

Board of County Commissioners

Public Hearings

July 13, 2021

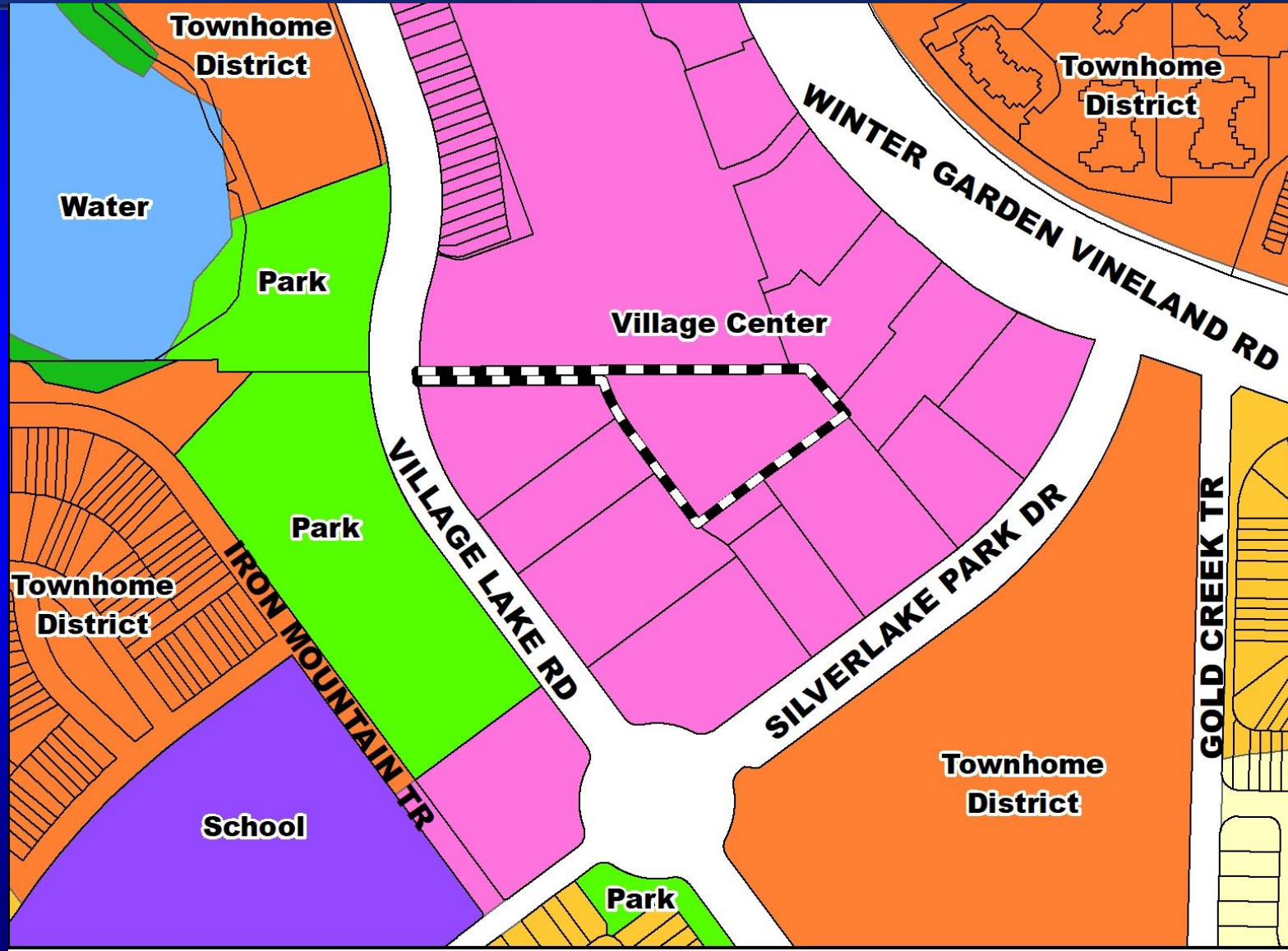


Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan

Case:	CDR-21-01-000
Project Name:	Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 DP
Applicant:	Scott M. Gentry, Kelly, Collins & Gentry, Inc.
District:	1
Acreage:	2.22 gross acres
Location:	Generally located north of Silverlake Park Drive and west of Winter Garden Vineland Road
Request:	To construct a 33,600 square foot self-storage facility on Lot 2.

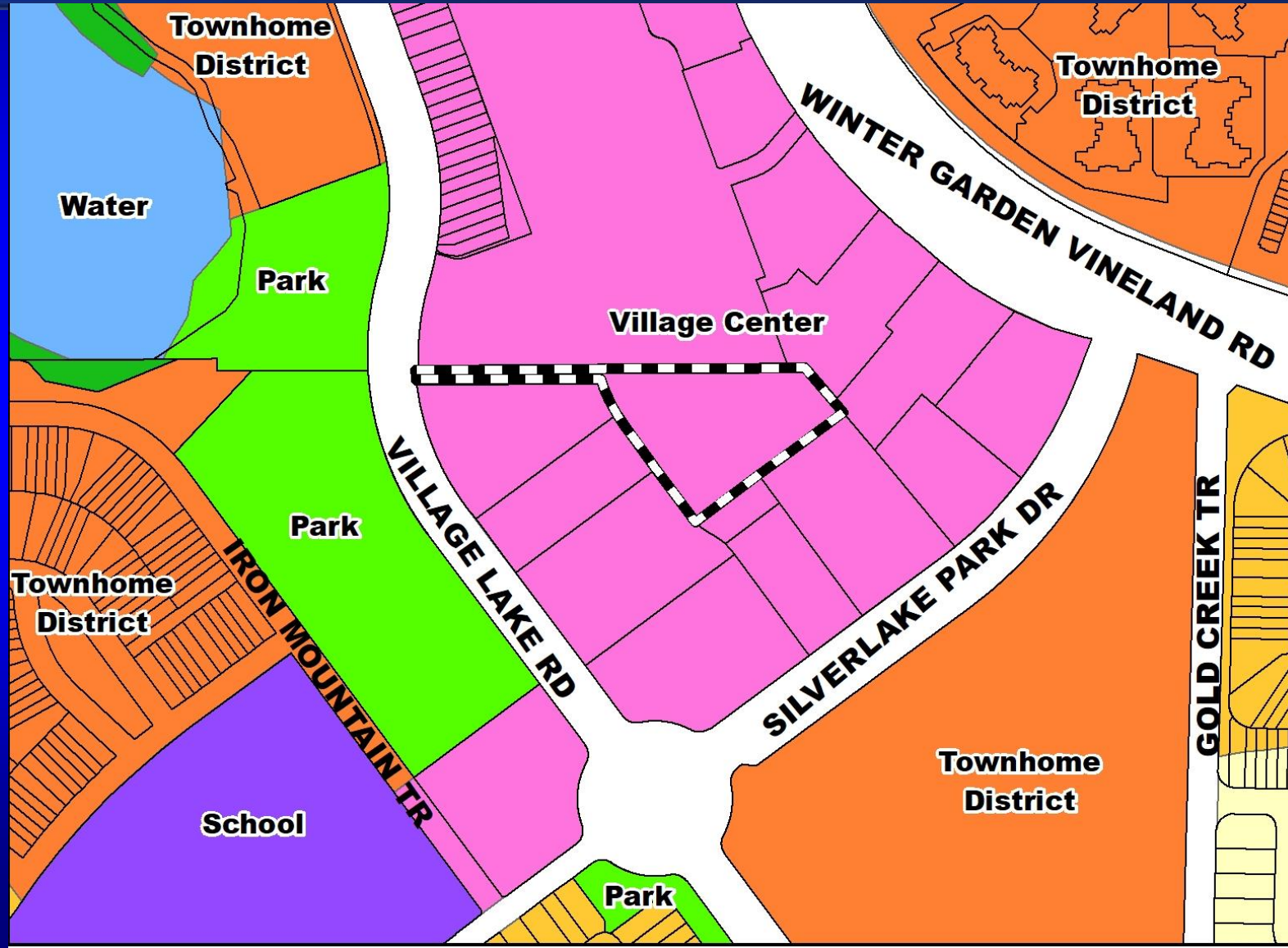


Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan Future Land Use Map



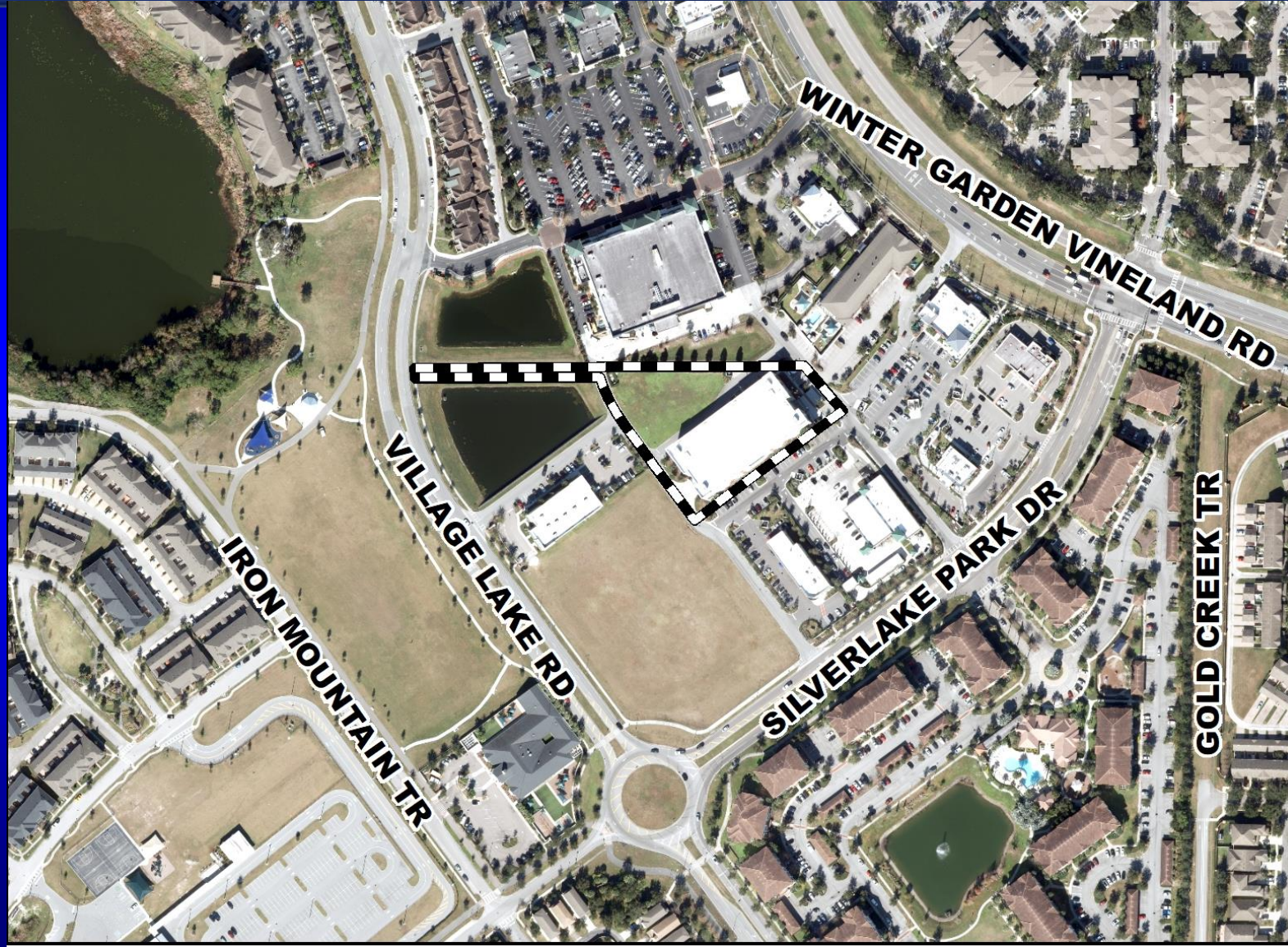


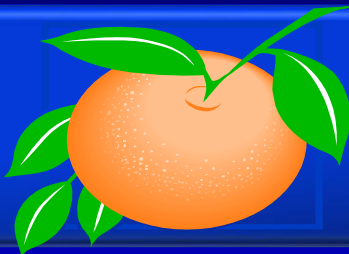
Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan Zoning Map





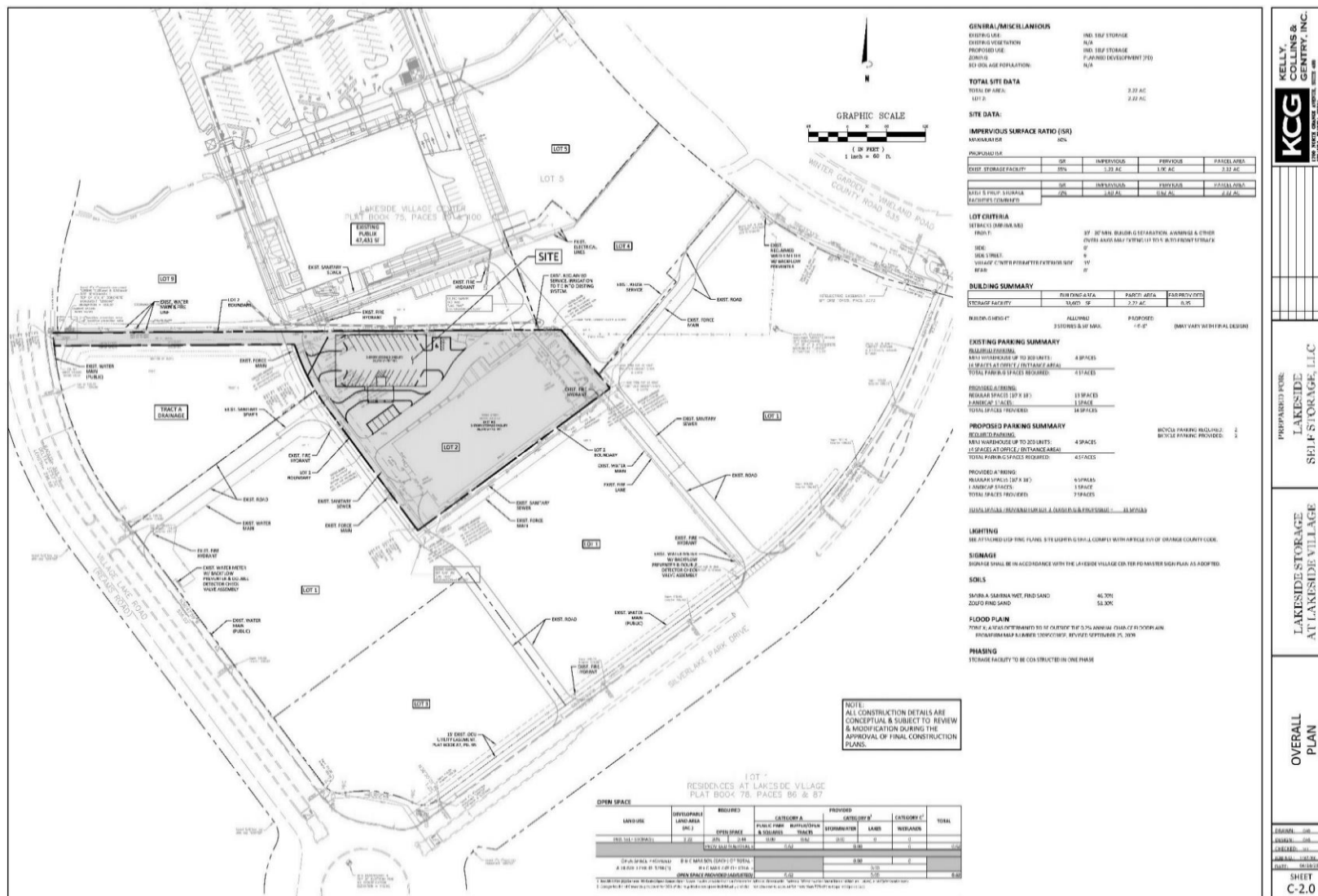
Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan Aerial Map





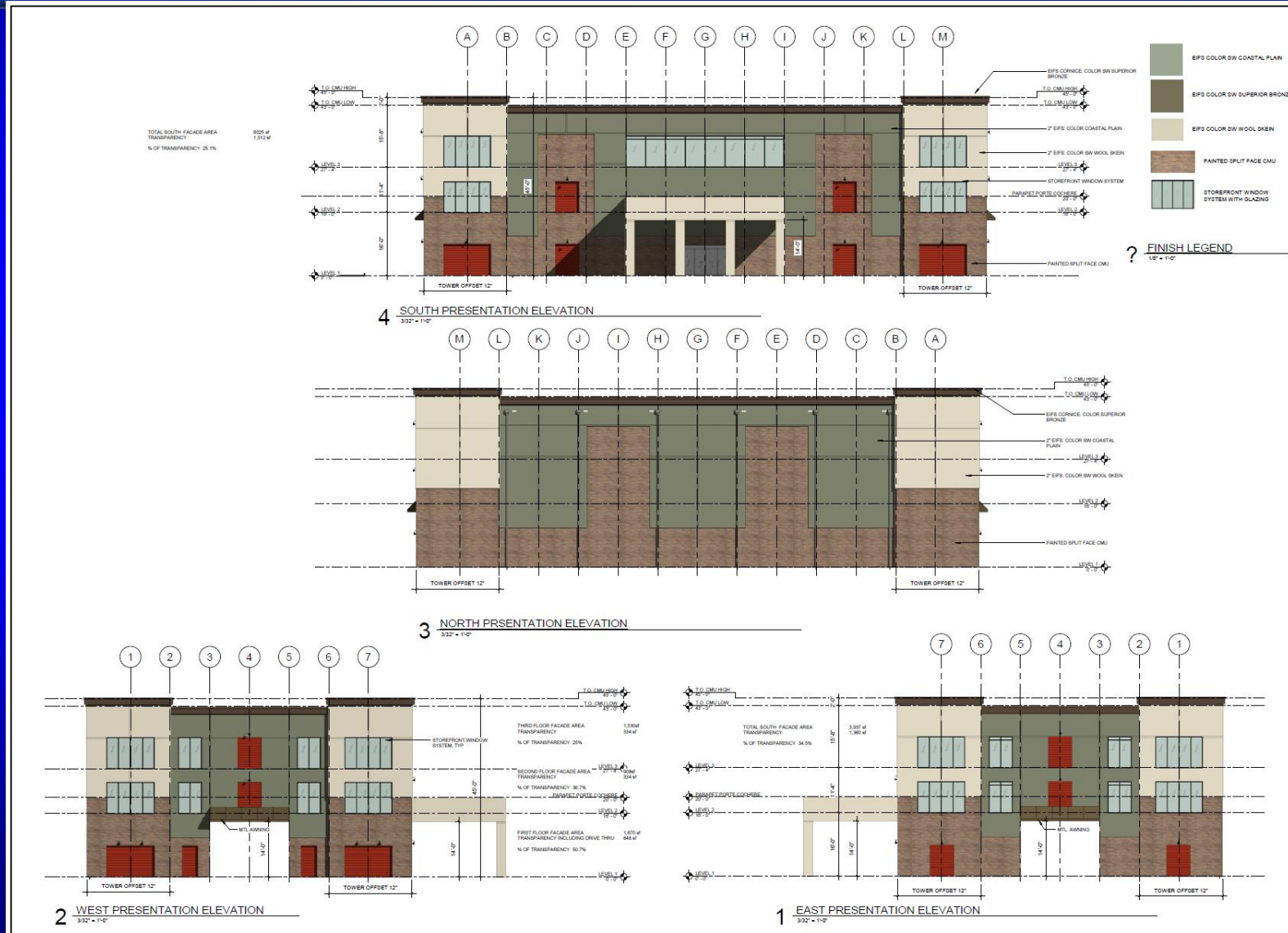
Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan

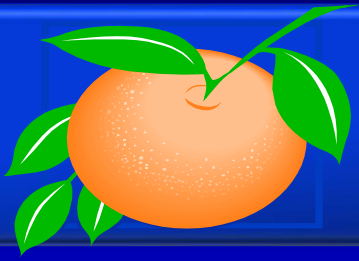
Overall Development Plan





Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan Overall Development Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 DP dated “Received April 28, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Commercial Building Planned Development / Land Use Plan

Case: LUPA-20-09-255

Project Name: Commercial Building PD

Applicant: Jonathan Martin, Kimley-Horn & Associates

District: 1

Acreage: 4.40 gross acres (overall acreage)
2.32 gross acres (affected acreage)

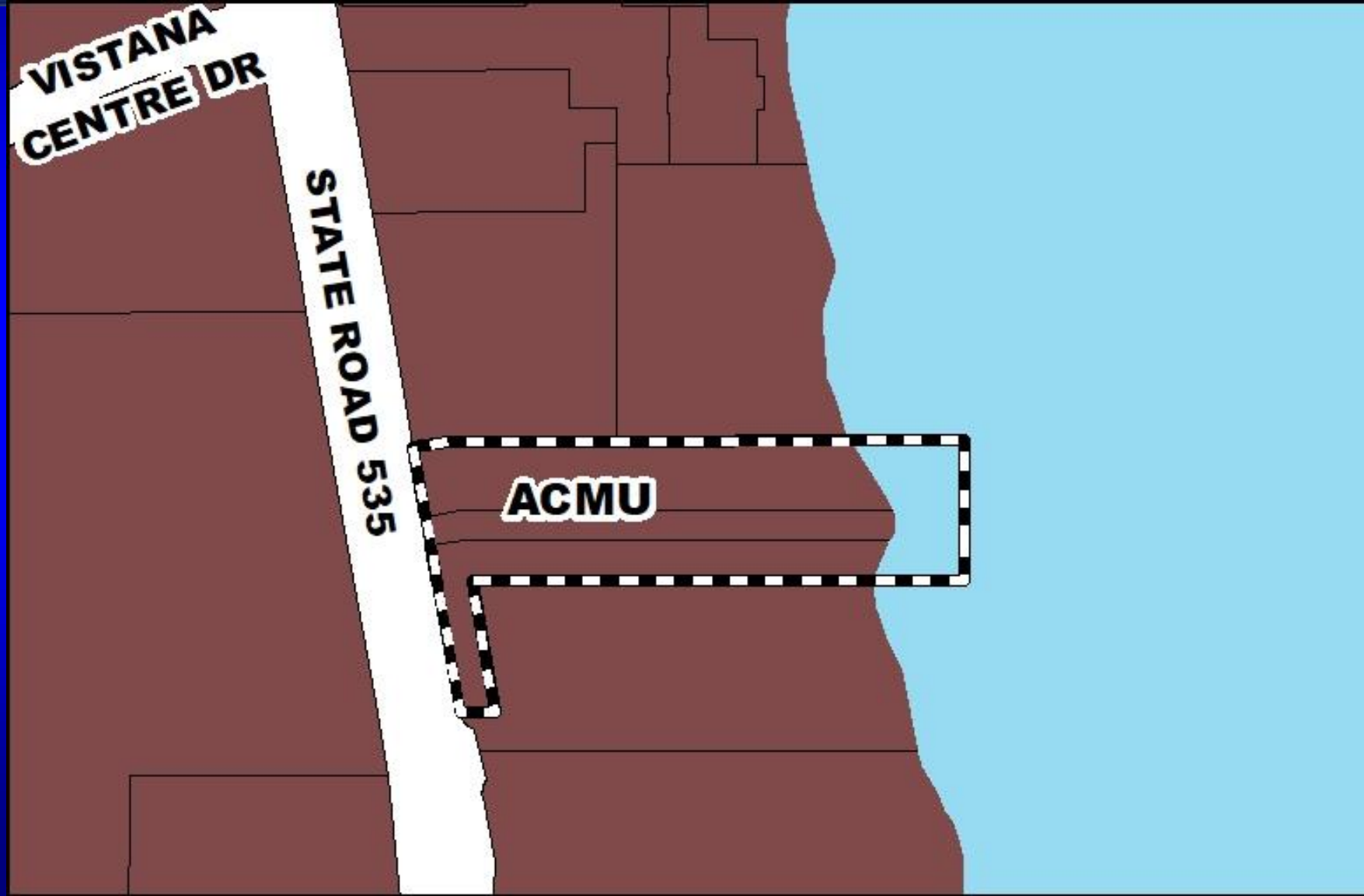
Location: 13651-13709 S. Apopka Vineland Road; or generally located on the east side of S Apopka Vineland Road, south of Vistana Centre Drive.

Request: To rezone 2.32 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct a hotel and commercial/restaurant development.



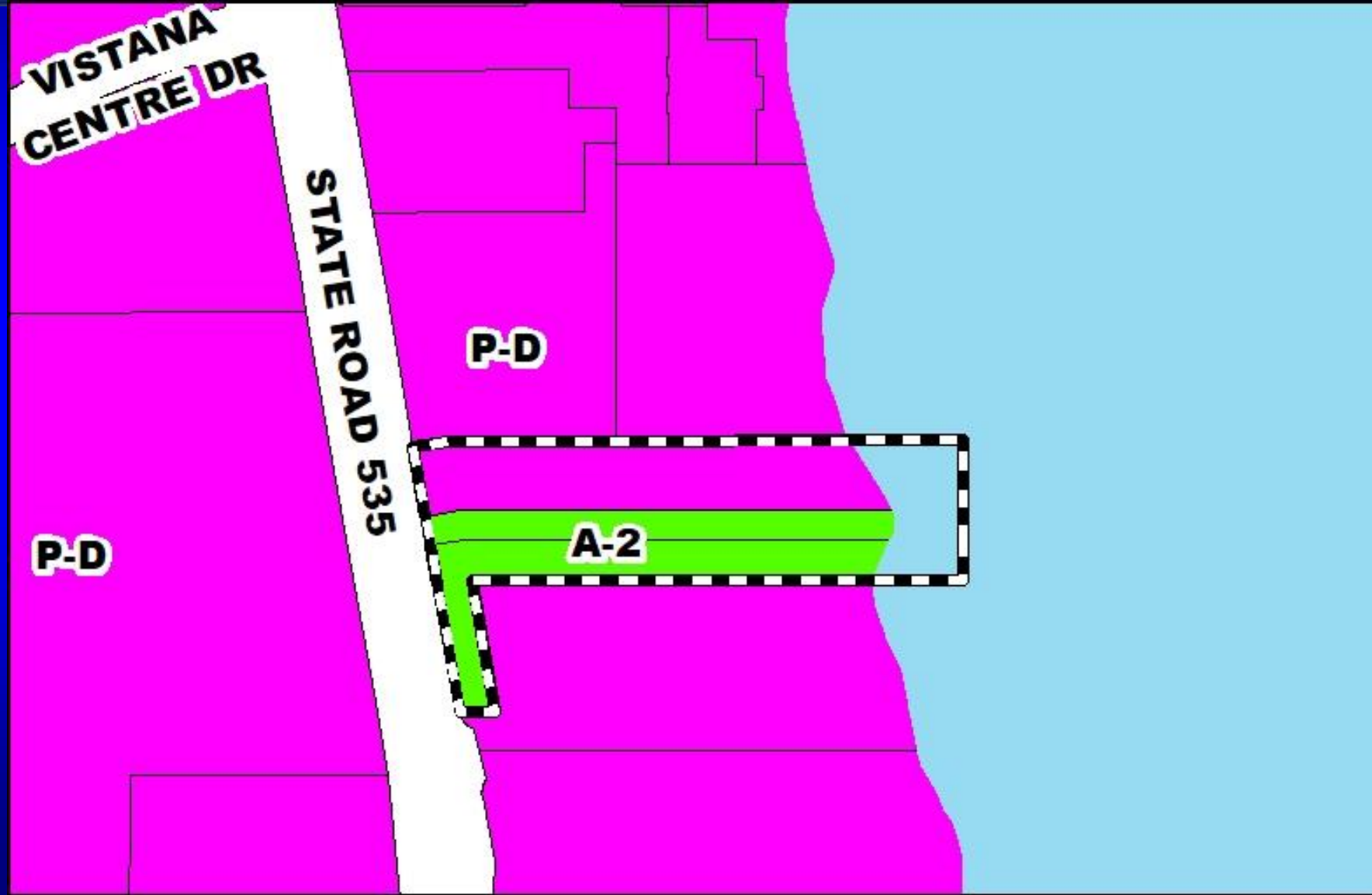
Commercial Building Planned Development / Land Use Plan

Future Land Use Map





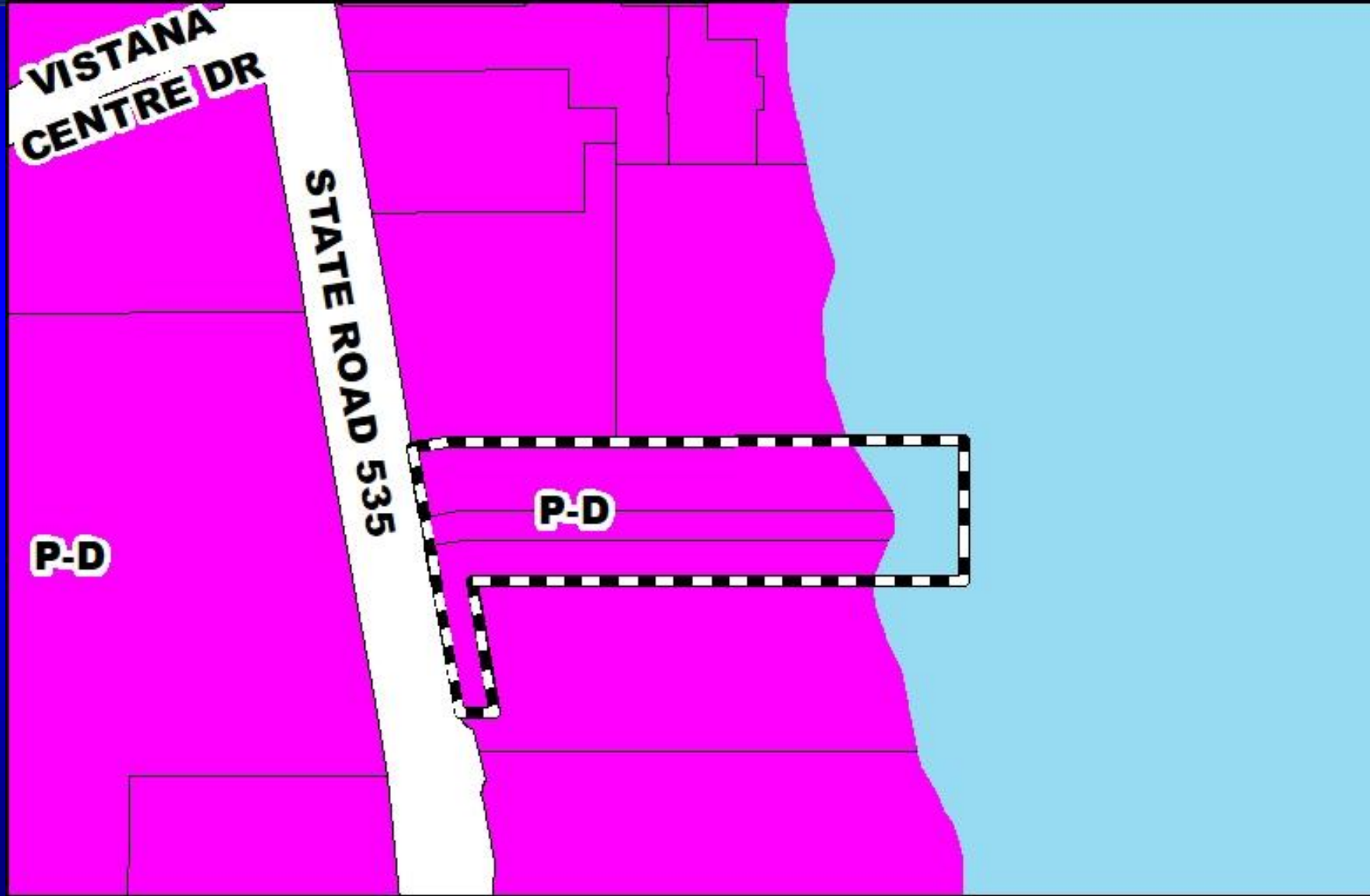
Commercial Building Planned Development / Land Use Plan Zoning Map





Commercial Building Planned Development / Land Use Plan

Proposed Zoning Map

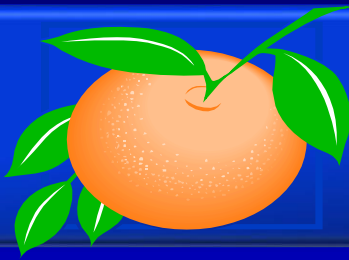




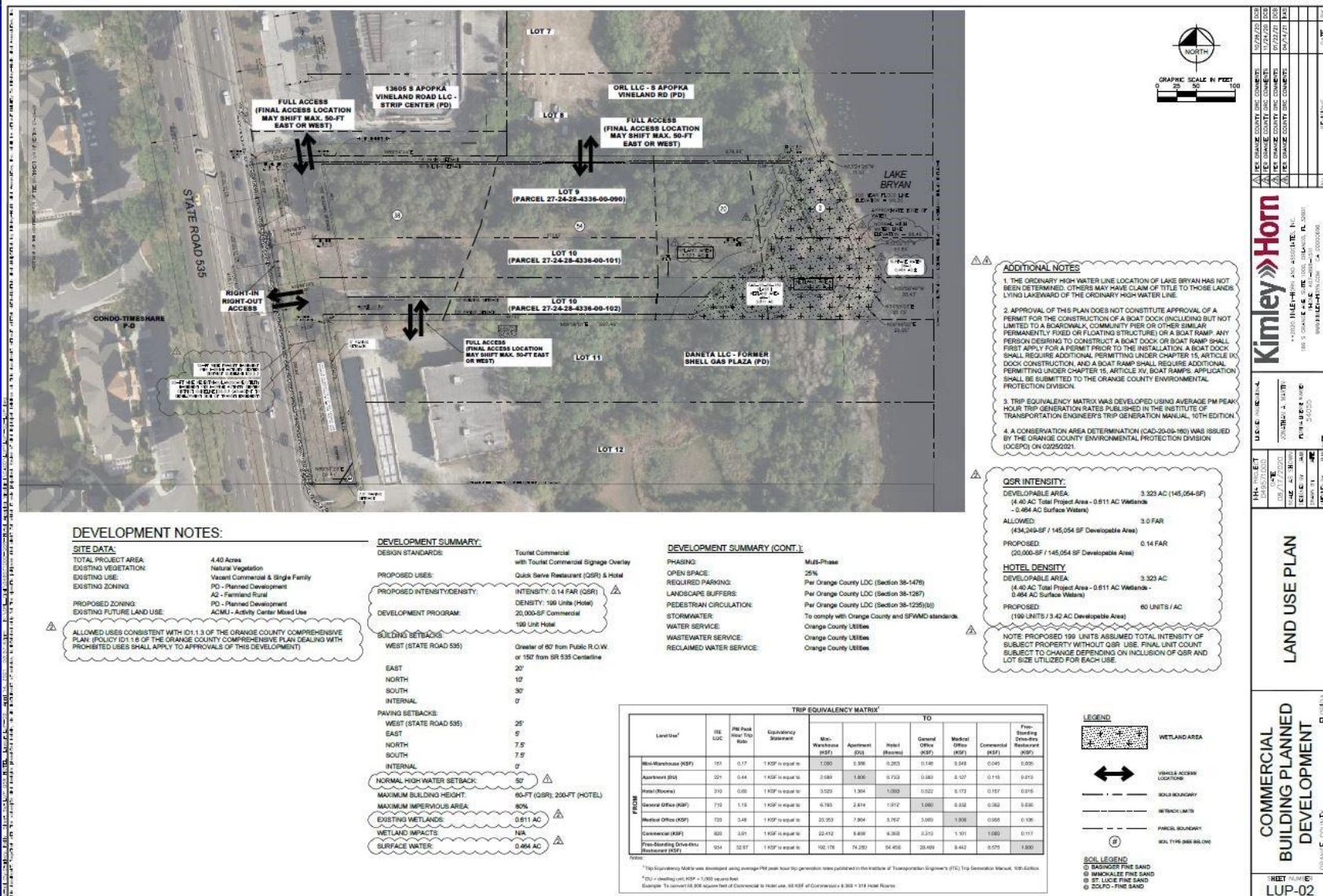
Commercial Building Planned Development / Land Use Plan

Aerial Map





Commercial Building Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Commercial Building Planned Development / Land Use Plan Amendment (PD/LUPA), dated “Received April 16, 2021”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1



Board of County Commissioners

SS-21-01-091

**Privately-Initiated Map Amendment
&**

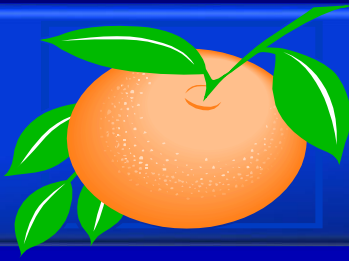
CDR-20-12-362

***Planned Development
Change Determination Request***

Adoption Public Hearing

Agenda VI.H.9

July 13, 2021



SS-21-01-091 & CDR-20-12-362 – Jarod Stubbs

Privately-Initiated Map Amendment and Planned Development / Land Use Plan

Applicant: Jarod Stubbs; Kimley-Horn and Associates

Future Land Use Map (FLUM) Request:

From: Office (O)

To: High Density Residential – Student Housing (HDR-Student Housing)

Change Determination Request (PD/CDR)

Request: Convert the land use on Tract 5B to "Student Housing" to allow for up to 750 beds. Additionally, five (5) waivers from Orange County Code are requested.

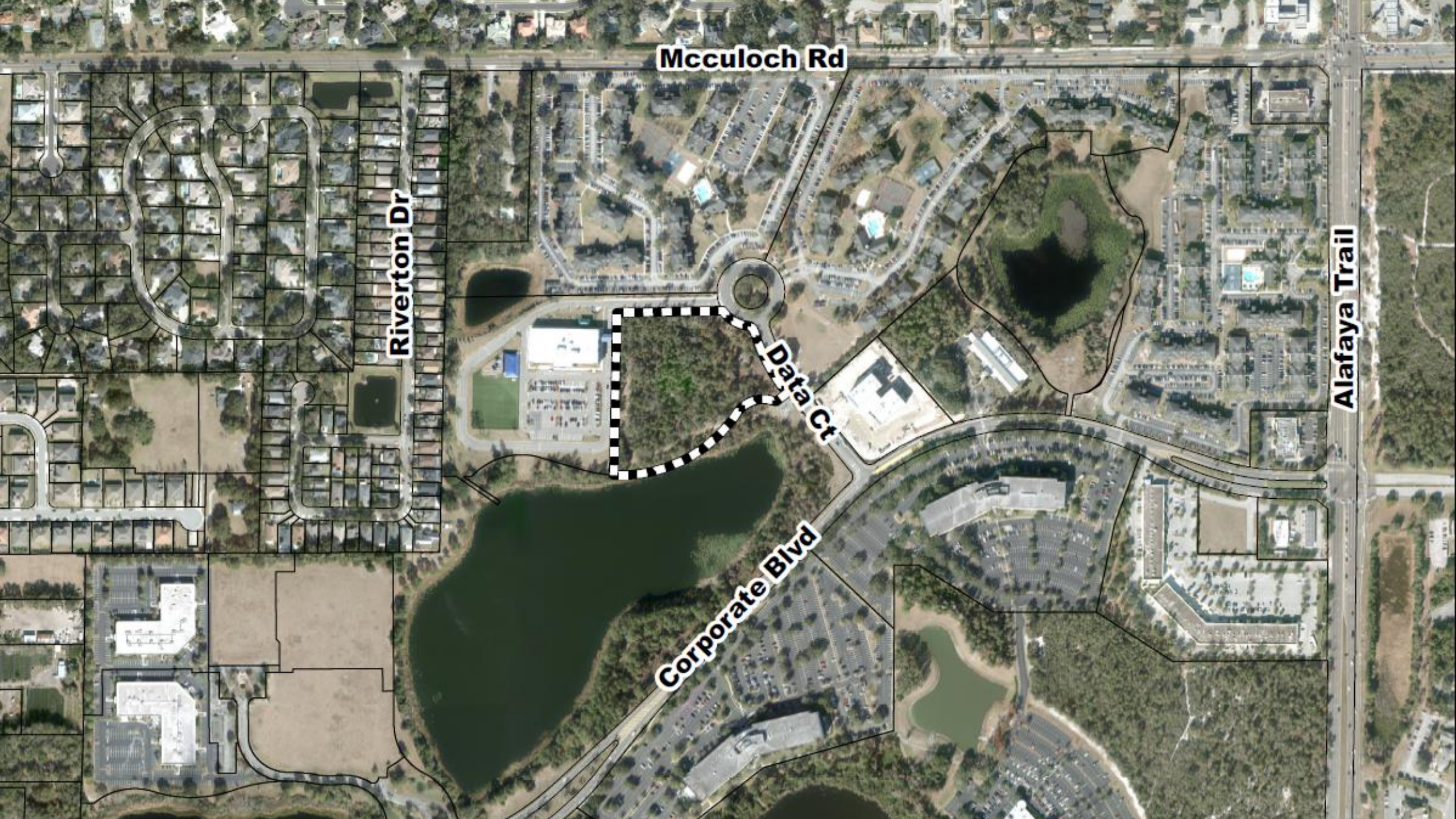
DO-21-03-081 An amendment to modify exhibits A and B of the existing Quadrangle Development Order.

Location: Generally on the west side of Data Court, north of Corporate Blvd., east of Riverton Dr., south of Kings Knight Way.

Acreage: 6.25 gross acres

District: 5

Proposed Use: Student Housing development (750 beds)



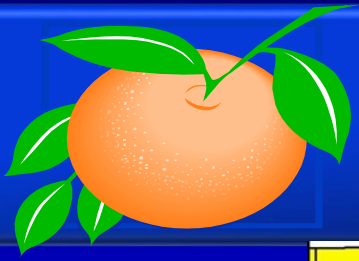
McCulloch Rd

Riverton Dr

Data Ct

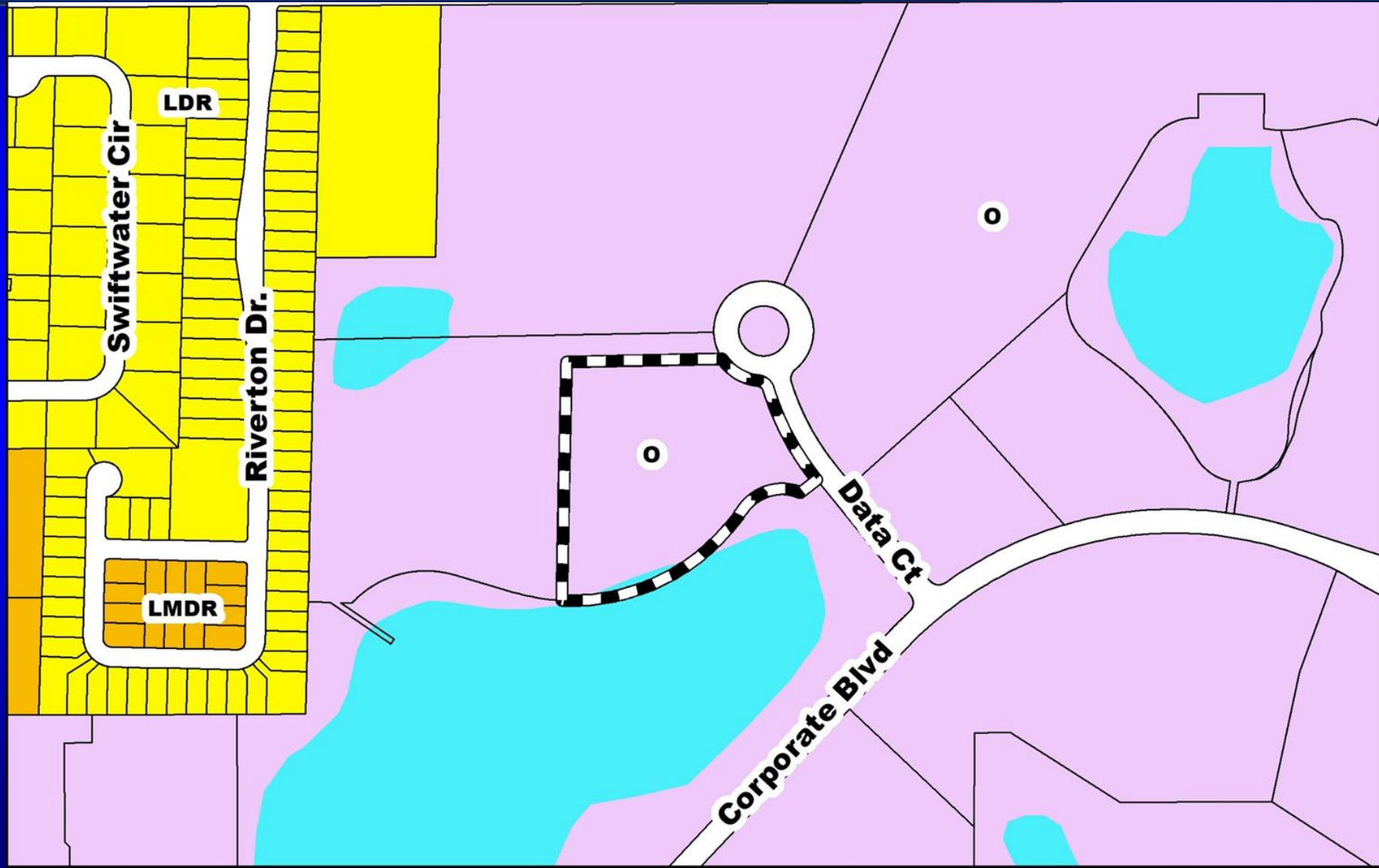
Corporate Blvd

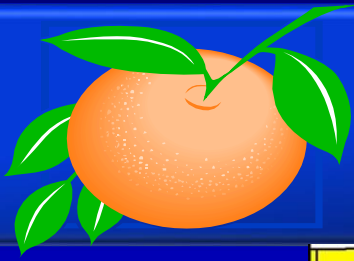
Alafaya Trail



SS-21-01-091 & CDR-20-12-362 – Jarod Stubbs

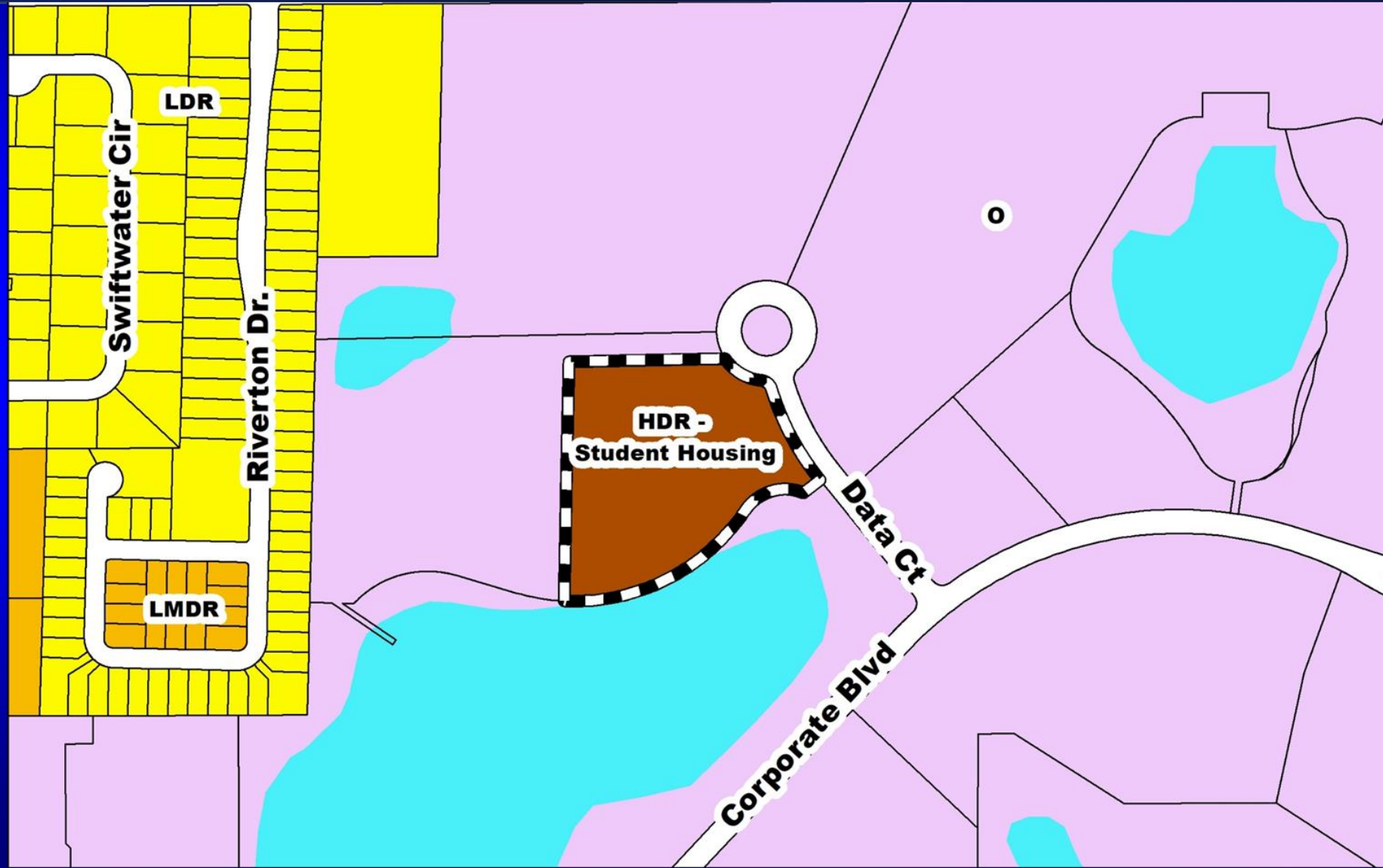
Privately-Initiated Map Amendment and Planned Development / Land Use Plan Future Land Use Map

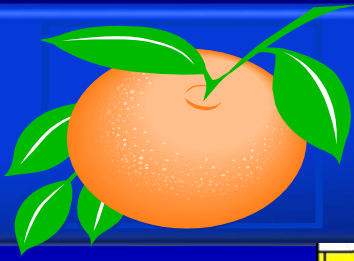




SS-21-01-091 & CDR-20-12-362 – Jarod Stubbs

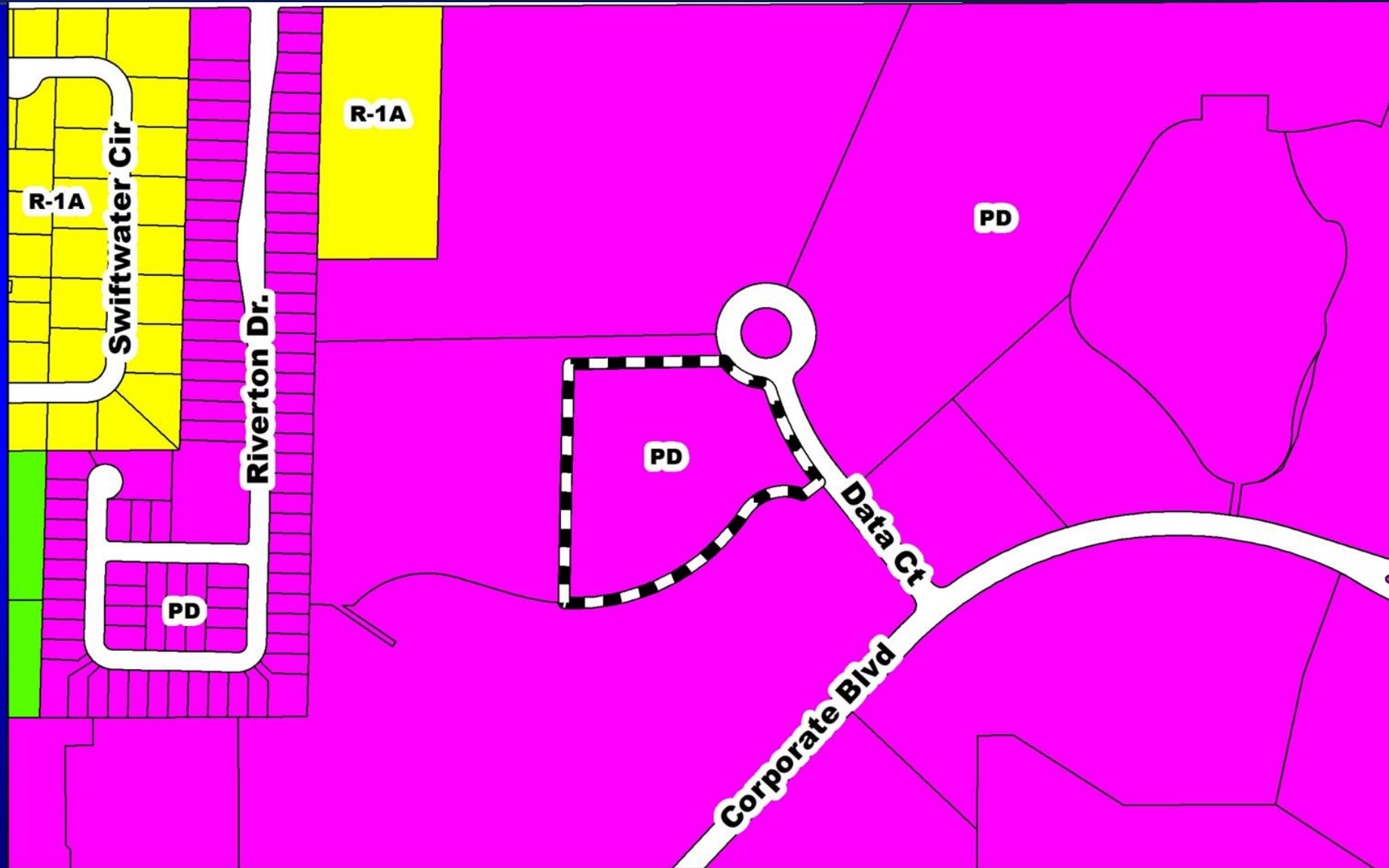
**Privately-Initiated Map Amendment and Planned Development / Land Use Plan
Proposed Future Land Use Map**

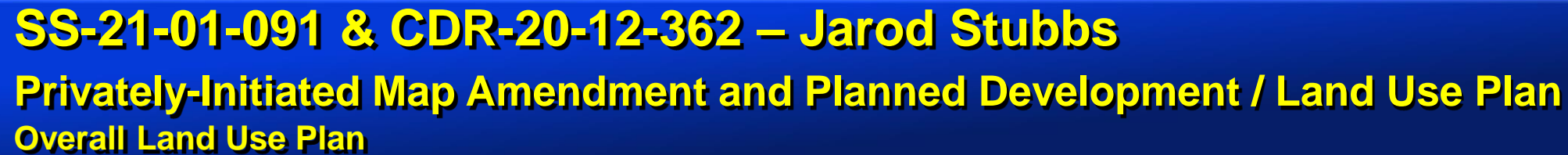




SS-21-01-091 & CDR-20-12-362 – Jarod Stubbs

Privately-Initiated Map Amendment and Planned Development / Land Use Plan Zoning Map





LUP-2

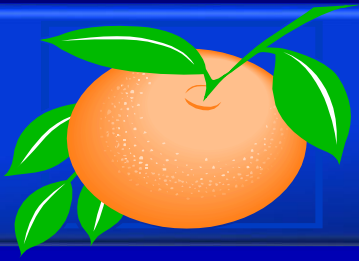


SS-21-01-091 & CDR-20-12-362 – Jarod Stubbs

**Privately-Initiated Map Amendment and Planned Development / Land Use Plan
Requested Waivers**

The following waivers are requested:

- 1. Reduce parking requirements from 1 space per bedroom to 0.9 spaces per bedroom.**
- 2. Require no masonry wall along the adjacent right-of-way.**
- 3. Reduce building separation requirements.**
- 4. Reduce minimum unit size from 500 s.f. to 400 s.f.**
- 5. Allow a maximum building height of 7 stories (75 feet) in lieu of 3 stories (40 feet).**



Action Requested

SS-21-01-091:

ADOPTION

Ordinance:

APPROVAL

CDR-20-12-362:

APPROVAL

DO-21-03-081:

APPROVAL

Recommended Action:

- **Make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of the High Density Residential – Student Housing (HDR – Student Housing) Future Land Use;**
- **Recommend **APPROVAL** of the associated Small-Scale Ordinance;**
- **Recommend **APPROVAL** of the Quadrangle Planned Development / Land Use Plan (PD/LUP), dated “Received May 27, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report; and**
- **Recommend **APPROVAL** of the amended Development Order.**



General Traffic Analysis – Student Housing

**Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition)
ITE Land Use 225 Data**

Student Housing Trips per Bedroom:

<u>Distance from University Campus</u>	<i>Weekday</i>	<i>PM Peak Hour</i>
▪ Within ½ mile (16 sites)	3.15	0.25
▪ Beyond ½ mile (17 sites)	3.97	0.30

For Reference:

Traditional Single-Family vs. Multi-Family Trips per Unit:

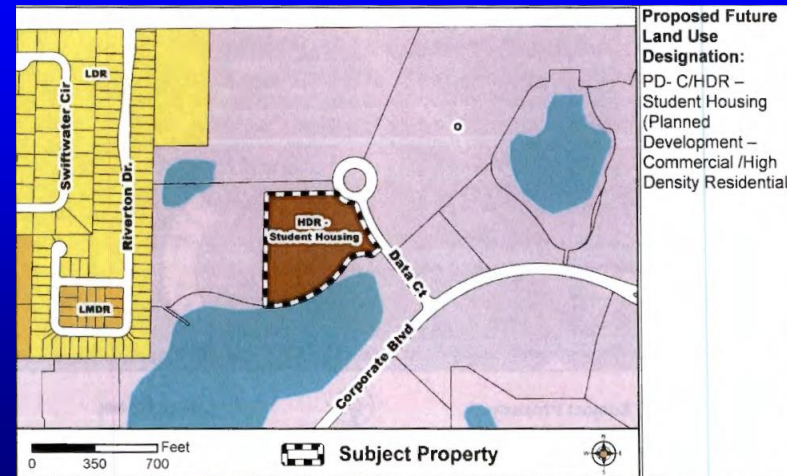
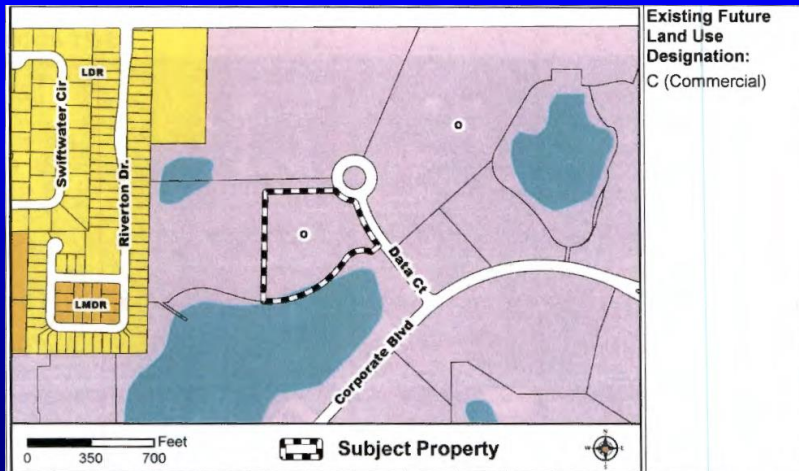
▪ Single-Family (Detached)	9.44	0.99
▪ Multi-Family (Mid-Rise)	5.44	0.44

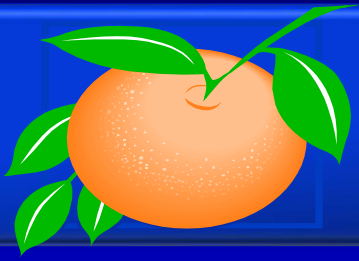


General Traffic Analysis – Student Housing

Transportation Study Results

- The allowable development based on the approved future land use will generated 364 pm peak hour trips
- The proposed use will generate 180 peak hour trips resulting in a net decrease of 184 pm peak hour trips

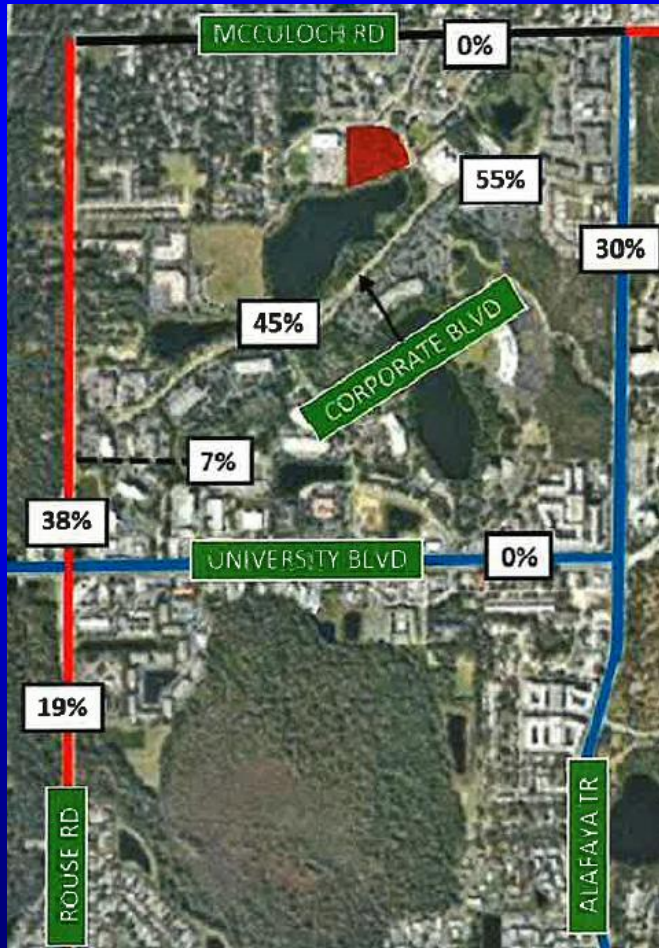




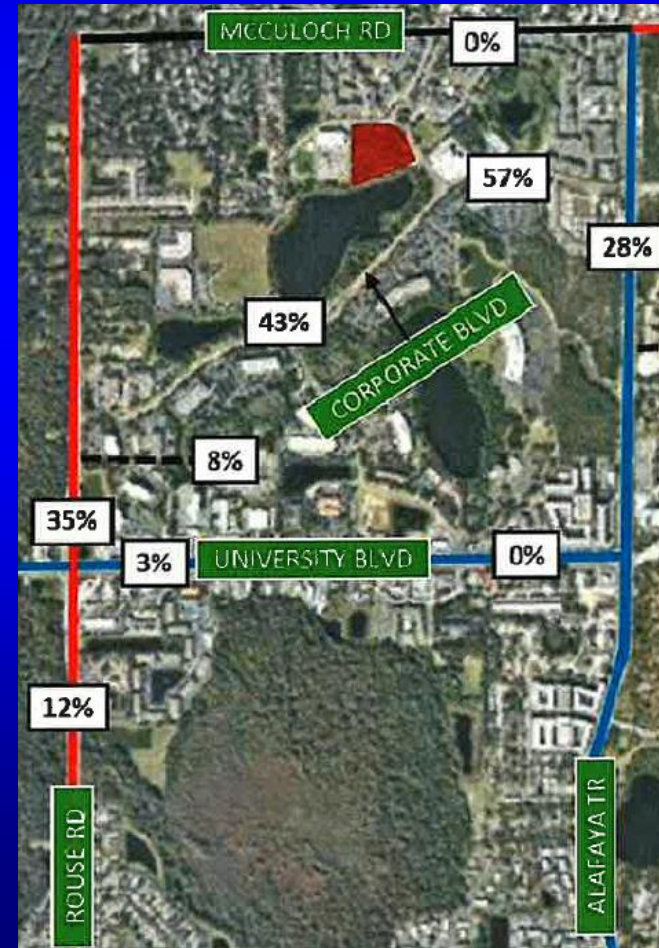
General Traffic Analysis – Student Housing

Transportation Study Results: Trip Distribution

Short-Term Distribution



Long-Term Distribution



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