

Board of County Commissioners

Public Hearings

August 30, 2022



CDR-20-06-170

Marriott Orlando World Center Planned Development/Land Use Plan

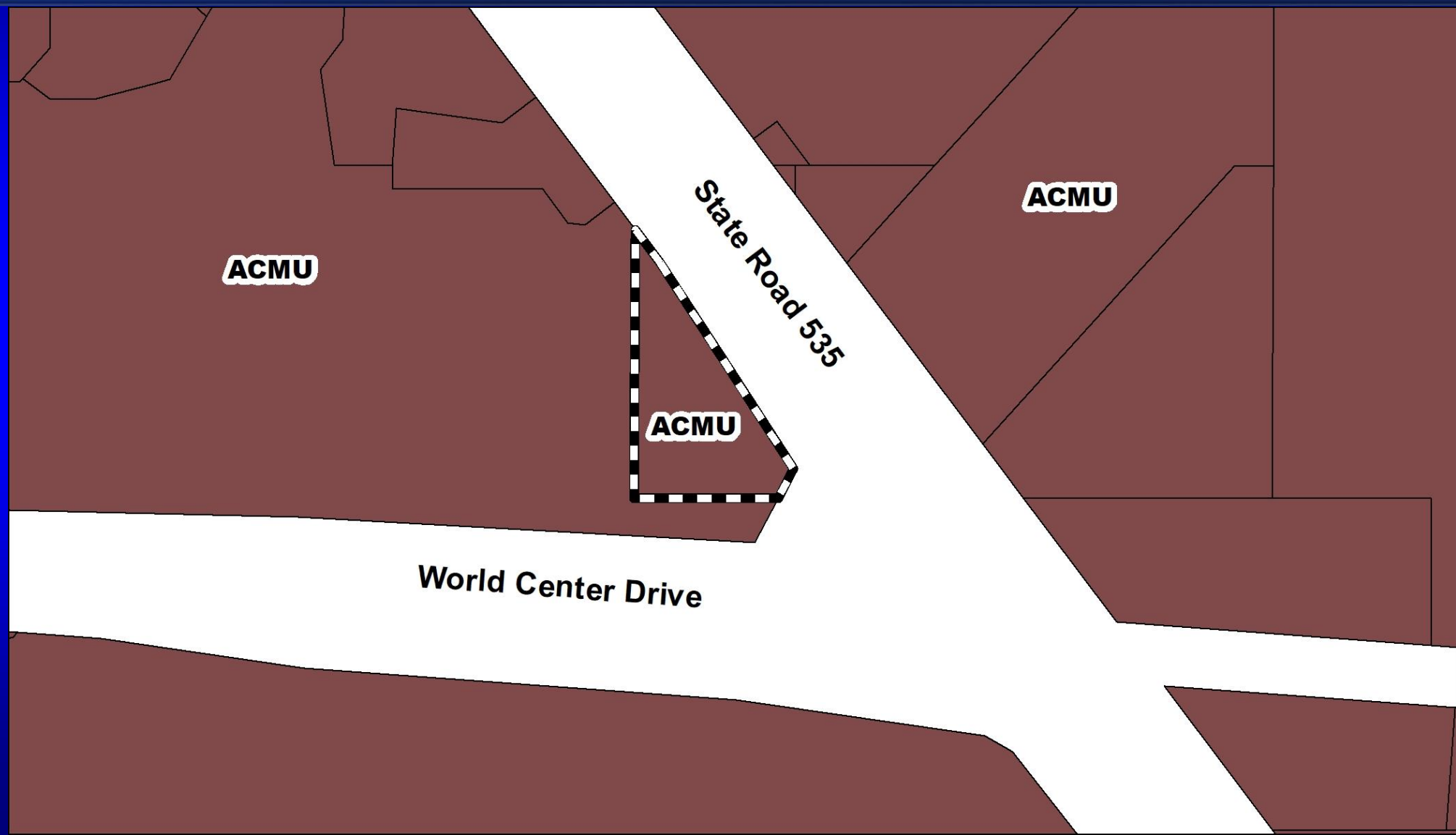
Case:	CDR-20-06-170
Project Name:	Marriott Orlando World Center Planned Development/Land Use Plan
Applicant:	Mitch Collins, P.E., Inc
District:	1
Acreage:	205.96 gross acres (overall PD) 2.34 gross acres (affected parcel only)
Location:	North of World Center Drive (SR 535); east of Interstate 4
Request:	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.

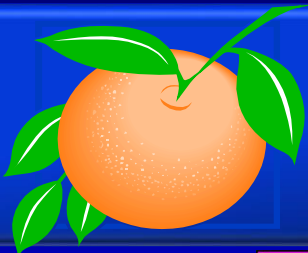


CDR-20-06-170

Marriott Orlando World Center Planned Development/Land Use Plan

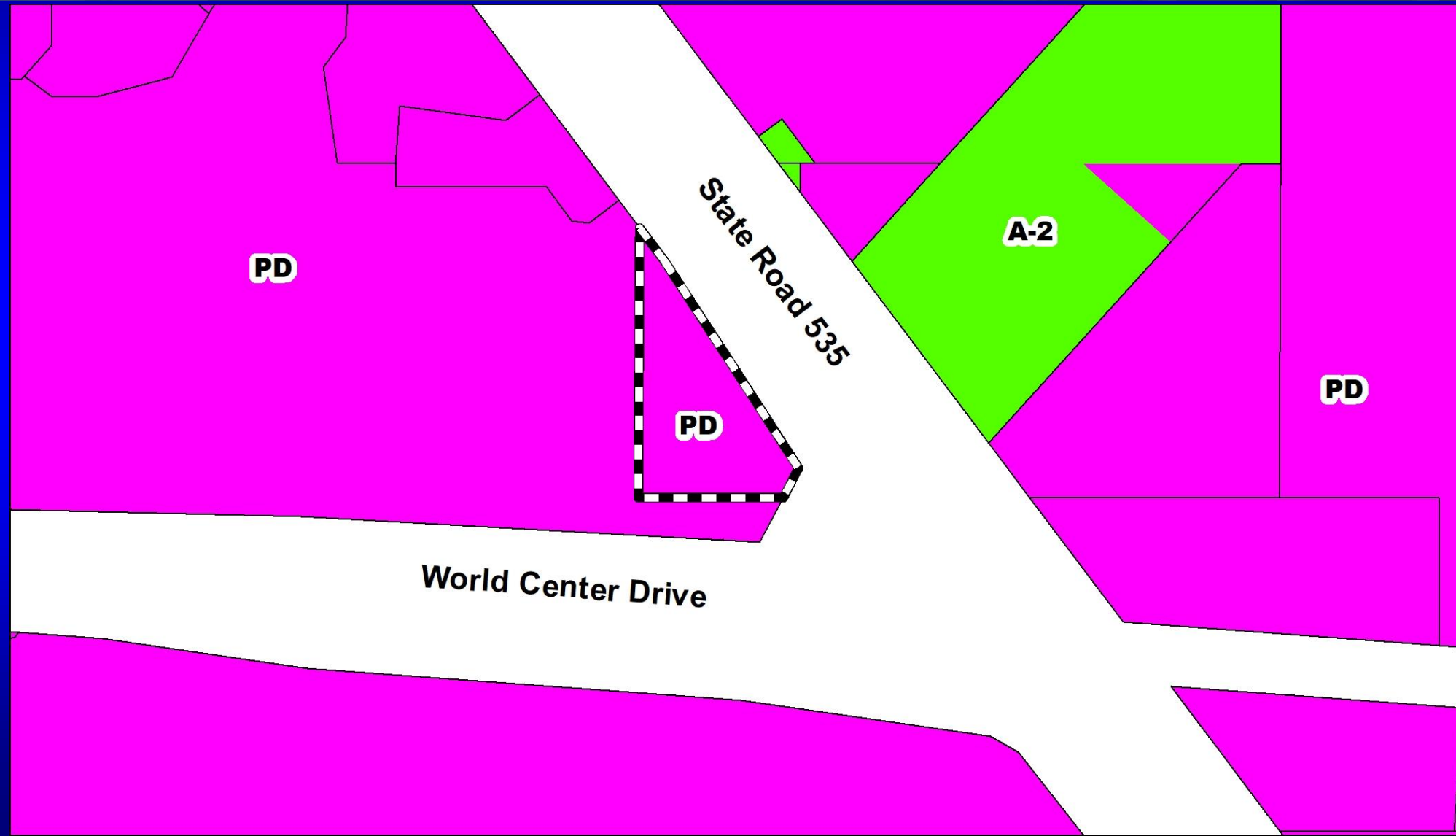
Future Land Use Map





CDR-20-06-170

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





State Road 535

World Center Drive



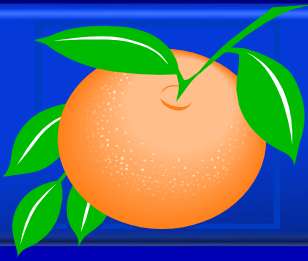
07-10-0000	A
SCALE	
OVERALL LAND USE PLAN EXHIBIT A	



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

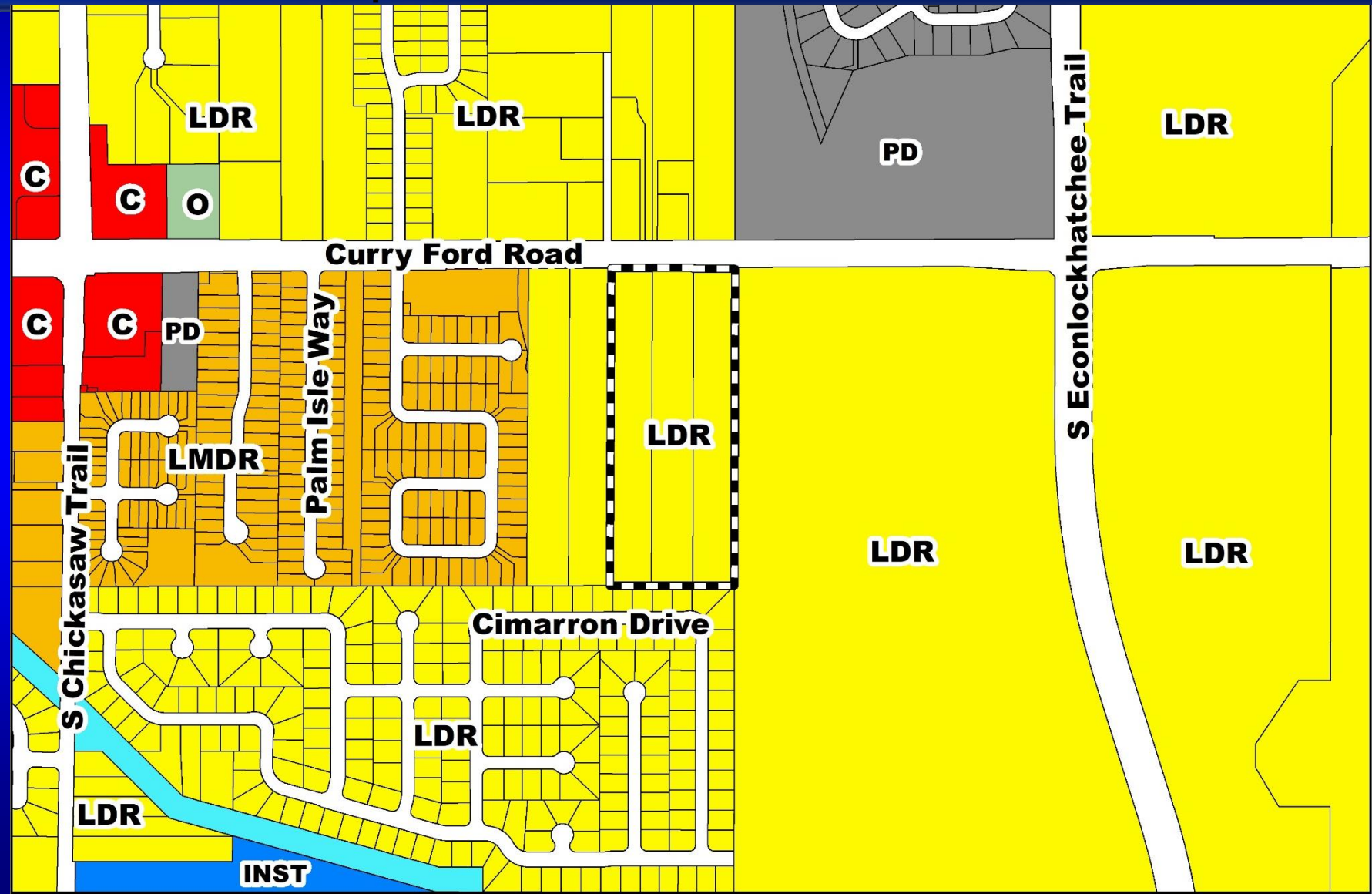
Case:	PSP-21-10-314
Project Name:	Oasis Reserve Preliminary Subdivision Plan
Applicant:	David Kelly, Poulos & Bennett, LLC
District:	3
Acreage:	14.59 gross acres
Location:	South of Curry Ford Road / West of Econlockhatchee Trail
Request:	To subdivide 14.59 acres in order to construct 56 Single-Family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



Oasis Reserve

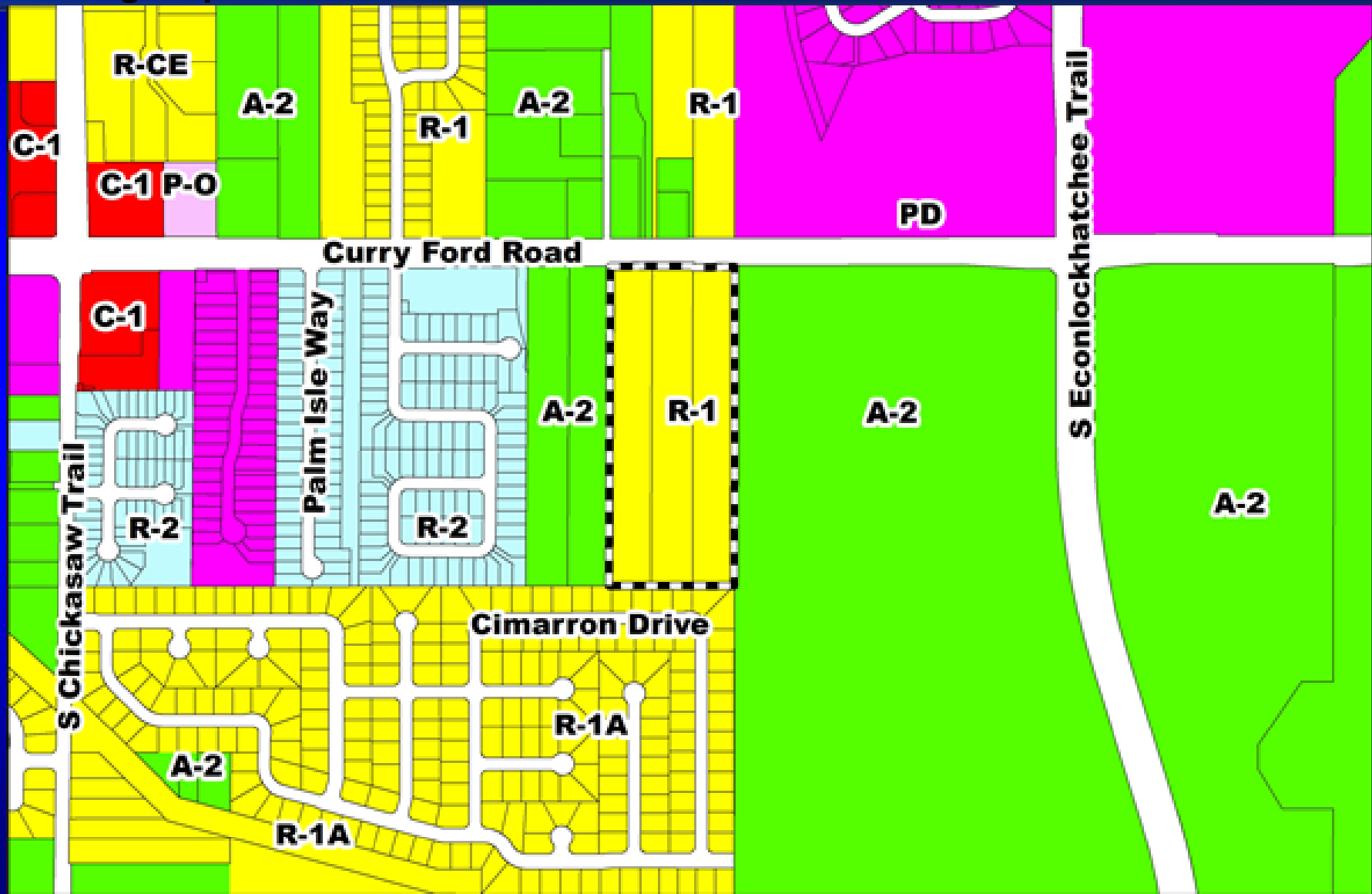
Preliminary Subdivision Plan

Future Land Use Map





Oasis Reserve Preliminary Subdivision Plan Zoning Map

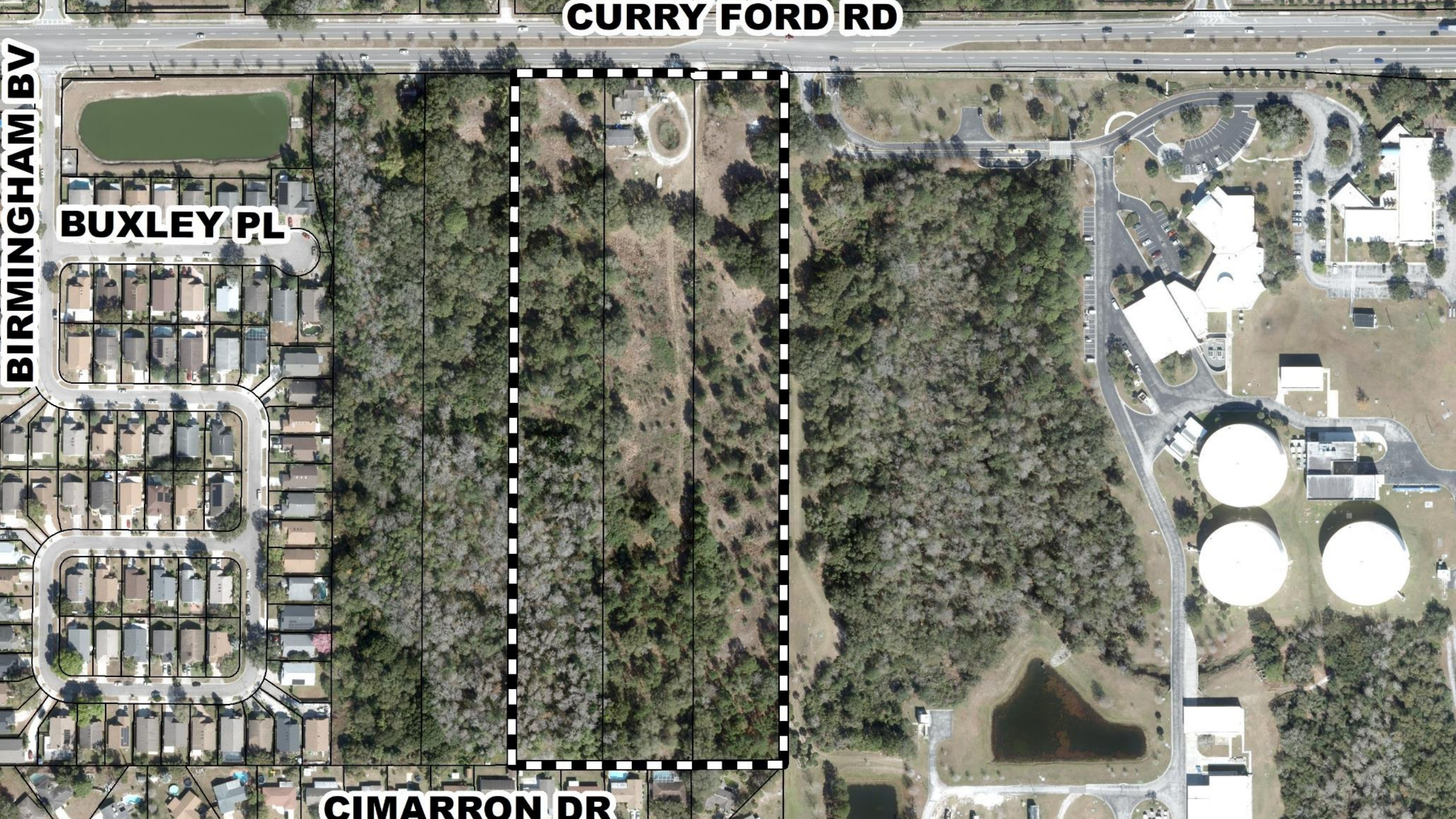


BIRMINGHAM BV

CURRY FORD RD

BUXLEY PL

CIMARRON DR

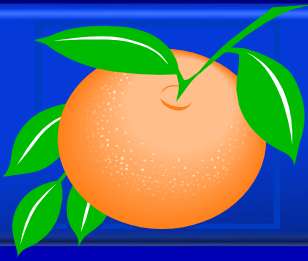




Action Requested

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

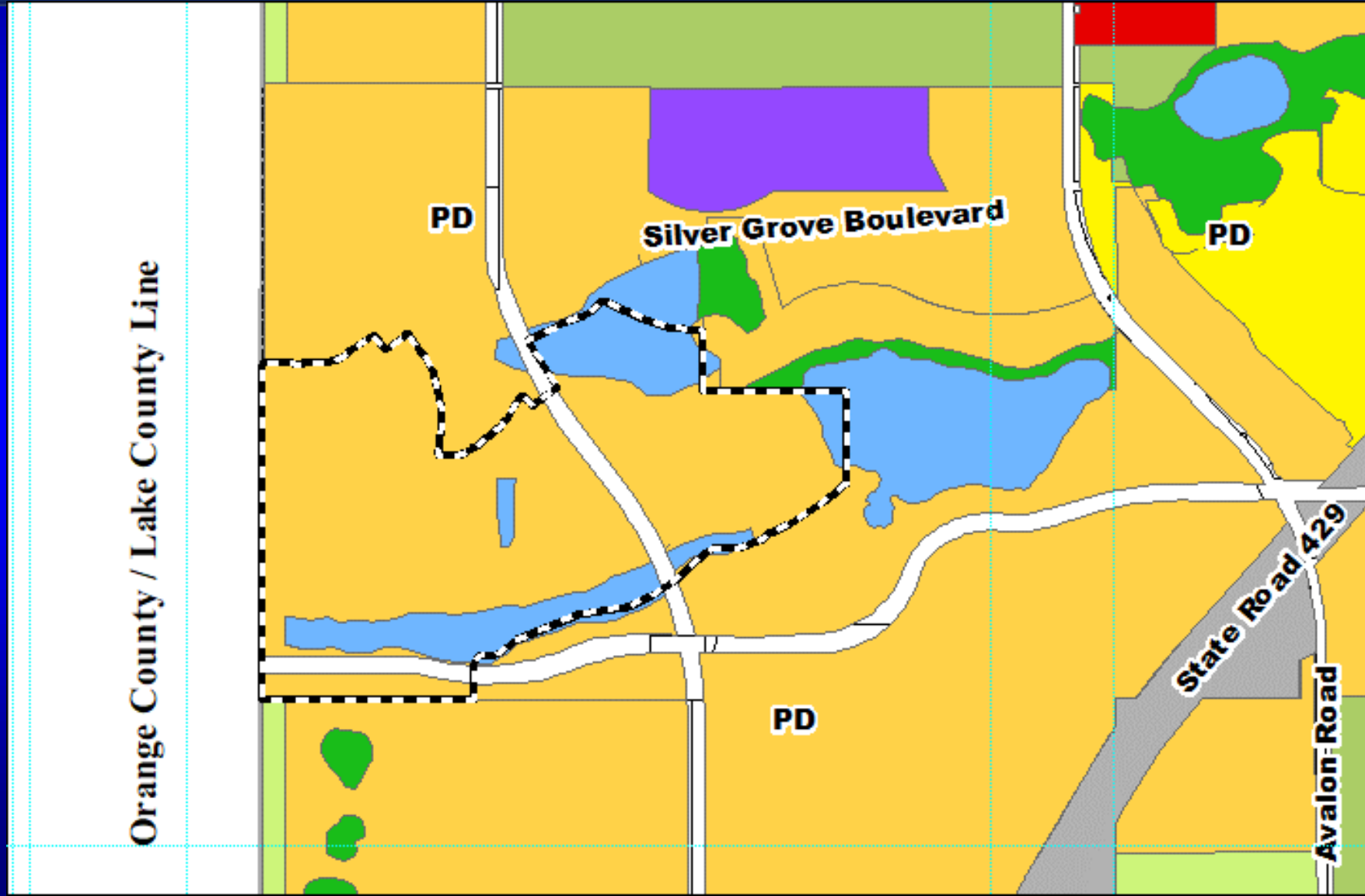


Silverleaf Planned Development – Regulating Plan/Silverleaf Phase 3 (Tract FD-1) Preliminary Subdivision Plan

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.



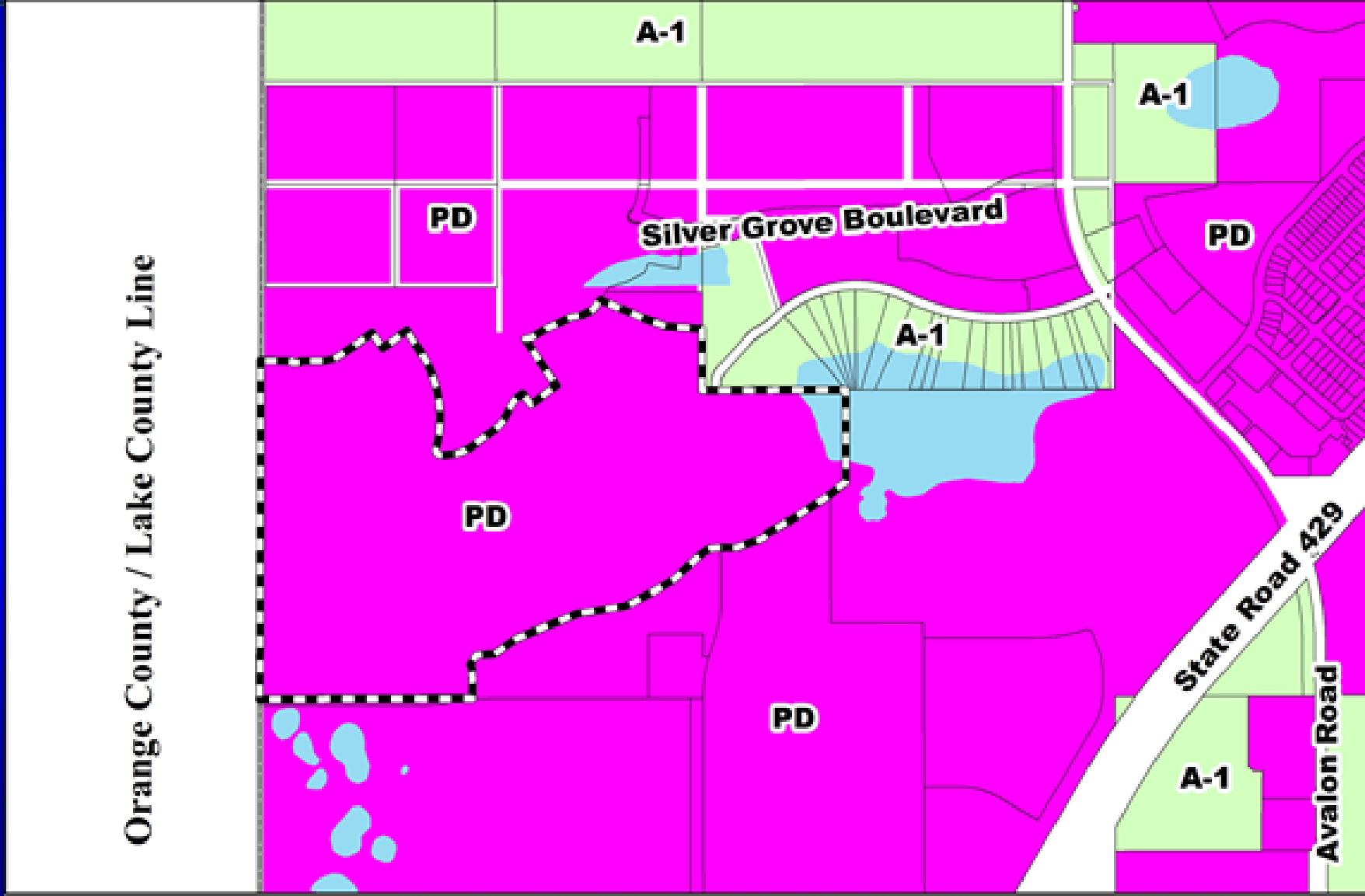
Silverleaf Planned Development – Regulating Plan/Silverleaf Phase 3 (Tract FD-1) Preliminary Subdivision Plan Future Land Use Map





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

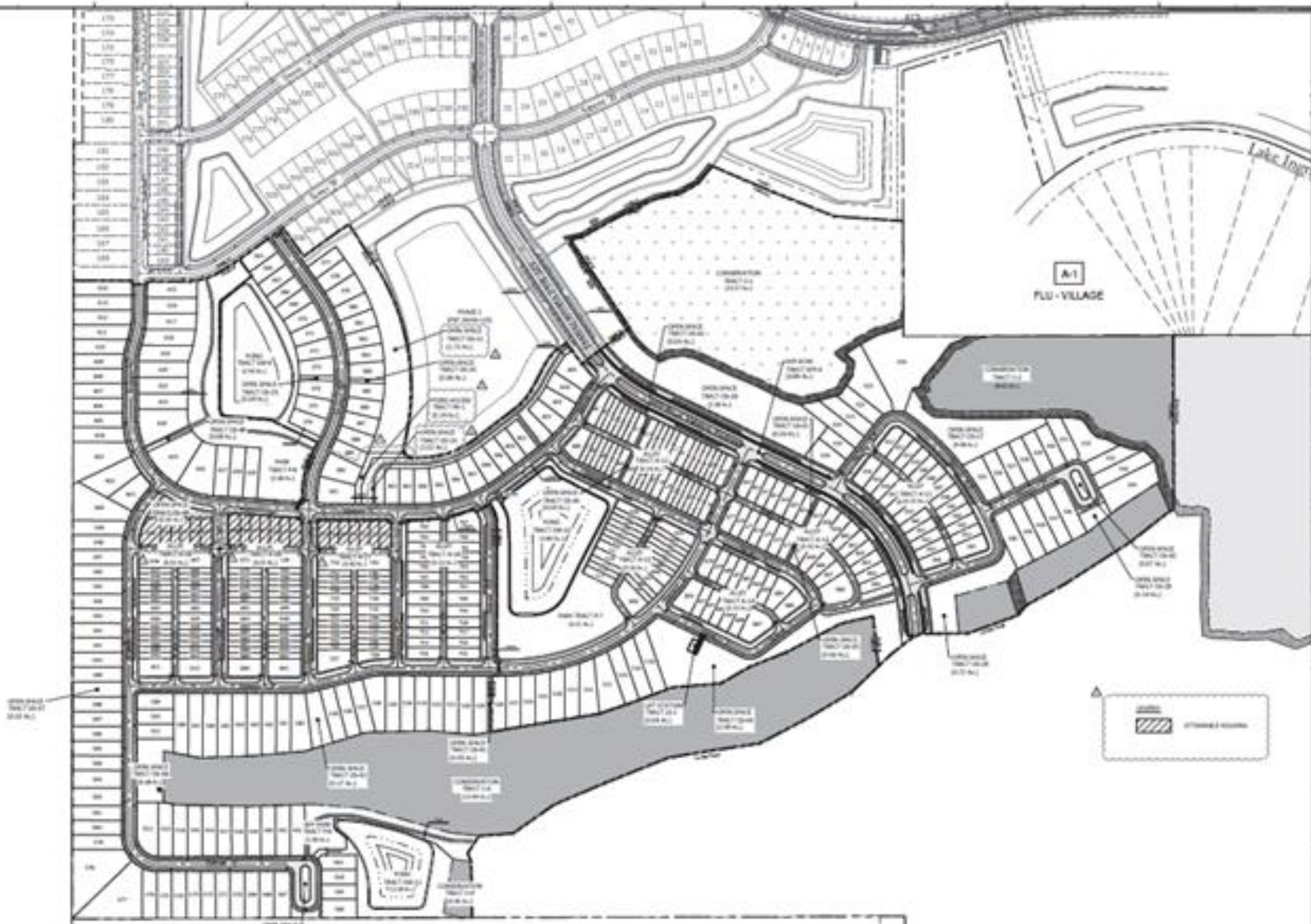
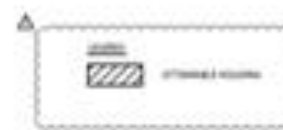




ORANGE COUNTY, FL

PHASE I MASTER PLAN

C2M

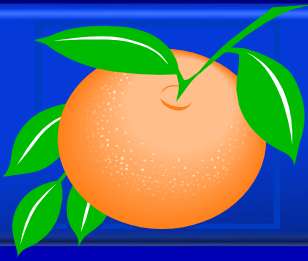




Action Requested

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

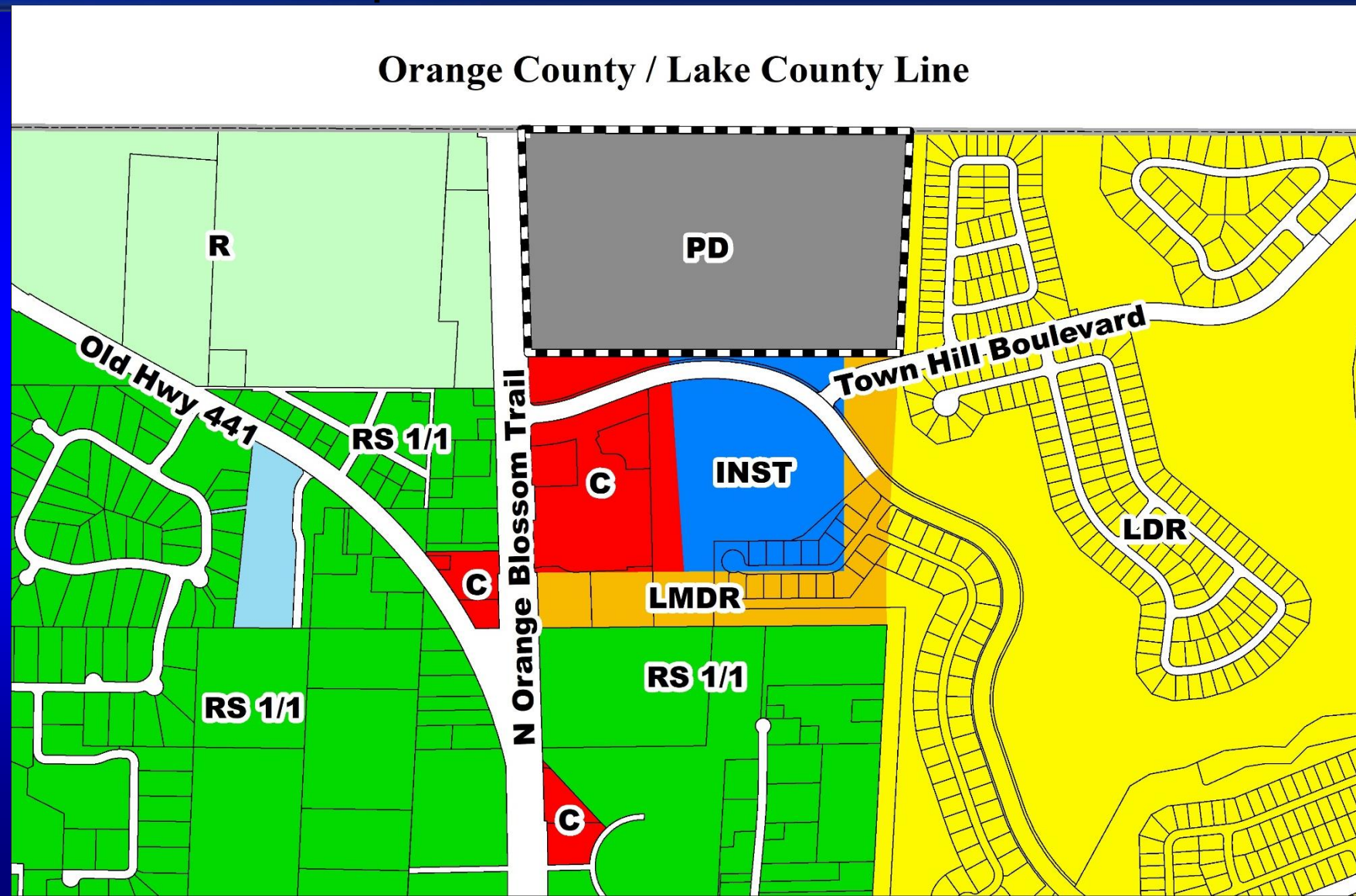


Parks of Mount Dora Planned Development/Parks of Mount Dora Preliminary Subdivision Plan

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



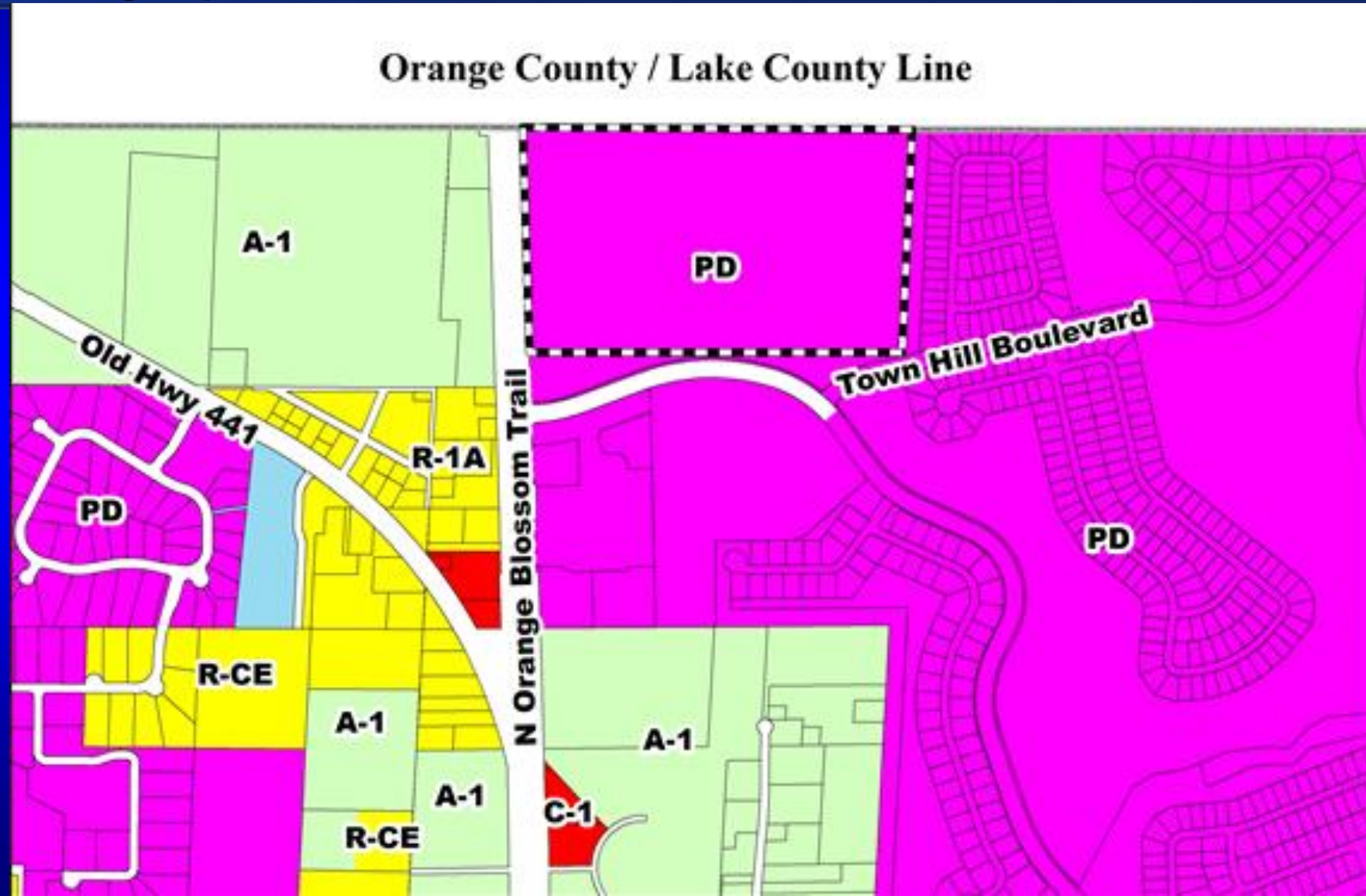
Parks of Mount Dora Planned Development/Parks of Mount Dora Preliminary Subdivision Plan Future Land Use Map





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

2. ALL INSPECTION NOTES SHALL BE PREPARED AND COMPLETED USING A TESTING SHEET PROVIDED BY THE COUNTY AND SHALL BE COST TO THE APPLICANT BY AN INDEPENDENT ENGINEERING FIRM IN THE STATE OF CALIFORNIA.

3. SECTION 40000-100000, IMPLEMENTATION OF A SUBSCRIPTION OF THE PUBLIC RIGHTS OF WAY-RESERVED PARKING LOCATIONS, ELEVATIONS

4. SHALL ASSESSMENTS WILL BE REQUIRED SEPARATELY

5. IT IS NOT A CATED COMMUNITY

6. THESE PLANS USE NAVD83 VERTICALLY, DATUM

JANUARY 1, 2000 COUNTY OF PLUMAS, CALIFORNIA
PLUMAS COUNTY, CALIFORNIA
COUNTY OF PLUMAS, CALIFORNIA
PLUMAS COUNTY, CALIFORNIA

5:

THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
535 N. Dearborn Ave., Chicago, Ill. 60610
Subscription price: \$12.00 per year in advance.
Single copies: 35¢.
Second-class postage paid at Chicago, Ill., and at additional mailing offices.
Postmaster: Send address changes in U.S.A. to JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION, 535 N. Dearborn Ave., Chicago, Ill. 60610.
Subscription price: \$12.00 per year in advance.
Single copies: 35¢.
Second-class postage paid at Chicago, Ill., and at additional mailing offices.
Postmaster: Send address changes in U.S.A. to JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION, 535 N. Dearborn Ave., Chicago, Ill. 60610.

LIFE CYCLE FUTURE

10' 0"

STREET

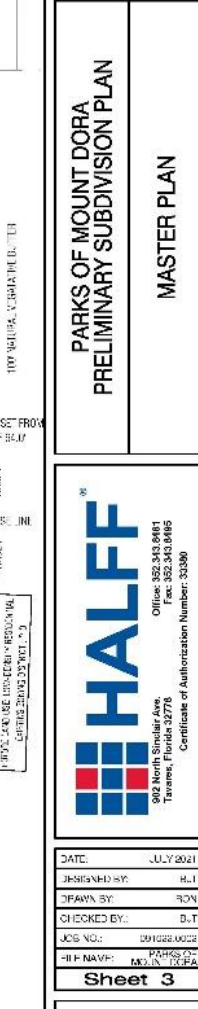
30' 0"

TYPICAL LOT & CORNER LOT

10' TO SCALE

1" = 20' 0" 1" = 10' 0" 1" = 5' 0"

--

[illegible][illegible]

MASTER PLAN

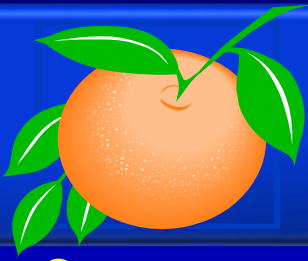
HALT
902 North Sinclair Ave.
Tavares, Florida 32778
Office: 352.343.8481
Fax: 352.343.8495
Certificate of Authorization Number: 33390



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.

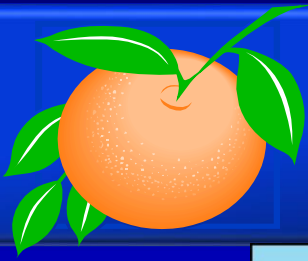
District 2



LUP-20-08-239

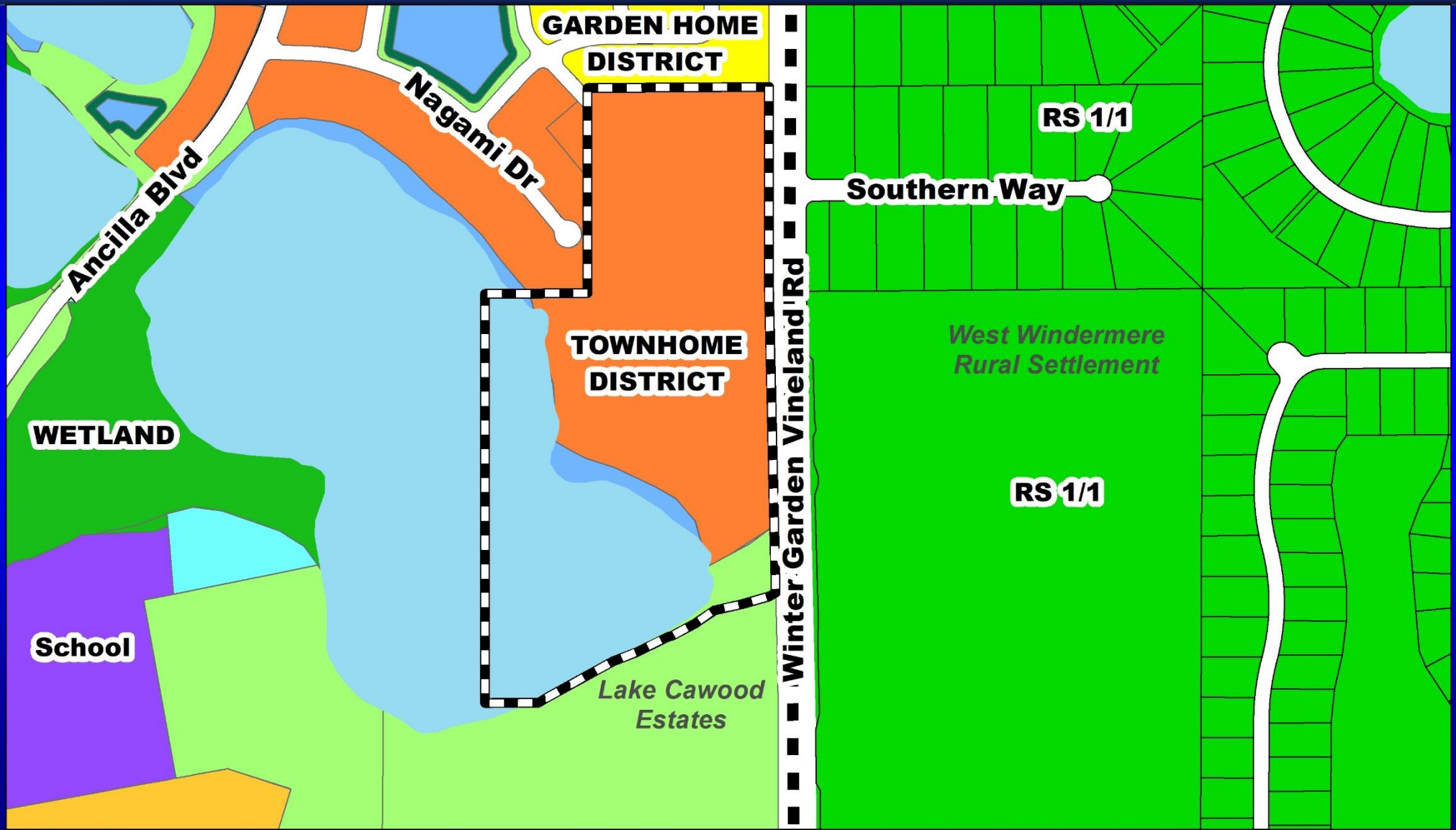
Selnik Land Use Plan

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

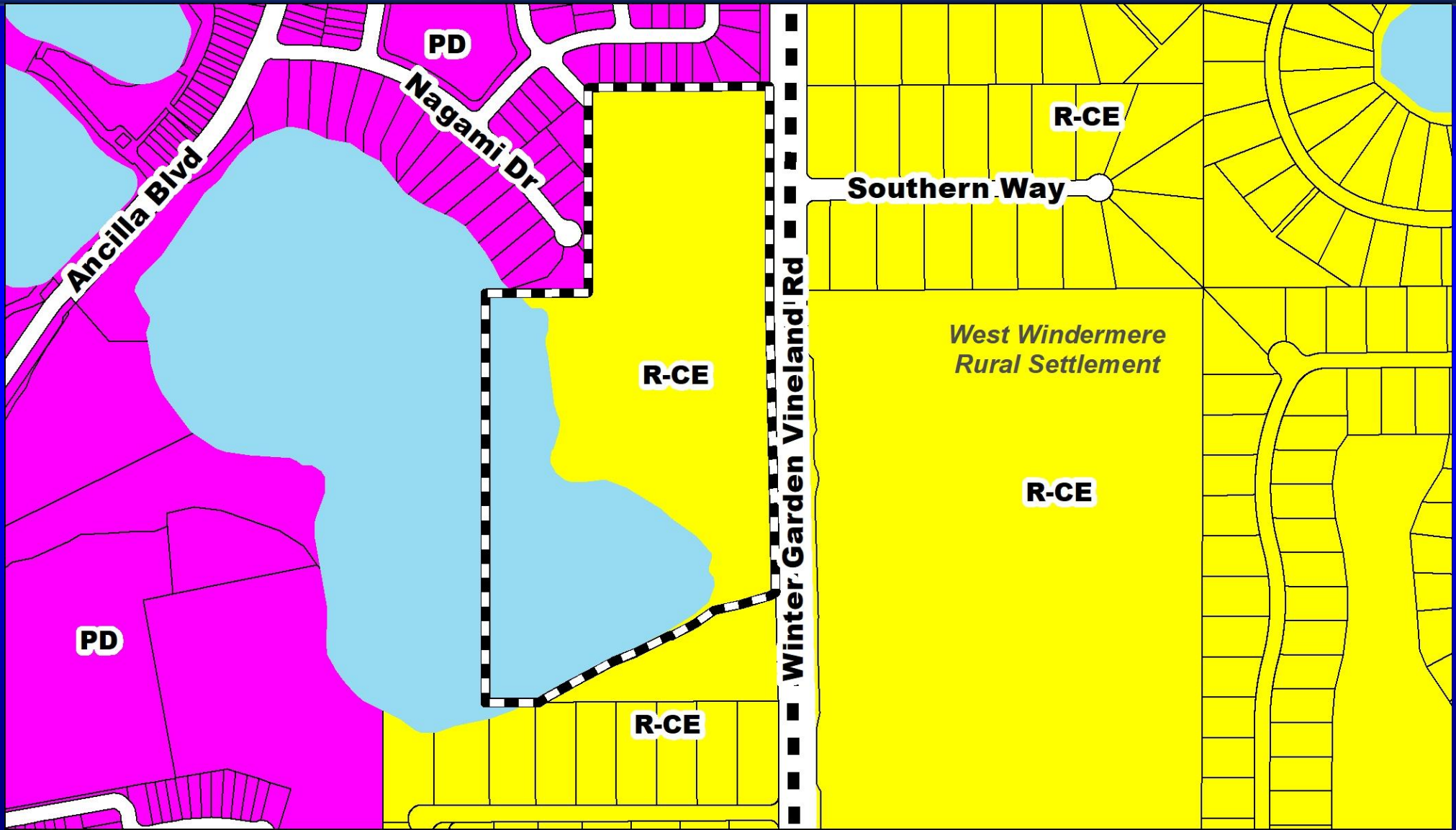
Horizon West Map

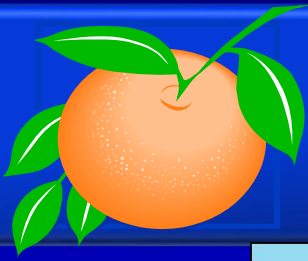




Selnik Land Use Plan

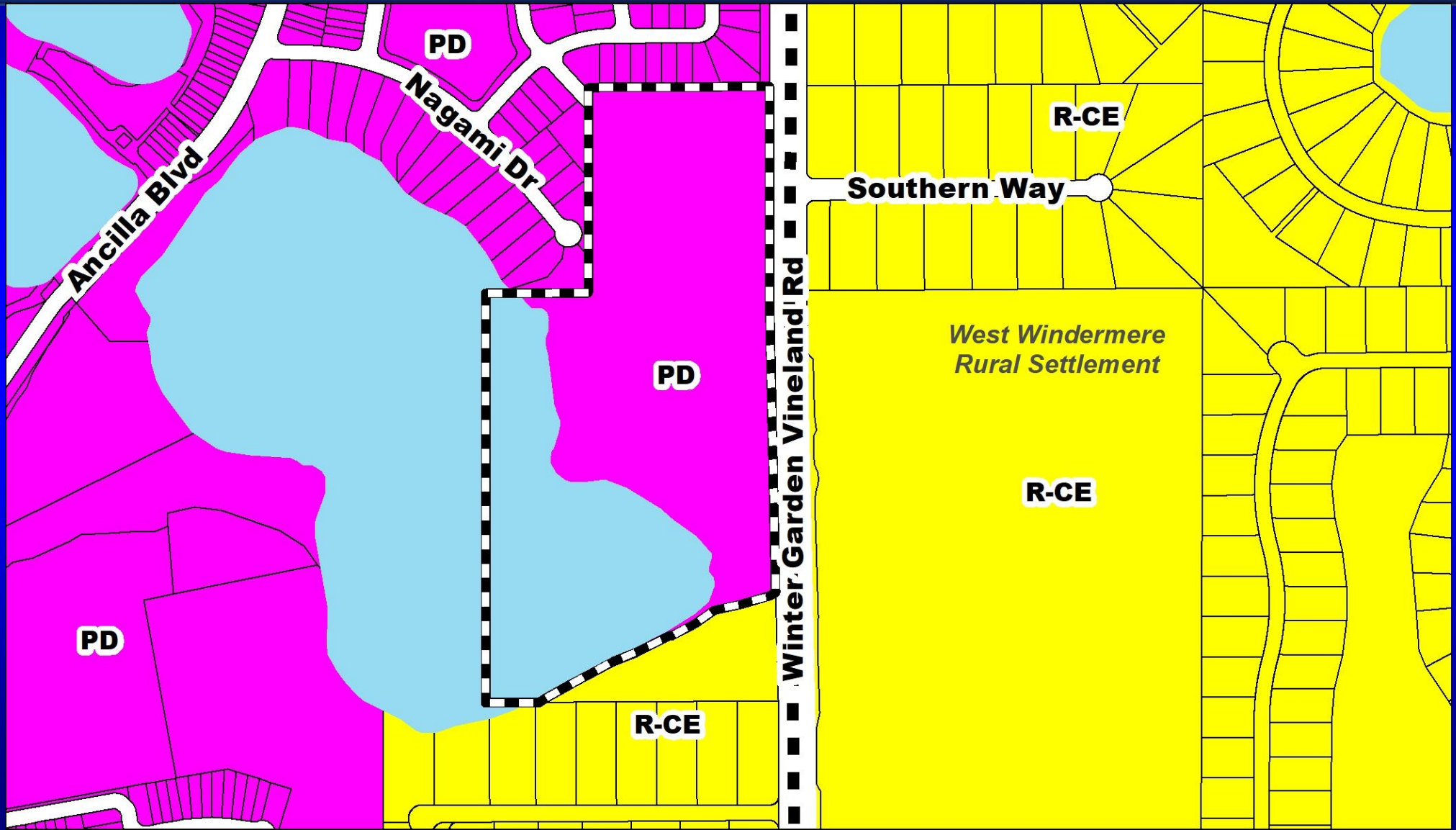
Zoning Map

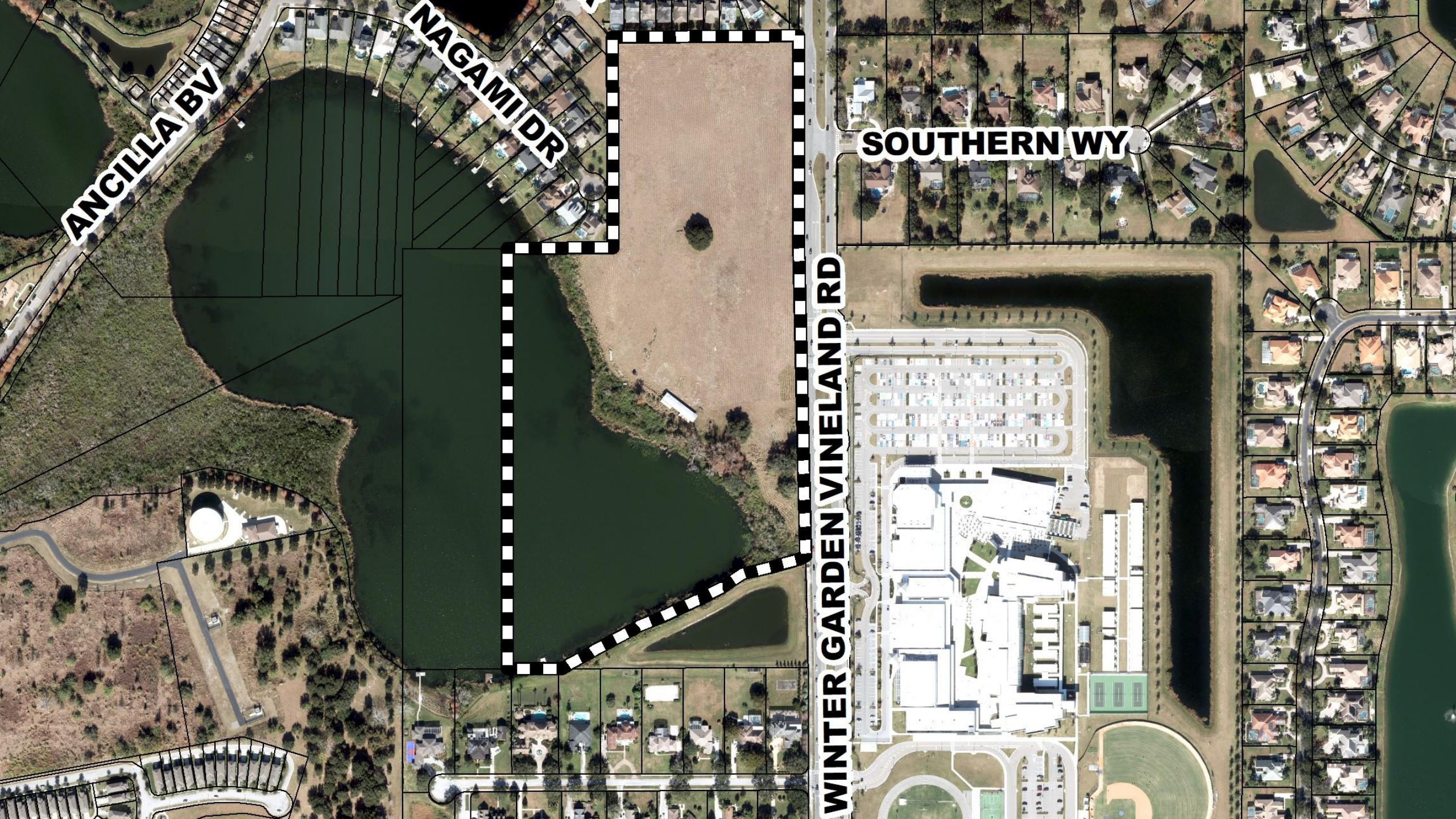




Selnik Land Use Plan

Proposed Zoning Map





ANCILLA BV

NAGAMI DR

SOUTHERN WY

WINTER GARDEN VINELAND RD

Standard Acreage: 14.94
SW-1 13.6
W-1 1.33
W-2 0.01
Greenbelt 1.1
Developable Acreage: 17.74

Land Use: Village (Village of Bridgewater)
Zoning: R-CE
Proposed Zoning: Village Planned Development*

*In accordance with Orange County Code, Chapter 26, Article 18, Division 8, Village Planned Development Code, Sections 2-22, Orange County Code, Chapter 30, Article 10, Division 2, Adequate Public Facilities, Sections 30-71, 30-74, and Orange County Code, Chapter 30, Article 10, Division 3, and Transfer of Development Rights, Sections 30-73, 30-77.

Proposed Development Program:
Land Use: Dwelling Units
Single Family Detached: 17
Townhomes: 93
Total: 110

District Development Standards

Townhome		Single Family Detached	
Minimum Building Height:	2-stories / 35'	Maximum Building Height:	2-stories / 35'
Minimum Living Area:	1,000 sf	Maximum Living Area:	1,200 sf
Minimum Lot Width:	16'	Minimum Lot Width:	50'
Minimum Building Setbacks:		Minimum Building Setbacks:	
Front Setback:	15'/10' for front porch	Front Setback:	20'/10' for front porch
Side Setback:	0'/7' for end units	Side Setback:	5'
Side Street Setback:	10'	Side Street Setback:	10'
Rear Setback:	14'	Rear Setback:	25'
Lakefront Setback:	50' (From NHWE)	Lakefront Setback:	50' (From NHWE)
Garage:	Per Section 38-1384(g)	Garage:	Per Section 38-1384(g)
Building Separation:	20'		

P.D. Site Datum

SAP Land Use	Estimated Developable Acres ⁽¹⁾	Estimated Stormwater (16.0%)	Estimated Public Open Space Tracts (3.75%) ⁽²⁾	Estimated Net Developable Acres ⁽³⁾	Density Range Allowed			Units Allowed			Proposed Dwelling Units	Required TDR(s)	Proposed Density
					SAP Requirement	TDR Ordinance Minimum	TDR Ordinance Maximum	SAP Req	TDR Min	TDR Max			
Townhome District	17.7	3.2	0.7	13.8	8.0	8.0	12.0	110	55	165	110	0	8.0
Development Sub-Total	17.7	3.2	0.7	13.8							110	0	8.0
Greenbelt	1.1												
APF Acres	0.0												
Wetlands	14.5												
Total PD Acres	13.7												

- (1) Developable Acres equals total land area less natural waterbodies, wetlands and APF Roads.
(2) Consistent with Orange County Code Section 10-150(2) Required public open space and trails includes 1.5% of developable land area as defined in the PUD 4.14.10, up to 1.75% of the required park and open space may be satisfied through aesthetically designed stormwater ponds.
(3) Net Developable Acres equals the developable acres excluding upland greenbelts and land for Adequate Public Facilities (APF) lands, then less estimated stormwater areas, and required non-APF public open space and public trails.

Adequate Public Facilities		Acres
APF Right-of-Way (Excluding Stormwater)		0.0
APF Right-of-Way Stormwater		0.00
Total:	0.0	
APF Required (1 ac APF/5.5 Dev ac)		2.7
APF Provided:		0.0
APF Deficit:		-2.7

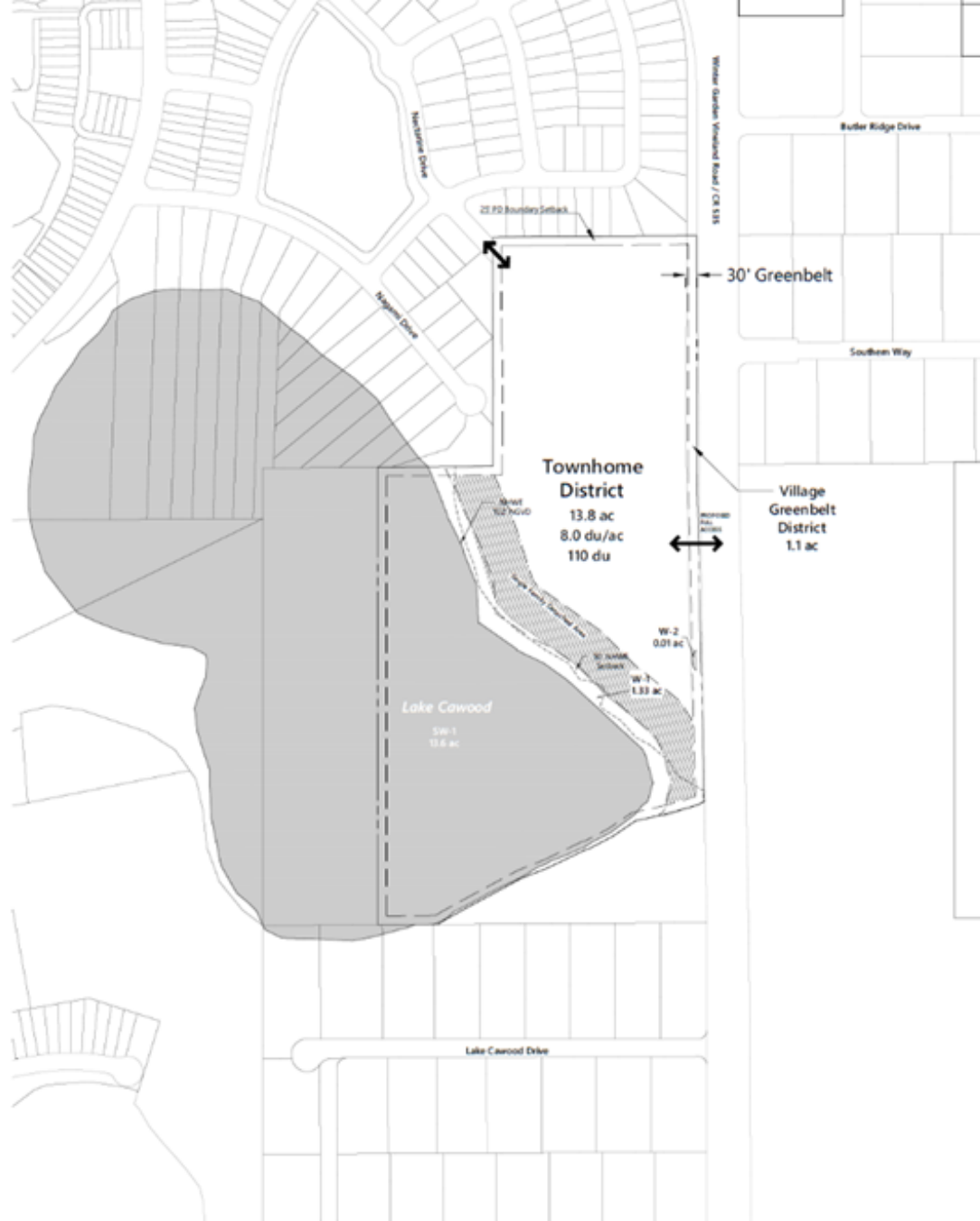
Transfer of Development Rights Summary

TDR Type	Acres	TDR Ratio	Available TDR Credits
Preserved 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 Credits Used			0
TDR Credits Remaining			5.1

Trip Generation Comparison

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

Source: Institute of Transportation Studies (ITS) Peak Generation Manual, 30th Edition

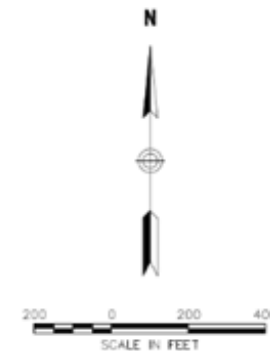


vhb

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.6006
Certificate of Authorization
Number FL #3932

Legend

- Project Boundary
- Access Point
- Water Body
- Single Family Detached Location



Selnik PD

Orange County, Florida

No.	Description	Date	Approved

Model for: **DRC Approval** Date: **February 4, 2021**

Not Approved for Construction

*Issued 1/14/21

Planned Development Notes:

- All acreages are subject to change based on final engineering. Surveyed acreages will be provided in conjunction with final PSP approval.
- Open Space shall be provided consistent with Orange County Land Development Code (LDC) Section 38-1387.107. 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