

Board of County Commissioners

Public Hearings

September 12, 2023

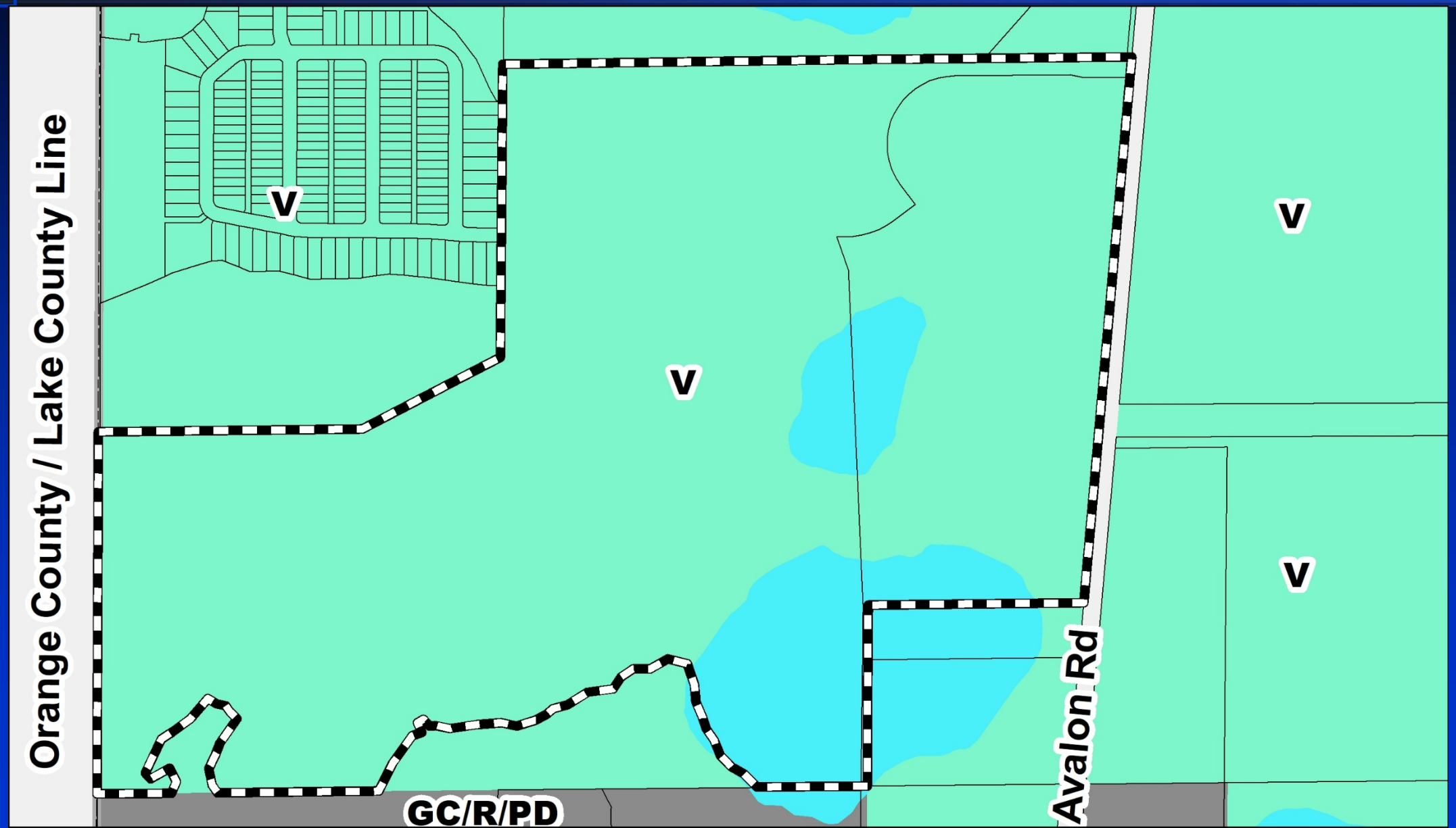


Serenade at Ovation Planned Development / Land Use Plan

- Case:** CDR-20-08-242
- Applicant:** Lance Bennett, Poulos & Bennett, LLC
- District:** 1
- Location:** Generally located on the west side of Avalon Road, south of Flemings Road.
- Acreage:** 156.8 gross acres (*overall PD*)
84.14 gross acres (*affected parcels only*)
- Request:** The applicant's request is to split PD Parcel 19 into 2 development parcels; Parcel 19A will be Village Home District and Parcel 19B will become Apartment District. Also, part of the request is to change Parcel 14 to Townhome / Apartment District to allow for development of an Assisted Living Facility. Total dwelling units for the PD are increasing from 291 to 515 with 53 Transfer of Development Rights (TDR) credits being received from the Lake Dennis PD.
- This request also includes the following waiver from Orange County Code:
1. A waiver from Orange County Code Section 38-1387.1(a)(10) to allow a fourteen (14) foot building separation between townhomes in lieu of twenty (20) feet.

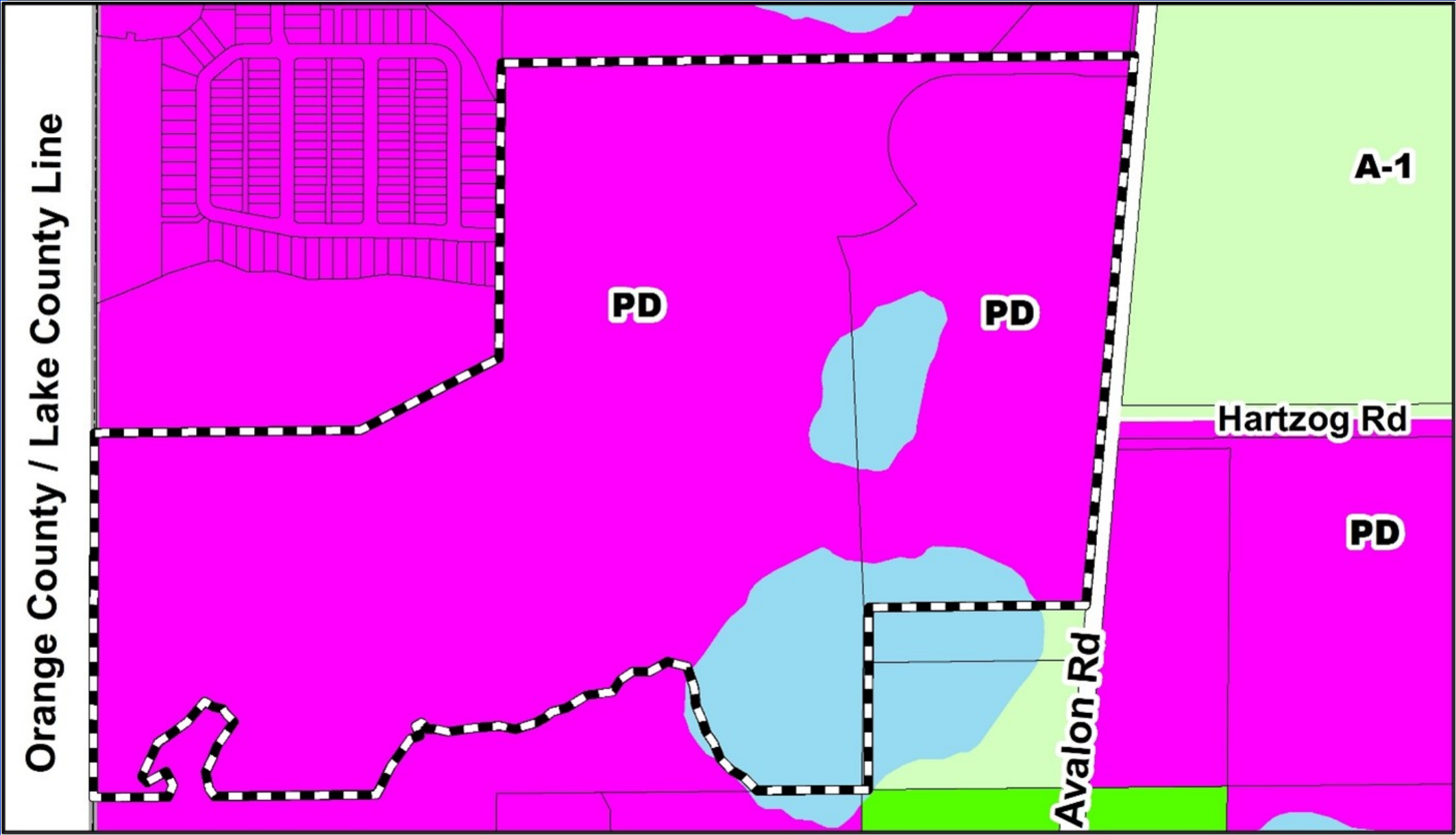


Serenade at Ovation Planned Development/Land Use Plan Future Land Use Map



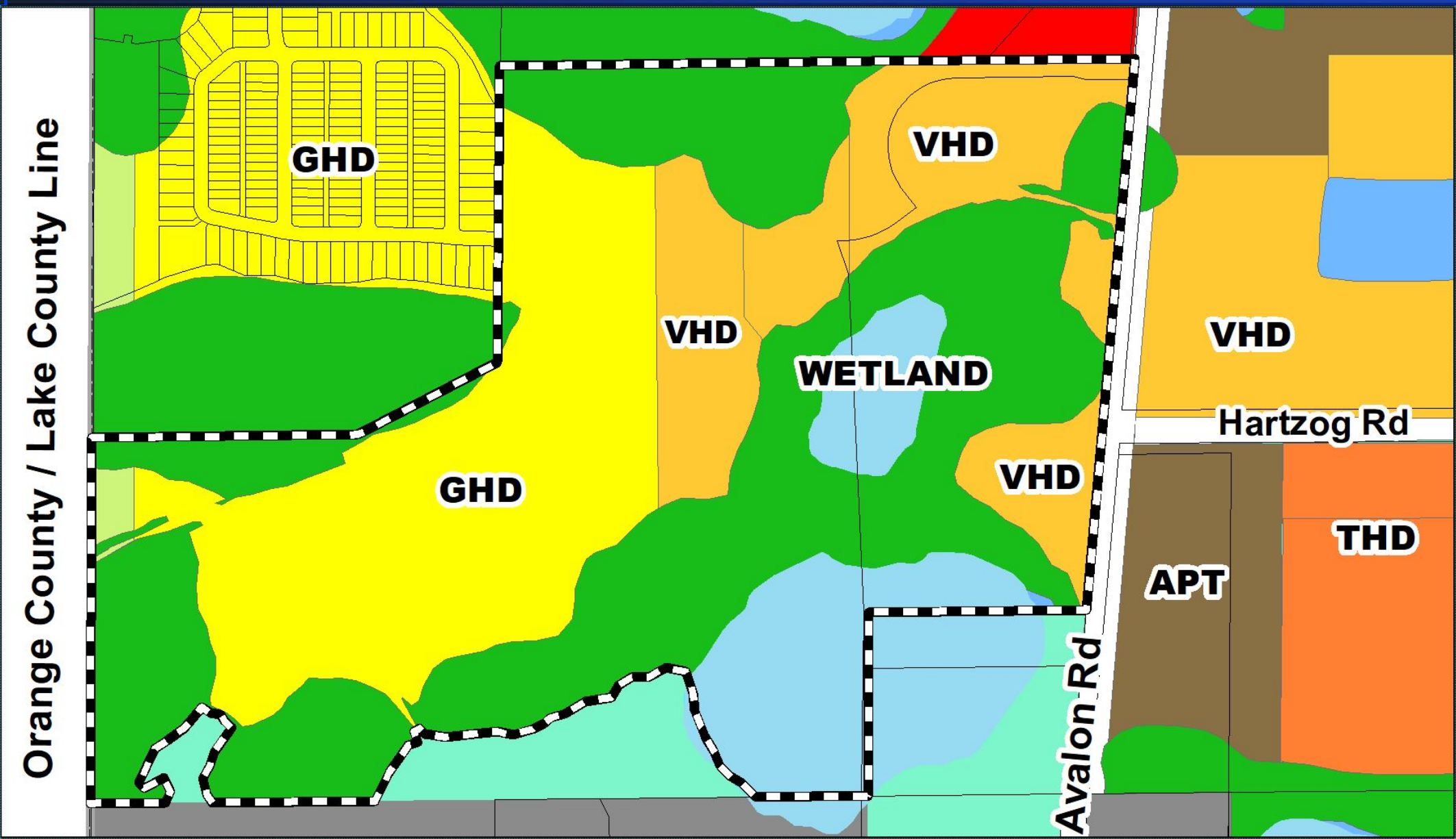


Serenade at Ovation Planned Development/Land Use Plan Zoning Map



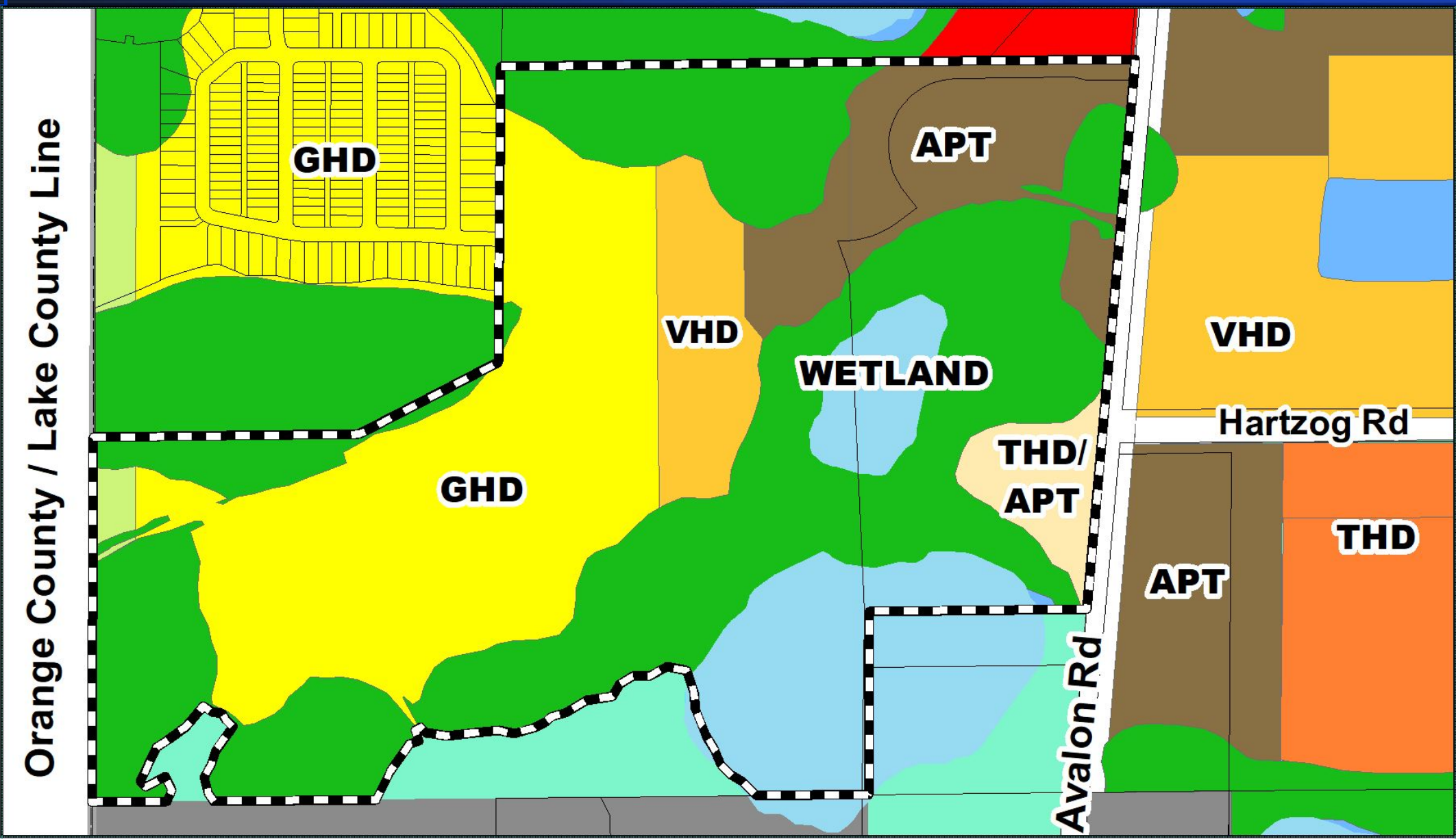


Serenade at Ovation Planned Development/Land Use Plan Current Horizon West Land Use Map





Serenade at Ovation Planned Development/Land Use Plan Proposed Horizon West Land Use Map





Serenade at Ovation Planned Development/Land Use Plan Aerial Map

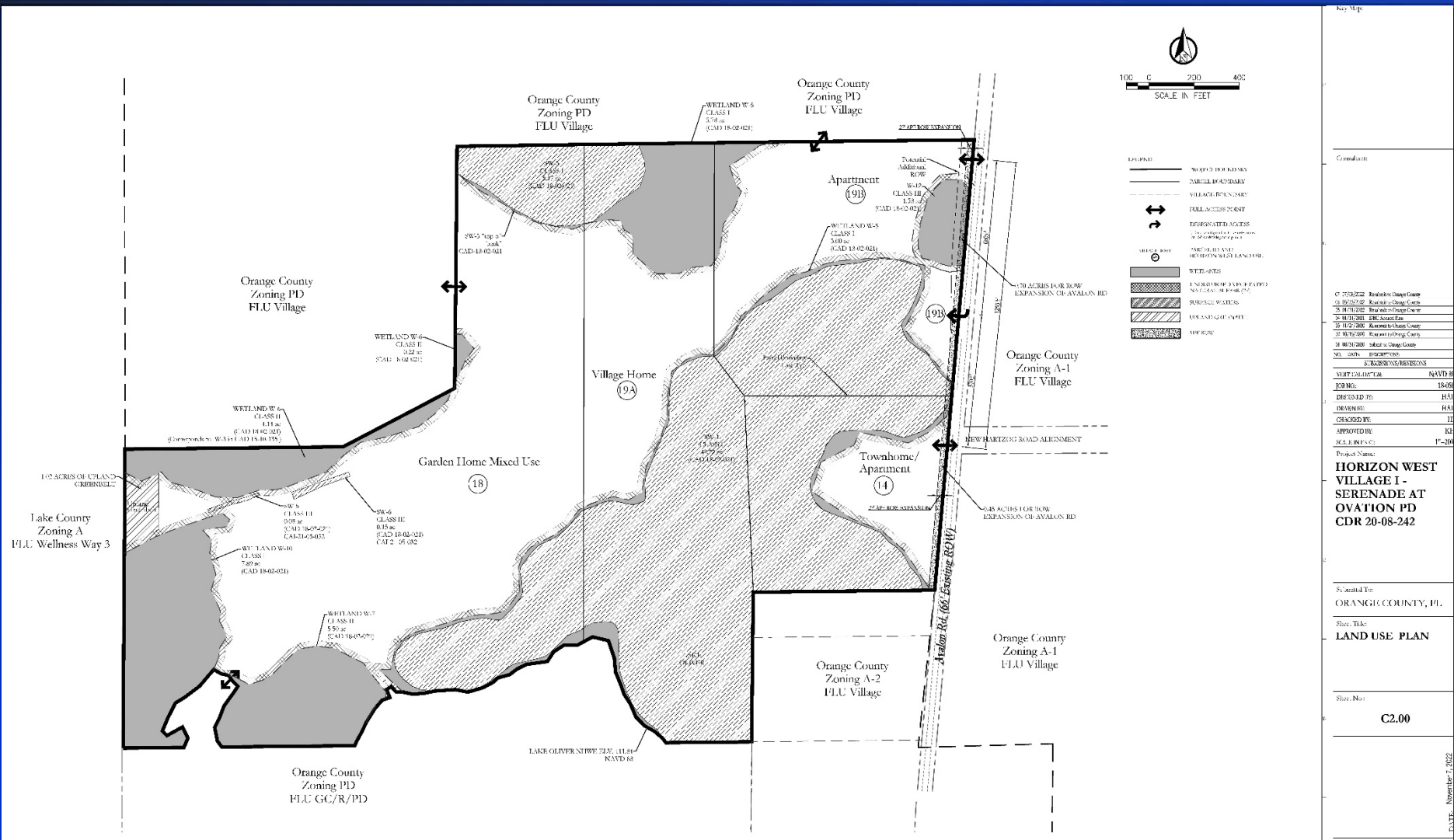


Orange County // Lake County Line

Avalon Rd



Serenade at Ovation Planned Development/Land Use Plan Overall Land Use Plan



Key Map

Scale: 100 0 200 400
SCALE IN FEET

LEGEND

- WETLANDS
- UNSATURATED SANDS/SILT/CLAY
- SURFACE WATERS
- UPLAND GULCHES
- APPROX.

CONSTRUCTION

DATE: November 7, 2022

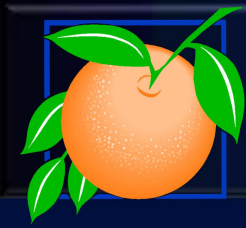
PROJECT NAME: **HORIZON WEST VILLAGE I - SERENADE AT OVATION PD CDR 20-08-242**

SCALE: 1" = 100'

DATE: November 7, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
202 S. Laramie Street, Oklahoma City, OK 73101
Tel: (405) 487-2291 www.poulosandbennett.com



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the Serenade at Ovation Planned Development / Land Use Plan (PD/LUP) dated “Received December 2, 2022”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Wilderness Creek Planned Development / Land Use Plan

- Case:** CDR-21-03-085
- Applicant:** Brian Canin, Kimley-Horn and Associates, Inc.
- District:** 1
- Location:** Substation Drive; generally located on the south side of S. International Drive, approximately 3,000 feet east of Daryl Carter Parkway.
- Acreage:** 103.47 gross acres (*overall PD*)
1.53 gross acres (*affected parcel only*)
- Request:** A PD substantial change to amend the use of PD Parcel 402 from "Access Tract" to "Commercial" in order to develop the site and build a 12,000 square foot athletic training facility which results in an increase to the total commercial square footage for the PD from 211,678 s.f. to 223,678 s.f.

In addition, the applicant has requested the following waivers from Orange County Code:

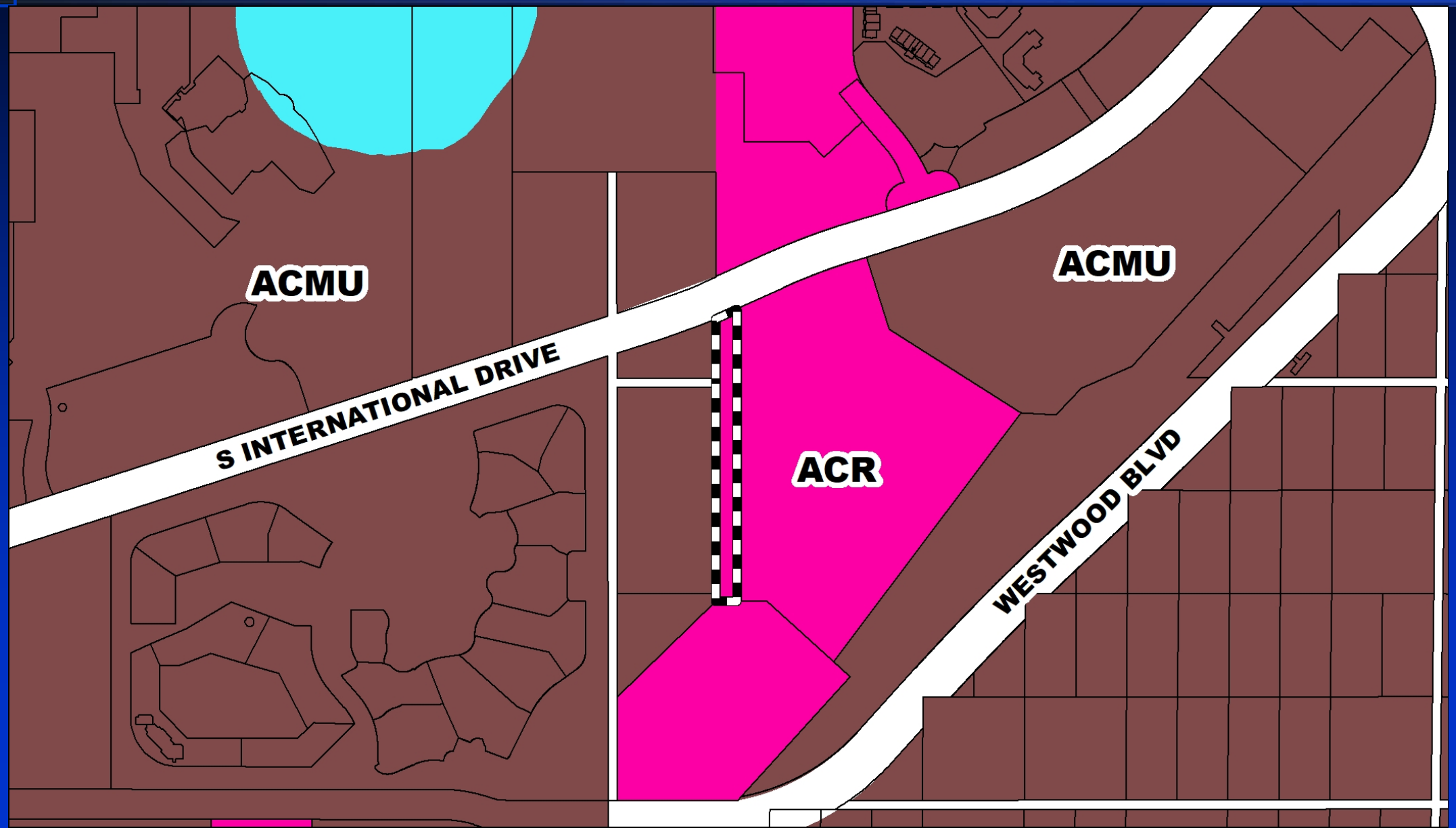


Wilderness Creek Planned Development/Land Use Plan Waivers Requested

- 1. A waiver from Section 38-1287(2) to allow a 9' side setback from the west side PD boundary in lieu of a 30' side setback.**
- 2. A waiver from Section 38-1287(2) to allow a 21' side setback to the residential parcel on the east property line in lieu of a 30' side setback**
- 3. A waiver from Section 38-1300 to allow a building height of 57' in lieu of 35' within one hundred (100) of single-family residential.**
- 4. A waiver from Section 38-1287(4) to allow a pavement setback from side lot line of 0' in lieu of 7.5' on a 45' strip along the western property line to accommodate for the emergency vehicle turnaround.**
- 5. A waiver from Section 38-1287(4) to allow a dumpster setback from side lot line of 3' in lieu of 7.5' on a 20' strip along the western property line to accommodate for the emergency vehicle turnaround.**
- 6. A waiver from Section 38-1287(4) to allow a pavement setback from side lot line of 0' in lieu of 7.5' on a 580' strip along the eastern property line.**
- 7. A waiver from Section 38-1291(c) and Section 24-10(b)(1) to allow no perimeter landscaping along a 580' strip on the eastern property line, in lieu of providing one tree every 75 linear feet in buffer yard areas with at least 50% of the required trees located within 15' from the property line.**
- 8. A waiver from Section 24-10(b)(4) to allow no building landscaping along the eastern side of the building in lieu of providing a minimum of a 4-foot-wide landscaped area at the building base and trees provided at a ratio of one tree per 200 square feet of required landscaped area.**

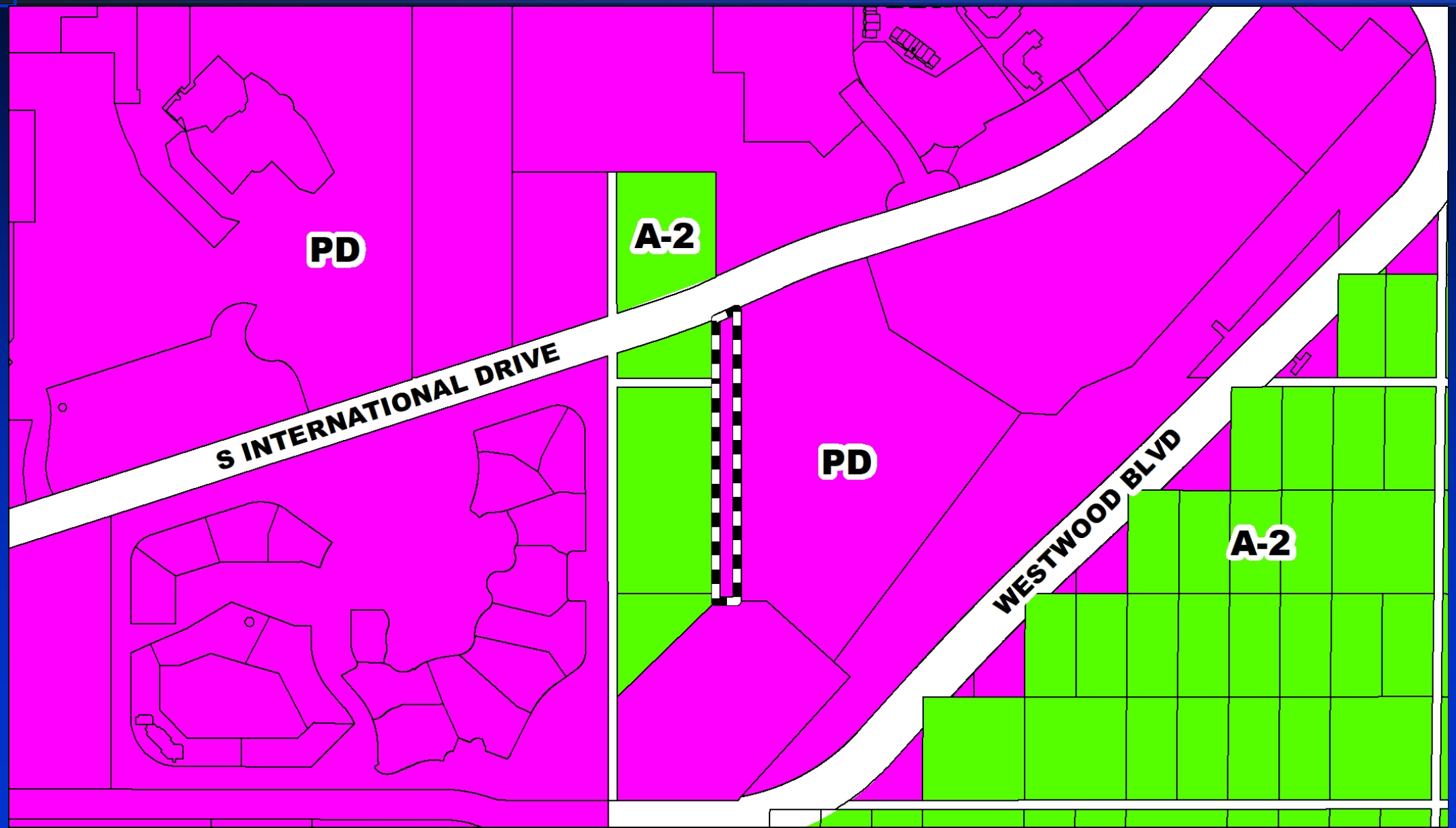


Wilderness Creek Planned Development/Land Use Plan Future Land Use Map





Wilderness Creek Planned Development/Land Use Plan Zoning Map





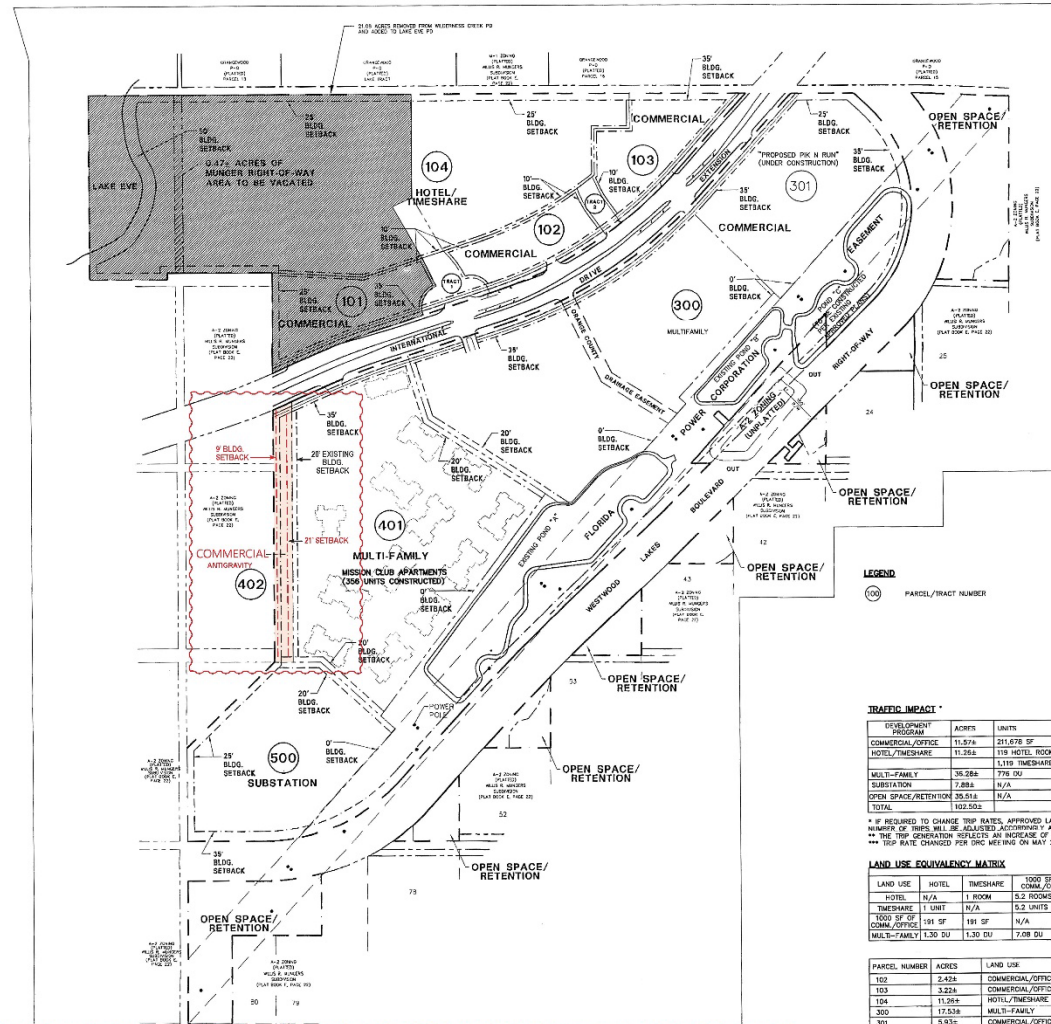
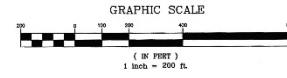
Wilderness Creek Planned Development/Land Use Plan Aerial Map





Wilderness Creek Planned Development/Land Use Plan Overall Land Use Plan

LUP APPROVED BY
BCC FEB 17, 2009



SITE DATA

DENSITY/INTENSITY	RESIDENTIAL 30 DU/AC	NON-RESIDENTIAL 22,872 SF OF COMMERCIAL/ OFFICE 119 HOTEL ROOMS & 1,119 TIMESHARE VILAS
TOTAL UNITS/SF	7.6 DU	N/A
MINIMUM NET LOT SIZE	N/A	N/A
MINIMUM NET FLOOR AREA	500 SF	152 FT (MAX D)
BUILDING HEIGHT (STORIES)	2-3 FT (MAX D)	152 FT (MAX D)
BUILDING COVERAGE	75%	75%
PERMANENT COVERAGE	75%	75%
PHASING	PARCEL 401 IS DEVELOPED WITH 108 MULTI-FAMILY UNITS. THE REMAINDER OF THE WILDERNESS CREEK PD IS A MULTI-USE PROJECT & EACH PARCEL MAY BE A SEPARATE PHASE. MULTI-FAMILY UNITS HAVE BEEN CONSTRUCTED APPROXIMATELY 1.87 Acre. OF RECREATION AREA HAS BEEN PROVIDED.	
RECREATION	OPEN SPACE WILL BE PROVIDED FOR EACH PARCEL. ALL USES PERMITTED IN THE INTERNATIONAL OR ACTIVITY CENTER ELEMENT.	
OPEN SPACE	APPROXIMATELY 1.87 Acre. OF RECREATION AREA HAS BEEN PROVIDED.	
PERMITTED USES	ALL USES PERMITTED IN THE INTERNATIONAL OR ACTIVITY CENTER ELEMENT.	
SCHOOL AGE POPULATION	(356 UNITS X 2.5) X 0.20 = 176 STUDENTS	
UTILITY PROVIDERS	ORANGE COUNTY FLORIDA POWER CORPORATION	
SEWER	ON-SITE WASTEWATER TREATMENT SYSTEM TO BE DESIGNED AS ACCORDANCE WITH ORANGE COUNTY & SOUTH FLORIDA WATER MANAGEMENT DISTRICT CRITERIA.	
ELECTRIC	ORANGE COUNTY FLORIDA POWER CORPORATION	
STORMWATER	ON-SITE WASTEWATER TREATMENT SYSTEM TO BE DESIGNED AS ACCORDANCE WITH ORANGE COUNTY & SOUTH FLORIDA WATER MANAGEMENT DISTRICT CRITERIA.	

USE PLANS
FIRE FLOWS WILL ADHERE TO ORANGE COUNTY UTILITIES REQUIREMENTS.

GENERAL NOTES

- MASTER WATER AND WASTEWATER PLANS, INCLUDING PRELIMINARY CALCULATIONS, SHALL BE APPROVED PRIOR TO THE APPROVAL OF THE CONSTRUCTION PLANS.
- THE PROPOSED DEVELOPMENT PROGRAM DOES NOT EXCEED THE DRI THRESHOLD FOR MIXED-USE DEVELOPMENT, PURSUANT TO 380.06(1)(3)(D)(3) & 380.06(2)(E), FS & RULE 59-140.01, FAC.
- PRIOR TO DEVELOPMENT PLAN APPROVAL, A REVISED MASTER STORMWATER MANAGEMENT PLAN TO ACCOMMODATE THE ADDITIONAL ACREAGE WILL NEED TO BE SUBMITTED TO THE ORANGE COUNTY PUBLIC WORKS DEPARTMENT FOR APPROVAL.
- BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED.
- THE AMENDED LAND USE PLAN SHALL CONFORM TO ALL OTHER CONDITIONS OF APPROVED WILDERNESS CREEK PD.
- THIS PLAN IS AN AMENDMENT TO THE APPROVAL LAND USE PLAN AS PREPARED BY WILDERNESS CREEK PARTNERSHIP, INC. LAST REVISED NOV. 20, 2007. WILDERNESS CREEK PD AMENDED LAND USE PLAN FOR CONVENIENCE, WE HAVE CLOUSED ALL MODIFICATIONS TO THAT PLAN. ALL OTHER REQUIREMENTS WHICH THAT APPROVED LUP APPLY.
- ORANGE COUNTY UTILITIES TO PROVIDE POTABLE WATER, SANITARY SEWER AND RECLAIMED WATER SERVICES.
- ACR RESIDENTIAL CALCULATION:
TOTAL AC = 77.82 AC
306 AC = (77.4 AC)(3.95) = 307.22 AC
ALLOWABLE UNITS = (307.22 AC)(3.00 DU/AC) = 921.66
PROPOSED UNITS = 422 DU
- AGR RESIDENTIAL CALCULATION:
TOTAL AC = 20.78 AC
25.76 AC(3.00 DU/AC) = 77.28 DU
EXISTING UNITS = 356 DU
REMAINING ALLOWABLE UNITS = 77.28 DU - 356 DU = 417 DU

TRAFFIC IMPACT

DEVELOPMENT PROGRAM	ACRES	UNITS	TRIP RATE	TRIPS
COMMERCIAL/OFFICE	11.27*	211,076 SF	46.78 ADT/1000 SF	9,902
HOTEL/TIMESHARE	11.25*	119 HOTEL ROOMS	8.63 ADT/ROOM**	1,160
		1,119 TIMESHARE VILAS	9.63 ADT/VILLA**	10,776
MULTI-FAMILY	35.28*	776 DU	6.72 ADT/DU	5,215
SUBSTATION	7.88*	N/A	N/A	N/A
OPEN SPACE/RETENTION	35.51*	N/A	N/A	N/A
TOTAL	102.52*			27,059 ADT*

* IF REQUIRED TO CHANGE TRIP RATES, APPROVED LAND USE SHALL REMAIN THE SAME AND TOTAL NUMBER OF TRIPS WILL BE ADJUSTED ACCORDINGLY AS A NON-SUBSTANTIAL CHANGE.
** THE TRIP GENERATOR RATIOS ARE INCREASED BY 46 ADT/DU FROM THE PREVIOUSLY APPROVED LUP.
*** TRIP RATE CHANGED PER DRC MEETING ON MAY 28TH, 2008.

LAND USE EQUIVALENCY MATRIX

LAND USE	HOTEL	TIMESHARE	1000 SF OF COMM. OFFICE	MULTI-FAMILY
HOTEL	N/A	1 ROOM	0.5 ROOMS	0.5 UNITS
TIMESHARE	1 UNIT	N/A	0.5 UNITS	0.5 UNITS
1000 SF OF COMM. OFFICE	191 SF	191 SF	N/A	144 SF
MULTI-FAMILY	1.30 DU	1.30 DU	7.08 DU	N/A

LAND USE EQUIVALENCY MATRIX

PARCEL NUMBER	ADRES	LAND USE	COMPREHENSIVE PLAN DESIGNATION
102	3,612	COMMERCIAL/OFFICE	ACDU
103	3,228	COMMERCIAL/OFFICE	ACDU
104	11,288	HOTEL/TIMESHARE	ACDU
300	17,538	MULTI-FAMILY	ACDU
301	5,932	COMMERCIAL/OFFICE	ACDU
401	17,222	MULTI-FAMILY	ACDU
402	1,834	COMMERCIAL/OFFICE	ACDU
500	7,288	SUBSTATION	ACR
TRACT 1	0.668	ENTRANCE AREA	ACR
TRACT 2	0.318	ENTRANCE AREA	R/W
TOTAL/PARCEL	67,568		
OPEN SPACE	35.51*		ADUJ
TOTAL	102.472		

PARCEL IDENTIFICATION NUMBERS:

24-24-28-2844-00-001	24-24-28-2844-00-001
24-24-28-2844-00-002	24-24-28-2844-00-002
24-24-28-2844-00-003	24-24-28-2844-00-003
24-24-28-2844-00-004	24-24-28-2844-00-004
24-24-28-2844-00-005	24-24-28-2844-00-005
24-24-28-2844-00-006	24-24-28-2844-00-006
24-24-28-2844-00-007	24-24-28-2844-00-007
24-24-28-2844-00-008	24-24-28-2844-00-008
24-24-28-2844-00-009	24-24-28-2844-00-009
24-24-28-2844-00-010	24-24-28-2844-00-010
24-24-28-2844-00-011	24-24-28-2844-00-011
24-24-28-2844-00-012	24-24-28-2844-00-012
24-24-28-2844-00-013	24-24-28-2844-00-013
24-24-28-2844-00-014	24-24-28-2844-00-014
24-24-28-2844-00-015	24-24-28-2844-00-015
24-24-28-2844-00-016	24-24-28-2844-00-016
24-24-28-2844-00-017	24-24-28-2844-00-017
24-24-28-2844-00-018	24-24-28-2844-00-018
24-24-28-2844-00-019	24-24-28-2844-00-019
24-24-28-2844-00-020	24-24-28-2844-00-020

WIVERS APPROVED BY BCC FEBRUARY 17, 2019

- CONVERSION OF 26,332 SF OF COMMERCIAL/OFFICE TO 420 MULTI-FAMILY DWELLING UNITS, 420 CONVERSION MULTI-FAMILY DWELLING UNITS, IN ADDITION TO THE 356 PREVIOUSLY APPROVED (AND CONSTRUCTED) RESIDENTIAL UNITS WILL RESULT IN 776 TOTAL MULTI-FAMILY DWELLING UNITS.
- REQUEST BUILDING HEIGHT VARIANCE (SECTION 38-1100; ORANGE COUNTY LOG FROM 50 FT TO STORY MAX TO 65 FT (5 STORY MAX), PROHIBITING 4 STORY MULTIFAMILY BUILDINGS WITH AESTHETIC ARCHITECTURAL ROOF ELEMENTS.



MADDEN
PROFESSIONAL & CONSULTING
INCORPORATED
431 E. Highway Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

AMENDED LAND USE PLAN
FOR
WILDERNESS CREEK PD
ORANGE COUNTY, FLORIDA

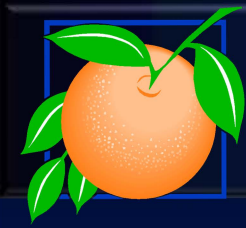
FOR PROPERTIES LIMITED PARTNERSHIP
488 N. State Road 308, Suite 301
Maitland, Florida 32751
407-207-8129



DATE: 11-06-07
SCALE: 1" = 200'
DESIGNED BY: BA
DRAWN BY: BA
APPROVED BY: DFG

LUP-1

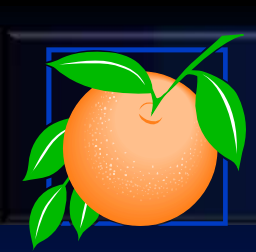
An Orange County Conservation Area Determination CAD-22-10-194 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on February 1, 2023. The CAD identified 0.46 Class II Wetlands and 0.29 Class III Surface Waters within the subject property.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the Wilderness Creek Planned Development / Land Use Plan (PD/LUP) dated “Received April 19, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Board of County Commissioners

Public Hearings

September 12, 2023