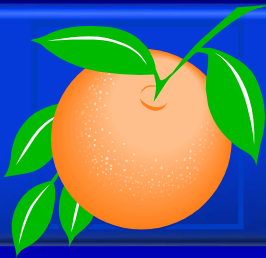




*Board of County Commissioners*

# Public Hearings

**November 29, 2016**

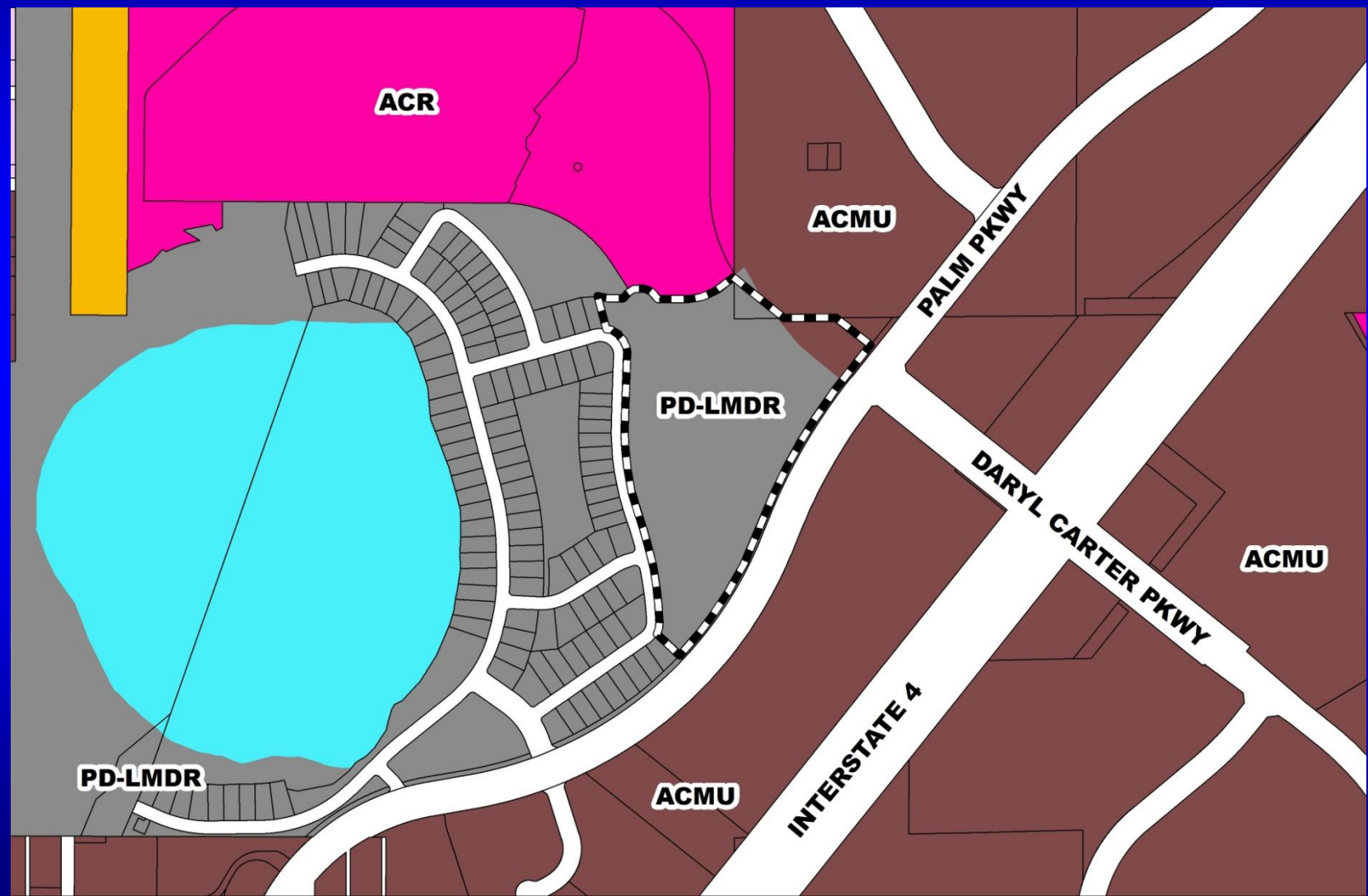


## **Ruby Lake PD / Lot 3 – Townhomes Preliminary Subdivision Plan (PSP)**

<b>Case:</b>	PSP-16-06-208
<b>Project:</b>	Ruby Lake PD / Lot 3 – Townhomes PSP
<b>Applicant:</b>	Adam Smith, VHB, Inc.
<b>District:</b>	1
<b>Acreage:</b>	15.82 gross acres
<b>Request:</b>	<p>To subdivide 15.82 acres in order to construct 132 single-family attached residential dwelling units. This project is proposed to be a gated community under Orange County Code Sections 34-280, 34-290, 34-291.</p> <p>This request also includes two (2) waivers from Orange County Code.</p>

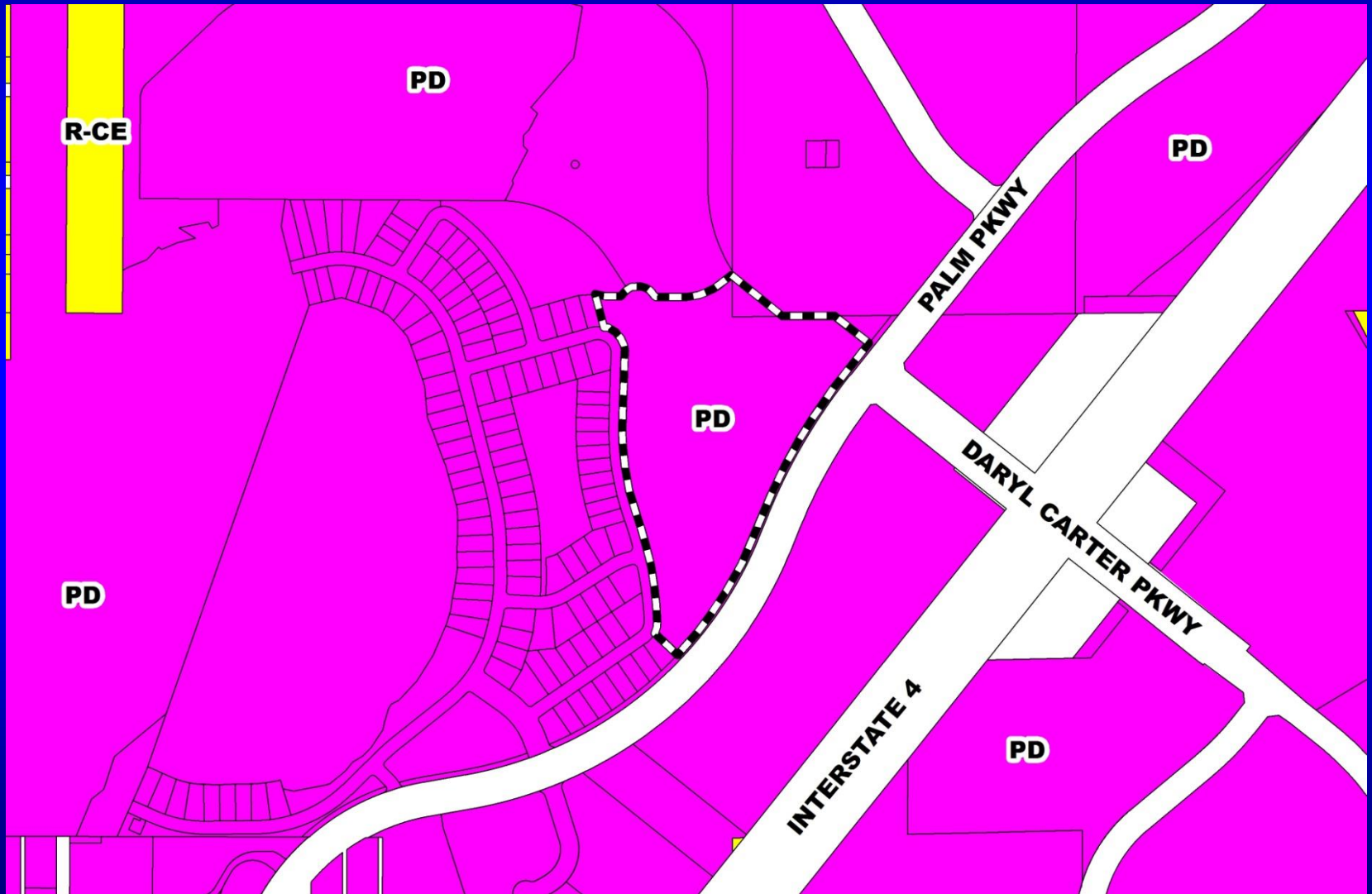


# Ruby Lake PD / Lot 3 – Townhomes Preliminary Subdivision Plan (PSP) Future Land Use Map





# Ruby Lake PD / Lot 3 – Townhomes Preliminary Subdivision Plan (PSP) Zoning Map

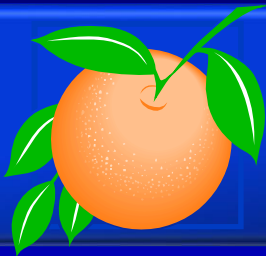




# Ruby Lake PD / Lot 3 – Townhomes Preliminary Subdivision Plan (PSP) Aerial Map



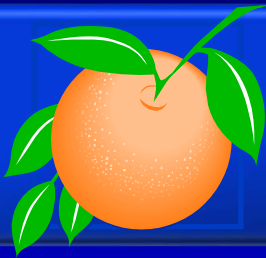




# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Ruby Lake PD / Lot 3 – Townhomes Preliminary Subdivision Plan dated “Received October 24, 2016”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

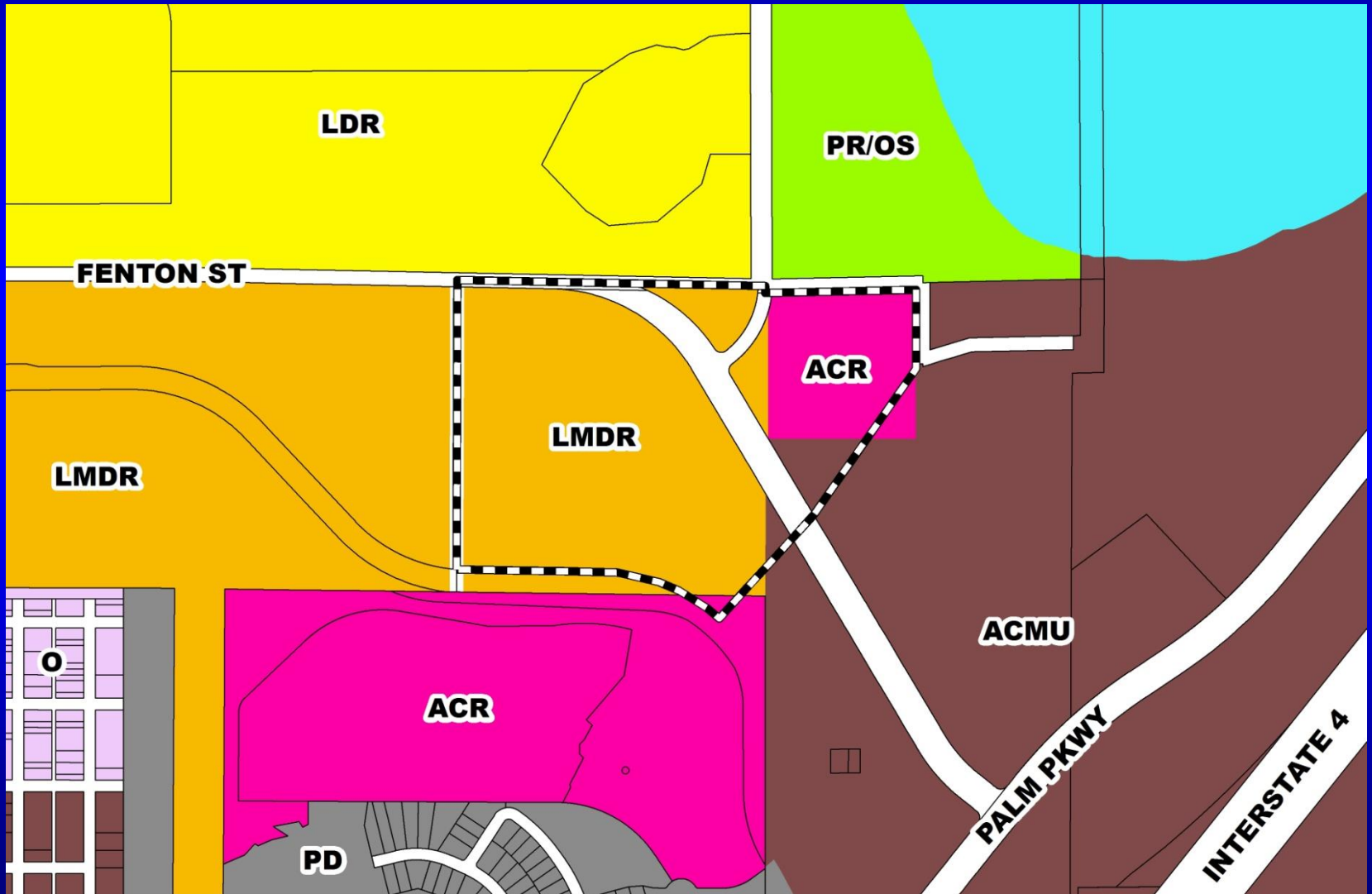


## **Dr. Phillips Area Relief High School Planned Development / Land Use Plan (PD/LUP)**

- Case:** LUP-16-06-232
- Project:** Dr. Phillips Area Relief High School PD/LUP
- Applicant:** Tyrone K. Smith, Orange County Public Schools
- District:** 1
- Acreage:** 50.00 gross acres
- Request:** To rezone 50.0 acres from R-CE and PD to PD in order to construct a public high school with up to 400,000 square feet.
- In addition, three (3) waivers from Orange County Code have been requested.

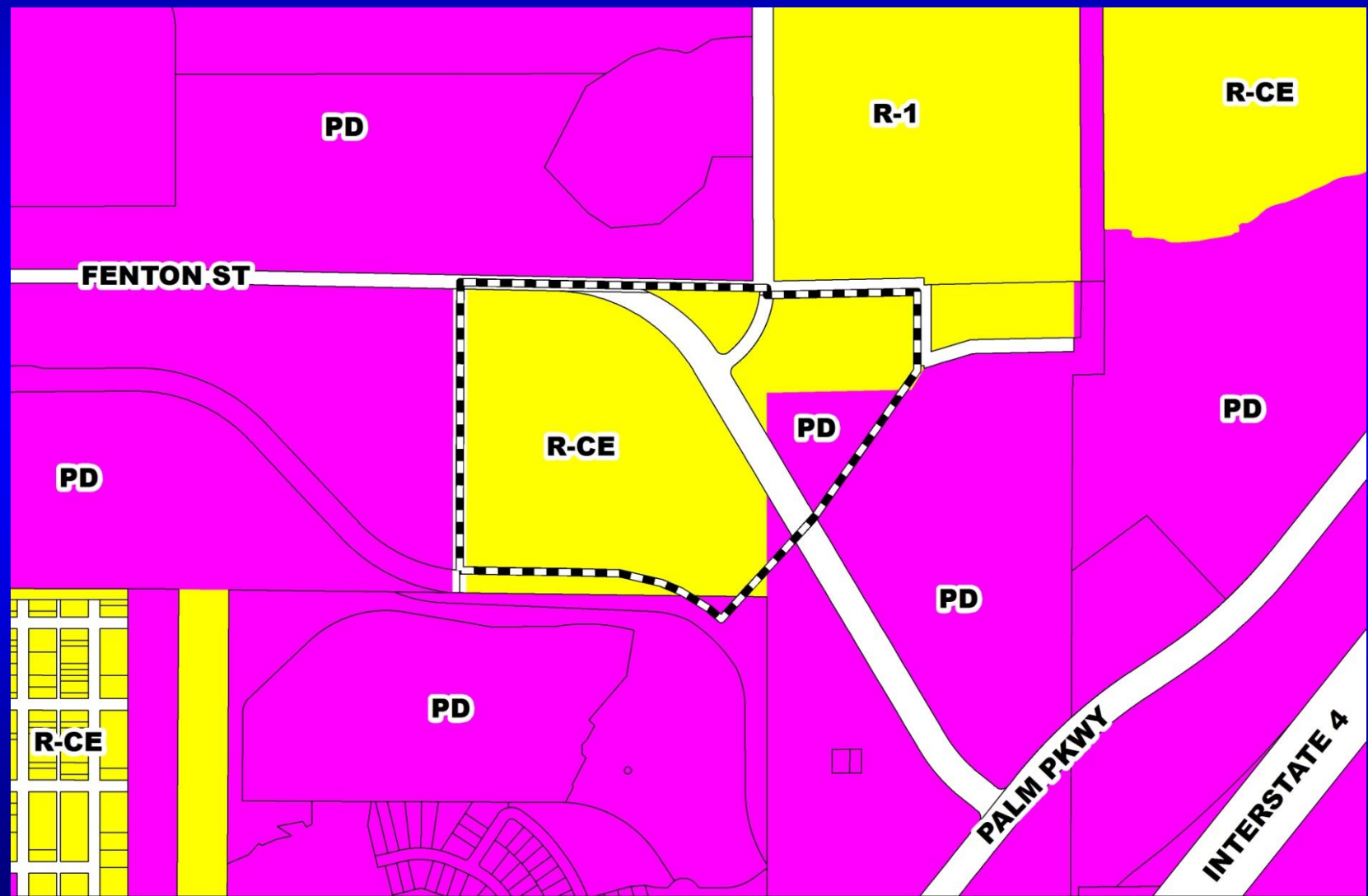


# Dr. Phillips Area Relief High School Planned Development / Land Use Plan (PD/LUP) Future Land Use Map



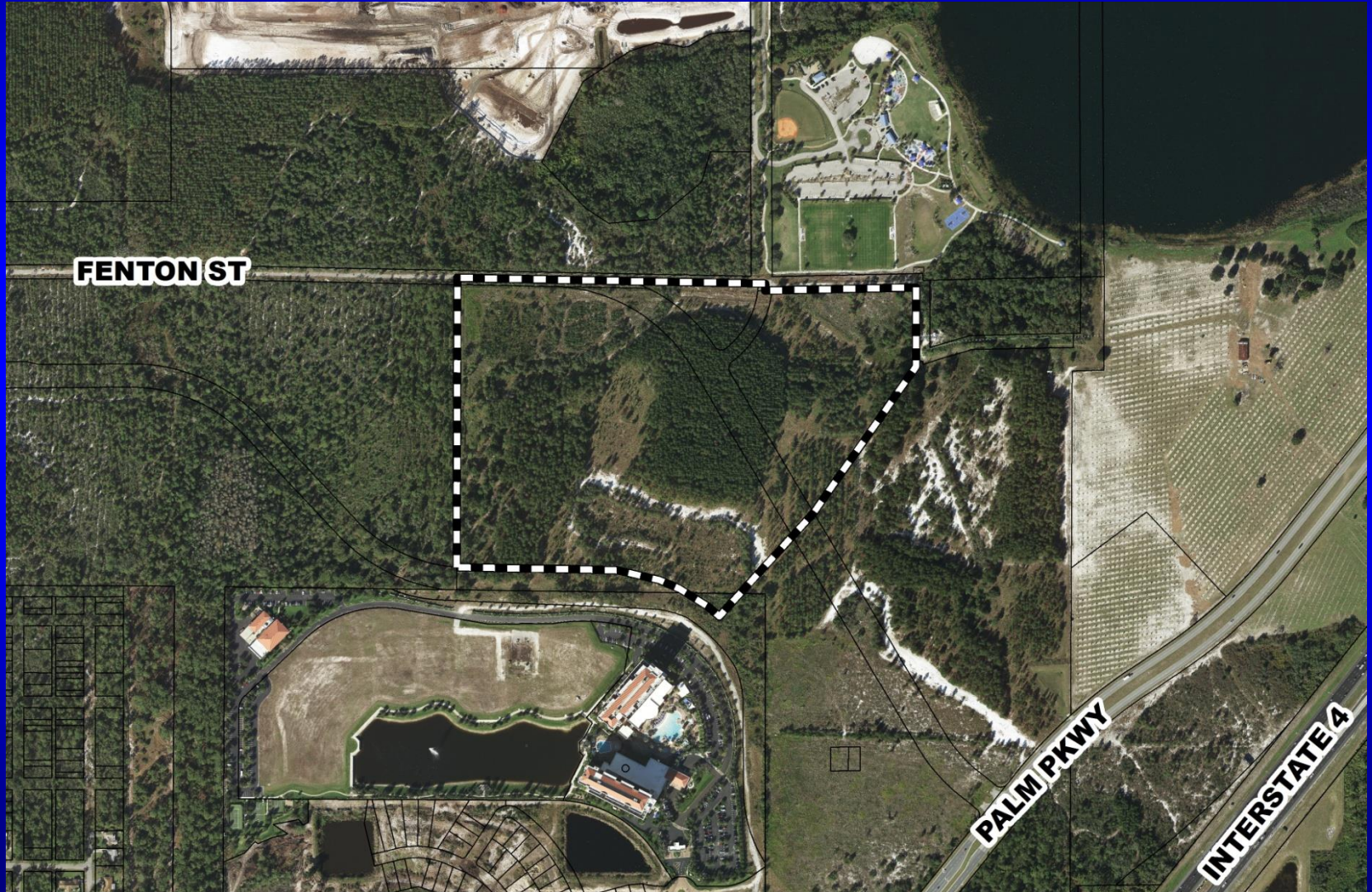


# Dr. Phillips Area Relief High School Planned Development / Land Use Plan (PD/LUP) Zoning Map





# Dr. Phillips Area Relief High School Planned Development / Land Use Plan (PD/LUP) Aerial Map



# Dr. Phillips Area Relief High School Planned Development / Land Use Plan (PD/LUP)

## 80-H-SW-4 High School SITE DATA

OWNER: SCHOOL BOARD OF ORANGE COUNTY, FLORIDA

PARCEL NUMBERS: 14-24-28-1342-80-000 (a portion of)  
14-24-28-1342-80-001 (a portion of)  
14-24-28-1342-77-010 (a portion of)  
15-24-28-0000-00-018  
15-24-28-7774-00-022 (a portion of)

TOTAL SITE AREA: 450.0 AC

EXISTING ZONING: PD & R-1

PROPOSED ZONING: PD (PLANNED DEVELOPMENT)

FUTURE LAND USE: (LDR/ACK/ACK/ACK)

PROPOSED USES: SCHOOL FACILITIES

PROPOSED SQUARE FOOTAGE: 400,000 SQ. FT. (4)

TRIP GENERATION: 5,885 (3,300 x 1.71 FOR HIGH SCHOOL)

SIGNAGE: POLE SIGNS, BILLBOARDS AND ELECTRONIC MESSAGE SIGNS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE.

BUFFERS: SHALL COMPLY WITH THE ORANGE COUNTY PUBLIC SCHOOL DISTRICT REGULATIONS CHAPTER 24 AND CHAPTER 36

OPEN SPACE: MINIMUM 20%

IMPERVIOUS: MAXIMUM 70%

PHASING: PROJECT SHALL BE BUILT IN ONE (1) PHASE

SETBACKS: SHALL COMPLY WITH ORANGE COUNTY PLANNED DEVELOPMENT STANDARDS

NORTH: 25 FT

EAST: 25 FT

SOUTH: 40 FT

WEST: 25 FT

BUILDING HEIGHT: 34 FEET (8 STORY MAX. HEIGHT)

WATER SERVICE: ORANGE COUNTY UTILITIES

WASTEWATER: ORANGE COUNTY UTILITIES

RECLAIMED WATER: ORANGE COUNTY UTILITIES

FIRE FLOW: SHALL COMPLY WITH ORANGE COUNTY STANDARDS

STORMWATER: SHALL COMPLY WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS AND ORANGE COUNTY CODE.

WETLANDS: ALL AREAS ARE CONSIDERED APPROXIMATE UNTIL FINALIZED BY A STATE (AND ANY OTHER APPLICABLE JURISDICTIONS) CONSERVATION AREA DETERMINATION APPLICATION AND APPROVED PERMIT. APPROVAL OF THIS PLAN DOES NOT AUTHORIZE ANY DIRECT OR INDIRECT CONSERVATION AREA IMPACTS.

HABITAT: DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATION PERTAINING TO WILDLIFE OR PLANTS REGARDING ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND/OR THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION (FWC)

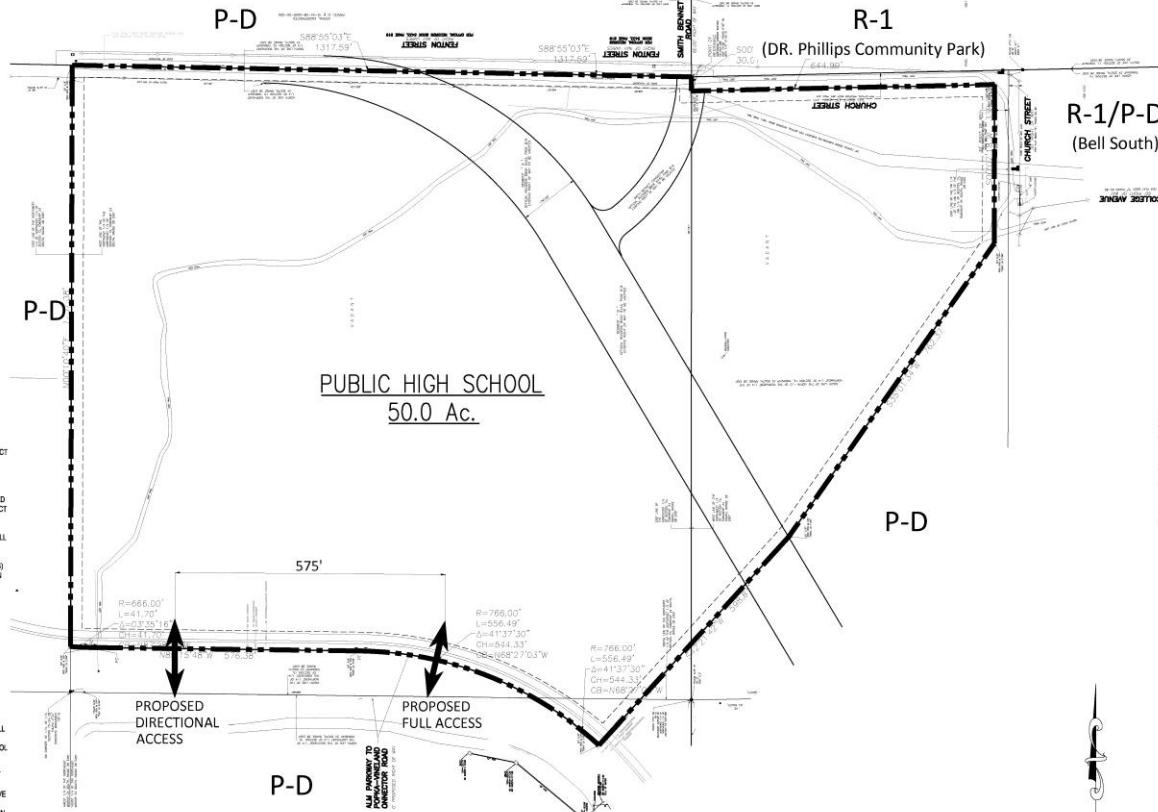
ACCESS:  
• PRIMARY ACCESS, PARKING AND PARENT PICKUP/DROP OFF SHALL BE FROM CONNECTOR ROAD.  
• BUS AND STAFF PARKING ACCESS SHALL BE FROM CONNECTOR ROAD.

NOTE:  
1. IN ACCORDANCE WITH SECTION 36-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE SCC ARE INVALID.

WATERS:  
1. CHAPTER 36-1195 - SITE STANDARDS: (1) MINIMUM NET LOT AREA SHALL EXCLUDE WATER BODIES AND CONSERVATION AREAS, BUT MAY INCLUDE OFF SITE AREAS USED FOR RETENTION/DETENTION OF SITE RUNOFF. MINIMUM NET LOT AREA SHALL BE REDUCED TEN (10) PERCENT FOR PLANNED MULTISTORY SCHOOLS. MINIMUM NET LOT AREAS SHALL BE AS FOLLOWS: 4. SIXTY-FIVE (65) ACRES FOR HIGH SCHOOL SITES.

REQUEST: TO REDUCE THE MINIMUM NET LOT AREA FROM 65 ACRES TO 50 ACRES.  
2. CHAPTER 36-1195 - SITE STANDARDS: (2) MAXIMUM BUILDING HEIGHT: 4. THIRTY-FIVE (35) FEET FOR HIGH SCHOOL BUILDINGS WITHIN ONE HUNDRED (100) FEET OF RESIDENTIAL ZONED PROPERTY, AND FIFTY (50) FEET FOR ALL OTHER BUILDINGS IN HIGH SCHOOLS EXCLUDING AUDITORIUM STAGE FLY LOFTS.

REQUEST: TO INCREASE THE MAXIMUM BUILDING HEIGHT TO EIGHTY-FOUR (84) FEET.  
3. CHAPTER 36 - ARTICLE VII - P.D. PLANNED DEVELOPMENT DISTRICT - DIVISION 9 - BUENA VISTA NORTH DISTRICT STANDARDS.  
REQUEST: TO ALLOW THIS DEVELOPMENT TO USE THE PLANNED DEVELOPMENT COMMERCIAL STANDARDS (CHAPTER 36-1272) IN LIEU OF THE BUENA VISTA NORTH DISTRICT STANDARDS (CHAPTER 36-1361.1 THRU 36-1367.3)



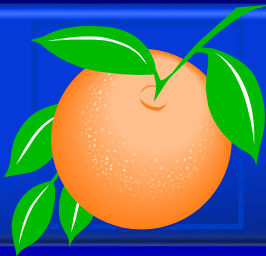
**FACILITIES  
PLANNING DEPARTMENT  
ORANGE COUNTY PUBLIC SCHOOLS**



6501 MAGIC WAY, ORLANDO, FL. 32809  
Tel.: (407) 317-3974 Fax: (407) 317-3263

PREPARED BY  
Tyrone K. Smith, ACP  
DATE  
Created: 06-15-2018  
FILE NAME  
80-H-SW-4 PD  
SHEET NUMBER  
LUP-02

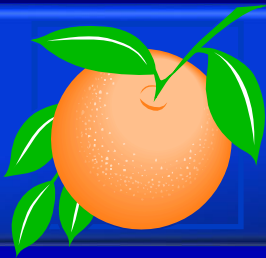
ALL DATA OBTAINED FROM SURVEY  
PREPARED BY Southeastern Surveying  
Dated: 2/21/15



# Action Requested

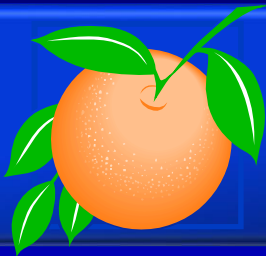
**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Dr. Phillips Area Relief High School Planned Development / Land Use Plan (PD/LUP) dated “Received August 17, 2016”, subject to the conditions listed under the PZC Recommendation in the Staff Report.**

**District 1**



# Orlando International Hotel Planned Development / Land Use Plan (PD / LUP)

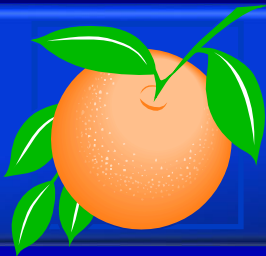
<b>Case:</b>	CDR-15-12-372
<b>Project:</b>	Orlando International Hotel PD / LUP
<b>Applicant:</b>	Charles Whittall, Unicorp Companies
<b>District:</b>	6
<b>Acreage:</b>	18.80 gross acres
<b>Location:</b>	8351 International Drive; or generally located east of International Drive, west of Universal Boulevard, and north Via Mercado
<b>Request:</b>	To add a helitour facility ( <i>to be operated from atop an existing parking garage</i> ) as a permitted use, and to modify the existing PD Master Sign Plan (MSP). One (1) waiver from Orange County Code Section 31.5 to allow a “helicopter” architectural feature ( <i>tourist photo opportunity</i> ) with advertising copy or logo graphics, has also been requested.



# Action Requested

**Continue the public hearing for the Orlando International Hotel Planned Development / Land Use Plan (PD/LUP) substantial change (#CDR-15-12-372) to December 13, 2016 at 2:00 pm.**

**District 6**

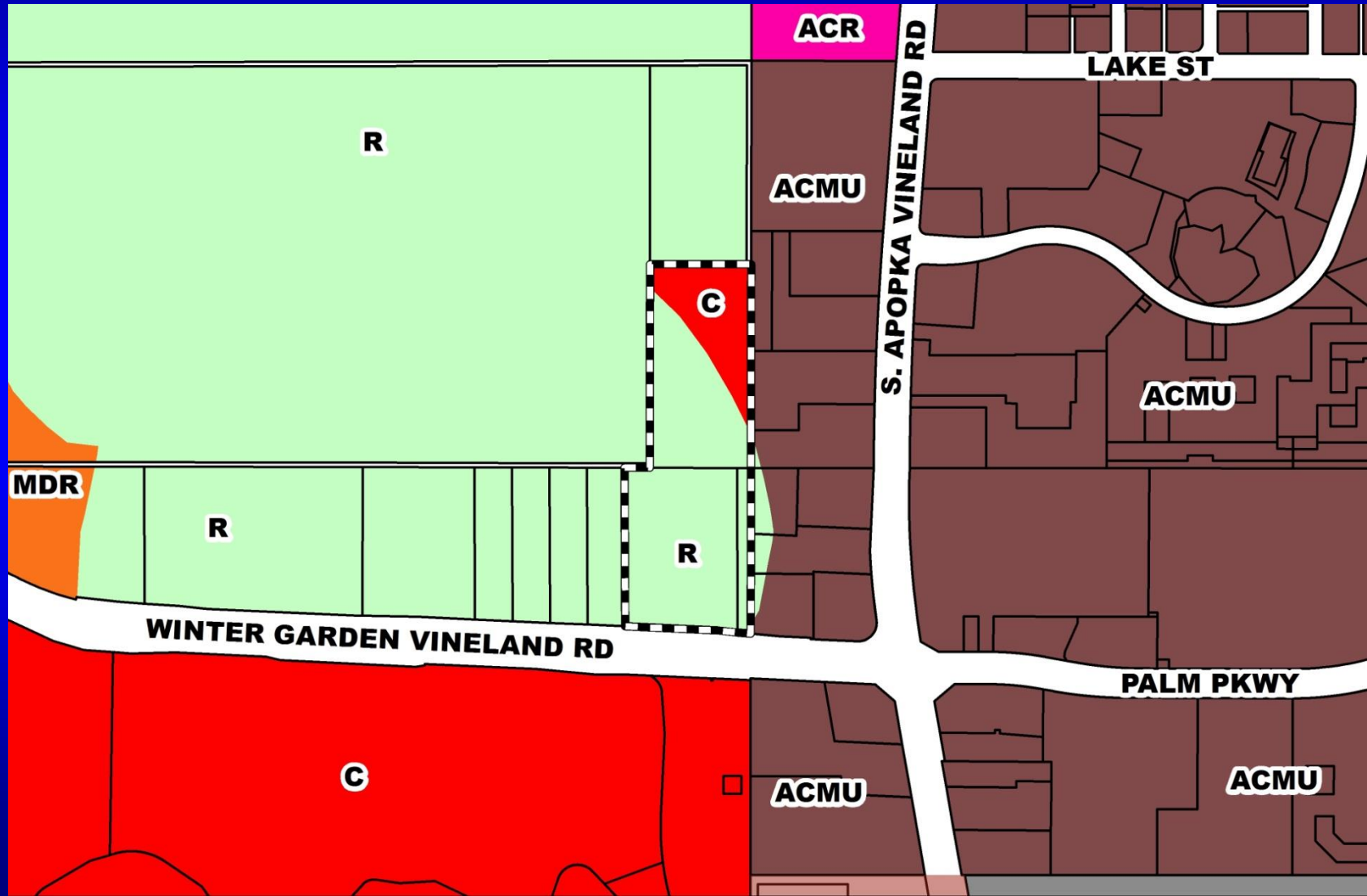


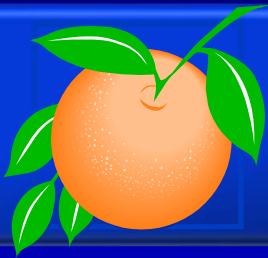
# **Delores Development Planned Development / Land Use Plan (PD / LUP)**

<b>Case:</b>	CDR-16-03-092
<b>Project Name:</b>	Delores Development PD/LUP
<b>Applicant:</b>	Jeff W. Banker, Highland Engineering, Inc.
<b>District:</b>	1
<b>Acreage:</b>	10.8 gross acres
<b>Location:</b>	North of Winter Garden Vineland Road / West of Apopka Vineland Road
<b>Request:</b>	<p>To convert a mixture of uses into 279 hotel rooms, while adding access locations, and modifying gross and net land areas, conservation area, proposed conservation encroachment areas, and total buildable areas.</p> <p>In addition, one (1) waiver from Orange County Code is being requested.</p>

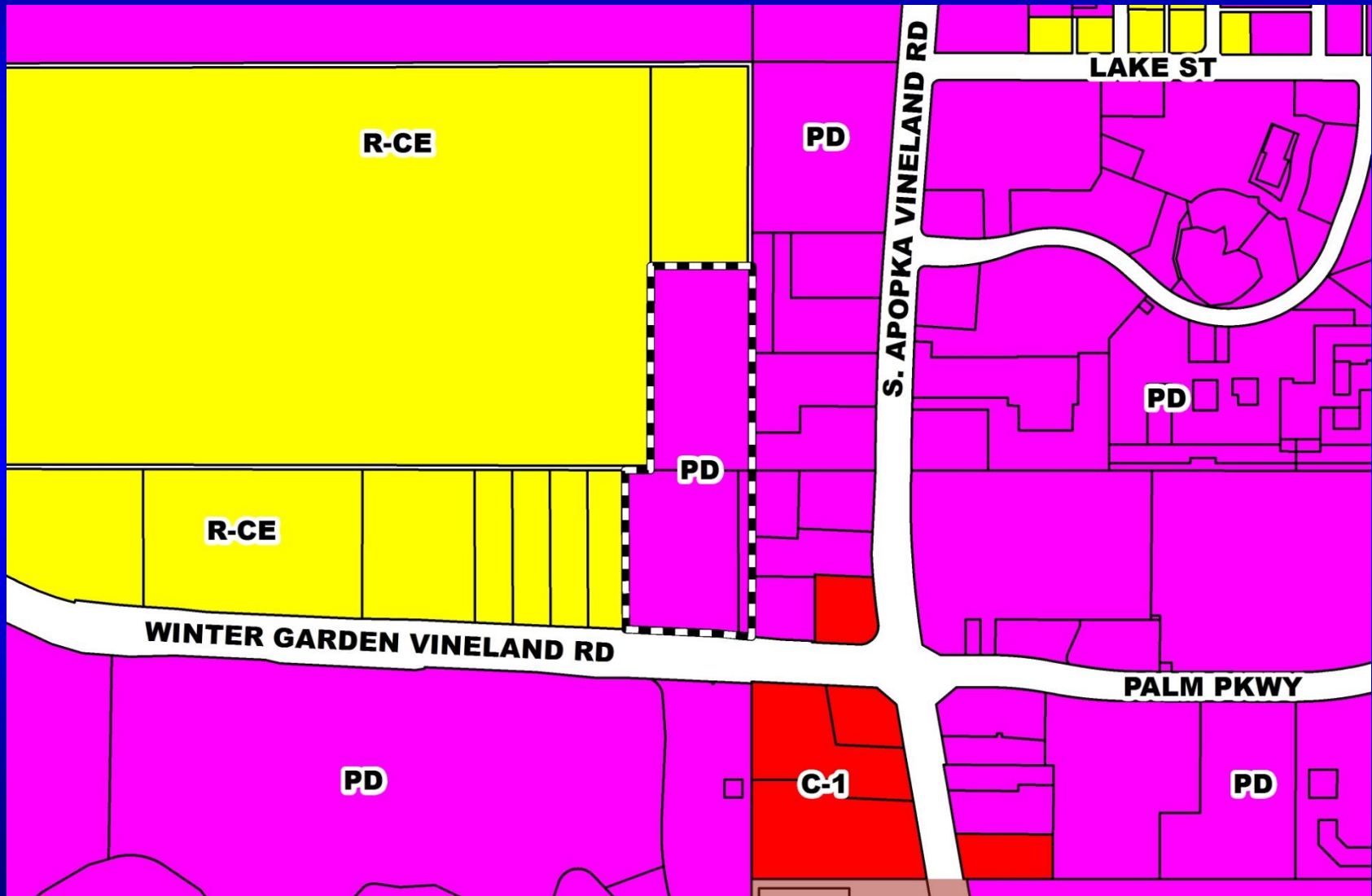


# Delores Development Planned Development / Land Use Plan (PD / LUP) Future Land Use Map



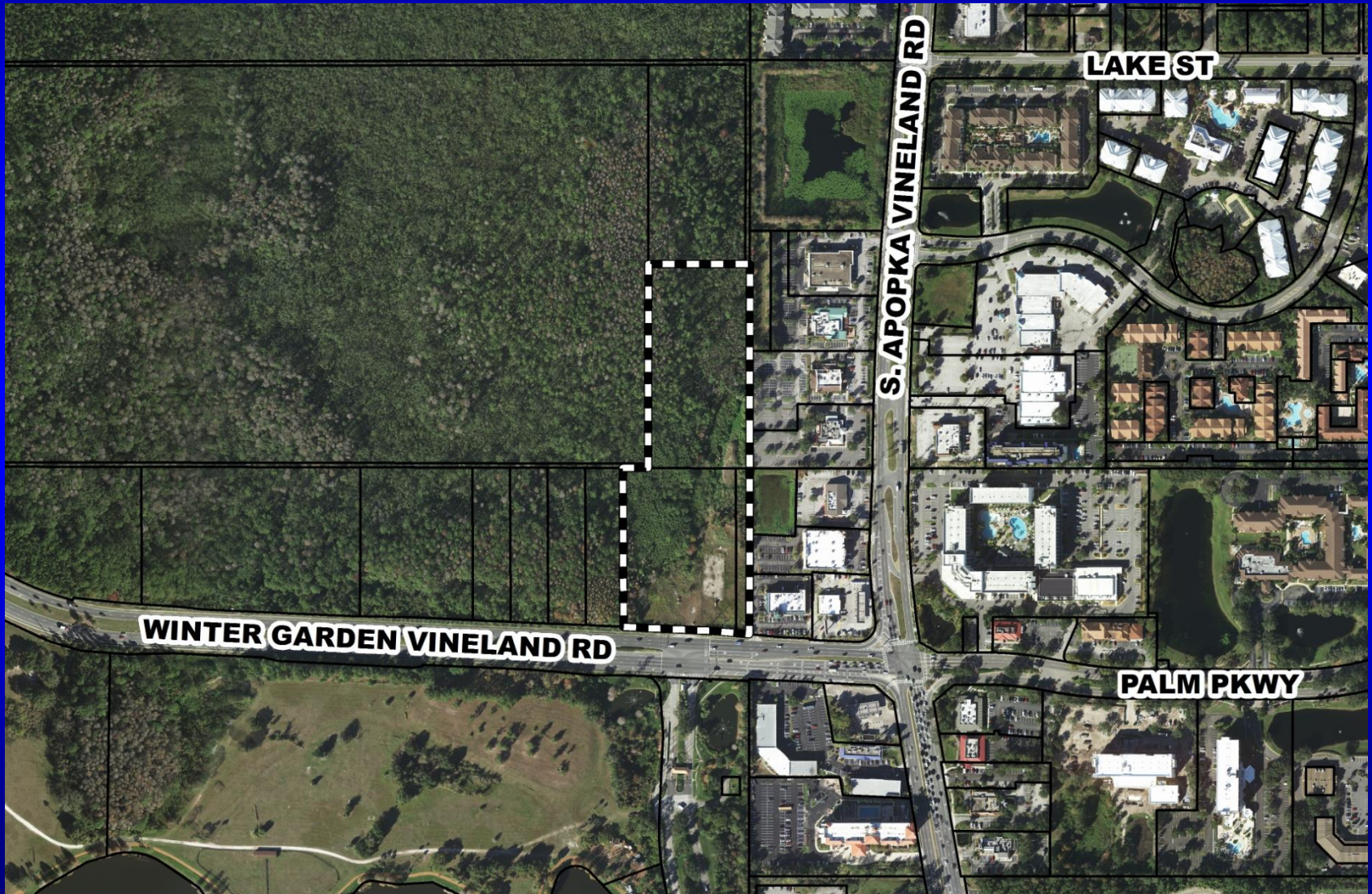


# Delores Development Planned Development / Land Use Plan (PD / LUP) Zoning Map





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





## DELORES DEVELOPMENT PD

## LAND USE PLAN



**H&I**  
HIGHLAND  
ENGINEERING, INC.

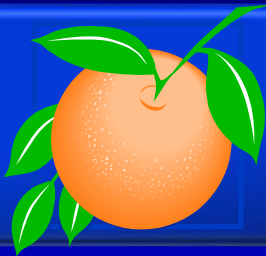
704 N. GUNN ST.  
SUITE 200  
MESA, AZ 85204  
PH: 480-275-7867  
FAX: 480-275-7867  
CELL: 480-275-7867

FOR SALE: M88-001  
EXCERPTED BY: AB  
DRAWN BY: JH  
EXCERPTED BY: AB  
DATE: 03/25/2018

NOT FOR CONSTRUCTION  
MEASUREMENTS SHOWN AND SCALED

ATTENTION: B. BENDER, P.E.  
REGISTRATION NO. 84242

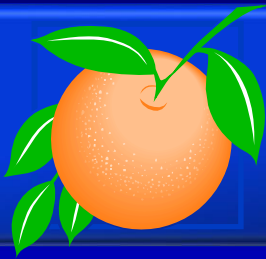
#	REV.	DATE	REVISION
1		03-26-2018	REVISION TO ORIGINAL APPROVED LAND USE PLAN
2		08-16-2018	ORIGINAL LAND USE PLAN APPROVED



# Action Requested

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

**District 1**

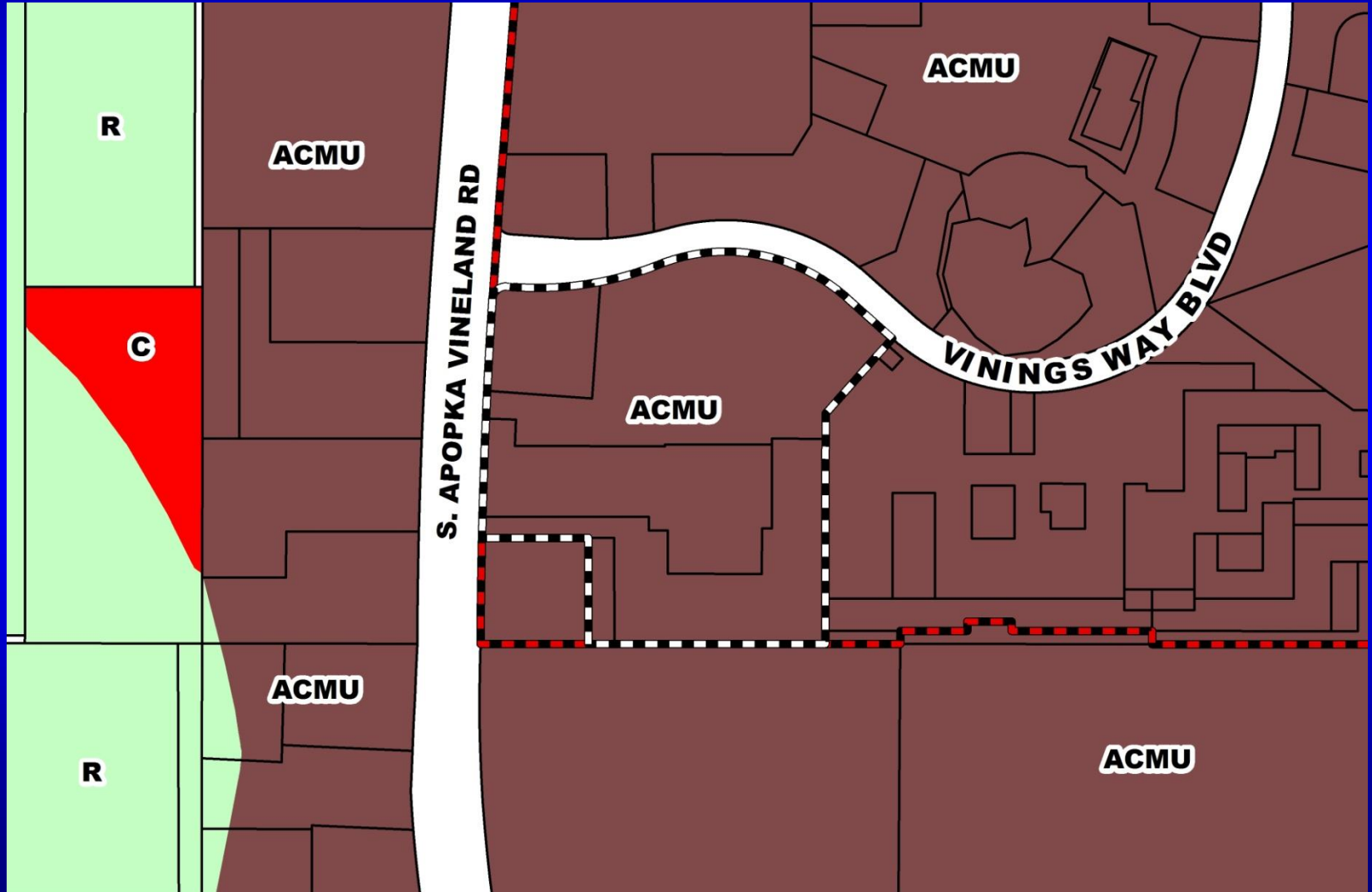


# **The Vinings at Cypress Pointe Planned Development / Land Use Plan (PD / LUP)**

<b>Case:</b>	CDR-16-03-105
<b>Project Name:</b>	The Vinings at Cypress Pointe PD/LUP
<b>Applicant:</b>	Scott M. Gentry, Kelly, Collins & Gentry, Inc.
<b>District:</b>	1
<b>Acreage:</b>	39.93 gross acres ( <i>overall PD</i> ) 7.40 gross acres ( <i>affected parcels</i> )
<b>Location:</b>	South of Vinings Way Boulevard and east of S. Apopka Vineland Road
<b>Request:</b>	To incorporate the following modifications to the PD/LUP, concurrently with a request to rescind The Vinings at Cypress Pointe Development of Regional Impact (DRI) Development Order (DO): aggregate PD Lot 8 (Tourist Commercial) into PD Lot 6 (Tourist Commercial), add Hotel use to Lot 6, add a trip equivalency matrix, and convert 23,018 square feet of tourist commercial entitlements into 170 hotel rooms using the trip equivalency matrix.

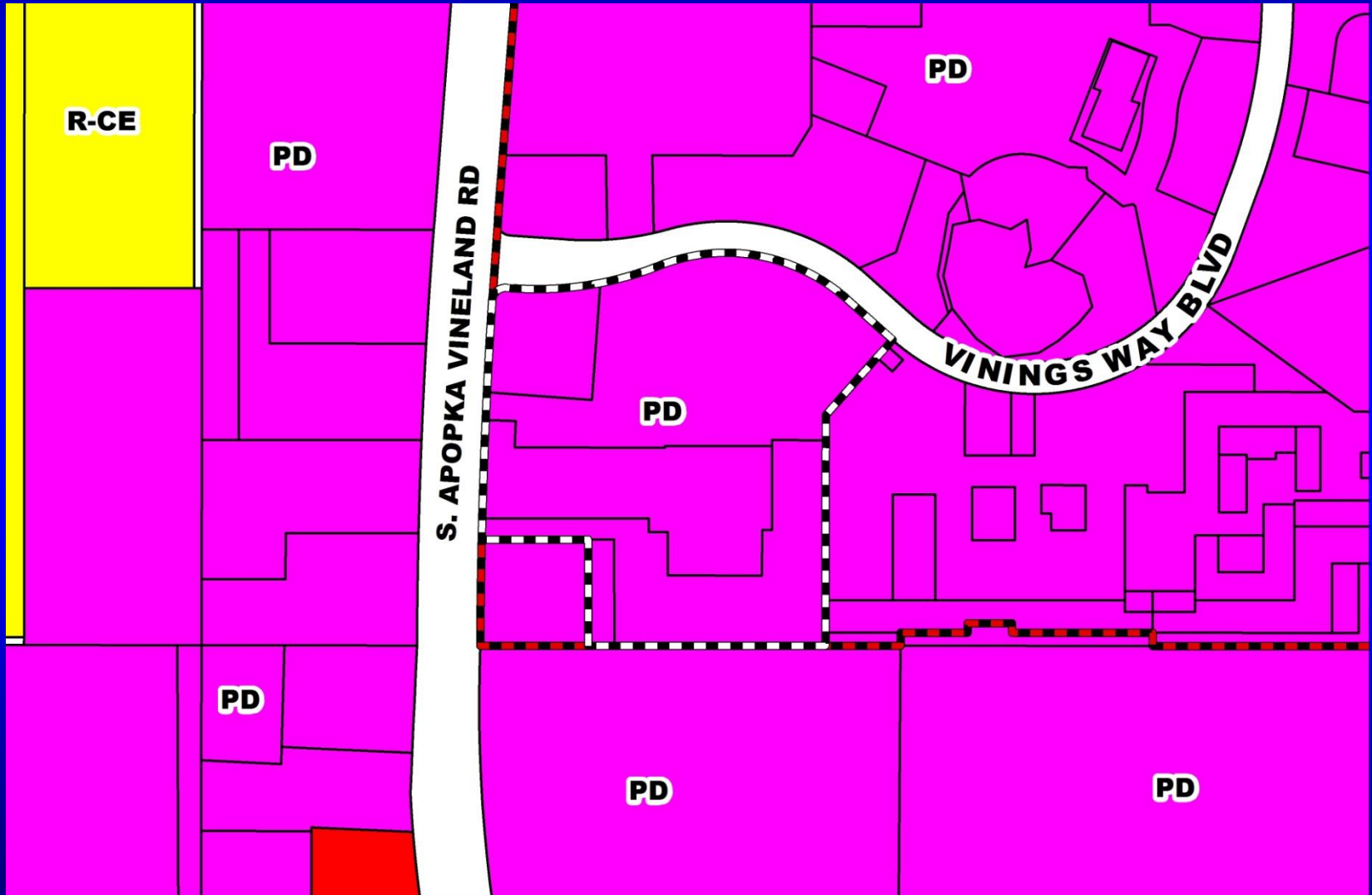


# The Vinings at Cypress Pointe Planned Development / Land Use Plan (PD / LUP) Future Land Use Map





# The Vinings at Cypress Pointe Planned Development / Land Use Plan (PD / LUP) Zoning Map

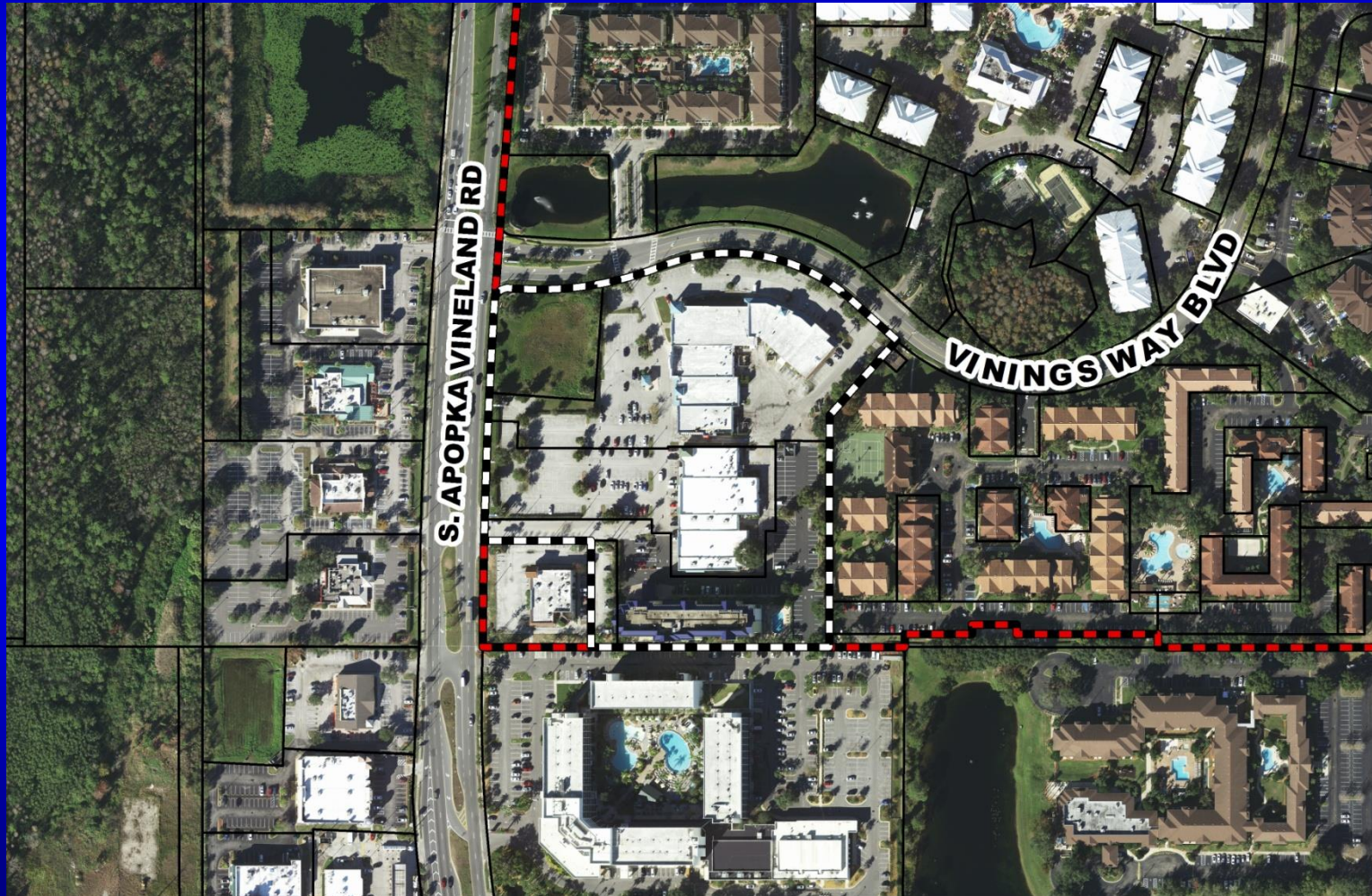




# The Vinings at Cypress Pointe

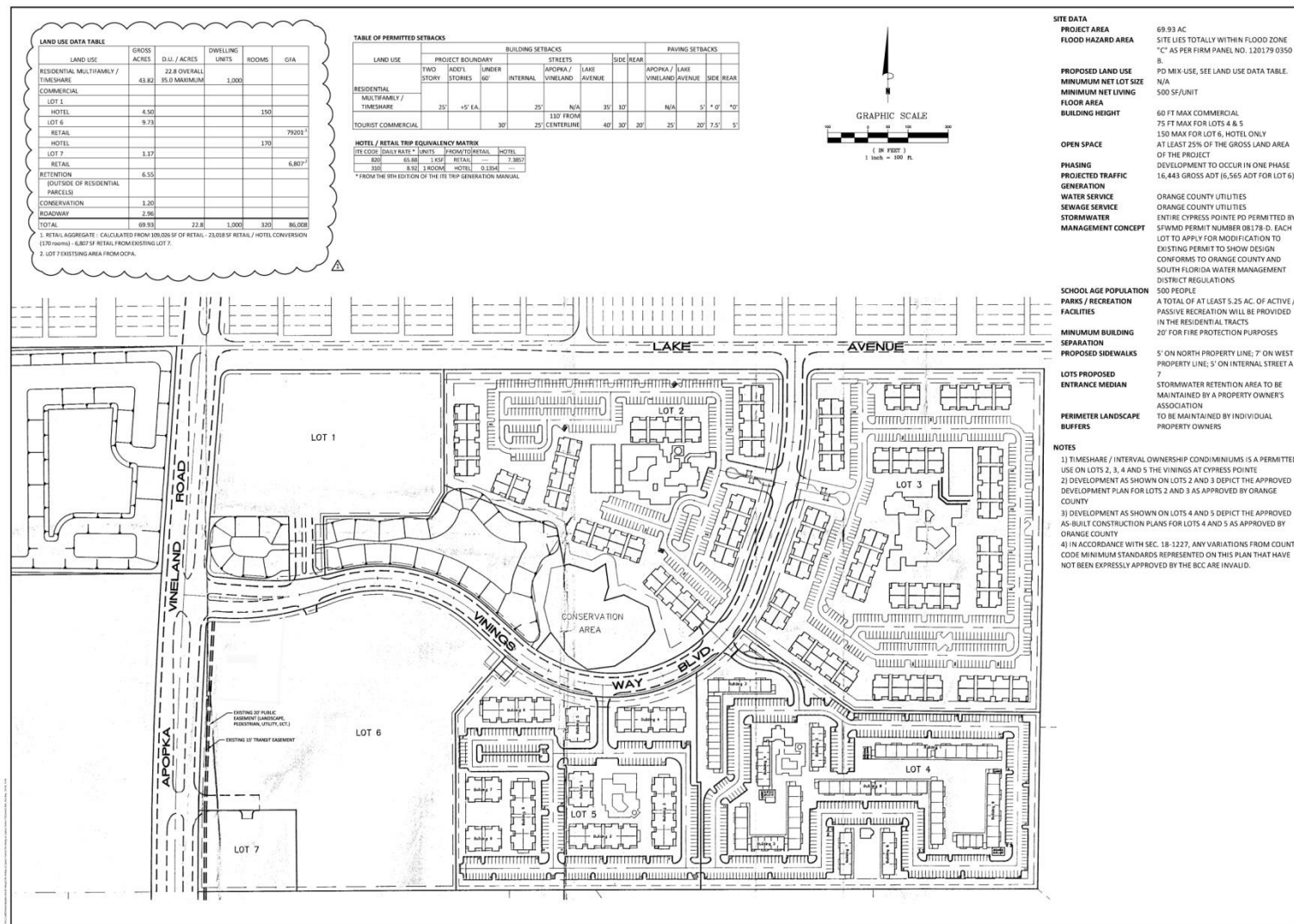
## Planned Development / Land Use Plan (PD / LUP)

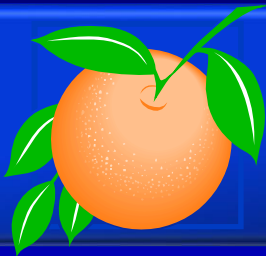
### Aerial Map





# The Vinings at Cypress Pointe Planned Development / Land Use Plan (PD / LUP)





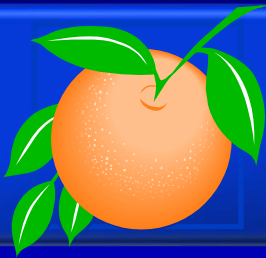
# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to The Vinings at Cypress Pointe Planned Development / Land Use Plan (PD/LUP) dated “Received July 6, 2016”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**-AND-**

**Approve the Rescission of the Vinings at Cypress Pointe Development of Regional Impact (DRI)**

**District 1**

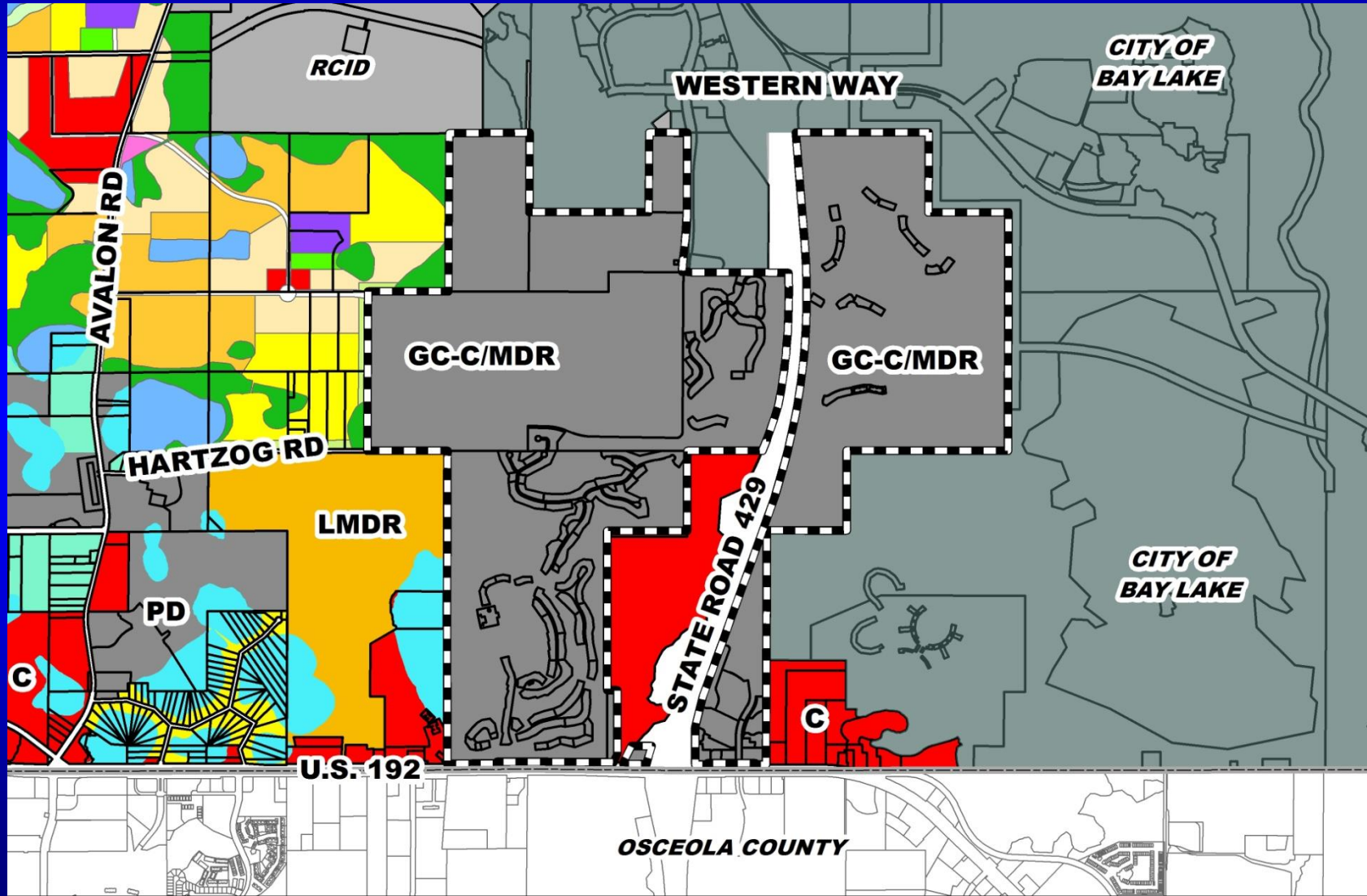


# **Orange Lake Country Club Planned Development / Land Use Plan (PD/LUP)**

<b>Case:</b>	<b>CDR-16-04-135</b>
<b>Project:</b>	<b>Orange Lake Country Club PD/LUP</b>
<b>Applicant:</b>	<b>Geoff McNeill, AGMCI, LLC</b>
<b>District:</b>	<b>1</b>
<b>Acreage:</b>	<b>1,443 gross acres</b>
<b>Request:</b>	<b>To use a land use exchange matrix to reduce time share / short term rental units, reduce the amount of golf holes, reduce hotel rooms, reduce retail square footage, and introduce office uses, conventional single family residential, multi family residential, and age-restricted residential dwelling units.</b>  <b>Additionally, three (3) waivers from Orange County Code are being requested.</b>

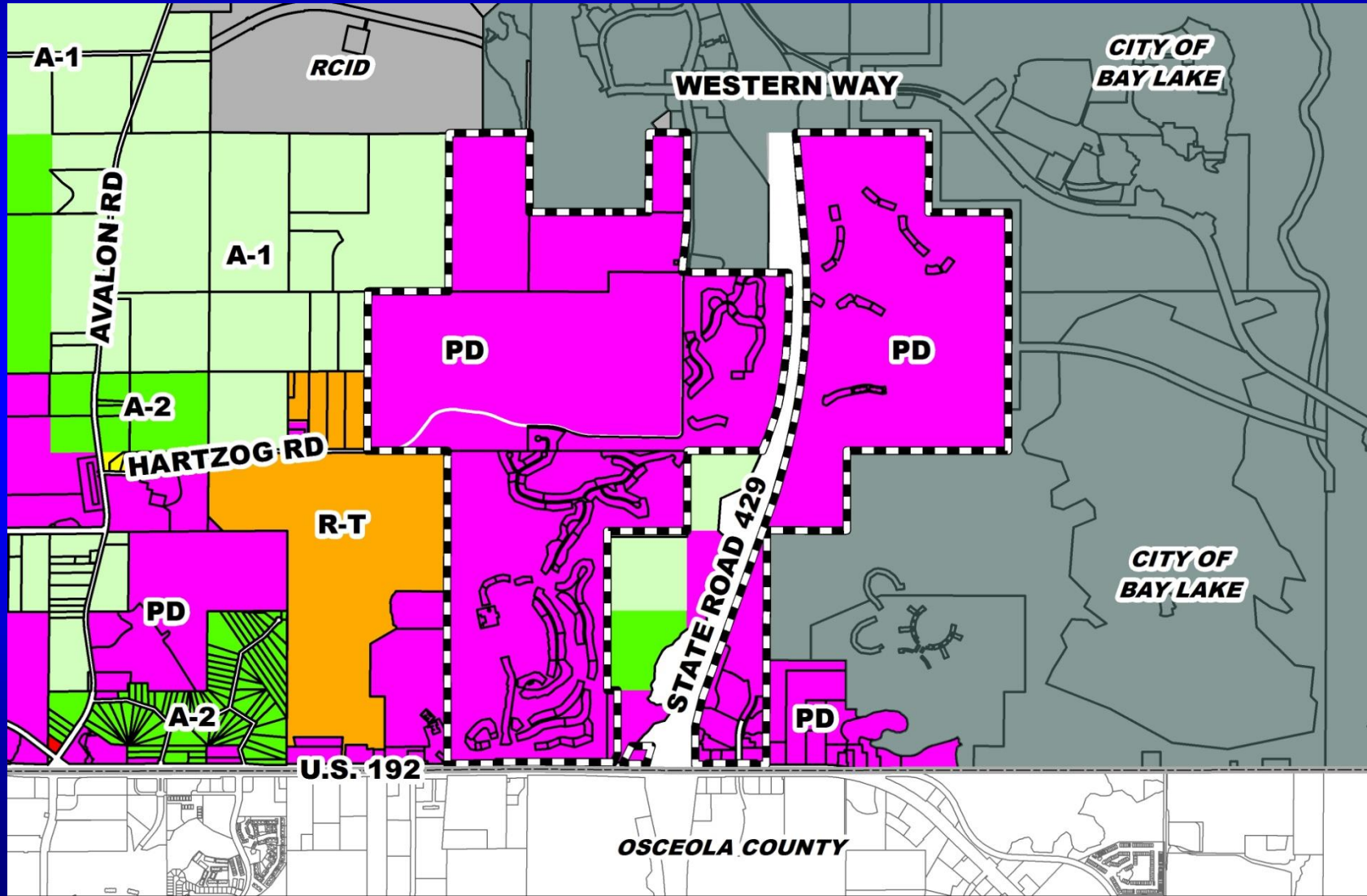


# Orange Lake Country Club Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





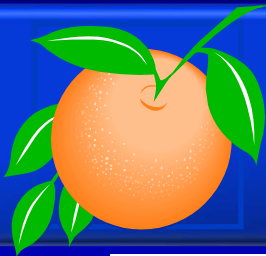
# Orange Lake Country Club Planned Development / Land Use Plan (PD/LUP) Zoning Map





# Orange Lake Country Club Planned Development / Land Use Plan (PD/LUP) Aerial Map





# Orange Lake Country Club Planned Development / Land Use Plan (PD/LUP)



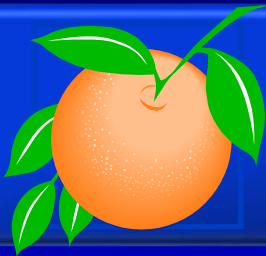
DATE	REVISION
6/16/14	June Engineering Consultants, Inc.
4/21/15	June Engineering Consultants, Inc.
6/27/15	June Engineering Consultants, Inc.
11/15/16	June Engineering Consultants, Inc.

Orange Lake Resort &  
Country Club  
PD Land Use Plan

JEC June Engineering Consultants, Inc.  
12 W. Plant Street  
Winter Garden, FL 34787  
Ph: 407-955-8180  
Fax: 407-955-6232  
Certificate of Authorization #00031167  
DRAWN BY: CLK CHECKED BY: JAC SCALE: 1" = 600'

ROHLAND ALLEN JUNE 8  
PE# 41949

JOB NO.  
SHEET  
OF 7



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Orange Lake Country Club Planned Development / Land Use Plan (PD/LUP) dated “Received November 16, 2016”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



*Board of County Commissioners*

# Public Hearings

**November 29, 2016**