

Board of County Commissioners

Public Hearings

August 30, 2022



CDR-20-06-170

Marriott Orlando World Center Planned Development/Land Use Plan

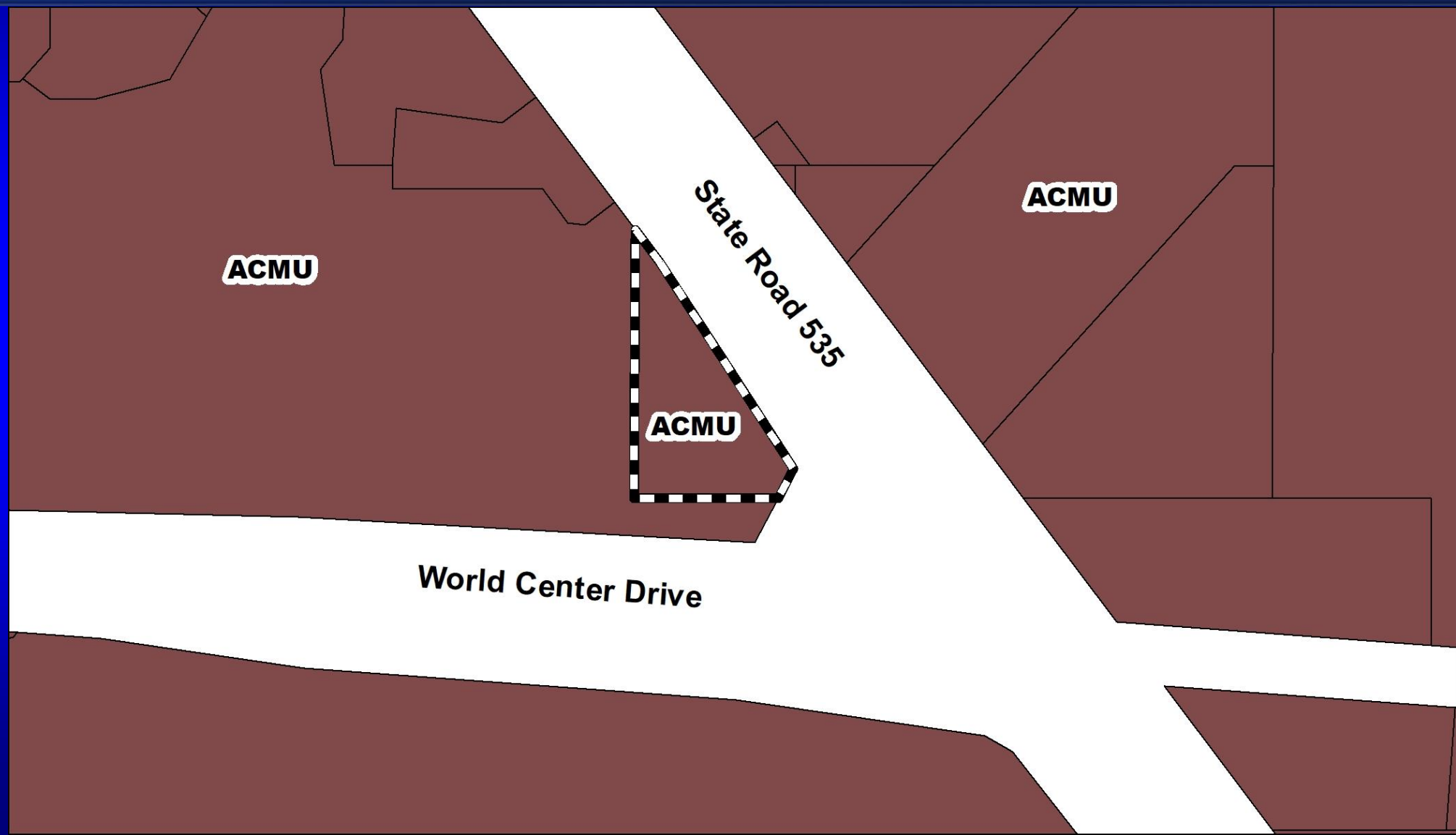
Case:	CDR-20-06-170
Project Name:	Marriott Orlando World Center Planned Development/Land Use Plan
Applicant:	Mitch Collins, P.E., Inc
District:	1
Acreage:	205.96 gross acres (overall PD) 2.34 gross acres (affected parcel only)
Location:	North of World Center Drive (SR 535); east of Interstate 4
Request:	A PD substantial change to convert 19,100 sq. ft of Commercial/Retail Use to a 216 Room Hotel at Parcel D. In addition, the applicant has requested five (5) waivers from Orange County Code.

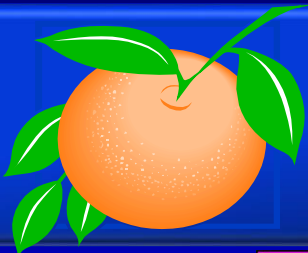


CDR-20-06-170

Marriott Orlando World Center Planned Development/Land Use Plan

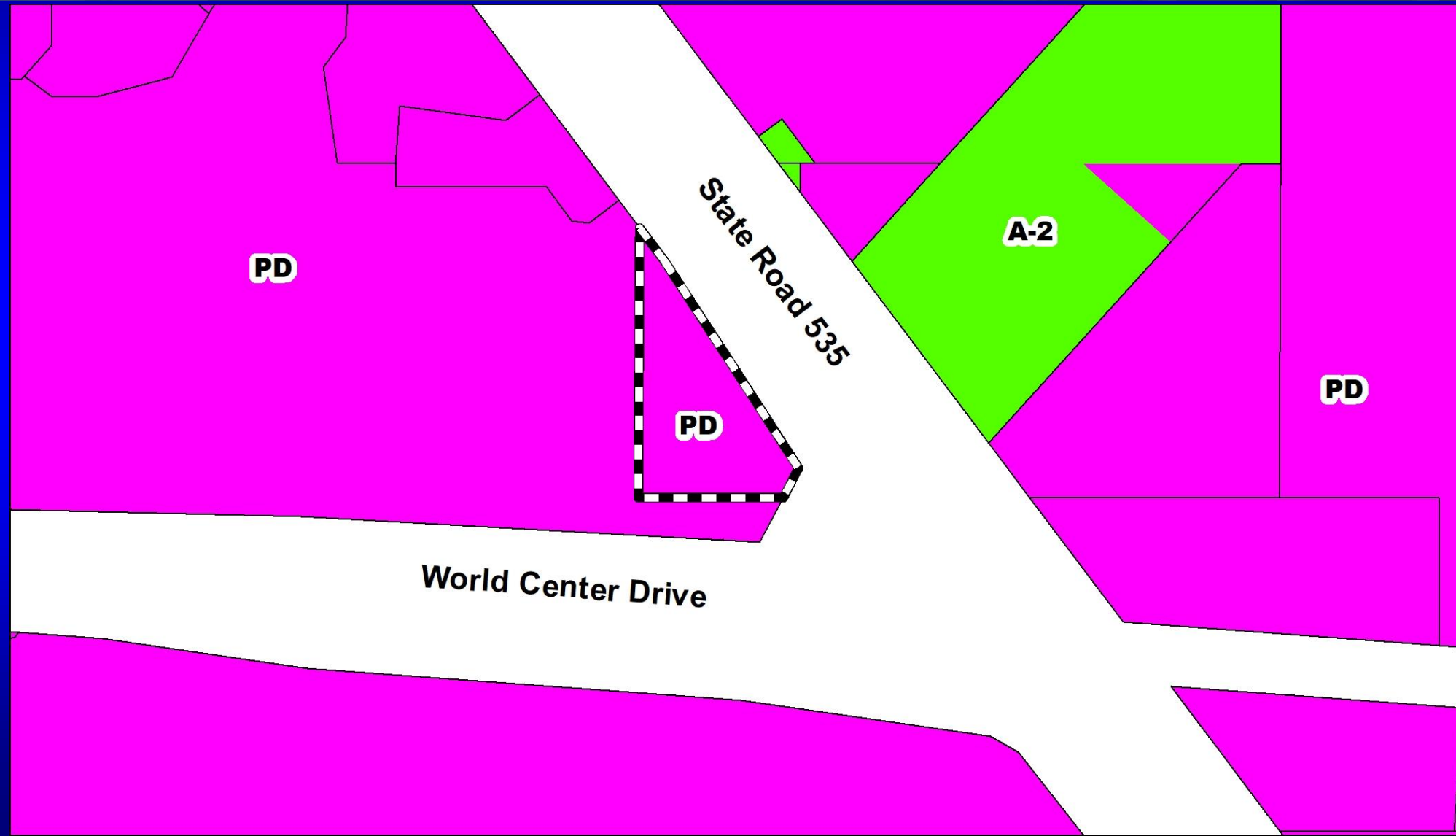
Future Land Use Map





CDR-20-06-170

Marriott Orlando World Center Planned Development/Land Use Plan Zoning Map





State Road 535

World Center Drive



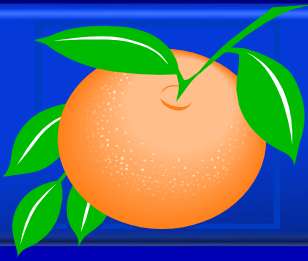
07-10-2020	A
SCALE	
OVERALL LAND USE PLAN EXHIBIT A	



Action Requested

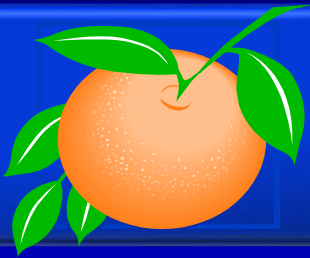
Make a finding of consistency with the Comprehensive Plan and APPROVE of the Marriott Orlando World Center Planned Development / Land Use Plan (PD/LUP), dated “June 23, 2022”, subject to the 16 conditions listed under the DRC Recommendation in the staff report.

District #1



Oasis Reserve Preliminary Subdivision Plan

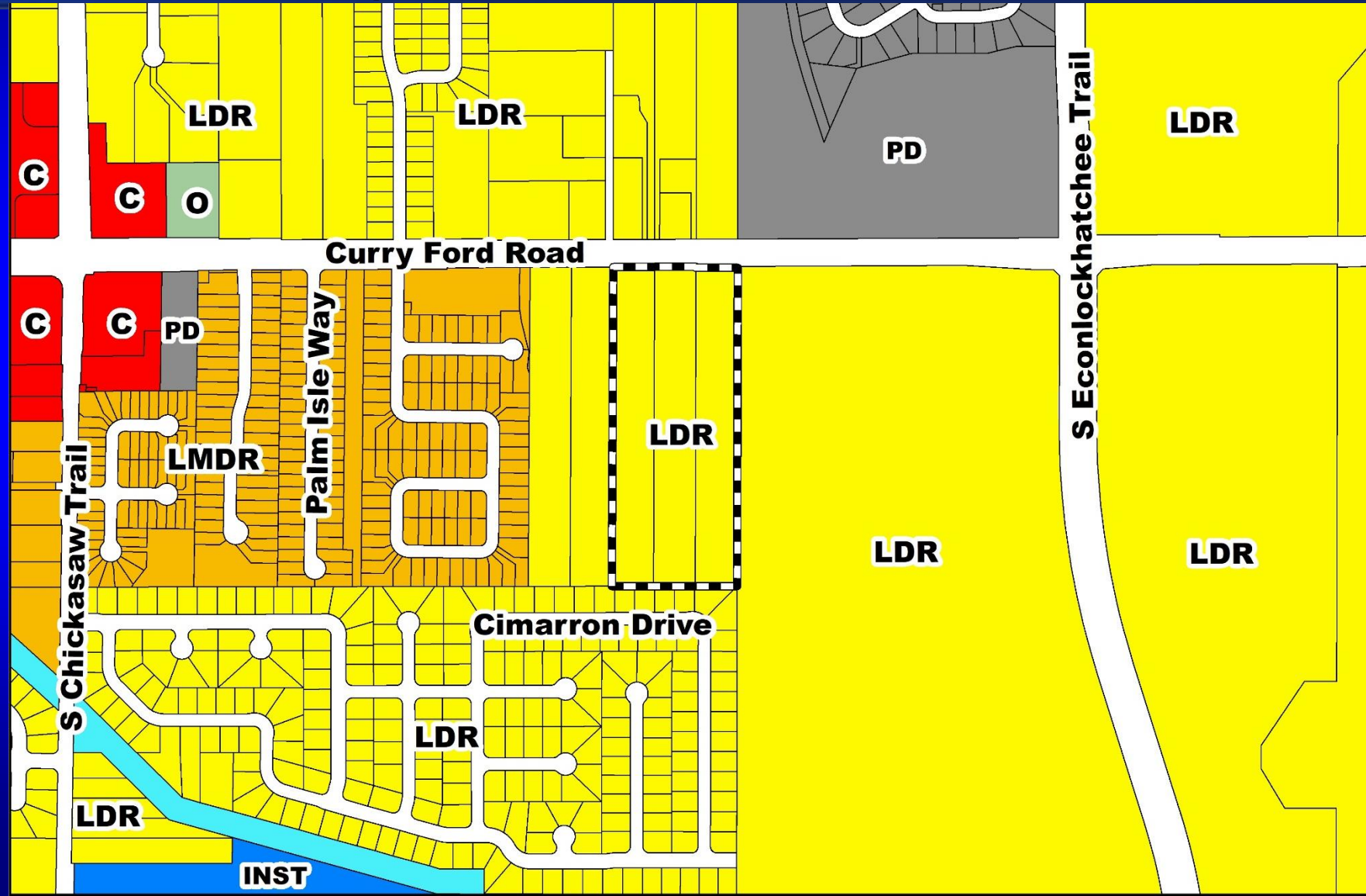
Case:	PSP-21-10-314
Project Name:	Oasis Reserve Preliminary Subdivision Plan
Applicant:	David Kelly, Poulos & Bennett, LLC
District:	3
Acreage:	14.59 gross acres
Location:	South of Curry Ford Road / West of Econlockhatchee Trail
Request:	To subdivide 14.59 acres in order to construct 56 Single-Family Residential Dwelling Units



Oasis Reserve

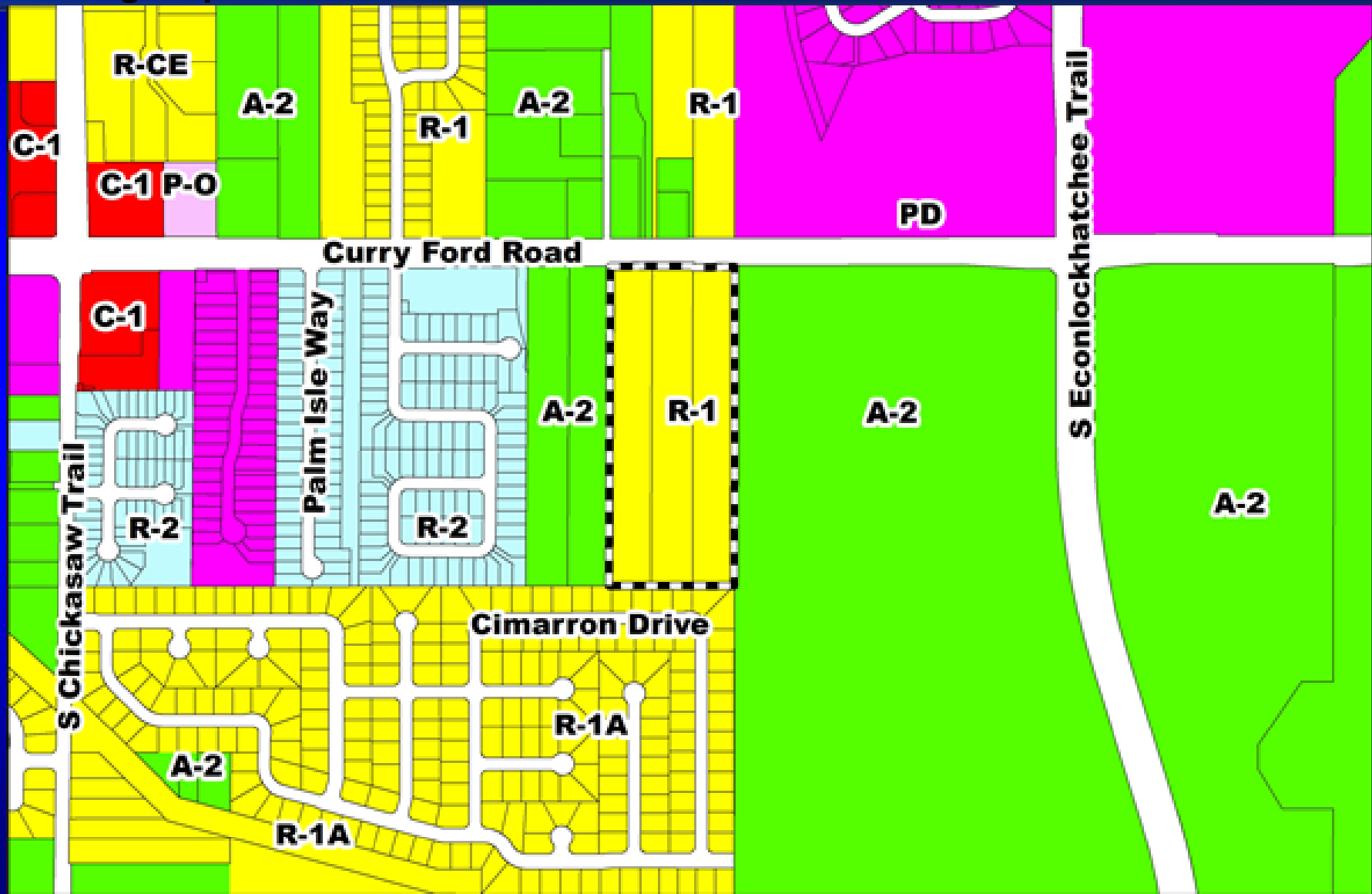
Preliminary Subdivision Plan

Future Land Use Map





Oasis Reserve Preliminary Subdivision Plan Zoning Map

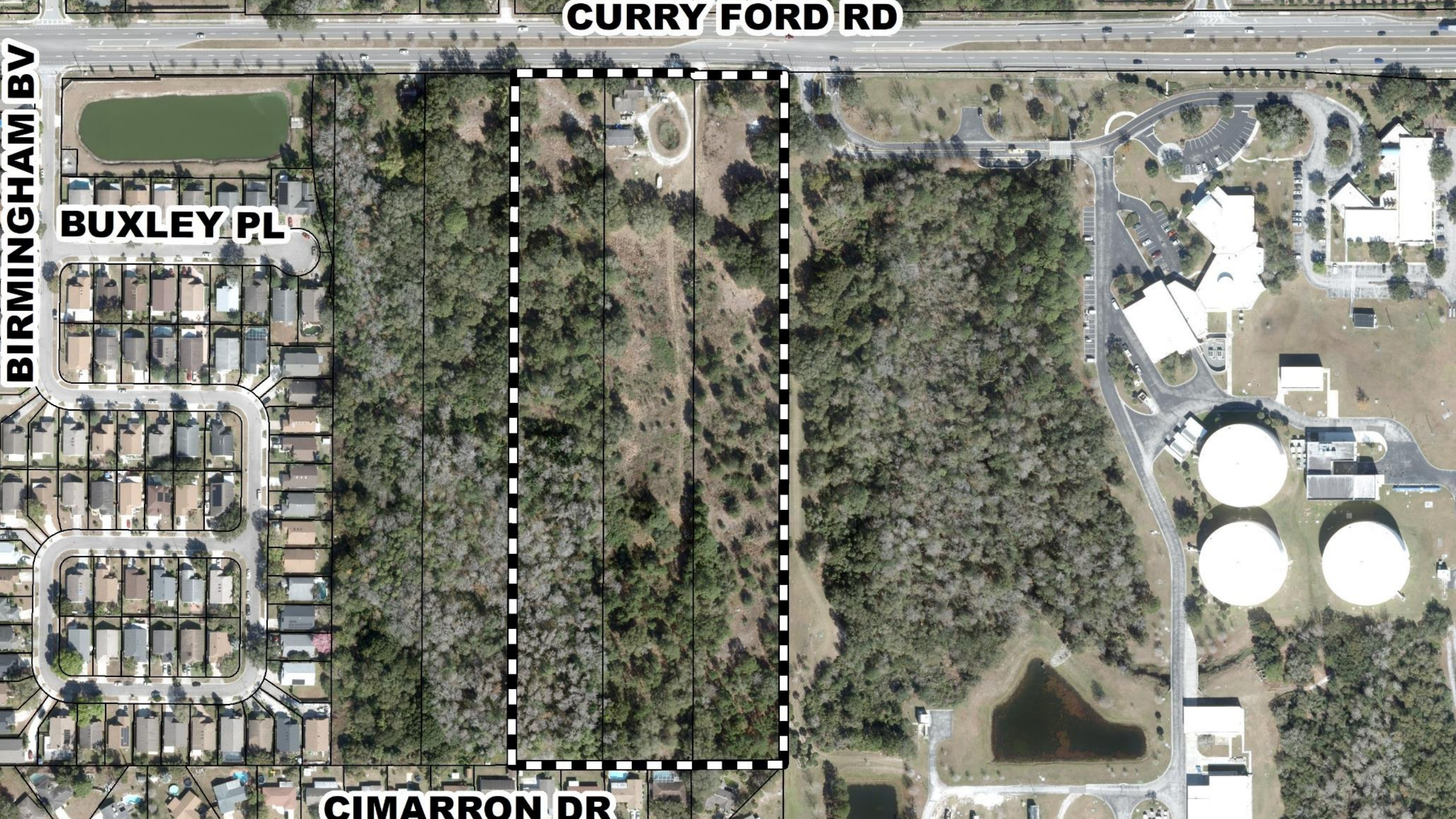


BIRMINGHAM BV

CURRY FORD RD

BUXLEY PL

CIMARRON DR

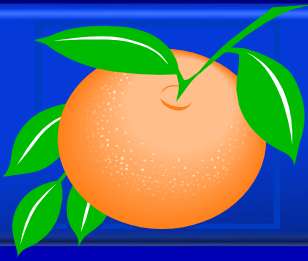




Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Oasis Reserve Preliminary Subdivision Plan dated “Received July 12, 2022,” subject to the 26 conditions listed under the DRC Recommendation in the staff report.

District 3



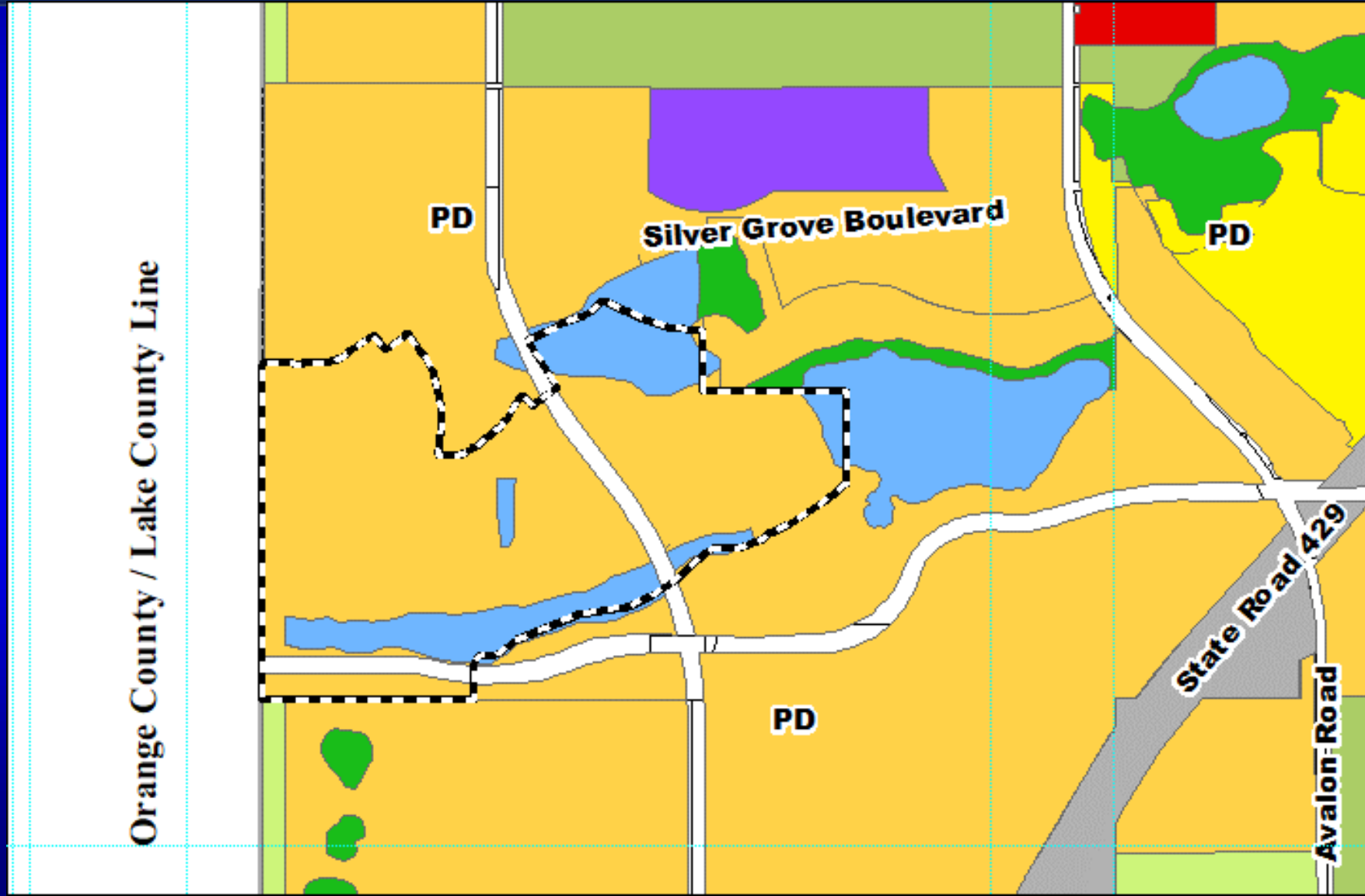
Silverleaf Planned Development – Regulating Plan/Silverleaf Phase 3 (Tract FD-1) Preliminary Subdivision Plan

Case:	PSP-21-08-254
Project Name:	Silverleaf Planned Development – Regulating Plan/Silverleaf Phase 3 (Tract FD-1) Preliminary Subdivision Plan
Applicant:	Marc Stehli, Poulos & Bennett, LLC,
District:	1
Acreage:	142.93 gross acres
Location:	North of Schofield Road / West of Avalon Road
Request:	To subdivide 142.93 acres to construct 449 single family residential lots and associated infrastructure.



Silverleaf Planned Development – Regulating Plan/Silverleaf Phase 3 (Tract FD-1) Preliminary Subdivision Plan

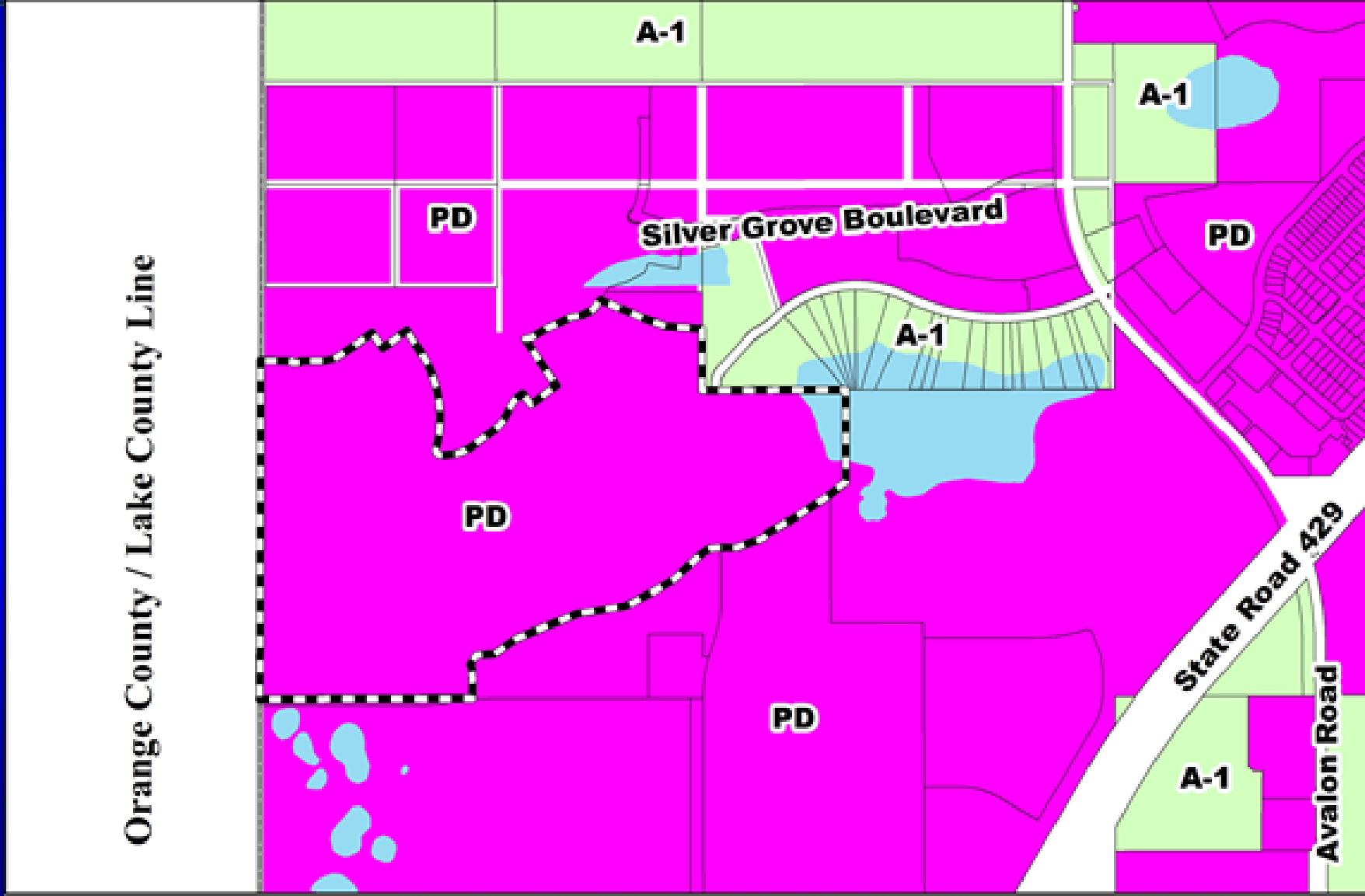
Future Land Use Map





Silverleaf Planned Development – Regulating Plan/Silverleaf Phase 3 (Tract FD-1) Preliminary Subdivision Plan

Zoning Map





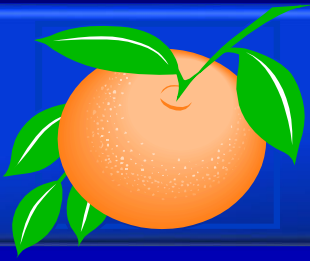
Silverleaf Planned Development – Regulating Plan/Silverleaf Phase 3 (Tract FD-1) Preliminary Subdivision Plan Aerial Map





PHASE I MASTER PLAN

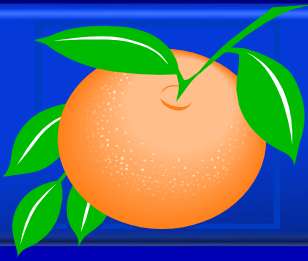
1990



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Silverleaf Phase 3 (Tract FD-1) Preliminary Subdivision Plan dated “Received July 20, 2022,” subject to the 31 conditions listed under the DRC Recommendation in the staff report.

District 1

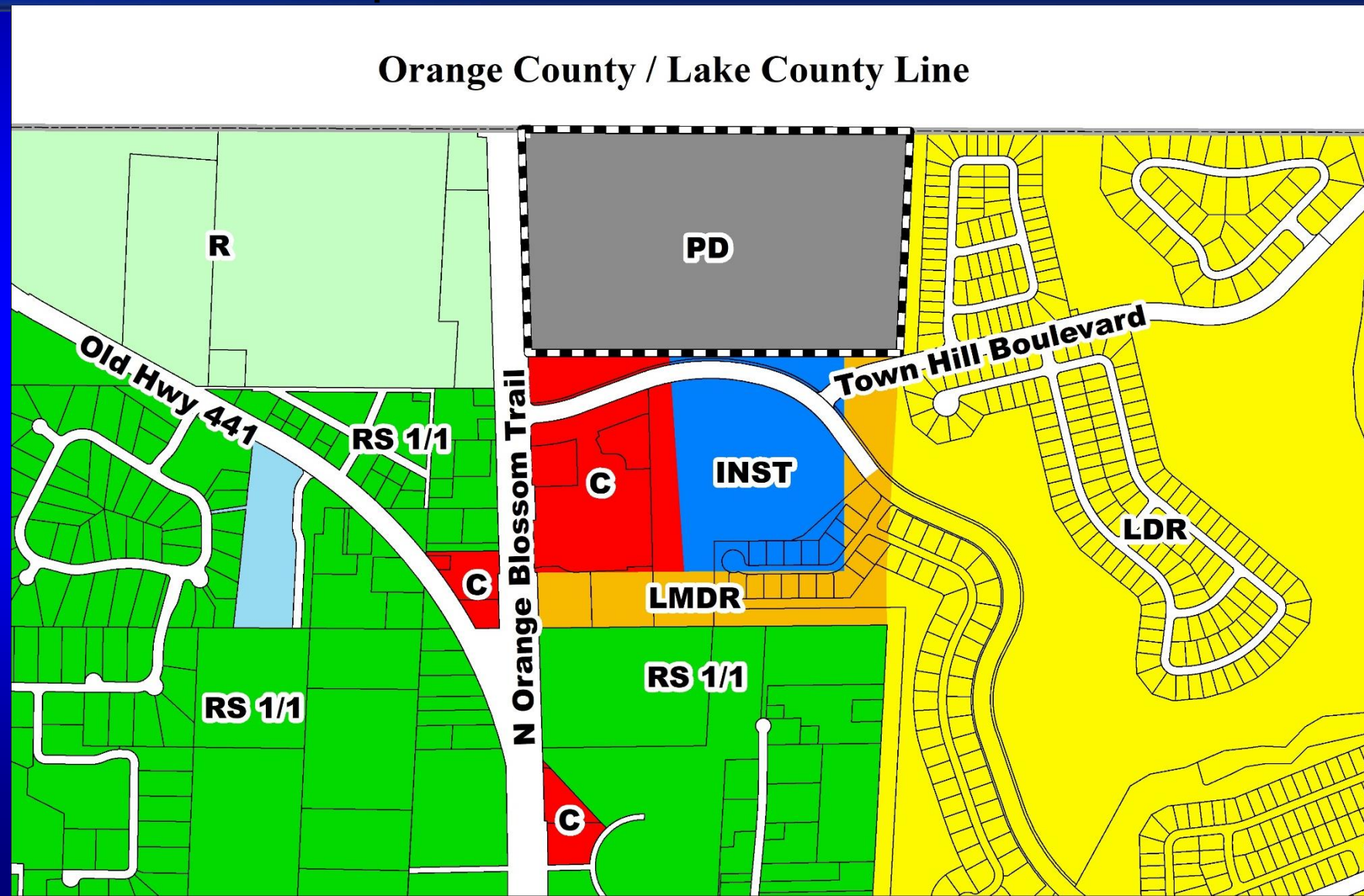


Parks of Mount Dora Planned Development/Parks of Mount Dora Preliminary Subdivision Plan

Case:	PSP-21-10-316
Project Name:	Parks of Mount Dora Planned Development/Parks of Mount Dora Preliminary Subdivision Plan
Applicant:	Brett Tobias, Halff & Associates, Inc.
District:	2
Acreage:	63.57 gross acres
Location:	North of Stoneybrook Hills Parkway / East of US Highway 441
Request:	To subdivide 63.57 acres in order to construct 177 single family residential dwelling units



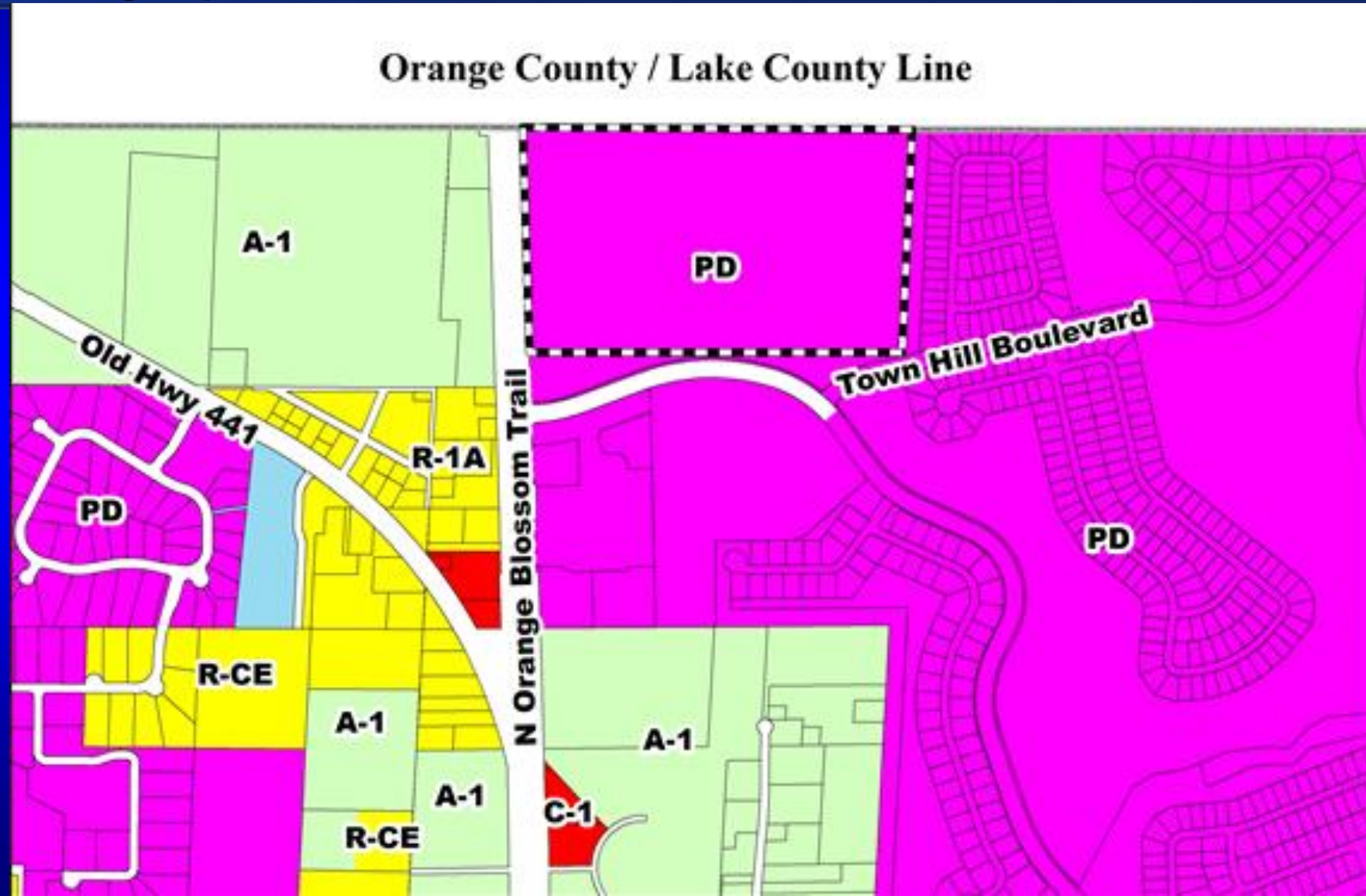
Parks of Mount Dora Planned Development/Parks of Mount Dora Preliminary Subdivision Plan Future Land Use Map





Parks of Mount Dora Planned Development/Parks of Mount Dora Preliminary Subdivision Plan

Zoning Map



Orange County / Lake County Line



Old Hwy 441

C

N Orange Blossom Trail

Town Hill Boulevard

WATER: 700 of Mt. Rain

REGULATION: City of Mt. Dora
SEWER: City of Mt. Dora
POWER: DUKE ENERGY
PHONE: CENTURYLINK

[illegible]

IT'S ONE ENVIRONMENTAL INTEREST THAT DOESN'T HAVE TO WAIT.

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FUTURES

CE

[illegible]

100-UNIT APARTMENT BUILDING
10000 10th Avenue, San Diego, CA

PROPERTY LINE

25' LANDSCAPE BUFFER

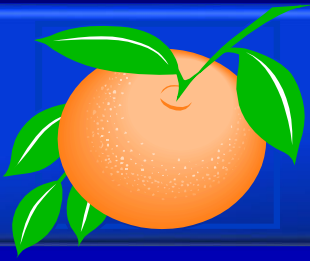
MIN. 25' UPLAND

TOTAL 100

50' OFFSET

[illegible]

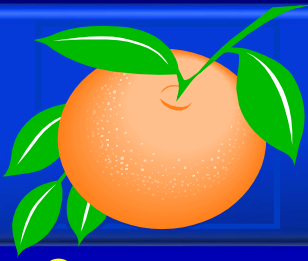
1



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Parks of Mount Dora Planned Development / Parks of Mount Dora Preliminary Subdivision Plan dated “Received August 1, 2022,” subject to the 26 conditions listed under the DRC Recommendation in the staff report.

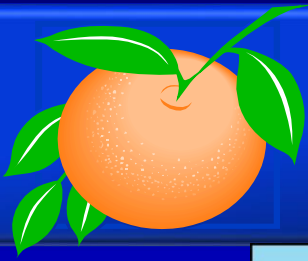
District 2



LUP-20-08-239

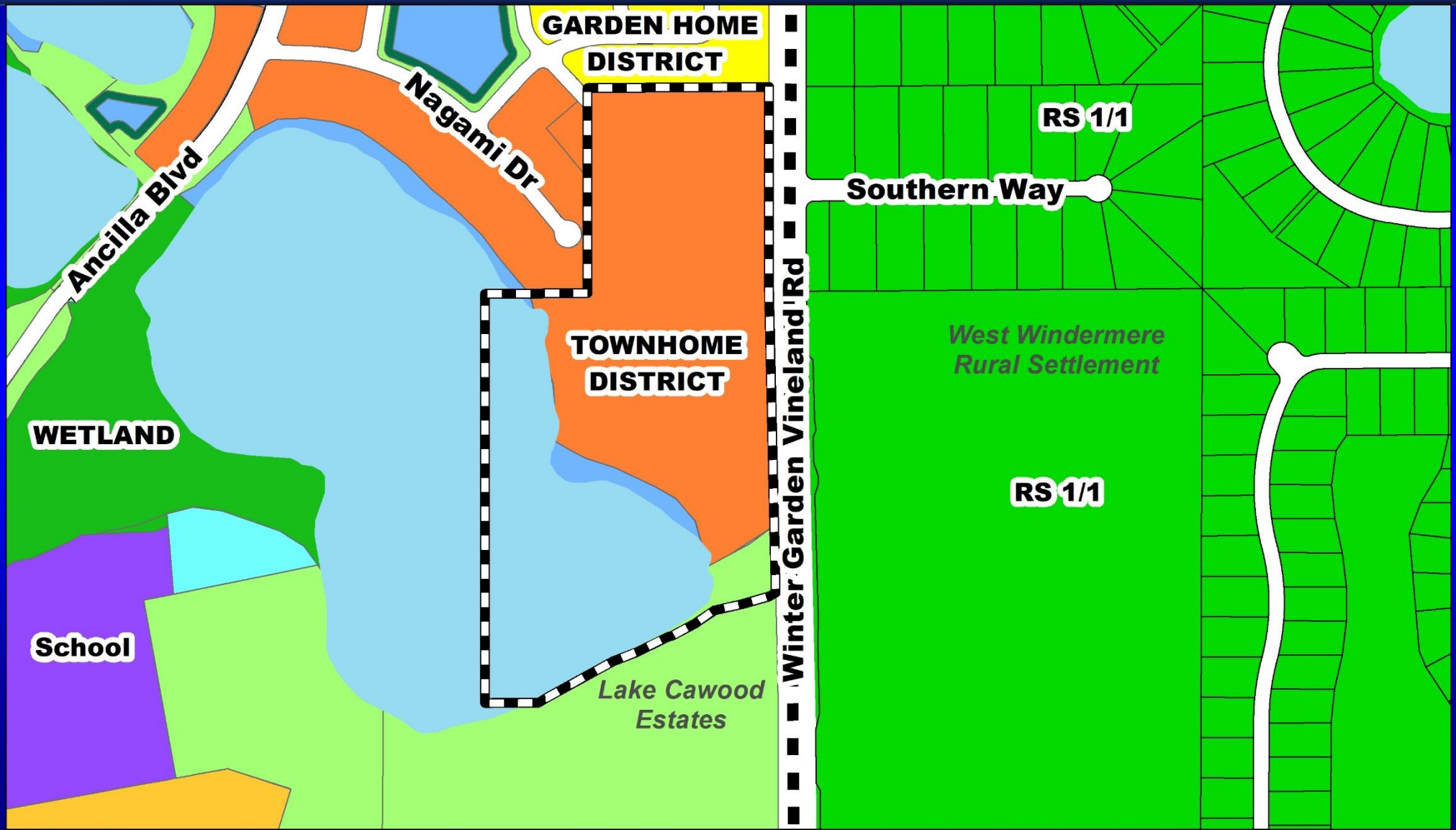
Selnik Land Use Plan

Case:	LUP-20-08-239
Applicant:	Erika Hughes, VHB, Inc
District:	1
Location:	5504 Winter Garden Vineland Road; generally located on the west side of Winter Garden Vineland Road, approximately 1,300 feet north of the Fiquette Road and Winter Garden Vineland Road intersection.
Acreage:	33.7 gross acres 17.74 net acres
From:	R-CE (Country Estate District)
To:	PD (Planned Development District)
Request:	To rezone one (1) parcel containing 33.7 gross acres from R-CE to PD, in order to construct 110 attached and detached residential units. There are no waivers associated with this request.



Selnik Land Use Plan

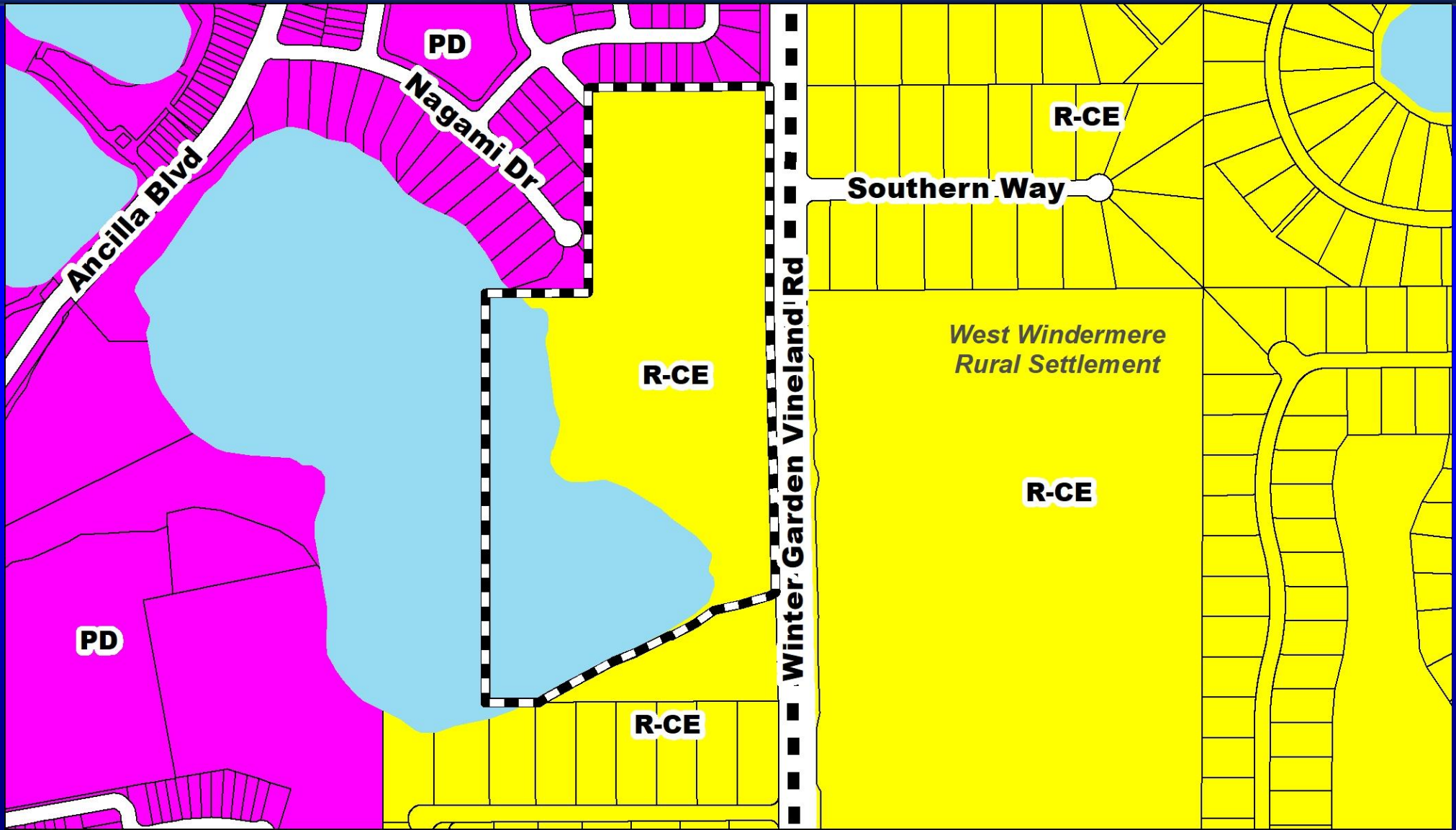
Horizon West Map

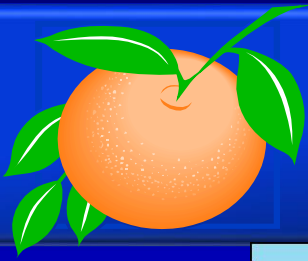




Selnik Land Use Plan

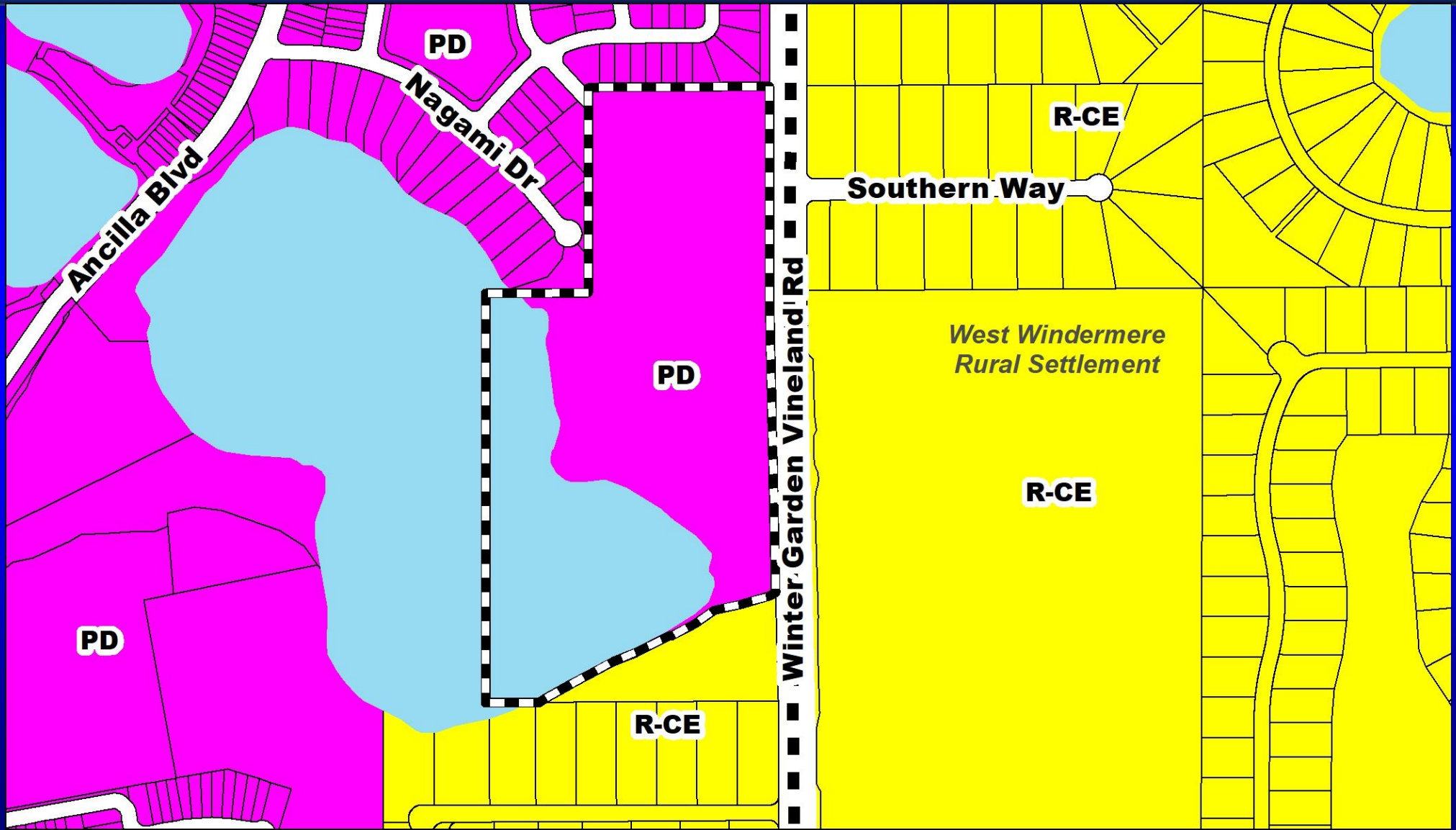
Zoning Map

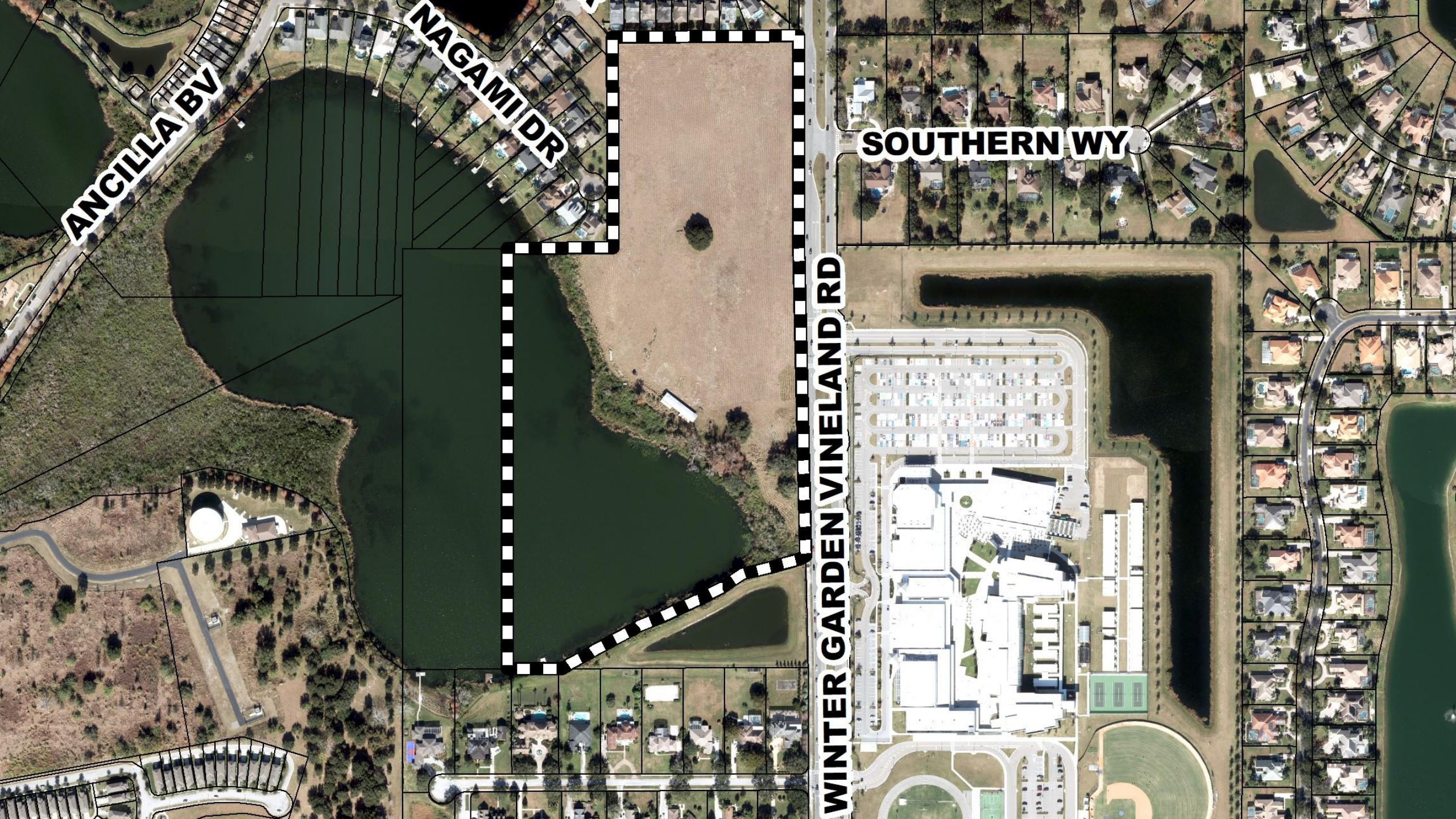




Selnik Land Use Plan

Proposed Zoning Map





ANCILLA BV

NAGAMI DR

SOUTHERN WY

WINTER GARDEN VINELAND RD

Wetland Acreage:	14.94
SW-1	13.6
W-1	1.33
W-2	0.01
Greenbelt	1.1
Developable Acreage:	17.74
Future Land Use:	Village (Village of Bridgewater)
Existing Zoning:	R-CE
Proposed Zoning:	Village Planned Development*
*in accordance with Orange County Code, Chapter 38 Article VII, Division 8, Village Planned Development Code, Sections 2-22; Orange County Code, Chapter 30, Article XIV, Division 1, Adequate Development Code, Sections 30-70, 30-71, and Orange County Code, Chapter 30, Article XIV, Division 1 and Transfer of Development Rights, Orange County Code, Sections 30-720, 30-727	

Use	Dwelling Units
Single Family Detached	17
Condominiums	93
Total:	110

Strict Development Standards

<u>Twohome</u>	<u>Single Family Detached</u>
Minimum Building Height:	2-stories / 35'
Minimum Living Area:	1,000 sf
Minimum Lot Width:	50'
Minimum Building Setbacks	Minimum Building Setbacks
Front Setback:	20'/10' for front porch
Side Setback:	5'
Side Street Setback:	10'
Rear Setback:	25'
Lakefront Setback:	50' (From NHWL)
Garage:	Per Section 38-1384(g)
Building Separation:	20'

P.D. Site Datum

[illegible]

(2) *Developable Acres* equals total land area less natural waterbodies, wetlands and off-Road

(2) Consistent with Orange County Code Section 19-150(2) Required public open space and trails includes 1.5% of developable land area as defined in the PUD 4.14.18, up to 3.75% of the required park and open space may be satisfied through aesthetically developed landscape areas.

(1) Not Developmental: Does research the developmental process including related concepts and

Adequate Public Facilities	Acres
APF Right-of-Way (Excluding Stormwater)	0.0
APF Right-of-Way Stormwater	0.06
Total:	0.06
APF Required (1 ac./APF/5 Dev. ac.)	2.7
APF Provided	0.0
APF Deficit:	-2.7

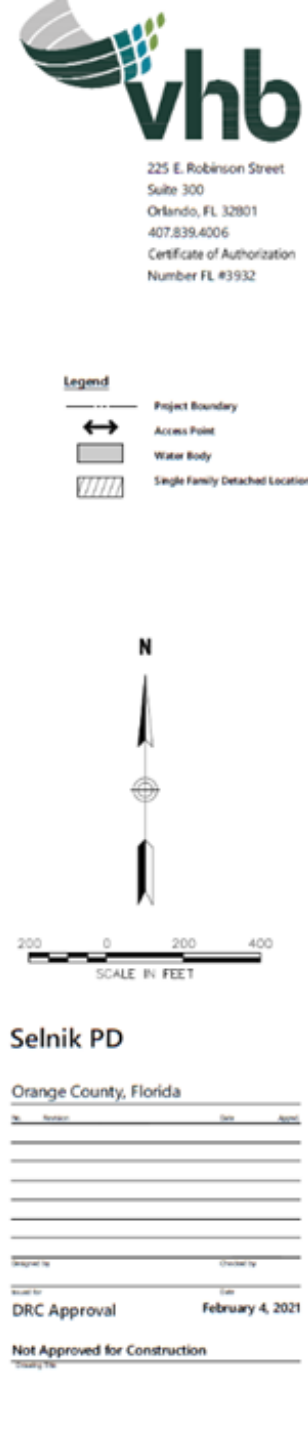
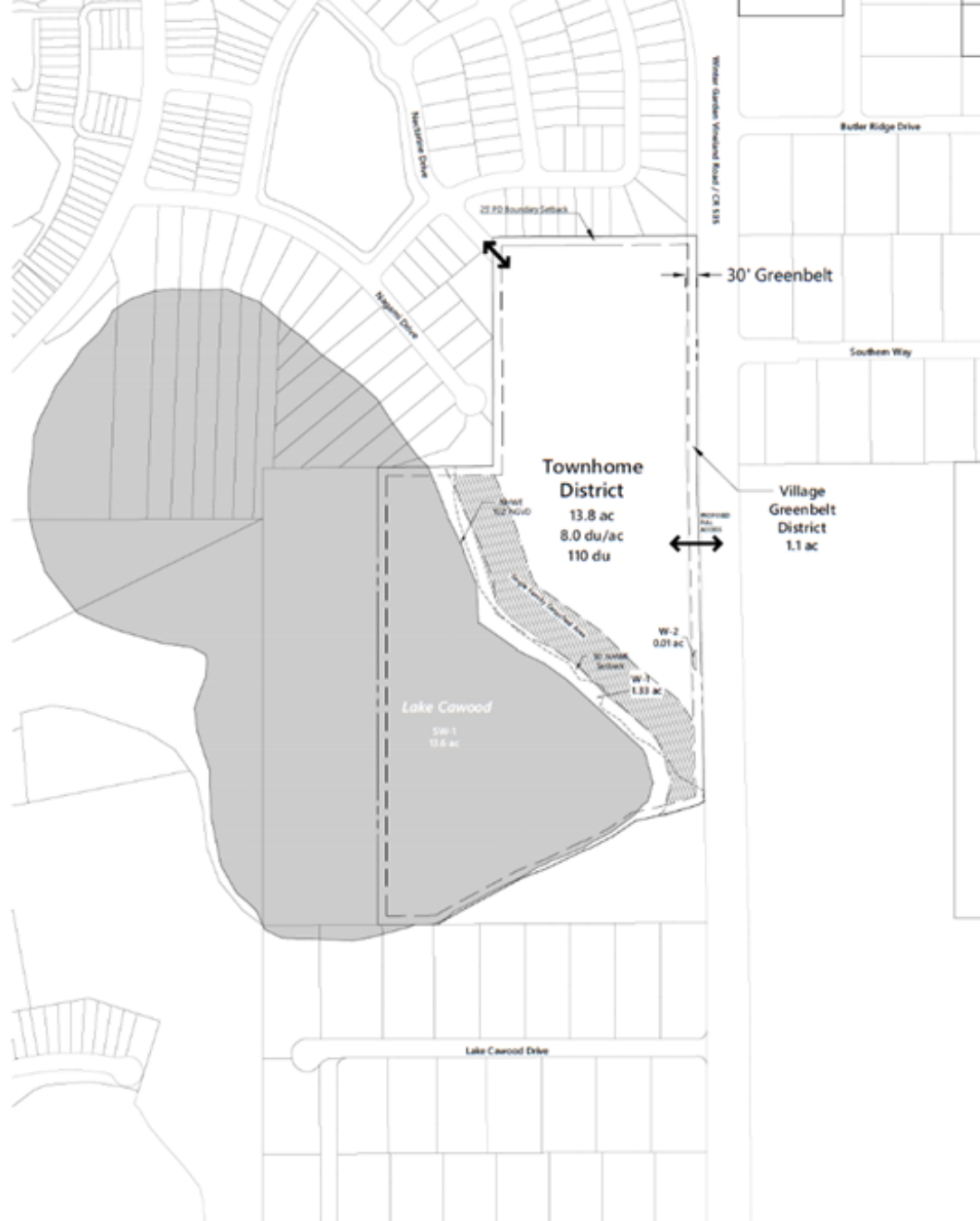
Transfer of Development Rights Summary

TDR Type	Acres	TDR Ratio	Available TDR Credits
Reserved Wetlands	14.9	1/2.9 acres	5.1
Total:	14.9	N/A	5.1
		TDR Credits Available	5.1
		TDR Credits Received	0
		Total TDR Credit Used	0
		TDR Credit Remaining	5.1

Trip Generation Comparison

ITE Code	Land Use ¹	Size	Units	Total Trips				
				Daily Trips	% in Total	PM Peak Hour Enter	Exit	
Proposed Zoning								
210	Single Family	17	DU	204	63%	19	12	7
221	Multi-Family Mid-Rise	93	DU	505	61%	41	25	16
TOTAL				709		60	37	23

Source: Institute of Transportation (ITS) File Generation Manual, 19th Edition



Selnik PD

Orange County, Florida

No	Description	Date	Amount
Total			

Revised for	Date
DRC Approval	February 4, 2021

Not Approved for Construction

THEORY

Planned Development Notes:

1. All acreages are subject to change based on final engineering. Surveyed acreages will be provided in conjunction with final PSP approval.
2. Open Space shall be provided consistent with Orange County Land Development Code (LDC) Section 35-1187.1(c). Specific open space calculations shall be provided at PSP.



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE of the Selnik Planned Development / Land Use Plan (PD/LUP), dated “Received April 27, 2022”, subject to the 19 conditions listed under the DRC Recommendation in the staff report.

District #1

Board of County Commissioners

Public Hearings

August 30, 2022