



Board of County Commissioners

Public Hearings

March 12, 2019



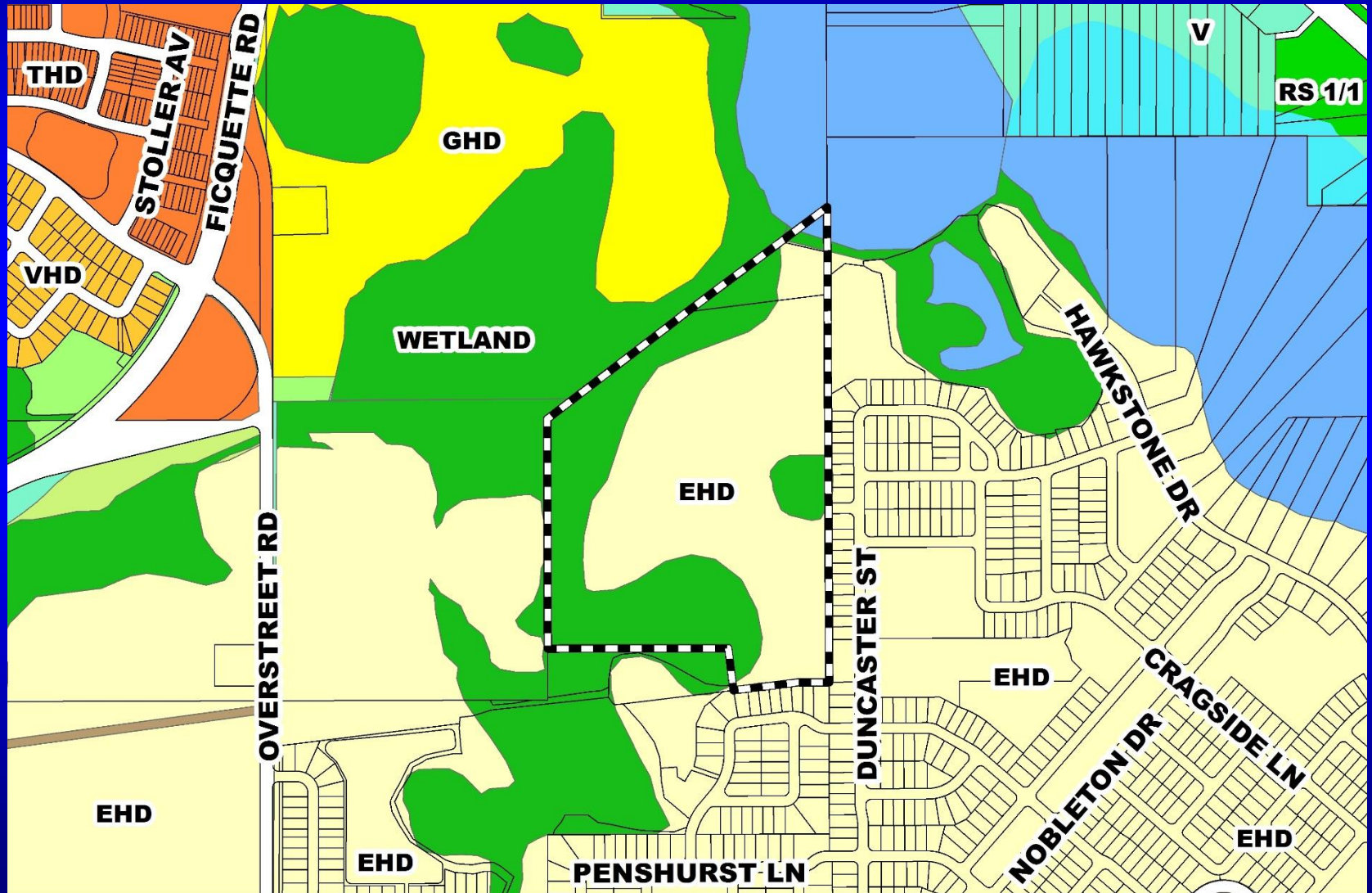
Monk Property Planned Development / Land Use Plan

Case:	LUP-17-06-213
Project Name:	Monk Property PD
Applicant:	Erika Hughes, VHB, Inc.
District:	1
Acreage:	49.60 gross acres 25.40 net developable acres
Location:	13000 and 13003 Orange Isle Drive; or generally west of Duncaster Street, south of Little Lake Sawyer, and north of Overstreet Road
Request:	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.



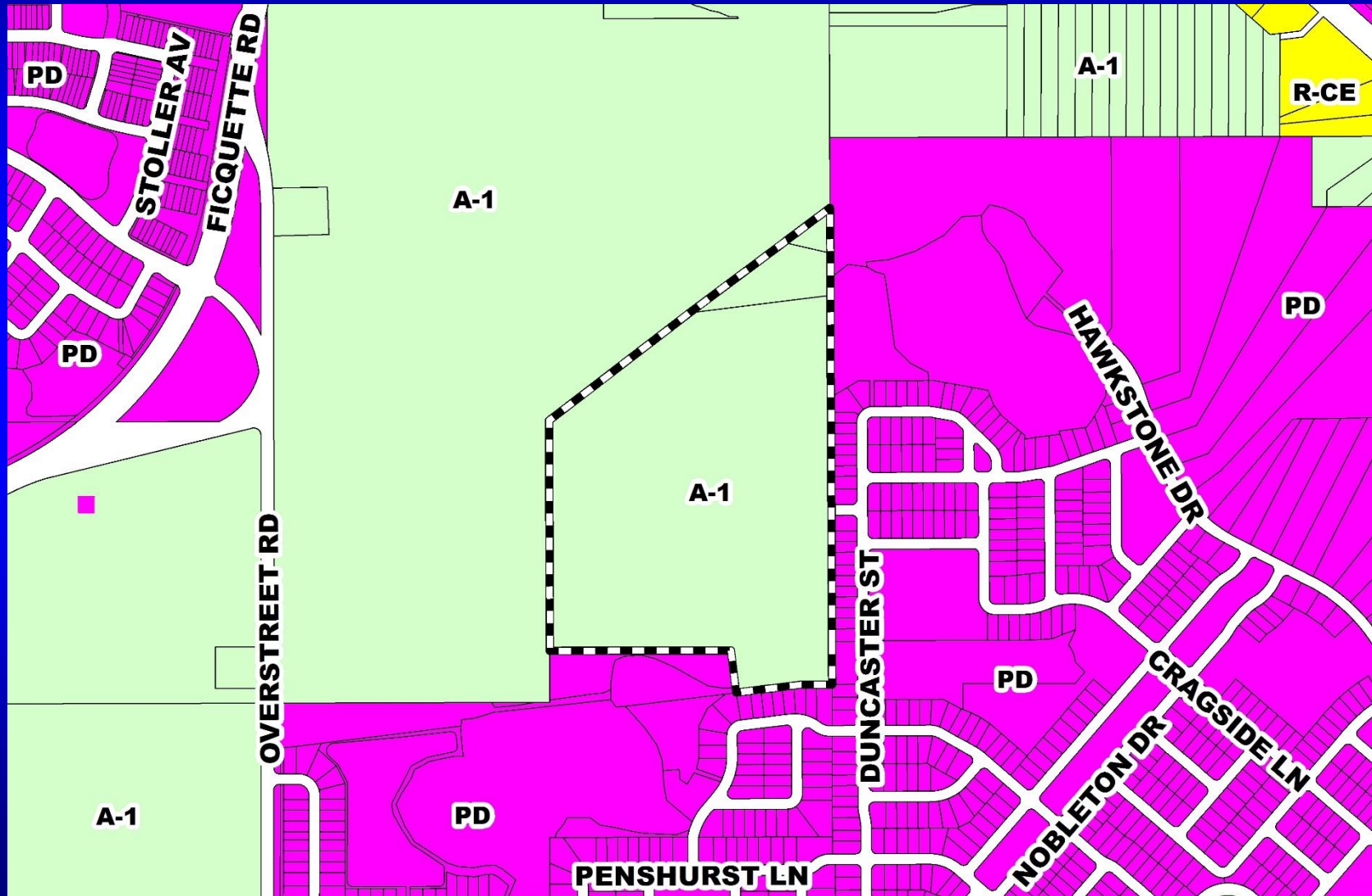
Monk Property Planned Development / Land Use Plan

Future Land Use Map



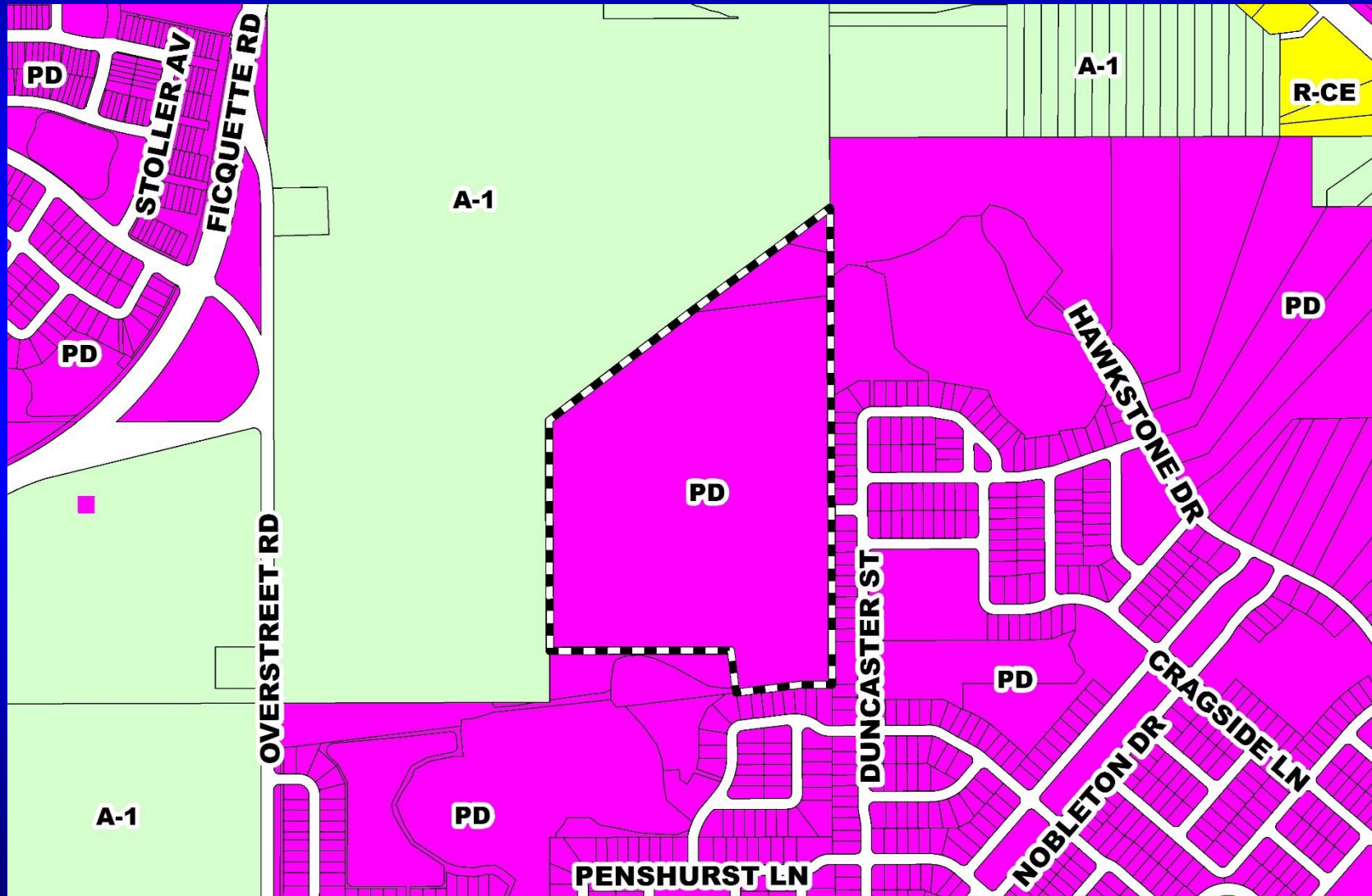


Monk Property Planned Development / Land Use Plan Current Zoning Map



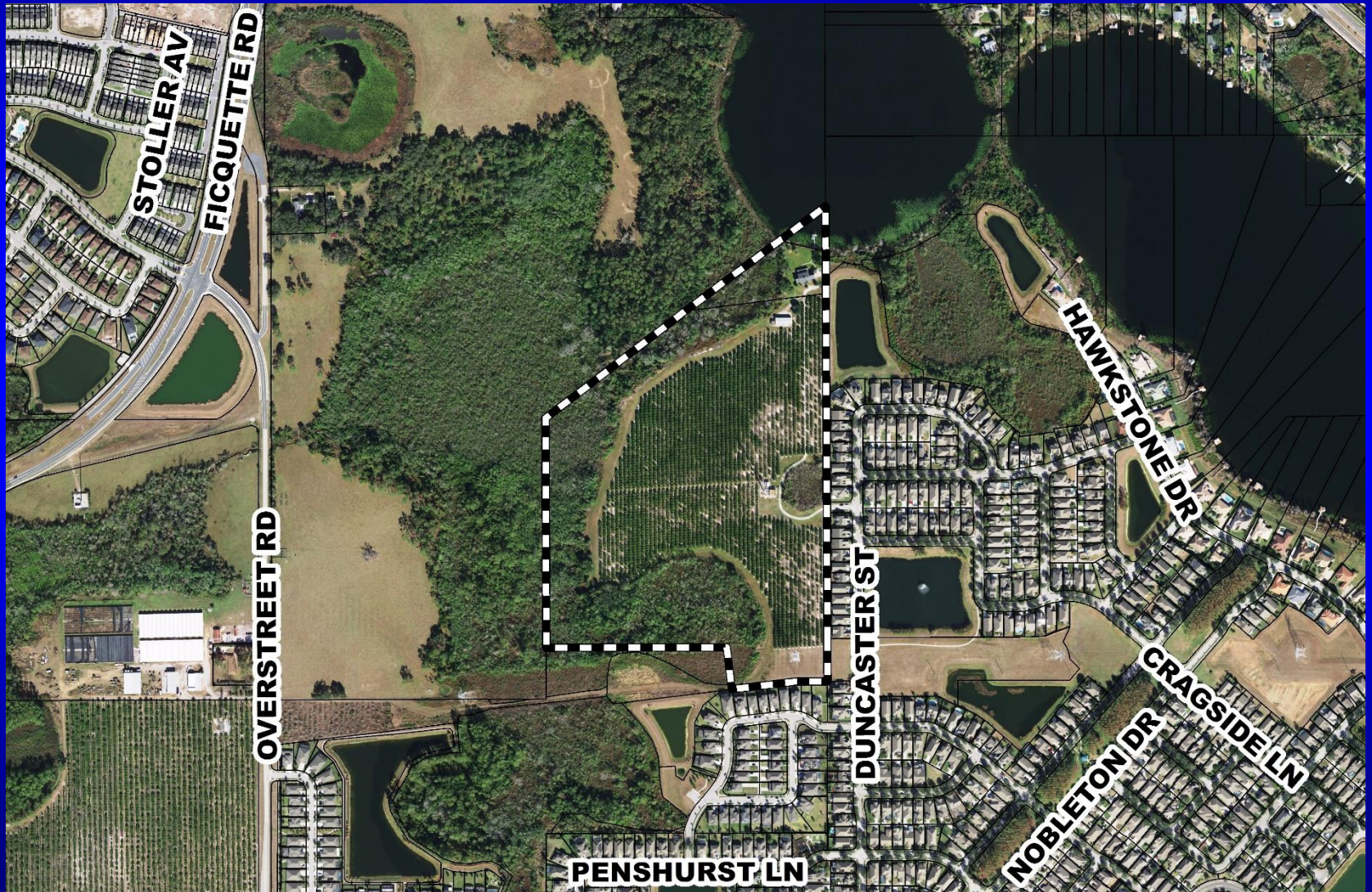


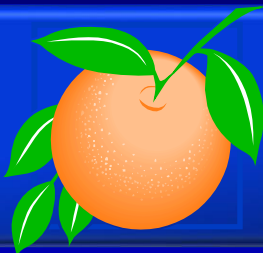
Monk Property Planned Development / Land Use Plan Proposed Zoning Map





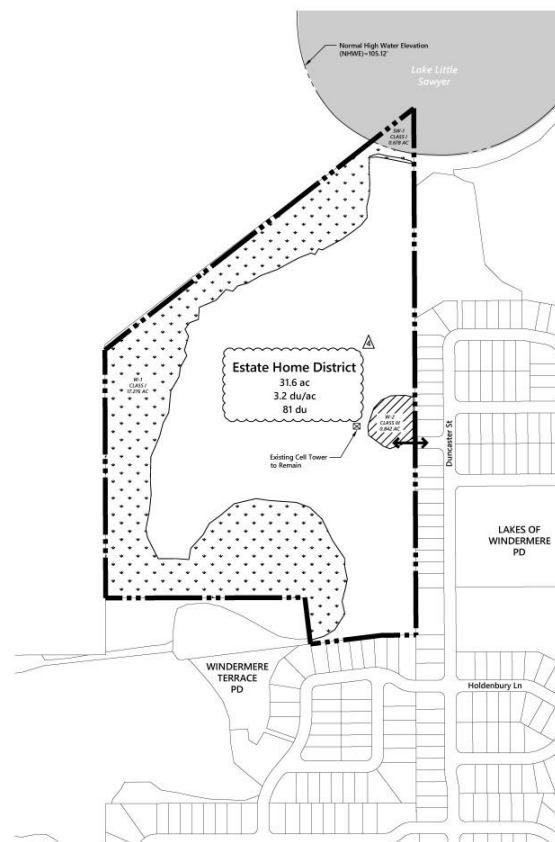
Monk Property Planned Development / Land Use Plan Aerial Map





Monk Property Planned Development / Land Use Plan Overall Land Use Plan

David Hernandez, September 5, 2018 4:55:19 PM GH01617 Planned Municipality, September 5, 2018 4:55:19 PM August, 2018 \\VH01\001\PROJECTS\2018\18-004\MONK PROPERTY\CD\UP\PD\022220-UP-LUP



SITE DATUM

Total Acreage:	49.8
Wellhead Acreage:	0.8
Wellhead Project (C&S 18-04-017):	0.8
Developable Acreage:	31.6
Future Land Use:	Village (Lakeview Village)
Density:	3.6 Du/A
Existing Zoning:	A-1

Proposed Zoning: Village Planned Development
In accordance with Orange County Code, Chapter 38, Article VII, Division 8, Village Planned Development Code, Sections 38-210, Orange County Code, Chapter 38, Article VII, Division 8, Adequate Public Facilities, Sections 38-712, 38-714, and Orange County Code, Chapter 38, Article VII, Division 8, and Transfer of Development Rights, Sections 38-716, 38-727.

Proposed Development Program:	Residential Units
Land Use:	Residential Units
Single Family Residential:	81
Garage:	81

Stormwater:
The stormwater will be designed to meet the requirements of the Orange County Subdivision Regulations and South Florida Water Management District regulations.

The final location and size of stormwater management areas will be determined at Preliminary Subdivision Plan and final development plan approval.

Water Service: Orange County Utilities

Wastewater Service: Orange County Utilities

Reclaimed Water: Orange County Utilities

Adequate Public Facilities	Acres
APF Right-of-Way (Excluding Stormwater)	0.0
APF Right-of-Way Stormwater	0.0
Total:	0.0
APF Required (1 ac APF/8.5 Dev. ac)	3.9
APF Provided	0.0
APF Credits Transferred from North of Albemarle PD	3.9
APF Balance**	0.0

Stormwater for APF Credit is measured at 10% of APF area and will be stored within neighborhood ponds.

** APF Credits to be purchased from North of Albemarle PD APF surplus.

Schools/Student Generation *

Land Use	City	Student Generation	Elementary Students	Student Generation	Middle Students	Student Generation	High Schools
Single Family	81	0.191	16	0.099	8	0.191	11
Total:	81	0.191	16	0.099	8	0.191	11

* (Per Orange County Public Schools)

1. C&S application 00-17-002 is being processed by OOPS

Trip Generation Analysis

Land Use	Land Use Description	Number of Units	Daily Trips	Trips	Enter	Exit
Single Family	81	257	107	107	107	107
Total	81	257	107	107	107	107

Source: 100 Trip Generation and Trip Generation Handbook

P.D. Site Datum

Parcel ID	SAP Land Use	Estimated Developable Area ⁽¹⁾	Estimated Stormwater Area ⁽²⁾	Estimated Public Open Space Area ⁽³⁾	Estimated Net Developable Area ⁽⁴⁾	Density Range Allowed	Units Allowed	Required TDRs ⁽⁵⁾	Proposed Density Units	Proposed Density
						SAP Minimum	TDR Ordinance Maximum	TDR Ordinance Minimum	SAP	Maximum
	Estate Home District (EHD)	31.6	5.1	3.2	23.4	3.0	6.0	3.0	76	152
	Development Sub Total	31.6	5.1	3.2	23.4	3.0	6.0	3.0	76	152
	Greenbelt	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0
	APF Acres	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0
	Wellhead	0.8	0.8	0.0	0.0	0.0	0.0	0.0	0	0
	Total PD Area	43.4	6.9	3.2	36.3	3.0	6.0	3.0	76	152

(1) Developable Area equals total land area less natural waterbodies, wetlands and APF lands.

(2) Consistent with Orange County Code Section 38-1302(1)(b) Required public open space and trails includes 7.5% of developable land area as defined in the FDOT 4.14.28, up to 3.75% of the required public open space may be satisfied through aesthetically designed stormwater ponds.

(3) Net Developable Area equals the developable area excluding natural waterbodies and land for Adequate Public Facilities (APF) lands, then less estimated stormwater areas, and required raw APF Public open space and public trails.

District Development Standards

Estate Home District
Single family detached

(Single Family Detached)

Maximum Building Height:	3 stories / 40'
Minimum Living Area:	1,200 sq. ft. (under heat & air)
Minimum Average Lot Size:	7,200 sq. ft.
Minimum Lot Width:	50'
Minimum Lot Depth:	112' (PSP with Allow)
Minimum Lot Coverage:	40% (The area of a front porch is not included in the calculation of lot coverage.)

Minimum Building Setbacks

Front Setback:	20' / 30' for front porch
Side Setback:	5' (Subject to Easement)
Side Street Setback:	10'
Rear Setback:	25'
Left/Right Setback:	10' (From NMSF)
Garage:	Per Section 38-1304(g)

* PSP-19-19-340 is requesting a waiver for a rear setback of 20'.

Project Phasing

The Monk PD may be developed in multiple phases, with each respective phase and required APF roadway construction determined at PSP/DP approval.

Planned Development Notes:

- All acreages are subject to change based on final engineering. Surveyed acreages will be provided in conjunction with PSP and/or final DP approval.
- Consistent with Orange County Code Section 38-1302(1), required public open space reflects 7.5% of developable land area, less 3.75% (APF) for aesthetically designed stormwater ponds. These common open space requirements are related to the public open space requirements addressed in Orange County Code Section 38-1234. Recreation facilities shall be provided pursuant to code 38-1253.
- Billboard and pole signs shall be prohibited. Ground and fascia signs shall comply with Ch. 31.5.
- Parks and recreational facilities will be owned and maintained by the Home Owners Association (HOA).
- Stormwater management within the PD shall be provided that meets County standards and the requirements of the local Water Management District.
- Recreational Area requirements shall be consistent with Section 38-1253.
- 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 RC are void.
- Wellhead areas reflect Orange County Conservation Area Determination CAD-17-08-111.
- Driveway standards will comply with Section 38-1306 and Section 38-1305.7 of the Orange County Land Development Code.

Engineers
Scientists
Planners
Designers



Legend

- Project Boundary
- Access Point
- Impacted Wetlands
- Wetlands to be Preserved
- Water Body



200 0 200 400
SCALE IN FEET

NO.	TRG COMMENTS	DATE
1	TRG COMMENTS	4/20/2018
2	TRG COMMENTS	4/20/2018

Monk Property

Orange County, Florida

Land Use Plan

DATE: 4/5/2018

BY: [Signature]

FOR: [Signature]

REV: 11/30/2018

62722.00

4

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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

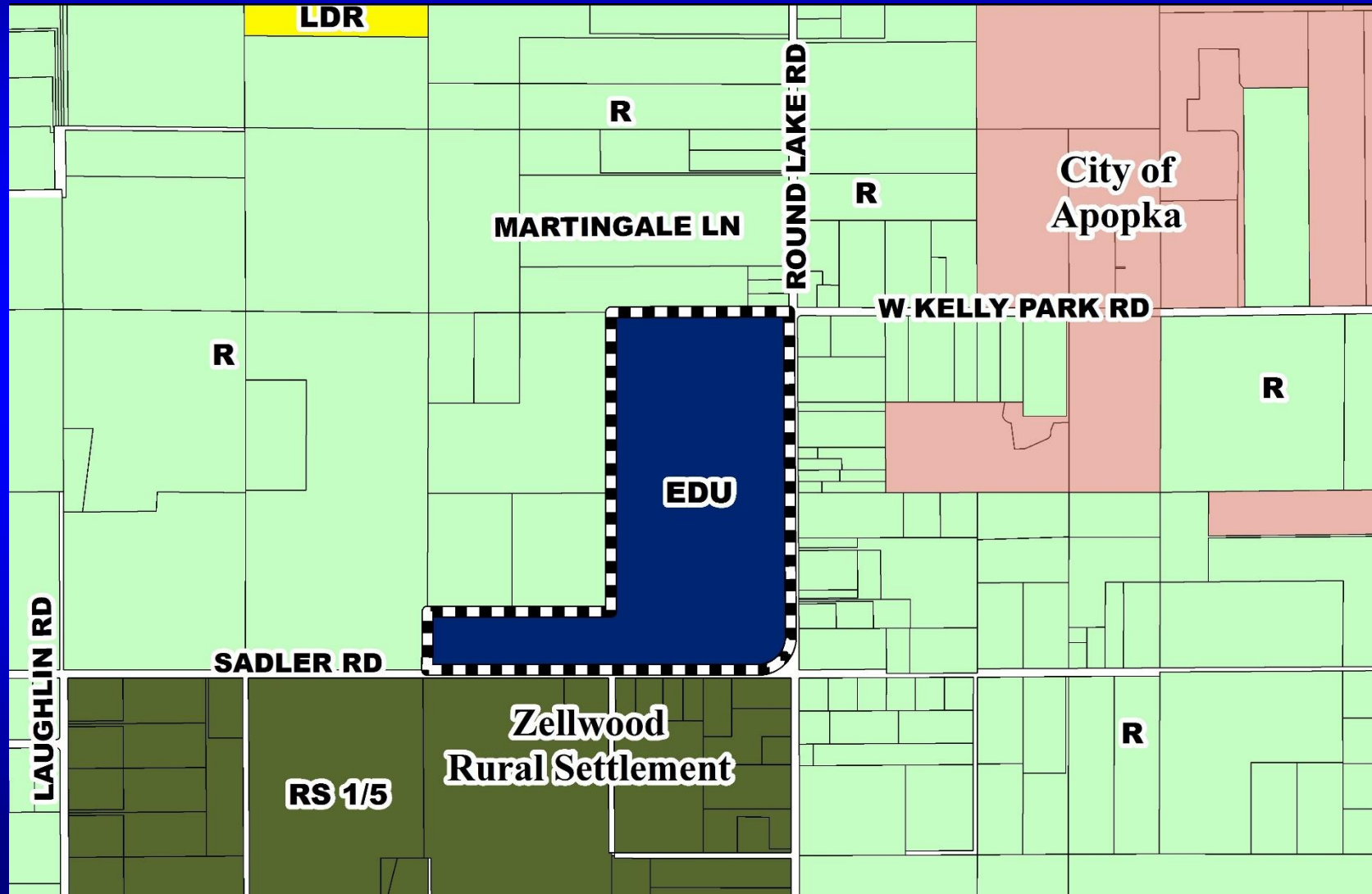
Case:	LUP-18-10-336
Project Name:	High School Site #82-H-N-7 PD
Applicant:	Julie C. Salvo, Orange County Public Schools
District:	2
Acreage:	89.50 gross acres
Location:	Generally located north of Sadler Road and west of Round Lake Road
Request:	To rezone an 89.5 gross acre portion of parcel 15-20-27-0000-00-004 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

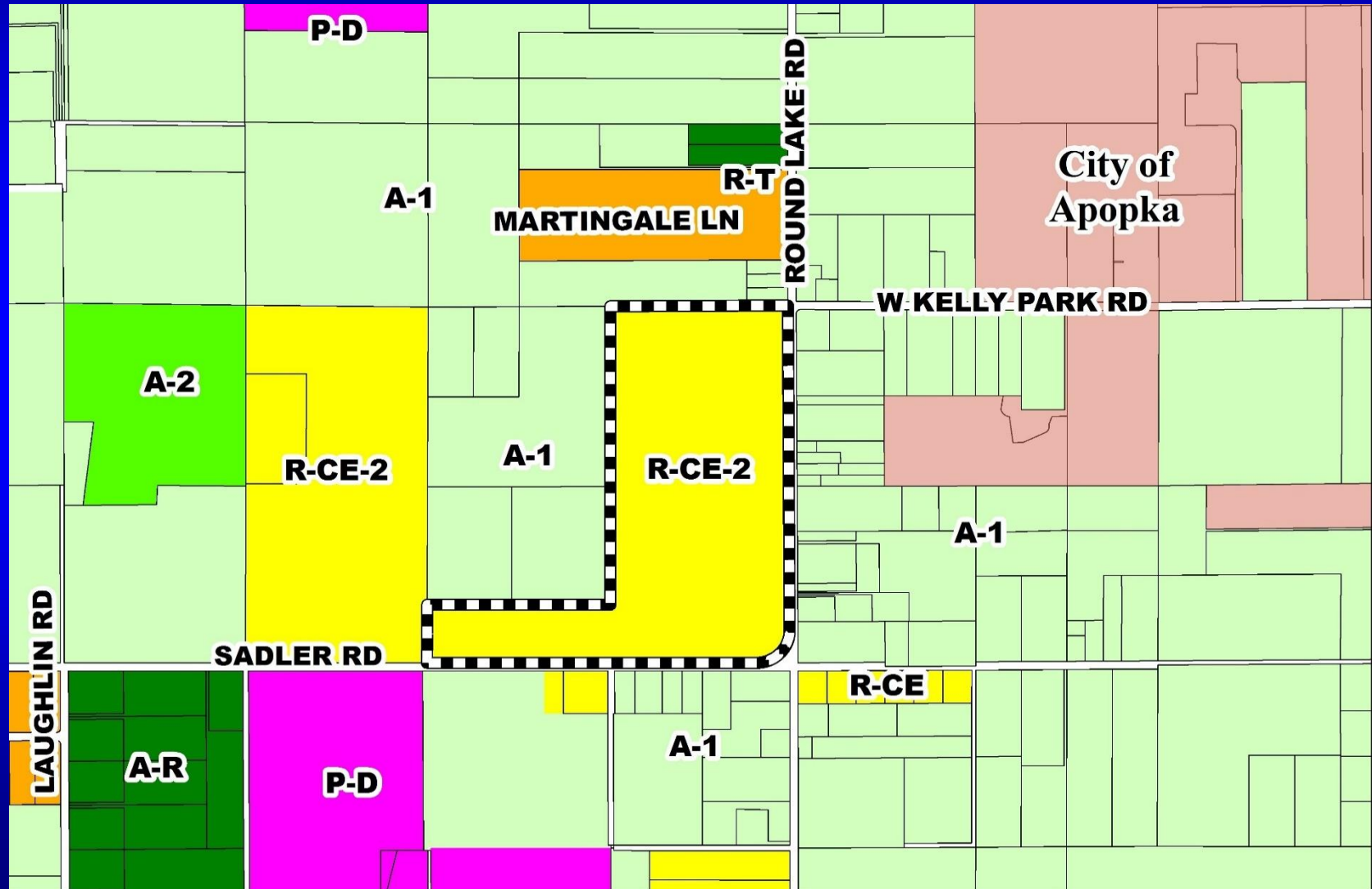




High School Site #82-H-N-7

Planned Development / Land Use Plan

Current Zoning Map

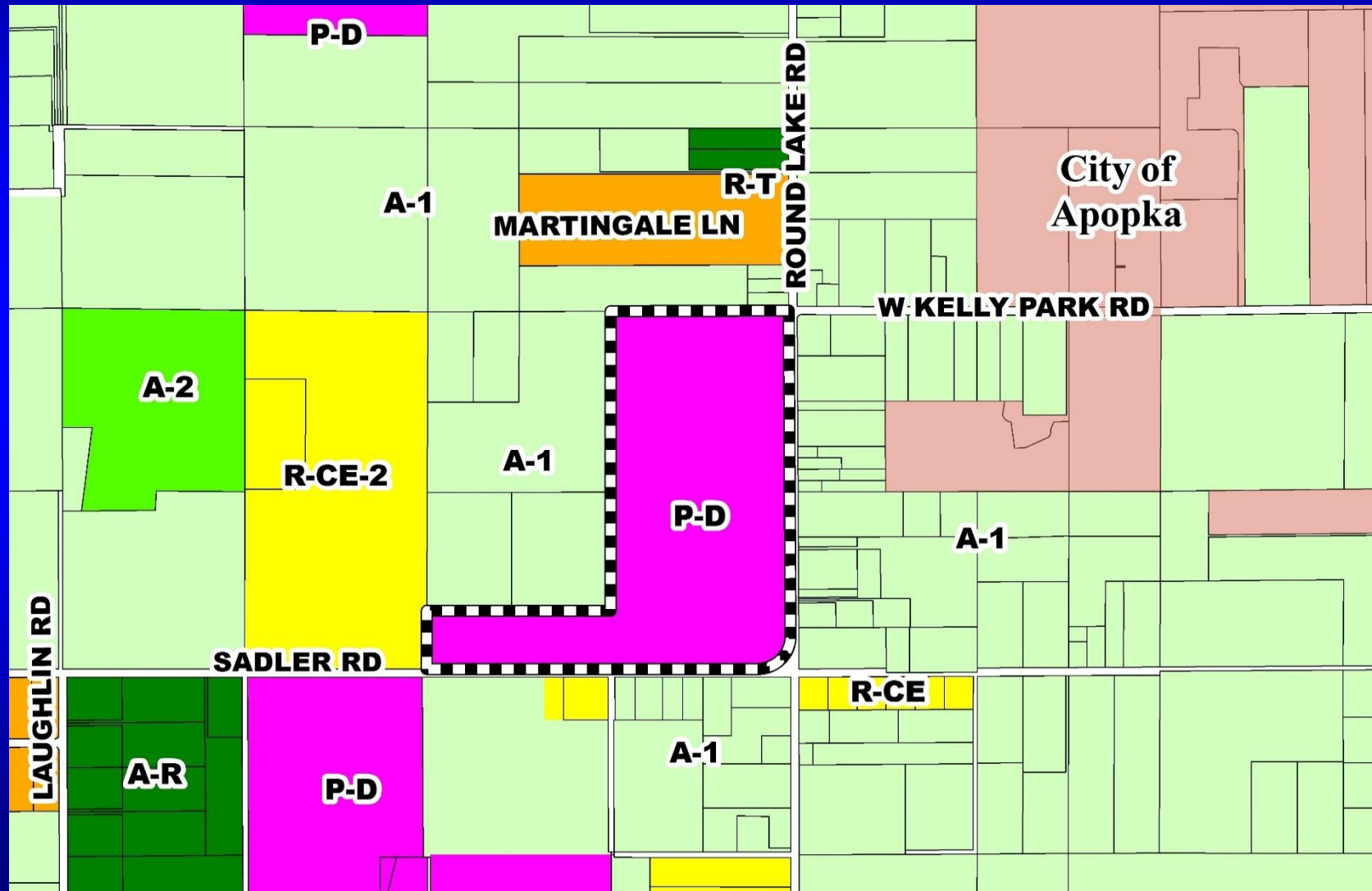




High School Site #82-H-N-7

Planned Development / Land Use Plan

Proposed Zoning Map



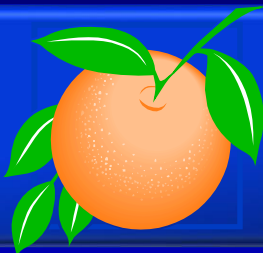


High School Site #82-H-N-7

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 8 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

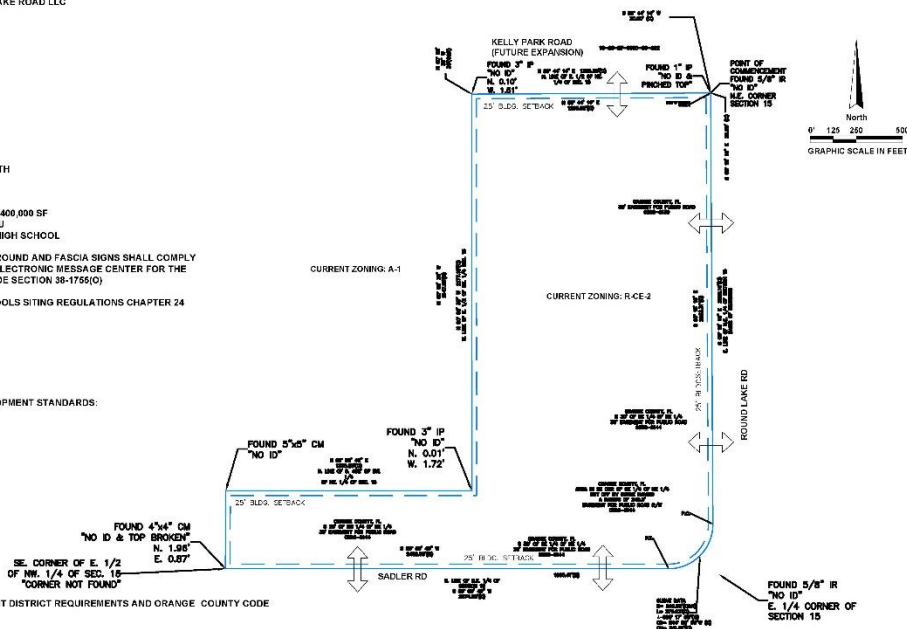
THE SUBJECT PROPERTY HAD A PRIOR AGRICULTURAL LAND USE THAT MAY HAVE RESULTED IN SOIL OR GROUNDWATER CONTAMINATION DUE TO SPILLAGE OF PETROLEUM PRODUCTS, FERTILIZER, PESTICIDE OR HERBICIDE. THEREFORE, A PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS COMPLETED FOR THIS FORMER CITRUS SITE ON 1/3/2016. 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) 241-1111
WWW.AVCON.COM

ORANGE COUNTY
PUBLIC SCHOOLS

ZELLWOLF/TANGERINE
AREA HS

LAND USE PLAN

SCALE: 1"=100'
THIS DOCUMENT CONTAINS PRELIMINARY AND PROVISIONAL INFORMATION AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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

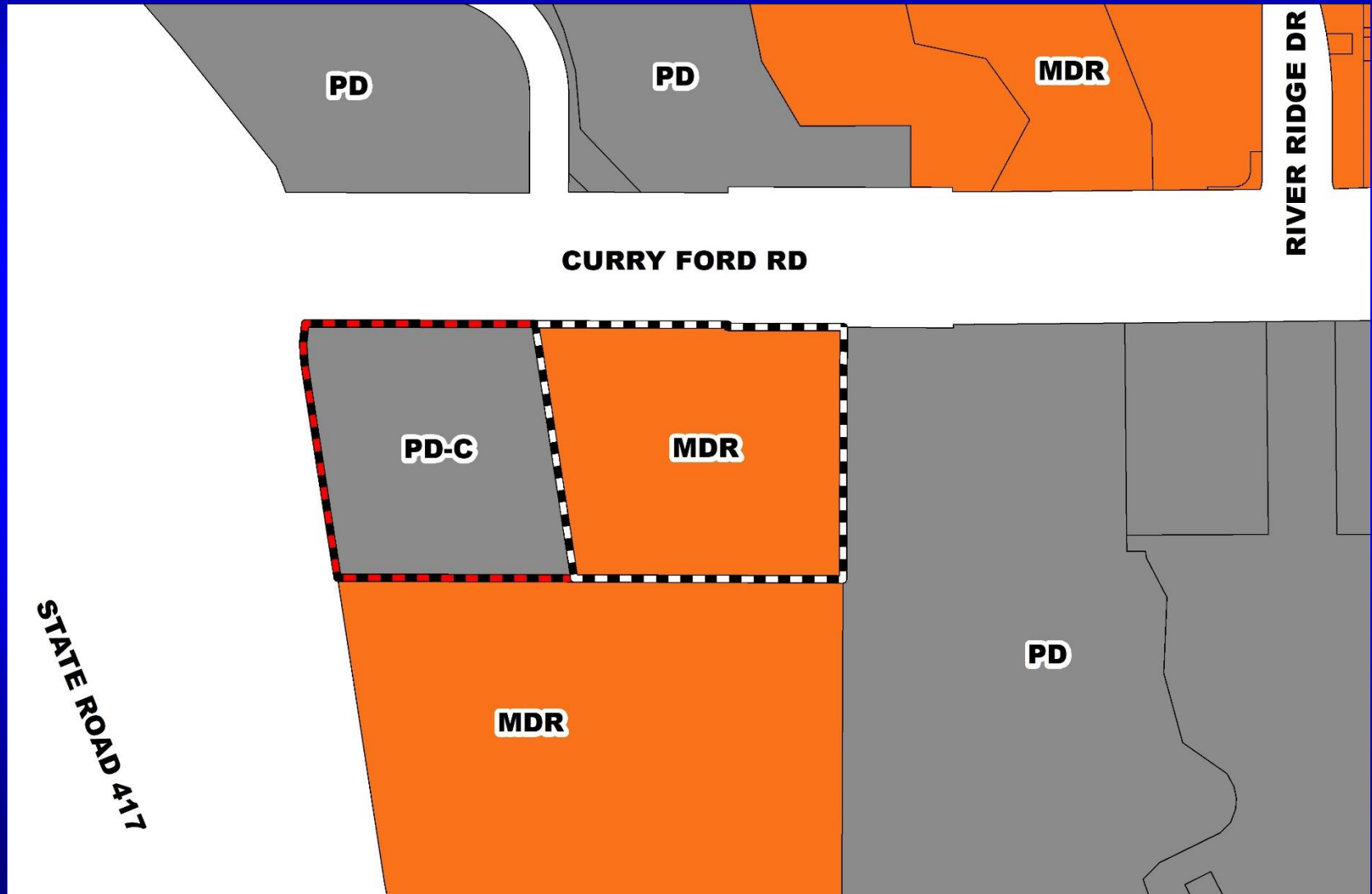
Case:	LUPA-18-09-294
Project Name:	RaceTrac – Curry Ford PD
Applicant:	Rob Stephenson, Curry Ford Car Wash, LLC
District:	4
Acreage:	2.27 gross acres (<i>existing PD</i>) <u>2.75 gross acres (<i>parcel to be aggregated</i>)</u> 5.02 gross acres (<i>overall aggregated PD</i>)
Location:	Generally located on the south side of Curry Ford Road, approximately 315 feet east of State Road 417
Request:	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

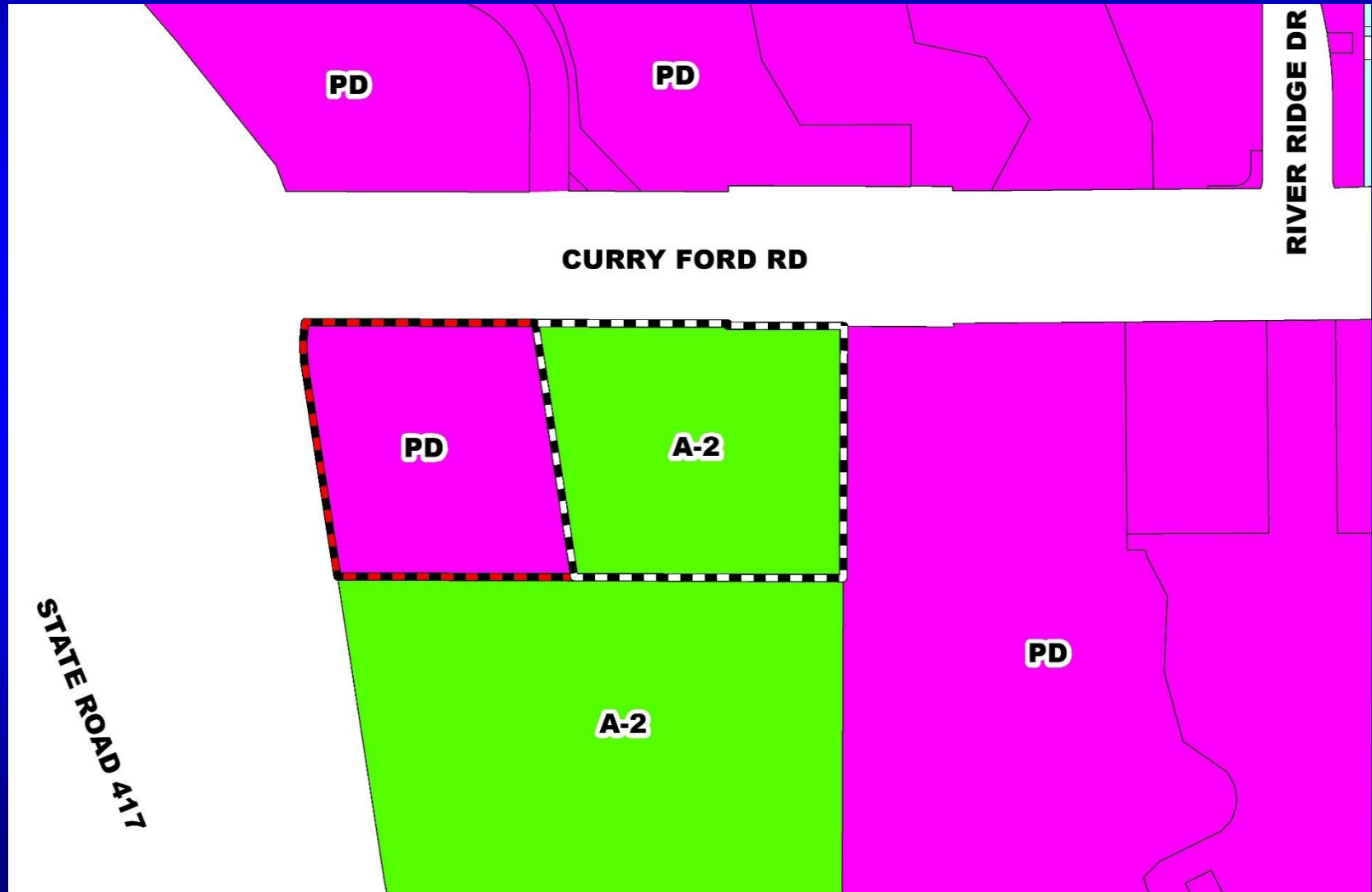




RaceTrac – Curry Ford

Planned Development / Land Use Plan Amendment

Current Zoning Map

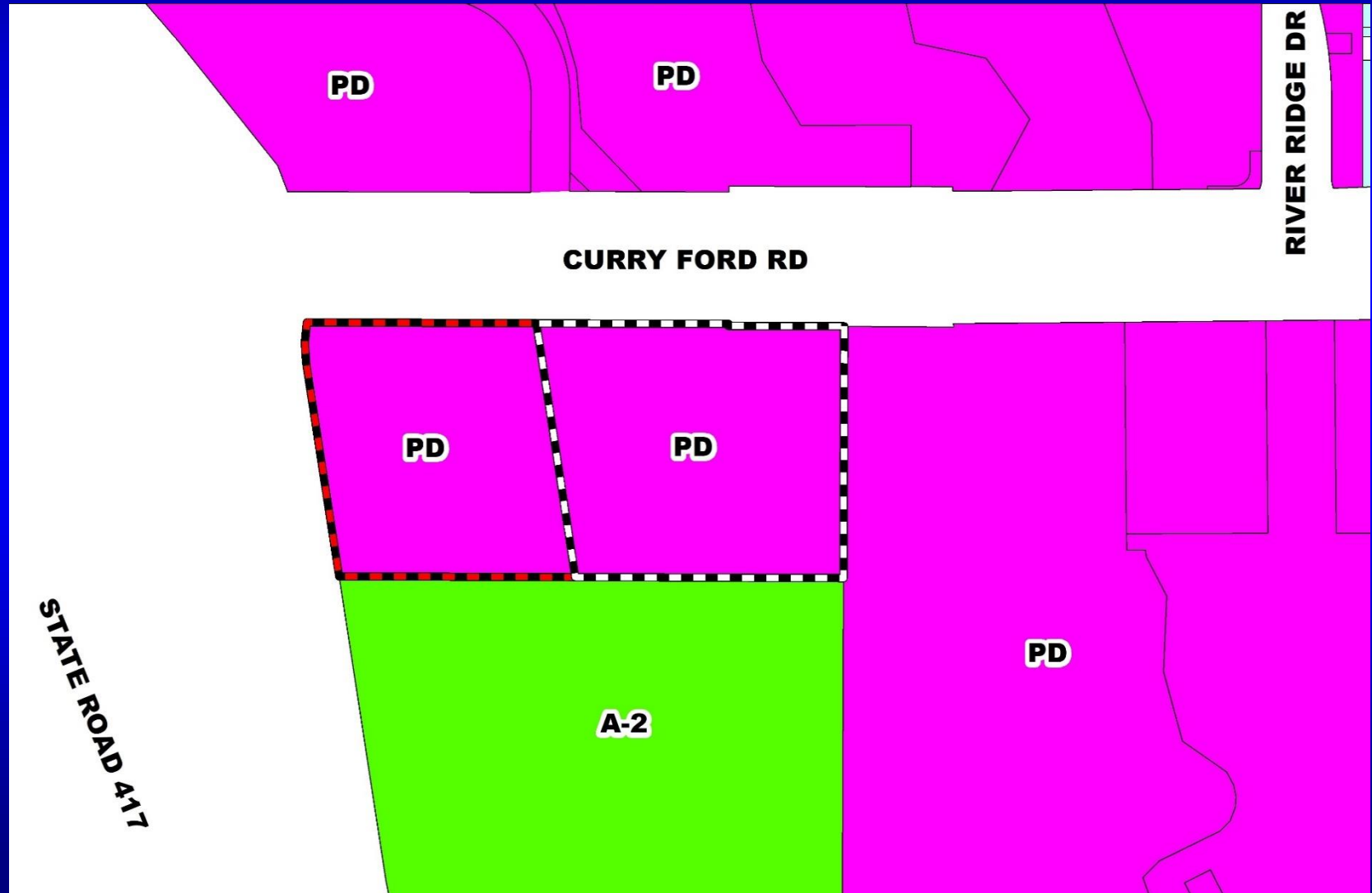




RaceTrac – Curry Ford

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



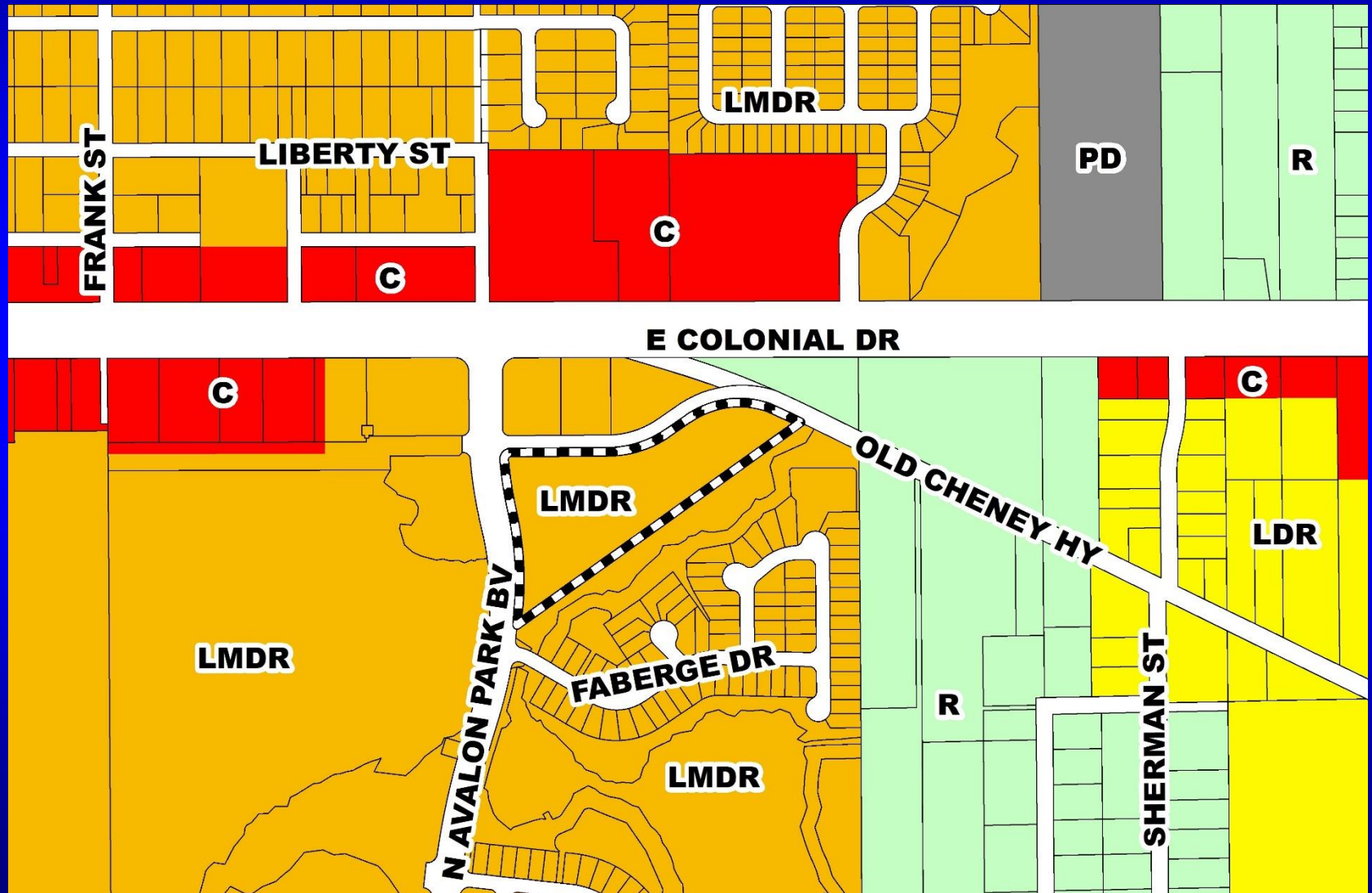
Colonial Sunflower Planned Development / Land Use Plan

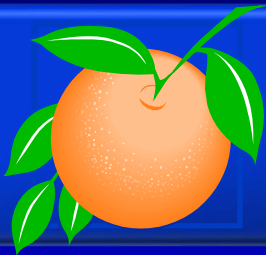
Case:	CDR-18-05-152
Project Name:	Colonial Sunflower PD/LUP
Applicant:	Tara Tedrow, Lowndes, Drosdick, Doster, Kantor & Reed, P.A
District:	4
Acreage:	473.97 gross acres (<i>overall PD</i>) 7.77 gross acres (<i>affected parcel only</i>)
Location:	14910 Old Cheney Highway, or generally south of E. Colonial Drive and east of Avalon Park Boulevard
Request:	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.



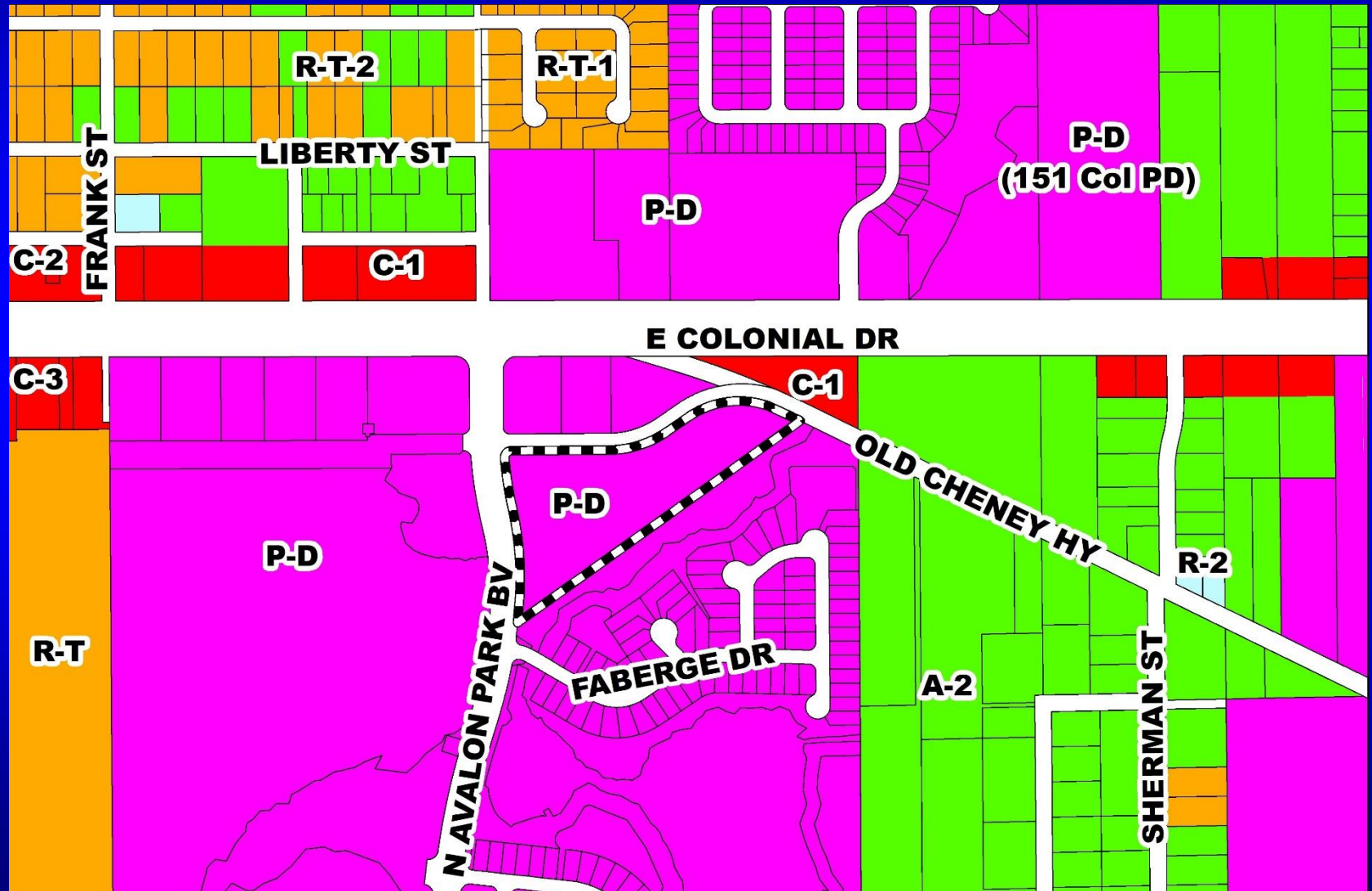
Colonial Sunflower Planned Development / Land Use Plan

Future Land Use Map



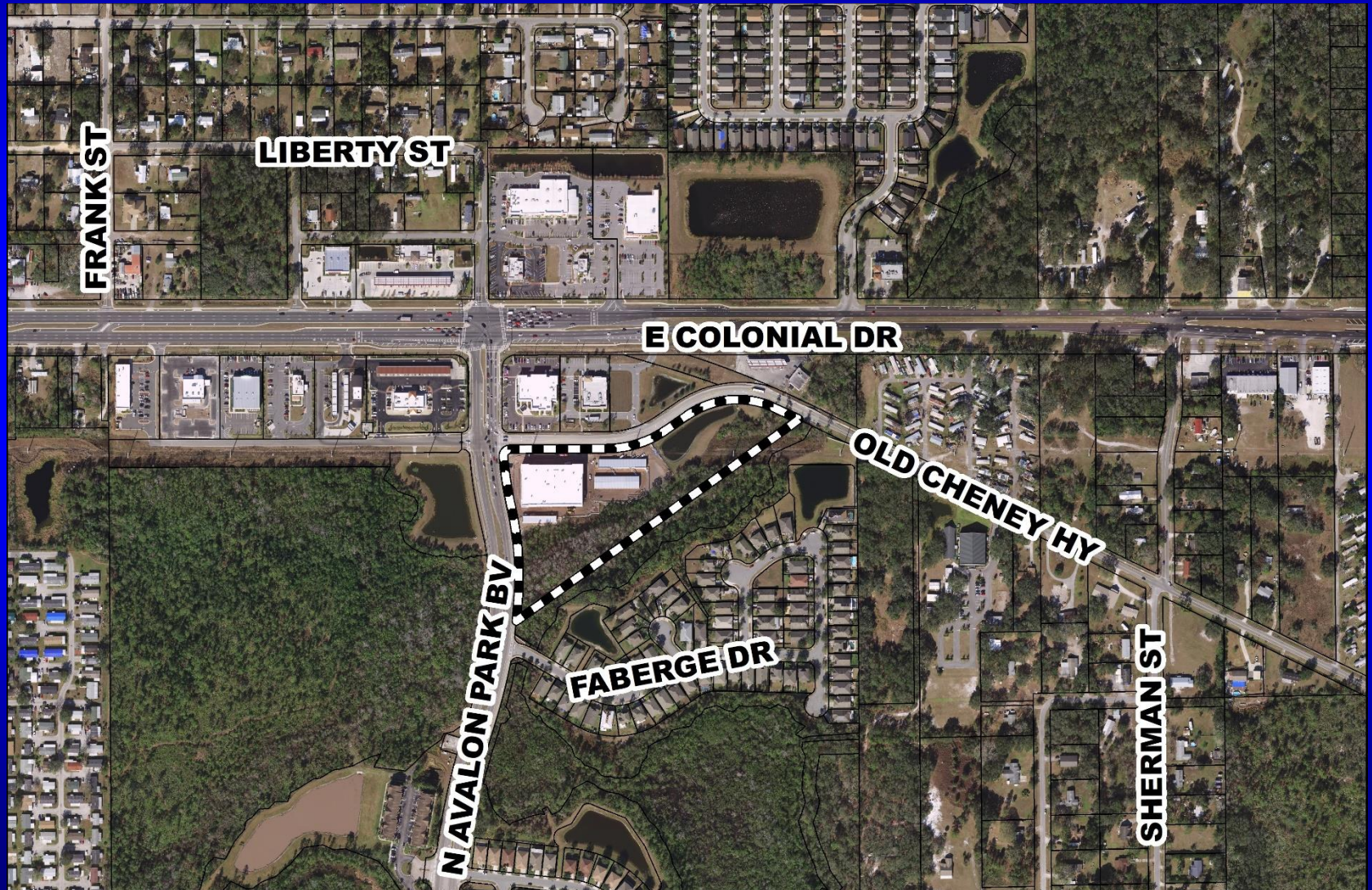


Colonial Sunflower Planned Development / Land Use Plan Zoning Map





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

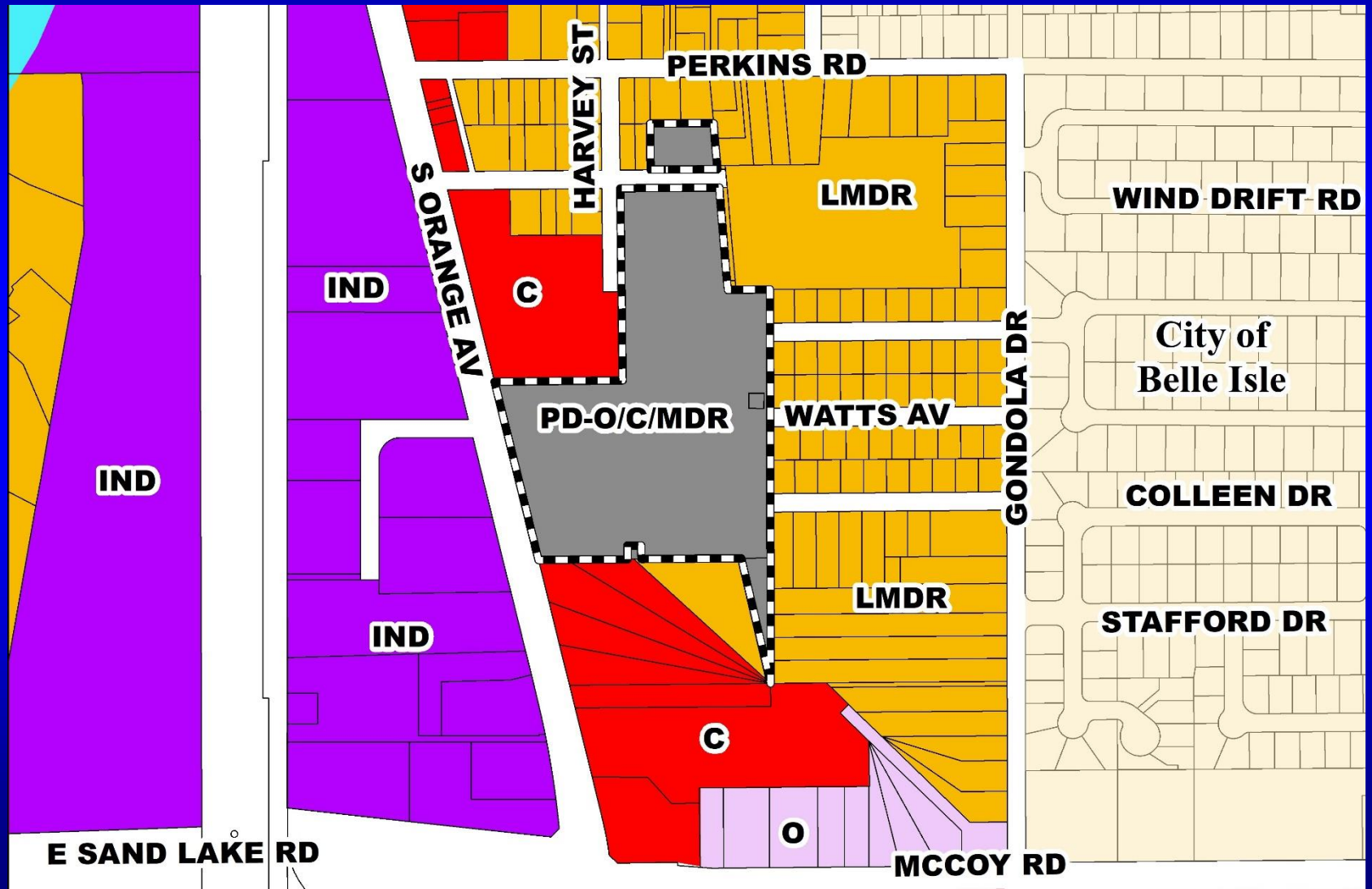


South Orlando Urban Center Planned Development / Land Use Plan

Case:	CDR-18-05-164
Project Name:	South Orlando Urban Center PD/LUP
Applicant:	Constance Owens, Tri ³ Civil Engineering Design Studio, Inc.
District:	3
Acreage:	18.03 gross acres (<i>overall PD</i>)
Location:	Generally located north of Sand Lake Road and east of S. Orange Avenue
Request:	<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>

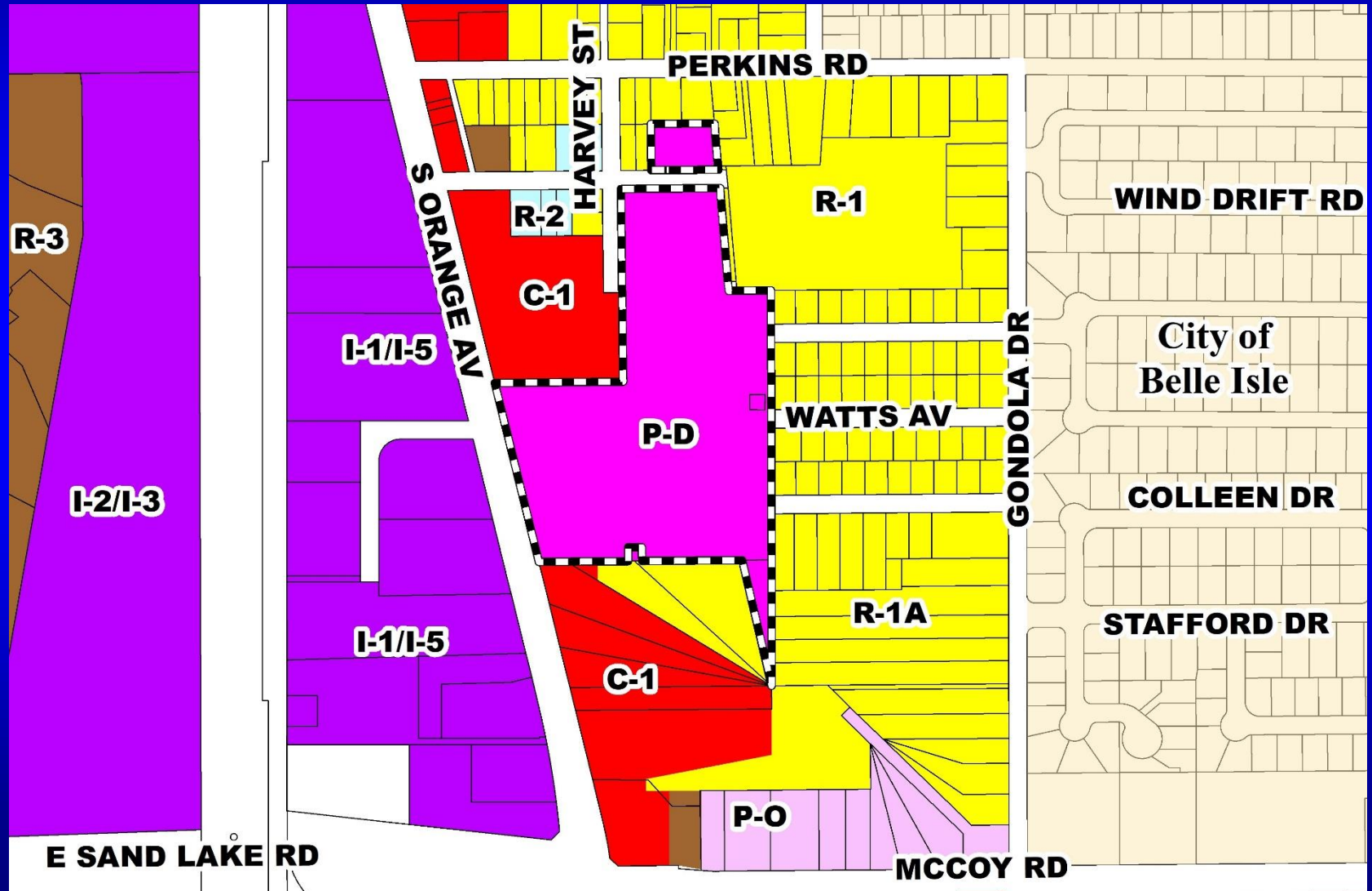


South Orlando Urban Center Planned Development / Land Use Plan Future Land Use Map



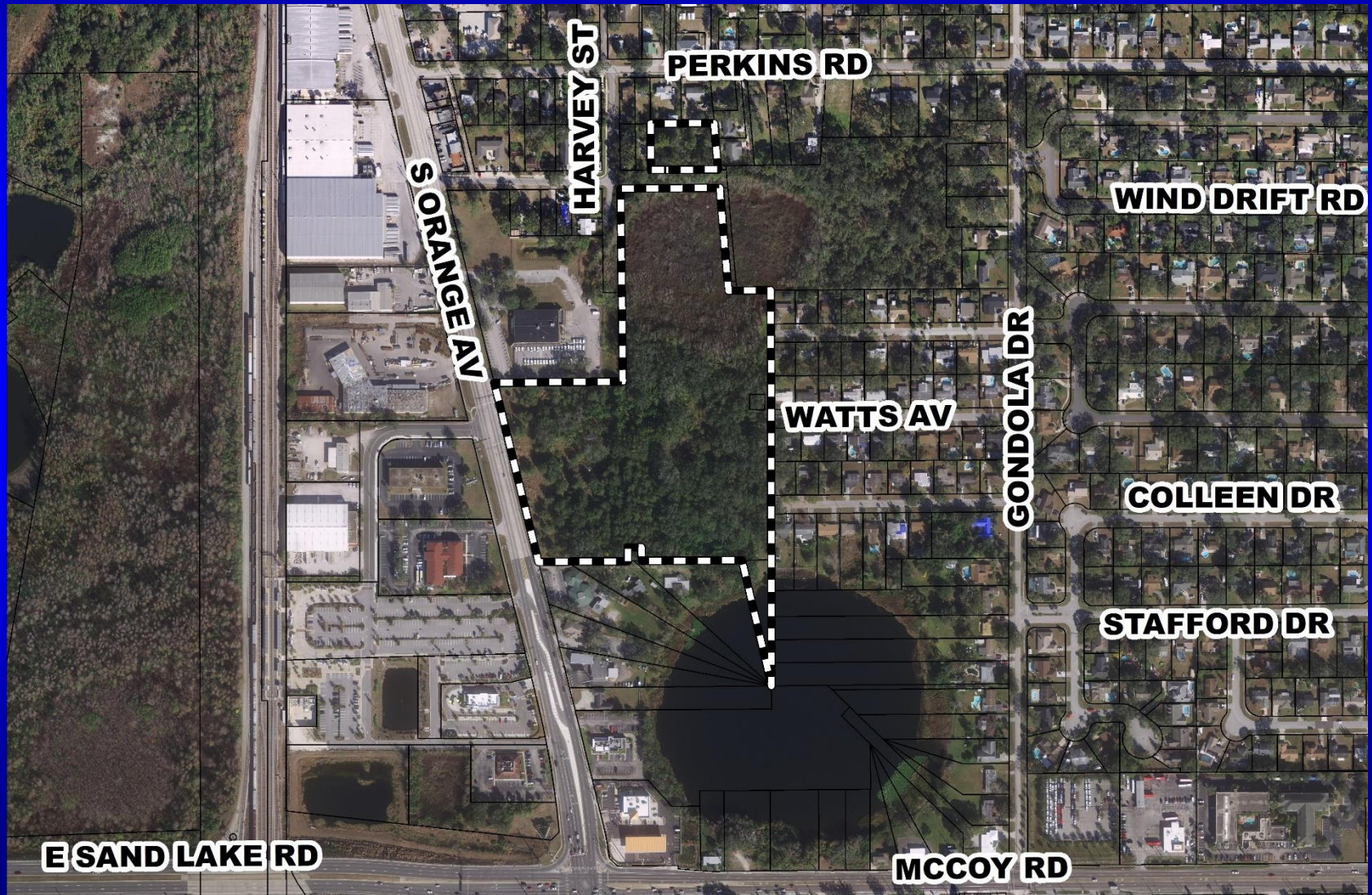


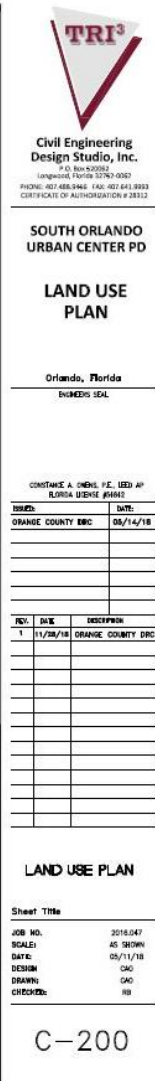
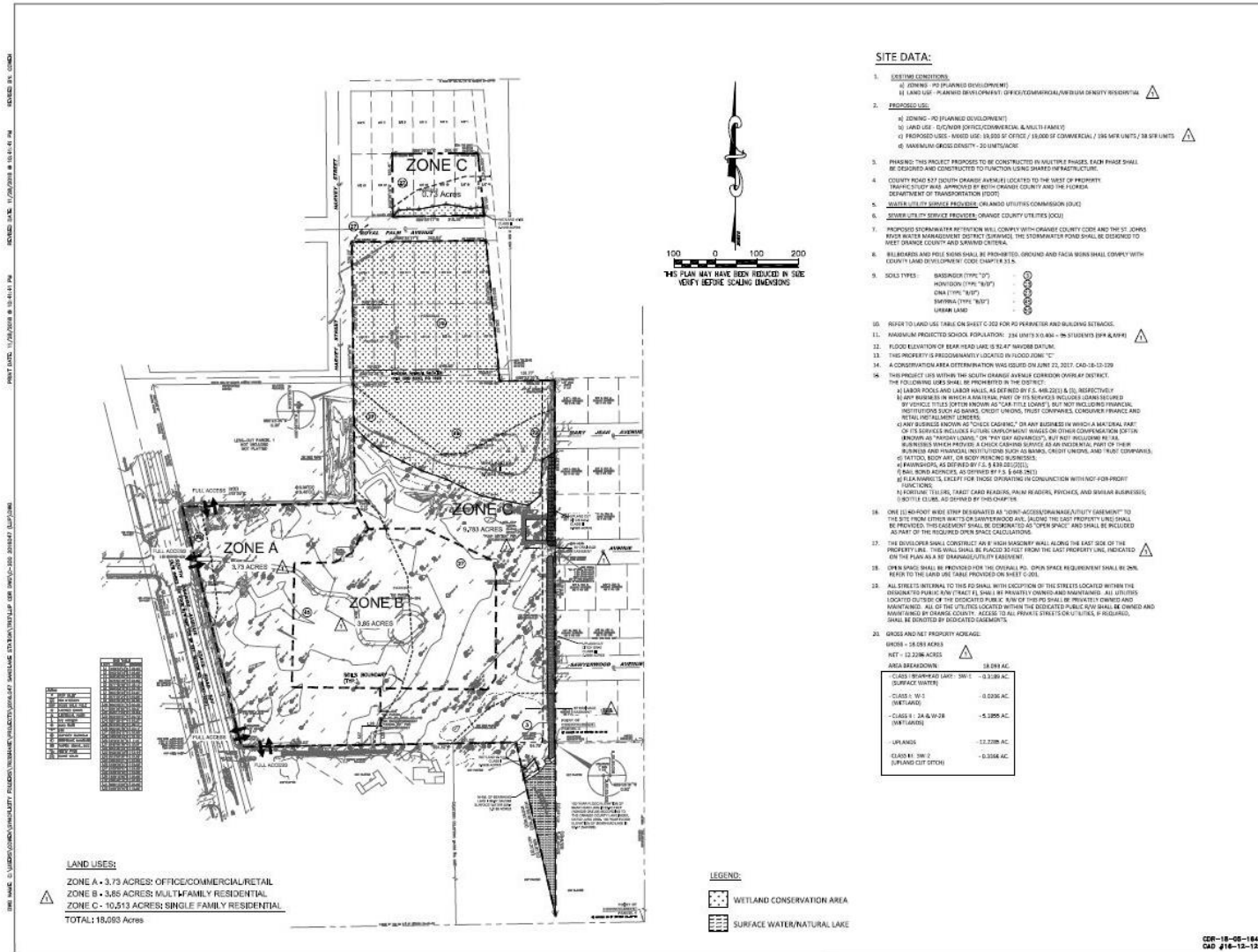
South Orlando Urban Center Planned Development / Land Use Plan Zoning Map





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







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