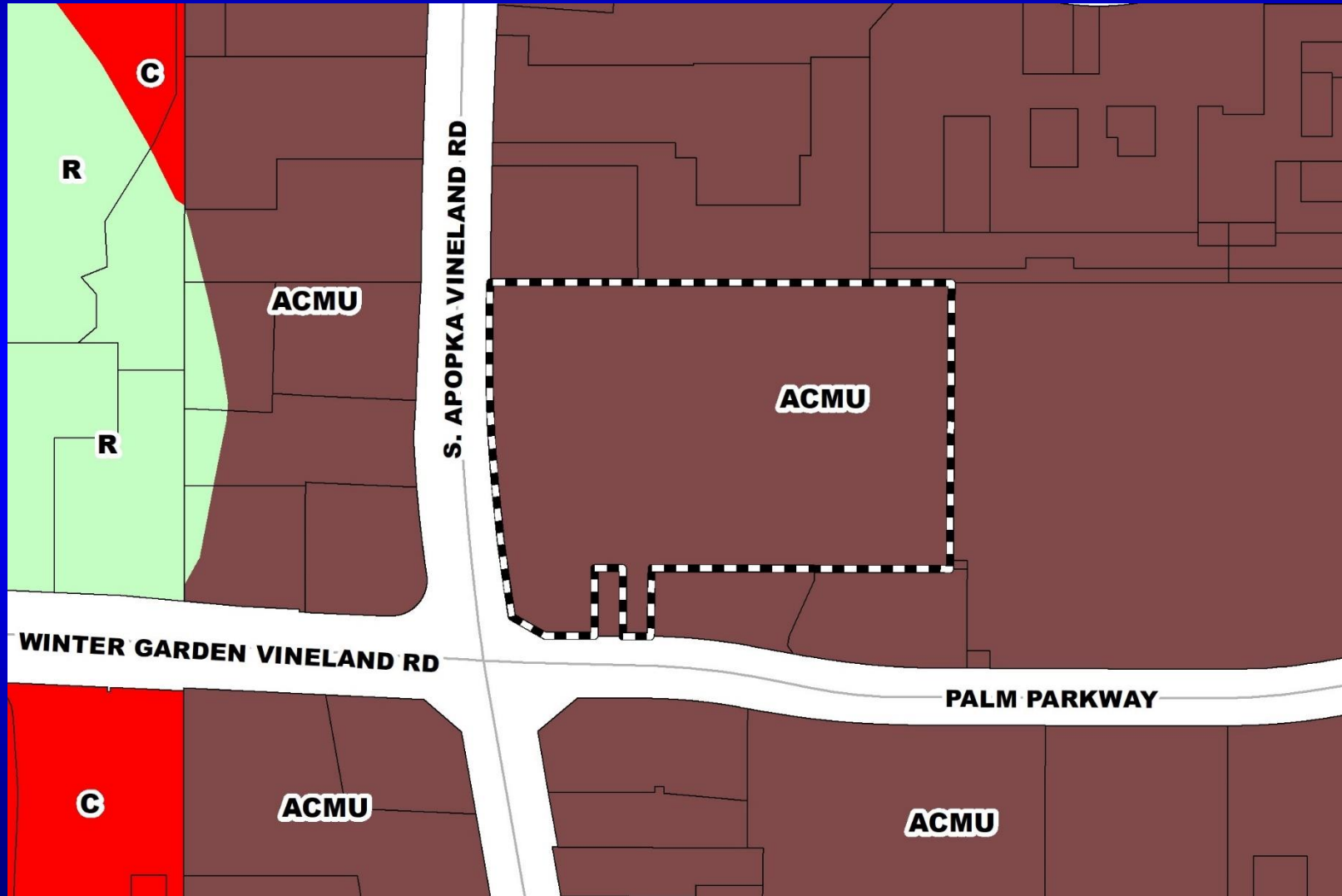


Days Inn Lake Buena Vista Planned Development / Land Use Plan

- Case:** CDR-19-10-327
- Project Name:** Days Inn Lake Buena Vista Planned Development / Land Use Plan
- Applicant:** Peter Pensa, AVID Group
- District:** 1
- Acreage:** 9.48 gross acres
- Location:** Generally north of Palm Parkway and east of S. Apopka Vineland Road
- Request:** To request two (2) waivers from Orange County Code related to landscaping and building separation.

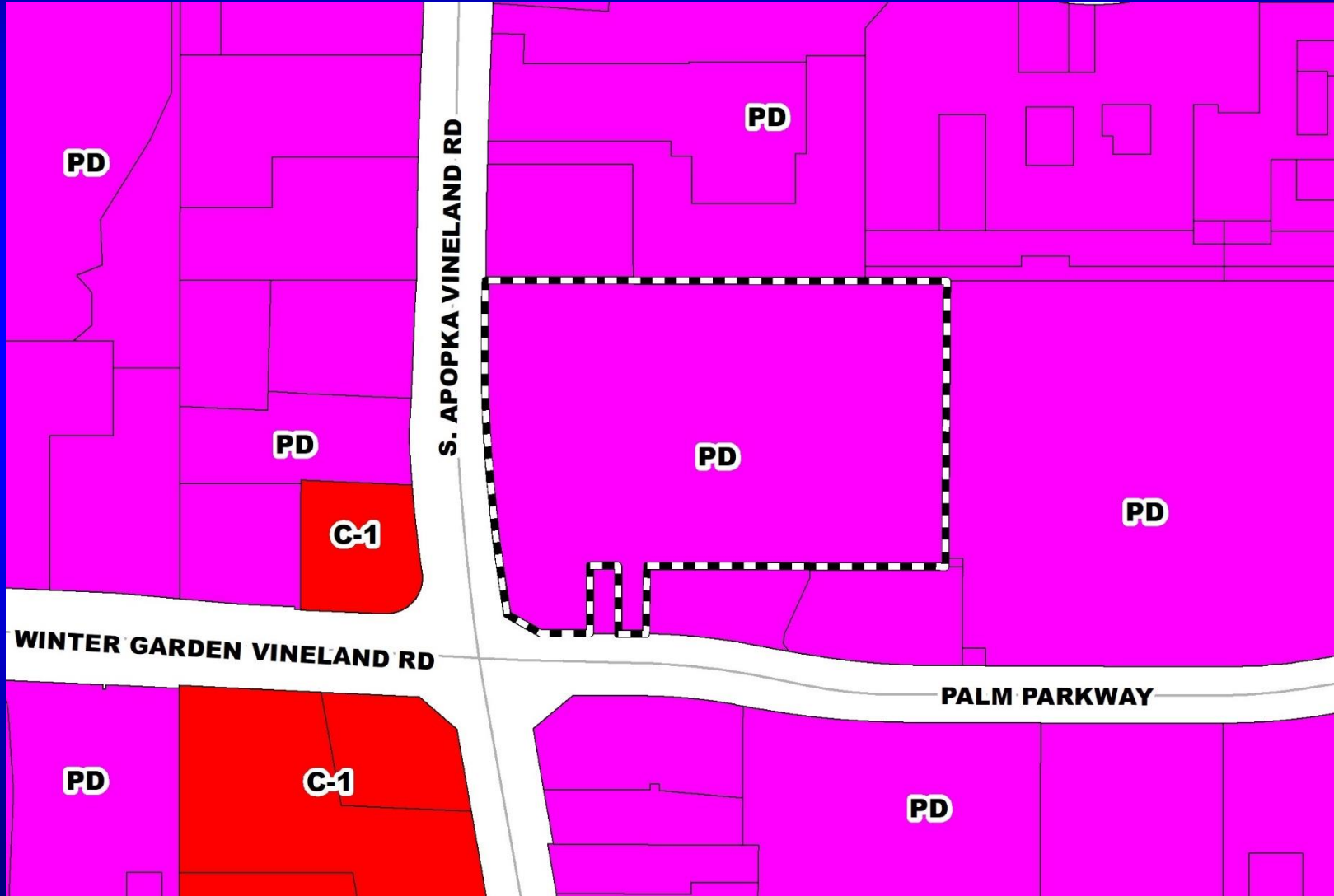


Days Inn Lake Buena Vista Planned Development / Land Use Plan Future Land Use Map



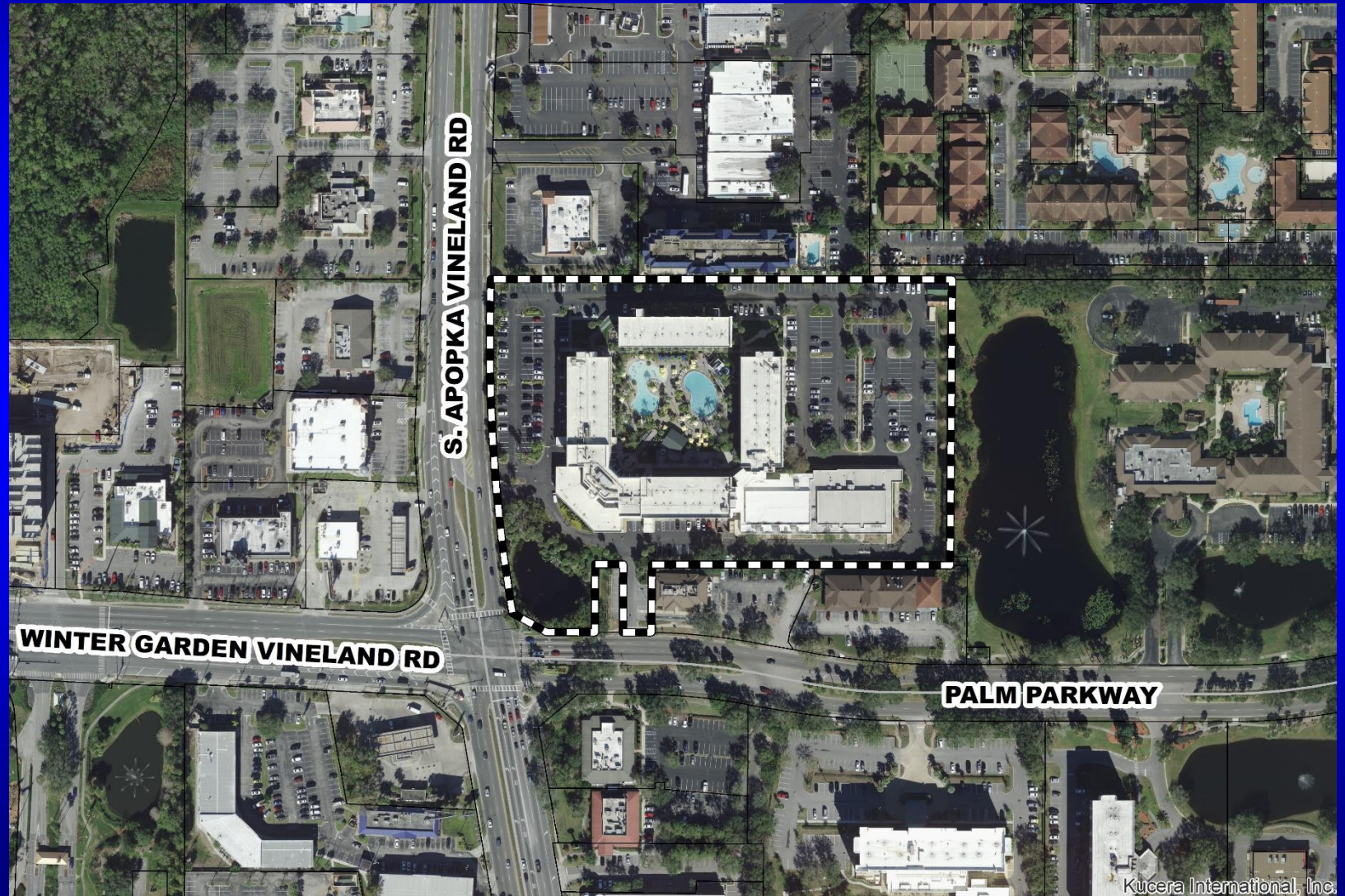


Days Inn Lake Buena Vista Planned Development / Land Use Plan Zoning Map





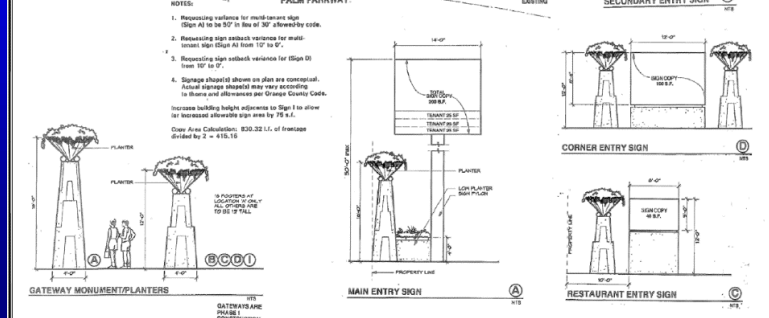
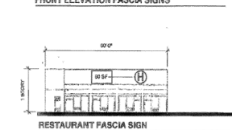
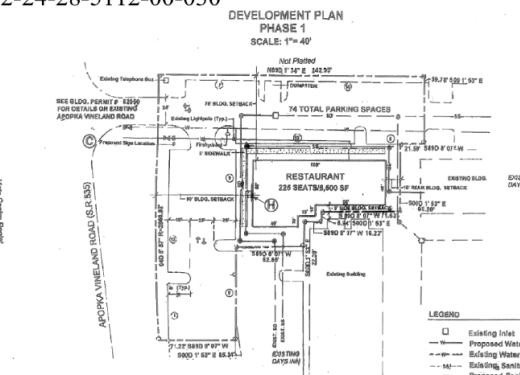
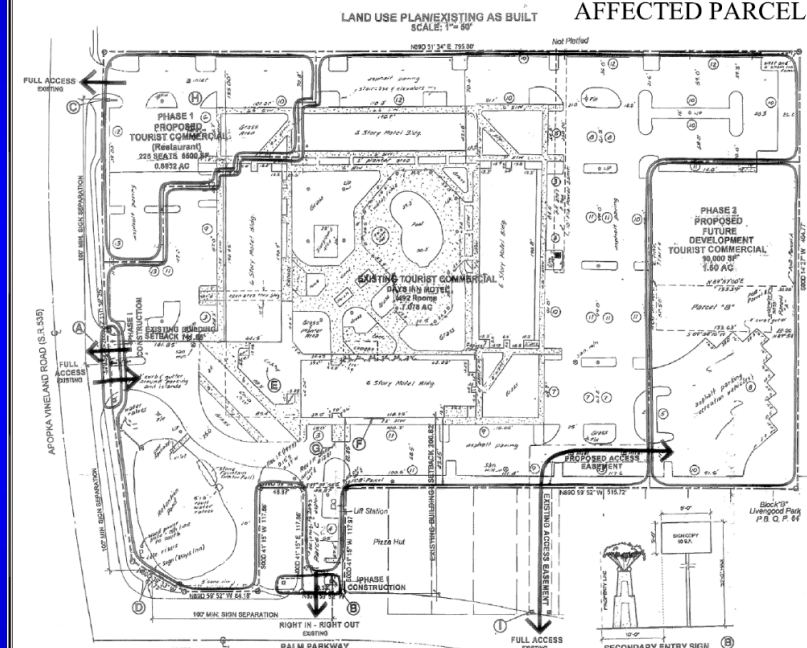
Days Inn Lake Buena Vista Planned Development / Land Use Plan Aerial Map





Days Inn Lake Buena Vista Planned Development / Land Use Plan Overall Land Use Plan

DAYS INN LAKE BUENA VISTA PD
LAND USE PLAN [REVISED] (CDR-19-10-327)
AFFECTED PARCEL 22-24-28-5112-00-030



SITE IDENTIFICATION SIGNS

Allowable Copy Area Calculation (Per Orange County Codes Section 31.5-15(1)):
TOTAL L.P.F. OF OPENING = 780.00
SIGNAGE = 300.18
TOTAL ALLOWABLE SIGNAGE AREA = 479.82

LOCATION	SF	TYPE	HEIGHT	DEPTH
A	200	MARKET PROJECT IDENTIFY	none	50 ft
B	40	SECONDARY IDENTIFICATION	10 ft	30 ft
C	40	RESTAURANT SIGN	10 ft	12 ft
D	100	CORNER SIGNS	none	12 ft
TOTAL SITE SIGNAGE PROVIDED = 340.00				

BUILDING IDENTIFICATION SIGNS

Allowable Copy Area Calculation (Per Orange County Codes Section 31.5-15(2)):
Total L.P.F. Building Footprint = 382,301.7
1st 200 L.P.F. = 300,000 L.P.F.
Balance of 182,301.7 x .5 = 91,150.85
381,150.85 x 22% Building height increase = 84,053.19

LOCATION	SF	TYPE	HTG	DEPTH
E	300	FASCIA SIGN	Top Corner	30 ft
F	40	FASCIA SIGN	South Elevation	30 ft
G	00	HANDICAPPED SIGN	Marques	50 ft
H	00	RESTAURANT FASCIA SIGN	Side Elevation	30 ft
TOTAL BUILDING SIGNAGE PROVIDED = 450.00 S.F.				

**DAYS INN LAKE BUENA VISTA
LAND USE PLAN/
DEVELOPMENT PLAN**

REVISION: 14 MARCH 95
REVISION: 13 MARCH 95
REVISION: 14 FEBRUARY 95
03 FEBRUARY 95

PREPARED BY:
ENVIRONMENTAL DESIGN & DEVELOPMENT, INC.
401 W. Colonial Drive, Suite 7
Orlando, Florida 32804

RECEIVED
JAN 15 1995
PUBLIC WORKS
CDR-19-10-327



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Days Inn Lake Buena Vista Planned Development / Land Use Plan (PD/LUP) dated “Received January 6, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1

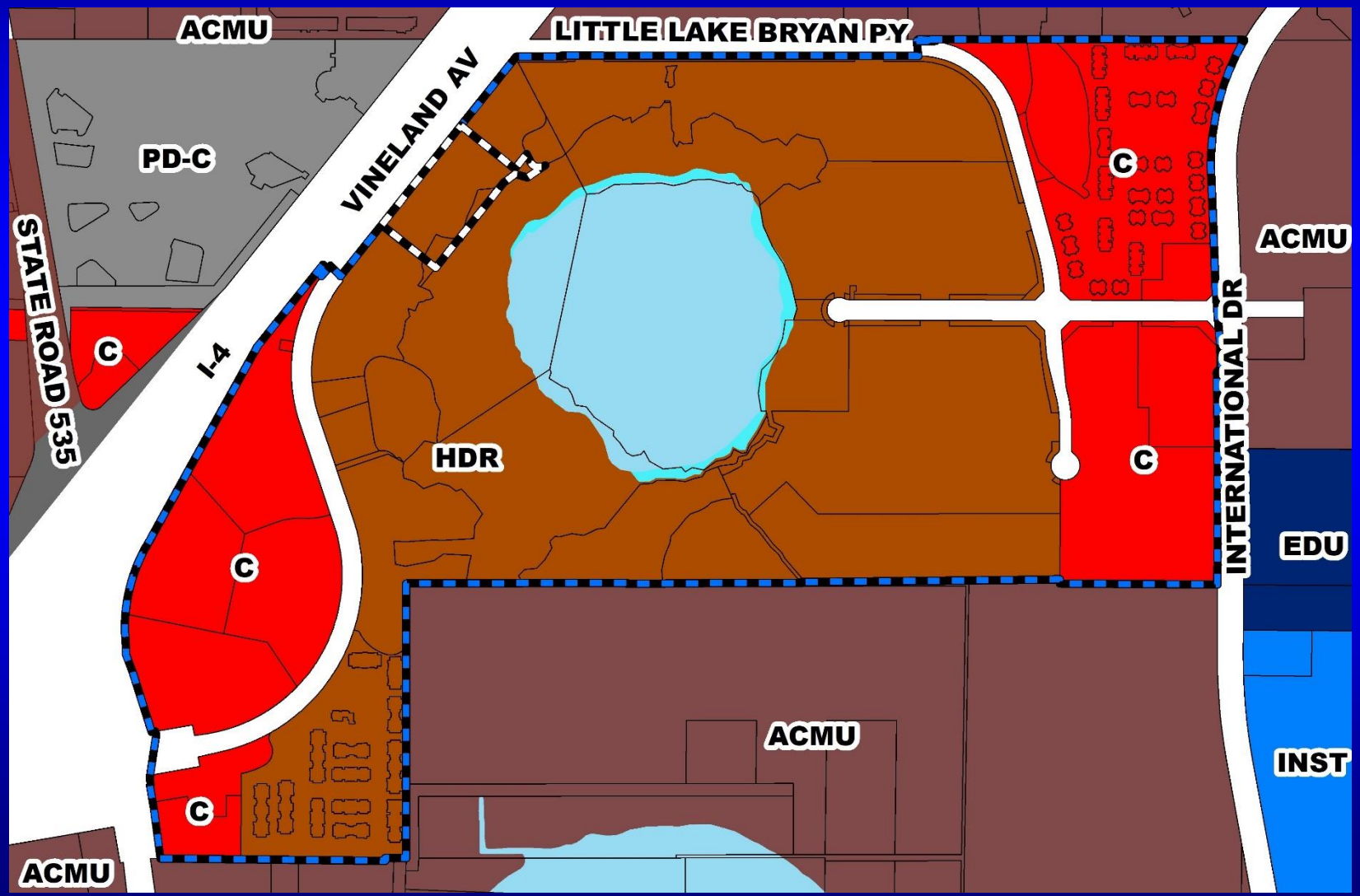


Little Lake Bryan Planned Development / Land Use Plan

- Case:** CDR-20-02-046
- Project Name:** Little Lake Bryan Planned Development / Land Use Plan
- Applicant:** Jonathan Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- District:** 1
- Acreage:** 304.60 gross acres (overall PD)
4.88 gross acres (affected property)
- Location:** Generally east of Vineland Avenue, west of International Drive, and south of Little Lake Bryan Parkway
- Request:** To modify BCC Condition of Approval #4 from August 4, 2015, to relocate the required dedication of a 15-foot transit easement and 20-foot landscape, pedestrian and utility easement on Vineland Avenue to International Drive, as originally approved by the BCC on March 8, 1994.

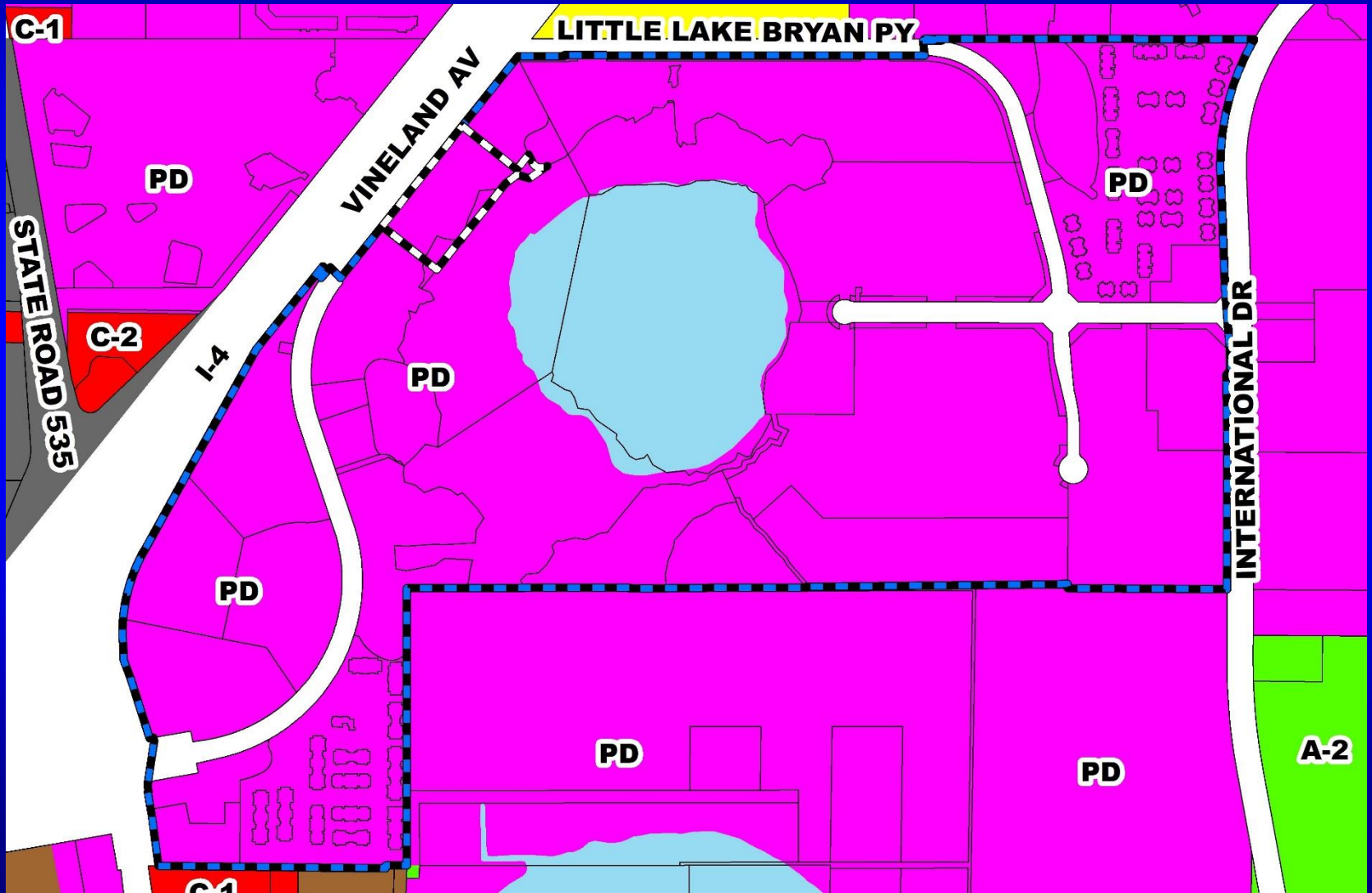


Little Lake Bryan Planned Development / Land Use Plan Future Land Use Map



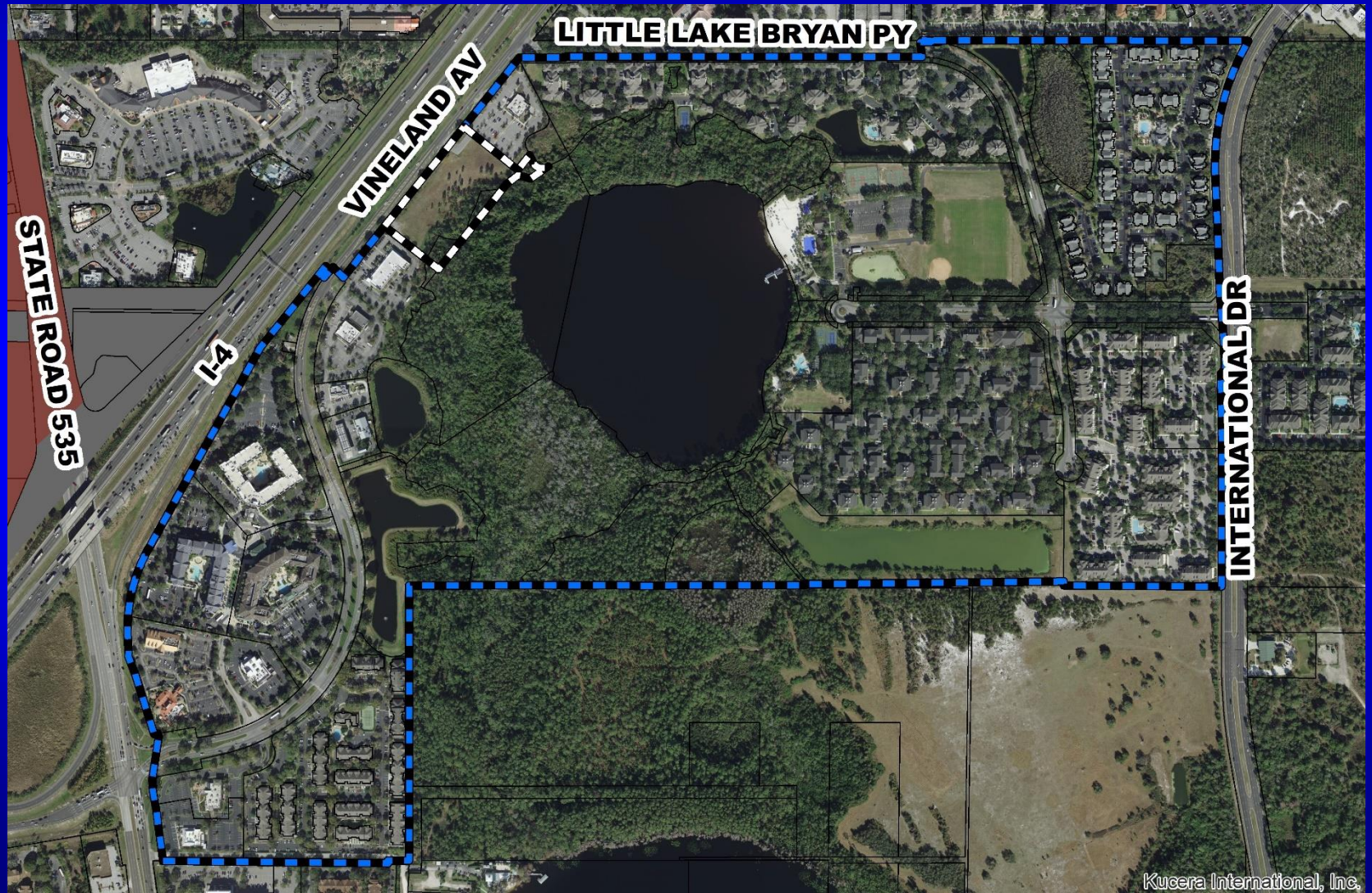


Little Lake Bryan Planned Development / Land Use Plan Zoning Map





Little Lake Bryan Planned Development / Land Use Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Little Lake Bryan Planned Development / Land Use Plan (PD/LUP) dated “Received November 15, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

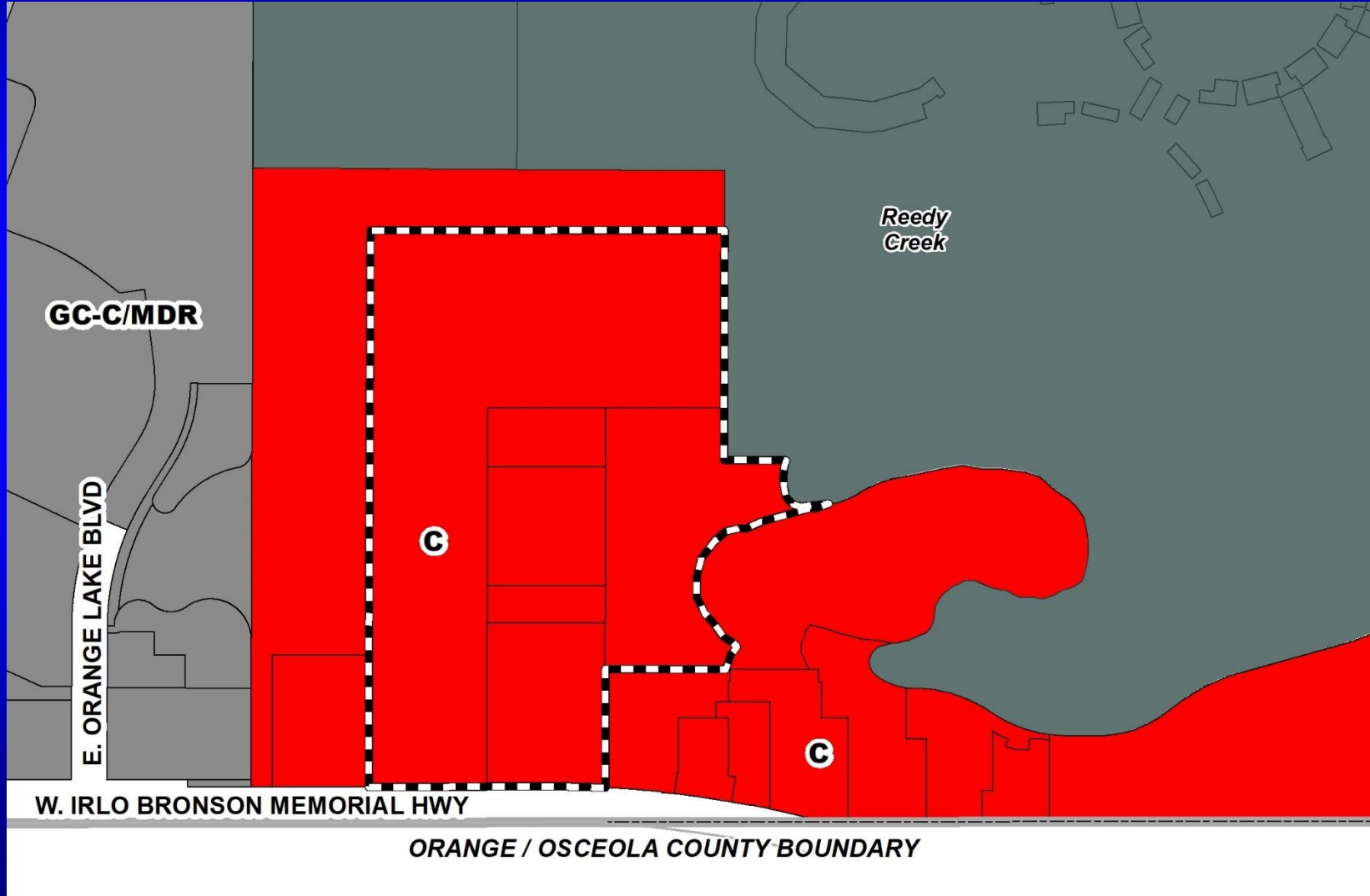


Waterstar Orlando Planned Development / Land Use Plan

- Case:** LUP-19-04-119
- Project Name:** Waterstar Orlando Planned Development / Land Use Plan
- Applicant:** Jonathan Martin, Kimley-Horn and Associates, Inc.
- District:** 1
- Acreage:** 33.63 acres acres
- Location:** Generally north of Irlo Bronson Memorial Highway and east of East Orange Lake Boulevard
- Request:** To rezone 33.63 gross acres from PD (Black Lake Parcel PD), PD (Imported Gifts PD), and PD (Samuel Grimes PD) to PD in order to create the Waterstar Orlando PD with a development program of 250,000 square feet of commercial uses, 250 hotel rooms, and 320 multi-family dwelling units. Additionally, there are ten (10) waivers from Orange County Code associated with this request.

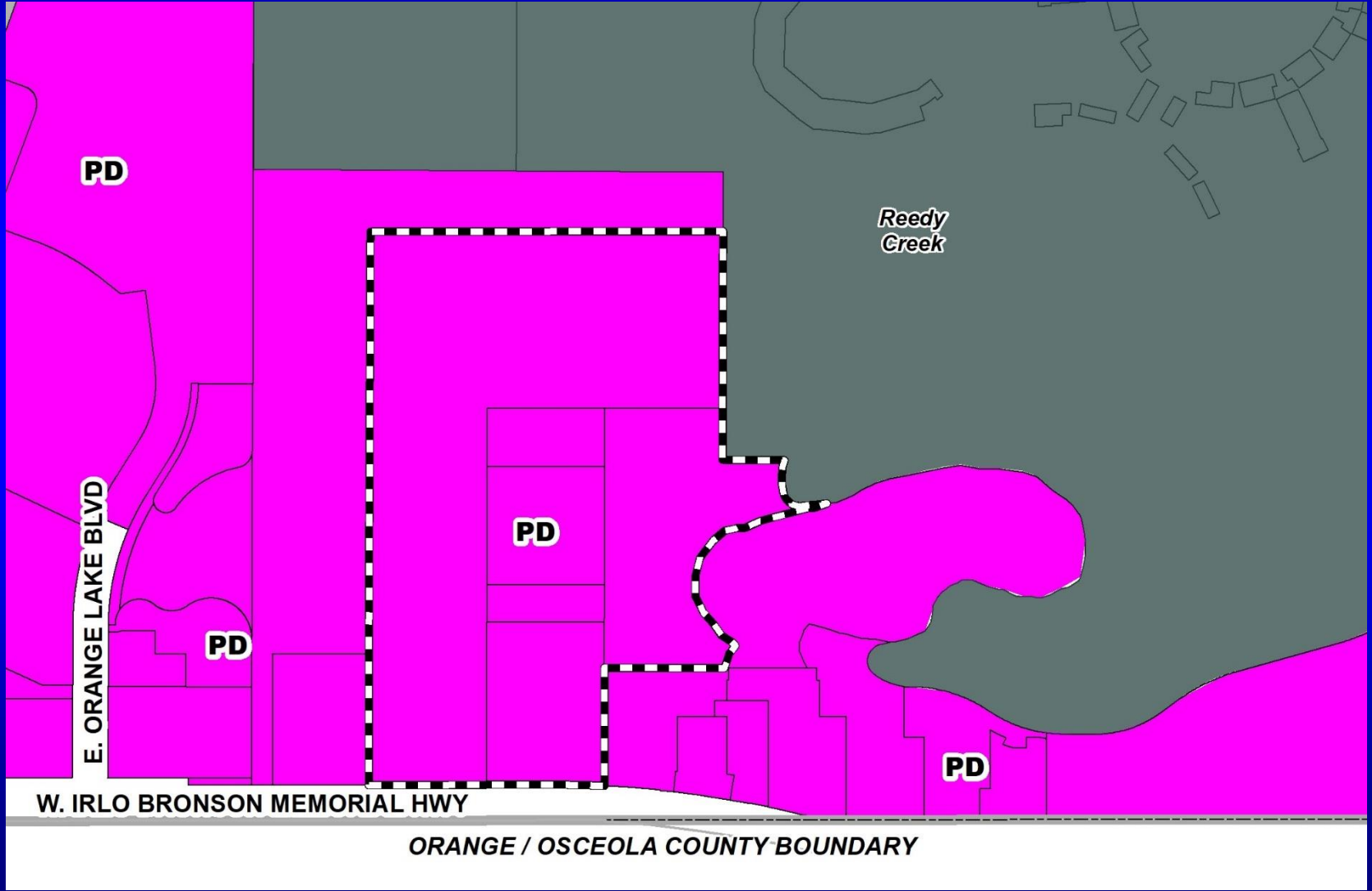


Waterstar Orlando Planned Development / Land Use Plan Future Land Use Map



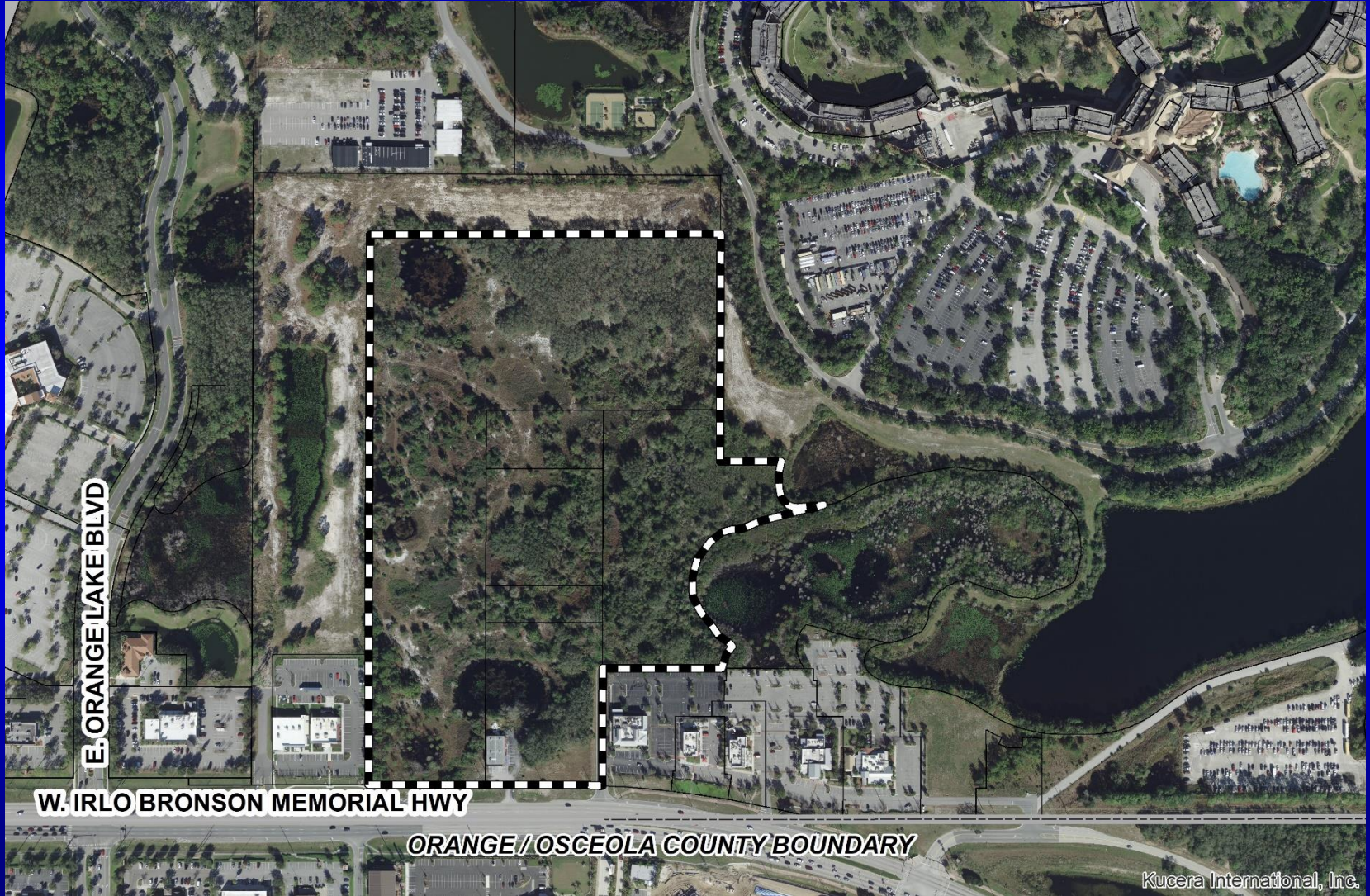


Waterstar Orlando Planned Development / Land Use Plan Zoning Map





Waterstar Orlando Planned Development / Land Use Plan Aerial Map



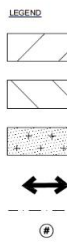
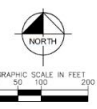
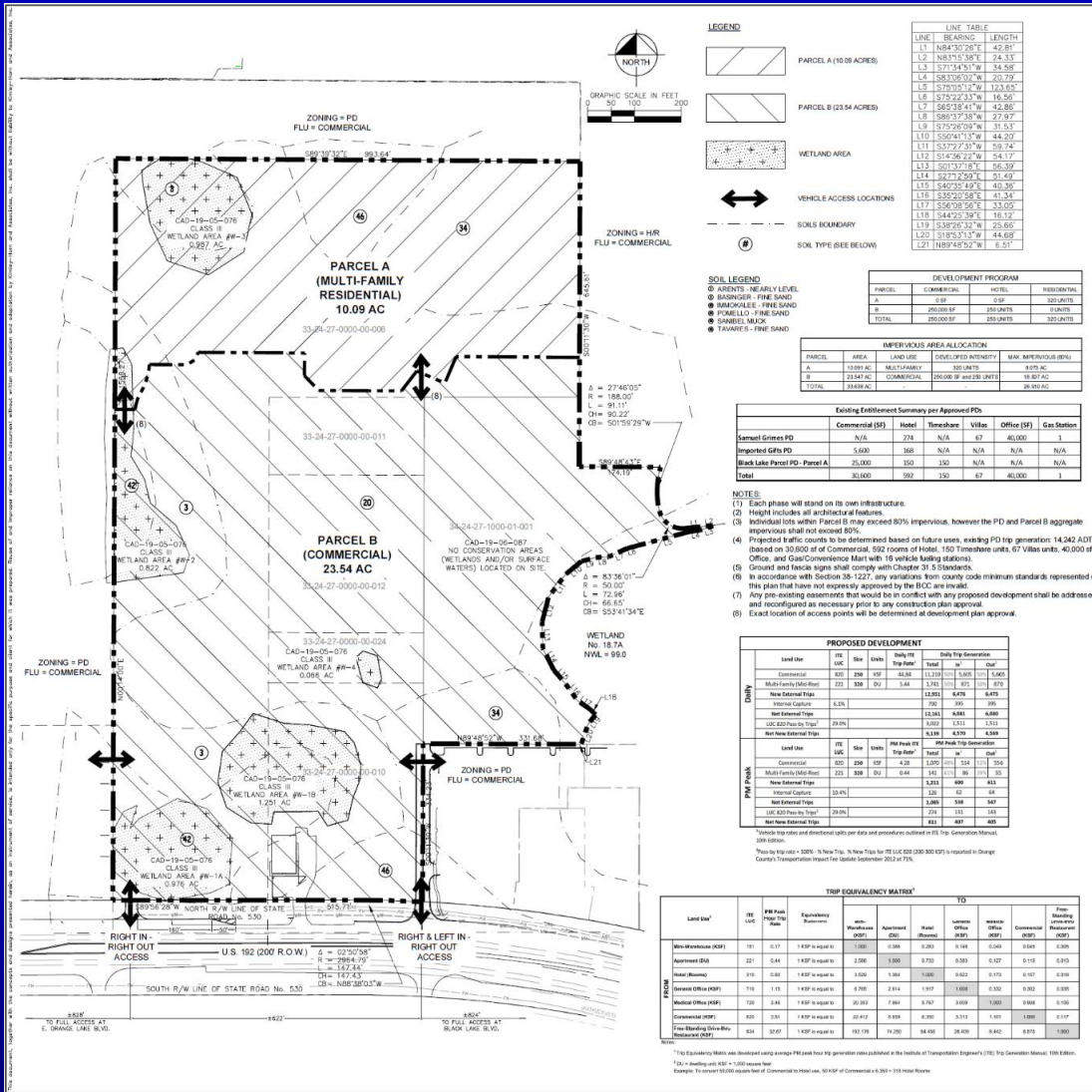
E. ORANGE LAKE BLVD

W. IRLO BRONSON MEMORIAL HWY

ORANGE / OSCEOLA COUNTY BOUNDARY



Waterstar Orlando Planned Development / Land Use Plan Overall Land Use Plan



LINE	BEARING	LENGTH
L1	N84°30'26"W	42.61
L2	N63°15'36"E	24.33
L3	S71°14'51"W	34.58
L4	S83°02'02"W	20.77
L5	S70°03'14"W	133.62
L6	S75°22'33"W	16.50
L7	S65°28'41"W	42.80
L8	S86°17'38"W	27.87
L9	S75°26'09"W	31.51
L10	S50°41'13"W	44.20
L11	S37°27'51"W	58.74
L12	S14°36'22"W	54.17
L13	S01°19'28"W	66.59
L14	S4°17'50"W	31.47
L15	S42°23'49"E	40.30
L16	S30°20'58"E	41.34
L17	S56°08'56"E	33.00
L18	S44°12'39"E	18.17
L19	S38°26'32"W	25.60
L20	S73°05'13"W	44.60
L21	N82°42'52"W	1.57



DEVELOPMENT PROGRAM				
PARCEL	AREA	COMMERICAL	HOTEL	RESIDENTIAL
A	0.00	0.00	0.00	100.00
B	200.00	200.00	0.00	0.00
TOTAL	200.00	200.00	200.00	100.00

IMPERVIOUS AREA ALLOCATION				
PARCEL	AREA	LAND USE	DEVELOPED INTENSITY	MAX. IMPERVIOUS (SQ. FT.)
A	10.09	MULTIFAMILY	100.00%	9,876.42
B	23.54	COMMERCIAL	100.00% BY 2015 (80%)	23,540.00
TOTAL	33.63			33,416.42

Existing Entitlement Summary per Approved PDS:						
	Commercial (SQ)	Hotel	Timeshare	Villa	Office (SQ)	Gas Station
Samuel Grimes PD	N/A	274	N/A	67	40,000	1
Imported Gifts PD	5,600	368	N/A	N/A	N/A	N/A
Black Lake Parcel PD - Parcel A	25,000	350	350	N/A	N/A	N/A
Total	30,600	992	350	67	40,000	1

- NOTES:**
- (1) Each phase will stand on its own infrastructure.
 - (2) Height includes all architectural features.
 - (3) Wetland info within Parcel B may exceed 80% Impervious, however the PD and Parcel B aggregate impervious shall not exceed 80%.
 - (4) Projected traffic counts to be determined based on future uses, existing PD trip generation: 14,242 ADT (Based on 30,600 sq ft of Commercial, 500 rooms of Hotel, 150 Timeshare units, 67 Villa units, 40,000 sq ft of Office, and Gas/Convenience Mart with 16 vehicle fueling stations).
 - (5) Ground and fence signs shall comply with Chapter 91.5, Signboards.
 - (6) In accordance with Section 38-1227, any variations from county code minimum standards represented on this plan that have not expressly approved by the BCC are invalid.
 - (7) Any pre-existing easements that would be in conflict with any proposed development shall be addressed and incorporated as necessary prior to any construction plan approval.
 - (8) Exact location of access points will be determined at development plan approval.

PROPOSED DEVELOPMENT									
Density	Land Use	Area (AC)	Site Area (AC)	Units	Daily Trips	Daily Trip Generation			Total
						Peak	Off-Peak	Off-Peak	
Commercial	307	298	307	64,68	11,210	5,405	11,415	5,405	22,825
Multifamily (Hotel)	221	309	221	5,44	1,743	475	475	475	3,193
New External Trips					14,953	6,479	6,479	6,479	27,931
Internal Capture					276	391	391	391	1,058
Net External Trips					14,677	6,088	6,088	6,088	26,873
U.S. 92 Pass by Trips					2,000	1,511	1,511	1,511	5,022
Net New External Trips					12,677	4,577	4,577	4,577	21,855
PM Peak									
Land Use	Area (AC)	Site Area (AC)	Units	Trips	Peak	Off-Peak	Off-Peak	Total	Chpt
Commercial	307	298	307	64,68	11,210	5,405	11,415	5,405	22,825
Multifamily (Hotel)	221	309	221	5,44	1,743	475	475	475	3,193
New External Trips					14,953	6,479	6,479	6,479	27,931
Internal Capture					276	391	391	391	1,058
Net External Trips					14,677	6,088	6,088	6,088	26,873
U.S. 92 Pass by Trips					2,000	1,511	1,511	1,511	5,022
Net New External Trips					12,677	4,577	4,577	4,577	21,855

*Vehicle trip rates and directional splits per day and procedure outlined in ITE Trip Generation Manual, 2000 Edition.
 Peak by 15 minutes = 82% of New Trips, % New Trips for ITE LDC (200-200-025) reported in Orange County Transportation Impact Fee Update September 2012 at 75%.

Land Use	ITE LDC	PM Peak Trip Rate	Equivalency Adjustment	TO					
				U.S. 92	Apartment	Hotel	Commercial Office (Office)	Commercial (Office)	Free Standing Drive Thru Restaurant
U.S. 92 (Office)	101	0.17	1.43P to equal 1.00P	1.00	0.98	0.90	1.04	0.96	0.98
Apartment (Office)	221	0.84	1.43P to equal 1.00P	1.00	1.00	0.753	0.93	0.97	0.116
Hotel (Office)	310	0.80	1.43P to equal 1.00P	1.00	1.04	0.90	0.823	0.175	0.197
Commercial Office (Office)	710	1.15	1.43P to equal 1.00P	0.795	2.14	1.97	1.69	0.102	0.302
Medical Office (Office)	720	1.00	1.43P to equal 1.00P	0.902	2.00	0.70	1.69	0.00	0.106
Commercial (Office)	810	1.00	1.43P to equal 1.00P	0.902	0.90	0.20	0.71	1.00	0.107
Free Standing Drive Thru Restaurant (Office)	840	0.87	1.43P to equal 1.00P	101.10	74.20	94.00	38.00	0.40	0.10

DEVELOPMENT NOTES:

SITE DATA:
 TOTAL PROJECT AREA: 33.63 Acres
 PARCEL A AREA (RESIDENTIAL): 10.09 Acres
 PARCEL B AREA (COMMERCIAL): 23.54 Acres
 EXISTING VEGETATION: Natural Vegetation
 EXISTING USE: Vacant
 EXISTING ZONING: PD - Planned Development
 PROPOSED ZONING: PD - Planned Development
 EXISTING/FUTURE LAND USE: Commercial / Growth Center Overlay

DEVELOPMENT SUMMARY:
 DESIGN STANDARDS: Orange County Commercial Design Standards with Growth Center Overlay
 PERMITTED USES:
 • Hotel / Motel
 • Timeshare
 • Eating and Drinking Establishments
 • Amusement and Recreation Centers, including outdoor uses such as mini-golf, go-cart/raceway and other similar uses as approved by the County
 • Car Rental Agencies, accessory use only (a fee standing, primary use shall not be permitted)
 • Medical and General Office
 • Mini Warehouse
 • Residential

PHASING: Multi-Phase
OPEN SPACE: 25%
MAXIMUM IMPERVIOUS AREA: 80%
EXISTING WETLANDS: 4.102 AC
EXISTING WETLAND IMPACTS: 4.102 AC
REQUIRED PARKING: Per Orange County LDC
LANDSCAPE BUFFERS: Per Orange County LDC
PEDESTRIAN CIRCULATION: Per Orange County LDC
STORMWATER: To comply with Orange County and SRWMD standards
 Toho Water Authority (OCU) for parcel 33-24-27-1000-01-001
 Toho Water Authority (OCU) for parcel 34-24-27-1000-01-001
WASTEWATER SERVICE: Toho Water Authority (OCU) for parcel 34-24-27-1000-01-001
RECLAIMED WATER SERVICE: Toho Water Authority (OCU) for parcel 34-24-27-1000-01-001

MULTI-FAMILY RESIDENTIAL DEVELOPMENT SUMMARY:

DESIGN STANDARDS: Orange County Commercial Design Standards with Growth Center Overlay
RESIDENTIAL AREA: 10.09 AC (30.00%)
PROPOSED DENSITY: 320 DU/ACRE
BUILDING PROGRAM: 320 MULTI-FAMILY RESIDENTIAL UNITS
DEVELOPMENT SETBACKS:
 SIDE: 30'
 REAR: 20'
 INTERNAL: 0'
PAVING SETBACKS:
 SIDE: 7.5'
 REAR: 5'
 INTERNAL: 0'
MAXIMUM BUILDING HEIGHT: 60'
MAXIMUM IMPERVIOUS AREA: 80%
OPEN SPACE: 25%
EXISTING WETLANDS: 1.087 AC
EXISTING WETLAND IMPACTS: 1.087 AC

COMMERCIAL DEVELOPMENT SUMMARY:

DESIGN STANDARDS: Orange County Commercial Design Standards with Growth Center Overlay
COMMERCIAL AREA: 23.54 AC (70.00%)
FLOOR AREA RATIO (FAR): 0.30
DEVELOPMENT PROGRAM: 250,000 SF COMMERCIAL AND 250 UNITS HOTEL
OPEN SPACE: 20%
BUILDING SETBACKS:
 U.S. 92: 60'
 SIDE: 30'
 REAR: 20'
 INTERNAL: 0'
PAVING SETBACKS:
 U.S. 92: 25'
 SIDE: 7.5'
 REAR: 5'
 INTERNAL: 0'
MAXIMUM BUILDING HEIGHT: 60'
MAXIMUM IMPERVIOUS AREA: 80%
EXISTING WETLANDS: 3.015 AC
EXISTING WETLAND IMPACTS: 3.015 AC

CONSERVATION AREAS:
 1. A Conservation Area Determination (CAD-19-05-076 - corrected) was issued by the Orange County Environmental Protection Division (OCPD) on August 6, 2019. A Conservation Area Determination (CAD-19-05-087) was issued by the Orange County Environmental Protection Division (OCPD) on August 6, 2019.
 2. A Conservation Impact Area (CAI-19-08-047) was issued by the Orange County Environmental Protection Division (OCPD) on February 12, 2020.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Waterstar Orlando Planned Development / Land Use Plan (PD/LUP) dated “Received March 13, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

Orange County BCC

**Eighth Amendment to the
Restated Interlocal Agreement
for Joint Planning Area between
Orange County and the City of
Winter Garden**

April 21, 2020



Presentation Outline

- Background
- Proposed Changes
- Action Requested





Background

- JPA's are encouraged pursuant to the Intergovernmental Coordination Element of the Comprehensive Plan
- Existing JPA Agreements:
 - Apopka
 - Oakland
 - Ocoee
 - Maitland
 - Mount Dora
 - Reedy Creek Improvement District (RCID)
 - Winter Garden



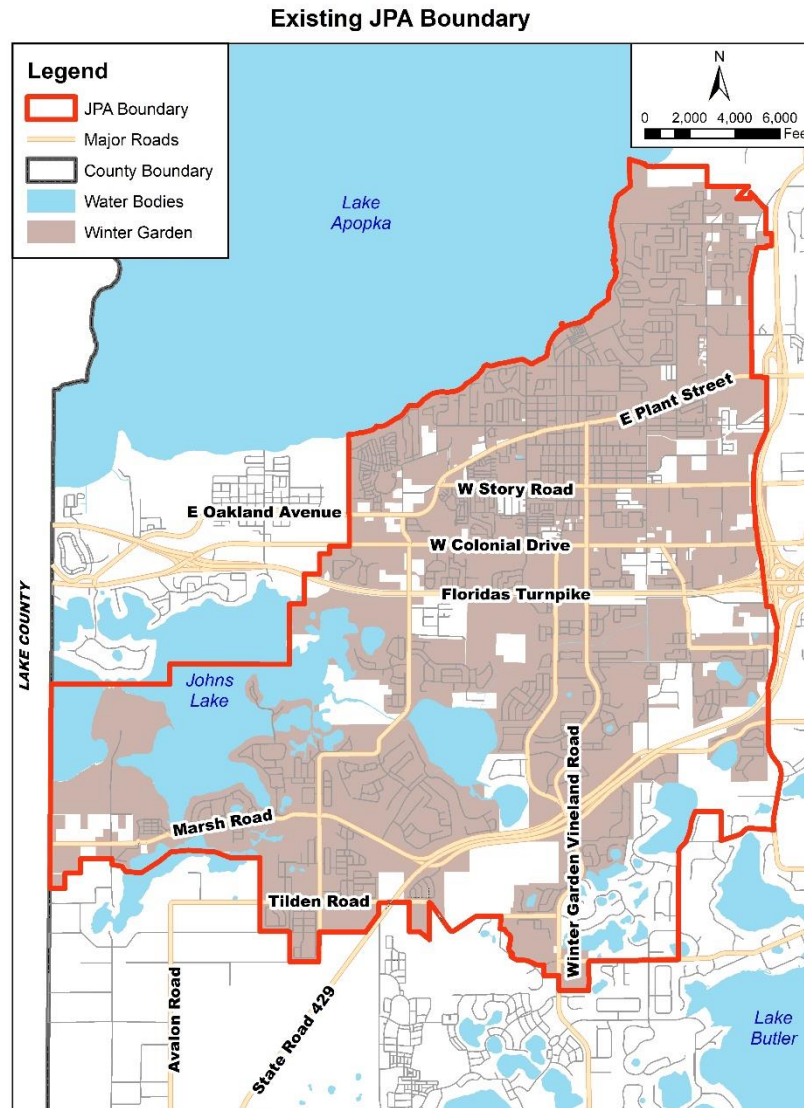
Background

▪ History of the Winter Garden JPA

- Original JPA Agreement was approved on June 19, 1997, amended seven times, with the last amendment on May 7, 2019.
- Agreement covers these main points:
 - Annexation Boundary
 - Notification Requirements
 - Development Standards
 - Separate Utility Territorial Agreements



Background – Existing JPA Boundary





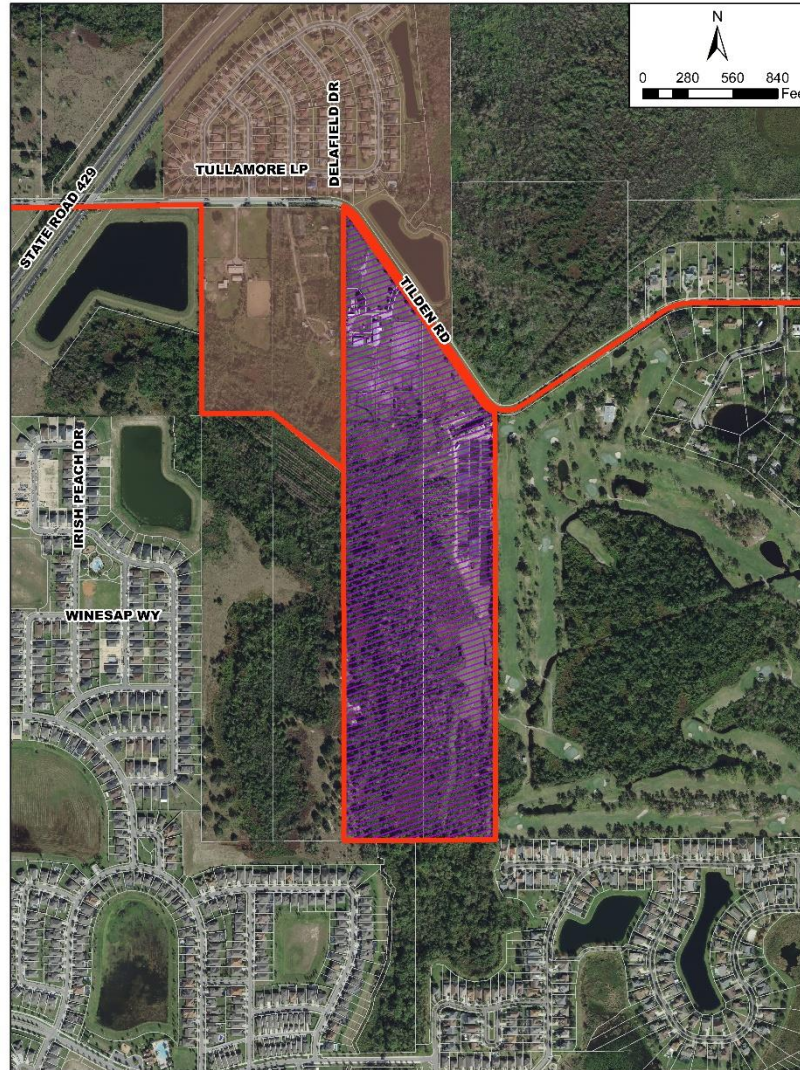
Proposed Changes

- **Expansion of Annexation Boundary to include to parcels totaling approximately 70.12 acres of property along Tilden Road.**
 - This property will be assigned a Future Land Use of Suburban Residential, which allows up to four (4) dwelling units per acre.
 - This property will be required to develop in accordance to the PUD development standards in the agreement.



Proposed Changes

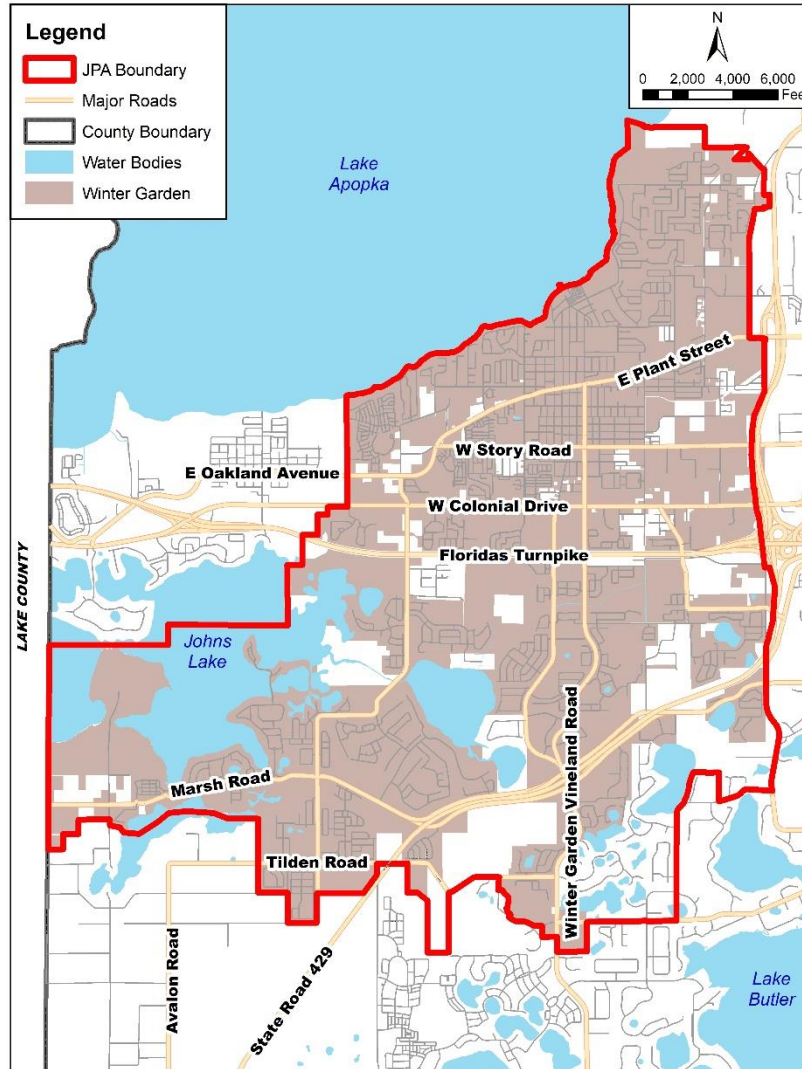
JPA Boundary Expansion





Proposed Changes

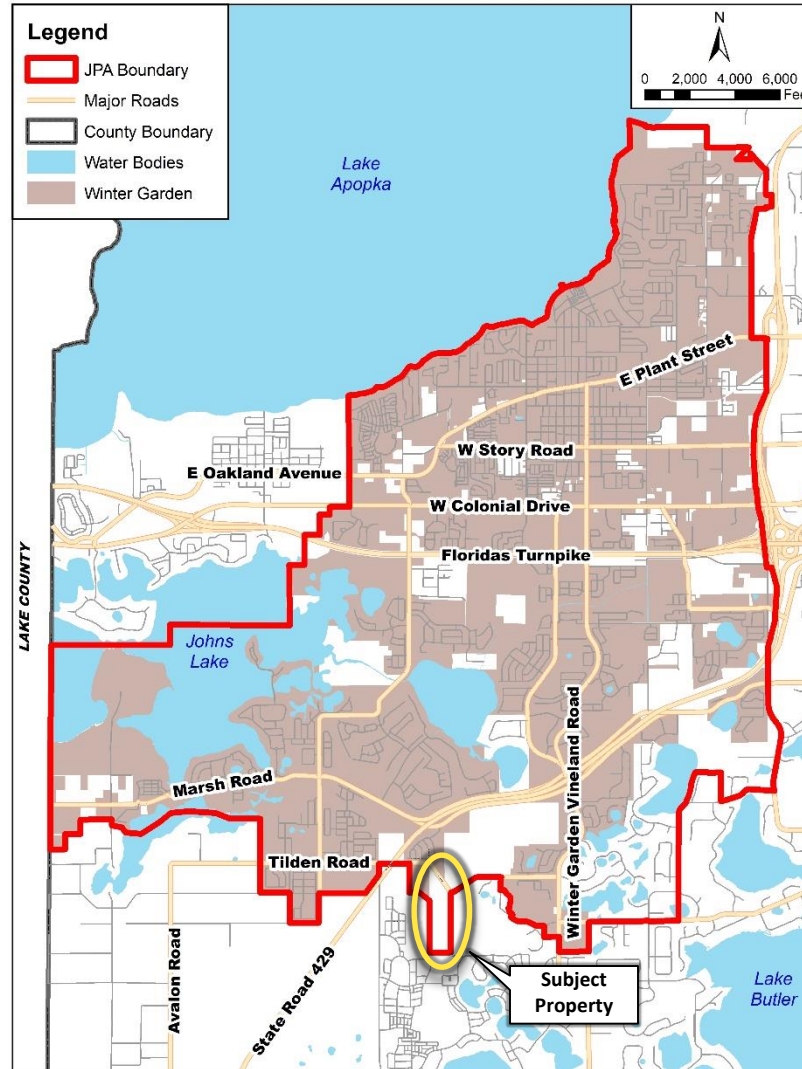
JPA Boundary Expansion - Overall Boundary





Proposed Changes

JPA Boundary Expansion - Overall Boundary





Action Requested

- Approval and execution of the Eighth Amendment to the Restated Interlocal Agreement for Joint Planning Area between Orange County and the City of Winter Garden.

District 1



Board of County Commissioners

Public Hearings

April 21, 2020