

Board of County Commissioners

Public Hearings

April 21, 2020

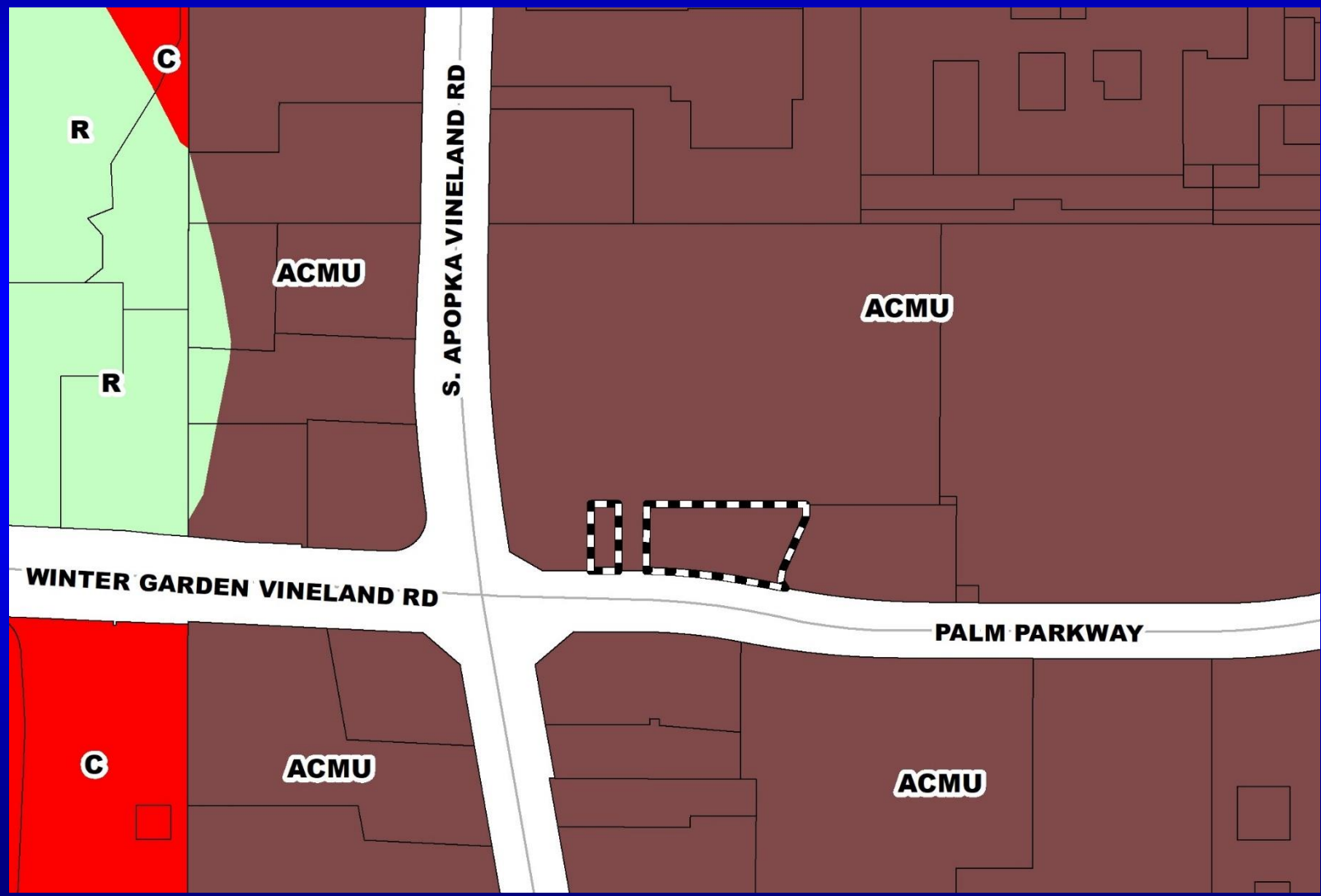


Vista Centre Planned Development / Land Use Plan

- Case:** CDR-19-10-328
- Project Name:** Vista Centre Planned Development / Land Use Plan
- Applicant:** Peter Pensa, AVID Group
- District:** 1
- Acreage:** 83.20 gross acres (overall PD)
0.90 gross acres (affected parcels only)
- Location:** Generally located north of Palm Parkway and east of S. Apopka Vineland Road
- Request:** To eliminate Condition of Approval 2(B) from May 1, 1984, which prohibits fast-food restaurants, and request nine (9) waivers from Orange County Code related to landscaping, building setbacks, and pavement setbacks.

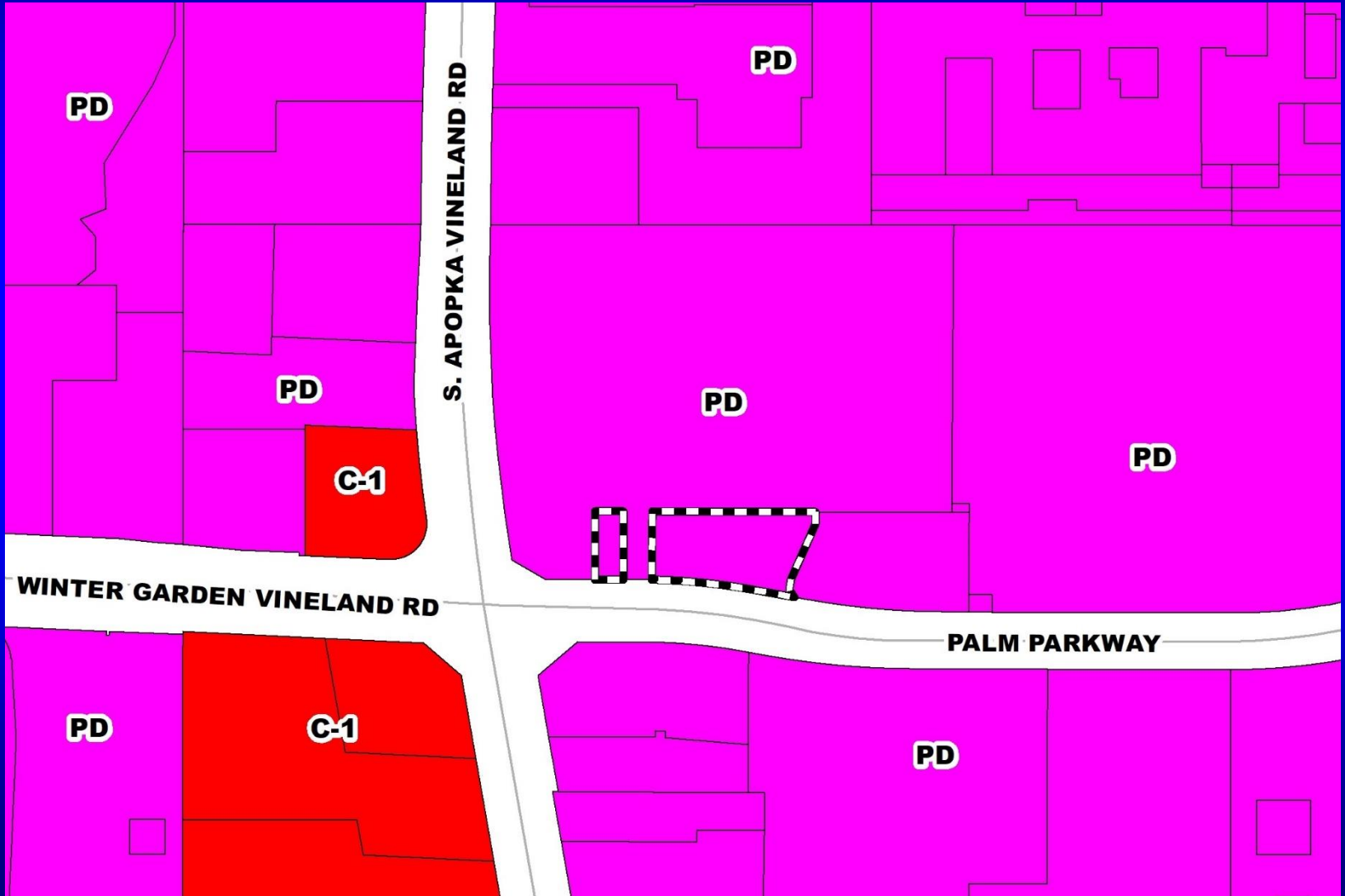


Vista Centre Planned Development / Land Use Plan Future Land Use Map



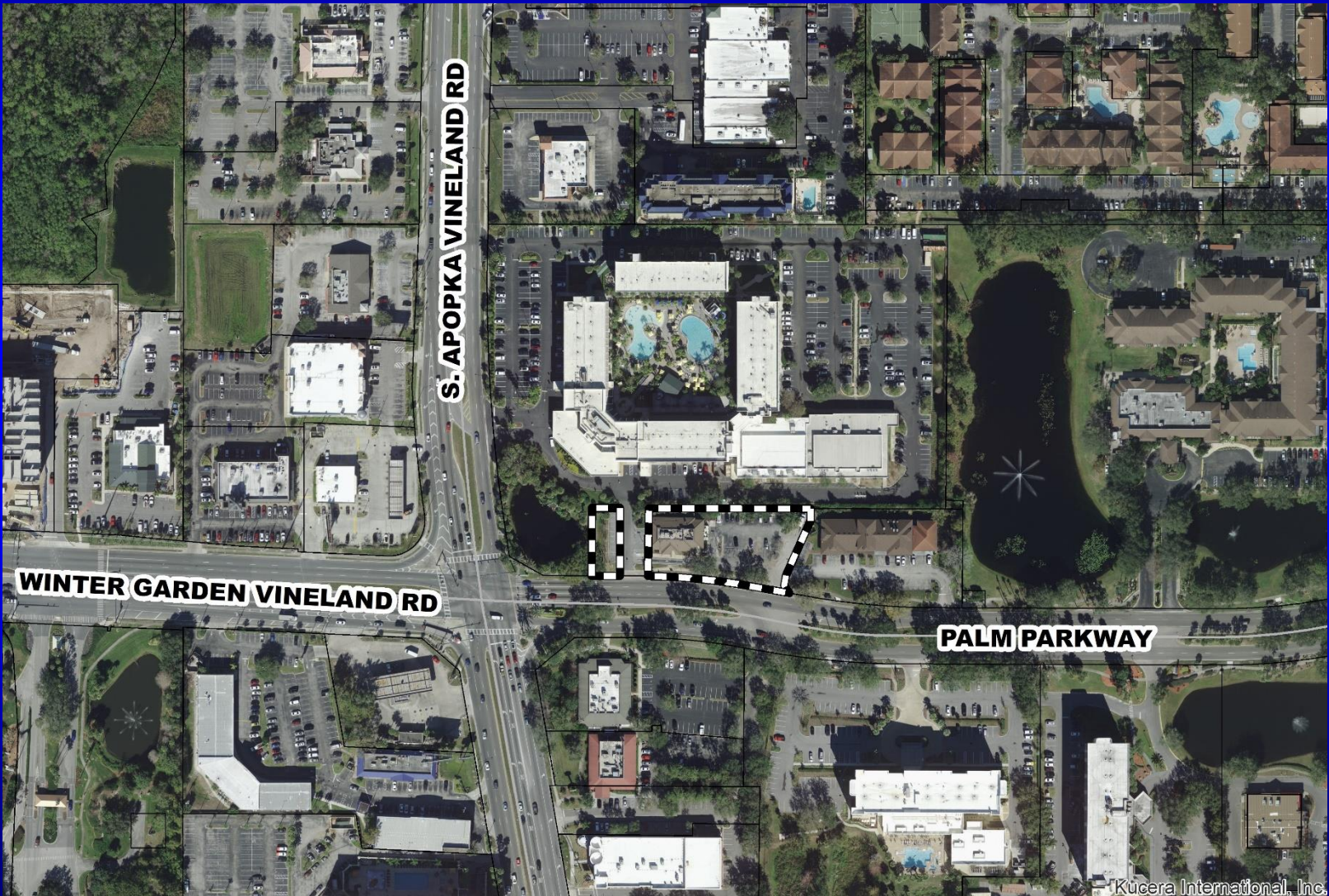


Vista Centre Planned Development / Land Use Plan Zoning Map





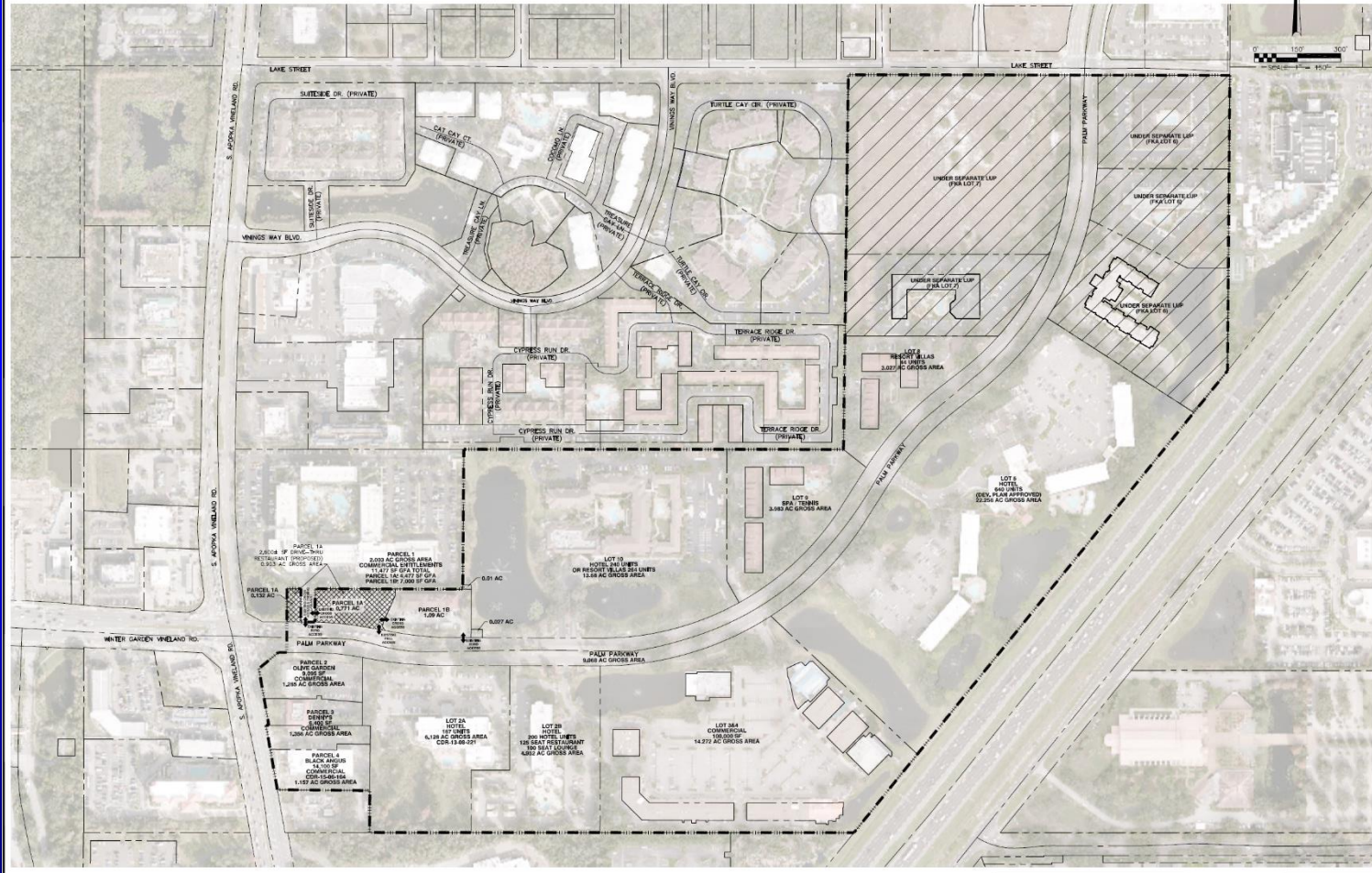
Vista Centre Planned Development / Land Use Plan Aerial Map





Vista Centre Planned Development / Land Use Plan Overall Land Use Plan

VISTA CENTRE PD
LAND USE PLAN [REVISED] (CDR-19-10-328)
AFFECTED PARCELS 22-24-28-0000-00-021 & 22-24-28-0000-00-045





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Vista Centre Planned Development / Land Use Plan (PD/LUP) dated “Received January 6, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

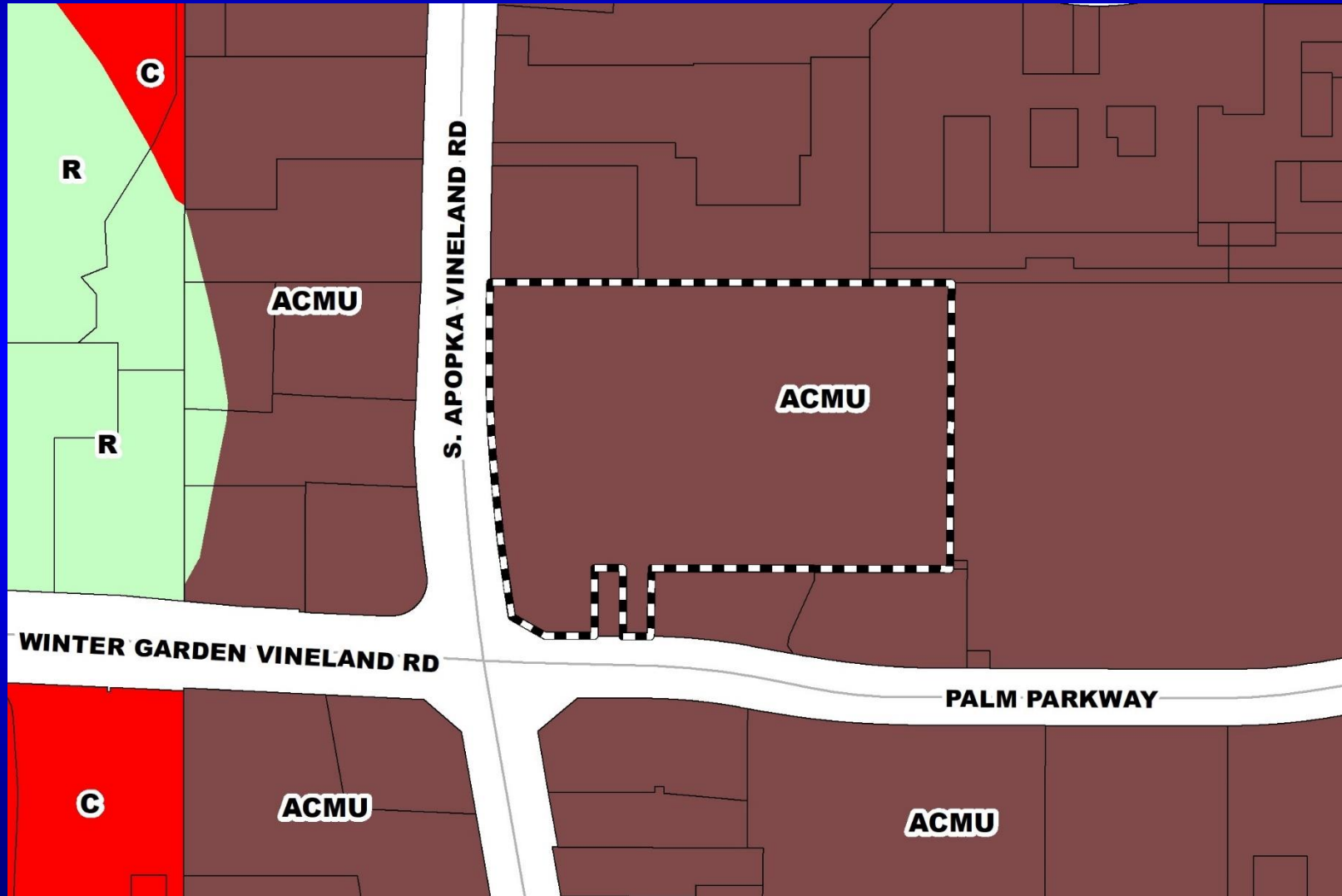


Days Inn Lake Buena Vista Planned Development / Land Use Plan

- Case:** CDR-19-10-327
- Project Name:** Days Inn Lake Buena Vista Planned Development / Land Use Plan
- Applicant:** Peter Pensa, AVID Group
- District:** 1
- Acreage:** 9.48 gross acres
- Location:** Generally north of Palm Parkway and east of S. Apopka Vineland Road
- Request:** To request two (2) waivers from Orange County Code related to landscaping and building separation.

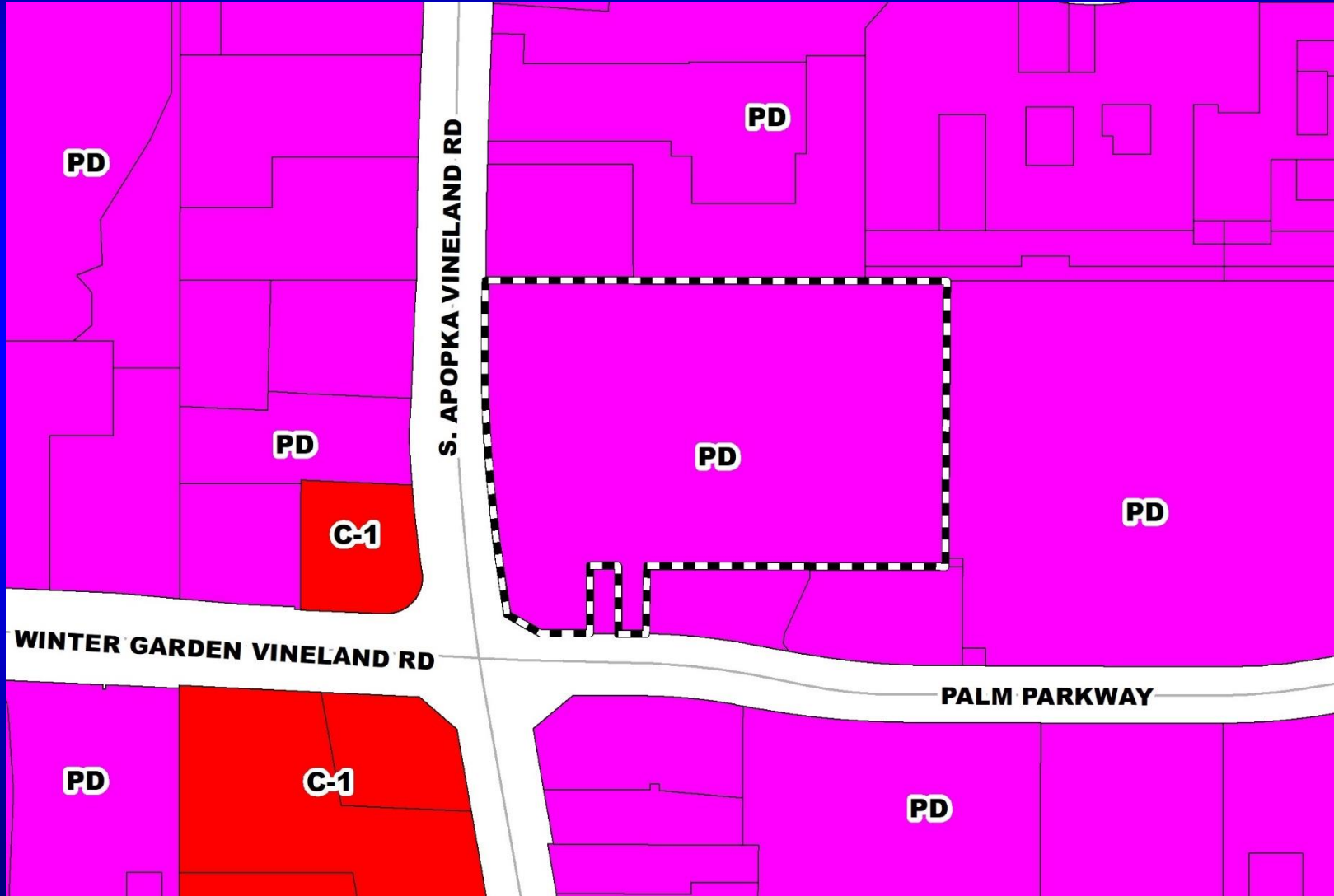


Days Inn Lake Buena Vista Planned Development / Land Use Plan Future Land Use Map



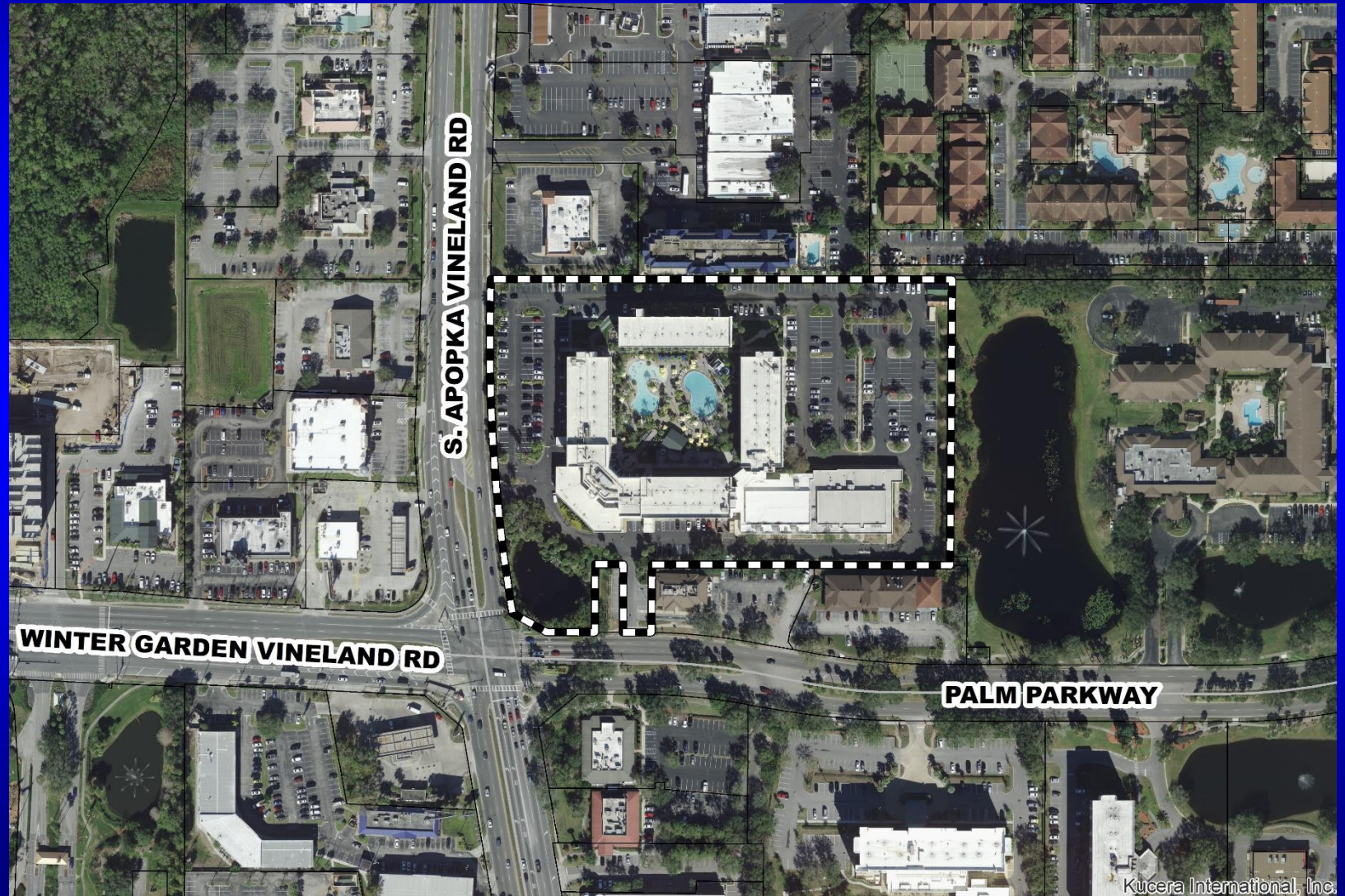


Days Inn Lake Buena Vista Planned Development / Land Use Plan Zoning Map





Days Inn Lake Buena Vista Planned Development / Land Use Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Days Inn Lake Buena Vista Planned Development / Land Use Plan (PD/LUP) dated “Received January 6, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1

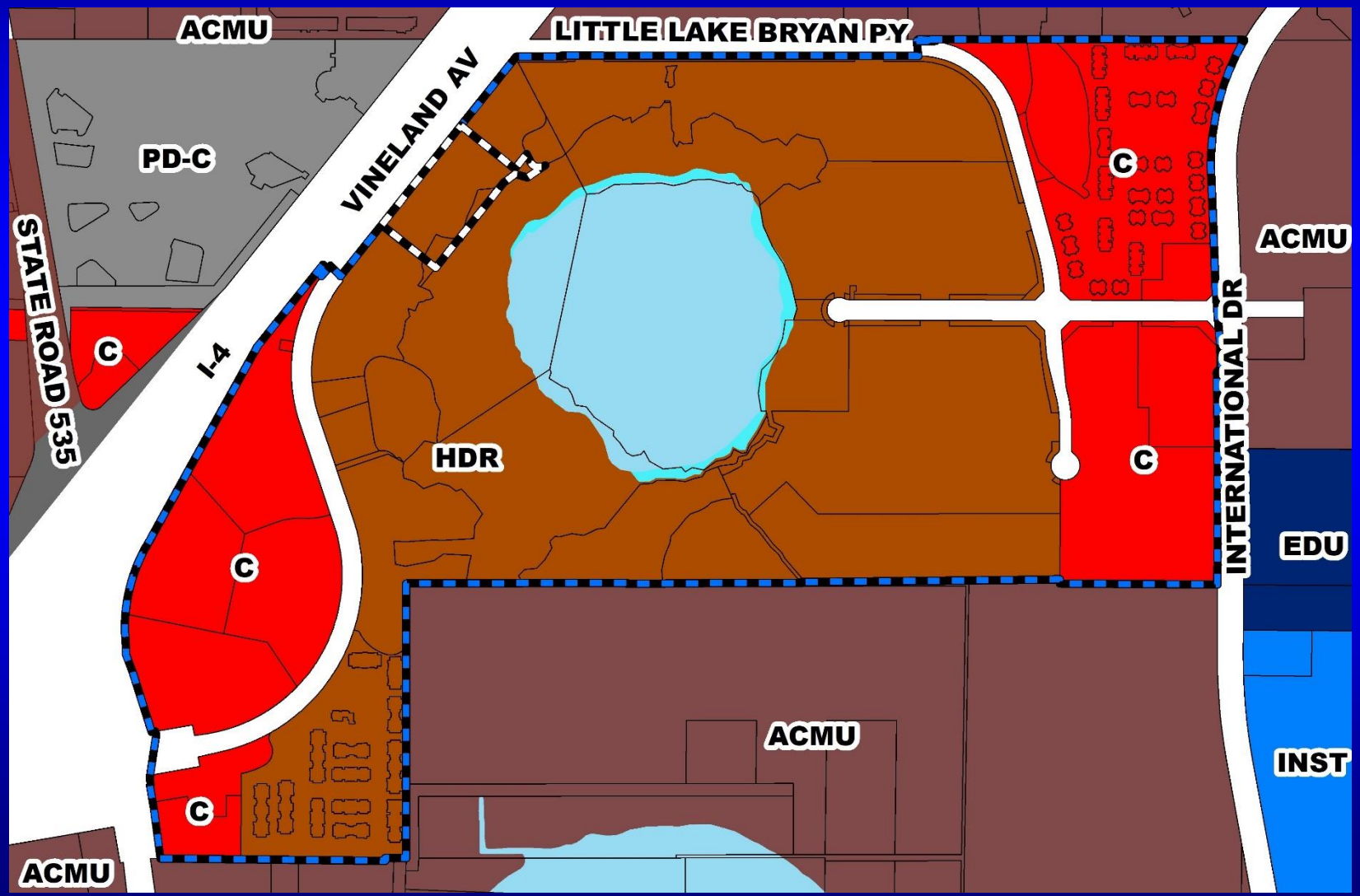


Little Lake Bryan Planned Development / Land Use Plan

Case:	CDR-20-02-046
Project Name:	Little Lake Bryan Planned Development / Land Use Plan
Applicant:	Jonathan Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
District:	1
Acreage:	304.60 gross acres (overall PD) 4.88 gross acres (affected property)
Location:	Generally east of Vineland Avenue, west of International Drive, and south of Little Lake Bryan Parkway
Request:	To modify BCC Condition of Approval #4 from August 4, 2015, to relocate the required dedication of a 15-foot transit easement and 20-foot landscape, pedestrian and utility easement on Vineland Avenue to International Drive, as originally approved by the BCC on March 8, 1994.

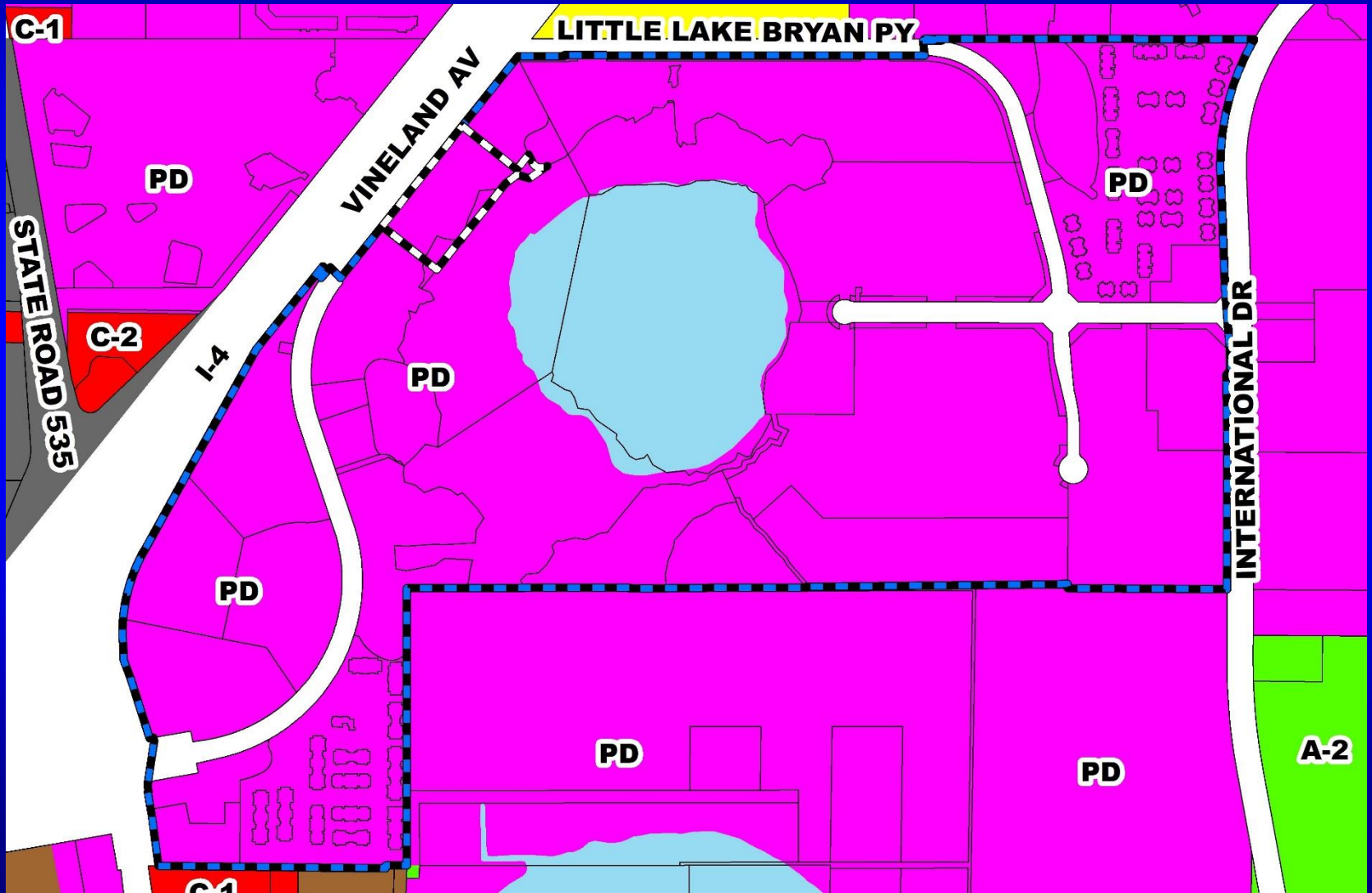


Little Lake Bryan Planned Development / Land Use Plan Future Land Use Map



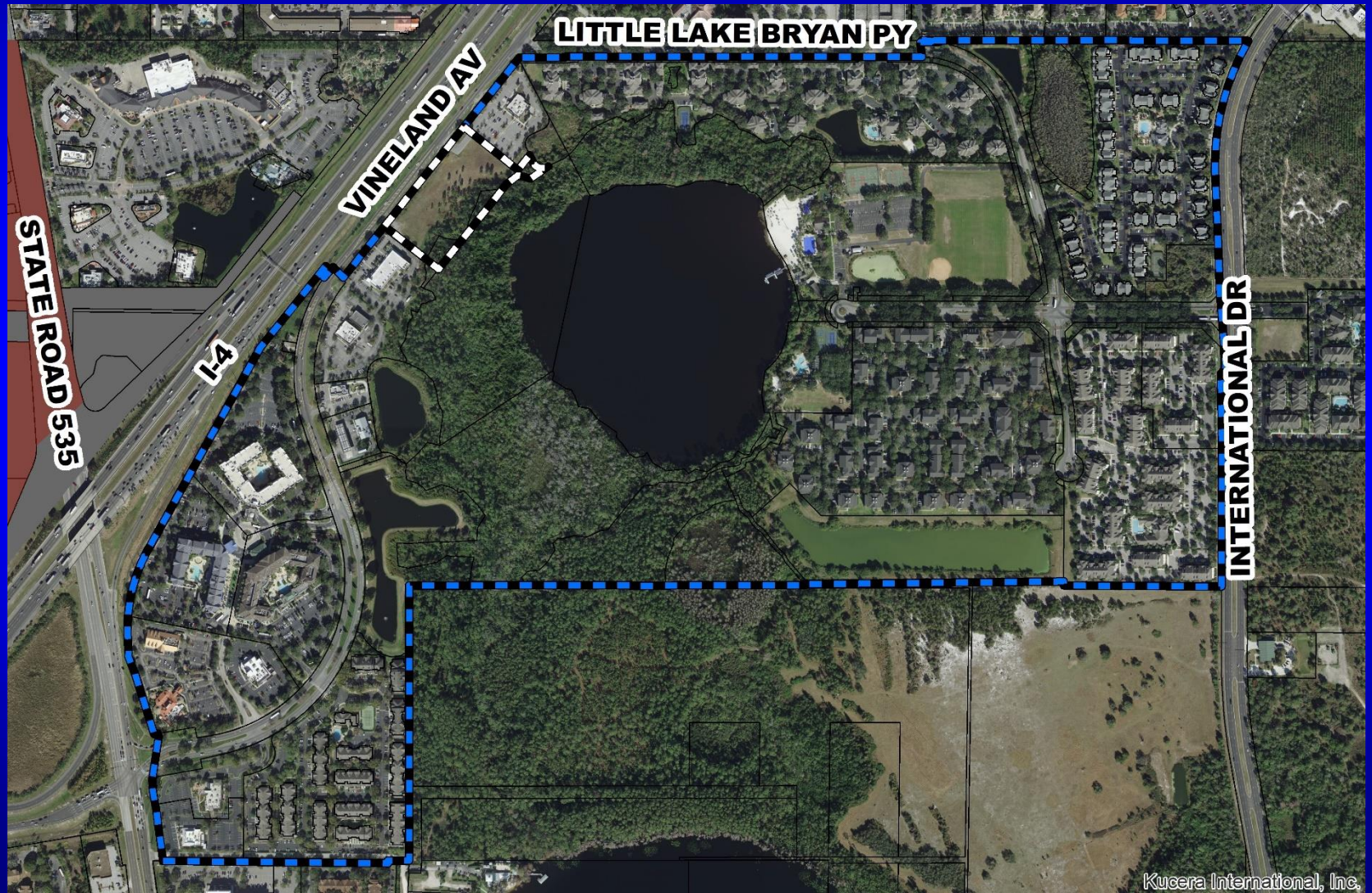


Little Lake Bryan Planned Development / Land Use Plan Zoning Map





Little Lake Bryan Planned Development / Land Use Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Little Lake Bryan Planned Development / Land Use Plan (PD/LUP) dated “Received November 15, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

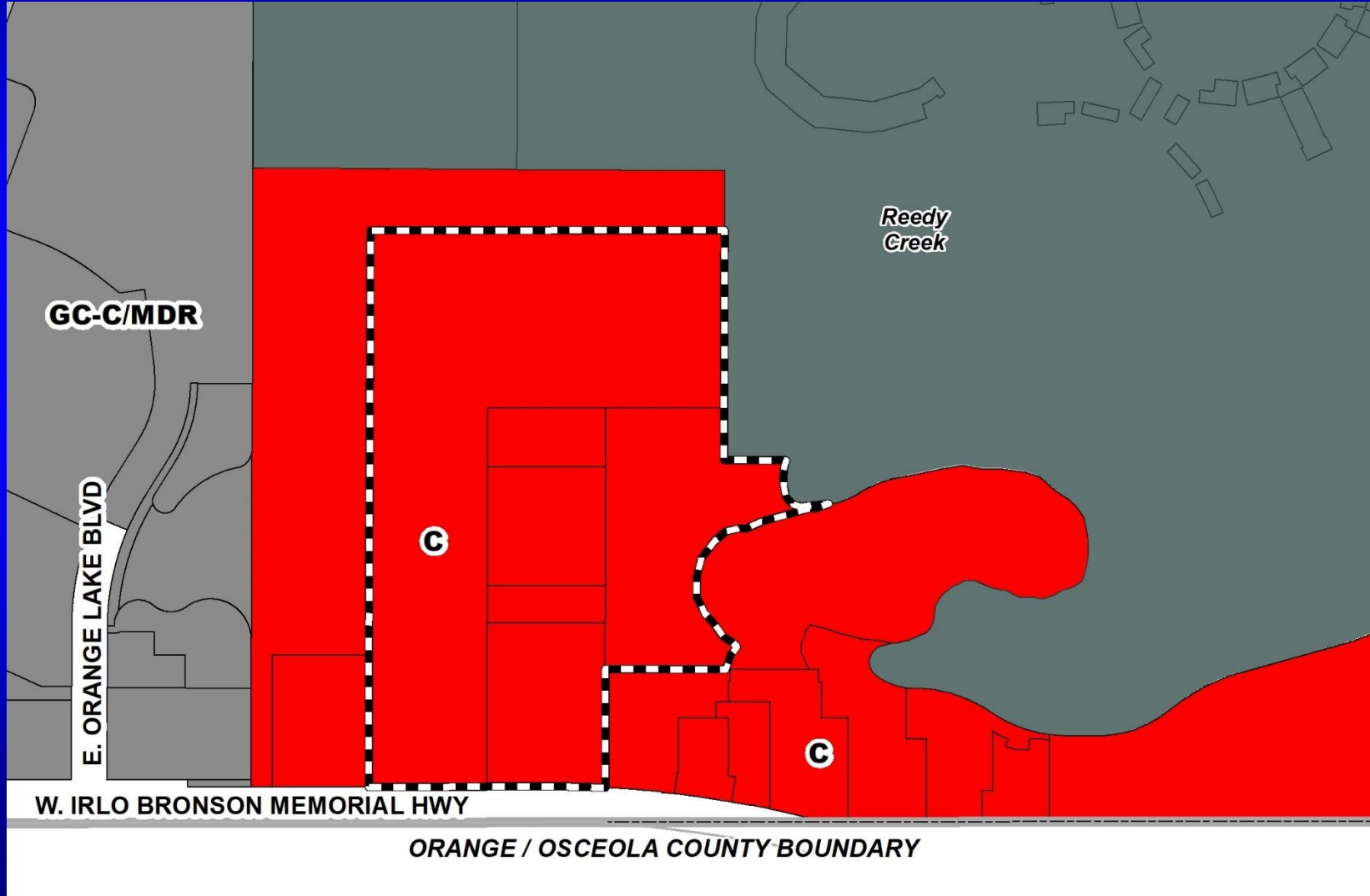


Waterstar Orlando Planned Development / Land Use Plan

- Case:** LUP-19-04-119
- Project Name:** Waterstar Orlando Planned Development / Land Use Plan
- Applicant:** Jonathan Martin, Kimley-Horn and Associates, Inc.
- District:** 1
- Acreage:** 33.63 acres acres
- Location:** Generally north of Irlo Bronson Memorial Highway and east of East Orange Lake Boulevard
- Request:** To rezone 33.63 gross acres from PD (Black Lake Parcel PD), PD (Imported Gifts PD), and PD (Samuel Grimes PD) to PD in order to create the Waterstar Orlando PD with a development program of 250,000 square feet of commercial uses, 250 hotel rooms, and 320 multi-family dwelling units. Additionally, there are ten (10) waivers from Orange County Code associated with this request.

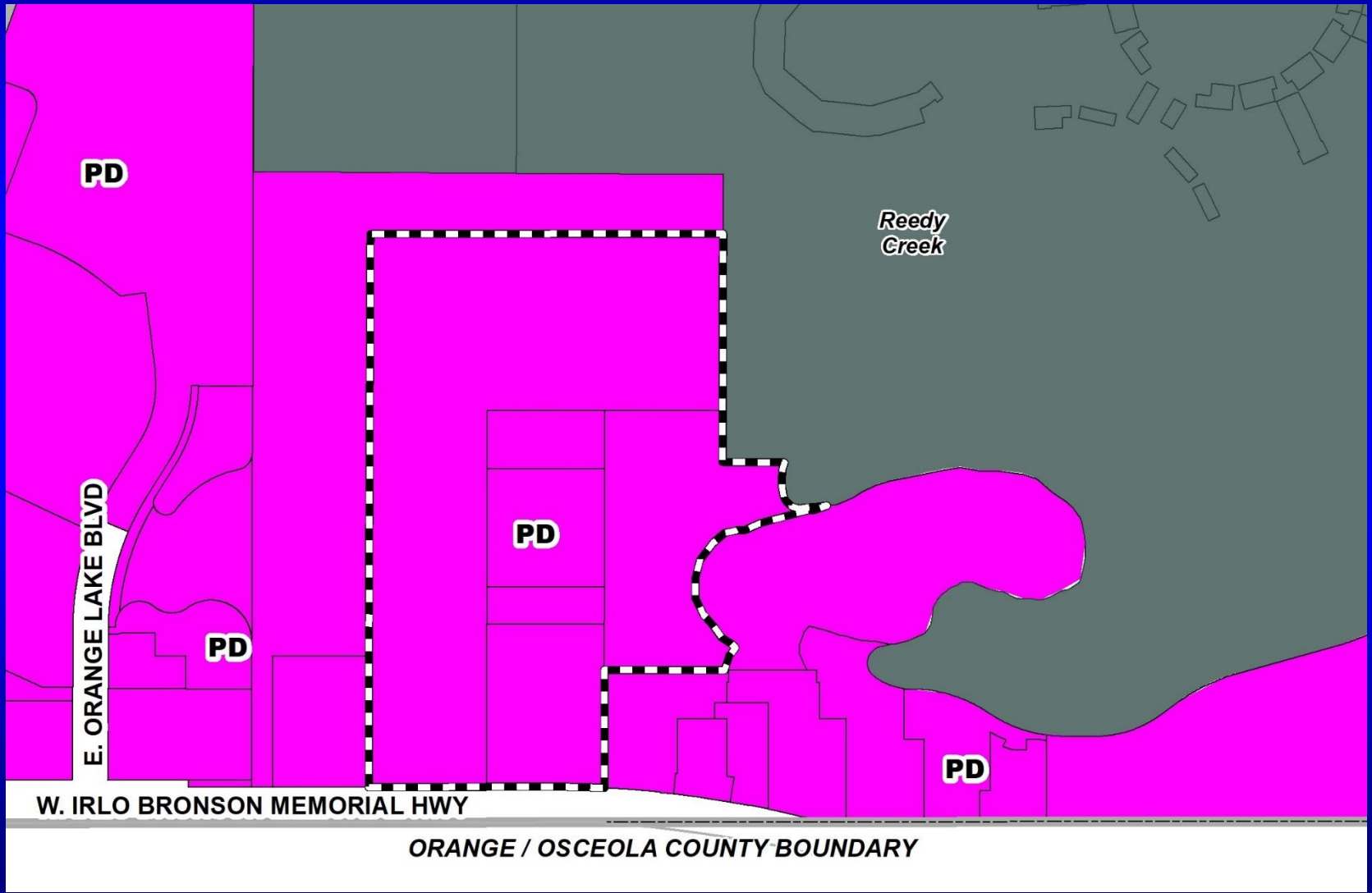


Waterstar Orlando Planned Development / Land Use Plan Future Land Use Map



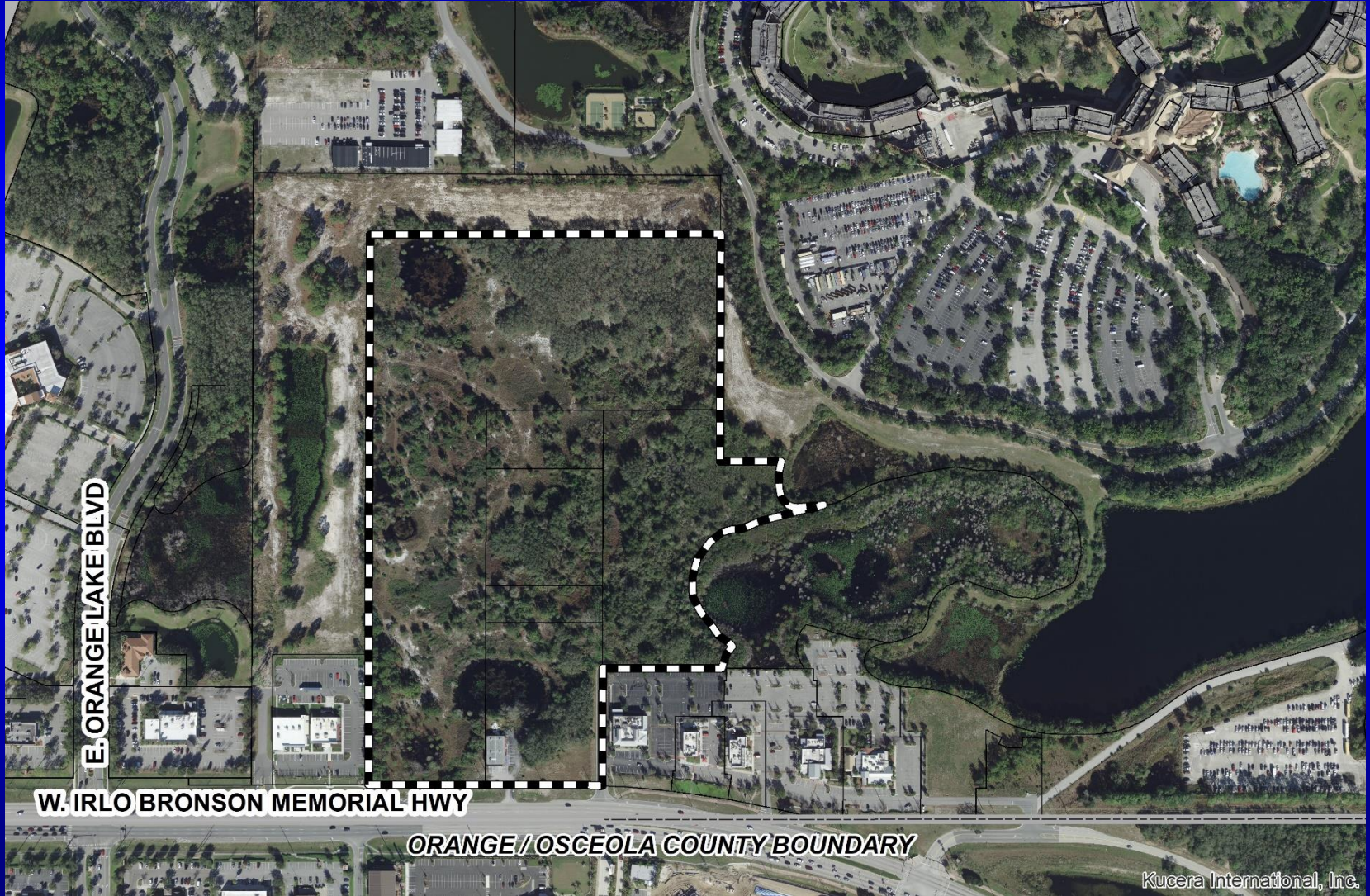


Waterstar Orlando Planned Development / Land Use Plan Zoning Map





Waterstar Orlando Planned Development / Land Use Plan Aerial Map



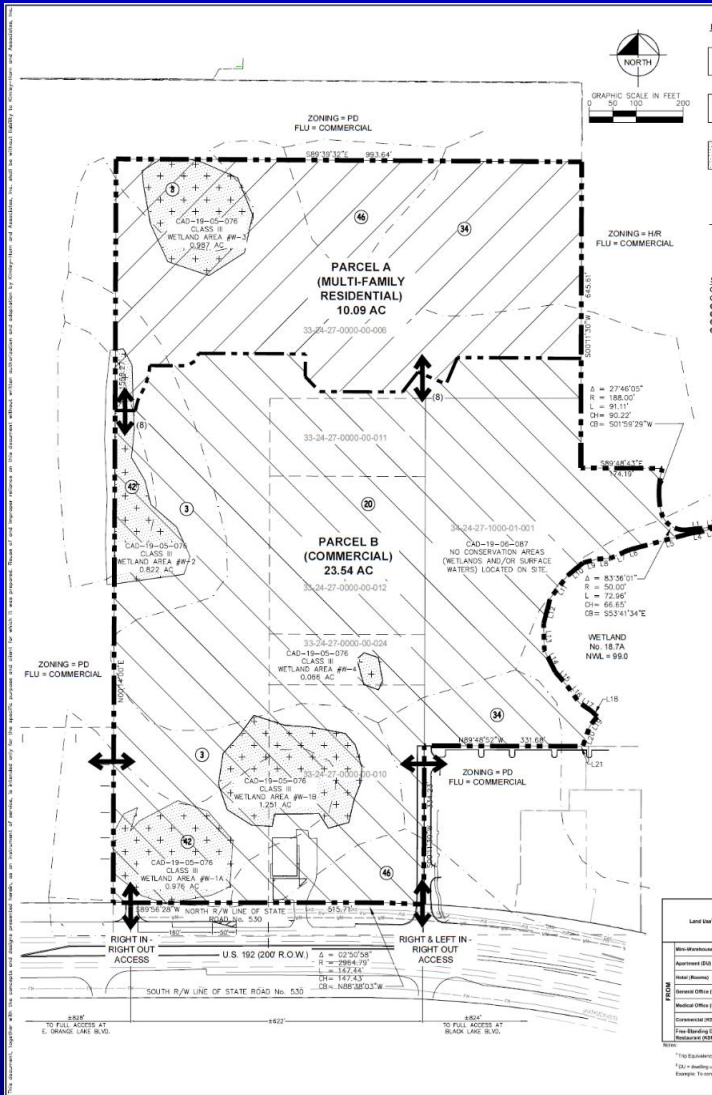
E. ORANGE LAKE BLVD

W. IRLO BRONSON MEMORIAL HWY

ORANGE / OSCEOLA COUNTY BOUNDARY



Waterstar Orlando Planned Development / Land Use Plan Overall Land Use Plan



LEGEND

PARCEL A (10.09 ACRES)
PARCEL B (23.54 ACRES)
WETLAND AREA
VEHICLE ACCESS LOCATIONS
SOILS BOUNDARY
SOIL TYPE (SEE BELOW)

SOIL LEGEND

- ARENDS - NEARLY LEVEL
- BARNSINGER - FINE SAND
- BRADSHAW - FINE SAND
- FOBELLE - FINE SAND
- SANBELL - M.U.J.K.
- TANAGER - FINE SAND

LINE TABLE

LINE	BEARING	LENGTH
L1	N84°30'26"W	42.61
L2	N63°15'36"E	24.33
L3	S71°14'51"W	34.58
L4	S83°02'02"W	20.77
L5	S70°03'14"W	133.62
L6	S75°22'33"W	16.50
L7	S65°28'41"W	42.80
L8	S86°17'38"W	27.87
L9	S75°26'09"W	31.51
L10	S50°41'13"W	44.20
L11	S37°27'51"W	59.74
L12	S14°36'22"W	54.17
L13	S01°19'26"E	66.59
L14	S4°17'50"E	31.47
L15	S42°23'49"E	40.30
L16	S30°20'58"E	41.34
L17	S56°08'56"E	33.00
L18	S44°12'39"E	18.17
L19	S38°26'32"W	25.60
L20	S73°05'13"W	44.60
L21	N82°42'52"W	1.57

DEVELOPMENT PROGRAM

PARCEL	AREA	COMMERCIAL	HOTEL	RESIDENTIAL
A	10.09	0.00	0.00	10.09
B	23.54	23.54	0.00	0.00
TOTAL	33.63	23.54	0.00	10.09

IMPERVIOUS AREA ALLOCATION

PARCEL	AREA	LAND USE	DEVELOPED INTENSITY	MAX. IMPERVIOUS (SQ. FT.)
A	10.09	MULTIFAMILY	100 UNITS	9,476 AC
B	23.54	COMMERCIAL	200,000 SF	88,807 AC
TOTAL	33.63			98,283 AC

Existing Entitlement Summary per Approved PDI:

	Commercial (SQ)	Hotels	Office (SQ)	Gas Station
Samuel Grimes PD	N/A	274	N/A	67
Imported Gifts PD	5,600	368	N/A	N/A
Black Lake Parcel PD - Parcel A	25,000	350	N/A	N/A
Total	30,600	592	67	67

NOTES:

- Each phase will stand on its own infrastructure.
- Height includes all architectural features.
- Individual lots within Parcel B may exceed 80% impervious, however the PD and Parcel B aggregate impervious shall not exceed 80%.
- Projected traffic counts to be determined based on future uses, existing PD trip generation, 14,242 ADT based on 30,600 sq ft of Commercial, 592 rooms of hotel, 150 timeshare units, 67 vehicle units, 40,000 of Office, and Gas/Convenience Mart with 16 vehicle fueling stations.
- Ground and fence signs shall comply with Chapter 91.5 Signcodes.
- In accordance with Section 38-1227, any variations from county code minimum standards represented on this plan that have not expressly approved by the BOE are invalid.
- Any pre-existing easements that would be in conflict with any proposed development shall be addressed and incorporated as necessary prior to any construction plan approval.
- Exact location of access points will be determined at development plan approval.

PROPOSED DEVELOPMENT

Density	Land Use	Area (AC)	Site Area (AC)	Units	Daily Trip Generation	
					Peak	Off-Peak
Commercial	200,000 SF	88.81	11,210	5,605	5,605	
Multifamily (200 Units)	221,200 DU	5.44	2,742	475	475	
New External Trips			14,952	6,080	6,080	
Internal Capture			290	290	290	
Net External Trips			14,662	5,790	5,790	
U.S. 92 Pass by Trips			2,000	1,000	1,000	
Net New External Trips			12,662	4,790	4,790	

TRIP EQUIVALENCY MATRIX

Land Use	ITE UIC	FBI Peak Hour Rate	Equivalency Adjustment	TO						
				UIC	Apartment	Hotel	Office	Commercial	Industrial	Transit
Multi-Family (200)	101	0.17	1.43F to equal 1.00E	1.00E	0.98E	0.26E	0.19E	0.36E	0.66E	0.00E
Apartment (200)	221	0.84	1.43F to equal 1.00E	1.00E	1.00E	0.75E	0.58E	0.02E	0.11E	0.00E
Hotel (200)	310	0.80	1.43F to equal 1.00E	1.00E	1.00E	0.80E	0.02E	0.17E	0.10E	0.00E
General Office (200)	710	1.15	1.43F to equal 1.00E	0.70E	2.14	1.97	1.69E	0.10E	0.30E	0.00E
Medical Office (200)	720	1.40	1.43F to equal 1.00E	0.50E	2.80E	2.50	2.00E	0.00E	0.60E	0.10E
Government (200)	810	1.40	1.43F to equal 1.00E	0.50E	2.80E	2.50	2.00E	1.00E	0.00E	0.10E
Non-Standing Drive-By (200)	840	0.87	1.43F to equal 1.00E	101.00E	74.00E	94.00E	38.00E	0.00E	0.00E	0.00E

DEVELOPMENT NOTES:

SITE DATA:

TOTAL PROJECT AREA: 33.63 Acres
 PARCEL A AREA (RESIDENTIAL): 10.09 Acres
 PARCEL B AREA (COMMERCIAL): 23.54 Acres
 EXISTING VEGETATION: Natural Vegetation
 EXISTING USE: Vacant
 EXISTING ZONING: PD - Planned Development
 PROPOSED ZONING: PD - Planned Development
 EXISTING/FUTURE LAND USE: Commercial / Growth Center Overlay

DEVELOPMENT SUMMARY:

DESIGN STANDARDS: Orange County Commercial Design Standards with Growth Center Overlay

PERMITTED USES:

- Hotel / Motel
- Timeshare
- Eating and Drinking Establishments
- Amusement and Recreation Centers, including outdoor uses such as mini-golf, go-cart/raceway and other similar uses as approved by the County
- Car Rental Agencies, accessory use only (a fee standing, primary use shall not be permitted)
- Medical and General Office
- Mini Warehouse
- Residential

PHASING: Multi-Phase

OPEN SPACE: 25%

MAXIMUM IMPERVIOUS AREA: 80%

EXISTING WETLANDS: 4.102 AC

EXISTING WETLAND IMPACTS: 4.102 AC

REQUIRED PARKING: Per Orange County LDC

LANDSCAPE BUFFERS: Per Orange County LDC

PEDESTRIAN CIRCULATION: Per Orange County LDC

STORMWATER: To comply with Orange County and SRWMD standards

WATER SERVICE: Toho Water Authority (SCU for parcel 33-24-27-1000-01-001)

WASTEWATER SERVICE: Toho Water Authority (SCU for parcel 33-24-27-1000-01-001)

RECLAIMED WATER SERVICE: Toho Water Authority (SCU for parcel 33-24-27-1000-01-001)

MULTI-FAMILY RESIDENTIAL DEVELOPMENT SUMMARY:

DESIGN STANDARDS: Orange County Commercial Design Standards with Growth Center Overlay

RESIDENTIAL AREA: 10.09 AC (30.00%)

PROPOSED DENSITY: 320 DU/ACRE

BUILDING PROGRAM: 320 MULTI-FAMILY RESIDENTIAL UNITS

DEVELOPMENT SETBACKS:

- SIDE: 30'
- REAR: 20'
- INTERNAL: 0'

PAVING SETBACKS:

- SIDE: 7.5'
- REAR: 5'
- INTERNAL: 0'

MAXIMUM BUILDING HEIGHT: 80'

MAXIMUM IMPERVIOUS AREA: 80%

OPEN SPACE: 25%

EXISTING WETLANDS: 1.087 AC

EXISTING WETLAND IMPACTS: 1.087 AC

COMMERCIAL DEVELOPMENT SUMMARY:

DESIGN STANDARDS: Orange County Commercial Design Standards with Growth Center Overlay

COMMERCIAL AREA: 23.54 AC (70.00%)

FLOOR AREA RATIO (FAR): 0.30

DEVELOPMENT PROGRAM: 250,000 SF COMMERCIAL AND 250 UNITS HOTEL

OPEN SPACE: 20%

BUILDING SETBACKS:

- U.S. 92: 60'
- SIDE: 30'
- REAR: 20'
- INTERNAL: 0'

PAVING SETBACKS:

- U.S. 92: 25'
- SIDE: 7.5'
- REAR: 5'
- INTERNAL: 0'

MAXIMUM BUILDING HEIGHT: 80'

HOTEL FLOOR SHARE: 120%

ALL OTHER USES: 80%

MAXIMUM IMPERVIOUS AREA: 80%

EXISTING WETLANDS: 3.015 AC

EXISTING WETLAND IMPACTS: 3.015 AC

CONSERVATION AREAS:

1. A Conservation Area Determination (CAD-19-05-076 - corrected) was issued by the Orange County Environmental Protection Division (OCPD) on August 6, 2019. A Conservation Area Determination (CAD-19-05-087) was issued by the Orange County Environmental Protection Division (OCPD) on August 6, 2019.

2. A Conservation Impact Area (CAI-19-08-047) was issued by the Orange County Environmental Protection Division (OCPD) on February 12, 2020.

* Trip Equivalency Matrix was developed using average PM Peak Hour Trip Generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.
 ** Trip Equivalency Matrix is based on 1000 vehicles per hour.
 *** To convert 100,000 square feet of Commercial to 200,000 of Commercial x 0.500 = 100,000 square feet.
 **** To convert 100,000 square feet of Commercial to 200,000 of Commercial x 0.500 = 100,000 square feet.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Waterstar Orlando Planned Development / Land Use Plan (PD/LUP) dated “Received March 13, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

Orange County BCC

**Eighth Amendment to the
Restated Interlocal Agreement
for Joint Planning Area between
Orange County and the City of
Winter Garden**

April 21, 2020



Presentation Outline

- Background
- Proposed Changes
- Action Requested





Background

- JPA's are encouraged pursuant to the Intergovernmental Coordination Element of the Comprehensive Plan
- Existing JPA Agreements:
 - Apopka
 - Oakland
 - Ocoee
 - Maitland
 - Mount Dora
 - Reedy Creek Improvement District (RCID)
 - Winter Garden



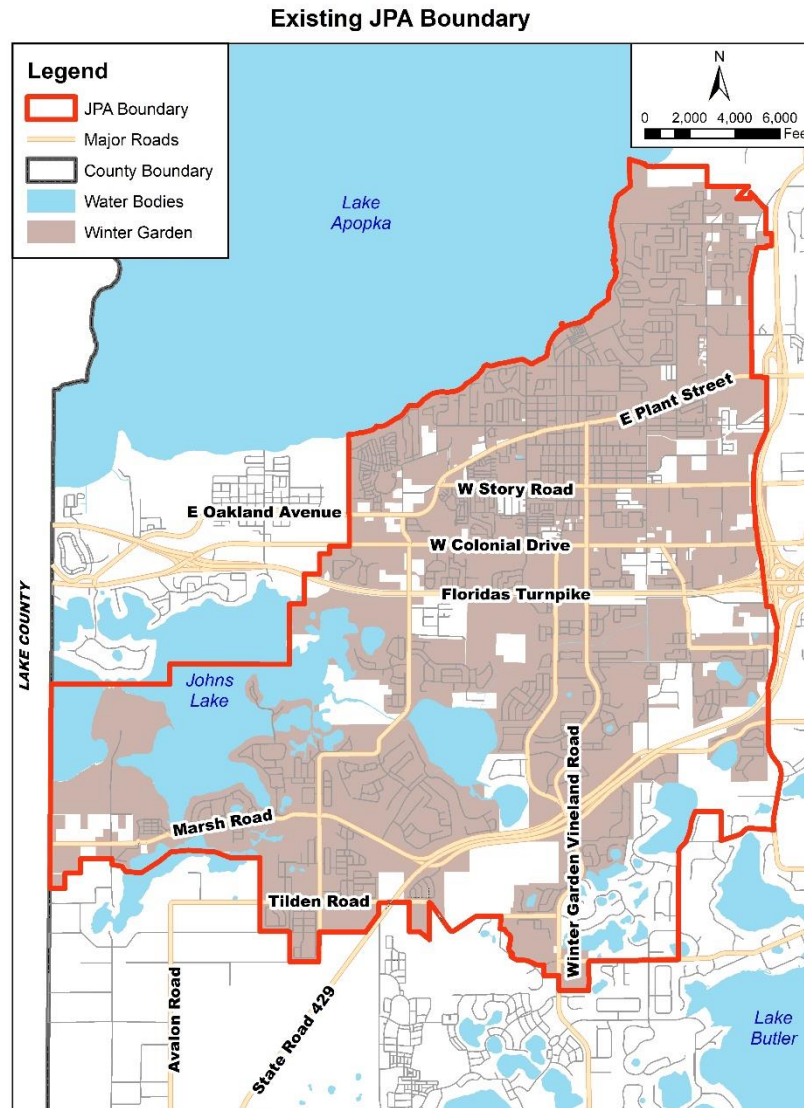
Background

▪ History of the Winter Garden JPA

- Original JPA Agreement was approved on June 19, 1997, amended seven times, with the last amendment on May 7, 2019.
- Agreement covers these main points:
 - Annexation Boundary
 - Notification Requirements
 - Development Standards
 - Separate Utility Territorial Agreements



Background – Existing JPA Boundary





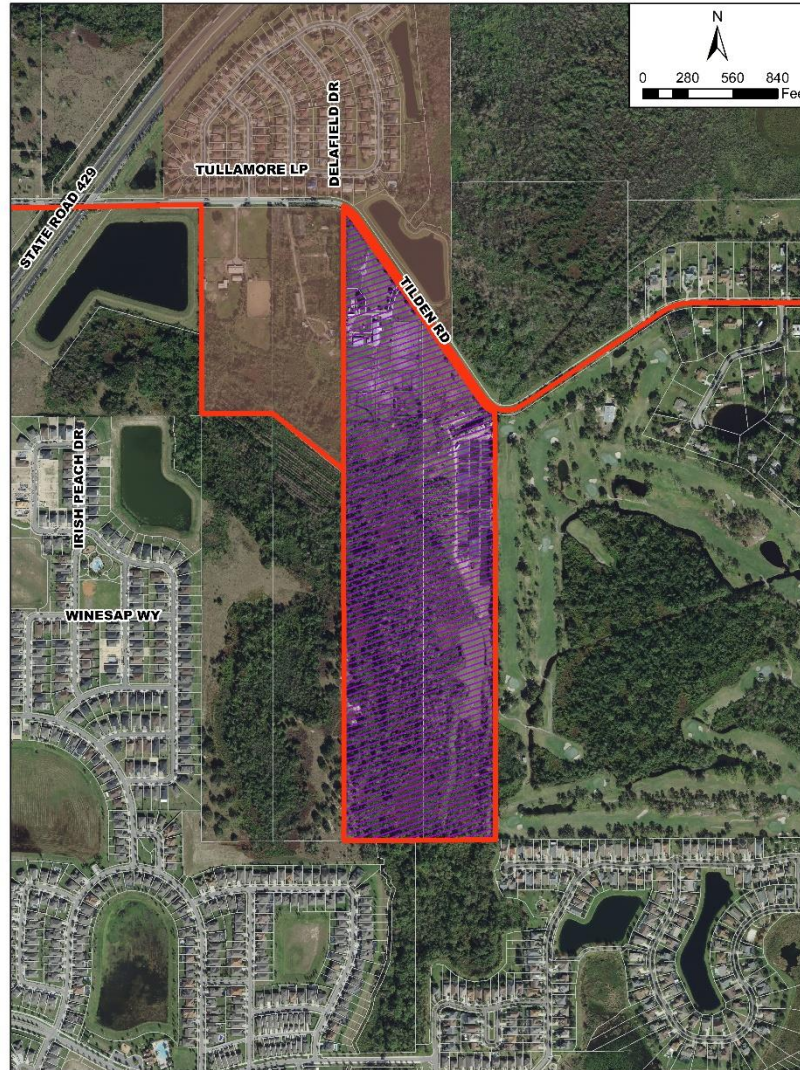
Proposed Changes

- **Expansion of Annexation Boundary to include to parcels totaling approximately 70.12 acres of property along Tilden Road.**
 - This property will be assigned a Future Land Use of Suburban Residential, which allows up to four (4) dwelling units per acre.
 - This property will be required to develop in accordance to the PUD development standards in the agreement.



Proposed Changes

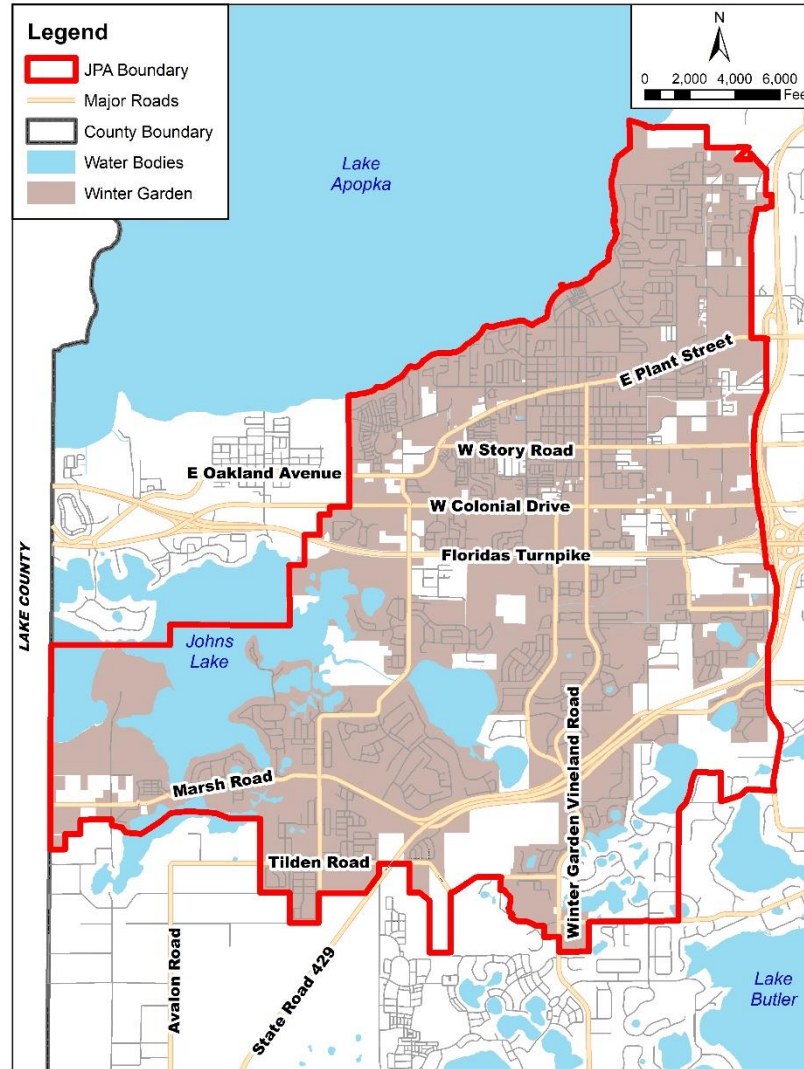
JPA Boundary Expansion





Proposed Changes

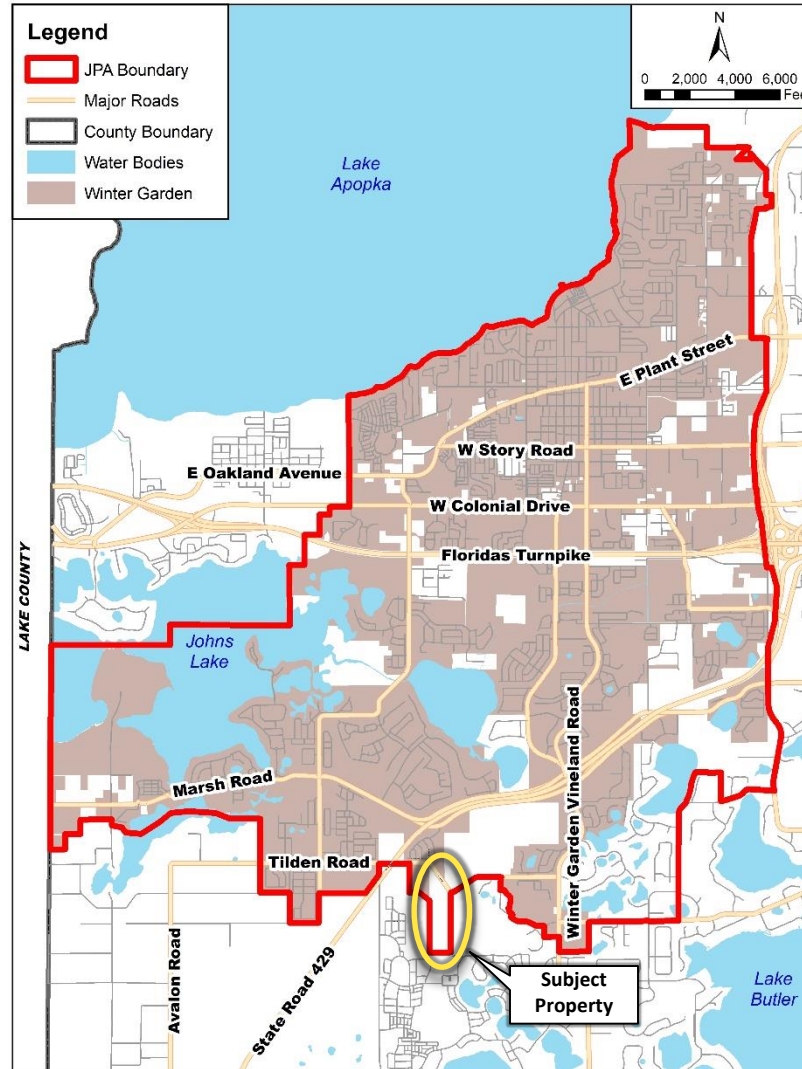
JPA Boundary Expansion - Overall Boundary





Proposed Changes

JPA Boundary Expansion - Overall Boundary





Action Requested

- Approval and execution of the Eighth Amendment to the Restated Interlocal Agreement for Joint Planning Area between Orange County and the City of Winter Garden.

District 1



Board of County Commissioners

Public Hearings

April 21, 2020