

**COMMUNITY, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION PUBLIC HEARING REPORT
June 20, 2017**

This packet contains the following public hearings to be heard by the Board of County Commissioners on Tuesday, June 20, 2017.

<u>Name of Request</u>	<u>Case Number</u>	<u>Type of Hearing</u>
Marc Stehli, Poulos & Bennett, LLC, Hickory Nut Estates Planned Development / Hickory Nut Estates Preliminary Subdivision Plan; (Continued from March 21, 2017) District 1	PSP-16-06-222	Preliminary Subdivision Plan
Momtaz Barq, Terra-Max Engineering, Inc., Royal Estates PD/ Parcel 1 Preliminary Subdivision Plan (PSP); District 1	PSP-16-09-337	Preliminary Subdivision Plan
John J. Herbert, American Civil Engineering Company, Heaven IV Preliminary Subdivision Plan (PSP); District 6	PSP-16-06-199	Preliminary Subdivision Plan
Orange County Public Schools (Tyrone K. Smith), Hubbard Construction PD / Pine Hills Transportation Facility PSP / DP; District 2	PSP-16-11-395	Preliminary Subdivision Plan
Kathy Hattaway, Poulos & Bennett, LLC, Northeast Resort Parcel Planned Development (PD) / NERP Phase 5 Preliminary Subdivision Plan (PSP); District 1	PSP-16-12-423	Preliminary Subdivision Plan
Jay R. Jackson, P.E., Kimley-Horn & Associates, Inc., Tinwood PD / Regency Village Preliminary Subdivision Plan; (amend plan) District 1	CDR-16-11-385	Substantial Change
Adam Smith, VHB, Inc., Zanzibar Property PD / Zanzibar Property Phase 1 PSP & Park Tract P-2 DP; District 1	CDR-17-01-009	Substantial Change
Daniel T. O'Keefe, Shutts & Bowen, LLP, North of Albert's Planned Development (PD) - Westside Village Home District Preliminary Subdivision Plan (PSP) / Development Plan (DP); (amend plan) District 1	CDR-17-05-138	Substantial Change



Interoffice Memorandum

DATE: May 23, 2017

TO: Mayor Teresa Jacobs
-AND-
Board of County Commissioners

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

CONTACT PERSON: **John Smogor, Chairman**
Development Review Committee
Planning Division
(407) 836-5616

SUBJECT: June 20, 2017 – Public Hearing
Applicant: Tyrone K. Smith, Orange County Public Schools
Hubbard Construction PD / Pine Hills Transportation Facility PSP /
DP – Case # PSP-16-11-395

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of May 10, 2017, to recommend approval of the Hubbard Construction PD / Pine Hills Transportation Facility Preliminary Subdivision Plan / Development Plan to subdivide and expand the existing transportation facility and parking, to include a community learning center / administration building, a bus fleet maintenance building, a bus wash, and a driver's lounge. The requested improvements result in an additional 29,280 square feet of commercial buildings and an additional 45,870 square feet of industrial buildings on 75.71 acres; West of Pine Hills Road, South of Clarcona-Ocoee Road.

The application for this request is subject to the requirements of Ordinance 2008-14, which mandates the disclosure of expenditures related to the presentation of items or lobbying of items before the BCC. A copy will be available upon request in the DRC Office.

Supporting documentation for this request can be accessed through the County's FastTrack site, located at:

https://fasttrack.ocfl.net/OnlineServices/DC_DevelopmentReviewCommittee.aspx

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan (CP) and approve the Hubbard Construction PD / Pine Hills Transportation Facility Preliminary Subdivision Plan / Development Plan dated "Received April 6, 2017", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 2

JVW/JS/sfv
Attachments

Case # PSP-16-11-395

Commission District # 2

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of May 10, 2017, to approve the Hubbard Construction PD / Pine Hills Transportation Facility Preliminary Subdivision Plan – Substantial Change to subdivide and expand the existing transportation facility and parking, to include a community learning center / administration building, a bus fleet maintenance building, a bus wash, and a driver's lounge. The requested improvements result in an additional 29,280 square feet of commercial buildings and an additional 45,870 square feet of industrial buildings on 75.71 acres.

2. PROJECT ANALYSIS

- | | |
|-----------------------|-----------------------------------------------------------------------------------------------------|
| A. Location: | West of Pine Hills Road, South of Clarcona-Ocoee Road |
| B. Parcel IDs: | 06-22-29-5844-00-411 |
| C. Total Acres: | 75.71 |
| D. Water Supply: | Orange County Utilities |
| E. Sewer System: | Orange County Utilities |
| F. Schools: | N/A |
| G. School Population: | N/A |
| H. Parks: | N/A |
| I. Proposed Uses: | 29,280 square feet of commercial and 45,870 square feet of industrial |
| J. Site Data: | Maximum Building Height: 50'
Building Setbacks:
40' Front
25' Side
25' Rear
50' NHWE |
| K. Fire Station: | Station 40 - 5570 W. Beggs Road |

- L. Transportation: This project is in the Alternative Mobility Area and is exempt from concurrency however; final approval from the concurrent management office is required prior to obtaining building permits. The applicant provided a mobility analysis which was reviewed and approved by Transportation Planning.

3. COMPREHENSIVE PLAN

The subject property has an underlying Future Land Use Map (FLUM) designation of Medium Density Residential (MDR), Commercial (C), Institutional (INST), and Office (O) and is zoned as the Hubbard Construction PD. The Planned Development (PD) was originally approved in 1986. Per CP Policy FLU8.1.5, PDs approved prior to the 1991 Comprehensive Plan adoption are considered to be consistent with the CP.

4. ZONING

PD (Planned Development District) (Hubbard Construction PD) and IND-1 / IND-5 (Industrial District)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Hubbard Construction PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Pine Hills Transportation Facility Preliminary Subdivision Plan dated "Received April 6, 2017," and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the BCC, or by action of the BCC. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received April 6, 2017," 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

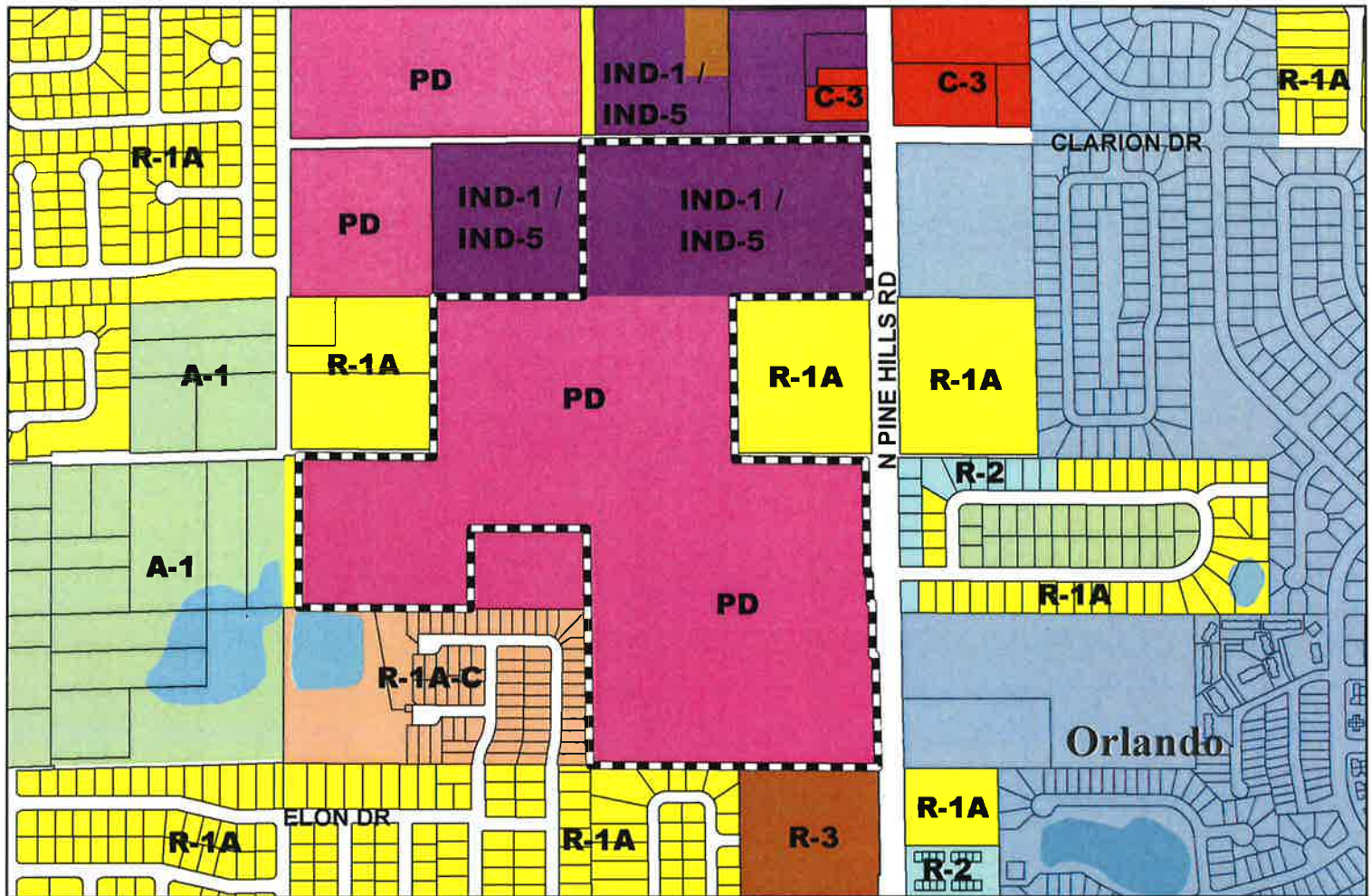
with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" 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 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 preliminary subdivision 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. The stormwater management system shall be designed to retain the 100-year/24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.
7. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
8. Unless an environmental resource permit is approved by the Water Management District and/or the Florida Department of Environmental Protection, and provided to Orange County prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
9. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the National Pollutant Discharge Elimination System (NPDES) Supervisor at the Orange County Environmental Protection Division for details.
10. The site shall be stabilized following grubbing, clearing, earth work or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.
11. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who

exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

12. 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).
13. Prior to utility construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water and wastewater systems have been designed to support all development within the PSP.
14. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.



Subject Property



Subject Property

Zoning

ZONING: PD (Planned Development)
(Hubbard Construction PD)

APPLICANT: Tyrone K. Smith,
Orange County Public Schools

LOCATION: West of Pine Hills Road /
South of Clarcona Ocoee Road

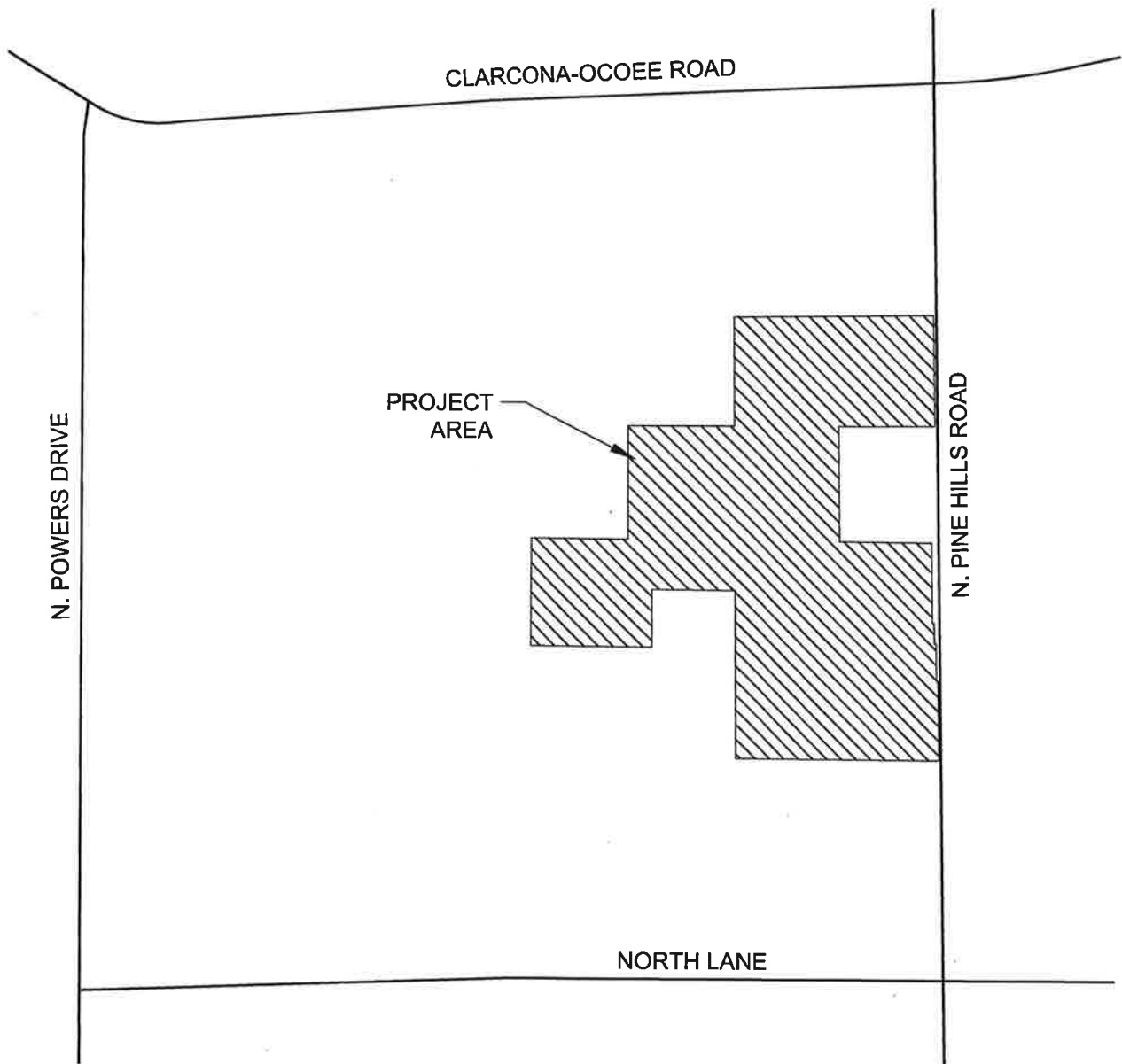
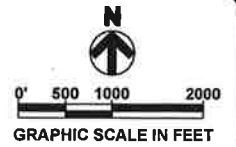
TRACT SIZE: 75.15 acres

DISTRICT: #2

S/T/R: 06/22/29

1 inch = 750 feet





SECTION 06, TOWNSHIP 22 S, RANGE 29 E, ORANGE COUNTY, FLORIDA

LOCATION MAP PINE HILLS BUS DEPOT

drawn by: JAK
checked by: RAR
date: 5/3/17

plot scale: NTS
project number: 15BRPH011
file name: Fig 1

385 DOUGLAS AVENUE, SUITE 2100
ALTA MONTE SPRING, FL 32714
TELEPHONE 407.478.8750
FACSIMILE 407.478.8745
www.klimaweeks.com

**Klima
Weeks**
CIVIL ENGINEERING

PARKING CALCULATIONS SUMMARY				
PURPOSE	EXISTING	PROPOSED	O.C.P.S. DESIGN CRITERIA	CODE REQUIRED
NW LEARNING / ADMIN	282	301 (141 PAVED; 80 OVERFLOW)	N/A	118
MAINTENANCE BLDG-VEHICLES	31	57 (27 EXISTING + 30 PROPOSED)	N/A	57
MAINTENANCE BLDG-BUSSES	25	33	N/A	N/A
BUS PARKING	479	483	400	N/A
BUS DRIVER'S LOUNGE	408	398 (288 EXISTING + 110 PROPOSED)	800	N/A

PARKING CALCULATIONS PER O.C. CODE			
PURPOSE	CODE CRITERIA	UNITS	CODE REQUIRED
NW LEARNING / ADMIN	1 SPACE PER 200 SQUARE FEET	22,984 SF	118
MAINTENANCE BLDG-VEHICLES	1 SPACE FOR EACH BAY + 1 SPACE FOR EACH 1,000 SF	22 BAYS + 34,943 SF	57 (22+35)

ADT CALCULATIONS			
PURPOSE	ADT/1,000SF	ALLOWABLE ADT	PROPOSED ADT
COMMERCIAL	80.80	10,050 (165x60.80)	1,810 (28.44x60.80)
INDUSTRIAL	4.88	2,788 (565x4.88)	188 (58.45x4.88)

Total Site Area Considered in Open Space Calculations			
Land Use	Area (FT ²)	Area (AC)	Percentage
CHARTER PTD AREA	3,297,700	75.71	100.00

Site Area Not Considered in Open Space Calculations			
Land Use	Area (FT ²)	Area (AC)	Percentage
Building 1	22,984	0.53	0.70
Building 2	34,945	0.80	1.08
Building 3	3,507	0.08	0.11
Buildings 4-7	3,452	0.08	0.10
Restroom Bldgs	864	0.02	0.03
Pool/Island	14,400	0.33	0.44
Proposed Island	5,784	0.13	0.17
Full Station Area	625	0.01	0.02
Computer Enclosures	372	0.01	0.01
Total	82,938	2.00	2.84

Category A Open Space			
Land Use	Area (FT ²)	Area (AC)	Percentage
Buffer Areas/Grasslands/Undeveloped Areas/Undeveloped	1,410,040	32.37	42.70
Recreational Areas	0	0.00	0.00
Total	1,410,040	32.37	42.70

Category B Open Space			
Land Use	Area (FT ²)	Area (AC)	Percentage
Proposed Dry Bottom Pond	142,683	3.28	4.33
Existing Wet Ponds	456,566	10.35	13.39
Asphalt/Concrete Surface	1,348,006	30.87	37.67
Total	1,800,367	41.33	54.50

Category C Open Space			
Land Use	Area (FT ²)	Area (AC)	Percentage
Conservation Areas*	0	0.00	0.00
*No conservation areas present for this project.			

Summary			
Land Use	Area (FT ²)	Area (AC)	Percentage
Site Area Not Considered	82,938	2.00	2.84
Category A	1,410,040	32.37	42.70
Category B	1,800,367	41.33	54.50
Category C	0	0.00	0.00
Total	3,297,343	75.70	99.99

Overall Open Space Calculation			
Land Use	Area (FT ²)	Area (AC)	Percentage
Category A	1,410,040	32.37	42.70
Category B*	3,592,734	79.57	100.00
Category C*	0	0.00	0.00
Prohibited Open Space	1,739,774	39.94	52.70
Required Open Space	656,659	15.14	20.00

*Cannot Count for more than 50% of the open space requirement. B and C combined cannot count for more than 75% of the open space requirement.

FIRE FLOW NOTES AND CALCULATIONS

(BASIS: NFPA 1, CHAPTER 18, 2012)

STEP 1: BUILDING DATA

CONSTRUCTION TYPE:

BLDG 1: FBC TYPE II-B FULLY SPRINKLED
BLDG 2: FBC TYPE II-B FULLY SPRINKLED
BLDG 3: FBC TYPE II-B NON SPRINKLED
BLDG 4-7: FBC TYPE II-B NON SPRINKLED

FIRE AREA:

BLDG 1: 22,984 SF
BLDG 2: 34,945 SF
BLDG 3: 3,292 SF
BLDG 4-7: 3,456 SF

STEP 2: MINIMUM REQUIRED FIRE FLOW

(TABLE 18.4.5.1.2)

BLDG 1: 3,250 GPM
BLDG 2: 4,000 GPM
BLDG 3: 1,500 GPM
BLDG 4-7: 1,500 GPM

REQUIRED FIRE FLOW: 4,000 GPM

50% SPRINKLER CREDIT

THEREFORE 2,000 GPM REQUIRED.

STEP 3: HYDRANTS REQUIRED

(ANNEX E, TABLE E.3)

2 HYDRANTS REQUIRED, 450 FT AVERAGE SPACING.

7 NEW HYDRANTS PROVIDED

PLUS 1 EXISTING HYDRANT TOTAL OF 8.

SITE DATA	
PARCEL/PROJECT INFORMATION	
PARCEL ID#:	08-22-29-5844-00-411
OWNER:	SCHOOL BOARD OF ORANGE COUNTY, FL
PROPERTY ADDRESS:	5140 N. PINE HILLS RD.
MUNICIPALITY:	UNIC. ORANGE COUNTY
CURRENT ZONING:	PD & IND-1/IND-3
FUTURE LAND USE:	C/MOR/O/IND
PROPOSED LAND USE:	COMMERCIAL / INDUSTRIAL
ADJACENT ZONING:	N: PD/R-1A/IND-1/IND-3; E: R-1A/R.O.W.; S: R-3/R-1A/R-1A-G; W: R-1A/R-1A-G
ADJACENT FUTURE LAND USE:	N: IND/IND/LDR; E: R.O.W.; S: C/MOR/LDR; W: LDR
TOTAL O.C.P.S. PROPERTY AREA:	81.08 AC.
AREA WITHIN PD:	75.71 AC.
AREA WITHIN IND-1/IND-3:	15.37 AC.
PROJECT LIMITS:	75.71 AC. (ALL WITHIN PD)
ALLOWABLE IMPERVIOUS:	70% (53.00 AC.)
PROPOSED IMPERVIOUS:	40.8% (30.83 AC.)
ALLOWABLE OPEN SPACE:	20%
PROPOSED OPEN SPACE:	32.78%
PHASING:	PROJECT WILL BE CONSTRUCTED IN 1 PHASE
FEMA 100-YR FLOOD INFORMATION	
FLOOD ZONE:	X
FIRM MAP PANEL #:	12095C 0230 F
MAP REVISED DATE:	SEPTEMBER 23, 2009
COMMERCIAL DEVELOPMENT	
TOTAL COMMERCIAL AREA:	17.88 AC.
ALLOWABLE BUILDING AREA:	165,000 SF (3.79 AC.)
PROPOSED BUILDING AREA:	28,440 SF (0.61 AC.)
ALLOWABLE F.A.R.:	0.5
PROPOSED F.A.R.:	0.035 (0.81/17.88)
ALLOWABLE BUILDING HEIGHT:	30' / 2-STY (30' W/IN 100' OF RESIDENTIAL ZONING)
PROPOSED BUILDING HEIGHT:	BLDG 1: 25'-8" (1-STY)
REQUIRED SETBACKS:	FRONT: 40'; SIDE: 25'; REAR: 25'
INDUSTRIAL DEVELOPMENT	
TOTAL INDUSTRIAL AREA:	58.08 AC.
ALLOWABLE BUILDING AREA:	565,000 SF (12.97 AC.)
PROPOSED BUILDING AREA:	58,452 SF (0.88 AC.)
ALLOWABLE F.A.R.:	0.5
PROPOSED F.A.R.:	0.019 (0.88/58.08)
ALLOWABLE BUILDING HEIGHT:	30' / 4-STY (30' W/IN 100' OF RESIDENTIAL ZONING)
PROPOSED BUILDING HEIGHT:	BLDG 2: 28'-8" (1-STY); BLDG 3: 22'-8" (1-STY)
REQUIRED SETBACKS:	FRONT: 40'; SIDE: 25'; REAR: 25'

SECTION 06, TOWNSHIP 22 S, RANGE 29 E, ORANGE COUNTY, FLORIDA

SITE DATA PINE HILLS BUS DEPOT

drawn by: JAK
checked by: JAK
date: 5/1/17

plot scale: NTS
project number: 15BRPH011
file name: Fig 2

385 DOUGLAS AVENUE, SUITE 2100
ALAMONT SPRINGS, FL 32714
TELEPHONE 407.476.9750
FACSIMILE 407.476.9749
www.klimaweeks.com

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CIVIL ENGINEERING

[illegible]



Hubbard Construction PD / Pine Hills Transportation Facility PSP / DP



	Parcels		Jurisdiction
	Subject Property		Hydrology

