



Board of County Commissioners

Public Hearings

February 26, 2019

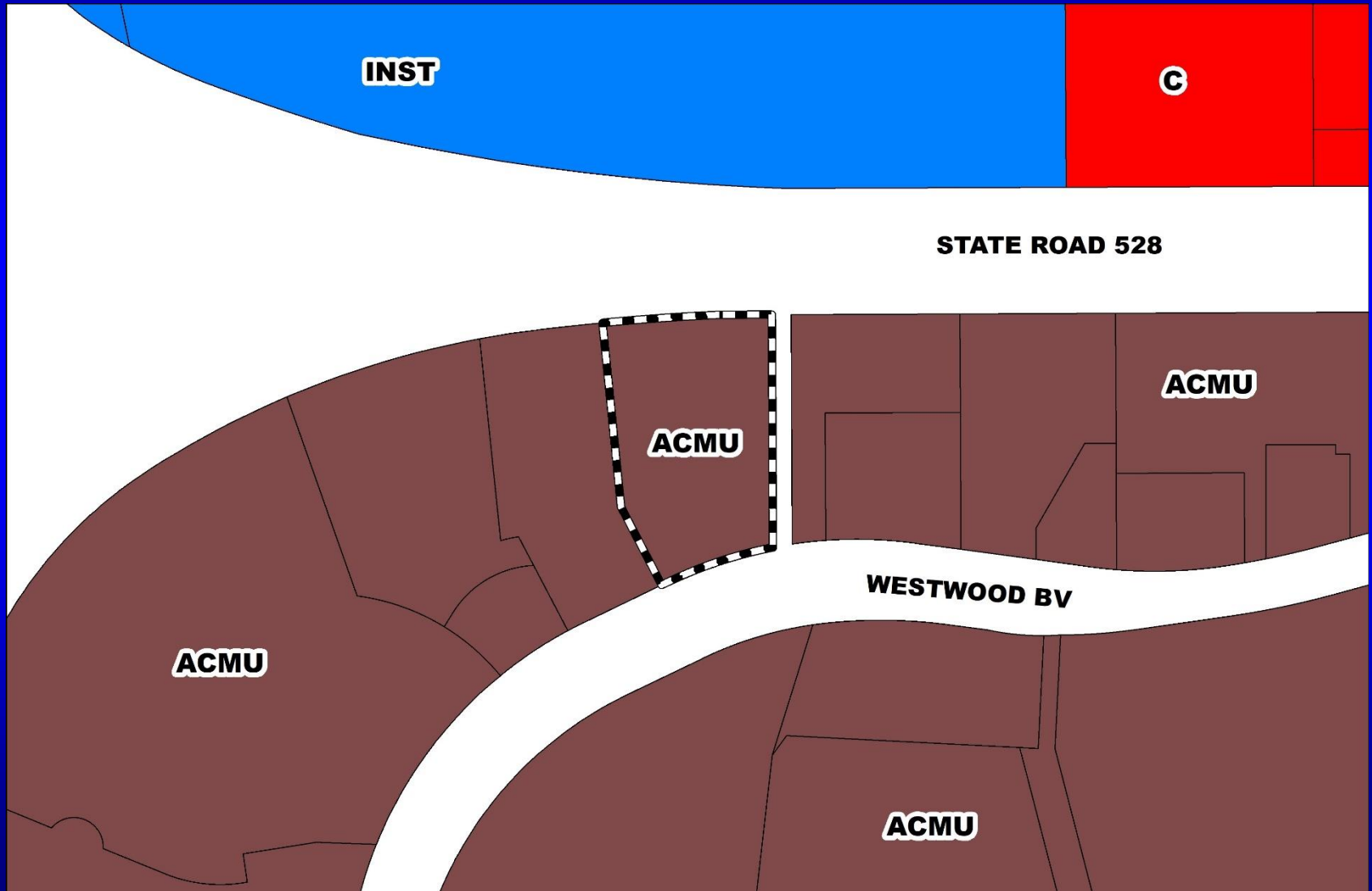


Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal

Case:	DP-18-01-017
Appellant:	A. Kurt Ardaman, Fishback Dominick
Applicant:	James Monica, P.E., Harris Civil Engineers, LLC
District:	1
Acreage:	5.0 gross acres
Location:	North of Westwood Boulevard / South of State Road 528
Request:	To appeal a DRC approval of a request of a Development Plan for construction of a 299 room hotel

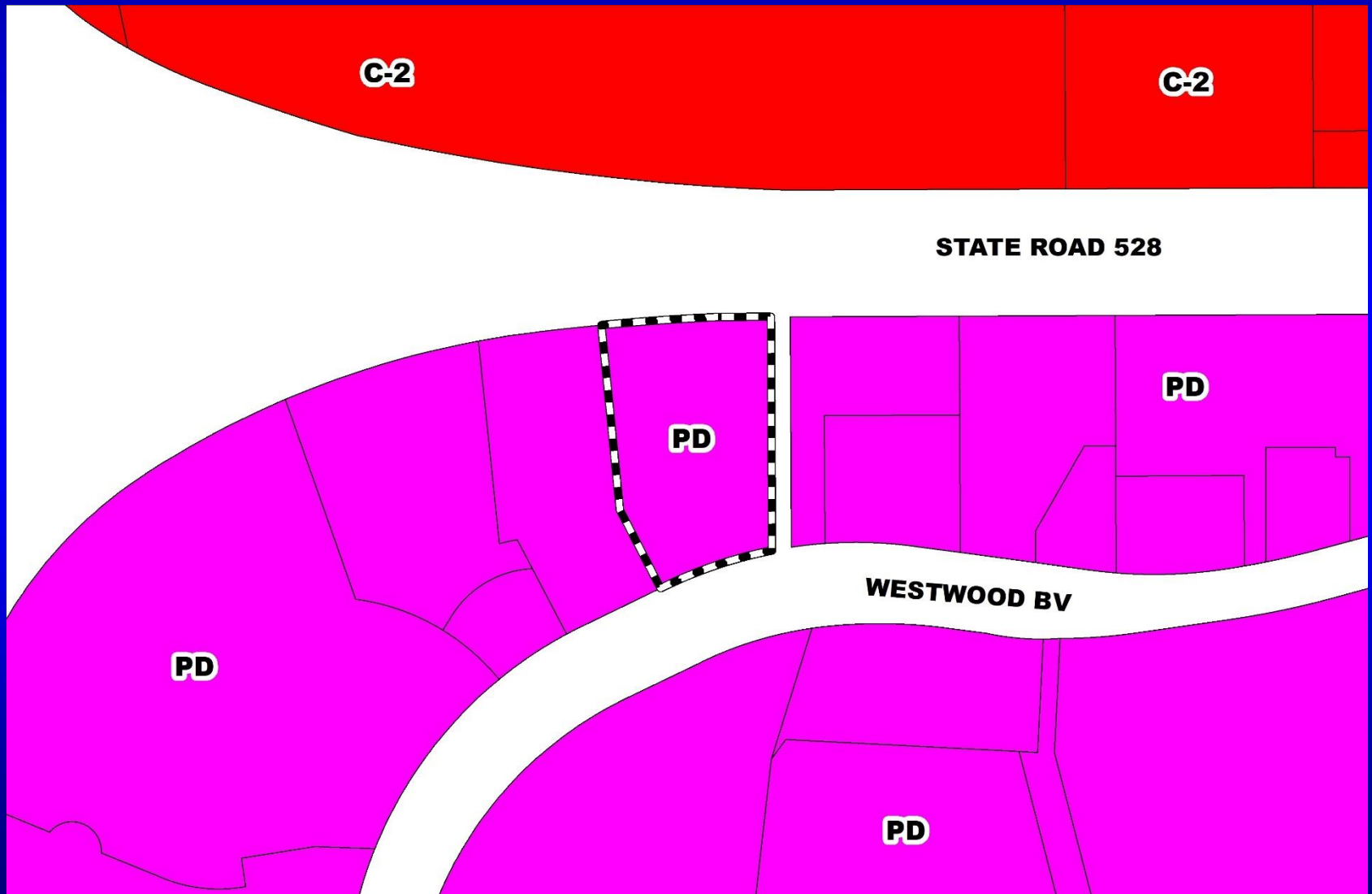


Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Future Land Use Map





Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Zoning Map





Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Aerial Map





PARCEL ACREAGE: 4.999 ACRES
22-24-28-9555-00-024
209 ROOM HOTEL
PROPOSED USES:
AVERAGE DAILY TRIPS: 1,002 TRIPS PER ITE TRIP GENERATION RATES - 10TH EDITION (see traffic study)
MAX. BUILDING COVERAGE: 0.782 ACRES
MAX. F.A.R.: 2.0 (PER PSP) PROVIDED: 6.68 ACRES/4,999 = 1.34

OPEN SPACE: MINIMUM REQUIRED: 1,240.77 ACRES (25% PER SEC. 38-1234)
TYPE A = 0.12288 ACRES
TYPE B = 0.52686 ACRES
TOTAL PROVIDED: 1.5578 ACRES (31.16%)

IMPERVIOUS AREAS: MAX ALLOWED (SEC. 38-1272): 3.4993 ACRES (70%)
PROPOSED BUILDING: 0.7620 AC (15.24%)
PROPOSED ASPHALT: 2.2070 AC (44.14%)
PROPOSED SIDEWALK/CONCRETE: 0.2467 AC (4.93%)
PROPOSED POOL AND DECK: 0.2225 AC (4.51%)
PROPOSED TOTAL IMPERVIOUS: 3.4412 AC (68.8%)

MAXIMUM BUILDING HEIGHT: 200' (MAX) 160' (PROPOSED BUILDING HEIGHT)

PARKING (SEC. 38-1476) MINIMUM REQUIRED: 196 TOTAL (INCLUDES 7 ADA ACCESSIBLE SPACES)
259 HOTEL ROOMS: 198 SPACES REQUIRED (1.5 SPACE PER 1.5 ROOM)

PROVIDED: 154 REGULAR SPACES (10'x18')
47 COMPACT SPACES (8'x16')
20 ADA ACCESSIBLE SPACES
TOTAL SPACES PROVIDED OF THE 199 REQUIRED

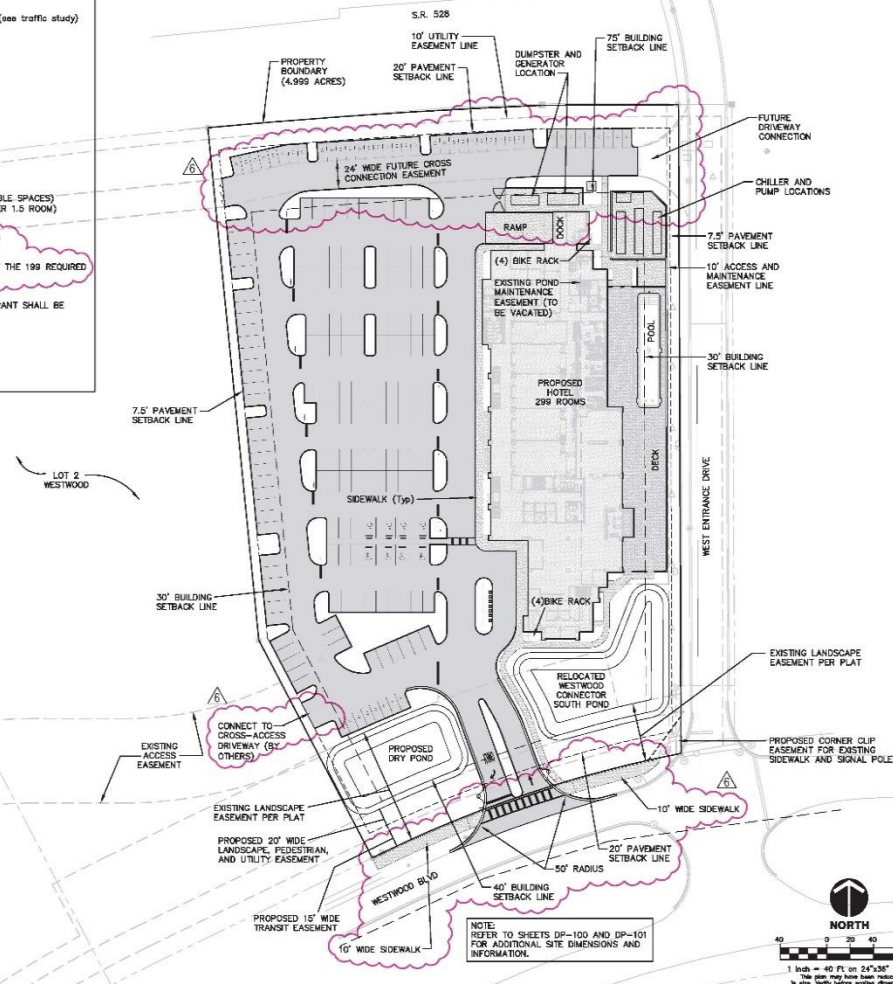
8 BICYCLE SPACES PROVIDE ON SITE, 1 IN EACH BAY RACK.

NOTE:
ANCILLARY BALLROOM, SWIMMING POOL, TERRACE, AND RESTAURANT SHALL BE UTILIZED ONLY FOR HOTEL GUESTS.

BUILDING SETBACKS: WEST ENTRANCE DRIVE: 30' (BLDG) 7.5' (PAVEMENT)
WESTWOOD BOULEVARD: 40' (BLDG) 20' (PAVEMENT)
LOT 2 SIDE FACING: 30' (BLDG) 7.5' (PAVEMENT)
LOT 2 SIDE FACING: 30' (BLDG) 7.5' (PAVEMENT)
STATE ROAD 528: 75' (BLDG) 20' (PAVEMENT)


NOTES:

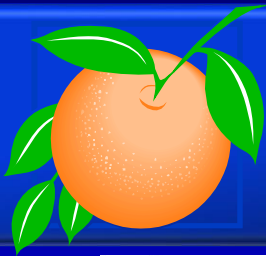
1. PLANS MUST MEET COMPLIANCE WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN ARTICLE XII OF CHAPTER 9 OF THE ORANGE COUNTY CODE.
2. IN ACCORDANCE WITH SECTION 39-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
3. BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH ORANGE COUNTY CODE 31.5 TOURIST COMMERCIAL STANDARDS.
4. ELEVATIONS SHOWN HEREON BASED OFF THE NORTH AMERICAN DATUM OF 1988 (NAVD 88).
5. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION.



REVISIONS		REV.	DATE	BY	DESCRIPTION
Revised	REMARK	6	06-24-10		ONE COMMENT RESPONSE
Revised	REMARK	5	06-22-10		ONE COMMENT RESPONSE
Revised	REMARK	4	06-22-10		ONE COMMENT RESPONSE
Revised	REMARK	3	06-22-10		ONE COMMENT RESPONSE
Revised	REMARK	2	06-22-10		ONE COMMENT RESPONSE
Revised	REMARK	1	06-22-10		ONE COMMENT RESPONSE

DEVELOPMENT PLAN FOR:		SITE PLAN	
Westwood Hotel WESTWOOD BLVD		ORANGE COUNTY, FLORIDA	
HARRIS Harris Civil Engineers, LLC 1200 E. 1st Street Suite 203 Orlando, Florida 32813 Phone: (407) 529-4777 Fax: (407) 529-7686 www.harriscivilengineers.com EB 101.4		ORANGE COUNTY, FLORIDA DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE	

Seal 	
NCE Project No: 7122080 Title: 01-17-2106 Drawing: DP-005	



Orangewood N-1 PD / N-1 Westwood PSP / Parcel 4 – Westwood Hotel DP - DRC Appeal Development Plan – Building Elevation



2 SOUTHEAST VIEW
NTS



1 SOUTHWEST VIEW
NTS

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	10-15-18		DRC COMMENT RESPONSE
2	10-23-18		DRC COMMENT RESPONSE

**BUILDING
CONCEPT
IMAGES**

DEVELOPMENT PLAN FOR:
Westwood Hotel
WESTWOOD BLVD
ORANGE COUNTY, FLORIDA
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

HARRIS
Harris Civil Engineers, LLC
1200 E. Hillwood Street
Suite 202
Orlando, Florida 32803
PHONE: (407) 629-4777
FAX: (407) 629-7000
www.harrisengineers.com
09.19.18

BeharPeteranecz
ARCHITECTURE | INTERIORS
2401 TERMINAL DRIVE, SOUTH | ST. PETERSBURG, FLORIDA 33712
(727) 850-6300 | ARCHITECTURE@BPI.COM | AIA20007704302001674

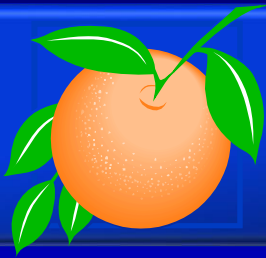
Scale:
Date:
01-17-2019
Drawing:
A-5_3



Action Requested

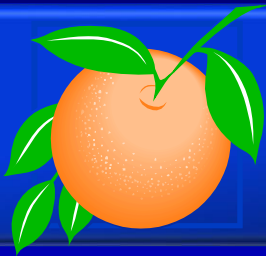
Uphold the DRC action of October 24, 2018 and approve the Development Plan for construction of a 299 room hotel, subject to the DRC-recommended conditions in the staff report.

District 1

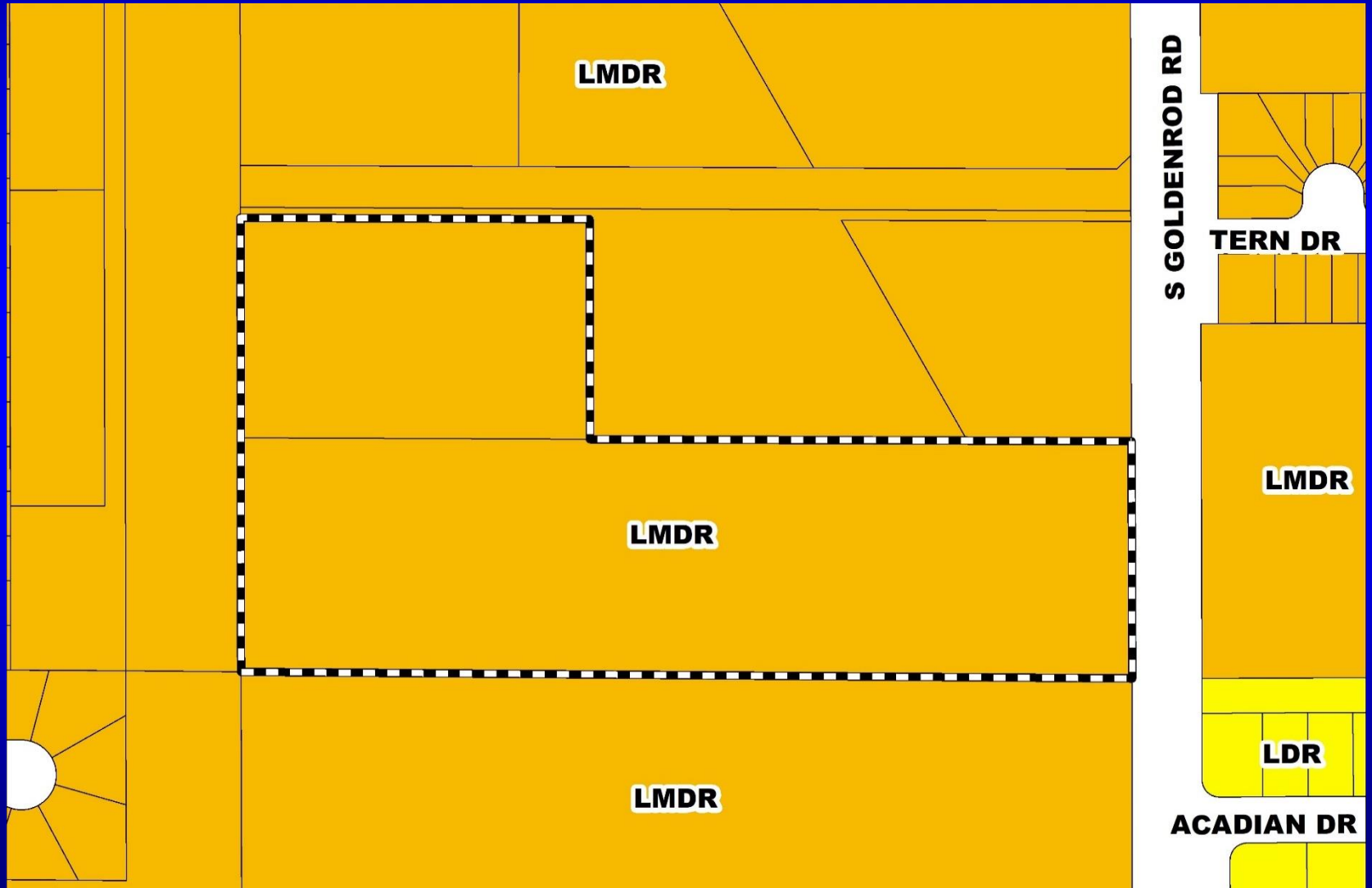


San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan

Case:	PSP-18-05-168
Project Name:	San Lorenzo Townhomes PD / San Lorenzo PSP
Applicant:	Eric Warren, Poulos & Bennett, LLC
District:	3
Acreage:	13.49 gross acres
Location:	South of Pershing Avenue / West of Goldenrod Road
Request:	To subdivide 13.49 acres in order to construct 72 single-family detached residential dwelling units.

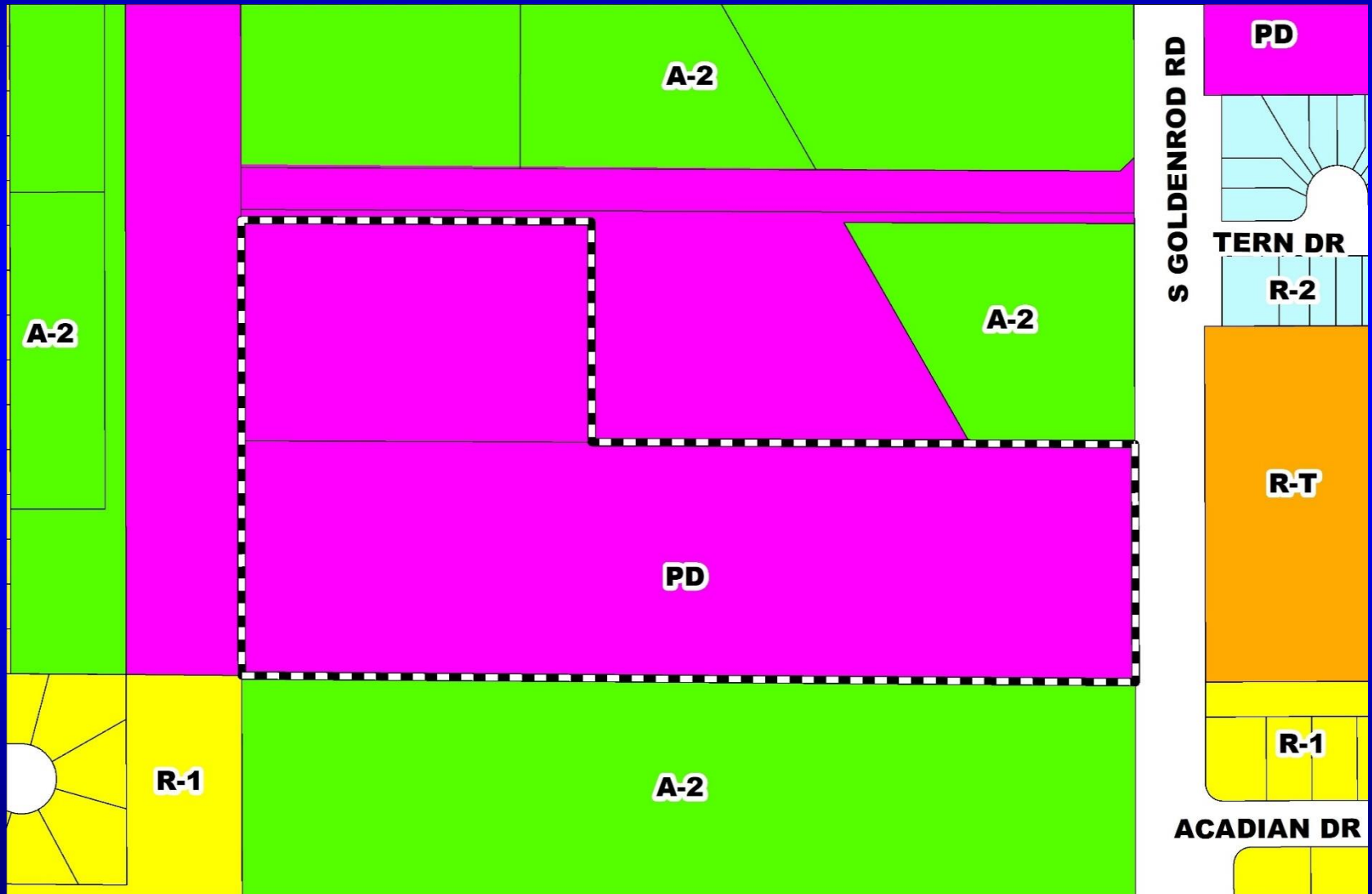


San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Future Land Use Map





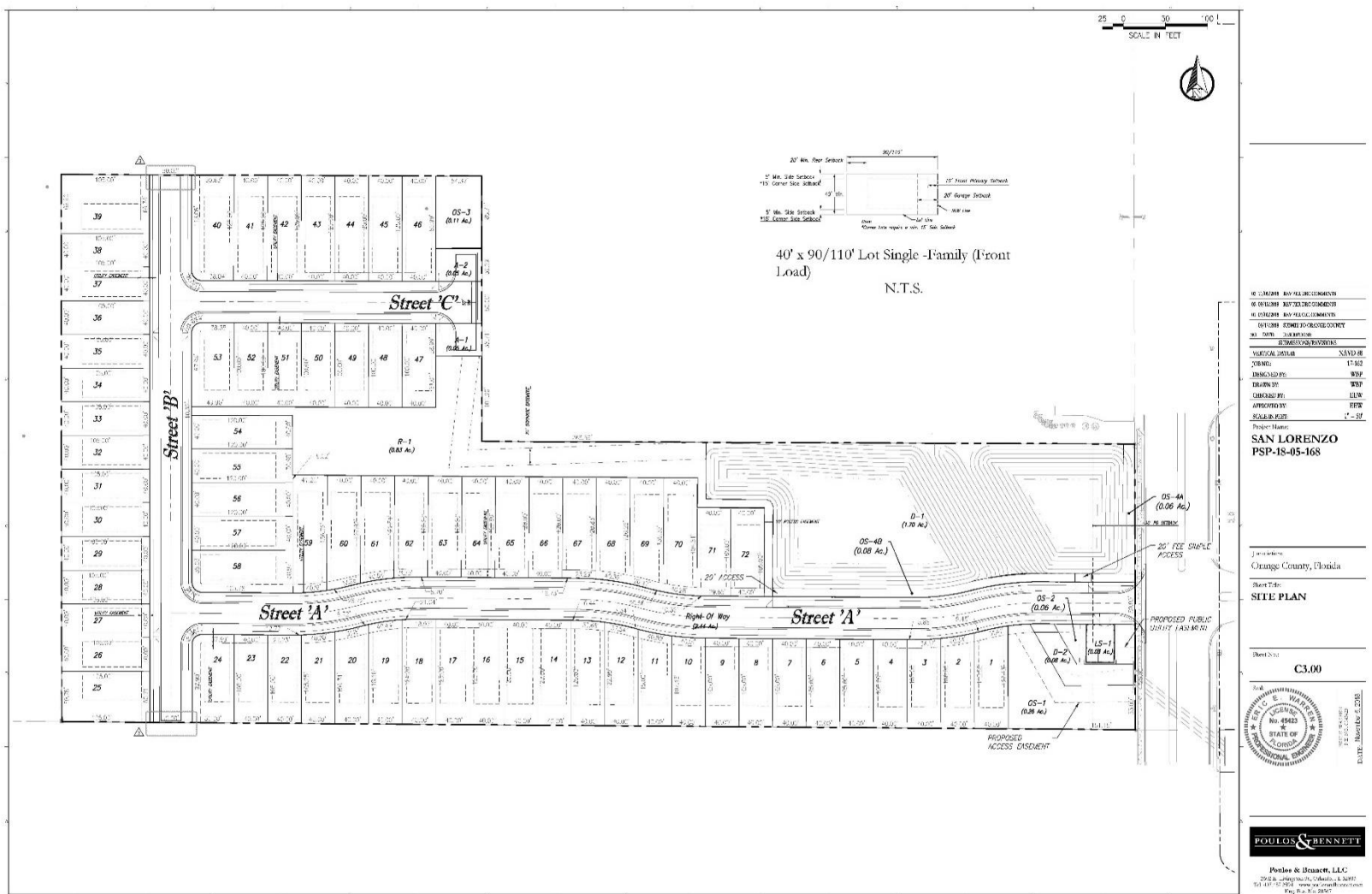
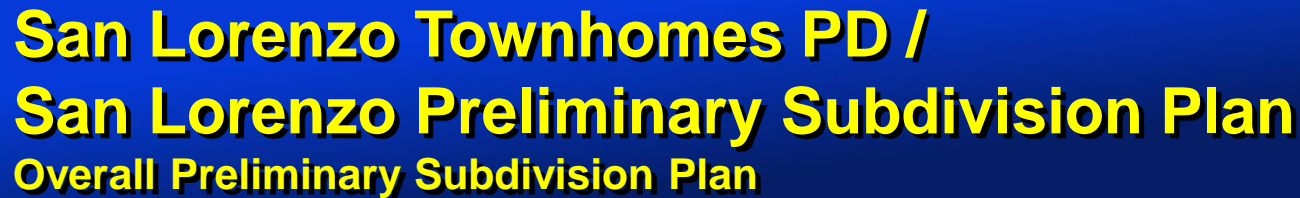
San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Zoning Map





San Lorenzo Townhomes PD / San Lorenzo Preliminary Subdivision Plan Aerial Map







Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the San Lorenzo Townhomes Planned Development / San Lorenzo Preliminary Subdivision Plan dated “Received November 9, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3

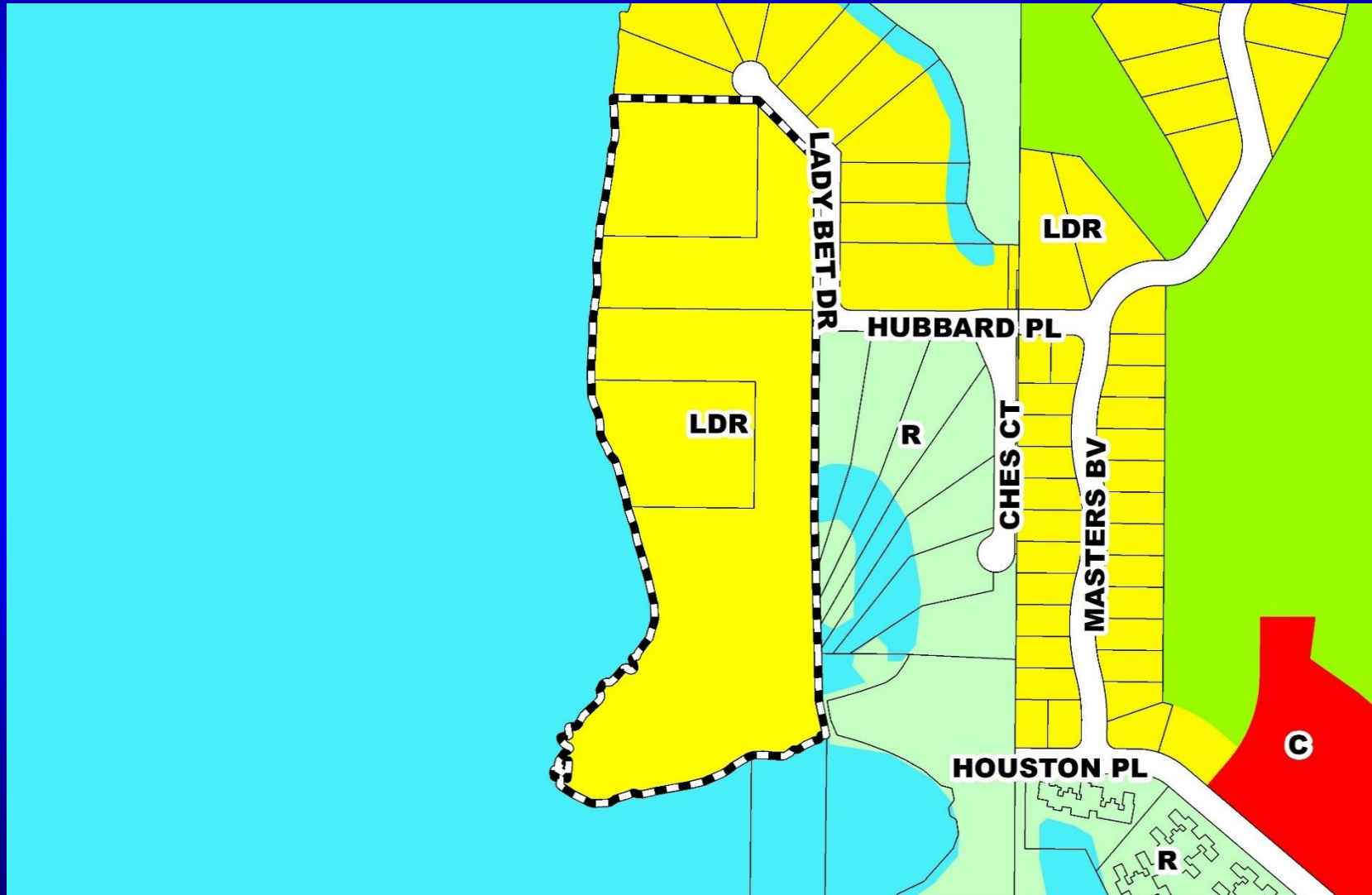


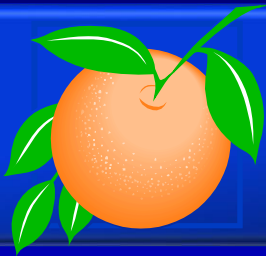
Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan

Case:	PSP-17-09-278
Project Name:	Hubbard Place PD / Hubbard Place PSP
Applicant:	Jennifer Stickler, Kimley-Horn & Associates, Inc.
District:	1
Acreage:	16.59 gross acres
Location:	South of Lady Bet Drive / West of S. Apopka Vineland Road
Request:	To subdivide 16.59 acres in order to construct 13 single-family detached residential dwelling units.

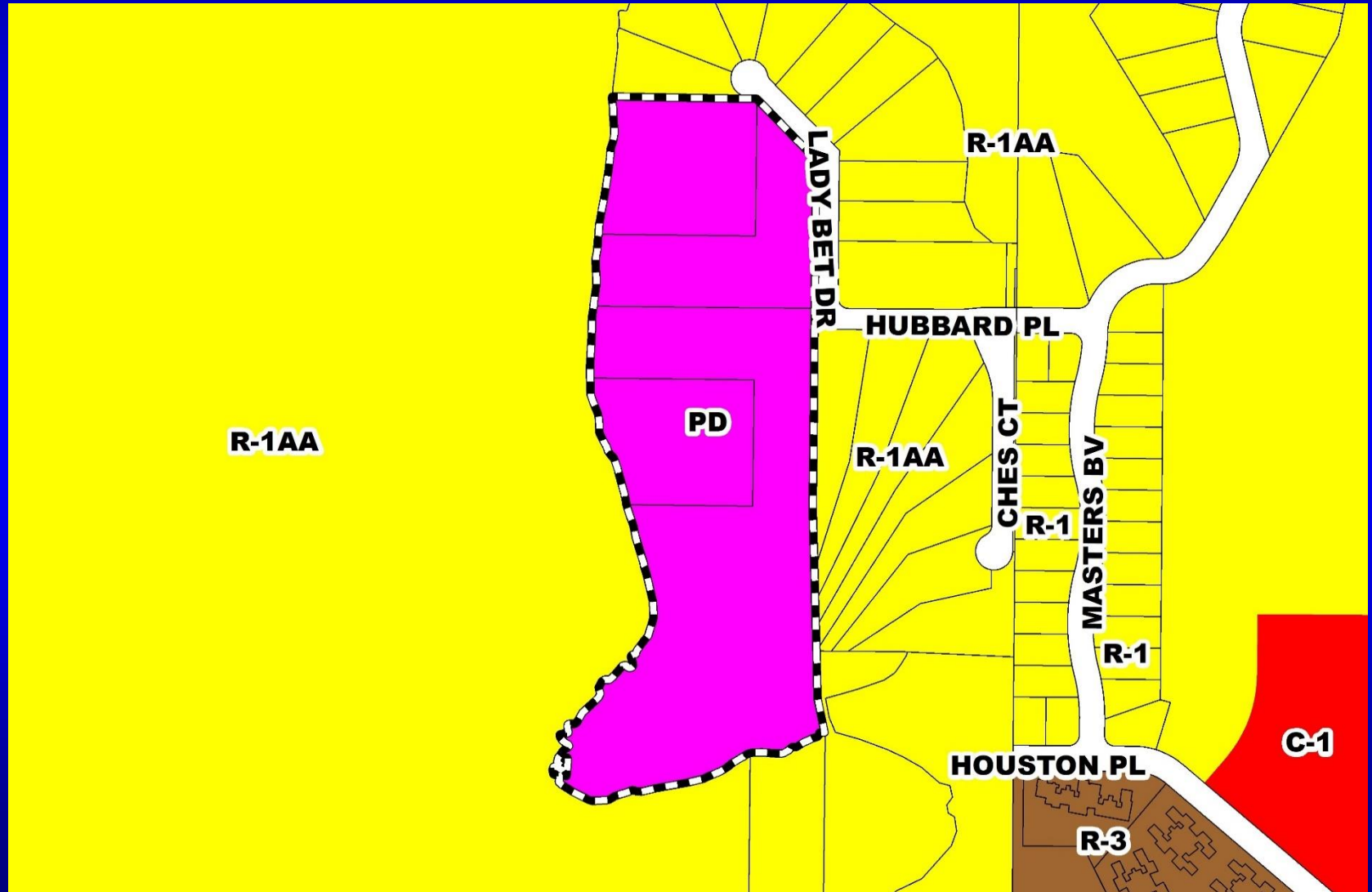


Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Future Land Use Map



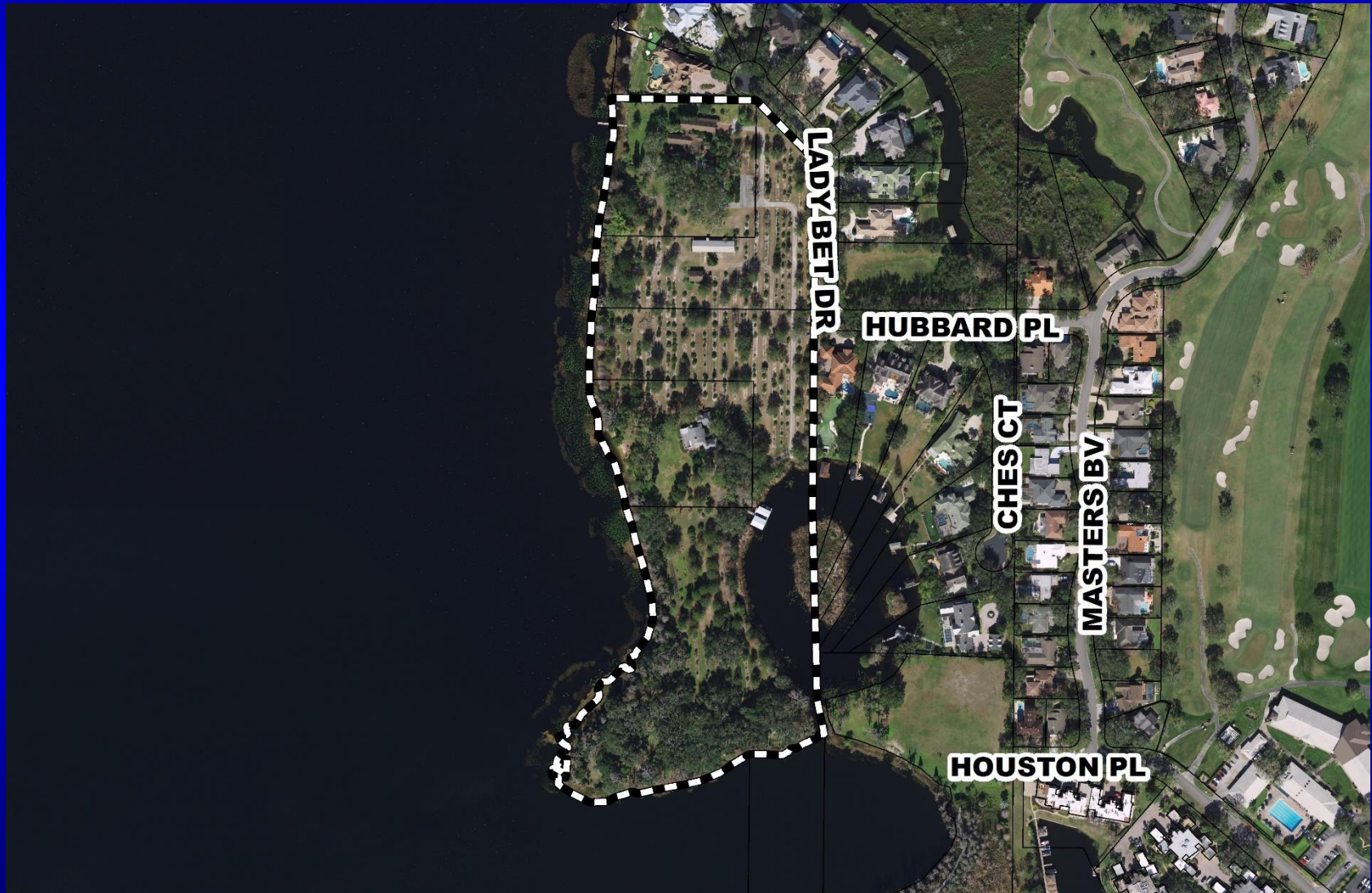


Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Zoning Map





Hubbard Place PD / Hubbard Place Preliminary Subdivision Plan Aerial Map



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OPEN SPACE EXHIBIT

HUBBARD PLACE

PSP2.3



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Hubbard Place Planned Development / Hubbard Place Preliminary Subdivision Plan dated “Received January 7, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Tyson Ranch Planned Development / Land Use Plan

Case:	LUP-18-08-056
Project Name:	Tyson Ranch PD/LUP
Applicant:	Thomas Daly, Daly Design Group
District:	4
Acreage:	75.29 gross acres (<i>overall PD</i>)
Location:	South of State Road 417, North of Simpson Road, and West of Boggy Creek Road
Request:	<p>To rezone 75.29 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 350 multi-family dwelling units, 330 attached single-family dwelling units, 187,389 square feet of commercial and office uses, and 250 hotel rooms.</p> <p>This request also includes a Master Sign Plan and 12 waivers from Orange County Code.</p>



Action Requested

Continue this request to the March 26, 2019 BCC meeting at 2:00 p.m.

District 4

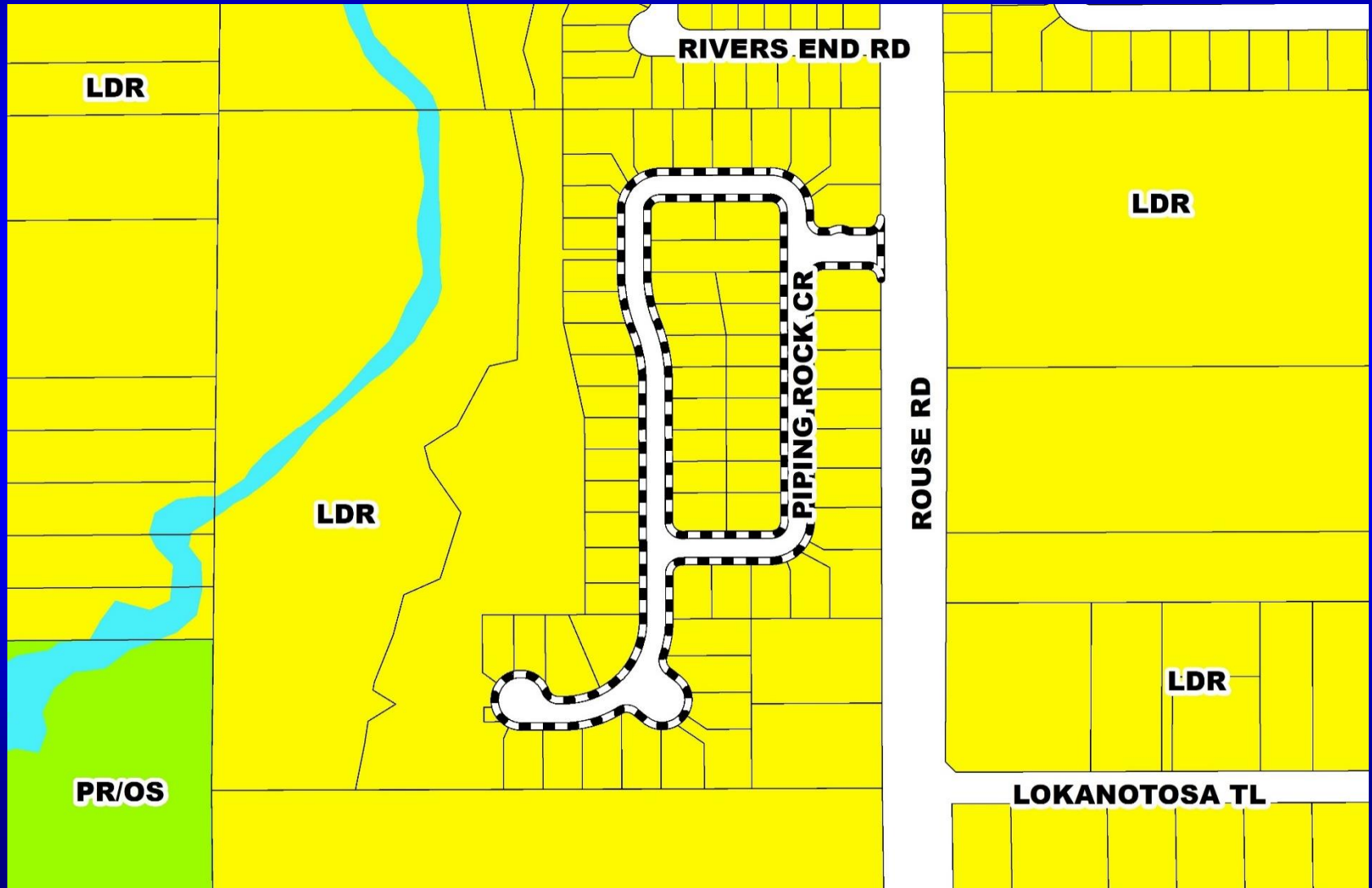


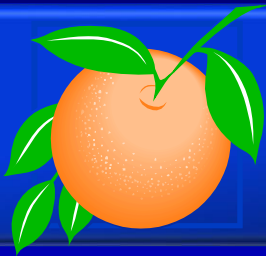
Pegasus PD / River Oaks Preliminary Subdivision Plan

Case:	CDR-18-11-373
Project Name:	Pegasus PD / River Oaks PSP
Applicant:	Chris Straub, River Oaks Landing HOA
District:	5
Acreage:	98.49 gross acres (<i>overall PD</i>) 3.27 gross acres (<i>affected parcel</i>)
Location:	North of Lokanotosa Trail / West of Rouse Road
Request:	To amend the previously approved December 12, 1995 BCC Conditions of Approval to require the inspection of the streets and drainage systems every three years instead of annually, and to require the engineering report to be submitted to each owner of property within the subdivision in lieu of the County Engineer.

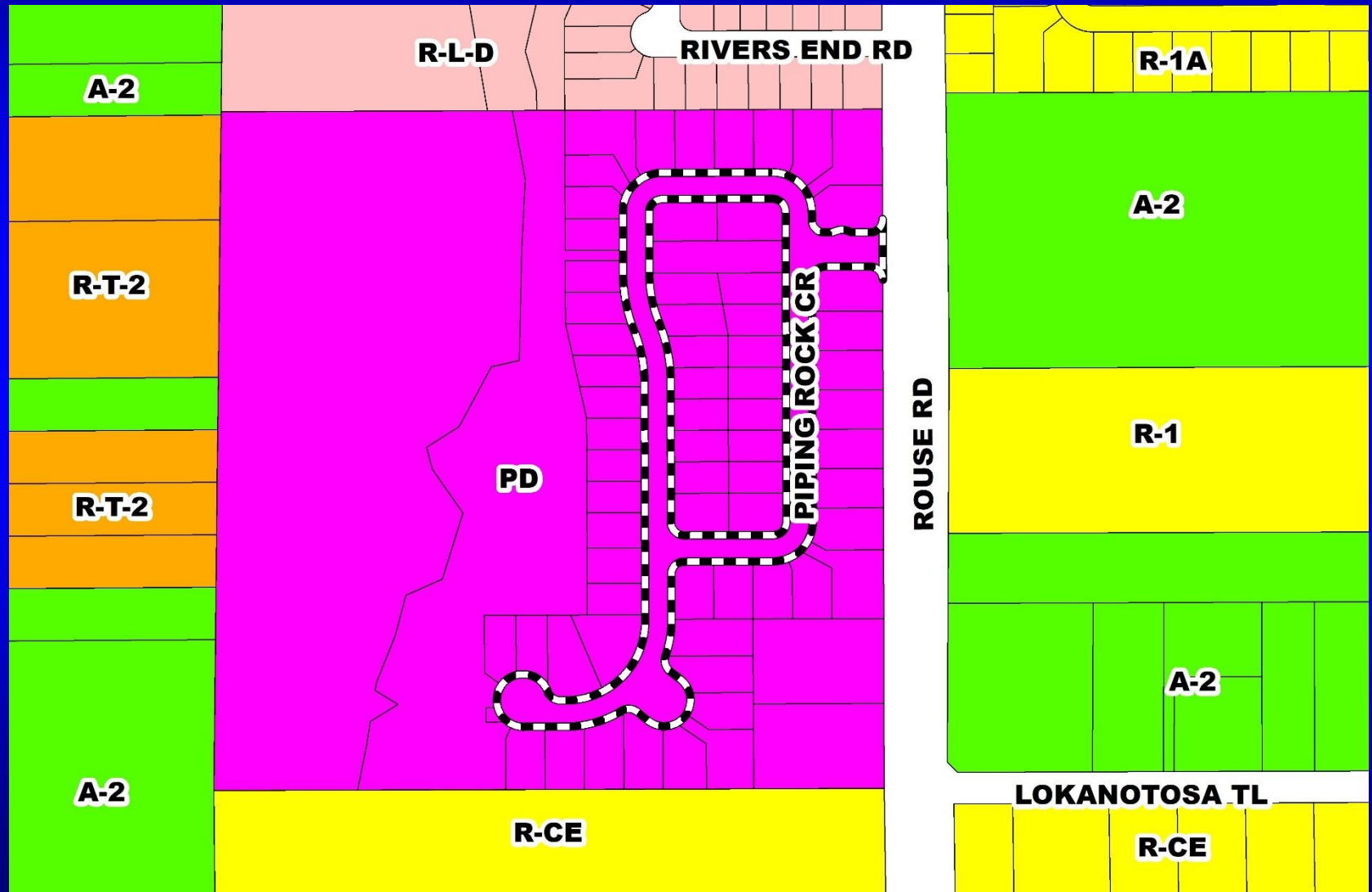


Pegasus PD / River Oaks Preliminary Subdivision Plan Future Land Use Map



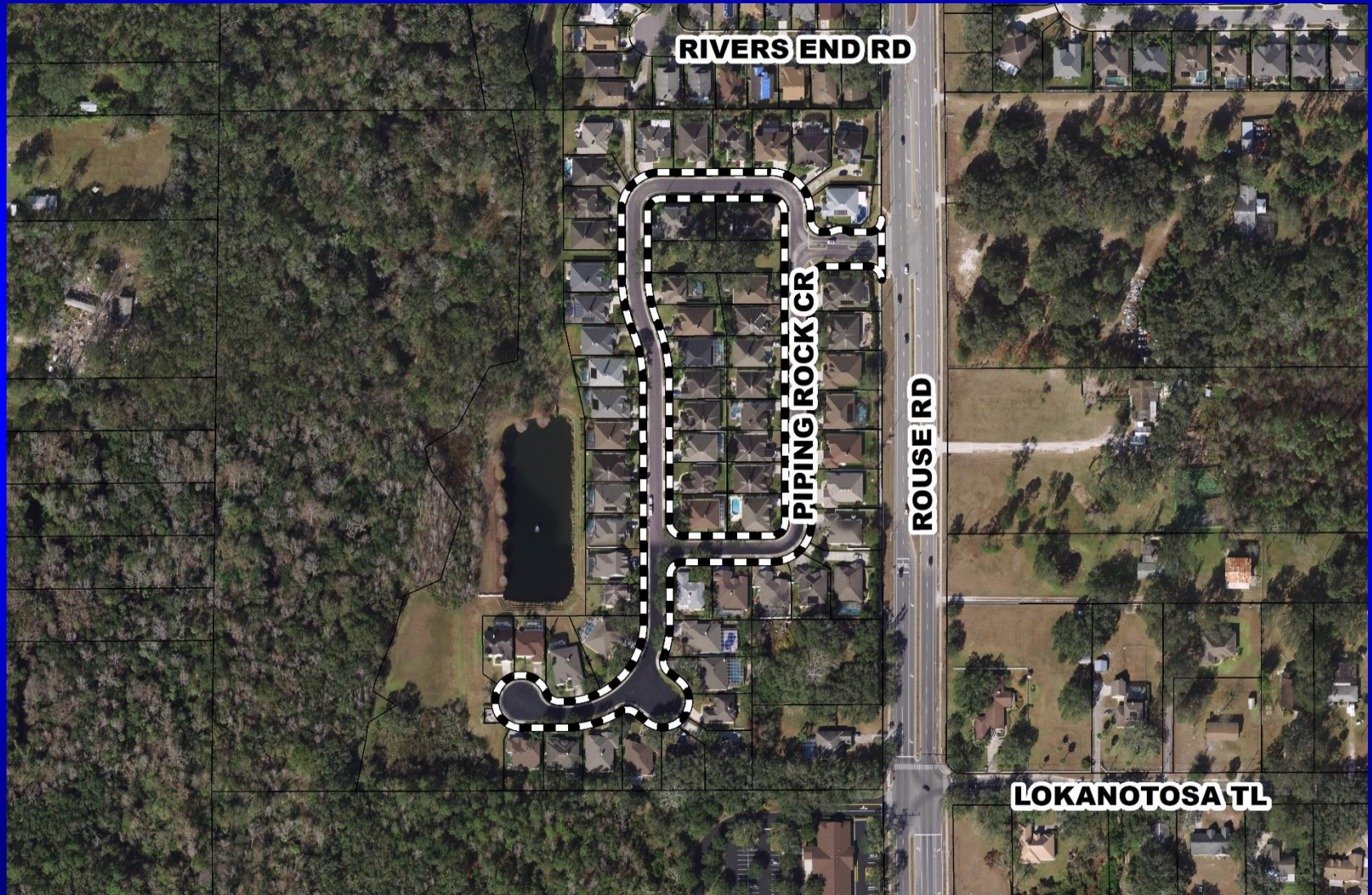


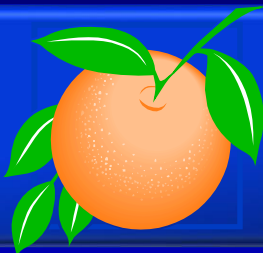
Pegasus PD / River Oaks Preliminary Subdivision Plan Zoning Map





Pegasus PD / River Oaks Preliminary Subdivision Plan Aerial Map

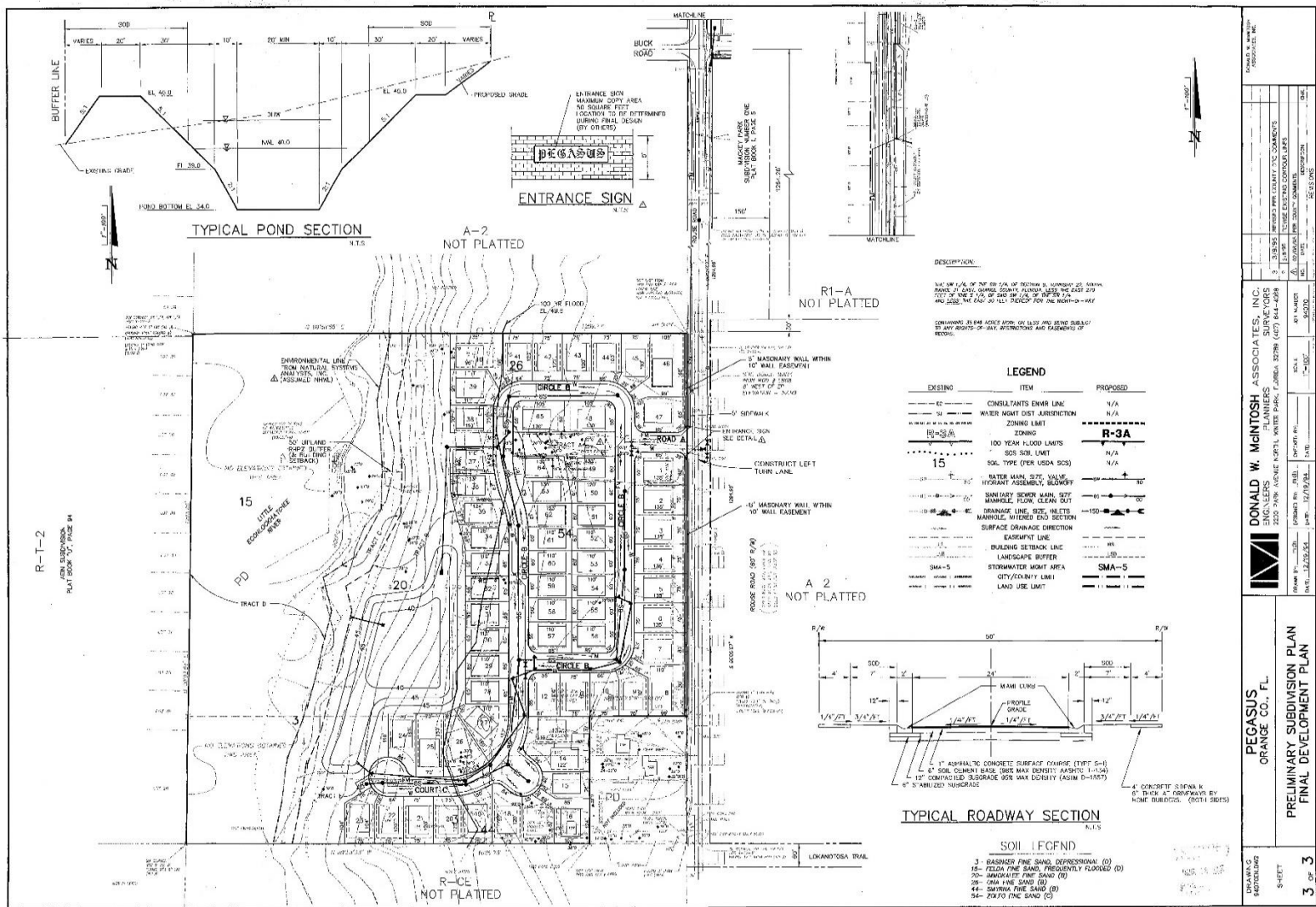




Pegasus PD / River Oaks

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Pegasus PD / River Oaks PSP dated “Received March 13, 1995”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



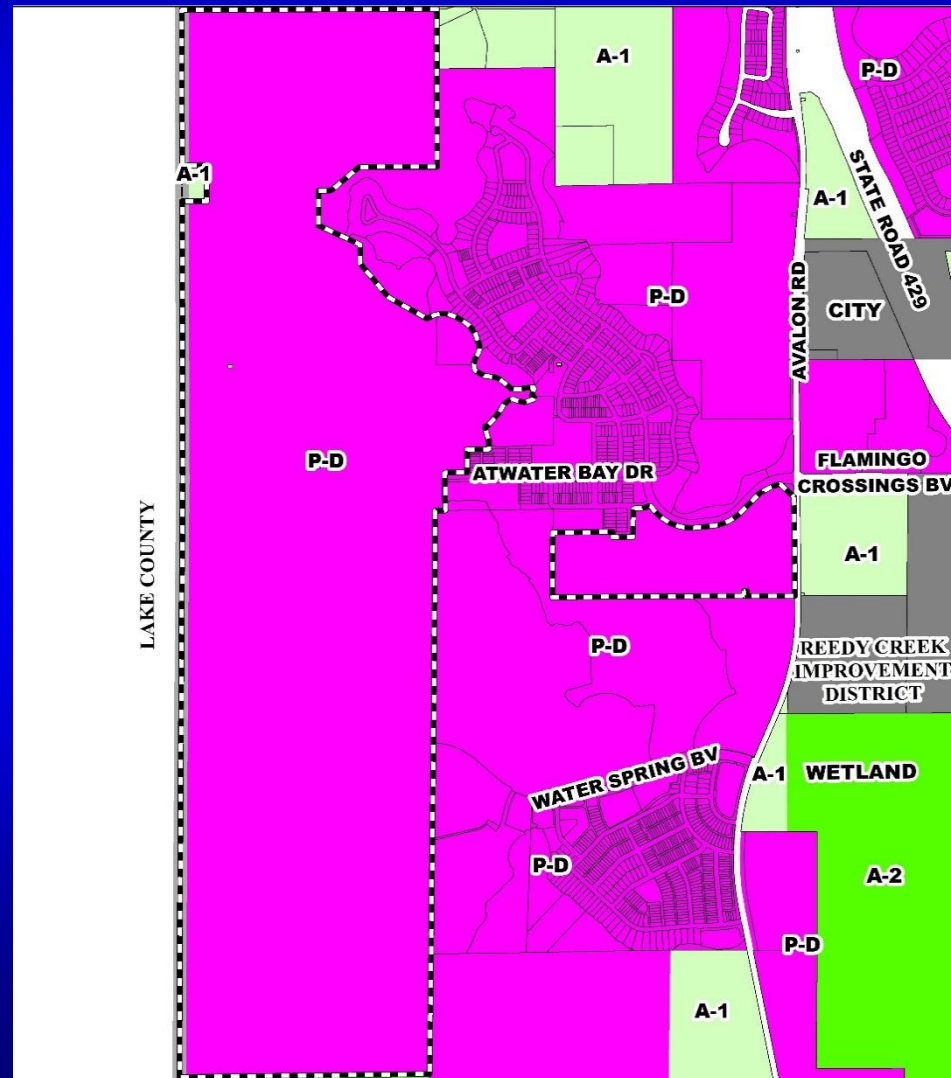
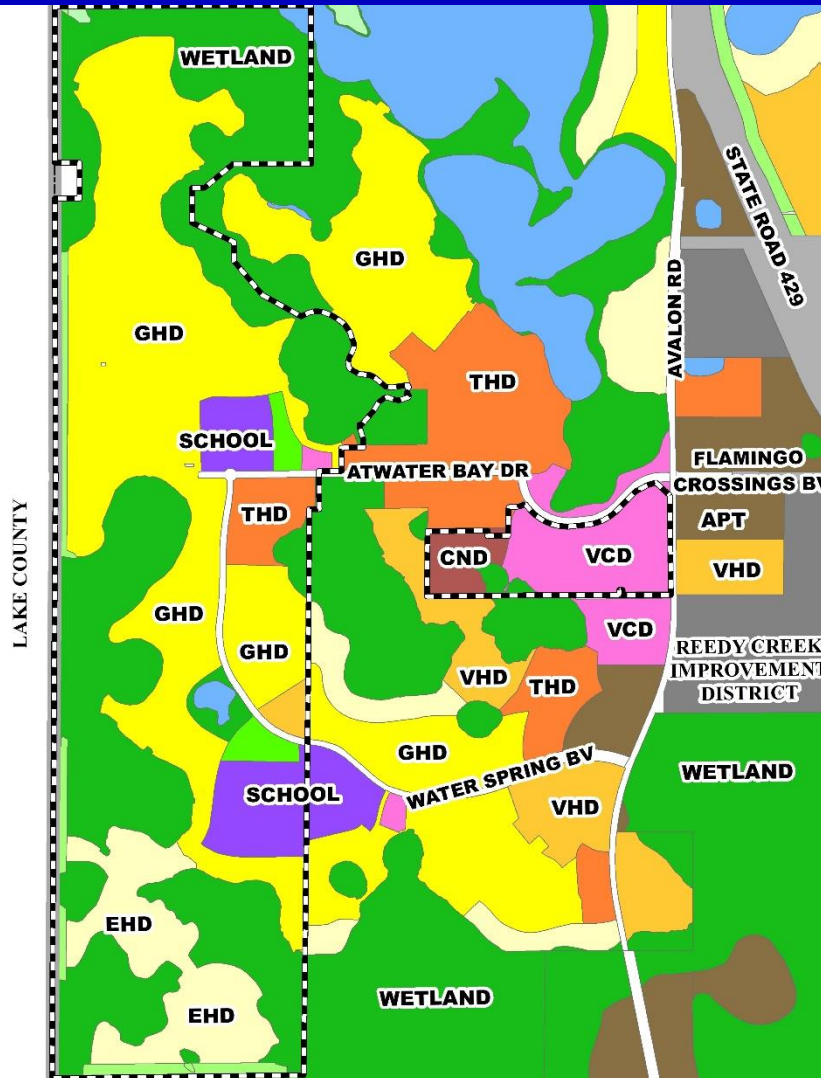
Waterleigh Planned Development / Land Use Plan

Case:	CDR-18-03-073
Project Name:	Waterleigh PD
Applicant:	Adam Smith, VHB, Inc.
District:	1
Acreage:	1,485.40 gross acres (<i>overall PD</i>) 347.70 gross acres (<i>affected parcels</i>)
Location:	Generally west of the intersection of Avalon Road and Flamingo Crossings Boulevard
Request:	<p>To revise the layout for the conceptual layout for the Village Center, request conditional uses for the Village Center, eliminate certain parcels, and update the unit counts and acreages for certain parcels. The conditional uses include adult/child day care centers, drive-throughs in conjunction with a permitted use, and automobile service stations.</p> <p>The request also includes three (3) waivers from Orange County Code to allow for 70% of the build-to-line to be by landscaped street walls; to remove the maximum parking lot frontage within the Village Center; and to allow for parking in front of buildings.</p>



Waterleigh Planned Development / Land Use Plan

Future Land Use and Zoning Maps





Waterleigh Planned Development / Land Use Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Waterleigh Planned Development / Land Use Plan (PD/LUP) dated “Received December 3, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Orangewood N-2 Planned Development / Land Use Plan

Case:	CDR-18-07-230
Project Name:	Orangewood N-2 PD
Applicant:	James H. McNeil, Jr., Akerman, LLP
District:	1
Acreage:	588.70 gross acres (<i>overall PD</i>) 116.10 gross acres (<i>affected parcels</i>)
Location:	Generally located south of Central Florida Parkway and West of International Drive
Request:	To convert 507 single-family dwelling units to 507 short-term rental units and remove the potential elementary school site from Parcel 11D.

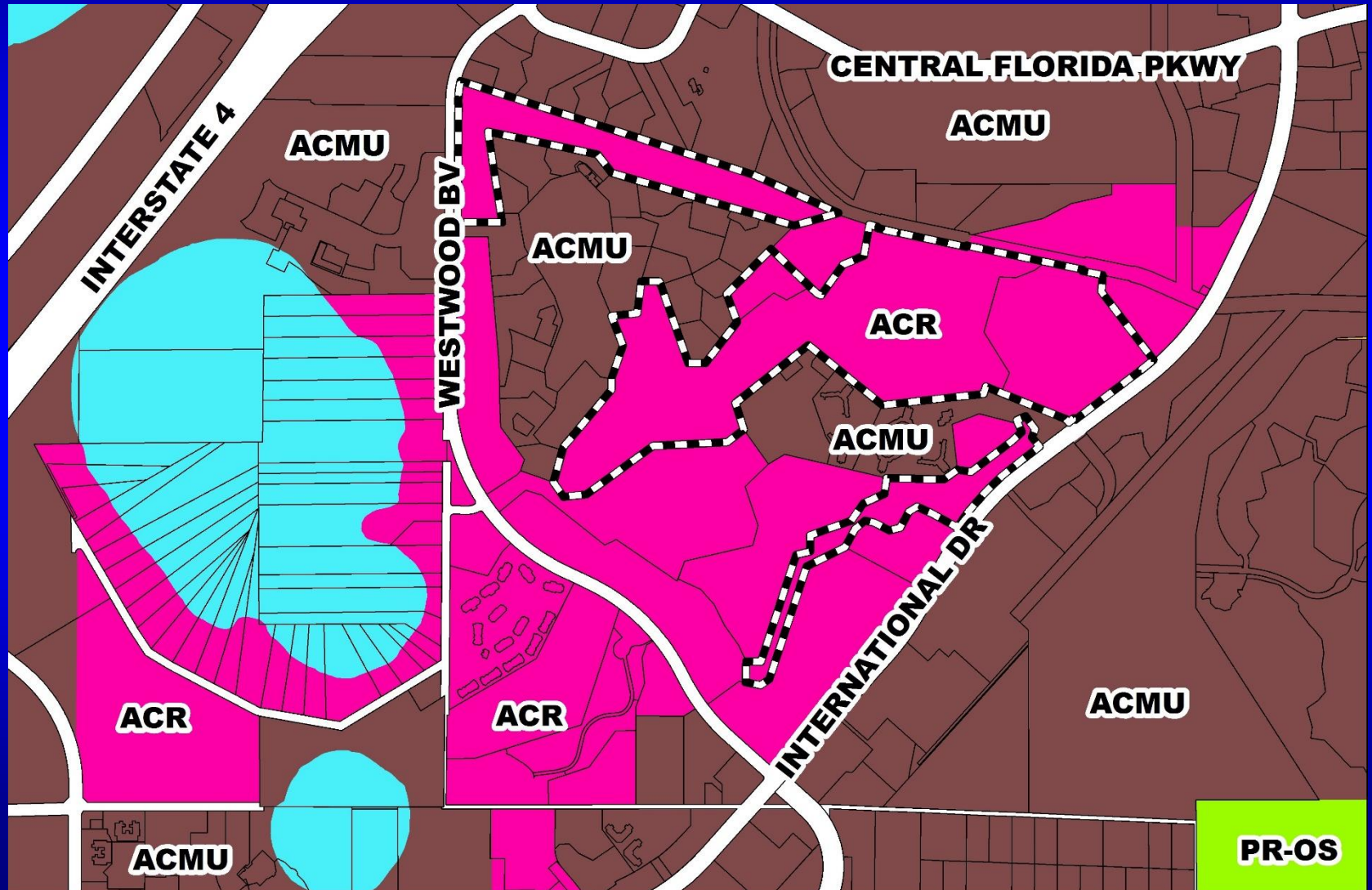
Additionally, two (2) waivers are being requested from Orange County Code to allow for the project to be governed by a Preliminary Subdivision Plan and residential site standards



Orangewood N-2

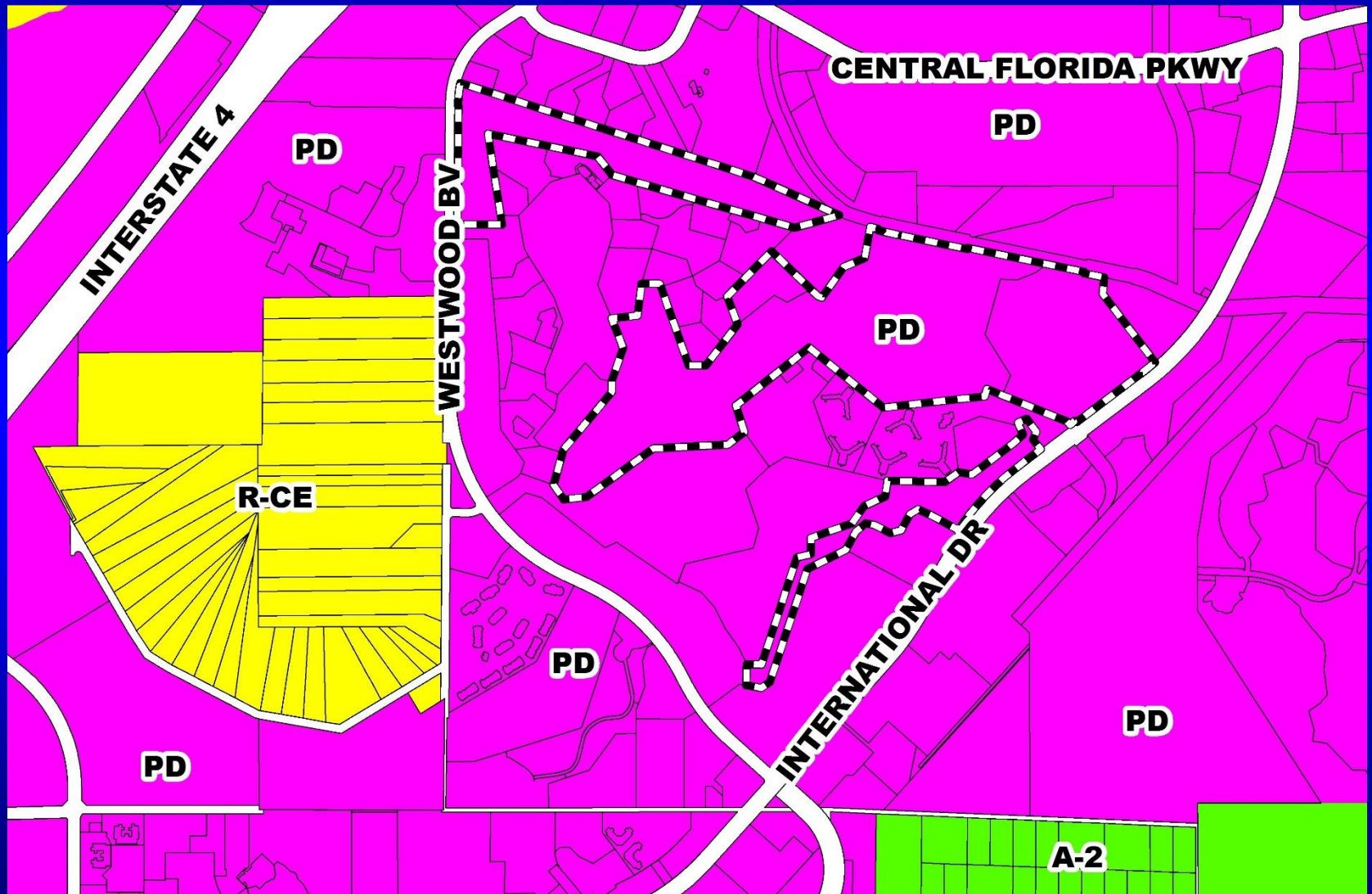
Planned Development / Land Use Plan

Future Land Use Map





Orangewood N-2 Planned Development / Land Use Plan Zoning Map

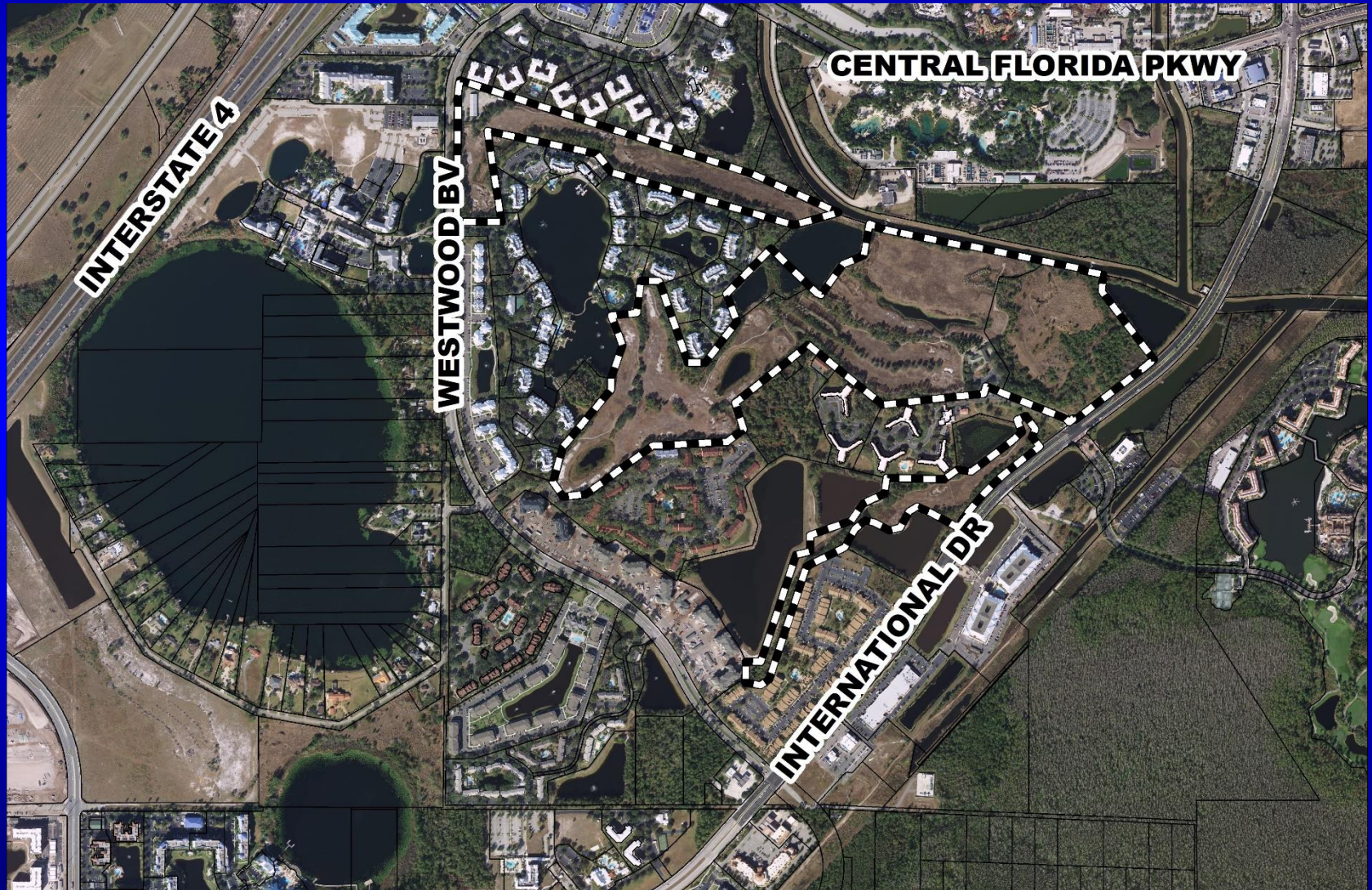




Orangewood N-2

Planned Development / Land Use Plan

Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Orangewood N-2 Planned Development / Land Use Plan (PD/LUP) dated “Received November 8, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

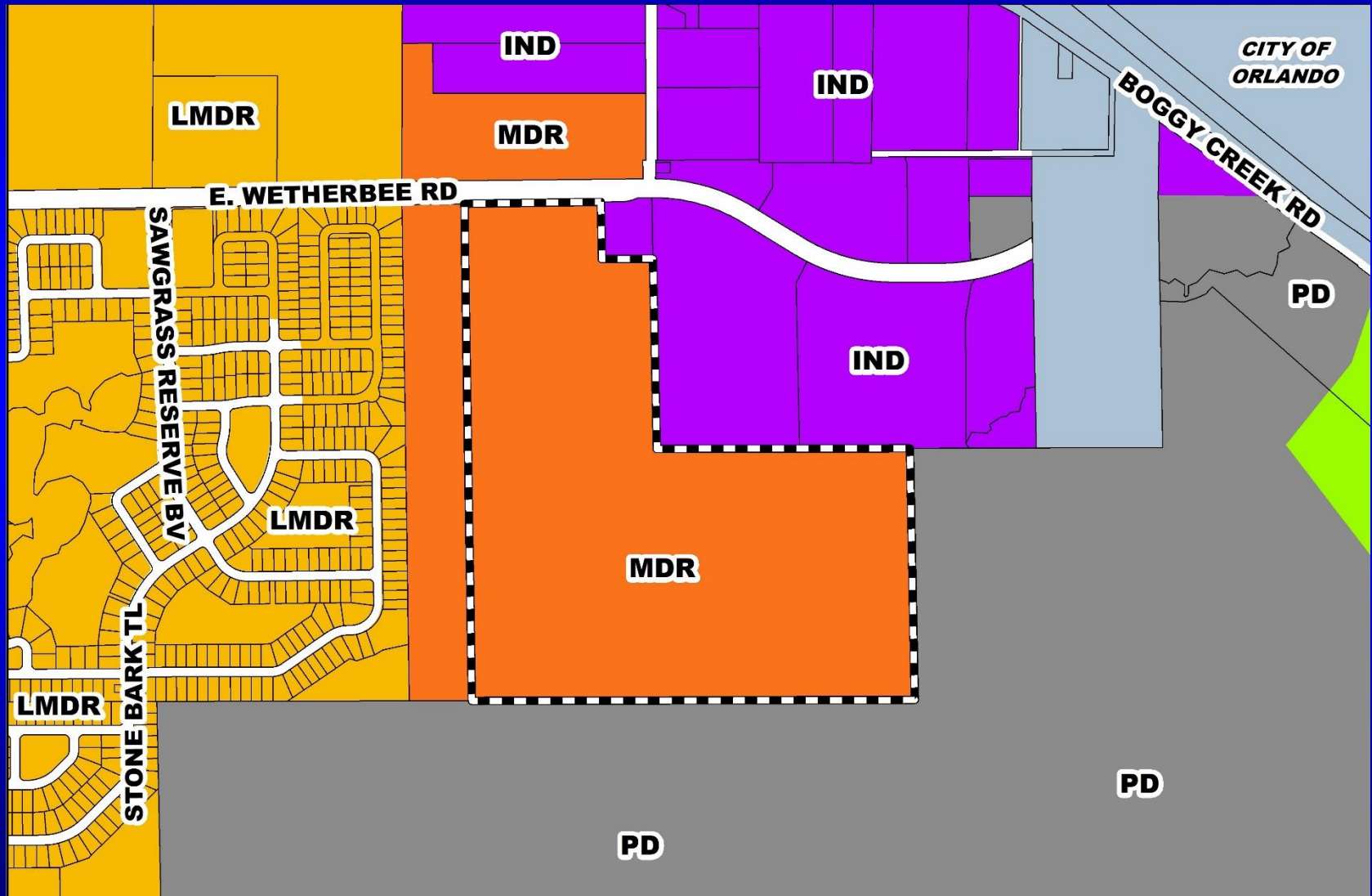


Wetherbee Acres Planned Development / Land Use Plan

Case:	CDR-18-08-263
Project Name:	Wetherbee Acres PD/LUP
Applicant:	John Prowell, VHB, Inc.
District:	4
Acreage:	98.49 gross acres (<i>overall PD</i>)
Location:	Generally located south of E. Wetherbee Road and west of Boggy Creek Road
Request:	<p>To request the following waivers from Orange County Code:</p> <ol style="list-style-type: none">1) A waiver from Section 38-79(20)(f) to allow for 60% of units to be in buildings containing 5 or more units;2) A waiver from Section 38-1258(g) to allow multi-family development to share access with single-family development; and3) A waiver from Section 38-1258(a) & (b) to allow multi-family buildings greater than 75' from single-family properties to have an allowable height of 40 feet (3-stories).

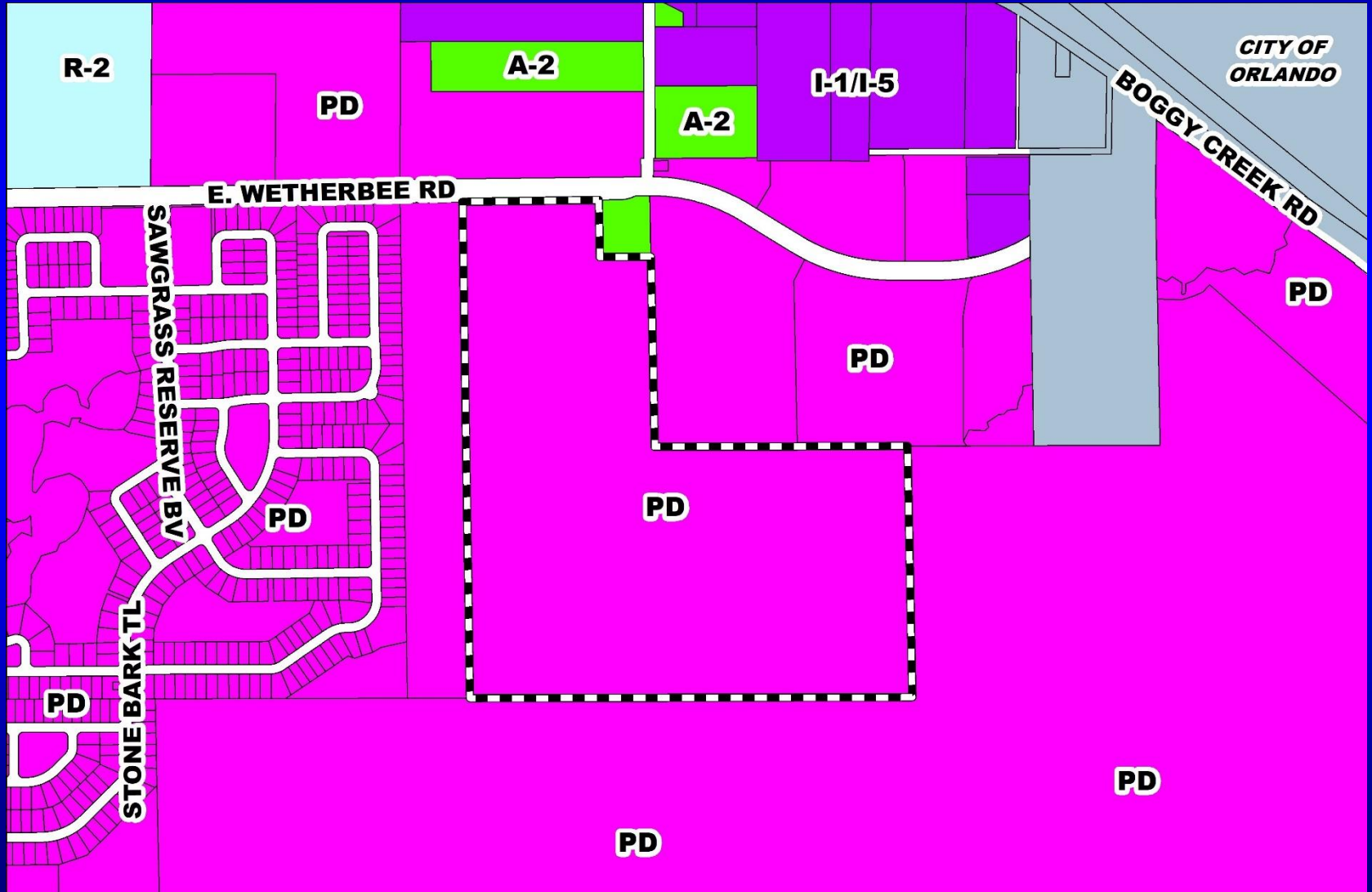


Wetherbee Acres Planned Development / Land Use Plan Future Land Use Map



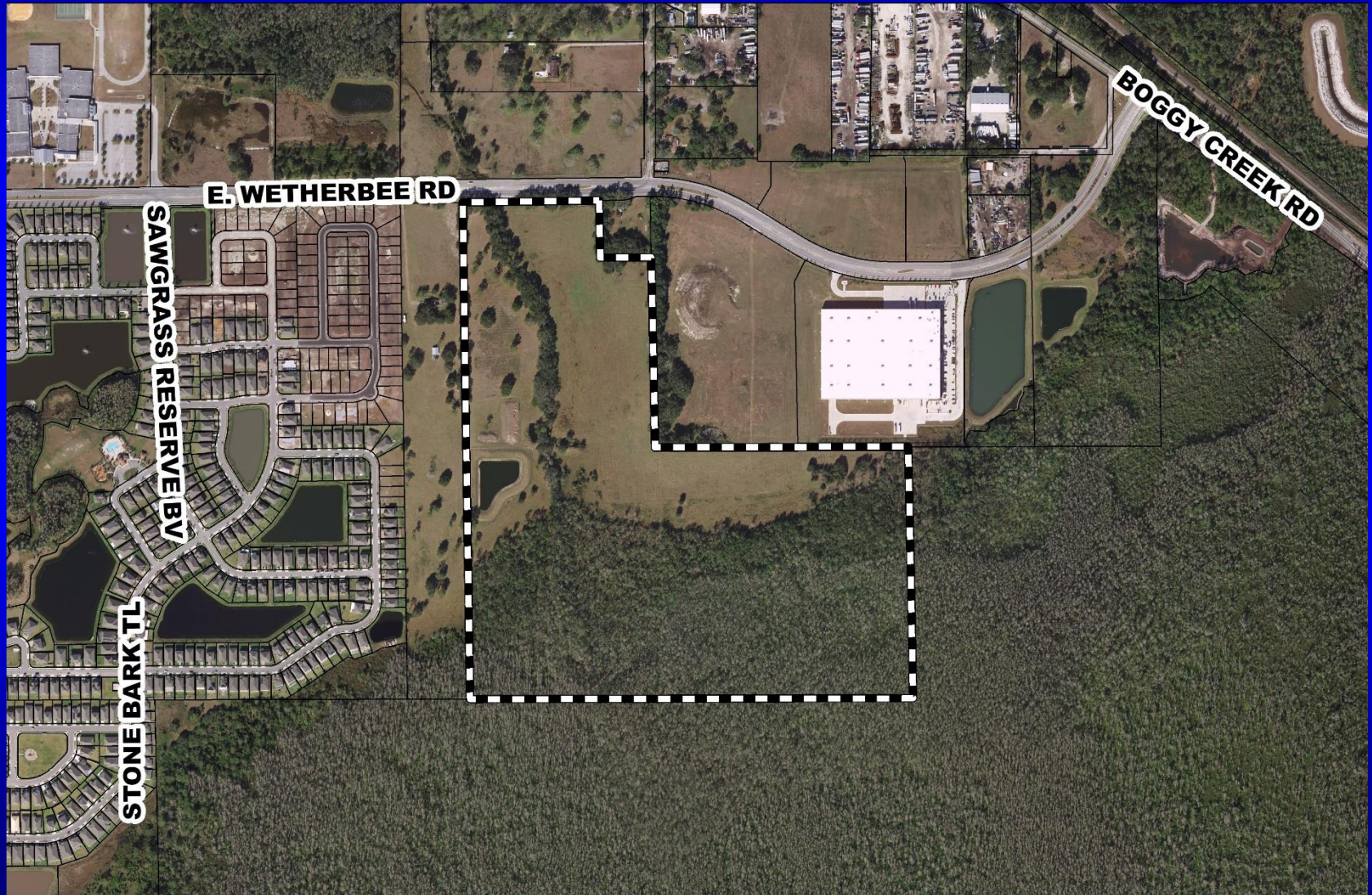


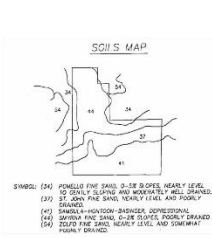
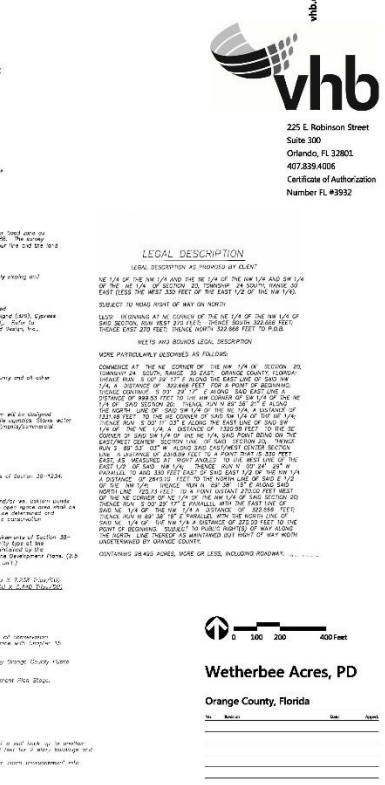
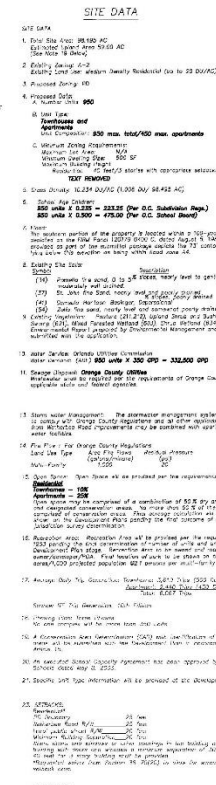
Wetherbee Acres Planned Development / Land Use Plan Zoning Map





Wetherbee Acres Planned Development / Land Use Plan Aerial Map





Account type	Total (only 1000 max. units)
Primary Size *	
Alpha Graphics	450 max.**
Techniques	500 max.**

DEVELOPMENT PROGRAM

Land Use	Phase 1	Phase 2
Apartments/Condos*	33%	33%

*Not for sale in any phase

[illegible]



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Wetherbee Acres Planned Development / Land Use Plan (PD/LUP) dated “Received September 20, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the addition of condition 9(f), as described below, and renumbering existing 9(f) to 9(g).

- *Condition 9(f). The access to the Yates PD, as shown on the plan, has been deleted, and access shall only be provided from Wetherbee Road.*

District 4



Board of County Commissioners

Public Hearings

February 26, 2019