*Board of County Commissioners*

# Public Hearings

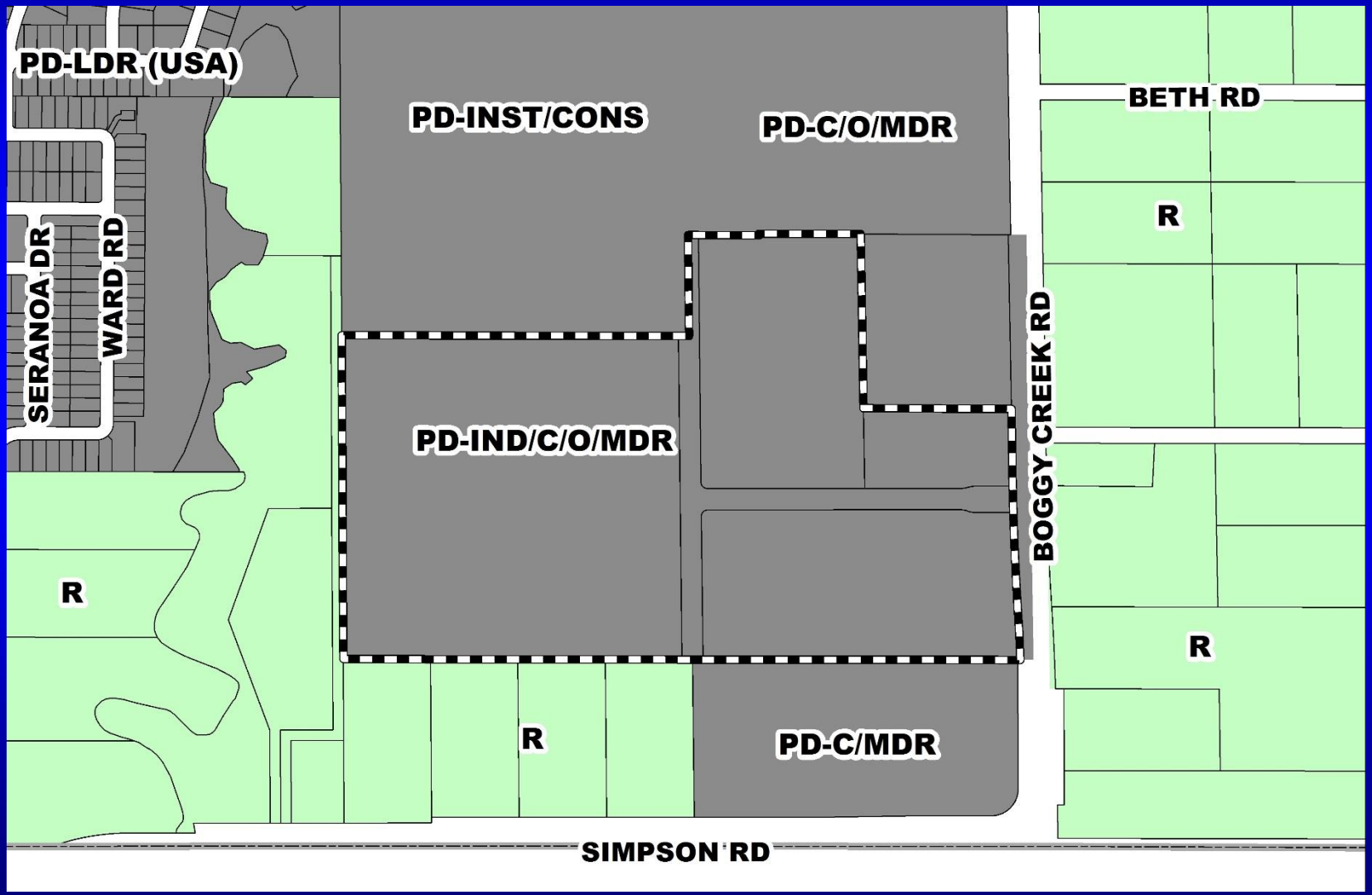
November 12, 2019

# Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

| | |
|---|---|
| **Case:** | **PSP-19-05-181** |
| **Project Name:** | **Tyson Ranch Planned Development / Tyson Ranch Preliminary Subdivision Plan** |
| **Applicant:** | **Claude Cassagnol, GTC Engineering Corporation** |
| **District:** | **4** |
| **Acreage:** | **73.81 gross acres** |
| **Location:** | **Generally located north of Simpson Road and west of Boggy Creek Road.** |
| **Request:** | **To create four (4) parcels and one (1) tract, in order to construct utility, stormwater, and road infrastructure.** |

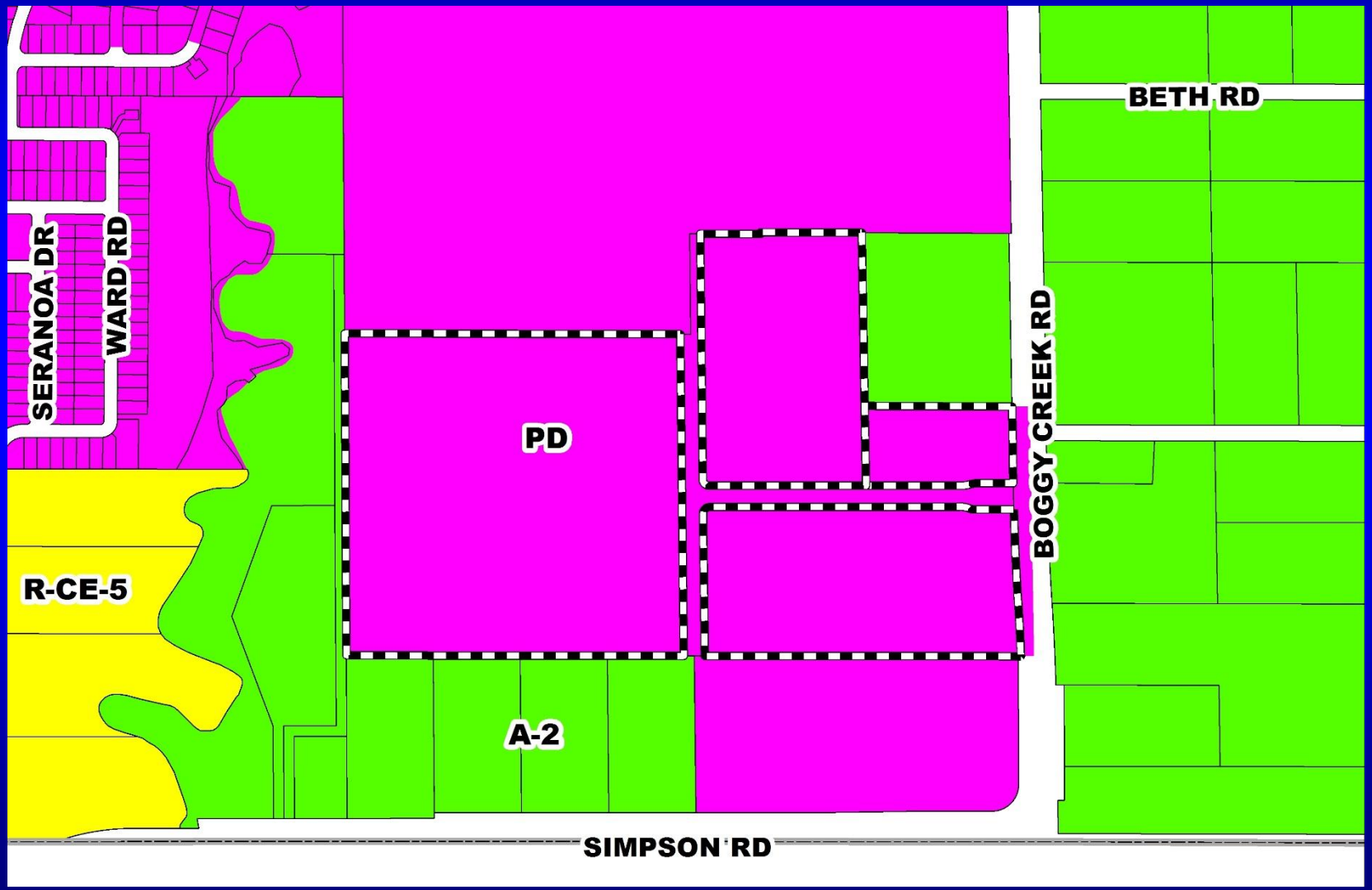
# Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

## Future Land Use Map



# Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

## Zoning Map

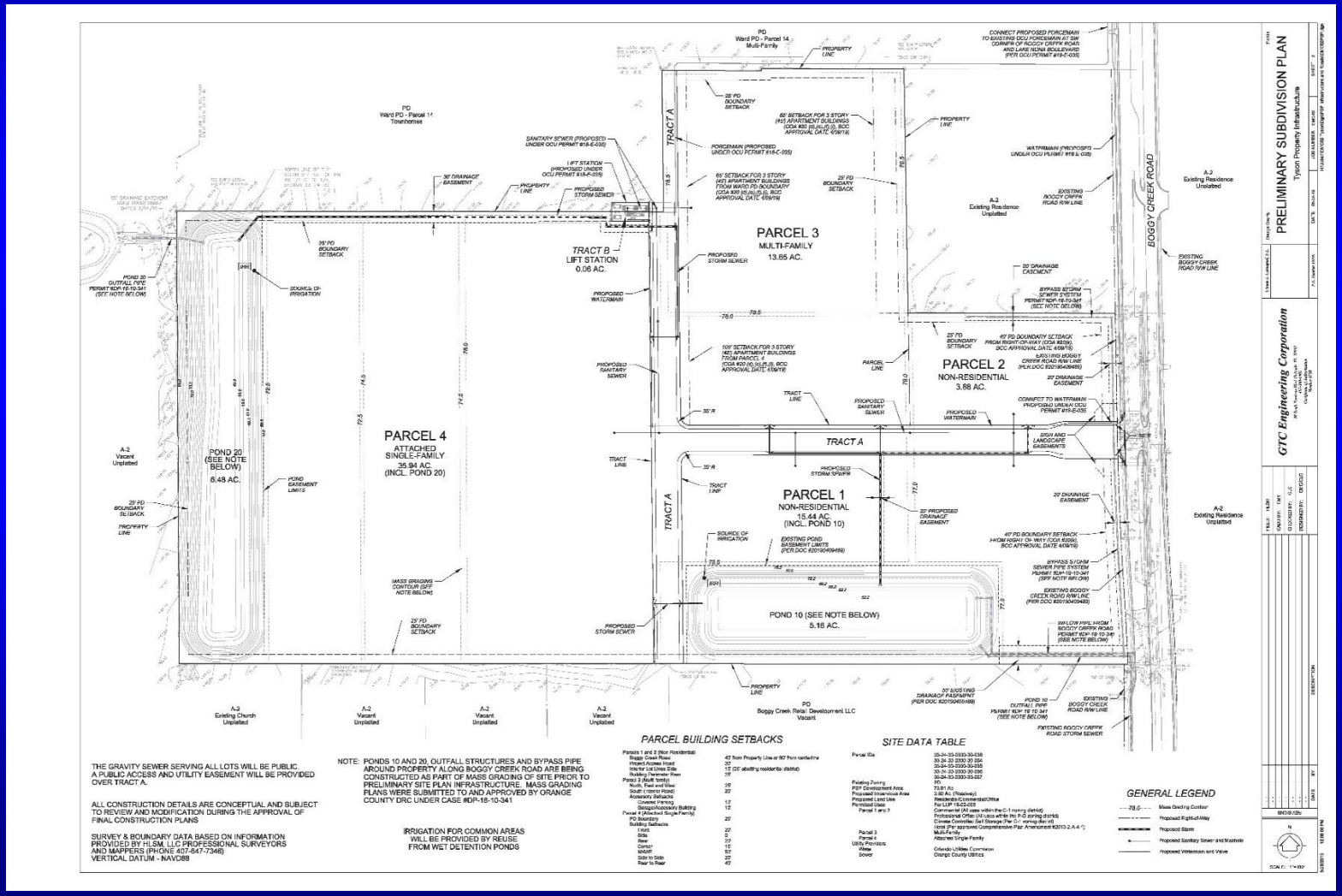


# Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

## Aerial Map

# Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

## Overall Preliminary Subdivision Plan



# Action Requested

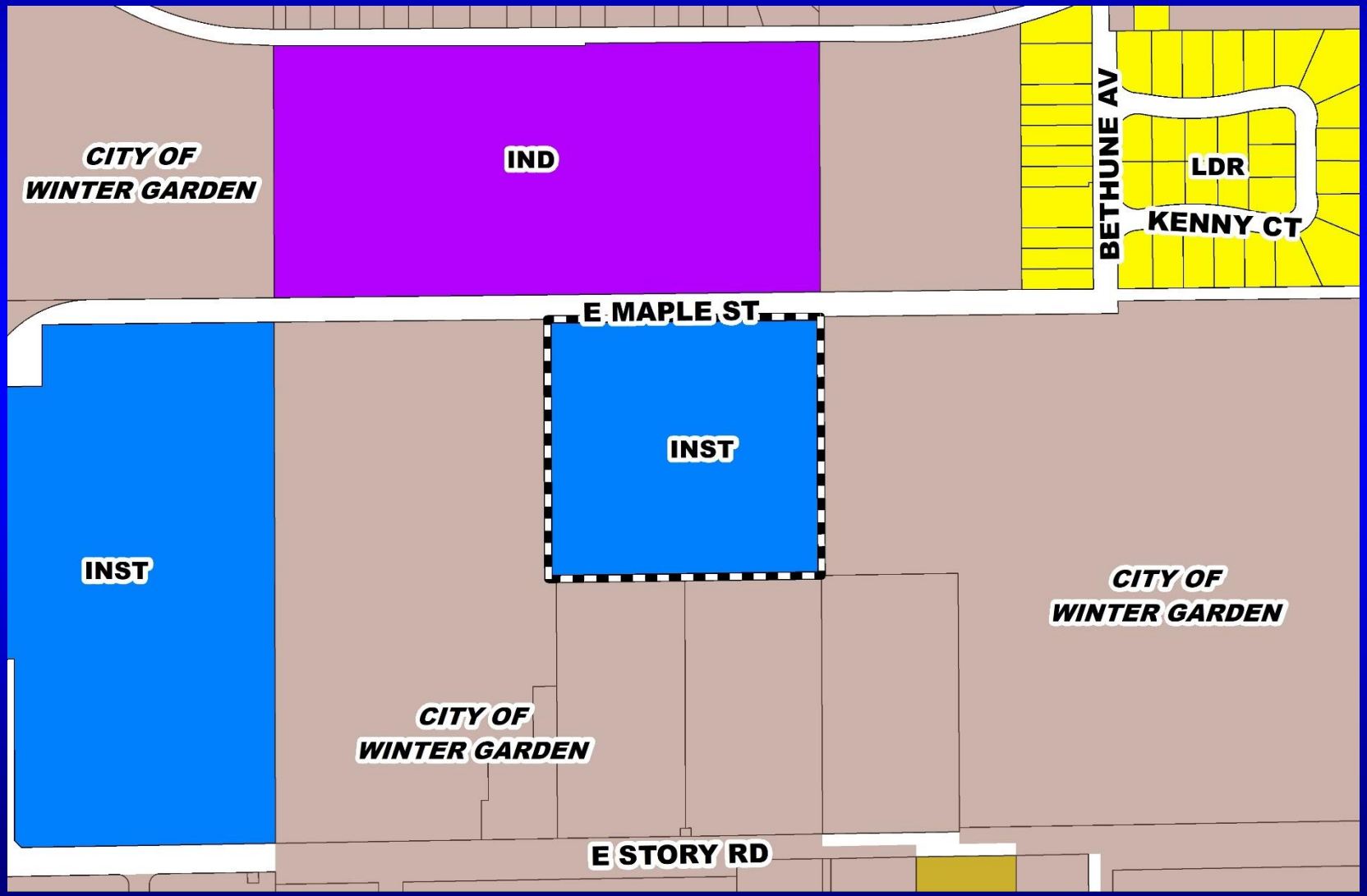
**Make a finding of consistency with the Comprehensive Plan and approve the Tyson Ranch PD / Tyson Ranch Infrastructure PSP dated "Received August 29, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**

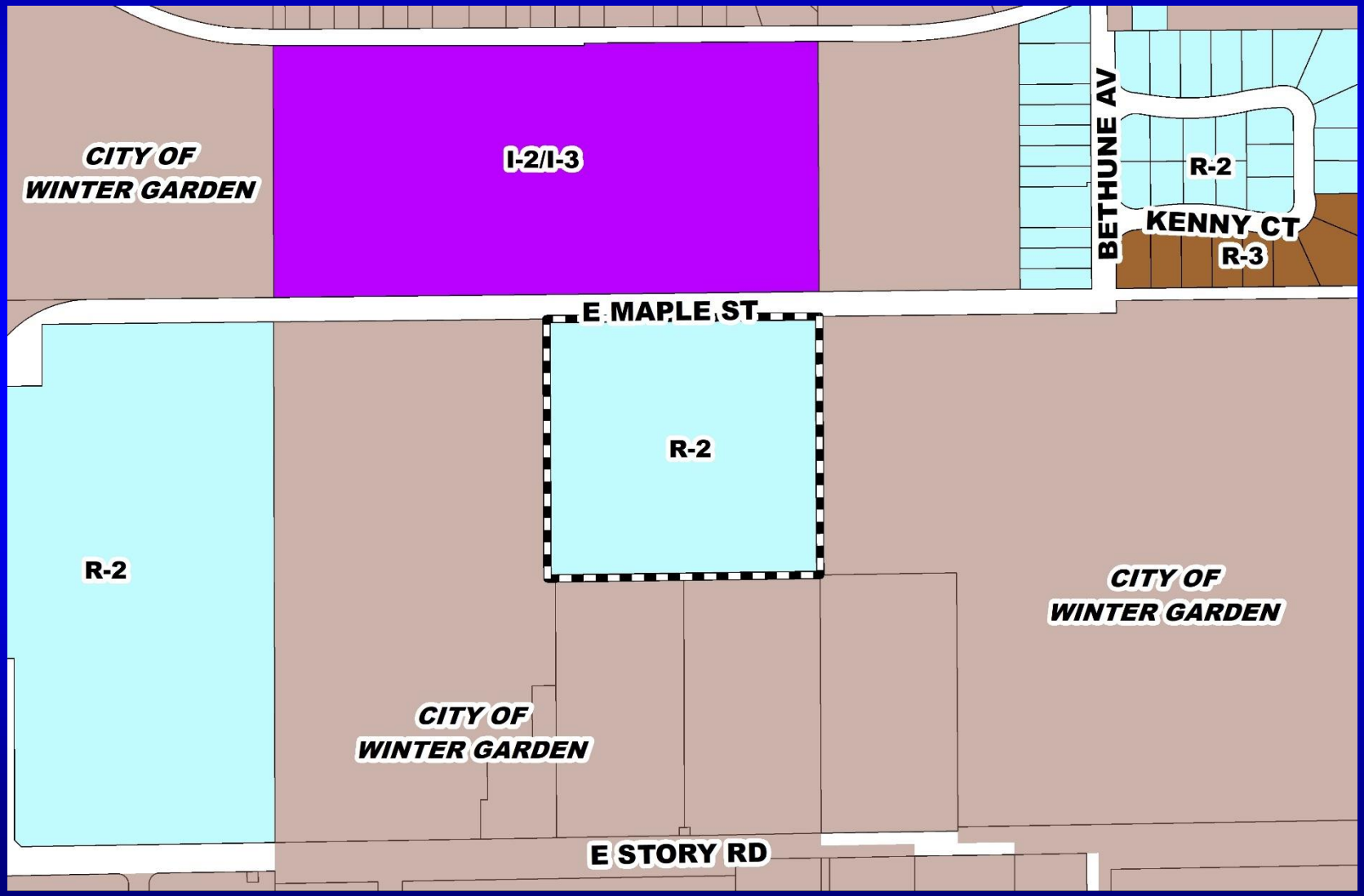
# OCPS Northwest Maintenance Facility
# Planned Development / Land Use Plan

| | |
|---|---|
| **Case:** | **LUP-19-01-045** |
| **Project Name:** | **OCPS Northwest Maintenance Facility PD/LUP** |
| **Applicant:** | **Julie C. Salvo, Orange County Public Schools** |
| **District:** | **1** |
| **Acreage:** | **9.68 gross acres** |
| **Location:** | **1100 E. Maple Street; or generally located on the south side of E. Maple Street, approximately 700 feet west of Bethune Avenue** |
| **Request:** | **To rezone one (1) parcel containing 9.68 gross acres from R-2 (Residential District) to PD (Planned Development District), in order to repurpose an existing elementary school site into an OCPS maintenance facility and educational facility with agricultural uses. No waivers from Orange County Code are requested. .** |

# OCPS Northwest Maintenance Facility
# Planned Development / Land Use Plan
## Future Land Use Map



# OCPS Northwest Maintenance Facility
# Planned Development / Land Use Plan
## Zoning Map



# OCPS Northwest Maintenance Facility
# Planned Development / Land Use Plan
## Aerial Map

# OCPS Northwest Maintenance Facility
# Planned Development / Land Use Plan
## Overall Land Use Plan

**OCPS NORTHWEST MAINTENANCE FACILITY PD/LUP**

**CASE #: LUP-19-01-045**

**SITE DATA**

PARCEL NUMBERS: 12-22-27-6496-15-003
TOTAL SITE ACREAGE: 9.68 AC
LESS WETLAND ACREAGE: 0.00 AC
TOTAL DEVELOPABLE ACRES: 9.68 AC

EXISTING ZONING: R-2 (RESIDENTIAL DISTRICT)

PROPOSED ZONING: PD (PLANNED DEVELOPMENT)

FUTURE LAND USE: INST (INSTITUTIONAL)

PROPOSED USES: MAINTENANCE FACILITY (Note: Items intended to be located on property include white fleet parking for approximately 80 vehicles and 8 trailers, 1 bucket truck, 2 lift gate trucks, 1 small scissor lift, 1 large scissor lift, 1 auditorium lift, and 1 trailer. Hours of operation 6:30AM to 4:00PM.)
EDUCATIONAL FACILITY(UNDER 550 CAPACITY) FOR AGES 18+ WITH AGRICULTURAL AMENITIES (Note: Animals currently residing on site include three chickens, eight goats, two miniature horses, one miniature donkey, two ducks, and three sheep.) The number and type of animals residing on the site may fluctuate as the educational program grows, but in no event shall the number and type of animals residing on site exceed the standards contained in Section 38-79(36), (41), and (49) of the Orange County Code.

BUILDING SQUARE FOOTAGE: 38,220 SQ.FT. SCHOOL

FLOOR AREA RATIO (FAR): 38,220 / 421,660 = 0.09

TRIP GENERATION: 580 (32,790 SQ. FT. X 15.50 FOR OFFICE)

SIGNAGE: SHALL COMPLY WITH ORANGE COUNTY PUBLIC SCHOOL SITING REGULATIONS CHAPTER 38
NOTE: BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED.

BUFFERS: A BUFFER SHALL BE PROVIDED ON THE NORTHWEST CORNER OF THE PROPERTY TO BUFFER THE MAINTNENACE FACILITY FROM THE STREET.

OPEN SPACE: MINIMUM 25%

IMPERVIOUS: MAXIMUM 70%

PHASING: PROJECT TO BE BUILT IN ONE PHASE

SETBACKS:
NORTH: 35 FT
EAST: 30 FT
SOUTH: 50 FT
WEST: 50 FT

BUILDING HEIGHT: 50 FEET (LIMITED TO 35 FEET WITHIN 100 FEET OF RESIDENTIAL) ALLOWED

WATER SERVICE: CITY OF WINTER GARDEN

WASTEWATER: CITY OF WINTER GARDEN

FIREFLOW: SHALL COMPLY WITH ORANGE COUNTY STANDARDS

STORMWATER: SHALL COMPLY WITH WATER MANAGEMENT DISTRICT REQUIREMENTS

ACCESS: PRIMARY ACCESS SHALL BE FROM MAPLE STREET

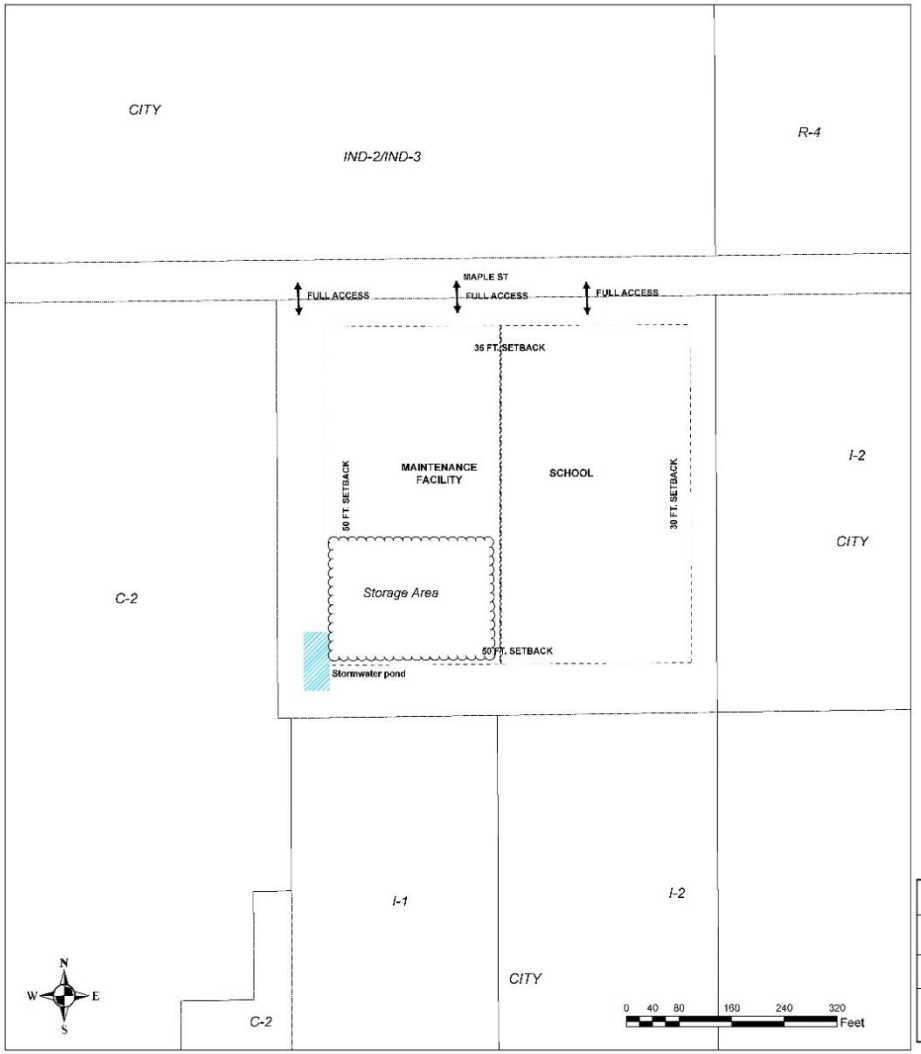
NOTES:

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.

Animal excrement will not be stored within 100 feet of residential, in accordance with Section 38-79(36)(g).

Vehicle storage will be primarily located on the southwest portion of the property.

This site is located within the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Any future development that may occur on this property will comply with applicable environmental standards.




ORANGE COUNTY PUBLIC SCHOOLS
FACILITIES PLANNING DEPARTMENT
6501 Magic Way, Orlando, FL 32809
Tel: (407) 317- 3974 Fax: (407)-317-3263

OC PS

| PREPARED BY |
| --- |
| JCS/VJ |
| DATE |
| Created: 01-18-2019<br>Revised: 07-17-2019 |
| FILE NAME |
| OCPS Northwest Maintenance Facility |
| SHEET NUMBER |
| LUP-02 |

# Action Requested

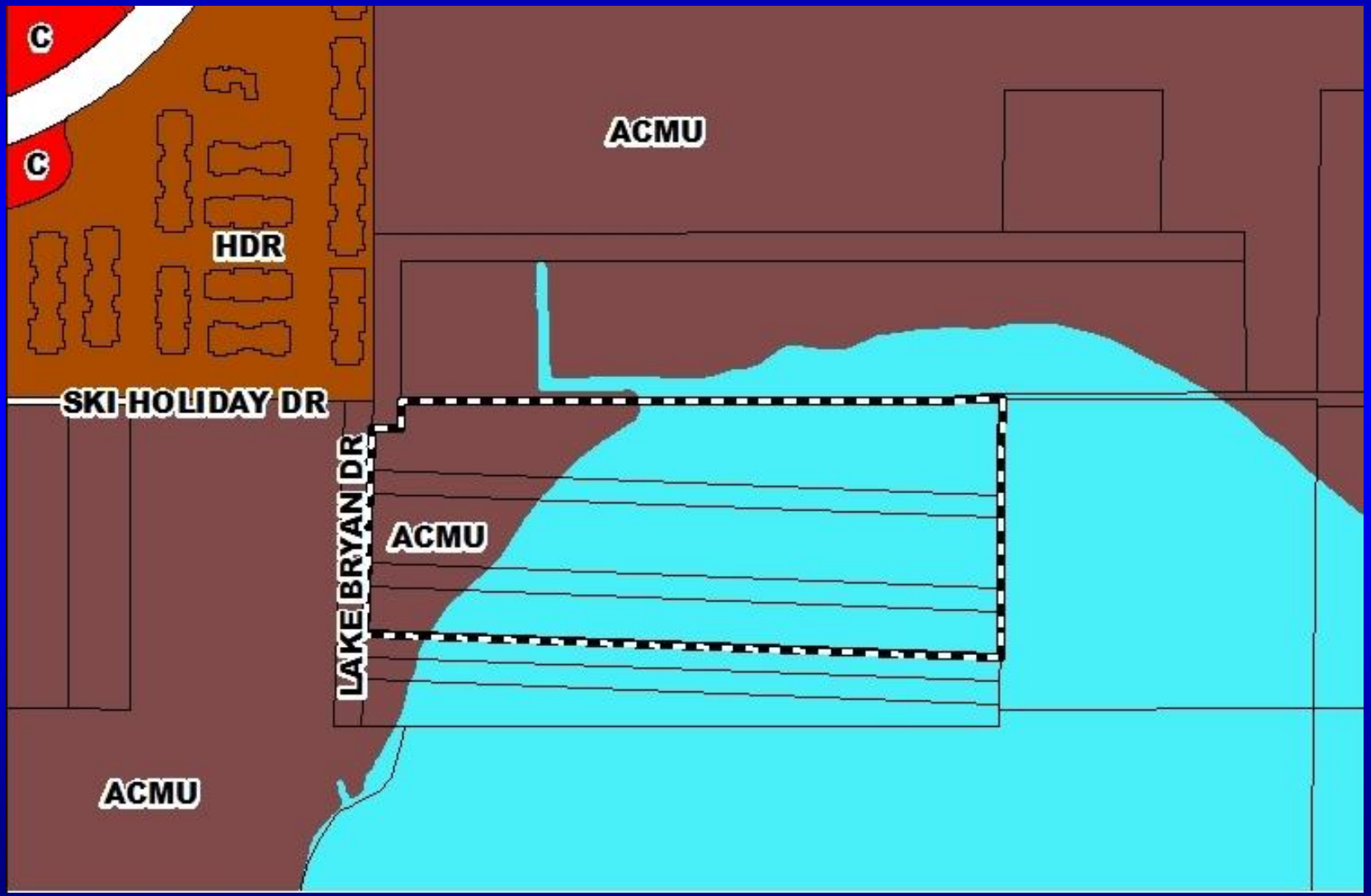
**Make a finding of consistency with the Comprehensive Plan (CP) and approve the OCPS Northwest Maintenance Facility Planned Development / Land Use Plan (PD/LUP) dated "Received July 17, 2019", subject to the conditions listed under the PZC Recommendation in the Staff Report.**

**District 1**

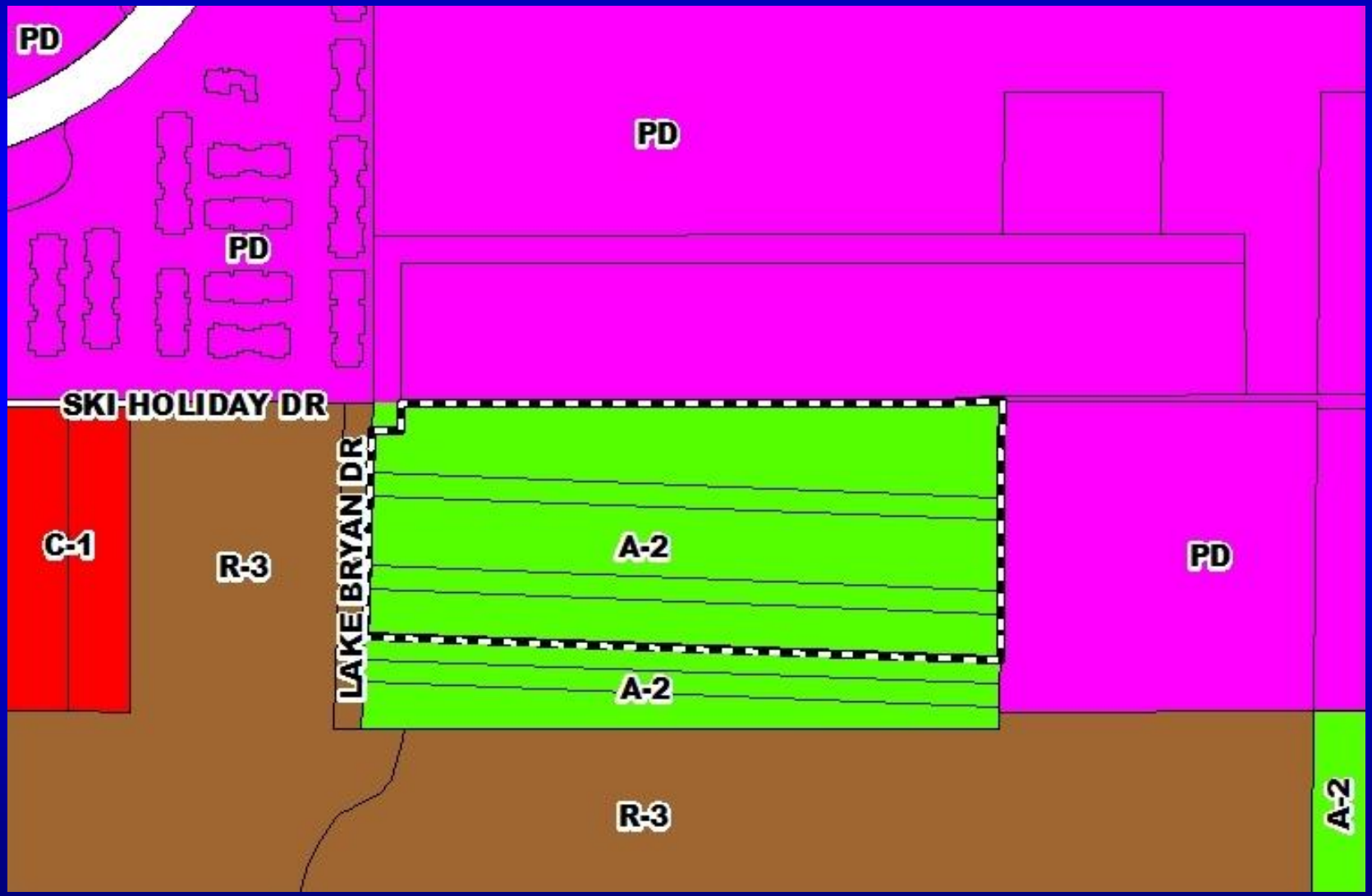
# Paradise Cove
# Planned Development / Land Use Plan

| | |
|---|---|
| **Case:** | **LUP-18-09-308** |
| **Project Name:** | **Paradise Cove PD/LUP** |
| **Applicant:** | **Darcy Unroe, Unroe Engineering, Inc.** |
| **District:** | **1** |
| **Acreage:** | **16.77 gross acres** |
| **Location:** | **Generally located at the southeast corner of Ski Holiday Drive and Lake Bryan Drive.** |
| **Request:** | **To rezone five (5) parcels containing 16.77 gross acres from A-2 to PD for a water sports rental, wedding, and banquet venue. Four (4) waivers from Orange County Code are requested to reduce building, pavement and normal high water elevation setbacks for existing structures.** |

# Paradise Cove
# Planned Development / Land Use Plan
## Future Land Use Map

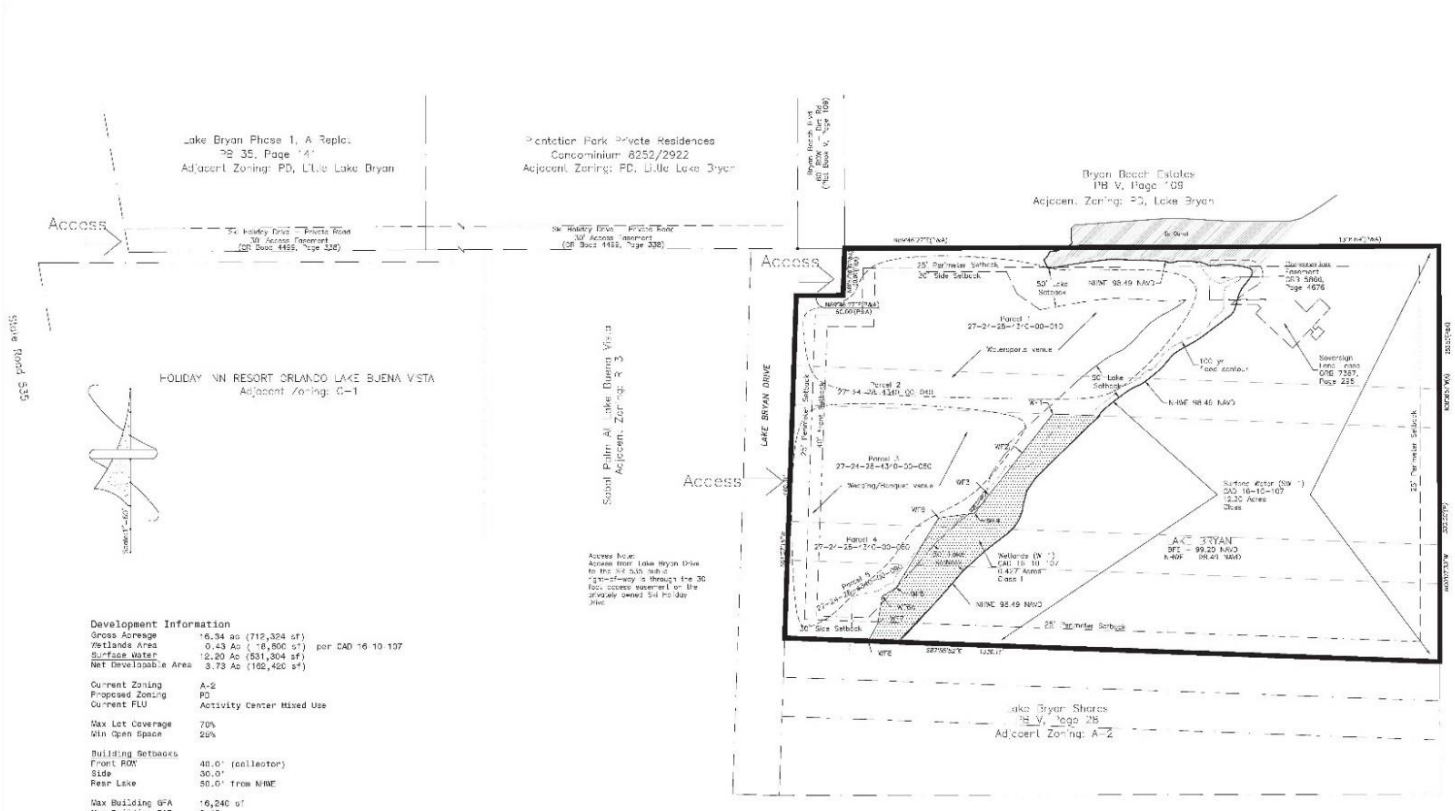


# Paradise Cove
# Planned Development / Land Use Plan
## Zoning Map



# Paradise Cove
# Planned Development / Land Use Plan
## Aerial Map

# Paradise Cove
# Planned Development / Land Use Plan
## Overall Land Use Plan




Access Note:
Access from Lake Bryan Drive to the SR 535 Sub-A right-of-way is through the 30 foot access easement on the privately owned Sq Holiday Inn.

**Development Information**

| | |
|---|---|
| Gross Acreage | 16.34 ac (712,324 sf) |
| Wetlands Area | 0.43 Ac ( 18,800 sf) per CAD 16 10 107 |
| Surface Water | 12.20 Ac (531,304 sf) |
| Net Developable Area | 3.73 Ac (162,420 sf) |
| Current Zoning | A-2 |
| Proposed Zoning | PD |
| Current FLU | Activity Center Mixed Use |
| Max Lot Coverage | 70% |
| Min Open Space | 20% |
| Building Setbacks | |
| Front ROW | 40.0' (collector) |
| Side | 30.0' |
| Rear Lake | 50.0' from NHWE |
| Max Building GFA | 16,240 sf |
| Max Building FAR | 0.10 |
| Max Building Heights | 60 high max (2 stories) |
| | 35 within 100' of SFR |
| Phasing | Single Phase Development |
| Trip Generation (435) Multi-Purpose Recreational | |
| Peak Hour 4-6 PM | 68 Trips (19,000 GFA max) |

Revisions

| Description | Date |
|---|---|

Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
PO Box 470042, Orlando, FL 32847-0042
Business Authorization Number: FL3000874 ph (407) 269-0850

**Land Use Plan for**
Paradise Cove Wedding Venue
18335 Lake Bryan Dr, Orlando, Florida 32821

| | |
|---|---|
| BP | Drawn |
| BP | Checked |
| 1"=60' | Scale |
| 4-26-10 | Date |
| PSCP-LUP | File |

Dwg. No.
LUP1
2 of 5

# Additional Conditions

24) Prior to the issuance of a building permit, the property owner shall record in the official records of Orange County an indemnification/Hold Harmless Agreement which indemnifies Orange County from any damages caused by flooding and shall inform all interested parties that the structure(s) are no closer than 2 feet from the normal high water elevation of Lake Bryan.

# Additional Conditions

25) The applicant agrees that all activities and operations at the property shall comply with the Noise Control Ordinance, codified at Sections 15-176 through 15-191 of the Orange County Code. In addition, the applicant agrees that all activities and operations shall be subject to the following heightened noise/sound prohibitions, limitations and restrictions:

a. No impulsive sound (as defined by the Noise Control Ordinance) shall be permitted at any time;

b. The maximum allowable sound level at the boundary of the property shall be 55 decibels (dB); and

c. All outdoor speakers and other amplified sound shall be directed away from adjoining residential uses.

# Action Requested

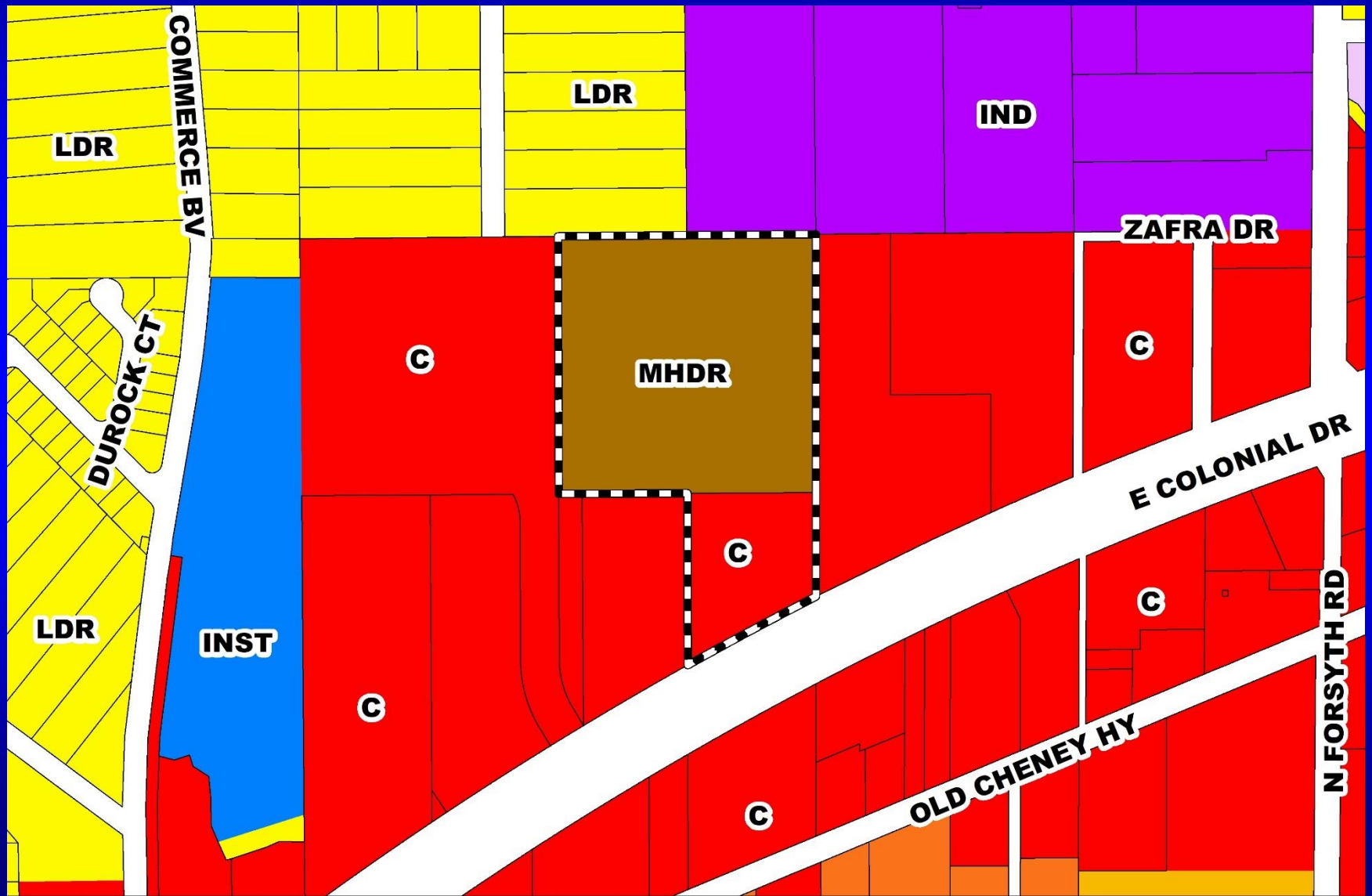
**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Paradise Cove Planned Development / Land Use Plan (PD/LUP) dated "Received June 6, 2019", subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended.**

**District 1**

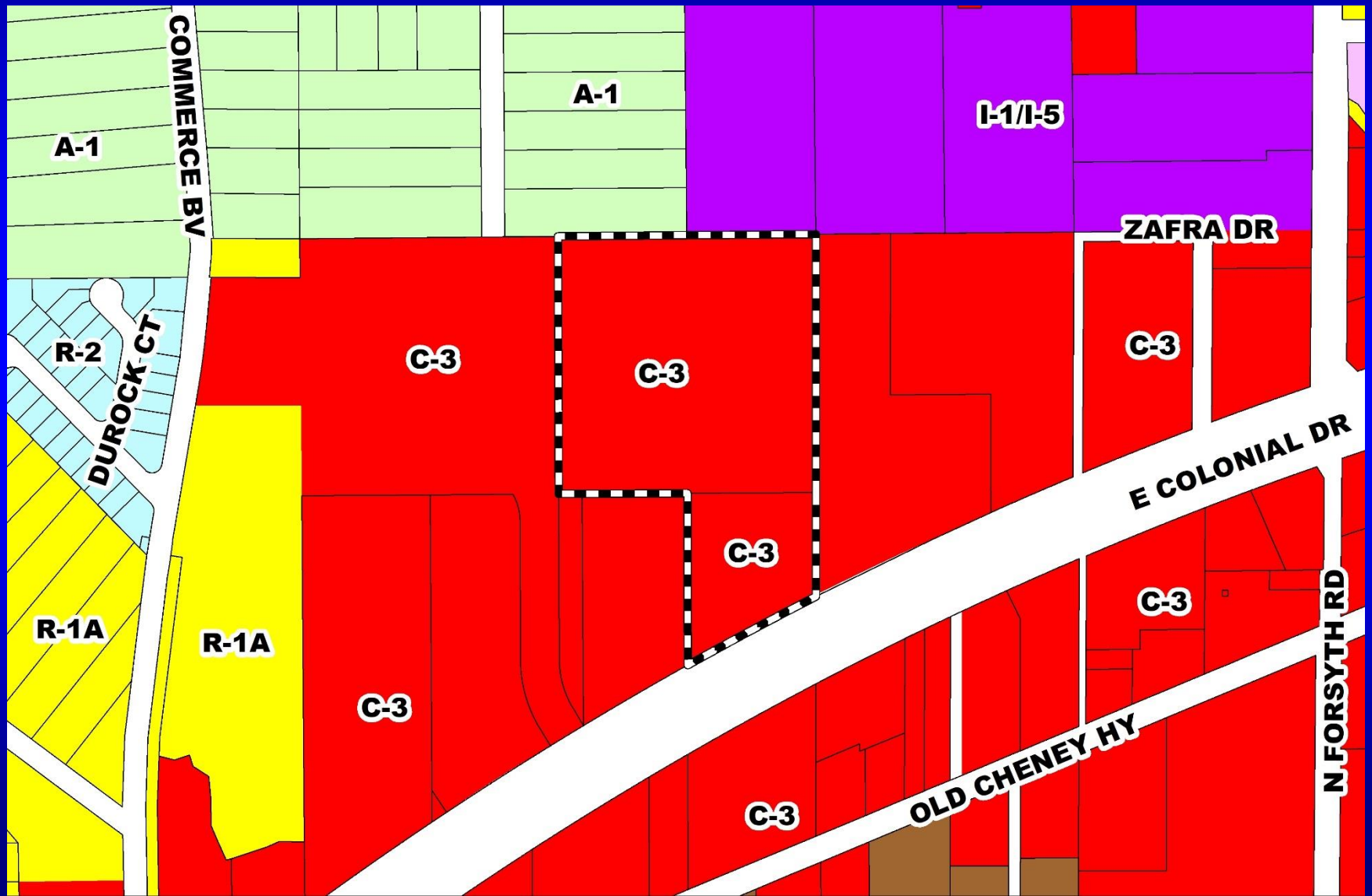
# Wise Colonial
# Planned Development / Land Use Plan

| | |
|---|---|
| **Case:** | **LUP-19-03-088** |
| **Project Name:** | **Wise Colonial Planned Development / Land Use Plan** |
| **Applicant:** | **Chris Dougherty, S&ME, Inc.** |
| **District:** | **5** |
| **Acreage:** | **12.77 gross acres** |
| **Location:** | **6525 and 6575 E. Colonial Drive; or generally located on the north side of E. Colonial Drive, approximately 1,400 feet west of N. Forsyth Road.** |
| **Request:** | **To rezone two (2) parcels containing 12.77 gross acres from C-3 to PD, in order to develop 280 multi-family dwelling units and 19,600 square feet of C-1 (Retail Commercial) uses. Two (2) waivers related to setbacks and height are associated with this request.** |

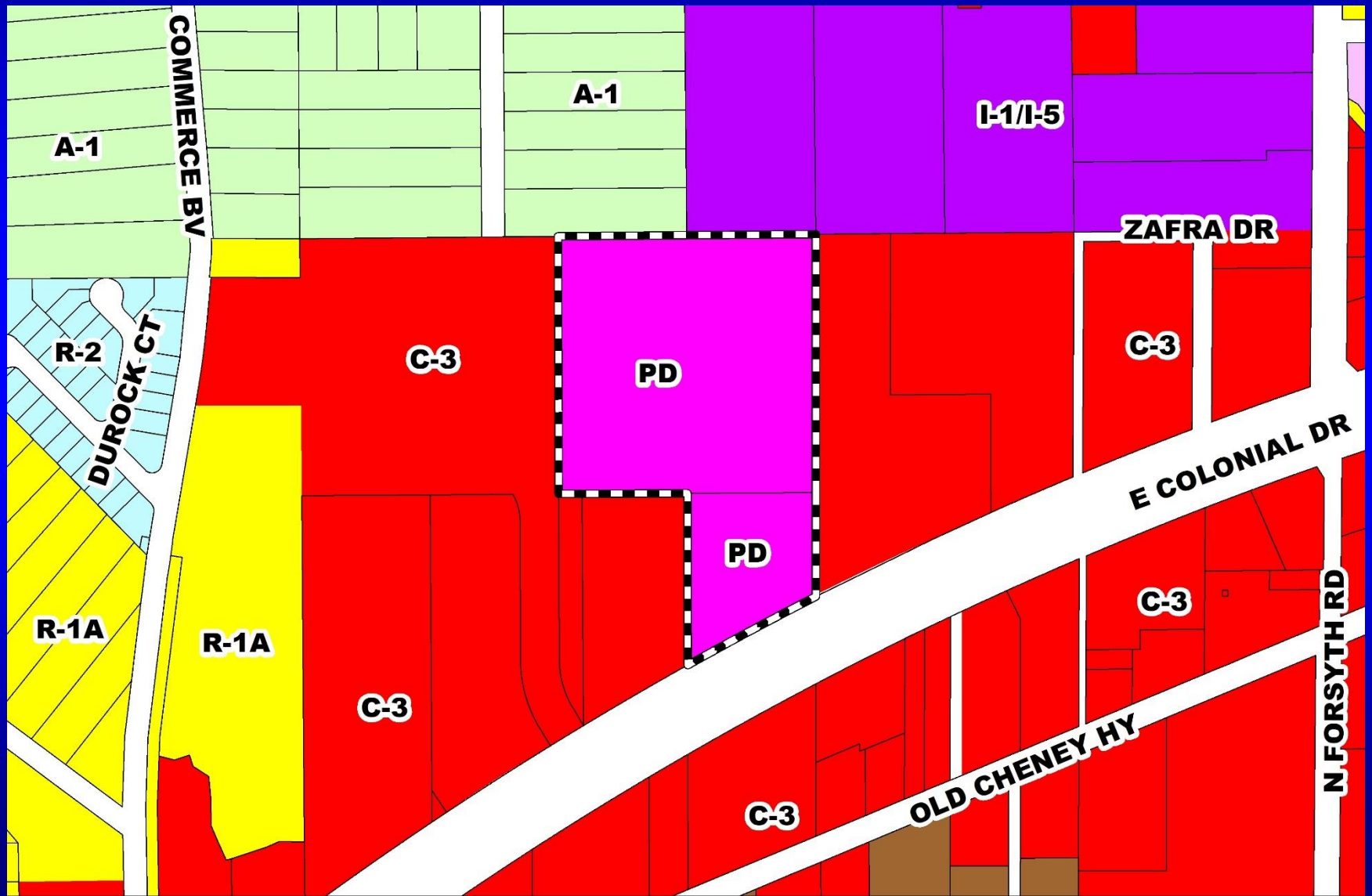
# Wise Colonial
# Planned Development / Land Use Plan
## Future Land Use Map



# Wise Colonial
# Planned Development / Land Use Plan
## Zoning Map

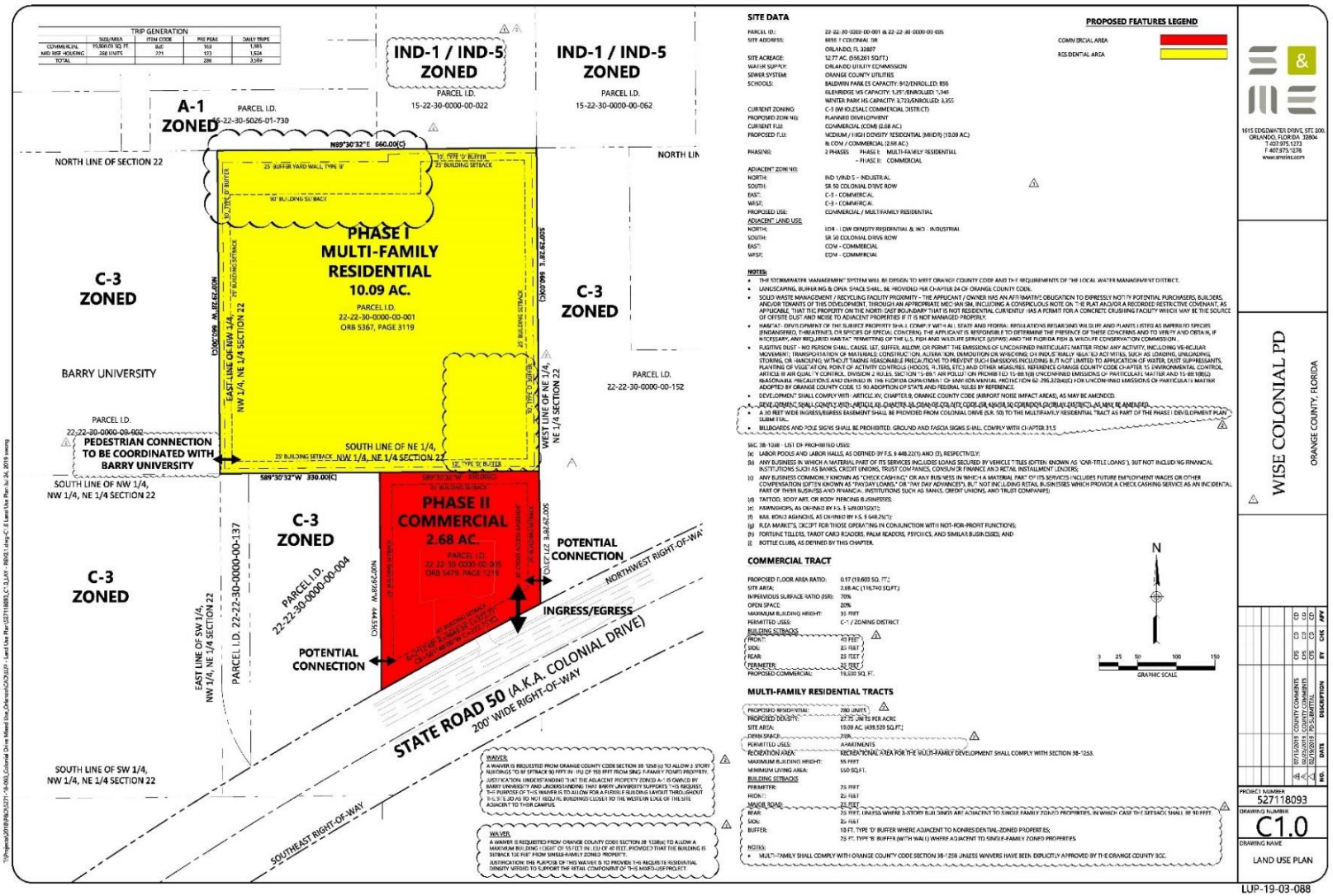


# Wise Colonial
# Planned Development / Land Use Plan
## Proposed Zoning Map



# Wise Colonial
# Planned Development / Land Use Plan
## Aerial Map

# Wise Colonial
# Planned Development / Land Use Plan
## Overall Land Use Plan




TRIP GENERATION

| | SIZE/AREA | ITEM CODE | PM PEAK | DAILY TRIPS |
|---|---|---|---|---|
| COMMERCIAL | 95,800.00 SQ FT | 820 | 163 | 7,985 |
| MID RISE HOUSING | 280 UNITS | 221 | 123 | 1,524 |
| TOTAL | | | 286 | 9,509 |

**SITE DATA**

| | |
|---|---|
| PARCEL ID.: | 22-22-30-0000-00-001 & 22-22-30-0000-00-035 |
| SITE ADDRESS: | 8855 E COLONIAL DR ORLANDO, FL 32807 |
| SITE ACREAGE: | 12.77 AC. (556,261 SQ.FT.) |
| WATER SUPPLY: | ORLANDO UTILITY COMMISSION |
| SEWER SYSTEM: | ORANGE COUNTY UTILITIES |
| SCHOOLS: | BALDWIN PARK ES CAPACITY: 912/ENROLLED: 856<br>GLENRIDGE MS CAPACITY: 1,251/ENROLLED: 1,346<br>WINTER PARK HS CAPACITY: 3,723/ENROLLED: 3,355 |
| CURRENT ZONING: | C-3 (WHOLESALE COMMERCIAL DISTRICT) |
| PROPOSED ZONING: | PLANNED DEVELOPMENT |
| CURRENT FLU: | COMMERCIAL (COM) (2.68 AC.) |
| PROPOSED FLU: | MEDIUM / HIGH DENSITY RESIDENTIAL (MHDR) (10.09 AC)<br>& COM / COMMERCIAL (2.68 AC.) |
| PHASING: | 2 PHASES - PHASE I: MULTI-FAMILY RESIDENTIAL<br>- PHASE II: COMMERCIAL |

ADJACENT ZONING:

| | |
|---|---|
| NORTH: | IND 1/IND 5 - INDUSTRIAL |
| SOUTH: | SR 50 COLONIAL DRIVE ROW |
| EAST: | C-3 - COMMERCIAL |
| WEST: | C-3 - COMMERCIAL |
| PROPOSED USE: | COMMERCIAL / MULTIFAMILY RESIDENTIAL |

ADJACENT LAND USE

| | |
|---|---|
| NORTH: | LDR - LOW DENSITY RESIDENTIAL & IND - INDUSTRIAL |
| SOUTH: | SR 50 COLONIAL DRIVE ROW |
| EAST: | COM - COMMERCIAL |
| WEST: | COM - COMMERCIAL |

**PROPOSED FEATURES LEGEND**

COMMERCIAL AREA
RESIDENTIAL AREA

**NOTES:**

- THE STORMWATER MANAGEMENT SYSTEM WILL BE DESIGN TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
- LANDSCAPING, BUFFERING & OPEN SPACE SHALL BE PROVIDED PER CHAPTER 24 OF ORANGE COUNTY CODE.
- SOLID WASTE MANAGEMENT / RECYCLING FACILITY PROXIMITY - THE APPLICANT / OWNER HAS AN AFFIRMATIVE OBLIGATION TO EXPRESSLY NOTIFY POTENTIAL PURCHASERS, BUILDERS, AND/OR TENANTS OF THIS DEVELOPMENT, THROUGH AN APPROPRIATE MECHANISM, INCLUDING A CONSPICUOUS NOTE ON THE PLAT AND/OR A RECORDED RESTRICTIVE COVENANT, AS APPLICABLE, THAT THE PROPERTY ON THE NORTH (EAST BOUNDARY THAT IS NOT RESIDENTIAL CURRENTLY HAS A PERMIT FOR A CONCRETE CRUSHING FACILITY WHICH MAY BE THE SOURCE OF OFFSITE DUST AND NOISE TO ADJACENT PROPERTIES IF IT IS NOT MANAGED PROPERLY.
- HABITAT - DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING WILDLIFE AND PLANTS LISTED AS IMPERILED SPECIES (ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN). THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERNS AND TO VERIFY AND OBTAIN, IF NECESSARY, ANY REQUIRED HABITAT PERMITTING OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION.
- FUGITIVE DUST - NO PERSON SHALL CAUSE, LET, SUFFER, ALLOW, OR PERMIT THE EMISSIONS OF UNCONFINED PARTICULATE MATTER FROM ANY ACTIVITY, INCLUDING VEHICULAR MOVEMENT; TRANSPORTATION OF MATERIALS; CONSTRUCTION, ALTERATION, DEMOLITION OR WRECKING; OR INDUSTRIALLY RELATED ACTIVITIES, SUCH AS LOADING, UNLOADING, STORING, OR HANDLING WITHOUT TAKING REASONABLE PRECAUTIONS TO PREVENT SUCH EMISSIONS INCLUDING BUT NOT LIMITED TO APPLICATION OF WATER, DUST SUPPRESSANTS, PLANTING OF VEGETATION, POINT OF ACTIVITY CONTROLS (HOODS, FILTERS, ETC.) AND OTHER MEASURES. REFERENCE ORANGE COUNTY CODE CHAPTER 15 ENVIRONMENTAL CONTROL, ARTICLE III AIR QUALITY CONTROL, DIVISION 2 RULES, SECTION 15-88 "AIR POLLUTION PROHIBITED TO 15-88.1(B) UNCONFINED EMISSIONS OF PARTICULATE MATTER AND 15-88.1(B)(2) REASONABLE PRECAUTIONS AND DEFINED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 62-296.320(4)(C) FOR UNCONFINED EMISSIONS OF PARTICULATE MATTER ADOPTED BY ORANGE COUNTY CODE 15-90 ADOPTION OF STATE AND FEDERAL RULES BY REFERENCE.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE XV, CHAPTER 9, ORANGE COUNTY CODE AIRPORT NOISE IMPACT AREAS), AS MAY BE AMENDED.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE XII, CHAPTER 38, CODE OF COUNTY CODE OR 436.08 (C) CORRIDOR OVERLAY DISTRICT), AS MAY BE AMENDED.
- A 30 FEET WIDE INGRESS/EGRESS EASEMENT SHALL BE PROVIDED FROM COLONIAL DRIVE (S.R. 50) TO THE MULTIFAMILY RESIDENTIAL TRACT AS PART OF THE PHASE I DEVELOPMENT PLAN SUBMITTAL.
- BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH CHAPTER 31.5

SEC. 38-1268 - LIST OF PROHIBITED USES:

(a) LABOR POOLS AND LABOR HALLS, AS DEFINED BY F.S. § 448.22(1) AND (3), RESPECTIVELY;
(b) ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES LOANS SECURED BY VEHICLE TITLES (OFTEN KNOWN AS "CAR-TITLE LOANS"), BUT NOT INCLUDING FINANCIAL INSTITUTIONS SUCH AS BANKS, CREDIT UNIONS, TRUST COMPANIES, CONSUMER FINANCE AND RETAIL INSTALLMENT LENDERS;
(c) ANY BUSINESS COMMONLY KNOWN AS "CHECK CASHING," OR ANY BUSINESS IN WHICH A MATERIAL PART OF ITS SERVICES INCLUDES FUTURE EMPLOYMENT WAGES OR OTHER COMPENSATION (OFTEN KNOWN AS "PAYDAY LOANS," OR "PAY DAY ADVANCES"), BUT NOT INCLUDING RETAIL BUSINESSES WHICH PROVIDE A CHECK CASHING SERVICE AS AN INCIDENTAL PART OF THEIR BUSINESS AND FINANCIAL INSTITUTIONS SUCH AS BANKS, CREDIT UNIONS, AND TRUST COMPANIES;
(d) TATTOO, BODY ART, OR BODY PIERCING BUSINESSES;
(e) PAWNSHOPS, AS DEFINED BY F.S. § 539.001(2)(C);
(f) BAIL BOND AGENCIES, AS DEFINED BY F.S. § 648.26(1);
(g) FLEA MARKETS, EXCEPT FOR THOSE OPERATING IN CONJUNCTION WITH NOT-FOR-PROFIT FUNCTIONS;
(h) FORTUNE TELLERS, TAROT CARD READERS, PALM READERS, PSYCHICS, AND SIMILAR BUSINESSES; AND
(i) BOTTLE CLUBS, AS DEFINED BY THIS CHAPTER.

**COMMERCIAL TRACT**

| | |
|---|---|
| PROPOSED FLOOR AREA RATIO: | 0.17 (19,603 SQ. FT.) |
| SITE AREA: | 2.68 AC (116,740 SQ.FT.) |
| IMPERVIOUS SURFACE RATIO (ISR): | 70% |
| OPEN SPACE: | 20% |
| MAXIMUM BUILDING HEIGHT: | 35 FEET |
| PERMITTED USES: | C-1 / ZONING DISTRICT |
| BUILDING SETBACKS | |
| FRONT: | 40 FEET |
| SIDE: | 25 FEET |
| REAR: | 25 FEET |
| PERIMETER: | 50 FEET |
| PROPOSED COMMERCIAL | 19,600 SQ. FT. |

N

3 25 50 100 150
GRAPHIC SCALE

**MULTI-FAMILY RESIDENTIAL TRACTS**

| | |
|---|---|
| PROPOSED RESIDENTIAL: | 280 UNITS |
| PROPOSED DENSITY: | 27.75 UNITS PER ACRE |
| SITE AREA: | 10.09 AC. (439,529 SQ.FT.) |
| OPEN SPACE: | 70% |
| PERMITTED USES: | APARTMENTS |
| RECREATION AREA: | RECREATIONAL AREA FOR THE MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH SECTION 38-1253. |
| MAXIMUM BUILDING HEIGHT: | 55 FEET |
| MINIMUM LIVING AREA: | 550 SQ.FT. |
| BUILDING SETBACKS | |
| PERIMETER: | 75 FEET |
| FRONT: | 25 FEET |
| MAJOR ROAD: | 25 FEET |
| REAR: | 25 FEET, UNLESS WHERE 3-STORY BUILDINGS ARE ADJACENT TO SINGLE FAMILY ZONED PROPERTIES, IN WHICH CASE THE SETBACK SHALL BE 90 FEET |
| SIDE: | 25 FEET |
| BUFFER: | 10 FT. TYPE 'D' BUFFER WHERE ADJACENT TO NONRESIDENTIAL-ZONED PROPERTIES;<br>25 FT. TYPE 'B' BUFFER (WITH WALL) WHERE ADJACENT TO SINGLE-FAMILY ZONED PROPERTIES |

NOTES:

- MULTI-FAMILY SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 38-1258 UNLESS WAIVERS HAVE BEEN EXPLICITLY APPROVED BY THE ORANGE COUNTY BCC.


1615 EDGEWATER DRIVE, STE 200
ORLANDO, FLORIDA 32804
T 407.975.1273
F 407.875.1278
www.jmeinc.com


WISE COLONIAL PD
ORANGE COUNTY, FLORIDA

| NO. | DATE | DESCRIPTION | BY | CHK | APV |
|---|---|---|---|---|---|
| 4 | 07/15/2019 | COUNTY COMMENTS | DS | CJ | CD |
| 3 | 06/27/2019 | COUNTY COMMENTS | DS | CJ | CD |
| 2 | 06/26/2019 | PD SUBMITTAL | DS | CJ | CD |
| 1 | | | | | |

PROJECT NUMBER
527118093
DRAWING NUMBER
C1.0
DRAWING NAME
LAND USE PLAN

LUP-19-03-088

# Action Requested

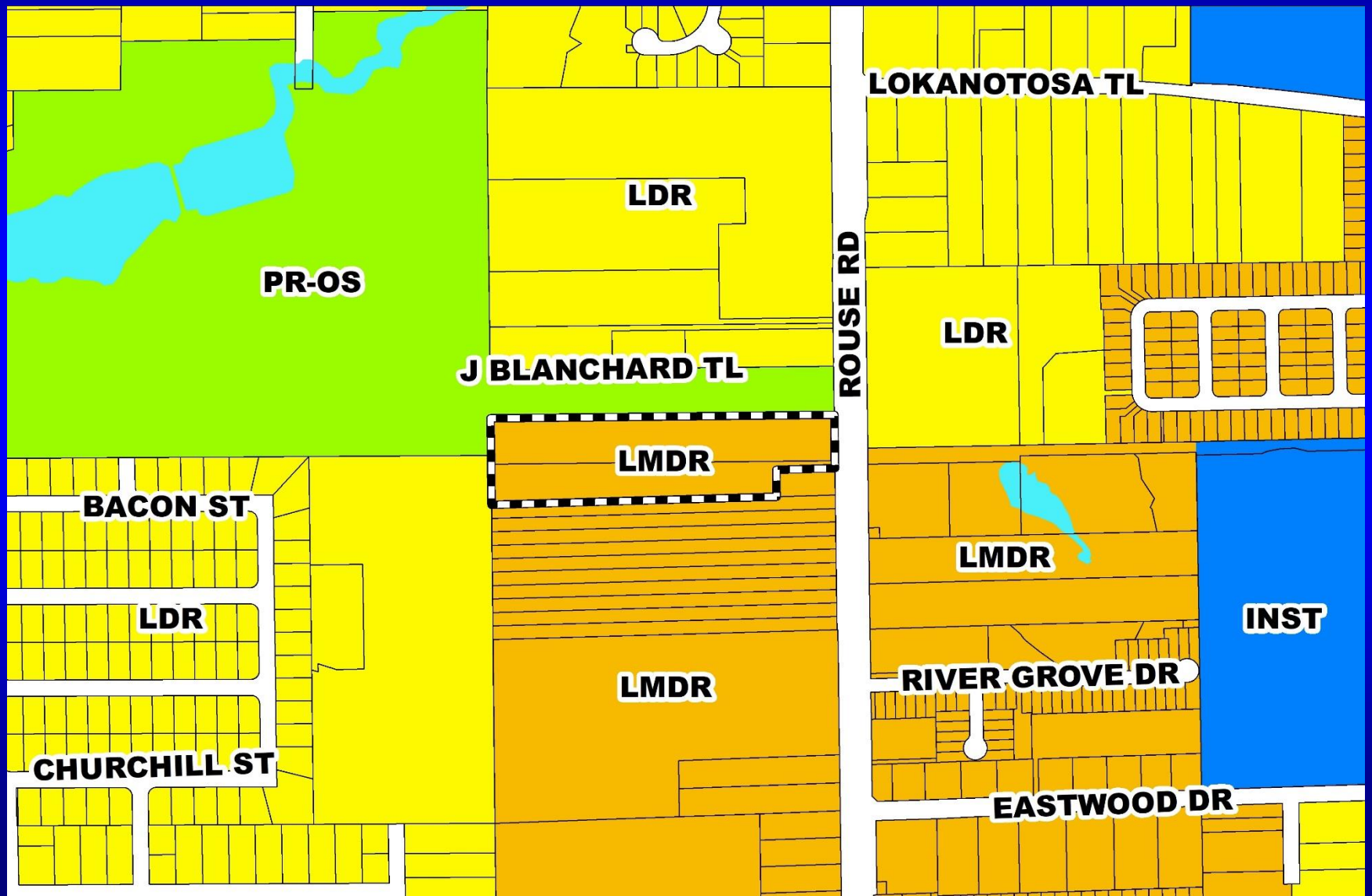
**Make a finding of consistency with the Comprehensive Plan and approve the Wise Colonial Planned Development / Land Use Plan (PD/LUP), dated "Received July 16, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**

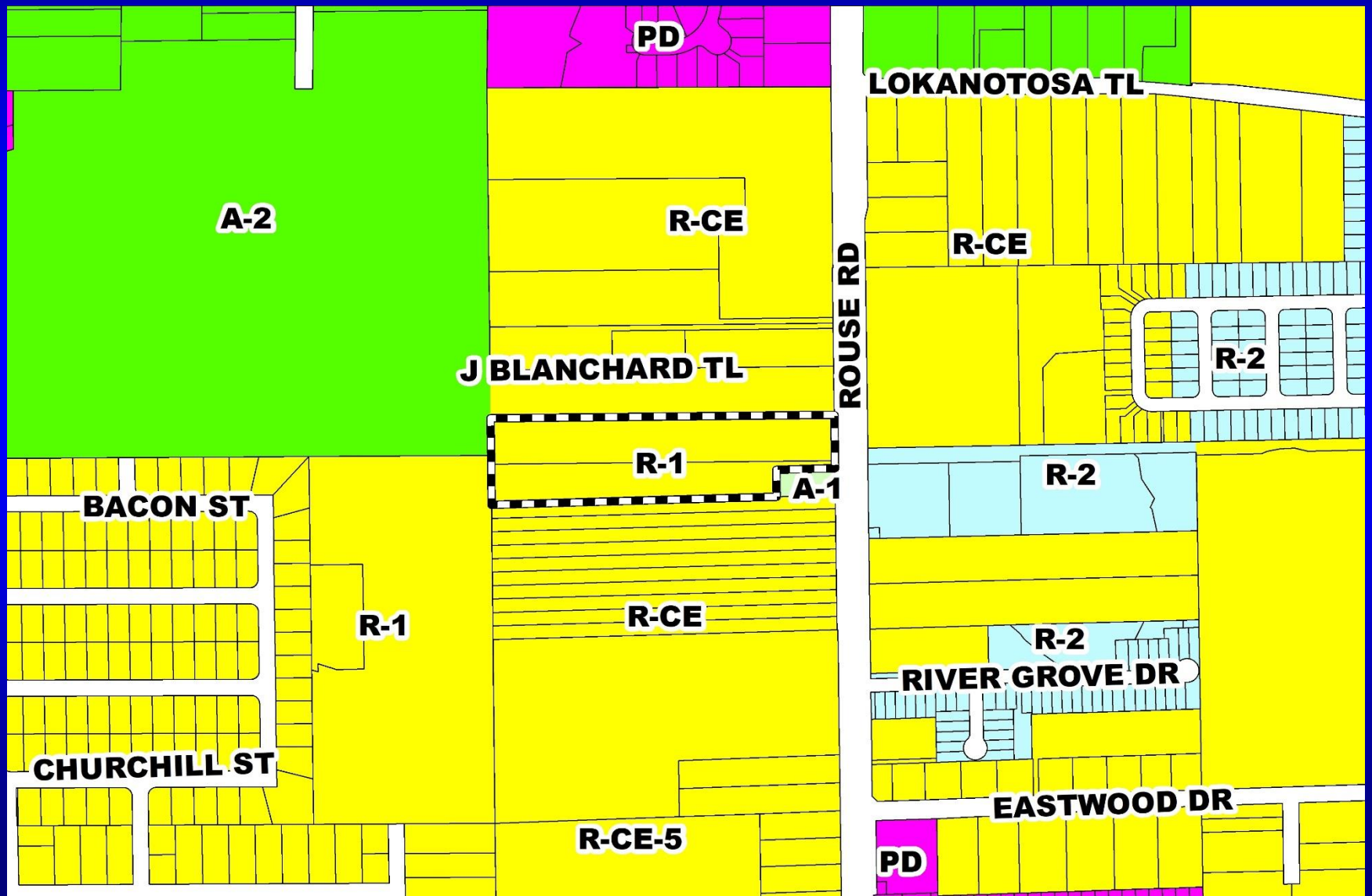
# Rouse Road Townhomes
# Planned Development / Land Use Plan

| | |
|---|---|
| **Case:** | LUP-18-11-386 |
| **Project Name:** | Rouse Road Townhomes Planned Development / Land Use Plan |
| **Applicant:** | Bryan Potts, Tannath Design, Inc. |
| **District:** | 5 |
| **Acreage:** | 8.58 gross acres<br>6.96 developable acres |
| **Location:** | 2460 and 2484 Rouse Road; generally south of Jay Blanchard Trail, and west of Rouse Road. |
| **Request:** | To rezone two (2) parcels containing 8.58 gross acres from R-1 (Single-Family Dwelling District) to PD (Planned Development District), in order to construct fifty-four (54) attached residential dwelling units. One (1) waiver related to the PD Perimeter Setback is associated with this request. |

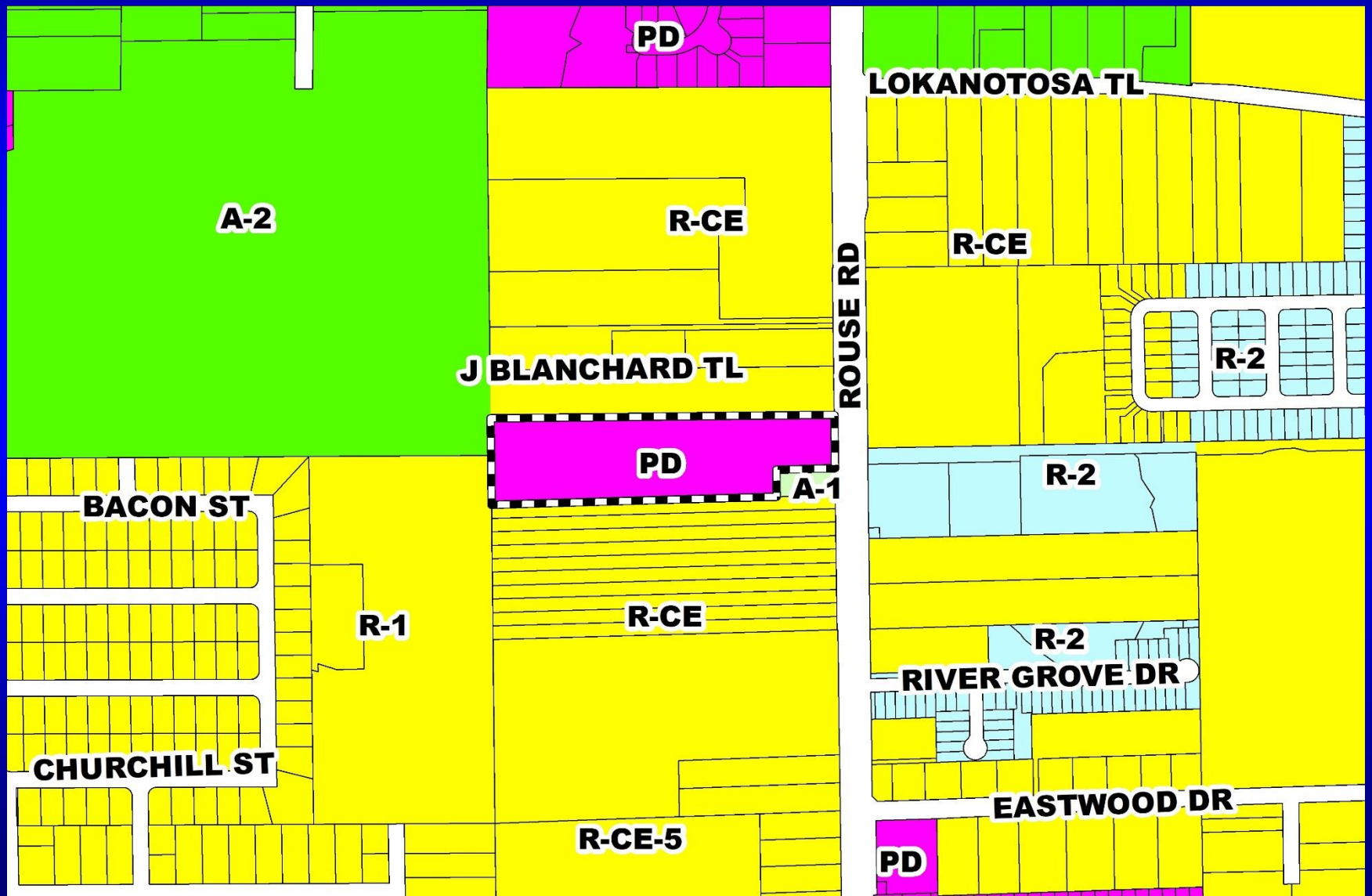
# Rouse Road Townhomes
# Planned Development / Land Use Plan
## Future Land Use Map



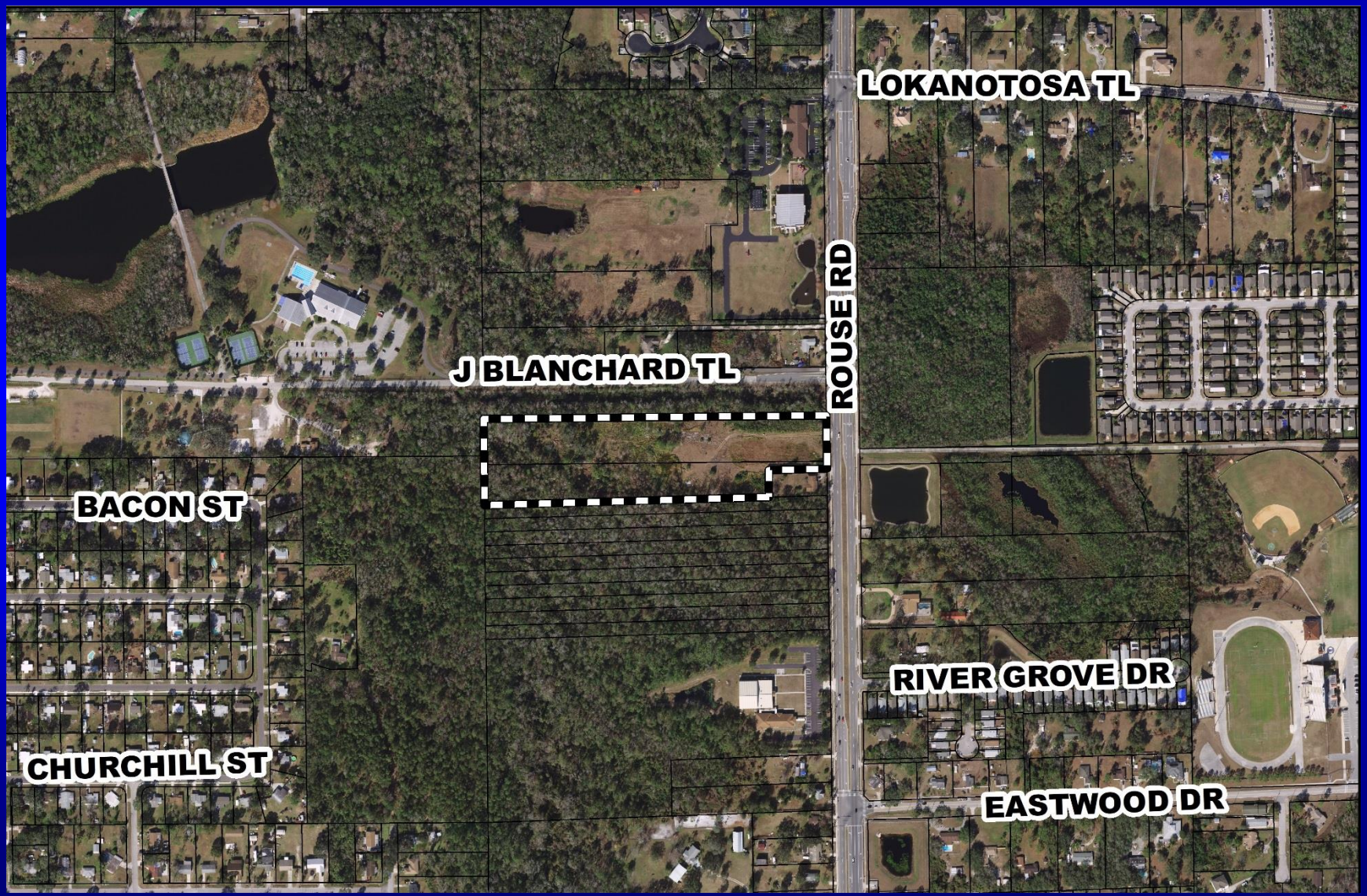
# Rouse Road Townhomes
# Planned Development / Land Use Plan
## Zoning Map



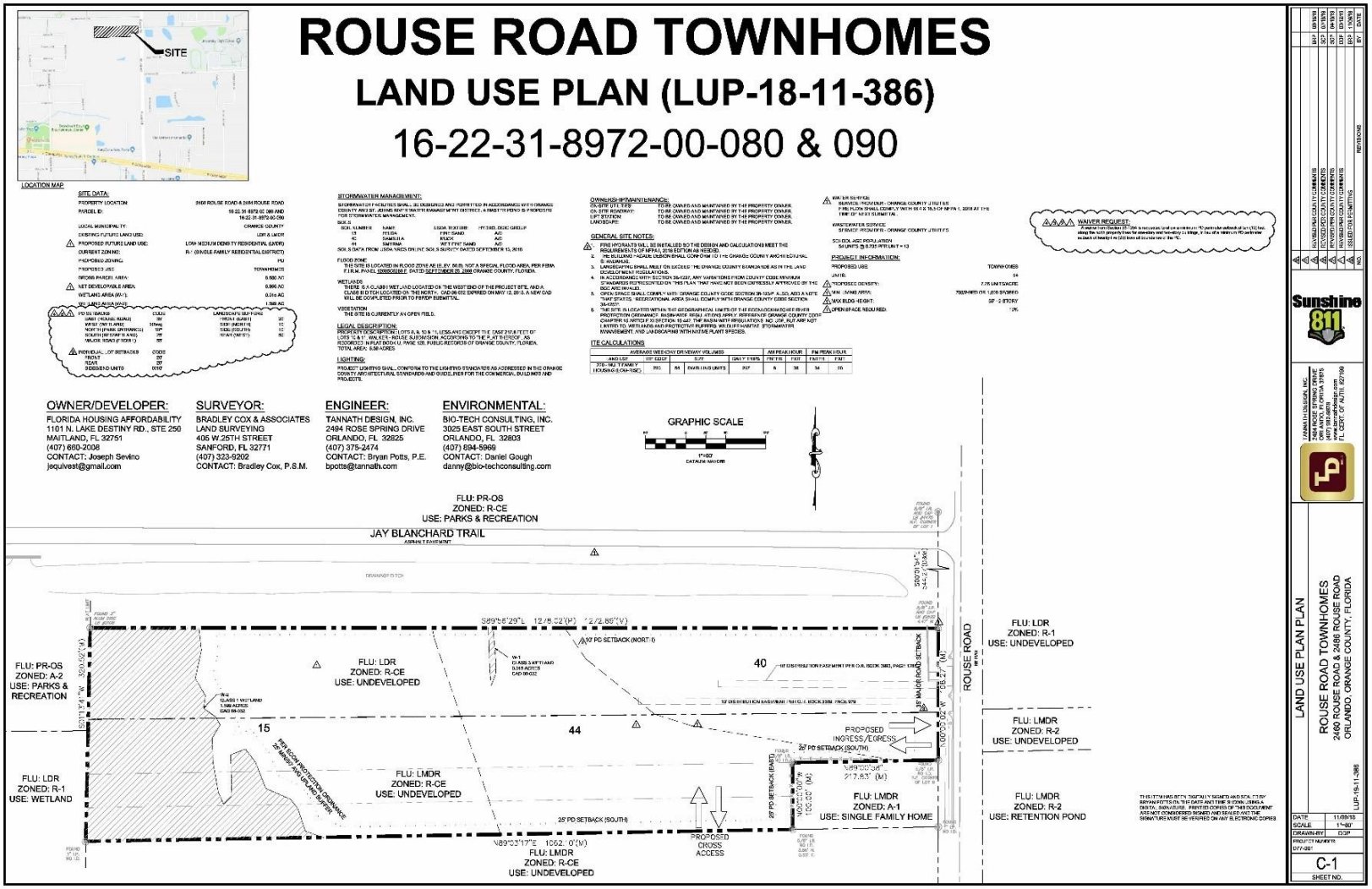
# Rouse Road Townhomes
# Planned Development / Land Use Plan
## Proposed Zoning Map



# Rouse Road Townhomes
# Planned Development / Land Use Plan
## Aerial Map



# Rouse Road Townhomes
# Planned Development / Land Use Plan
## Overall Land Use Plan



# Action Requested

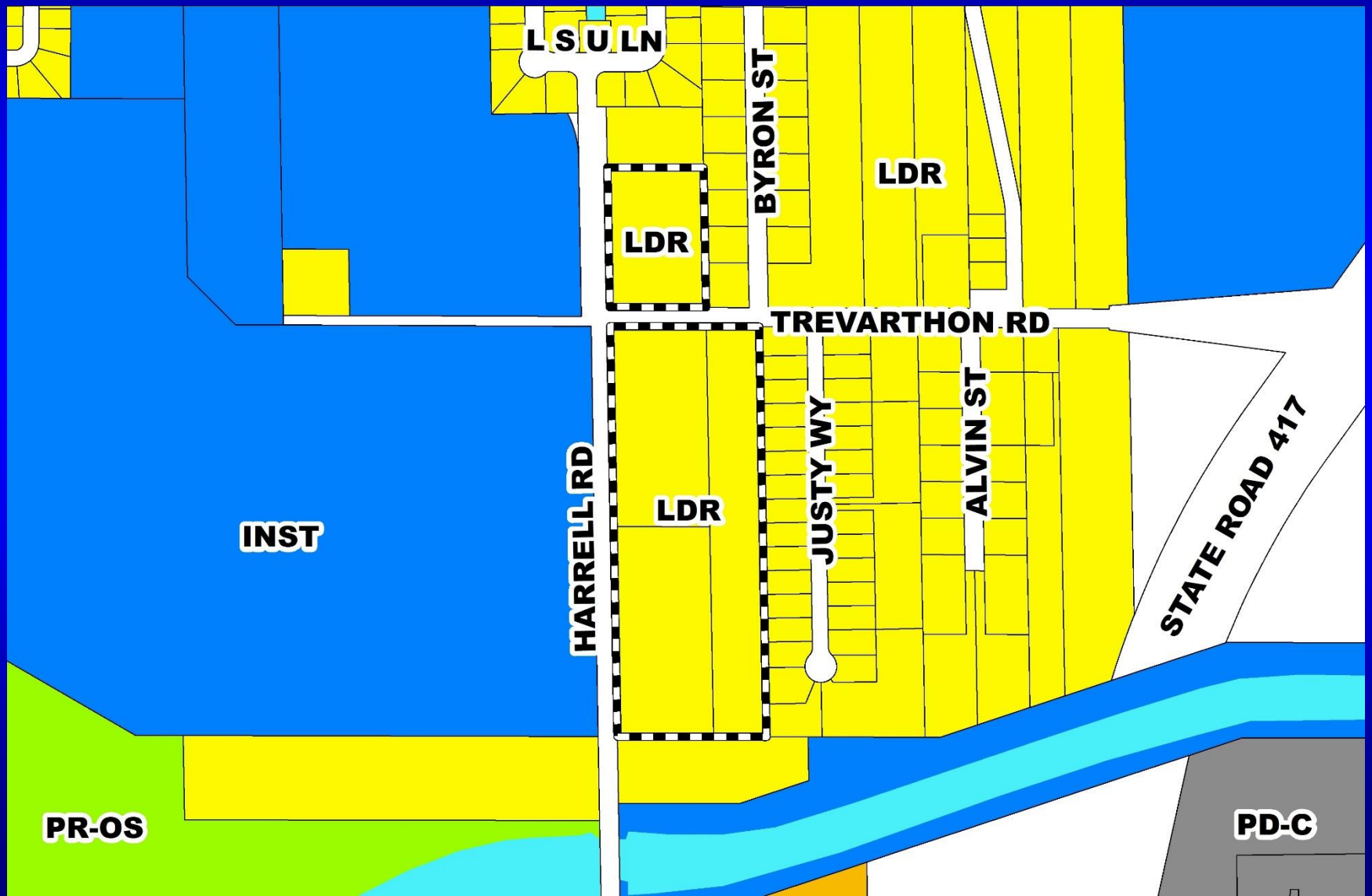
**Make a finding of consistency with the Comprehensive Plan and approve the Rouse Road Townhomes Planned Development / Land Use Plan (PD/LUP), dated "July 19, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**

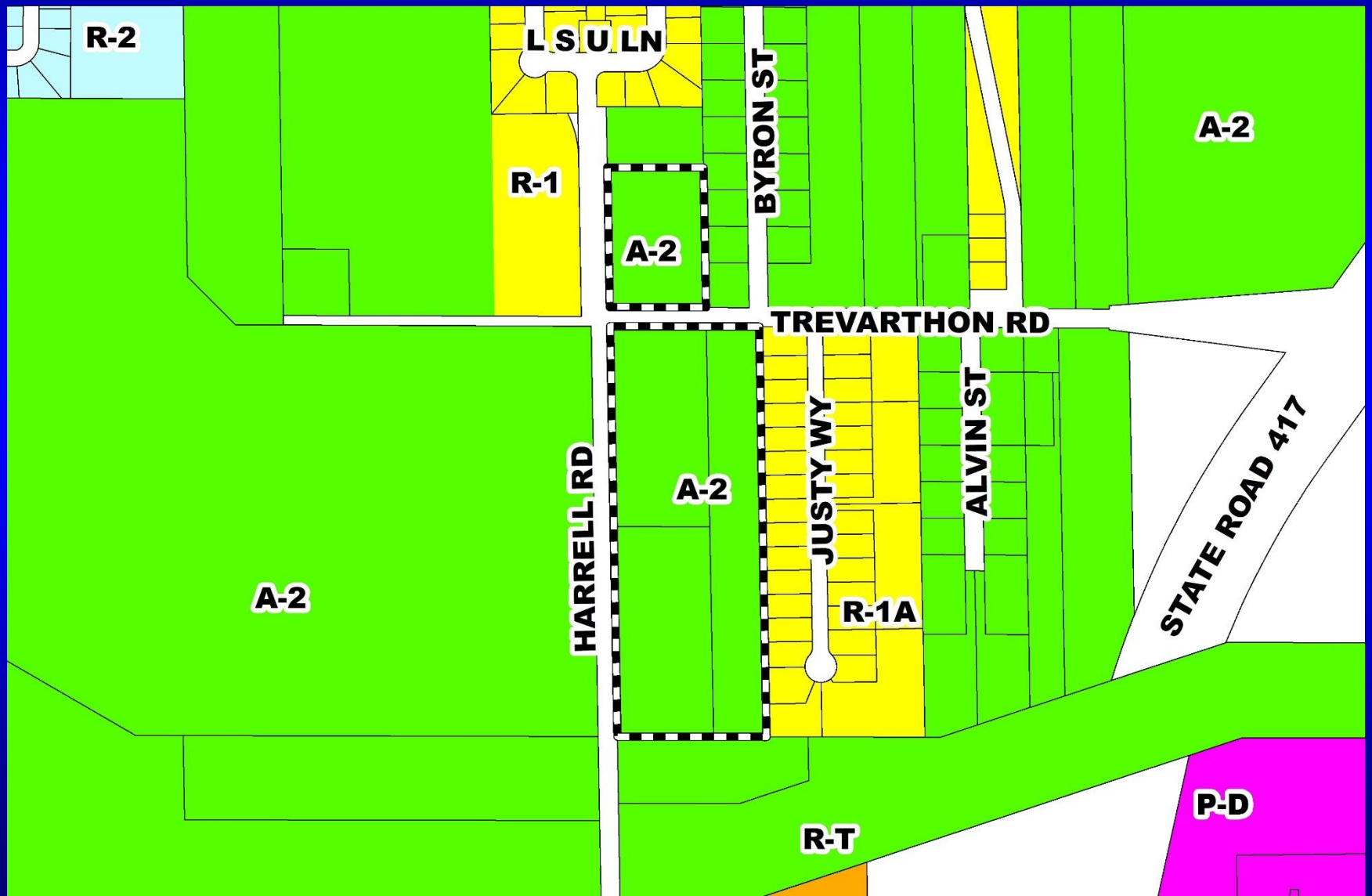
# Harrell Oaks
# Planned Development / Land Use Plan

| | |
|---|---|
| **Case:** | **LUP-19-02-074** |
| **Project Name:** | **Harrell Oaks Planned Development / Land Use Plan** |
| **Applicant:** | **Khaled Hussein** |
| **Districts:** | **3 and 5** |
| **Acreage:** | **16.90 gross acres** |
| **Location:** | **Generally located east of Harrell Road, north and south of Trevarthon Road, and west of State Road 417.** |
| **Request:** | **To rezone four (4) parcels containing 16.9 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District), in order to construct sixty-four (64) single-family detached dwelling units. One (1) waiver related to the PD Perimeter Setback is associated with this request.** |

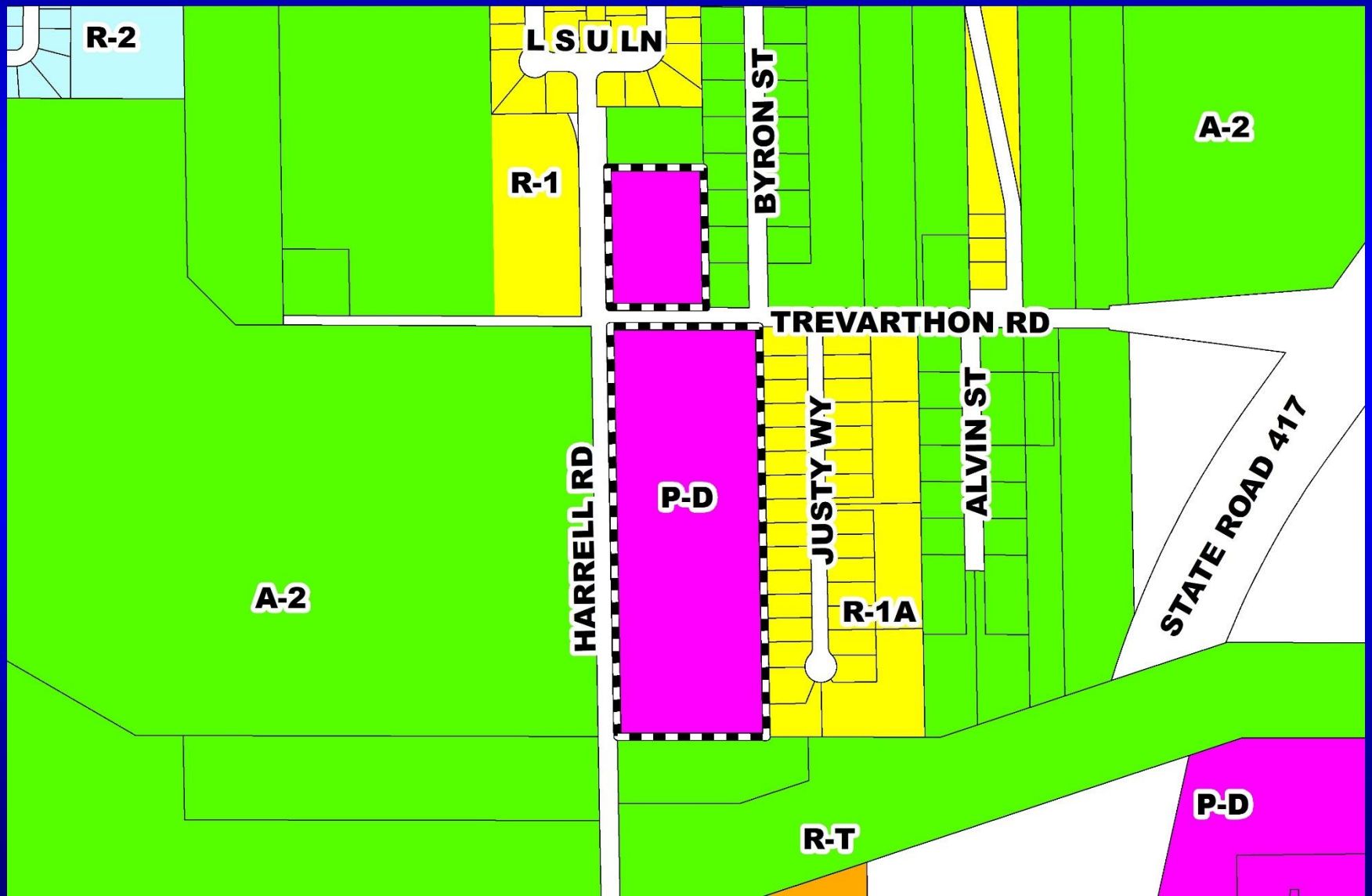
# Harrell Oaks
# Planned Development / Land Use Plan
## Future Land Use Map



# Harrell Oaks
# Planned Development / Land Use Plan
## Zoning Map



# Harrell Oaks
# Planned Development / Land Use Plan
## Proposed Zoning Map



# Harrell Oaks
# Planned Development / Land Use Plan
## Aerial Map

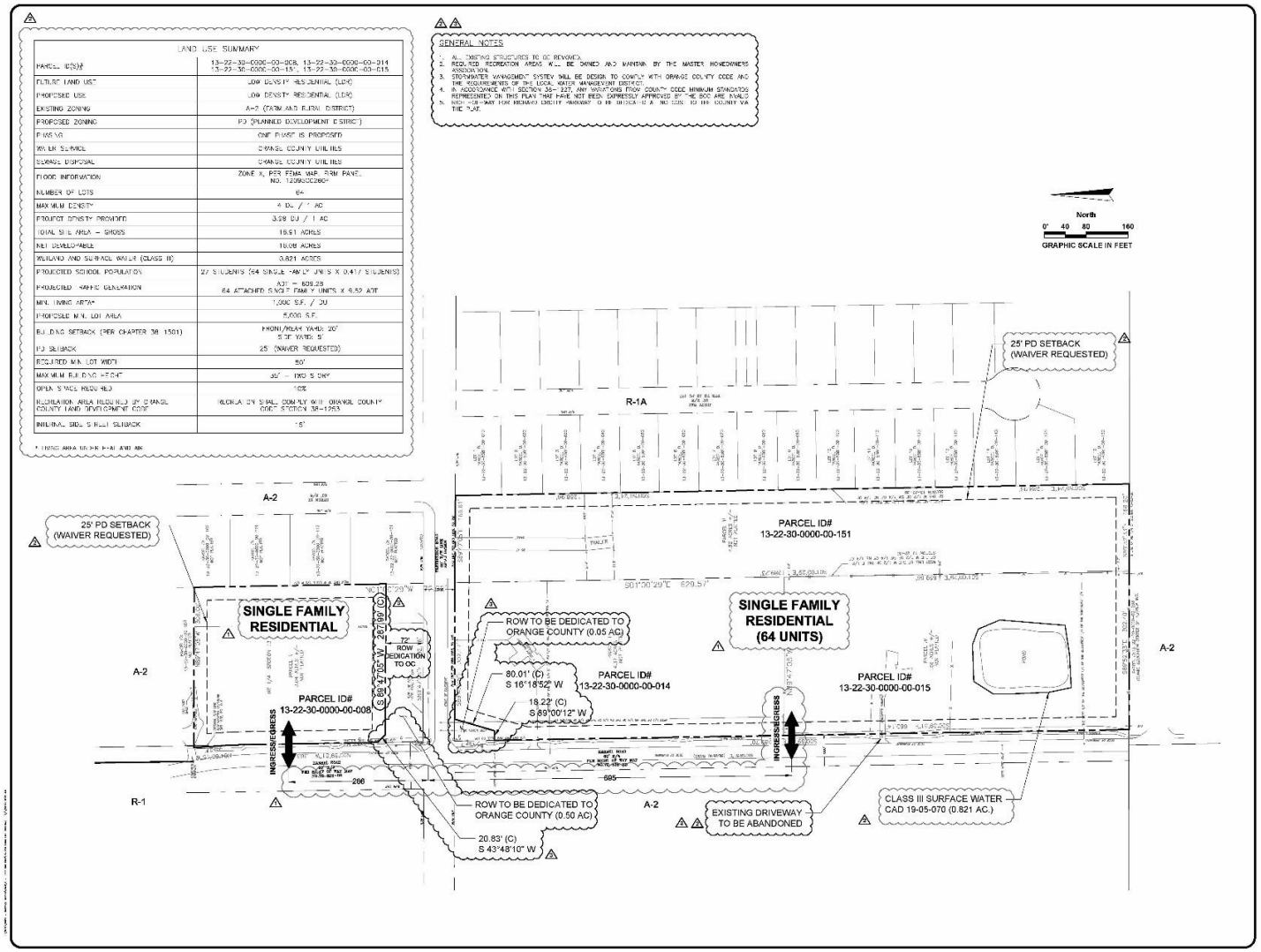
# Harrell Oaks
# Planned Development / Land Use Plan
## Overall Land Use Plan

| LAND USE SUMMARY | |
|---|---|
| PARCEL ID(S)# | 13-22-30-0000-00-008, 13-22-30-0000-00-014<br>13-22-30-0000-00-151, 13-22-30-0000-00-015 |
| EXISTING LAND USE | LOW DENSITY RESIDENTIAL (LDR) |
| PROPOSED USE | LOW DENSITY RESIDENTIAL (LDR) |
| EXISTING ZONING | A-2 (FARM AND RURAL DISTRICT) |
| PROPOSED ZONING | PD (PLANNED DEVELOPMENT DISTRICT) |
| PHASING | ONE PHASE IS PROPOSED |
| WATER SERVICE | ORANGE COUNTY UTILITIES |
| SEWAGE DISPOSAL | ORANGE COUNTY UTILITIES |
| FLOOD INFORMATION | ZONE X, PER FEMA MAP, FIRM PANEL NO. 12095C0226H |
| NUMBER OF LOTS | 64 |
| MAXIMUM DENSITY | 4 DU / 1 AC |
| PROJECT DENSITY PROPOSED | 3.88 DU / 1 AC |
| TOTAL SITE AREA – GROSS | 16.61 ACRES |
| NET DEVELOPABLE | 16.06 ACRES |
| WETLAND AND SURFACE WATER (CLASS III) | 0.821 ACRES |
| PROJECTED SCHOOL POPULATION | 27 STUDENTS (64 SINGLE FAMILY UNITS X 0.417 STUDENTS) |
| PROJECTED TRAFFIC GENERATION | ADT = 609.28<br>64 ATTACHED SINGLE FAMILY UNITS X 9.52 ADT |
| MIN. LIVING AREA* | 1,000 S.F. / DU |
| PROPOSED MIN. LOT AREA | 5,000 S.F. |
| BUILDING SETBACK (PER CHAPTER 38 1501) | FRONT/REAR YARD: 20'<br>SIDE YARD: 5' |
| PD SETBACK | 25' (WAIVER REQUESTED) |
| REQUIRED MIN. LOT WIDTH | 50' |
| MAXIMUM BUILDING HEIGHT | 35' – TWO STORY |
| OPEN SPACE REQUIRED | 10% |
| RECREATION AREA REQUIRED BY ORANGE COUNTY LAND DEVELOPMENT CODE | RECREATION SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 38-1253 |
| INTERNAL SIDE STREET SETBACK | 15' |

* LIVING AREA DOES NOT INCLUDE GARAGE, PORCH, AND AIR CONDITIONED SPACE.

**GENERAL NOTES**

1. ALL EXISTING STRUCTURES TO BE REMOVED.
2. REQUIRED RECREATION AREAS WILL BE OWNED AND MAINTAIN BY THE MASTER HOMEOWNERS ASSOCIATION.
3. STORMWATER MANAGEMENT SYSTEM WILL BE DESIGN TO COMPLY WITH ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
4. 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.
5. NEW RIGHT-OF-WAY FOR RICHARD CRISTIE PARKWAY TO BE DEDICATED AT NO COST TO THE COUNTY VIA THE PLAT.




AVCON, INC.

SUBDIVISION PLAN

HARREL OAKS

LAND USE PLAN

ATTENTION:
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SCALE:

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | BY | DESCRIPTION |
| 1 | 04/18/19 | AEM | REV. PER TRC COMMENTS |
| 2 | 06/20/19 | DRA | REV. PER DRC COMMENTS |

| | |
|---|---|
| DESIGNED BY: | AEM |
| DRAWN BY: | AEM |
| CHECKED BY: | RVB |
| APPROVED BY: | RVB |
| DATE: | 02-15-19 |

AVCON PROJECT No. 2019.0281.01

SHEET NUMBER

C-100

# Action Requested

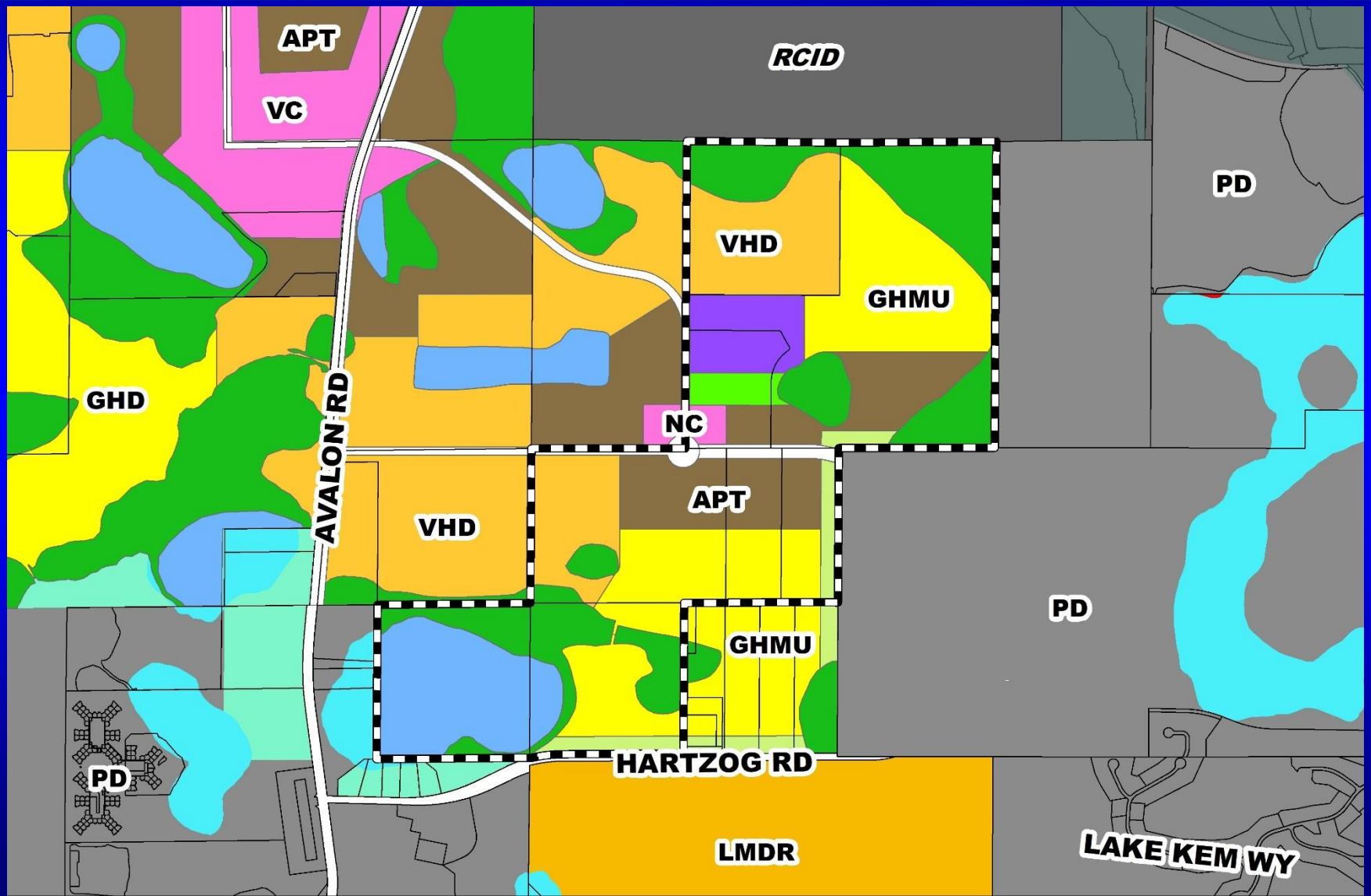
**Make a finding of consistency with the Comprehensive Plan and approve the Harrell Oaks Planned Development / Land Use Plan (PD/LUP), dated "July 3, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**Districts 3 and 5**

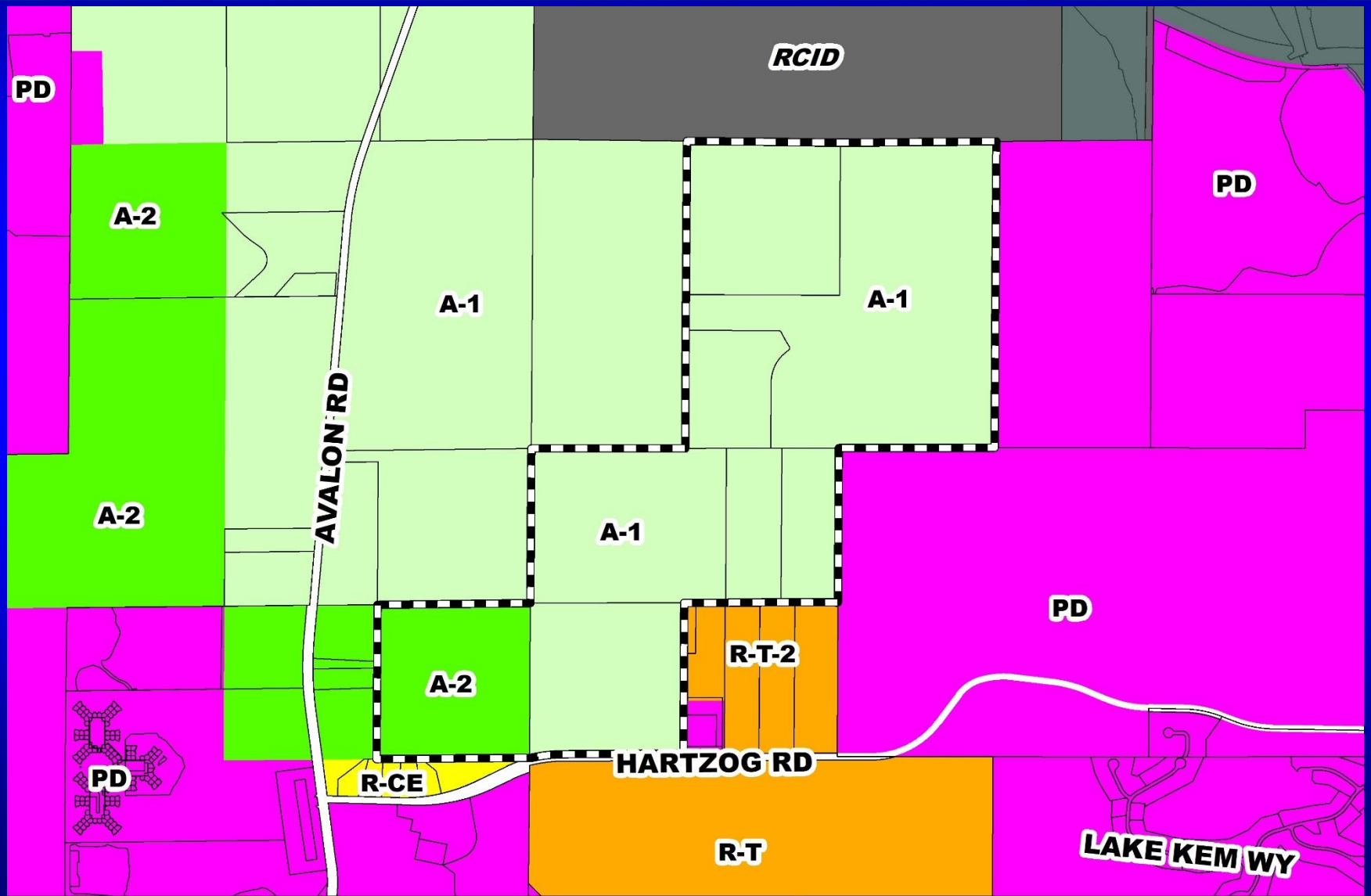
# Withers
# Planned Development / Land Use Plan

| | |
|---|---|
| **Case:** | **LUP-18-10-355** |
| **Project Name:** | **Withers Planned Development / Land Use Plan** |
| **Applicant:** | **Kathy Hattaway, Poulos and Bennett, LLC** |
| **District:** | **1** |
| **Acreage:** | **320.75 gross acres** |
| **Location:** | **Generally east of Avalon Road, north of Hartzog Road, and south of Western Way.** |
| **Request:** | **To rezone eight (8) parcels containing 320.75 gross acres from A-1 and A-2 to PD, in order to construct 814 residential units, 10,000 square feet of commercial uses, and future conveyance of an Adequate Public Facility (APF) park, a middle school, and an elementary school. Six (6) waivers to allow for alleys to be in tracts in lieu of easements; to allow for lots that front mews, parks, or open spaces to access through tracts or easements; and to allow the project to proceed beyond 5% of the approved entitlements prior to conveyance of the school sites.** |

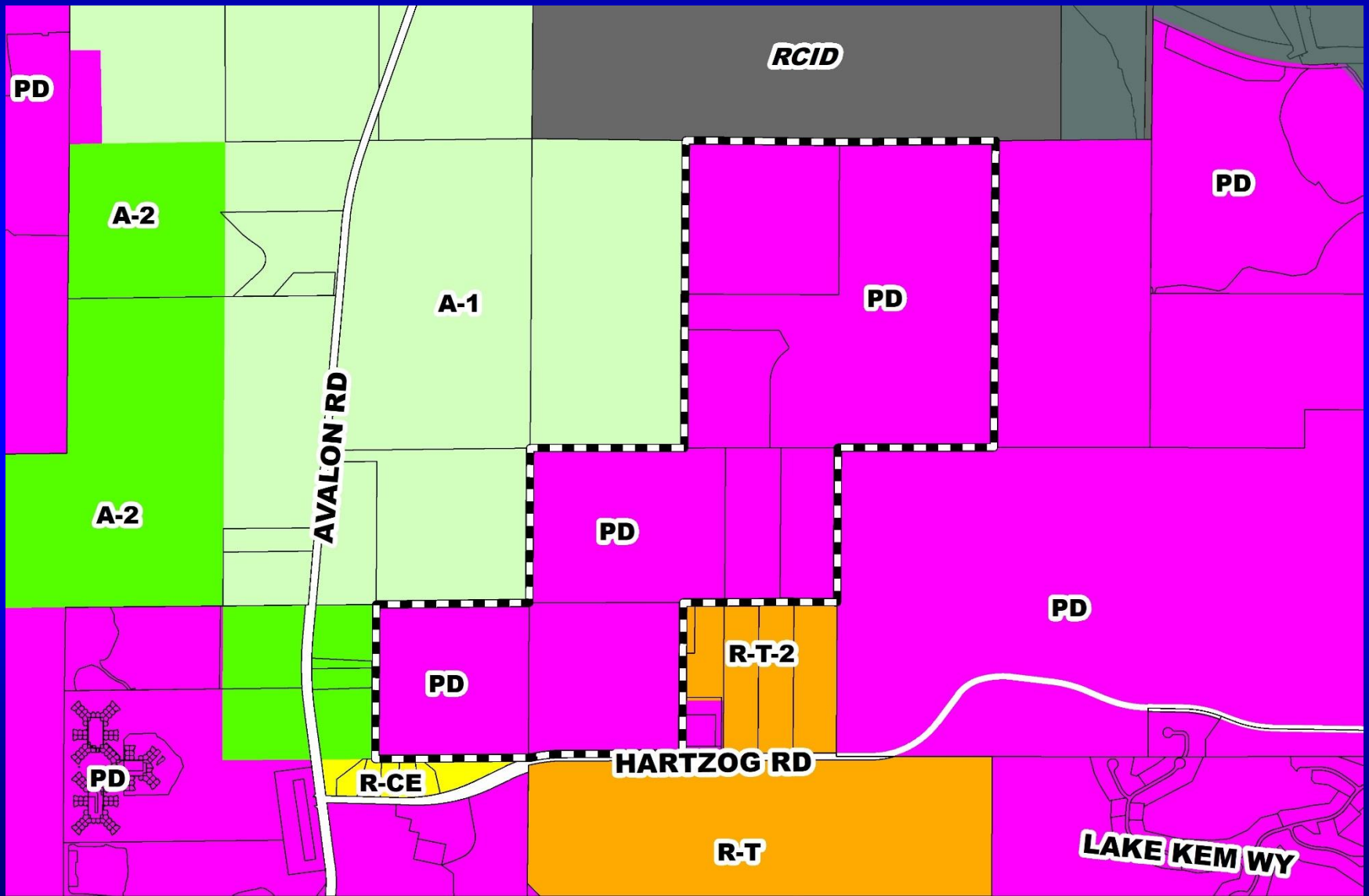
# Withers
# Planned Development / Land Use Plan
## Future Land Use Map



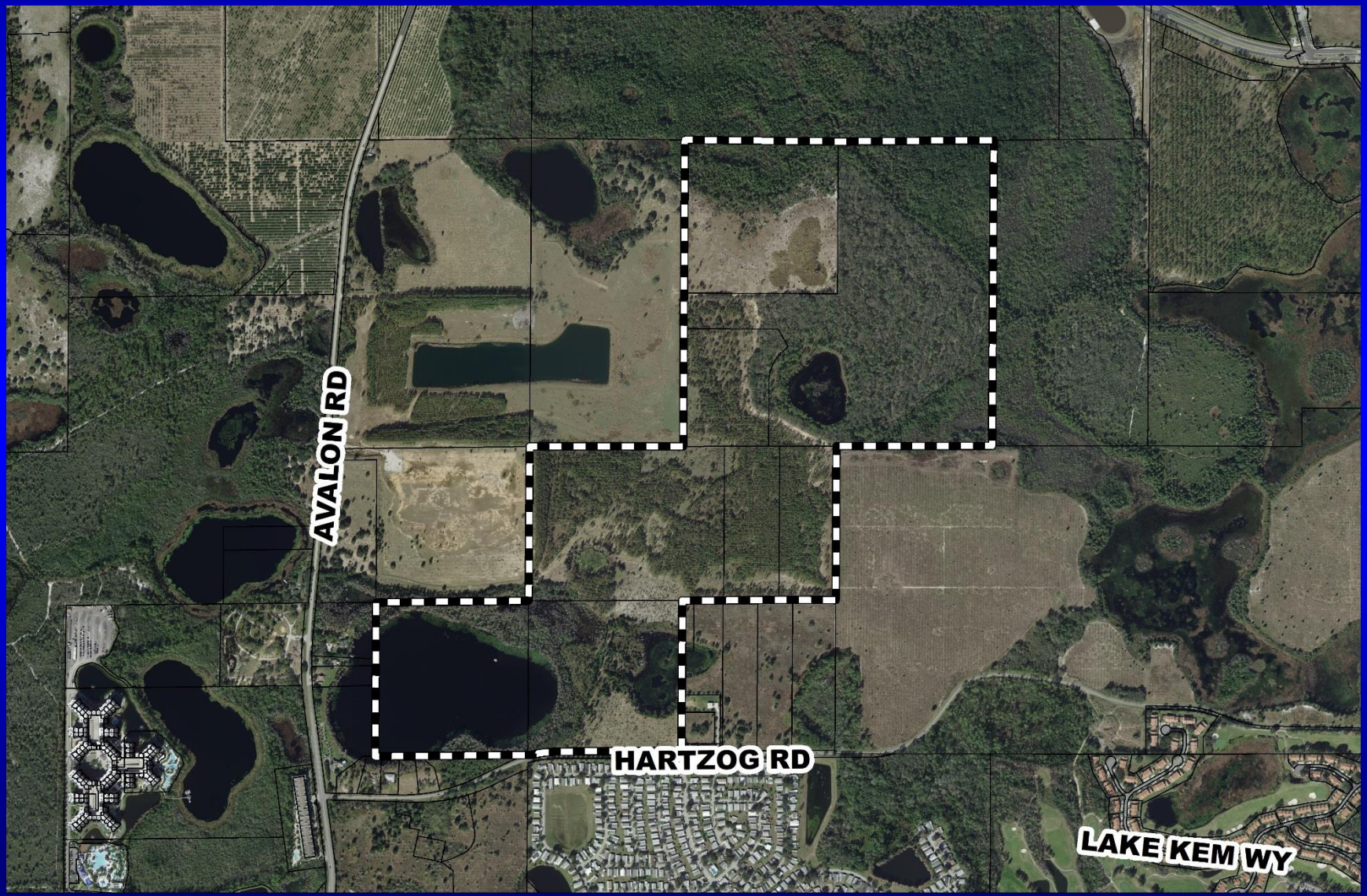
# Withers
# Planned Development / Land Use Plan
## Zoning Map



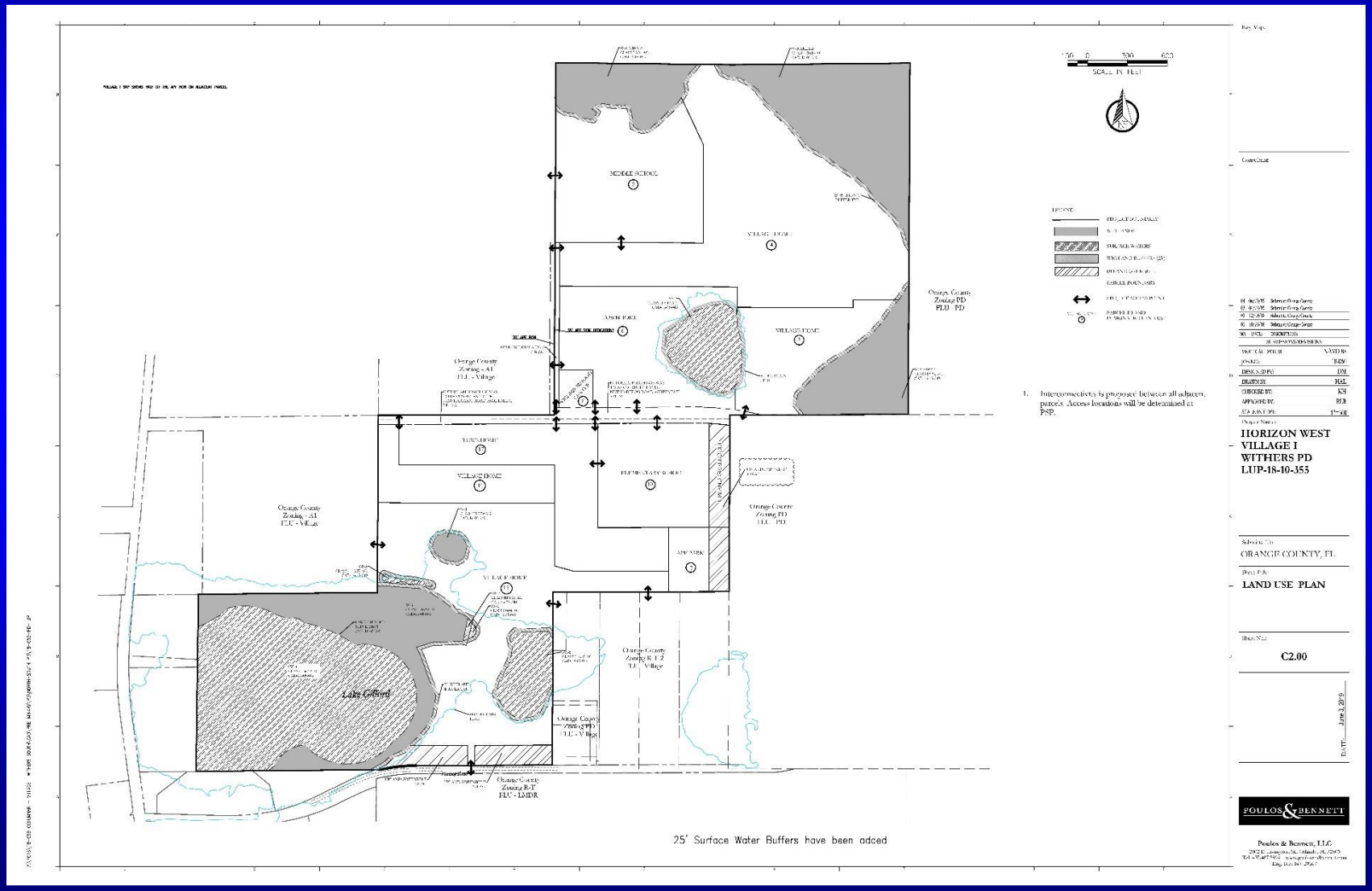
# Withers
# Planned Development / Land Use Plan
## Proposed Zoning Map



# Withers
# Planned Development / Land Use Plan
## Aerial Map



# Withers
# Planned Development / Land Use Plan
## Overall Land Use Plan



# Action Requested

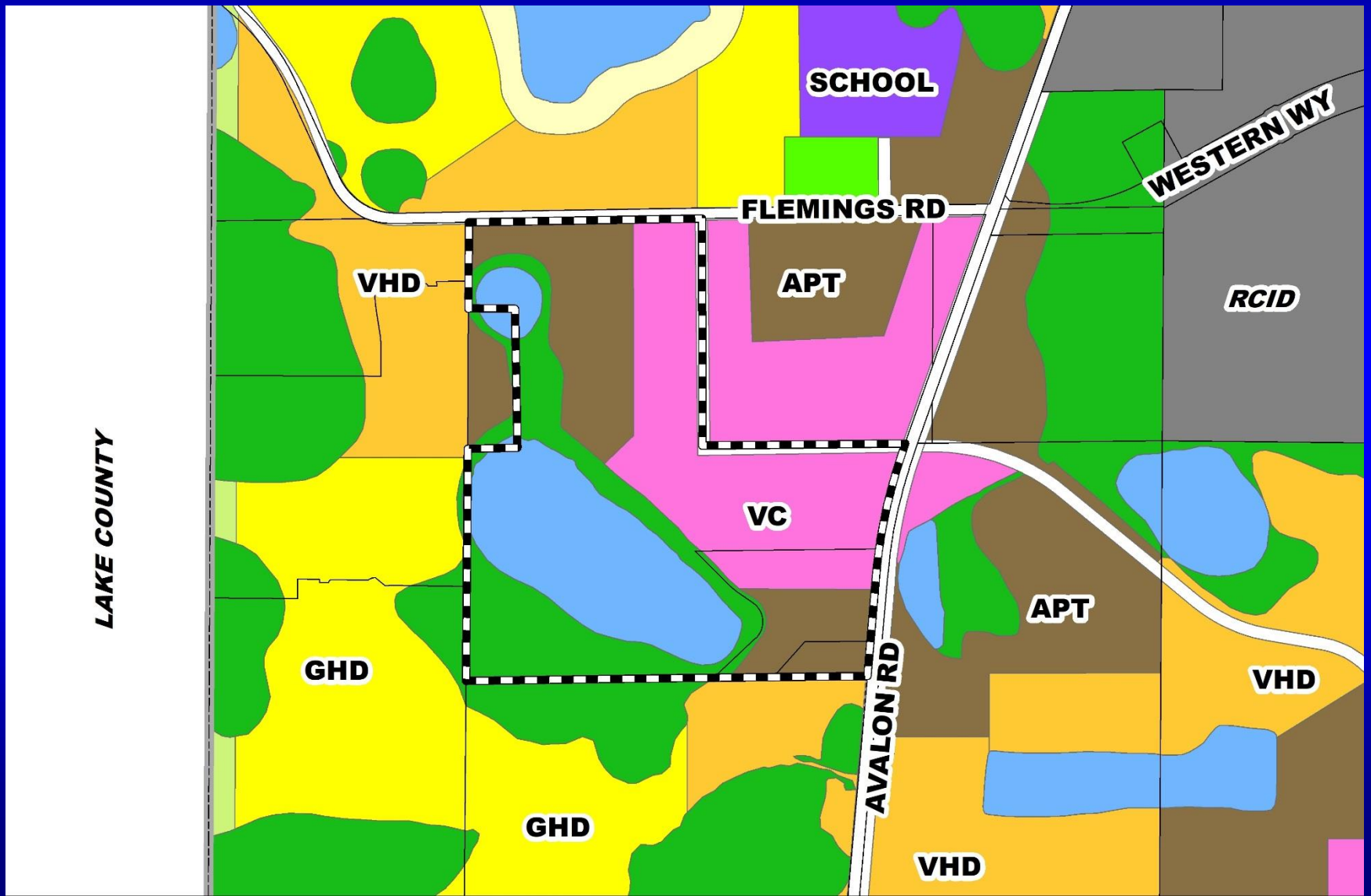
**Make a finding of consistency with the Comprehensive Plan and approve the Withers Planned Development / Land Use Plan (PD/LUP), dated "Received June 5, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

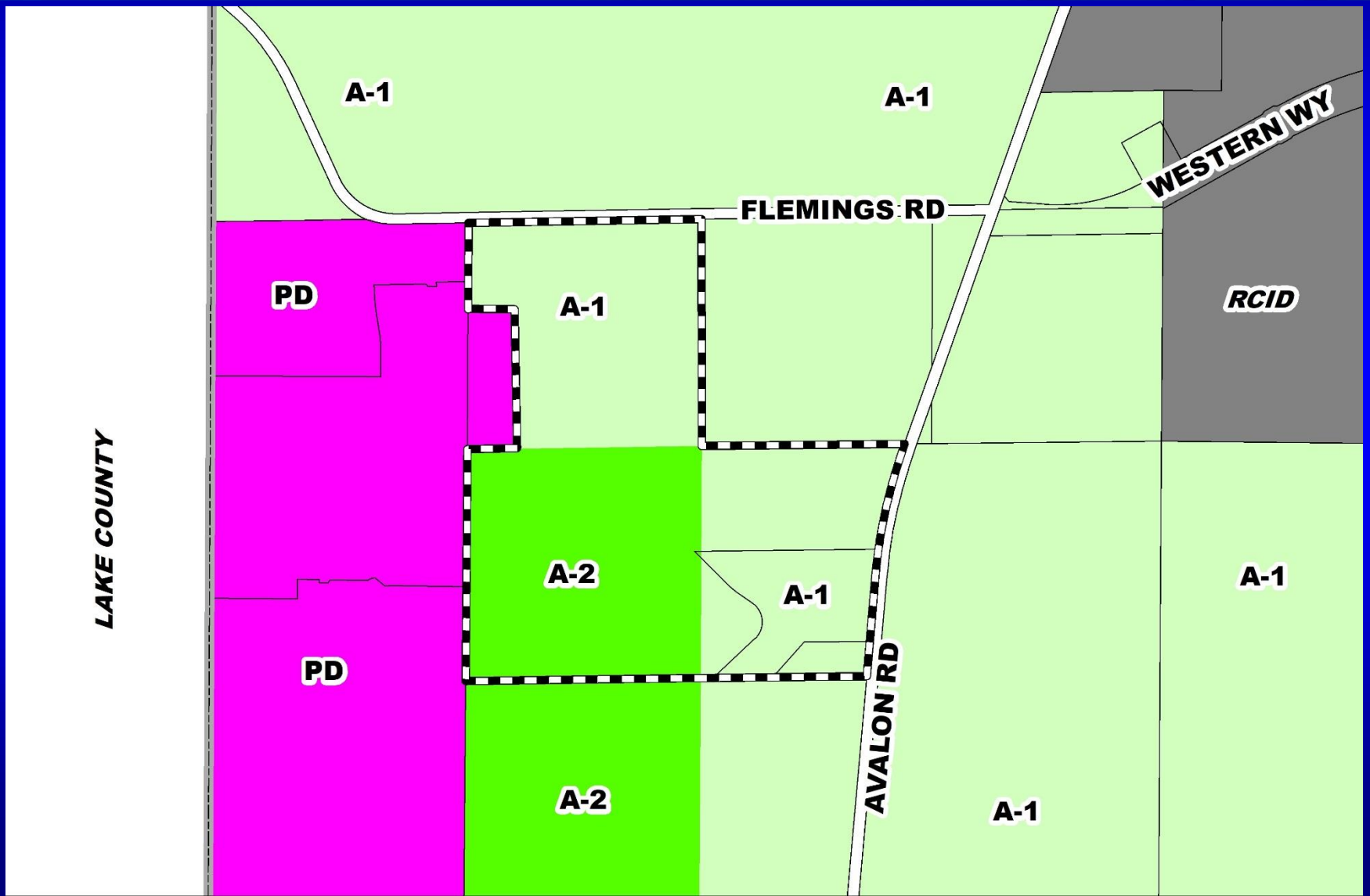
# Lake Mac
# Planned Development / Land Use Plan

| | |
|---|---|
| **Case:** | **LUP-18-07-225** |
| **Project Name:** | **Lake Mac Development / Land Use Plan** |
| **Applicant:** | **Kathy Hattaway, Poulos and Bennett, LLC** |
| **District:** | **1** |
| **Acreage:** | **107.57 gross acres** |
| **Location:** | **Generally located on the west side of Avalon Road and south of Flemings Road.** |
| **Request:** | **To rezone the subject parcels from A-1 (Citrus Rural District) and A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 399 single-family detached, attached, and multi-family residential dwelling units and 196,000 square feet of commercial uses. Fourteen (14) waivers to allow alleys in tracts in lieu of easements; allow lots that front mews, parks, or open spaces to access through tracts or easements and allow for the multi-family portion of the property to be integrated with the single-family portion by reducing the need for walls and setbacks.** |

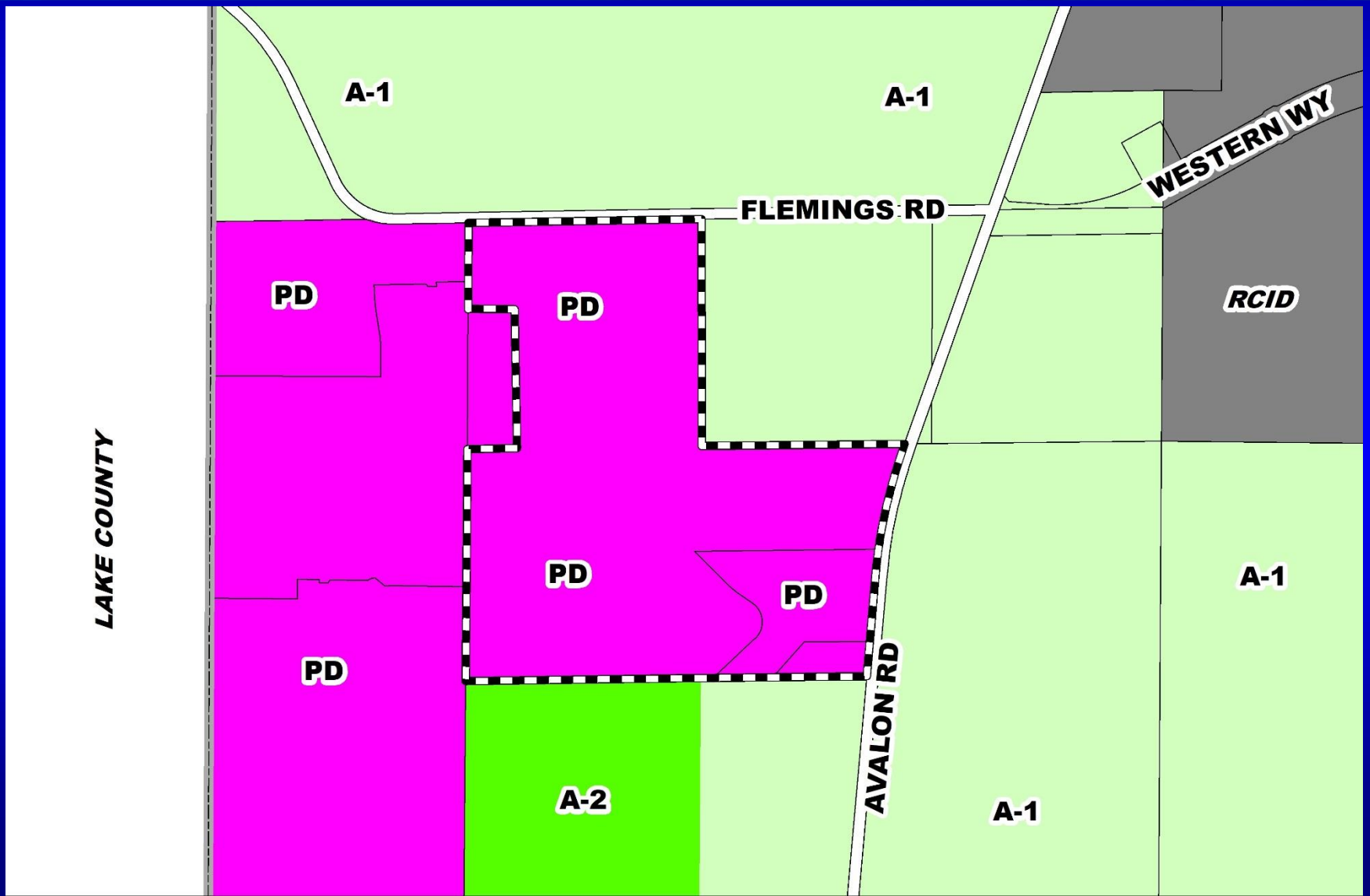
# Lake Mac
# Planned Development / Land Use Plan
## Future Land Use Map



# Lake Mac
# Planned Development / Land Use Plan
## Zoning Map

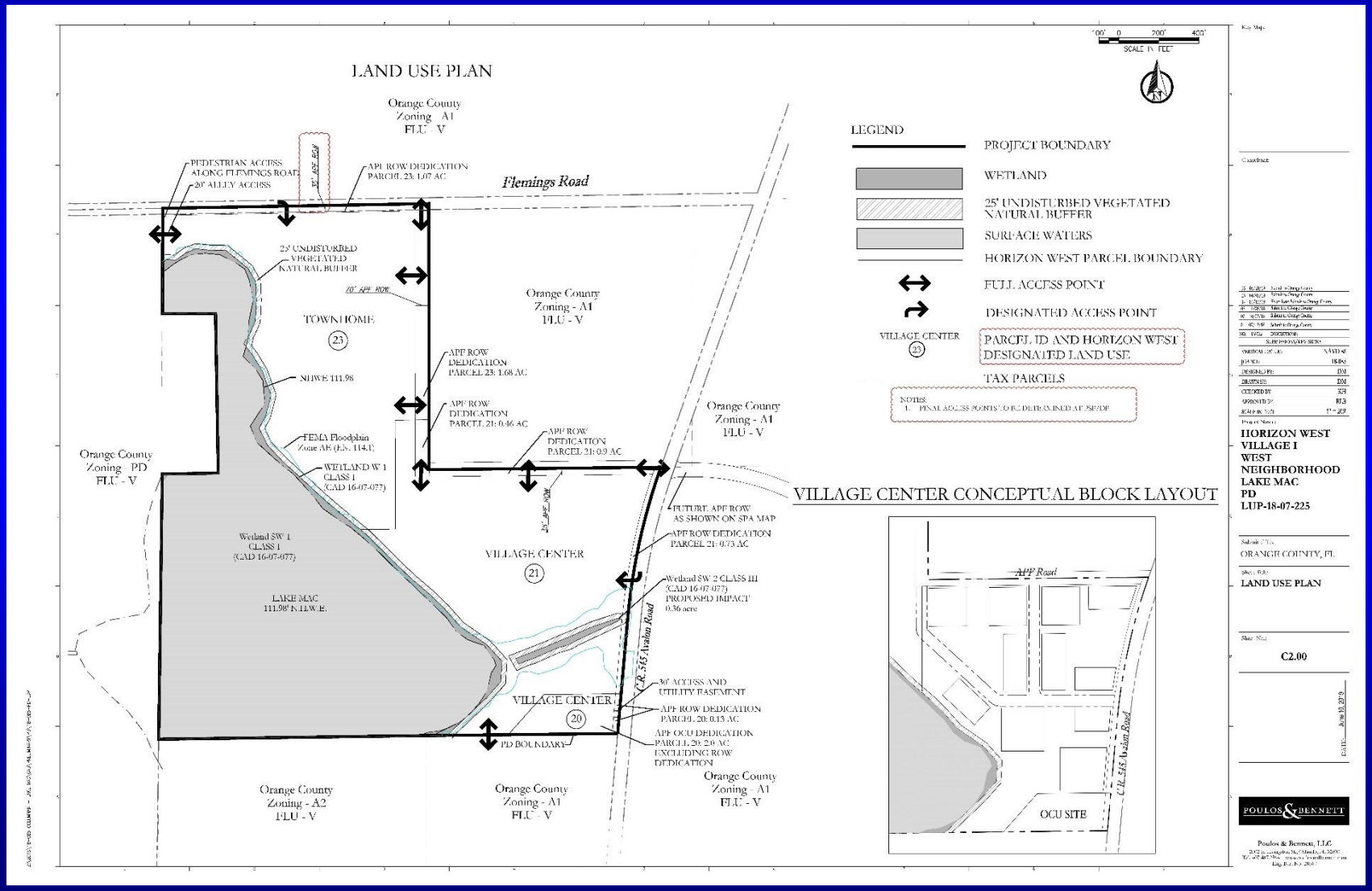


# Lake Mac
# Planned Development / Land Use Plan
## Proposed Zoning Map



# Lake Mac
# Planned Development / Land Use Plan
## Aerial Map

# Lake Mac
# Planned Development / Land Use Plan
## Overall Land Use Plan



# Action Requested

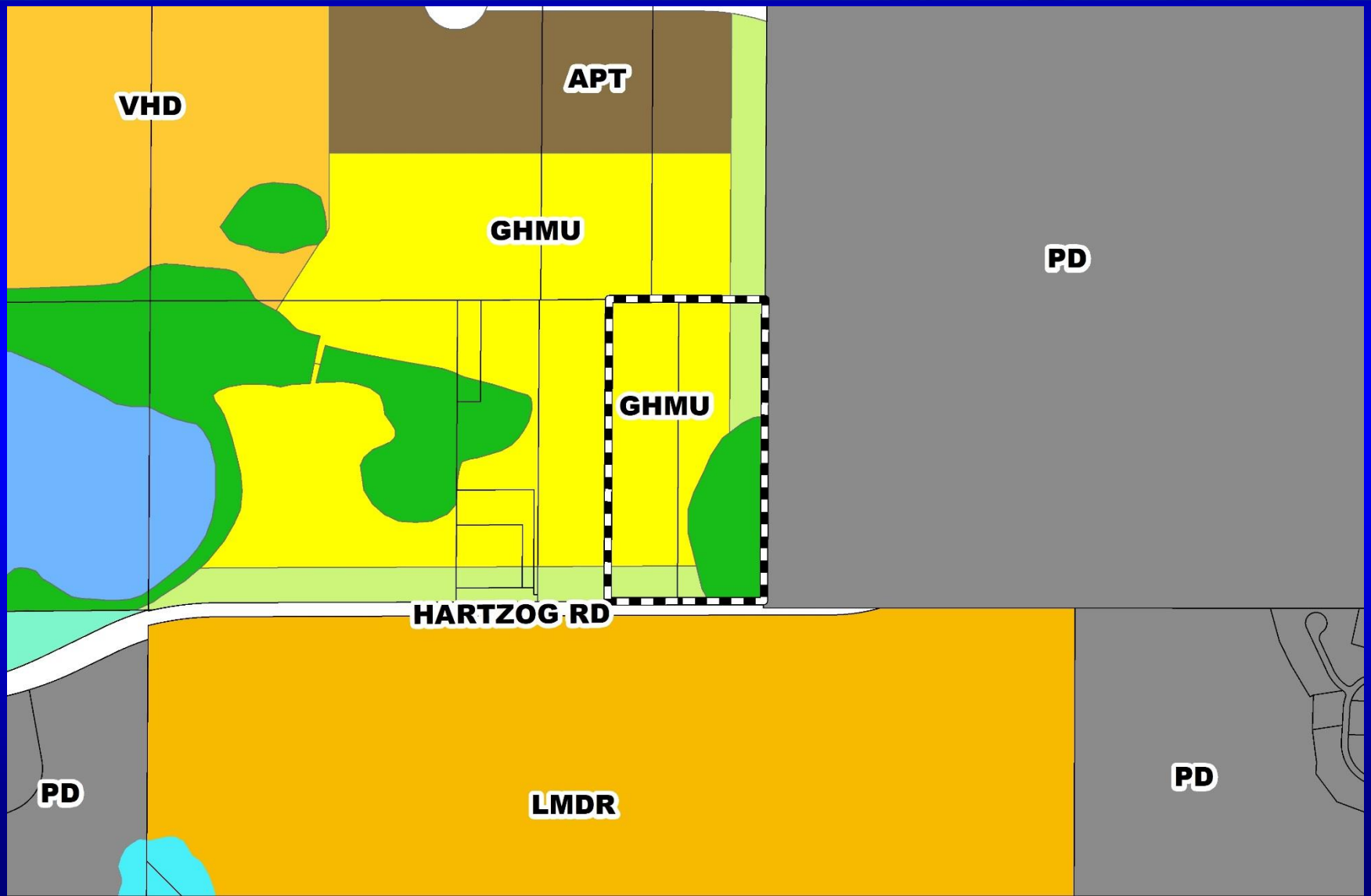
**Make a finding of consistency with the Comprehensive Plan and approve the Lake Mac Planned Development / Land Use Plan (PD/LUP), dated "Received June 12, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

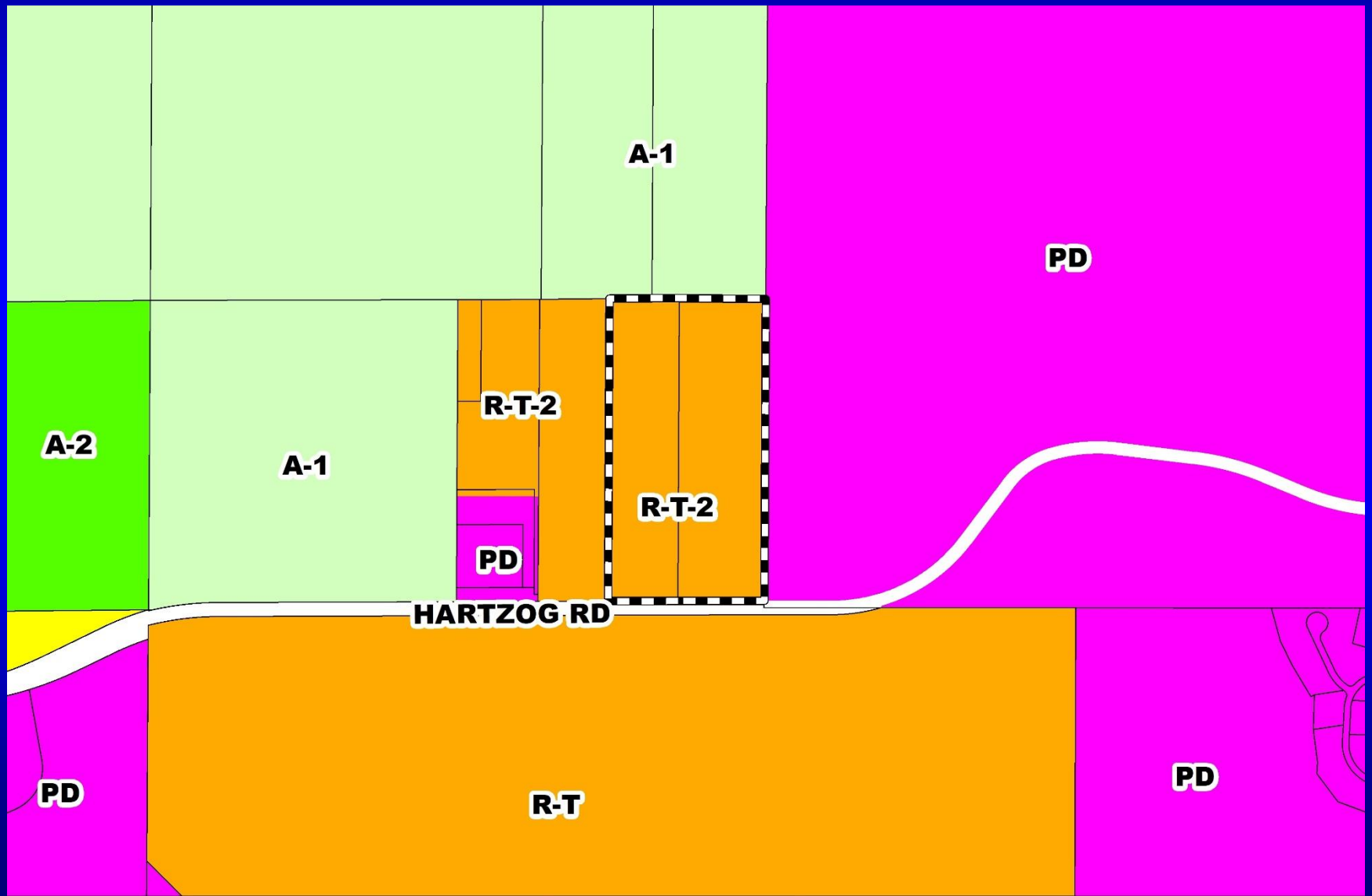
# KRPC Hartzog Road
# Planned Development / Land Use Plan

| | |
|---|---|
| **Case:** | **LUP-18-10-223** |
| **Project Name:** | **KRPC Hartzog Road Planned Development / Land Use Plan** |
| **Applicant:** | **Kathy Hattaway, Poulos and Bennett, LLC** |
| **District:** | **1** |
| **Acreage:** | **19.90 gross acres** |
| **Location:** | **14080 Hartzog Road; or generally located on the north side of Hartzog Road, approximately 3,800 feet east of Avalon Road.** |
| **Request:** | **To to rezone two (2) parcels containing 19.90 gross acres from R-T-2 to PD, in order to construct 54 single-family dwelling units.** |

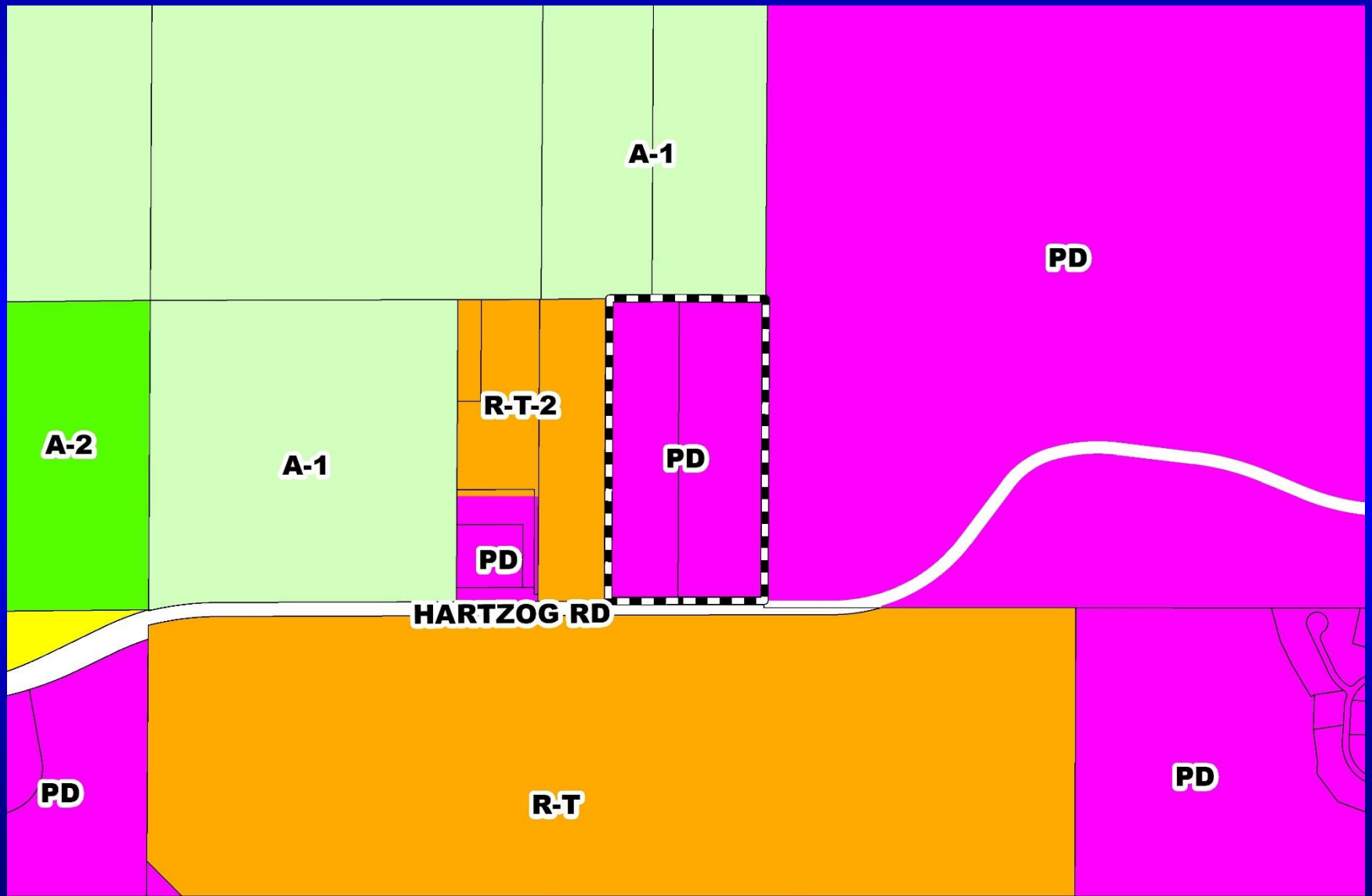
# KRPC Hartzog Road
# Planned Development / Land Use Plan
## Future Land Use Map



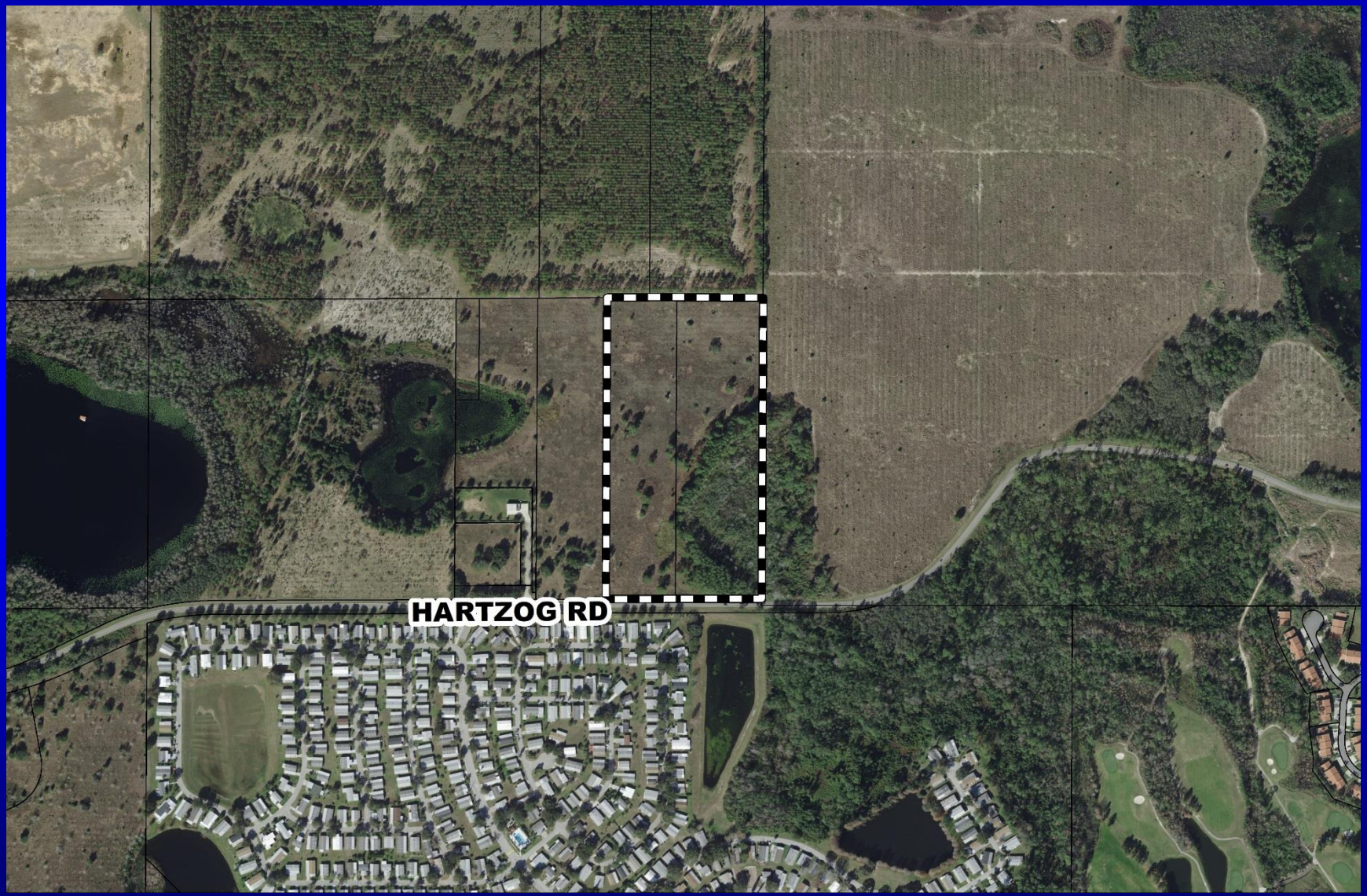
# KRPC Hartzog Road
# Planned Development / Land Use Plan
## Zoning Map



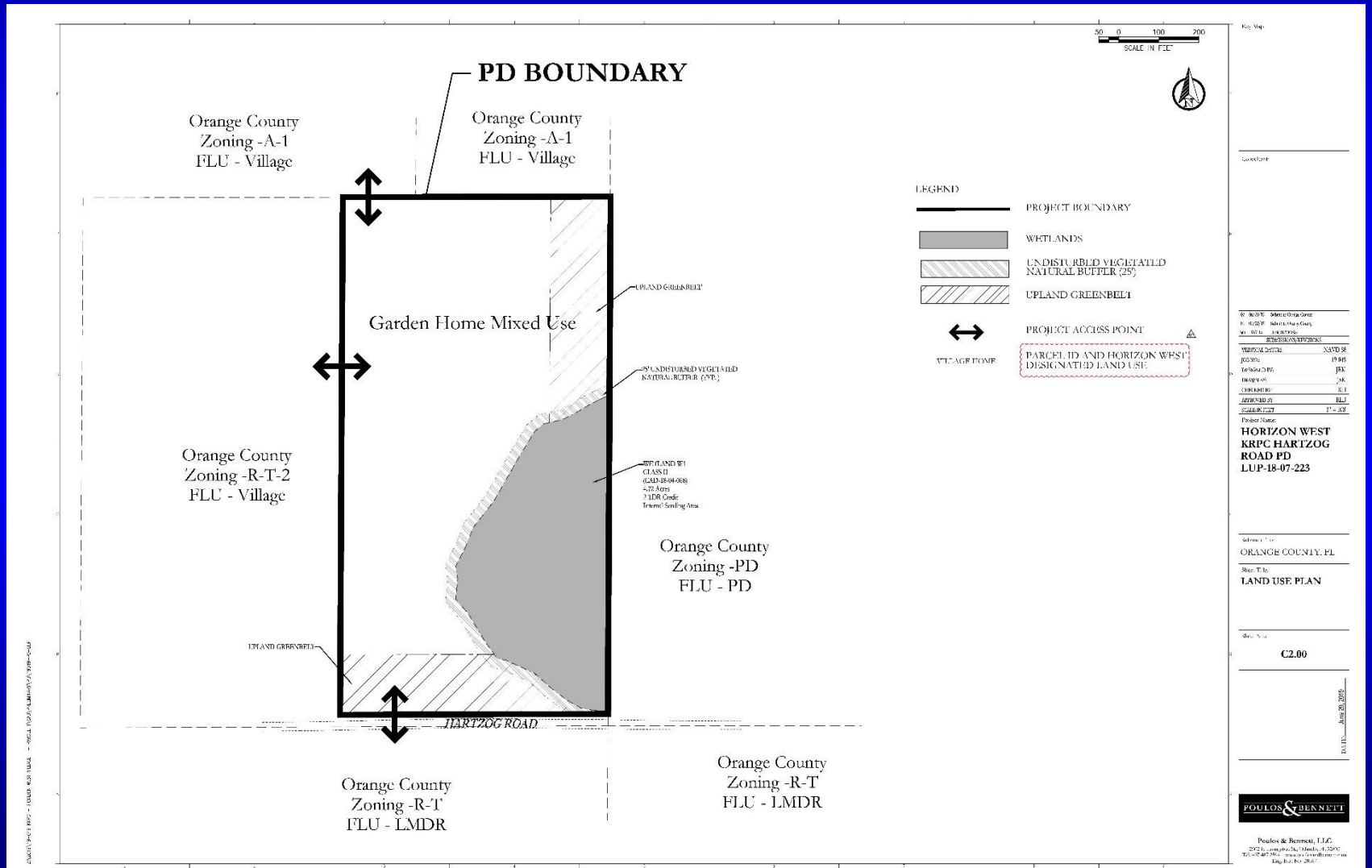
# KRPC Hartzog Road
# Planned Development / Land Use Plan
## Proposed Zoning Map



# KRPC Hartzog Road
# Planned Development / Land Use Plan
## Aerial Map



# KRPC Hartzog Road
# Planned Development / Land Use Plan
## Overall Land Use Plan



# Action Requested

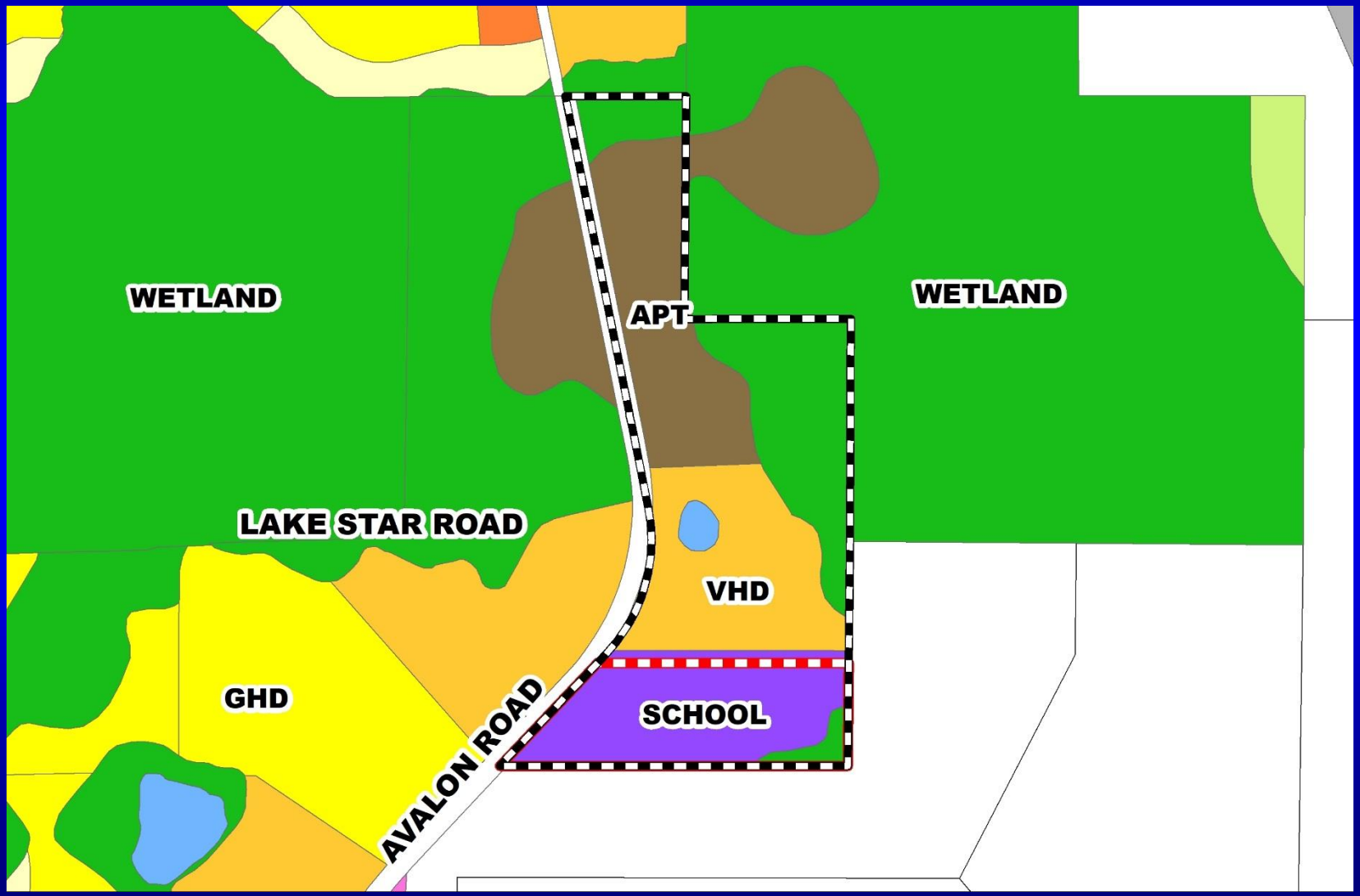
**Make a finding of consistency with the Comprehensive Plan and approve the KRPC Hartzog Road Planned Development / Land Use Plan (PD/LUP), dated "Received June 20, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

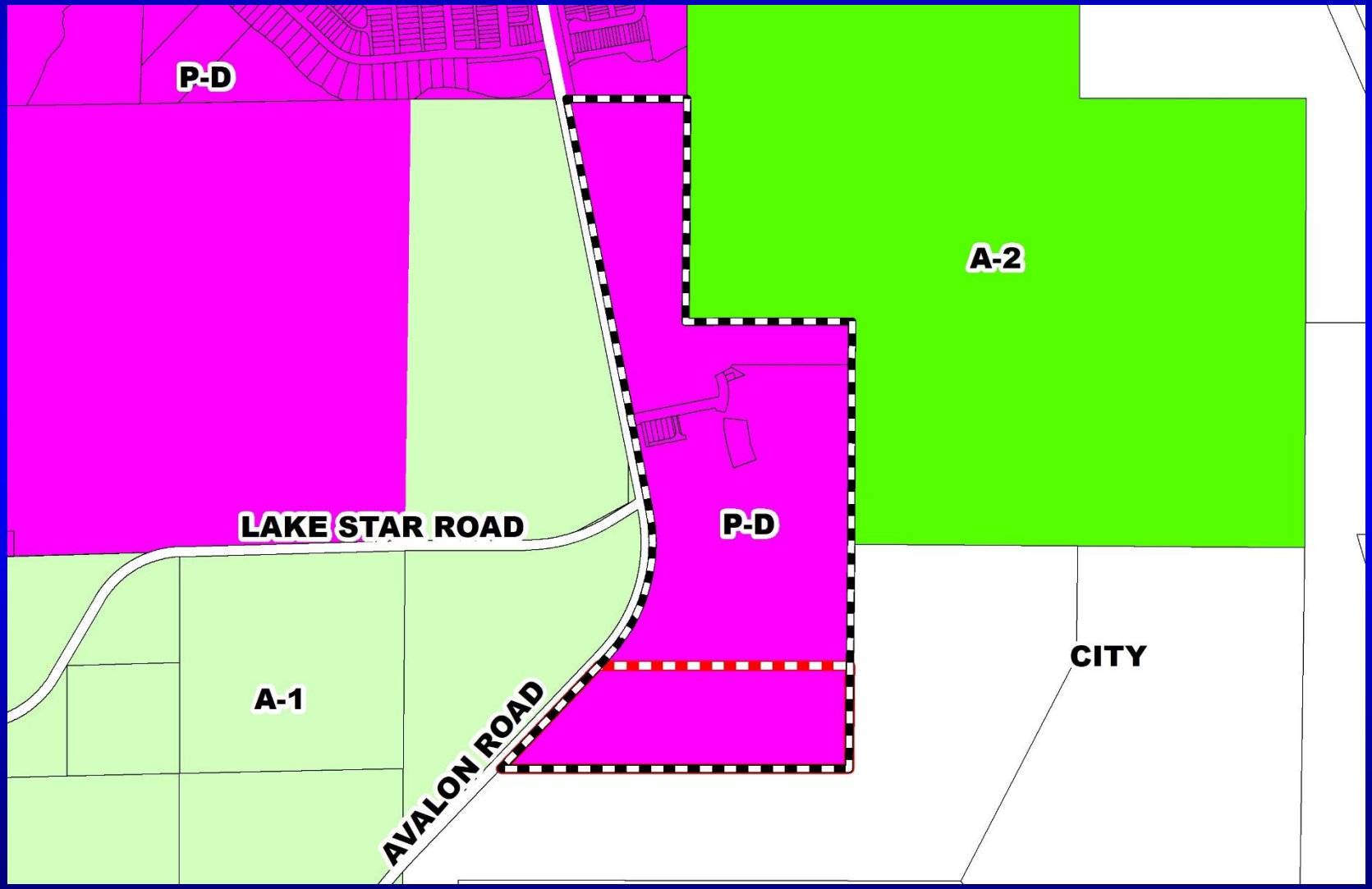
# Spring Grove – Northeast
# Planned Development / Land Use Plan

| | |
|---|---|
| **Case:** | CDR-18-10-352 |
| **Project Name:** | Spring Grove – Northeast PD/LUP |
| **Applicant:** | Kathy Hattaway, Poulos and Bennett, LLC |
| **District:** | 1 |
| **Acreage:** | 103.05 gross acres (overall PD)<br>71.22 gross acres (affected parcel only) |
| **Location:** | Generally located east of Avalon Road, west of State Road 429, and south of Water Spring Boulevard. |
| **Request:** | To relocate the existing middle school site from Parcel 28 to the proposed Withers PD, decrease the number of dwelling units for Parcel 27 from 165 to 164, change the designation of Parcel 28 from School to Village Home District, and increase the number of dwelling units for Parcel 28 from 0 units to 107 units (an overall increase of 106 dwelling units). Five (5) waivers to allow alleys to be in tracts in lieu of easements and to allow lots that front mews, parks, or open spaces to access through tracts or easements. |

# Spring Grove – Northeast
# Planned Development / Land Use Plan
## Future Land Use Map

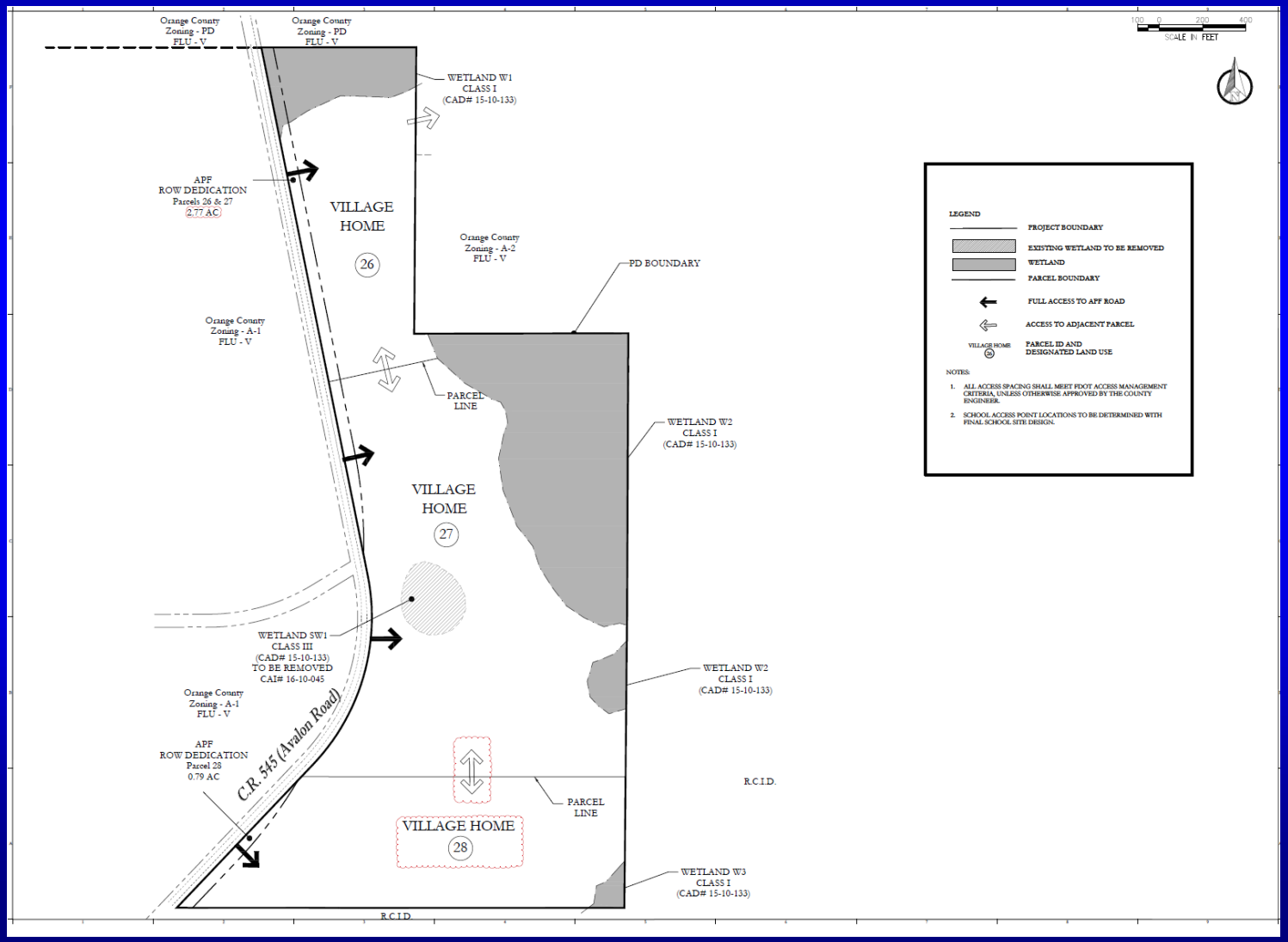


# Spring Grove – Northeast
# Planned Development / Land Use Plan
## Zoning Map



# Spring Grove – Northeast
# Planned Development / Land Use Plan
## Aerial Map

# Spring Grove – Northeast
# Planned Development / Land Use Plan
## Overall Land Use Plan



# Amended Condition #9.a.

a) The following Education Condition of Approval shall apply:

1) Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of May 9, 2016, and as amended on October 9, 2018, and as further amended on October 4, 2019 (“CEA 15-008”). Additionally, for purposes of CDR-18-10-352, the project contains 106 unvested units (the “Second Additional New Units,” as such term is defined in CEA 15-008) that are subject to the County's school capacity policy (a/k/a the "Martinez Doctrine"). The developer has contracted with Spring Grove, LLC to acquire Owner’s Capacity Credits, as defined in CEA 15-008, and as established under the Capacity Enhancement Agreement by and between D.R. Horton, Inc. and the School Board dated August 18, 2006, recorded at O.R. Book 8845, Page 2062, as amended ("CEA # 05-030" and together with CEA 15-008, the Capacity Enhancement Agreements). The number of Owner’s Capacity Credits equals the number of Second Additional New Units. The County shall not record a plat for any of the Second Additional New Units until it receives notice from Orange County Public Schools that the developer has closed on the acquisition of the Owner’s Capacity Credits from Spring Grove, LLC. The developer shall comply with all provisions of the Capacity Enhancement Agreements.

# Amended Condition #9.a.

2) Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreements, the County shall immediately cease issuing building permits for any unvested units. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreements. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreements, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.

3) Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreements, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.

4) Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreements, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreements.

# Amended Condition #9.a.

5) Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreements.

# Action Requested

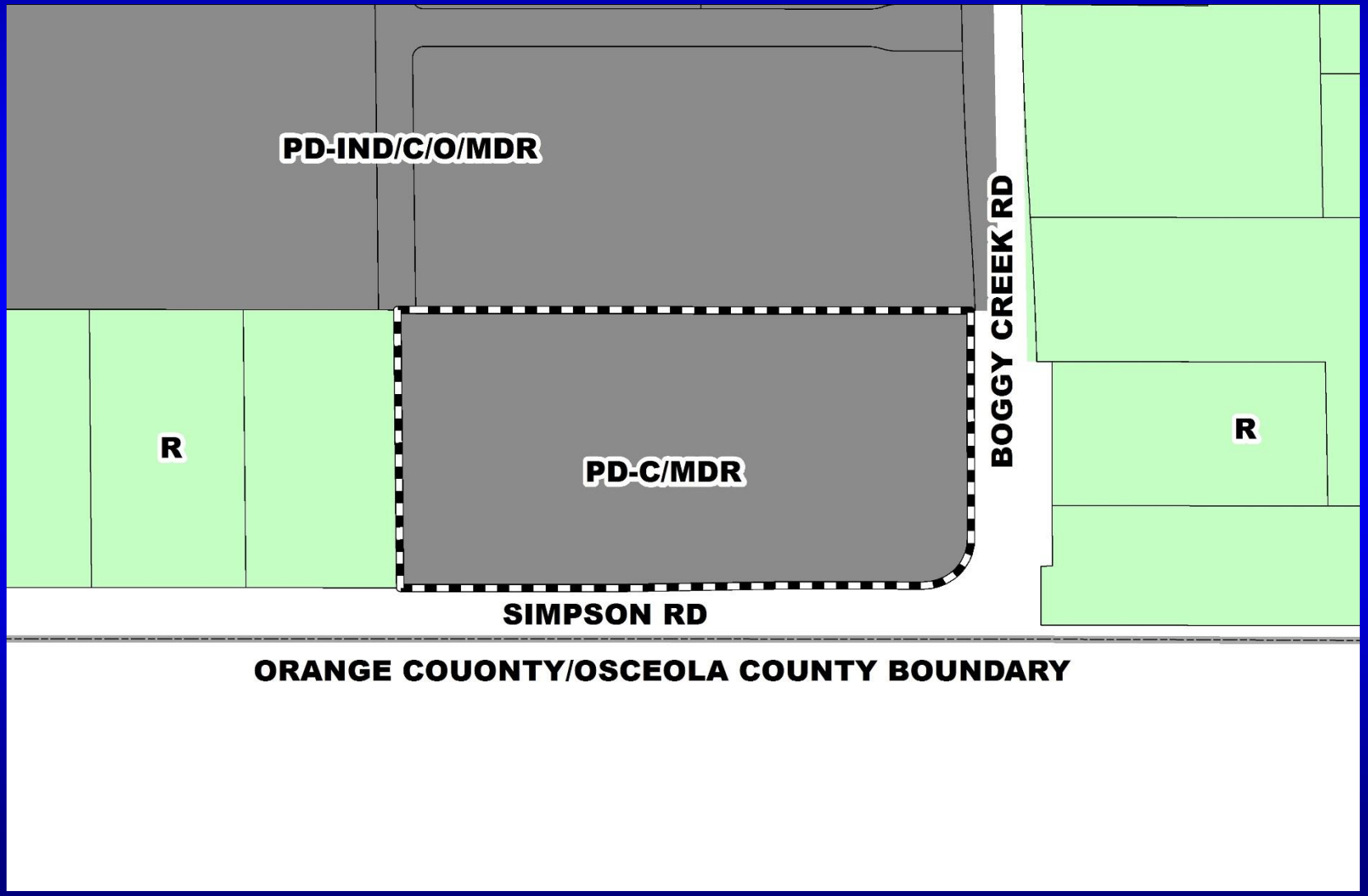
**Make a finding of consistency with the Comprehensive Plan and approve the Spring Grove-Northeast Planned Development / Land Use Plan (PD/LUP), dated "June 3, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report as amended.**

**District 1**

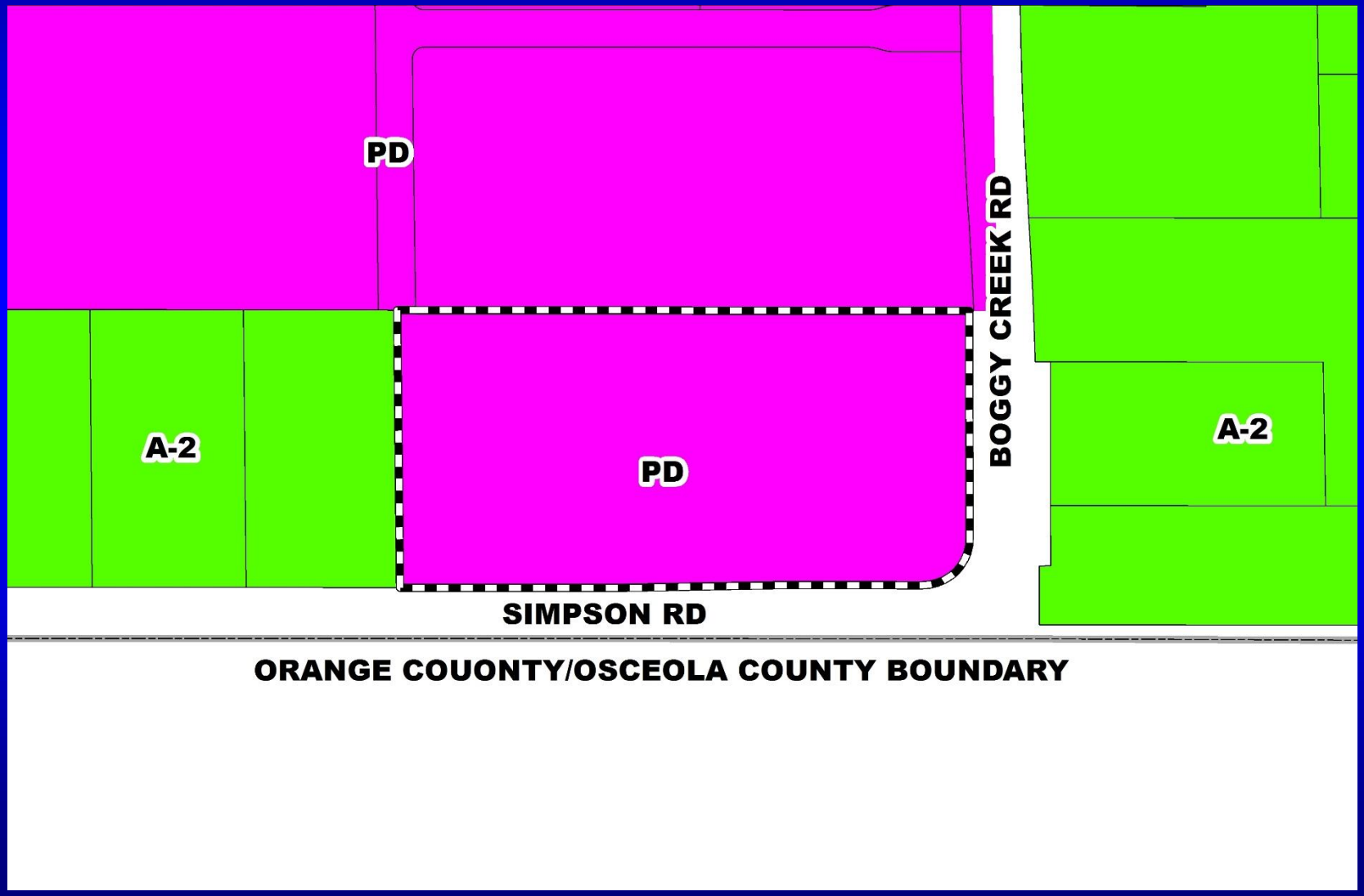
# Boggy Creek Crossings
# Planned Development / Land Use Plan

| | |
|---|---|
| **Case:** | CDR-18-12-412 |
| **Project Name:** | Boggy Creek Crossings PD/LUP |
| **Applicant:** | Erika Hughes, VHB, Inc. |
| **District:** | 4 |
| **Acreage:** | 16.74 gross acres |
| **Location:** | 5757 Simpson Road, or generally located at the northwest corner of Simpson Road and Boggy Creek Road. |
| **Request:** | To convert 124,250 square feet of commercial uses to 336 multi-family dwelling units. Ten (10) waivers related to accessory buildings, building setbacks, pavement setbacks, building height, and building separation are associated with this request. |

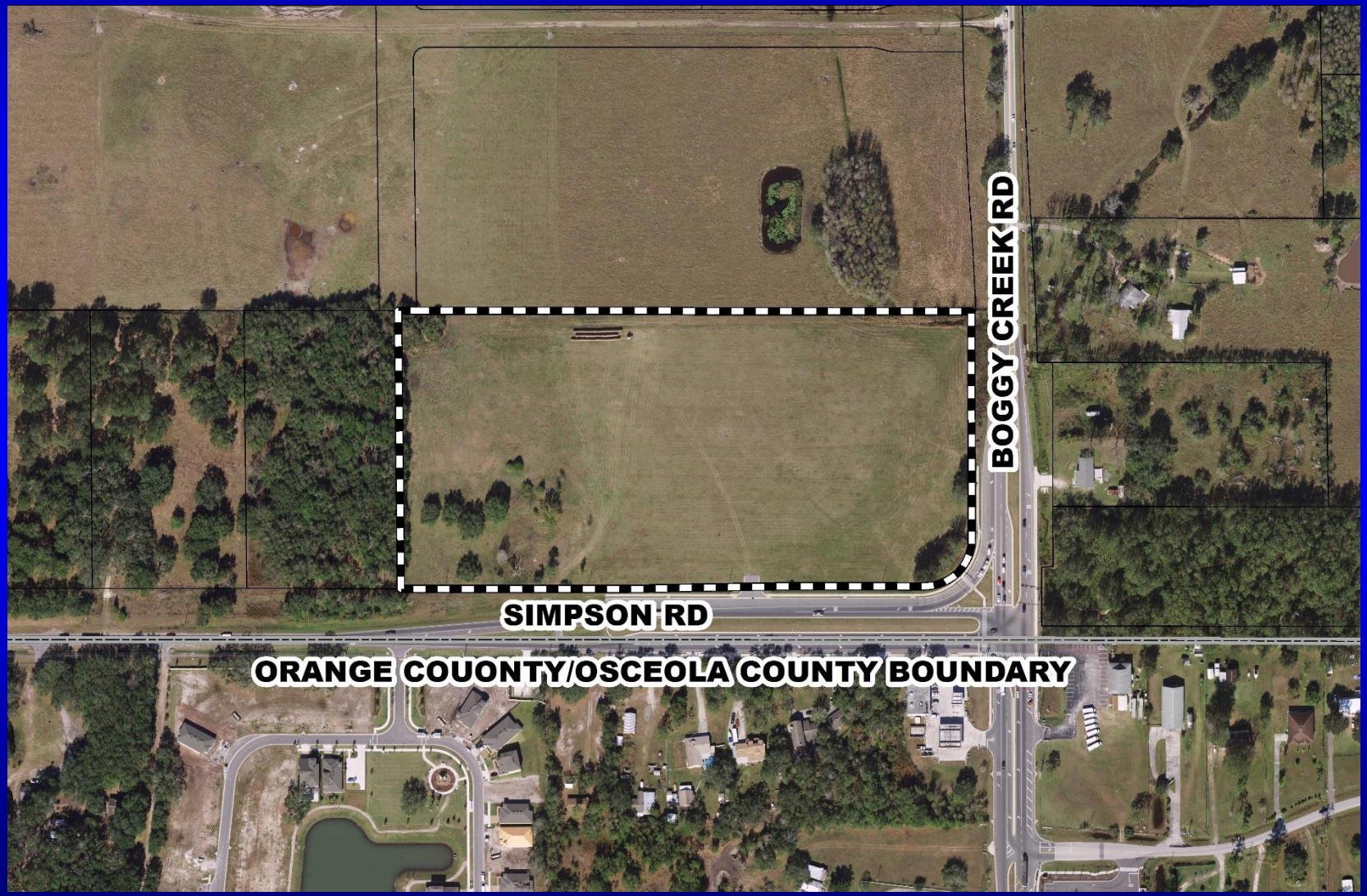
# Boggy Creek Crossings
# Planned Development / Land Use Plan
## Future Land Use Map



# Boggy Creek Crossings
# Planned Development / Land Use Plan
## Zoning Map



# Boggy Creek Crossings
# Planned Development / Land Use Plan
## Aerial Map



# Boggy Creek Crossings
# Planned Development / Land Use Plan
## Overall Land Use Plan

**SITE DATA**

| | |
|---|---|
| TOTAL GROSS ACRES | 168 AC |
| TOTAL DEVELOPABLE ACRES | 168 AC |
| FUTURE LAND USE | PD-C/MDR |
| EXISTING ZONING | PLANNED DEVELOPMENT (PD) |
| PROPOSED ZONING | PLANNED DEVELOPMENT (PD) |
| PROPOSED USES | MULTI-FAMILY RESIDENTIAL |
| DEVELOPMENT PROGRAM | 336 DU MULTI-FAMILY (2 DU/ac) |
| PROJECT PHASING | ONE PHASE |

**DEVELOPMENT STANDARDS**

RESIDENTIAL

| | Multi-family |
|---|---|
| Max Building Height | 60 feet (4-stories) |
| Min Living Area | 500 sf |
| Min Lot Width | 85 feet |
| PD Boundary Setbacks | |
| North (see waiver request #2) | 10 feet |
| East (see waiver request #1) | 50 feet |
| South (see waiver request #3) | 35 feet |
| West (see waiver request #4) | 20 feet |
| Boggy Creek Rd (CR 536) | 50 feet |
| Simpson Rd | 35 feet |
| Private Access Road | 20 feet |
| Accessory Setbacks | |
| Accessory Building (Carriage Unit) | 10 feet |
| Enclosed Garage | 5 feet |
| Building Separation | 20 feet |

MAXIMUM BUILDING COVERAGE: 30%
MINIMUM OPEN SPACE: 25%

UTILITY SERVICES

| | |
|---|---|
| WATER | OUC |
| WASTEWATER | ORANGE COUNTY |

Student Population: 95 students

| Land Use | DU's | Student Generation | Elem. Students | Student Generation | Middle School | Student Generation | High School |
|---|---|---|---|---|---|---|---|
| Multi-Family | 336 | 0.149 | 50 | 0.063 | 21 | 0.070 | 24 |
| **Total** | **336** | | **50** | | **21** | | **24** |

Trip Generation Analysis

| ITE Land Use Code | Land Use Description | Size | Units | Daily Trips | PM Peak Hour Total |
|---|---|---|---|---|---|
| 221 | Multi-family (mid-rise) | 336 | DU | 1,829 | 148 |

**NOTES**

1. Stormwater management facilities will be provided on-site and meet Orange County and SFWMD criteria.
2. Billboards and pole signs shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County LDC.
3. Existing structures shall be removed prior to construction plan approval.
4. Primary access to the site will be via a private north/south road along the west boundary. Driveway connections depicted on this plan are approximate and will be finalized during the Development Plan process.
5. Open space shall be in the form of landscape buffers, stormwater management, passive recreation, active recreation areas per Section 38-1234 of the Orange County LDC. Open space concept plan and calculations will be provided at Development Plan.
6. In accordance with Section 38-1277, any variations from County code minimum standards represented on this plan that have not been expressly approved by the BCC are invalid.
7. Orange County conservation area determination CAD-14-02-007 has been approved and conservation area impact permit CA-15-11-037 has been approved.
8. Cross access along the eastern potion of the site shall be provided to the north if commercial uses are developed on the eastern portion.
9. Parking shall be provided in accordance with Section 38-1476 of the Orange County LDC.
10. Total number of daily trips for the overall PD shall not exceed 5,362 trips pursuant to Comprehensive Plan Amendment 2019-1-A-4-3.

**WAIVER REQUESTS**

1. A waiver from Section 38-79(114)n is requested to allow detached accessory buildings be located in front of principal buildings in lieu of no detached accessory building being located in front of principle buildings.

   *Justification: The principal buildings are designed to front an amenitized stormwater pond with parking located along the perimeter. The proposed five (5) detached accessory buildings will include windows and are proposed to be located along the perimeter providing building massing along the Boggy Creek and Simpson Road frontages.*

2. A waiver from Section 38-1254(1) is requested to allow two-story accessory buildings and two-story multi-family buildings, provide a minimum ten (10) foot setback along all boundaries of the PD, in lieu of a minimum twenty-five (25) foot setback from all boundaries of the PD with increased setbacks for structures in excess of two (2) to reflect the additional structural height.

   *Justification: There are five (5) proposed two-story detached accessory buildings and two (2) two-story multi-family buildings located along the perimeter of the PD. Each accessory building is proposed to include windows and will provide building massing along the Boggy Creek Road and Simpson Road frontages. In addition to the typical landscaping and fencing. The approved Tyson Ranch PD shows a large stormwater pond that directly abuts the subject property's north boundary line; the storm pond will provide significant buffer for the proposed multi-family buildings. The reduced setback is only for two-story buildings. The proposed setbacks are compatible to the surrounding area projects.*

3. A waiver from Section 38-1254(2)(b) is requested to allow a minimum setback of ten (10) feet for two-story accessory buildings along the southern boundary of the PD, in lieu of thirty-five (35) feet.

   *Justification: There are five (5) proposed detached accessory buildings located along the perimeter of the PD. Each accessory building is proposed to include windows and will provide building massing along Simpson Road in addition to the typical landscaping and fencing. The reduced setback is only for the two story buildings. The proposed setbacks are compatible to the surrounding area projects.*

4. A waiver from Section 38-1254(2)(c) is requested to allow a minimum setback of ten (10) feet for two-story accessory buildings along the east boundary of the PD, in lieu of fifty (50) feet.

   *Justification: There are five (5) proposed detached accessory buildings located along the perimeter of the PD. Each accessory building is proposed to include windows and will provide building massing along Boggy Creek Road in addition to the typical landscaping and fencing. The reduced setback is only for the two-story buildings. The proposed setbacks are compatible to the surrounding area projects.*

5. A waiver from Section 38-1258(e) is requested for all boundaries of the PD to allow multi-family buildings located ten (10) feet from single-family zones property have a maximum building height of two-stories, in lieu of being restricted to single story in height.

   *Justification: Although the subject property is not adjacent to single-family zoned property, single-family development can occur along all boundaries of the subject property. The PD to the north is approved with a maximum multi-family building height of forty-five (45) feet and a hotel building height of seventy-five (75) feet. The proposed building height for the multi-family development is compatible to the surrounding area projects.*

6. A waiver from Section 38-1258(b) is requested for all boundaries of the PD to allow all multi-family buildings located one hundred and two (102) feet from single-family zoned property have a maximum building height of four (4) stories/sixty (60) feet in lieu of varying building heights with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet) in height and the remaining buildings being one (1) story or two (2) stories in height.

   *Justification: Although the subject property is not adjacent to single-family zoned property, single-family development can occur along all boundaries of the PD. The PD to the north is approved with a maximum building height of seventy-five (75) feet for non-residential buildings on the parcel abutting the northern boundary of the subject property. The proposed building height will be compatible to the surrounding area projects.*

7. A waiver from Section 38-1258(c) is requested for all boundaries of the PD to allow multi-family buildings located one hundred and two (102) of single family zoned property to have a maximum building height of four (4) stories/sixty (60) feet in height, in lieu of not a low rig to exceed three (3) stories (forty (40) feet) in height within 150 feet of single family zoned property.

   *Justification: Although the subject property is not adjacent to single-family zoned property, single-family development can occur along all boundaries of the PD. The PD to the north is approved with a maximum building height of seventy-five (75) feet for non-residential buildings on the parcel abutting the northern boundary of the subject property. The proposed building height will be compatible to the surrounding area projects.*

8. A waiver from Section 38-1258(d) is requested to allow for multi-family buildings to be four (4) stories or sixty (60) feet in height in lieu of three (3) stories or forty (40) feet.

   *Justification: The previous PD approval had a maximum building height of fifty (50) feet and this request is for a nominal increase to the height. Additionally, the adjacent Tyson Ranch PD was approved with waivers for a maximum building height seventy five (75) feet. The 60 foot max building height is compatible with the surrounding PD approvals.*

9. A waiver from Section 38-1258(e) is requested to allow for parking and other paved areas for multi-family development be located at least ten (10) feet from any single-family zoned property with no landscape buffer, in lieu of twenty-five (25) feet and Type C landscape buffer.

   *Justification: Five (5) two-story accessory buildings and two (2) two-story multi-family buildings are proposed within ten (10) feet of the PD boundary.*

10. A waiver from Section 38-1258(j) is requested for to allow for a minimum building separation of twenty (20) feet between a multi-family buildings where doors, windows or other openings in the wall of a living unit back up to a wall of another building with doors, windows or other openings, in lieu of providing thirty (30) feet for two-story buildings and forty (40) feet for buildings three (3) stories.

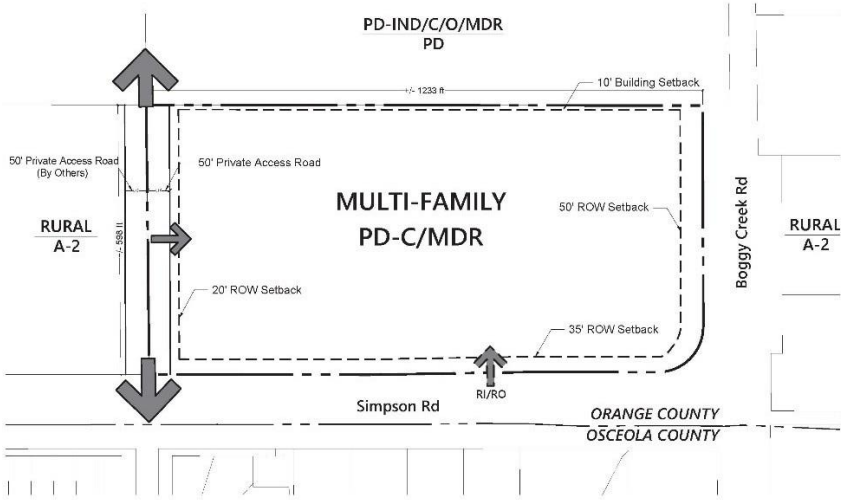
    *Justification: Detached accessory buildings are being proposed in certain areas of the development that may contain windows for aesthetic purposes, and may be located closer than thirty (30) feet to other buildings.*

Legend

- Project Boundary
- Full Access
- RI/RO Access
- RURAL A-2 — Future Land Use / Zoning

N

SCALE: IN




vhb

Planning · Design · Studio
Transportation
Land Development
Environmental Services

Boggy Creek Crossings PD

Orange County, Florida

Land Use Plan

C-3

July 12, 2019

61950.00

# Action Requested

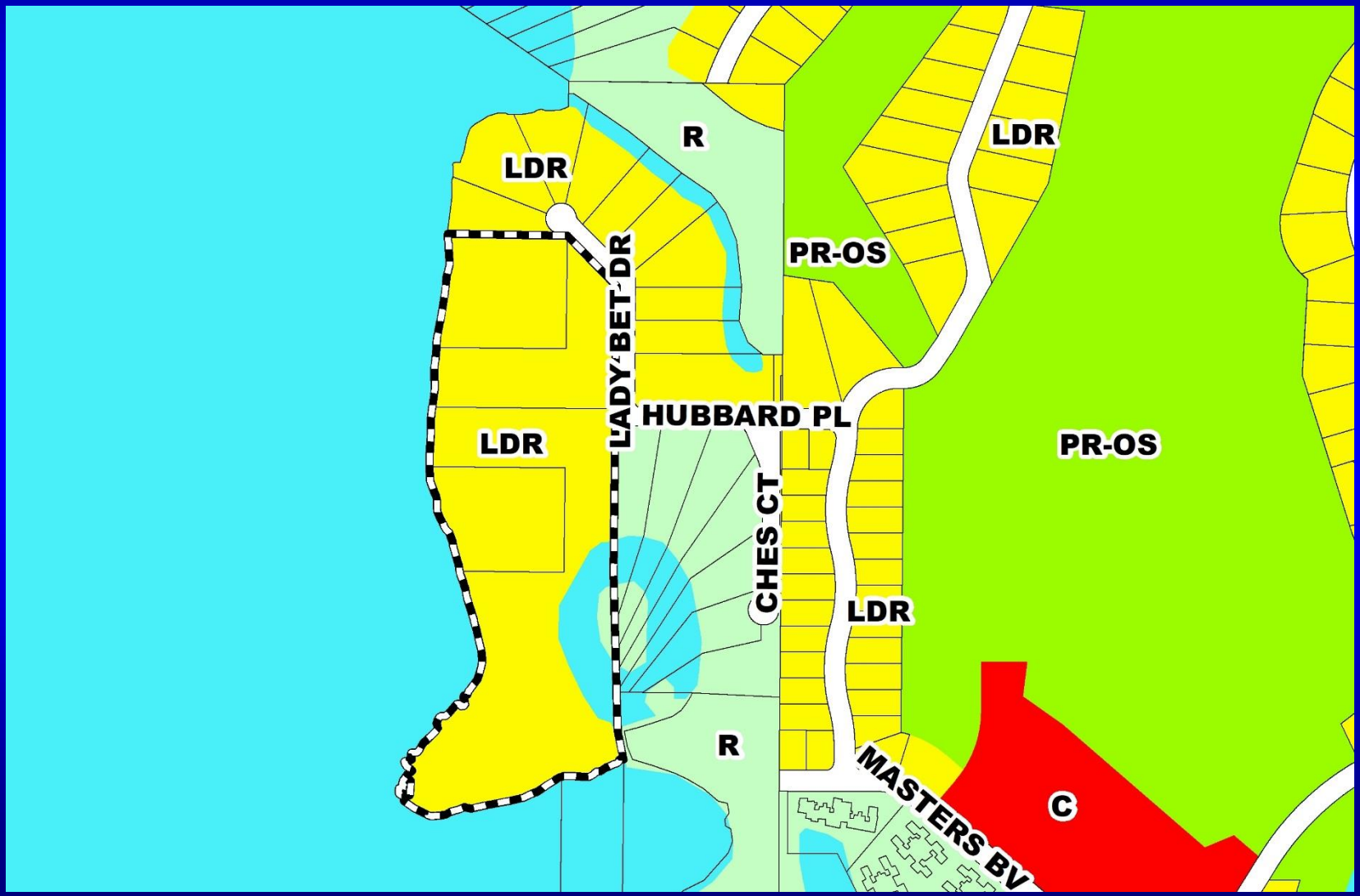
**Make a finding of consistency with the Comprehensive Plan and approve the Boggy Creek Crossings Planned Development / Land Use Plan (PD/LUP), dated "August 12, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**

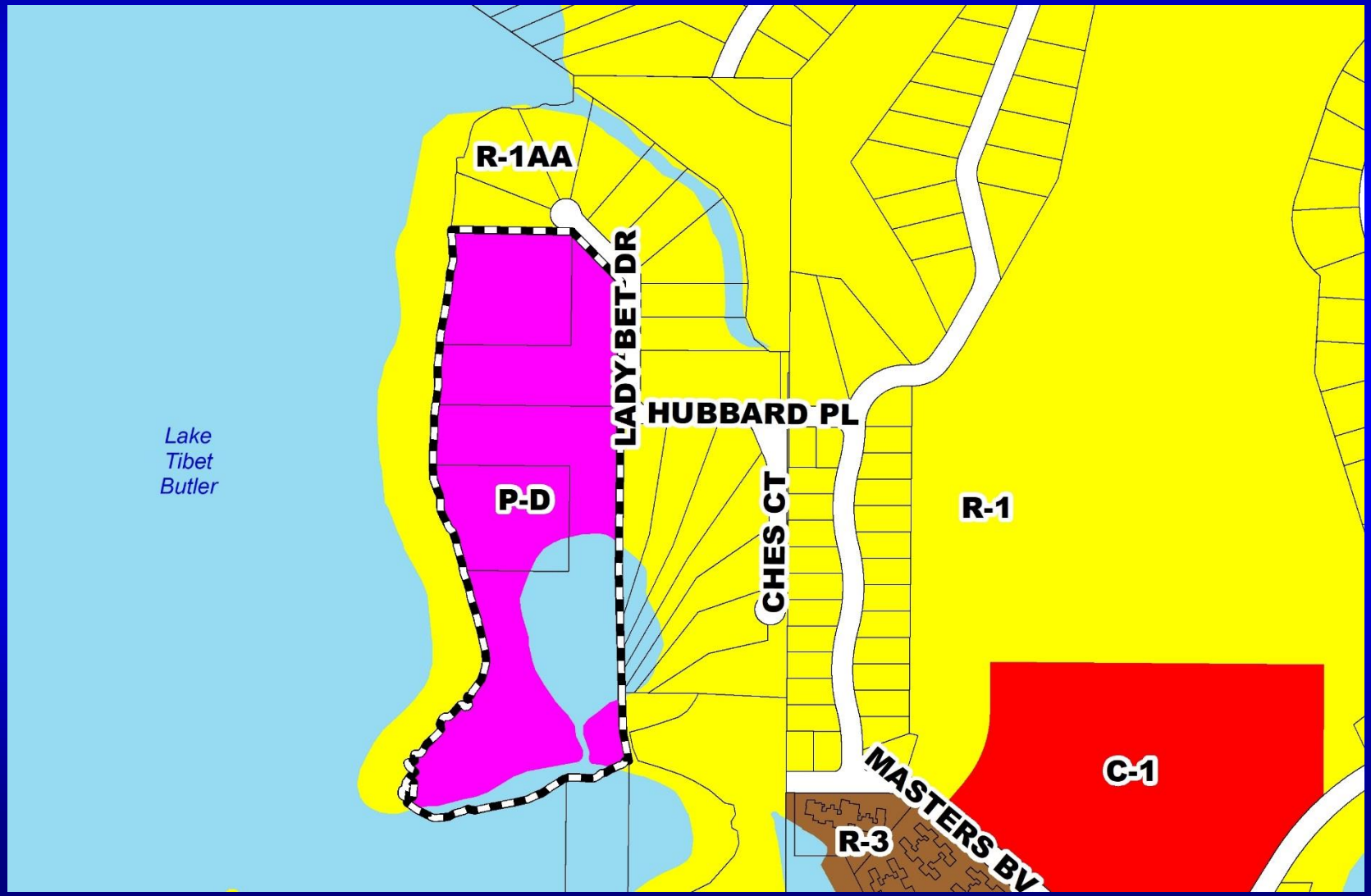
# Hubbard Place
# Planned Development / Land Use Plan

| | |
|---|---|
| **Case:** | CDR-19-08-278 |
| **Project Name:** | Hubbard Place PD/LUP |
| **Applicant:** | Jennifer Stickler, Kimley-Horn and Associates, Inc. |
| **District:** | 1 |
| **Acreage:** | 16.59 gross acres |
| **Location:** | 8997-9100 Hubbard Place; or generally located west of Hubbard Place, south of Lady Bet Drive, and east of Lake Tibet Butler. |
| **Request:** | To reduce the number of lots from 13 to 11. Three (3) waivers related to placement, height, and size of accessory structures are associated with this request. |

# Hubbard Place
# Planned Development / Land Use Plan
## Future Land Use Map

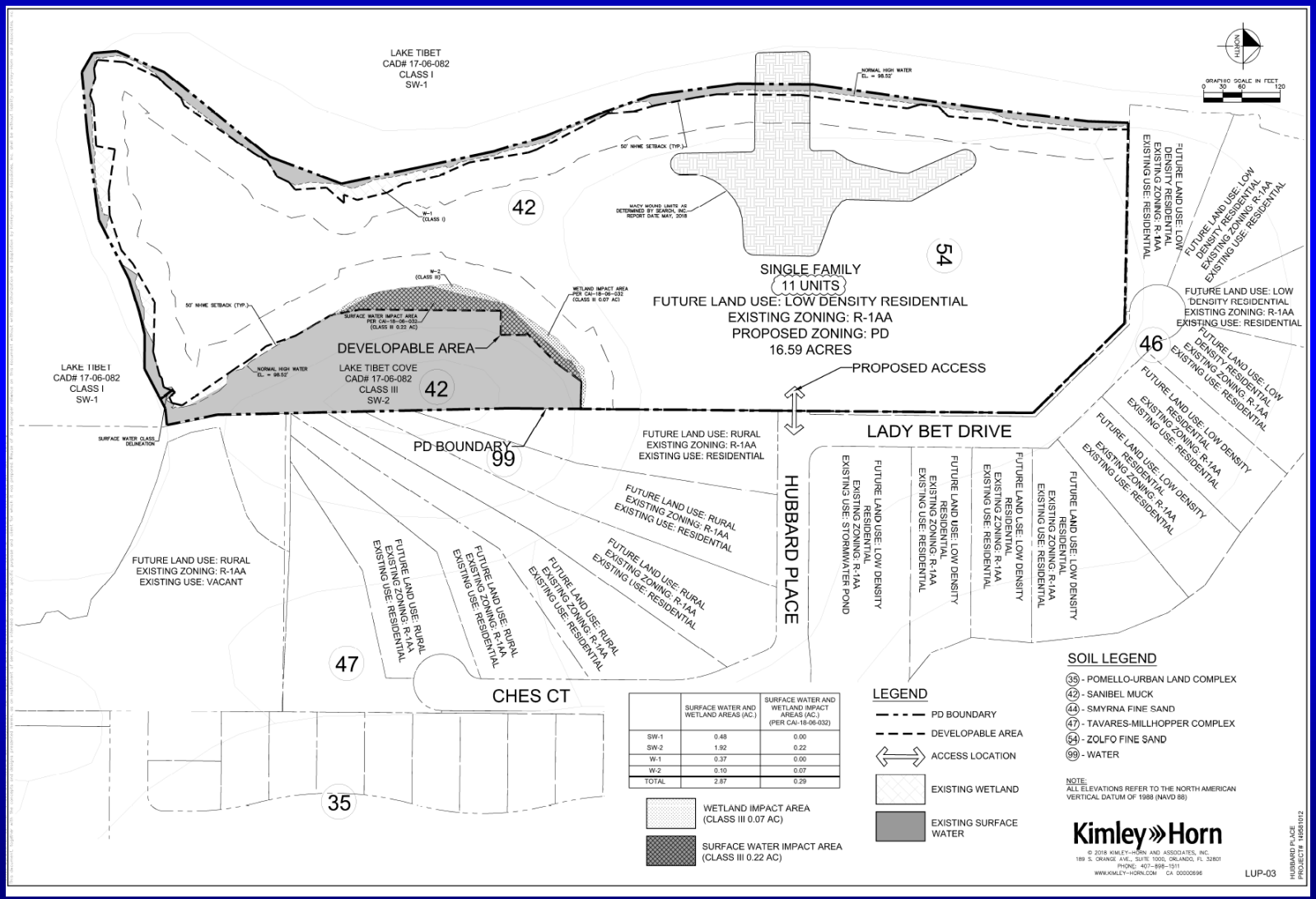


# Hubbard Place
# Planned Development / Land Use Plan
## Zoning Map



# Hubbard Place
# Planned Development / Land Use Plan
## Aerial Map

# Hubbard Place
# Planned Development / Land Use Plan
## Overall Land Use Plan



# Action Requested

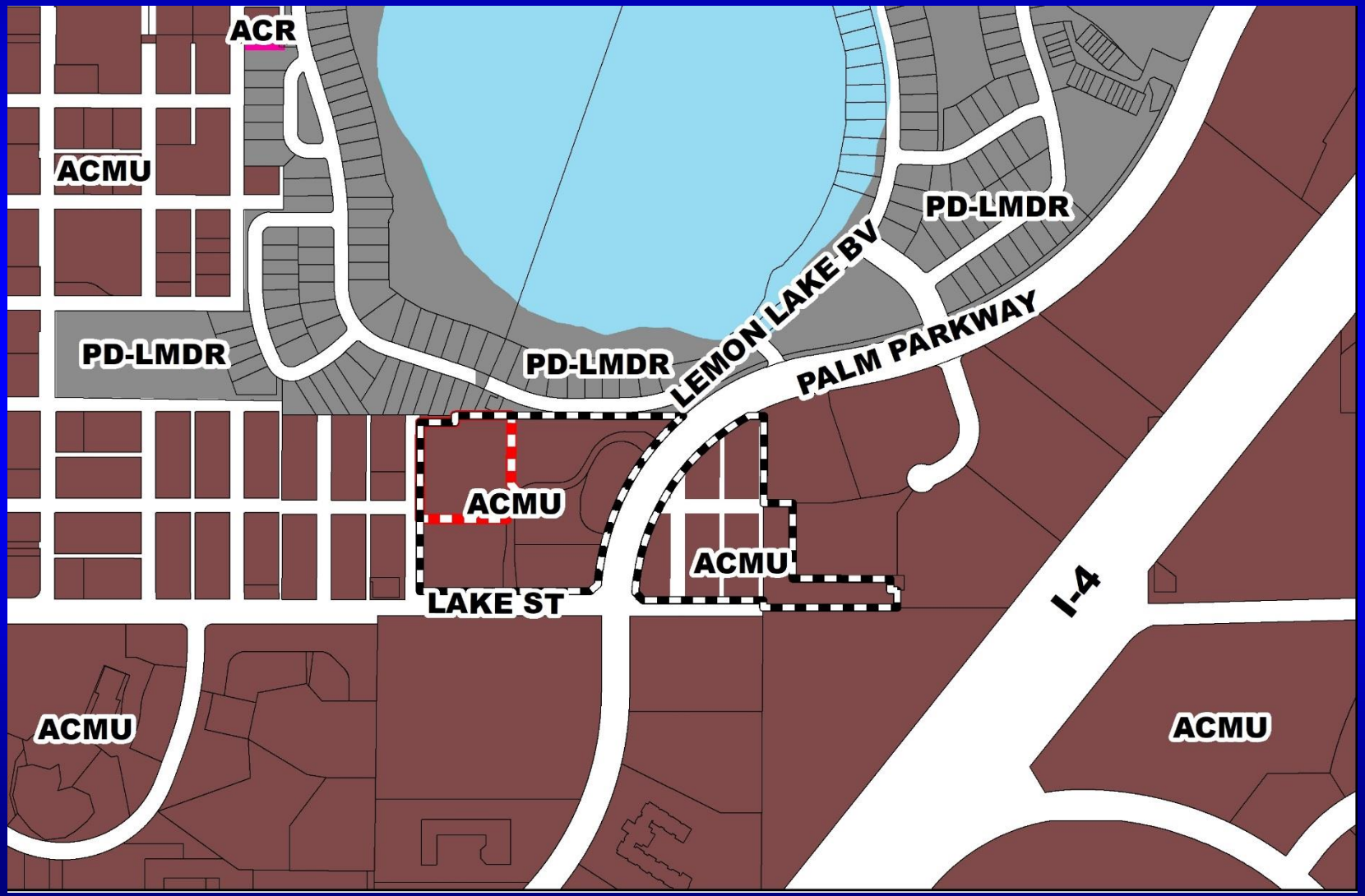
**Make a finding of consistency with the Comprehensive Plan and approve the Hubbard Place Planned Development / Land Use Plan (PD/LUP), dated "September 16, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

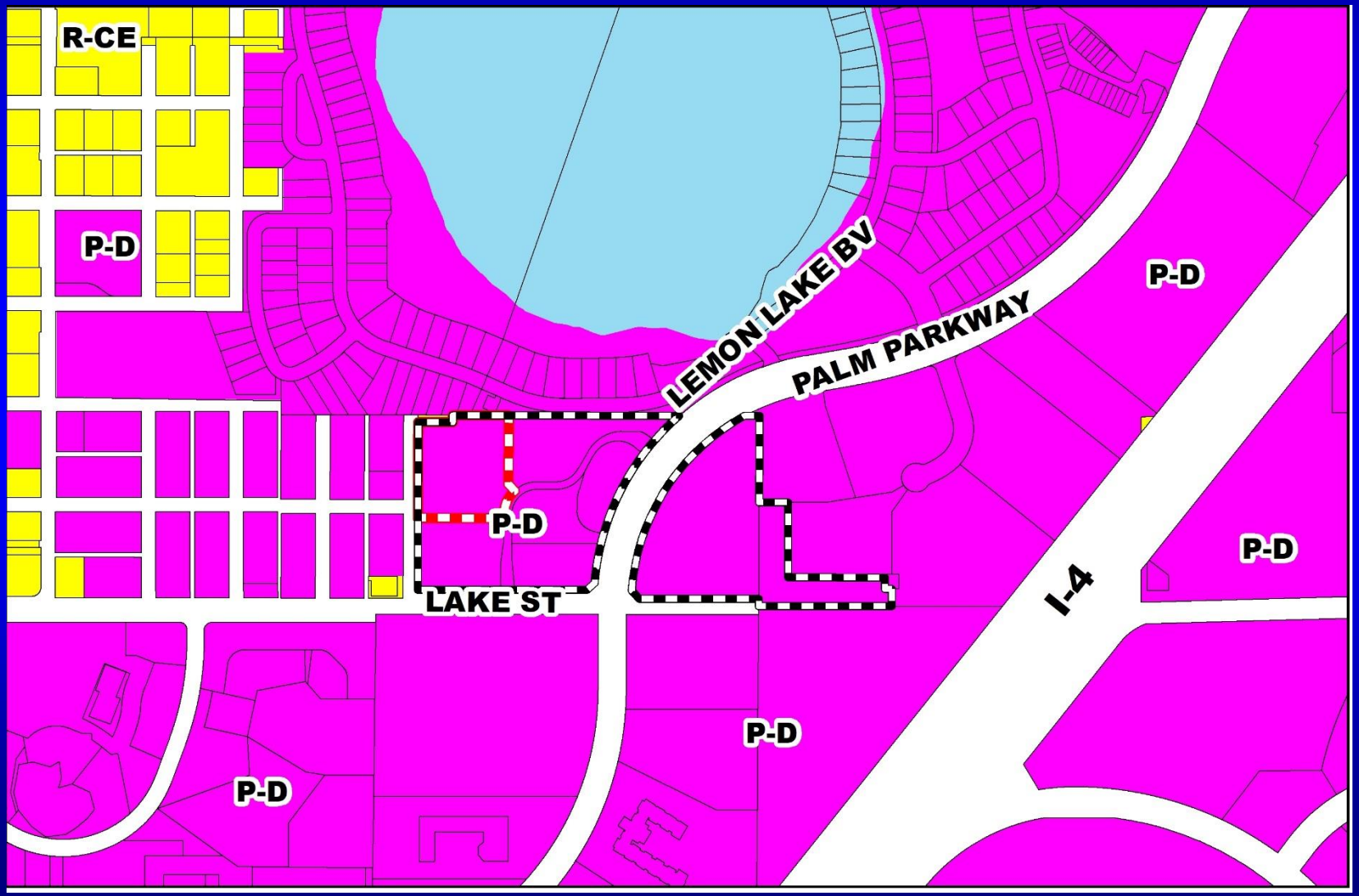
# Buena Vista Park
# Planned Development / Land Use Plan

| | |
|---|---|
| **Case:** | CDR-19-06-217 |
| **Project Name:** | Buena Vista Park PD/LUP |
| **Applicant:** | Jay R. Jackson, Kimley Horn and Associates, Inc. |
| **District:** | 1 |
| **Acreage:** | 16.79 gross acres (overall PD)<br>2.52 gross acres (affected parcel only) |
| **Location:** | 11942 Ravallo Resort Drive; or generally located on the west side of Ravallo Resort Drive and north of Lake Street. |
| **Request:** | To request one (1) waiver from Orange County Code to allow one canopy tree for each 1,000 square feet of green space, in lieu of the required one per 100 square feet for PD Lot 5. |

# Buena Vista Park
# Planned Development / Land Use Plan
## Future Land Use Map



# Buena Vista Park
# Planned Development / Land Use Plan
## Zoning Map



# Buena Vista Park
# Planned Development / Land Use Plan
## Aerial Map

# Buena Vista Park
# Planned Development / Land Use Plan
## Overall Land Use Plan

**APPROVED LAND USES PER THE BUENA VISTA PARK PD FOR 19.753 AREA WITH CONVERSION TO COMMERCIAL USE**

| LAND USE | USES | | ACRES | % | AVERAGE DAILY TRIPS | ADT PER USES UNIT | | CONVERSION TO COMMERCIAL Sq. Ft. | CONVERSION TO HOTEL/RESORT ROOMS |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE | 2,400 | SQ. FT. | 0.367 | | 476 | 19.833 | /1000 SQ. FT. | 6,735 | 55 |
| COMMERCIAL | 65,210 | SQ. FT. | 4.403 | | 4,609 | 70.679 | /1000 SQ. FT. | 65,210 | 530 |
| HOTEL/RESORT/TIMESHARE | 899 | ROOMS | 16.623 | | 7,821 | 8.7 | /ROOMS | 110,655 | 899 |
| **TOTAL** | | | **21.393** | | **12,906** | | | **182,600** | **1,483** |
| LESS: ACRES AND TRIPS ASSIGNED TO SIGNATURE RESORTS, INC. AND SUNTERRA PD PARK PD/LUP 2008) | | (PER BUENA VISTA | 2.375 | | 1,136 | | | 16,073 | 131 |
| **TOTAL** | | | **19.018** | | **11,770** | | | **166,527** | **1,352** |
| LESS: PALM PARKWAY RIGHT OF WAY ACRES | | | 2.22 | | 0 | | | 0 | 0 |
| TOTAL REMAINING LAKE BUENA VISTA PARK PD - COMMERCIAL SQ.FT., HOTEL/RESORT ROOMS | | ACREAGE, TRIPS, | **16.80** | | **11,770** | | | **166,527** | **1,352** |
| PARCEL 1 (EAST OF PALM PARKWAY) - ALLOCATION OF ACRES & TRIPS | | | 6.505 | 38.72% | 3,778 | | | 53,447 | 434 |
| BUENA VISTA PARK PSP/ PARCEL 2 (WEST OF PALM PARKWAY) - ALLOCATION OF ACRES & TRIPS | | | 10.293 | 61.28% | 7,992 | | | 113,080 | 918 |
| **TOTAL** | | | **16.798** | **100%** | **11,770** | | | **166,527** | **1,352** |

**PROPOSED USES FOR BUENA VISTA PARK, PSP PROJECT AREA:**

| LAND USE | USE | |
|---|---|---|
| OFFICE | 0 | SQ. FT. |
| COMMERCIAL | 88,462 | SQ. FT. |
| HOTEL/RESORT/TIMESHARE (200 ROOMS EQUIVALENT TO 24,618 SQ.FT. OF COMMERCIAL) | 200 | ROOMS |
| **TOTAL** | **113,080** | **SQ. FT.** |

**PROPOSED USE ASSIGNMENT PER LOT BUENA VISTA PARK PSP:**

| LAND USE | USE | | ACRES | | AVERAGE DAILY TRIPS |
|---|---|---|---|---|---|
| LOT 1: COMMERCIAL | 14,962 | SQ. FT. | 1.85 | AC. | 1,057 |
| LOT 2: COMMERCIAL | 20,152 | SQ. FT. | 1.05 | AC. | 1,424 |
| LOT 3: COMMERCIAL | 20,724 | SQ. FT. | 1.08 | AC. | 1,465 |
| LOT 4: COMMERCIAL | 32,624 | SQ. FT. | 1.7 | AC. | 2,306 |
| LOT 5: ROOM HOTEL/RESORT/TIMESHARE | 24,618 | 200/ROOMS | 2.52 | AC. | 1,740 |
| TRACT A: DRAINAGE, UTILITY, OPEN SPACE | 0 | | 1 | AC. | 0 |
| TRACT B: PRIVATE ROAD RIGHT OF WAY | 0 | | 0.66 | AC. | 0 |
| TRACT C: LAKE AVE. RIGHT OF WAY DEDICATION | 0 | | 0.43 | AC. | 0 |
| **TOTAL** | **113,080** | **SQ. FT.** | **10.29** | **AC.** | **7,992** |

PROPOSED USES PER LOT MAY BE CHANGED BY THE DEVELOPER PROVIDED FUTURE USES AND DENSITIES ARE CONSISTENT WITH THE APPROVAL LAND USE PLAN AND THE DEVELOPMENT EQUIVALENCY MULTIPLIER.

THE DEVELOPER SHALL RESERVE THE RIGHT TO TRANSFER DENSITIES BETWEEN LOTS.

PD LAND USE ALTERNATIVES PER STRATEGIC DEVELOPMENT PLAN

| LAND USE | FAR | MAXIMUM DENSITY/ INTENSITY PER ACRES | MAXIMUM DEVELOPMENT FOR EACH USE OF 19.753 ACRES |
|---|---|---|---|
| OFFICE | 1.5 FAR | 65,340.0 SQ. FT. | 1,290,661 SQ. FT. |
| COMMERCIAL | 0.34 FAR | 14,810.4 SQ. FT. | 258,671 SQ. FT. |
| HOTEL/RESORT/TIMESHARES | N/A | 60 ROOMS | 1,185 ROOMS |

| | | PROPOSED PLAN AS SHOWN | |
|---|---|---|---|
| LAND USE | DRI THRESHOLD (100%) | USES | ACRES / DRI% THRESHOLD |
| OFFICE | 300,000 SQ. FT. | 24,000 SQ. FT. | 0.367 / 8.00 |
| COMMERCIAL | 400,000 SQ. FT. | 65,210 SQ. FT. | 4.403 / 16.30 |
| HOTEL/RESORT/TIMESHARES | 1,125 ROOMS | 899 ROOMS | 14.983 / 79.91 |
| TOTAL | | | 19.753 / 104.21 |

NOTE: MAXIMUM ALLOWABLE MULTI-USE DRI PERCENTAGE THRESHOLD = 116%

DEVELOPMENT EQUIVALENCY MULTIPLIER MATRIX:

| CHANGE FROM: | OFFICE(KSF) | COMMERCIAL (KSF) | HOTEL/RESORT/TIME-SHARE (ROOM) |
|---|---|---|---|
| CHANGE TO: OFFICE (KSF) | | 0.2267 | 0.0183 |
| COMMERCIAL (KSF) | 4.4118 | | 4.0512 |
| HOTEL/RESORT/ TIMESHARE(ROOM) | 1.0892 | 0.2468 | |

PHASING: TO BE DETERMINED DURING DEVELOPMENT PLAN PROCESS WHEN SPECIFIC USES ARE IDENTIFIED.

PROPOSED METHOD OF PROVIDING SERVICES:

WATER SERVICE – ORANGE COUNTY

WASTEWATER SERVICE – ORANGE COUNTY

RECLAIMED WATER SERVICE – ORANGE COUNTY

PARKS/RECREATION FACILITIES: CONCEPTUAL PLAN TO BE SUBMITTED WITH DEVELOPMENT PLAN.

ACCESS TO PAL PARKWAY/TURKEY LAKE ROAD EXTENSION: 550 FEET NORTH OF LAKE AVENUE CENTERLINE PROPOSED.

ACCESS TO LAKE AVENUE: TO BE PROPOSED ON DEVELOPMENT PLAN IN A MANNER CONSISTENT WITH INTERNATIONAL DRIVE ACTIVITY CENTER STRATEGIC DEVELOPMENT PLAN SECTION VI, NECESSARY SERVICES AND FACILITIES, SUBSECTION E. TRANSPORTATION; SAMPLE ACCESS MANAGEMENT REGULATIONS.

ORANGE CENTER PLAT: VACATION OF PLAT TO BE SUBMITTED TO BOARD OF COUNTY COMMISSIONERS THROUGH THE ORANGE COUNTY ENGINEERING DEPARTMENT.

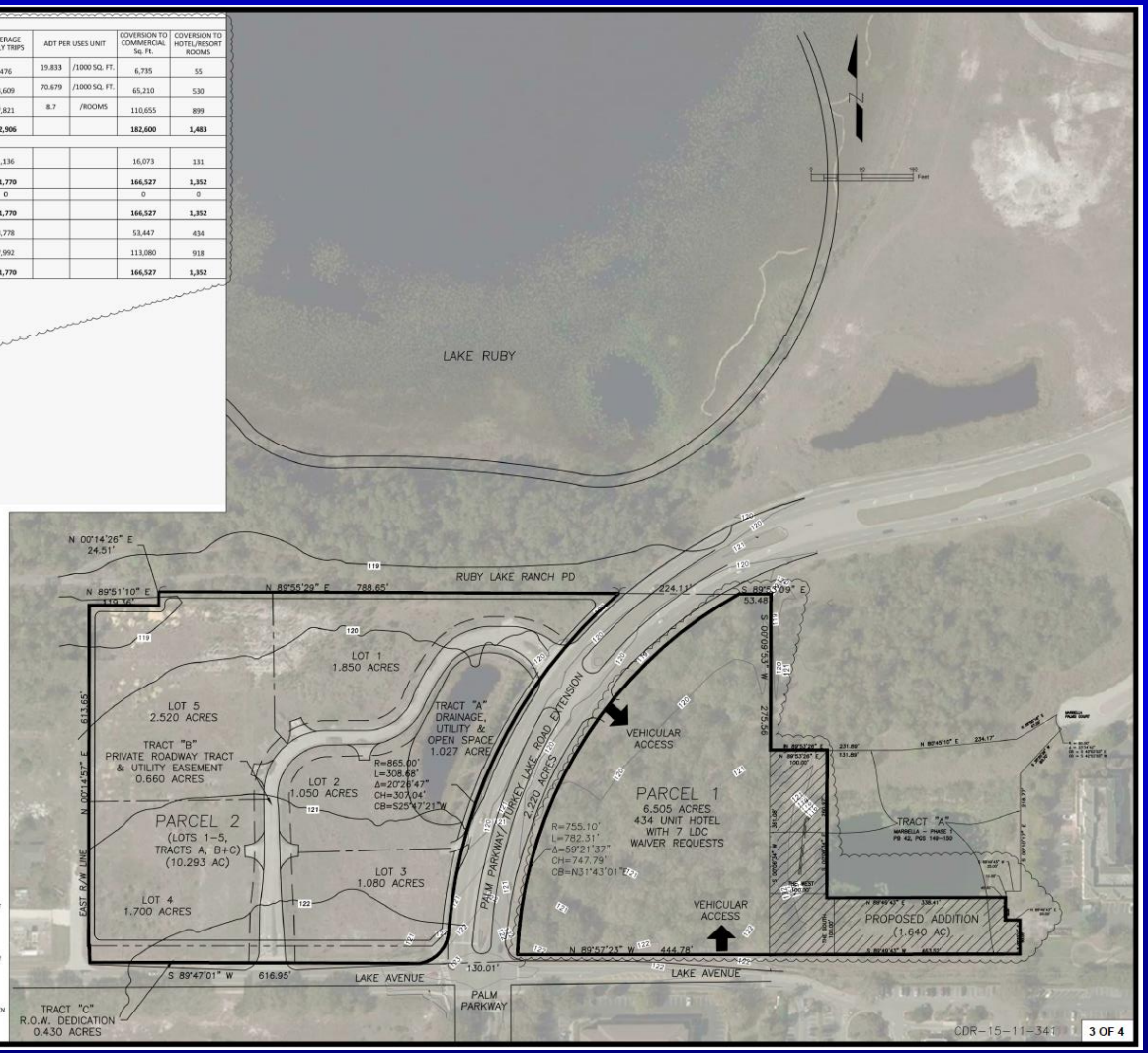
SETBACKS FROM PALM PARKWAY/TURKEY LAKE ROAD EXTENSION: AS PER ACTIVITY CENTER TURKEY LAKE ROAD NETWORK AGREEMENT AND THE BUENA VISTA NORTH STANDARDS IN SECTION 38–1391.

SETBACKS (EXCLUSIVE OF PALM PARKWAY/TURKEY LAKE ROAD EXTENSION), PARKING, OPEN & LANDSCAPING: TO BE PROPOSED ON DEVELOPMENT PLAN IN A MANNER CONSISTENT WITH THE INTERNATIONAL DRIVE ACTIVITY CENTER STRATEGIC DEVELOPMENT PLAN: SECTION VII: DESIGN GUIDELINES; SUBSECTION A SETBACKS AND SUBSECTION B LANDSCAPING; AND ORANGE COUNTY CODE: SECTION 38–1287, SETBACKS; SECTION 38–1289, PARKING; SECTION 38–1290 AND SECTION 38–1234, OPEN SPACE; AND SECTION 38–1291, LANDSCAPING; OF THE TOURIST STANDARDS OF THE P–D, PLANNED DEVELOPMENT DISTRICT, AND THE BUENA VISTA NORTH STANDARDS IN SECTION 38–1391.

FOR THE PURPOSES OF BUILDING SETBACKS RELATED TO THIS PD, ORANGE COUNTY CODE SECTION 38–1392.1 SHALL GOVERN.

PROPOSED HEIGHT: 15 STORIES OR 150 FEET, THE MAXIMUM HEIGHT OF 150 FEET IS SUBJECT TO COMPLYING WITH THE BVN STANDRDS, UNLESS WAIVERS HAVE BEEN GRANTED BY THE B.C.C.

OPEN SPACE: 25%




CDR–15–11–341

# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Buena Vista Park Planned Development / Land Use Plan (PD/LUP), dated "August 21, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

# Moss Park North PD / Parcel B
# Preliminary Subdivision Plan

| | |
|---|---|
| **Case:** | **CDR-19-09-302** |
| **Project Name:** | **Moss Park North PD / Parcel B PSP** |
| **Applicant:** | **Marc Stehli, Poulos & Bennett, LLC** |
| **District:** | **4** |
| **Acreage:** | **62.10 gross acres** |
| **Location:** | **Generally located north of Moss Park Road and east of State Road 417.** |
| **Request:** | **To remove a portion of the July 10, 2018, BCC Condition of Approval #8, which states, "Temporary addressing must be provided for permits and the Certificate of Completion be issued prior to approval and recording of a plat."** |

# Action Requested

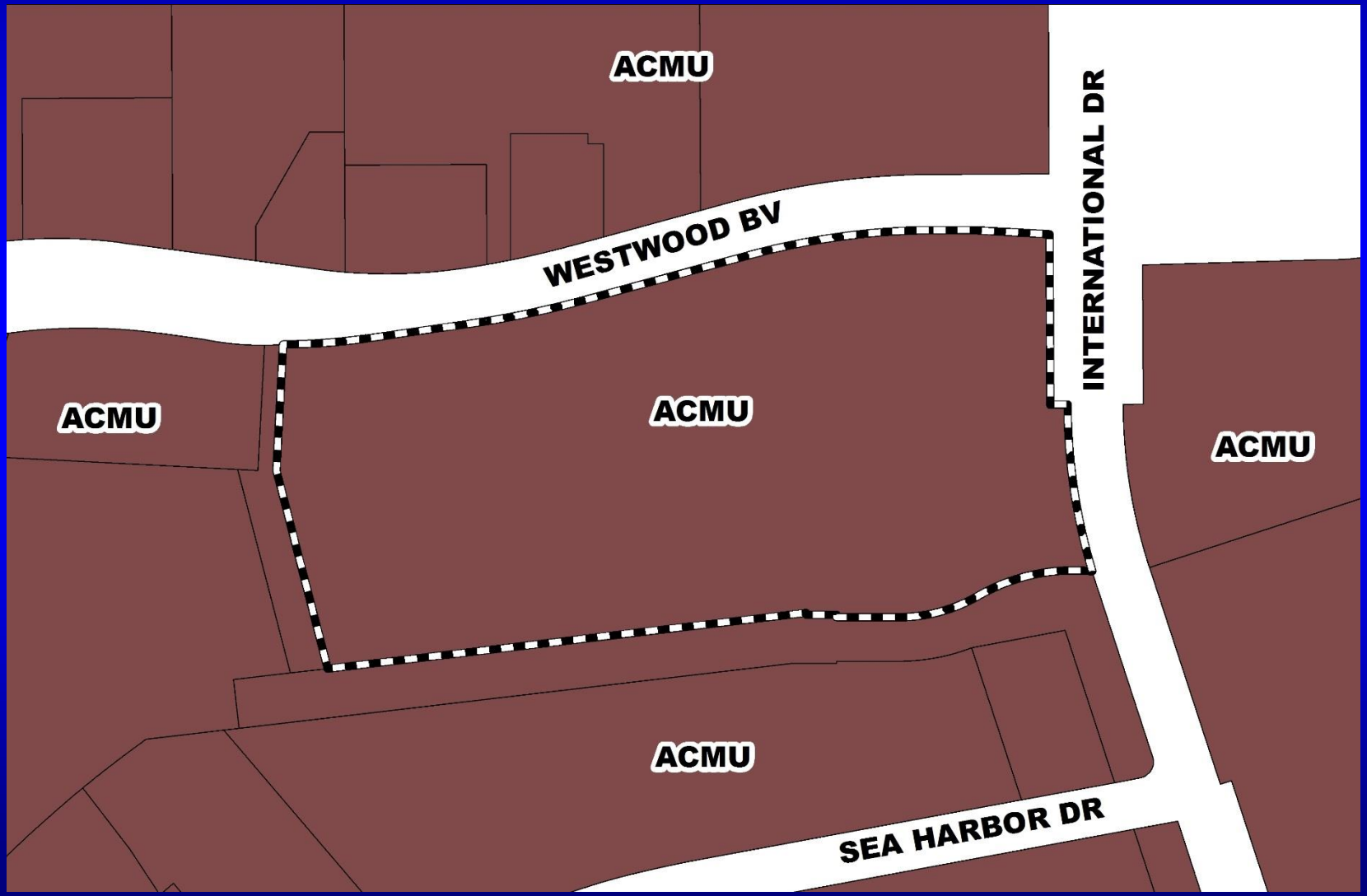
**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Moss Park North PD / Parcel B PSP dated "Received April 4, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**

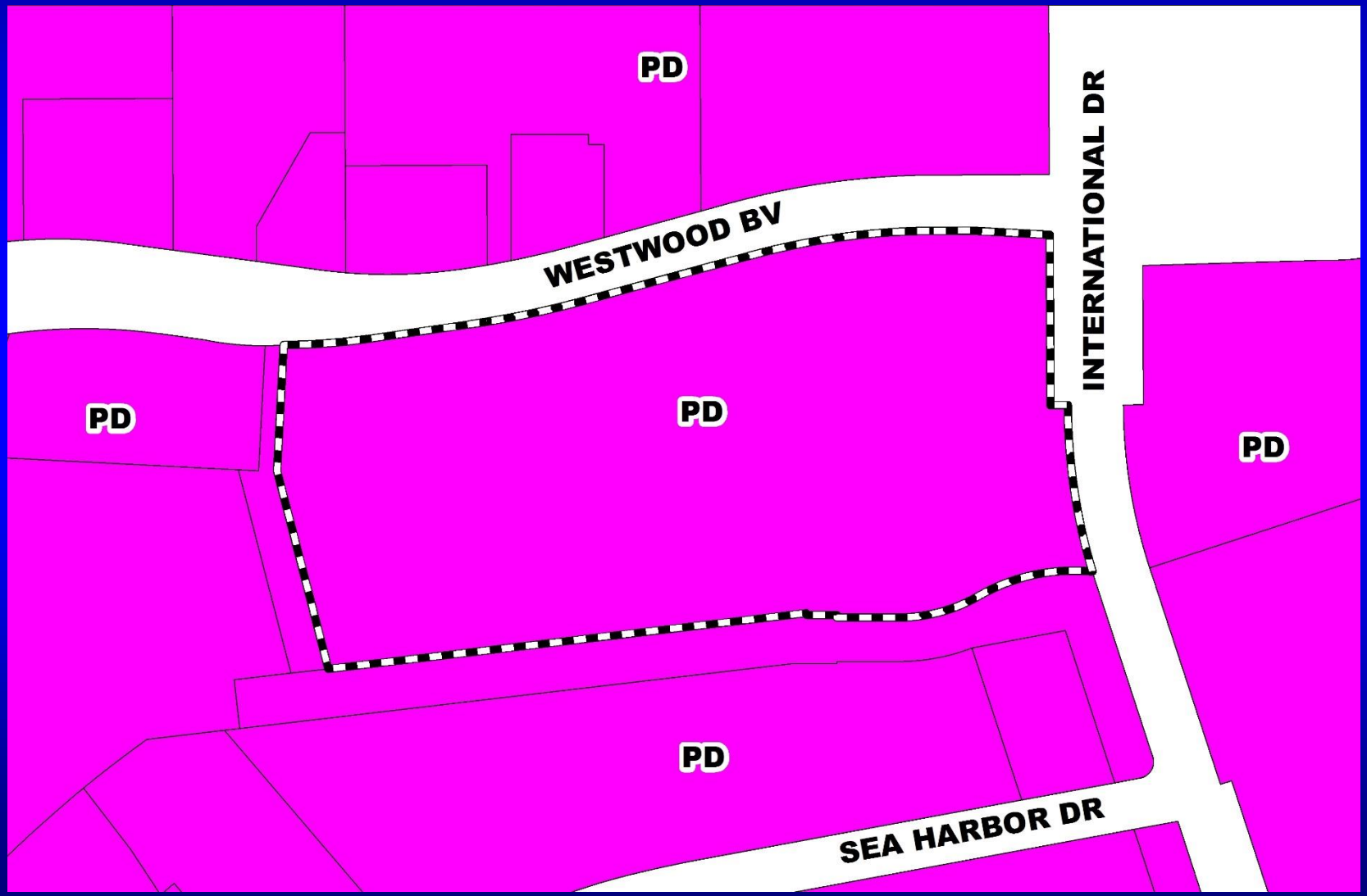
# Orangewood N-1
# Planned Development / Land Use Plan

| | |
|---|---|
| **Case:** | CDR-19-06-192 |
| **Project Name:** | Orangewood N-1 PD/LUP |
| **Applicant:** | Jonathan P. Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A. |
| **District:** | 1 |
| **Acreage:** | 28.56 gross acres (affected parcel only) |
| **Location:** | Generally located at the southwest corner of Westwood Boulevard and International Drive. |
| **Request:** | To modify the approved Master Sign Plan to allow for four (4) ground signs. Three (3) waivers related to the number of signs permitted, maximum copy area, and sign separation requirements are associated with this request. |

# Orangewood N-1
# Planned Development / Land Use Plan
## Future Land Use Map

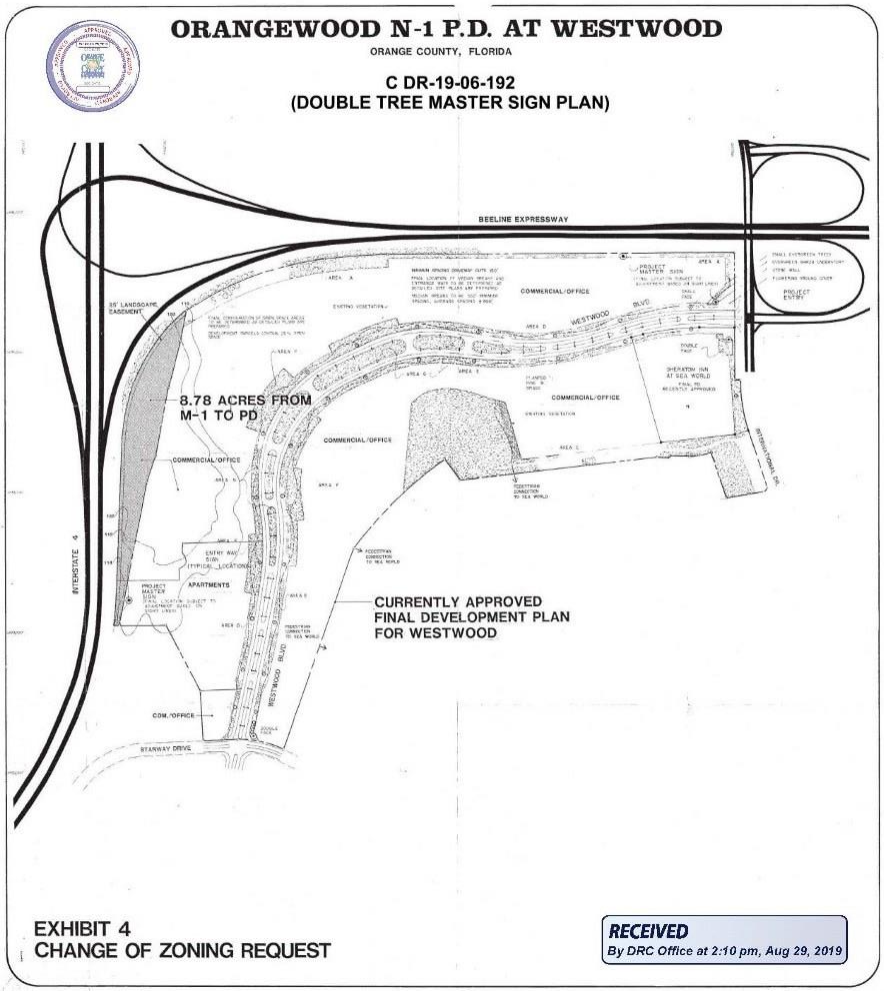


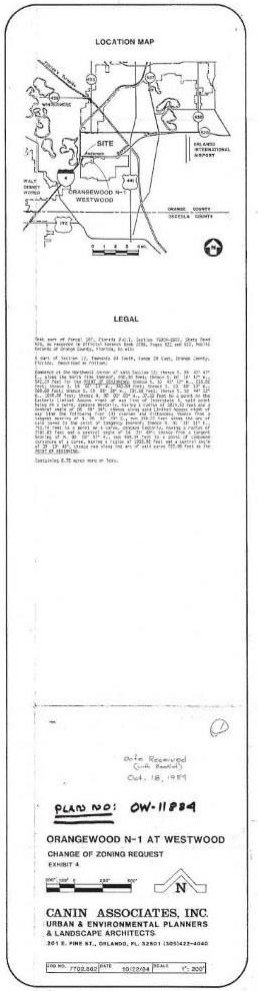
# Orangewood N-1
# Planned Development / Land Use Plan
## Zoning Map



# Orangewood N-1
# Planned Development / Land Use Plan
## Aerial Map

# Orangewood N-1
# Planned Development / Land Use Plan
## Overall Land Use Plan

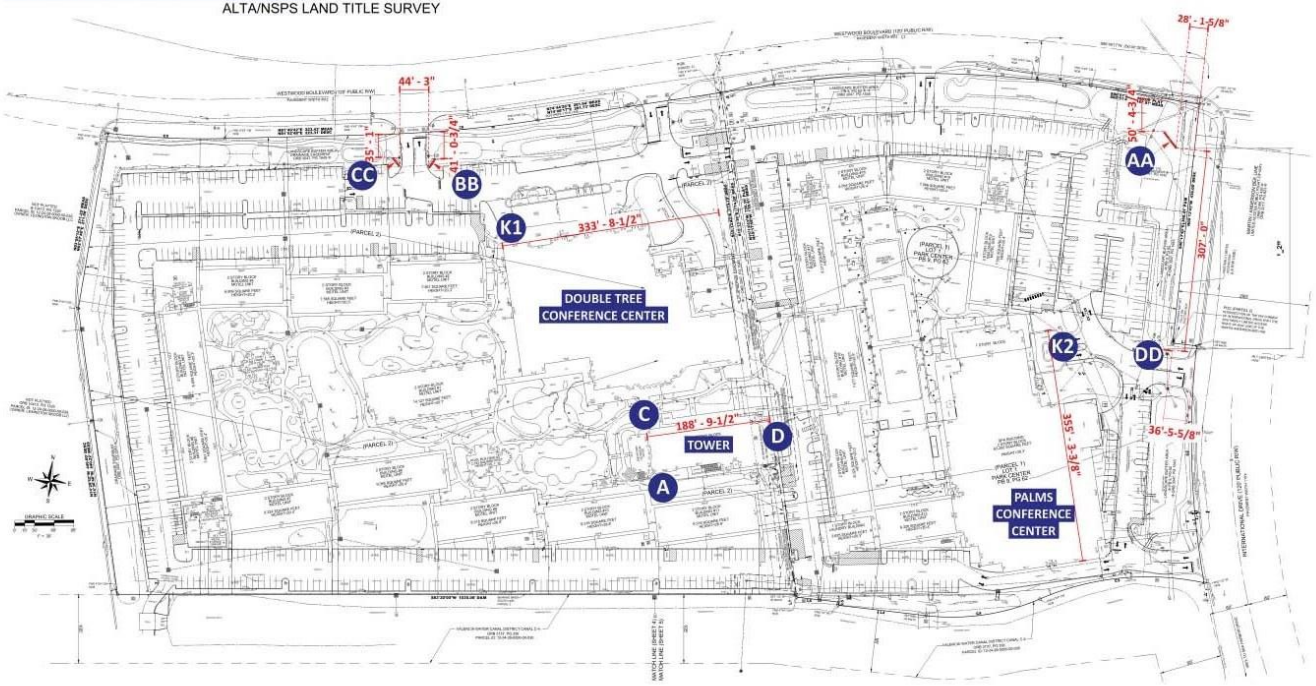


# Orangewood N-1
# Planned Development / Land Use Plan
## Master Sign Plan

## SIGNAGE PLAN

ALTA/NSPS LAND TITLE SURVEY




SITE PLAN — SCALE: 1" = 150' - 0"

| DOUBLE TREE CONFERENCE CENTER | | |
|---|---|---|
| LOCATION | PROPOSED | CODE MAX. |
| K1 | 80.0 SQ.FT. | 200.0 SQ.FT. |

| PALMS CONFERENCE CENTER | | |
|---|---|---|
| LOCATION | PROPOSED | CODE MAX. |
| K2 | 30.1 SQ.FT. | 200.0 SQ.FT. |

| TOWER | | |
|---|---|---|
| LOCATION | PROPOSED | CODE MAX. |
| A | 102.6 SQ.FT. | |
| C | 134.0 SQ.FT. | |
| D | 166.3 SQ.FT. | |
| TOTAL | 402.9 SQ.FT. | 450.0 SQ.FT. |

| MONUMENT SIGNS | | |
|---|---|---|
| LOCATION | PROPOSED | CODE MAX. |
| AA | 190.6 SQ.FT.* | 80.0 SQ.FT. |
| BB | 110.0 SQ.FT.* | 80.0 SQ.FT. |
| CC | 110.0 SQ.FT.* | 80.0 SQ.FT. |
| DD | 110.0 SQ.FT. | 80.0 SQ.FT. |

*EXISTING GROUND SIGNS WITH COPY AREA AND LOCATION PREVIOUSLY APPROVED UNDER VARIANCE VA-11-01-106.

DOUBLETREE BY HILTON

Design # 0821809R04 MSP

Sheet 6 of 21

Client: DOUBLE TREE

Address: 10100 INTERNATIONAL DR ORLANDO, FL

Account Rep. J LEBIHAN

Designer M KESTER

Date 07/19/2018

Approval / Date

Client
Sales
Estimating
Art
Engineering
Landlord

Revision/Date

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South Texas PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-8533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Orangewood N-1 Planned Development / Land Use Plan (PD/LUP), dated "August 29, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report, with the following modification to Condition #10:**

**10) Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated ~~November 8, 1984~~ <u>January 28, 1985</u> shall apply:**

**District 1**

Board of County Commissioners

# Public Hearings

November 12, 2019