Board of County Commissioners

Public Hearings

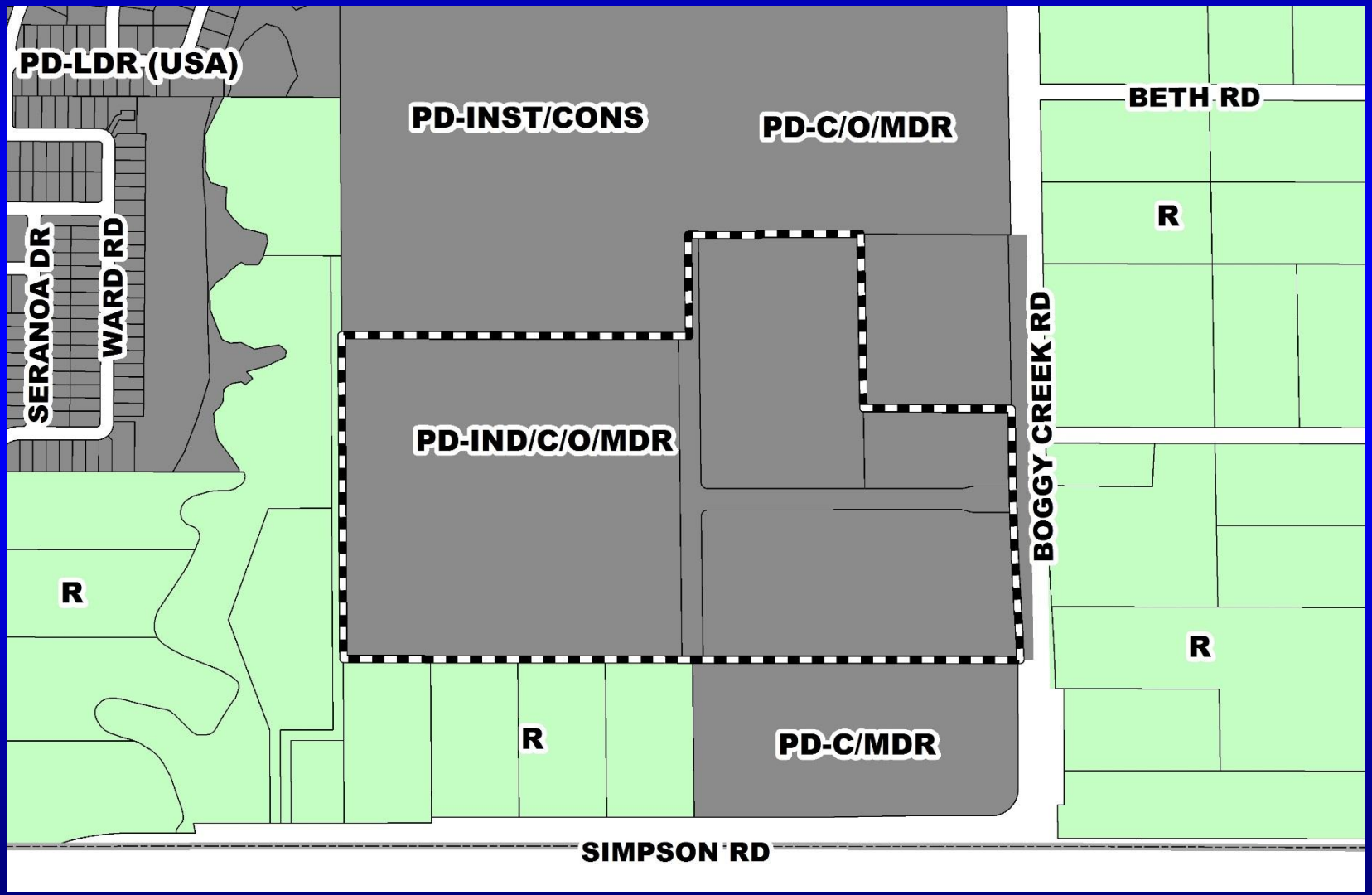
November 12, 2019

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.**

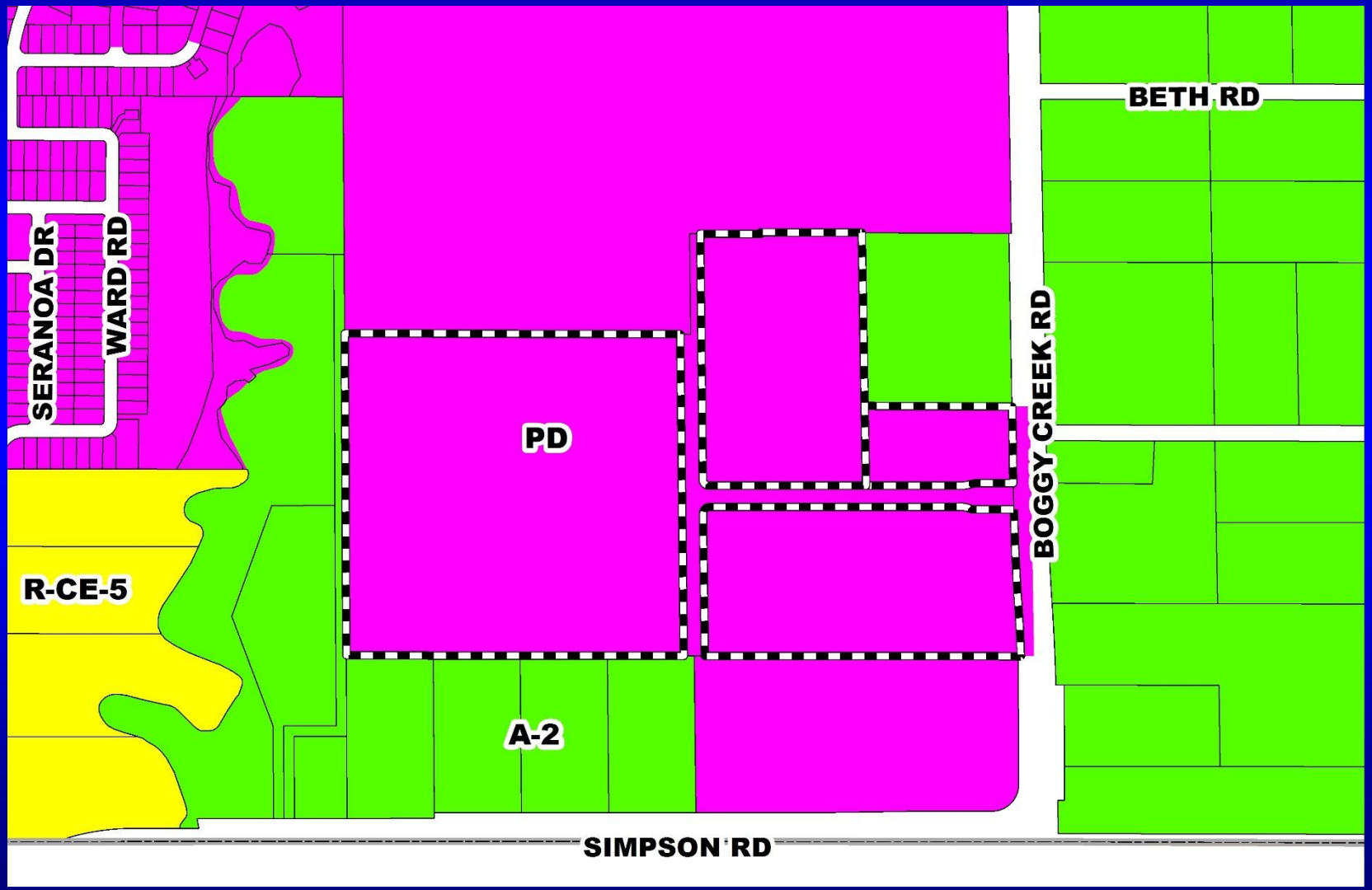
Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

Future Land Use Map



Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

Zoning Map

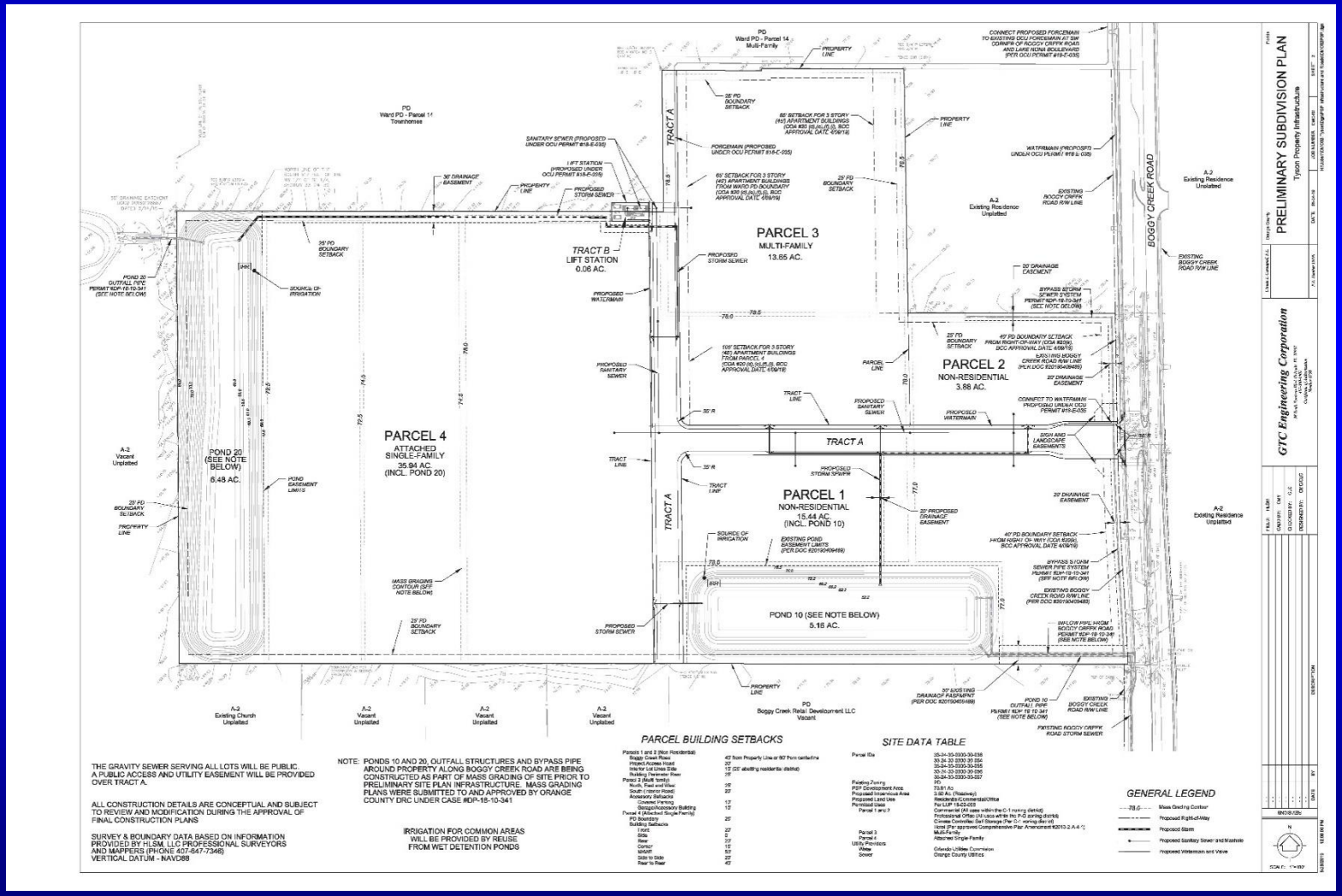


Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

Aerial Map

Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



Action Requested

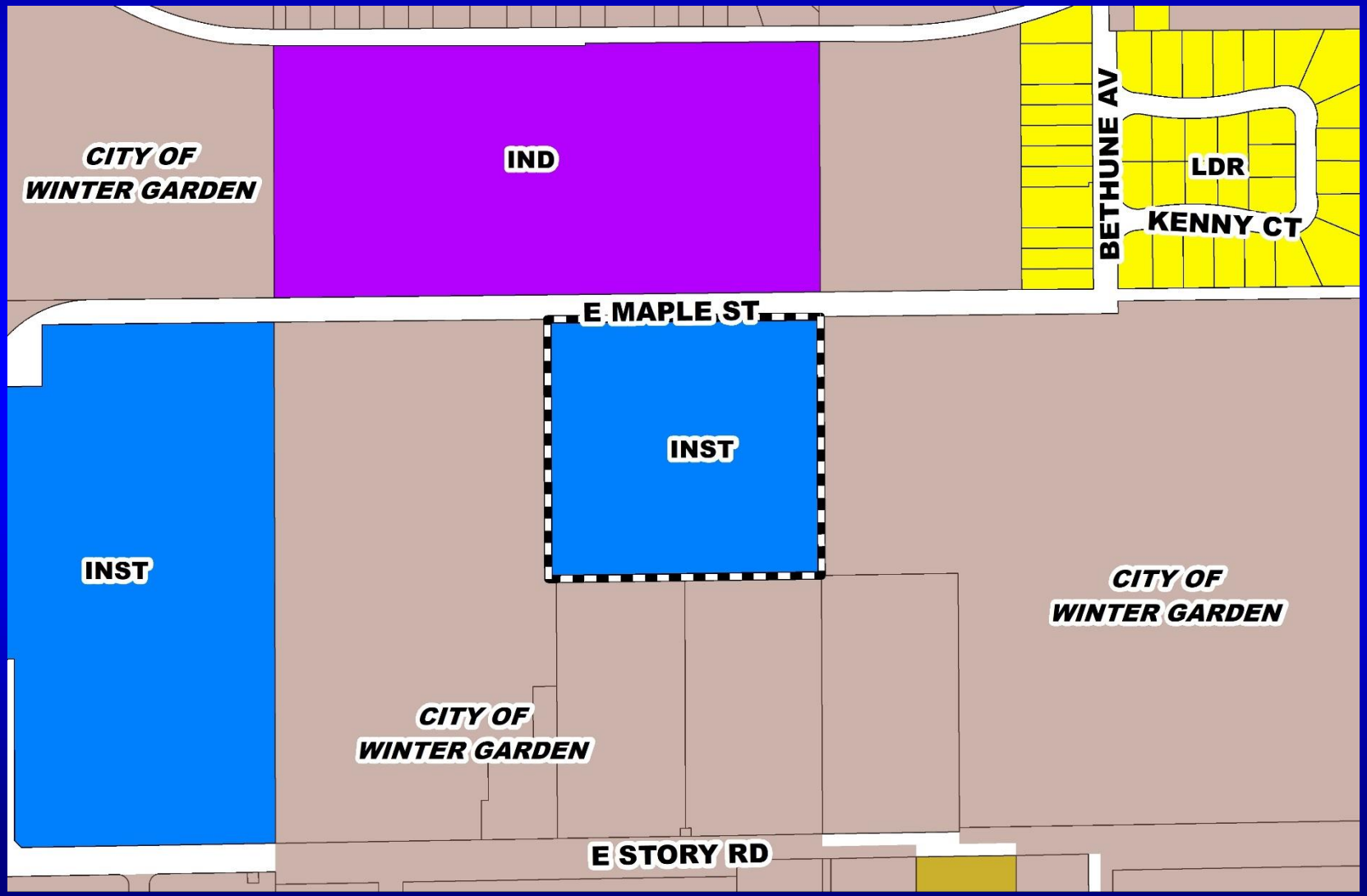
Make a finding of consistency with the Comprehensive Plan and approve the Tyson Ranch PD / Tyson Ranch Infrastructure PSP dated "Received August 29, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

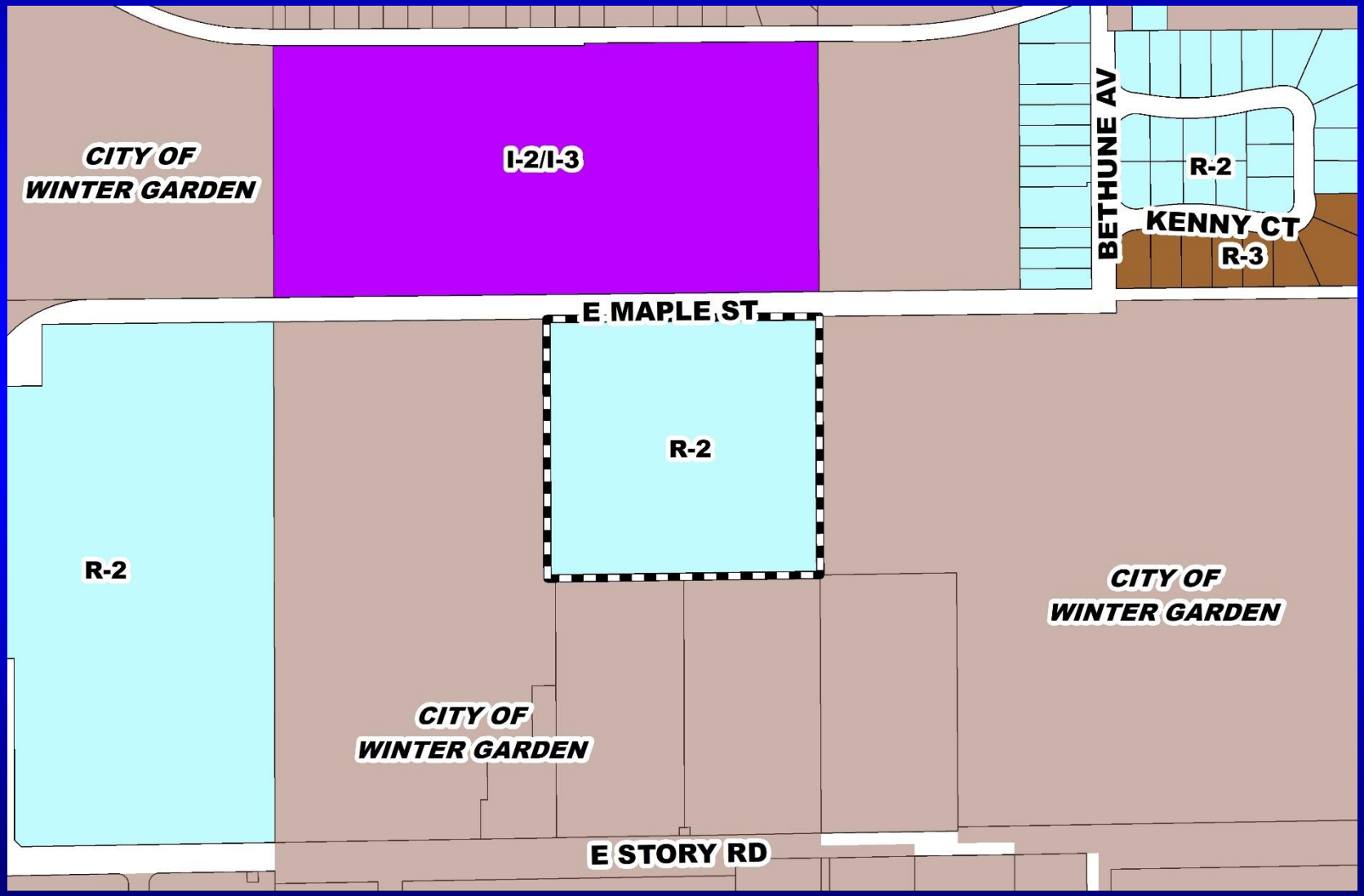
OCPS Northwest Maintenance Facility
Planned Development / Land Use Plan

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 Revised: 07-17-2019
FILE NAME	OCPS Northwest Maintenance Facility
SHEET NUMBER	LUP-02

Action Requested

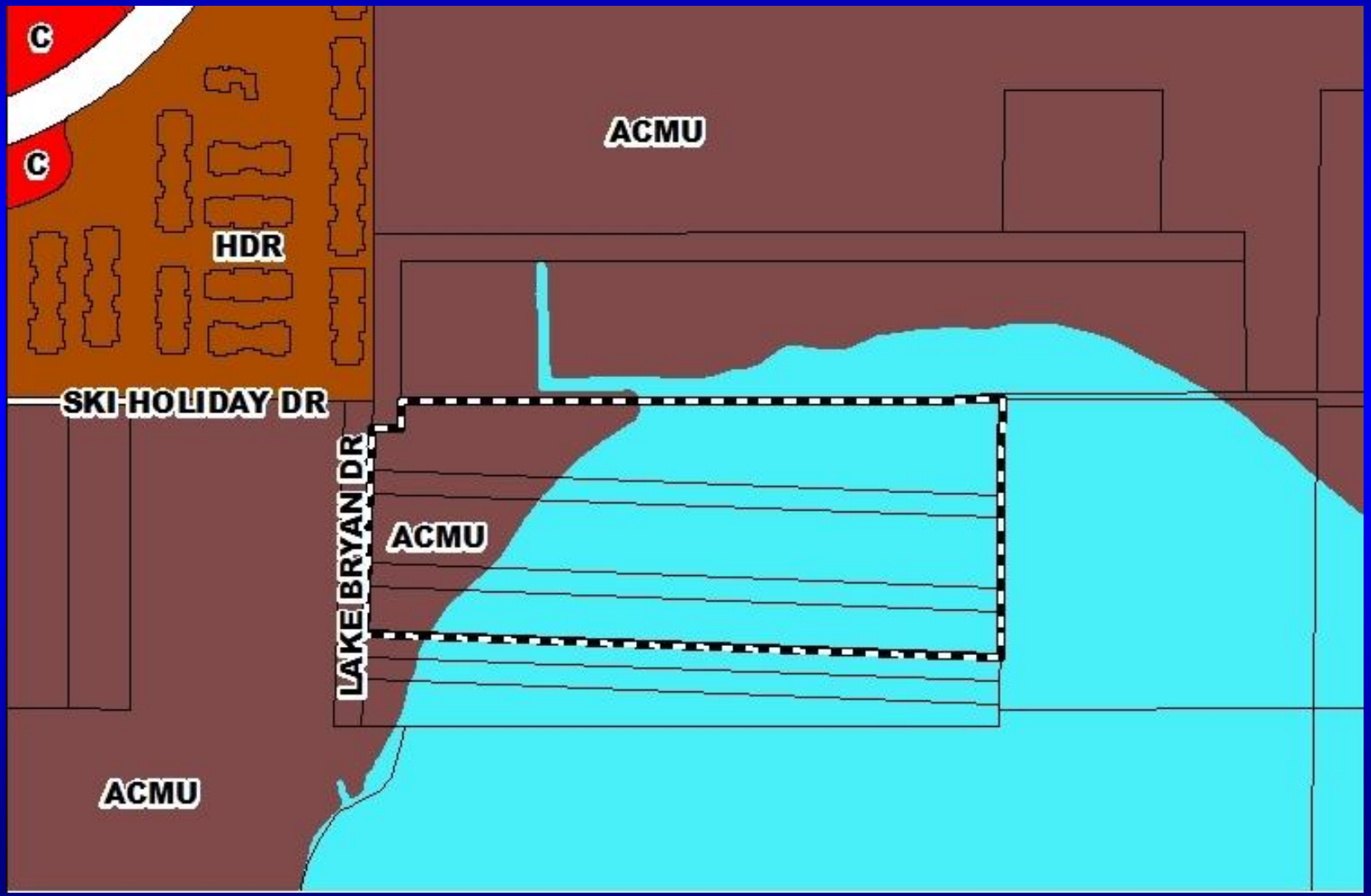
Make a finding of consistency with the Comprehensive Plan (CP) and approve the OCPS Northwest Maintenance Facility Planned Development / Land Use Plan (PD/LUP) dated "Received July 17, 2019", subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1

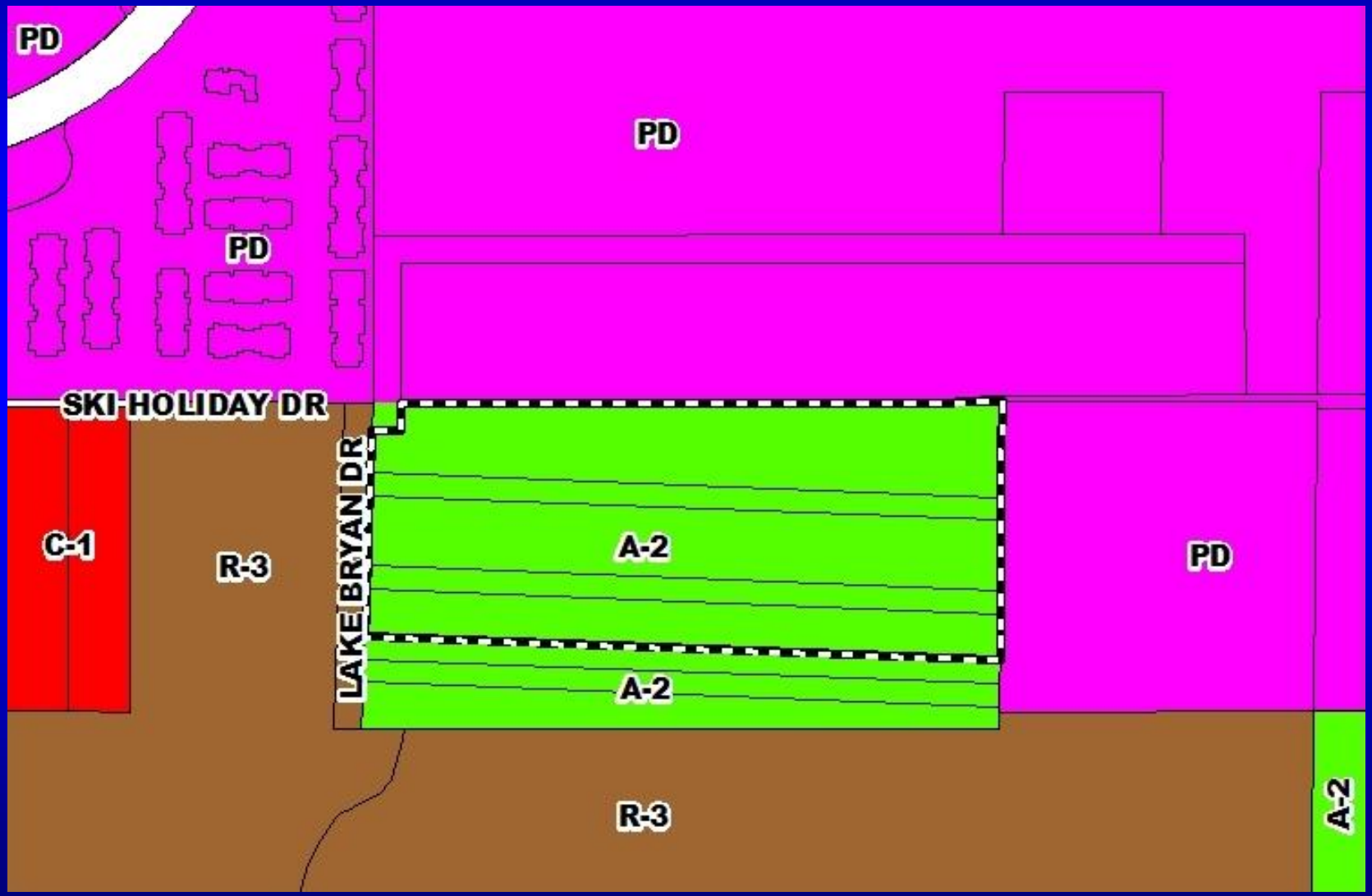
Paradise Cove
Planned Development / Land Use Plan

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

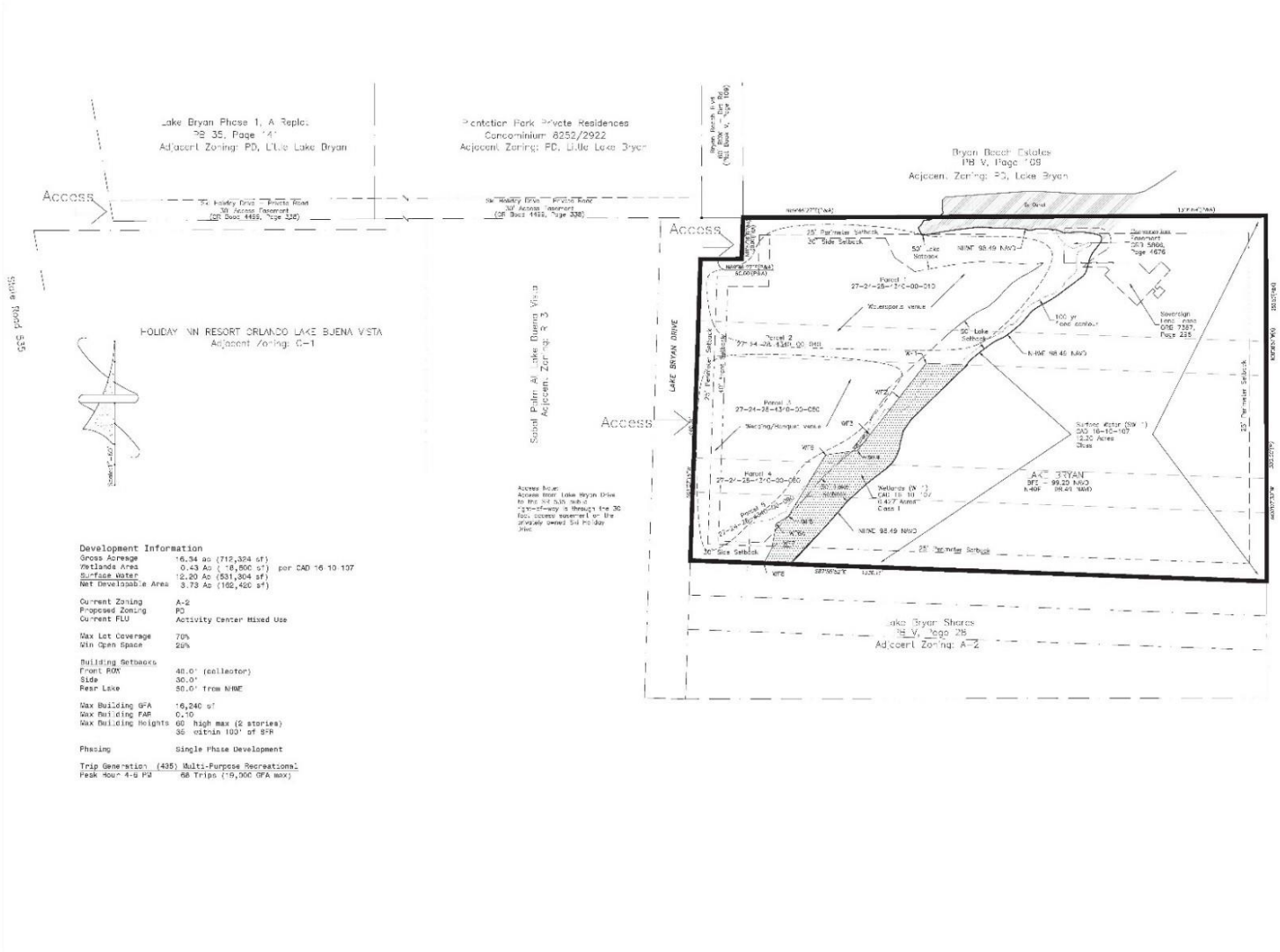


Paradise Cove
Planned Development / Land Use Plan
Zoning Map



Paradise Cove
Planned Development / Land Use Plan
Aerial Map

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



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 (10,000 GFA max)

Access Note:
Access from Lake Bryan Drive to the SR 535 Sub-0 right-of-way is through the 30 foot access easement on the privately owned Sid Holiday Drive.

Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
PO Box 470042, Orlando, FL 32847-0042
Business Authorization Number: FB 3868 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

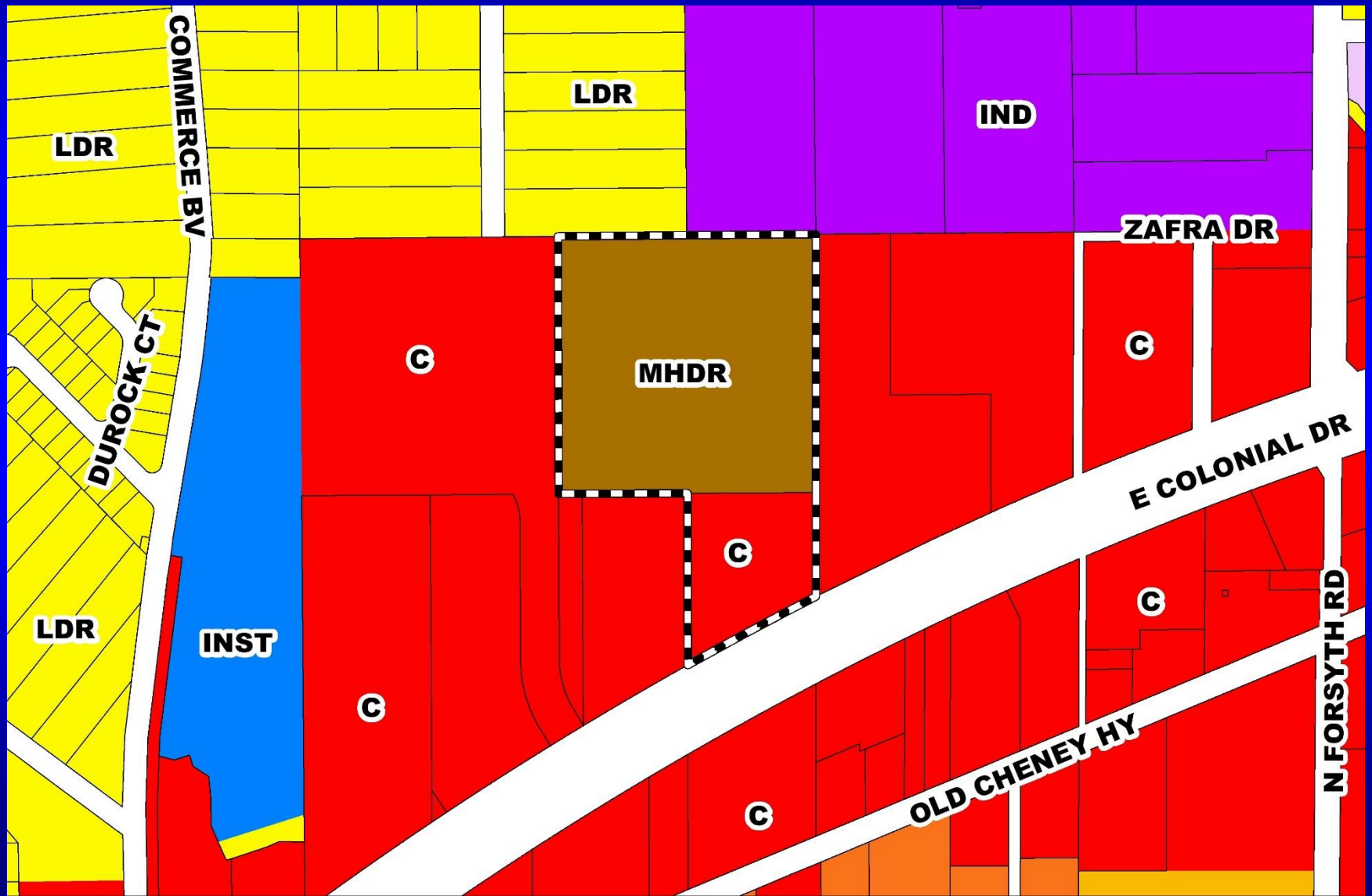
Make a finding of consistency with the Comprehensive Plan (CP) and approve the Paradise Cove Planned Development / Land Use Plan (PD/LUP) dated "Received June 6, 2019", subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended.

District 1

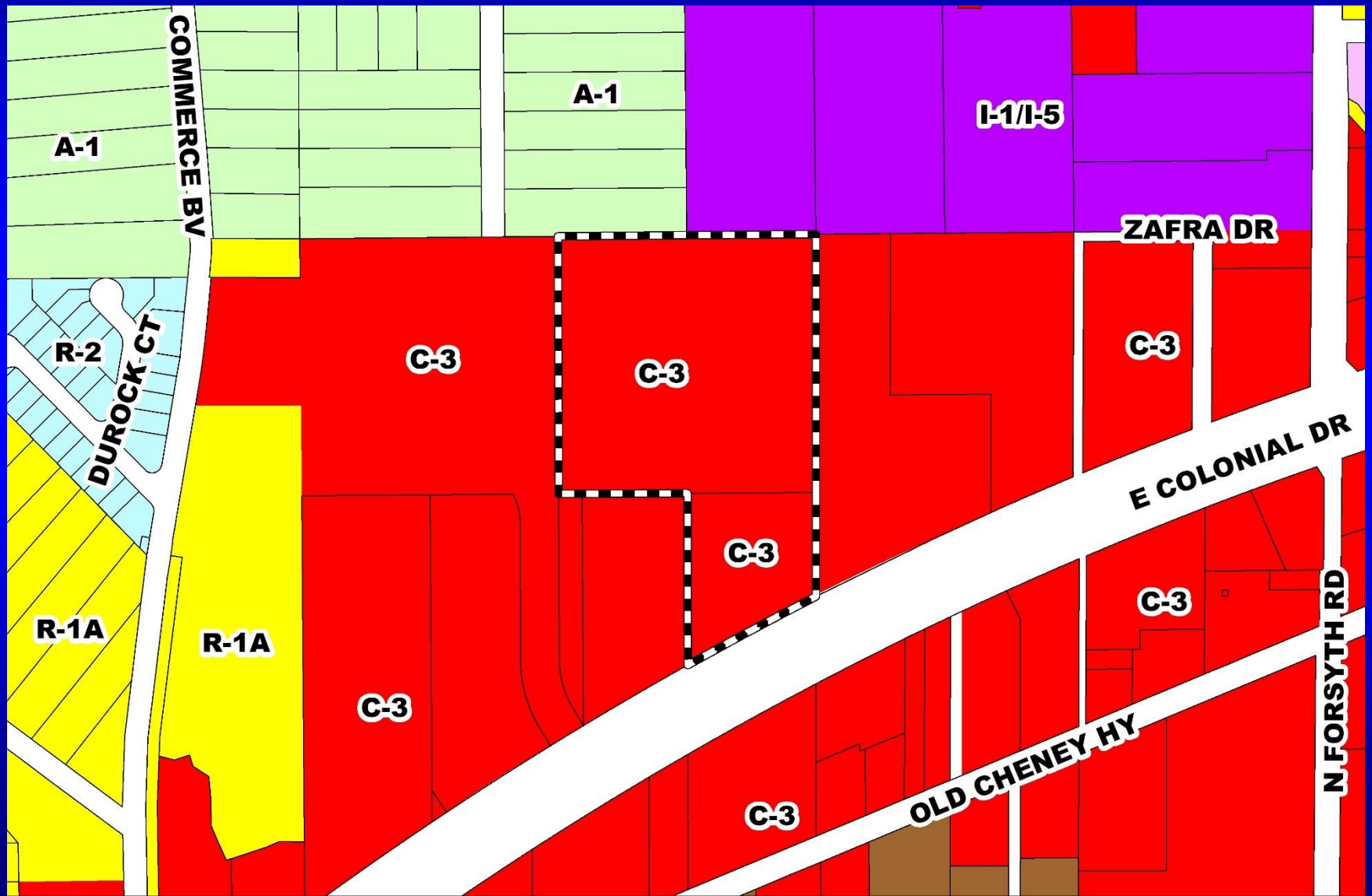
Wise Colonial
Planned Development / Land Use Plan

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.**

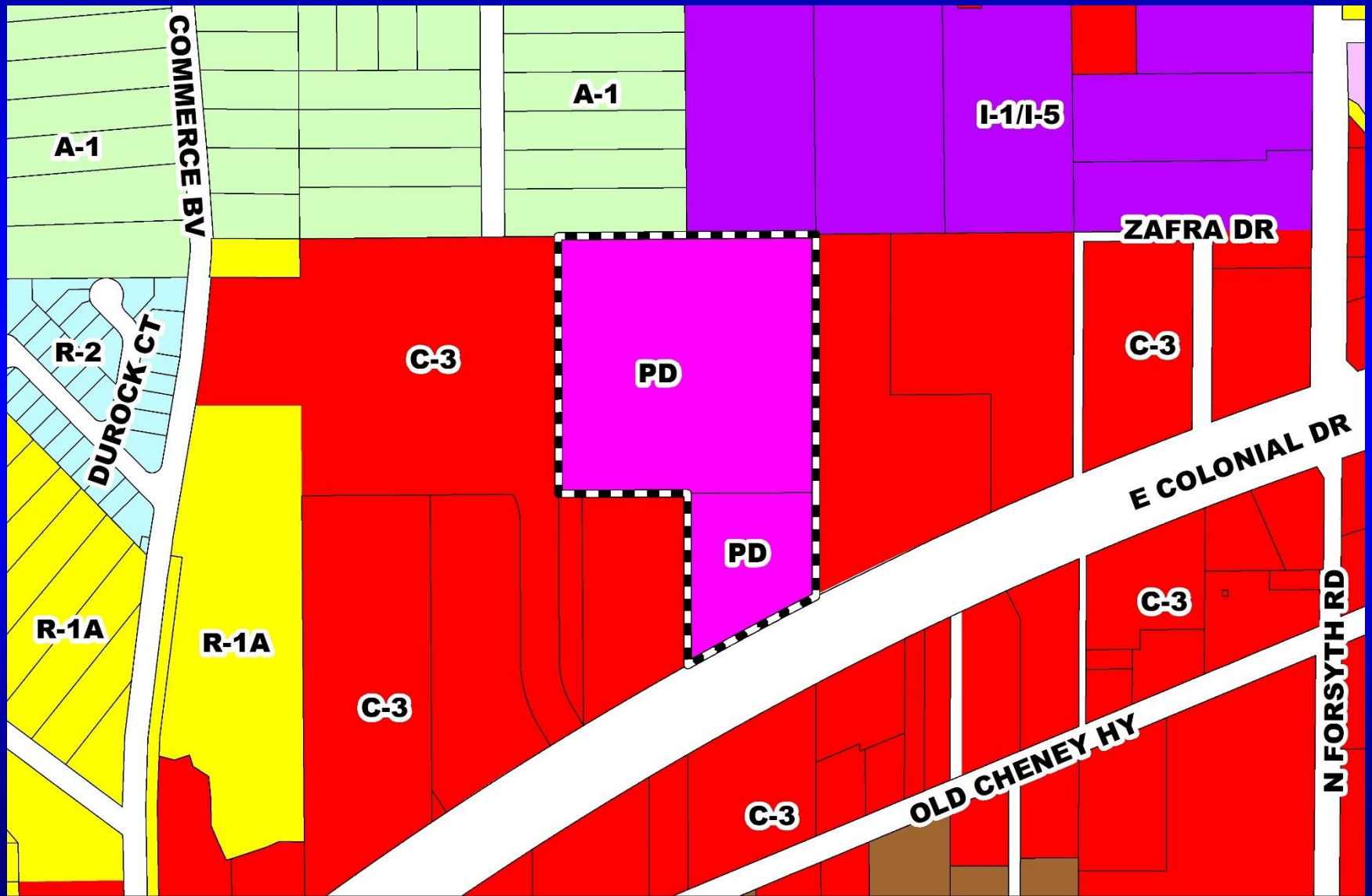
Wise Colonial
Planned Development / Land Use Plan
Future Land Use Map



Wise Colonial
Planned Development / Land Use Plan
Zoning Map

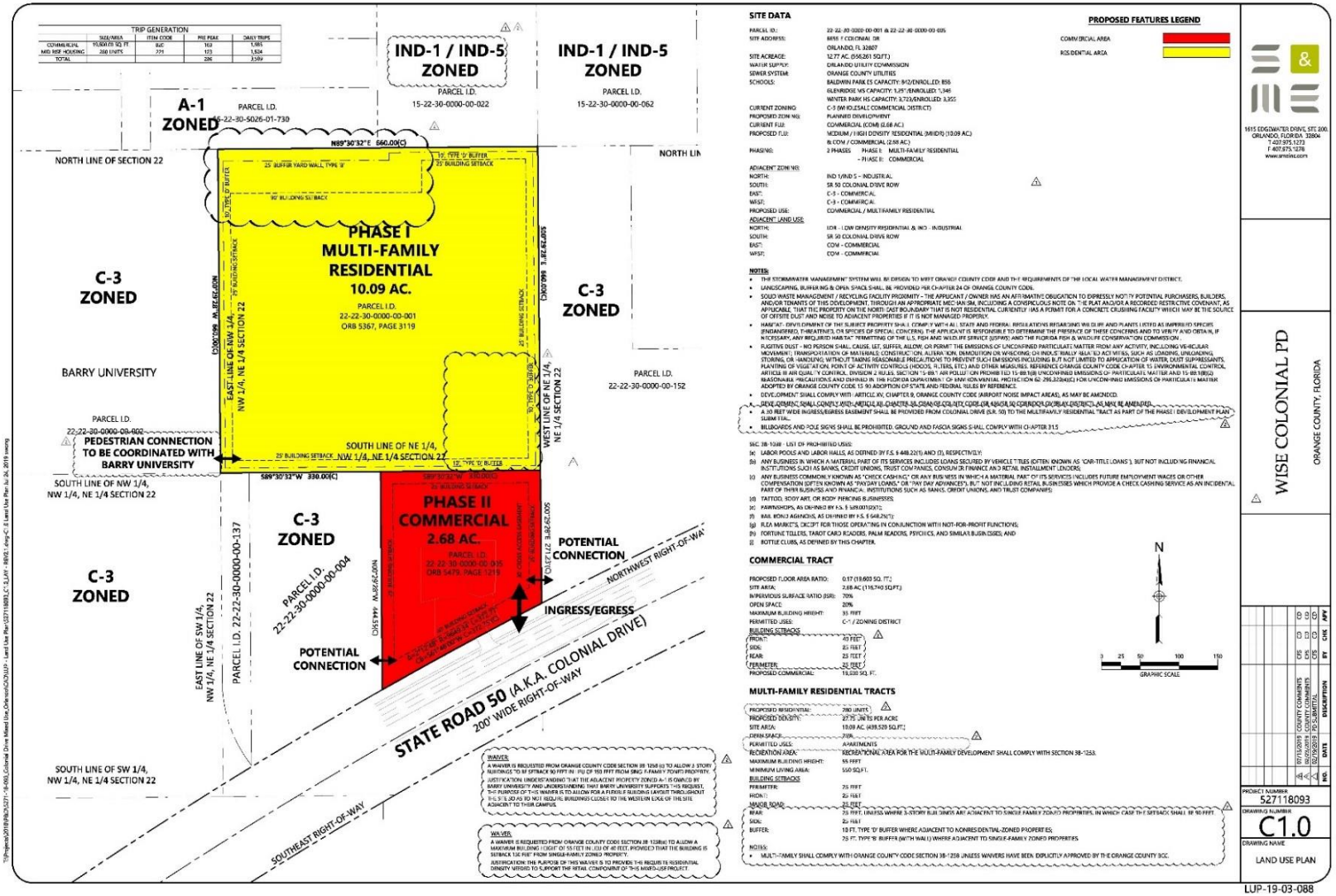


Wise Colonial
Planned Development / Land Use Plan
Proposed Zoning Map



Wise Colonial
Planned Development / Land Use Plan
Aerial Map

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



Action Requested

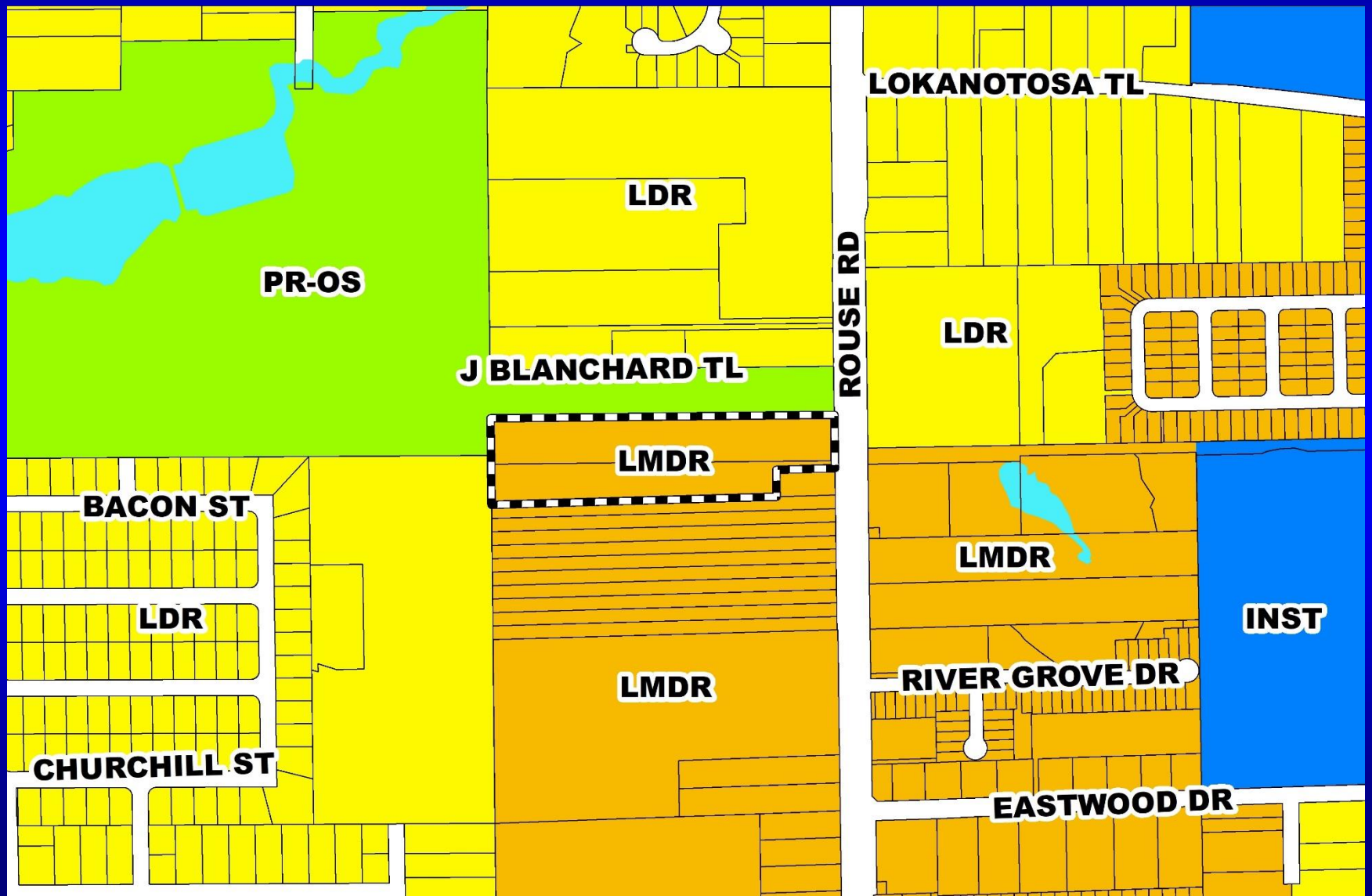
Make a finding of consistency with the Comprehensive Plan and approve the Wise Colonial Planned Development / Land Use Plan (PD/LUP), dated "Received July 16, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

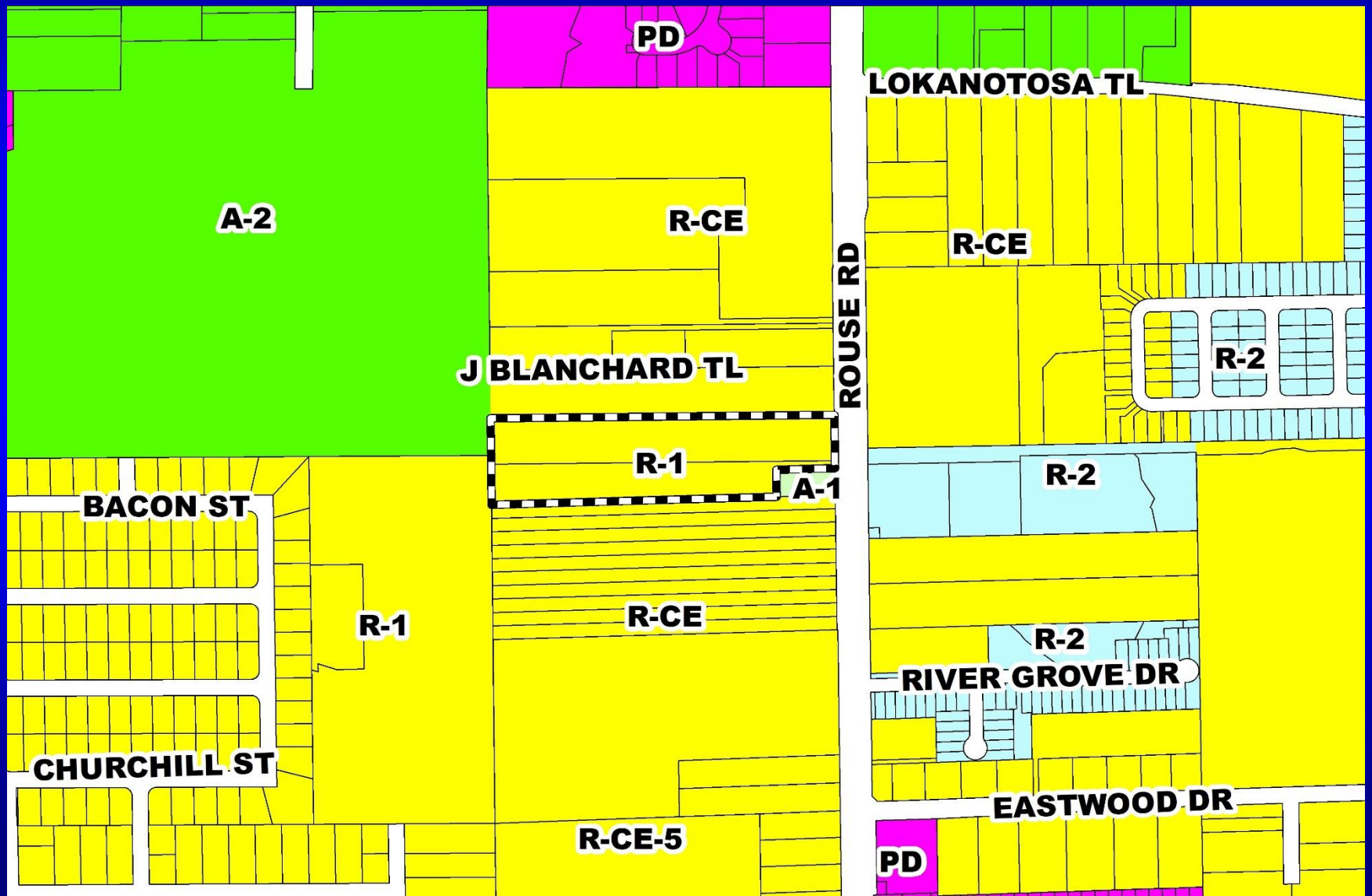
Rouse Road Townhomes
Planned Development / Land Use Plan

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 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.

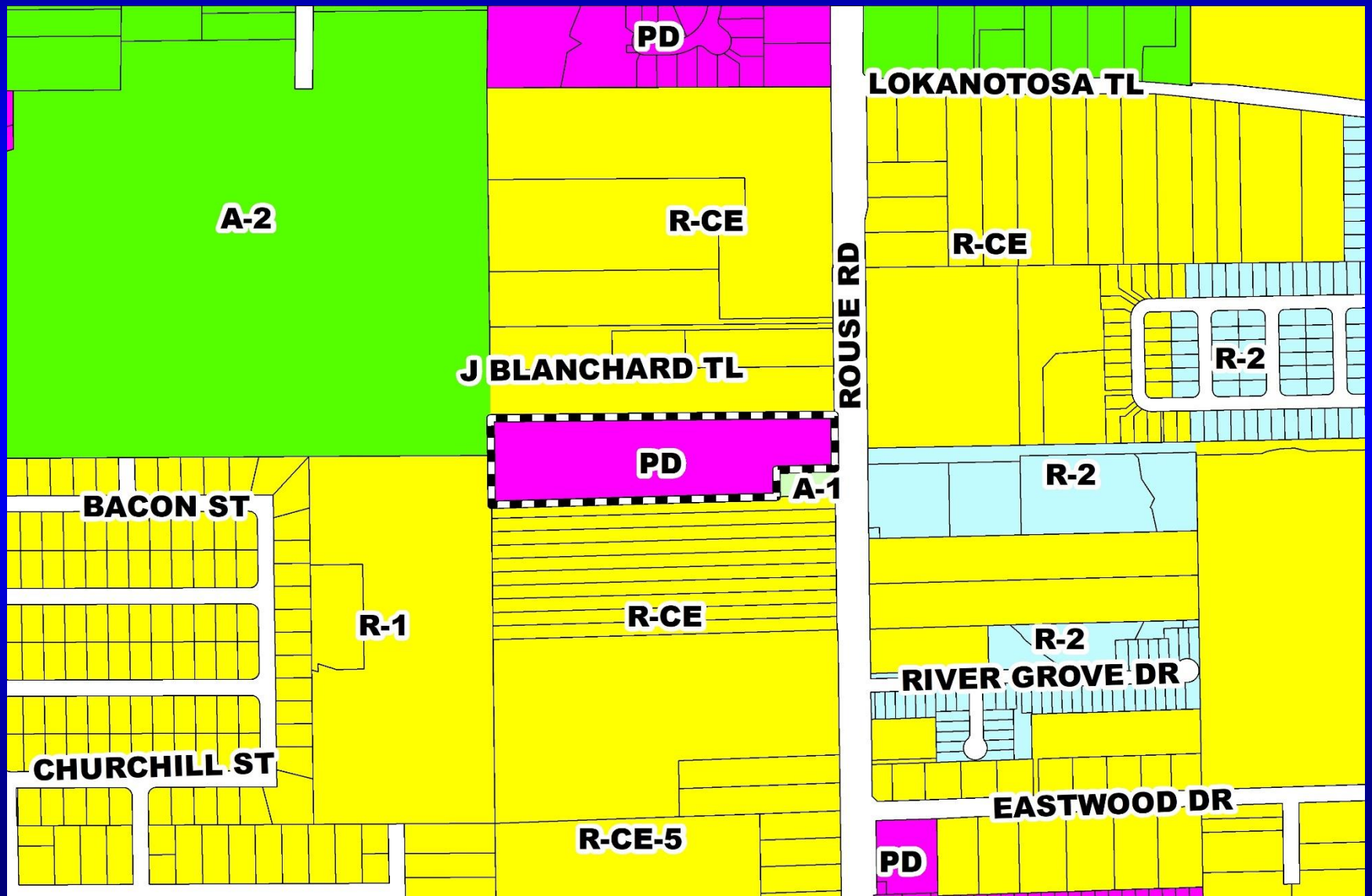
Rouse Road Townhomes
Planned Development / Land Use Plan
Future Land Use Map



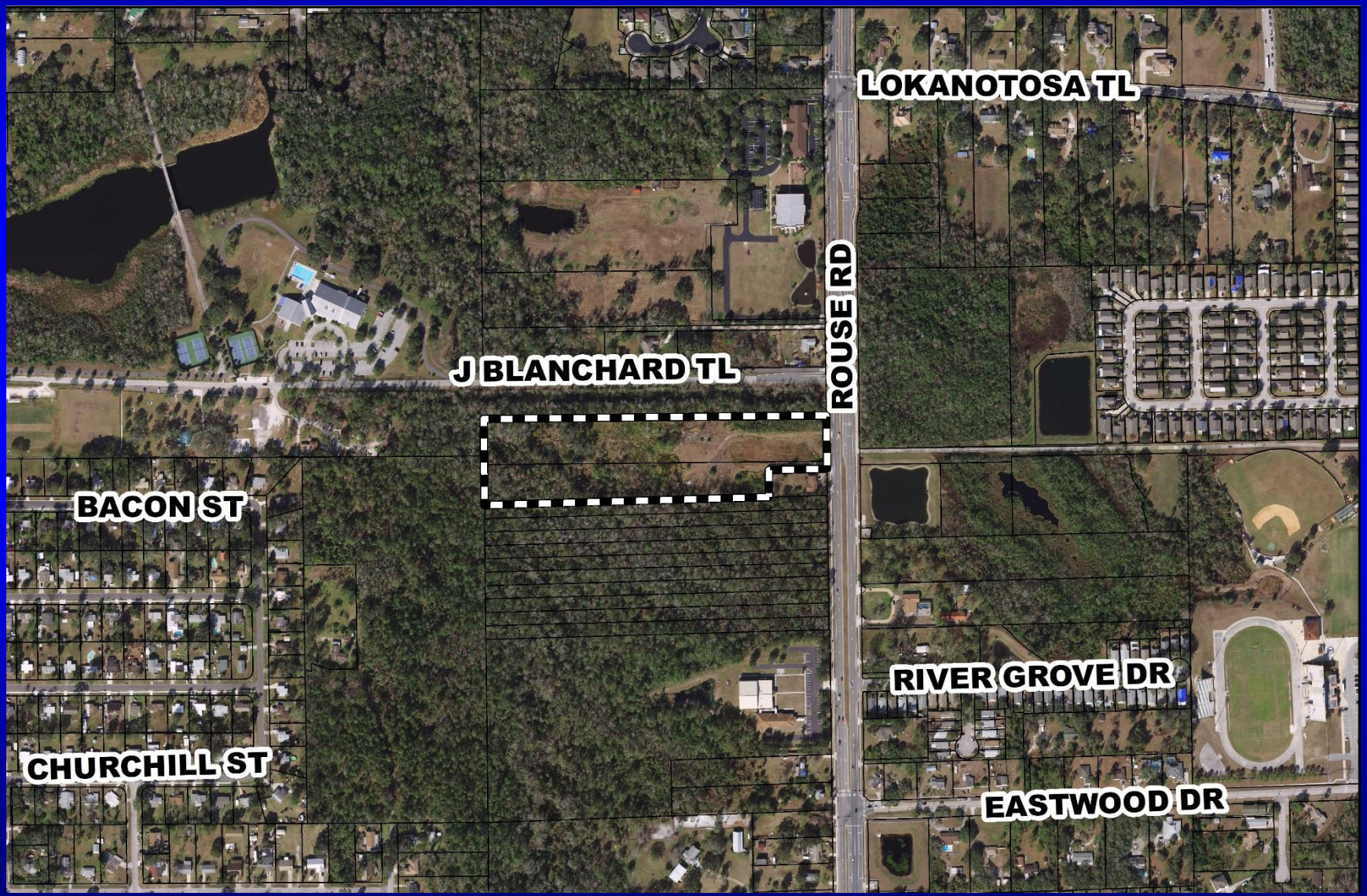
Rouse Road Townhomes
Planned Development / Land Use Plan
Zoning Map



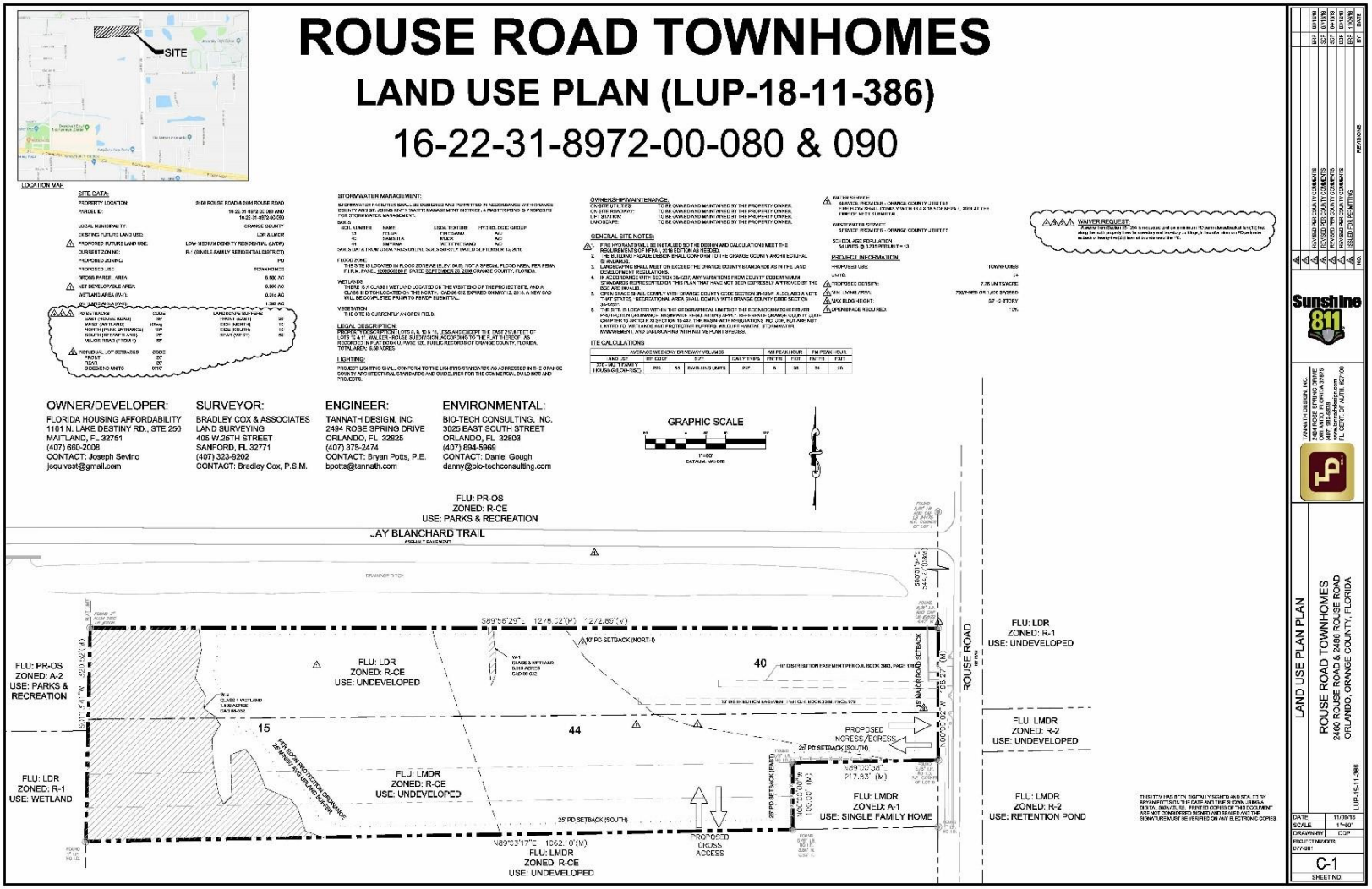
Rouse Road Townhomes
Planned Development / Land Use Plan
Proposed Zoning Map



Rouse Road Townhomes
Planned Development / Land Use Plan
Aerial Map



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



Action Requested

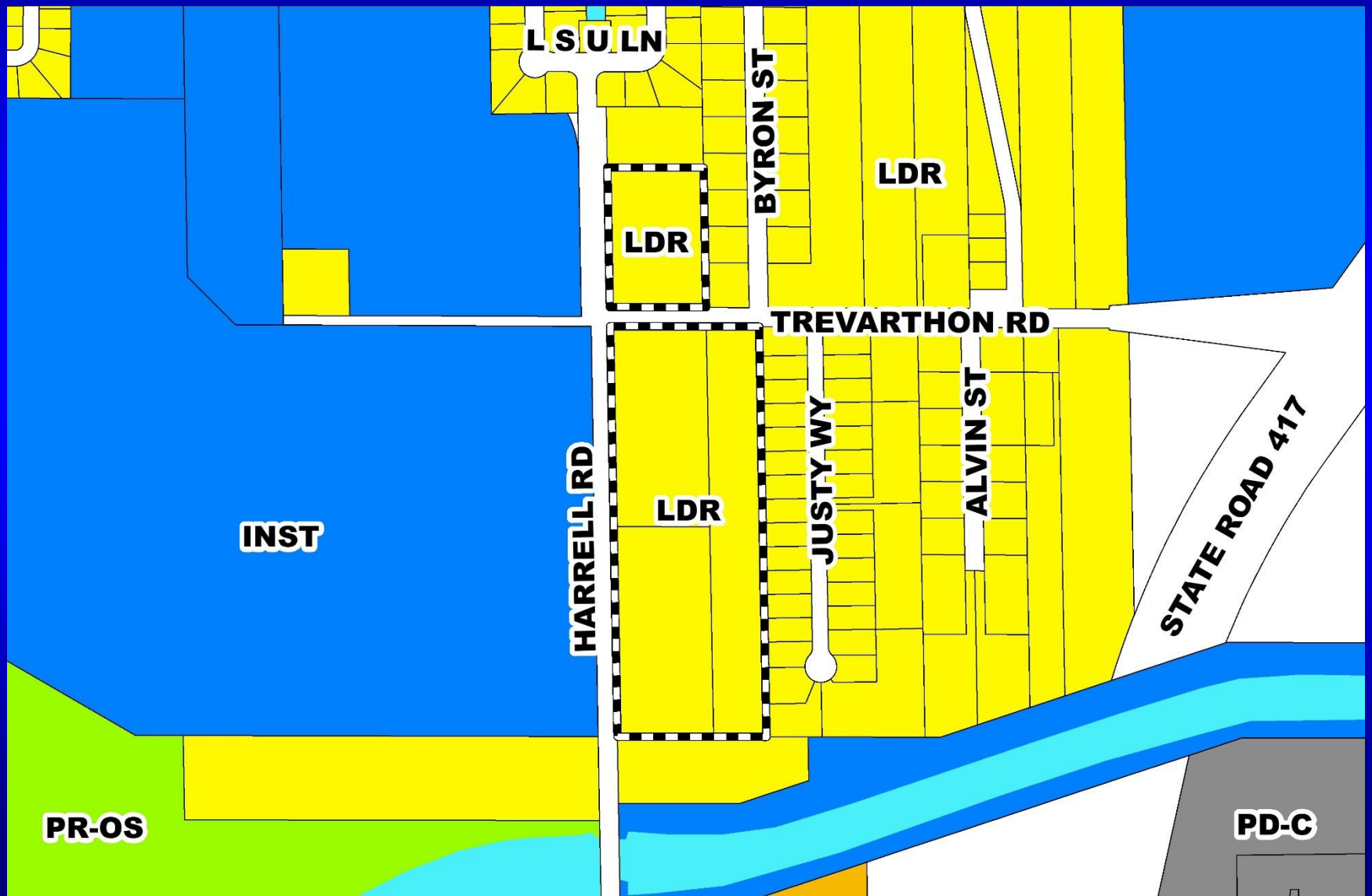
Make a finding of consistency with the Comprehensive Plan and approve the Rouse Road Townhomes Planned Development / Land Use Plan (PD/LUP), dated "July 19, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

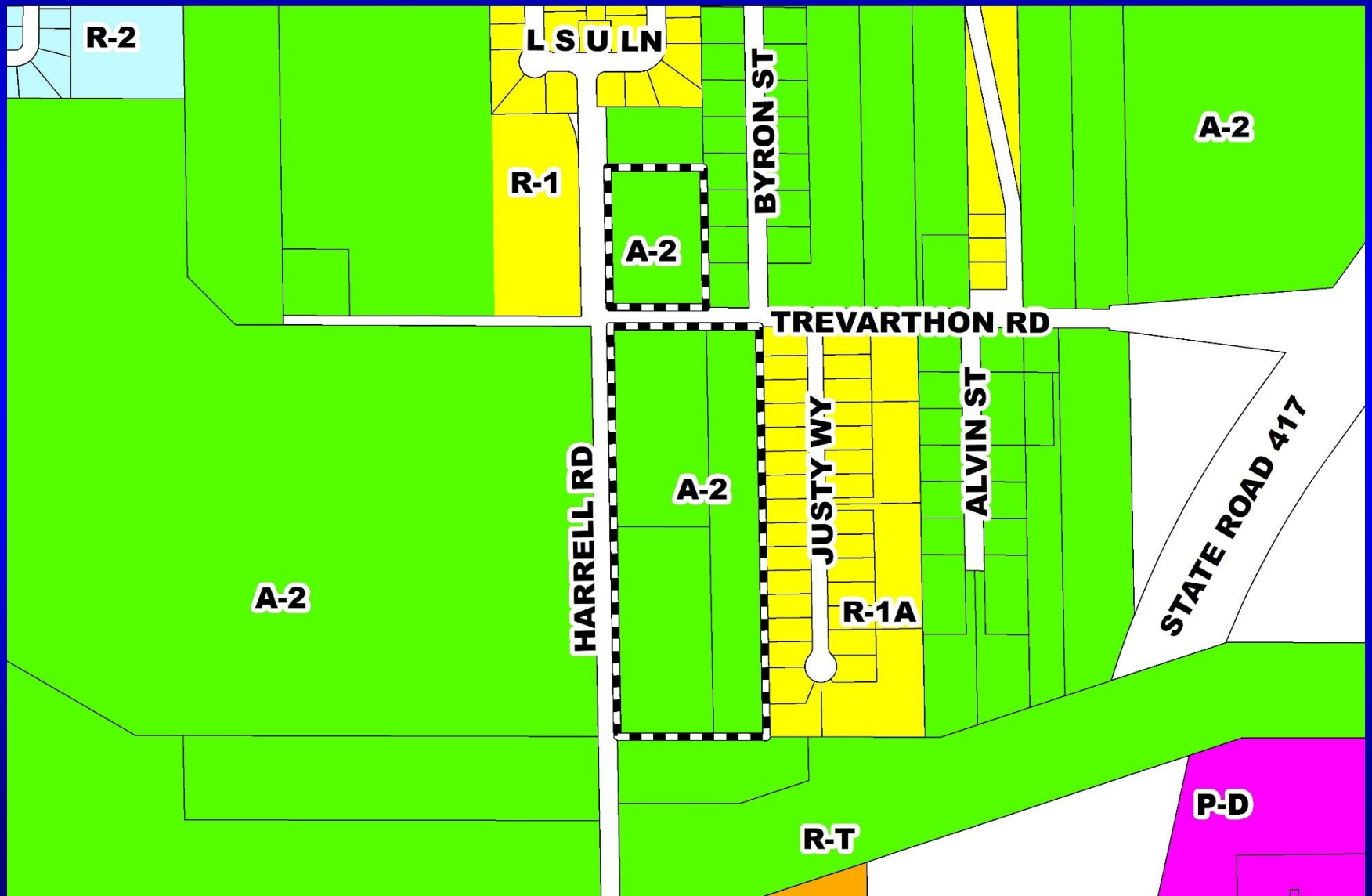
Harrell Oaks
Planned Development / Land Use Plan

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.**

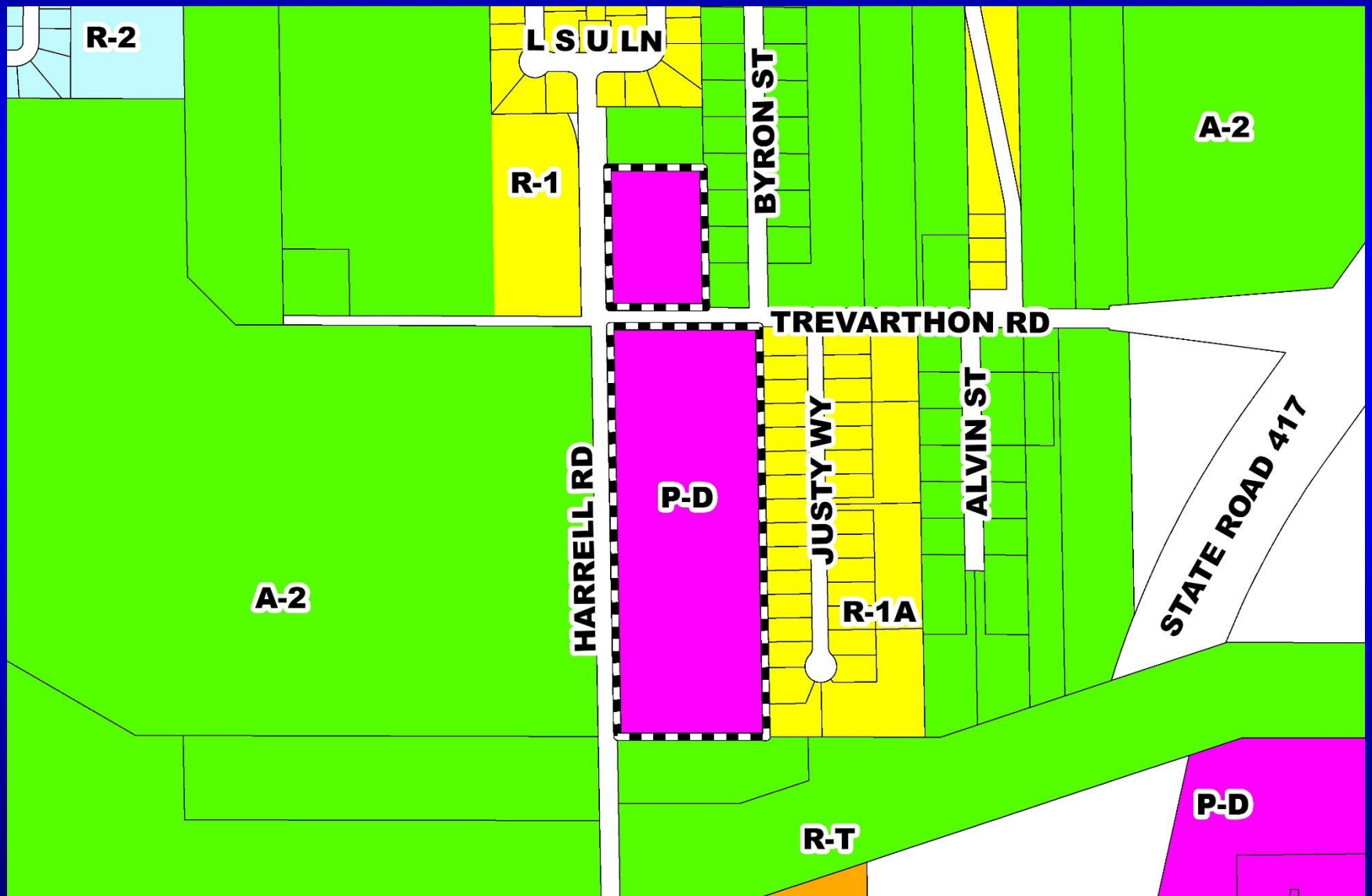
Harrell Oaks
Planned Development / Land Use Plan
Future Land Use Map



Harrell Oaks
Planned Development / Land Use Plan
Zoning Map

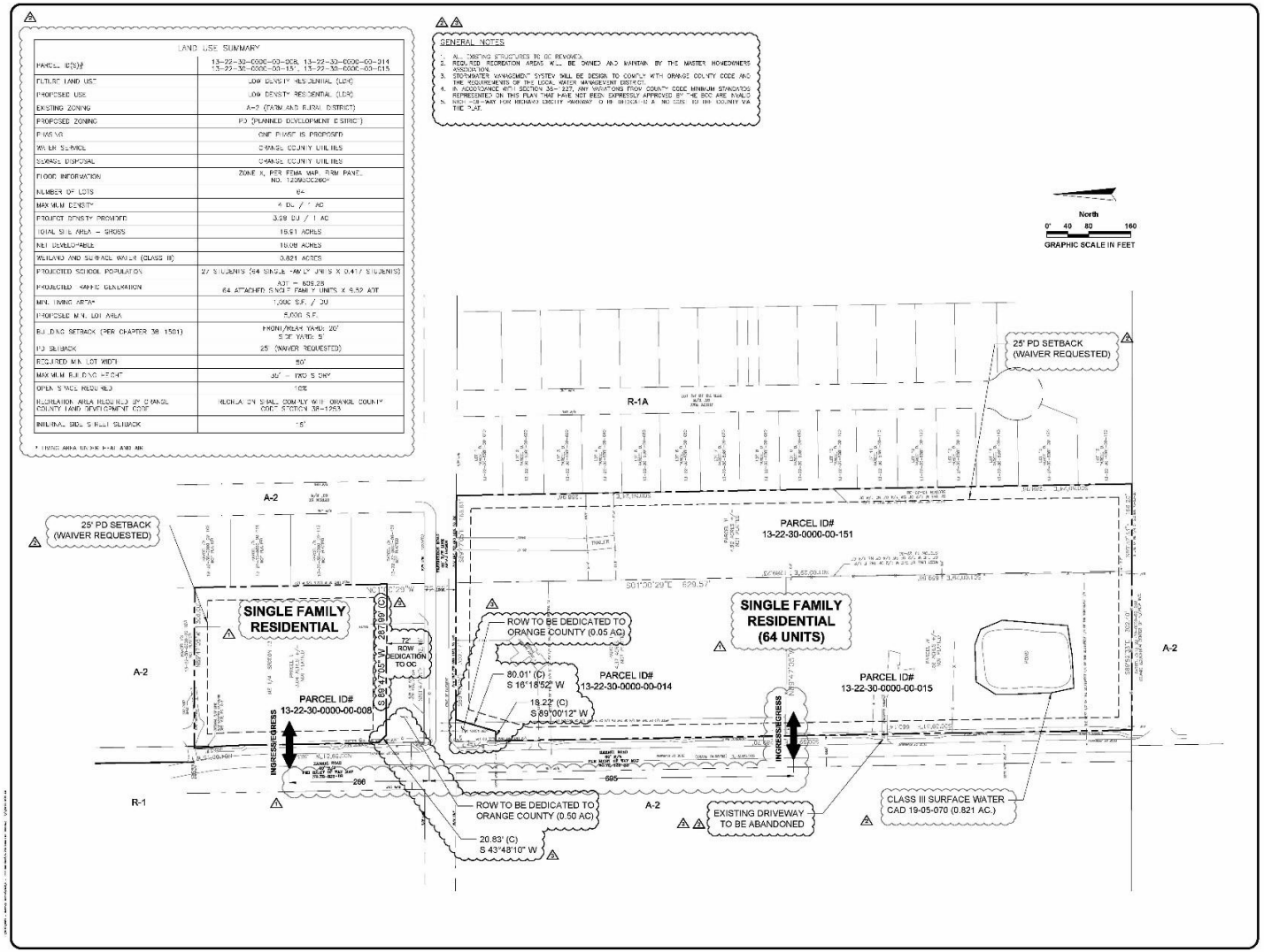


Harrell Oaks
Planned Development / Land Use Plan
Proposed Zoning Map



Harrell Oaks
Planned Development / Land Use Plan
Aerial Map

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



Action Requested

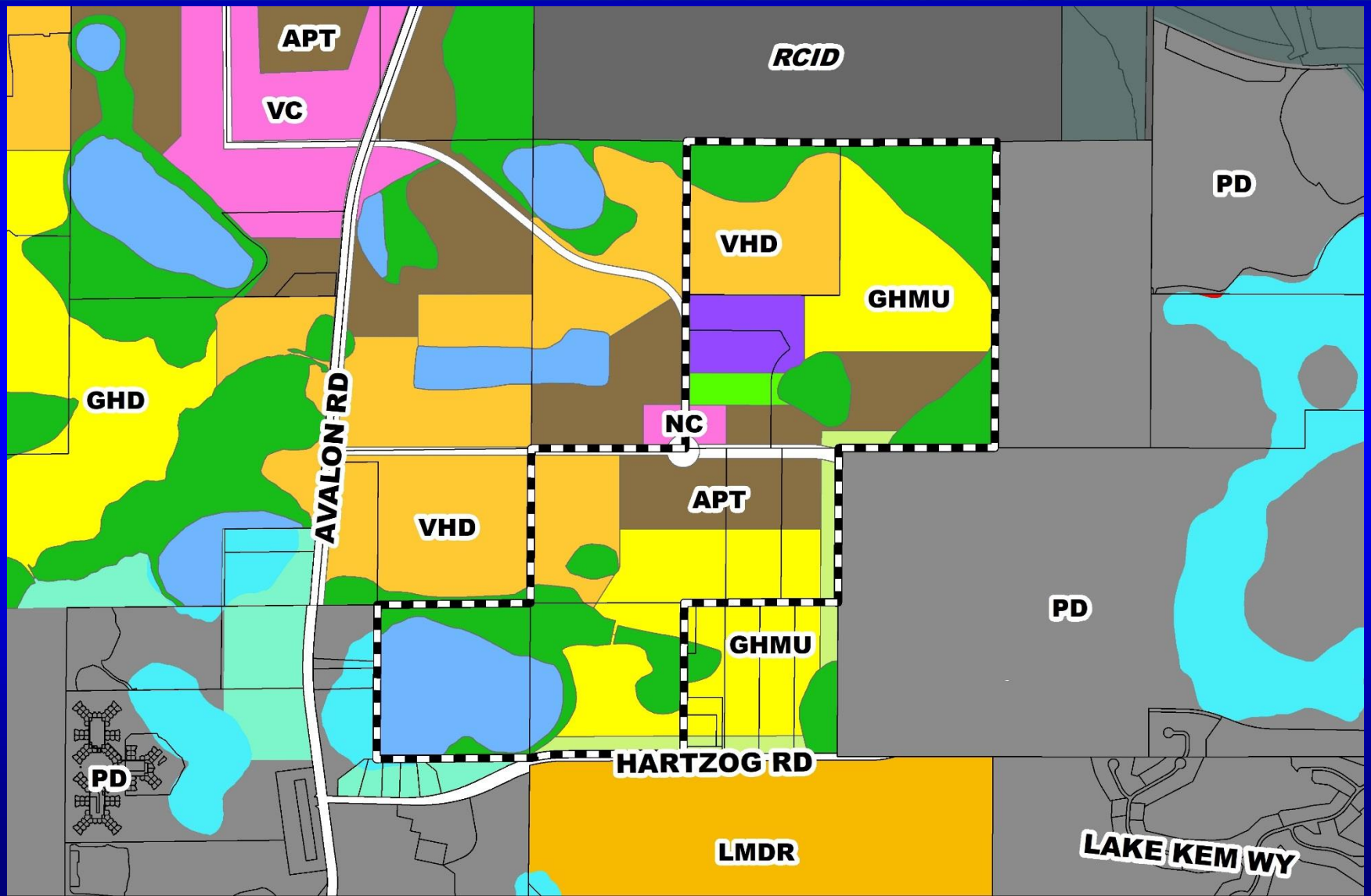
Make a finding of consistency with the Comprehensive Plan and approve the Harrell Oaks Planned Development / Land Use Plan (PD/LUP), dated "July 3, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.

Districts 3 and 5

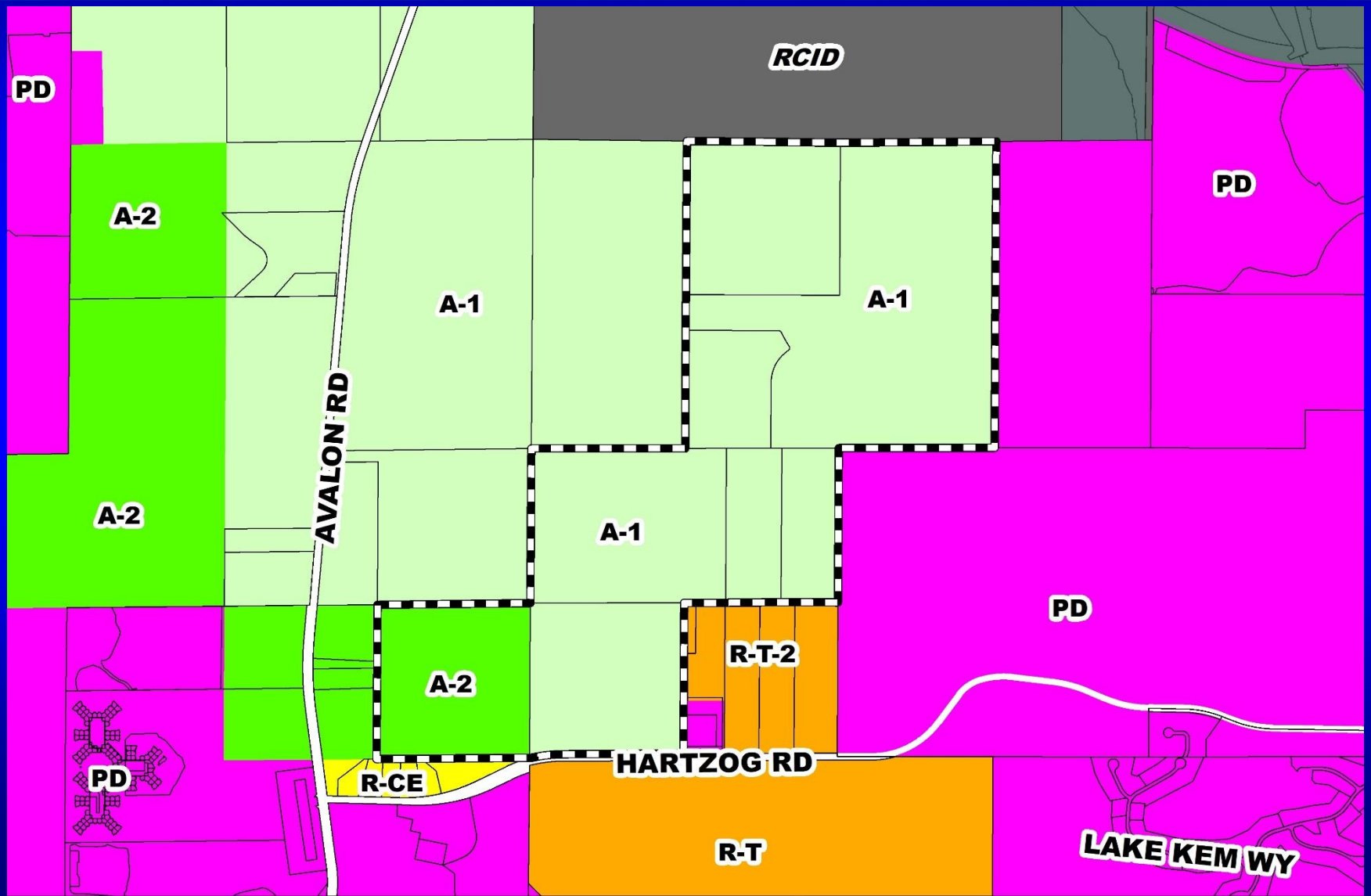
Withers
Planned Development / Land Use Plan

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.**

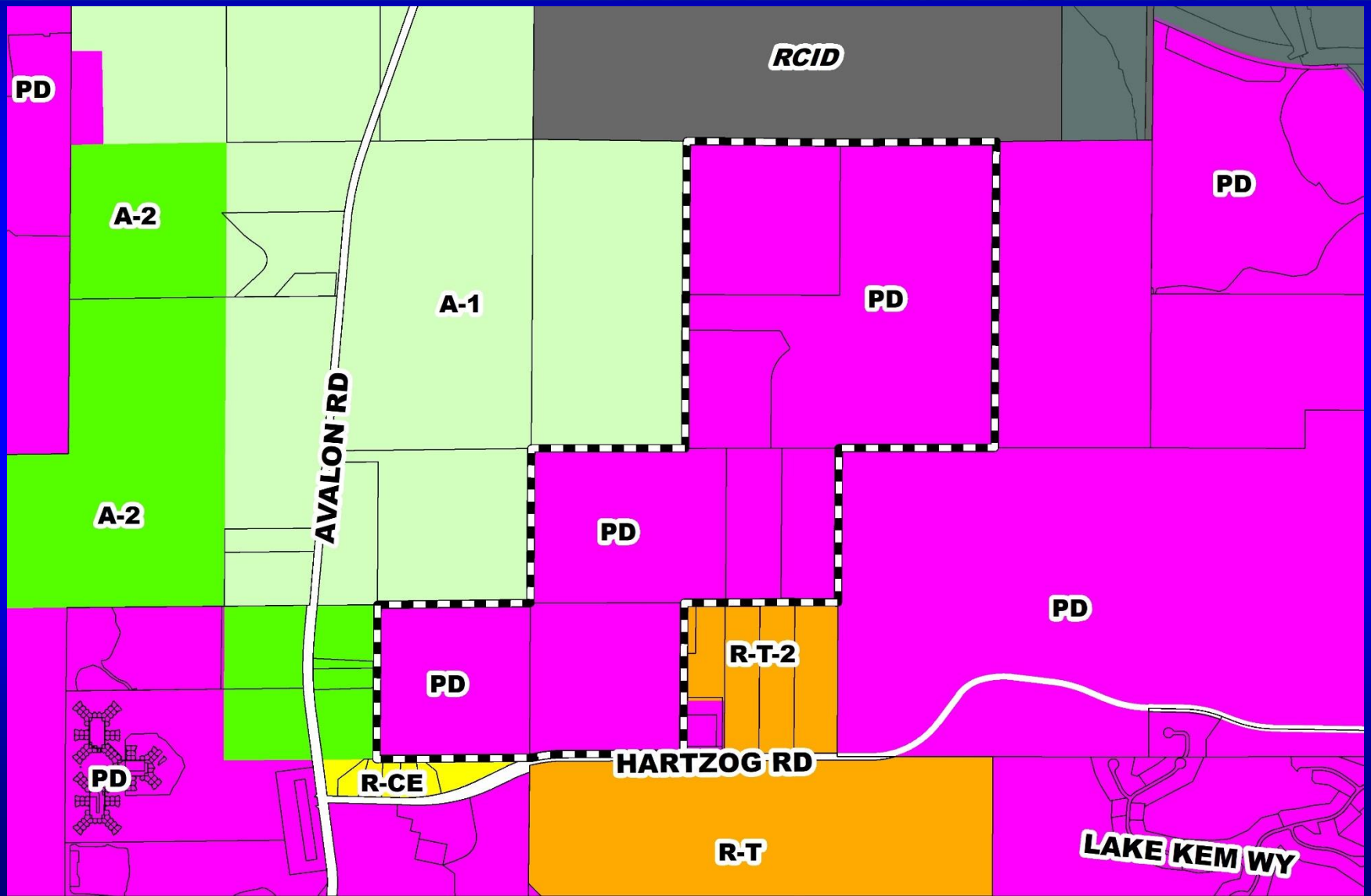
Withers
Planned Development / Land Use Plan
Future Land Use Map



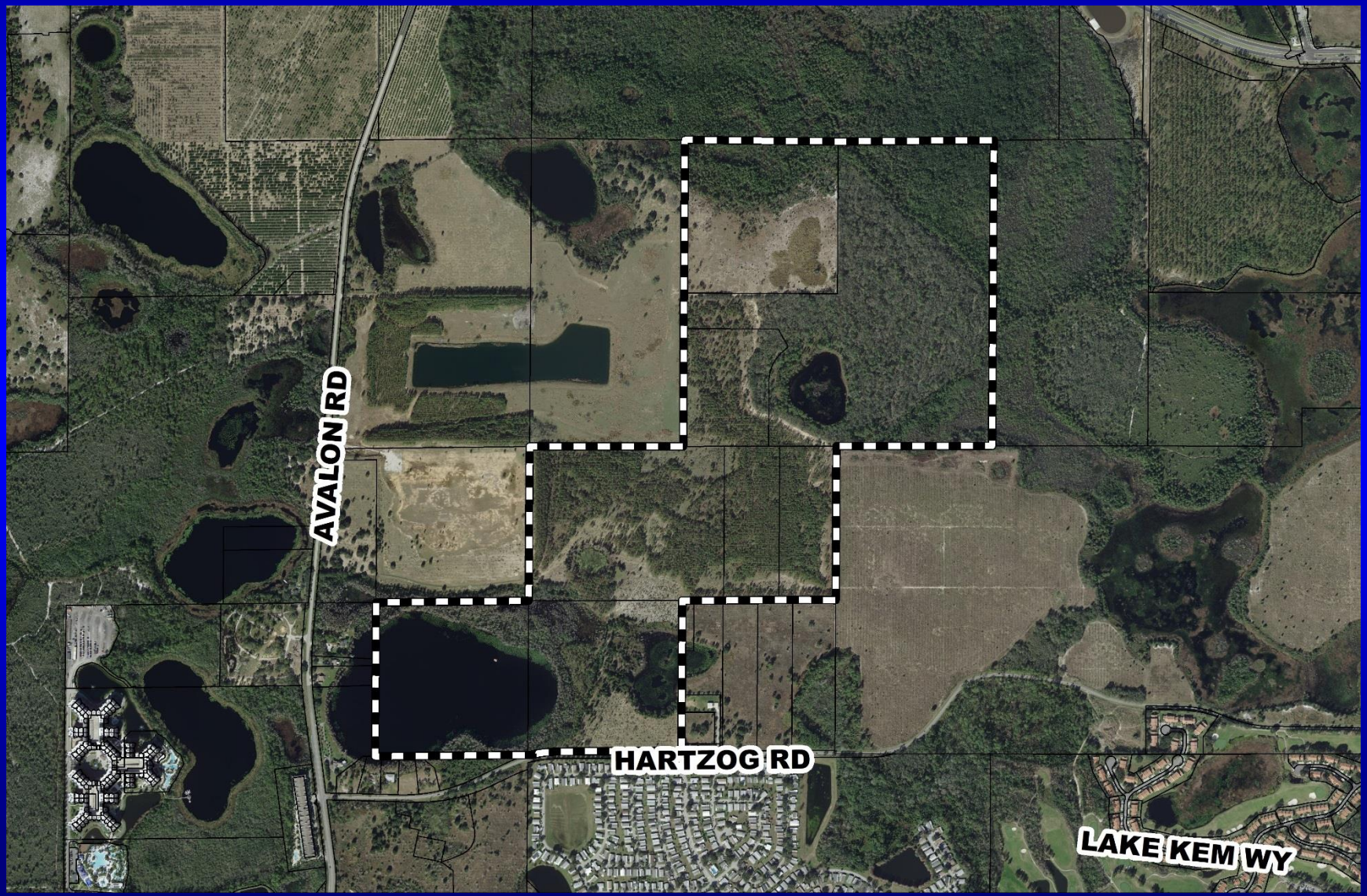
Withers
Planned Development / Land Use Plan
Zoning Map



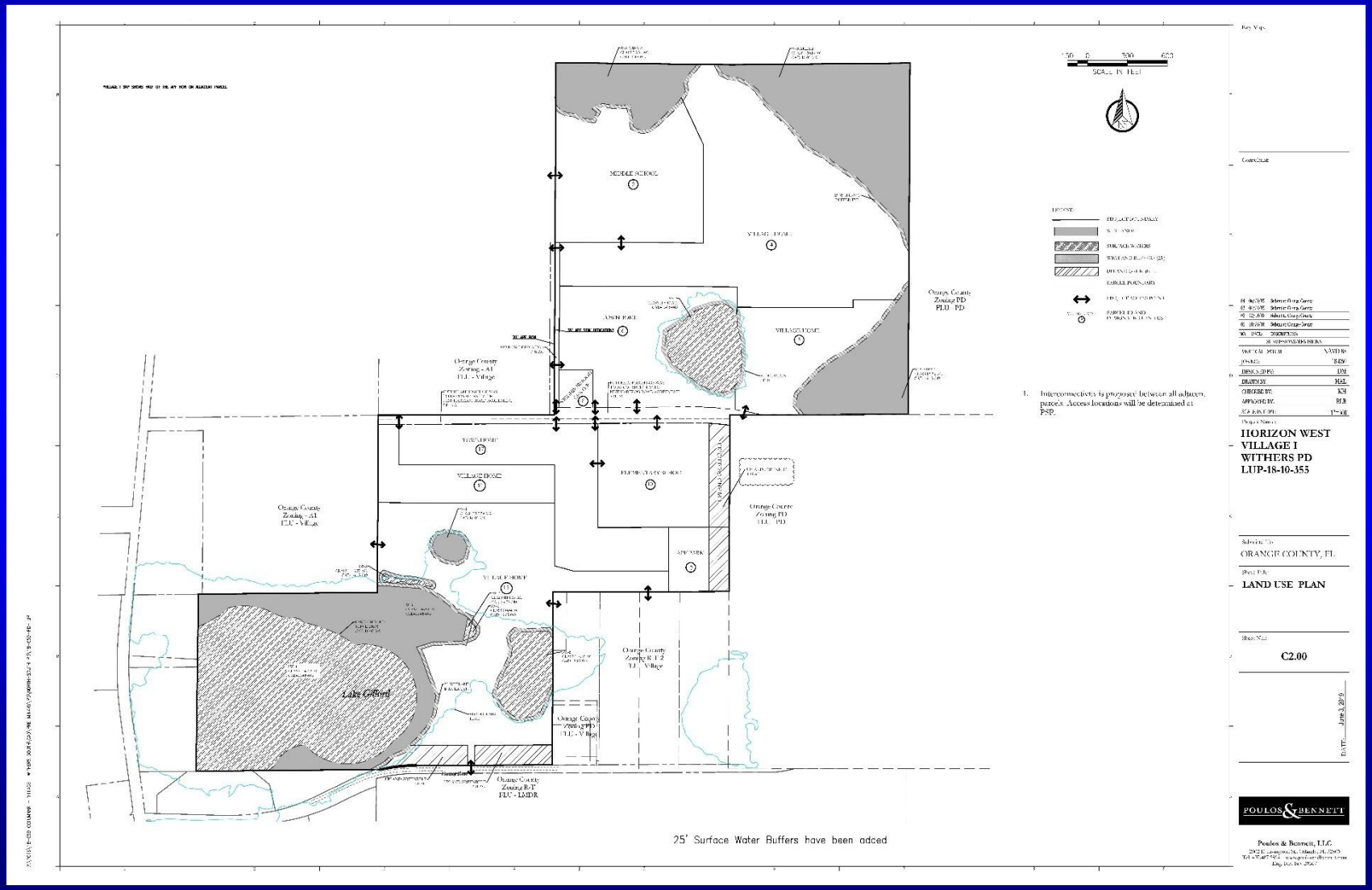
Withers
Planned Development / Land Use Plan
Proposed Zoning Map



Withers
Planned Development / Land Use Plan
Aerial Map



Withers
Planned Development / Land Use Plan
Overall Land Use Plan



Action Requested

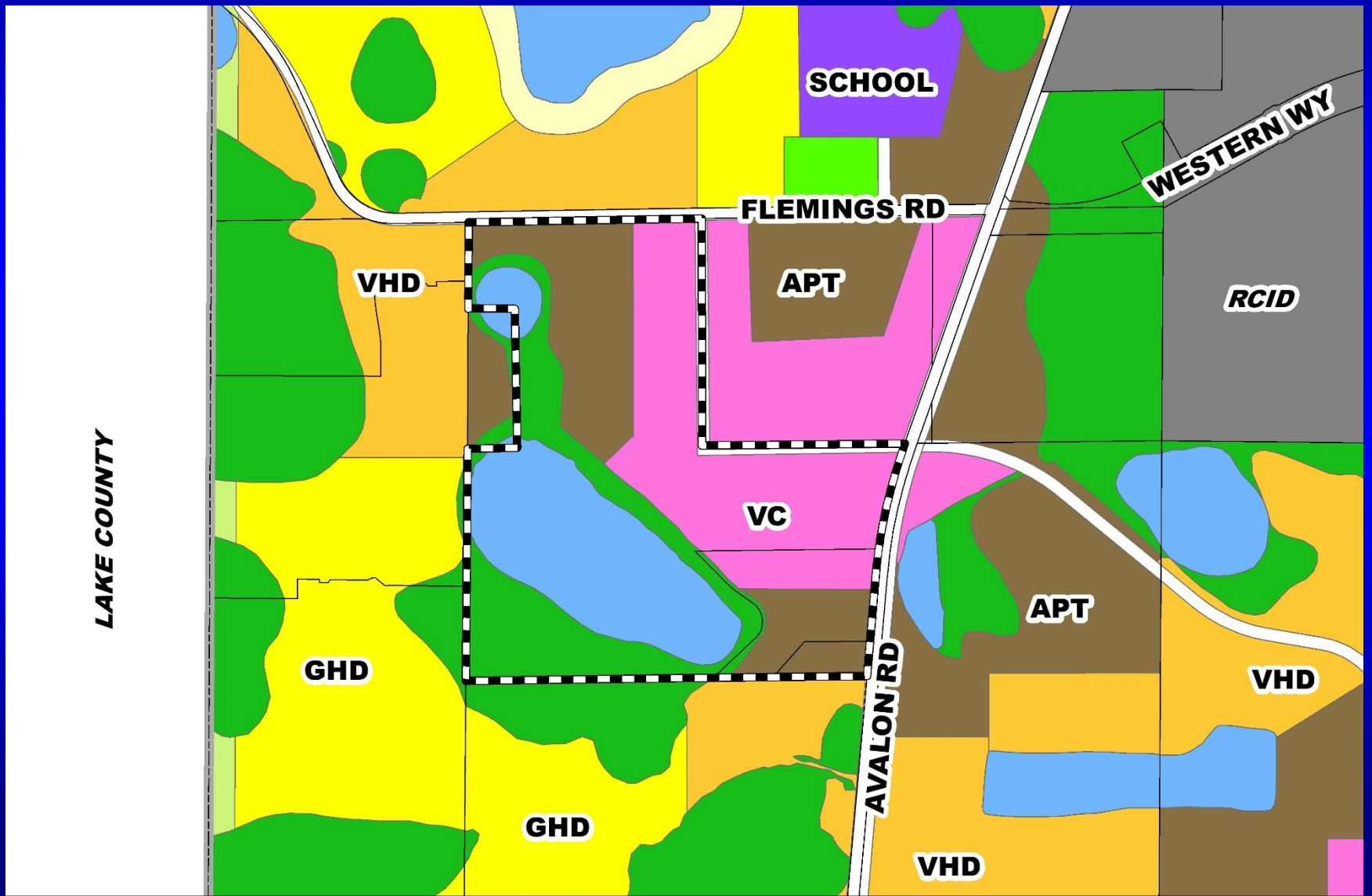
Make a finding of consistency with the Comprehensive Plan and approve the Withers Planned Development / Land Use Plan (PD/LUP), dated "Received June 5, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

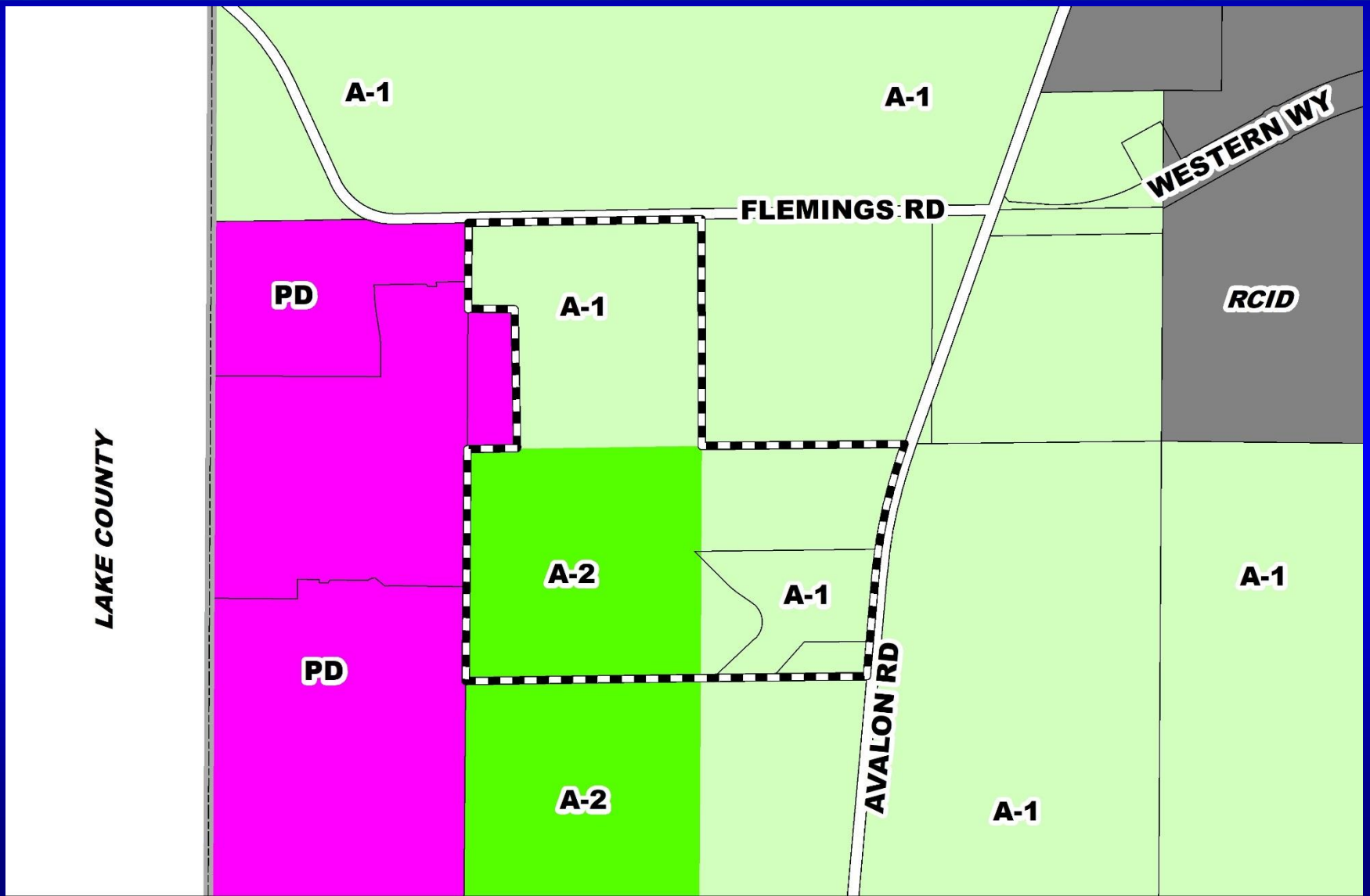
Lake Mac
Planned Development / Land Use Plan

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.

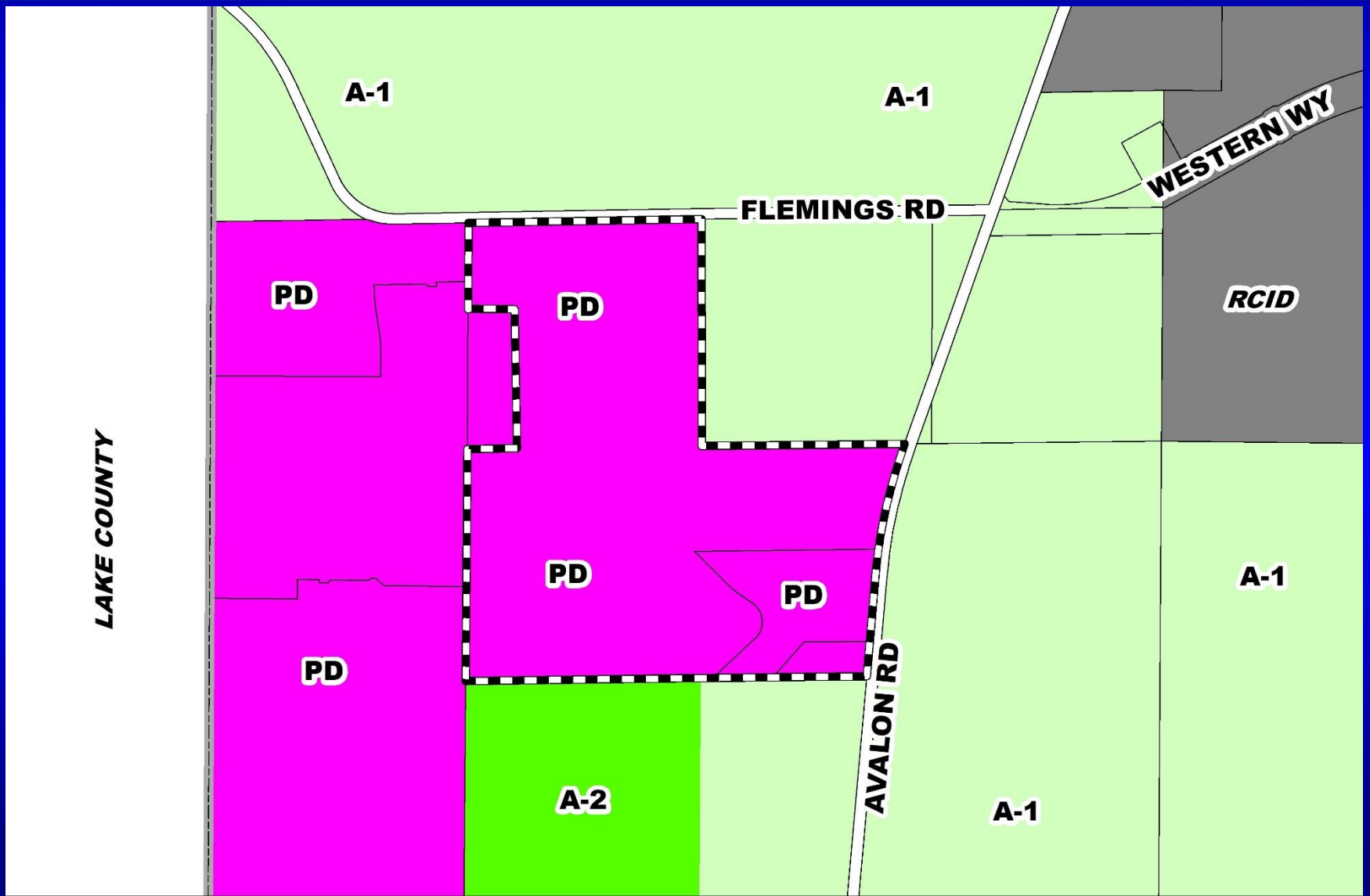
Lake Mac
Planned Development / Land Use Plan
Future Land Use Map



Lake Mac
Planned Development / Land Use Plan
Zoning Map

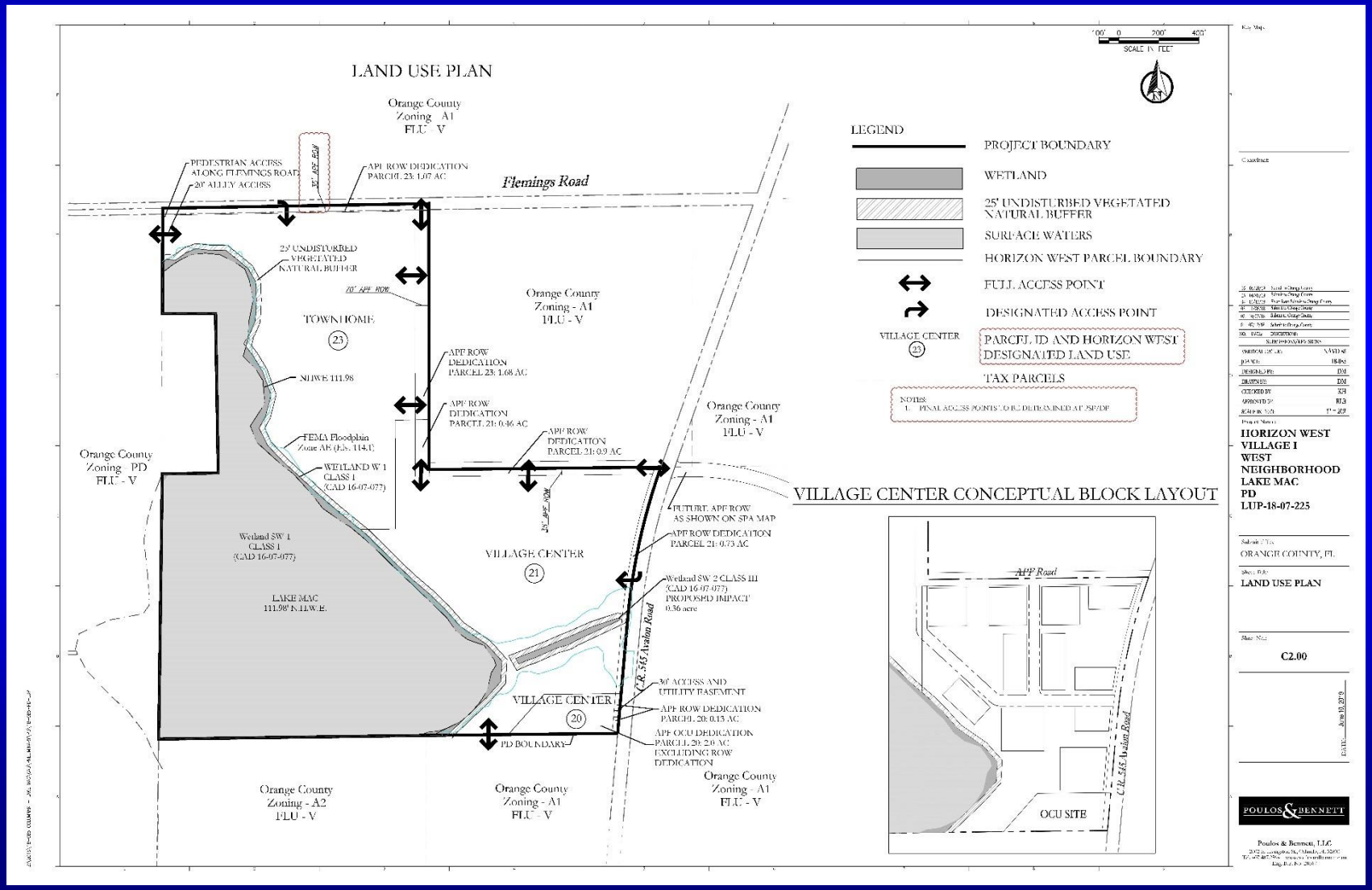


Lake Mac
Planned Development / Land Use Plan
Proposed Zoning Map



Lake Mac
Planned Development / Land Use Plan
Aerial Map

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



Action Requested

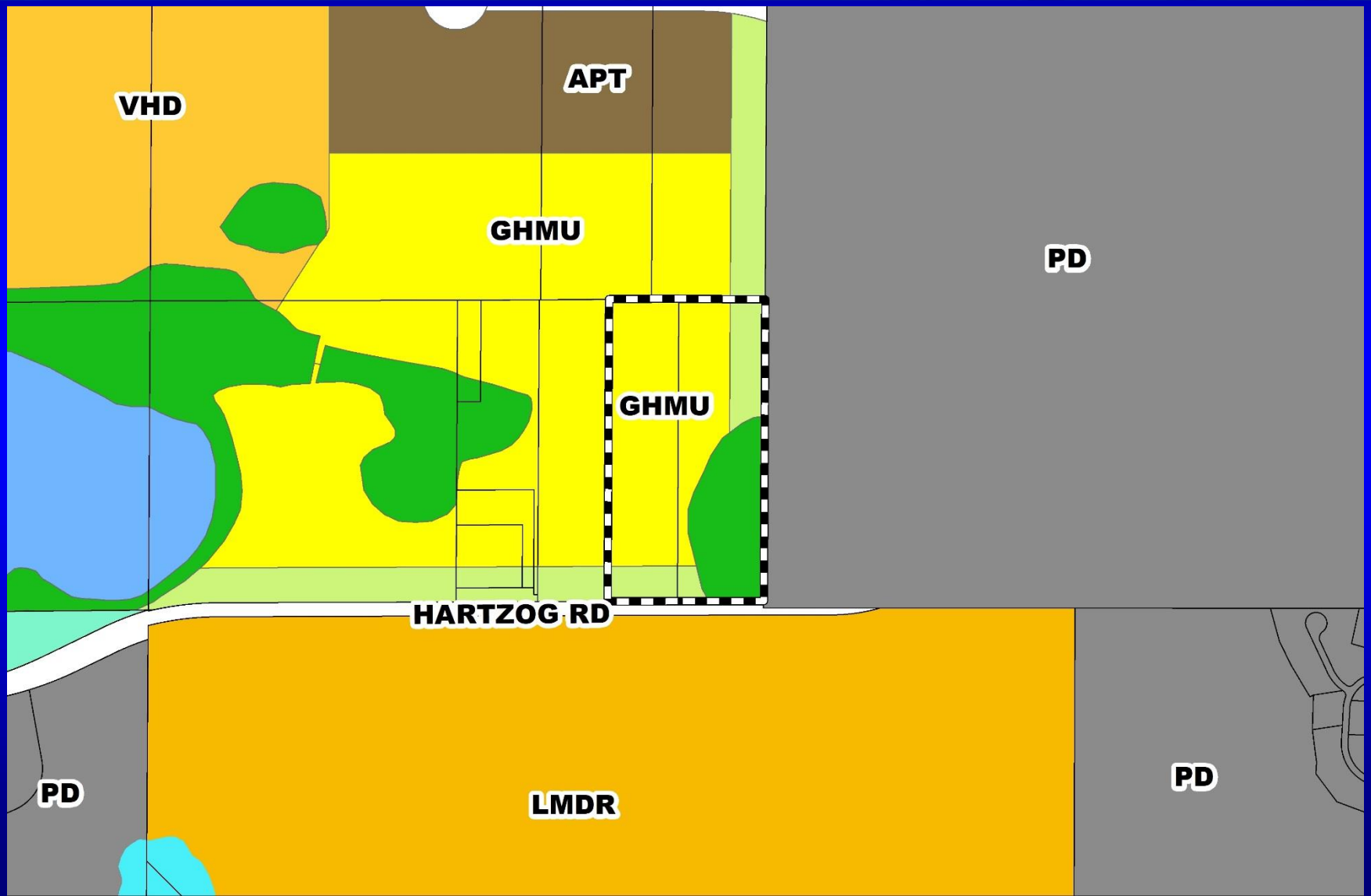
Make a finding of consistency with the Comprehensive Plan and approve the Lake Mac Planned Development / Land Use Plan (PD/LUP), dated "Received June 12, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

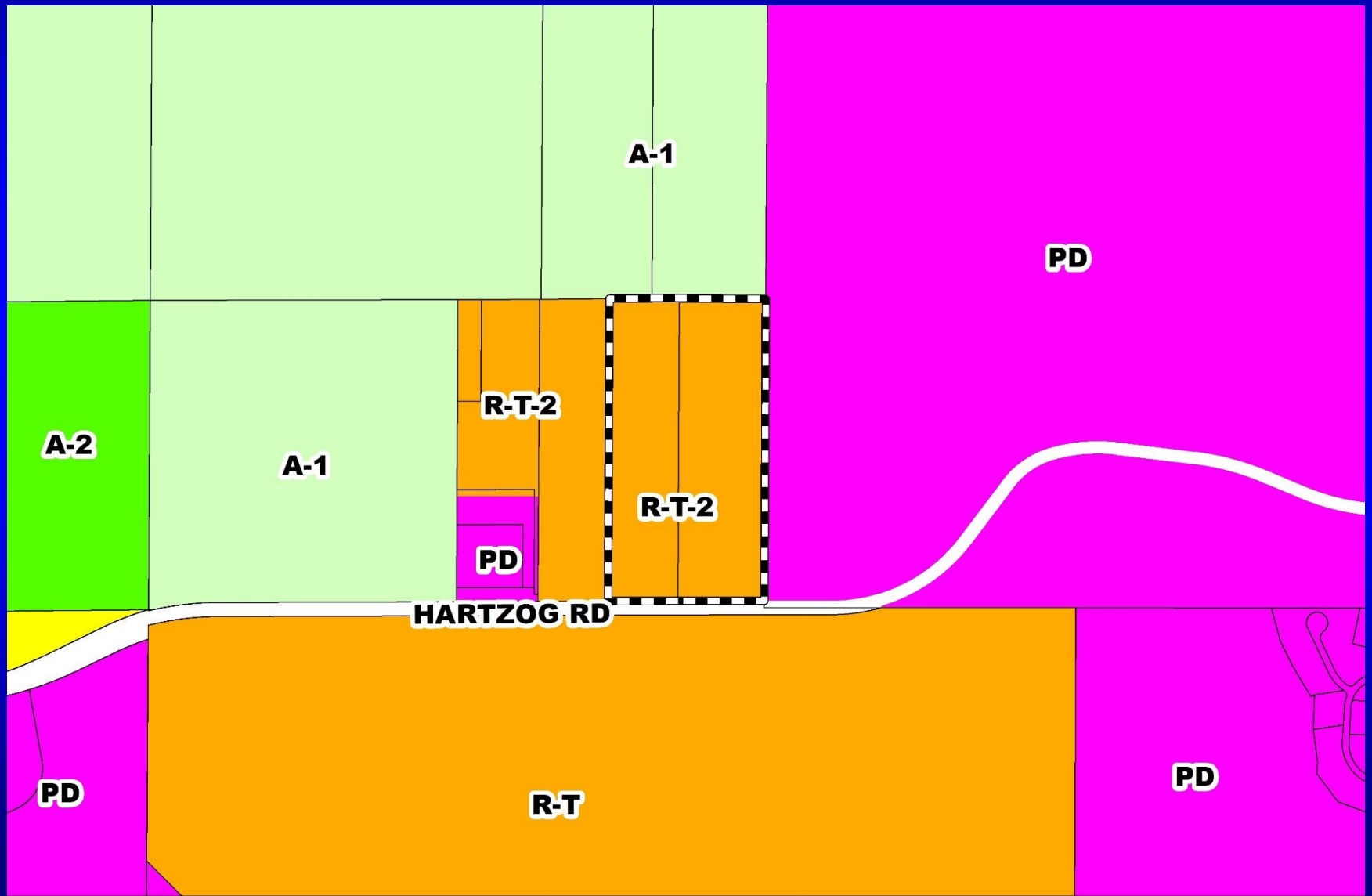
KRPC Hartzog Road
Planned Development / Land Use Plan

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.**

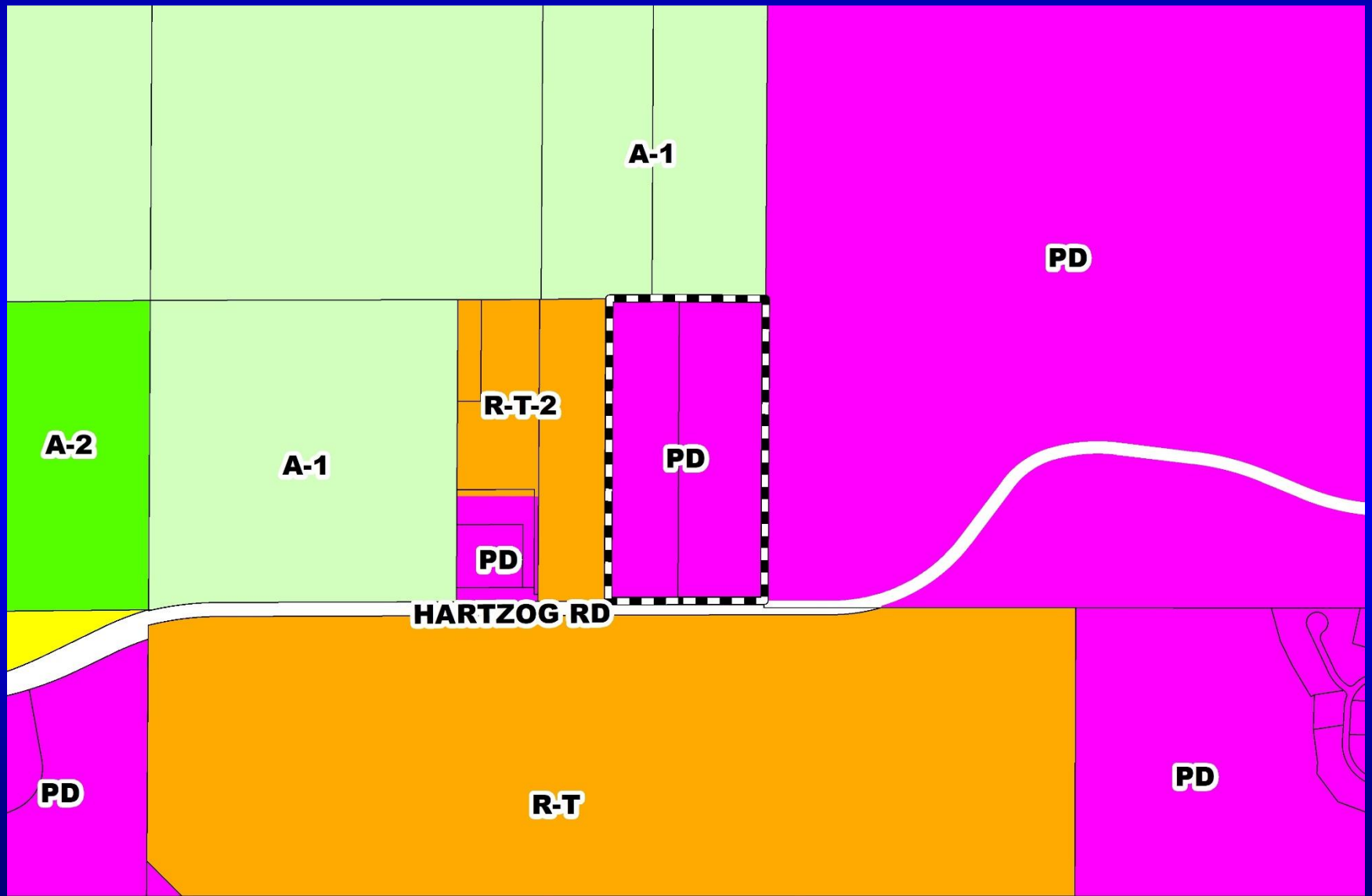
KRPC Hartzog Road
Planned Development / Land Use Plan
Future Land Use Map



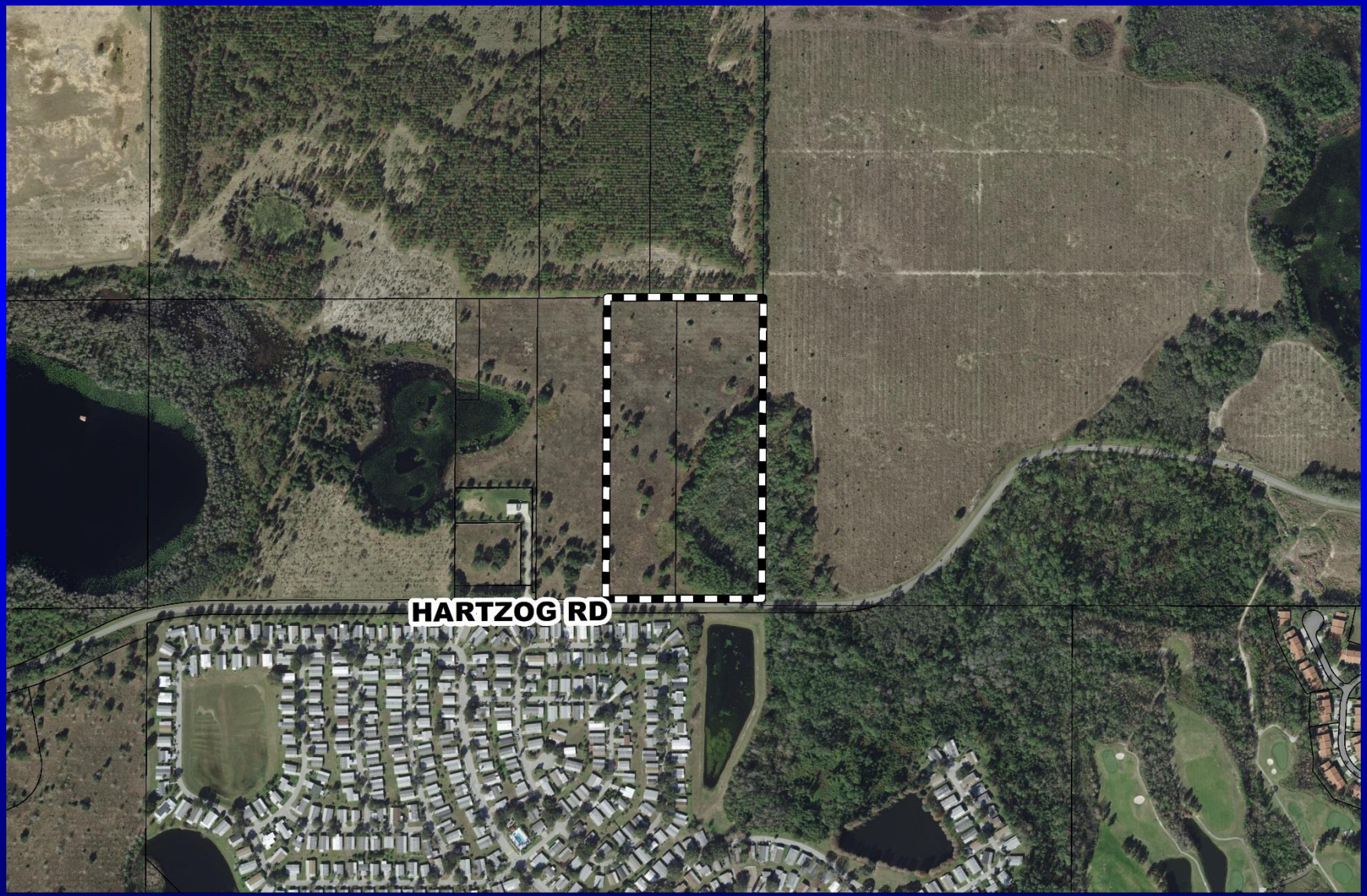
KRPC Hartzog Road
Planned Development / Land Use Plan
Zoning Map



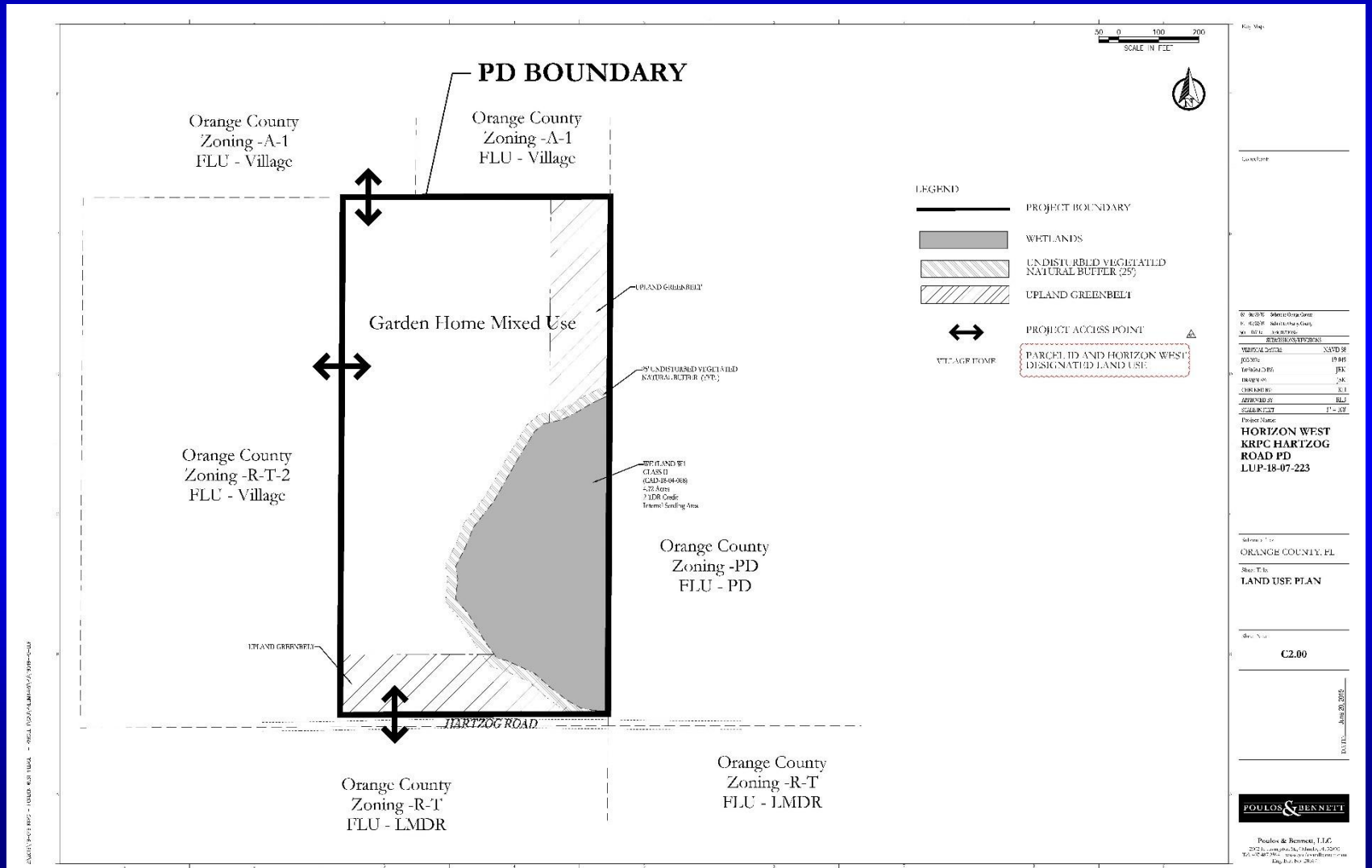
KRPC Hartzog Road
Planned Development / Land Use Plan
Proposed Zoning Map



KRPC Hartzog Road
Planned Development / Land Use Plan
Aerial Map



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



Action Requested

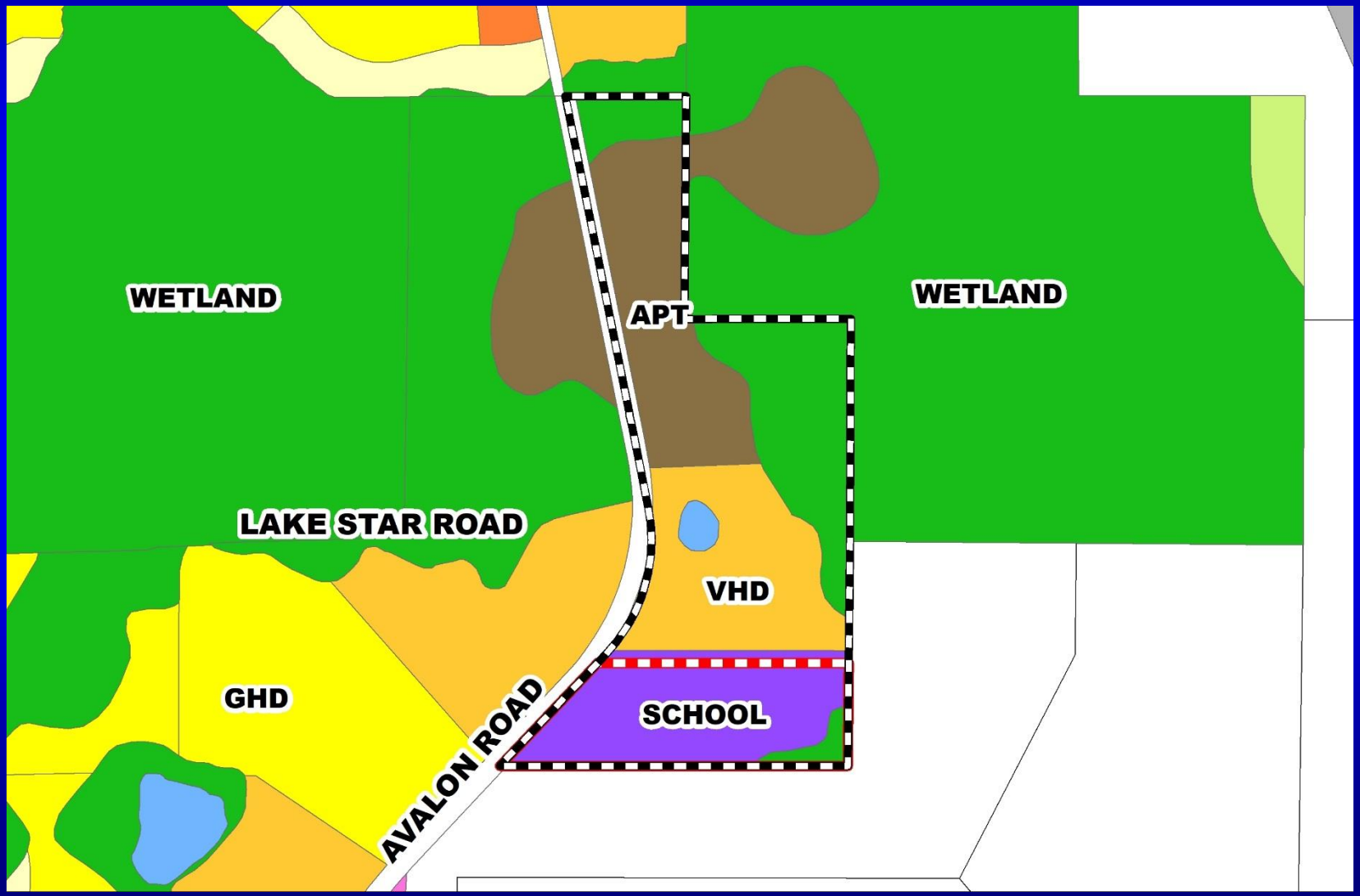
Make a finding of consistency with the Comprehensive Plan and approve the KRPC Hartzog Road Planned Development / Land Use Plan (PD/LUP), dated "Received June 20, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

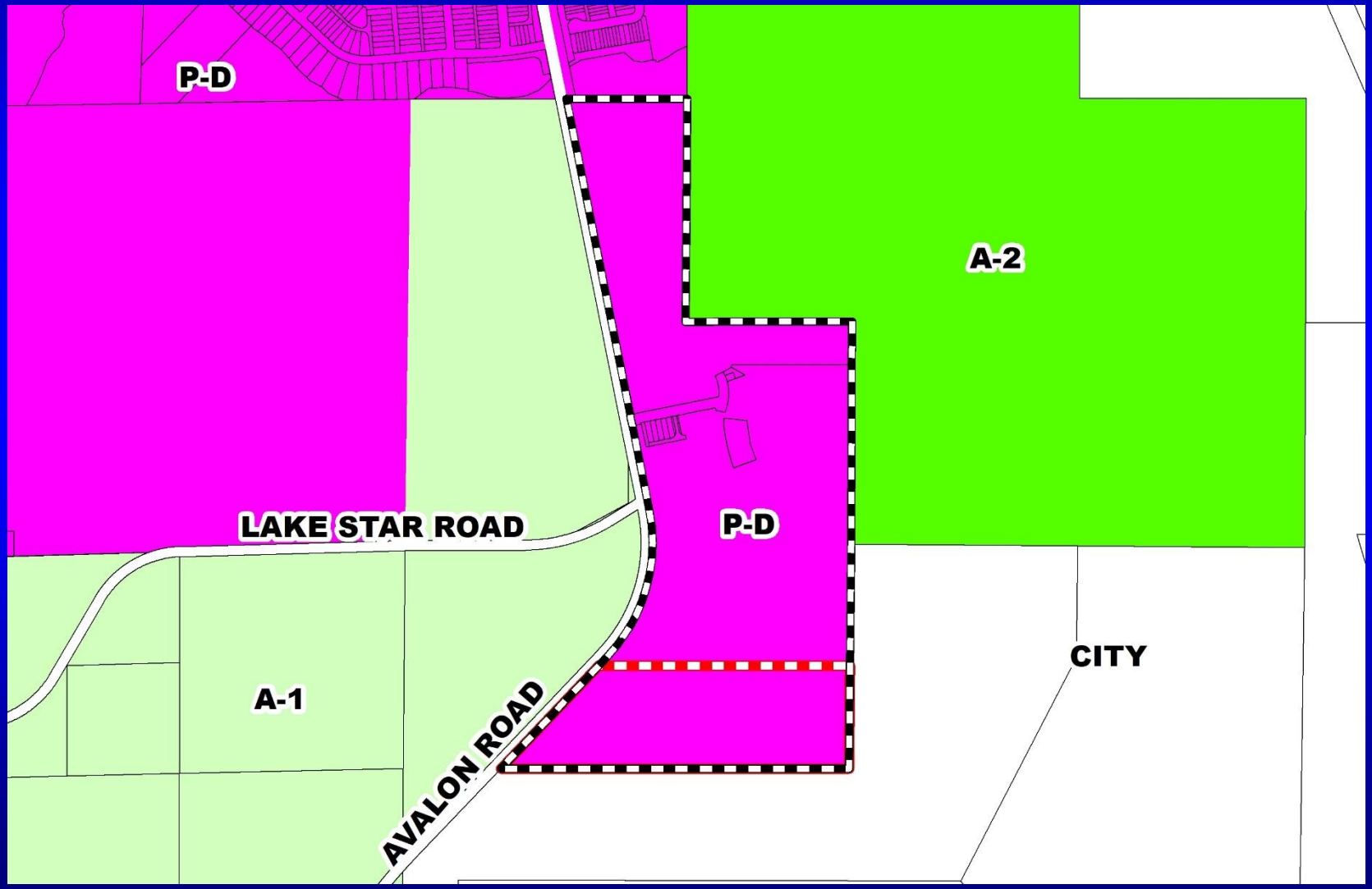
Spring Grove – Northeast
Planned Development / Land Use Plan

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) 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

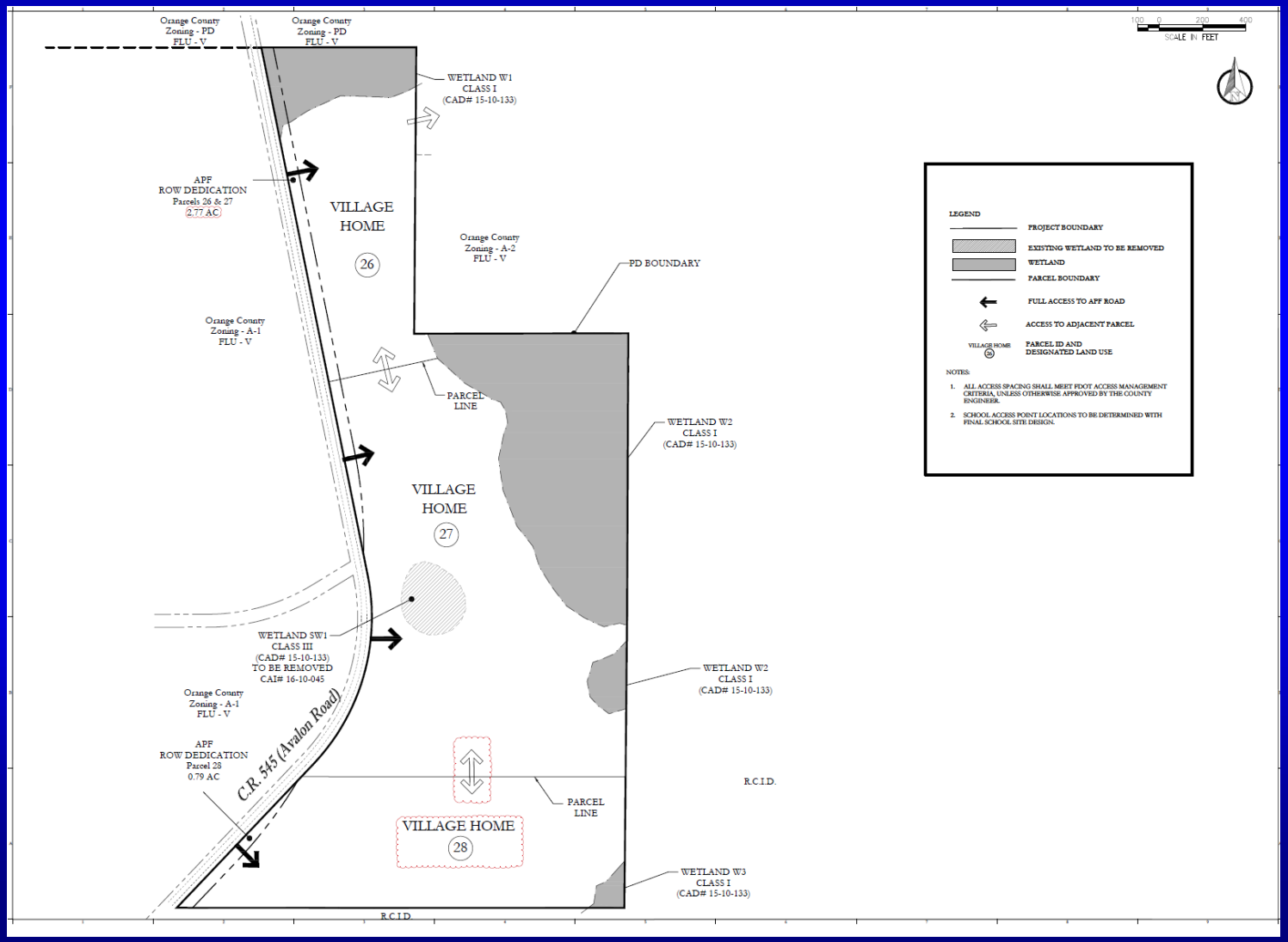


Spring Grove – Northeast
Planned Development / Land Use Plan
Zoning Map



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

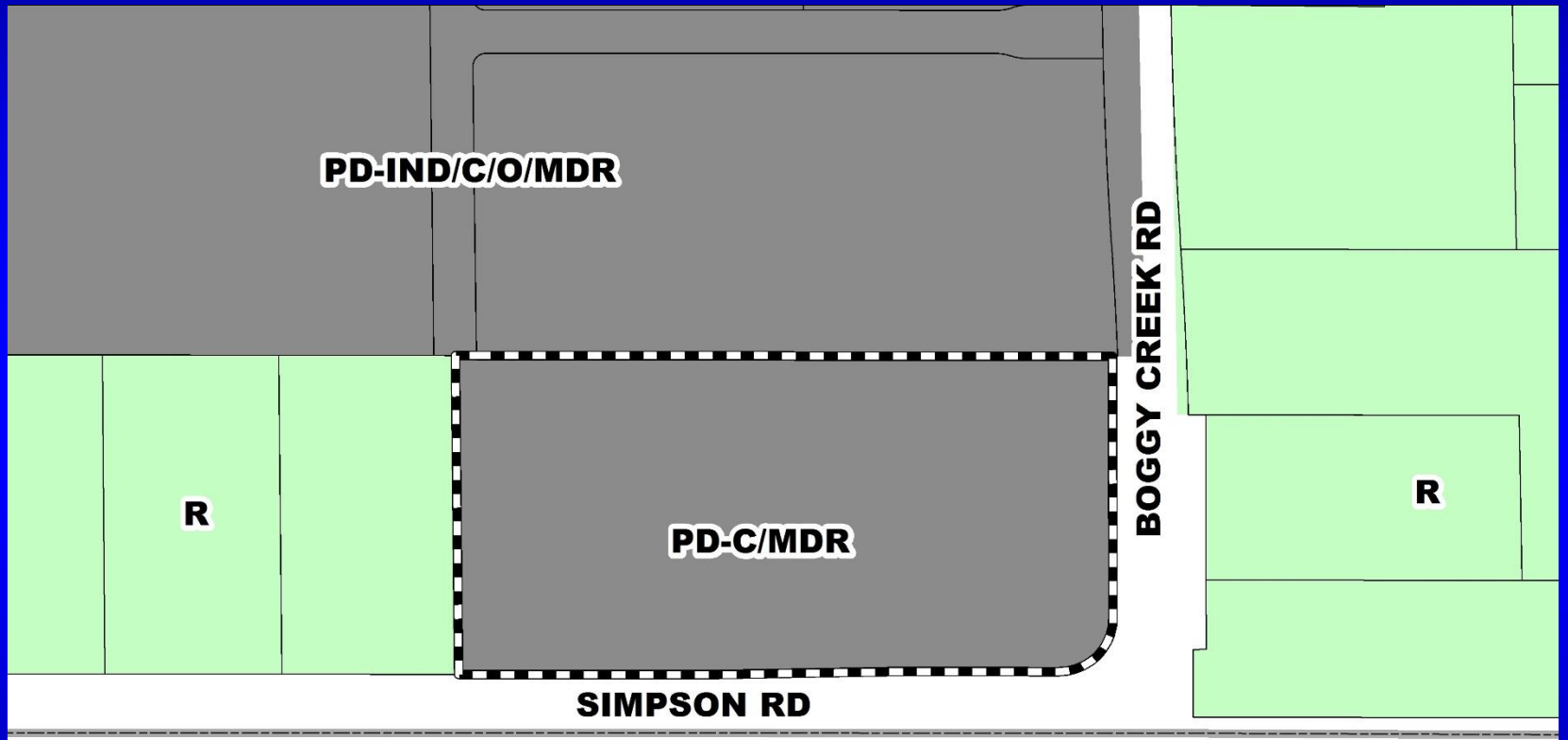
Make a finding of consistency with the Comprehensive Plan and approve the Spring Grove-Northeast Planned Development / Land Use Plan (PD/LUP), dated "June 3, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report as amended.

District 1

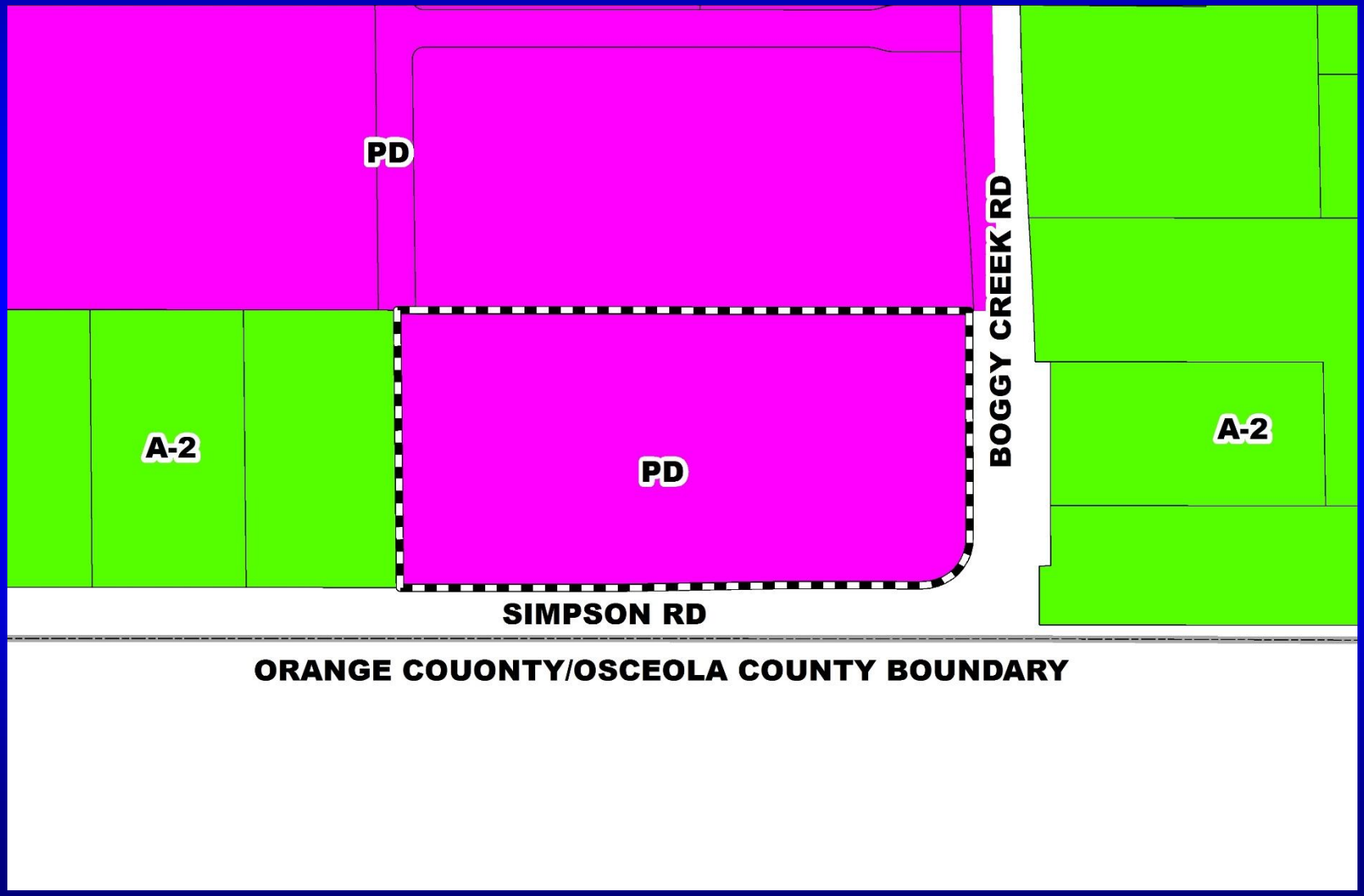
Boggy Creek Crossings
Planned Development / Land Use Plan

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.

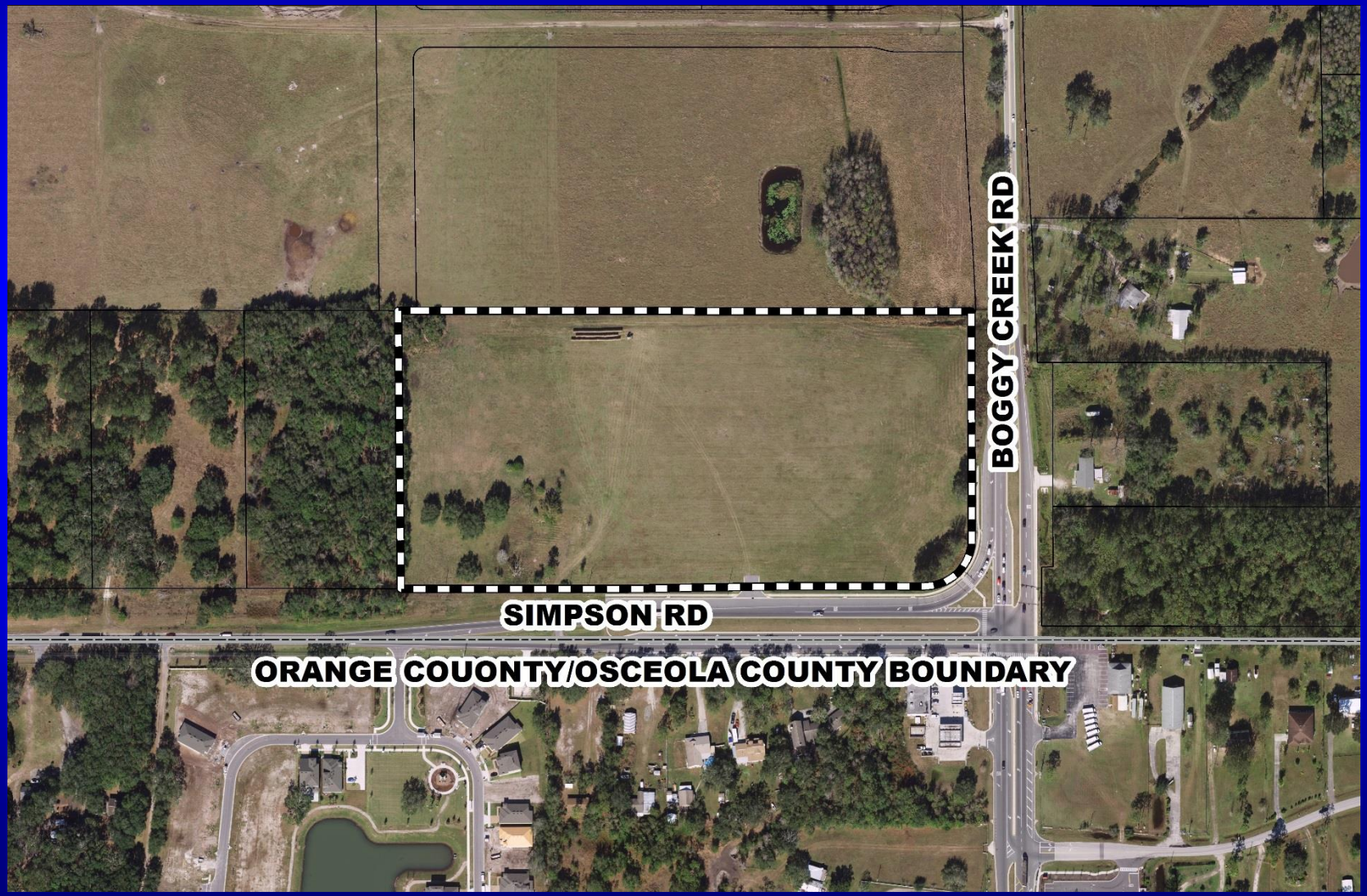
Boggy Creek Crossings
Planned Development / Land Use Plan
Future Land Use Map



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 #3)	10 feet
East (see waiver request #1)	50 feet
South (see waiver request #3)	35 feet
West (see waiver request #8)	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 rise 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.

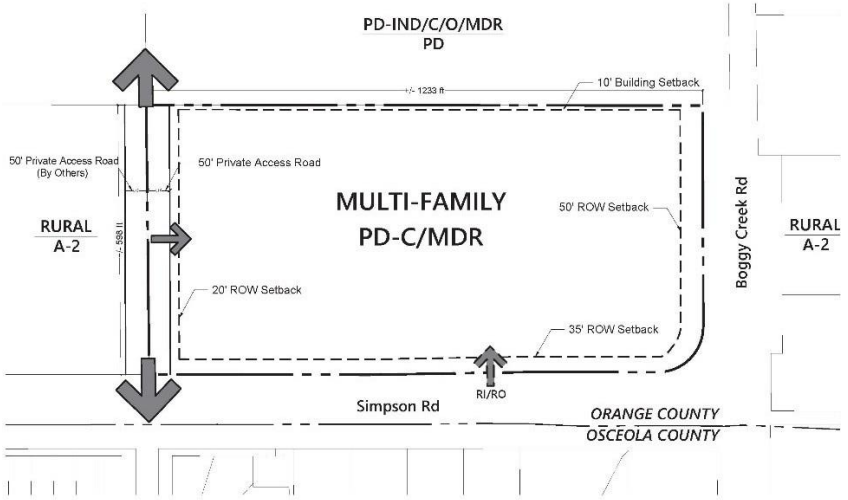
    Justification: Detached accessory buildings are being proposed in certain areas of the development that may contain windows for aesthetic purposes, and may be located closer than thirty (30) feet to other buildings.

Legend

- Project Boundary
- Full Access
- SUPD 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

Action Requested

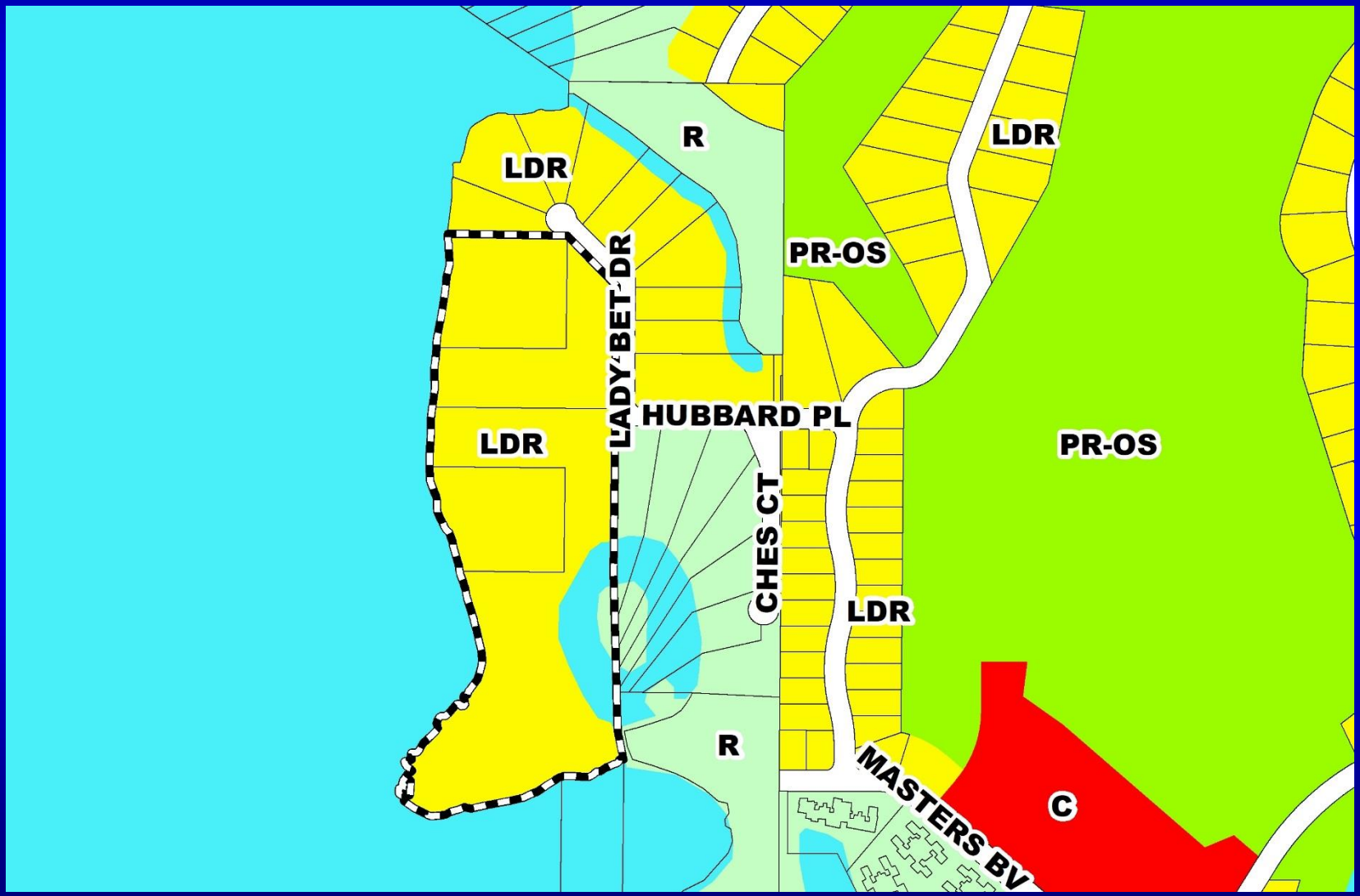
Make a finding of consistency with the Comprehensive Plan and approve the Boggy Creek Crossings Planned Development / Land Use Plan (PD/LUP), dated "August 12, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

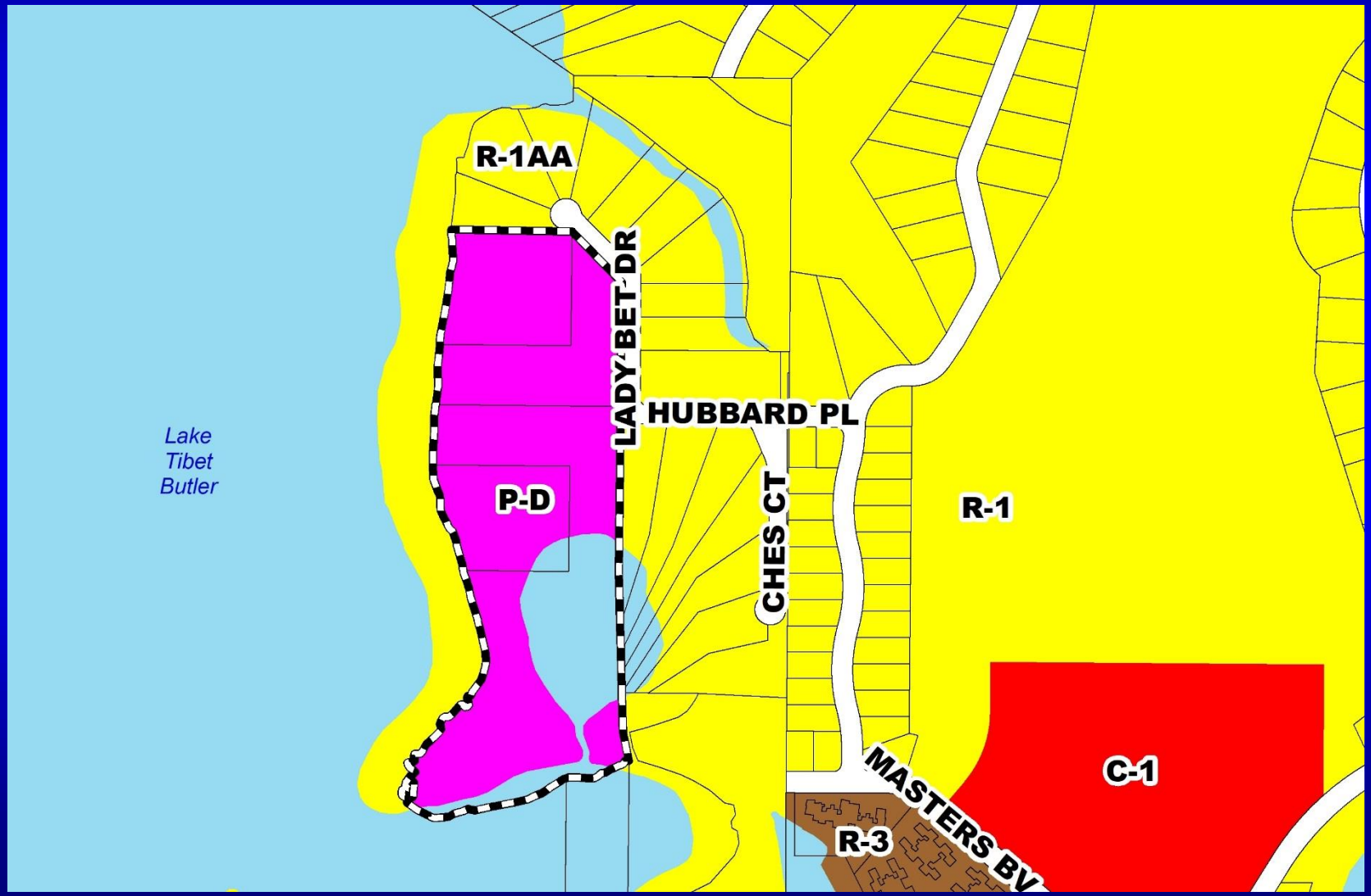
Hubbard Place
Planned Development / Land Use Plan

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

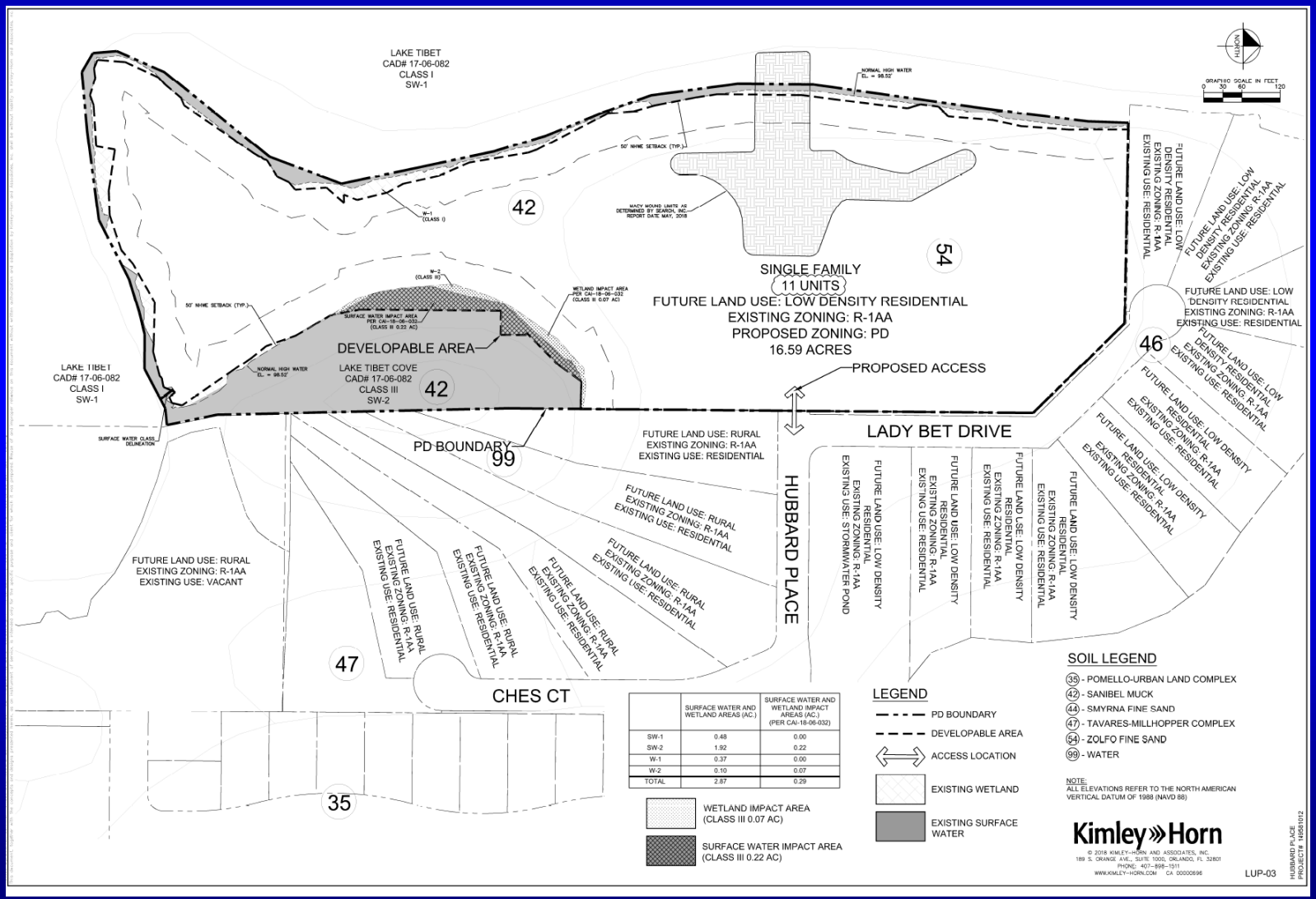


Hubbard Place
Planned Development / Land Use Plan
Zoning Map



Hubbard Place
Planned Development / Land Use Plan
Aerial Map

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



Action Requested

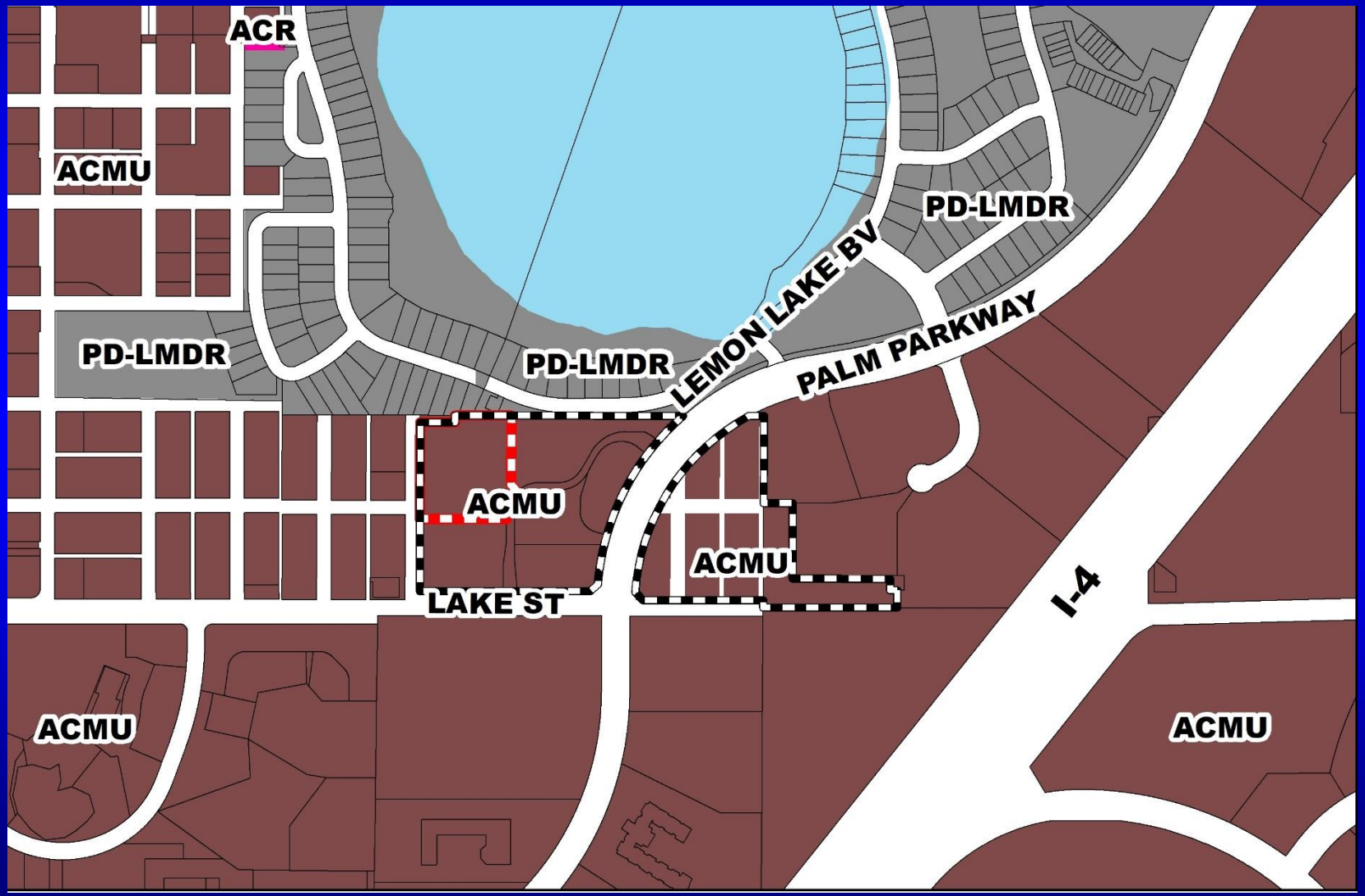
Make a finding of consistency with the Comprehensive Plan and approve the Hubbard Place Planned Development / Land Use Plan (PD/LUP), dated "September 16, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

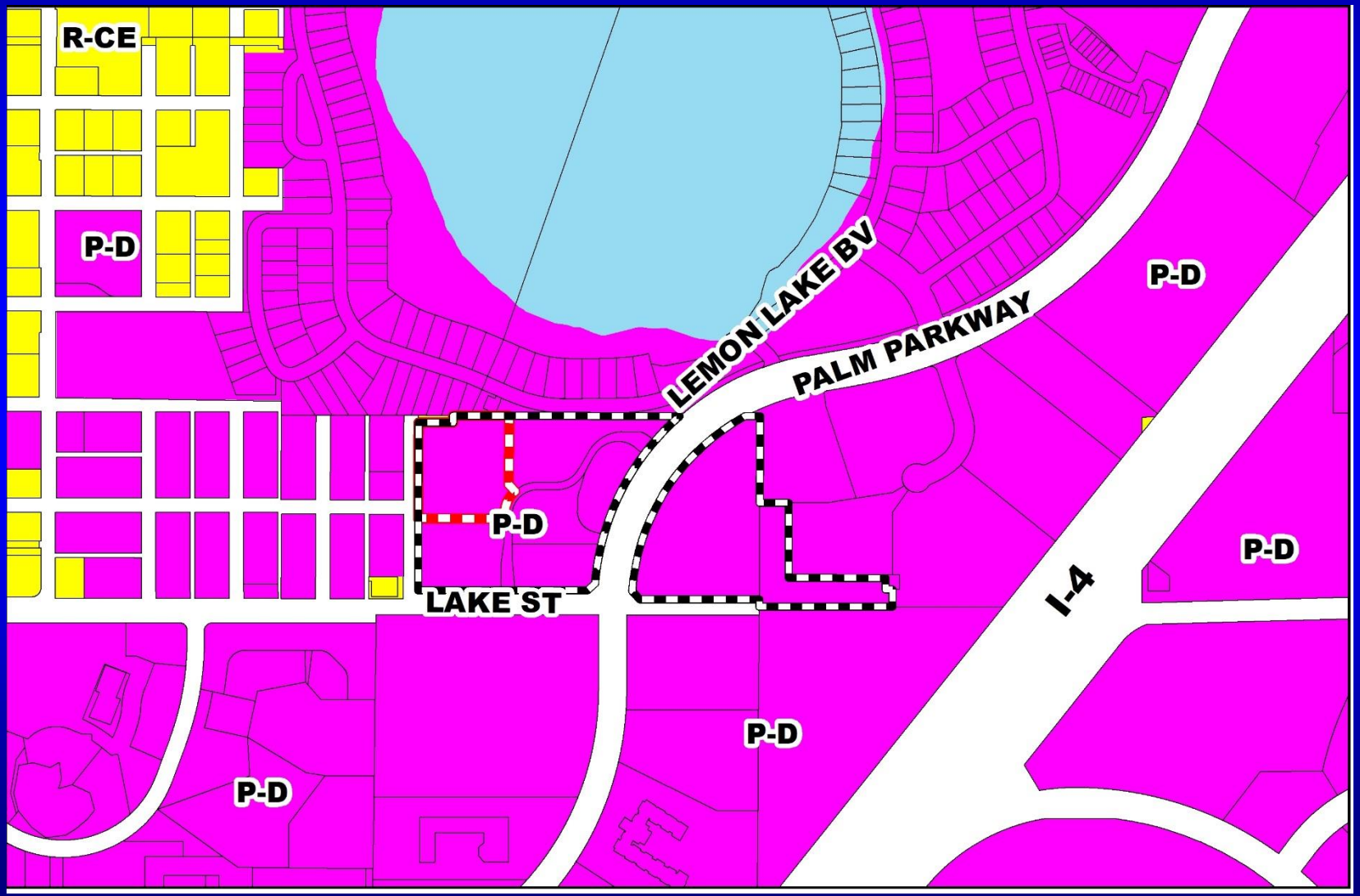
Buena Vista Park
Planned Development / Land Use Plan

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) 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

LAND USE	DRI THRESHOLD (100%)	PROPOSED PLAN AS SHOWN 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	0.9183
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; SIMPLE ACCESS MANAGEMENT REGULATIONS.

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

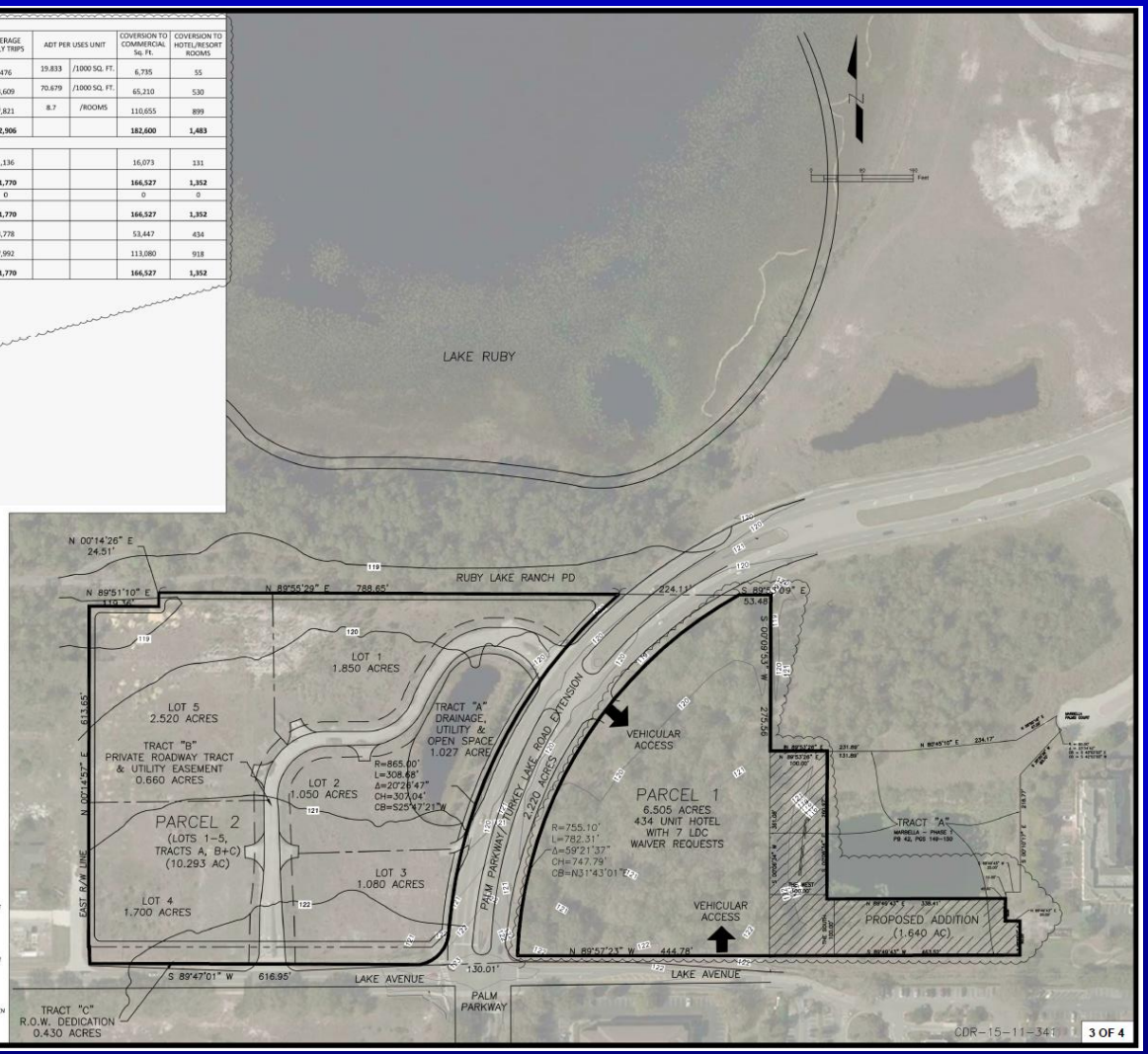
SETBACKS FROM PALM PARKWAY/TURKEY LAKE ROAD EXTENSION: AS PER ACTIVITY CENTER TURKEY LAKE ROAD NETWORK AGREEMENT AND THE BUENA VISTA NORTH STANDARDS IN SECTION 38–1391.

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%



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

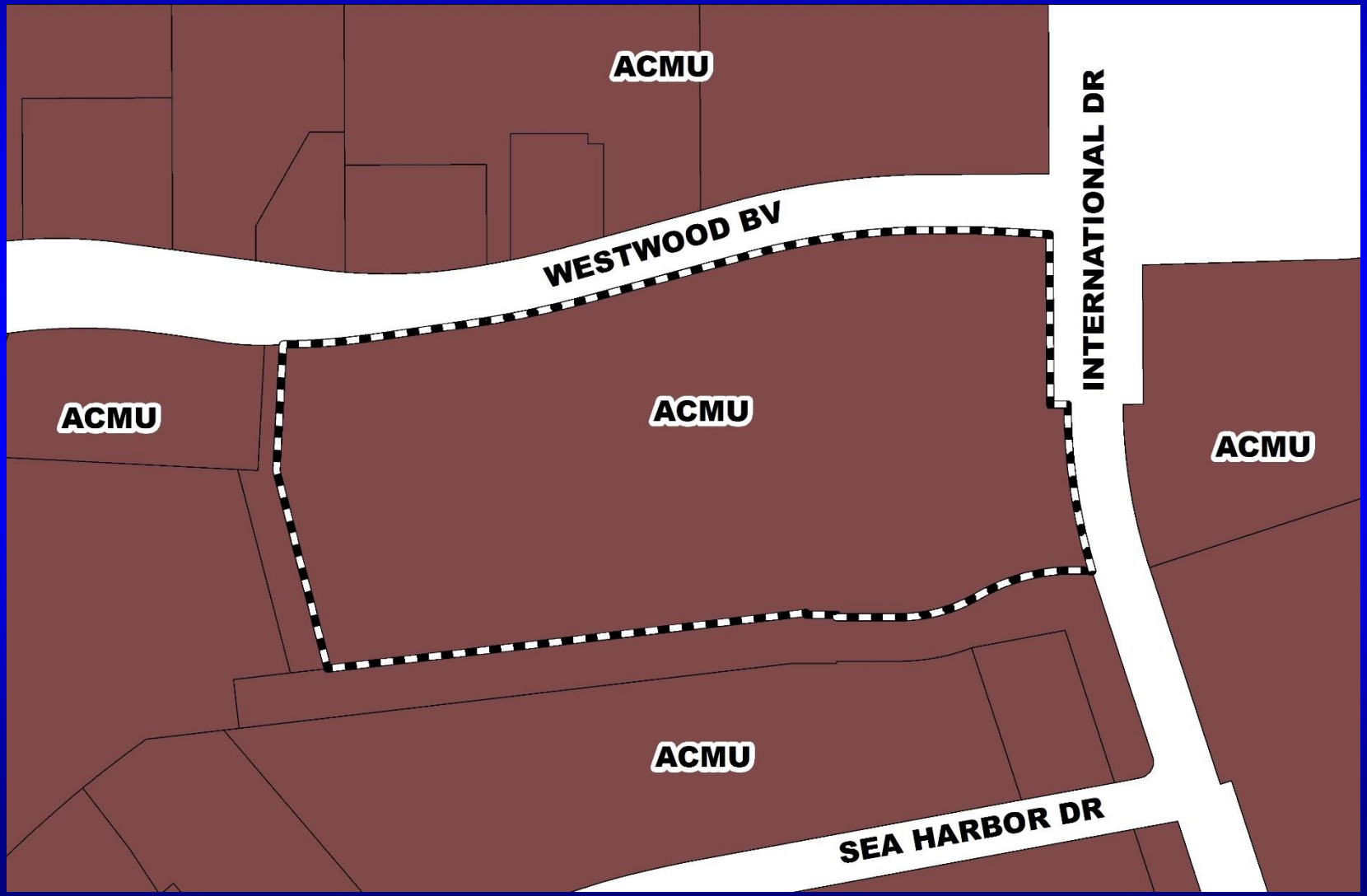
Make a finding of consistency with the Comprehensive Plan (CP) and approve the Moss Park North PD / Parcel B PSP dated "Received April 4, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

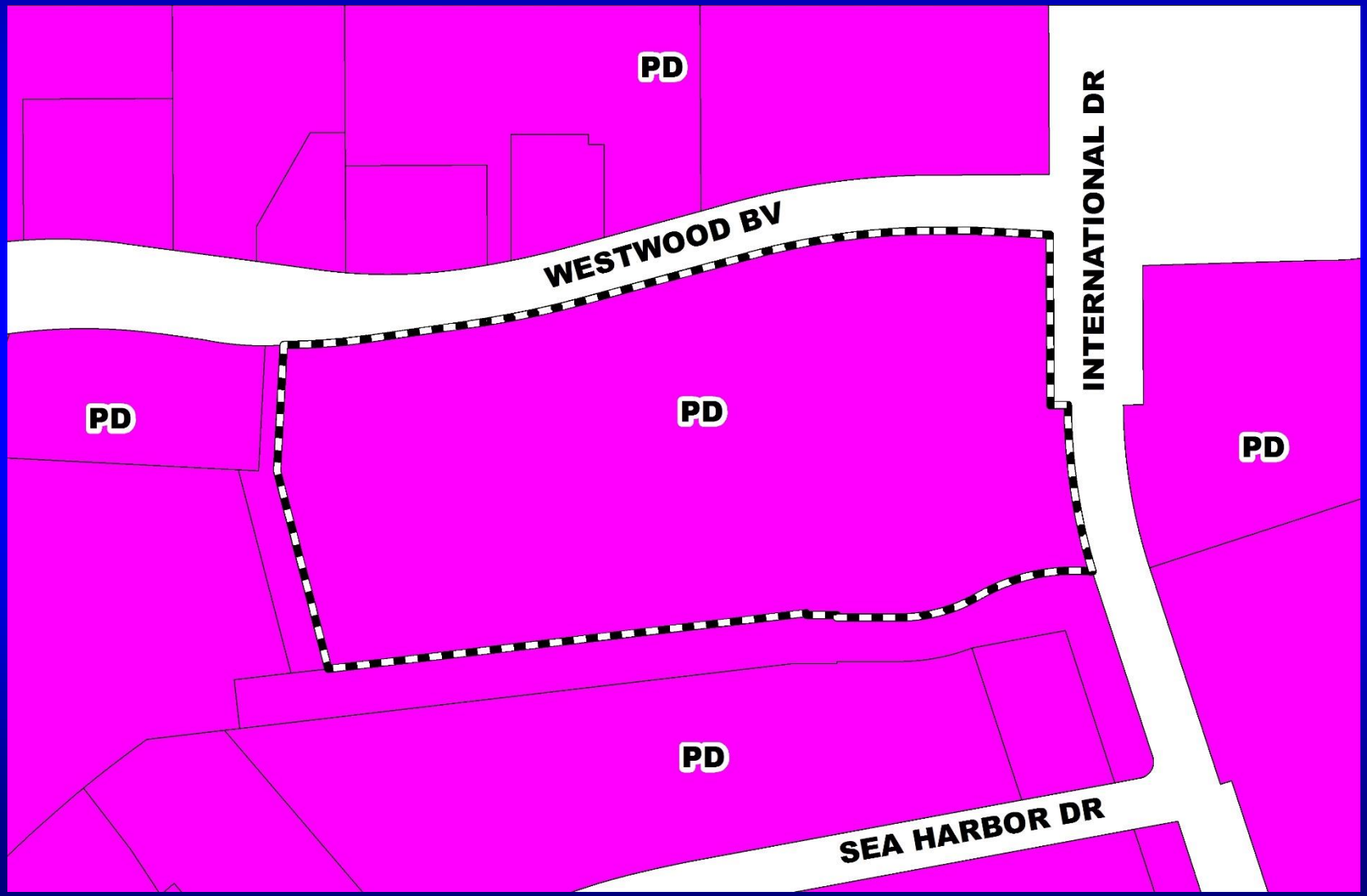
Orangewood N-1
Planned Development / Land Use Plan

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

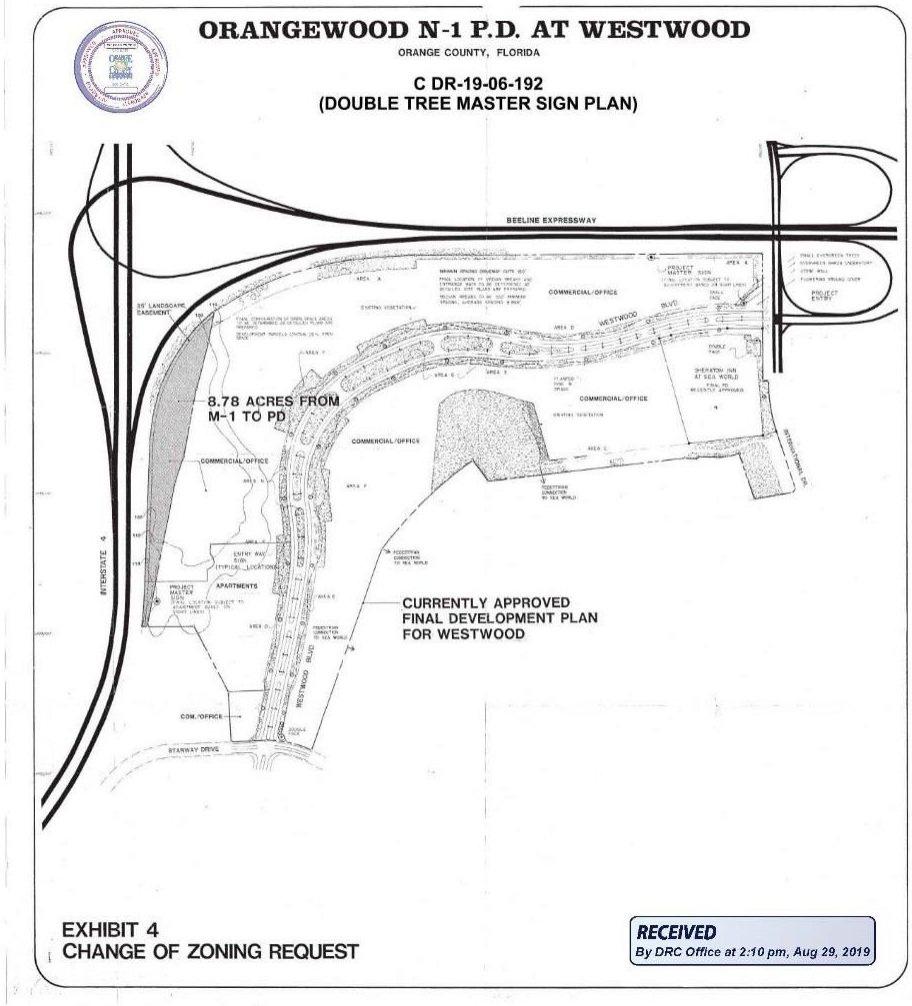


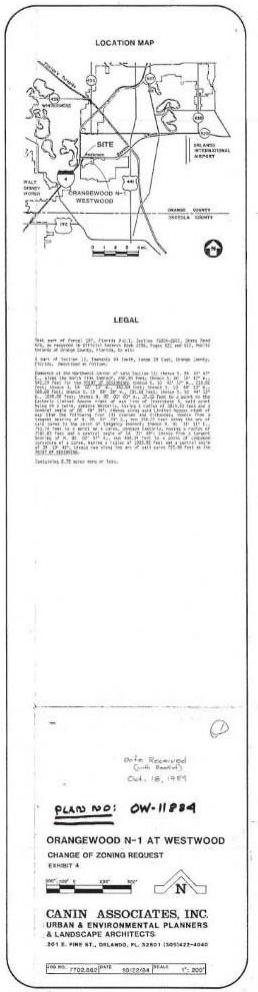
Orangewood N-1
Planned Development / Land Use Plan
Zoning Map



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

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

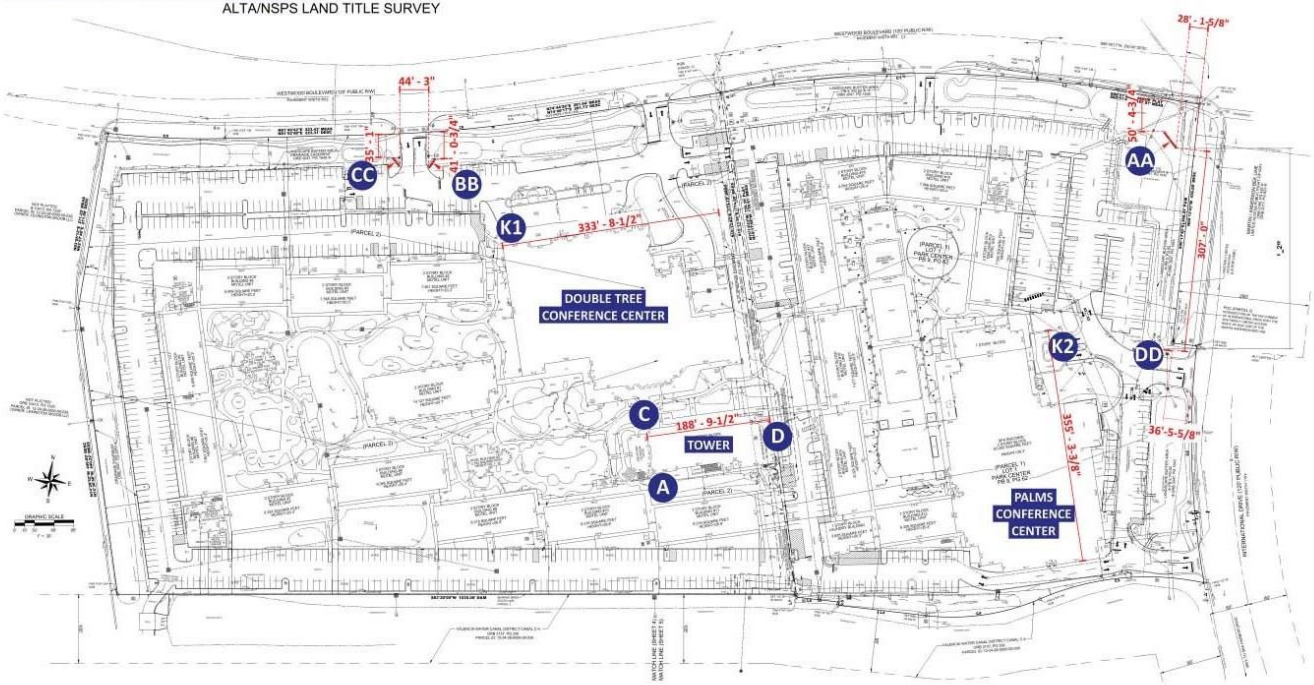




Orangewood N-1
Planned Development / Land Use Plan
Master Sign Plan

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

CHANDLER SIGNS

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San Antonio 17319 San Pedro Ave Ste 200 San Antonio, TX 78232 (210) 309-0804 Fax (210) 649-8724

West Coast 3220 Executive Ridge Dr Ste 250 Vista, CA 92081 (760) 734-1700 Fax (760) 734-3752

Northeast US 2301 River Road Suite 201 Louisville, KY 40206 (502) 897-9800 Cell (502) 554-2575

Florida 2266 Sand Hill Point Circle Davenport, FL 33837 (863) 426-1180 Fax (863) 424-1182

Georgia 111 Woodstone Place Dawsonville, GA 30534 (678) 719-4852 Fax (210) 649-8724

South Texas PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-3399 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