### **Board of County Commissioners**

## Public Hearings

September 18, 2018



### **Butte Planned Development / Land Use Plan**

Case: CDR-17-04-127

**Project Name:** Butte PD/LUP

Applicant: Rick Baldocchi, AVCON, Inc.

District: 4

Acreage: 14.32 gross acres (overall PD)

4.69 gross acres (affected parcel only)

Location: Generally south of Lake Underhill Road, approximately 970

feet west of Rouse Road

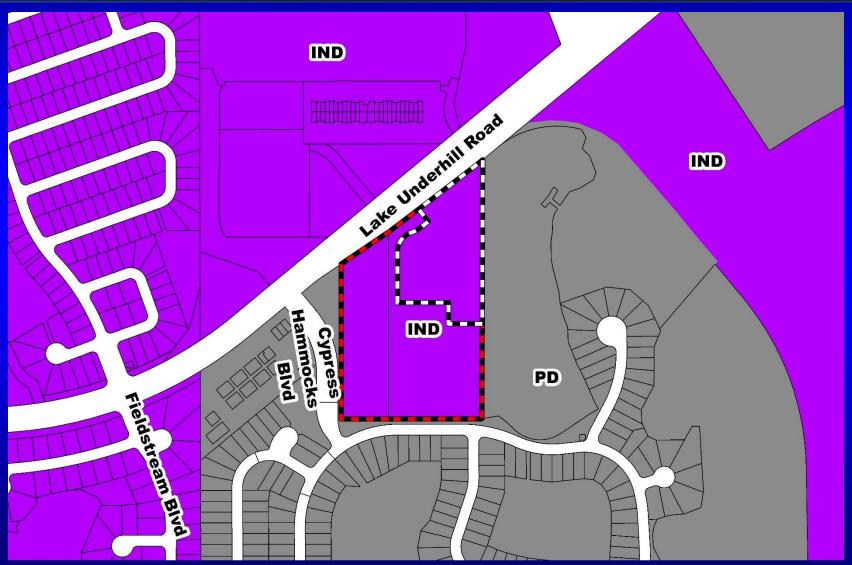
Request: To add a communication tower as a permitted use on Tract

B. Additionally, one waiver from Orange County Code Section 38-1427(d)(2)(c) is requested to reduce the separation distance from 700 feet to 580 feet to the nearest

residential building (memory care facility).

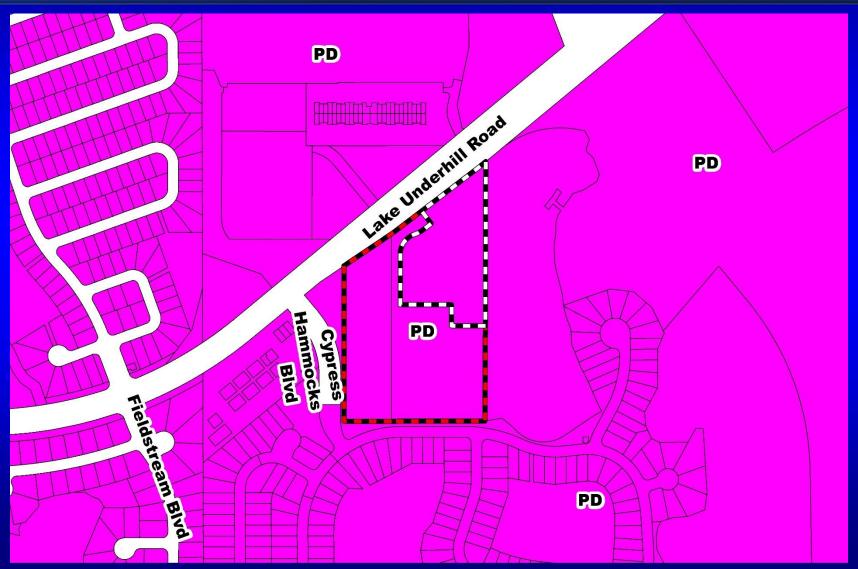


## Butte Planned Development / Land Use Plan Future Land Use Map





# Butte Planned Development / Land Use Plan Zoning Map





# Butte Planned Development / Land Use Plan Aerial Map





## **Butte Planned Development / Land Use Plan**

**Residential Distance Separation Map** 





### **Butte** Planned Development / Land Use Plan **Overall Land Use Plan**

PLANNED RICHT-OF-WAY, RICHT-OF-WAY TO REMAIN AS EXISTING ALONG LAKE UNDERHILL DRIVE, PLANNED TURN LANES, MEDIANS, AND OTHER ROAD IMPROVEMENT TO BE FINALIZED ON DEVELOPMENT PLAN, FINAL DELINEATION TO BE DETERMINED PRIOR TO DEVELOPMENT PLAN.

CONSENSATION LIFES, AN ORANGE COLUMN CONSENSATION AREA DETERMINATION CAP-16-12-120 WAS CONFILEDED THAT INCLUDED THIS PROJECT SITE AREA. WEITLAND CLASSIFICATIONS WE'RE DETERMINED ON 02-08-2017. THE CENTIFIED SUPPLY OF THE CONSENVATION AREA BOUNDARY WAS APPROVED ON 02-07-2017. THE PROJECT AND INCLUDENT SUPPLY OF THE CONSENVATION AND ADMINISTRATION CONTINUES AND INCLUDENT SUPPLY AND INCLUDENT SUPPLY OF THE CONSENVATION AND ADMINISTRATION CONTINUES AND INCLUDENT SUPPLY OF THE CONSENVATION AND ADMINISTRATION CONTINUES AND INCLUDENT SUPPLY OF THE CONSENVATION AND ADMINISTRATION CONTINUES AND INCLUDENT SUPPLY OF THE CONSENVATION AND ADMINISTRATION CONTINUES AND INCLUDENT SUPPLY OF THE CONSENVATION AND ADMINISTRATION CONTINUES AND INCLUDENT SUPPLY OF THE CONSENVATION AND ADMINISTRATION CONTINUES AND INCLUDENT SUPPLY OF THE CONSENVATION AND ADMINISTRATION CONTINUES AND INCLUDENT SUPPLY OF THE CONSENVATION AND ADMINISTRATION CONTINUES AND INCLUDENT SUPPLY OF THE CONSENVATION AND ADMINISTRATION CONTINUES AND INCLUDENT SUPPLY OF THE CONSENVATION AND ADMINISTRATION CONTINUES AND INCLUDENT SUPPLY OF THE CONSENVATION CONTINUES AND INCLUDENT SUPPLY OF THE CONSENVATION CONTINUES AND INCLUDENT SUPPLY OF THE CONSENVATION AND INCLUDENT SUPPLY OF THE CONSENVATION CONTINUES AND INCLUDENT SUPPLY OF THE CONTINUES AND INCLUDENT SUPPLY OF THE CONSENVATION CONTINUES AND INCLUDENT SUPPLY OF THE CONTINUES AND INCLUDENT SUPPLY O

TRAFFIC DATA: REFER TO TRAFFIC ANALYSIS SUPPLEMENT BY IVEY, BENNET, BARRIS & WALLS, INC.

100-YEAR FLOOD ELEVATION: 100 YEAR FLOOD ELEVATION OF 73' REFERENCE FRM (FLOOD INSURANCE RATE MAP) AND HIGH POINT FLOOD ELEVATION DATA. COMPENSATORY STORAGE FOR 100-YEAR STORM TO BE PROVIDED ON SITE.

PHASING: PROJECT IS ANTICIPATED TO BE DEVELOPED A SINGLE PHASE PROJECT.

SIGNS: BILLBOARDS AND PORTABLE SIGNS SHALL BE PROHIBITED.

WOODLAND LAKES

LOT COVERAGE: THE MAXIMUM IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 70% OF THE GROSS LAND AREA.

OPEN SPACE: OPEN SPACE SHALL BE PROVIDED AT A RATE OF 20 PERCENT (20%) OF THE GROSS LAND AREA OF THE TRACT.

TECHNISTIC MANAGERET THE STORMARER PLAN SHALL COMPORM WITH THE ST. JOHNS RIVER WATER MANAGERET DISTRICT AND ORANGE COUNTY CRIETIAL EVISITING CONTRAL FOR THACT S CARRIFACY DISCHARGE FRIMARILY INTO THE DESCRIPTION AREA FRE THEFTED POST DEPLOYMENT DISCHARGE WILL NOT EXCEED THE EXISTING DISCHARGE

BUILDING HEIGHT, BUILDING HEIGHT SHALL BE LIMITED TO SIX (6) STORIES, HOWEVER, BUILDING HEIGHT WILL BE ALLOWED TO ACHIEVE TEN (10) STORIES IF AN ADDITIONAL 5% OPEN SPACE IS PROVIDED WITHIN THE OVERALL PD.

PENATTIC LAND USES. UNLESS SPECIFICALLY PROBBITIDE BY THIS LAND USE PLAN, ANY USE PENATTED IN A 1-2 INDUSTRIAL PARK DISTRICT, (AS DESCRIBED IN ARTICLE XIV OF THE DRANCE COUNTY PLANING AND ZONING RESOLUTION, 1984 EXTEND). SHALL BE PERMITTED IN THIS DISTRICT. IN ADDITION, BOAT MANUFACTURING, ELECTRICAL MACHINERY/EQUIPMENT MANUFACTURING, AND A COMMUNICATION TOWER ARE FERMITTED USES.

PROHIBITED LAND USES: ANY USE PROHIBITED IN A I-2 INDUSTRIAL PARK DISTRICT. (AS DESCRIBED IN ARTICLE XW OF THE GRANGE COUNTY PLANNING AND ZONING RESOLUTION, 1984 EDITION) SHALL BE PROHIBITED IN THIS DISTRICT PROHIBITED LAND USE: THE FOLLOWING LIST OF LAND USES ARE SPECIFICALLY PROHIBITED FROM THE PROPOSED P.D. DISTRICT.

BATTERY MANUFACTURING AND STORAGE
 BUILDING PRODUCTS MANUFACTURING
 BULK STORAGE OF PETROLEUM
 CERAMICS MANUFACTURING

CHEMICAL PRODUCTS MANUFACTURING AND MOTOR VEHICLE ASSEMBLY
PROCESSING
METAL PLASTIC, OR CARDBOARD CONTAINER
MANUFACTURING
PANT OR VARINSH ASSEMBLY FINAT OR VARINSH MANUFACTURING
SHOE AND LEATHER COODS MANUFACTURING
SHOE AND LEATHER COODS MANUFACTURING

PREPORMANCE STANDARDS: EACH USE, ACTIVITY OF OPERATION WITHIN THIS P.D. DISTRICT SHALL, COMPLY WITH THE PERFORMANCE STANDARDS ESTABLISHED IN ARTICLE XVIII OF THE GRANGE COUNTY PLANNING AND ZONING RESOLUTION, 1984 EDITION

WOODLAND LAKES PD

ACREAGE APPROXIMATION: ALL ACREAGES REGARDING WETLANDS AND RUFFERS ARE CONSIDERED APPROXIMATE LIMIT FINALIZED BY A CONSERVATION AREA DETERMINATION AND/OR CONSERVATION AREA IMPACT PERMITS.

TOWER SEPARATION: NEAREST SINGLE-FAMILY DWELLING: 700 FT. NEAREST EXISTING COMMUNICATION TOWER: 4,602.879 FT.



LAND USE SUMMARY:

SCALE: REVISIONS:

NO. DATE BY DESCRIPTION

RICK V. BALDOCCHI

LAND USE PLAN

BUTTE PD

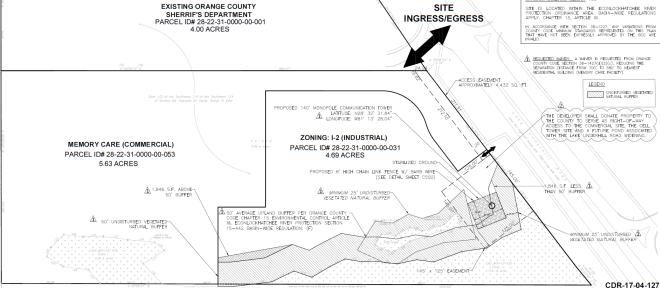
LAND USE PLAN

RVB DRAWN BY: CFS CHECKED BY RVB RVR APPROVED BY DATE: 7/26/18

AVCON PROJECT No.

SHEET NUMBER

C200





### **Action Requested**

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Butte Planned Development / Land Use Plan (PD/LUP) dated "Received July 27, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.

**District 4** 



### Ginn Property Planned Development / Land Use Plan

Case: CDR-18-05-181

**Project Name:** Ginn Property PD/LUP

Applicant: Darren Pellegrin, Greenway Park I, LLC

District: 4

Acreage: 32.04 gross acres (affected parcels only)

Location: Generally located north of Lake Nona Boulevard and west of

**Boggy Creek Road** 

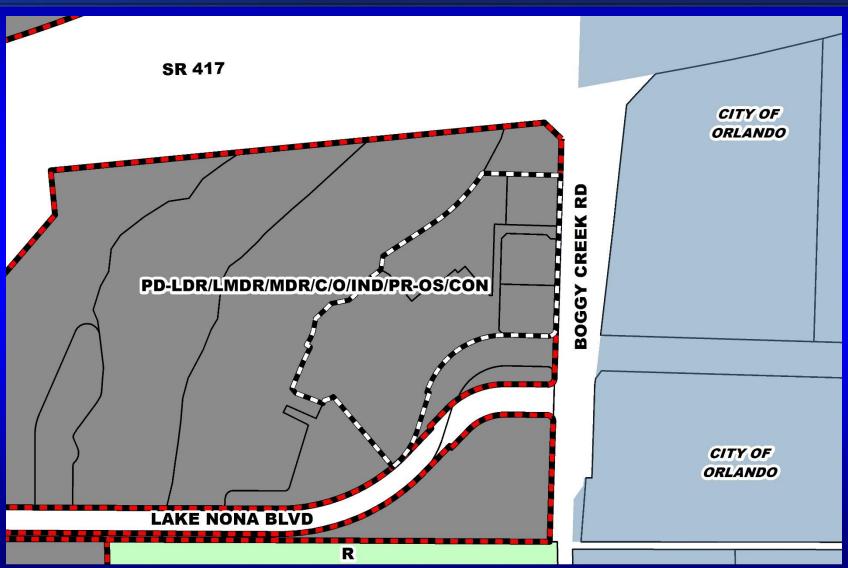
Request: To incorporate a Master Sign Plan for Lots 1-6 within PD

Parcel 4. Two waivers from Orange County Code are also requested relating to the number of ground signs allowed on Lot 1 and allowance of copy area on the multi-tenant

ground sign on Lot 2.

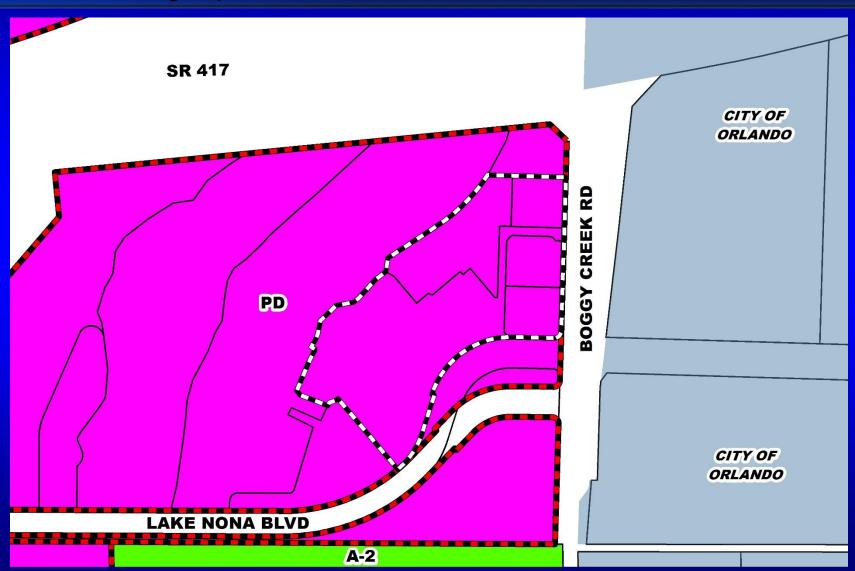


# Ginn Property Planned Development / Land Use Plan Future Land Use Map





# Ginn Property Planned Development / Land Use Plan Zoning Map





# Ginn Property Planned Development / Land Use Plan Aerial Map





## Ginn Property Planned Development / Land Use Plan Overall Land Use Plan

### PROPOSED SIGN CALCULATIONS

LOT 1-796.13' OF FRONTAGE - P	ROPOSED SIGNS: B-1, B-2,	B-3
	PROPOSED	ALLOWED PER CODE
SIGN HEIGHT-	11'-3"	15'
SIGN LENGTH	17'-1/2"	NA
SIGN SQ. FT.	86.6 SF	(796.13 / 2) = 120 SF MAX
TENANT FACE SIZES	12.05 SF	12 SF MIN
SETBACKS	MIN 10' FROM ROW	10' FROM ROW
SIGN QUANTITY	3	2
DISTANCE BETWEEN SIGNS	B-1 TO B-2 = 295'	MIN 100' REQUIRED
	B-2 TO A-4 = 502'	
	B-3 TO A-2 = 100'	
	D 2 TO A 2 - 175'	

LOT 3 - 237.83' OF FRONTAGE - PROPOSED SIGN : A-1				
	PROPOSED	ALLOWED PER CODE		
SIGN HEIGHT	4'-8"	15'		
SIGN LENGTH	7'-2"	NA		
SIGN SQ. FT.	20.25 SF	(237.83 / 2) = 118.91 SF		
TENANT FACE SIZES	20.25 SF	12 SF MIN		
SETBACKS	MIN 10' FROM ROW	10' FROM ROW		
SIGN QUANTITY	1	1		
DICTANCE DETINICAL CICAGO	A 1 TO A 2 - 152/	100/ REQUIRED		

LOT 4- 200' OF FRONTAGE - PRO	PROPOSED	ALLOWED PER CODE	
SIGN HEIGHT	4'-8"	15'	
SIGN LENGTH	7'-2"	NA	
SIGN SQ. FT.	20.25 SF	(200' / 2) = 100 SF	
TENANT FACE SIZES	20.25 SF	12 SF MIN	
SETBACKS	10' FROM ROW	10' FROM ROW	
SIGN QUANTITY	1	1	
DISTANCE BETWEEN SIGNS	A-2 TO B-3 = 100.83'	100' REQUIRED	

LOT 5- 184' OF FRONTAGE - PRO	POSED SIGN : A-3	
	PROPOSED	ALLOWED PER CODE
SIGN HEIGHT	4'-8"	15'
SIGN LENGTH	7'-2"	NA
SIGN SQ. FT.	20.25 SF	(184' / 2) = 92 SF
TENANT FACE SIZES	20.25 SF	12 SF MIN
SETBACKS	10' FROM ROW	10' FROM ROW
SIGN QUANTITY	1	1
DISTANCE BETWEEN SIGNS	A-3 TO B-3 = 175' A-3 TO A-4 = 185'	100' REQUIRED

### SIGN DETAILS ON SHEET SG-2

### ORANGE COUNTY, FL SIGN CODE

MAXIMUM SIGN HEIGHT IN AND COMERICAL DISTRICT SHALL BE 12", EXCEPT THAT A MONUMENT STYLE SIGN MAY BE 15", PROVIDED THAT IS HAS A SOLID STRUCTURAL BASE AND MAINTAIN THE SAME GENERAL WIDTH FROM TOP TO BOTTOM, AND MATCHES ANGITHECTURAL ELEMENTS FROM THE BUILDING.

MAXIMUM CLEARANCE FROM BOTTOM OF SIGN FACE TO GRADE IS 2'
MAXIUMUM NUMBER OF SIGNS PER PARCEL IS (I). ALL SIGNS MUST BE SEPERATED BY 10'.

TWO (2) GROUND SIGNS ARE ALLOWED ON ONE (1) PRACEL IF THE ROW FRONTAGE EXCEEDS (400°) AND IS SEPERATED BY OF ALL OTHER SIGNS.

SETMACKS

-10' FROM ROW LINE

-10" FROM SIDE PROPERTY LINE

-10" FROM REAR PROPERTY LINE

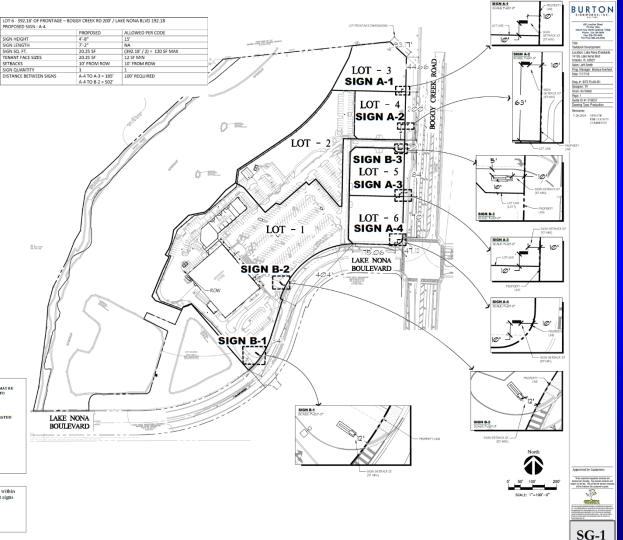
-20' FROM RESIDENTIAL LINE

MAXIMUM COPY IS 120 SQ FT PER SIGN FACE.

MINIMUM ALLOWABLE COPY PER INDIVIDUAL TENANT FACES IS 12 SQ FT PER SIGN FACE

Signage and tenant listings on multi-tenant signs shall be limited to tenant businesses located within
the overall planned development. Tenant listings may be displayed on any of the multi-tenant signs
within the development.

- Pole signs and billboards shall be prohibited.
- Fascia signs shall comply with chapter 31.5 of the orange county code.





### **Action Requested**

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Ginn Property Planned Development / Master Sign Plan dated "Received August 15, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.

**District 4** 



## Public Hearings

September 18, 2018