

*Board of County Commissioners*

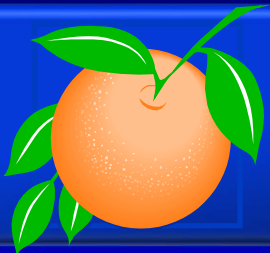
# Public Hearings

**April 21, 2020**

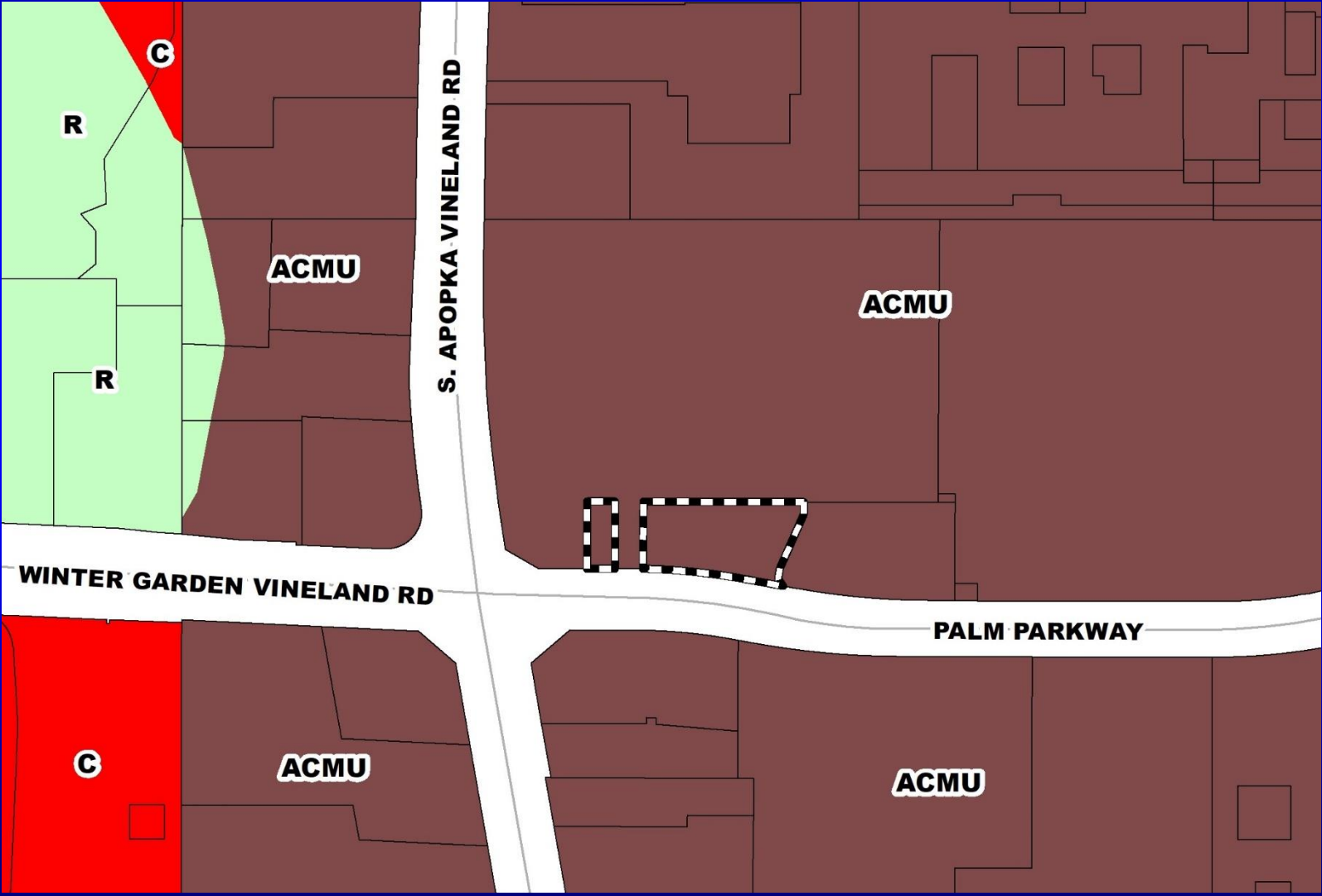


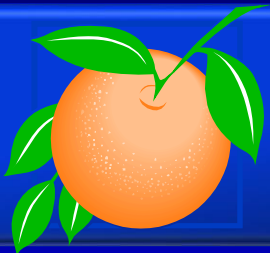
# Vista Centre Planned Development / Land Use Plan

- 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.

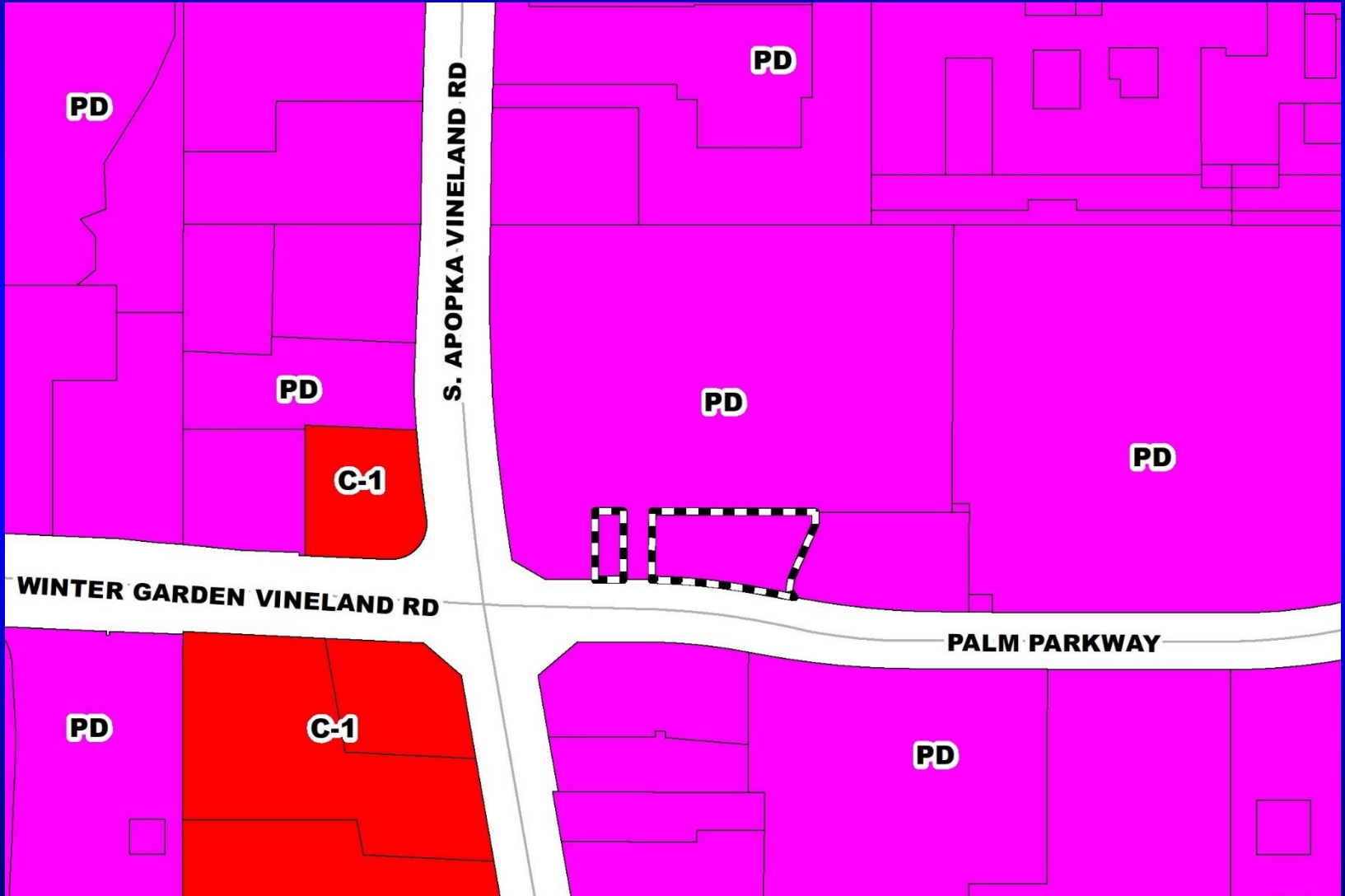


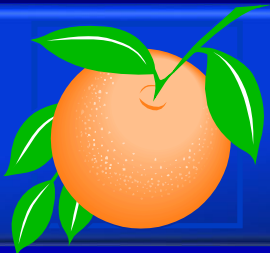
# Vista Centre Planned Development / Land Use Plan Future Land Use Map



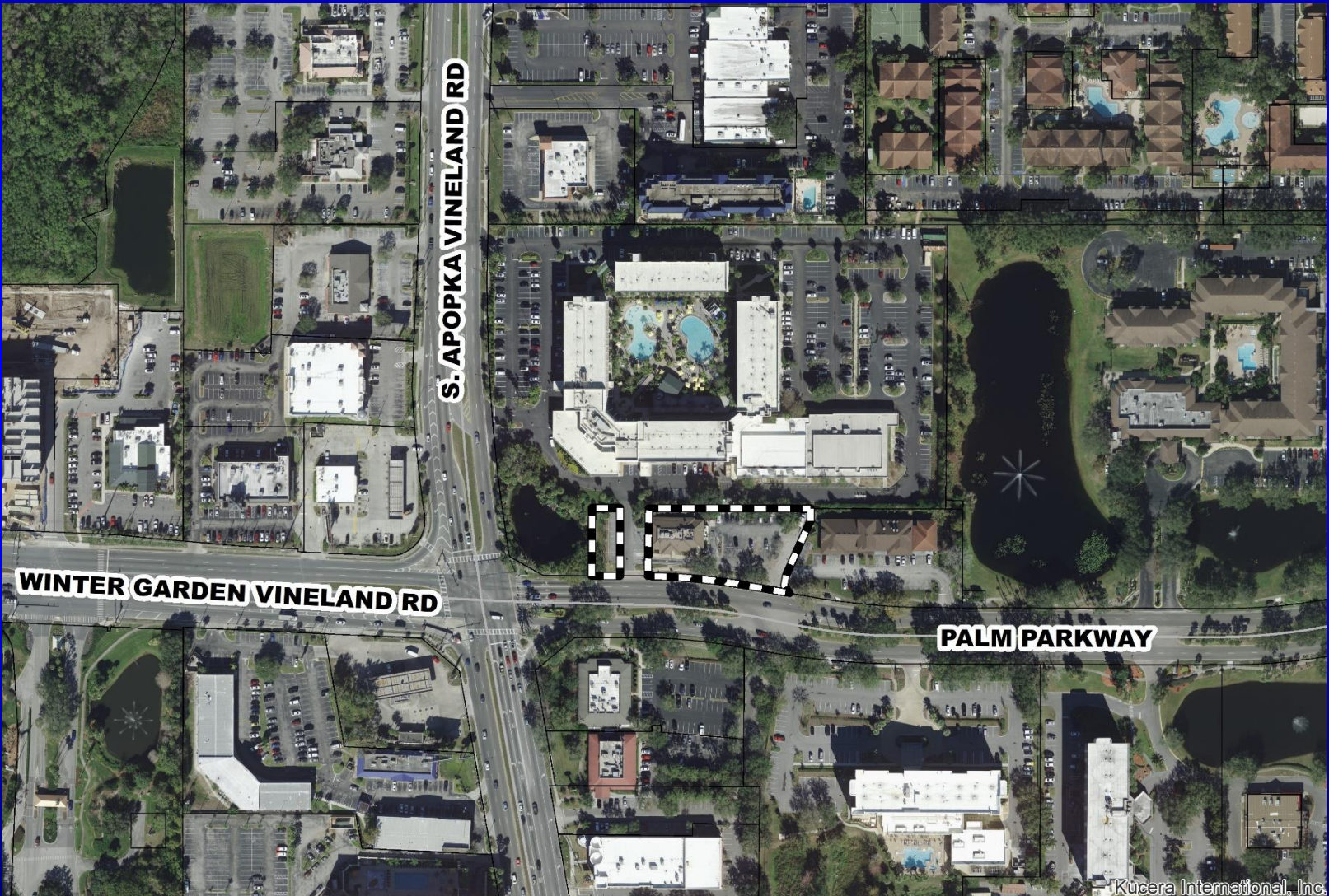


# Vista Centre Planned Development / Land Use Plan Zoning Map





# Vista Centre Planned Development / Land Use Plan Aerial Map







# 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**



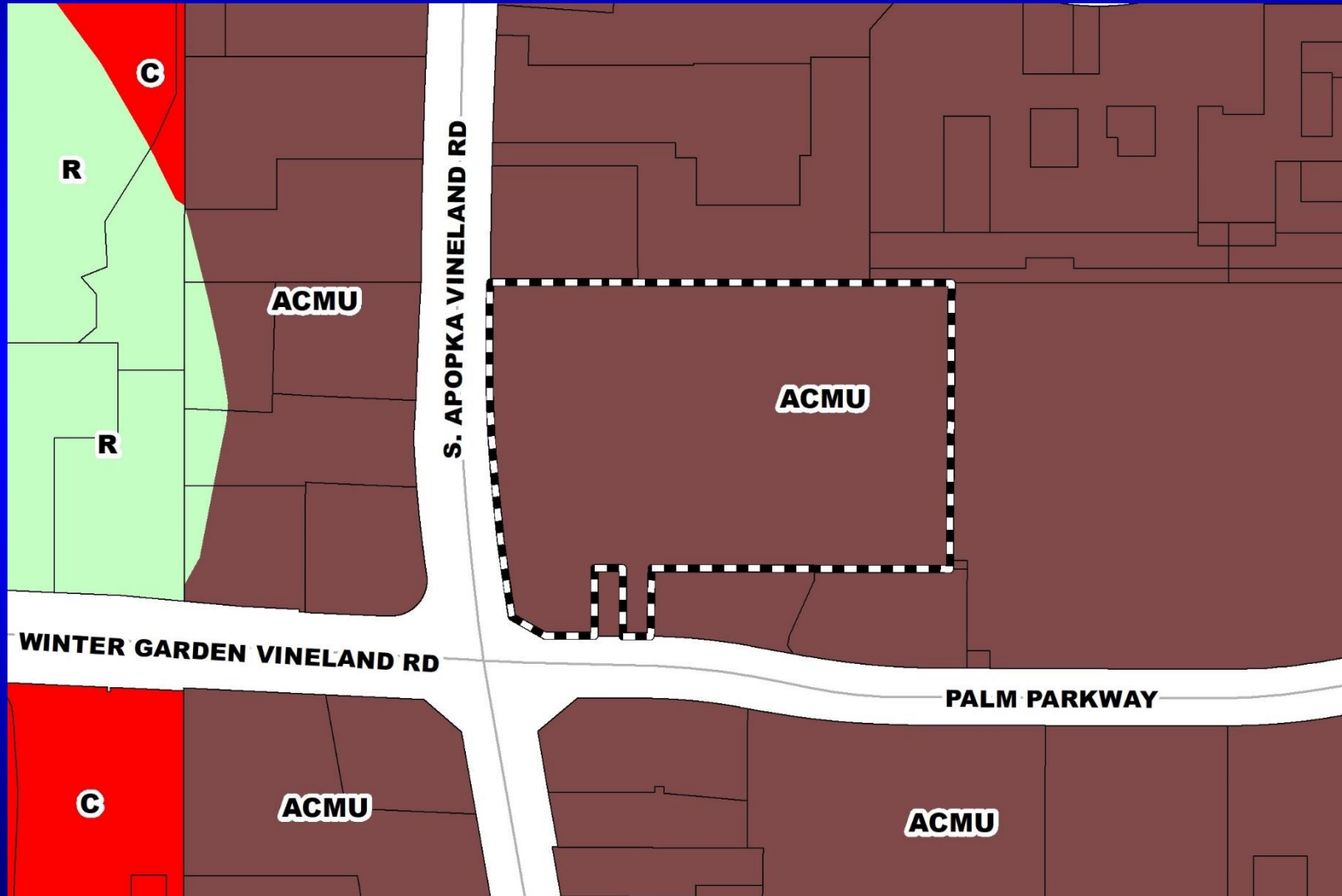
# Days Inn Lake Buena Vista Planned Development / Land Use Plan

- 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.



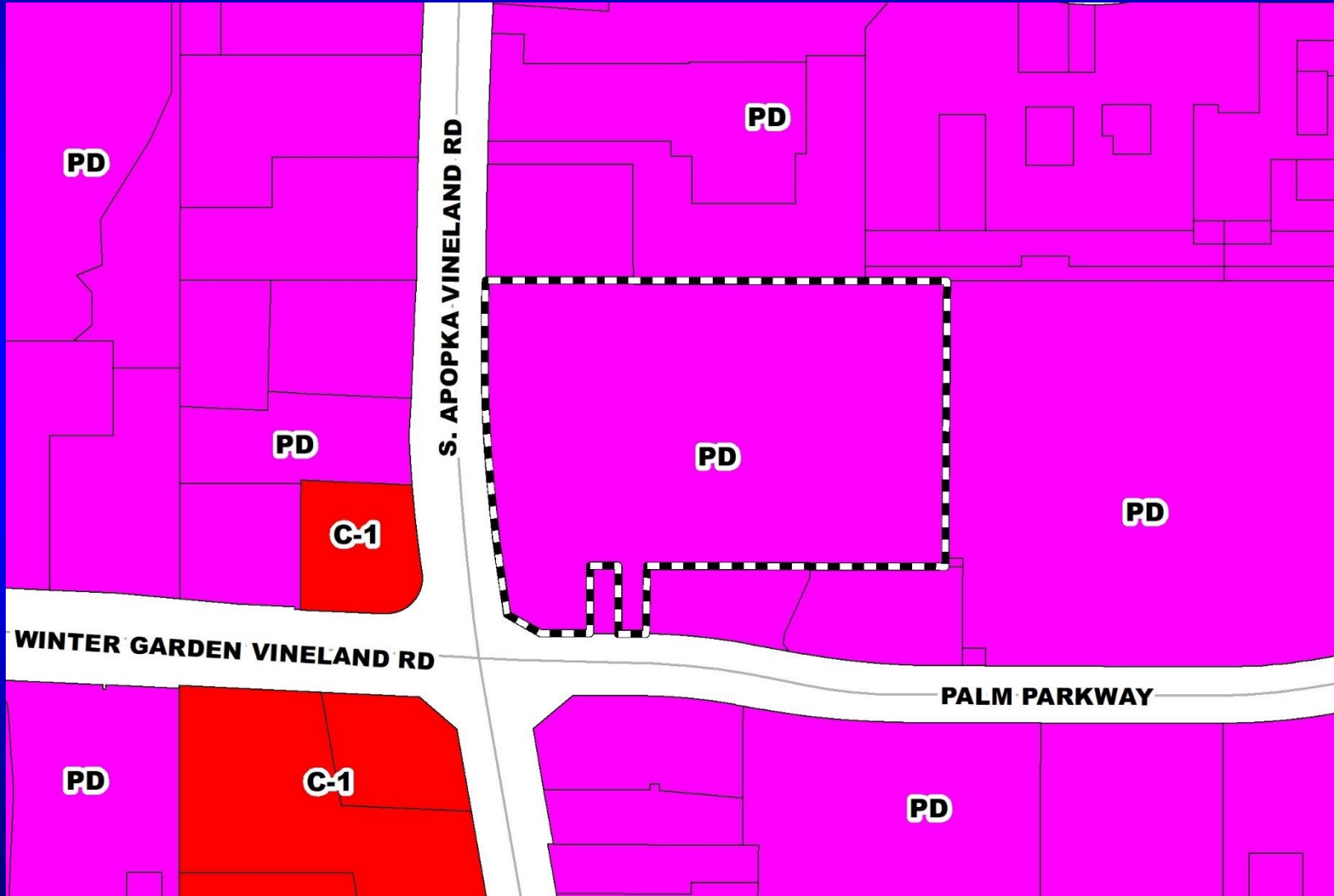


# Days Inn Lake Buena Vista Planned Development / Land Use Plan Future Land Use Map



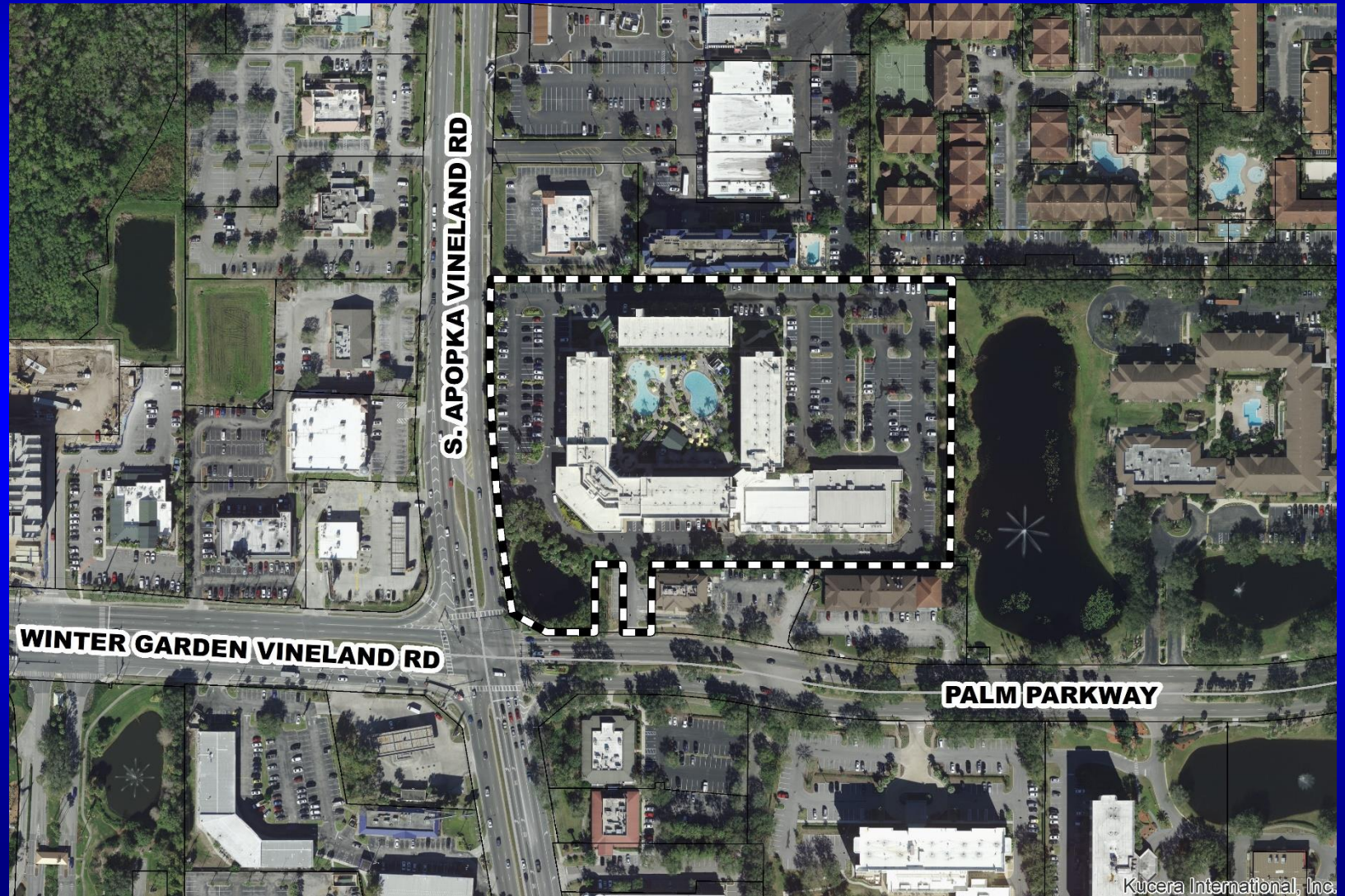


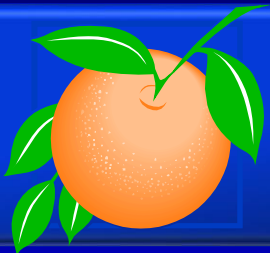
# Days Inn Lake Buena Vista Planned Development / Land Use Plan Zoning Map





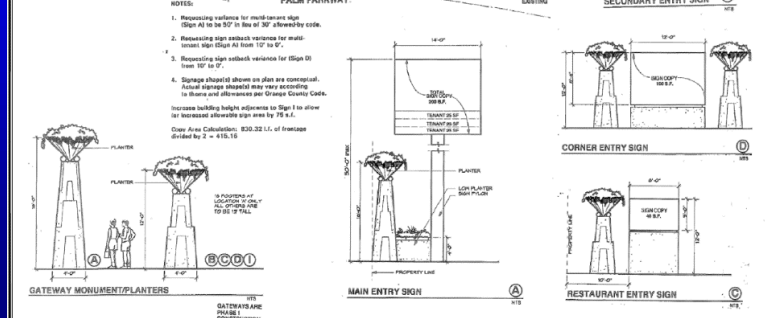
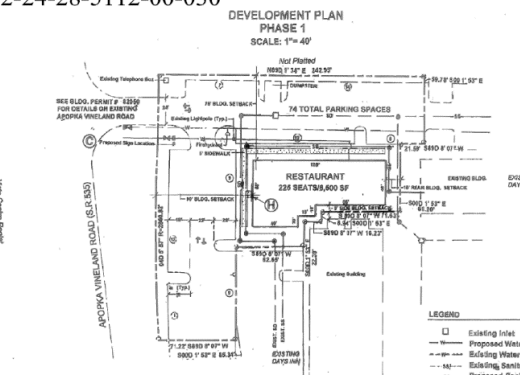
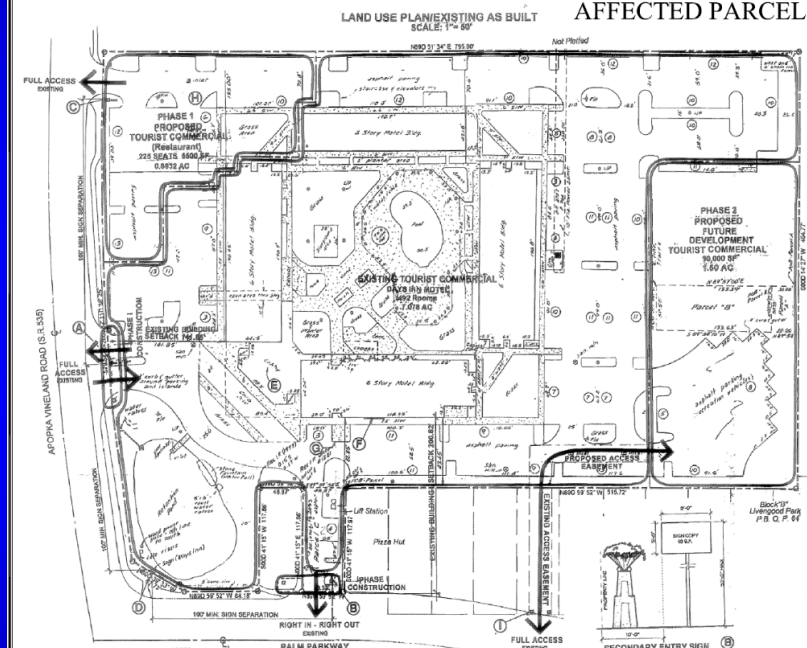
# Days Inn Lake Buena Vista Planned Development / Land Use Plan Aerial Map





# Days Inn Lake Buena Vista Planned Development / Land Use Plan Overall Land Use Plan

DAYS INN LAKE BUENA VISTA PD  
LAND USE PLAN [REVISED] (CDR-19-10-327)  
AFFECTED PARCEL 22-24-28-5112-00-030



**LEGEND**

- Existing Inlet
- Proposed Water Line
- Existing Water Line
- Proposed Sanitary Sewer Line
- Existing Sanitary Sewer Line
- Proposed Storm Drain Line
- Existing Storm Drain Line
- Proposed Manhole

**SITE IDENTIFICATION SIGNS**

Allowable Copy Area Calculation (Per Orange County Codes Section 31.5-15(1)):

TOTAL L.P.F. OF OFFICE	780.00
MINIMUM	300.00
TOTAL ALLOWABLE SIGNAGE AREA	480.00

LOCATION	SF	TYPE	HEIGHT	DEPTH
A	200	MAIN PROJECT ENTRY SIGN	none	50 ft
B	40	SECONDARY IDENTIFICATION	10 ft	30 ft
C	40	RESTAURANT SIGN	10 ft	12 ft
D	100	CORNER SIGNS	none	12 ft

TOTAL SITE SIGNAGE PROVIDED: 480.00

**BUILDING IDENTIFICATION SIGNS**

Allowable Copy Area Calculation (Per Orange County Codes Section 31.5-15(2)):

Total Building Footprint =	382,301.7
1st 200 L.F. x 1.5 =	300,000.0
Balance of 182,311.7 x .5 =	91,155.8
381,155.8 x .22% Building height increase =	83,653.3

LOCATION	SF	TYPE	HTG	DEPTH
A	300	FASCIA SIGN	Top Corner	30 ft
F	40	FASCIA SIGN	South Corner	30 ft
G	00	HANDICAPPED SIGN	Marques	30 ft
H	00	RESTAURANT FASCIA SIGN	Side Sign	30 ft

TOTAL BUILDING SIGNAGE PROVIDED: 450.00 S.F.

## DAYS INN LAKE BUENA VISTA LAND USE PLAN/ DEVELOPMENT PLAN

REVISION: 14 MARCH 95  
REVISION: 13 MARCH 95  
REVISION: 14 FEBRUARY 95  
03 FEBRUARY 95

PREPARED BY:  
ENVIRONMENTAL DESIGN & DEVELOPMENT, INC.  
401 W. Colonial Drive, Suite 7  
Orlando, Florida 32804

RECEIVED  
JAN 15 1995  
PUBLIC WORKS  
CDR-19-10-327

SHEET 2



# Action Requested

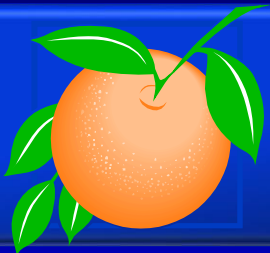
**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Days Inn Lake Buena Vista Planned Development / Land Use Plan (PD/LUP) dated “Received January 6, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report.**

**District 1**

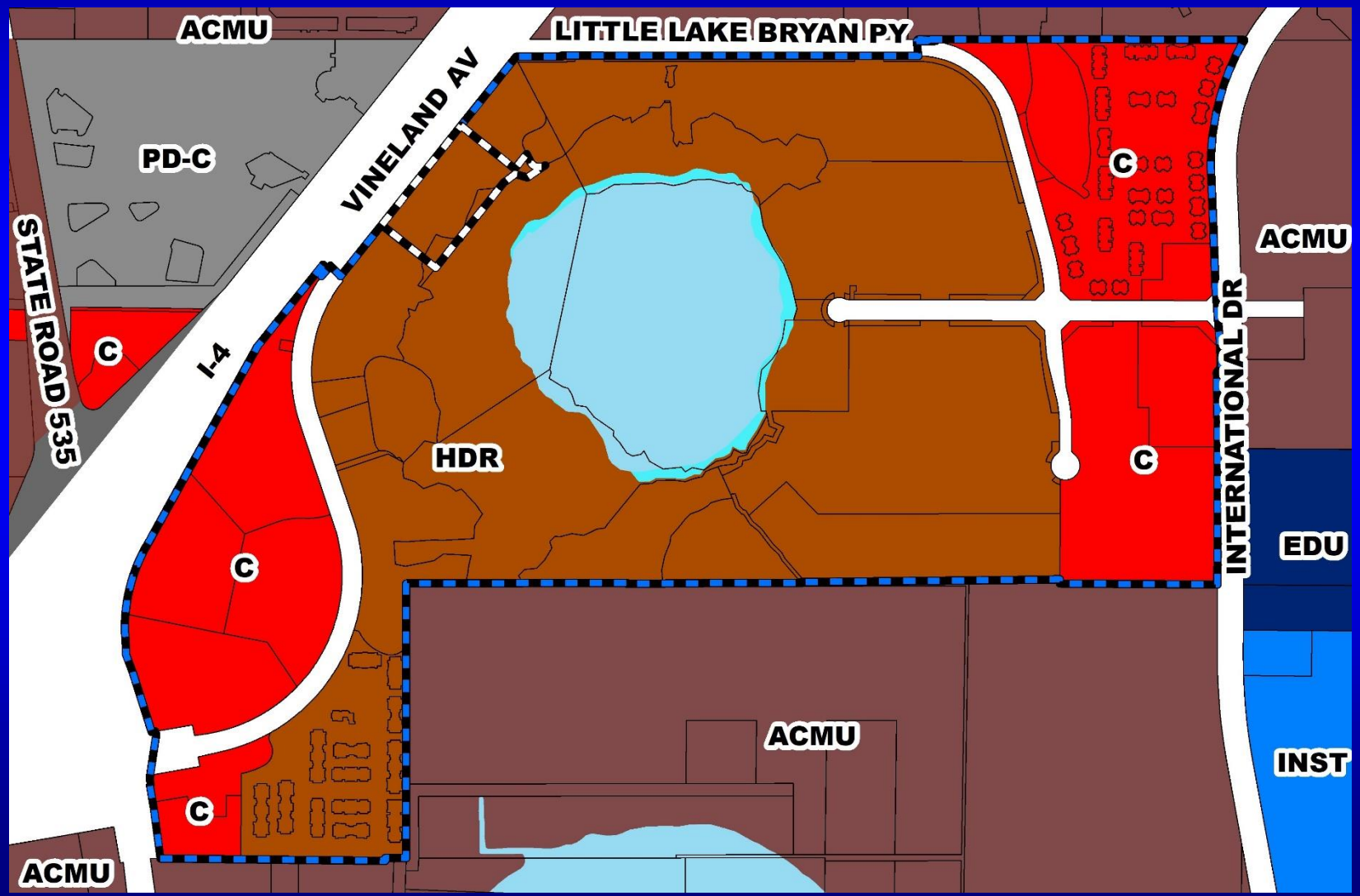


# Little Lake Bryan Planned Development / Land Use Plan

- 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.

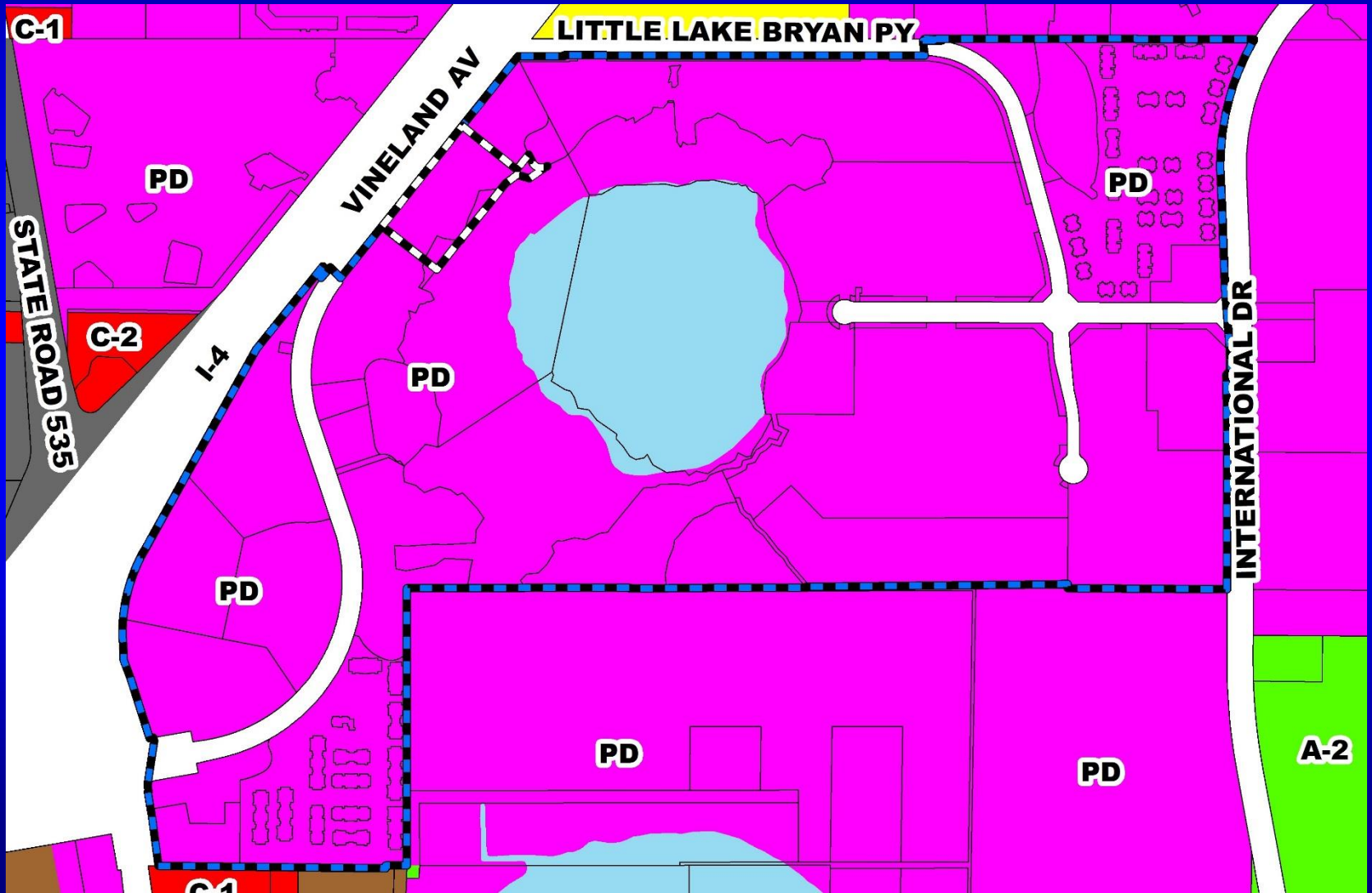


# Little Lake Bryan Planned Development / Land Use Plan Future Land Use Map

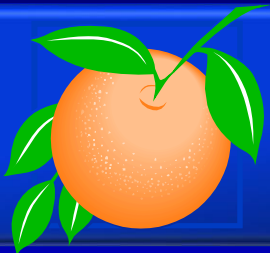




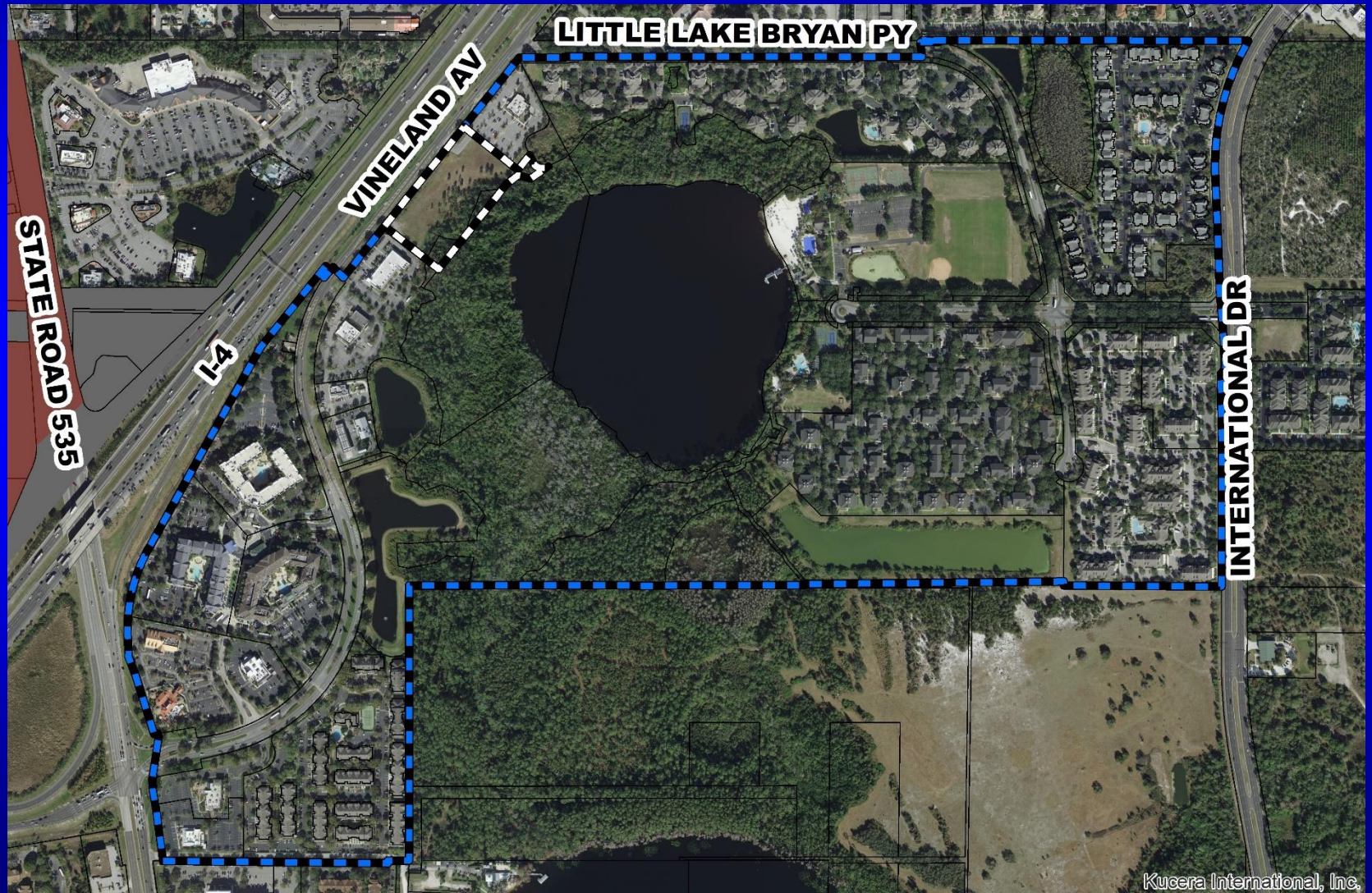
# Little Lake Bryan Planned Development / Land Use Plan Zoning Map







# 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**

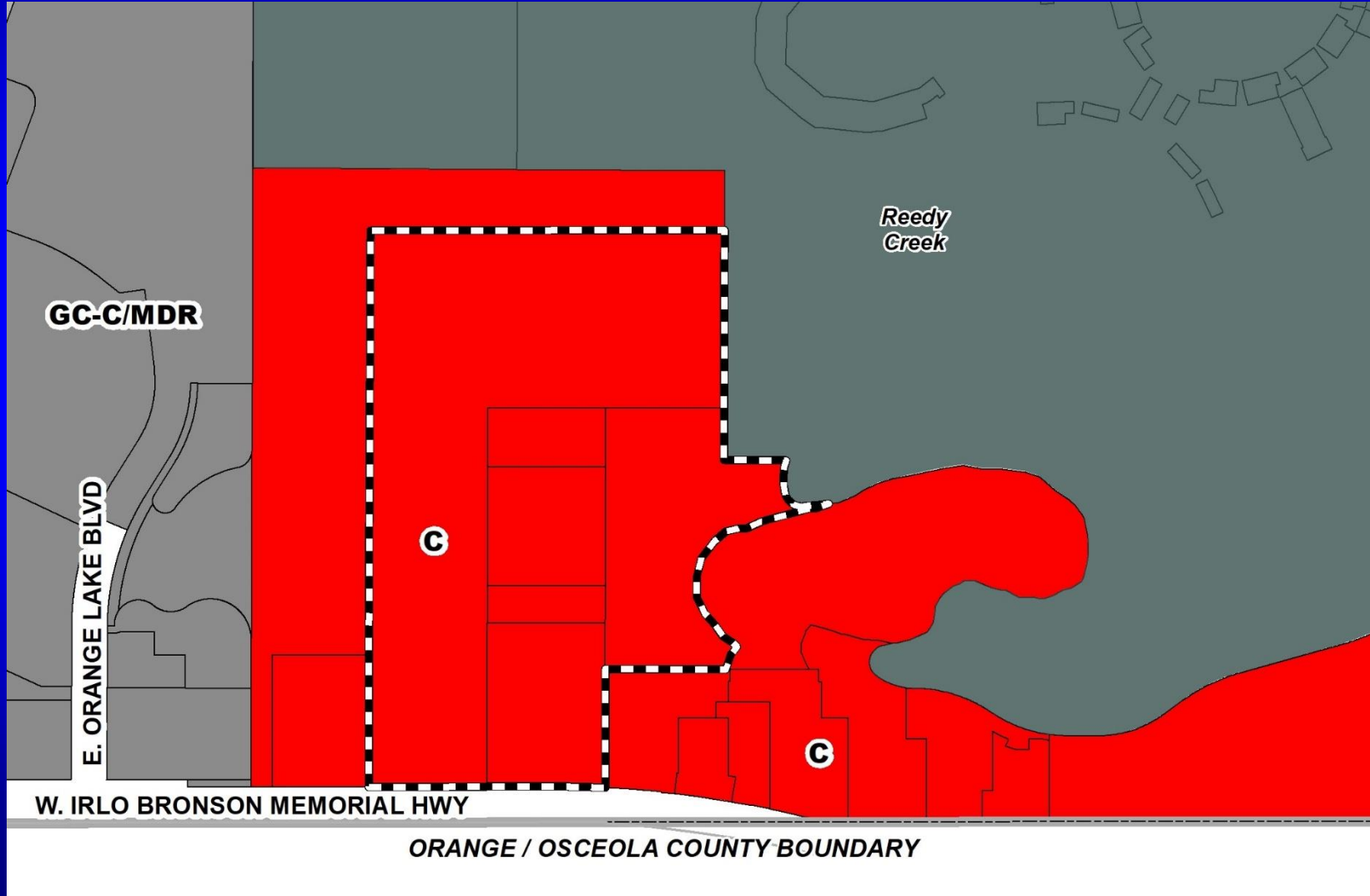


# **Waterstar Orlando Planned Development / Land Use Plan**

- 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.

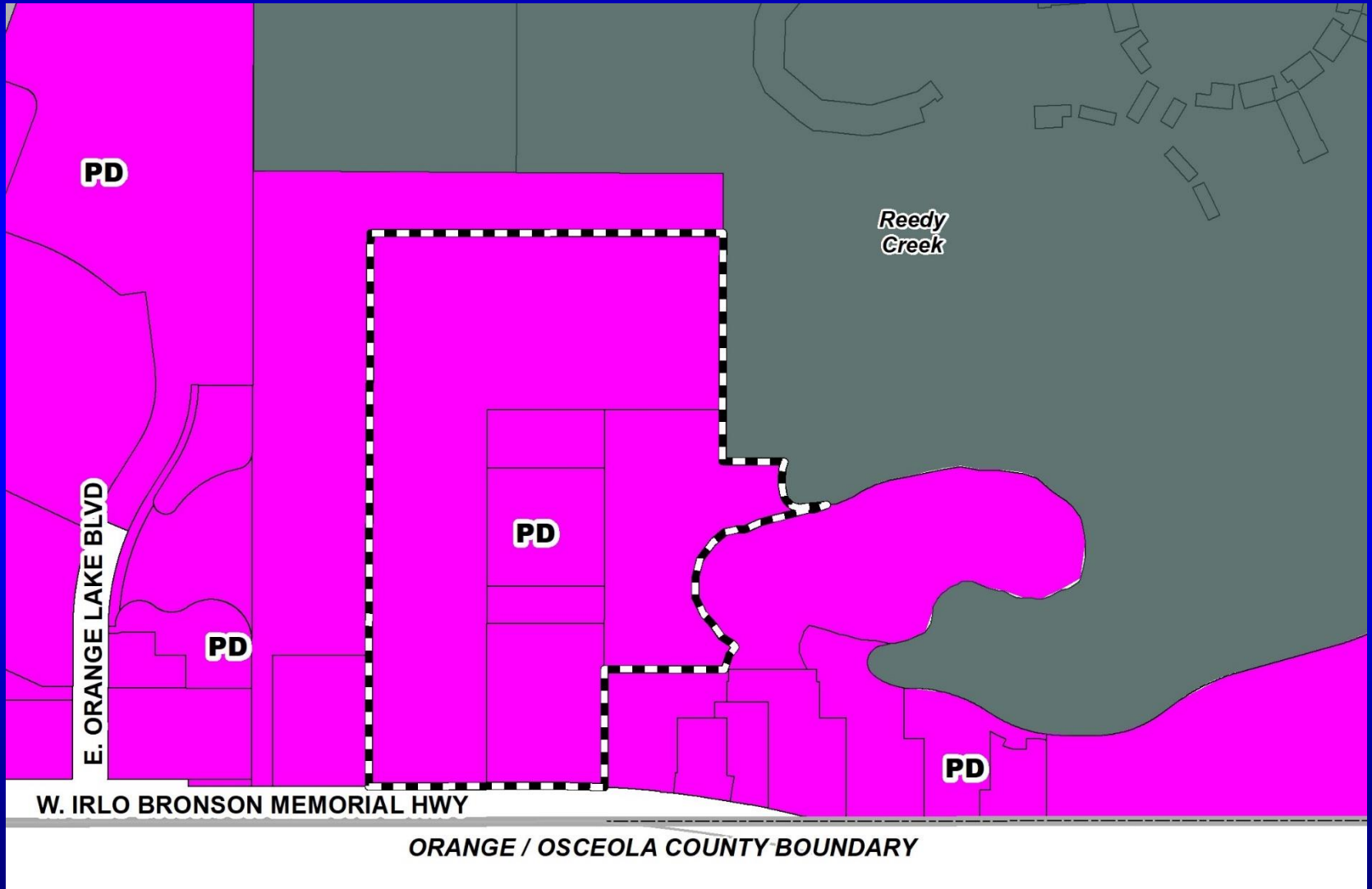


# Waterstar Orlando Planned Development / Land Use Plan Future Land Use Map



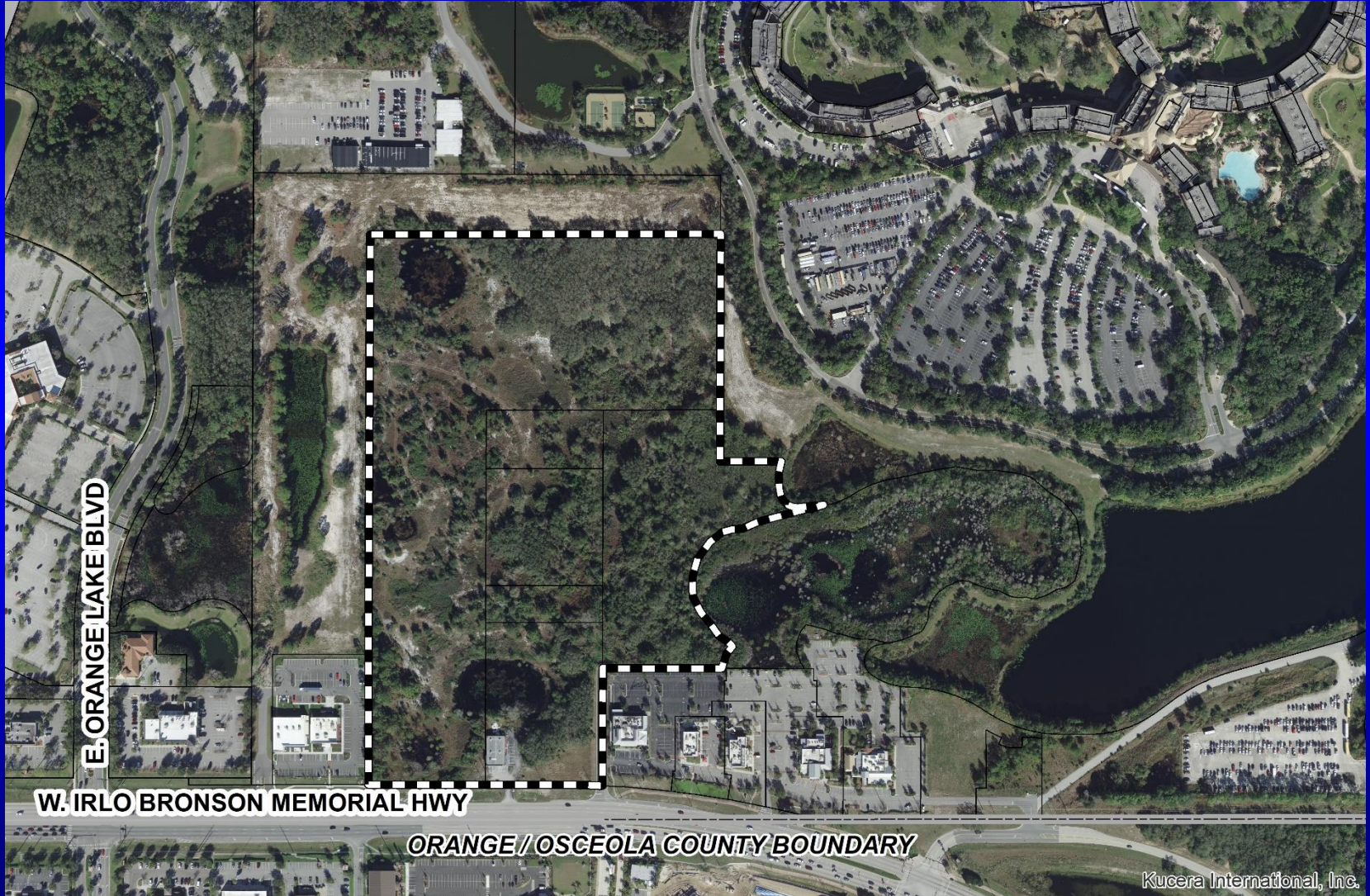


# Waterstar Orlando Planned Development / Land Use Plan Zoning Map





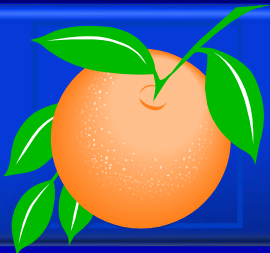
# Waterstar Orlando Planned Development / Land Use Plan Aerial Map



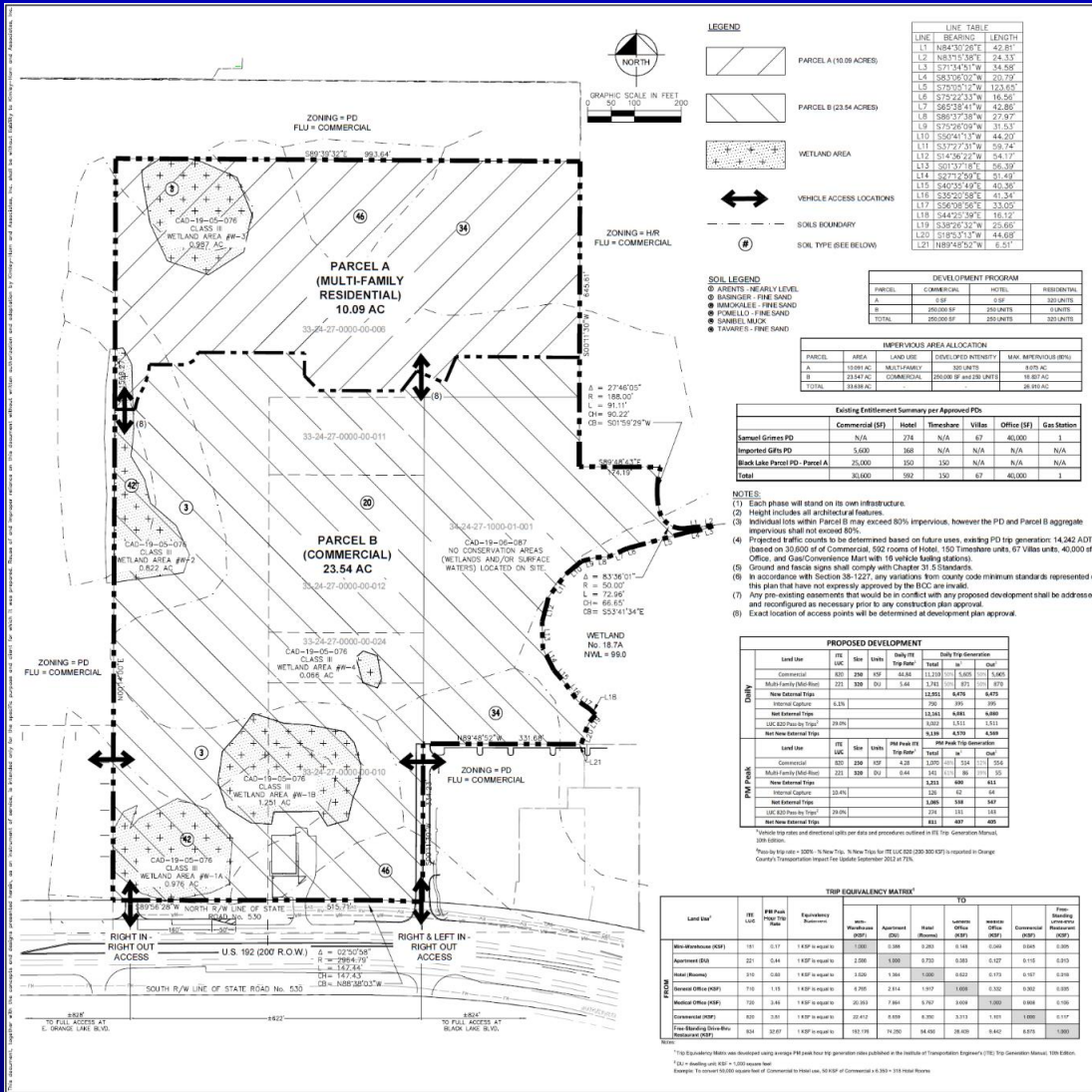
**E. ORANGE LAKE BLVD**

**W. IRLO BRONSON MEMORIAL HWY**

**ORANGE / OSCEOLA COUNTY BOUNDARY**



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



**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%<sup>1</sup>

**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 SRFMD standards

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

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

**RECLAIMED WATER SERVICE:** Toho Water Authority (OCCU 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%<sup>1</sup>

**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. 192: 60'
- SIDE: 30'
- REAR: 20'
- INTERNAL: 0'

**PAVING SETBACKS:**

- U.S. 192: 25'
- SIDE: 7.5'
- REAR: 5'
- INTERNAL: 0'

**MAXIMUM BUILDING HEIGHT:** 80'

**HOTEL FLOOR SHARE:** 120%<sup>1</sup>

**ALL OTHER USES:** 80%<sup>1</sup>

**MAXIMUM IMPERVIOUS AREA:** 80%<sup>1</sup>

**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.

1. Trip Equivalency Matrix was developed using average P/M Peak Hour Trip Generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. 2. Trip Equivalency Matrix is based on average P/M Peak Hour Trip Generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. Example: To convert 100,000 square feet of Commercial to 100,000 sq ft of Commercial is 1.000 x 100,000 = 100,000 sq ft of Commercial.





# 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



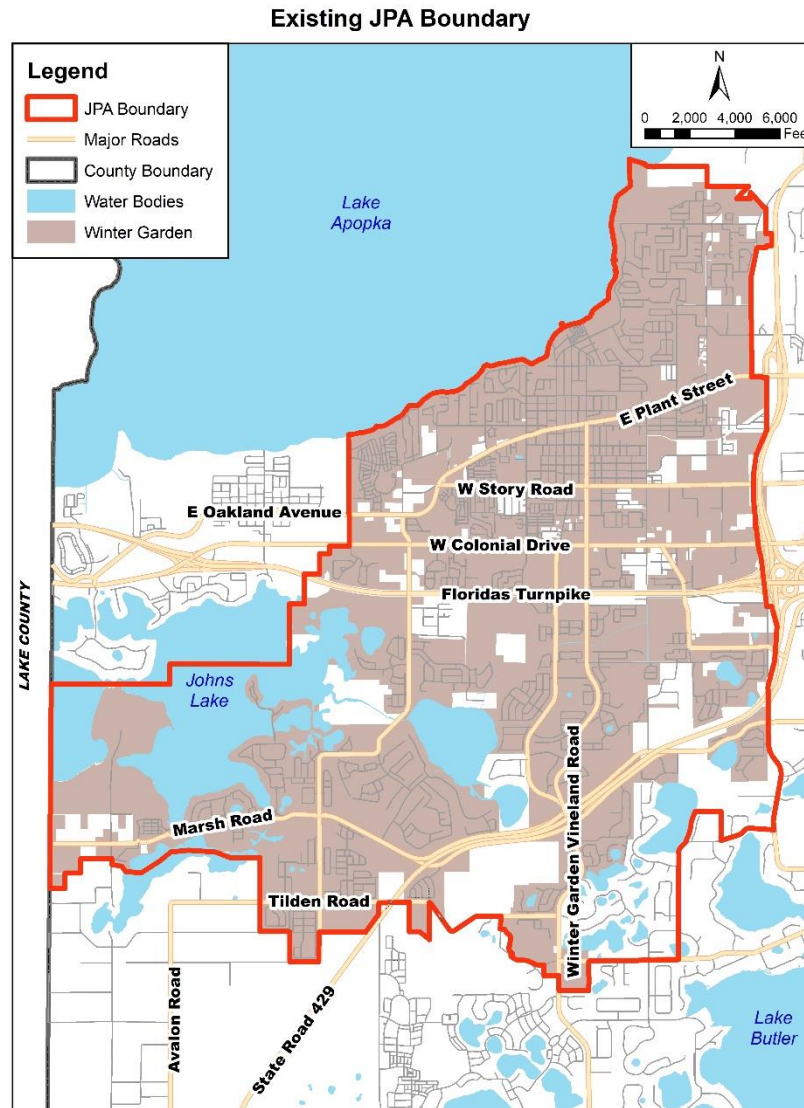
# Background

## ▪ 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





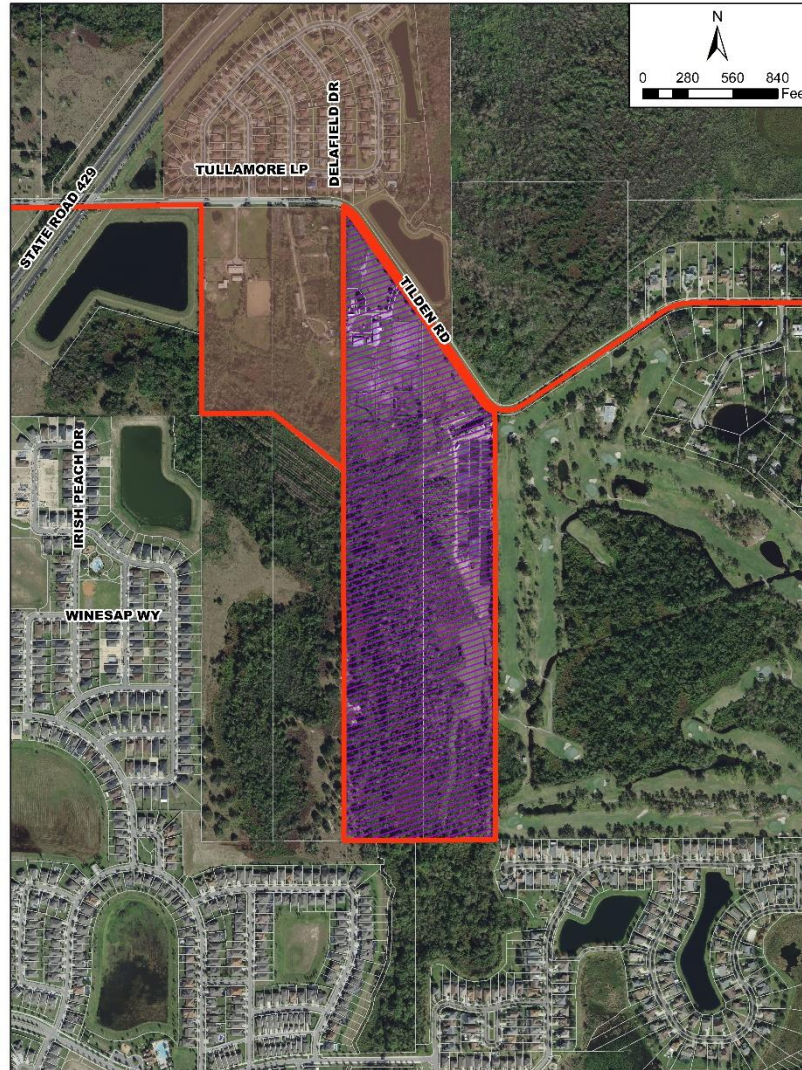
# Proposed Changes

- **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

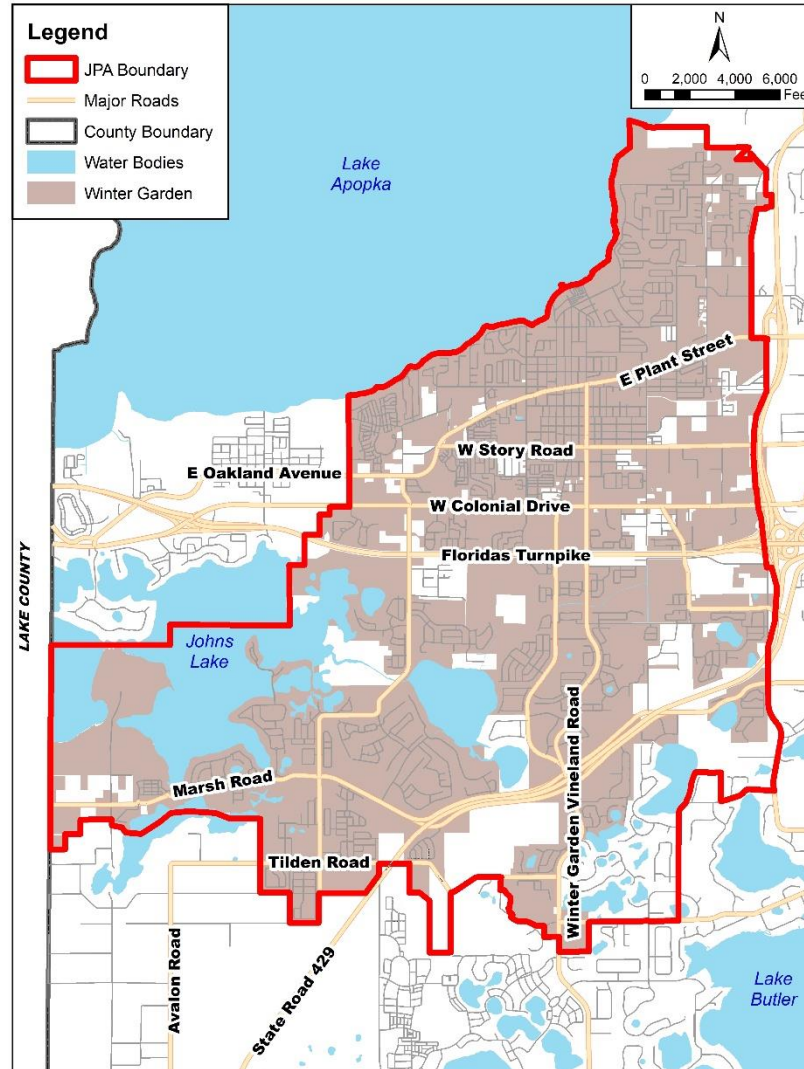






# Proposed Changes

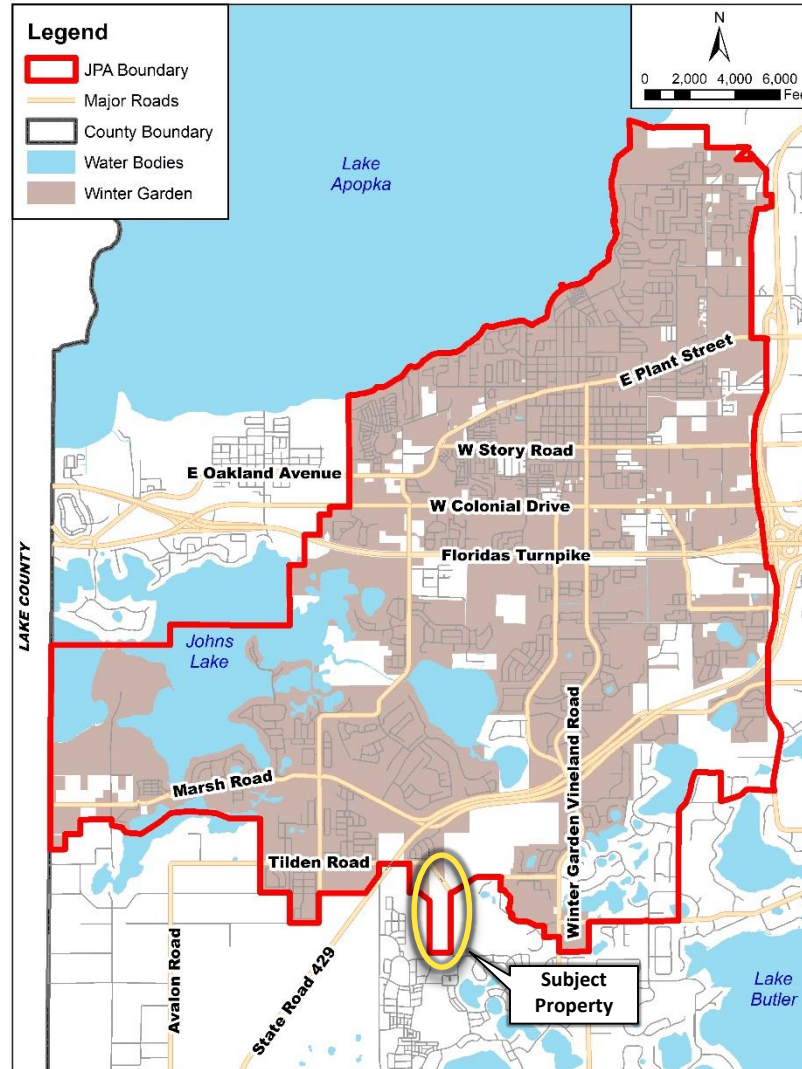
JPA Boundary Expansion - Overall Boundary





# 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**