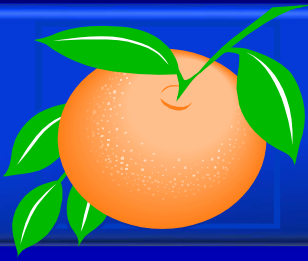


Board of County Commissioners

Public Hearings

September 24, 2024



GOLF Land Use Plan

Case:	LUP-24-01-012
Applicant:	Allyson Willams, KPM Franklin
District:	3
Location:	Generally located north of Oak Ridge Road and west of South Orange Avenue.
Acreage:	5.11 acres
From:	I-1 / I-5 (Industrial District – Light)
To:	PD (Planned Development District)
Request:	To rezone 5.11 acres from I-1 / I-5 (Industrial District - Light) to PD (Planned Development District) with a proposed development program that will allow up to 44,518 square feet of commercial uses for the purpose of developing a K-12 private school with a total of 488 students.

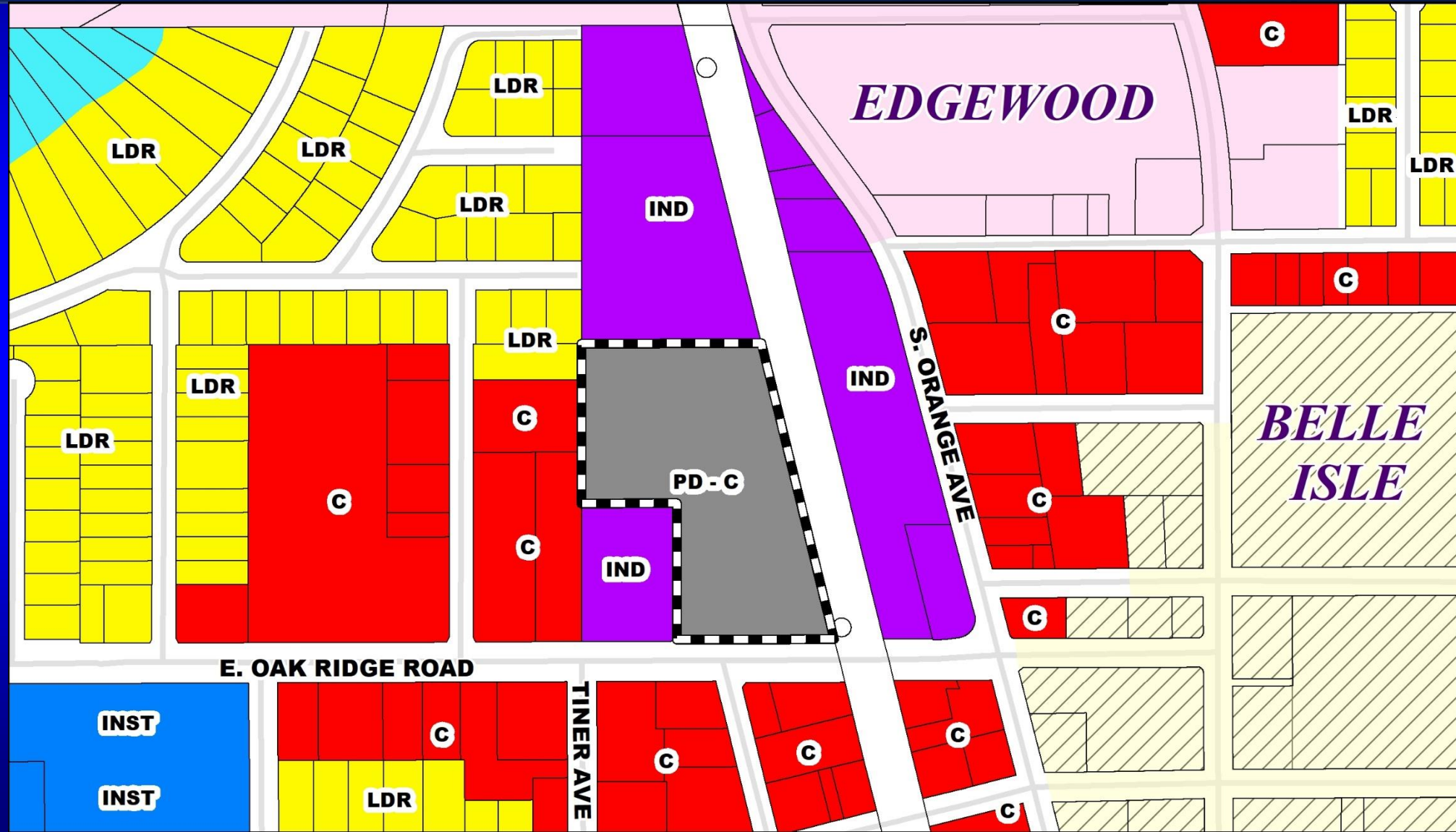
In addition, the following waiver is requested from Orange County Code:

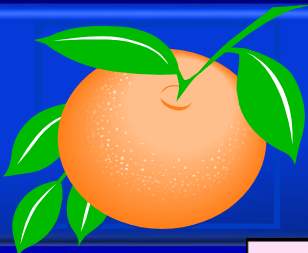
1. A waiver from Section 38-1272(a)(3)e to reduce the minimum side yard building set back along the east and west PD boundary to 7 feet in lieu of the required 25 feet when abutting adjacent commercial or industrial uses.



GOLF Land Use Plan

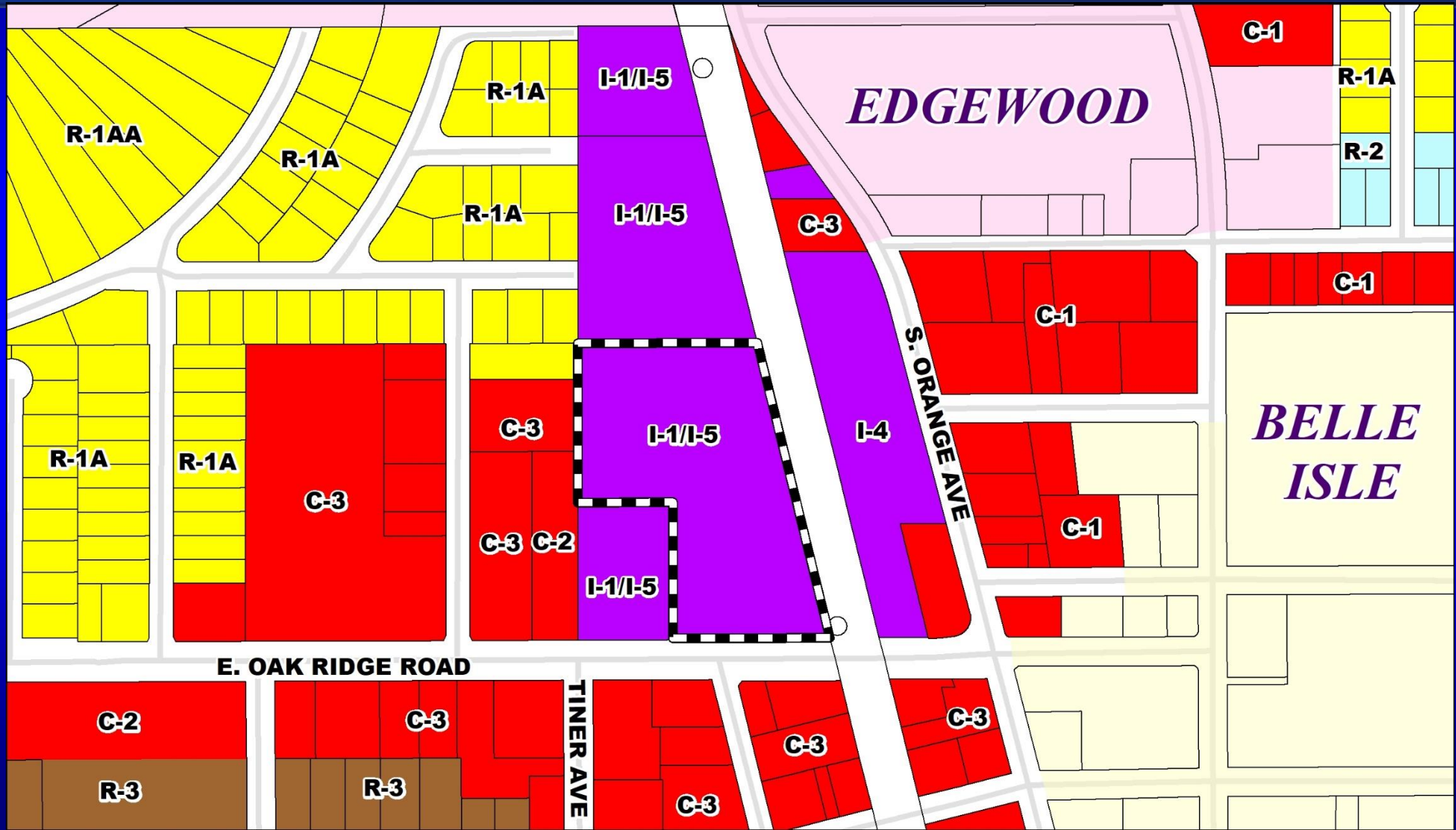
Future Land Use Map

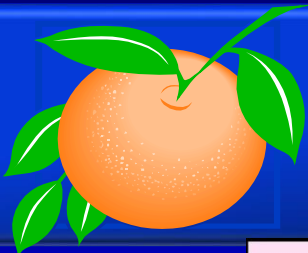




GOLF Land Use Plan

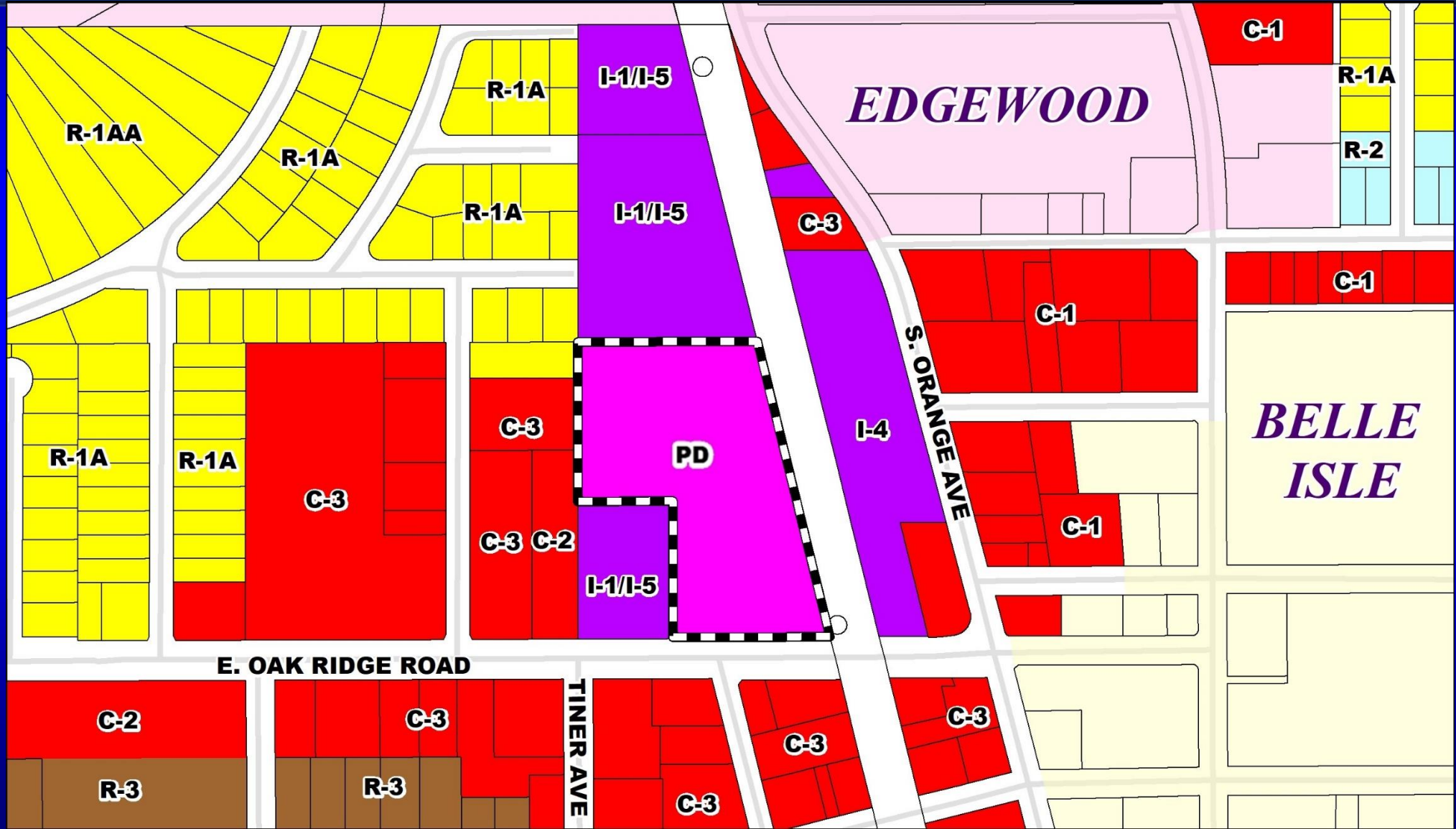
Zoning Map

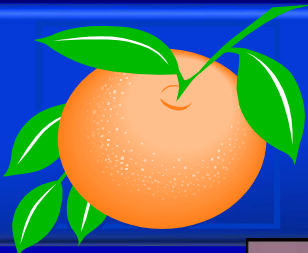




GOLF Land Use Plan

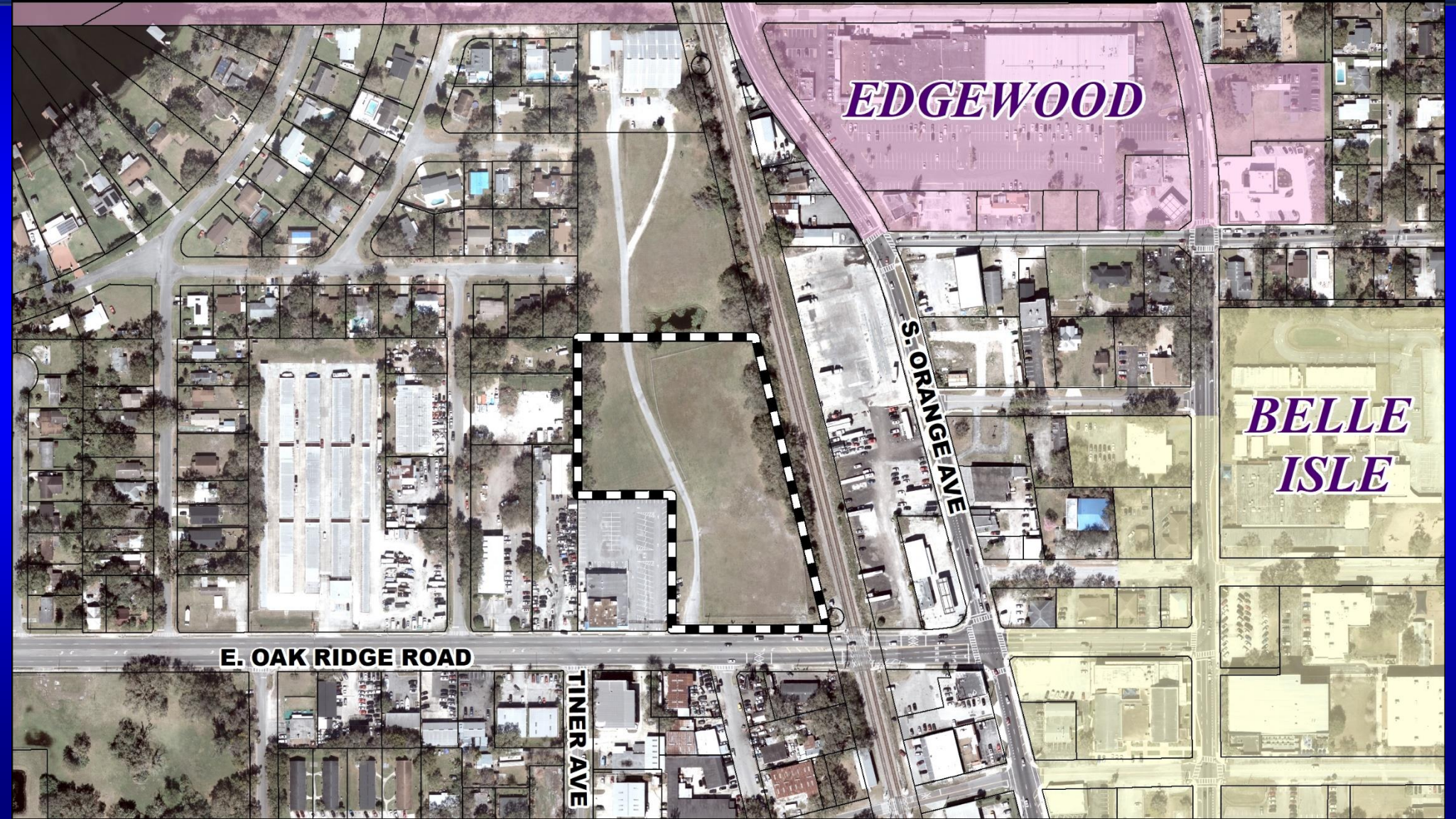
Proposed Zoning Map

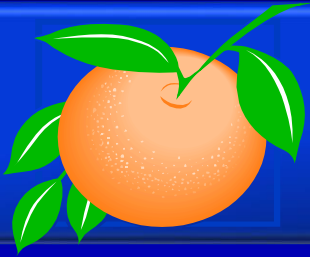




GOLF Land Use Plan

Aerial Map





GOLF Land Use Plan

Overall Land Use Plan



SYMBOL	DESCRIPTION
---	BOUNDARY/OWNER
- - - -	SETBACK
---	PERMITTED BUILDING SETBACK
---	LANDSCAPE/REQUIREMENT BUFFER
---	REQUIREMENT BUFFER
---	EXISTING BOUNDARY
---	DISTING. INTERSECTION CORNER

PD LAND AREA SUMMARY		AREA (AC)
1	PROPERTY BOUNDARY	5.18
2	SETBACK AND REQUIREMENT BUFFER	3.26
3	LANDSCAPE BUFFER	1.07
4	PERMITTED BUILDING SETBACK	0.00

PD GENERAL SITE DATA	
DEVELOPMENT PROGRAM	RESIDENTIAL COMMERCIAL
ZONING	RC-1
DEVELOPMENT DENSITY	100.0
DEVELOPMENT FOOTPRINT	7,700.0
DEVELOPMENT AREA	10.1
DEVELOPMENT PERCENTAGE	19.5
DEVELOPMENT BUILDING HEIGHT	3.0
DEVELOPMENT FLOOR AREA	23,100.0
DEVELOPMENT PERCENTAGE	447.9
DEVELOPMENT PERCENTAGE	447.9
DEVELOPMENT PERCENTAGE	447.9
DEVELOPMENT PERCENTAGE	447.9

BUILDING SETBACK	NORTH (FT)	EAST (FT)	SOUTH (FT)	WEST (FT)
MINIMUM	5	5	5	5
MAXIMUM				

ESTIMATED TRIP GENERATION	
PERMIT	1,000
PERMIT	1,000
PERMIT	1,000
PERMIT	1,000

DESCRIPTION	NUMBER OF TRIPS	TRIP RATE	TOTAL TRIPS	PER UNIT
RESIDENTIAL	1,000	1.0	1,000	1.0
COMMERCIAL	1,000	1.0	1,000	1.0

- NOTES:**
- THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF GOLF AND THE COUNTY OF BREVARD.
 - THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF GOLF AND THE COUNTY OF BREVARD.
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 - THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF GOLF AND THE COUNTY OF BREVARD.



KPMFranklin
 1001 N. UNIVERSITY AVENUE, SUITE 1100
 ORLANDO, FL 32812
 PHONE: (407) 903-1000

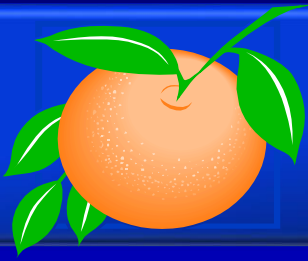
DESIGNED BY	DATE	DRG APPROVED [Signature]
CHECKED BY	DATE	
APPROVED BY	DATE	
SCALE	DATE	
PROJECT NO.	DATE	

LAND USE PLAN

GOLF PD

CAUTION: THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT WARRANT THE ACCURACY OF THE INFORMATION HEREIN.

DATE	DESCRIPTION	BY
11/15/11	PRELIMINARY	...
12/15/11
1/15/12
2/15/12
3/15/12



GOLF Land Use Plan

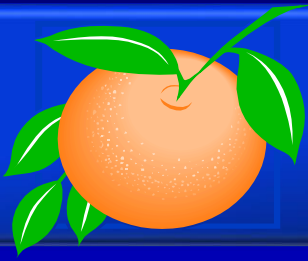
Revised Condition #16

PROPOSED REVISION

The Schuler Family LLC, Owner, shall execute and record in the Public Records a Declaration of Cross Access Easement (Declaration) that runs with the land to ensure access from West Oak Ridge Road to the subject property (parcel identification number 24-23-29-3404-00-080, Property) and through the subject property to the two parcels to the north with the (parcel identification numbers 24-23-29-3404-00-070 and 24-23-29-3404-00-071), reviewed by the County Attorney's Office and in form and substance acceptable to the County. The Declaration shall be recorded in the Public Records within five (5) business days after approval by the Board at its public hearing for final consideration of this application or prior to the sale of the Property to a third party whichever is sooner. A recorded copy of the Declaration shall be provided to the County as verification of compliance with this condition of approval.

DRC LANGUAGE

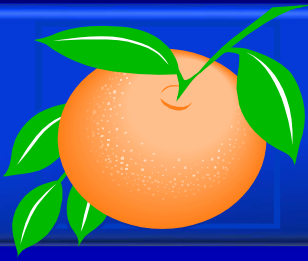
Prior to the Board public hearing for final consideration of this application, Developer/Applicant shall execute and record in the Public Records a Notice of Reservation reserving a cross-access easement over the subject property - PCN 24-23-29-3404-00-080 - in favor of the two properties immediately to the north - PCNs 24-23-29-3404-00-070 and 24-23-29-3404-00-071 - to ensure that those properties continue to have access through the subject property to and from Oak Ridge Road. The Notice of Reservation shall reserve a cross-access easement the form of which shall be attached to the Notice as Exhibit "A". Prior to recording the Notice and Exhibit(s) Developer/Applicant shall provide a draft to the County Attorney's Office for review and shall be in form and substance acceptable to the County. Developer/Applicant shall execute and record a cross-access easement in substantially the same form as Exhibit "A" prior to or concurrent with any sale of transfer of the subject property.



Action Requested

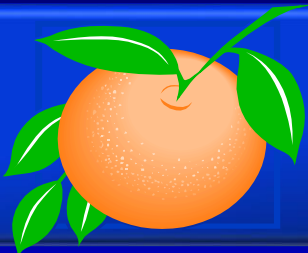
Make a finding of consistency with the Comprehensive Plan and APPROVE the GOLF Planned Development Land Use Plan dated “Received July 11, 2024”, subject to the conditions listed under the PZC Recommendation in the Staff Report, with revised Condition #16.

District 3



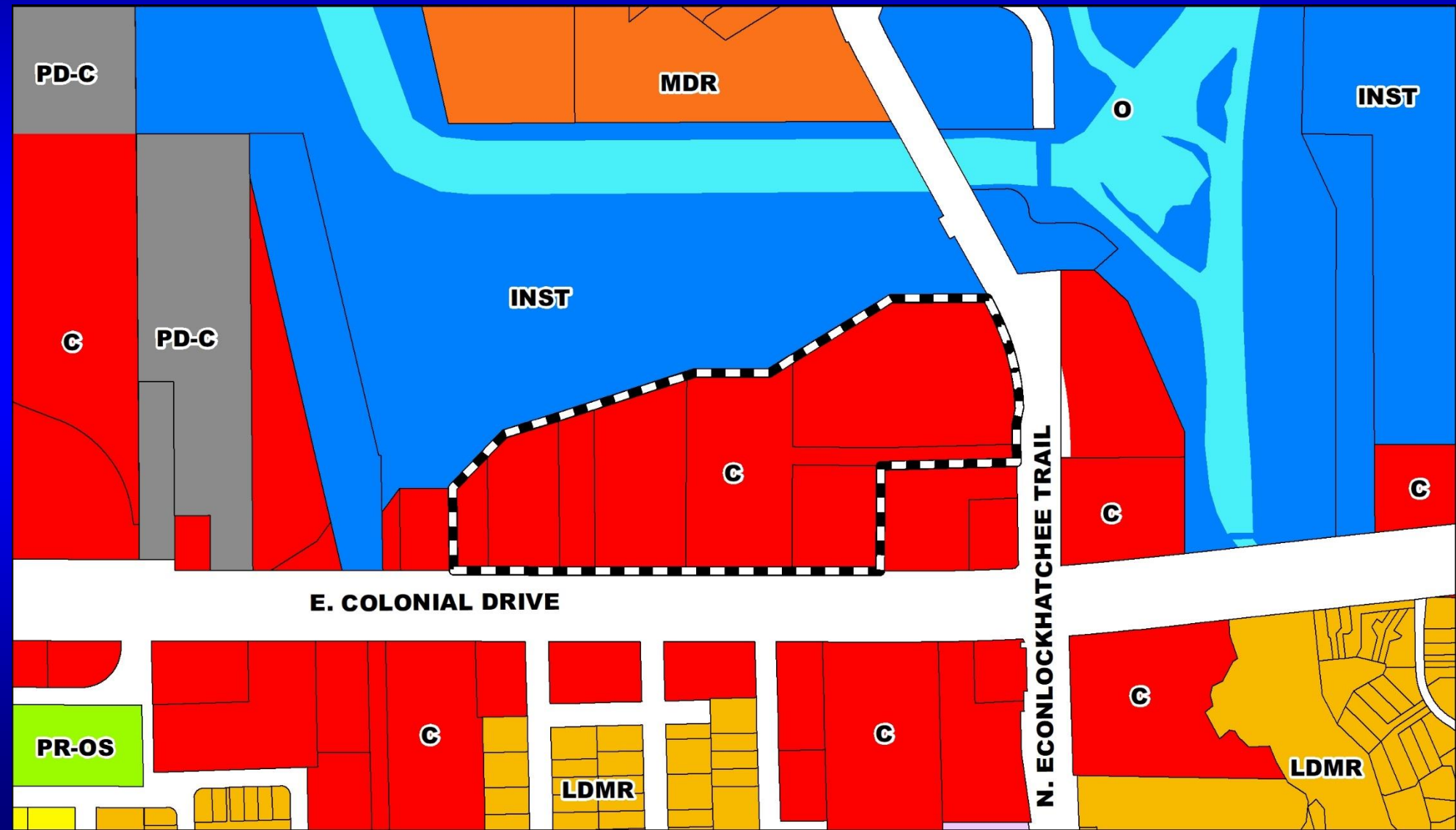
Greenway Automotive Econlockhatchee Campus Land Use Plan

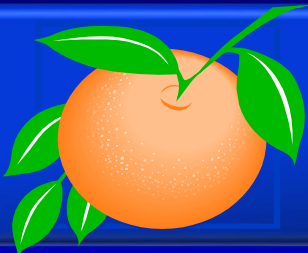
- Case:** LUP-23-07-228
- Applicant:** Kendell Keith, Oak Hill Planning Studio, LLC
- District:** 5
- Location:** Generally located north of E. Colonial Drive, west of N. Econlockhatchee Trail, and east of State Road 417.
- Acreage:** 18.16 gross acres
17.85 net acres
- From:** C-1 (Retail Commercial District), C-2 (General Commercial District) & A-2 (Farmland Rural District)
- To:** PD (Planned Development District)
- Request:** To rezone 18.16 acres from C-1 (Retail Commercial District), C-2 (General Commercial District) & A-2 (Farmland Rural District) to PD (Planned Development District) with a proposed development program of up to 194,387 square feet of commercial and retail uses, including automotive sales and service.



Greenway Automotive Econlockhatchee Campus Land Use Plan

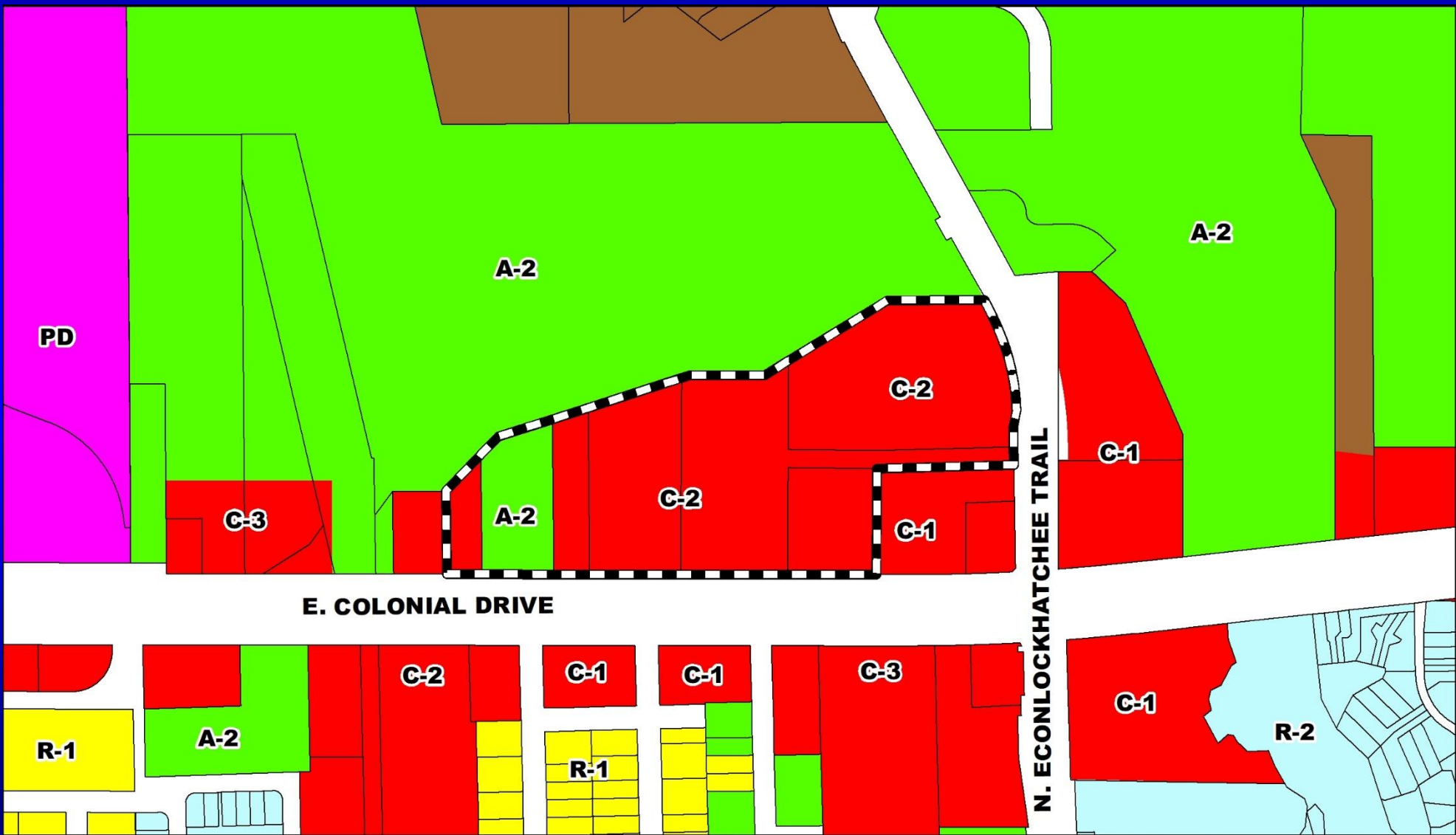
Future Land Use Map

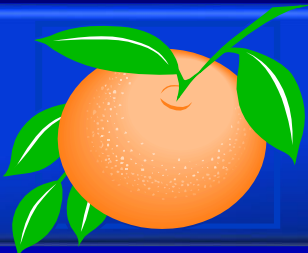




Greenway Automotive Econlockhatchee Campus Land Use Plan

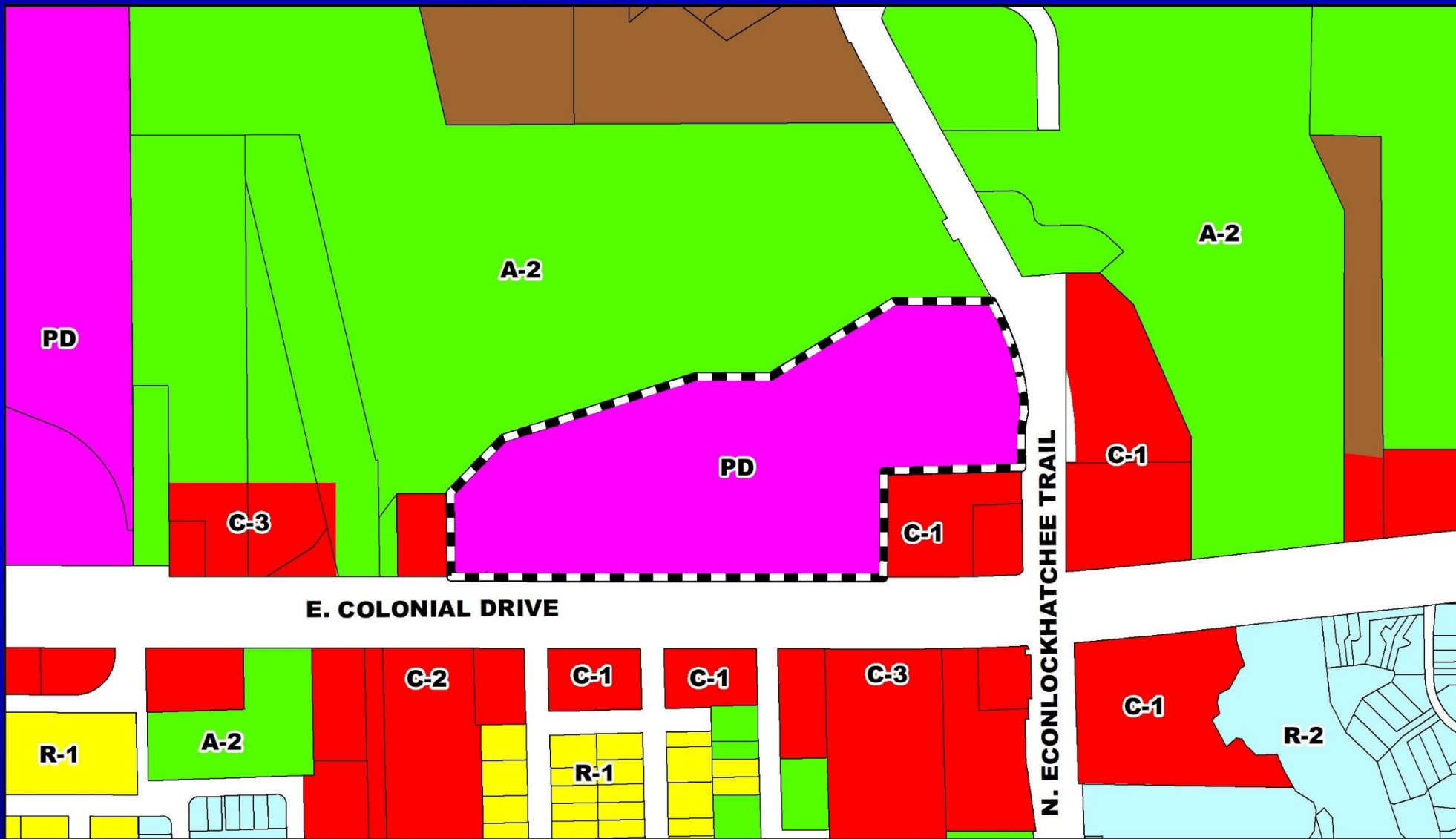
Zoning Map

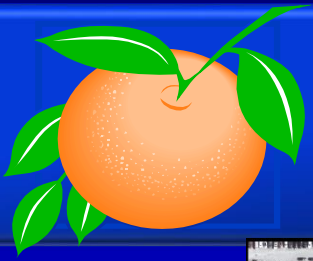




Greenway Automotive Econlockhatchee Campus Land Use Plan

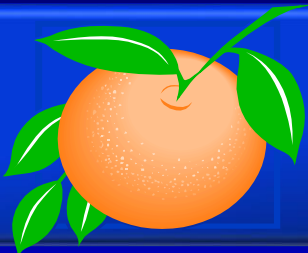
Proposed Zoning Map





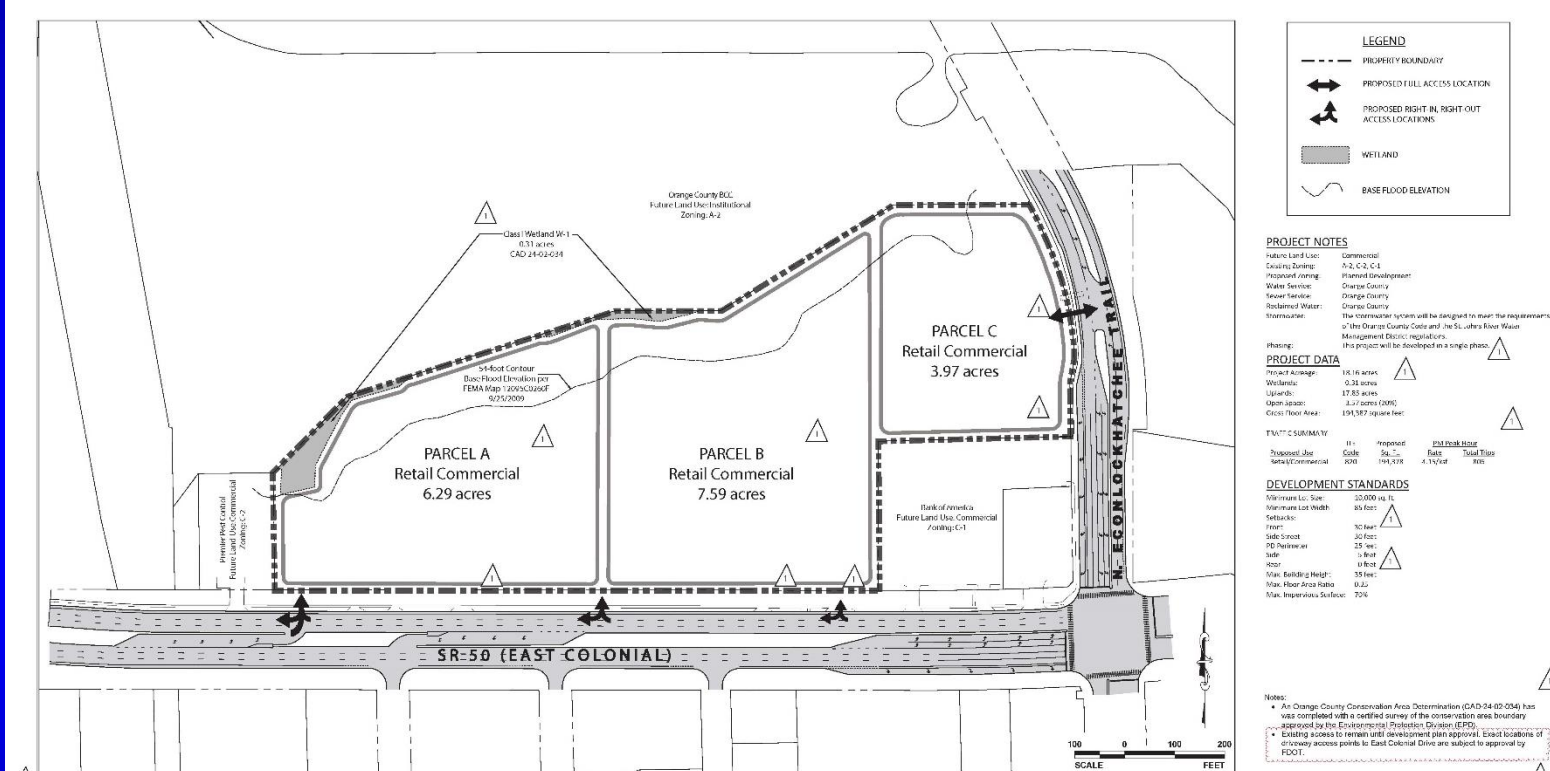
Greenway Automotive Econlockhatchee Campus Land Use Plan Aerial Map





Greenway Automotive Econlockhatchee Campus Land Use Plan

Overall Land Use Plan



LEGEND

- PROPERTY BOUNDARY
- PROPOSED FULL ACCESS LOCATION
- PROPOSED RIGHT-IN, RIGHT-OUT ACCESS LOCATIONS
- WETLAND
- BASE FLOOD ELEVATION

PROJECT NOTES

Nature Land Use: Commercial
 Ceiling Zoning: A-2, C-2, C-1
 Hazard Rating: Hazard Development
 Water Service: Orange County
 Sewer Service: Orange County
 Reclaimed Water: Orange County
 Stormwater: Orange County

The stormwater system will be designed to meet the requirements of the Orange County Code and the St. Johns River Water Management District regulations. This project will be developed in a single phase.

PROJECT DATA

Project Allowance: 10.16 acres
 Wetlands: 0.21 acres
 Uplands: 17.83 acres
 Open Areas: 2.27 acres (20%)
 Gross Floor Area: 191,587 square feet

EMT C SUMMARY

Subtotal Area	ft ²	Impound	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²
Area	Code	Impound	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²
General Commercial	3000	Impound	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²

DEVELOPMENT STANDARDS

Minimum Lot Size: 10,000 sq. ft.
 Minimum Lot Width: 85 feet
 Setbacks:
 Front: 10 feet
 Side Street: 20 feet
 75' Setback: 15 feet
 Side: 5 feet
 Rear: 10 feet
 Max. Building Height: 35 feet
 Max. Floor Area Ratio: 0.4
 Max. Impervious Surface: 75%

Notes:

- All Orange County Conservation Area Determination (CAD-04-02-034) has been completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD).
- Existing access for retail and development plan approval. Existing locations of driveway access points to East Colonial Drive are subject to approval by FDOT.

PERMITTED USES

New and used vehicle sales, leasing, and rental (van, light-duty trucks, boats, recreational vehicles, campers, off-road recreational vehicles, golf carts, motorcycles, go carts, dune buggies, utility trailers, commercial vehicles, heavy trucks, and heavy equipment).
 May include outdoor storage and display of vehicles for sale, lease or rent. Offices shall be allowed as an accessory use to vehicular sales. No property to be used for parking or standing of vehicles or equipment which are for sale, lease or rent. Accessors shall maintain all required parking spaces and open spaces as are necessary to support all requirements of the operation of the business use. All paint, body, automotive and mechanical repairs and work shall be completed and finished within an enclosed structure.

Automotive repair services as an accessory use, or stand alone (general automotive repair, oil and lube, painting and body shops, muffler & exhaust repair shops, transmission repair, window tinting, tire shops, battery sales & installation, and car washes).
 No property owner, tenant, occupant, or business shall utilize any public right-of-way required for use as a parking area or for storage of vehicles or equipment which are for sale, lease or rent, or awaiting or being completed repairs or maintenance. Businesses shall maintain all required parking spaces and open spaces and make them available to support all requirements of the operation of the business use. All paint, body, automotive and mechanical repairs and work shall be completed and finished within an enclosed structure.

Freight and car washes.
 Hours of operation shall be limited: from 5:00 a.m. to 10:00 p.m., all equipment shall be on street and shall be shut down before and after the hours of operation.

New and reconstructed automobile parts sales.
 Installation of auto parts may be permitted as an accessory use when conducted within an enclosed structure. Further, only those items sold on premises may be installed on premises.

Auto and vehicle repossession.
 Automobile auction (indoor and outdoor).
 Storage yards for operable automobiles, trucks, boats, and commercial vehicles.
 Automobile towing service (does not include the storage, sales or dismantling of wrecked/inoperable vehicles).
 An automobile towing service shall be a permitted use, provided that it complies with the following standards:
 a. Maximum in-site storage of thirty (30) wrecked or inoperable vehicles.
 b. No vehicle storage area shall be more than fifty (50) days.
 c. Vehicle storage is prohibited.

PERMITTED USES (Continued)

Gasoline stations and automobile services stations, except truck stops.
 No property owner, tenant, occupant, or business shall utilize any public right-of-way, required landscape area, or landscape buffer for parking or standing of vehicles or equipment which are for sale, lease or rent, or awaiting or being completed repairs or maintenance. Businesses shall maintain all required parking spaces and open spaces as are necessary to support all requirements of the operation of the business use. All paint, body, automotive and mechanical repairs and work shall be completed and finished within an enclosed structure.

Gasoline stations are, automobile services stations are subject to the following standards:
 a. All impound lots shall not encroach into the right-of-way setback's distance more than fifteen (15) feet.
 b. The curbing of a pump island canopy shall be attached to the existing curb on one side and shall enclose into the right-of-way setback distance more than twenty feet (20) feet.
 c. The curbing of a pump island canopy attached to the service station structure shall be cement and shall be attached to the curb to fully meet setback requirements.
 d. All automobile towing may be permitted as an accessory use. However, towed vehicles shall not be stored on site.

General retail and merchandising stores to include the following: clothing, apparel & accessory stores, drug stores, furniture stores, sporting goods, bicycle stores, fitness centers & fitness, retail, retail outlets, home stores, appliance & electronics stores, flooring stores, paint & home decor stores, furniture stores, appliance & electronics stores & retail stores, book stores, office supplies, stationary stores, jewelry stores, ceramic shops, hobby toy & game shops, camera and photography supply stores, gift & novelty stores, luggage & leather products stores, florists, tobacco stores, nurseries, pet and pet supplies stores, art stores, sports, books & & good stores.

Restaurants, drive-in restaurants, drive-thru restaurants, snack bars, lunch stands, and commissary restaurants including on-premise consumption of alcoholic beverages:
 a. Outdoor seating is permitted subject to the following conditions:
 i. All lighting at outdoor seating areas shall be checked away from all residential uses or residential compatible uses.
 ii. Activity at outdoor seating areas shall comply with chapter 15, article 6 (noise pollution control) Orange County Code.
 iii. All outdoor seating shall be completed on site plans and
 iv. All outdoor seating permitting steps must comply with section 38-1402 Orange County Code.

PERMITTED USES (Continued)

Micro-breweries, micro-wineeries, craft distilleries, and breweries.
 Manufacturing operations that produce alcoholic beverages for on-site consumption and off-site sales, and related uses, may be allowed as an accessory use with a determination by the planning and zoning manager subject to the following criteria:
 a. Up to forty-nine (49) barrels of the four area may be used for an incubatory, micro-brewery, or craft distillery for any condition on premises, with the remaining barrels used for restaurant, tasting room or retail operations; and
 b. The maximum production allowed per calendar year for micro-breweries, micro-wineeries, craft distilleries, and breweries is as follows:
 1. An allowance by applicable licenses from the Florida Department of Agriculture and Professional Regulation. Volume of alcoholic beverages are: (a) beer;
 2. Breweries: not to exceed fifteen thousand (15,000) barrels;
 3. Micro-breweries: up to fifteen thousand (15,000) barrels;
 4. Micro-wineeries: up to one hundred thousand (100,000) gallons; and
 c. Total entitlements up to fifteen thousand (15,000) gallons.
 c. Required parking shall be determined by the square footage for restaurant and manufacturing portions of the establishment pursuant to Code section 38-147C.

Personal services to include the following: non-operative hair salons, dry cleaning, repair and upholstery cleaning, tattooing, photography, art, studios, massage studios, beauty shops, barbers hair salons, shoe repair, (dress) alterations, tanning salons, and tanning parlors.
 Banks, credit unions, mortgage loan companies, finance offices
 Security and commodity brokers
 Insurance underwriters, agents and brokers
 Holding and investment offices
 Estate planning and management
 Health and wellness
 Business services
 Legal, accounting, or other professional services supporting automotive sales and services.
 Parking lots and parking garages for office, commercial and industrial uses.
 Wholesale distribution of electronic parts and equipment.

PERMITTED USES (Continued)

Shopping centers and department stores (including big box).
 Grocery stores, specialty food stores, miscellaneous food stores, and convenience stores.
 Wholesale meat & produce, and soft drink bottling distribution.
 Wholesale distribution of durable and nondurable goods.
 Machine shops
 Contractors offices and trade shops with overnight parking and outdoor storage and display of equipment, products, and merchandise that is typically utilized or stored outdoors.
 Farms, storage lots (used for sale or storage) of new and used tractors from the public right-of-way.
 Multifamily residential, subject to compliance with P.S. 129.01005

USES PERMITTED BY SPECIAL EXCEPTION

Large truck repair or similar other heavy vehicles (such as buses and tractor trailers)
 All paint, body, automotive and mechanical repairs and work shall be conducted and completed within an enclosed structure.

REVISION	DATE
1	TRG Comments 6/12/22
2	Add note on access 7/7/22



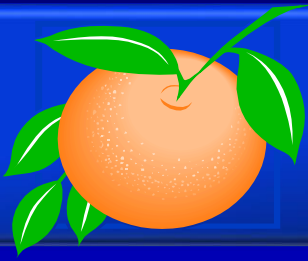
GREENWAY AUTOMOTIVE Econlockhatchee Campus
 East Colonial Land LLC & Econlockhatchee Land, LLC
 9001 East Colonial Drive
 Orlando, FL 32817

LAND USE PLAN

DRAWN BY:	CHECKED BY:
KLK	KLK
PROJECT NO:	23-003
FILE NAME:	Land Use Plan
DATE:	MAY 6, 2024

3	SHEET	4
---	-------	---

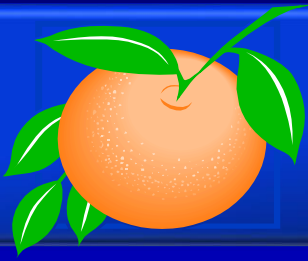
2024 GH HILL PLANNING STUDIO, LLC



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Greenway Automotive Econlockhatchee Campus Planned Development - Land Use Plan (PD-LUP) (LUP-23-07-228) dated “Received July 11, 2024”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 5

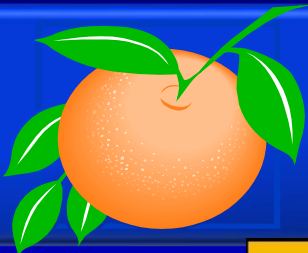


Vineland Land Use Plan

- Case:** LUP-24-01-026
- Applicant:** Momtaz Barq, Terra-Max Engineering, Inc.
- District:** 1
- Location:** Generally located on the west side of South Apopka Vineland Road, south of 5th street, within the Buena Vista North Overlay District.
- Acreage:** 1.21 acres
- From:** R-CE (Country Estate District)
- To:** PD (Planned Development District)
- Request:** To rezone 1.21 acres from R-CE (Country Estate District) to PD (Planned Development District), with a proposed development program of 15,500 square feet of office uses.

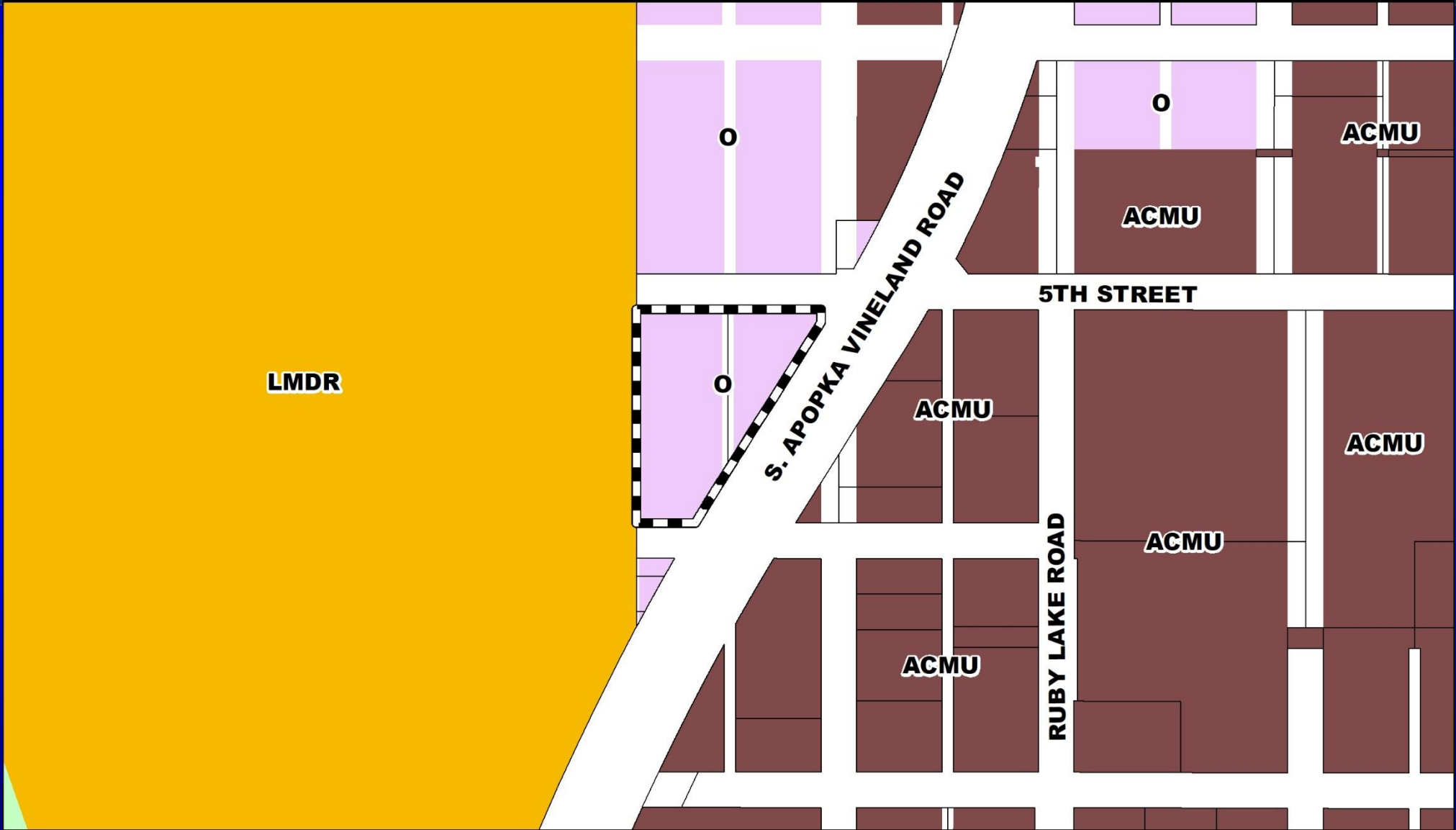
In addition, a waiver is being requested from Orange County Code:

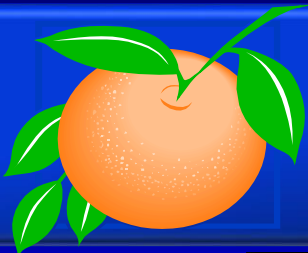
1. A waiver from Sec. 38-1394.1(a), *Buena Vista North District* standards to allow the landscaped area to be equal to the full linear length of the building base and only on the eastern and southern sides of the proposed building in lieu of a ten (10) foot building base green space for a one-story building and thirteen (13) feet for two-stories building.



Vineland Land Use Plan

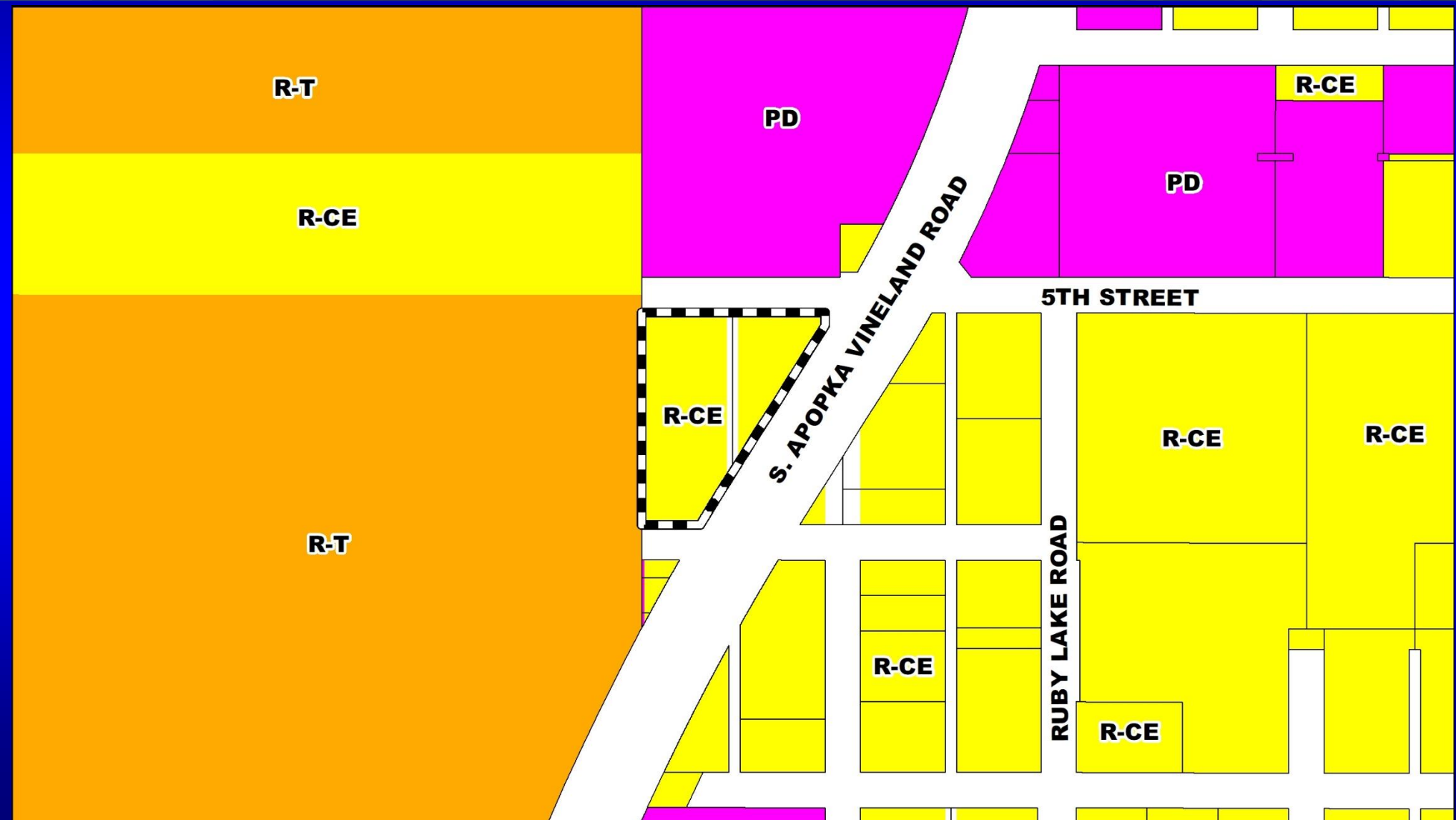
Future Land Use Map

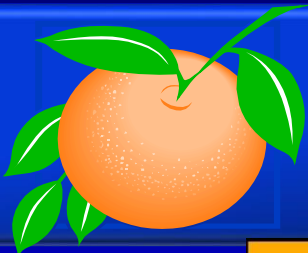




Vineland Land Use Plan

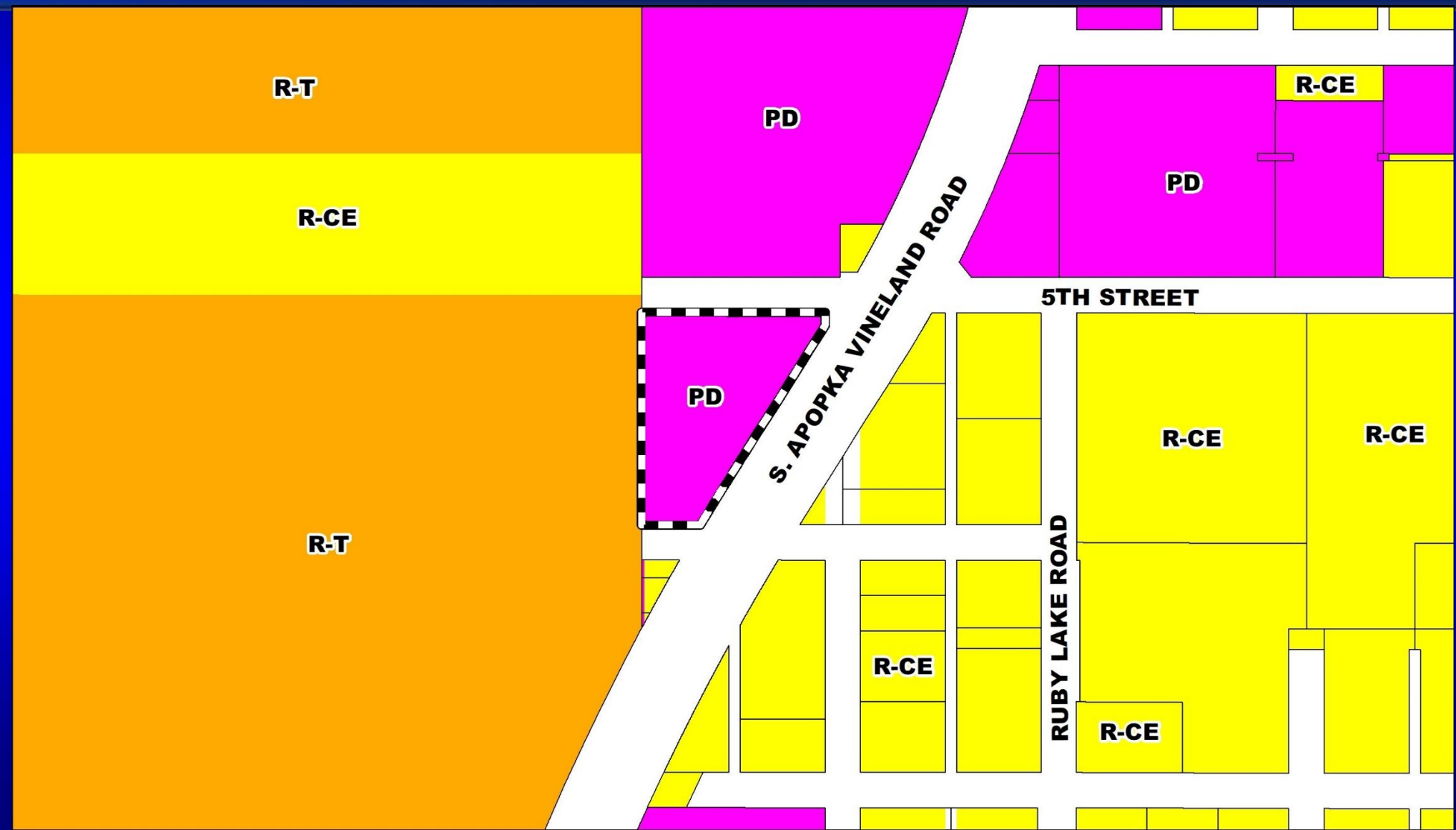
Zoning Map

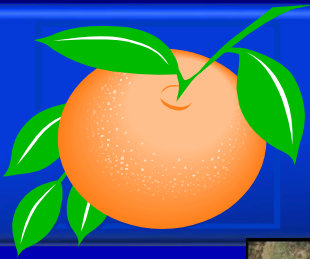




Vineland Land Use Plan

Proposed Zoning Map

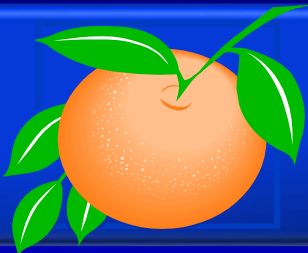




Vineland Land Use Plan

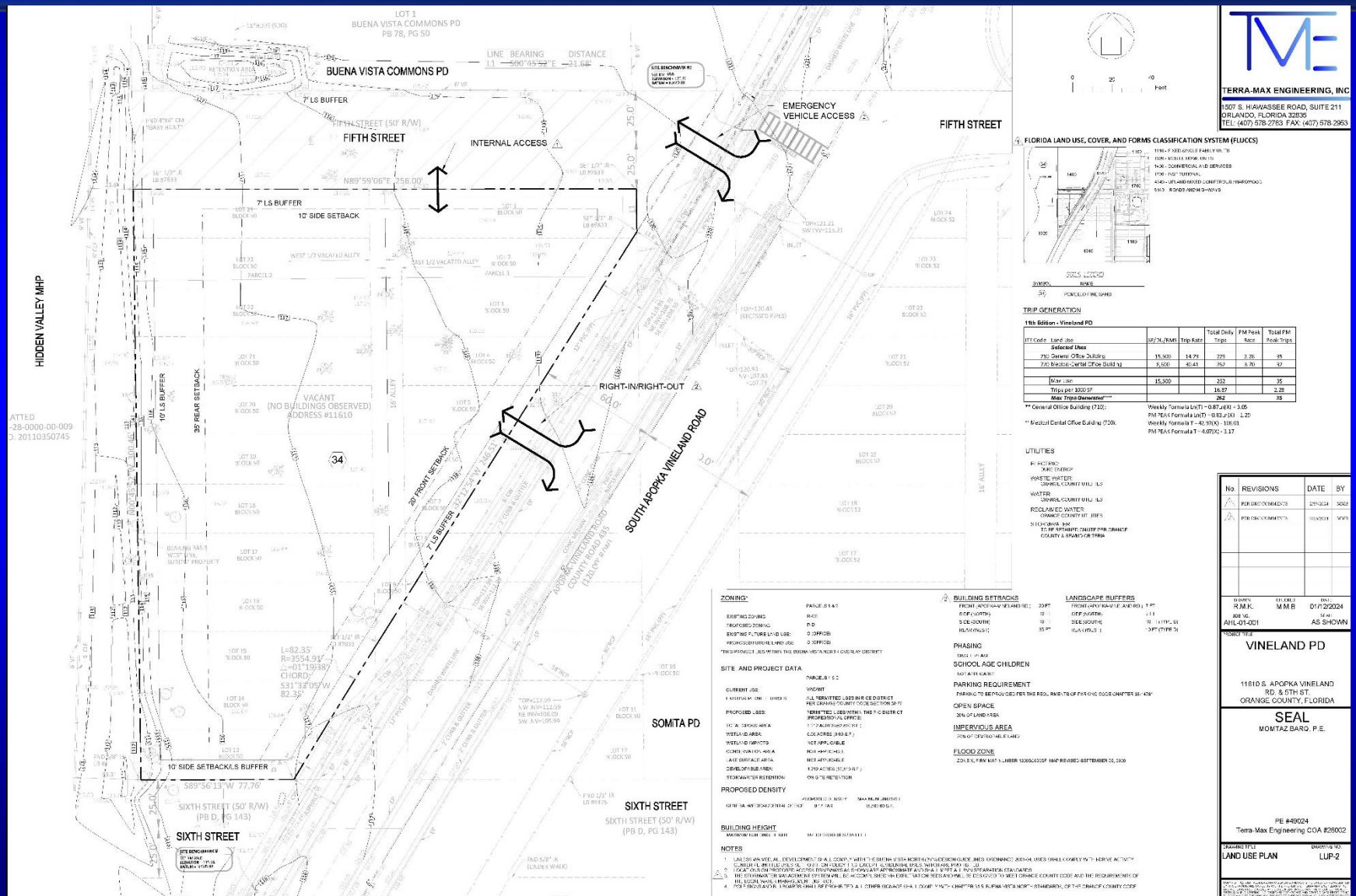
Aerial Map



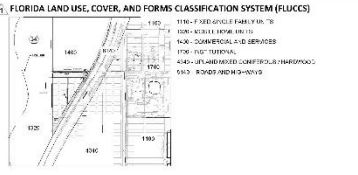


Vineland Land Use Plan

Overall Land Use Plan



TME
TERRA-MAX ENGINEERING, INC
 1807 S. HAWAIIAN ROAD, SUITE 211
 ORLANDO, FLORIDA 32835
 TEL: (407) 578-2783 FAX: (407) 578-2983



TRIP GENERATION

1st Edition - Vineland PD

Use Code	Land Use	SP/70,000	Trips Rate	Trips	PM Peak	Total PM Peak Trips
710	General Office Building	15,000	10.71	279	2.26	35
720	Professional Office Building	5,000	8.43	262	3.30	52
	Total			541		87
	Trips per 1000 SF			16.87		2.32
	Max Trips Generated			262		35

** General Office Building (710): Weekly Formula LUT1 = 0.87(LUR) + 3.05
 PM Peak Formula LUT1 = 0.83(LUR) + 3.25
 ** Medical Office Building (720): Weekly Formula T = 41.97(X) - 108.93
 PM Peak Formula T = 4.07(X) - 3.17

UTILITIES

- ELECTRIC: STATE ENERGY
- WASTE WATER: ORANGE COUNTY WFLD
- WATER: ORANGE COUNTY WFLD
- RECLAIMED WATER: ORANGE COUNTY WFLD
- STORMWATER: TO BE RETAINED ON-SITE PER ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS 1994

No.	REVISIONS	DATE	BY
1	FOR SUBCOMMITTEE	2/17/2024	MMB
2	FOR SUBCOMMITTEE	3/15/2024	MMB

VINELAND PD

11810 S. APOPKA VINELAND RD. & 5TH ST.
 ORANGE COUNTY, FLORIDA

SEAL
 MONTAZZARO, P.E.

PE #45024
 Terra-Max Engineering COA #28002

LAND USE PLAN LUP-2

ZONING:

PROPOSED ZONING: PD
 EXISTING ZONING: PD
 EXISTING FUTURE LAND USE: OFFICE
 EXISTING FUTURE LAND USE: OFFICE
 EXISTING FUTURE LAND USE: OFFICE
 EXISTING FUTURE LAND USE: OFFICE

SITE AND PROJECT DATA

CURRENT USE: VACANT
 PROPOSED USE: SCHOOL AGE CHILDREN
 PROJECT AREA: 1.00 ACRES
 PROJECT ADDRESS: 11810 S. APOPKA VINELAND RD. & 5TH ST.
 PROJECT OWNER: TERRA-MAX ENGINEERING, INC.
 PROJECT ARCHITECT: TERRA-MAX ENGINEERING, INC.
 PROJECT ENGINEER: MONTAZZARO, P.E.

PROPOSED DENSITY

PROPOSED DENSITY: 100 STUDENTS PER ACRE
 PROPOSED DENSITY: 100 STUDENTS PER ACRE

BUILDING HEIGHT

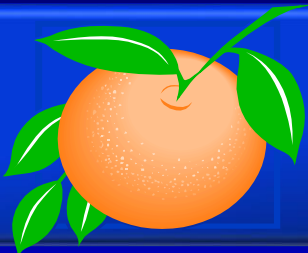
BUILDING HEIGHT: 15 FEET
 BUILDING HEIGHT: 15 FEET

NOTES

1. ALL USES ARE SUBJECT TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND ORDINANCES.
2. THE PROJECT IS SUBJECT TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND ORDINANCES.
3. THE PROJECT IS SUBJECT TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND ORDINANCES.
4. THE PROJECT IS SUBJECT TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND ORDINANCES.

ATTN: 28-0000-00-009
 D. 20110350745

HIDDEN VALLEY MHP



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Vineland PD/LUP (LUP24-01-026) dated “Received July 26, 2024”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1

Board of County Commissioners

Public Hearings

September 24, 2024