

*Board of County Commissioners*

# Public Hearings

**March 12, 2019**

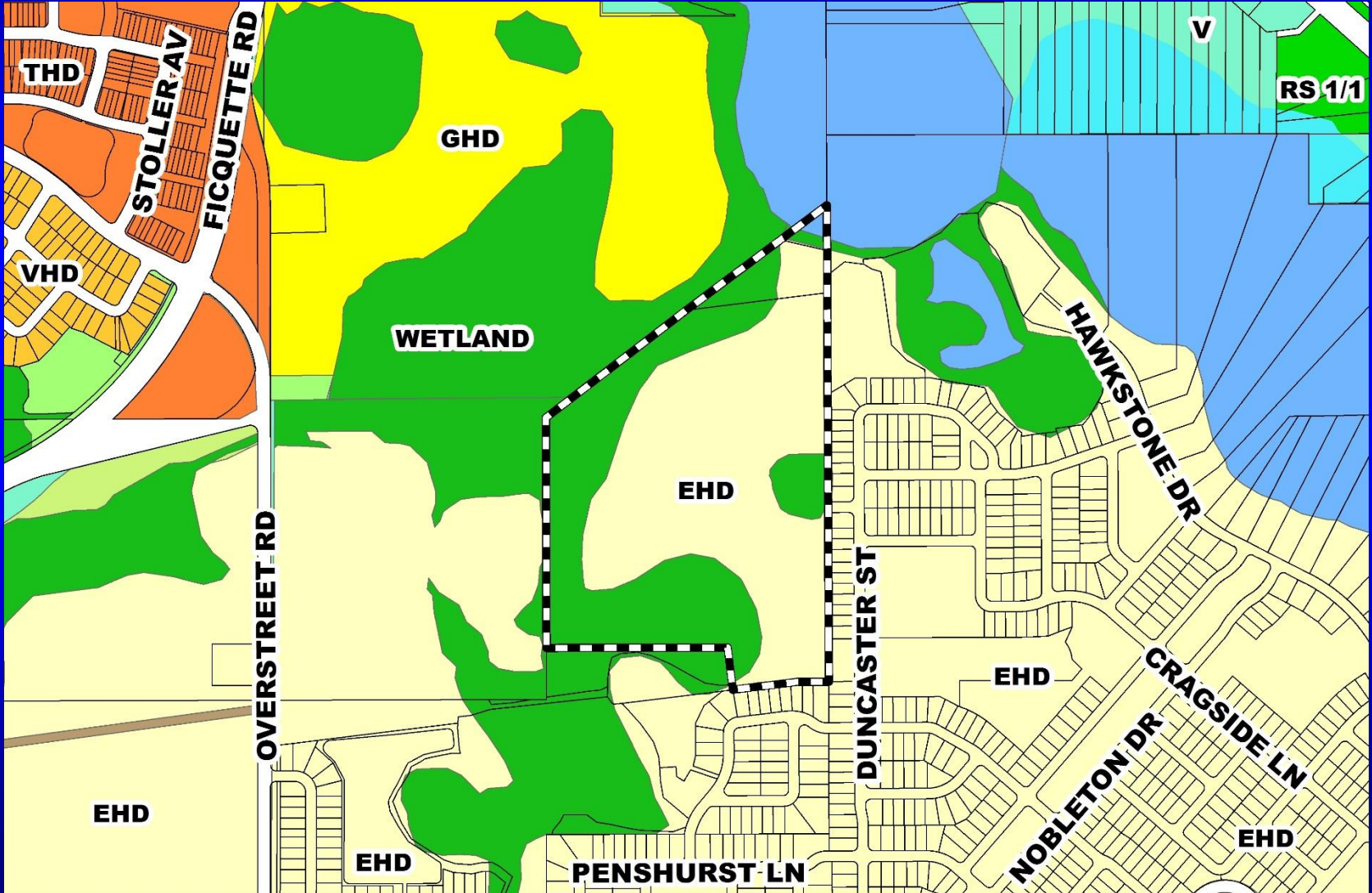


# Monk Property Planned Development / Land Use Plan

<b>Case:</b>	LUP-17-06-213
<b>Project Name:</b>	Monk Property PD
<b>Applicant:</b>	Erika Hughes, VHB, Inc.
<b>District:</b>	1
<b>Acreage:</b>	49.60 gross acres 25.40 net developable acres
<b>Location:</b>	13000 and 13003 Orange Isle Drive; or generally west of Duncaster Street, south of Little Lake Sawyer, and north of Overstreet Road
<b>Request:</b>	To rezone three (3) parcels containing 49.60 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District), in order to construct 81 single-family detached residential dwelling units utilizing five (5) internal Transferable Developable Rights (TDR) credits. No waivers are associated with this request.

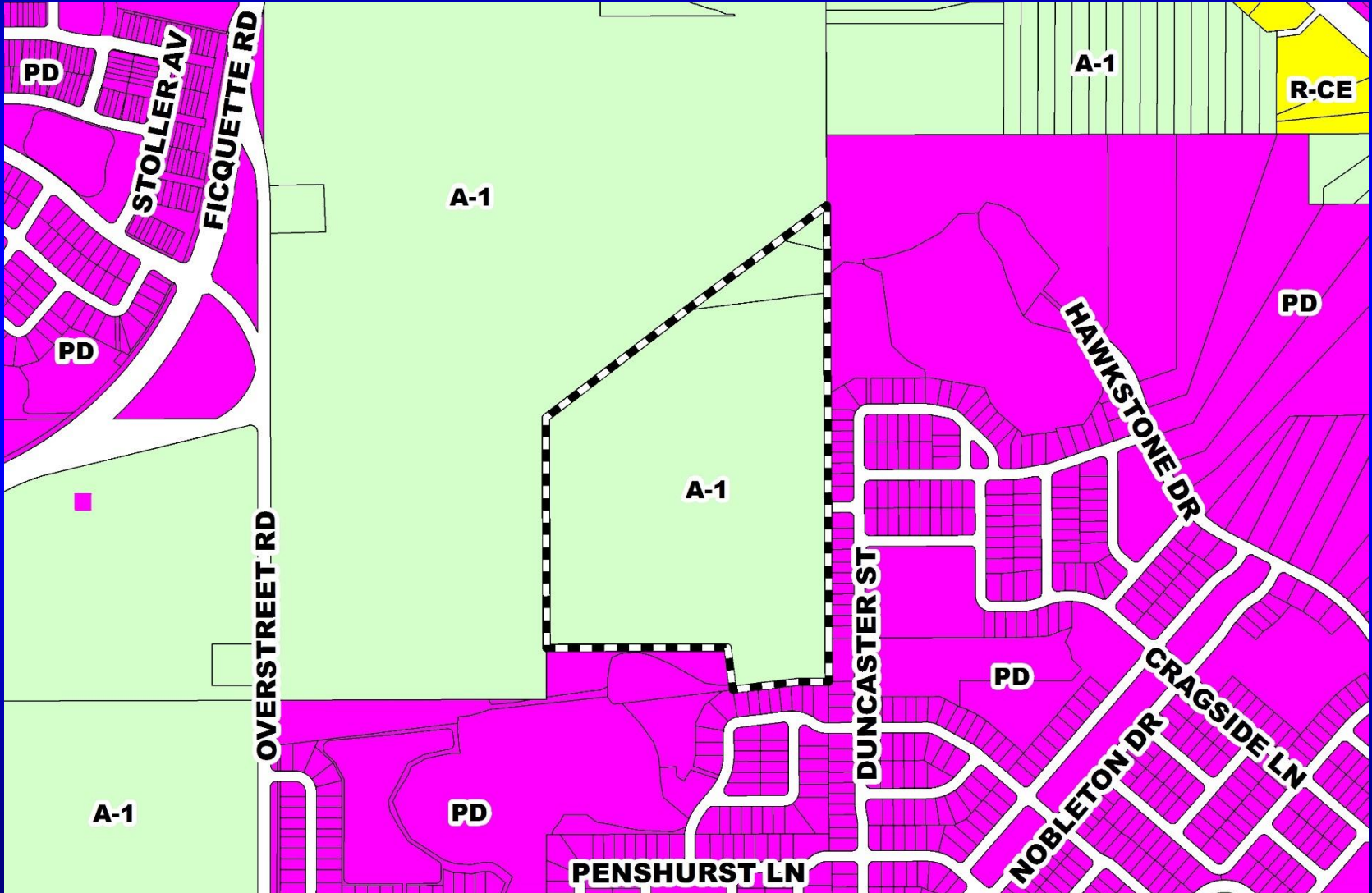


# Monk Property Planned Development / Land Use Plan Future Land Use Map



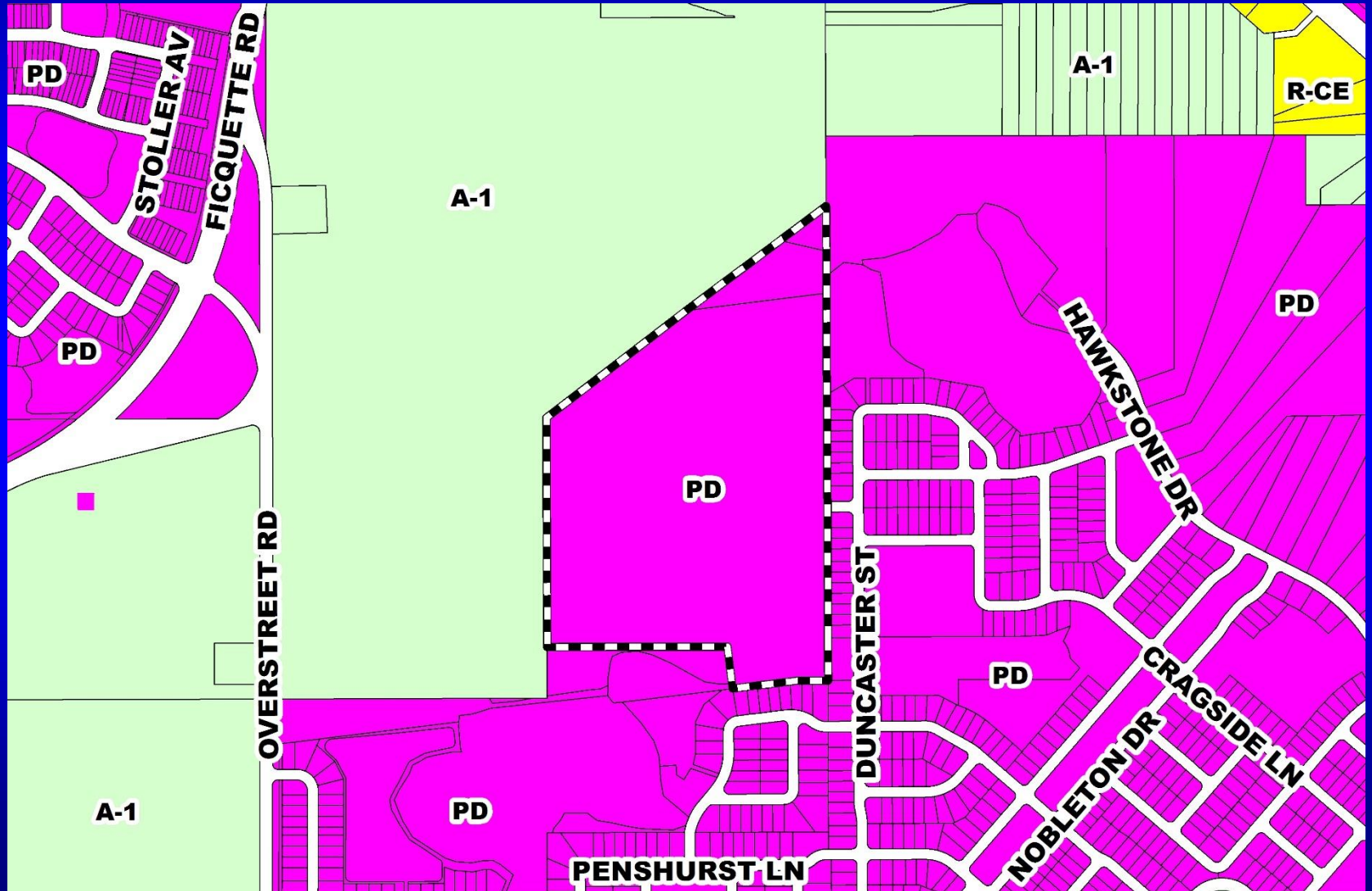


# Monk Property Planned Development / Land Use Plan Current Zoning Map



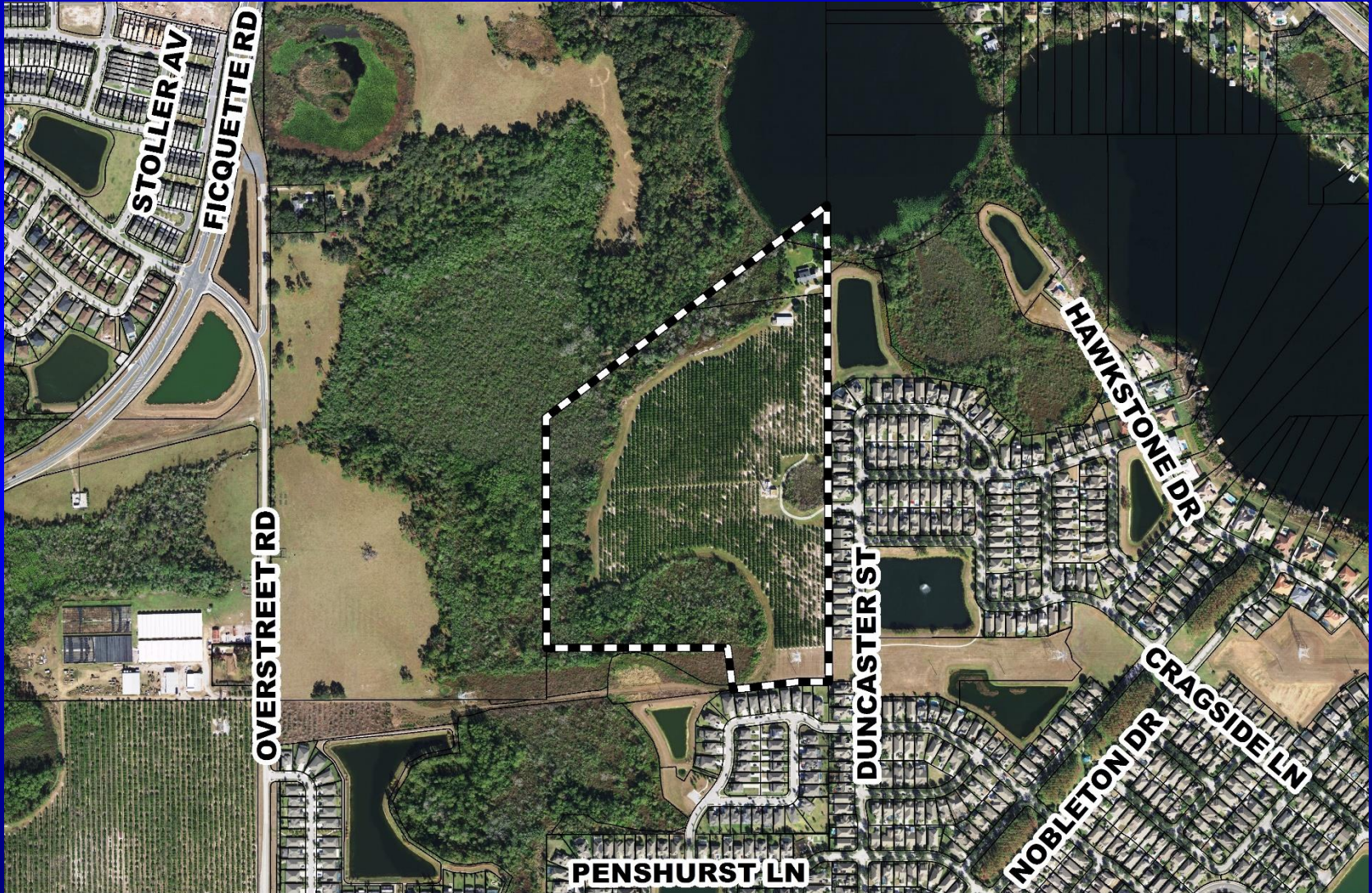


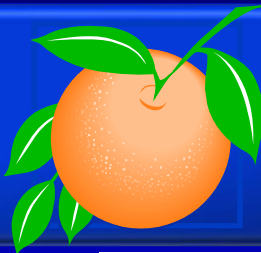
# Monk Property Planned Development / Land Use Plan Proposed Zoning Map



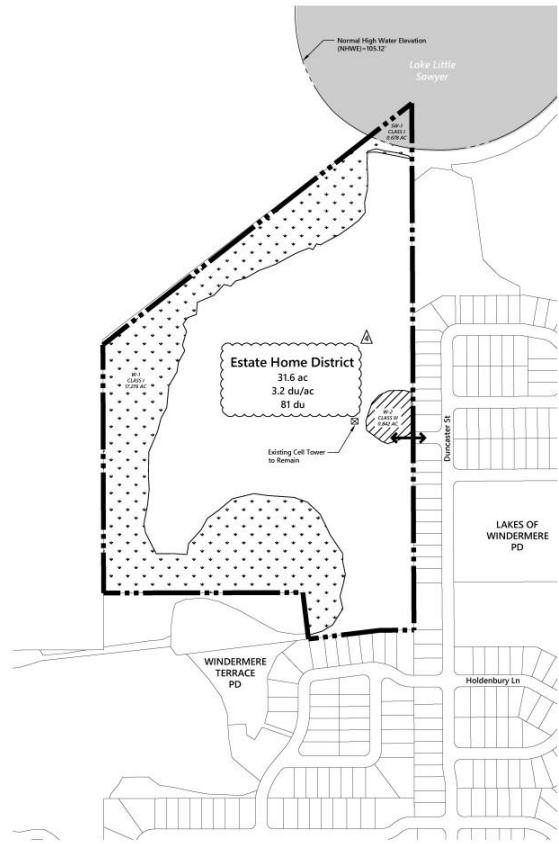
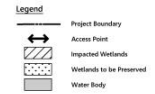


# Monk Property Planned Development / Land Use Plan Aerial Map





# Monk Property Planned Development / Land Use Plan Overall Land Use Plan



**SITE DATUM**

Total Acreage:	49.8
Wetland Acreage:	18.8
Wetland Impact (CAI 18-04-01):	0.8
Developable Acreage:	31.0
Future Land Use:	Village (Lake-side Village)
Density:	3.2 Du/A
Setback Zoning:	A-1

**Proposed Building:** Village Planned Development in accordance with Orange County Code, Chapter 38, Article VII, Division 8, Village Planned Development Code, Sections 3-22, Orange County Code, Chapter 38, Article 30, Division 2, Adequate Public Facilities, Sections 10-712, 10-714, and Orange County Code, Chapter 38, Article 40, Division 3, and Transfer of Development Rights, Sections 10-716, 10-727.

**Proposed Development Program:**

Land Use:	Single Family Residential
Single Family Residential:	81
APF Credits Transferred from North of Alabaster PD:	81

**Adequate Public Facilities**

	Acres
APF Right-of-Way (Excluding Stormwater)	0.0
APF Right-of-Way Stormwater*	0.0
<b>Total:</b>	<b>0.0</b>
APF Provided	0.0
APF Credits Transferred from North of Alabaster PD:	0.0
<b>APF Balance**</b>	<b>0.0</b>

\* Stormwater for APF provided is estimated as 10% of APF area and will be shared within neighborhood parcels.  
\*\* APF Credits to be purchased from North of Alabaster PD/ APF Surplus.

**Schools/Student Generation:**

Land Use	DUP	Student Generation	Elementary Students	Student Generation	Middle Students	Student Generation	High Students
Single Family	81	0.191	16	0.099	8	0.191	11
<b>Total:</b>	<b>81</b>	<b>0.191</b>	<b>16</b>	<b>0.099</b>	<b>8</b>	<b>0.191</b>	<b>11</b>

**Trips Generation Analysis**

Land Use	Land Use Description	Number of Units	P.M. Peak Hour Trip Generation			
			Daily Trips	Enter	Enter	Exit
210	Single Family	81	597	597	597	597
<b>Total</b>	<b>Single Family</b>	<b>81</b>	<b>597</b>	<b>597</b>	<b>597</b>	<b>597</b>

**District Development Standards**

**Single Home District**  
Single Family Attached

(Single Family Detached)

Maximum Building Height:	3 stories / 40'
Minimum Living Area:	1,200 sq. ft. (under heat & air)
Minimum Average Lot Size:	7,200 sq. ft.
Minimum Lot Width:	50'
Minimum Lot Depth:	125' (per City of Albany)
Maximum Lot Coverage:	60% (The area of a front porch is not included in the calculation of lot coverage.)

**Minimum Building Setbacks**

Front Setback:	20' / 30' for front porch
Side Setback:	5' (Subject to easement)
Side Street Setback:	10'
Rear Setback:	25'
Leftmost Setback:	50' (from NHWE)
Garage:	Per Section 38-138(4)

\* PDP-18-10-340 is requesting a waiver for a rear setback of 20'.  
Project Phasing: The Monk PD may be developed in multiple phases, with each respective phase and required APF roadway construction determined at PDP/DR.

- Planned Development Notes:**
- All acreages are subject to change based on final engineering. Surveyed acreages will be provided in conjunction with PDP and/or final DP approval.
  - Consistent with Orange County Code Section 38-138(2), required public open space reflects 7.5% of developable land area, less 1.75% (NAPF) for aesthetically designed stormwater ponds. These common open space requirements are related to the public open space requirements addressed in Orange County Code Section 38-1254. Recreation facilities shall be provided pursuant to code 38-1253.
  - Billboard and pole signs shall be prohibited. Ground and fascia sign shall comply with Ch. 11.5.
  - Parks and recreational facilities will be owned and maintained by the Home Owners Association (HOA).
  - Stormwater management within the PD shall be provided that meets County Code and the requirements of the local Water Management District.
  - Recreational Area requirements shall be consistent with Section 38-1253.
  - 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 RC are voided.
  - Worked Acres reflect Orange County Conservation Area Determination CAD-17-08-111.
  - Driveway standards will comply with Section 38-1386 and Section 38-1385.7 of the Orange County Land Development Code.

**Transfer of Development Rights Summary**

TDR Type	Acres	TDR Ratio	Available TDR Credits
Preserved Wetlands:	18.8	11.5:1 ratio	5.5
<b>Total:</b>	<b>18.8</b>	<b>N/A</b>	<b>5.5</b>
TDR Credits Available:			0
TDR Credits Received:			0
Total TDR Credits Used:			0
TDR Credits Remaining:			0

**P.D. Site Datum**

Parcel ID	SAP Land Use	Estimated Developable Area <sup>(1)</sup>	Estimated Stormwater (14.6%)	Estimated Public Open Space (1.75%) <sup>(2)</sup>	Estimated Net Developable Area <sup>(3)</sup>	Density Range Allowed			Units Allowed		Required TDRs (4)	Proposed Dwelling Units	Proposed Density	
						SAP Minimum	TDR Ordinance Maximum	TDR Ordinance Minimum	SAP	Maximum				
	Estate Home District (EHD)	31.0	5.1	3.2	22.4	3.0	6.0	3.0	76	152	5	81	3.2	
	Development Sub Total	31.0	5.1	3.2	22.4	3.0	6.0	3.0	76	152	5	81	3.2	
	Greenbelt	0.0												
	APF Acres	0.0												
	Wetlands	18.8												
	<b>Total PD Area</b>	<b>49.8</b>												

(1) Developable Acres equals total land area less retained wetlands, wetlands and APF Areas.  
(2) Consistent with Orange County Code Section 38-138(2) required public open space and trails includes 7.5% of developable land area as defined in the FIC 14.2.3, up to 1.75% of the required public open space may be satisfied through aesthetically designed stormwater ponds.  
(3) Net Developable Acres equals the developable area excluding retained wetlands and land for Adequate Public Facilities (APF) lands, less estimated stormwater areas, and required area APF Public open space and public trails.

NOI/Permit/Approval	Issue No.	Issue Date
NOI/Permit/Approval	188	April 5, 2018

**Monk Property**  
Orange County, Florida  
**Land Use Plan**



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Monk Property Planned Development / Land Use Plan (PD/LUP) dated “Received November 19, 2018”, subject to the conditions listed under the PZC Recommendation in the Staff Report.**

**-AND-**

**Approve Consent Agenda Item F.2**

**District 1**



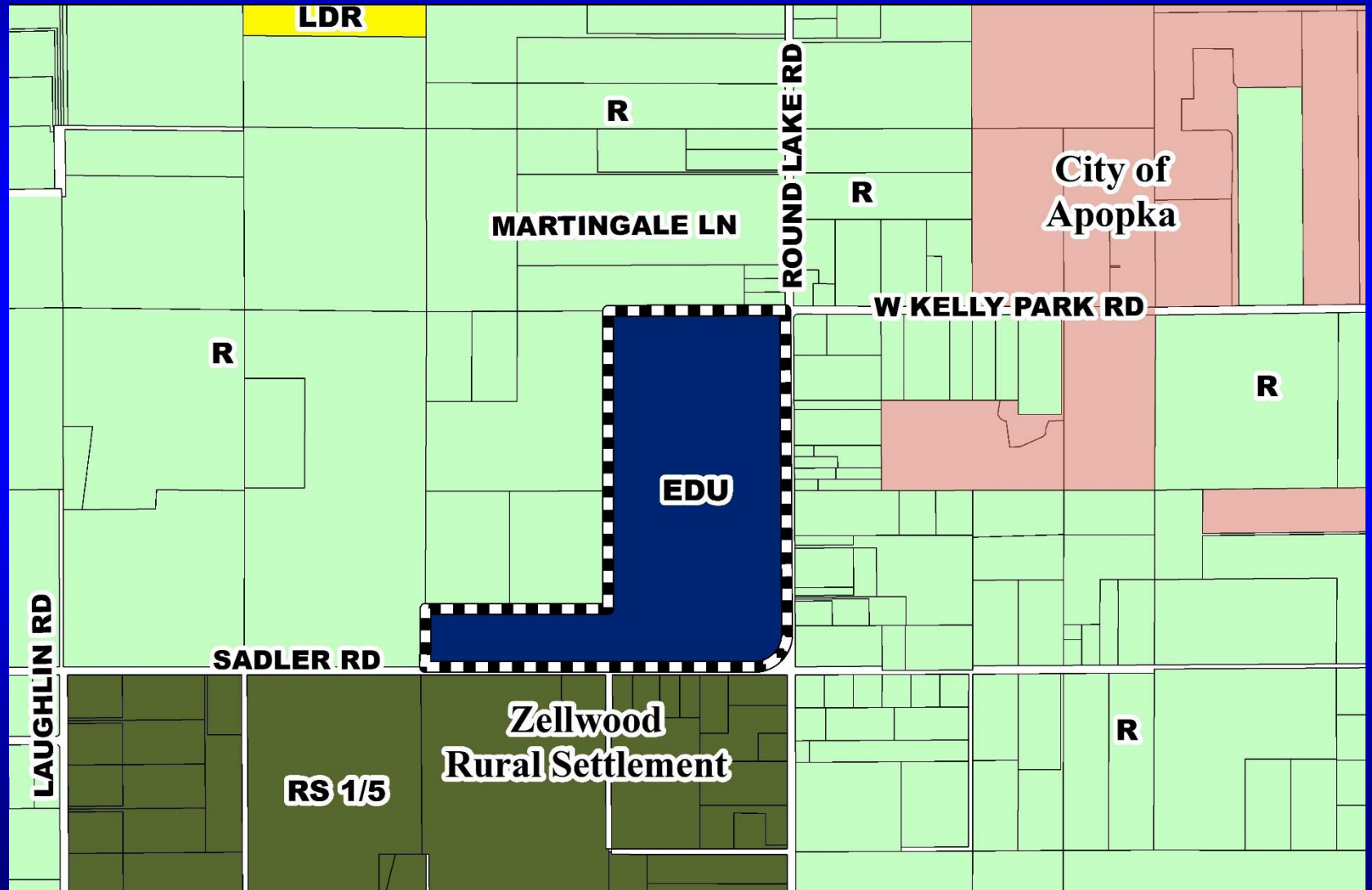


# High School Site #82-H-N-7 Planned Development / Land Use Plan

<b>Case:</b>	LUP-18-10-336
<b>Project Name:</b>	High School Site #82-H-N-7 PD
<b>Applicant:</b>	Julie C. Salvo, Orange County Public Schools
<b>District:</b>	2
<b>Acreage:</b>	89.50 gross acres
<b>Location:</b>	Generally located north of Sadler Road and west of Round Lake Road
<b>Request:</b>	To rezone an 89.5 gross acre portion of parcel 15-20-27-0000-00-004 from R-CE-2 (Rural Residential District) to PD (Planned Development District), to allow for the future development of a 400,000 square foot public high school.



# High School Site #82-H-N-7 Planned Development / Land Use Plan Future Land Use Map

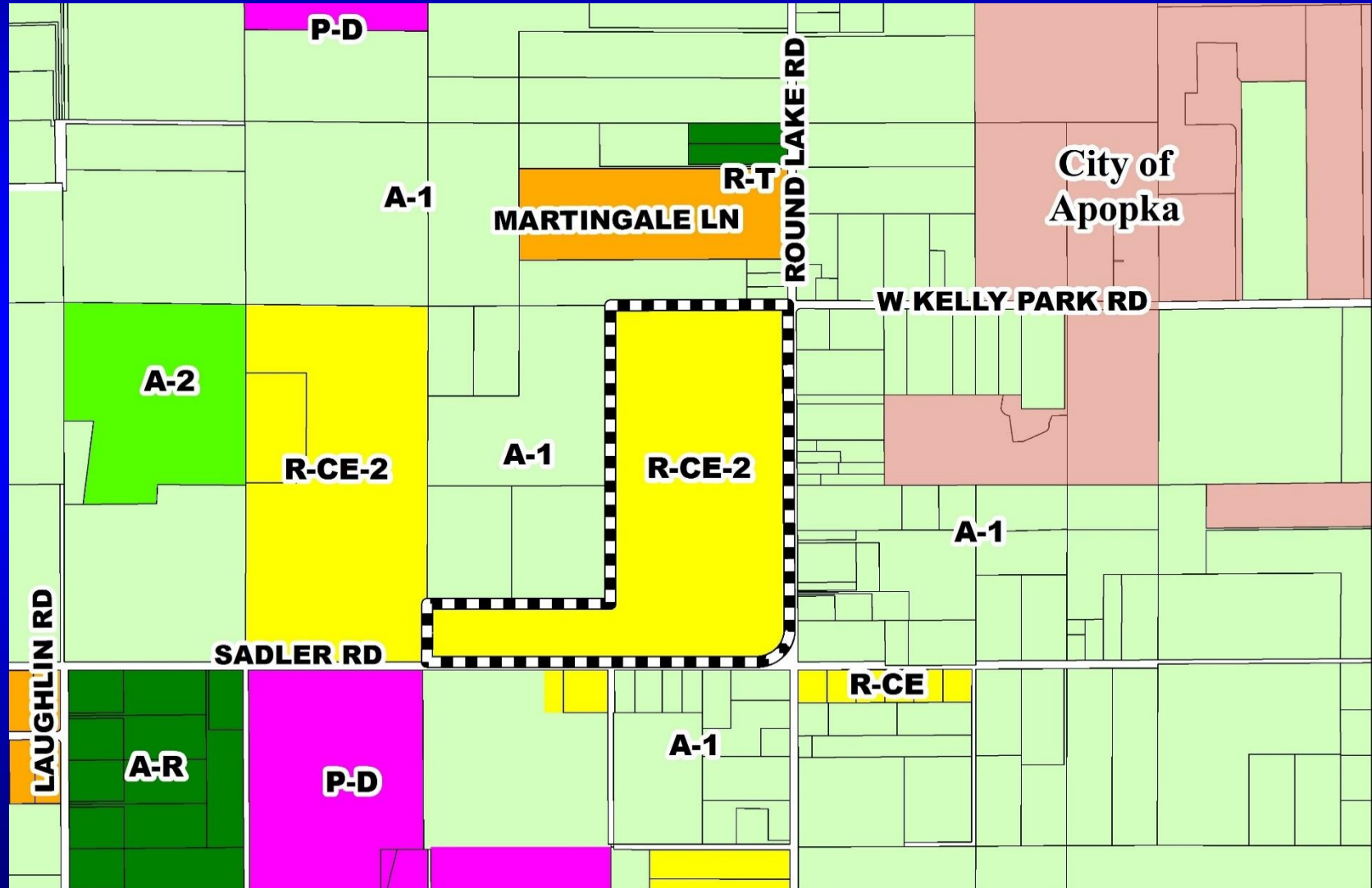




# High School Site #82-H-N-7

## Planned Development / Land Use Plan

### Current Zoning Map

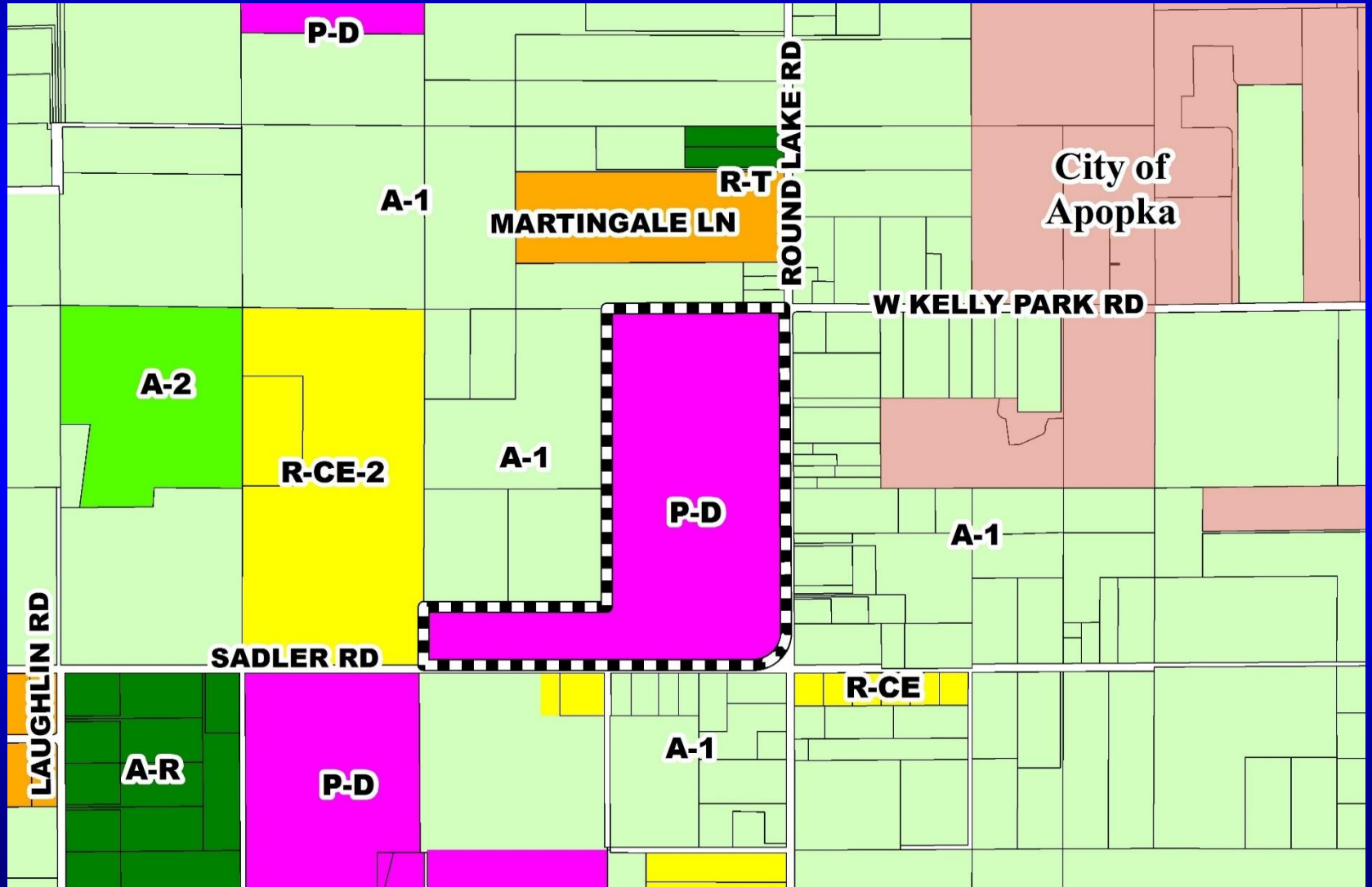




# High School Site #82-H-N-7

## Planned Development / Land Use Plan

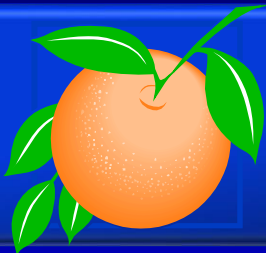
### Proposed Zoning Map





# High School Site #82-H-N-7 Planned Development / Land Use Plan Aerial Map





# High School Site #82-H-N-7 Planned Development / Land Use Plan Overall Land Use Plan

OWNER: ORLANDO BELTWAY ASSOCIATES - ROUND LAKE ROAD LLC  
 PARCEL NUMBER: 15 - 20 - 27 - 0000 - 00 - 004 (PORTION OF)  
 TOTAL SITE ACREAGE: 89.497 AC  
 EXISTING ZONING: R-CE-2 (RURAL RESIDENTIAL DISTRICT)  
 PROPOSED ZONING: PD (PLANNED DEVELOPMENT)  
 EXISTING LAND USE: RURAL  
 FUTURE LAND USE: EDU PROPOSED  
 PROPOSED USES: 3,500 PUBLIC HIGH SCHOOL  
 2,776 PERMANENT SPACE, 724 FUTURE GROWTH

PROPOSED SQUARE FOOTAGE: 400,000 SQ. FT. - MAXIMUM FAR OF 2.0

TRIP GENERATION: PROPOSED ADT = 5,828 - AVERAGE DAILY RATE 14.07 FOR 400,000 SF  
 EXISTING ADT = 102 - AVERAGE DAILY RATE 12.75 FOR 8 DU  
 NET CHANGE IN TRIPS = 5,826 - ITE LAND USE CODE 630 - HIGH SCHOOL

SIGNAGE: POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE. AN ELECTRONIC MESSAGE CENTER FOR THE SCHOOL SITE SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 38-1755(O)

BUFFERS: SHALL COMPLY WITH THE ORANGE COUNTY PUBLIC SCHOOLS SITING REGULATIONS CHAPTER 24 AND CHAPTER 38

OPEN SPACE: MINIMUM 25%

IMPERVIOUS: MAXIMUM 70%

PHASING: PROJECT SHALL BE BUILT IN ONE (1) PHASE

SETBACKS: SHALL COMPLY WITH ORANGE COUNTY PLANNED DEVELOPMENT STANDARDS:

NORTH: 25 FT  
 EAST: 25 FT  
 SOUTH: 25 FT  
 WEST: 25 FT

BUILDING HEIGHT: 35 FT (2 STORY MAX HEIGHT)

WATER SERVICE: CITY OF APOPKA

WASTEWATER: CITY OF APOPKA

RECLAIMED WATER: CITY OF APOPKA

FIRE FLOW: SHALL COMPLY WITH ORANGE COUNTY STANDARDS

STORMWATER: SHALL COMPLY WITH ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS AND ORANGE COUNTY CODE

WETLANDS: NO WETLANDS ON SITE

HABITAT: DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS PERTAINING TO WILDLIFE OR PLANS REGARDING ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND/OR THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION (FWC)

ACCESS: PRIMARY ACCESS, PARKING, AND PARENT PICK-UP/DROP OFF SHALL BE FROM ROUND LAKE RD AND/OR SADLER RD AND/OR THE FUTURE EXTENSION OF KELLY PARK RD

BUS AND STAFF PARKING ACCESS SHALL BE FROM W KELLY PARK RD

NOTE: 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

TO THE BEST KNOWLEDGE OF OCPs, THE SITE COMPLIES WITH SECTION 38-1754 (3) (A-F) AND IS NOT LOCATED WITHIN ONE HUNDRED FEET OF A GAS TRANSMISSION LINE, NOT ADJACENT TO NONRESIDENTIAL PROPERTY FROM WHICH NOISE EXCEEDS SIXTY DECIBELS AT THE COMMON PROPERTY LINE, AND NOT ADJACENT TO HAZARDOUS INDUSTRIAL USES OR CHEMICAL PLANTS

THIS SITE IS LOCATED WITHIN THE WEKIVA STUDY AREA, AS ESTABLISHED BY THE WEKIVA PARKWAY AND PROTECTION ACT, SECTION 368.316 F.S. ADDITIONAL ENVIRONMENTAL REGULATIONS APPLY

THIS PROJECT MAY BE IMPACTED BY OPERATIONS AT A HUSHROOM PRODUCING FACILITY LOCATED ABOUT 0.25 MILES TO THE WEST THAT GENERATES PERIODIC NUISANCE ODORS DEPENDING UPON METEOROLOGICAL CONDITIONS. IN ADDITION, WITHIN A ONE-HALF MILE RADIUS, OTHER EXISTING ODOR GENERATING SOURCES INCLUDE: A PET CREMATORY, A SOLID WASTE MANAGEMENT FACILITY, AND A PLANT NURSERY

NEITHER POTABLE WELLS NOR IRRIGATION USING LOCAL GROUNDWATER WILL BE ALLOWED ON SITE

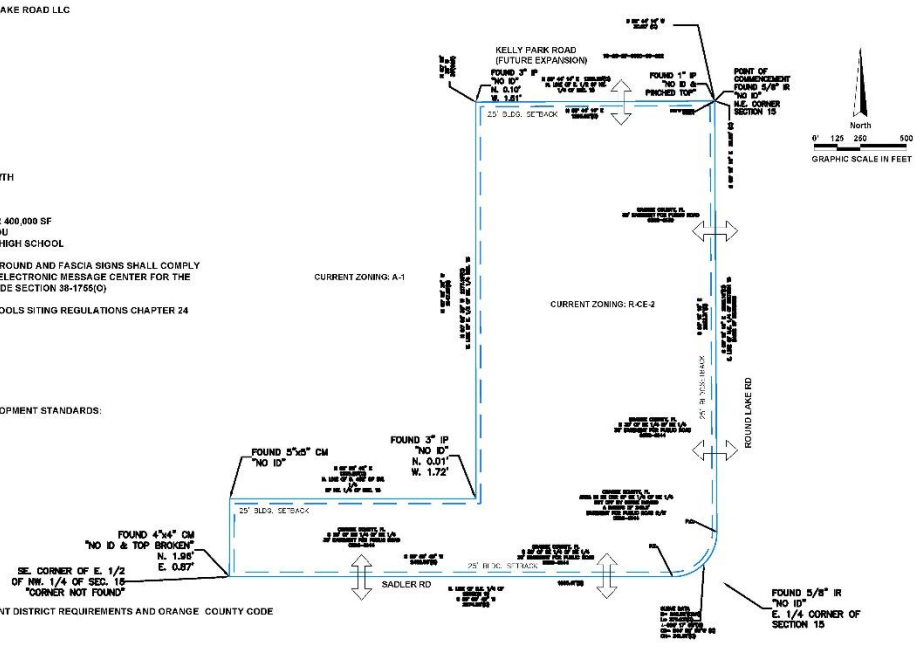
THE SUBJECT PROPERTY HAD A PRIOR AGRICULTURAL LAND USE THAT MAY HAVE RESULTED IN SOIL OR GROUNDWATER CONTAMINATION DUE TO SPILLAGE OF PETROLEUM PRODUCTS, FERTILIZER, PESTICIDE OR HERBICIDE. THEREFORE, A PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS COMPLETED FOR THIS FORMER CITRUS SITE ON 1/3/2018. A LIMITED PHASE II ESA WAS COMPLETED ON 5/22/18 ALONG WITH A FOLLOW-UP SAMPLING EVENT AND THE RESULTS OF THAT STUDY INDICATED NO CONTAMINANTS EXCEEDING STATE STANDARDS, THEREFORE THIS SITE DID NOT WARRANT ADDITIONAL SOIL ASSESSMENT.

PORTABLE CLASSROOMS WILL BE INSTALLED IN ACCORDANCE WITH SECTION 1013.33, FLORIDA STATUTES.

STORAGE OF SCHOOL BUSES ON SITE WILL MEET THE REQUIREMENTS OF THE SCHOOL SITING ORDINANCE.

THE NECESSITY FOR A LEFT TURN LANE OFF SADLER ROAD OR ROUND LAKE ROAD SHALL BE EVALUATED WITH REVIEW OF THE DEVELOPMENT PLAN FOR THE SCHOOL.

TRAFFIC STUDY: A FULL OPERATIONAL ANALYSIS WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL



**AVCON**  
 AVCON, INC.  
 7700 W. UNIVERSITY BLVD., SUITE 200  
 ORLANDO, FLORIDA 32817  
 (407) 261-1111  
 WWW.AVCON.COM

ORANGE COUNTY  
 PUBLIC SCHOOLS  
 ZELLWOOD/TANGERINE  
 AREA HS  
 LAND USE PLAN

THIS DOCUMENT CONTAINS TRADE AND PROPRIETARY INFORMATION AND IS UNCLASSIFIED BY DATE 01/11/2018. FOR INFORMATION ON HOW TO REQUEST DECLASSIFICATION OF THIS DOCUMENT, CONTACT THE NATIONAL ARCHIVES AT: WWW.NATIONALARCHIVES.GOV

SCALE NOTE:  
 THE SCALE(S) SHOWN ON THIS DRAWING ARE BASED ON A HORIZONTAL SCALE OF 1" = 100' UNLESS OTHERWISE NOTED. VERTICAL DIMENSIONS ARE BASED ON A VERTICAL SCALE OF 1" = 10' UNLESS OTHERWISE NOTED. GRAPHIC SCALE 1" = 100'

REVISIONS:			
NO.	DATE	BY	DESCRIPTION
1	10/11/18	EE	ISSUE COMMENTS
2	11/19/18	EE	TRG COMMENTS

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 APPROVED BY:  
 DATE: 10/06/18

"A" PROJECT NO. 2018.039.XX

LUP 01



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the High School Site #82-H-N-7 Planned Development / Land Use Plan (PD/LUP), dated “Received November 20, 2018”, subject to the conditions listed under the PZC Recommendation in the Staff Report.**

**District 2**



# RaceTrac – Curry Ford Planned Development / Land Use Plan Amendment

<b>Case:</b>	LUPA-18-09-294
<b>Project Name:</b>	RaceTrac – Curry Ford PD
<b>Applicant:</b>	Rob Stephenson, Curry Ford Car Wash, LLC
<b>District:</b>	4
<b>Acreage:</b>	2.27 gross acres ( <i>existing PD</i> ) <u>2.75 gross acres (<i>parcel to be aggregated</i>)</u> 5.02 gross acres ( <i>overall aggregated PD</i> )
<b>Location:</b>	Generally located on the south side of Curry Ford Road, approximately 315 feet east of State Road 417
<b>Request:</b>	To rezone one (1) parcel containing 2.75 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) and incorporate the parcel into the RaceTrac – Curry Ford PD in order to construct a 5,000 square foot car wash and associated infrastructure.

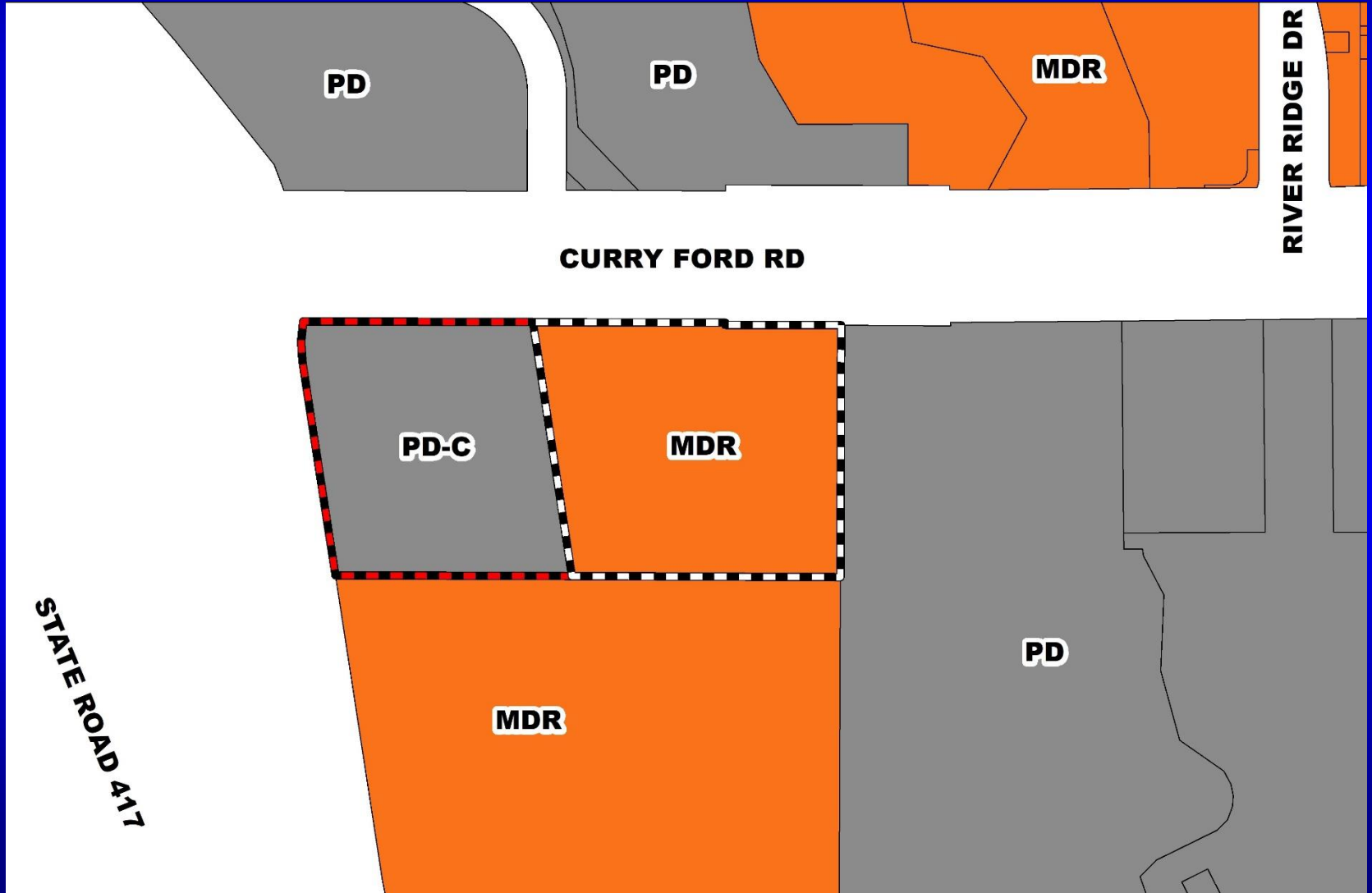




# RaceTrac – Curry Ford

## Planned Development / Land Use Plan Amendment

### Future Land Use Map

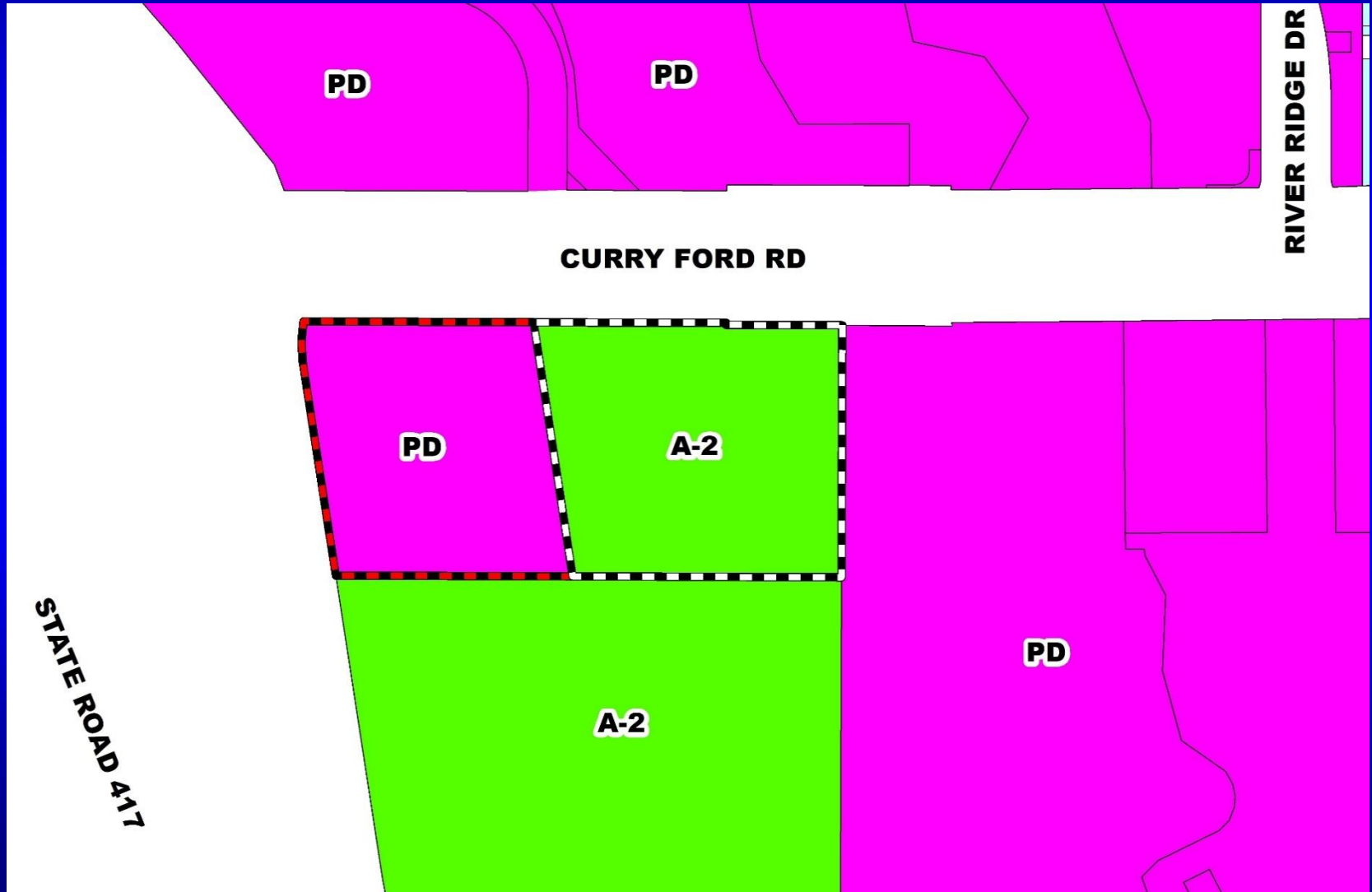




# RaceTrac – Curry Ford

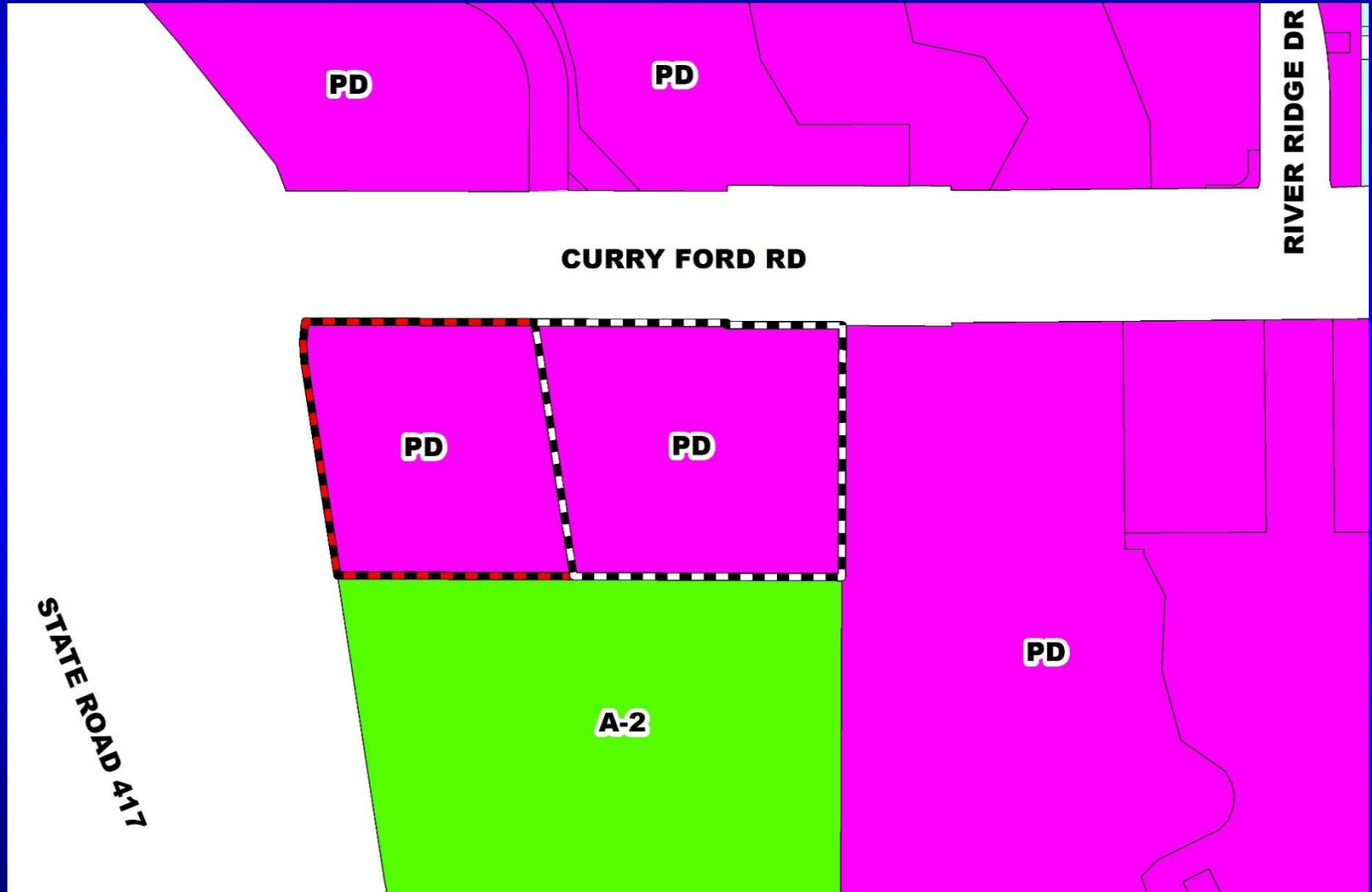
## Planned Development / Land Use Plan Amendment

### Current Zoning Map





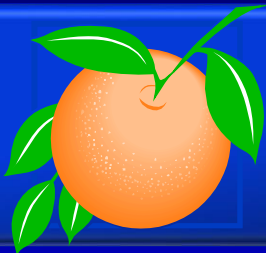
# RaceTrac – Curry Ford Planned Development / Land Use Plan Amendment Proposed Zoning Map



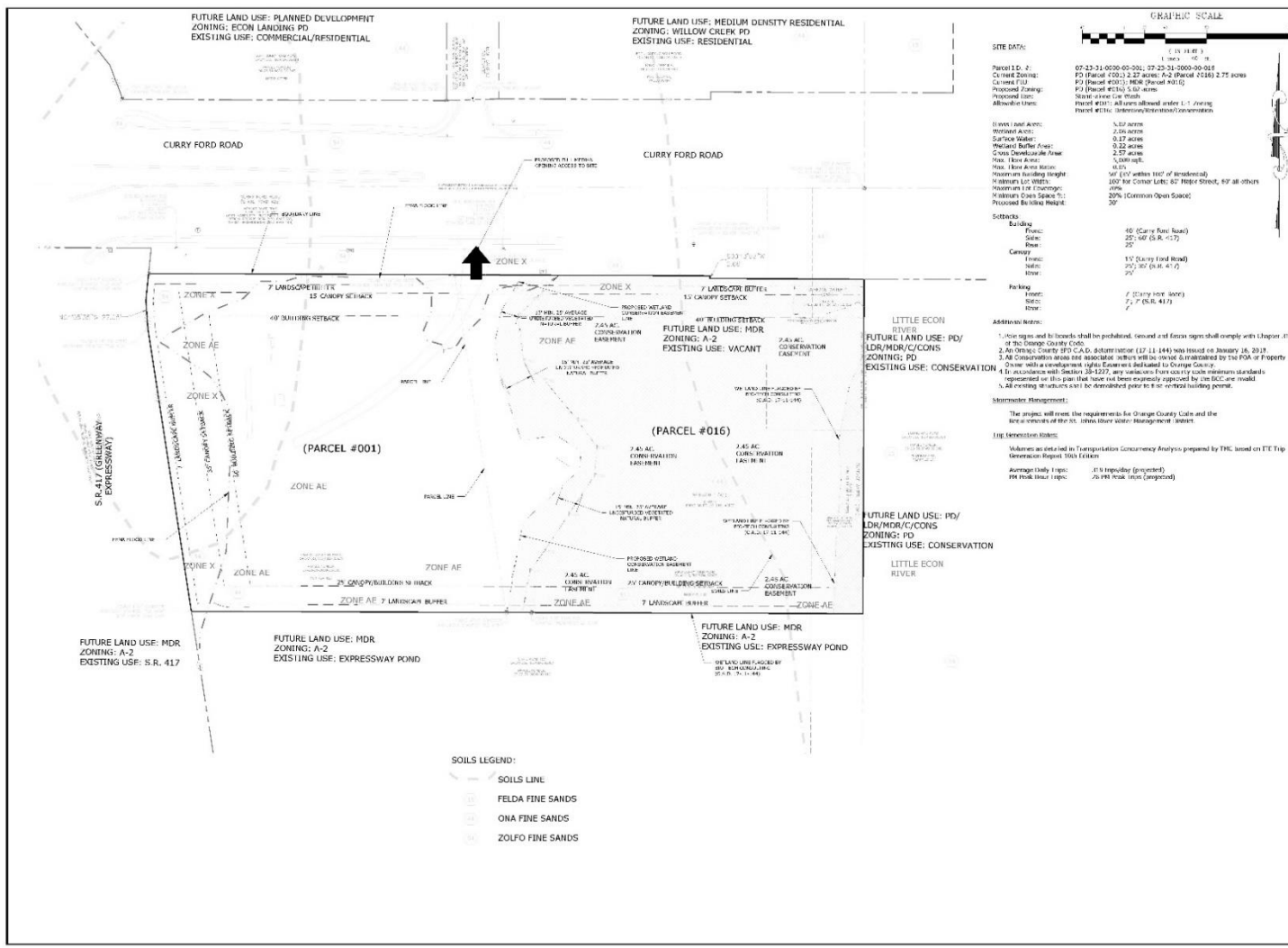


# RaceTrac – Curry Ford Planned Development / Land Use Plan Amendment Aerial Map





# RaceTrac – Curry Ford Planned Development / Land Use Plan Amendment Overall Land Use Plan



**Office: Lake Mary**  
3667 Simonon Place  
Lake Mary, Florida 32746  
Phone: 407-223-0705  
Fax: 407-992-8650  
www.gisummitt.com

**Curry Ford Car Wash, LLC.**  
3826 St. Johns Parkway  
Sanford, FL 32771  
(407) 925-0932

**Racetrac-Curry Ford PD**  
Orange County, Florida  
PD Land Use Plan Amendment

**Land Use Plan**

Revisions

No.	Date	Description
1	01/23/2018	Initial Issue
2	02/01/2018	Revised to reflect BCC approval
3	02/01/2018	Revised to reflect BCC approval
4	02/01/2018	Revised to reflect BCC approval
5	02/01/2018	Revised to reflect BCC approval
6	02/01/2018	Revised to reflect BCC approval
7	02/01/2018	Revised to reflect BCC approval
8	02/01/2018	Revised to reflect BCC approval
9	02/01/2018	Revised to reflect BCC approval
10	02/01/2018	Revised to reflect BCC approval



# Action Requested

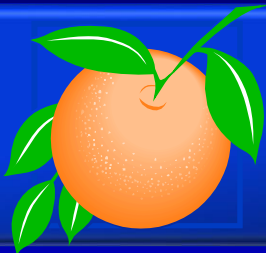
**Make a finding of consistency with the Comprehensive Plan (CP) and approve the RaceTrac - Curry Ford Planned Development / Land Use Plan (PD/LUP) dated “Received October 31, 2018”, subject to the conditions listed under the PZC Recommendation in the Staff Report.**

**District 4**

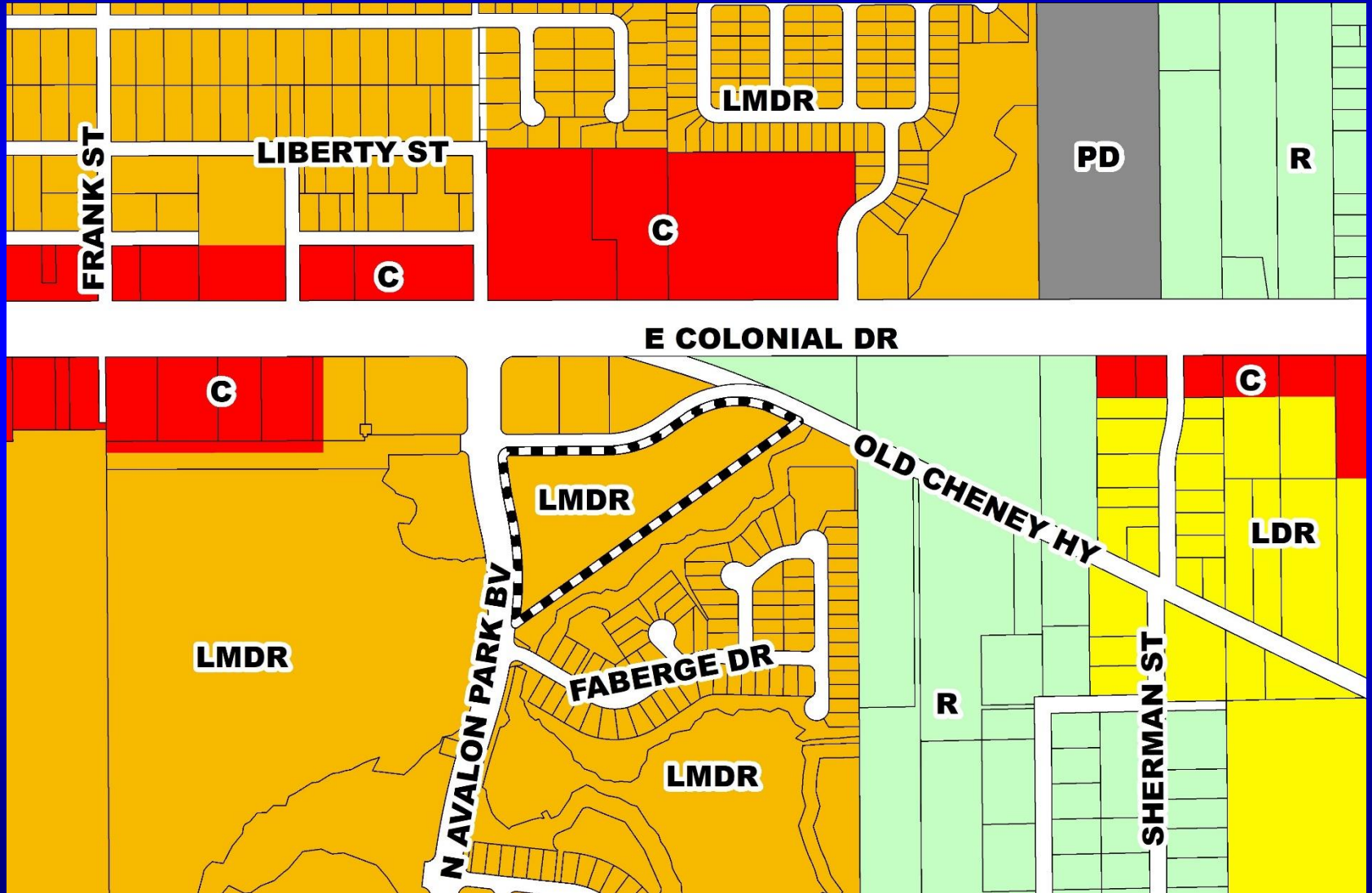


# Colonial Sunflower Planned Development / Land Use Plan

<b>Case:</b>	CDR-18-05-152
<b>Project Name:</b>	Colonial Sunflower PD/LUP
<b>Applicant:</b>	Tara Tedrow, Lowndes, Drosdick, Doster, Kantor & Reed, P.A
<b>District:</b>	4
<b>Acreage:</b>	473.97 gross acres ( <i>overall PD</i> ) 7.77 gross acres ( <i>affected parcel only</i> )
<b>Location:</b>	14910 Old Cheney Highway, or generally south of E. Colonial Drive and east of Avalon Park Boulevard
<b>Request:</b>	To amend the PD to permit the outdoor storage of boats, recreational vehicles (RV), trailers, and vehicles, but not the rental or display of rental vehicles, including heavy-duty / moving trucks on the southeast portion of commercial Parcel 4 as an ancillary use to the approved self-storage facility. All other uses within the commercial tract shall be limited to C-1 uses only.



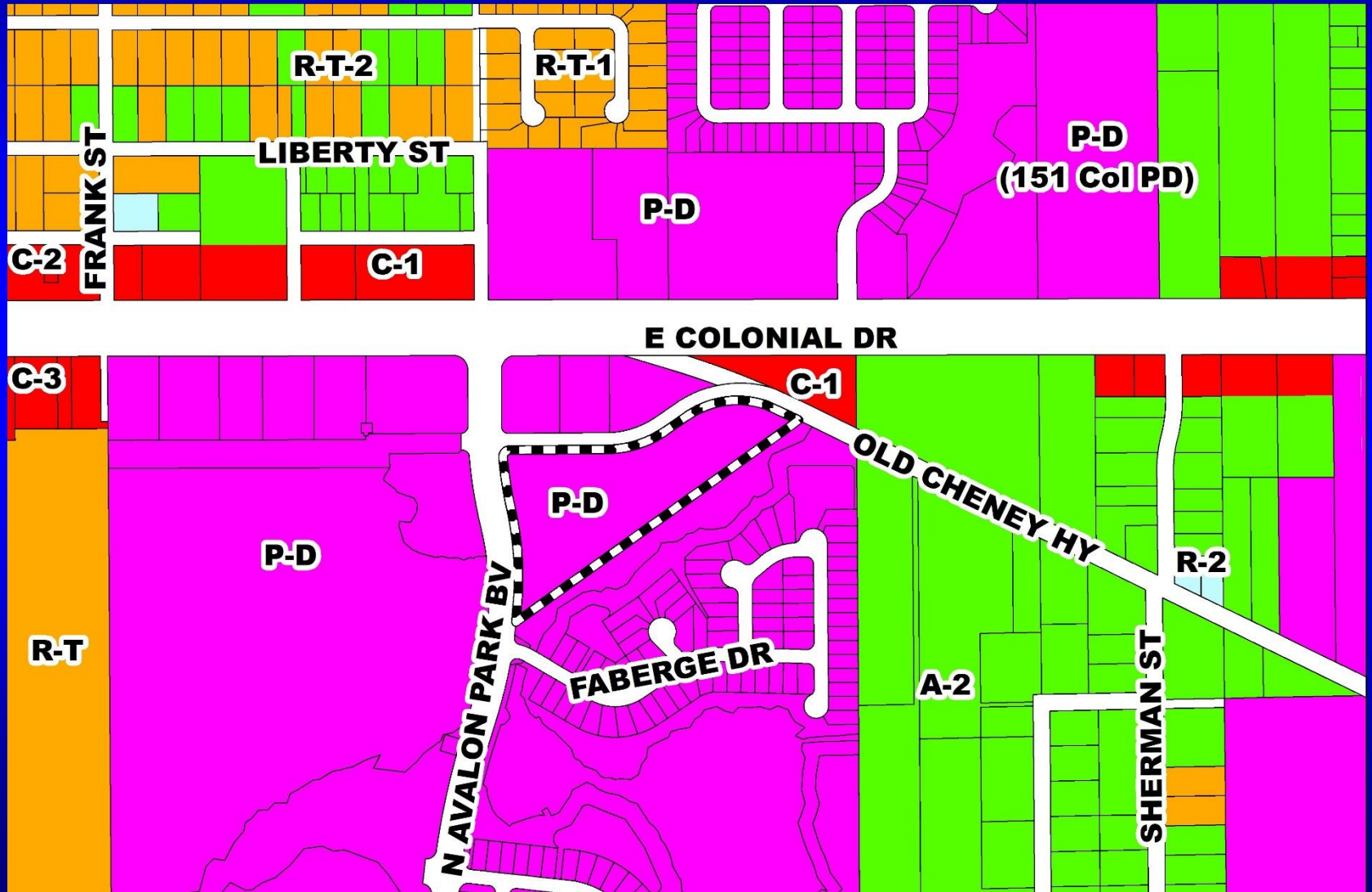
# Colonial Sunflower Planned Development / Land Use Plan Future Land Use Map







# Colonial Sunflower Planned Development / Land Use Plan Zoning Map





# Colonial Sunflower Planned Development / Land Use Plan Aerial Map





# Colonial Sunflower Planned Development / Land Use Plan Overall Land Use Plan

Colonial Sunflower Current Approved LUP  
October 2005

**Land Description - Overall LUP**

The following information is provided for the purpose of describing the land use plan and the various phases of the development. The information is provided for informational purposes only and does not constitute a guarantee or warranty of any kind. The information is provided as of the date of the LUP and is subject to change without notice.

The land use plan is based on the following assumptions:

- The land use plan is based on the current zoning and land use regulations in effect at the time of the LUP.
- The land use plan is based on the current market conditions and the anticipated future market conditions.
- The land use plan is based on the current and anticipated future infrastructure and services available in the area.
- The land use plan is based on the current and anticipated future environmental conditions in the area.

**Notes Applicable To Proposed Phases I and II of Colonial Sunflower Phase I & II**

- The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate governmental agencies.
- The developer shall be responsible for providing all necessary infrastructure and services for the proposed phases.
- The developer shall be responsible for providing all necessary environmental mitigation measures for the proposed phases.
- The developer shall be responsible for providing all necessary security measures for the proposed phases.
- The developer shall be responsible for providing all necessary fire protection measures for the proposed phases.
- The developer shall be responsible for providing all necessary flood protection measures for the proposed phases.
- The developer shall be responsible for providing all necessary erosion control measures for the proposed phases.
- The developer shall be responsible for providing all necessary sedimentation control measures for the proposed phases.
- The developer shall be responsible for providing all necessary stormwater management measures for the proposed phases.
- The developer shall be responsible for providing all necessary air quality management measures for the proposed phases.
- The developer shall be responsible for providing all necessary noise abatement measures for the proposed phases.
- The developer shall be responsible for providing all necessary traffic management measures for the proposed phases.
- The developer shall be responsible for providing all necessary utility management measures for the proposed phases.
- The developer shall be responsible for providing all necessary public safety measures for the proposed phases.
- The developer shall be responsible for providing all necessary cultural resource management measures for the proposed phases.
- The developer shall be responsible for providing all necessary historic preservation measures for the proposed phases.
- The developer shall be responsible for providing all necessary archaeological management measures for the proposed phases.
- The developer shall be responsible for providing all necessary paleontological management measures for the proposed phases.
- The developer shall be responsible for providing all necessary biological resource management measures for the proposed phases.
- The developer shall be responsible for providing all necessary cultural landscape management measures for the proposed phases.
- The developer shall be responsible for providing all necessary landscape architecture management measures for the proposed phases.
- The developer shall be responsible for providing all necessary site planning management measures for the proposed phases.
- The developer shall be responsible for providing all necessary site design management measures for the proposed phases.
- The developer shall be responsible for providing all necessary site construction management measures for the proposed phases.
- The developer shall be responsible for providing all necessary site operation management measures for the proposed phases.
- The developer shall be responsible for providing all necessary site maintenance management measures for the proposed phases.
- The developer shall be responsible for providing all necessary site termination management measures for the proposed phases.

**SITE DATA DEERWOOD PHASE I**

LAND USE DESCRIPTION	ACRES
COMMERCIAL	1.0
OFFICE	1.0
RETAIL	1.0
RESTAURANT	1.0
RECREATION	1.0
RESIDENTIAL	1.0
INDUSTRIAL	1.0
UTILITY	1.0
WATER	1.0
WASTE	1.0
ROAD	1.0
DRIVEWAY	1.0
WALKWAY	1.0
BIKEWAY	1.0
TRAIL	1.0
UTILITY	1.0
WATER	1.0
WASTE	1.0
ROAD	1.0
DRIVEWAY	1.0
WALKWAY	1.0
BIKEWAY	1.0
TRAIL	1.0

**SITE DATA WEST VILLAGE**

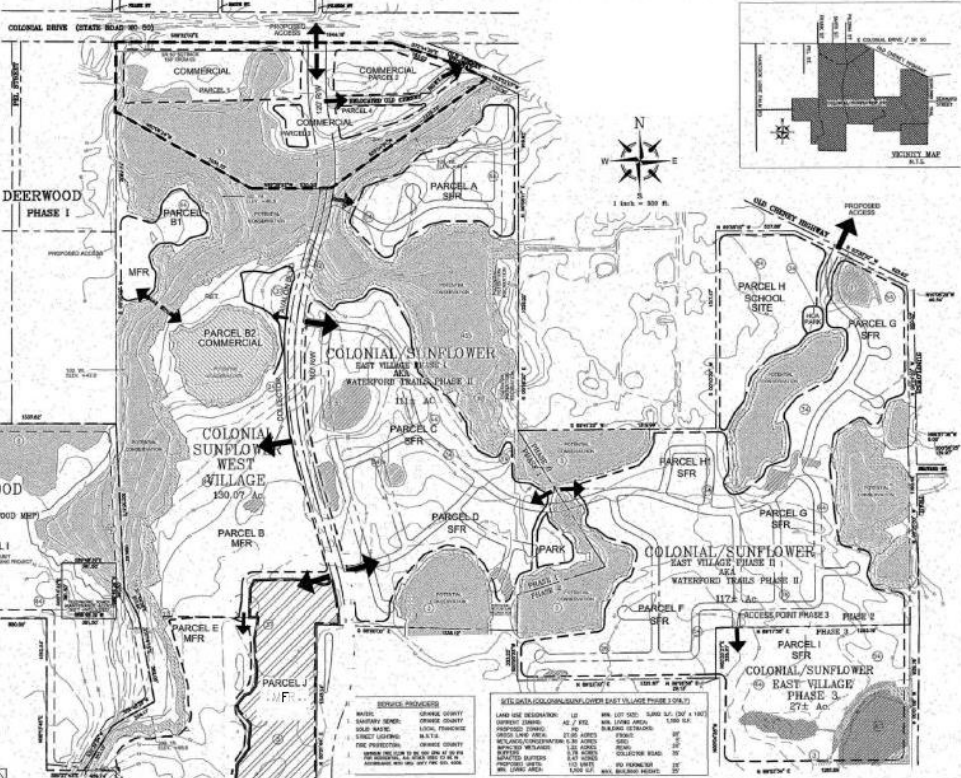
LAND USE DESCRIPTION	ACRES
COMMERCIAL	1.0
OFFICE	1.0
RETAIL	1.0
RESTAURANT	1.0
RECREATION	1.0
RESIDENTIAL	1.0
INDUSTRIAL	1.0
UTILITY	1.0
WATER	1.0
WASTE	1.0
ROAD	1.0
DRIVEWAY	1.0
WALKWAY	1.0
BIKEWAY	1.0
TRAIL	1.0

**SOILS LEGEND**

SOIL TYPE	ACRES
SPONGE FINE SAND, OR TO 10 INCHES	3
POSS. FINE SAND, PROPOSED FLOODED	13
IMPAVED FINE SAND	30
FIN FINE SAND	36
FOOTED FINE SAND, OR TO 10 INCHES	34
FIN FINE SAND	27
FIN FINE SAND	42
SPURRY MUCK	44
IMPAVED FINE SAND	44
SMALL FINE SAND	54

**UTILITIES DATA**

UTILITIES	ACRES
WATER	1.0
SEWER	1.0
STORM	1.0
UTILITY	1.0
WATER	1.0
SEWER	1.0
STORM	1.0
UTILITY	1.0



**PLANNING**

THE PROJECT IS ANTICIPATED TO BE DEVELOPED IN 4 OR MORE PHASES BEGINNING WITH DEVELOPMENT PHASE I. DEVELOPMENT PLANS FOR EACH PHASE WILL BE SUBMITTED IN RESPONSE TO IMPROVED ZONING. EACH PHASE WILL PROVIDE EQUIPMENT INFRASTRUCTURE TO STAND ALONE.

**INTERNAL MAJOR COLLECTOR ROADS**  
AVON BLVD - MAJOR COLLECTOR ROAD 100 - 150' RIGHT-OF-WAY

**Water Request**

AVON BLVD - MAJOR COLLECTOR ROAD 100 - 150' RIGHT-OF-WAY

INTERPLANE

ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN  
PROJECT MANAGEMENT

AA 003400  
CA 0600

804 COURTLAND STREET  
SUITE 100  
ORLANDO, FLORIDA 32804  
PH 407.846.0000  
FX 407.846.0000  
FAX 407.846.0014

SCALE

1" = 40' (VERTICAL)  
1" = 80' (HORIZONTAL)

PROJECT NO. 10118.0003  
ORLANDO, FL

**LEGEND**

- PROPOSED PHASE I
- PROPOSED PHASE II
- PROPOSED PHASE III
- PROPOSED PHASE IV
- PROPOSED PHASE V
- PROPOSED PHASE VI
- PROPOSED PHASE VII
- PROPOSED PHASE VIII
- PROPOSED PHASE IX
- PROPOSED PHASE X
- PROPOSED PHASE XI
- PROPOSED PHASE XII
- PROPOSED PHASE XIII
- PROPOSED PHASE XIV
- PROPOSED PHASE XV
- PROPOSED PHASE XVI
- PROPOSED PHASE XVII
- PROPOSED PHASE XVIII
- PROPOSED PHASE XIX
- PROPOSED PHASE XX

**AVON SELF STORAGE**

AVON BLVD &  
OLD CHEROKEE HWY.  
ORLANDO, FL

PROJECT NO. 10118.0003  
DATE: 3-20-10

3 of 5  
1323  
MAY 18 2010

LUP2  
APPROVED LUP

CHECKED: CDR WALTER MRS



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Colonial Sunflower Planned Development / Land Use Plan (PD/LUP) dated “Received December 14, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**

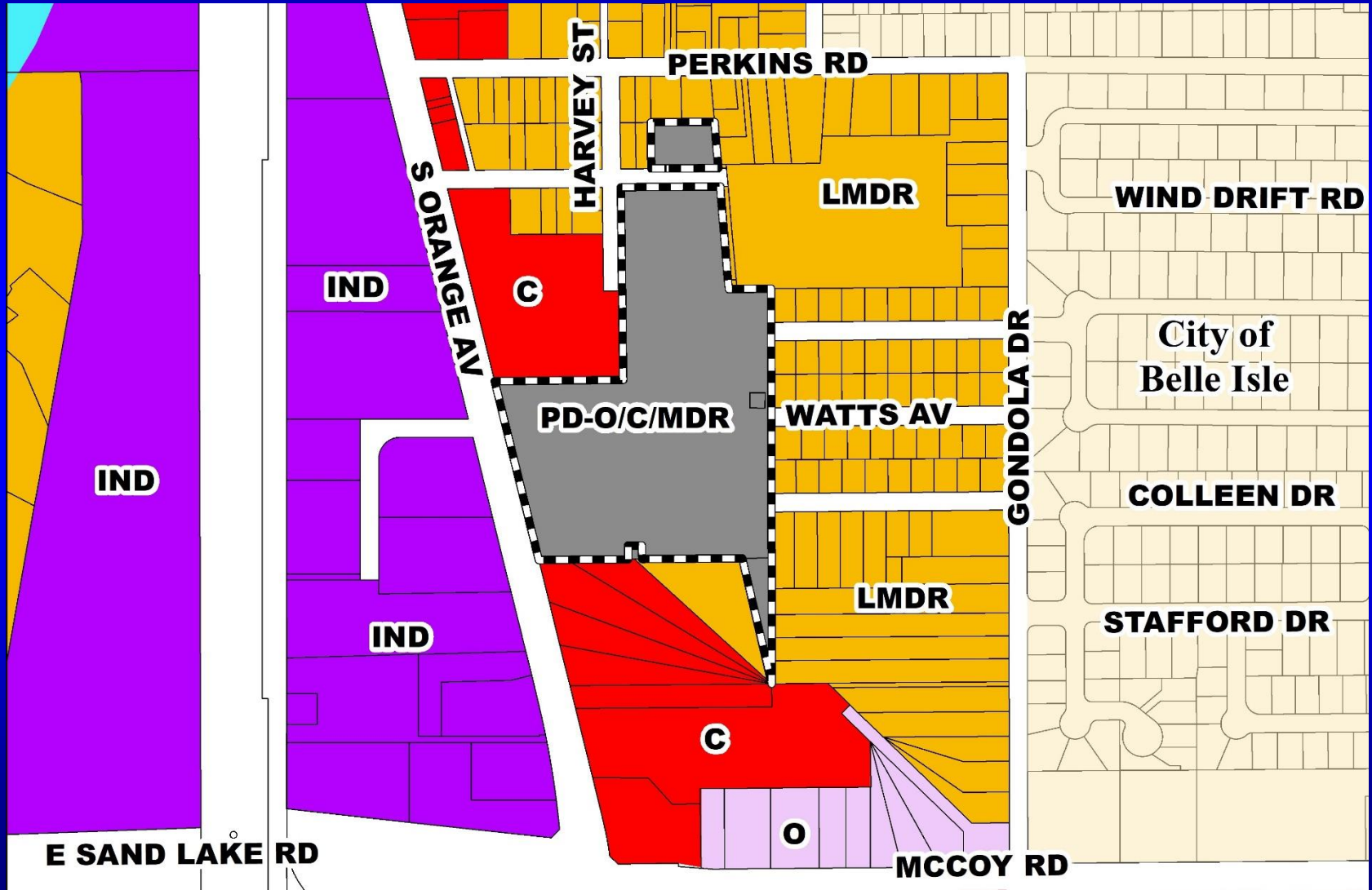


# South Orlando Urban Center Planned Development / Land Use Plan

<b>Case:</b>	CDR-18-05-164
<b>Project Name:</b>	South Orlando Urban Center PD/LUP
<b>Applicant:</b>	Constance Owens, Tri <sup>3</sup> Civil Engineering Design Studio, Inc.
<b>District:</b>	3
<b>Acreage:</b>	18.03 gross acres ( <i>overall PD</i> )
<b>Location:</b>	Generally located north of Sand Lake Road and east of S. Orange Avenue
<b>Request:</b>	<p>To request eight (8) waivers from Orange County Code relating to setbacks, parking, and loading requirements.</p> <p>No change to the overall development program is proposed with this request.</p>

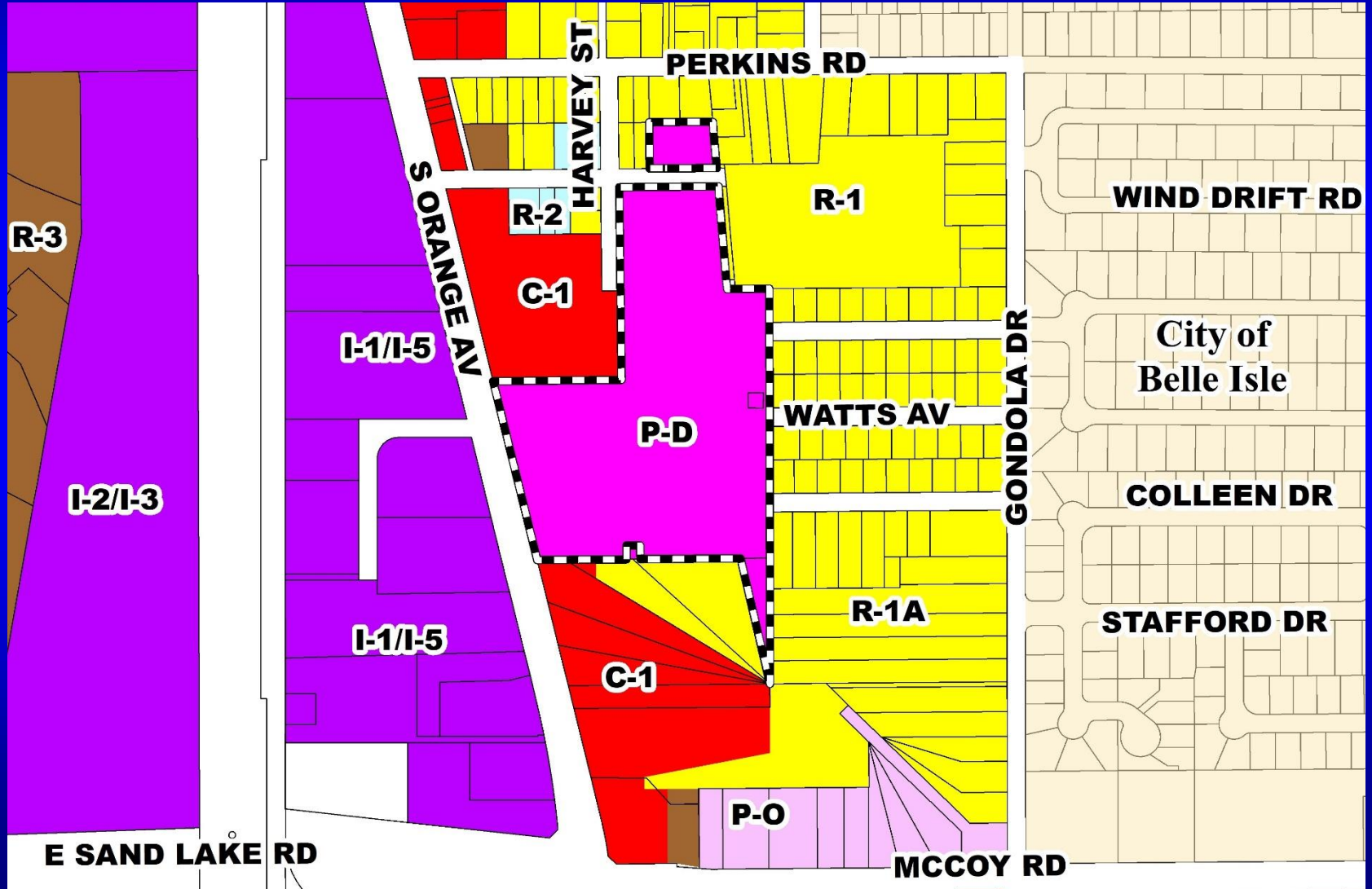


# South Orlando Urban Center Planned Development / Land Use Plan Future Land Use Map



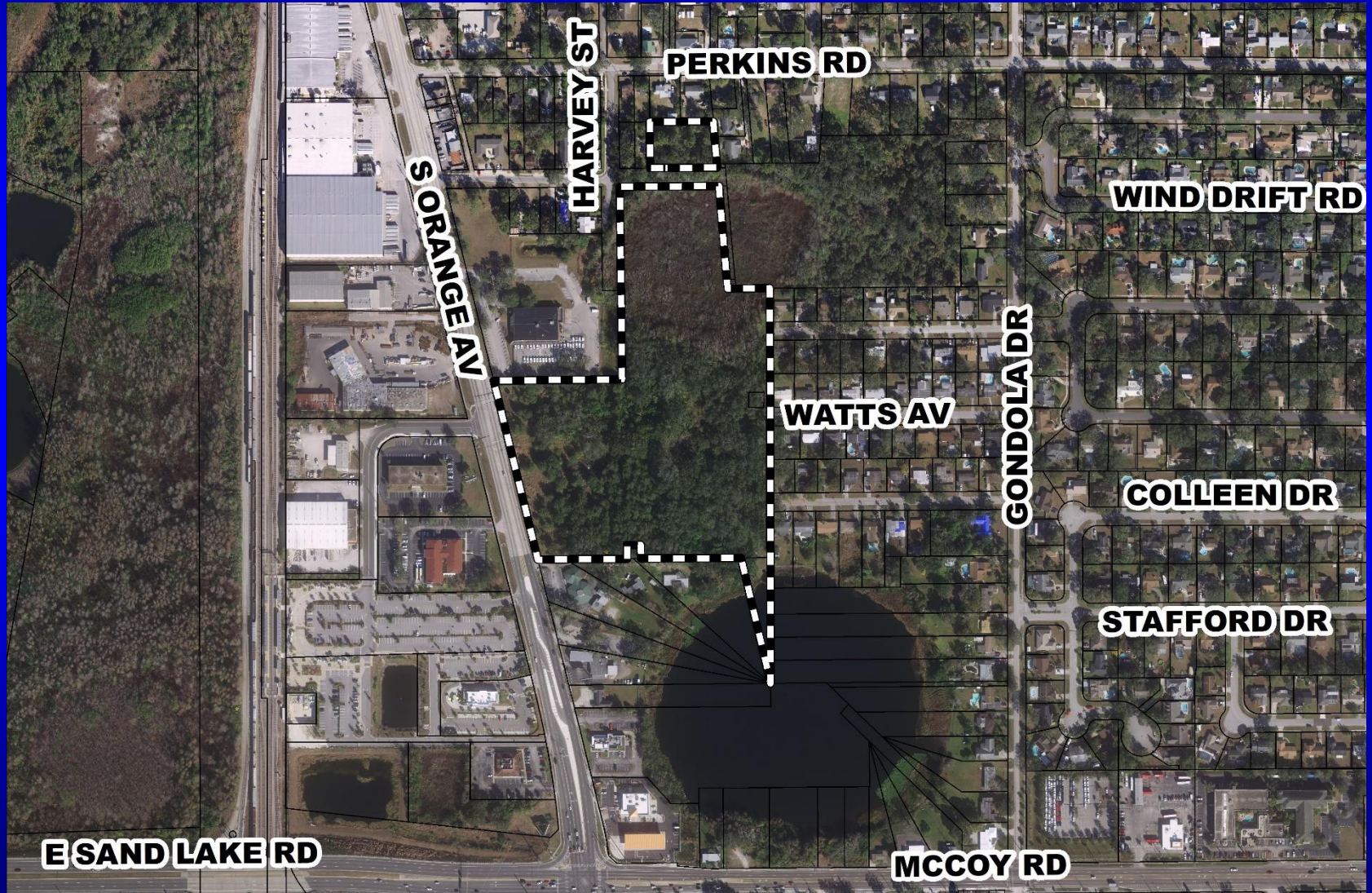


# South Orlando Urban Center Planned Development / Land Use Plan Zoning Map

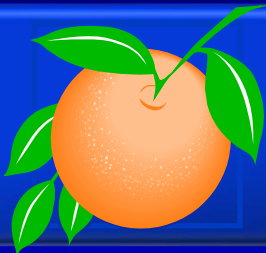




# South Orlando Urban Center Planned Development / Land Use Plan Aerial Map

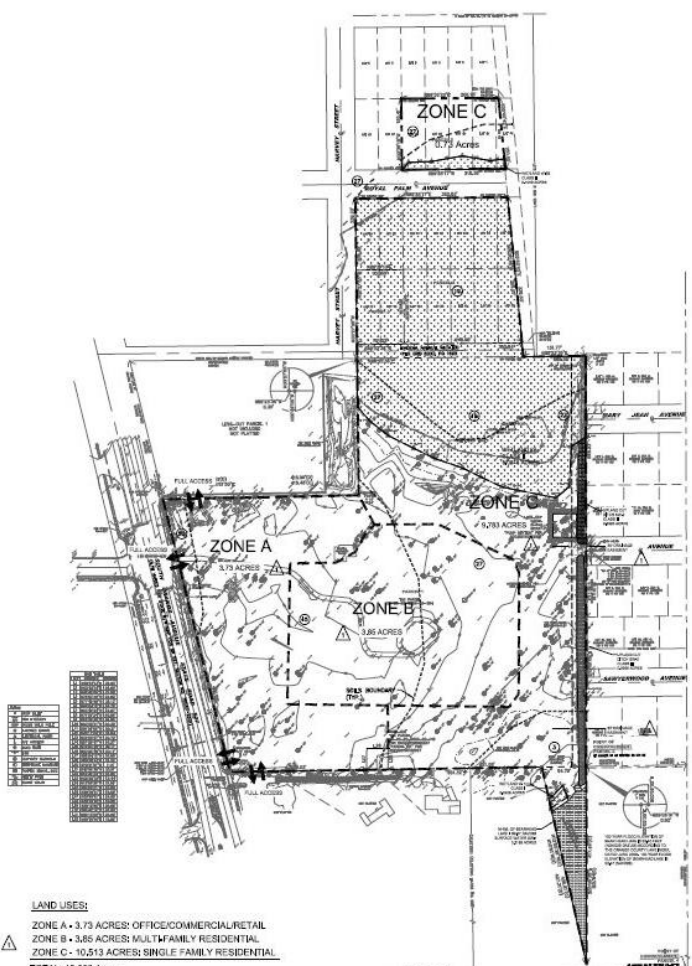




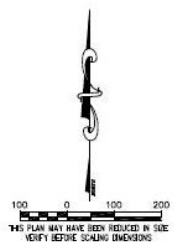


# South Orlando Urban Center Planned Development / Land Use Plan Overall Land Use Plan

SHEET DATE: 05/11/2018 @ 10:41:41 PM  
 PROJECT DATE: 05/11/2018 @ 10:41:41 PM  
 PROJECT NAME: SOUTH ORLANDO URBAN CENTER PLANNED DEVELOPMENT / LAND USE PLAN  
 DRAWN BY: CMC  
 CHECKED BY: RB  
 DATE: 05/11/2018



**LAND USES:**  
 ZONE A - 3.73 ACRES: OFFICE/COMMERCIAL/RETAIL  
 ZONE B - 3.86 ACRES: MULTIFAMILY RESIDENTIAL  
 ZONE C - 10.513 ACRES: SINGLE FAMILY RESIDENTIAL  
 TOTAL: 18,093 Acres



**SITE DATA:**

- EXISTING CONDITIONS:**
  - ZONING - PD (PLANNED DEVELOPMENT)
  - LAND USE - PLANNED DEVELOPMENT (OFFICE/COMMERCIAL/RETAIL/MULTIFAMILY RESIDENTIAL)
- PROPOSED USES:**
  - ZONING - PD (PLANNED DEVELOPMENT)
  - LAND USE - OFFICE/COMMERCIAL & MULTI-FAMILY
  - PROPOSED USE - MIXED USE (OFFICE / COMMERCIAL / 100 MFR UNITS / 28 SF UNITS)
  - MAXIMUM GROSS DENSITY - 20 UNITS/ACRE
- PHASING: THIS PROJECT PROPOSES TO BE CONSTRUCTED IN MULTIPLE PHASES. EACH PHASE SHALL BE DESIGNED AND CONSTRUCTED TO FUNCTION USING SHARED INFRASTRUCTURE.
- COUNTY ROAD 827 (SOUTH ORLANDO AVENUE) LOCATED TO THE WEST OF PROPERTY TRAFFIC CONTROL WILL BE APPROVED BY BOTH ORANGE COUNTY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).
- WATER UTILITY SERVICE PROVIDED: ORLANDO UTILITY COMMISSION (OUC)
- SEWER UTILITY SERVICE PROVIDED: ORANGE COUNTY UTILITIES (OCU)
- PROPOSED STORMWATER RETENTION WILL COMPLY WITH ORANGE COUNTY CODE AND THE ST. JOHNS RIVER WATERS MANAGEMENT DISTRICT (SWMD). THE STORMWATER POND SHALL BE DESIGNED TO MEET ORANGE COUNTY AND SWMD CRITERIA.
- BILLBOARD AND BILL SIGN SHALL BE PROHIBITED. GROUND AND FACIA SIGNS SHALL COMPLY WITH COUNTY LAND DEVELOPMENT CODE CHAPTER 8.3.5.
- SIGNS TYPES:**
  - RESIDENTIAL (1"X6" "O")
  - HOUSING (1"X6" "R")
  - ONE (1"X6" "R")
  - RESIDENTIAL (1"X6" "R")
  - URBAN LAND
- REFER TO LAND USE TABLE ON SHEET C-202 FOR PD PERMETER AND BUILDING SETBACKS.
- APPROXIMATE PROPOSED SCHOOL (POPULATION: 200 UNITS TO 800 - 16 STUDENTS PER ACPH).
- FLOOD ELEVATION ON BEAM HEADLINE IS 8.647 NAVD83 DATUM.
- THIS PROPERTY IS PROVISIONALLY LOCATED IN WOODJUM, TC.
- A CONSERVATION AREA DETERMINATION WAS ISSUED ON JUNE 27, 2017. CAD-18-12-270
- THIS PROJECT USE WITHIN THE SOUTH ORLANDO URBAN CENTER OVERLAPS AT LEAST THE FOLLOWING USES THAT BE PROHIBITED IN THE DISTRICT:
  - LABOR PENS AND LABOR HALLS, AS SET FORTH IN E.S. 468.2(1) & (2), RESPECTIVELY
  - ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES LOANS SECURED BY FINANCIAL INSTRUMENTS OR "CASH LOANS", BUT NOT INCLUDING FINANCIAL INSTITUTIONS SUCH AS BANKS, CREDIT UNIONS, TRUST COMPANIES, CREDIT FINANCE AND RETAIL VEHICLE FINANCING
  - ANY BUSINESS KNOWN AS "CASH CASHIERS" OR ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES FUTURE EMPLOYMENT BASED ON OTHER COMMERCIAL BANK SYSTEMS KNOWN AS "TRUSTY LOANS" OR "PAY DAY ADVANCE", BUT NOT INCLUDING RETAIL BUSINESS WHICH PROVIDE A CHECK CASHING SERVICE AS AN INCIDENTAL PART OF THEIR BUSINESS AND FINANCIAL INSTITUTIONS SUCH AS BANKS, CREDIT UNIONS, AND TRUST COMPANIES
  - CATFOLD, BODY ART, OR BODY PIERCING SERVICES
  - PROSTITUTION, AS DEFINED BY F.S. § 879.02(2)(2)
  - REAL ESTATE AGENCIES, AS DEFINED BY F.S. § 488.9(1)
  - REAL ESTATE'S EXCEPT FOR THOSE OPERATING IN CONNECTION WITH NOT-FOR-PROFIT FUNCTIONS
  - ENTERTAINMENT VENUE, TRACT CARD READING, PALM READING, PSYCHICS, AND SIMILAR BUSINESS; EXCEPT AS SET FORTH BY THE CHAPTER
- ONE (1) 14-FOOT WIDE STRIP DESIGNATED AS "DRIVE-ACCESS/ACCESSIBILITY" (ACCESS) TO THE SITE FROM EITHER WAY 205 OR LAWRENCEWOOD AVE. ALONG THE EAST PROPERTY LINE SHALL BE PROVIDED. THIS ACCESSORY SHALL BE CONSIDERED AS "OPEN SPACE" AND SHALL BE INCLUDED AS PART OF THE REQUIRED OPEN SPACE CALCULATION.
- THE DEVELOPER SHALL CONSTRUCT AN 8" HIGH MASONRY WALL ALONG THE EAST SIDE OF THE PROPERTY LINE. THE WALL SHALL BE PLACED 30 FEET FROM THE LAST PROPERTY LINE, INDICATED ON THE PLAN, AS A DRIVE ACCESSIBILITY TREATMENT.
- OPEN SPACE SHALL BE PROVIDED FOR THE OVERALL PD. OPEN SPACE REQUIREMENT SHALL BE OWN, REFER TO THE LAND USE TABLE PROVIDED ON SHEET C-202.
- ALL DRIVEWAYS RELATING TO THIS PD SHALL BE LOCATED ON THE STREETS LOCATED WITHIN THE DESIGNATED PUBLIC WAY TRACT. ALL DRIVEWAYS SHALL BE PRIVATELY OWNED AND MAINTAINED. ALL UTILITIES LOCATED OUTSIDE OF THE DESIGNATED PUBLIC WAY TRACT OF THIS PD SHALL BE PRIVATELY OWNED AND MAINTAINED. ALL OF THE UTILITIES LOCATED WITHIN THE DESIGNATED PUBLIC WAY SHALL BE OWNED AND MAINTAINED BY ORANGE COUNTY. ACCESS TO ALL PUBLIC UTILITIES OR UTILITIES IN REGULATION SHALL BE DESIGNATED AS INDICATED CAEMENTS.
- AREAS AND NET PROPERTY AVERAGE:**
  - GROSS - 24.093 ACRES
  - NET - 12.238 ACRES

CLASS	AREA (AC)	PERCENTAGE (%)
CLASS 1 (OFFICE/COMMERCIAL/RETAIL)	18.093 AC	100.00%
CLASS 2 (MULTIFAMILY)	0.000 AC	0.00%
CLASS 3 (SINGLE-FAMILY RESIDENTIAL)	0.000 AC	0.00%
CLASS 4 (OPEN SPACE)	0.000 AC	0.00%
CLASS 5 (WETLANDS)	0.000 AC	0.00%
CLASS 6 (SURFACE WATER)	0.000 AC	0.00%

**Civil Engineering  
Design Studio, Inc.**  
 145 Bay 20005  
 Longwood, Florida 32763-0002  
 PHONE: 407-468-0888 FAX: 407-461-1003  
 CERTIFICATE OF AUTHORIZATION # 28312

**SOUTH ORLANDO  
URBAN CENTER PD**

**LAND USE  
PLAN**

Orlando, Florida  
 Scale: 1"=50'

CONSTANT A SHEET, VEE, LED BY  
 FLORIDA LICENSE #18883

NO.	DATE	DESCRIPTION
1	05/11/18	ORANGE COUNTY BDC

NO.	DATE	DESCRIPTION
1	05/11/18	ORANGE COUNTY BDC

**LAND USE PLAN**

**Sheet Title**

JOB NO.	2018.047
SCALE:	AS SHOWN
DATE:	05/11/18
DESIGN:	CMC
DRAWING:	CMC
CHECKED:	RB



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the South Orlando Urban Center Planned Development / Land Use Plan (PD/LUP) dated “Received December 17, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**



*Board of County Commissioners*

# Public Hearings

**March 12, 2019**