



Interoffice Memorandum

DATE: December 15, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental and Development
Services Department

CONTACT PERSON: **Joe Kunkel, P.E., DRC Chairman**
Development Review Committee
Public Works Department
(407) 836-7971

SUBJECT: January 10, 2023 – Public Hearing
Abdul Alkadry, P.E, Harris Civil Engineers, LLC
Vineland Pointe Planned Development
Case # CDR-22-07-259 / District 1

The Vineland Pointe Planned Development (PD) is located north of Lake Street, south of Lake Willis Drive, and east of Interstate 4. The existing PD development program allows for 630,000 square feet of commercial uses, 680 dwelling units, and 245 hotel rooms.

Through this PD substantial change, the applicant is requesting one waiver from Orange County Code Section 38-1476(a) to allow for a parking ratio of 4.61 spaces /1000 sq. ft. in lieu of 5 spaces /1000 sq. ft. for a shopping center greater than 50,000 sq. ft. of gross floor area, to accommodate a future expansion to the existing big box retail store within Phase III.

On November 2, 2022, the Development Review Committee (DRC) recommended approval of the request, subject to conditions. A community meeting was not required for this request.

Finally, the required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PD/LUP may be found in the Planning Division for further reference.

ACTION REQUESTED: **Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Vineland Pointe Planned Development / Land Use Plan (PD/LUP) dated “Received October 3, 2022”, subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1**

Attachments
JVW/NT

CASE # CDR-22-07-259

Commission District: # 1

GENERAL INFORMATION

APPLICANT	Abdul Alkadry, P.E, Harris Civil Engineers, LLC
OWNER	Vineland Pointe Owner, LLC
PROJECT NAME	Vineland Pointe Planned Development
PARCEL ID NUMBER(S)	14-24-28-8880-01-000 (affected parcel) 14-24-28-4796-01-000 14-24-28-8880-02-000 14-24-28-8880-03-000
TRACT SIZE	113.00 gross acres (overall PD) 28.72 gross acres (affected parcel only)
LOCATION	Generally located north of Lake Street, south of Lake Willis Drive, and east of Interstate 4.
REQUEST	<p>A PD substantial change to request the following waiver from Orange County Code:</p> <p>A waiver from Orange County Code Section 38-1476(a) to allow for a parking ratio of 4.61 spaces /1000 sq. ft. in lieu of 5 spaces /1000 sq. ft. for a shopping center greater than 50,000 sq. ft. of gross floor area.</p> <p><i>Applicant Justification:</i> per the recent parkin study prepared by Traffic & Mobility Consultants dates 9.27.2022, which reviewed the parking requirements based on the current and proposed tenant mix, a revised ration of 4.61 spaces/1000 sq ft. of tenant space is sufficient</p>
PUBLIC NOTIFICATION	A notification area extending beyond one thousand (1,000) feet was used for this application [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Seven hundred eighty one (781) notices were mailed to those property owners in the notification buffer area. A community meeting was not required for this application.

IMPACT ANALYSIS

Special Information

The Vineland Pointe PD was originally approved July 12, 1991 and currently includes entitlements for 630,000 square feet of commercial uses, 680 dwelling units, and 245 hotel rooms. Phase I of the PD development approved in 2007, is currently developed with 216,800 square feet of commercial entitlements of which consist of a retail shopping center development. Orange County Code Sec 38-1476(a) required 1,084 parking spaces to which the development plan provided 1,025 compact spaces, 24 handicap spaces and 110 bike spaces.

Through this PD Substantial Change, the applicant is seeking approval of a parking waiver from Orange County Code Sec 38-1476(a) to allow a parking ratio of 4.61 spaces /1000 sq. ft. in lieu of 5 spaces /1000 sq. ft for a shopping center greater than 50,000 sq. ft. of gross floor area, to accommodate a future expansion to the big box retail structure within Phase III.

Land Use Compatibility

The proposed PD substantial change would not adversely impact any adjacent properties or result in an incompatible land use pattern.

Comprehensive Plan (CP) Consistency

The subject property has an underlying Future Land Use Map (FLUM) designation of Activity Center Mixed Use (ACMU) and Activity Center Residential (ACR). The Vineland Pointe PD was approved in 1991 and includes uses such as commercial, hotel, and residential. The proposed Change Determination Request (CDR) is consistent with the designation and all applicable CP provisions; therefore, the request is consistent with the Comprehensive Plan.

Overlay Ordinance

The subject property is located within the Lake Willis Overlay District and the Tourist Commercial Overlay District.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Environmental

Environmental Protection Division (EPD) staff has reviewed the proposed request, but did not identify any issues or concerns

Transportation Planning

The Board of County Commissioners on July 7, 2020, approved a Second Amended and Restated Road Impact Fee Agreement Vineland Pointe Planned Development Vineland Avenue ("Second Amended Agreement") by and among Vineland Pointe Owner LLC, Altis Vineland Pointe Realty, LLC, and Orange County to amend the terms of the Amended and Restated Road Impact Fee Agreement approved by the Board on December 13, 2016 and recorded at Document #20160653429 as amended. The Second Amended Agreement revises the responsibilities of the parties to shift the Right-of-Way acquisition and Construction responsibility to the County in return for the conveyance of Right-of-Way between the Owners and FDOT for the future Daryl Carter Parkway Interchange ramps. The Owners will convey the Right-of-Way to FDOT pursuant to the terms of this agreement and provide an additional \$1,000,000.00 into Escrow towards the construction of Vineland Avenue while remaining responsible for the completion of the 100% design plans for Vineland Avenue. The owners will receive 79.9% impact fee credits for PDS, Design, and total escrow funds as well as 100% impact fee credits for Mitigation costs.

Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan/preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate

Community Meeting Summary

A community meeting was not required for this application.

Schools

Orange County Public Schools (OCPS) reviewed the request and determined that it will not impact public school capacity.

Parks and Recreation

Orange County Parks and Recreation staff reviewed the Change Determination Request but did not identify any issues or concerns.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Development Review Committee (DRC) Recommendation – (November 2, 2022)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Vineland Pointe Planned Development / Land Use Plan (PD/LUP), dated "November 2, 2022", subject to the following conditions:

1. Development shall conform to the Vineland Pointe PD Land Use Plan (LUP) dated "Received October 3, 2022," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received October 3, 2022," the condition of approval shall control to the extent of such conflict or inconsistency.

2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
7. This project shall comply with the County's International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements. The easement areas required shall be shown on the plan as a revised plan and conveyed concurrently at time of platting or dedicated to the County via separate instrument prior to Development Plan Approval.
8. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
9. Pole signs and new billboards shall be prohibited. Existing billboard may remain, as stipulated in the Agreement dated August 14, 2000, as amended on June 18, 2013, and August 20, 2013. All other signs shall comply with the Master Sign Plan, and Chapter 31.5, Tourist Commercial Standards, where applicable.

10. A waiver from Orange County Code Section 38-1476(a) is granted to allow for a parking ratio of 4.61 spaces / 1000 square feet in lieu of 5 spaces /1000 square feet for a shopping center greater than 50,000 square feet of gross floor area.
11. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated February 25, 2020, shall apply:
 - a. This project shall comply with that certain Amended and Restated Road Impact Fee Agreement for Vineland Pointe approved by the Orange County Board of County Commissioners on December 31, 2016, and recorded as Document #20160653429 in the Public Records of Orange County, Florida, as it has been and may continue to be amended from time to time.
 - b. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.
 - c. The following waivers from Orange County Code are granted:
 - a. A waiver from Section 38-1287(2) to allow for a PD building setback of twenty-five (25) feet, in lieu of the side setback of thirty (30) feet along the northeast edge of Parcel II and the northwest edge of Parcel III between the Parcel and the FDOT ponds.
 - b. A waiver from Section 38-1287 (1) to allow for the PD building setback of twenty-five (25) feet, in lieu of the side setback of seventy-five (75) feet along the northwest edge of Parcel II and the northwest edge of Parcel III between the Parcel and the FDOT right-of-way.
12. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated August 6, 2019 shall apply:
 - a. The following waivers from Orange County Code are granted:
 - i. A waiver from Section 31.5-163(a)(2) to allow for a total of one and one-half (1 ½) square feet of copy area for signage for each one (1) linear foot of building frontage per establishment, provided the total copy area for all signage shall not exceed five hundred and forty (540) square feet per establishment for the building identified on site plan sheet AS-100 as "Special Signage Exception" and four hundred (400) square feet per establishment for all other buildings, in lieu of a total of one (1) square foot of copy area for signage may be allowed for each one (1) linear foot of building frontage per establishment, provided that the total copy area for signage shall not exceed two hundred (200) square feet per establishment.

- ii. A waiver from Section 31.5-168(b), to allow multiple wall signs per building face for a single tenant, in lieu of a maximum number of one wall sign per building face per establishment.
 - iii. A waiver from Section 31.5-172(a), to allow that on-site directional signs serving an intersection of two public rights-of-way, where such intersection functions as a vehicular access point to the Vineland Pointe development, shall be permitted a maximum allowable copy area of sixteen (16) square feet per sign face, in lieu of six (6) square feet per sign face.
 - iv. A waiver from Section 31.5-172(b), to allow that on-site directional signs serving an intersection of two public rights-of-way, where such intersection functions as a vehicular access point to the Vineland Pointe development, shall be permitted a maximum height of ten (10) feet in, lieu of eight (8) feet.
 - v. A waiver from Section 31.5-67(i), to allow the minimum area of individual tenant panels on ground signs (also known as monument signs) to be three (3) square feet per sign face, in lieu of twelve (12) square feet per sign face.
13. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 15, 2016, shall apply:
- a. A current Level One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review and approval as part of any Preliminary Subdivision Plan (PSP) and/or Development Plan (DP) submittal.
 - b. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
 - c. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
 - d. Developer shall comply with the terms of the Vineland Pointe Road Impact Fee Agreement (OR Book 07703, Page 1210).
 - e. The following Education Condition of Approval shall apply:
 - i. Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board and effective on November 20, 2015.

- ii. Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the 440 residential units allowed under the zoning existing prior to the approval of the PD zoning. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreement. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.
 - iii. Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.
 - iv. Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreement.
 - v. Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement.
 - f. A Master Utility Plan (MUP) shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. The MUP must be approved prior to Construction Plan approval, and include main sizes supporting demands.
 - g. Right-of-way for Lake Street shall be dedicated to Orange County as depicted on the Land Use Plan, prior to approval of the first PSP / DP.
 - h. Any Development Plan for Commercial or residential in excess of 440 units in Phase 1 shall require a community meeting and public hearing by the Board of County Commissioners.
14. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated April 19, 2005 shall apply:
- a. Outdoor storage and display shall be prohibited.
 - b. Project shall conform to the Lake Willis Guidelines.
 - c. No access to Lake Willis Drive or the East Road.
15. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated April 18, 1995 shall apply:

- a. To allow for agricultural uses (cattle grazing) until such time that the property is submitted for development in accordance with the Planned Development regulations and the approved Land Use Plan; which constitutes a substantial change to the development on the above-described property subject to a maximum of 20 cows; and further, complaints from area residents will trigger further Board review.
16. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated September 24, 1991 shall apply:
- a. Any conversion from multi-family to timeshare will require a change determination. Timeshare uses shall be considered a commercial use.
 - b. Building heights for the attractions, timeshare and multi-family uses shall be limited to one (1) story in height within 100 feet of the residential uses abutting Lake Willis. Building heights for the attraction and tourist commercial uses shall be limited to one (1) story in height within 60-feet of the residential uses to the south and west. A minimum 25-foot wide landscape buffer and a six (6) foot high masonry wall shall be provided between this project and the Lake Willis Camp Subdivisions. Natural vegetation shall be preserved to the maximum extent possible.
 - c. Existing right-of-way shall not be vacated unless alternate access is provided to affected parcel.
 - d. Pave Vineland Avenue between International Drive and existing pavement at Vineland Avenue, with intersection improvement at two (2) access locations.
 - e. Uses shall be limited to those stated in Policy 1.1.3 of the International Drive Activity Center Plan. Furthermore Policy 1.1.6 of the International Drive Activity Center Plan, dealing with prohibited uses, shall apply to development approvals.
 - f. The following densities shall apply:
 - i. Commercial uses limited to a maximum of .34 FAR.
 - ii. Hotel / motel / timeshare limited to a maximum of 60 rooms per acre.
 - iii. Office limited to a maximum of 1.5 FAR.
 - iv. Residential density shall be a minimum of 12 units per acre and a maximum of 20 units per acre.
 - g. If the housing linkage program is in place prior to Development Plan approval, development of non-residential development shall be conditioned upon the development of residential units with the area designated as Activity Center Residential on the Future Land Use Map.

- h. The Development Guidelines for the International Drive Activity Center shall apply to the subject property if they are established prior to building permit submittal including, but not limited to, lighting standards, sign regulations, landscape regulations, open space regulations, trip reduction program, access management controls, transit access design standards, building orientation and location of parking lots.
- i. The property owner shall be required to participate in a property owner's association upon its creation.
- j. Stormwater management facilities shall be designed as an aesthetic feature, except where determined by the County Engineer to be technically unfeasible.
- k. The property owner understands and concedes that the property is located within the International Drive Activity Center as adopted by the Orange County Comprehensive Plan and as such development on the property shall be subject to:
 - i. A funding mechanism, such as, but not limited to, an MSTU(s) and/or MSBU(s), for financing underground utilities and lighting along major roads, including International Drive;
 - ii. A funding mechanism, such as, but not limited to, an MSTU(s) and/or MSBU(s), for financing maintenance of landscaping on public right-of-way, including International Drive;
 - iii. Participation in a mass transit utility district or some other mechanism established to fund the acquisition, construction and operation of the transportation system.
 - a) In recognition that the International Drive Master Roadway Plan adopted as part of the Orange County Comprehensive Policy Plan designates a roadway network that is necessary to support the increased densities/intensities allowed in the International Drive Activity Center, the property owner shall coordinate development within the project to accommodate, to the greatest extent possible, the proposed right-of-way as identified in the International Drive Master Roadway Plan, as applicable to the subject property. Specifically, the road right-of-way for Lake Avenue/Vineland Avenue improvements shall be depicted on the Development Plan either as shown on the Master Roadway Plan or in a different alignment provided such alignment is consistent with the intent of the Master Roadway Plan for the Activity center.
 - b) Until either a Developer's Agreement is entered into for the project or an overall funding mechanism is established to acquire needed right-of-way for the Lake Avenue/Vineland Avenue improvements within the Activity Center, building permits shall not be issued. When an overall funding mechanism is eventually established or when a Developer's Agreement is executed, the Property owner shall:

- iv. Convey to the county fee simple title to such lands necessary to accommodate the right-of-way for the Lake Avenue/Vineland Avenue improvements as proposed on the Master Roadway Plan; and
 - a) In the event the purchase of right-of-way by the County to accommodate the Master Roadway Plan is required within the project, to the extent permitted by law, the property owner recognizes by virtue of this PD land use approval, land uses within the project will escalate and therefore:
 - i. The parties agree that a maximum purchase price shall be no more than \$150,000 per acre for the required right-of-way; and
 - ii. If a Developer's Agreement is entered into, then the property owner shall grant to the County an option to purchase such proposed right-of-way for a minimum of five (5) years from the date of PD approval.
- l. Electrical distribution lines shall be underground.
- m. Participation in a shuttle service connection area attraction, major transportation centers, and on-site development shall be required.
- n. No commercial use shall be allowed within the 50-foot setback from the lake.
- o. Stormwater management systems shall be designed to retain the 100-year storm event with bleed-down allowed for 72 hours of recovery. All stormwater shall receive pollution control treatment prior to discharge into Lake Willis. Post-development discharge shall not exceed predevelopment conditions and shall be equal to the water quality of Lake Willis. The developer may appeal to the BCC for changes to this condition when Orange County develops new guidelines and criteria for stormwater discharge.
- p. There shall be no access for Parcels 2 & 3 to Lake Willis Drive. The project shall be limited to 12 non-motorized water craft and one (1) safety boat powered by a maximum 25 HP engine for Phase 1.
- q. One dock shall be permitted subject to Orange County regulations.
- r. No construction traffic shall be allowed on East Road or Lake Willis Drive.

PREVIOUS BOARD OF COUNTY COMMISSIONERS ACTION (February 25, 2020)

Upon a motion by Commissioner VanderLey, seconded by Commissioner Uribe, and carried by all members present voting AYE by voice vote, the Board approved the substantial change request for two waivers to Orange County Code to reduce the PD perimeter setbacks.



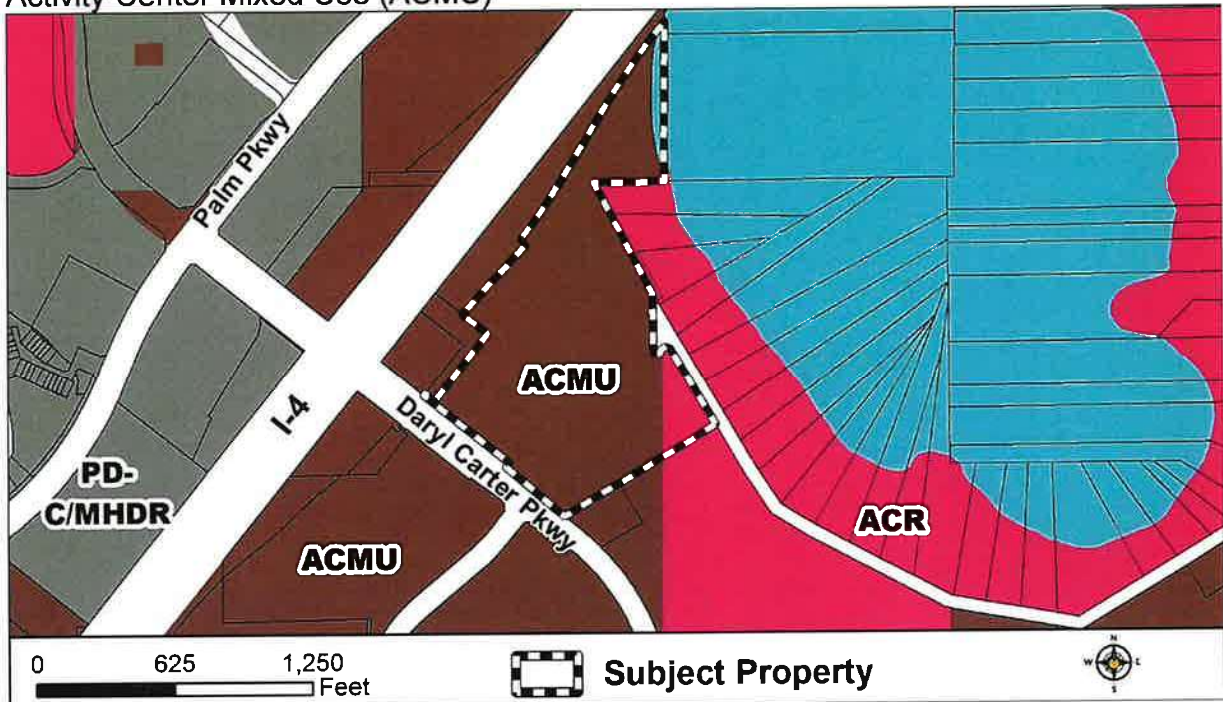
Subject Property



1 inch = 400 feet

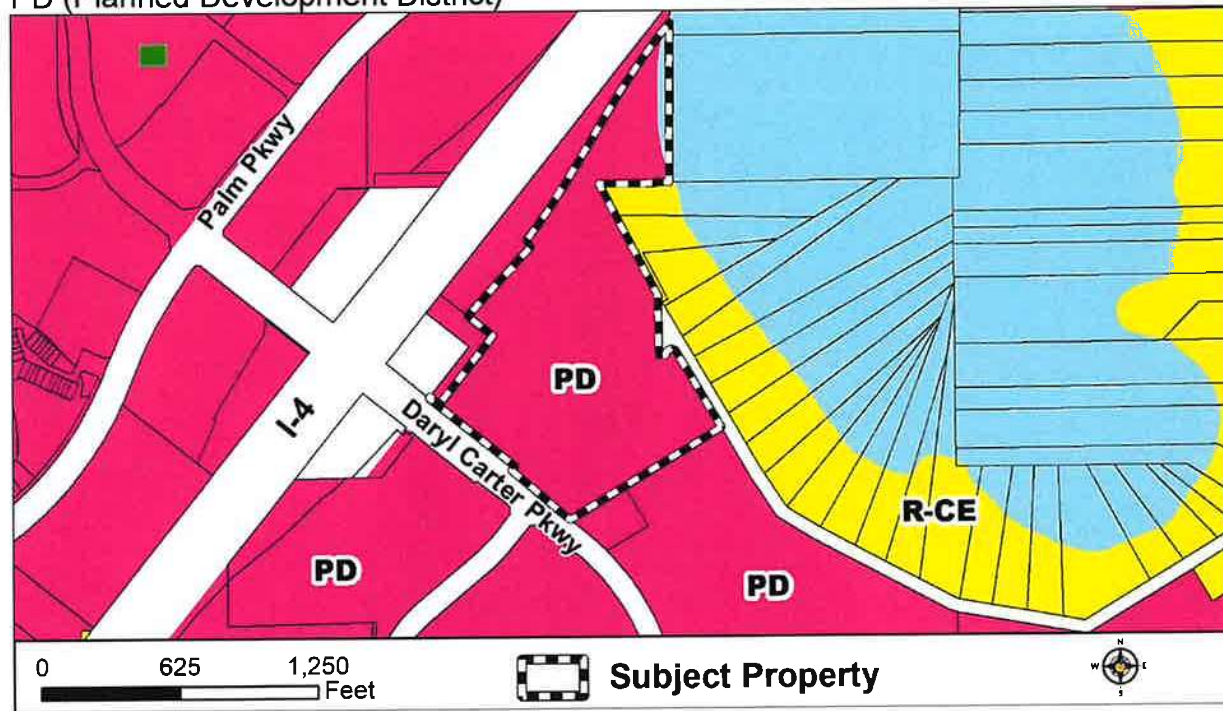
Future Land Use Map

Activity Center Mixed Use (ACMU)



Zoning Map

PD (Planned Development District)



RECEIVED
By CDR Office on 12:23 pm Oct 25, 2022

PARCEL ID's

14-24-28-8880-01-000
14-24-28-8880-02-000
14-24-28-8880-03-000
14-24-28-4796-01-000

VINELAND POINTE PD LAND USE PLAN AMENDMENT

Orange County, Florida

CDR-22-07-259

AUGUST 1, 2022



VICINITY MAP

SECTION: 14 TOWNSHIP: 84S RANGE: 28R

DEVELOPMENT NOTES:

SITE DATA:

TOTAL PROJECT AREA: 113 ACRES
EXISTING ZONATION: CDRFAR
PROPOSED ZONING: PD - PLANNED DEVELOPMENT

DESIGN STANDARDS:

THE LAKELAND NEIGHBORHOOD BUFFERING AND DESIGN
STANDARDS WILL APPLY TO THE PHASE I AND II PARCELS. ALL
OTHER DESIGN STANDARDS ARE FOR THE ORANGE COUNTY TOURIST
COMMERCIAL DESIGN STANDARDS.

MINIMUM LOT AREA FOR
MULTI-FAMILY: 650 S' (UNDER HEAT AND AIR)

PERMITTED USES:

- ALL TOURIST COMMERCIAL USES PER (POLICY 1.1.3 OF THE I-DRIVE
ELEMENT OF THE CDP) FOR PHASE I, II, AND III PARCELS.
- TOWNHOMES/MULTI-FAMILY/TOURIST COMMERCIAL FOR THE PHASE I PARCEL.
- EXISTING ON-SITE BILLBOARD PURSUANT TO AGREEMENT WITH ORANGE
COUNTY ("AGREEMENT")

PROHIBITED USES:

- ADULT ENTERTAINMENT
- PORTABLE OFFICE
- NEW BUILDINGS
- OUTDOOR SIGNAGE AND DISPLAY OF GOODS AND SERVICES
- SALES OF AUTOS, MOTORCYCLES AND MOBILE HOMES
- PAVE ROADS AND DRIVEWAYS IN CDD POLICY 1.1.4 (I-DRIVE ELEMENT)

PLANNING:

SETBACKS:

OPEN SPACE:

FIRE SYSTEM:

STORMWATER MANAGEMENT:

PHASE I OR SITE STORMWATER MANAGEMENT SYSTEM.
PHASES I AND II ARE IN A MASTER STORMWATER SYSTEM, WHEREIN STORMWATER
FROM THE DEVELOPED PARCELS AND RUNOFF FROM WILSON AVENUE
WILL BE COLLECTED INTO THE STORMWATER SYSTEM LOCATED ON THE NORTH
END OF THE PHASE I PARCEL. PHASE I AND II PARCELS WILL HAVE THE
STORMWATER SYSTEM BE OPERATED AND MAINTAINED BY A PROPERTY
OWNERS ASSOCIATION AS AN AMENITY. A GRANTING AGREEMENT HAS BEEN
GRANTED TO ORANGE COUNTY OVER THE MASTER STORMWATER SYSTEM AND
OUTFALL.

SCHOOL AGE:

PARKS:

WATER SERVICE PROVIDER:

WASTEWATER SERVICE PROVIDER:

RECLAIMED SERVICE PROVIDER:

620 UNITS \times 0.220/UNIT = 207 STUDENTS (220 VISITORS)
THE REQUIRED 2.5 PER 1000 POPULATION RECREATION AREA WILL BE PROVIDED
WITHIN THE TOURIST/MULTI-FAMILY PARCEL.

ORANGE COUNTY PUBLIC UTILITIES

ORANGE COUNTY PUBLIC UTILITIES

ORANGE COUNTY PUBLIC UTILITIES

SHEET INDEX:

- LUP-1 COVER SHEET
- LUP-1B BCC CONDITIONS OF APPROVAL
- LUP-2 LAND USE PLAN
- LUP-3 SOILS PLAN
- AS-00C INTRODUCTORY SIGNAGE NARRATIVE
- AS-001 SUMMARY, PURPOSE, AND CONDITIONS
- AS-002 WAIVERS
- AS-10C SIGNAGE SITE PLAN
- AS-50C BUILDING SIGNAGE EXAMPLES
- AS-501 BUILDING SIGNAGE EXAMPLES
- AS-51C ACCEPTABLE SIGNAGE
- AS-511 PROHIBITED SIGNAGE
- AS-52C EXISTING SIGNAGE
- AS-521 REAR SIGNAGE
- AS-53C EXISTING SIGNAGE
- AS-531 EXISTING SIGNAGE
- AS-50C SITE SIGNAGE EXAMPLES

WAIVER REQUEST:

1. A WAIVER FROM SECTION 38-1.1.1.1 TO ALLOW A PARKING RATIO OF 4.81 SPACES/1,000 S.F. IN LIEU OF
A PARKING RATIO OF 5 SPACES/1,000 S.F. FOR A SHOPPING CENTER GREATER THAN 10K S.F. OF GROSS
FLOOR AREA.

FOR THE RECENT PARKING STUDY PREPARED BY TRAFFIC & MOBILITY CONSULTANTS (DATE: 9/27/2020),
WHICH REVIEWED THE PARKING REQUIREMENTS BASED ON THE CURRENT AND PROPOSED TRAFFIC
MOVEMENT RATIO OF 4.81 SPACES/1,000 S.F. OF TOLLAGE SPACE IS SUFFICIENT TO SUPPORT THE VINELAND
POINTE SHOPPING CENTER.

PREVIOUSLY APPROVED WAIVER REQUESTS:

1. A WAIVER FROM SECTION 38-1.1.1.1 TO ALLOW FOR THE 1/2 BUILDING SETBACK OF 25' TO BE
OBTAINED IN LIEU OF THE 100' SETBACK OF 30' ALONG THE NORTHWEST CORNER OF PARCEL 1 AND THE
NORTHWEST CORNER OF PARCEL 2 BETWEEN THE PARCEL AND THE FRONT PORCH.

ARCHITECTURAL FEATURES OF PROPOSED BUILDINGS IN THE FOUNDATIONAL PARKING PARKING LOT
AND THE REAR PORCH WILL BE PLANNED WITHIN THE 100' SETBACK. THE PROPOSED
BUILDINGS ARE LOCATED FOR STORMWATER RETENTION. THERE SHOULD BE NO CONFLICTS BETWEEN
PARCELS 1 AND 2 AND THERE ARE NO PARCELS SUE TO THIS REQUESTION IN SETBACK NOT.

2. A WAIVER FROM SECTION 38-1.1.1.1 TO ALLOW FOR THE 10' BUILDING SETBACK OF 25' TO BE
OBTAINED IN LIEU OF THE 100' SETBACK OF 30' ALONG THE NORTHWEST CORNER OF PARCEL 1 AND THE
NORTHWEST CORNER OF PARCEL 2 BETWEEN THE PARCEL AND THE FRONT PORCH.

FUTURE PARCEL ADJUSTMENTS BY FDOT TO ACCOMMODATE THE I-4 IMPROVEMENTS WILL SHUT THE FDOT
RIGHT-OF-WAY (R.O.W.) ADJUSTED TO THE VINELAND POINT SHOPPING CENTER. CHANGING THE BUILDING
BUILDING SETBACK FROM 25' TO 20' WILL IMPROVE THE BUILDING SETBACK. THE 10' BUILDING SETBACK
REMOVED BUILDING SETBACK.

PROJECT TEAM:

APPLICANT:

O'DONNOR CAPITAL PARTNERS
535 MADISON AVE
10TH FLOOR
NEW YORK, NY 10022
PHONE: 212-308-7700

CIVIL ENGINEER:

HAASZ CIVIL ENGINEERS, LLC
1200 EAST WILSON STREET, STE. 210
ORLANDO, FL 32803
CONTACT: ABOU ALKADRY
PHONE: 407-920-4777
EMAIL: ABOU@HAASZCIVILENGINEERS.COM

LEGAL COUNSEL:

GREGORY C. LEE
BANDWAGON L.L.P.
200 S. ORANGE AVE.
SUITE 2100
ORLANDO, FLORIDA 32801
407-845-4036

HARRIS

Harris Civil Engineers, LLC

1701 N. Milford Ave
Suite 202
Orlando, Florida 32803

Phone: (407) 629-4777
(407) 595-8165
Fax: (407) 629-7868

www.harrisengineers.com
EO 1911

CDR-22-07-259
LUP-1

Vineland Pointe PD / LUP (Cover Sheet)

Orange County Planning Division
BCC Hearing Date: January 10, 2023
DRC Staff Report



Notification Map

