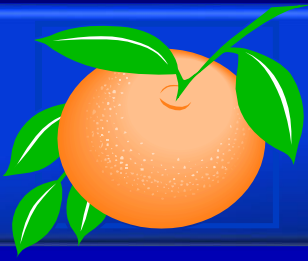


***Board of County Commissioners***

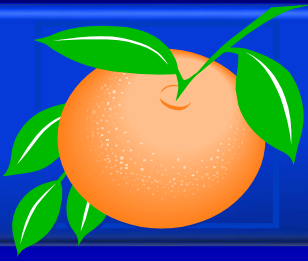
# **Public Hearings**

**January 11, 2022**

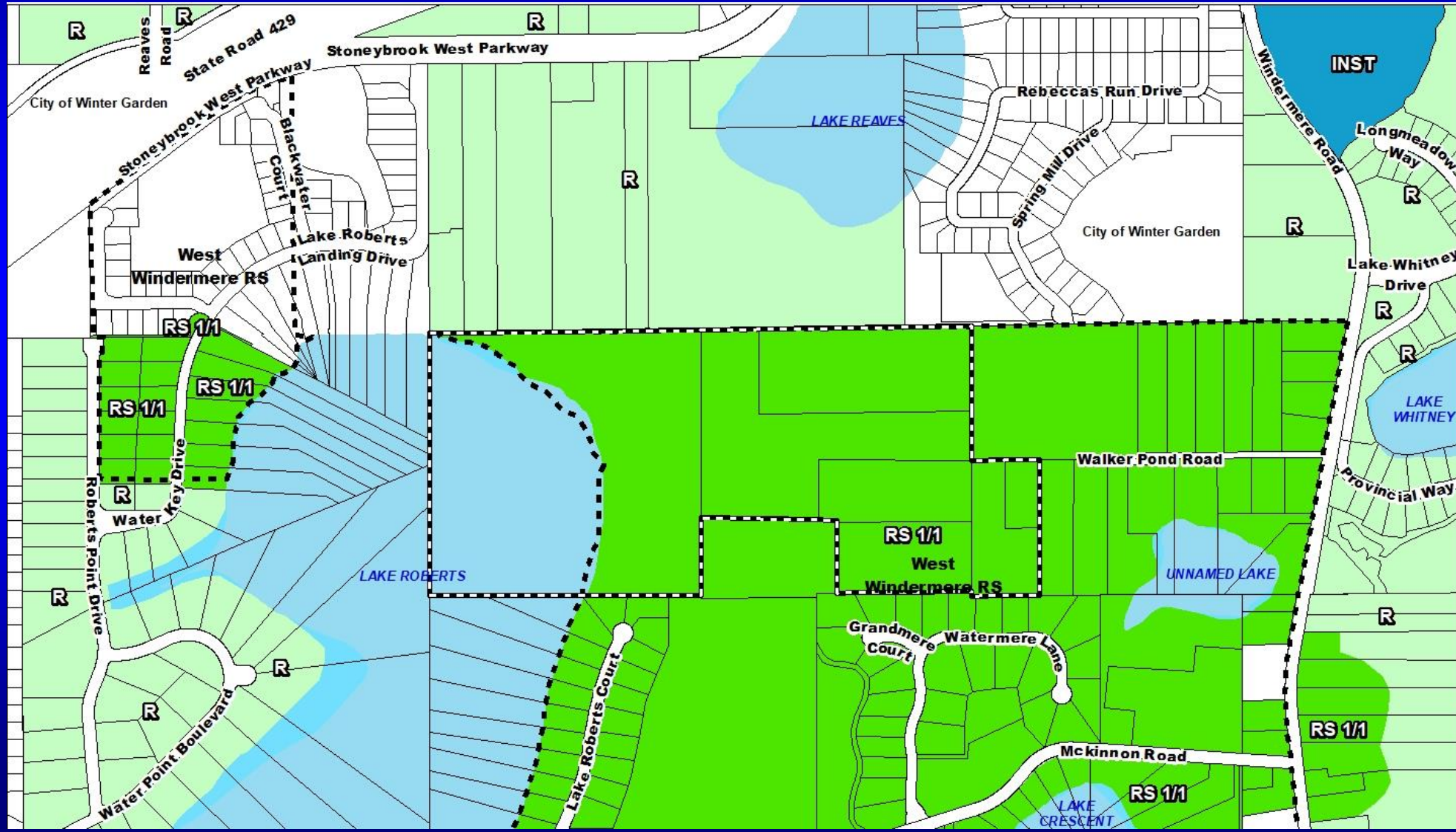


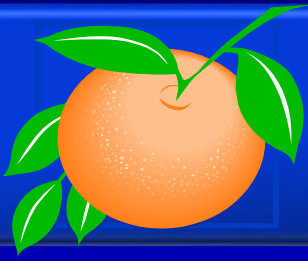
# **Lake Roberts Reserve Planned Development / Lake Roberts Reserve Preliminary Subdivision Plan**

<b>Case:</b>	PSP-19-10-346
<b>Project Name:</b>	Lake Roberts Reserve Planned Development / Lake Roberts Reserve Preliminary Subdivision Plan
<b>Applicant:</b>	Geoffrey L. Summitt, GL Summitt Engineering, LLC
<b>District:</b>	1
<b>Acreage:</b>	78.53 acres
<b>Location:</b>	Generally located south of Stoneybrook West Parkway and west of Windermere Road
<b>Request:</b>	To subdivide 78.52 acres in order to construct 41 single-family residential dwelling units. Requesting two (2) waivers from Orange County Code.

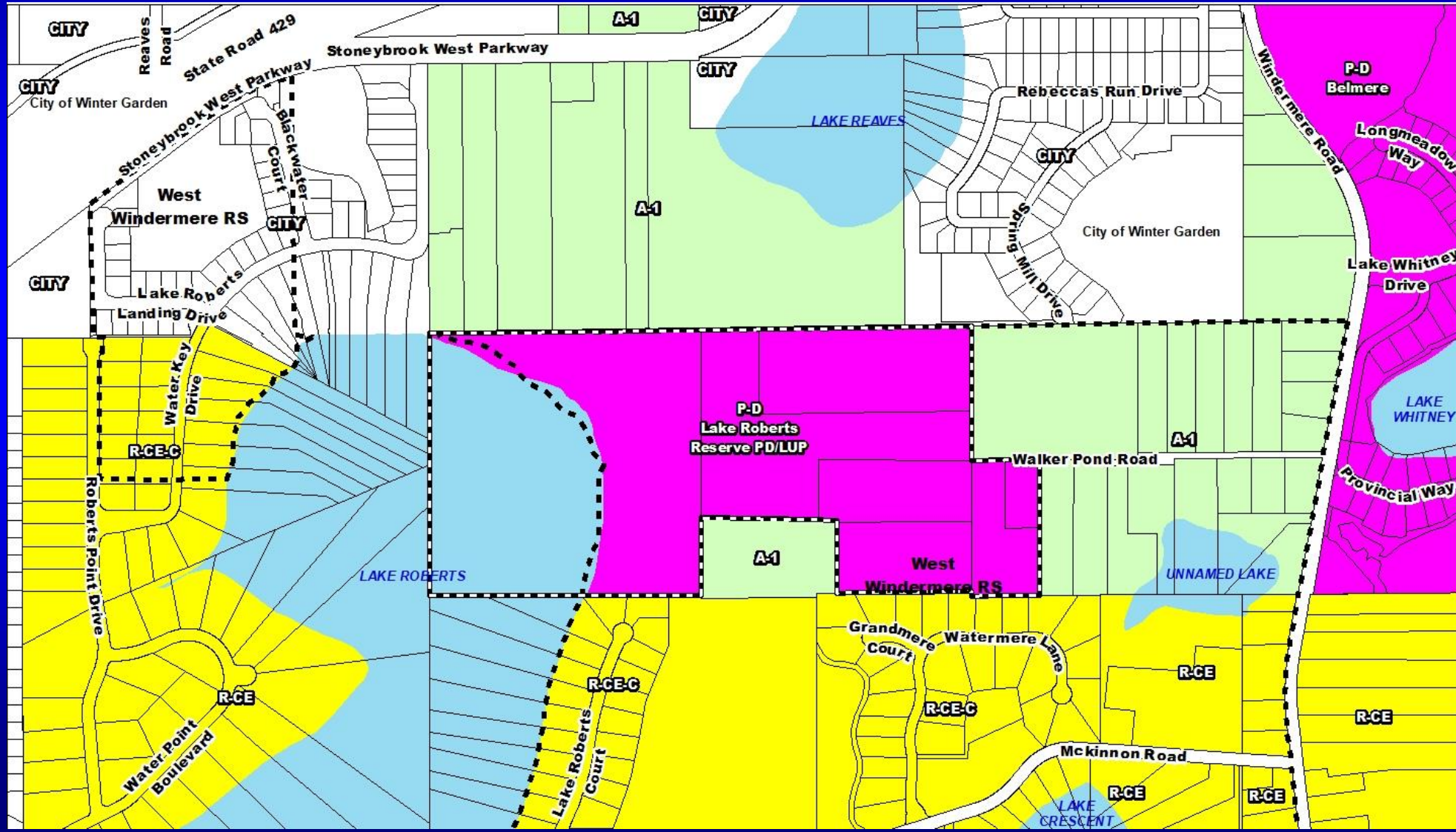


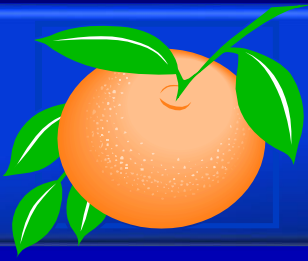
# Lake Roberts Reserve Planned Development / Lake Roberts Reserve Preliminary Subdivision Plan Future Land Use Map



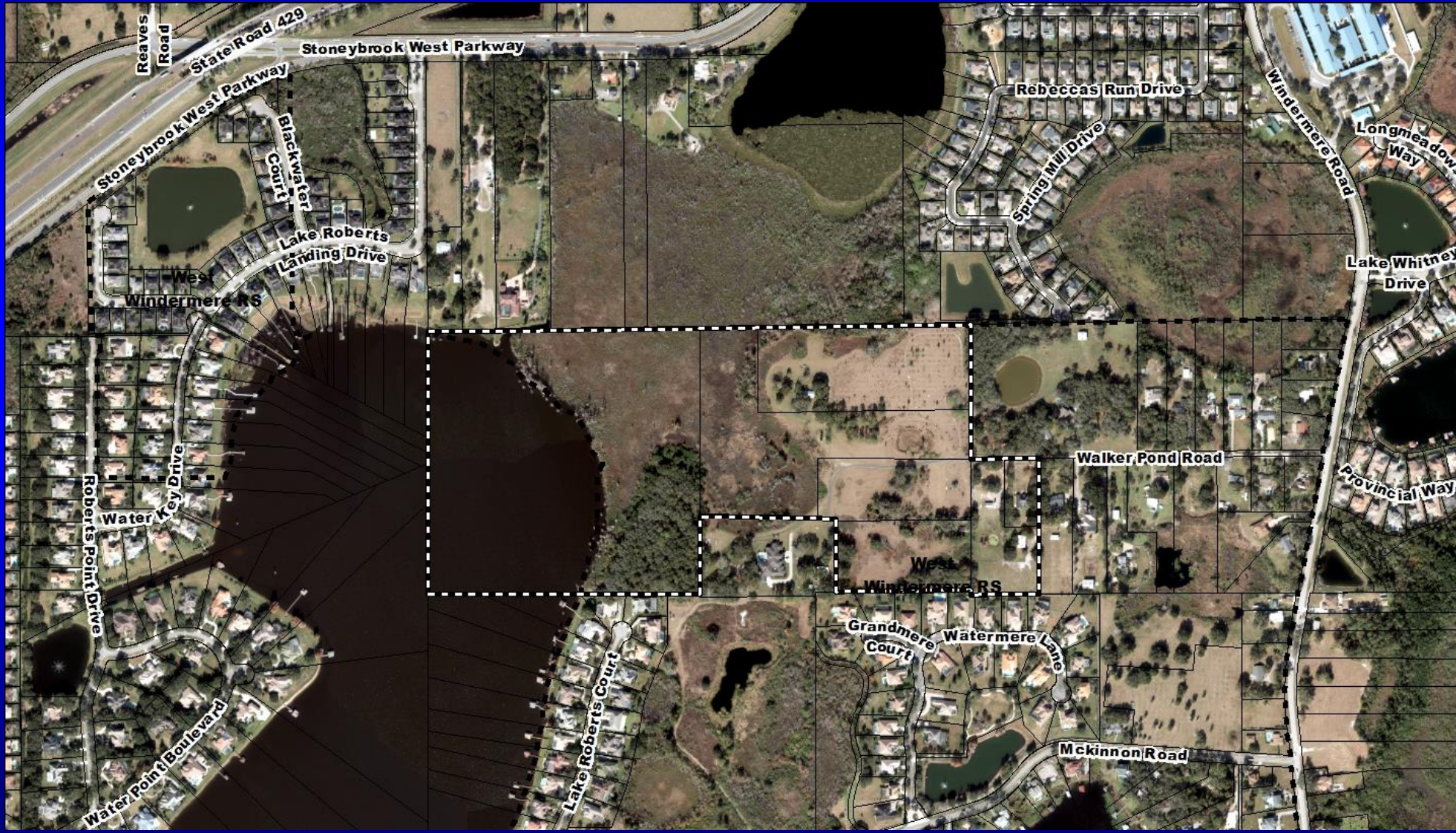


# Lake Roberts Reserve Planned Development / Lake Roberts Reserve Preliminary Subdivision Plan Zoning Map

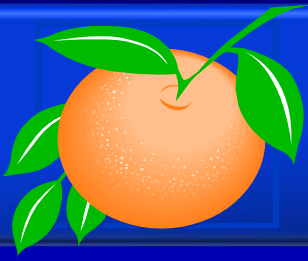




# Lake Roberts Reserve Planned Development / Lake Roberts Reserve Preliminary Subdivision Plan Aerial Map

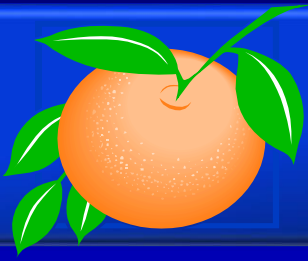






## New Condition #30

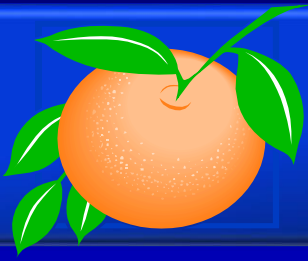
30. *Prior to the Certificate of Completion for the subdivision's infrastructure, the construction of the Walker Pond & McKinnon Road Drainage Improvements under Permit # 20-E-065 shall be completed.*



# Action Requested

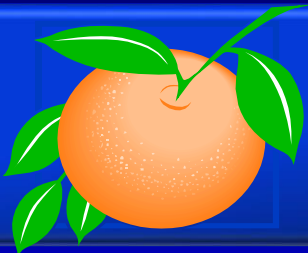
**Make a finding of consistency with the Comprehensive Plan and approve the Lake Roberts Reserve PD / Lake Roberts Reserve Preliminary Subdivision Plan dated “Received November 5, 2021,” subject to the conditions listed under the DRC Recommendation in the staff report, with the addition of new condition #30 as presented.**

**District 1**



## **The Oaks at Hancock Palm Preliminary Subdivision Plan**

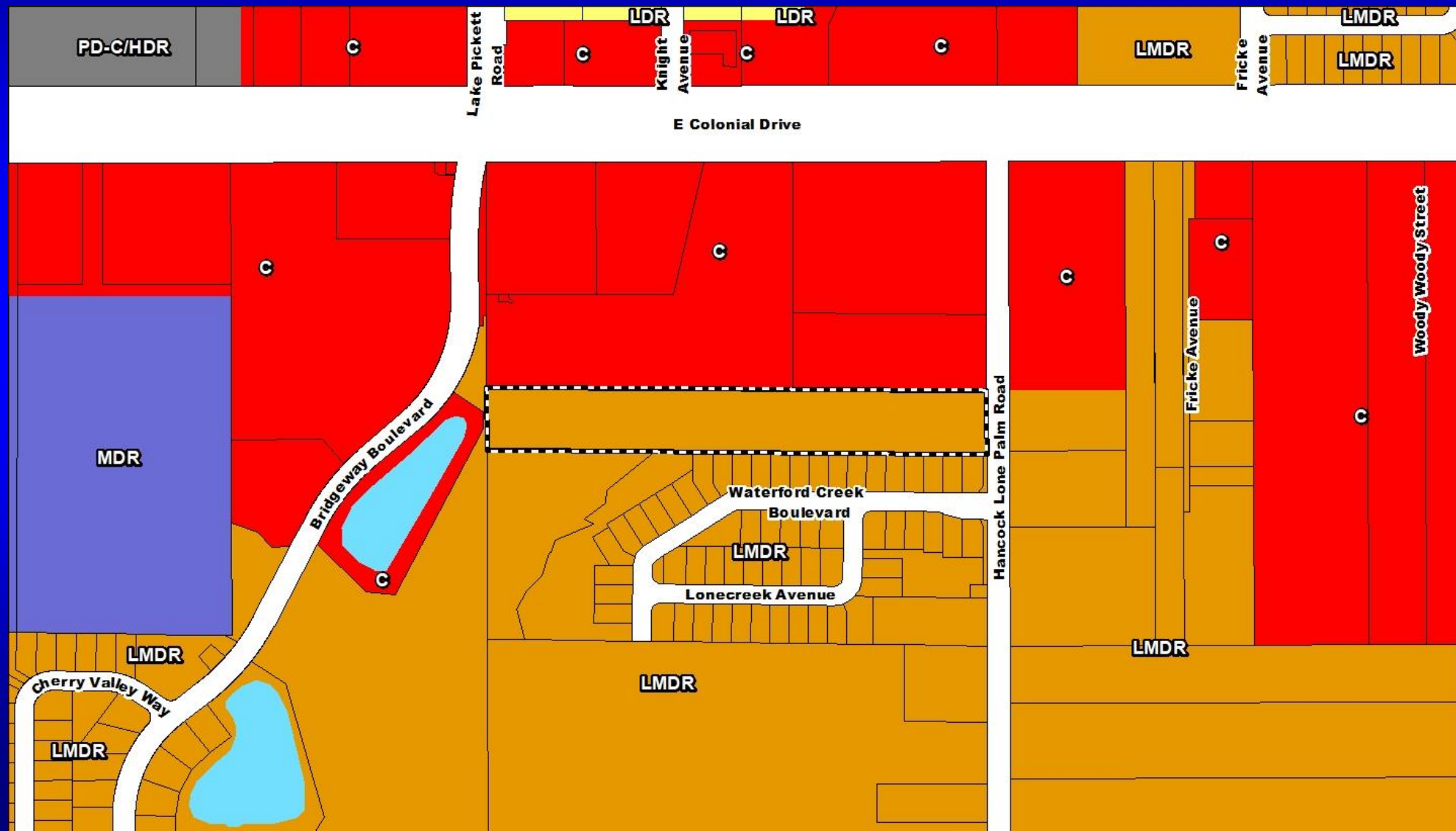
<b>Case:</b>	PSP-20-10-300
<b>Project Name:</b>	The Oaks at Hancock Palm Preliminary Subdivision Plan
<b>Applicant:</b>	Gregory R. Crawford, Florida Engineering Group
<b>District:</b>	4
<b>Acreage:</b>	4.98 acres
<b>Location:</b>	Generally located south of State Road 50 and east of Hancock Lone Palm Road
<b>Request:</b>	To subdivide 4.98 acres in order to construct 11 single-family residential dwelling units

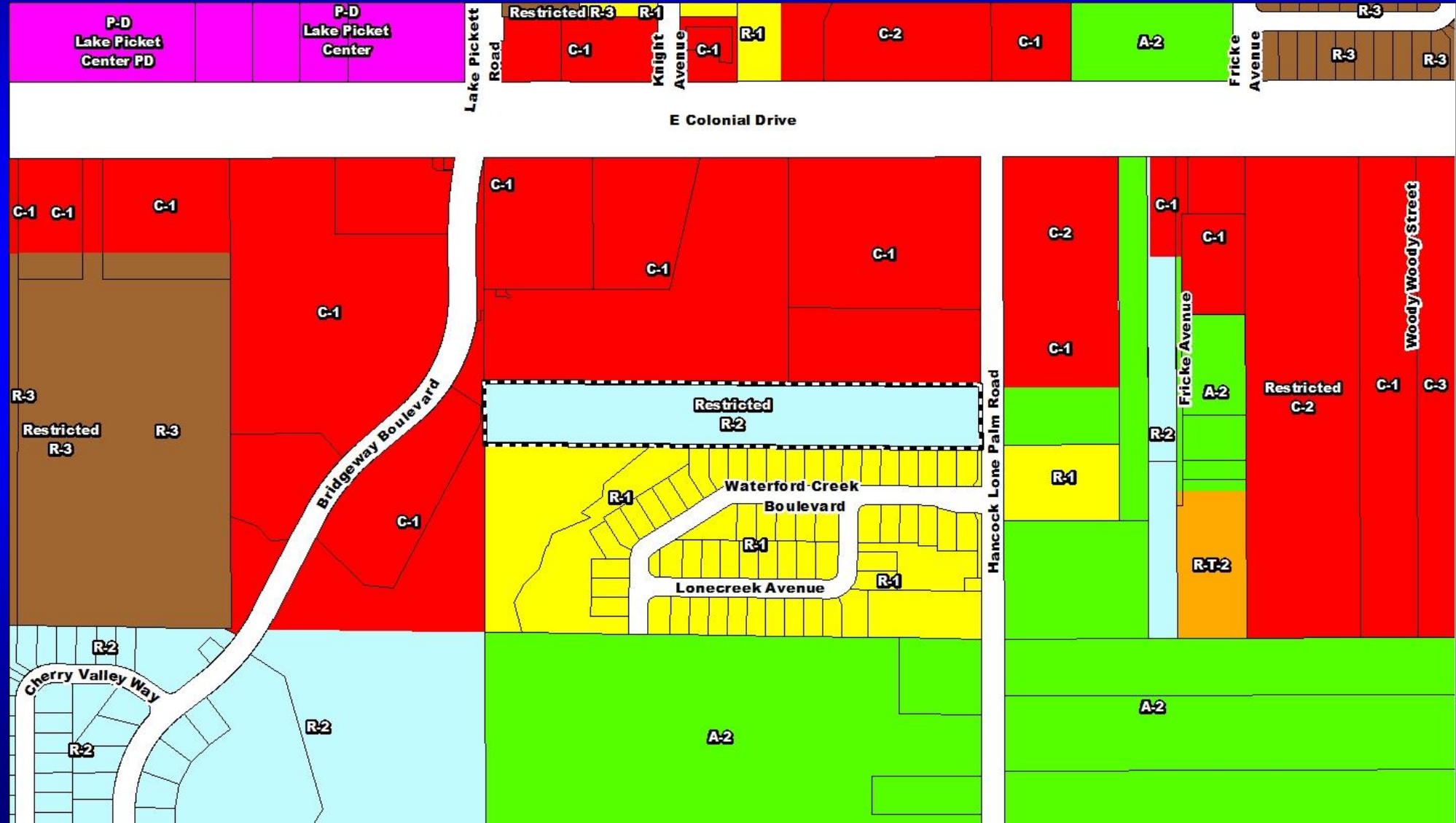
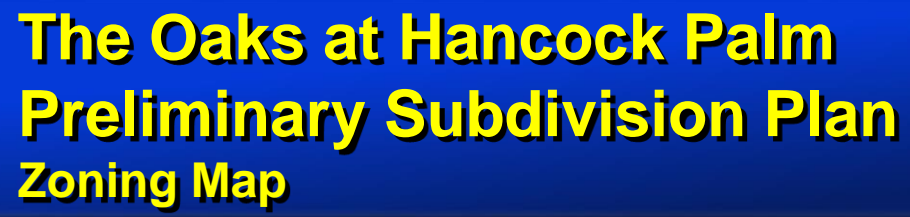


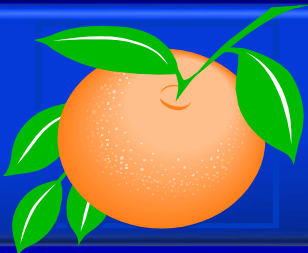
# The Oaks at Hancock Palm

## Preliminary Subdivision Plan

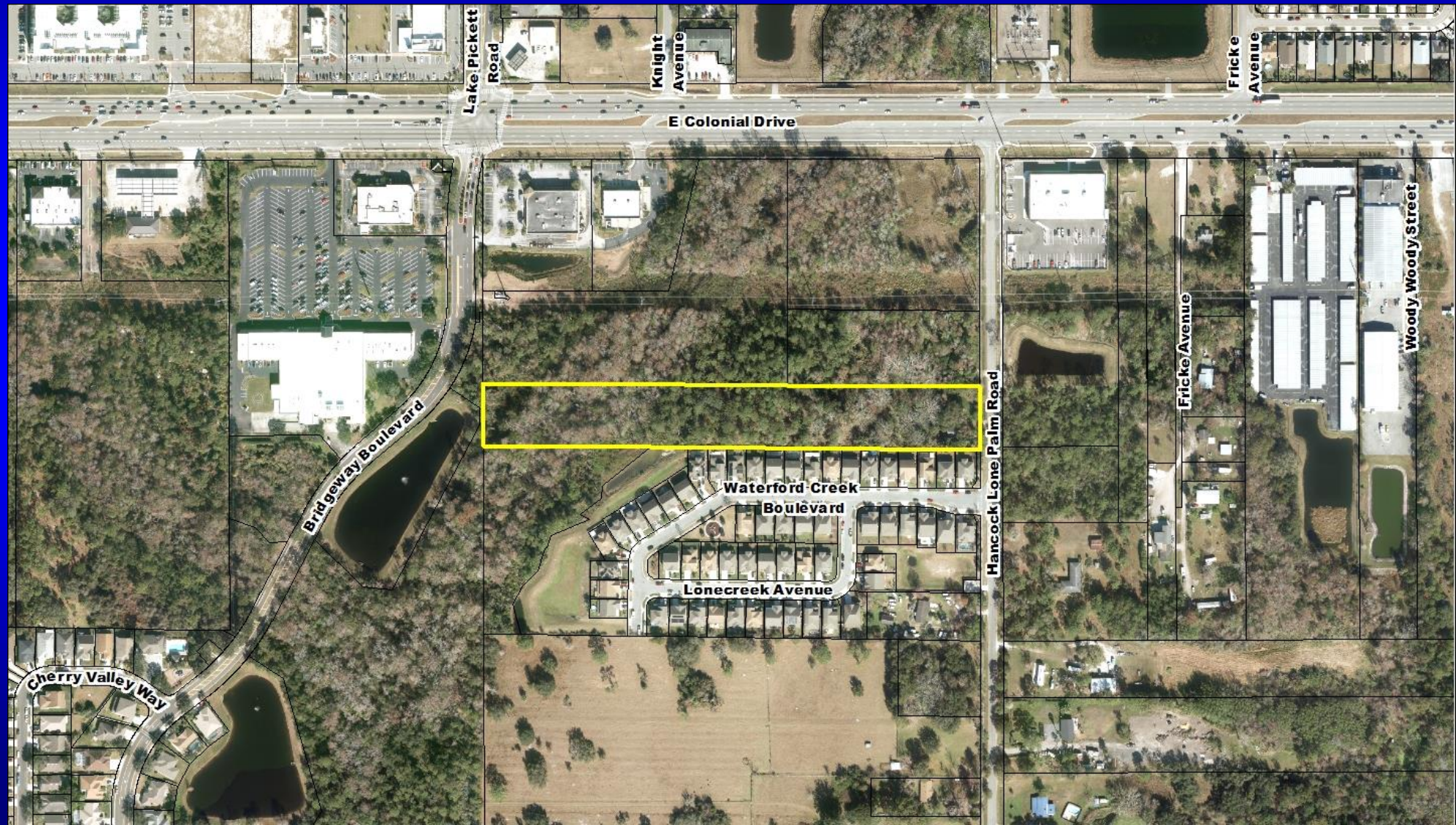
### Future Land Use Map

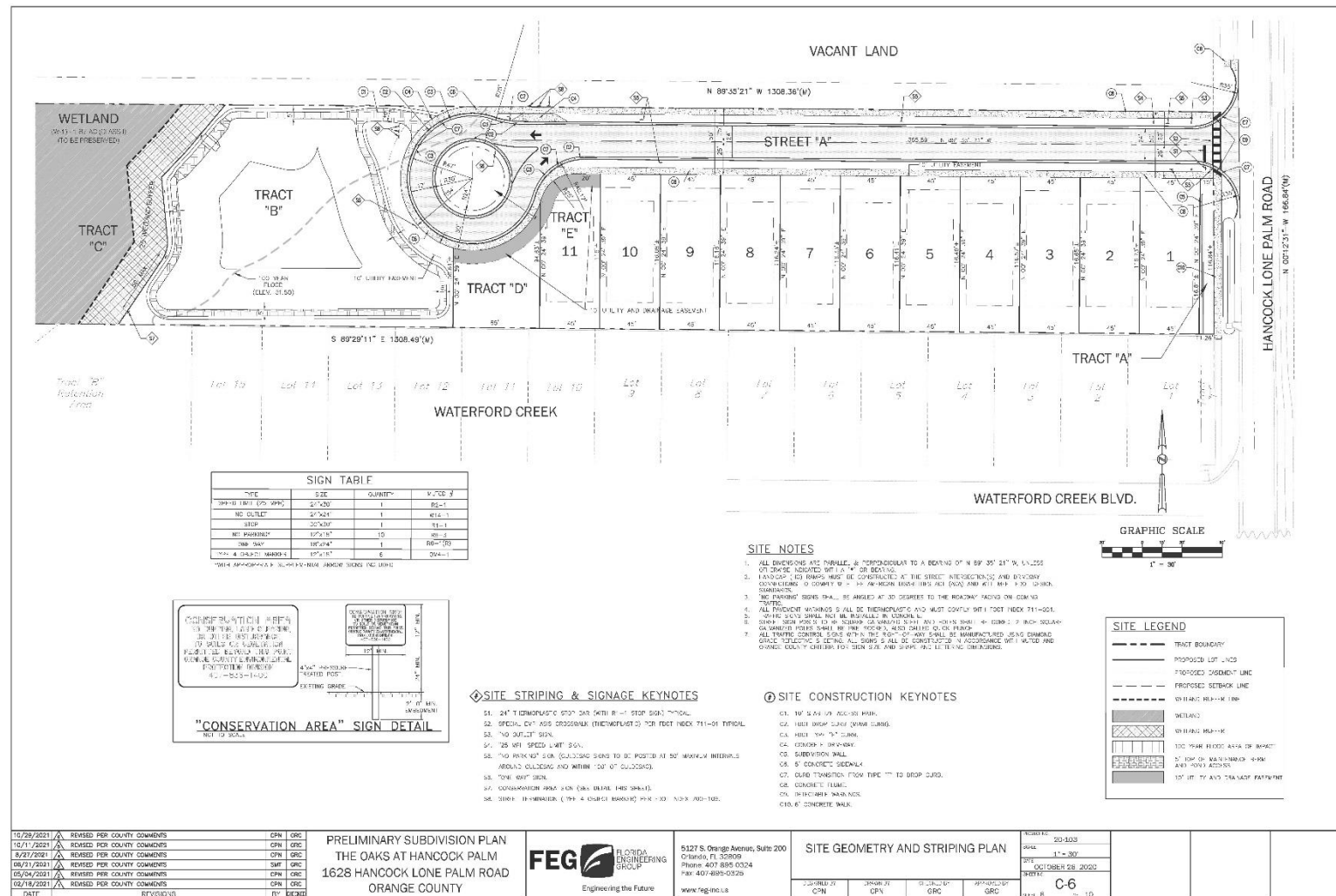
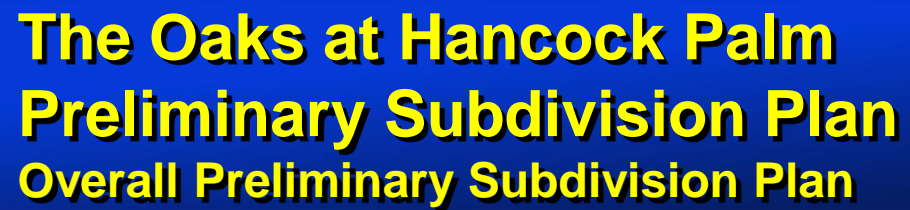


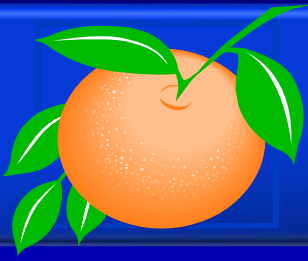




# The Oaks at Hancock Palm Preliminary Subdivision Plan Aerial Map



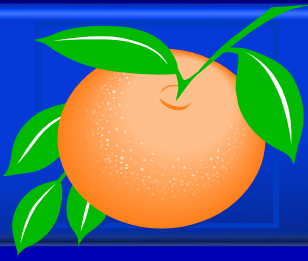




# Action Requested

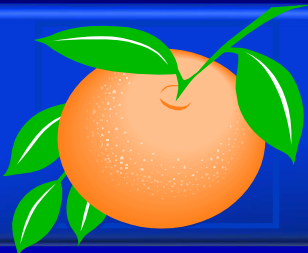
**Make a finding of consistency with the Comprehensive Plan and approve the Oaks at Hancock Palm Preliminary Subdivision Plan dated “Received November 12, 2021,” subject to the 21 conditions listed under the DRC Recommendation in the staff report.**

**District 4**



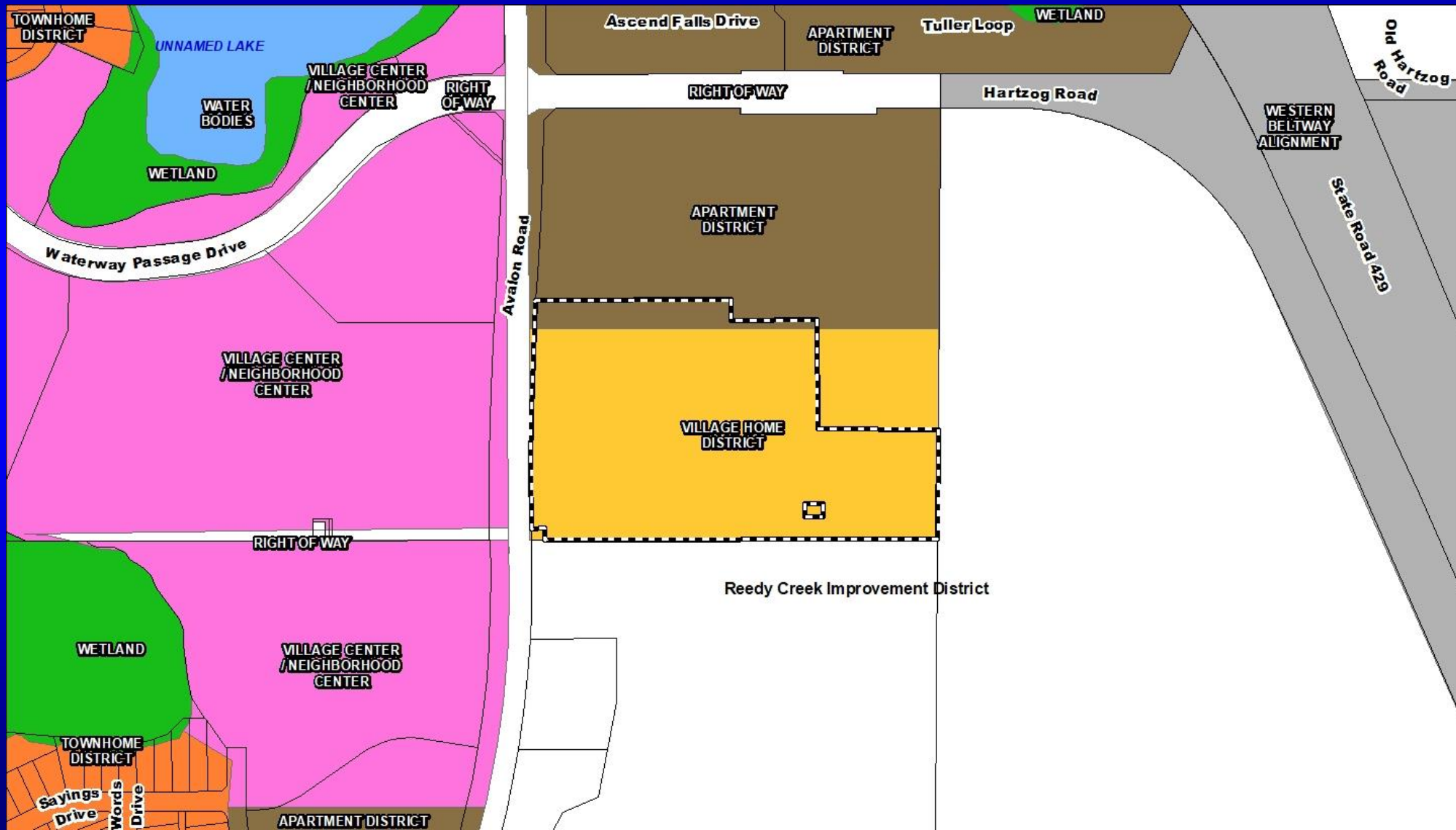
# **Horizon West Village H Parcels 12A & 12B Planned Development / Parcel 12 B Preliminary Subdivision Plan**

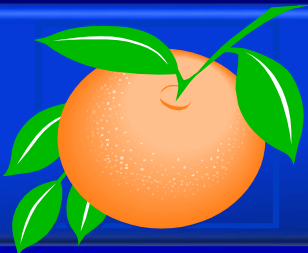
<b>Case:</b>	PSP-21-06-175
<b>Project Name:</b>	Horizon West Village H Parcels 12A & 12B Planned Development / Parcel 12B Preliminary Subdivision Plan
<b>Applicant:</b>	Eric Warren, Poulos & Bennett, LLC
<b>District:</b>	1
<b>Acreage:</b>	15.5 acres
<b>Location:</b>	Generally located south of Hartzog Road and east of Avalon Road
<b>Request:</b>	To subdivide 15.5 acres in order to construct 99 single-family attached residential dwelling units



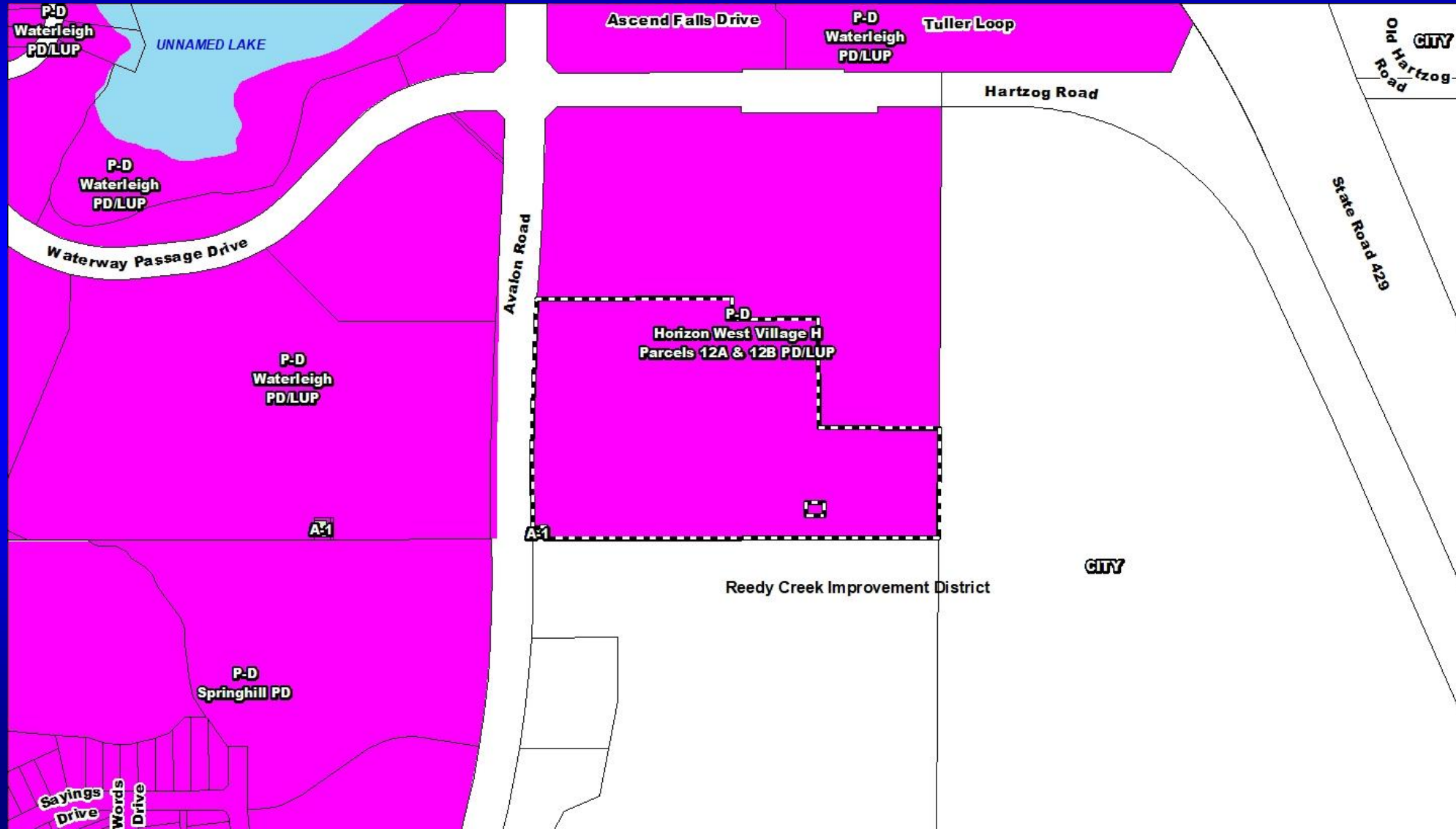
# Horizon West Village H Parcels 12A & 12B Planned Development / Parcel 12 B Preliminary Subdivision Plan

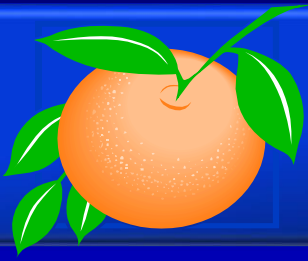
## Horizon West Village Special Planning Area Map





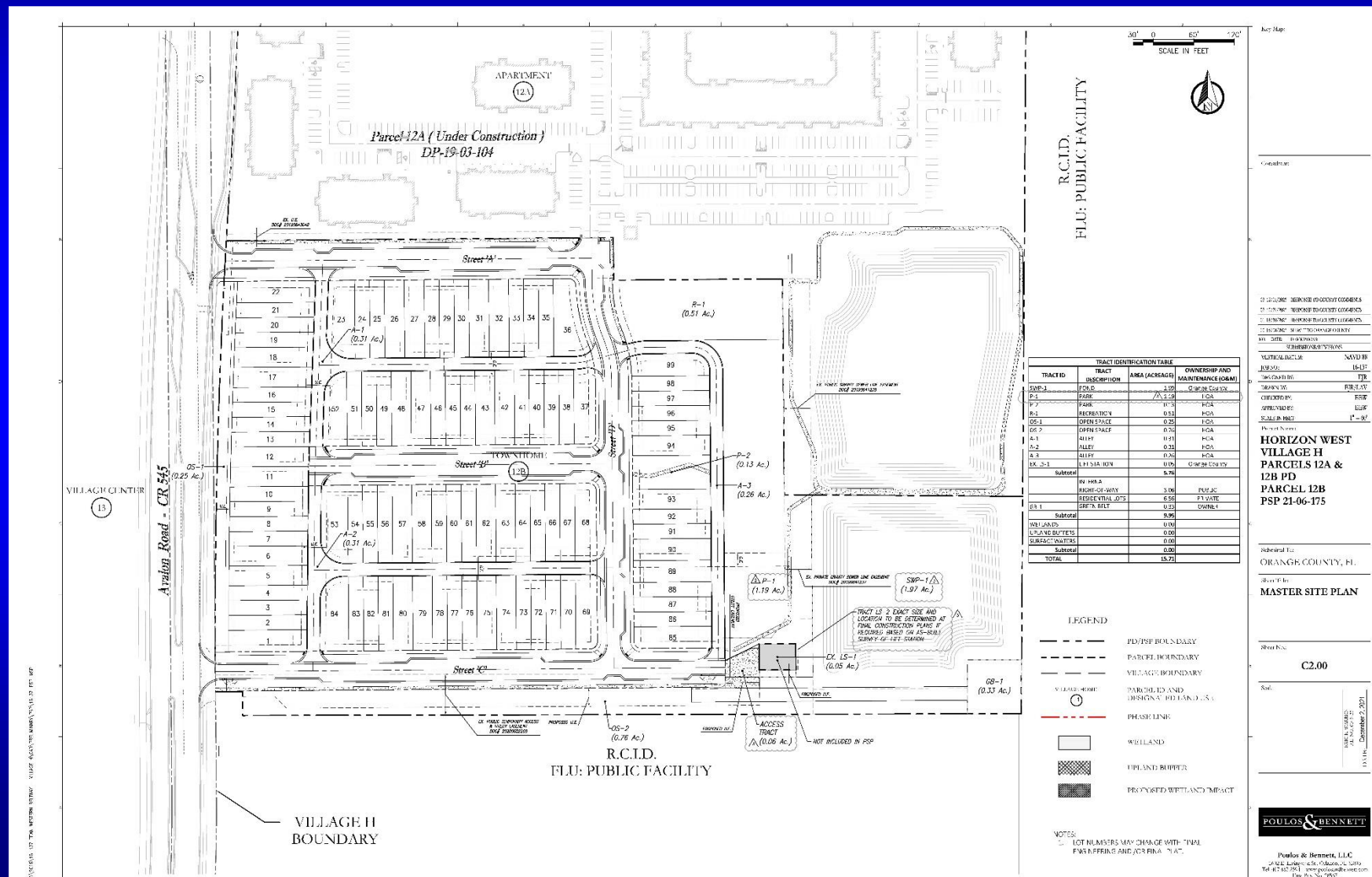
# Horizon West Village H Parcels 12A & 12B Planned Development / Parcel 12 B Preliminary Subdivision Plan Zoning Map

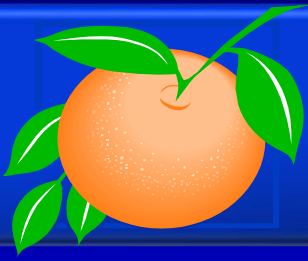




# Horizon West Village H Parcels 12A & 12B Planned Development / Parcel 12 B Preliminary Subdivision Plan Aerial Map



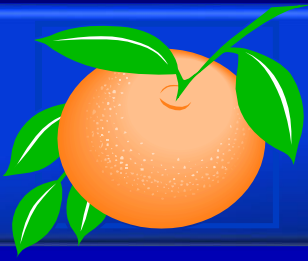




# Action Requested

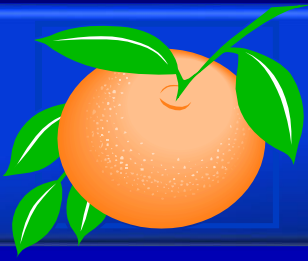
**Make a finding of consistency with the Comprehensive Plan and approve the Horizon West Village H Parcels 12A & 12B Planned Development / Parcel 12B Preliminary Subdivision Plan dated “Received December 3, 2021,” subject to the 28 conditions listed under the DRC Recommendation in the staff report.**

**District 1**



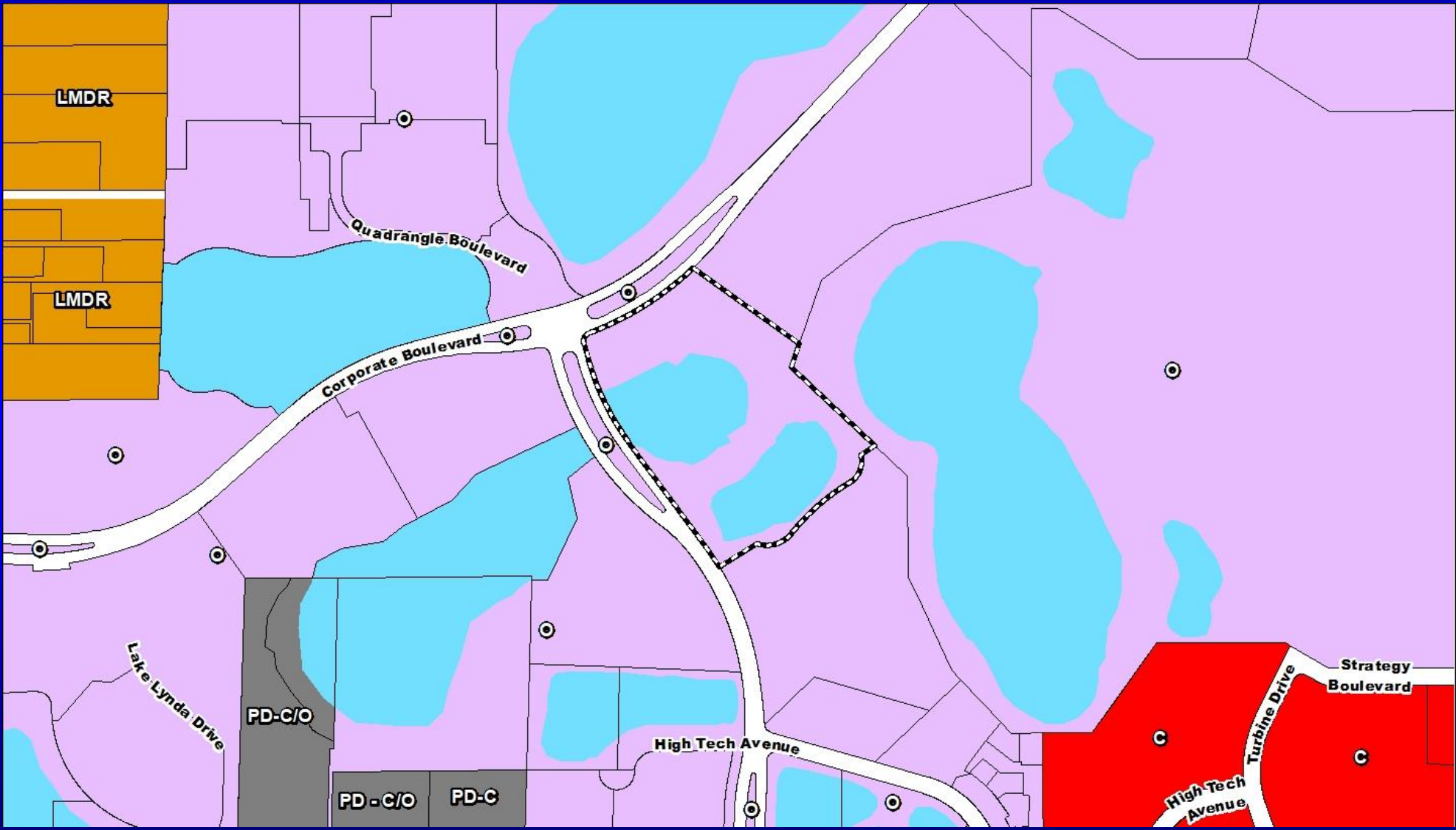
# Quadrangle Planned Development / Land Use Plan

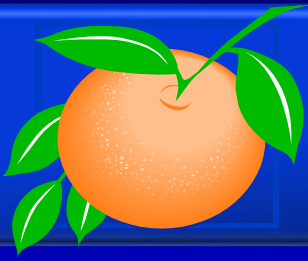
<b>Case:</b>	CDR-21-06-189
<b>Project Name:</b>	Quadrangle Planned Development / Land Use Plan (PD/LUP)
<b>Applicant:</b>	Jarod Stubbs, Kimley-Horn and Associates, Inc.
<b>District:</b>	5
<b>Acreage:</b>	473.15 gross acres (overall PD) 8.56 gross acres (affected parcel only)
<b>Location:</b>	Generally located south of Corporate Boulevard and east of Quadrangle Boulevard
<b>Request:</b>	To request for a substantial change to convert the land use on Tract 18A from Office to Multi-Family to allow for 350 multi-family units. Requesting two (2) waivers from Orange County Code.



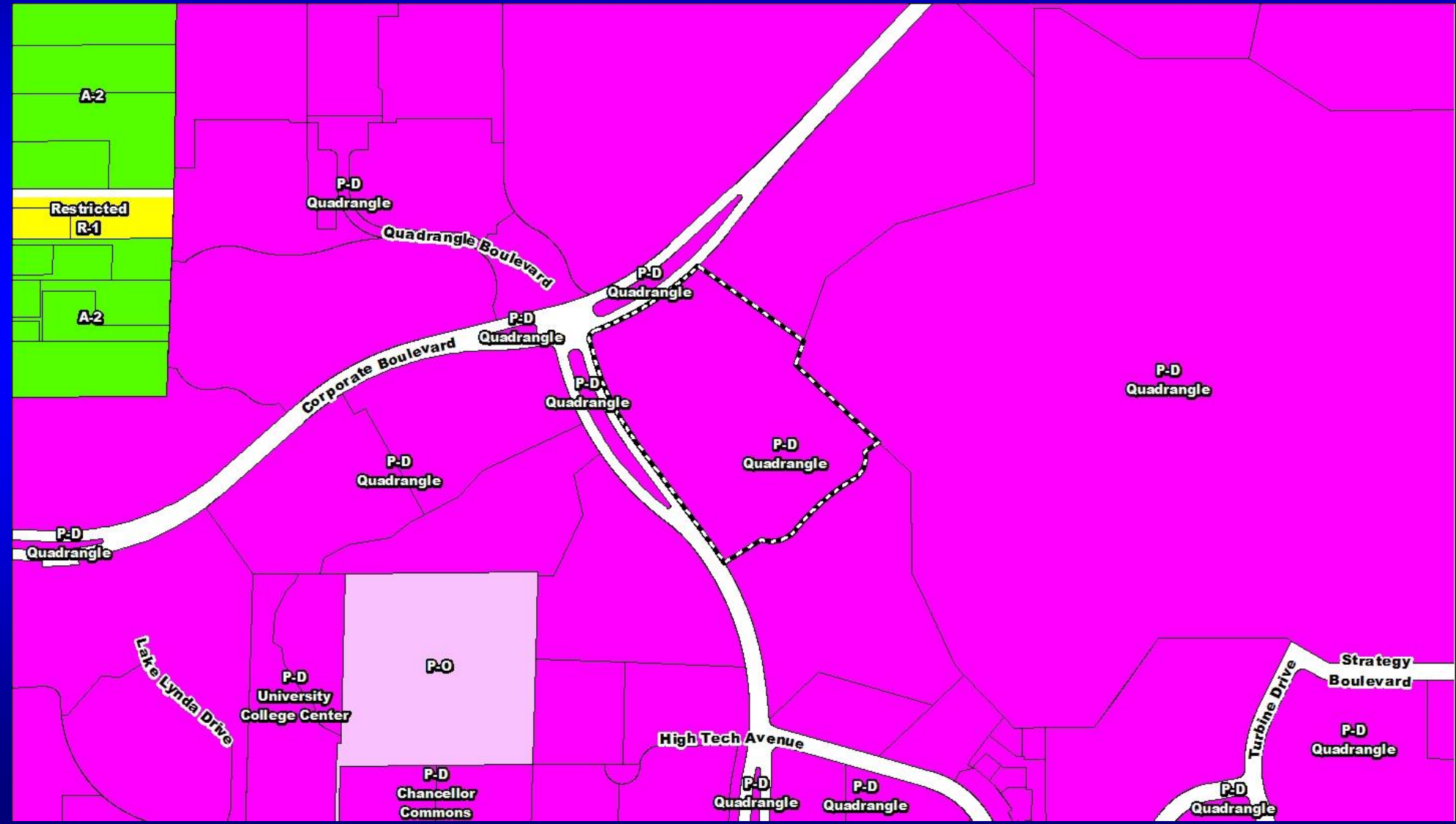
# Quadrangle Planned Development / Land Use Plan

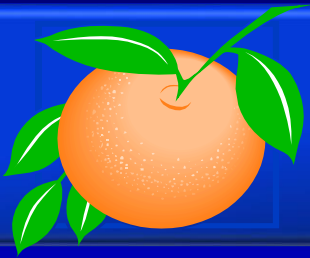
## Future Land Use Map



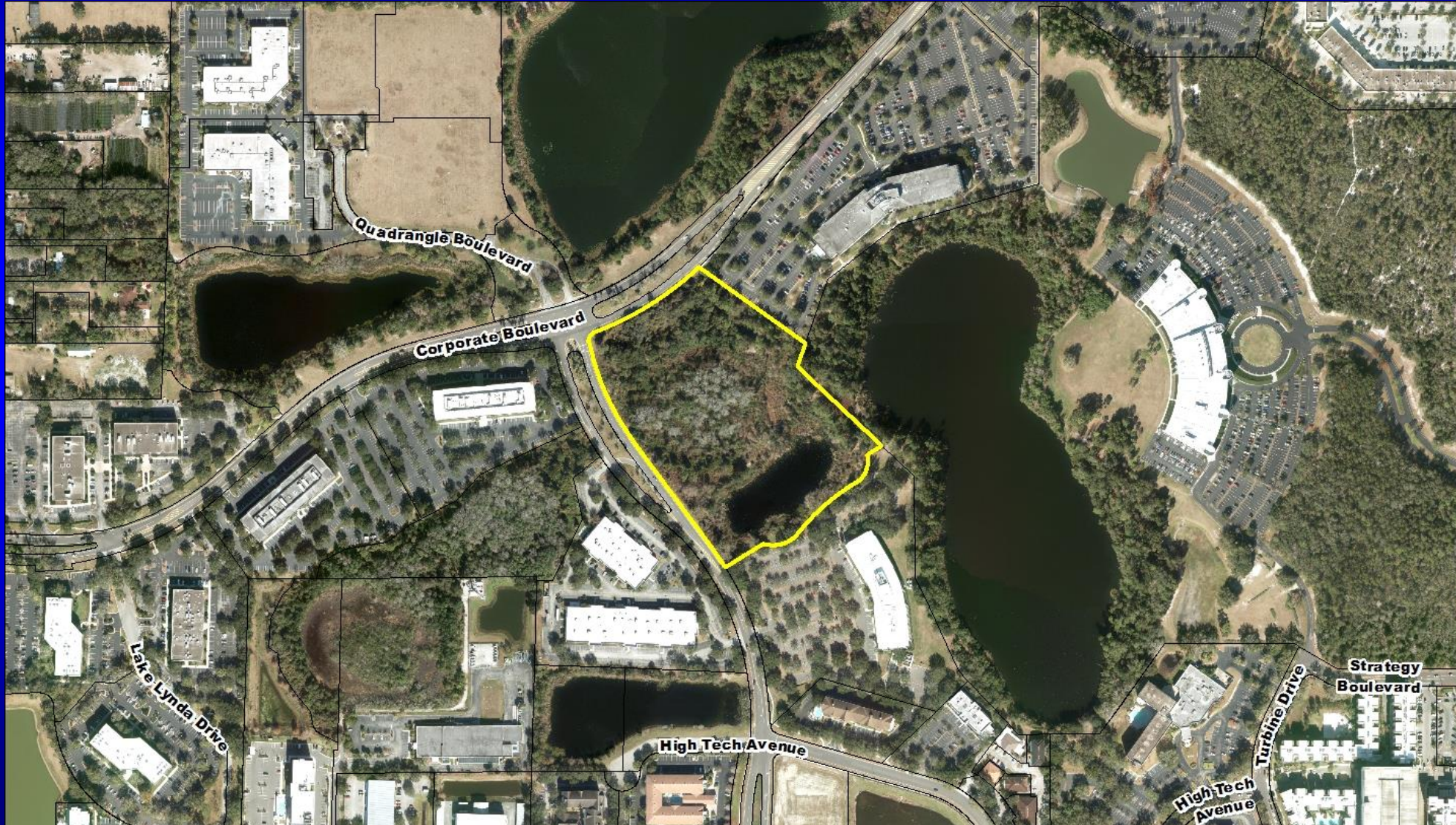


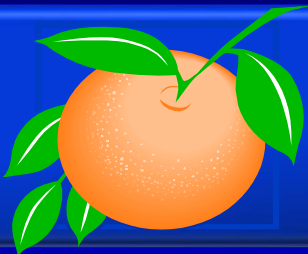
# Quadrangle Planned Development / Land Use Plan Zoning Map





# Quadrangle Planned Development / Land Use Plan Aerial Map





# Quadrangle Planned Development / Land Use Plan Overall Land Use Plan

## QUADRANGLE STANDARDS

TRACTS	PARCEL ID NUMBER	LAND USE	SITE AREA (AC)	DEVELOPED INTENSITY (*B)(/C)	IMPERVIOUS AREA (ACRES)(/C)	NOTES
1A	03-22-31-7291-00-010	MULTI-FAMILY	21.26	388 UNITS	11.65	
1B	03-22-31-7291-00-020	COMMERCIAL	1.40	10,200 SF	1.12	
1C	03-22-31-7291-00-030	COMMERCIAL	1.76	11,000 SF	1.18	
2	03-22-31-7270-03-000	OFFICE	8.49		0.00	
3	03-22-31-7270-03-010	OFFICE	7.50	66,318 SF	5.58	
4A	04-22-31-7299-00-010	MULTI-FAMILY	20.20	241 UNITS	9.03	
4B	04-22-31-7299-00-020	MULTI-FAMILY	20.21	217 UNITS	8.96	
5A	04-22-31-7292-00-010	OFFICE	9.75	240,000 SF	8.30	
5B	04-22-31-7292-00-020	STUDENT HOUSING	6.20	750 BEDS	5.27	
6	04-22-31-7278-00-008	OFFICE	33.16		0.00	
7	04-22-31-7270-00-010	OFFICE	24.62	113,239 SF	10.89	
8	04-22-31-7290-00-000	OFFICE	10.82		0.00	
9	04-22-31-7290-00-010	OFFICE	8.75	136,000 SF	6.06	
10	04-22-31-7290-00-020	OFFICE	18.42	237,250 SF	11.21	
11A	04-22-31-7293-00-001	OFFICE	6.08		0.00	
11B	04-22-31-7293-00-002	COMMERCIAL	2.00	11,400 SF	1.00	
11C	04-22-31-7293-00-003	COMMERCIAL	1.47	5,324 SF	1.08	
11D	04-22-31-7293-00-004	OFFICE	1.53	112 ROOMS	1.22	
12	04-22-31-7290-00-010	OFFICE	12.63	210,000 SF	9.40	
13	04-22-31-7278-00-010	OFFICE	5.54		0.00	
14	04-22-31-7278-00-020	OFFICE	7.53	87,000 SF	5.54	
15	04-22-31-7278-00-030	OFFICE	6.71		0.00	
16A	04-22-31-7299-00-010	COMMERCIAL	1.53	5,928 SF	1.22	
16B	04-22-31-7299-00-020	OFFICE	2.78	132 ROOMS	2.22	SEE NOTE 7
16C	04-22-31-7299-00-030	OFFICE	3.18		0.00	
16D	04-22-31-7299-00-040	COMMERCIAL	1.79	8,988 SF	1.24	
17A	04-22-31-7290-00-010	OFFICE	1.13	6,792 SF	0.90	
17B	04-22-31-7290-00-020	OFFICE	2.11	109 ROOMS	1.38	
17C	04-22-31-7290-00-030	OFFICE	6.61	128,000 SF	6.25	
18A	04-22-31-7293-00-001	MULTI-FAMILY	6.34	300 UNITS	7.28	
18B	04-22-31-7293-00-002	OFFICE	4.31		0.00	
19	04-22-31-7270-00-010	OFFICE	14.08	232,000 SF	10.48	
20	03-22-31-7270-00-010	OFFICE	12.20	322,000 SF	10.43	
21A	03-22-31-7278-00-010	COMMERCIAL	10.06	70,803 SF	8.05	
21B	03-22-31-7278-00-020	COMMERCIAL	1.31	4,000 SF	0.51	
22	03-22-31-7270-00-010	OFFICE	8.00	243 ROOMS	6.30	
23A	03-22-31-7270-00-020	STUDENT HOUSING	4.46	890 S.A. BEDS / 3,000 SF COM	3.35	
23B	03-22-31-7270-00-030	STUDENT HOUSING	1.01	2,304 SF	0.65	
24A	03-22-31-7270-00-040	COMMERCIAL	13.31	65,608 SF COM / 1,312 S.A. BEDS	9.85	
24B	03-22-31-7270-00-050	COMMERCIAL	0.94	6,000 SF	0.69	
25	03-22-31-7290-00-004	OFFICE	50.70	243,000 SF	18.58	
25A	04-22-31-7299-00-010	OFFICE	2.30	110 ROOMS	1.88	
25B	04-22-31-7299-00-020	OFFICE	3.18	21,750 SF	1.95	
25C	04-22-31-7299-00-030	COMMERCIAL	1.58	5,900 SF	0.93	
25D	04-22-31-7299-00-040	OFFICE	2.96	89 ROOMS	1.60	
SUBTOTAL			448.14		202.44	
ROW			25.01		25.01	SEE NOTE 7
TOTAL			473.15		227.45	

### LAND USE PLAN SUMMARY NOTES

- A. PARCEL TRACTS WITH UNDEVELOPED INTENSITIES HAVE NOT RECEIVED DEVELOPMENT PLAN APPROVAL AS OF 10-17-20.
- B. DEVELOPED INTENSITIES HAVE BEEN CALCULATED USING DATA FROM THE CURRENT APPROVED LAND USE PLAN, DEVELOPMENT PLANS ON FILE WITH ORANGE COUNTY AND ORANGE COUNTY PROPERTY APPRAISER RECORDS. SUMMARY OF DEVELOPMENT INTENSITIES FOR DEVELOPED PARCELS BY LAND USE:
- a. COMMERCIAL: 312,422 SF
  - b. OFFICE: 1,177,343 SF
  - c. HOTEL: 20,000 SF
  - d. MULTI-FAMILY: 241 UNITS
  - e. STUDENT HOUSING: 750 BEDS
- C. DEVELOPED INTENSITIES AND IMPERVIOUS AREAS ARE ONLY SHOWN FOR PURPOSES OF INDICATING THE CURRENT LEVEL OF DEVELOPMENT IN THE QUADRANGLE AND SHOULD NOT BE INTERPRETED AS A LIMITATION OF THE MAXIMUM DEVELOPMENT CAPACITY OF ANY TRACT.
- D. FOR THE DEVELOPMENT OF OFFICE, AREAS DESIGNATED AS OFFICE USE SHALL BE CONSISTENT WITH SIA ZONING. THE FOLLOWING USES ARE PROHIBITED IN THE QUADRANGLE FOR THE DEVELOPMENT OF OFFICE, AS MENSTRUATION BATTERY MANUFACTURING, AND STRUCTURE MANUFACTURING OF PLASTIC, BUILDING PRODUCTS, CABBINETS OR TEXTILES, AND SHOPS (LEATHER COOKING), MANUFACTURING OF PHARMACEUTICALS, HOSPITALS, PORTABLE SIGNS AND BILLBOARDS, AND WAREHOUSING. STORAGE OF MATERIALS MAY BE ALLOWED UPON APPROVAL OF PLANNING AND ZONING DEPARTMENTS.

### SITE DATA

1. ZONING CLASSIFICATION: PD
2. PROPERTY AREA SUMMARY:
- a. OFFICE/SHOWROOM PARCELS: 26.00 AC
  - b. COMMERCIAL PARCELS: 12.24 AC
  - c. HOTEL PARCELS: 12.24 AC
  - d. MULTI-FAMILY PARCELS: 24.72 AC
  - e. COMMERCIAL/MULTI-FAMILY/STUDENT HOUSING: 74.14 AC
  - f. STORMWATER MGMT./CONSERVATION/OPEN SPACE: 25.81 AC
  - g. ROADWAY RIGHTS-OF-WAY: 43.11 AC
3. PREVIOUS LAND USE: MIXED USE DEVELOPMENT
4. DEVELOPMENT ENTITLEMENTS:
- a. COMMERCIAL: 217,448 SF
  - b. OFFICE/SHOWROOM: 1,177,343 SF
  - c. HOTEL: 20,000 SF
  - d. MULTI-FAMILY RESIDENTIAL: 241 UNITS
  - e. STUDENT HOUSING: 750 BEDS
5. BUILDING HEIGHT LIMITATIONS:
- a. COMMERCIAL: 45 STORIES / 50 FEET
  - b. OFFICE/SHOWROOM: 45 STORIES / 50 FEET
  - c. HOTEL: 10 STORIES / 120 FEET
  - d. MULTI-FAMILY RESIDENTIAL: 45 STORIES / 50 FEET
  - e. COMMERCIAL/MULTI-FAMILY/STUDENT HOUSING: 10 STORIES / 120 FEET
  - f. STUDENT HOUSING: 3 STORIES / 40 FEET
6. BUILDING SETBACK CRITERIA:
- a. FROM PD BOUNDARY: 25 FT
  - b. FROM INTERNAL ROADWAYS: 114 FT FROM R/W CENTERLINE\*\*
  - c. FROM UNIVERSITY BOULEVARD: 110 FT FROM R/W CENTERLINE
  - d. FROM ALAFAYA TRAIL: 30 FT FROM R/W CENTERLINE
  - e. FROM ALAFAYA TRAIL: 110 FT FROM PARCEL BOUNDARY
  - f. FROM PARCEL BOUNDARY: 25 FT FROM PARCEL BOUNDARY
  - g. NON-RESIDENTIAL ADJACENT TO MP RESIDENTIAL: 10 FT FROM PARCEL BOUNDARY
  - h. NON-RESIDENTIAL ADJACENT TO NON-RESIDENTIAL: 10 FT FROM PARCEL BOUNDARY
  - i. NON-RESIDENTIAL ADJACENT TO SE RESIDENTIAL: 50 FT FROM PARCEL BOUNDARY
7. FLOOR AREA RATIO: 0.15 (BASED ON GROSS APPROVED BUILDING SF / GROSS OFFICE PARCEL AREA)
8. OPEN SPACE DATA:
- a. COMMERCIAL: 20%
  - b. OFFICE: 15%
  - c. MULTI-FAMILY: 25%
  - d. HOTEL: 20%
9. MAXIMUM PERMISSIBLE IMPERVIOUS AREA FOR THE PD IS 8.75% OF THIS AMENDMENT. THE TOTAL EXISTING IMPERVIOUS AREA IS 22.40 AC OR 48.15% SHALL BE CALCULATED OVER THE ENTIRE PD RATHER THAN INDIVIDUAL PARCELS.
10. PLANNING PHASE DEVELOPMENT: 300
11. RECREATION AREA: 25 AC / 1.00 RESIDENTS\*
- \*\*FOR TRACT 23A, SEE SHOOT LOTS

### NOTES

1. THE MINIMUM NET LIVING FLOOR AREA FOR MULTI-FAMILY PARCELS IS 800 SF, EXCEPT ON TRACT 24A, TRACT 23A, AND TRACT 25. THE MINIMUM NET LIVING FLOOR AREA FOR TRACT 24A AND TRACT 23A SHALL BE 20 SF OF EQUIV. MP UNITS AND FOR TRACT 25 SHALL BE 40 SF OF EQUIV. MP UNITS.
2. BUILDING STRUCTURES IN EXCESS OF TWO (2) STORIES MAY REQUIRE INCREASED BUILDING SETBACKS BASED ON BUILDING HEIGHT PER ORANGE COUNTY LAND DEVELOPMENT CODE.
3. WATER SERVICE AND FIRE FLOWS WILL BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES.
4. WASTEWATER SERVICE IS TO BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES.
5. THE STORMWATER MANAGEMENT POND AREA (TRACTS 2, 6, 8, 11A, 15, 16C, AND 18B) ARE DESIGNED TO PROVIDE WATER QUALITY TREATMENT AND DETENTION STORAGE FOR THE DEVELOPMENT PARCELS AND INTERNAL ROAD RIGHTS-OF-WAY. THE STORMWATER MANAGEMENT POND AREAS ARE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
6. THIS AMENDMENT PROVIDES NO INCREASE IN THE APPROVED INTENSITIES. THIS AMENDMENT IS UTILIZING OFFICE AND MULTI-FAMILY ENTITLEMENTS AND NO INCREASE IN THE APPROVED INTENSITIES IS PROPOSED. THIS AMENDMENT PROPOSES NO INCREASE IN THE SCHEDULE A/C/F POPULATION.
7. THE EXISTING OPEN SPACE DATA WAS COMPILED USING APPROVED DEVELOPMENT PLANS ON FILE AT ORANGE COUNTY. DEVELOPMENT PLANS HAVE NOT BEEN APPROVED FOR TRACT 25, TRACT 18B, TRACT 18A. MAXIMUM IMPERVIOUS AREAS HAVE BEEN ASSIGNED ON TRACTS FOR WHICH THERE ARE NO APPROVED DEVELOPMENT PLANS OF RECORD. MAXIMUM IMPERVIOUS AREA IS ACCOUNTED FOR BASED ON PROVISION OF MINIMUM OPEN SPACE DATA TO THE DIFFERENT LAND USES. IMPERVIOUS AREA FOR TRACT 25 WAS ASSUMED TO BE MAXIMUM (100%).
8. BICYCLE PARKING WILL BE PROVIDED IN ASSOCIATION WITH STUDENT HOUSING.
9. FOR POSSIBLE TRACT 24A DEVELOPMENT PROGRAM, SEE LUP-7 TRIP GENERATION TABLE.
10. IN ACCORDANCE WITH SECTION 18-127, ANY VARIATION FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
11. UNIVERSITY BOULEVARD SETBACK FOR TRACT 23A SHALL BE IN ACCORDANCE WITH THE ORANGE COUNTY CODE IN EFFECT AS OF THE LAND USE PLAN AMENDMENT CD 20-12-01 DATED RECEIVED AUGUST 2021, AS MAY BE MODIFIED BY ANY APPROVED WAIVERS.

### QUADRANGLE TRADE-OFF MATRIX

TO GET	TRADE-OFF
1 HOTEL ROOM	N/A
1 MULTI-FAMILY UNIT	0.747 N/A 0.355 0.174 2.975
1,000 SF OF OFFICE	2.647 2.741 N/A 0.355 6.089
1,000 SF OF RETAIL	2.745 2.745 N/A 0.355 6.089
1 STUDENT HOUSING BED	0.336 0.459 0.364 0.009 N/A

(NOTE: THIS REQUEST CONVERTS OFFICE TO MULTI-FAMILY AS FOLLOWS: 127,706 SF OFFICE / 1,000 SF OFFICE = 127.706 ~ 128 MULTI-FAMILY UNITS)

### QUADRANGLE TRIP GENERATION TABLE

LAND USE	ITE	QUANTITY	UNITS	DAILY PM PEAK TRIPS
OFFICE	770	279,000	SF	30,310
RETAIL	870	223,312	SF	14,825
MULTI-FAMILY	220	1,100	UNITS	4,760
STUDENT HOUSING	310	388	ROOMS	4,952
TOTAL				56,852

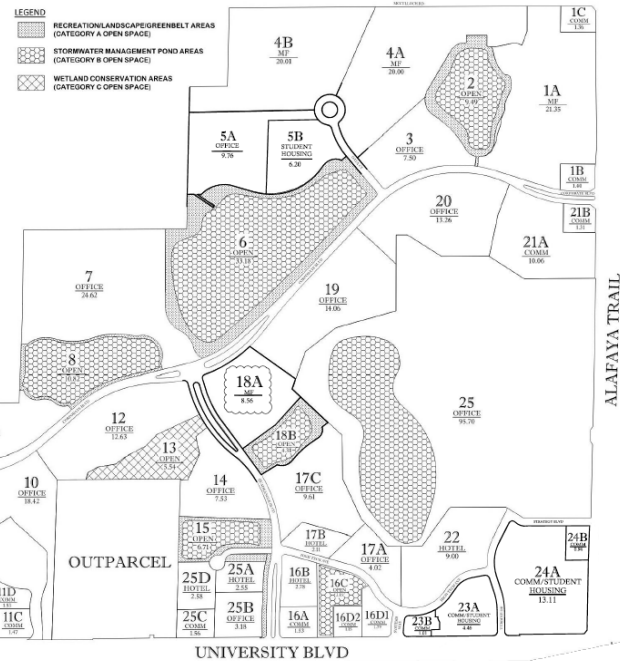
NOTE: THE TABLE ABOVE IS BASED ON THE ORIGINAL DEVELOPMENT PROGRAM TO DETERMINE THE MAXIMUM NUMBER OF TRIPS AVAILABLE.

### QUADRANGLE LEGAL DESCRIPTION

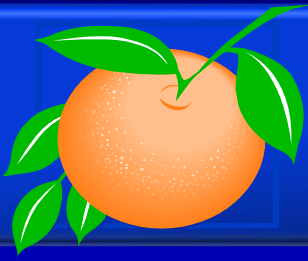
TRACTS	PARCEL ID NUMBER	FLAT BOOK	TRACTS	PARCEL ID NUMBER	FLAT BOOK
1A	03-22-31-7291-00-010	FLAT BK 36, PAGE 100	16A	04-22-31-7299-00-010	FLAT BK 75, PAGE 38
1B	03-22-31-7291-00-020	FLAT BK 36, PAGE 100	16B	04-22-31-7299-00-020	FLAT BK 75, PAGE 38
1C	03-22-31-7291-00-030	FLAT BK 36, PAGE 100	16C	04-22-31-7299-00-030	FLAT BK 75, PAGE 38
2	03-22-31-7270-03-000	FLAT BK 16, PAGE 30-40	16D	04-22-31-7299-00-040	FLAT BK 75, PAGE 38
3	03-22-31-7270-03-010	FLAT BK 16, PAGE 30-40	16E	04-22-31-7299-00-050	FLAT BK 75, PAGE 38
4A	04-22-31-7299-00-010	FLAT BK 35, PAGE 19	17A	04-22-31-7299-00-010	FLAT BK 75, PAGE 38
4B	04-22-31-7299-00-020	FLAT BK 35, PAGE 19	17B	04-22-31-7299-00-020	FLAT BK 75, PAGE 38
5A	04-22-31-7292-00-010	FLAT BK 47, PAGE 132	17C	04-22-31-7299-00-030	FLAT BK 75, PAGE 38
5B	04-22-31-7292-00-020	FLAT BK 47, PAGE 132	17D	04-22-31-7299-00-040	FLAT BK 75, PAGE 38
6	04-22-31-7278-00-008	FLAT BK 17, PAGE 143-144	17E	04-22-31-7299-00-050	FLAT BK 75, PAGE 38
7	04-22-31-7270-00-010	FLAT BK 35, PAGE 19	17F	04-22-31-7299-00-060	FLAT BK 75, PAGE 38
8	04-22-31-7290-00-000	FLAT BK 18, PAGE 10-11	17G	04-22-31-7299-00-070	FLAT BK 75, PAGE 38
9	04-22-31-7290-00-010	FLAT BK 18, PAGE 10-11	17H	04-22-31-7299-00-080	FLAT BK 75, PAGE 38
10	04-22-31-7290-00-020	FLAT BK 18, PAGE 10-11	17I	04-22-31-7299-00-090	FLAT BK 75, PAGE 38
11A	04-22-31-7293-00-001	FLAT BK 67, PAGE 115-116	17J	04-22-31-7299-00-100	FLAT BK 75, PAGE 38
11B	04-22-31-7293-00-002	FLAT BK 67, PAGE 115-116	17K	04-22-31-7299-00-110	FLAT BK 75, PAGE 38
11C	04-22-31-7293-00-003	FLAT BK 67, PAGE 115-116	17L	04-22-31-7299-00-120	FLAT BK 75, PAGE 38
11D	04-22-31-7293-00-004	FLAT BK 67, PAGE 115-116	17M	04-22-31-7299-00-130	FLAT BK 75, PAGE 38
12	04-22-31-7270-00-010	FLAT BK 18, PAGE 10-11	17N	04-22-31-7299-00-140	FLAT BK 75, PAGE 38
13	04-22-31-7278-00-010	FLAT BK 17, PAGE 143-144	17O	04-22-31-7299-00-150	FLAT BK 75, PAGE 38
14	04-22-31-7278-00-020	FLAT BK 17, PAGE 143-144	17P	04-22-31-7299-00-160	FLAT BK 75, PAGE 38
15	04-22-31-7290-00-000	FLAT BK 17, PAGE 143-144	17Q	04-22-31-7299-00-170	FLAT BK 75, PAGE 38

### LEGEND

- RECREATION/LANDSCAPE/GREENBELT AREAS (CATEGORY A OPEN SPACE)
- STORMWATER MANAGEMENT POND AREAS (CATEGORY A OPEN SPACE)
- WETLAND CONSERVATION AREAS (CATEGORY C OPEN SPACE)

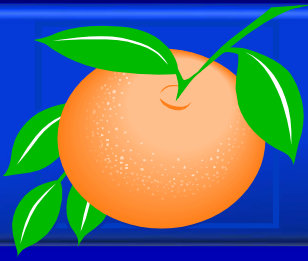


**Kimley»Horn**  
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801  
PHONE: 407-898-1511  
WWW.KIMLEY-HORN.COM CA 00000696



# New Condition #10

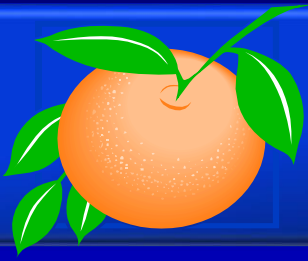
10. **Developer voluntarily agrees to restrict 10% of the approved units for rental to households whose annual incomes are between 80% - 110% of the area median income, as published annually by the U.S. Department of Housing.**



# Action Requested

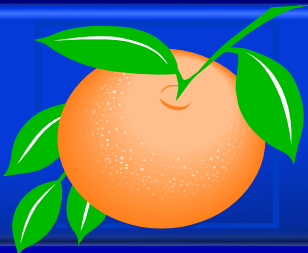
**Make a finding of consistency with the Comprehensive Plan and recommend approval of the Quadrangle Planned Development / Land Use Plan (PD/LUP), dated “Received November 5, 2021,” subject to the conditions listed under the DRC Recommendation in the staff report, with the addition of new condition #10 as presented and to include the renumbering of existing conditions #11 through #21 as conditions #12 through #22.**

**District 5**

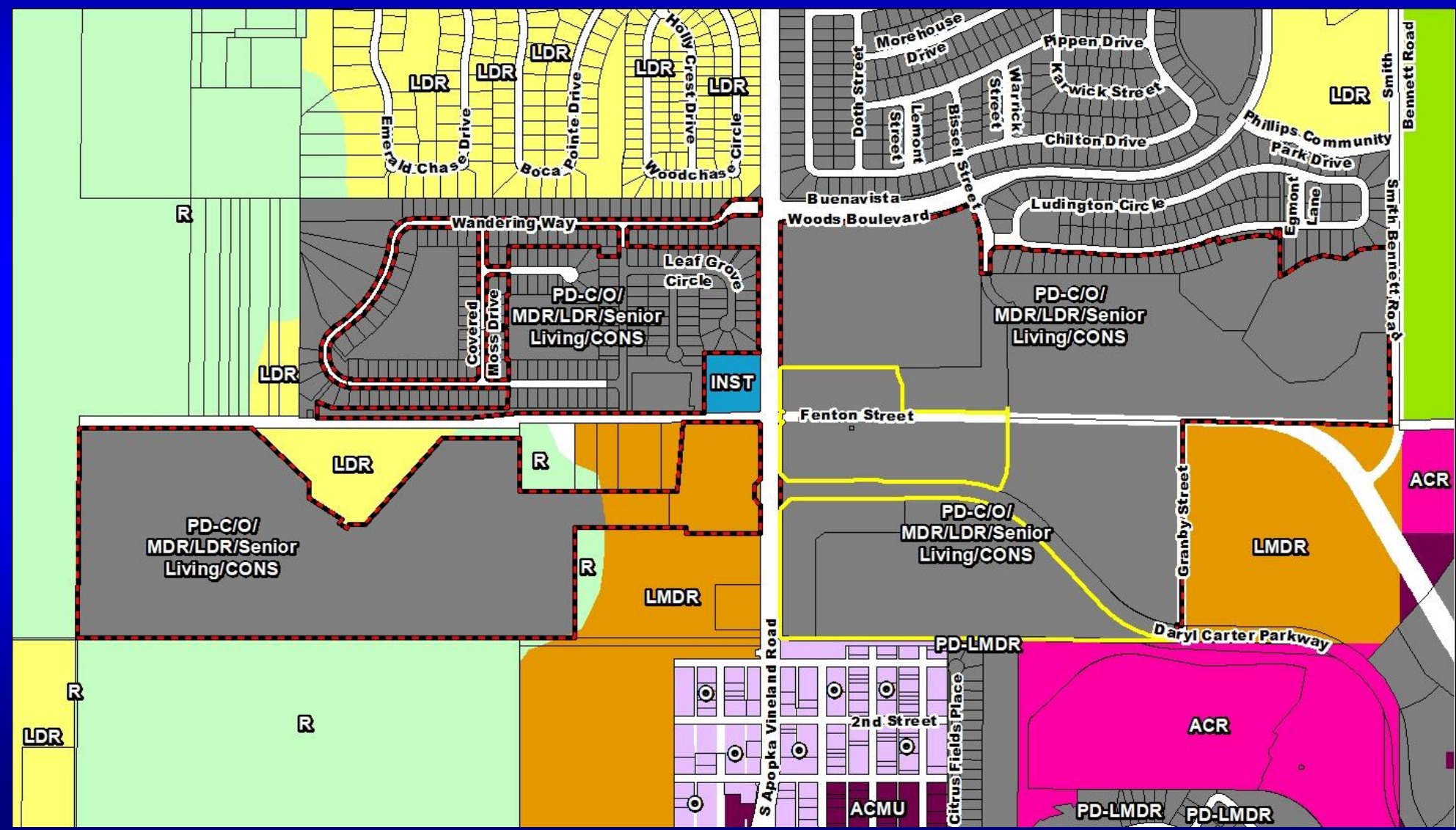


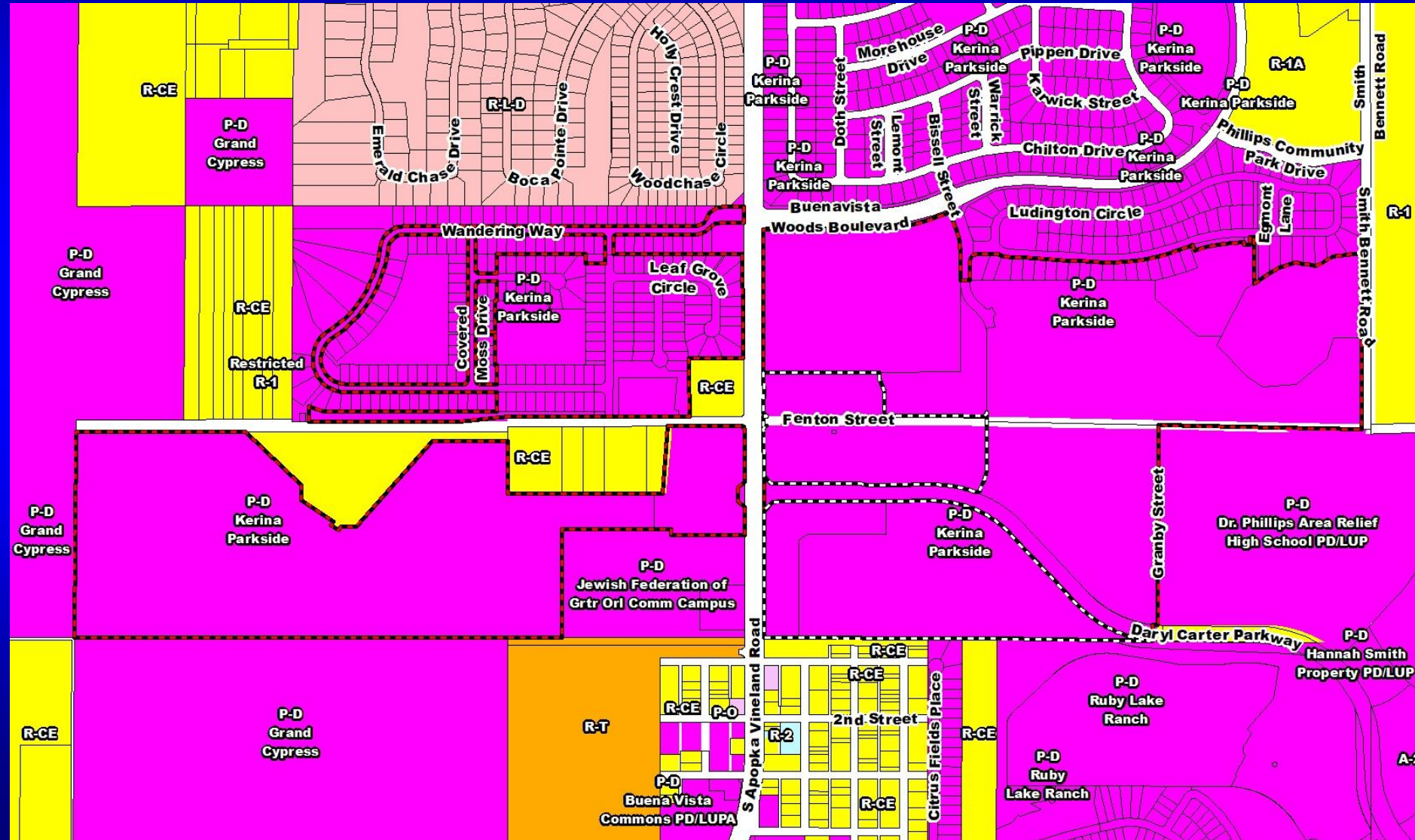
## **Kerina Parkside Planned Development / Land Use Plan**

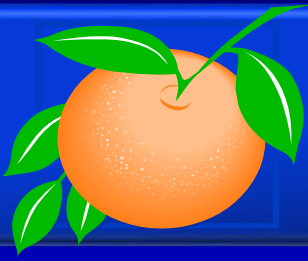
<b>Case:</b>	CDR-21-07-230
<b>Project Name:</b>	Kerina Parkside Planed Development / Land Use Plan (PD/LUP)
<b>Applicant:</b>	Jennifer Stickler, Kimley Horn and Associates, Inc.
<b>District:</b>	1
<b>Acreage:</b>	485.1 gross acres (overall PD) 42.2 gross acres (affected parcel only)
<b>Location:</b>	Generally located on the east of South Apopka Vineland Road at the southeast corner of the intersection with Daryl Carter Parkway
<b>Request:</b>	A substantial change to add a Master Signage Plan (MSP) within Tract 7. Requesting eight (8) waivers from Orange County Code.



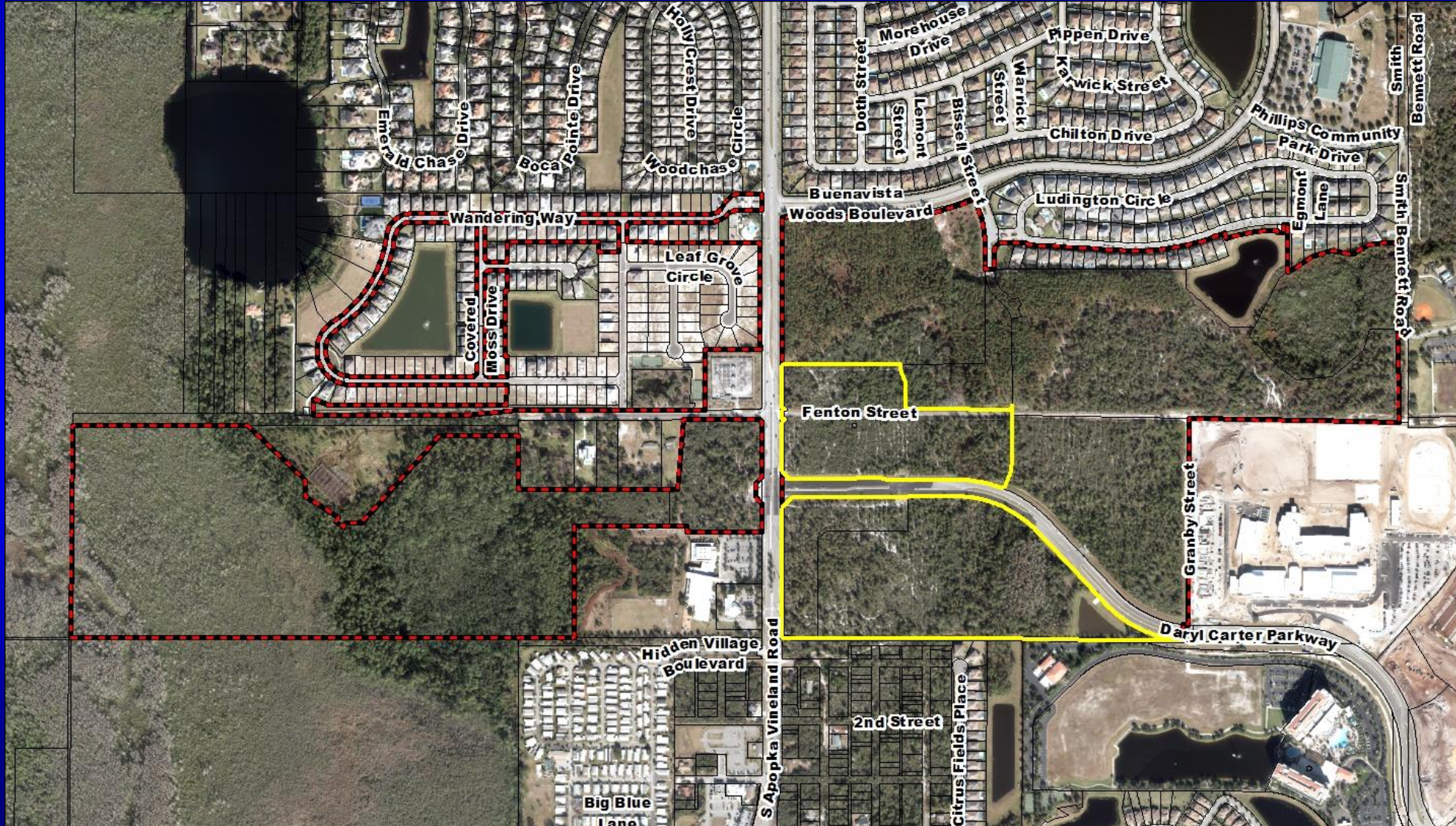
# Kerina Parkside Planned Development / Land Use Plan Future Land Use Map

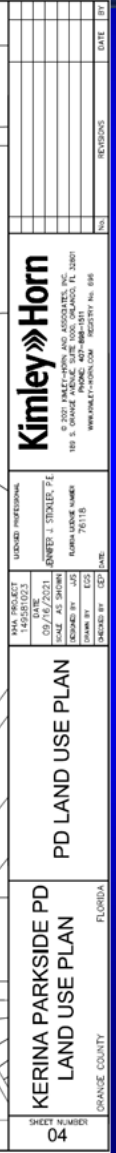


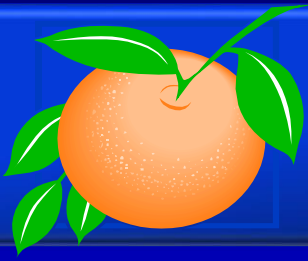




# Kerina Parkside Planned Development / Land Use Plan Aerial Map

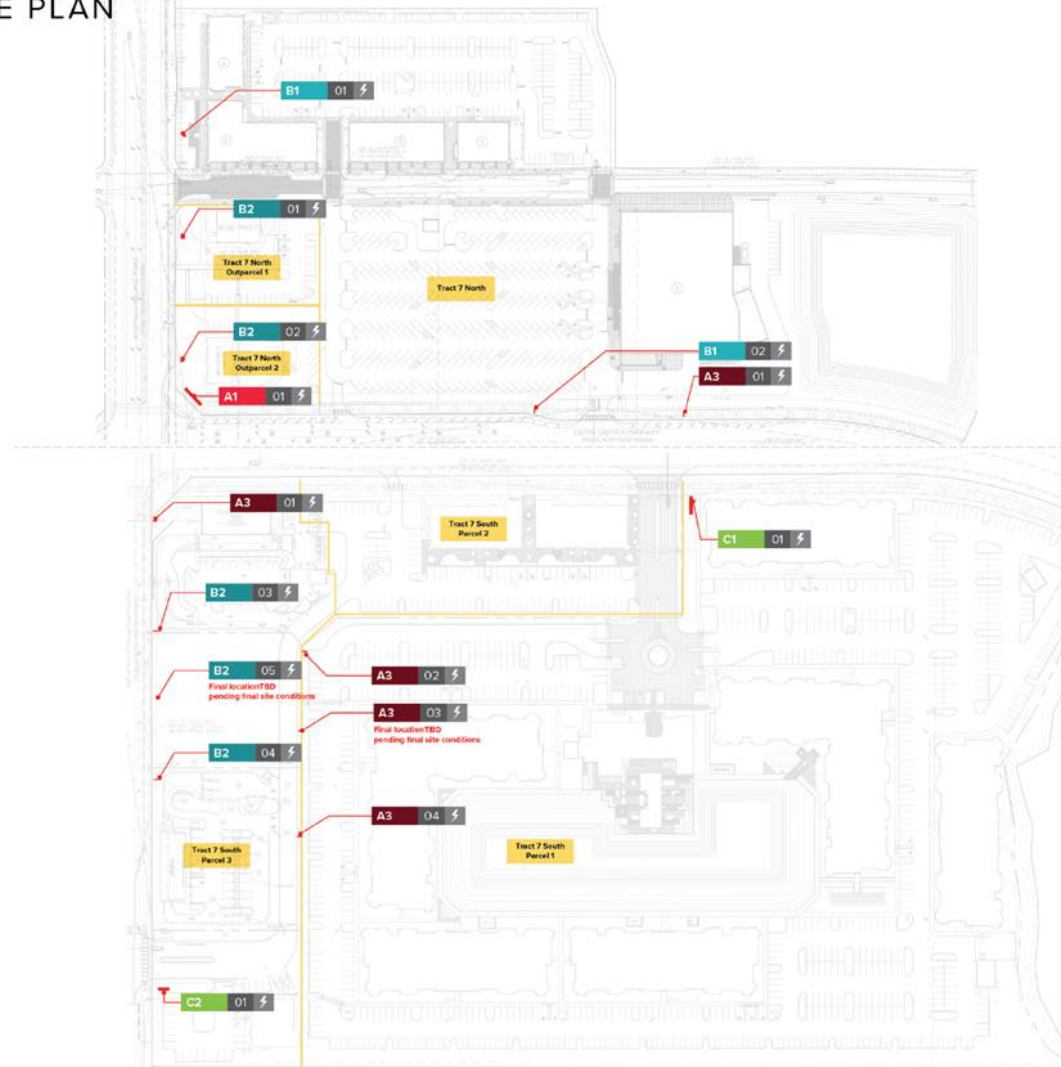






# Kerina Parkside Planned Development / Land Use Plan Overall Master Sign Plan

## SIGN LOCATIONS OVERALL SITE PLAN



### Tract 7 North

#	PROJECT SIGNAGE
A1	○ I Town West Monument
A3	○ I Town Vehicular Directional
#	RETAIL SIGNAGE
B1	Multi-Tenant Listing
B2	Single Tenant Listing
B3	Retail - Gas Station Monument

### Tract 7 South

#	PROJECT SIGNAGE
A3	○ I Town Vehicular Directional
#	RETAIL SIGNAGE
B2	Single Tenant Listing
#	RESIDENTIAL SIGNAGE
C1	The Bentley Identity
C2	The Bentley Vertical Identity





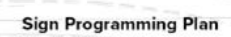
**# PROJECT SIGNAGE**

- A1** O I Town West Monument
- A3** O I Town Vehicular Directional

**# RETAIL SIGNAGE**

- B1** Multi-Tenant Listing
- B2** Single Tenant Listing
- B3** Retail - Gas Station Monument

 **Power Required** 





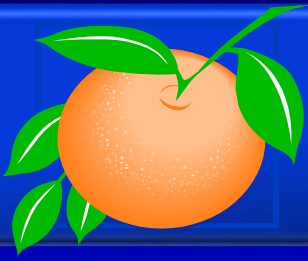
Site plan for The Bentley development showing proposed signage locations. The plan includes a yellow boundary line, various parcels (Tract 7 South Parcel 1, 2, 3), and existing buildings like McDonald's and The Bentley. Signage locations are marked with colored boxes and codes: A3 (Town Vehicular Directional), B2 (Single Tenant Listing), C1 (The Bentley Identity), and C2 (The Bentley Vertical Identity). A legend in the bottom right explains the codes and includes a north arrow and power symbol.

**Legend:**

- # PROJECT SIGNAGE**
  - A3 01 Town Vehicular Directional
- # RETAIL SIGNAGE**
  - B2 03 Single Tenant Listing
- # RESIDENTIAL SIGNAGE**
  - C1 01 The Bentley Identity
  - C2 01 The Bentley Vertical Identity

Power Required ⚡

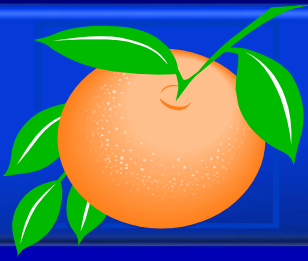
### Sign Programming Plan



# Action Requested

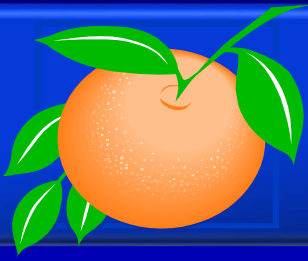
**Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Kerina Parkside Planned Development / Land Use Plan (PD/LUP), dated “November 16, 2021,” subject to the 14 conditions listed under the DRC Recommendation in the staff report.**

**District 1**



## **Village F Master Planned Development / Land Use Plan**

<b>Case:</b>	CDR-21-12-354
<b>Project Name:</b>	Village F Master Planed Development / Land Use Plan (PD/LUP)
<b>Applicant:</b>	Jennifer Stickler, Kimley Horn and Associates, Inc.
<b>District:</b>	1
<b>Acreage:</b>	857.15 gross acres (overall PD) 35.00 gross acres (affected parcel only)
<b>Location:</b>	Generally located south of Seton Creek Boulevard and west of Seidel Road
<b>Request:</b>	A substantial change approve a Master Signage Plan (MSP) for the S-6 and N-35 Village Center. Requesting eleven (11) waivers from Orange County Code.

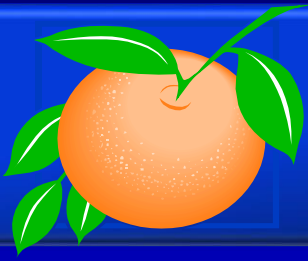


# Village F

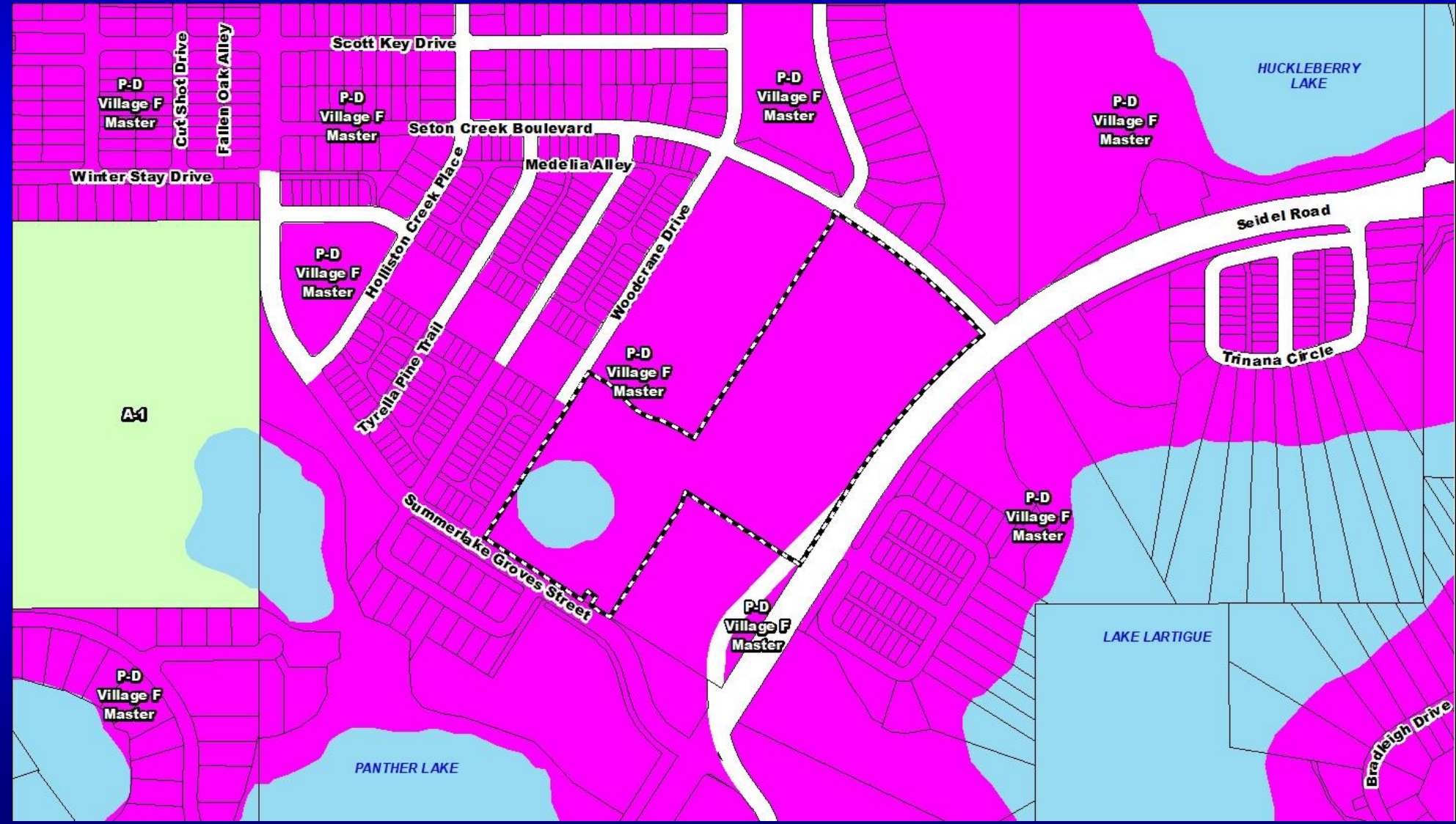
## Master Planned Development / Land Use Plan

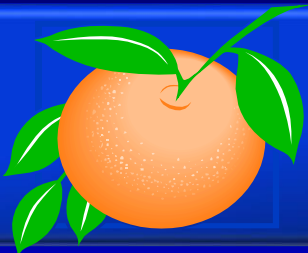
### Horizon West Specific Future Land Use Map





# Village F Master Planned Development / Land Use Plan Zoning Map

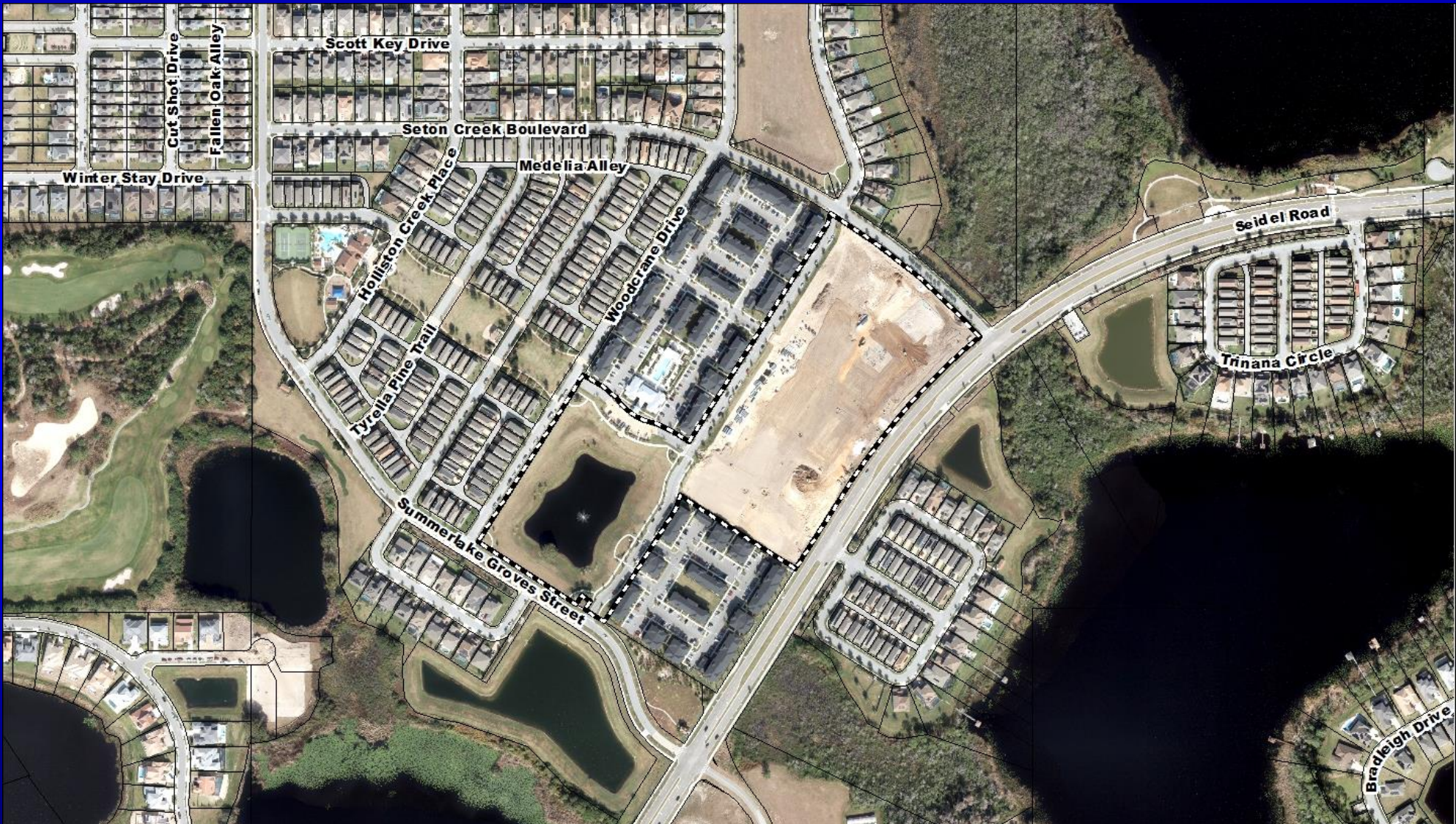


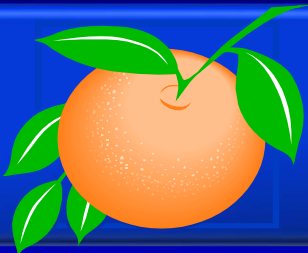


# Village F

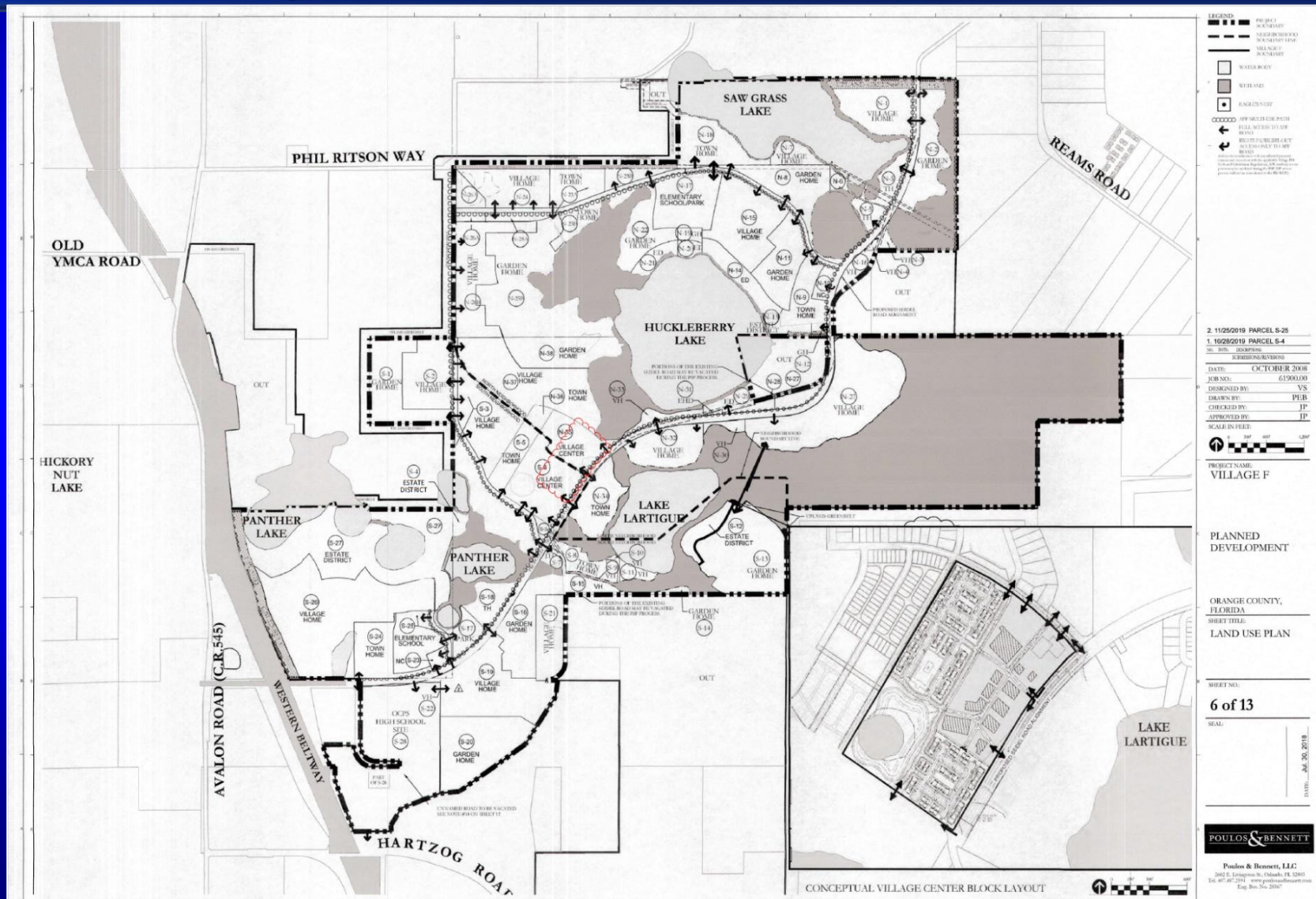
## Master Planned Development / Land Use Plan

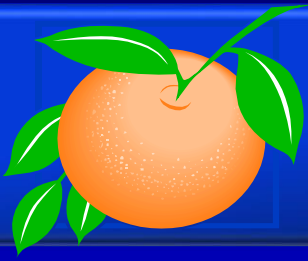
### Aerial Map





# Kerina Parkside Planned Development / Land Use Plan Overall Master Sign Plan





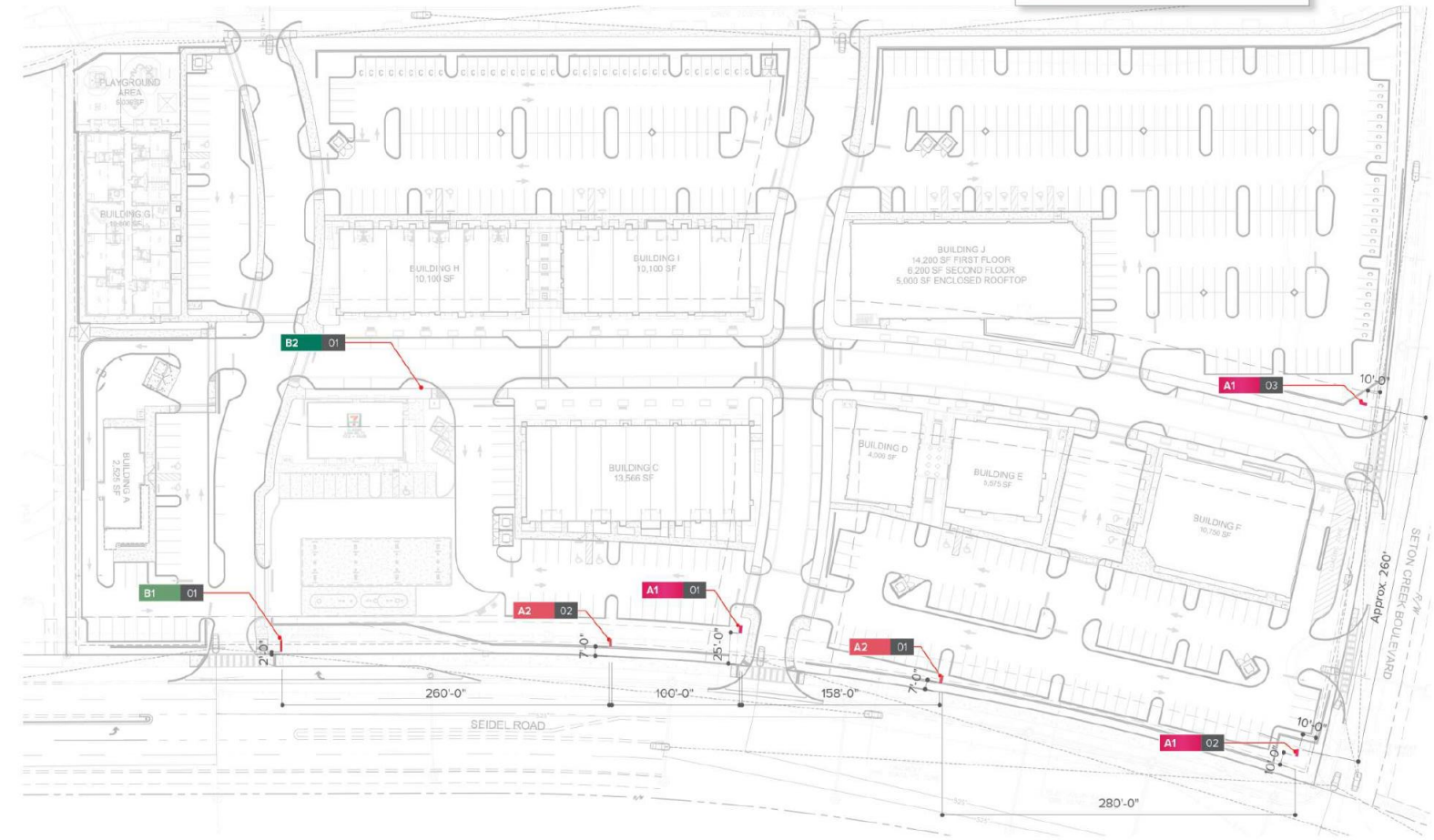
# Kerina Parkside Planned Development / Land Use Plan Overall Master Sign Plan

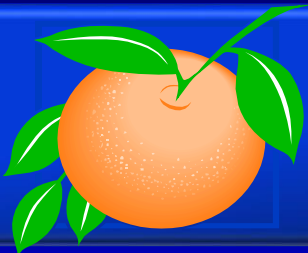
## SIGN LOCATION PLAN

Measurements are approximate and may vary slightly within final conditions

Distances between and placement of A3 monuments are dependent on the location of the vertical features of the kneewall

#	PROJECT SIGNAGE
A1	Identity Monument & Landscape Feature
A2	Multi Tenant Monument
B1	Gas Station Identity Monument
B2	Gas Station Directional

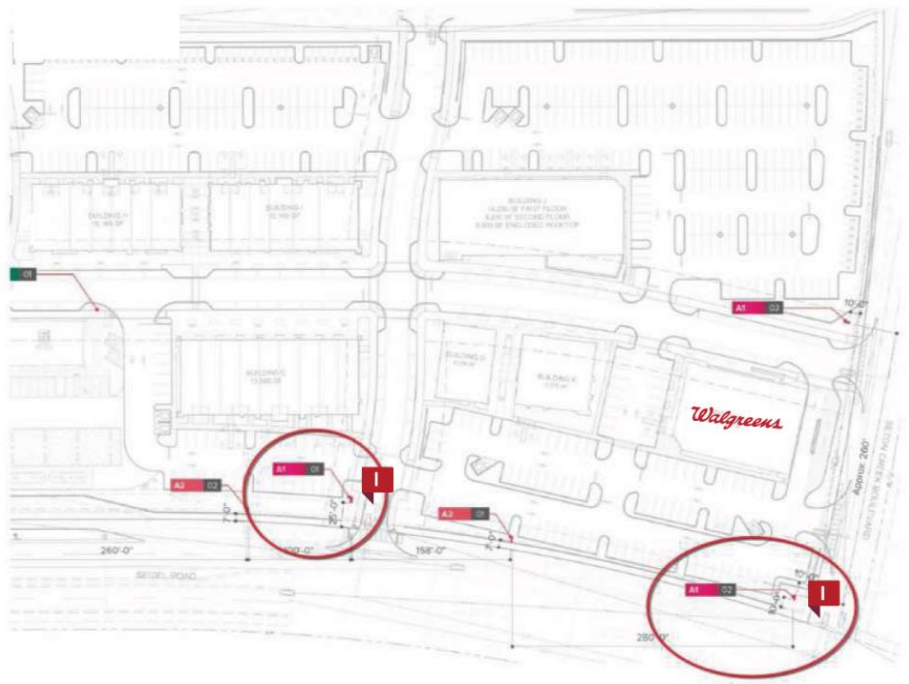
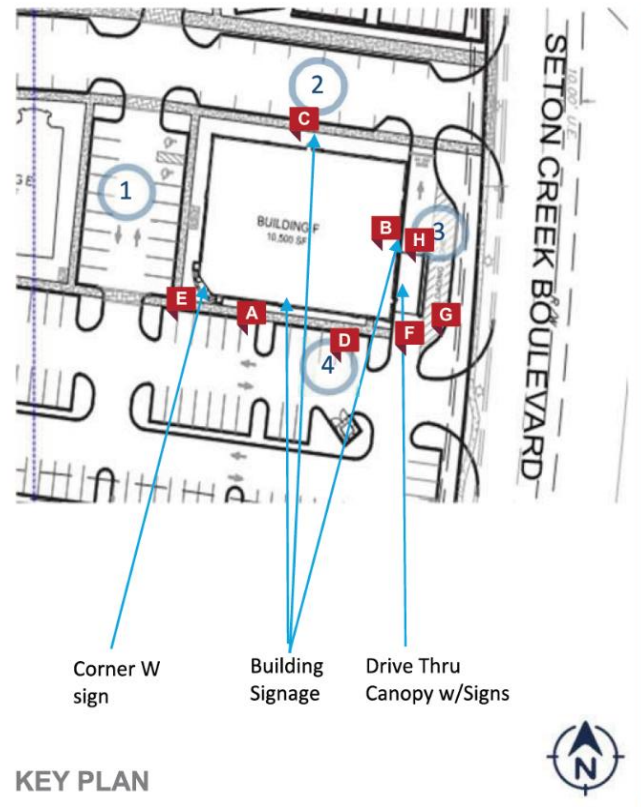




# Kerina Parkside Planned Development / Land Use Plan Overall Master Sign Plan

DESIGN DATE: 09/12/2020  
ACCOUNT REP: KS  
DESIGNER: BV  
APPROVED BY: KS

Site Identification  
VicinitySite Plan



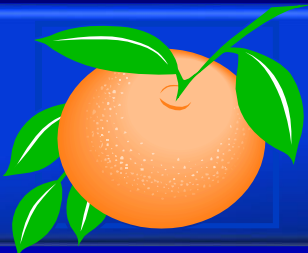
Walgreens Store 21339  
Seidel Rd & Seton Creek Blvd  
Winter Gardens, FL 34787

K:\Active\ACCOUNTS\W\WALGREENS\Project 4554\Locations\2020\21339\_Winter Gardens\4554\_21339\_Winter Gardens\_FL\_R8

Request #329748 BV 09/12/20

330425	BV 09/25/20	348672	BV 08/20/21
331100	BV 10/10/20	353268	AM 09/24/21
331912	BV 10/22/20	358654	AM 11/05/21
331839	BV 10/30/20	360459	AM 11/10/21





# Kerina Parkside Planned Development / Land Use Plan Typical Monument Signage from Master Sign Plan

## A1: MONUMENT SIGN & LANDSCAPE FEATURE



METAL HORIZONTAL SLATS



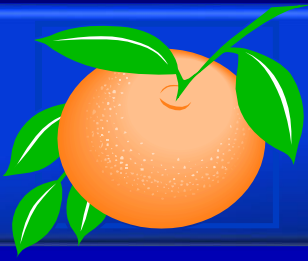
TILED METAL PANELS AT ANGLES



ILLUMINATION	Internal Illumination
DOUBLE SIDED	Yes
QUANTITY	2
DIMENSIONS OF SIGN	8'0" x 6'7"

TOTAL SIGN AREA	53 sqft per face 106 sqft two-sided
TOTAL COPY AREA	26 sqft per face 52 sqft two-sided
TOTAL TENANT SIGN AREA ON SINGLE FACE	21 sqft per face 42 sqft two-sided

THE MARK IDENTITY SQ FT	2 sqft
SINGLE TENANT PANEL AREA	3.5 sqft



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Village F Master Planned Development / Land Use Plan (PD/LUP), dated “November 22, 2021,” subject to the 22 conditions listed under the DRC Recommendation in the staff report.**

**District 1**

***Board of County Commissioners***

# **Public Hearings**

**January 11, 2022**