

# **Board of County Commissioners**

# 2018-2 Regular Cycle Privately-Initiated Map Amendment Concurrent Rezoning Request

Adoption Public Hearing

**January 15, 2019** 



# **Amendment Process**

Transmittal public hearings

LPA - June 21, 2018 BCC - July 10, 2018

State and regional agency comments
 August 28, 2018

Adoption public hearings

**LPA - October 18, 2018** 

**BCC - January 15, 2019** 



# Amendment 2018-2-A-1-3 and CDR-18-04-111

**Agent:** Miranda F. Fitzgerald, Esq., Lowndes, Drosdick,

Doster, Kantor & Reed, P.A.

**Owner:** Fairwinds Credit Union and Poinciana FW, LLC

From: Activity Center Mixed Use (ACMU)

**To:** Activity Center Residential (ACR)

**Acreage:** 23.13 gross acres (FLUM)

30.1 gross acres (CDR)

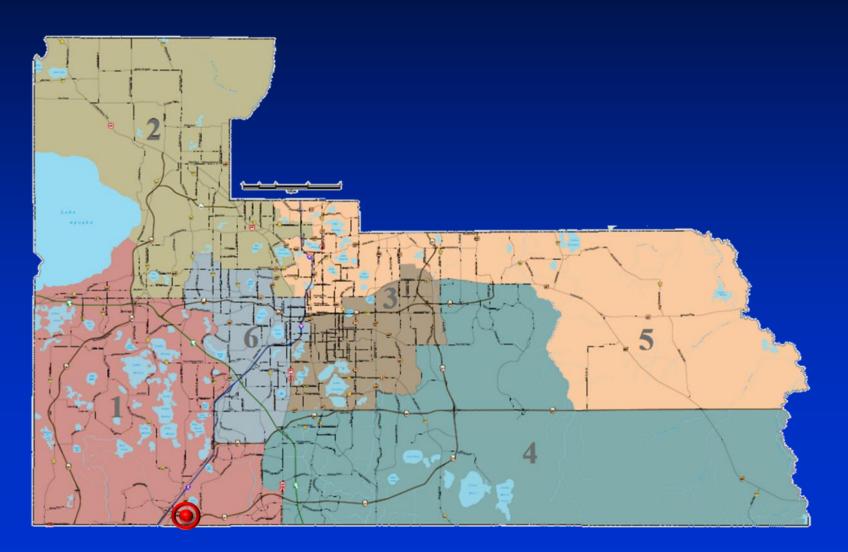
**Proposed** Up to 650 multi-family dwelling units (ACR parcel)

Use: Up to 535 Hotel, 50,000 SF retail (ACMU

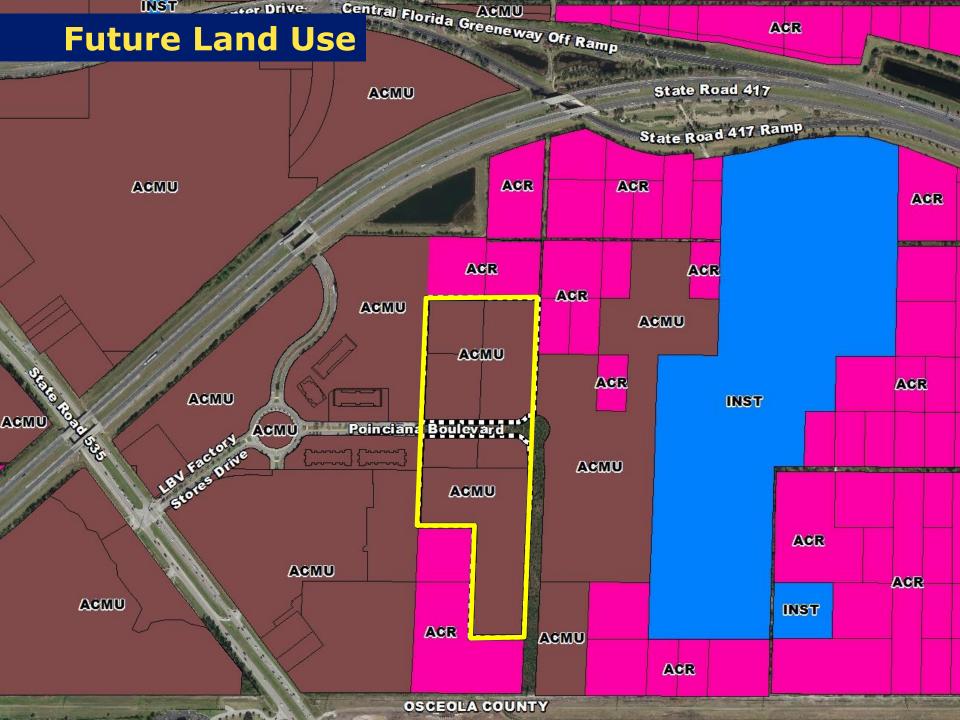


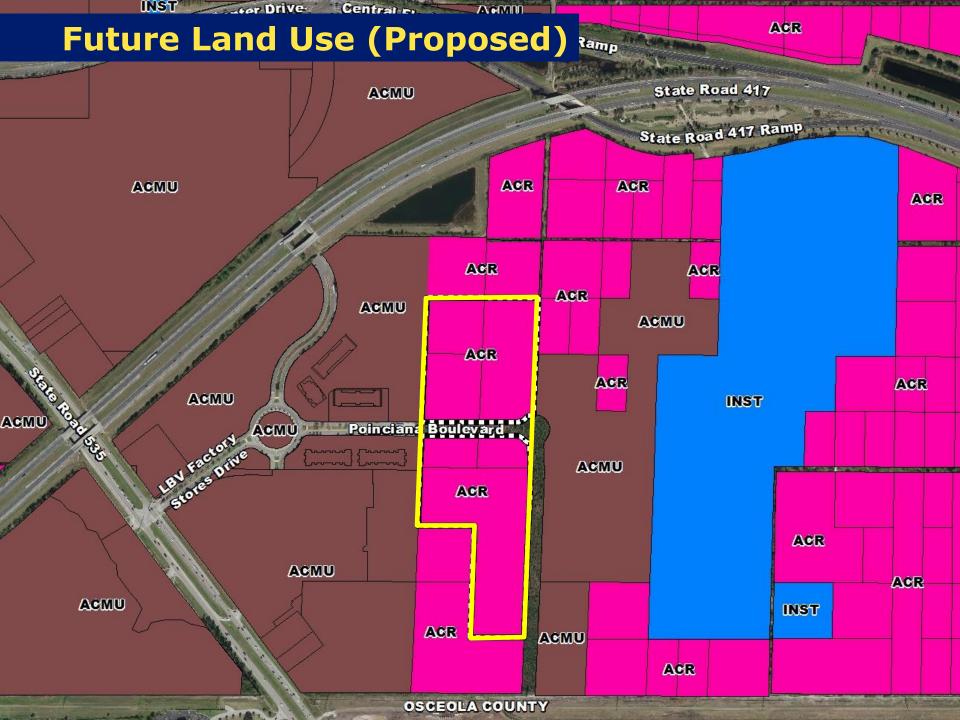
# **Amendment 2018-2-A-1-3**

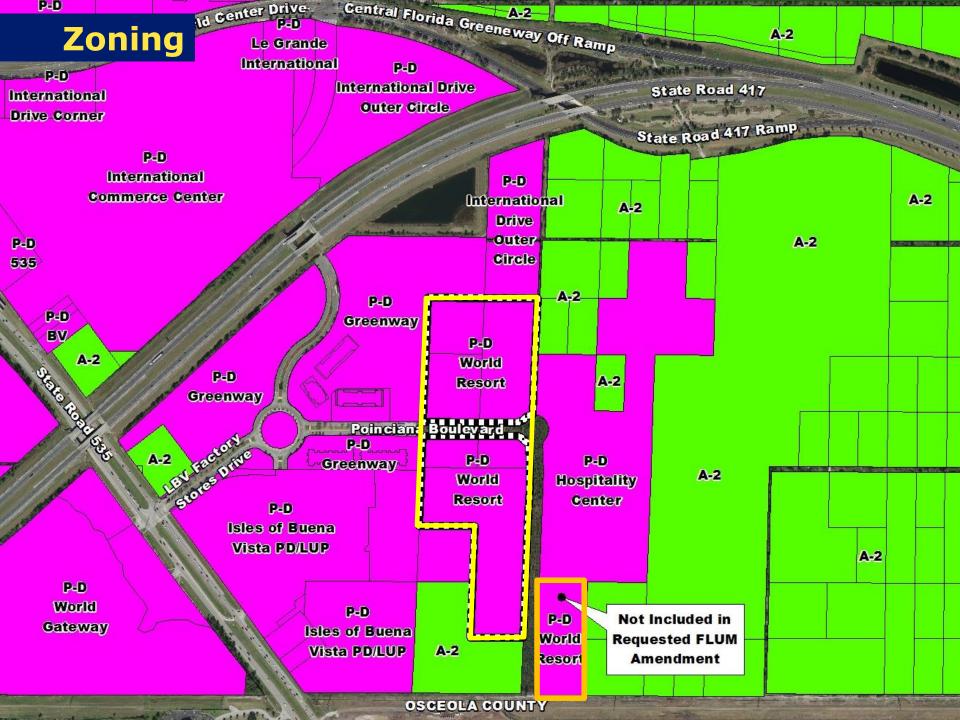
## Location



Aerial orld Center Drive Central Florida Greeneway Off Ramp State Road 417 State Road 417 Ramp Poinciana Boulevard Not included in requested FLUM amendment; included in CDR OSCEOLA COUNTY







### **World Resort Land Use Plan**

REQUEST: To amend the World Resort PD land use plan to change the land uses to Activity Center Residential (ACR), convert 696 hotel rooms into 650 multi-family units, and to add trip equivalencies for multi-family to the Land Use Conversion Matrix.

### PROJECT DATUM

Total Net Area:

Future Land Use: Activity Center Residential (ACR)\* (FLUM Amendment currently in process)

Planned Development (PD) Existing Zoning: Planned Development (PD)

Approved Trips: 11.461 ADT (2.500 Trips are vested from the Poinciana Roadway Agreement)

### APPROVED LAND USES

| LAND USE     | PROPOSED DEVELOPMENT PROGRAM |  |  |
|--------------|------------------------------|--|--|
| HOTEL        | 214 ROOMS                    |  |  |
| RETAIL       | 50,000 SF                    |  |  |
| MULTI FAMILY | 650 DU                       |  |  |

### SCHOOLS/STUDENT GENERATION

| Tand Usa     | Ou  | SGR    | Flore artary Students | SGR    | Midéle School Stodents | SCIR   | High School<br>Students |
|--------------|-----|--------|-----------------------|--------|------------------------|--------|-------------------------|
| Multi-Family | 650 | 0,1490 | 97                    | 0.0630 | 41                     | 0.0700 | 46                      |

### SITE DESIGN PARAMETERS

| Description | Criter |
|-------------|--------|
|             |        |

| Height          | 300 ft Max |
|-----------------|------------|
| Open Space      | 20% Min.   |
| I.S.R.          | S0% Max.   |
| TAD/Description | 0.24 80 5  |

0.34 Max. for Commercial

60 Rooms/Ac for Hotel

30 Units/Action Timeshare 30 Du/ac for Multi-Family

### DEVELOPMENT STANDARDS

| Multi-Family                 |                 |  |  |
|------------------------------|-----------------|--|--|
| MAX BUILDING HEIGHT          | 75' (6 stories) |  |  |
| MIN. LOT WIDTH (ALLOWED)     |                 |  |  |
| MIN: LOT DEPTH (ALLOWED)     |                 |  |  |
| MIN. LIVING AREA             | 500 st          |  |  |
| MAX LOT COVERAGE             | 0.30            |  |  |
| SETBACKS:                    |                 |  |  |
| FRONT                        | 20"             |  |  |
| REAR                         | 20              |  |  |
| SIDE                         | 5'              |  |  |
| CORNER / SIDE ST.            | 15"             |  |  |
| JRIVEVWYS -ROMISIDE LOT LINE | 2'              |  |  |
| NHWE ELEVATION SETBACK       | 15"             |  |  |
| BUILDING SEPARATION          | 23              |  |  |

- Waser from Scr. 98 1251(b) in allow the maximum coverage of all buildings ref to exceed 2 of this gross land area internal of the 40; in low of the maximum coverage of all buildings rec-ordereding 30% of the gross land area. Jastification: Currently approved Planned Development surrounding the subject property have similar sol coverages. The requested wolver will provide consistency with the
- Obsert from Sec. 48.1208(d) to allow for a maximum building begin of 45 feet (is stories) for multi-family buildings within the PD in linu of 40 feet or 3 stories. Builfication: Currently approved Planned Genelopments surrounding the subject property.
- have approved maximum building helahus of 200 and 300 leet. The 75-last aroximum building keight will provide consistency and compositions to the

multi-family buildings with no increase in proportion to additional structural height, in lieu of 30 fee. for two-story buildings and 40 lee. for buildings three-stories, and separation increase in roportion to additional structural height.

o contain to structured trees. The extractives of the buildings and the structure of the buildings and the structure details of the International Drive Element on Exceptions with the corbs providing. As a nature, whose convensity the internated building exacutation is deter from the goods of the Activity Contain policies.

4. Waiver from Sec. 38-1300 to allow for a maximum height of 75 fee, in lieu of 60 feet reases run act, 20-1300 in allow of internal production. See in the our or per-sonal production.

Institution: December approach thereof Development surrounding the subject properly boar approach maximum shalling trights of 200 and 300 feet. The 25 fact encourant standing height will provide consistency and compatibility to the surrounding erec.

### LAND USE CONVERSION MATRIX

| LAND USE     | DAILY RATE | HOTEL<br>CONVERSION<br>RATE | TIMESHARE<br>CONVERSION<br>RATE | RETAIL<br>CONVERSION<br>RATE | SHOWROOM<br>CONVERSION<br>RATE | OFFICE<br>CONVERSION<br>RATE | MULTI FAMILY<br>CONVERSION<br>RATE |
|--------------|------------|-----------------------------|---------------------------------|------------------------------|--------------------------------|------------------------------|------------------------------------|
| RESORT HOTEL | 0.32       |                             | 26.97                           | 117.97                       | 39.88                          | 30.44                        | 17.00                              |
| TIMESHARE    | 8.63       | 0.04                        |                                 | 4.37                         | 1.48                           | 1.13                         | 0.63                               |
| RETAIL       | 37.75      | 0.23                        | 0.26                            |                              | 0.34                           | 0.26                         | 0.14                               |
| SHOWROOM*    | 12.76      | 0.49                        | 0.53                            | 2.96                         |                                | 0.76                         | 0.43                               |
| OFFICE       | 9.74       | 0.57                        | 0.62                            | 3.88                         | 1.31                           |                              | 0.56                               |
| MULTI-FAMILY | 5,44       | 0.94                        | 1.02                            | 6.94                         | 2.35                           | 1.79                         |                                    |

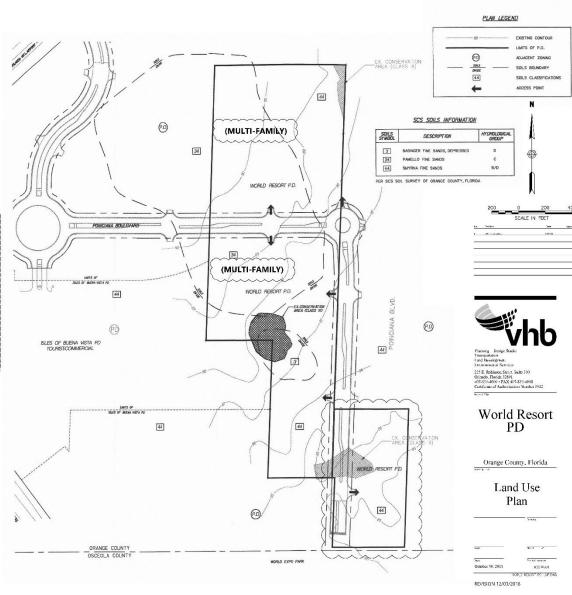
### GENERAL SITE INFORMATION

- All property is subject to the conditions and uses set forth in the goals, objectives, and policies in the International Drive Element of the Orange County Comprehensive Policy Plan.

  Stormwaler management system shall be designed to meet the criteria of Orange County and the South Florida Water Management
- Based on the Federal Emergency Management Agency Flood Insurance Rate Maps, all of the site is located within Zone C. an area of
- minimal flooding. Existing vegetation (not wetland) is predominately Pine Flatwoods and Palmetto Prairie. The dominant plan cover is Slash Pine and Palmetto. Wire grass is common where the Palmetto is less dense-
- Potable water, wastewater and reclaimed water service shall be provided by Orange County Utilities
- There are no proposed communication towers associated with this Planned Development.

Billboards and pole signs shall be prohibited. Ground and fastia signs shall comply with Chapter 31.5 (Tourist Commercial Standards). Proposed uses shall be those consistent with Policies 1.1.3 and 1.1.6 of the International Drive Activity Center Element.

- All acreages regarding conservation area including wetlands and buffers are considered approximate until finalized by Conservation Area Determination and Conservation Area impact permits. Property to be developed in three (3) phases
- Outdoor storage and display shall be prohibited.





# **Amendment 2018-2-A-1-3**

**Staff Recommendation: ADOPT** 

**LPA Recommendation:** ADOPT

## **Requested Action:**

- Make a finding of consistency with the Comprehensive Plan (see International Drive Activity Center Element Goal ID3 and Policies ID4.1.1; Housing Element Goal H1 and Objective H1.1; and Future Land Use Element Objectives FLU2.2 and FLU8.2 and Policies FLU1.1.2.A, FLU1.1.4.D, and FLU8.2.1);
- Determine that the proposed amendment is in compliance; and
- Adopt Amendment 2018-2-A-1-3, Activity Center Mixed Use (ACMU) to Activity Center Residential (ACR)



DRC Recommendation: APPROVE P&Z Recommendation: APPROVE Requested Action:

• Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the World Resort Planned Development / Land Use Plan (PD/LUP) dated "Received December 4, 2018", subject to the 19 conditions listed in the Staff Report.



# 2018-2 Regular Cycle Ordinance

# **Staff Recommendation:** ADOPT Requested Action:

Make a finding of consistency with the Comprehensive Plan, determine that the amendment is in compliance, and adopt the Ordinance, approving the proposed Future Land Use Map Amendment, consistent with today's actions.