

Board of County Commissioners

Public Hearings

February 26, 2019



Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal

Case: DP-18-01-017

Appellant: A. Kurt Ardaman, Fishback Dominick

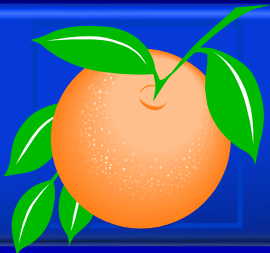
Applicant: James Monica, P.E., Harris Civil Engineers, LLC

District: 1

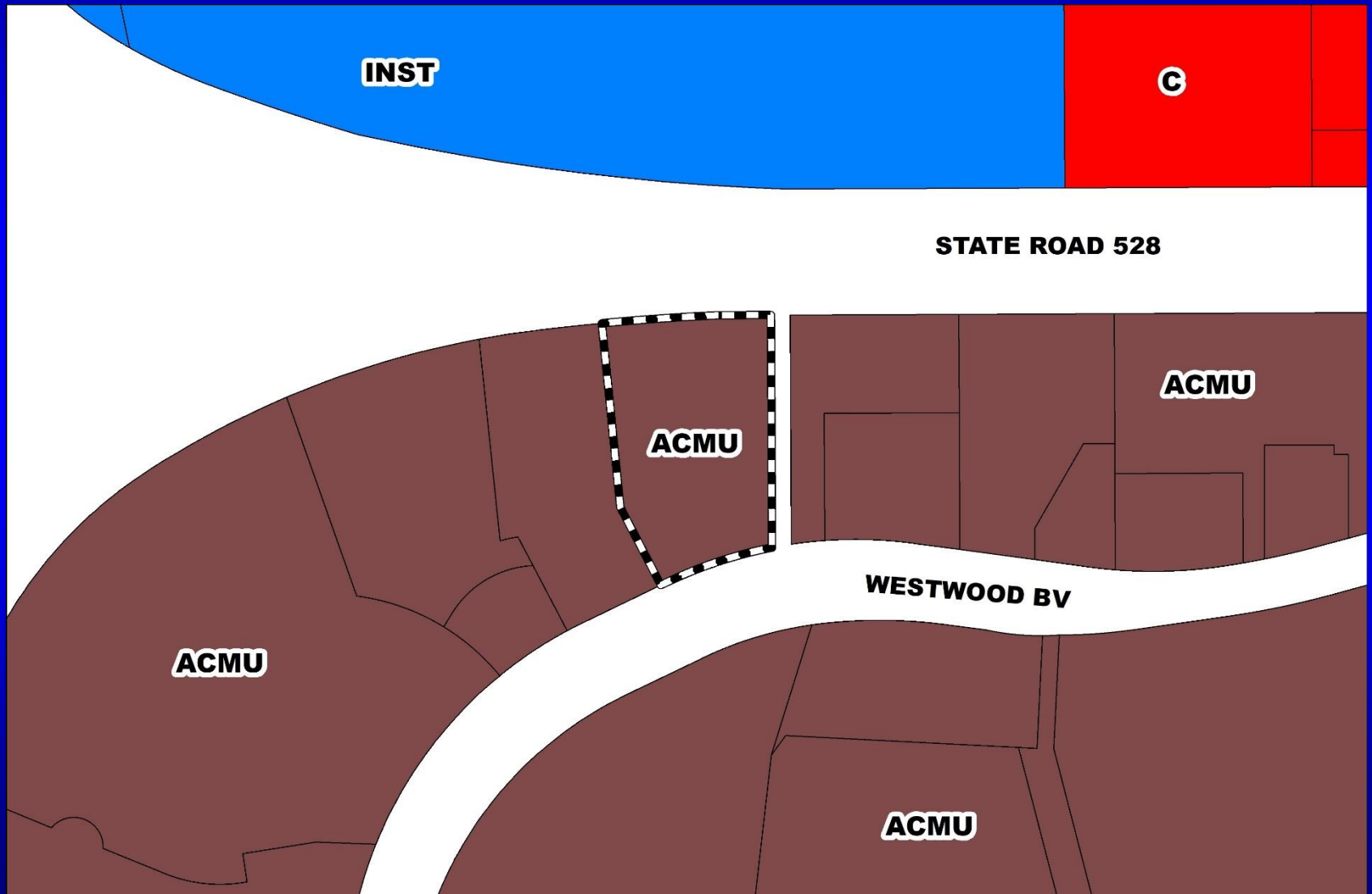
Acreage: 5.0 gross acres

Location: North of Westwood Boulevard / South of State Road 528

Request: To appeal a DRC approval of a request of a Development Plan for construction of a 299 room hotel

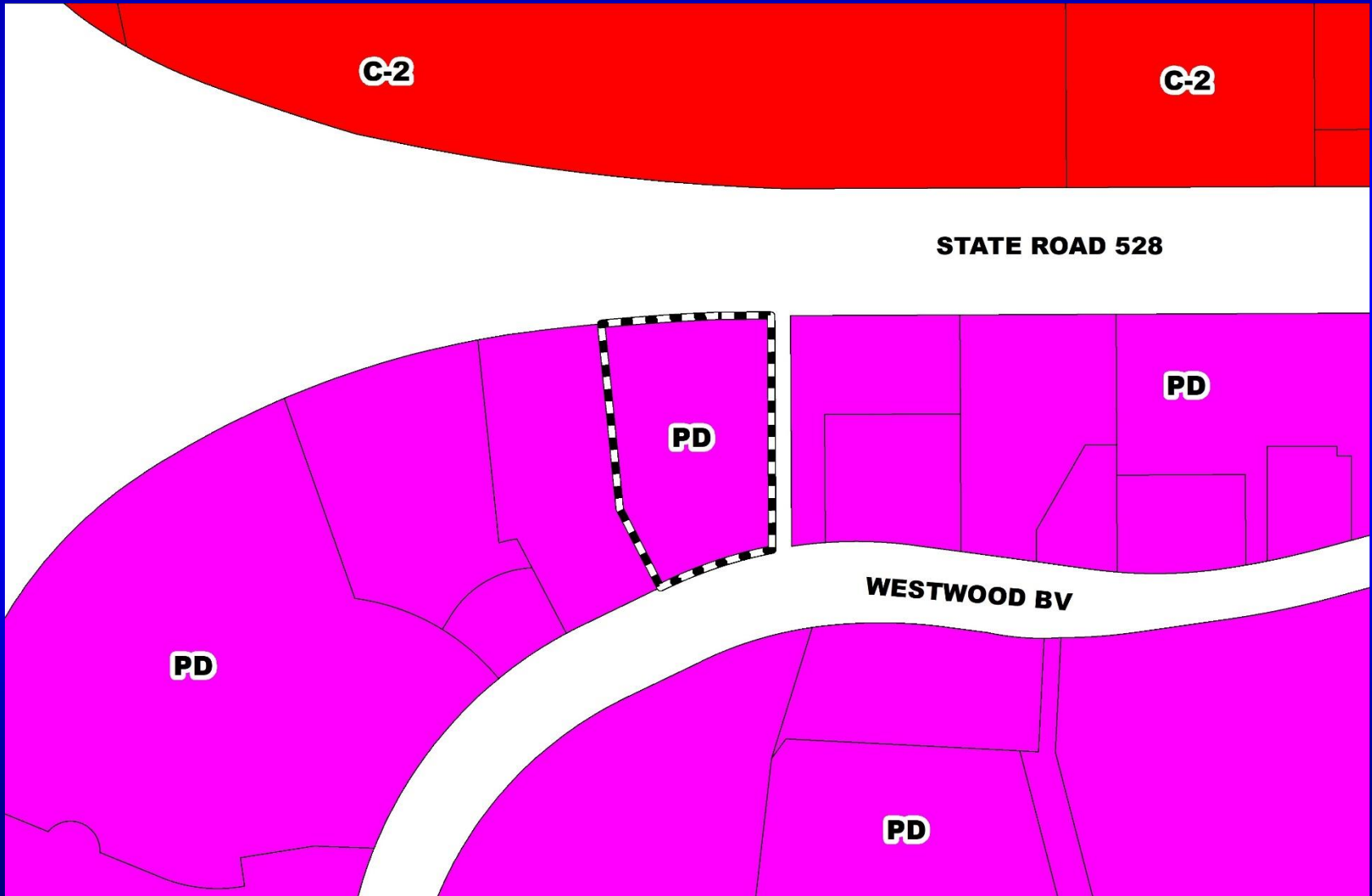


Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Future Land Use Map





Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Zoning Map





Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Aerial Map

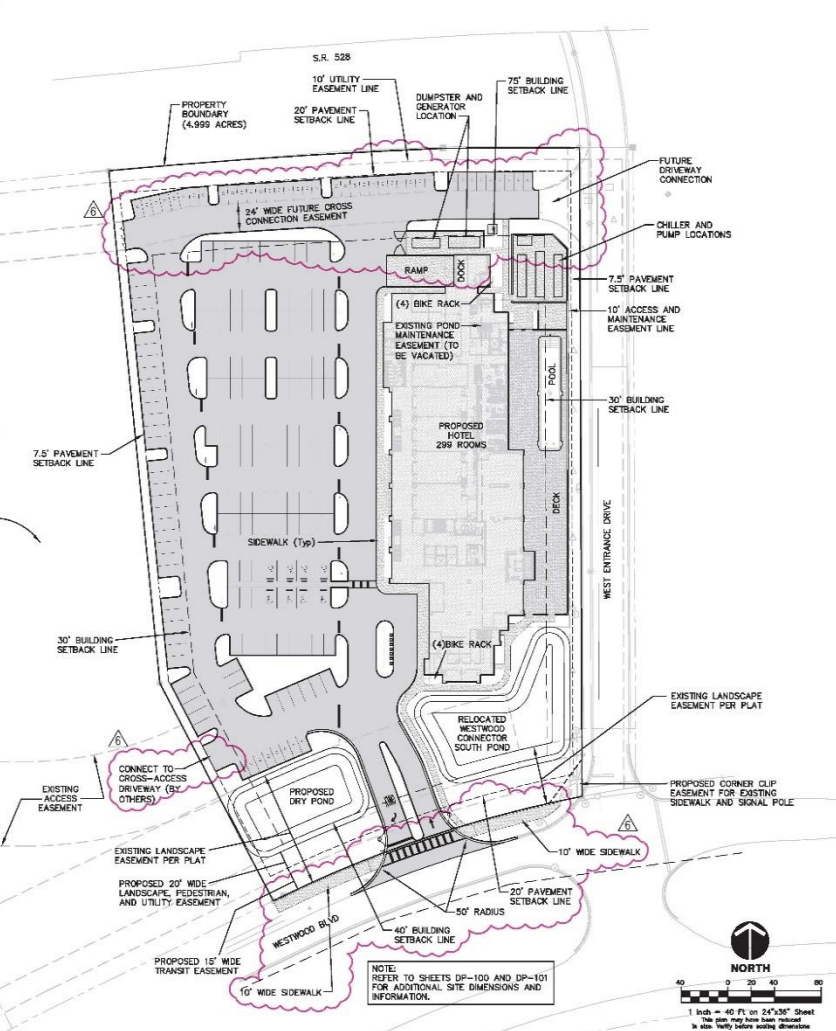




Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Development Plan – Site Layout

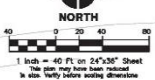
File Name & Location: G:\PROJ\072020\06\CIVIL\SHLET\SUP-ss\DP-005 Site Plan.dwg
 Printed: Mon, 24 Sep 2018 - 16:31
 Layout: DP-005

SIT DATA TABLE	
PARCEL ADAGE:	4.999 ACRES
PARCEL:	12-24-20-9655-00-024
PROPOSED USES:	209 ROOM HOTEL
AVERAGE DAILY TRIPS:	1,002 TRIPS PER ITE TRIP GENERATION RATES - 10TH EDITION (see traffic study)
MAX. BUILDING COVERAGE:	0.762 ACRES
MAX. F.A.R.:	2.0 (PER PSP) PROVIDED: 6.88 ACRES/4.999 = 1.34
OPEN SPACE:	MINIMUM REQUIRED: 1.2497 ACRES (24% PER SEC. 38-1234) TYPE A = 1.0289 ACRES TYPE B = 0.5298 ACRES TOTAL PROVIDED: 1.5578 ACRES (31.16%)
IMPERVIOUS AREAS:	MAX ALLOWED (SEC. 38-1272): 3.4993 ACRES (70%) PROPOSED BUILDING: 0.7620 AC (15.24%) PROPOSED ASPHALT: 2.2070 AC (44.14%) PROPOSED SIDEWALK/CONCRETE: 0.2467 AC (4.93%) PROPOSED POOL AND DECK: 0.2295 AC (4.59%) PROPOSED TOTAL IMPERVIOUS: 3.4412 AC (68.83%)
MAXIMUM BUILDING HEIGHT:	300' (MAX) 160' (PROPOSED BUILDING HEIGHT)
PARKING (SEC 38-1476)	MINIMUM REQUIRED: 199 TOTAL (INCLUDES 7 ADA ACCESSIBLE SPACES) 299 HOTEL ROOMS 196 SPACES REQUIRED (0.71 SPACE PER 1.5 ROOM) PROVIDED: 154 REGULAR SPACES (10'x18') 47 COMPACT SPACES (8'x18') 8 ADA ACCESSIBLE SPACES TOTAL SPACES PROVIDED OF THE 199 REQUIRED 8 BICYCLE SPACES PROVIDED ON SITE (4) IN EACH BIKE RACK
BUILDING SETBACKS:	NOTE: ANCILLARY BALLROOM, SWIMMING POOL, TERRACE, AND RESTAURANT SHALL BE UTILIZED ONLY FOR HOTEL GUESTS. WEST ENTRANCE DRIVE: 30' (BLDG) 7.5' (PAVEMENT) WESTWOOD BOULEVARD: 40' (BLDG) 20' (PAVEMENT) LOT 2 SIDE FACING: 30' (BLDG) 7.5' (PAVEMENT) STATE ROAD 528: 75' (BLDG) 20' (PAVEMENT)



- NOTES:
1. PLANS MUST MEET COMPLIANCE WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN ARTICLE XIII OF CHAPTER 9 OF THE ORANGE COUNTY CODE.
 2. IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
 3. BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH ORANGE COUNTY CODE 31.5 TOURIST COMMERCIAL STANDARDS.
 4. ELEVATIONS SHOWN HEREON BASED OFF THE NORTH AMERICAN DATUM OF 1988 (NAVD 88).
 5. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

NOTE:
 REFER TO SHEETS DP-100 AND DP-101 FOR ADDITIONAL SITE DIMENSIONS AND INFORMATION.



DATE	BY	REVISION

DEVELOPMENT PLAN FOR:
Westwood Hotel
WESTWOOD BLVD

ORANGE COUNTY, FLORIDA
 DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

SITE PLAN

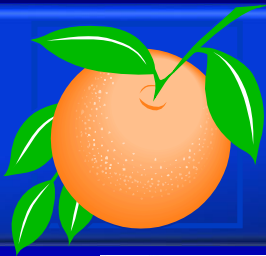
HARRIS

Harris CMI Engineers, LLC
 1200 E. Hibiscus Street
 Suite 209
 Orlando, Florida 32833
 Phone: (407) 526-4777
 Fax: (407) 526-7088
 www.harrisengineers.com
 EE 9814

James Worley, P.E.
 State of Florida # 06869

HCS Project No. 2220000

Date: 09-20-18
 Drawing: **DP-005**



Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Development Plan – Building Elevation



2 **SOUTHEAST VIEW**
NTS



1 **SOUTHWEST VIEW**
NTS

REVISIONS		
NO.	DATE BY DESCRIPTION	
1	03-21-18	DRC COMMENT RESPONSE
2	03-23-18	DRC COMMENT RESPONSE

Designed	DRG	DATE	BY	DESCRIPTION
Drawn	DRG			
Checked	DRG			
Approved	DRG			

**BUILDING
CONCEPT
IMAGES**

DEVELOPMENT PLAN FOR:
Westwood Hotel
WESTWOOD BLVD
ORANGE COUNTY, FLORIDA
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

HARRIS
Harris Civil Engineers, LLC
1200 E. Hillview Street
Suite 302
Orlando, Florida 32803
Phone: (407) 629-4777
Fax: (407) 629-7000
www.harrisengineers.com
88 9814

BeharPeteranecz
ARCHITECTURE | INTERIORS
2402 TERMINAL DRIVE, SOUTH 11 ST. PETERSBURG, FLORIDA 33712
(727) 850-8300 | ARCHITECTURE@BPI.COM | 40828007704362001674

James Martin, P.E.
State of Florida # 65566
HCE Project No: 7010000

Date: 01-17-2018
Drawing: A-5_3



Action Requested

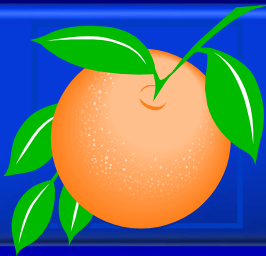
Uphold the DRC action of October 24, 2018 and approve the Development Plan for construction of a 299 room hotel, subject to the DRC-recommended conditions in the staff report.

District 1

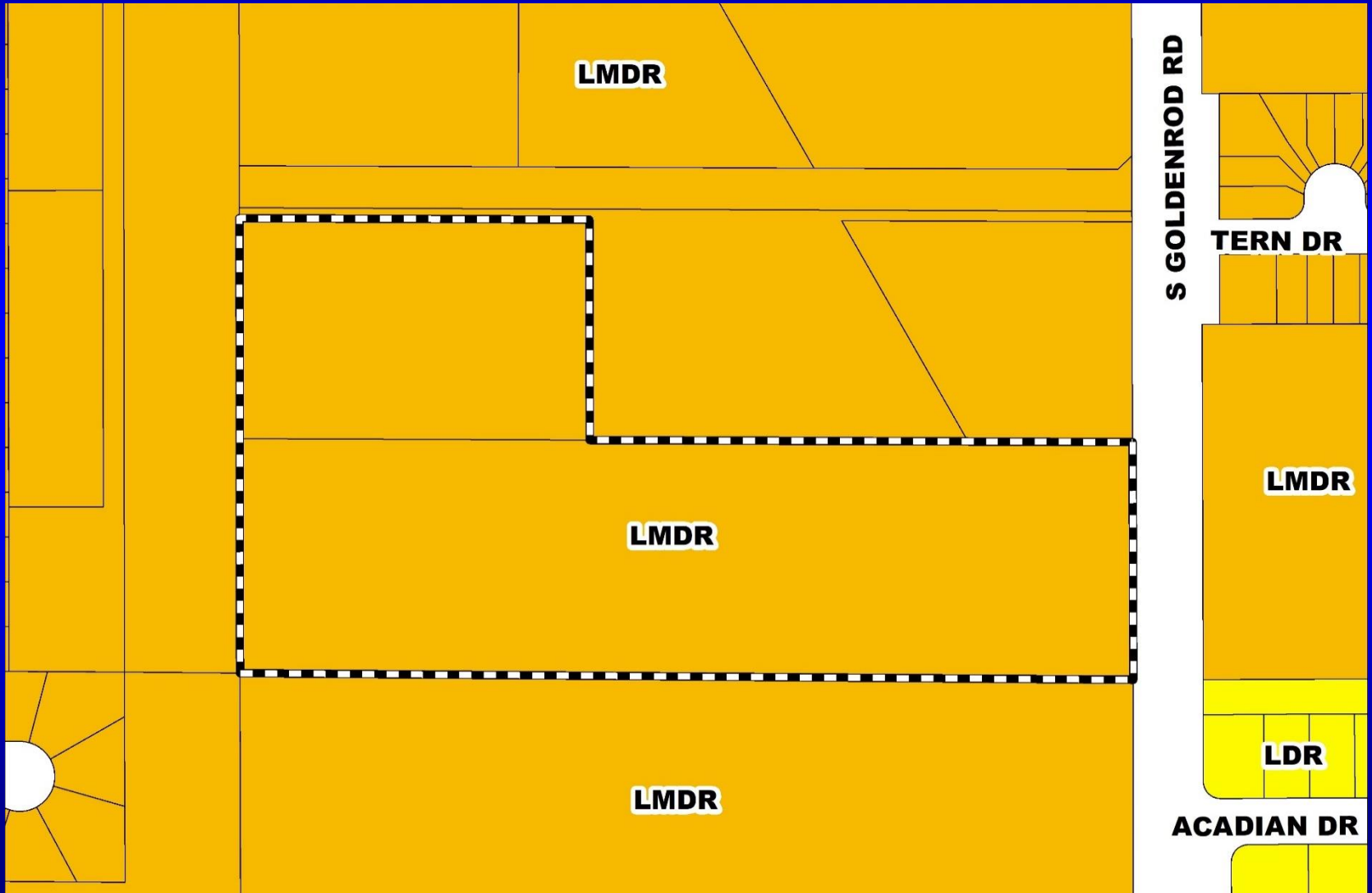


San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan

Case:	PSP-18-05-168
Project Name:	San Lorenzo Townhomes PD / San Lorenzo PSP
Applicant:	Eric Warren, Poulos & Bennett, LLC
District:	3
Acreage:	13.49 gross acres
Location:	South of Pershing Avenue / West of Goldenrod Road
Request:	To subdivide 13.49 acres in order to construct 72 single-family detached residential dwelling units.

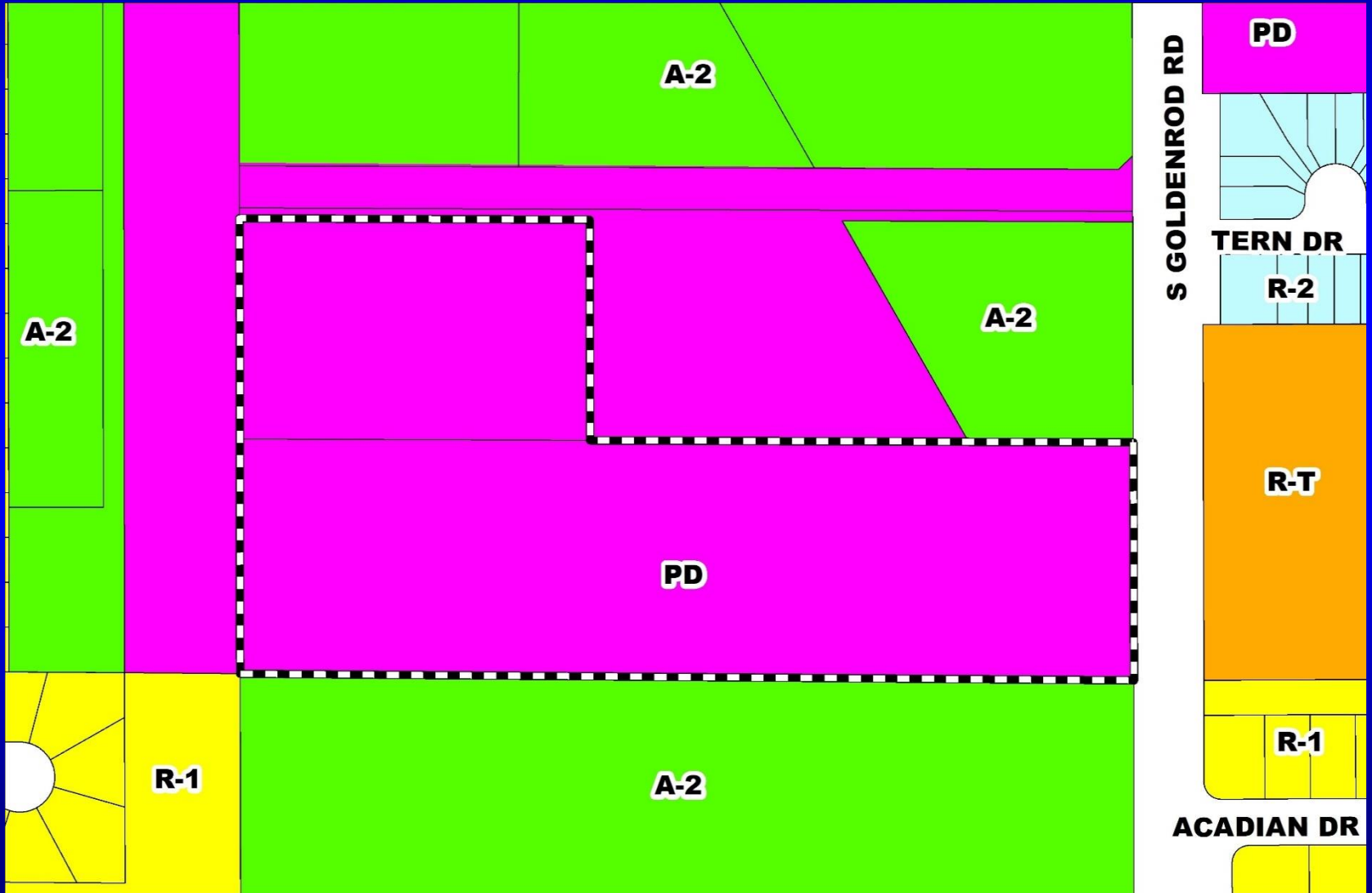


San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Future Land Use Map





San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Zoning Map





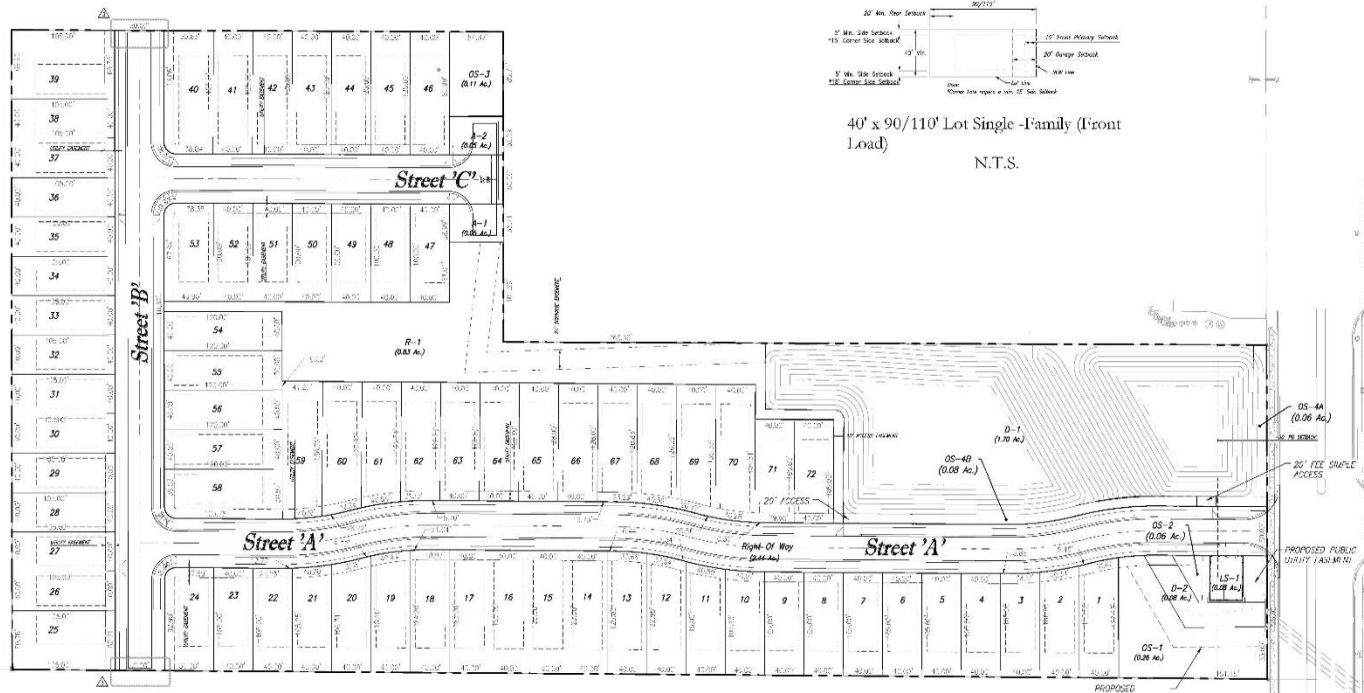
San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Aerial Map





San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Overall Preliminary Subdivision Plan

25 0 50 100
SCALE IN FEET



REGULATORY REQUIREMENTS	
ORANGE COUNTY ZONING	OS-1
ORANGE COUNTY SUBDIVISION	OS-1
ORANGE COUNTY PLANNING	OS-1
ORANGE COUNTY ENGINEERING	OS-1
ORANGE COUNTY HEALTH	OS-1
ORANGE COUNTY ENVIRONMENTAL	OS-1
ORANGE COUNTY HISTORICAL	OS-1
ORANGE COUNTY TRANSPORTATION	OS-1
ORANGE COUNTY UTILITIES	OS-1
ORANGE COUNTY WATER	OS-1
ORANGE COUNTY WASTE	OS-1
ORANGE COUNTY AIR	OS-1
ORANGE COUNTY SOILS	OS-1
ORANGE COUNTY FLOODING	OS-1
ORANGE COUNTY LAND USE	OS-1
ORANGE COUNTY PLANNING	OS-1
ORANGE COUNTY ENGINEERING	OS-1
ORANGE COUNTY HEALTH	OS-1
ORANGE COUNTY ENVIRONMENTAL	OS-1
ORANGE COUNTY HISTORICAL	OS-1
ORANGE COUNTY TRANSPORTATION	OS-1
ORANGE COUNTY UTILITIES	OS-1
ORANGE COUNTY WATER	OS-1
ORANGE COUNTY WASTE	OS-1
ORANGE COUNTY AIR	OS-1
ORANGE COUNTY SOILS	OS-1
ORANGE COUNTY FLOODING	OS-1
ORANGE COUNTY LAND USE	OS-1

Project Name:
**SAN LORENZO
PSP-18-05-168**

Jurisdiction:
Orange County, Florida

Sheet Title:
SITE PLAN

Sheet No.:
C3.00



POULOS & BENNETT

Poulos & Bennett, LLC
2928 S. Orange Ave., Orlando, FL 32809
Tel: 407.277.7777 www.poulusbennett.com
Reg. No. 18-05-168

DATE: 05/18/2018 10:00 AM



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the San Lorenzo Townhomes Planned Development / San Lorenzo Preliminary Subdivision Plan dated “Received November 9, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3



Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan

Case: PSP-17-09-278

Project Name: Hubbard Place PD / Hubbard Place PSP

Applicant: Jennifer Stickler, Kimley-Horn & Associates, Inc.

District: 1

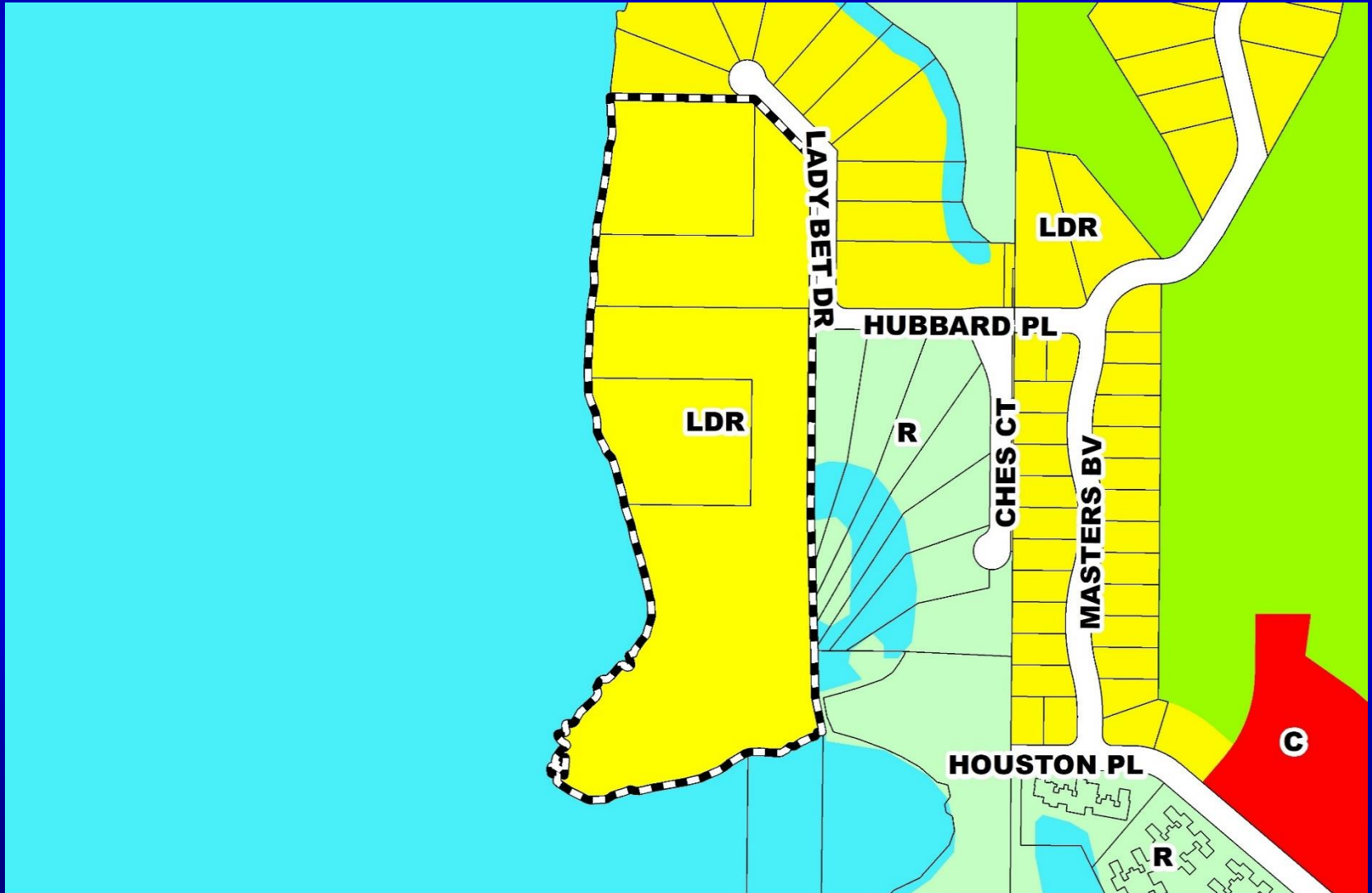
Acreage: 16.59 gross acres

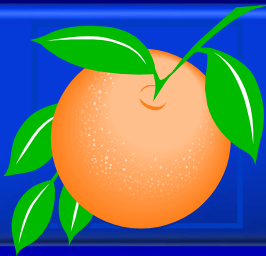
Location: South of Lady Bet Drive / West of S. Apopka Vineland Road

Request: To subdivide 16.59 acres in order to construct 13 single-family detached residential dwelling units.

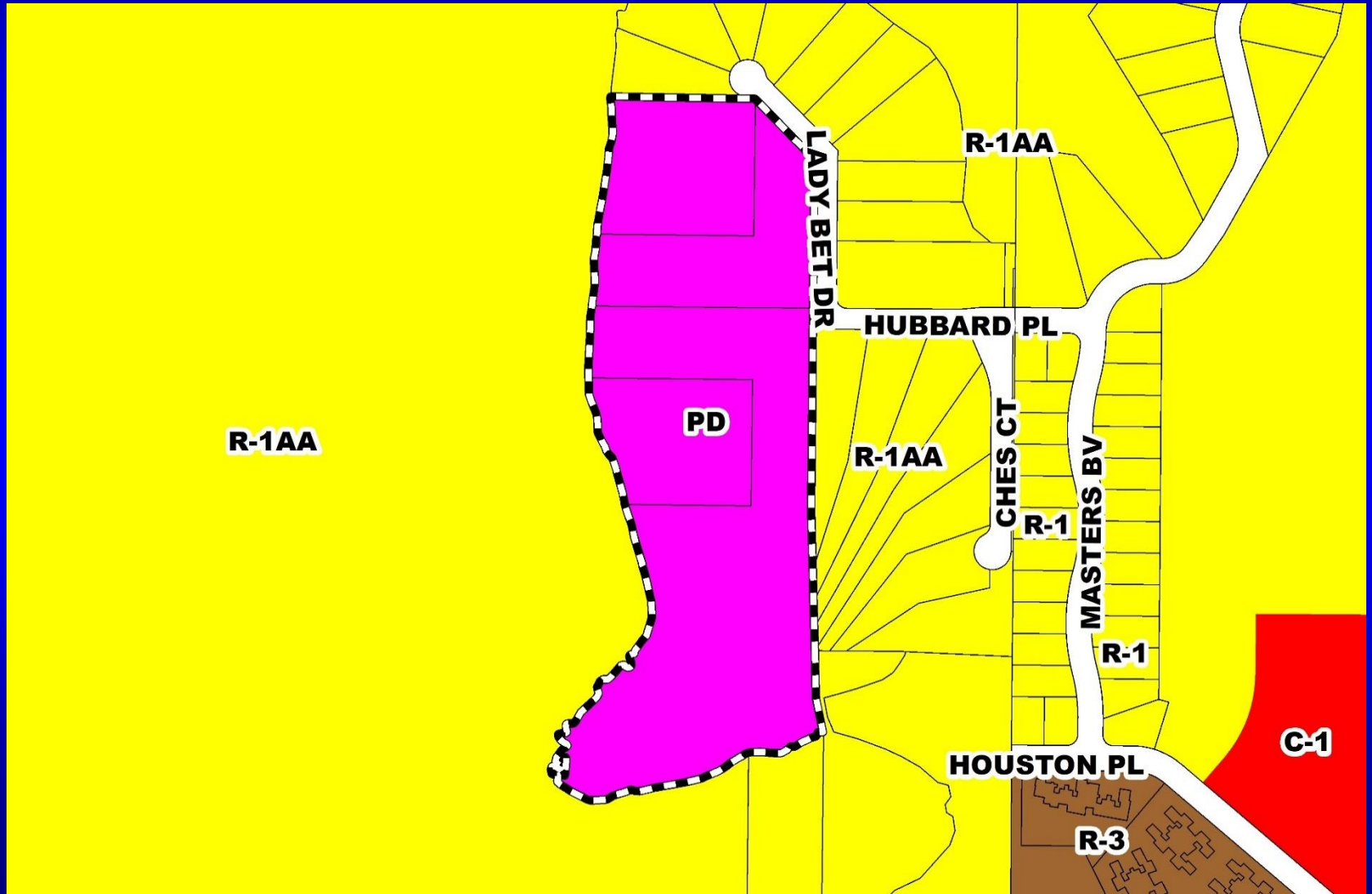


Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Future Land Use Map



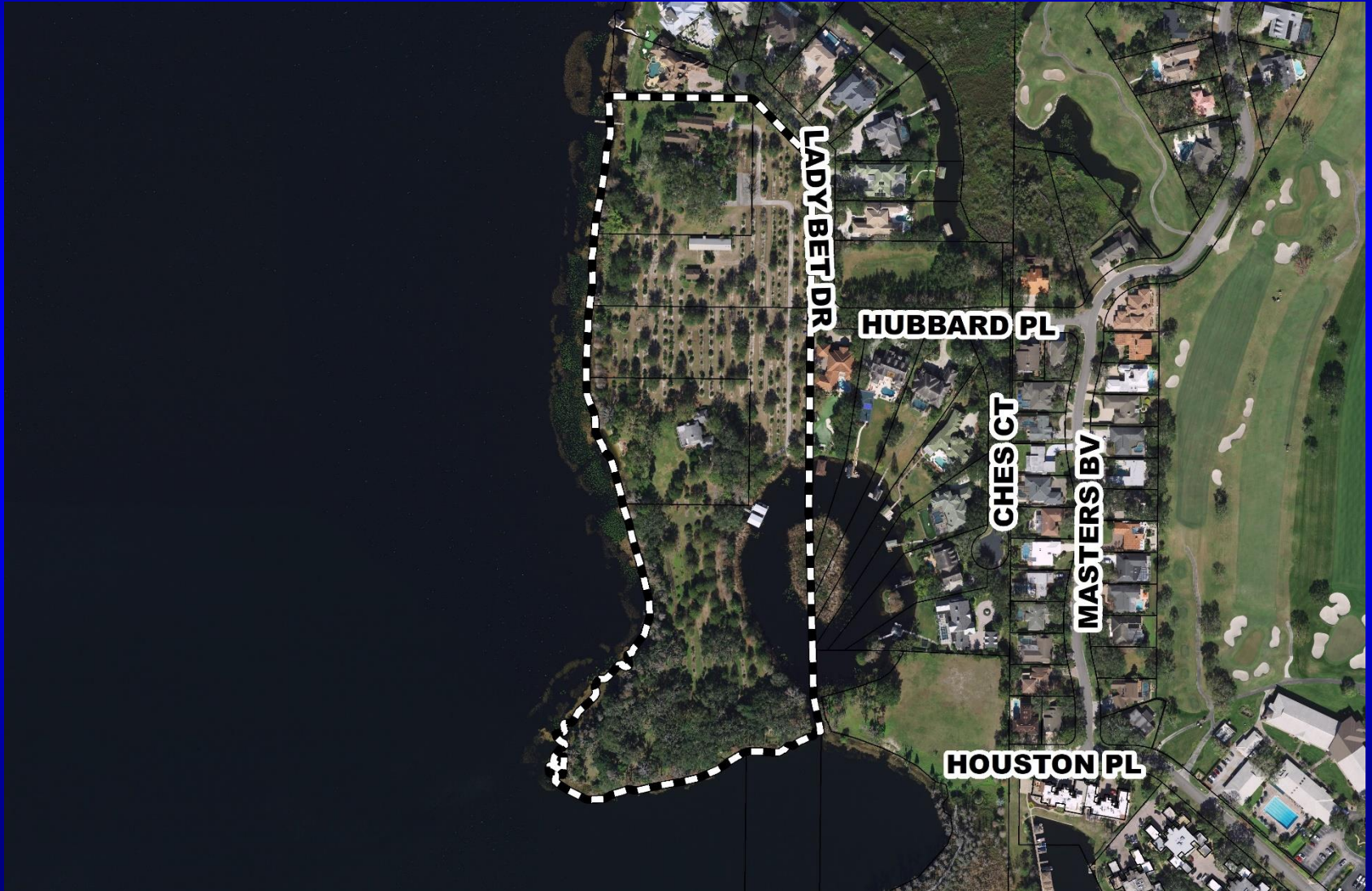


Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Zoning Map



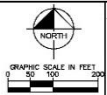
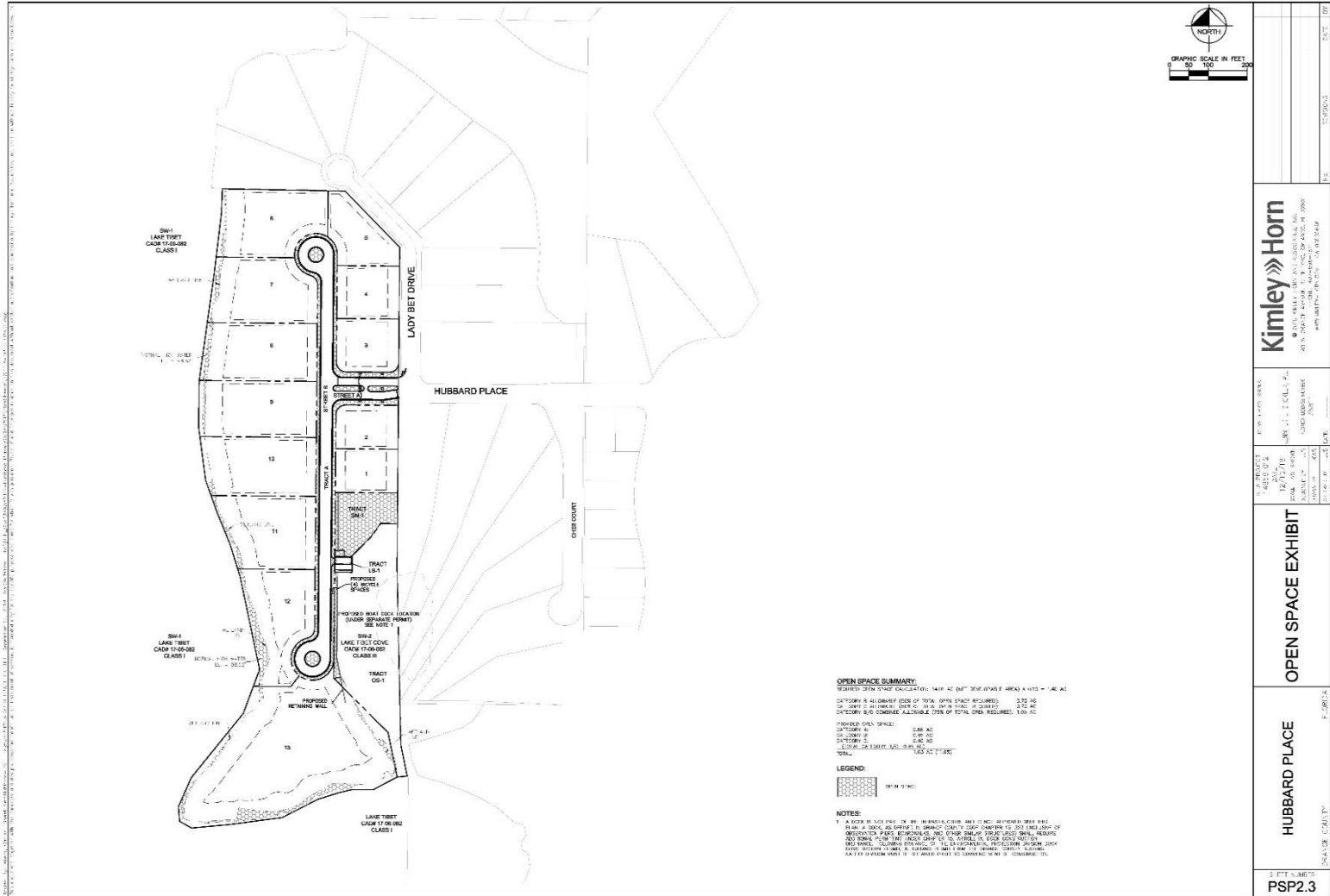


Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Aerial Map





Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



<p>Kimley»Horn 1001 S. HALL ST., SUITE 100, DENVER, CO 80202 TEL: 303.733.4400 FAX: 303.733.4401 WWW.KIMLEY-HORN.COM</p>		SHEET NO. 100 OF 100
PROJECT NO. 14112-014	DATE 11/27/19	SHEET NO. 100
OPEN SPACE EXHIBIT		SCALE AS SHOWN
HUBBARD PLACE		PROJECT NO. 14112-014
3.00" = 1.00'		SHEET NO. 100



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Hubbard Place Planned Development / Hubbard Place Preliminary Subdivision Plan dated “Received January 7, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Tyson Ranch Planned Development / Land Use Plan

- Case:** LUP-18-08-056
- Project Name:** Tyson Ranch PD/LUP
- Applicant:** Thomas Daly, Daly Design Group
- District:** 4
- Acreage:** 75.29 gross acres (*overall PD*)
- Location:** South of State Road 417, North of Simpson Road, and West of Boggy Creek Road
- Request:** To rezone 75.29 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 350 multi-family dwelling units, 330 attached single-family dwelling units, 187,389 square feet of commercial and office uses, and 250 hotel rooms.
- This request also includes a Master Sign Plan and 12 waivers from Orange County Code.



Action Requested

Continue this request to the March 26, 2019 BCC meeting at 2:00 p.m.

District 4

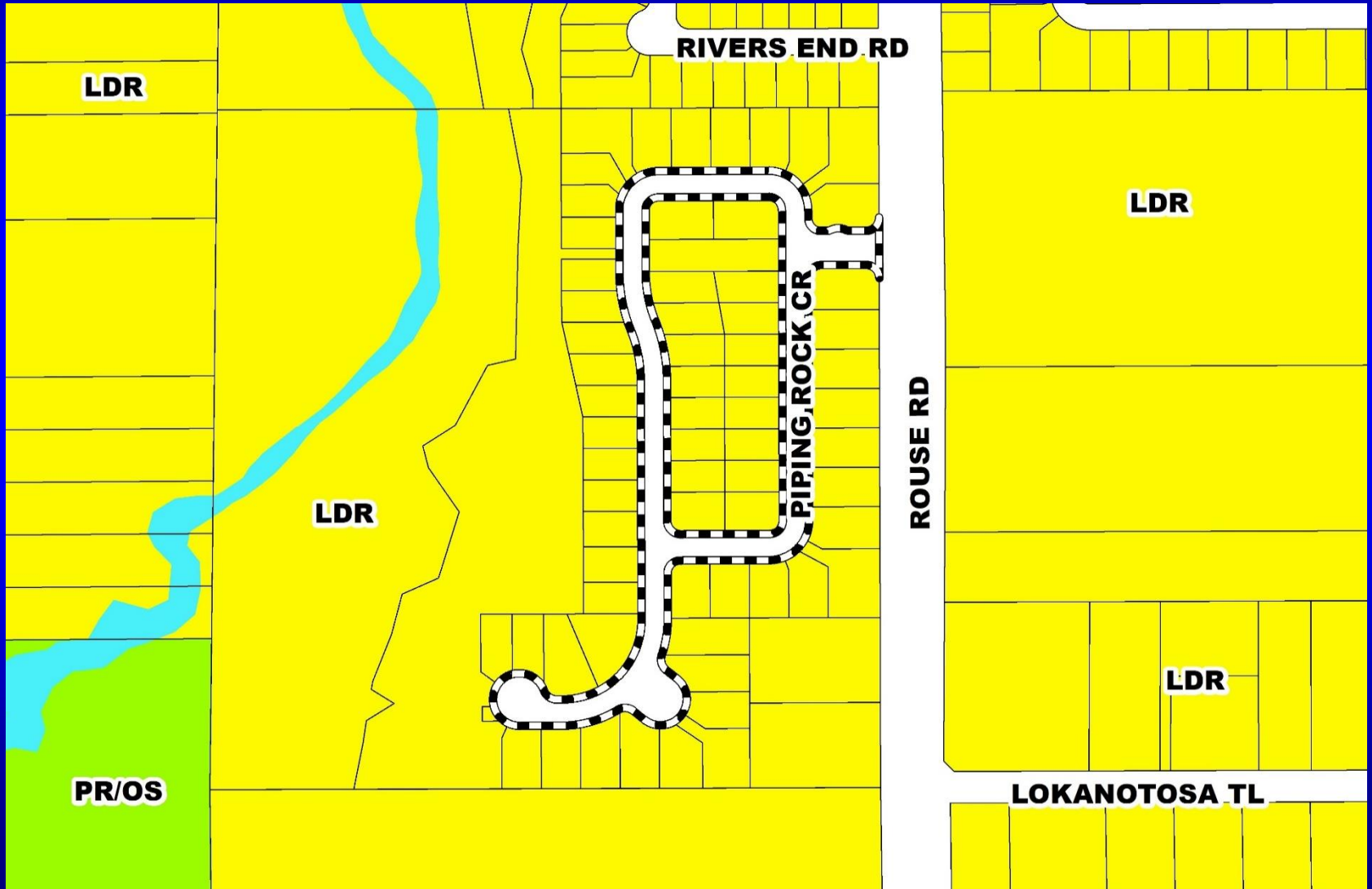


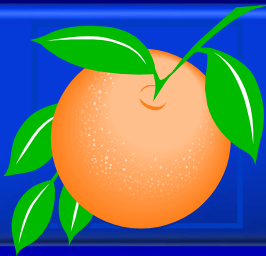
Pegasus PD / River Oaks Preliminary Subdivision Plan

Case:	CDR-18-11-373
Project Name:	Pegasus PD / River Oaks PSP
Applicant:	Chris Straub, River Oaks Landing HOA
District:	5
Acreage:	98.49 gross acres (<i>overall PD</i>) 3.27 gross acres (<i>affected parcel</i>)
Location:	North of Lokanotosa Trail / West of Rouse Road
Request:	To amend the previously approved December 12, 1995 BCC Conditions of Approval to require the inspection of the streets and drainage systems every three years instead of annually, and to require the engineering report to be submitted to each owner of property within the subdivision in lieu of the County Engineer.

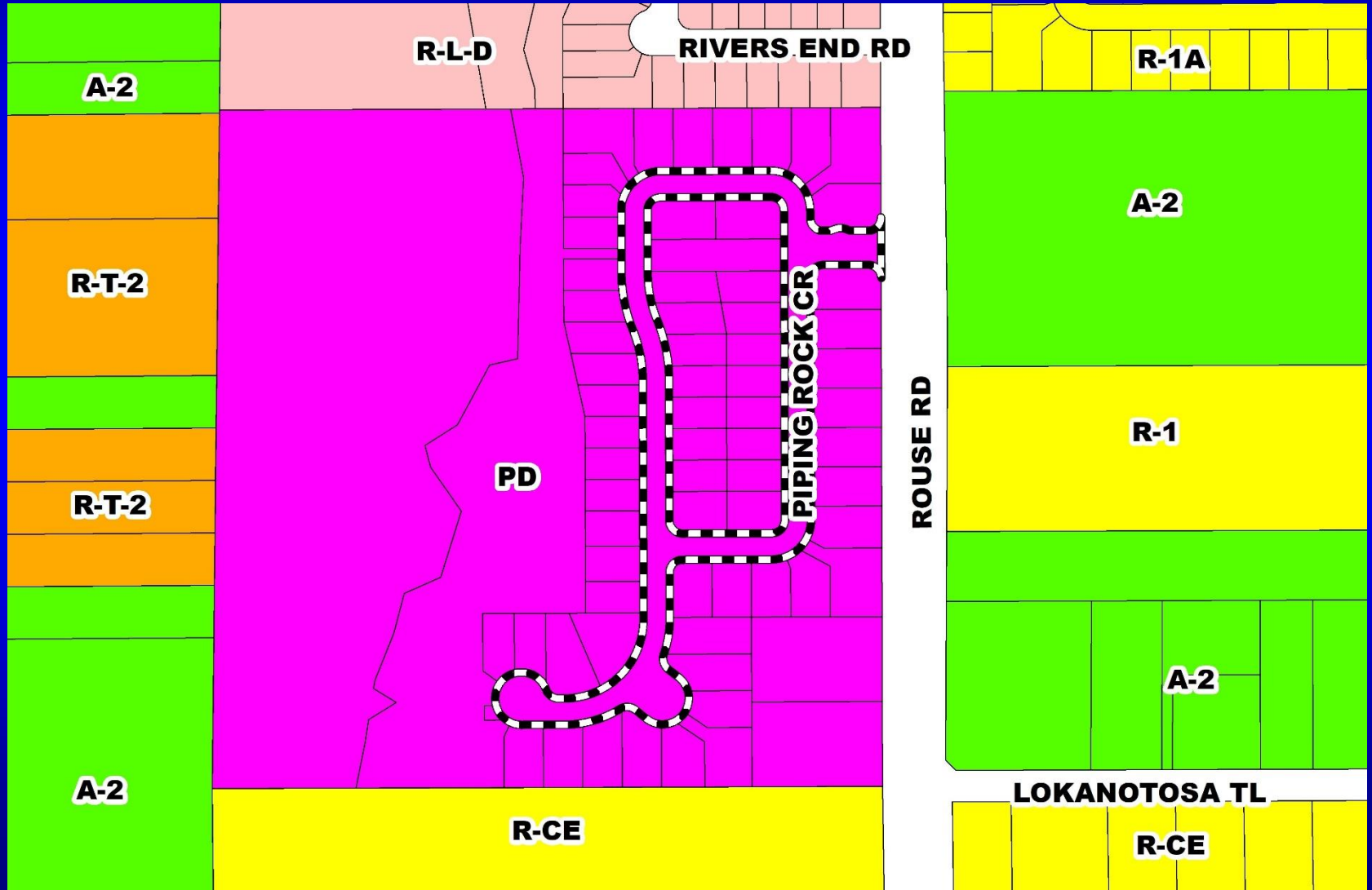


Pegasus PD / River Oaks Preliminary Subdivision Plan Future Land Use Map



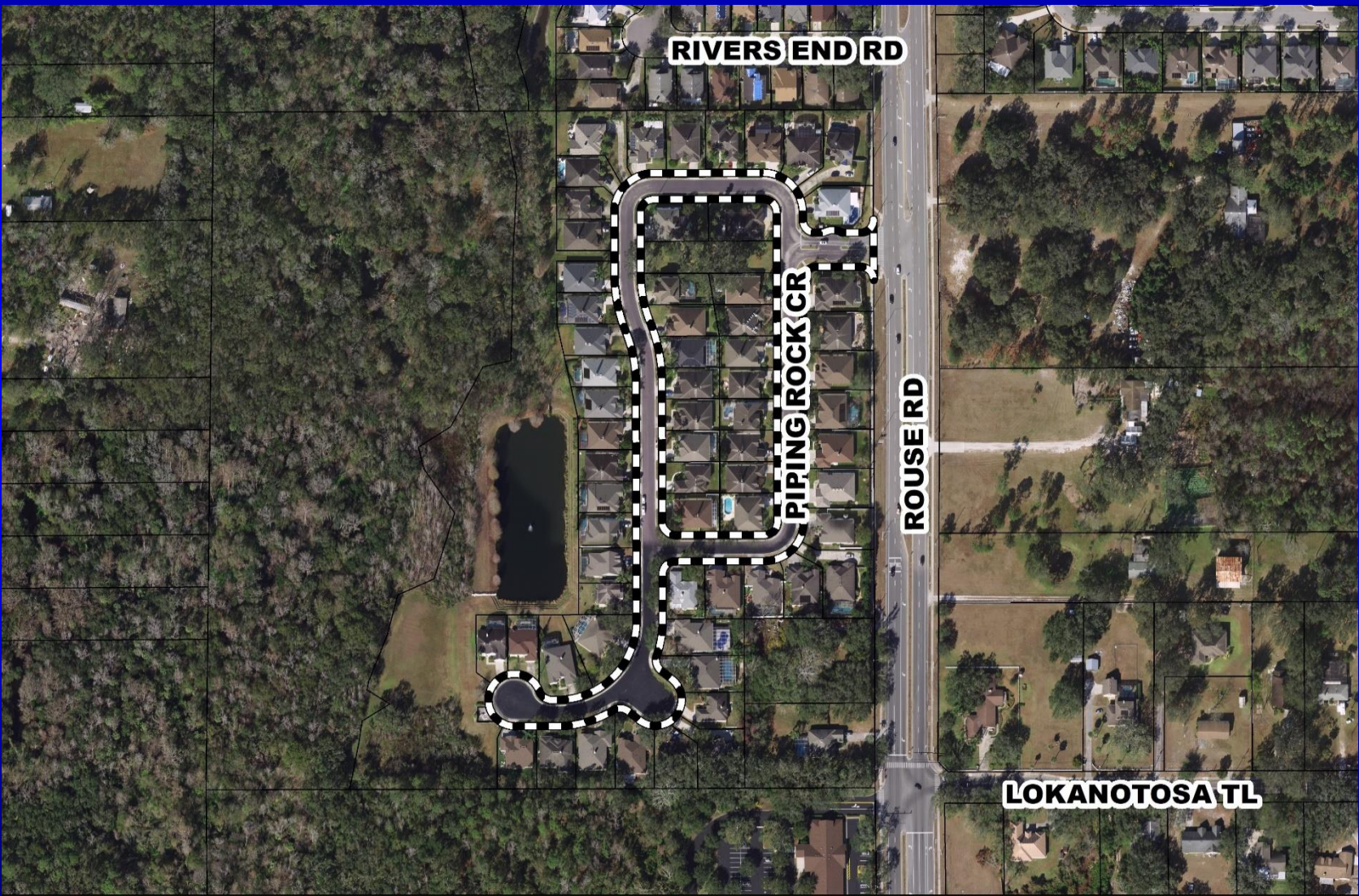


Pegasus PD / River Oaks Preliminary Subdivision Plan Zoning Map





Pegasus PD / River Oaks Preliminary Subdivision Plan Aerial Map

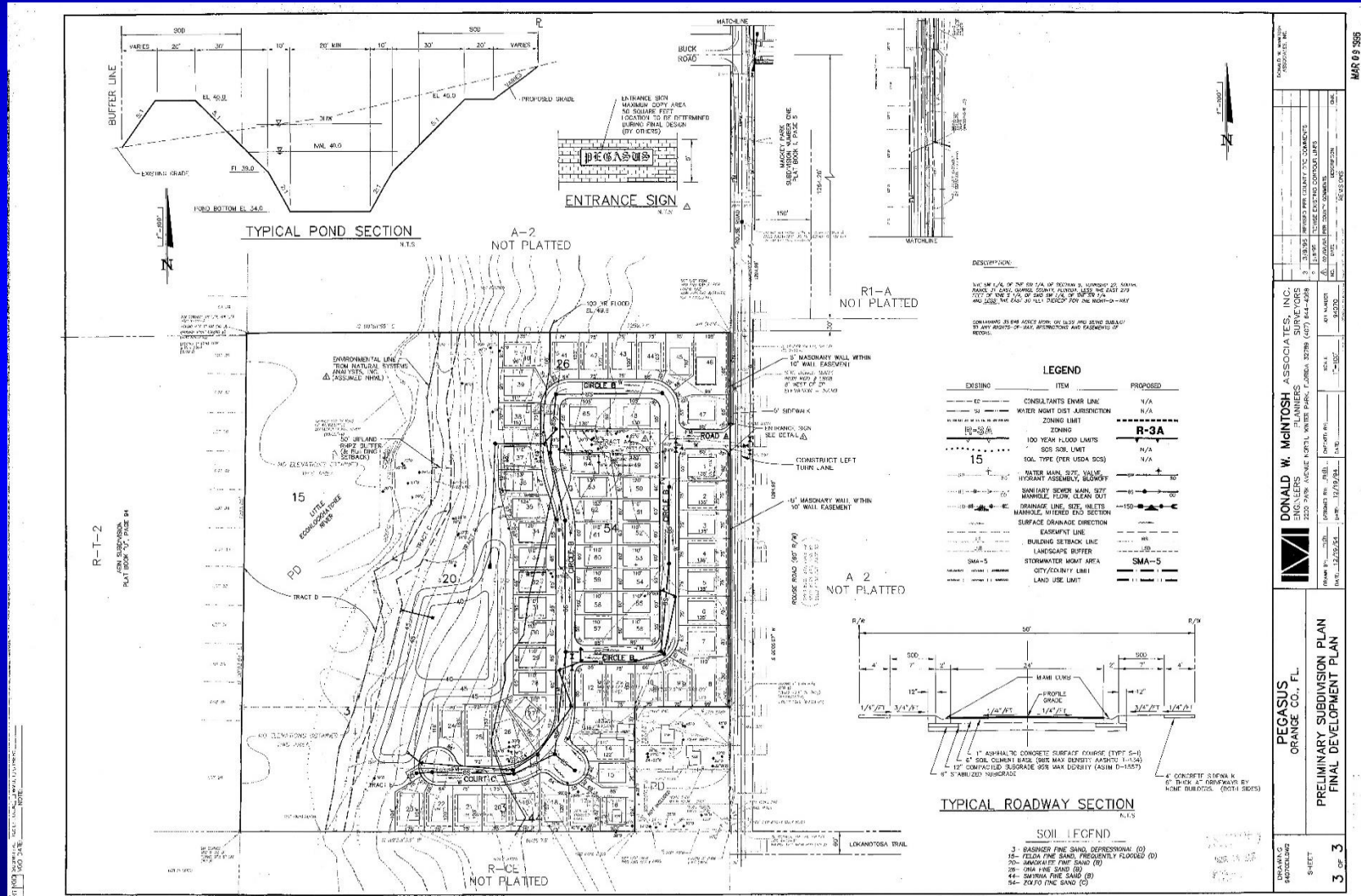




Pegasus PD / River Oaks

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



DONALD W. MGINTOSH ASSOCIATES, INC. ENGINEERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 WWW.DWMA.COM		DATE: 03/05/2015 TIME: 12:00:00 PM SHEET: 3 OF 3
DONALD W. MGINTOSH ASSOCIATES, INC. PLANNERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 WWW.DWMA.COM		DATE: 03/05/2015 TIME: 12:00:00 PM SHEET: 3 OF 3
DONALD W. MGINTOSH ASSOCIATES, INC. SURVEYORS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 WWW.DWMA.COM		DATE: 03/05/2015 TIME: 12:00:00 PM SHEET: 3 OF 3
DONALD W. MGINTOSH ASSOCIATES, INC. CIVIL ENGINEERS 2202 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4398 FAX: (407) 844-4398 WWW.DWMA.COM		DATE: 03/05/2015 TIME: 12:00:00 PM SHEET: 3 OF 3

MAR 05 2015



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Pegasus PD / River Oaks PSP dated “Received March 13, 1995”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

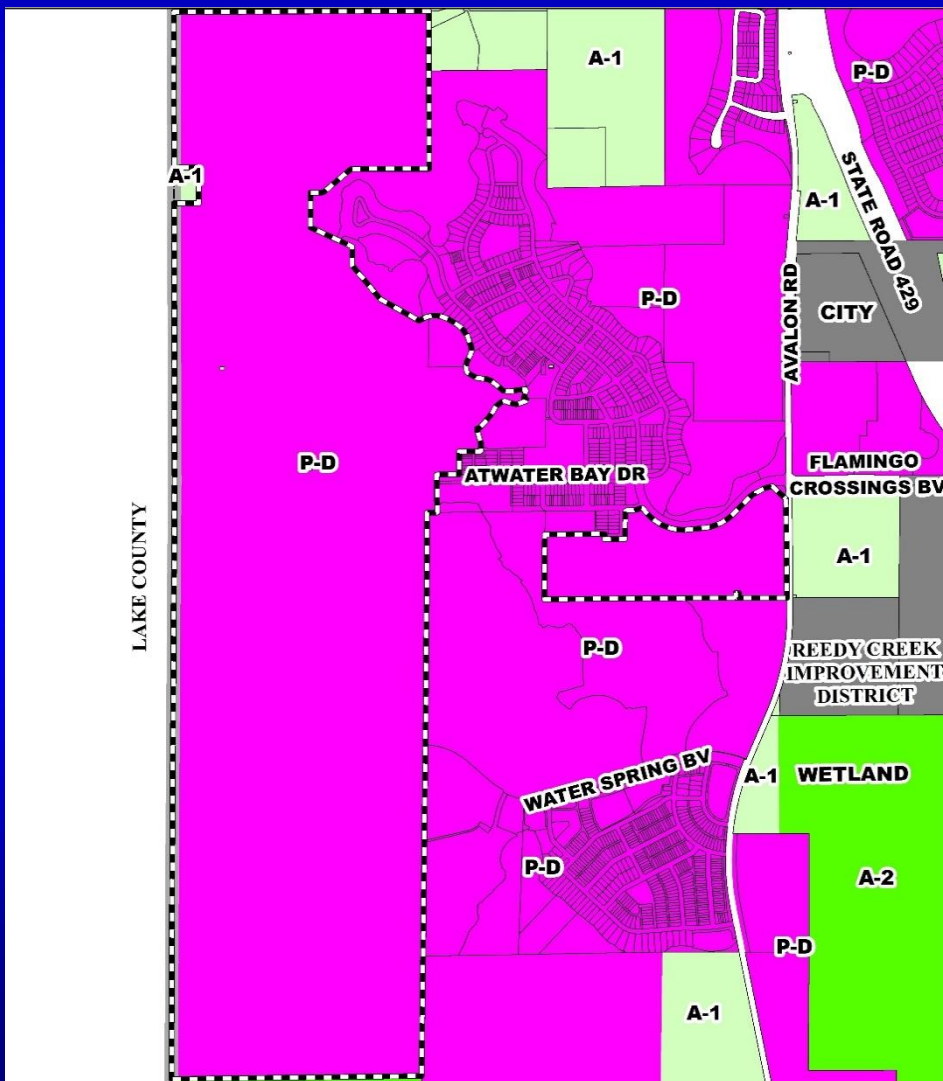
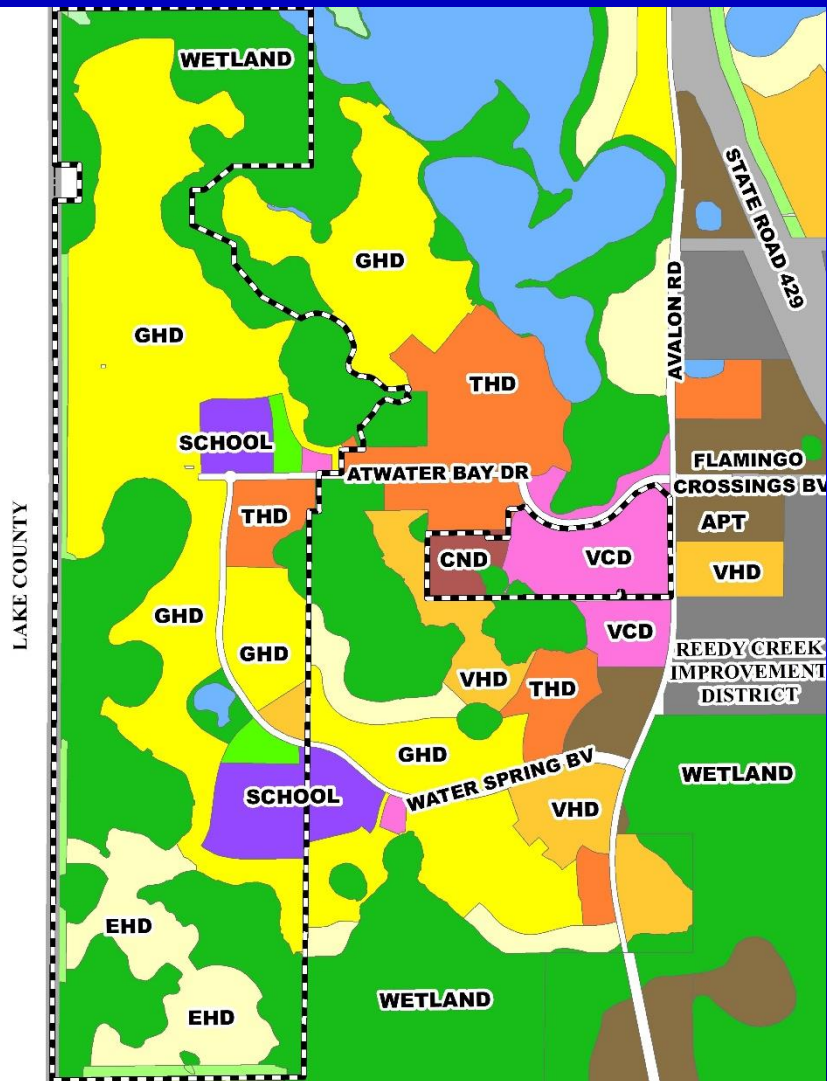


Waterleigh Planned Development / Land Use Plan

Case:	CDR-18-03-073
Project Name:	Waterleigh PD
Applicant:	Adam Smith, VHB, Inc.
District:	1
Acreage:	1,485.40 gross acres (<i>overall PD</i>) 347.70 gross acres (<i>affected parcels</i>)
Location:	Generally west of the intersection of Avalon Road and Flamingo Crossings Boulevard
Request:	<p>To revise the layout for the conceptual layout for the Village Center, request conditional uses for the Village Center, eliminate certain parcels, and update the unit counts and acreages for certain parcels. The conditional uses include adult/child day care centers, drive-throughs in conjunction with a permitted use, and automobile service stations.</p> <p>The request also includes three (3) waivers from Orange County Code to allow for 70% of the build-to-line to be by landscaped street walls; to remove the maximum parking lot frontage within the Village Center; and to allow for parking in front of buildings.</p>



Waterleigh Planned Development / Land Use Plan Future Land Use and Zoning Maps



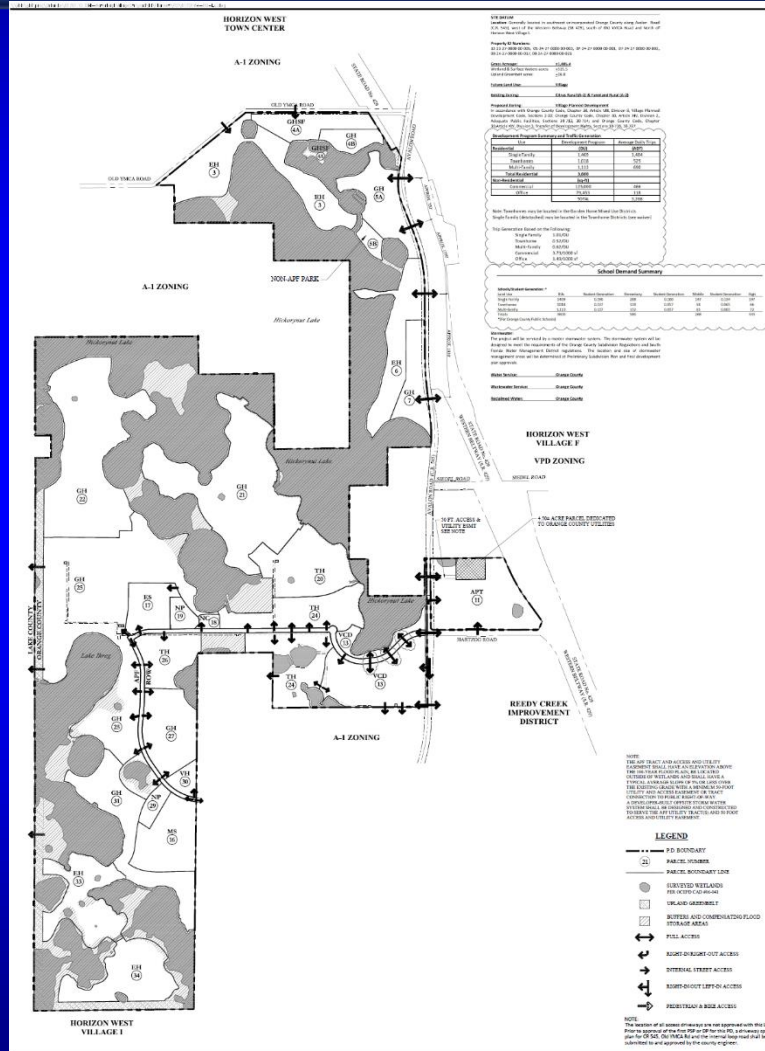


Waterleigh Planned Development / Land Use Plan Aerial Map





Waterleigh 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 Waterleigh Planned Development / Land Use Plan (PD/LUP) dated “Received December 3, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

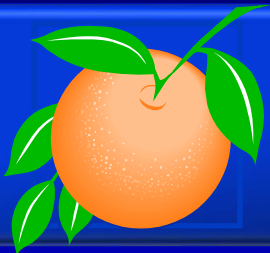
District 1



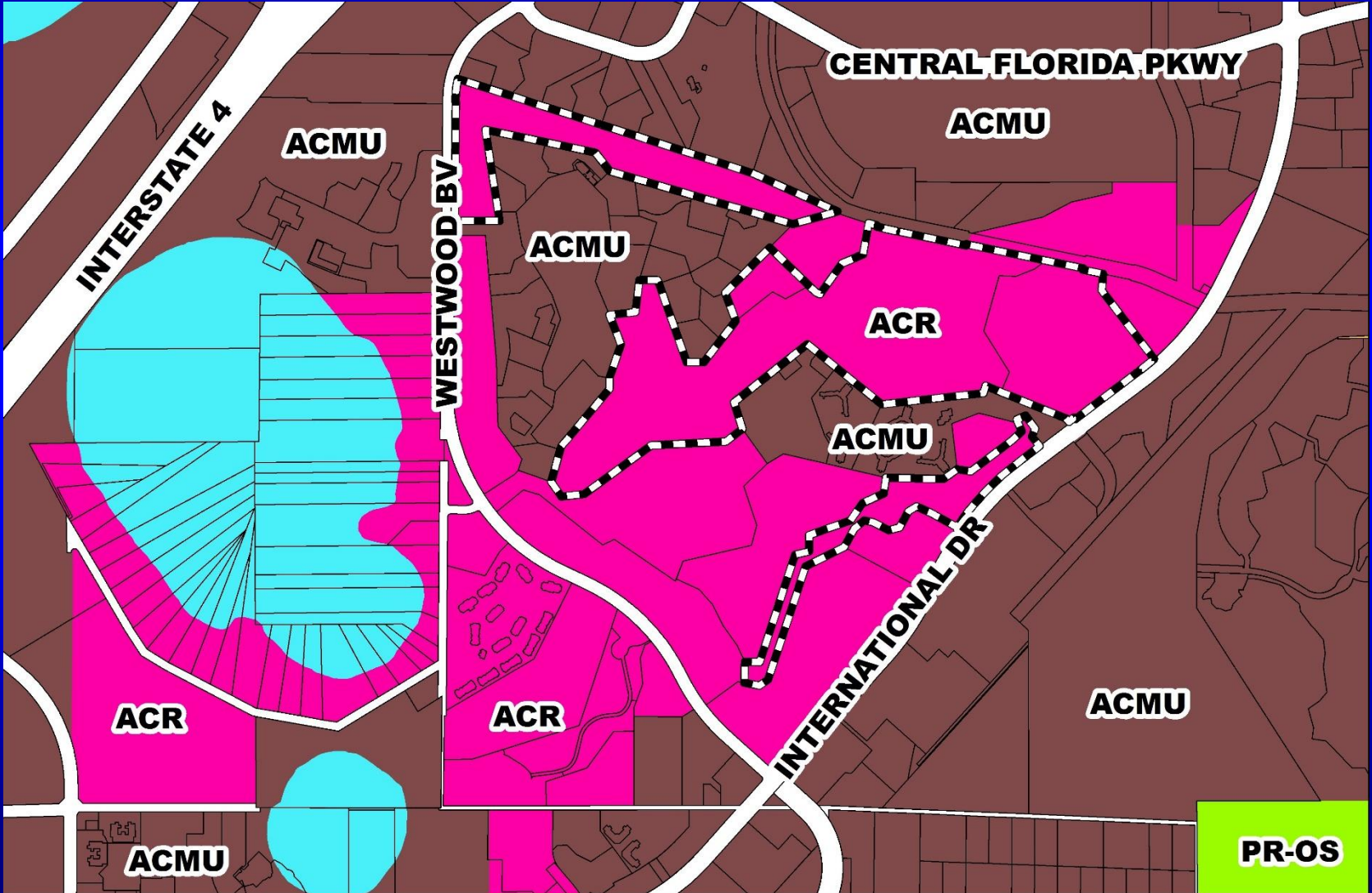
Orangewood N-2 Planned Development / Land Use Plan

Case:	CDR-18-07-230
Project Name:	Orangewood N-2 PD
Applicant:	James H. McNeil, Jr., Akerman, LLP
District:	1
Acreage:	588.70 gross acres (<i>overall PD</i>) 116.10 gross acres (<i>affected parcels</i>)
Location:	Generally located south of Central Florida Parkway and West of International Drive
Request:	To convert 507 single-family dwelling units to 507 short-term rental units and remove the potential elementary school site from Parcel 11D.

Additionally, two (2) waivers are being requested from Orange County Code to allow for the project to be governed by a Preliminary Subdivision Plan and residential site standards



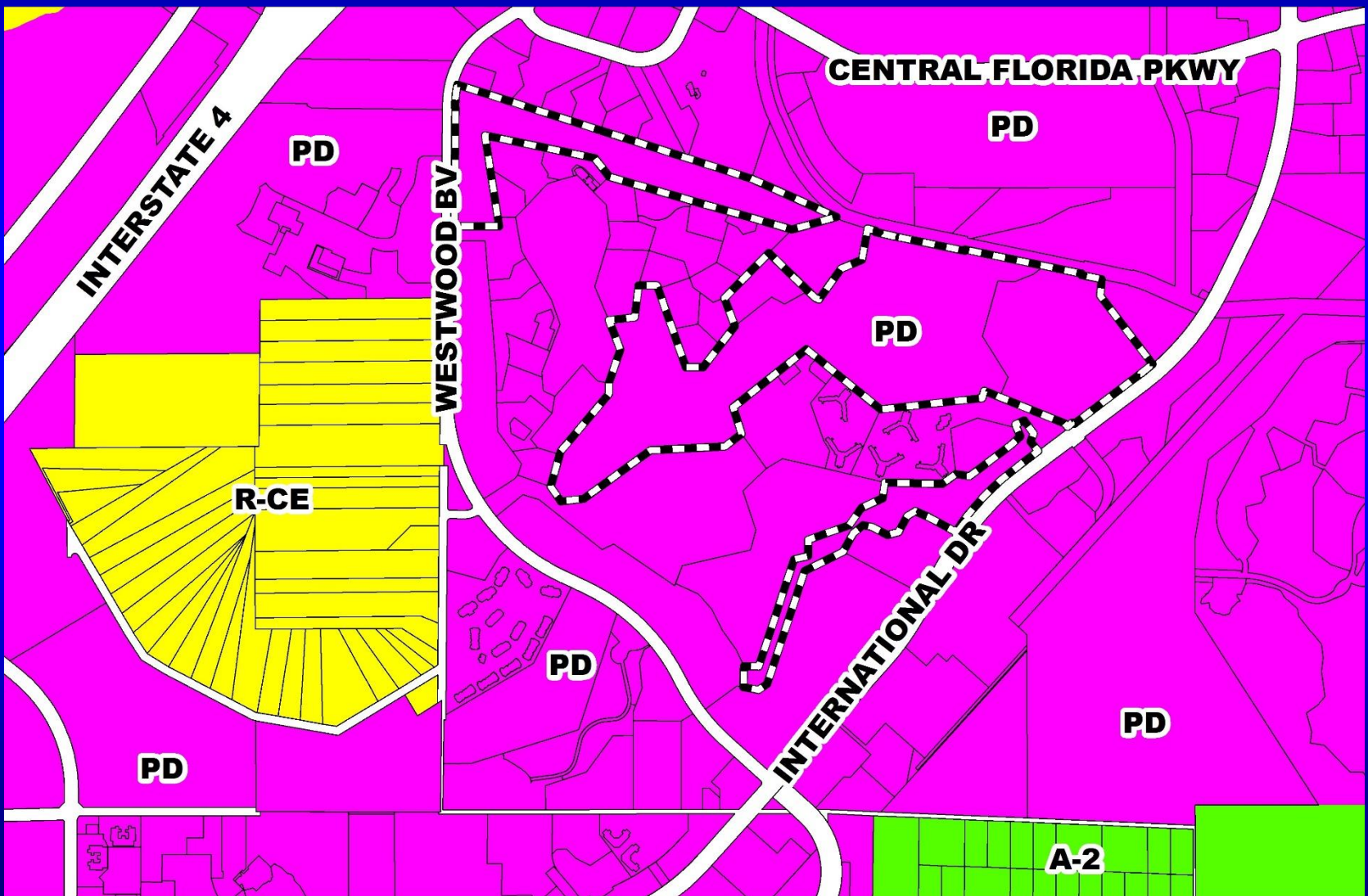
Orangewood N-2 Planned Development / Land Use Plan Future Land Use Map



PR-OS



Orangewood N-2 Planned Development / Land Use Plan Zoning Map



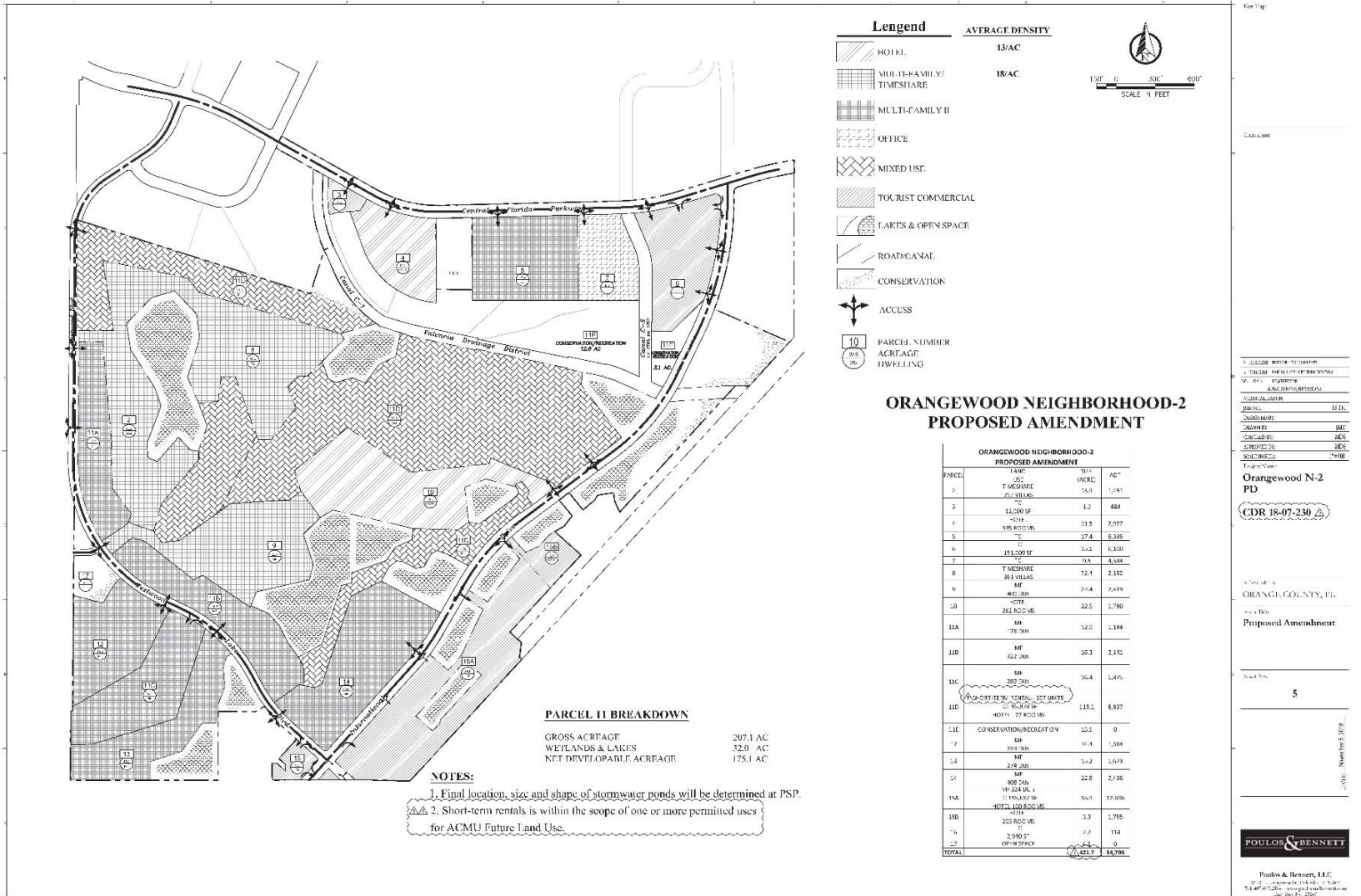


Orangewood N-2 Planned Development / Land Use Plan Aerial Map



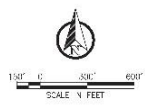


Orangewood N-2 Planned Development / Land Use Plan Overall Land Use Plan



Legend

Symbol	Category	AVERAGE DENSITY
[Diagonal lines]	HOTEL	13/AC
[Grid pattern]	MULTI-FAMILY/ TIMESHARE	18/AC
[Cross-hatch]	MULTI-FAMILY II	
[Dotted]	OFFICE	
[Diagonal lines]	MIXED USE	
[Diagonal lines]	TOURIST COMMERCIAL	
[Wavy lines]	LAKES & OPEN SPACE	
[Double line]	ROAD/CANAL	
[Dotted]	CONSERVATION	
[Arrow]	ACCESS	
[Circle with number]	PARCEL NUMBER	
[Square with number]	ACREAGE	
[Circle with number]	DWELLING	



PARCEL II BREAKDOWN

GROSS ACREAGE	207.1 AC
WETLANDS & LAKES	32.0 AC
NET DEVELOPABLE ACREAGE	175.1 AC

- NOTES:**
- Final location, size and shape of stormwater ponds will be determined at PSP.
 - Short-term rentals is within the scope of one or more permitted uses for ACMU Future Land Use.

ORANGEWOOD NEIGHBORHOOD-2 PROPOSED AMENDMENT

ORANGEWOOD NEIGHBORHOOD-2 PROPOSED AMENDMENT			
PARCEL	LAND USE	ACREAGE	ADU*
1	OFFICE	0.0000	0.000
2	T MESHURE	15.01	1,761
3	75	4.2	484
4	12,000 SF		
5	385 BLDG VLS	11.9	2,077
6	75	27.4	6,399
7	113,000 SF	34.1	6,839
8	75	19.3	4,344
9	T MESHURE	12.1	2,132
10	381 VILLAS	9.4	2,419
11	MF	22.5	1,780
11A	MF	24.0	1,184
11B	MF	22.0	2,110
11C	MF	10.4	1,876
11D	CONVERTIBLE APARTM - 107 UNITS	115.2	6,837
11E	CONSERVATION/RECREATION	15.1	0
12	MF	16.8	1,584
13	MF	24.2	1,618
14	MF	22.0	2,166
15A	MF	16.8	17,100
15B	253 BLDG VLS	3.3	1,755
16	2,900 SF	7.7	314
17	OFF-ROAD	0.0	0
TOTAL		242.7	64,788

Key Map

City/County

Scale: 1" = 500'

Project Name: **Orangewood N-2 PD**

CDR 18-07-230

ORANGE COUNTY, FL

Proposed Amendment:

5

FOULOS & BENNETT

Foulos & Bennett, LLC
2725...
314...
314...

2025.07.18 10:00 AM 31401 ORANGEWOOD NEIGHBORHOOD-2 PLANNED DEVELOPMENT/ LAND USE PLAN SHEET 5



Action Requested

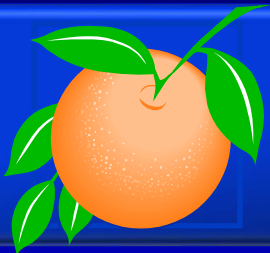
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Oranewood N-2 Planned Development / Land Use Plan (PD/LUP) dated “Received November 8, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

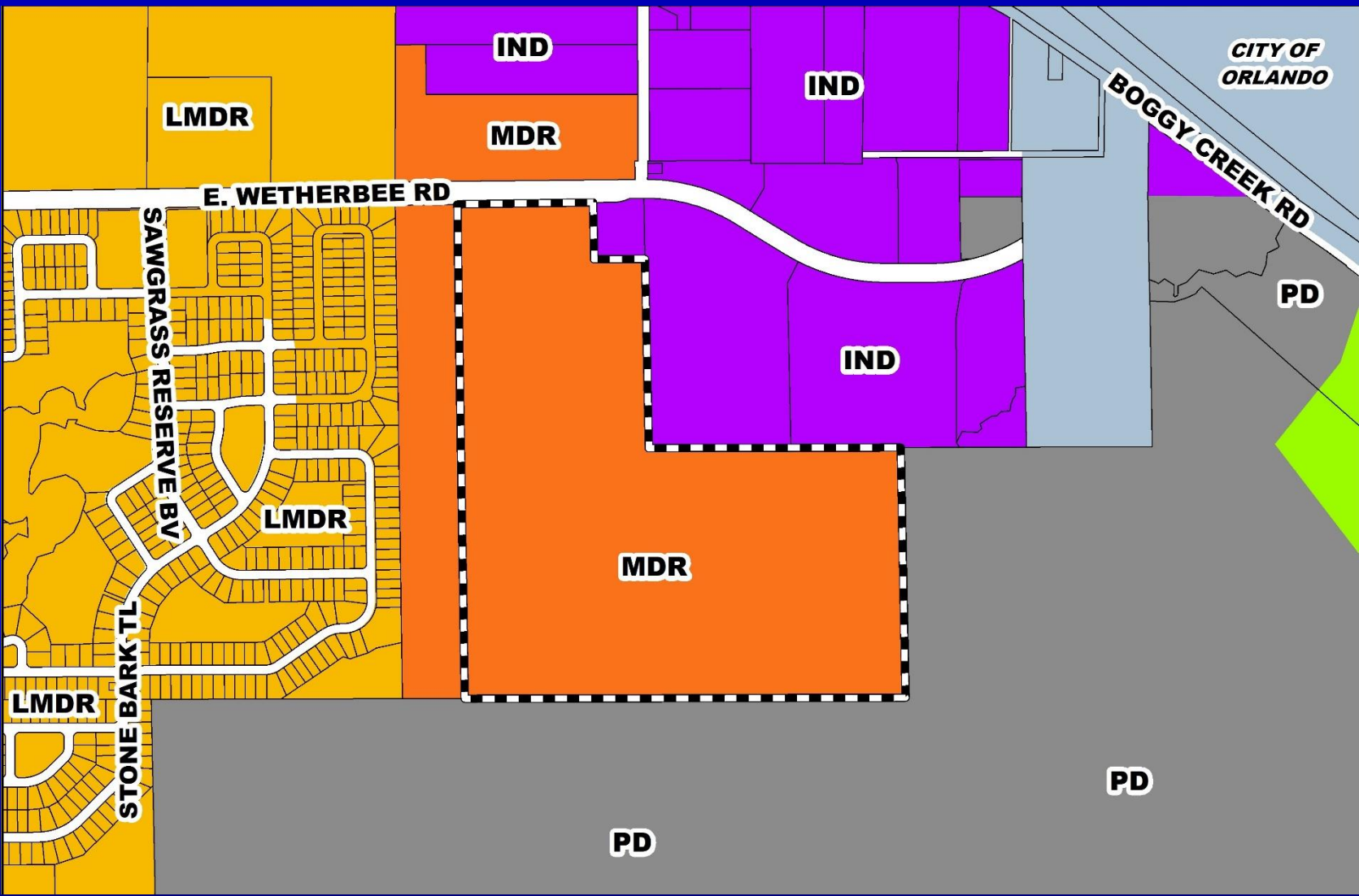


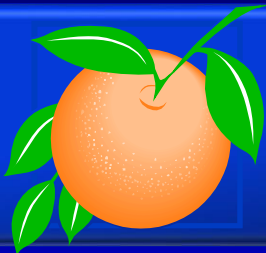
Wetherbee Acres Planned Development / Land Use Plan

- Case:** CDR-18-08-263
- Project Name:** Wetherbee Acres PD/LUP
- Applicant:** John Prowell, VHB, Inc.
- District:** 4
- Acreage:** 98.49 gross acres (*overall PD*)
- Location:** Generally located south of E. Wetherbee Road and west of Boggy Creek Road
- Request:** To request the following waivers from Orange County Code:
- 1) A waiver from Section 38-79(20)(f) to allow for 60% of units to be in buildings containing 5 or more units;
 - 2) A waiver from Section 38-1258(g) to allow multi-family development to share access with single-family development; and
 - 3) A waiver from Section 38-1258(a) & (b) to allow multi-family buildings greater than 75' from single-family properties to have an allowable height of 40 feet (3-stories).

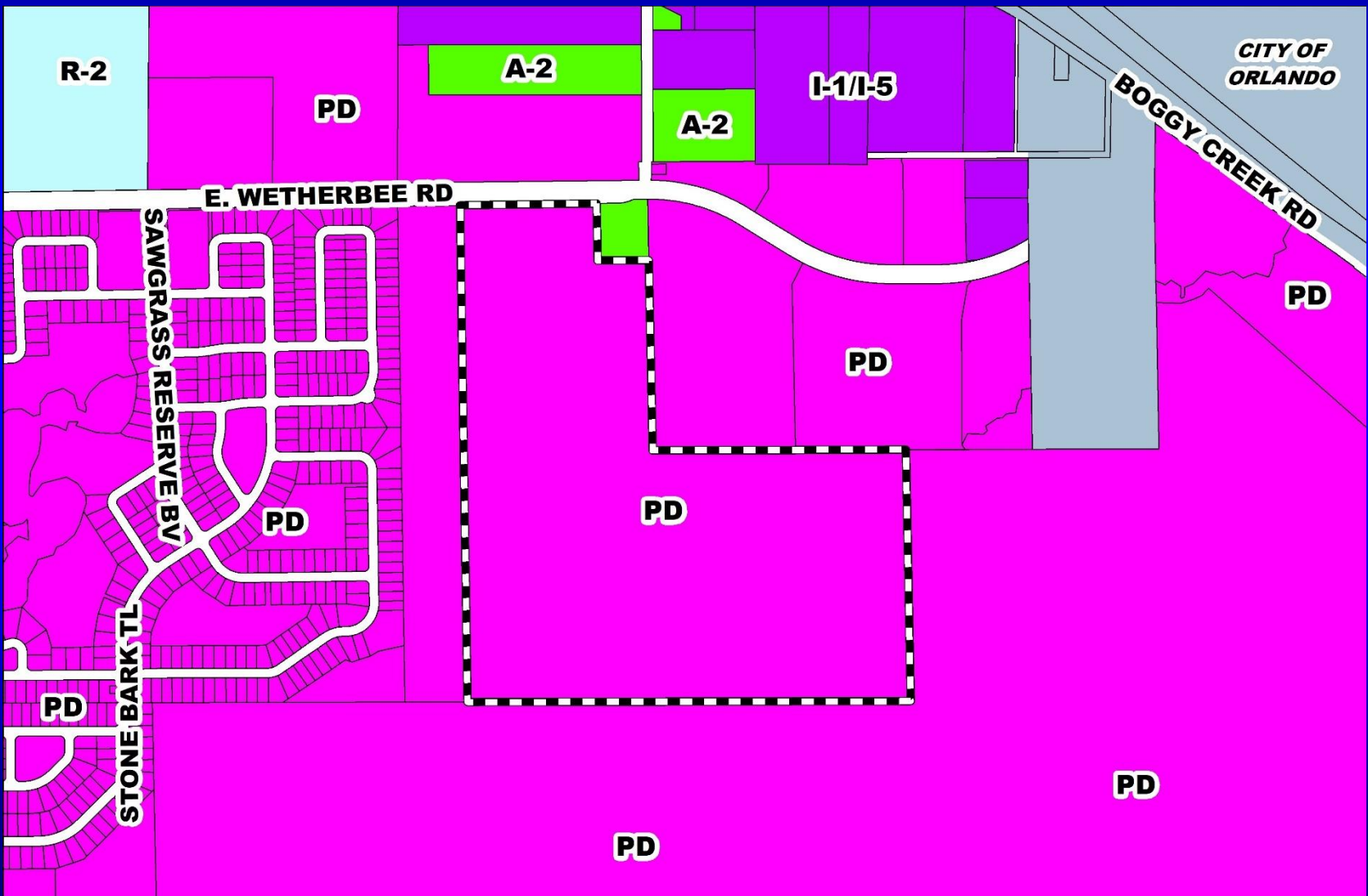


Wetherbee Acres Planned Development / Land Use Plan Future Land Use Map



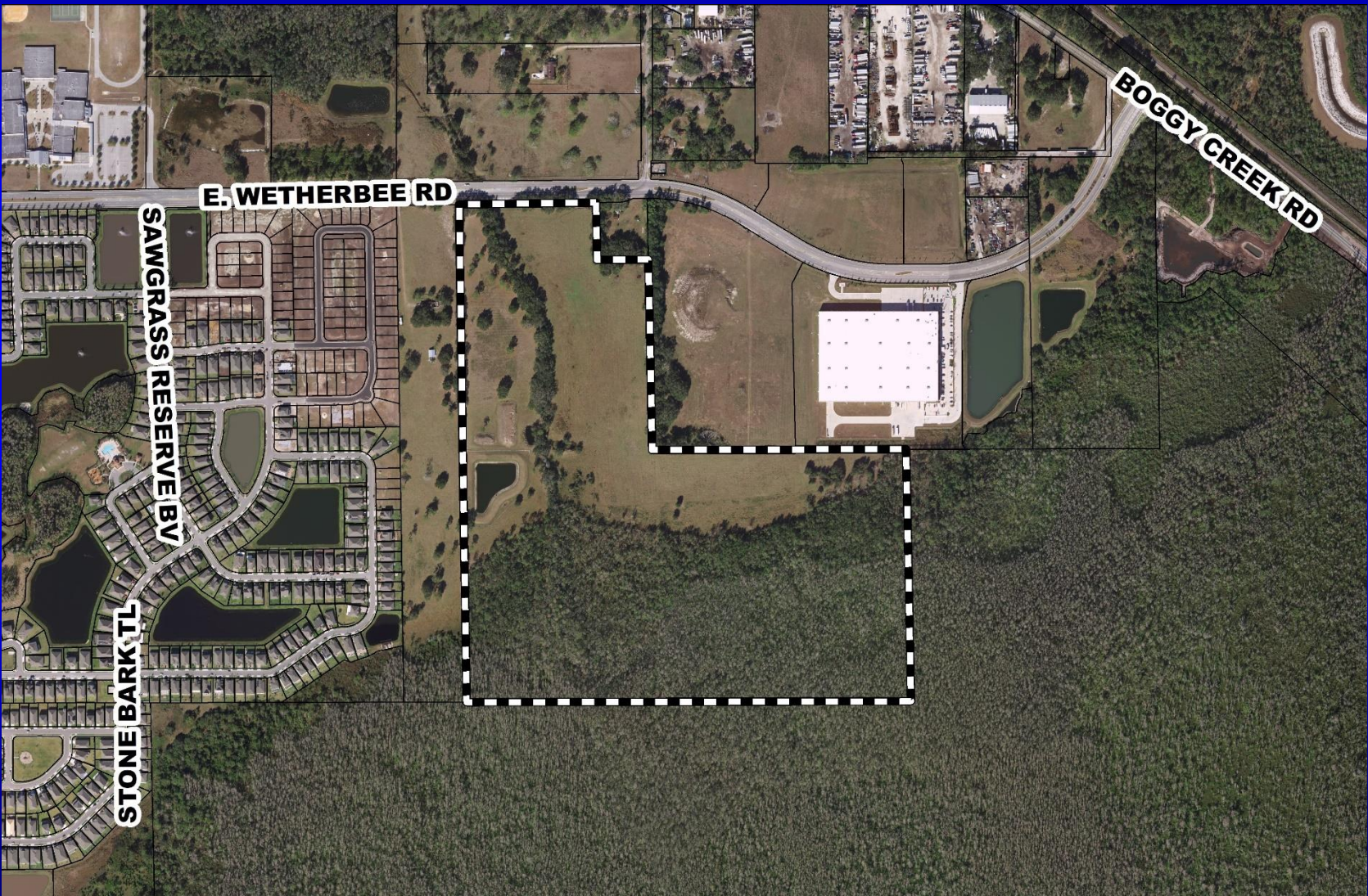


Wetherbee Acres Planned Development / Land Use Plan Zoning Map





Wetherbee Acres Planned Development / Land Use Plan Aerial Map



STONE BARK TRL
SAWGRASS RESERVE BV

E. WETHERBEE RD

BOGGY CREEK RD



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Wetherbee Acres Planned Development / Land Use Plan (PD/LUP) dated “Received September 20, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the addition of condition 9(f), as described below, and renumbering existing 9(f) to 9(g).

- *Condition 9(f). The access to the Yates PD, as shown on the plan, has been deleted, and access shall only be provided from Wetherbee Road.*

District 4



Board of County Commissioners

Public Hearings

February 26, 2019