



# LPA Amendment 2018-1-S-5-1







# Site Area

6.96 Acres

RaceTrac Site  
+/- 2.2 Acres







# Site Characteristics







# Resident & Golf View Angles







**View Across  
#7 Fairway**

**North-West  
Boundary**







# Resident & Golf View Angles







View at #8  
Green

Open  
Window to  
Semoran







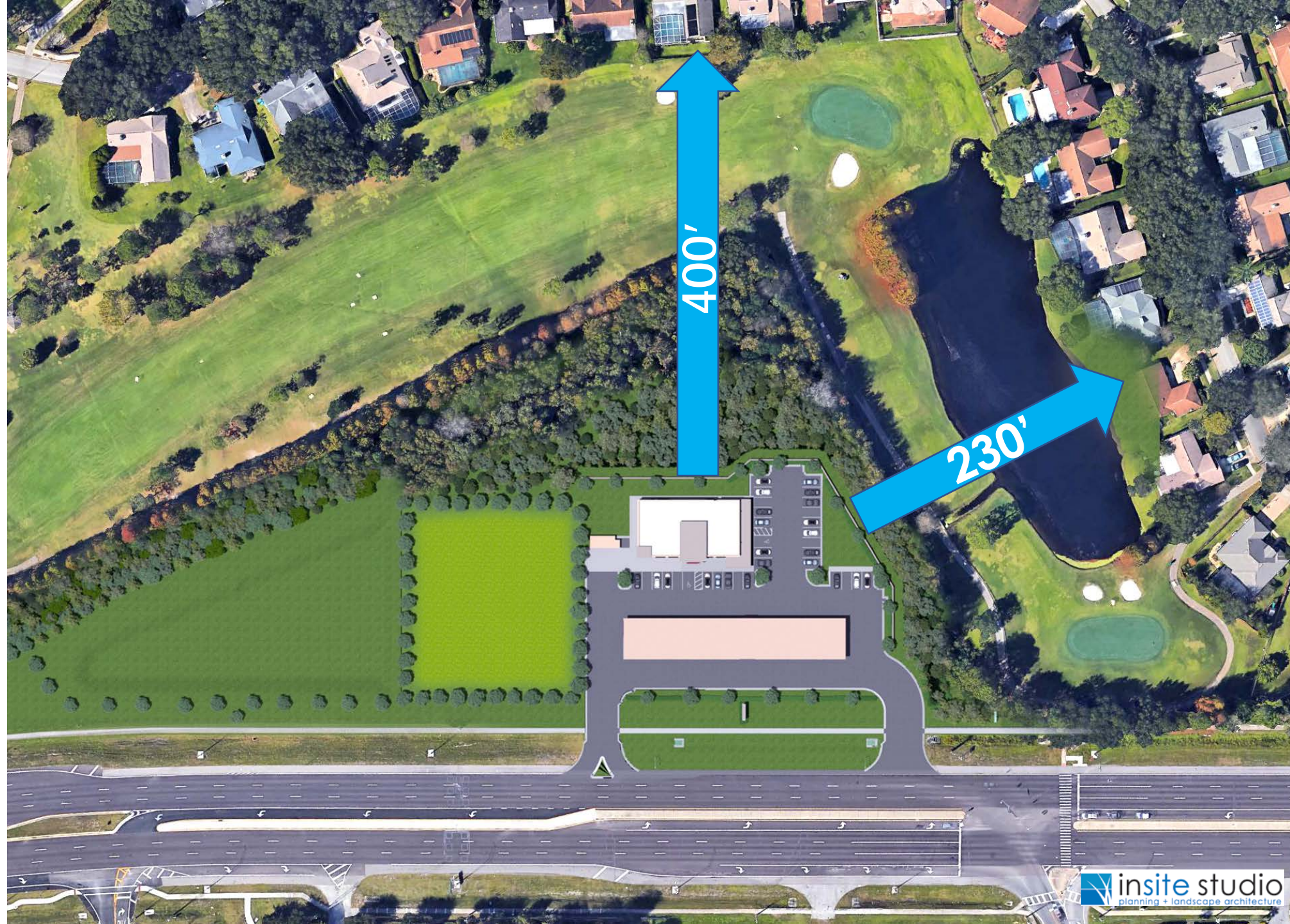
# The Proposed Plan from Community Meeting







Distance to  
Nearest  
Home







## Community Concerns

1. Noise
2. Lighting
3. Drainage
4. Environment
5. Security
6. Visibility







# Community Concerns

## 1. Noise







# Community Concerns

## 1. Noise



Relocate Parking,  
Loading &  
Dumpster

8' Wall as  
Permitted by  
Orange Co.

Limit Delivery  
Schedules of  
Vendors

Limit Design of  
Auditory  
Communication  
System





## Community Concerns

1. Noise
2. Lighting







## Winter Park Lighting Requirements

(1) *Height.* Except as otherwise required under this article, the height of an outdoor lighting fixture (inclusive of the pole and light source/luminaire) shall be a maximum of 16'. For large parking lots over one acre in area, a maximum pole and lighting fixture height of 30 feet shall be permitted. Height shall be measured from the finished grade to the top of the light fixture. The height of the fixture shall be in scale with the building; for example the fixture height shall not exceed the height of the building. Parking lots adjacent to or across the street from residential properties will be subject to lesser height requirements to prevent glare or light trespass onto those properties. Any additional fixture height increase or deviation for heights of fixtures will be considered on a case by case basis where it is shown not to be detrimental to the purpose and intent of this division.

(5) *Illumination levels.* Illumination levels at the interior (side or rear) property line of the building or project shall not be more than .5 FC at any point when the building or project is located next to any residential use, and shall not be more than 1.0 f.c. when located next to any other use. To avoid glare or spill light from encroaching onto adjacent properties, illumination shall be installed with house side shields and reflectors, and shall be maintained in such a manner as to confine light rays to the premises of the building or project.

**Commitment to Design to National Dark Sky Criteria**





# View Across #7 Fairway

West  
Boundary







## Community Concerns

1. Noise
2. Lighting
3. Drainage







## Community Concerns

1. Noise
2. Lighting
3. Drainage
4. Environment



Wetland to  
be Preserved





## Community Concerns

1. Noise
2. Lighting
3. Drainage
4. Environment
5. Security



Wetland to  
be Preserved

8' Wall as  
Permitted by  
Orange Co.

Security  
Camera  
Systems

Partnership  
with Local Law  
Enforcement





# Community Concerns

- 1. Noise
- 2. Lighting
- 3. Drainage
- 4. Environment
- 5. Security
- 6. Visibility







# Architecture







# The Existing View







# The Proposed View







**View Across  
#7 Fairway**

**North-West  
Boundary**







View Across  
#7 Fairway

North-West  
Boundary





View Across  
#7 Fairway

North-West  
Boundary





View across  
#8 Green

North  
Boundary





View across  
#8 Green

North  
Boundary





View across  
#8 Green

North  
Boundary







**OBJ FLU8.2 COMPATIBILITY. Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses.**

FLU8.2.1 Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change. (Policy

FLU8.2.10 To ensure land use compatibility with nearby residential zoned areas and protection of the residential character of those areas, office and commercial uses within residential neighborhoods shall be subject to strict performance standards, including but not limited to the following:

- A. Building height restrictions;
- B. Requirements for architectural design compatible with the residential units nearby;
- C. Floor area ratio (FAR) limitations;
- D. Lighting type and location requirements;
- E. Tree protection and landscaping requirements including those for infill development; and
- F. Parking design. (Policy 3.1.33-r)

FLU8.2.11 Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.





## Staff Report

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#### Restrictions:

1. New billboards and pole signs shall be prohibited;
2. A Type "C" buffer shall be used to separate neighborhood commercial (C-1) uses from all residential areas, unless a variance to this restriction and buffer is approved by the Board of Zoning Adjustment (BZA). This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of fifteen (15) feet wide. The type C buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. This buffer must be three (3) feet high and fifty (50) percent opaque at planting and be capable of attaining full height and opacity within three (3) years;
3. The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping) prior to the expansion of any existing structures or new site improvements to accommodate C-1 uses.
4. All canopy lighting shall be full cutoff, and all lighting fixtures shall have shielding to direct illumination away from the property line.





## Added Restrictions

5. 8' Wall
6. Dark Sky Lighting Standards, follow Winter Park Code. (16' Max)
7. Parking and Dumpsters located on South side of building.
8. Limit Building Height to 23'
9. Limit Vendor Deliveries to 7am – 8pm (except fuel)





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# Setbacks

## Orange County Land Development Regulations

<i>District</i>	<i>Min. lot area (sq. ft.)<sup>m</sup></i>	<i>Min. living area (sq. ft.)</i>	<i>Min. lot width (ft.)</i>	<i><sup>a</sup> Min. front yard (ft.)</i>	<i><sup>a</sup> Min. rear yard (ft.)</i>	<i><sup>a</sup> Min. side yard (ft.)</i>	<i>Max. building height (ft.)</i>	<i>Lake setback (ft.)</i>
<sup>P-O</sup> <b>P-O</b>	10,000	500	85	25	30	10 for one-and two-story bldgs., plus 2 feet for each add. story	35	a
<sup>C-1</sup> <b>C-1</b>	6,000	500	80 on major streets (see Art. XV); 60 for all other streets <sup>a</sup> ; 100 ft. for corner lots on major streets (see Art. XV)	25	20	0; or 15 ft. when abutting residential district; side street, 15 ft.	50; or 35 within 100 ft. of all residential districts	a

107'

170'

125'

23'

Actual dimensions are approximate



## Landscape Buffers

(3) *Type C, opaque buffer.* This buffer classification shall be used to separate neighborhood commercial (C-1) and light industrial (I-L) uses from all residential uses. This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of fifteen (15) feet wide. The type C buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. This buffer must be three (3) feet high and fifty (50) percent opaque at planting and be capable of attaining full height and opacity within three (3) years.

Actual = +/- 25'

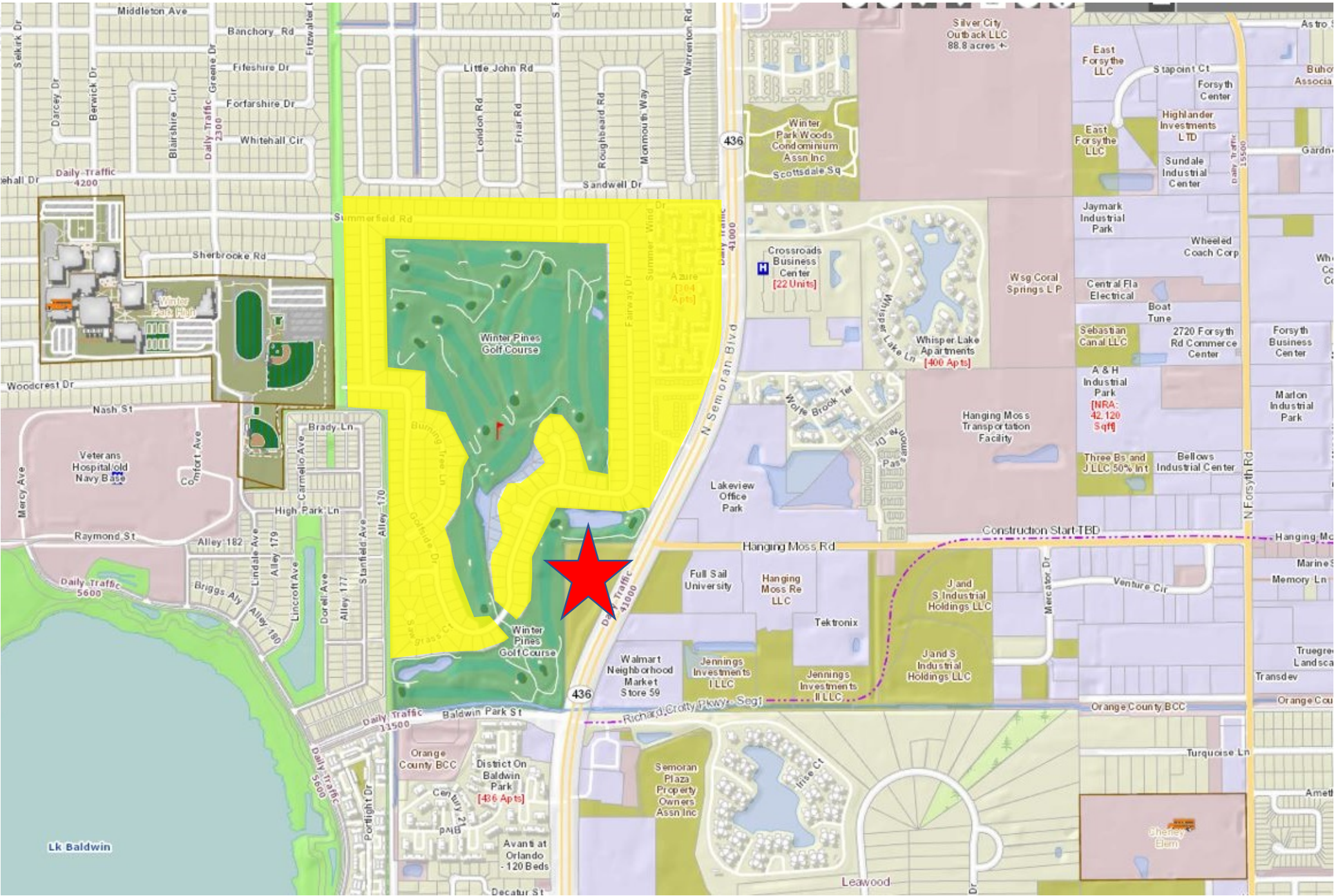
(4) *Type D, opaque buffer.* This buffer classification shall be used to separate professional office (P-O) uses from all residential uses. This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of ten (10) feet wide. The type D buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. This buffer must be three (3) feet high and fifty (50) percent opaque at planting and be capable of attaining full height and opacity within three (3) years.

(b) *Shade trees.* All buffers shall include one (1) shade tree for each forty (40) lineal feet or fraction thereof.





# Site Location Map







Existing Site  
Invasive  
Landscape







# Resident & Golf View Angles







View Across  
#4 Green

South West  
Corner







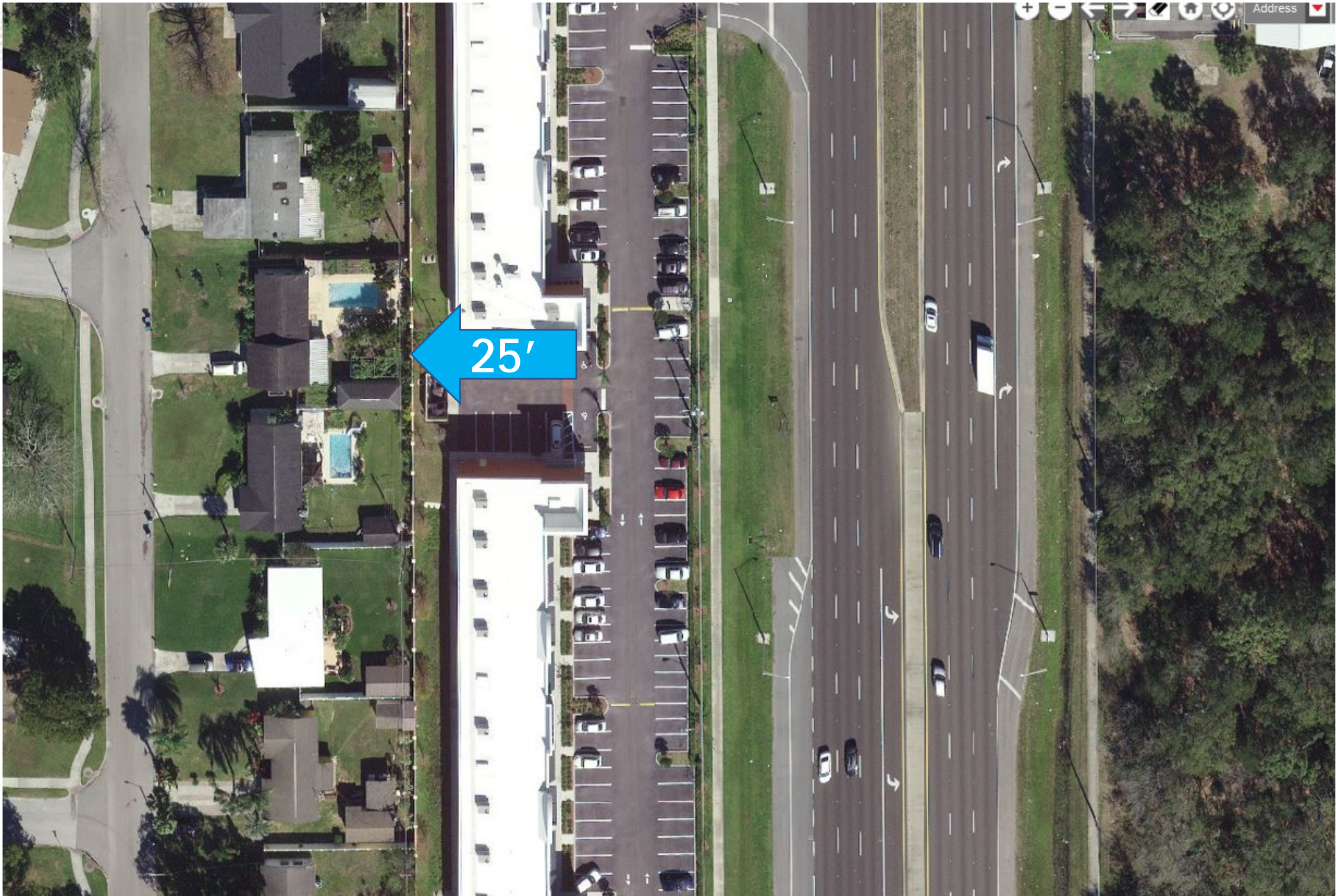
# Semoran Square Plaza







Semoran  
Square  
Plaza







View at  
#7 Tee Box

West  
Boundary







# Resident & Golf View Angles







# View Across #7 Fairway

West  
Boundary

