#### **Board of County Commissioners**

## Public Hearings

January 9, 2018



## Waterleigh PD / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 PSP

Case: PSP-17-05-170

Project Name: Waterleigh PD / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a

portion of Parcel 21 PSP

Applicant: Adam Smith, VHB, Inc.

District: 1

Acreage: 132.12 gross acres

**Location:** West of Avalon Road / South of Old YMCA Road

Request: To subdivide 132.12 gross acres in order to construct a

sixty-four (64) single-family residential dwelling unit

subdivision.

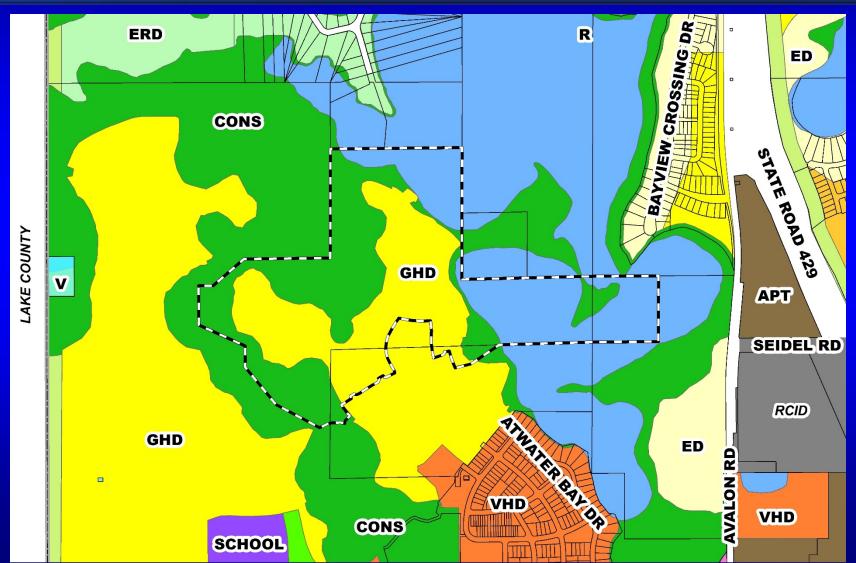
Additionally, one (1) waiver from Orange County Code Section 34-152(c) to allow Lots 496-501 and 514-519 to front a mew in lieu of the 20 foot access to a dedicated public paved street. Legal access to these lots shall be through a platted ingress/egress easement and/or alley

tract.



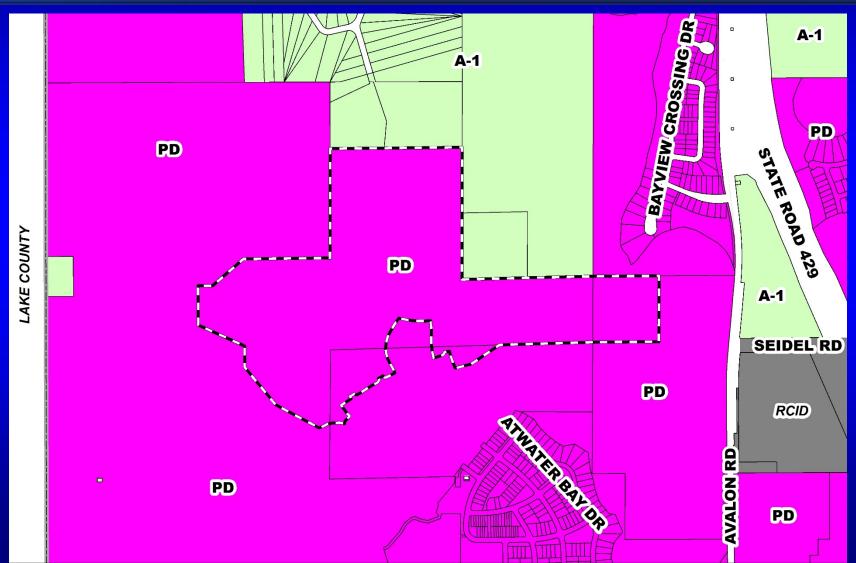
## Waterleigh PD / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 PSP

**Future Land Use Map** 



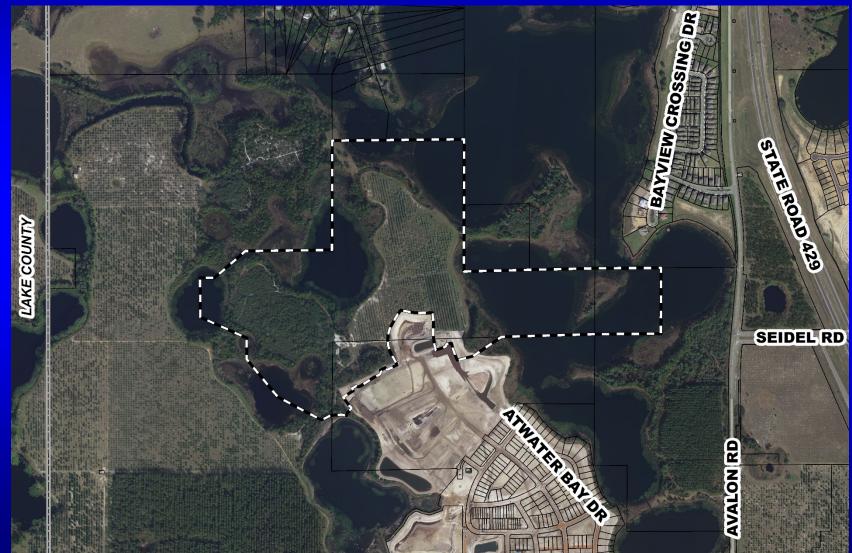


# Waterleigh PD / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 PSP Zoning Map



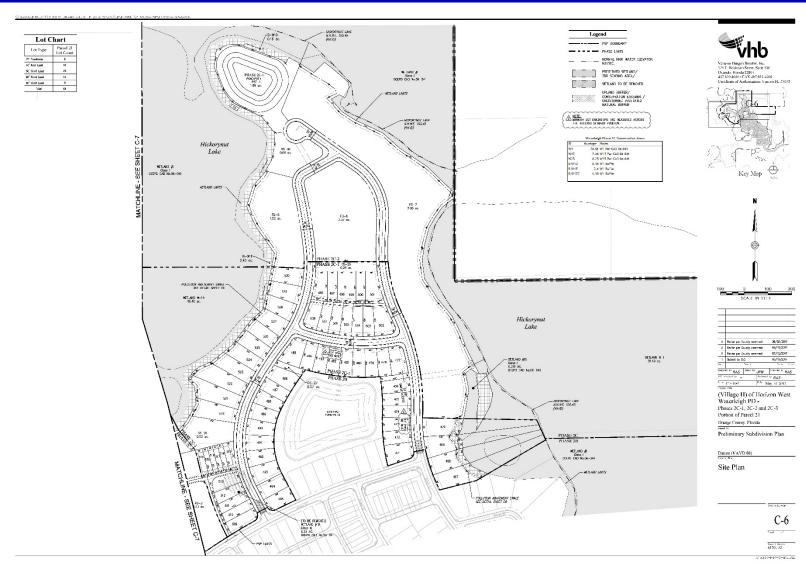


# Waterleigh PD / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 PSP Aerial Map



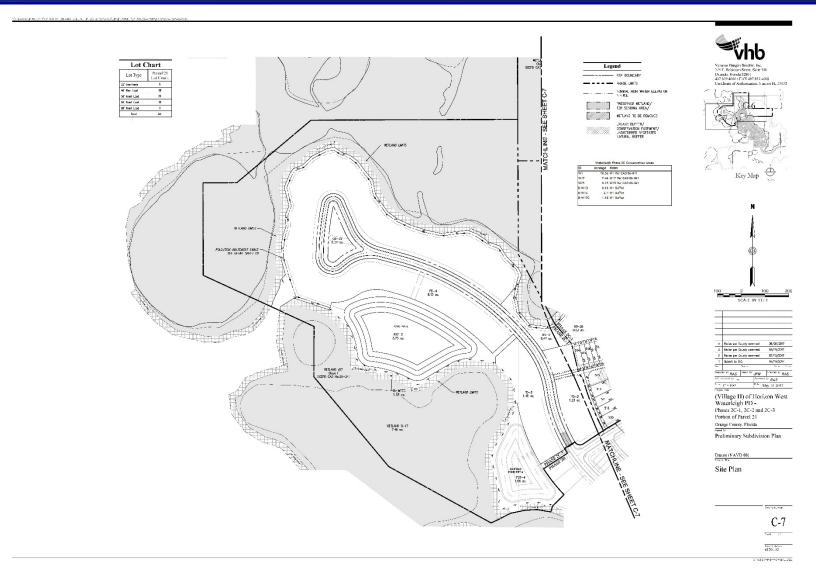


## Waterleigh PD / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 PSP





## Waterleigh PD / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 PSP





### **Action Requested**

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Waterleigh Planned Development (PD) / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 Preliminary Subdivision Plan (PSP) dated "Received November 13, 2017", subject to the conditions listed under the DRC Recommendation in the Staff Report.

**District 1** 



## Ginn Property PD / Greeneway Park Parcel 1A Townhomes Preliminary Subdivision Plan (PSP)

Case: PSP-17-09-276

**Project Name:** Ginn Property PD / Greeneway Park Parcel 1A Townhomes

**PSP** 

**Applicant:** Heather Isaacs, Greeneway Park DRI, LLC

District: 4

Acreage: 19.12 gross acres

**Location:** North of Lake Nona Boulevard / East of Wyndham Lakes

**Boulevard** 

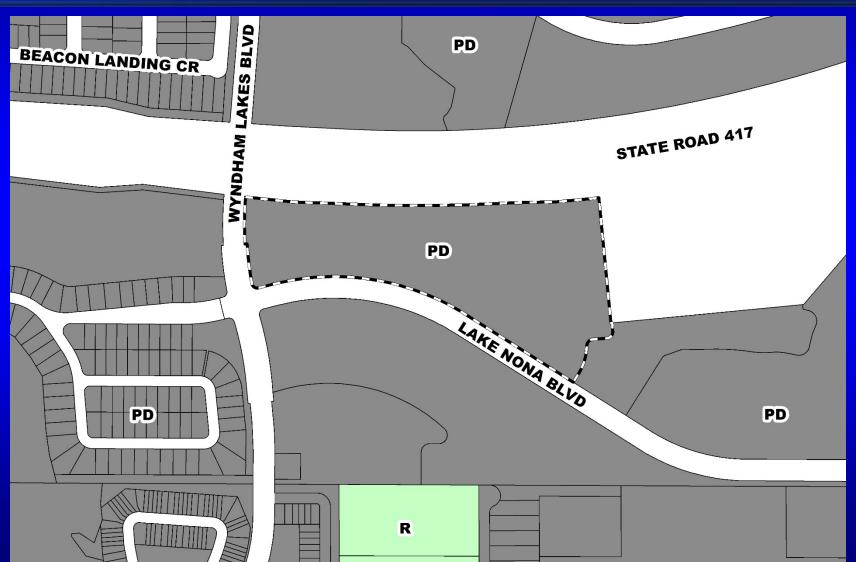
Request: To subdivide 19.12 gross acres in order to construct one

hundred fifty-eight (158) attached single-family residential

dwelling units.

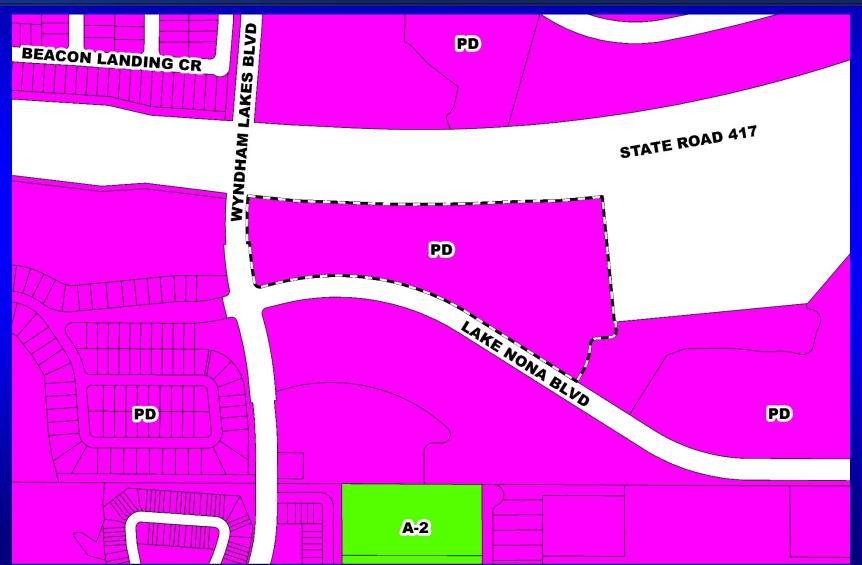


# Ginn Property PD / Greeneway Park Parcel 1A Townhomes Preliminary Subdivision Plan (PSP) Future Land Use Map



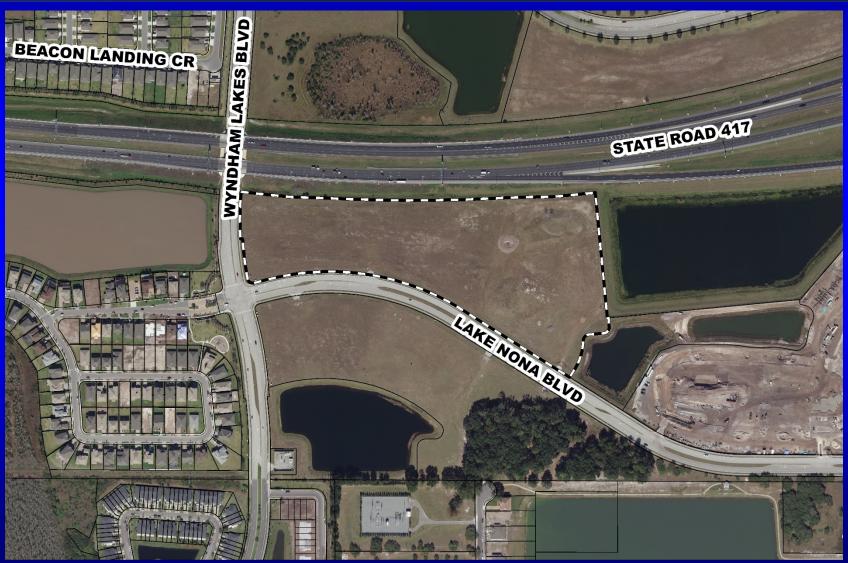


#### Ginn Property PD / Greeneway Park Parcel 1A Townhomes Preliminary Subdivision Plan (PSP) Zoning Map



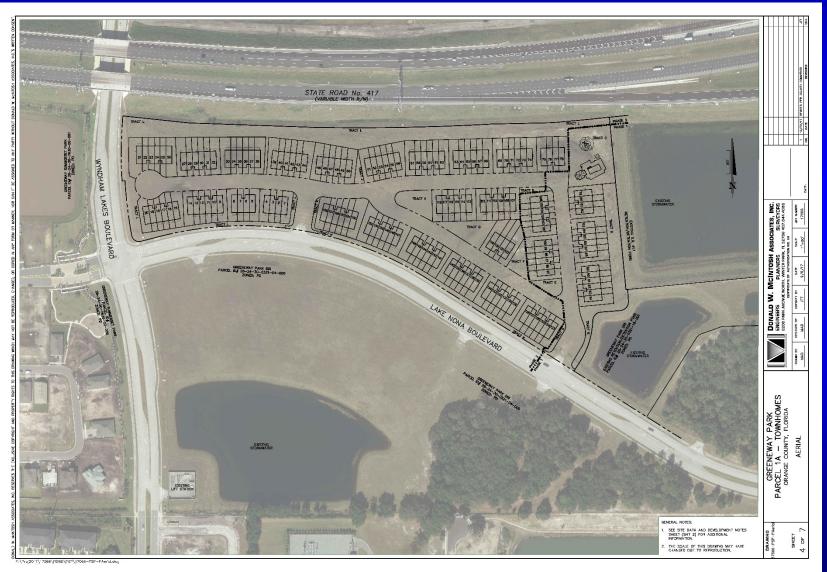


# Ginn Property PD / Greeneway Park Parcel 1A Townhomes Preliminary Subdivision Plan (PSP) Aerial Map





## Ginn Property PD / Greeneway Park Parcel 1A Townhomes Preliminary Subdivision Plan (PSP)





### **Action Requested**

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Ginn Property Planned Development (PD) / Greeneway Park Parcel 1A Townhomes Preliminary Subdivision Plan (PSP) dated "Received November 13, 2017", subject to the conditions listed under the DRC Recommendation in the Staff Report.

**District 4** 



## Hamlin PD / Hamlin East Proton Therapy Center Preliminary Subdivision Plan / Development Plan

Case: PSP-17-08-253

**Project Name:** Hamlin PD / Hamlin East Proton Therapy Center PSP/DP

**Applicant:** Scott Gentry, Kelly, Collins, & Gentry, Inc.

District: 1

Acreage: 60.78 gross acres

**Location:** North of New Independence Parkway / East of Hamlin

**Groves Trail** 

Request: To subdivide 60.78 gross acres in order to create three (3)

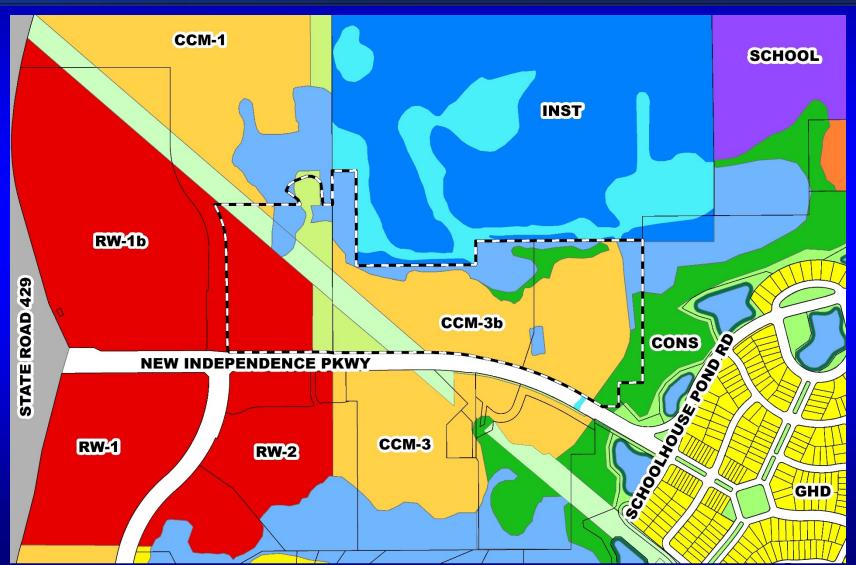
lots and construct a 38,000 square foot health care facility

on Lot 2.

Additionally, one (1) waiver from Orange County Code Section 38.1501 is being requested to allow a five (5) foot setback from the Normal High Water Elevation (NHWE), in lieu of the required fifty (50) foot setback from the NHWE.

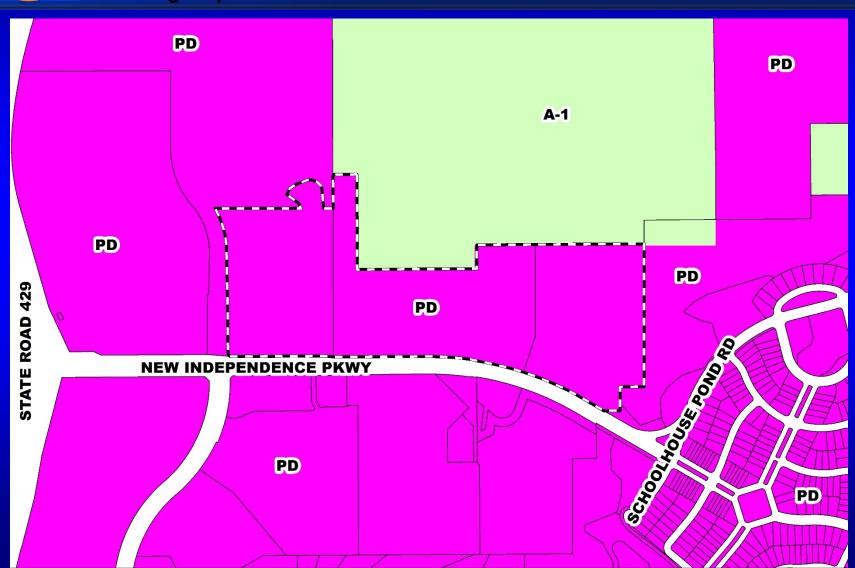


## Hamlin PD / Hamlin East Proton Therapy Center Preliminary Subdivision Plan / Development Plan Future Land Use Map





# Hamlin PD / Hamlin East Proton Therapy Center Preliminary Subdivision Plan / Development Plan Zoning Map



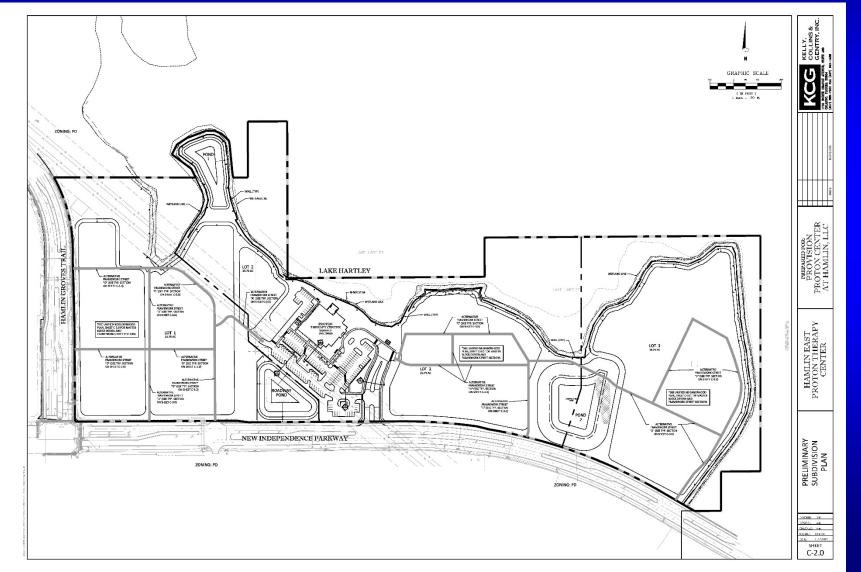


# Hamlin PD / Hamlin East Proton Therapy Center Preliminary Subdivision Plan / Development Plan Aerial Map





## Hamlin PD / Hamlin East Proton Therapy Center Preliminary Subdivision Plan / Development Plan





#### **Action Requested**

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Hamlin Planned Development (PD) / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) dated "Received November 17, 2017", subject to the conditions listed under the DRC Recommendation in the Staff Report.

**District 1** 



## River Run at Valencia Planned Development / Land Use Plan (PD/LUP)

Case: LUP-17-05-172

**Project Name:** River Run at Valencia PD / LUP

**Applicant:** Ian McCook, Nvision Development Management Services

District: 3

Acreage: 12.30 gross acres

Location: 113 S. Econlockhatchee Trail; or generally north of State

road 417 and east of N. Econlockhatchee Trail

Request: To rezone 12.30 gross acres from R-CE (Country Estate

District) to PD (Planned Development District) in order to

construct a 456 bed / 114 unit student housing project.

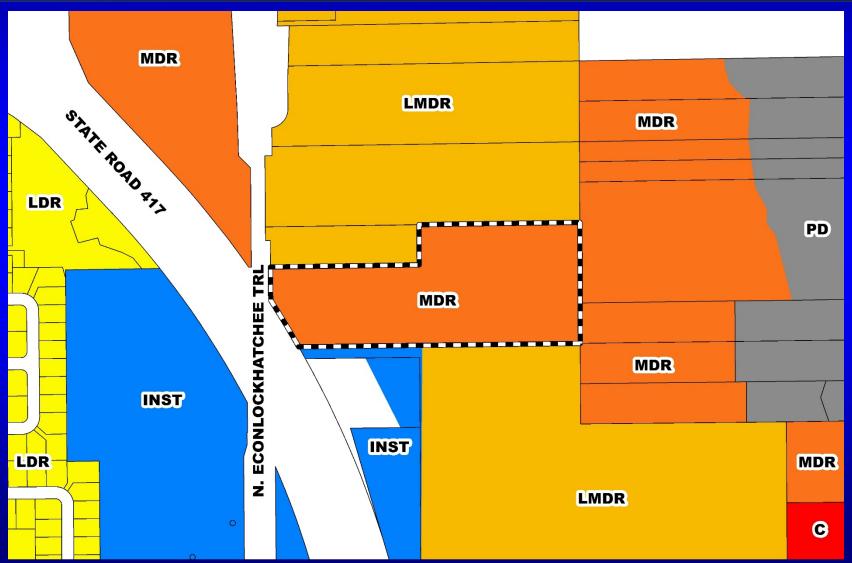
Additionally, four (4) waivers from Orange County Code are being requested relating to building setbacks & height,

wall requirements, and density calculation.



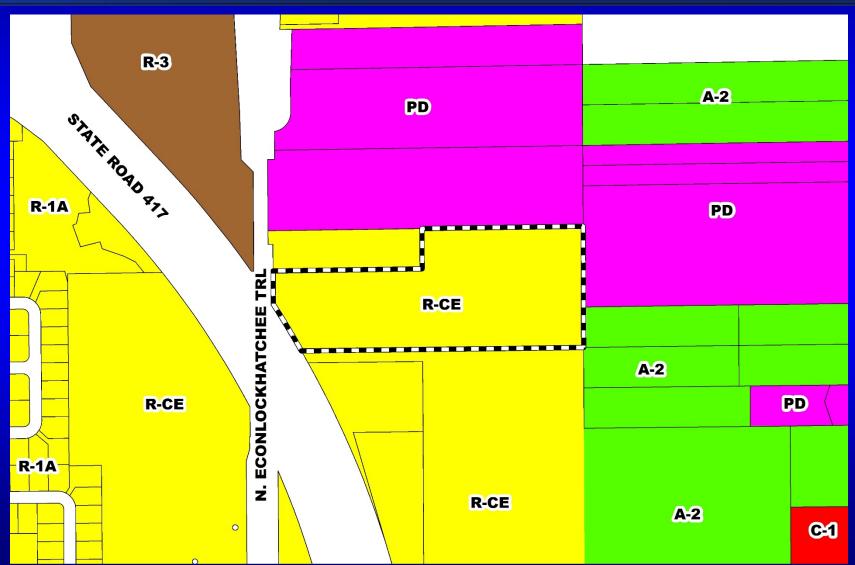
## River Run at Valencia Planned Development / Land Use Plan (PD/LUP)





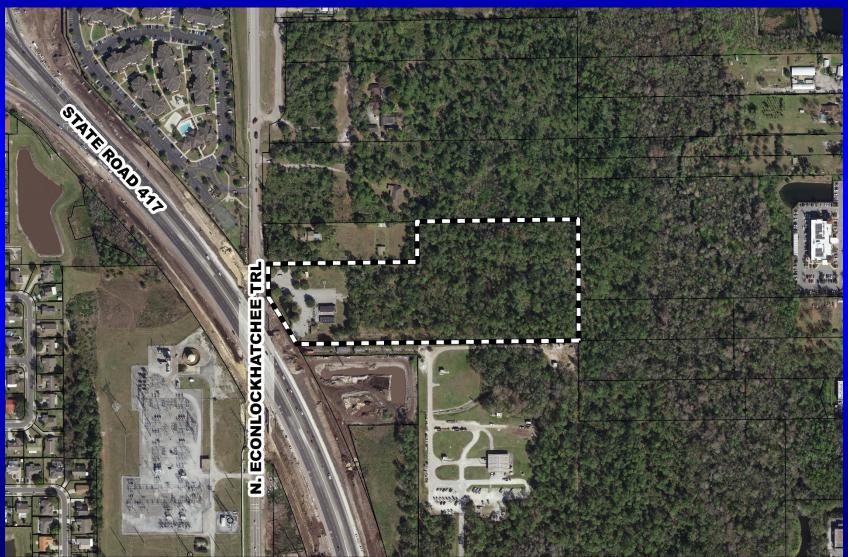


# River Run at Valencia Planned Development / Land Use Plan (PD/LUP) Zoning Map



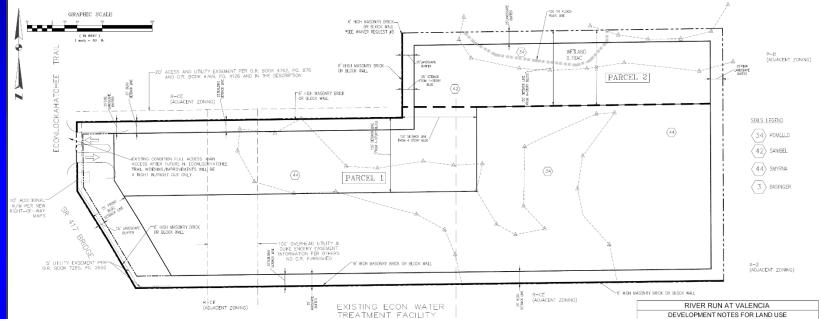


# River Run at Valencia Planned Development / Land Use Plan (PD/LUP) Aerial Map





#### **River Run at Valencia** Planned Development / Land Use Plan (PD/LUP) **Overall Land Use Plan**



#### REQUESTED WAIVERS

WAIVER 1: A WAIVER FROM GRANGE COUNTY CODE SECTION 38-1259(b) STUDENT HOUSING IS REQUESTED TO ALLOW FOR THE 4 STORY STUDENT HOUSING BUILDINGS AND 25 FT IN LIEU OF 400 FT FOR THE SINGLE-STORY CLUBHOUSE, ALONG THE SOUTHERN BOUNDARY 25 FT IN LIEU OF 400 FT FOR 4 STORY STUDENT HOUSING BUILDINGS, AND ALONG THE EASTERN BOUNDARY 25 FT IN LIEU OF 400 FT FOR 4 STORY STUDENT HOUSING BUILDINGS.

JUSTIFICATION: THE PROPERTY DIRECTLY ADJACENT TO THE NORTH IS ZONED SINGLE FAMILY. THIS INCLUDES A PARCEL THAT IS 2.42 ACRES AND ANOTHER PARCEL THAT IS 10.11 ACRES. THE 10.11 ACRE PARCEL IS PLANNED FOR A 184 UNIT TOWNHOME PROJECT THAT HAS BEEN APPROVED UNDER LUP-16-02-062. BOTH PROPERTY OWNERS HAVE REVIEWED THE PROPOSED SITE PLAN FOR THE PLANNED DEVELOPMENT AND HAVE ISSUED WRITTEN LETTERS IN SUPPORT OF THIS DEVELOPMENT. TO THE SOUTH, THE PROPERTY HAS SINGLE FAMILY RESIDENTIAL ZONING, HOWEVER THE PROPERTY IS OWNED BY ORANGE COUNTY AND IS USED FOR A WATER TREATMENT PLANT

WAIVER 2: A WAIVER FROM ORANGE COUNTY CODE SECTION 38-1259 (h)(b) IS REQUESTED TO ALLOW A MAXIMUM BUILDING IGHT OF FOUR (4) STORIES AND SIXTY (60) FEET IN LIEU OF THREE (3) STORIES AND FORTY (40) FEET

JUSTIFICATION: OUR PROPOSED PROJECT INCLUDES FOUR SOLVET BUILDINGS, BEST TO STATE BUILDINGS AND THUS INCLUDES 9' CEILINGS, MECHANICAL EQUIPMENT IS PLANNED TO BE LOCATED ON THE ROOF OF THE BUILDINGS AND THUS AND THUS BUILDINGS AND THE BUILDINGS AND THUS BUILDINGS AND THUS BUILDINGS AND THUS BUILDINGS AND THUS BUILDINGS AND THE BUILDINGS AND THUS BUILDING AND AS SUCH, ELEVATORS WILL REQUIRE EXTENDED HIGH THE ELEVATOR SHAFT. THE POPOPSED DESIGN HEIGHT FOR THE ELEVATOR SHAFT. THE POPOPSED DESIGN HEIGHT FOR THE BUILDING TO THE TOP OF PARAPET WALLS AND TO THE TOP OF THE DESIGN ELEMENTS (TOWERS, ARCHITECTURAL FEATURES, AND ELEVATOR ROOM) THAT WILL ENHANCE THE OVERALL LOOK WILL BE INCLUDED WITHIN

WAIVER 3: A WAIVER FROM ORANGE COUNTY CODE 38-1258(f) IS REQUESTED TO ELIMINATE THE 6' HIGH MASONRY, BRICK OR BLOCK WALL WHERE THE CONSERVATION AREA IS LOCATED ALONG THE NORTHERNMOST BORDER. LOCATION OF THE CONSERVATION AREA WILL BE SHOWN ON THE DEVELOPMENT PLAN

JUSTIFICATION: CONSTRUCTION OF A WALL ALONG THE PORTION OF THE NORTHERN BORDER INTERSECTING WITH A WETLAND WOULD COMPROMISE PRESERVATION OF THE WETLAND AND INTERFERE WITH THE CONSERVATION AREA.

WAIVER 4: A WAIVER FROM ORANGE COUNTY CODE SECTION 38-1259 STUDENT HOUSING, SUBSECTION (G) IS REQUESTED TO ALIGN WITH DENSITY CALCULATION IN THE COMPREHENSIVE POLICY PLAN POLICY FILLS 1.2 SUBSECTION (F) WHEREAS STUDENT HOUSING DENSITY IS CALCULATED AS FOUR BEDROOMS EQUAL ONE MULTIFAMILY UNIT, IN LIEU OF ONE BEDROOM COUNTING AS ON-HALF DWELLING UNIT.

JUSTIFICATION: THERE EXISTS A CONFLICT BETWEEN THE ABOVE NOTED ORANGE COUNTY CODE AND THE COMPREHENSIVE POLICY PLAN. THE COMPREHENSIVE POLICY PLAN CALCULATES DENSITY AT 4 BEDROOMS PER UNIT VIS THE CODE THAT CALCULATES AT 2 BEDROOMS PER UNIT. THE PURPOSE OF THIS WAVER IS TO BRING CONSISTENCY BETWEEN THE CODE AND THE PREVAILING COMPREHENSIVE POLICY PLAN.

ECOLOGICAL NOTES: THE ECOLOGICAL ASSESSMENT DATED 5/23/2017 FOUND NO EVIDENCE OF SPECIES LISTED IN THE FLORIDA FISH AND VAILDLIFE COMMISSION (FWC): LISTS - FLORIDA'S ENDANGERED SPECIES THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN (JANUARY 2017), A 100% SURVEY WILL BE CONDUCTED NO MORE THAN 90-DAYS PRIOR TO DEVELOPMENT

"STORMWATER MANAGEMENT SHALL BE PROVIDED IN COMPLIANCE WITH ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WMD.

#### LEGAL DESCRIPTION:

#### PARCEL 1

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30. TOWNSHIP 22 SOUTH, RANGE 31 EAST. ORANGE COUNTY, FLORIDA, THENCE N89 1229° A LONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF \$0.00 FEET TO THE FORM TO SEGNINING, THENCE CONTINUE A LONG SAID NORTH LINE N8 9/1229° E 1933, 76 FEET, THENCE S 80°1439° E 30°7, 178 FEET, THENCE S 80°1439° E 30°7, 178 FEET, THENCE S 80°1439° E 30°17, 178 FEET, THENCE S 80°1439° E 30°1439° E 30°17, 178 FEET, THENCE S 80°1439° E 30°1439° E 30°17, 178 FEET, THENCE S 80°1439° E 30°1439° E 30 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EAST-WEST EXPRESSWAY, SAID LINE ALSO BEING A NON TANGENT CURVE CONCAVE TO THE SOLITHWEST HAVING A RADIUS OF 3959 72 FEET A RADIAL LINE THROUGH SAID POINT REARS \$ 60°31°50° W: THENCE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 92°59°19" AN ARC DISTANCE OF 227.33 FEET: THENCE N 00°24°13" W 138.93 FEET

THE EAST 1/2 OF THE SOUTH 1/8 OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30. TOWNSHIP 22 SOUTH, RANGE 31 EAST. LESS THE WEST 30 FEET FOR ROAD. SITUATED AND LYING IN ORANGE COUNTY, FLORIDA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT RIGHTS GRANTED IN THAT CERTAIN EASEMENT AGREEMENT FILED JUNE 29, 1994 IN OFFICIAL RECORDS BOOK 4762, PAGE 876; RE-RECORDED IN OFFICIAL RECORDS BOOK 4769, PAGE 4126, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA OVER AND ACROSS THE SOUTH 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE WEST 1/2 OF THE SOUTH 1/8 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY FLORIDA LESS THE WEST 30 FEET FOR ROAD

LEGGS
THAT PART OF THE WEST 1/2 OF THE SOUTH 1/8 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30. THENCE N 89°12'28" F ALONG THE SOUTH LINE OF THE MORTHWISS TIALOF THE SOUTHEAST TIALOF SAUD INSCRIPTION SO, A DISTANCE OF 30 FEET TO THE EAST LINE OF THE WEST 30 FEET OF THE SOUTHEAST TIALOF SAUD SECTION 30, ADD FOR A POINT OF BEGINNING. THENCE CONTINUE NO 91/12/9° EALONG SAID SOUTH LINE, ADDITANCE OF 30 FEET OTHER SEAT LINE OF THE WEST 50 FEET OF THE SOUTHEAST THAN OF SAUD SECTION 30, ADD FOR A POINT OF BEGINNING. THENCE CONTINUE NO 91/12/9° EALONG SAID SOUTH LINE, ADDITANCE OF SAUD SECTION 30, ADD FOR A POINT OF SAUD SECTION 30, THENCE NO 92/11/9′ WEST ALONG SAID SAST LINE OF THE WEST 50 FEET OF THE SOUTHEAST THAN OF SAUD SECTION 30, THENCE NO 92/11/9′ WEST ALONG SAID SAST LINE OF THE WEST 50 FEET OF THE SOUTHEAST THAN OF SAUD SECTION 30, THENCE NO 92/11/9′ WEST SAST LINE OF THE WEST 50 FEET OF THE WEST 110.32 FEET; THENCE S 89"35'47" W, 20 FEET TO THE EAST LINE OF THE WEST 30 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 30 AND THE EXISTING EAST RIGHT, OF WAY LINE OF ECONLOCK HATCHEE TRAIL. THENCE'S 00'24'13' F ALONG SAID FAST LINE A DISTANCE OF 110 45 FEET TO THE POINT OF

ONRY BRICK OR BLOCK WALL	AT VALENCIA	
	OTES FOR LAND USE	
PROPOSED DEVELOPMENT PROGRAM	STUDENT HOUSING DEV.	
PARCEL ID NO.	30-22-31-0000-00-022	
PARCEL ADDRESS	113 S ECONLOCKHATCHEE TRAIL	
CURRENT ZONING	RCE	
PROPOSED ZONING	PD	
APPROVED FUTURE LAND USE	MEDIUM DENSITY RES.	
MAXIMUM APT. BUILDING HEIGHT	60	FT.
PROPOSED NO. OF PHYSICAL UNITS	178	UNITS
PROPOSED NO. OF BEDS	456	BEDS
PROPOSED NUMBER OF UNITS PER COMP PLAN (4 BEDS = UNIT)	114	UNITS
TRACT SIZE	12.18	AC.
TOTAL WETLAND AREA PER ORANGE COUNTY CAD #3-028	3.27	AC.
DEVELOPABLE ACREAGE AREA	8.91	AC.
PROPOSED DENSITY PER COMP PLAN (114 UNITS + 8.91 DEVELOPABLE ACRES)	12.79	UNITS/AC
MINIMUM SQ FT OF LIVING AREA	500	SQ. FT.
PARKING SPACE TO BED RATIO	1:1	
PROPOSED BUILDING SETB	ACKS FROM PROPERTY LINES	
FRONT	75.0	FT.
REAR	25.0	FT.
1 STORY CLUBHOUSE SETBACK ON NORTH SIDE	25.0	FT.
4 STORY APT. BLDG. SETBACK FROM SOUTH PROPERTY LINE	25.0	FT.
4 STORY APT. BLDG. SETBACK FROM NORTH PROPERTY LINE	150.0	FT.
LANDSCAPE BI	UFFER PROVIDED	
WEST (FRONT)	15.0	FT.
EAST	25.0	FT.
NORTH	25.0	FT.
SOUTH	25.0	FT.
SUPPORT SER	VICES PROVIDER	
WATER	ORANGE COUNTY UTILITIES	
SEWER	ORANGE COUNTY UTILITIES	



#### **Action Requested**

Make a finding of consistency with the Comprehensive Plan (CP) and approve the River Run at Valencia Planned Development / Land Use Plan (PD/LUP) dated "Received September 26, 2017", subject to the conditions listed under the PZC Recommendation in the Staff Report.

**District 3** 



## Vista Centre Lots 6 & 7 Planned Development / Land Use Plan (PD/LUP)

Case: CDR-16-12-418

**Project Name:** Vista Centre Lots 6 & 7 PD / LUP

Applicant: Jonathan Huels, Lowndes, Drosdick, Doster, Kantor and

Reed, P.A.

District:

Acreage: 27.80 gross acres (overall PD)

15.34 gross acres (affected parcel only)

**Location:** 8175 Palm Parkway; west of Palm Parkway, south of Lake

**Street** 

Request: To add up to 300 multi-family units to PD Lot 7 by using an

equivalency matrix and to modify an April 23, 1991 BCC condition of approval to reduce the required setback along the north property line adjacent to Lake Street from 60 feet to 40 feet. In addition, three (3) waivers from

Orange County Code are being requested only for PD Lot

7 regarding building setbacks, placement, and height.

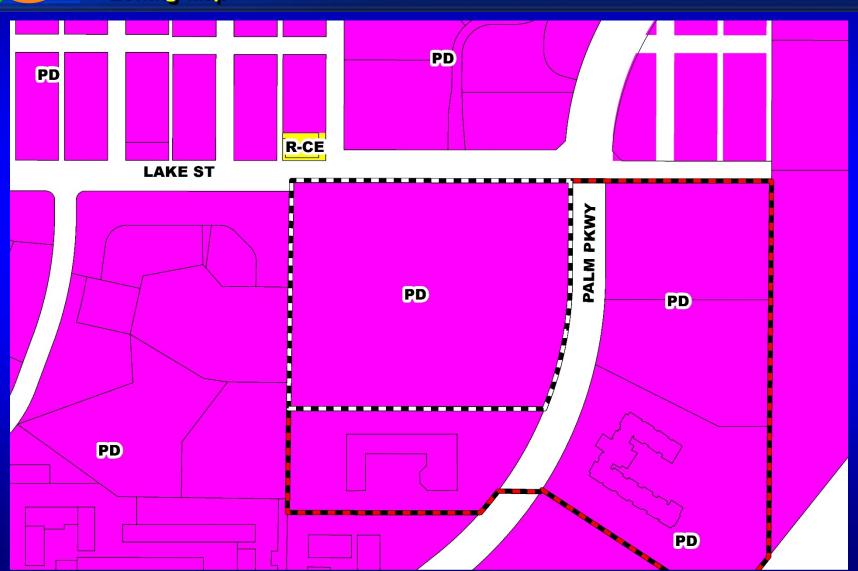


# Vista Centre Lots 6 & 7 Planned Development / Land Use Plan (PD/LUP) Future Land Use Map



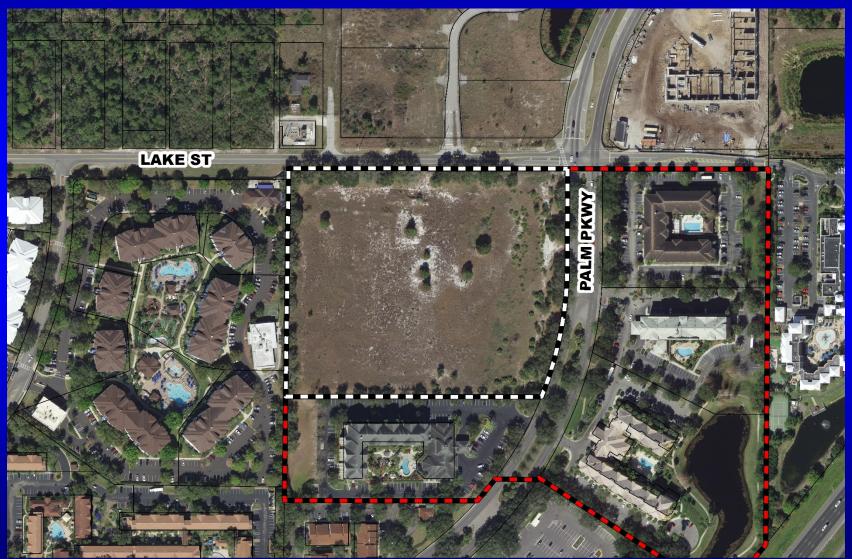


# Vista Centre Lots 6 & 7 Planned Development / Land Use Plan (PD/LUP) Zoning Map





# Vista Centre Lots 6 & 7 Planned Development / Land Use Plan (PD/LUP) Aerial Map





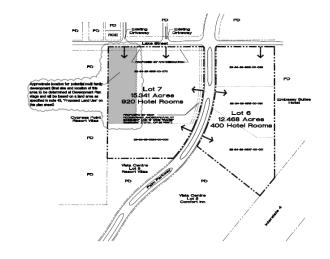
#### Vista Centre Lots 6 & 7 Planned Development / Land Use Plan (PD/LUP) **Overall Land Use Plan**





LOCATION MAP

WAIVER REQUEST:	JUSTIFICATION:
I. A WAIVER FROM GRANGE COUNTY CODE SECTION 18-1297(2). TO ALLOW FOR A ZORO FOOT EAST SIDE SCHACK, IN LIGU OF 30 FEET FOR THE APARTMENT SEVELOPMENT WITHIN LOT 7.	60 FDOT SETBACK SHALL APPLY TO EASTERN SIDE OF T SAME PROPERTY LINE FOR THE HOTEL/TIMESHAPE DEVELOPMENT.
2. A WAIVER FROM GRANGE COUNTY CODE SECTION 38-1300, TO ALLOW FOR BUILDINGS SO FRET IN HIGHT WHEN LOCATED WITHIN 100 FEET OF SINGLE-FAMILY ZONED PROPERTY, IN LEI IF A 35 FOOT MAXIMUM HIGHT.	A RESIDENTIAL USE. IT IS A COUNTY OWNED UTILITY US



#### **Development Notes**

Project Team

Legal Description

Existing FLUM:

Existing Land Use:

APPLICANT

Lots 6 and Lot 7 of the plot of Visto Centre as recorded in Plot Book 16, Pages 74-77, Orange County, Florida. Section 22, Township 24 S. Ronge 28

The entire site is classified by the Soil Conservation Service as Pomeline sond, 0-5% slopes. Entire site is relatively not with contours between elevation 122 and 124. Servine solit on project perimeter to approximately elevation 126. Southern 1/3 of the property is already developed as a 120 room hotal (Novethern Suites).

ACMU (Activity Center Mixed Use)

Portially developed with 120 room hotel (Howthorn Suites) on southern parties of Lot 7 and three existing hotels on Lot 6

A minimum 25% of open space will be provided, consistent with Orange County requirements. Visto Centre Design Standards also

Pulm Parkersy, 50 feet.

104 STANL S Of from east line of ruture years.

Of from east line of remainder hotel/simeshor development lot within the southern nortion of Lot 7 if applicable (see waiver table)

The base approval is for 1,320 hotel rooms. Resort villas/timeshare or operation until may also be developed, based on equivalent PM or the table below (based on ITE 9th edition).

The property fronts on Lake Street and Palm Parkway, approved access points are shown. Palm Parkway connects to SR535 nea the Interactate 4 Interchances Program PM Peak PM Peak Hour Rote Hour Trips

6. Major Street Setbacks

12. Gross Floor Area 14. Support Uses:

Blaze Service Orange County Utilities
 Bear Service Orange County Utilities
 Stormwater Management, The stammanum management system all com
 Stormwater Management, The stammanum orangement system all com
 Service Service Orange County Orangement System and Illinois
 Service Service Service Service Service Orangement Service
 Service

Maximum of 847,952 S.F.

Support uses including retail, restaurant and office are permitted as part of the primary hotel and/or timeshare operations.



REV/DATE BY MO. MO. MO.

**\_AND USE PLAN** Q



### **Action Requested**

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Vista Centre Lots 6 & 7 Planned Development / Land Use Plan (PD/LUP) dated "Received November 9, 2017", subject to the conditions listed under the DRC Recommendation in the Staff Report.

**District 1** 

#### **Board of County Commissioners**

## Public Hearings

January 9, 2018