

Board of County Commissioners

Public Hearings

December 3, 2019



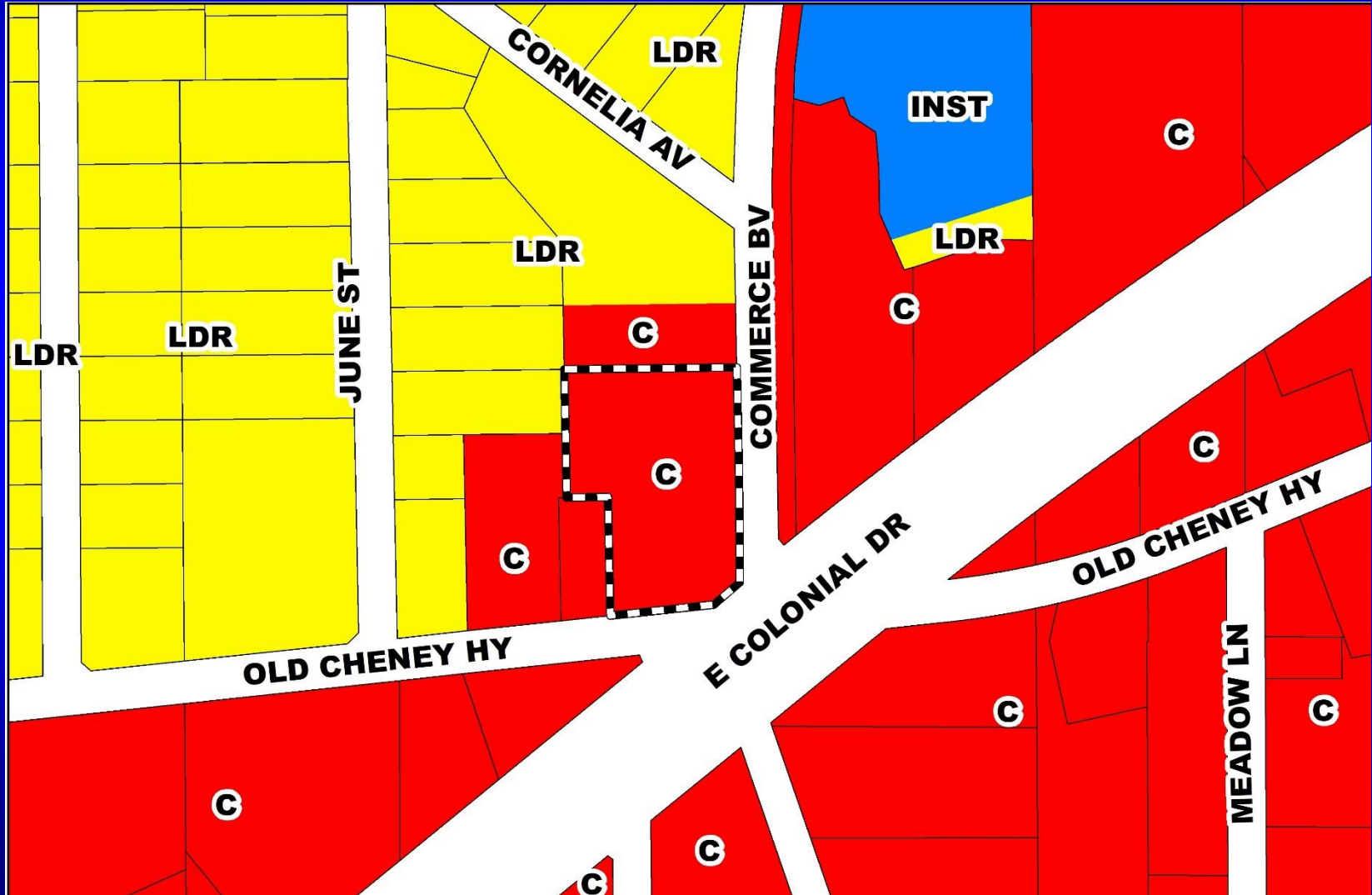
RZ-19-04-003 – Ossama Salama Planning and Zoning Commission (PZC) Board-Called Hearing

- Case:** RZ-19-04-003
- Applicant:** Ossama Salama, Sam's Towing, Inc.
- District:** 5
- Location:** 6139 E. Colonial Drive, generally located northwest of E. Colonial Drive, north of Old Cheney Highway, west of Commerce Boulevard, east of June Street, and south of Cornelia Avenue
- Acreage:** 2.04 gross acres
- From:** C-2 (General Commercial District)
- To:** C-3 (Wholesale Commercial District)
- Proposed Use:** Automobile towing and junk yard



RZ-19-04-003 – Ossama Salama

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

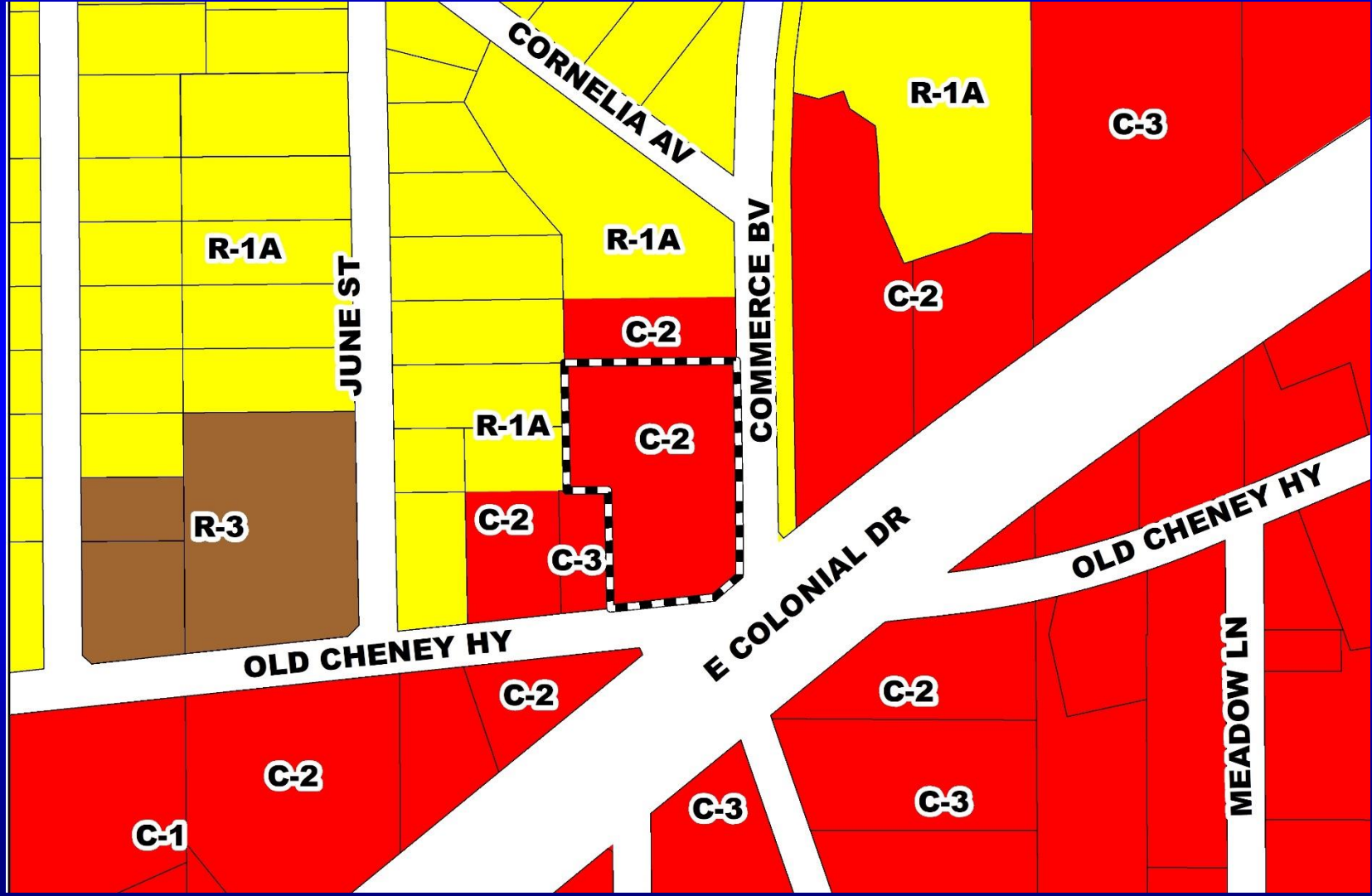




RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

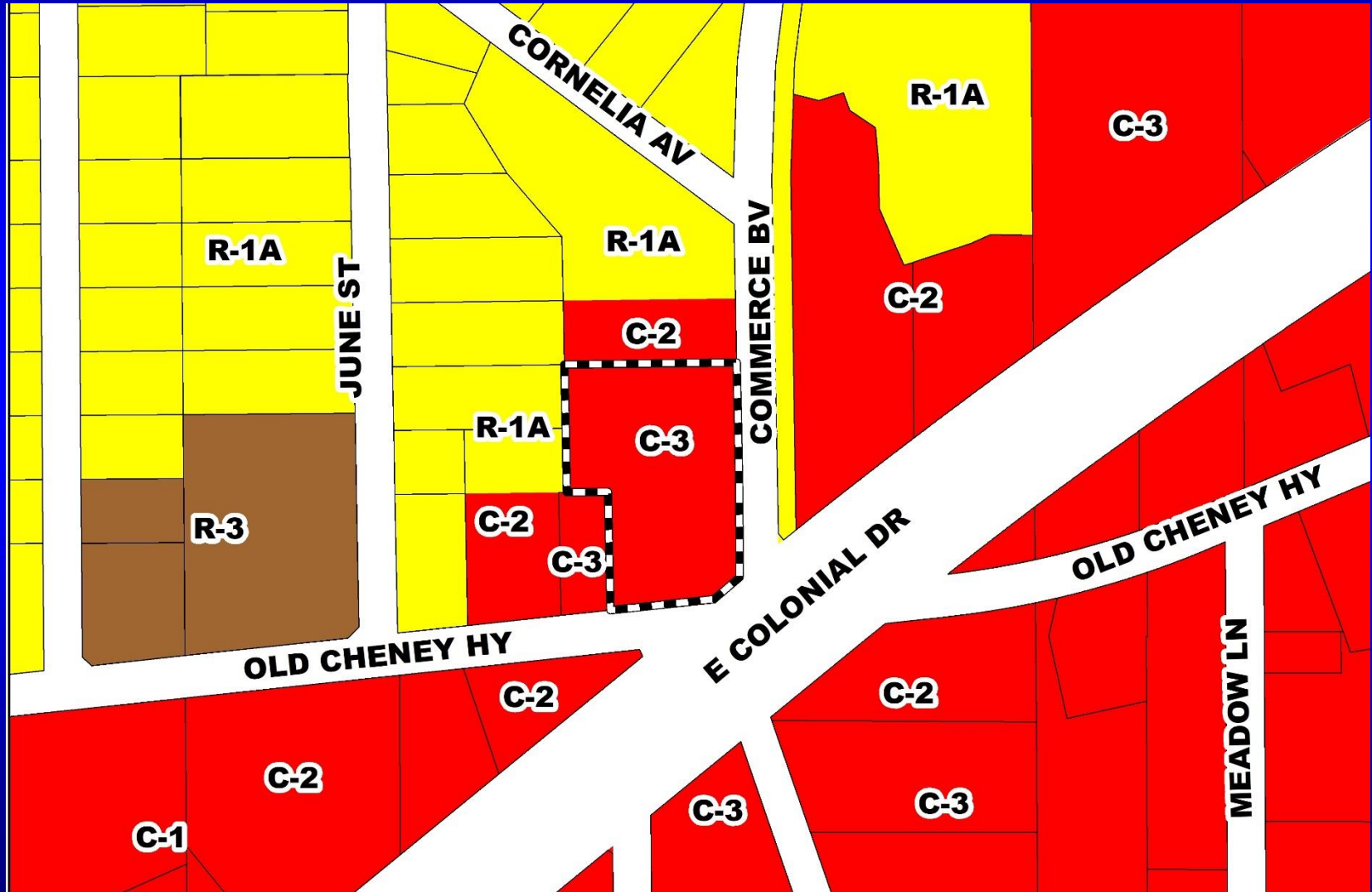
Zoning Map





RZ-19-04-003 – Ossama Salama

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





RZ-19-04-003 – Ossama Salama

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 C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall on the southern 50' of the property line along Commerce Boulevard.

District 5



Action Requested

Replacement Restriction #4

- 4) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on along the eastern property line adjacent to Commerce Boulevard.



Action Requested

Staff Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges along the eastern property line adjacent to Commerce Boulevard.

District 5

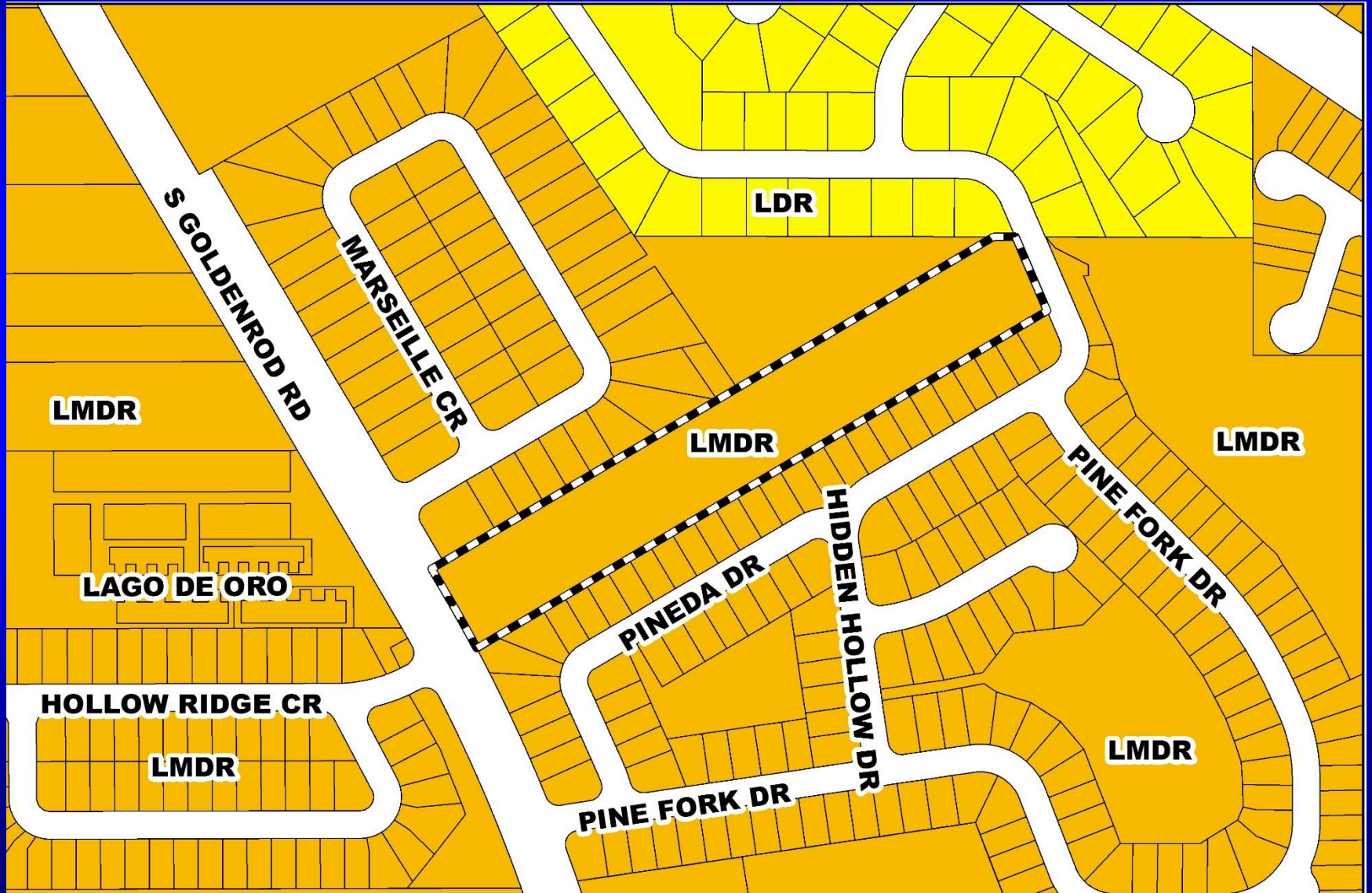


Mary Creek at Goldenrod Preliminary Subdivision Plan

- Case:** PSP-18-02-061
- Project Name:** Mary Creek at Goldenrod Preliminary Subdivision Plan
- Applicant:** Ashraf Masoud, Dreams Company for Trading & Construction USA, Inc.
- District:** 3
- Acreage:** 4.55 gross acres
- Location:** Generally located south of Curry Ford Road and east of Goldenrod Road
- Request:** To subdivide 4.55 acres in order to construct 40 attached single-family residential dwelling units.

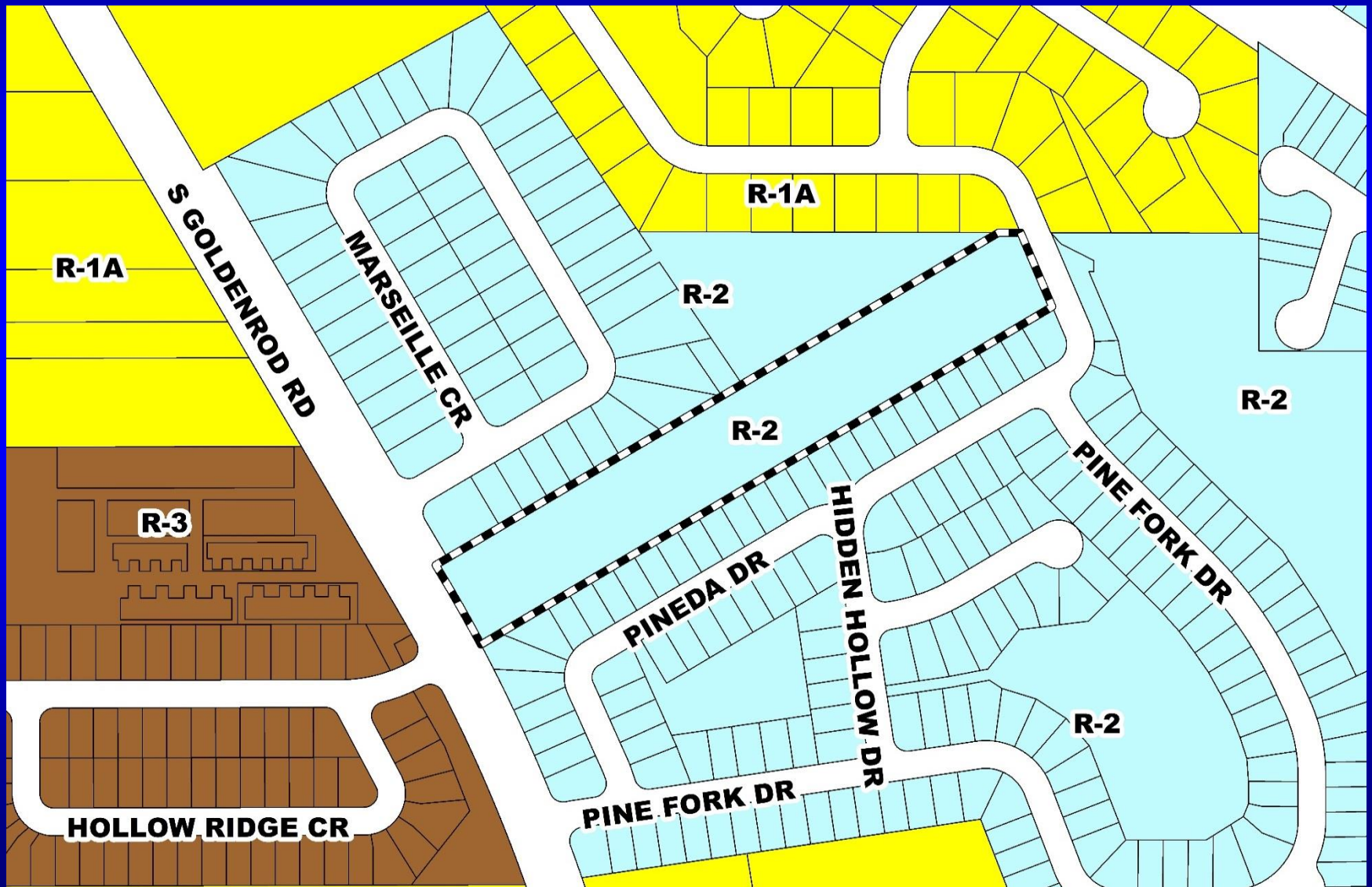


Mary Creek at Goldenrod Preliminary Subdivision Plan Future Land Use Map





Mary Creek at Goldenrod Preliminary Subdivision Plan Zoning Map



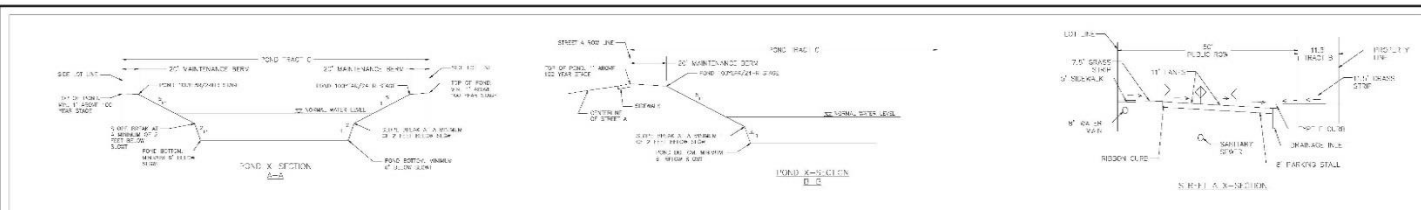


Mary Creek at Goldenrod Preliminary Subdivision Plan Aerial Map





Mary Creek at Goldenrod Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



GENERAL NOTES:

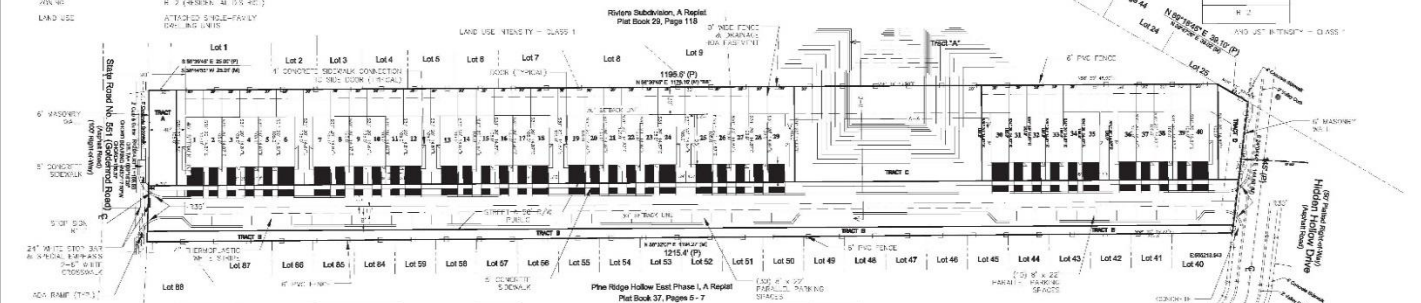
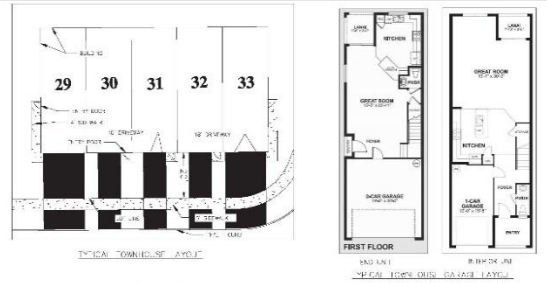
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.

CONCRETE NOTES:

1. ALL CONCRETE SHALL BE 4000 PSI.
2. ALL CONCRETE SHALL BE 4000 PSI.
3. ALL CONCRETE SHALL BE 4000 PSI.
4. ALL CONCRETE SHALL BE 4000 PSI.
5. ALL CONCRETE SHALL BE 4000 PSI.

UTILITIES AND EROSION CONTROL:

1. ALL UTILITIES SHALL BE 18" MINIMUM DEPTH.
2. ALL UTILITIES SHALL BE 18" MINIMUM DEPTH.
3. ALL UTILITIES SHALL BE 18" MINIMUM DEPTH.
4. ALL UTILITIES SHALL BE 18" MINIMUM DEPTH.
5. ALL UTILITIES SHALL BE 18" MINIMUM DEPTH.



NO.	DESCRIPTION	AMOUNT	UNIT	VALUE	REMARKS
1	OPEN SPACE	4784	SF	2376.50	HOA
2	OPEN SPACE	1564	SF	782.00	HOA
3	OPEN SPACE	2197.50	SF	1098.75	HOA
4	OPEN SPACE	2162.50	SF	1081.25	HOA
5	OPEN SPACE	2705.50	SF	1352.75	HOA
6	OPEN SPACE	2870.50	SF	1435.25	HOA
7	OPEN SPACE	3870.50	SF	1935.25	HOA
8	OPEN SPACE	3870.50	SF	1935.25	HOA
9	OPEN SPACE	3870.50	SF	1935.25	HOA
10	OPEN SPACE	3870.50	SF	1935.25	HOA

MARY CREEK AT GOLDENROD DEVELOPMENT PLANS

BCA CONSULTING, LLC
107 S. 1st Street
Tulsa, Oklahoma 74106
Phone: (918) 438-1111
Fax: (918) 438-1112
www.bcaconsulting.com

Project of Record

Scale
1" = 100'-0"

Graphic Scale
0 10 20 30 40 50 60 70 80 90 100 FEET



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Mary Creek at Goldenrod Preliminary Subdivision Plan dated “Received September 30, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3

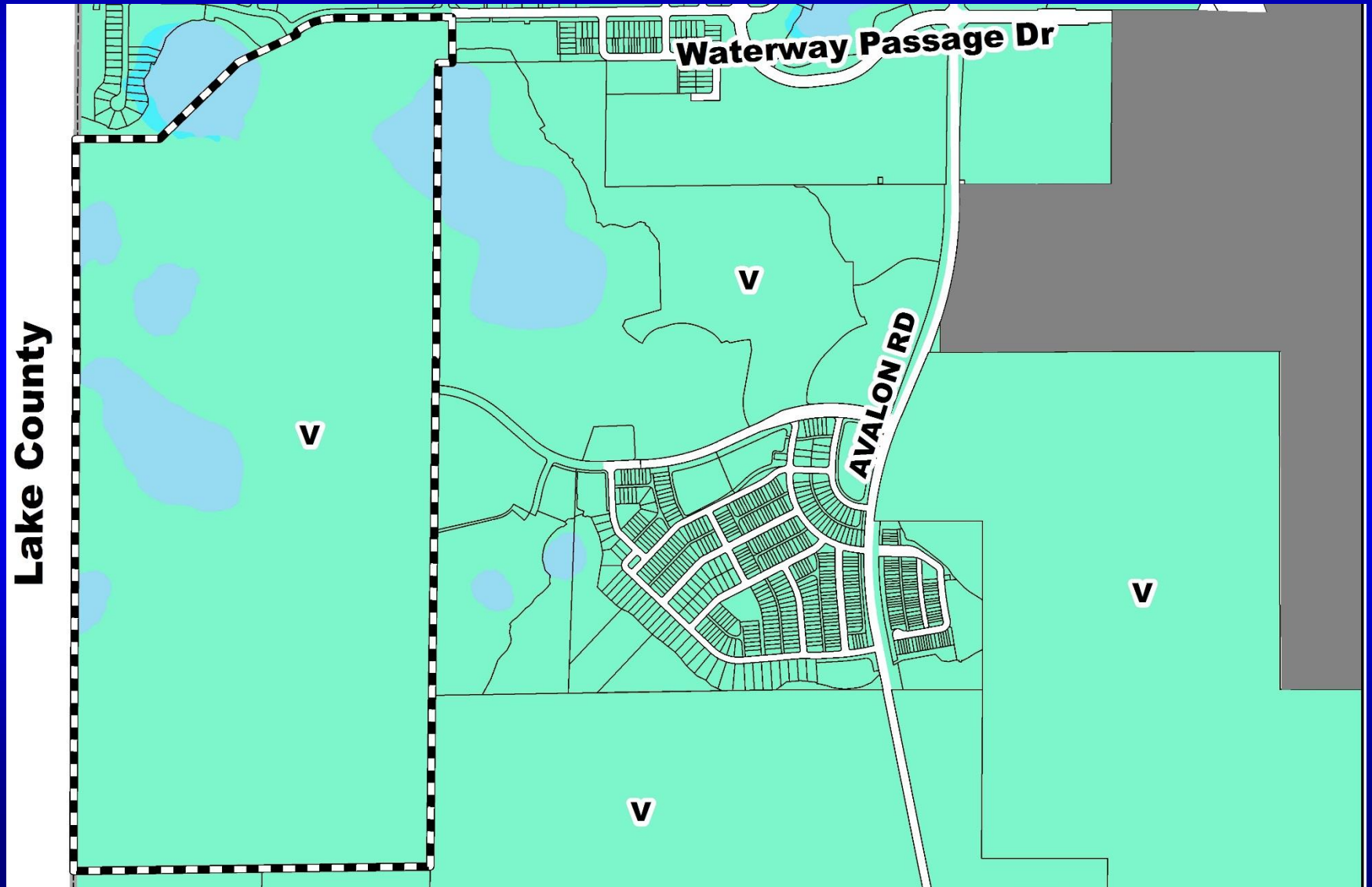


Waterleigh Planned Development D / Phase 4 Preliminary Subdivision Plan

- Case:** PSP-18-10-339
- Project Name:** Waterleigh Planned Development / Phase 4 Preliminary Subdivision Plan
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 234.40 gross acres
- Location:** Generally located west of Avalon Road and north of West Irlo Bronson Memorial Highway (U.S. 192)
- Request:** To construct 421 single-family detached units and 167 single-family attached units for a total of 588 dwelling units. Three (3) waivers from Orange County Code related to lot access and orientation are proposed with this request.

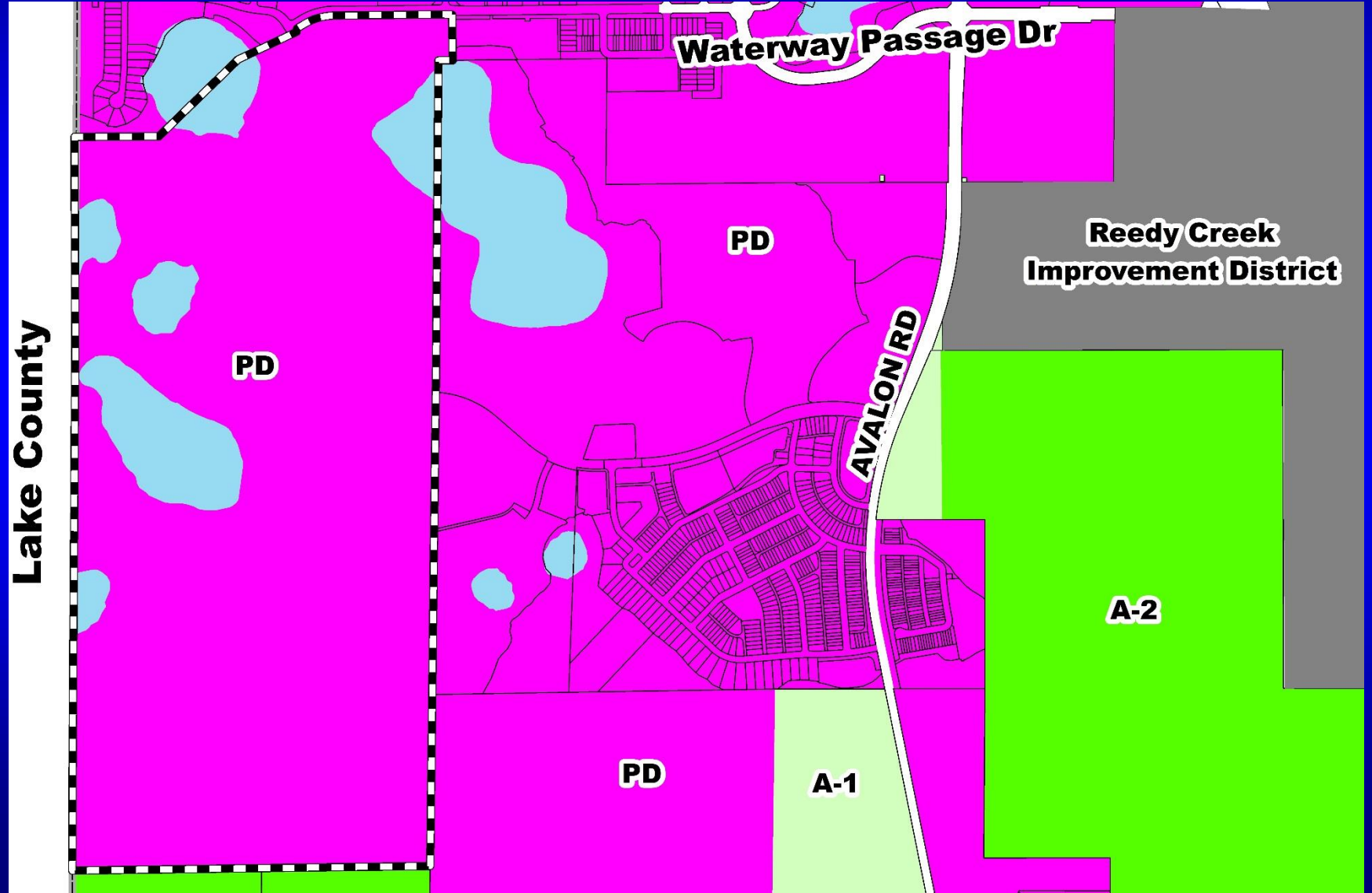


Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Future Land Use Map



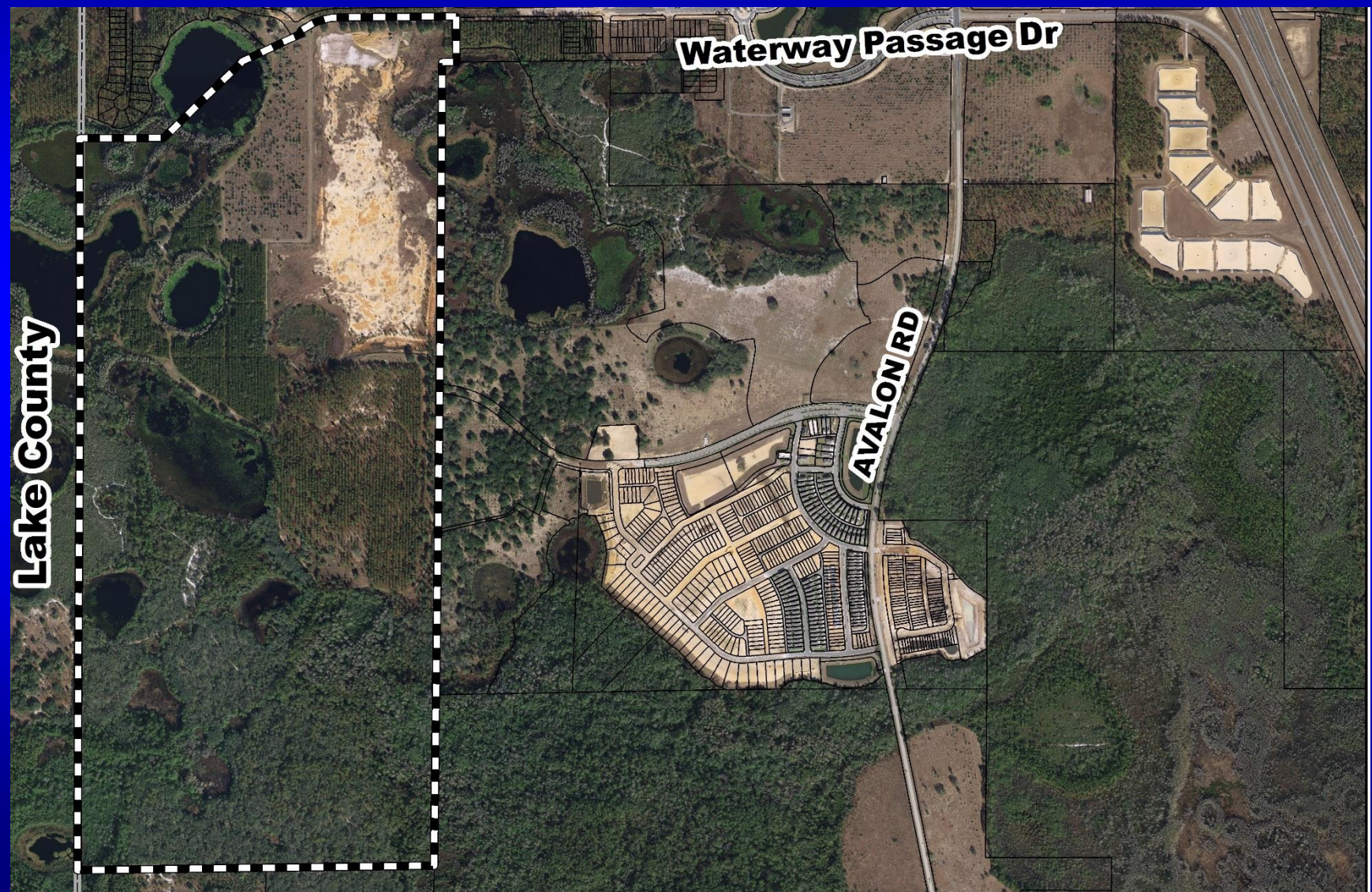


Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Zoning Map





Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Phase 4 PSP dated “Received September 20, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

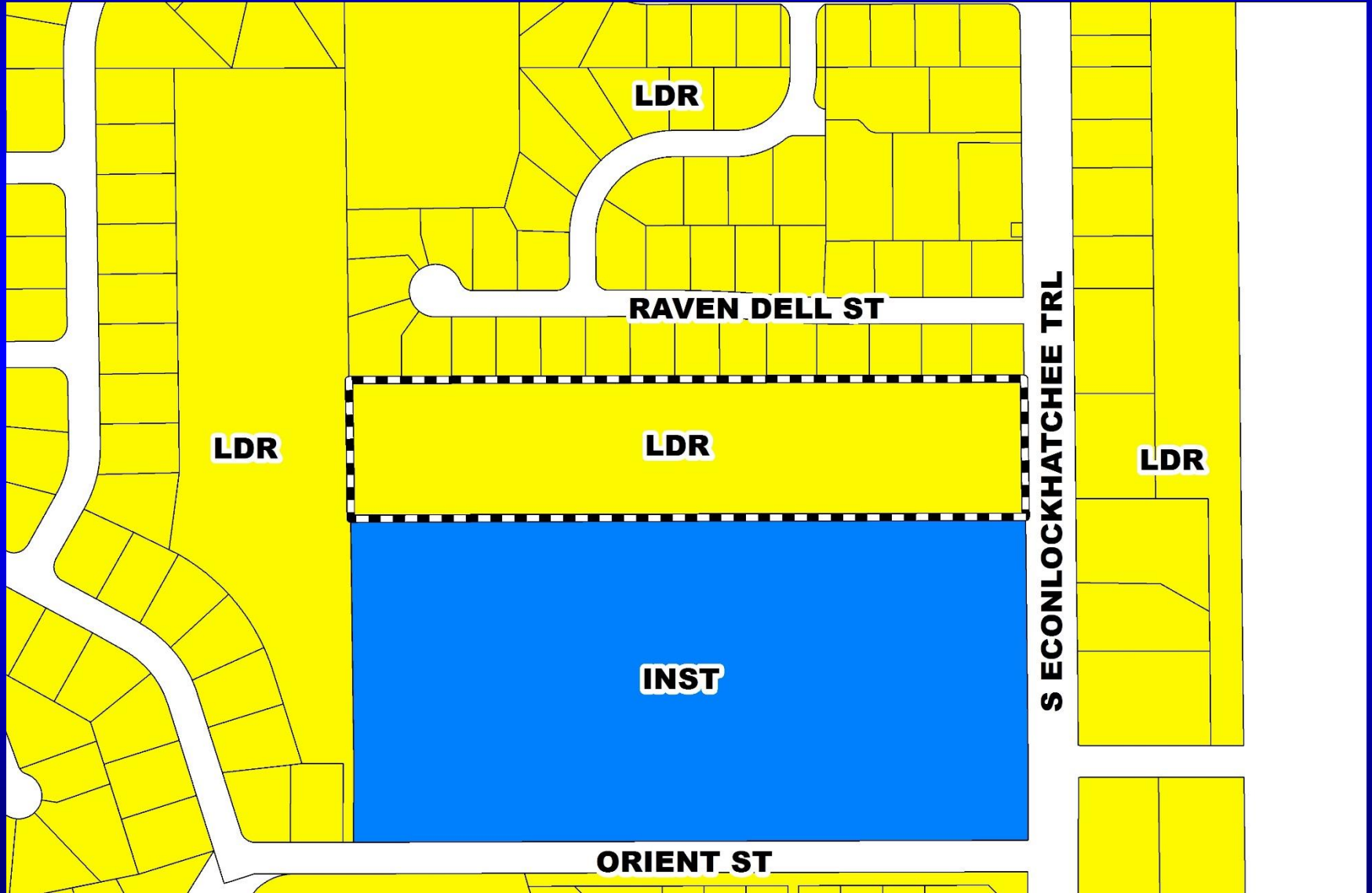


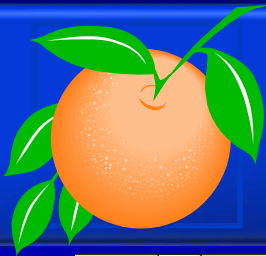
Eagles Landing Preliminary Subdivision Plan

Case:	PSP-18-10-321
Project Name:	Eagles Landing Preliminary Subdivision Plan
Applicant:	Limaris Ramos, Primera Construction Corporation
District:	3
Acreage:	7.75 gross acres
Location:	Generally located north of Curry Ford Road and west of South Econlockhatchee Trail
Request:	To subdivide 7.75 acres in order to construct 23 single-family residential dwelling units.

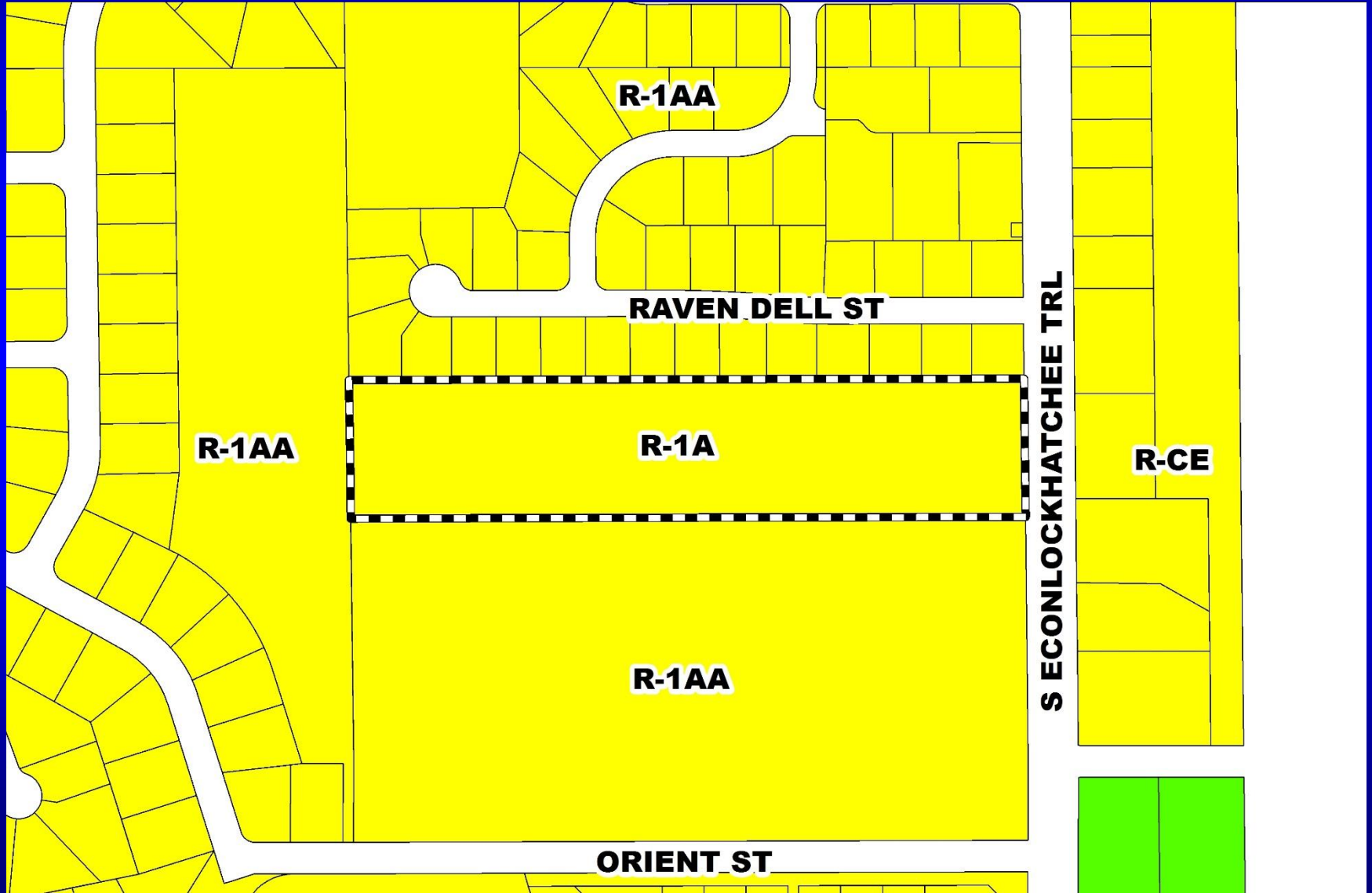


Eagles Landing Preliminary Subdivision Plan Future Land Use Map



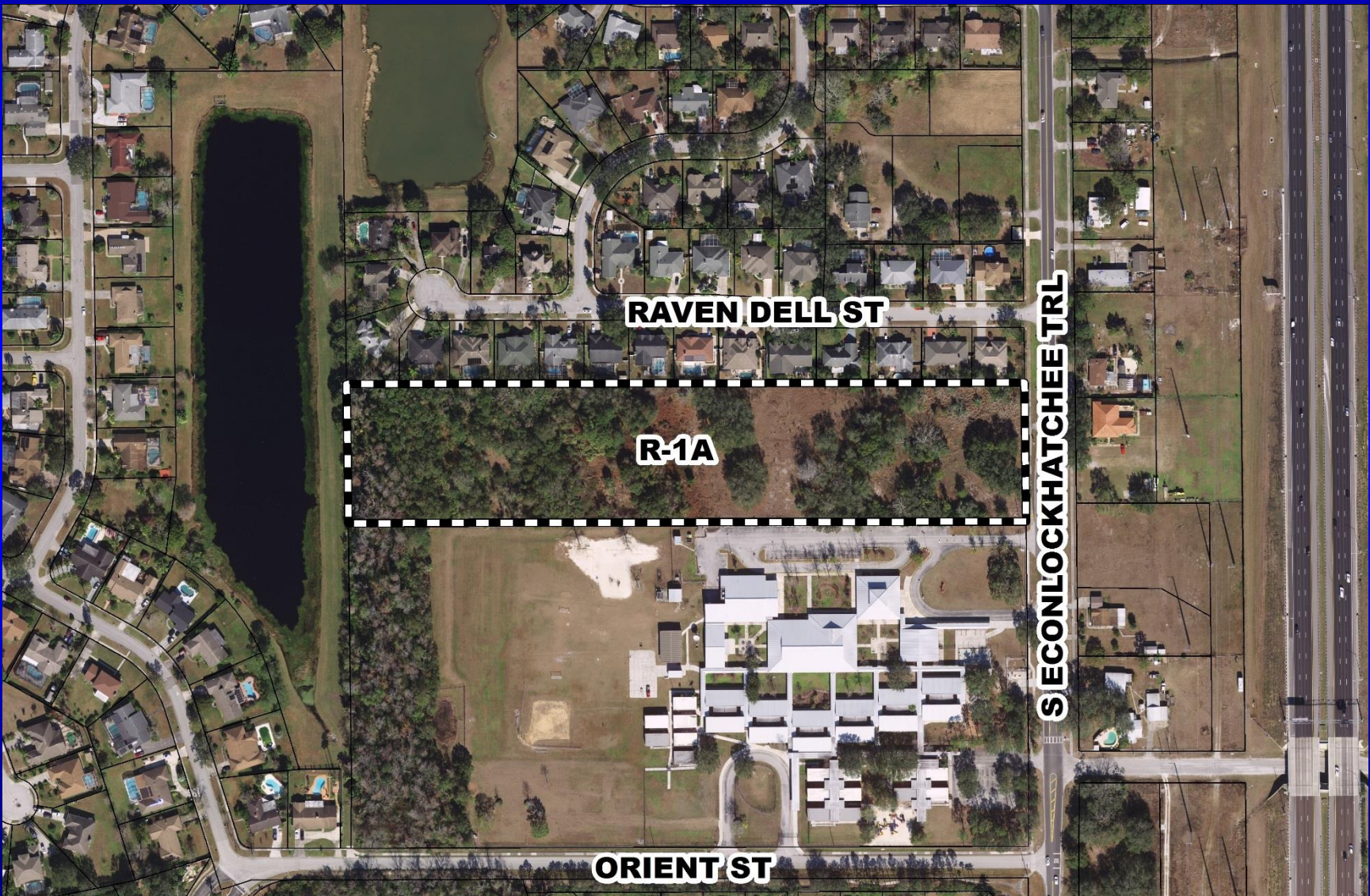


Eagles Landing Preliminary Subdivision Plan Zoning Map





Eagles Landing Preliminary Subdivision Plan Aerial Map



RAVEN DELL ST

R-1A

ORIENT ST

SECONLOCKHATCHEE TRL



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Eagles Landing Preliminary Subdivision Plan dated “Received October 14, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3

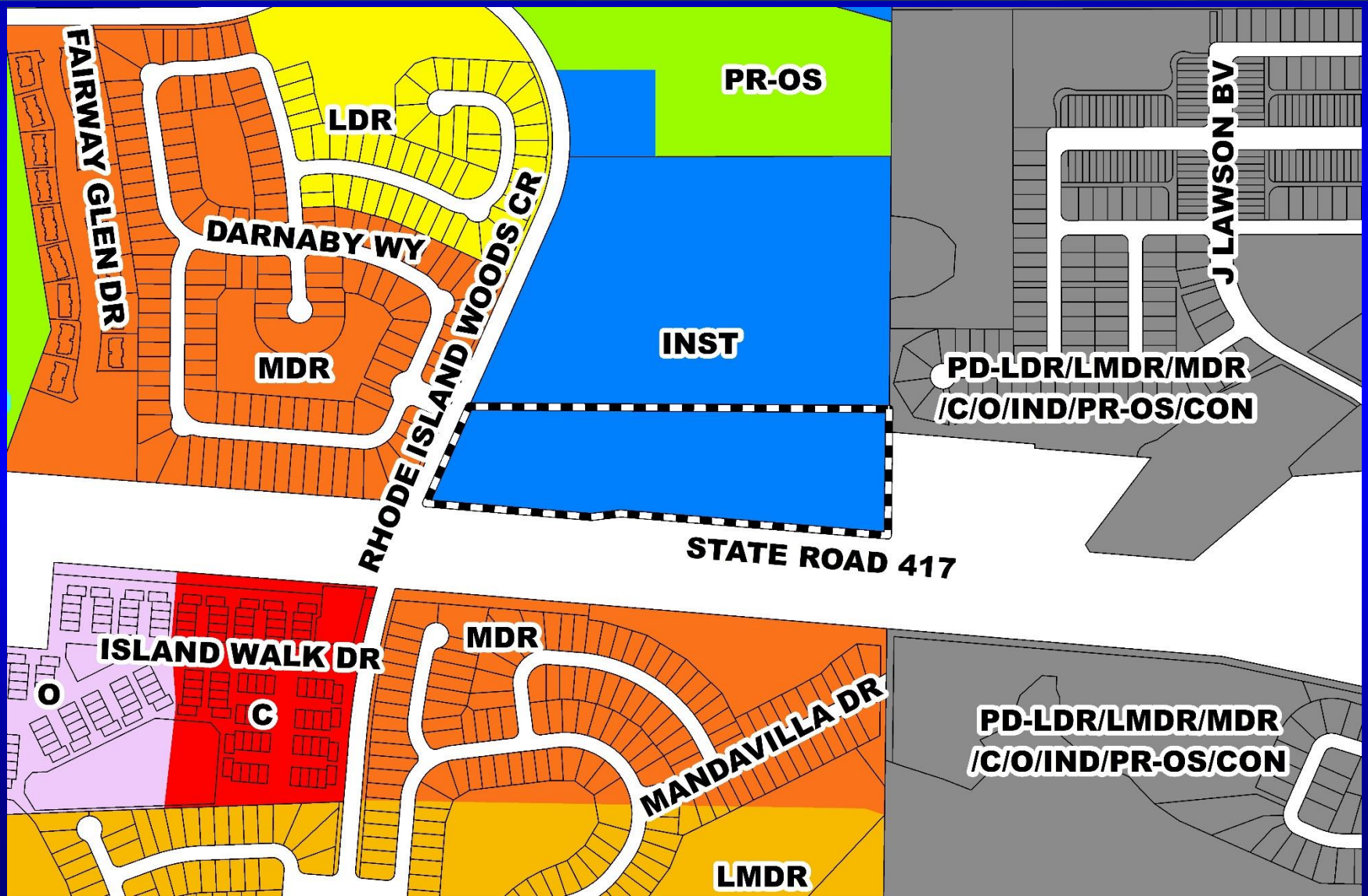


Meadow Woods Planned Development / Land Use Plan

- Case:** CDR-19-08-265
- Project Name:** Meadow Woods Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 4
- Acreage:** 3,324.78 gross acres (overall PD)
13.38 gross acres (affected parcel only)
- Location:** Generally located north of State Road 417 and east of Rhode Island Woods Circle
- Request:** To use the approved conversion matrix to convert 22,100 square feet of existing retail commercial entitlements to 68 single-family attached residential units on Parcel 21.

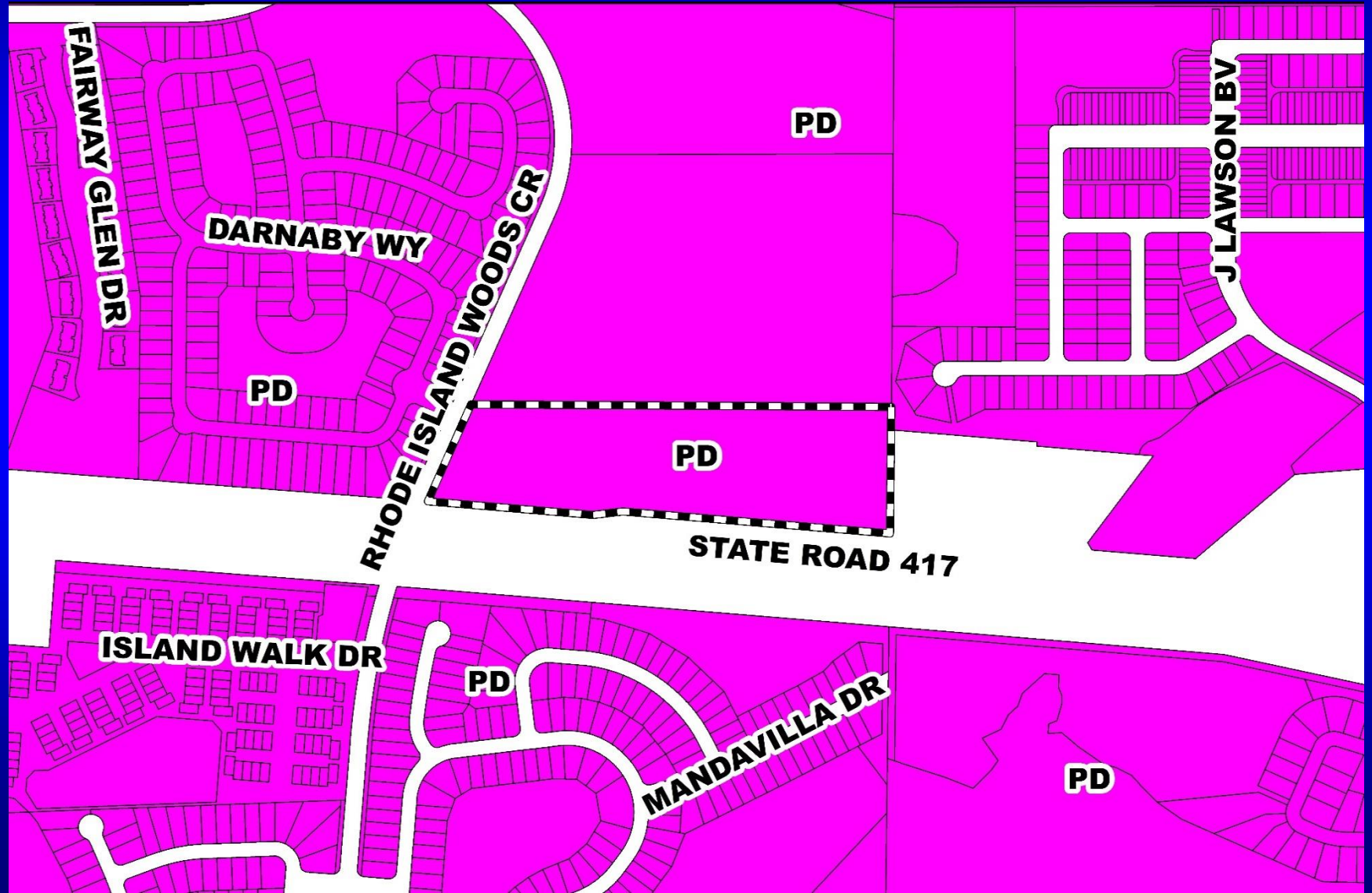


Meadow Woods Planned Development / Land Use Plan Future Land Use Map



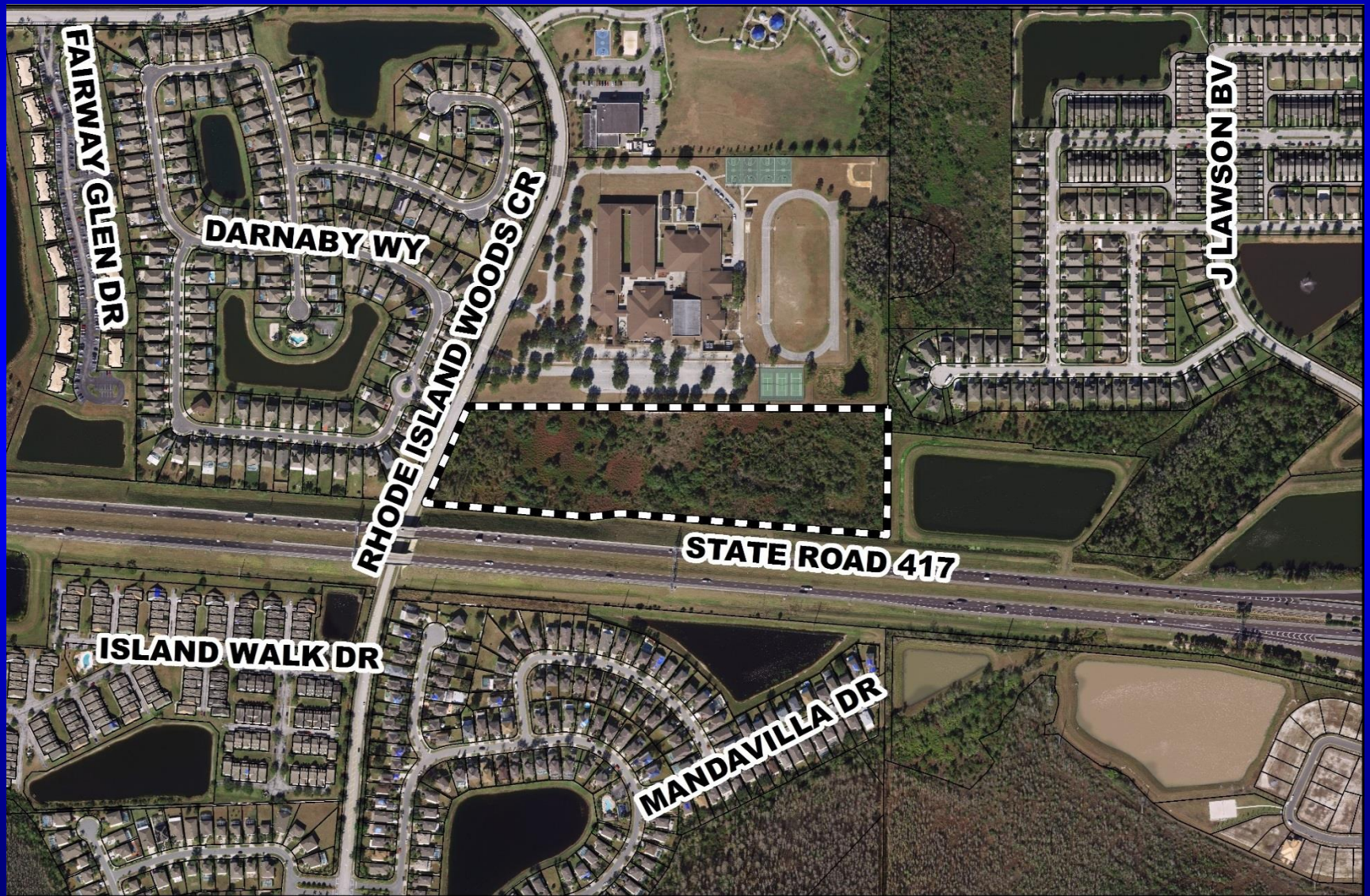


Meadow Woods Planned Development / Land Use Plan Zoning Map



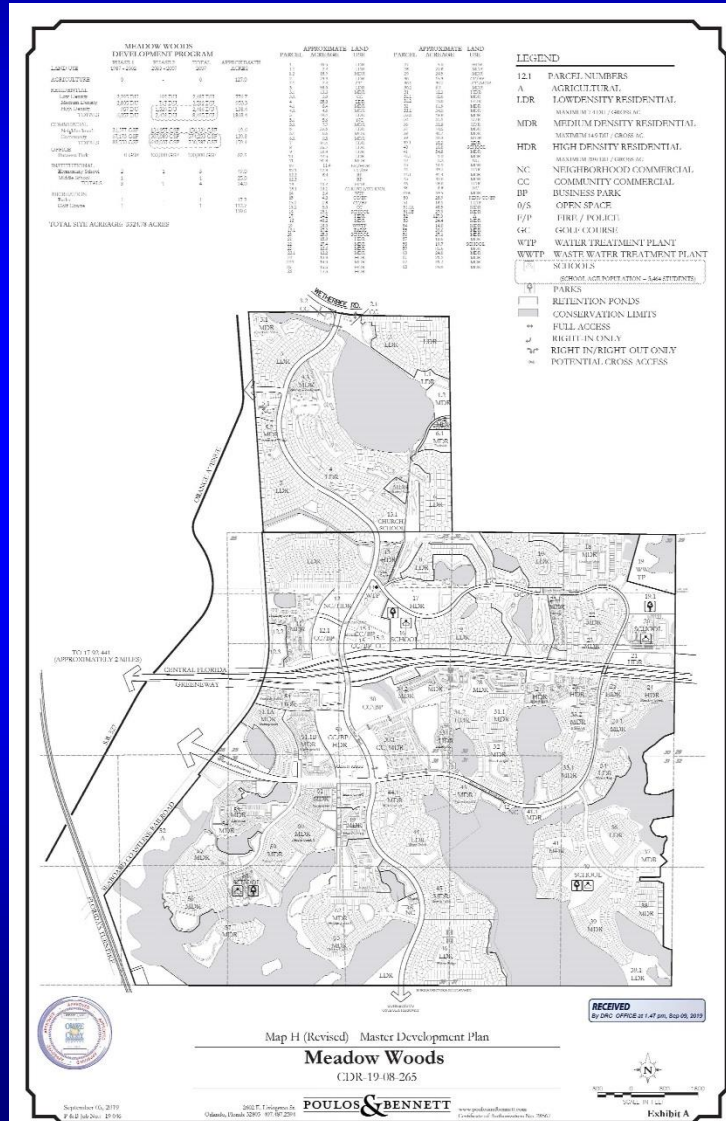


Meadow Woods Planned Development / Land Use Plan Aerial Map





Meadow Woods Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

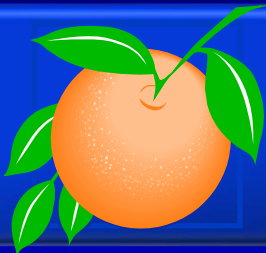
Make a finding of consistency with the Comprehensive Plan and approve the Meadow Woods Planned Development / Land Use Plan (PD/LUP), dated “Received September 9, 2019” subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

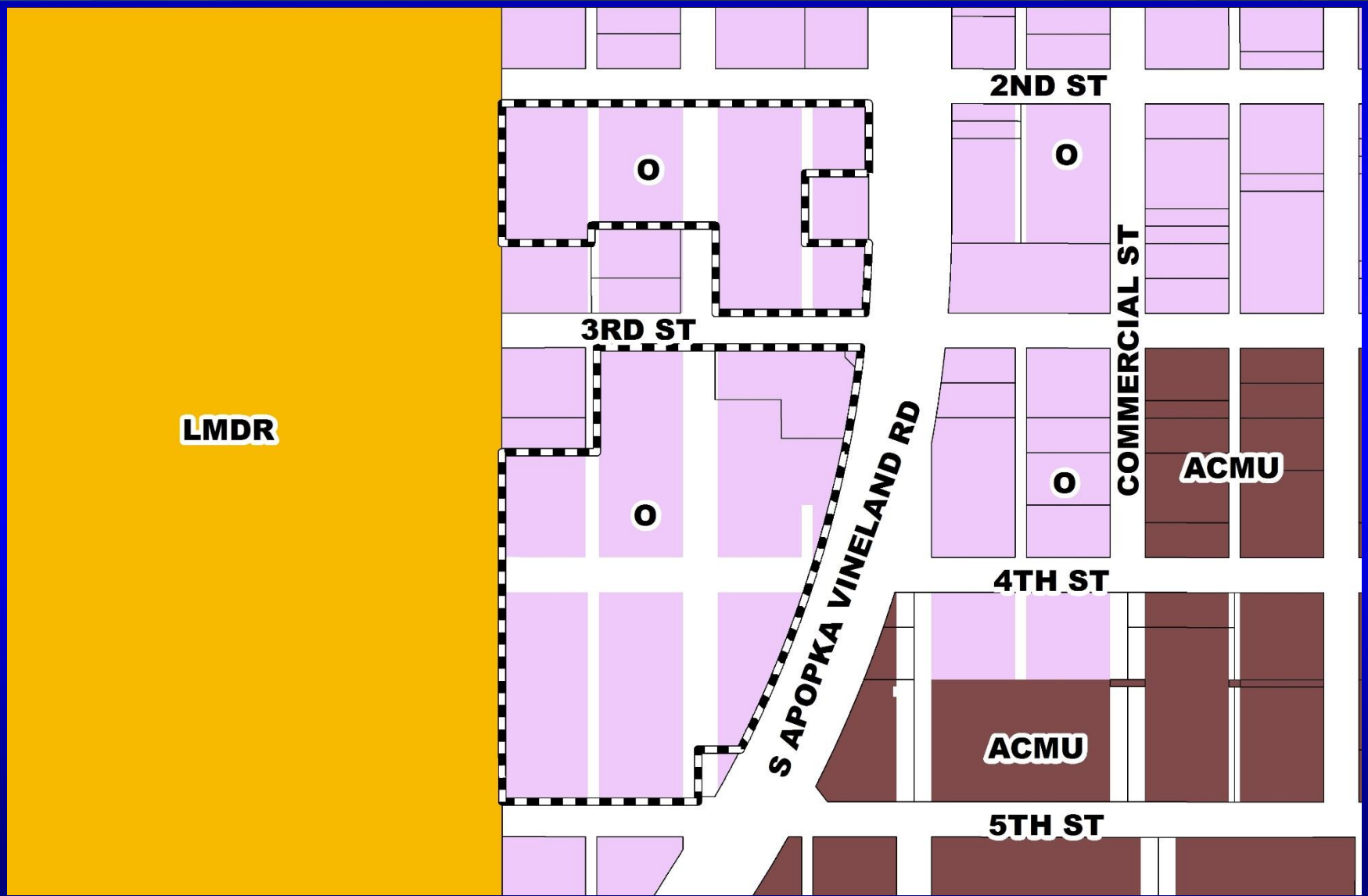


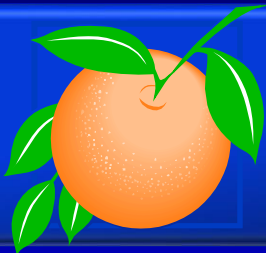
Buena Vista Commons Planned Development / Land Use Plan

- Case:** CDR-19-06-191
- Project Name:** Buena Vista Commons Planned Development / Land Use Plan
- Applicant:** Constance Silver, Tri3 Civil Engineering Design Studio, Inc.
- District:** 1
- Acreage:** 8.52 gross acres (overall PD)
- Location:** 11414 and 11444 S. Apopka Vineland Road; or generally located on the west side of S. Apopka Vineland Road and the south side of 3rd Street.
- Request:** To request two (2) waivers from Orange County Code related to landscaping.

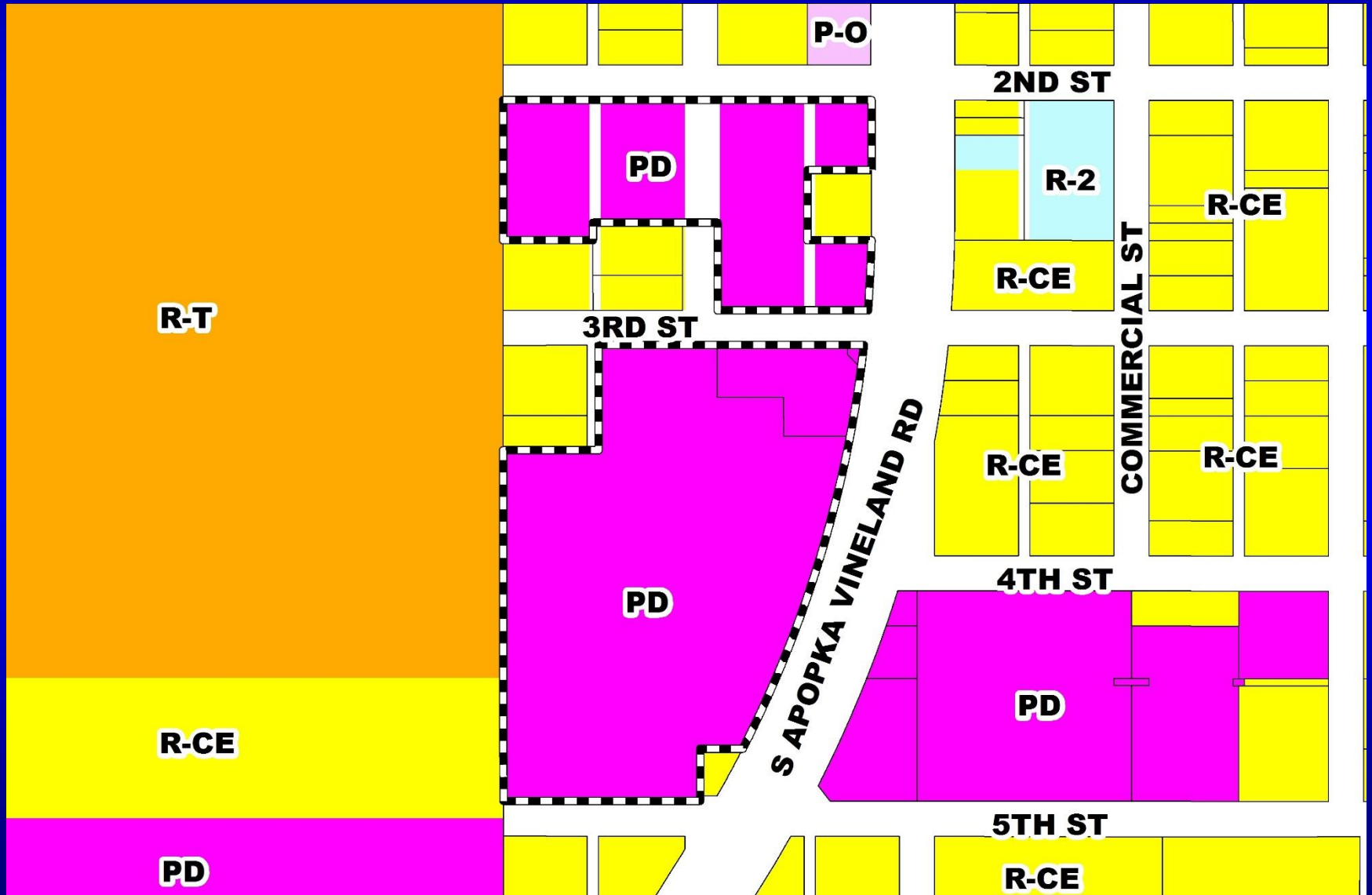


Buena Vista Commons Planned Development / Land Use Plan Future Land Use Map





Buena Vista Commons Planned Development / Land Use Plan Zoning Map



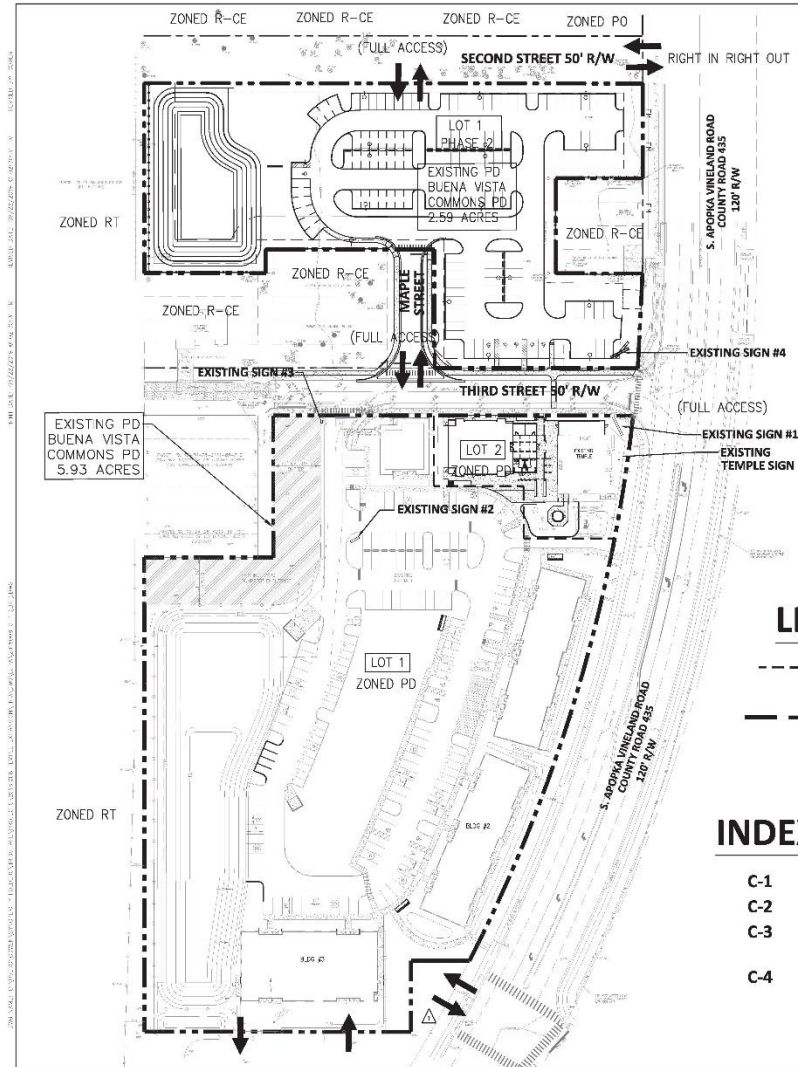


Buena Vista Commons Planned Development / Land Use Plan Aerial Map





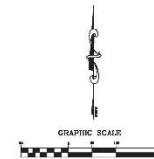
Buena Vista Commons Planned Development / Land Use Plan Overall Land Use Plan



BUENA VISTA COMMONS PD - LAND USE PLAN (AMENDMENT)

CASE NUMBER - CDR-19-06-191 ▲

- BUENA VISTA COMMONS PD:**
LOT 1: 15-24-28-1080-01-000
LOT 2: 15-24-28-1080-02-000
LOT 3: 15-24-28-1079-01-000



VICINITY MAP
N.T.S.

LEGEND

- LOT LINES
- - - - - PD BOUNDARY

INDEX OF SHEETS

- C-1 OVERALL LUP
- C-2 LUP
- C-3 LUP CONDITIONS OF APPROVAL
- C-4 MASTER SIGN PLAN

Developer:
MR. KARAM DUGGAL
 5515 BOW COURT
 ORLANDO, FL 32836
 PHO: 407-963-4718
 RHCARD@GMAIL.COM

Surveyor:
SHANNON SURVEYING, INC.
 499 NORTH S.R. 434 - SUITE 2155
 ALTAMONTE SPRING, FLORIDA, 32714
 PHO: 407-774-8372
 ATTN: JAMES SHANNON
 SHANNONSURV@AOL.COM

Civil Engineer:
**TRI³ CIVIL ENGINEERING
 DESIGN STUDIO, INC.**
 P.O. BOX 530062
 LONGWOOD, FL 32752-0062
 PHO: 407-488-9455
 FAX: 407-641-9995
 ATTN: CONSTANCE D. SILVER, PE, LEED AP
 COWENS@TRI3-ENG.COM

RECEIVED
 By DMC Office at 1:04 pm, Sep 10, 2019



**Civil Engineering
 Design Studio, Inc.**
 P.O. Box 530062
 Longwood, Florida 32752-0062
 PH: 407-488-9455 Fax: 407-641-9995
 CERT. STATE OF FLORIDA # 2012

BUENA VISTA COMMONS PD

Orlando, Florida
 ENGINEER'S SEAL

CONSTANCE D. SILVER, P.E., LEED AP
 FLORIDA LICENSE #04942

ISSUED:	DATE:
ORANGE CO DMC	06/04/19

REV.	DATE	DESCRIPTION
1	06/22/19	ORANGE CO TRG

OVERALL LAND USE PLAN

Sheet Title	
JOB NO.	2015.008
SCALE:	AS SHOWN
DATE:	06/04/19
DESIGN:	CD
DRAWN:	CD
CHECKED:	CD

C-1

Sheet No. 1 OF 4



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Buena Vista Commons Planned Development / Land Use Plan (PD/LUP) dated “Received September 10, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

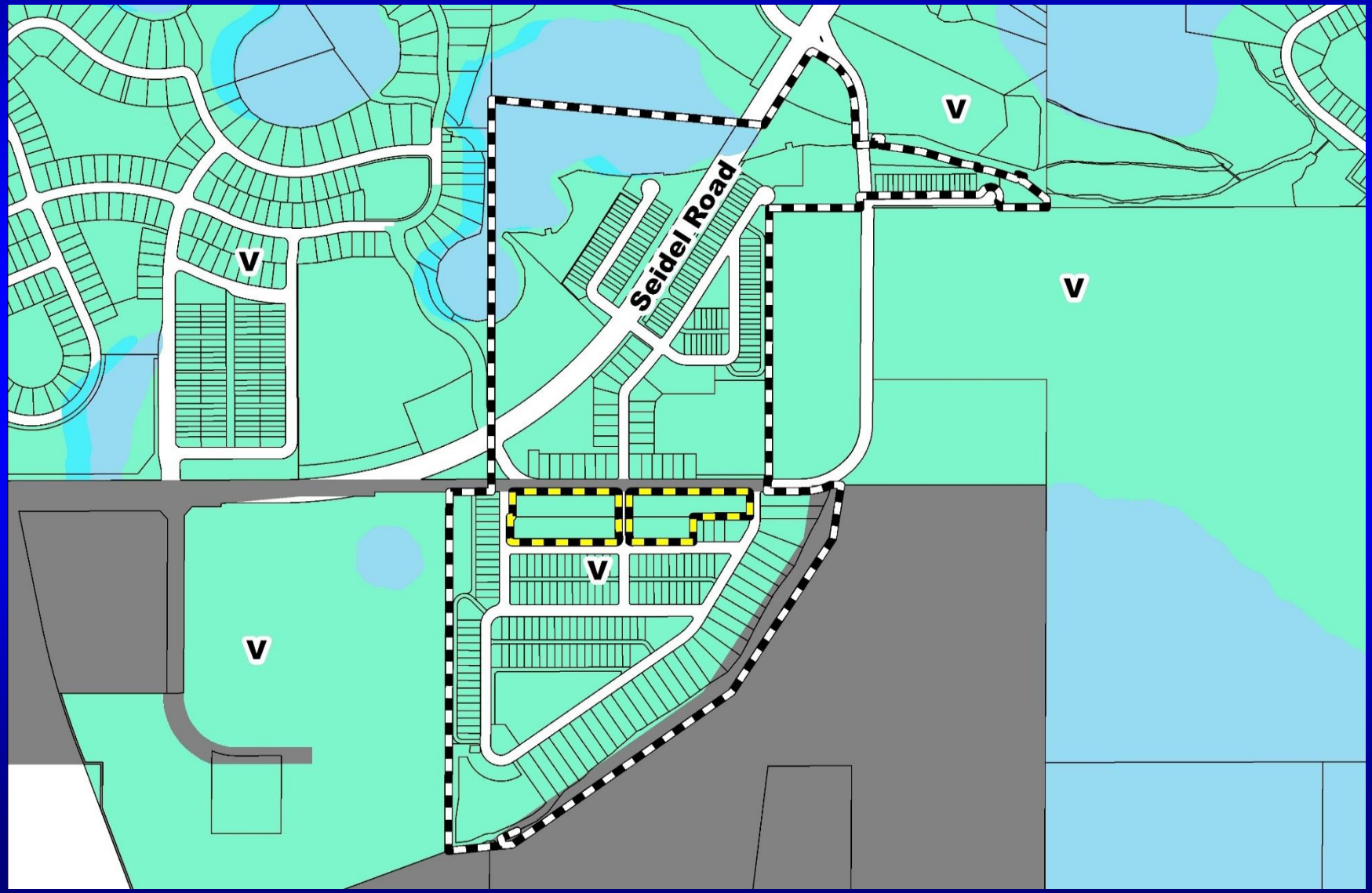


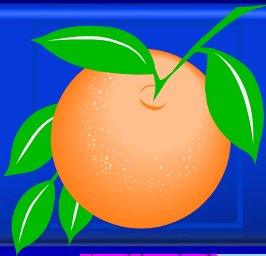
Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan

- Case:** CDR-19-09-306
- Project Name:** Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 114.89 gross acres (overall PD)
5.23 gross acres (affected parcels only)
- Location:** Generally located south of Summerlake Groves Street and East of Seidel Road
- Request:** To add thirty-five (35) units in the future development parcels in the previously approved Preliminary Subdivision Plan for Phase 1 and Phase 2B.

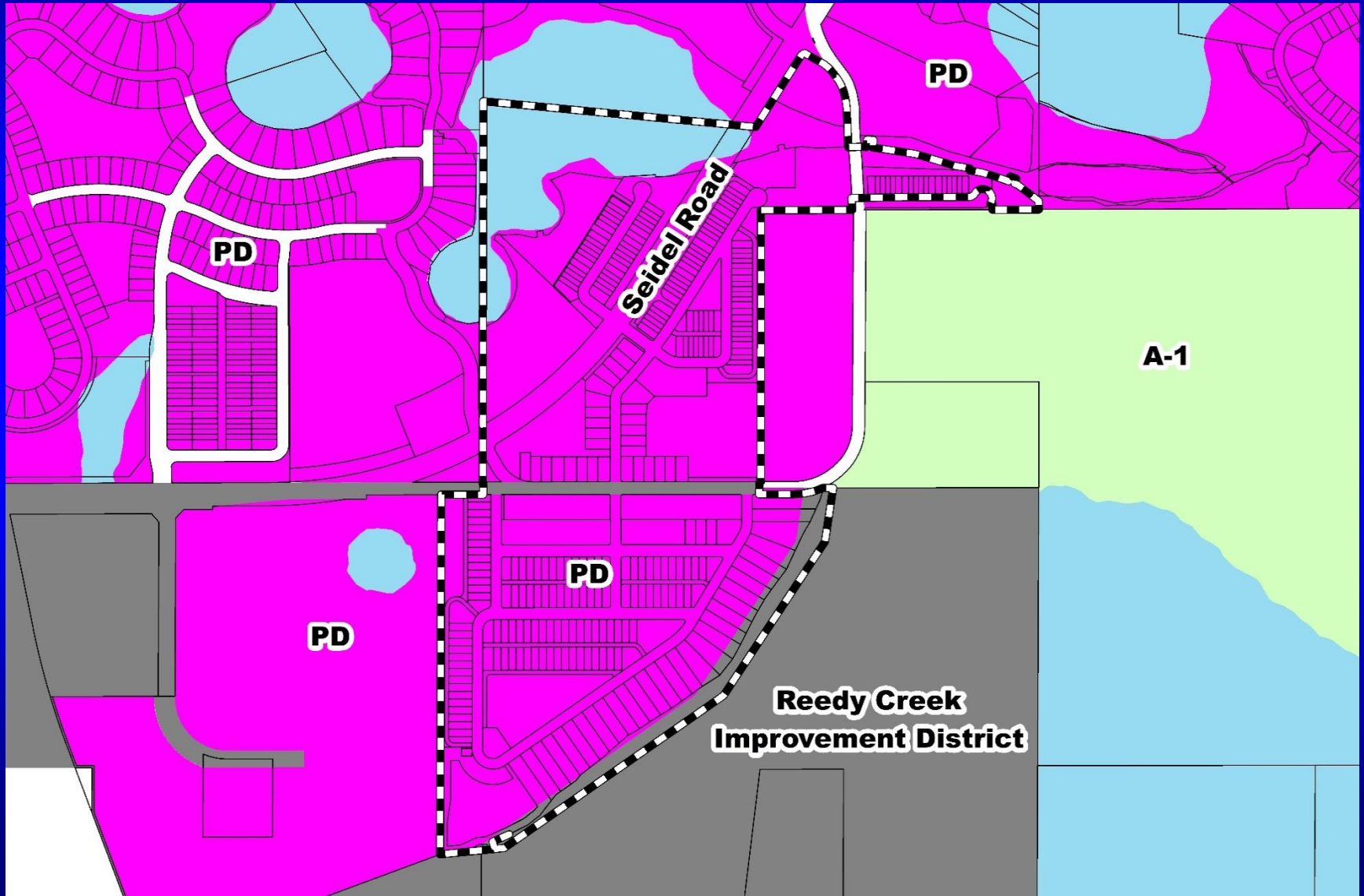


Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Future Land Use Map





Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Zoning Map





Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP dated “Received October 2, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Alafaya Trail Property Planned Development / Land Use Plan

- Case:** CDR-14-05-144
- Project Name:** Alafaya Trail Property Planned Development / Land Use Plan
- Applicant:** Brooks Stickler, Kimley-Horn and Associates, Inc.
- District:** 4
- Acreage:** 50.20 gross acres
- Location:** Generally located south of E. Colonial Drive and west of Alafaya Trail.
- Request:** To increase retail / commercial (C-1) square footage from 174,000 to 304,000 (an increase of 130,000 square feet), while retaining 6,000 square feet of previously approved Professional Office (P-O) uses, reflect the conservation, impact, and mitigation of on-site wetlands per Conservation Area Impact (CAI) permit #CAI-14-08-025, and remove a note requiring the dedication of PD Tract A development rights to Orange County. One waiver is also being requested.



Action Requested

**Continue case CDR-14-05-144 to the December 17, 2019
BCC meeting at 2:00 p.m.**

District 4

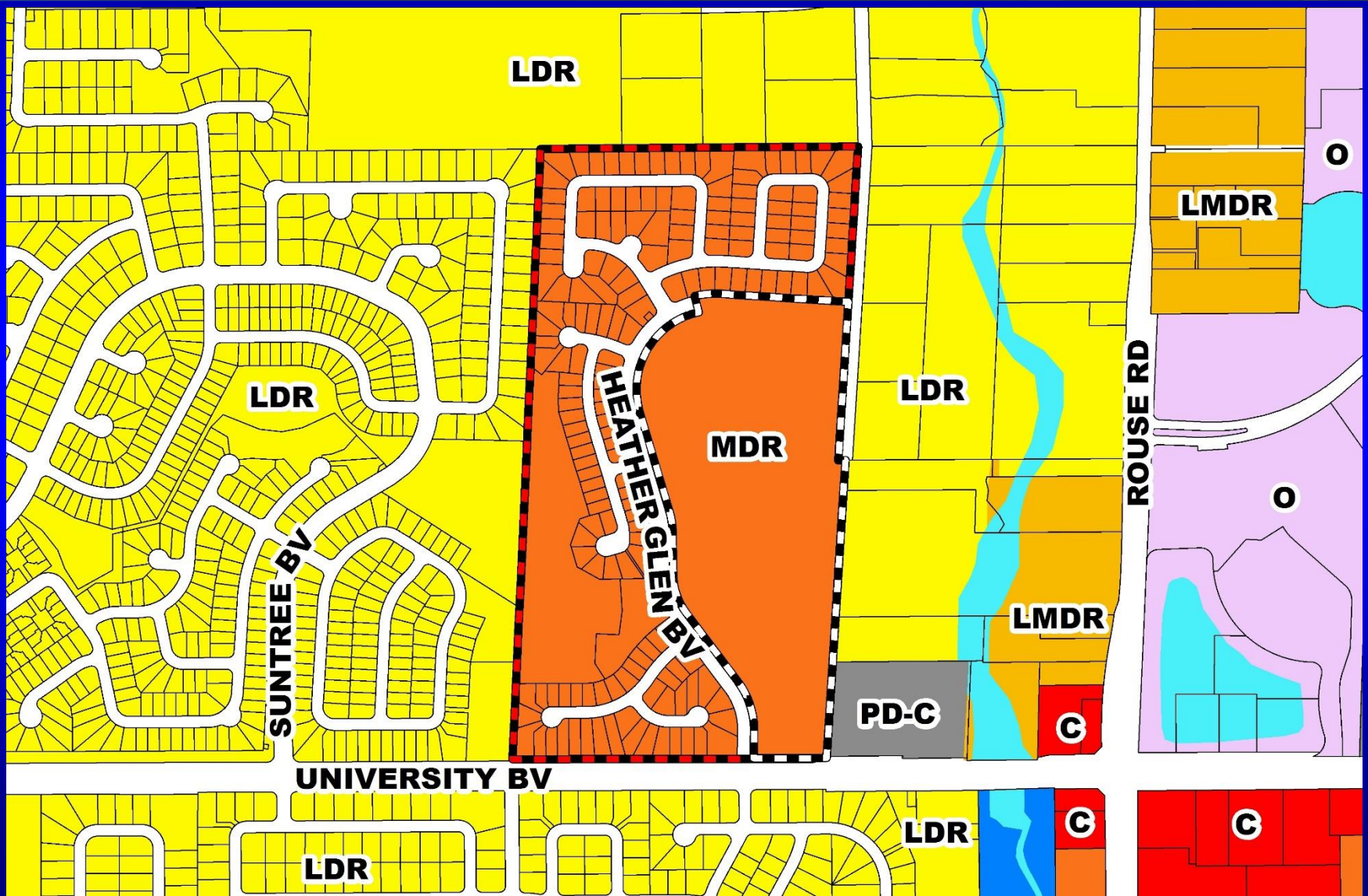


The Glenn Planned Development / Land Use Plan

- Case:** CDR-19-03-115
- Project Name:** The Glenn Planned Development / Land Use Plan
- Applicant:** William Burkett, Burkett Engineering
- District:** 5
- Acreage:** 80.00 gross acres (overall PD)
30.23 gross acres (affected parcel only)
- Location:** Generally located north of University Boulevard and east of Heather Glen Boulevard
- Request:** To add 60 multi-family dwelling units to the development program in Phase I. Additionally, the applicant has requested four waivers related to building height, building setbacks, and building separation requirements.

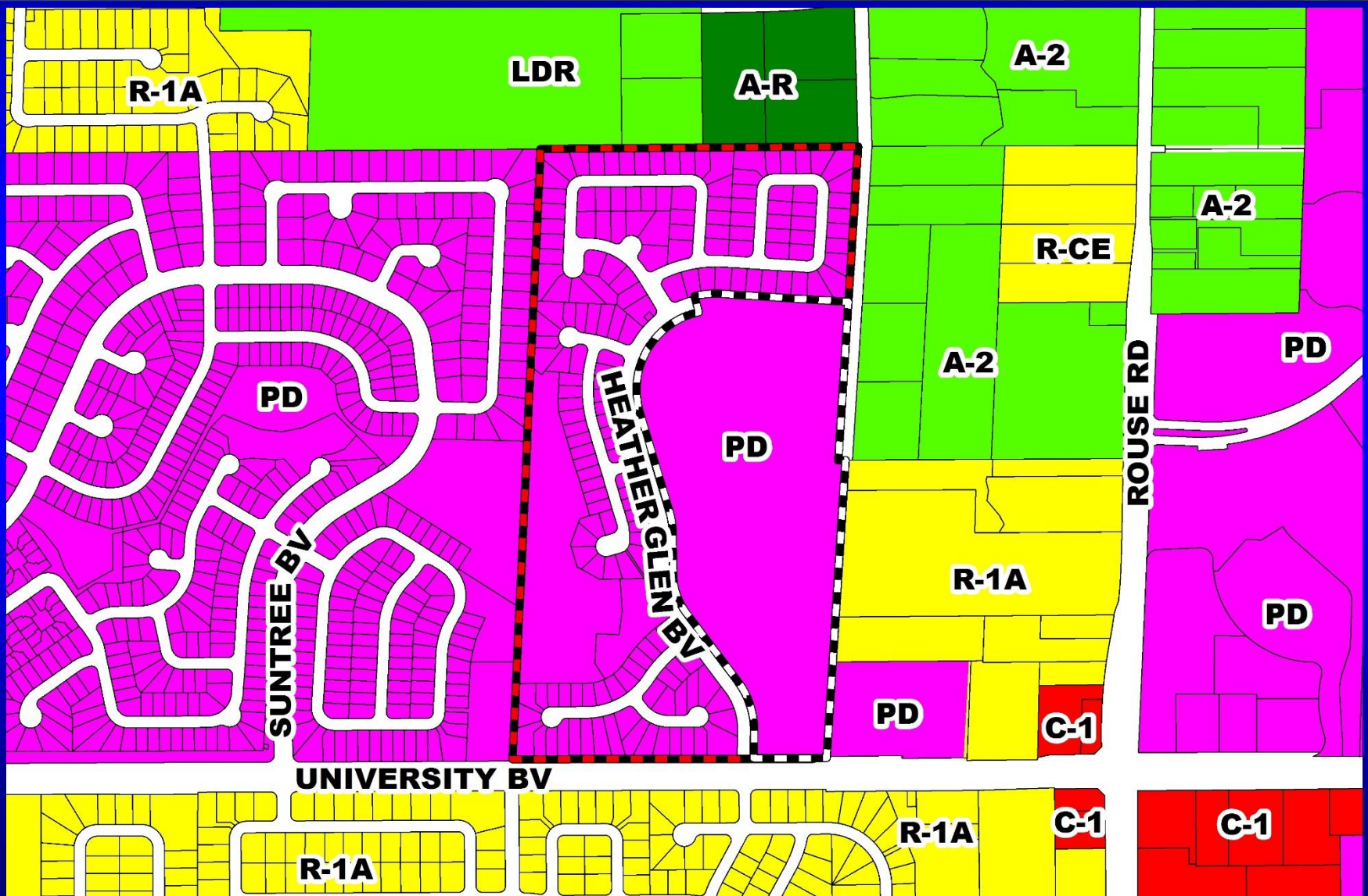


The Glenn Planned Development / Land Use Plan Future Land Use Map



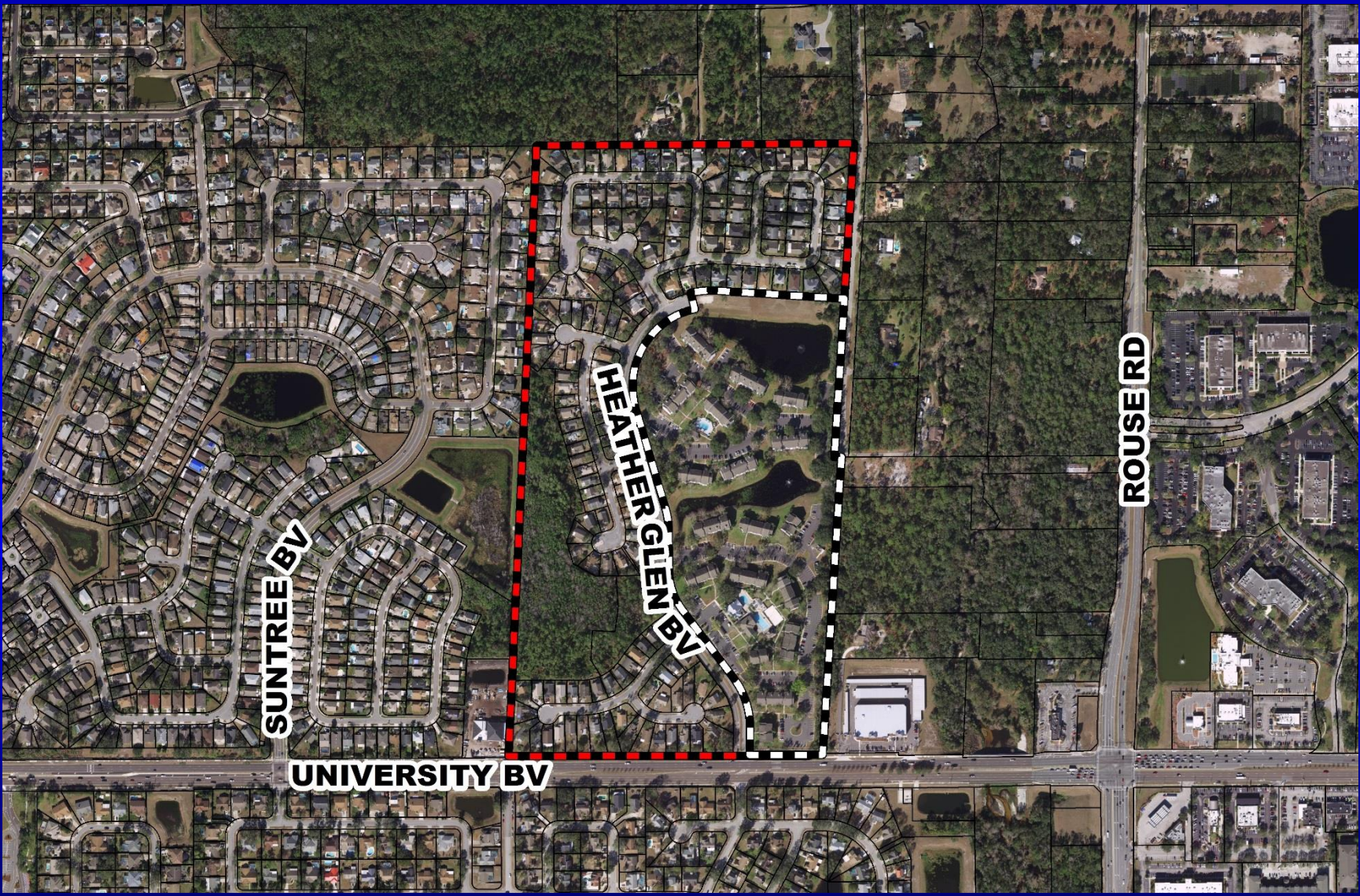


The Glenn Planned Development / Land Use Plan Zoning Map



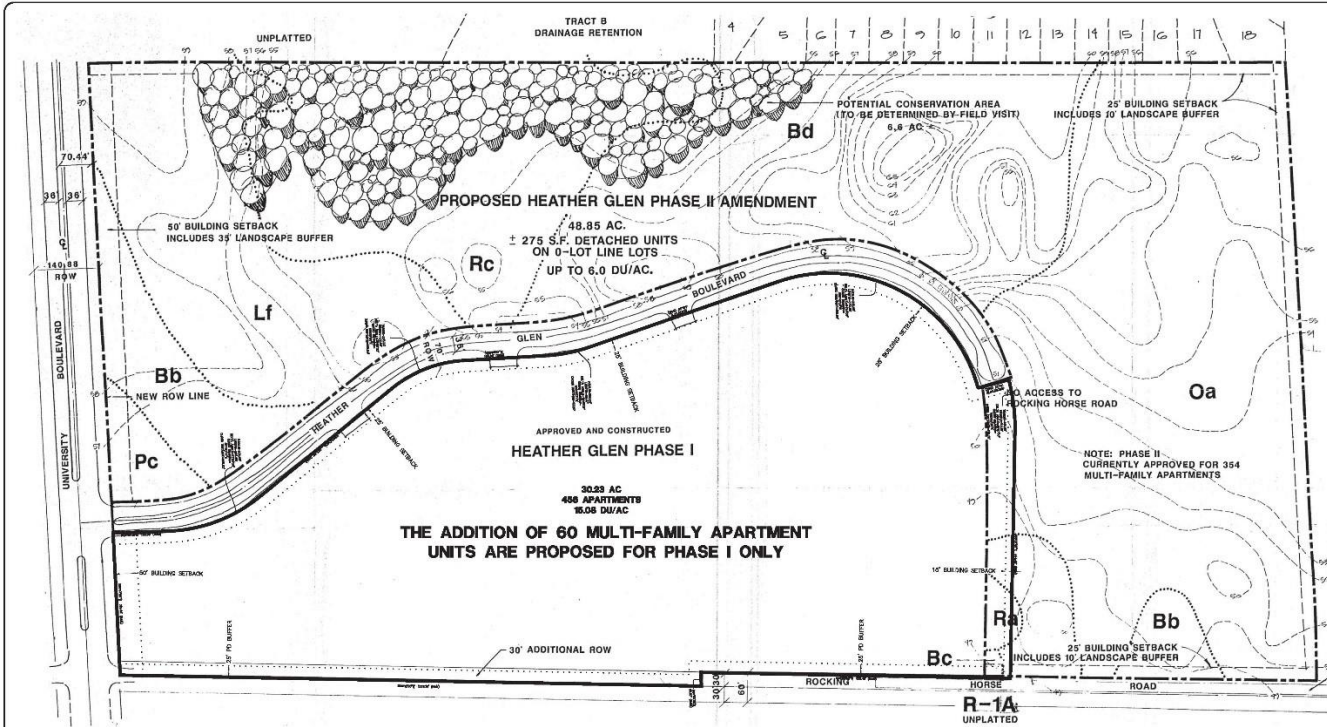


The Glenn Planned Development / Land Use Plan Aerial Map

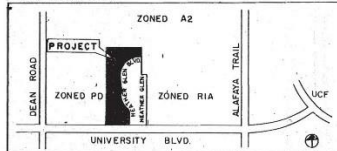




The Glenn Planned Development / Land Use Plan Overall Land Use Plan



LOCATION MAP



**LAND USE PLAN
HEATHER GLEN P.D.
(FORMERLY STRAW RIDGE PD)**
OWNER: MATTAPAN TRUST TEL. 422-4040
PROPOSED PHASE II AMENDMENT

SITE DATA TOTAL PROJECT

TOTAL UNITS ORIGINALLY APPROVED
(3.5 DU/AC MAXIMUM) 750
TOTAL UNITS PROPOSED
PHASE I: 458
PHASE II: 275*
NET REDUCTION IN DWELLING UNITS
*PHASE II UNITS ARE ZONING NOT PREVIOUS

P.D. LEGAL DESCRIPTION

THE EAST 1/2 OF THE SOUTHWEST 1/4, LESS THE RIGHT OF WAY FOR UNIVERSITY BOULEVARD, SECTION 5, TOWNSHIP 22 SOUTH, RANGE 31 EAST, GRANGE COUNTY, FLORIDA, LESS THE EAST 20 FEET OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4.

SOILS LEGEND

Bd - Blanton Fine Sand
Bd1 - Blanton Fine Sand
Lf - Leon Fine Sand
Oa - One Fine Sand
Pc - Pomona Fine Sand
Rc - Rutledge Fine Sand
Rc1 - Rutledge Mucky Fine Sand

NOTE

* SITE DATA FOR PHASE II IS LOCATED ON SHEET 4.

SITE DATA PHASE II

PHASE II GROSS ACREAGE 48.85
EXISTING ZONING PD
EXISTING LAND USE VACANT
PROPOSED LAND USE
- RESIDENTIAL
- TOTAL NO. DWELLING UNITS UP TO 6.0 DU/AC 2,600 SF
- MAXIMUM GROSS WAREHOUSE 200 SF
- MAXIMUM BUILDING HEIGHT 2 STOREYS (25')
OPEN SPACE/RECREATION 310.5 ACRES (EAST OF PHASE II GROSS LAND AREA EXCLUSIVE OF CONSERVATION AREA (48.85 ACRES - 6.8 ACRES X .25))
7.8 ACRES (75%) OF OPEN SPACE LOCATED IN PHASE I
FINAL OPEN SPACE ACREAGE DEPENDENT UPON FINAL DETERMINATION OF CONSERVATION AREA.
RECREATION 32.33 ACRES (275 UNITS X 3.1 PERSONS/UNIT = 852 PERSONS X .2005 ACRES RECREATION/PERSON).

PROJECTED SCHOOL AGE CHILDREN 179 CHILDREN (275 UNITS X 3.175 PERSONS/UNIT X .25)
100 YEAR FLOOD NOT APPLICABLE
VEGETATION NEEDED VEGETATION INCLUDING SCATTERED OAKS AND PINES
PHASING 1 PHASE
BUILDING SETBACK CRITERIA
- UNIVERSITY BOULEVARD 50 FT
- ALL OTHER PROPERTY LINES 25 FT
UTILITIES
- WATER (80,000 GPD)
- SEWER (80,700 GPD)
- STORMWATER
GRANGE COUNTY PUBLIC UTILITIES DIVISION ON-SITE - SEWER/STORMWATER DISCHARGE IN ACCORDANCE WITH GRANGE COUNTY, FLORIDA, DEER AND OTHER AGENCY CRITERIA.
ANY WAIVERS FROM SUBDIVISION REGULATIONS, IF ANY, WILL BE DETERMINED AT DEVELOPMENT PLAN APPROVAL STAGE.

cm ASSOCIATES
Urban & Environmental Planning & Landscape Architects
500 Delaney Avenue, Orlando, Florida 32801 (305) 422-4040

Burkett
engineering
CONSULTANTS
100 E. Robinson Street, Suite 200, Orlando, Florida 32801
www.burkettengineering.com

**HEATHER GLEN P.D.
(FORMERLY STRAW RIDGE P.D.)
PROPOSED PHASE II AMENDMENT**

**HEATHER GLEN P.D. (FORMERLY STRAW RIDGE P.D.)
CHANGE DETERMINATION
FOR HORIZON REALTY ADVISORS
EXISTING LAND USE PLAN**

DATE: 4/23/19
PROJECT NO: 1905.10
DRAWN BY: VP
CHECKED BY: WEB
DATE: 10/10/86
SCALE: 1" = 100'
DRAWN BY:

DATE: 4/23/19
PROJECT NO: 1905.10
DRAWN BY: VP
CHECKED BY: WEB
DATE: 10/10/86
SCALE: 1" = 100'
DRAWN BY:

REV. 8-2014
CONTRACT INFORMATION: SEE CLIENT OF AUPM NO. 1102
SHEET NO. 3
OF 6



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve The Glenn Planned Development / Land Use Plan (PD/LUP), dated “May 22, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

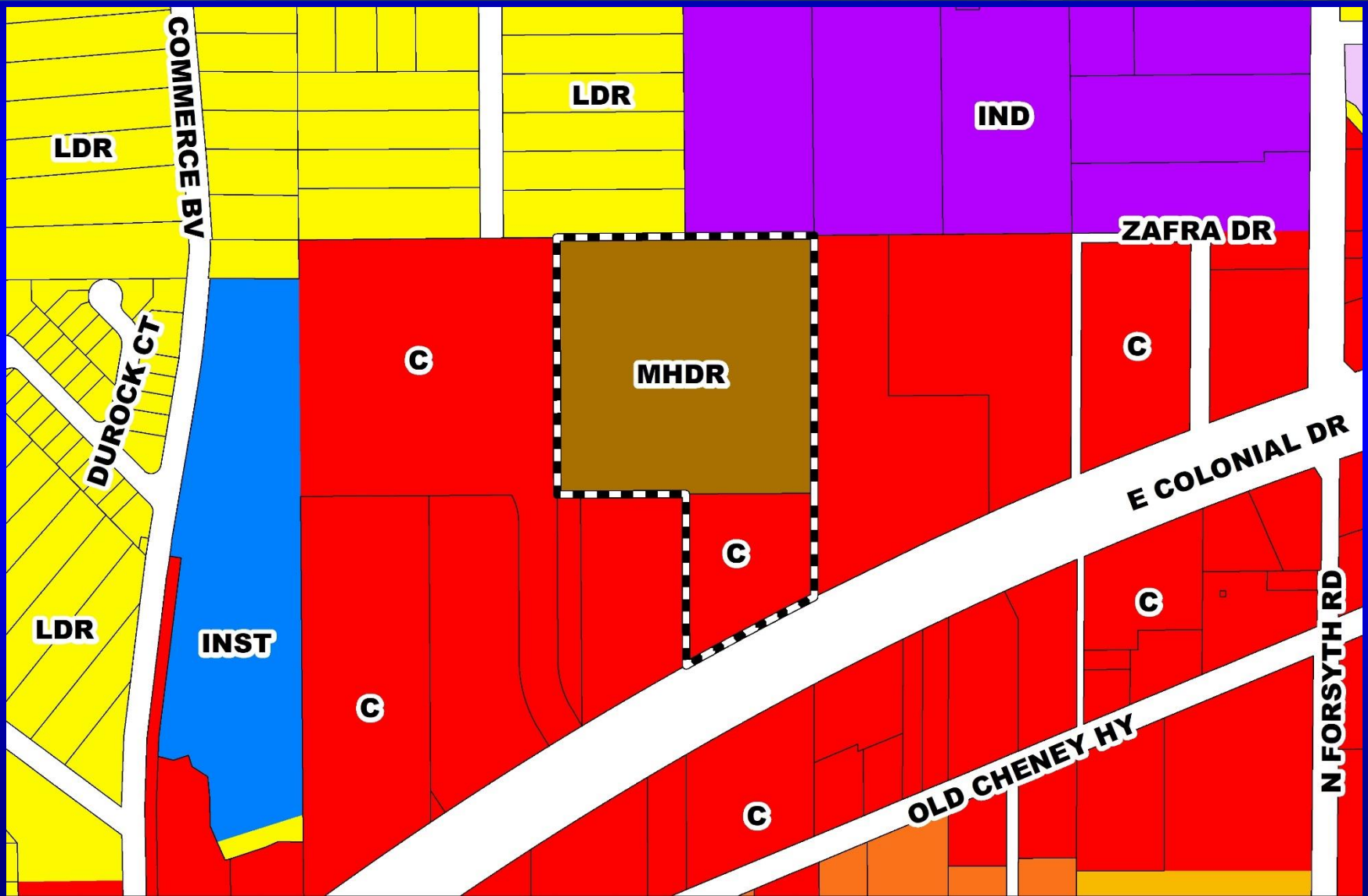


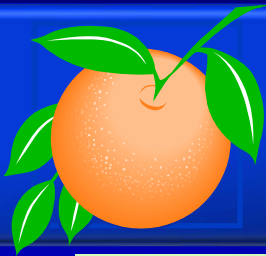
Wise Colonial Planned Development / Land Use Plan

- Case:** LUP-19-03-088
- Project Name:** Wise Colonial Planned Development / Land Use Plan
- Applicant:** Chris Dougherty, S&ME, Inc.
- District:** 5
- Acreage:** 12.77 gross acres
- Location:** 6525 and 6575 E. Colonial Drive; or generally located on the north side of E. Colonial Drive, approximately 1,400 feet west of N. Forsyth Road.
- Request:** To rezone two (2) parcels containing 12.77 gross acres from C-3 to PD, in order to develop 280 multi-family dwelling units and 19,600 square feet of C-1 (Retail Commercial) uses. Two (2) waivers related to setbacks and height are associated with this request.

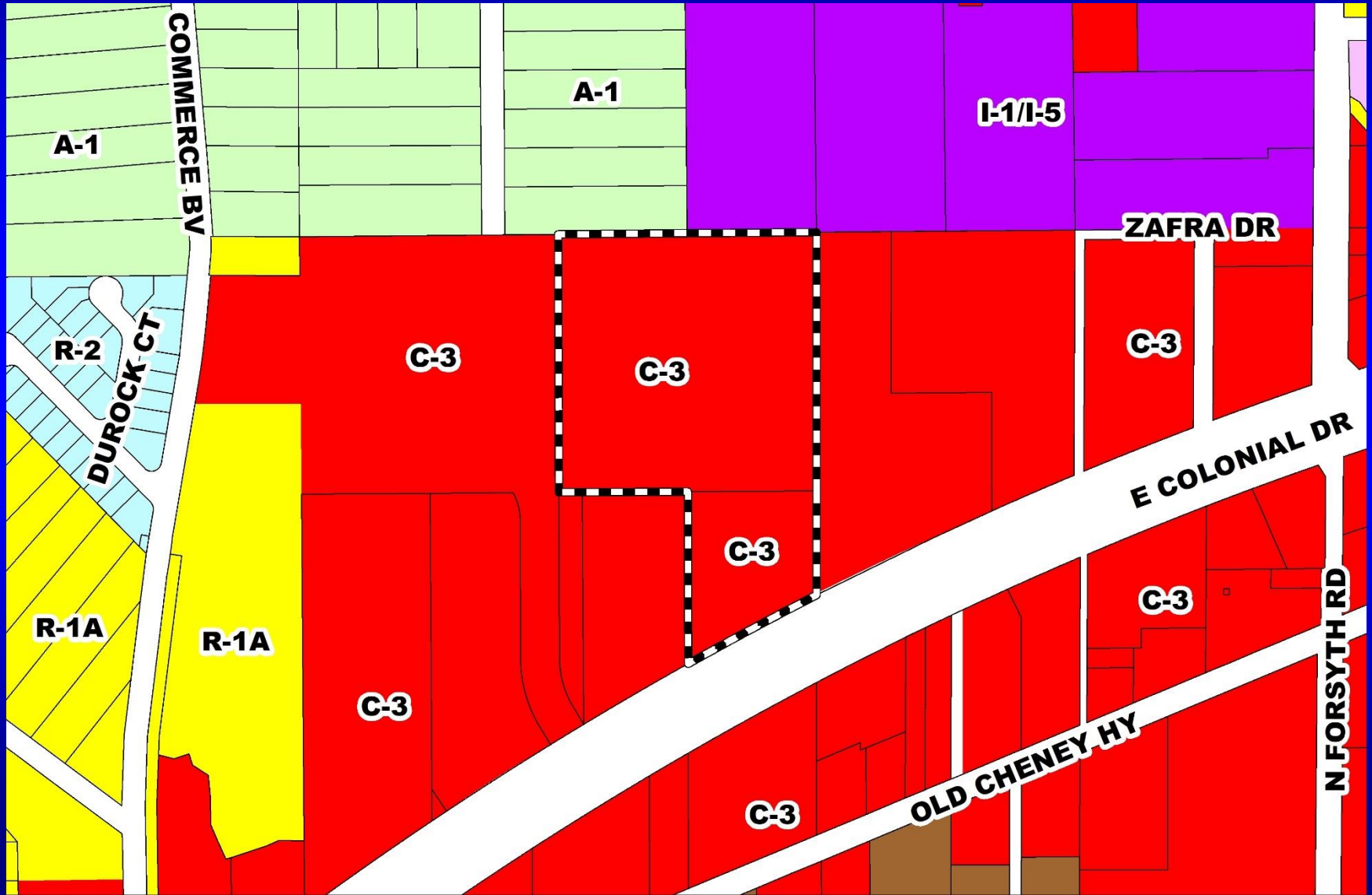


Wise Colonial Planned Development / Land Use Plan Future Land Use Map



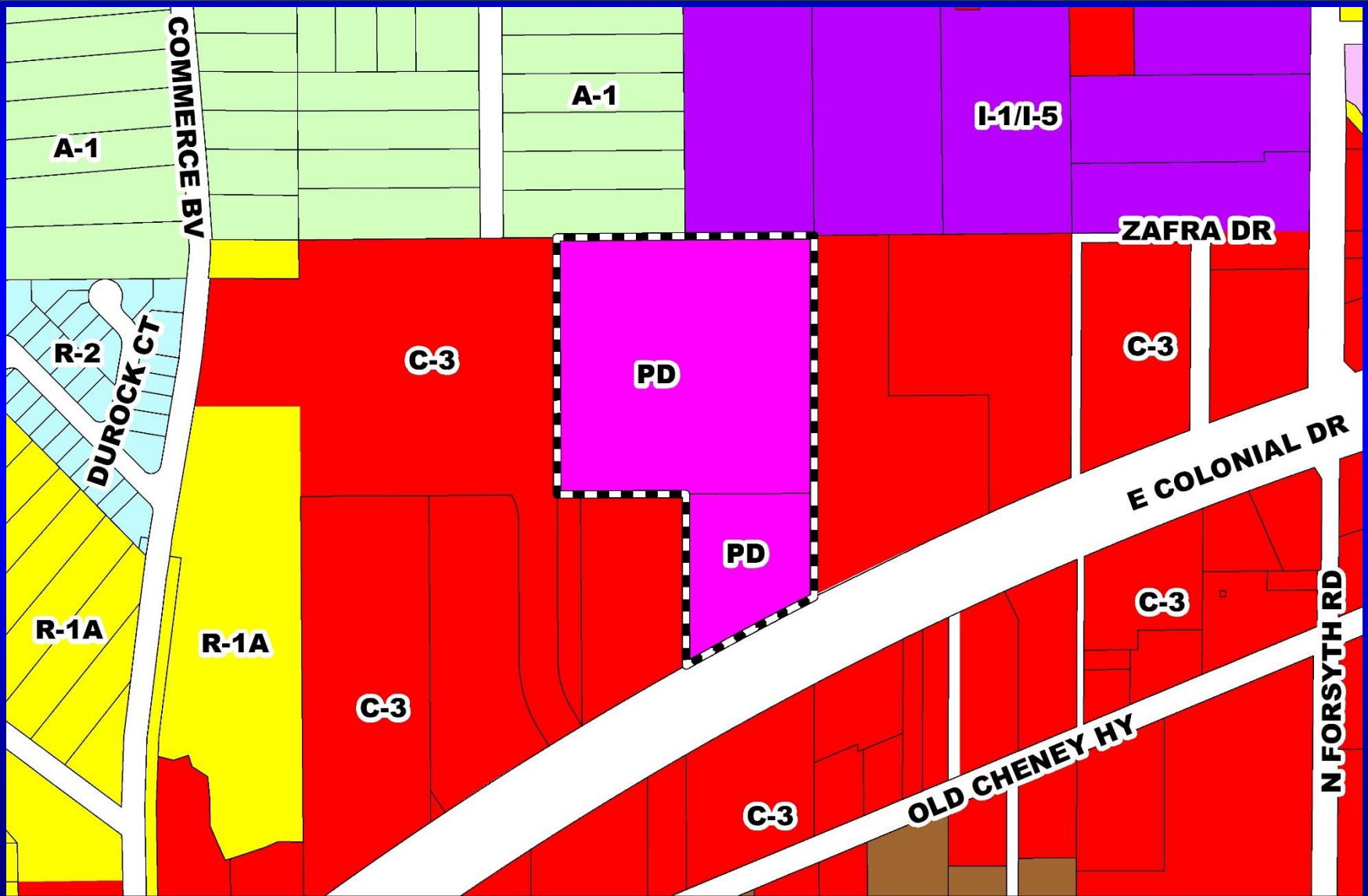


Wise Colonial Planned Development / Land Use Plan Zoning Map



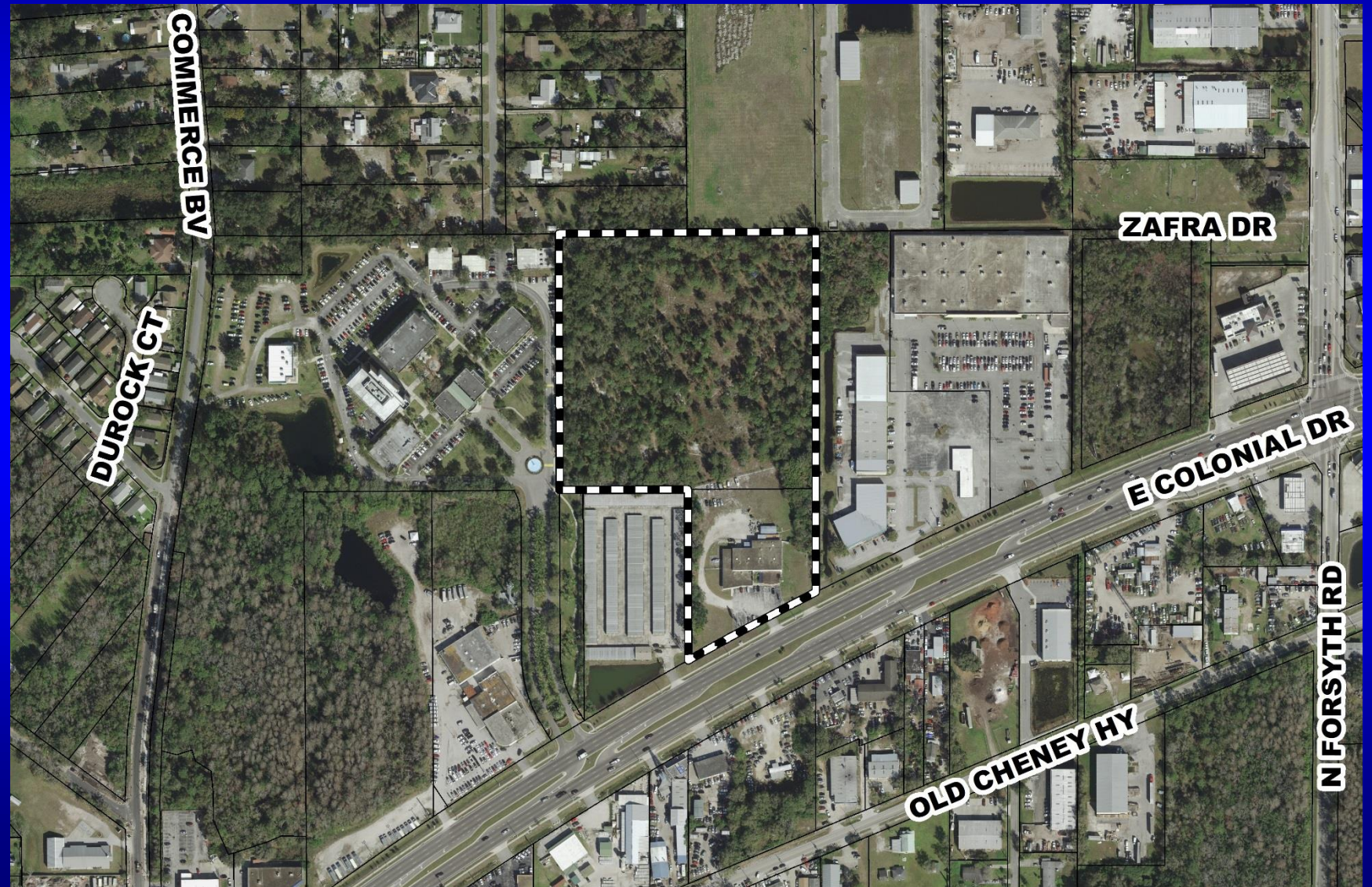


Wise Colonial Planned Development / Land Use Plan Proposed Zoning Map





Wise Colonial Planned Development / Land Use Plan Aerial Map



COMMERCE BV

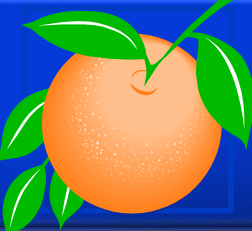
DUROCK CT

ZAFRA DR

E COLONIAL DR

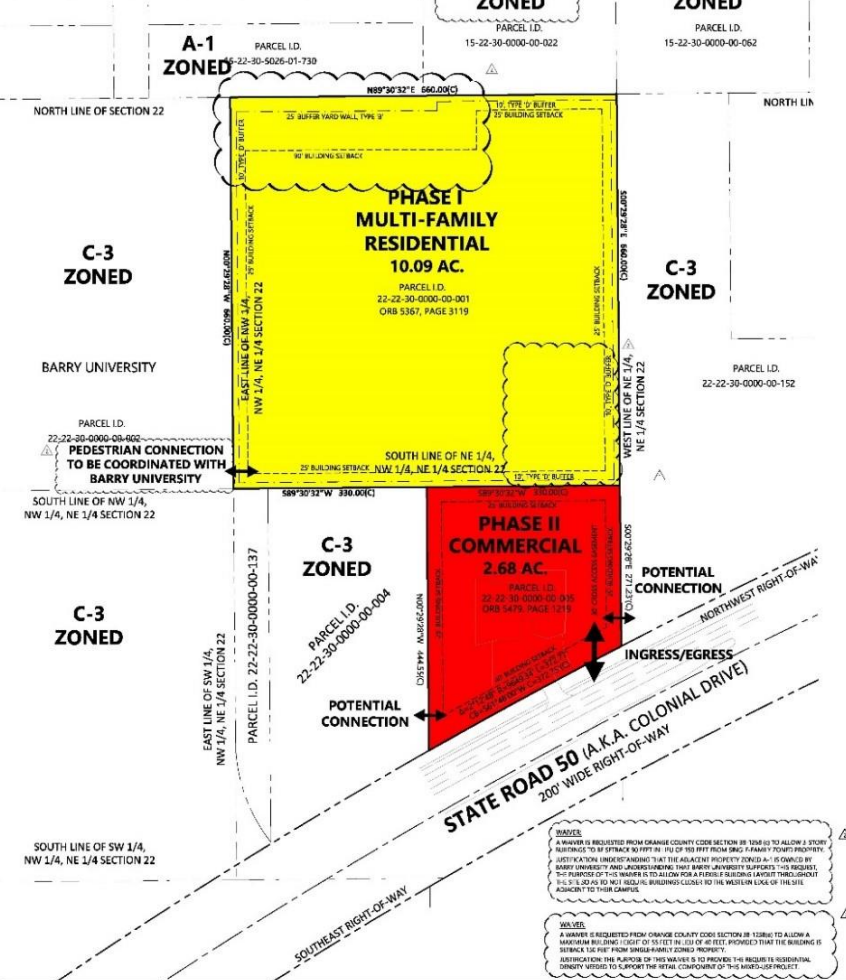
OLD CHENEY HY

N FORSYTH RD



Wise Colonial Planned Development / Land Use Plan Overall Land Use Plan

TRIP GENERATION	VOLUME TO 15 FT	PEAK		DAILY TRIPS
		AM	PM	
COMMERCIAL	16,000 TO 22 FT	862	160	1,081
MULTI-FAMILY RESIDENTIAL	350 UNITS	221	113	1,054
TOTAL		1,083	273	2,135



SITE DATA

PARCEL ID: 22-22-30-0000-00-001 & 22-22-30-0000-00-002
 MAP ADDRESS: PARCEL 1 & 2
 OLANDO, FL 32807
 1277 AC, 556,261 SQ FT
 DRAINING UTILITY COMMISSION: ORANGE COUNTY UTILITIES
 SEWER SYSTEM: BALDWIN PARK FACILITY CAPACITY: 4,000 GPD, ENROLLED: 655
 C-3 (R) RECREATIONAL (DISTRICT)
 ELEVATION: 65 CAPACITY: 1,345 ENROLLED: 1,345
 WINTER PARK HAS CAPACITY: 3,725 ENROLLED: 3,355
 C-3 (R) RECREATIONAL (DISTRICT)
 CURRENT ZONING: PLANNED DEVELOPMENT
 PROPOSED ZONING: COMMERCIAL (C-3) OR IND-1/IND-5
 CURRENT FLOOR: MEDIAN / HIGH DENSITY RESIDENTIAL (IND-1) (10.09 AC)
 PROPOSED FLOOR: 6 COM / COMMERCIAL (2.68 AC)
 PHASES: PHASE 1 - MULTI-FAMILY RESIDENTIAL - PHASE 2 - COMMERCIAL
 ADJACENT ZONE(S): IND-1/IND-5 - INDUSTRIAL / SR 50 COLONIAL DRIVE ROW
 NORTH: SR 50 COLONIAL DRIVE ROW
 EAST: C-3 - COMMERCIAL
 WEST: COMMERCIAL / MULTI-FAMILY RESIDENTIAL
 PROPOSED USE: COMMERCIAL / MULTI-FAMILY RESIDENTIAL
 ADJACENT LAND USE:
 NORTH: IND - LOW DENSITY RESIDENTIAL & IND - INDUSTRIAL
 SOUTH: SR 50 COLONIAL DRIVE ROW
 EAST: COM - COMMERCIAL
 WEST: COM - COMMERCIAL



NOTES:

- THE STORMWATER MANAGEMENT SYSTEMS SHALL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
- LANDSCAPING, BUFFERING, AND OPEN SPACE SHALL BE PROVIDED PER CHAPTER 24 OF ORANGE COUNTY CODE.
- SOLID WASTE MANAGEMENT / RECYCLING FACILITY PROXIMITY - THE APPLICANT / OWNER HAS AN AFFIRMATIVE OBLIGATION TO EXPRESSLY NOTIFY POTENTIAL PURCHASERS, BUILDERS, AND/OR TENANTS OF THE LOCATION OF AN APPROPRIATE USE, INCLUDING A CONSPICUOUS NOTICE ON THE PLAT AND/OR A RECORDS RESTRICTIVE COVENANT, AS APPLICABLE, THAT THE PROPERTY ON THE NORTH-DEET BOUNDARY THAT IS NOT RESIDENTIAL CURRENTLY HAS A PERMIT FOR A CONCRETE CLOSING FACILITY WHICH MAY BE THE SOURCE OF OFF-GAS DUST AND NOISE TO ADJACENT PROPERTIES IF IT IS NOT MANAGED PROPERLY.
- HARVEST: SURVEY ELEMENT OF THIS SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS RELATIVE TO THE USE AND PLANTING INTENT AS EXPRESSED IN THE FARMER'S PUBLICATIONS, THE STATE OF FLORIDA'S REGULATIONS RELATIVE TO THE PRODUCTION AND DISTRIBUTION OF ORANGE JUICE, AND ANY OTHER STATE, FEDERAL, OR INTERNATIONAL REGULATIONS THAT MAY BE APPLICABLE. THE APPLICANT SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY APPROVALS FROM THE FLORIDA DEPARTMENT OF AGRICULTURE AND FORESTRY, THE FLORIDA DEPARTMENT OF REVENUE, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS, AS WELL AS ANY OTHER AGENCY THAT MAY BE APPLICABLE.
- WATER: THE APPLICANT SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY APPROVALS FROM THE FLORIDA DEPARTMENT OF AGRICULTURE AND FORESTRY, THE FLORIDA DEPARTMENT OF REVENUE, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS, AS WELL AS ANY OTHER AGENCY THAT MAY BE APPLICABLE.
- PLANTING: PLANTING OF VEGETATION SHALL BE PROVIDED AS PART OF THE CONSTRUCTION PROCESS AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. PLANTING OF VEGETATION SHALL BE PROVIDED AS PART OF THE CONSTRUCTION PROCESS AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. PLANTING OF VEGETATION SHALL BE PROVIDED AS PART OF THE CONSTRUCTION PROCESS AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- CONSTRUCTION: CONSTRUCTION SHALL BE PROVIDED AS PART OF THE CONSTRUCTION PROCESS AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- ADJACENT LAND USE: CONSTRUCTION SHALL BE PROVIDED AS PART OF THE CONSTRUCTION PROCESS AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

COMMERCIAL TRACT

PROPOSED FLOOR AREA RATIO: 0.17 (18,600 SQ. FT.)
 SITE AREA: 2,68 AC (116,740 SQ FT)
 MINIMUM SURFACE RATIO: 70%
 OPEN SPACE: 20%
 MAXIMUM BUILDING HEIGHT: 35 FEET
 PERMITTED USES: C-3 / ZONING DISTRICT
 BUILDING SETBACKS:
 FRONT: 20 FEET
 SIDE: 5 FEET
 REAR: 25 FEET
 CORNER: 10 FEET
 PROPOSED COMMERCIAL: 10,000 SQ. FT.

MULTI-FAMILY RESIDENTIAL TRACTS

PROPOSED BLDG. UNIT: 260 UNITS
 PROPOSED DENSITY: 272 UNITS PER AC
 SITE AREA: 1,193 AC (51,983 SQ FT)
 OPEN SPACE: 20%
 MAXIMUM BUILDING HEIGHT: 55 FEET
 PERMITTED USES: C-3 / ZONING DISTRICT
 BUILDING SETBACKS:
 FRONT: 30 FEET
 SIDE: 5 FEET
 REAR: 25 FEET
 CORNER: 10 FEET
 PROPOSED MULTI-FAMILY RESIDENTIAL: 11,000 SQ. FT.

1815 EDGEWATER DRIVE, STE. 204
 ORLANDO, FLORIDA 32804
 707-873-1278
 WWW.PSDGROUP.COM

WISE COLONIAL PD
 ORANGE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
1	05/01/2023	PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
2	05/01/2023	PROPOSED COMMERCIAL DEVELOPMENT
3	05/01/2023	PROPOSED PEDESTRIAN CONNECTION
4	05/01/2023	PROPOSED POTENTIAL CONNECTION

PROJECT NUMBER: 527118093
 DRAWING NUMBER: C1.0
 LAND USE PLAN



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Wise Colonial Planned Development / Land Use Plan (PD/LUP), dated “Received July 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



Board of County Commissioners

Public Hearings

December 3, 2019