



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

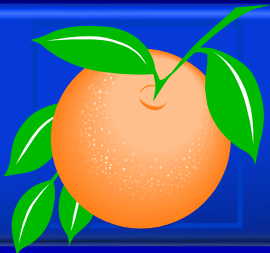
Applicant: James Monica, P.E., Harris Civil Engineers, LLC

District: 1

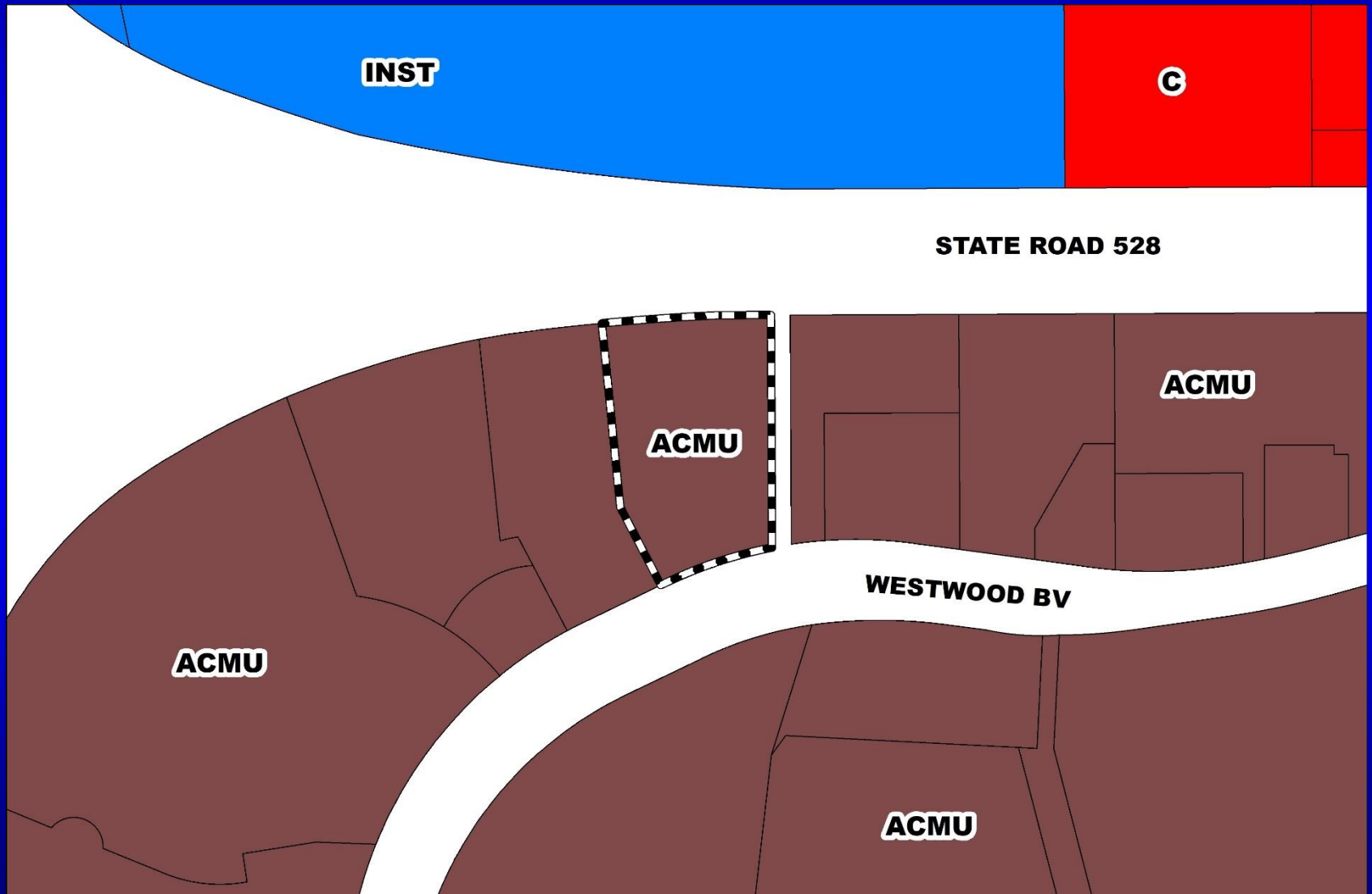
Acreage: 5.0 gross acres

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

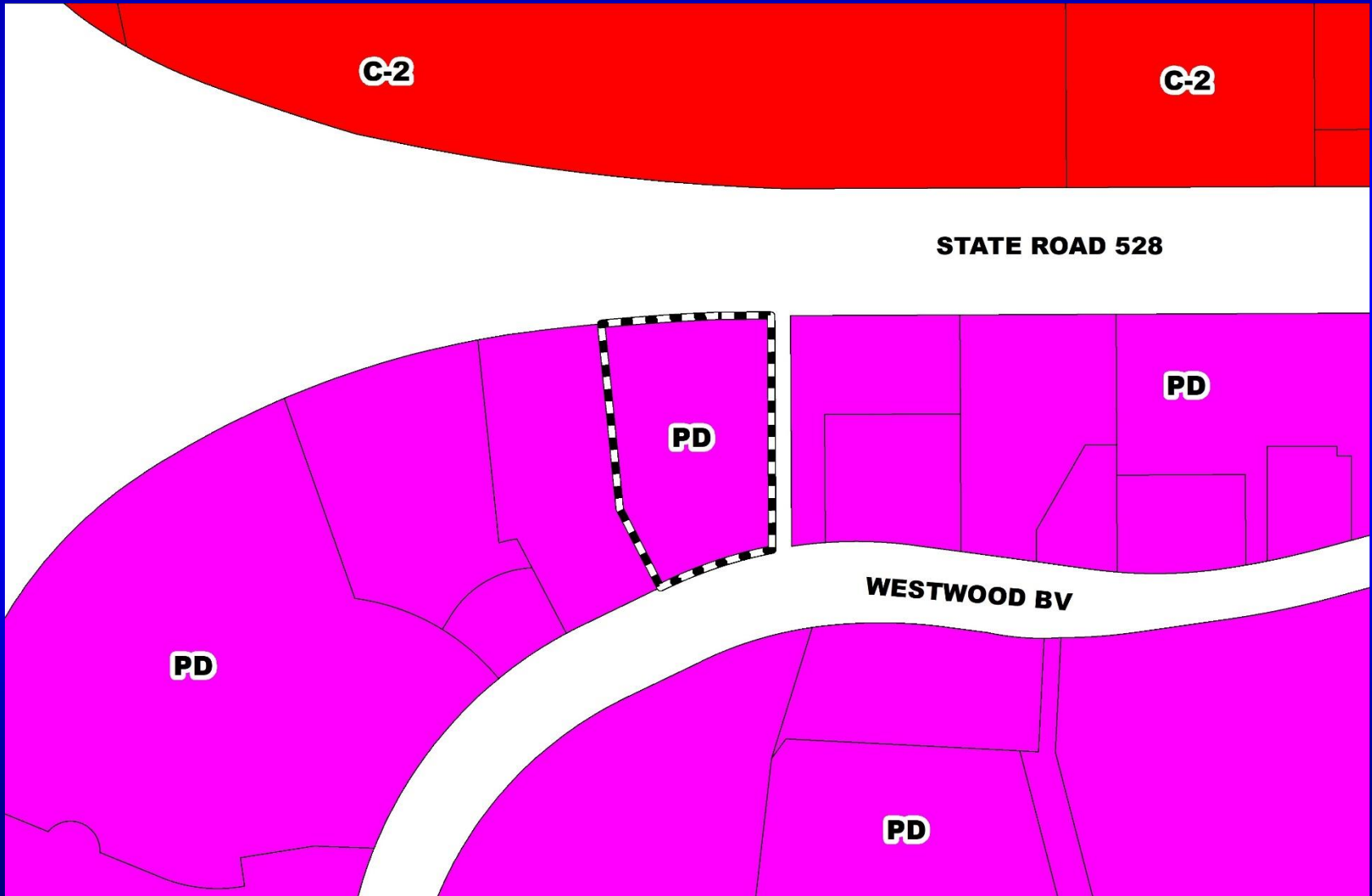


Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Future Land Use Map





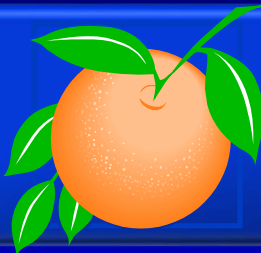
Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Zoning Map





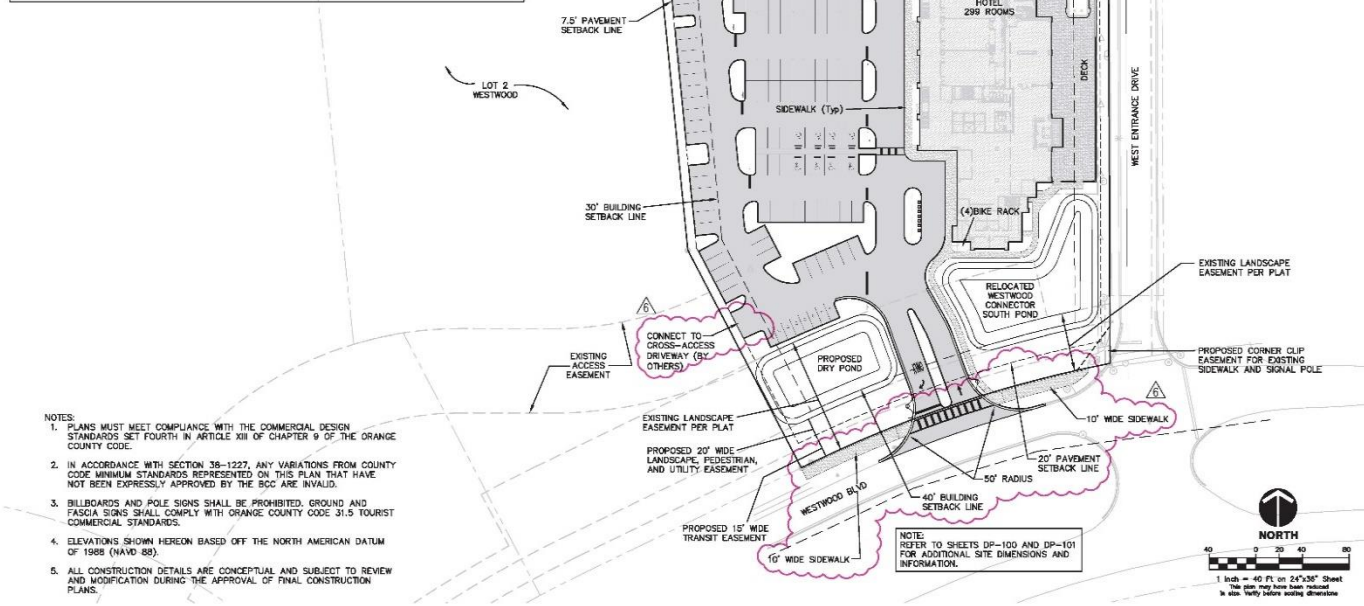
Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Aerial Map





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

SITE DATA TABLE	
PARCEL ACRES:	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 (28% PER SEC. 38-1234) TYPE A = 1.0289 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: 0.7820 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 38-1475)	MINIMUM REQUIRED: 199 TOTAL (INCLUDES 7 ADA ACCESSIBLE SPACES) 299 HOTEL ROOMS 196 SPACES REQUIRED (9 1 SPACE PER 1.5 ROOM)
	PROVIDED: 154 REGULAR SPACES (10'x18') 47 COMPACT SPACES (8'x16') 8 ADA ACCESSIBLE SPACES 209 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)



- 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.

REVISIONS	
NO.	DATE

DEVELOPMENT PLAN FOR:	

SITE PLAN

Westwood Hotel
WESTWOOD BLVD

ORANGE COUNTY, FLORIDA

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

HARRIS

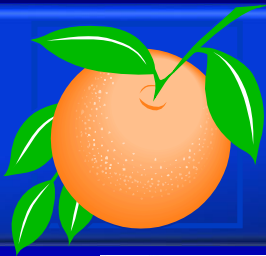
Harris CMI Engineers, LLC
1200 E. Hines Street
Suite 209
Orlando, Florida 32833
Phone: (407) 528-4777
Fax: (407) 528-7888
www.harrisengineers.com
EE 9614

James Worley, P.E.
State of Florida # 0089

HCE Project No: 2220000

Date: 01/21/2018
Drawing: **DP-005**

File Name & Location: G:\PROJ\072020\00\CIVIL\SHEET\SDP-seiDP-005 Site Plan.rvt
Layout: DP-005
Printed: Mon, 24 Sep 2018 - 16:31



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
2	03-23-18

Prepared	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 | 40828007704362601674

James Martin, P.E.
State of Florida # 65566
HCE Project No: 7010000
Date: 01-17-2018
Drawing: **A-5_3**



Action Requested

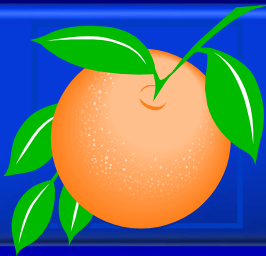
Uphold the DRC action of October 24, 2018 and approve the Development Plan for construction of a 299 room hotel, subject to the DRC-recommended conditions in the staff report.

District 1

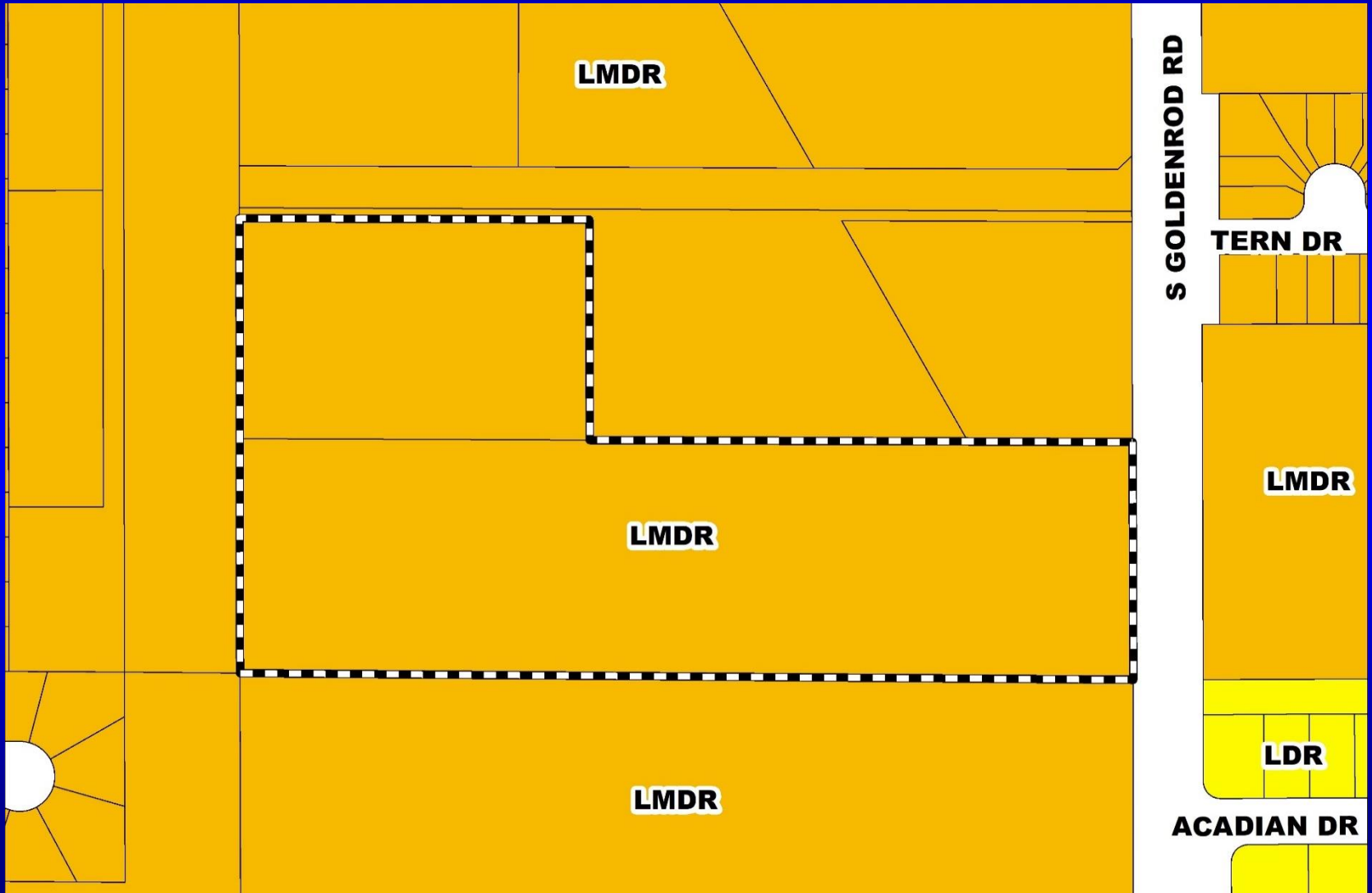


San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan

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

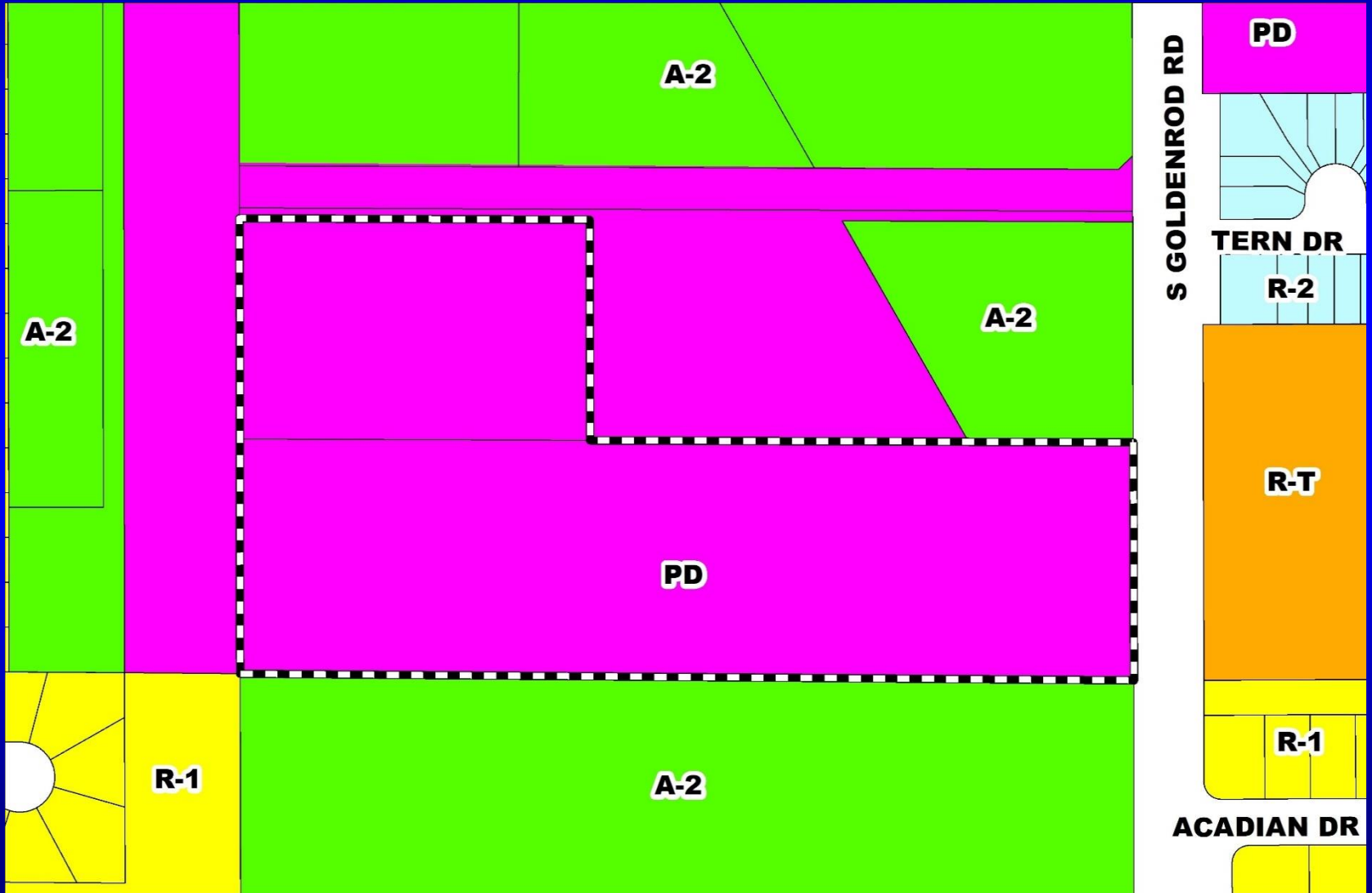


San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Future Land Use Map





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



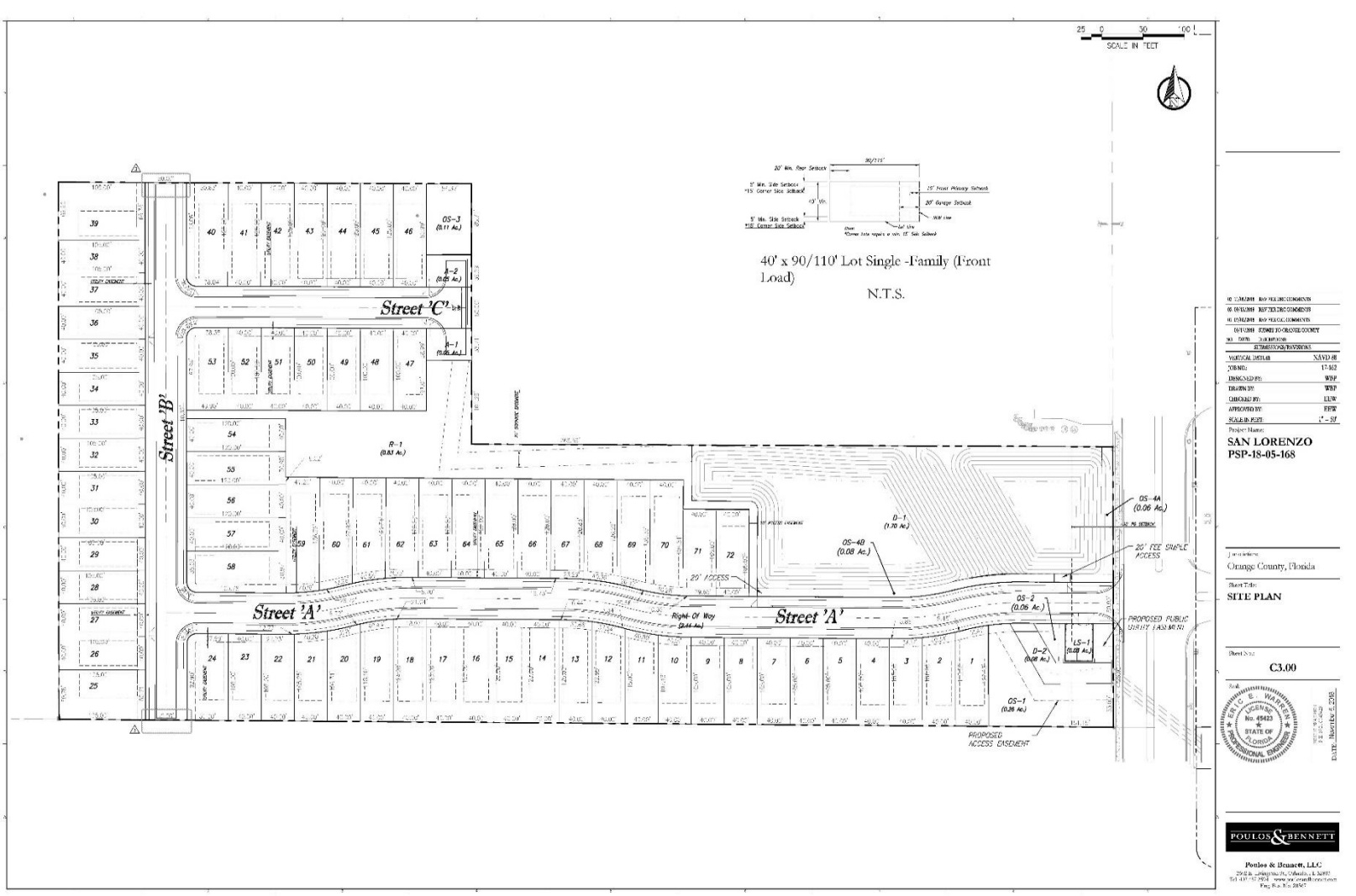


San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Aerial Map





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



REGULATORY REQUIREMENTS	
ORANGE COUNTY ZONING	OS-1
ORANGE COUNTY SUBDIVISION REGULATIONS	
CITY OF ORANGE ZONING	OS-1
DATE	11/15/2024
PROJECT NAME	SAN LORENZO
PROJECT ADDRESS	PSP-18-05-168
PREPARED BY	POULOS & BENNETT
DATE	11/15/2024
SCALE	1" = 30'

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

Site Plan



POULOS & BENNETT
Poulos & Bennett, LLC
2928 S. Orange Ave., Orlando, FL 32809
Tel: 407.277.7777 www.poulousandbenett.com
P.E. No. 15,267

DATE: 11/15/2024



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

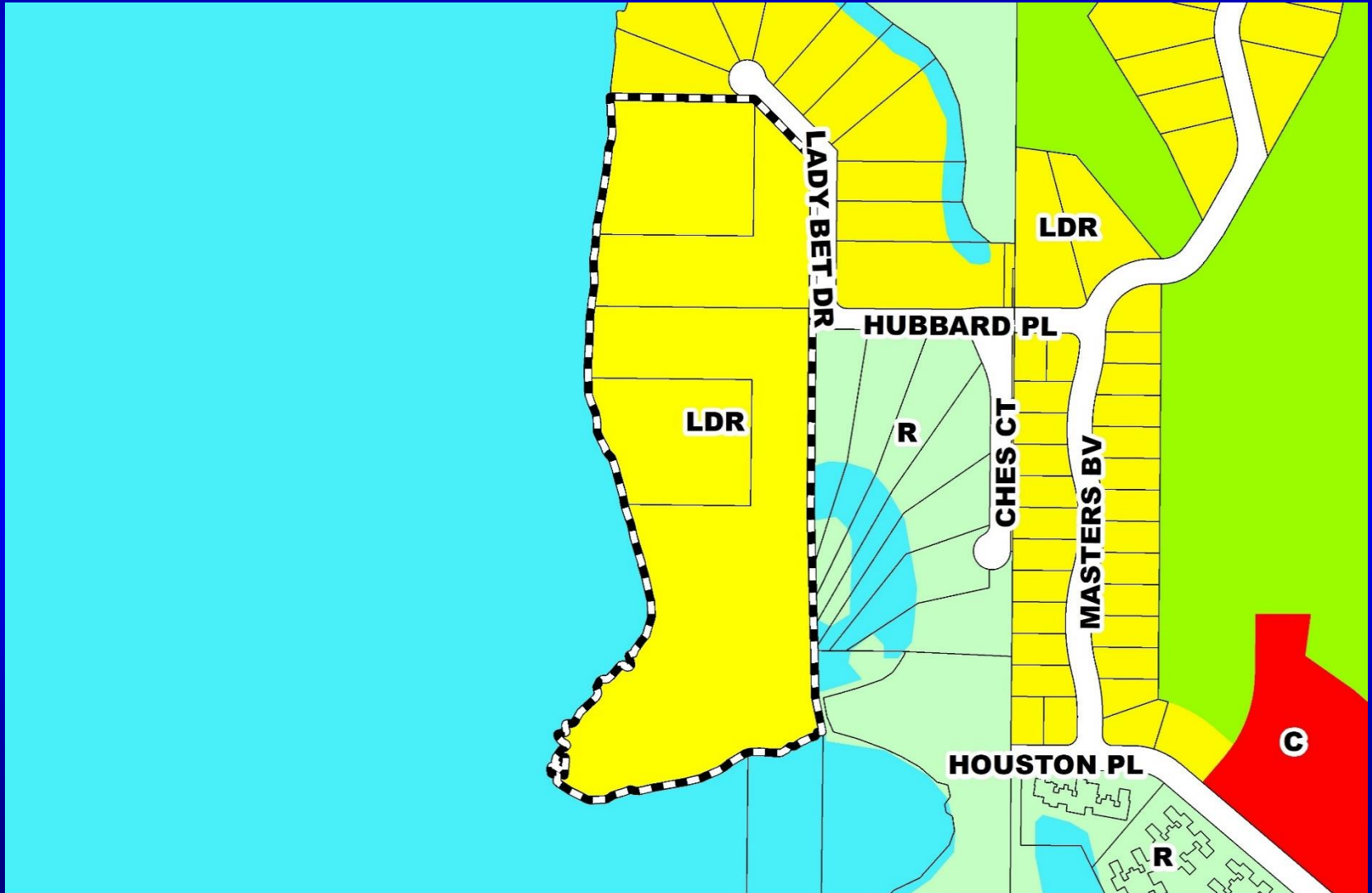


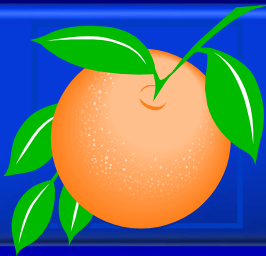
Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan

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.

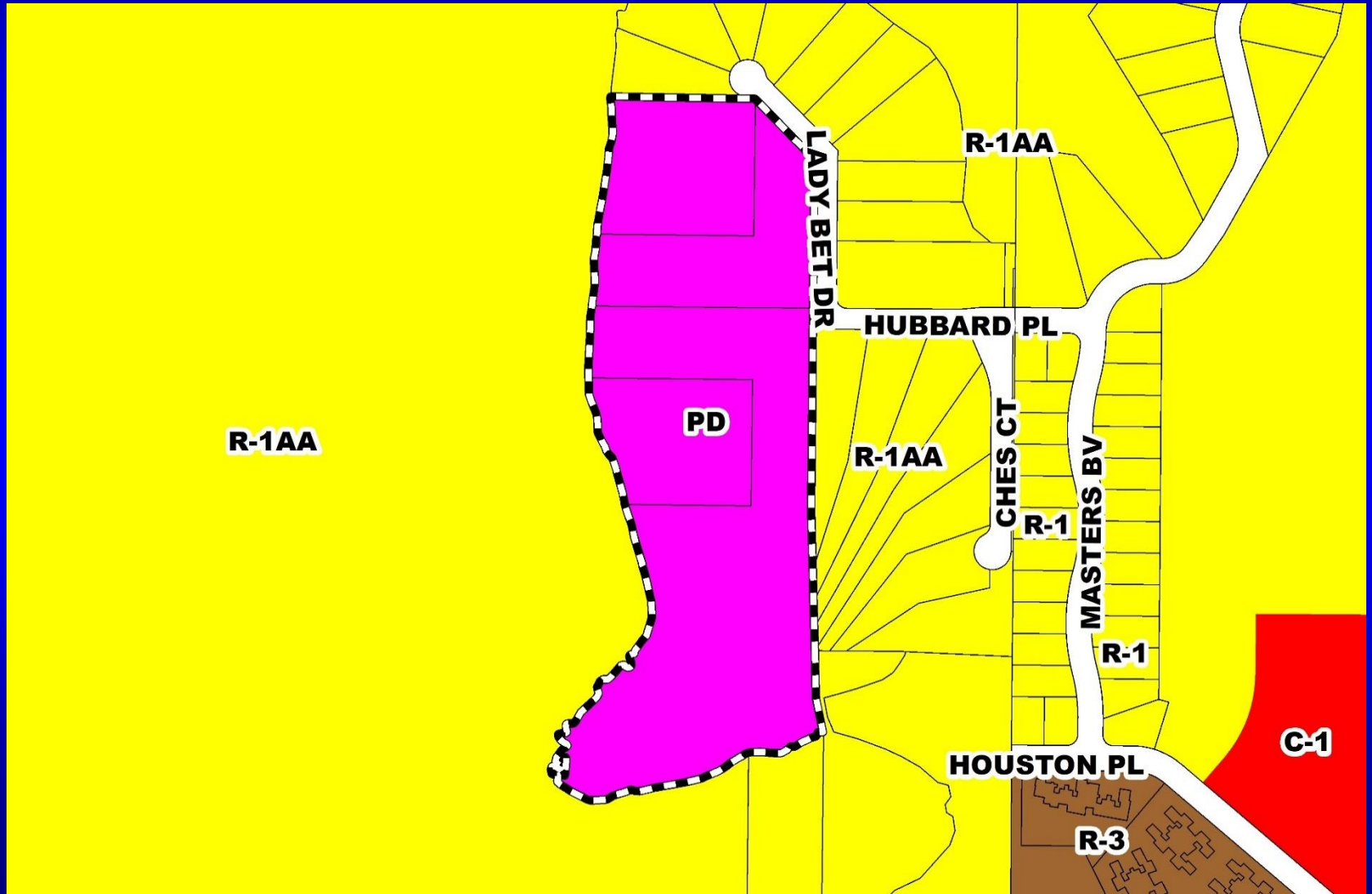


Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Future Land Use Map



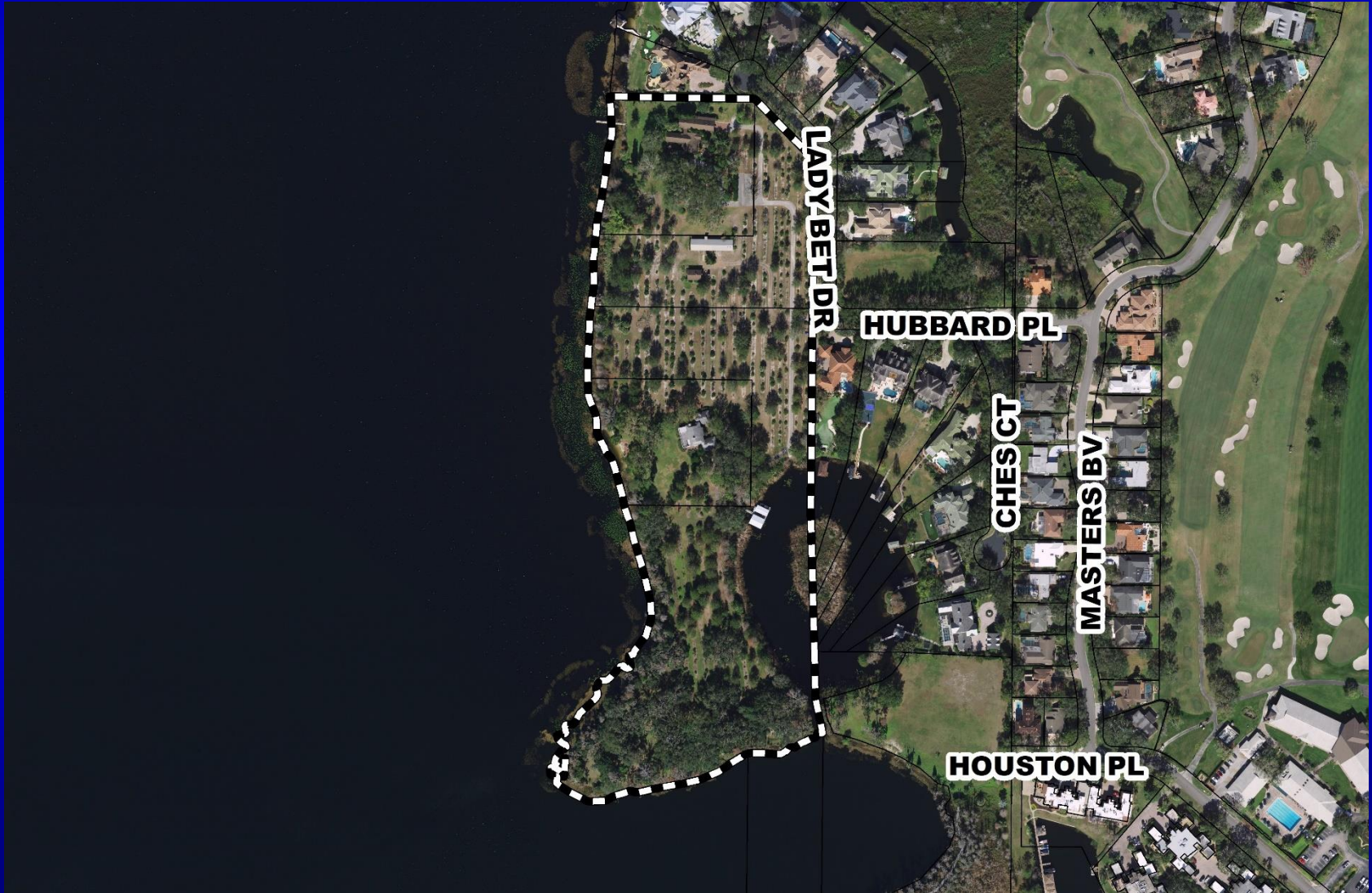


Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Zoning Map



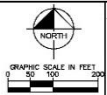
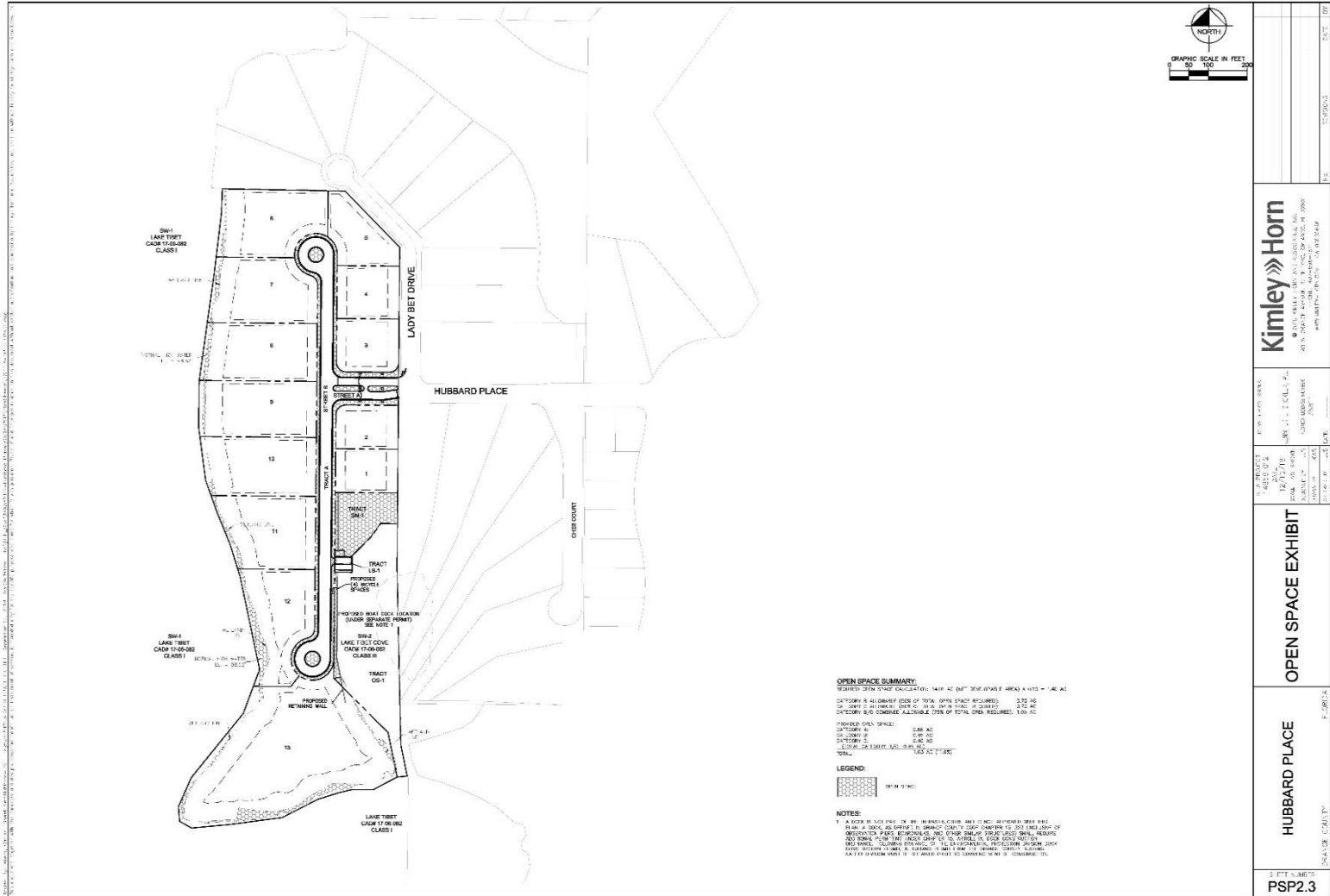


Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Aerial Map





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



DATE	1/10/20
SCALE	AS SHOWN
PROJECT	HUBBARD PLACE
CLIENT	UNION COUNTY

Kimley»Horn
 1001 W. HUNTER DRIVE, SUITE 100
 CHARLOTTE, NC 28202
 TEL: 704.366.1000
 WWW.KIMLEY-HORN.COM

PROJECT NO.	18-001
DATE	1/10/20
SCALE	AS SHOWN
PROJECT	HUBBARD PLACE
CLIENT	UNION COUNTY

OPEN SPACE EXHIBIT

PROJECT	HUBBARD PLACE
DATE	1/10/20
SCALE	AS SHOWN
PROJECT	HUBBARD PLACE
CLIENT	UNION COUNTY

DATE: 1/10/20
 SCALE: AS SHOWN
 PROJECT: HUBBARD PLACE
 CLIENT: UNION COUNTY

OPEN SPACE SUMMARY:

REQUIRED OPEN SPACE CALCULATION (44% OF TOTAL DEVELOPABLE AREA) X 1,112 = 488 AC
EXISTING OPEN SPACE (TOTAL OPEN SPACE REQUIRED) 3,332 AC
DEVELOPER'S CONTRIBUTION (TOTAL OPEN SPACE REQUIRED) 1,100 AC
PROPOSED OPEN SPACE:
TRACT 12A 2,888 AC
TRACT 12B 1,100 AC
TRACT 12C 1,100 AC
TOTAL 5,088 AC

LEGEND:

[Pattern]	OPEN SPACE
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NOTES:

1. ALL OPEN SPACE SHALL BE MAINTAINED AND NOT BE USED FOR ANY OTHER PURPOSES. THE OPEN SPACE SHALL BE MAINTAINED AND NOT BE USED FOR ANY OTHER PURPOSES. THE OPEN SPACE SHALL BE MAINTAINED AND NOT BE USED FOR ANY OTHER PURPOSES.

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED. ALL DISTANCES ARE TO CENTER UNLESS OTHERWISE NOTED. ALL DISTANCES ARE TO CENTER UNLESS OTHERWISE NOTED. ALL DISTANCES ARE TO CENTER UNLESS OTHERWISE NOTED.



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

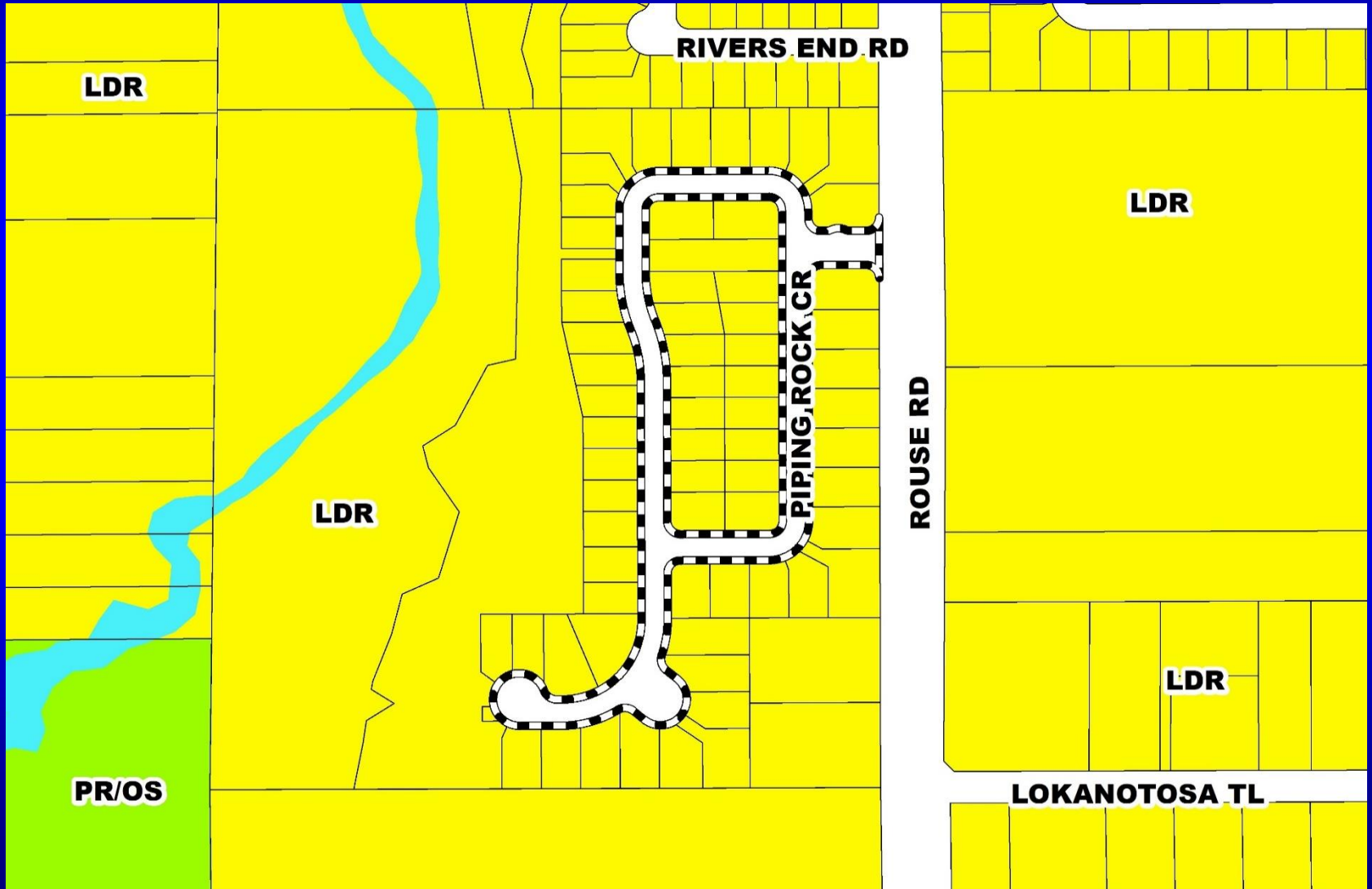


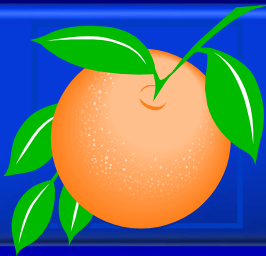
Pegasus PD / River Oaks Preliminary Subdivision Plan

Case:	CDR-18-11-373
Project Name:	Pegasus PD / River Oaks PSP
Applicant:	Chris Straub, River Oaks Landing HOA
District:	5
Acreage:	98.49 gross acres (<i>overall PD</i>) 3.27 gross acres (<i>affected parcel</i>)
Location:	North of Lokanotosa Trail / West of Rouse Road
Request:	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.

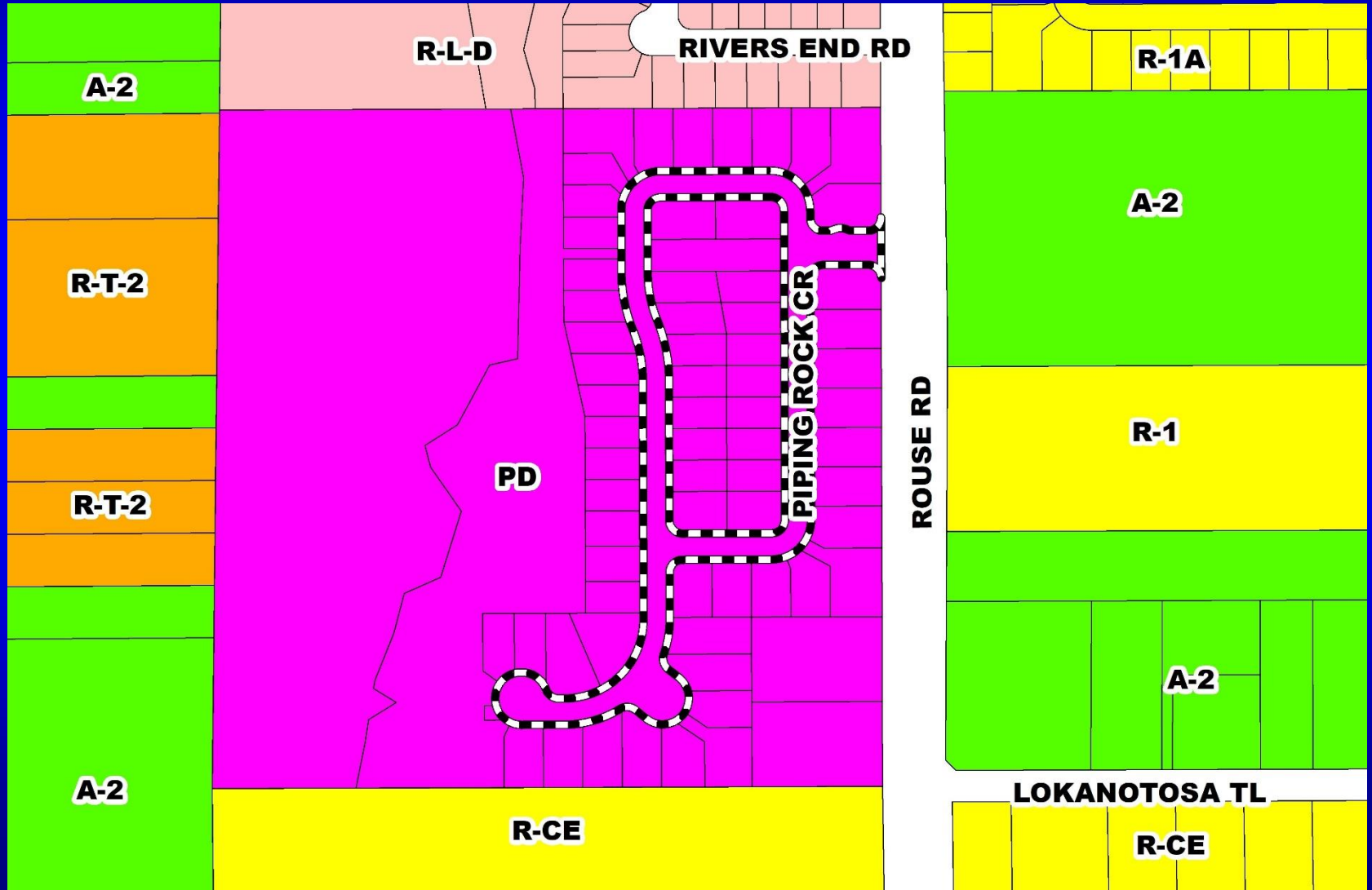


Pegasus PD / River Oaks Preliminary Subdivision Plan Future Land Use Map



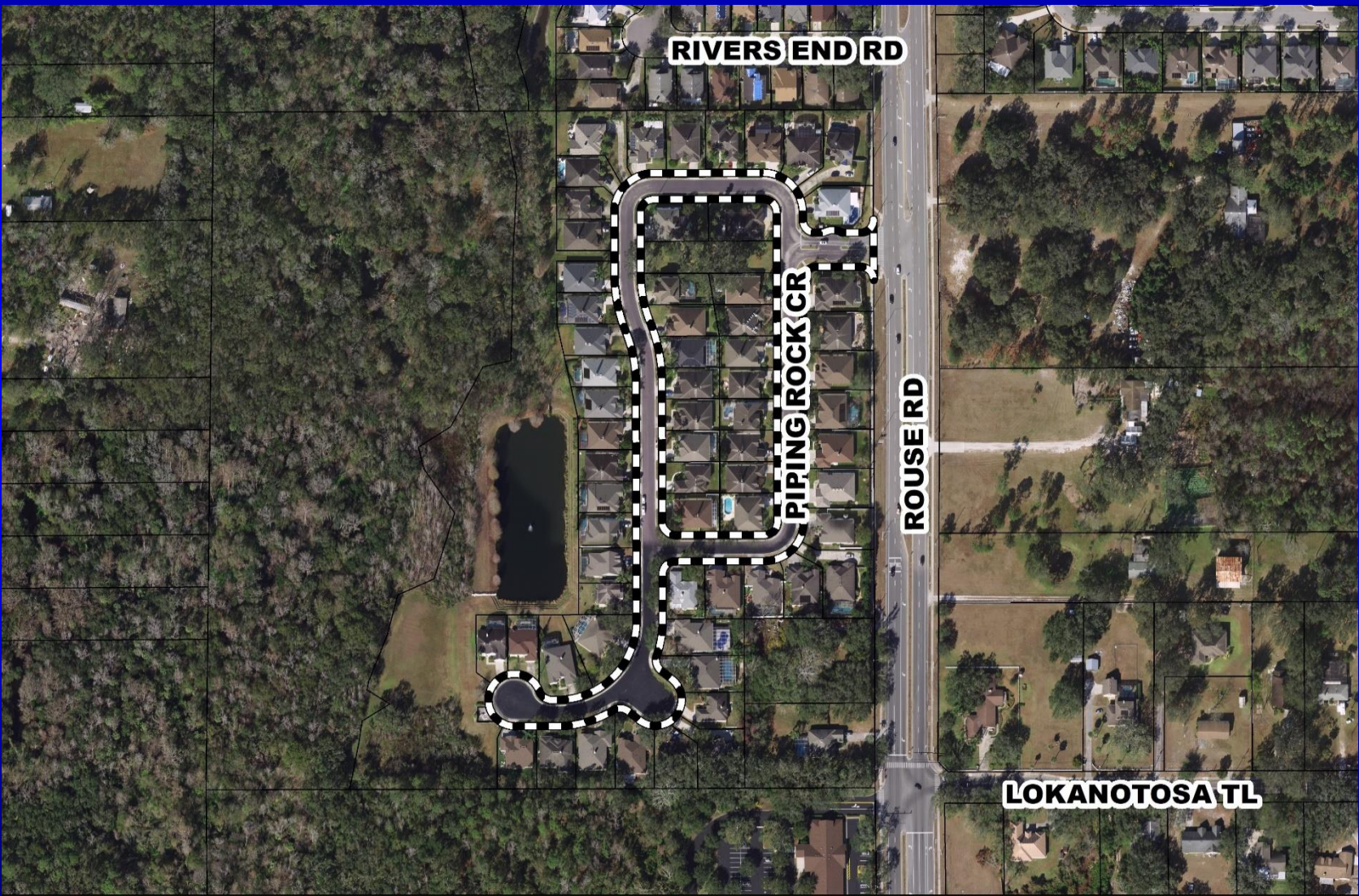


Pegasus PD / River Oaks Preliminary Subdivision Plan Zoning Map





Pegasus PD / River Oaks Preliminary Subdivision Plan Aerial Map

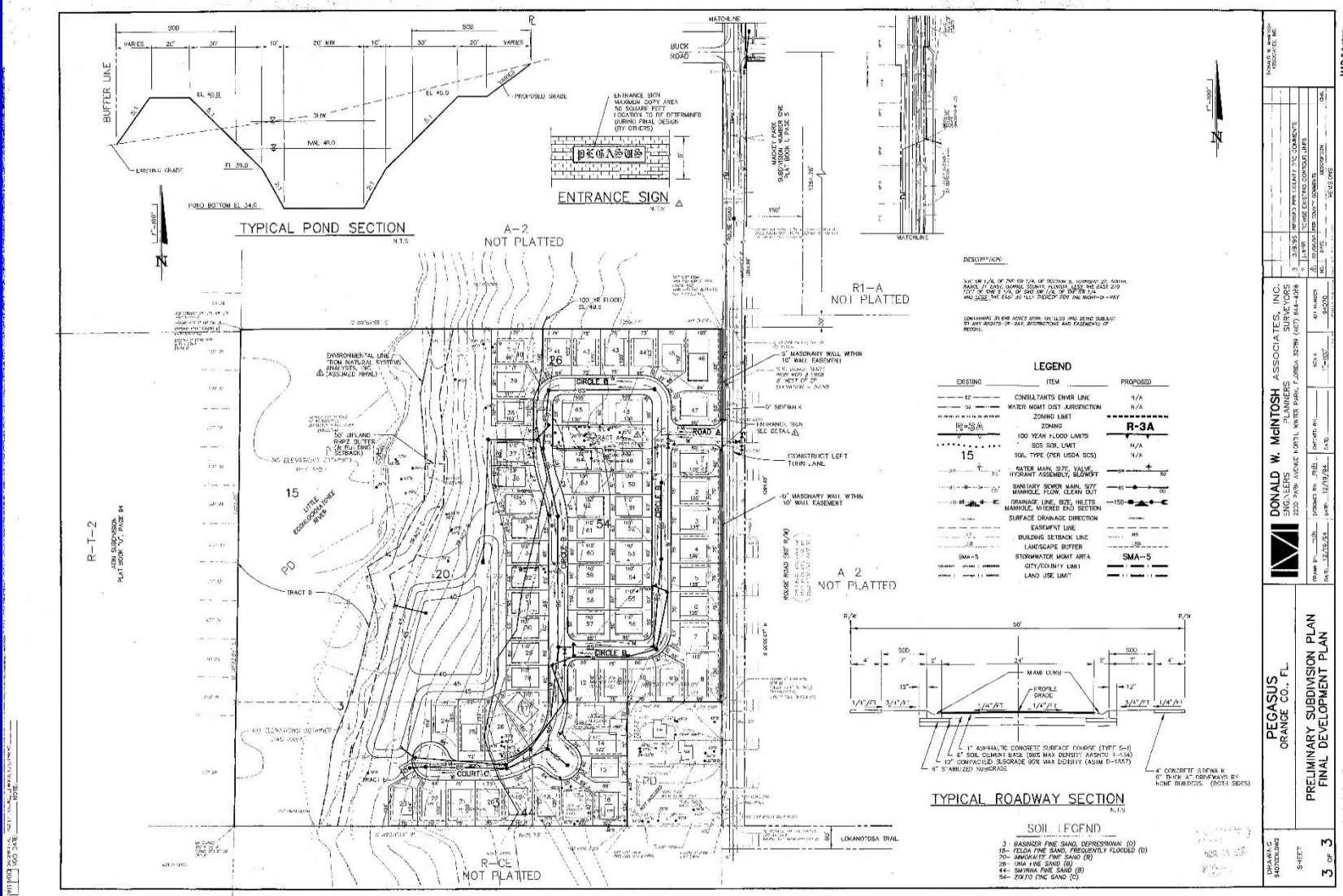




Pegasus PD / River Oaks

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 DATE: 12/22/04		PLAN NO. 2004-001 SHEET NO. 3 OF 3 DATE: 12/22/04
DONALD W. MGINTOSH ASSOCIATES, INC. PLANNERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 DATE: 12/22/04		PLAN NO. 2004-001 SHEET NO. 3 OF 3 DATE: 12/22/04
DONALD W. MGINTOSH ASSOCIATES, INC. ENGINEERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 DATE: 12/22/04		PLAN NO. 2004-001 SHEET NO. 3 OF 3 DATE: 12/22/04
DONALD W. MGINTOSH ASSOCIATES, INC. ENGINEERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 DATE: 12/22/04		PLAN NO. 2004-001 SHEET NO. 3 OF 3 DATE: 12/22/04
DONALD W. MGINTOSH ASSOCIATES, INC. ENGINEERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 DATE: 12/22/04		PLAN NO. 2004-001 SHEET NO. 3 OF 3 DATE: 12/22/04

MAR 09 2005



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

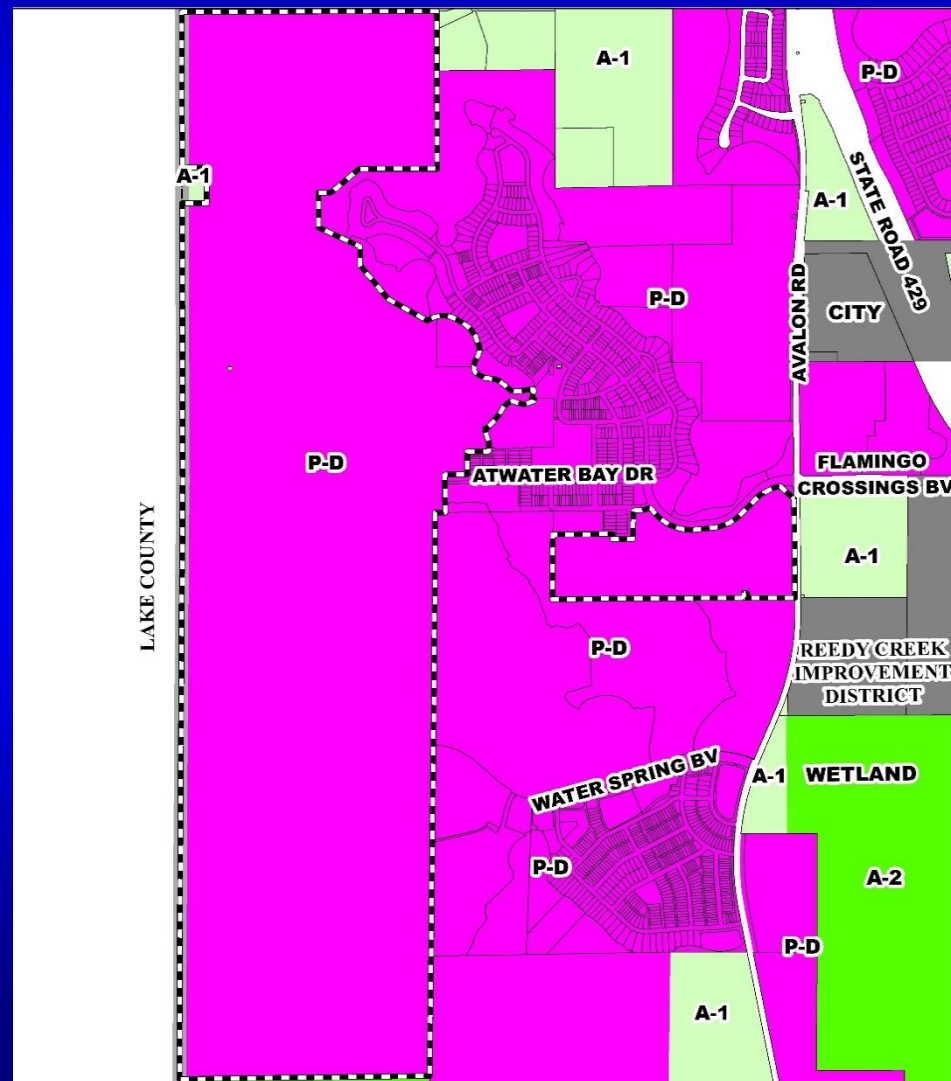
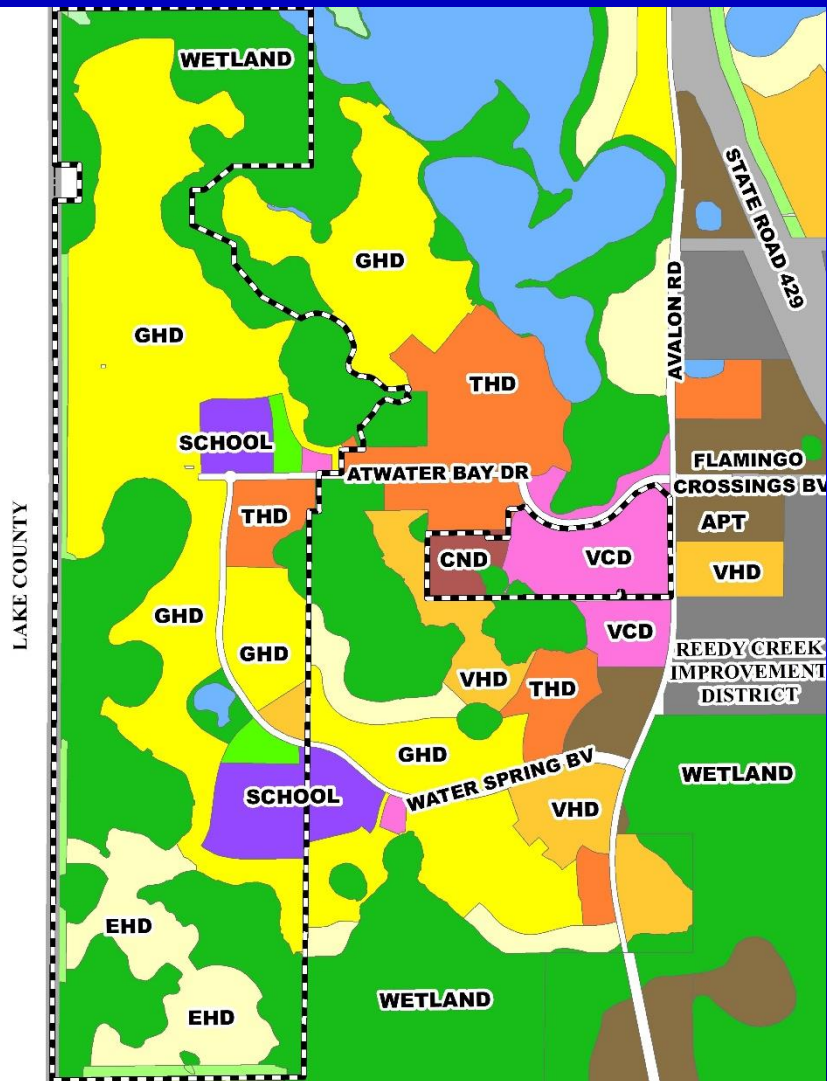


Waterleigh Planned Development / Land Use Plan

Case:	CDR-18-03-073
Project Name:	Waterleigh PD
Applicant:	Adam Smith, VHB, Inc.
District:	1
Acreage:	1,485.40 gross acres (<i>overall PD</i>) 347.70 gross acres (<i>affected parcels</i>)
Location:	Generally west of the intersection of Avalon Road and Flamingo Crossings Boulevard
Request:	<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



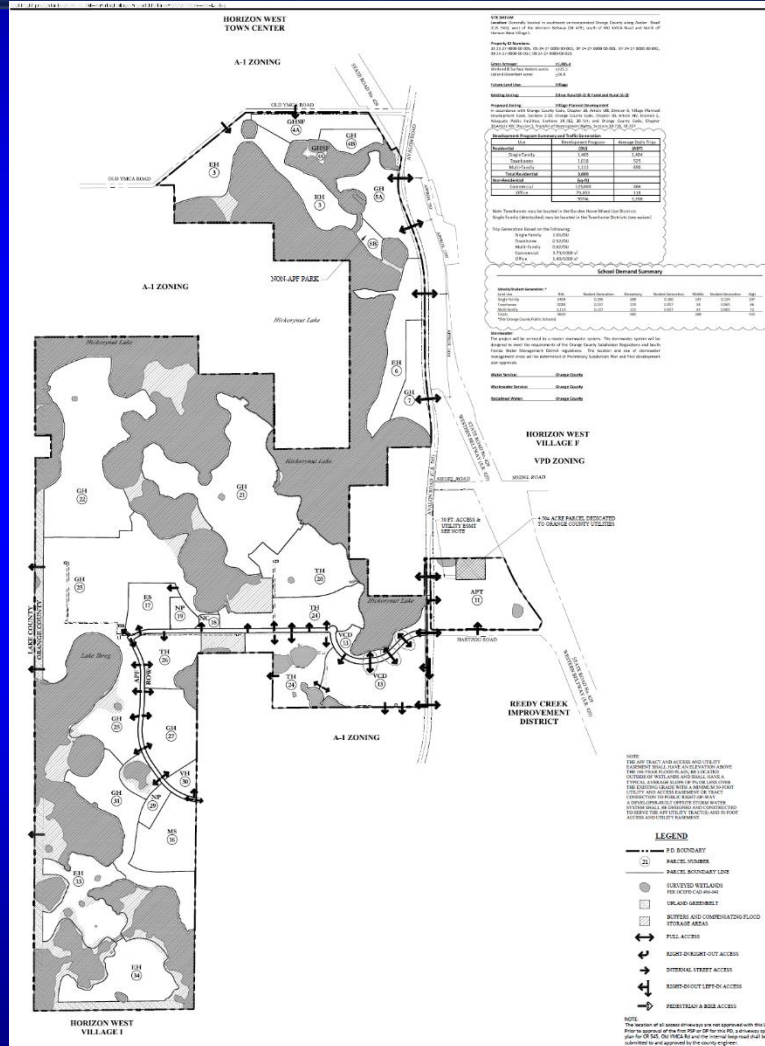


Waterleigh Planned Development / Land Use Plan Aerial Map





Waterleigh Planned Development / Land Use Plan Overall Land Use Plan



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

SCALE: AS SHOWN

SHEET: 6

vhb

VH&B CONSULTANTS, INC.
10000 W. BOYD BLVD., SUITE 100
ORANGE, FL 32837
TEL: 407.261.1111
WWW.VH&B.COM



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.

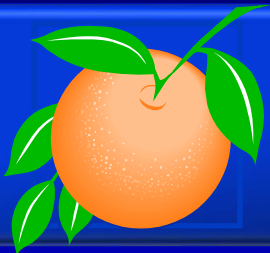
District 1



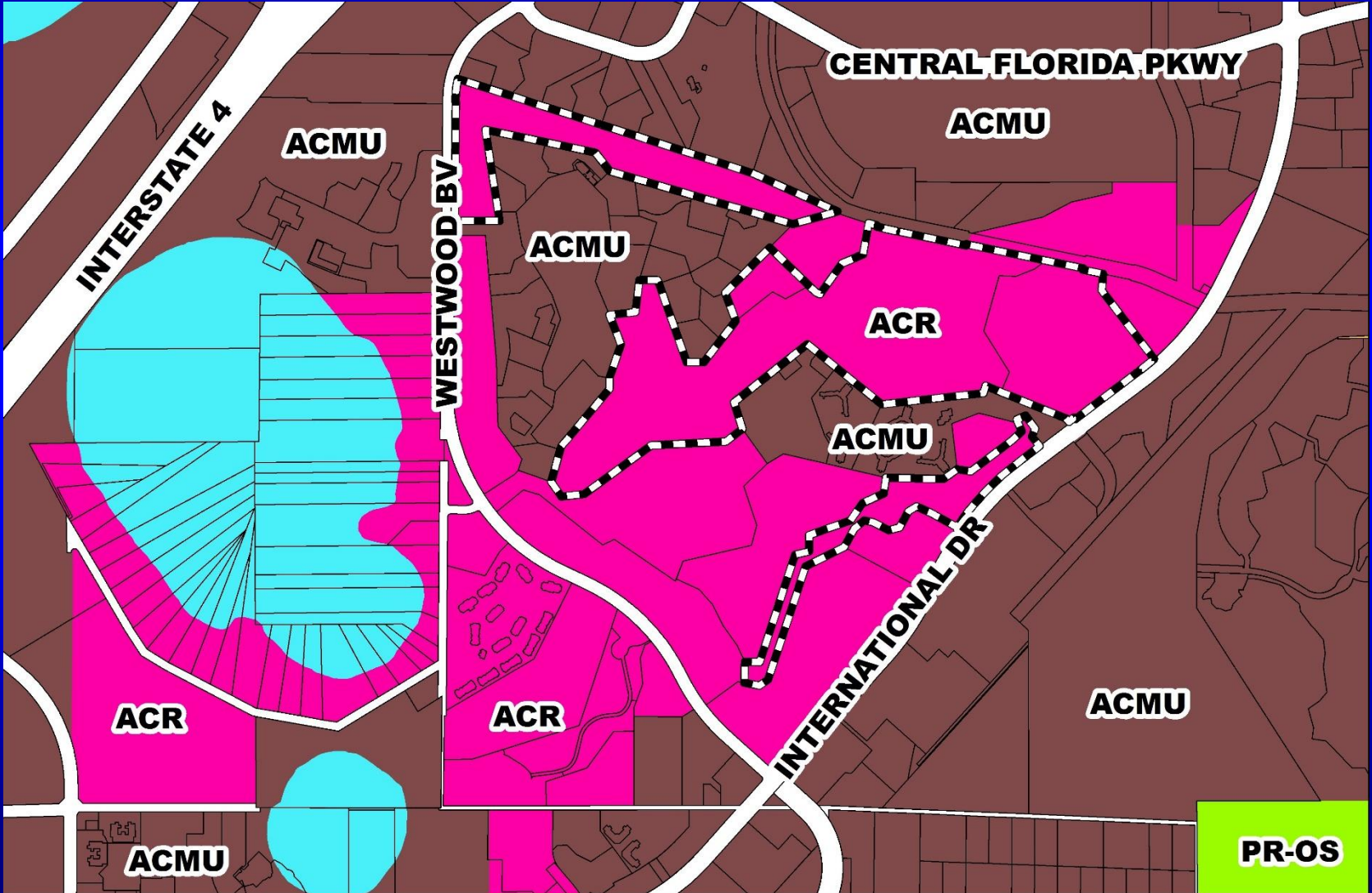
Orangewood N-2 Planned Development / Land Use Plan

Case:	CDR-18-07-230
Project Name:	Orangewood N-2 PD
Applicant:	James H. McNeil, Jr., Akerman, LLP
District:	1
Acreage:	588.70 gross acres (<i>overall PD</i>) 116.10 gross acres (<i>affected parcels</i>)
Location:	Generally located south of Central Florida Parkway and West of International Drive
Request:	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



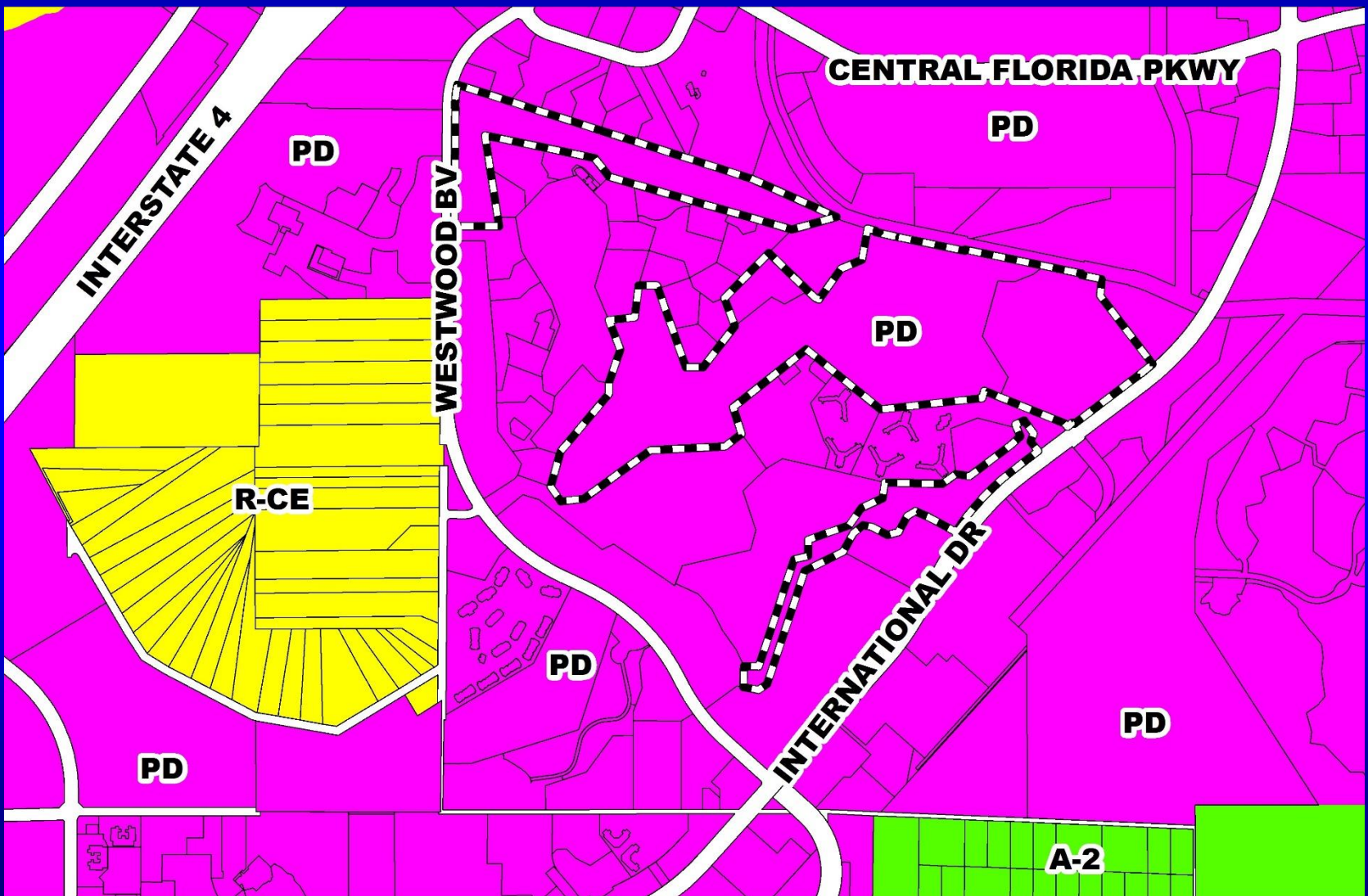
Orangewood N-2 Planned Development / Land Use Plan Future Land Use Map



PR-OS



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





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





Action Requested

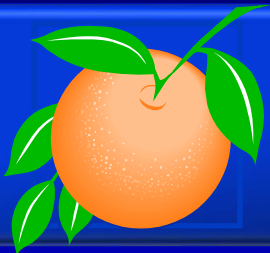
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Oranewood N-2 Planned Development / Land Use Plan (PD/LUP) dated “Received November 8, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

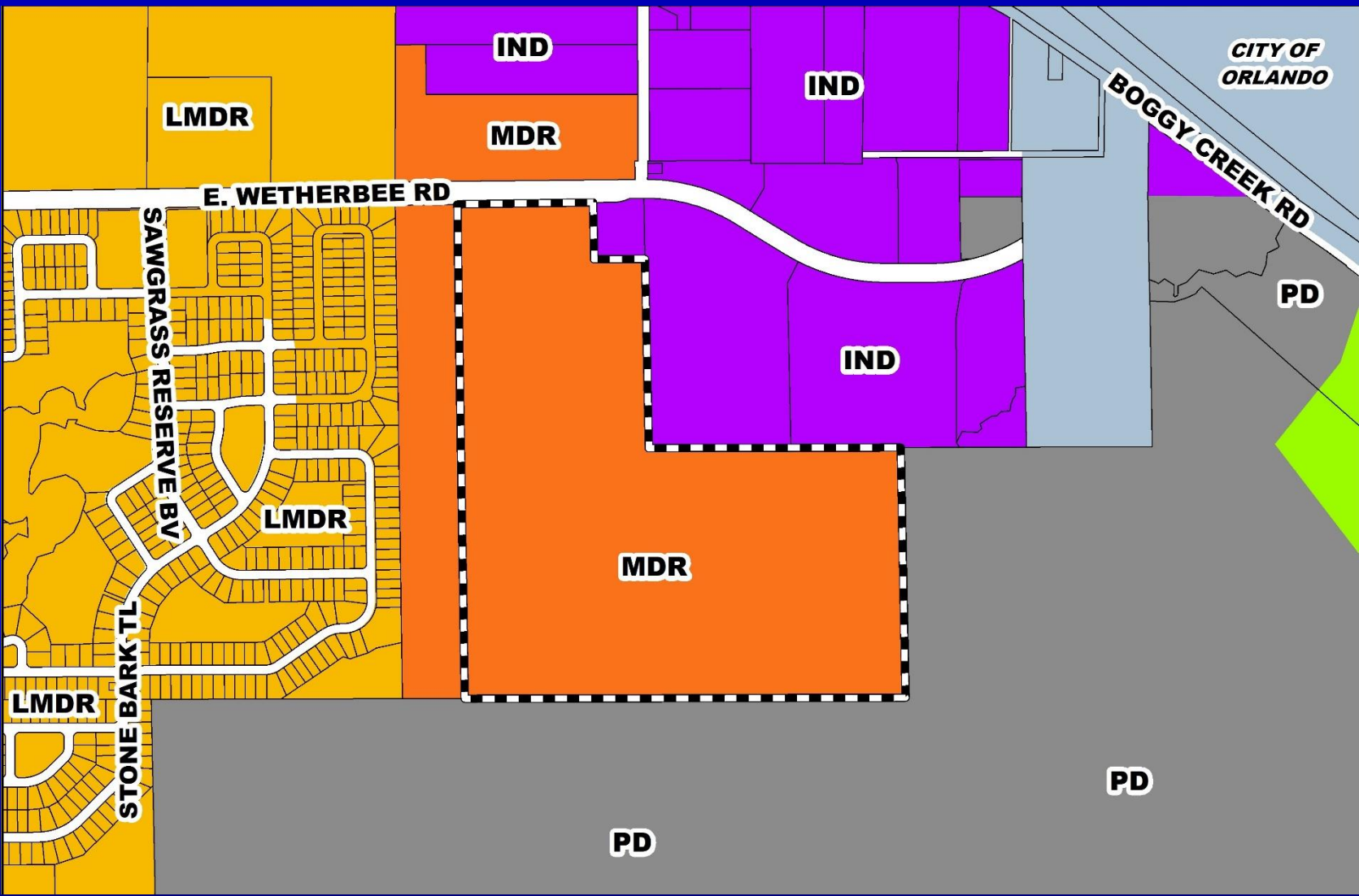


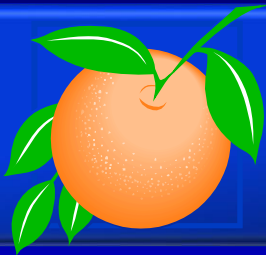
Wetherbee Acres Planned Development / Land Use Plan

- 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).

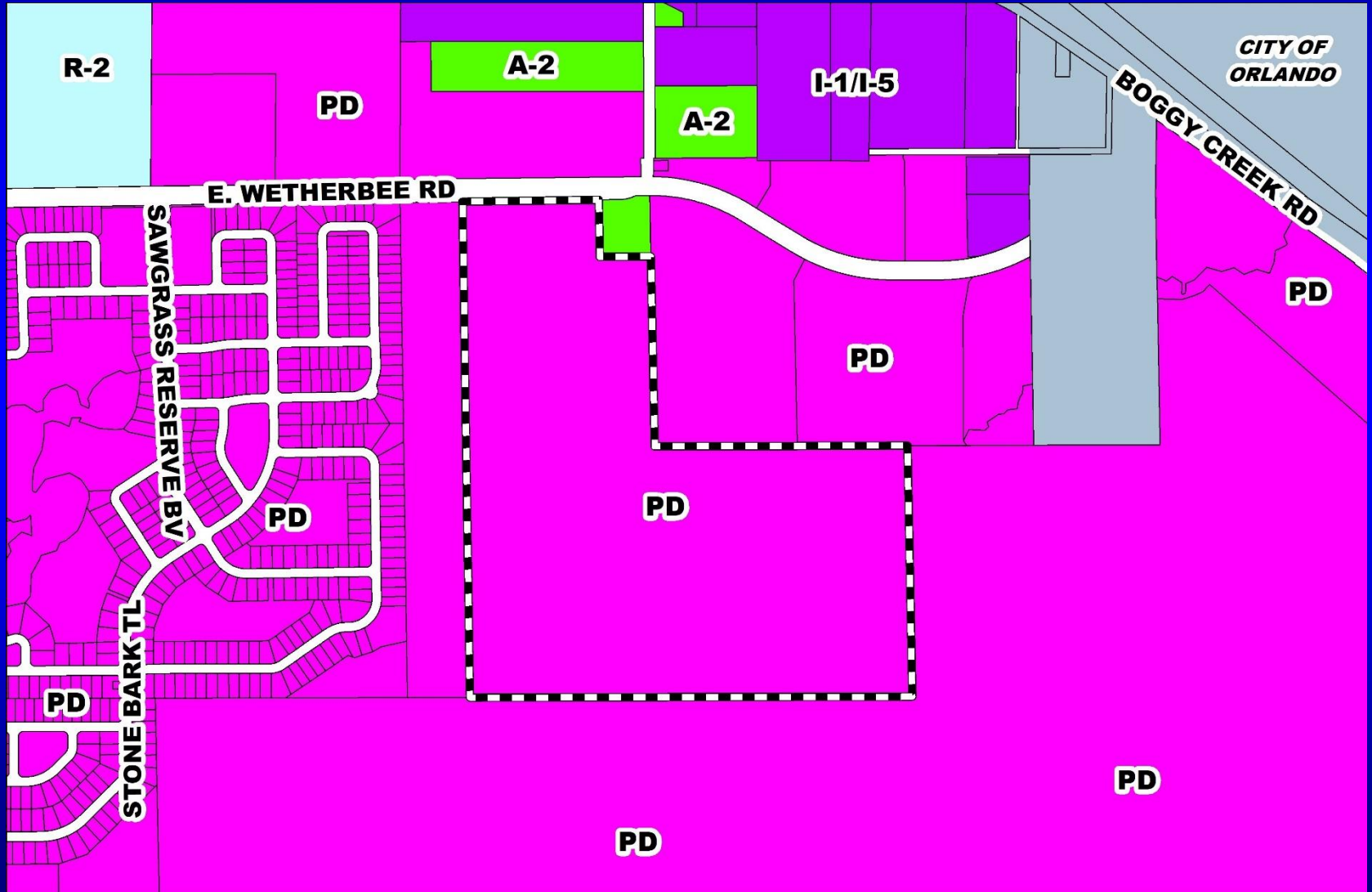


Wetherbee Acres Planned Development / Land Use Plan Future Land Use Map



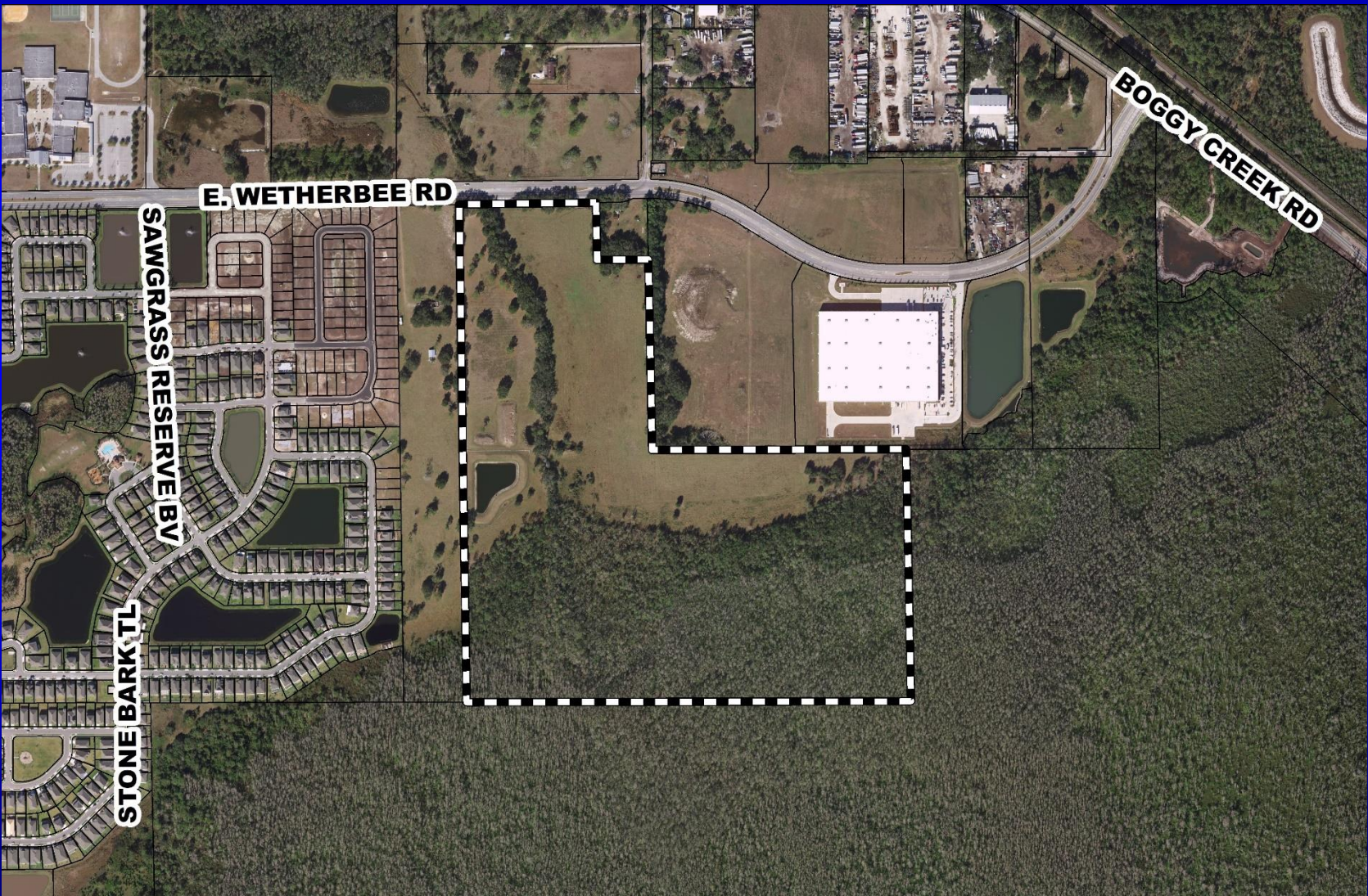


Wetherbee Acres Planned Development / Land Use Plan Zoning Map





Wetherbee Acres Planned Development / Land Use Plan Aerial Map





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