

Board of County Commissioners

Public Hearings

November 28, 2017

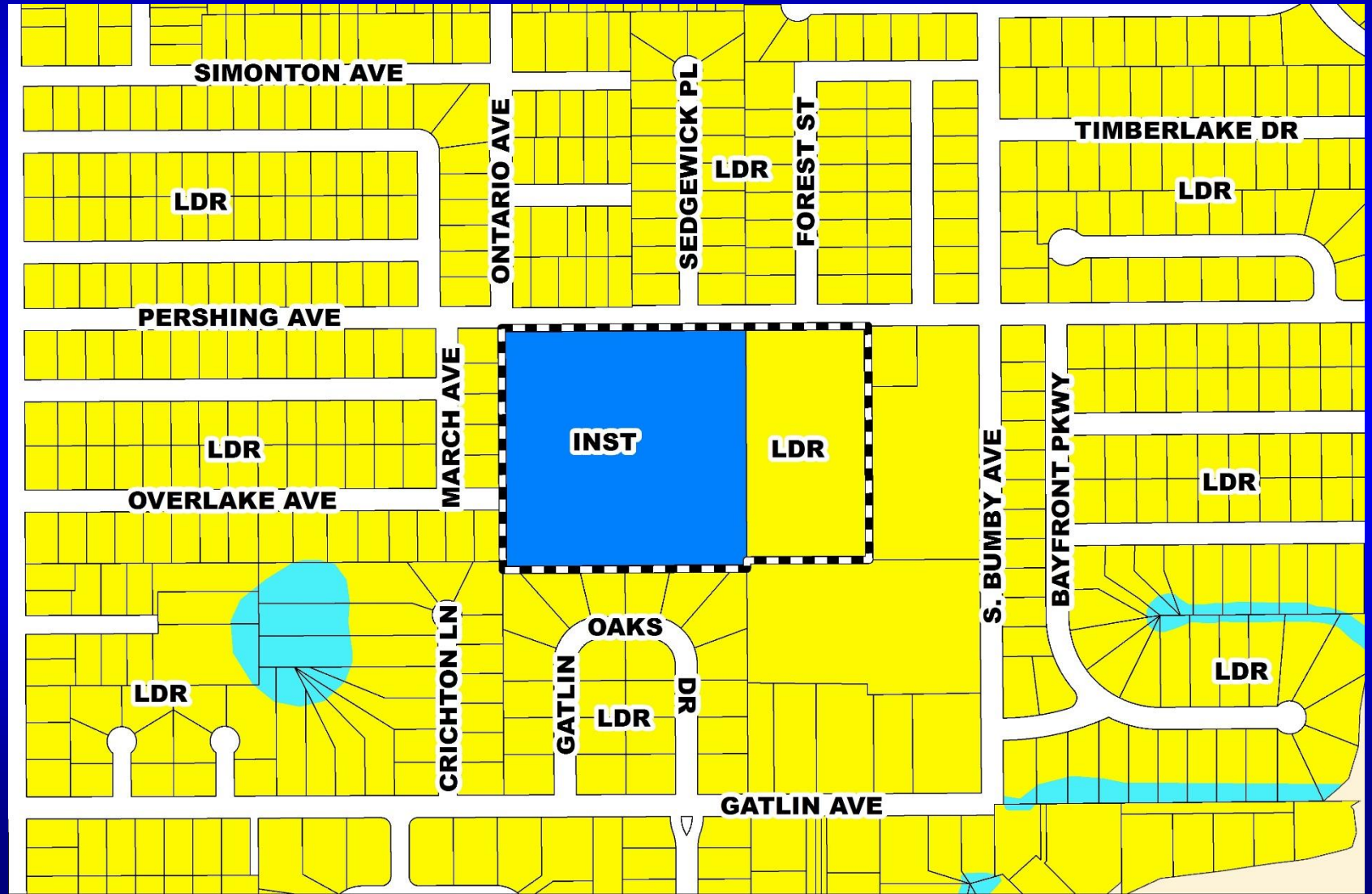


Pershing K-8 Planned Development / Land Use Plan (PD/LUP)

- Case:** LUP-17-05-173
- Project Name:** Pershing K-8 PD / LUP
- Applicant:** Tyrone K. Smith, Orange County Public Schools (OCPS)
- District:** 3
- Acreage:** 14.82 gross acres
- Location:** Generally on the south side of Pershing Avenue, west of Bumby Avenue, and east of March Avenue
- Request:** 200,000 square foot K-8 School and Ancillary Uses

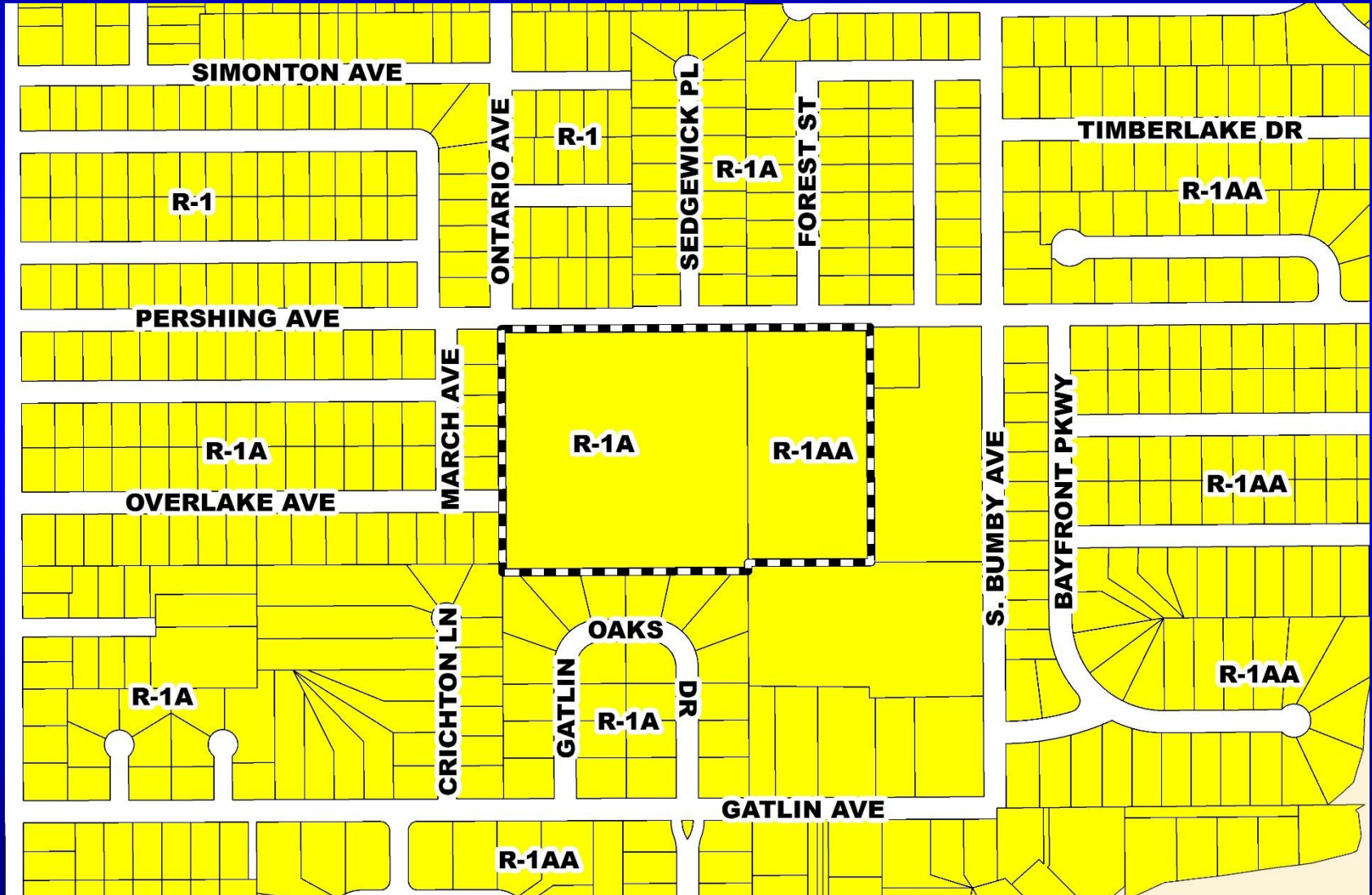


Pershing K-8 Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





Pershing K-8 Planned Development / Land Use Plan (PD/LUP) Zoning Map





Pershing K-8 Planned Development / Land Use Plan (PD/LUP) Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Pershing K-8 Planned Development / Land Use Plan (PD/LUP) dated “Received August 3, 2017”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 3

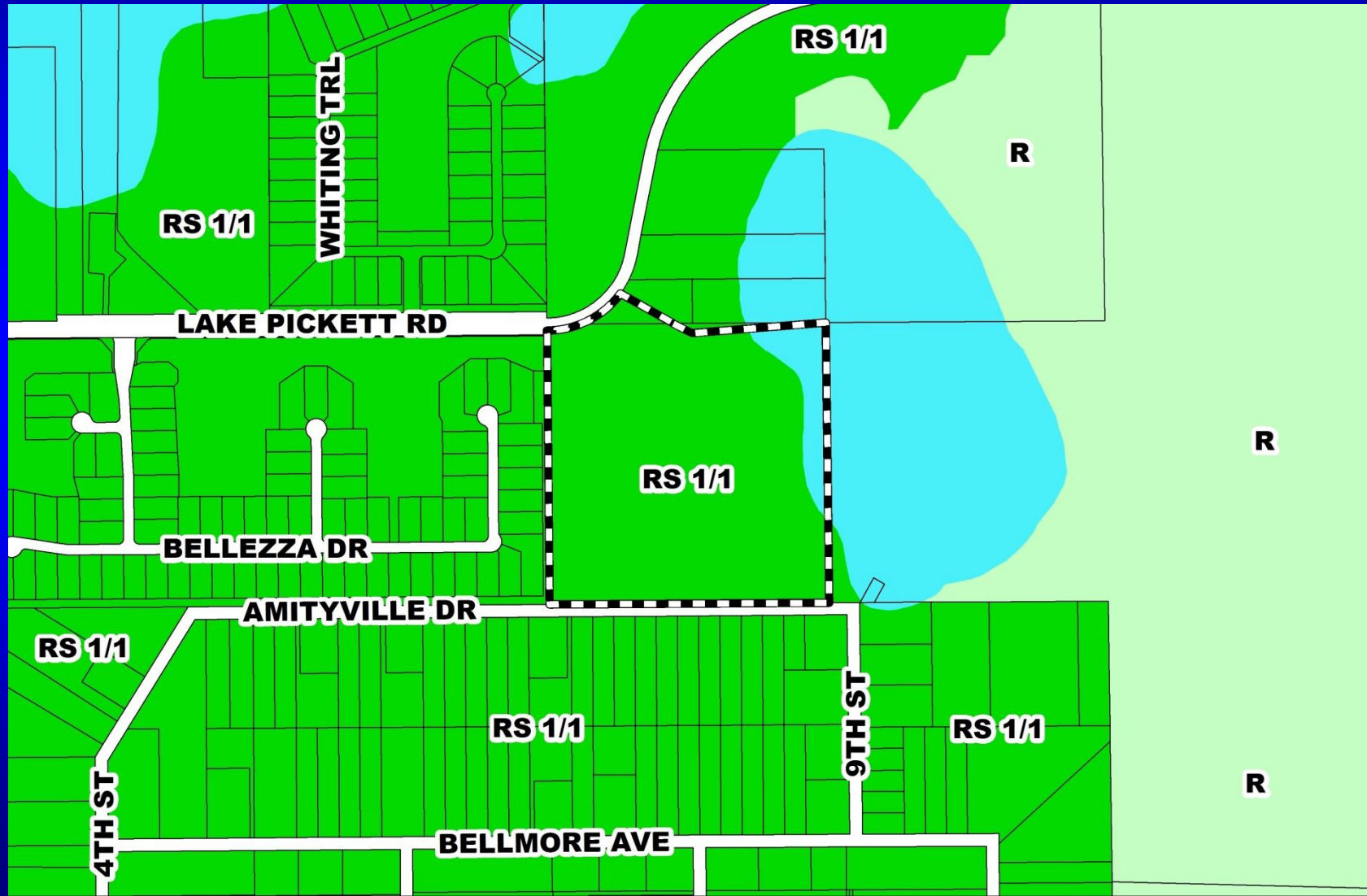


Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP)

- Case:** PSP-17-01-012
- Project Name:** Heartwood PD / Heartwood PSP
- Applicant:** James H. McNeil, Jr., Akerman, LLP
- District:** 5
- Acreage:** 40.62 gross acres
- Location:** South of Lake Pickett Road / West of Lake Louise
- Request:** To subdivide 40.62 gross acres in order to construct a gated thirty-eight (38) single-family residential dwelling unit subdivision.
- Additionally, one (1) waiver from Orange County Code Section 34-209 is being requested to allow a six (6) foot high simulated aluminum / wrought iron fence with columns in lieu of a six (6) foot masonry wall on Tracts A and B along Lake Pickett Road.

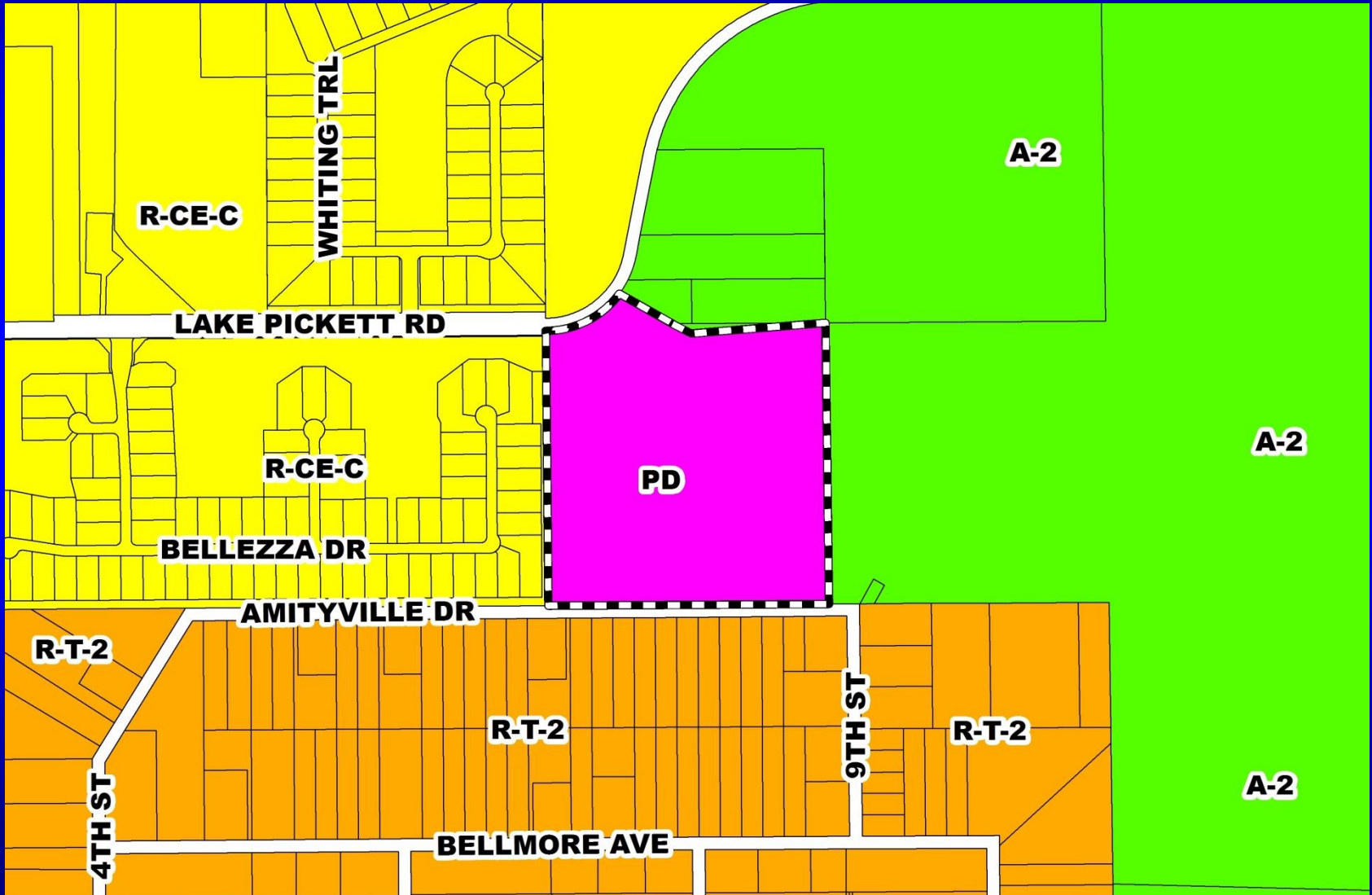


Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP) Future Land Use Map





Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP) Zoning Map





Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP) Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Heartwood Planned Development (PD) / Heartwood Preliminary Subdivision Plan (PSP) dated “Received September 7, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

– AND –

Approve Consent Item E.3

District 5



Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP

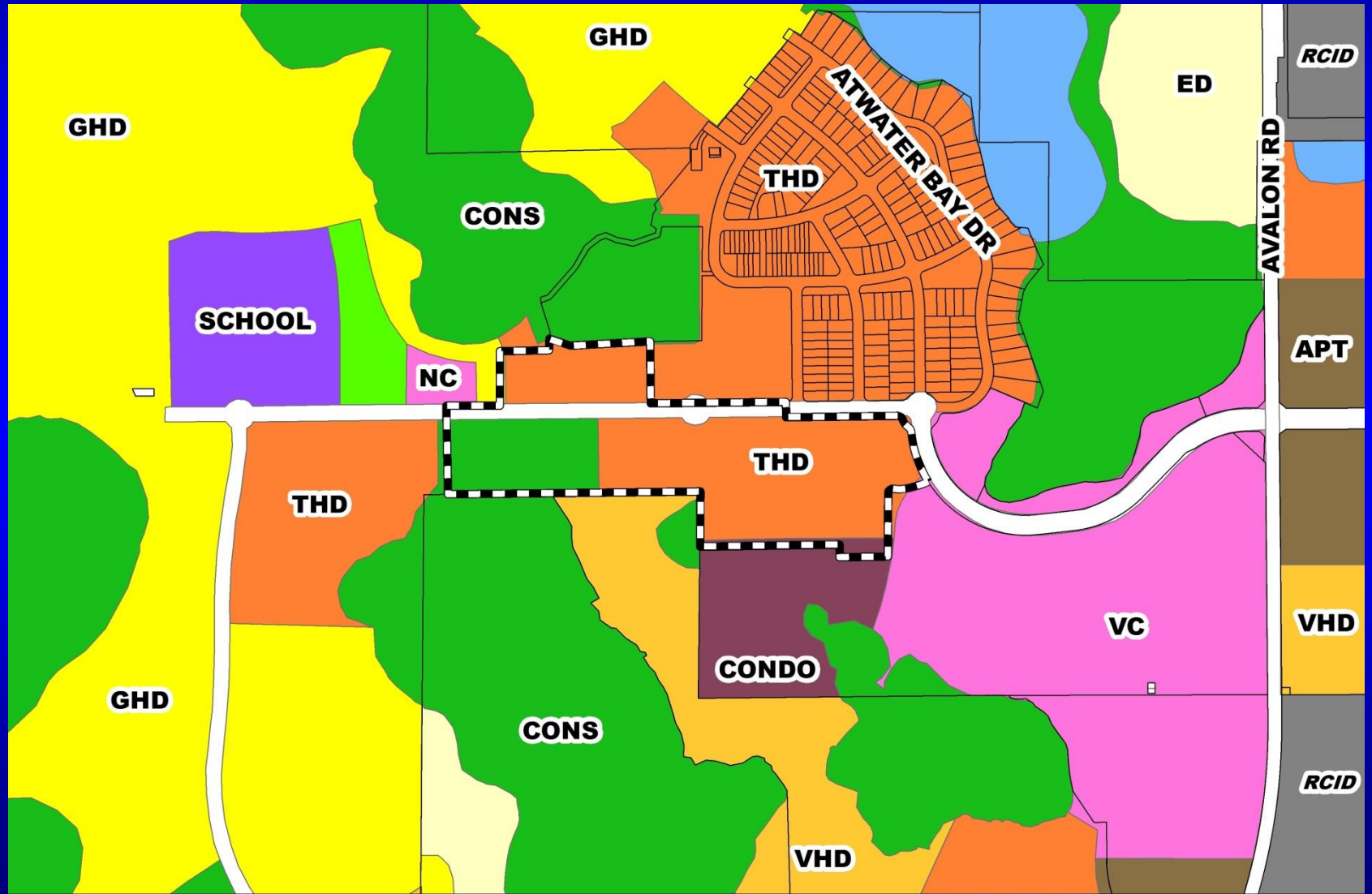
- Case:** PSP-16-11-388
- Project Name:** Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP
- Applicant:** Christopher Wrenn, D.R. Horton, Inc.
- District:** 1
- Acreage:** 31.0 gross acres
- Location:** West of Avalon Road / South of Old YMCA Road
- Request:** To subdivide 31.0 acres in order to construct 105 single-family residential dwelling units.

Additionally, one (1) waiver from Orange County Code Section 34-152(c) is requested to allow Lots 362-421, 444-454, and 461-566 to front a mew. Legal access to these lots will be provided through a 20' platted access easement.



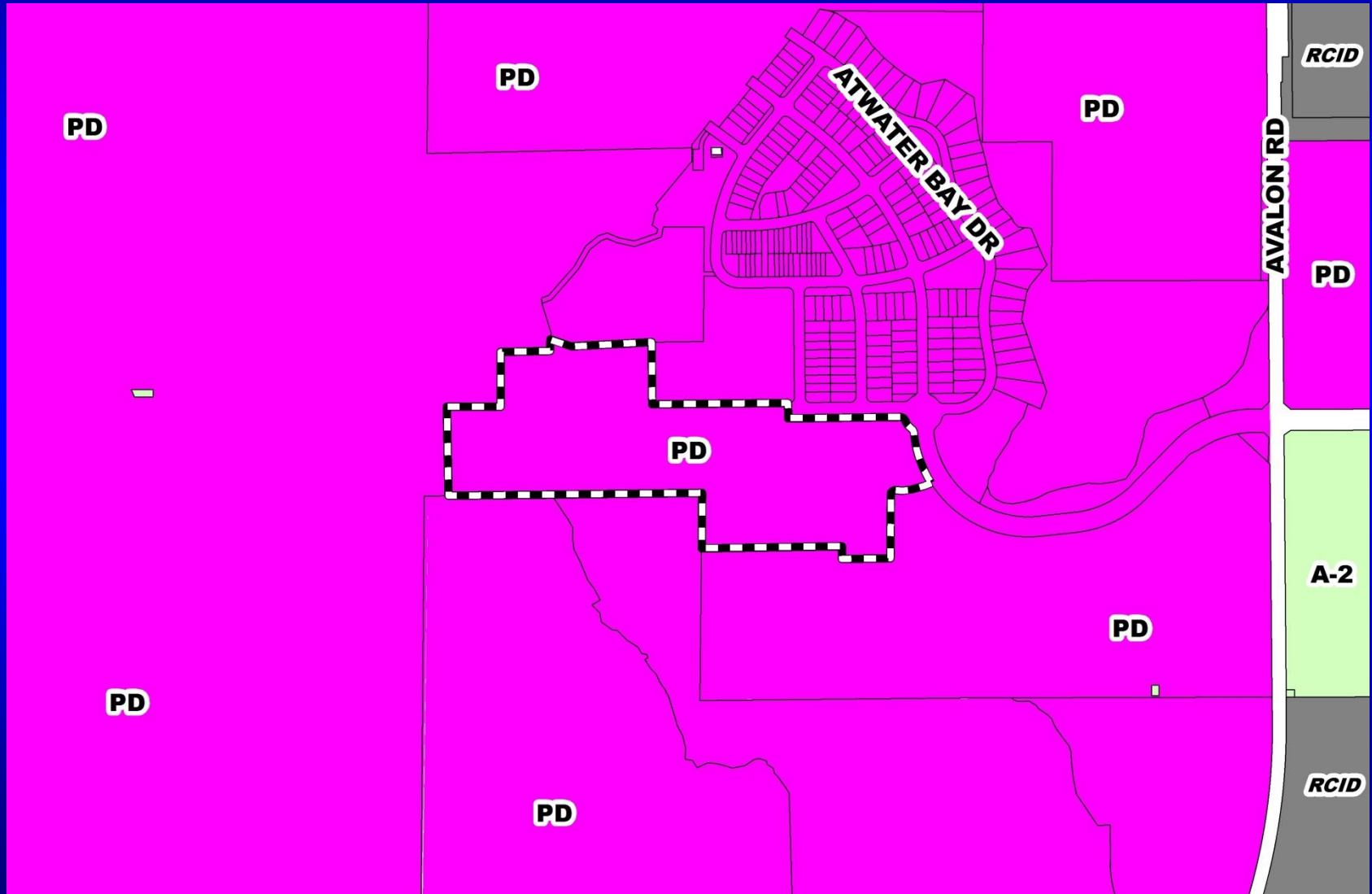
Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP

Future Land Use Map





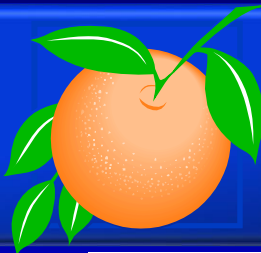
Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP Zoning Map





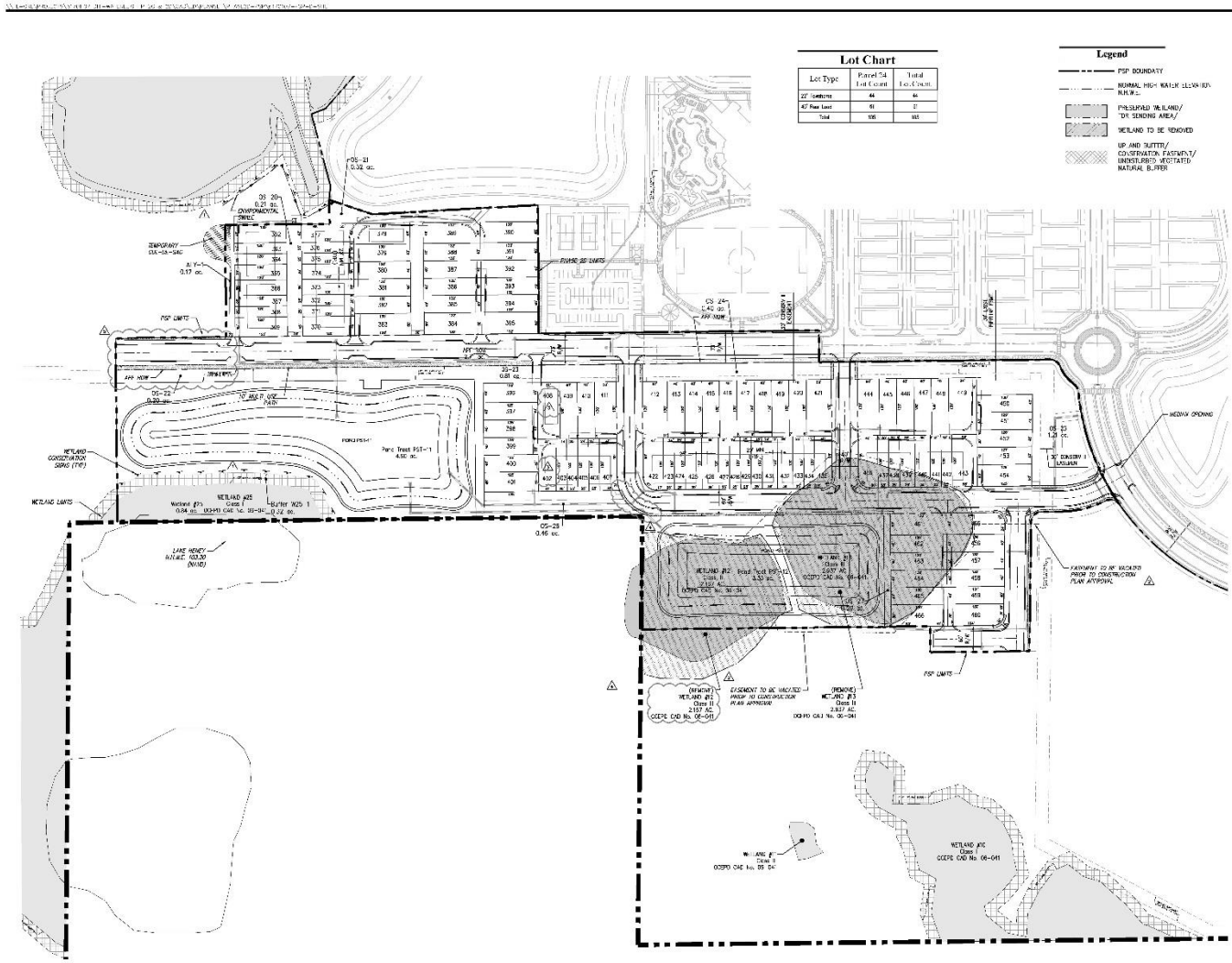
Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP Aerial Map





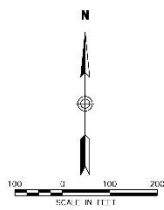
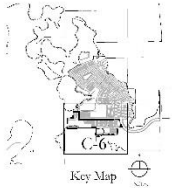
Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP

DATE: 11/16/2011 10:47:11 AM; USER: JEFFREY W. HARRIS; PROJECT: WATERLEIGH PD - PHASE 2D; DRAWING: C-6; SHEET: 1 OF 1



Lot Type	Parcel 24	Total
27' WIDE	44	44
42' WIDE	61	61
Total	105	105

- Legend**
- PSP BOUNDARY
 - NORMAL HIGH WATER (LAW 80) (N.H.W.)
 - PROPOSED WETLAND/DRAINAGE AREA
 - WETLAND TO BE REMOVED
 - UP AND BATTERY/COOPERATION FARMERS/UNIMPROVED MOTTLED MATURE FLTPS



NO.	REVISION	DATE
1	Revised per County comments	06/08/2011
2	Revised per County comments	06/10/2011
3	Revised per County comments	07/01/2011
4	Revised per County comments	06/15/2011
5	Revised per County comments	06/22/2011

Project: (Village II) of Horizon West Waterleigh Phase 2D Parcel 21 (Portion of) & APF Road (Portion of) Orange County, Florida
 Drawing: Preliminary Subdivision Plan

Drawn: (K-SVD 88) / (SVD 87)
 Site Plan



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Waterleigh Planned Development (PD) / Phase 2D Parcel 24 (portion of) and APF Road (portion of) Preliminary Subdivision Plan (PSP) dated “Received September 27, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

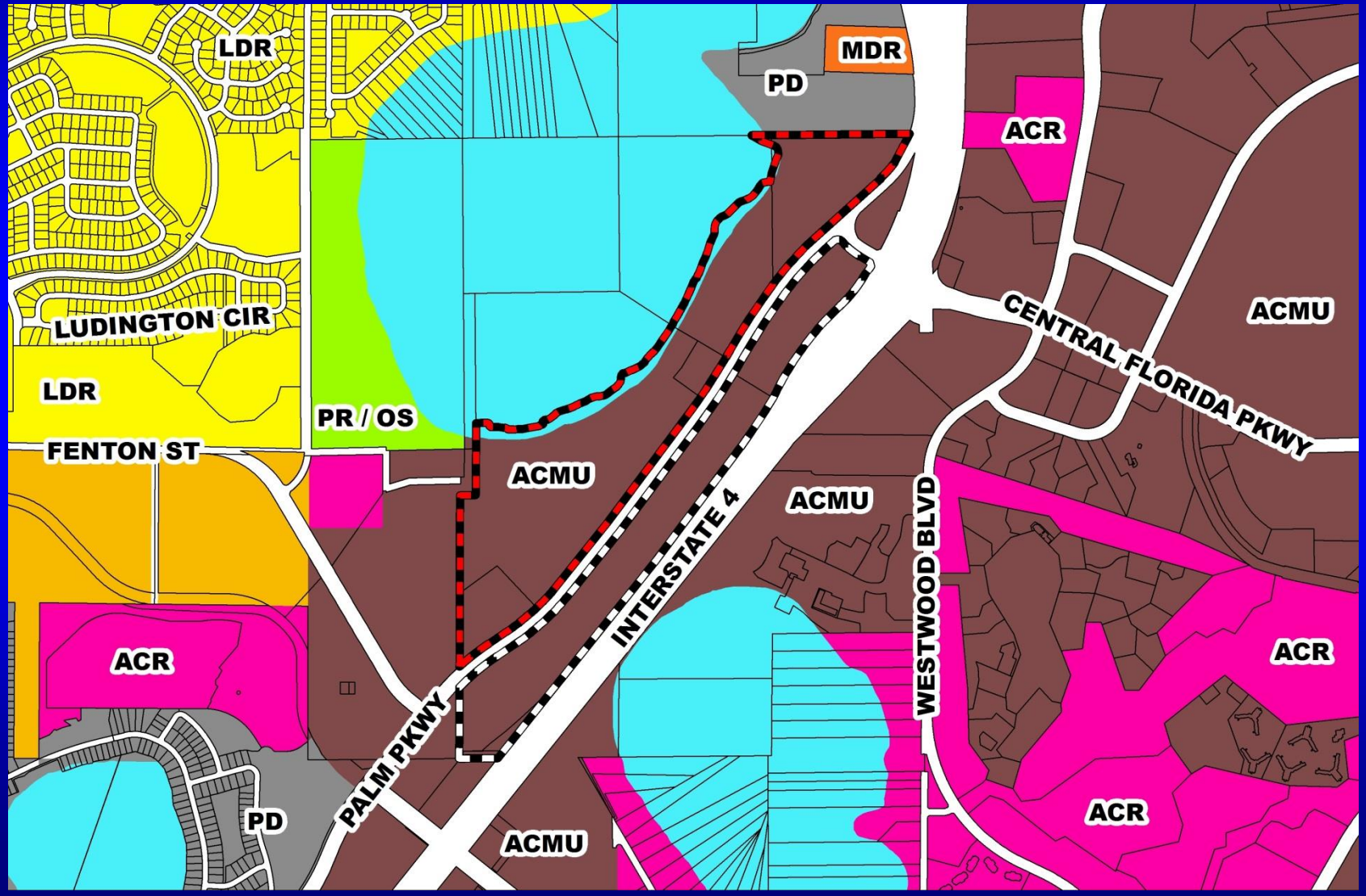


Sand Lake Groves Planned Development / Land Use Plan (PD/LUP)

- Case:** CDR-17-06-191
- Project Name:** Sand Lake Groves PD/LUP
- Applicant:** Jonathan A. Martin, Kimley-Horn & Associates, Inc.
- District:** 1
- Acreage:** 141.03 gross acres (*overall PD*)
38.78 gross acres (*affected parcel only*)
- Location:** Generally north of Daryl Carter Parkway, south of Central Florida Parkway, east of Palm Parkway, and west of Interstate 4
- Request:** Separate Tract 500 into Tracts 500A and 500B; convert 6,469 SF of commercial to 103,500 SF of mini-warehouse in Tract 500B. Additionally, two (2) waivers are being requested to allow for a zero-foot building and pavement setback for internal lot lines in Tract 500B only.

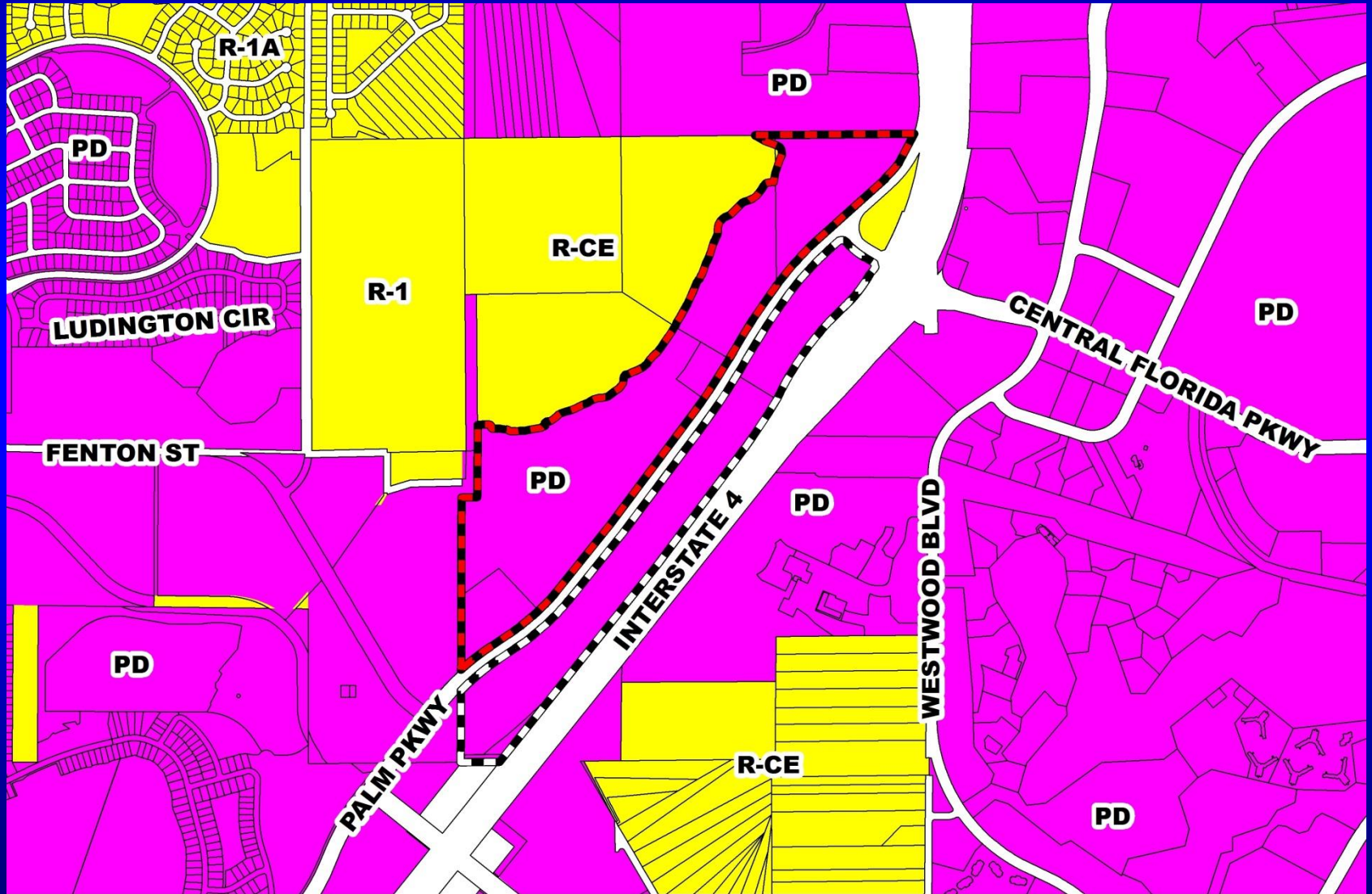


Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) Zoning Map





Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) Aerial Map





Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan

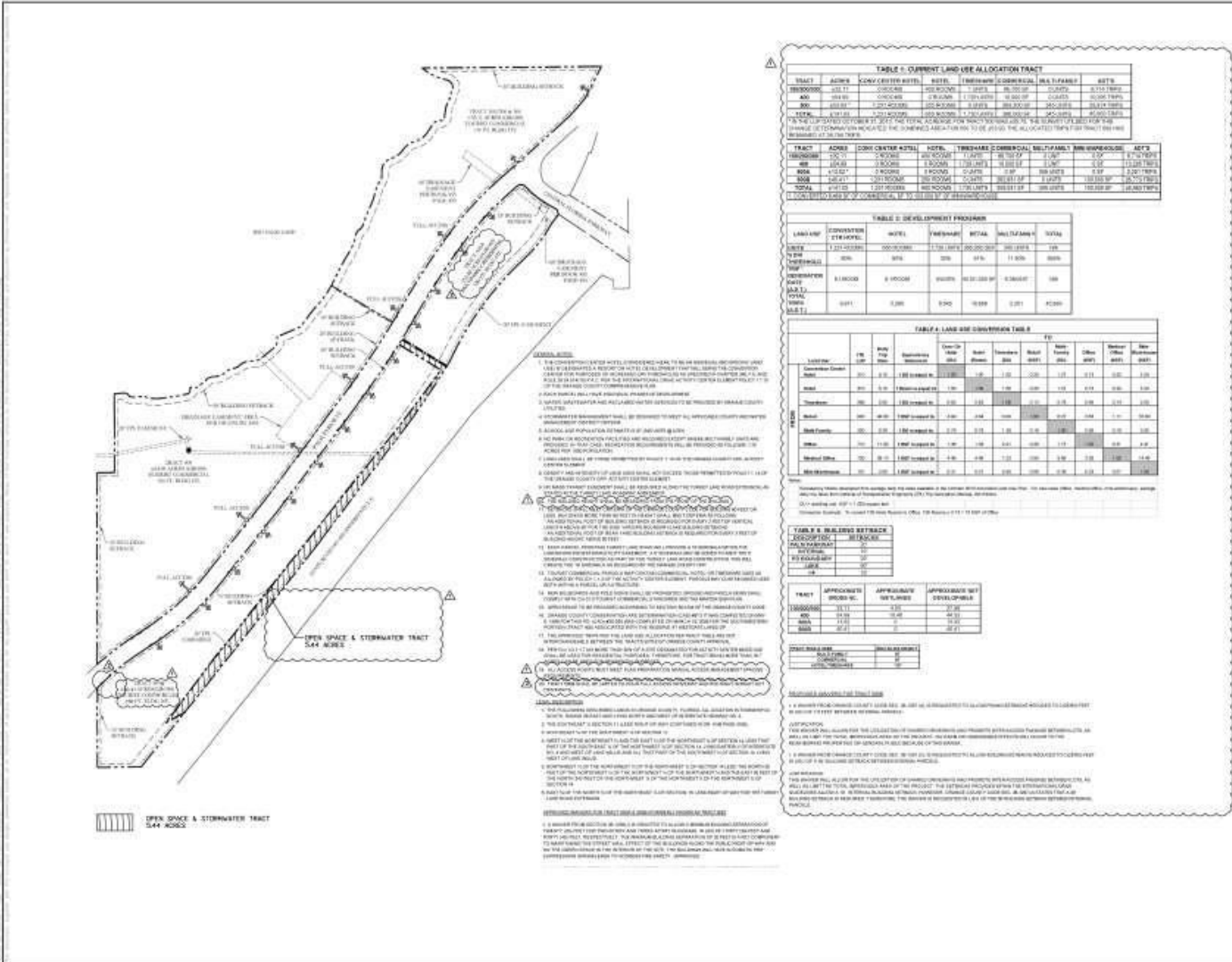


TABLE 1. CURRENT LAND USE ALLOCATION TRACT

TRACT	ADMS	COM CENTER #	ACRES	TREESHA	COMMERCIAL	MULTIFAM	RES	OPEN SPACE
TRACT 1	100	1	100	100	100	100	100	100
TRACT 2	200	2	200	200	200	200	200	200
TRACT 3	300	3	300	300	300	300	300	300
TOTAL	600	6	600	600	600	600	600	600

TABLE 2. DEVELOPMENT PROGRAM

LAND USE	CONVERSION	ACRES	TREESHA	COMMERCIAL	MULTIFAM	RES	OPEN SPACE
RES	100	100	100	100	100	100	100
COMMERCIAL	200	200	200	200	200	200	200
MULTIFAM	300	300	300	300	300	300	300
OPEN SPACE	400	400	400	400	400	400	400
TOTAL	1000	1000	1000	1000	1000	1000	1000

TABLE 3. LAND USE DENSITY TABLE

LAND USE	TYPE	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX
RES	100	100	100	100	100	100	100	100	100
COMMERCIAL	200	200	200	200	200	200	200	200	200
MULTIFAM	300	300	300	300	300	300	300	300	300
OPEN SPACE	400	400	400	400	400	400	400	400	400

TABLE 4. SUMMARY TABLE

TRACT	APPROXIMATE ACRES	APPROXIMATE TREESHA	APPROXIMATE COMMERCIAL	APPROXIMATE MULTIFAM	APPROXIMATE RES	APPROXIMATE OPEN SPACE
TRACT 1	100	100	100	100	100	100
TRACT 2	200	200	200	200	200	200
TRACT 3	300	300	300	300	300	300
TOTAL	600	600	600	600	600	600



Kimley»Horn
300 VALLEY BLVD., SUITE 100, SAN JOSE, CA 95128
WWW.KIMLEY-HORN.COM

AMENDED LAND USE PLAN

SANDLAKE GROVES PD
SANDLAKE GROVES PD
SANDLAKE GROVES PD

LUP1.0

DATE: 3/27/2017
BY: J. HORN
CHECKED BY: J. HORN
APPROVED BY: J. HORN



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) dated “Received September 21, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Sunbridge

Planned Development / Land Use Plan (PD/LUP)

Case: CDR-17-08-268

Project Name: Sunbridge PD/LUP

Applicant: Richard L. Levey, Tavistock East Services, LLC

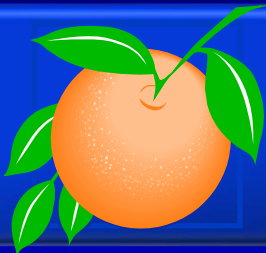
District: 4

Acreage: 4,787.00 gross acres (*gross acres*)
2,685.00 gross acres (*developable acres*)

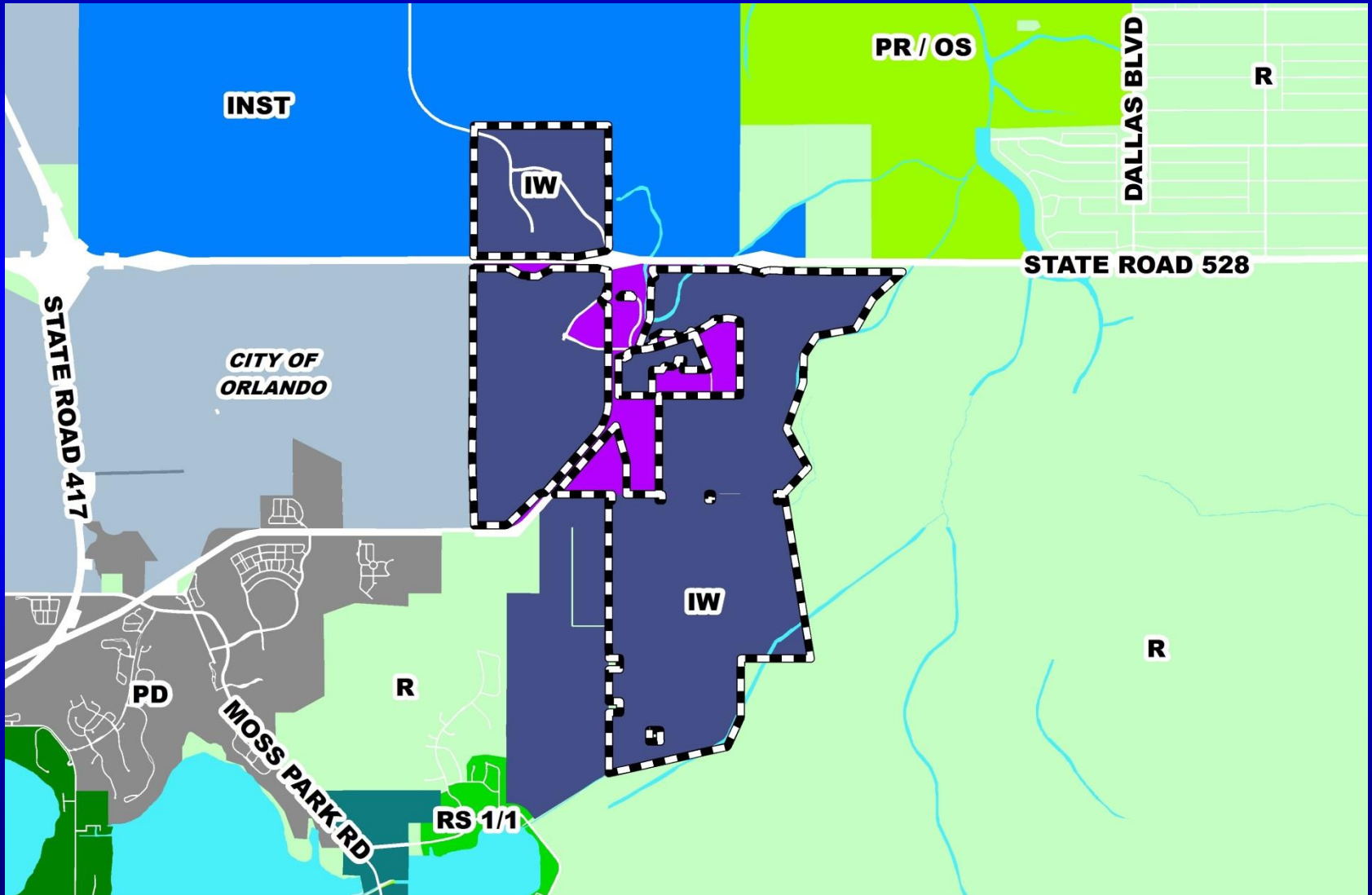
Location: Generally located north and south of SR 528, approximately 3.5 miles east of SR 417

Request: To modify the November 29, 2016 BCC Condition of Approval #30 to read as follows:

Prior to the earlier of County's Certificate of Completion for subdivision improvements of the first residential neighborhood or the recording of any plat for single- or multi-family residential development, the Developer shall enter into a Joint Park Development Agreement with the County to participate in the funding and development of the APF Community Park shown on the Final Regulating Plan.

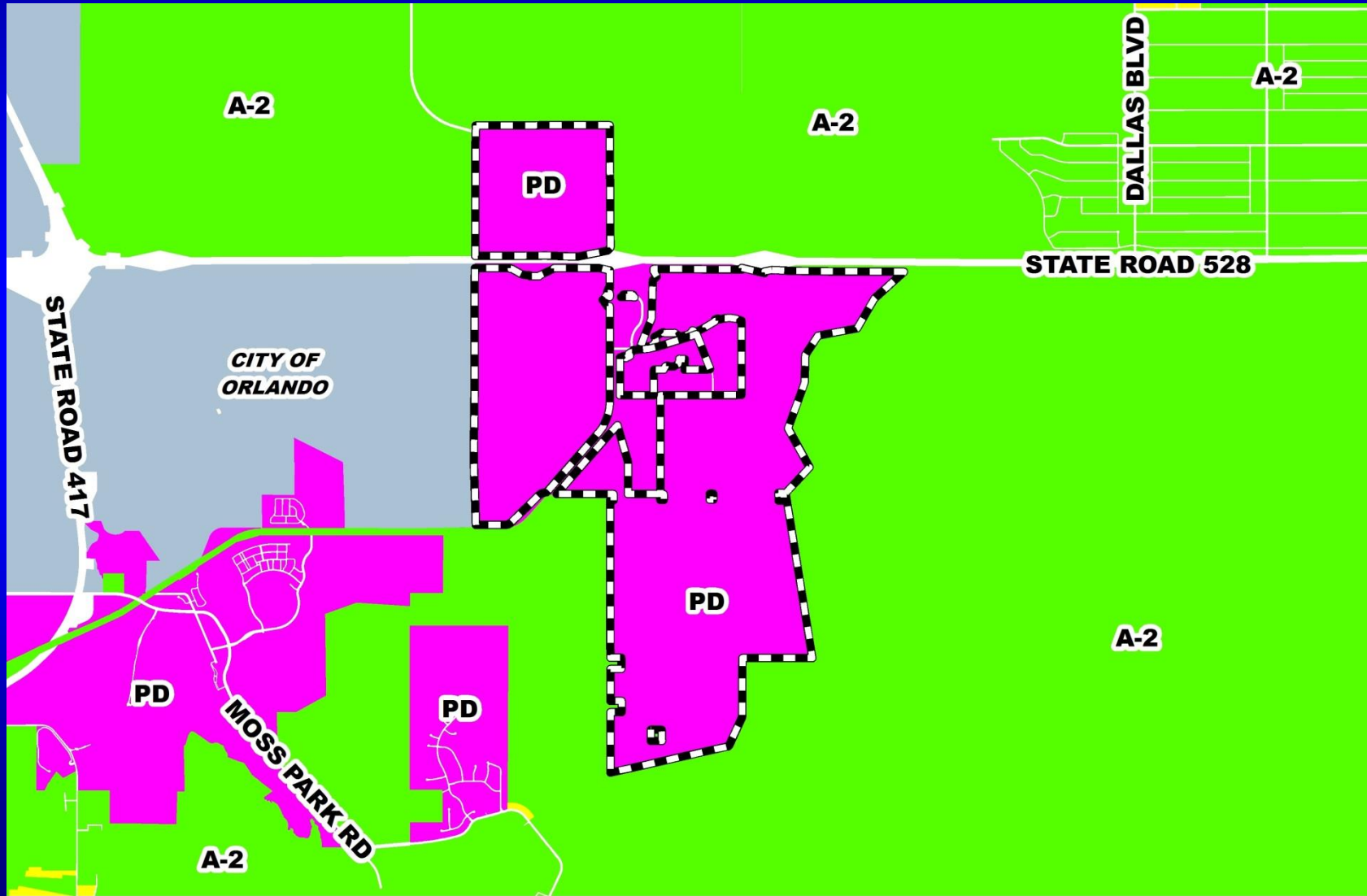


Sunbridge Planned Development / Land Use Plan (PD/LUP) Future Land Use Map



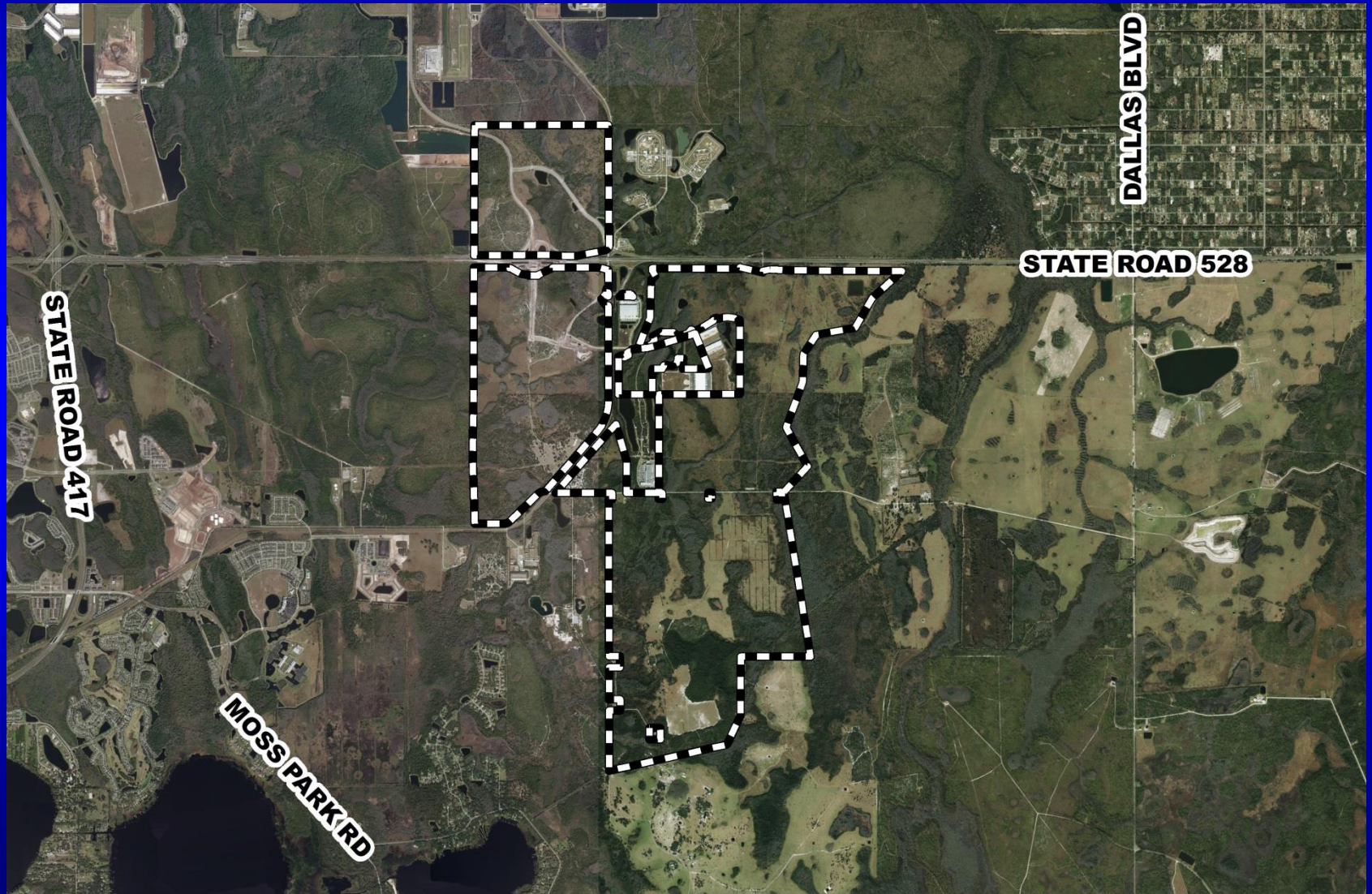


Sunbridge Planned Development / Land Use Plan (PD/LUP) Zoning Map



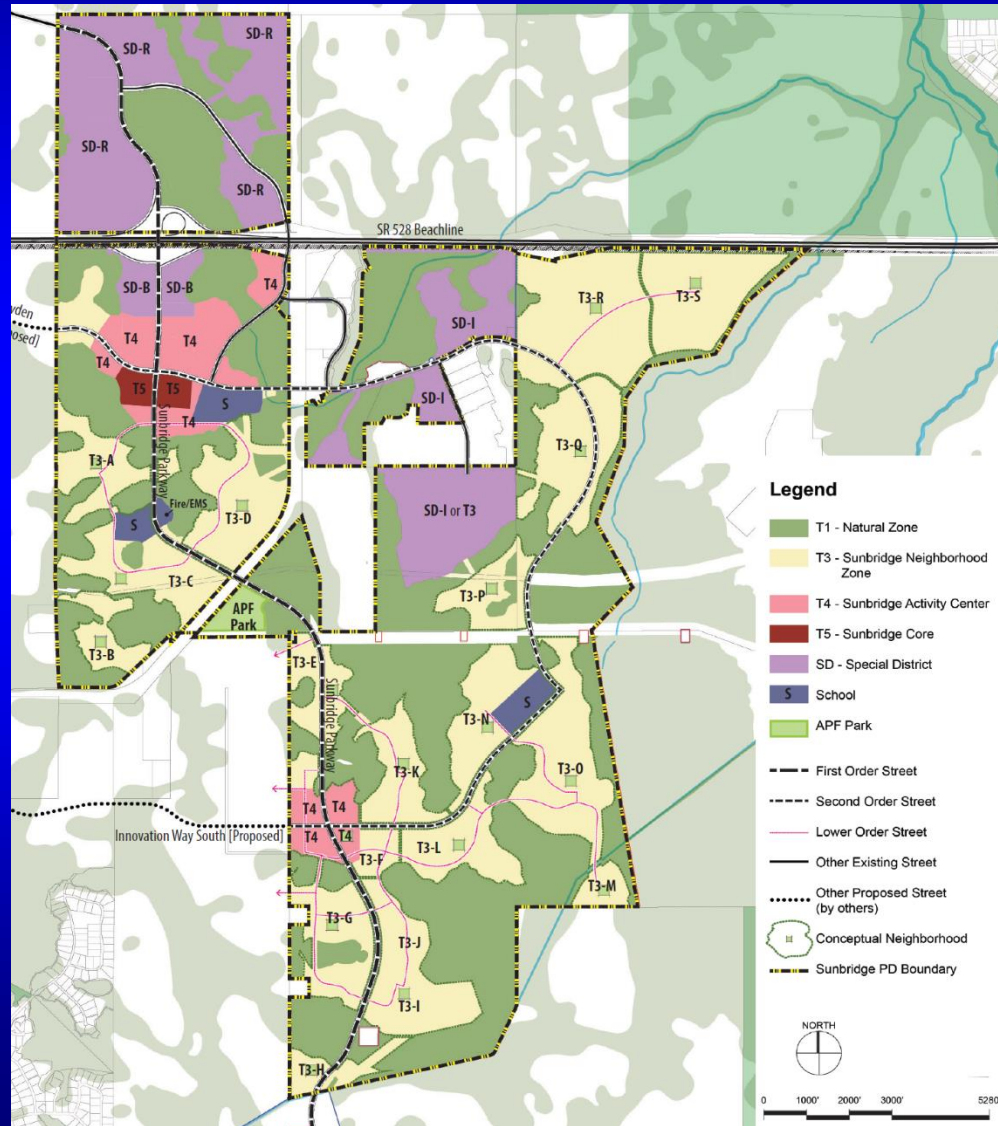


Sunbridge Planned Development / Land Use Plan (PD/LUP) Aerial Map





Sunbridge Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Sunbridge Planned Development / Regulating Plan (PD / RP) dated “Received October 19, 2016”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP)

Case: CDR-17-02-063

Project Name: Terra Bona PD / Terra Bona PSP / DP

Applicant: Robert Paymayesh, Round Lake Trust, LLC

District: 2

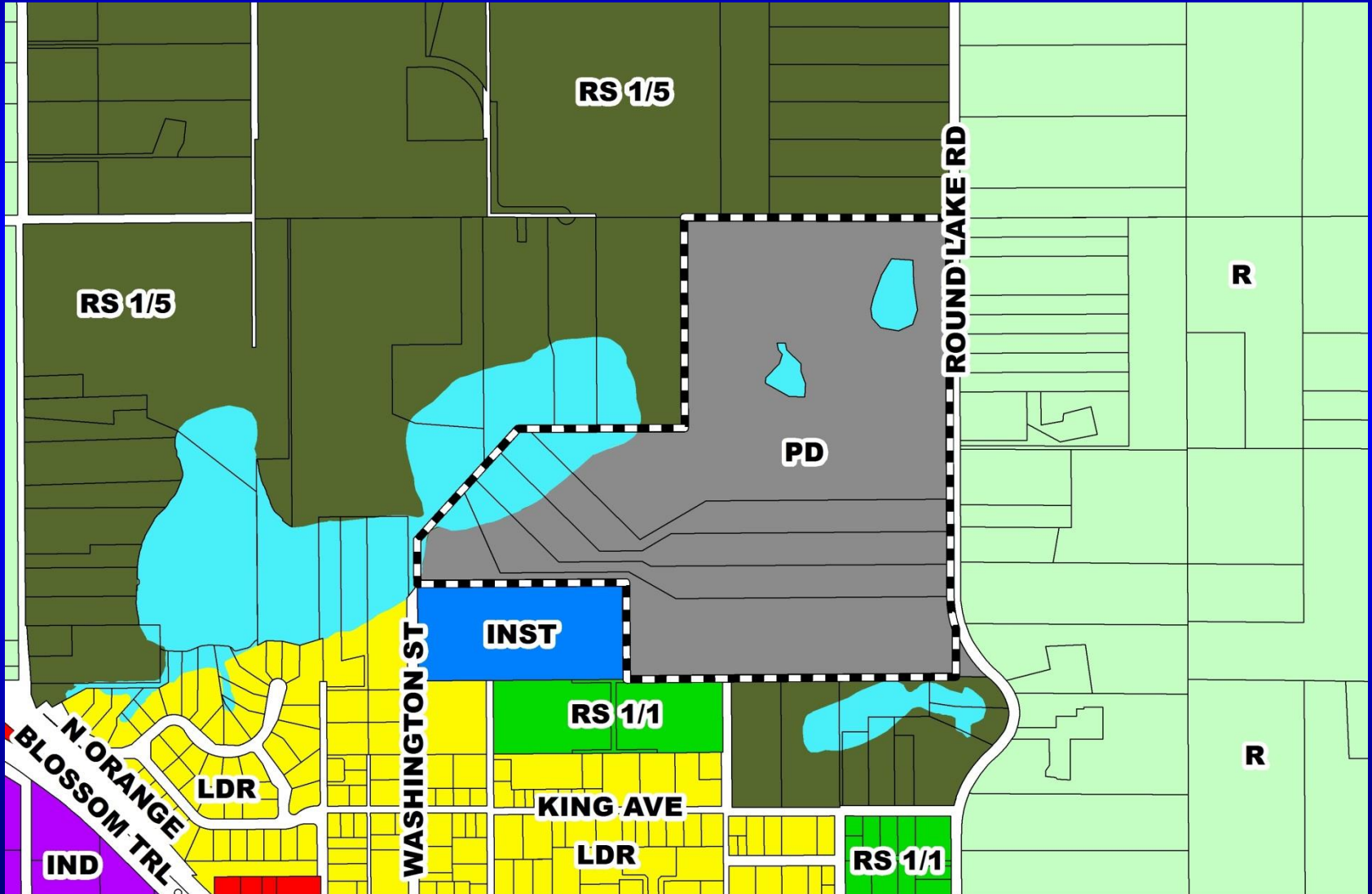
Acreage: 121.84 gross acres

Location: North of W. Ponkan Road / West of Round Lake Road

Request: To subdivide 121.84 acres in order to construct 104 detached single-family dwelling units.



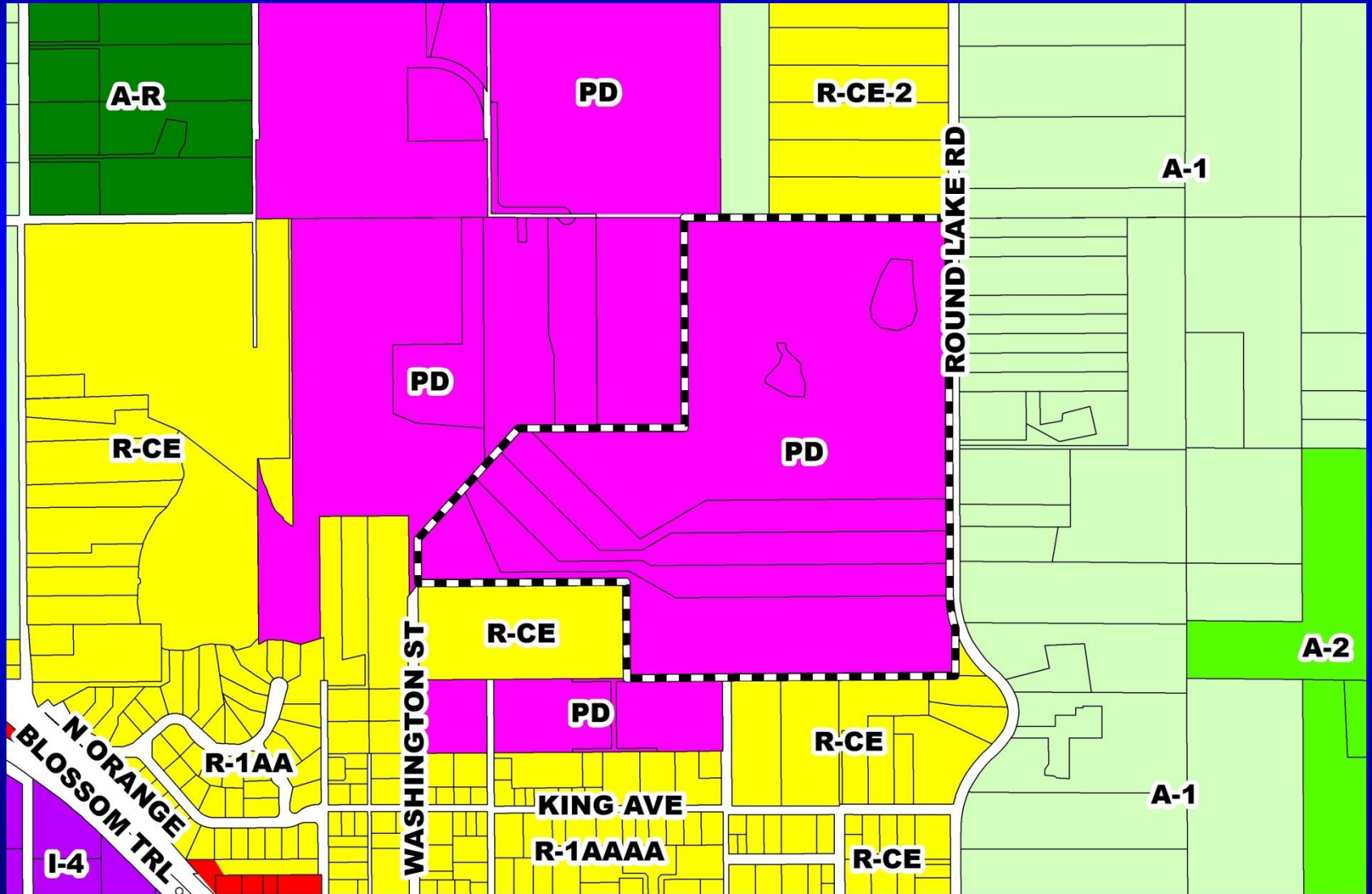
Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP) Future Land Use Map





Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP)

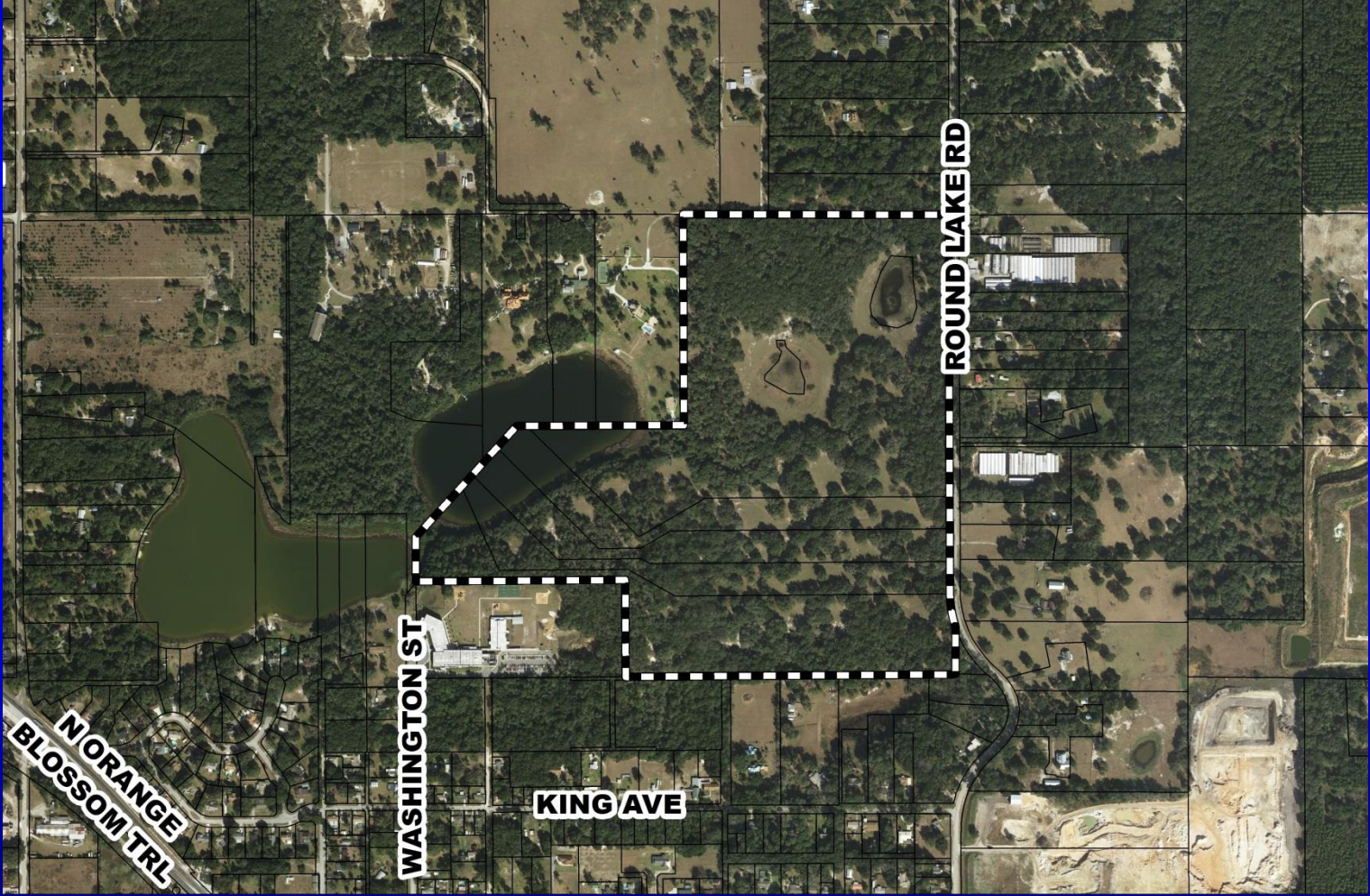
Zoning Map

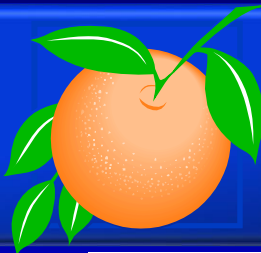




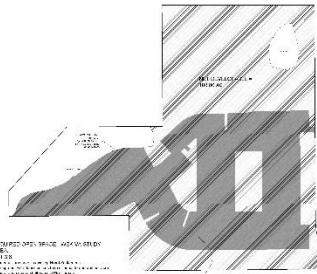
Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP)

Aerial Map

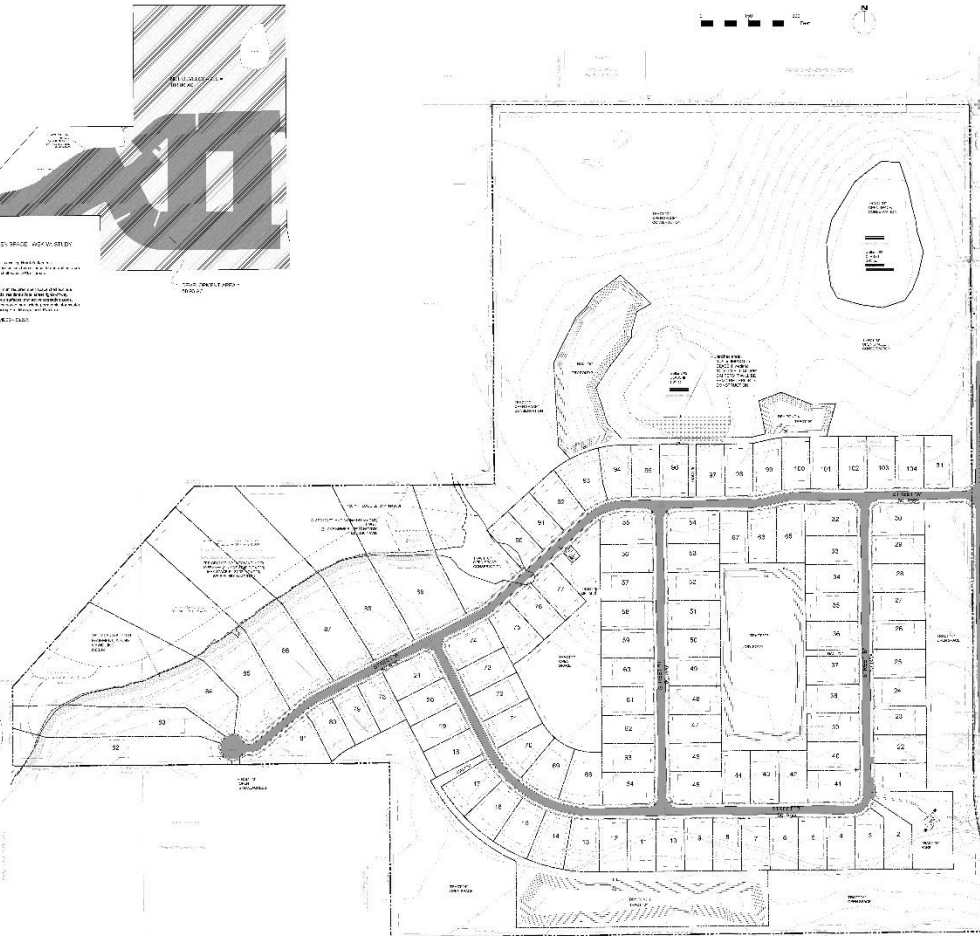




Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP)



BOUNDARY LINE AGREEMENT
 THIS PLAN IS A PRELIMINARY SUBDIVISION PLAN (PSP) FOR THE TERRA BONA PRELIMINARY SUBDIVISION. THE BOUNDARY LINE AGREEMENT IS A LEGAL INSTRUMENT THAT BINDS THE ADJACENT PROPERTY OWNERS TO THE BOUNDARY LINE SHOWN ON THIS PLAN. THE BOUNDARY LINE AGREEMENT IS A NECESSARY PART OF THE PSP AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT. THE BOUNDARY LINE AGREEMENT IS A LEGAL INSTRUMENT THAT BINDS THE ADJACENT PROPERTY OWNERS TO THE BOUNDARY LINE SHOWN ON THIS PLAN. THE BOUNDARY LINE AGREEMENT IS A NECESSARY PART OF THE PSP AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.



GENERAL SITE DATA

PROJECT NO.	2024-001
DATE	08/10/17
OWNER	PE GROUP, LLC
DESIGNER	PE GROUP, LLC
PROJECT LOCATION	10000 TERRA BONA DRIVE, HOUSTON, TX 77036
PROJECT AREA	100.00 AC
PROJECT TYPE	RESIDENTIAL
PROJECT PHASE	PRELIMINARY SUBDIVISION PLAN (PSP)
PROJECT STATUS	PENDING APPROVAL

LOT DATA

LOT NO.	AREA (SQ FT)	AREA (AC)
1-114	100,000	2.30
TOTAL	100,000	2.30

NOTES

- THIS PLAN IS A PRELIMINARY SUBDIVISION PLAN (PSP) FOR THE TERRA BONA PRELIMINARY SUBDIVISION. THE BOUNDARY LINE AGREEMENT IS A LEGAL INSTRUMENT THAT BINDS THE ADJACENT PROPERTY OWNERS TO THE BOUNDARY LINE SHOWN ON THIS PLAN. THE BOUNDARY LINE AGREEMENT IS A NECESSARY PART OF THE PSP AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
- THE BOUNDARY LINE AGREEMENT IS A LEGAL INSTRUMENT THAT BINDS THE ADJACENT PROPERTY OWNERS TO THE BOUNDARY LINE SHOWN ON THIS PLAN. THE BOUNDARY LINE AGREEMENT IS A NECESSARY PART OF THE PSP AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.

PROPERTY TAXES

YEAR	TAXES
2017	\$100,000
2018	\$100,000
2019	\$100,000
2020	\$100,000
2021	\$100,000
2022	\$100,000
2023	\$100,000
2024	\$100,000

DEVELOPMENT COSTS

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
CONCRETE	CU YD	100	\$100	\$10,000
STEEL	TON	100	\$100	\$10,000
BRICK	1000	100	\$100	\$10,000
CEMENT	CU YD	100	\$100	\$10,000
AGGREGATE	CU YD	100	\$100	\$10,000
PAVING	1000	100	\$100	\$10,000
LANDSCAPING	1000	100	\$100	\$10,000
UTILITIES	1000	100	\$100	\$10,000
PERMITS	1000	100	\$100	\$10,000
INSURANCE	1000	100	\$100	\$10,000
LABOR	1000	100	\$100	\$10,000
OVERHEAD	1000	100	\$100	\$10,000
TOTAL				\$100,000

DEVELOPMENT COSTS (CONTINUED)

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
CONCRETE	CU YD	100	\$100	\$10,000
STEEL	TON	100	\$100	\$10,000
BRICK	1000	100	\$100	\$10,000
CEMENT	CU YD	100	\$100	\$10,000
AGGREGATE	CU YD	100	\$100	\$10,000
PAVING	1000	100	\$100	\$10,000
LANDSCAPING	1000	100	\$100	\$10,000
UTILITIES	1000	100	\$100	\$10,000
PERMITS	1000	100	\$100	\$10,000
INSURANCE	1000	100	\$100	\$10,000
LABOR	1000	100	\$100	\$10,000
OVERHEAD	1000	100	\$100	\$10,000
TOTAL				\$100,000

DEVELOPMENT COSTS (CONTINUED)

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
CONCRETE	CU YD	100	\$100	\$10,000
STEEL	TON	100	\$100	\$10,000
BRICK	1000	100	\$100	\$10,000
CEMENT	CU YD	100	\$100	\$10,000
AGGREGATE	CU YD	100	\$100	\$10,000
PAVING	1000	100	\$100	\$10,000
LANDSCAPING	1000	100	\$100	\$10,000
UTILITIES	1000	100	\$100	\$10,000
PERMITS	1000	100	\$100	\$10,000
INSURANCE	1000	100	\$100	\$10,000
LABOR	1000	100	\$100	\$10,000
OVERHEAD	1000	100	\$100	\$10,000
TOTAL				\$100,000

DEVELOPMENT COSTS (CONTINUED)

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
CONCRETE	CU YD	100	\$100	\$10,000
STEEL	TON	100	\$100	\$10,000
BRICK	1000	100	\$100	\$10,000
CEMENT	CU YD	100	\$100	\$10,000
AGGREGATE	CU YD	100	\$100	\$10,000
PAVING	1000	100	\$100	\$10,000
LANDSCAPING	1000	100	\$100	\$10,000
UTILITIES	1000	100	\$100	\$10,000
PERMITS	1000	100	\$100	\$10,000
INSURANCE	1000	100	\$100	\$10,000
LABOR	1000	100	\$100	\$10,000
OVERHEAD	1000	100	\$100	\$10,000
TOTAL				\$100,000

DEVELOPMENT COSTS (CONTINUED)

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
CONCRETE	CU YD	100	\$100	\$10,000
STEEL	TON	100	\$100	\$10,000
BRICK	1000	100	\$100	\$10,000
CEMENT	CU YD	100	\$100	\$10,000
AGGREGATE	CU YD	100	\$100	\$10,000
PAVING	1000	100	\$100	\$10,000
LANDSCAPING	1000	100	\$100	\$10,000
UTILITIES	1000	100	\$100	\$10,000
PERMITS	1000	100	\$100	\$10,000
INSURANCE	1000	100	\$100	\$10,000
LABOR	1000	100	\$100	\$10,000
OVERHEAD	1000	100	\$100	\$10,000
TOTAL				\$100,000



PE Group, LLC
 10000 TERRA BONA DRIVE
 HOUSTON, TX 77036
 (281) 410-1000
 www.pegroup.com

Site Plan
TERRABONA PSP

DATE: 8/10/17
 SCALE: 1" = 150'
 DRAWN BY: rbp
 CHECKED BY: rbp
 PROJECT NO.: PSP
 SHEET NO.: C-1





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Terra Bona Planned Development (PD) / Terra Bona Preliminary Subdivision Plan / Development Plan dated “Received September 12, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

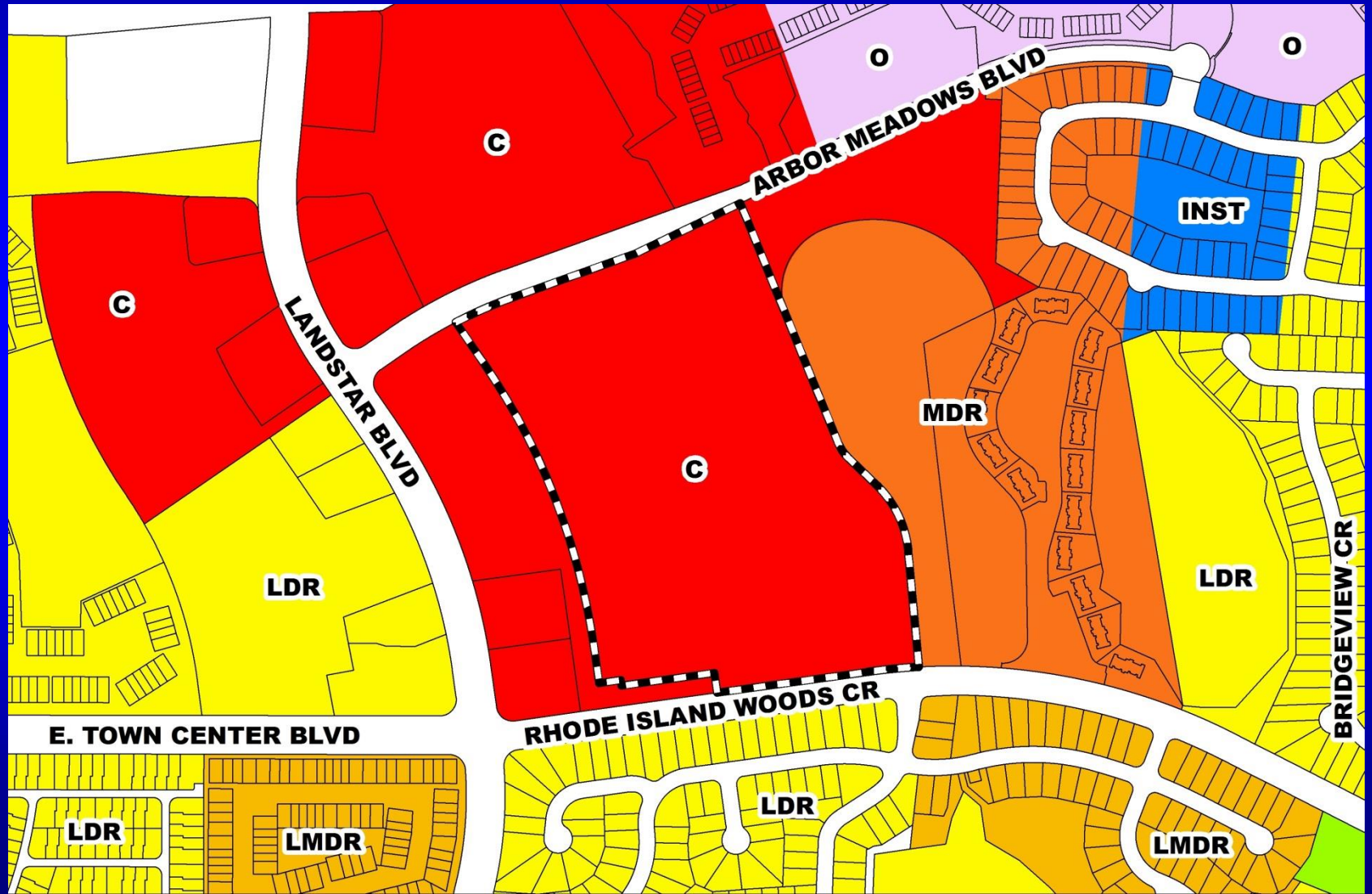


Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP)

Case:	CDR-17-04-131
Project Name:	Meadow Woods PD / Parcel 30.1 PSP
Applicant:	David M. Kelly, Poulos & Bennett, LLC
District:	4
Acreage:	29.73 gross acres
Location:	East of Landstar Boulevard / North of Rhode Island Woods Circle
Request:	To reduce the rear setbacks from 20' to 18'; reduce the Arbor Meadows Boulevard setbacks from 35' to 33'; and to convert the PSP from a gated community to a non-gated community with public roads.

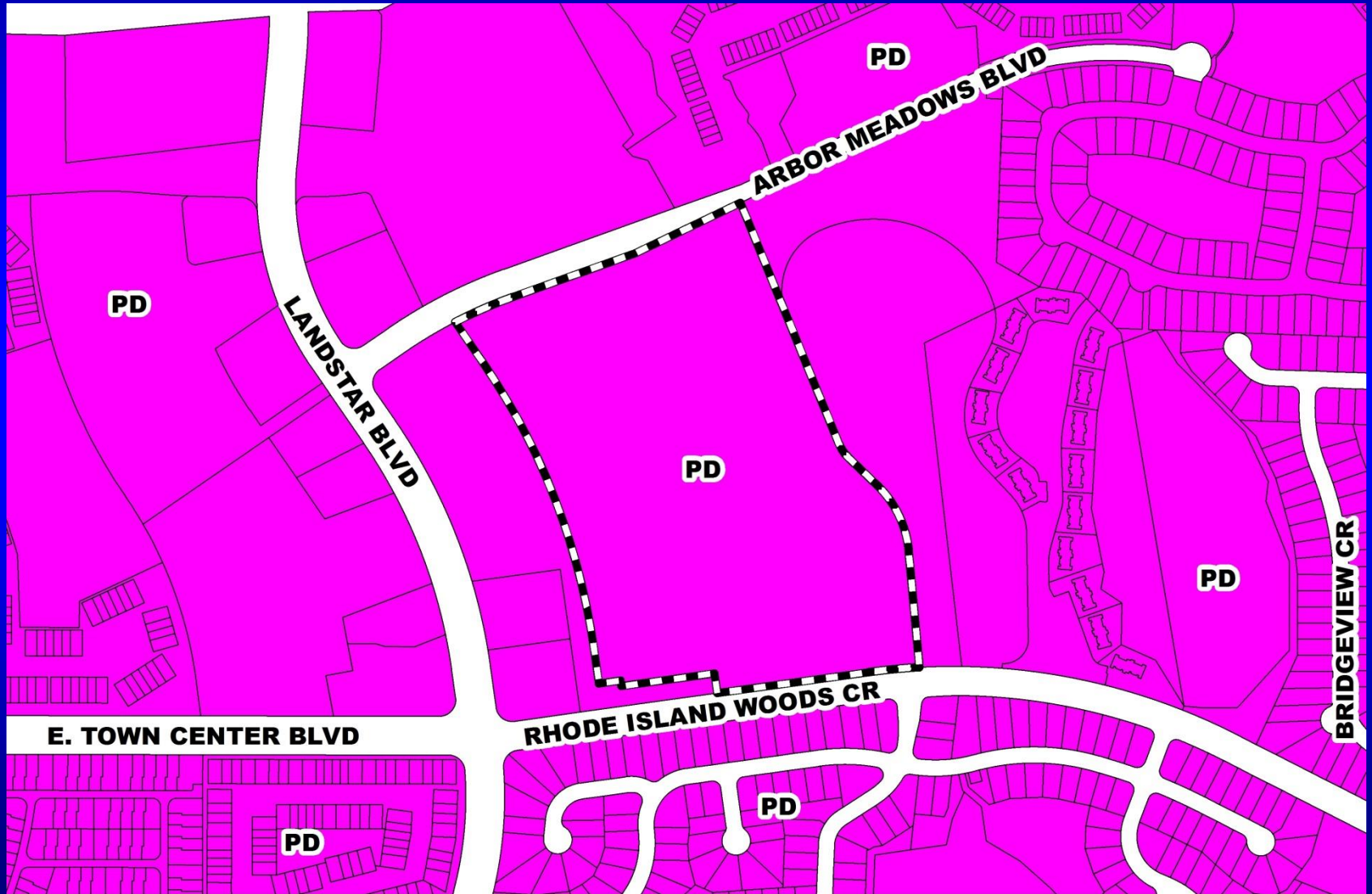


Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP) Future Land Use Map



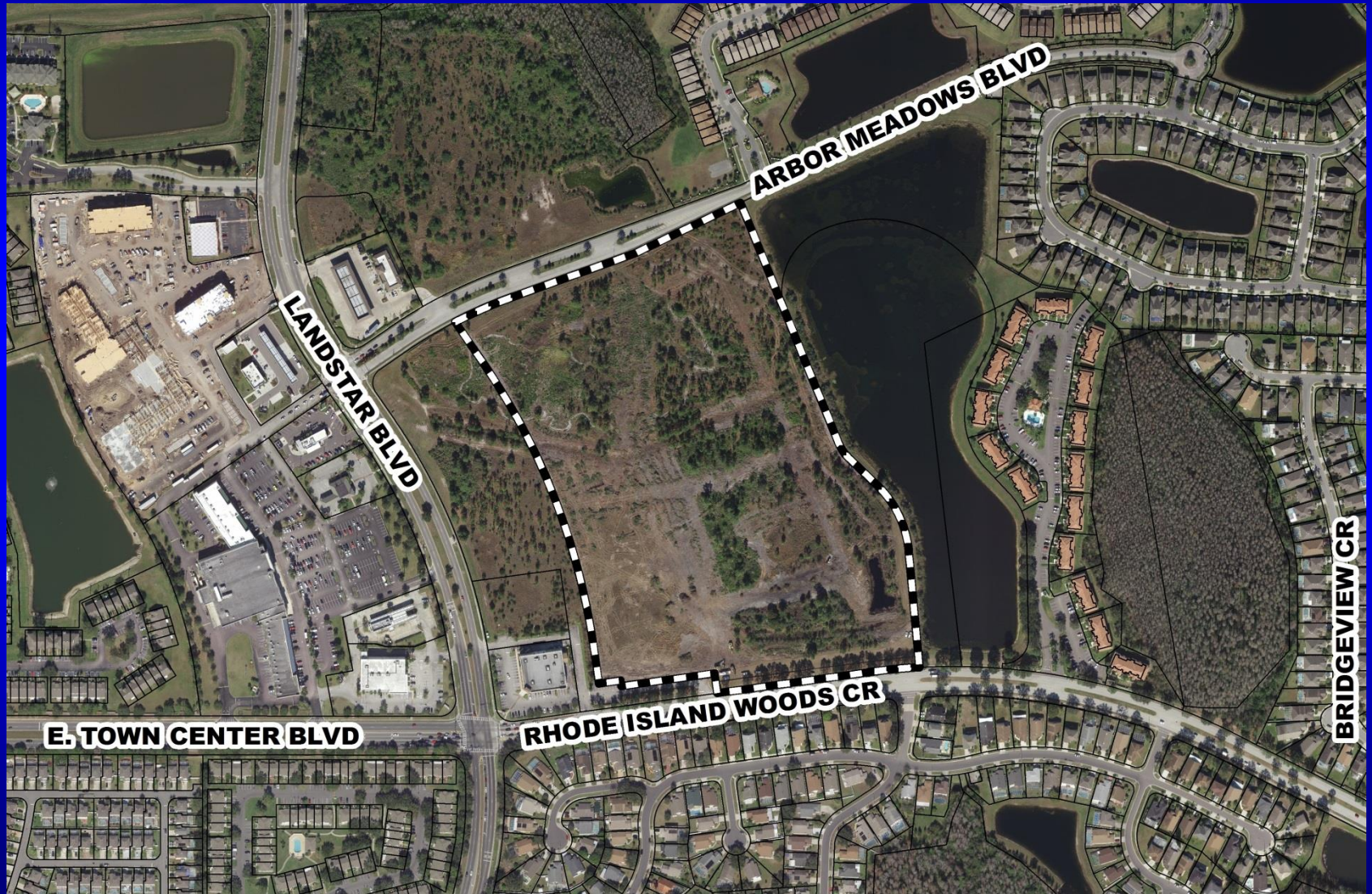


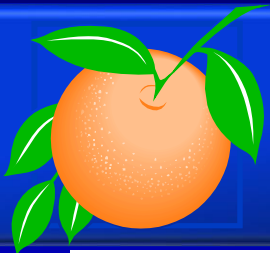
Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP) Zoning Map



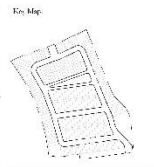
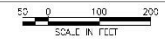


Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP) Aerial Map





Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP)



Proposed:

1. LOTS 2 - 100' FRONT SETBACK
2. STREET - BRIDGE LIGHTS ON STREET
3. PUBLIC - PUBLIC UTILITIES ON STREET
4. STREET - 40' SIDE SETBACK
5. STREET - BRIDGE LIGHTS ON STREET
6. LOTS - 20' SIDE SETBACK
7. LOTS - 20' SIDE SETBACK
8. LOTS - 20' SIDE SETBACK
9. LOTS - 20' SIDE SETBACK
10. LOTS - 20' SIDE SETBACK
11. LOTS - 20' SIDE SETBACK
12. LOTS - 20' SIDE SETBACK
13. LOTS - 20' SIDE SETBACK
14. LOTS - 20' SIDE SETBACK
15. LOTS - 20' SIDE SETBACK
16. LOTS - 20' SIDE SETBACK
17. LOTS - 20' SIDE SETBACK
18. LOTS - 20' SIDE SETBACK
19. LOTS - 20' SIDE SETBACK
20. LOTS - 20' SIDE SETBACK

Project Name:

MEADOW WOODS P.D. PARCEL 30.1

Submitted To:

ORANGE COUNTY, FL

Submitted By:

MASTER SITE & PHASE PLAN

Sheet No.:

C2.00

Date:

October 4, 2017

MEADOW WOODS P.D. PARCEL 30.1

Submitted To: ORANGE COUNTY, FL

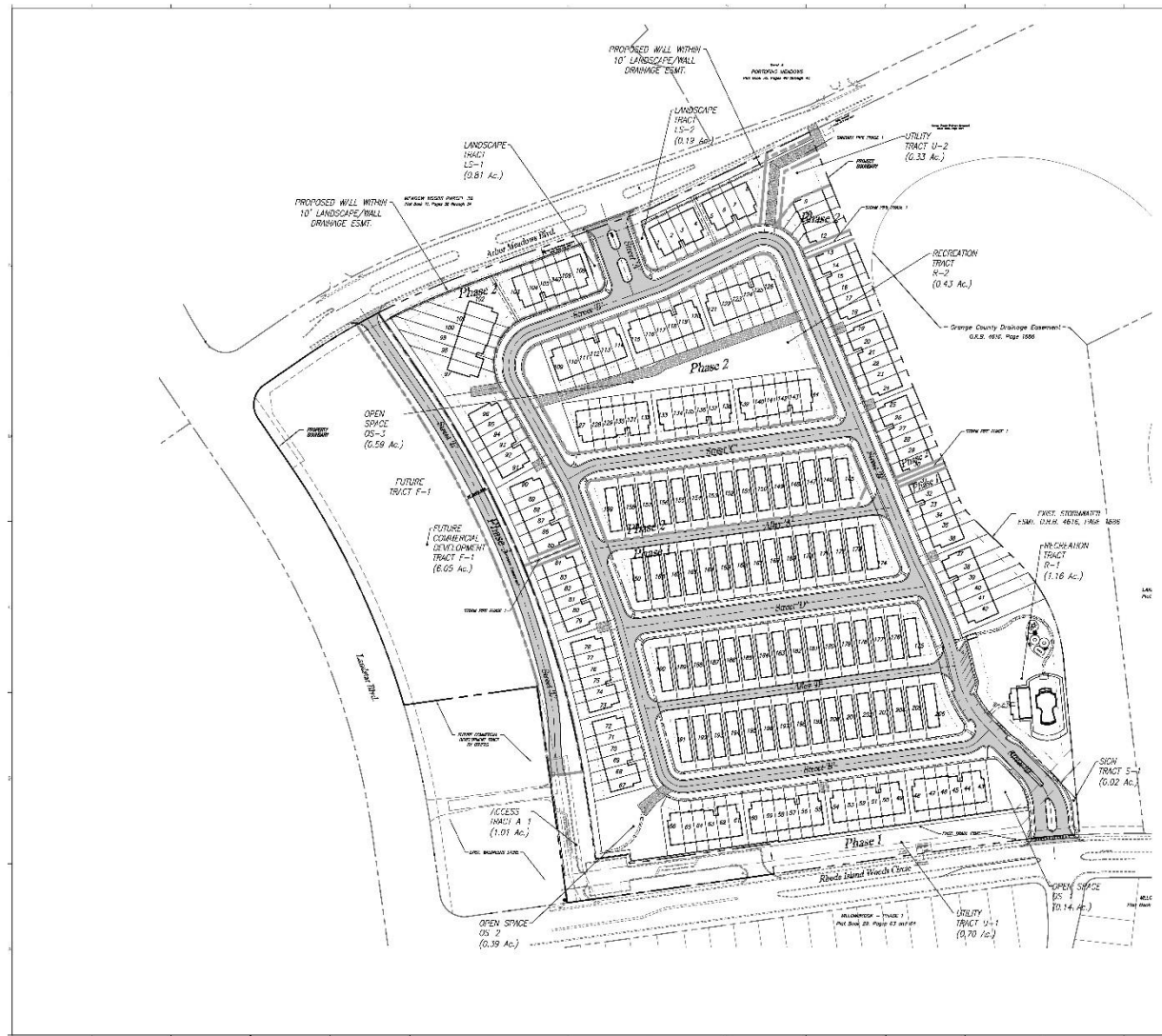
Submitted By: MASTER SITE & PHASE PLAN

Sheet No.: C2.00

Date: October 4, 2017



Poulos & Bennett, LLC
2015 E. Palmetto St., Orlando, FL 32817
Tel: 407.875.1234 www.poulosandbennett.com
e.g. No. 11, 7510



C:\Users\jordan\OneDrive\Documents\MEADOW WOODS P.D. PARCEL 30.1\MEADOW WOODS P.D. PARCEL 30.1.dwg



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Meadow Woods Planned Development (PD) / Parcel 30.1 Preliminary Subdivision Plan (PSP) dated “Received October 4, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

Board of County Commissioners

Public Hearings

November 28, 2017