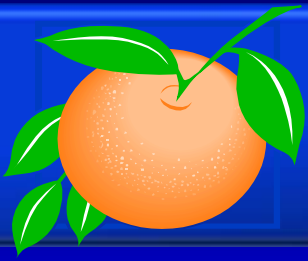


Board of County Commissioners

Public Hearings

January 9, 2024



Grassmere Reserve Preliminary Subdivision Plan

Case: PSP-23-02-050

Project Name: Grassmere Reserve Preliminary Subdivision Plan

Applicant: Jason Mahoney, NV5, Inc.

District: 2

Acreage: 124.08 gross acres

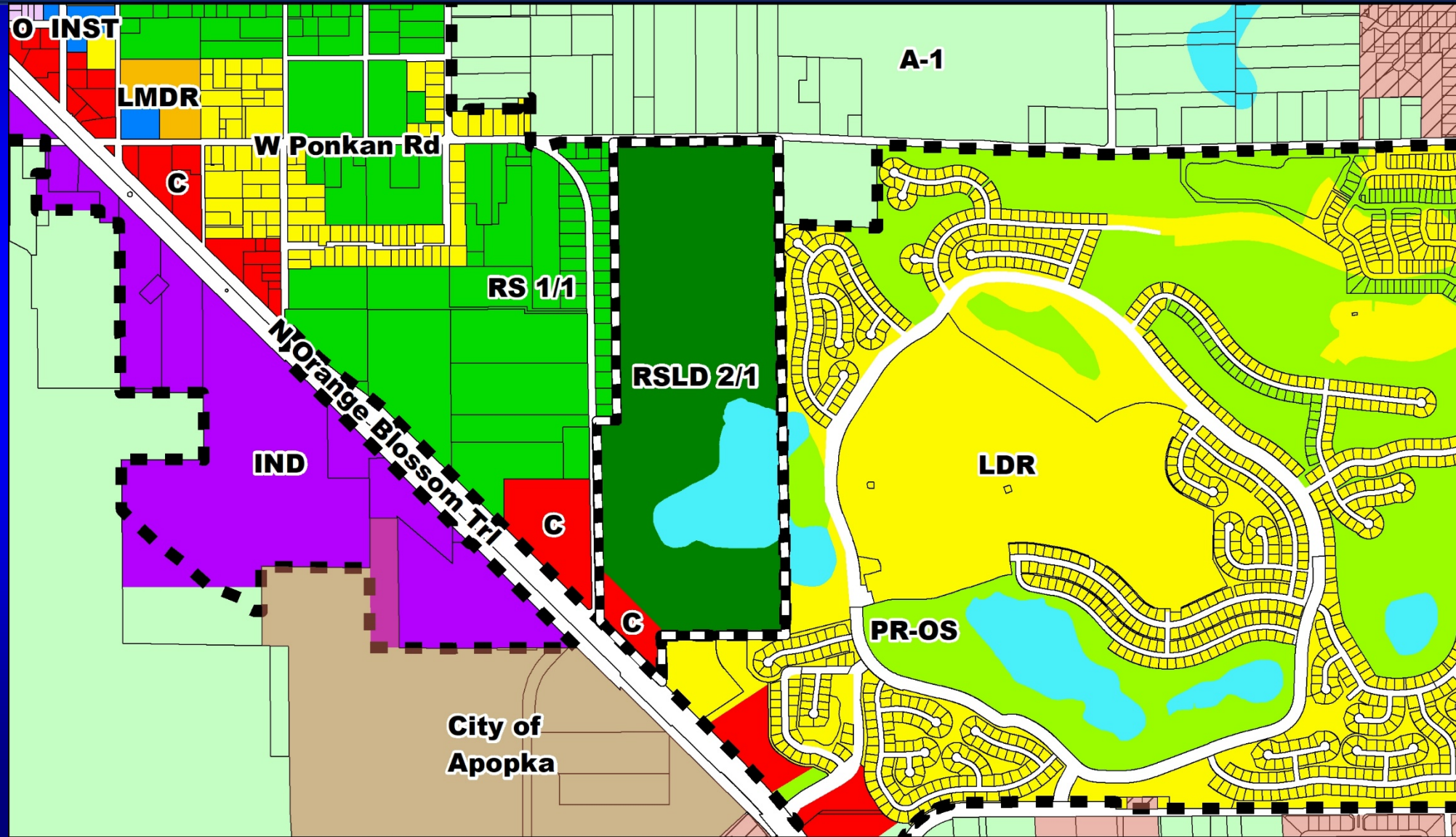
Location: Generally located south of West Ponkan Road and north of Orange Blossom Trail.

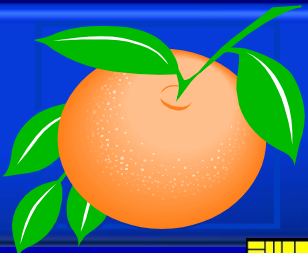
Request: To subdivide 124.08 gross acres in order to construct 153 single family residential dwelling units.



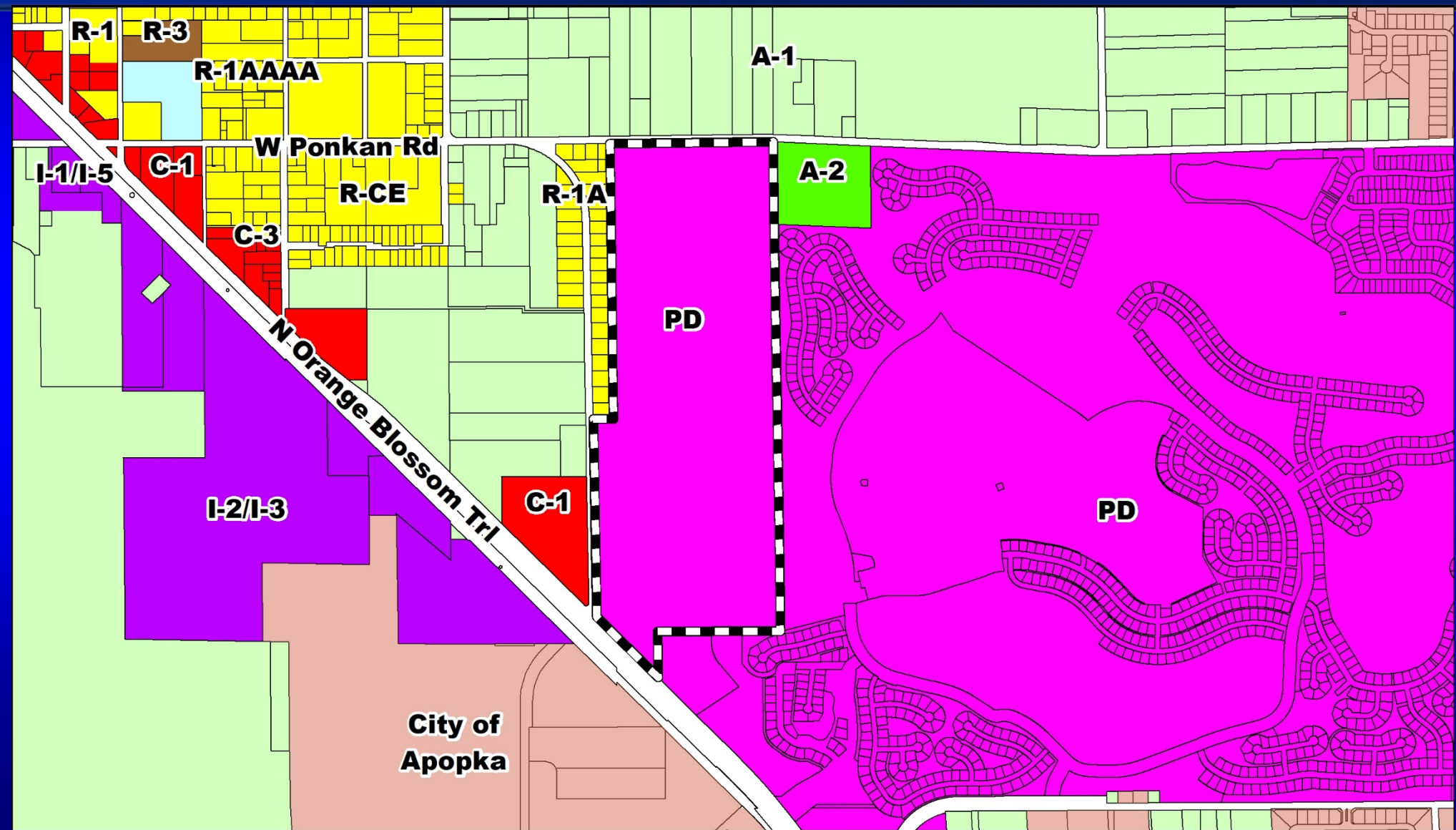
Grassmere Reserve Preliminary Subdivision Plan

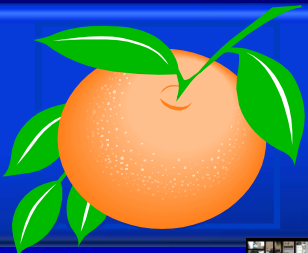
Future Land Use Map





Grassmere Reserve Preliminary Subdivision Plan Zoning Map

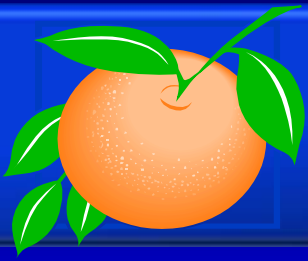




Grassmere Reserve Preliminary Subdivision Plan

Aerial Map

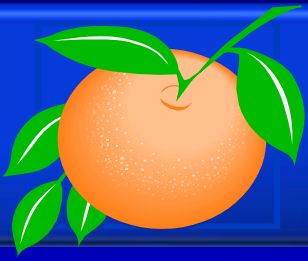




Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Grassmere Reserve PD / Grassmere Reserve PSP dated “Received November 8, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2



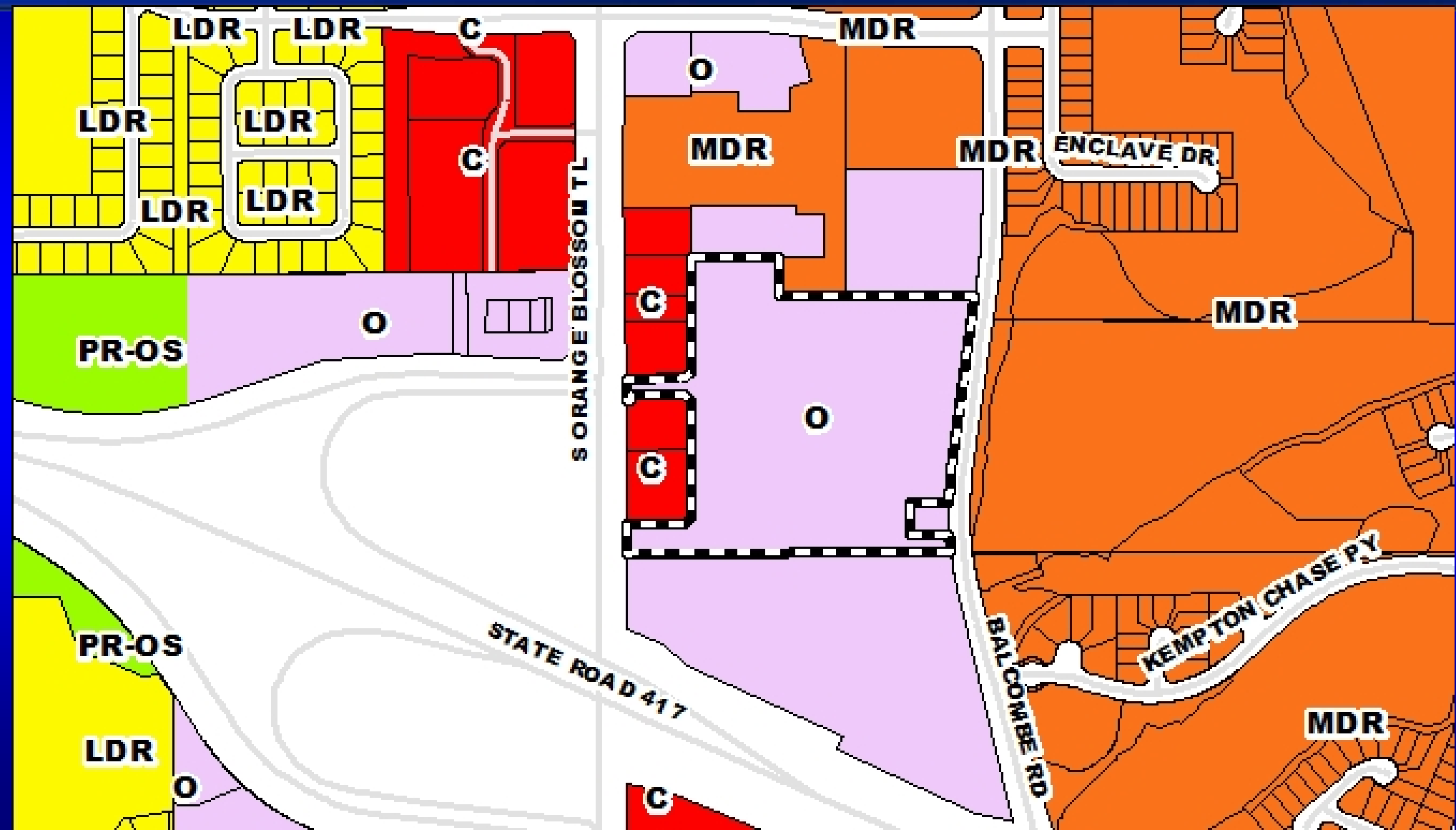
Southchase Planned Development

- Case:** CDR-23-05-167
- Project Name:** Southchase Planned Development
- Applicant:** Ben Johnson, Kimley-Horn and Associates, Inc.
- District:** 4
- Acreage:** 82.18 gross acres (overall PD)
17.82 gross acres (affected parcel only)
- Location:** Generally located north State Road 417 and west of the Florida Turnpike.
- Request:** To modify land use plan (LUP) to allow limited C-2 uses: (1) outdoor storage and display of equipment, products and merchandise. (2) Equipment rental & leasing with outdoor storage, (3) Truck rental & leasing, as well as to add a C-3 use of Temporary overnight parking of dual rear wheel vehicles (limited to the rear of the building for unloading shipments).



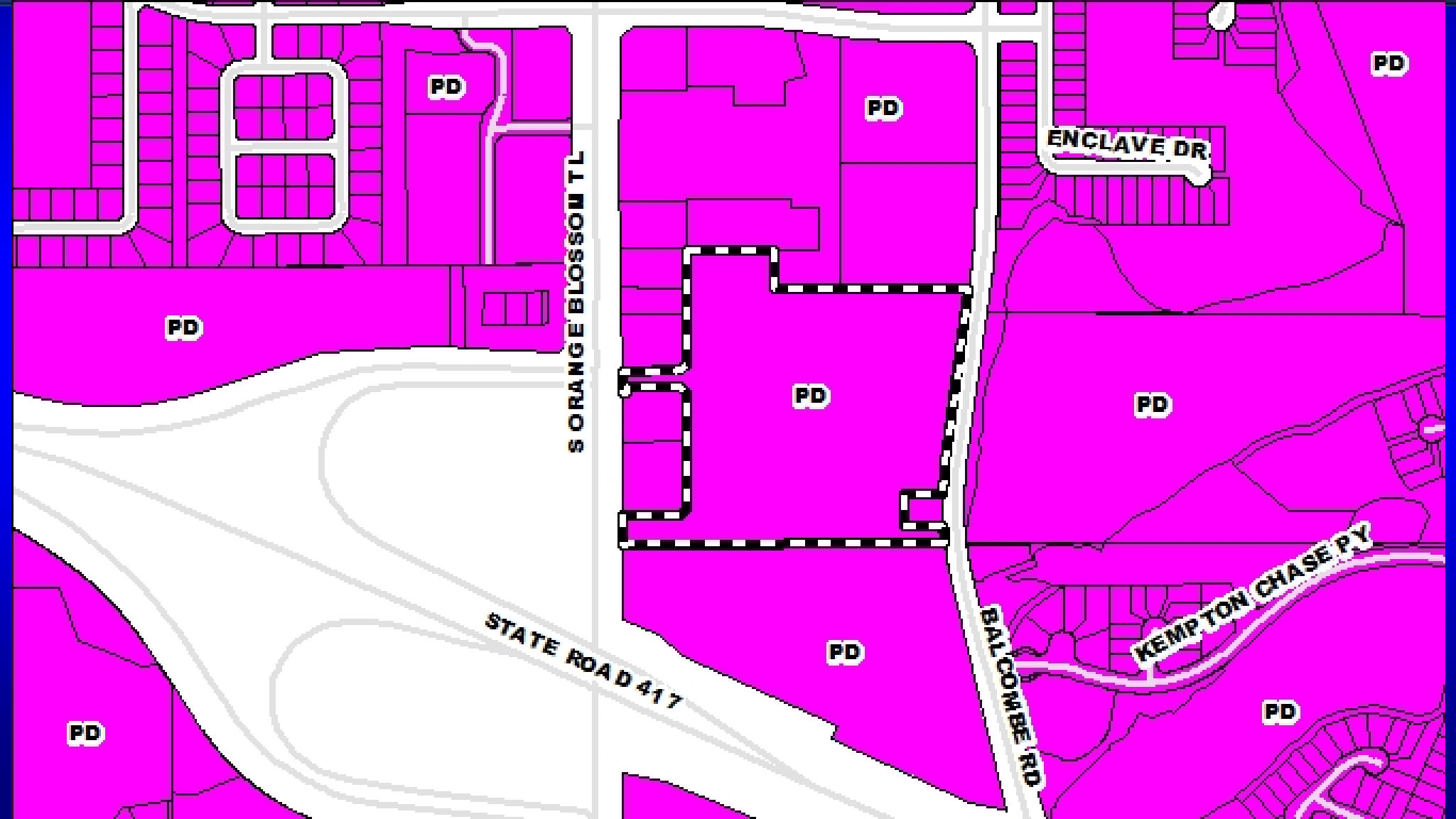
Southchase Planned Development

Future Land Use Map





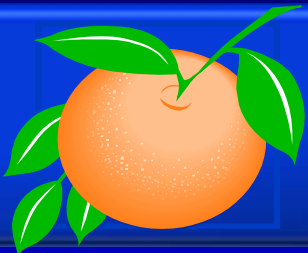
Southchase Planned Development Zoning Map



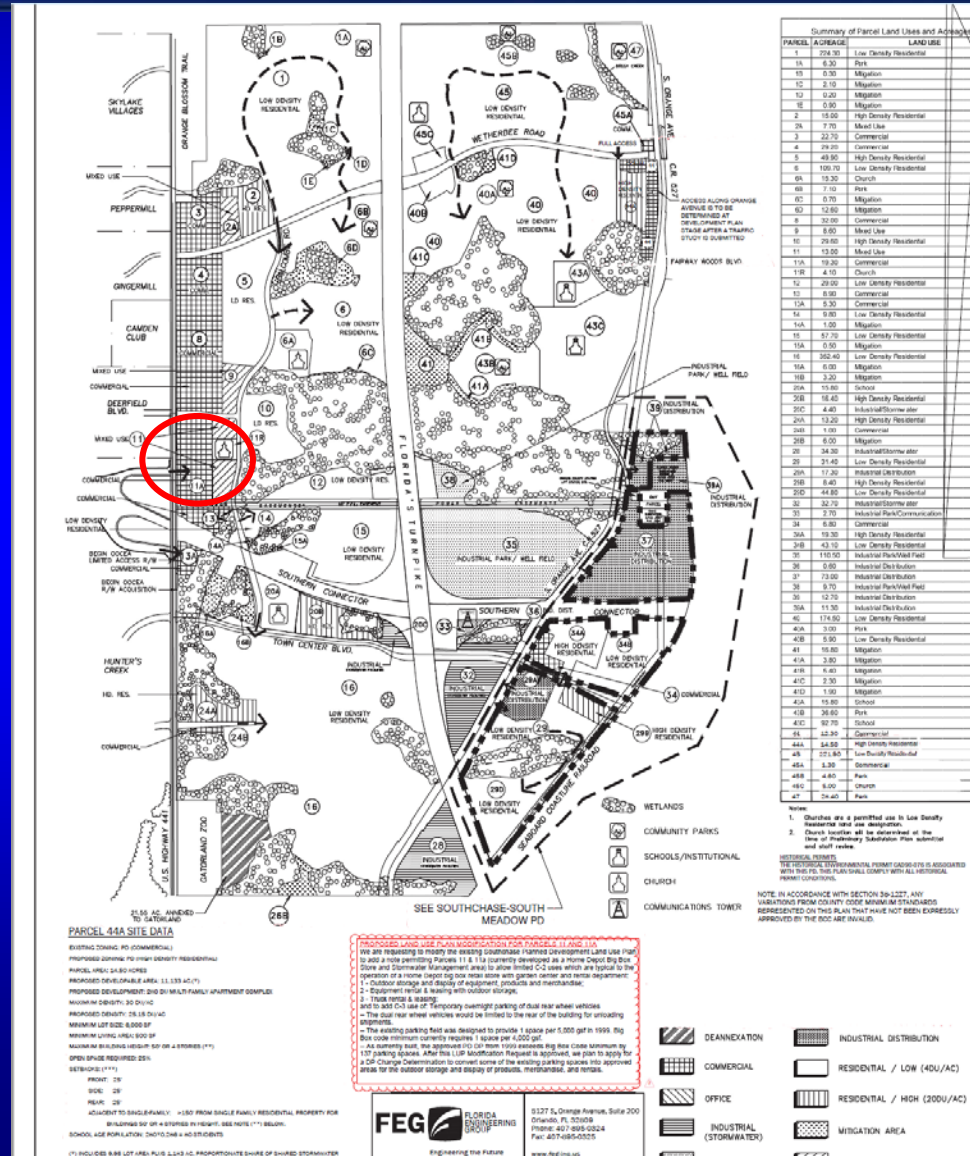


Southchase Planned Development Aerial Map





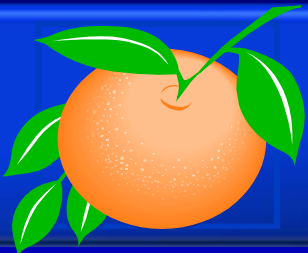
Southchase Planned Development Overall Land Use Plan



PARCEL 44A SITE DATA
 EXISTING ZONING: PD COMMERCIAL
 PROPOSED ZONING: PD HIGH DENSITY RESIDENTIAL
 PARCEL AREA: 14.50 ACRES
 PROPOSED DEVELOPABLE AREA: 11.13 AC (77%)
 PROPOSED DEVELOPMENT: 210 UNIT MULTI-FAMILY APARTMENT COMPLEX
 MAXIMUM DENSITY: 30 DU/AC
 PROPOSED DENSITY: 26.18 DU/AC
 MINIMUM LOT SIZE: 4,000 SQ FT
 MINIMUM LOT AREA: 900 SF
 MAXIMUM BUILDING HEIGHT: 50 FT OR 5 STORIES (111')
 OPEN SPACE REQUIRED: 25%
 SETBACKS (111')
 FRONT: 25'
 SIDE: 25'
 REAR: 25'
 ADJACENT TO SINGLE-FAMILY: -150' FROM SINGLE-FAMILY RESIDENTIAL PROPERTY FOR BUILDING OR UP TO 40' FROM PROPERTY LINE (111') SETBACK.
 SCHOOL AGE POPULATION: 2,470 (24% AHEAD OF AGE)

PROPOSED LAND USE PLAN MODIFICATION FOR PARCELS 11 AND 14
 We are requesting to modify the existing Southchase Planned Development Land Use Plan to add a new rezoning Parcel 11 & 14 to be developed as a Home Depot Big Box Store and Stormwater Management area to allow limited C-2 uses which are typical to the operation of a Home Depot big box store with garden center and waste equipment.
 1. Outdoor storage and display of equipment, products and merchandise.
 2. Equipment and storage with outdoor storage.
 3. Truck pickup & drop-off.
 4. Temporary overnight parking of dual rear wheel vehicles and to add C-1 use of temporary overnight parking of dual rear wheel vehicles.
 The dual rear wheel vehicles would be limited to the rear of the building for unloading purposes.
 The existing parking lot was designed to provide 114 spaces per 1,000 sq ft in 1999. Big Box store minimum capacity requires 1,500 sq ft, 2,000 sq ft.
 The existing parking lot was designed to provide 114 spaces per 1,000 sq ft. The proposed 1,500 parking spaces. After this LUP Modification Request is approved, we plan to apply for a C-2 Change Determination to convert some of the existing parking spaces into approved areas for the outdoor storage and display of products, merchandise, and vehicles.

- DEANNEXATION
- COMMERCIAL
- OFFICE
- INDUSTRIAL (STORMWATER)
- INDUSTRIAL DISTRIBUTION
- RESIDENTIAL / LOW (40U/AC)
- RESIDENTIAL / HIGH (200U/AC)
- MITIGATION AREA

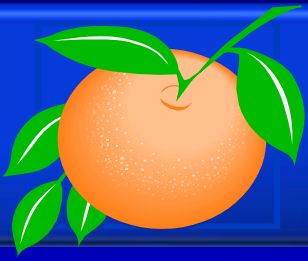


Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Southchase PD (CDR-23-05-167) dated “Received October 12, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report; and

Approval and execution of Non-substantial Deviation First Amendment to Thirteenth Amended Development Order for Southchase Development of Regional Impact

District 4



Silver City Properties Planned Development

Case: CDR-23-09-278

Project Name: Silver City Properties Planned Development

Applicant: Brandy Seago, Interplan LLC

District: 5

Acreage: 1.27 gross acres (affected parcel only)

Location: 3333 University Boulevard; north of University Boulevard and west of N. Forsyth Road

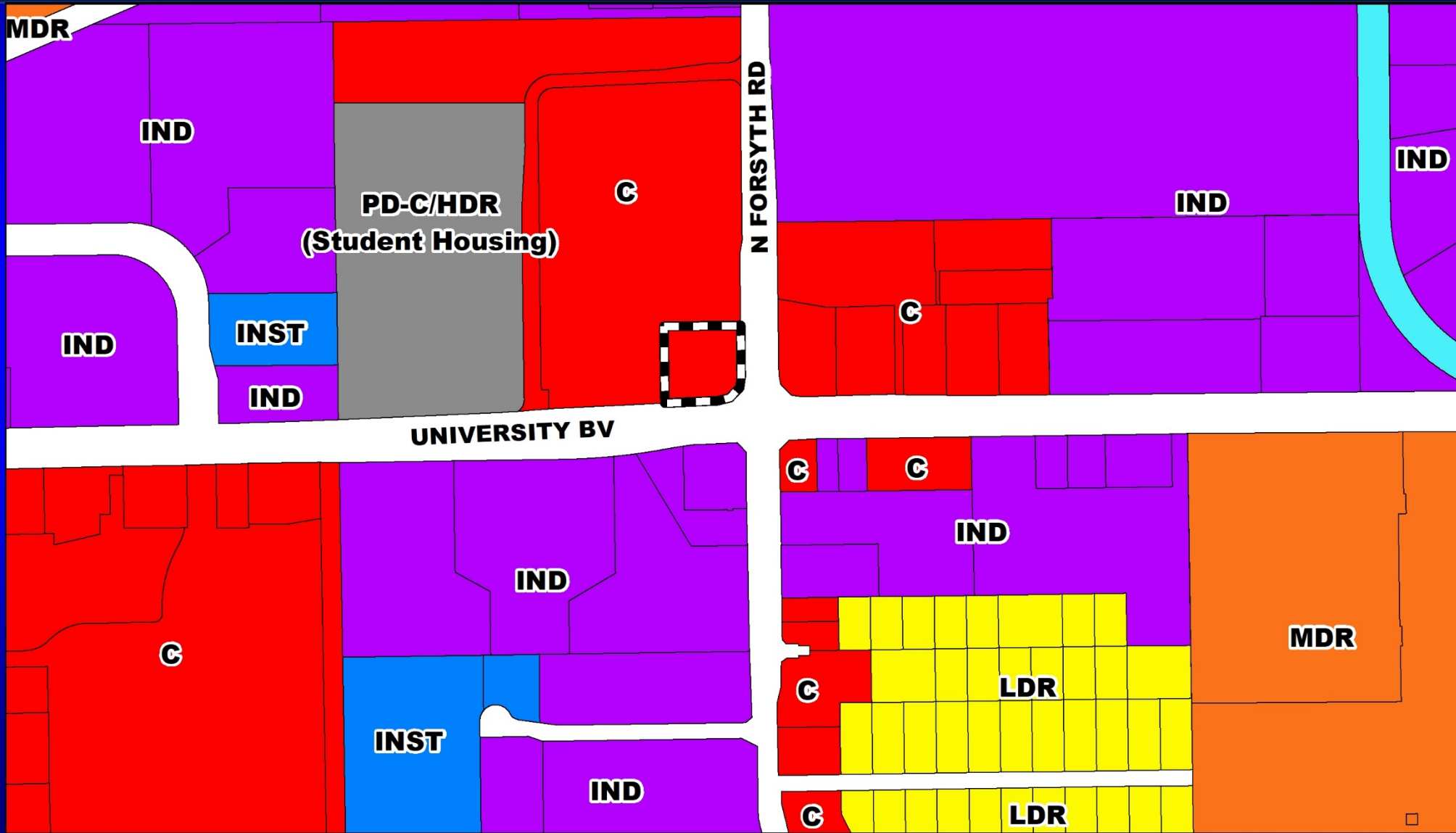
Request: A change determination is requested for approval of a waiver from County Code:

A waiver from Orange County Code Section 38-1272(3)(b) is requested to allow 8 feet setback for accessory structures along Forsyth Road in lieu of the required 30 feet setback from collector roads.



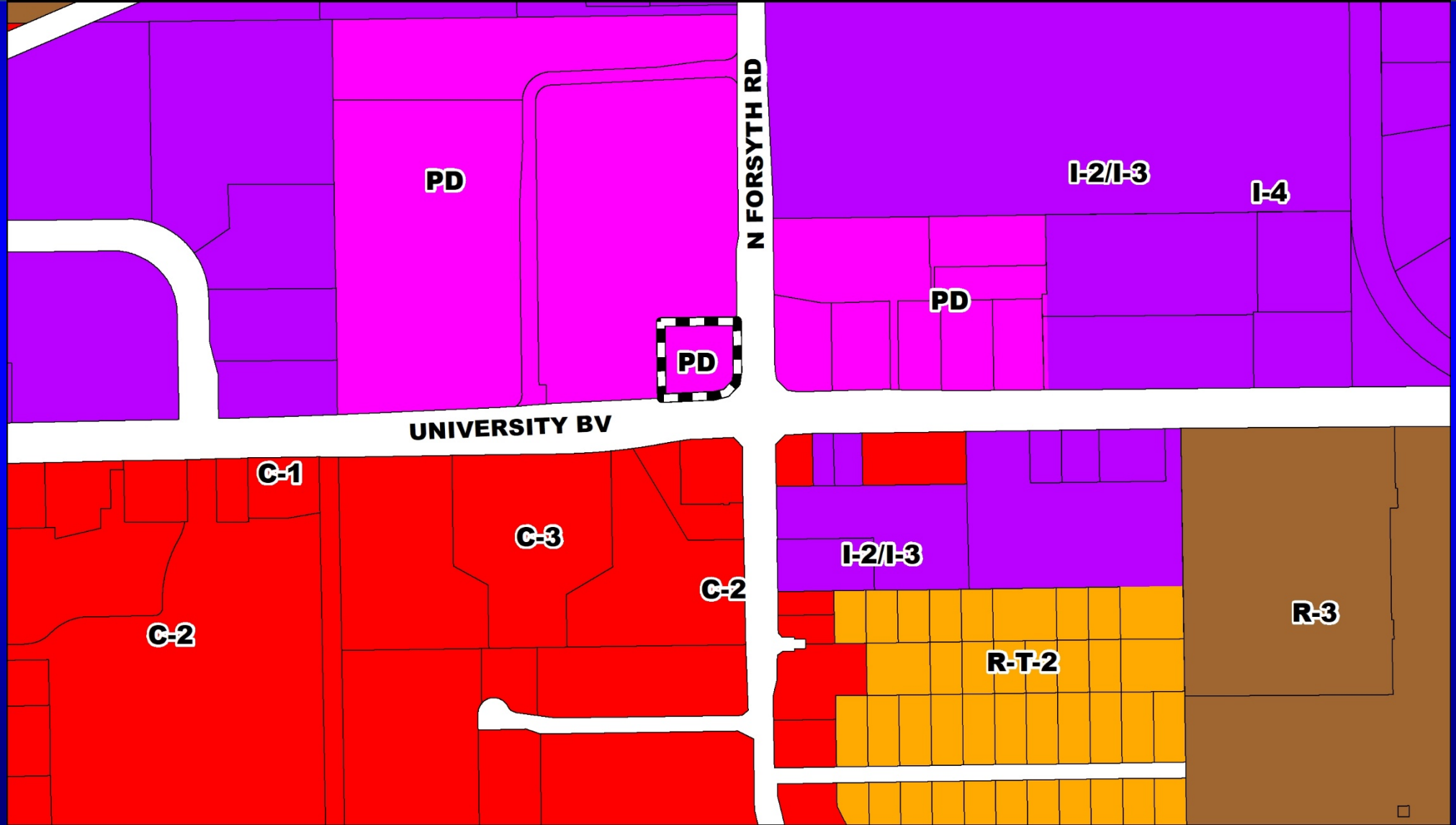
Silver City Properties Planned Development

Future Land Use Map





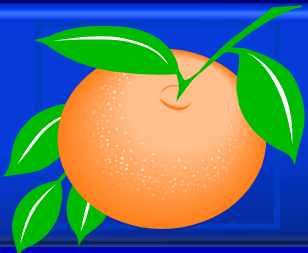
Silver City Properties Planned Development Zoning Map





Silver City Properties Planned Development Aerial Map





Silver City Properties Planned Development Overall Land Use Plan



PROJECT INFORMATION:

PROJECT NAME: SILVER CITY PD PHASE I & II
OWNER: SILVER CITY PROPERTIES, LLC
LOCAL JURISDICTION: ORANGE COUNTY, FLORIDA
DATE OF PREPARATION: 08/21/2023
DATE OF APPROVAL: 08/21/2023
PROJECT TYPE: PLANNED DEVELOPMENT

DESIGN PURPOSE: PHASE I: 13.14 ACRES (13.14 ACRES) PHASE II: 12.7 ACRES (12.7 ACRES)
DISTRICT/ZONE: PD-COMMERCIAL (13.14 ACRES) PD-COMMERCIAL (12.7 ACRES)
GROSS FLOOR AREA: PHASE I: 200,000 SQ FT PHASE II: 200,000 SQ FT
FLOOR AREA RATIO: MAXIMUM: 3.0 MAXIMUM: 3.0
MAXIMUM BUILDING HEIGHT: 30' MAXIMUM: 30'

SETBACKS: FRONT: 40' SIDE: 20' REAR: 30'
STREET LIGHTS: 30' FROM PROPERTY LINE
UTILITIES: 10' FROM PROPERTY LINE
ADDITIONAL NOTES: SEE ATTACHED DRAWINGS FOR DETAILED SETBACKS AND UTILITIES.

PROVIDED SERVICES: WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, CABLE TV, AND TRASH COLLECTION.

ADDITIONAL NOTES: THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION AND STATE AGENCIES.

CONSTRUCTION SCHEDULE: PHASE I TO BE COMPLETED WITHIN 18 MONTHS OF APPROVAL. PHASE II TO BE COMPLETED WITHIN 24 MONTHS OF APPROVAL.

ENVIRONMENTAL NOTES: THE SITE IS LOCATED IN AN AREA WITH VARYING TOPOGRAPHY. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION.

UTILITIES NOTES: EXISTING UTILITIES ARE SHOWN ON THE PLAN. NEW UTILITIES SHALL BE INSTALLED AS SHOWN ON THE PLAN.

TRAFFIC NOTES: TRAFFIC IMPACT STUDY SHALL BE CONDUCTED TO ASSESS THE IMPACT OF THE DEVELOPMENT ON THE SURROUNDING ROAD NETWORK.

GENERAL NOTES: THIS PLAN IS SUBJECT TO THE ZONING ORDINANCES AND REGULATIONS OF ORANGE COUNTY, FLORIDA.

DATE: 08/21/2023
DESIGNER: INTERPLAN

SCALE: 1" = 100'

NOTES: 1) - BASED ON ITE TRIP GENERATION MANUAL, 2016 EDITION

DATE: 08/21/2023
DESIGNER: INTERPLAN



VICINITY MAP

LEGEND: DOTTED LINE: EXISTING PROPERTY LINE

SOILS LEGEND: S1: SANDY SILT
 S2: SANDY SILT
 S3: SANDY SILT
 S4: SANDY SILT
 S5: SANDY SILT

PROVIDED SERVICES: WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, CABLE TV, AND TRASH COLLECTION.

ADDITIONAL NOTES: THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION AND STATE AGENCIES.

CONSTRUCTION SCHEDULE: PHASE I TO BE COMPLETED WITHIN 18 MONTHS OF APPROVAL. PHASE II TO BE COMPLETED WITHIN 24 MONTHS OF APPROVAL.

ENVIRONMENTAL NOTES: THE SITE IS LOCATED IN AN AREA WITH VARYING TOPOGRAPHY. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION.

UTILITIES NOTES: EXISTING UTILITIES ARE SHOWN ON THE PLAN. NEW UTILITIES SHALL BE INSTALLED AS SHOWN ON THE PLAN.

TRAFFIC NOTES: TRAFFIC IMPACT STUDY SHALL BE CONDUCTED TO ASSESS THE IMPACT OF THE DEVELOPMENT ON THE SURROUNDING ROAD NETWORK.

GENERAL NOTES: THIS PLAN IS SUBJECT TO THE ZONING ORDINANCES AND REGULATIONS OF ORANGE COUNTY, FLORIDA.

DATE: 08/21/2023
DESIGNER: INTERPLAN

SCALE: 1" = 100'

DATE: 08/21/2023
DESIGNER: INTERPLAN

INTERPLAN

INTERPLAN, LLC
 ARCHITECTURE
 ENGINEERING
 PERMITTING

2201 S. CHAMPLAIN BLVD, SUITE 200
 ORANGE, FLORIDA 32813
 (407) 261-2200

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

DATE: 08/21/2023
 PROJECT: SILVER CITY PD PHASE I & II

SCALE: 1" = 100'

DATE: 08/21/2023
 DESIGNER: INTERPLAN

SCALE: 1" = 100'

DATE: 08/21/2023
 DESIGNER: INTERPLAN

SCALE: 1" = 100'

DATE: 08/21/2023
 DESIGNER: INTERPLAN

SCALE: 1" = 100'

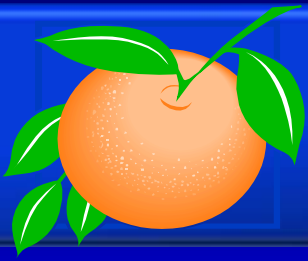
DATE: 08/21/2023
 DESIGNER: INTERPLAN

SCALE: 1" = 100'

DATE: 08/21/2023
 DESIGNER: INTERPLAN

NOTES:
 1) - BASED ON ITE TRIP GENERATION MANUAL, 2016 EDITION
 2) - ANY VARIATIONS FROM COUNTY CODE SHALL BE STATED IN THE NOTES
 3) - THIS PLAN IS SUBJECT TO THE ZONING ORDINANCES AND REGULATIONS OF ORANGE COUNTY, FLORIDA

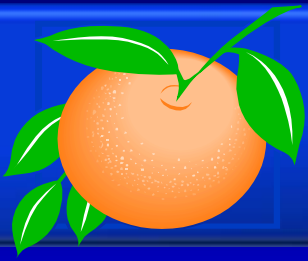




Action Requested

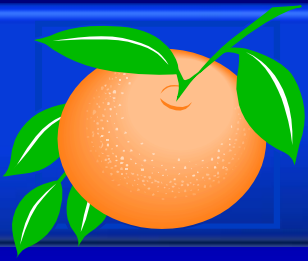
Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the Silver City Properties Planned Development / Land Use Plan (PD/LUP) dated “Received November 16, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



Alafaya Trail Student Housing Planned Development

- Case:** CDR-23-04-130
- Project Name:** Alafaya Trail Student Housing Planned Development
- Applicant:** Brooks A. Stickler, P.E., Kimley-Horn & Associates, Inc.
- District:** 5
- Acreage:** 3.2 gross acres
- Location:** Generally located North of East Colonial Drive / West of North Alafaya Trail / South of Lokanotosa Trail / East of Rouse Road.
- Request:** Two waivers from Orange County Code:
1. A waiver from Section 38-1254(2)(c) is requested for the eastern boundary of the property to allow a minimum building setback of ten (10) feet from an arterial road (N. Alafaya Trail) in lieu of fifty (50) feet.
 2. A waiver from Section 38-1259(k) to allow a maximum building height of five (5) stories, seventy (70) feet, in lieu of three (3) stories, forty (40) feet.

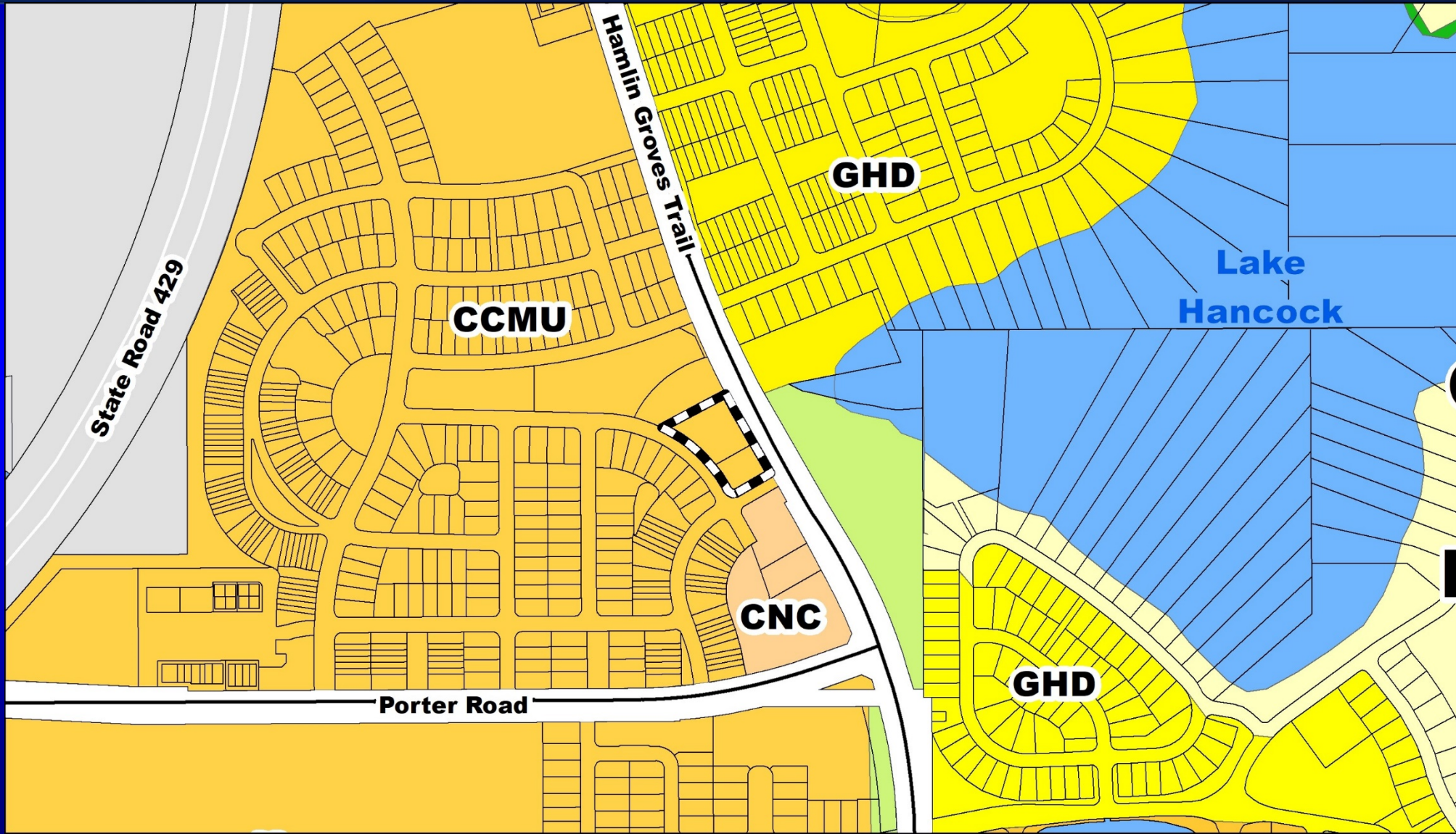


Hamlin Planned Development (PD) – Unified Neighborhood Plan (UNP) / Hamlin Reserve Preliminary Subdivision Plan (PSP) / A portion of Parcel B - Hamlin Retail Development Plan (DP)

- Case:** CDR-23-11-330
- Project Name:** Hamlin Planned Development (PD) – Unified Neighborhood Plan (UNP) / Hamlin Reserve Preliminary Subdivision Plan (PSP) / A portion of Parcel B - Hamlin Retail Development Plan (DP)
- Applicant:** Cas Suvongse, SK Consortium, Inc.
- District:** 1
- Acreage:** 1.04 gross acres (affected parcel only)
- Location:** Generally located west of Hamlin Groves Trails, north of Porter Road, east of State Road 429, and south of New Independence Parkway.
- Request:** To remove the September 27, 2022, Board Conditions of Approval #7 and #8, which required replatting of the property.

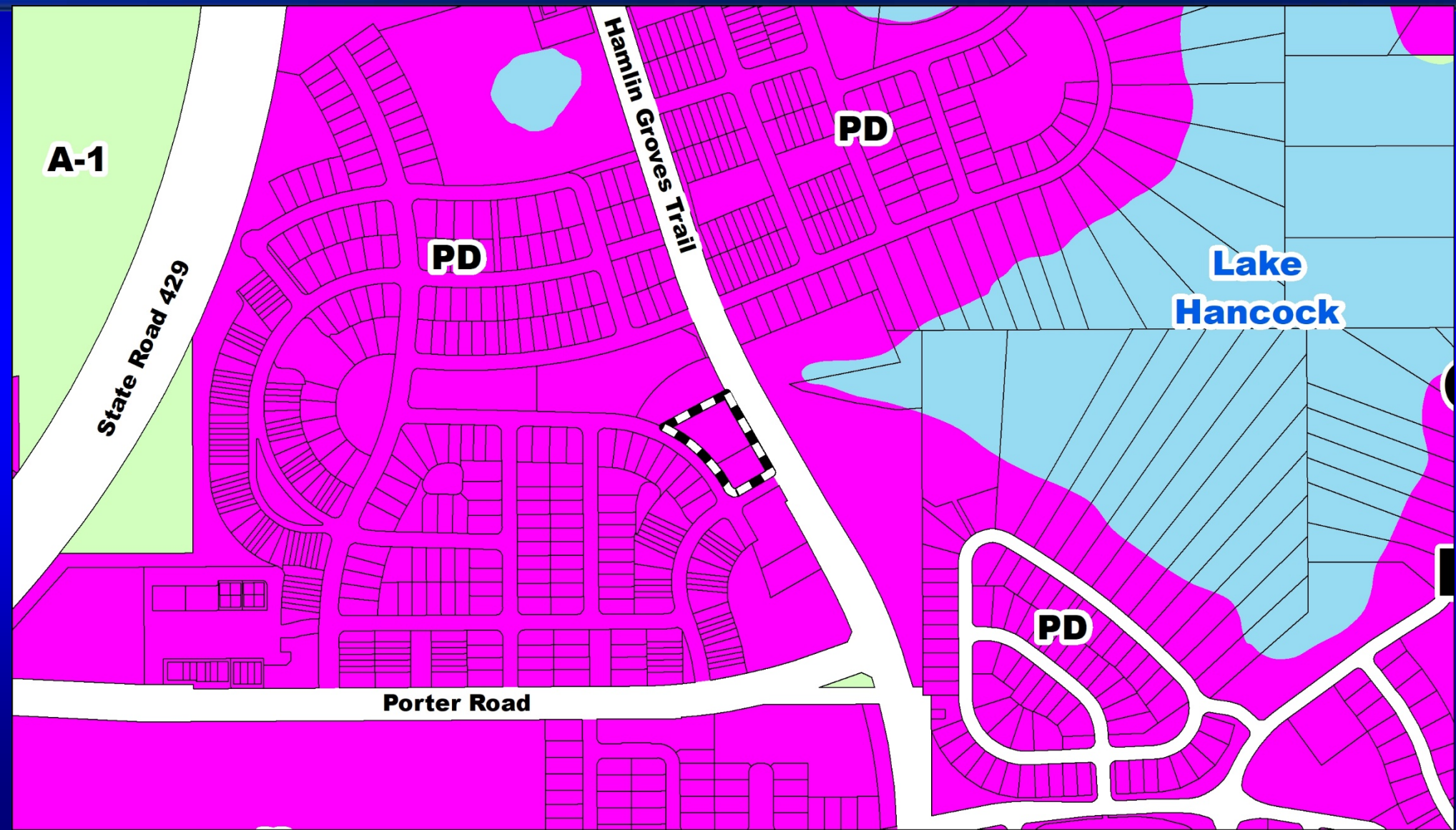


Hamlin PD – UNP / Hamlin Reserve PSP / A portion of Parcel B - Hamlin Retail DP Future Land Use Map



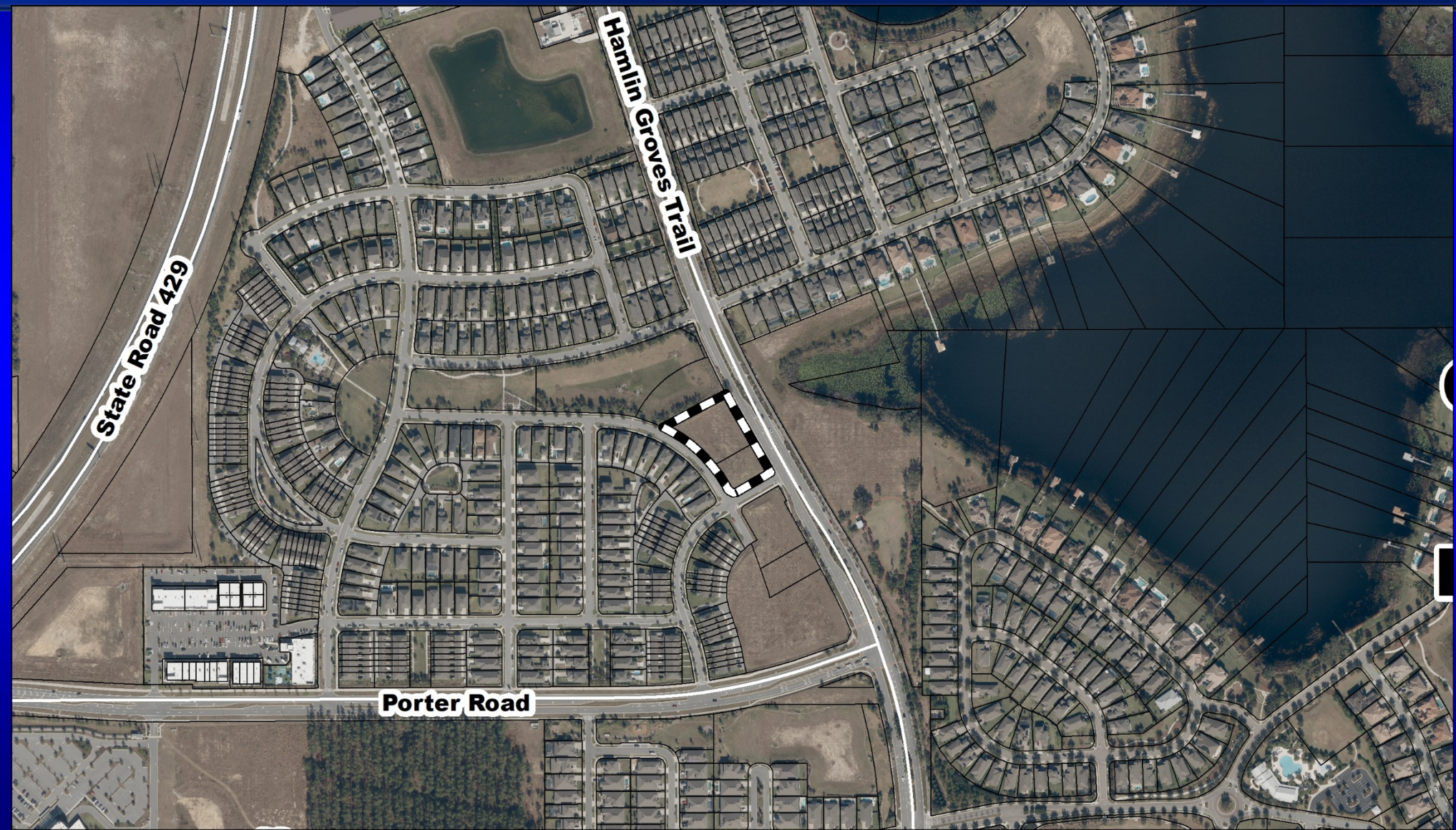


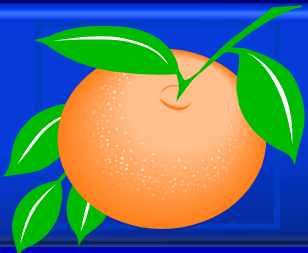
Hamlin PD – UNP / Hamlin Reserve PSP / A portion of Parcel B - Hamlin Retail DP Zoning Map





Hamlin PD – UNP / Hamlin Reserve PSP / A portion of Parcel B - Hamlin Retail DP Aerial Map





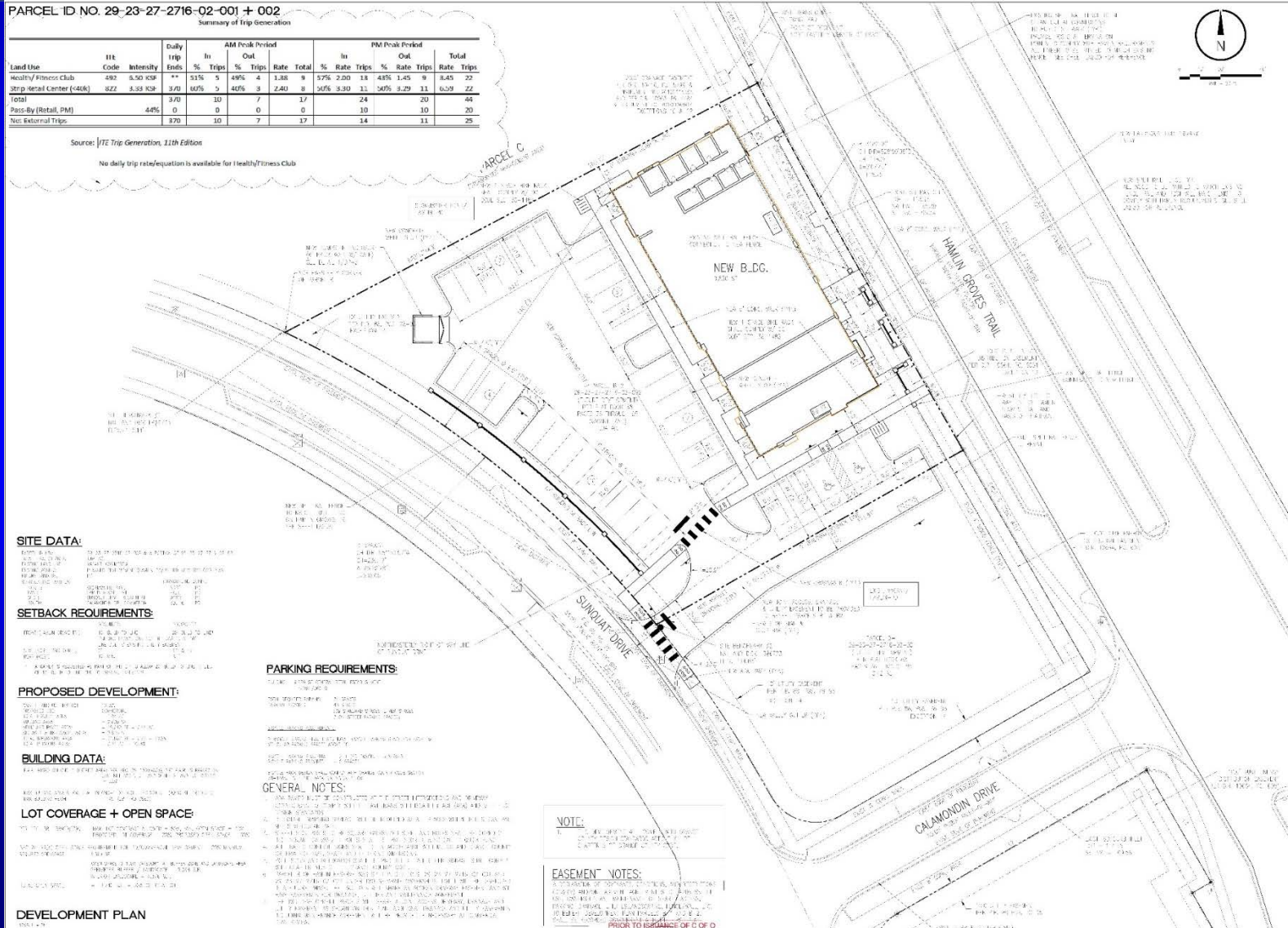
Hamlin PD – UNP / Hamlin Reserve PSP / A portion of Parcel B - Hamlin Retail DP Overall Development Plan

PARCEL ID NO. 29-23-27-2716-02-001 + 002
Summary of Trip Generation

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period			PM Peak Period			Total							
				In	Out	Rate	In	Out	Rate								
Health/Fitness Club	492	6.50 KSF	**	51%	5	49%	4	1.38	9	57%	2.00	18	43%	1.45	9	8.45	22
Strip Retail Center (40k)	822	3.33 KSF	370	60%	5	40%	3	2.40	8	50%	3.30	11	50%	3.29	11	6.59	22
Total			370		10		7		17		24		24		20		48
Pass-By (Retail, PM)		44%	0		0		0		0		10		10		10		20
Net External Trips			370		10		7		17		14		14		11		25

Source: ITE Trip Generation, 11th Edition

No daily trip rate/equation is available for Health/Fitness Club



SITE DATA:

ZONING: R-100
 DISTRICT: 1000
 SUBDISTRICT: 1000
 MAP SHEET: 1000
 PLAT NO.: 1000
 DATE: 10/10/2010
 COUNTY: ORANGE
 CITY: CLAY HARRIS

SETBACK REQUIREMENTS:

FRONT: 10 FT
 REAR: 10 FT
 SIDE: 10 FT
 CORNER: 10 FT

PROPOSED DEVELOPMENT:

TOTAL AREA: 100,000 SQ FT
 DEVELOPABLE AREA: 80,000 SQ FT
 TOTAL FLOOR AREA: 100,000 SQ FT
 TOTAL GARAGE FLOOR AREA: 100,000 SQ FT

BUILDING DATA:

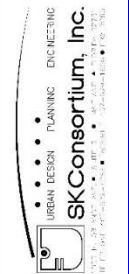
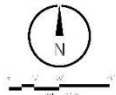
TYPE: RETAIL
 HEIGHT: 10 FT
 NUMBER OF STORIES: 1

LOT COVERAGE + OPEN SPACE:

LOT COVERAGE: 100%
 OPEN SPACE: 10%

DEVELOPMENT PLAN

10/10/2010



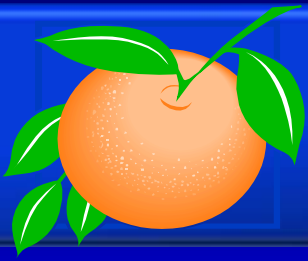
DEVELOPMENT PLAN
 HAMLIN RETAIL DP
 CLAY HARRIS
 LOCATION
 ORANGE COUNTY

PROJECT NO.	2140
DATE	DP-1

NOTE:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL SETBACKS ARE TO THE CENTERLINE OF THE ADJACENT STREET.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ADJACENT STREET.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ADJACENT STREET.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ADJACENT STREET.

EASEMENT NOTES:
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 2. ALL SETBACKS ARE TO THE CENTERLINE OF THE ADJACENT STREET.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ADJACENT STREET.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ADJACENT STREET.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ADJACENT STREET.

PRIOR TO ISSUANCE OF C.O.D.



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Hamlin PD - UNP / Hamlin Reserve PSP / Hamlin Retail DP dated "July 1, 2022", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

Board of County Commissioners

Public Hearings

January 9, 2024