

Board of County Commissioners

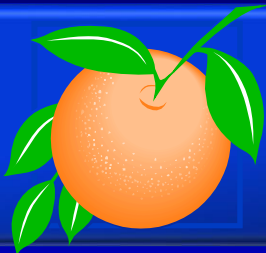
Public Hearings

February 11, 2020



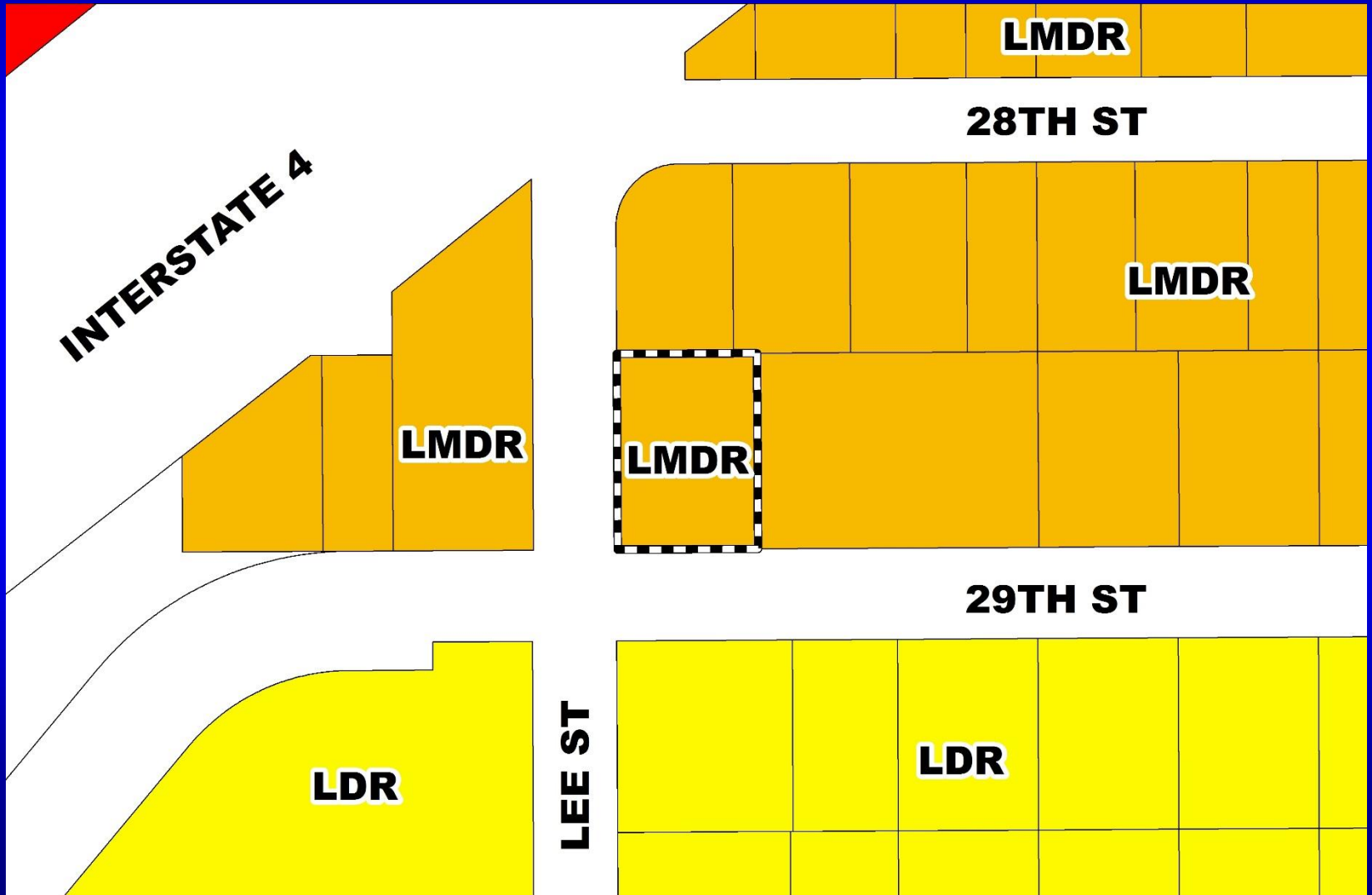
RZ-19-10-045 – Ed Durruthy Planning and Zoning Commission (PZC) Board-Called Hearing

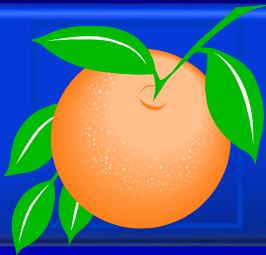
- Case:** RZ-19-10-045
- Applicant:** Ed Durruthy, Castle and Cooke Real Estate Services
- District:** 3
- Location:** Generally located on the northeast corner of 29th Street and Lee Street
- Acreage:** 0.32-gross acre
- From:** R-1A (Single-Family Dwelling District)
- To:** R-1 (Single-Family Dwelling District)
- Proposed Use:** Two (2) Single-Family Dwelling Units
(Pending Approved Lot Split)



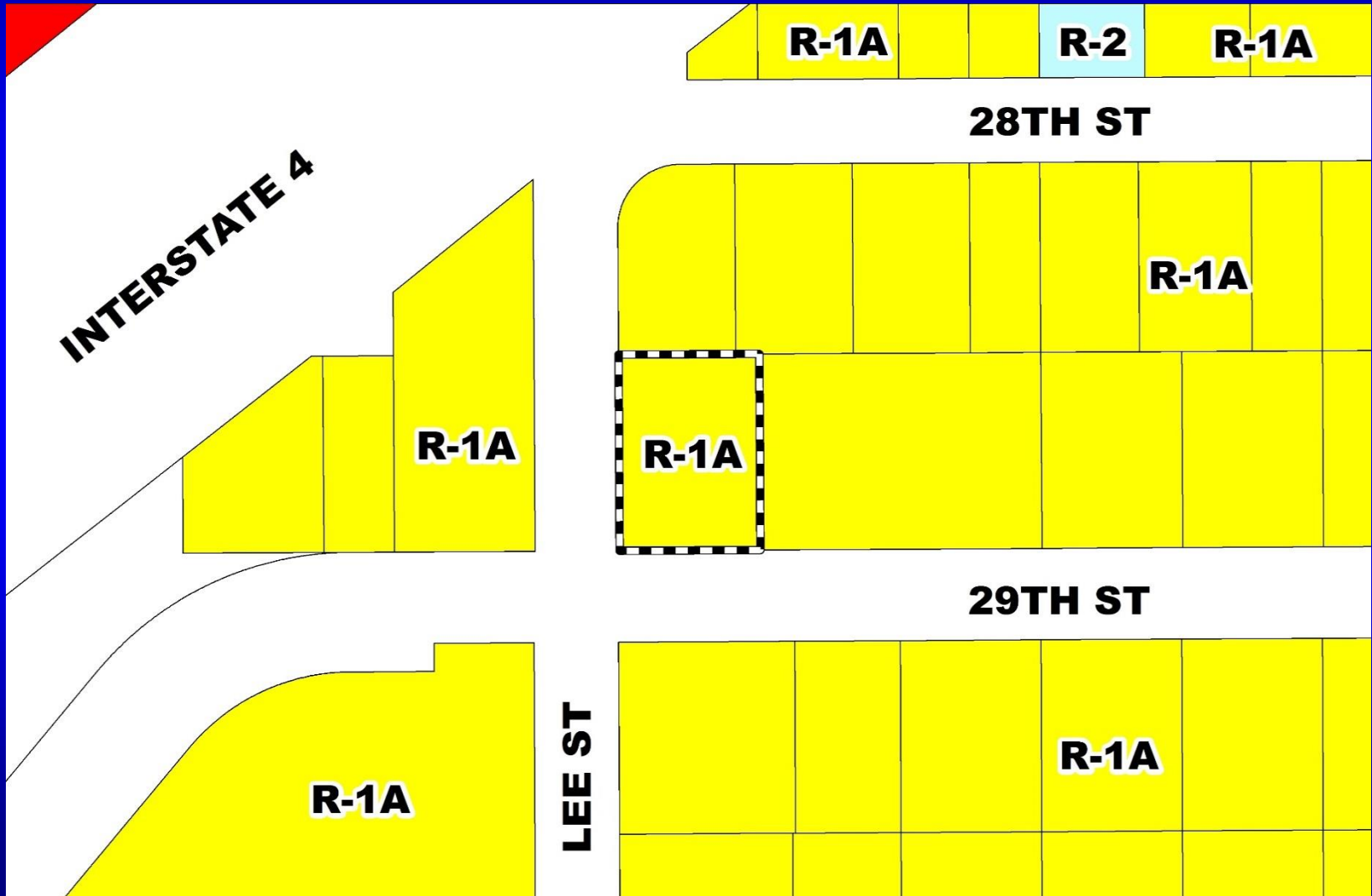
RZ-19-10-045 – Ed Durruthy

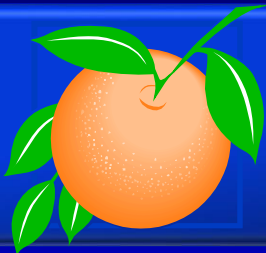
**Planning and Zoning Commission (PZC) Board-Called Hearing
Future Land Use Map**





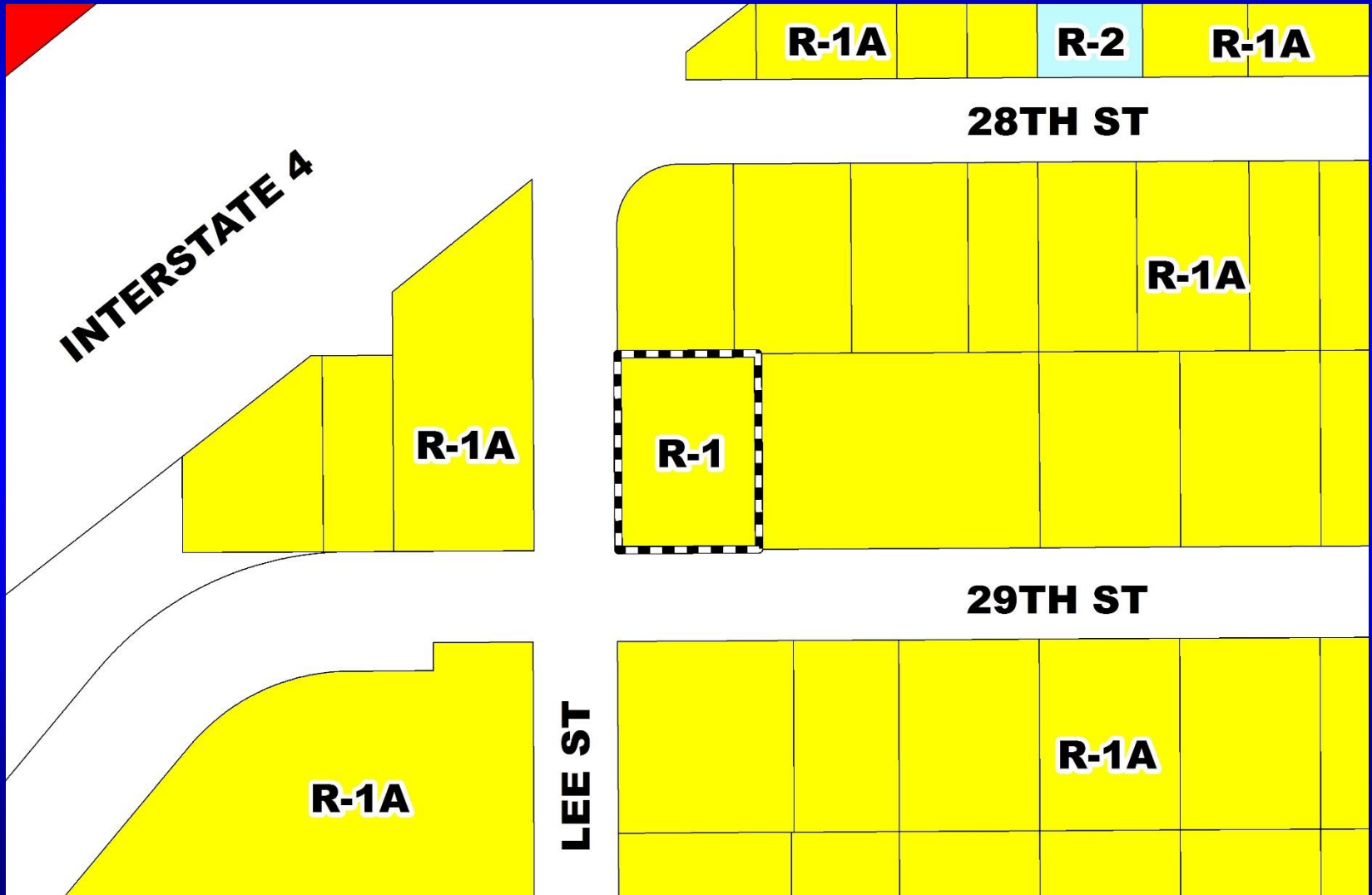
RZ-19-10-045 – Ed Durruthy
Planning and Zoning Commission (PZC) Board-Called Hearing
Zoning Map





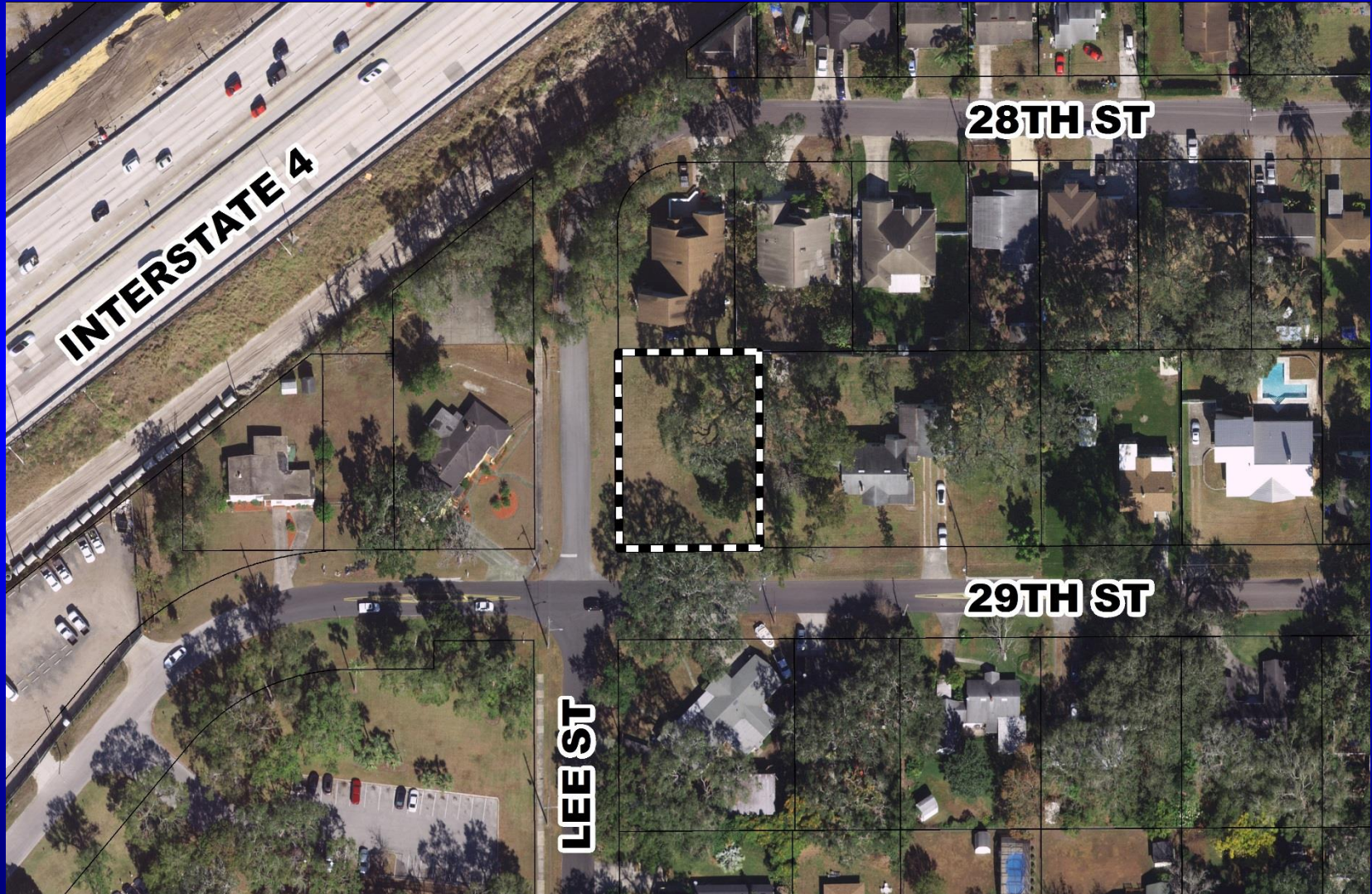
RZ-19-10-045 – Ed Durruthy

Planning and Zoning Commission (PZC) Board-Called Hearing Proposed Zoning Map





RZ-19-10-045 – Ed Durruthy
Planning and Zoning Commission (PZC) Board-Called Hearing
Aerial Map





Action Requested

PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested R-1 (Single-Family Dwelling District) zoning.

District 3

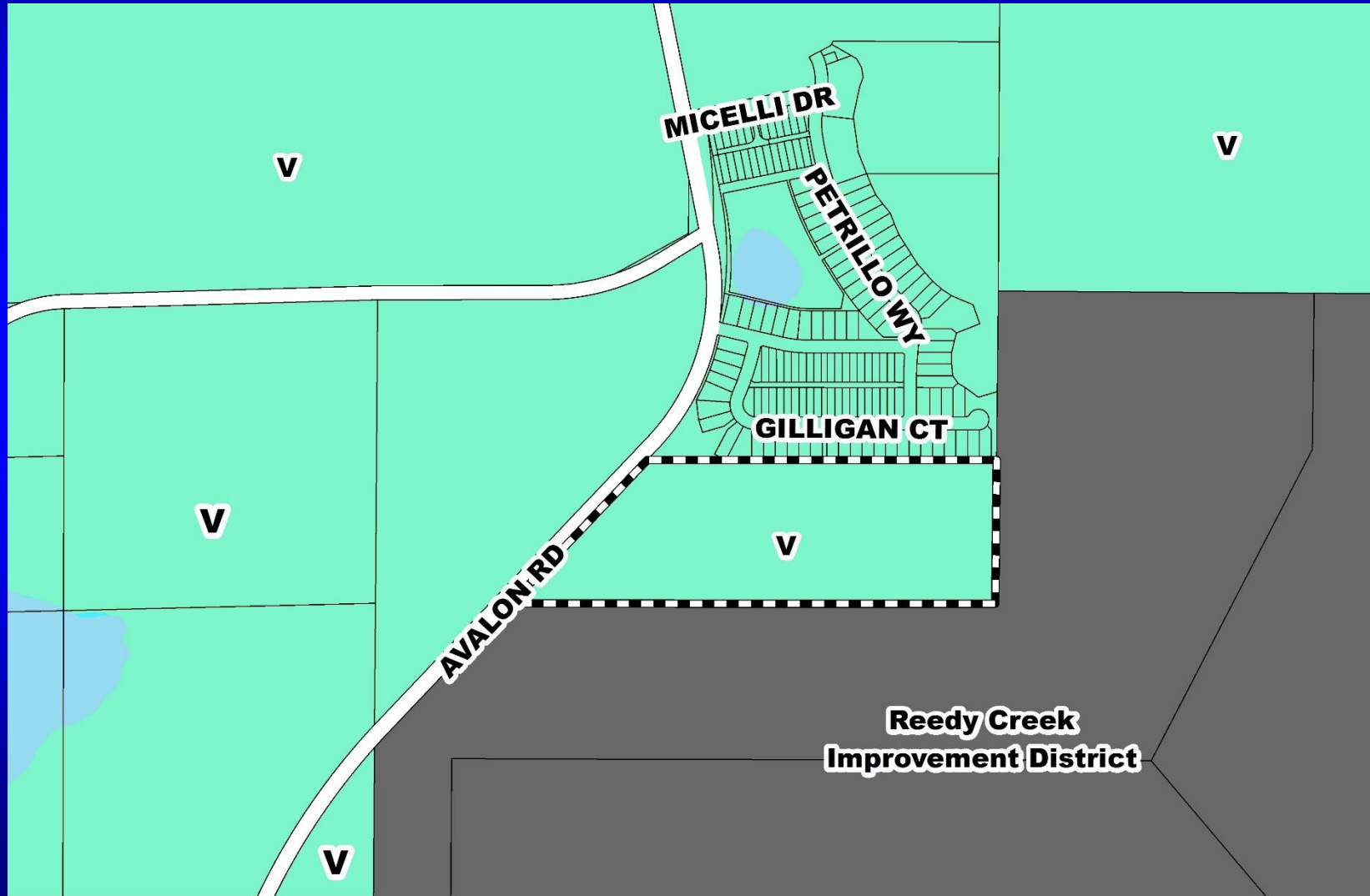


Spring Grove – Northeast PD / Phase 3 – Parcel 28 Preliminary Subdivision Plan

- Case:** PSP-19-03-081
- Project Name:** Spring Grove – Northeast PD / Phase 3 – Parcel 28 PSP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 24.23 gross acres
- Location:** Generally located north of Flemings Road and east of Avalon Road
- Request:** To subdivide 24.23 acres in order to construct 107 single-family residential dwelling units. Four (4) waivers from Orange County Code related to alleys and garages are associated with this request.

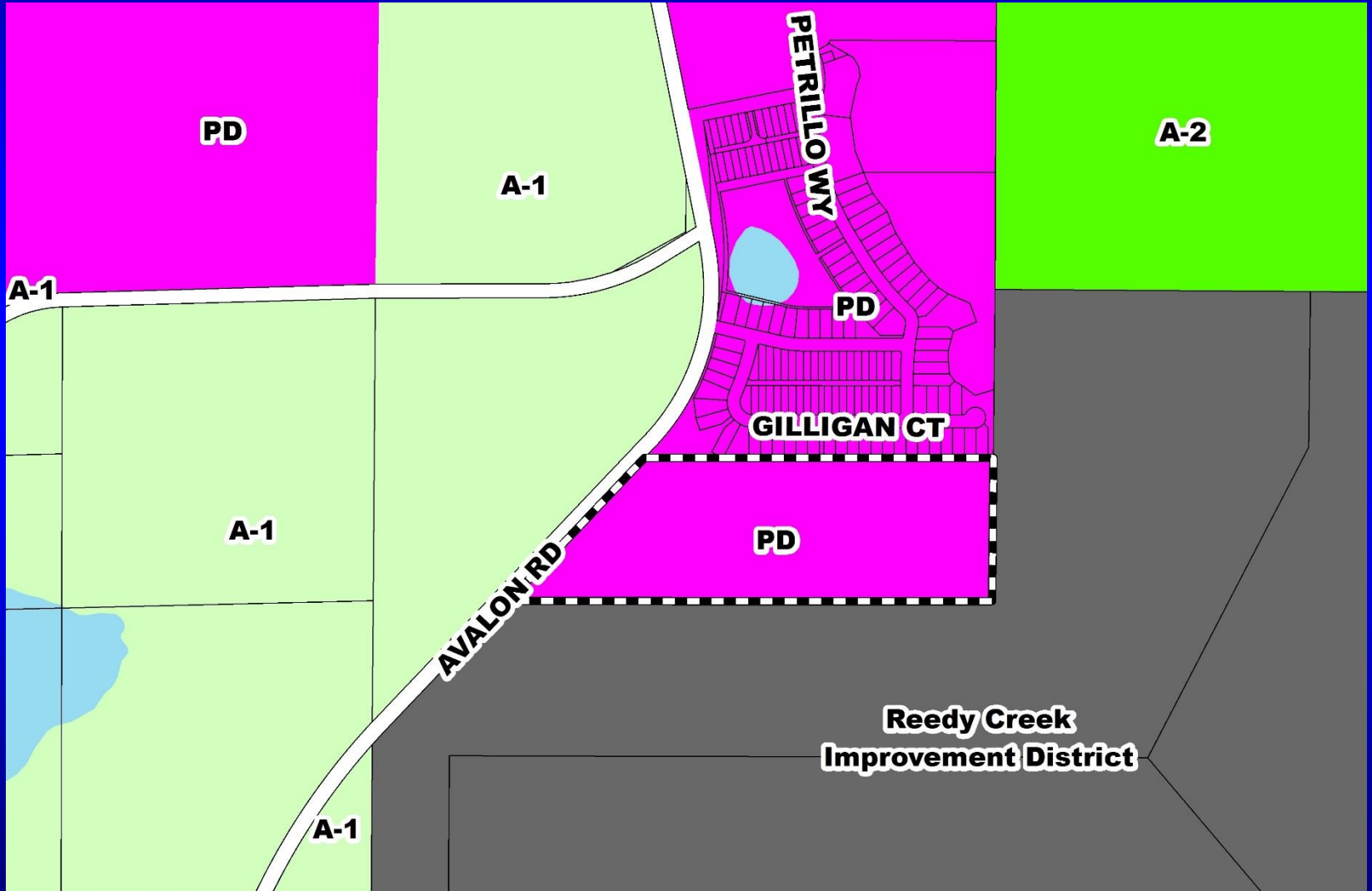


Spring Grove – Northeast PD / Phase 3 – Parcel 28 Preliminary Subdivision Plan Future Land Use Map





Spring Grove – Northeast PD / Phase 3 – Parcel 28 Preliminary Subdivision Plan Zoning Map





Spring Grove – Northeast PD / Phase 3 – Parcel 28 Preliminary Subdivision Plan Aerial Map

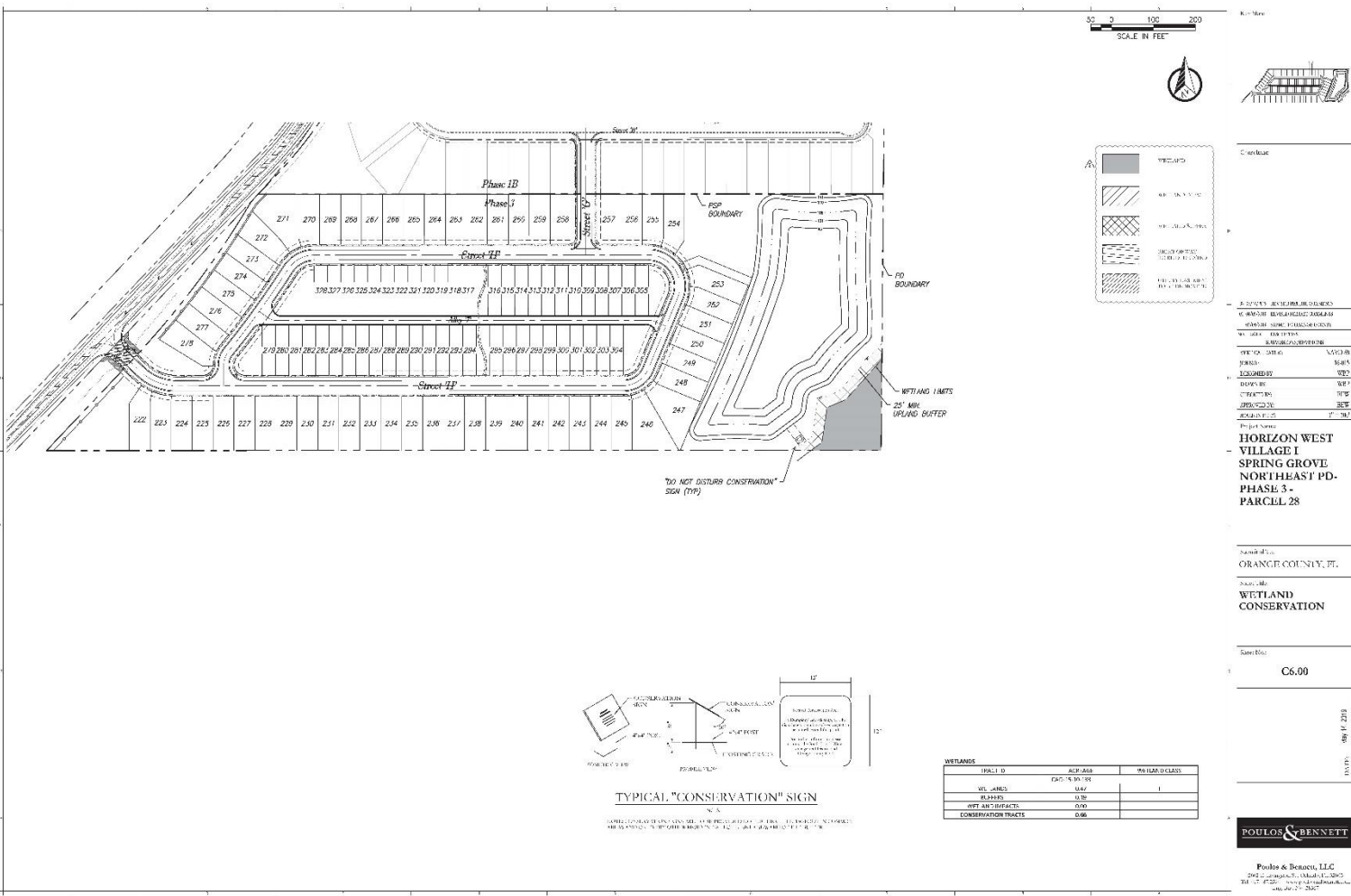




Spring Grove – Northeast PD / Phase 3 – Parcel 28

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



Legend

[Symbol]	WETLAND
[Symbol]	WETLAND BUFFER
[Symbol]	WETLAND TRACT
[Symbol]	WETLAND TRACT
[Symbol]	WETLAND TRACT

Client

PROJECT NAME	HORIZON WEST VILLAGE I
LOCATION	SPRING GROVE NORTH EAST PD - PARCEL 28
DATE	06/01/2010
SCALE	1" = 300'

Project Name

**HORIZON WEST VILLAGE I
SPRING GROVE NORTH EAST PD -
PHASE 3 -
PARCEL 28**

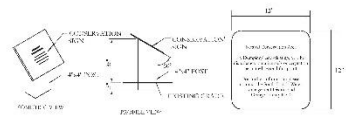
Author

ORANGE COUNTY, FL

WETLAND CONSERVATION

Scale

C6.00



TYPICAL "CONSERVATION" SIGN

WETLANDS

TRACT ID	ACRES	WETLAND CLASS
W1_001	0.47	I
W1_002	0.10	
W1_003	0.00	
CONSERVATION TRACTS	0.66	



Poulos & Bennett, LLC
292 S. Orange Ave., Suite 1000
Orlando, FL 32801
407.251.2500

DATE PLOULOS & BENNETT, LLC, 06/01/2010, 10:00 AM, PROJECT: HORIZON WEST VILLAGE I - PARCEL 28



Action Requested

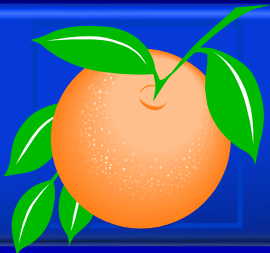
Make a finding of consistency with the Comprehensive Plan and approve the Spring Grove - Northeast PD / Phase 3 – Parcel 28 PSP dated “Received May 14, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



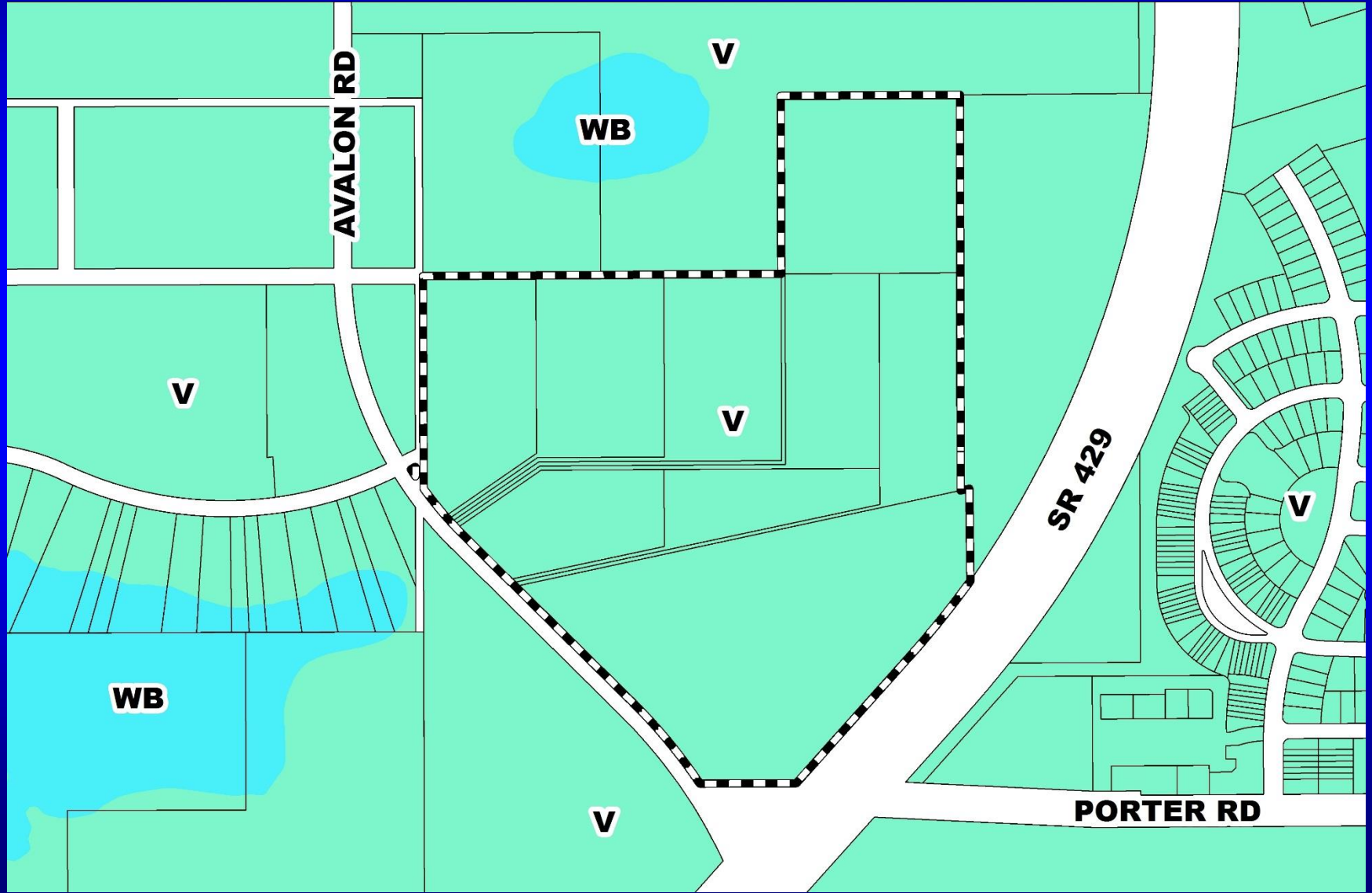
Hamlin Southwest PD / Hamlin Southwest Overall Infrastructure Preliminary Subdivision Plan

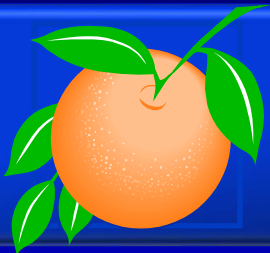
- Case:** PSP-19-06-190
- Project Name:** Hamlin Southwest PD / Hamlin Southwest Overall Infrastructure PSP
- Applicant:** Scott M. Gentry, Kelly, Collins & Gentry, Inc.
- District:** 1
- Acreage:** 78.96 gross acres
- Location:** Generally located south of New Independence Parkway and west of State Road 429
- Request:** To subdivide 78.96 acres in order to construct three lots, two drainage tracts (4A & 4B), an off-site drainage easement, and road infrastructure.



Hamlin Southwest PD / Hamlin Southwest Overall Infrastructure Preliminary Subdivision Plan

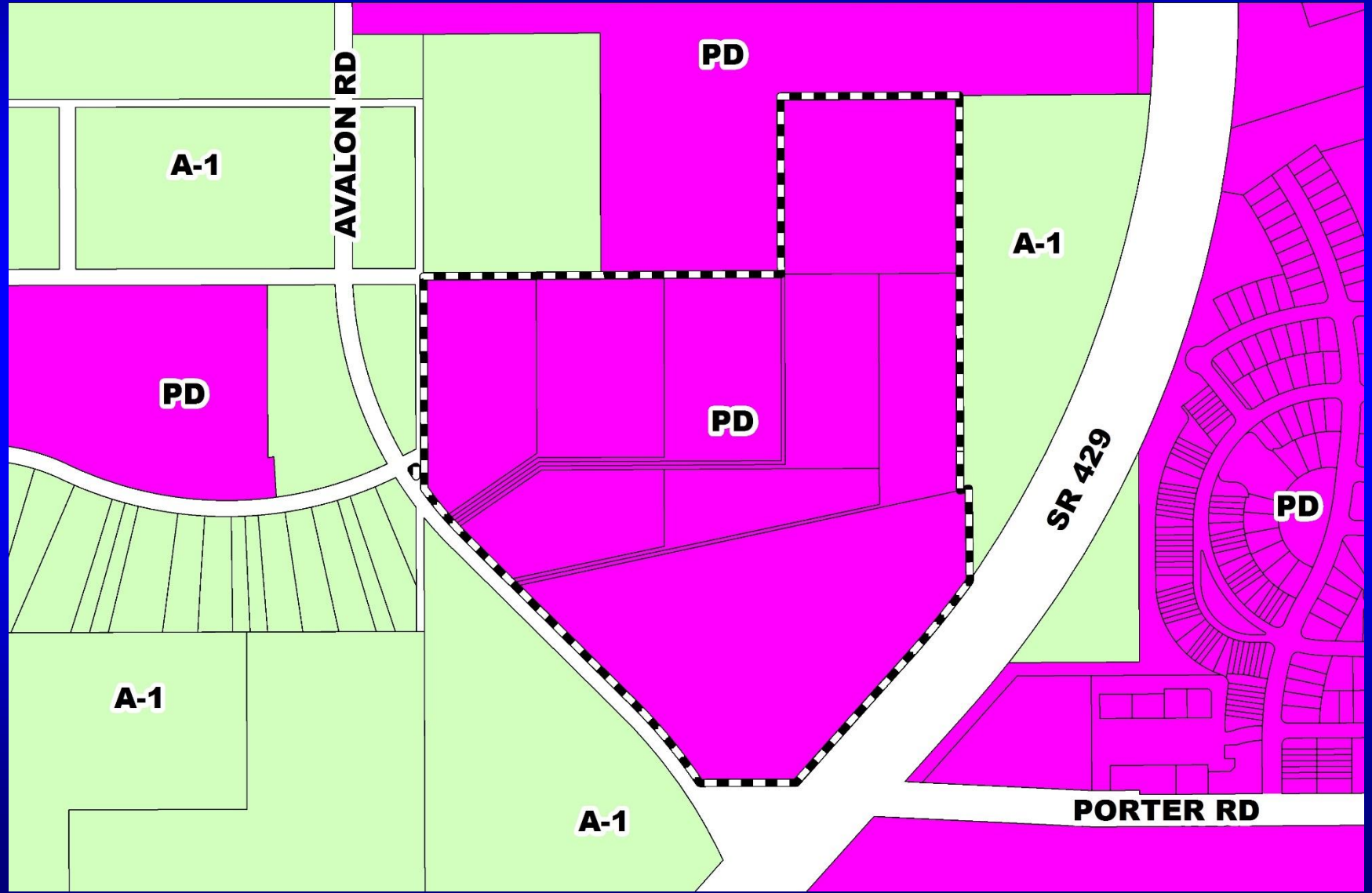
Future Land Use Map





Hamlin Southwest PD / Hamlin Southwest Overall Infrastructure Preliminary Subdivision Plan

Zoning Map





Hamlin Southwest PD / Hamlin Southwest Overall Infrastructure Preliminary Subdivision Plan

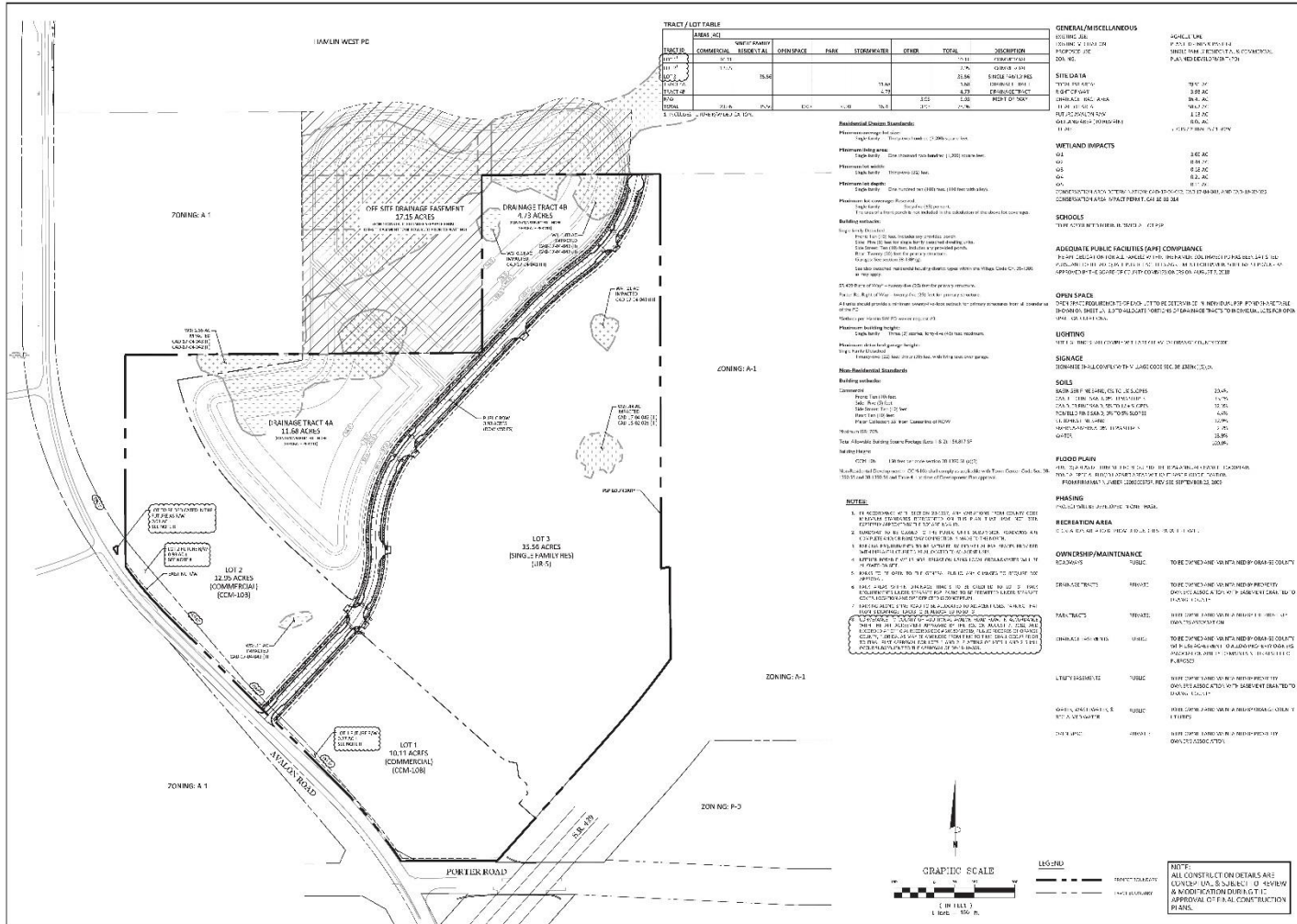
Aerial Map





Hamlin Southwest PD / Hamlin Southwest Overall Infrastructure Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



KCG KELLY COLLINS & CENTRY, INC.
 1000 N.W. 10TH AVE., SUITE 200
 GAINESVILLE, FL 32609
 TEL: 352-385-1111
 FAX: 352-385-1112
 WWW.KCGINC.COM

PREPARED BY: KCG
DATE: 10/15/2024
SHEET: 1 OF 1

PROJECT: HAMLIN SOUTHWEST PD / HAMLIN SOUTHWEST OVERALL INFRASTRUCTURE PRELIMINARY SUBDIVISION PLAN

CLIENT: HAMLIN SOUTHWEST PARTNERS WEST II, LLC

OVERALL PLAN



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Hamlin Southwest PD / Hamlin Southwest Overall Infrastructure PSP dated “Received December 25, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



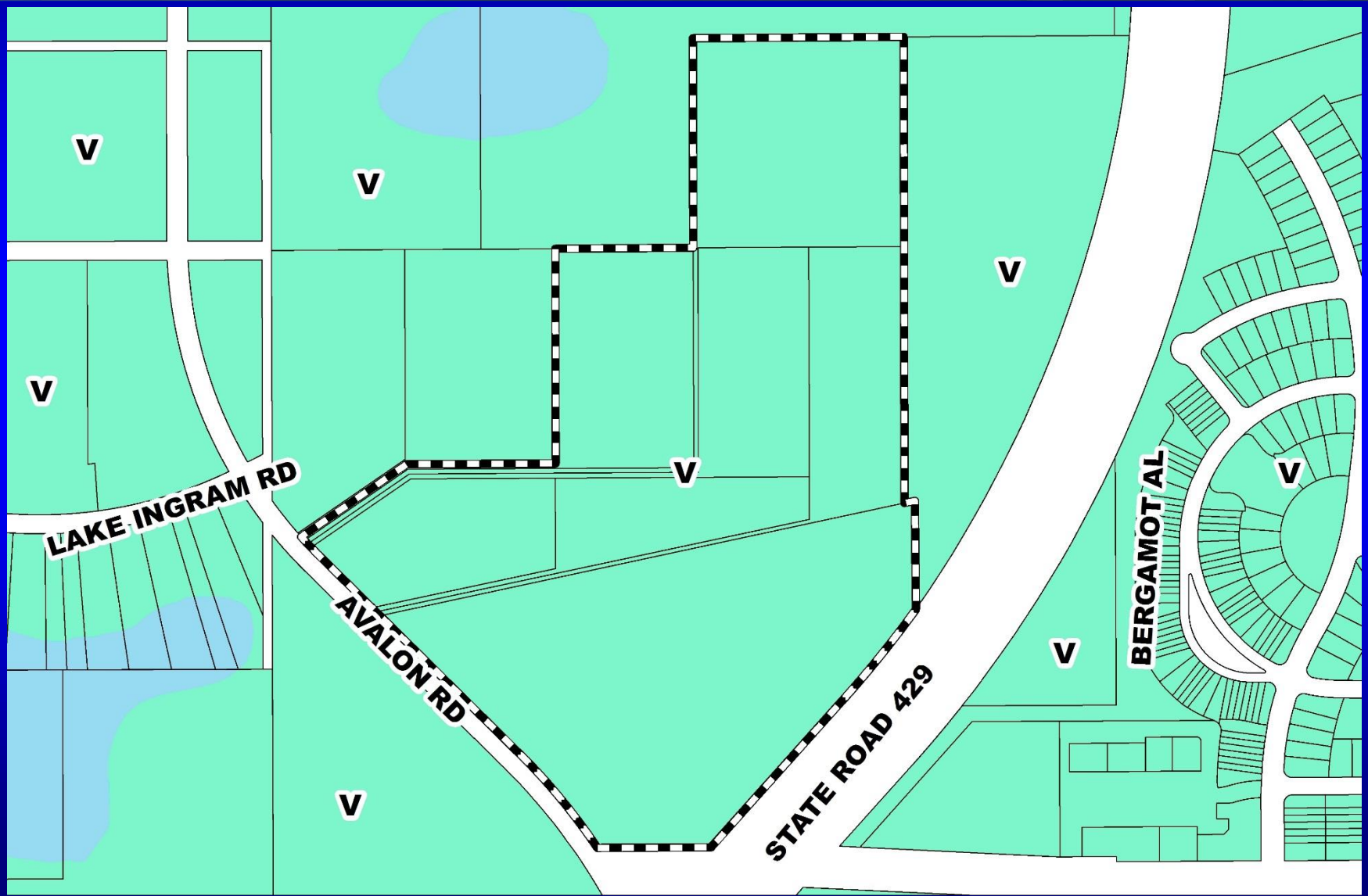
Hamlin Southwest PD / Hamlin Southwest Subdivision Preliminary Subdivision Plan

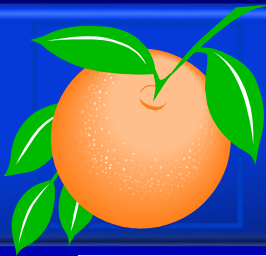
- Case:** PSP-19-06-190
- Project Name:** Hamlin Southwest PD / Hamlin Southwest Subdivision Preliminary Subdivision Plan
- Applicant:** Scott M. Gentry, Kelly, Collins & Gentry, Inc.
- District:** 1
- Acreage:** 35.56 gross acres
- Location:** Generally located south of New Independence Parkway and west of State Road 429
- Request:** To subdivide 35.56 acres to construct 151 single-family residential dwelling units and associated infrastructure. Additionally, three waivers from Orange County Code are requested.



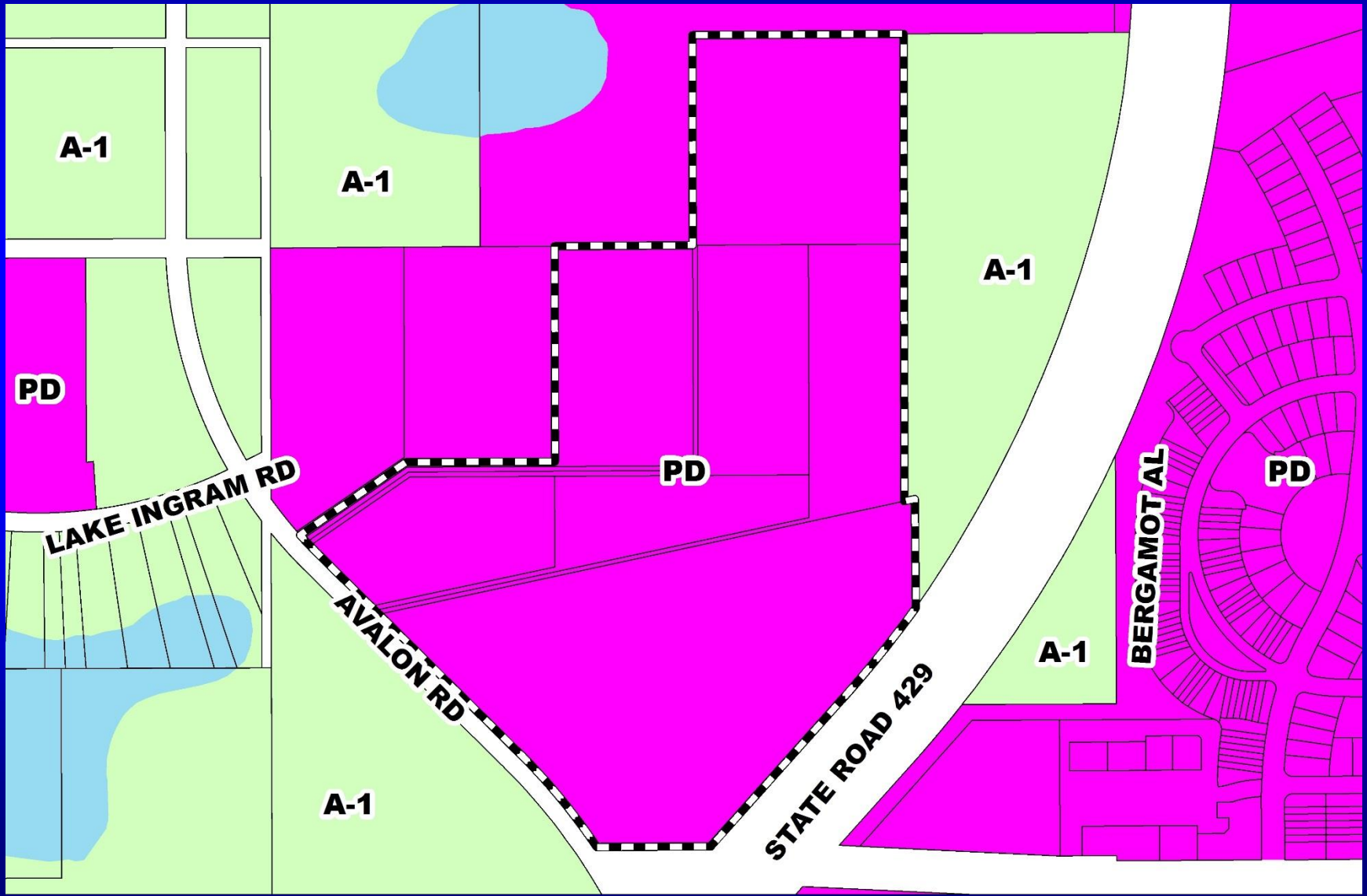
Hamlin Southwest PD / Hamlin Southwest Subdivision Preliminary Subdivision Plan

Future Land Use Map





Hamlin Southwest PD / Hamlin Southwest Subdivision Preliminary Subdivision Plan Zoning Map





Hamlin Southwest PD / Hamlin Southwest Subdivision Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Hamlin Southwest PD / Hamlin Southwest Subdivision PSP dated “Received November 22, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

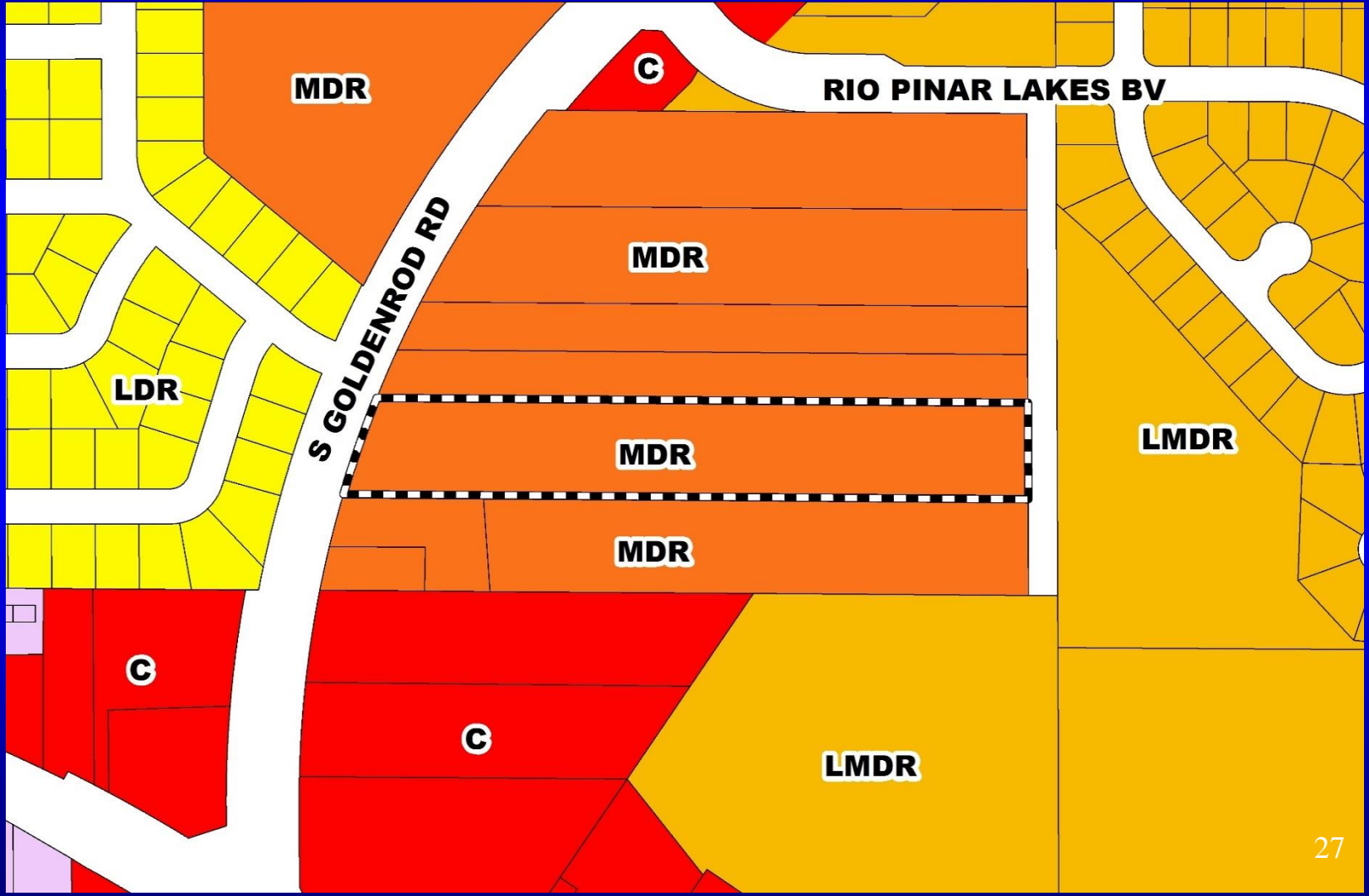


Golden Keys Condo Planned Development / Land Use Plan

- Case:** LUP-18-06-204
- Project Name:** Golden Keys Condo Planned Development / Land Use Plan
- Applicant:** Quang Lam, Lam Civil Engineering, Inc.
- District:** 3
- Acreage:** 4.35 gross acres
- Location:** 2143 S. Goldenrod Road; or generally located on the east side of Goldenrod Road, approximately 740 feet north of Curry Ford Road.
- Request:** To rezone 4.35 gross acres from R-1A (Single-Family Dwelling District) to PD (Planned Development District), in order to construct thirty (30) multi-family dwelling units. Two (2) waivers from Orange County Code related to building setbacks and building separation are associated with this request.

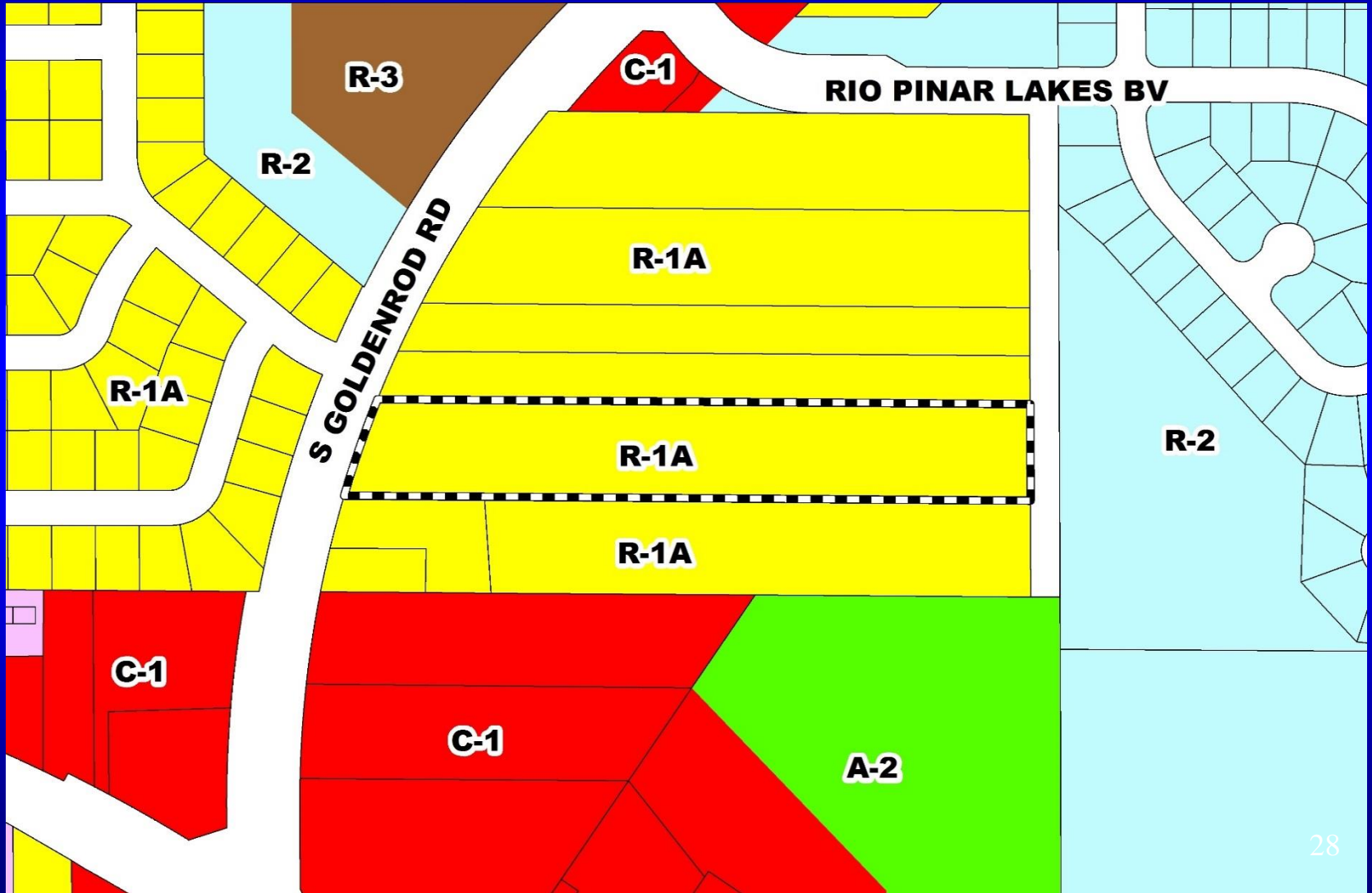


Golden Keys Condo Planned Development / Land Use Plan Future Land Use Map



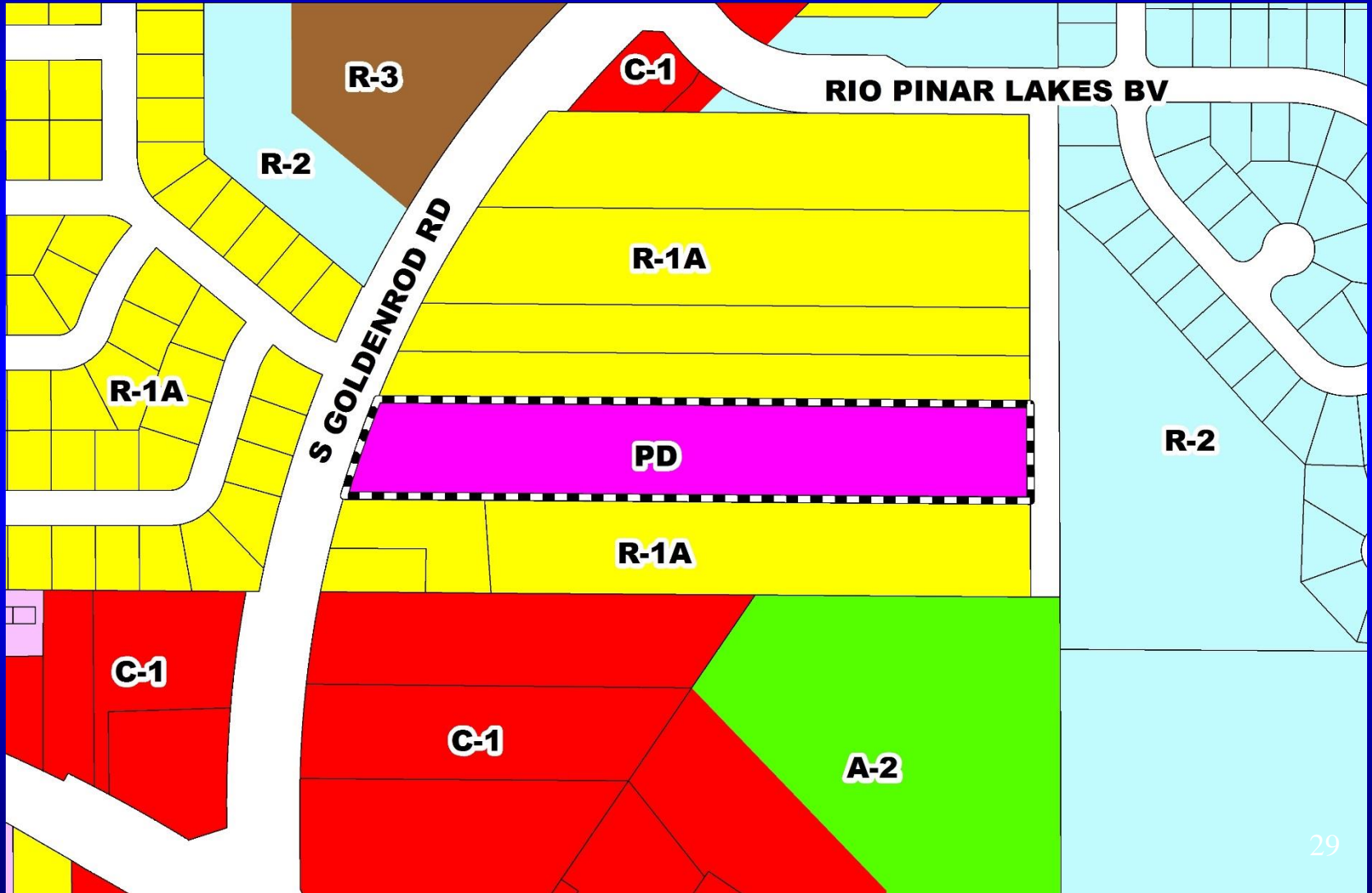


Golden Keys Condo Planned Development / Land Use Plan Zoning Map





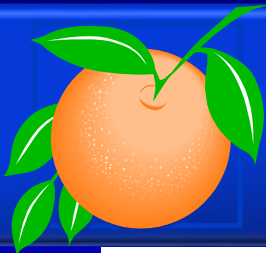
Golden Keys Condo Planned Development / Land Use Plan Proposed Zoning Map





Golden Keys Condo Planned Development / Land Use Plan Aerial Map

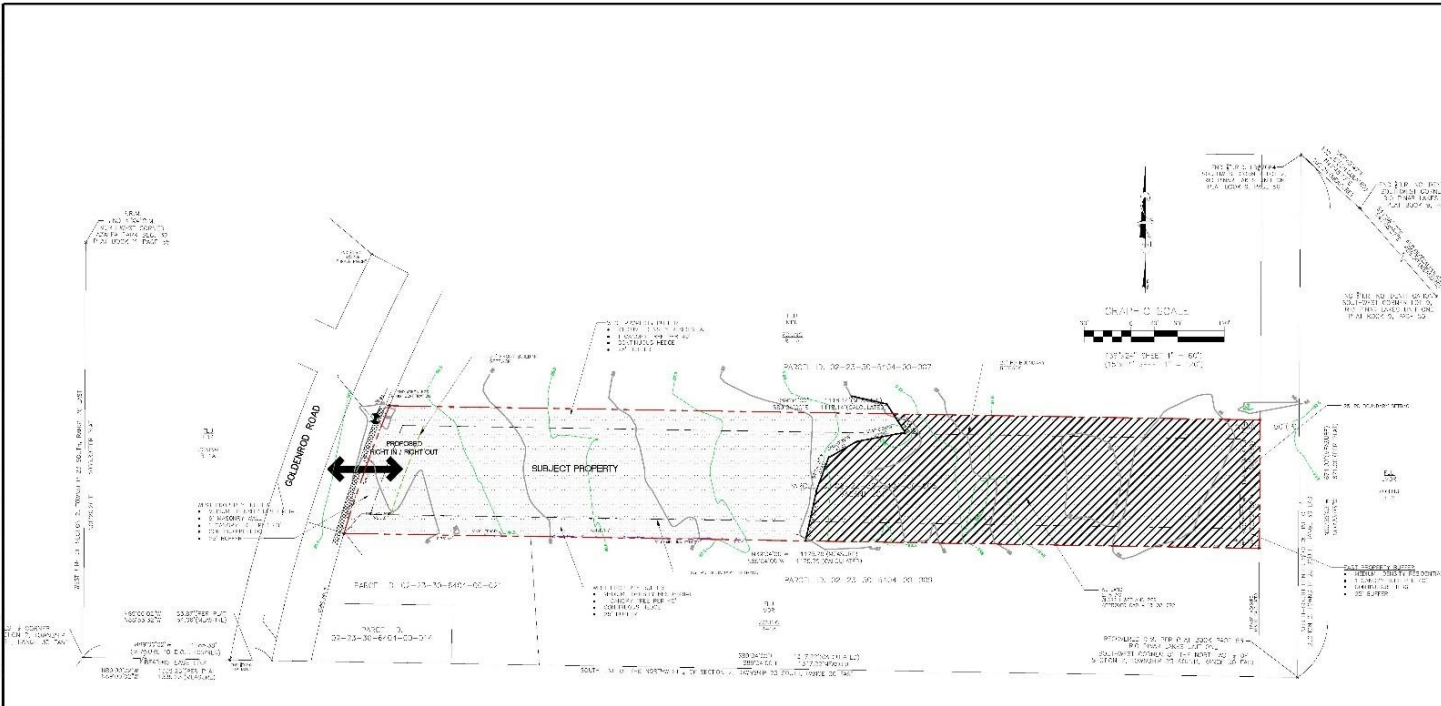




Golden Keys Condo Planned Development / Land Use Plan Overall Land Use Plan

Thursday, October 10, 2019

H:\LAM CIVIL ENR\PROJECTS\2018 PROJECTS\2018.999.413 (GOLDEN KEYS TOWNHOUSE)\DRAWINGS\2143 S. GOLDENROD SHEET D2 - LAND USE PLAN.dwg



OVERALL SITE DATA	
PARCEL ID	82-23-30-404-0000
ACREAGE	
GRDS ACREAGE	4.36 AC
WETLAND CONSERVATION	2.86 AC
NET DEVELOPABLE ACRES	2.28 AC
FUTURE LAND USE	
EXISTING	MEDIUM DENSITY RESIDENTIAL
PROPOSED	MULTI-FAMILY
ZONING	
EXISTING	R-4A
PROPOSED	PLANNED DEVELOPMENT (PD)
INFRASTRUCTURE	
POTABLE WATER PROVIDER	OCU
WASTEWATER PROVIDER	OCU
RECLAIM WATER PROVIDER	N/A
TRAFFIC GENERATION (ITE WITH ED) (TRIP ADJUST OVER WEEKDAY (20 X 6.8 TRIPS PER DAY) 15 ADT AM PEAK (20 X 6.4 TRIPS PER DAY) 18 ADT PM PEAK (20 X 6.8 TRIPS PER DAY)	
SCHOOL AGE GENERATION	
ELEMENTARY	1200-1901 = 6 CHILDREN
MIDDLE	1200-1901 = 3 CHILDREN
HIGH	1200-1901 = 4 CHILDREN
TOTAL	23 CHILDREN

OVERALL SITE DATA (CONT.)	
RESIDENTIAL DENSITY CALCULATION	
GRDS AREA	4.36 AC
WETLAND AREA (CAD 18-02-021)	2.86 AC
NET UPLAND	2.28 AC
TOTAL PROPOSED UNITS	30 DU
DENSITY	13.18 DU/AC
PG PERIMETER BUILDING SETBACKS	
FRONT	50 FT
REAR	25 FT
SIDE	25 FT
MAX. BUILDING HEIGHT	
MINIMUM RECREATIONAL FACILITY	35 FT (2 STORY)
MINIMUM BUILDING SEPARATOR 20 FEET	2.5 AC / 1000 RESIDENTS (2.5 RESIDENTS PER DWELLING UNIT)
MINIMUM LIVING AREA	500 SF PER DWELLING UNIT
MINIMUM OPEN SPACE	25%
MINIMUM 20 FEET PAVING SET BACK	

REVISIONS	
NO. DATE	BY
1 04/27/19	OC-DRC COMMENTS
2 06/19/19	OC-DRC COMMENTS
3 07/15/19	OC-DRC COMMENTS
4 08/15/19	OC-DRC COMMENTS
5 09/10/19	OC-DRC COMMENTS
6 10/01/19	OC-DRC COMMENTS

GOLDEN KEYS CONDO - PLANNED DEVELOPMENT (PD)	
21742 S. GOLDENROD AVENUE ORLANDO, FL 32822	
LAND USE PLAN	

KIRBY CO. PROPERTIES, LLC 1000 N. W. 10TH ST. ORLANDO, FL 32754	
1225 W. 9TH STREET ORLANDO, FL 32836 PHONE: 407.224.0240 CELL: 407.224.8877	
CERTIFICATE OF ALTERNATE PD No. 2734C THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER IS NOT VALID UNLESS THE ENGINEER'S SIGNATURE IS PLACED OVER IT. THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER IS NOT VALID UNLESS THE ENGINEER'S SIGNATURE IS PLACED OVER IT. THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER IS NOT VALID UNLESS THE ENGINEER'S SIGNATURE IS PLACED OVER IT.	
1000 N. W. 10TH STREET ORLANDO, FL 32754	
PROJECT No. 2018.999.413 DATE: 10-11-19 DRAWN BY: JTV APPROVED BY: QTL	
SHEET	D2



Action Requested

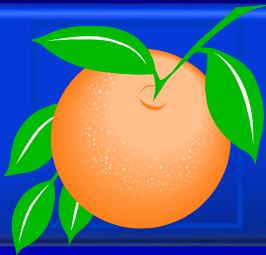
Make a finding of consistency with the Comprehensive Plan (CP) and approve the Golden Keys Condo Planned Development / Land Use Plan (PD/LUP) dated “Received September 13, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 3



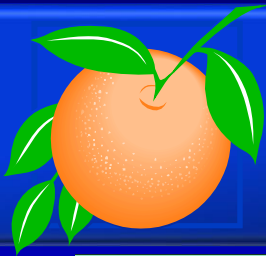
Core Academy Planned Development / Land Use Plan

- Case:** CDR-19-09-293
- Project Name:** Core Academy Planned Development / Land Use Plan
- Applicant:** Bryan F. Borland, WP South Acquisitions, LLC
- District:** 1
- Acreage:** 21.61 gross acres
- Location:** Generally located north of Old YMCA Road and West of Avalon Road
- Request:** To convert 100,000 square feet of commercial uses and a 645-bed dormitory use to 350 multi-family residential units. Additionally, one access location on Avalon Road is being shifted towards the south. One (1) waiver from Orange County Code to allow for a twenty-five (25) foot residential highway setback, in lieu of seventy-five (75) feet is associated with this request.

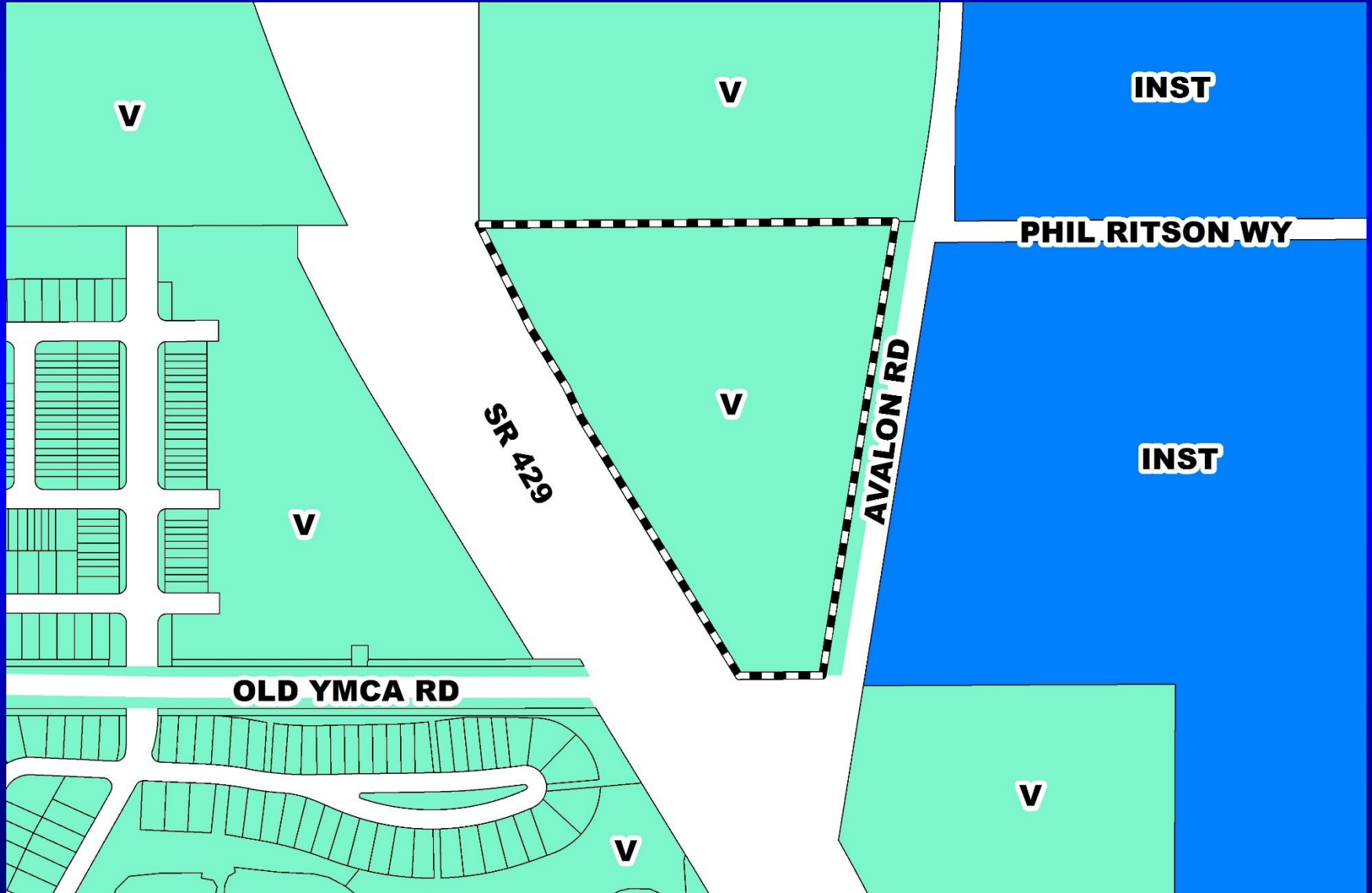


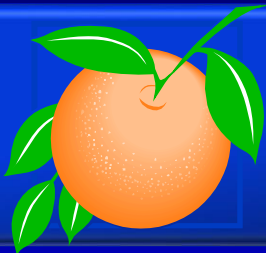
Core Academy Planned Development / Land Use Plan

Core Academy PD			
	Previous	Proposed	Difference
Height	150 feet (56 proposed)	65 feet (5 stories)	85 feet (9 feet)
Trips	441	154	287
SPA District	CCM	CCM	none

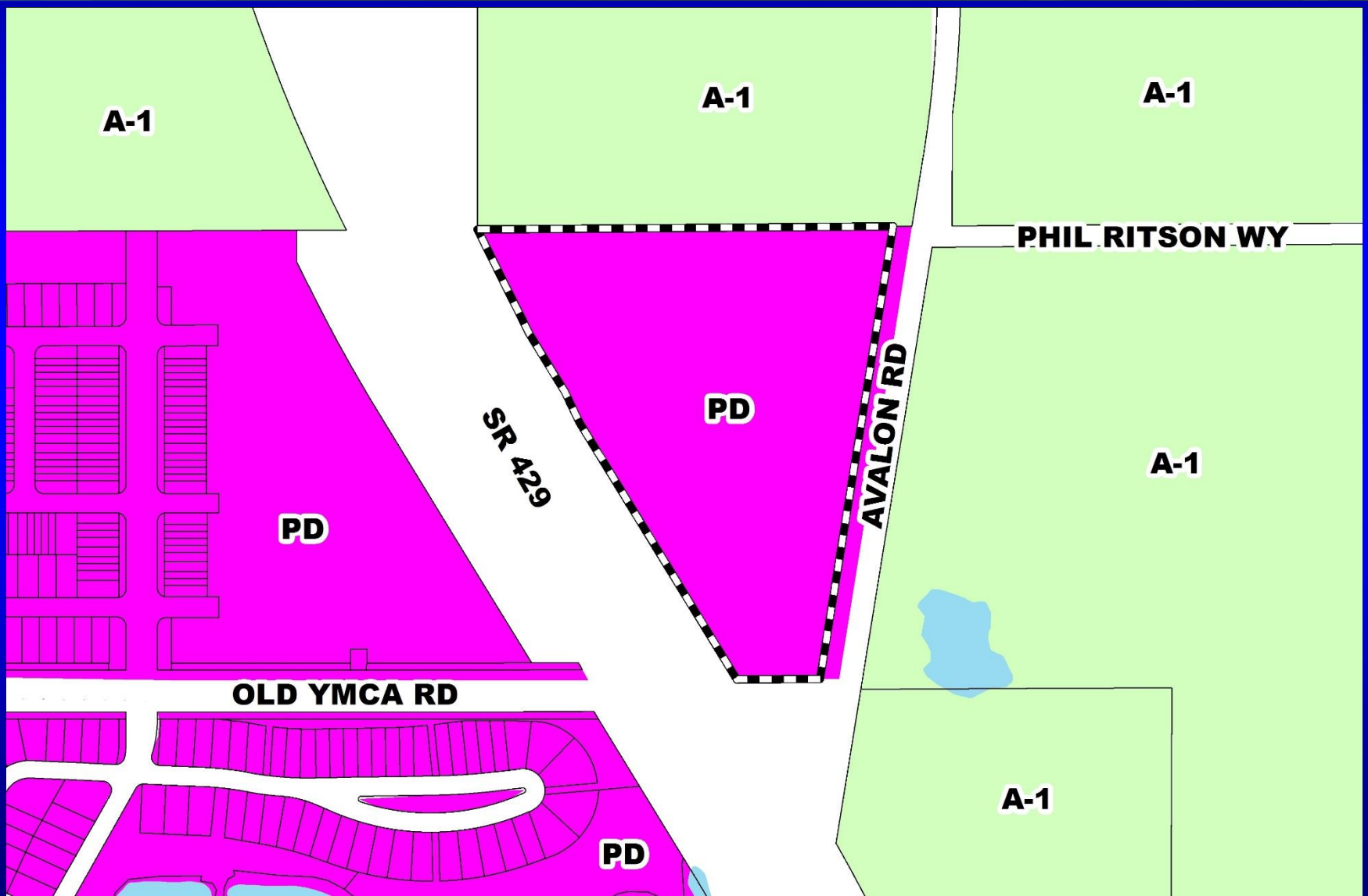


Core Academy Planned Development / Land Use Plan Future Land Use Map





Core Academy Planned Development / Land Use Plan Zoning Map





Core Academy Planned Development / Land Use Plan Aerial Map





Core Academy Planned Development / Land Use Plan Overall Land Use Plan

LAND USE SUMMARY

PD Land Use	Developable Acres ¹	Estimated Stormwater Mgmt. Area ² (DWS)	Estimated Non-APF Parks & Open Space ³ (L/7%)	Net Developable Acres ⁴	Non-Residential			Covers area from Residential and Non-Residential to City (Use Composition Table)
					LAP Non-Residential SUE/CMR	Domestic/Basic Non-Residential	Additional Non-Residential	
Corporate Campus Mixed Use (CCM-9)	21.83	4.52	0.81	16.49	338,000	645	0	500 DP DWS

ADEQUATE PUBLIC FACILITIES (APF)

Required APF Ratio	5.33
Net Developable Acres	16.49
Total APF Required	87.55
PROCESSES	
APF Right of Way	1.07
APF Credits Provided by Stormwater ⁵	1.83
Total APF Provided	2.90

Gross Acreage Summary

Land Area (Acres)	21.83
Waterways	0.00
APF	1.92
Total	23.75

Notes:

- Developable Acres is the sum of Gross Acres less APF and Wetland Acres.
- Stormwater Management Area, Non-APF Parks, and Open Space Areas are subject to change based on final engineering. Surveyed acreage will be provided in conjunction with PSD and / or final DP approvals.
- Net Developable Acres is the sum of Developable Acres less required Stormwater Management Area and Non-APF Parks & Open Space.
- Transfer of Development Rights (TDRs) may be proposed for this PD/LUP at the time of PSD / DP through a change determination to this PSD / DP.
- No Public Street connections shall be requested to the Open Space parcel to the north of the PD. A private access way and pedestrian connection may be permitted.
- Potential to share Stormwater Pond area for widening of CR 545.
- Until such time that a PSD/DP is approved and traps are assigned for the proposed use, this LUP reserves the right to correct back up development projects that generate via the APF Pond location.

WARNINGS:

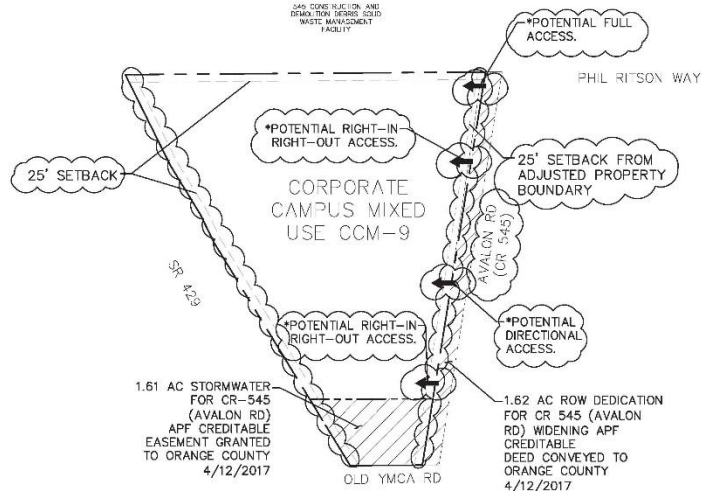
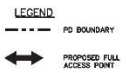
- Request:** A waiver from Sec. 88.124(2)(d) is requested to allow minimum setback of twenty five (25) feet for residential, in lieu of the required seventeen (17) foot setback when adjacent to driveway.
- Notification:** This section of SR 429 is elevated above the area requested for this use, and signage will be provided within the proposed portion of the walk leading the roadway. Therefore, the requested reduction in setback has significantly less impact on the proposed PD DWS.

DEVELOPER AGREEMENTS

- ADEQUATE PUBLIC FACILITIES:**
AN APF AGREEMENT WAS APPROVED BY ORANGE COUNTY BOCC ON 12/16/15. AMENDED ON 08/27/17 AND NOW DRAINAGE CONVEYED ON 6/4/17/17.
- CCM-9 CAPACITY ENHANCEMENT AGREEMENT: [OC 18 066]**
CAPACITY DETERMINATION APPLICATION HAS BEEN SUBMITTED TO CCMS AND CCES DETERMINED THAT CAPACITY FOR THIS PROJECT IS AVAILABLE ON OCTOBER 11, 2016.

DISCLOSURE:

- PUBLIC LAND USE:**
NORTHWEST TOWN CENTER CORPORATE CAMPUS MIXED DEVELOPMENT
- EXISTING ZONING:**
ORANGE COUNTY PLANNED DEVELOPMENT - CCMS (PER 12.12.01.001)
- APPLICABLE REGULATIONS:**
ORANGE COUNTY UTILITIES
- RECEIVE WATER SERVICE:**
ORANGE COUNTY UTILITIES
- STORMWATER:**
1. THE PROJECT WILL BE SERVED BY A MASTER STORMWATER MANAGEMENT SYSTEM.
2. THE STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET THE REQUIREMENTS OF ORANGE COUNTY COOL AND SOIL SEDIMENT MANAGEMENT DISTRICT REGULATIONS.
3. THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE FOLLOWING REGULATIONS:
- OPEN SPACE:**
OPEN SPACE DEVELOPMENT SHALL BE ALLOCATED TO PARK, RECREATIONAL OR OPEN SPACE AND IS DETERMINED BY THE PD APF APPROVAL.
- PHOTOS:**
PHOTOS SHALL BE PROVIDED SPECIFIC PHOTOGRAPHS OF THE PROPERTY AS DEVELOPED AS DETERMINED BY THE PD APF APPROVAL.
- WETLANDS / CONSERVATION AREA:**
NO WETLANDS OR CONSERVATION AREAS ARE PRESENT ON THE PROPERTY.
- CEP/COPUS / CONSERVATION AREA:**
1. THE PROPERTY IS NOT SUBJECT TO THE CEPA ACT.
2. THE PROPERTY IS NOT SUBJECT TO THE CEPA ACT.
- IDENTIFIED:**
1. ALL DEVELOPMENT SHALL BE CONFORMANT WITH THE ORANGE COUNTY MIXED-USE DEVELOPMENT CODE AND THE TABLE OF THE TOWN CENTER CODE, SECTION 16.12.02.
2. AGRICULTURAL USES MAY CONTINUE AS LIMITED TO USES ON A PORTION OF THE PROPERTY WHICH IS NOT SUBJECT TO THE CEPA ACT.
3. RESIDENTIAL AND COMMERCIAL USES SHALL BE LIMITED TO THOSE ALLOWED BY THE PD APPROVAL.
- TRIP GENERATION / CORRIDOR IMPACT:**
- | DESCRIPTION | EDGE | QUANTITY | PM PEAK-HOUR | AM | PM |
|---------------------------------------|------------|------------------|--------------|--------------|--------------|
| APPROVED DEVELOPMENT / PROJECT | | | | | |
| SR 429, PHASE 1A AND 1B | 234 | 405 TRIPS | 2,336 | 2,336 | 2,336 |
| EXISTING DEVELOPMENT / PROJECT | 405 | 300 TRIPS | 2,336 | 2,336 | 2,336 |
| APPROVED DEVELOPMENT / PROJECT | 405 | 300 TRIPS | 2,336 | 2,336 | 2,336 |
| EXISTING DEVELOPMENT / PROJECT | 234 | 405 TRIPS | 2,336 | 2,336 | 2,336 |
- STREETS:**
1. ALL DEVELOPMENT SHALL BE CONFORMANT WITH THE ORANGE COUNTY MIXED-USE DEVELOPMENT CODE AND THE TABLE OF THE TOWN CENTER CODE, SECTION 16.12.02.
2. ALL DEVELOPMENT SHALL BE CONFORMANT WITH THE ORANGE COUNTY MIXED-USE DEVELOPMENT CODE AND THE TABLE OF THE TOWN CENTER CODE, SECTION 16.12.02.
3. ALL DEVELOPMENT SHALL BE CONFORMANT WITH THE ORANGE COUNTY MIXED-USE DEVELOPMENT CODE AND THE TABLE OF THE TOWN CENTER CODE, SECTION 16.12.02.
4. ALL DEVELOPMENT SHALL BE CONFORMANT WITH THE ORANGE COUNTY MIXED-USE DEVELOPMENT CODE AND THE TABLE OF THE TOWN CENTER CODE, SECTION 16.12.02.
- BUILDING STANDARDS:**
BUILDING HEIGHT: 35 FT. MAX. (SEE PERMITTED)
- SEPARATION:**
SR 429: 25' SETBACK FROM ADJUSTED PROPERTY BOUNDARY
- DRIVEWAY:**
SR 429: 25' SETBACK FROM ADJUSTED PROPERTY BOUNDARY



KELLY COLLINS & GENTRY, INC.
PLANNING ENGINEER

KCG
KELLY COLLINS & GENTRY, INC.
PLANNING ENGINEER

AGMCI
AGMCI

CORE ACADEMY PD / UNP

LAND USE PLAN

SCALE: 1/4" = 100'

SHEET P-3.0



Action Requested

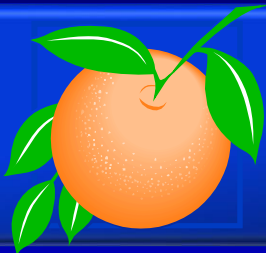
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Core Academy Planned Development / Land Use Plan (PD/LUP) dated “Received December 2, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

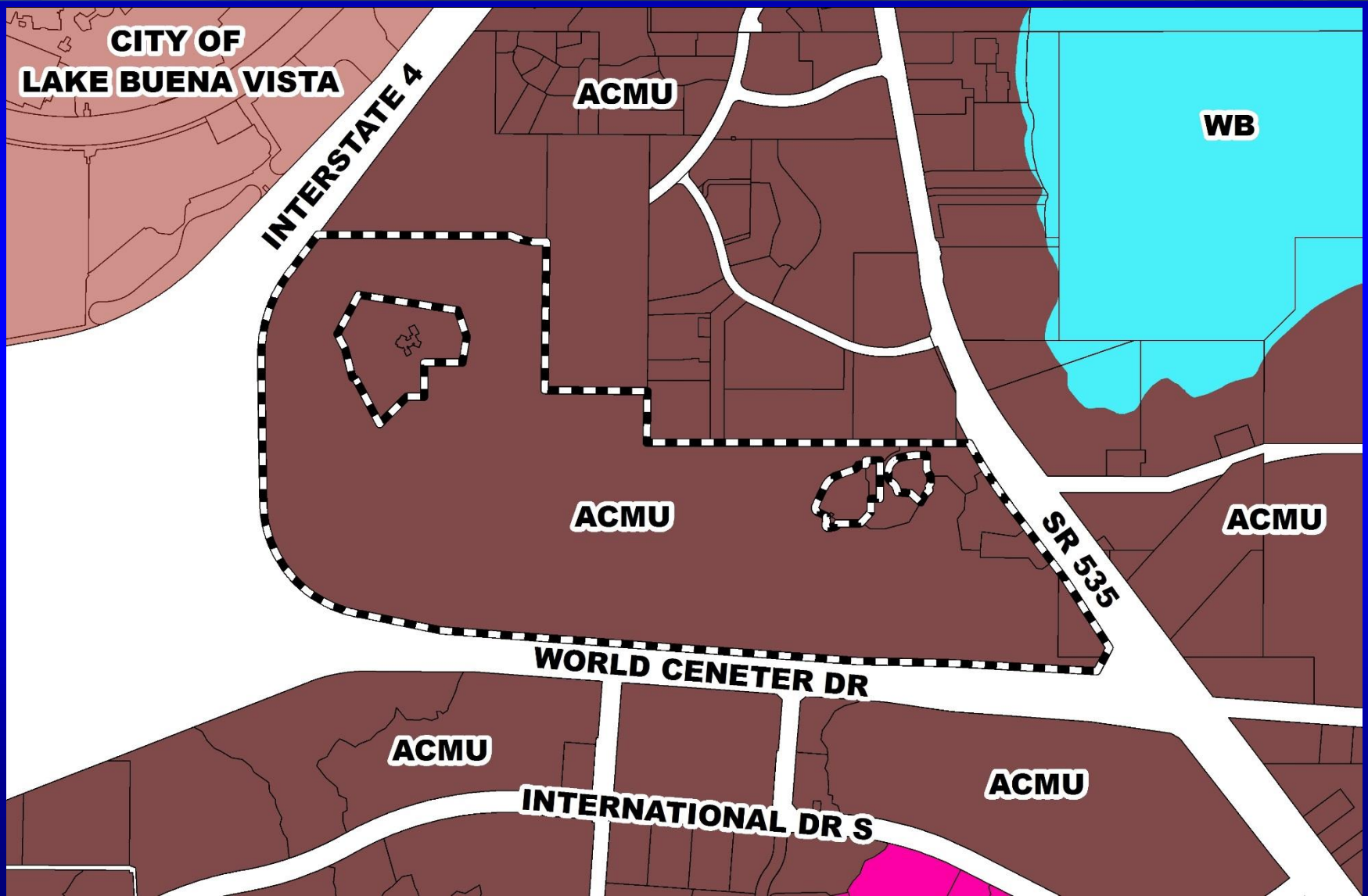


Marriott Orlando World Center Planned Development / Land Use Plan

- Case:** CDR-19-04-139
- Project Name:** Marriott Orlando World Center Planned Development / Land Use Plan
- Applicant:** Jim Hall, Hall Development Services
- District:** 1
- Acreage:** 205.96 gross acres (overall PD)
181.58 gross acres (affected parcel only)
- Location:** Generally located north of International Drive and west of State Road 535
- Request:** To add 68,000 square feet of convention/exhibit space and to show existing and proposed access points on the plan.

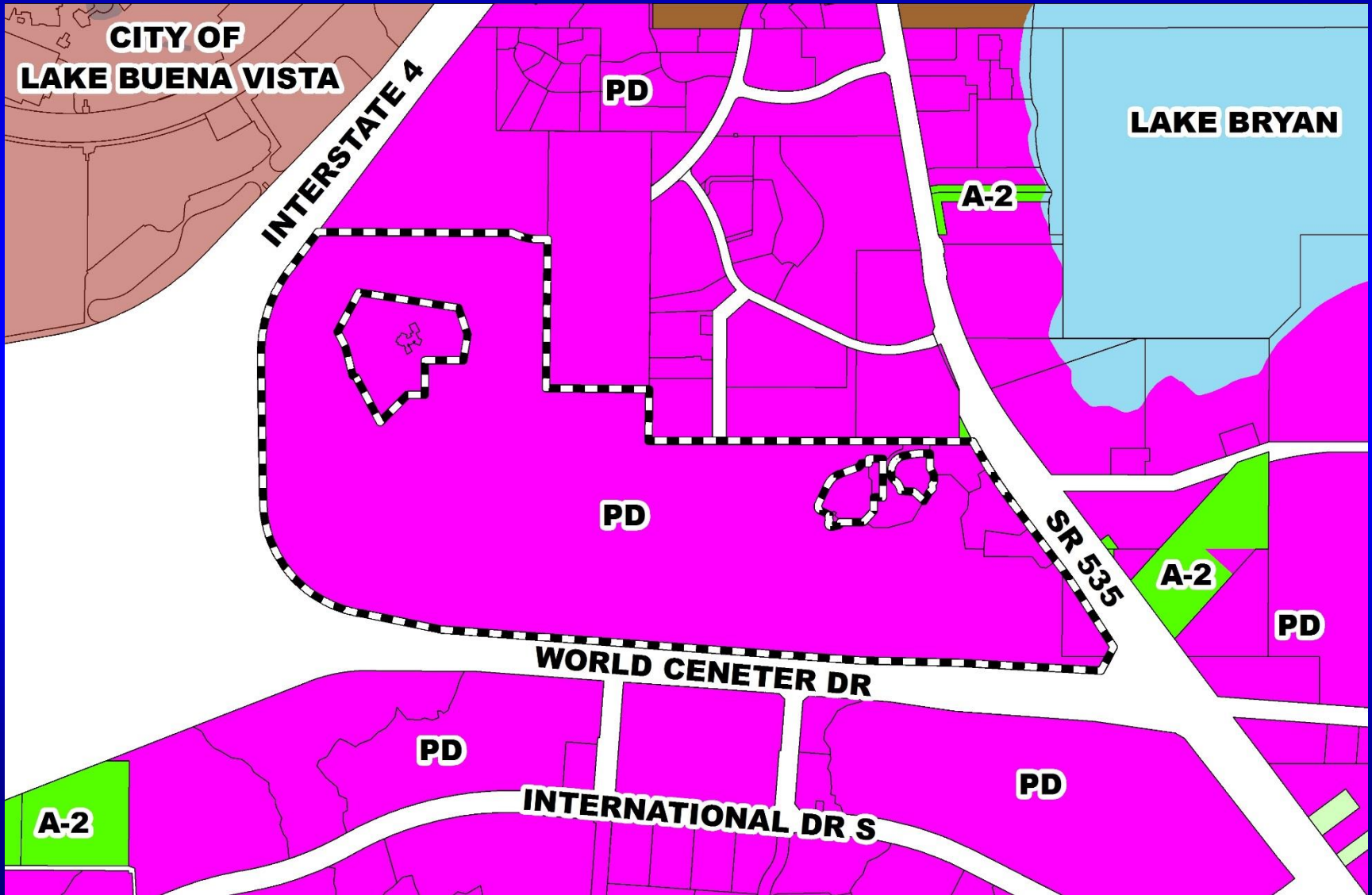


Marriott Orlando World Center Planned Development / Land Use Plan Future Land Use Map





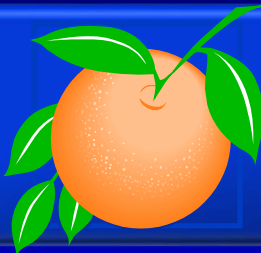
Marriott Orlando World Center Planned Development / Land Use Plan Zoning Map



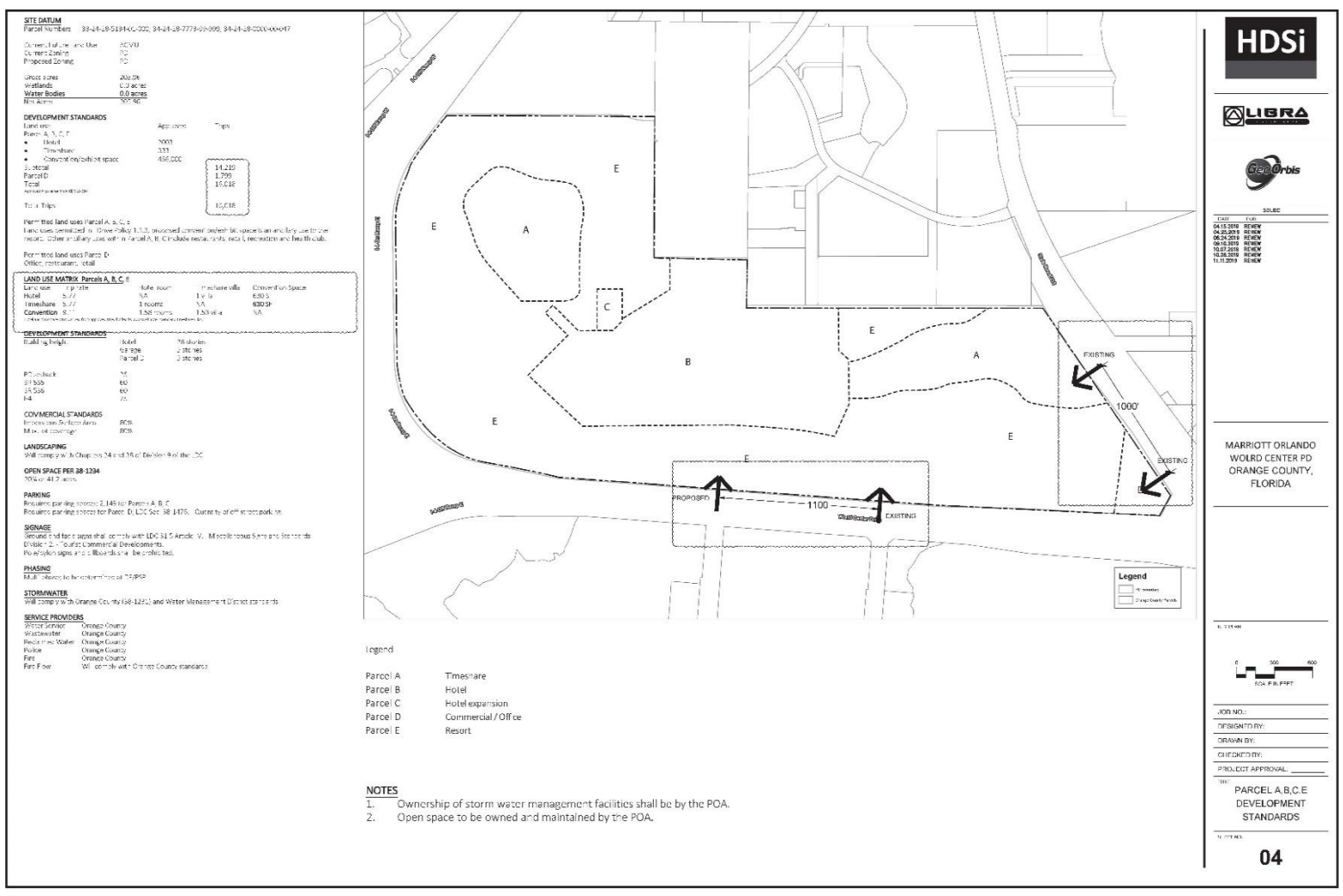


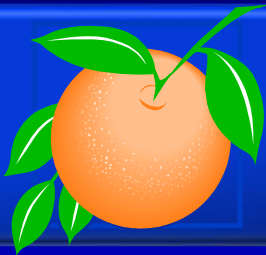
Marriott Orlando World Center Planned Development / Land Use Plan Aerial Map





Marriott Orlando World Center Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Marriott Orlando World Center Planned Development / Land Use Plan (PD/LUP) dated “Received December 4, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Board of County Commissioners

Public Hearings

February 11, 2020