### **Board of County Commissioners**

# Public Hearings

**November 30, 2021** 



# Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 1 – Silverleaf North – Parcel A Preliminary Subdivision Plan

Case: PSP-21-03-069

**Project Name:** Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 1 –

Silverleaf North - Parcel A Preliminary Subdivision Plan

**Applicant:** Scott Gentry; Kelly, Collins & Gentry, Inc.

District: 1

Acreage: 11.45 gross acres

Location: Generally located north of Lake Ingram Road and west of Avalon Road

Request: To subdivide 11.45 acres in order to construct 96 single-family residential dwelling

units



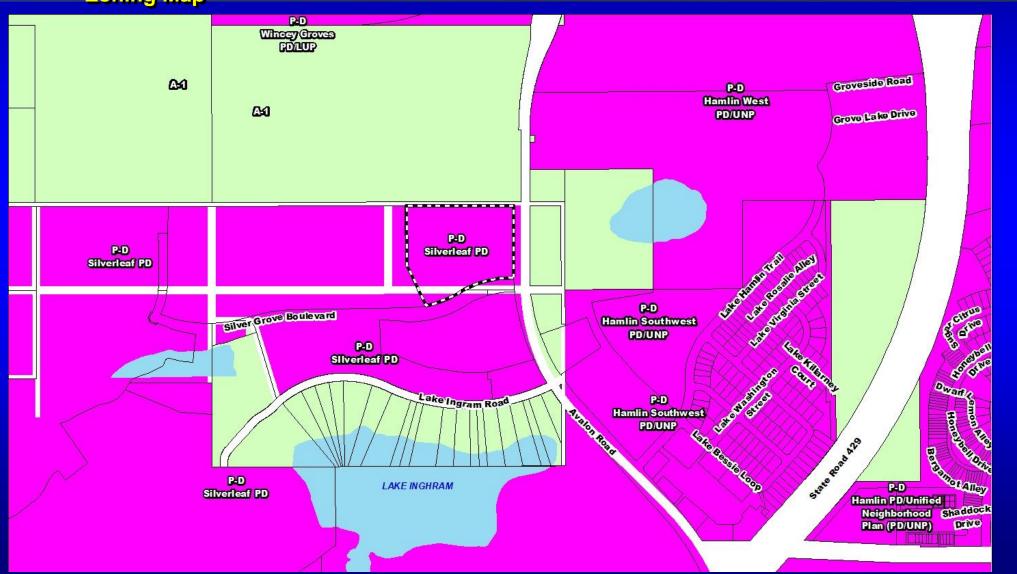
#### Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 1 – Silverleaf North – Parcel A Preliminary Subdivision Plan

**Horizon West Village Special Planning Area Map** 





# Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 1 – Silverleaf North – Parcel A Preliminary Subdivision Plan Zoning Map





#### Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 1 – Silverleaf North – Parcel A Preliminary Subdivision Plan Aerial Map





# Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 1 – Silverleaf North – Parcel A Preliminary Subdivision Plan Silverleaf Regulating Plan

Section 12: Regulating Plan Maps LEGEND Transect Zone/District T-5 Center. Center Zone T-5 is located to be accessible to functionally classified roads, with potential for connection to a future transit network. It is to allow for the most walkable urban form with short blocks that provides a sustainable balance of uses, building placement, and form. Uses may include shops, workplaces, multi-family housing along with the community gathering places such as squares, and plazas and libraries. The storefront building facades define the street wall along the primary street. Upper stories of the storefront building may be utilized for living and working. Center Zones cap building heights and smoothly transition to Suburban (2) Transect Zone/District T4 Edge Zones. Edge Zones T-4 provides a transition between the higher intensity Center Zone and the lower intensity and The Edge Zone allows a wide variety and mix of housing types in close proximity to workplaces including apartment, condominiums, townhomes, small lot houses, duplexes, triplexes, quadruplexes livelywork units and workplaces like offices, office-flex, and light industrial uses. SILVERLEAF PD REGULATING PLAN (3) Transect Zone/District-T3 Suburban Zones. Suburban Zones T-3 consist of low-density residential areas with primarily single family detached and outbuildings, and are permitted. Transect Zone/District T-1 Natural Zones This zone contains lands unsuitable for settlement due to topography, hydrology, habitat protection, or conservation designation based on approved Conservation Area Determination issued by Orange County. NOTE: Access points on Avalon Road will be aligned to the greatest extent possible with any connections on the east side of Avalon Road to be determined at time of Preliminary Subdivision Plan/Development Plan. Access points to elementary school and middle school site are conceptual. Final access will be determined Map 1 -Regulating Plan Silverleaf - Horizon West Town Center 2602L Bidgy 9051
Otando Brith 12801-97-97-1294

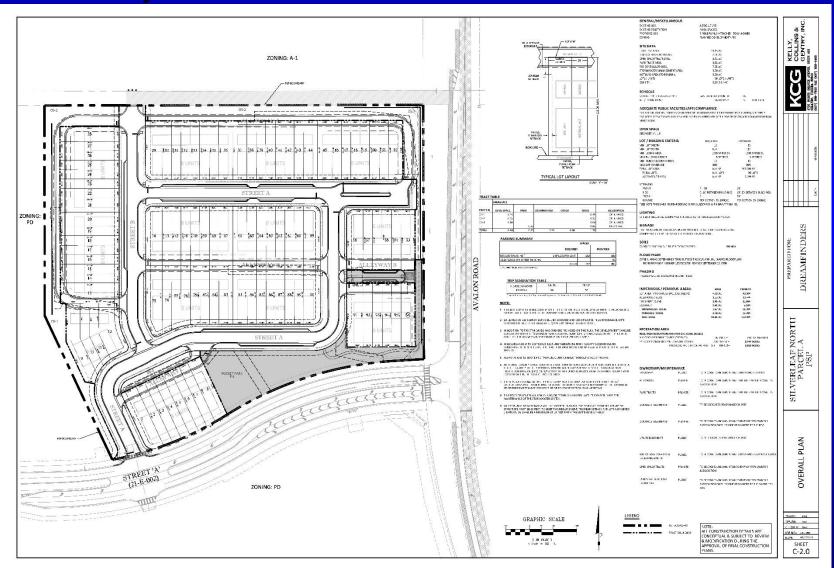
POULOS BENNETT
Some prelimation and the state of the state of

13



#### Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 1 – Silverleaf North – Parcel A Preliminary Subdivision Plan

**Overall Preliminary Subdivision Plan** 





## **Action Requested**

Make a finding of consistency with the Comprehensive Plan and approve the Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 1 – Silverleaf North – Parcel A Preliminary Subdivision Plan dated "Received September 27, 2021," subject to the conditions listed under the DRC Recommendation in the staff report.

**District 1** 



# Ward Property Planned Development / Land Use Plan

Case: CDR-20-08-238

**Project Name:** Ward Property Planned Development / Land Use Plan (PD/LUP)

**Applicant:** Erika Hughes; VHB, Inc.

District: 4

Acreage: 114.70 gross acres (overall PD)

Location: Generally located south of Lake Nona Boulevard and west of Boggy Creek Road

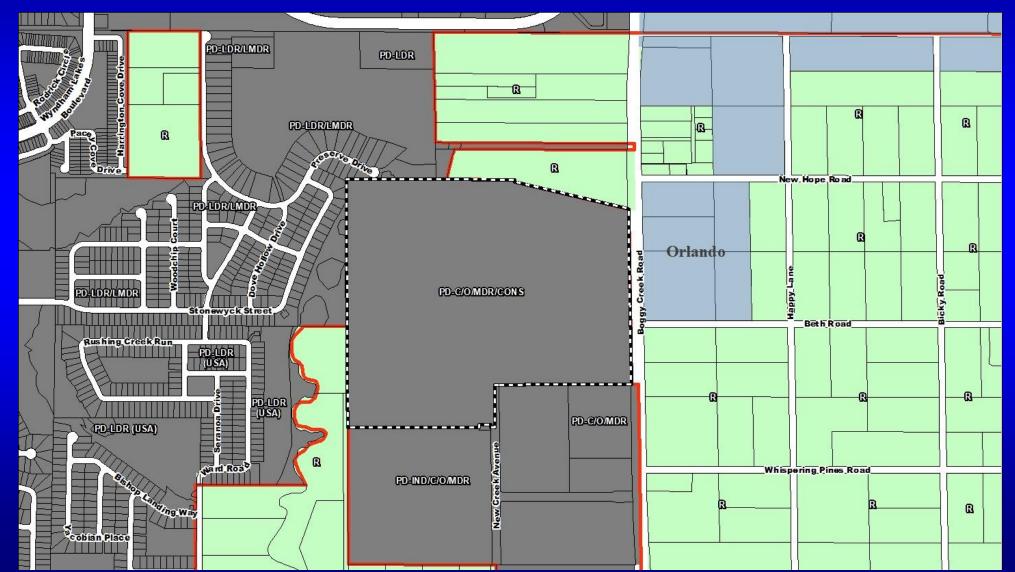
Request: To update the entitlements to include 762 multi-family units; 188 townhome units; 58

senior housing units; 150,000 square feet of retail uses; and 150,000 square feet of

office uses; and adjust lot acreage. Requesting six waivers from Orange County Code.

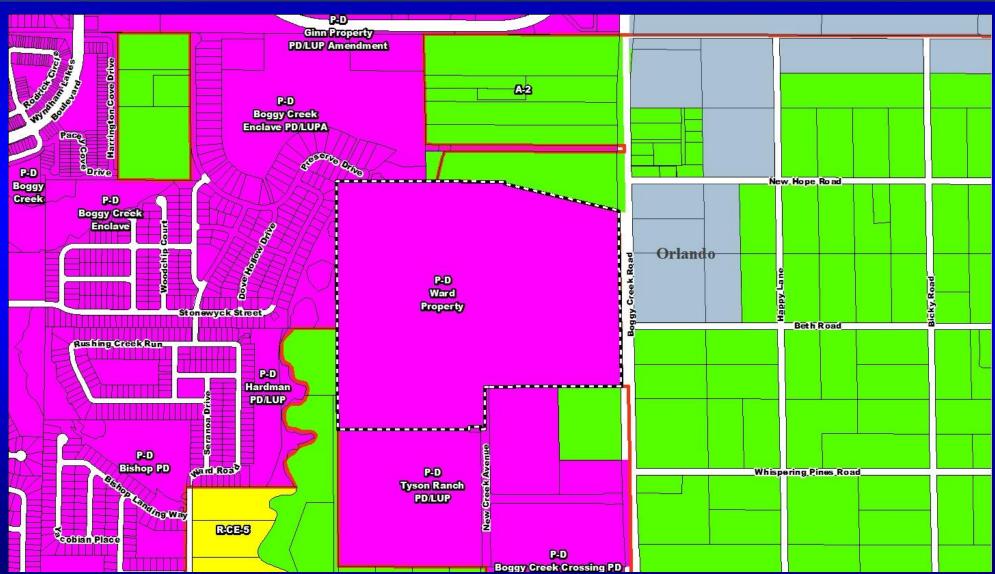


# Ward Property Planned Development / Land Use Plan Future Land Use Map



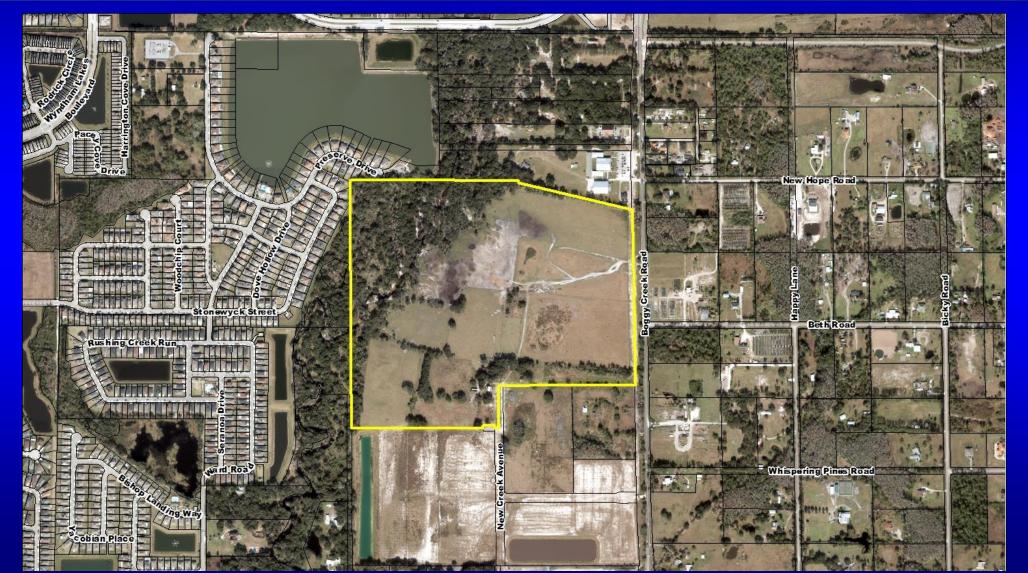


# Ward Property Planned Development / Land Use Plan Zoning Map





# Ward Property Planned Development / Land Use Plan Aerial Map





# Ward Property Planned Development / Land Use Plan Overall Land Use Plan

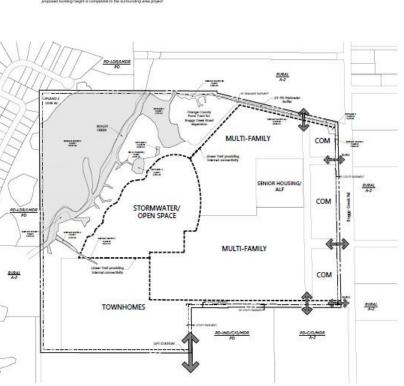
# SERIES . moto used Kitos (FM,Fa-los). Indeed MF = 1091-3 600 (FMCH of Sect.) and there are no common to the rappy and propy attributes in high rappy fractions. At noting statement that its record part is constructed any against. Leaving consistent deployment regions are against as the basic stangue to Constructed Part III process. As the construction are required to the construction of the basic stangue to Construction. The are information as the construction of the construction Commercials for from their PC and flags (from Commercial formed state) and the commercials (light nature or contamined at the commercial and commercial formed and commercial fo Conditional of the subset places, and county after the subset appears against a place to the second special places. The appears of the subset of the subset

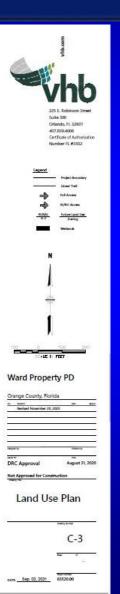
TAB 5 \\Thillippoplickvissos (II-log and halloppyword assessment-parameter)

#### WAIVER REQUESTS

- A waiver is requested from Section 36-1254(1) to allow multi-family buildings at a maximum building height of file (3) endealody (60) her to preide a minimum hearty-file (25) both settack, in lieu of articultures in access of file (2) staties in transaing this settack to reflect the additional stackural height.
- distribution. The project will consist of multi-family buildings at a maintenant building height of Gardens. The project to the south a separated for multi-family buildings at a beight of fatty-family (45 feet and a haid building height of severity feet (16) feet the proposed building height of severity feet (16) feet the proposed building height of severity feet (16) feet the proposed building
- A varier from Section 36-1250(s) is requested to allow multi-family buildings located within one hundred. (500) feet of single-family residential property internal to the PD to have a maximum building height of five (5) alreadably (50) feet, in less of being restricted to a single story in height.
  - Institutation The proposed PD in for a mix of uses that include trumbones and multi-family recidencial. Both reconstitutions are intended to be integrated in the owned design but provide adequate challengs between event use. All internal internations and the conflict of possible mail-family adjacency of the firm of sales. The proposed building recipit for the multi-family development is compatible to the successful away gave projects.
- 3. A naiver from Section S9-125(b), in requested to allow multi-family buildings located within one hundred plus (100+) feet to one hundred fifty (150) feet of origin-family residented property interests to the PD by the have a renormanisating legal of the Section Section (50) feet in less of the array caying buildings with a reasonate of 5% (30) persent of the buildings being three (3) solvines that to ourseld Softy (30) feet in the global of the receiving buildings leng one (5) story on (5) places the section (5).
  - Justification: The program through the intended to be untegrated into the overall intend-are uning or the PD. The PD to the couth is approved with a maximum building height of forty-five (PD feet for mat-fermly buildings and severif-five (PD) feet for con-residential buildings. The

- A valver from Section 35-1258() is respected to allow far a minimum building separation of feverty (20) feet between multi-family buildings internal to the PD visites dozes, whichous, or other operatings in the valid or a large unit build up to a value of a marker building outh dates, in others, or other operatings, in facu of or a large unit or other operatings.
- Authoration: The reduced building separation rell audid in minimizing environmental impacts and allow for a more compact and urban design.
- 5. A valver from Section 26-1273(x)(5) is requested to allow a maximum building height of early (20) feet, in feet of thy (50) feet, the way portion of the proposed Benior Hassian/Jessized Living Failily which is not within see assumed (100) feet of any resolutes. The measures building high state from an if the second resolution of this feet of the second of the proposed Benief Hassiang-Resolute Living Failily which is within one hundred (100 feet of any resolutes).
- Authoration: The additional height request is for a small portion of the overall development that is designed to blend in with the overall project area. The PD to the south is approved with a resolvent hadding height of 35 feet for non-residential development. Therefore, the proposed hadding height is compatible to the surrounding area projects.
- A waver from Section 38-1258(d) is requested to allow multi-family buildings to have a maximum building height of sinty (60) feet or five (5) aboves in lies of farty (40) feet or three (3) stories in height.
- Australian: The additional height will bland in with the sumainting area on the PD to the south in approved with a maximum building height of forly-the olds feet for multi-family doublings and seventy-feet PDS feet for no-valuating laubiting.







## **Action Requested**

Make a finding of consistency with the Comprehensive Plan and recommend approval of the Ward Property Planned Development / Land Use Plan (PD/LUP), dated "Received September 17, 2021," subject to the sixteen conditions listed under the DRC Recommendation in the staff report.

**District 4** 



# Corner Lake Planned Development / Land Use Plan

Case: CDR-21-02-060

**Project Name:** Corner Lake Planed Development / Land Use Plan (PD/LUP)

**Applicant:** Doug Osborn; First Baptist Church of Oviedo, Inc. / Larry Poliner; RCE Consultants

District: 5

Acreage: 126.89 gross acres (overall PD)

40.22 gross acres (affected parcel only)

Location: Generally located on the west side of Chuluota Road, south of the Lake Pickett Road

intersection, and across the street from Colombia Elementary School

Request: To convert entitlements for 21 single-family dwelling units into a 13,000 square foot

(500 seat) religious institution

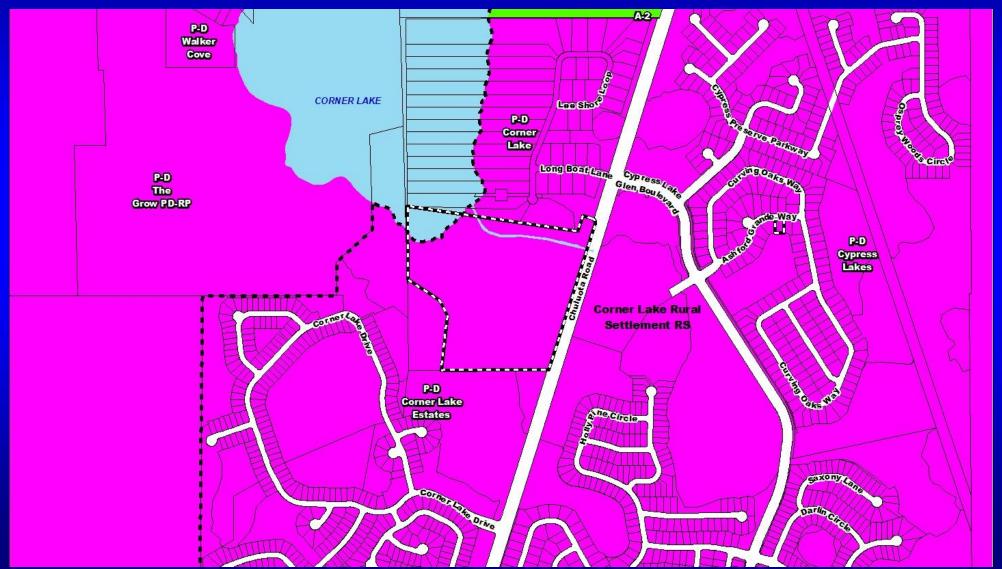


# Corner Lake Planned Development / Land Use Plan Future Land Use Map



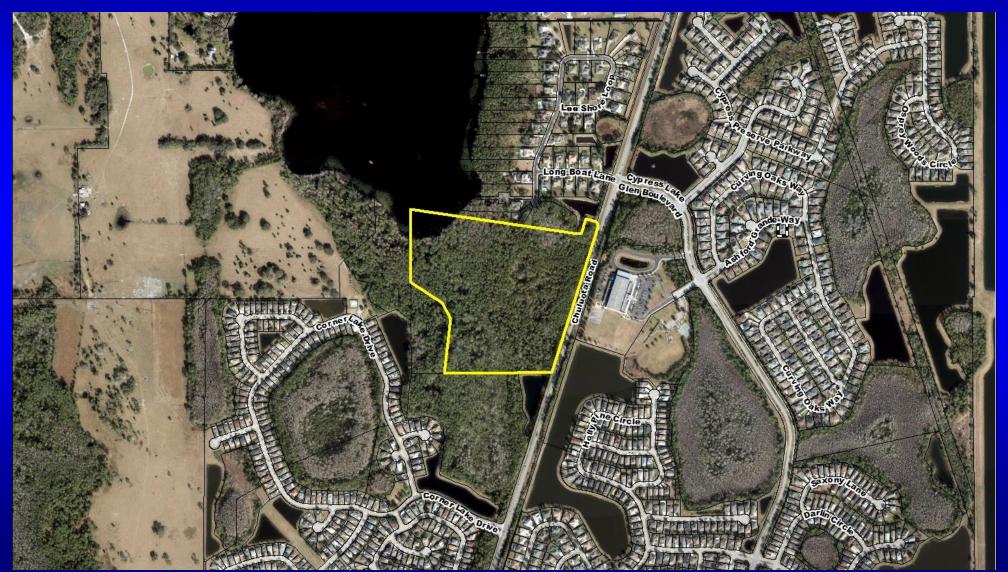


# Corner Lake Planned Development / Land Use Plan Zoning Map





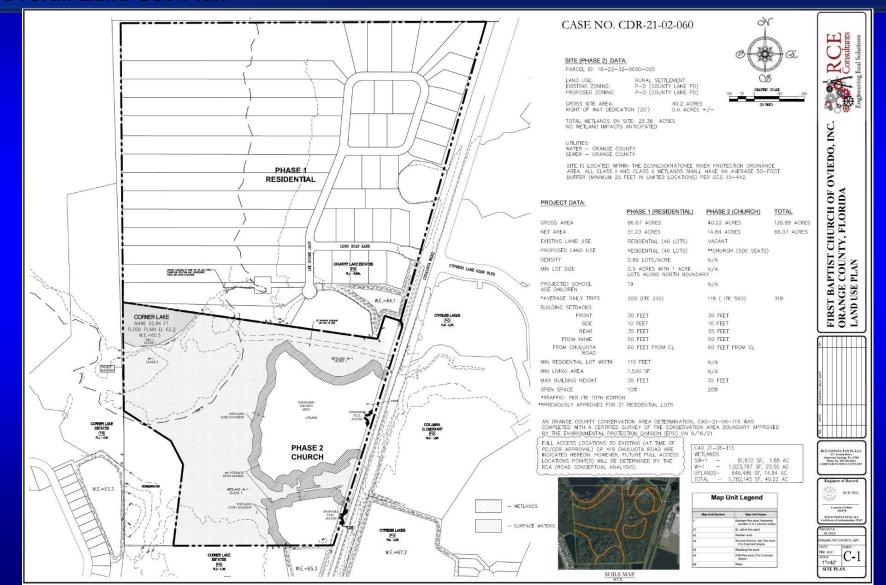
# Corner Lake Planned Development / Land Use Plan Aerial Map





# Corner Lake Planned Development / Land Use Plan

**Overall Land Use Plan** 





## **Action Requested**

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Corner Lake Planned Development / Land Use Plan (PD/LUP), dated "October 11, 2021," subject to the fourteen conditions listed under the DRC Recommendation in the staff report.

**District 5** 



# International Corporate Park Planned Development / Land Use Plan

Case: CDR-21-07-232

**Project Name:** International Corporate Park Planned Development (PD)

**Applicant:** Brooks Stickler; Kimley-Horn & Associates, Inc.

District: 4

Acreage: 306.70 gross acres (overall PD)

16.65 gross acres (affected parcel only)

Location: Generally located south of State Road 528 Beachline Expressway and east of

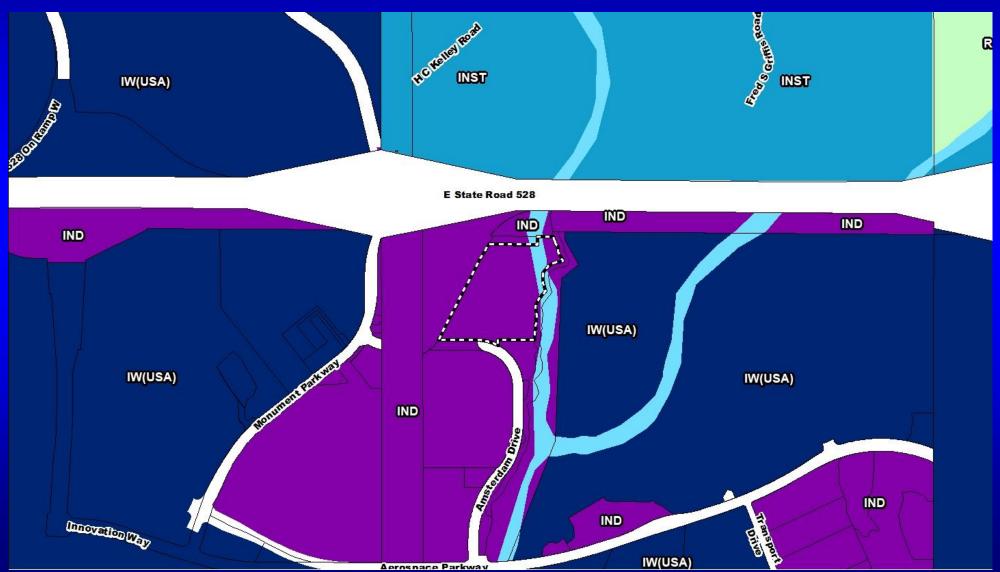
**Monument Parkway** 

Request: To revise the November 29, 2016 BCC condition of approval #16(2)(a) to reduce the 50-

foot perimeter landscape buffer to 10 feet, for Lot 10A only

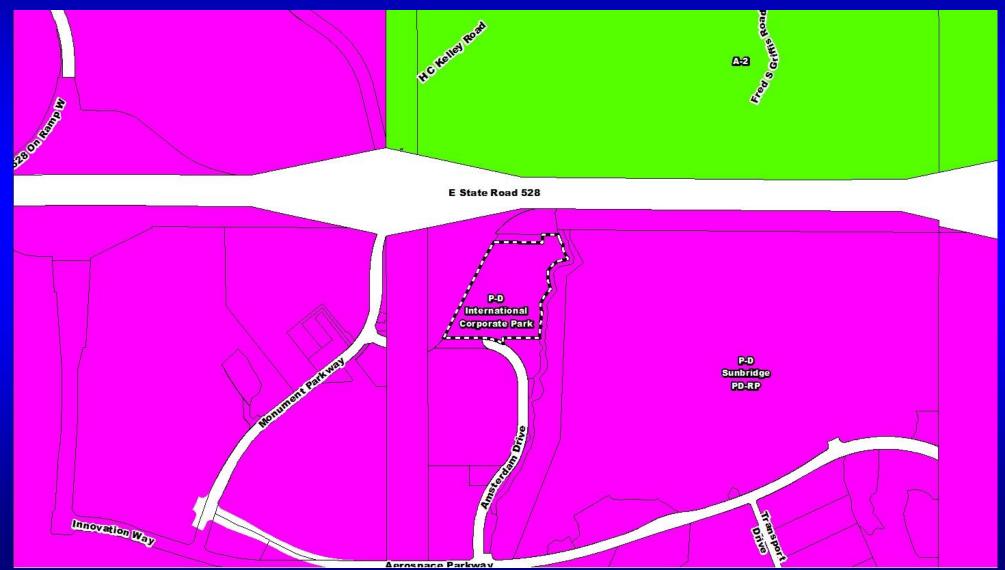


# International Corporate Park Planned Development / Land Use Plan Aerial Map





# International Corporate Park Planned Development / Land Use Plan Zoning Map





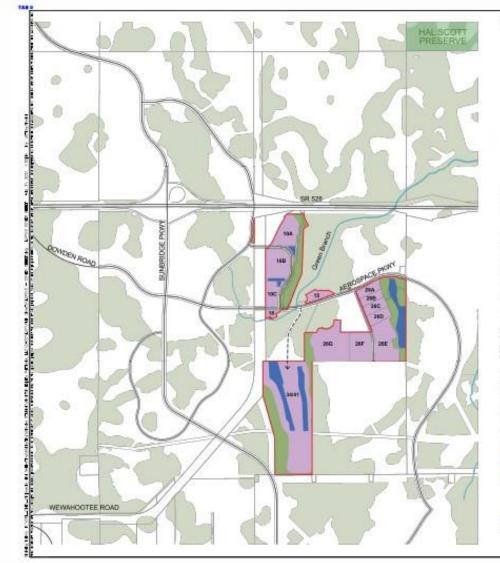
# International Corporate Park Planned Development / Land Use Plan Future Land Use Map



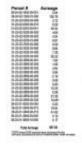


# International Corporate Park Planned Development / Land Use Plan

**Overall Land Use Plan** 



#### ICP PD PARCELS



#### DEVELOPMENT PROGRAM

			Floor Ar
Tractif	Land Use	Acreage	Range
194	Wantouse / Distribution / Office Showmon / Manufacturies:	16.7	825-10
100	Handaturing	29.4	0.25 - 1.0
180	Warehouse / Distribution /	9.4	125-10
	Office Showroom / Hearthschuring	8.0	
266	Viarehouse / Distribution	6.6	625-1.0
269	Warehouse / Distribution	5.6	8:25-1.0
29C	Warehouse / Distribution	0.0	0.25 - 1.0
290	Warehouse / Distribution	7.8	0.29 - 1.0
266	Warehouse / Distribution	36.2	0.25 - 1.0
29F	Warehouse / Distribution	19.6	0.25 - 1.0
290	Warehouse / Distribution	41.9	0.25 - 1.0
3041	Man Arching	138.6	0.25 - 1.0
15	Warehouse / Distillution / Office Showmore / Manufacturing	9.5	825-10
10	Warehouse / Distribution / Office Strownson / Manufacturing	2.7	125-10

#### Total Acreage in Developable Treats 306.7

\* and after uses perceited to the HS coming-chants

NOTE: Tract 9 effects original PG Fatoria. Date to unifrantia in original area calculations, along with subsequent enables of determinate; halfer, and mad percels, areas will not intelligent process.

#### PROJECT STAGING BY LAND USE

Manufacturing	807,000 GSF
Warehouse / Distribution	1,967,640 GSF
Warehouse / Distribution / O Showroom / Manufacturing	Non 473,260 GSF
Total	3,107,900 GSF
Single Stage/Please	distance of the
LEGEND	SCHOOL ST.
- ICP PD Boundary	Control of the last of the las
INCUSTRIM. Offendromen Montecom Date Control Manufacturing	The Ad Zione Debit
	31790 vadiousini.
OPEN SPACE I B	TORMINATER/UTILITIES

#### INTERNATIONAL CORPORATE PARK

Orange County, Florida

#### A PLANNED DEVELOPMENT

August 17, 2016 Amelical September 8, 2016 Berthed August 32, 2021

#### AMENDED LAND USE PLAN

CDR-21-07-232

#### GENERAL NOTES:

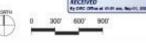
LOT 10A ONLY.

- Erset location of access points, open space, littles and percel boundaries to be determined at development plan submission.
   Blacker access on trajer arterial will have 1-1 1,320 feet.
- specing.

  3. Access driveways for arterials and collectors will have 330 feet minimum specing.

PD CHANGE DETERMINATION REQUEST CHANGE DETERMINATION REQUEST TO AMEND BCC CONDITION OF APPROVAL 16(A)(Z)(A), FROM THE NOV. 29, 2016 BCC MINUTES, THE AMENDMENT REQUEST IS TO REVISE 50' PERIMETER LANDSCAPE BUFFER REQUIREMENT TO A 10' PERIMETER LANDSCAPE BUFFER POR







## **Action Requested**

Make a finding of consistency with the Comprehensive Plan and recommend approval of the substantial change to the International Corporate Park Planned Development / Land Use Plan (PD/LUP), dated "Received September 1, 2021," subject to the nine conditions listed under the DRC Recommendation in the Staff Report.

**District 4** 



### **Board of County Commissioners**

### Agreement

First Amendment
Joint Planning Area Interlocal Agreement
Orange County and the City of Ocoee

November 30, 2021 Agenda Item E. 9



### **Background**

- JPA's are encouraged pursuant to the Intergovernmental Coordination Element of the Comprehensive Plan
- Existing JPA Agreements:
  - Apopka
  - Oakland
  - Ocoee
  - Maitland
  - Mount Dora
  - Reedy Creek Improvement District
  - Winter Garden



- History of the Ocoee JPA
  - February 11, 1994 until February 10, 2019
  - Current JPA agreement with the City of Ocoee
    - Approved by the City of Ocoee November 5, 2019
    - Approved by Orange County December 3, 2019

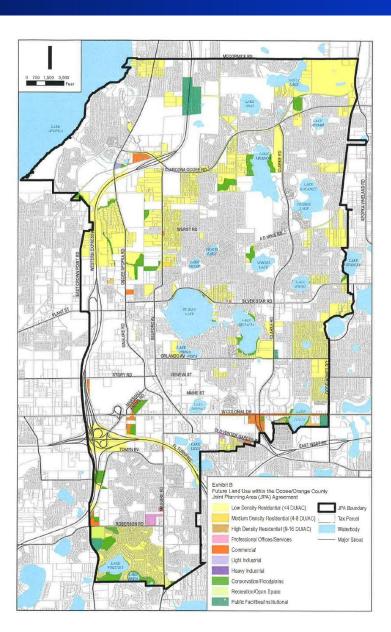


#### Provisions of the JPA

- Effective for 5 years and automatically extended for 5 years
- Exhibit A establishes the lands that are part of the JPA
- Exhibit B Future Land Use Map with agreed upon designations intended to apply upon annexation of the land in to the City of Ocoee
- Annexation of enclaves (Map C)
- Notification requirements

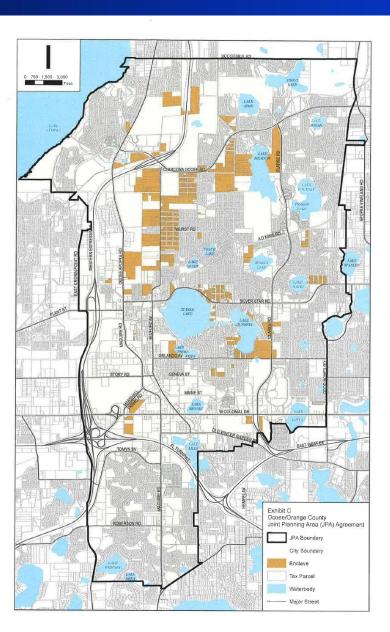


## **Adopted Exhibit B**





## **Adopted Exhibit C**





**Location:** 1290 Ocoee Apopka Road

Generally located east of 429, west of Ocoee Apopka Road and south of Fullers Cross

Road

Acreage: ~39.96 gross acre

From: Low Density Residential

To: Light Industrial

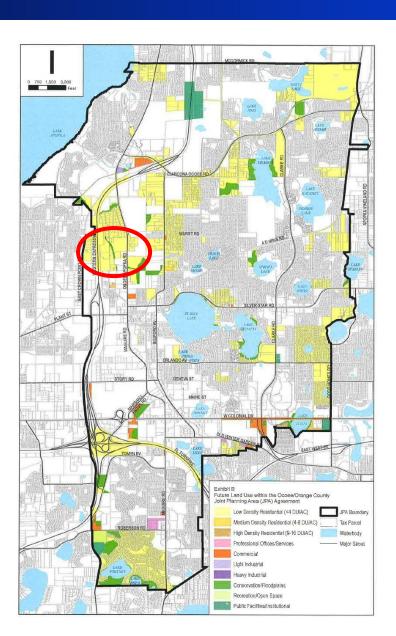
**Proposed Use:** Warehousing

District: 2

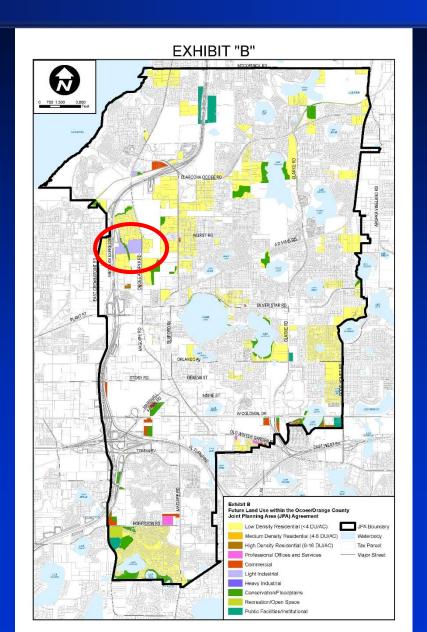














#### 1st Amendment, JPA Agreement: Orange County/City of Ocoee

#### **Staff Recommendation:**

#### **APPROVE**

### **Action Requested:**

- Make a finding of consistency with the Comprehensive Plan, determine that the amendment is in compliance, and
- APPROVE the First Amendment to the Joint Planning Area Interlocal Agreement between Orange County and the City of Ocoee
- District 2



## **Board of County Commissioners**

# Agreement

Second Amendment
Joint Planning Area Interlocal Agreement
Orange County and the City of Ocoee

November 30, 2021 Agenda Item E.10



**Location:** 2647 Maguire Road

**Generally located west of McGuire Road and north of Roberson Road** 

Acreage: ~5.61 gross acre

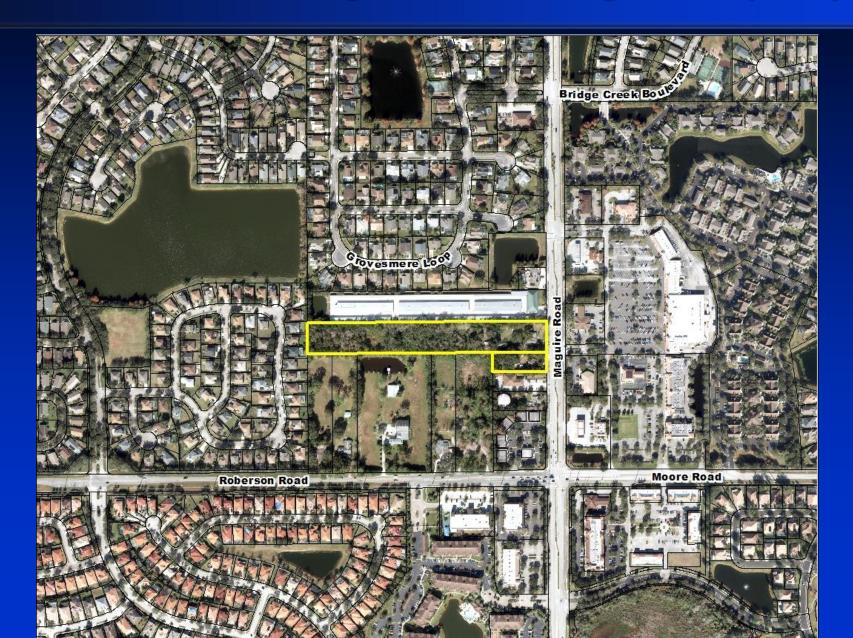
From: Professional Office/Services

To: Commercial

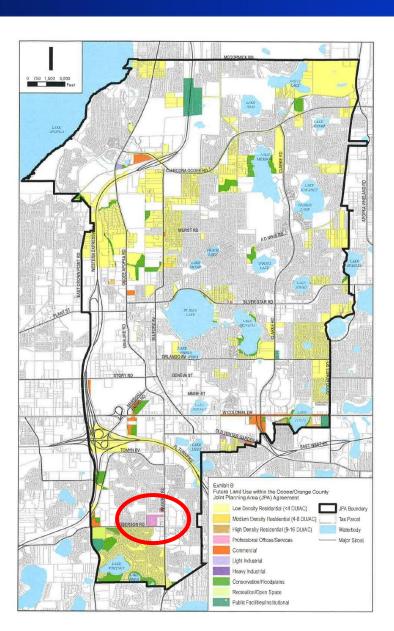
**Proposed Use:** Commercial use

District: 1

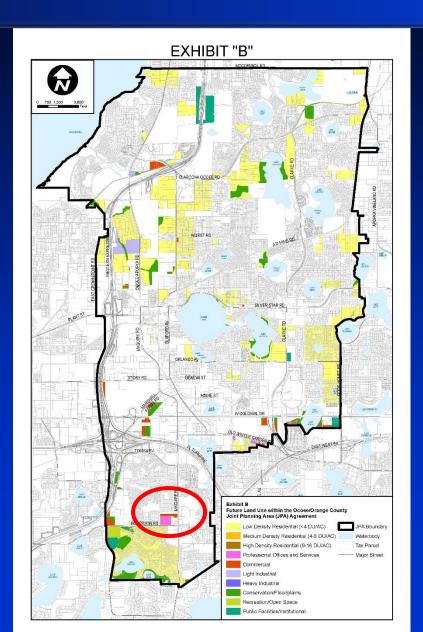














#### **Staff Recommendation:**

#### **APPROVE**

### **Action Requested:**

- Make a finding of consistency with the Comprehensive Plan, determine that the amendment is in compliance, and
- APPROVE the Second Amendment to the Joint Planning Area Interlocal Agreement between Orange County and the City of Ocoee
- District 1



# RZ-21-08-049 — Abdool Omar Kayam Shadik Planning and Zoning Commission (PZC) Board-Called Hearing

Case: RZ-21-08-049

**Applicant:** Abdool Omar Kayam Shadik

District: 2

**Location:** 5601 North Pine Hills Road, generally located on the east side of Pine Hills Road, north

of Clarcona Ocoee Road

Acreage: 0.54 gross acre

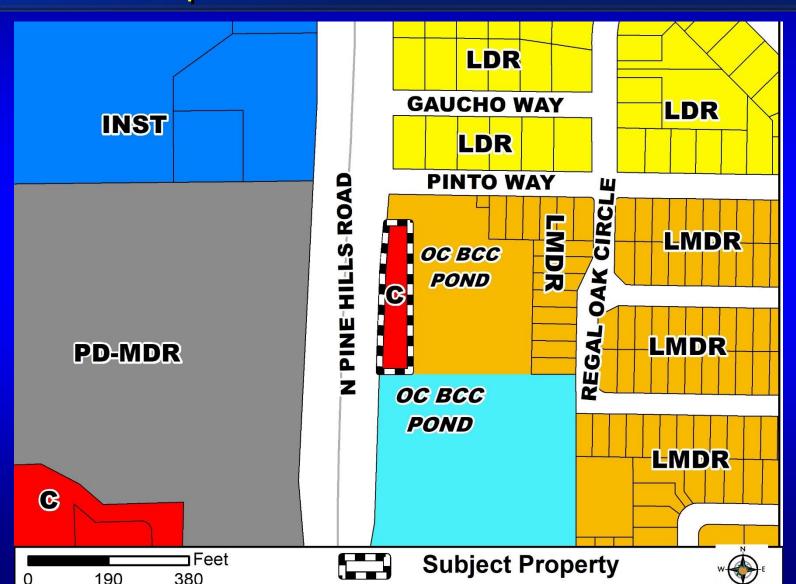
From: R-2 (Residential District)

To: C-3 (Wholesale Commercial District)

**Proposed Use:** Auto Repair

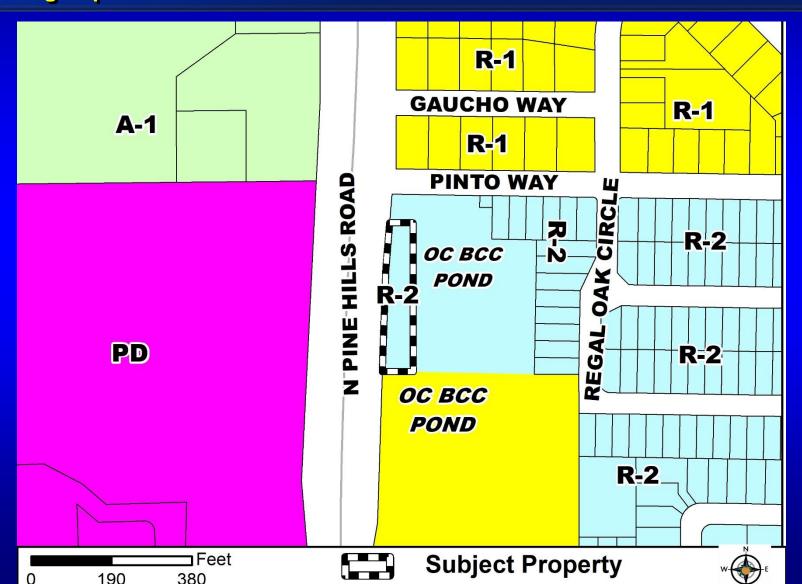


# RZ-21-08-049 — Abdool Omar Kayam Shadik Planning and Zoning Commission (PZC) Board-Called Hearing Future Land Use Map



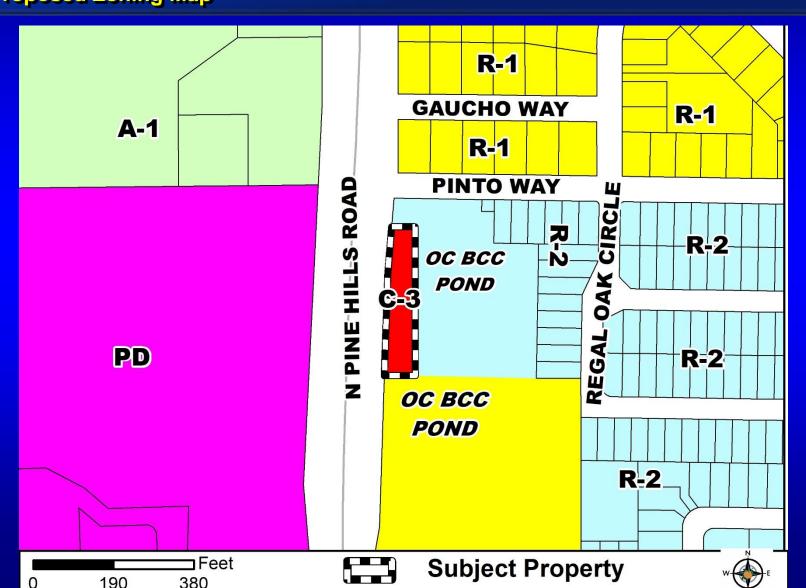


# RZ-21-08-049 – Abdool Omar Kayam Shadik Planning and Zoning Commission (PZC) Board-Called Hearing Zoning Map



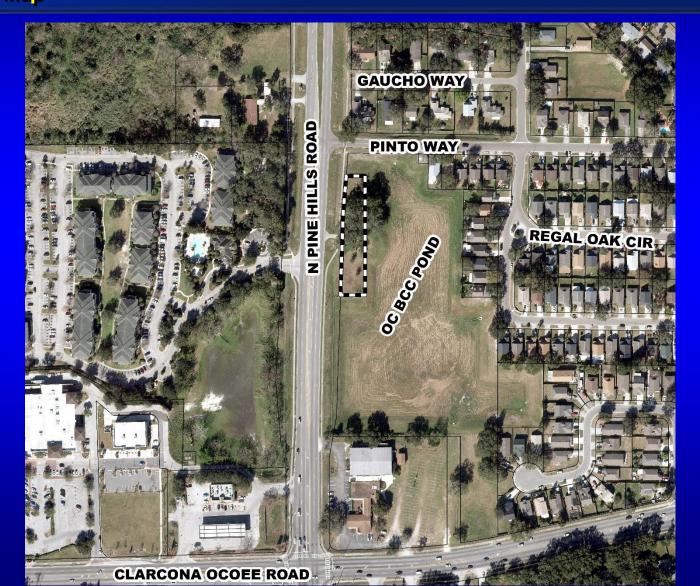


# RZ-21-08-049 — Abdool Omar Kayam Shadik Planning and Zoning Commission (PZC) Board-Called Hearing Proposed Zoning Map





#### RZ-21-08-049 — Abdool Omar Kayam Shadik 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 C-1 Restricted (Retail Commercial District) zoning, subject to the two restrictions listed in the staff report.

District 2

# **Board of County Commissioners**

# Public Hearings

**November 30, 2021**