

Board of County Commissioners

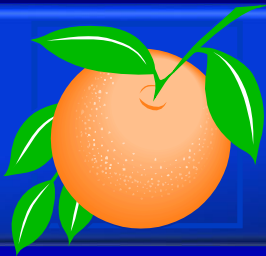
Public Hearings

July 10, 2018



Lake Pickett Center Planned Development / Land Use Plan (PD/LUP)

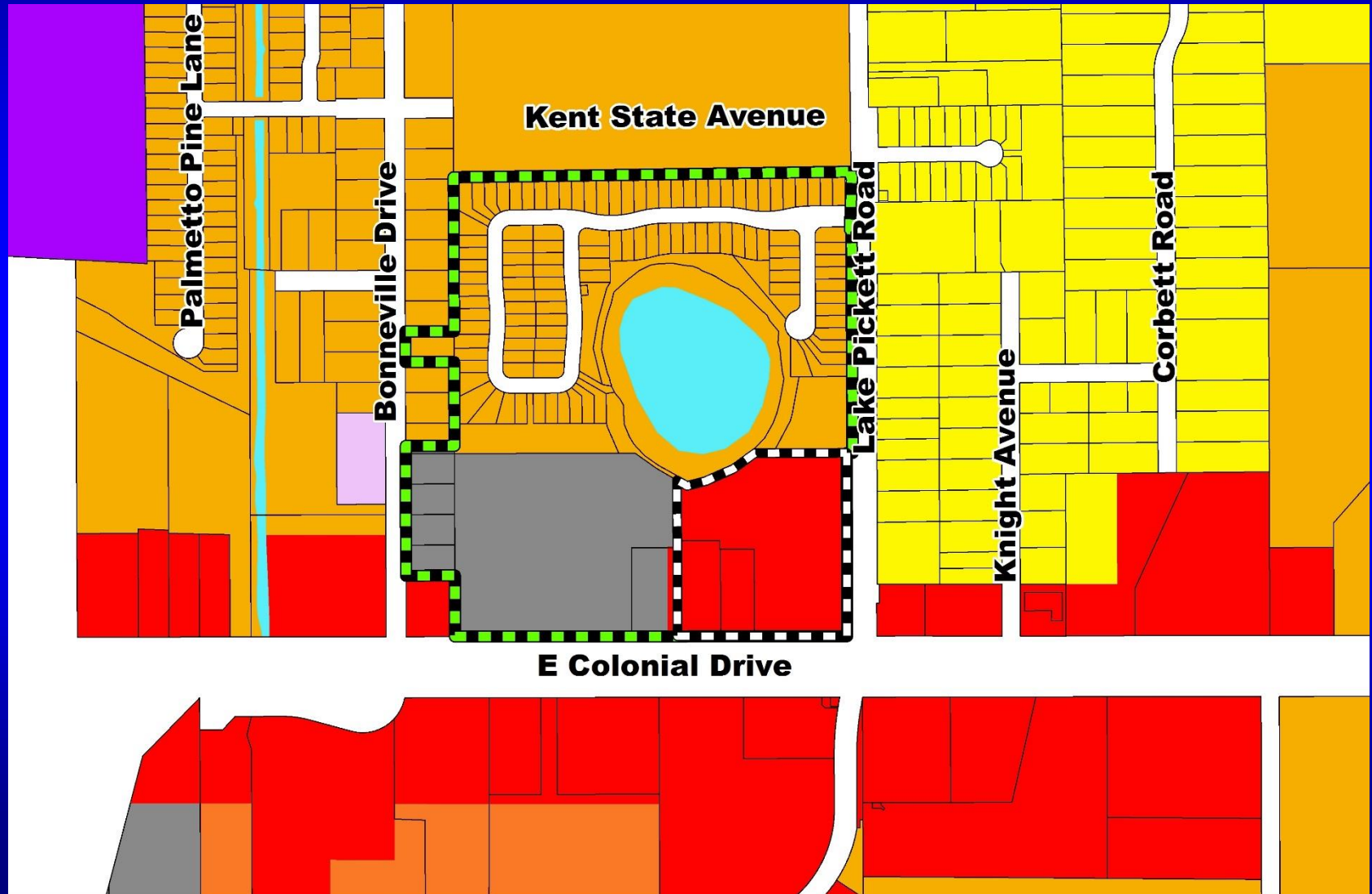
Case:	CDR-18-02-055
Project Name:	Lake Pickett Center Planned Development (PD)
Applicant:	Jay R. Jackson, Kimley-Horn and Associates, Inc.
District:	5
Acreage:	45.71 gross acres (<i>overall PD</i>) 7.26 gross acres (<i>affected parcels</i>)
Location:	Generally north of State Road 50, east of Bonnevill Drive, and west of Lake Pickett Road
Request:	To revise the trip equivalency matrix to include freestanding emergency room and medical office uses, and to convert 60,000 square feet of shopping center uses to 12,500 square feet of commercial retail, 81,500 square feet of medical office, and 19,523 square feet of freestanding emergency room uses.

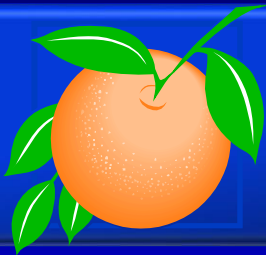


Lake Pickett Center

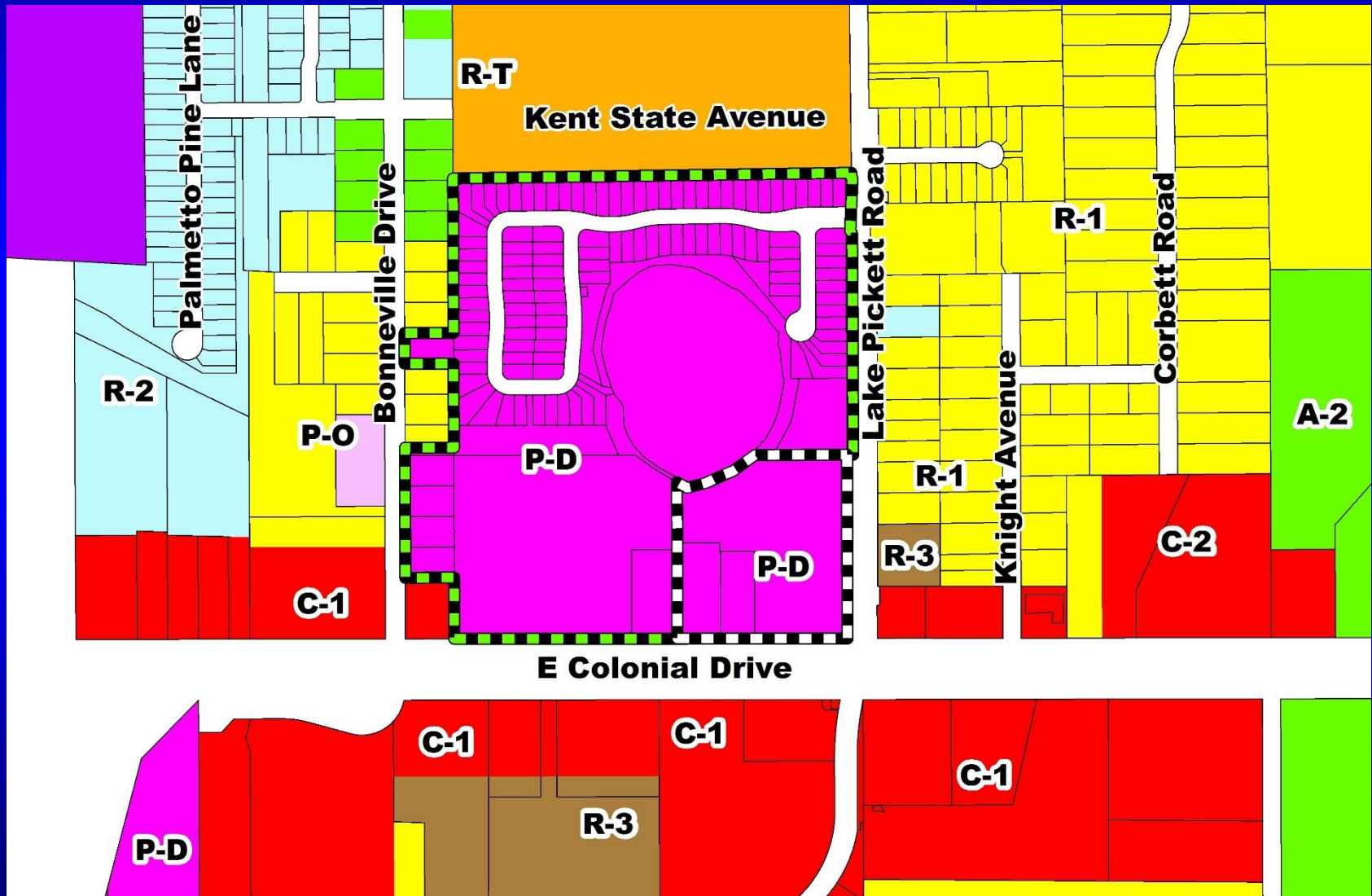
Planned Development / Land Use Plan (PD/LUP)

Future Land Use Map





Lake Pickett Center Planned Development / Land Use Plan (PD/LUP) Zoning Map



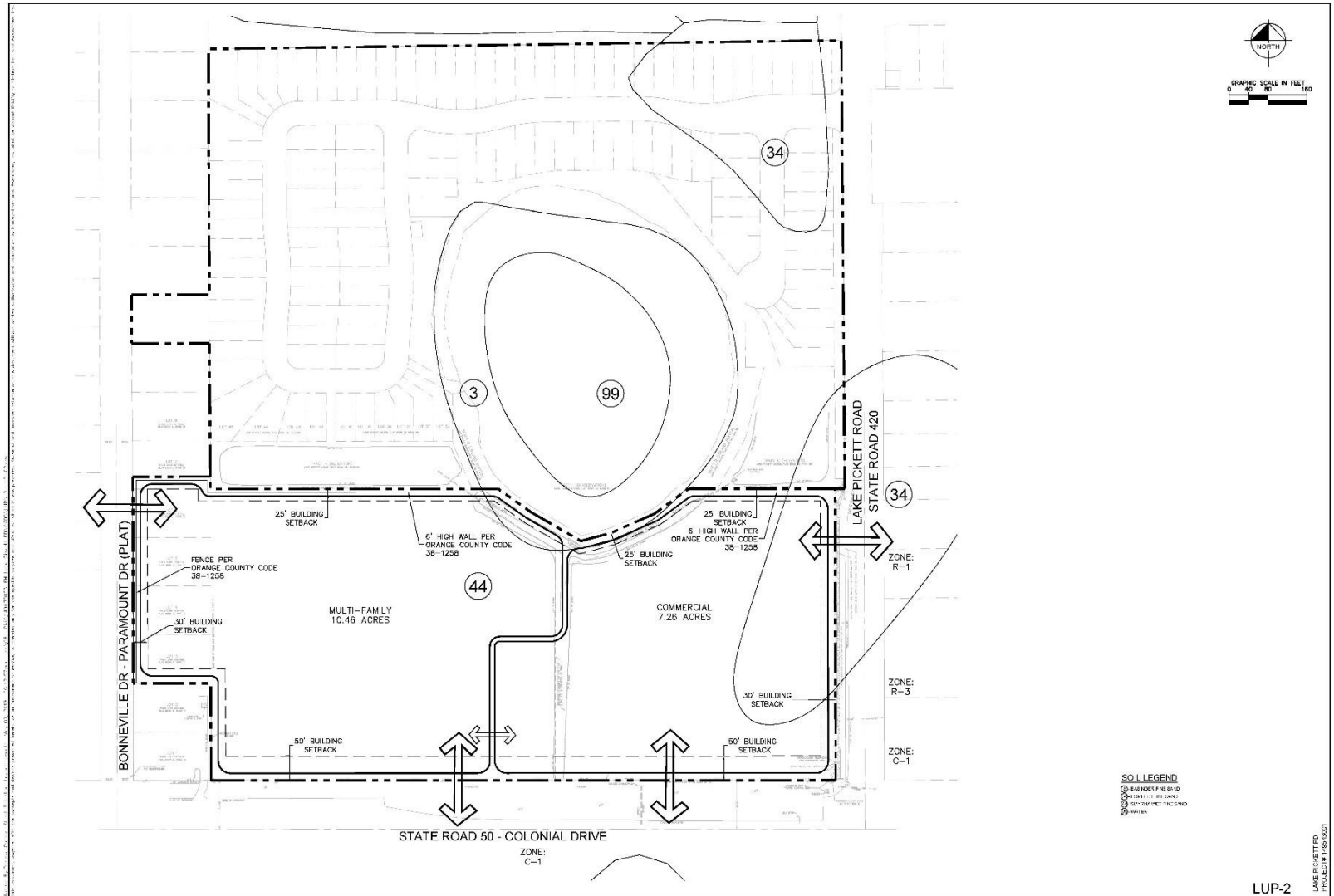


Lake Pickett Center Planned Development / Land Use Plan (PD/LUP) Aerial Map





Lake Pickett Center Planned Development / Land Use Plan (PD/LUP)

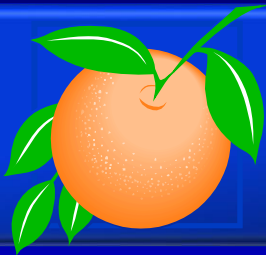




Action Requested

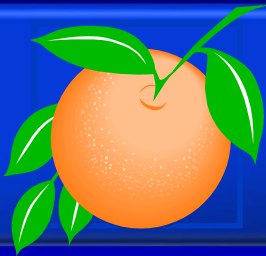
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Lake Pickett Center Planned Development / Land Use Plan (PD/LUP), dated “Received May 16, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



Lake Pickett Cluster Parcels 1, 2, & 3 Preliminary Subdivision Plan (PSP)

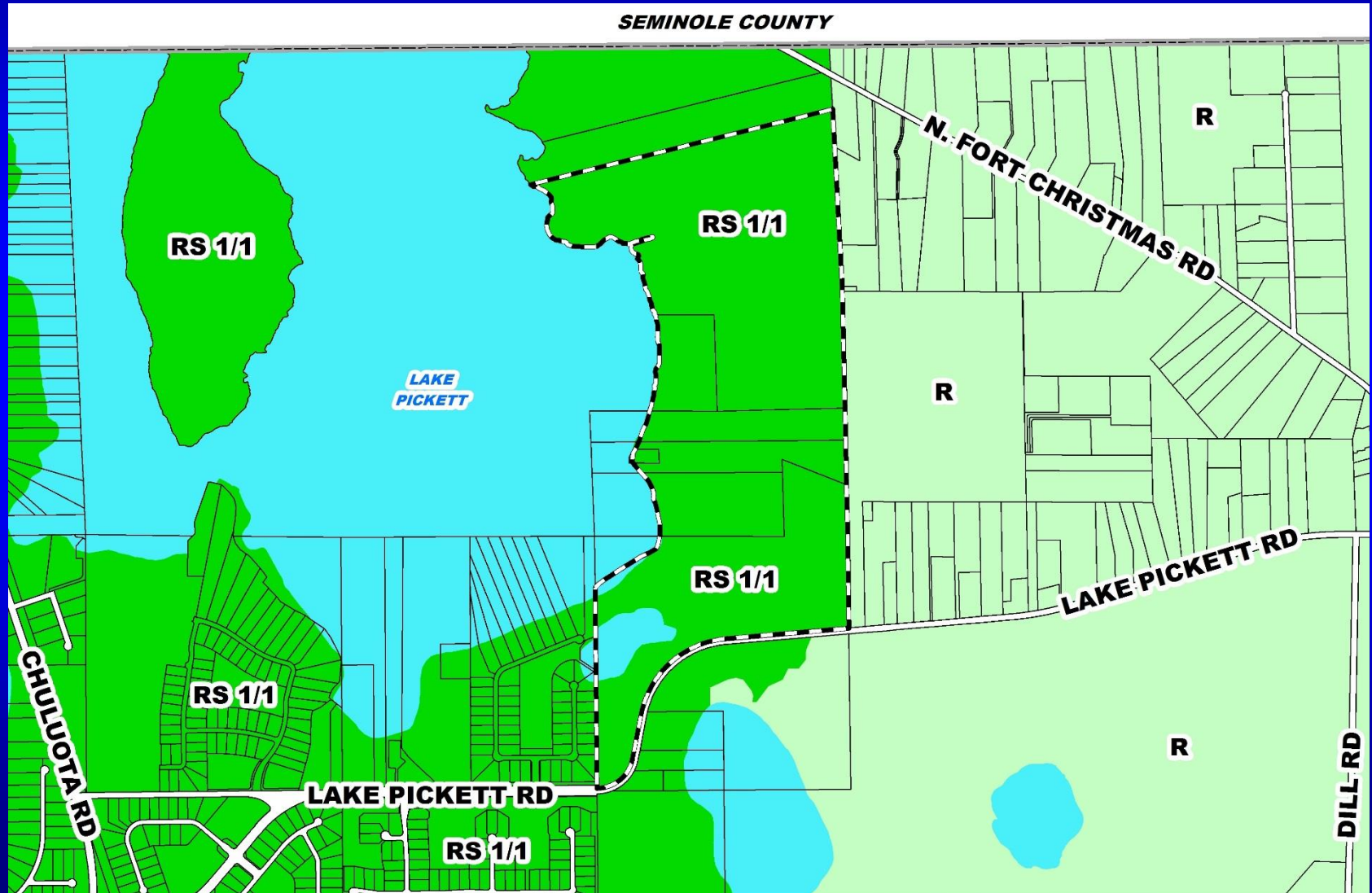
Case:	CDR-18-02-062
Project Name:	Lake Pickett Cluster Parcels 1, 2, & 3 PSP
Applicant:	David E. Axel, Axel Real Estate
District:	5
Acreage:	292.79 gross acres
Location:	North of Lake Pickett Road / East of Chuluota Road
Request:	<p>To revise phasing and delete August 22, 2017, BCC Condition of Approval #36, which requires the Home Owners' Association to maintain failing septic tanks at the homeowners' expense.</p> <p>The applicant is also seeking approval to gate the community. DRC recommended denial of this request. Should the Board allow gates, Condition of Approvals #9(d) and #9(h) should be stricken. If the Board chooses to deny gates, Condition of Approval #6 should be stricken.</p>

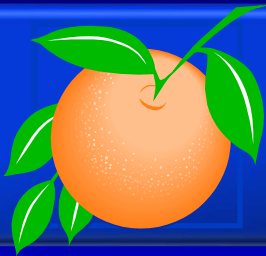


Lake Pickett Cluster Parcels 1, 2, & 3

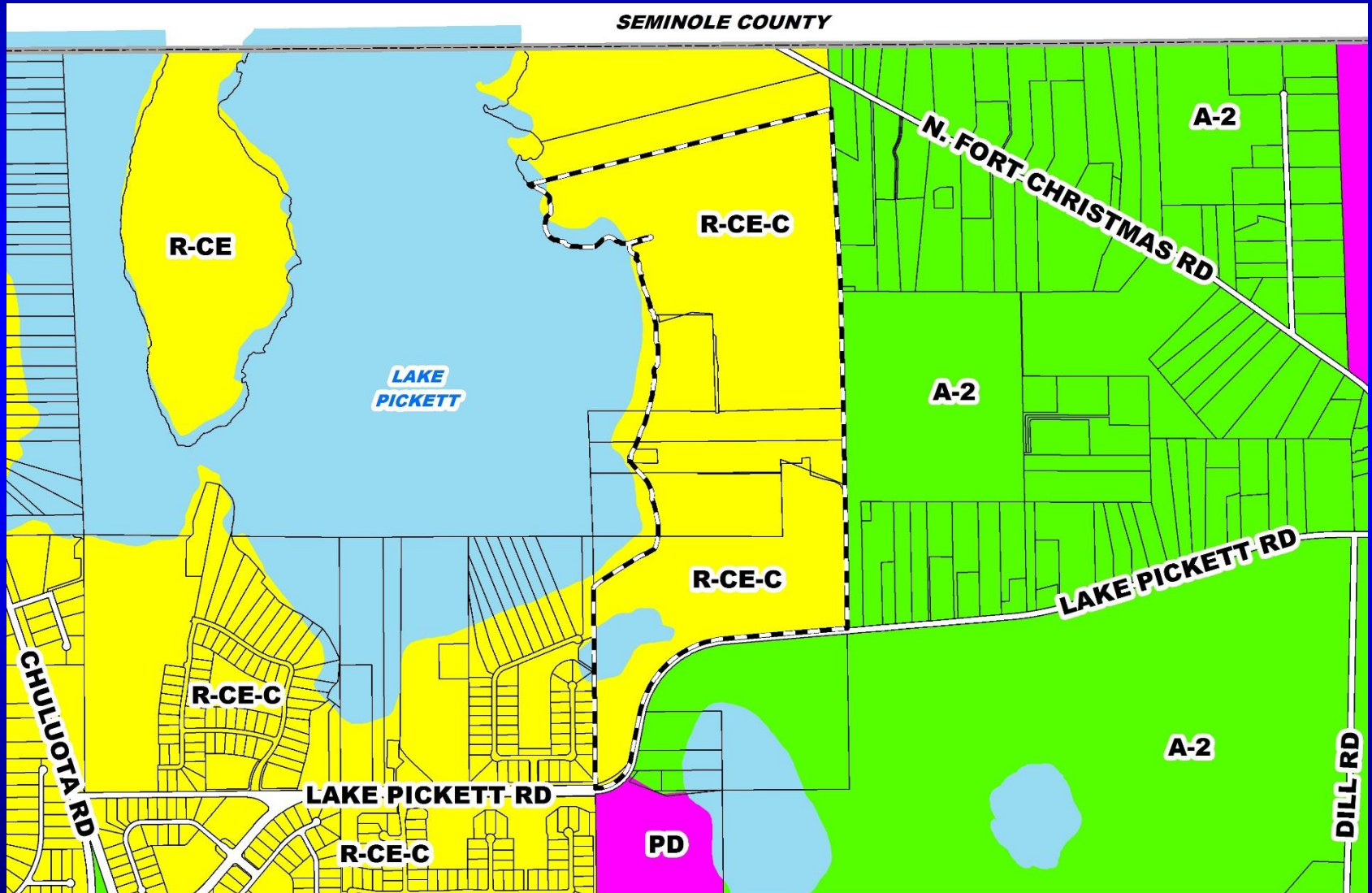
Preliminary Subdivision Plan (PSP)

Future Land Use Map





Lake Pickett Cluster Parcels 1, 2, & 3 Preliminary Subdivision Plan (PSP) Zoning Map

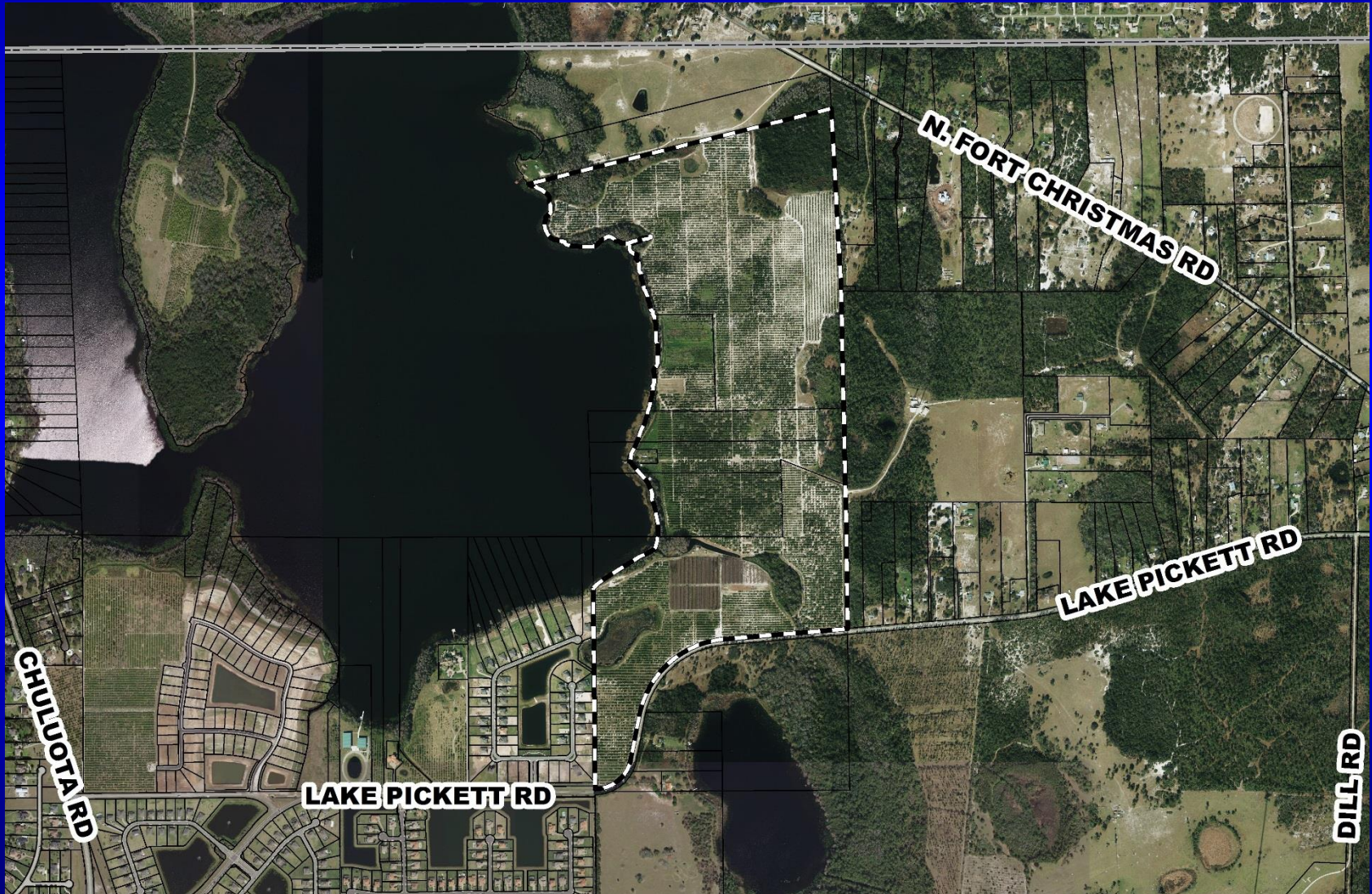


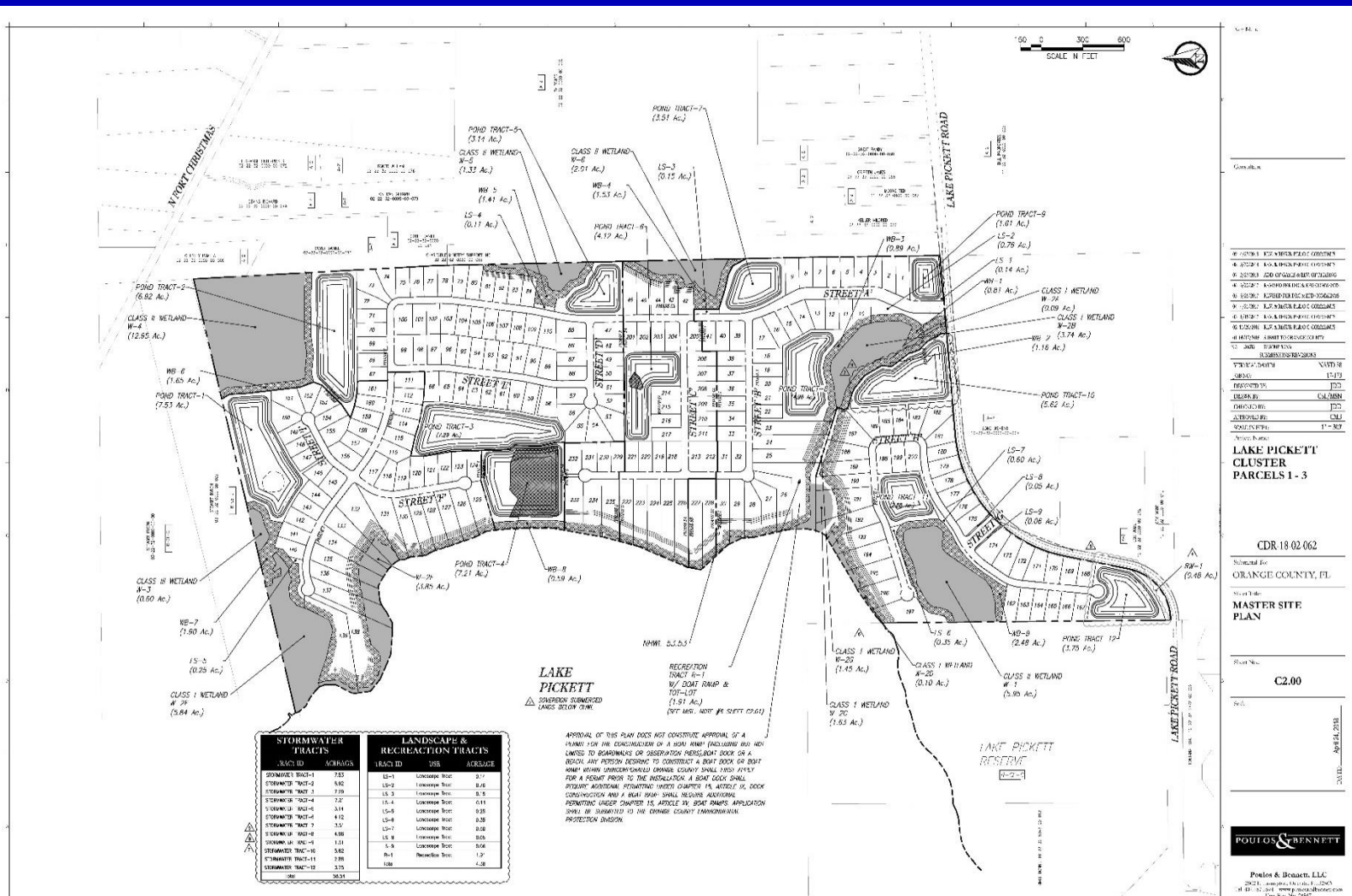


Lake Pickett Cluster Parcels 1, 2, & 3

Preliminary Subdivision Plan (PSP)

Aerial Map







Action Requested

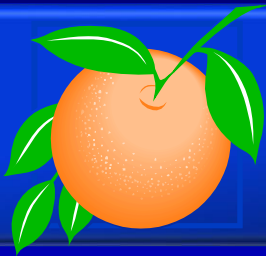
Make a finding of consistency with the Comprehensive Plan (CP) and approve the Lake Pickett Cluster Parcels 1, 2, & 3 Preliminary Subdivision Plan (PSP) dated “Received April 24, 2018”, subject to the conditions of approval listed under the DRC Recommendation in the Staff Report.

District 5



Nadeen Tanmore II Planned Development / Land Use Plan (PD/LUP)

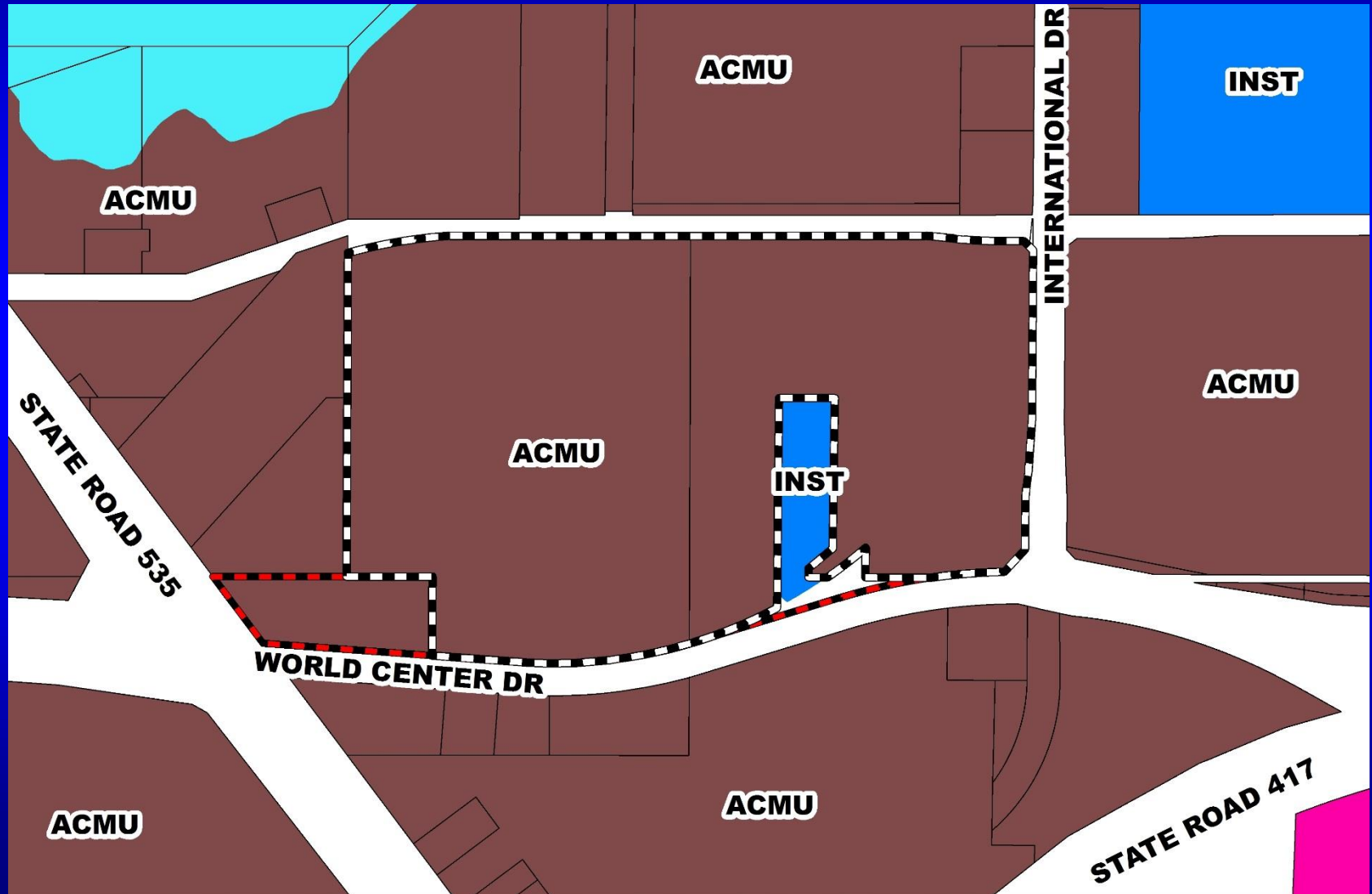
Case:	CDR-18-01-020
Project Name:	Nadeen Tanmore II PD/LUP
Applicant:	David Taylor, Harris Civil Engineers, LLC
District:	1
Acreage:	130.32 gross acres (<i>overall PD</i>) 83.73 gross acres (<i>affected parcels only</i>)
Location:	Generally north of World Center Drive, east of State Road 535, and west of International Drive South
Request:	To transfer 7.63 acres from PD Parcel 3 to PD Parcel 2 and increase the amount of convention center space from 180,000 square feet to 200,000 square feet in order to permit an 85,408 square foot expansion of the existing convention center.

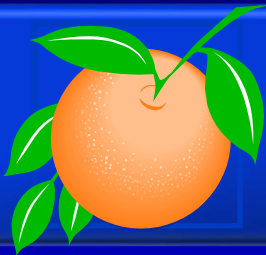


Nadeen Tanmore II

Planned Development / Land Use Plan (PD/LUP)

Future Land Use Map

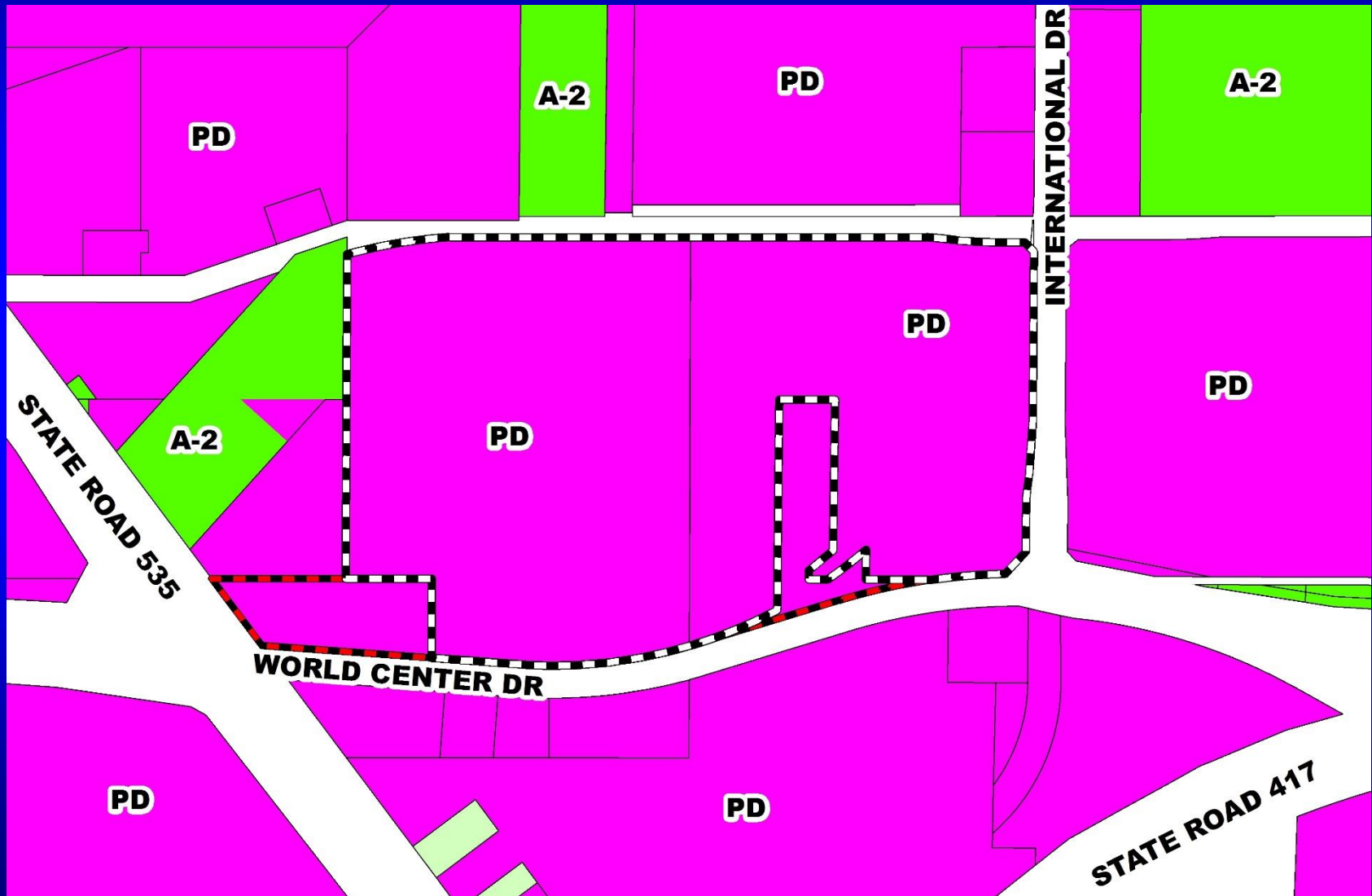




Nadeen Tanmore II

Planned Development / Land Use Plan (PD/LUP)

Zoning Map

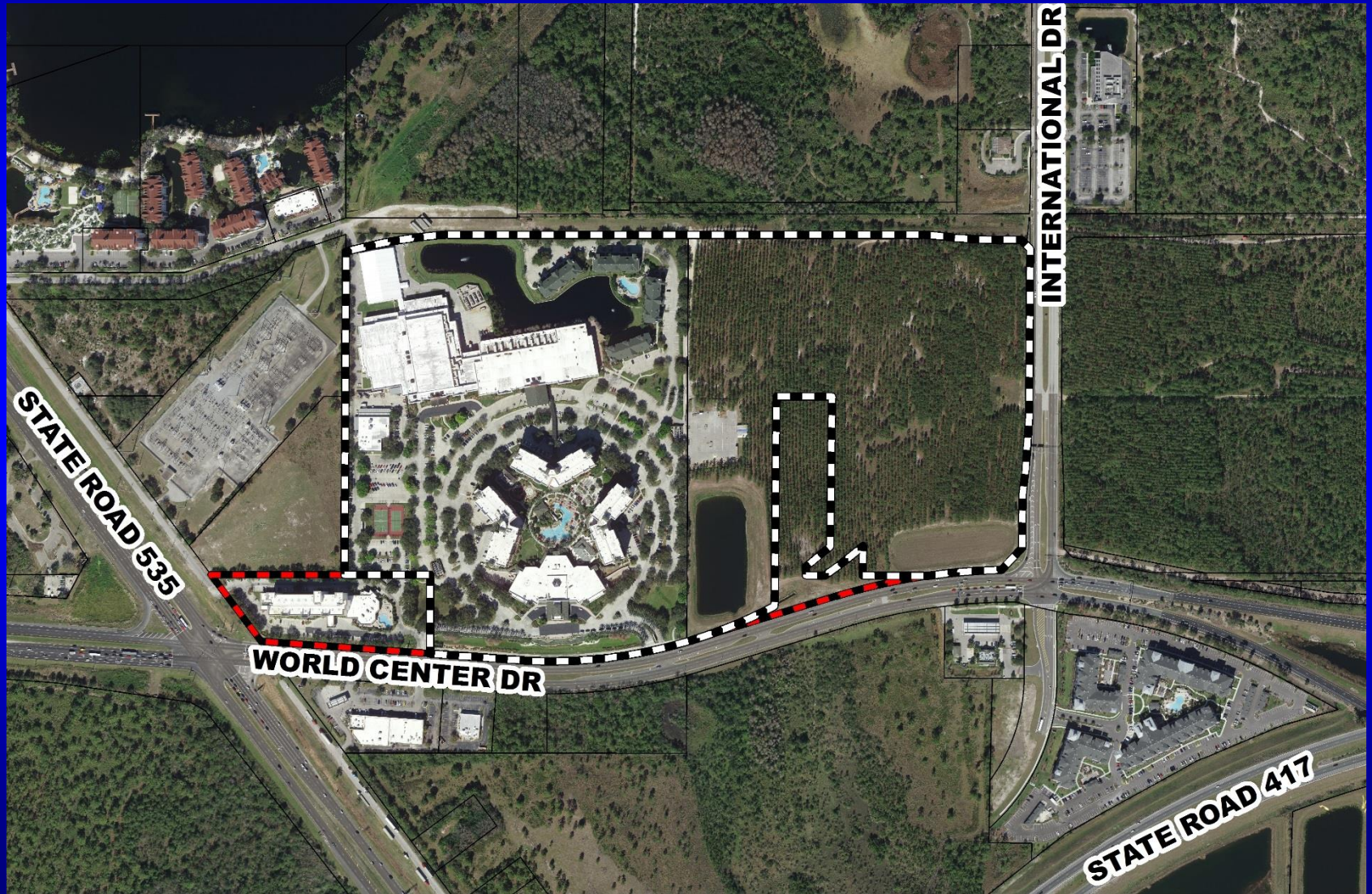




Nadeen Tanmore II

Planned Development / Land Use Plan (PD/LUP)

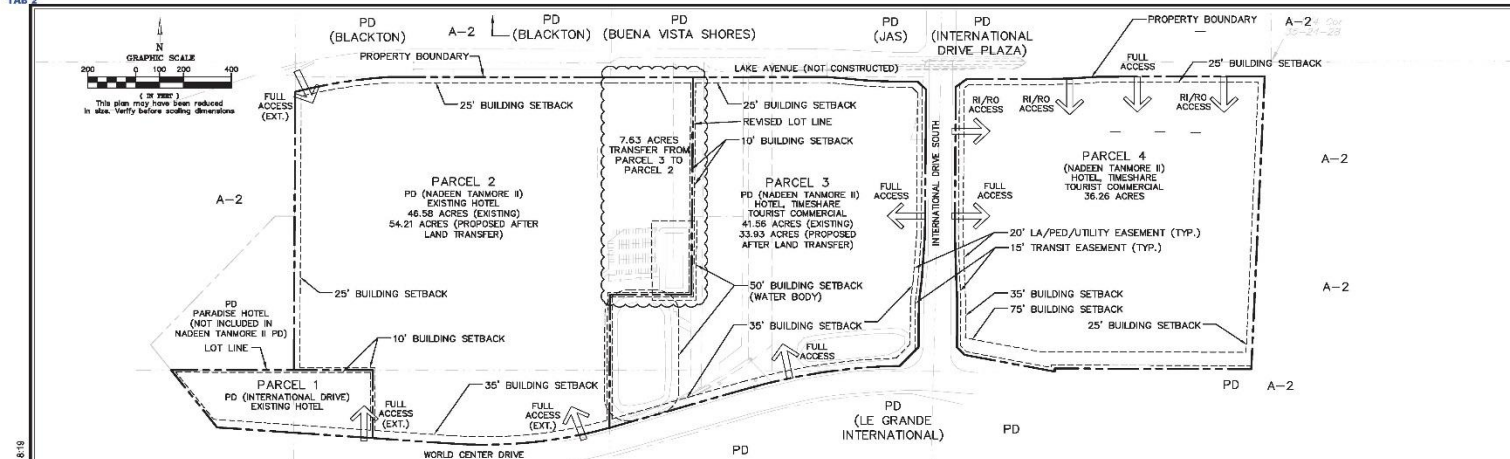
Aerial Map





Nadeen Tanmore II Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan

TAB 2



SITE DATUM

REQUESTS:

- TO AMEND THE NADDEEN TANMORE II PD/LUP SUCH THAT THE DEVELOPMENT SHALL BE CHANGED TO THE "HOTEL" ZONE, TOTAL COMBINED OF 2,000 HOTEL ROOMS (EXISTING 2,000 REQUEST 1,500) OF COMMERCIAL USE ON 10.22 ACRES AND SHALL INCLUDE NOT LESS THAN 25% OF OPEN SPACE IN ACCORDANCE WITH ORANGE COUNTY PLANNED DEVELOPMENT ZONING DISTRICT ORDINANCE.
- ADD 8,000 SQUARE FEET OF ADDITIONAL MEETING SPACE AND CONSTRUCT A 3,000-SQUARE-FOOT BUILDING FOR LAUNDRY AND SUPPORT SERVICES BY TRANSFERRING 7.63 ACRES FROM PARCEL 3 INTO PARCEL 2.

TOTAL GROSS ACREAGE: 150.32 ACRES
EXISTING ZONING: PD NADDEEN TANMORE II PD
EXISTING LAND USE: 2 EXISTING HOTELS & VACANT LAND
PROPOSED LAND USE: HOTEL, TIMESHAIRE AND TOURIST COMMERCIAL USES PERMITTED UNDER THE INTERNATIONAL DRIVE ACTIVITY CENTER MIXED-USE ZONING DISTRICT LAND USE DESIGNATION (SECTION 11.1.5)

DEVELOPMENT PROGRAM

ALLOWABLE DEVELOPMENT PROGRAM

NADDEEN TANMORE II PD
HOTEL: 2,000 ROOMS (INCLUDING 1,800 SQ FT CONVENTION SPACE)
TIMESHAIRE: 800 UNITS
TOURIST COMMERCIAL: 100,000 SQ FT
LAND BEING TRANSFERRED
NADDEEN TANMORE II PD
PARCELS 1 AND 2: 1,011 ROOM HOTEL (PLUS 15,208 SQ FT CONVENTION SPACE)
PARCEL 3: VACANT
PARCEL 4: VACANT

PROPOSED ADDITIONAL DEVELOPMENT

NADDEEN TANMORE II PD
PARCEL 3:
PARCEL 4:
PARCEL 5:
NO PROPOSED DEVELOPMENT
ADDITION OF 7.63 ACRES OF LAND
ADDED 9,000 SQ FT SERVICE BUILDING
REMOVED 1,000 SQ FT SERVICE BUILDING
ADDED 11,475 SQ FT OF CONVENTION CENTER MEETING SPACE
ADDED 11,475 SQ FT OF CONVENTION CENTER RESTAURANT AREA
ADDED 25,000 SQ FT OF CONVENTION CENTER SERVICE SUPPORT
SUBDIVISION OF 7.63 ACRES OF LAND
NO PROPOSED DEVELOPMENT

PARCEL 3
PARCEL 4
WATER:
VESTED TRIPS: 1,433 ADT
REMAINING TRIPS: 1,433 ADT
TOTAL TRIPS: 2,866 ADT
*15,208 OF THE REMAINING TRIPS ARE VESTED FOR VISITING LEFT IN 96-99
THE PROPOSED DEVELOPMENT WILL BE CONSIDERED FOR TRIPS ONLY PLEASE

NOTES:

THE DEVELOPER SHALL HAVE THE RIGHT TO SUBMIT DRIVWAY COUNTY FOR REVIEW AND APPROVAL BY TRAFFIC ENGINEERING IN 100 OR 111 PD/CARRIAGES, THAT SHALL BE FOR THE TRIP AMOUNT OF TRIPS BEING ENTERED THAT MAY CHANGE THE TRIP TOTALS LOCATED ABOVE. THE NUMBER OF REMAINING TRIPS SHALL BE BASED ON THE ROAD CURRENT CARRYING CAPACITY. TRIPS EXCLUDING THE NUMBER OF TRIPS SHALL BE SUBJECT TO COUNTY CONCOMITANT SYSTEM, AS IF MAY BE ADJUSTED FROM TIME TO TIME.

DEVELOPMENT STANDARDS

F.A.R.: 0.31 MAX
BUILDING HEIGHT (COMBINE) & HOTEL: 250 MAX
HOTEL: 60 MAX
TOURIST COMMERCIAL: 250 MAX
OPEN SPACE: 20% MIN
IMPERVIOUS AREA: 70% MAX
BUILDING SETBACKS:
INTERNATIONAL DR: 35 FEET (INTERNATIONAL DRIVE GUIDELINES)
WORLD CENTER DRIVE: 35 FEET (INTERNATIONAL DRIVE GUIDELINES)
LAKE AVENUE: 25 FEET (INTERNATIONAL DRIVE GUIDELINES)
LIMITED ACCESS HWY: 75 FEET (FL PD STANDARDS)
TOURIST COMMERCIAL: 10 FEET (FL PD STANDARDS)
INTERNAL PARCELS:
10 FEET (FL PD STANDARDS)
PAVING SURFACES:
INTERNATIONAL DR: 25 FEET
WORLD CENTER DRIVE: 25 FEET
LAKE AVENUE: 7.5 FEET
SEAL: 5 FEET
PITTING: 4 FEET
PAVING & REGULATION:
SCHOOL AGE POPULATION: N/A

DEVELOPMENT PROGRAM VS. MAXIMUMS OF ACNU DISTRICT

APPROVED DEVELOPMENT PROGRAM	REQUESTED DEVELOPMENT PROGRAM	CURRENT DISTRICT (NO CHANGE)	ALLOWED (2008)
2,000 ROOMS (INCLUDING 1,800 SQ FT OF CONVENTION SPACE)	2,000 ROOMS (INCLUDING 1,800 SQ FT OF CONVENTION SPACE)	12,442 ROOMS (ACT)	60 ROOMS (ACT)
800 TIMESHAIRE	800 TIMESHAIRE	12,442 ROOMS (ACT)	60 ROOMS (ACT)
TOURIST COMMERCIAL	TOURIST COMMERCIAL	100,000 SQ FT	1,524,000 SQ FT

TRIP GENERATION (ADT)

TRIP GENERATION (ADT)	TRIP GENERATION (ADT)
481 ROOMS @ 8.2 ADT/ROOM = 4,020 ADT (111 CODE 170)	
800 TRIPS @ 10.56 ADT/ROOM = 8,448 ADT (111 CODE 205)	
100,000 SF @ 11.32 ADT/1,000 SF = 1,132 ADT (111 CODE 205)	

TRIP EQUIVALENCY MATRIX

	HOTEL (ROOM)	TIMESHAIRE (UNIT)	TOURIST COMB (ACT)	ADT RATE
HOTEL (ROOM)	1.0	0.56	0.51	8.33
TIMESHAIRE (UNIT)	1.18	N/A	2.08	16.36
TOURIST COMB (ACT)	4.97	4.36	N/A	44.87

*TRIP GENERATION IS BASED ON THE TRIP GENERATION MATRIX, 10TH EDITION.

EXISTING PARCEL MATRIX

PARCEL	ACREAGE	EXISTING USE
1	4.76 AC.	HOTEL (200 ROOMS)
2	48.38 AC.	HOTEL (LAW ROOMS)
3	11.26 AC.	VACANT
4	37.01 AC.	VACANT
TOTAL	129.91 AC.	

GENERAL SITE INFORMATION

- FUTURE DEVELOPMENT WILL CONFORM WITH INTERNATIONAL DRIVE GUIDELINES EXISTING DEVELOPMENT ON PARCELS 1 & 2 SHALL NOT BE REQUIRED TO MEET THE CURRENT INTERNATIONAL DRIVE STANDARDS FOR PAVING, RETRACTION AND PARKING PREPARATION.
- TOTAL TRIPS ARE THE SUM OF THE PD APPROVED TRIPS FROM NADDEEN TANMORE II PD (PARCELS 1, 2 & 3 - 15,044 ADT) AND PARCELS 4 - 15,424 ADT.
- STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET ORANGE COUNTY CODES AND 110000 & 1100000 OF THE 100 SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
- WATER, SEWER & RECLAIMED WATER WILL BE PROVIDED BY ORANGE COUNTY.
- DEVELOPER AND POLICE SHALL BE PROHIBITED, GROUND AND PARCELS SHALL COMPLY WITH CITY 31.5 (CURRENT COMMERCIAL STANDARDS).
- PROPOSED TOURIST COMMERCIAL USES SHALL BE TRIP CORRELATION WITH POLICE 31.5 AND 11.6 OF THE INTERNATIONAL DRIVE ACTIVITY CENTER ELEMENT FOR TRIPS IN TRIP 100.
- OUTDOOR STORAGE AND DISPLAY SHALL BE PROHIBITED.
- TYPE 3000 WILL MEET ORANGE COUNTY STANDARDS.
- ACCESS ROUTE: ITS ADDITIONAL 7.63 ACRES IS AN ADDITION TO THE CURRENT CARRIAGE PARCELS AND IS NOT A STANDARD CARRIAGE PARCELS. THEREFORE, IT DOES NOT REQUIRE A SEPARATE ACCESS AGREEMENT. ITS ACCESS IS THROUGH THE CURRENT CARRIAGE PARCELS TO WHICH IT IS BEING ADDED.

HARRIS
HARRIS ENGINEERING, LLC
1205 E. Highway 1
Suite 100
Orlando, Florida 32803
Phone: (407) 228-4777
Fax: (407) 228-7888
www.harrisengineers.com
ES 1014

HHCP

120 N. Orange Ave. HHCP.com
Orlando, FL 32801
P: (407) 814-2556 F: (407) 814-3269

NADDEEN TANMORE II PD
LAND USE PLAN AMENDMENT
800 WORLD CENTER DRIVE
ORLANDO, FL
Address

Revisions:	No.	Date	Description

AMENDED LAND
USE PLAN
Scale: SEE SCALE BAR
Design: DMF
Date: 08-01-04
Project No: 06060606
Checked: DMF
Released:

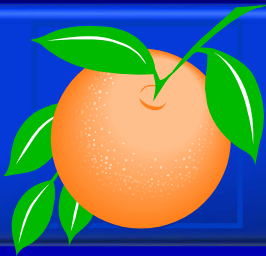
C-002



Action Requested

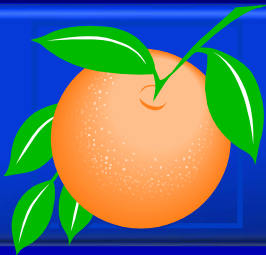
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Nadeen Tanmore II Planned Development / Land Use Plan (PD/LUP) dated “Received April 16, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

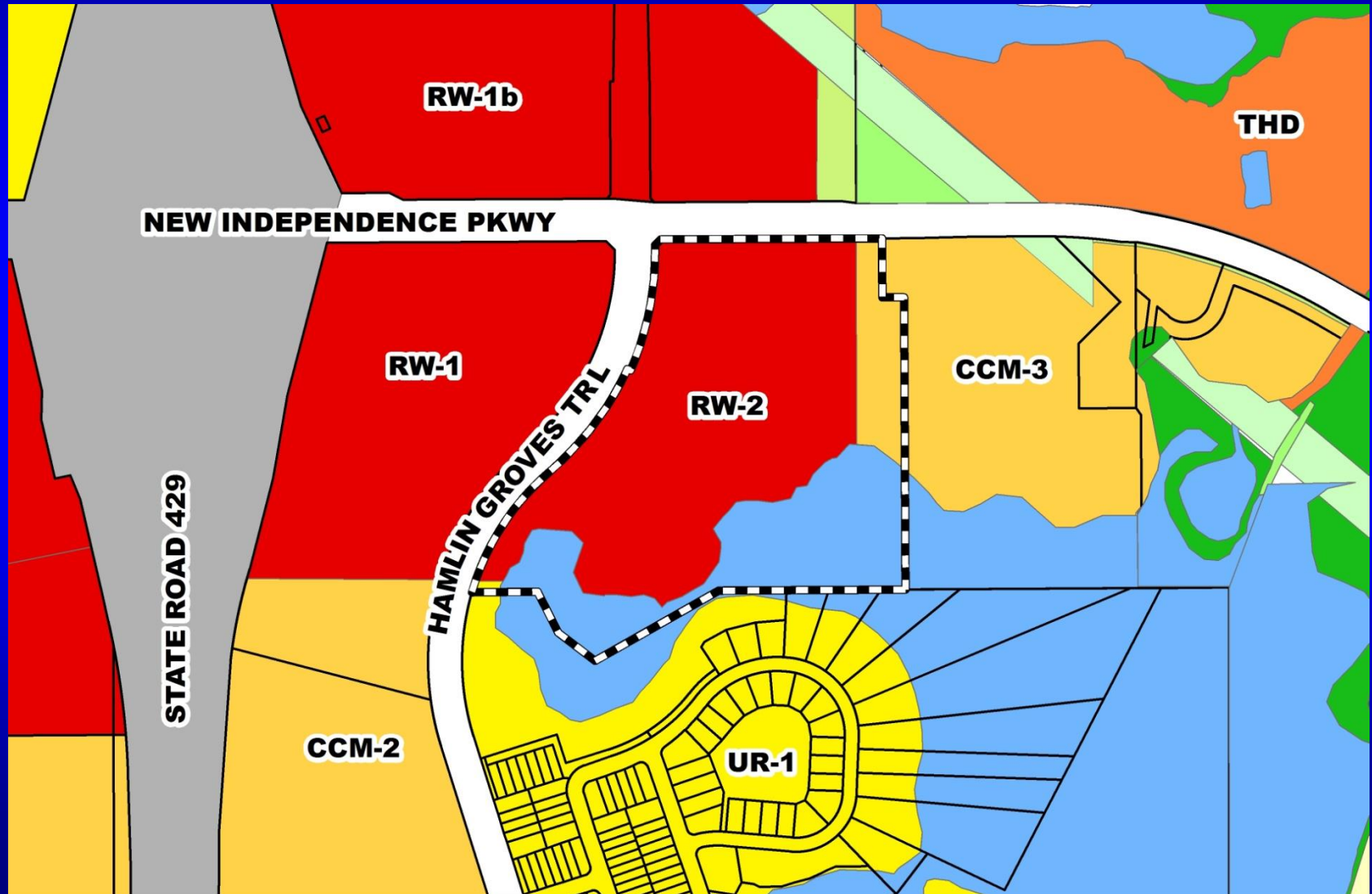


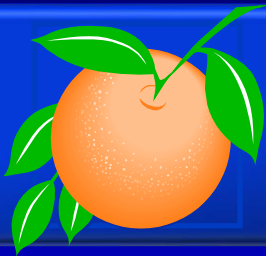
Hamlin PD / Hamlin SEC Commercial Preliminary Subdivision Plan / Development Plan (PSP/DP)

Case:	CDR-17-12-375
Project Name:	Hamlin PD / Hamlin SEC Commercial PSP / DP
Applicant:	Scott Gentry, Kelly, Collins & Gentry, Inc.
District:	1
Acreage:	34.56 gross acres
Location:	East of State Road 429 / South of New Independence Parkway
Request:	<p>To add five additional commercial buildings (64,368 square feet) and a dumpster in Lot C, and a Special Event Area.</p> <p>Additionally, this request includes seven (7) waivers from Orange County Code relating to the location of tents within the special events area; the number, location, and operating hours of special events per year; and the permitted number and minimum separation distance of food trucks on a parcel.</p>

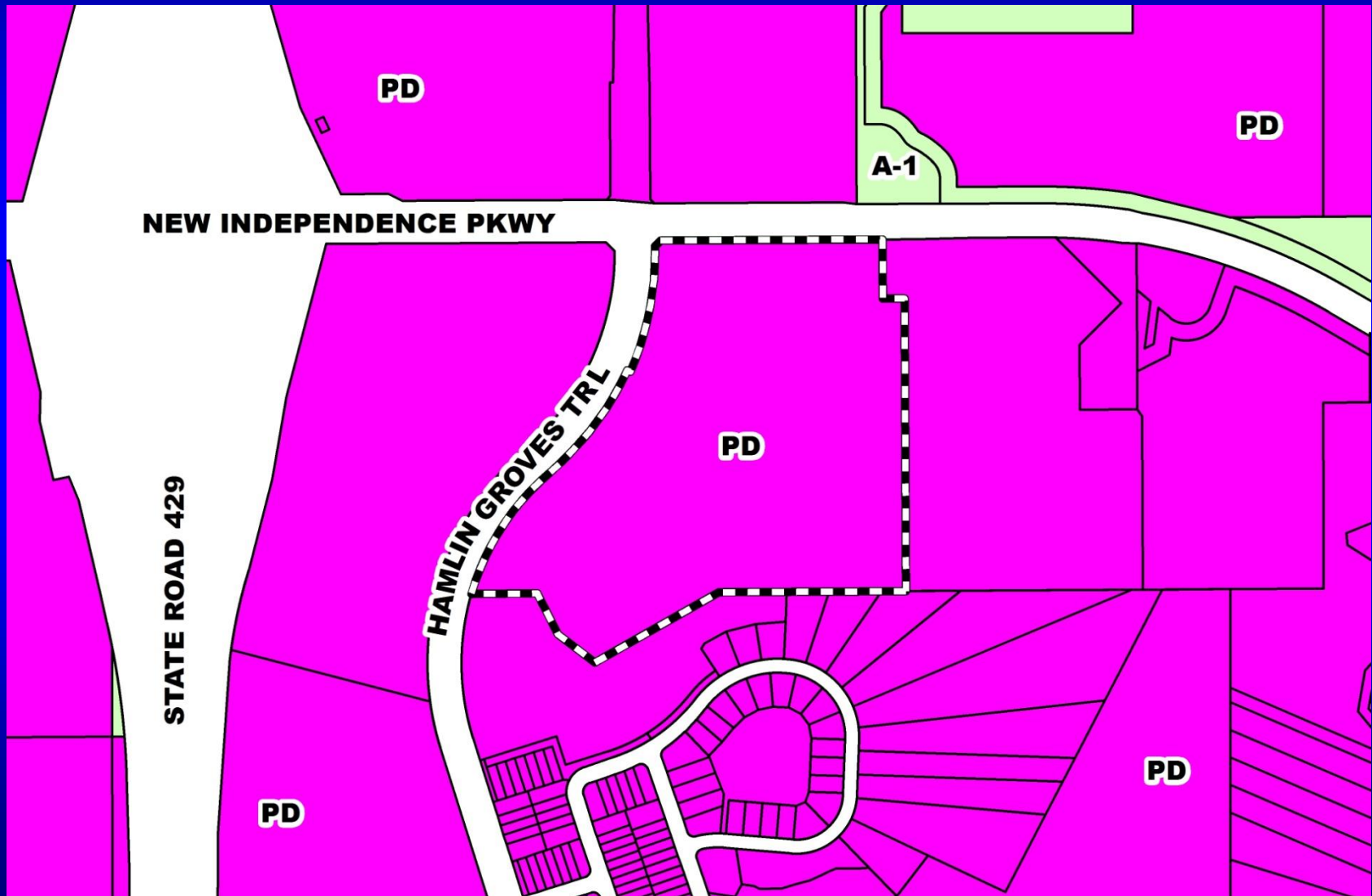


Hamlin PD / Hamlin SEC Commercial Preliminary Subdivision Plan / Development Plan (PSP/DP) Future Land Use Map





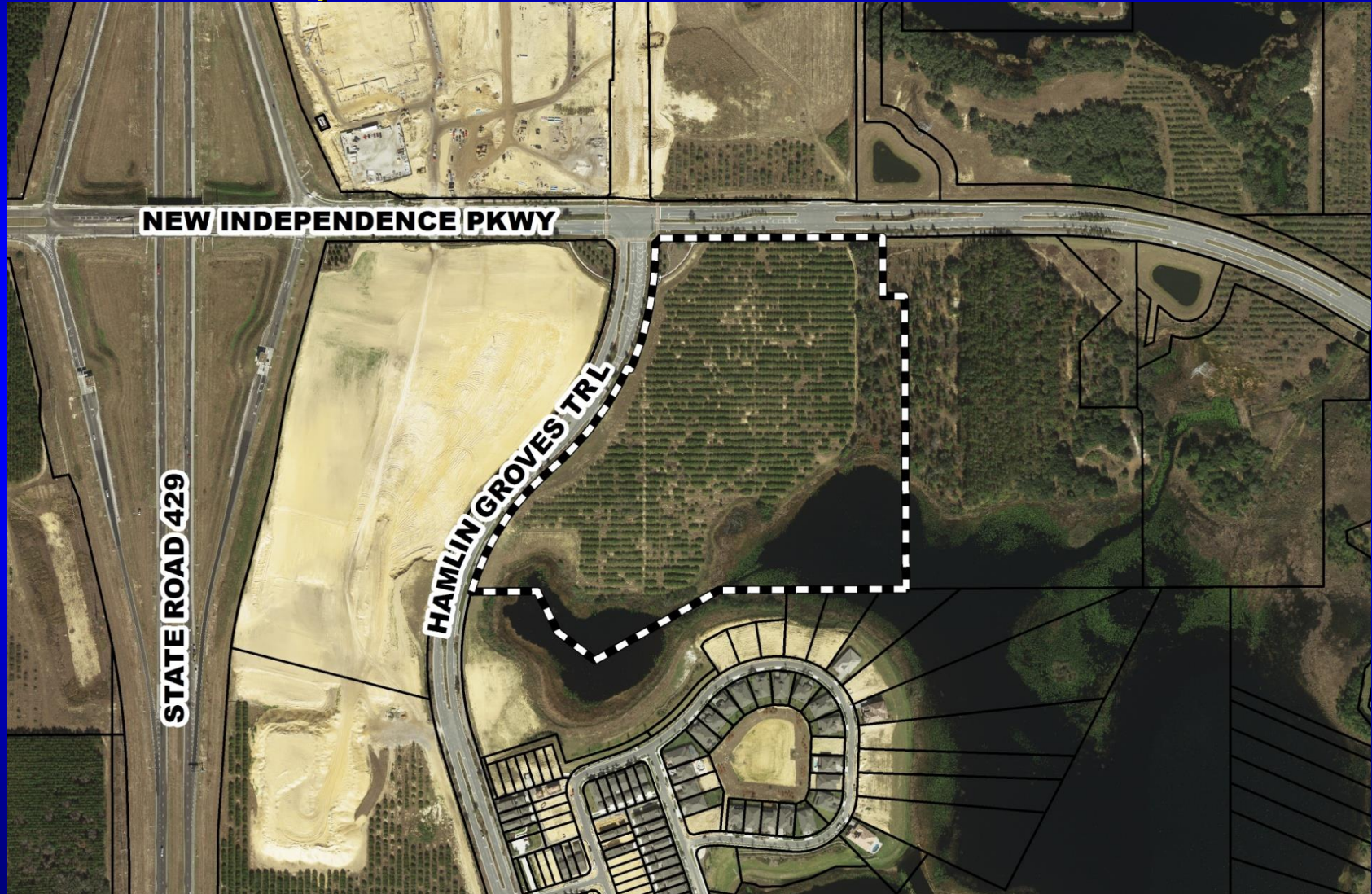
Hamlin PD / Hamlin SEC Commercial Preliminary Subdivision Plan / Development Plan (PSP/DP) Zoning Map



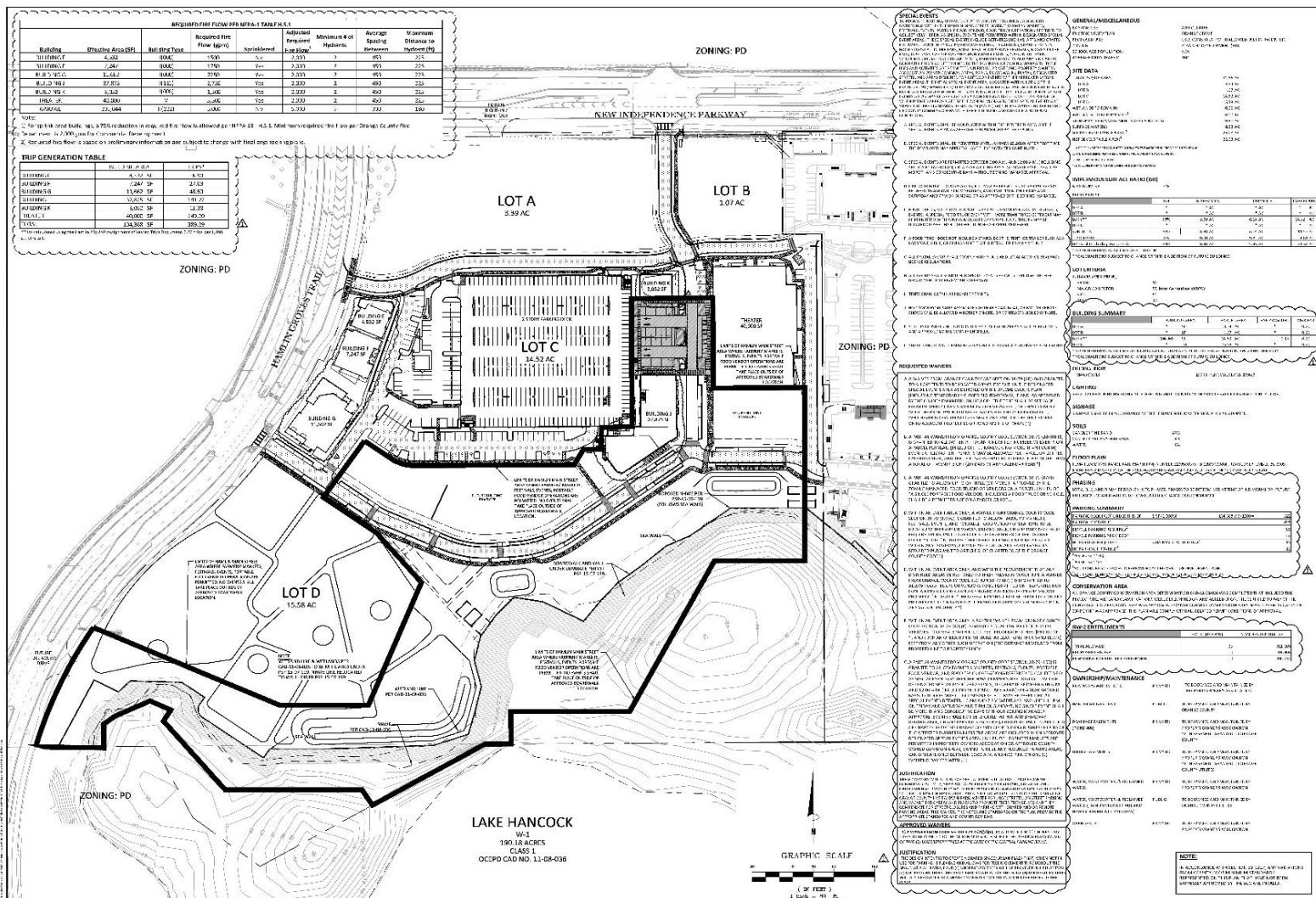


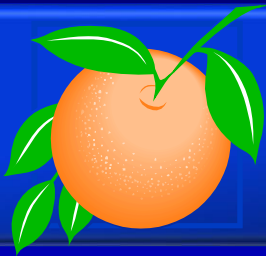
Hamlin Planned Development – UNP/ Hamlin SEC Commercial Preliminary Subdivision Plan / Development Plan (PSP/DP)

Aerial Map



Hamlin PD / Hamlin SEC Commercial Preliminary Subdivision Plan / Development Plan (PSP/DP) Overall Land Use Plan

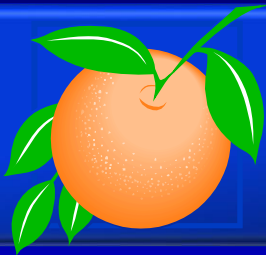




Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Hamlin PD - UNP / Hamlin SEC Commercial PSP / DP dated "Received May 11, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

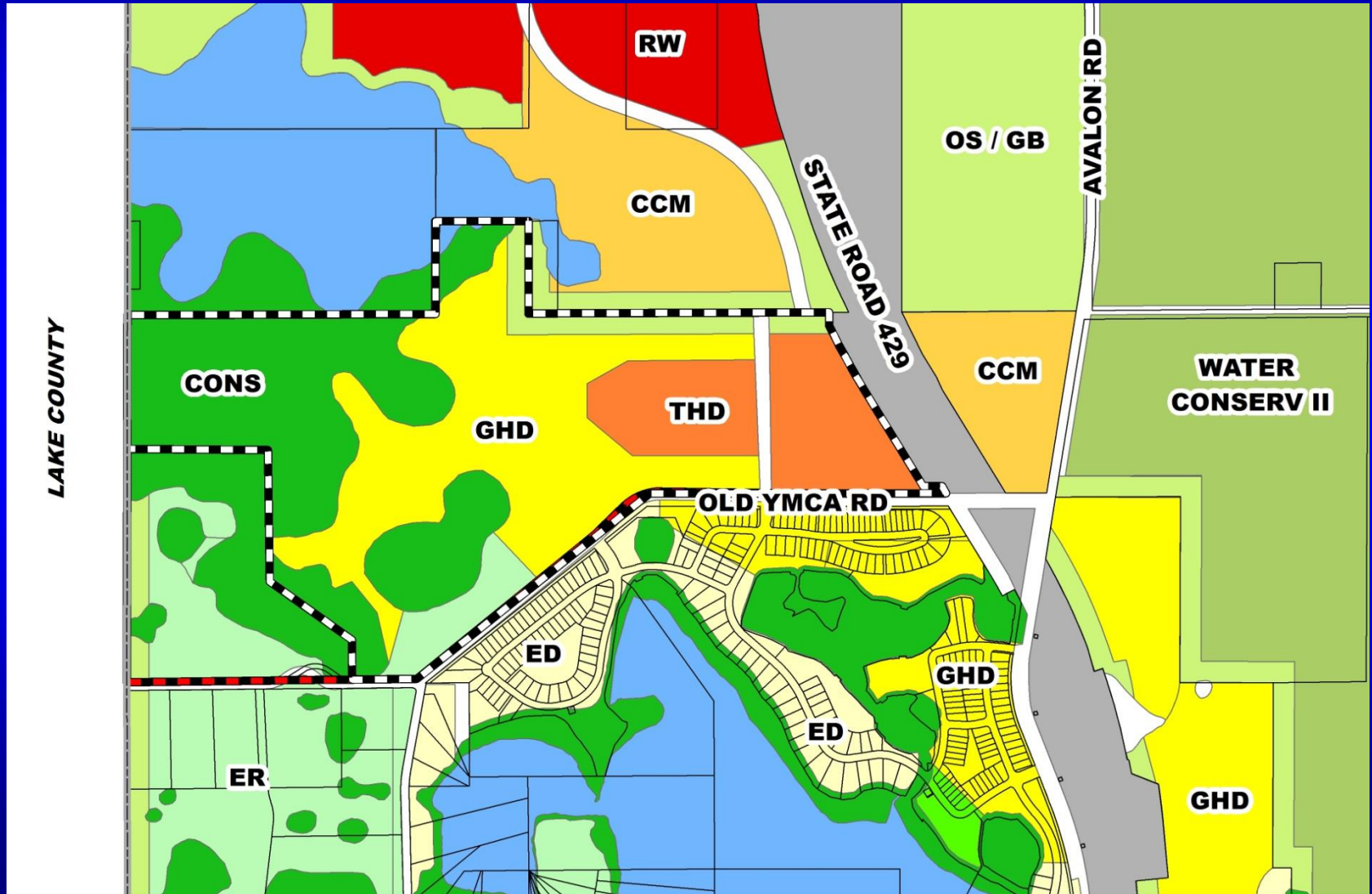


Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP

Case:	CDR-17-01-010
Project Name:	Zanzibar Property Planned Development / Zanzibar Property Phases 1 – 4 Preliminary Subdivision Plan (PSP) / Tract P-2 Development Plan (DP)
Applicant:	Adam Smith, VHB, Inc.
District:	1
Acreage:	209.41 gross acres
Location:	North of Old YMCA Road / West of Avalon Road
Request:	To add 248 single-family residential dwelling units in Phases 2, 3 and 4, in addition to the approved 213 units in Phase 1 for a total of 461 units overall, and construct a 4.17 acre amenity tract P-2.

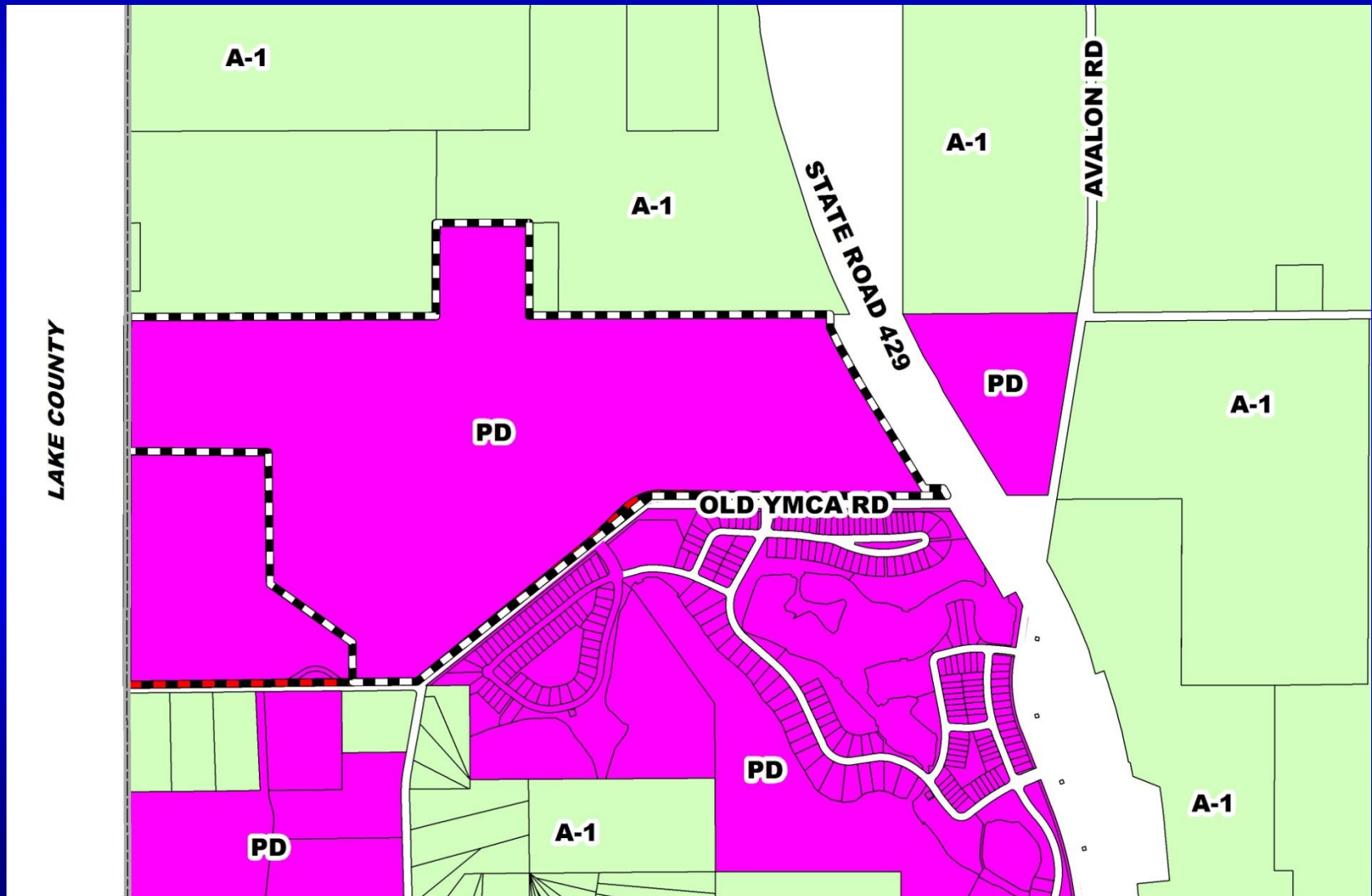


Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP Future Land Use Map





Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP Zoning Map





Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP Aerial Map



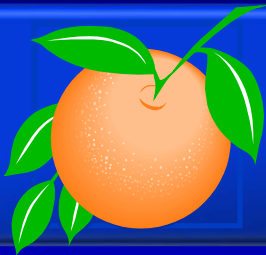




Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Zanzibar Property Planned Development / Zanzibar Property Phases 1 – 4 Preliminary Subdivision Plan & Tract P-2 Development Plan dated “Received October 23, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report and the following new condition:

District 1



Action Requested

New Condition of Approval #17:

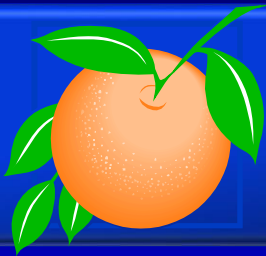
“The PSP property is subject to that certain Adequate Public Facilities Agreement recorded on December 3, 2013 in Official Records Book 10732, Page 3563, Public Records of Orange County, Florida, as amended by that certain First Amendment to Adequate Public Facility Agreement recorded on June 23, 2016 as Doc # 20160325606 in the Public Records of Orange County, Florida (collectively, the “APF Agreement”). In connection with the processing of the Hawksmoor Phase 1 PSP (Case No. PSP-15-07-200), Mattamy Orlando LLC, a Delaware limited liability company (“Mattamy”) purchased 0.53 acres of APF Credits from Orange County, Florida, leaving the PSP property with an APF deficit balance of 5.75 acres. In order to satisfy its remaining APF deficit balance, Mattamy may, pursuant to Section 5.2 of the Amended and Restated Village H Cooperation Agreement recorded on February 20, 2013 in Official Records Book 10525, Page 1893, Public Records of Orange County, Florida, pay the Village H Escrow Agent a fee-in-lieu (at such value per APF acre as is then established by Orange County in accordance with FLU 4.1.10 of the Orange County Comprehensive Plan) directly to the Village H Escrow Agent. Upon payment of the fee-in-lieu to the Village H Escrow Agent and the Village H Escrow Agent’s issuance of a receipt acknowledging that such fee has been paid, Mattamy will deliver a copy of the receipt to the Orange County Planning Division (the “Planning Division”), for review and confirmation of the satisfaction of Mattamy’s APF deficit under the APF Agreement.”

Conditions #17 and #18 will become Conditions #18 and #19, respectfully.

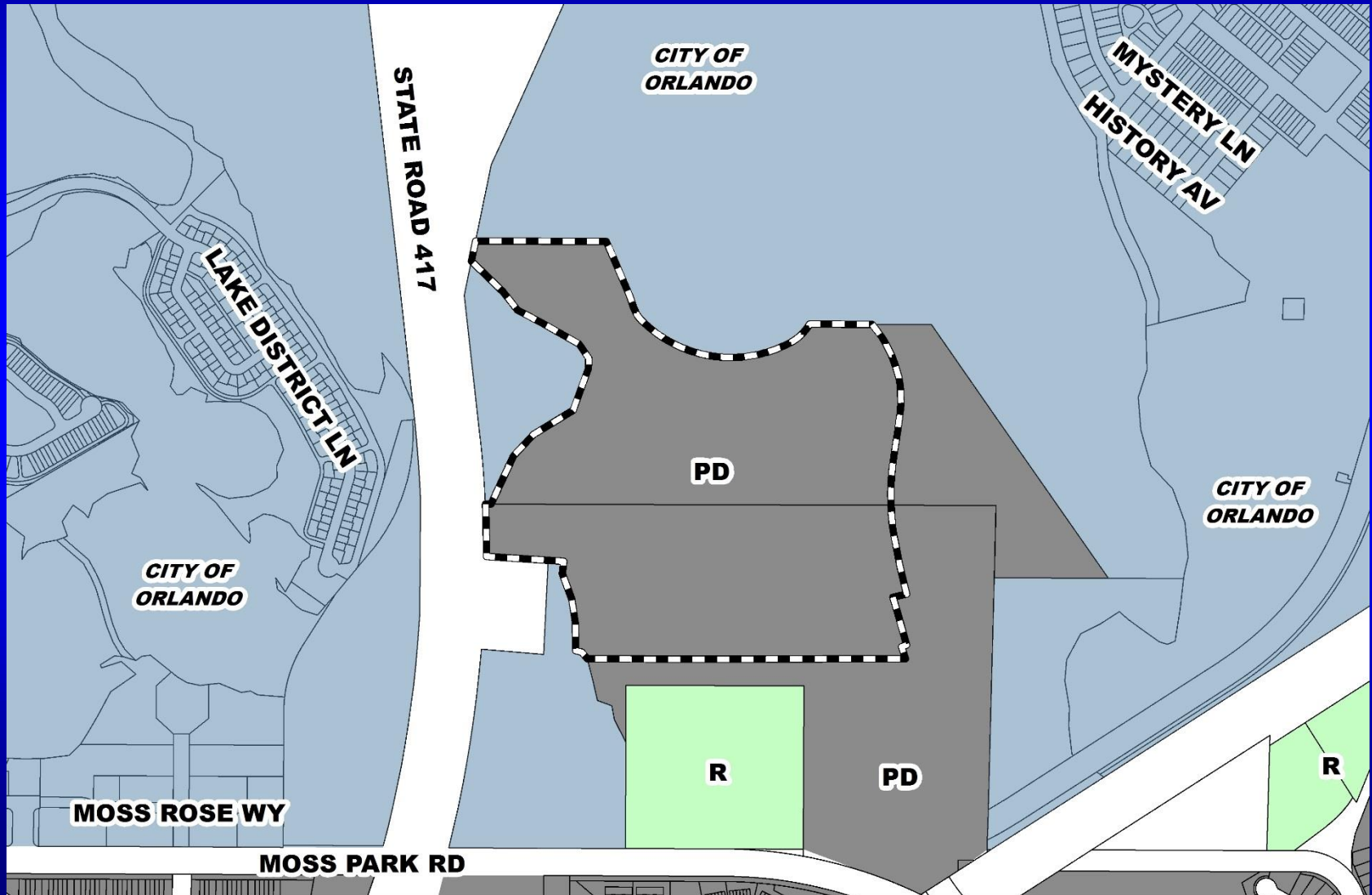


Moss Park North Planned Development / Parcel B Preliminary Subdivision Plan (PSP)

Case:	PSP-17-12-401
Project Name:	Moss Park North Planned Development / Parcel B Preliminary Subdivision Plan
Applicant:	Marc Stehli, Poulos & Bennett, LLC
District:	4
Acreage:	64.16 gross acres
Location:	North of Moss Park Road / East of State Road 417
Request:	To subdivide 64.16 acres in order to construct 122 detached single-family residential dwelling units.

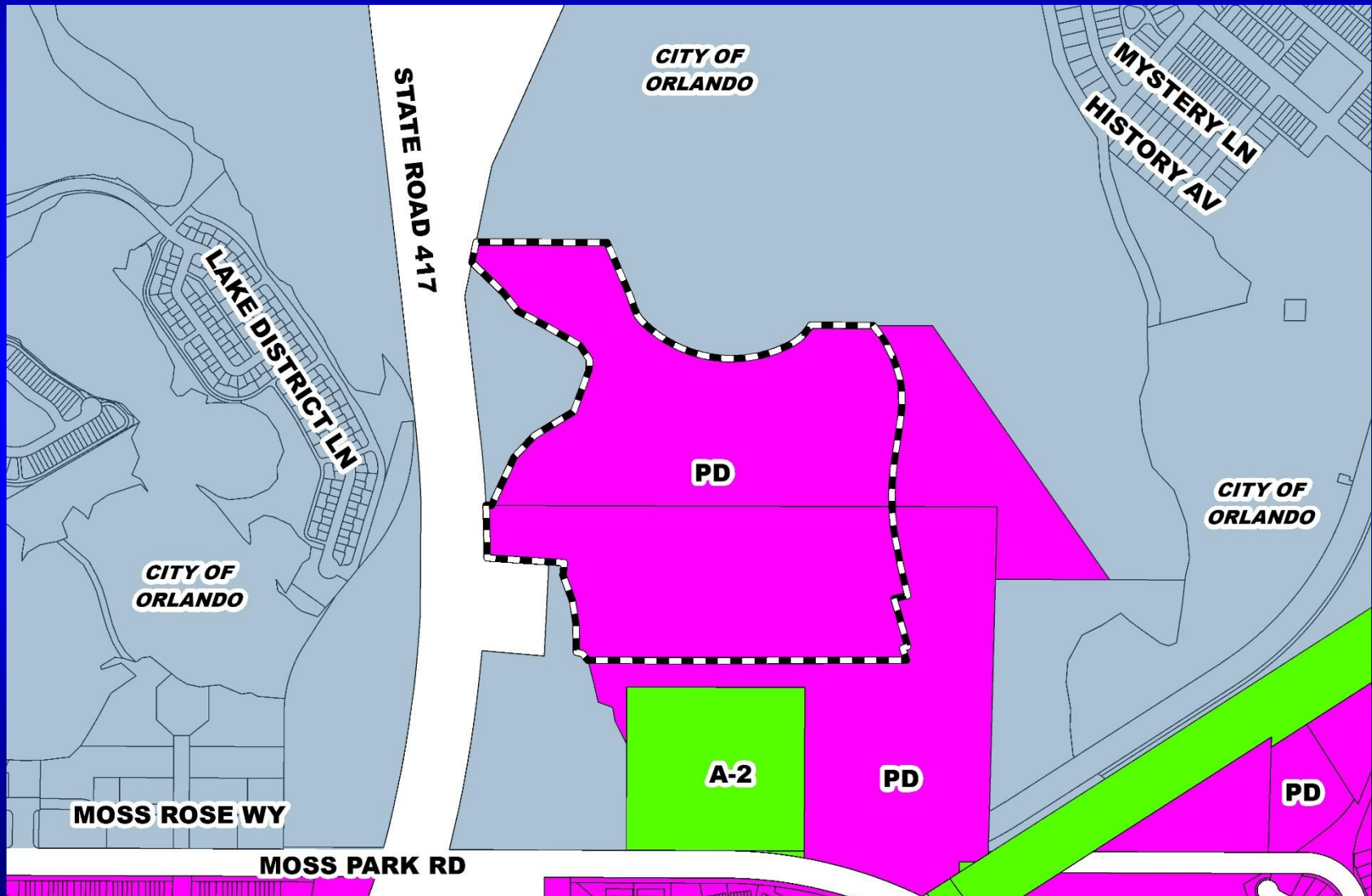


Moss Park North Planned Development / Parcel B Preliminary Subdivision Plan (PSP) Future Land Use Map



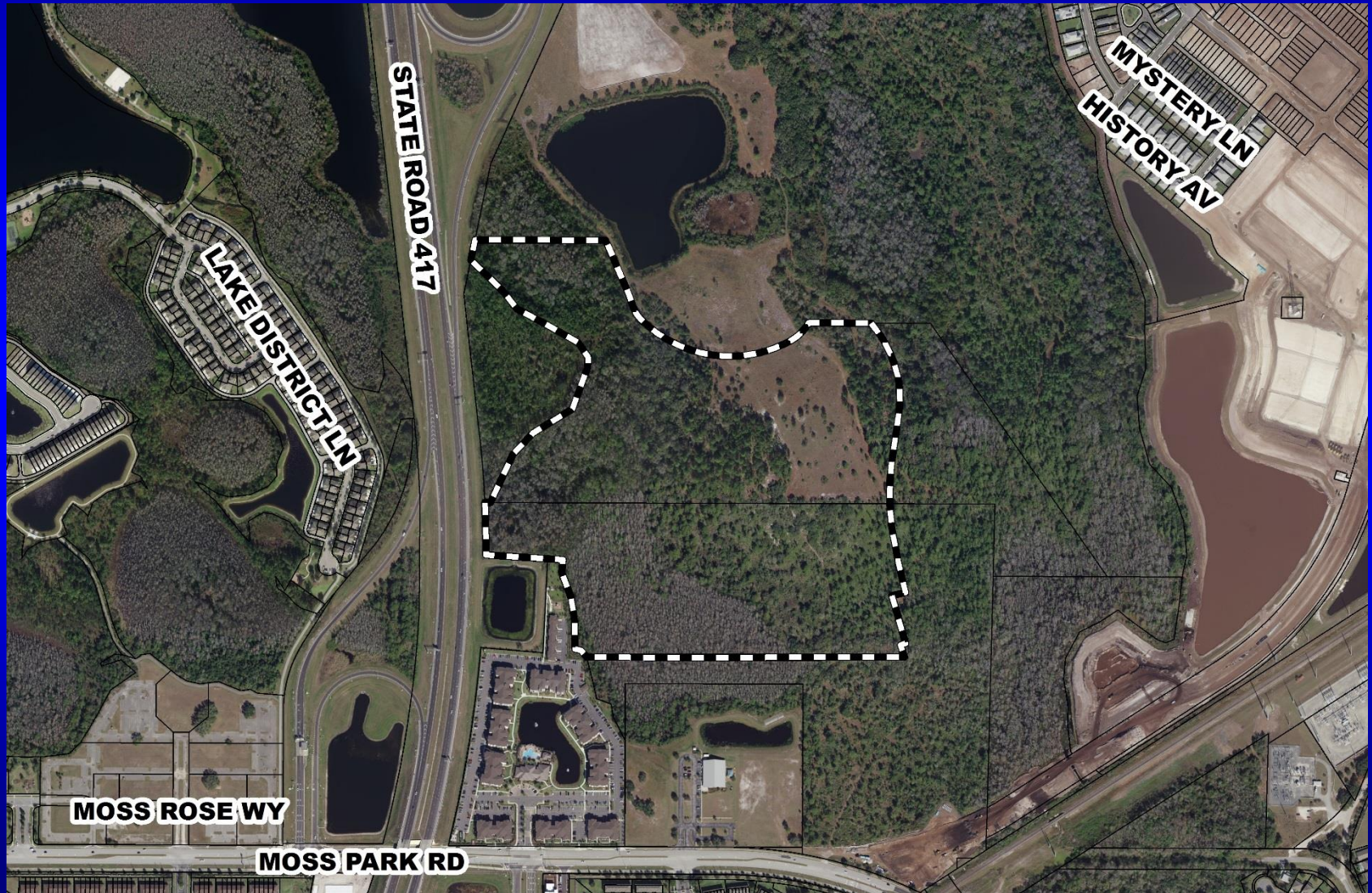


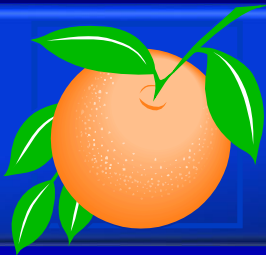
Moss Park North Planned Development / Parcel B Preliminary Subdivision Plan (PSP) Zoning Map





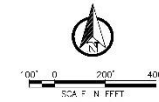
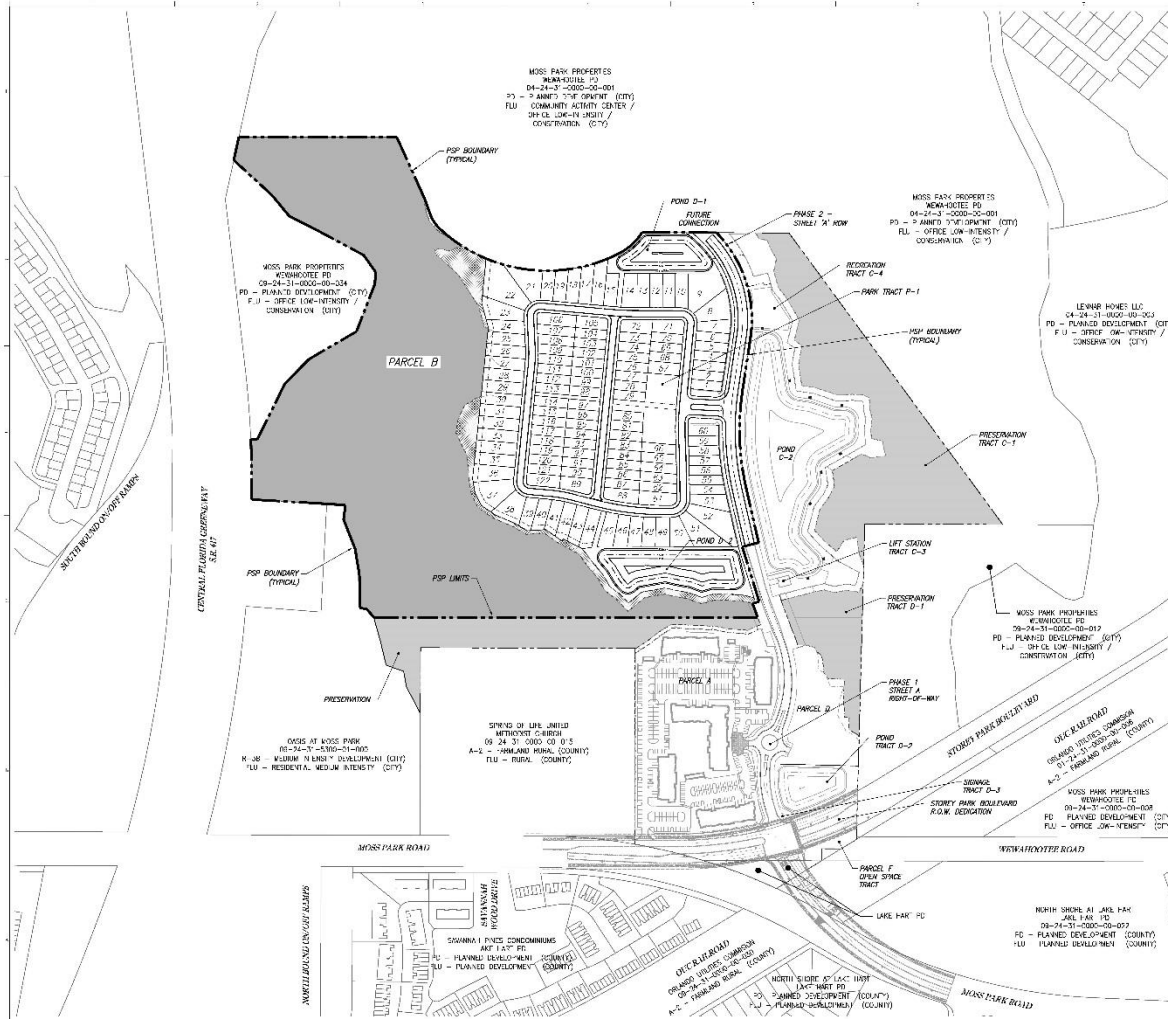
Moss Park North Planned Development / Parcel B Preliminary Subdivision Plan (PSP) Aerial Map





Moss Park North Planned Development / Parcel B Preliminary Subdivision Plan (PSP)

Overall Land Use Plan



Scale:

Orientation:

1. ALLS - REFERRED TO THE PLAN COMMISSION	
2. SITE - REFERRED TO THE PLAN COMMISSION	
3. ALLS - REFERRED TO THE PLAN COMMISSION	
4. ALLS - REFERRED TO THE PLAN COMMISSION	
5. ALLS - REFERRED TO THE PLAN COMMISSION	
6. ALLS - REFERRED TO THE PLAN COMMISSION	
7. ALLS - REFERRED TO THE PLAN COMMISSION	
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18. ALLS - REFERRED TO THE PLAN COMMISSION	
19. ALLS - REFERRED TO THE PLAN COMMISSION	
20. ALLS - REFERRED TO THE PLAN COMMISSION	

**MOSS PARK NORTH
PD - PHASE 2
PARCEL 'B'**

**PRELIMINARY
SUBDIVISION
PLANS
PSP-17-12-401**

Submitted to:
ORANGE COUNTY, FL

Prepared by:
MASTER PD PLAN

Date: 12/12/2018

C2.00

Scale: 1" = 200'

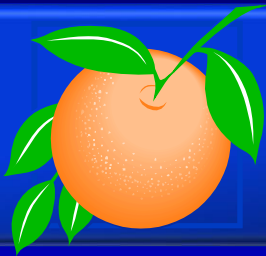
North Arrow

Legend

Notes

Project: Moss Park North, Phase 2, Parcel B

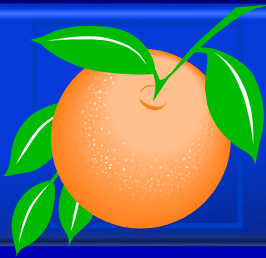
Drawn by: [Name]



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Moss Park North Planned Development / Parcel B Preliminary Subdivision Plan dated “Received April 4, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

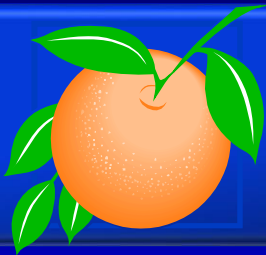
District 4



Fire Creek at Gotha Preliminary Subdivision Plan (PSP)

Case:	PSP-16-08-273
Project Name:	Fire Creek at Gotha PSP
Applicant:	Major Stacy, B & S Engineering Consultants, Inc.
District:	1
Acreage:	29.55 gross acres
Location:	North of Moore Road / East of 7th Avenue
Request:	To subdivide 29.55 acres in order to construct 42 single-family residential dwelling units.

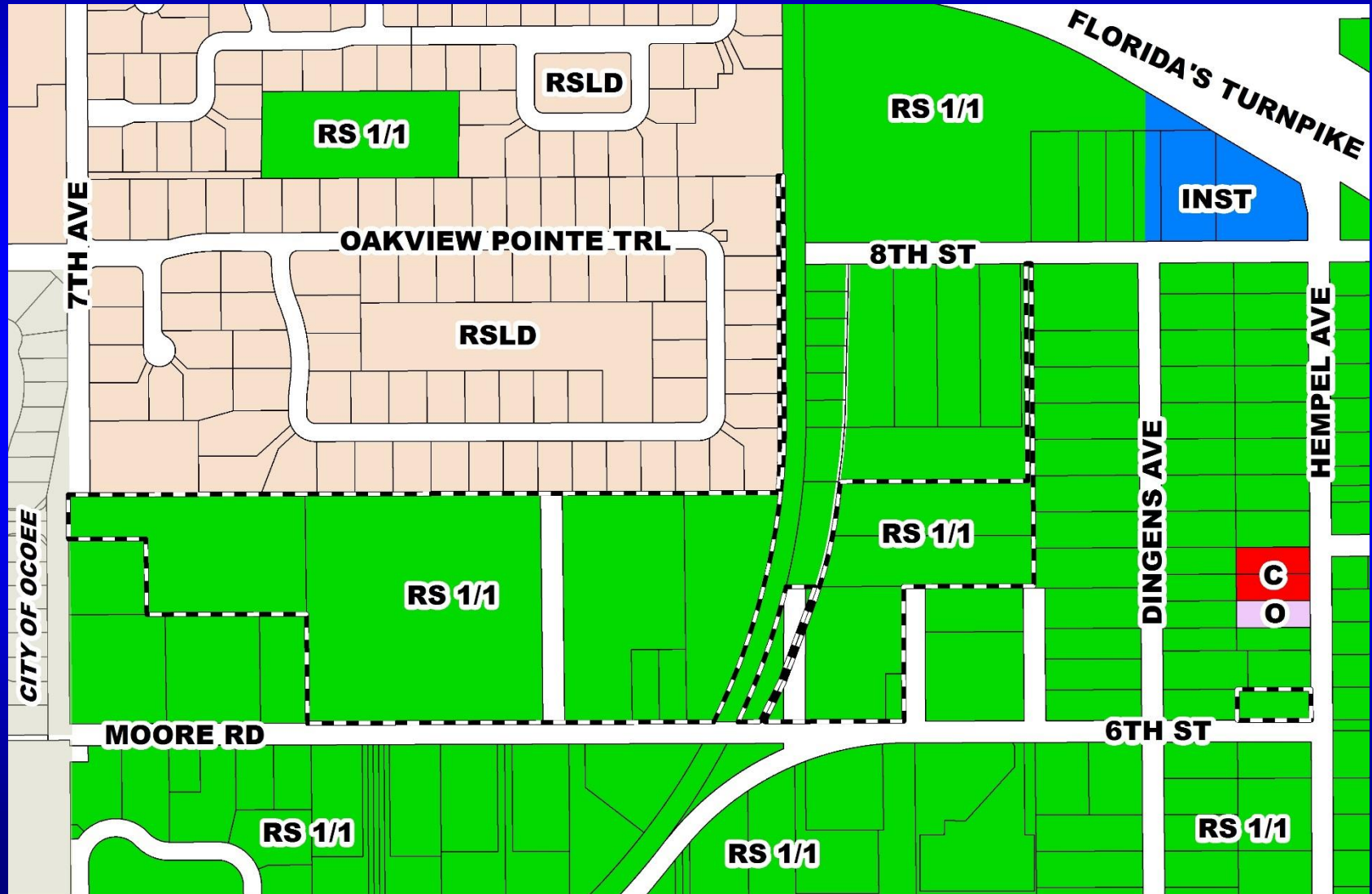
Additionally, a waiver from Orange County Code Section 34-267(h) is requested to allow a diversion control structure in lieu of a separate collection system and retention outfall system.



Fire Creek at Gotha

Preliminary Subdivision Plan (PSP)

Future Land Use Map

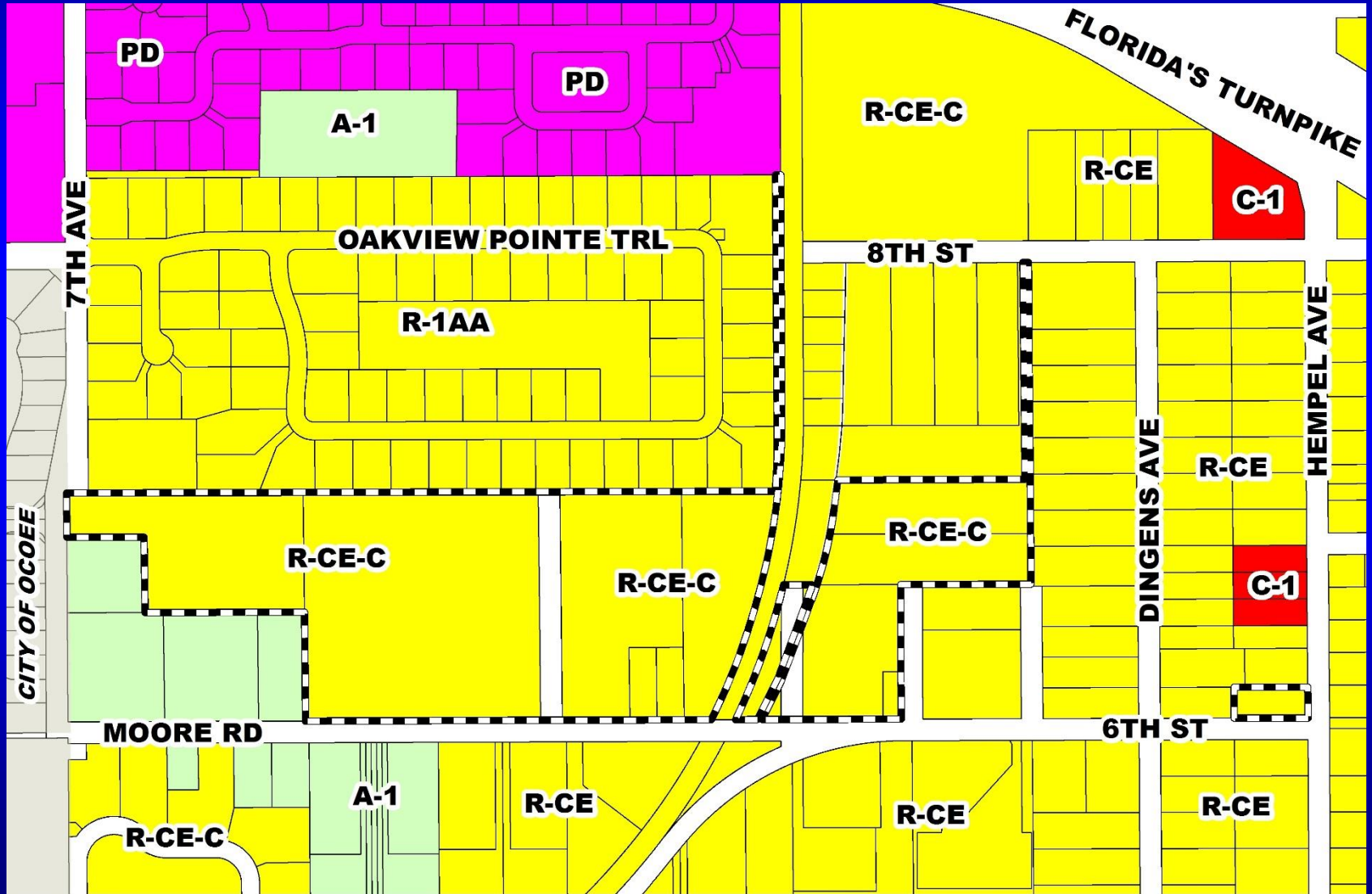


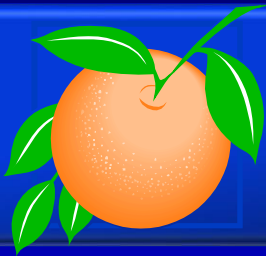


Fire Creek at Gotha

Preliminary Subdivision Plan (PSP)

Zoning Map

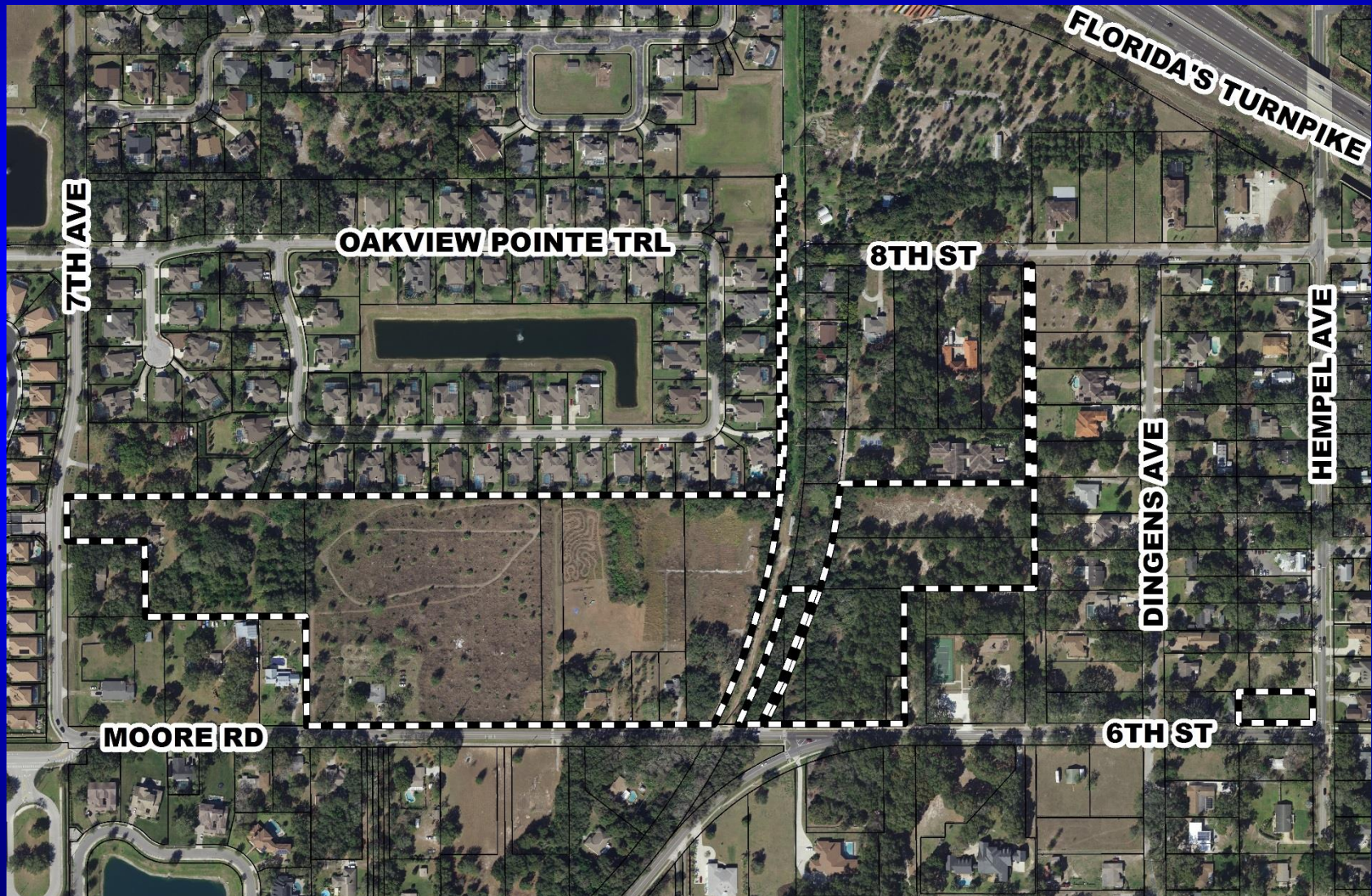


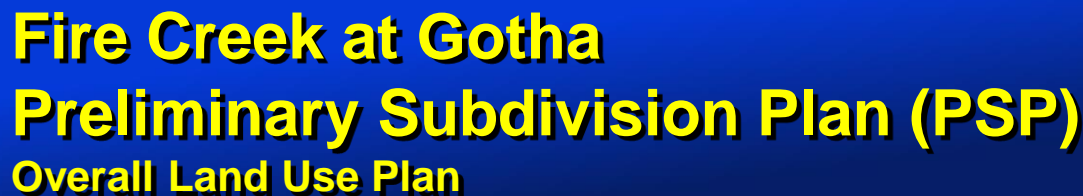


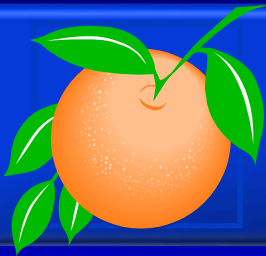
Fire Creek at Gotha

Preliminary Subdivision Plan (PSP)

Aerial Map







Action Requested

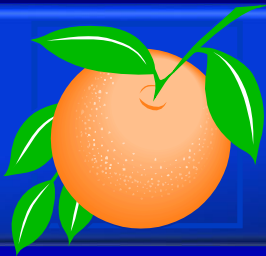
Make a finding of consistency with the Comprehensive Plan (CP) and approve the Fire Creek at Gotha Preliminary Subdivision Plan dated “Received April 30, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Townhomes at Westwood Planned Development / Land Use Plan (PD/LUP)

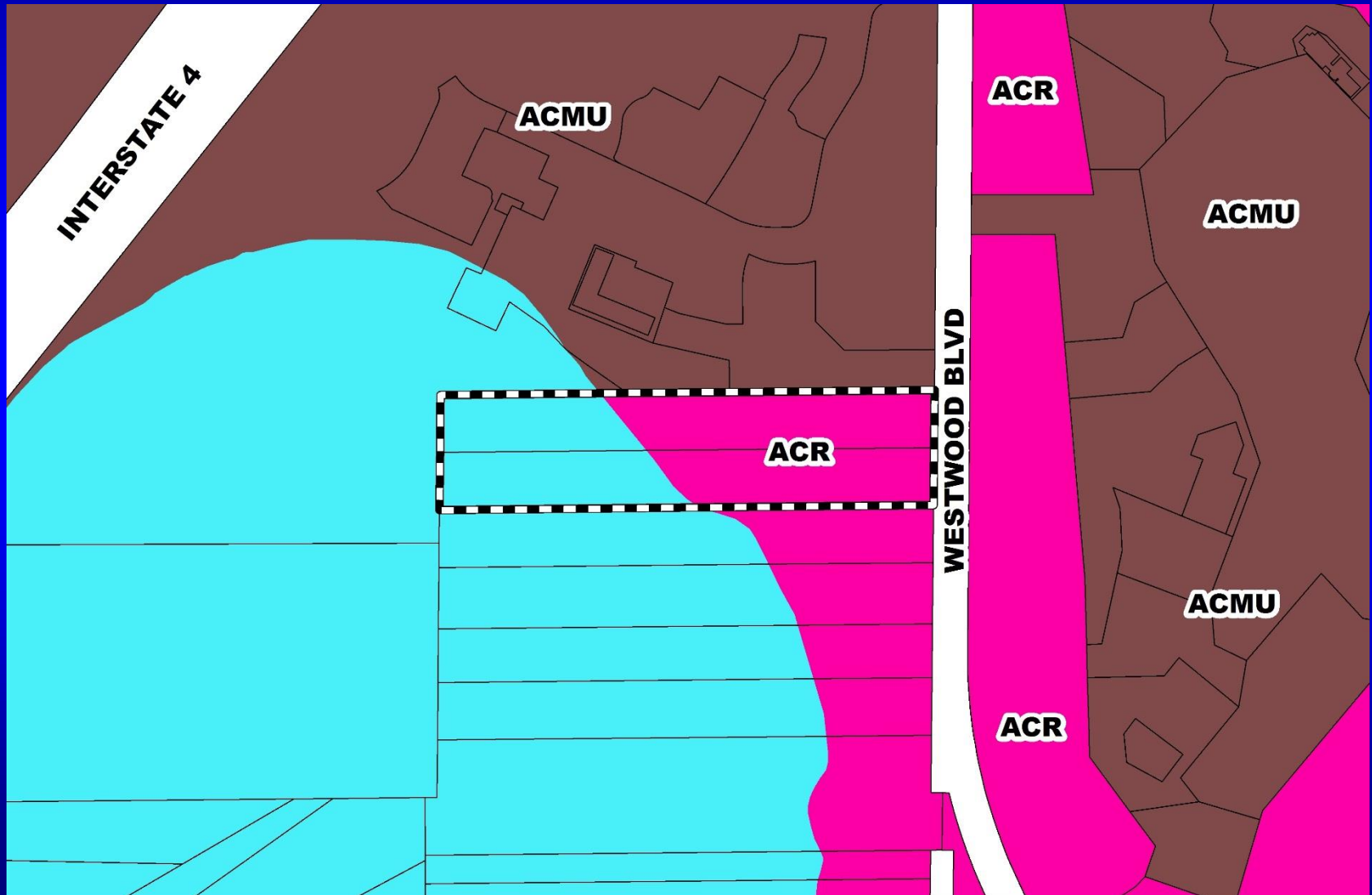
Case:	LUP-16-09-335
Project Name:	Townhomes at Westwood PD
Applicant:	Stephen Allen, Civil Corp Engineering, Inc.
District:	1
Acreage:	8.88 gross acres / 3.78 net developable acres
Location:	11302 and 11314 Westwood Boulevard; or generally west of Westwood Boulevard, on the east side of Lake Willis, approximately 500 feet south of Grand Horizons Boulevard
Request:	To rezone two (2) parcels containing 8.88 gross net acres of which 3.78 are developable from R-CE (Country Estate District) to PD (Planned Development District), in order to construct eighty (80) attached single-family residential dwelling units.

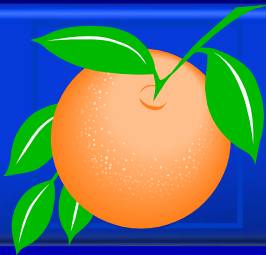


Townhomes at Westwood

Planned Development / Land Use Plan (PD/LUP)

Future Land Use Map

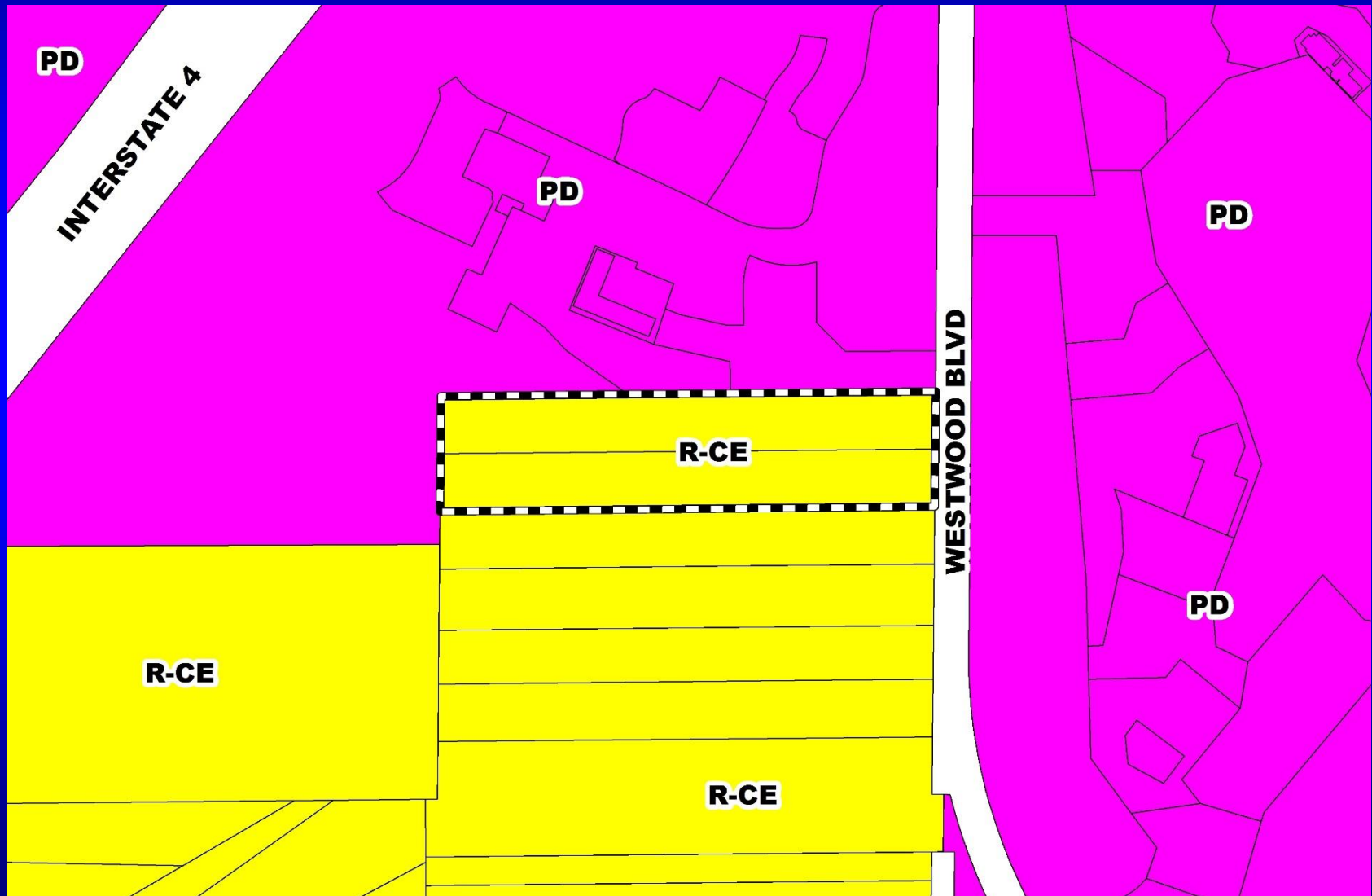


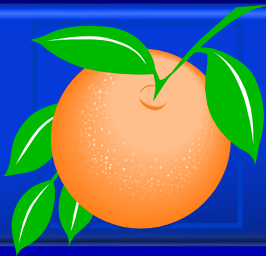


Townhomes at Westwood

Planned Development / Land Use Plan (PD/LUP)

Zoning Map



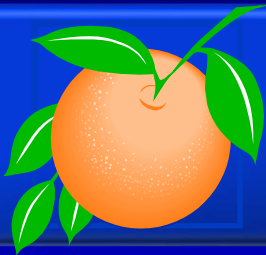


Townhomes at Westwood

Planned Development / Land Use Plan (PD/LUP)

Aerial Map

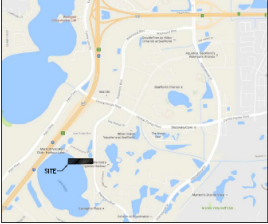
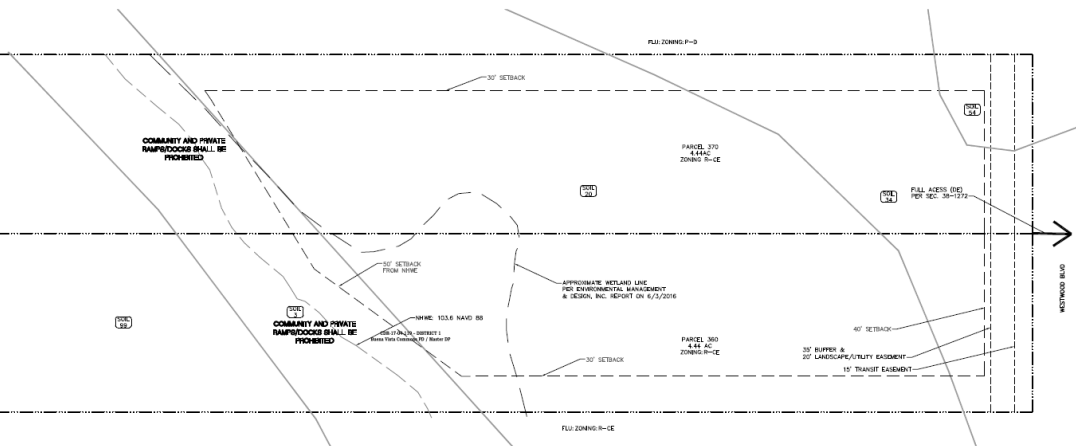




Townhomes at Westwood

Planned Development / Land Use Plan (PD/LUP)

Overall Land Use Plan

LEGAL DESCRIPTION		TOWNHOMES @ WESTWOOD LAND USE PLAN CASE NUMBER LUP-16-09-335 PARCEL ID #14-24-28-4800-00-370 & 360 ORANGE COUNTY, FL SEPTEMBER 2016		SHEET INDEX	
 <p>LOCATION MAP</p>		<p>1ST ADDITION LAKE WILLY CAMPS R/10 LOT 37 1ST ADDITION LAKE WILLY CAMPS R/10 LOT 16</p>		<p>C-1 LAND USE PLAN</p>	
<p>SOILS LEGEND</p> <ul style="list-style-type: none">3 BASINGER FINE SAND20 MAWKALE FINE SAND34 POMELLO FINE SAND54 ZOLFQ FINE SAND		 <p>LEGAL DESCRIPTION</p> <p>1100 & 1114 WESTWOOD BLVD. ORLANDO, FL 32821</p> <p>PARCEL ID: 14-24-28-4800-00-370 & 360</p> <p>LAND AREA: 5.8 AC LAKE ACRES: 4.4 AC WETLAND ACRES: 1.4 AC DEVELOPABLE: 4.8 AC ± (4.4 AC ± 0.4 AC) 75 ACRES</p> <p>PROPERTY ZONING: EXISTING: ACTIVITY CENTER RESIDENTIAL PROPOSED: PD</p> <p>MINIMUM OPEN SPACE: 10%</p> <p>INFRASTRUCTURE: POTABLE WATER: ORANGE COUNTY WASTEWATER: ORANGE COUNTY RECLAIM WATER PROVIDER: ORANGE COUNTY</p> <p>TRAFFIC GENERATION: TOWNHOUSE (60 UNITS) 400 PM PEAK TRIPS (AT CODE 230)</p> <p>DEVELOPMENT CRITERIA: MAXIMUM DENSITY: 200/ACRE PROPOSED DENSITY: 21.1400/ACRE = 30 UNITS</p>		<p>RECEIVED By Lisette Egipciano at 11:04 am, Apr 04, 2017</p>	
<p>DEVELOPMENT STANDARDS</p> <p>LIST OF USES: PERMITTED USE: ACTIVITY CENTER RESIDENTIAL (PER ID 3.1.1), SINGLE FAMILY ATTACHED TOWNHOMES</p> <p>NOTES:</p> <ol style="list-style-type: none">1. PROJECT INFRASTRUCTURE WILL BE DEVELOPED IN ONE PHASE2. OPEN SPACE SHALL COMPLY WITH SECTION 38-224 OF THE ORANGE COUNTY LDC3. SOIL INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE USGS SOIL SURVEY4. THE PROJECT WILL BE DESIGNED WITH A CENTRAL STORMWATER MANAGEMENT FACILITY UNDER CRITERIA IN ACCORDANCE WITH ORANGE COUNTY AND SP/MSD STANDARDS5. ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID6. COMMUNITY AND PRIVATE RAMPS/DROCKS SHALL BE PROHIBITED7. THIS PROPERTY IS LOCATED WITHIN THE LAKE WILLY OVERLAY DISTRICT8. RECREATION AREA REQUIREMENTS SHALL COMPLY WITH SECTION 36-2539. PEDESTRIAN/BICYCLE SAFETY ACCESS AND CONNECTIVITY PURSUANT TO POLICES ID 2.1.5, ID 2.2.2, ID 2.2.5, ID 2.3.3, ID 2.3.4 AND ID 2.3.5 SHALL BE MET AT TIME OF DEVELOPMENT PLAN10. PAYMENT SETBACKS AND BUFFERING REQUIREMENTS OF BOTH LAKE WILLY OVERLAY DISTRICT AND FOREST COMMERCIAL STANDARDS APPLY WITH THE REQUIRED STANDARD BEING WHICHEVER IS GREATER11. PURSUANT TO SECTION 36-415 (1) OF THE COUNTY CODE OR ORDINANCES, ANY APPLICATION FOR A PLANNED DEVELOPMENT (PD) ZONING IS REQUIRED TO CONDUCT A STUDY TO ASSESS THE TRAFFIC AND CAPACITY IMPACTS OF THE PROPOSED DEVELOPMENT		<p>SITE DATA</p> <p>PROPERTY LOCATION: 1100 & 1114 WESTWOOD BLVD. ORLANDO, FL 32821</p> <p>PARCEL ID: 14-24-28-4800-00-370 & 360</p> <p>LAND AREA: 5.8 AC LAKE ACRES: 4.4 AC WETLAND ACRES: 1.4 AC DEVELOPABLE: 4.8 AC ± (4.4 AC ± 0.4 AC) 75 ACRES</p> <p>FUTURE LAND USE: EXISTING: ACTIVITY CENTER RESIDENTIAL</p> <p>PROPERTY ZONING: EXISTING: R-4C PROPOSED: PD</p> <p>MINIMUM OPEN SPACE: 10%</p> <p>INFRASTRUCTURE: POTABLE WATER: ORANGE COUNTY WASTEWATER: ORANGE COUNTY RECLAIM WATER PROVIDER: ORANGE COUNTY</p> <p>TRAFFIC GENERATION: TOWNHOUSE (60 UNITS) 400 PM PEAK TRIPS (AT CODE 230)</p> <p>DEVELOPMENT CRITERIA: MAXIMUM DENSITY: 200/ACRE PROPOSED DENSITY: 21.1400/ACRE = 30 UNITS</p>		<p>SITE DATA (CONT)</p> <p>PD SETBACKS: NORTH: 30' SOUTH: 30' EAST: 30' WEST: 30' (NORMAL WATER ELEVATION) BUILDING SEPARATION: MINIMUM SEPARATION BETWEEN BUILDINGS: FRONT TO FRONT SEPARATION: 60' REAR TO REAR SEPARATION: 60' SIDE TO SIDE SEPARATION: 30'</p> <p>LOT SETBACKS: FRONT: 30' SIDE: 5' REAR: 30' SIDE STREET: 15'</p> <p>LOT STANDARDS: MINIMUM LOT WIDTH: 20' (CORNER LOT SHALL BE 10' WIDER) MINIMUM PROPOSED LOT AREA: 2,000 SF</p> <p>PERMITTED USE CATEGORY: ACTIVITY CENTER RESIDENTIAL SINGLE-FAMILY ATTACHED TOWNHOMES</p> <p>BUILDING HEIGHT: 2 STORY / 33'</p> <p>MINIMUM LIVING AREA (HVA): 1,000 SF</p> <p>SCHOOL AGE CHILDREN: ELEMENTARY SCHOOL: 6.6270 UNITS=3 STUDENTS MIDDLE SCHOOL: 6.6740 UNITS=3 STUDENTS HIGH SCHOOL: 9.0121 UNITS=4 STUDENTS</p>	
<p>TOWNHOMES • WESTWOOD 1302/1314 WESTWOOD BLVD. ORANGE COUNTY FL</p>		<p>LAND USE PLAN</p>		<p>PROJECT NAME TOWNHOMES • WESTWOOD</p>	
<p>SHEET NO. C-1</p>		<p>DATE 09/27/2016</p>		<p>SCALE 1"=40'</p>	



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Townhomes at Westwood Planned Development / Land Use Plan (PD/LUP) dated “Received April 4, 2017”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1



Board of County Commissioners

Public Hearings

July 10, 2018