



***Board of County Commissioners***

# **Public Hearings**

**March 12, 2019**



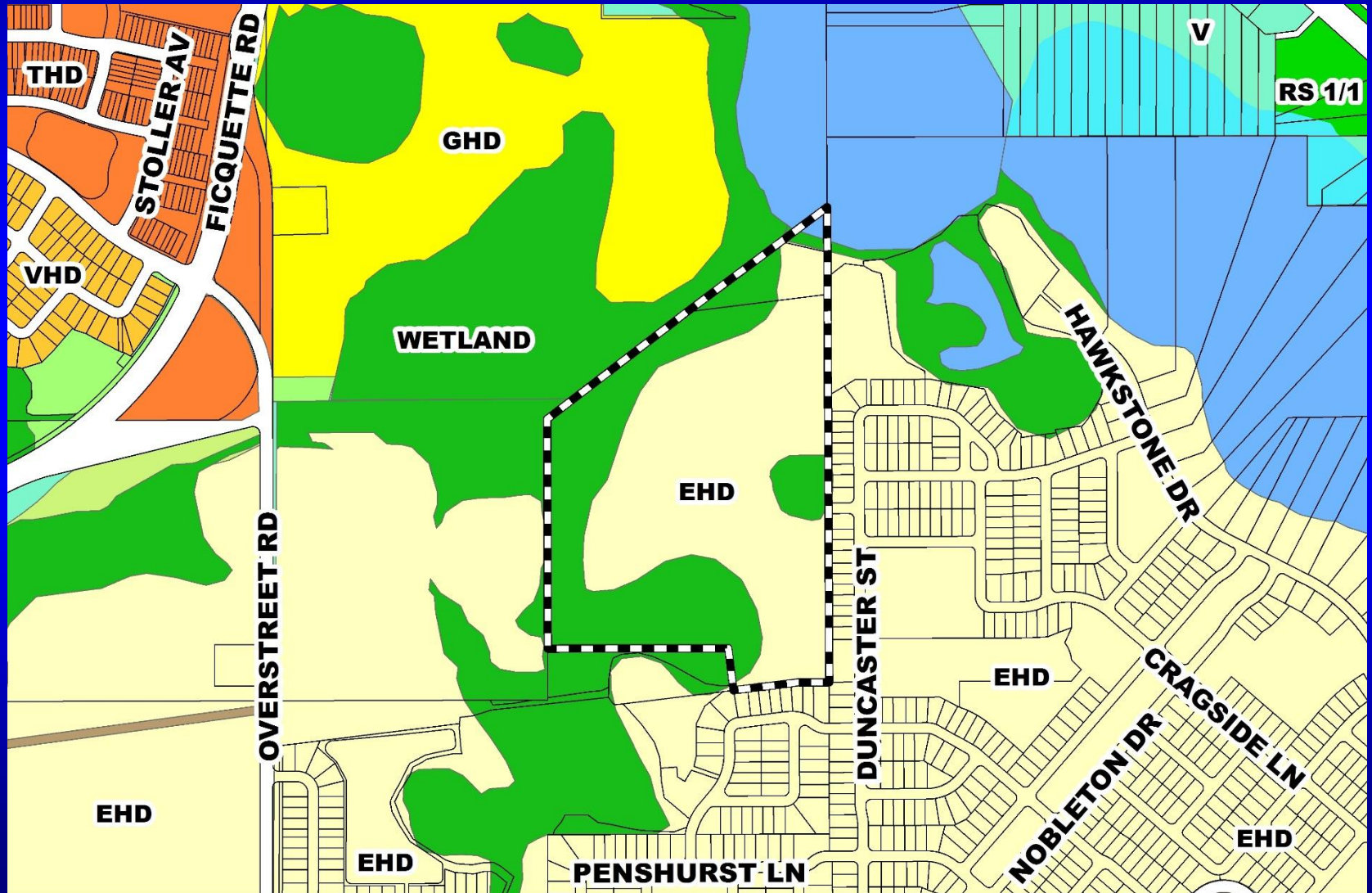
# **Monk Property Planned Development / Land Use Plan**

<b>Case:</b>	LUP-17-06-213
<b>Project Name:</b>	Monk Property PD
<b>Applicant:</b>	Erika Hughes, VHB, Inc.
<b>District:</b>	1
<b>Acreage:</b>	49.60 gross acres 25.40 net developable acres
<b>Location:</b>	13000 and 13003 Orange Isle Drive; or generally west of Duncaster Street, south of Little Lake Sawyer, and north of Overstreet Road
<b>Request:</b>	To rezone three (3) parcels containing 49.60 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District), in order to construct 81 single-family detached residential dwelling units utilizing five (5) internal Transferable Developable Rights (TDR) credits. No waivers are associated with this request.



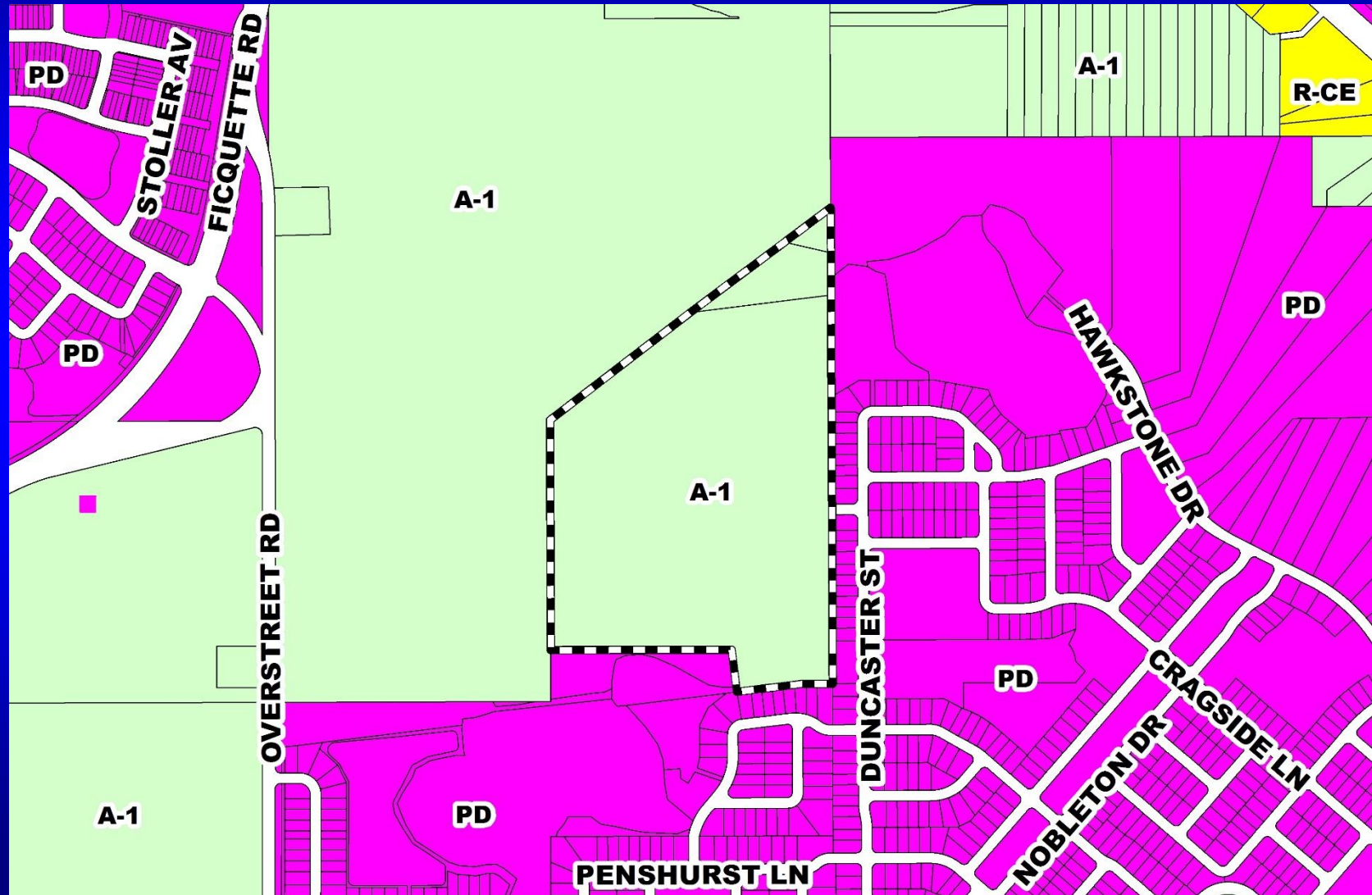
# Monk Property Planned Development / Land Use Plan

## Future Land Use Map





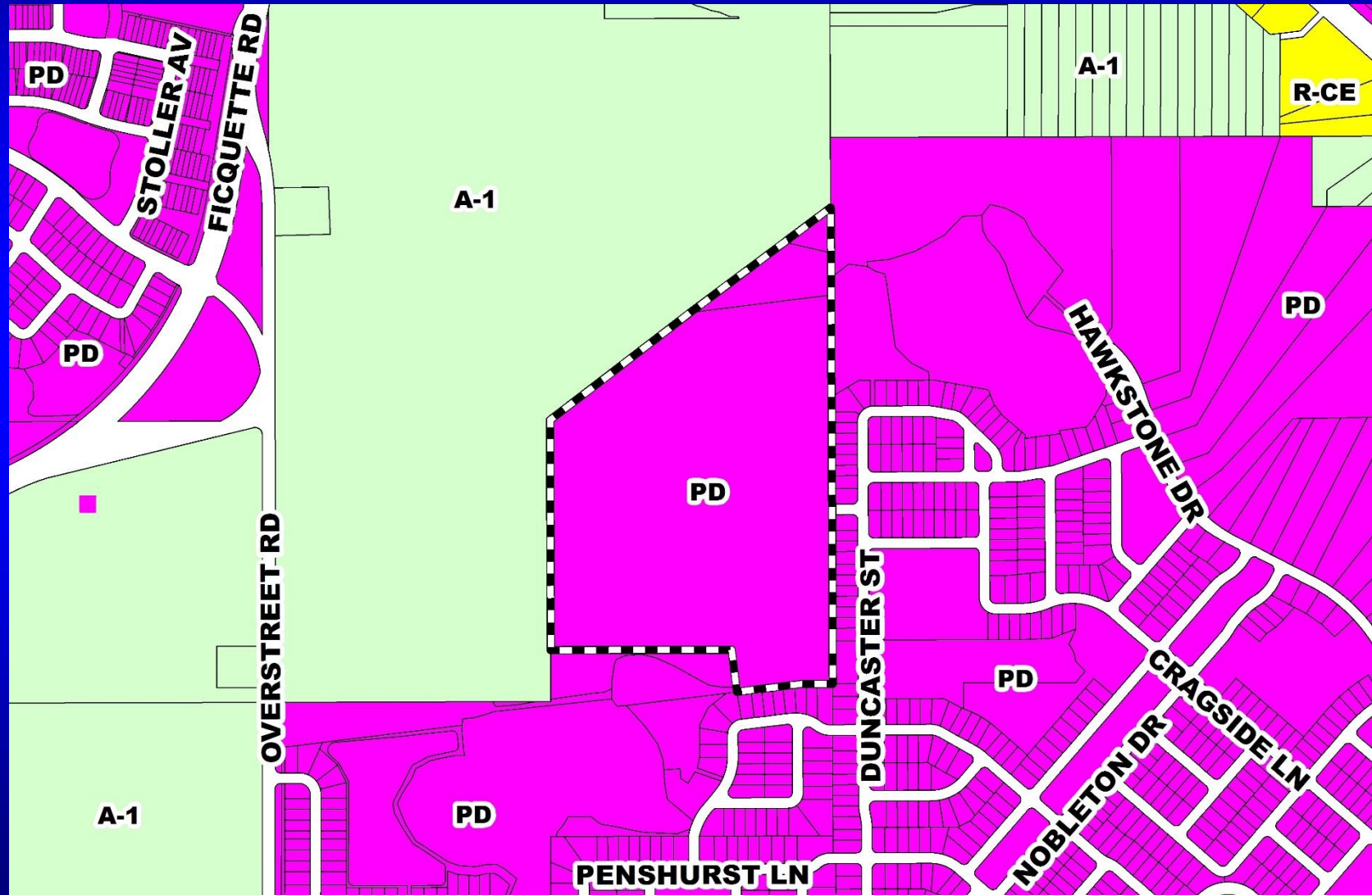
# Monk Property Planned Development / Land Use Plan Current Zoning Map







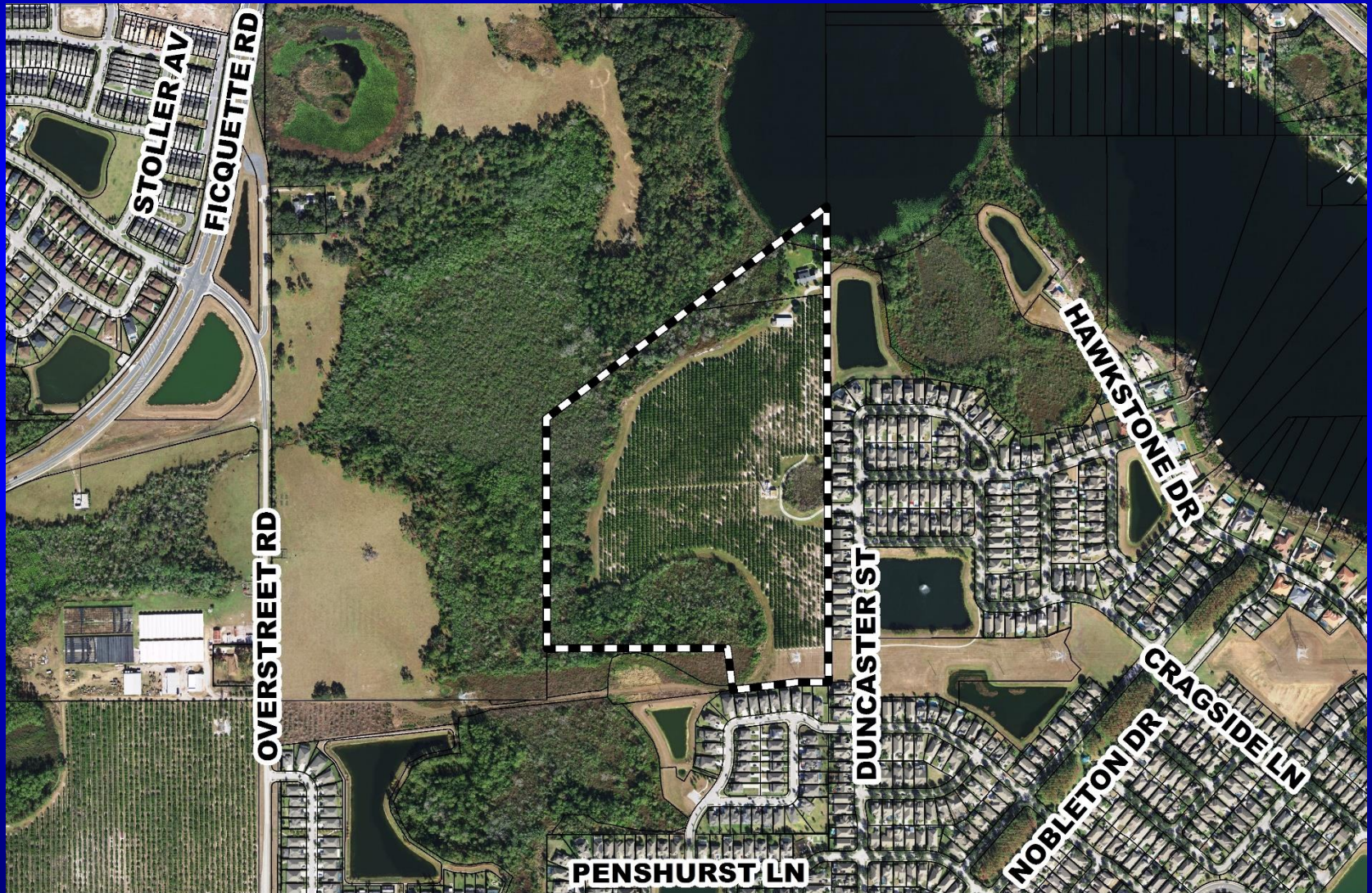
# Monk Property Planned Development / Land Use Plan Proposed Zoning Map







# Monk Property Planned Development / Land Use Plan Aerial Map







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# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Monk Property Planned Development / Land Use Plan (PD/LUP) dated “Received November 19, 2018”, subject to the conditions listed under the PZC Recommendation in the Staff Report.**

**-AND-**

**Approve Consent Agenda Item F.2**

**District 1**

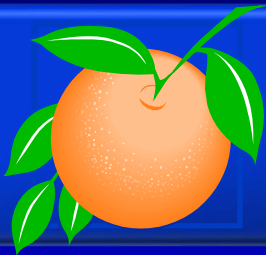




# **High School Site #82-H-N-7**

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

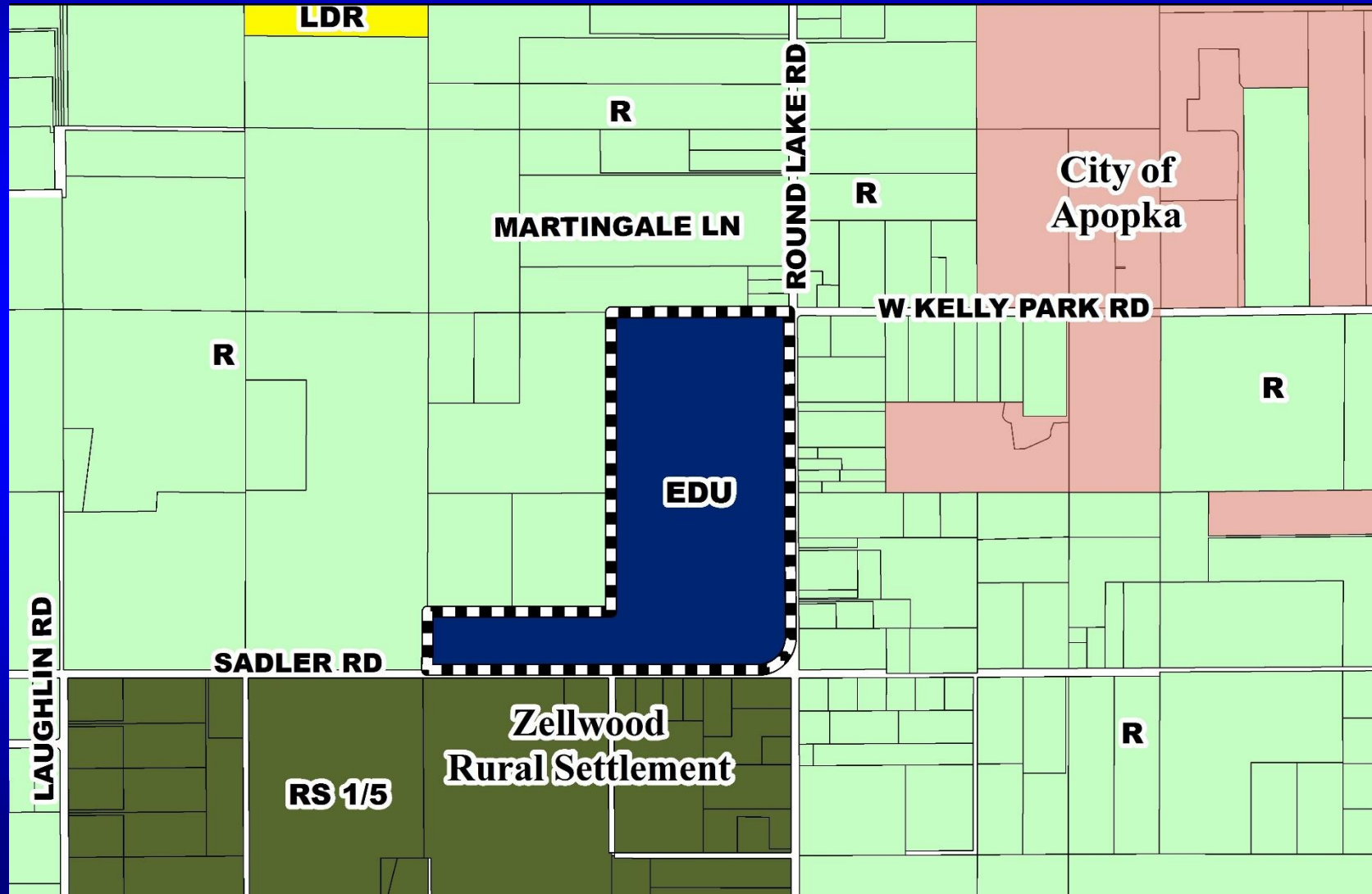
<b>Case:</b>	LUP-18-10-336
<b>Project Name:</b>	High School Site #82-H-N-7 PD
<b>Applicant:</b>	Julie C. Salvo, Orange County Public Schools
<b>District:</b>	2
<b>Acreage:</b>	89.50 gross acres
<b>Location:</b>	Generally located north of Sadler Road and west of Round Lake Road
<b>Request:</b>	To rezone an 89.5 gross acre portion of parcel 15-20-27-0000-00-004 from R-CE-2 (Rural Residential District) to PD (Planned Development District), to allow for the future development of a 400,000 square foot public high school.



# High School Site #82-H-N-7

## Planned Development / Land Use Plan

### Future Land Use Map

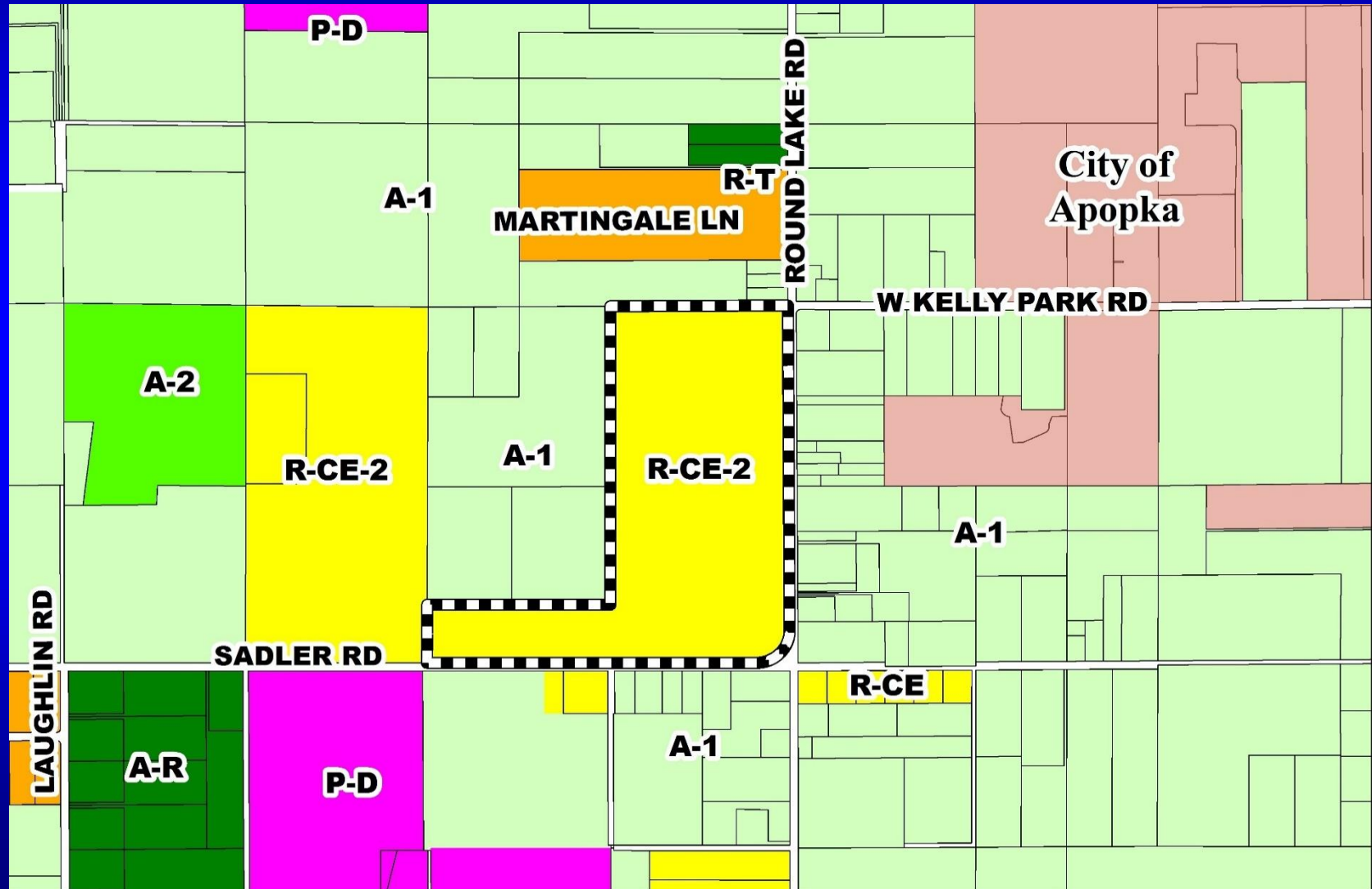




# High School Site #82-H-N-7

## Planned Development / Land Use Plan

### Current Zoning Map

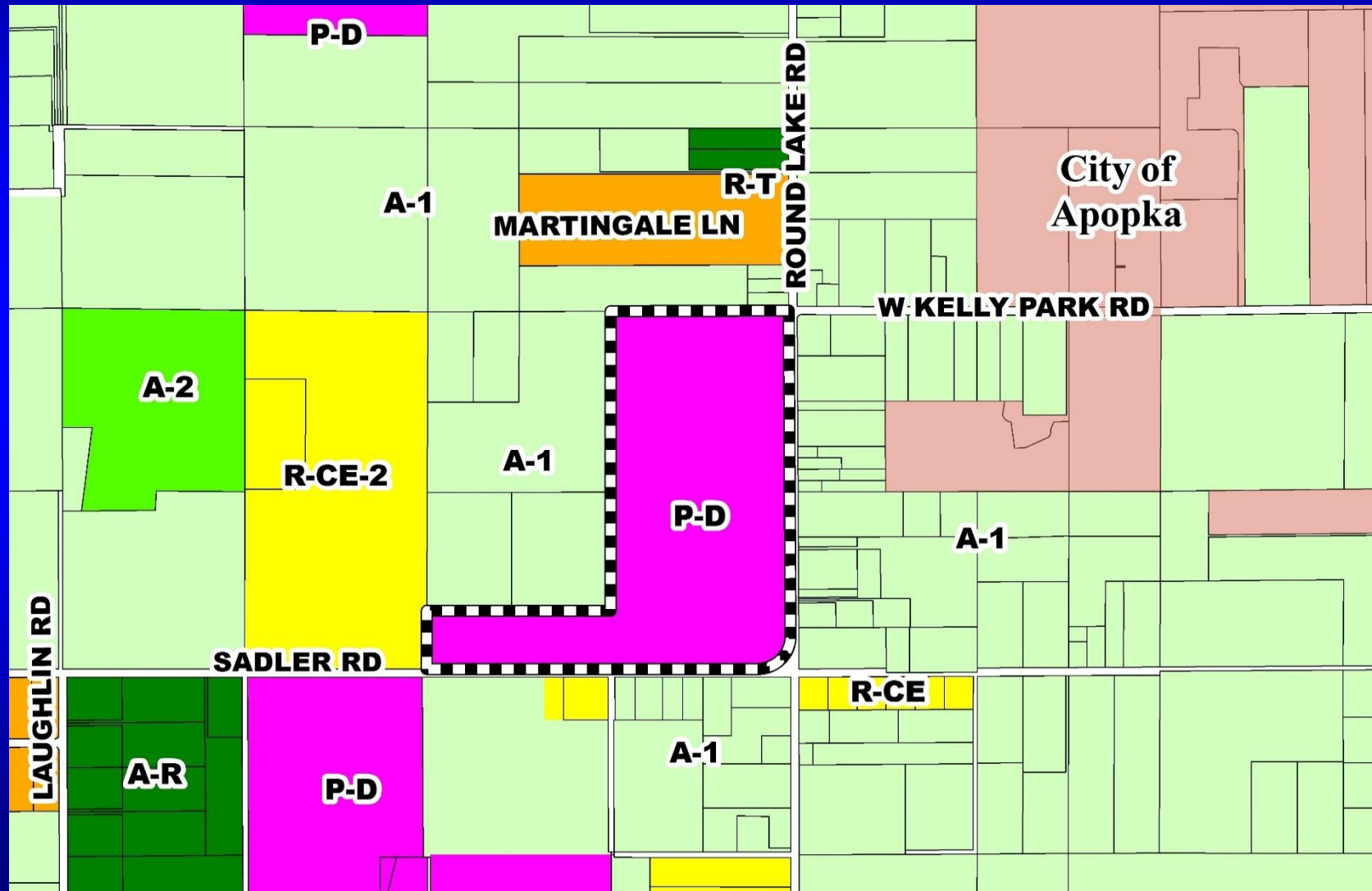




# High School Site #82-H-N-7

## Planned Development / Land Use Plan

### Proposed Zoning Map







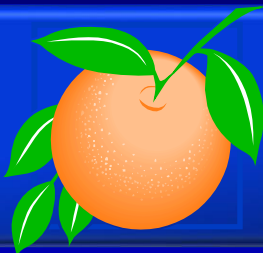
# High School Site #82-H-N-7

## Planned Development / Land Use Plan

### Aerial Map







# High School Site #82-H-N-7

## Planned Development / Land Use Plan

### Overall Land Use Plan

OWNER: ORLANDO BELTWAY ASSOCIATES - ROUND LAKE ROAD LLC  
PARCEL NUMBER: 15 - 20 - 27 - 0000 - 00 - 004 (PORTION OF)  
TOTAL SITE ACREAGE: 89.497 AC  
EXISTING ZONING: R-CE-2 (RURAL RESIDENTIAL DISTRICT)  
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)  
EXISTING LAND USE: RURAL  
FUTURE LAND USE: EDU PROPOSED  
PROPOSED USES: 3,500 PUBLIC HIGH SCHOOL  
2,776 PERMANENT SPACE, 724 FUTURE GROWTH

PROPOSED SQUARE FOOTAGE: 400,000 SQ. FT. - MAXIMUM FAR OF 2.9

TRIP GENERATION: PROPOSED ADT = 5,828 - AVERAGE DAILY RATE 14.07 FOR 400,000 SF  
EXISTING ADT = 102 - AVERAGE DAILY RATE 12.73 FOR 9 DU  
NET CHANGE IN TRIPS = 5,826 - ITE LAND USE CODE 630 - HIGH SCHOOL

SIGNAGE: POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE. AN ELECTRONIC MESSAGE CENTER FOR THE SCHOOL SITE SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 38-1755(0)

BUFFERS: SHALL COMPLY WITH THE ORANGE COUNTY PUBLIC SCHOOLS SITING REGULATIONS CHAPTER 24 AND CHAPTER 38

OPEN SPACE: MINIMUM 25%

IMPERVIOUS: MAXIMUM 70%

PHASING: PROJECT SHALL BE BUILT IN ONE (1) PHASE

SETBACKS: SHALL COMPLY WITH ORANGE COUNTY PLANNED DEVELOPMENT STANDARDS:

NORTH: 25 FT  
EAST: 25 FT  
SOUTH: 25 FT  
WEST: 25 FT

BUILDING HEIGHT: 35 FT (2 STORY MAX HEIGHT)

WATER SERVICE: CITY OF APOPKA

WASTEWATER: CITY OF APOPKA

RECLAIMED WATER: CITY OF APOPKA

FIRE FLOW: SHALL COMPLY WITH ORANGE COUNTY STANDARDS

STORMWATER: SHALL COMPLY WITH ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS AND ORANGE COUNTY CODE

WETLANDS: NO WETLANDS ON SITE

HABITAT: DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS PERTAINING TO WILDLIFE OR PLANS REGARDING ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND/OR THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION (FWC)

ACCESS: PRIMARY ACCESS, PARKING, AND PARENT PICK-UP/DROP OFF SHALL BE FROM ROUND LAKE RD AND/OR SADLER RD AND/OR THE FUTURE EXTENSION OF KELLY PARK RD

BUS AND STAFF PARKING ACCESS SHALL BE FROM W KELLY PARK RD

NOTE: IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID

TO THE BEST KNOWLEDGE OF OCPs, THE SITE COMPLIES WITH SECTION 38-1754 (3) (A-F) AND IS NOT LOCATED WITHIN ONE HUNDRED FEET OF A GAS TRANSMISSION LINE, NOT ADJACENT TO NONRESIDENTIAL PROPERTY FROM WHICH NOISE EXCEEDS SIXTY DECIBELS AT THE COMMON PROPERTY LINE, AND NOT ADJACENT TO HAZARDOUS INDUSTRIAL USES OR CHEMICAL PLANTS

THIS SITE IS LOCATED WITHIN THE WEKIVA STUDY AREA, AS ESTABLISHED BY THE WEKIVA PARKWAY AND PROTECTION ACT, SECTION 369.316 F.S. ADDITIONAL ENVIRONMENTAL REGULATIONS APPLY

THIS PROJECT MAY BE IMPACTED BY OPERATIONS AT A MUSHROOM PRODUCING FACILITY LOCATED ABOUT 0.25 MILES TO THE WEST THAT GENERATES PERIODIC NUISANCE ODORS DEPENDING UPON METEOROLOGICAL CONDITIONS. IN ADDITION, WITHIN A ONE-HALF MILE RADIUS, OTHER EXISTING ODOR GENERATING SOURCES INCLUDE: A PET CREMATORY, A SOLID WASTE MANAGEMENT FACILITY, AND A PLANT NURSERY

NEITHER POTABLE WELLS NOR IRRIGATION USING LOCAL GROUNDWATER WILL BE ALLOWED ON SITE

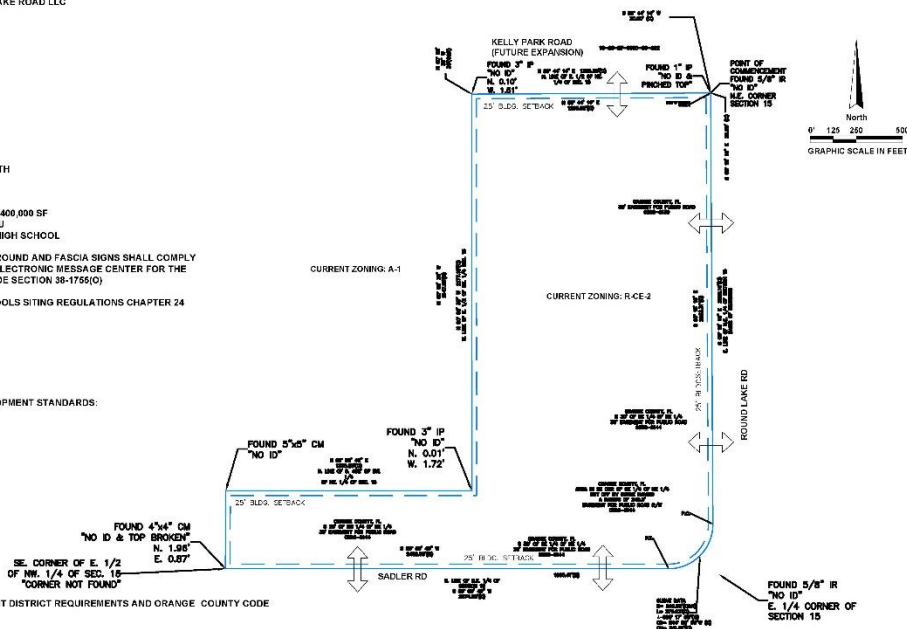
THE SUBJECT PROPERTY HAD A PRIOR AGRICULTURAL LAND USE THAT MAY HAVE RESULTED IN SOIL OR GROUNDWATER CONTAMINATION DUE TO SPILLAGE OF PETROLEUM PRODUCTS, FERTILIZER, PESTICIDE OR HERBICIDE. THEREFORE, A PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS COMPLETED FOR THIS FORMER CITRUS SITE ON 1/3/2016. A LIMITED PHASE II ESA WAS COMPLETED ON 5/22/18 ALONG WITH A FOLLOW-UP SAMPLING EVENT AND THE RESULTS OF THAT STUDY INDICATED NO CONTAMINANTS EXCEEDING STATE STANDARDS, THEREFORE THIS SITE DID NOT WARRANT ADDITIONAL SOIL ASSESSMENT.

PORTABLE CLASSROOMS WILL BE INSTALLED IN ACCORDANCE WITH SECTION 1013.33, FLORIDA STATUTES.

STORAGE OF SCHOOL BUSES ON SITE WILL MEET THE REQUIREMENTS OF THE SCHOOL SITING ORDINANCE.

THE NECESSITY FOR A LEFT TURN LANE OFF SADLER ROAD OR ROUND LAKE ROAD SHALL BE EVALUATED WITH REVIEW OF THE DEVELOPMENT PLAN FOR THE SCHOOL.

TRAFFIC STUDY: A FULL OPERATIONAL ANALYSIS WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL



AVCON, INC.  
1700 E. UNIVERSITY AVENUE, SUITE 200  
ORLANDO, FLORIDA 32810  
(407) 255-1111  
WWW.AVCON.COM

ORANGE COUNTY  
PUBLIC SCHOOLS

ZELLWOOD/TANGERINE  
AREA HS

LAND USE PLAN

SCALE: 1"=100'  
THE SCALES SHOWN IN THIS DRAWING ARE BASED ON A  
BRITISH STANDARD 1:50,000 SCALE MAP. THE SCALE  
OVERSIGHT AND OVERSTATED ON THE BASIS OF THE  
PLANS. THE SCALE SHOWN IN THIS DRAWING IS FOR  
GRAPHIC PURPOSES ONLY.

REVISIONS:			
NO.	DATE	BY	DESCRIPTION
1	10/1/18	EE	DOCS COMMENTS
2	11/19/18	EE	TRG COMMENTS

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
APPROVED BY:  
DATE: 10/06/18

"A" PROJECT NO. 2018.039.XX

LUP 01



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the High School Site #82-H-N-7 Planned Development / Land Use Plan (PD/LUP), dated “Received November 20, 2018”, subject to the conditions listed under the PZC Recommendation in the Staff Report.**

**District 2**



# **RaceTrac – Curry Ford Planned Development / Land Use Plan Amendment**

<b>Case:</b>	LUPA-18-09-294
<b>Project Name:</b>	RaceTrac – Curry Ford PD
<b>Applicant:</b>	Rob Stephenson, Curry Ford Car Wash, LLC
<b>District:</b>	4
<b>Acreage:</b>	2.27 gross acres ( <i>existing PD</i> ) <u>2.75 gross acres (<i>parcel to be aggregated</i>)</u> 5.02 gross acres ( <i>overall aggregated PD</i> )
<b>Location:</b>	Generally located on the south side of Curry Ford Road, approximately 315 feet east of State Road 417
<b>Request:</b>	To rezone one (1) parcel containing 2.75 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) and incorporate the parcel into the RaceTrac – Curry Ford PD in order to construct a 5,000 square foot car wash and associated infrastructure.

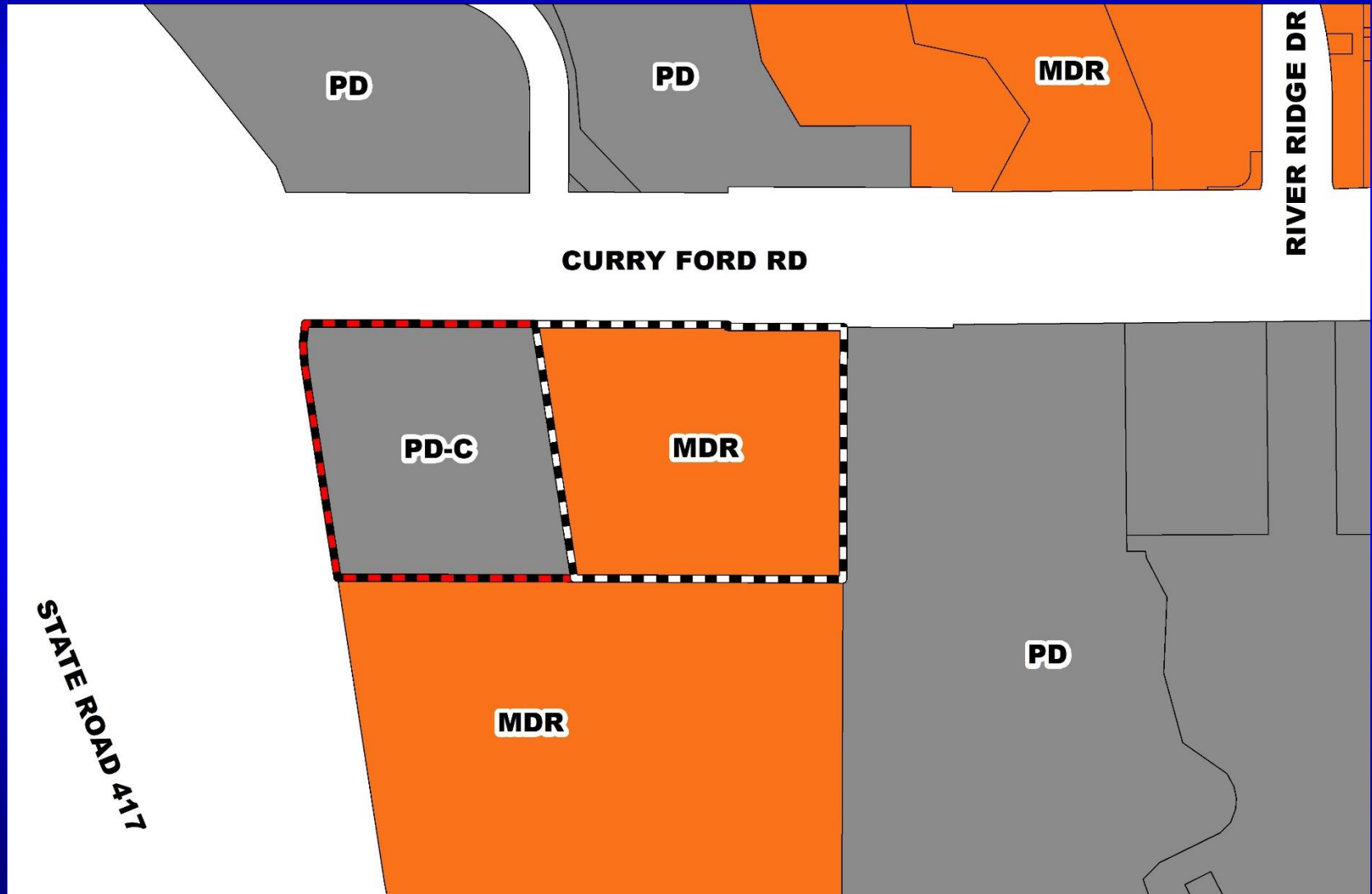




# RaceTrac – Curry Ford

## Planned Development / Land Use Plan Amendment

### Future Land Use Map

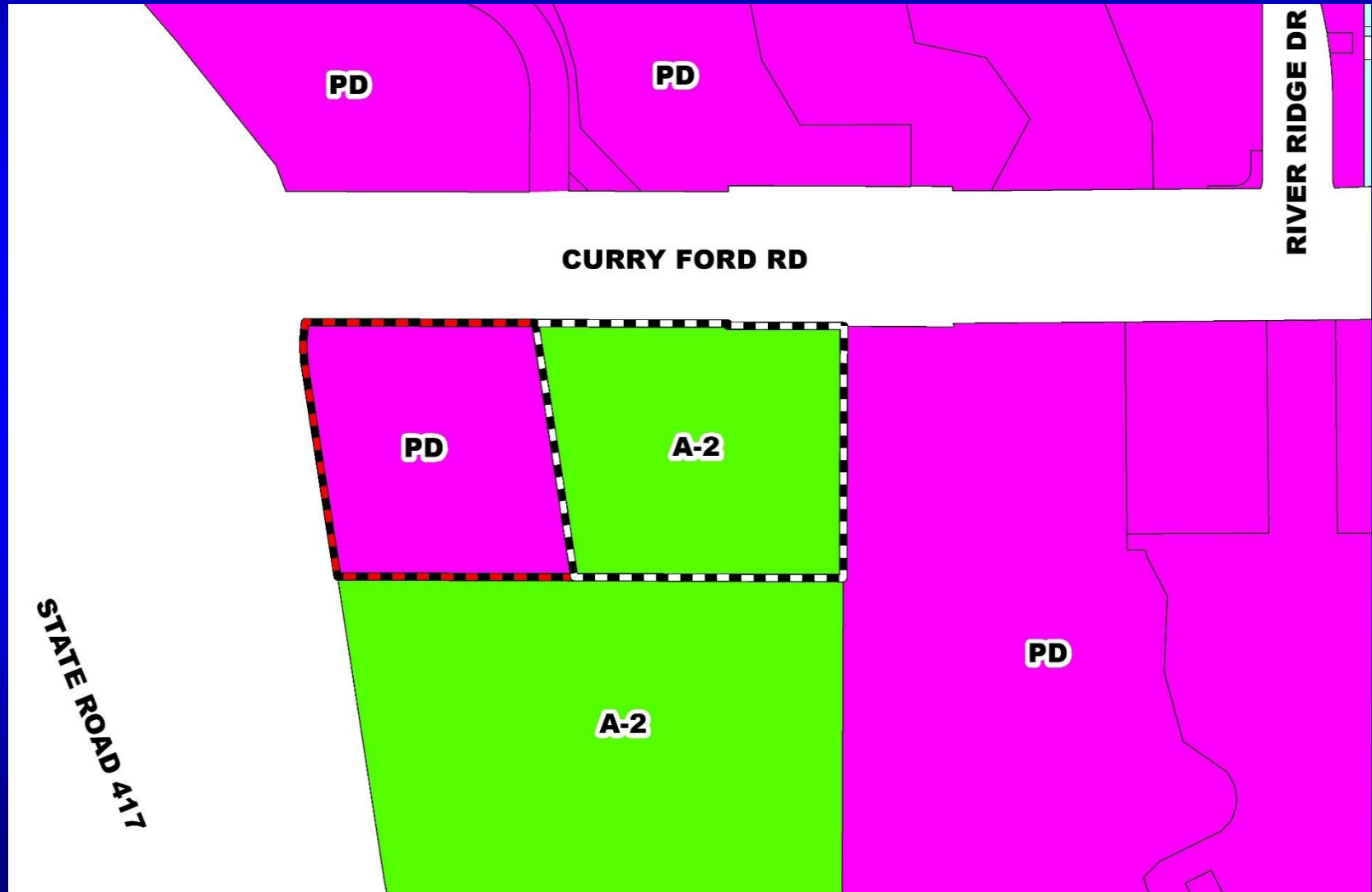




# RaceTrac – Curry Ford

## Planned Development / Land Use Plan Amendment

### Current Zoning Map

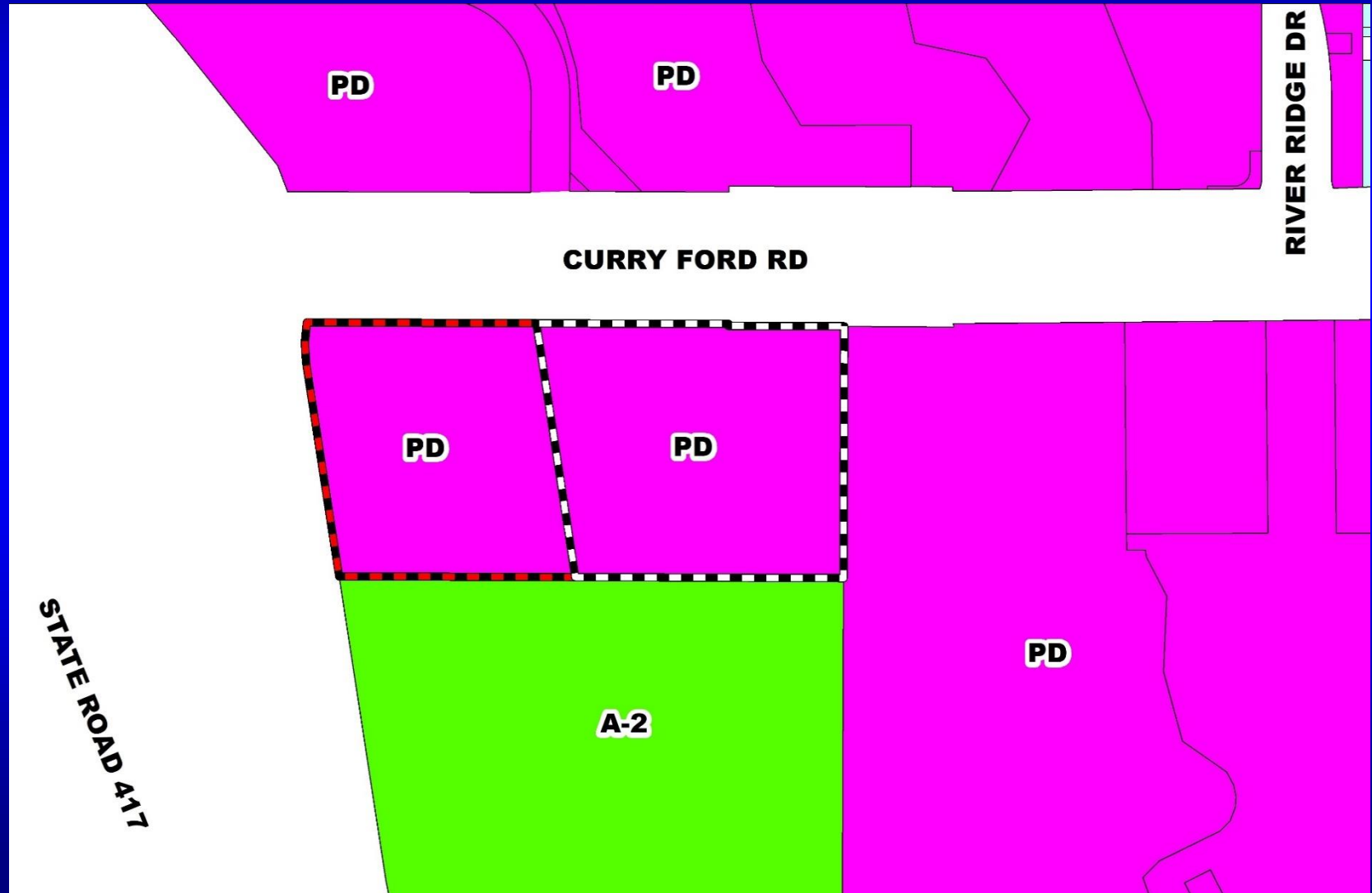




# RaceTrac – Curry Ford

## Planned Development / Land Use Plan Amendment

### Proposed Zoning Map







# RaceTrac – Curry Ford

## Planned Development / Land Use Plan Amendment

### Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the RaceTrac - Curry Ford Planned Development / Land Use Plan (PD/LUP) dated “Received October 31, 2018”, subject to the conditions listed under the PZC Recommendation in the Staff Report.**

**District 4**



# Colonial Sunflower Planned Development / Land Use Plan

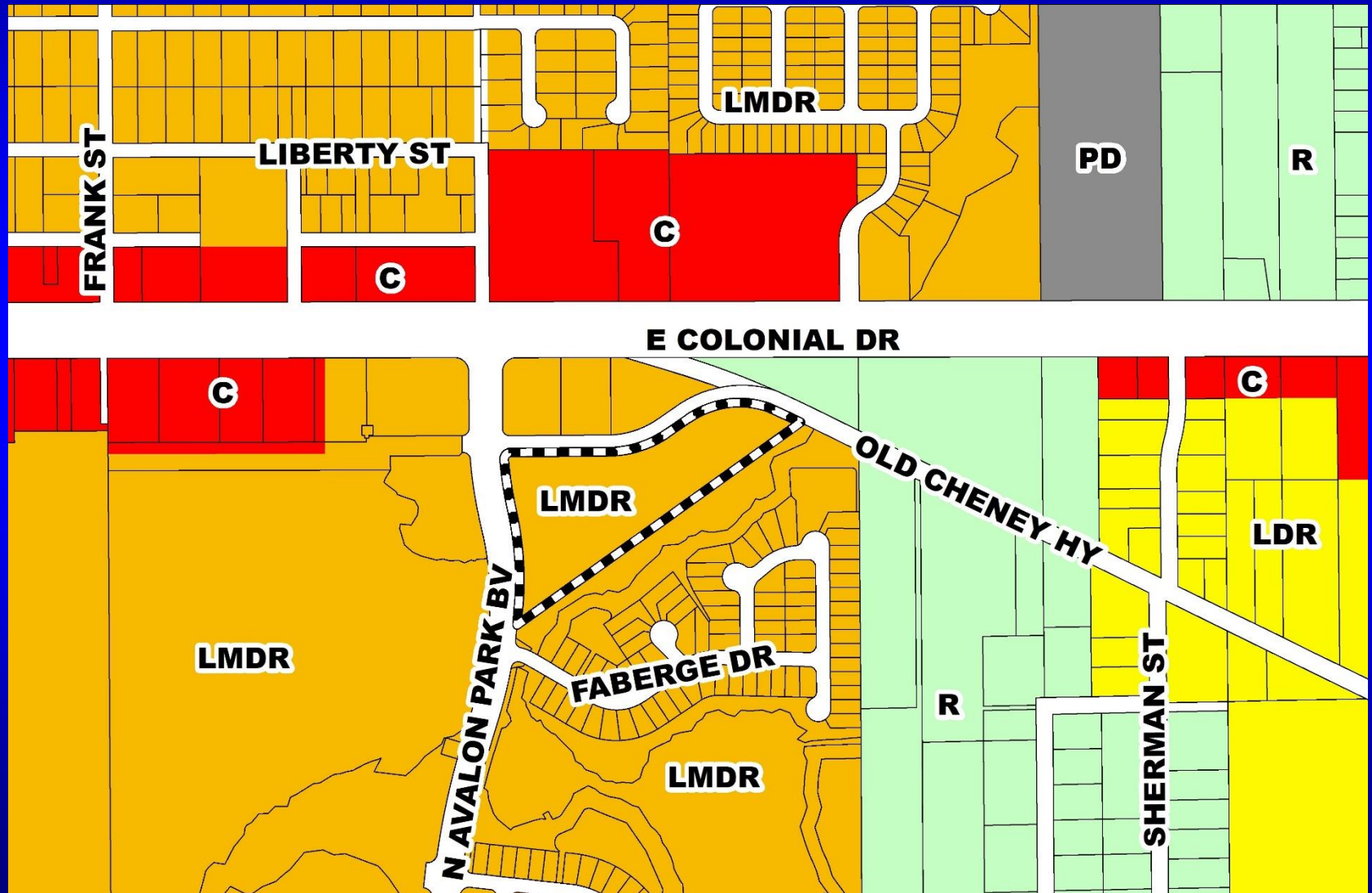
<b>Case:</b>	CDR-18-05-152
<b>Project Name:</b>	Colonial Sunflower PD/LUP
<b>Applicant:</b>	Tara Tedrow, Lowndes, Drosdick, Doster, Kantor & Reed, P.A
<b>District:</b>	4
<b>Acreage:</b>	473.97 gross acres ( <i>overall PD</i> ) 7.77 gross acres ( <i>affected parcel only</i> )
<b>Location:</b>	14910 Old Cheney Highway, or generally south of E. Colonial Drive and east of Avalon Park Boulevard
<b>Request:</b>	To amend the PD to permit the outdoor storage of boats, recreational vehicles (RV), trailers, and vehicles, but not the rental or display of rental vehicles, including heavy-duty / moving trucks on the southeast portion of commercial Parcel 4 as an ancillary use to the approved self-storage facility. All other uses within the commercial tract shall be limited to C-1 uses only.

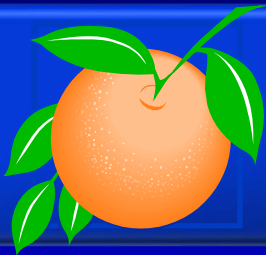




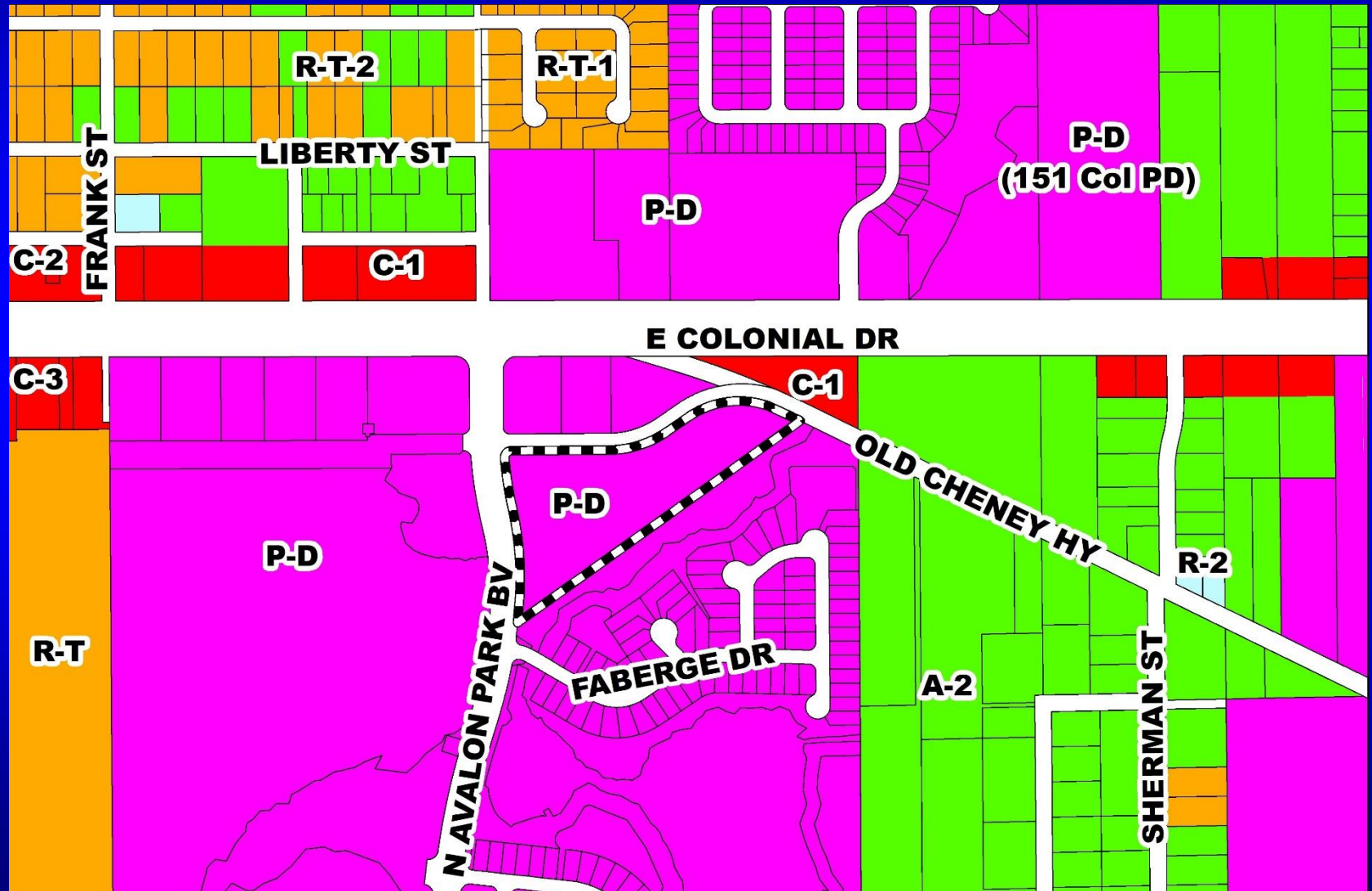
# Colonial Sunflower Planned Development / Land Use Plan

## Future Land Use Map





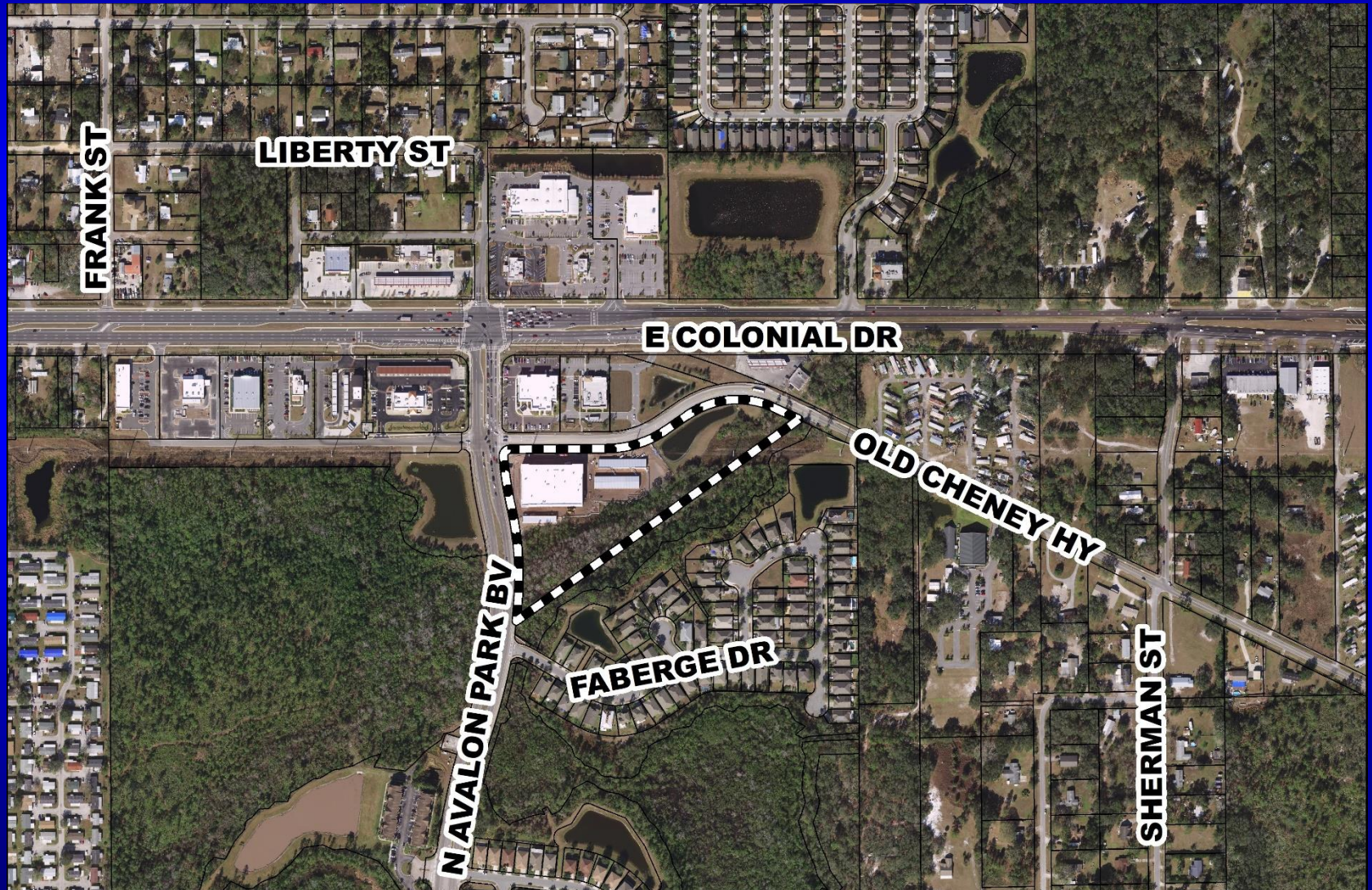
# Colonial Sunflower Planned Development / Land Use Plan Zoning Map



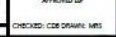




# Colonial Sunflower Planned Development / Land Use Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Colonial Sunflower Planned Development / Land Use Plan (PD/LUP) dated “Received December 14, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**



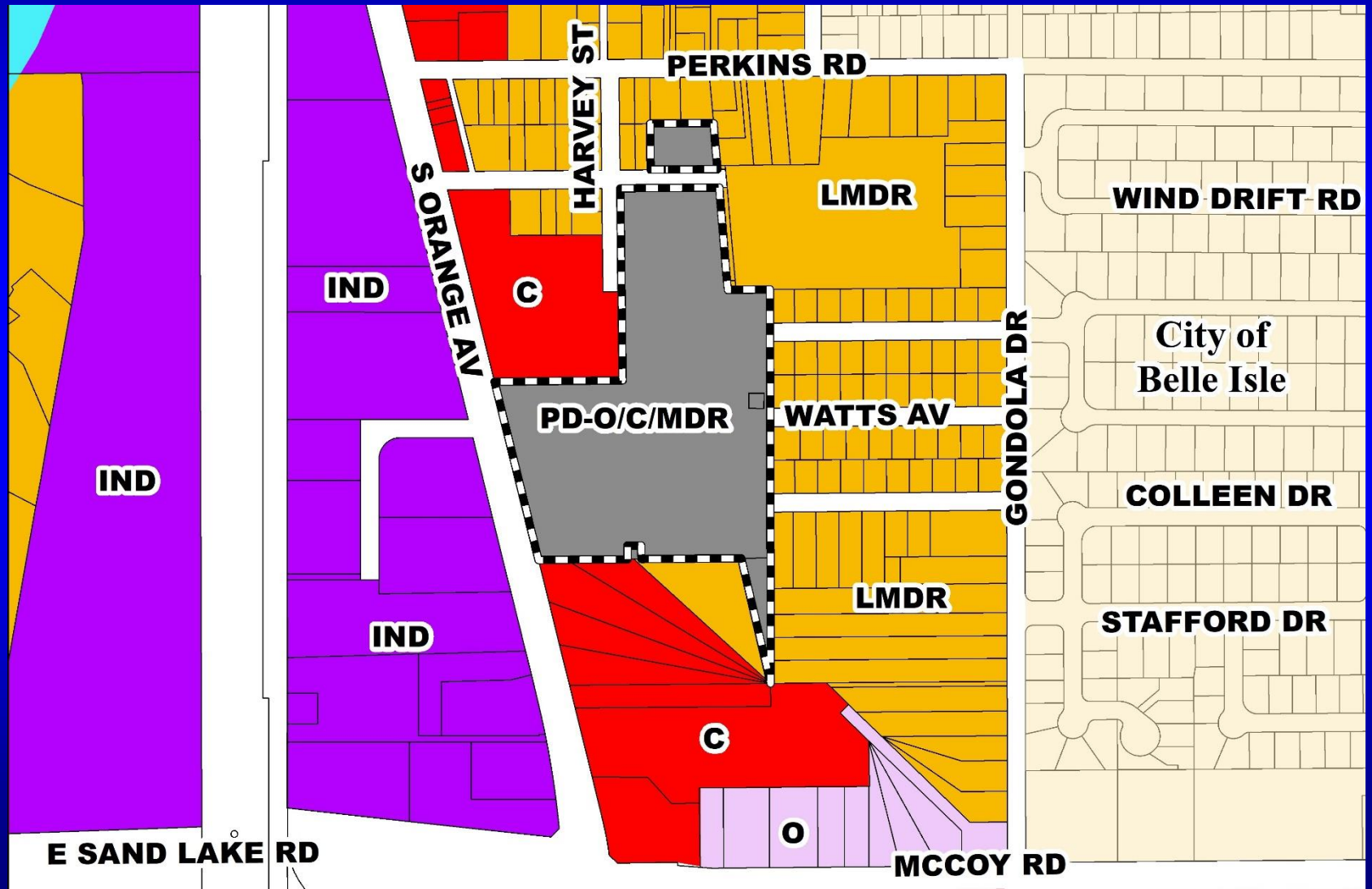
# **South Orlando Urban Center Planned Development / Land Use Plan**

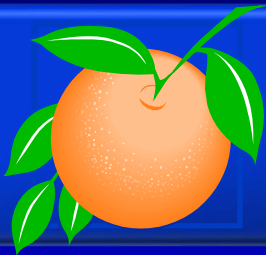
<b>Case:</b>	CDR-18-05-164
<b>Project Name:</b>	South Orlando Urban Center PD/LUP
<b>Applicant:</b>	Constance Owens, Tri <sup>3</sup> Civil Engineering Design Studio, Inc.
<b>District:</b>	3
<b>Acreage:</b>	18.03 gross acres ( <i>overall PD</i> )
<b>Location:</b>	Generally located north of Sand Lake Road and east of S. Orange Avenue
<b>Request:</b>	<p>To request eight (8) waivers from Orange County Code relating to setbacks, parking, and loading requirements.</p> <p>No change to the overall development program is proposed with this request.</p>



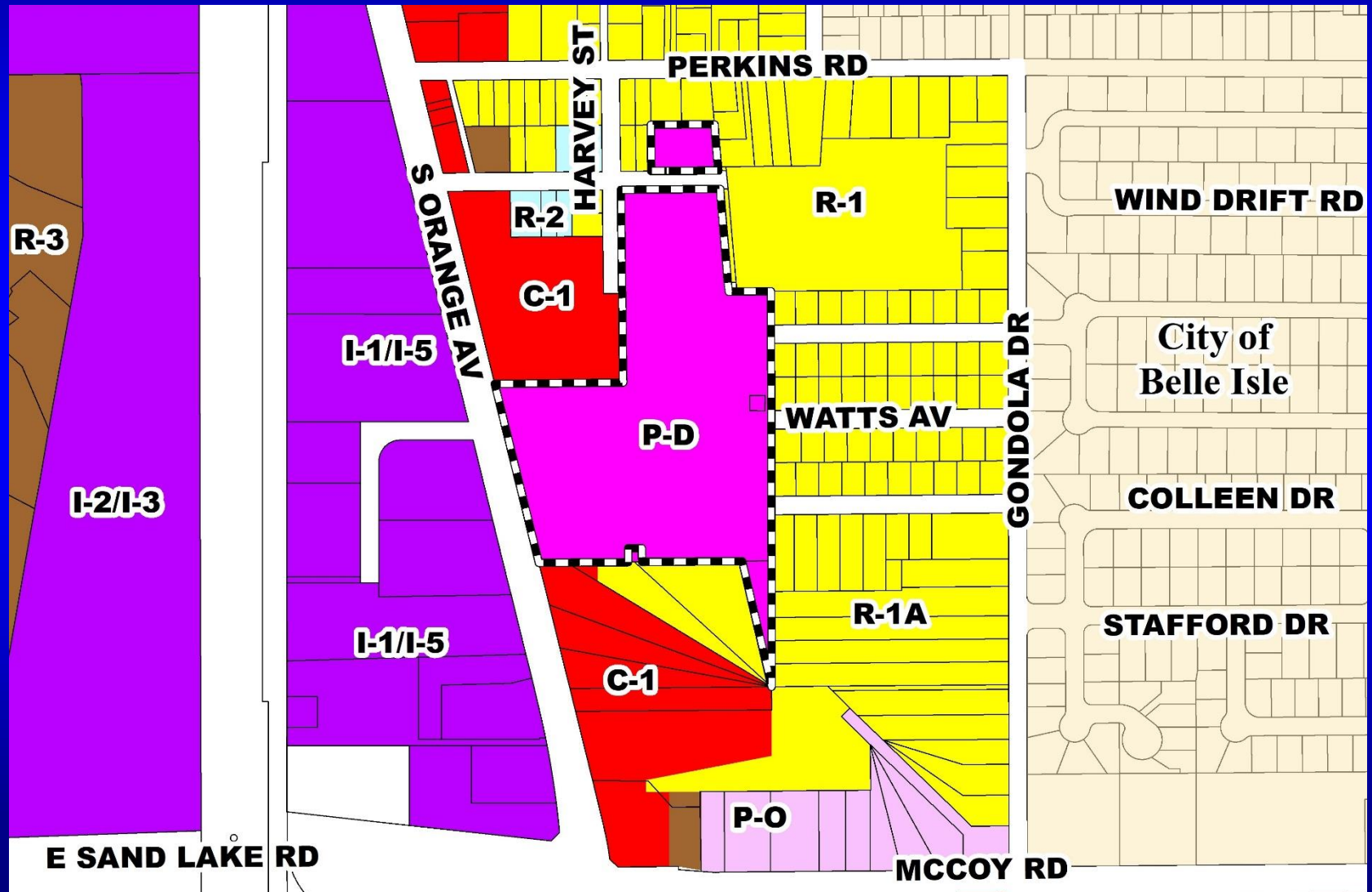


# South Orlando Urban Center Planned Development / Land Use Plan Future Land Use Map





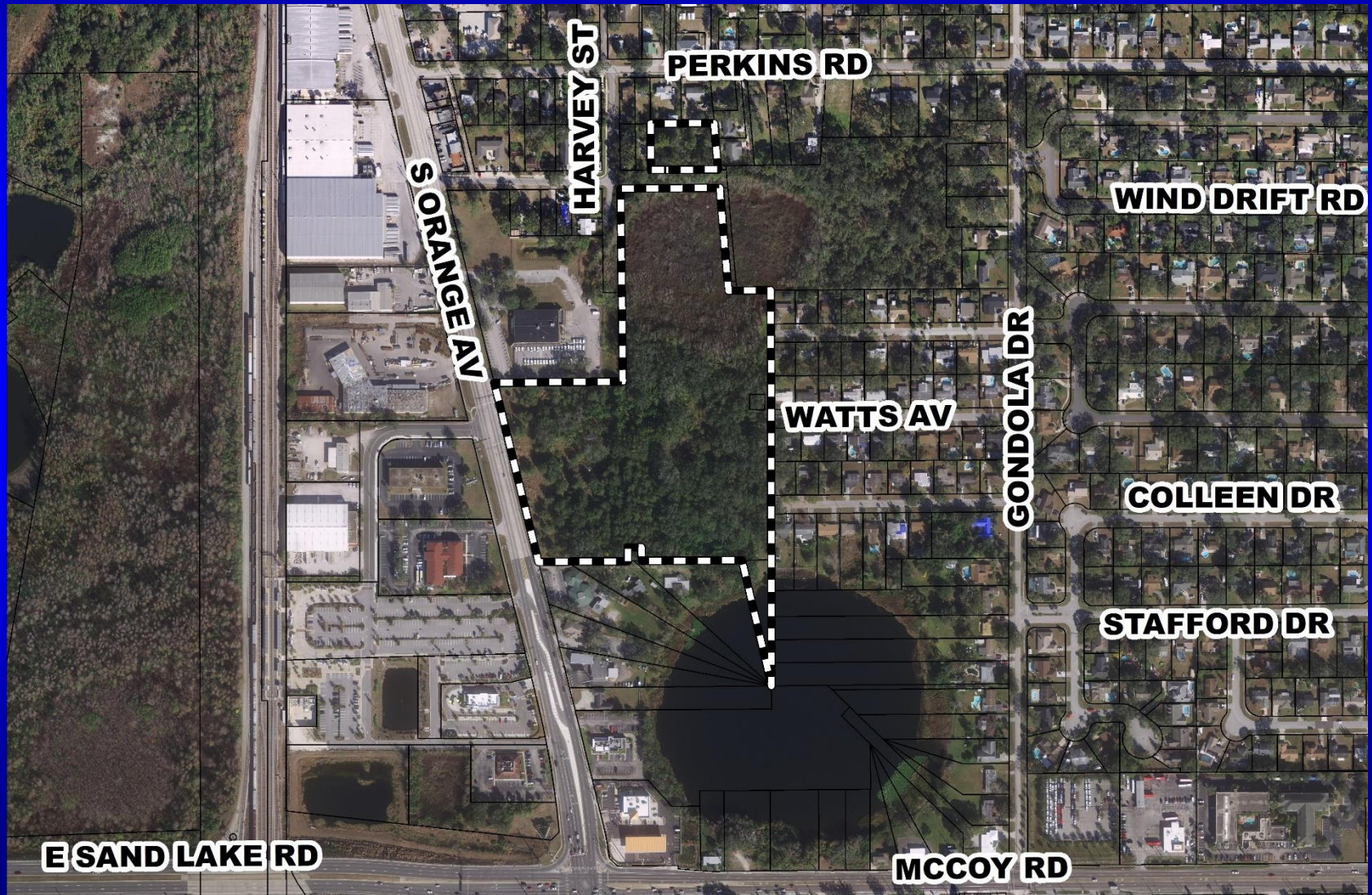
# South Orlando Urban Center Planned Development / Land Use Plan Zoning Map



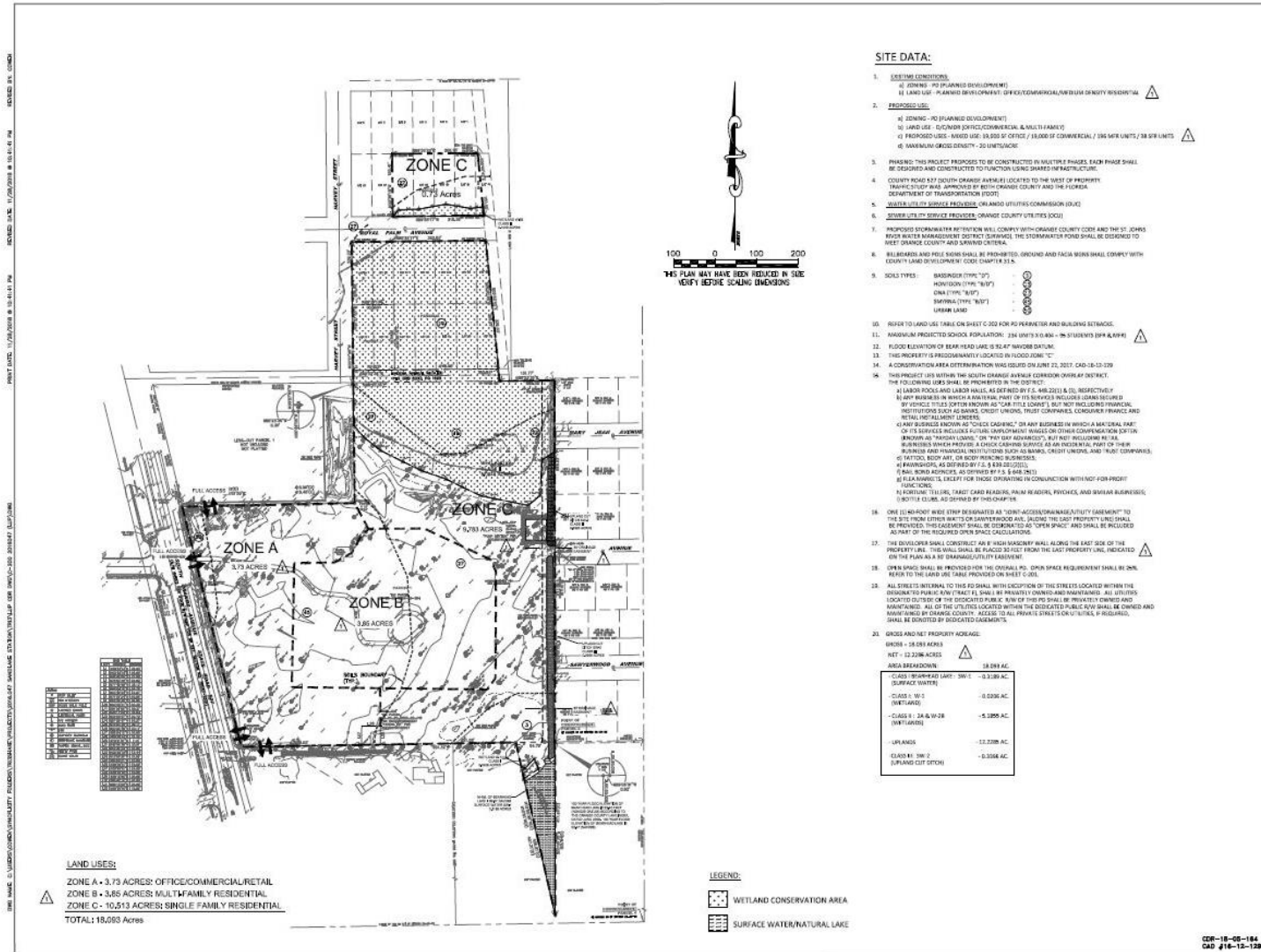




# South Orlando Urban Center Planned Development / Land Use Plan Aerial Map







**SOUTH ORLANDO  
URBAN CENTER PD**

## LAND USE PLAN

Orlando, Florida

CONSTANCE A. OWENS, P.E., LEED AP  
FLORIDA LICENSE #54642

[illegible]

## LAND USE PLAN

Sheet Title	
JOB NO.	2016.047
SCALE:	AS SHOWN
DATE:	05/11/18
DESIGN	CAO
DRAWN:	CAO
CHECKED:	RB

C-200



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the South Orlando Urban Center Planned Development / Land Use Plan (PD/LUP) dated “Received December 17, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**



***Board of County Commissioners***

# **Public Hearings**

**March 12, 2019**