#### **Board of County Commissioners**

## Public Hearings

March 23, 2021



### Hannah Smith Property Planned Development / Land Use Plan

Case: CDR-20-11-315

**Project Name:** Hannah Smith Property PD

**Applicant:** Jennifer Stickler, Kimley-Horn & Associates

District: 1

Acreage: 86.84 gross acres (overall PD)

Location: Generally located east of Palm Parkway, west of Interstate 4, and south of Daryl Carter

**Parkway** 

Request: To add a Master Sign Plan and to add the use of pet boarding facilities with outdoor

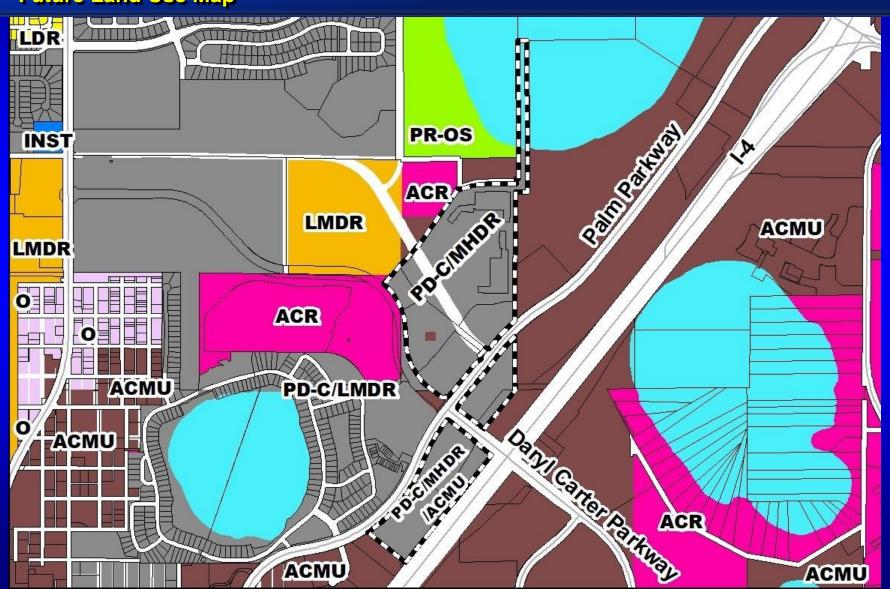
runs to Tract 1 of the approved Land Use Plan. Additionally, eight (8) waivers related to sign height, maximum number of signs, sign setbacks, sign copy area, and sign

illumination are associated with this request.



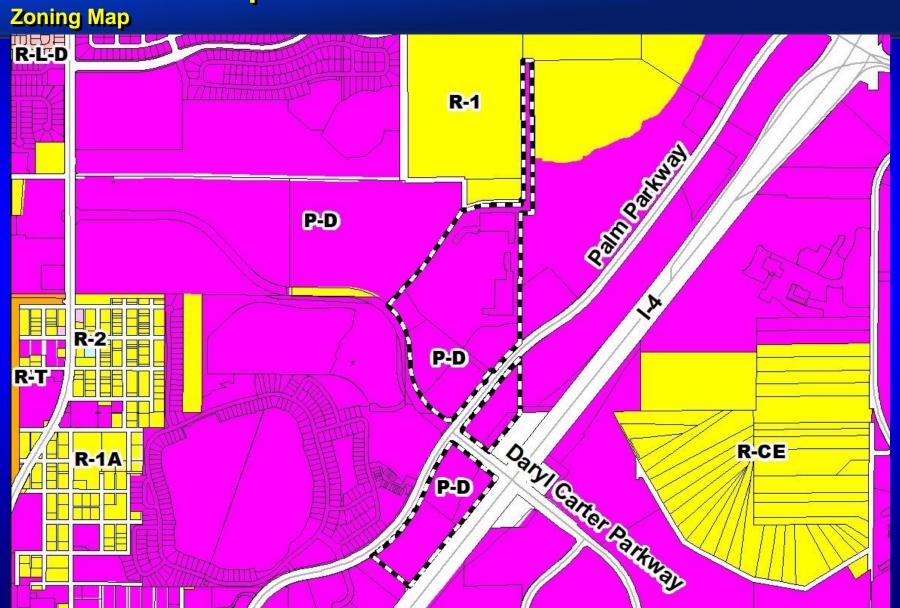
### Hannah Smith Property Planned Development / Land Use Plan

**Future Land Use Map** 



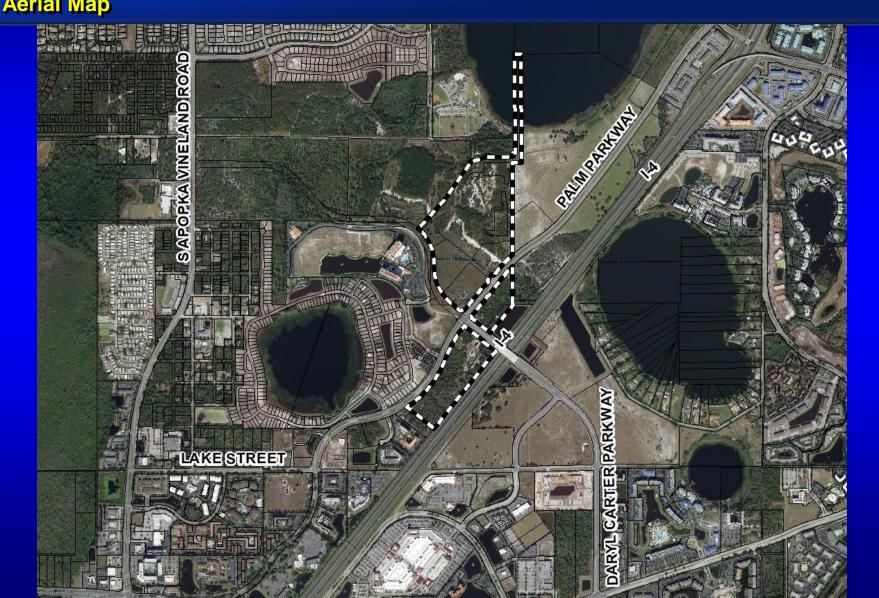


## Hannah Smith Property Planned Development / Land Use Plan





# Hannah Smith Property Planned Development / Land Use Plan Aerial Map





#### **Hannah Smith Property** Planned Development / Land Use Plan **Overall Land Use Plan**

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Dan	nder.	
540 250	y multi-family dwelling unit can be exchanged for 480 of office. It square feet of office can be gained by exchanging 10 multi-family units.	
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ORANGE COUNTY
ORANGE COUNTY
WELL COMPLY WITH ORANGE COUNTY STANDARDS.

IN ACCORDANCE WITH OR ANGLICULTY AND SOUTH PLORIDA WATER MANAGEMENT REQUIREMENTS.

	PARKS RECEEATION BIG SAND
DEVELOPMENT STANDARDS	a sa ca LAKE
RESIDENTIAL Multi-Family	國
Max Building Height 115' (9-stones)*	ix
Min Living Aren 500 sf	VETCANU III
Max Lot Coverage 0.30 Setbacks	
Front 20'	50' NHWE SET BACK
Rear 20'	· · · · · · · · · · · · · · · · · · ·
Side 20° Comer/Side Street 15°	
NHWE 50'	
PD Perimeter & Residential Wall 25'	
From Palm Parkway 20'	Policf Bigh School) (Sand Lake Graves)
From Interstate 4 75'	27 M STROX — 27 M STROX
From Daryl Carter Parkway 25' **	SCHOOL WILD
Building Separation 40° **  * Walver Responst #1.	
** Waiver Request #22	
*** Suitcing separation for Tract 5 is 20' per Walver Request approved by BCC on March 6, 2018	MILITERAMI V RESIDENTIAL
	MILITI-AMBLY RESURENTIAL/ COMMUNICATION
NON-RESIDENTIAL	
Communical Max Building Coverage 80% of Land Area*	
NHWE Elevation Setback 50'	
BUILDING HEIGHT: TRACT 1 2 & 3 S0' AND 3 STORIES COMMERCIAL	
TRACT 4 200'	
ACCESS: ACCESS ALONG DARYL CARTER PARKWAY IN ACCORDANCE WITH	
THE ACTIVITY CENTER TURKEY LAKE ROAD AGREEMENT WHICH	10
PROVIDES FOR THE FOLLOWING:	by Lása) Fro
<ol> <li>THE HANNAH SMITH PROPERTY SHALL BE SERVED BY NOT LESS THAN TIVE SERVICE MEDIAN OPENINGS IN SEGMENT B.</li> </ol>	25 FB STHAG (Sand Lake Groves)
2. EACH FULL SERVICE MEDIAN OPENING SHALL BE NOT LESS THAN 660	
TEET FROM ANY OTHER FULL SERVICE MEDIAN OPENING: PROVIDED,	TRACT2 J///
HOWEVER, THE COUNTY ENGINEER SHALL HAVE THE AUTHORITY TO ALLOW LESS DISTANCE BETWEEN FULL SERVICE MEDIAN OPENINGS	OOMMINGTAL BUILDING HEIGHT SO
THAN PROVIDED HEREIN, AS MAY BE NECESSITATED BY SITE DESIGN OR GOOD ENGINEERING PRACTICES AS DETERMINED BY THE COUNTY	AND 3 STORIES 25 PT STIROX
GOOD ENGINEERING PRACTICES AS DETERMINED BY THE COUNTY ENGINEER,	BUILDING HEIGHT SV AND 3 STORIES
3. RIGHT-IN/RIGHT-OUT ACCESS POINTS SHALL NOT BE LESS THAN 330 FEET	
FROM ANY OTHER RIGHT-IN/RIGHT-OUT ACCESS CUT OF FULL SERVICE MEDIAN OPENING, PROVIDED, HOWEVER, THE COUNTY ENGINEER SHALL	
HAVE THE AUTHORITY TO ALLOW LESS DISTANCE BETWEEN ANY	CHAMILECAL.
RIGHT-IN/RIGHT-OUT ACCESS POINTS OR FULL SERVICE MEDIAN OPENINGS THAN PROVIDED HEREIN, AS MAY BE NECESSITATED BY SITE.	Consultate
DESIGN OR GOOD ENGINEERING PRACTICES AS DETERMINED BY THE	
COUNTY ENGINEER.	
NOTES:	
NOTES:	Pro Later ////
1. PER POLICY FLUITIC DENSITY AND FLOOR AREA RATIO (FAR)	
CALCULATION IS DETERMINED BY DIVIDING THE TOTAL NUMBER OF UNITS/SQ. FOOTAGE BY THE NET DEVELOPABLE LAND AREA. THE NET	
DEVELOPABLE LAND AREA FOR DENSITY AND FAR CALCULATION	180C14 180G1
(INTENSITY) IS DEFINED AS THE GROSS LAND AREA, EXCLUDING SURFACE WATER AND CERTAIN CONSERVATION AREAS FROM THE LAND	COMMERCIAL PLANT COMMER
AREA CALCULATIONS. IN ORDER TO INCLUDE NEW CLASS I, II, AND III CONSERVATION AREAS IN THE DENSITY AND FAR CALCULATIONS, THE	
COSSERVATION AREAS IN THE DESSITY AND FAR CALCULATIONS, THE PARCELS SHALL HAVE AN APPROVED CONSERVATION AREA DETURMINATION (CAD) AND AN APPROVED CONSIDEVATION AREA	
DETERMINATION (CAD) AND AN APPROVED CONSERVATION AREA IMPACT PERMIT FROM THE ORANGE COUNTY ENVIRONMENTAL	
PROTECTION DIVISION.	
2. OPEN SPACE WILL BE PROVIDED PER SEC. 38-1234 OF THE ORANGE	
COUNTY LDC. OPEN SPACE CALCULATIONS WILL BE PROVIDED AT PSPIDP LEVEL.	
3. IN ACCOMMANCE WITH SECTION 38-1227, ANY VARIATIONS FROM	TEACT 3
COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.	MULTIFAMEN PD
4. PER BCC CONDITION OF APPROVAL #3 FROM FEBRUARY 20, 2001, NO	(Viredund Points)
MOTORIZED WATERCRAFT SHALL BE PERMITTED ONTO BIG SAND LAKE	
FROM THIS DEVELOPMENT.	
<ol> <li>DEVELOPMENT STANDARDS FROM THE BUENA VISTA NORTH OVERLAY (SECTION 38.1398) SHALL BE FOLLOWED UNLESS A WAIVER IS</li> </ol>	
REQUESTED AND GRANTED BY THE BCC.	An American
<ol> <li>PER THE PALM PARKWAY TO APOPKA-VINELAND CONNECTOR ROAD AGREEMENT, DARYL CARTER PARKWAY WILL BE DEDICATED TO</li> </ol>	) <sup>10</sup> / <sub>1</sub>
ORANGE COUNTY, FENTON STREET WILL BE VACATED.	

Kimley»Horn

WAIVERS

AND

NOTES,

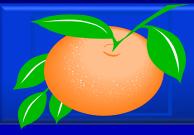
HANNAH SMITH PD/LUP CDR

03



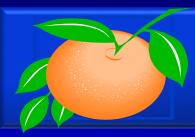
#### **New Condition #9**

- 9. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, Dated June 23, 2020 shall apply:
  - a. The project shall comply with the terms and conditions of The Palm Parkway to Apopka- Vineland Connector Road Agreement recorded at Official Records Book 8387, Page 3416, Public Records of Orange County, Florida, as may be amended and shall dedicate the necessary right-of-way and easements prior to or concurrently with the approval for this project.
  - b. Hotel and Office entitlements shall only be allocated to Tract 4, consistent with FLU Policy 8.1.4.



#### **New Condition #9 Continued**

- c. Multi-Family entitlements shall be prohibited from being allocated to Tract 4, consistent with FLU 8.1.4.
- d. A waiver from Orange County Code Section 38-1393 is granted to allow for a maximum height of 200 feet for non-residential development for Tract 4, in lieu of the proximity based requirements is granted.



### **Action Requested**

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Hannah Smith Property Planned Development / Land Use Plan (PD/LUP) dated "Received December 11, 2020", subject to the conditions listed under the DRC Recommendation in the Staff Report as amended.

**District 1** 



### Faircloth Planned Development / Land Use Plan

Case: CDR-20-03-093

**Project Name:** Faircloth PD PD

**Applicant:** Eric Papalini, Cambridge Group, Inc.

District: 6

Acreage: 1.93 gross acres

Location: Generally located south of State Road 408, east of Goodland Street, and north of W.

**Livingston Street** 

Request: To revise proposed uses on LUP from C-1 and C-2 uses to "All C-1 Uses; All C-2 Uses;

C-3 Uses: Outdoor Storage of Heavy Construction Equipment/Vehicles and Materials. All Other C-3 Uses Shall Be Prohibited." The C-3 use of Outdoor Storage of Heavy

Construction Equipment/Vehicles and Materials is proposed to be limited to the eastern half of the PD. Additionally, the applicant is requesting to modify Board

condition of approval 8.C (listed as 10.C in the staff report) to remove an existing

prohibition on outdoor storage and display.



### RZ-21-01-083 – Lance Jackson Planning and Zoning Commission (PZC) Board-Called Hearing

Case: RZ-21-01-083

**Applicant:** Lance Jackson, Lennar Corporation

District: 2

Location: 1615 Schopke Lester Road and 1800 Schopke Lester Road, generally south of W.

Lester Road, and west of Schopke Lester Road.

Acreage: 45.23 gross acre

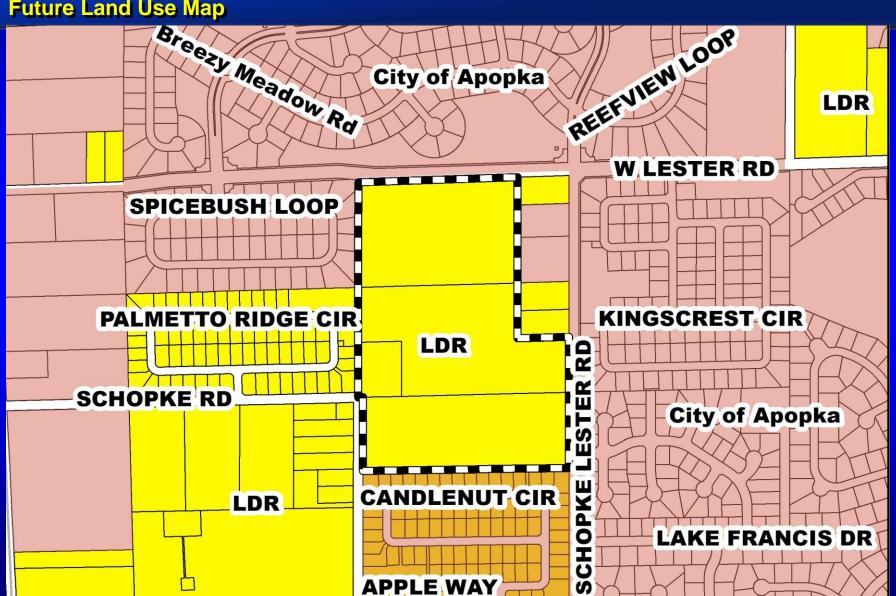
From: A-1 (Citrus Rural District)

To: R-1 Restricted (Single-Family Dwelling District - Restricted)

**Proposed Use:** One Hundred Twenty (120) Single-Family Residential Units

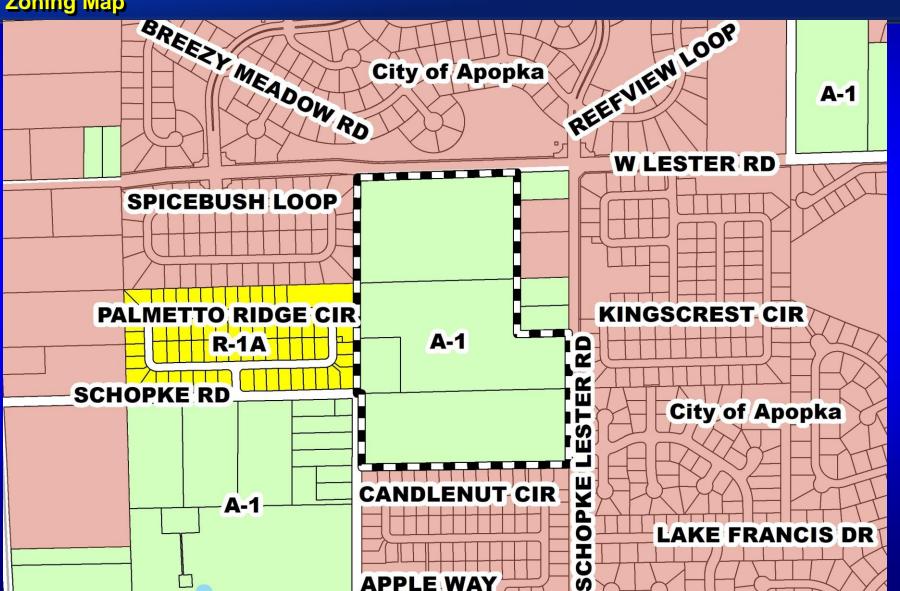


# RZ-21-01-083 — Lance Jackson Planning and Zoning Commission (PZC) Board-Called Hearing Future Land Use Map



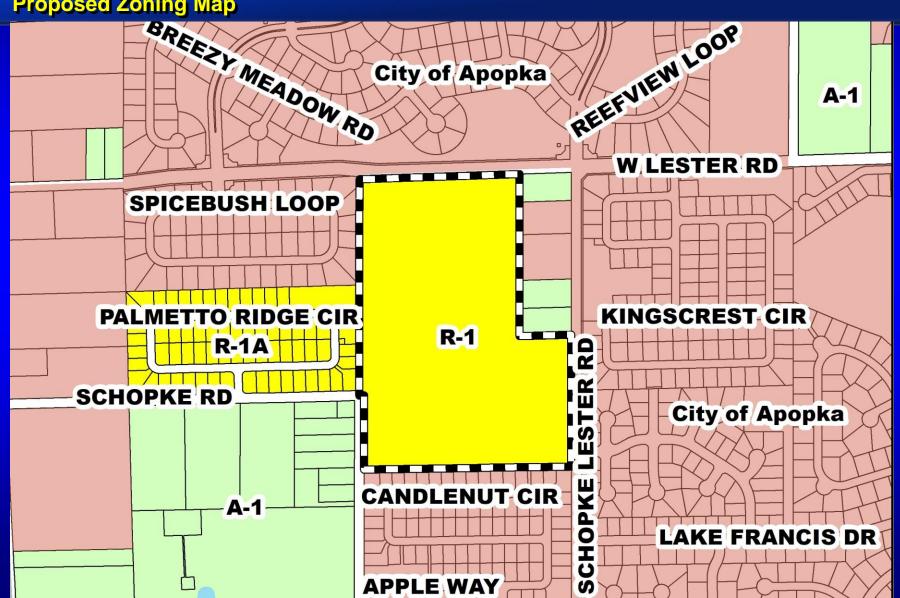


# RZ-21-01-083 – Lance Jackson Planning and Zoning Commission (PZC) Board-Called Hearing Zoning Map





# RZ-21-01-083 – Lance Jackson Planning and Zoning Commission (PZC) Board-Called Hearing Proposed Zoning Map





# RZ-XX-RZ-21-01-083 — Lance Jackson Planning and Zoning Commission (PZC) Board-Called Hearing Aerial Map





#### **Updated Restrictions**

- 1) Development shall be limited to one hundred twenty (120) single-family residential units;
- 2) No less than three (3) two (2) access points shall be provided;
- 3) Vehicular access gates shall be prohibited;
- 4) Lots along the periphery of the site shall be a minimum of seventy-five feet (75') wide;



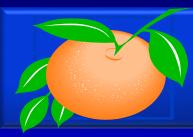
### **Updated Restrictions**

- 5) The required open space shall be oriented to the northern and northwestern portion of the site in order to preserve existing trees, unless the soil analysis required by Comprehensive Plan Policy OS1.3.6 indicates that a different area is a more effective recharge area. In such case, when the soil type best suited for aquifer recharge is situated elsewhere on the site, then the open space should be located there instead;
- 6) Minimum living area shall be no less than 1,800 square feet;
- 7) A "tot lot" shall be provided; and



#### **Updated Restrictions**

8) In an effort to preserve the existing trees along the southern property boundary, the rear yard setback for homes located along the southern property boundary shall be a minimum of thirty (30) feet in lieu of twenty (20) feet.



### **Action Requested**

Make a finding of consistency with the Comprehensive Plan and approve the R-1 Restricted (Single-Family Dwelling District - Restricted) zoning, subject to the restrictions listed in the staff report as amended.

**District 2** 

#### **Board of County Commissioners**

## Public Hearings

March 23, 2021