

Board of County Commissioners

Public Hearings

December 3, 2019



RZ-19-04-003 – Ossama Salama Planning and Zoning Commission (PZC) Board-Called Hearing

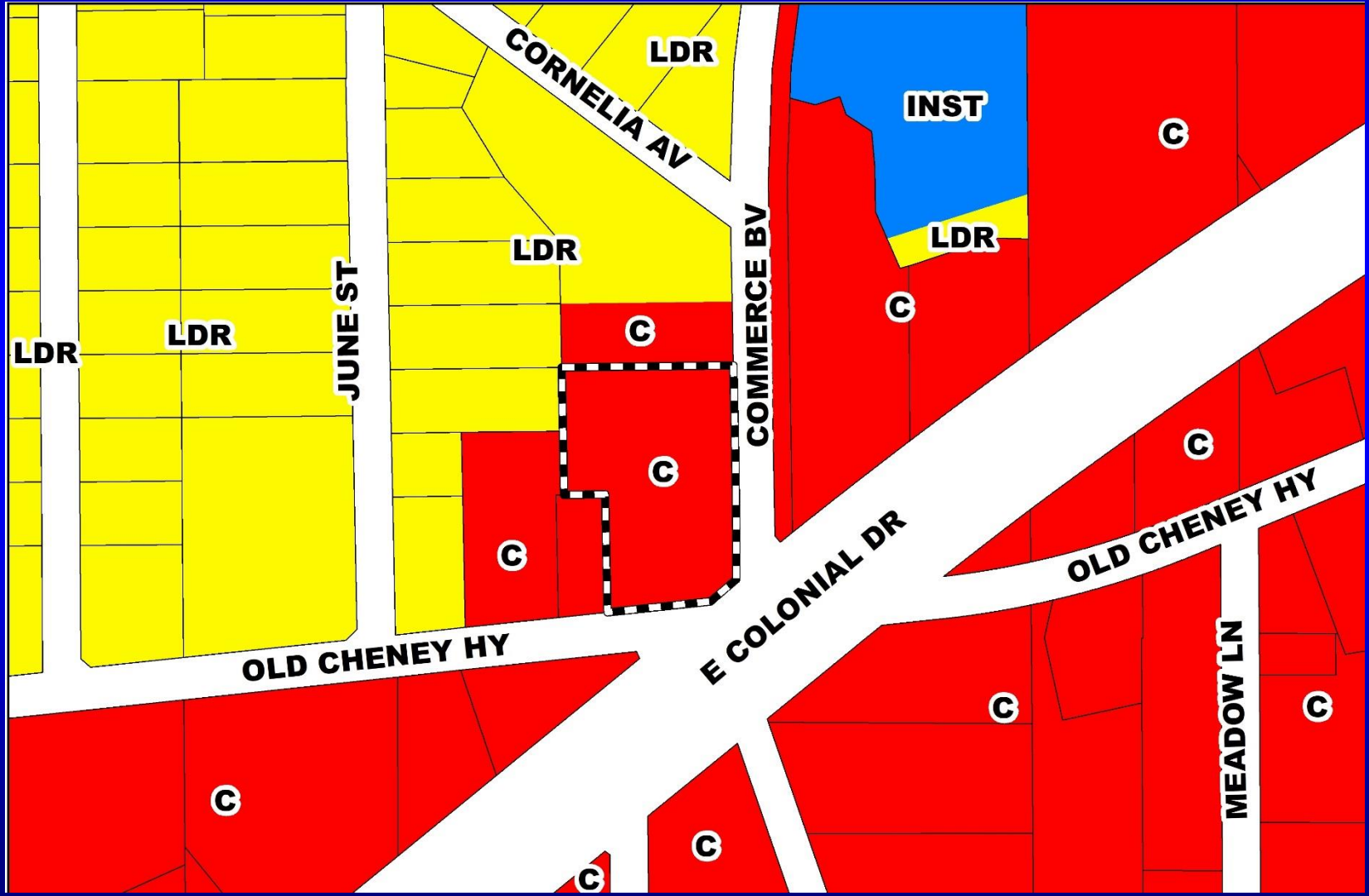
- Case:** RZ-19-04-003
- Applicant:** Ossama Salama, Sam's Towing, Inc.
- District:** 5
- Location:** 6139 E. Colonial Drive, generally located northwest of E. Colonial Drive, north of Old Cheney Highway, west of Commerce Boulevard, east of June Street, and south of Cornelia Avenue
- Acreage:** 2.04 gross acres
- From:** C-2 (General Commercial District)
- To:** C-3 (Wholesale Commercial District)
- Proposed Use:** Automobile towing and junk yard



RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

Future Land Use Map

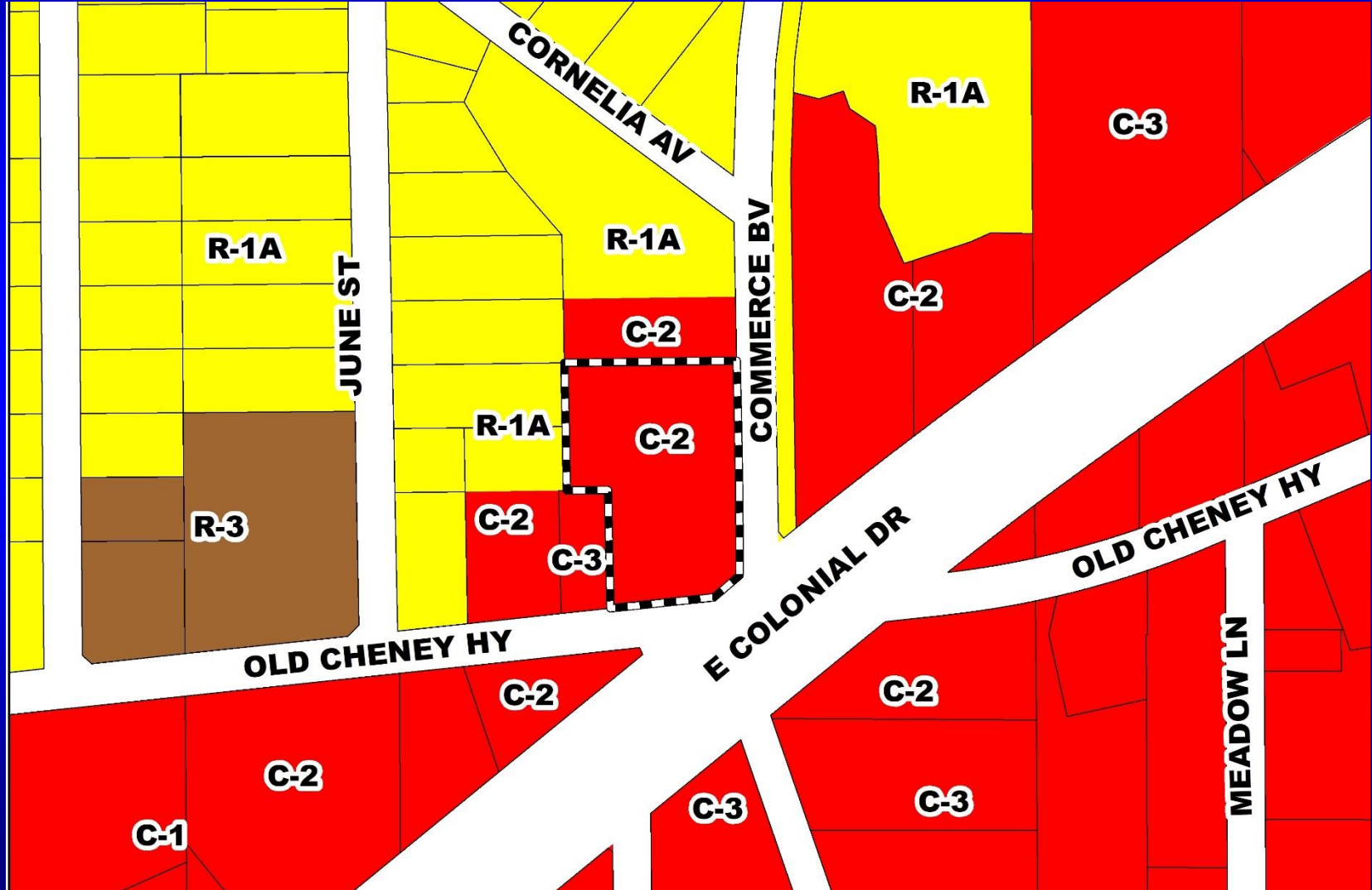




RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

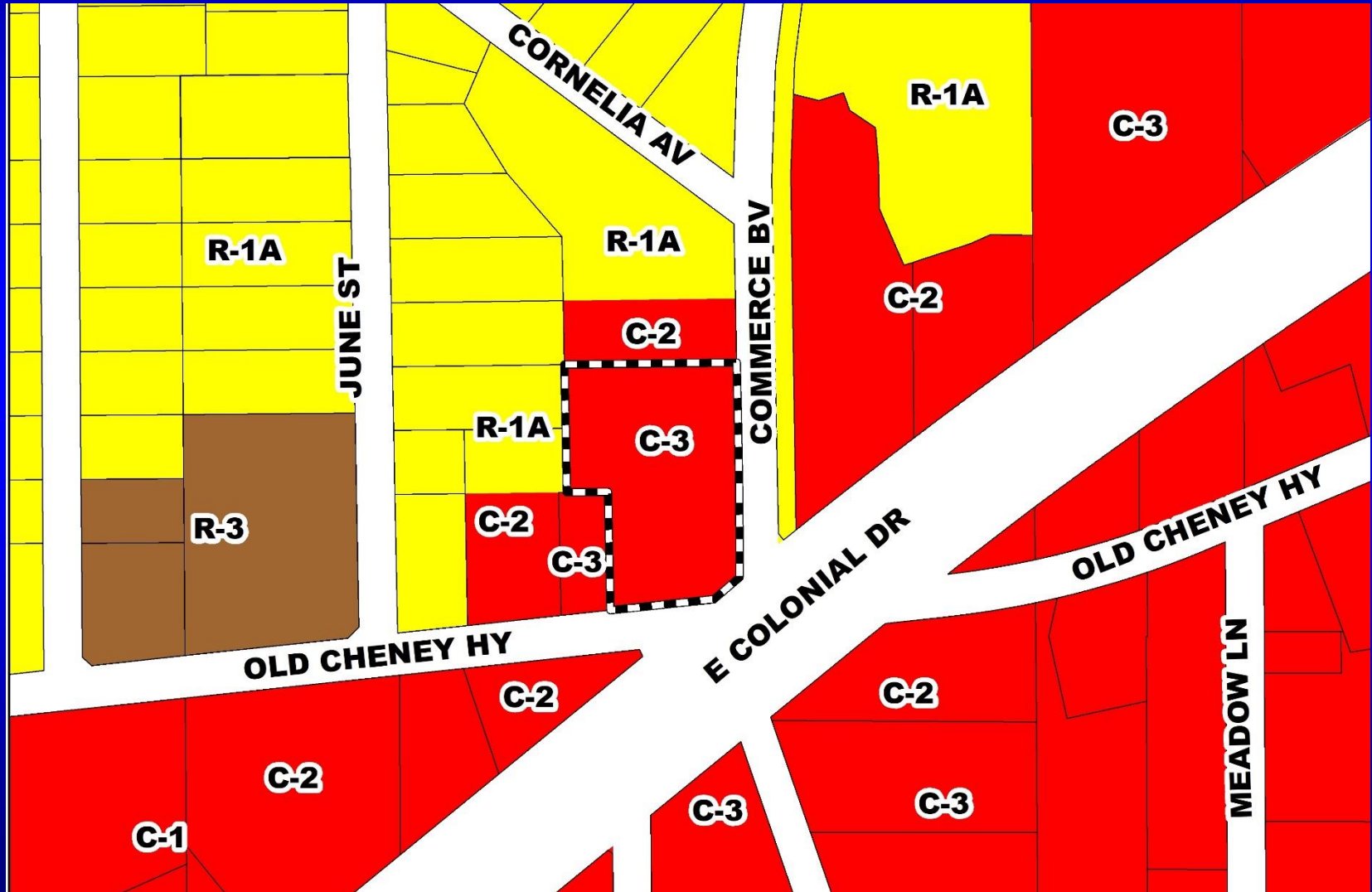
Zoning Map





RZ-19-04-003 – Ossama Salama

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





RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

Aerial Map





Action Requested

PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall on the southern 50' of the property line along Commerce Boulevard.

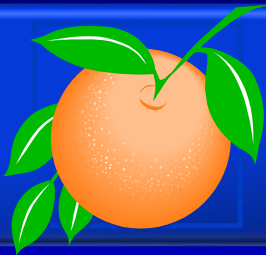
District 5



Action Requested

Replacement Restriction #4

- 4) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on along the eastern property line adjacent to Commerce Boulevard.



Action Requested

Staff Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges along the eastern property line adjacent to Commerce Boulevard.

District 5

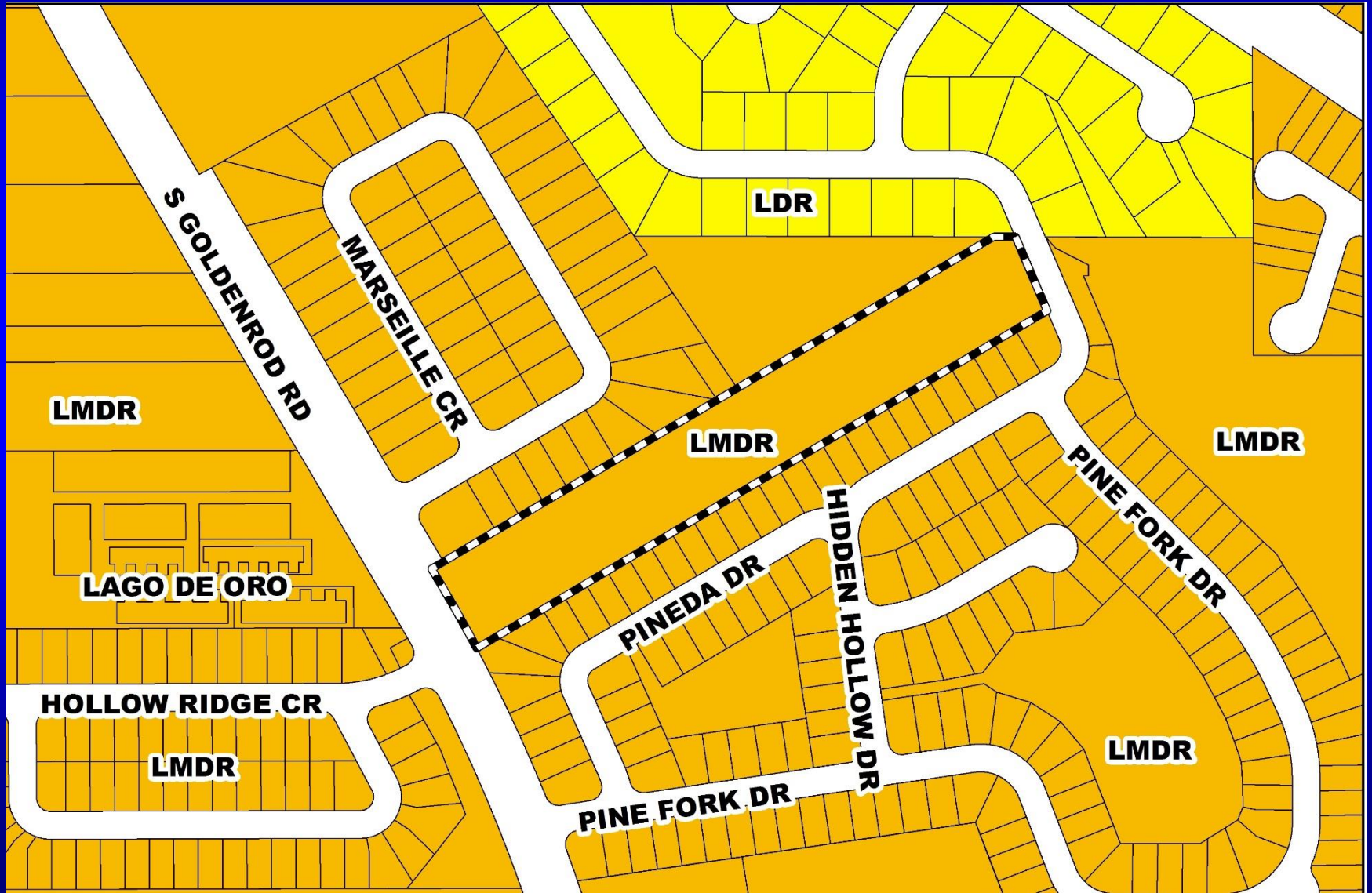


Mary Creek at Goldenrod Preliminary Subdivision Plan

- Case:** PSP-18-02-061
- Project Name:** Mary Creek at Goldenrod Preliminary Subdivision Plan
- Applicant:** Ashraf Masoud, Dreams Company for Trading & Construction USA, Inc.
- District:** 3
- Acreage:** 4.55 gross acres
- Location:** Generally located south of Curry Ford Road and east of Goldenrod Road
- Request:** To subdivide 4.55 acres in order to construct 40 attached single-family residential dwelling units.

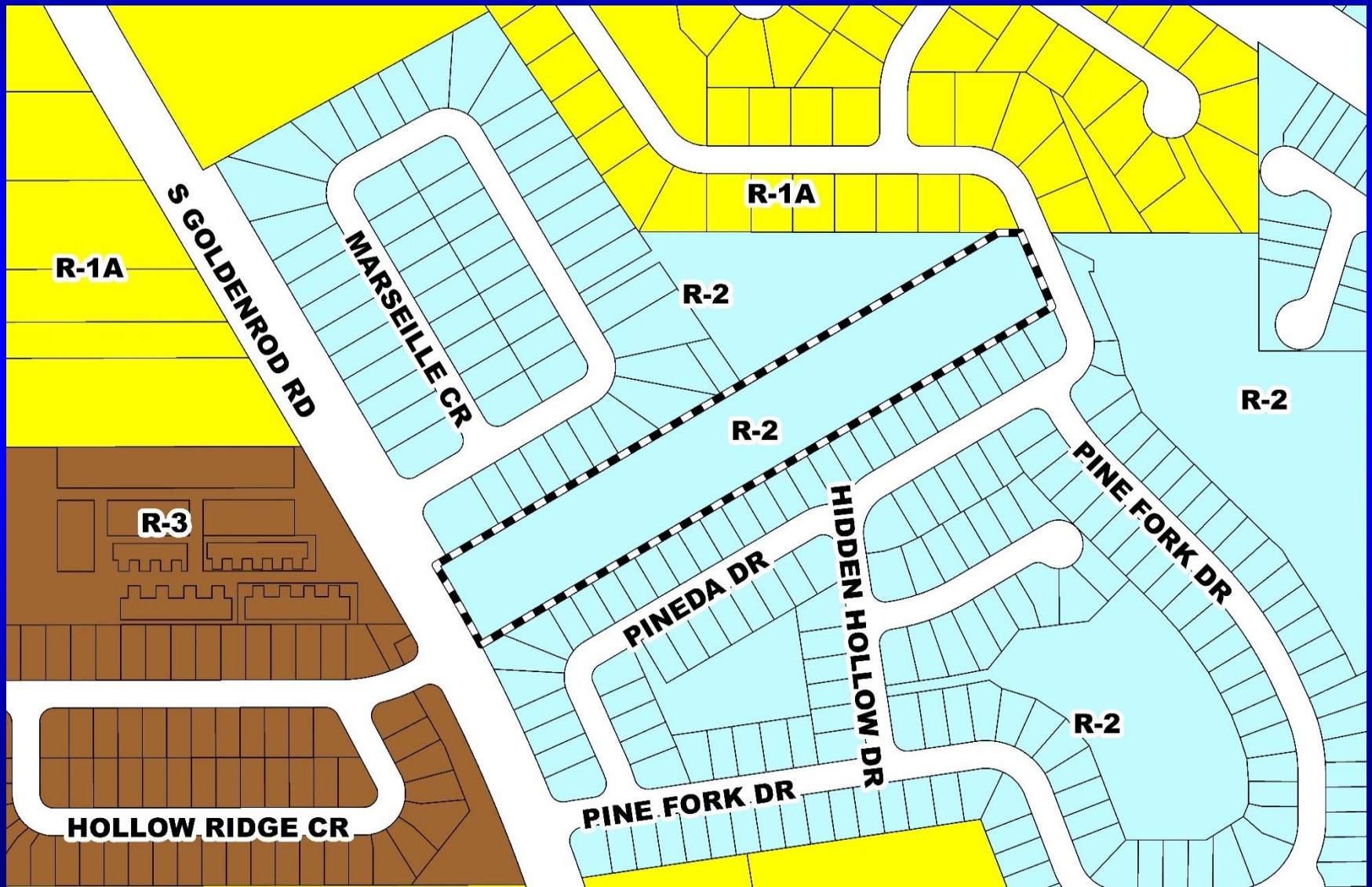


Mary Creek at Goldenrod Preliminary Subdivision Plan Future Land Use Map



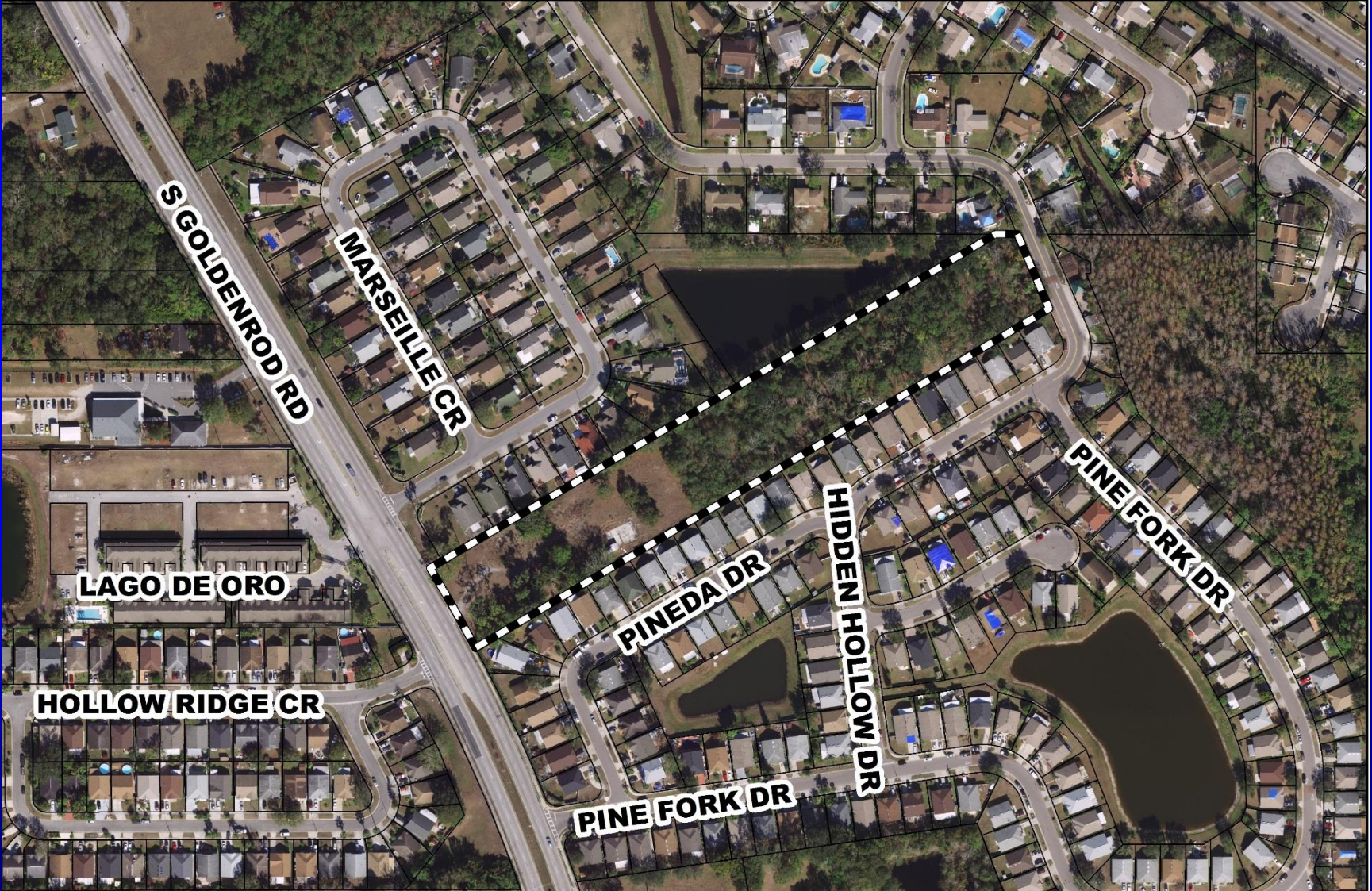


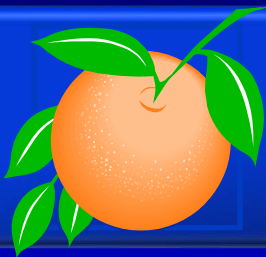
Mary Creek at Goldenrod Preliminary Subdivision Plan Zoning Map



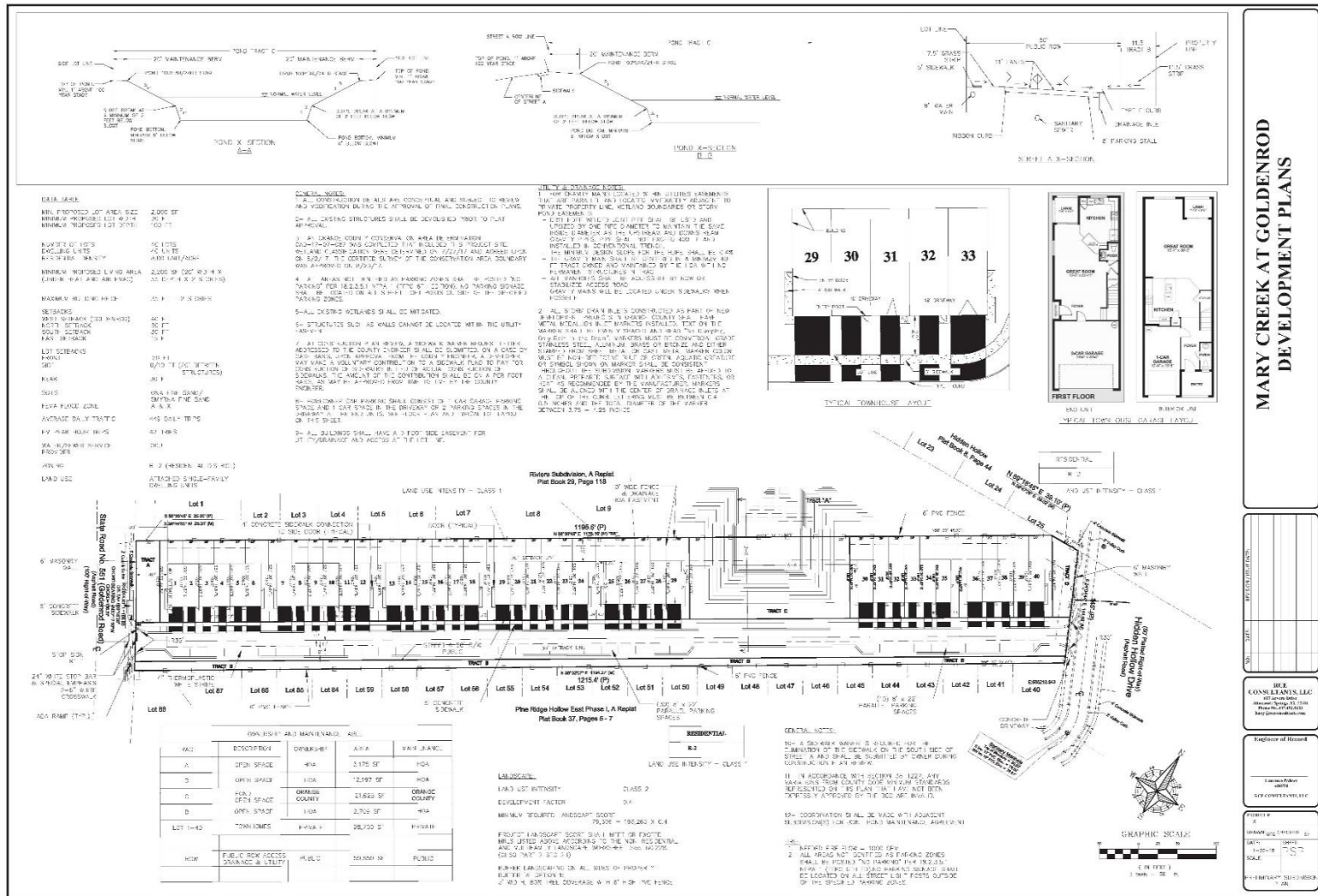


Mary Creek at Goldenrod Preliminary Subdivision Plan Aerial Map





Mary Creek at Goldenrod Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



MARY CREEK AT GOLDENROD
DEVELOPMENT PLANS

BCA CONSULTING, LLC
4875 Goldenrod Lane
Suwanee, GA 30086
Phone: 770.499.4433
www.bcaconsulting.com

Signature of Record

DATE

SCALE

GRAPHIC SCALE

1" = 50' (FEET)

1" = 100' (FEET)

1" = 200' (FEET)



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Mary Creek at Goldenrod Preliminary Subdivision Plan dated “Received September 30, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3

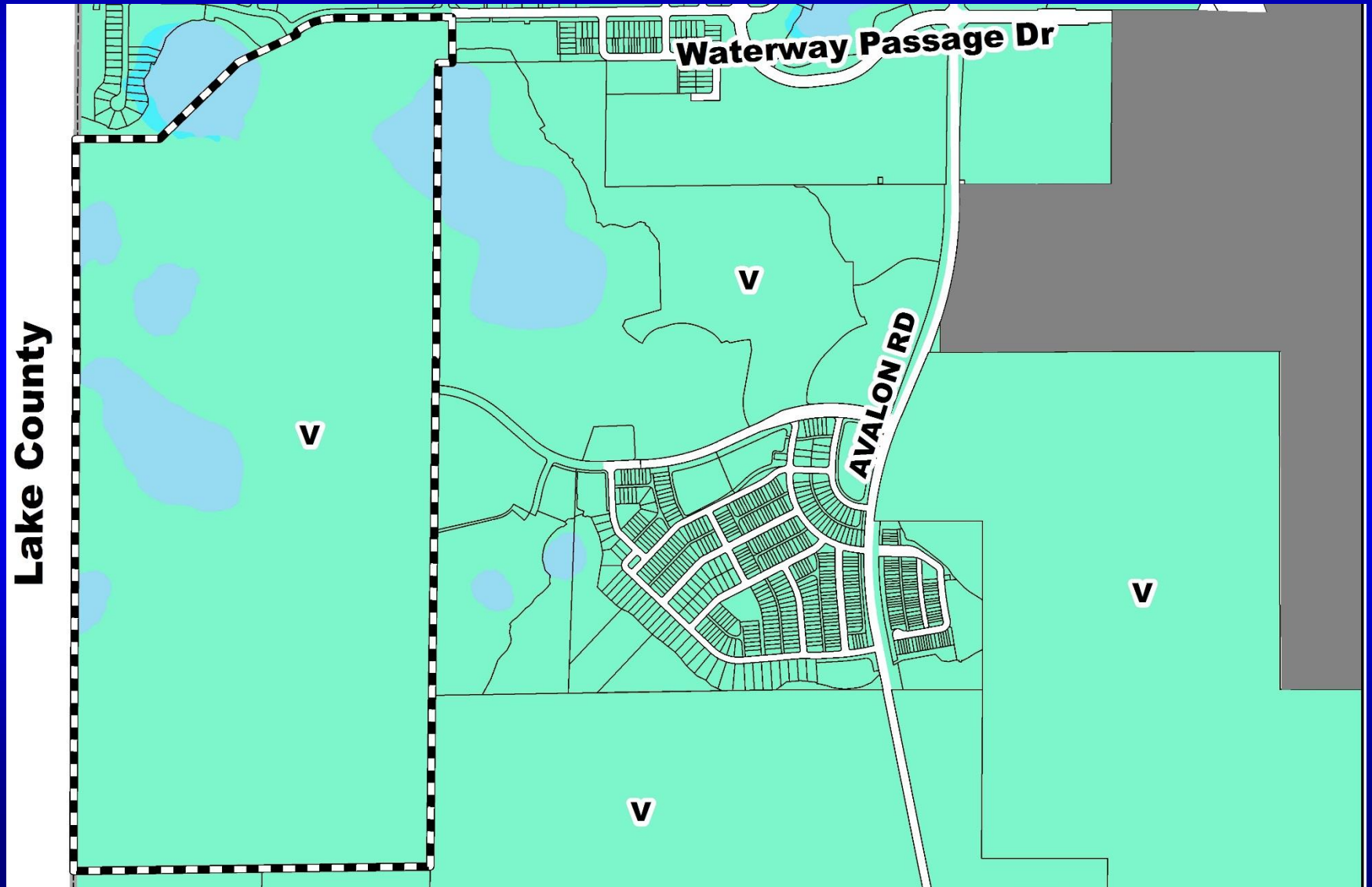


Waterleigh Planned Development D / Phase 4 Preliminary Subdivision Plan

- Case:** PSP-18-10-339
- Project Name:** Waterleigh Planned Development / Phase 4 Preliminary Subdivision Plan
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 234.40 gross acres
- Location:** Generally located west of Avalon Road and north of West Irlo Bronson Memorial Highway (U.S. 192)
- Request:** To construct 421 single-family detached units and 167 single-family attached units for a total of 588 dwelling units. Three (3) waivers from Orange County Code related to lot access and orientation are proposed with this request.

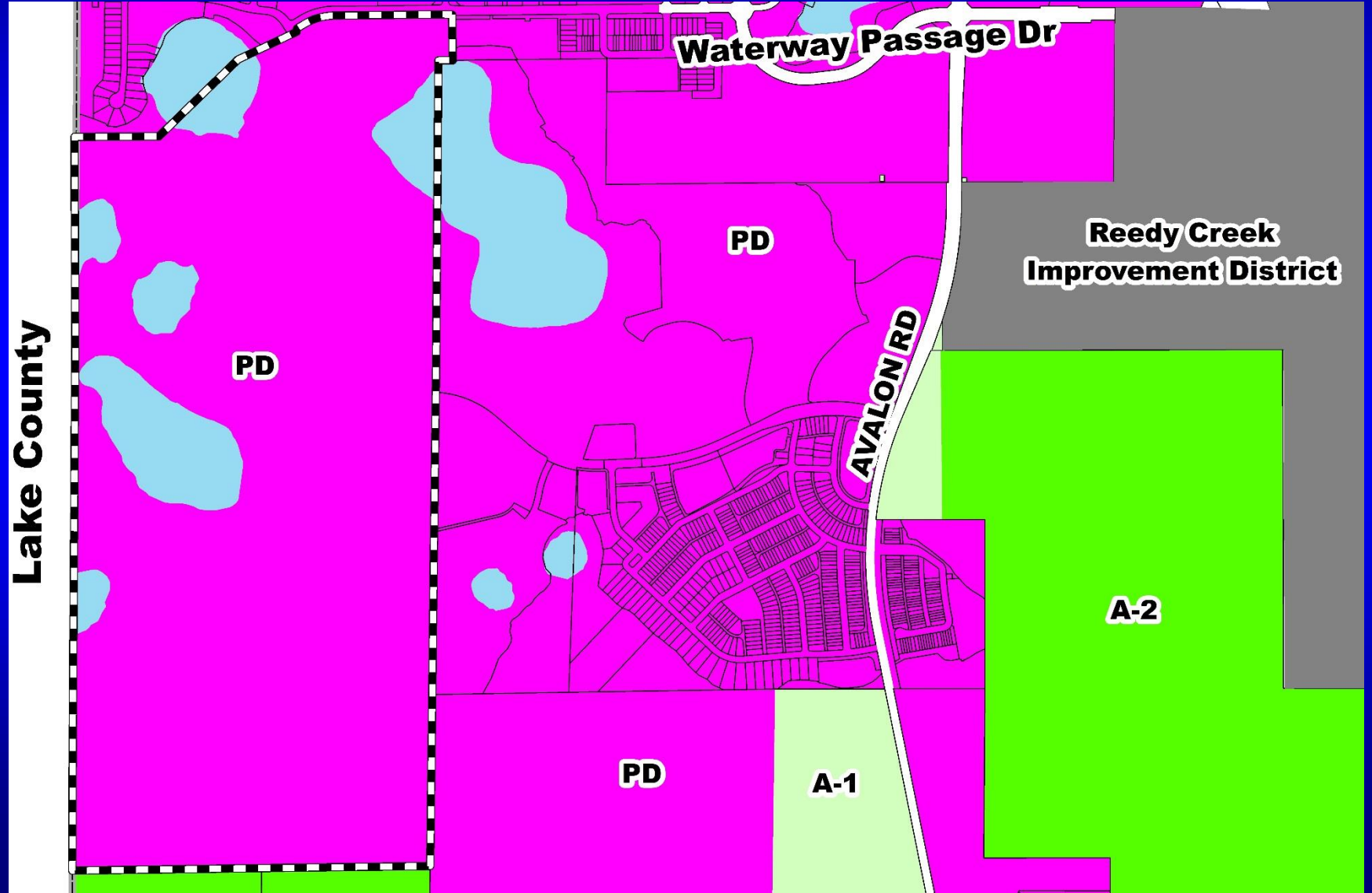


Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Future Land Use Map



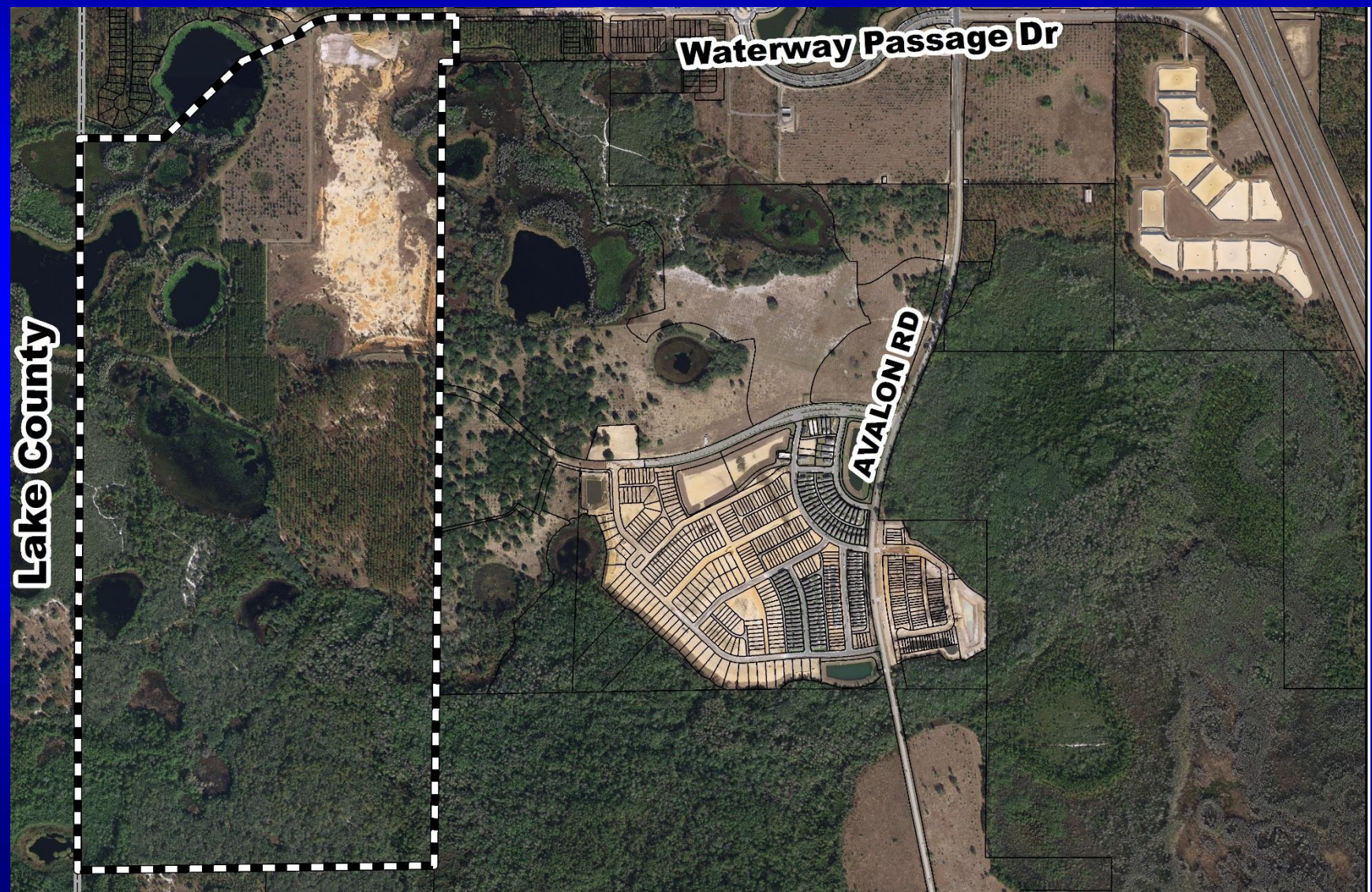


Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Zoning Map





Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Phase 4 PSP dated “Received September 20, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

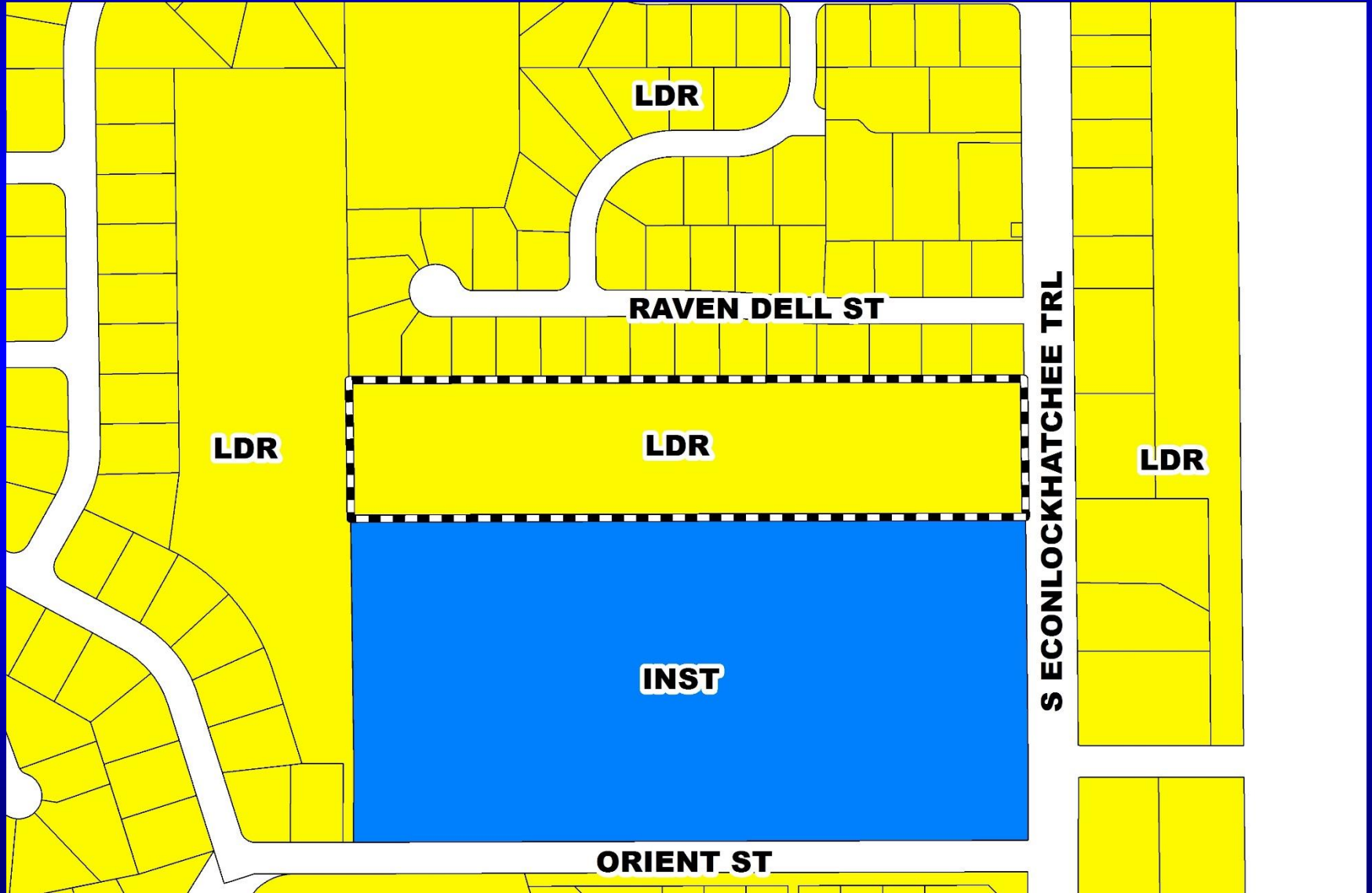


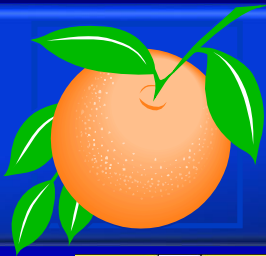
Eagles Landing Preliminary Subdivision Plan

- Case:** PSP-18-10-321
- Project Name:** Eagles Landing Preliminary Subdivision Plan
- Applicant:** Limaris Ramos, Primera Construction Corporation
- District:** 3
- Acreage:** 7.75 gross acres
- Location:** Generally located north of Curry Ford Road and west of South Econlockhatchee Trail
- Request:** To subdivide 7.75 acres in order to construct 23 single-family residential dwelling units.

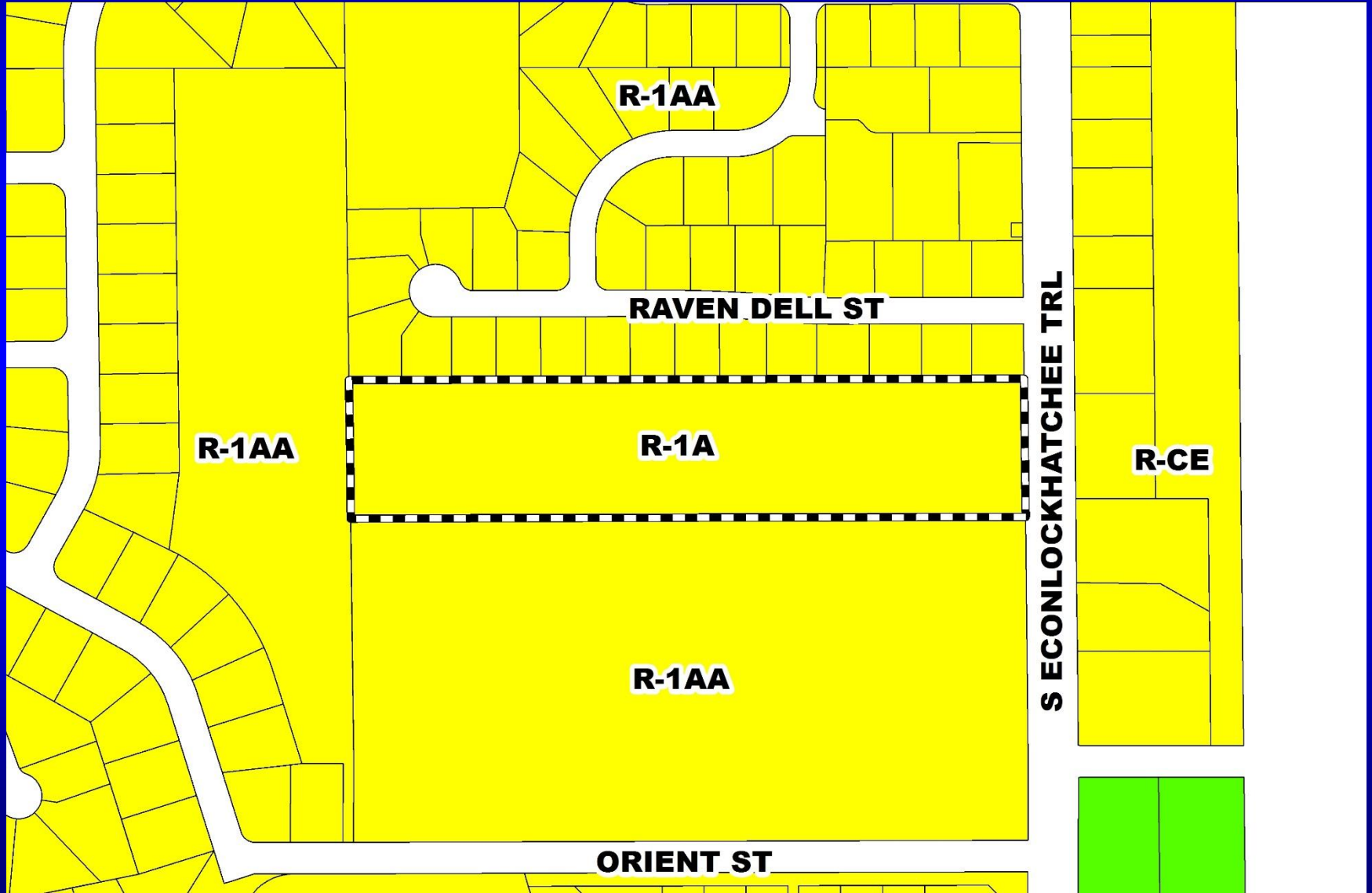


Eagles Landing Preliminary Subdivision Plan Future Land Use Map



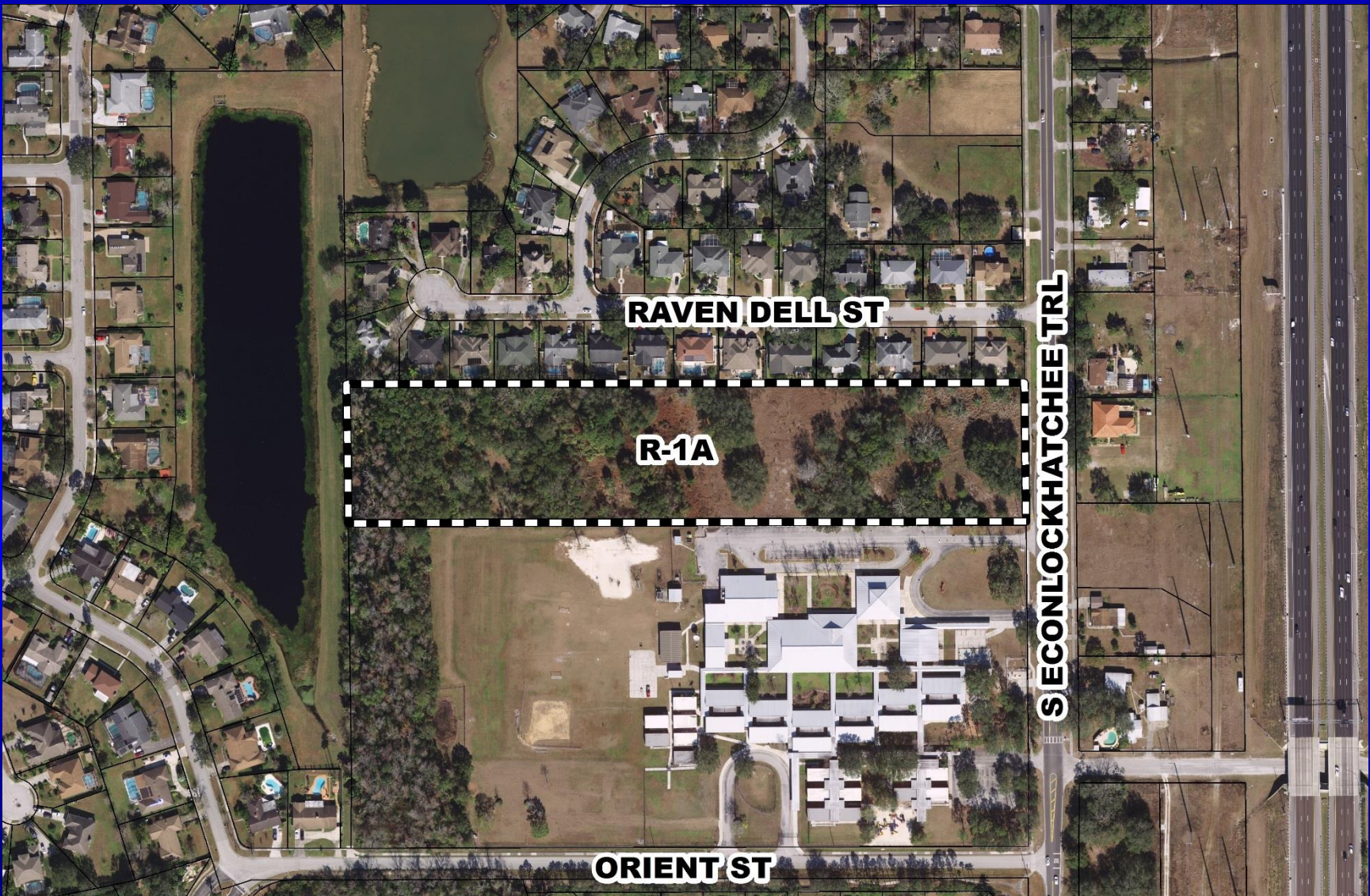


Eagles Landing Preliminary Subdivision Plan Zoning Map





Eagles Landing Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Eagles Landing Preliminary Subdivision Plan dated “Received October 14, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3

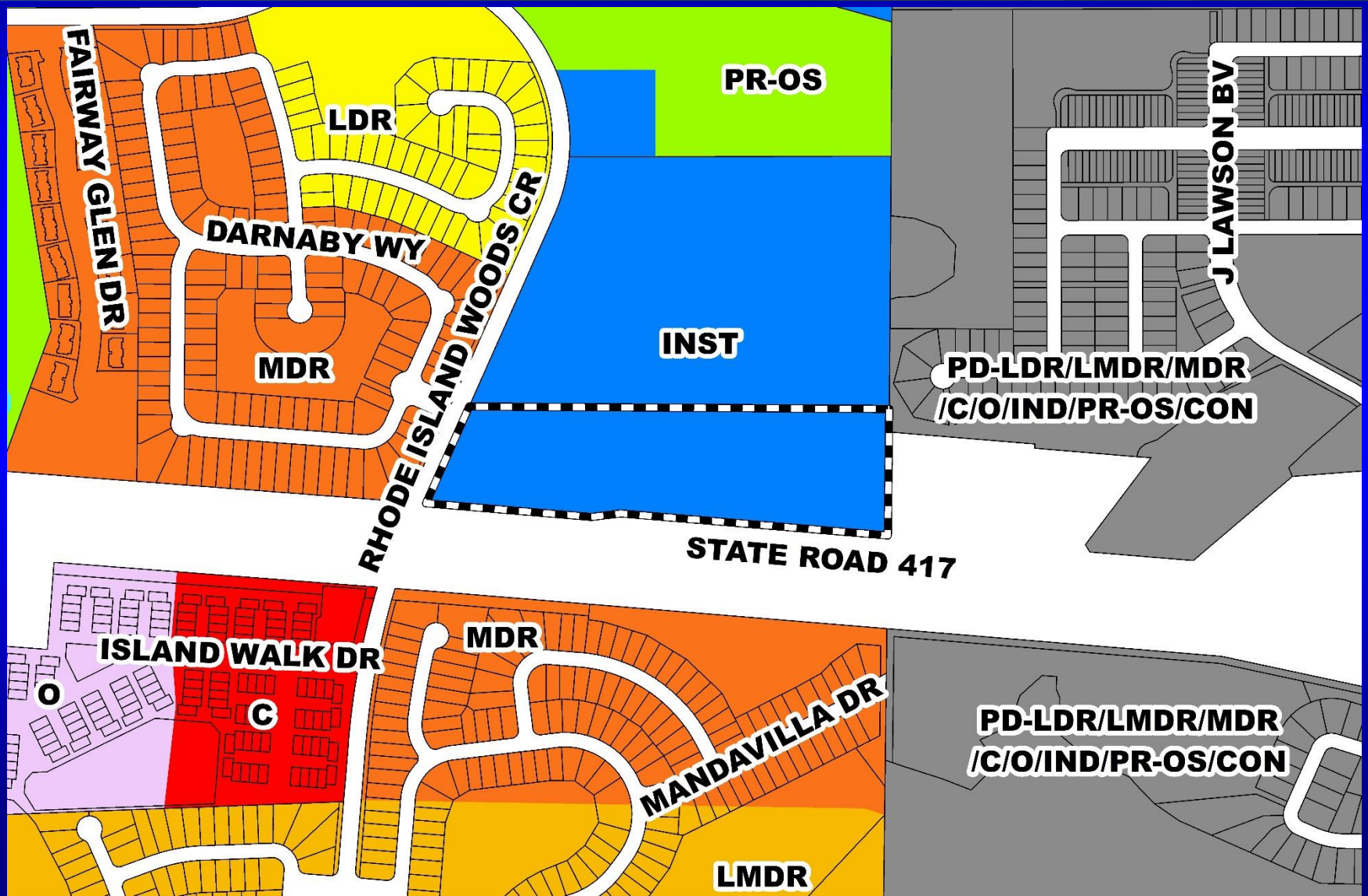


Meadow Woods Planned Development / Land Use Plan

- Case:** CDR-19-08-265
- Project Name:** Meadow Woods Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 4
- Acreage:** 3,324.78 gross acres (overall PD)
13.38 gross acres (affected parcel only)
- Location:** Generally located north of State Road 417 and east of Rhode Island Woods Circle
- Request:** To use the approved conversion matrix to convert 22,100 square feet of existing retail commercial entitlements to 68 single-family attached residential units on Parcel 21.

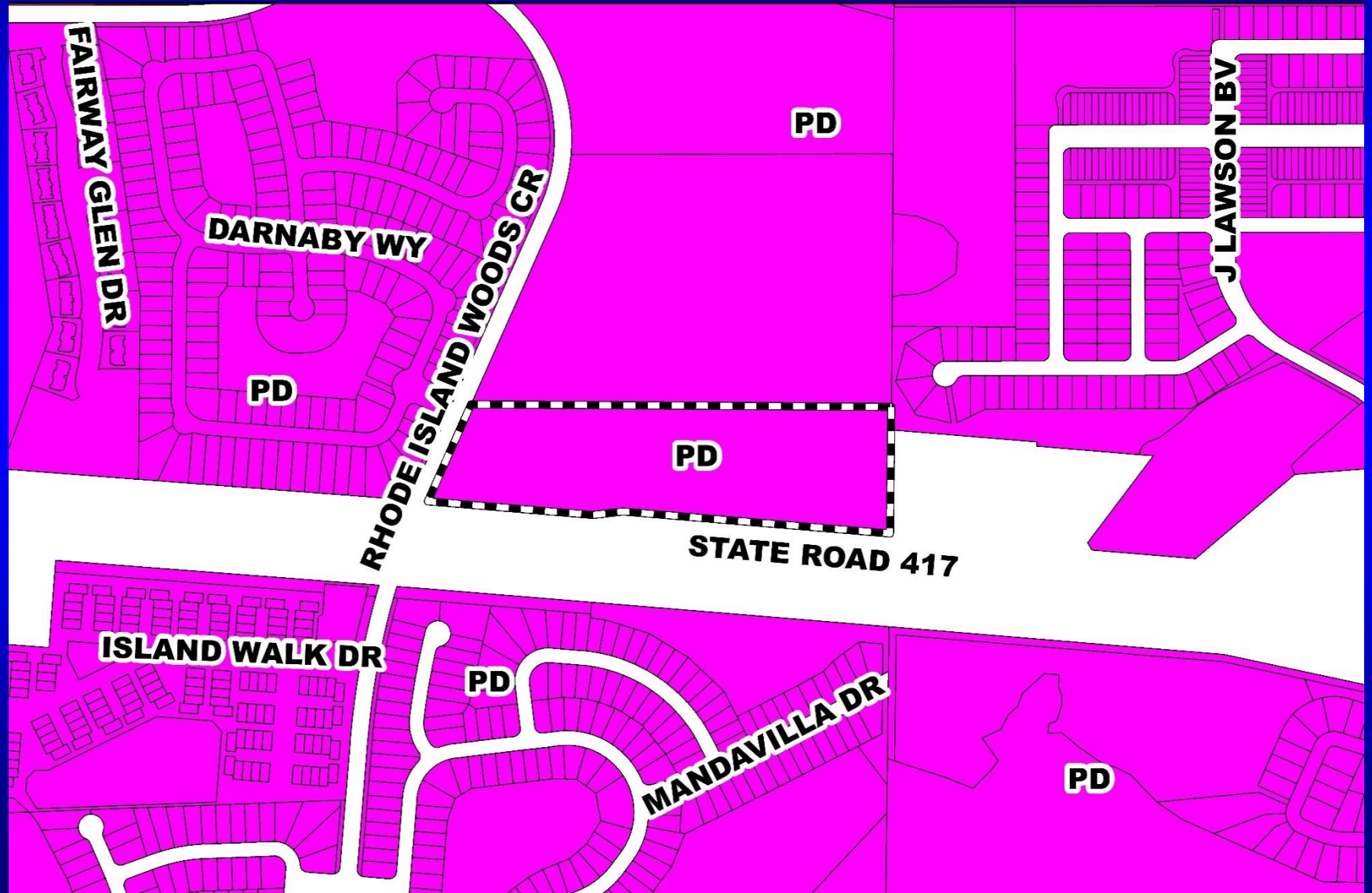


Meadow Woods Planned Development / Land Use Plan Future Land Use Map



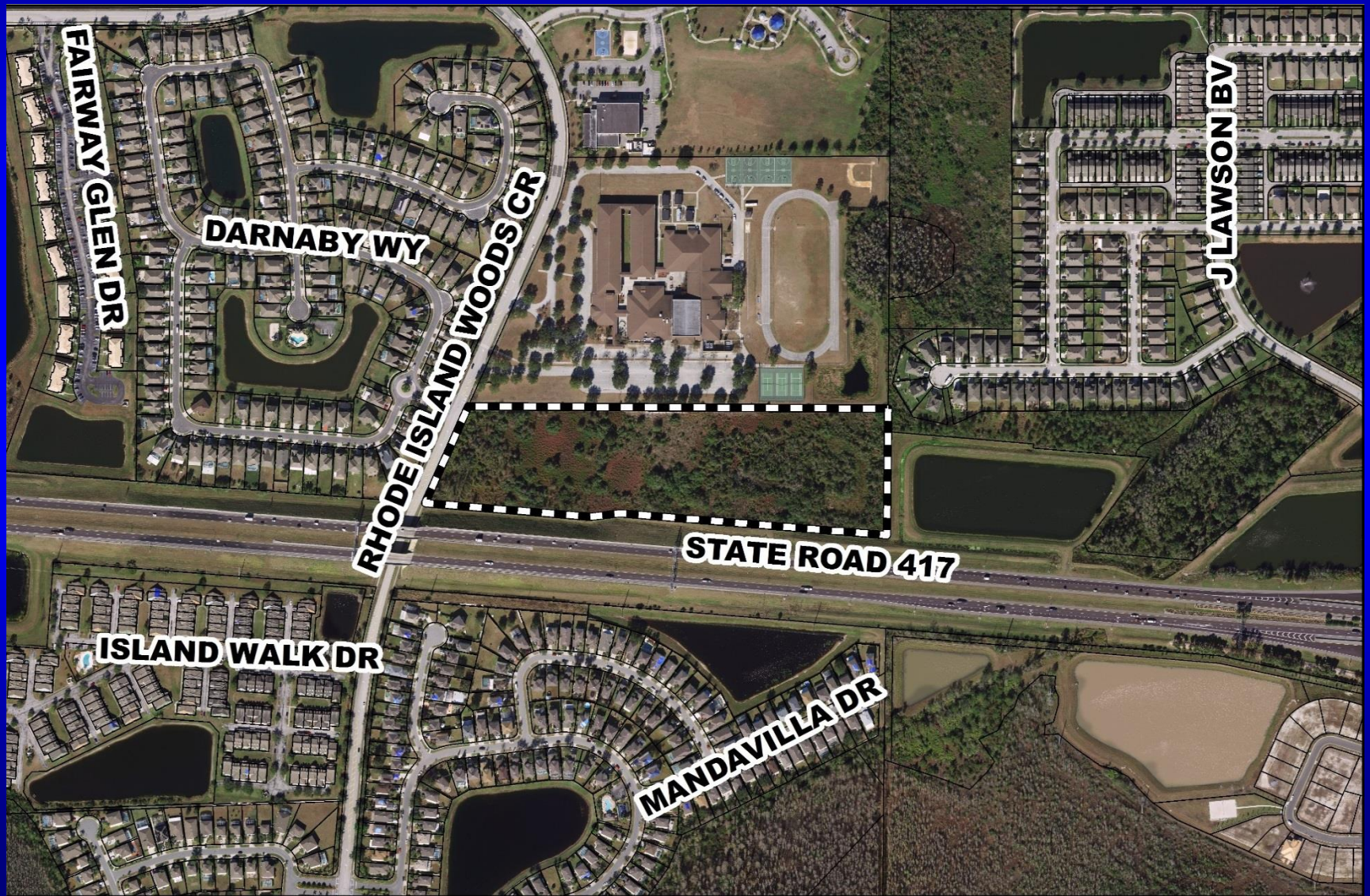


Meadow Woods Planned Development / Land Use Plan Zoning Map

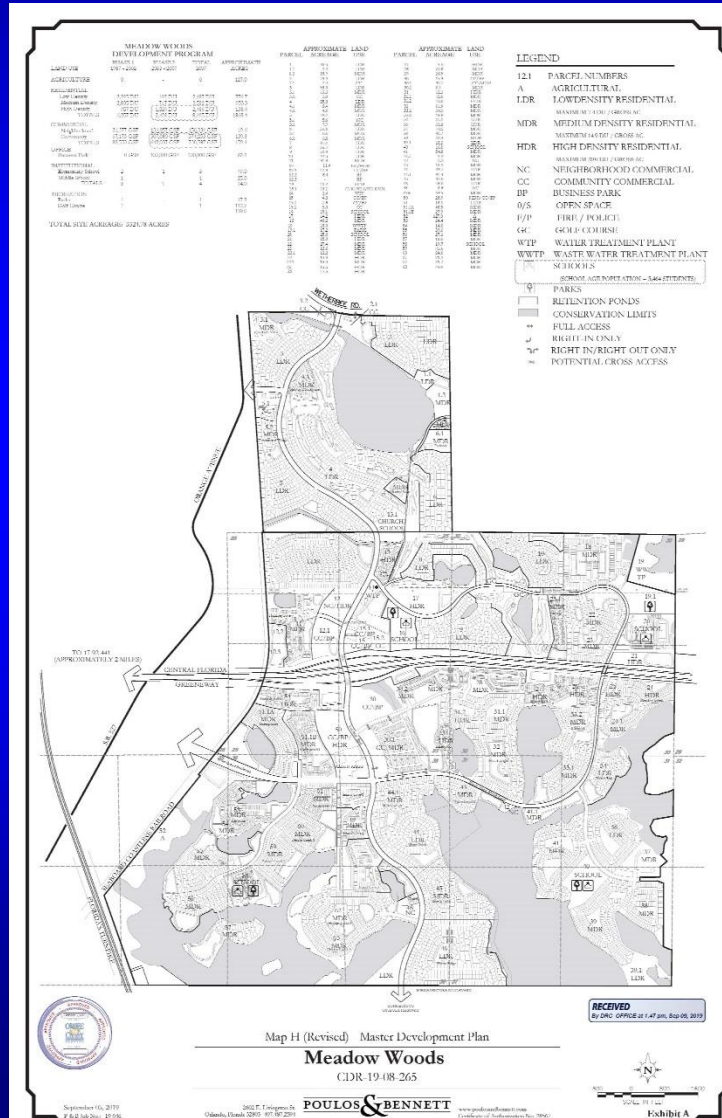




Meadow Woods Planned Development / Land Use Plan Aerial Map



Meadow Woods Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

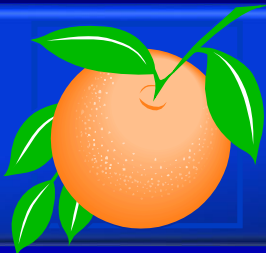
Make a finding of consistency with the Comprehensive Plan and approve the Meadow Woods Planned Development / Land Use Plan (PD/LUP), dated “Received September 9, 2019” subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

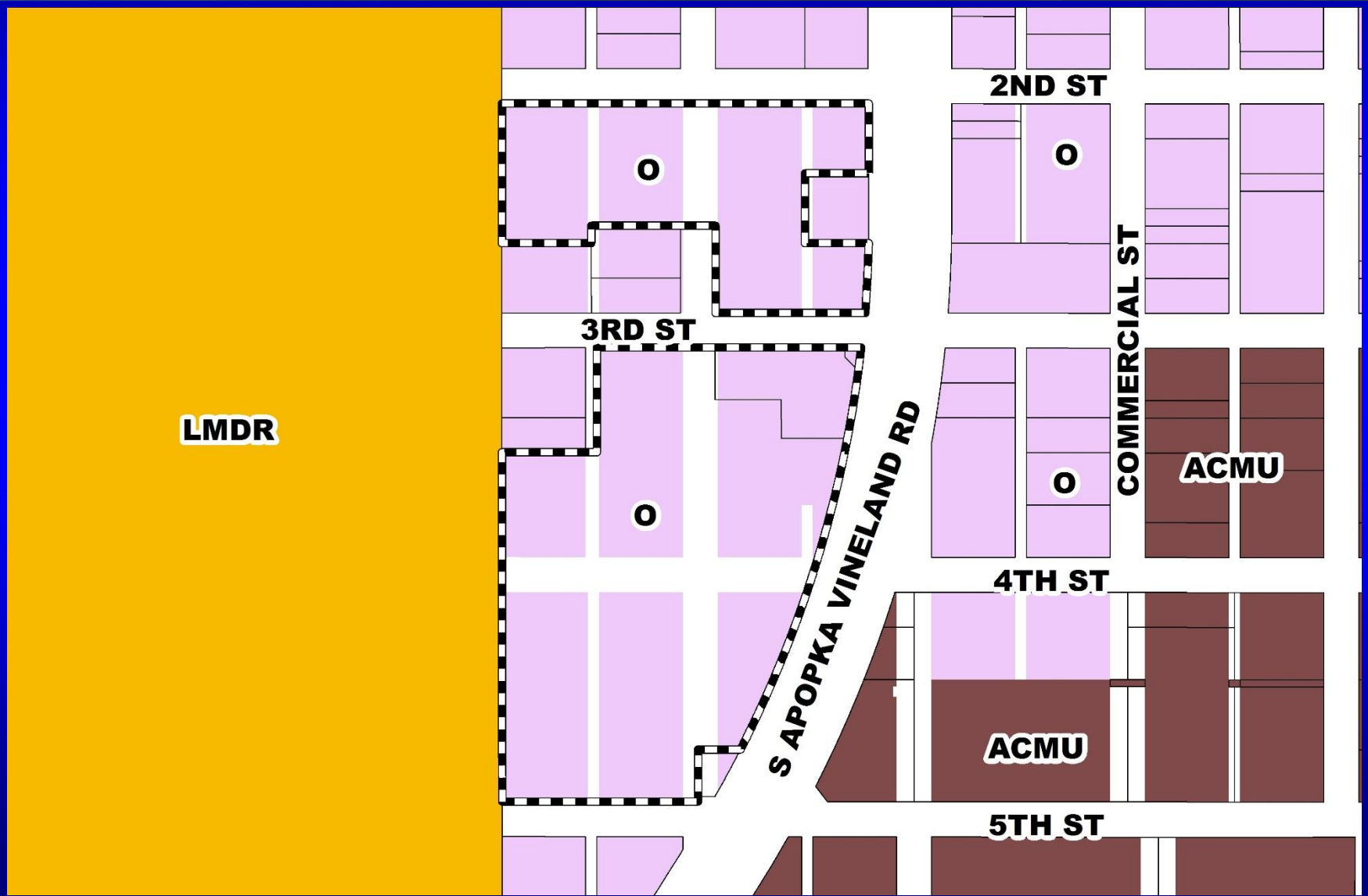


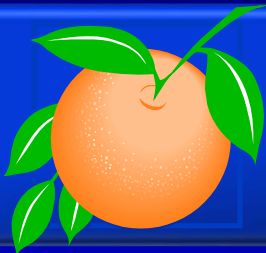
Buena Vista Commons Planned Development / Land Use Plan

- Case:** CDR-19-06-191
- Project Name:** Buena Vista Commons Planned Development / Land Use Plan
- Applicant:** Constance Silver, Tri3 Civil Engineering Design Studio, Inc.
- District:** 1
- Acreage:** 8.52 gross acres (overall PD)
- Location:** 11414 and 11444 S. Apopka Vineland Road; or generally located on the west side of S. Apopka Vineland Road and the south side of 3rd Street.
- Request:** To request two (2) waivers from Orange County Code related to landscaping.

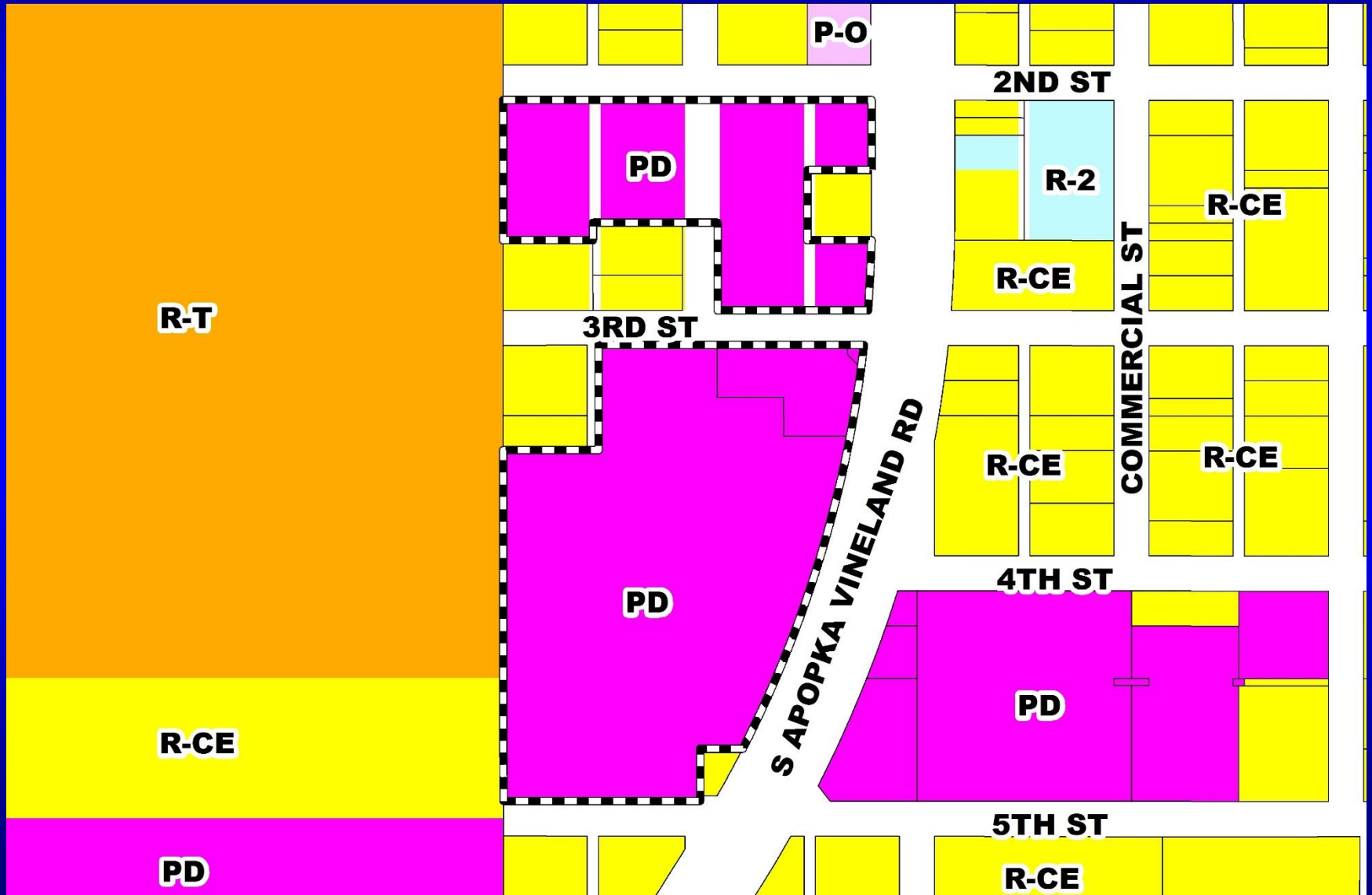


Buena Vista Commons Planned Development / Land Use Plan Future Land Use Map





Buena Vista Commons Planned Development / Land Use Plan Zoning Map



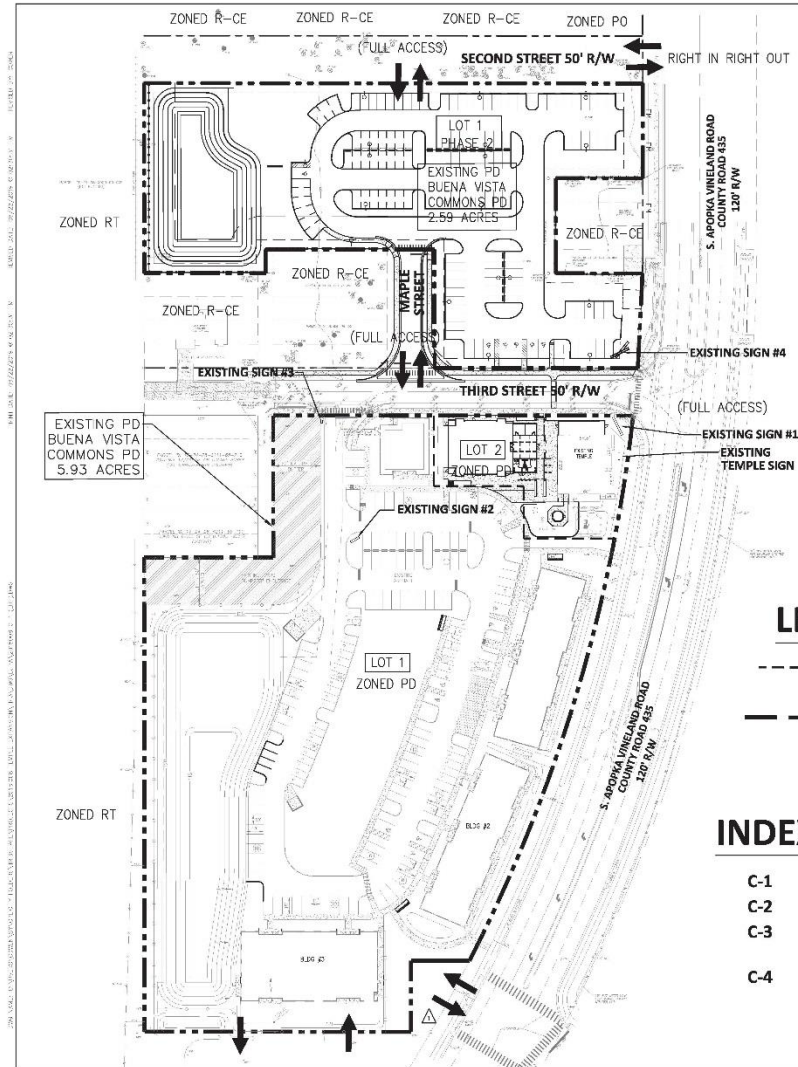


Buena Vista Commons Planned Development / Land Use Plan Aerial Map





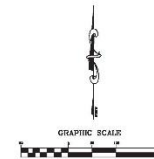
Buena Vista Commons Planned Development / Land Use Plan Overall Land Use Plan



BUENA VISTA COMMONS PD - LAND USE PLAN (AMENDMENT)

CASE NUMBER - CDR-19-06-191 ▲

- BUENA VISTA COMMONS PD:**
LOT 1: 15-24-28-1080-01-000
LOT 2: 15-24-28-1080-02-000
LOT 3: 15-24-28-1079-01-000



VICINITY MAP
N.T.S.

LEGEND

- LOT LINES
- - - - - PD BOUNDARY

INDEX OF SHEETS

- C-1 OVERALL LUP
- C-2 LUP
- C-3 LUP CONDITIONS OF APPROVAL
- C-4 MASTER SIGN PLAN

Developer:
MR. KARAM DUGGAL
 5515 BOW COURT
 ORLANDO, FL 32836
 PHO: 407-963-4718
 RHCARD@GMAIL.COM

Surveyor:
SHANNON SURVEYING, INC.
 499 NORTH S.R. 434 - SUITE 2155
 ALTAMONTE SPRING, FLORIDA, 32714
 PHO: 407-774-8372
 ATTN: JAMES SHANNON
 SHANNONSURV@AOL.COM

Civil Engineer:
**TRI³ CIVIL ENGINEERING
 DESIGN STUDIO, INC.**
 P.O. BOX 530062
 LONGWOOD, FL 32752-0062
 PHO: 407-488-9455
 FAX: 407-641-9995
 ATTN: CONSTANCE D. SILVER, PE, LEED AP
 COWENS@TRI3-ENG.COM

RECEIVED
 By DMC Office at 1:04 pm, Sep 10, 2019



**Civil Engineering
 Design Studio, Inc.**
 P.O. Box 530062
 Longwood, Florida 32752-0062
 PH: 407-488-9455 Fax: 407-641-9995
 CERT. STATE OF FLORIDA # 2012

BUENA VISTA COMMONS PD

Orlando, Florida
 ENGINEER'S SEAL

CONSTANCE D. SILVER, P.E., LEED AP
 FLORIDA LICENSE #04942

ISSUED:	DATE:
ORANGE CO DMC	06/04/19

REV.	DATE	DESCRIPTION
1	06/22/19	ORANGE CO TRG

OVERALL LAND USE PLAN

Sheet Title	
JOB NO.	2015.008
SCALE:	AS SHOWN
DATE:	06/04/19
DESIGN:	CDM
DRAWN:	CDM
CHECKED:	CDM

C-1

Sheet No. 1 OF 4



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Buena Vista Commons Planned Development / Land Use Plan (PD/LUP) dated “Received September 10, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

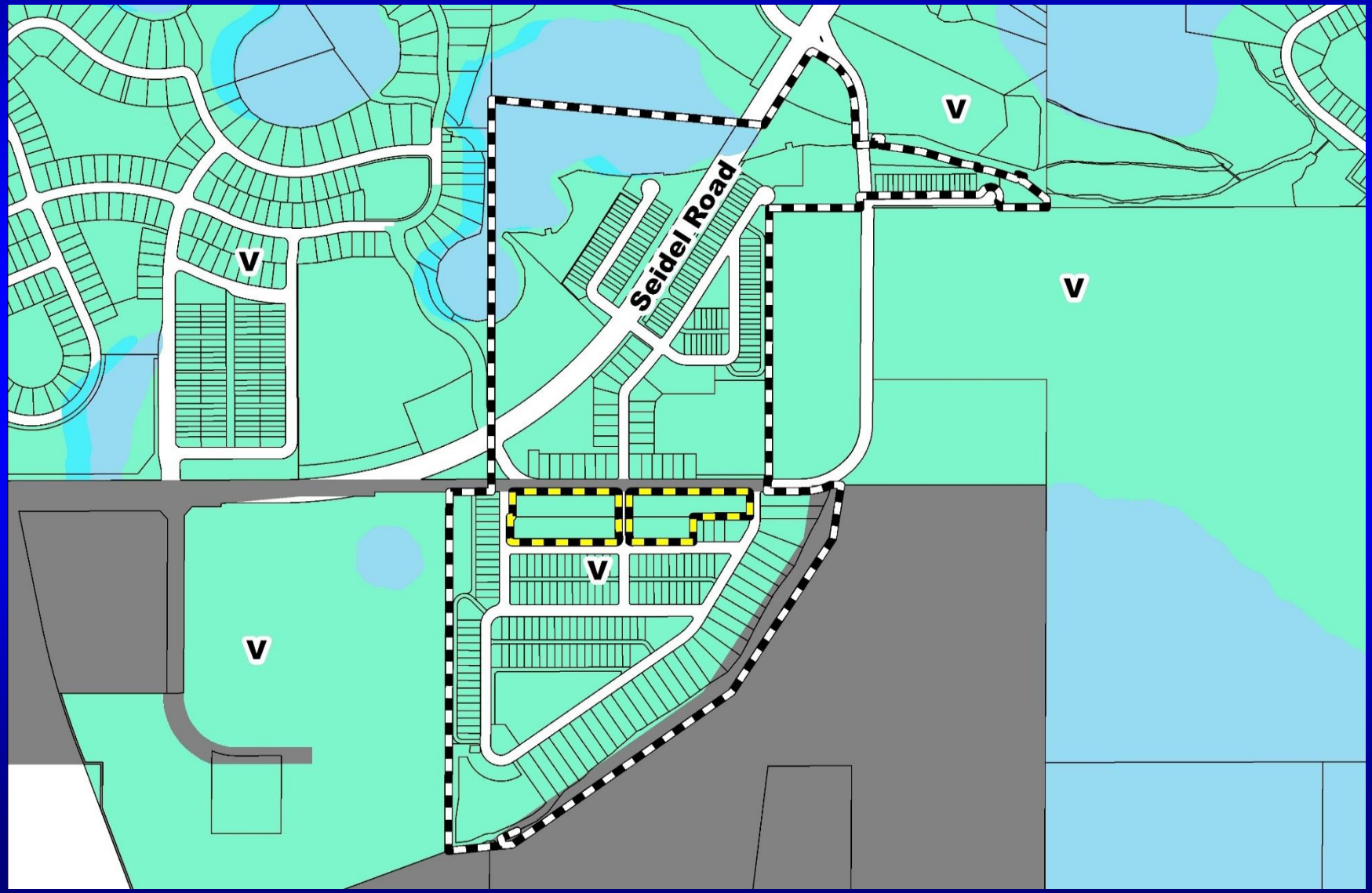


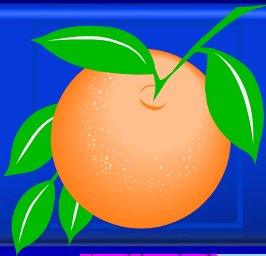
Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan

- Case:** CDR-19-09-306
- Project Name:** Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 114.89 gross acres (overall PD)
5.23 gross acres (affected parcels only)
- Location:** Generally located south of Summerlake Groves Street and East of Seidel Road
- Request:** To add thirty-five (35) units in the future development parcels in the previously approved Preliminary Subdivision Plan for Phase 1 and Phase 2B.

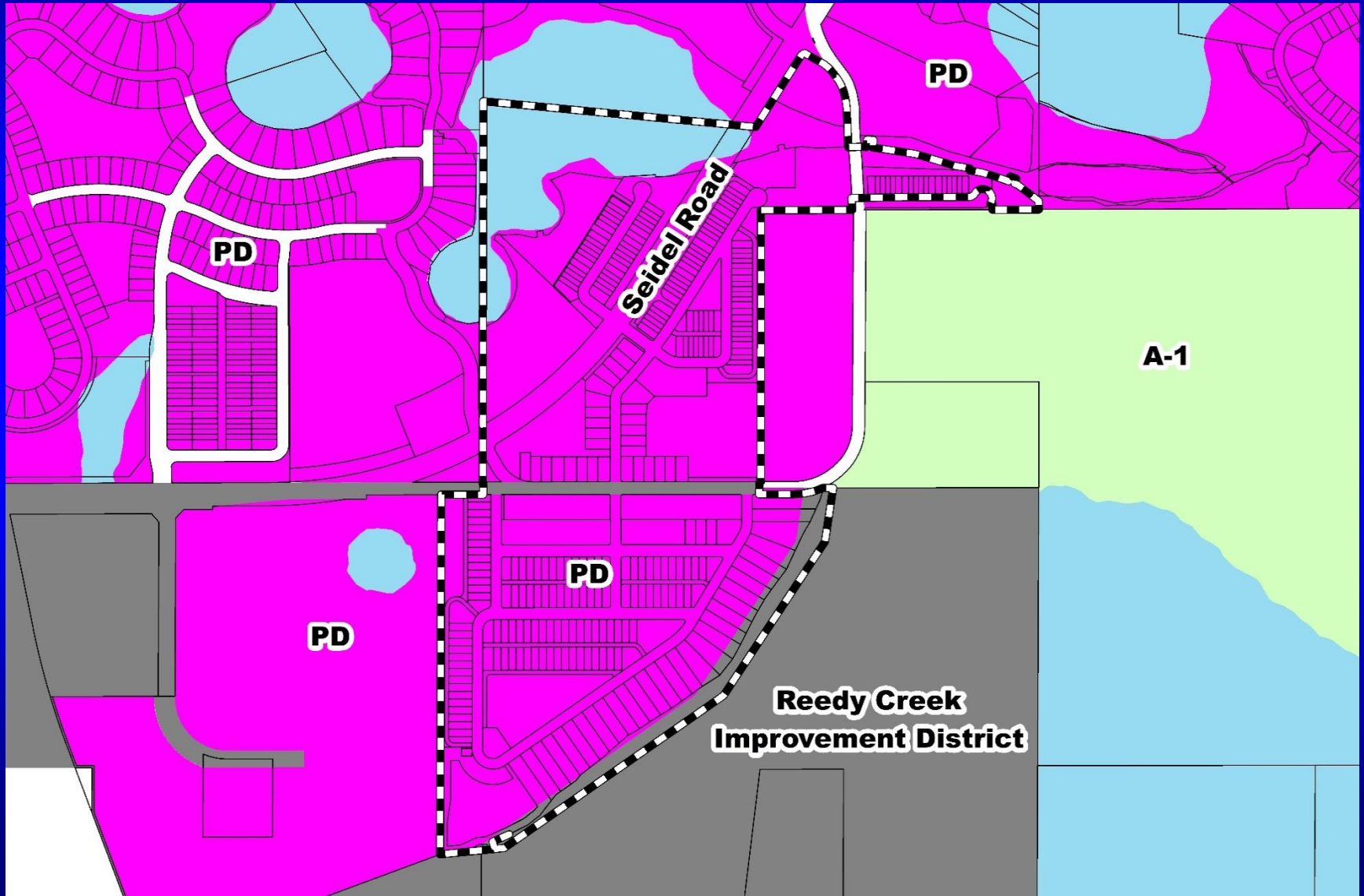


Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Future Land Use Map





Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Zoning Map



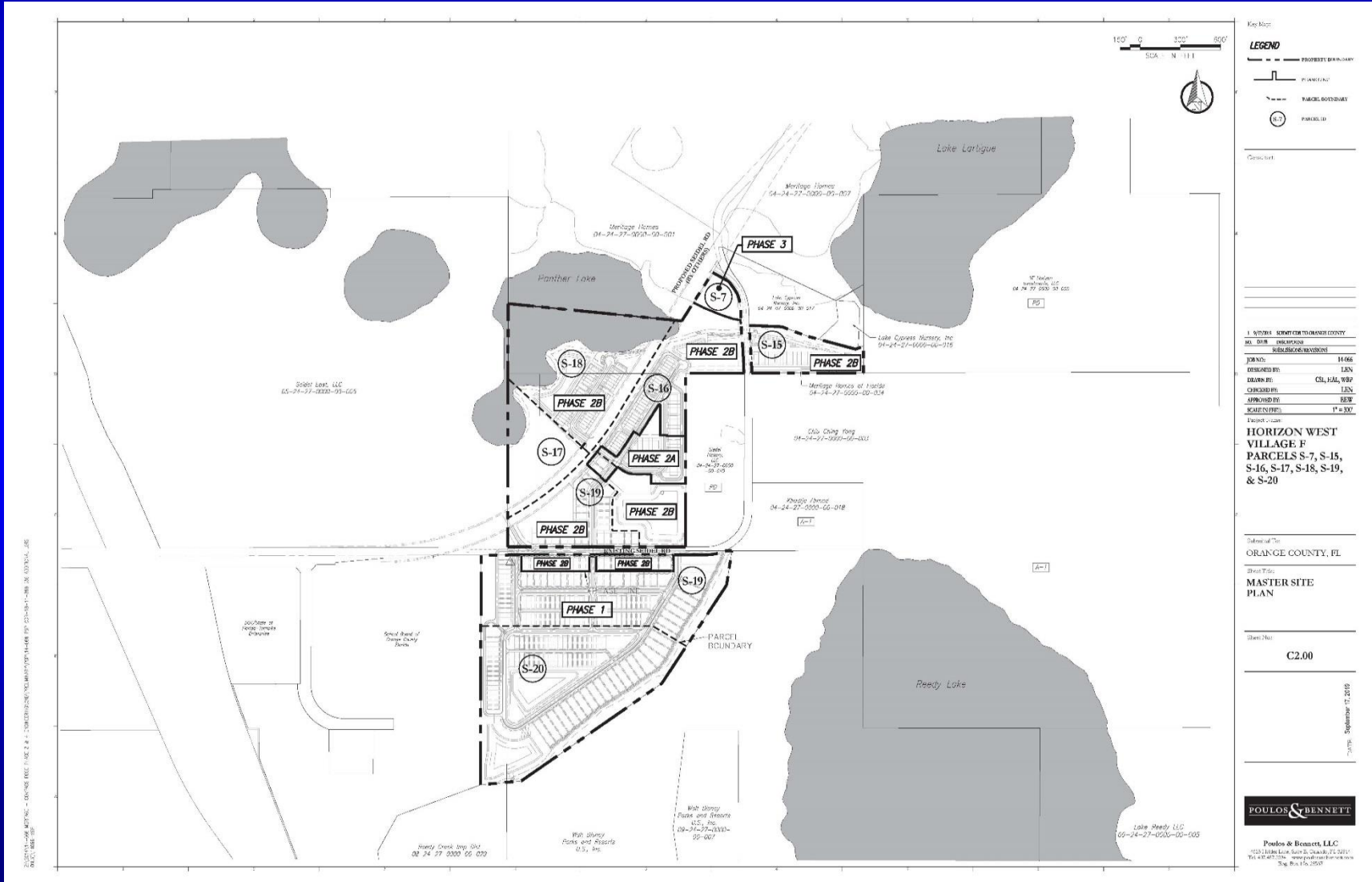


Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Aerial Map





Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Overall Preliminary Subdivision Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP dated “Received October 2, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Alafaya Trail Property Planned Development / Land Use Plan

- Case:** CDR-14-05-144
- Project Name:** Alafaya Trail Property Planned Development / Land Use Plan
- Applicant:** Brooks Stickler, Kimley-Horn and Associates, Inc.
- District:** 4
- Acreage:** 50.20 gross acres
- Location:** Generally located south of E. Colonial Drive and west of Alafaya Trail.
- Request:** To increase retail / commercial (C-1) square footage from 174,000 to 304,000 (an increase of 130,000 square feet), while retaining 6,000 square feet of previously approved Professional Office (P-O) uses, reflect the conservation, impact, and mitigation of on-site wetlands per Conservation Area Impact (CAI) permit #CAI-14-08-025, and remove a note requiring the dedication of PD Tract A development rights to Orange County. One waiver is also being requested.



Action Requested

**Continue case CDR-14-05-144 to the December 17, 2019
BCC meeting at 2:00 p.m.**

District 4

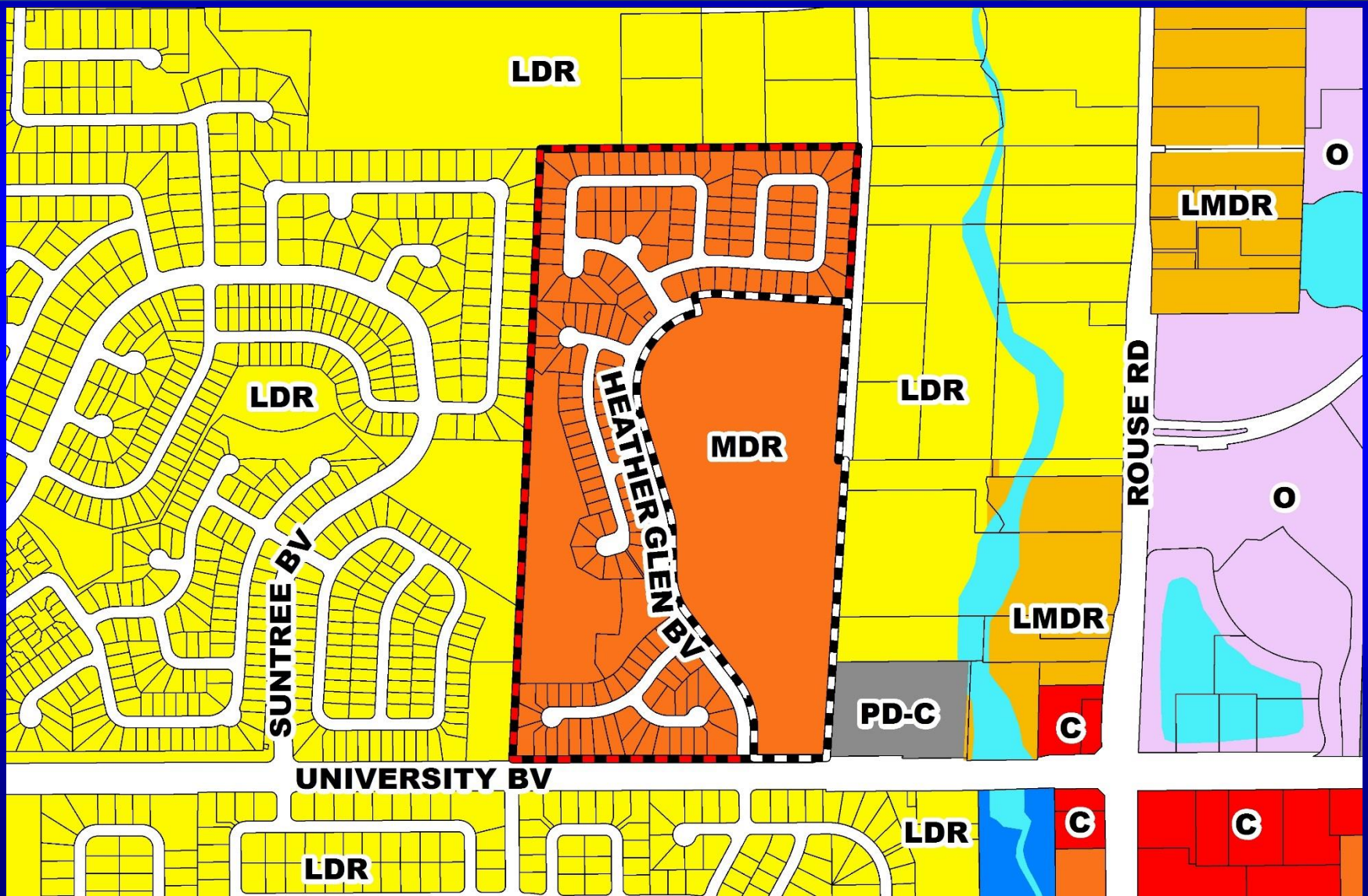


The Glenn Planned Development / Land Use Plan

- Case:** CDR-19-03-115
- Project Name:** The Glenn Planned Development / Land Use Plan
- Applicant:** William Burkett, Burkett Engineering
- District:** 5
- Acreage:** 80.00 gross acres (overall PD)
30.23 gross acres (affected parcel only)
- Location:** Generally located north of University Boulevard and east of Heather Glen Boulevard
- Request:** To add 60 multi-family dwelling units to the development program in Phase I. Additionally, the applicant has requested four waivers related to building height, building setbacks, and building separation requirements.

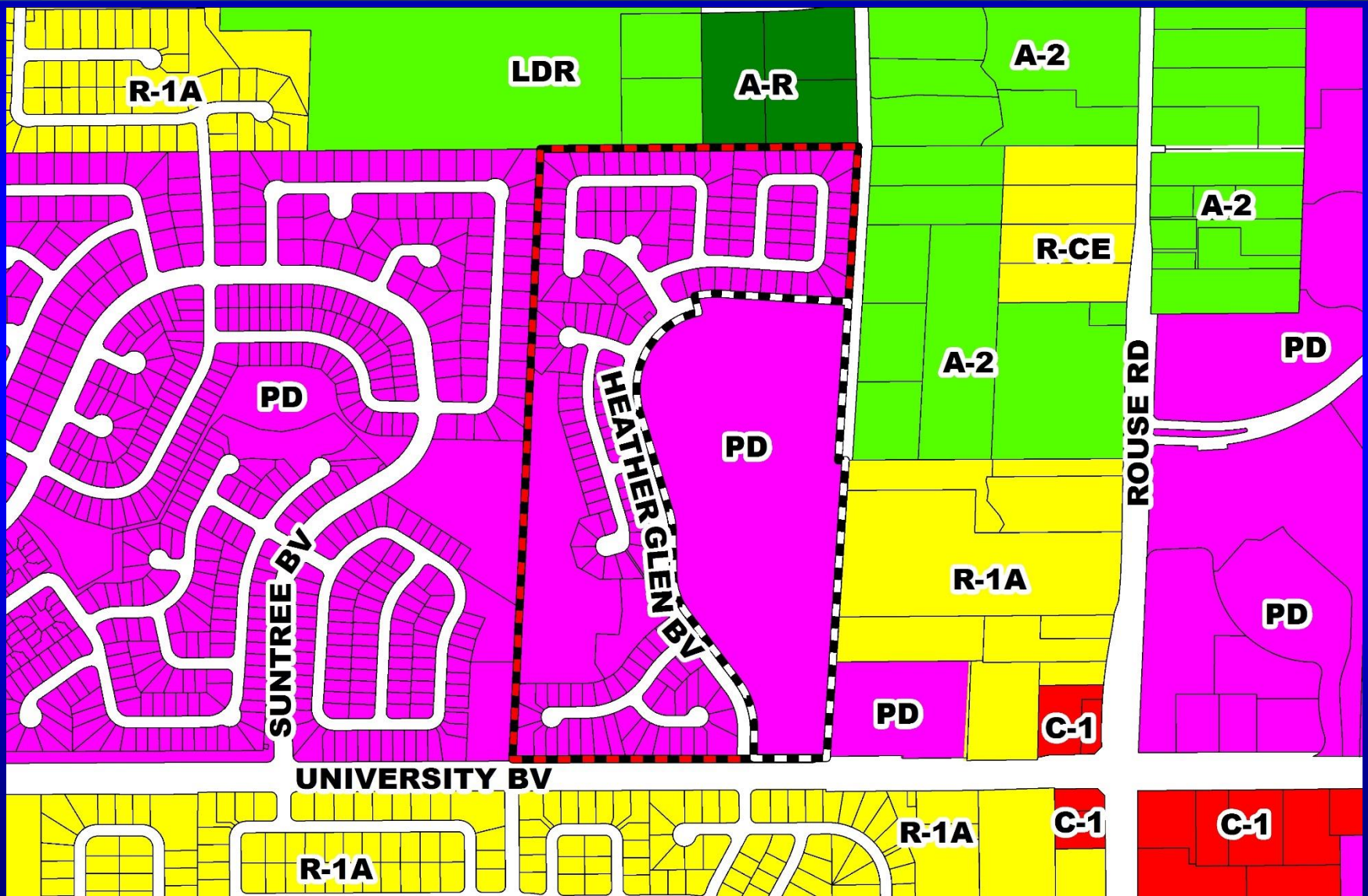


The Glenn Planned Development / Land Use Plan Future Land Use Map



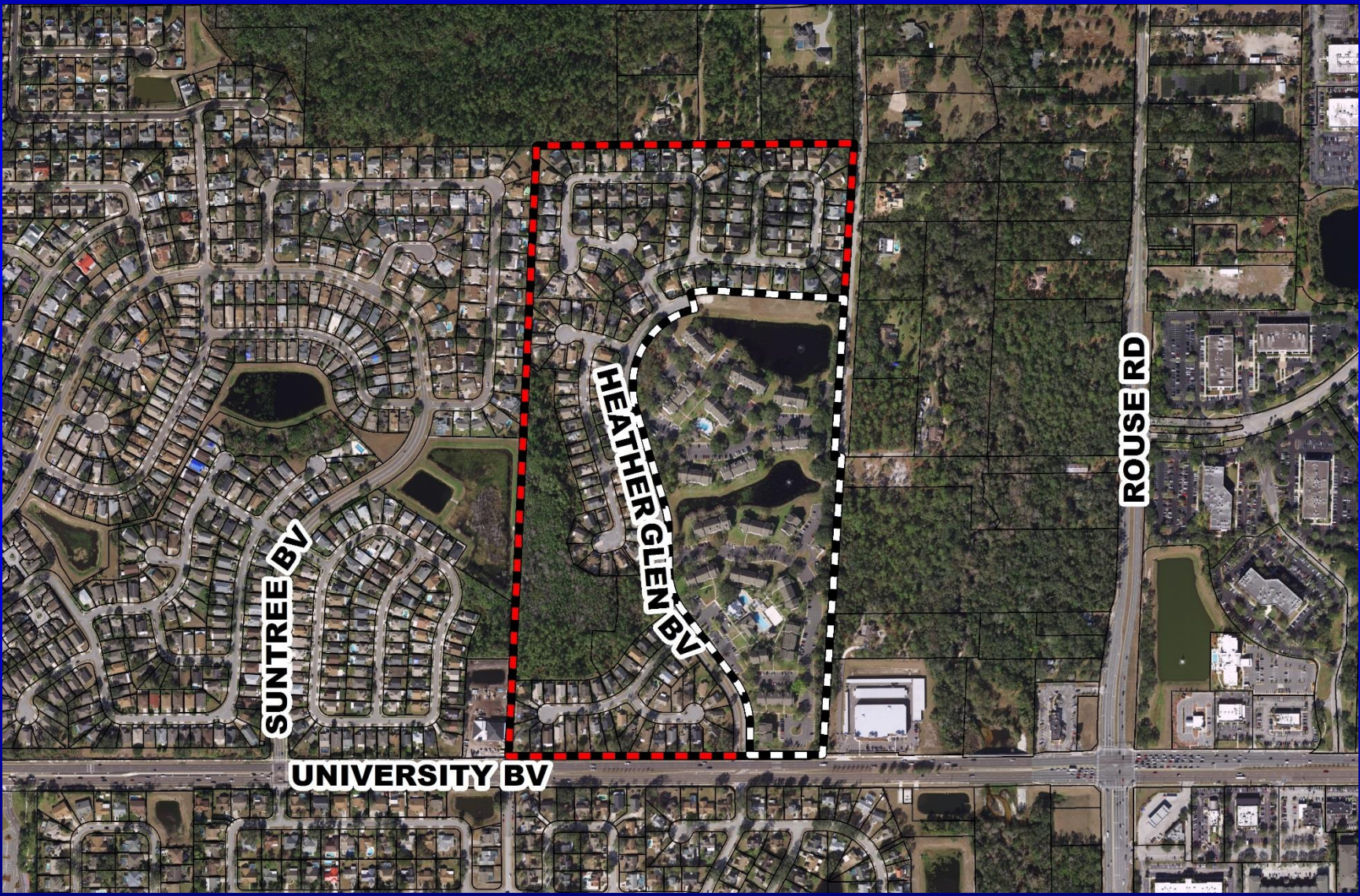


The Glenn Planned Development / Land Use Plan Zoning Map



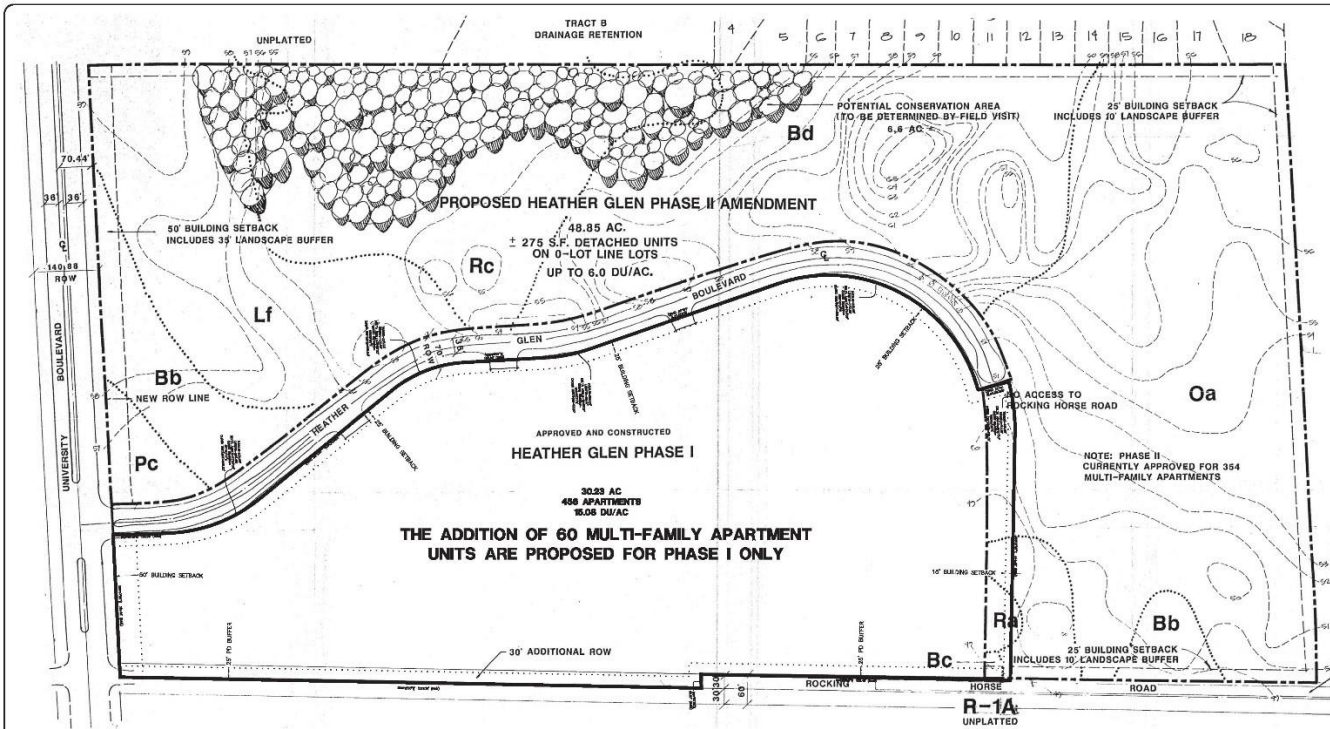


The Glenn Planned Development / Land Use Plan Aerial Map



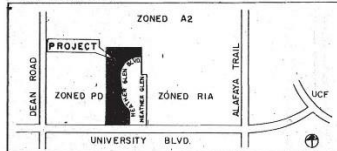


The Glenn Planned Development / Land Use Plan Overall Land Use Plan



THE ADDITION OF 60 MULTI-FAMILY APARTMENT UNITS ARE PROPOSED FOR PHASE I ONLY

LOCATION MAP



**LAND USE PLAN
HEATHER GLEN P.D.
(FORMERLY STRAW RIDGE PD)**
OWNER: MATTAPAN TRUST TEL. 422-4040
PROPOSED PHASE II AMENDMENT

SITE DATA TOTAL PROJECT

TOTAL UNITS ORIGINALLY APPROVED (3.5 DU/AC MAXIMUM) 750
TOTAL UNITS PROPOSED PHASE I: 488
PHASE II: 275*
NET REDUCTION IN DWELLING UNITS 262
*PHASE II SHALL BE CONSIDERED AS PROPOSED.

P.D. LEGAL DESCRIPTION

THE EAST 1/2 OF THE SOUTHWEST 1/4, LESS THE RIGHT OF WAY FOR UNIVERSITY BOULEVARD, SECTION 5, TOWNSHIP 22 SOUTH, RANGE 31 EAST, GRANGE COUNTY, FLORIDA, LESS THE EAST 20 FEET OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4.

SOILS LEGEND

- Bd - Blanton Fine Sand
- Bd1 - Blanton Fine Sand
- Lf - Leon Fine Sand
- Oa - Ono Fine Sand
- Pc - Pomona Fine Sand
- Rc - Rutledge Fine Sand
- Rc1 - Rutledge Heavy Fine Sand

NOTE

1. SITE DATA FOR PHASE II IS LOCATED ON SHEET 4.

SITE DATA PHASE II

PHASE II GROSS ACREAGE	48.85
EXISTING ZONING	PD
EXISTING LAND USE	VACANT
PROPOSED LAND USE	<ul style="list-style-type: none"> - RESIDENTIAL - TOTAL NO. DWELLING UNITS UP TO 6.0 DU/AC - MAXIMUM GROSS DWELLY - MINIMUM NET LOT SIZE - MAXIMUM NET LIVING AREA - MAXIMUM BUILDING HEIGHT
OPEN SPACE/RECREATION	<p>310.5 ACRES (EAST OF PHASE II GROSS LAND AREA EXCLUSIVE OF CONSERVATION AREA (48.85 ACRES - 6.8 ACRES X .25))</p> <p>7.8 ACRES (75%) OF OPEN SPACE LOCATED IN PHASE I</p> <p>FINAL OPEN SPACE ACREAGE DEPENDENT UPON FINAL DETERMINATION OF CONSERVATION AREA.</p> <p>32.33 ACRES (275 UNITS X 3.1 PERSONS/UNIT = 852 PERSONS X .2005 ACRES RECREATION/PERSON).</p>
RECREATION	

PROJECTED SCHOOL AGE CHILDREN	179 CHILDREN (275 UNITS X 3.1 PERSONS/UNIT X .25)
100 YEAR FLOOD VEGETATION	NOT APPLICABLE
PRISING	1 PHASE
BUILDING SETBACK CRITERIA	<ul style="list-style-type: none"> - UNIVERSITY BOULEVARD 50 FT - ALL OTHER PROPERTY LINES 25 FT
UTILITIES	<ul style="list-style-type: none"> - WATER (80,000 GPD) - SEWER (80,700 GPD) - STORMWATER
AVY WATERS FROM SUBDIVISION REGULATIONS, IF ANY, WILL BE DETERMINED AT DEVELOPMENT PLAN APPROVAL STAGE.	<p>GRANGE COUNTY PUBLIC UTILITIES DIVISION ON-SITE - SEWER/STORMWATER DISCHARGE IN ACCORDANCE WITH GRANGE COUNTY, FLORIDA, DEER AND OTHER AGENCY CRITERIA.</p>

cmassociates
Urban & Environmental Planning & Landscape Architects
500 Delaney Avenue, Orlando, Florida 32801 (305) 422-4040

Burkett
engineering
CONSULTANTS
100 E. Robinson Street, Suite 200, Orlando, Florida 32801
www.burkett-engineering.com

**HEATHER GLEN P.D.
(FORMERLY STRAW RIDGE P.D.)
PROPOSED PHASE II AMENDMENT**

**HEATHER GLEN P.D. (FORMERLY STRAW RIDGE P.D.)
CHANGE DETERMINATION
FOR HORIZON REALTY ADVISORS
EXISTING LAND USE PLAN**

DATE: 4/23/19
PROJECT NO: 1905.10
DRAWN BY: VP
CHECKED BY: WEB
DATE: 10/10/86
SCALE: 1" = 100'
DRAWN BY: [Signature]

10/20/86
DATE REV. BY:

10/10/86
DATE REV. BY:

10/10/86
DATE REV. BY:

10/10/86
DATE REV. BY:

10/10/86
DATE REV. BY:

REG. # 34643
CERT. # 12488
REG. # 1100
SHEET NO. **3**
OF 6



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve The Glenn Planned Development / Land Use Plan (PD/LUP), dated “May 22, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

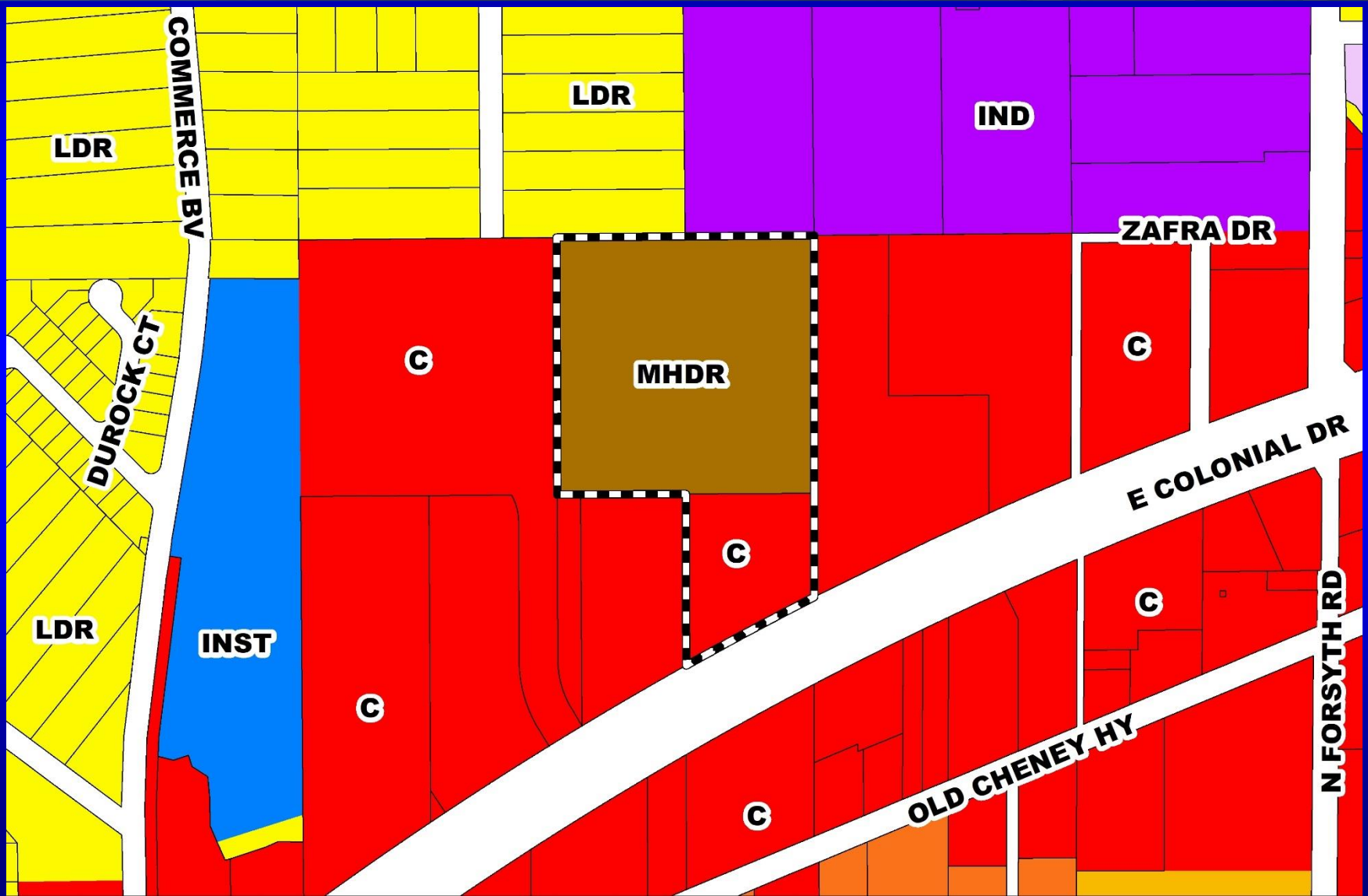


Wise Colonial Planned Development / Land Use Plan

- Case:** LUP-19-03-088
- Project Name:** Wise Colonial Planned Development / Land Use Plan
- Applicant:** Chris Dougherty, S&ME, Inc.
- District:** 5
- Acreage:** 12.77 gross acres
- Location:** 6525 and 6575 E. Colonial Drive; or generally located on the north side of E. Colonial Drive, approximately 1,400 feet west of N. Forsyth Road.
- Request:** To rezone two (2) parcels containing 12.77 gross acres from C-3 to PD, in order to develop 280 multi-family dwelling units and 19,600 square feet of C-1 (Retail Commercial) uses. Two (2) waivers related to setbacks and height are associated with this request.

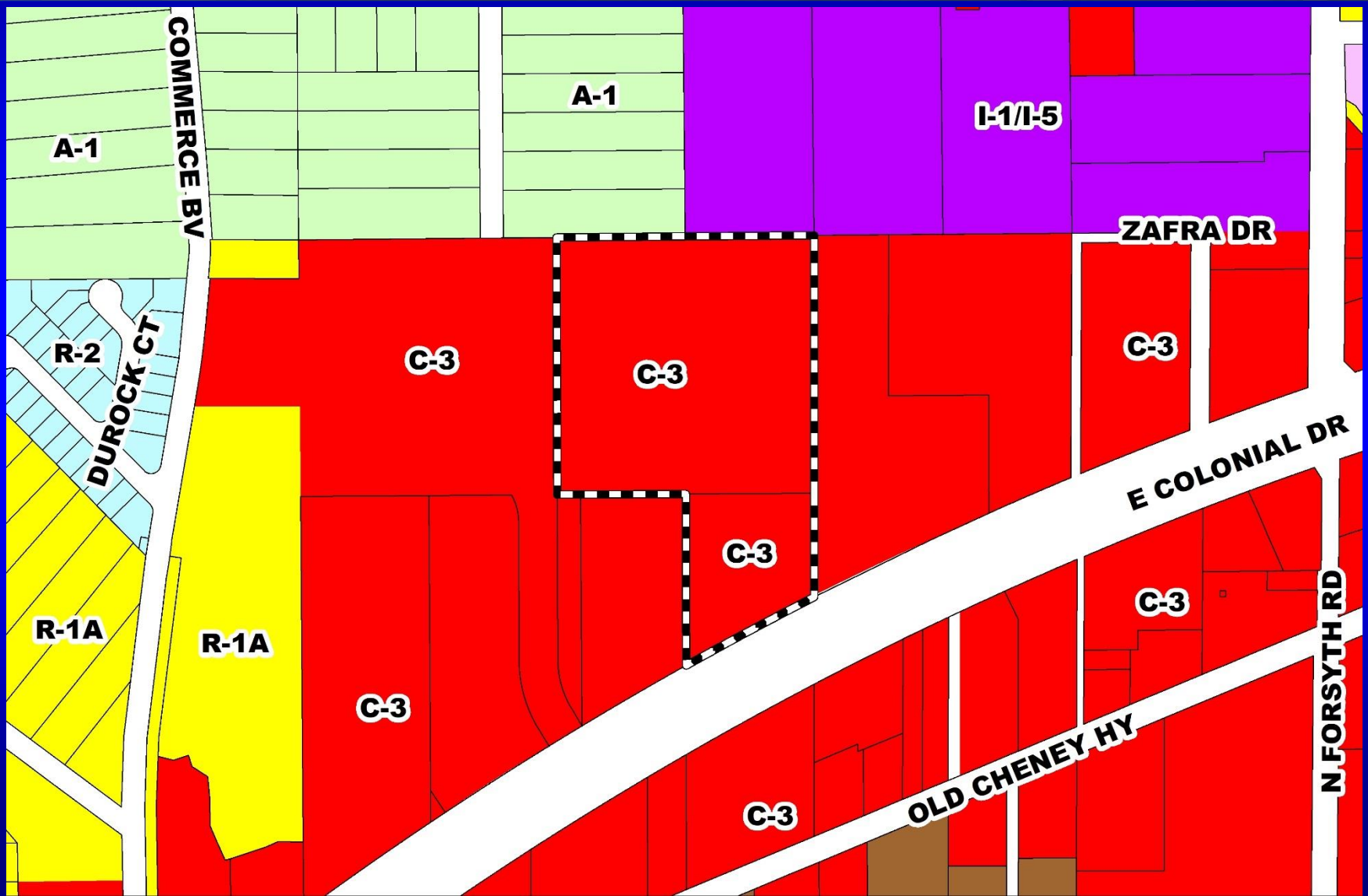


Wise Colonial Planned Development / Land Use Plan Future Land Use Map



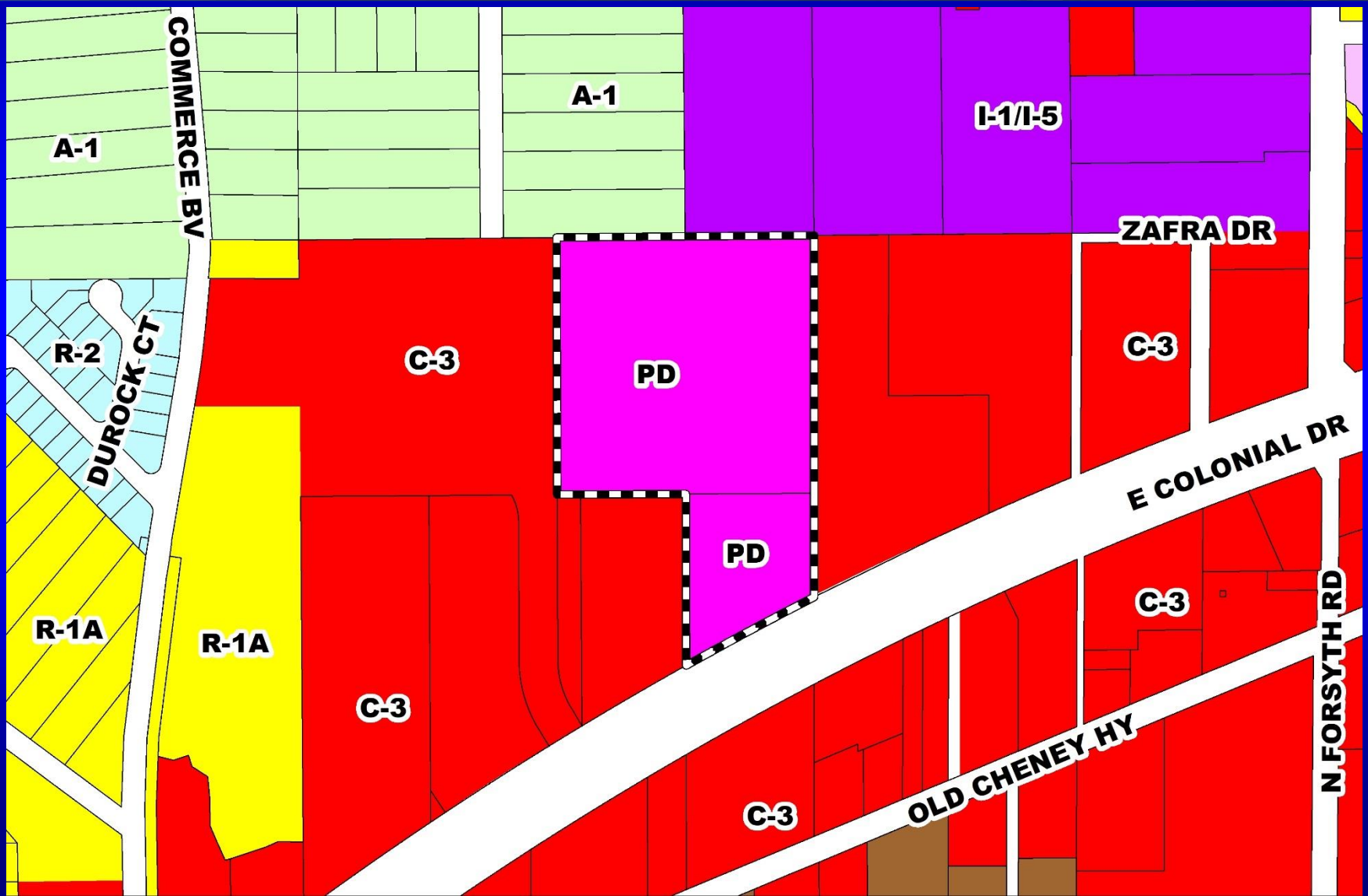


Wise Colonial Planned Development / Land Use Plan Zoning Map





Wise Colonial Planned Development / Land Use Plan Proposed Zoning Map



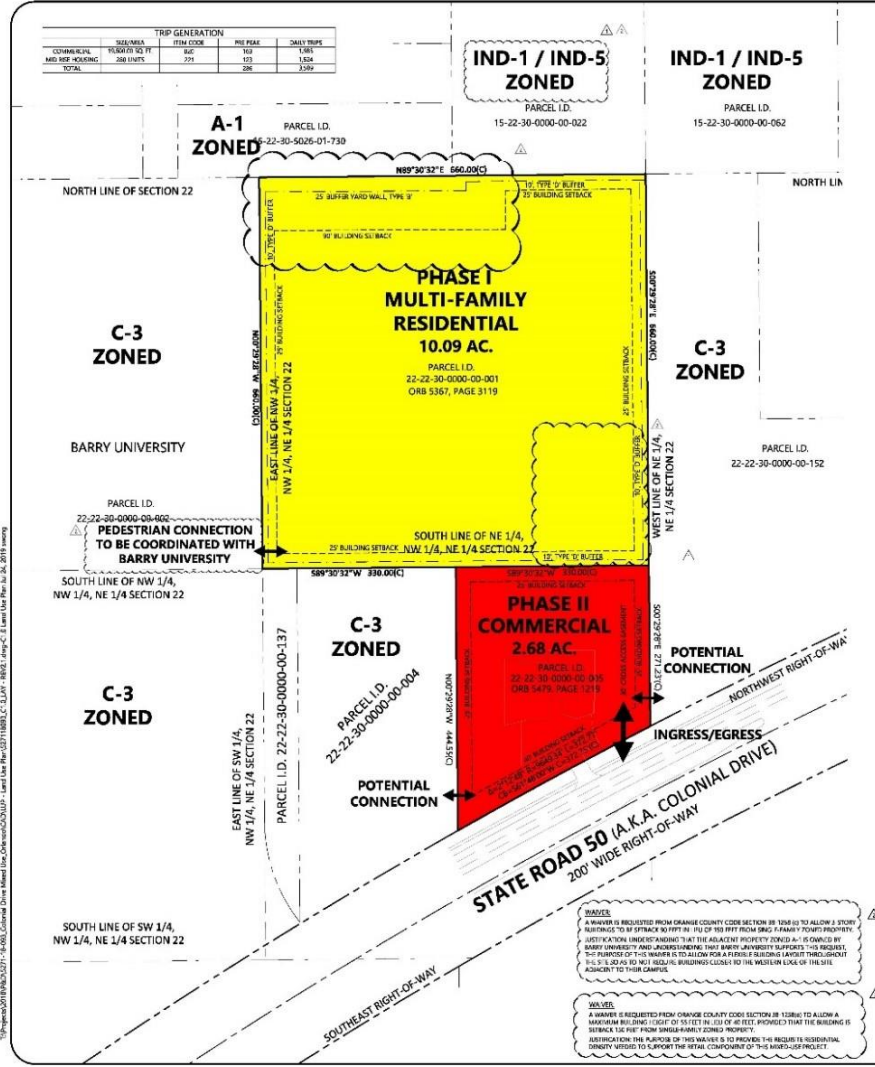


Wise Colonial Planned Development / Land Use Plan Aerial Map





Wise Colonial Planned Development / Land Use Plan Overall Land Use Plan



SITE DATA

PARCEL ID: 22-22-30-0000-00-001 & 22-22-30-0000-00-002
 MAP ADDRESS: AREA 1 COLONIAL DR
 ORLANDO, FL 32807
 1277 AC, 596,281 SQ.FT.
 DRAINAGE UTILITY: COMMERCIAL
 SEWER SYSTEM: ORANGE COUNTY UTILITIES
 SLOPE: BALDWIN PARK EAS. CAPACITY: 10 INCH DIA. 100' ENROLLLED 855
 ELEVATION: 65.5 CAPACITY: 3.733 ENROLLLED 1,345
 WINTER PARK HS. CAPACITY: 3.733 ENROLLLED 1,355
 C-3 (W/RECREATION DISTRICT)
 CURRENT ZONING: PLANNED DEVELOPMENT
 PROPOSED ZONING: COMMERCIAL (C-3) & C-3 (W/RECREATION DISTRICT)
 CURRENT FUI: MEDIUM DENSITY RESIDENTIAL (MID) (10.09 AC)
 PROPOSED FUI: 6 COM / COMMERCIAL (2.68 AC)
 PHASES: PHASE 1: MULTI-FAMILY RESIDENTIAL - PHASE II: COMMERCIAL
 ADJACENT ZONING: NORTH: IND-1/IND-5 - INDUSTRIAL; SOUTH: SR 50 COLONIAL DRIVE ROW; EAST: C-3 - COMMERCIAL; WEST: COMMERCIAL / MULTI-FAMILY RESIDENTIAL
 PROPOSED USE: COMMERCIAL / MULTI-FAMILY RESIDENTIAL
 ADJACENT LAND USE: NORTH: LOW DENSITY RESIDENTIAL & IND. INDUSTRIAL; SOUTH: SR 50 COLONIAL DRIVE ROW; EAST: COMMERCIAL; WEST: COMM. COMMERCIAL

PROPOSED FEATURES LEGEND

COMMERCIAL AREA
 RESIDENTIAL AREA

NOTES:

- THE STORMWATER MANAGEMENT SYSTEMS SHALL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
- LANDSCAPING, BUFFERING & OPEN SPACE SHALL BE PROVIDED PER CHAPTER 24 OF ORANGE COUNTY CODE.
- SOLID WASTE MANAGEMENT / RECYCLING FACILITY PROXIMITY - THE APPLICANT / OWNER HAS AN AFFIRMATIVE OBLIGATION TO EXPRESSLY NOTIFY POTENTIAL PURCHASERS, BUILDERS AND/OR TENANTS OF THE LOCATION OF ANY APPROPRIATE FACILITY, INCLUDING A CONSPICUOUS NOTICE ON THE PLAT AND/OR A RECORDED RESTRICTIVE COVENANT, AS APPLICABLE, THAT THE PROPERTY ON THE NORTH-DELT BOUNDARY THAT IS NOT RESIDENTIAL CURRENTLY HAS A PERMIT FOR A CONCRETE CURBSIDING FACILITY WHICH MAY BE THE SOURCE OF OFFICE DUST AND NOISE TO ADJACENT PROPERTIES IF IT IS NOT MANAGED PROPERLY.
- HABITAT - SURVEY ELEMENT OF THIS SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING WILDLIFE AND PLANTS (AS APPLICABLE) UNDER PROGRAMS, REGULATIONS, PERMITS AND/OR ORDINANCES. THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERNS AND TO VERIFY AND CURE, IF NECESSARY, ANY REQUIRED HABITAT "REMITTING OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION."
- ACTIVE DUST - ACTIVE DUST, SMOG, ALLEGED OR PERMIT THE EMISSIONS OF DUSTS FROM ANY ACTIVITY, INCLUDING UNLOADING, MOVING, TRANSPORTATION OF MATERIALS, CONSTRUCTION, DEMOLITION OR WELDING, OR INDUSTRIALLY RELATED ACTIVITY, SUCH AS LOADING, UNLOADING, OR MOVING OF MATERIALS, SHALL BE PREVENTED TO THE MAXIMUM EXTENT POSSIBLE BY NOT LIMITED BY APPLICATION OF WATER DUST SUPPRESSANTS, PLANTING OF VEGETATION IN FRONT OF ACTIVITY LOCATIONS (SHEDS, PILES, ETC) AND OTHER MEASURES. REFERENCES ORANGE COUNTY CODE CHAPTER 15 ENVIRONMENTAL CONTROL AND QUALITY CONTROL, AND SECTION 15.087 (MATERIALS STORAGE) SHALL BE APPLIED TO ALL THE RELEVANT AREAS OF THE PROJECT. REASONABLE MEASURES SHALL BE TAKEN TO PREVENT UNREASONABLE EMISSIONS OF PARTICULATES, MATERIALS AND TO BE REASONABLE MEASURES AND CONTROLLED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FL-DEP) AND/OR UNCLE SAM'S REGULATIONS ON PARTICULATES MATERIALS.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8 ORANGE COUNTY CODE (SOLID WASTE MANAGEMENT), AS MAY BE AMENDED.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8 ORANGE COUNTY CODE (SOLID WASTE MANAGEMENT), AS MAY BE AMENDED.
- A 20' BUFFER SHALL BE PROVIDED FROM COLONIAL DRIVE (SR 50) TO THE MULTI-FAMILY RESIDENTIAL TRACT AS PART OF THE PHASE I DEVELOPMENT PLAN SUBMITTAL.
- BILOWAYS AND HOLE SEVE SHALL BE PROHIBITED, GROUND AND FACIA SIGNS SHALL COMPLY WITH CHAPTER 315

COMMERCIAL TRACT

PROPOSED FLOOR AREA RATIO: 0.17 (18,600 SQ. FT.)
 SITE AREA: 2,68 AC (115,740 SQ.FT.)
 MINIMUM SURFACE SATIO: 70%
 OPEN SPACE: 20%
 MAXIMUM BUILDING HEIGHT: 35 FEET
 PERMITTED USES: C-3 / ZONING DISTRICT
 BUILDING SETBACKS: FRONT: 30 FEET; SIDE: 25 FEET; REAR: 25 FEET; CORNER: 25 FEET
 PROPOSED COMMERCIAL: 11,600 SQ. FT.

MULTI-FAMILY RESIDENTIAL TRACTS

PROPOSED BLDG HEIGHT: 300 UNITS
 PROPOSED DENSITY: 275 UNITS PER ACRE
 SITE AREA: 10.09 AC (438,000 SQ.FT.)
 OPEN SPACE: 20%
 MAXIMUM BUILDING HEIGHT: 55 FEET
 PERMITTED USES: RECREATION AREA FOR THE MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH SECTION 88-255.
 BUILDING SETBACKS: FRONT: 25 FEET; SIDE: 25 FEET; REAR: 25 FEET; CORNER: 25 FEET
 BUFFER: 10 FT. TYPE 1 BUFFER ADJACENT TO NONRESIDENTIAL ZONED PROPERTIES; 25 FT. TYPE 2 BUFFER ON W/VA (WHERE ADJACENT TO SINGLE-FAMILY ZONED PROPERTIES)

NOTES:

- MULTI-FAMILY SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 88-258 UNLESS OTHERWISE SPECIFIED BY THE ORANGE COUNTY CODE.

WISE COLONIAL PD

ORANGE COUNTY, FLORIDA

1815 EDGEWATER DRIVE, STE. 204
 ORLANDO, FLORIDA, 32804
 T 407.875.1273
 F 407.875.1278
 WWW.WISECOLONIAL.COM

PROJECT NUMBER: 527118093
 DRAWING NUMBER: C1.0
 DRAWING NAME: LAND USE PLAN
 DATE: 09/25/2023
 DRAWN BY: J. L. LEE
 CHECKED BY: J. L. LEE
 APPROVED BY: J. L. LEE
 TITLE: LAND USE PLAN



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Wise Colonial Planned Development / Land Use Plan (PD/LUP), dated “Received July 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



Board of County Commissioners

Public Hearings

December 3, 2019