

*Board of County Commissioners*

# Public Hearings

**October 13, 2020**



# **RZ-20-07-051 – S. Brent Spain, Esq. Planning and Zoning Commission (PZC) Board-Called Hearing**

**Case:** RZ-20-07-051

**Applicant:** S. Brent Spain, Esq., Theriaque & Spain

**District:** 2

**Location:** 3605 Cilia Street; or generally north of Willow Street and approximately 435 feet west of Day Care Center Road.

**Acreage:** 0.21 gross acre

**From:** R-1A (Single-Family Dwelling District)

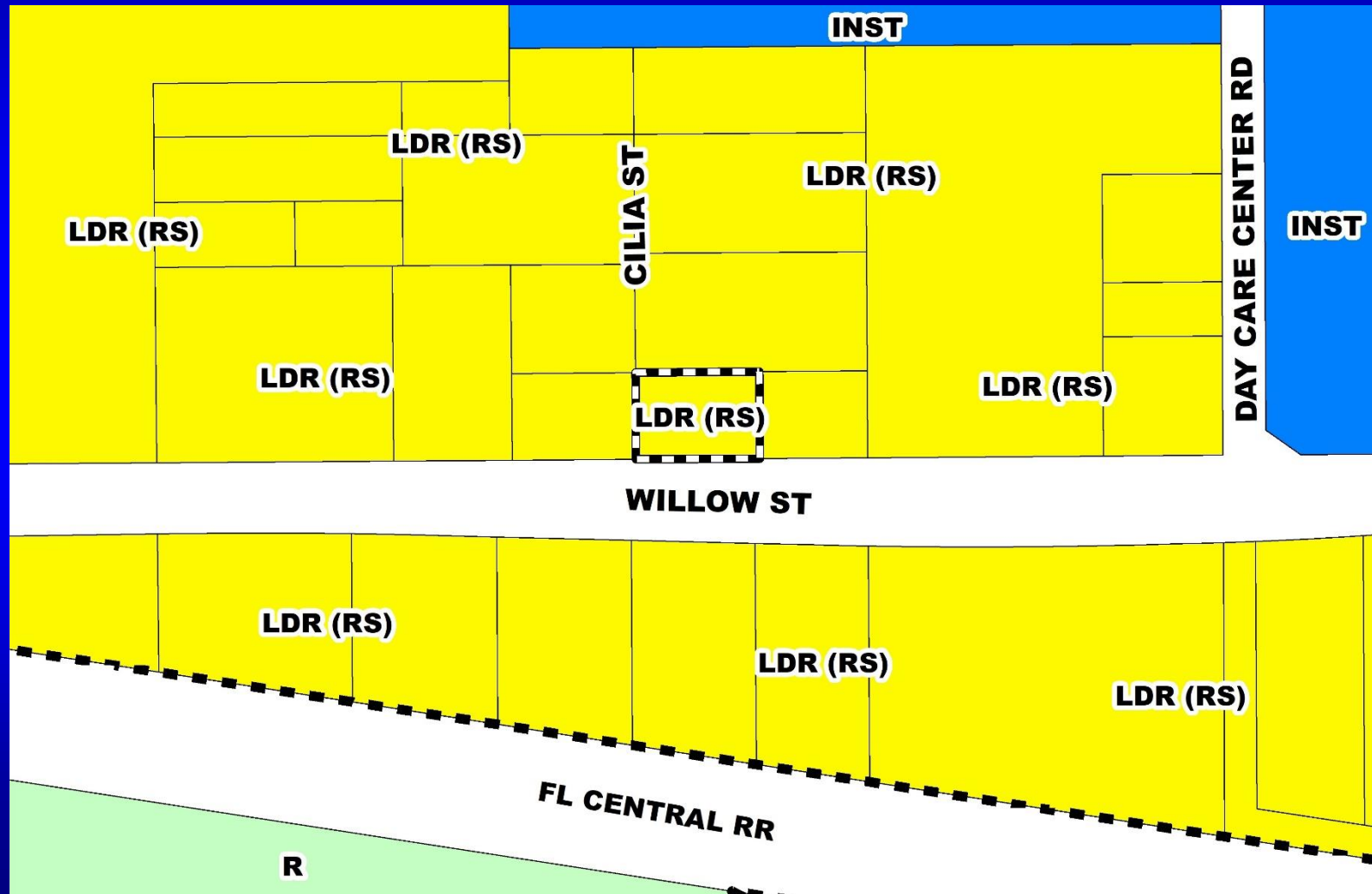
**To:** R-T-1 (Mobile Home Subdivision District)

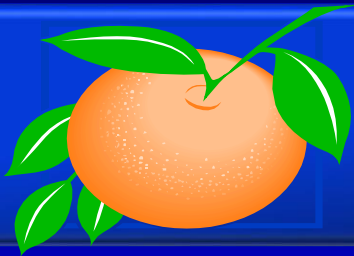
**Proposed Use:** One (1) manufactured home



# RZ-20-07-051 – S. Brent Spain, Esq.

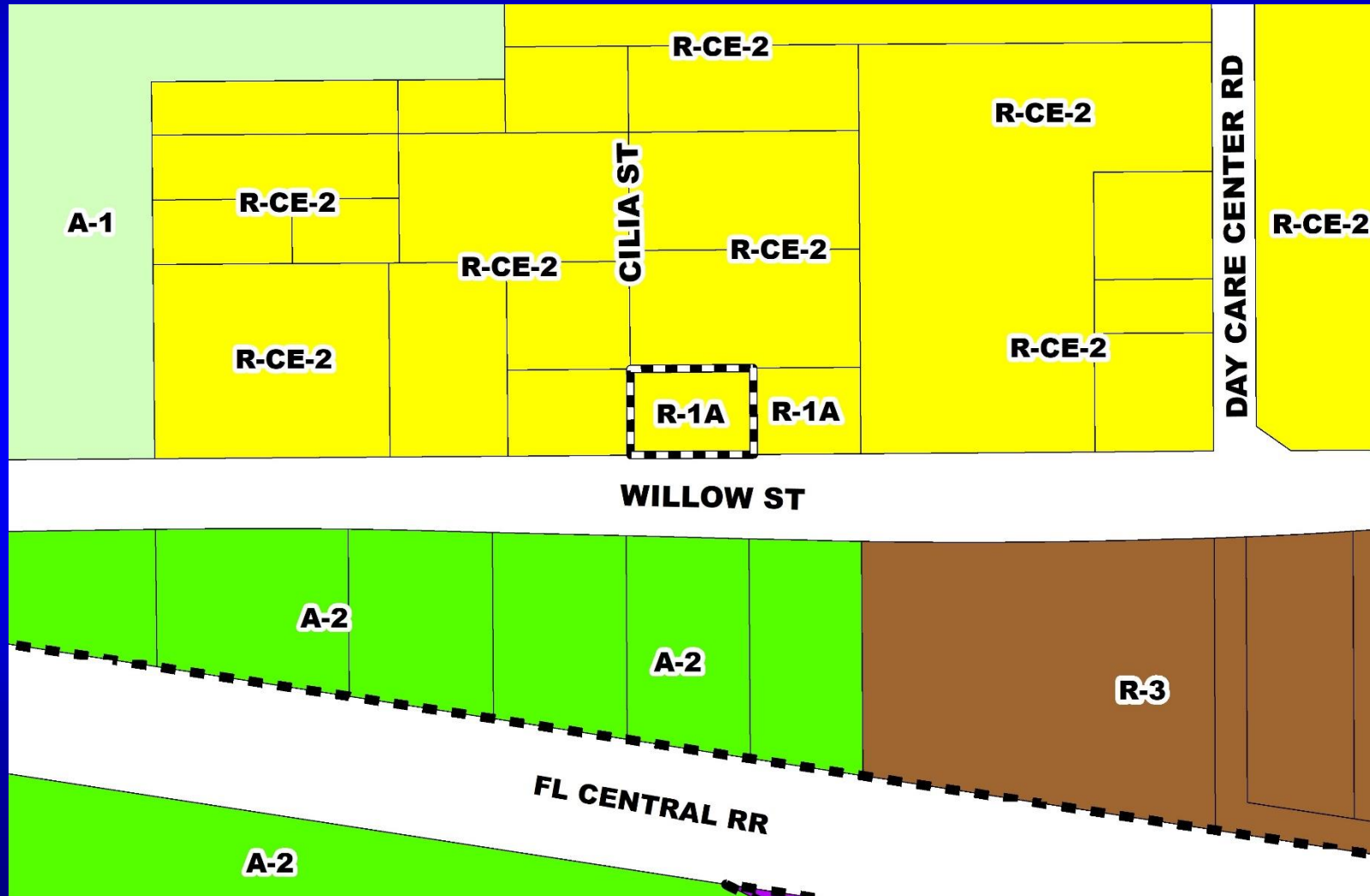
## Planning and Zoning Commission (PZC) Board-Called Hearing Future Land Use Map





# RZ-20-07-051 – S. Brent Spain, Esq.

## Planning and Zoning Commission (PZC) Board-Called Hearing Zoning Map

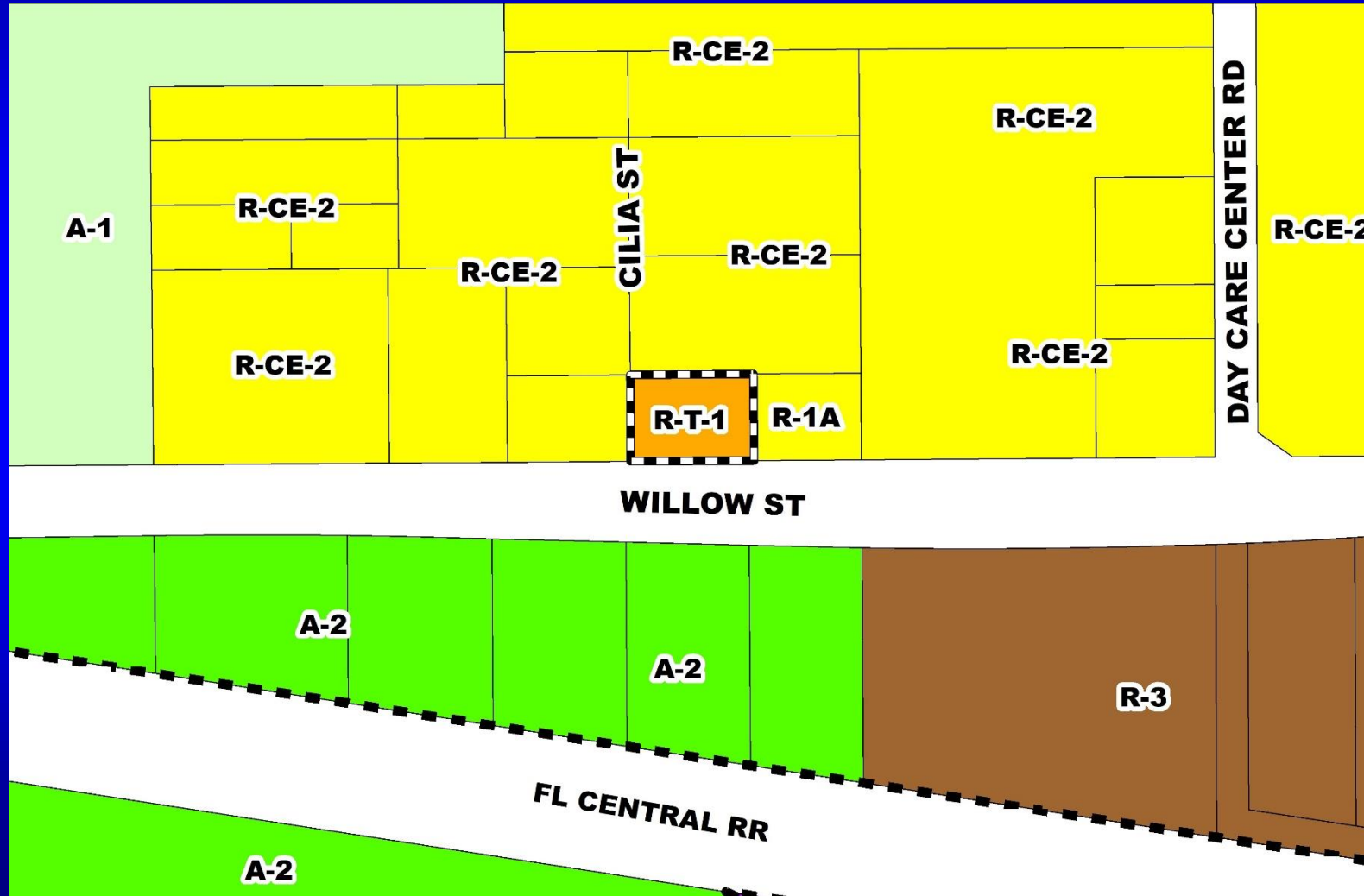




# RZ-20-07-051 – S. Brent Spain, Esq.

## Planning and Zoning Commission (PZC) Board-Called Hearing

### Proposed Zoning Map





**RZ-20-07-051 – S. Brent Spain, Esq.**

**Planning and Zoning Commission (PZC) Board-Called Hearing**

**Aerial Map**

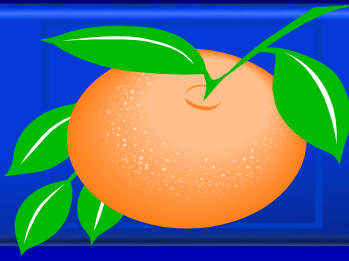




# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the requested R-T-1 (Mobile Home Subdivision District) zoning.**

**District 2**



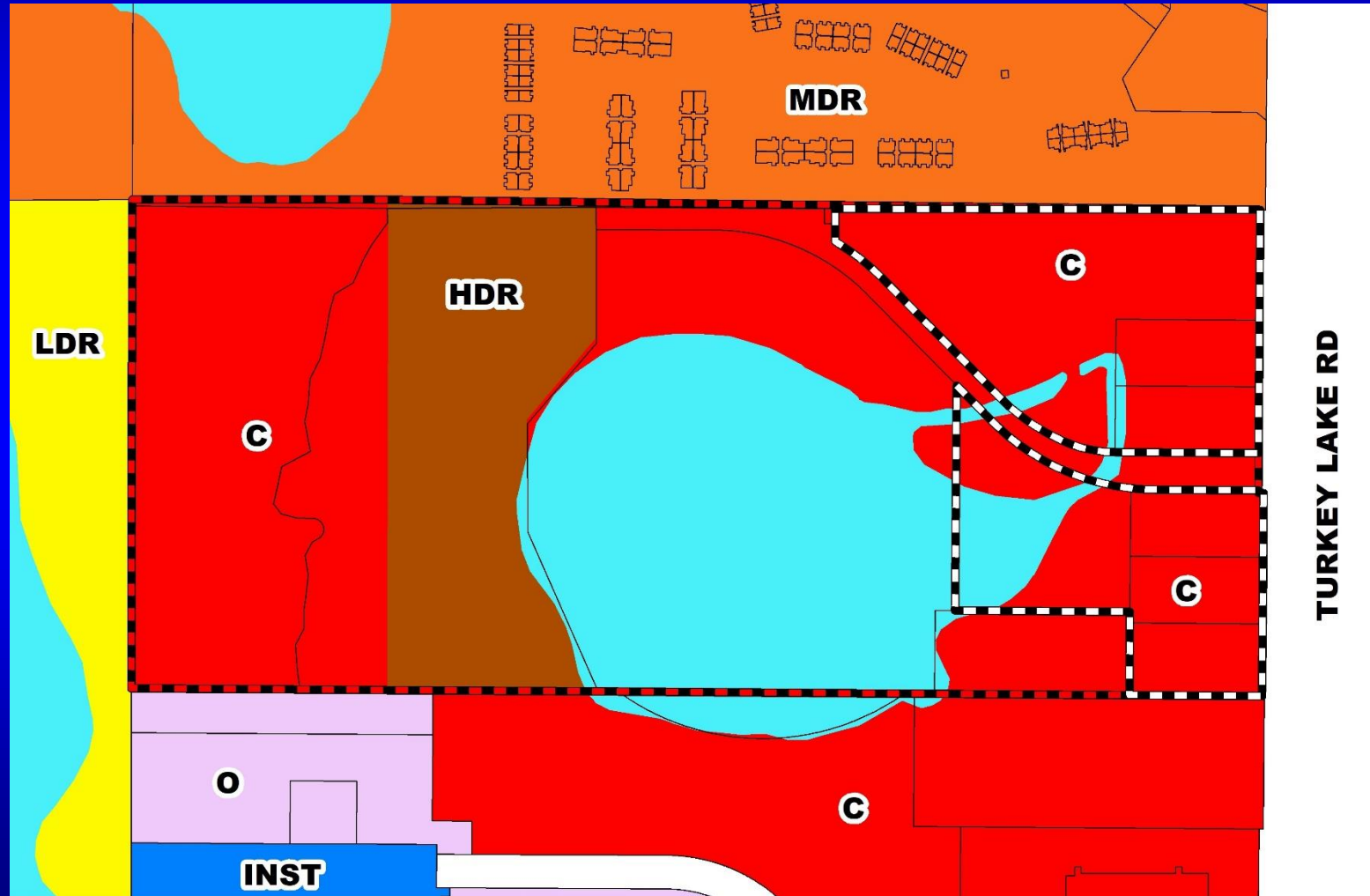
# National Spa Planned Development / Land Use Plan

- Case:** CDR-20-01-017
- Project Name:** National Spa PD
- Applicant:** Jay Jackson, Kimley-Horn & Associates, Inc.
- District:** 1
- Acreage:** 64.07 gross acres (overall PD)  
15.65 gross acres (affected parcels only)
- Location:** Generally located on the west side of Turkey Lake Road, approximately 720 feet south of Palmacia Boulevard
- Request:** To increase the number of hotel rooms from 120 to 122, increase the shopping center square footage from 148,600 square feet to 170,000 square feet, and reduce the spa area square footage from 60,000 square feet to 26,500 square feet. Additionally, one (1) waiver from Orange County Code to allow a maximum impervious area coverage not to exceed seventy-eight (78) percent of the new land area, in lieu of the seventy (70) percent of the net land area on lot 5b is associated with this request.



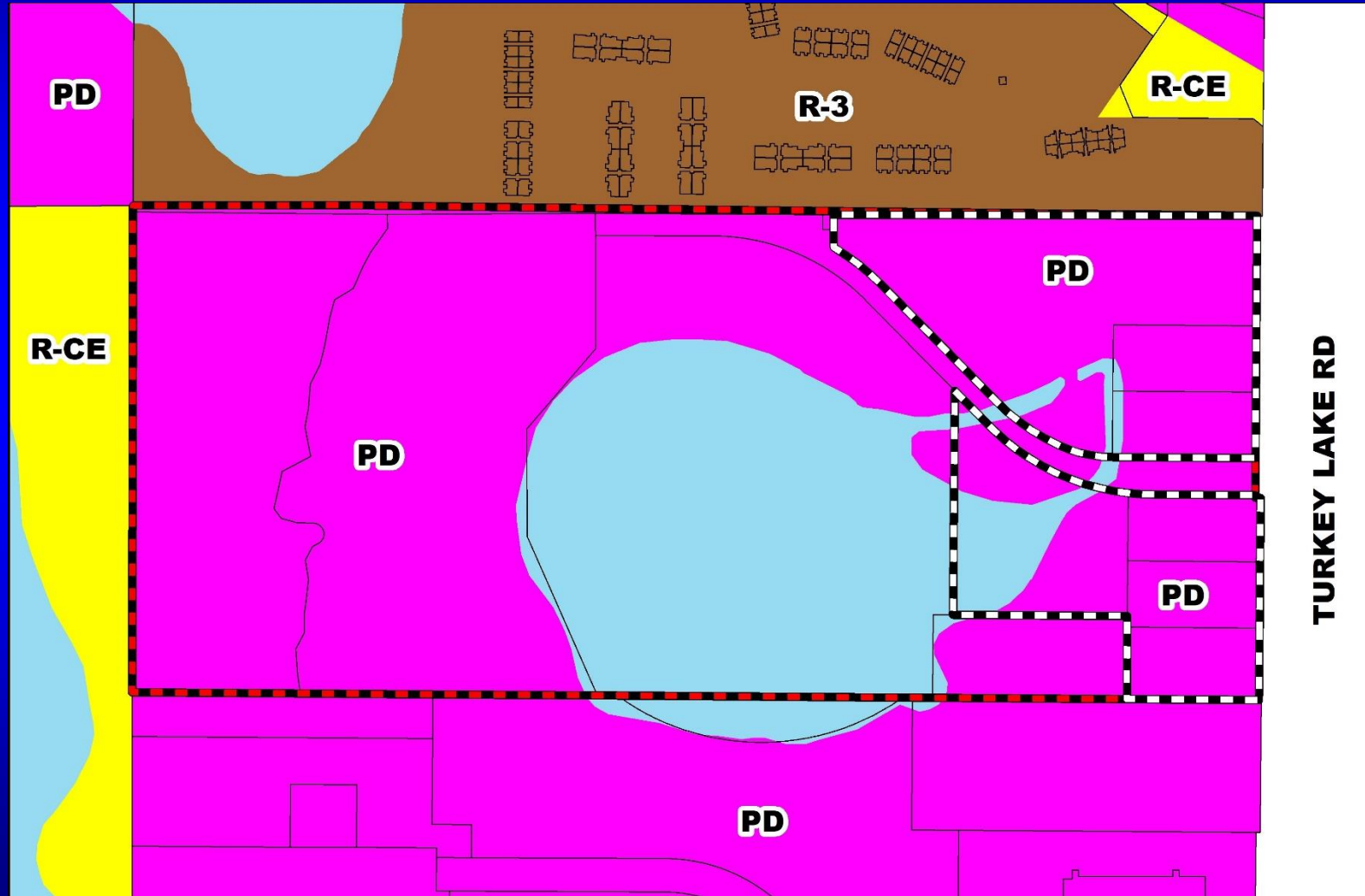


# National Spa Planned Development / Land Use Plan Future Land Use Map





# National Spa Planned Development / Land Use Plan Zoning Map



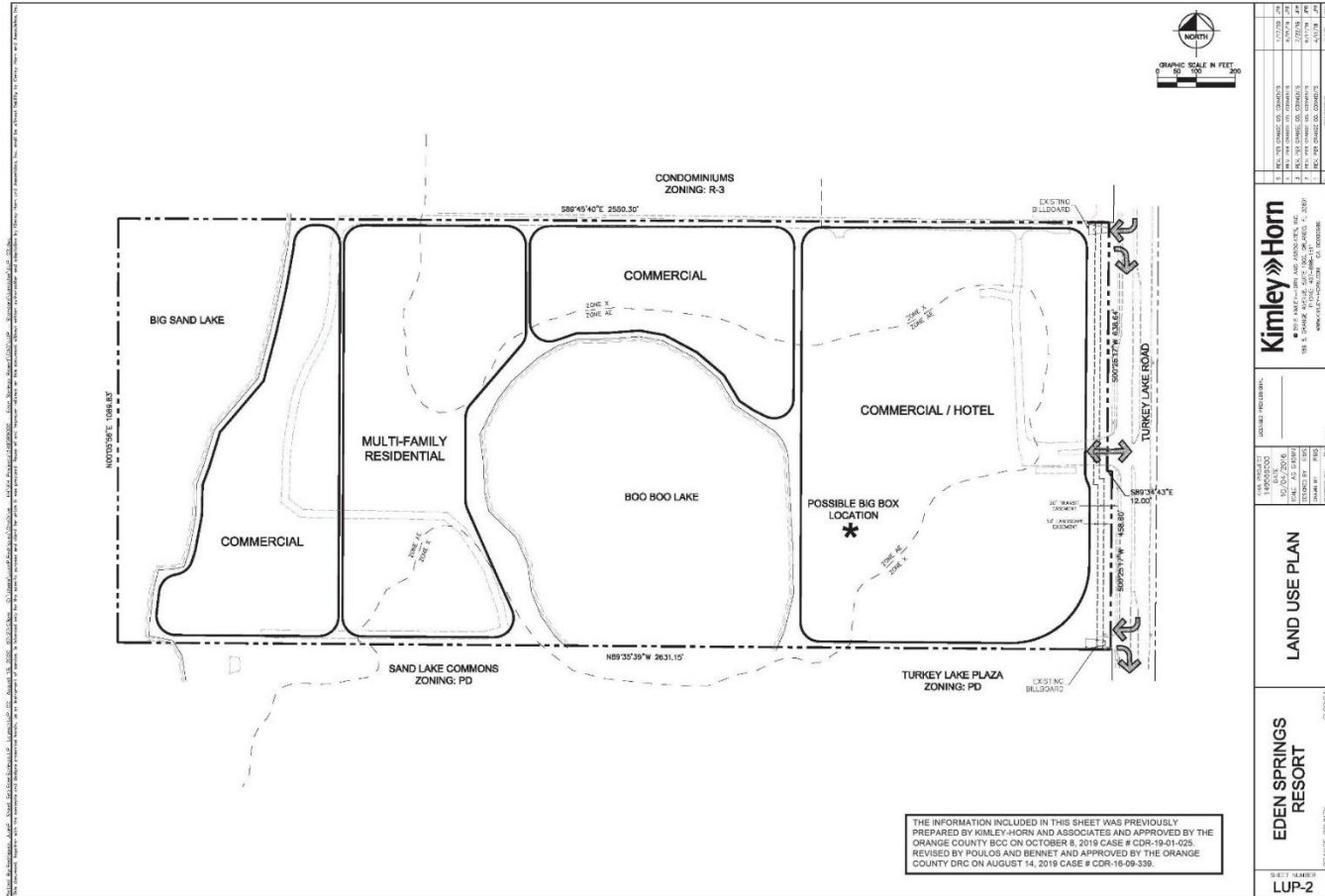


# National Spa Planned Development / Land Use Plan Aerial Map





# National Spa Planned Development / Land Use Plan Overall Land Use Plan



THE INFORMATION INCLUDED IN THIS SHEET WAS PREVIOUSLY PREPARED BY KIMLEY-HORN AND ASSOCIATES AND APPROVED BY THE ORANGE COUNTY BCC ON OCTOBER 8, 2019 CASE # CDR-19-01-025. REVISED BY POULOS AND BENNETT AND APPROVED BY THE ORANGE COUNTY CIRC ON AUGUST 14, 2019 CASE # CDR-19-09-339.



NO.	DESCRIPTION	DATE
1	PREPARED BY KIMLEY-HORN AND ASSOCIATES	11/27/2018
2	REVISED BY POULOS AND BENNETT	11/27/2018
3	REVISED BY POULOS AND BENNETT	11/27/2018
4	REVISED BY POULOS AND BENNETT	11/27/2018
5	REVISED BY POULOS AND BENNETT	11/27/2018
6	REVISED BY POULOS AND BENNETT	11/27/2018
7	REVISED BY POULOS AND BENNETT	11/27/2018
8	REVISED BY POULOS AND BENNETT	11/27/2018
9	REVISED BY POULOS AND BENNETT	11/27/2018
10	REVISED BY POULOS AND BENNETT	11/27/2018

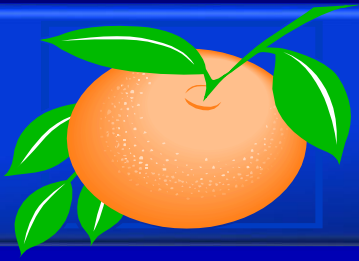
**Kimley-Horn**  
 ENGINEERS, ARCHITECTS, PLANNERS  
 1015 MARKET STREET, SUITE 100  
 RIVERSIDE, CALIFORNIA 92507  
 WWW.KIMLEY-HORN.COM

NO.	DESCRIPTION	DATE
1	PREPARED BY KIMLEY-HORN AND ASSOCIATES	11/27/2018
2	REVISED BY POULOS AND BENNETT	11/27/2018
3	REVISED BY POULOS AND BENNETT	11/27/2018
4	REVISED BY POULOS AND BENNETT	11/27/2018
5	REVISED BY POULOS AND BENNETT	11/27/2018
6	REVISED BY POULOS AND BENNETT	11/27/2018
7	REVISED BY POULOS AND BENNETT	11/27/2018
8	REVISED BY POULOS AND BENNETT	11/27/2018
9	REVISED BY POULOS AND BENNETT	11/27/2018
10	REVISED BY POULOS AND BENNETT	11/27/2018

**LAND USE PLAN**

**EDEN SPRINGS RESORT**  
 ORANGE COUNTY, CALIFORNIA

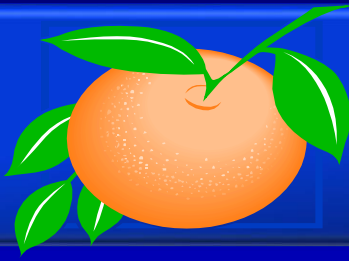
SHEET NUMBER  
**LUP-2**



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the National Spa Planned Development / Land Use Plan (PD/LUP) dated “Received August 17, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

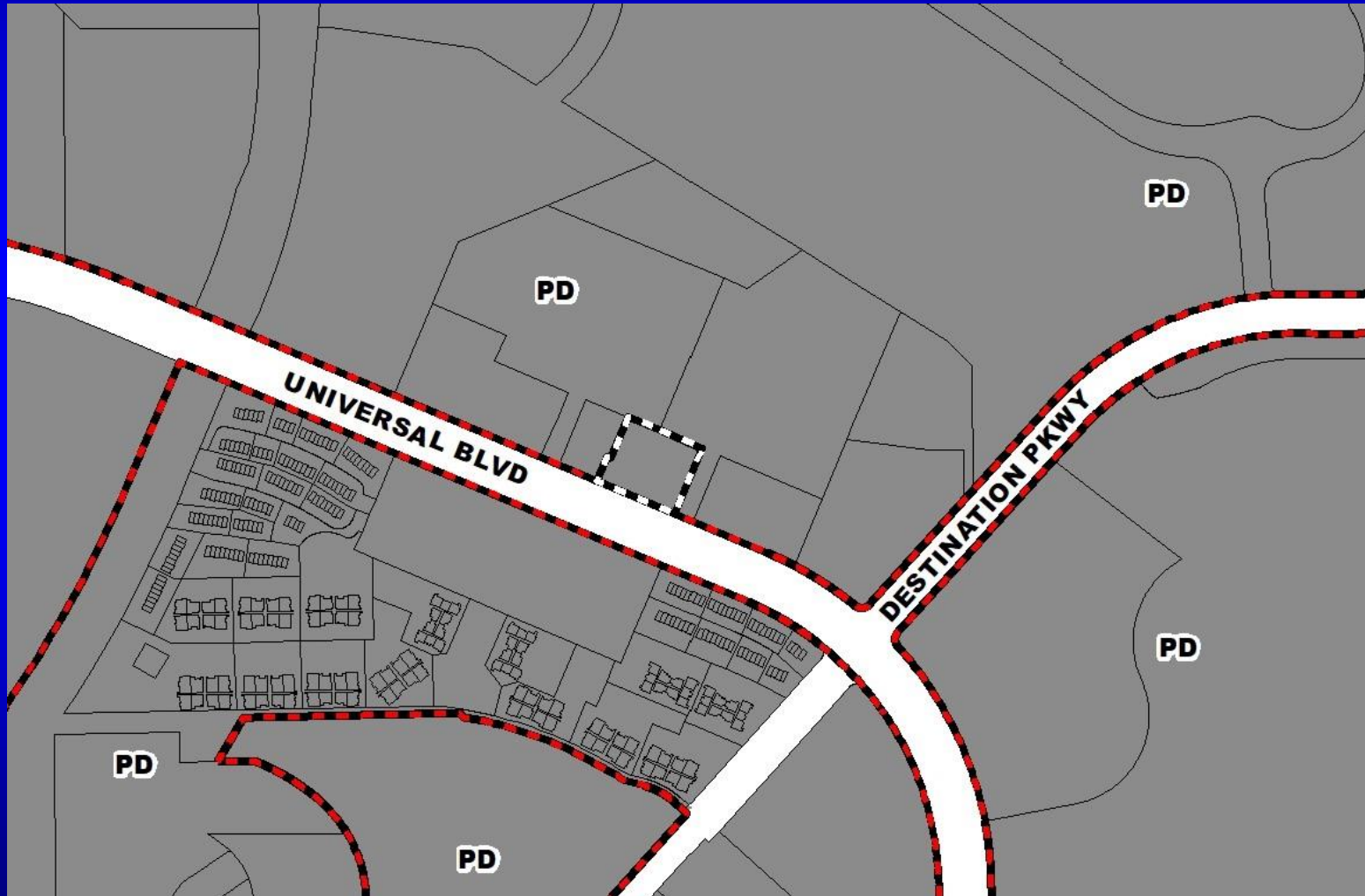


## Universal Boulevard Planned Development / Land Use Plan

- Case:** CDR-20-04-114
- Project Name:** Universal Boulevard PD
- Applicant:** Jenny Baez, Bowman Consulting Group
- District:** 6
- Acreage:** 1.93 gross acres (affected parcel only)
- Location:** Generally located at the northwest corner of McKenna Drive and Universal Boulevard, west of Destination Parkway.
- Request:** To modify the approved Master Sign Plan to allow for 131.25 square feet of wall sign copy area on a new Chick-fil-A building. Additionally, one (1) waiver from Orange County Code to allow for 131.25 square feet of wall sign copy area in lieu of 84.25 square feet is associated with this request.

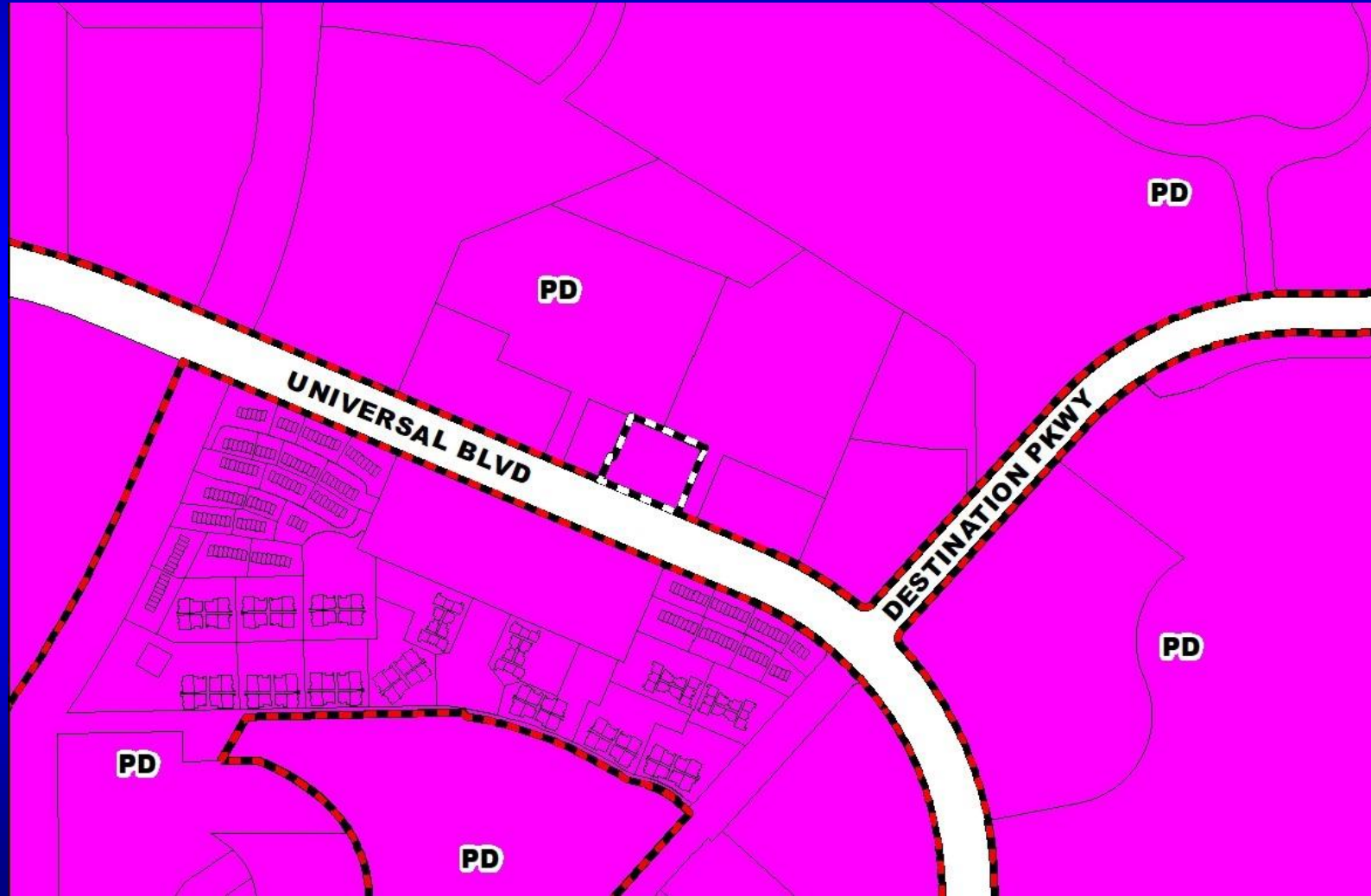


# Universal Boulevard Planned Development / Land Use Plan Future Land Use Map





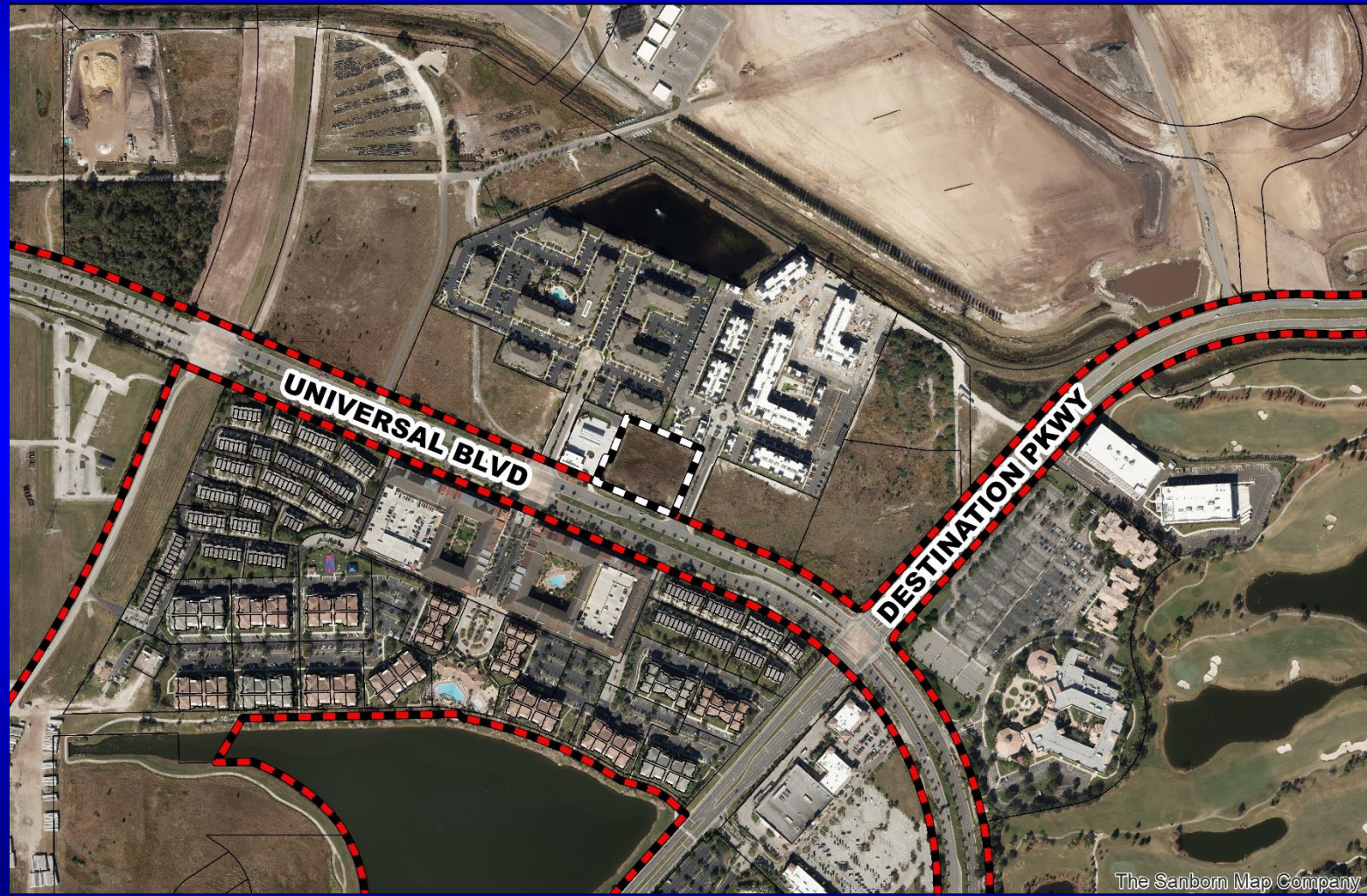
# Universal Boulevard Planned Development / Land Use Plan Zoning Map

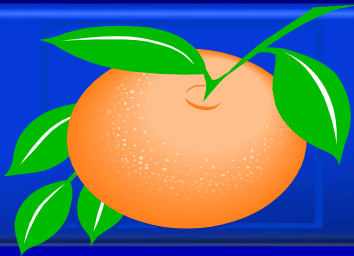






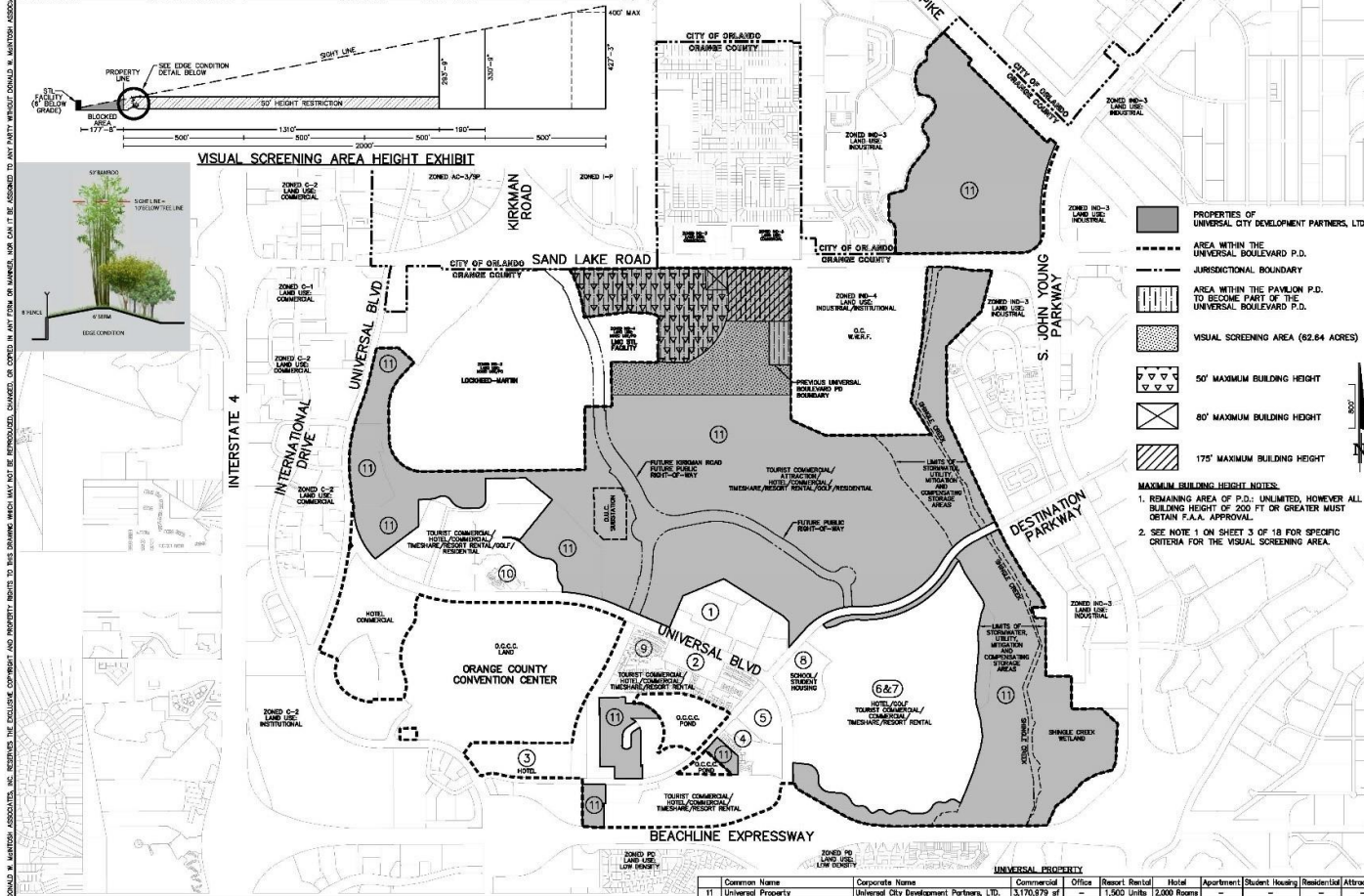
# Universal Boulevard Planned Development / Land Use Plan Aerial Map





# Universal Boulevard Planned Development / Land Use Plan Overall Land Use Plan

Common Name	Corporate Name	Commercial	Office	Resort/Rental	Hotel	Apartment/Student Housing	Residential/Attraction
1 Courtyard Apartments	Destination Parkway Apartments Investors, LLC	--	--	--	350 Units	--	--
2 District Apartments	Macaroni Residential District, LLC	25,000 sf	--	--	425 Units	--	--
3 Hilton Hotel	A-R, Inc. Orlando Convention Hotel, LLC	--	--	1,400 Rooms	--	--	--
4 Inn at Lake City	--	--	--	350 Units	--	--	--
5 Lake City Commons	Lake City Commons LLC	90,000 sf	--	15,000 sf	350 Units	--	--
6&7 Rosen Shingle Creek	R&I Resorts, LTD	--	--	320 Units	1,000 Rooms	--	--
8 UCF Robin College	UCF Real Estate Foundation	--	--	674 Units	--	400 Beds	--
9 West City Resort	West City Hotel, Association	--	--	1,000 Units	--	--	--
10 Westin Hotel	EROS W Orlando RED LLC	50,000 sf	--	1,000 Units	--	--	--



DONALD W. MCINTOSH ASSOCIATES, INC.  
 ENGINEERS ARCHITECTS PLANNERS  
 1000 EAST PALM BLVD., SUITE 200  
 WEST PALM BEACH, FLORIDA 33411-4000  
 PHONE: 561-833-1100  
 FAX: 561-833-1101  
 WWW: WWW.DWMA.COM

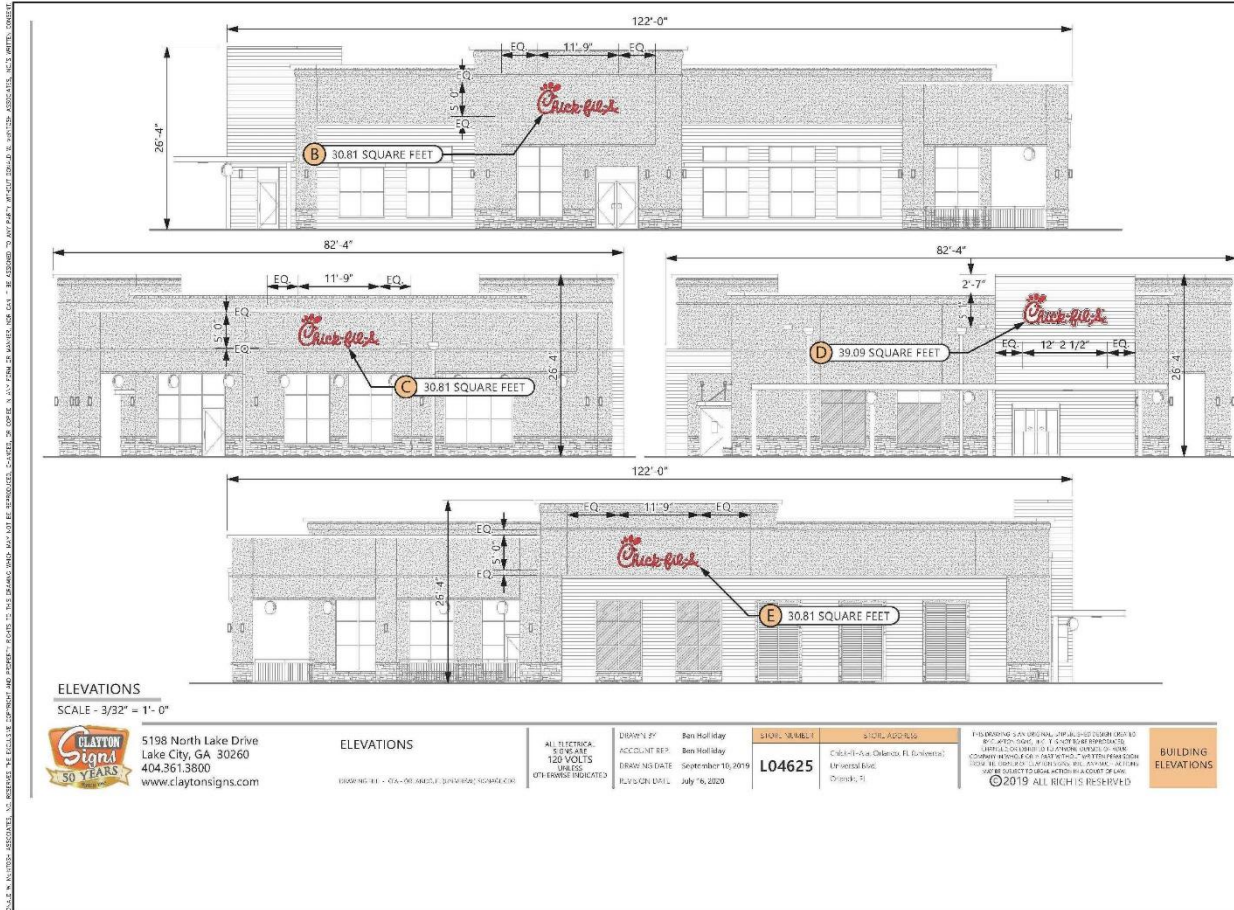
ORDERED BY: [ ]  
 DATE: [ ]  
 SHEET: [ ] OF [ ]

**LAND USE PLAN AMENDMENT**  
**UNIVERSAL BOULEVARD P.D.**  
 ORANGE COUNTY, FLORIDA  
**LAND USE PLAN**

8 of 21



# Universal Boulevard Planned Development / Land Use Plan Master Sign Plan – Wall Signage



**ELEVATIONS**  
SCALE - 3/32" = 1'-0"

**CLAYTON Signs**  
5198 North Lake Drive  
Lake City, GA 30260  
404.361.3800  
www.claytonsigns.com

**ELEVATIONS**

ISSUED BY: [Redacted] DATE: [Redacted]

ALL ELECTRICAL  
OVER 120 VOLTS  
USE IFC  
OTHER ERRORS INDICATED

DRAWN BY: Ben Holliday  
ACCOUNT FOR: Ben Holliday  
DRAWN DATE: September 16, 2019  
REVISION DATE: July 7th, 2020

SHEET NUMBER: L04625  
SHEET ADDRESS: Chick-fil-cu, Orlando, FL, Orlando, Universal Blvd, Orlando, FL

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**BUILDING ELEVATIONS**

DATE: 07/16/2020	SCALE: 3/32" = 1'-0"	PROJECT: UNIVERSAL BOULEVARD P.D.	SHEET: 20 of 21
DESIGNED BY: [Redacted]	DRAWN BY: Ben Holliday	CHECKED BY: [Redacted]	DATE: 07/16/2020
PROJECT NO: [Redacted]	CLIENT: Chick-fil-cu	LOCATION: Universal Blvd, Orlando, FL	STATUS: [Redacted]
<p><b>DONALD W. MANTOSH ASSOCIATES, INC.</b> PLANNERS, ENGINEERS, ARCHITECTS, SURVEYORS 1000 UNIVERSITY AVENUE, SUITE 2000 ORLANDO, FLORIDA 32817 TEL: 407.276.2276 FAX: 407.276.2277 WWW.DWMANTOSH.COM</p>			
<p><b>LAND USE PLAN AMENDMENT UNIVERSAL BOULEVARD P.D. ORANGE COUNTY, FLORIDA SIGNAGE BUILDING ELEVATION PLANS</b></p>			



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Universal Boulevard Planned Development / Land Use Plan (PD/LUP) dated “Received July 21, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 6**



# Orangewood (N-2) PD / Grande Pines Parcel 11D Preliminary Subdivision Plan

**Case:** CDR-20-02-045

**Project Name:** Orangewood (N-2) PD / Grande Pines Parcel 11D PSP

**Applicant:** Christina Baxter, Poulos & Bennett, LLC.

**District:** 1

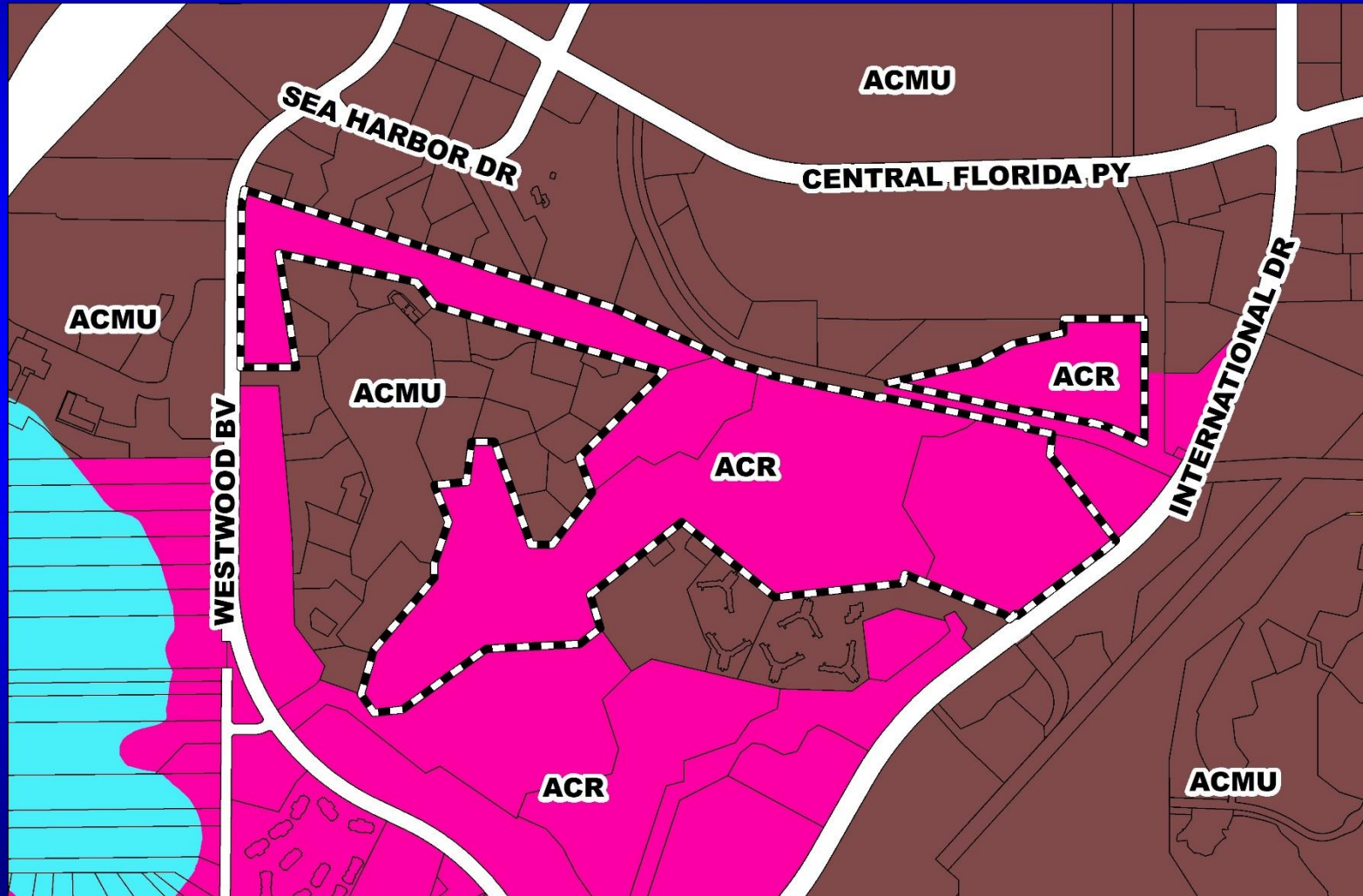
**Acreage:** 118.78 gross acres

**Location:** Generally located south of Central Florida Parkway and west of I-Drive

**Request:** To expand Park Tract P-1 to include additional parking, revise phase lines for a total five phases, decrease the number of units from 423 to 385, increase townhome lot width from 20 feet to 22 feet, revise the gate entrance access point, remove open space tracts along boundary, add parking and parking tracts along boundary, add a guard house along the entrance road in the median at the gated entrance, revise townhome building elevations, add guard house elevations, and request modification / removal of Board condition #7 regarding approval of a CDD for the project and modify Board condition #9 to accommodate the additional phase.

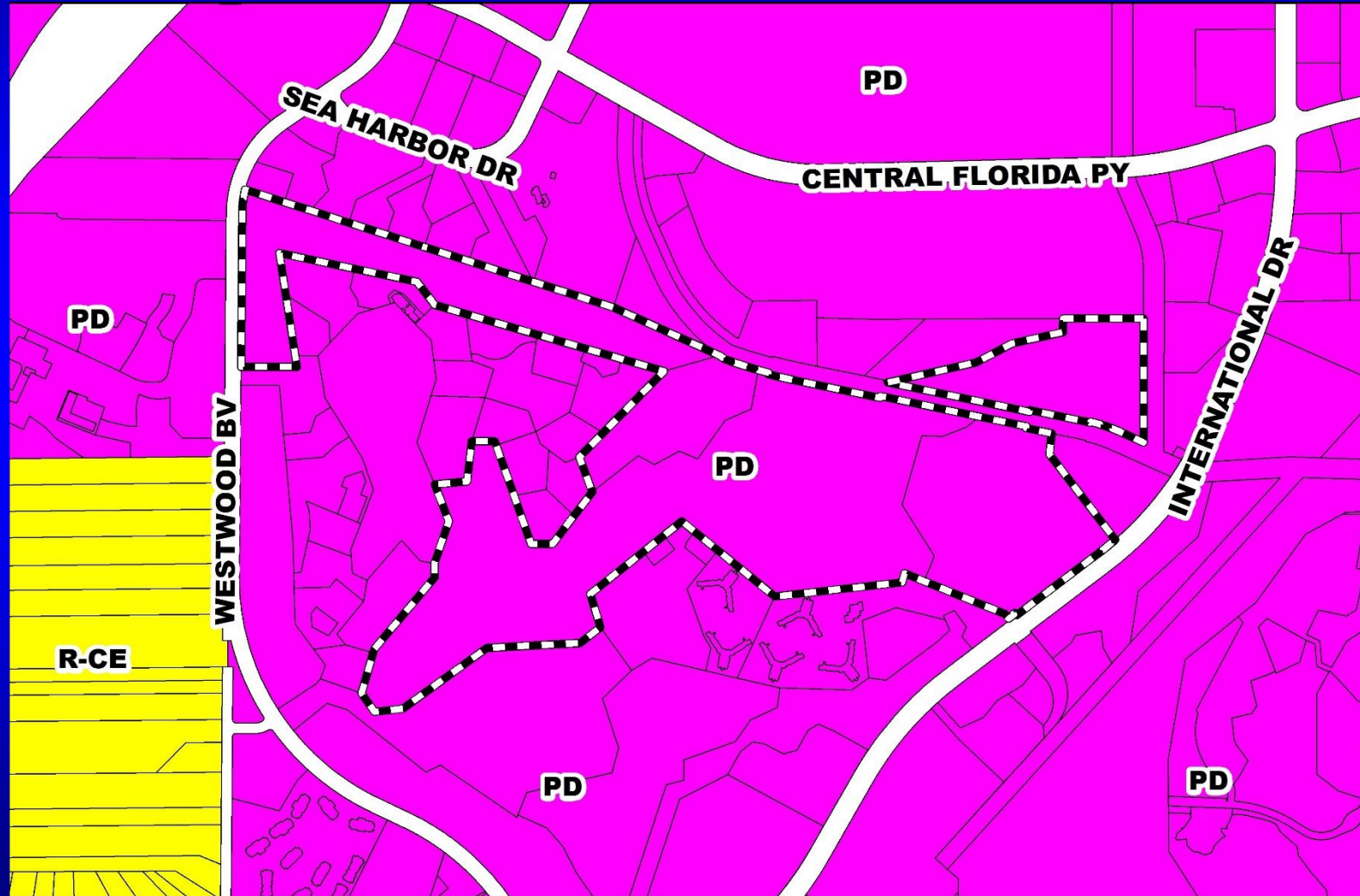


# Orangewood (N-2) PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Future Land Use Map





# Orangewood (N-2) PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Zoning Map

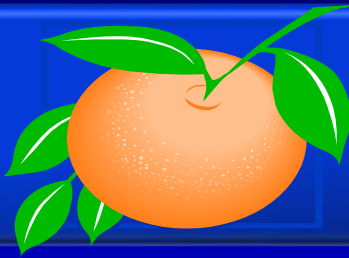




# Orangewood (N-2) PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Aerial Map



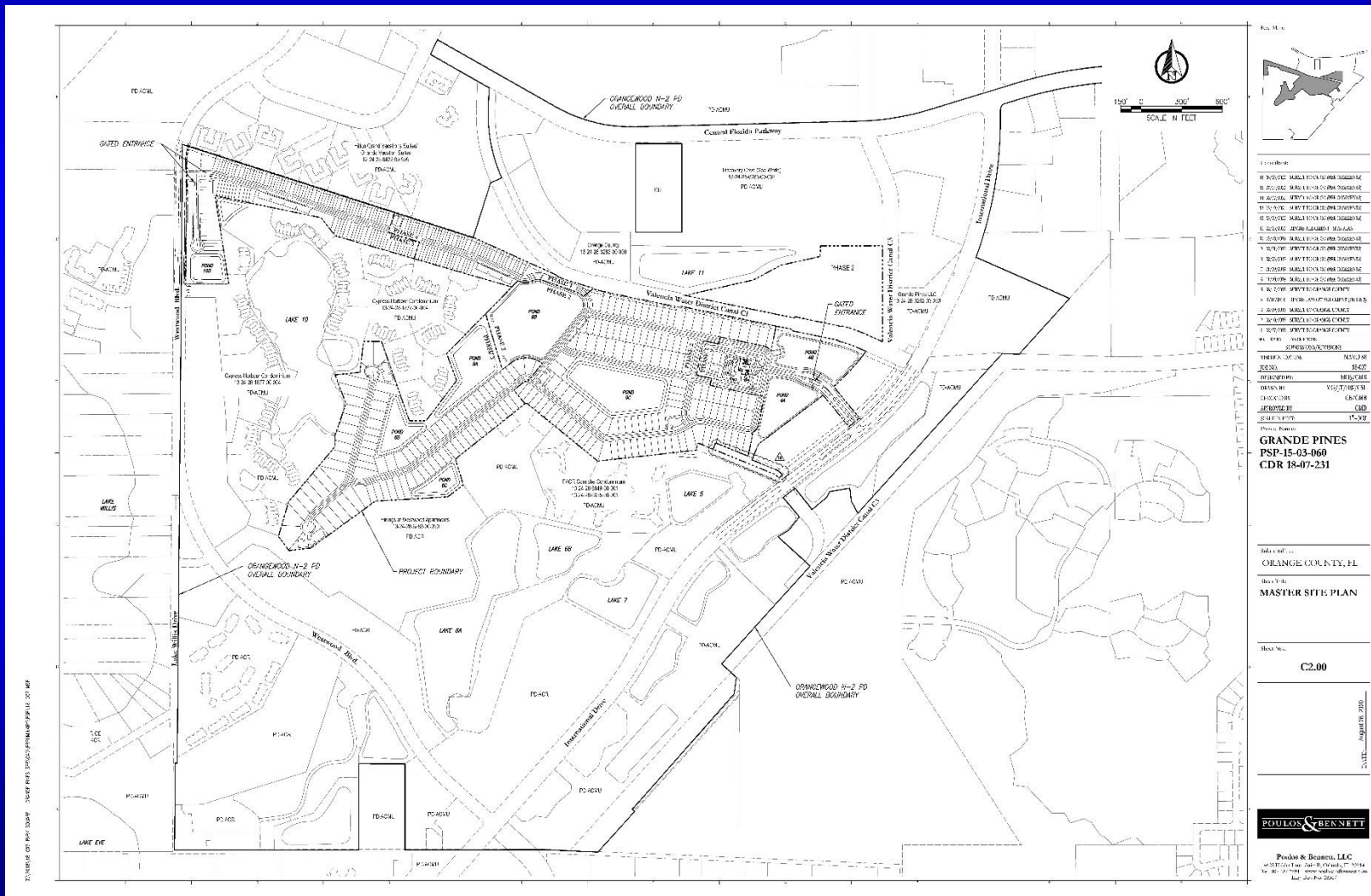




# Orangewood (N-2) PD / Grande Pines Parcel 11D

## Preliminary Subdivision Plan

### Overall Preliminary Subdivision Plan





# Existing Condition of Approval #7

**This project shall be a gated community and shall comply with the minimum requirements of the Gated Community Ordinance, Orange County Code Sections 34-280, 34-290, and 34-291, as they may be amended from time to time.**



# Amended Condition of Approval #9

**Developer shall notify the neighboring property thirty (30) days prior to commencement of construction of Phase 4 and Phase 5 at the address provided at the May 21, 2019, BCC Hearing.**



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Oranewood (Neighborhood 2) PD / Grande Pines Parcel 11D PSP dated “Received August 28, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# **Waterford Lakes Multi-Family Planned Development / Land Use Plan**

- Case:** CDR-20-07-202
- Project Name:** Waterford Lakes Multi-Family PD
- Applicant:** Brooks Stickler, Kimley-Horn & Associates, Inc.
- District:** 4
- Acreage:** 10.08 gross acres
- Location:** 12400 and 12464 E. Colonial Drive, or generally located south of E. Colonial Drive and east of Woodbury Road
- Request:** To adjust the location of the southern access and request five (5) waivers from Orange County Code related to setbacks, parking space size, landscaping, and recreation requirements.



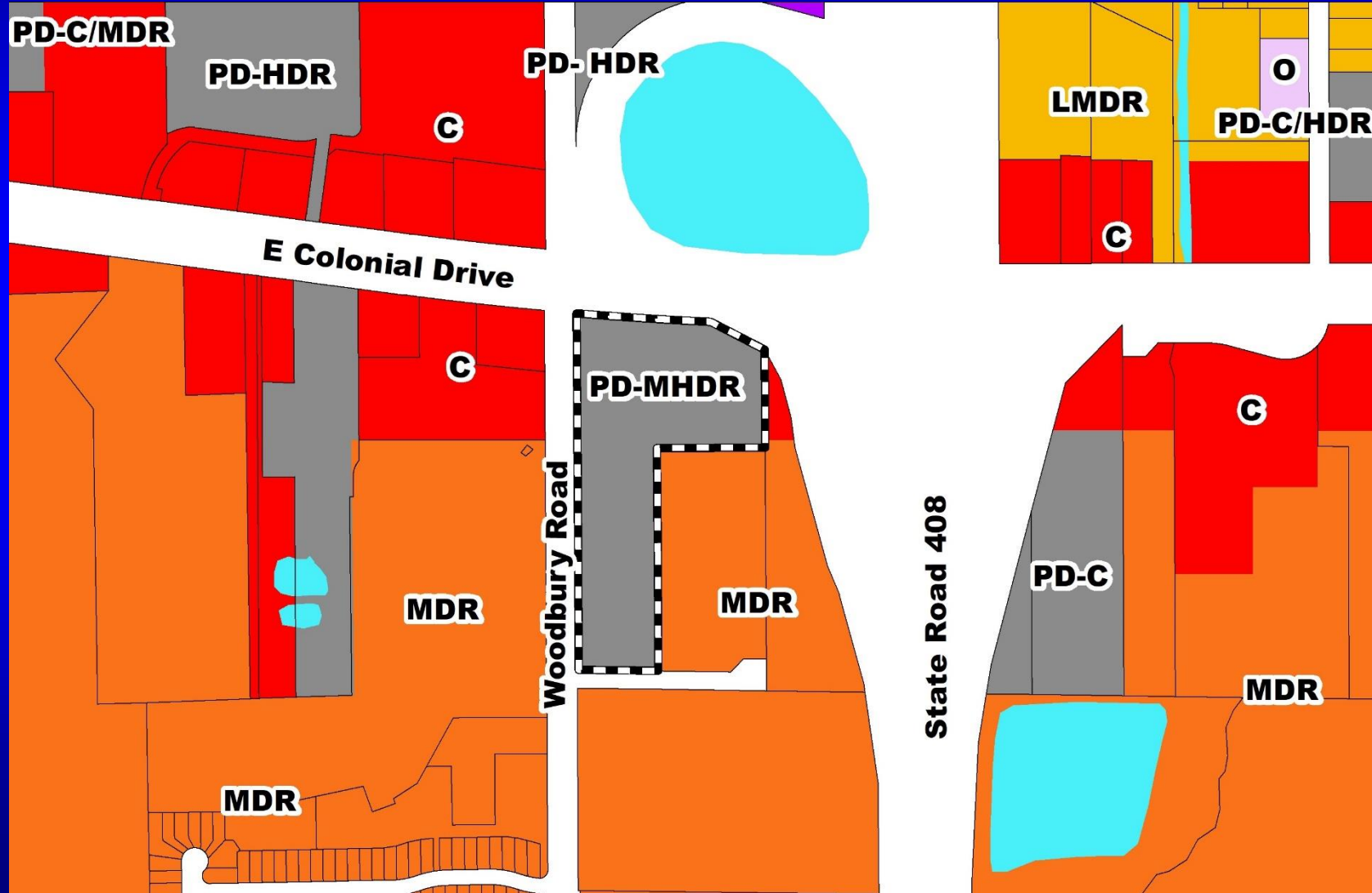
# Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

- Case:** DP-19-12-419
- Project Name:** Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family DP
- Applicant:** Brooks Stickler, Kimley-Horn & Associates, Inc.
- District:** 4
- Acreage:** 10.08 gross acres
- Location:** 12400 and 12464 E. Colonial Drive, or generally located south of E. Colonial Drive and east of Woodbury Road
- Request:** To construct 256 multi-family residential dwelling units on a total of 10.08 acres.



# Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

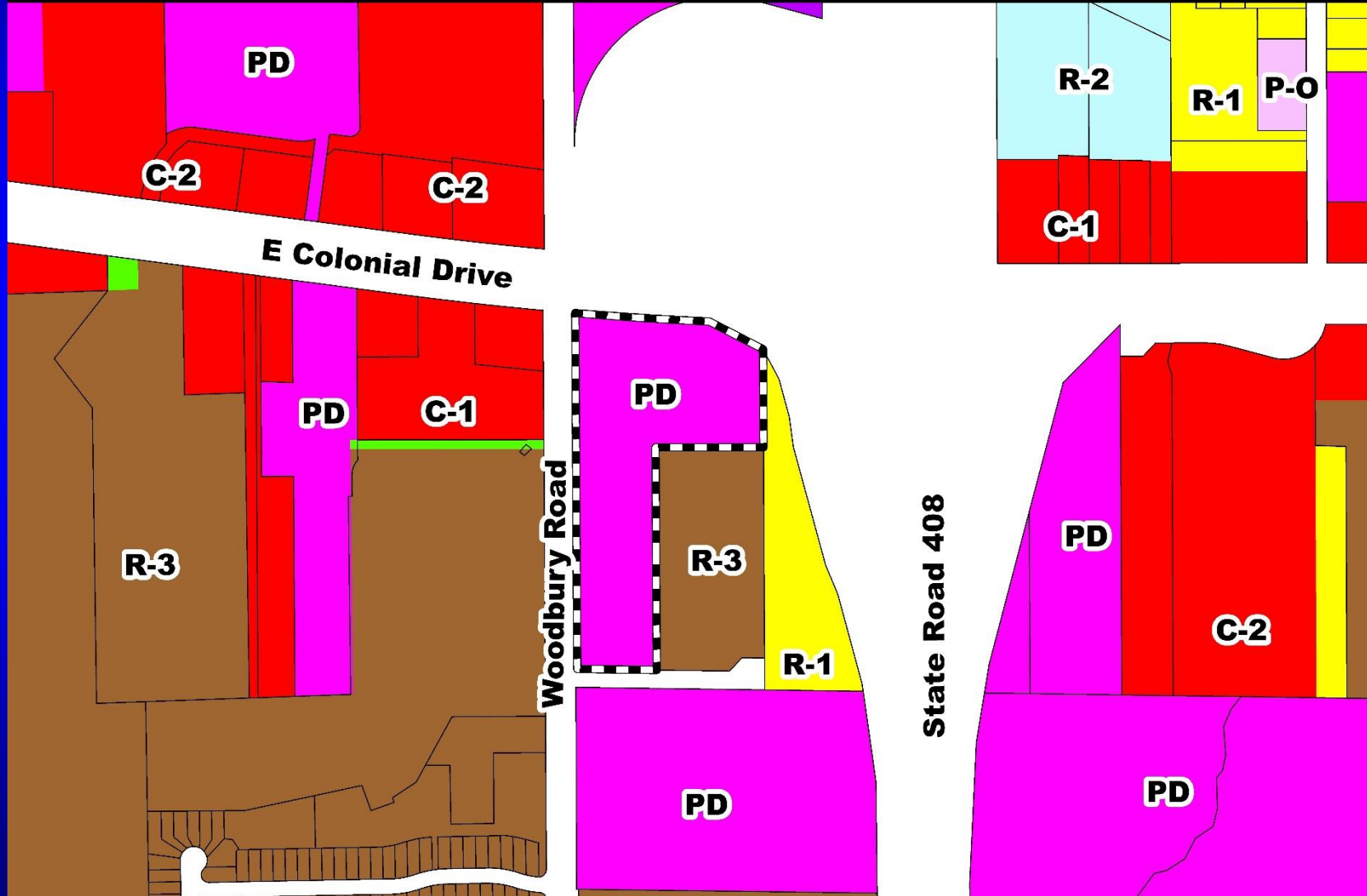
## Future Land Use Map





# Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

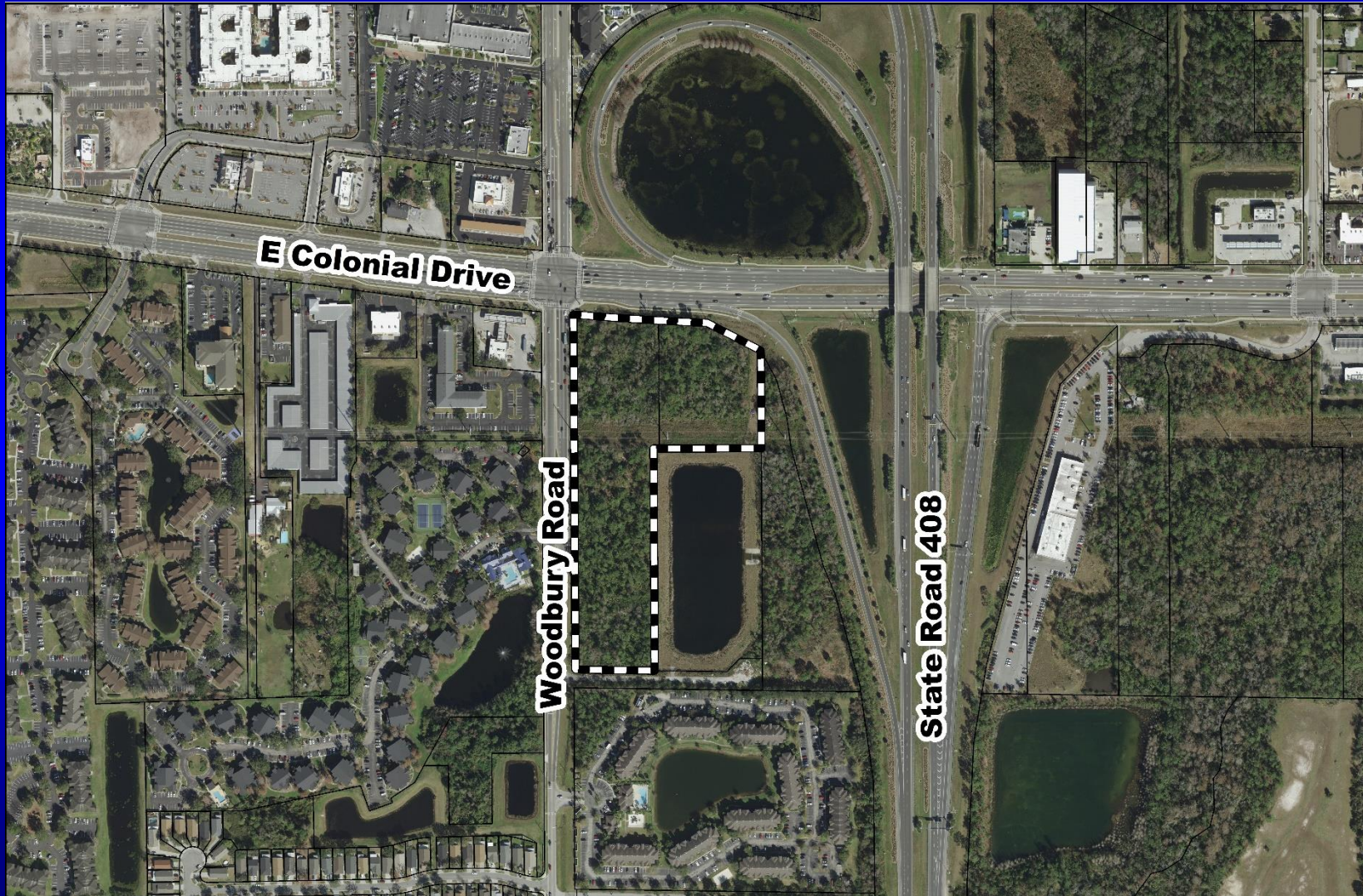
## Zoning Map



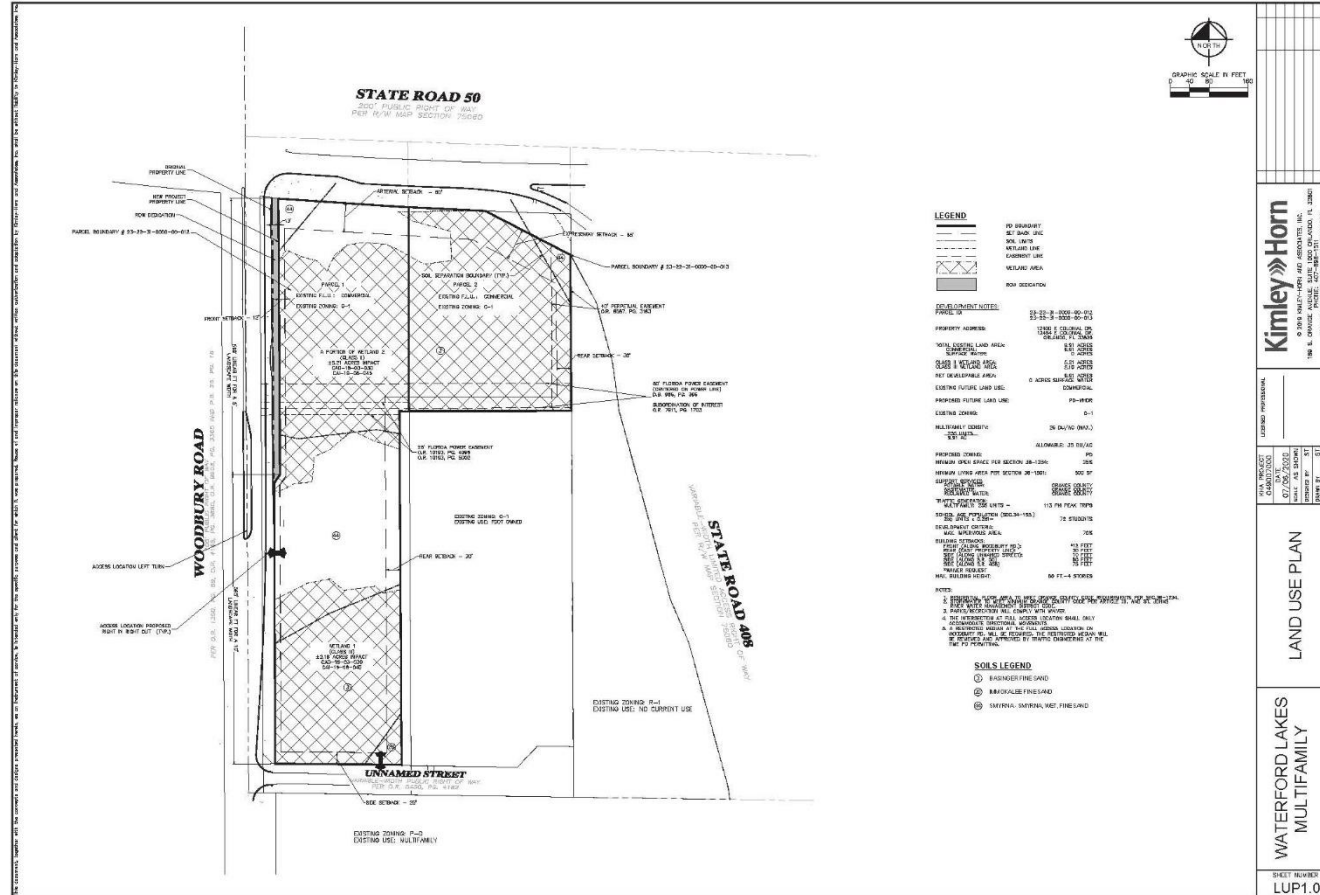
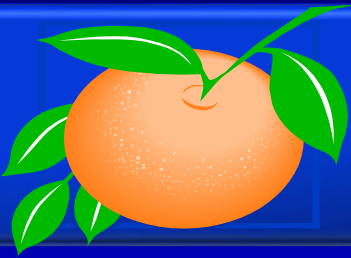




# Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan Aerial Map



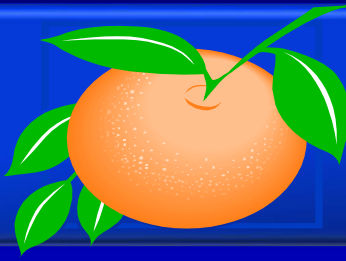
# Waterford Lakes Multi-Family Planned Development / Land Use Plan Overall Land Use Plan



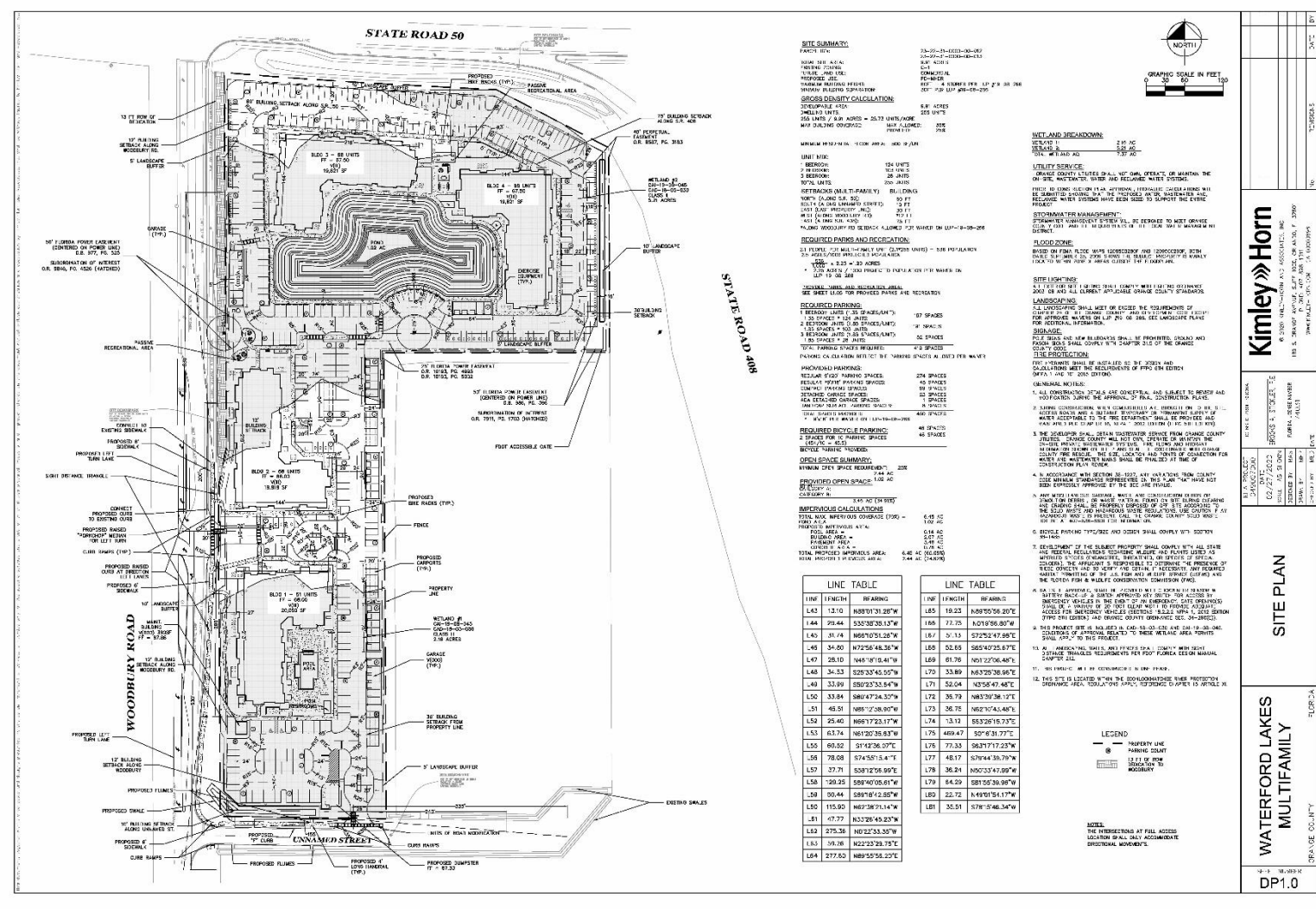
PROJECT TITLE	WATERFORD LAKES MULTIFAMILY
PROJECT NUMBER	LUP1.0
DATE	07/10/2007
DRAWN BY	[Name]
CHECKED BY	[Name]
APPROVED BY	[Name]
DATE	07/10/2007

LAND USE PLAN  
 WATERFORD LAKES MULTIFAMILY  
 SHEET NUMBER LUP1.0

**Kimley Horn**  
INCORPORATED  
1100 N. UNIVERSITY BLVD., SUITE 400  
ORLANDO, FL 32811  
PH: 407.592.4300



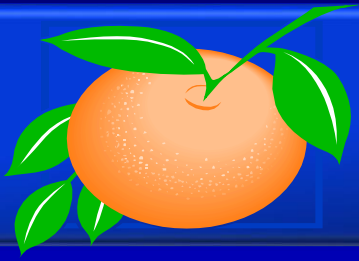
# Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan Overall Development Plan



**Kimley»Horn**  
INCORPORATED  
1105 S. WINDY HOLLOW, SUITE 200, OPAOKA, FL 32067  
TEL: 407.881.1100  
WWW.KIMLEYHORN.COM

**SITE PLAN**

**WATERFORD LAKES MULTIFAMILY**  
DP1.0



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Waterford Lakes Multi-Family Planned Development / Land Use Plan (PD/LUP) dated “Received September 15, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family DP dated “Received August 17, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**

*Board of County Commissioners*

# Public Hearings

**October 13, 2020**