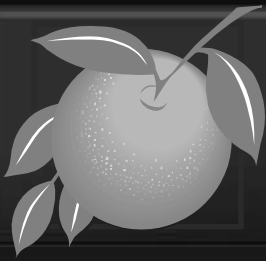




***Board of County Commissioners***

# **Public Hearings**

March 15, 2016



# **Orangewood Center Planned Development / Land Use Plan (PD/LUP)**

**Case:** CDR-15-10-325

**Project:** Orangewood Center PD/LUP  
*(FKA Orangewood Unibuilt Parcel #57A PD)*

**Applicant:** Harry Brumley, HB Associates, LLC

**District:** 1

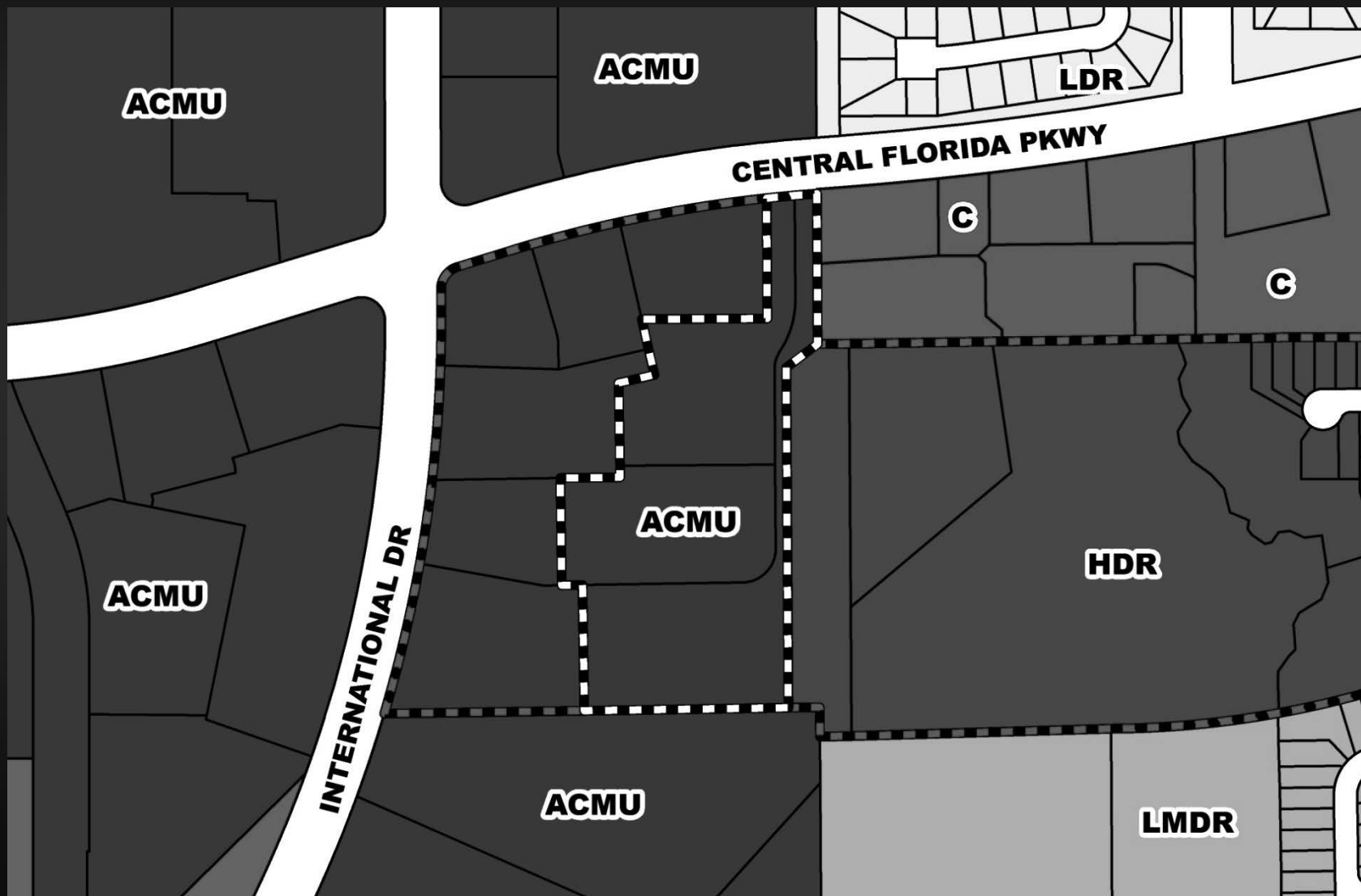
**Acreage:** 57.30 gross acres *(overall PD)*  
8.32 gross acres *(affected parcels)*

**Request:** To accommodate two (2) proposed hotels with a combined total of 315 rooms, and 25,090 square feet of tourist commercial uses.



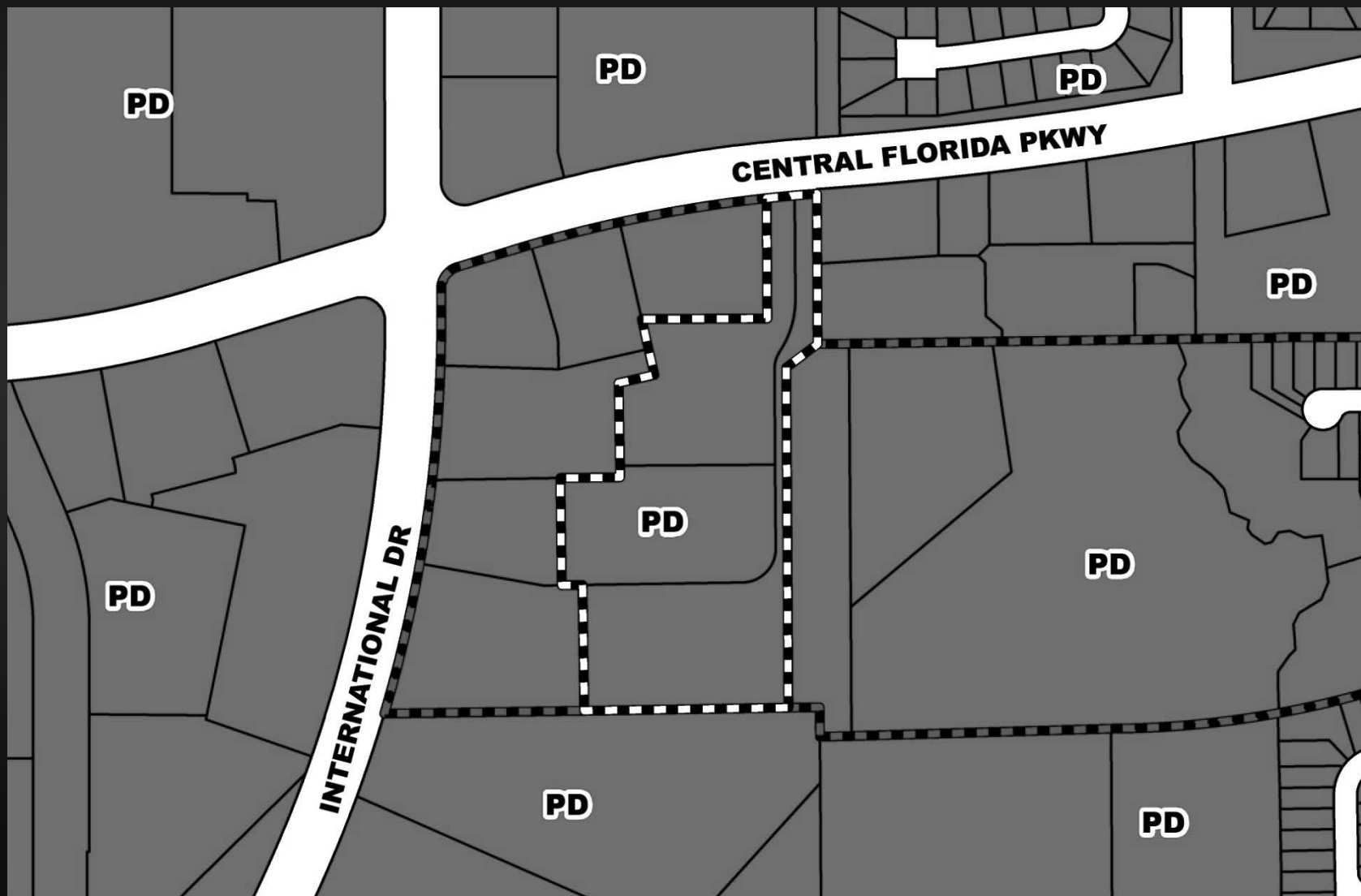
# Orangewood Center Planned Development / Land Use Plan (PD/LUP)

## Future Land Use Map



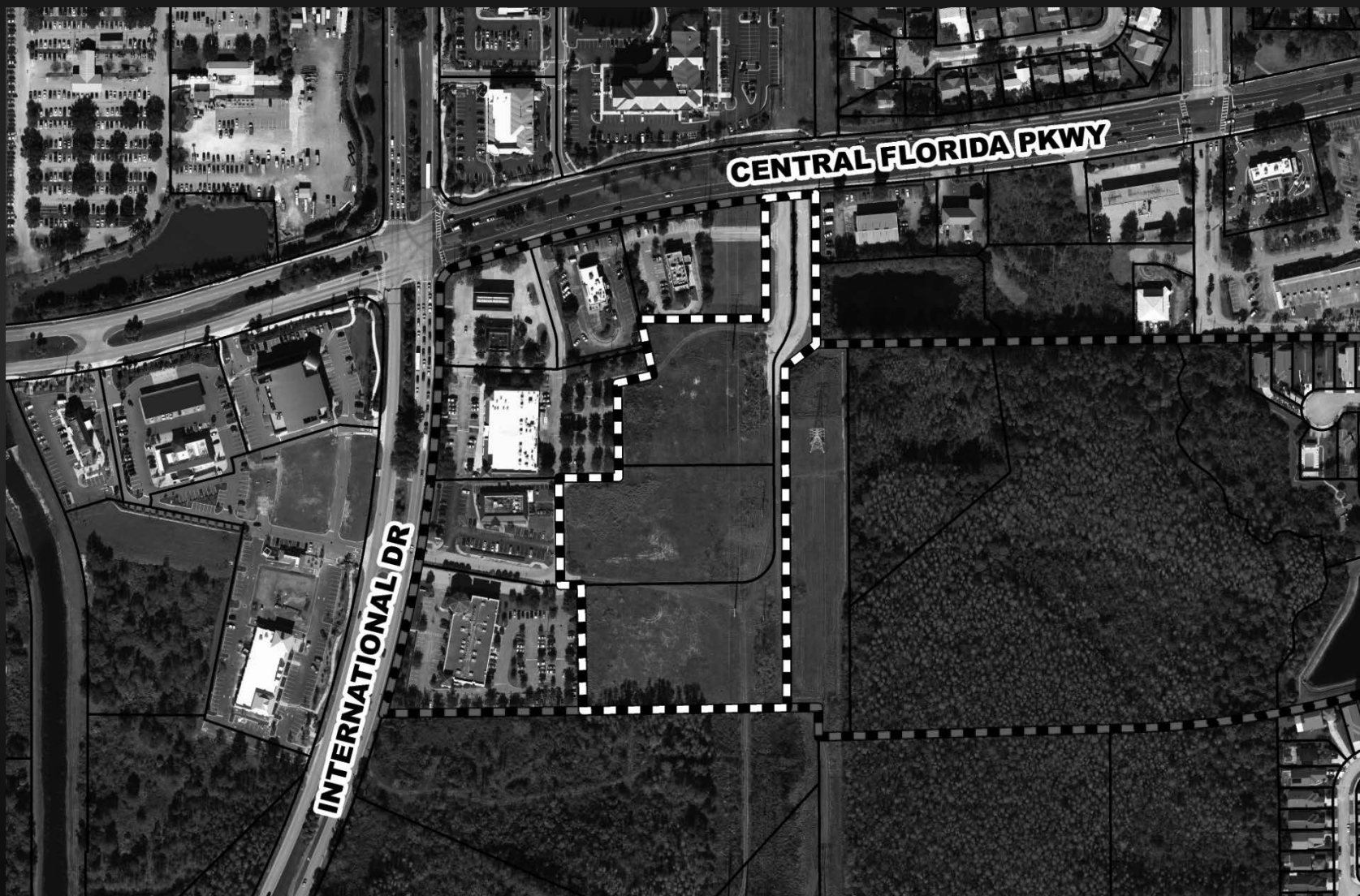


# Orangewood Center Planned Development / Land Use Plan (PD/LUP) Zoning Map





# Orangewood Center Planned Development / Land Use Plan (PD/LUP) Aerial Map



# Orangewood Center Planned Development / Land Use Plan (PD/LUP)

Phase 3 Parcel ID #'s  
1. 18-24-29-6277-00-030  
2. 18-24-29-6277-00-033  
3. 18-24-29-6277-00-034

INDICATES  
PHASE 3

Proposed 315 Hotel Rooms  
per 5.18 ac designated for  
hotel uses between Parcels 2  
& 3.

Proposed 25,090 SF (2,028  
SF building & 23,062 SF  
Pool & Patio) of Commercial  
Area on 3.14 ac on Parcel 1.

Orangewood  
Center PSP

## SITE PLAN SCALE: 1"=200'

BCC condition on 09-15-1992  
Approved MF(450 units) to SF(101 units)  
& reduced setbacks:

North = 15' (from 50')  
South = 15' (from 25')  
Orangewood Blvd = 35' (from 50')

PROPOSAL TO  
REVISE PREVIOUS  
BCC CONDITION OF  
MAX. BUILDING  
HEIGHT OF 60 TO  
200 FOR HOTELS  
ON PARCELS 2 & 3.

NORTH  
2/10/88

DEVELOPER  
UNIBILT  
Dr. Gary Singer  
10359 ORANGEWOOD BLVD.  
ORLANDO, FLORIDA 32821  
(305) 352-2233

**SOILS**  
THE ON-SITE SOILS AS SHOWN INCLUDE: LEON FINE SAND; PLUMMER  
FINE SAND; RAILROAD FINE SAND AND RAILROAD FINE SAND.  
**VEGETATION**  
THE VEGETATION IS SCATTERED PINE TREES, PALMETTO, PRISTINE AND  
BAY AND CYPRESS TREES IN CONSERVATION AREA.

**LAND USE**  
THE EXISTING LAND USE IS RETAIL AND COMMERCIAL, OFFICES,  
MULTIFAMILY RESIDENTIAL, INSTITUTIONAL, PARK AND LAKE.  
THE PROPOSED LAND USE IS TOURIST COMMERCIAL, MULTIFAMILY  
RESIDENTIAL AND CONSERVATION AREA.

**RESIDENTIAL - Single Family**  
THE RESIDENTIAL AREA WILL BE ADJACENT TO THE EXISTING HOUSING  
FOR RENT OR SALE. RAILROAD APARTMENT SIZE = 500 sq. ft. RAILROAD  
BUILDING HEIGHT = 60'. OVER SPACE = 25% OF SITE. RECREATION  
AREA = 2.5 ACRES.

**COMMERCIAL - Single Family**  
THE TOURIST COMMERCIAL SHALL CONFORM TO THE EXISTING COMMERCIAL  
PERFORMANCE STANDARDS OF ART. XXII, F.S. 212.02(2) EXCEPT  
SIZES ARE THOSE PERMITTED IN THE C-1 DISTRICT. RAILROAD BUILDING  
HEIGHT = 60'. OVER SPACE = 25% OF HOTEL PARK. AREA.  
200' for Hotel use on parcels 2 & 3 pictured above.

**PHASING**  
SITE PHASE:  
Note: In accordance with Section 38-1227, any variations from the  
county code minimum standards represented on this plan that have  
not been expressly approved by the BCC are invalid.  
Note: The Orangewood PD is vested from transportation concurrency  
under vested rights certificate 92-149.



## LOCATION MAP SCALE: 1"=2000'

**WATER**  
WATER WILL BE PROVIDED BY ORANGE COUNTY.  
**SEWER**  
SEWER DISPOSAL WILL BE PROVIDED BY ORANGE COUNTY.  
**STORMWATER**  
STORMWATER RUN-OFF SHALL BE TO RETENTION/DETENTION POND  
WHICH SHALL BE MAINTAINED BY THE VALENCIA WATER CONTROL DISTRICT.  
**SCHOOL**  
THERE WILL BE NO SCHOOL AGE CHILDREN WITHIN THIS DEVELOPMENT.

**DATA SUMMARY**

KEY	LAND USE	ACRES	DENSITY/INTENSITY	UNITS
18-24-29-6277-00-030	Tourist-Commercial	25.8	200,000 sq.ft.	490
18-24-29-6277-00-033	Single-Family	25.8	38 U/A	101
18-24-29-6277-00-034	Conservation Area	8.3		
<b>Total</b>		<b>59.9</b>		<b>591</b>

## TRIP MATRIX

Land Use	Trip Rate	1,000 SF Commercial	One Hotel Room	One Area Apartment	Equivalent Residential (R.U.)	Total Generated (R.U.)
Residential	15,754 Trips/200,000 SF or 77.77 Trips/1,000 SF or 1.76 Trips/U/A	180.5	1	1	1	182.5
Hotel (Rooms)	8.28 Trips/1 Room	6,482.5	1	22.7	33,075.5	5,000
Apartment (Units)	120.2 Trips/1 Unit	432.5	600	1	5,375.5	304
Office (Sq. Ft.)	120.2 Trips/1,000 Sq. Ft.	1,202	1	1	1,202	1,202
Other (Sq. Ft.)	120.2 Trips/1,000 Sq. Ft.	1,202	1	1	1,202	1,202
<b>TOTALS</b>		<b>18,168.5</b>	<b>1,003</b>	<b>2,003</b>	<b>44,659.5</b>	<b>56,675</b>
<b>ALLOWABLE</b>		<b>200,000</b>	<b>10</b>	<b>200</b>	<b>15,000</b>	<b>215,000</b>

LAND USE PLAN  
AMENDMENT TO:

**ORANGEWOOD P.D. (57A.)**

**UNIBILT** Plan #: CDR-15-10-325

2/3

RECEIVED  
JUN 9 1988  
ORANGE COUNTY  
ZONING DEPT.

RECEIVED  
MAR 7 1988  
HILLSBORO  
PLANNING AND DESIGN  
REV 3/3/88  
PLANNING AND DESIGN



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Orangewood Center Planned Development / Land Use Plan (PD/LUP) dated “Received January 11, 2016”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**