



Board of County Commissioners

Public Hearings

July 10, 2018



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

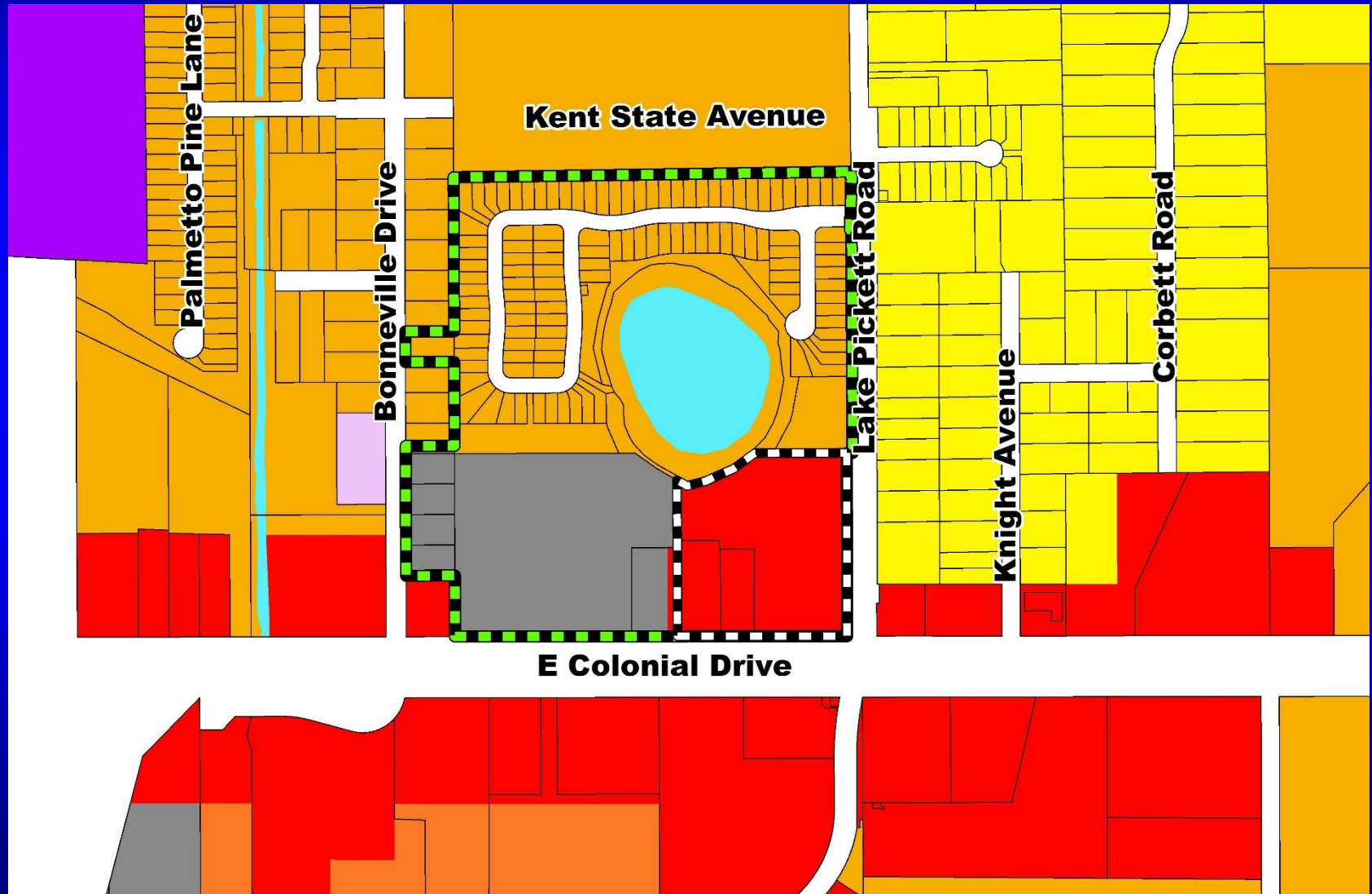
Case:	CDR-18-02-055
Project Name:	Lake Pickett Center Planned Development (PD)
Applicant:	Jay R. Jackson, Kimley-Horn and Associates, Inc.
District:	5
Acreage:	45.71 gross acres (<i>overall PD</i>) 7.26 gross acres (<i>affected parcels</i>)
Location:	Generally north of State Road 50, east of Bonneville 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

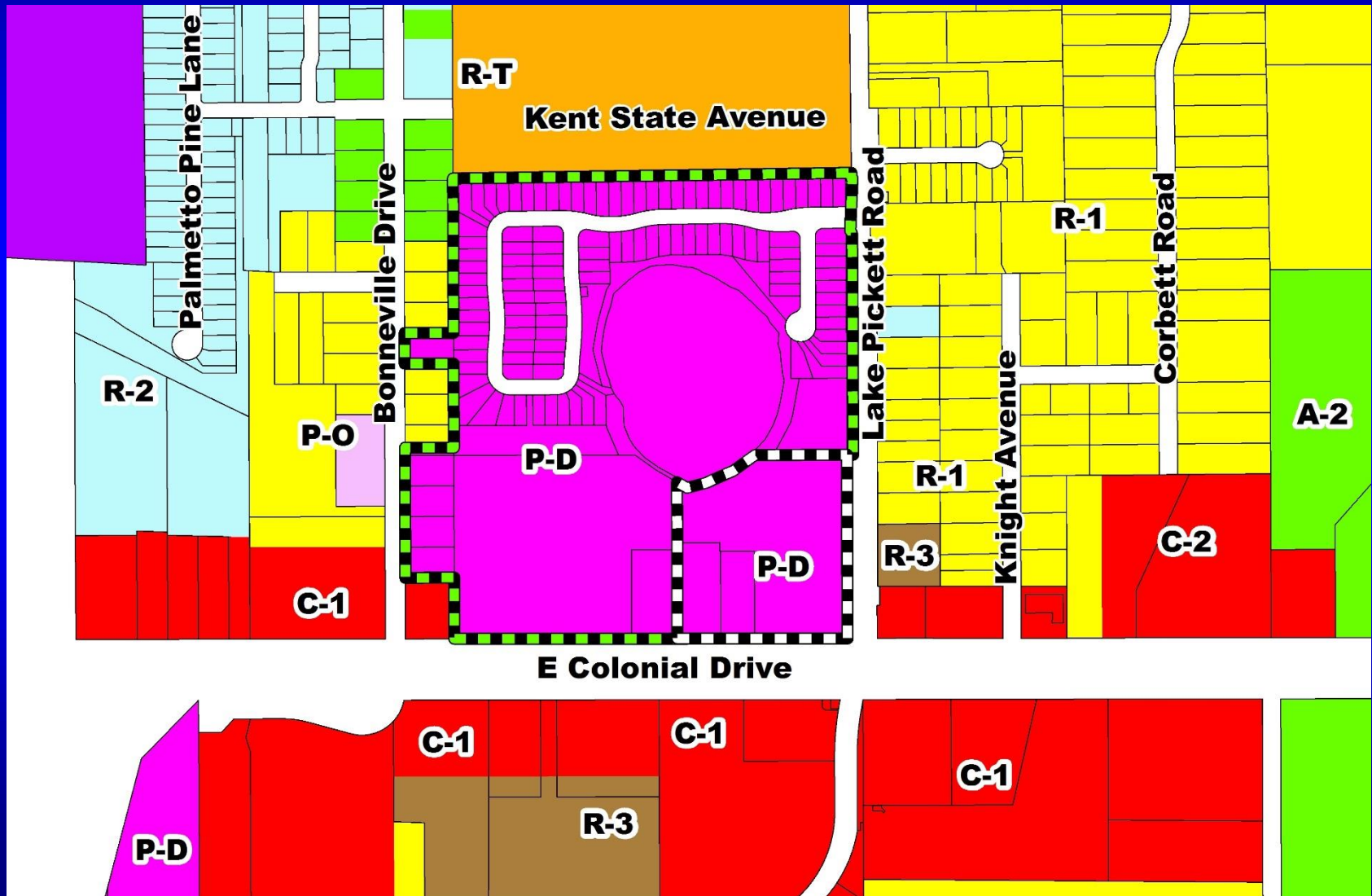
Planned Development / Land Use Plan (PD/LUP)

Future Land Use Map





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



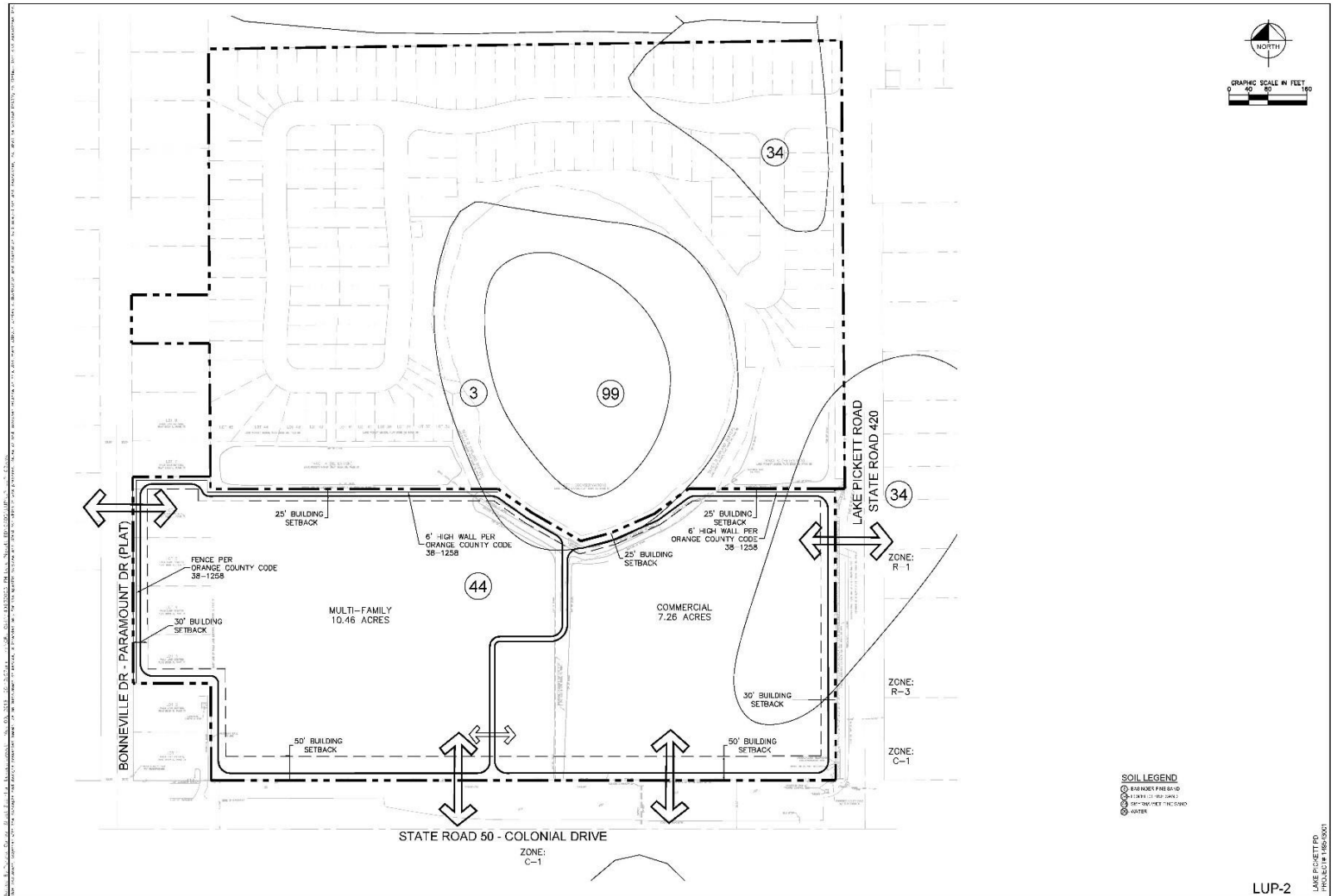


Lake Pickett Center Planned Development / Land Use Plan (PD/LUP) Aerial Map





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)

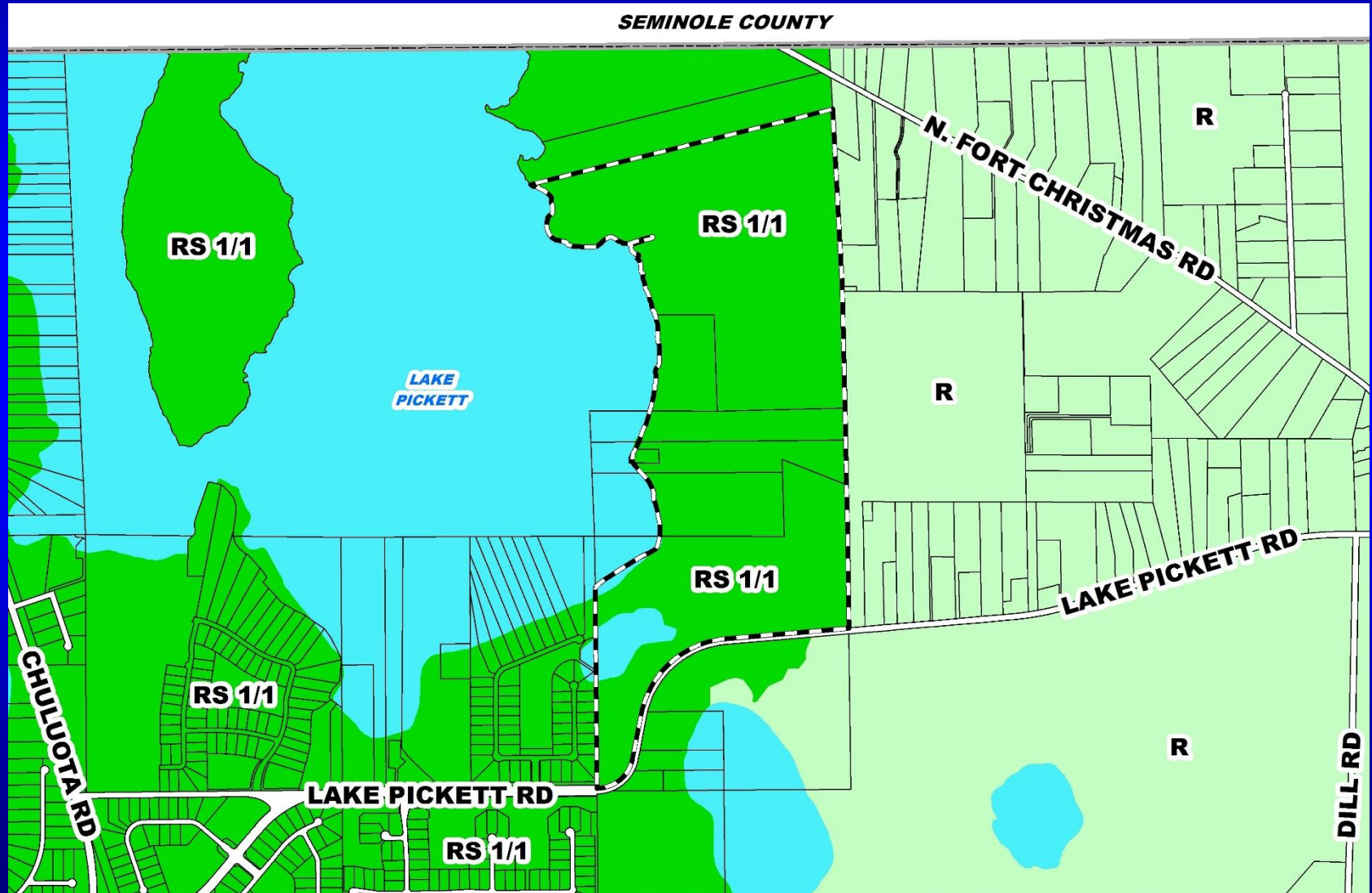
Case:	CDR-18-02-062
Project Name:	Lake Pickett Cluster Parcels 1, 2, & 3 PSP
Applicant:	David E. Axel, Axel Real Estate
District:	5
Acreage:	292.79 gross acres
Location:	North of Lake Pickett Road / East of Chuluota Road
Request:	<p>To revise phasing and delete August 22, 2017, BCC Condition of Approval #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

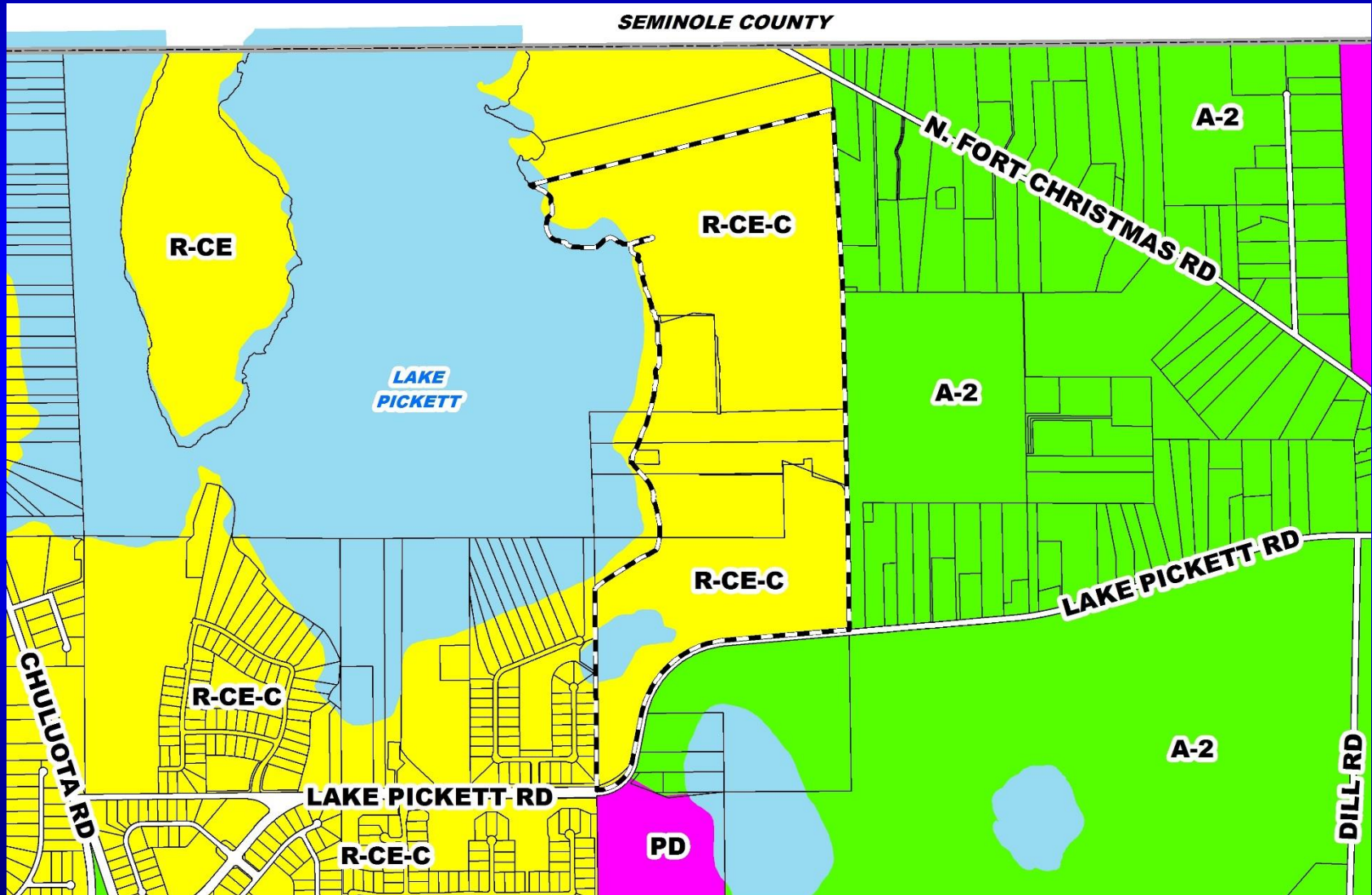
Preliminary Subdivision Plan (PSP)

Future Land Use Map





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

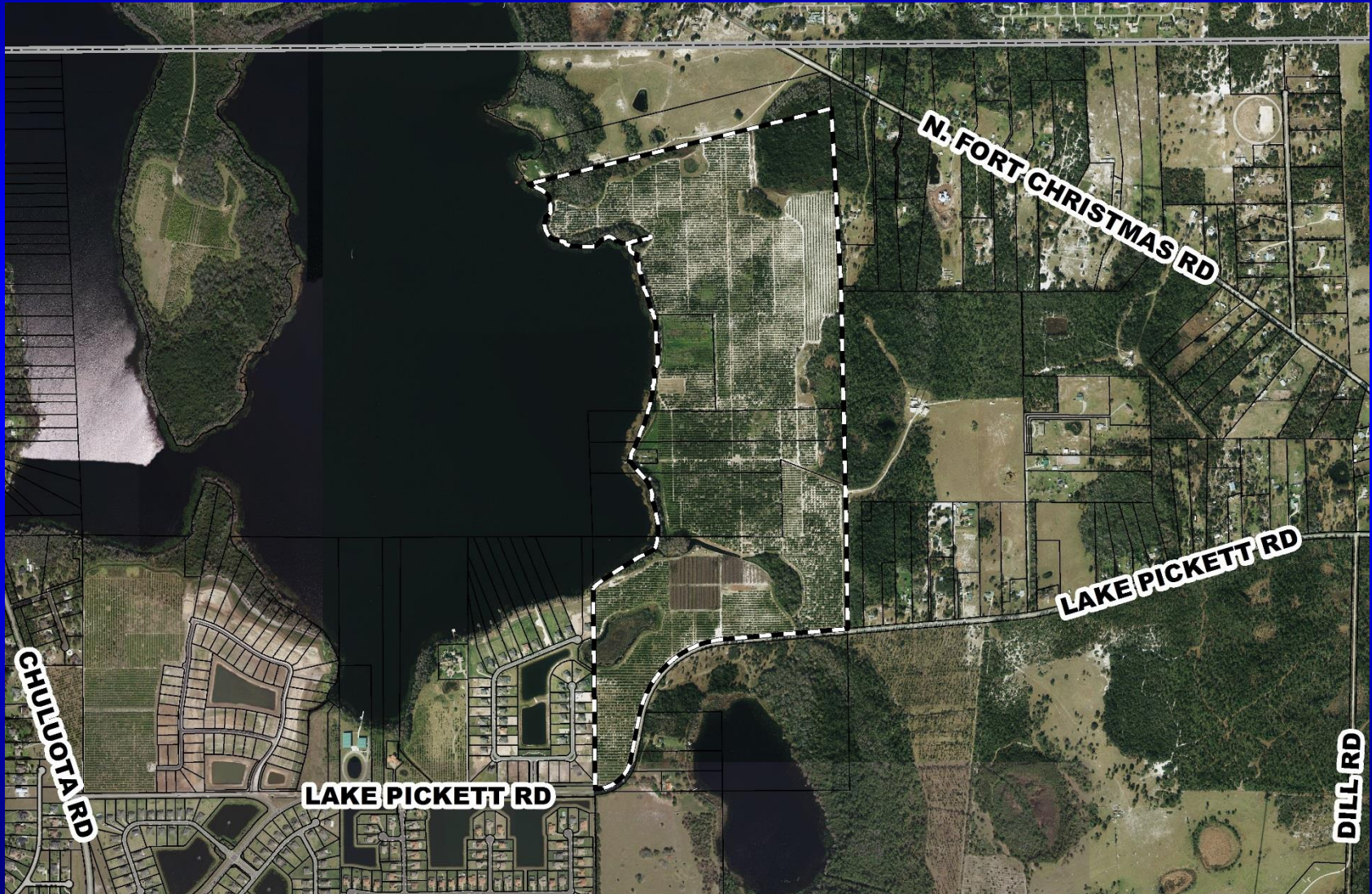


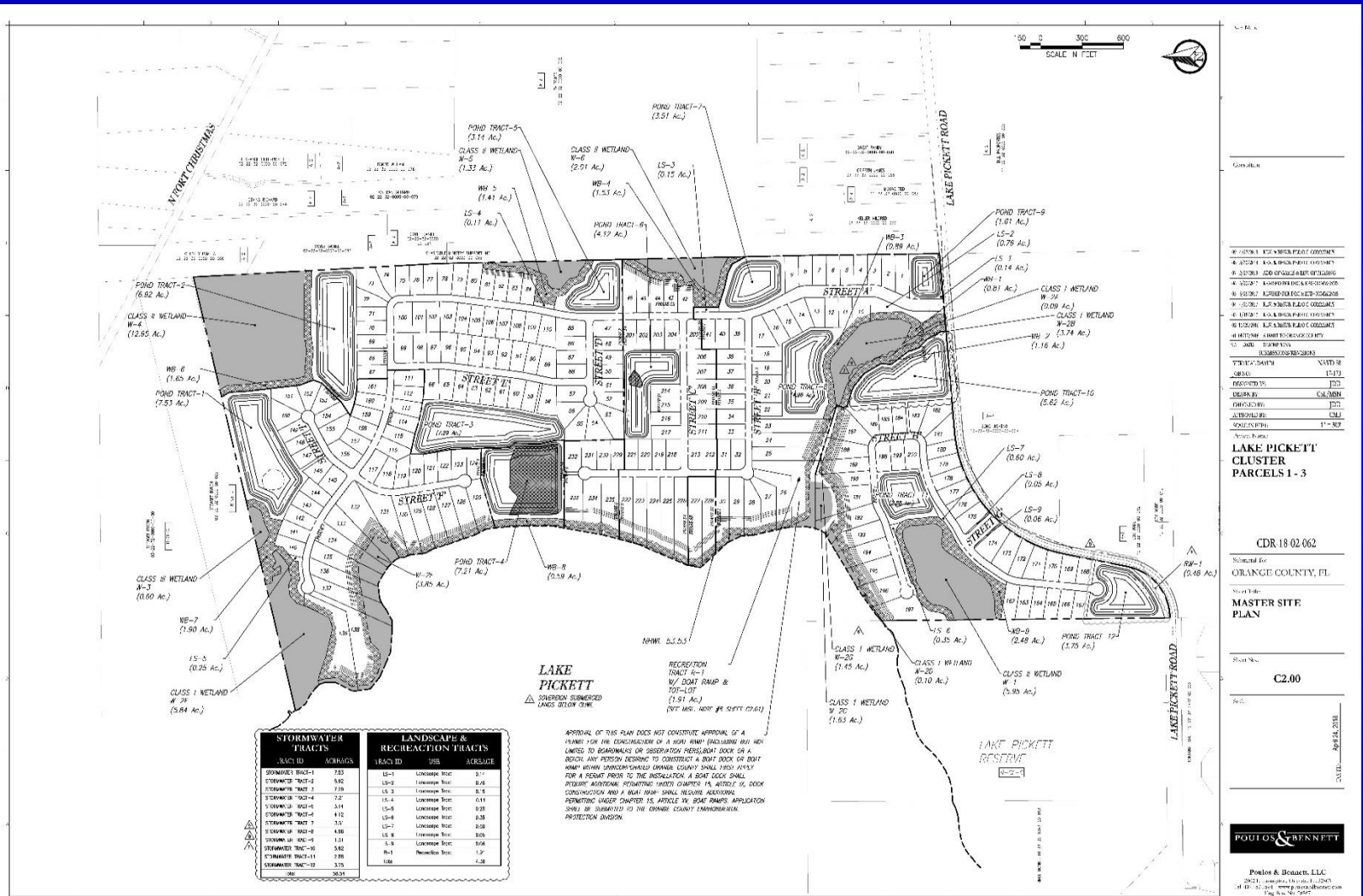


Lake Pickett Cluster Parcels 1, 2, & 3

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)

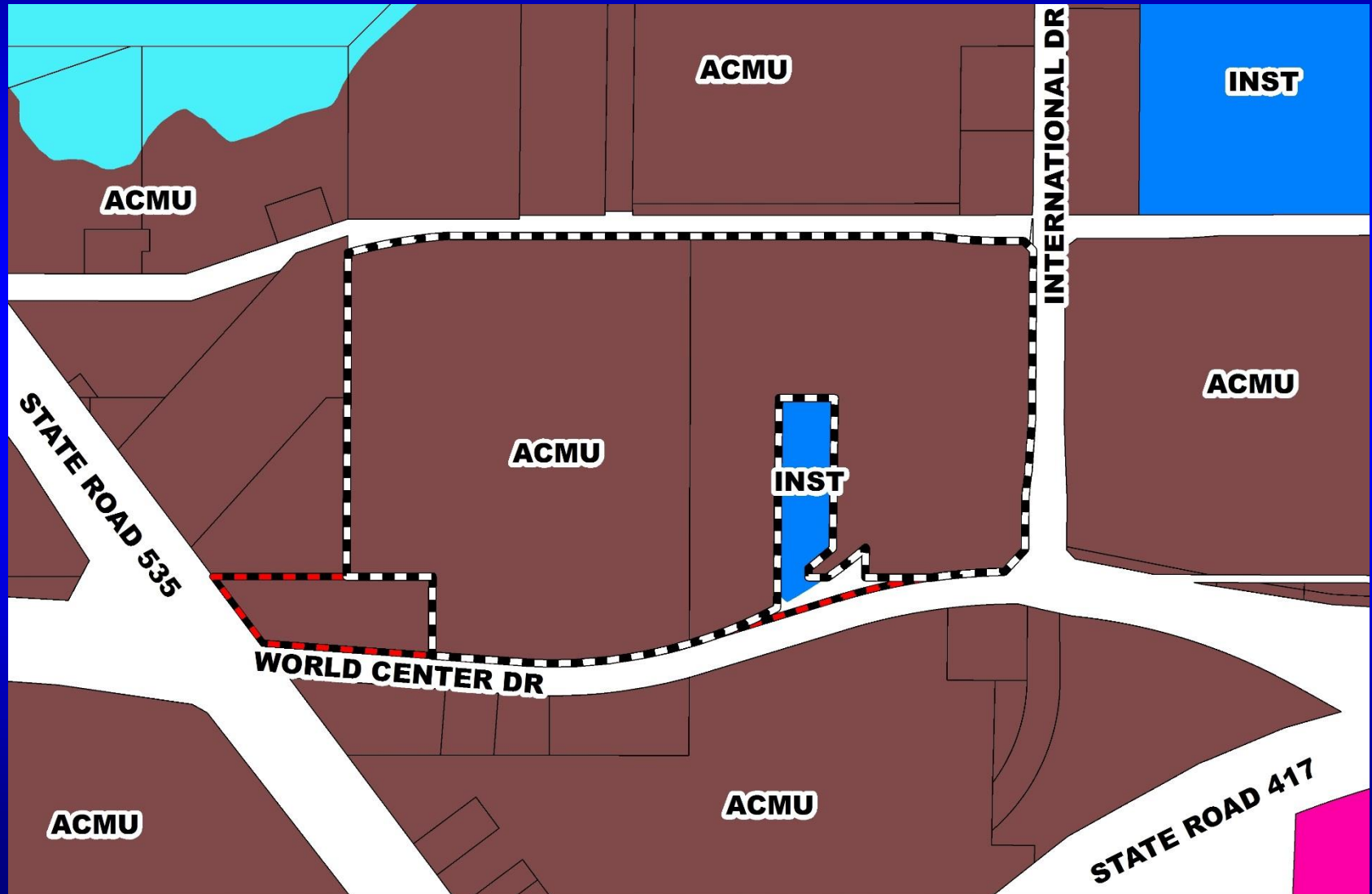
Case:	CDR-18-01-020
Project Name:	Nadeen Tanmore II PD/LUP
Applicant:	David Taylor, Harris Civil Engineers, LLC
District:	1
Acreage:	130.32 gross acres (<i>overall PD</i>) 83.73 gross acres (<i>affected parcels only</i>)
Location:	Generally north of World Center Drive, east of State Road 535, and west 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

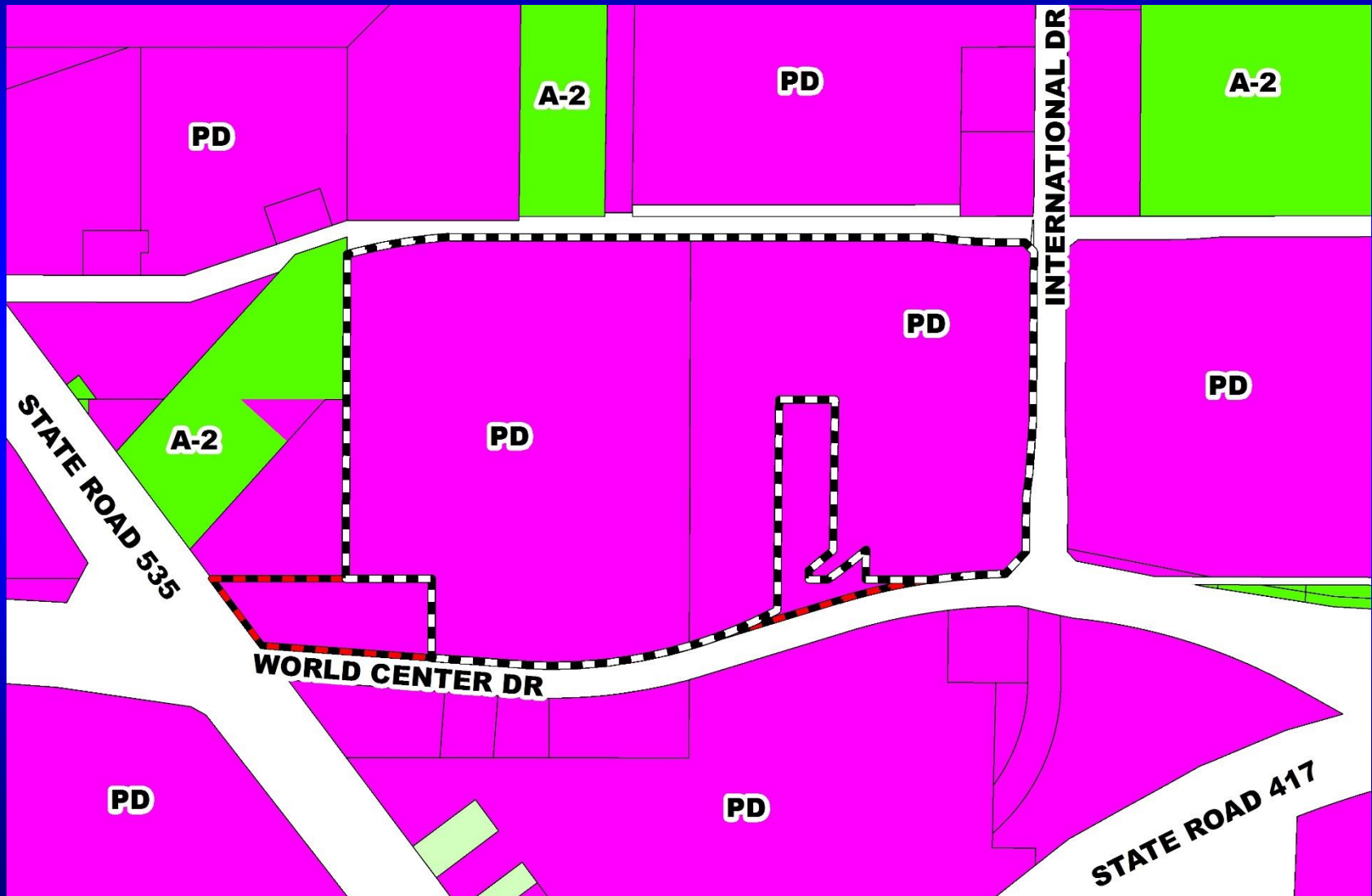




Nadeen Tanmore II

Planned Development / Land Use Plan (PD/LUP)

Zoning Map

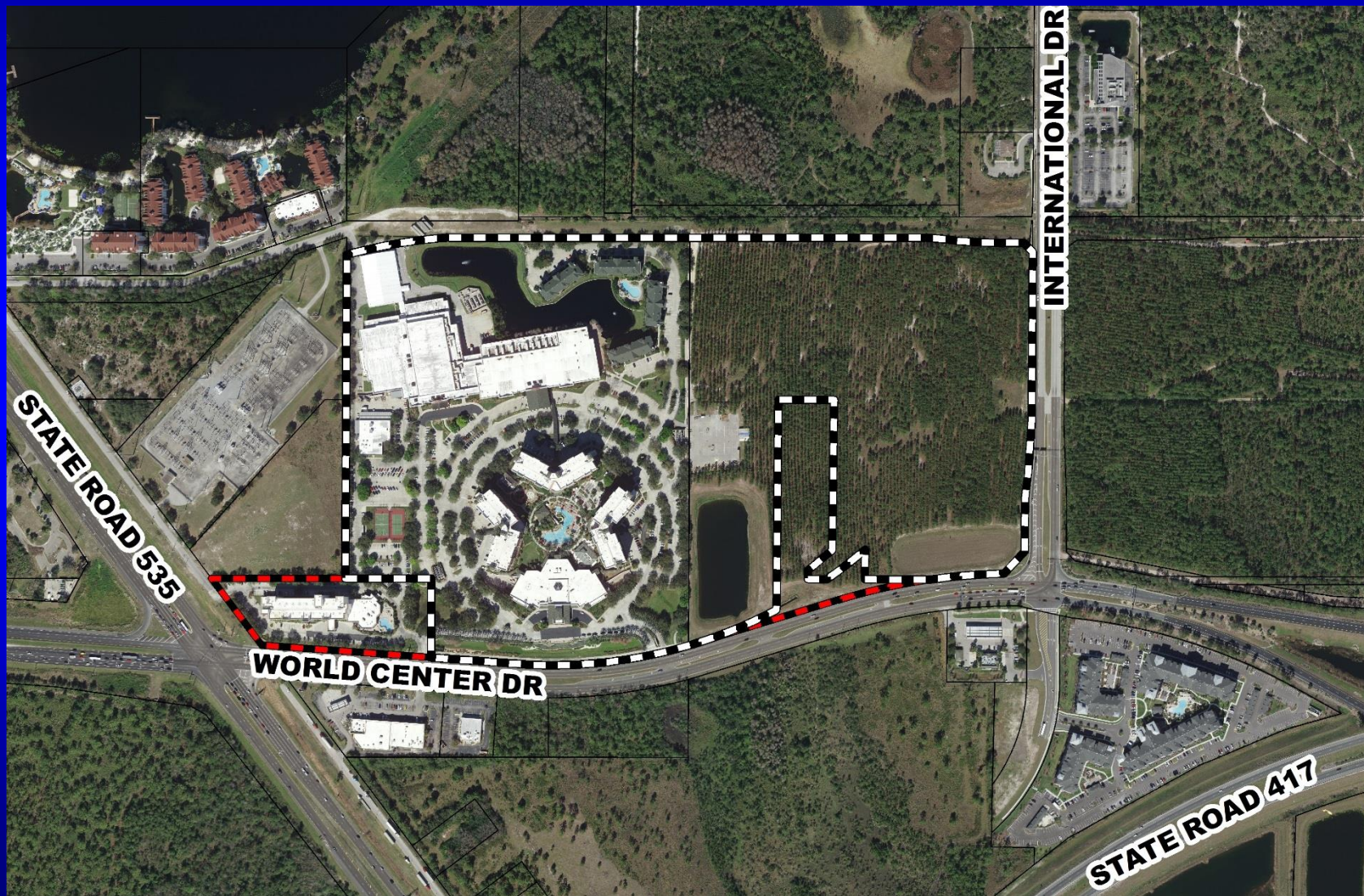




Nadeen Tanmore II

Planned Development / Land Use Plan (PD/LUP)

Aerial Map





TRIP GENERATION (ADT)	
HOTEL	481 ROOMS @ 8.92 ADT/ROOM = 4,291 ADT (ITE CODE 370)
TIME SHARE	897 UNITS @ 10.56 ADT/ROOM = 9,472 ADT (ITE CODE 305)
TOURIST COMMERCIAL	100,000 SF @ 11.32 ADT/1,000 SF = 1,132 ADT (ITE CODE 814)

- WATER, SEWER & REMEDIATED WATER WILL BE PROVIDED BY ORANGE COUNTY.
- BULK ELECTRICAL SERVICE SHALL BE PROVIDED TO: GROUND AND FASCO SENS SHALL COMPLY WITH CEC 31.5 (CURRENTLY COMMERCIAL STANDARDS)
- PROVIDED TO TOURIST COMMERCIAL USE SHALL BE THE CURRENT NEMSI PARCLES 1.3.3 AND 1.3.6 OF THE INTERNATIONAL DRIVE ACTIVITY CONTROLLED (RESIDENTIAL IN PROHIBITION).
- OUTDOOR STORAGE AND DISPLAY SHALL BE PROHIBITED.
- FIRE SLOW DOWN WITH ORANGE COUNTY STANDARDS.
- ACCESS BOTH ITS ADJACENT TRAIL ACCESS IS IN ADDITION TO THE CURRENT GRANGE PARCEL AND IN MEET A FUNDAMENTAL ACCESS. THEREFORE IT DOES NOT REQUIRE A SEPARATE ACCESS AGREEMENT. ITS ACCESS IS BY THE CURRENT CURRENT CARBIDE SITE TO WHICH IT IS BEING ADDED.

--	--

Release: _____

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

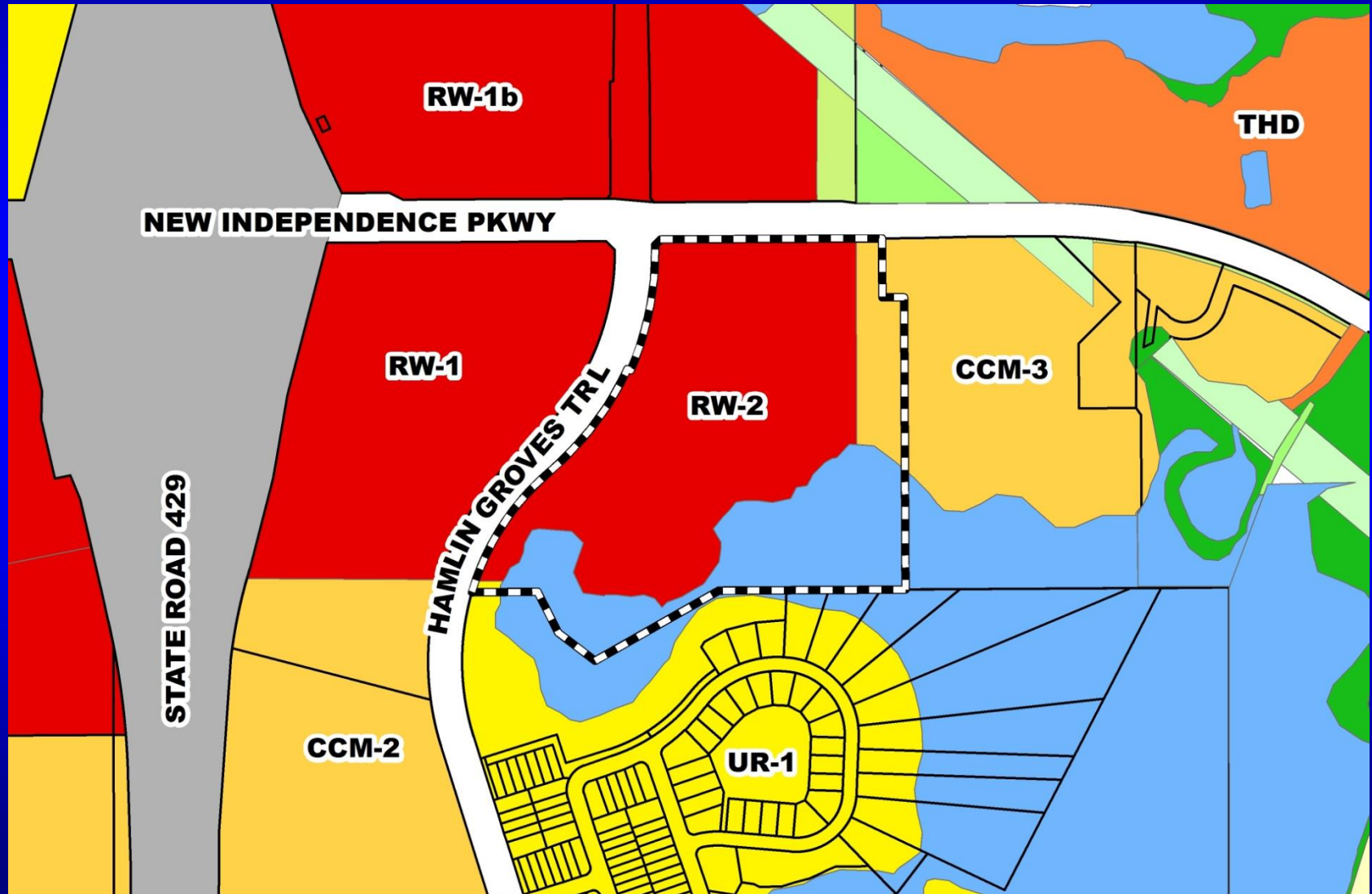


Hamlin PD / Hamlin SEC Commercial Preliminary Subdivision Plan / Development Plan (PSP/DP)

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>

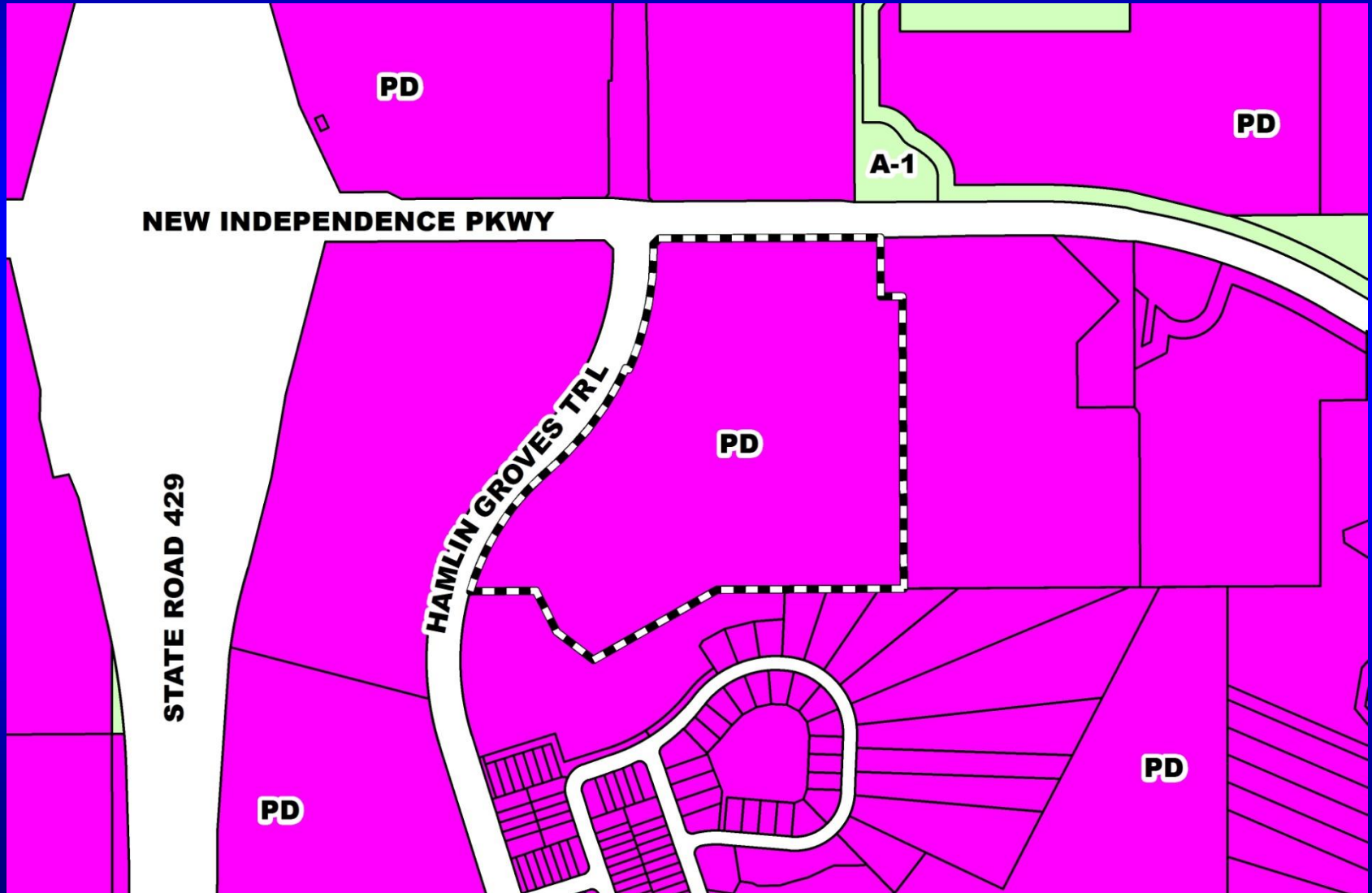


Hamlin PD / Hamlin SEC Commercial Preliminary Subdivision Plan / Development Plan (PSP/DP) Future Land Use Map





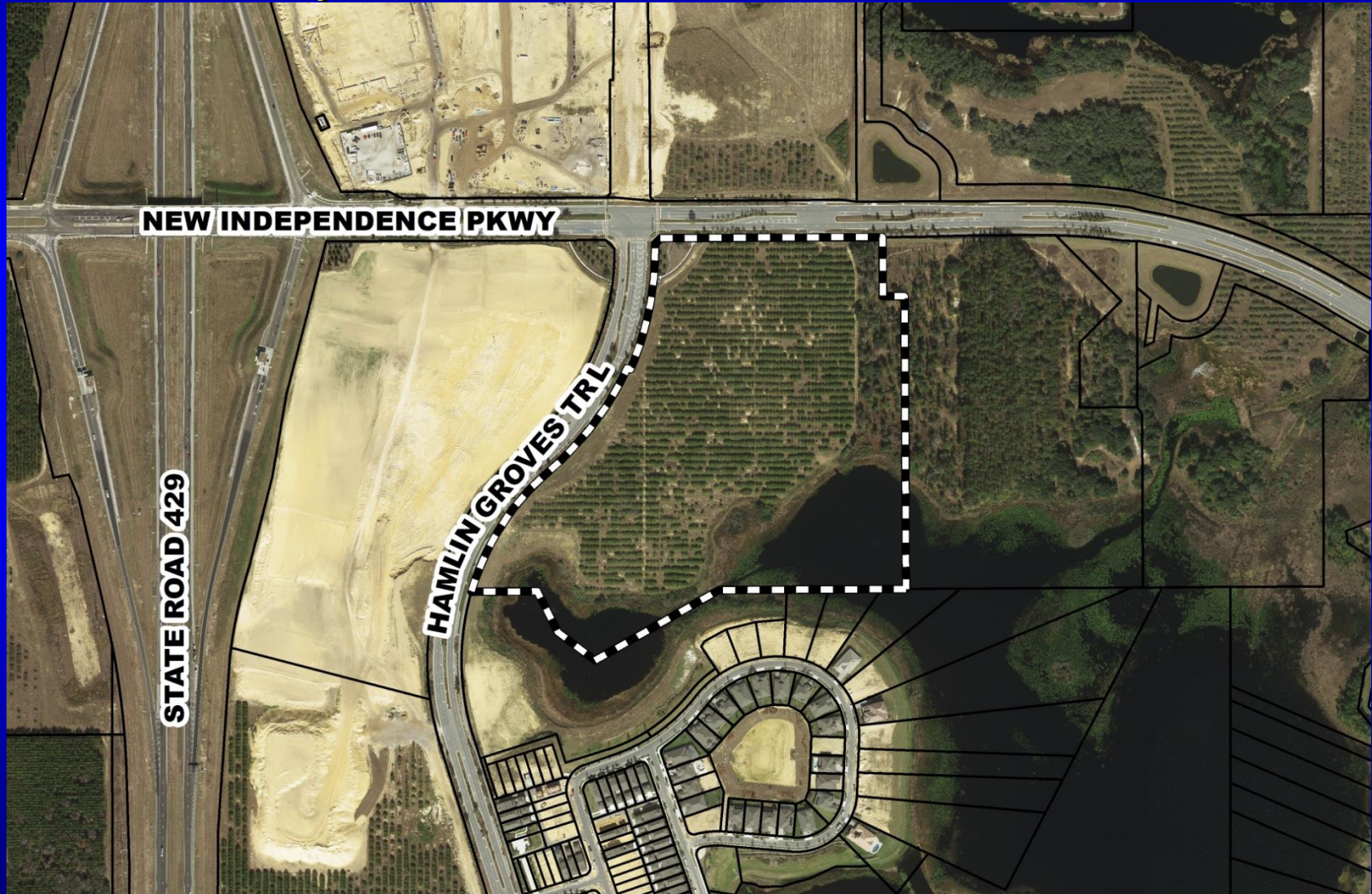
Hamlin PD / Hamlin SEC Commercial Preliminary Subdivision Plan / Development Plan (PSP/DP) Zoning Map



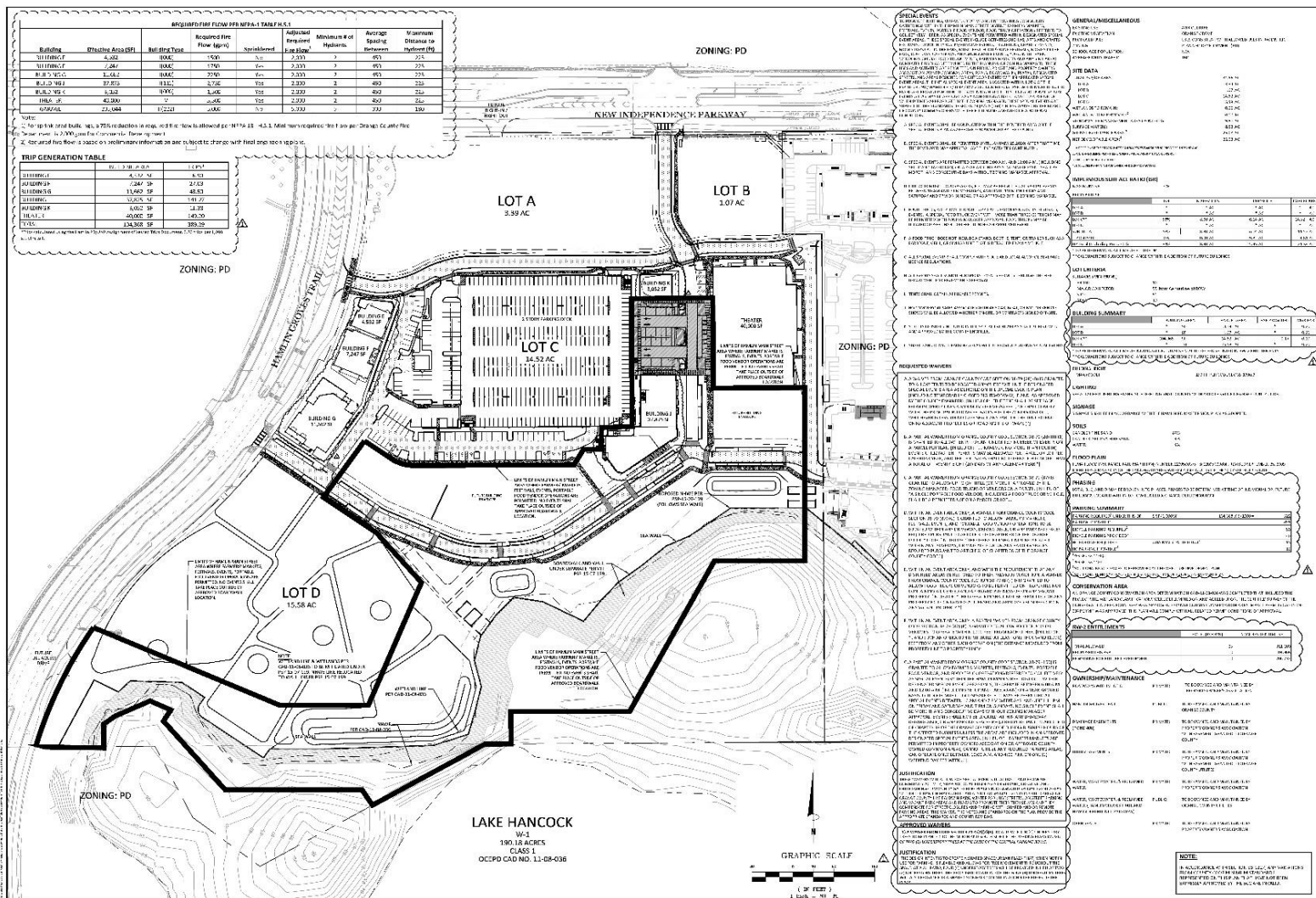


Hamlin Planned Development – UNP/ Hamlin SEC Commercial Preliminary Subdivision Plan / Development Plan (PSP/DP)

Aerial Map



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



KCG
KELLY, COLLINS & GENTRY, INC.
LAND SURVEYORS
1000 N. 10TH ST., SUITE 100
DENVER, CO 80202
303.733.1111
WWW.KCGINC.COM

PREPARED FOR:
HAMLIN RETAIL PARTNERS, LLC
1000 N. 10TH ST., SUITE 100
DENVER, CO 80202
303.733.1111
WWW.KCGINC.COM

PREPARED BY:
HAMLIN SEC COMMERCIAL
1000 N. 10TH ST., SUITE 100
DENVER, CO 80202
303.733.1111
WWW.KCGINC.COM

OVERALL PLAN

DATE: 11-08-08
SHEET: C-2.0



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

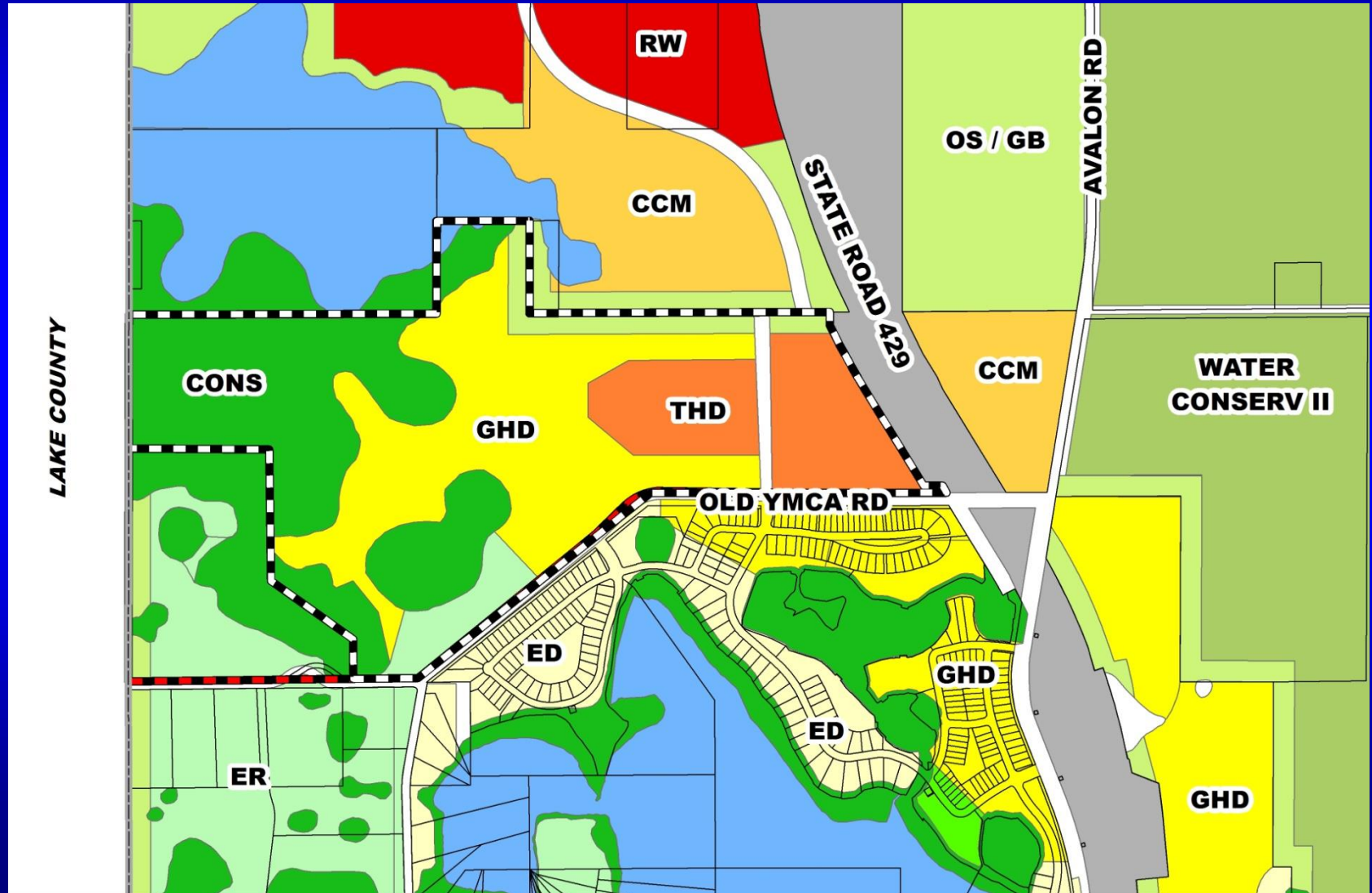
Acreage: 209.41 gross acres

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.

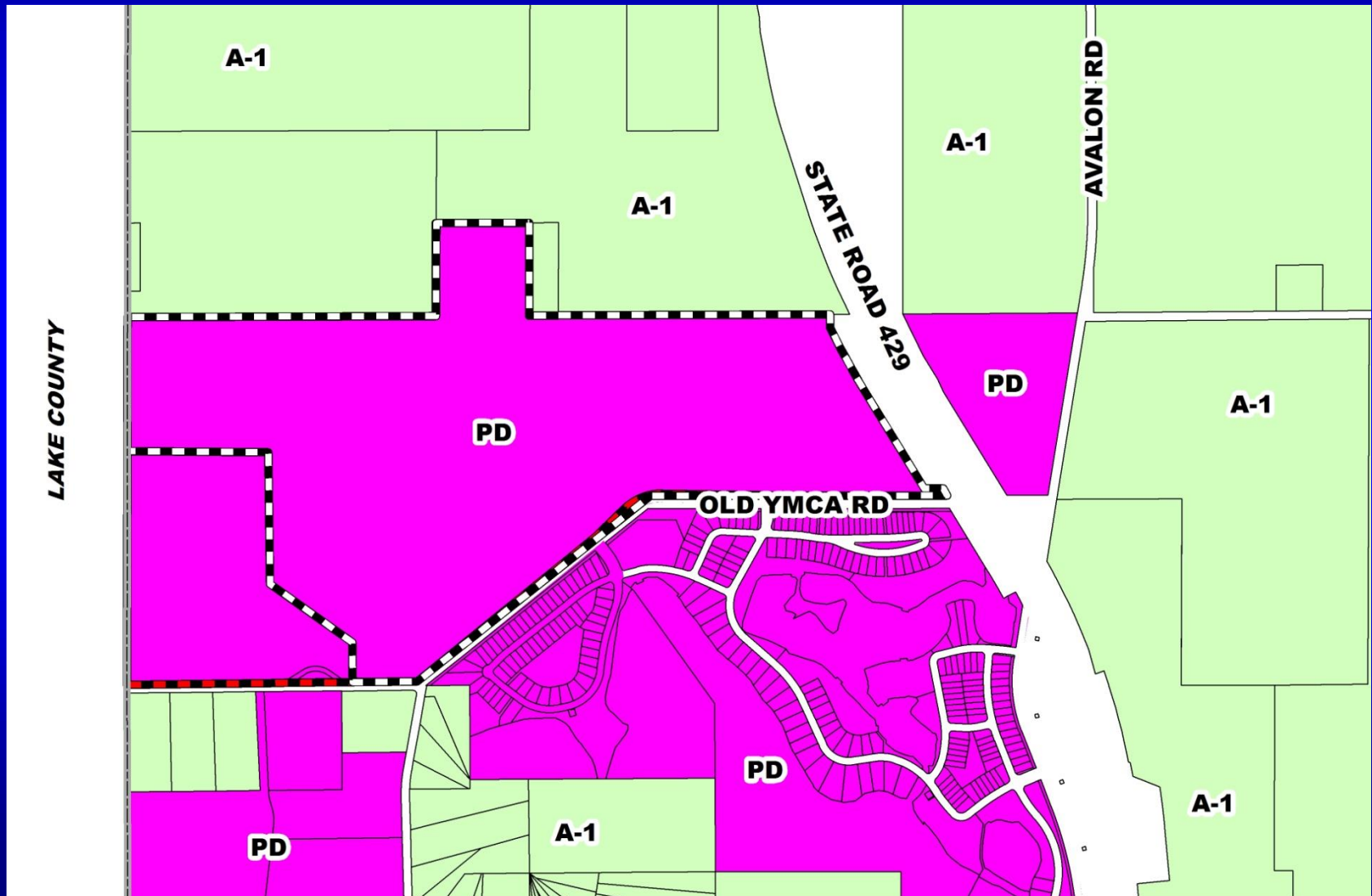


Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP Future Land Use Map





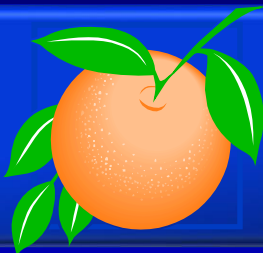
Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP Zoning Map





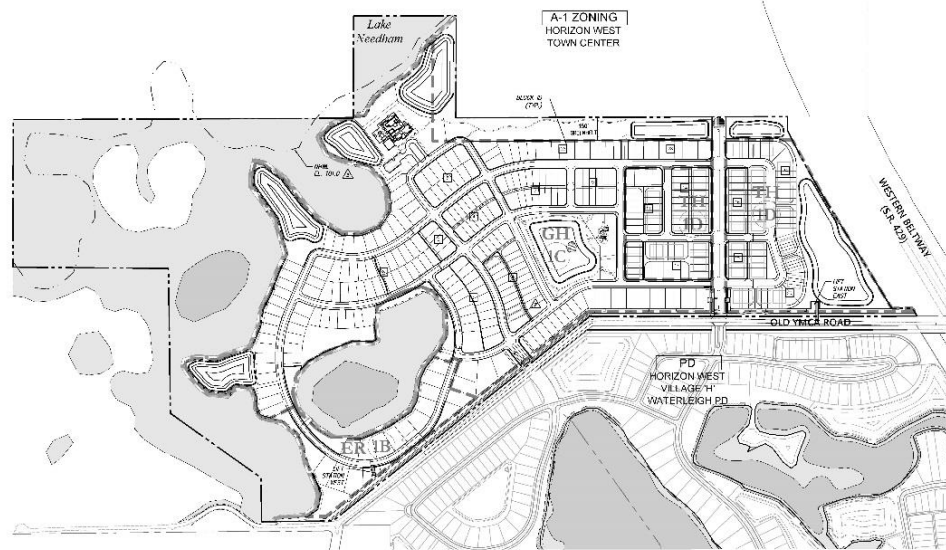
Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP Aerial Map





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

\\s01\apps\gis\mxd\18002_00\proj\hazards\hazards\18002_00_001.mxd



Lot Size Chart					
Parcel #	Type	Min. Area Required (sq. ft.)	Avg. Lot Area Provided (sq. ft.)	Lot Count	
Parcel 10	Open Space	1500	1500	10	
Parcel 11	Open Space	1500	1500	10	
Parcel 12	Open Space	1500	1500	10	
Parcel 13	Open Space	1500	1500	10	

Block Size Chart	
Block ID	Perimeter (ft.)
1	1,000
2	1,171
3	1,400
4	1,512
5	1,788
6	2,072
7	2,364
8	2,656
9	2,948
10	3,240
11	3,532
12	3,824
13	4,116
14	4,408
15	4,700
16	4,992
17	5,284
18	5,576
19	5,868
20	6,160
21	6,452
22	6,744
23	7,036
24	7,328
25	7,620
26	7,912
27	8,204
28	8,496
29	8,788
30	9,080
31	9,372
32	9,664
33	9,956
34	10,248
35	10,540
36	10,832
37	11,124
38	11,416
39	11,708
40	12,000
41	12,292
42	12,584
43	12,876
44	13,168
45	13,460
46	13,752
47	14,044
48	14,336
49	14,628
50	14,920
51	15,212
52	15,504
53	15,796
54	16,088
55	16,380
56	16,672
57	16,964
58	17,256
59	17,548
60	17,840
61	18,132
62	18,424
63	18,716
64	19,008
65	19,300
66	19,592
67	19,884
68	20,176
69	20,468
70	20,760
71	21,052
72	21,344
73	21,636
74	21,928
75	22,220
76	22,512
77	22,804
78	23,096
79	23,388
80	23,680
81	23,972
82	24,264
83	24,556
84	24,848
85	25,140
86	25,432
87	25,724
88	26,016
89	26,308
90	26,600
91	26,892
92	27,184
93	27,476
94	27,768
95	28,060
96	28,352
97	28,644
98	28,936
99	29,228
100	29,520

Open Space Table	
Open Space	Area
1	1,000
2	1,171
3	1,400
4	1,512
5	1,788
6	2,072
7	2,364
8	2,656
9	2,948
10	3,240
11	3,532
12	3,824
13	4,116
14	4,408
15	4,700
16	4,992
17	5,284
18	5,576
19	5,868
20	6,160
21	6,452
22	6,744
23	7,036
24	7,328
25	7,620
26	7,912
27	8,204
28	8,496
29	8,788
30	9,080
31	9,372
32	9,664
33	9,956
34	10,248
35	10,540
36	10,832
37	11,124
38	11,416
39	11,708
40	12,000
41	12,292
42	12,584
43	12,876
44	13,168
45	13,460
46	13,752
47	14,044
48	14,336
49	14,628
50	14,920
51	15,212
52	15,504
53	15,796
54	16,088
55	16,380
56	16,672
57	16,964
58	17,256
59	17,548
60	17,840
61	18,132
62	18,424
63	18,716
64	19,008
65	19,300
66	19,592
67	19,884
68	20,176
69	20,468
70	20,760
71	21,052
72	21,344
73	21,636
74	21,928
75	22,220
76	22,512
77	22,804
78	23,096
79	23,388
80	23,680
81	23,972
82	24,264
83	24,556
84	24,848
85	25,140
86	25,432
87	25,724
88	26,016
89	26,308
90	26,600
91	26,892
92	27,184
93	27,476
94	27,768
95	28,060
96	28,352
97	28,644
98	28,936
99	29,228
100	29,520

Public Open Space Calculations	
Public Open Space	Area
1	1,000
2	1,171
3	1,400
4	1,512
5	1,788
6	2,072
7	2,364
8	2,656
9	2,948
10	3,240
11	3,532
12	3,824
13	4,116
14	4,408
15	4,700
16	4,992
17	5,284
18	5,576
19	5,868
20	6,160
21	6,452
22	6,744
23	7,036
24	7,328
25	7,620
26	7,912
27	8,204
28	8,496
29	8,788
30	9,080
31	9,372
32	9,664
33	9,956
34	10,248
35	10,540
36	10,832
37	11,124
38	11,416
39	11,708
40	12,000
41	12,292
42	12,584
43	12,876
44	13,168
45	13,460
46	13,752
47	14,044
48	14,336
49	14,628
50	14,920
51	15,212
52	15,504
53	15,796
54	16,088
55	16,380
56	16,672
57	16,964
58	17,256
59	17,548
60	17,840
61	18,132
62	18,424
63	18,716
64	19,008
65	19,300
66	19,592
67	19,884
68	20,176
69	20,468
70	20,760
71	21,052
72	21,344
73	21,636
74	21,928
75	22,220
76	22,512
77	22,804
78	23,096
79	23,388
80	23,680
81	23,972
82	24,264
83	24,556
84	24,848
85	25,140
86	25,432
87	25,724
88	26,016
89	26,308
90	26,600
91	26,892
92	27,184
93	27,476
94	27,768
95	28,060
96	28,352
97	28,644
98	28,936
99	29,228
100	29,520

GENERAL SITE DATA	
GENERAL	DETAILS
1. PROJECT NAME	2. PROJECT LOCATION
3. PROJECT OWNER	4. PROJECT DESCRIPTION
5. PROJECT PHASE	6. PROJECT STATUS
7. PROJECT BUDGET	8. PROJECT RISK
9. PROJECT SCHEDULE	10. PROJECT TEAM
11. PROJECT CONTACT	12. PROJECT NOTES

SITE DATA	
GENERAL	DETAILS
1. PROJECT NAME	2. PROJECT LOCATION
3. PROJECT OWNER	4. PROJECT DESCRIPTION
5. PROJECT PHASE	6. PROJECT STATUS
7. PROJECT BUDGET	8. PROJECT RISK
9. PROJECT SCHEDULE	10. PROJECT TEAM
11. PROJECT CONTACT	12. PROJECT NOTES

MARKET ANALYSIS	
GENERAL	DETAILS
1. PROJECT NAME	2. PROJECT LOCATION
3. PROJECT OWNER	4. PROJECT DESCRIPTION
5. PROJECT PHASE	6. PROJECT STATUS
7. PROJECT BUDGET	8. PROJECT RISK
9. PROJECT SCHEDULE	10. PROJECT TEAM
11. PROJECT CONTACT	12. PROJECT NOTES

MARKET ANALYSIS	
GENERAL	DETAILS
1. PROJECT NAME	2. PROJECT LOCATION
3. PROJECT OWNER	4. PROJECT DESCRIPTION
5. PROJECT PHASE	6. PROJECT STATUS
7. PROJECT BUDGET	8. PROJECT RISK
9. PROJECT SCHEDULE	10. PROJECT TEAM
11. PROJECT CONTACT	12. PROJECT NOTES

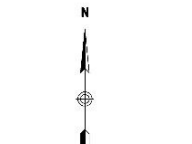
MARKET ANALYSIS	
GENERAL	DETAILS
1. PROJECT NAME	2. PROJECT LOCATION
3. PROJECT OWNER	4. PROJECT DESCRIPTION
5. PROJECT PHASE	6. PROJECT STATUS
7. PROJECT BUDGET	8. PROJECT RISK
9. PROJECT SCHEDULE	10. PROJECT TEAM
11. PROJECT CONTACT	12. PROJECT NOTES



225 S. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4000
Certificate of Authorization
No. 0001-FL-23392

Legend	
PROJECT BOUNDARY	
EXISTING BOUNDARY	
PRESERVED WETLAND/SCENIC AREA	
WETLAND TO BE REMOVED	
UPLAND BUFFER/SCENIC SENSITIVE AREA	
ADJACENT ZONING	
ADJACENT FUTURE LAND USE	

Legend	
PROJECT BOUNDARY	
EXISTING BOUNDARY	
PRESERVED WETLAND/SCENIC AREA	
WETLAND TO BE REMOVED	
UPLAND BUFFER/SCENIC SENSITIVE AREA	
ADJACENT ZONING	
ADJACENT FUTURE LAND USE	



SCALE IN FEET
0 100 200 300

Zanzibar PD - Phases 1-4
Horizon West Village H

Orange County, Florida

OWS/M&M	
1. PROJECT NAME	2. PROJECT LOCATION
3. PROJECT OWNER	4. PROJECT DESCRIPTION
5. PROJECT PHASE	6. PROJECT STATUS
7. PROJECT BUDGET	8. PROJECT RISK
9. PROJECT SCHEDULE	10. PROJECT TEAM
11. PROJECT CONTACT	12. PROJECT NOTES

Preliminary Subdivision
Plan
Vertical Datum NAVD83
Master Site Plan

OWS/M&M	
1. PROJECT NAME	2. PROJECT LOCATION
3. PROJECT OWNER	4. PROJECT DESCRIPTION
5. PROJECT PHASE	6. PROJECT STATUS
7. PROJECT BUDGET	8. PROJECT RISK
9. PROJECT SCHEDULE	10. PROJECT TEAM
11. PROJECT CONTACT	12. PROJECT NOTES

C-4



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.

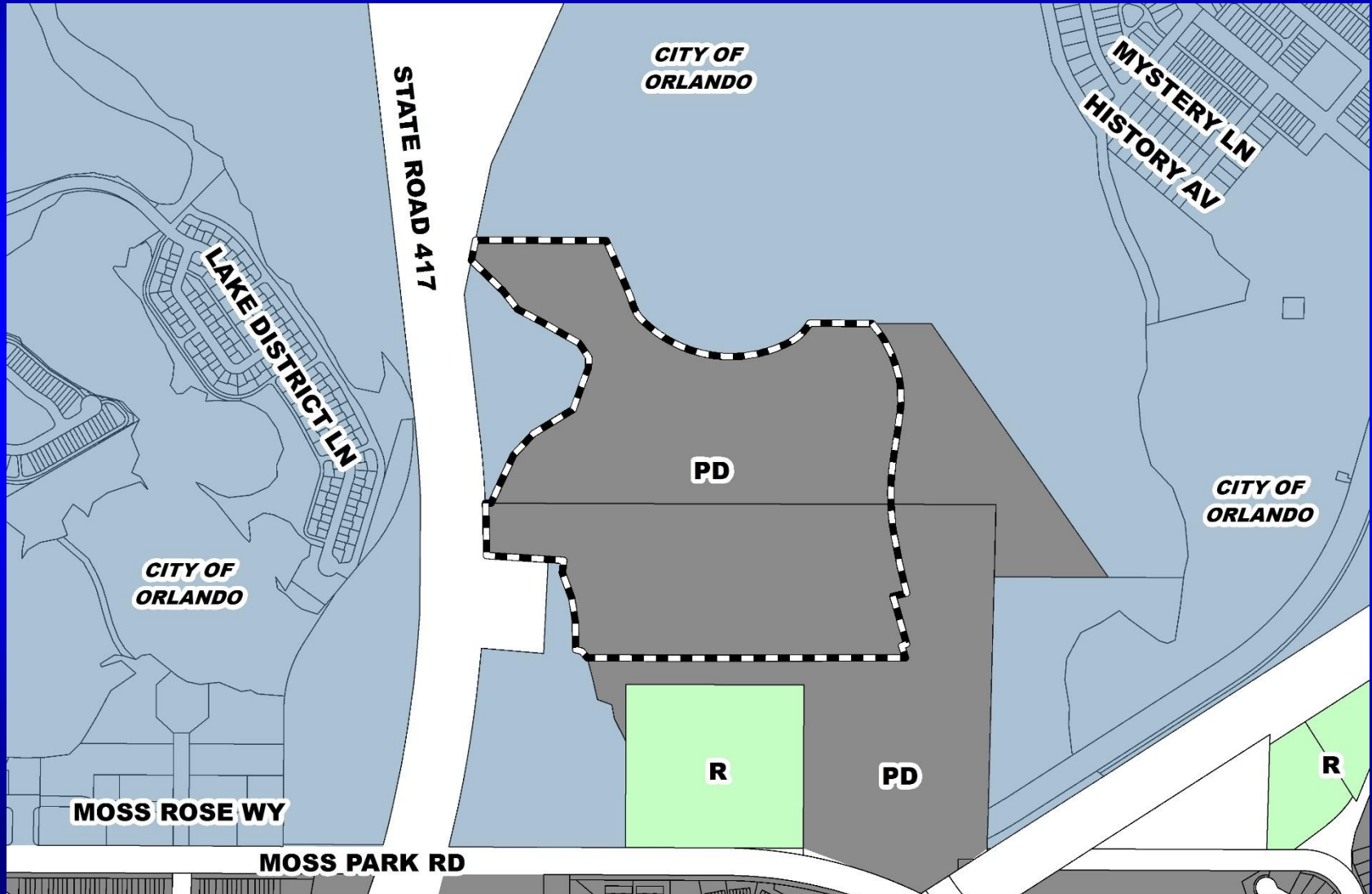


Moss Park North Planned Development / Parcel B Preliminary Subdivision Plan (PSP)

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.

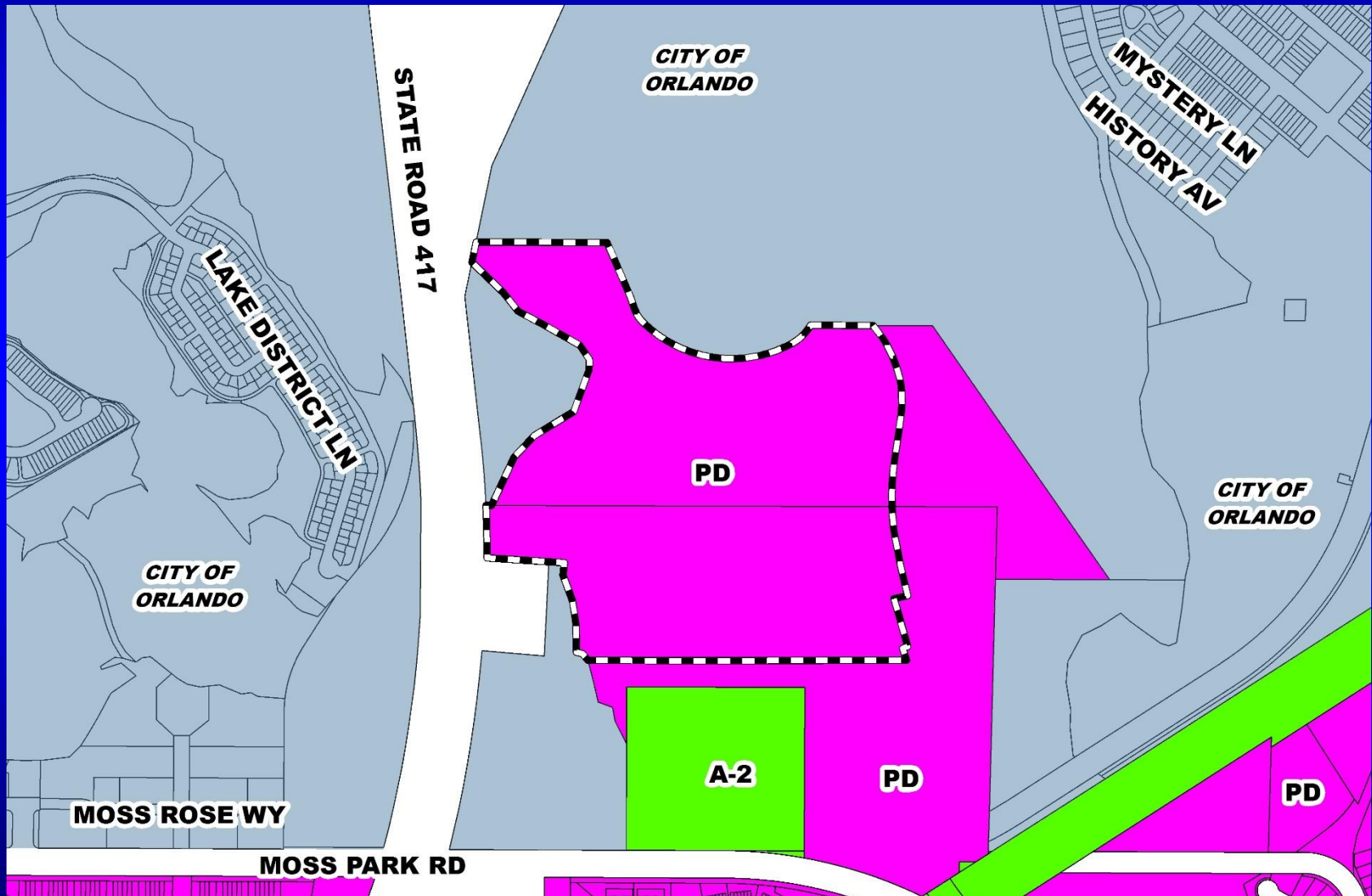


Moss Park North Planned Development / Parcel B Preliminary Subdivision Plan (PSP) Future Land Use Map





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





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.

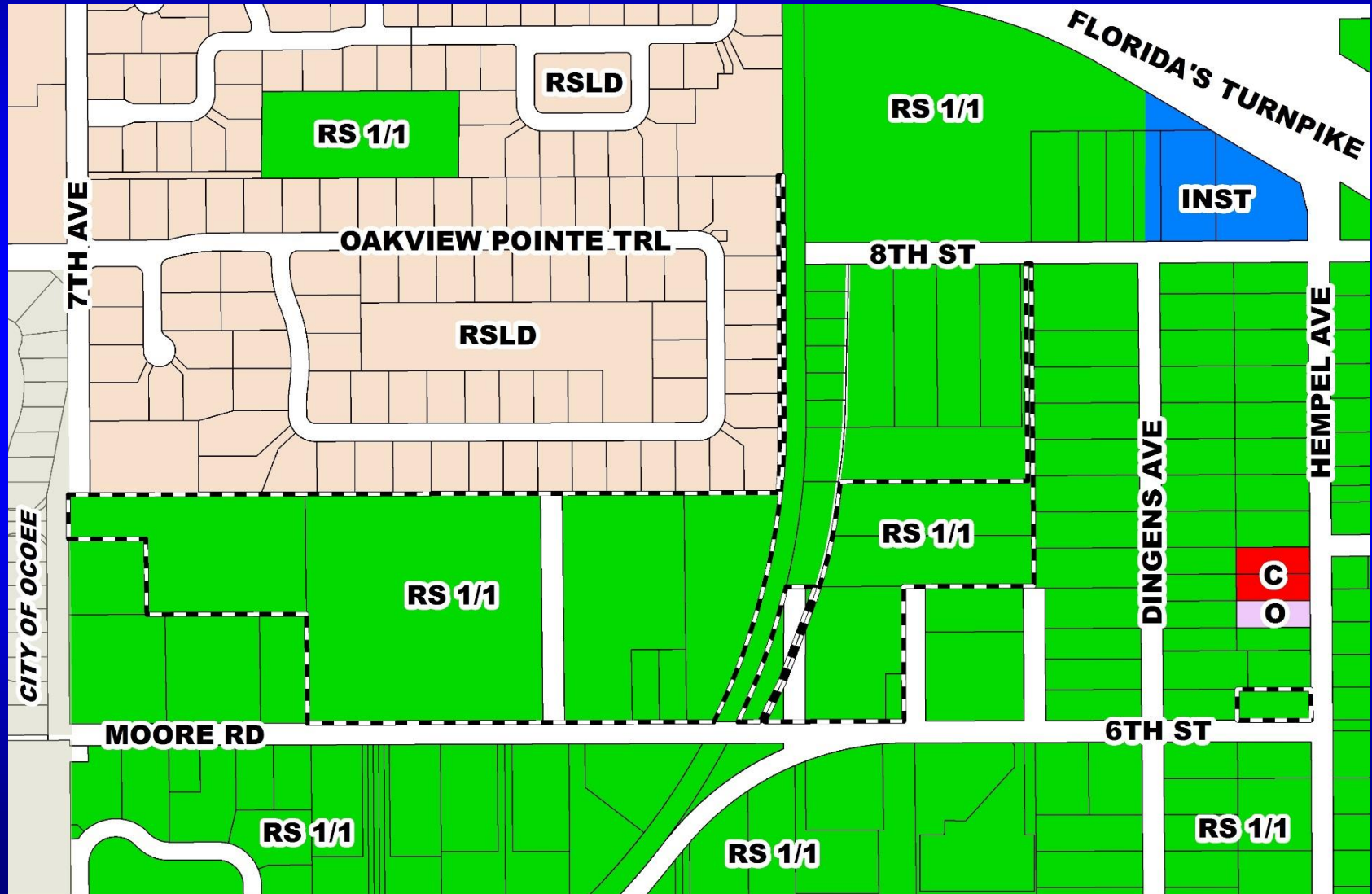
Additionally, a waiver from Orange County Code Section 34-267(h) is requested to allow a diversion control structure in lieu of a separate collection system and retention outfall system.

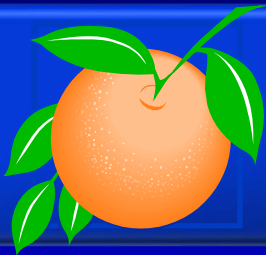


Fire Creek at Gotha

Preliminary Subdivision Plan (PSP)

Future Land Use Map

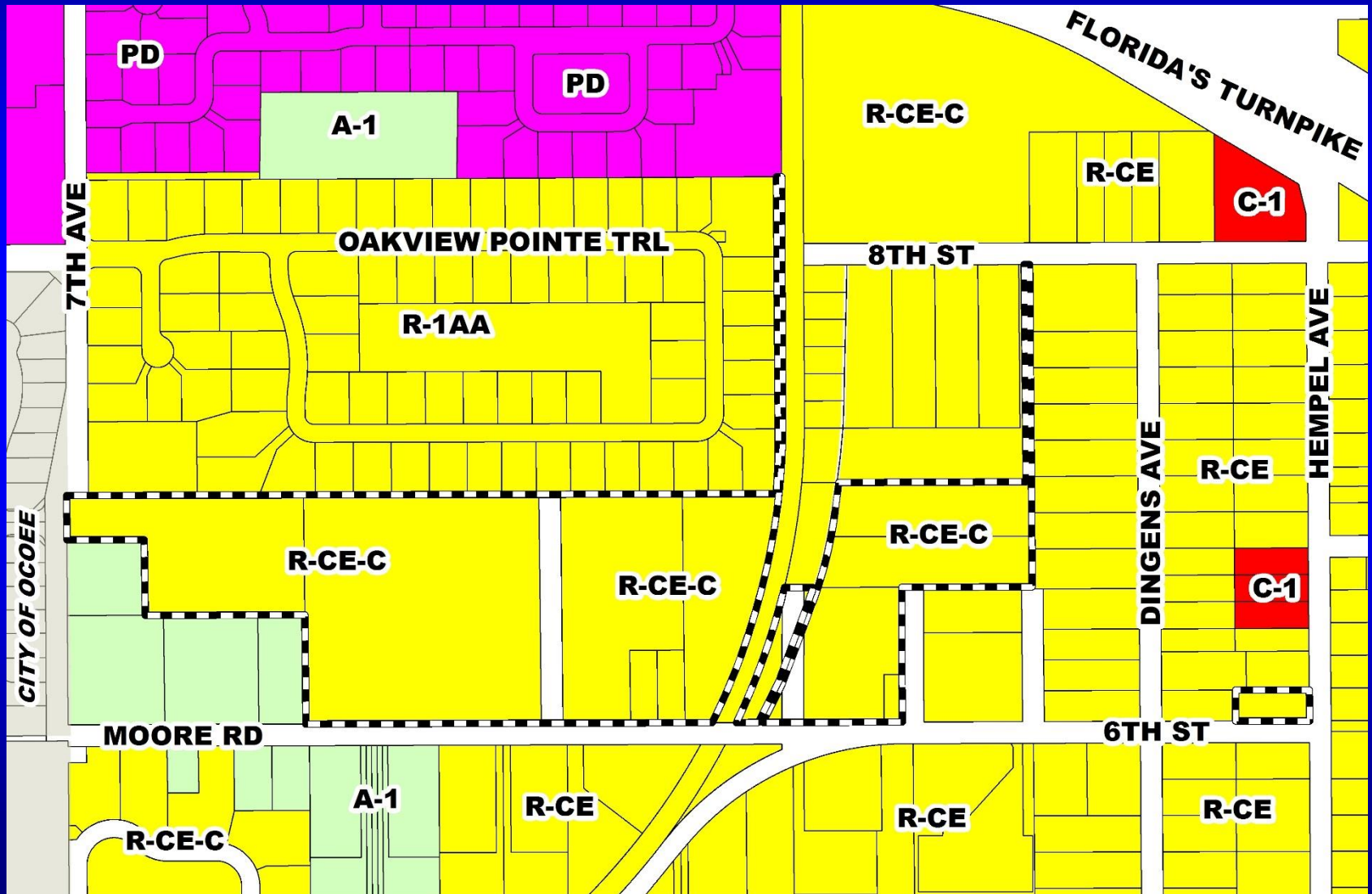




Fire Creek at Gotha

Preliminary Subdivision Plan (PSP)

Zoning Map

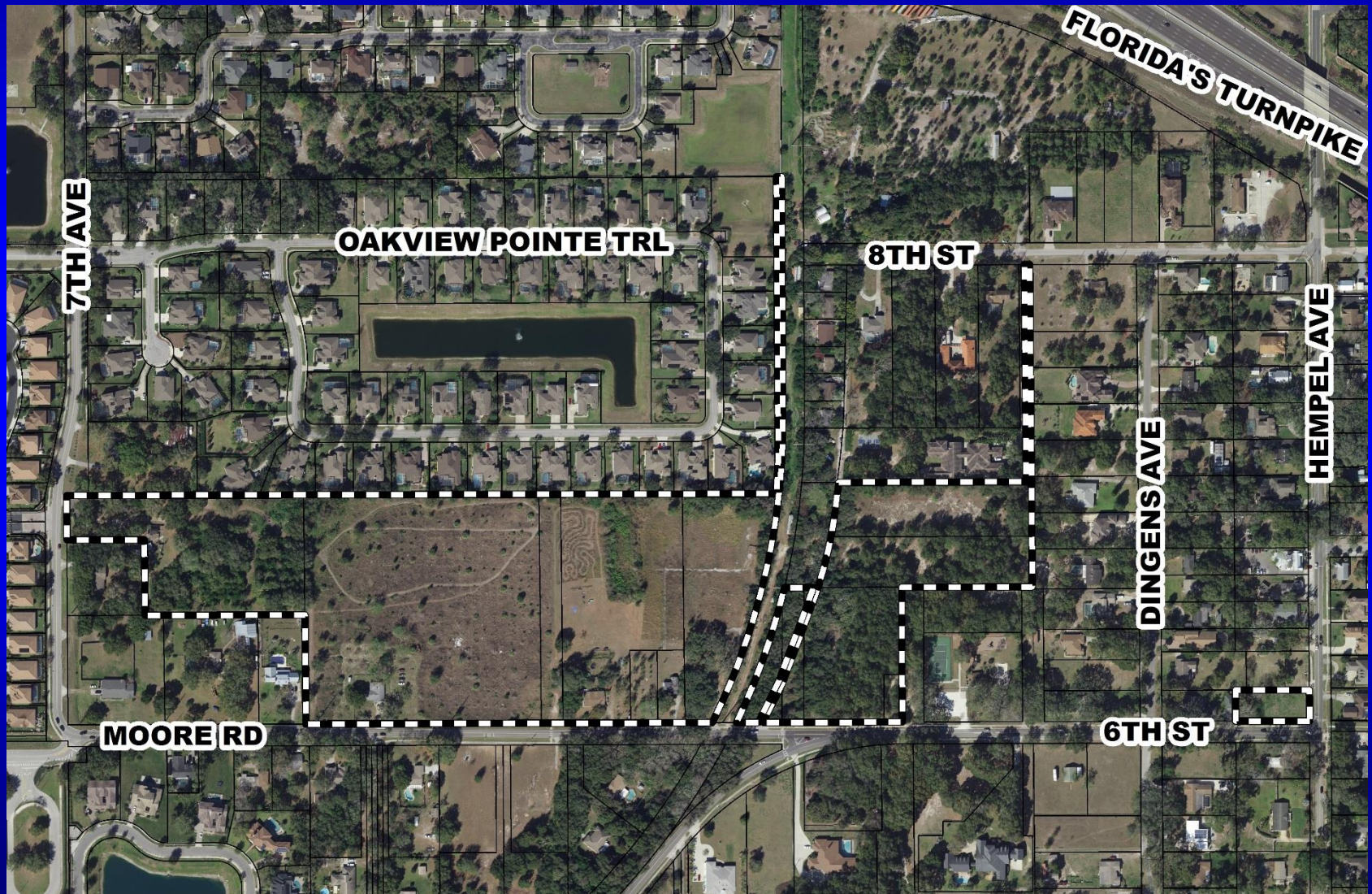


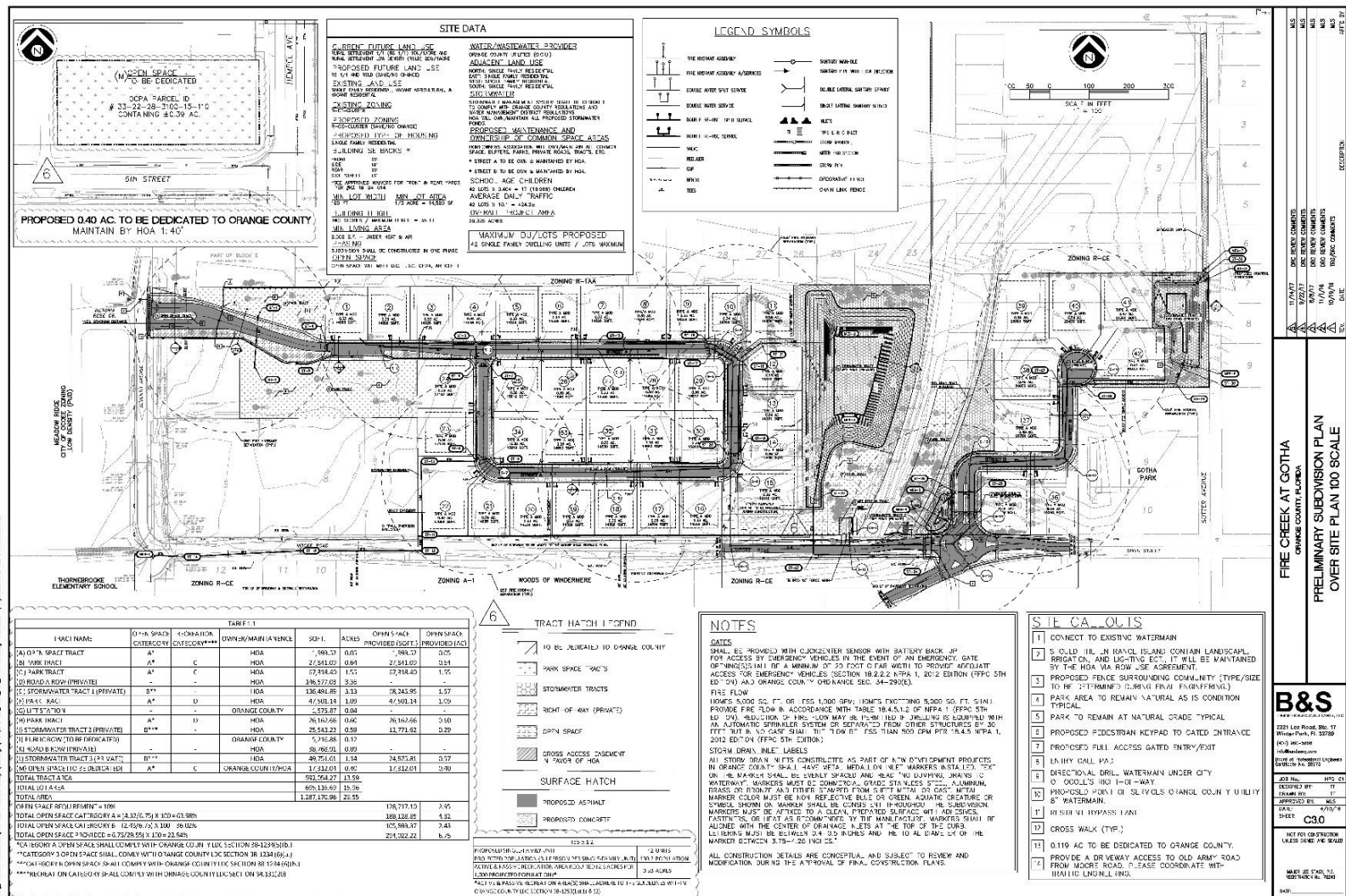
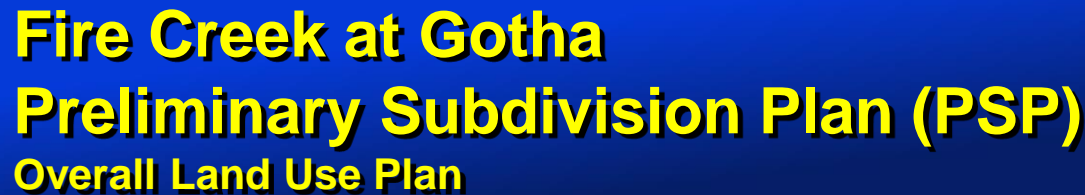


Fire Creek at Gotha

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)

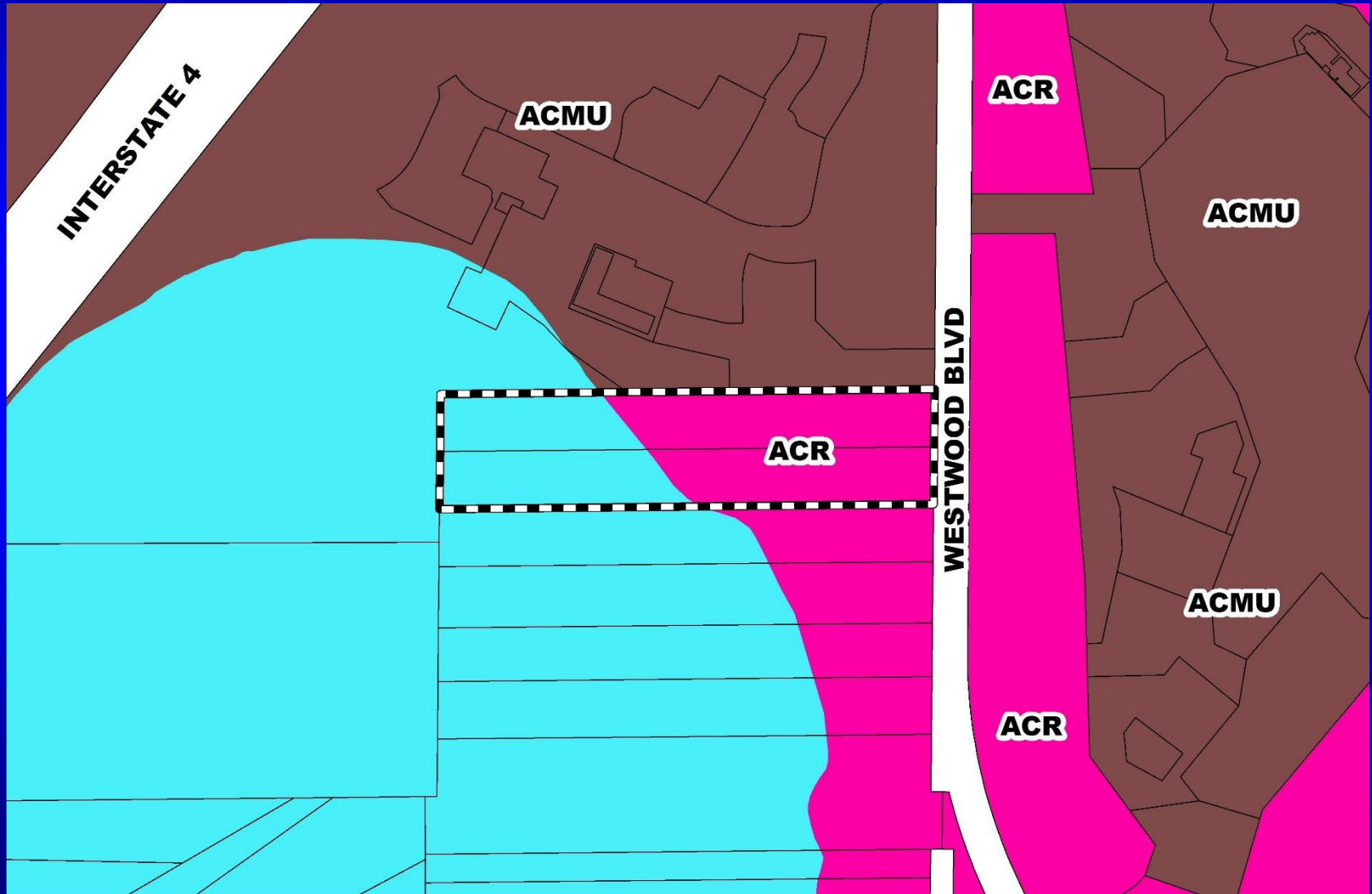
Case:	LUP-16-09-335
Project Name:	Townhomes at Westwood PD
Applicant:	Stephen Allen, Civil Corp Engineering, Inc.
District:	1
Acreage:	8.88 gross acres / 3.78 net developable acres
Location:	11302 and 11314 Westwood Boulevard; or generally west of Westwood Boulevard, on the east side of Lake Willis, 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

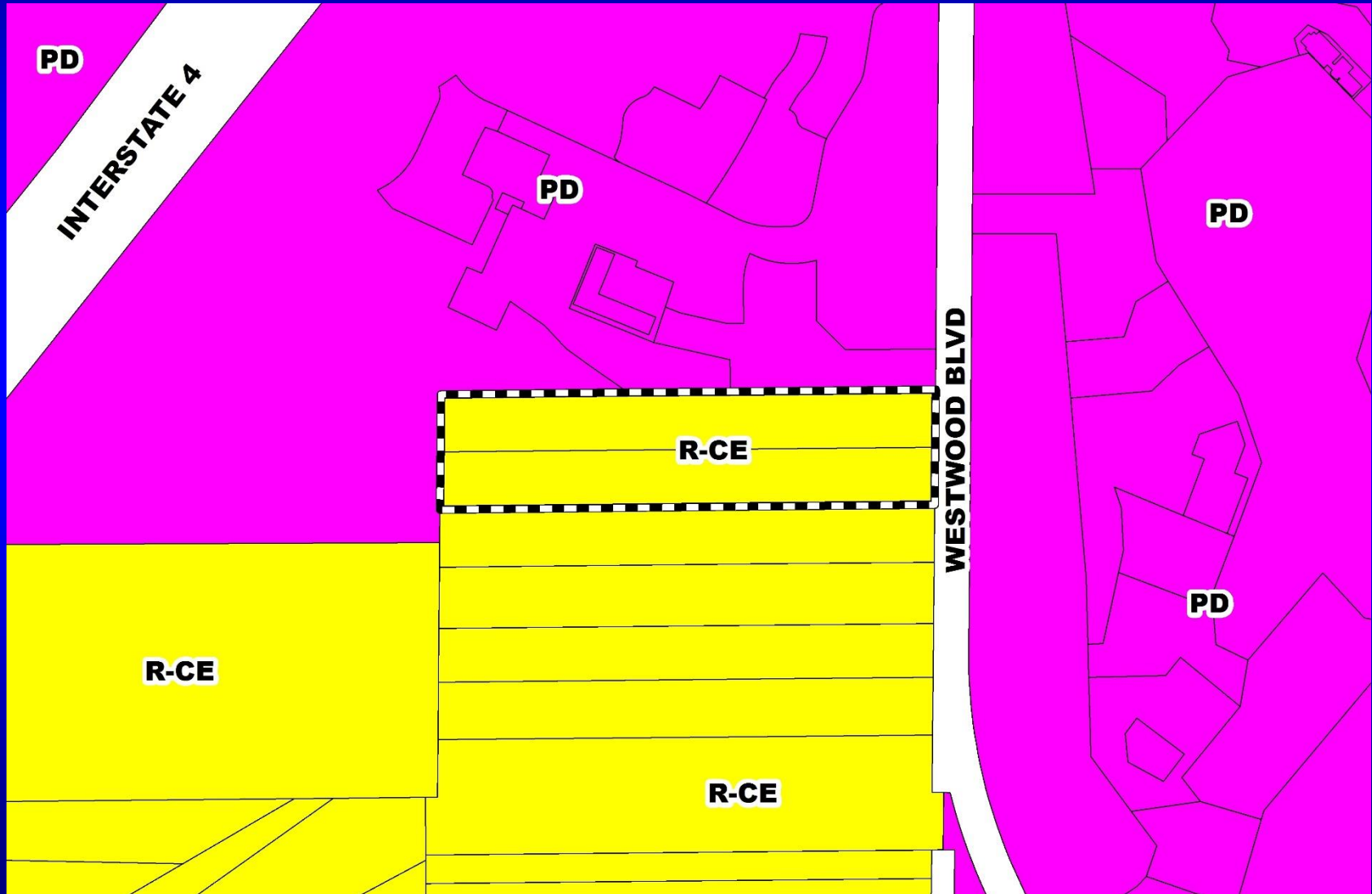


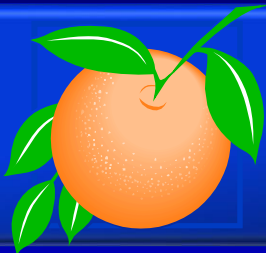


Townhomes at Westwood

Planned Development / Land Use Plan (PD/LUP)

Zoning Map

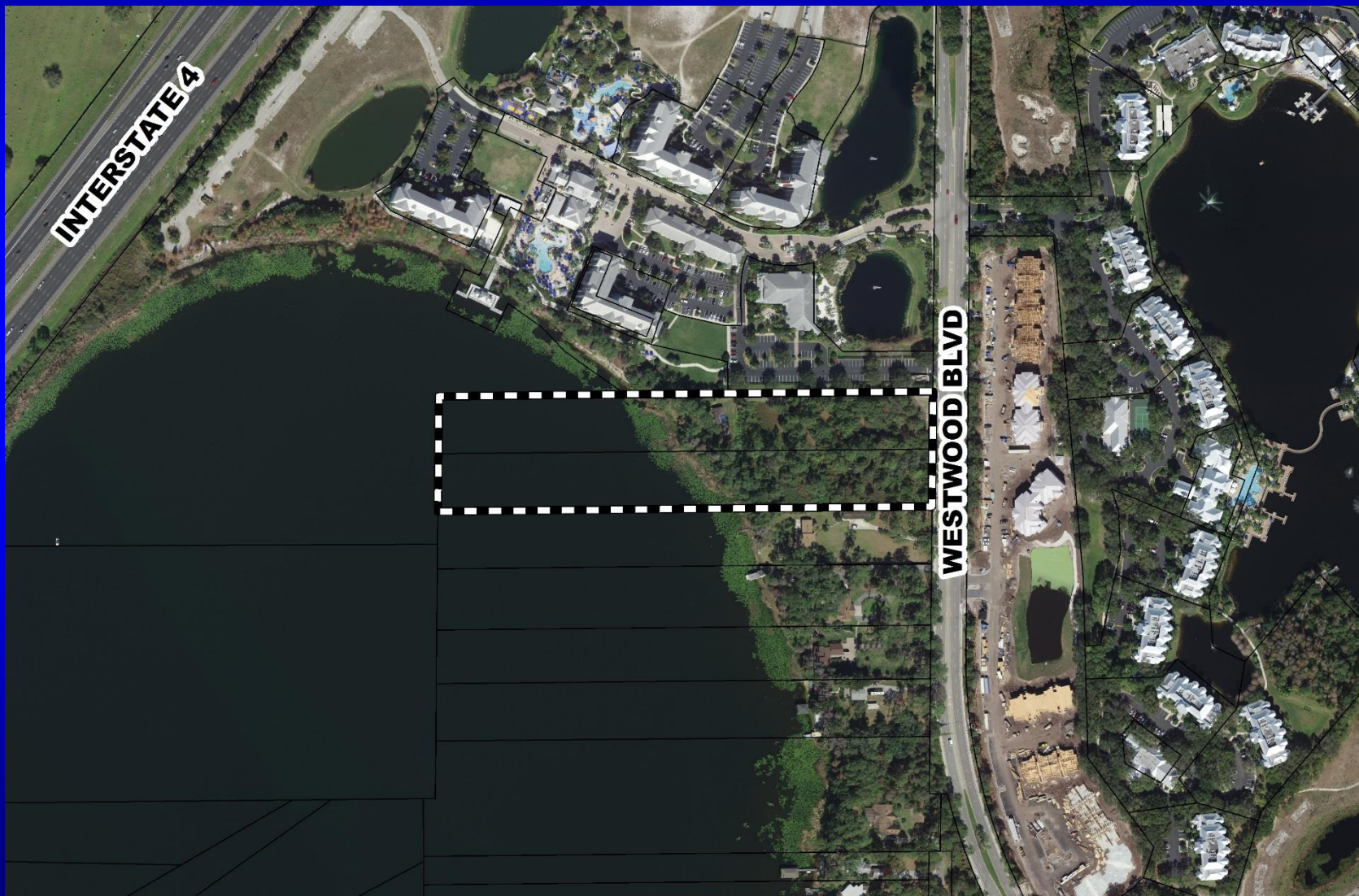


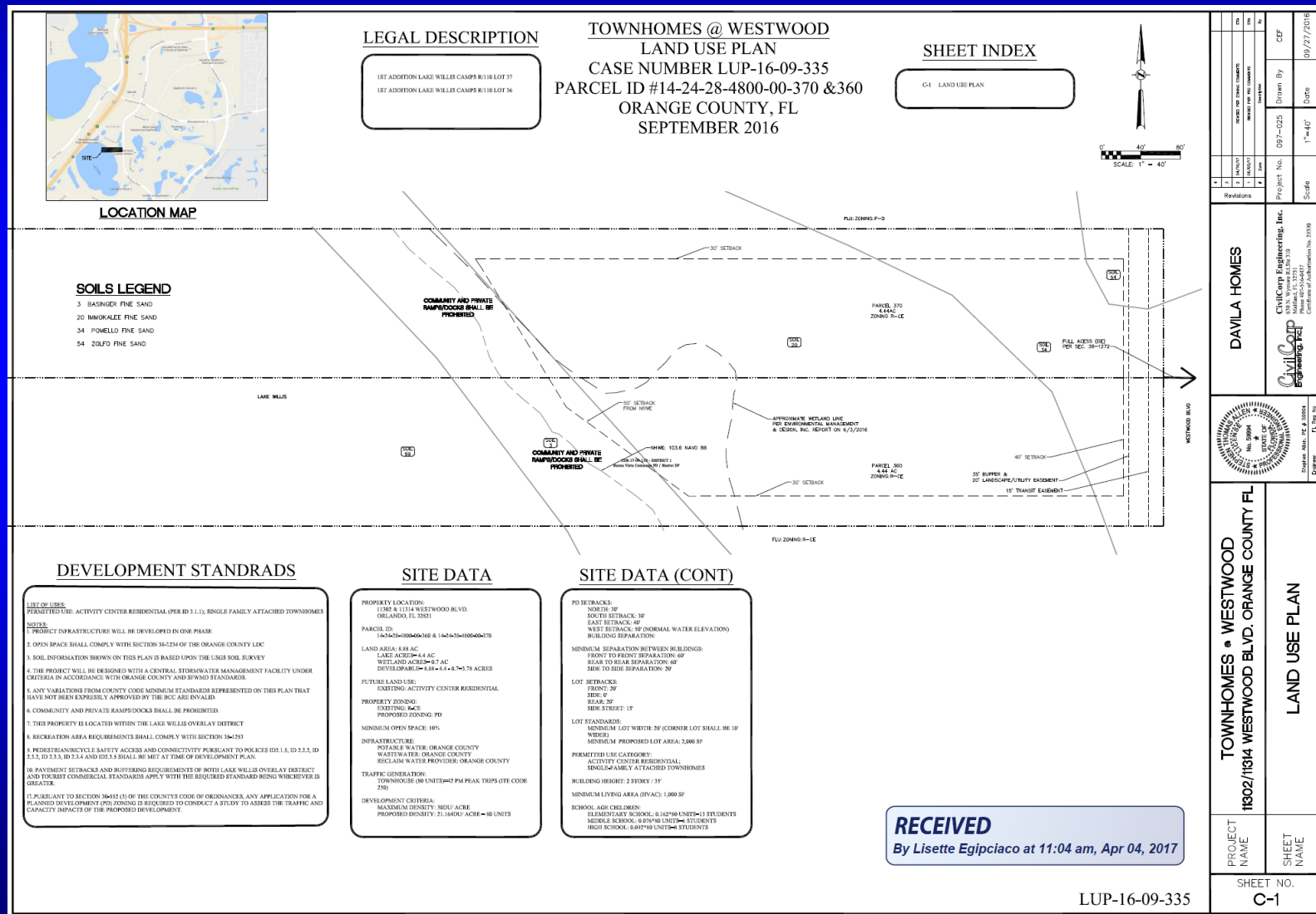


Townhomes at Westwood

Planned Development / Land Use Plan (PD/LUP)

Aerial Map







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