



# **Amendments 2022-2-A-4-1 & 2022-2-B-FLUE-4**

- Agent:** Abdul Alkadry, Harris Civil Engineers, LLC
- Owner:** OC-IB II Property Owner, LLC
- From:** Planned Development – Medium Density Residential / Commercial / Office (PD-MDR/C/O) (Senior Adult Housing)
- To:** Planned Development – Medium-High Density Residential / Commercial / Office (PD-MHDR/C/O)
- Acreage:** 202.44 gross acres (60.89 net acres)
- Proposed Use:** Up to 1,354 Multi-Family dwelling units and 263,480 square feet of commercial and office uses.



# **Amendment 2022-2-B-FLUE-4**

**Request:**

**Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum intensities and densities for the development.**



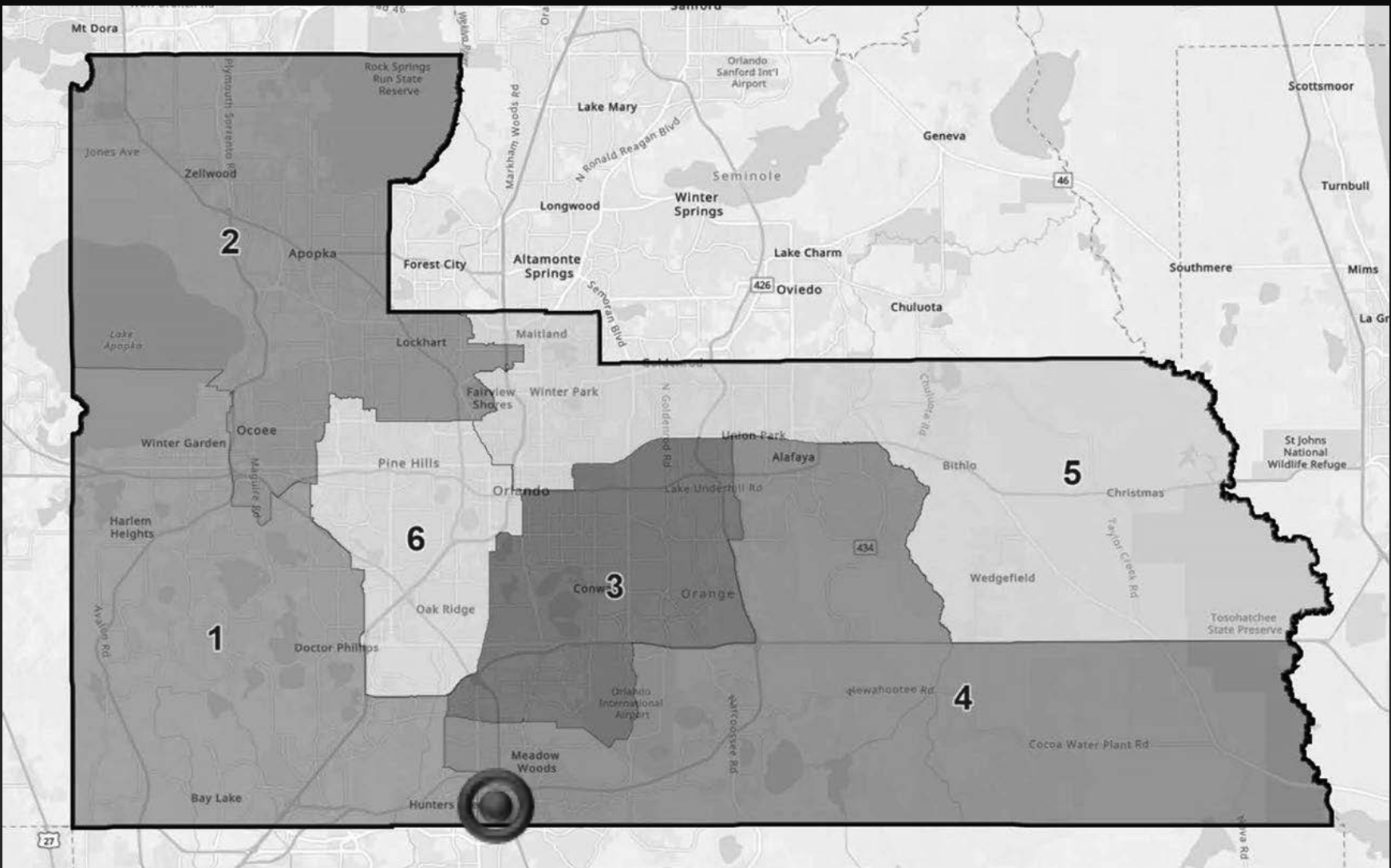
# 2022-2 Regular Cycle Amendment Process

- **Transmittal public hearings**
  - LPA – June 16, 2022
  - BCC – July 12, 2022
- **State and regional agency comments**
  - No comments
- **Adoption public hearings**
  - LPA – October 20, 2022
  - BCC – June 20, 2023



# Amendment 2022-2-A-4-1

## Location



# Aerial Photo



HUNTERS

S. ORANGE BLOSSOM TRL

S. ORANGE AVE

FLORIDA'S TURNPIKE

ORANGE COUNTY/OSCEOLA COUNTY LINE

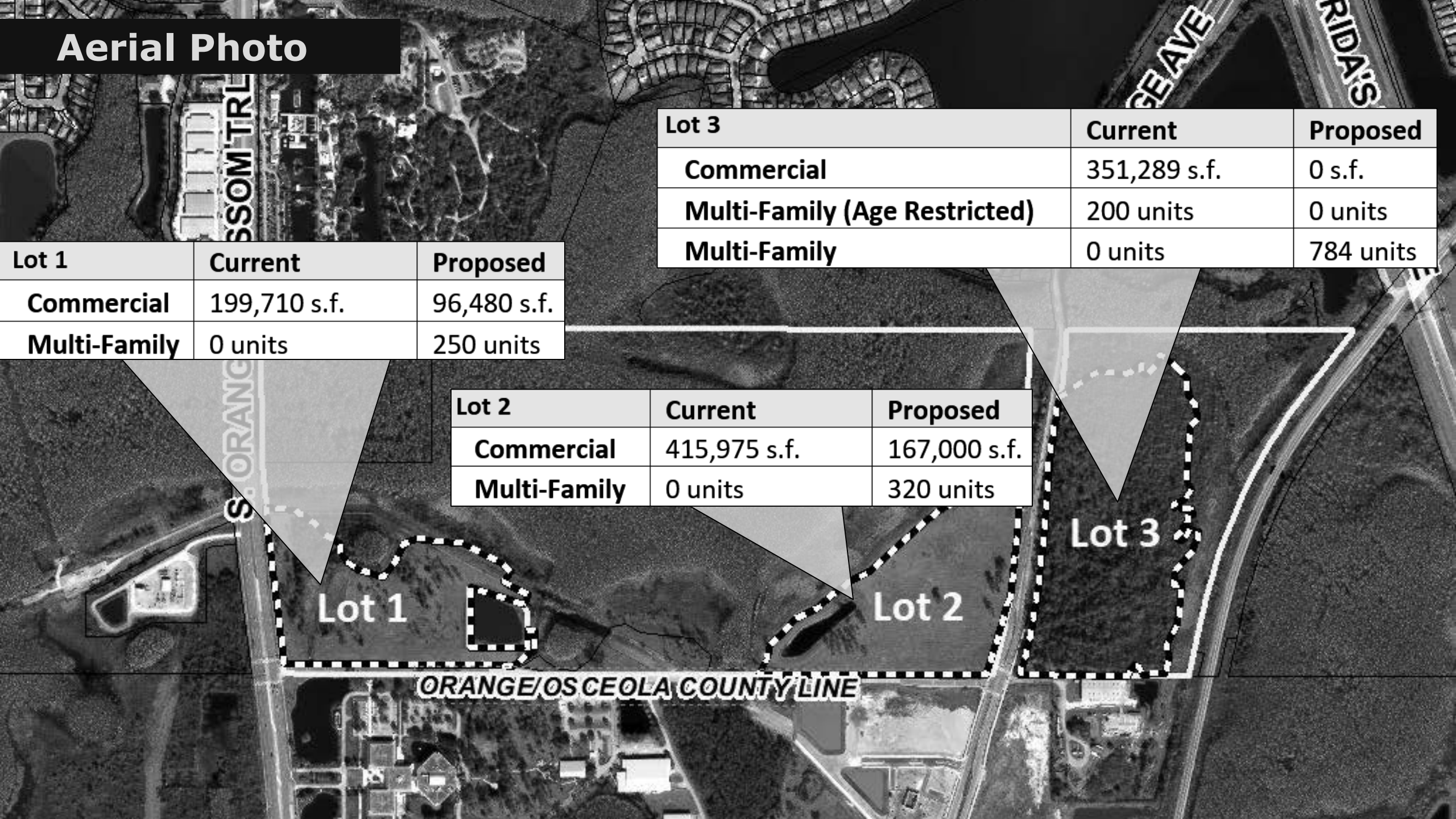
Tupperware Sunrail Station

# Aerial Photo

Lot 1	Current	Proposed
Commercial	199,710 s.f.	96,480 s.f.
Multi-Family	0 units	250 units

Lot 3	Current	Proposed
Commercial	351,289 s.f.	0 s.f.
Multi-Family (Age Restricted)	200 units	0 units
Multi-Family	0 units	784 units

Lot 2	Current	Proposed
Commercial	415,975 s.f.	167,000 s.f.
Multi-Family	0 units	320 units



Lot 1

Lot 2

Lot 3

ORANGE/OSCEOLA COUNTY LINE

S. ORANGE

SE AVE

RIDA'S

SSOM TRL

# Aerial Photo

TOTAL	Current	Proposed
<b>Commercial</b>	966,975 s.f.	263,480 s.f.
<b>Multi-Family</b>	200 units (age restricted)	1,354 units

S. ORANGE BLOSSOM TRL

ORANGE AVE

FLORIDA'S TURNPIKE

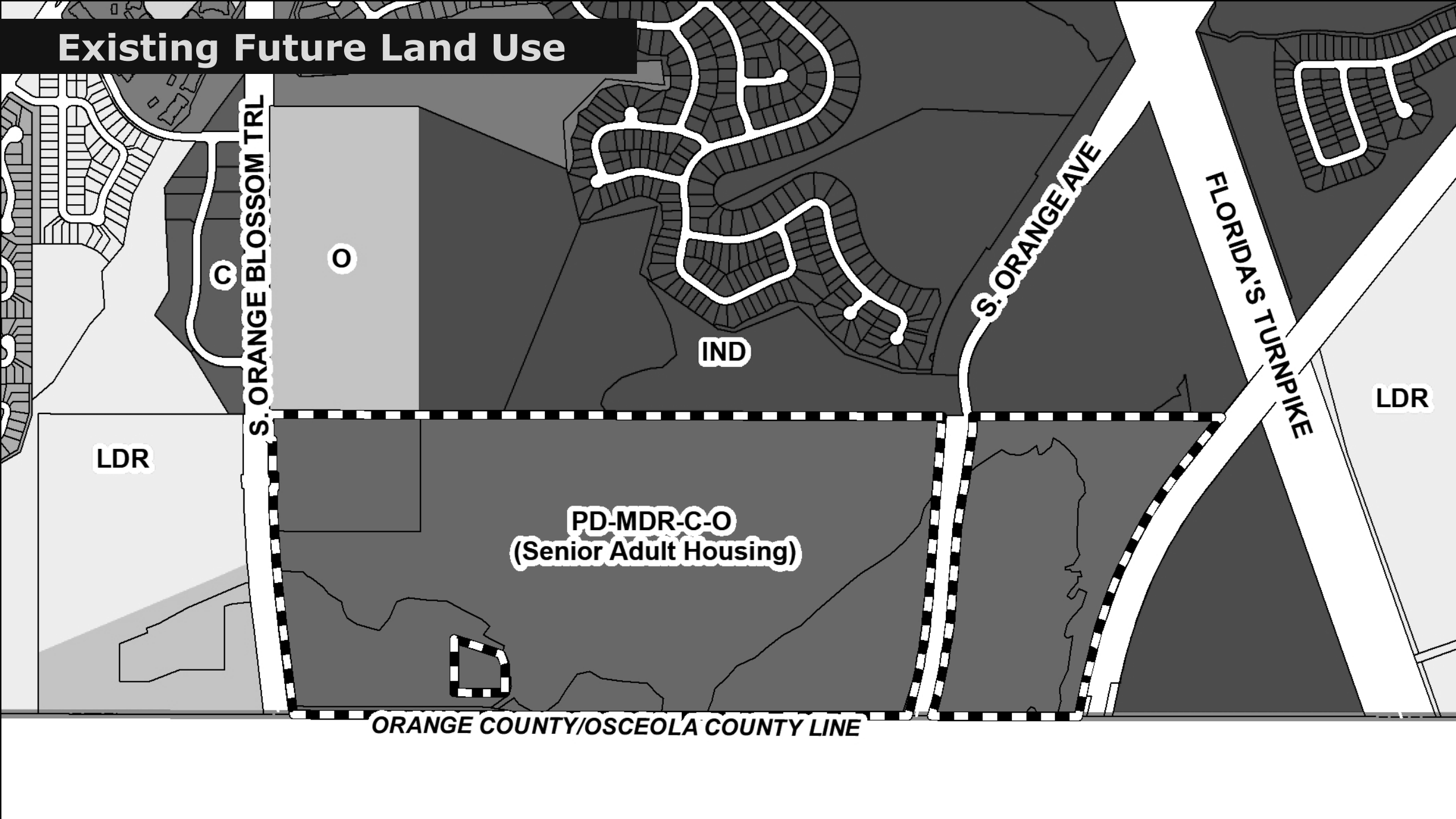
Lot 1

Lot 2

Lot 3

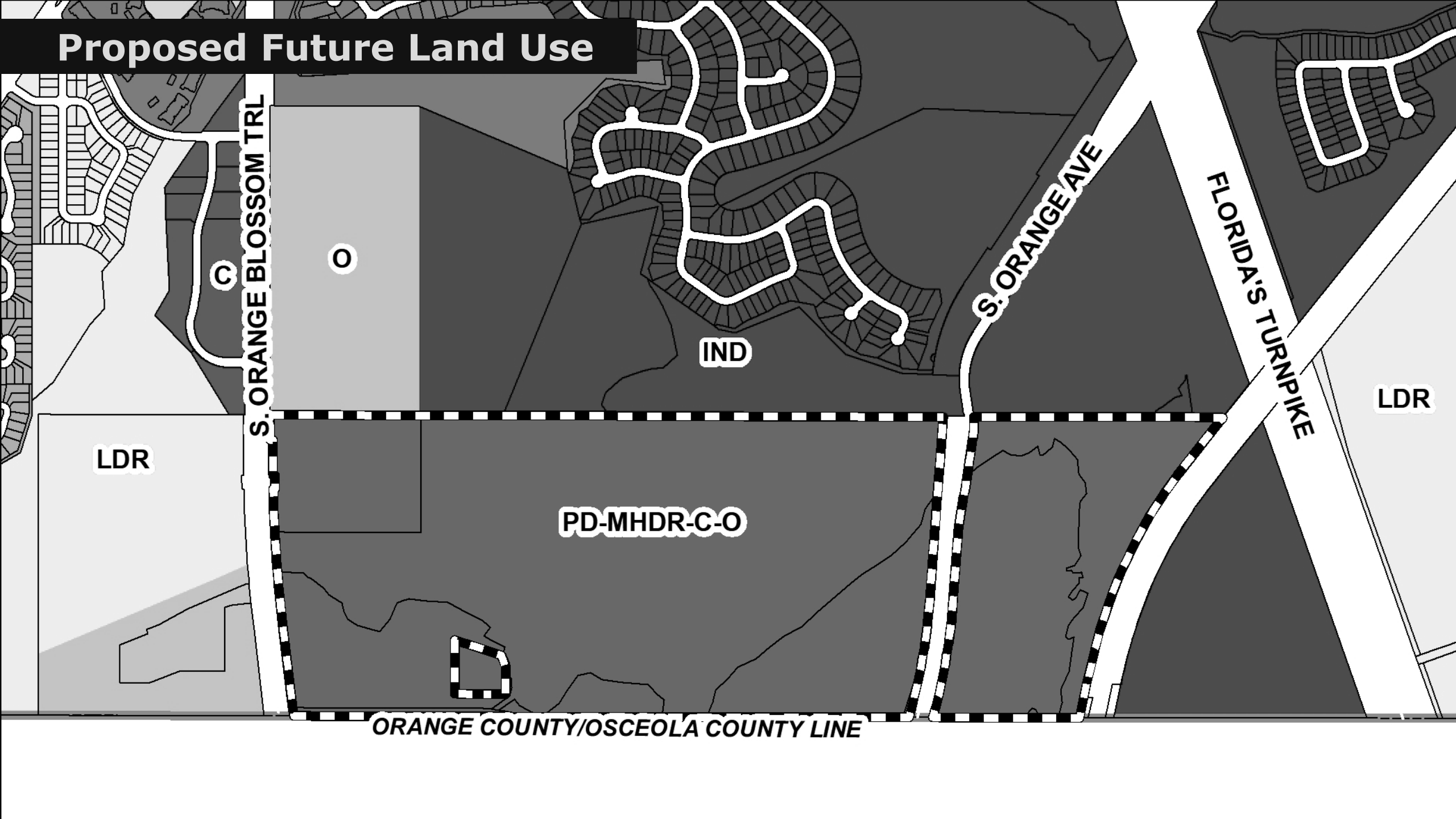
ORANGE/OSCEOLA COUNTY LINE

**Existing Future Land Use**

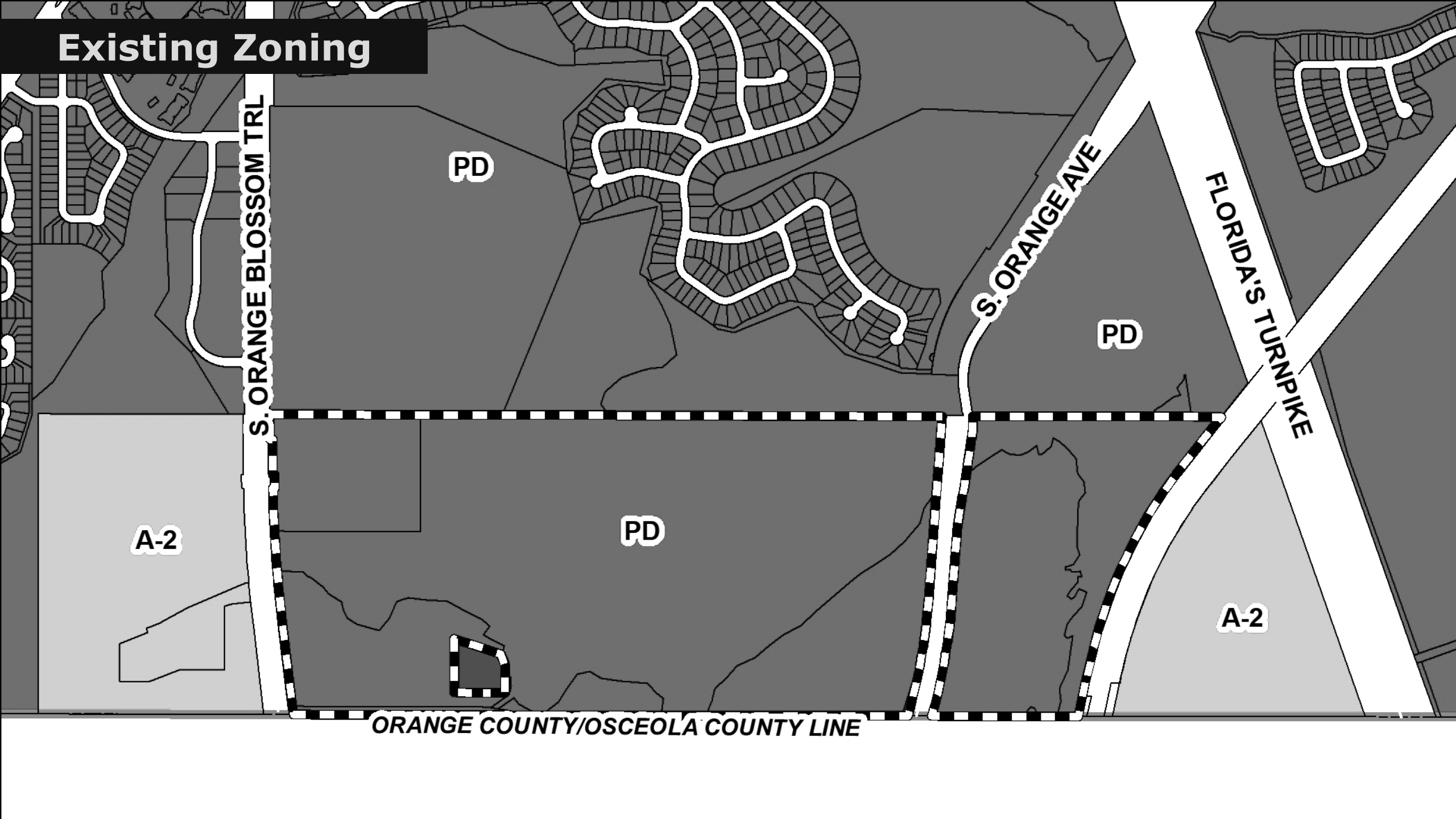




# Proposed Future Land Use



# Existing Zoning



S. ORANGE BLOSSOM TRL

PD

S. ORANGE AVE

PD

FLORIDA'S TURNPIKE

A-2

PD

A-2

ORANGE COUNTY/OSCEOLA COUNTY LINE



# Community Meeting Summary

**May 18, 2022**

**Hunter's Creek Elementary**

- **Attendance – 25 Residents**

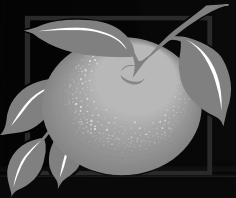
- **Concerns:**

- **Traffic**

- **Noise**

- **School Impacts**

- **Wildlife Impacts**



# Recommended Action

**2022-2-A-4-1:**

**ADOPT**

**2022-2-B-FLUE-4:**

**ADOPT**

**Ordinance:**

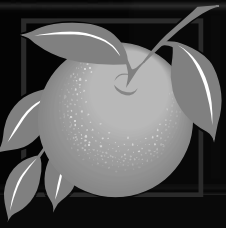
**APPROVE**

**CDR-22-10-306:**

**APPROVE**

## **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and ADOPT Amendment 2022-2-A-4-1, Planned Development – Medium Density Residential / Commercial / Office (PD-MDR/C/O) (Senior Adult Housing) to Planned Development – Medium-High Density Residential / Commercial / Office (PD-MHDR/C/O) and Amendment 2022-2-B-FLUE-4 to include the development program in Future Land Use Element Policy FLU 8.1.4;**
- **ADOPT the associated Ordinance; and**
- **APPROVE the PD Substantial Change to the Tupperware Heights Planned Development / Land Use Plan (PD/LUP), dated “Received March 10, 2023, subject to twenty-two (22) conditions.**



# **Amendments 2023-1-A-1-3 & 2023-1-B-FLUE-7**

**Agent:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

**Owner:** Gissy Holdings I-Drive Property, LLC, David A. Siegel

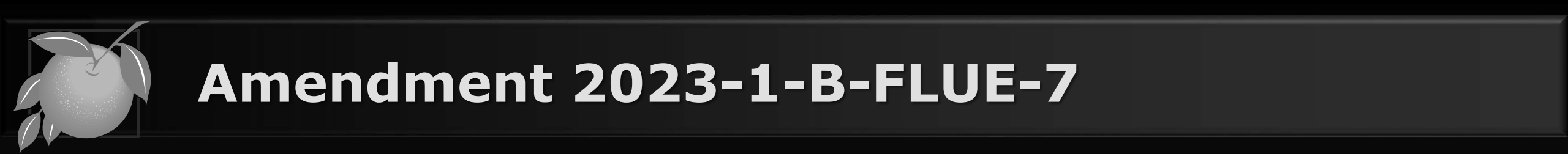
**From:** Activity Center Mixed Use (ACMU)

**To:** Planned Development – Commercial / High Density Residential (PD-C/HDR)

**Acreage:** 57.84 gross acres (53.88 net acres)

**Proposed Use:** Mixed-use development of 200 hotel rooms, 470,000 square feet of commercial retail uses, and 2,882 multifamily units.

**Waiver:** Building height of 300 feet in lieu of 60 feet.



# Amendment 2023-1-B-FLUE-7

**Request:**                    **Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum intensities and densities for the development.**

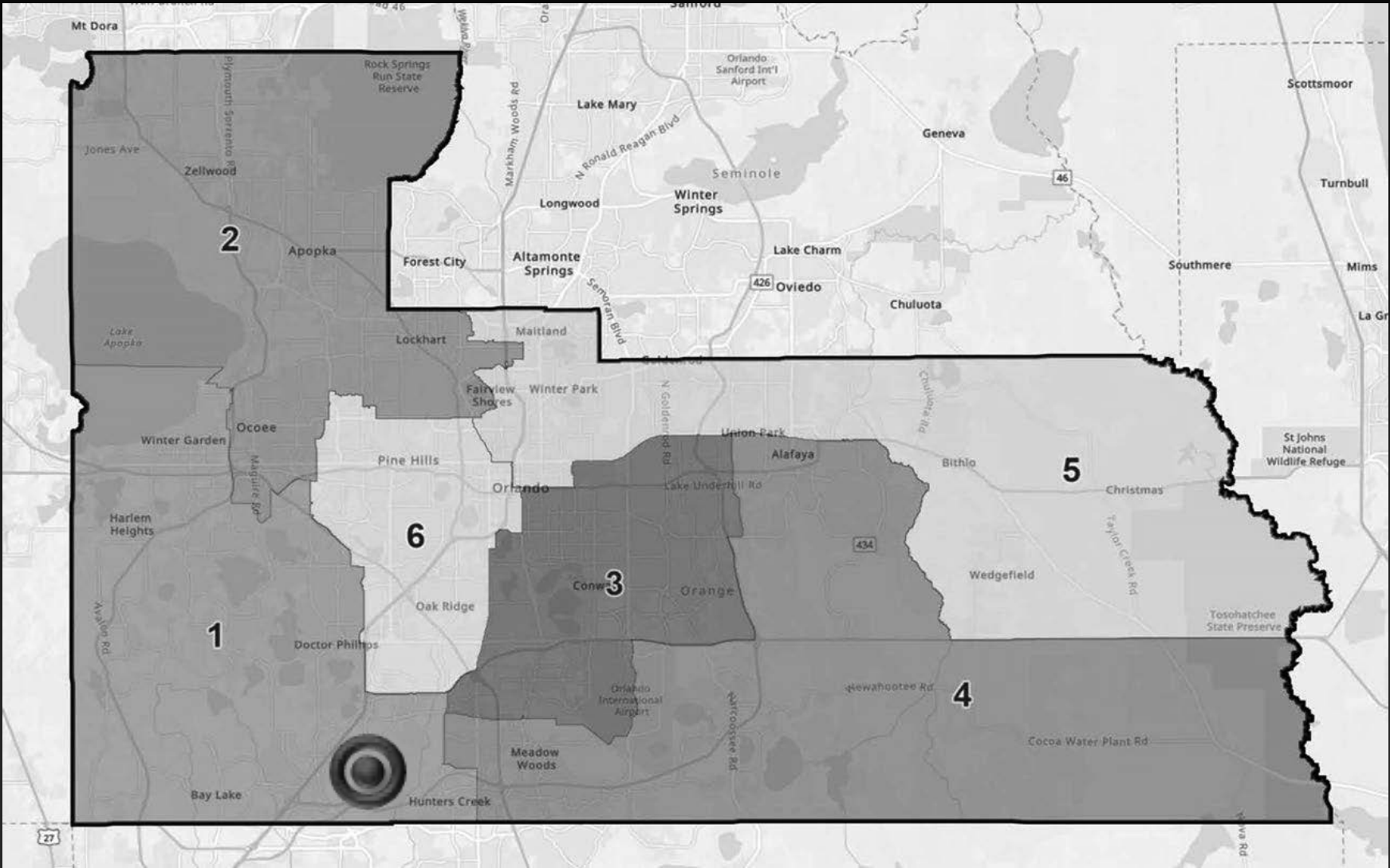


# 2023-1 Regular Cycle Amendment Process

- **Transmittal public hearings**
  - LPA – January 19, 2023
  - BCC – February 21, 2023
- **State and regional agency comments**
  - No comments
- **Adoption public hearings**
  - LPA – May 18, 2023
  - BCC – June 20, 2023



# Amendment 2023-1-A-1-3 & 2023-1-B-FLUE-7





# Aerial Photo



LAKE BRYAN BEACH BV

INTERNATIONAL DR

WORLD CENTER DR

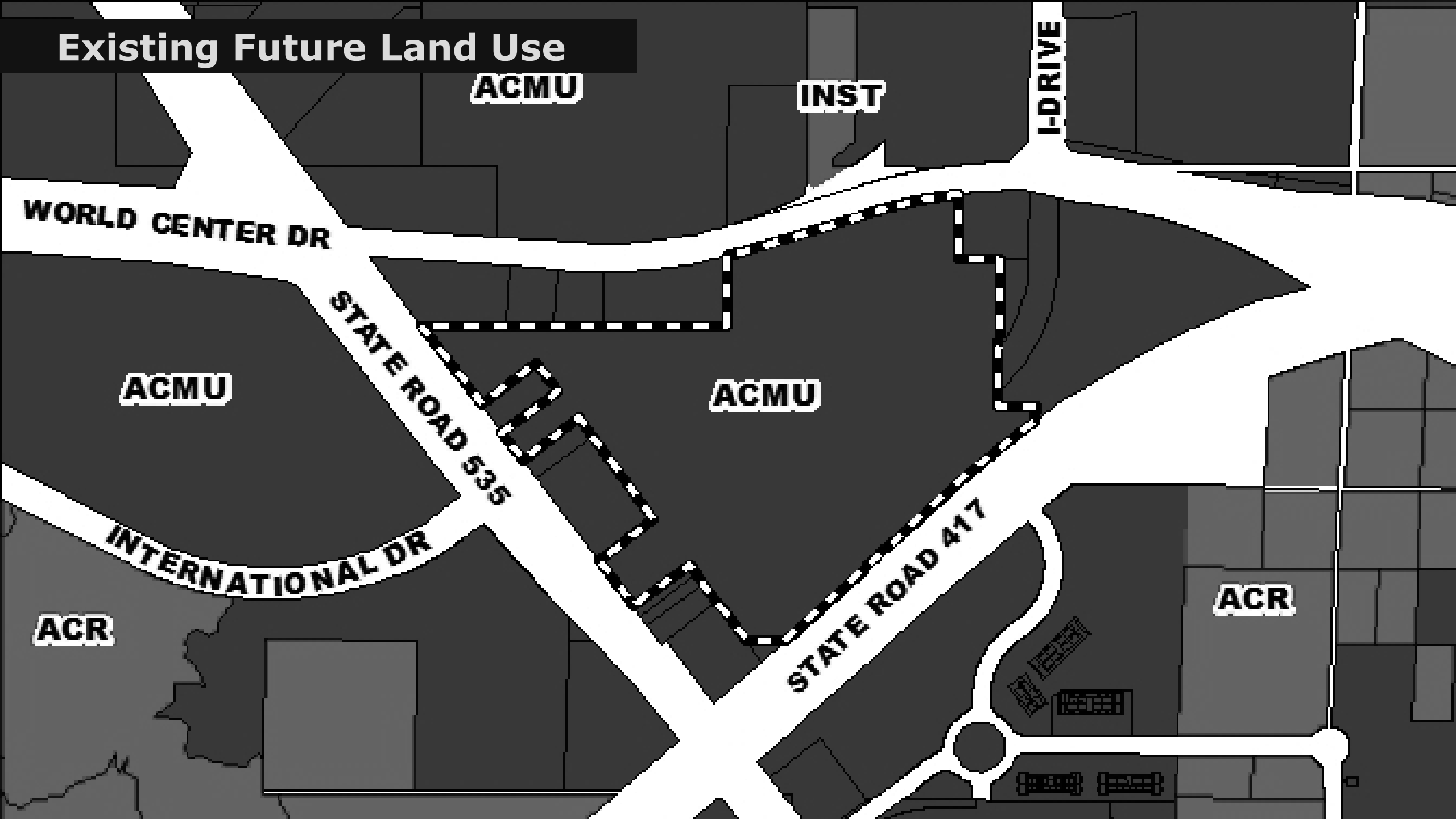
STATE ROAD 535

INTERNATIONAL DR

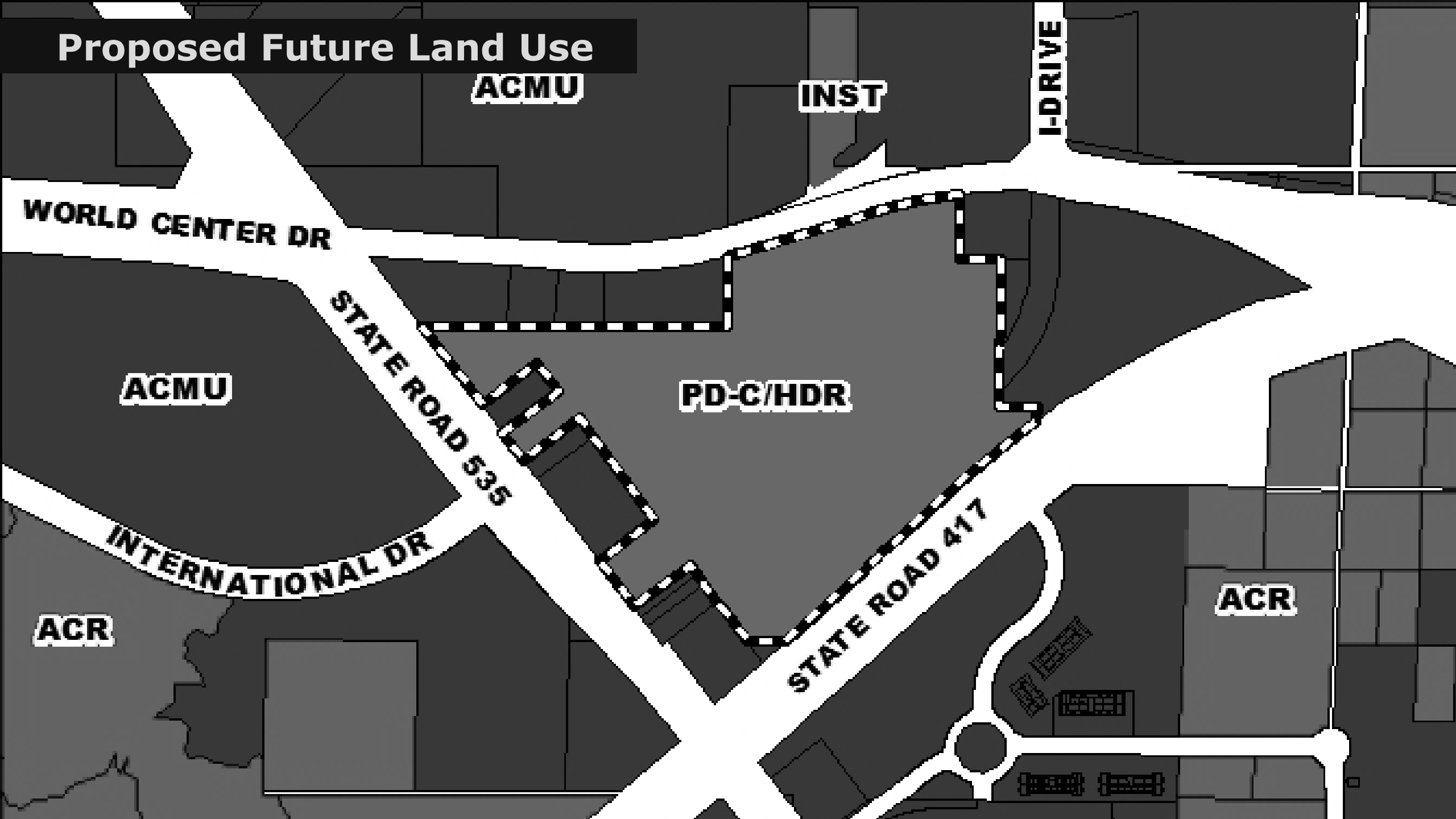
STATE ROAD 417

POINCIANA BV

**Existing Future Land Use**



**Proposed Future Land Use**



**ACMU**

**INST**

**I-DRIVE**

**WORLD CENTER DR**

**ACMU**

**STATE ROAD 535**

**PD-C/HDR**

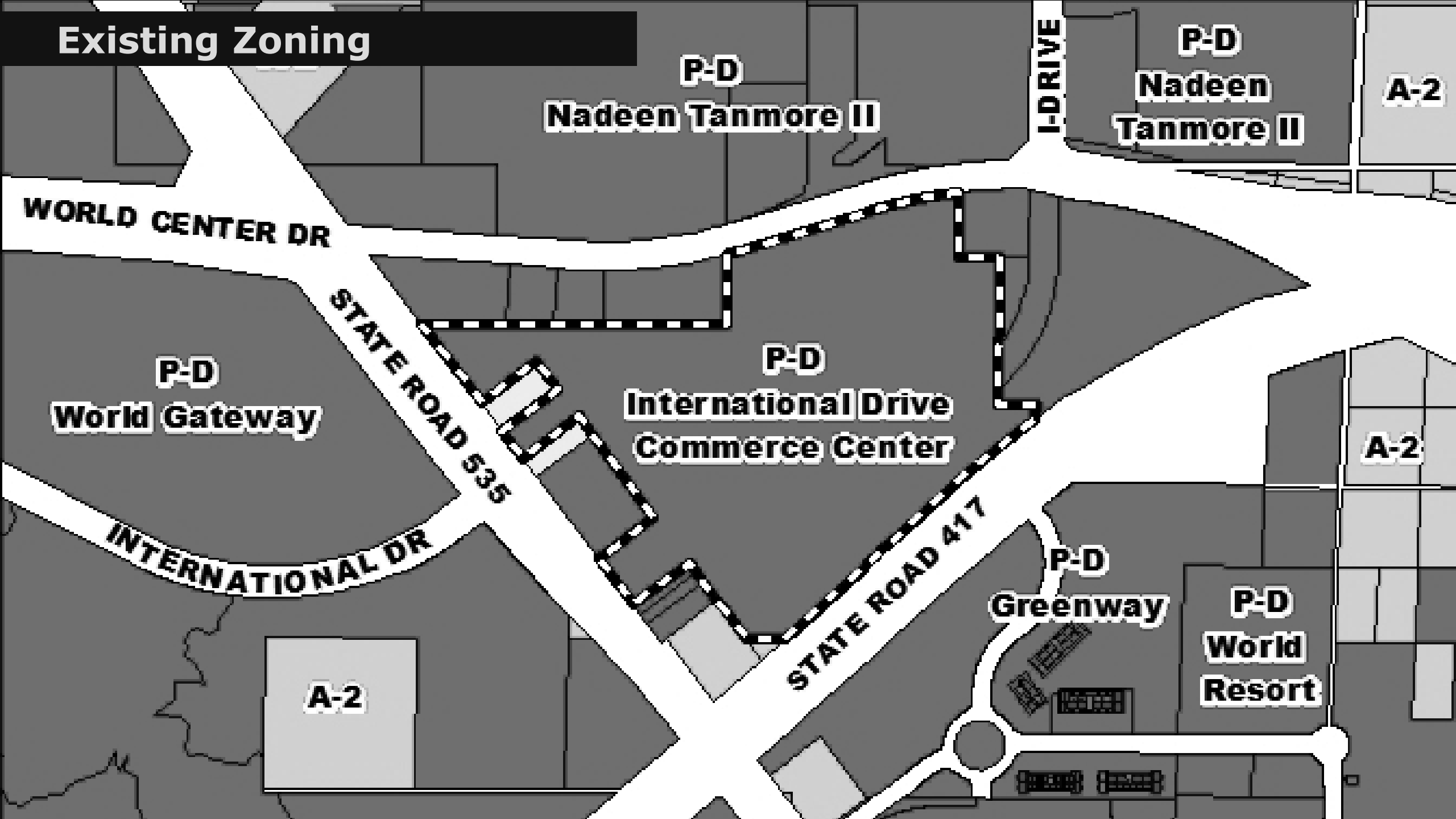
**INTERNATIONAL DR**

**ACR**

**STATE ROAD 417**

**ACR**

**Existing Zoning**



**P-D**  
**Nadeen Tanmore II**

**P-D**  
**Nadeen Tanmore II**

**A-2**

**WORLD CENTER DR**

**STATE ROAD 535**

**P-D**  
**World Gateway**

**P-D**  
**International Drive Commerce Center**

**INTERNATIONAL DR**

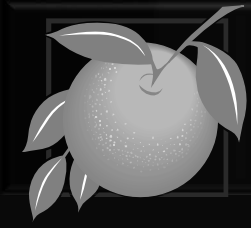
**STATE ROAD 417**

**A-2**

**P-D**  
**Greenway**

**P-D**  
**World Resort**

**A-2**



## Recommended Action

**2023-1-A-1-3:**

**ADOPT**

**2023-1-B-FLUE-7:**

**ADOPT**

**Ordinance:**

**APPROVE**

**CDR-22-11-333:**

**APPROVE**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and ADOPT Amendment 2023-1-A-1-3, Activity Center Mixed Use (ACMU) to Planned Development – Commercial / High Density Residential (PD-C/HDR) and Amendment 2023-1-B-FLUE-7 to include the development program in Future Land Use Element Policy FLU 8.1.4;**
- **APPROVE the associated Ordinance; and**
- **APPROVE the PD Substantial Change CDR-22-11-333 to the International Commerce Center Planned Development / Land Use Plan (PD/LUP), dated “Received May 16, 2023, subject to twenty-three (23) conditions.**



# **Amendment 2023-1-A-4-2**

**Agent: Jim Hall, HDSi**

**Owner: Sbegc, LLC**

**From: Parks and Recreation/Open Space (PR/OS)**

**To: Low Density Residential (LDR)**

**Acreage: 40.12 gross acres / 40.12 net acres (no wetlands)**

**Proposed Use: Up to 125 single-family residences**



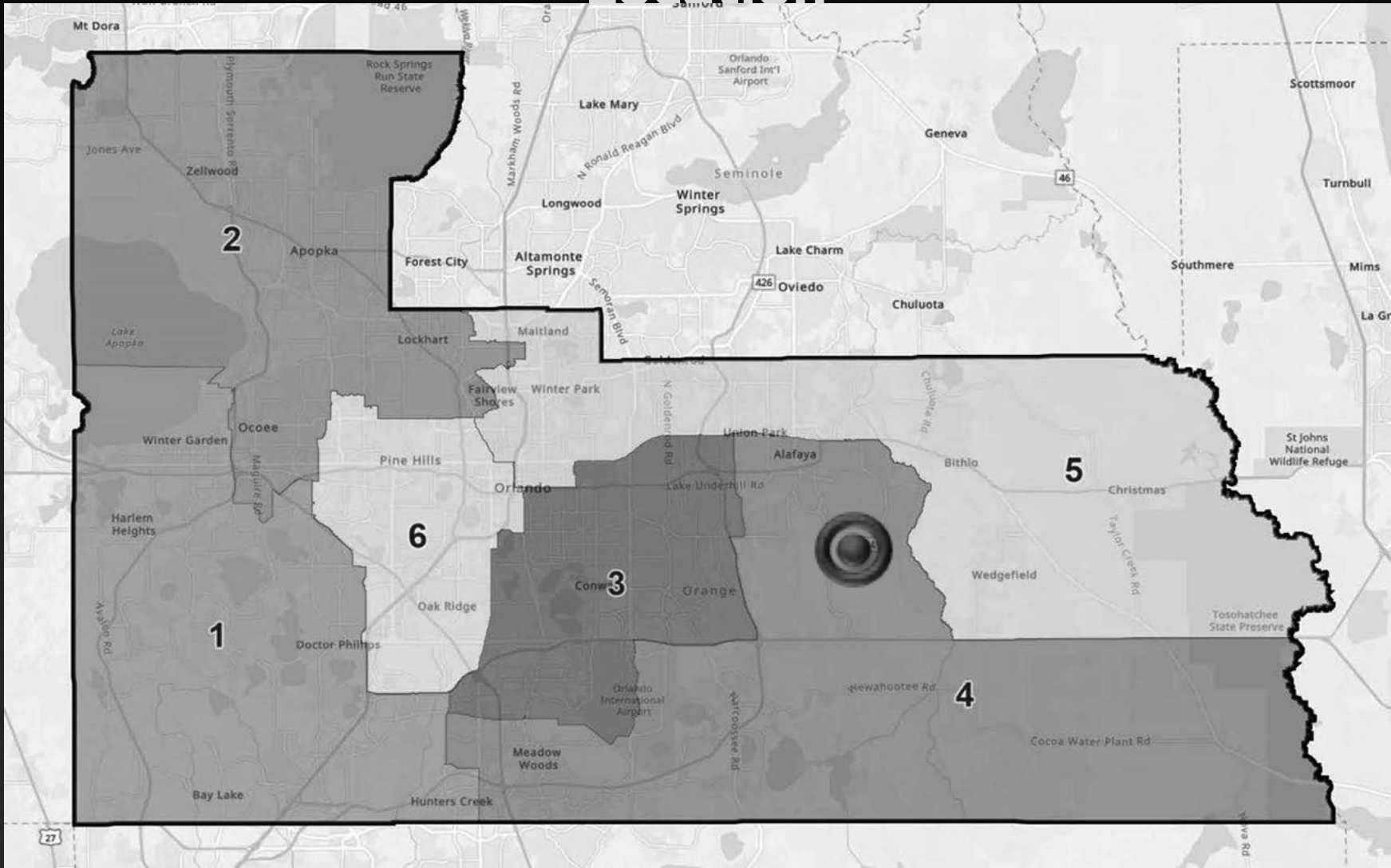
# 2023-1 Regular Cycle Amendment Process

- **Transmittal public hearings**
  - LPA – January 19, 2023
  - BCC – February 21, 2023
- **State and regional agency comments**
  - No comments
- **Adoption public hearings**
  - LPA – May 18, 2023
  - BCC – June 20, 2023



# Amendment 2023-1-A-4-2

## Location





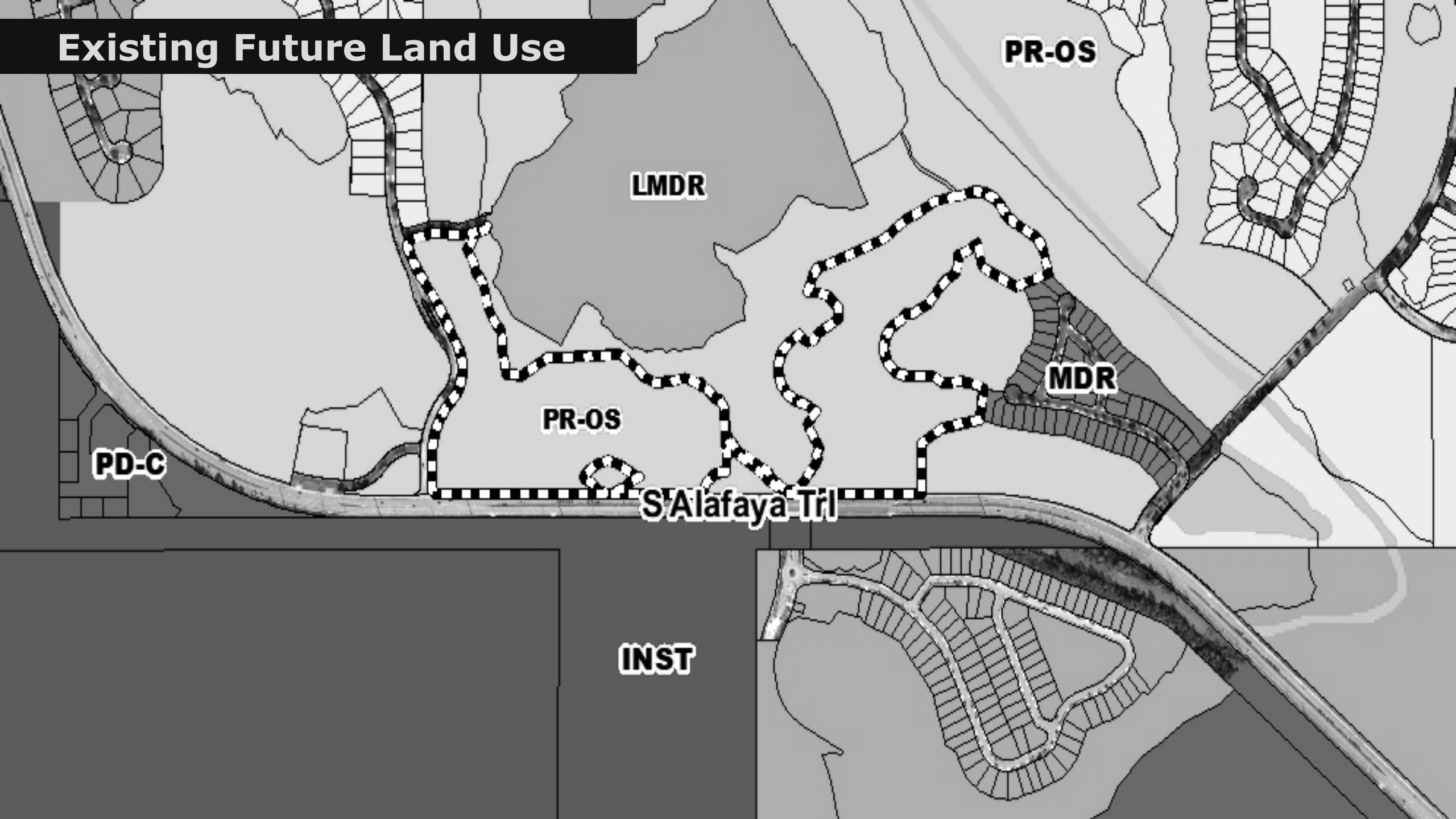
**Aerial Photo**

**NORTHAMPTON AVE**

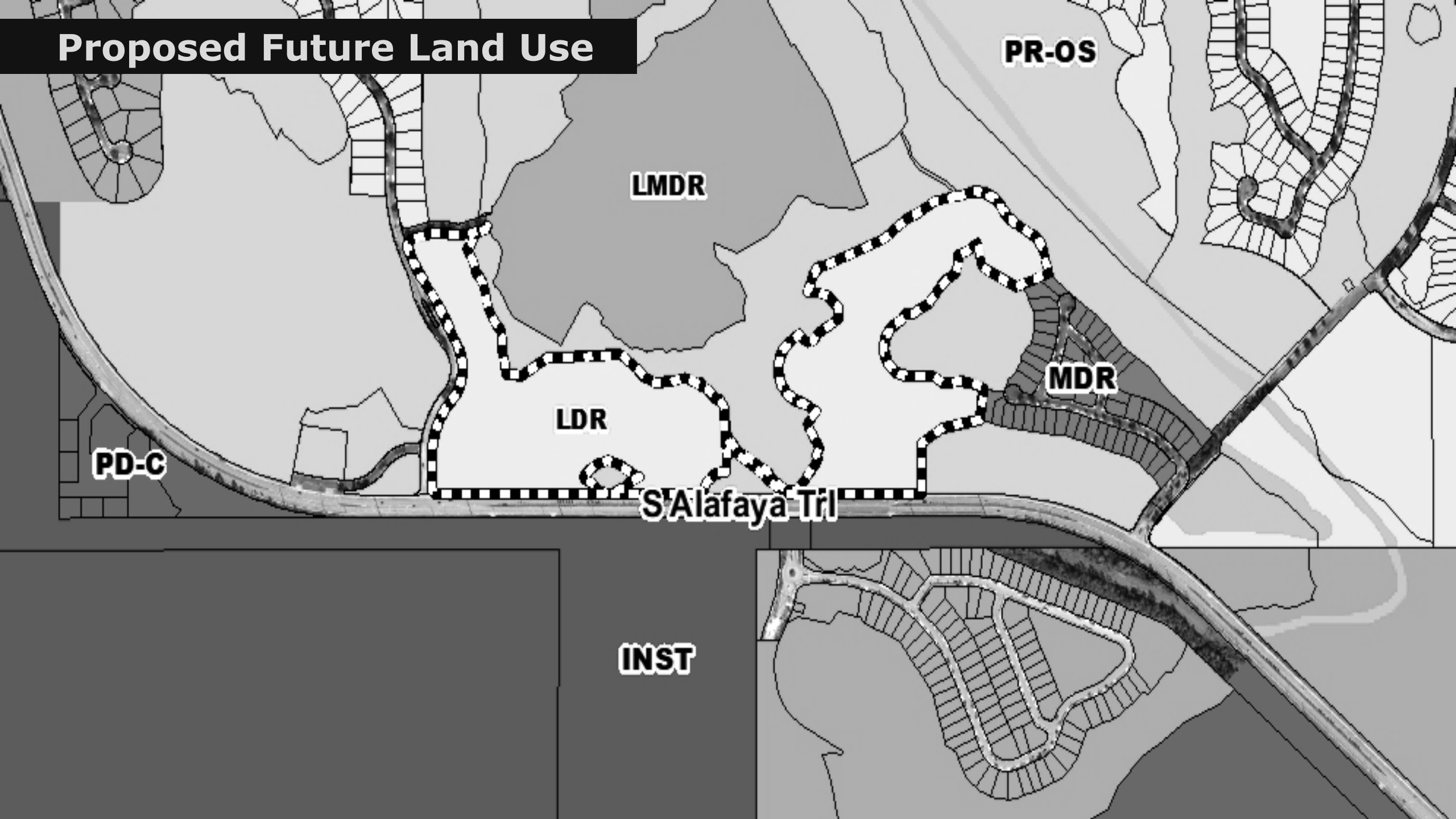
**S ALAFAYA TL**



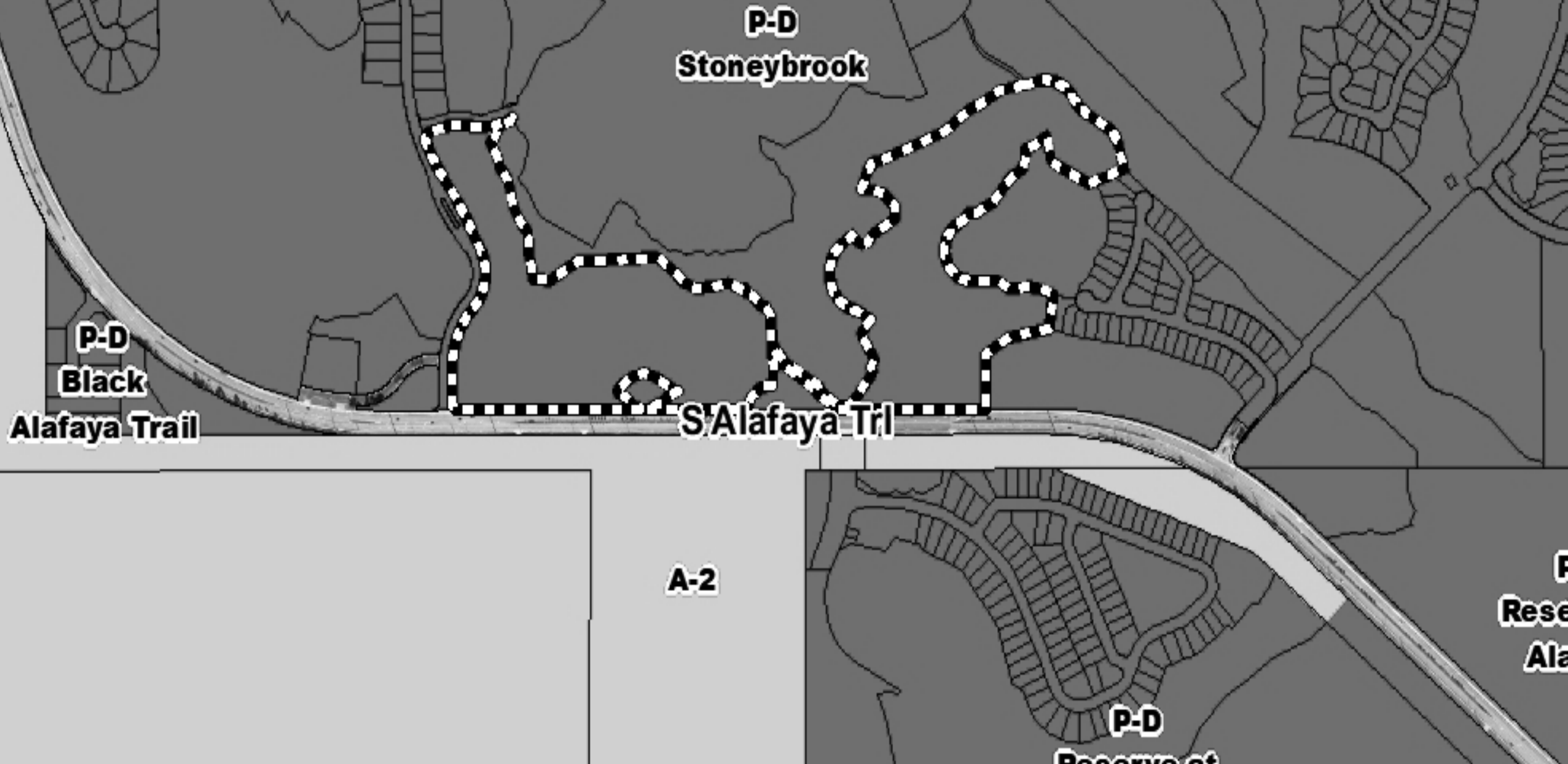
# Existing Future Land Use



# Proposed Future Land Use



# Existing Zoning



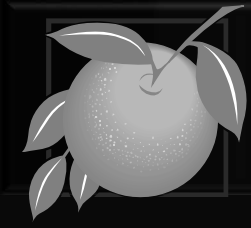


# Community Meeting Summary

**December 14, 2022**

**Avalon Middle School**

- **Attendance – 60 Residents**
  
- **Concerns:**
  - **Stormwater management**



## **Recommended Action**

**2023-1-A-4-2:**

**ADOPT**

**Ordinance:**

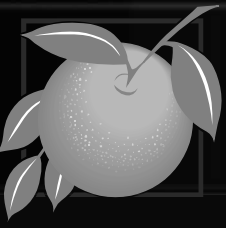
**APPROVE**

**CDR-23-01-023:**

**APPROVE**

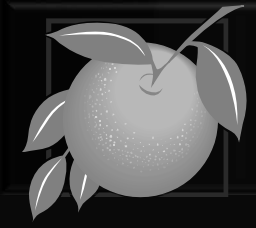
### **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and ADOPT Amendment 2023-1-A-4-2, Parks and Recreation / Open Space (PR-OS) to Low Density Residential (LDR);**
- **APPROVE the associated Ordinance; and**
- **APPROVE the PD Substantial Change CDR-23-01-023 to the Stoneybrook Planned Development / Land Use Plan (PD/LUP), dated "Received May 5, 2023, subject to nineteen (19) conditions.**



# **Amendment 2023-1-A-4-1**

- Agent:** Eric Raasch, Inspire Placemaking Collective (formerly S&ME, Inc.)
- Owner:** Boggy Creek South Inc., Genesis Christian Center of Orlando Florida Inc. and Ralph Jeudy
- From:** Rural / Agricultural (R)
- To:** Planned Development - Medium-High Density Residential (PD-MHDR) and USA Expansion
- Acreage:** 17.7 acres
- Proposed Use:** Up to 360 multi-family dwelling units, and up to 10,000 square feet of Institutional uses, including churches and ancillary uses for the church.



# **Amendment 2023-1-B-FLUE-4**

**Request:**

**Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum intensities and densities for the development.**





# **Amendment 2023-1-B-FLUE-8**

**Request:           Text amendment to Future Land Use Element Policy  
FLU1.2.4 regarding allocation of additional lands to the  
Urban Service Area (USA)**

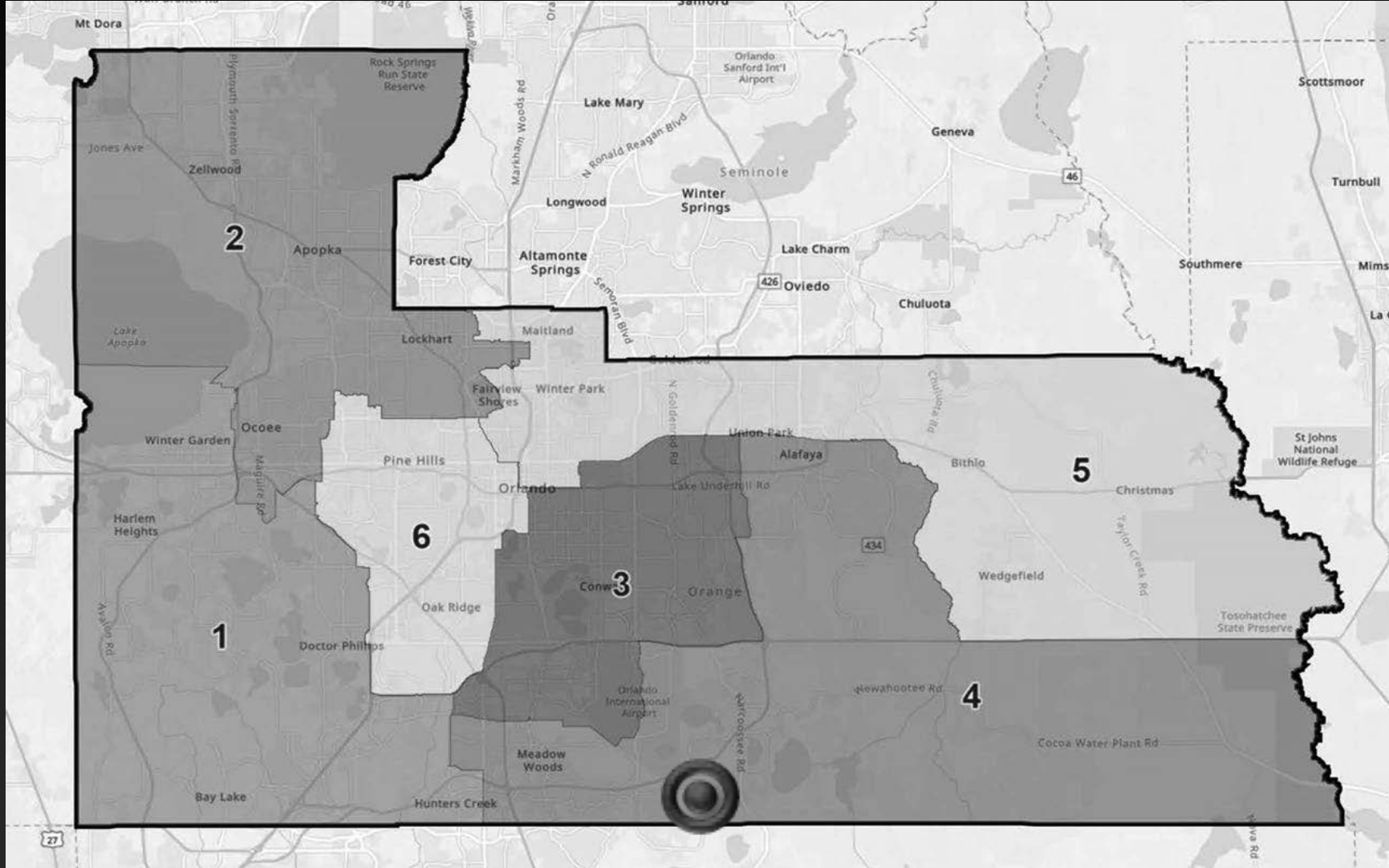


# 2023-1 Regular Cycle Amendment Process

- **Transmittal public hearings**
  - LPA – January 19, 2023
  - BCC – February 21, 2023
- **State and regional agency comments**
  - No comments
- **Adoption public hearings**
  - LPA – May 18, 2023
  - BCC – June 20, 2023



# Amendment 2023-1-A-4-1



# Aerial Photo



STONEWYCK ST

WARD RD

HIGHCLERE ST

NEW CREEK AV

BOGGY CREEK RD

SIMPSON RD

OSCEOLA COUNTY

**Existing Future Land Use**

**D-IND/C/O/MDR**

**PD-C/O/MHDR**

Urban Service Area  
Boundry

**R**

**HIGHCLERE ST**

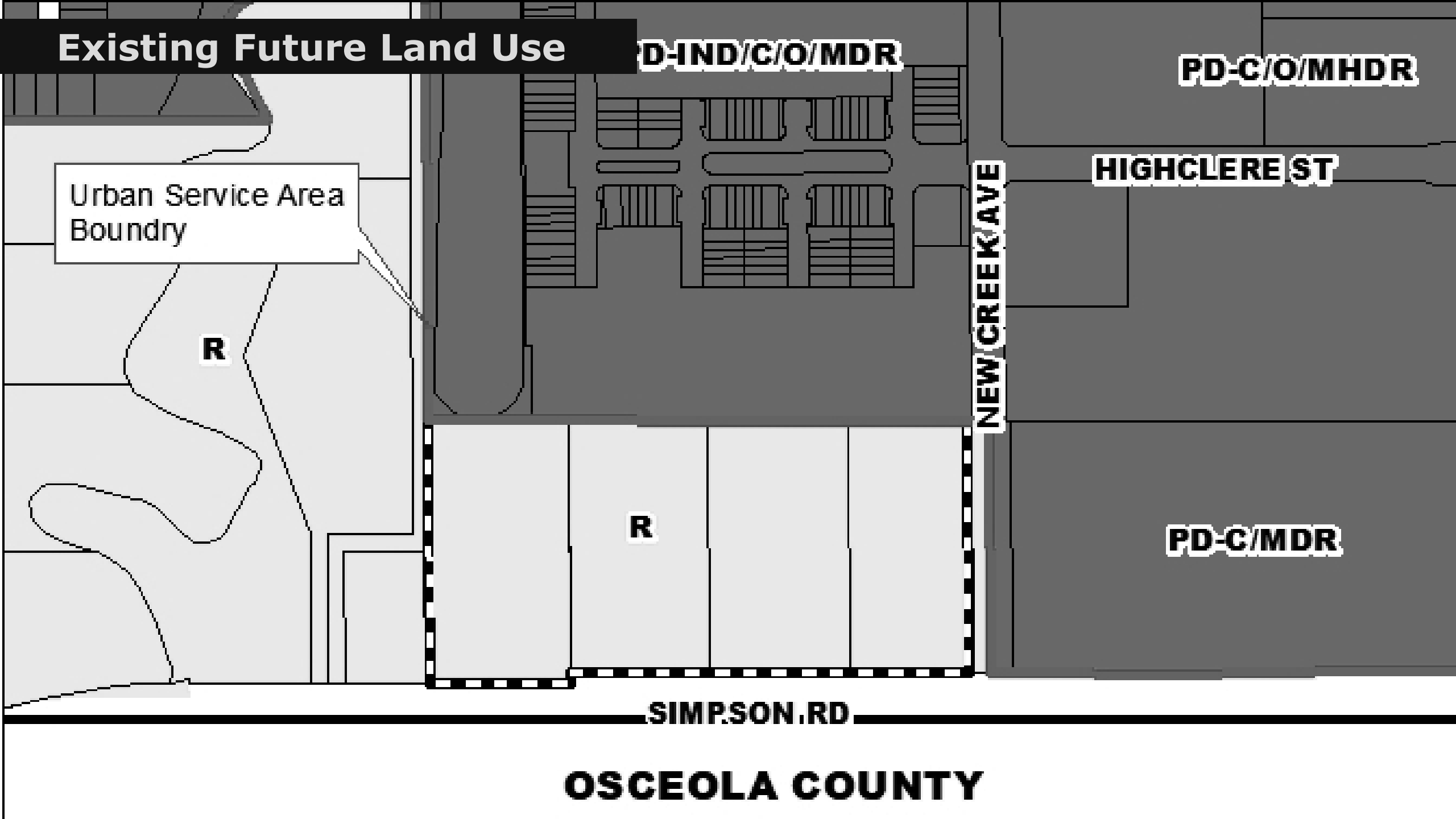
**NEW CREEK AVE**

**R**

**PD-C/MDR**

**SIMPSON RD**

**OSCEOLA COUNTY**



**Proposed Future Land Use**

**D-IND/C/O/MDR**

**PD-C/O/MHDR**

Urban Service Area  
Boundry

**R**

**HIGHCLERE ST**

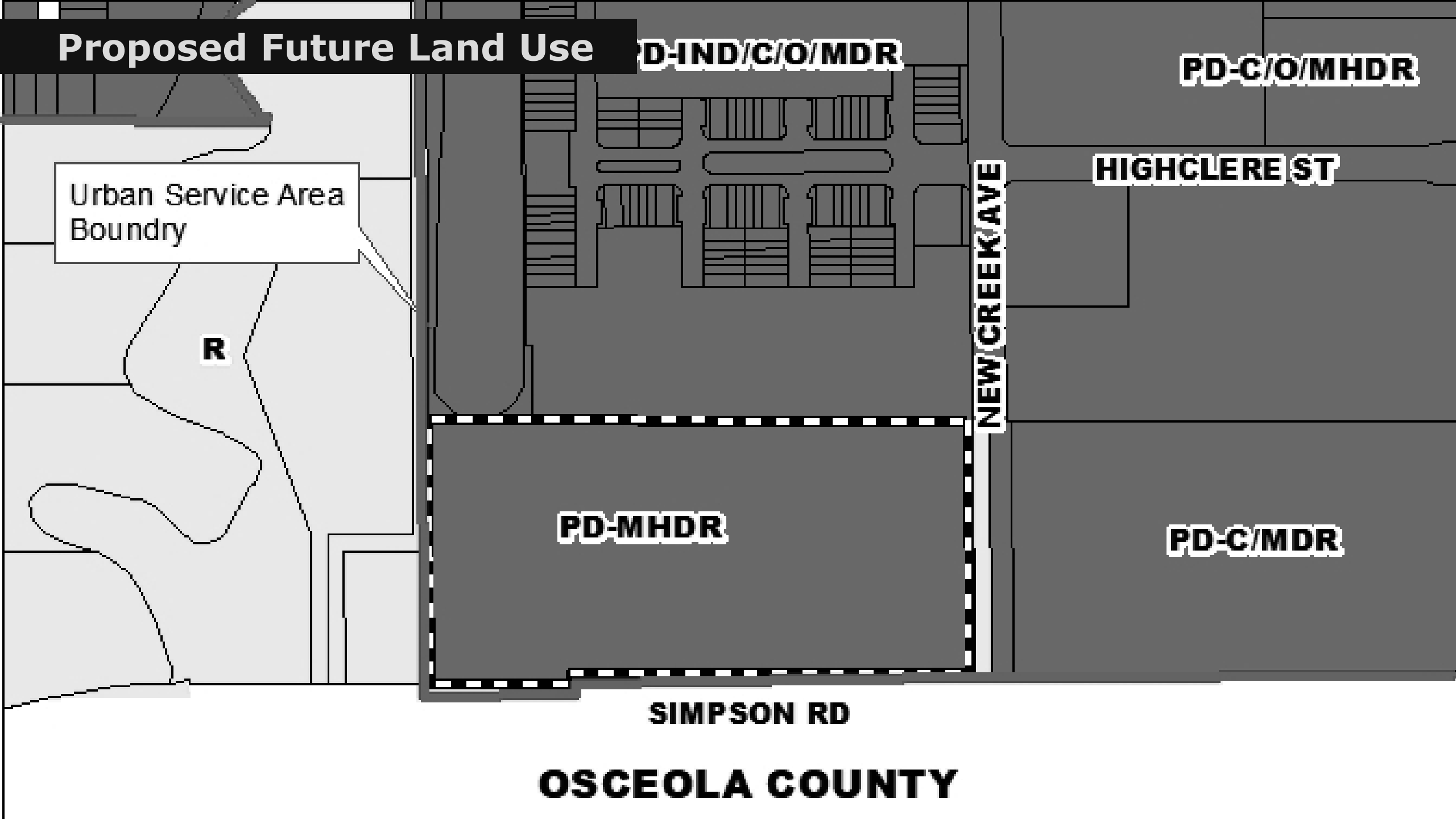
**NEW CREEK AVE**

**PD-MHDR**

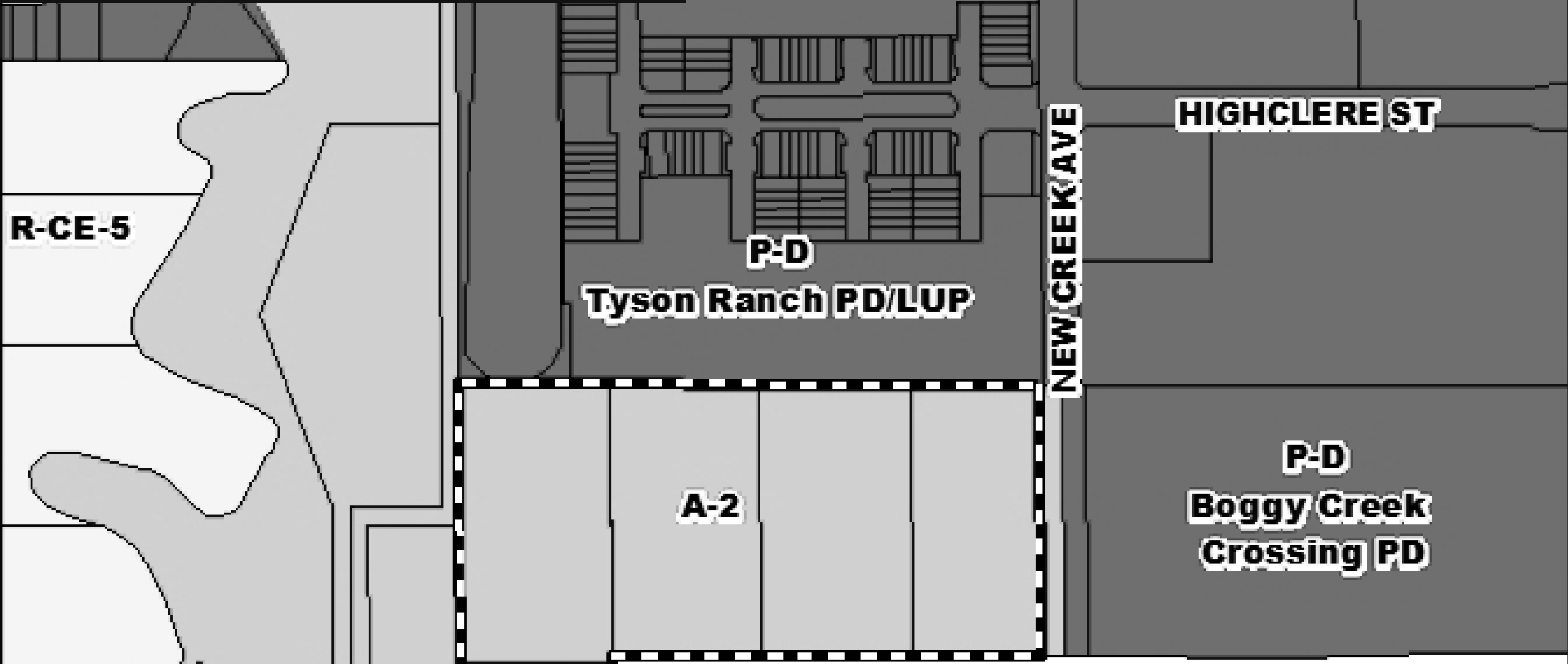
**PD-C/MDR**

**SIMPSON RD**

**OSCEOLA COUNTY**



# Existing Zoning



**SIMPSON RD**

**OSCEOLA COUNTY**

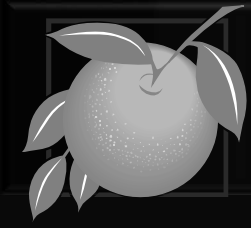


# Waivers from Orange County Code

## **Nine (9) Waivers for:**

- **Building Height (up to 4 stories / 70 feet)**
- **Parking area setbacks**
- **Elimination of the wall along the right-of-way and single-family properties**
- **Parking reduction**
- **Building setback from Simpson Road**





# Community Meeting Summary

**January 11, 2023**

**Wyndham Lakes Elementary School**

- **Attendance – 22 Residents**

- **Concerns:**

- **Flooding of Boggy Creek**

- **Stormwater runoff**

- **Traffic**



# Recommended Action

<b>2023-1-A-4-1:</b>	<b>ADOPT</b>
<b>2023-1-B-FLUE-4:</b>	<b>ADOPT</b>
<b>2023-1-B-FLUE-8:</b>	<b>ADOPT</b>
<b>Ordinance:</b>	<b>APPROVE</b>
<b>LUP-22-12-389:</b>	<b>APPROVE</b>

## Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT Amendment 2023-1-A-4-1, Rural / Agricultural (R) to Planned Development – Medium-High Density Residential (PD-MHDR), and Amendment 2023-1-B-FLUE-4 to include the development program in Future Land Use Element Policy FLU 8.1.4, and Urban Service Area (USA) Expansion Amendment 2023-1-B-FLUE-8;**
- **APPROVE the associated Ordinance; and**
- **APPROVE the Simpson Road Multi-Family PD rezoning case LUP-22-12-389 subject to the Planned Development / Land Use Plan (PD/LUP) dated “Received March 15, 2023” subject to sixteen (16) conditions.**



# **Amendment 2023-1-A-4-3 & 2023-1-B-FLUE-5**

**Agent:** Tara Tedrow and McGregor Love, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

**Owner:** Cedar Crossing Enterprises, Inc.

**From:** Rural/Agricultural (R)

**To:** Commercial (C) and Urban Service Area (USA) Expansion

**Acreage:** 1.68 gross acres/0.92 net developable acre

**Proposed Use:** C-1 (Retail Commercial District) uses



# **Amendment 2023-1-B-FLUE-5**

**Request:           Text amendment to Future Land Use Element Policy  
FLU1.2.4 regarding allocation of additional lands to the  
Urban Service Area (USA)**



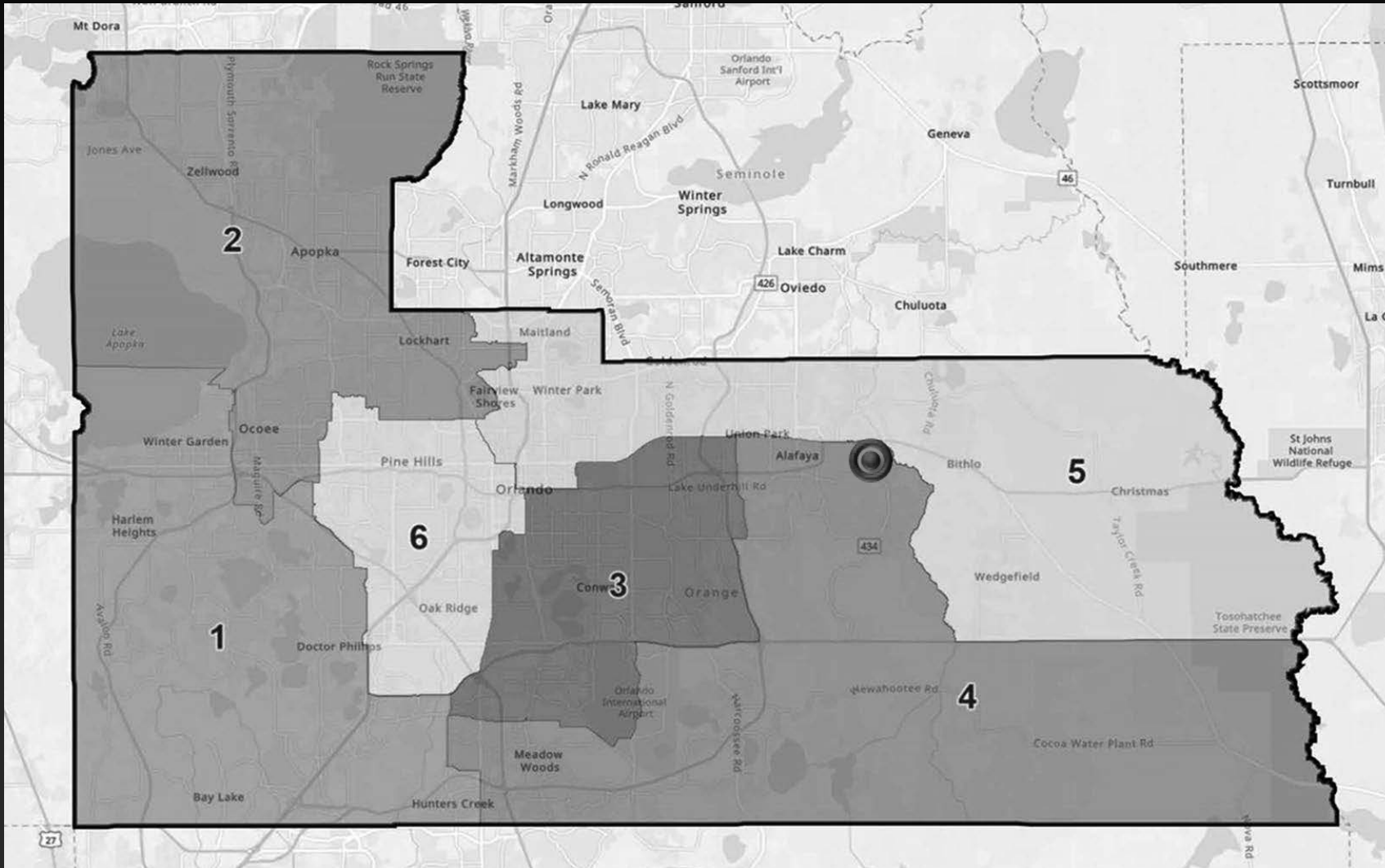
# 2023-1 Regular Cycle Amendment Process

- **Transmittal public hearings**
  - LPA – January 19, 2023
  - BCC – February 21, 2023
- **State and regional agency comments**
  - No comments
- **Adoption public hearings**
  - LPA – May 18, 2023
  - BCC – June 20, 2023



# Amendment 2023-1-A-4-3 & 2023-1-B-FLUE-5

## Location



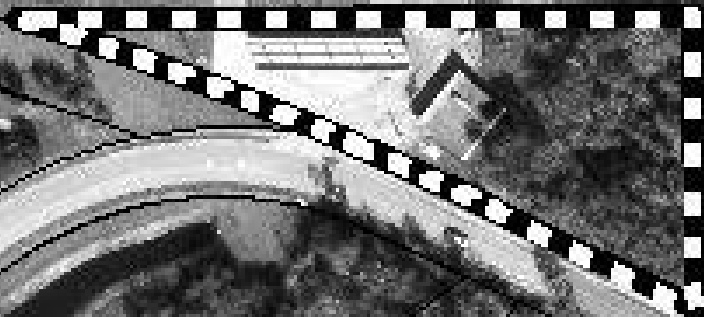
**Aerial**

**PILGRIM**

**N AVALON PARK BV**

**E COLONIAL DR**

**BENOIST ST**

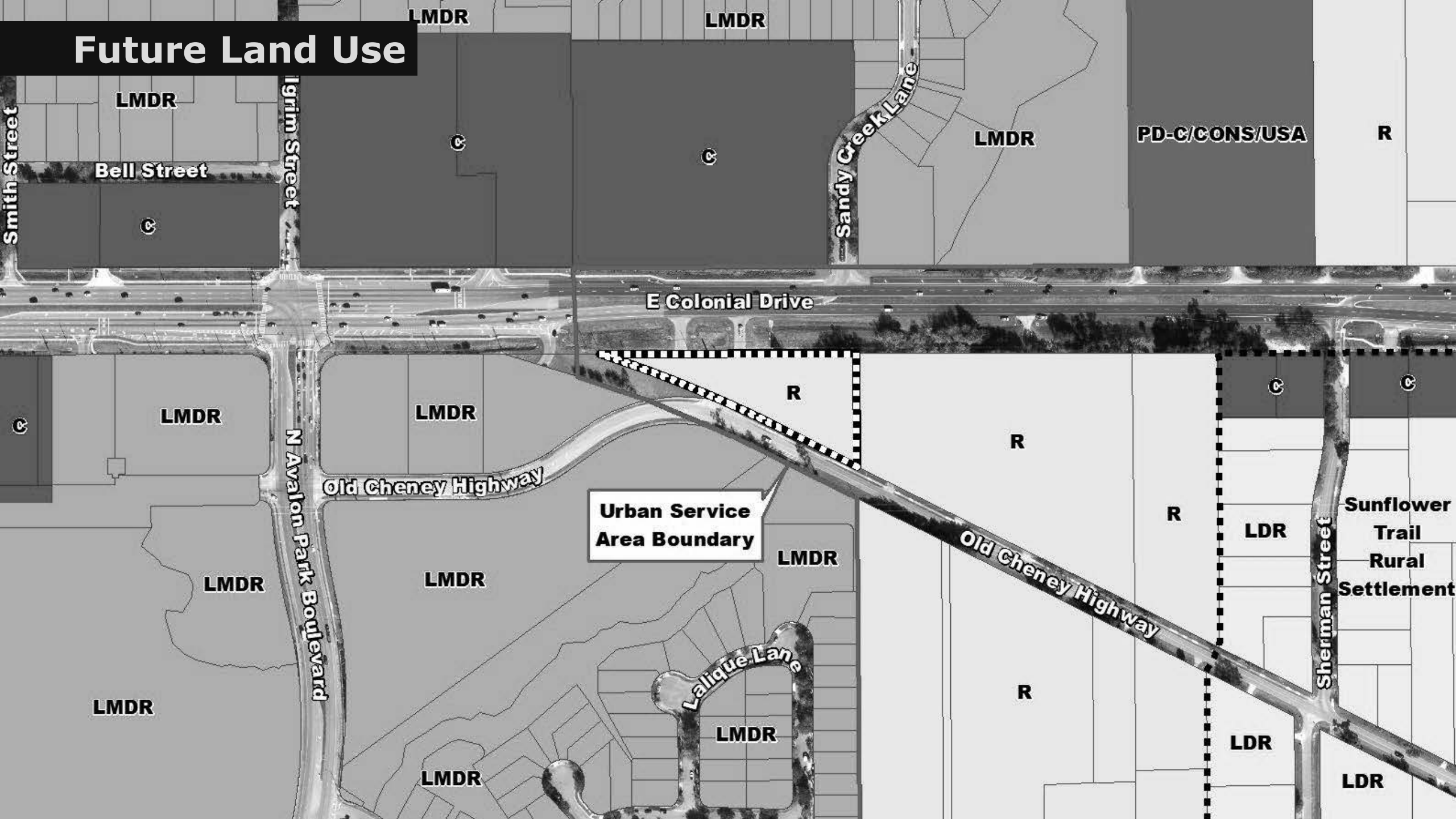


**BINDU ST**

**BANSI ST**

**OLD CHENEY HY**

# Future Land Use





# Future Land Use (Proposed)



# Zoning



A-2

R-T-1

P-D  
S.R. 50 Seybold  
Development

P-D  
S.R. 50 Seybold  
Development

P-D  
(151 Col  
PD)

A-2

C-1

E Colonial Drive

P-D  
Colonial  
Sunflower

C-1

A-2

C-1

C-1

Old Cheney Highway

Urban Service  
Area Boundary

A-2

A-2

Sunflower  
Trail  
Rural  
Settlement

P-D  
Colonial  
Sunflower

P-D  
Colonial  
Sunflower

Old Cheney Highway

Lallique Lane

P-D  
Waterford  
Trails

A-2

R-2

A-2

N Avalon Park Boulevard

Sherman Street

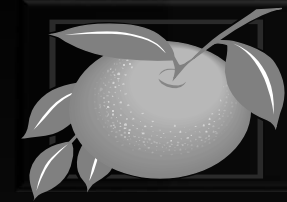


# Community Meeting Summary

**January 12, 2023**

**East River High School**

- **Attendance – 3 Residents**
- **Concerns: No concerns were expressed.**



## Recommended Action

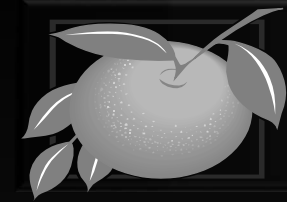
**2023-1-A-4-3: ADOPT**

**2023-1-B-FLUE-5: ADOPT**

**Ordinance: APPROVE**

### **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan, determine the proposed amendments are in compliance and ADOPT Amendment 2023-1-A-4-3, Rural/Agricultural (R) to Commercial (C) and Urban Service Area (USA) Expansion Amendment 2023-1-B-FLUE-5; and**
- **APPROVE the associated Ordinance.**



# **SS-23-01-124 & LUP-22-10-318**

**Applicant: Rick Baldocchi, AVCON, Inc.**

**Future Land Use Map (FLUM) Request:**

**From: Medium Density Residential (MDR)**

**To: Medium-High Density Residential (MHDR)**

**Rezoning Request:**

**From: R-3 (Multiple-Family District)**

**To: PD (Planned Development District)**

**Acreage 9.62 gross acres (7.61 net acres)**

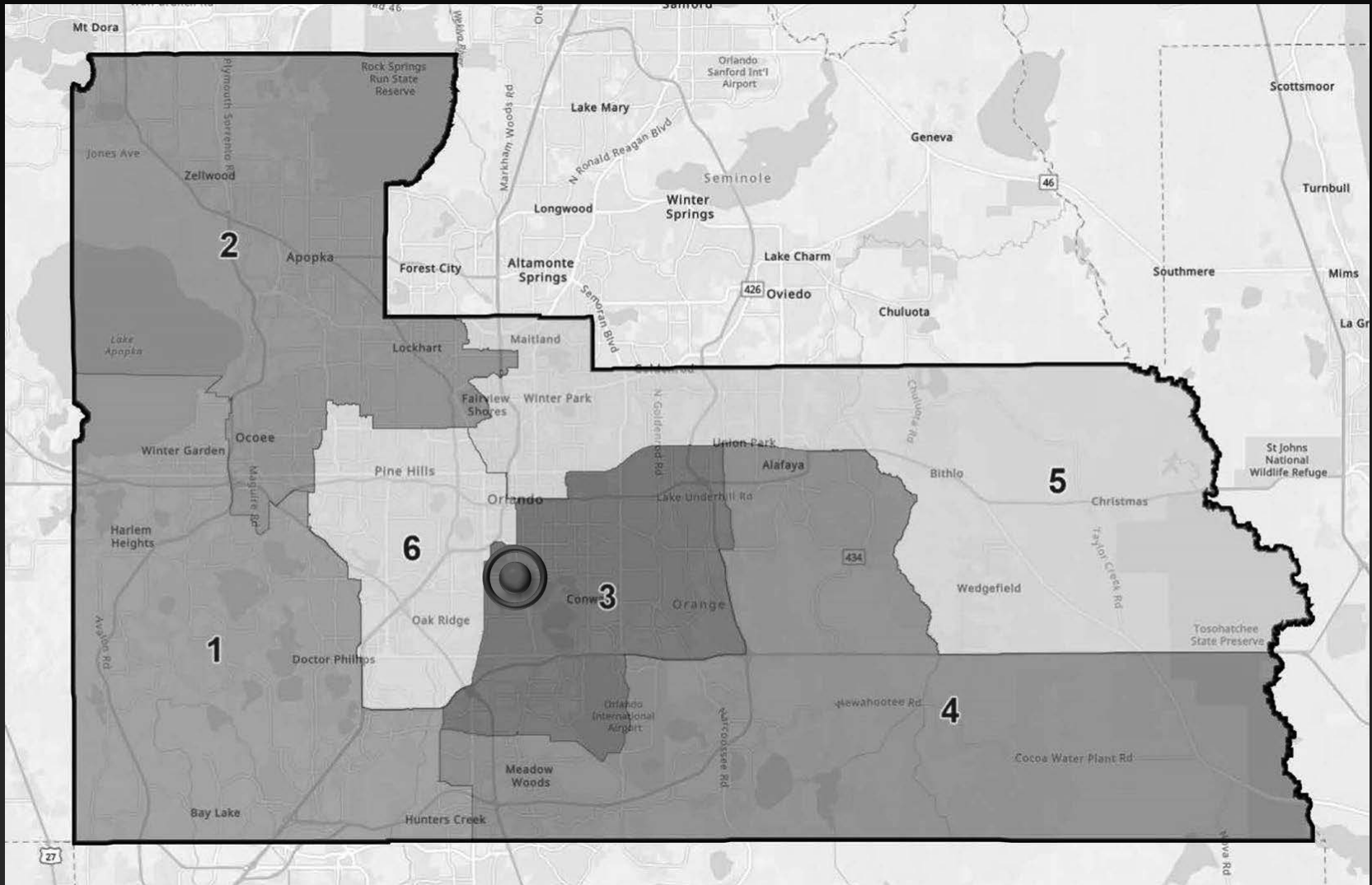
**Proposal 266 Multi-Family Units**

**Waiver: Building height (55 feet / 4 stories in lieu of 40 feet / 3 stories)**



# SS-23-01-124 & LUP-22-10-318

## Location



**Aerial**

**S ORANGE BLOSSOM TL**

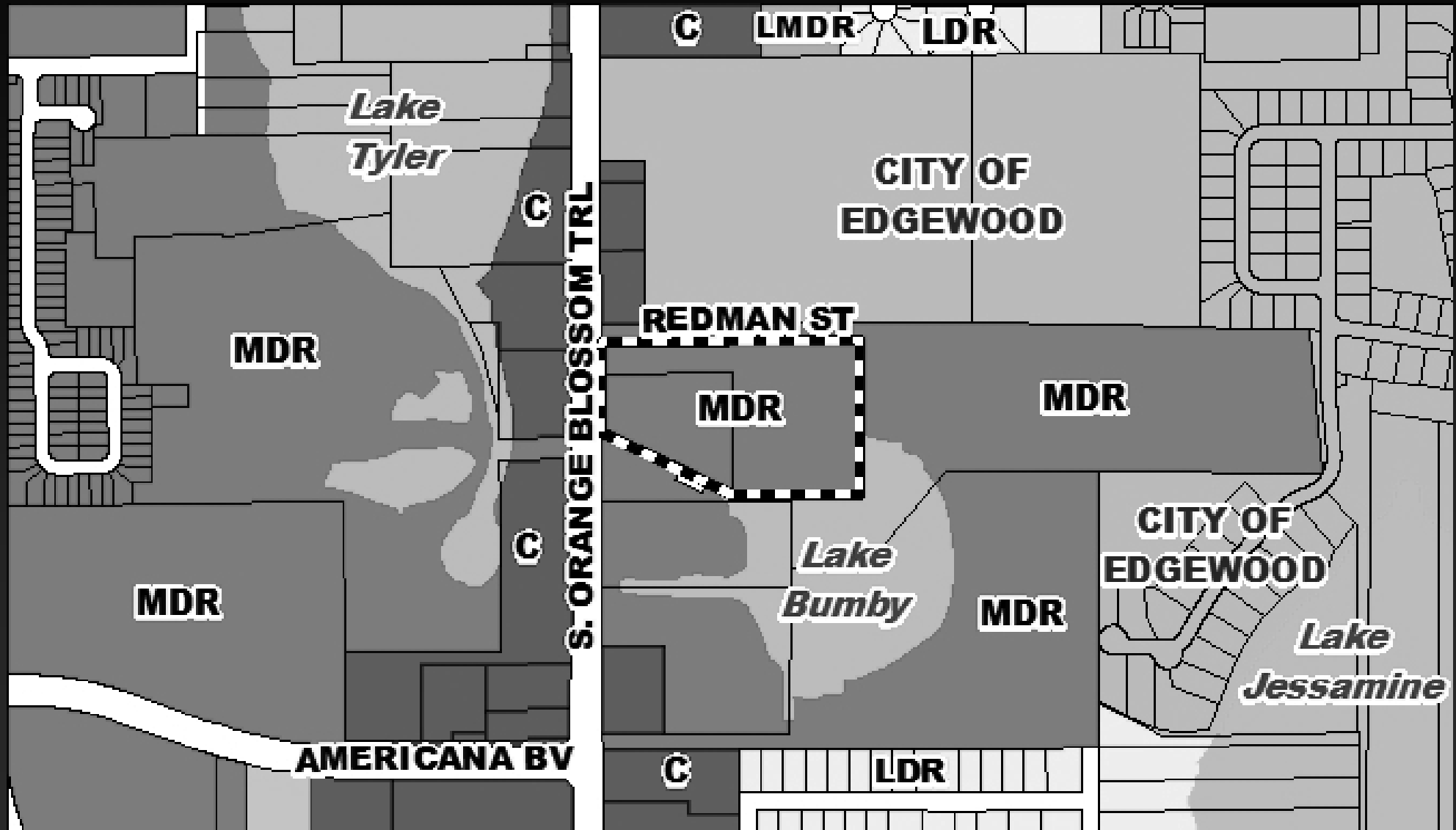
**REDMAN ST**





# SS-23-01-124 & LUP-22-10-318

## Future Land Use

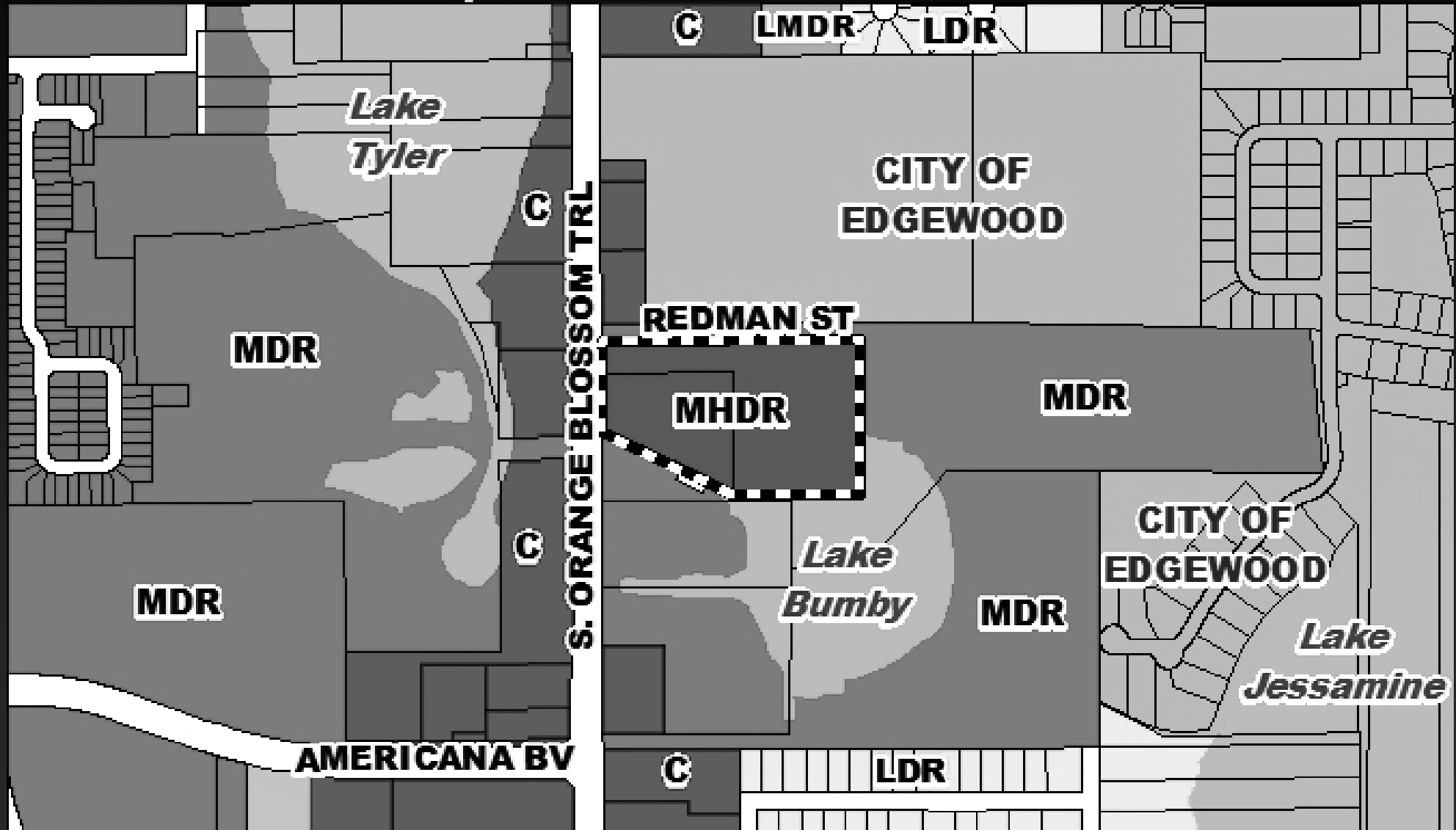






# SS-23-01-124 & LUP-22-10-318

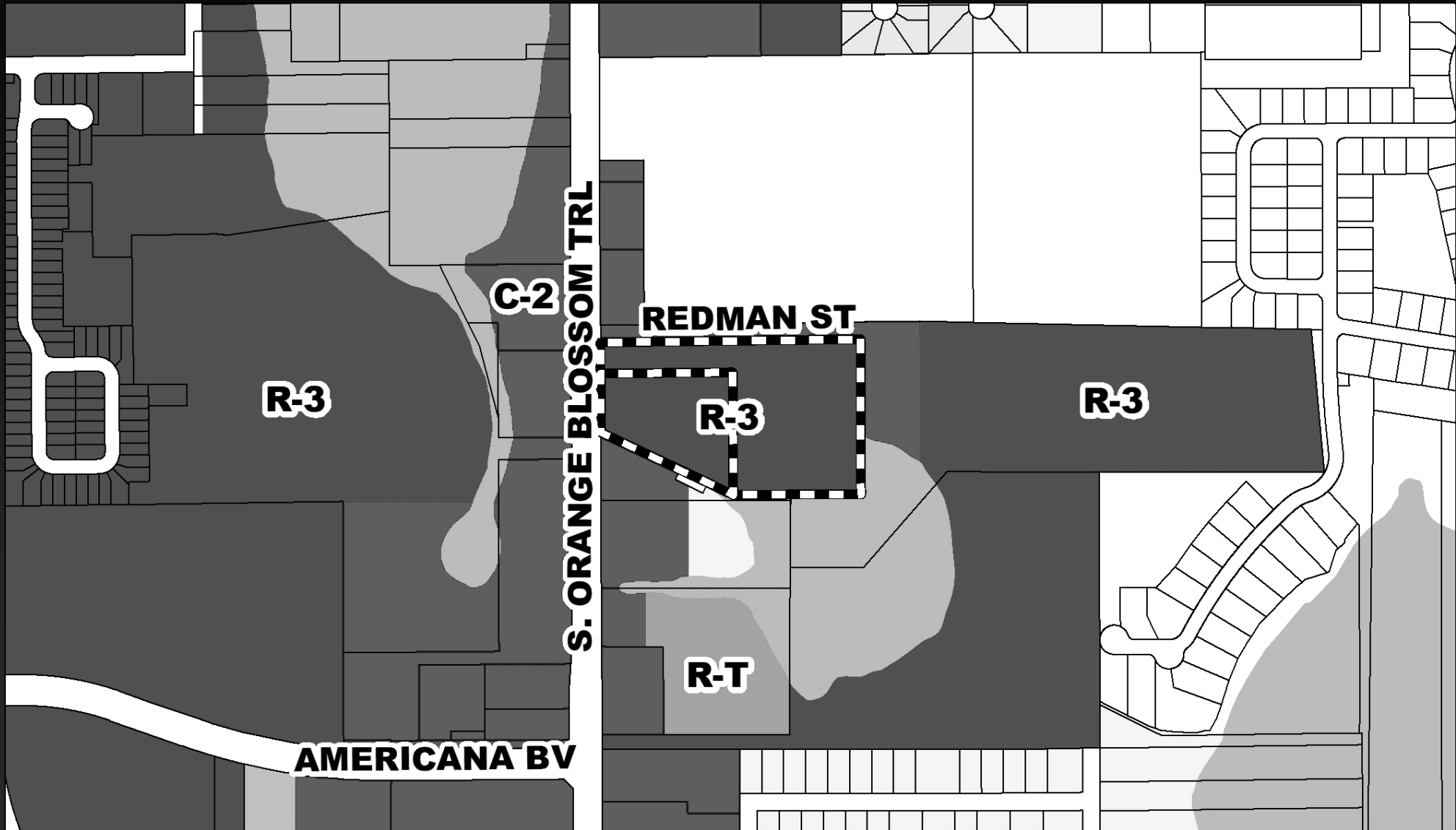
## Proposed Future Land Use





# SS-23-01-124 & LUP-22-10-318

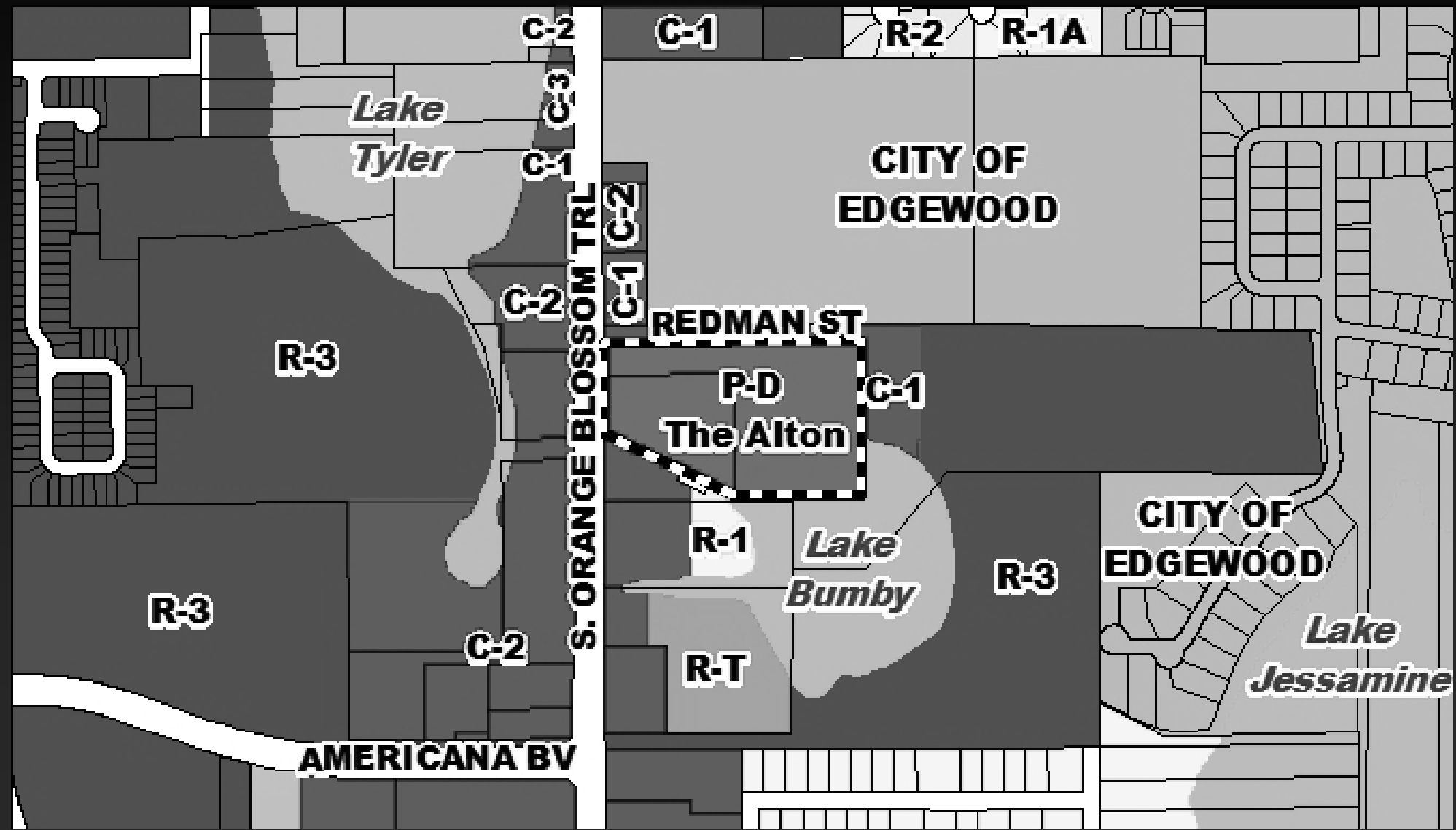
## Zoning



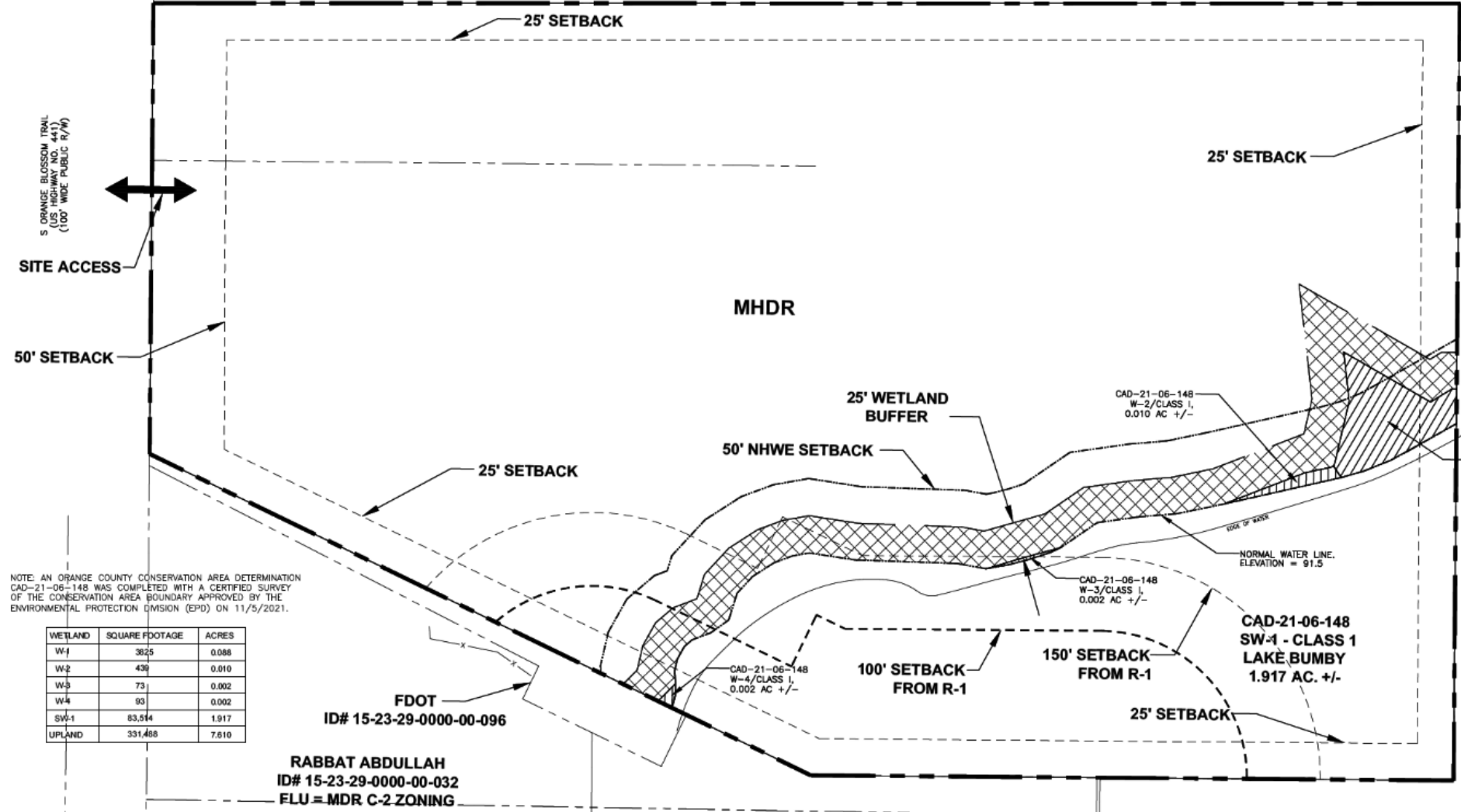
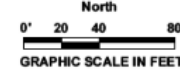


# SS-23-01-124 & LUP-22-10-318

## Proposed Zoning



FLU = MDR R-3 ZONING



NOTE: AN ORANGE COUNTY CONSERVATION AREA DETERMINATION CAD-21-06-148 WAS COMPLETED WITH A CERTIFIED SURVEY OF THE CONSERVATION AREA BOUNDARY APPROVED BY THE ENVIRONMENTAL PROTECTION DIVISION (EPD) ON 11/5/2021.

WETLAND	SQUARE FOOTAGE	ACRES
W-1	3825	0.088
W-2	439	0.010
W-3	73	0.002
W-4	93	0.002
SW-1	83,514	1.917
UPLAND	331,488	7.610

RABBAT ABDULLAH  
ID# 15-23-29-0000-00-032  
FLU = MDR C-2 ZONING

LAND USE SUMMARY	
PARCEL ID(S)#	15-23-29-0000-00-030 15-23-29-0000-00-078
PROPOSED LAND USE	MHDR
PROPOSED USE	MULTI FAMILY RESIDENTIAL
EXISTING ZONING	R-3
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
RESIDENTIAL UNITS	266 MULTIFAMILY UNITS
PHASING	ONE PHASE IS PROPOSED
WATER SERVICE	ORLANDO UTILITIES COMMISSION
SEWAGE DISPOSAL	ORANGE COUNTY UTILITIES
FLOOD INFORMATION	ZONE X & ZONE A

LAND USE SUMMARY	
PROJECTED STUDENT POPULATION (266 MULTI-FAMILY DWELLING UNITS X 0.286 STUDENTS)	77 STUDENTS
PARKING REQUIRED	1.5 SPACE FOR 2&3 BEDROOMS UNITS AND 1 SPACE FOR 1 BEDROOM UNITS
BUILDING SETBACK	25' PD SET BACK, 50' FROM OBT, NHWE: 50'
PD SETBACK	50' / 4 STORIES
MAXIMUM BUILDING HEIGHT	50' / 4 STORIES
OPEN SPACE REQUIRED	25%
MINIMUM LIVING AREA	500 SF.

FLU = MDR R-1 ZONING

BEVERLY 1182 TIC LLC  
ID# 14-23-29-0000-00-056  
FLU = MDR R-3 ZONING

TRV Code	Description	Units	Per Family	AP	FR	SR	PR	SR	PR	SR	PR	SR	PR	SR	PR	SR	PR
001	Multiple Housing (MH)	DU	4.00	0.08	0.30	20%	74%	81%	30%	108	1,222	108	104	27	79	43	41

**LEGEND:**

- DENOTES WETLAND BUFFER
- DENOTES WET LAND AREAS
- DENOTES NORMAL HIGH WATER LINE
- DENOTES SET BACK LINE

**NOTE:**

- 1) CONSERVATION BUFFER IS TO REMAIN UNDISTURBED.
- 2) ANY IMPACTS TO CONSERVATION AREA WILL REQUIRE A CONSERVATION AREA



**PLANNED DEVELOPMENT**

THE ALTON PD  
LAND USE PLAN

**LAND USE PLAN**

**REVISIONS:**

NO.	DATE	BY	DESCRIPTION
1	2.10.23	DJ	TRG COMMENTS
2	3.15.23	DJ	TRG COMMENTS

**DESIGNED BY:** RVI  
**DRAWN BY:** D  
**CHECKED BY:** RVI  
**APPROVED BY:** RVI  
**DATE:** 02-28-2023



# Community Meeting Summary

**March 1, 2023**

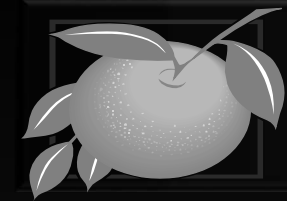
**Palmetto Elementary**

- **Attendance – 2 Residents**

- **Concerns:**

  - **Traffic**

  - **Compatibility**



## Recommended Action

**SS-23-01-124:**

**ADOPT**

**Ordinance:**

**APPROVE**

**LUP-22-10-318:**

**APPROVE**

### **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan, determine the proposed amendment is in compliance and ADOPT Amendment SS-23-01-124, Medium Density Residential (MDR) to Medium-High Density Residential (MHDR);**
- **APPROVE the associated Ordinance; and**
- **APPROVE the Alton Planned Development / Land Use Plan (PD/LUP), dated "Received March 2, 2023, subject to twenty-two (22) conditions.**



# **SS-23-01-125 & LUP-22-10-321**

**Applicant: Jeffrey Smith, RS&H, Inc.**

**Future Land Use Map (FLUM) Request:**

**From: NAC (Neighborhood Activity Corridor)**

**To: PD-C (Planned Development – Commercial)**

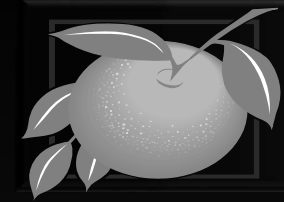
**Rezoning Request:**

**From: NAC (Neighborhood Activity Corridor)**

**To: PD (Planned Development District)**

**Acreage 3.65 acres**

**Proposal 103 Resident Transitional Housing & Recovery Treatment Facility**



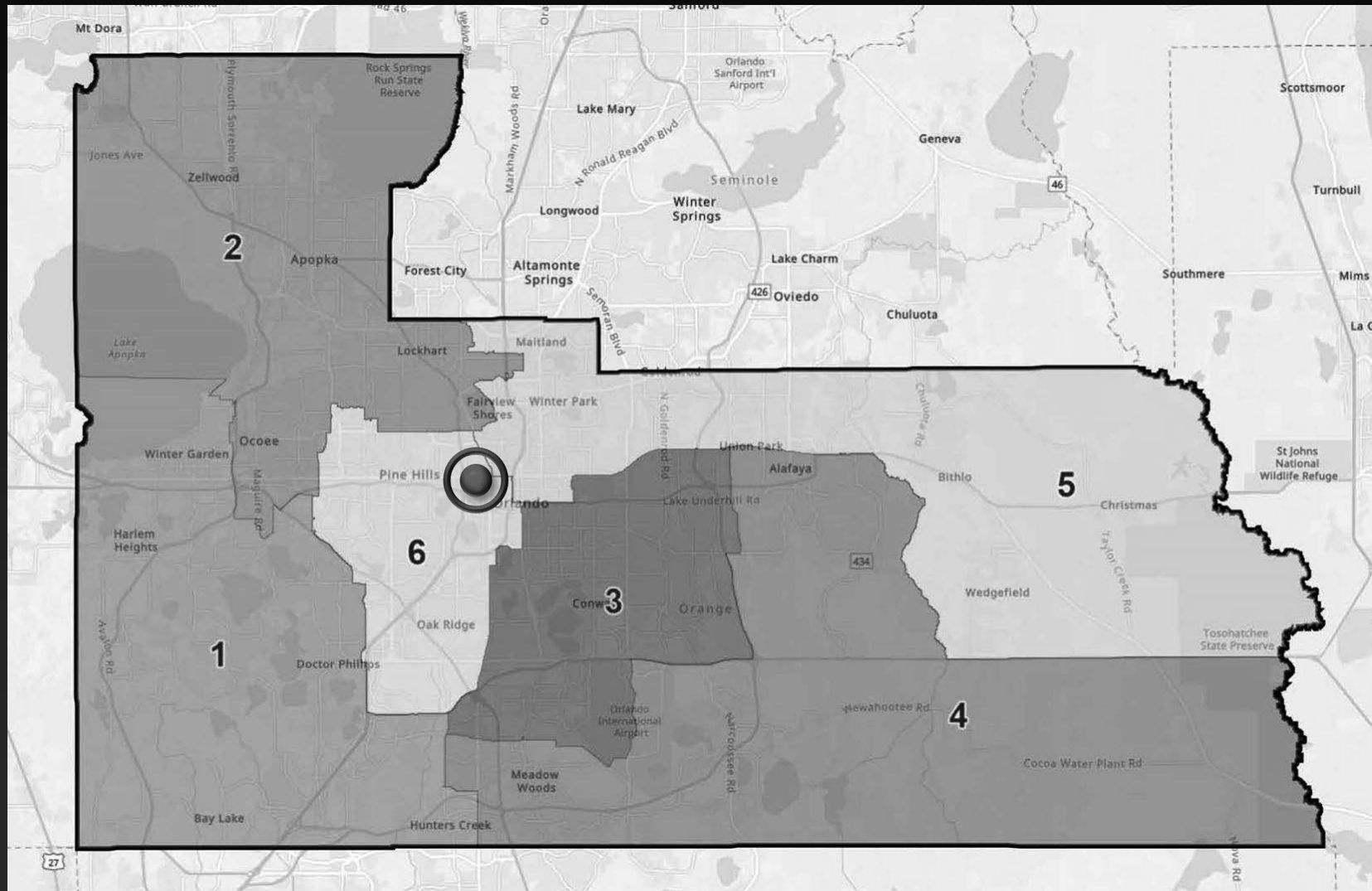
# **Amendment SS-23-01-FLUE-1**

**Request:**            **Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for the proposed development.**



# SS-23-01-125 & LUP-22-10-321

## Location





25th St

26th St

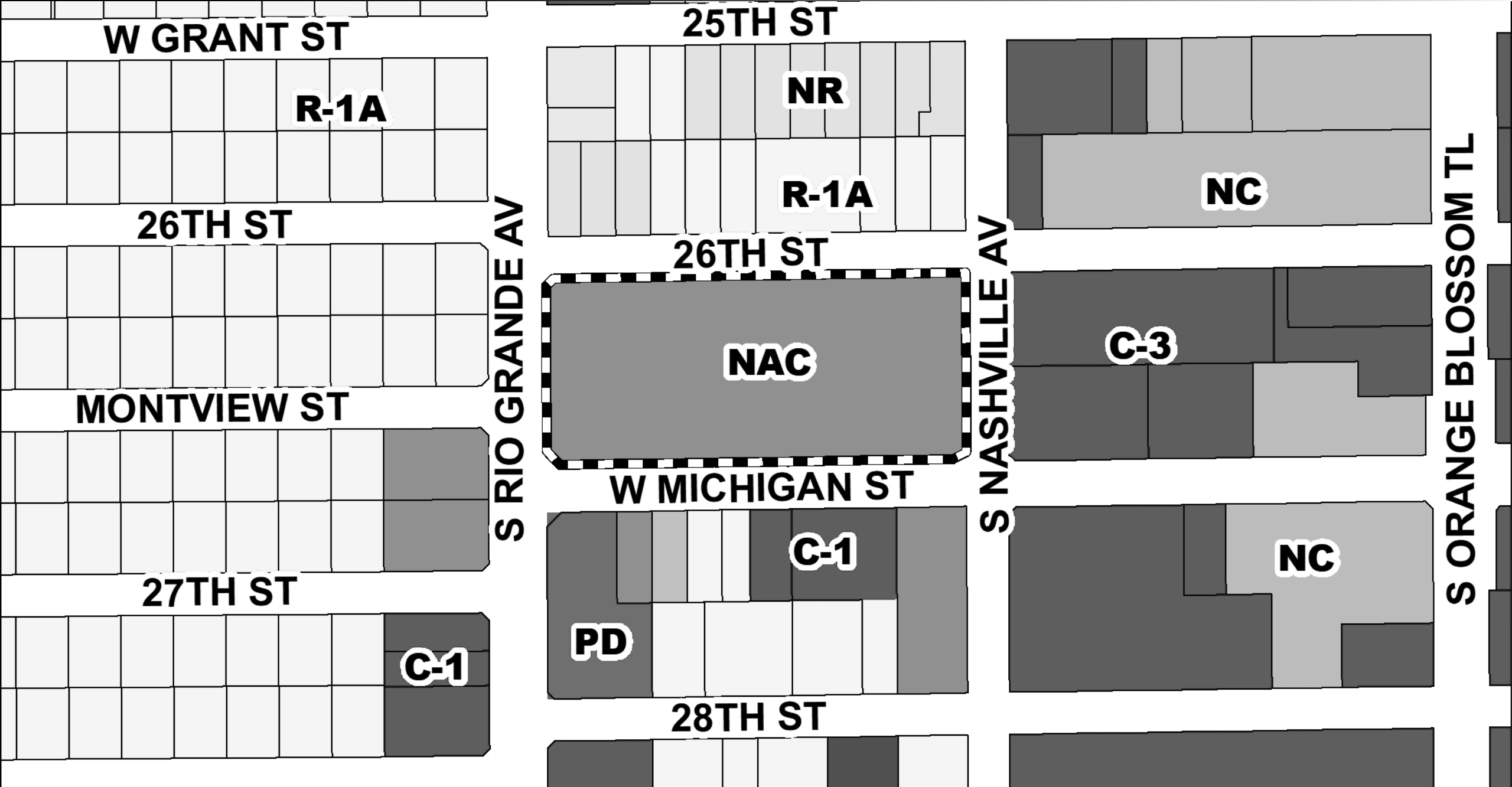
W Michigan St

28th St

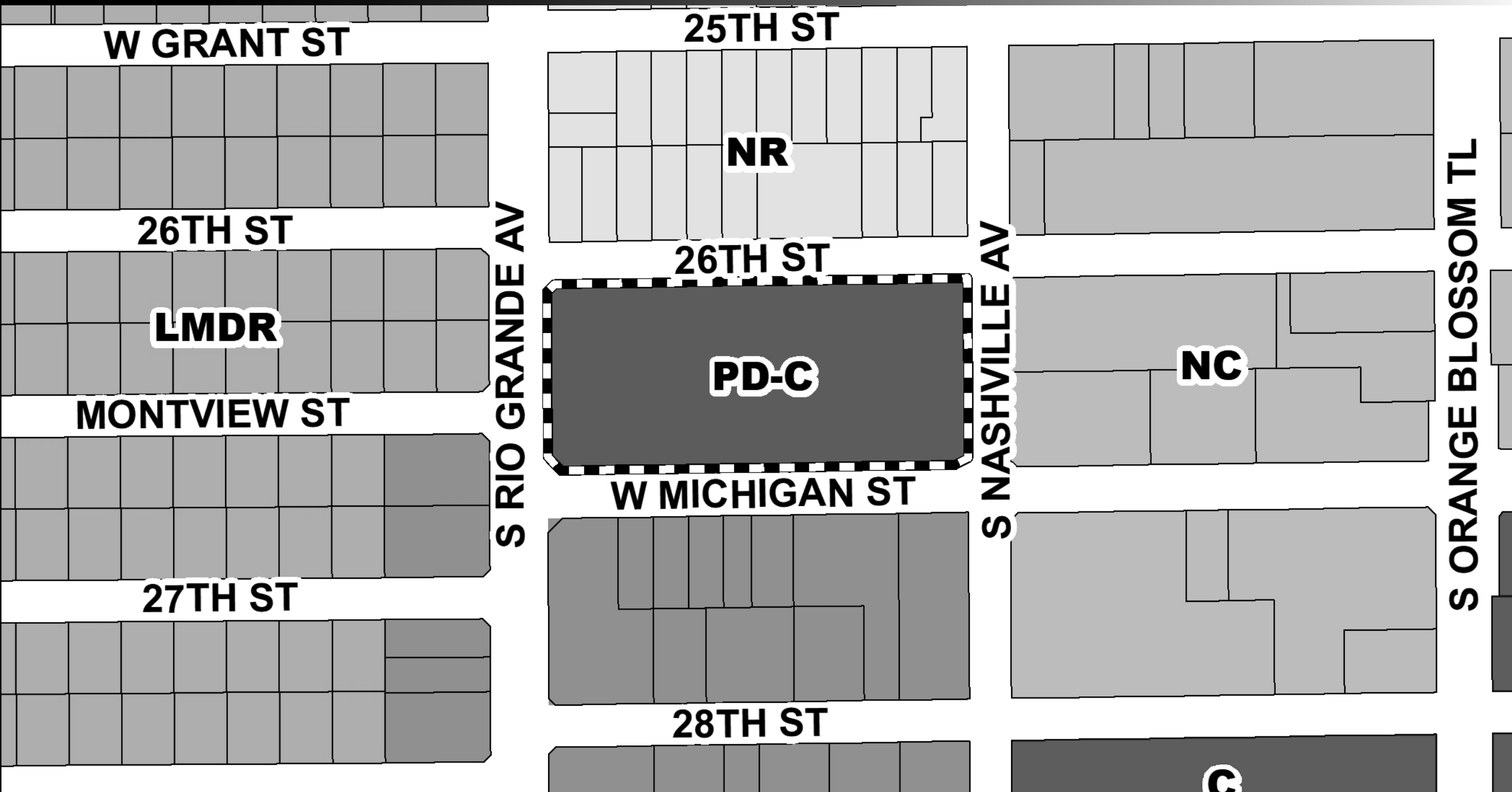
S Rio Grande Ave

S Nashville Ave

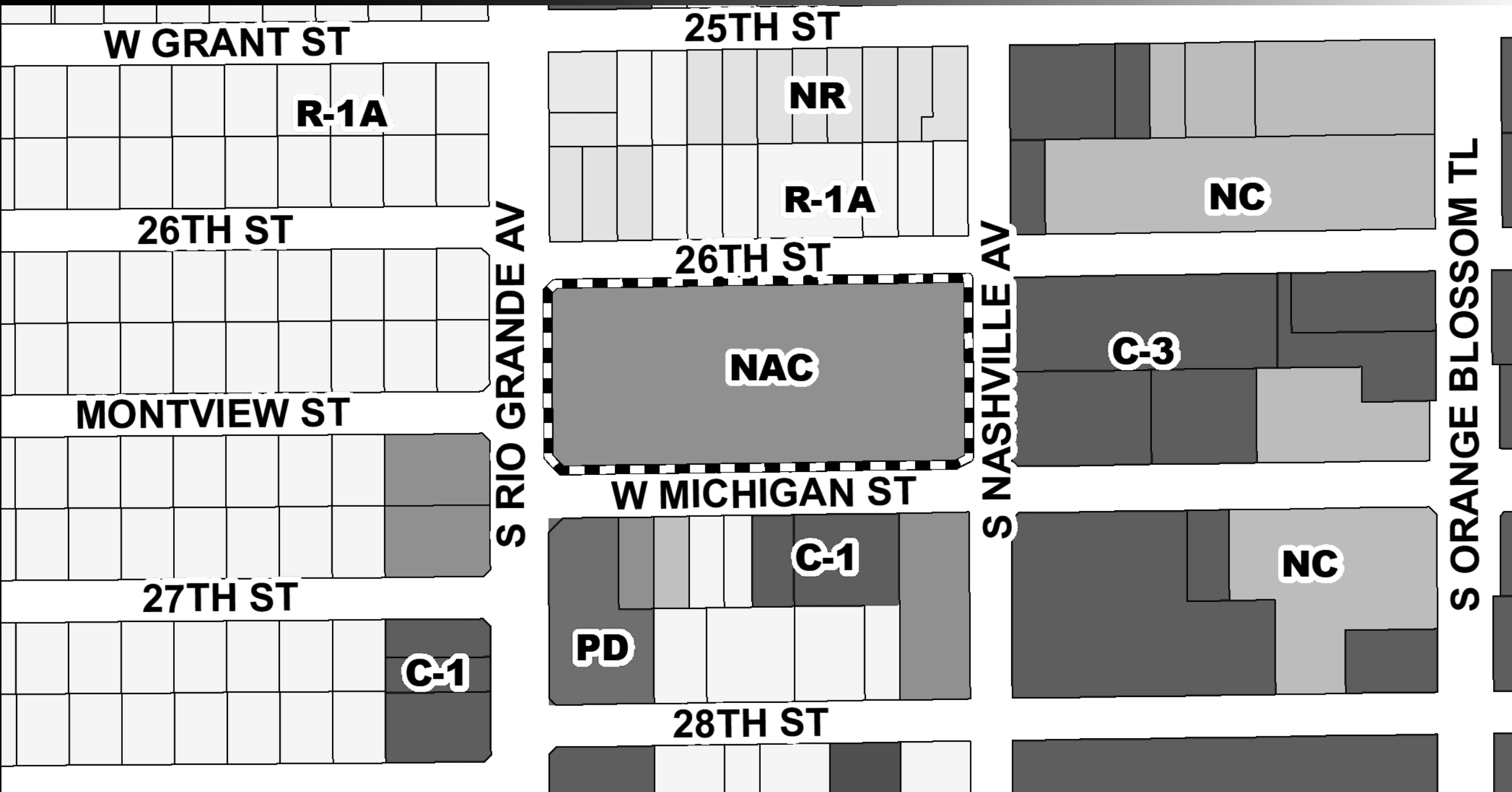
# Future Land Use



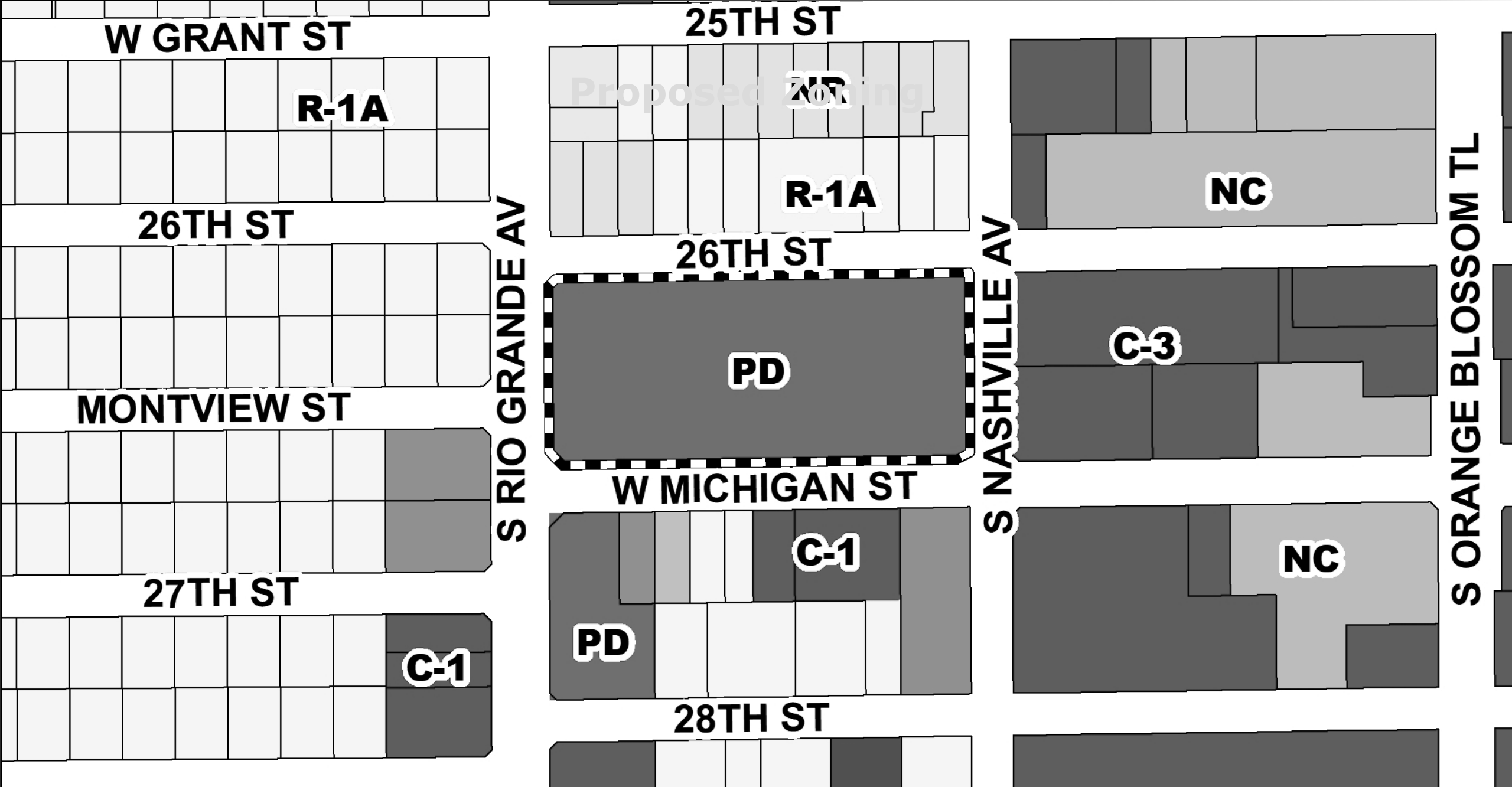
# Proposed Future Land Use



**Current Zoning**



# Proposed Zoning



**LOCATION MAP**  
NOT TO SCALE



**RECEIVED**  
By DRC Office at 4:46 pm, Mar 17, 2023

# WILLIAM JUST CAMPUS PD

## ORANGE COUNTY, FLORIDA

### LUP-22-10-321

PARCEL ID: 03-23-29-0180-49-010

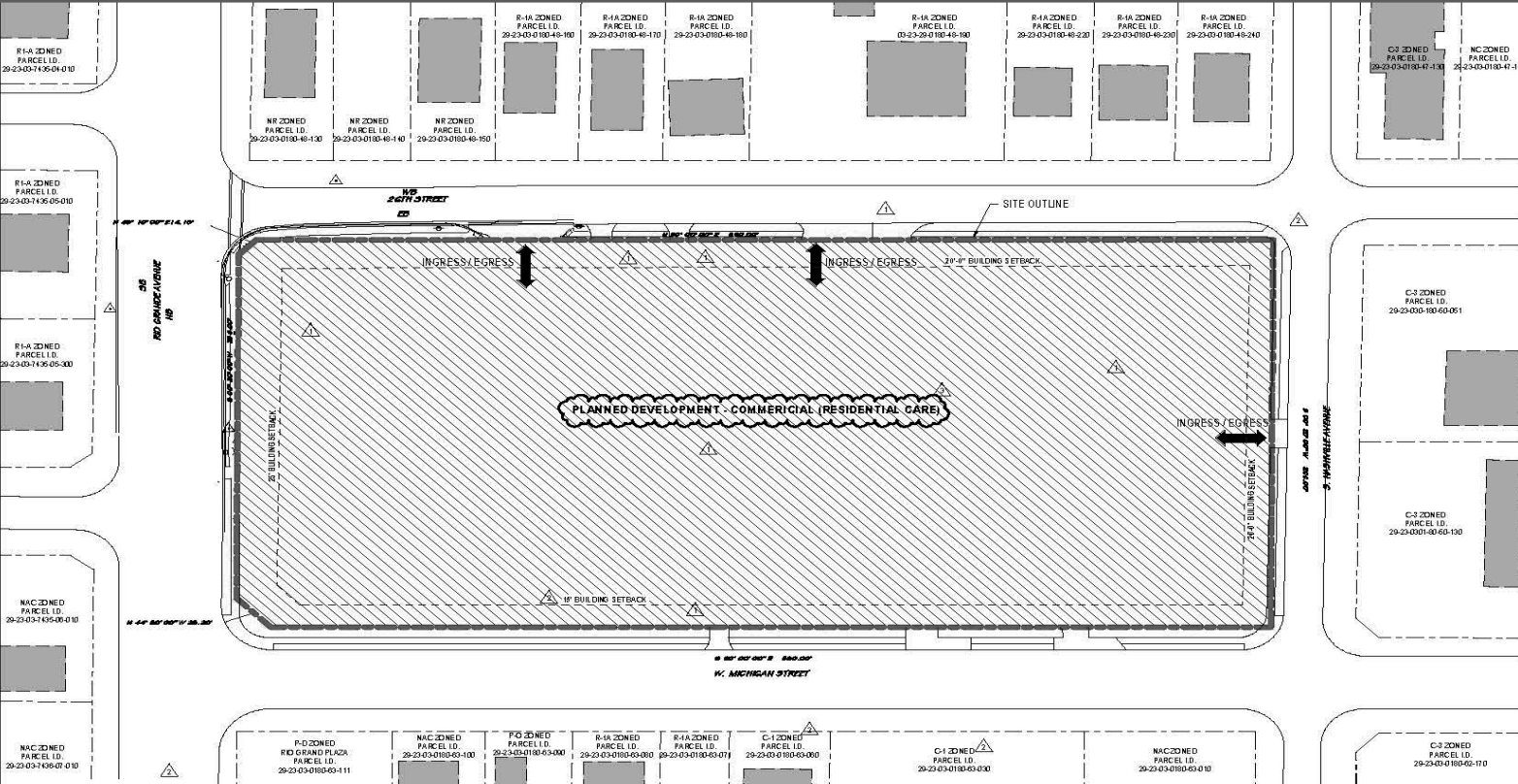
OCTOBER 21, 2022



301 E. Pine Street, Suite 350  
Orlando, Florida 32801  
407-850-8800 Fax: 407-264-9824  
www.rsandh.com  
FL C.A. # 00016000182000000\*  
5020 \* LCC001011 0323

**SHEET INDEX - LUP**

SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE	CURRENT REVISION DESCRIPTION
LUP-1	2D LAND USE PLAN	3	03/15/2023	DIRC REVISION COMMENTS
LUP-2	COVER SHEET	3	03/15/2023	DIRC REVISION COMMENTS
LUP-3	SKETCH OF LEGAL	2	02/15/2023	DIRC REVISION COMMENTS
LUP-4	OVERALL SITE PROGRAMMING PLAN	2	02/15/2023	DIRC REVISION COMMENTS
LUP-4	OVERALL SITE TRIP GENERATION ANALYSIS	2	02/15/2023	DIRC REVISION COMMENTS



**LEGAL DESCRIPTION**

THE SUBJECT SITE IS LOCATED AT THE SOUTH-EAST CORNER OF THE RD 6 GRAND AVENUE AND 20TH STREET INTERSECTION IN ORLANDO, FLORIDA. THE SITE IS CURRENTLY OCCUPIED BY LOW-RISE STRUCTURES, PARKING LOTS, AND DRIVEWAYS. A POST-TENSION DITCH CROSSING IS LOCATED AT THE SOUTH-EAST CORNER OF THE PARCEL. PARCEL ID NOS. 03-23-29-0180-49-010 (LOTS 18, 2, 03-23-29-0180-49-010 (LOT 3), 03-23-29-0180-49-010 (LOTS 405, 03-23-29-0180-49-010 (LOT 6), 03-23-29-0180-49-010 (LOT 7), 03-23-29-0180-49-010 (LOT 8), 03-23-29-0180-49-010 (LOTS 9&10 AND PARTIAL LOTS 11&12), 03-23-29-0180-49-111 (PARTIAL LOT 11, 12, 13&14), 03-23-29-0180-49-111 (LOTS 10&11 AND PARTIAL LOTS 10&11), 03-23-29-0180-49-111 (LOTS 11&12), 03-23-29-0180-49-111 (LOT 11 AND PARTIAL LOT 20) AND 03-23-29-0180-49-201 (LOTS 21, 22, 23&24 AND PARTIAL LOT 20, SECTION 03, TOWNSHIP 29S, RANGE 29E.

HORIZONTAL & VERTICAL DATUM FROM FFM FRM FL RDA DIST 001 UNITED STATES DATUM PLANE COORDINATES NAD83 & NAVD83 (2D).

SITE ADDRESS: E 31853 KC. (47-559, 151 S) FT.

**CONTACTS**

**OWNER/APPLICANT:** ASPIRE HEALTH PARTNERS  
SCOTT G. BRITTS  
591 ADAMS ST, 2ND  
ORLANDO, FL 32804  
PH: 407-850-8249

**ARCHITECT:** RS&H, INC.  
JEF S. SMITH  
301 E. PINE STREET, SUITE 350  
ORLANDO, FL 32801  
PH: 407-850-8840

**CIVIL ENGINEER:** NEI PARTNERS, LLC  
KEVIN S. HIBERT, P.E., LEED AP  
100 S. SEMORAN BLVD., SUITE 1029  
WINTER PARK, FL 32789  
PH: 321-203-2852

**UTILITY PROVIDERS**

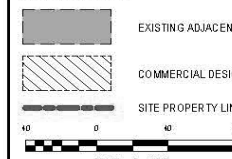
WATER SERVICE: ORLANDO UTILITIES COMMISSION (OUC)  
ELECTRIC SERVICE: ORLANDO UTILITIES COMMISSION (OUC)  
RECLAIMED WATER SERVICE: CITY OF ORLANDO  
WASTEWATER SERVICE: ORANGE COUNTY UTILITIES WASTEWATER

**TRAFFIC STUDY**

PREPARED BY THE ORANGE COUNTY TRANSPORTATION PLANNING GROUP, BASED ON THE OCCURRENCE MANAGEMENT CMS DATABASE DATED 03/02/2022, THERE ARE MULTIPLE PARKING ROADMWAYS SEGMENTS WITHIN THE PROJECTS IMPACT AREA INCLUDING: MCNEIKAN STREET FROM INTERSTATE 4 TO ORANGE AVENUE (EQUIPMENT) AND ORANGE BLVD/SO II TRAIL FROM HALEY AVENUE TO THE EAST WEST EXP FREEWAY (EQUIPMENT).

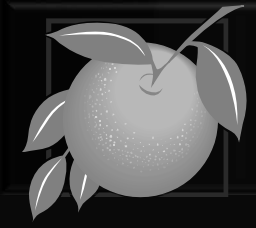
PER PREAPPLICATION MEETING NOTES FROM SEPTEMBER 6, 2022, A TRAFFIC STUDY WILL BE CONDUCTED IN-HOUSE BY RS&H.

**PLAN LEGEND**



**WAIVERS**

1. A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE 98-127.206(4) TO ALLOW A SETBACK OF 20' FROM RD 6 GRAND AVENUE IN LIEU OF THE REQUIRED SETBACK OF 40' FROM ARTERIAL STREETS.
  2. A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE 98-127.206(4) TO ALLOW A SETBACK OF 10' FROM MCNEIKAN ST. IN LIEU OF THE REQUIRED SETBACK OF 40' FROM ARTERIAL STREETS.
  3. A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE 98-127.206(4) TO ALLOW A SETBACK OF 20' FROM W. ORANGE AVENUE IN LIEU OF THE REQUIRED SETBACK OF 30' FROM ALL OTHER RIGHTS-OF-WAY.
  4. A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE 98-127.206(4) TO ALLOW A SETBACK OF 20' FROM W. 20TH ST. IN LIEU OF THE REQUIRED SETBACK OF 30' FROM ALL OTHER RIGHTS-OF-WAY.
- OTHER WAIVERS:**
1. THE PLANNED DEVELOPMENT IS INTENDED UNDER THE COMMERCIAL DESIGNATION DUE TO THE TYPES OF HOUSING AND TREATMENT PROVIDED TO CLIENTS ON THE SITE, BUT THE INTENT IS TO PROVIDE A RESIDENTIAL ENVIRONMENT TO HELP VETERANS REINTEGRATE BACK INTO THE GREATER COMMUNITY. PARKING IS PLANNED TO BE WITHIN THE CORE OF THE SITE. THERE ARE EXISTING BUILDINGS ALONG MCNEIKAN ST. THAT ARE 19' FROM THE EXISTING PROPERTY LINE.
  2. A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE 98-127.206(4) TO ALLOW A MAXIMUM BUILDING HEIGHT OF FORTYFOUR (44) FEET IN LIEU OF A MAXIMUM HEIGHT THIRTYFOUR (34) FEET WITHIN ONE HUNDRED (100) FEET OF AN RESIDENTIAL ZONING DISTRICT.
  3. THE PURPOSE OF THIS WAIVER IS TO PROVIDE TEMPORARY HOUSING WITHIN A SINGLE FACILITY FOR VETERANS BY CONSIDERING SUSTAINABLE PRACTICES WHICH MINIMIZES THE BUILDING FOOTPRINT AND PROVIDES ADDITIONAL GREEN SPACE SPECIFIC TO AREAS FOR THE RESIDENTS.
  4. THE PROPOSED BUILDING IS FUNDED THROUGH A DEPARTMENT OF VETERANS AFFAIRS (DVA) CAPITAL GRANT WHICH IS INTENDED TO INCREASE SAFETY AND REDUCE THE RISK TO VETERANS IN OP TRANSPORTATION. NO IS (NO) UNIFORM OCCUPANCY STUDY BE CONDUCTING HOMELESSNESS. THESE WAIVERS ARE DESIGNED TO INCREASE THE AVAILABILITY OF PRIVATE ACCOMMODATIONS AND REDUCE OR AVOID THE RISK ASSOCIATED WITH SHARED ROOMS ACCOMMODATIONS. ASPIRE CURRENTLY OPERATES A 48 UNIT TRANSITION HOUSING PROGRAM FOR HOMELESS VETERANS ON THE CAMPUS. THE VETERANS RESIDE IN A TWO STORY APARTMENT BUILDING IN 12 SEPARATE APARTMENTS. FOUR (4) VETERANS RESIDE IN EACH APARTMENT. EACH APARTMENT INCLUDES 2 BEDROOMS AND 1 SHARED BATHROOM. THE AVERAGE LENGTH OF STAY FOR VETERANS RESIDING IN THE TRANSITIONAL HOUSING IS SIX (6) TO NINE (9) MONTHS.
  5. THE NEW BUILDING WILL INCLUDE 48 SEPARATE ROOMS WITH PRIVATE BATHROOMS. THE LIVING SLEEPING SPACE PROVIDED IS 190 SF PER APARTMENT PLUS 50 SF TO LET ROOM FOR AN APPROXIMATE TOTAL OF 200 SF FOR EACH SINGLE OCCUPANCY STUDY. EACH APARTMENT IN THE EXISTING BUILDING IS 700 SF INCLUDING BEDROOMS, BATHROOM AND SHARED LIVING ROOM (FOR APPROXIMATELY 100 SF PER OCCUPANT) AT 200 SF. THE PROPOSED STUDIOS EXCEED THE VAS CAPITAL GRANT REQUIREMENTS OF A MINIMUM 120 SF FOR PRIVATE BEDROOM AND PRIVATE BATHROOM FOR EACH VETERAN. 24 OF THE 48 SEPARATE STUDIOS ARE DESIGNATED TO BE ADA COMPLIANT.
  6. A WAIVER FROM SEC. 30.15 TO ALLOW A REDUCTION OF PARKING AT A RATE OF 60 PARKING SPACES IN LIEU OF 2 PARKING SPACES FOR THE TWO-BEDROOM UNITS AND ONE SPACE PER 100 SF IN LIEU OF ONE SPACE FOR OFFICE.
- ACTUATION:**
- THIS ZONING REQUIREMENT OF 2 PARKING SPACES PER BEDROOM UNDER HOSPITALS, SNAKING, HOSTEL GROUP HOMES, AND SIMILAR INSTITUTIONS AND 1 PARKING SPACE PER 100 SF OF FLOOR AREA USED FOR OFFICE OR BUSINESS OCCUPANCY. TOTAL REQUIREMENT TO 20 TO 1 NEW PARKING SPACES WHICH ARE REQUIRED ON THIS SITE. THE PROPOSED PLAN PROVIDES FOR THE ADDED 100 NEW PARKING SPACES FOR RESIDENTS, AND FOR STAFF ASSOCIATED WITH THE PROVISION OF THE PROPOSED HOUSING SERVICES. CURRENTLY, THERE ARE 09 SIXTEEN EXISTING PARKING SPACES ASSOCIATED WITH THE VVA DOMS.
- WHILE VETERANS ARE ALLOWED TO HAVE PERSONAL VEHICLES WHILE RESIDING IN THE TRANSITIONAL HOUSING, ON AVERAGE LESS THAN 5% HAVE PERSONAL VEHICLES. THERE ARE A TOTAL OF SEVEN (7) TYPES OF VEHICLES ASSOCIATED WITH VETERANS HOUSING PROGRAM OF THESE, NO MORE THAN FIVE (5) ARE SCHEDULED TO BE ON CAMPUS AT ANY GIVEN TIME.
- UPON CONDUCTING A TRIP GENERATION TABLE STUDY FROM THE 11TH EDITION OF THE ITE CONGREGRATE CARE FACILITY (23) IS CLOSELY ALIGNED WITH THE INTENT OF THE SITE, WHICH INCLUDES TRANSITION HOUSING, RECOVERY HOUSING AND RESIDENTIAL TREATMENT. THE DESCRIPTION OF A CONGREGRATE CARE FACILITY IS PROVIDED AS WELL AS EXPECTED PM PEAK RATE AND NUMBER OF PM PEAK TRIPS IN TRIP GENERATION TABLE 2. CURRENTLY, THERE ARE 09 EXISTING STRUCTURES ON A LAND USE SIMILAR OR EQUAL TO CONGREGRATE CARE FACILITY DEFINED BY THE ITE, 11TH EDITION.
- NOTE: ALL CONDITIONS OF WAIVERS APPROVED FOR THE 48-APARTMENT BUILDING REQUESTED AT THE TIME OF THIS LAND USE PLAN SUBMISSION ONLY APPLY TO THIS PROPOSED DEVELOPMENT. USE AND FUTURE CHANGES IN USE OF THESE STRUCTURES ON THE SITE, OR SUBSEQUENT WAIVERS, MUST BE APPLIED FOR SEPARATELY THROUGH THE DRC PROCESS.

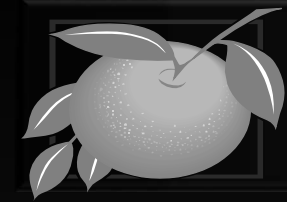


# Waivers from Orange County Code

## **Six (6) Waivers for:**

- **Building setbacks along Michigan Avenue**
- **Building setbacks along 26<sup>th</sup> Street**
- **Building setbacks along Rio Grande Avenue**
- **Building setbacks along Nashville Avenue**
- **Building height (45 feet in lieu of 35 feet)**
- **Parking reduction**





## **Recommended Action**

**SS-23-01-125: ADOPT**

**SS-23-01-FLUE-1: ADOPT**

**Ordinance: APPROVE**

**LUP-22-10-321: APPROVE**

### **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan, determine the proposed amendments are in compliance and ADOPT Amendment SS-23-01-125, Neighborhood Activity Center (NAC) to Planned Development – Commercial (PD-C), and Text Amendment to Policy FLU8.1.4 to establish the development program;**
- **APPROVE the associated Ordinance; and**
- **APPROVE the William Just Campus Planned Development / Land Use Plan (PD/LUP), dated “Received March 17, 2023, subject to fourteen (14) conditions.**