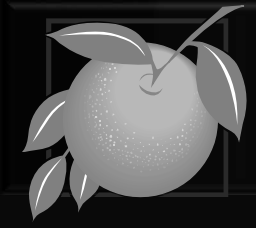


Amendments 2022-2-A-4-1 & 2022-2-B-FLUE-4

- 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

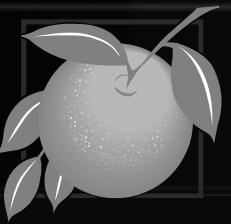
Request:

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



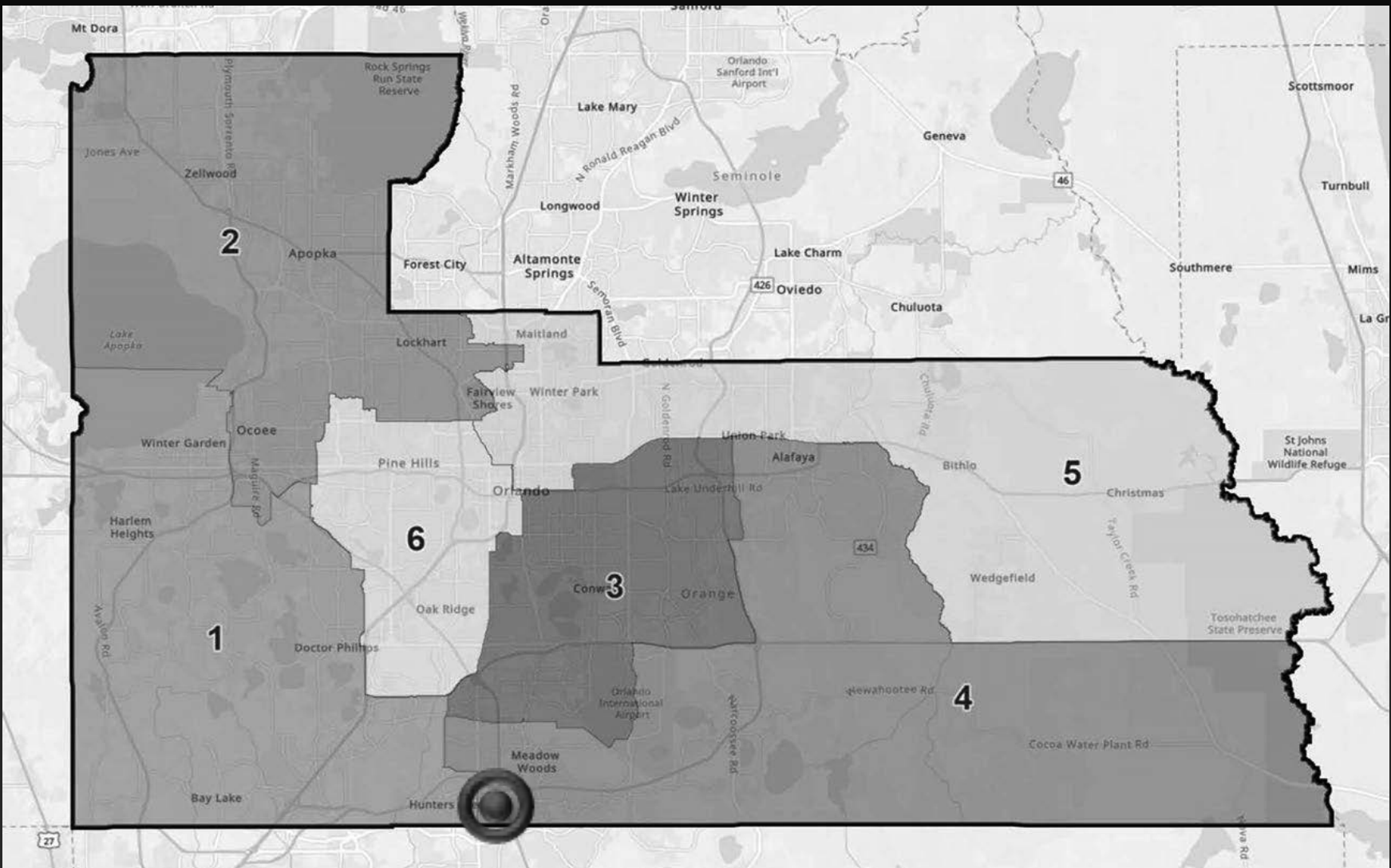
2022-2 Regular Cycle Amendment Process

- **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 TRAIL

S. ORANGE BLOSSOM TRL

S. ORANGE AVE

FLORIDA'S TURNPIKE

ORANGE COUNTY/OSCEOLA COUNTY LINE

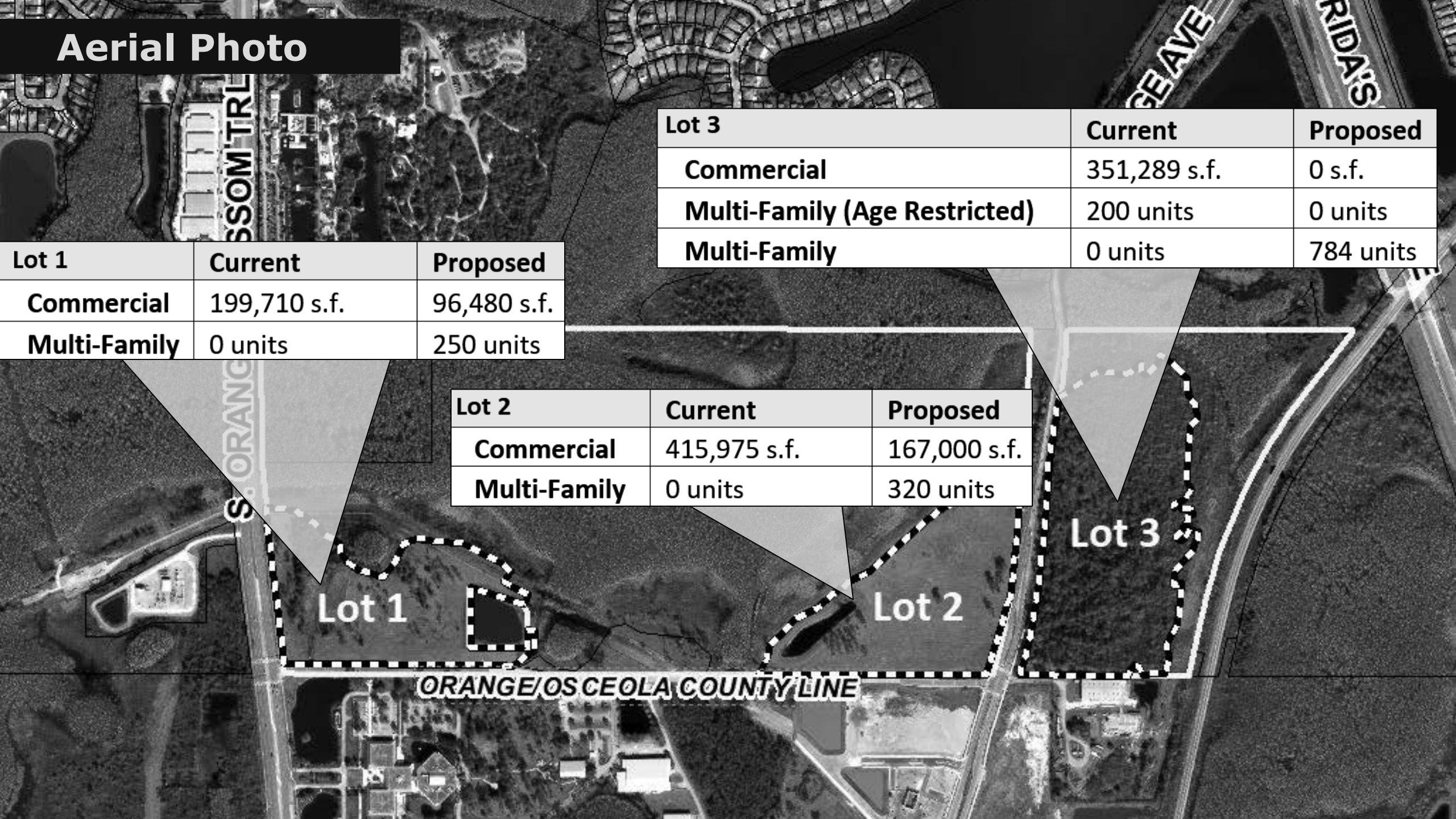
Tupperware Sunrail Station

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

Aerial Photo

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

S. ORANGE BLOSSOM TRL

ORANGE AVE

FLORIDA'S TURNPIKE

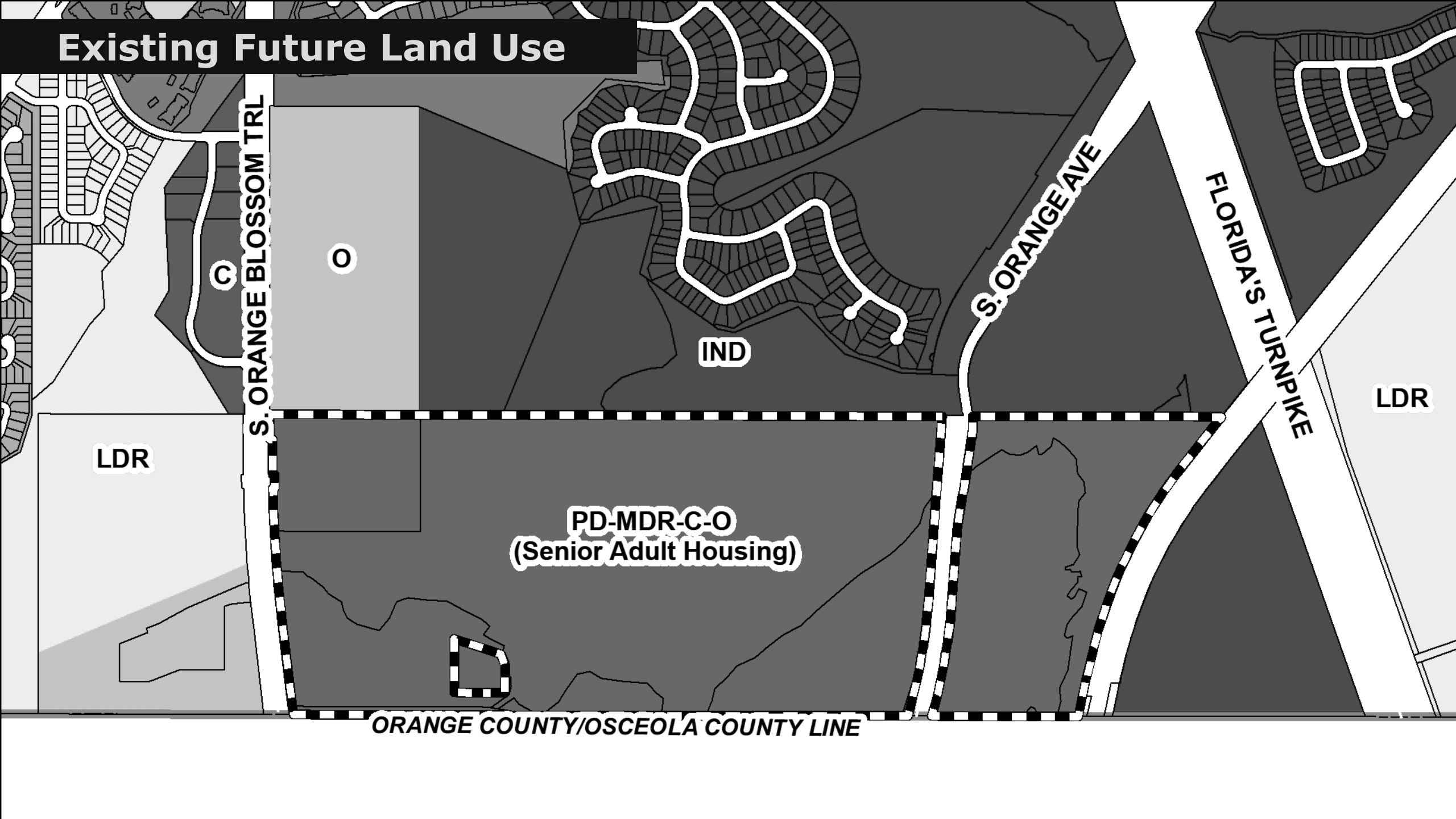
Lot 1

Lot 2

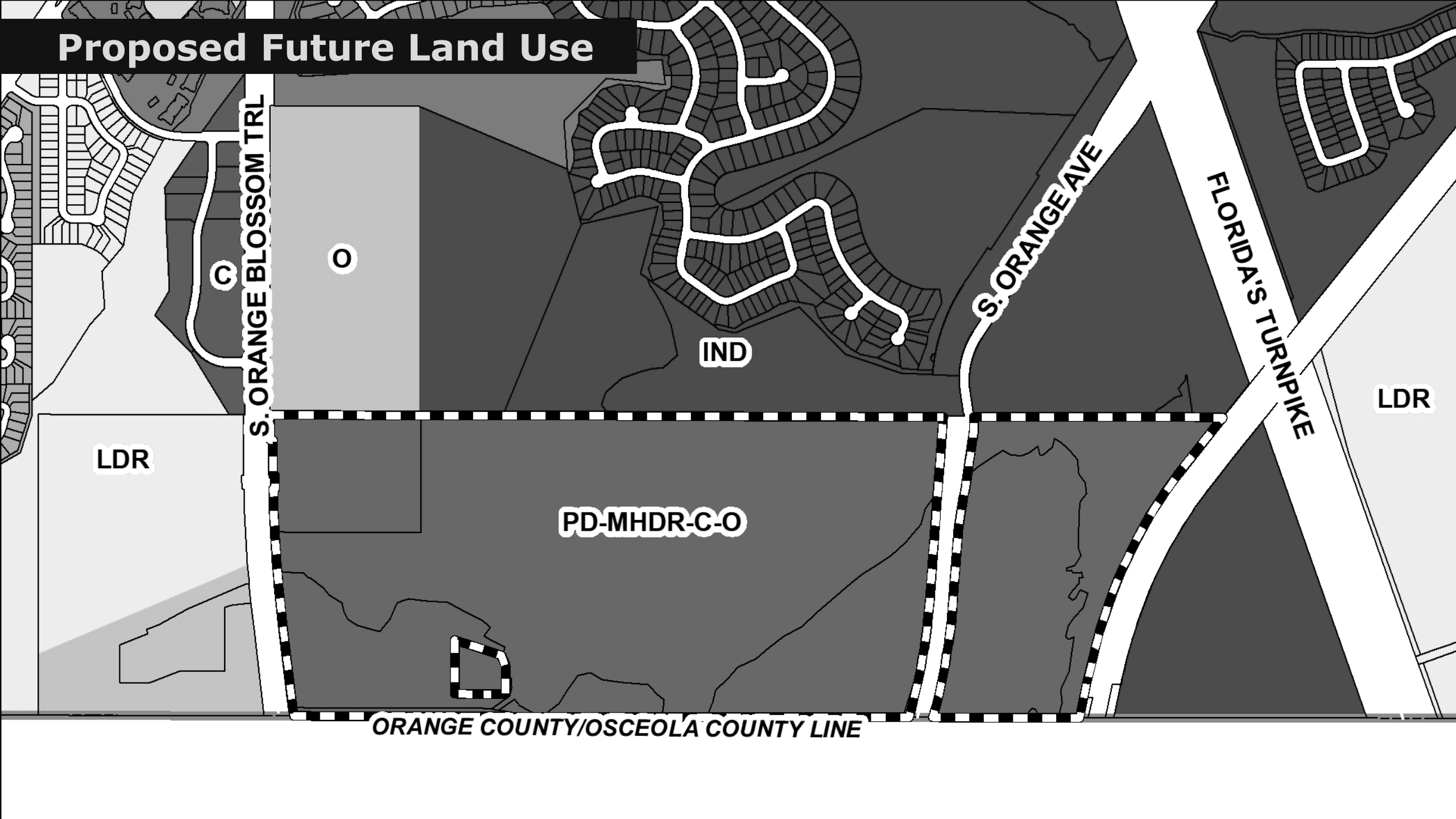
Lot 3

ORANGE/OSCEOLA COUNTY LINE

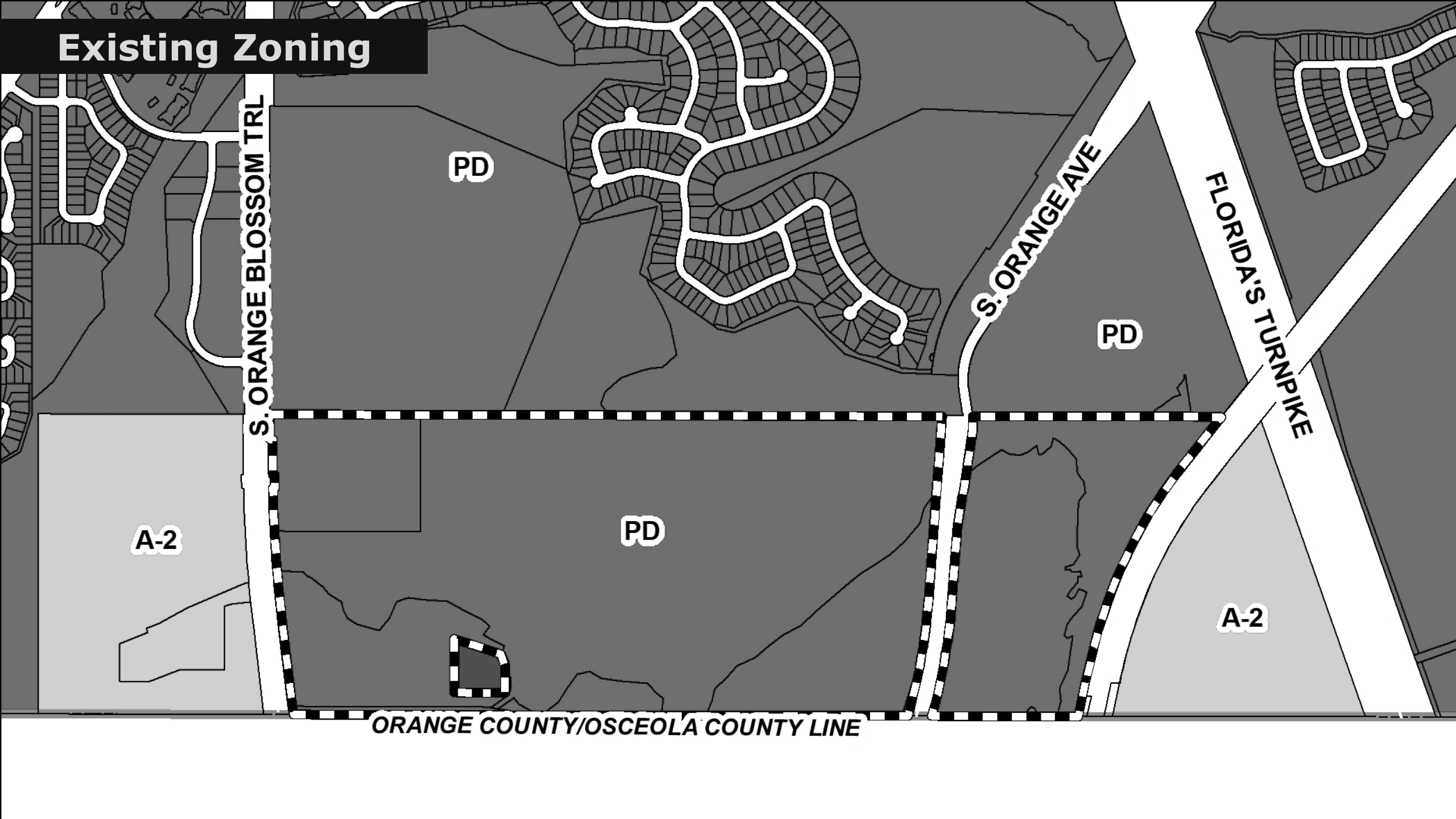
Existing Future Land Use



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**

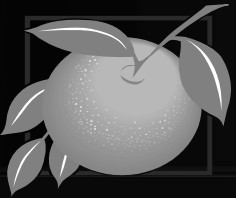
- **Concerns:**

- **Traffic**

- **Noise**

- **School Impacts**

- **Wildlife Impacts**



Recommended Action

2022-2-A-4-1:

ADOPT

2022-2-B-FLUE-4:

ADOPT

Ordinance:

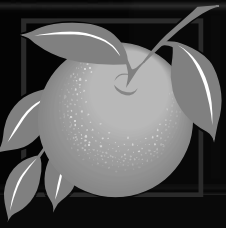
APPROVE

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

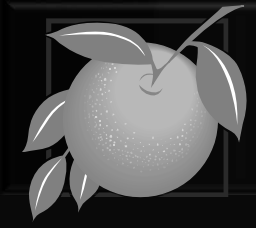
From: Activity Center Mixed Use (ACMU)

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.

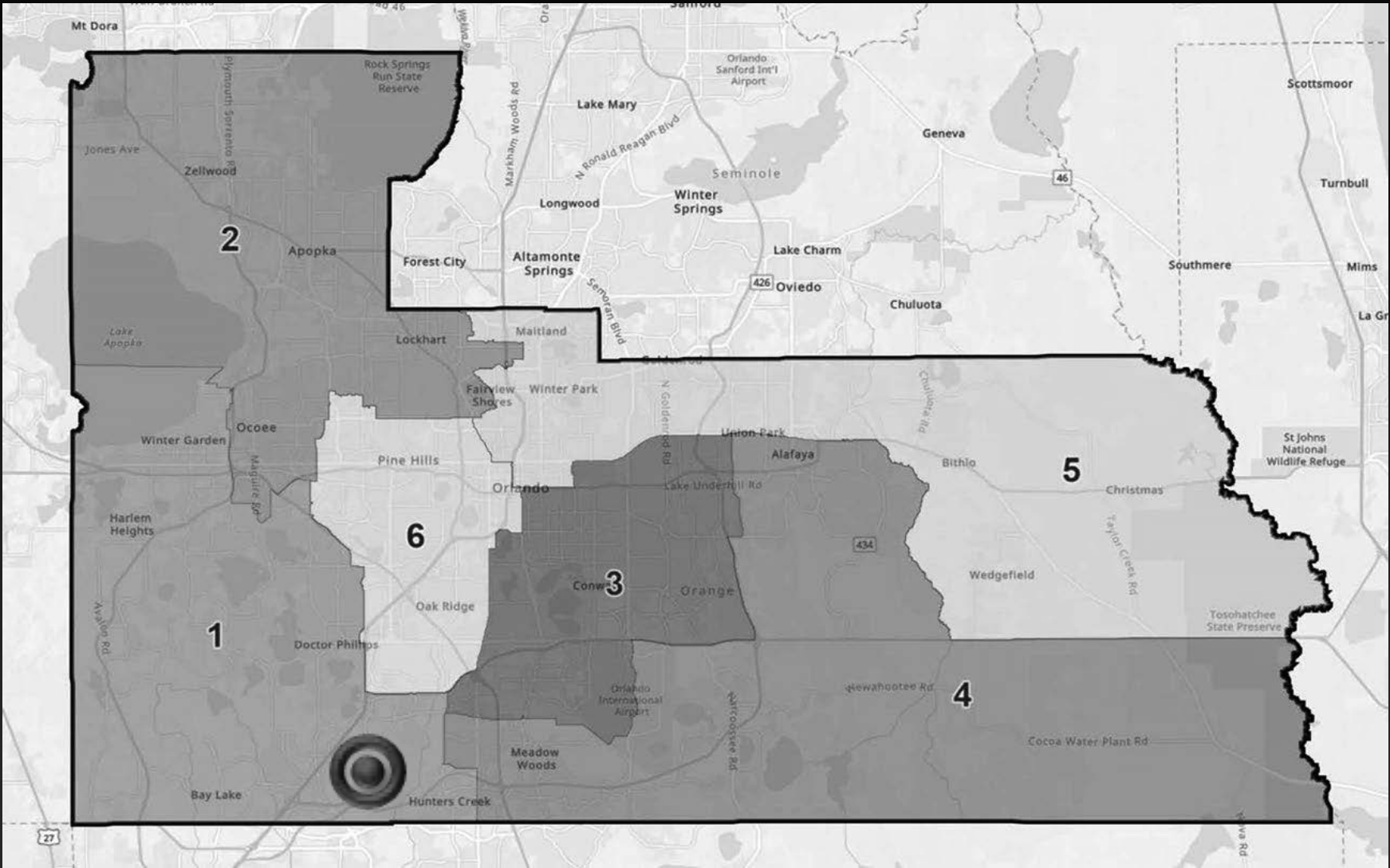


2023-1 Regular Cycle Amendment Process

- **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

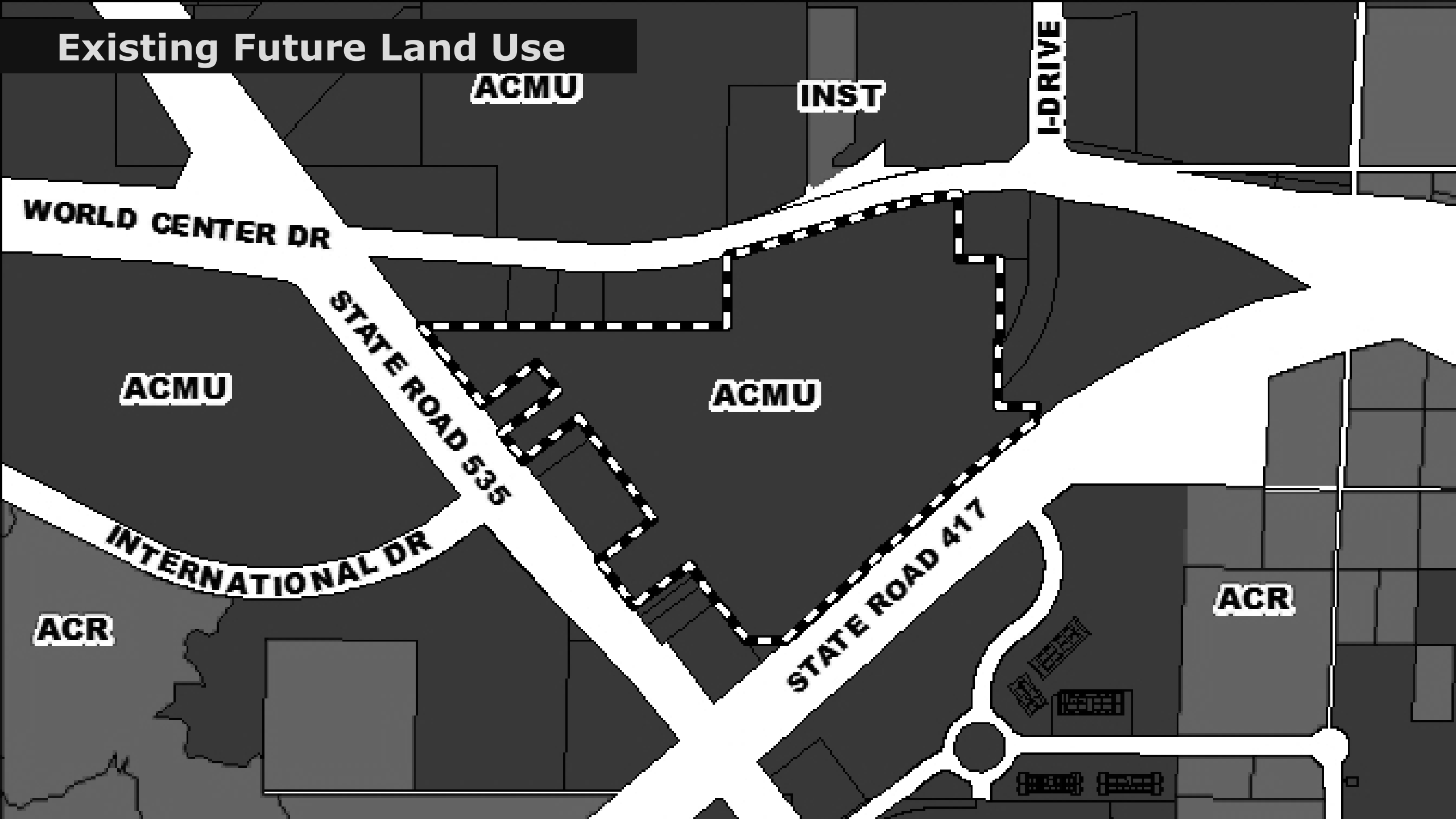
STATE ROAD 535

INTERNATIONAL DR

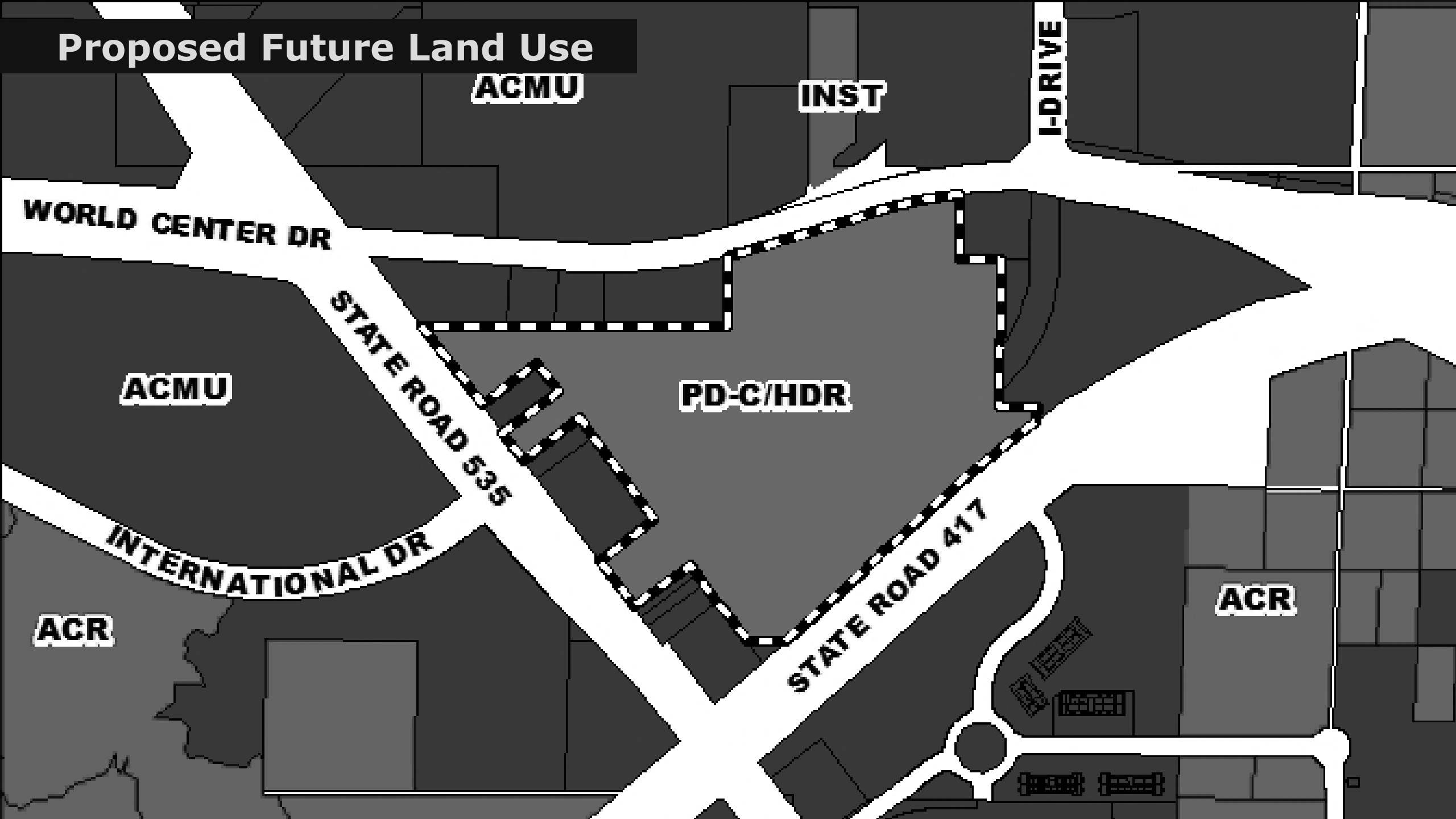
STATE ROAD 417

POINCIANA BV

Existing Future Land Use



Proposed Future Land Use



ACMU

INST

I-DRIVE

WORLD CENTER DR

ACMU

STATE ROAD 535

PD-C/HDR

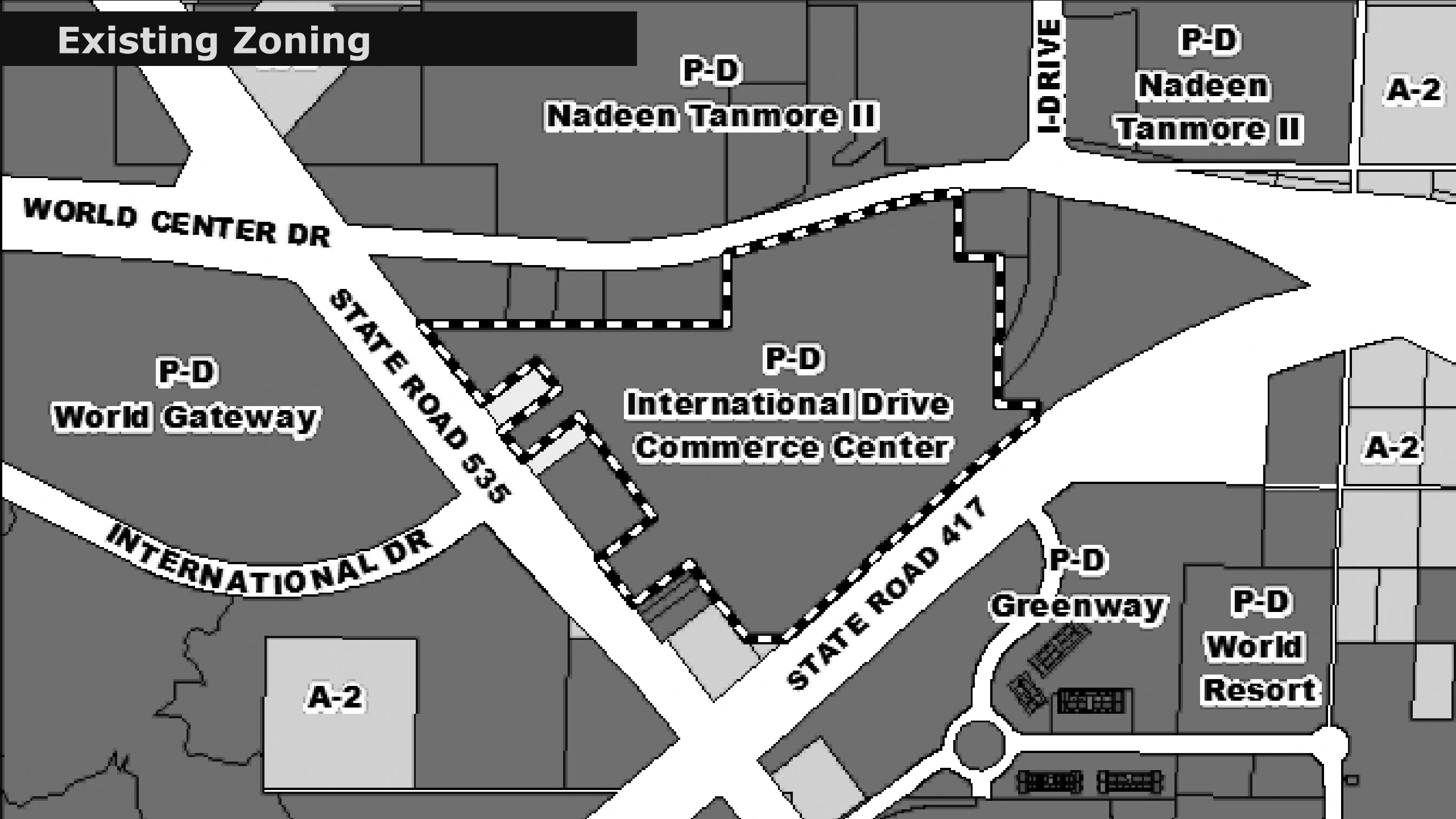
INTERNATIONAL DR

ACR

STATE ROAD 417

ACR

Existing Zoning



P-D

Nadeen Tanmore II

I-DRIVE

P-D

Nadeen Tanmore II

A-2

WORLD CENTER DR

P-D

World Gateway

STATE ROAD 535

P-D

International Drive Commerce Center

A-2

INTERNATIONAL DR

STATE ROAD 417

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



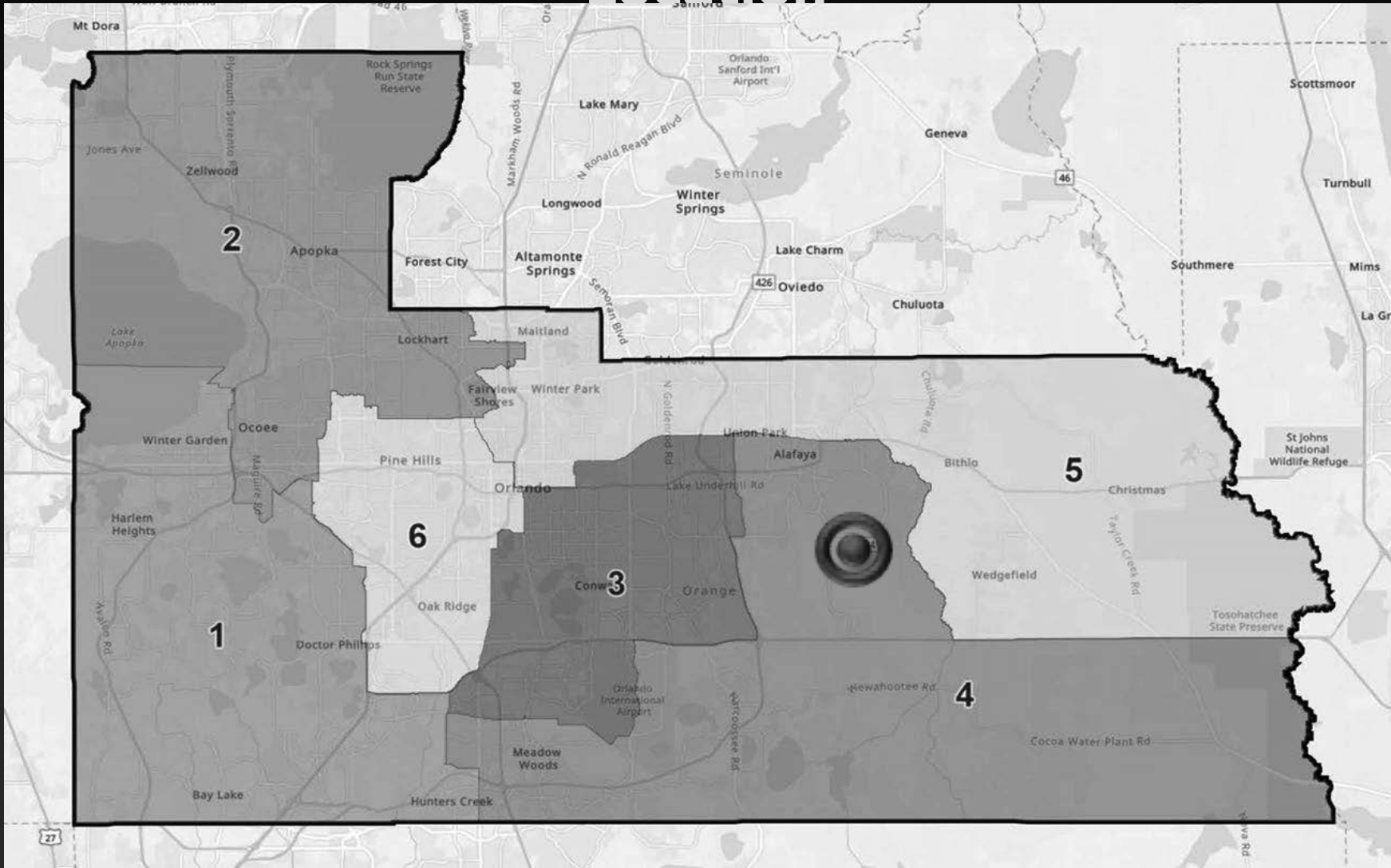
2023-1 Regular Cycle Amendment Process

- **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



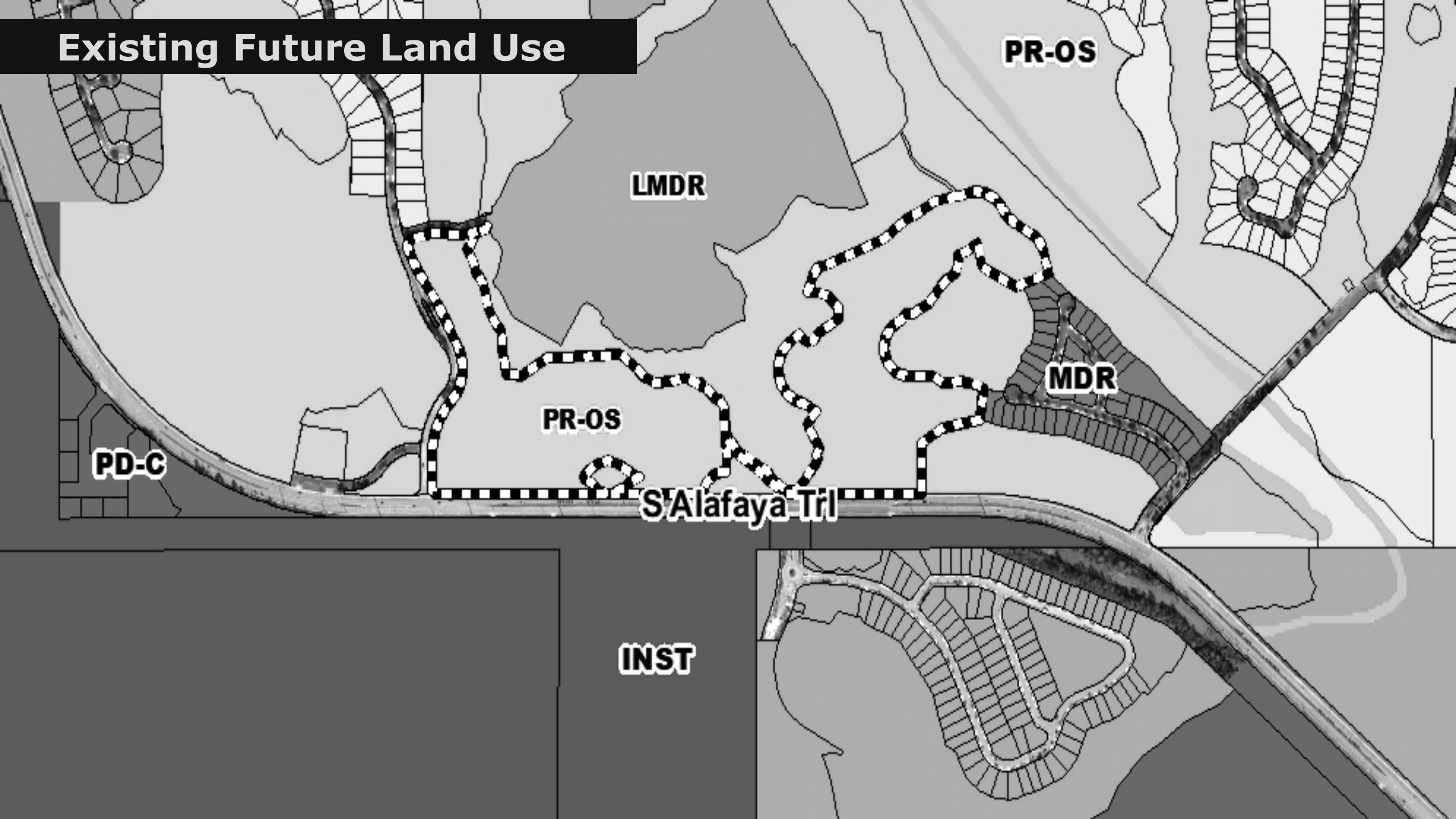
Aerial Photo

NORTHAMPTON AVE

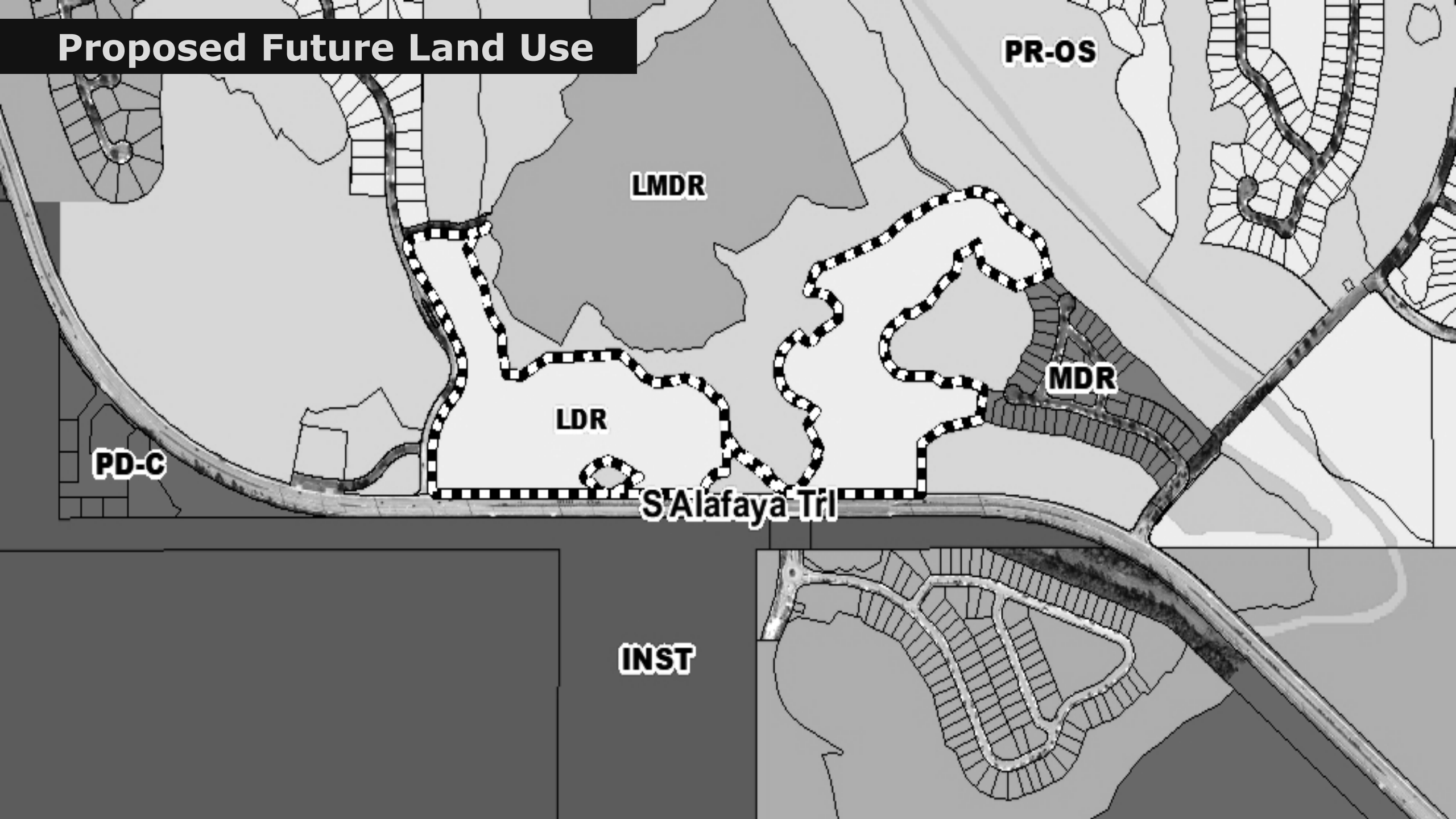
S ALAFAYA TL



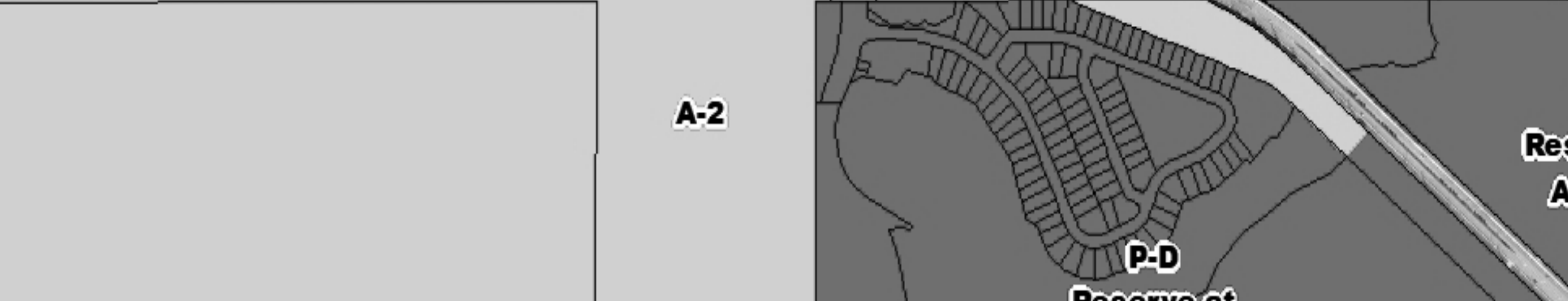
Existing Future Land Use



Proposed Future Land Use



Existing Zoning





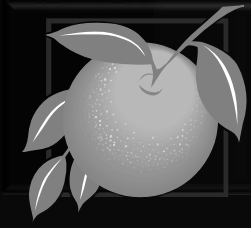
Community Meeting Summary

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)**

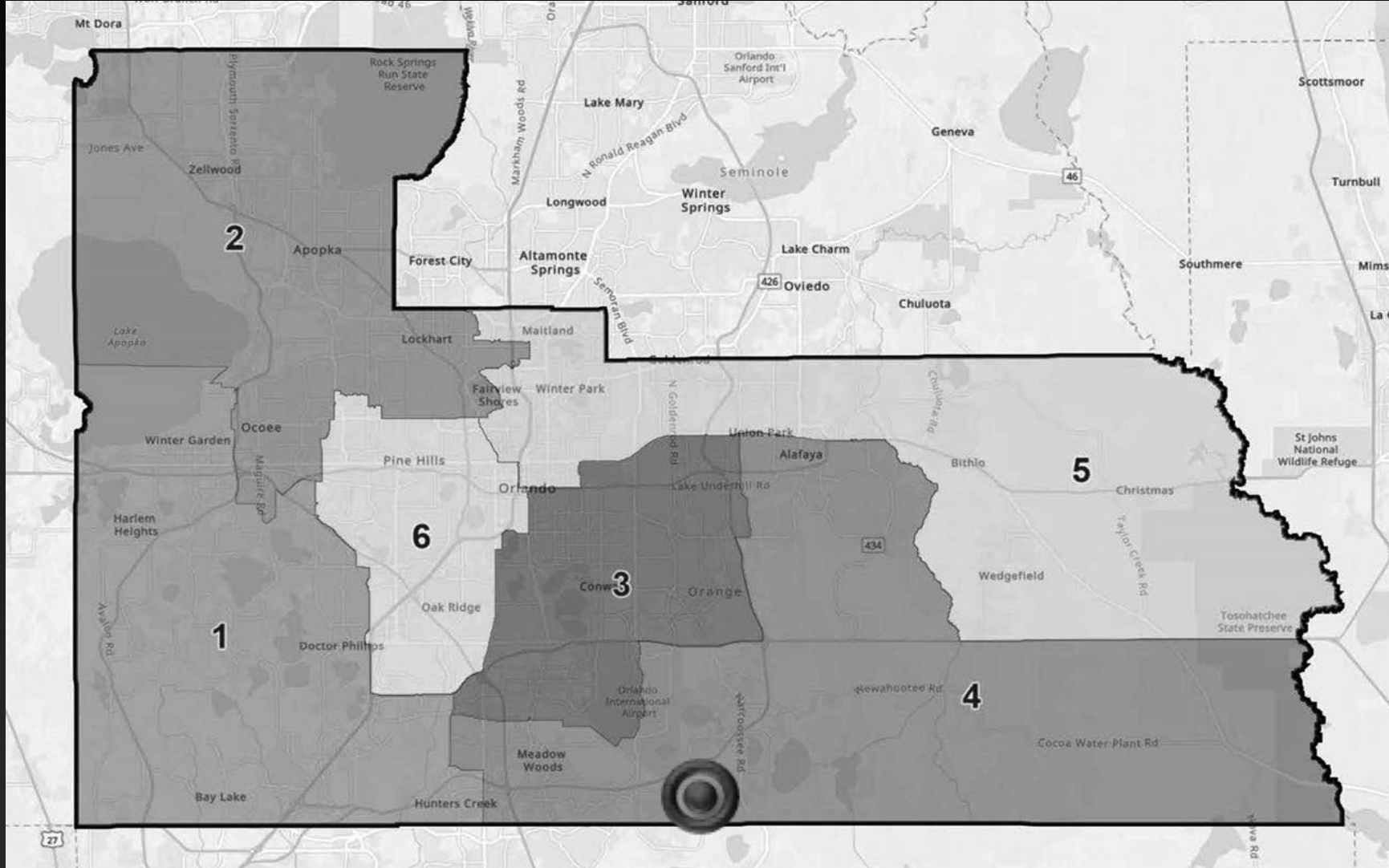


2023-1 Regular Cycle Amendment Process

- **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

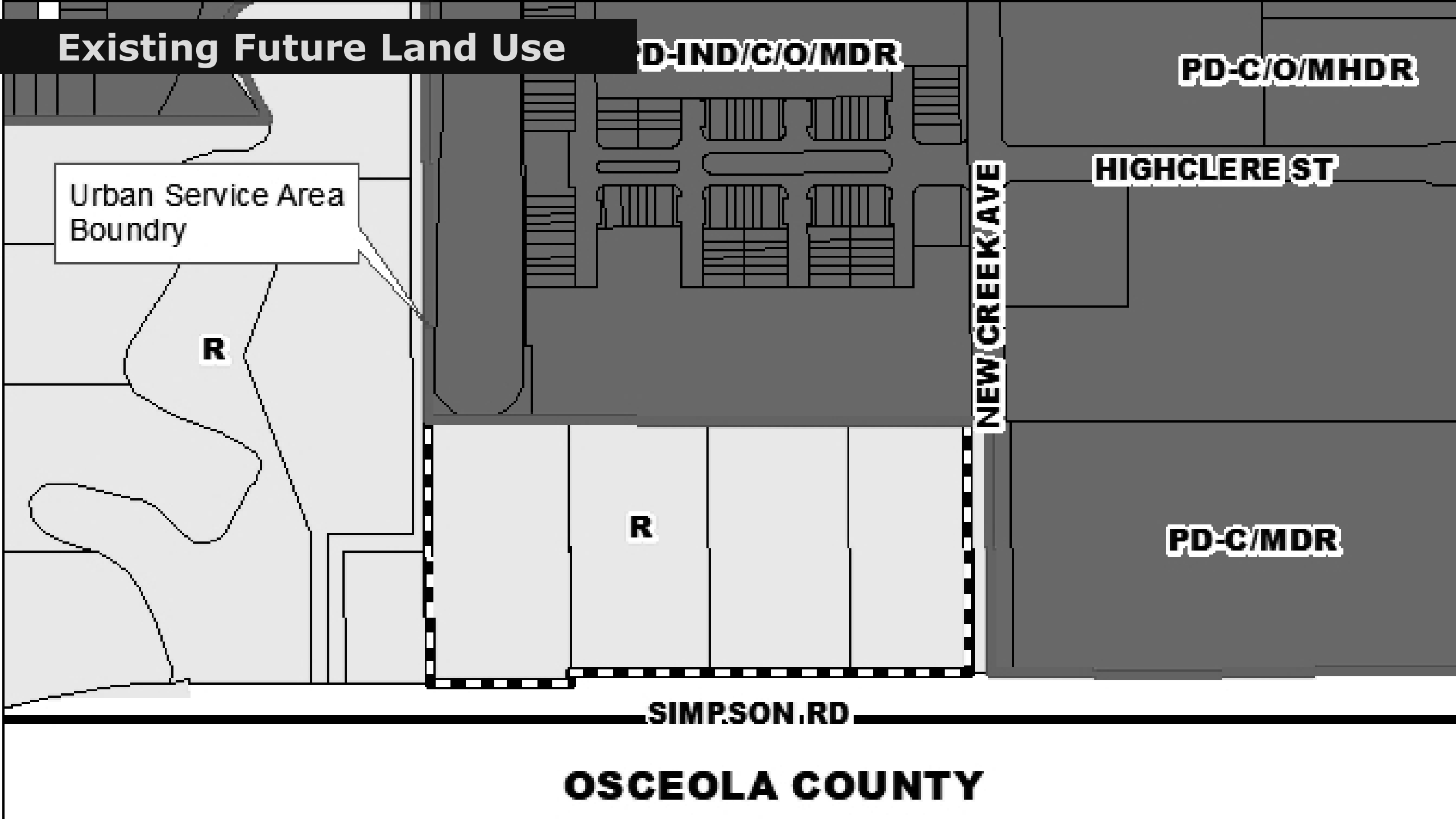
NEW CREEK AVE

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

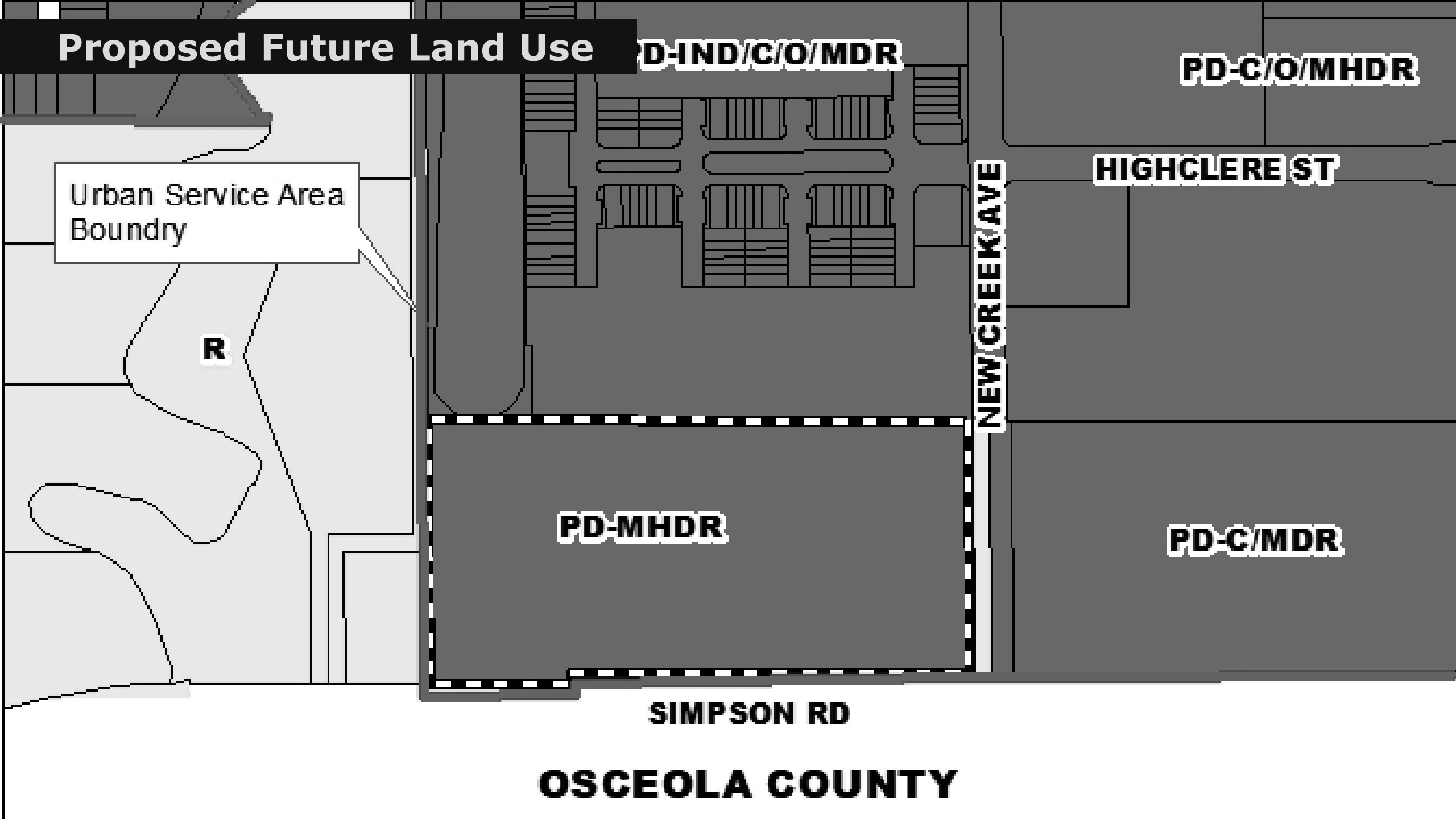
NEW CREEK AVE

PD-MHDR

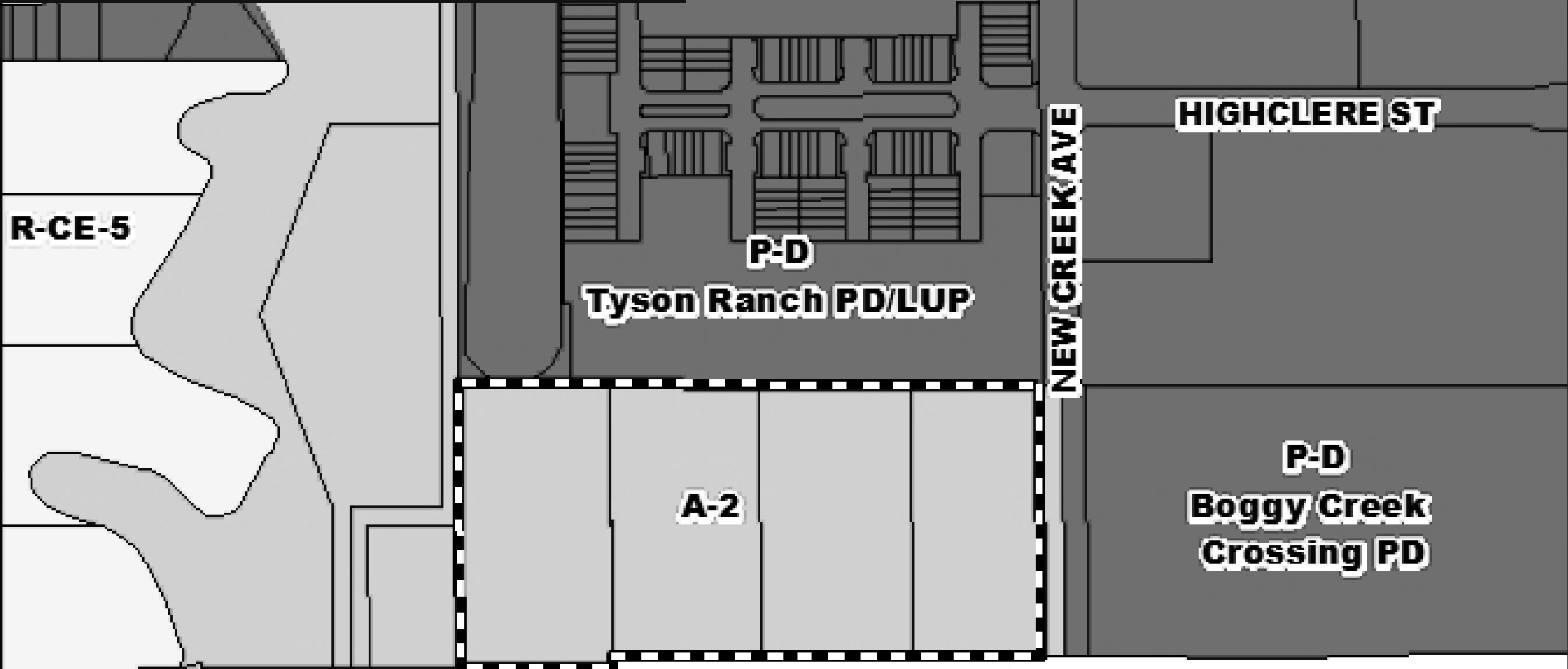
PD-C/MDR

SIMPSON RD

OSCEOLA COUNTY

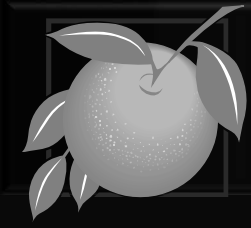


Existing Zoning



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

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

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)**



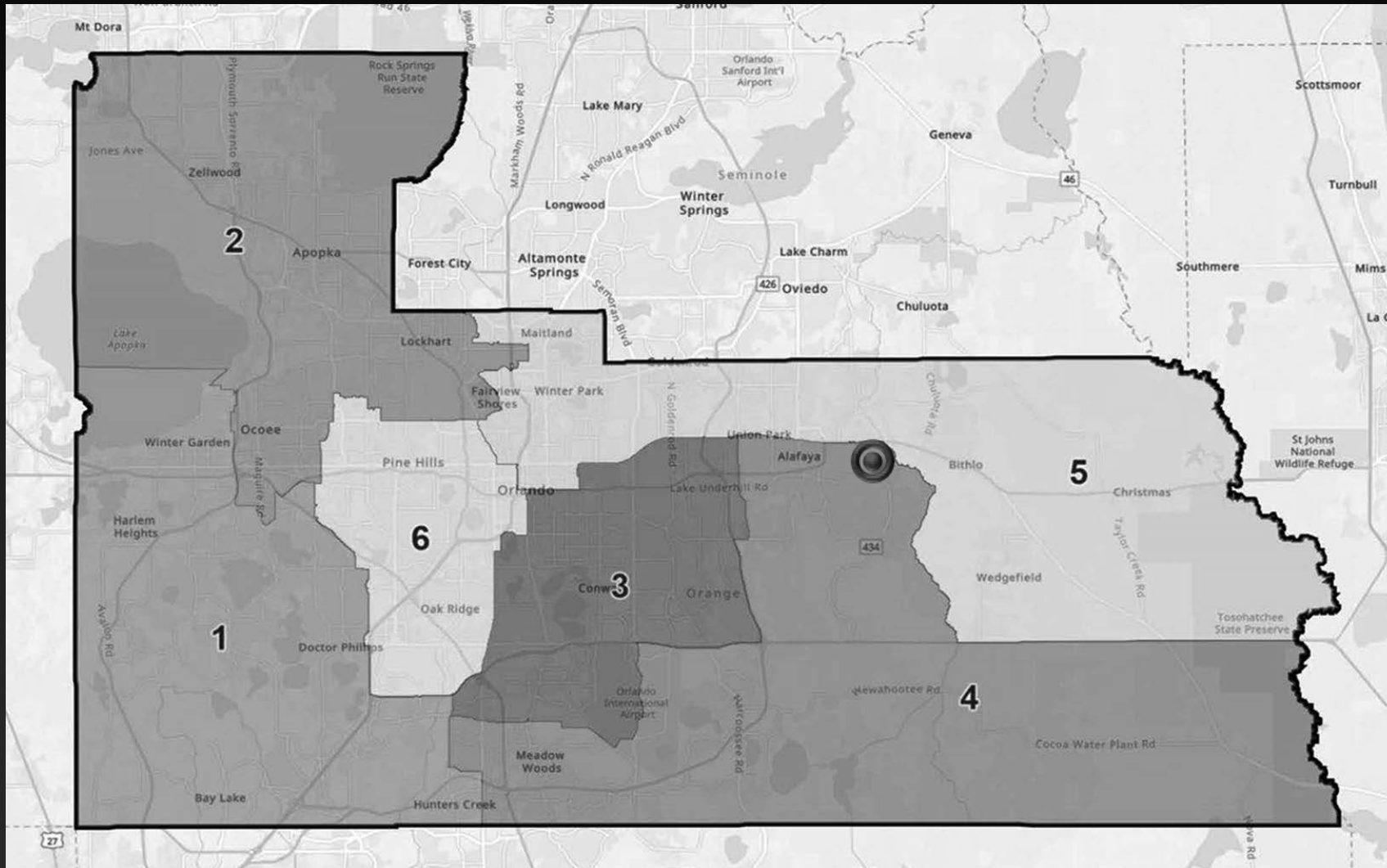
2023-1 Regular Cycle Amendment Process

- **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



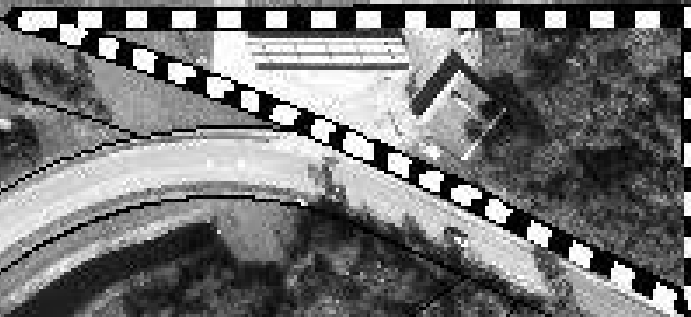
Aerial

PILGRIM

N AVALON PARK BV

E COLONIAL DR

BENOIST ST

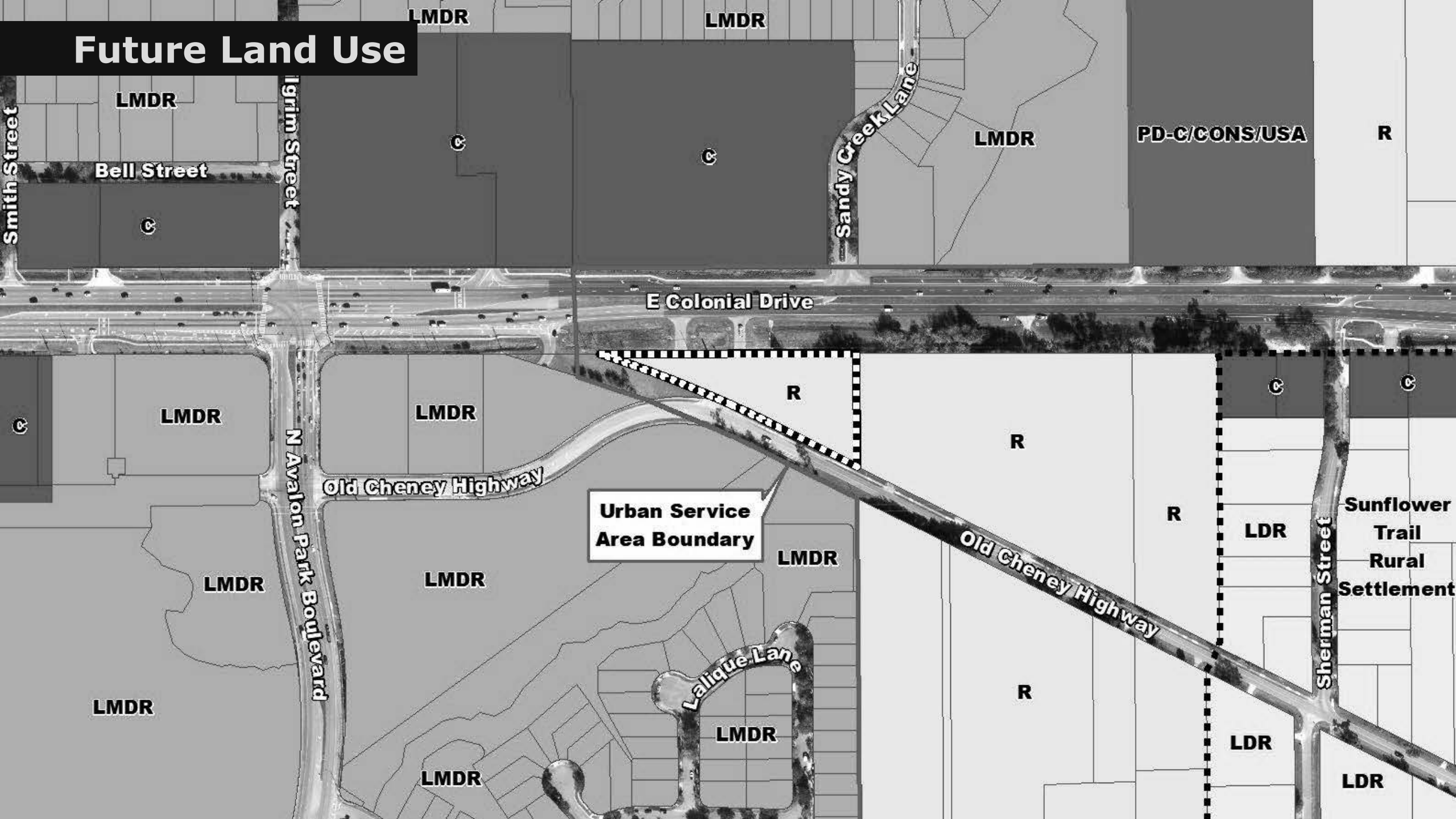


BINDU ST

BANSI ST

OLD CHENEY HY

Future Land Use



Future Land Use (Proposed)



Zoning



R-T-1

A-2

P-D
S.R. 50 Seybold
Development

Sandy Creek Lane

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

Urban Service
Area Boundary

Old Cheney Highway

A-2

Sunflower
Trail
Rural
Settlement

P-D
Colonial
Sunflower

P-D
Colonial
Sunflower

Old Cheney Highway

A-2

Sherman Street

Lalique Lane

P-D
Waterford
Trails

A-2

R-2

A-2

Pilgrim Street

Smith Street

Bell Street

C-1

N Avalon Park Boulevard

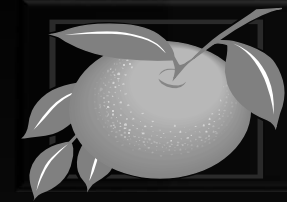


Community Meeting Summary

January 12, 2023

East River High School

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



Recommended Action

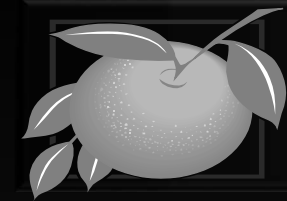
2023-1-A-4-3: ADOPT

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)

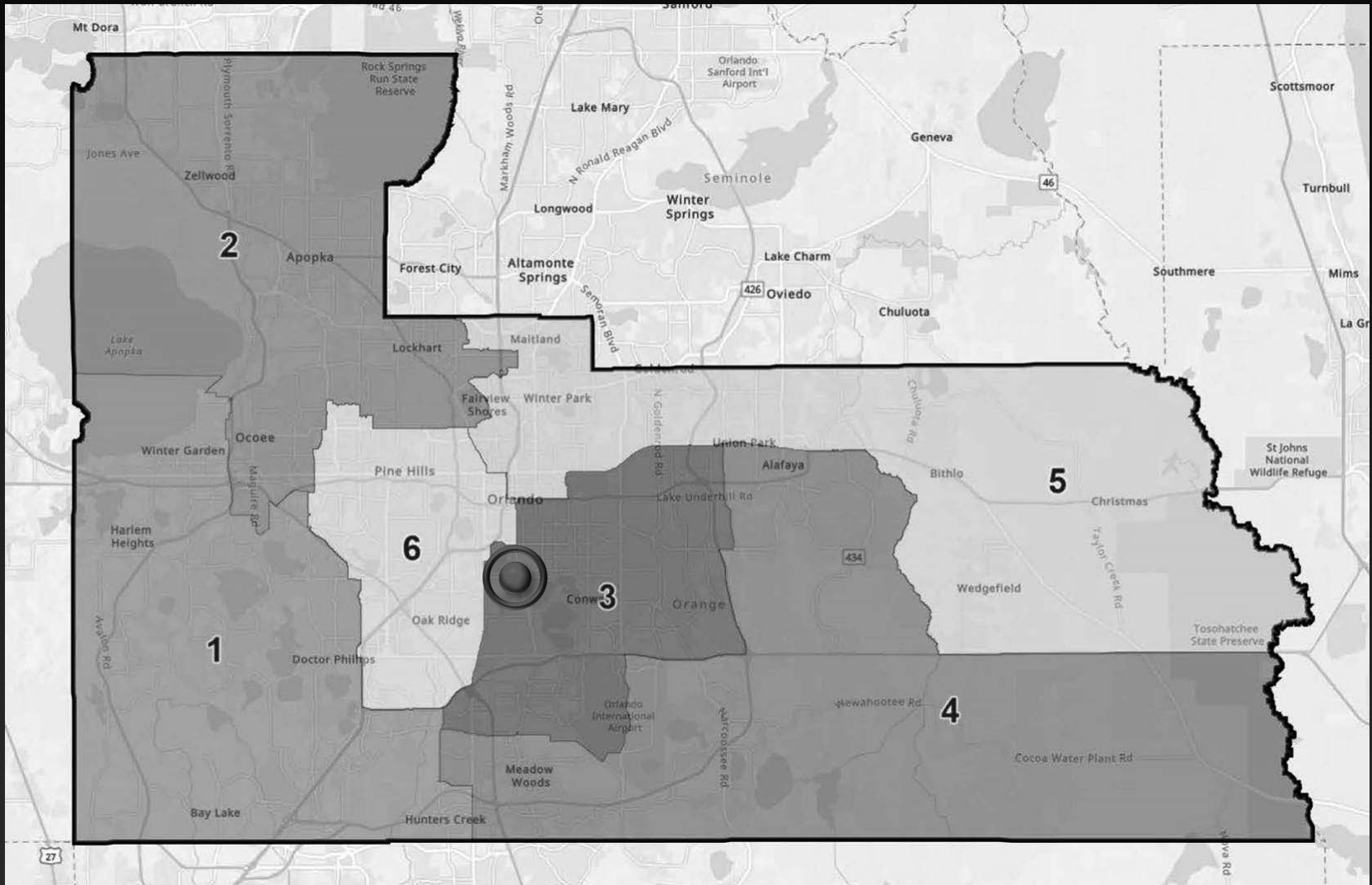
Proposal 266 Multi-Family Units

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

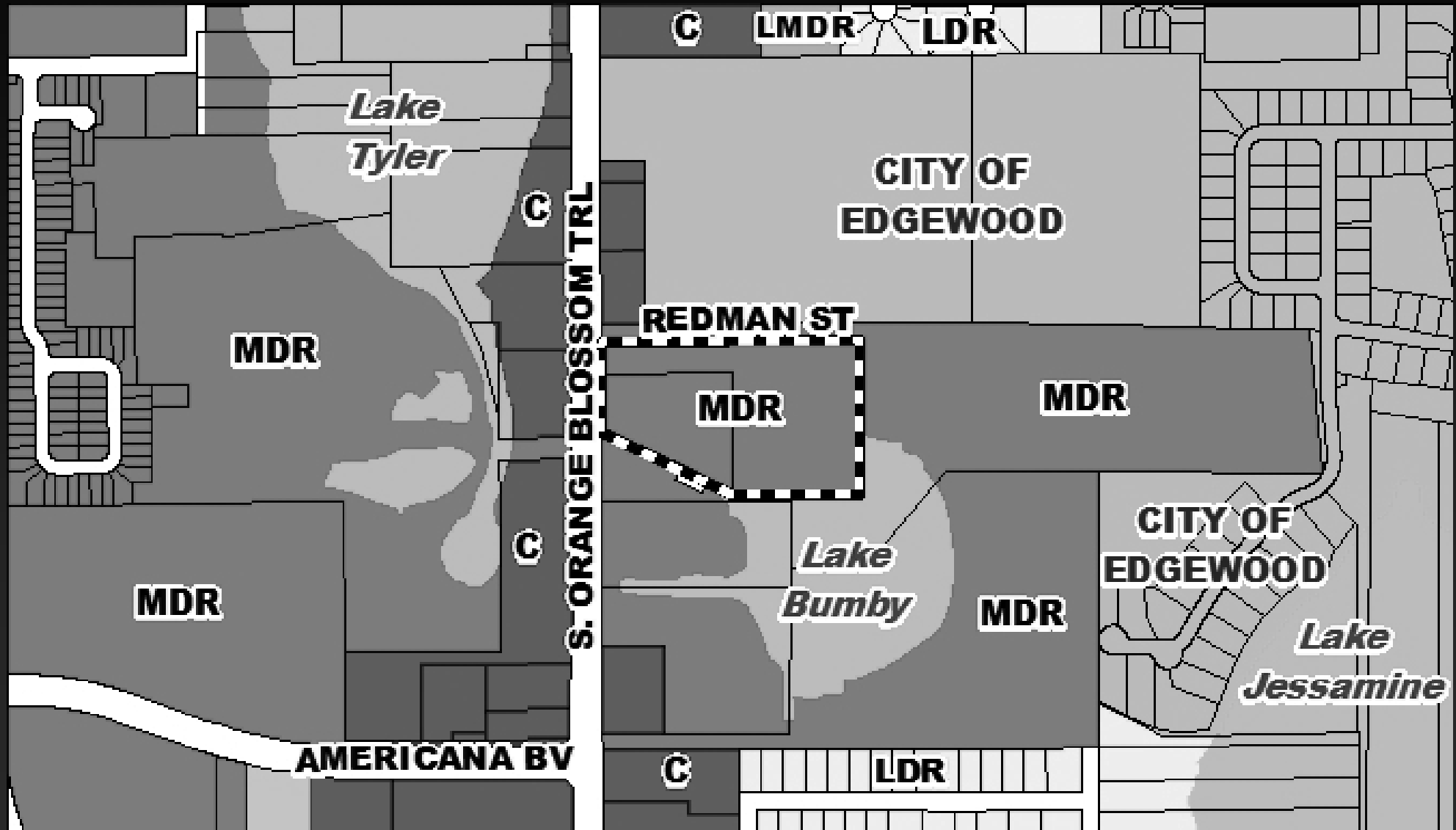
REDMAN ST





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

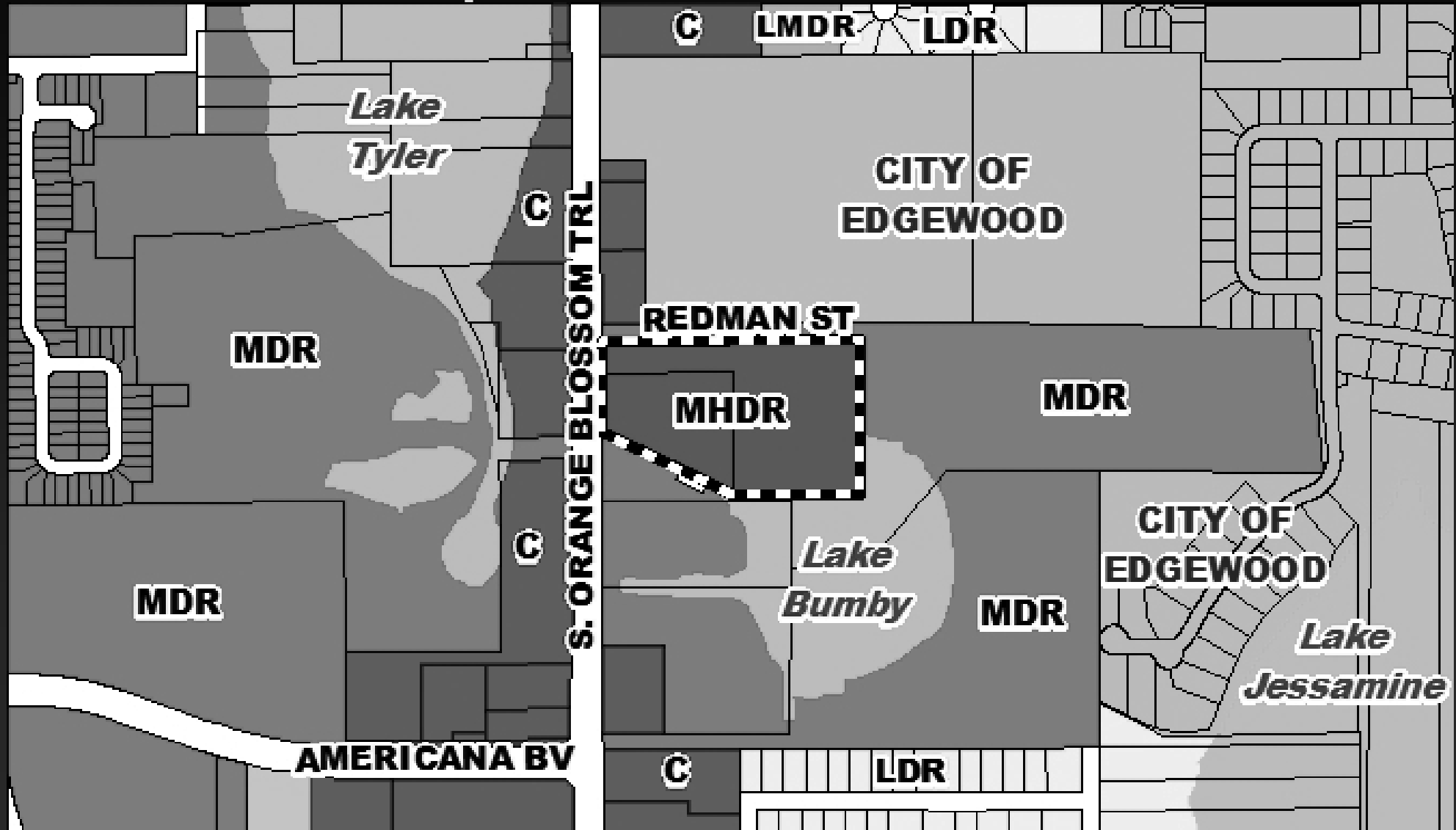
Future Land Use





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

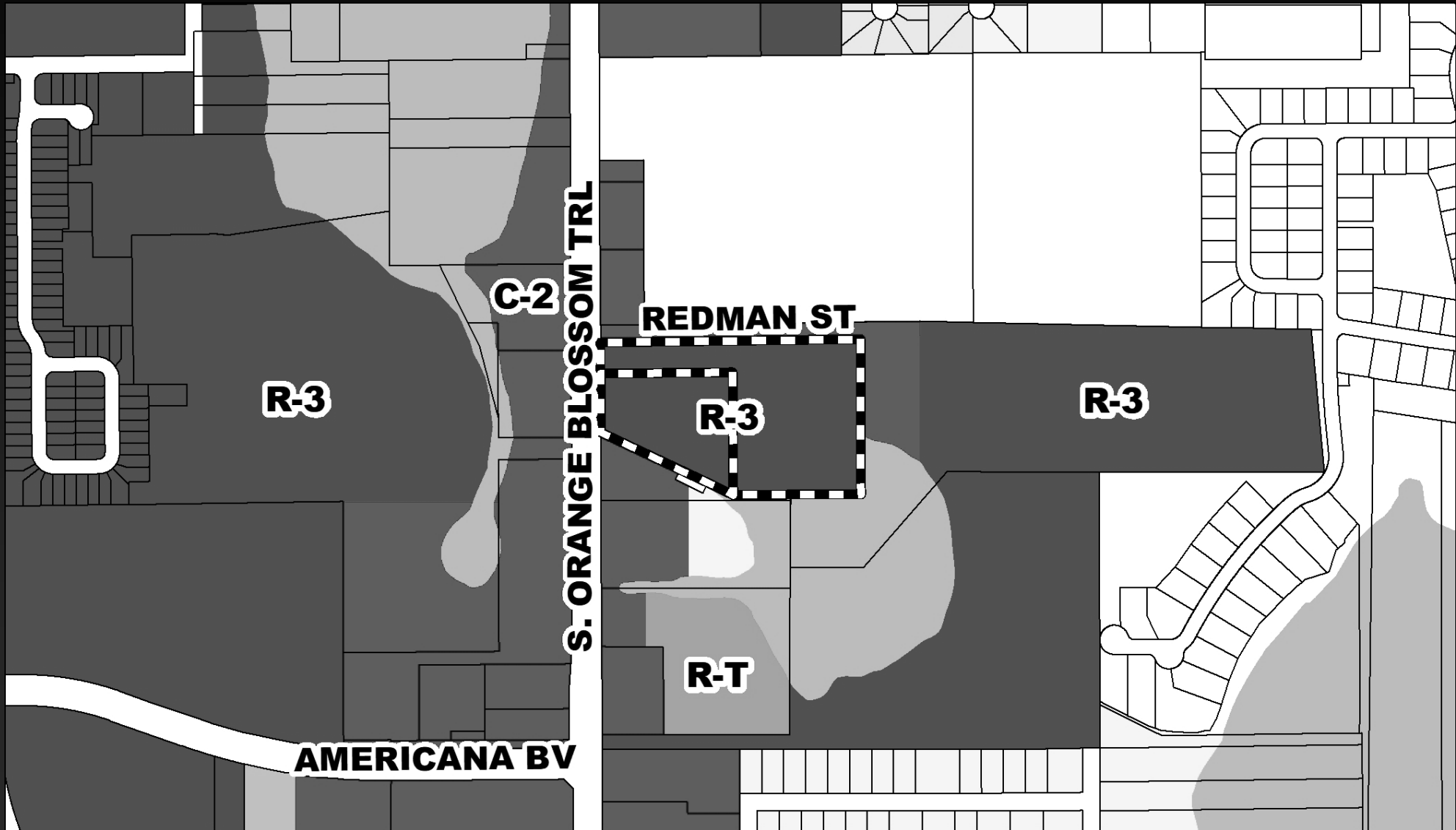
Proposed Future Land Use





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

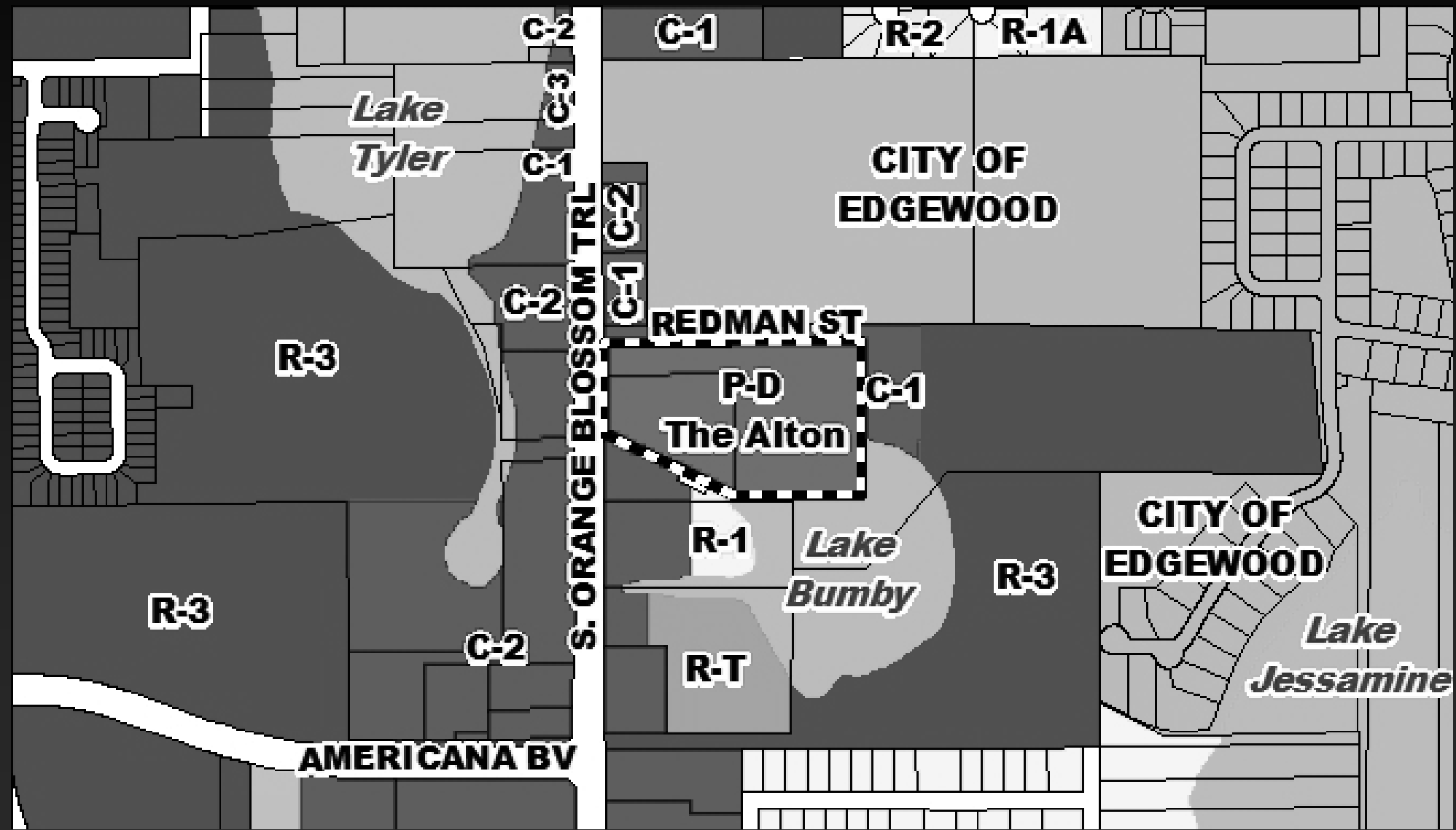
Zoning



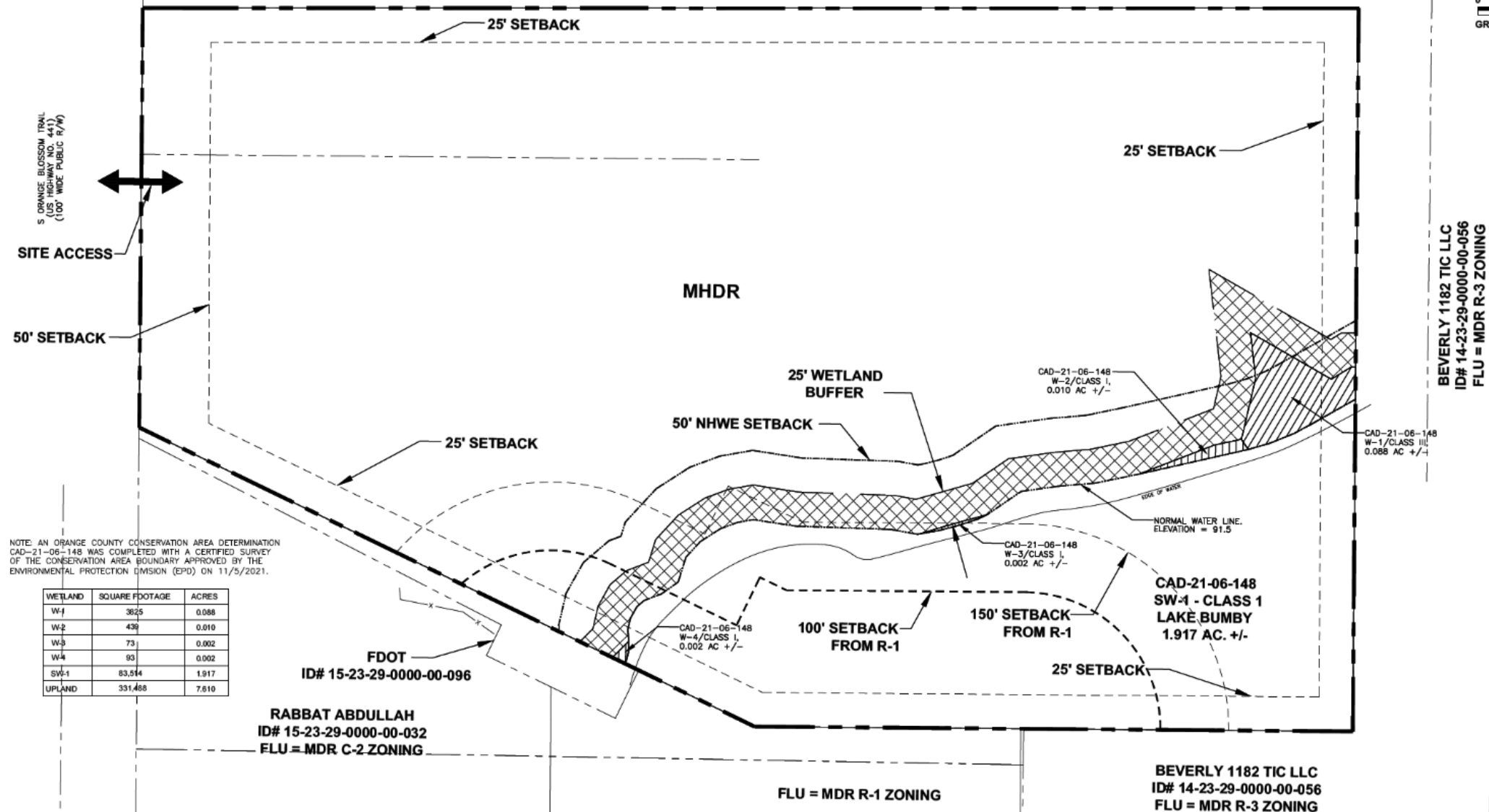
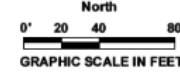


SS-23-01-124 & LUP-22-10-318

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

FDOT ID# 15-23-29-0000-00-096
 RABAT ABDULLAH ID# 15-23-29-0000-00-032
 FLU = MDR C-2 ZONING

FLU = MDR R-1 ZONING

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

TRV Trip Generation											
Orange Missouri Trail Lake Energy Development											
Orange, Florida											
TRV Trip Generation											
TRV Code	Description	Units	Peak	AM	PM	Week	Week	Week	Week	Week	Week
001	Multifamily Housing (TRV001)	DU	4.35	0.38	0.35	20%	74%	81%	30%	108	1,222

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

ATTENTION:
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SCALE NOTE:
 THE SCALES SHOWN ON THIS DRAWING ARE BASED ON A SPECIFIC PAPER SIZE AND PLOT CONFIGURATION. PLEASE USE CARE IN SCALING DISTANCES ON COPIES, OR NON-ORIGINAL PLOTS. WRITERS DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC PRESENTATION.

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

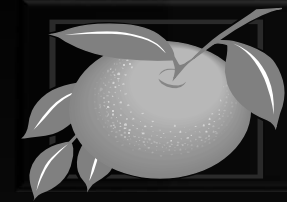
Palmetto Elementary

- **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)

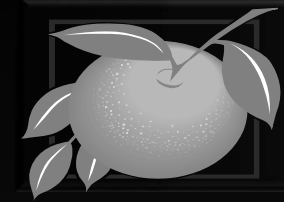
Rezoning Request:

From: NAC (Neighborhood Activity Corridor)

To: PD (Planned Development District)

Acreage 3.65 acres

Proposal 103 Resident Transitional Housing & Recovery Treatment Facility



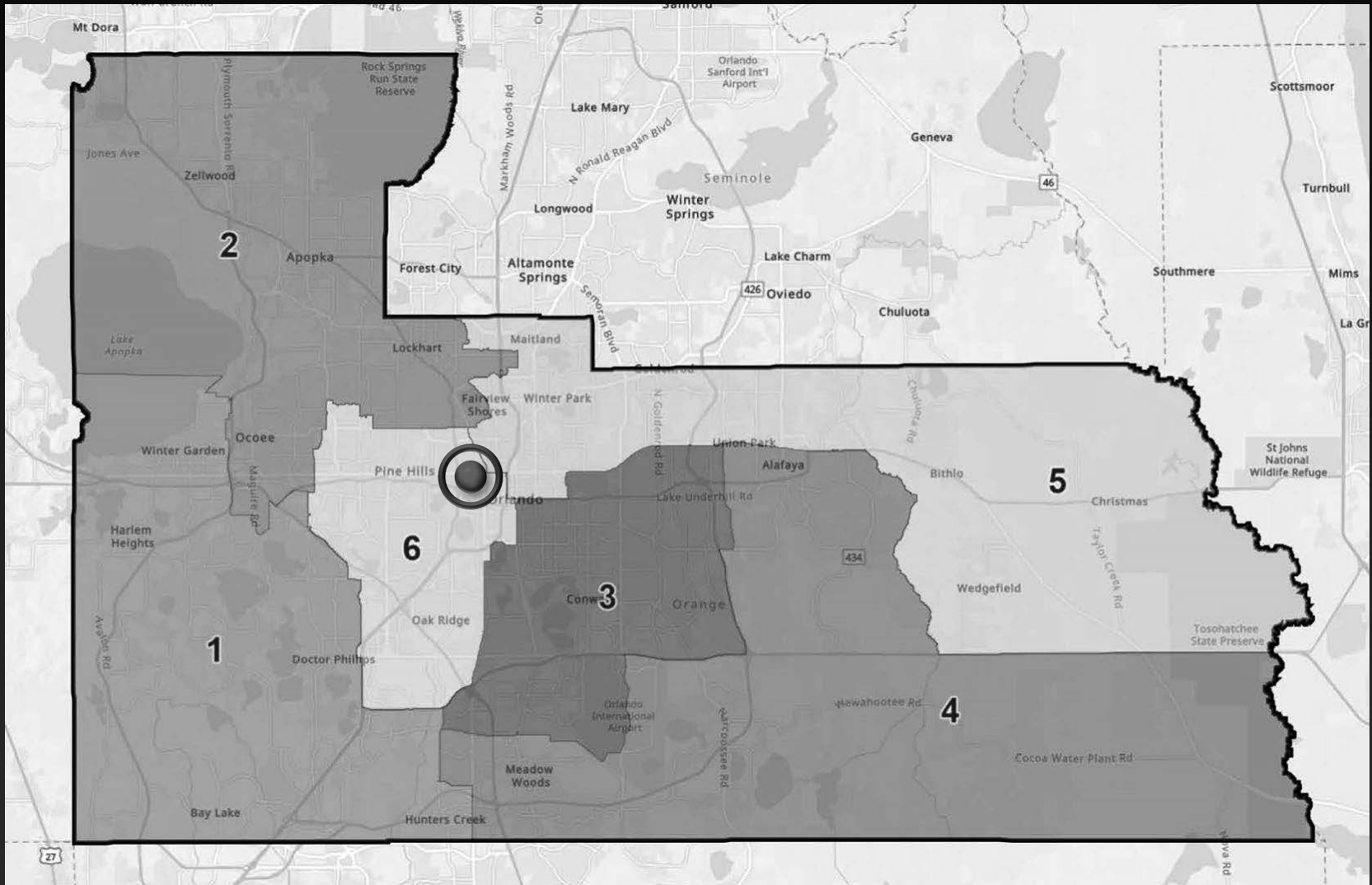
Amendment SS-23-01-FLUE-1

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

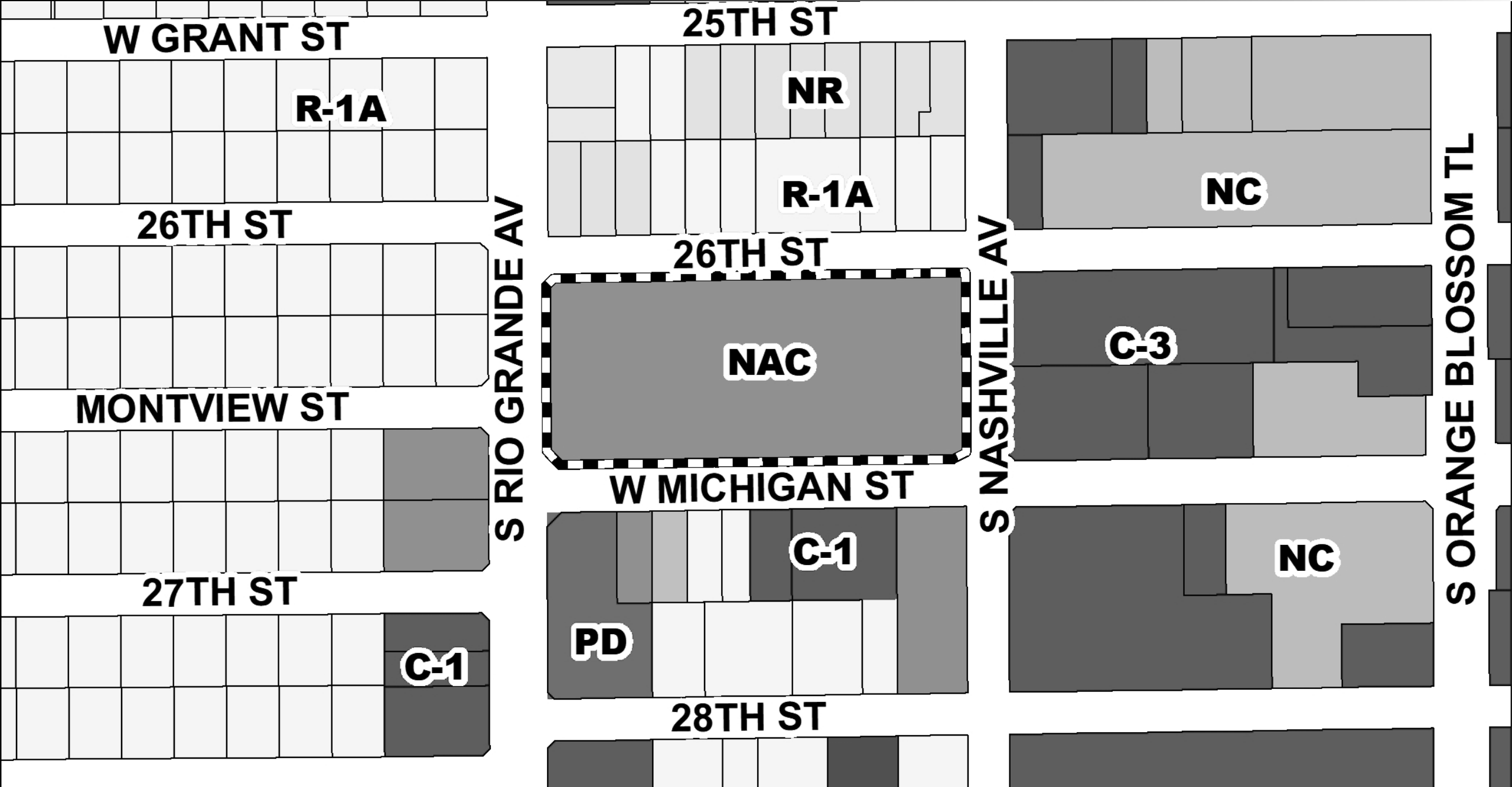
W Michigan St

28th St

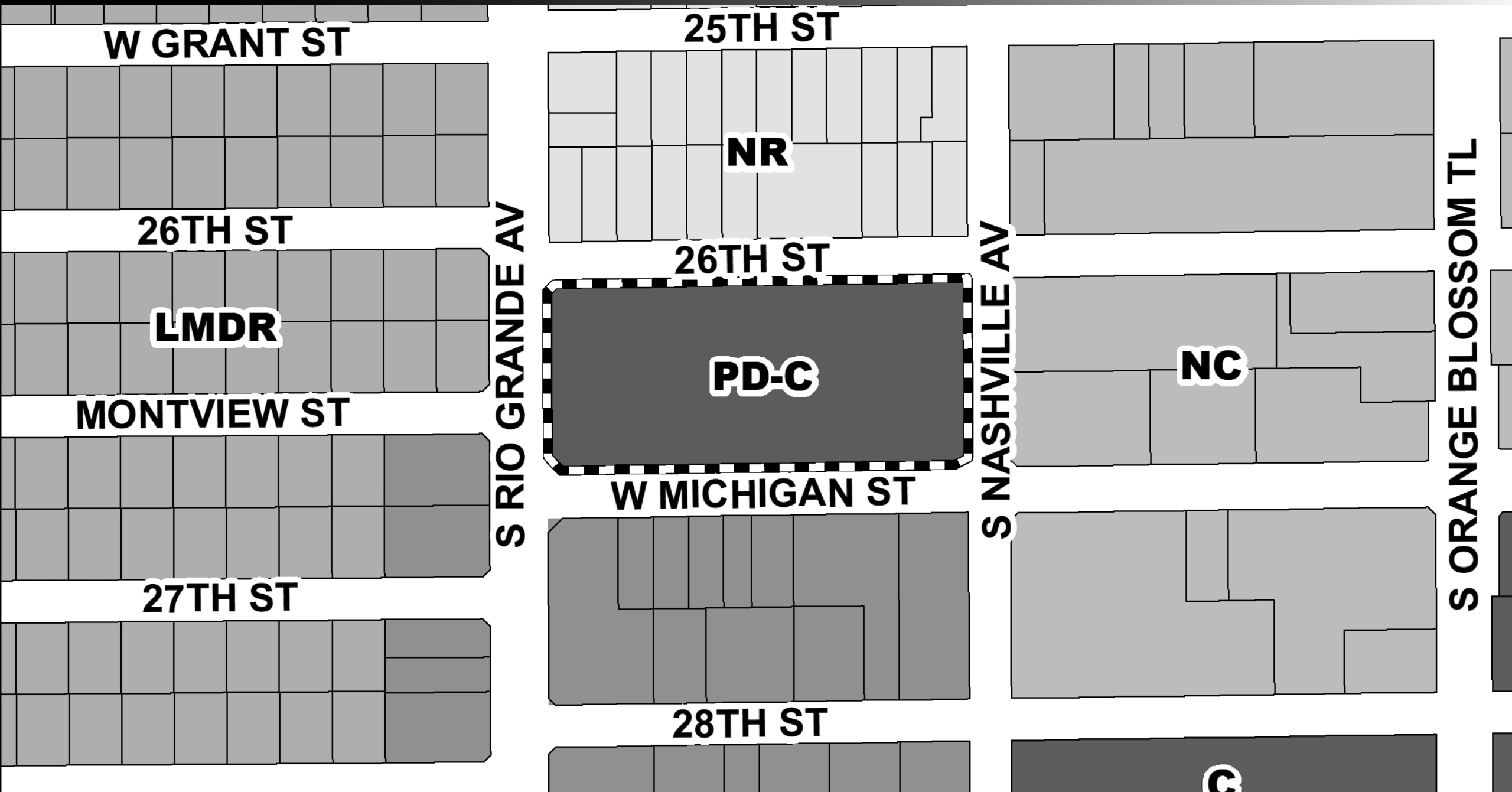
S Rio Grande Ave

S Nashville Ave

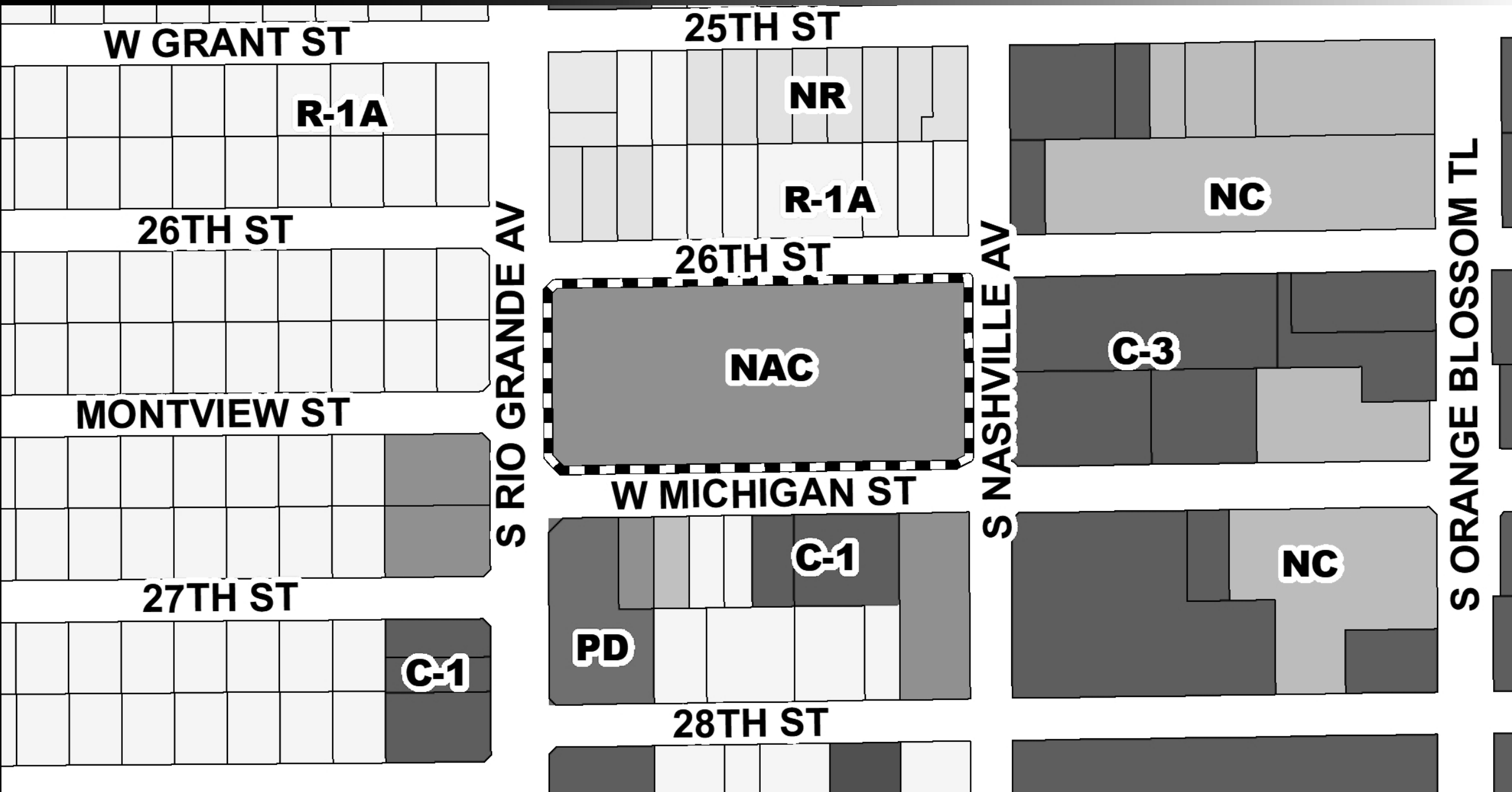
Future Land Use



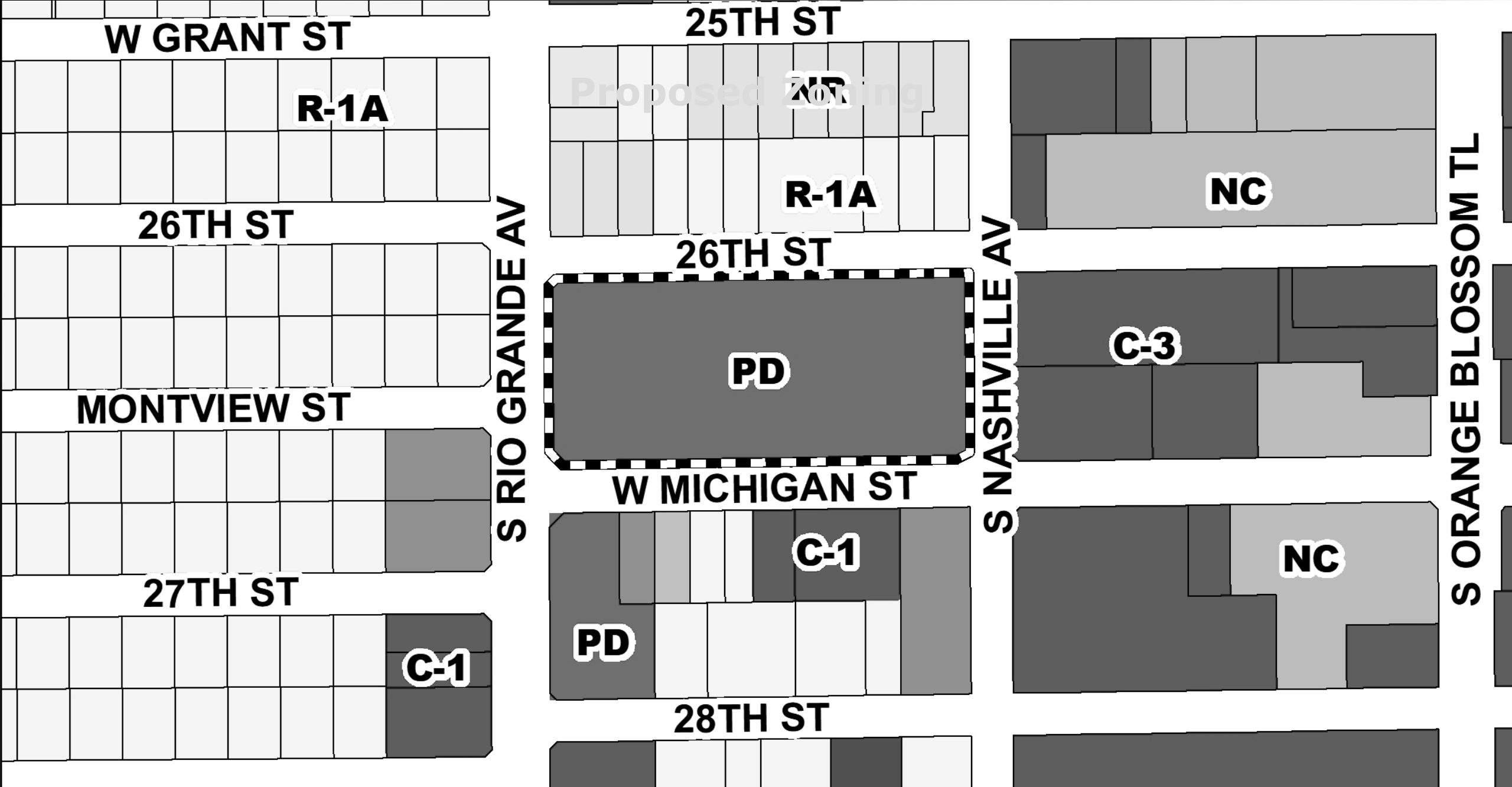
Proposed Future Land Use



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

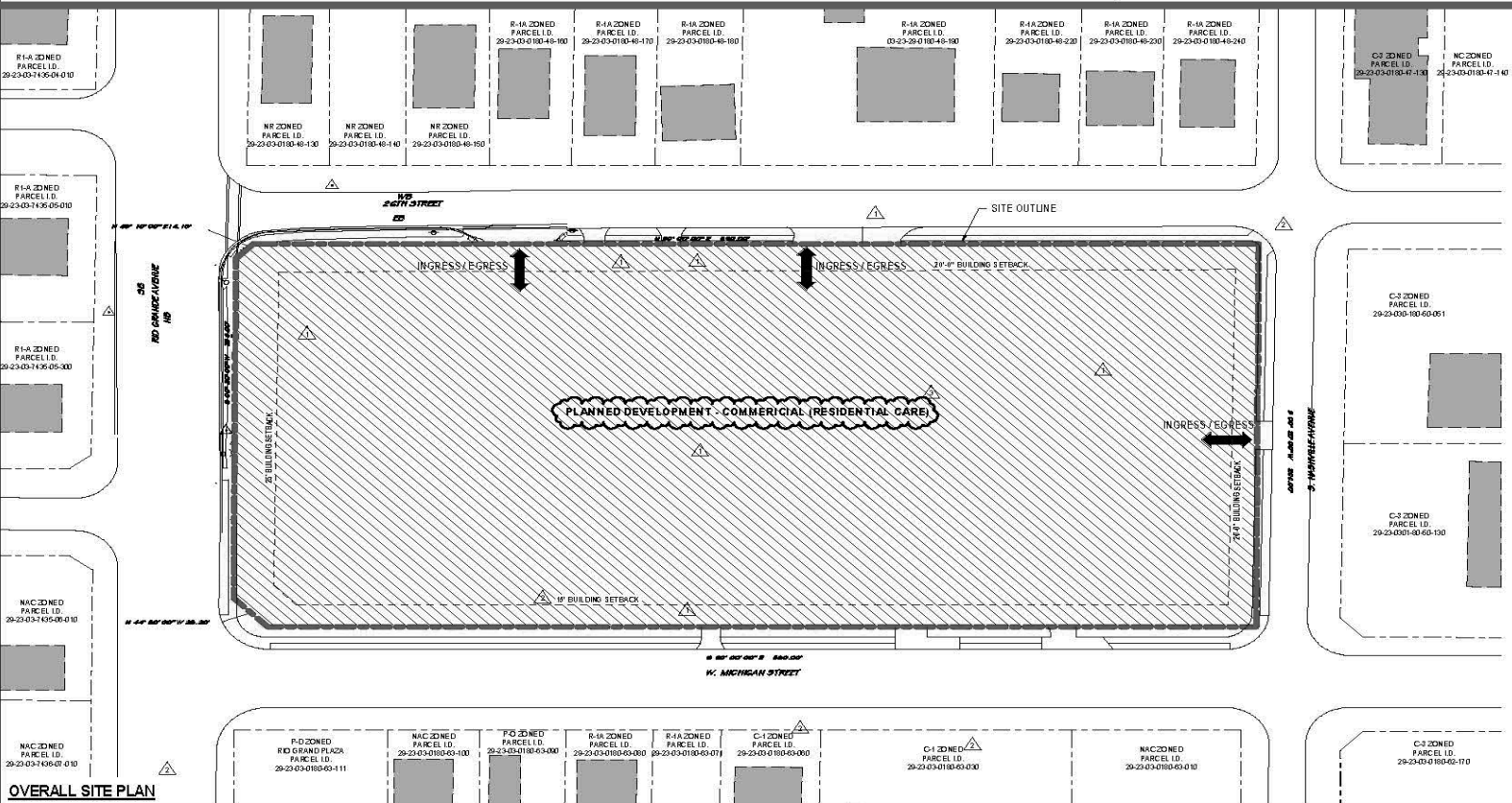
OCTOBER 21, 2022



301 E. Pine Street, Suite 350
Orlando, Florida 32801
407-859-6800 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 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 4&5), 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 15&16 AND PARTIAL LOTS 17&18), 03-23-29-0180-49-111 (LOTS 17&18), 03-23-29-0180-49-111 (LOT 19 AND PARTIAL LOT 20) AND 03-23-29-0180-49-201 (LOTS 21, 22, 23&24 AND PARTIAL LOT 25) 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 3183 AC. (47-559,151 SQ. FT.)

CONTACTS

OWNER/APPLICANT: ASPIRE HEALTH PARTNERS
SCOTT G. BRITTS
591 ADAMS ST, 2ND
ORLANDO, FL 32804
PH: 407-859-8249

ARCHITECT: RS&H, INC.
JEF S. SMITH
301 E. PINE STREET, SUITE 350
ORLANDO, FL 32801
PH: 407-859-8248

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

UTILITY PROVIDERS

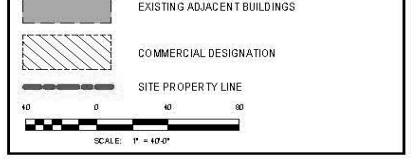
WATER SERVICE: ORLANDO UTILITIES COMMISSION (OUC)
ELECTRIC SERVICE: ORLANDO UTILITIES COMMISSION (OUC)
RECLAIMED WATER SERVICE: CITY OF ORLANDO
WASTEWATER SERVICE: ORANGE COUNTY UTILITIES WASTEWATER

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 (EAST) AND ORANGE BLVD 8500 II TRAIL FROM HALEY AVENUE TO THE EAST WEST EXP FREEWAY (E SEGMENT).

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

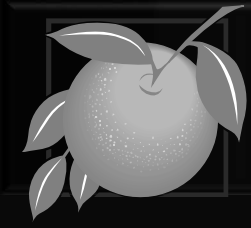
PLAN LEGEND



WAIVERS

1. A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE 98-127.206(4) TO ALLOW A SETBACK OF 20' FROM RD 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 20TH ST. IN LIEU OF THE REQUIRED SETBACK OF 30' FROM ALL OTHER RIGHTS-OF-WAY.
- OTHER WAIVERS:**
1. THE PLANNED DEVELOPMENT IS NOT 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 EXTERIOR 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 IN) OTHERS WOULD BE EXPERIENCING 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, AND EACH APARTMENT INCLUDES 2 BEDROOMS AND 1 SHARED BATHROOM. THE AVERAGE LENGTH OF STAY FOR VETERANS RESIDING IN THE TRANSITION 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 STUDO. 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 STUDOS 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 STUDOS ARE EXPECTED TO BE ADA COMPLIANT.
 6. A WAIVER FROM SEC. 30.115 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.
- ACTING FOR:**
- 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 IN 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 TRANSITION HOUSING, ON AVERAGE LESS THAN 5% HAVE PERSONAL VEHICLES. THERE ARE A TOTAL OF SEVEN (7) VETERANS POSITIVE 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 ALLOCATED 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 CORP PROCESS.

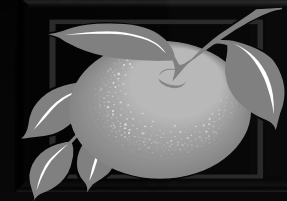
5/6/2023 11:21:37 AM Addr:ask@rsandh.com; Aspire Health Partners - VA;Apartment20207-0275-000; William Just Campus PD_A_02.rvt



Waivers from Orange County Code

Six (6) Waivers for:

- **Building setbacks along Michigan Avenue**
- **Building setbacks along 26th 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.**