

Four Corners Community Village Center (CVC) BCC Work Session Ordinance Updates

*Town
of Windermere*

S. Apopka Vineland Rd

Conroy Windermere Rd



August 22, 2017

ORANGE COUNTY PLANNING DIVISION

COMMUNITY, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT

Four Corners CVC Ordinance Updates

PRESENTATION OUTLINE

PART 1 PURPOSE & OVERVIEW

PART 2 HISTORY AND FRAMEWORK

PART 3 PROPOSED AMENDMENTS

PART 4 PROCESS / NEXT STEPS

An aerial photograph of a landscape, likely a coastal or wetland area, with a white outline of a specific region. The text "PART 1" is overlaid in the bottom right corner.

PART 1

PURPOSE & OVERVIEW

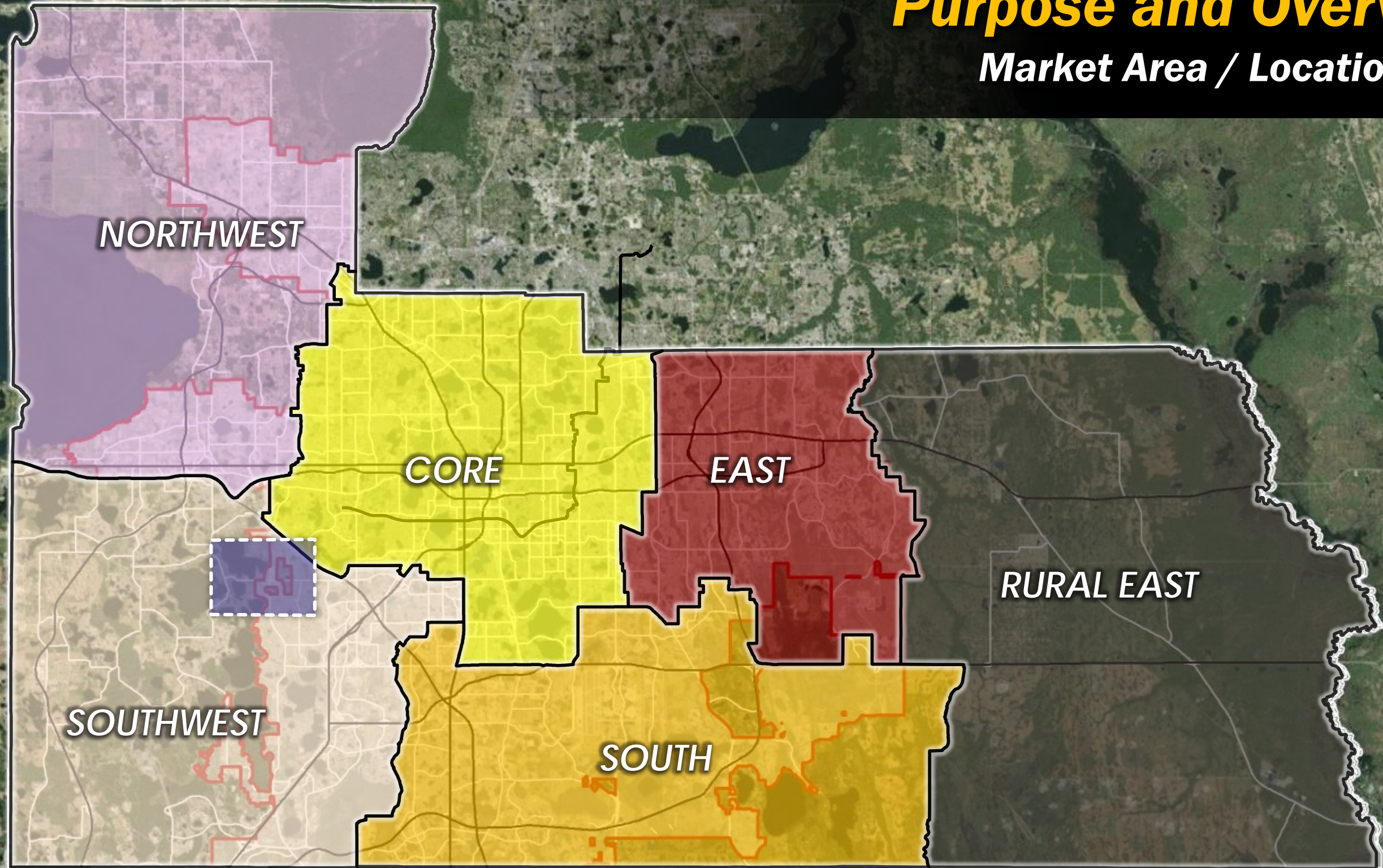
Work Session Purpose

- To provide an overview of the existing Four-Corners CVC Ordinance Guidelines and Standards
- To introduce potential Ordinance updates to enable owners of the NW Quadrant to pursue increased development allocations

Note: Zoning changes for increased development Entitlements and revised standards cannot be processed without Ordinance updates.

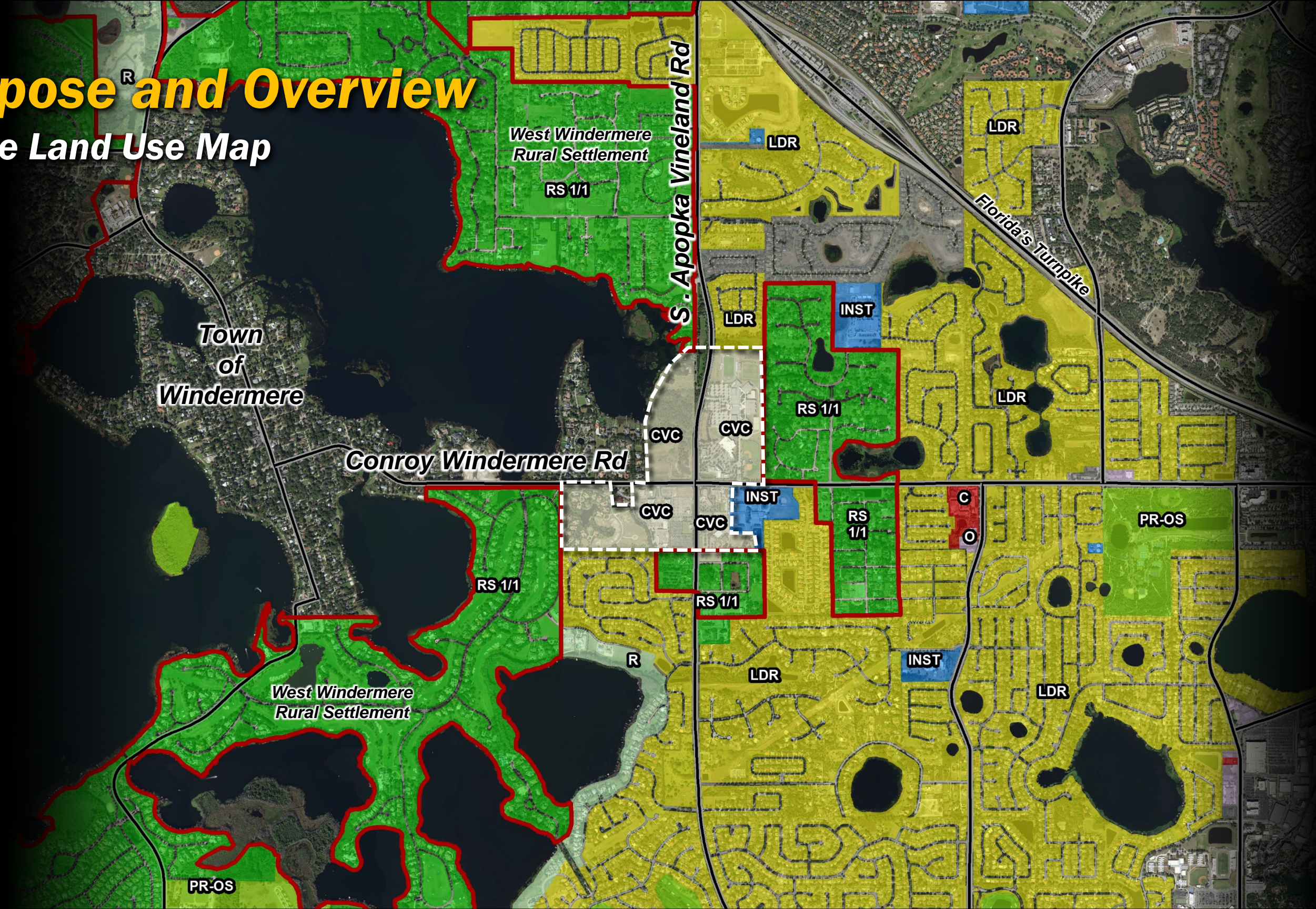
Purpose and Overview

Market Area / Location Map



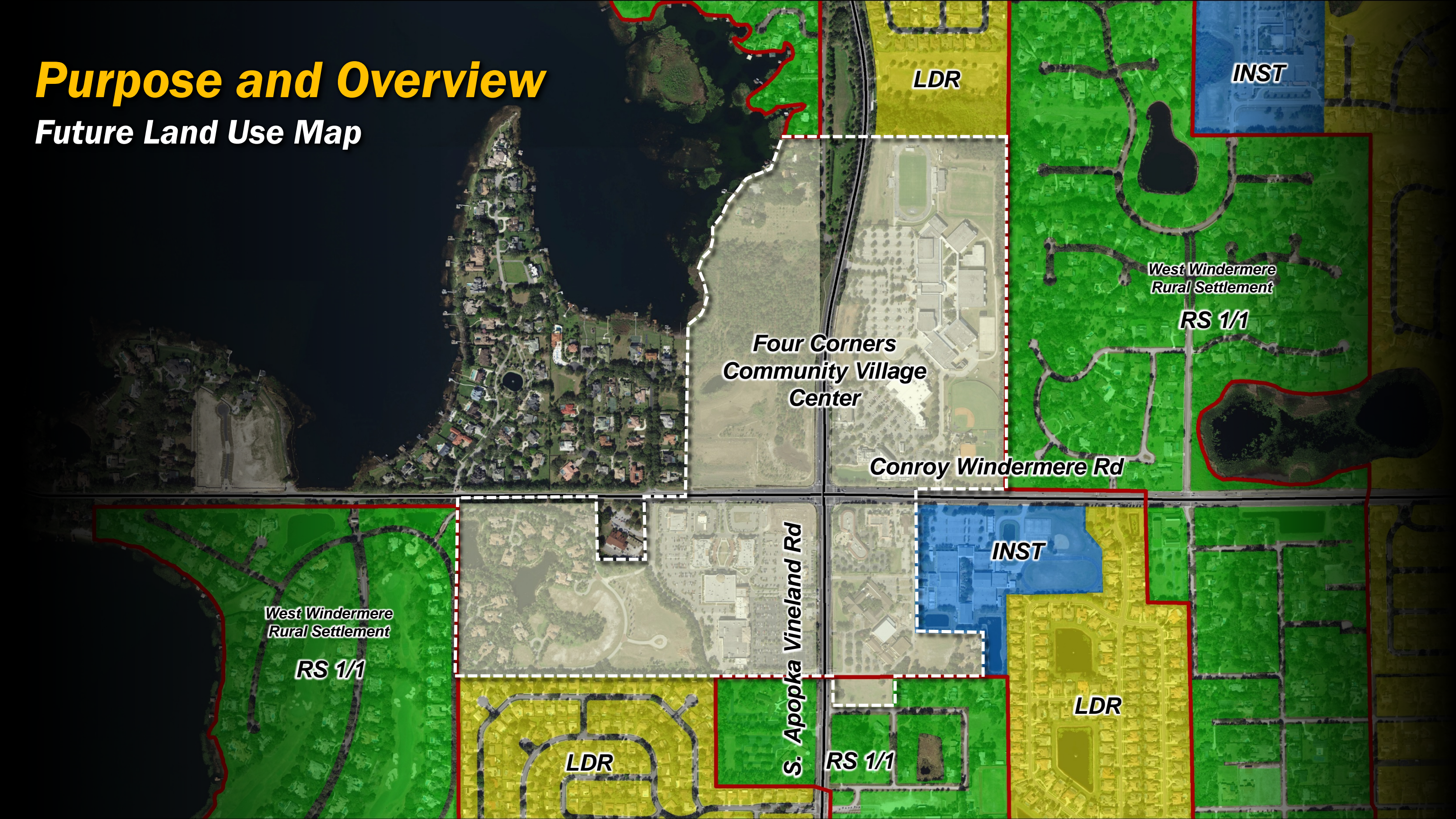
Purpose^R and Overview

Future Land Use Map



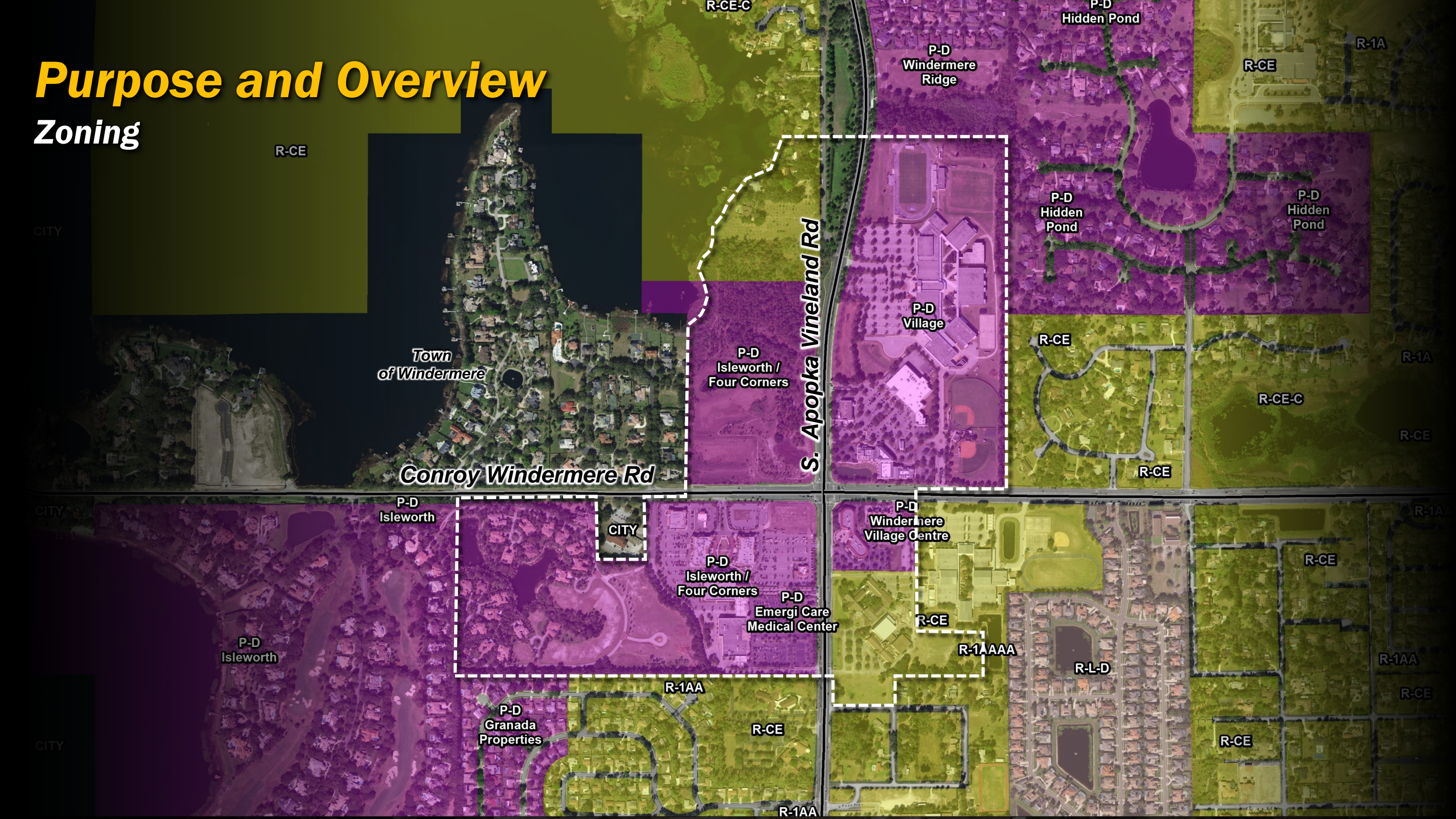
Purpose and Overview

Future Land Use Map



Purpose and Overview

Zoning





PART 2

History & Framework

History and Framework

- CVC Ordinances Adopted in 1996 / 1997
- 4-Corners CVC Ordinance - Intent and Purpose
 - Create a Village Center with a “sense of place”
 - Maintain pedestrian-scale building heights
 - Create a pedestrian-friendly setting with:
 - *Sidewalks*
 - *Shade trees*
 - *Mini-parks*
 - *Careful design of parking areas*



History and Framework

- CVC Ordinances Adopted in 1996 / 1997
- 4-Corners CVC Ordinance - Intent and Purpose
 - Design safe and secure streetscapes



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- 4-Corners CVC Ordinance - Intent and Purpose
 - Design safe and secure streetscapes
 - Ensure harmonious design with lighting and architectural standards



History and Framework

- CVC Ordinances Adopted in 1996 / 1997
- 4-Corners CVC Ordinance - Intent and Purpose
 - Design safe and secure streetscapes
 - Ensure harmonious design with lighting and architectural standards
 - Preserve the visual and environmental integrity of Lake Down



History and Framework

(Code Sections 38-1370 to 38-1379)

- **Established Development Allocations & Density by Quadrant and Parcel ID Numbers**
- **Limited Non-Residential Development to C-1 (Retail) and P-O (Office) Uses**
- **Established Prohibited Uses:**
 - **Pawn shops**
 - **Bottle clubs & stand-alone cocktail lounges**
 - **Skating rinks and bowling alleys**
 - **Movie theaters and video arcades**
 - **Gas stations**
 - **Drive through restaurants**
 - **Waste incinerators**
- **Established Maximum Building Heights:**
 - **2 stories / 35 feet – NE, SE, and SW Quadrants**
 - **1 story / 20 feet – NW Quadrant**

History and Framework

(Code Sections 38-1370 to 38-1379)

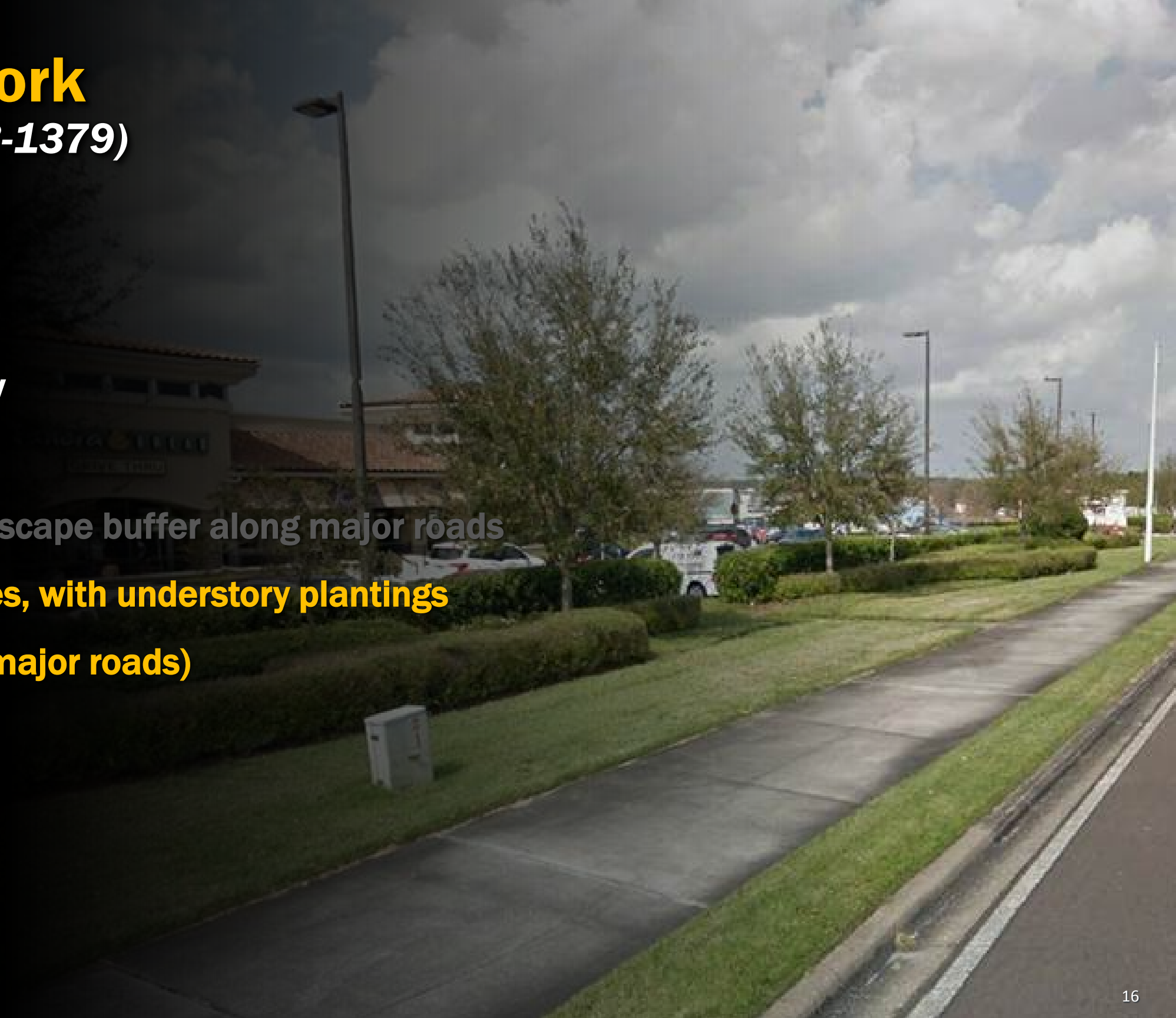
- Requires pedestrian and vehicular Interconnectivity
- Provides enhanced roadway landscaping and amenities:
 - **20-foot wide continuous landscape buffer along major roads**



History and Framework

(Code Sections 38-1370 to 38-1379)

- Requires pedestrian and vehicular Interconnectivity
- Provides enhanced roadway landscaping and amenities:
 - 20-foot wide continuous landscape buffer along major roads
 - Regularly spaced canopy trees, with understory plantings
 - Underground utilities (along major roads)



History and Framework

(Code Sections 38-1370 to 38-1379)

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 - Underground utilities (along major roads)
 - **Street furniture**



History and Framework

(Code Sections 38-1370 to 38-1379)

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 - Underground utilities (along major roads)
 - Street furniture
 - **Mast arm traffic signals**



History and Framework

(Code Sections 38-1370 to 38-1379)

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- Provides enhanced roadway landscaping and amenities:
 - 20-foot wide continuous landscape buffer along major roads
 - Regularly spaced canopy trees, with understory plantings
 - Underground utilities (along major roads)
 - Street furniture
 - Mast arm traffic signals
 - **Low-profile signage**



History and Framework

(Code Sections 38-1370 to 38-1379)

- Established general architectural standards:
 - Minimum 10 - foot walkways
 - Covered colonnade walkways / awnings



History and Framework

(Code Sections 38-1370 to 38-1379)

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 - Minimum 10-foot walkways
 - Covered colonnade walkways / awnings
 - **Unified construction materials**



History and Framework

(Code Sections 38-1370 to 38-1379)

- Established general architectural standards:
 - Minimum 10-foot walkways
 - Covered colonnade walkways / awnings
 - Unified construction materials
 - Use of sloped roofs, or parapet walls



History and Framework

Current Development Allocations

- **Northeast Quadrant / ~70 acres**

- 104,549 sq. ft. Commercial
- 20,910 sq. ft. 2nd Floor Office
- High School (Olympia)



History and Framework

Current Development Allocations

- **Northeast Quadrant / ~70 acres**
 - 104,549 sq. ft. Commercial
 - 20,910 sq. ft. 2nd Floor Office
 - High School (Olympia)
- **Southeast Quadrant / ~24 acres**
 - 72,838 sq. ft. Office
 - Religious Institutions (existing)



History and Framework

Current Development Allocations

- **Northeast Quadrant / ~70 acres**
 - 104,549 sq. ft. Commercial
 - 20,910 sq. ft. 2nd Floor Office
 - High School (Olympia)
- **Southeast Quadrant / ~24 acres**
 - 72,838 sq. ft. Office
 - Religious Institutions (existing)
- **Southwest Quadrant / ~73 acres**
 - 198,350 sq. ft. Commercial
 - 135,342 sq. ft. Office
 - 101 Dwelling Units



History and Framework

Current Development Allocations

- **Northeast Quadrant / 70 acres**
 - 104,549 sq. ft. Commercial
 - 20,910 sq. ft. 2nd Floor Office
 - High School (Olympia)
- **Southeast Quadrant / ~24 acres**
 - 72,838 sq. ft. Office
 - Religious Institutions (existing)
- **Southwest Quadrant / ~73 acres**
 - 198,350 sq. ft. Commercial
 - 135,342 sq. ft. Office
 - 101 Dwelling Units
- **Northwest Quadrant / ~66 acres**
 - 10,000 sq. ft. Commercial
 - 2 du/acre (23 du w/in existing PD)



An aerial photograph of a region, likely a coastal or estuarine area, with a white outline of a specific area. The outline is irregular, following the coastline and some inland features. The text "PART 3" is overlaid on the bottom right of the map.

PART 3

Proposed Amendments

Proposed Private Updates








*Affecting Northwest Quadrant &
Isleworth / Four Corners PD Only*

- **Increased Building Heights**
(Currently 1 - story / 20 feet)
- **Increased Development Allocations:**



Proposed Private Updates

Affecting Northwest Quadrant & Isleworth / Four Corners PD Only

- **Increased Building Heights**
(Currently 1 - story / 20 feet)
- **Increased Development Allocations:**
 - **Residential**
 - 21 Single-Family Units (detached) 
 - 37 Townhome Units (attached) 
 - 126 Condo / Multi-Family Units 
 - 80-Bed Assisted Living Facility 
 - **Hotel**
 - 86-Room Boutique Hotel 
 - **Commercial**
 - 73,800 Square Feet 
 - **Office**
 - 31,500 Square Feet 



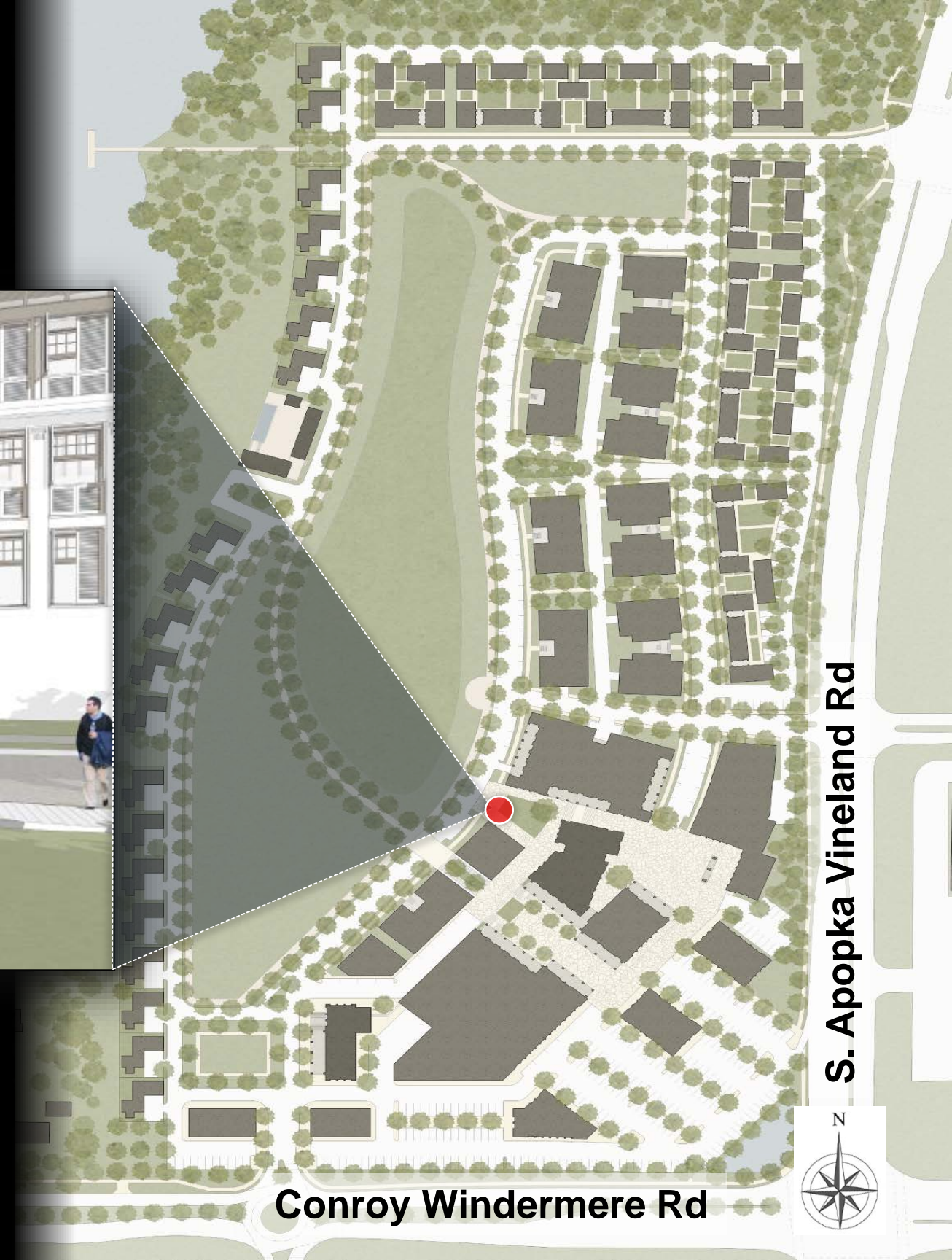
Conceptual Vignettes



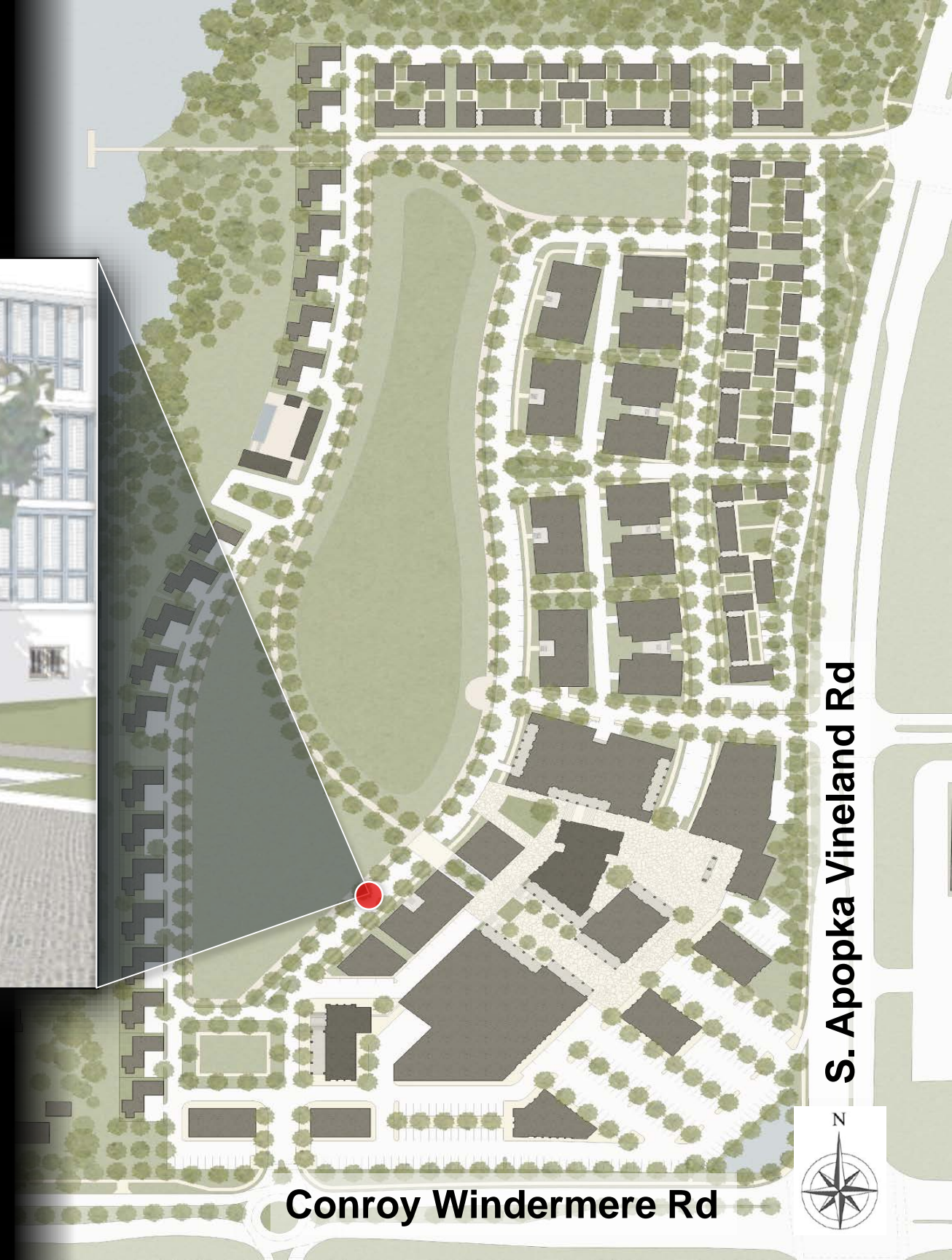
S. Apopka Vineland Rd

Conroy Windermere Rd

Conceptual Vignettes



Conceptual Vignettes



S. Apopka Vineland Rd

Conroy Windermere Rd



Proposed Staff Updates

- **OC Code Ch. 38, Div. 7, Sec. 38-1370 to 38-1379**

4-Corners CVC

- Removal of References to Division 6
- Dev. Allocation Consolidation by Quadrant
- Other Administrative Clean-ups

- **OC Code Ch. 38, Div. 6, Sec. 38-1340 to 38-1369**

Countywide CVC Standards and Guidelines

- Repeal Division 6 (*Consistent with 2009 CP Update*)

An aerial photograph of a region, possibly a coastal or wetland area, with a white outline highlighting a specific sub-region. The background is dark and textured, showing land and water features.

PART 4

Process / Next Steps

Process / Next Steps

- **Ordinance Updates**
 - **Community Meeting(s)** –October / November 2017
 - **Planning & Zoning Commission (PZC) Work Session** – Late 2017
 - **PZC Adoption Public Hearing** – Early 2018
 - **Two (2) BCC Public Hearings** – Spring 2018
- **Isleworth 4-Corners Planned Development (PD) Change Determination Request (CDR)**
 - **Community Meeting(s)** – October / November 2017
 - **Development Review Committee (DRC)** – Early 2018
 - **BCC public hearing** – Spring 2018 (After Ordinance Adoption)



An aerial photograph of a landscape, likely a coastal or estuarine area, with various land parcels outlined in thin white lines. The text "Questions / Comments ?" is overlaid in a bold, yellow, sans-serif font. The background shows a mix of dark, possibly forested or wetland areas, and lighter, more developed or agricultural land. The text is centered horizontally and slightly above the vertical center.

Questions / Comments ?