



Board of County Commissioners

**2019-2 Small-Scale Privately-Initiated
Map Amendment**

Adoption Public Hearing

Agenda Item V.I.11.

November 17, 2020



Amendment 2019-2-S-2-2

Agent: Mario Golden

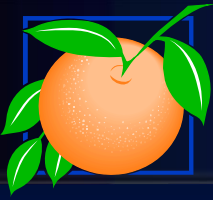
Owner: Deborah Postell

From: Medium Density Residential (MDR)

To: Medium-High Density Residential (MHDR)

Acreage: 4.20 gross/3.51 net developable acres

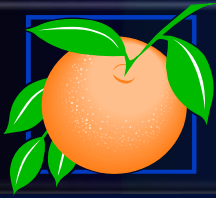
Proposed Use: Up to 122 multi-family dwelling units



Amendment 2019-2-S-2-2 and Ordinance

Requested Action:

Continue Amendment 2019-2-S-2-2 and its ordinance to December 15, 2020 at 2:00 PM



Board of County Commissioners

2020-1 Regular Cycle Privately- Initiated Map Amendments and Concurrent Substantial Change Request

Adoption Public Hearings

Agenda Item V.I.12.

November 17, 2020



2020-1 Regular Cycle Amendment Process

- **Community Meetings**
November 2019
- **Transmittal public hearings**
LPA – January 16, 2020
BCC – February 11, 2020
- **State and regional agency comments**
August 3, 2020
- **Adoption public hearings**
LPA – June 18, 2020
BCC – November 10, 2020, continue
BCC – November 17, 2020



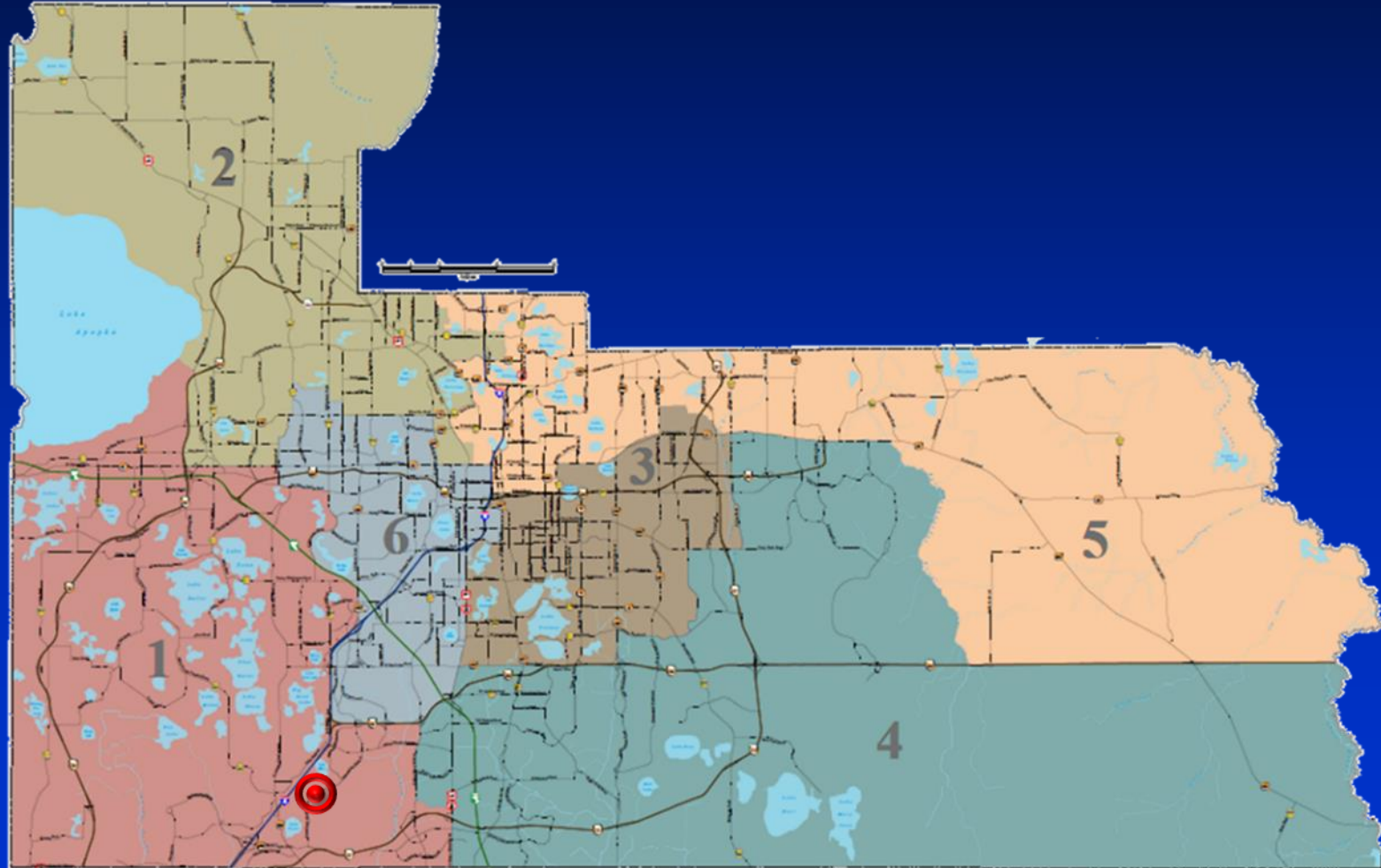
Amendment 2020-1-A-1-1 and CDR-19-10-356

- Agent:** Jeff Robbins, Related Development, LLC
- Owner:** Vitru Florida, Inc.
- From:** Activity Center Mixed Use (ACMU)
- To:** Planned Development-Activity Center
Residential (PD-ACR)
- Acreage:** 20.14 gross/18.656 net developable acres
- Proposed Use:** Up to 420 multi-family dwelling units



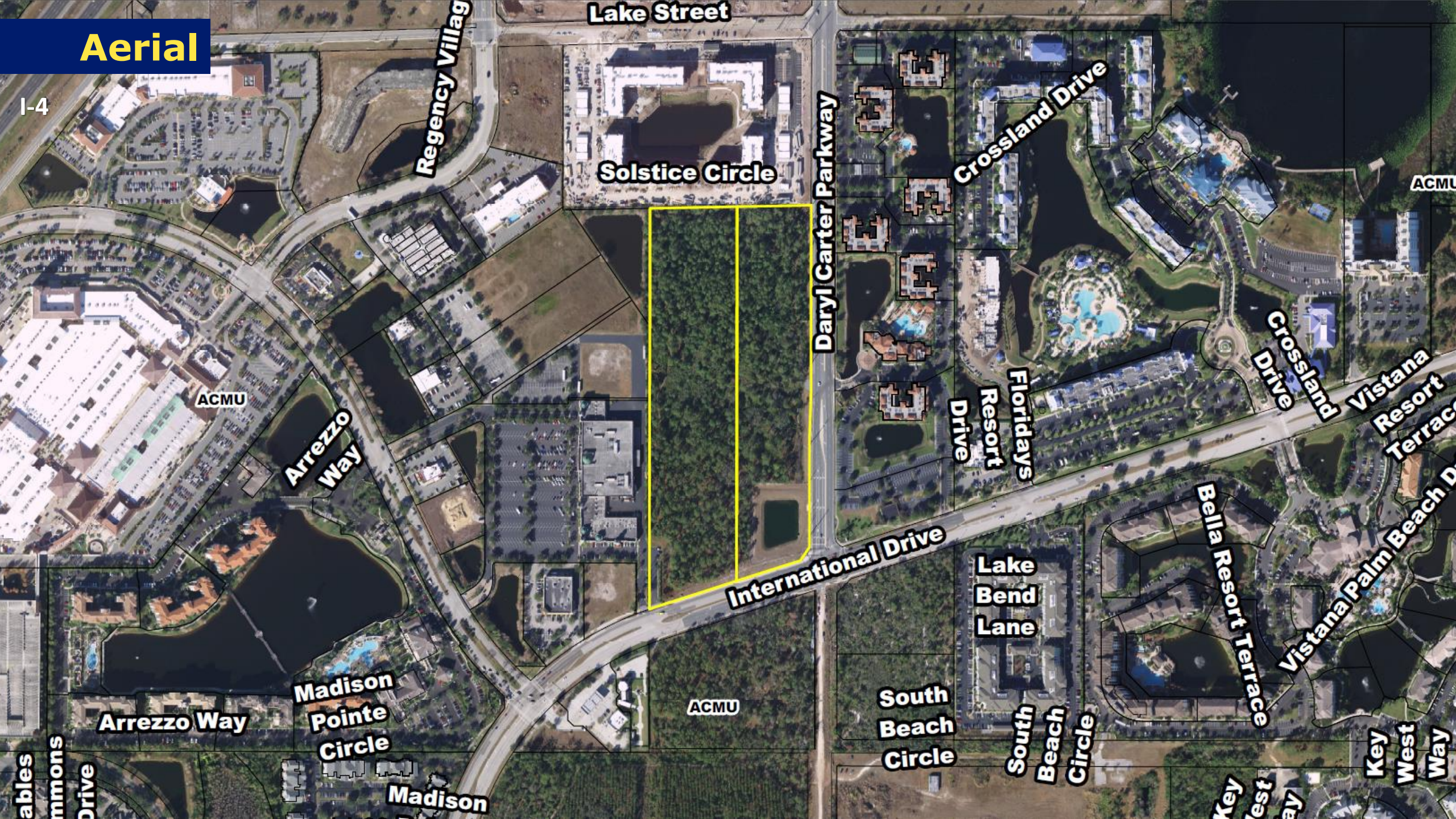
Amendment 2020-1-A-1-1 and CDR-19-10-356

Location



Aerial

I-4



Regency Village

Lake Street

Solstice Circle

Daryl Carter Parkway

Crossland Drive

ACMU

Arrezzo Way

Floridays Resort Drive

Crossland Drive

Vistana Resort Terrace

International Drive

Lake Bend Lane

Bella Resort Terrace

Vistana Palm Beach Drive

Arrezzo Way

Madison Pointe Circle

South Beach Circle

South Beach Circle

ACMU

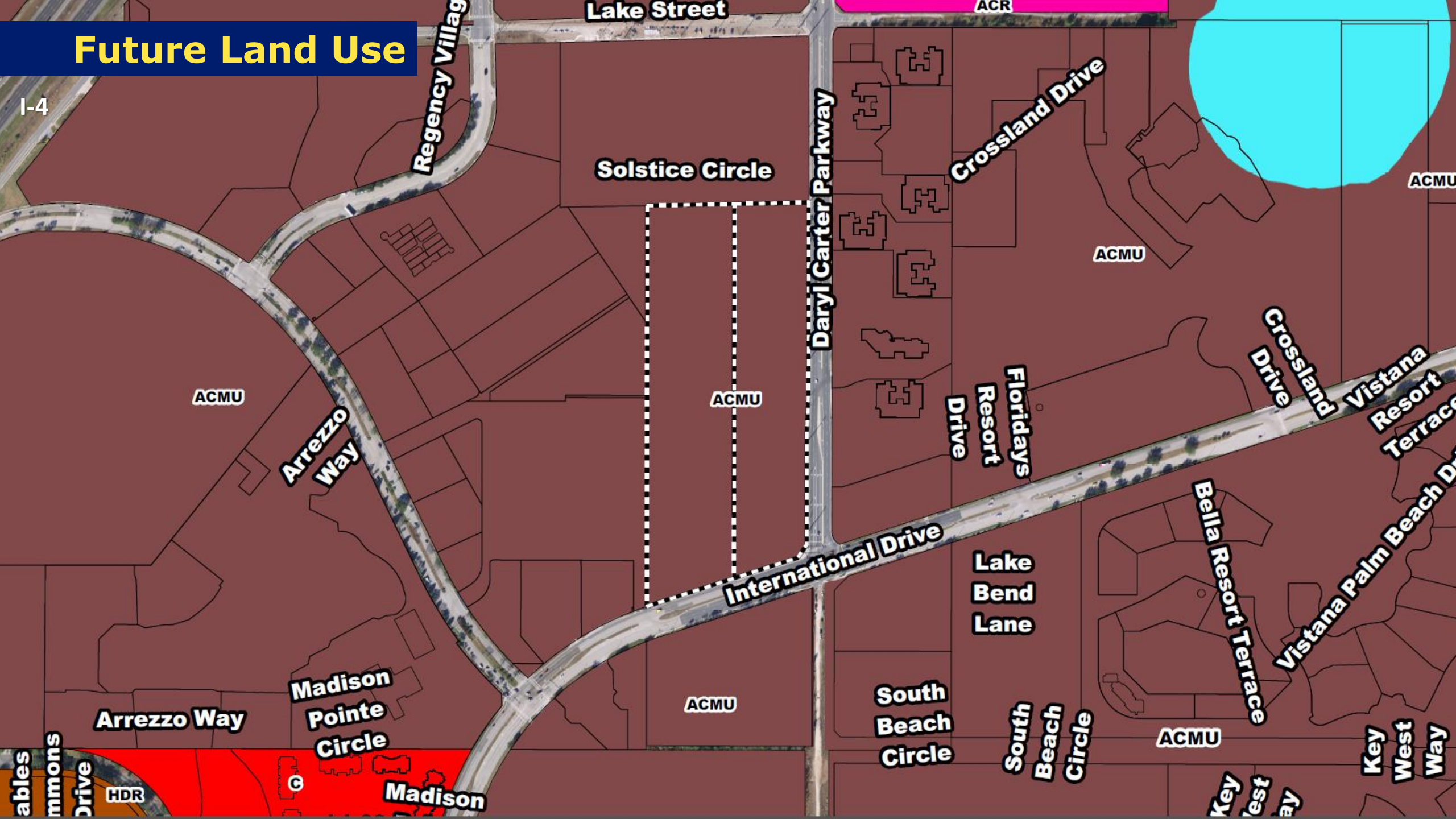
Madison

Key West Way

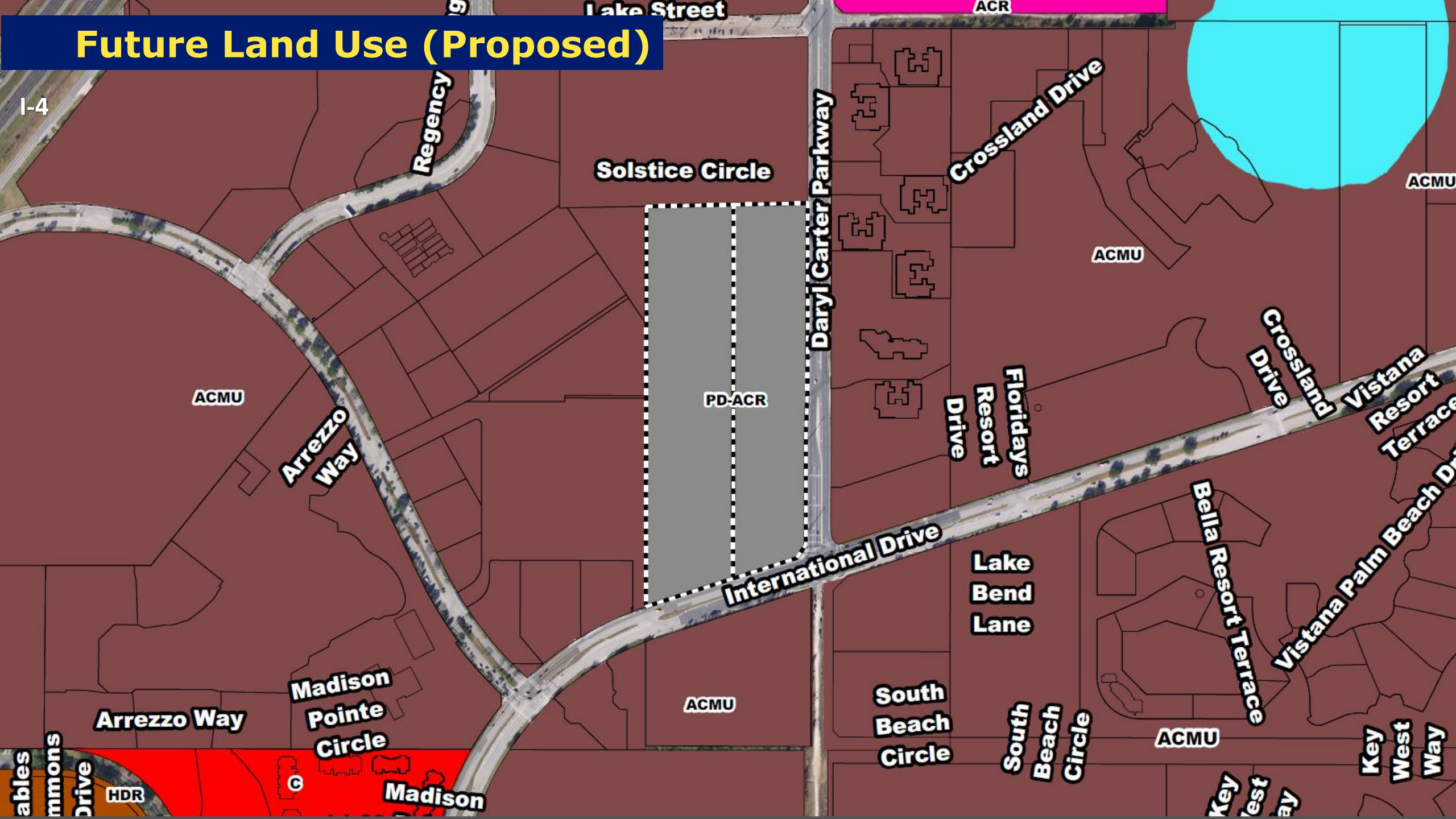
ables
mmons
Drive

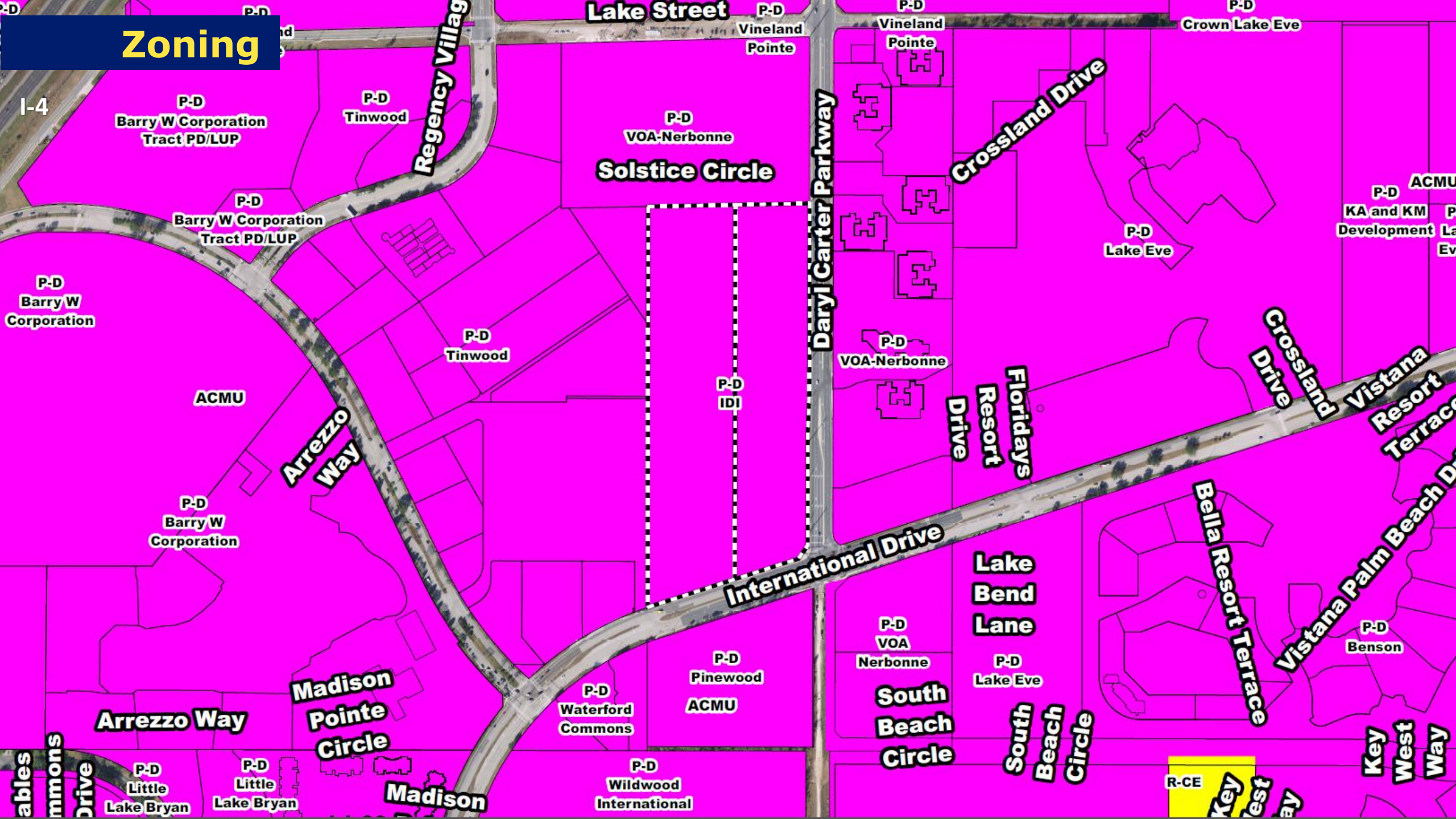
Key West Way

Future Land Use



Future Land Use (Proposed)





Zoning

I-4

P-D
Barry W Corporation
Tract PD/LUP

P-D
Tinwood

P-D
VOA-Nerbonne
Solstice Circle

P-D
Barry W Corporation
Tract PD/LUP

P-D
Barry W
Corporation

P-D
Tinwood

ACMU

Arrezzo Way

P-D
IDI

P-D
VOA-Nerbonne

P-D
Floridays
Resort
Drive

P-D
Lake Eve

Crossland
Drive

P-D
ACMU
KA and KM
Development
La
Ev

P-D
Barry W
Corporation

International Drive

Lake
Bend
Lane

Bella Resort Terrace

P-D
Benson

Vistana
Resort
Terrace

Vistana Palm Beach D

Arrezzo Way

P-D
Waterford
Commons

P-D
Pinewood
ACMU

P-D
VOA
Nerbonne

P-D
Lake Eve

**South
Beach
Circle**

**South
Beach
Circle**

P-D
Little
Lake Bryan

P-D
Little
Lake Bryan

**Madison
Pointe
Circle**

Madison

P-D
Wildwood
International

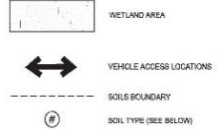
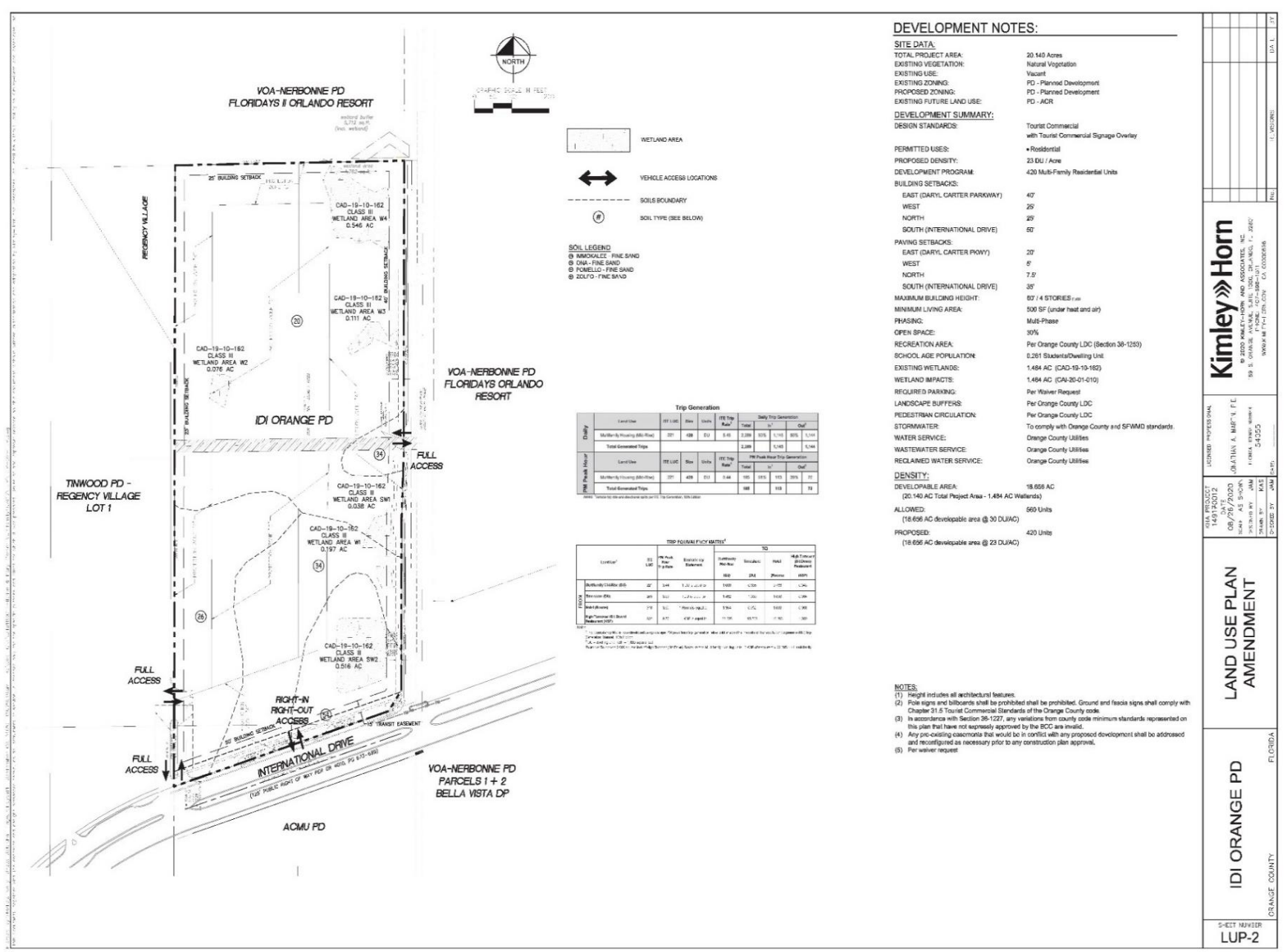
P-D
VOA
Nerbonne

P-D
Lake Eve

R-CE
Key
West
Way

Key
West
Way

IDI Orange PD Land Use Plan



SOIL LEGEND
 (S) SAND/CLAY FINE SAND
 (C) CIA - FINE SAND
 (M) MELLO - FINE SAND
 (S) SOLO - FINE SAND

Trip Generation

Daily	Land Use	FE UIC	Res	Units	FE Trip Rate	Daily Trip Generation	
						Total	In/Out
Monthly	Monthly Housing (600 Units)	201	0.08	510	0.08	2,208	1,104
	Total Generated Trips				2,208	1,104	1,104
PM Peak Hour	Land Use	FE UIC	Res	Units <td>FE Trip Rate <td colspan="2">PM Peak Hour Trip Generation</td> </td>	FE Trip Rate <td colspan="2">PM Peak Hour Trip Generation</td>	PM Peak Hour Trip Generation	
	Monthly Housing (600 Units)	201	0.08	510	0.08	165	83
Total Generated Trips					165	83	83

TRIP FORMULA FACTORS*

Category	FE UIC	Res	Units	FE Trip Rate	Res	Units	FE Trip Rate	Res	Units	FE Trip Rate
Monthly Housing (600 Units)	201	0.08	510	0.08	165	83	0.08	165	83	0.08
Monthly Housing (600 Units)	201	0.08	510	0.08	165	83	0.08	165	83	0.08
Monthly Housing (600 Units)	201	0.08	510	0.08	165	83	0.08	165	83	0.08

DEVELOPMENT NOTES:

SITE DATA:
 TOTAL PROJECT AREA: 20.145 Acres
 EXISTING VEGETATION: Natural Vegetation
 EXISTING USE: Vacant
 EXISTING ZONING: PD - Planned Development
 PROPOSED ZONING: PD - Planned Development
 EXISTING FUTURE LAND USE: PD - AGR

DEVELOPMENT SUMMARY:
 DESIGN STANDARDS: Tourist Commercial with Tourist Commercial Signage Overlay
 PERMITTED USES: Residential
 PROPOSED DENSITY: 23 DU / Acre
 DEVELOPMENT PROGRAM: 420 Multi-Family Residential Units
 BUILDING SETBACKS:
 EAST (DARYL CARTER PARKWAY) 47'
 WEST 25'
 NORTH 25'
 SOUTH (INTERNATIONAL DRIVE) 50'
 PAVING SETBACKS:
 EAST (DARYL CARTER POW) 20'
 WEST 5'
 NORTH 7.5'
 SOUTH (INTERNATIONAL DRIVE) 35'
 MAXIMUM BUILDING HEIGHT: 07' / 4 STORIES (max)
 MINIMUM LIVING AREA: 500 SF (under heat and air)
 PHASING: Multi-Phase
 OPEN SPACE: 30%
 RECREATION AREA: Per Orange County LDC (Section 38-1235)
 SCHOOL AGE POPULATION: 0.261 Students/Dwelling Unit
 EXISTING WETLANDS: 1.484 AC (CAD-19-10-162)
 WETLAND IMPACTS: 1.484 AC (CAN-20-01-010)
 RECLAIMED PARKING: Per Waiver Request
 LANDSCAPE BUFFERS: Per Orange County LDC
 PEDESTRIAN CIRCULATION: Per Orange County LDC
 STORMWATER: To comply with Orange County and SFWMD standards
 WATER SERVICE: Orange County Utilities
 WASTEWATER SERVICE: Orange County Utilities
 RECLAIMED WATER SERVICE: Orange County Utilities

DENSITY:
 DEVELOPABLE AREA: 18.656 AC
 (20.140 AC Total Project Area - 1.484 AC Wetlands)
 ALLOWED: 560 Units
 (18.656 AC developable area @ 30 DU/AC)
 PROPOSED: 420 Units
 (18.656 AC developable area @ 23 DU/AC)

- NOTES:**
- (1) Height includes all architectural features.
 - (2) Pole signs and billboards shall be prohibited. Ground and facade signs shall comply with Chapter 31.5 Tourist Commercial Standards of the Orange County code.
 - (3) In accordance with Section 38-1227, any violations from county code minimum standards represented on this plan that have not expressly approved by the BCC are invalid.
 - (4) Any pre-existing easements that would be in conflict with any proposed development shall be addressed and reconfigured as necessary prior to any construction plan approval.
 - (5) Per waiver request.

Kimley»Horn
 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 39 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 WWW.KHAFIRM.COM TEL: 407.276.0700 FAX: 407.276.0701

LAND USE PLAN AMENDMENT

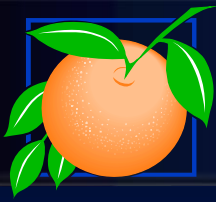
IDI ORANGE PD

FLORIDA
 ORANGE COUNTY

SHEET NUMBER
LUP-2

DATE: 11/21/2023

DESIGNED BY: JAM
 CHECKED BY: JAM
 DRAWN BY: JAM
 SCALE: AS SHOWN
 PROJECT NO: 23-000
 SHEET NO: 08/20/2023
 1491-20012



School Capacity Summary

School Level	Elementary	Middle	High
Adjusted Available Seats	0	0	0
Students Generated	62.580	26.460	29.400
Seats to Mitigate	*	26.460	**

* Tangelo Park Elem scheduled for relief in 2020

** Freedom HS scheduled for relief in 2021



Amendment 2020-1-A-1-1

Staff Recommendation:

ADOPT

LPA Recommendation:

ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (see and Future Land Use Element Objectives FLU1.1, and Policies FLU1.1.1, FLU1.4.4 D, FLU8.1.4, FLU8.2.1, and FLU8.2.2; Housing Element Goal H 1. And Housing Element Objective H 1.1; and International Drive Element Goal ID3);**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2020-1-A-1-1, Activity Center Mixed Use (ACMU) to Planned Development-Activity Center Residential (PD-ACR)**



CDR-19-10-356

DRC Recommendation:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the substantial change to the IDI Orange Planned Development/Land Use Plan (PD/LUP) dated "Received August 27, 2020", subject to the fifteen (15) conditions listed in the staff report.**



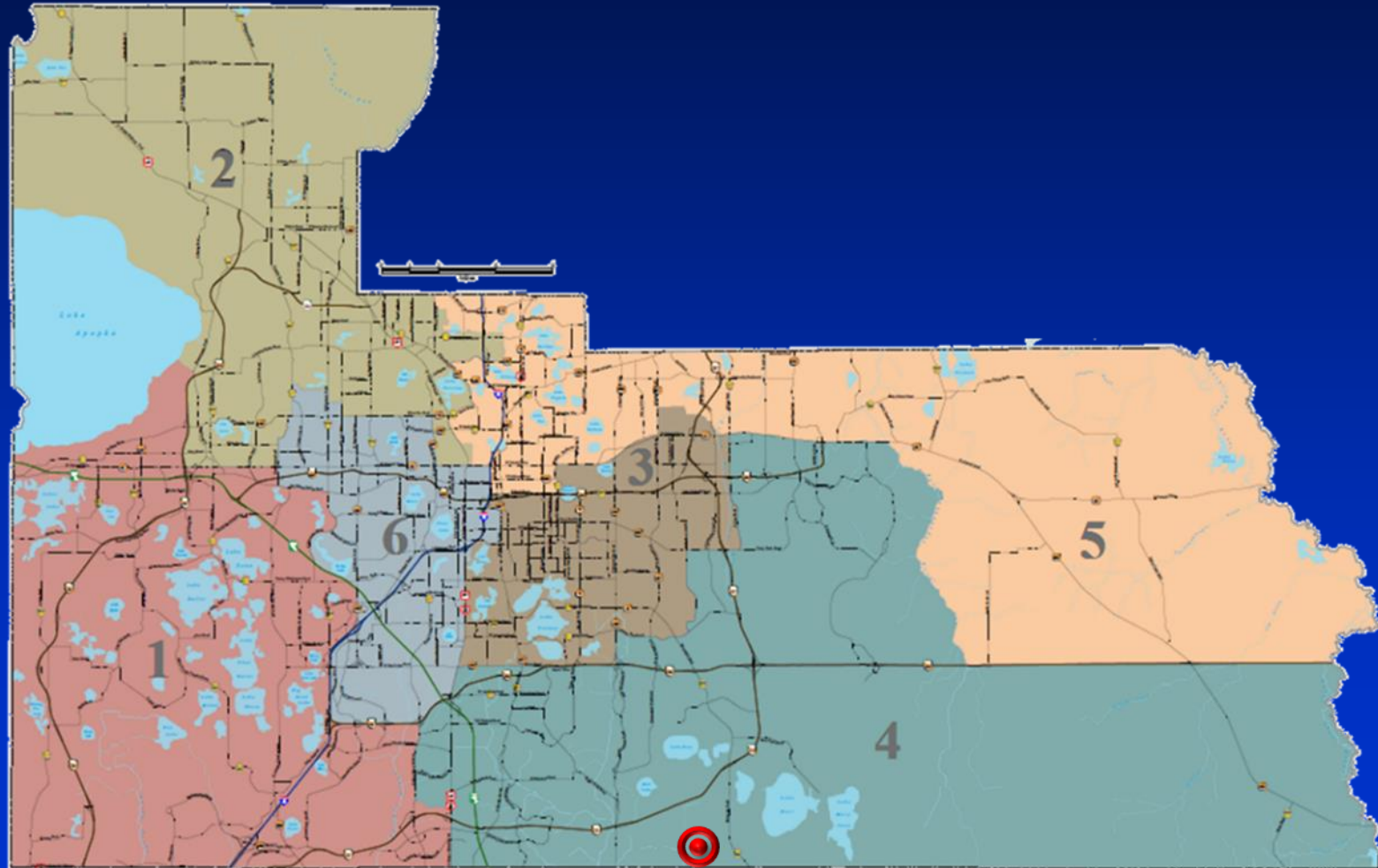
Amendment 2020-1-A-4-1

- Agent:** Jonathan P. Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- Owner:** Adventist Health System/Sunbelt, Inc.
- From:** Planned Development-Institutional/Conservation (PD-INST/CONS)
- To:** Planned Development-Commercial/Office/Medium Density Residential/Conservation (PD-C/O/MDR/CONS)
- Acreage:** 114 gross acres
- Proposed Use:**
- 150,000 sq. ft. of retail commercial uses
 - 150,000 sq. ft. of office uses
 - 762 multi-family residential units
 - 188 townhome units
 - 29-unit (58-bed) age-restricted assisted living facility
 - 22.8 acres of conservation land



Amendment 2020-1-A-4-1

Location



Aerial

Orlando

Lake Nona Boulevard

Urban Service Area

Wyndham Lakes Boul
Rodrick Circle

New Hope Road

Preserve Drive
Palatka Street
Stoneyck Street

Boggy Creek Road

Happy Lane

Beth Road

Bicky Road

Seth Road

Whispering Pines Road

Urban Service Area

Youngford Street
Gold Bridge Drive

Phifer Lane

Ward Road

Simpson Road

Osceola County

Future Land Use

Lake Nona Boulevard

Orlando

Wyndham Lakes Boul
Rodrick Circle

PD-LDR/LMDR

Preserve Drive

Palatka Street

Stonewyck Street

PD-INST/CONS

New Hope Road

Boggy Creek Road

Beth Road

Happy Lane

Bicky Road

Seth Road

Youngford Street

PD-LDR (USA)

PD-C/O/MDR

Whispering Pines Road

PD-IND/C/O/MDR

R

PD-C/MDR

D-LDR/MDR/C/PR-OS/CON

PD-LDR

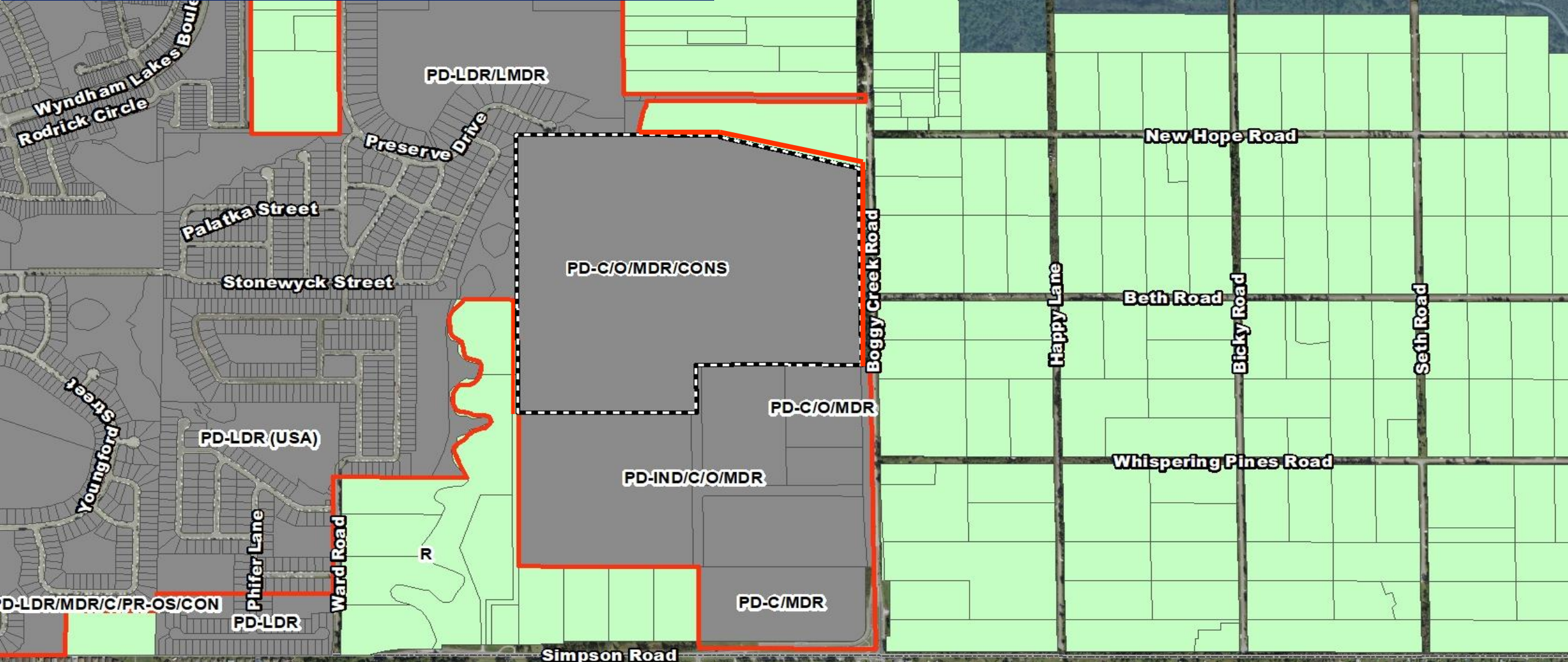
Phifer Lane

Ward Road

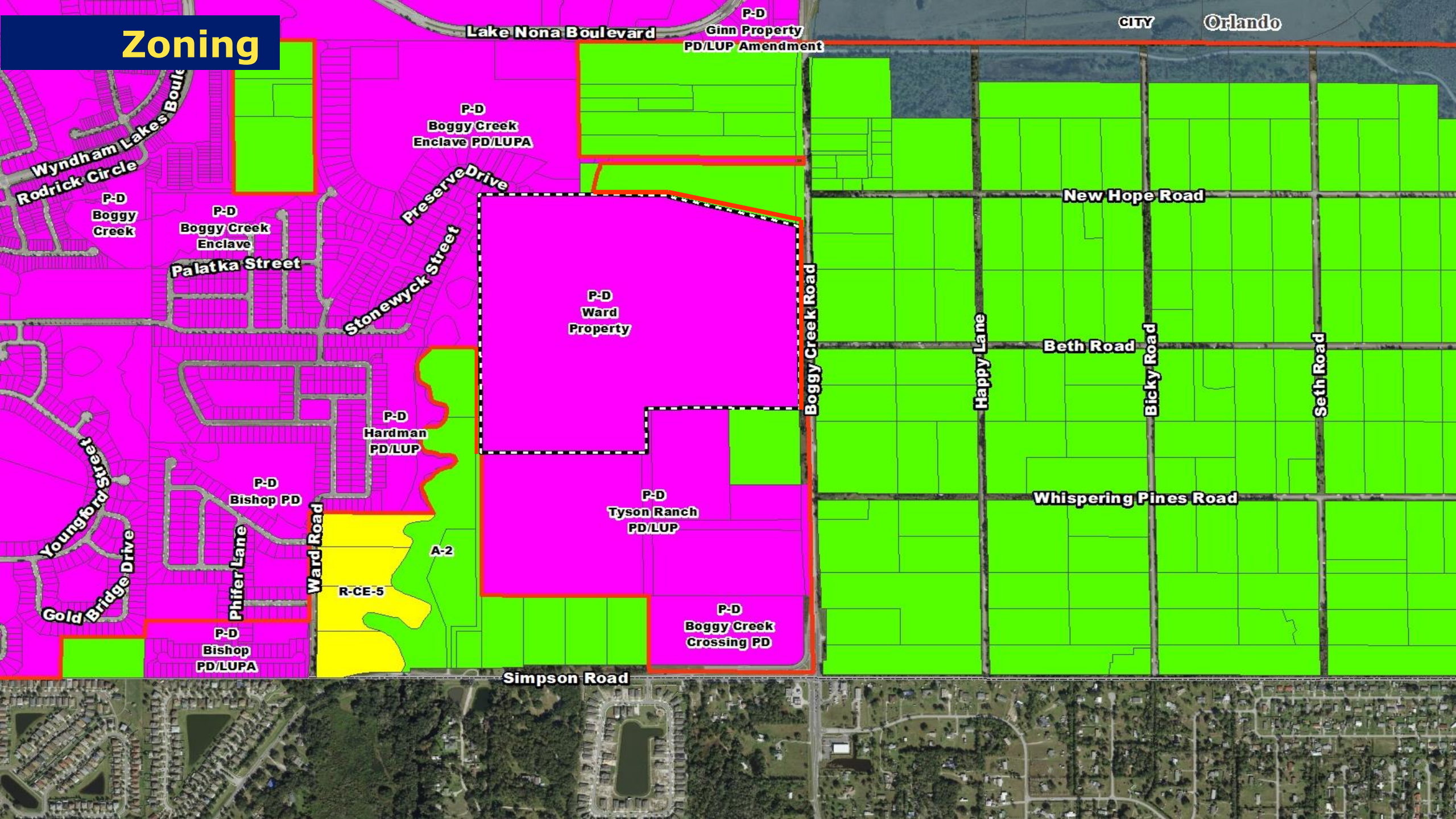
Simpson Road



Future Land Use (Proposed)



Zoning





Amendment 2020-1-A-4-1

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU 1 and Future Land Use Element Objectives FLU1.1, FLU1.4, and Policies FLU1.1.1, 1.1.2(A), FLU1.1.2(B), FLU1.1.4(A), FLU1.1.2(B), FLU1.4.1, FLU1.4.2, FLU2.2.17, FLU2.3.7, FLU8.1.2, FLU8.1.3, FLU8.1.4, FLU8.2.1, FLU8.2.2, FLU8.2.10;**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2020-1-A-4-1, Planned Development-Institutional/Conservation (PD-INST/CONS) to Planned Development-Commercial/Office/Medium Density Residential/Conservation (PD-C/O/MDR/CONS)**



Board of County Commissioners

**2020-1 Regular Cycle
Staff-Initiated Text Amendment**

Adoption Public Hearing

November 17, 2020



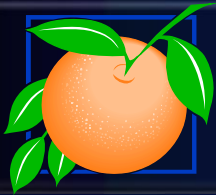
Amendment 2020-1-B-FLUE-1

Request:

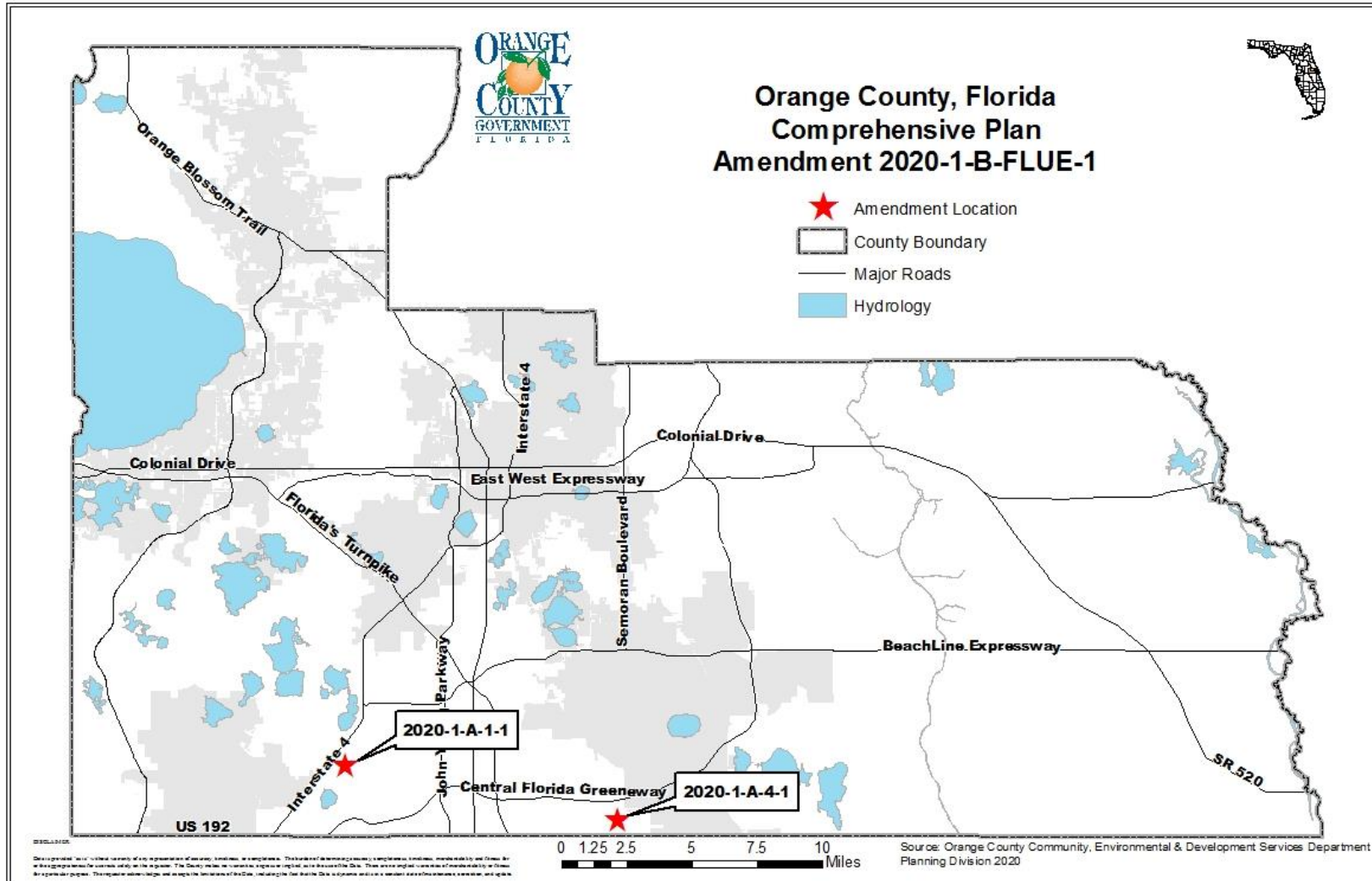
Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Development Future Land Use designations within Orange County

District:

Countywide



Amendment 2020-1-B-FLUE-1





Amendment 2020-1-B-FLUE-1

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Amendment 2020-1-B-FLUE-1, consistent with today's actions**



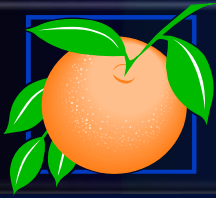
Regular Cycle State-Expedited Review Ordinance

Staff Recommendation:

ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan, determine that the amendments are in compliance, and adopt the Ordinance approving the proposed Future Land Use Map Amendments, consistent with today's action.**



Board of County Commissioners

November 17, 2020