

Board of County Commissioners

Public Hearings

March 10, 2020

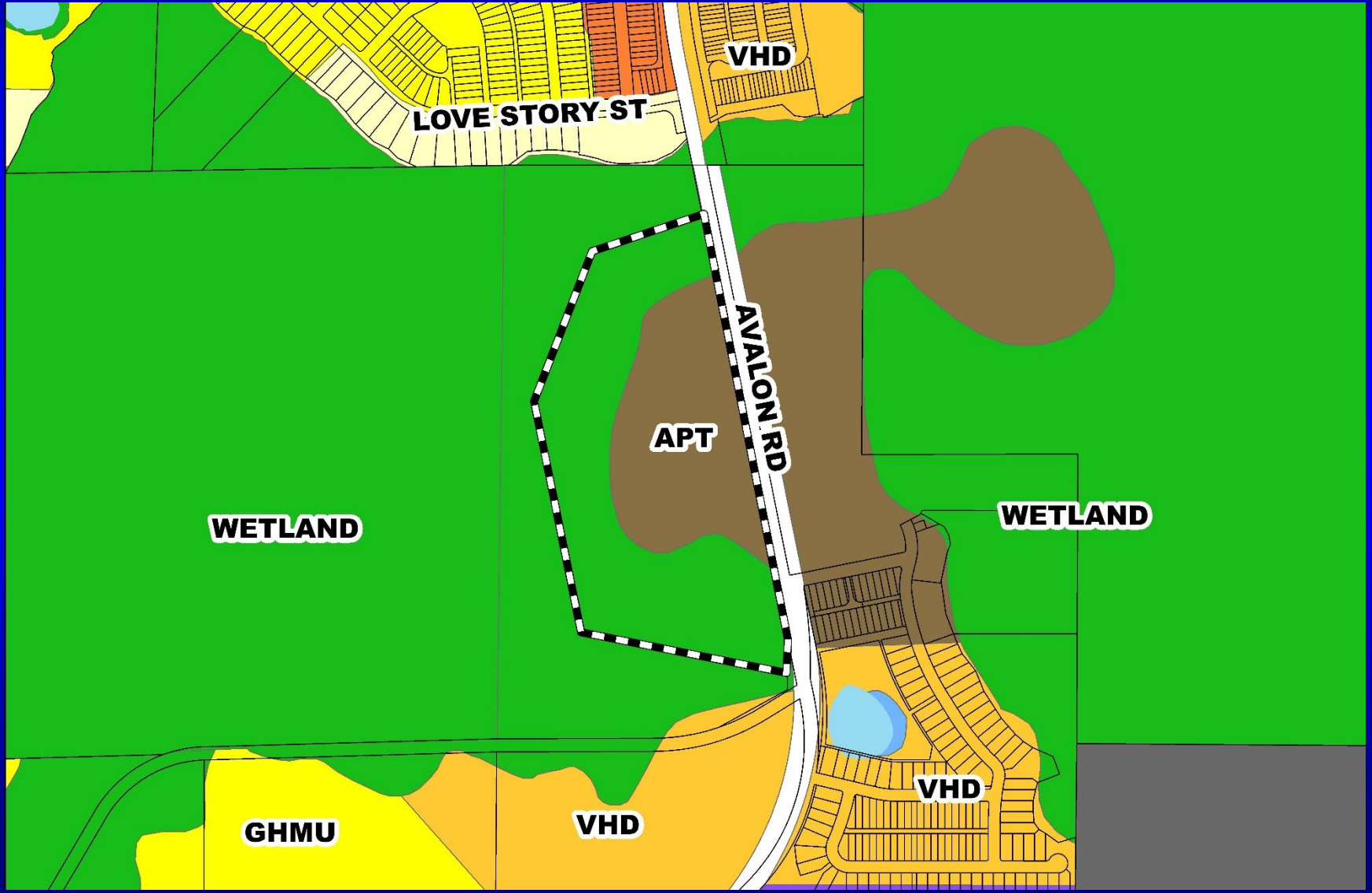


Horizon West – Village I – Parcel 1 Planned Development / Land Use Plan

- Case:** LUP-19-02-052
- Project Name:** Horizon West – Village I – Parcel 1 Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 37.04 gross acres (overall PD)
18.41 net developable acres
- Location:** Generally located west of County Road 545, north of Flemings Road, and south of Water Spring Boulevard.
- Request:** To rezone 37.04 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District) in order to construct 300 multi-family residential dwelling units.

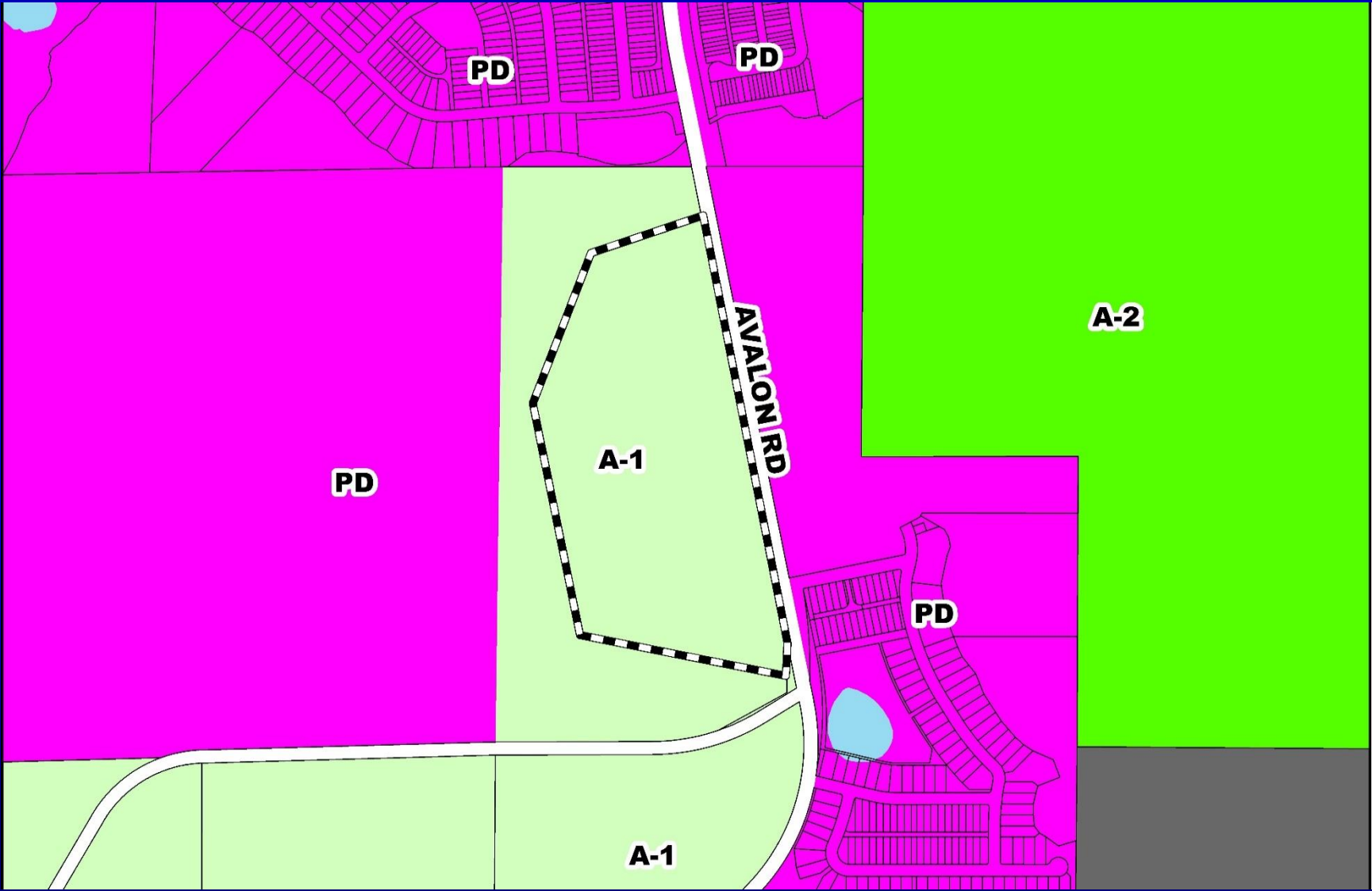


Horizon West – Village I – Parcel 1 Planned Development / Land Use Plan Future Land Use Map



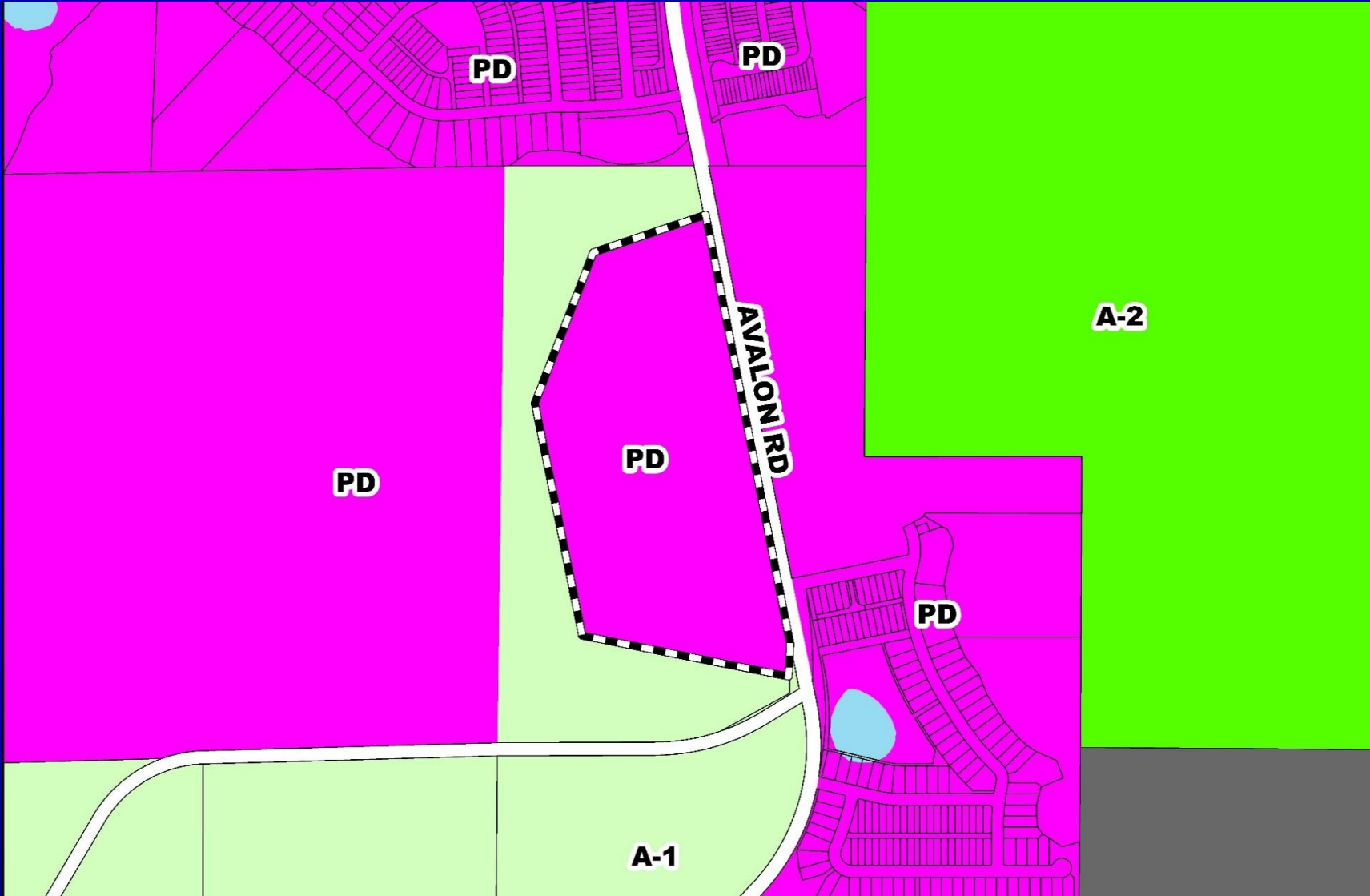


Horizon West – Village I – Parcel 1 Planned Development / Land Use Plan Zoning Map



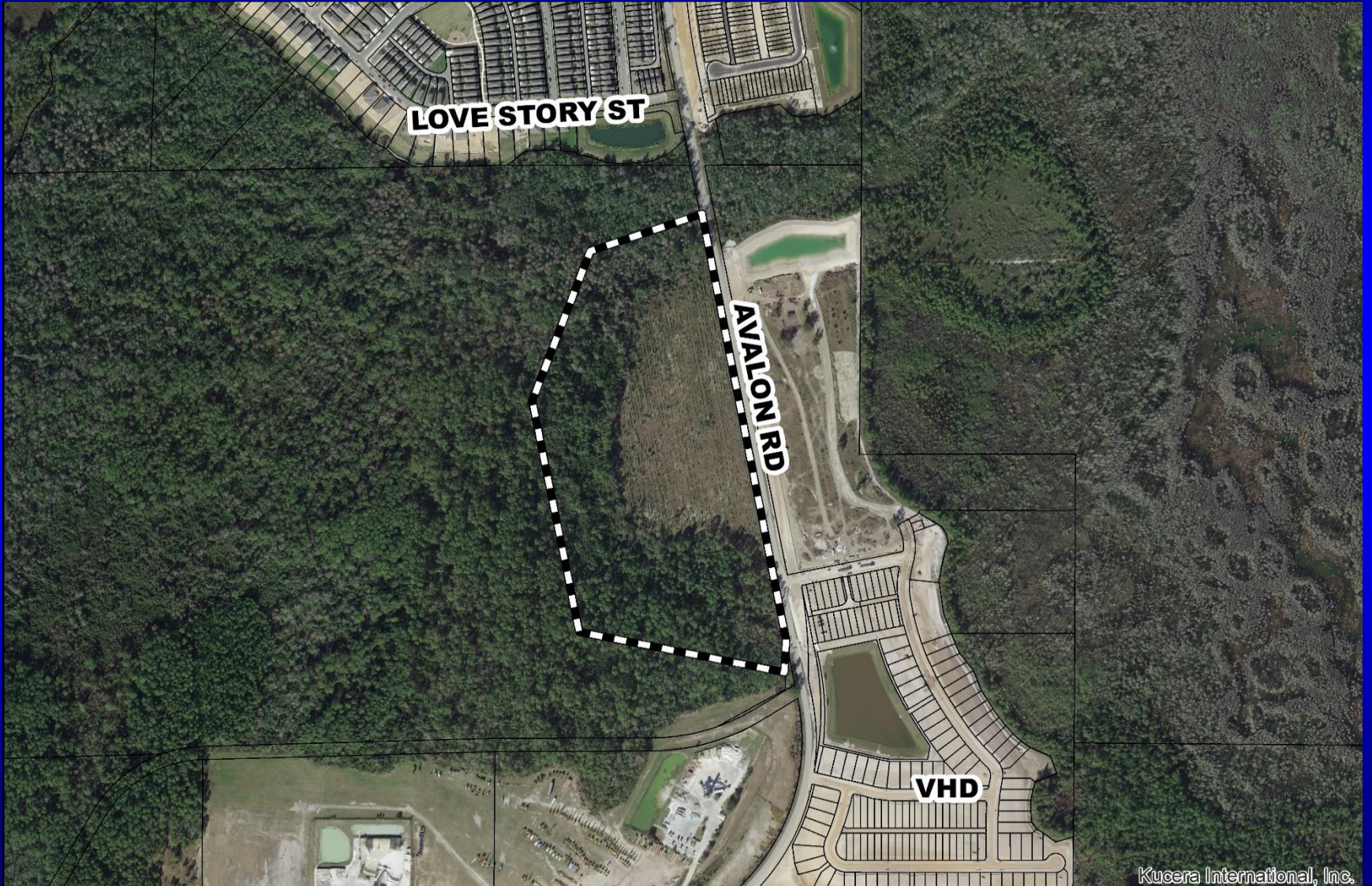


Horizon West – Village I – Parcel 1 Planned Development / Land Use Plan Proposed Zoning Map



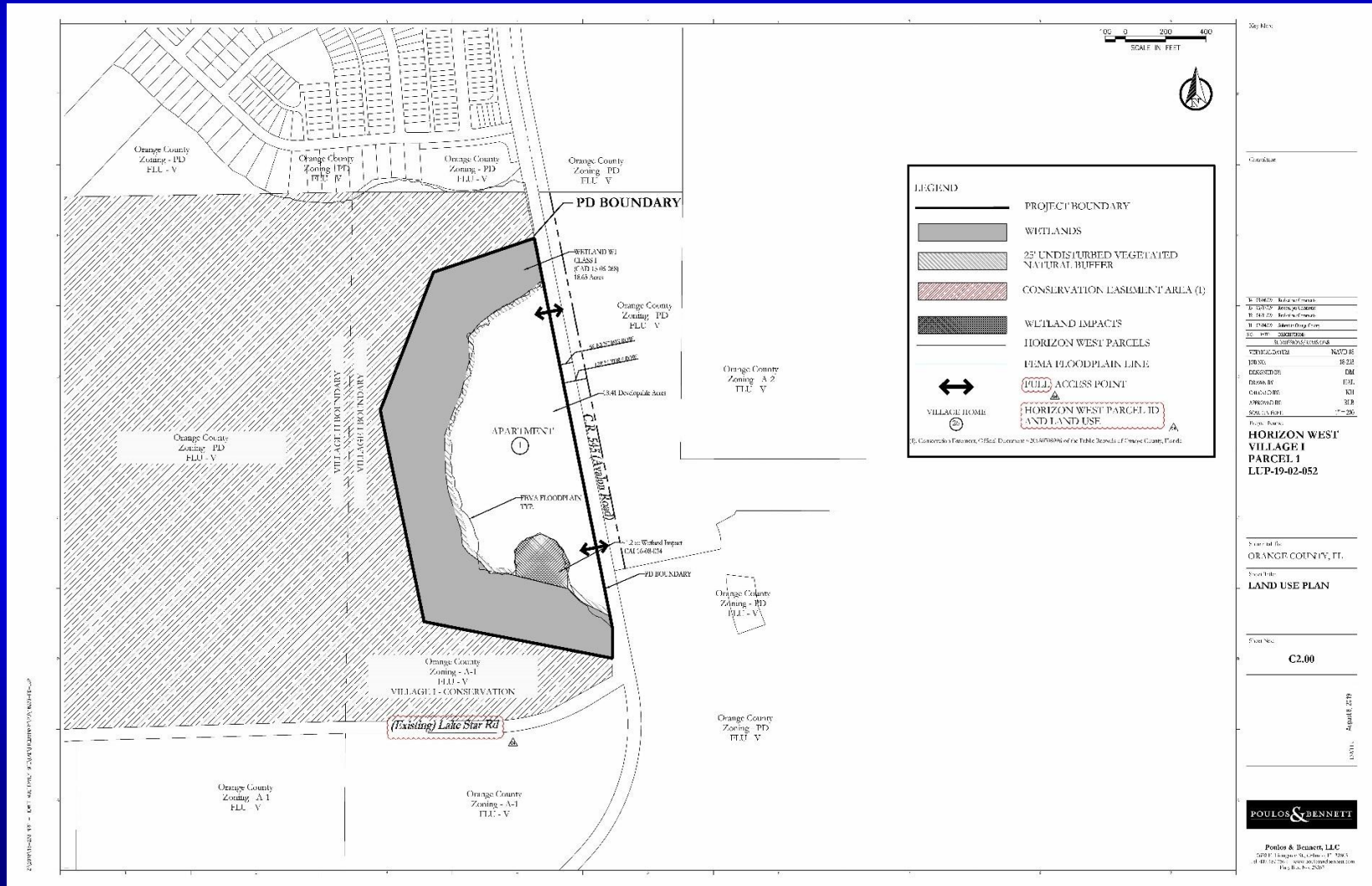


Horizon West – Village I – Parcel 1 Planned Development / Land Use Plan Aerial Map





Horizon West – Village I – Parcel 1 Planned Development / Land Use Plan Overall Land Use Plan



LEGEND

- PROJECT BOUNDARY
- WETLANDS
- 25' UNDESERVED VEGETATED NATURAL BUFFER
- CONSERVATION EASEMENT AREA (1)
- WETLAND IMPACTS
- HORIZON WEST PARCELS
- FEMA FLOODPLAIN LINE
- (PULL) ACCESS POINT
- VILLAGE HOME
- HORIZON WEST PARCEL ID AND LAND USE

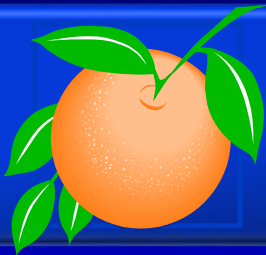
© 2019 Poulos & Bennett, Official Document - 2019-09-06 of the Public Records of Orange County, Florida.

Scale:	0 200 400 SCALE IN FEET
North Arrow:	
Coordinate:	
Project No.:	C2.00
Client:	POULOS & BENNETT
Prepared by:	POULOS & BENNETT, LLC
Checked by:	
Drawn by:	
Scale:	
Date:	August 2, 2019
Sheet No.:	C2.00
Project Name:	HORIZON WEST VILLAGE I PARCEL 1 LUP-19-02-052
Location:	ORANGE COUNTY, FL.
Plan No.:	
Scale:	
Date:	August 2, 2019
Project Name:	HORIZON WEST VILLAGE I PARCEL 1 LUP-19-02-052
Location:	ORANGE COUNTY, FL.
Plan No.:	
Scale:	
Date:	August 2, 2019



Updated Condition #8

8. Pursuant to the BCC's acceptance of the Village I Term Sheet on November 13, 2018, this project shall comply with the terms and conditions of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time.



New Condition #20

20. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter in accordance with Section 12.1 of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time, and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Horizon West – Village I - Parcel 1 Planned Development / Land Use Plan (PD/LUP) dated “Received August 14, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended, and

Approve the Adequate Public Facilities Agreement for Horizon West – Village I – Parcel 1 PD by and between Spring Grove Properties, LLC and Orange County.

District 1



Combined Actions Requested

- **Acceptance of the findings and recommendation of the Environmental Protection Division staff to approve the request for Conservation Area Impact Permit No. CAI-16-08-034 for Spring Grove Properties, LLC.**
- **Make a finding of consistency with the Comprehensive Plan (CP) and approve the Horizon West – Village I - Parcel 1 Planned Development / Land Use Plan (PD/LUP) dated “Received August 14, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended.**
- **Approve the Adequate Public Facilities Agreement for Horizon West – Village I – Parcel 1 PD by and between Spring Grove Properties, LLC and Orange County.**

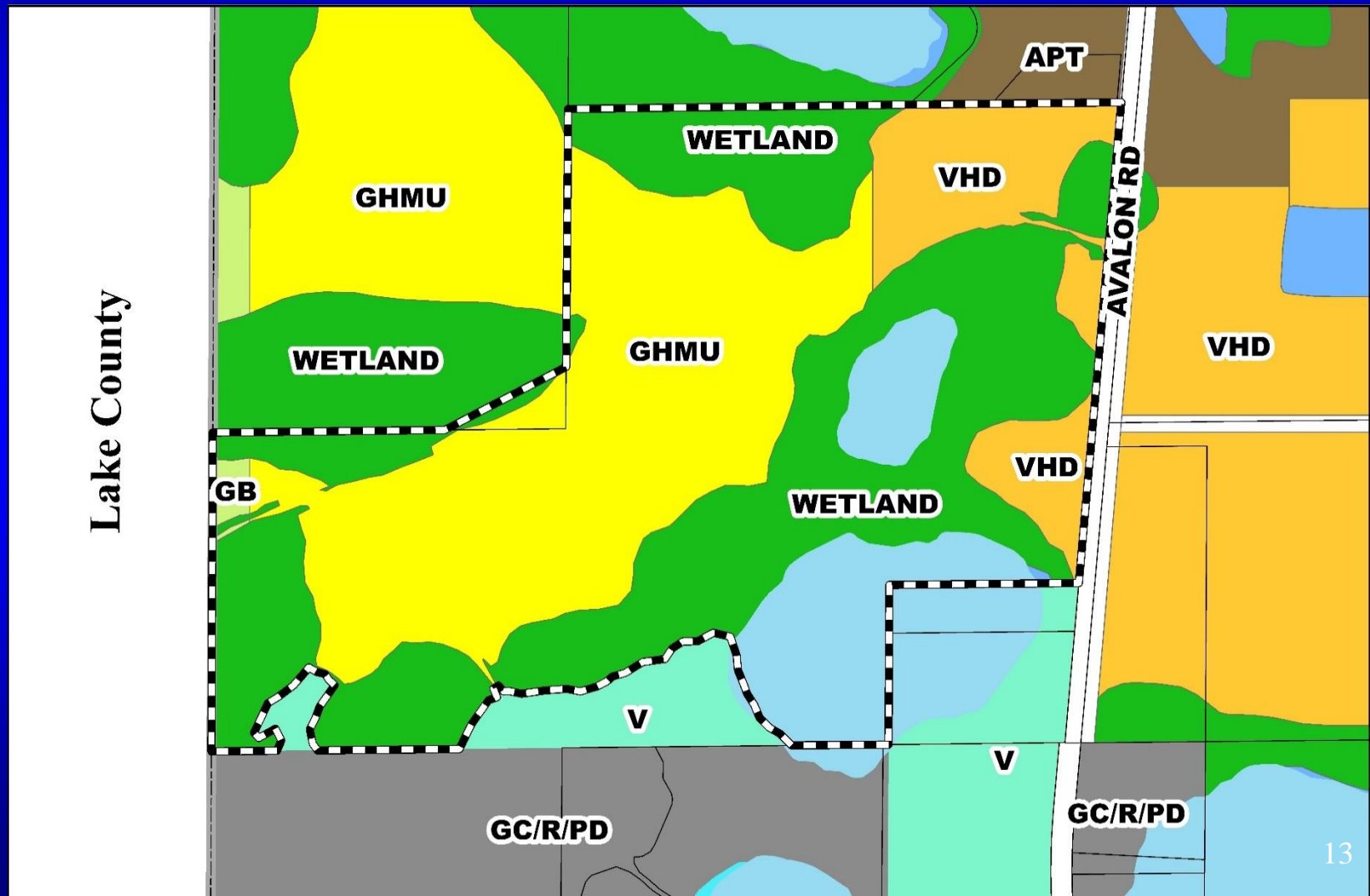


Horizon West – Village I – Serenade at Ovation Planned Development / Land Use Plan

- Case:** LUP-18-10-354
- Project Name:** Horizon West – Village I – Serenade at Ovation Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 156.84 gross acres (overall PD)
54.20 net developable acres
- Location:** South of Flemings Road and west of Avalon Road
- Request:** To rezone 155.4 gross acres from A-1 (Citrus Rural District) and A-2 (Farmland Rural District) to PD (Planned Development District) and transfer 1.44 acres from the Spring Grove - Jaffers PD into this PD, for a total of 156.84 acres, in order to construct 291 attached and detached residential dwelling units. Six (6) waivers from Orange County Code are associated with this request.

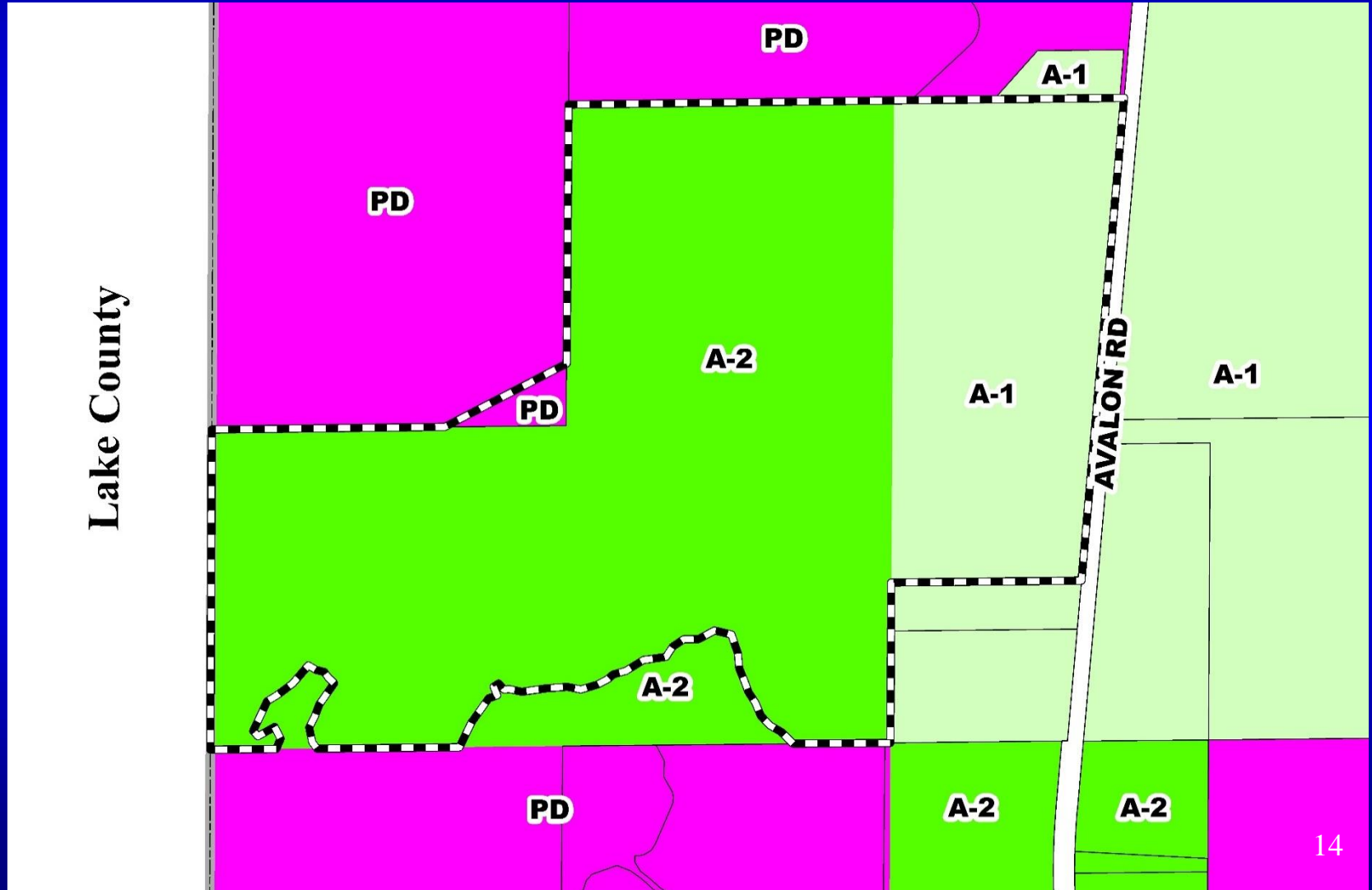


Horizon West – Village I – Serenade at Ovation Planned Development / Land Use Plan Future Land Use Map



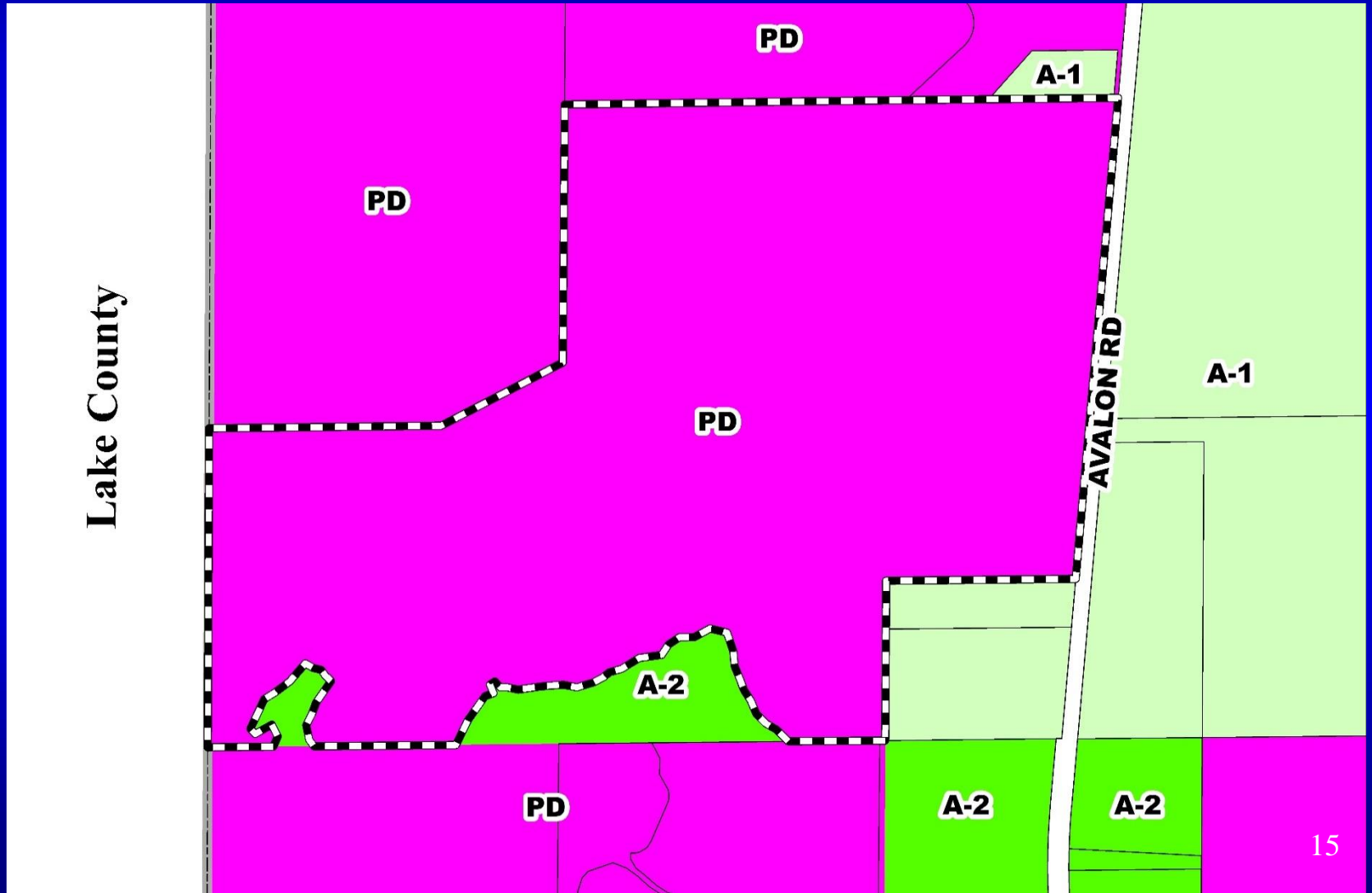


Horizon West – Village I – Serenade at Ovation Planned Development / Land Use Plan Zoning Map



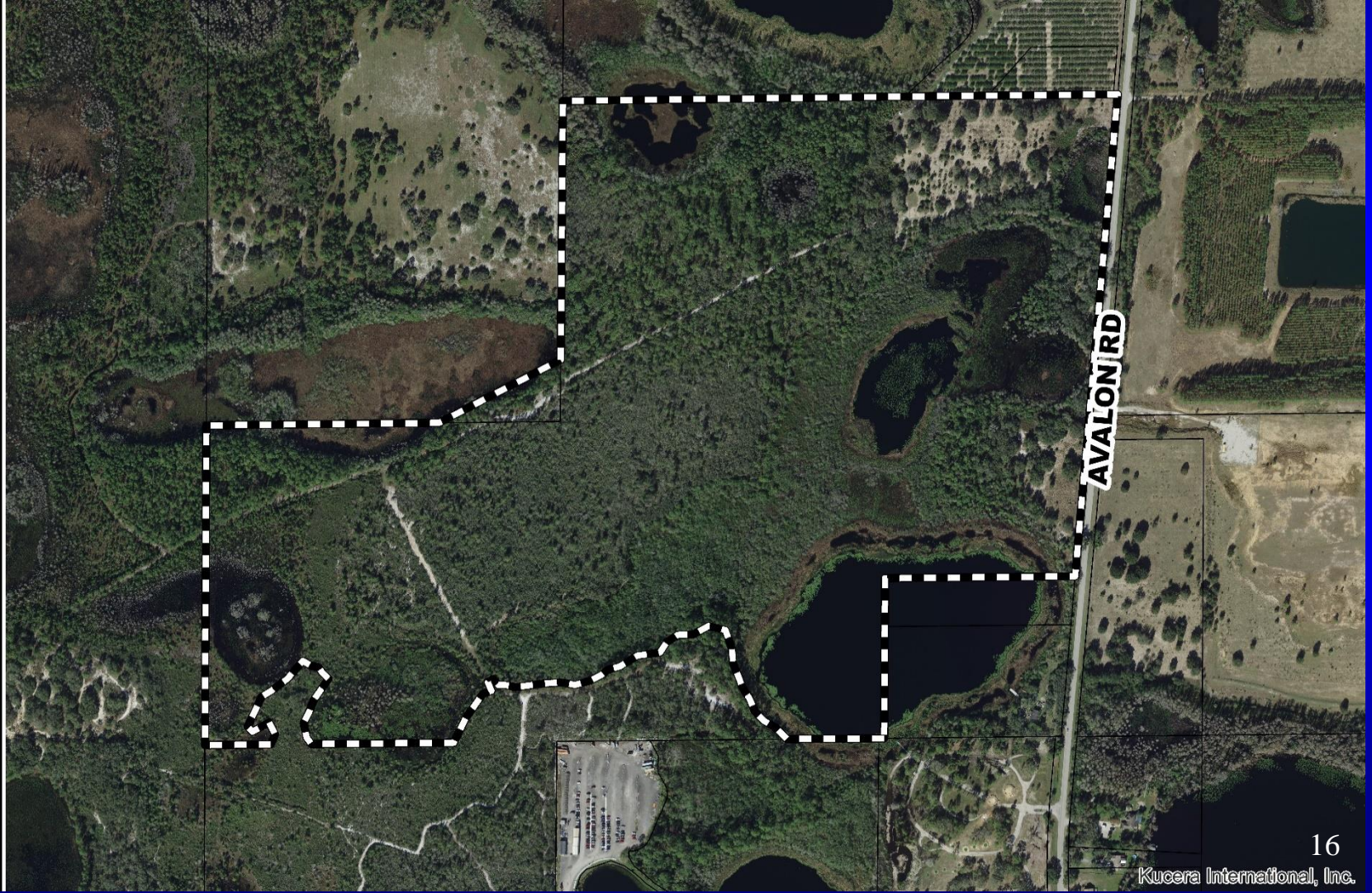


Horizon West – Village I – Serenade at Ovation Planned Development / Land Use Plan Proposed Zoning Map





Horizon West – Village I – Serenade at Ovation Planned Development / Land Use Plan Aerial Map





Updated Condition #6

6. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter in accordance with Section 12.1 of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time, and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.



Updated Condition #7

7. Pursuant to the BCC's acceptance of the Village I Term Sheet on November 13, 2018, this project shall comply with the terms and conditions of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time.



Strike 21.f

~~21.f. A waiver from Orange County Code Section 30-551 to allow the project to obtain a CEL upon the project becoming subject to the Village I Road Network Agreement, provided that all other requirements for obtaining a CEL have been met by the applicant. The foregoing is in lieu of allowing the project to obtain a CEL prior to the issuance of trips for the project under the Village I Road Network Agreement.~~

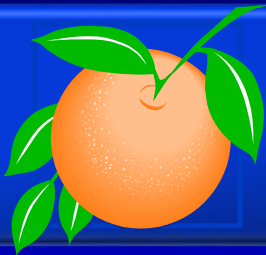


Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Horizon West – Village I - Serenade at Ovation Planned Development / Land Use Plan (PD/LUP) dated “Received November 25, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended, and

Approve the Adequate Public Facilities Agreement for Horizon West Village I Serenade at Ovation PD by and between Spring Grove LLC, BB Groves LLC, and Orange County.

District 1



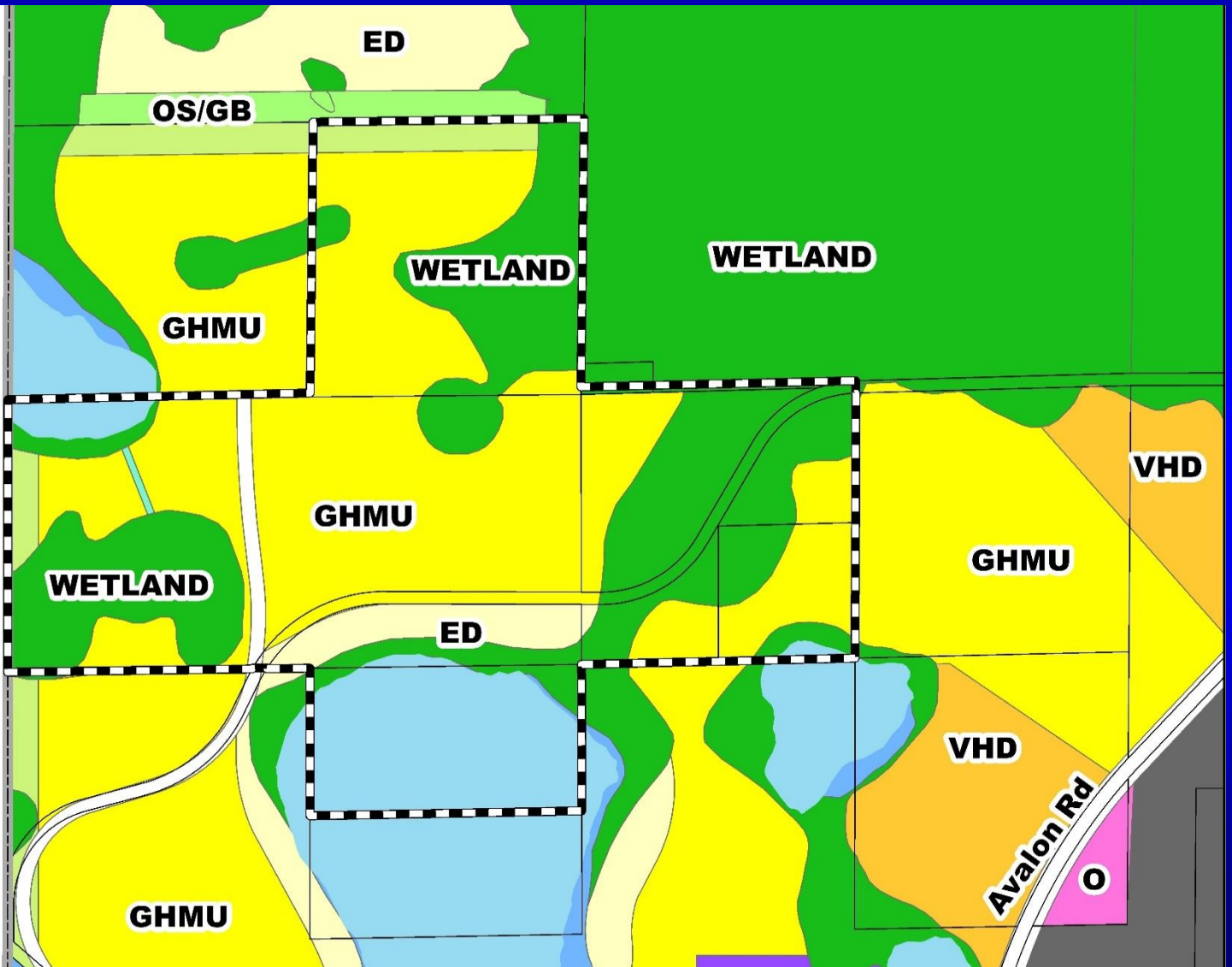
Horizon West – Village I - Cross Planned Development / Land Use Plan

- Case:** LUP-18-12-410
- Project Name:** Horizon West – Village I – Cross Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 186.9 gross acres (overall PD)
66.9 net developable acres
- Location:** North of Flemings Road, south of Water Spring Boulevard, east of Lake County Line, and west of Avalon Road.
- Request:** To to rezone 186.90 gross acres from A-1 (Citrus Rural District) and A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 385 attached and detached single-family dwelling units. Seven (7) waivers from Orange County Code are associated with this request.



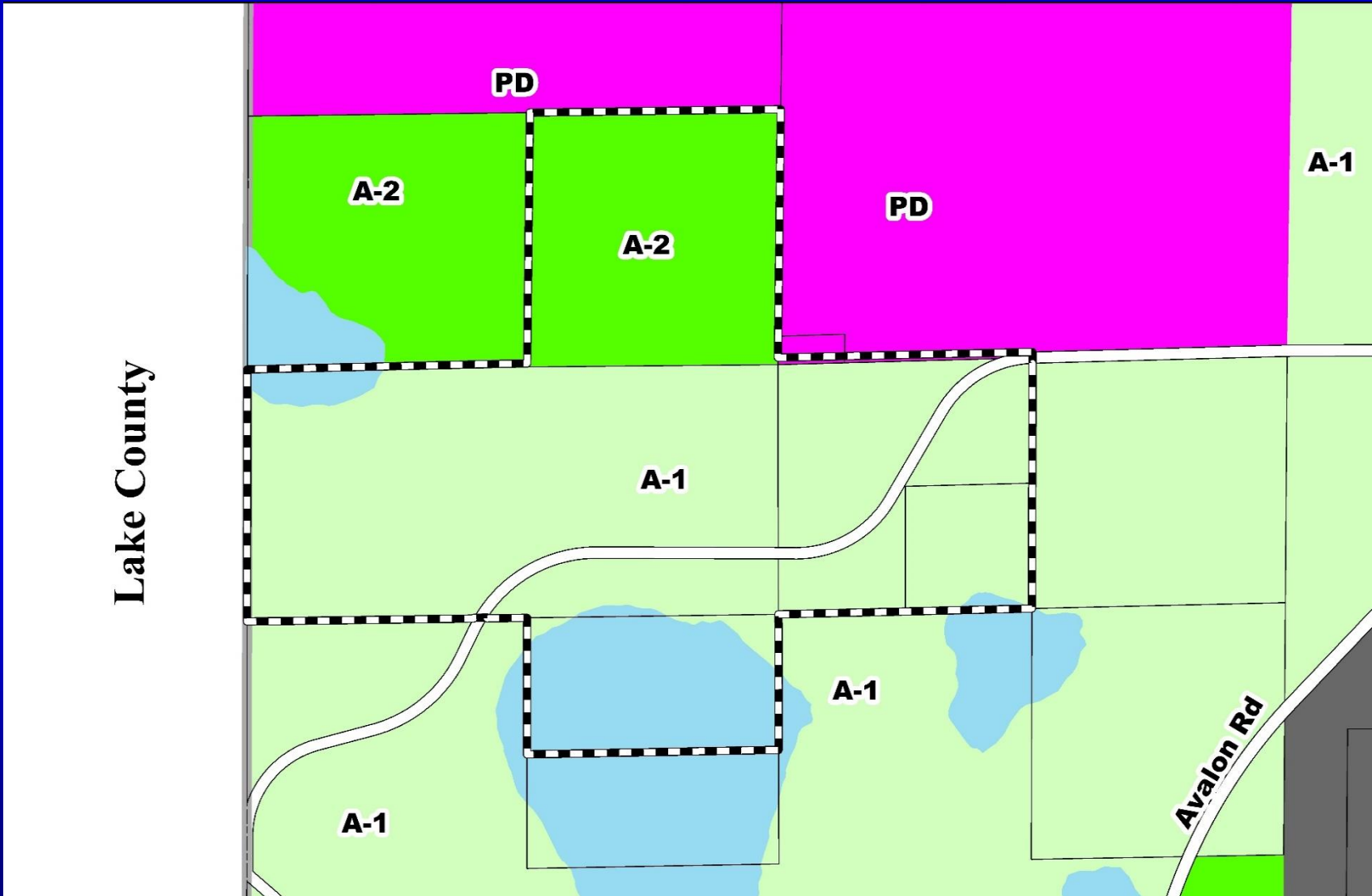
Horizon West – Village I - Cross Planned Development / Land Use Plan Future Land Use Map

Lake County



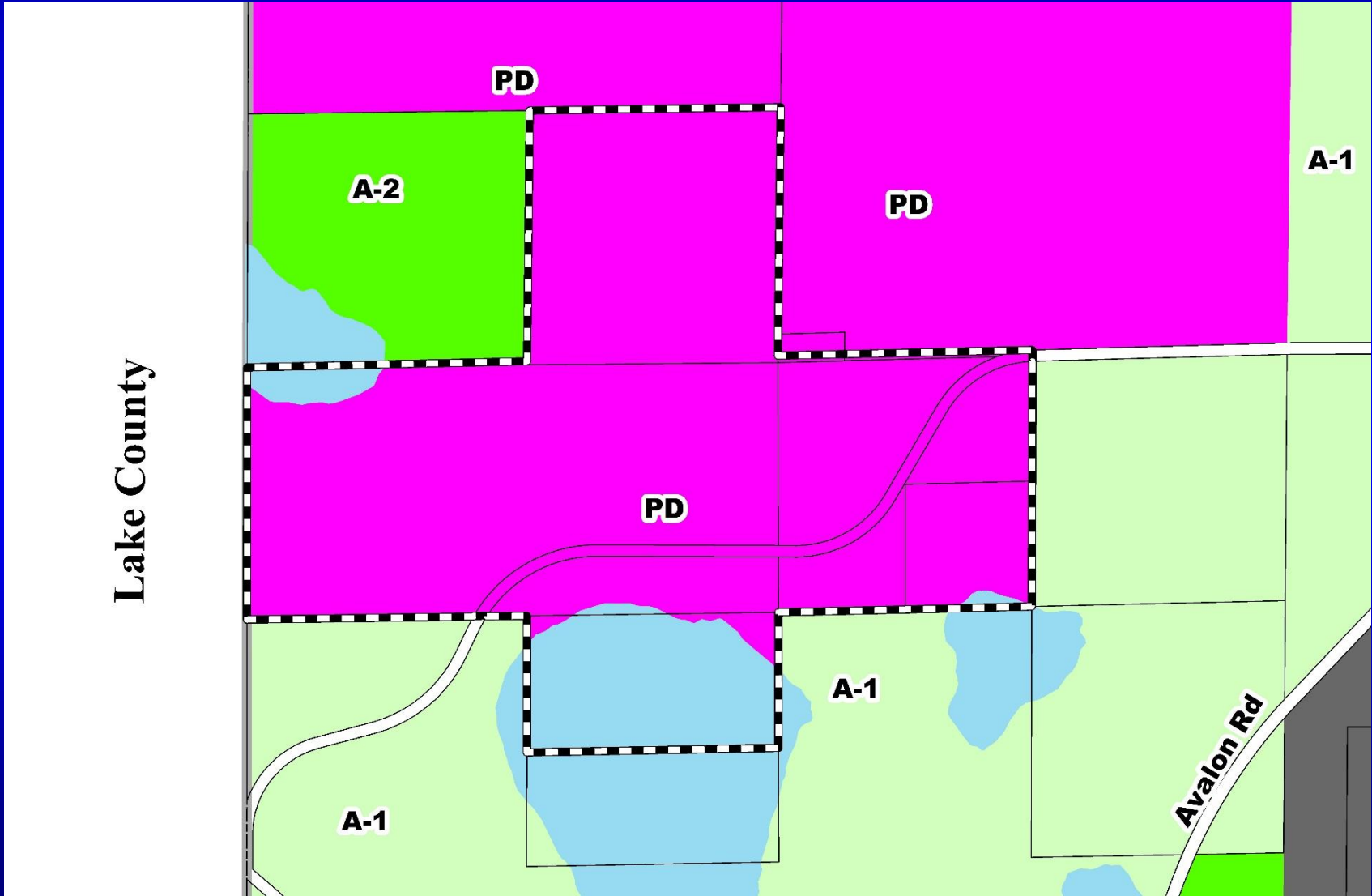


Horizon West – Village I - Cross Planned Development / Land Use Plan Zoning Map





Horizon West – Village I - Cross Planned Development / Land Use Plan Proposed Zoning Map



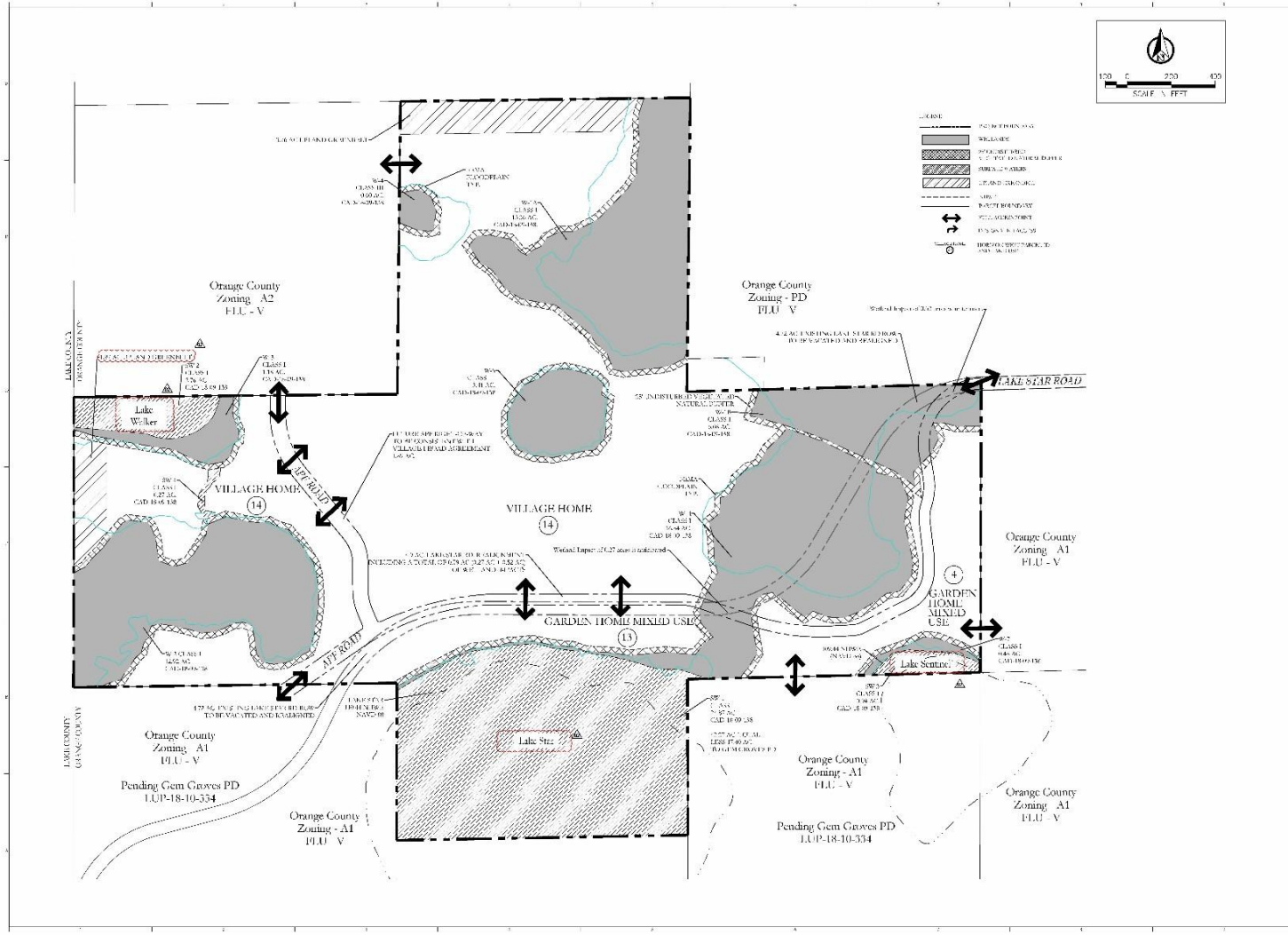


Horizon West – Village I - Cross Planned Development / Land Use Plan Aerial Map





Horizon West – Village I - Cross Planned Development / Land Use Plan Overall Land Use Plan



Sheet No. **C2.00**

DATE: 06-14-2019

FOULOS & BENNETT

Foulos & Bennett, LLC
11111 University Blvd., Suite 100
Orlando, FL 32817
Tel: 407-225-1111
Fax: 407-225-1111



Updated Condition #6

6. Pursuant to the BCC's acceptance of the Village I Term Sheet on November 13, 2018, this project shall comply with the terms and conditions of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time.



New Condition #21

21. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter in accordance with Section 12.1 of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time, and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.



Strike 21.f

~~21.f. A waiver from Orange County Code Section 30-551 to allow the project to obtain a CEL upon the project becoming subject to the Village I Road Network Agreement, provided that all other requirements for obtaining a CEL have been met by the applicant. The foregoing is in lieu of allowing the project to obtain a CEL prior to the issuance of trips for the project under the Village I Road Network Agreement.~~



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Horizon West - Village I - Cross Planned Development / Land Use Plan (PD/LUP) dated “Received October 17, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended, and

Approve the Adequate Public Facilities Agreement for Horizon West Village I – Cross PD by and between Spring Grove LLC and Orange County.

District 1

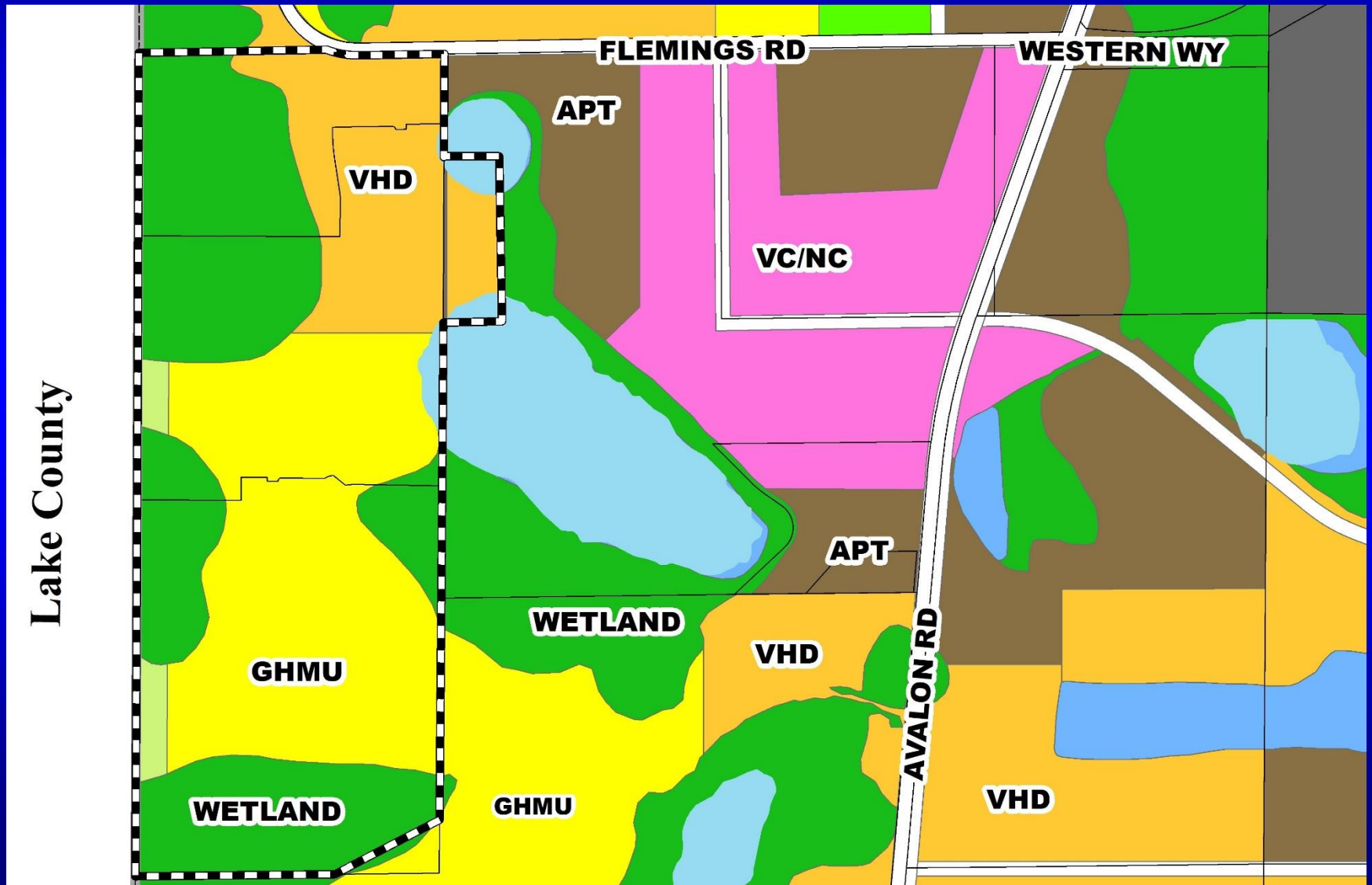


Spring Grove - Jaffers Planned Development / Land Use Plan

- Case:** CDR-18-10-353
- Project Name:** Spring Grove - Jaffers Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 136.94 gross acres
- Location:** Generally located south of Flemings Road, west of Avalon Road, and east of the Lake County Line.
- Request:** To transfer 1.44 gross acres to the Serenade at Ovation PD (LUP-18-10-354) and revise development tables based on removal of that property. No change in the development program is proposed.

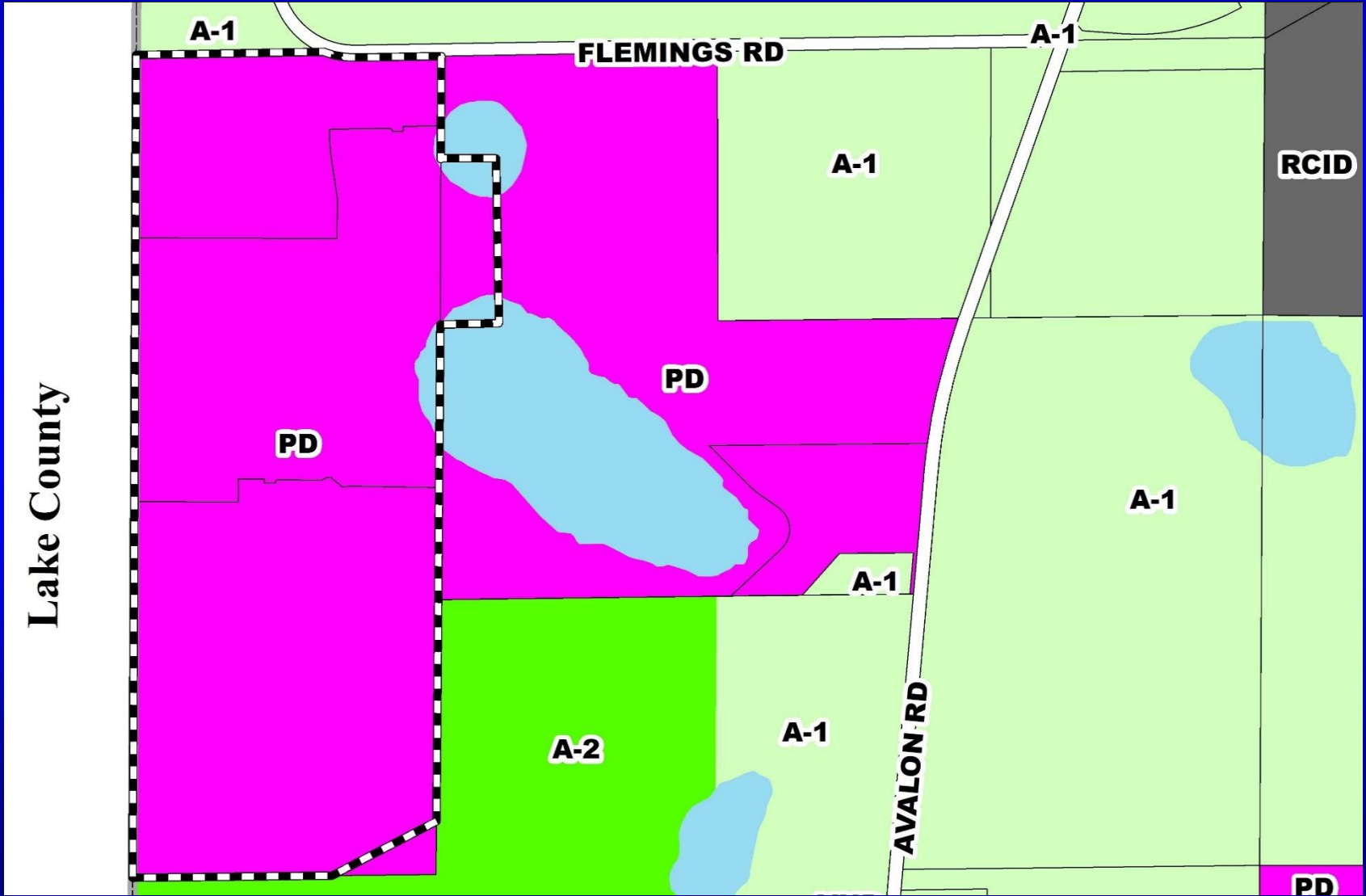


Spring Grove - Jaffers Planned Development / Land Use Plan Future Land Use Map



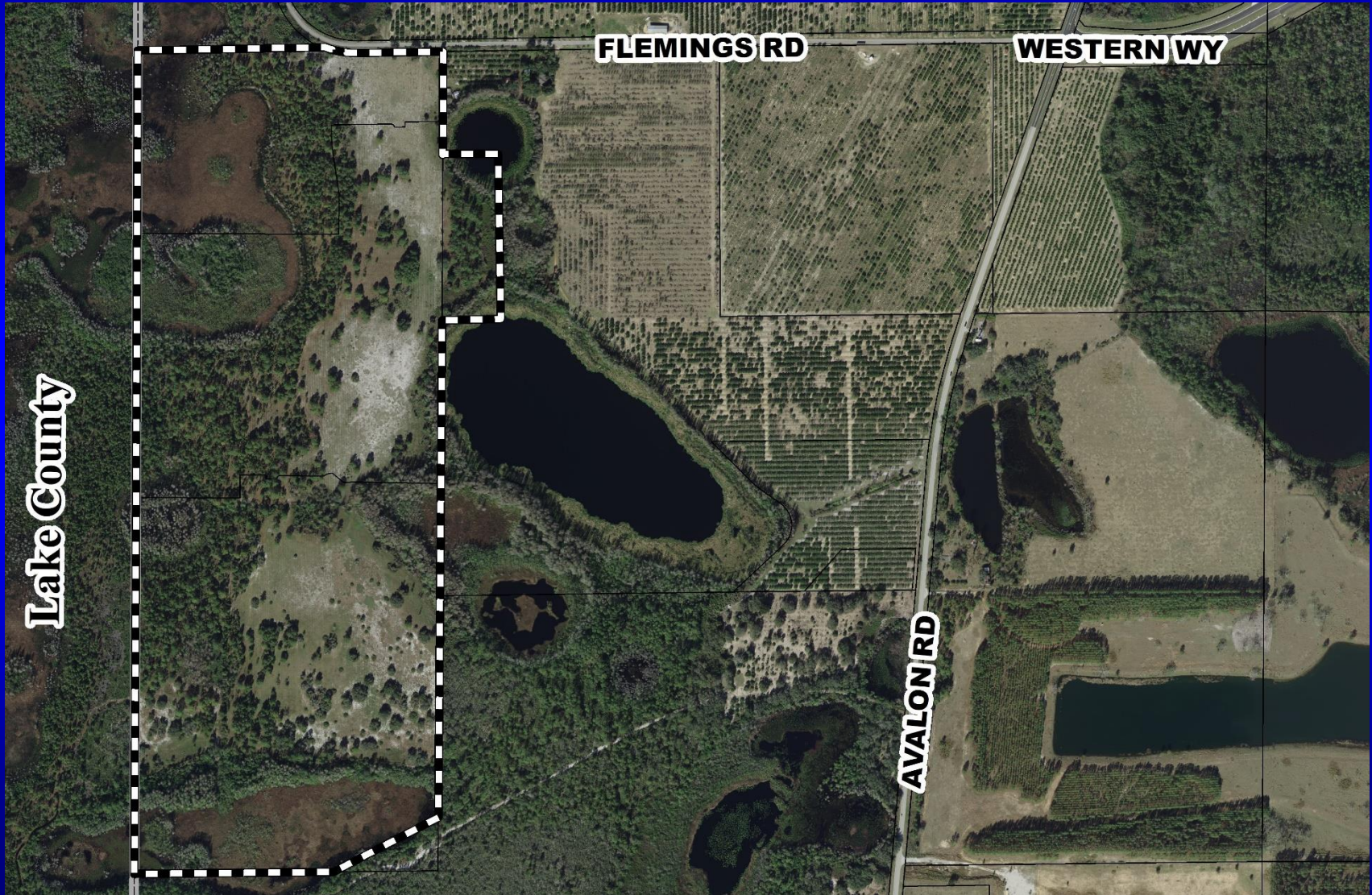


Spring Grove - Jaffers Planned Development / Land Use Plan Zoning Map



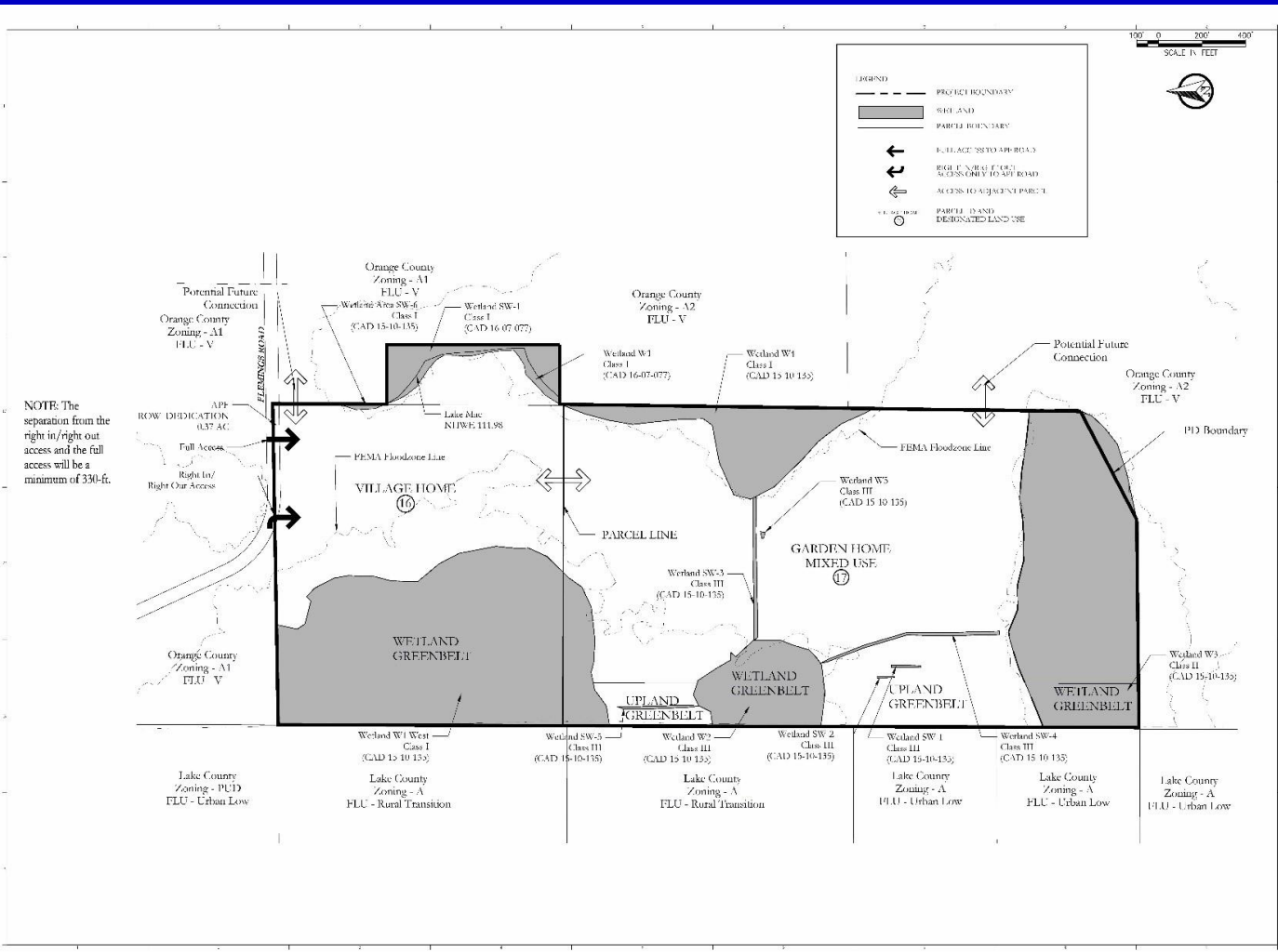


Spring Grove - Jaffers Planned Development / Land Use Plan Aerial Map





Spring Grove - Jaffers Planned Development / Land Use Plan Overall Land Use Plan



NOTE: The separation from the right in/right out access will be a minimum of 330-ft.

Key Map:

Scale: 1" = 400'

Legend:

- PROJECT BOUNDARY
- WETLAND
- PARCEL BOUNDARY
- RIGHT-OF-WAY (R.O.W.) ACCESS TO R.O.W. ROAD
- ACCESS TO ADJACENT PARCEL
- POTENTIAL FUTURE DESIGNATED LAND USE

4. BMP	Multi-Step
5. SWP	Multi-Step
6. EDC	Multi-Step
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98. EDC	Multi-Step
99. EDC	Multi-Step
100. EDC	Multi-Step

Project Name: HORIZON WEST VILLAGE I WEST NEIGHBORHOOD SPRING GROVE JAFFERS PD CDR 18-10-353

Prepared for: ORANGE COUNTY, FL

Project Title: LAND USE PLAN

Scale: C2.00

Date: April 2018

POULOS & BENNETT

Poulos & Bennett, LLC
200 N. Magnolia Ave., Suite 1200
Tampa, FL 33602
Tel: 813.251.1200
Fax: 813.251.1201
www.poulosandbennett.com



Updated Condition #6

6. The project shall comply with the terms and conditions of that certain Adequate Public Facilities Right-of-Way Agreement for Village I, Spring Grove, recorded at Official Records Document #~~20190734332~~ #20160429794, Public Records of Orange County, Florida, as may be amended.



Updated Condition #7

7. Pursuant to the BCC's acceptance of the Village I Term Sheet on November 13, 2018, this project shall comply with the terms and conditions of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time.



Updated Condition #10.I

10.I. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter in accordance with Section 12.1 of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time, and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Spring Grove - Jaffers Planned Development / Land Use Plan (PD/LUP) dated “April 5, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report, as amended, and

Approve the Second Amendment to Adequate Public Facilities Agreement for Horizon West – Village I – West Neighborhood Spring Grove – Jaffers by and between Spring Grove LLC, M/I Homes of Orlando LLC and Orange County.

District 1

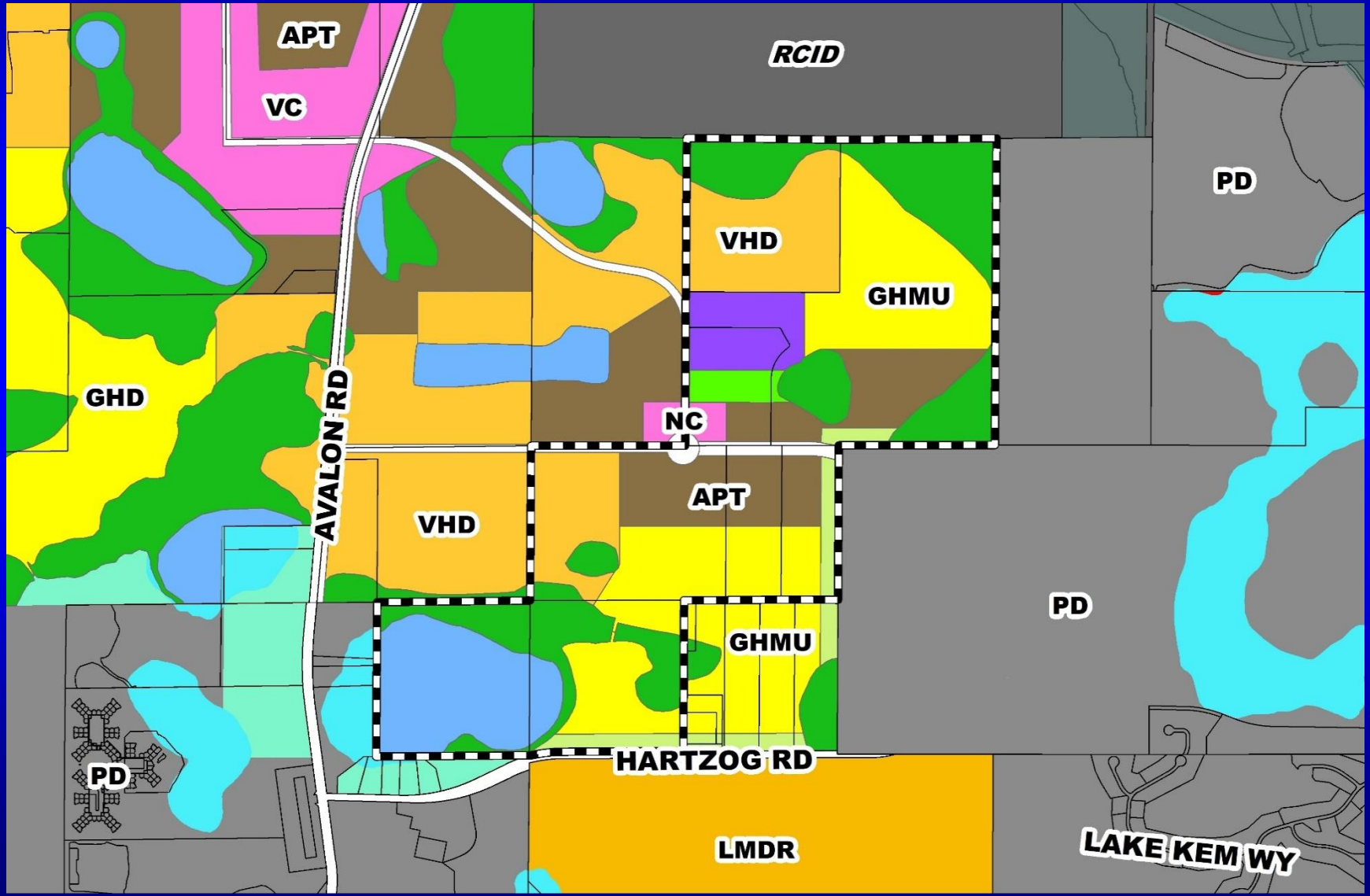


Horizon West – Village I – Withers Planned Development / Land Use Plan

Case:	CDR-19-10-331
Project Name:	Horizon West – Village I – 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 revise the unit count and density for PD Parcels 4, 5, and 6; to update the APF table to reflect transfers to the Parcel 1 PD (LUP-19-02-052), Serenade PD (LUP-18-10-354), and Cross PD (LUP-18-12-410); to update the Transfer of Development Rights table to reflect a transfer to the Parcel 1 PD; to update waivers 1-6 to reference PD Parcel 13; and to request a new waiver to allow shared access between single-family and multi-family residential; and a new waiver related to the CEL process.

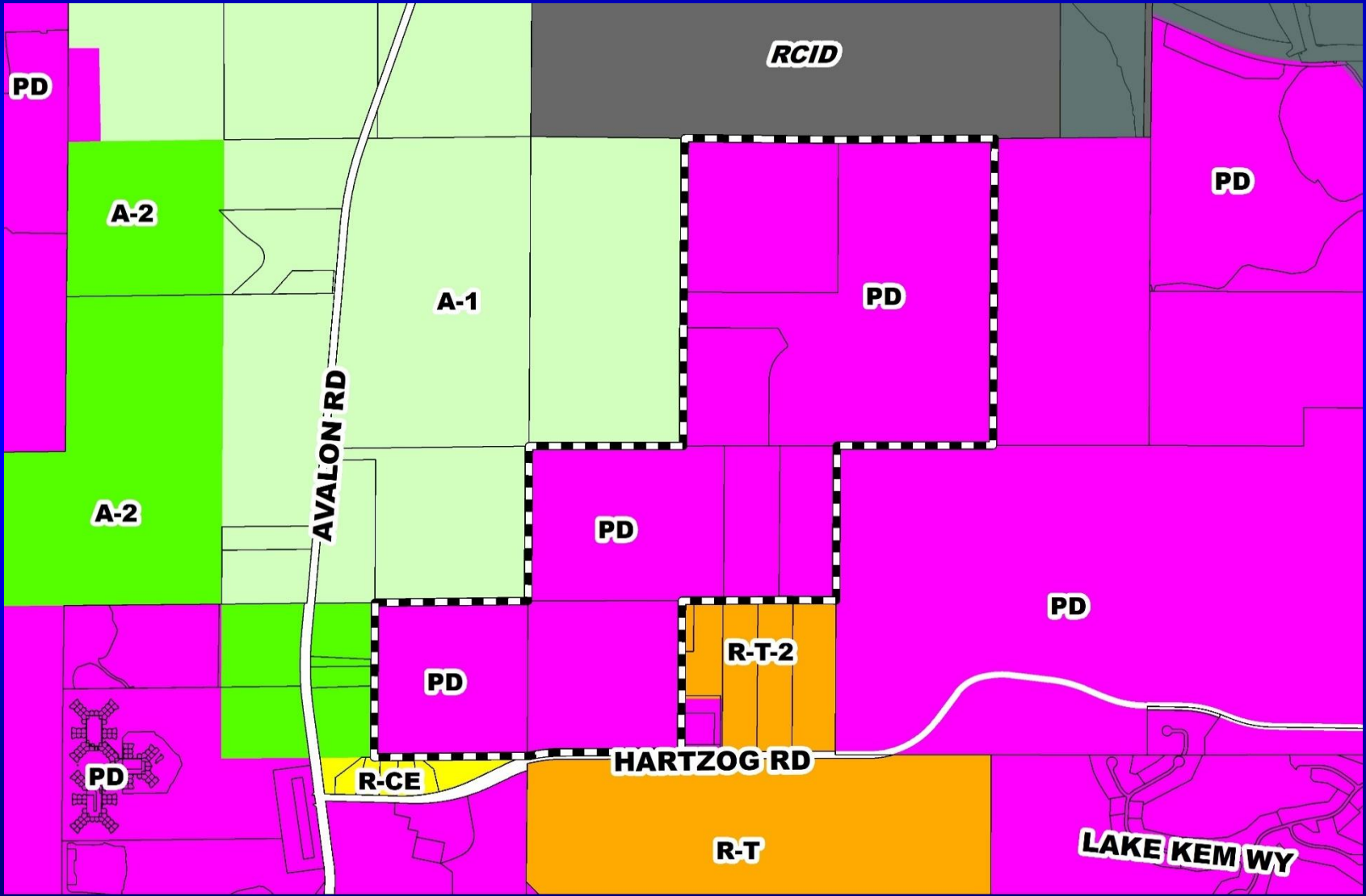


Horizon West – Village I – Withers Planned Development / Land Use Plan Future Land Use Map



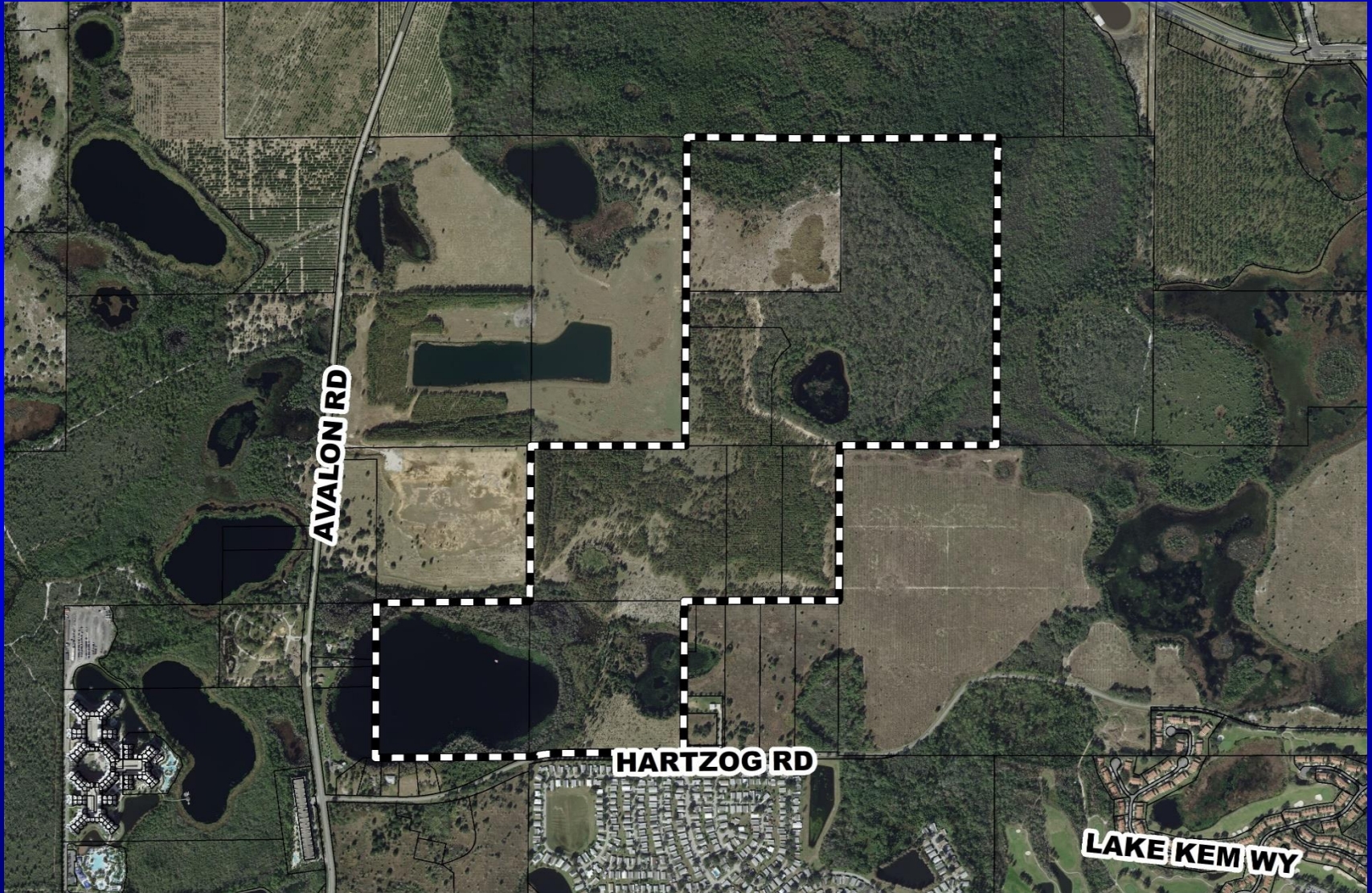


Horizon West – Village I – Withers Planned Development / Land Use Plan Zoning Map



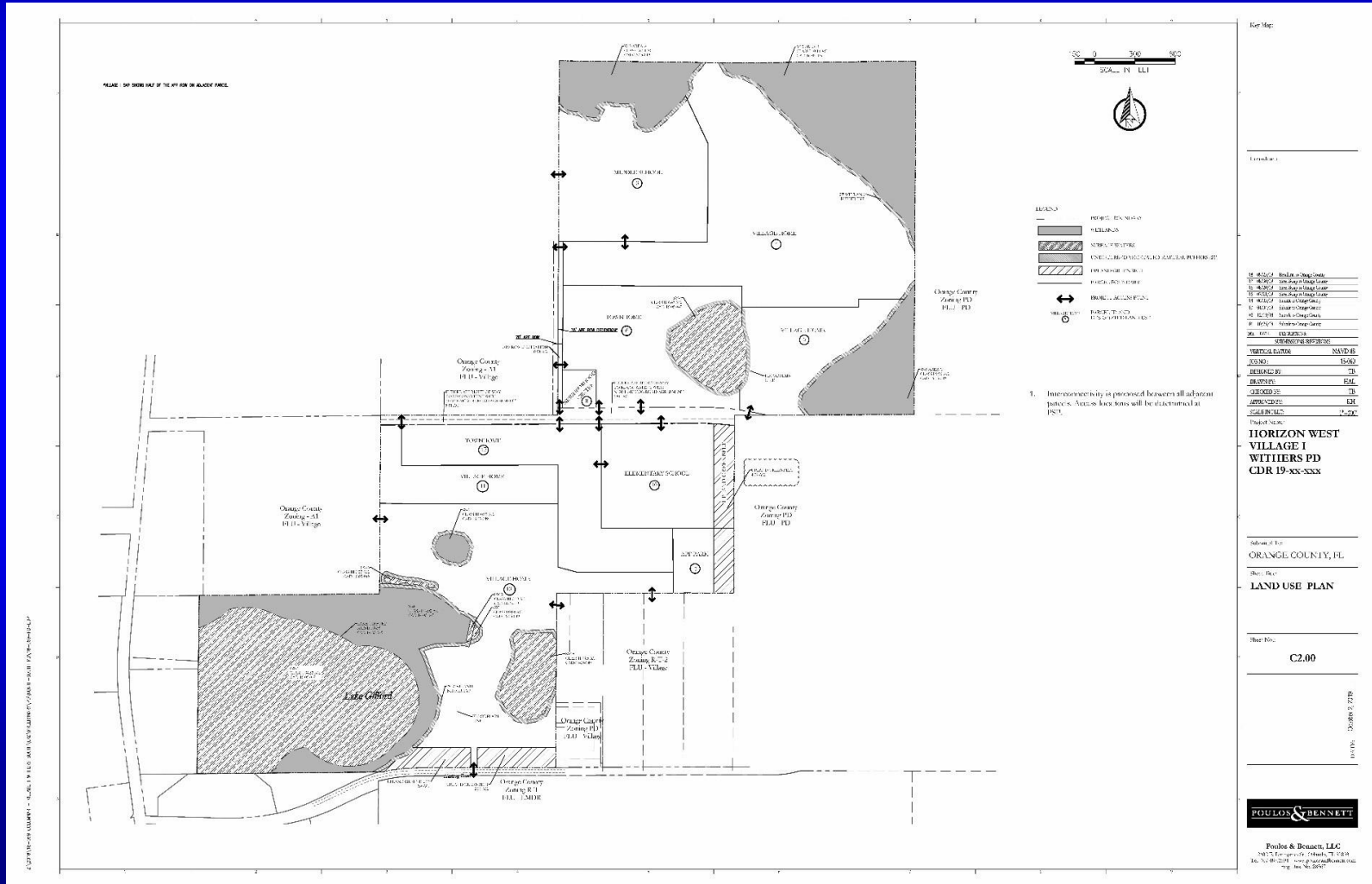


Horizon West – Village I – Withers Planned Development / Land Use Plan Aerial Map





Horizon West – Village I – Withers Planned Development / Land Use Plan Overall Land Use Plan





Updated Condition #7

7. Pursuant to the BCC's acceptance of the Village I Term Sheet on November 13, 2018, this project shall comply with the terms and conditions of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time.



Updated Condition #9.c

9.c. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter in accordance with Section 12.1 of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time, and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Horizon West – Village I - Withers Planned Development / Land Use Plan (PD/LUP) dated “Received November 25, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report, as amended, and

Approval of First Amendment to Adequate Public Facilities Agreement for Horizon West Village I Withers PD by and between Withers LLC, Columnar Partnership Holding I LLC, and Orange County.

District 1

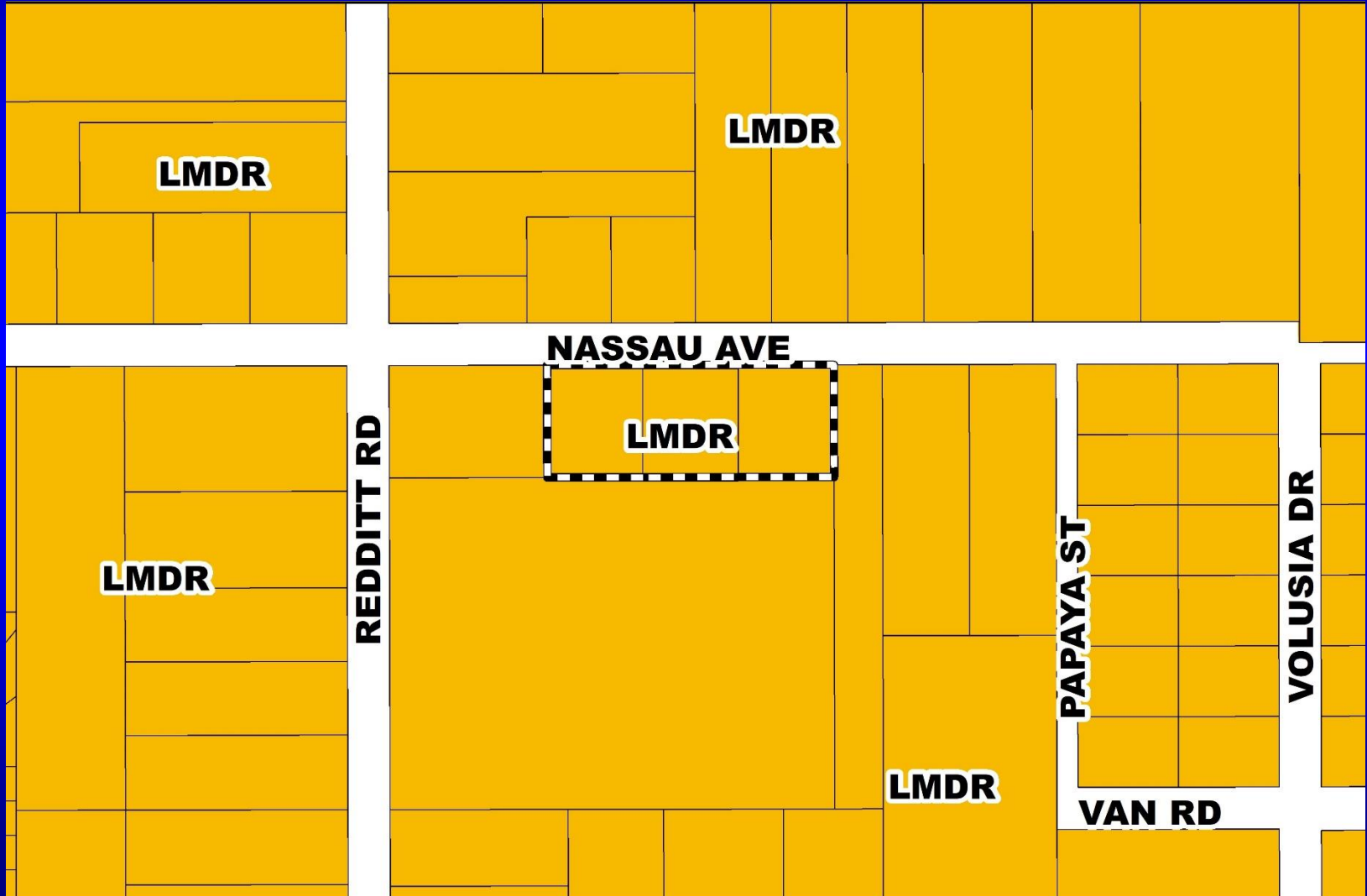


RZ-20-01-073 – Honorio Saucedo Planning and Zoning Commission (PZC) Appeal

Case:	RZ-20-01-073
Appellant:	Alison M. Yurko, Esq.
Applicant:	Honorio Saucedo
District:	3
Location:	Generally located on the south side of Nassau Avenue, approximately 250 feet east of Redditt Road.
Acreage:	1.50 gross acres
From:	A-2 (Farmland Rural District)
To:	R-2 (Residential District)
Proposed Use:	Three (3) triplex structures (attached residential dwelling units)



RZ-20-01-073 – Honorio Saucedo Planning and Zoning Commission (PZC) Appeal Future Land Use Map

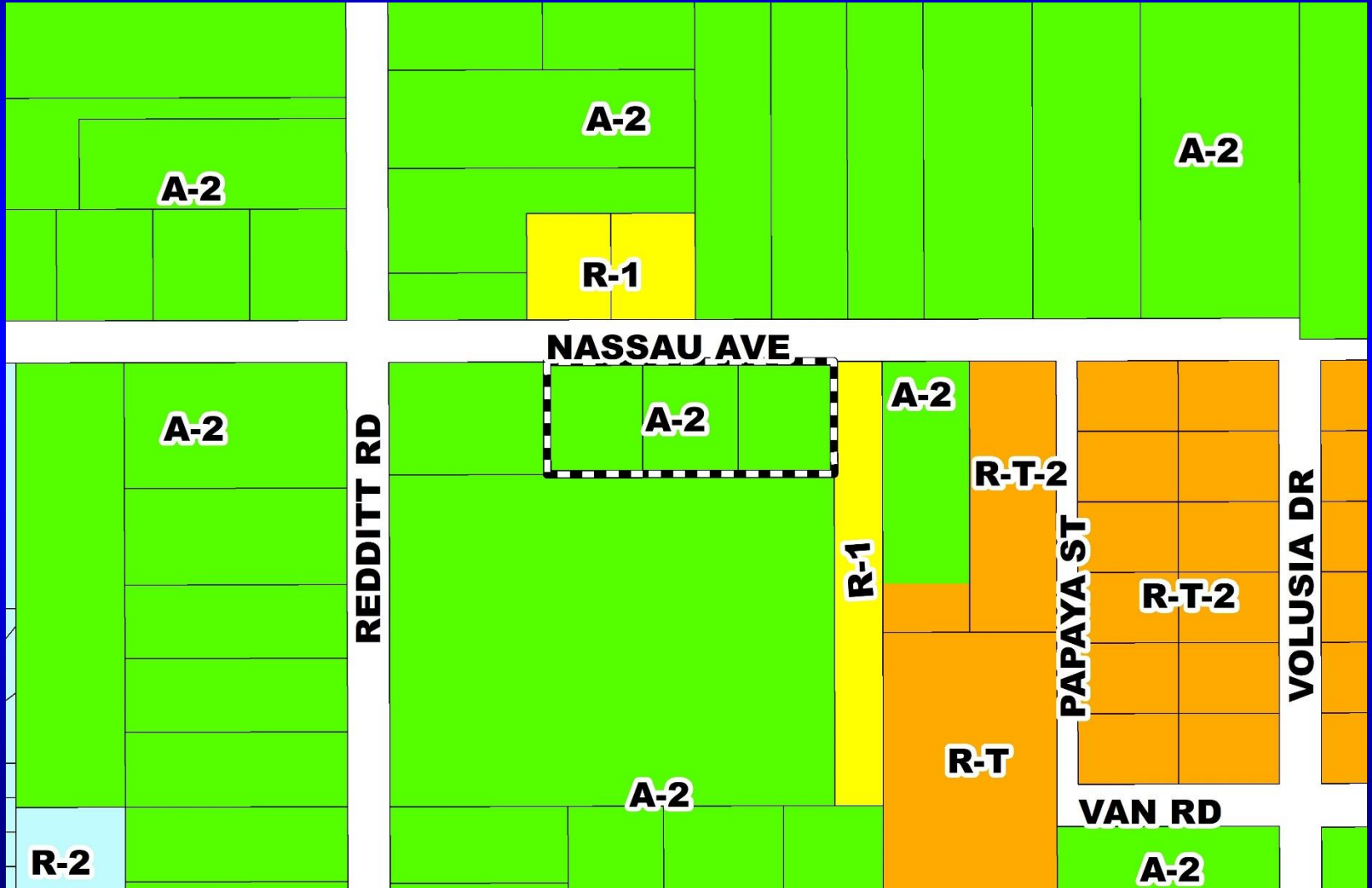




RZ-20-01-073 – Honorio Saucedo

Planning and Zoning Commission (PZC) Appeal

Zoning Map

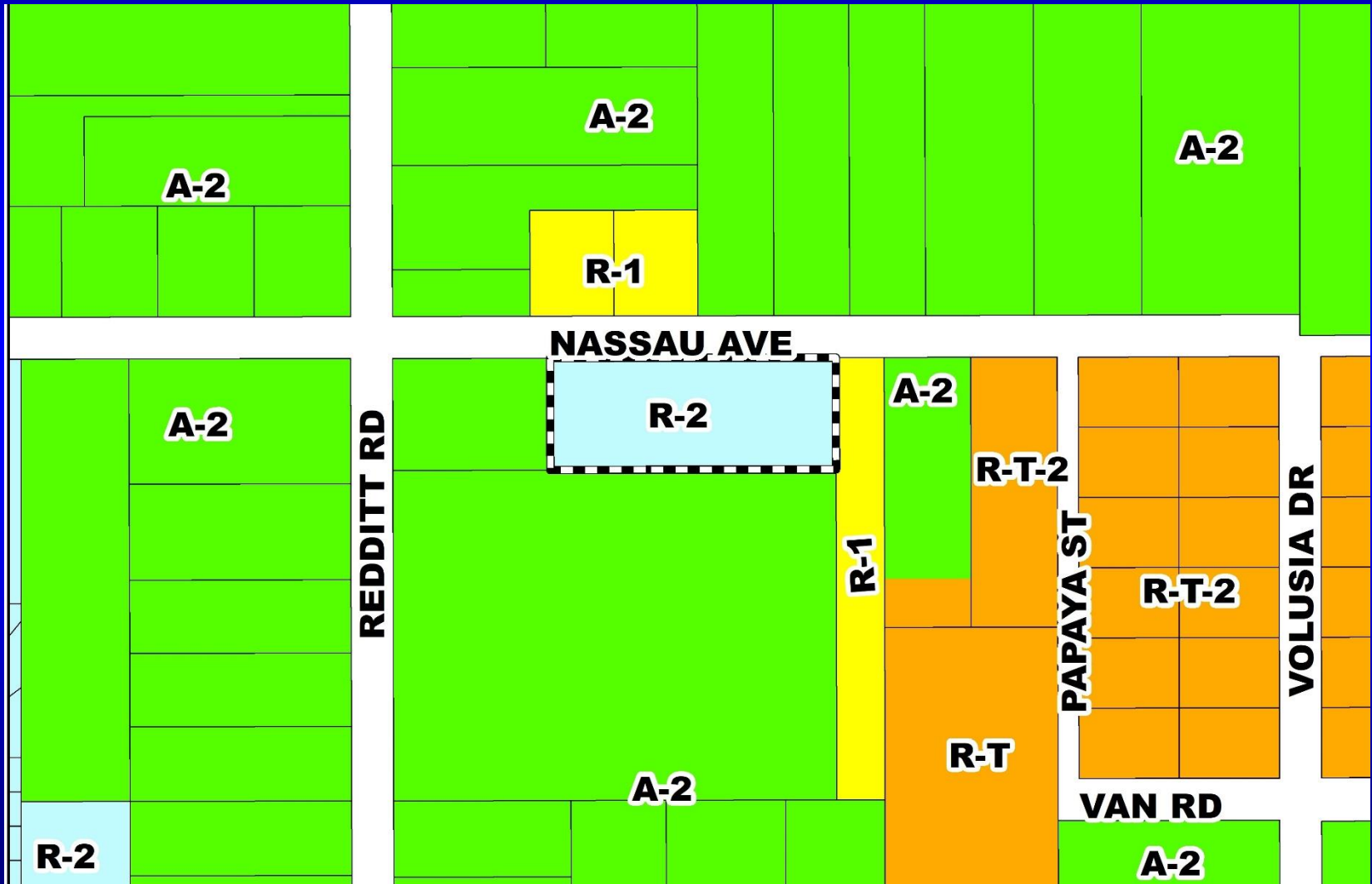




RZ-20-01-073 – Honorio Saucedo

Planning and Zoning Commission (PZC) Appeal

Proposed Zoning Map





**RZ-20-01-073 – Honorio Saucedo
Planning and Zoning Commission (PZC) Appeal
Aerial Map**





Action Requested

PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-2 (Residential District) zoning, subject to the following restriction:

- 1) The subject property shall be limited to no more than 10 dwelling units.

District 3



Action Requested

Alternative Staff Recommendation

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of R-1A (Single-Family Dwelling District) zoning, subject to the following restriction:

- 1) The subject property shall be limited to no more than three (3) detached single-family dwelling units.

District 3



**RZ-19-12-058 – Ismael Portalatin
Planning and Zoning Commission (PZC) Board-Called Hearing**

This case was withdrawn by the applicant on March 4, 2020. No action is required on this item.



RZ-19-10-044 – Stephen Allen Planning and Zoning Commission (PZC) Board-Called Hearing

Case: RZ-19-10-044

Applicant: Stephen Allen, Civil Corp Engineering, Inc.

District: 3

Location: 5177 Hoffner Ave; or generally located on the west side of Petroff Avenue, 230 feet north of Hoffner Avenue

Acreage: 3.90 gross acre

From: R-2 (Residential District) (Restricted)

To: R-2 (Residential District)

Proposed Use: Thirty-eight (38) single-family attached residential dwelling units



Action Requested

Continue case RZ-19-10-044 to the April 21, 2020 Board of County Commissioners' meeting at 2:00 p.m.

District 3



Board of County Commissioners

Public Hearings

March 10, 2020