

Board of County Commissioners

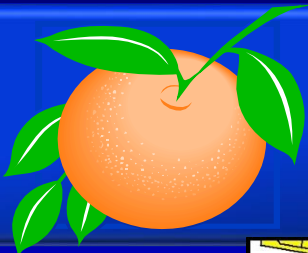
Public Hearings

October 8, 2024

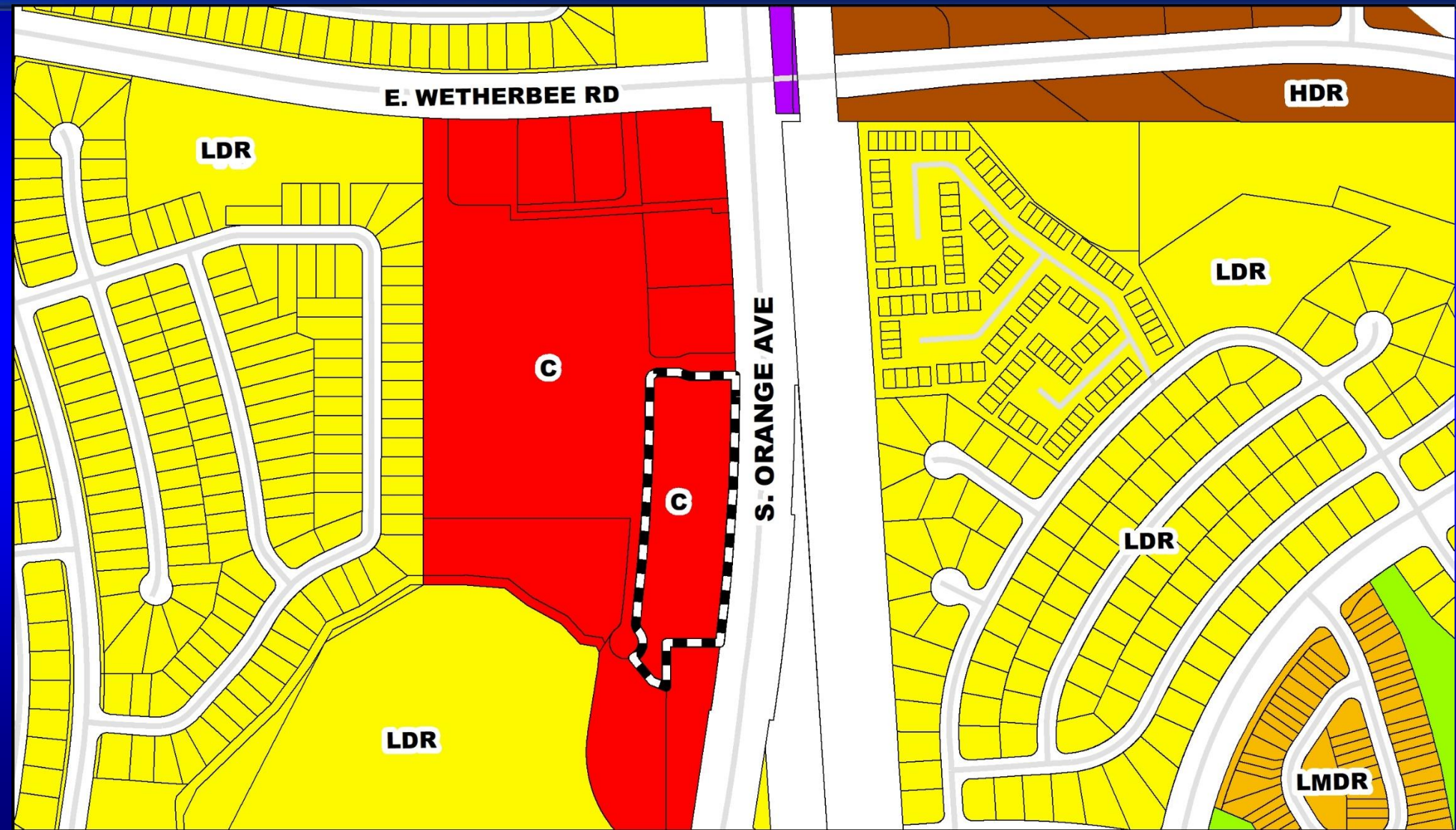


Southchase Planned Development (PD)

- Case:** CDR-24-07-165
- Applicant:** Jennifer Stickler, Kimley-Horn & Associates, Inc.
- District:** 4
- Acreage:** 5.74 gross acres (affected area)
- Location:** Generally located south of Wetherbee Road and west of South Orange Avenue.
- Request:** To add a temporary right-in / right-out access to Parcel 44 along South Orange Avenue south of the previously approved access.

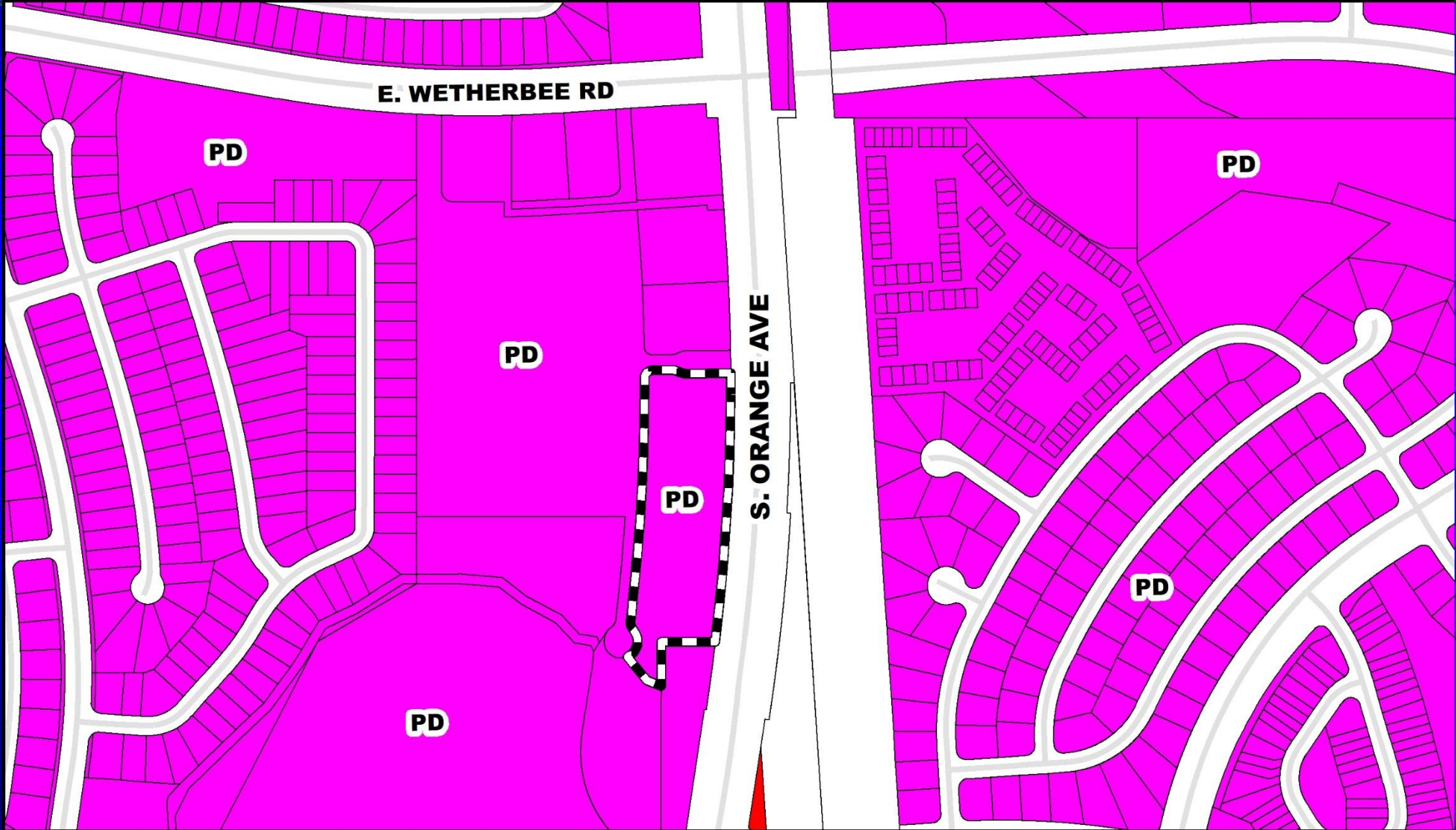


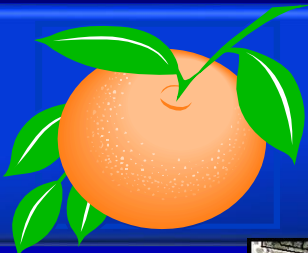
Southchase Planned Development (PD) Future Land Use Map



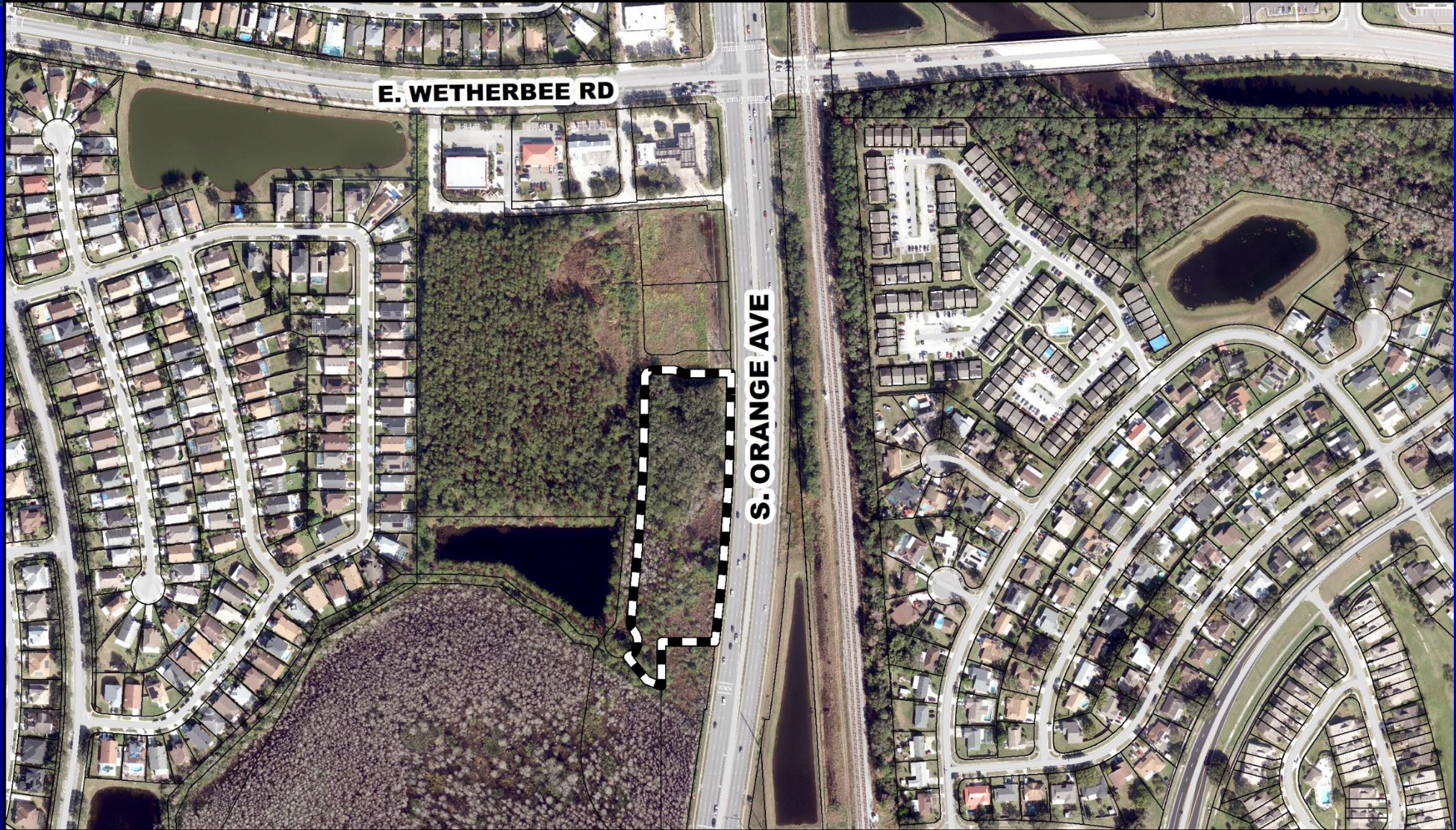


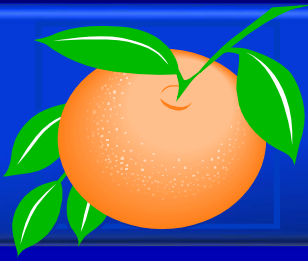
Southchase Planned Development (PD) Zoning Map





Southchase Planned Development (PD) Aerial Map

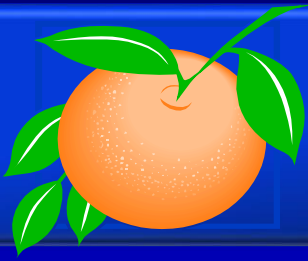




Action Requested

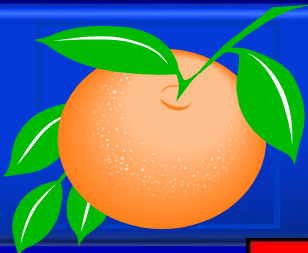
Make a finding of consistency with the Comprehensive Plan and APPROVE Southchase Planned Development (CDR-24-07-165) dated “Received July 26, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



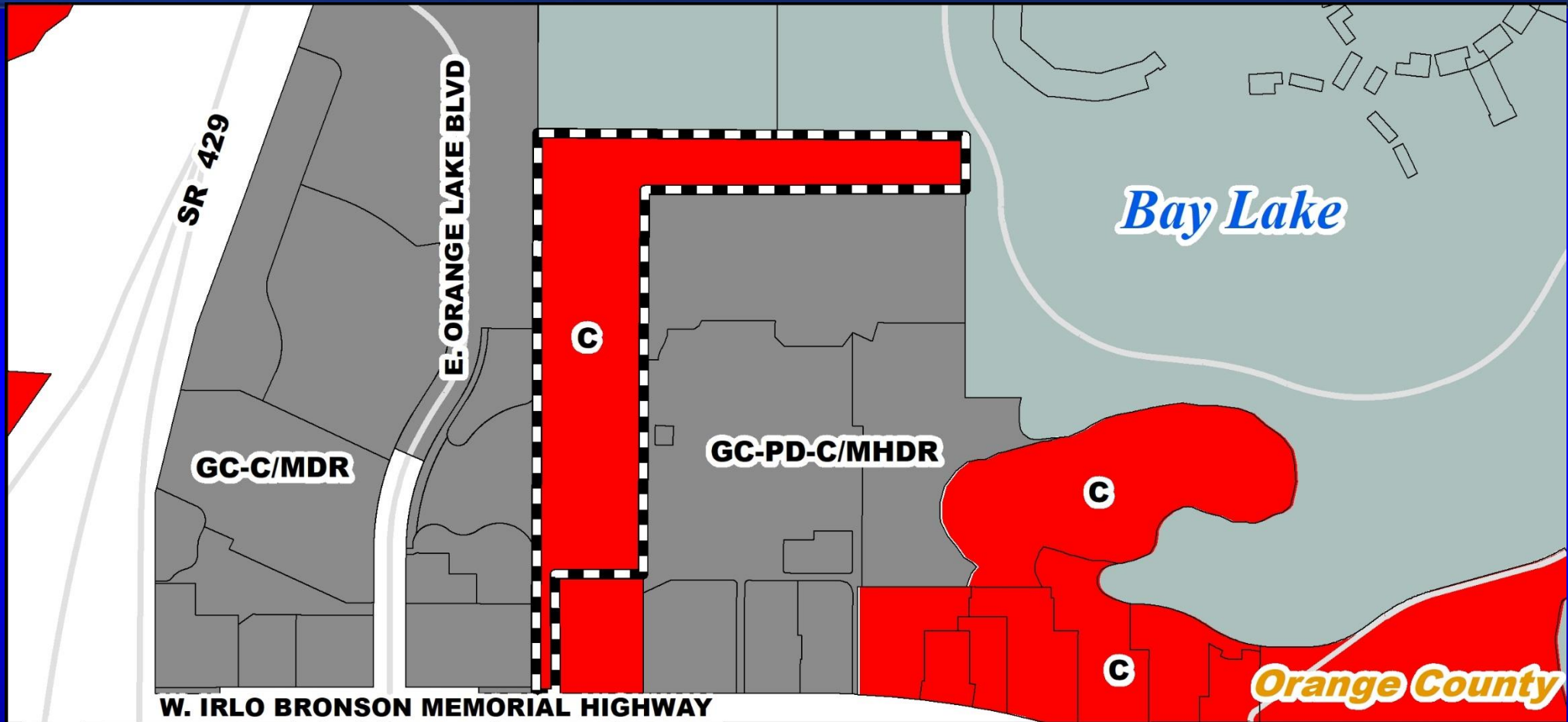
Orlando World Resort Planned Development (PD)

- Case:** CDR-23-05-161
- Applicant:** Jim Hall, Hall Development Services, Inc.
- District:** 1
- Acreage:** 17.03 acres (overall PD)
14.71 acres (affected area)
- Location:** Generally located north of West Irlo Bronson Memorial Highway, east of US 192, and south of Walt Disney World's Animal Kingdom Lodge.
- Request:** *This item was continued from the September 10, 2024 Board of County Commissioners public hearing. This request is to increase intensity of the Planned Development from 136 timeshare units to 342 timeshare units and increase the building height from 35 feet to 75 feet for resort lodging use.*

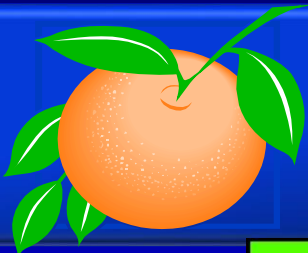


Orlando World Resort Planned Development (PD)

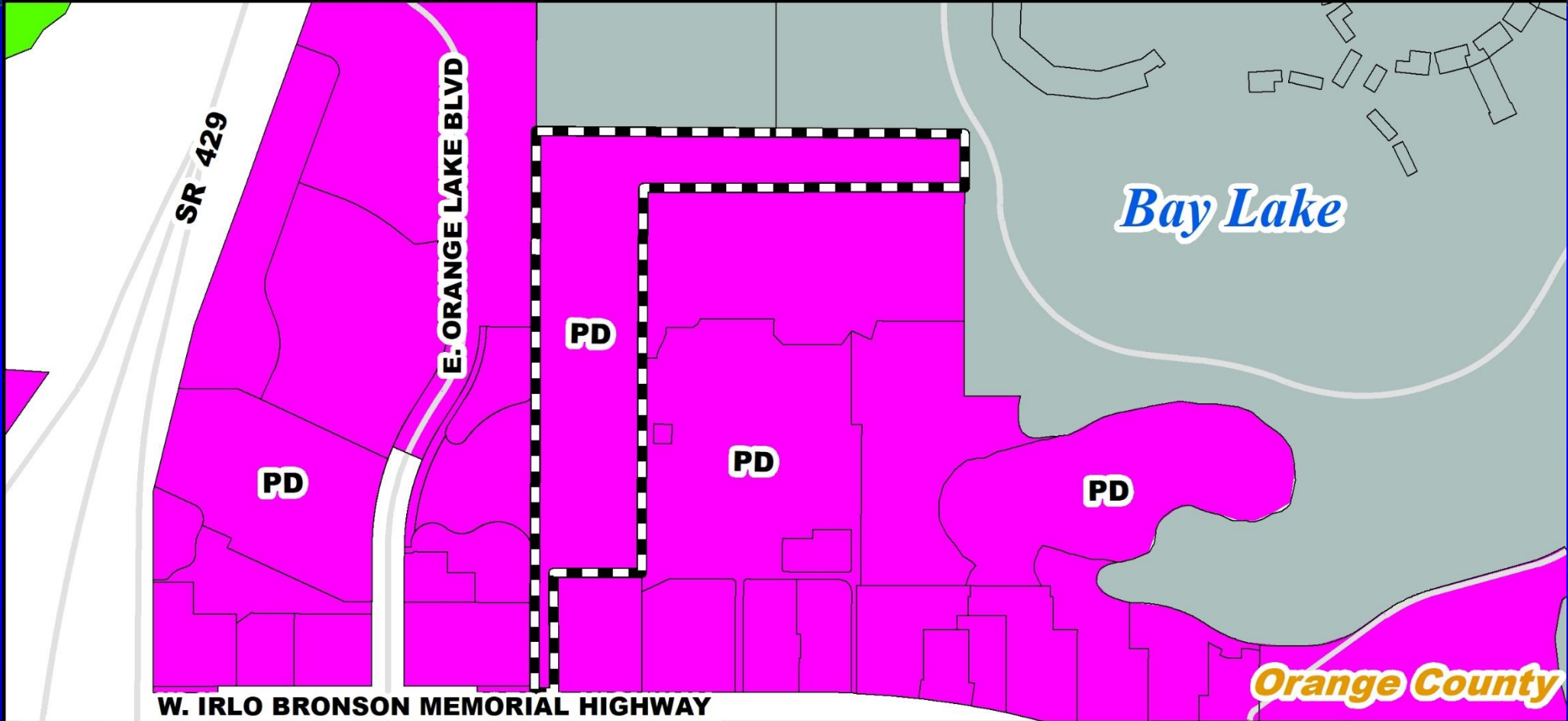
Future Land Use Map



Osceola County

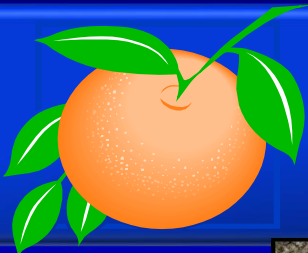


Orlando World Resort Planned Development (PD) Zoning Map

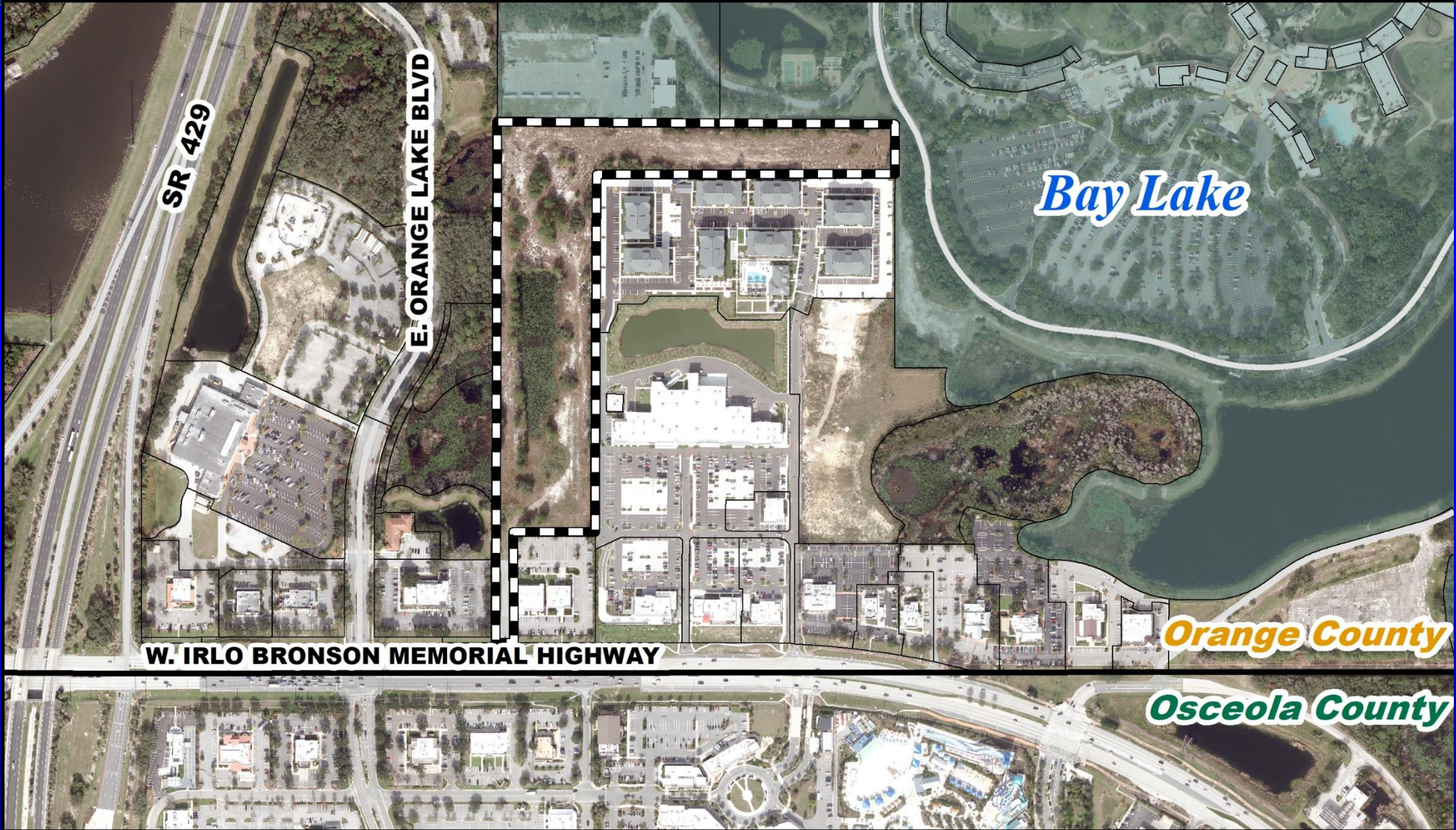


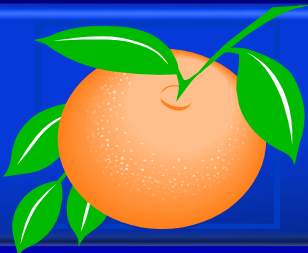
Orange County

Osceola County



Orlando World Resort Planned Development (PD) Aerial Map

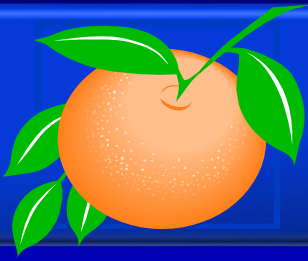




Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Orlando World Resort Planned Development (CDR-23-05-161) dated “Received July 18, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

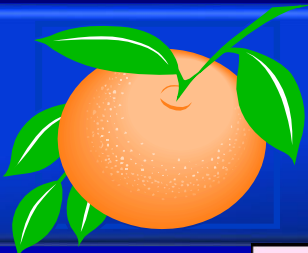


GOLF Land Use Plan

- 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.

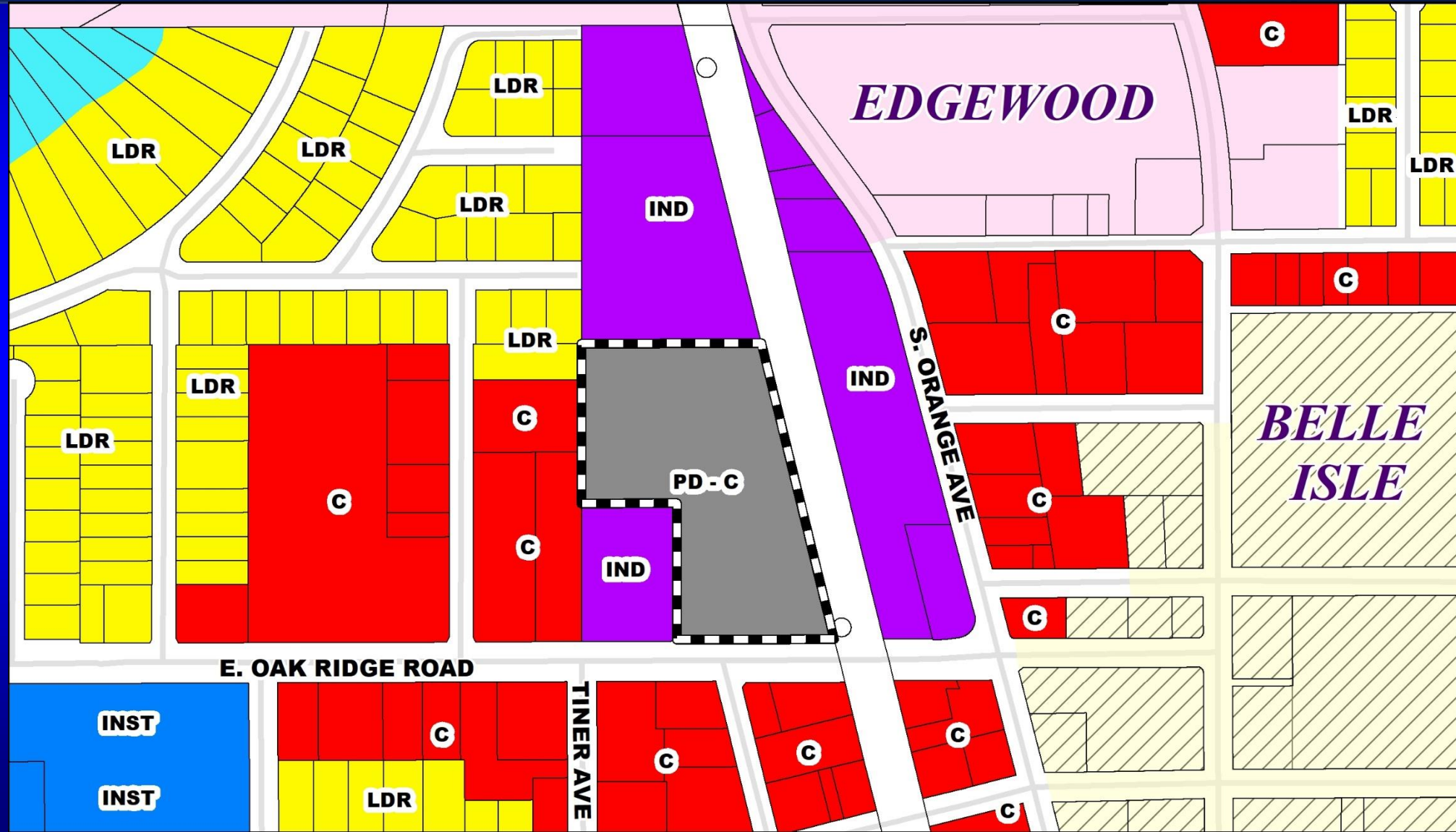
In addition, the following waiver is requested from Orange County Code:

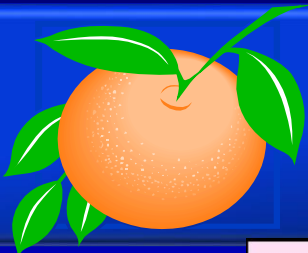
1. A waiver from Section 38-1272(a)(3)e to reduce the minimum side yard building set back along the east and west PD boundary to 7 feet in lieu of the required 25 feet when abutting adjacent commercial or industrial uses.



GOLF Land Use Plan

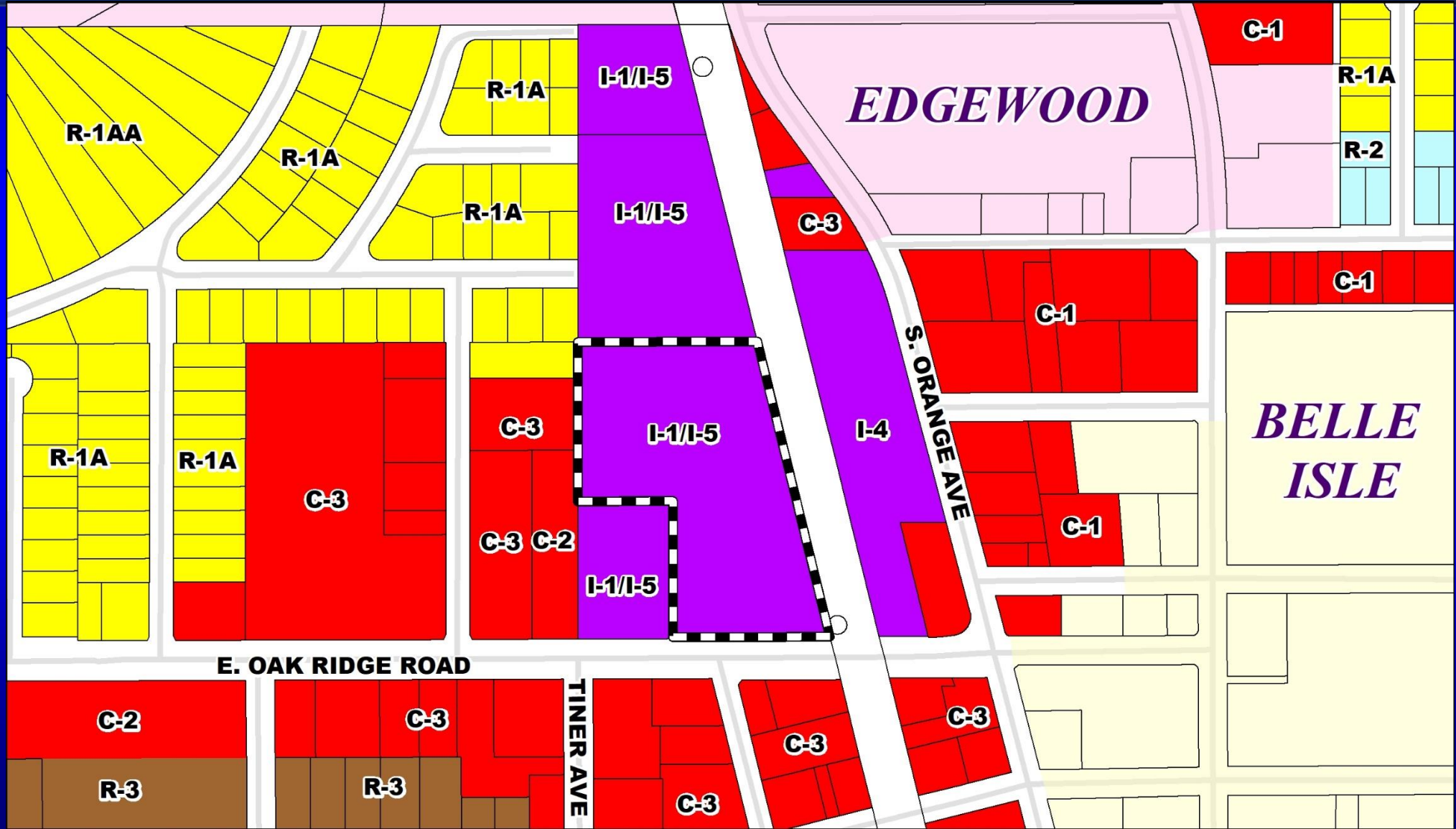
Future Land Use Map

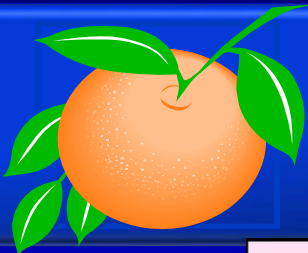




GOLF Land Use Plan

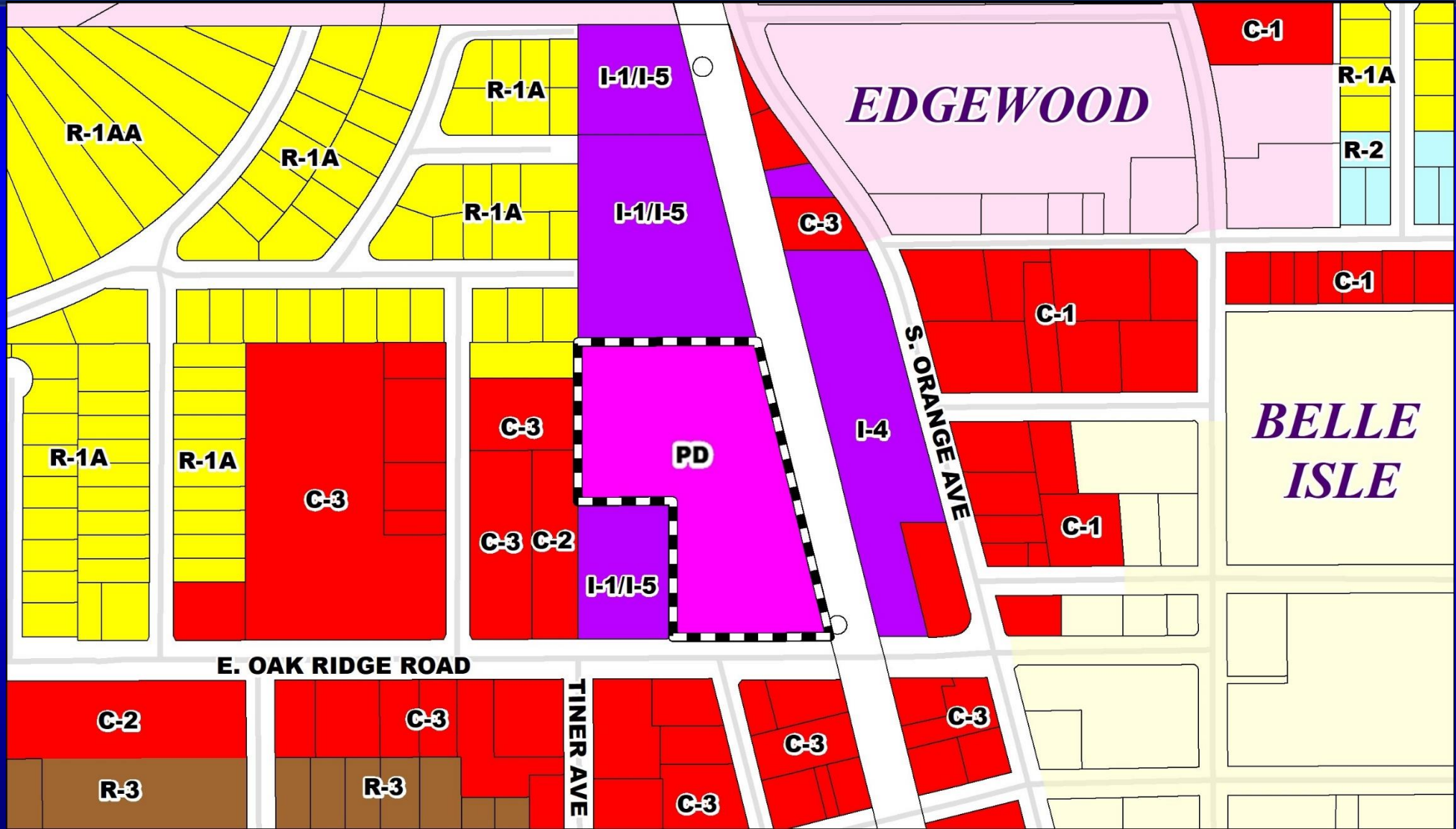
Zoning Map

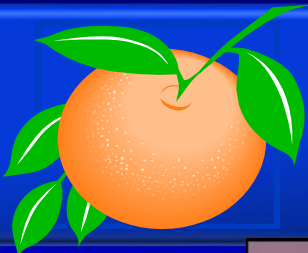




GOLF Land Use Plan

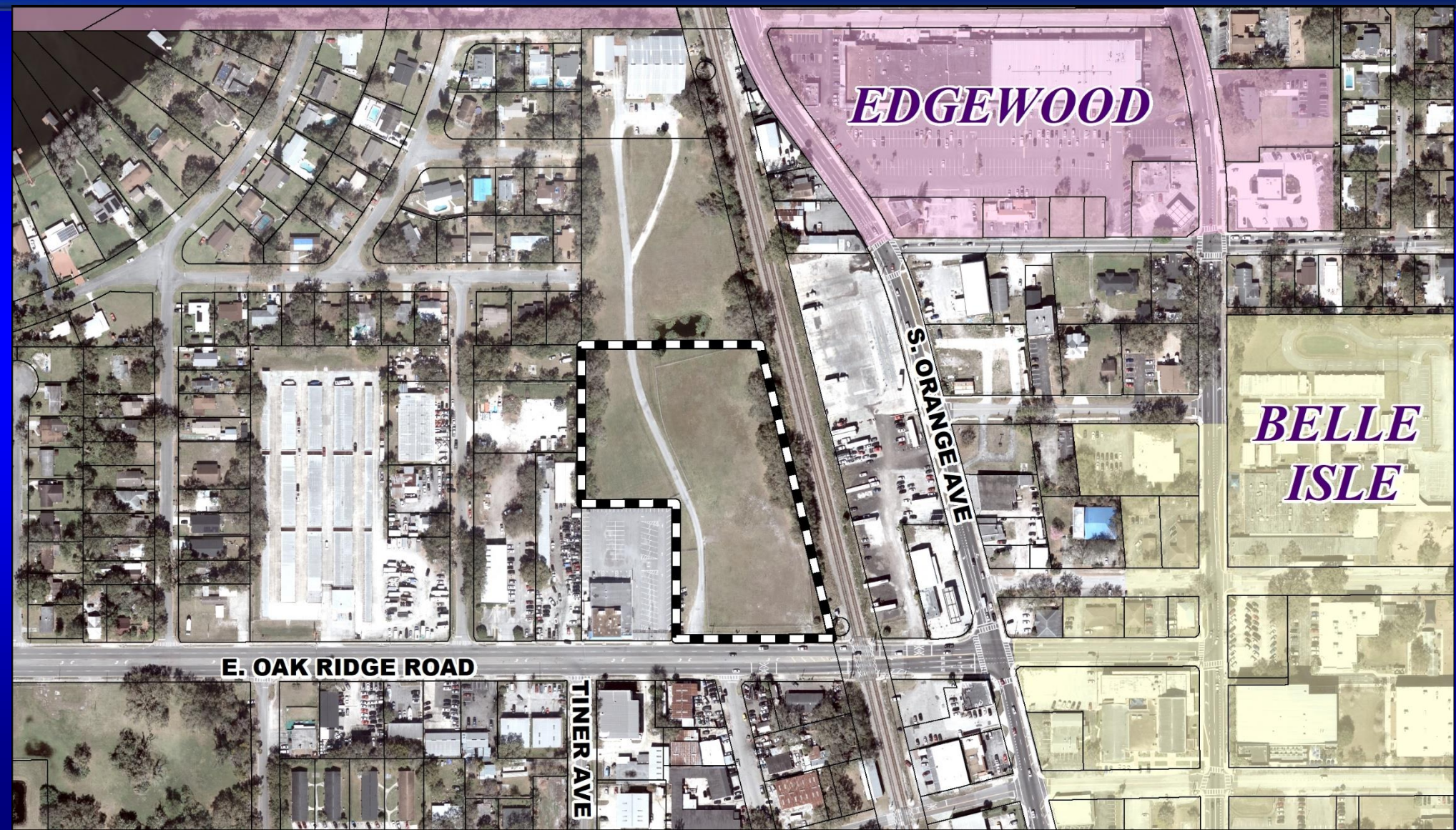
Proposed Zoning Map

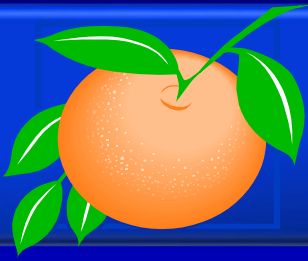




GOLF Land Use Plan

Aerial Map





GOLF Land Use Plan

Overall Land Use Plan



NO.	DESCRIPTION	AREA (AC)
1	EXISTING BOUNDARY	5.16
2	EXISTING BOUNDARY	0.00
3	EXISTING BOUNDARY	0.00

DEVELOPMENT PROGRAM	RESIDENTIAL	EXISTING	PROPOSED
FORMER USE	RESIDENTIAL	EXISTING	PROPOSED
MINIMUM OPEN SPACE REQUIREMENT (COMMERCIAL)	0%		
MINIMUM OPEN SPACE REQUIREMENT (RESIDENTIAL)	0%		
PROPOSED BUILDING HEIGHT (COMMERCIAL)	4.00		
PROPOSED BUILDING HEIGHT (RESIDENTIAL)	4.00		
PROPOSED BUILDING HEIGHT (OFFICE)	4.00		
LAND USE DISTRICT	COMMERCIAL		
PROPOSED DENSITY	0.20/AC		

TRIP TYPE	PERMITTED BUILDING SETBACK				LANDSCAPE BUFFER			
	PERMITTED BUILDING SETBACK	LANDSCAPE BUFFER	PERMITTED BUILDING SETBACK	LANDSCAPE BUFFER	PERMITTED BUILDING SETBACK	LANDSCAPE BUFFER	PERMITTED BUILDING SETBACK	LANDSCAPE BUFFER
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NOTE:
 1. ALL WATER MANAGEMENT SYSTEMS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 2. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED CONSTRUCTION.
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 10. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED CONSTRUCTION.

- LAND USE PLAN NOTES:**
- ALL WATER MANAGEMENT SYSTEMS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED CONSTRUCTION.
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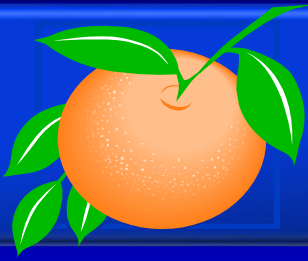
KPMFranklin
 CONSULTING ENGINEERS
 1000 W. COLLEGE BLVD., SUITE 110
 ORLANDO, FL 32812
 PHONE: (407) 850-0000

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/15/2024
2	ISSUED FOR PERMITTING	10/15/2024
3	ISSUED FOR PERMITTING	10/15/2024
4	ISSUED FOR PERMITTING	10/15/2024
5	ISSUED FOR PERMITTING	10/15/2024
6	ISSUED FOR PERMITTING	10/15/2024
7	ISSUED FOR PERMITTING	10/15/2024
8	ISSUED FOR PERMITTING	10/15/2024
9	ISSUED FOR PERMITTING	10/15/2024
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8	ISSUED FOR PERMITTING	10/15/2024
9	ISSUED FOR PERMITTING	10/15/2024
10	ISSUED FOR PERMITTING	10/15/2024

LAND USE PLAN
GOLF PD

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/15/2024
2	ISSUED FOR PERMITTING	10/15/2024
3	ISSUED FOR PERMITTING	10/15/2024
4	ISSUED FOR PERMITTING	10/15/2024
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6	ISSUED FOR PERMITTING	10/15/2024
7	ISSUED FOR PERMITTING	10/15/2024
8	ISSUED FOR PERMITTING	10/15/2024
9	ISSUED FOR PERMITTING	10/15/2024
10	ISSUED FOR PERMITTING	10/15/2024



GOLF Land Use Plan

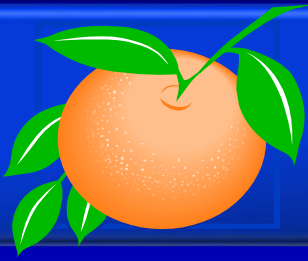
Revised Condition #16

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

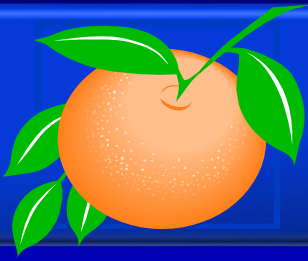
Prior to the Board public hearing for final consideration of this application, Developer/Applicant shall execute and record in the Public Records a Notice of Reservation reserving a cross-access easement over the subject property - PCN 24-23-29-3404-00-080 - in favor of the two properties immediately 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.



GOLF Land Use Plan

New Conditions 18-21

- 18.A minimum 6' high opaque PVC fence shall be provided along the eastern property line shared with the railroad.**
- 19.A minimum 6' fence shall be provided between the school and the road to the business at the rear of the property.**
- 20.Installation of Florida Grade #1 5-inch caliper canopy trees every 25 feet on-center abutting the property's frontage on Oak Ridge Road, except for the entrance road.**
- 21.The schools start time shall occur at least 20 minutes before or after Cornerstone Charter Academy's start time**



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 and new Conditions 18-21.

District 3

Board of County Commissioners

Public Hearings

October 8, 2024