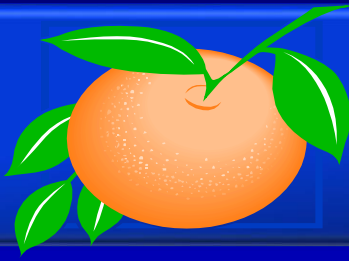


*Board of County Commissioners*

# Public Hearings

**March 23, 2021**

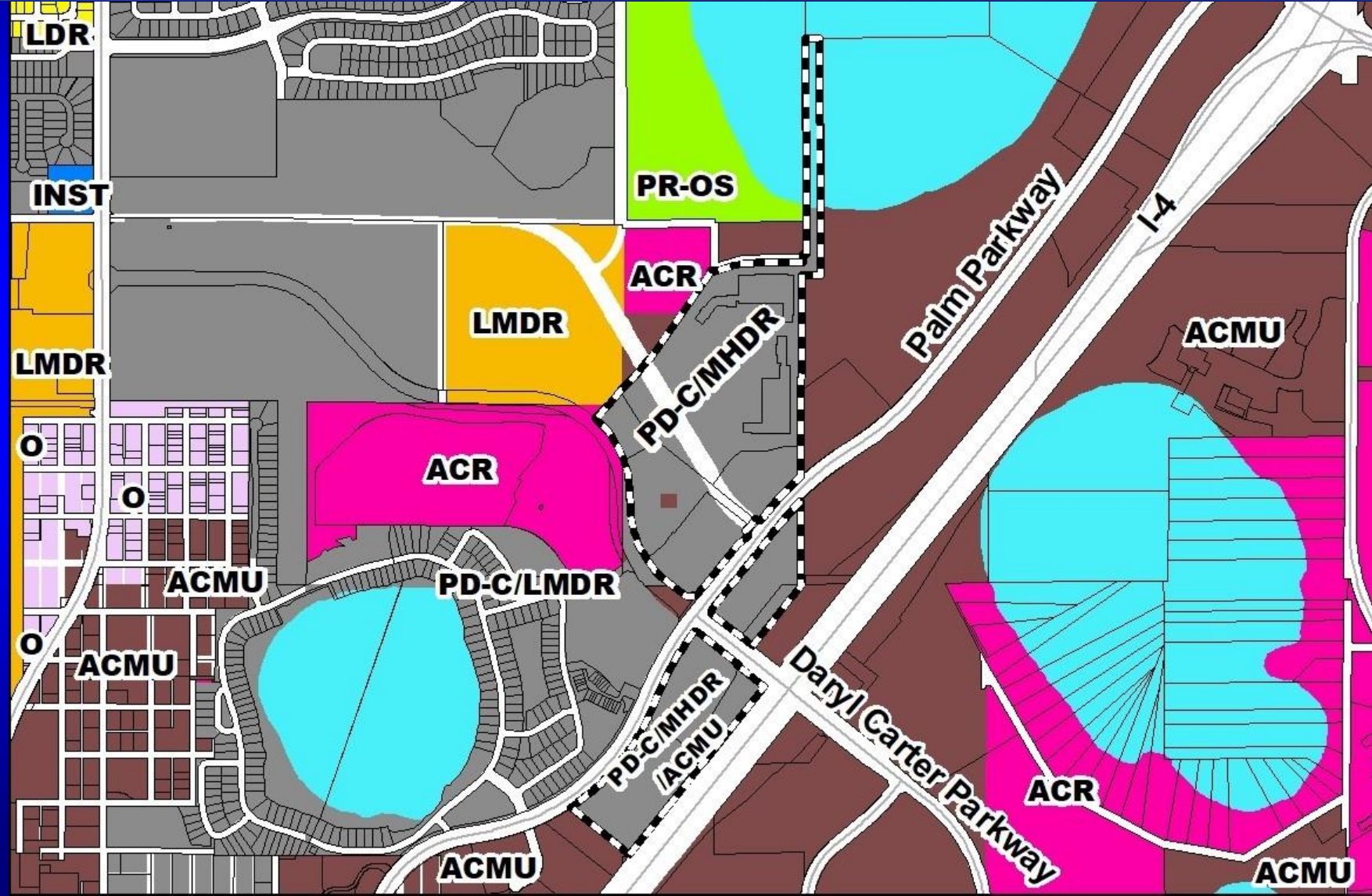


# Hannah Smith Property Planned Development / Land Use Plan

- Case:** CDR-20-11-315
- Project Name:** Hannah Smith Property PD
- Applicant:** Jennifer Stickler, Kimley-Horn & Associates
- District:** 1
- Acreage:** 86.84 gross acres (overall PD)
- Location:** Generally located east of Palm Parkway, west of Interstate 4, and south of Daryl Carter Parkway
- Request:** To add a Master Sign Plan and to add the use of pet boarding facilities with outdoor runs to Tract 1 of the approved Land Use Plan. Additionally, eight (8) waivers related to sign height, maximum number of signs, sign setbacks, sign copy area, and sign illumination are associated with this request.

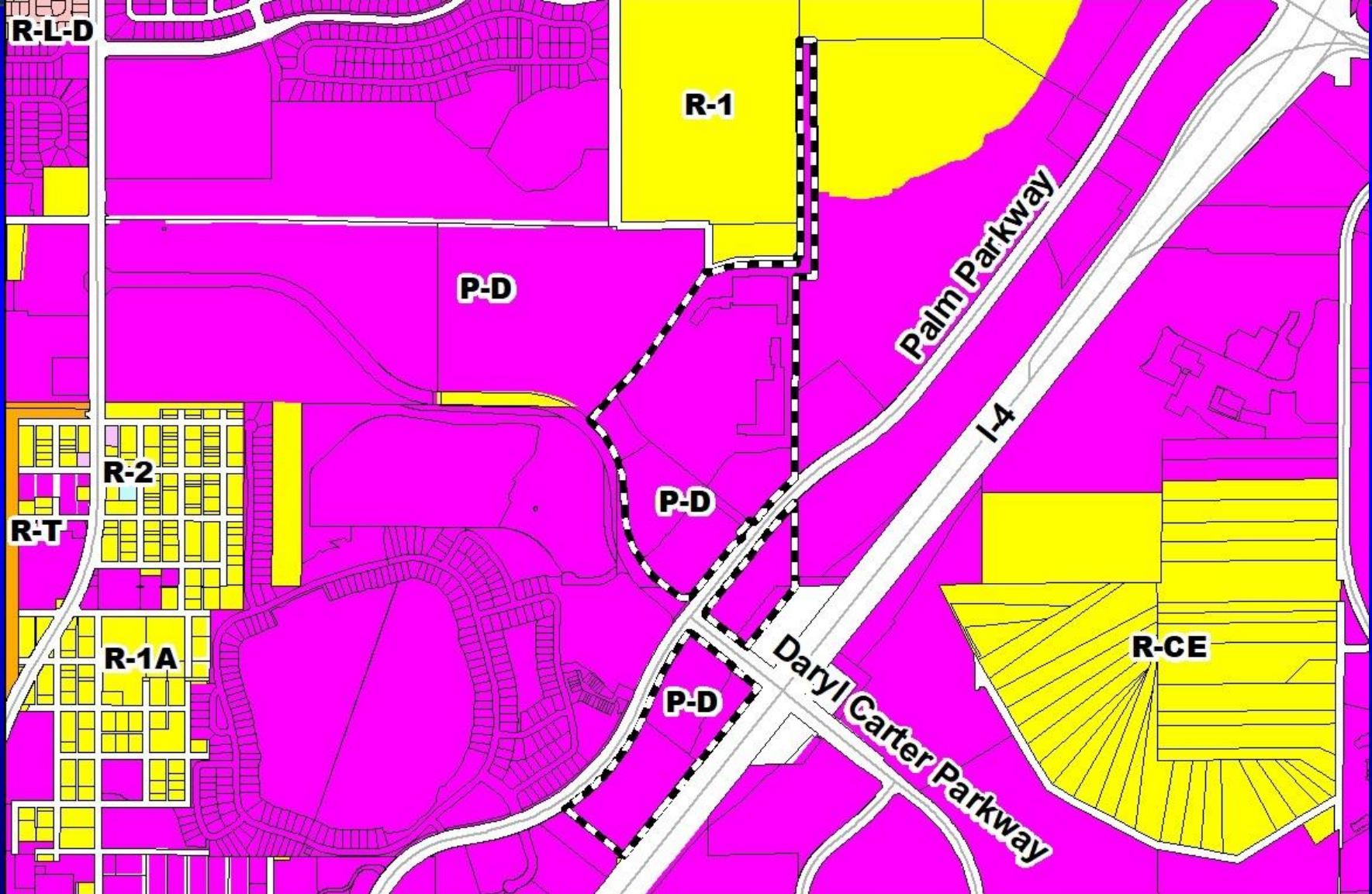


# Hannah Smith Property Planned Development / Land Use Plan Future Land Use Map



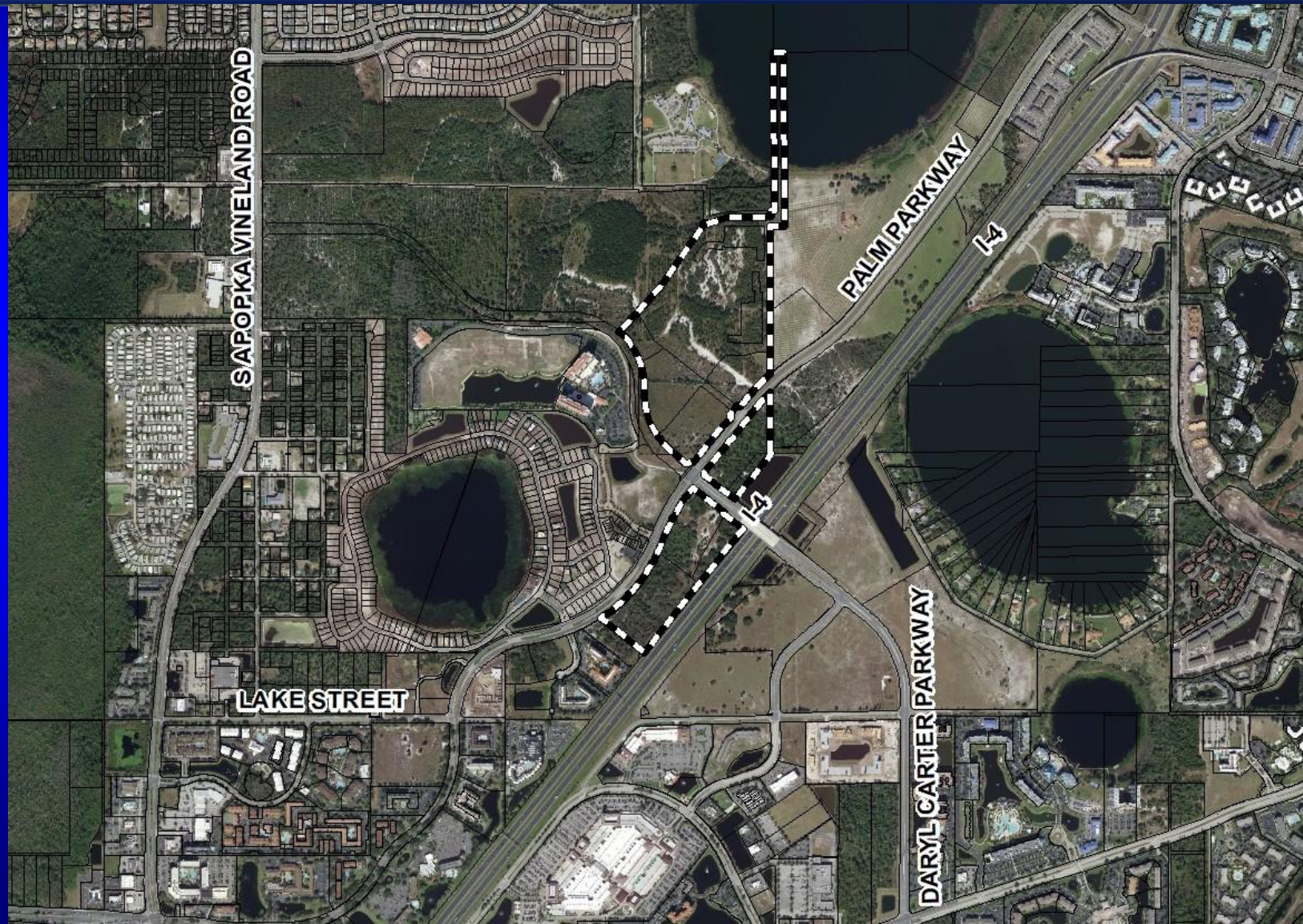


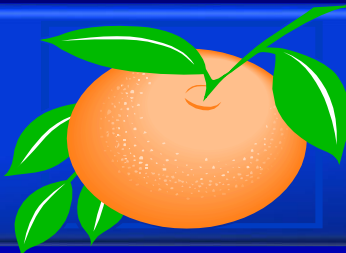
# Hannah Smith Property Planned Development / Land Use Plan Zoning Map





# Hannah Smith Property Planned Development / Land Use Plan Aerial Map





# Hannah Smith Property Planned Development / Land Use Plan Overall Land Use Plan

**SITE DATA**

TOTAL SITE ACRES: 86.94 AC  
LAKE: 2.958 AC  
TOTAL DEVELOPABLE ACRES: 83.982 AC

EXISTING ZONING: PD (Planned Development)  
PLANNED DEVELOPMENT OF UNDIVIDED LOTS  
FUTURE LAND USE: PD-COMMERCIAL

VESTED TRIPS: 89,658  
W/ 40% WEST PALM PARKWAY, I.R.L.A.

**Allowed Land Use**

Land Use	CR	SR	Elementary	SR	Middle	SR	High
Multi-Family	200	0.15					

**TRIP GENERATION**

Summary of Trip Generation  
New 2015 PD LUP

OFFICE	COMMERCIAL	TRIP PER ANCHOR	VESTED PM TRIPS
OFFICE	27,000	2.00	27,000
MULTI-FAMILY	1,500	0.0002	150
HOUSING	100	0.0001	10
TOTAL	28,600	2.0002	28,150

Land use with the highest trip rate for each category based on traffic requirements as listed below:

Land Use	Trips per 1,000 sq ft	Trips per acre	Trips per acre	Trips per acre	Trips per acre
Office	2.00	200,000	200,000	200,000	200,000
Multi-Family	0.0002	150	150	150	150
Commercial	0.0001	100	100	100	100
Residential	0.0001	100	100	100	100
Multi-Family	0.0002	150	150	150	150

Source: PD Trip Generation, 898, 898  
 Number: Every 1,000 sq ft of commercial can be exchanged for 8,000 sq ft of office.  
 Land use area cannot be gained by exchanging 1,000 sq ft of office.  
 Number: Every 1,000 sq ft of office can be exchanged for 1,000 sq ft of office.  
 Every 1,000 sq ft of office can be gained by exchanging 1,000 sq ft of office.

**PERMITTED USES**

Permitted commercial uses shall include all C-1 permitted uses and pet boarding facilities with outdoor areas. Proportion identified as C-2MEI shall be limited uses consistent with Camp Plan Policy 1.1.3 only within the area designated as C-2MEI.

The proposed development uses are environmental as stated on category.  
 The use shall not be subject to the single use permit or conditional use after application or violation.

**HEALTH & DEVELOPMENT PROGRAM MAXIMUM**

OFFICE	27,000 sq ft
OFFICE	27,000 sq ft
COMMERCIAL	30,000 sq ft

**BUILDING HEIGHT**

MAX NON-RESIDENTIAL HEIGHT	MAX RESIDENTIAL HEIGHT	MAX PERMITTED HEIGHT
30 FEET	30 FEET	30 FEET

MAX BUILDING HEIGHT SHALL ONLY BE PERMITTED ON TRACT 4  
 \*\*W/ 40% WEST PALM PARKWAY

**PERMANENCY:** NON-RESIDENTIAL MAX 40%  
 RESIDENTIAL MAX 60%  
**FAR / DENSITY:** NON-RESIDENTIAL TRACT 2 & 3 MAX 0.2  
 TRACT 4 \*\*PER CP POLICY B.1.4 MAX 1.02  
**SUPPER:** WILL COMPLY WITH SECTION 38.124 OF THE ORANGE COUNTY LDC  
**LANDSCAPE:** WILL COMPLY WITH CHAPTER 24 AND CHAPTER 24.01 OF THE ORANGE COUNTY LDC UNLESS WAIVER HAS BEEN GRANTED  
**OPEN SPACE:** 25%  
**PHASING:** MULTI-PHASE, EXACT NUMBER OF PHASES WILL BE DETERMINED LATER  
**SETBACKS:** NON-RESIDENTIAL WILL COMPLY WITH SECTION 38.124 OF THE ORANGE COUNTY LDC UNLESS A WAIVER HAS BEEN REQUESTED. PLEASE REFER TO THE RESIDENTIAL DEVELOPMENT STANDARDS TABLE FOR RESIDENTIAL SETBACKS.  
 MULTI-FAMILY: 20 FEET  
 PD BOUNDARY: 20 FEET  
 PD BOUNDARY: 20 FEET  
**WATER SERVICE:** ORANGE COUNTY  
**WASTEWATER:** ORANGE COUNTY  
**SEWERAGE WATER:** ORANGE COUNTY  
**IRREGULOW:** WILL COMPLY WITH ORANGE COUNTY STANDARDS  
**STORMWATER:** IN ACCORDANCE WITH ORANGE COUNTY AND SOUTH FLORIDA WATER MANAGEMENT REGULATIONS.

**DEVELOPMENT STANDARDS**

**RESIDENTIAL**

	Multi-Family
Max Building Height	115' (4-stories)*
Min Living Area	500 sq ft
Max Lot Coverage	0.30
Setbacks	
Front	20'
Rear	20'
Side	20'
Corner/Side Street	15'
NHWE	50'
PD Perimeter & Residential Wall	25'
Roadway Setbacks	
From Palm Parkway	20'
From Interstate 4	75'
From Daryl Carter Parkway	25' **
Building Separation	40' **

\* Waiver Request #1  
 \*\* Waiver Request #2  
 \*\*\* Building separation for Tract 5 to 20' per Waiver Request approved by BCC on March 6, 2018

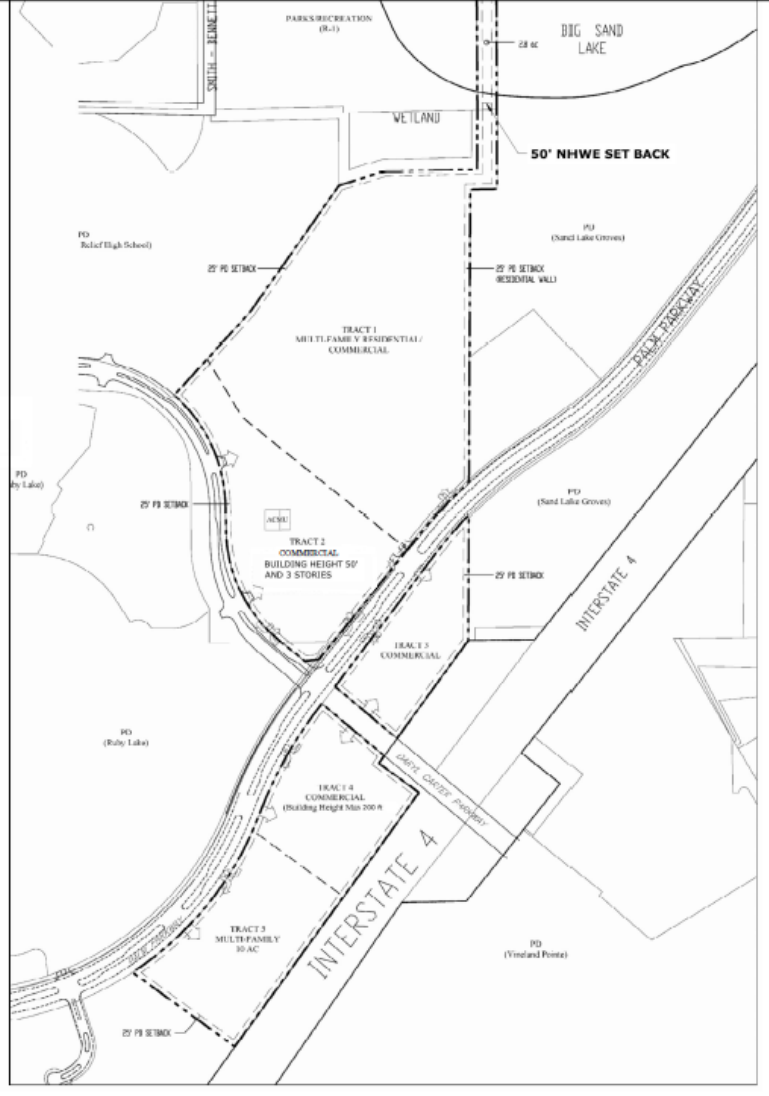
**NON-RESIDENTIAL**

	Commercial
Max Building Coverage	30% of Land Area*
NHWE Elevation Setback	50'

**BUILDING HEIGHT:** TRACT 1 2 & 3 50' AND 3 STORES COMMERCIAL  
 TRACT 4 200'

- ACRES:** ACCESS ALONG DARYL CARTER PARKWAY IN ACCORDANCE WITH THE ACTIVITY CENTER TURKEY LAKE ROAD AGREEMENT WHICH PROVIDES FOR THE FOLLOWING:
- THE HANNAH SMITH PROPERTY SHALL BE SERVED BY NOT LESS THAN FIVE SERVICE MEDIAN OPENINGS IN SEGMENT B.
  - EACH FULL SERVICE MEDIAN OPENING SHALL BE NOT LESS THAN 660 FEET FROM ANY OTHER FULL SERVICE MEDIAN OPENING. PROVIDED, HOWEVER, THE COUNTY ENGINEER SHALL HAVE THE AUTHORITY TO ALLOW LESS DISTANCE BETWEEN FULL SERVICE MEDIAN OPENINGS THAN PROVIDED HEREIN, AS MAY BE NECESSITATED BY SITE DESIGN OR GOOD ENGINEERING PRACTICES AS DETERMINED BY THE COUNTY ENGINEER.
  - RIGHT-IN/RIGHT-OUT ACCESS POINTS SHALL NOT BE LESS THAN 300 FEET FROM ANY OTHER RIGHT-IN/RIGHT-OUT ACCESS CUT OF FULL SERVICE MEDIAN OPENING. PROVIDED, HOWEVER, THE COUNTY ENGINEER SHALL HAVE THE AUTHORITY TO ALLOW LESS DISTANCE BETWEEN ANY RIGHT-IN/RIGHT-OUT ACCESS POINTS OR FULL SERVICE MEDIAN OPENINGS THAN PROVIDED HEREIN, AS MAY BE NECESSITATED BY SITE DESIGN OR GOOD ENGINEERING PRACTICES AS DETERMINED BY THE COUNTY ENGINEER.

- NOTES:**
- PER PD/CY 38.111 IN DENSITY AND FLOOR AREA RATIO (FAR) CALCULATION IS DETERMINED BY DIVIDING THE TOTAL NUMBER OF UNITS/SQ FOOTAGE BY THE NET DEVELOPABLE LAND AREA. THE NET DEVELOPABLE LAND AREA FOR DENSITY AND FAR CALCULATION (DENSITY) IS DEFINED AS THE GROSS LAND AREA, EXCLUDING SURFACE WATER AND CERTAIN CONSERVATION AREAS FROM THE LAND AREA CALCULATIONS. IN ORDER TO INCLUDE NEW CLASS I, II, AND III CONSERVATION AREAS IN THE DENSITY AND FAR CALCULATIONS, THE PARCELS SHALL HAVE AN APPROVED CONSERVATION AREA DETERMINATION (CAD) AND AN APPROVED CONSERVATION AREA PROTECTION PERMIT FROM THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION.
  - OPEN SPACE WILL BE PROVIDED PER SEC. 38.124 OF THE ORANGE COUNTY LDC. OPEN SPACE CALCULATIONS WILL BE PROVIDED AT PD/PD/FVF.
  - IN ACCORDANCE WITH SECTION 38.122, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
  - PER BCC CONDITION OF APPROVAL #3 FROM FEBRUARY 29, 2010, NO MOTORIZED WATERCRAFT SHALL BE PERMITTED ONTO BIG SAND LAKE FROM THIS DEVELOPMENT.
  - DEVELOPMENT STANDARDS FROM THE BELVA VISTA NORTH OVERLAY SECTION 38.1003 SHALL BE FOLLOWED UNLESS A WAIVER IS REQUESTED AND GRANTED BY THE BCC.
  - PER THE PALM PARKWAY TO APOPKA-VINELAND CONNECTOR ROAD AGREEMENT, DARYL CARTER PARKWAY WILL BE DEDICATED TO ORANGE COUNTY. FENTON STREET WILL BE VACATED.



**Kimley-Horn**  
 6000 JULESSA BLVD, SUITE 100, ORANGE, FL 32837  
 TEL: 407.261.1111 FAX: 407.261.1112  
 WWW.KIMLEY-HORN.COM

**NOTES AND WAIVERS**

**HANNAH SMITH  
 PD/LUP CDR**

DATE: 03



# New Condition #9

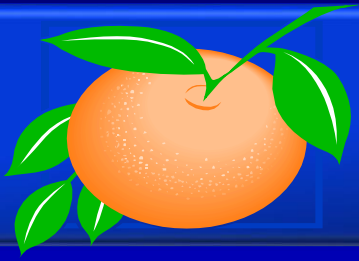
9. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, Dated June 23, 2020 shall apply:
  - a. The project shall comply with the terms and conditions of The Palm Parkway to Apopka- Vineland Connector Road Agreement recorded at Official Records Book 8387, Page 3416, Public Records of Orange County, Florida, as may be amended and shall dedicate the necessary right-of-way and easements prior to or concurrently with the approval for this project.
  - b. Hotel and Office entitlements shall only be allocated to Tract 4, consistent with FLU Policy 8.1.4.



## New Condition #9 Continued

- c. Multi-Family entitlements shall be prohibited from being allocated to Tract 4, consistent with FLU 8.1.4.**
  
- d. A waiver from Orange County Code Section 38-1393 is granted to allow for a maximum height of 200 feet for non-residential development for Tract 4, in lieu of the proximity based requirements is granted.**

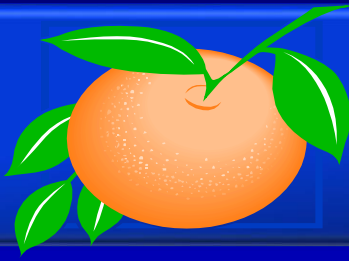




# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Hannah Smith Property Planned Development / Land Use Plan (PD/LUP) dated “Received December 11, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report as amended.**

**District 1**



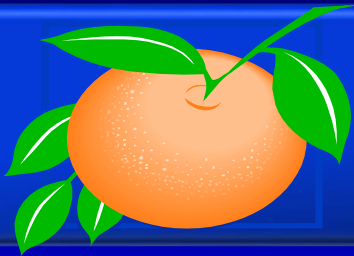
# Faircloth Planned Development / Land Use Plan

- Case:** CDR-20-03-093
- Project Name:** Faircloth PD PD
- Applicant:** Eric Papalini, Cambridge Group, Inc.
- District:** 6
- Acreage:** 1.93 gross acres
- Location:** Generally located south of State Road 408, east of Goodland Street, and north of W. Livingston Street
- Request:** To revise proposed uses on LUP from C-1 and C-2 uses to "All C-1 Uses; All C-2 Uses; C-3 Uses: Outdoor Storage of Heavy Construction Equipment/Vehicles and Materials. All Other C-3 Uses Shall Be Prohibited." The C-3 use of Outdoor Storage of Heavy Construction Equipment/Vehicles and Materials is proposed to be limited to the eastern half of the PD. Additionally, the applicant is requesting to modify Board condition of approval 8.C (listed as 10.C in the staff report) to remove an existing prohibition on outdoor storage and display.



# **RZ-21-01-083 – Lance Jackson Planning and Zoning Commission (PZC) Board-Called Hearing**

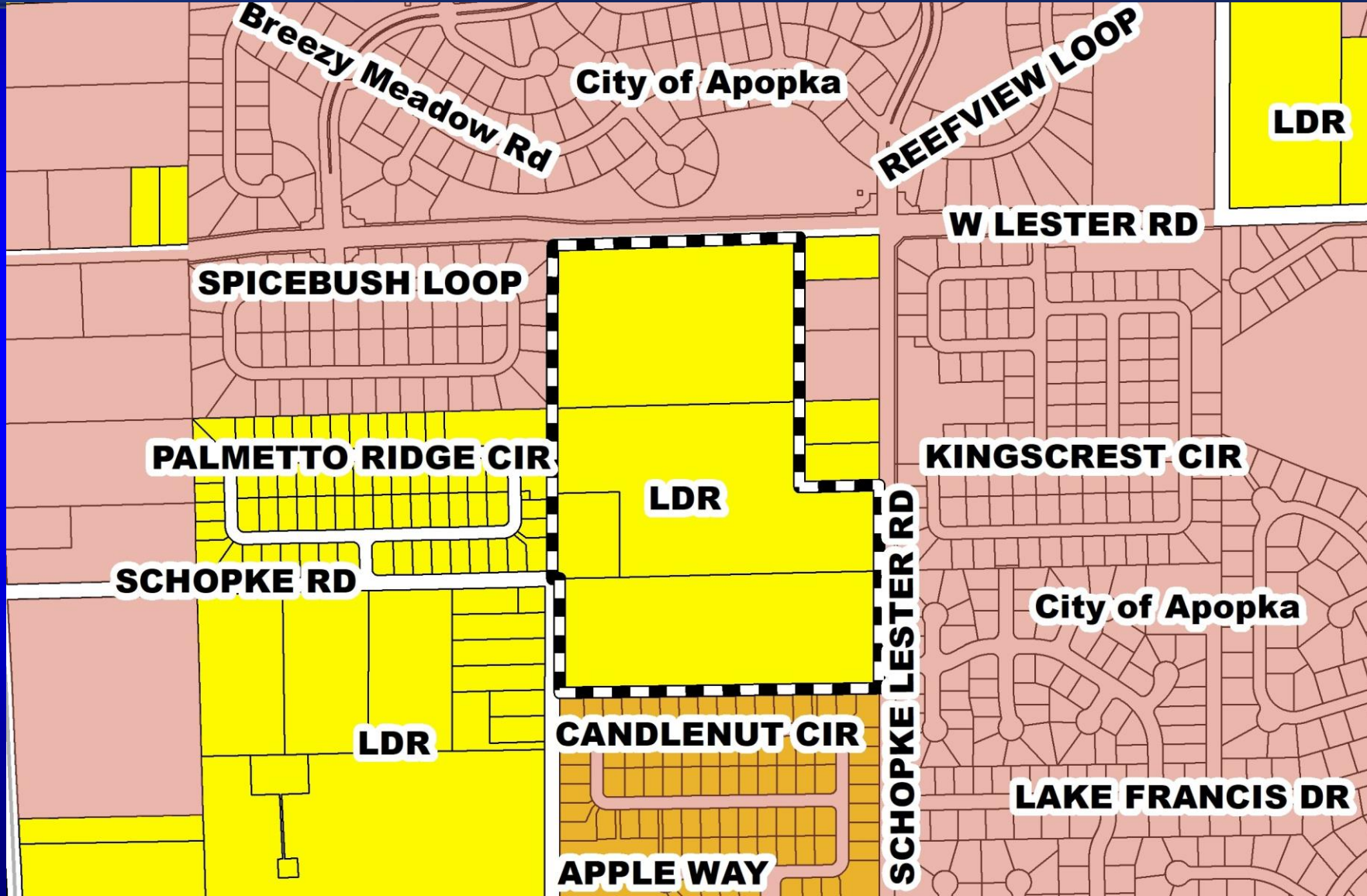
- Case:** RZ-21-01-083
- Applicant:** Lance Jackson, Lennar Corporation
- District:** 2
- Location:** 1615 Schopke Lester Road and 1800 Schopke Lester Road, generally south of W. Lester Road, and west of Schopke Lester Road.
- Acreage:** 45.23 gross acre
- From:** A-1 (Citrus Rural District)
- To:** R-1 Restricted (Single-Family Dwelling District - Restricted)
- Proposed Use:** One Hundred Twenty (120) Single-Family Residential Units

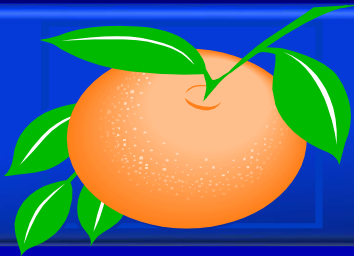


**RZ-21-01-083 – Lance Jackson**

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

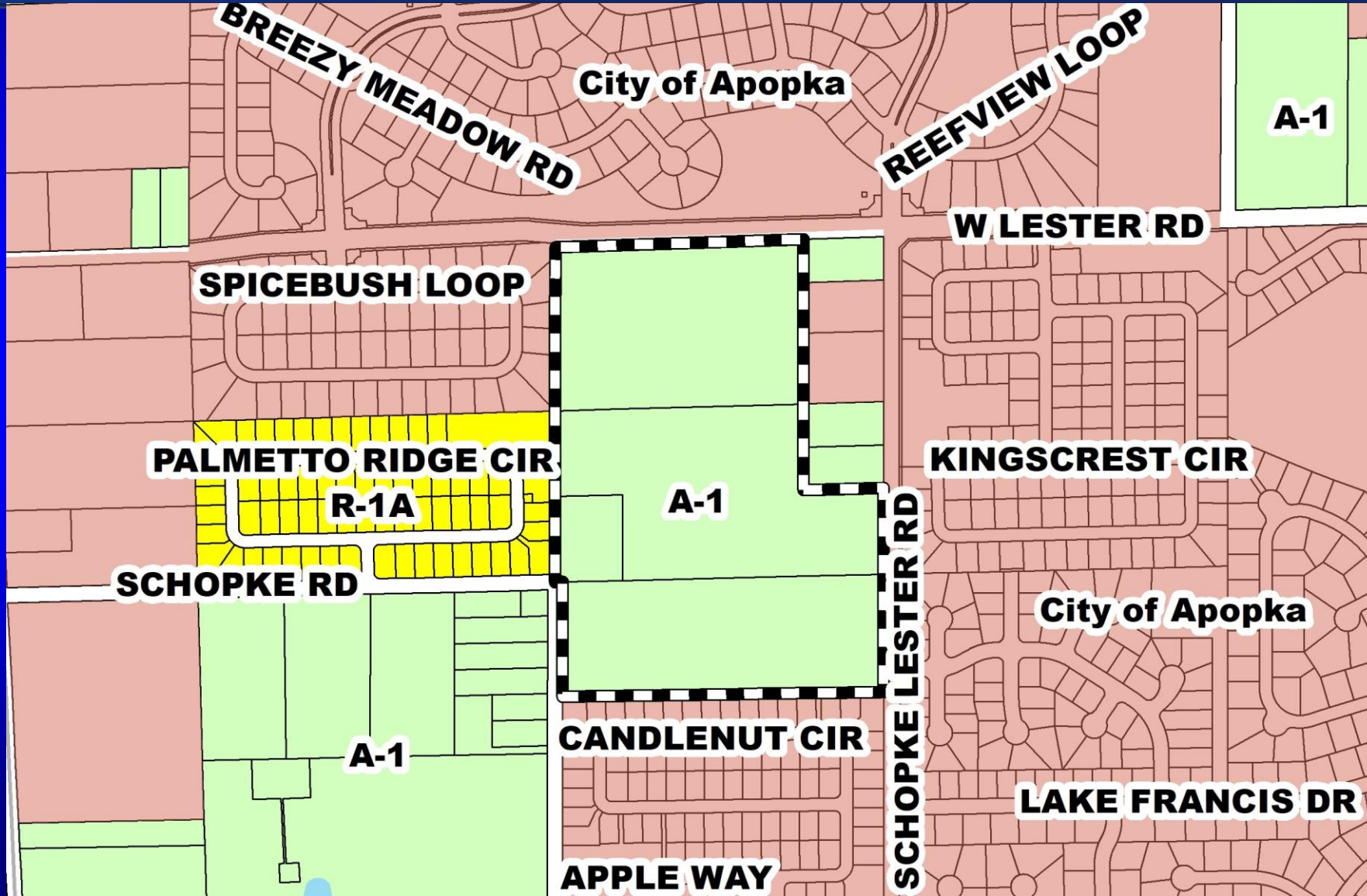
**Future Land Use Map**





# RZ-21-01-083 – Lance Jackson

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

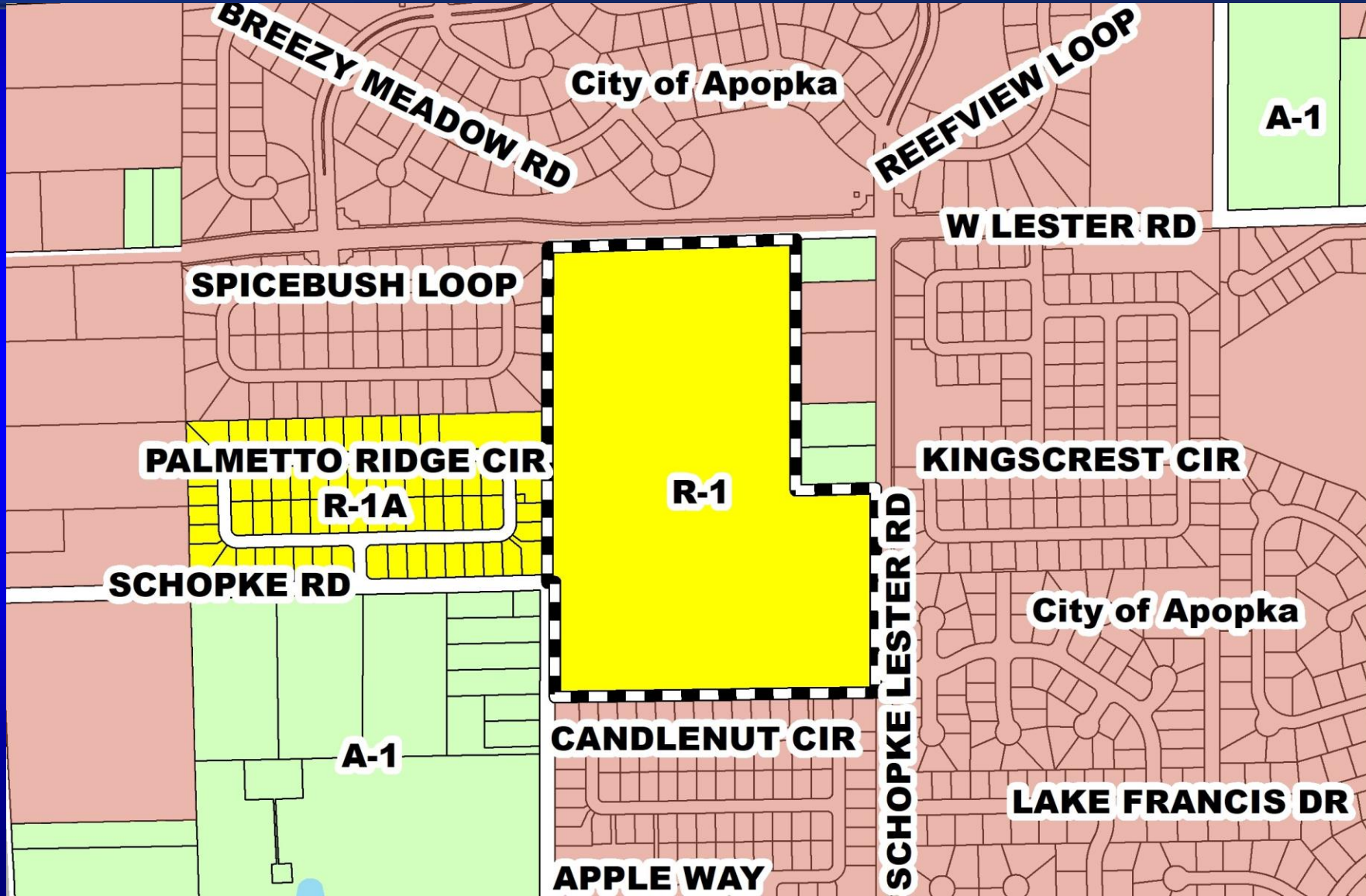




# RZ-21-01-083 – Lance Jackson

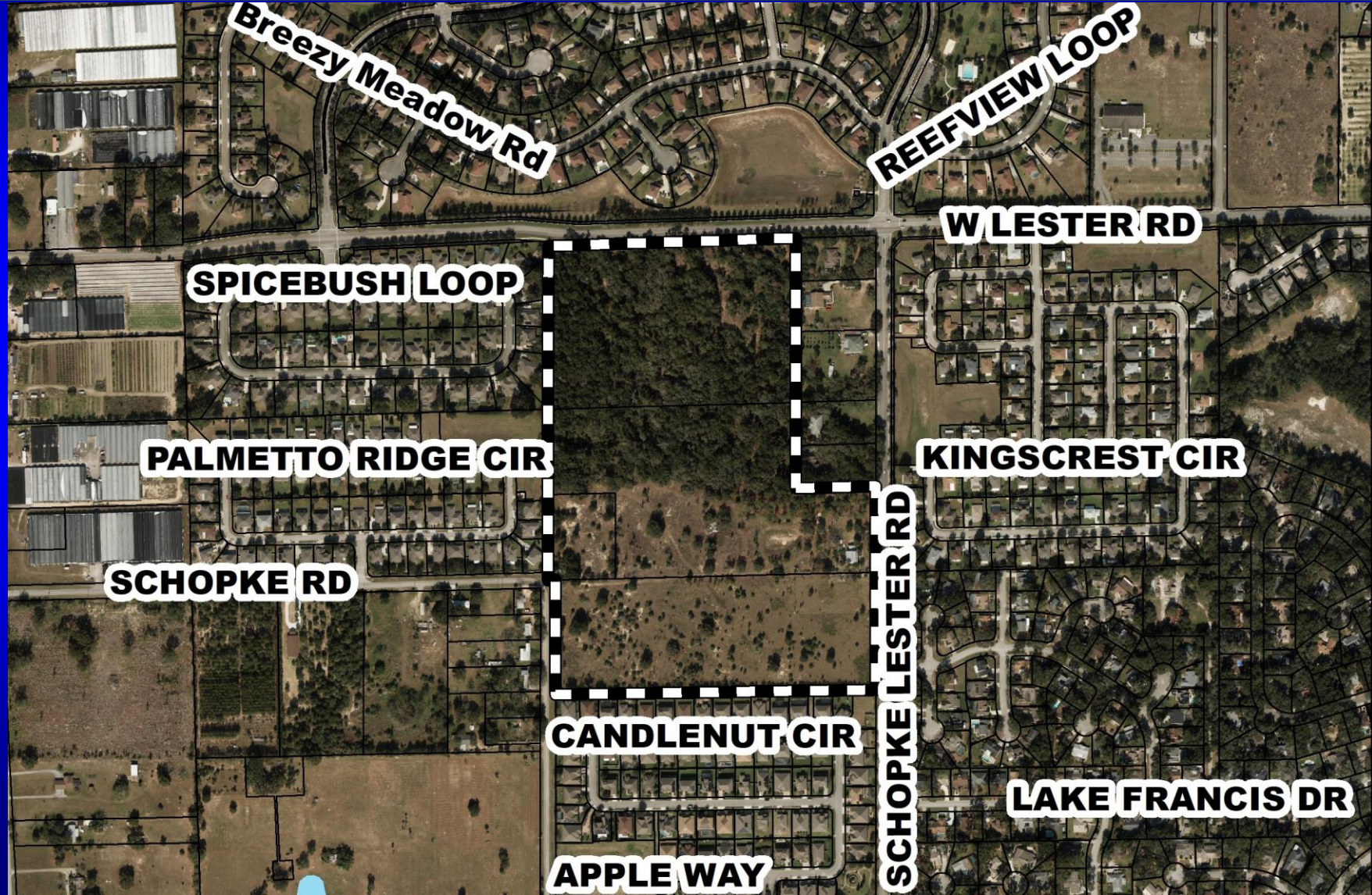
## Planning and Zoning Commission (PZC) Board-Called Hearing

Proposed Zoning Map





**RZ-XX-RZ-21-01-083 – Lance Jackson**  
**Planning and Zoning Commission (PZC) Board-Called Hearing**  
**Aerial Map**





# Updated Restrictions

- 1) Development shall be limited to one hundred twenty (120) single-family residential units;
- 2) No less than ~~three (3)~~ two (2) access points shall be provided;
- 3) Vehicular access gates shall be prohibited;
- 4) Lots along the periphery of the site shall be a minimum of seventy-five feet (75') wide;





# Updated Restrictions

- 5) The required open space shall be oriented to the northern and northwestern portion of the site in order to preserve existing trees, unless the soil analysis required by Comprehensive Plan Policy OS1.3.6 indicates that a different area is a more effective recharge area. In such case, when the soil type best suited for aquifer recharge is situated elsewhere on the site, then the open space should be located there instead;
- 6) Minimum living area shall be no less than 1,800 square feet;
- 7) A “tot lot” shall be provided; and



# Updated Restrictions

- 8) In an effort to preserve the existing trees along the southern property boundary, the rear yard setback for homes located along the southern property boundary shall be a minimum of thirty (30) feet in lieu of twenty (20) feet.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the R-1 Restricted (Single-Family Dwelling District - Restricted) zoning, subject to the restrictions listed in the staff report as amended.**

**District 2**

*Board of County Commissioners*

# Public Hearings

**March 23, 2021**