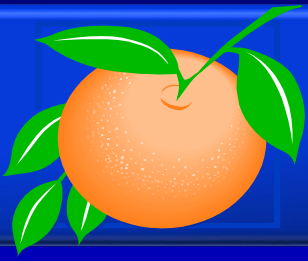


Board of County Commissioners

Public Hearings

March 26, 2024



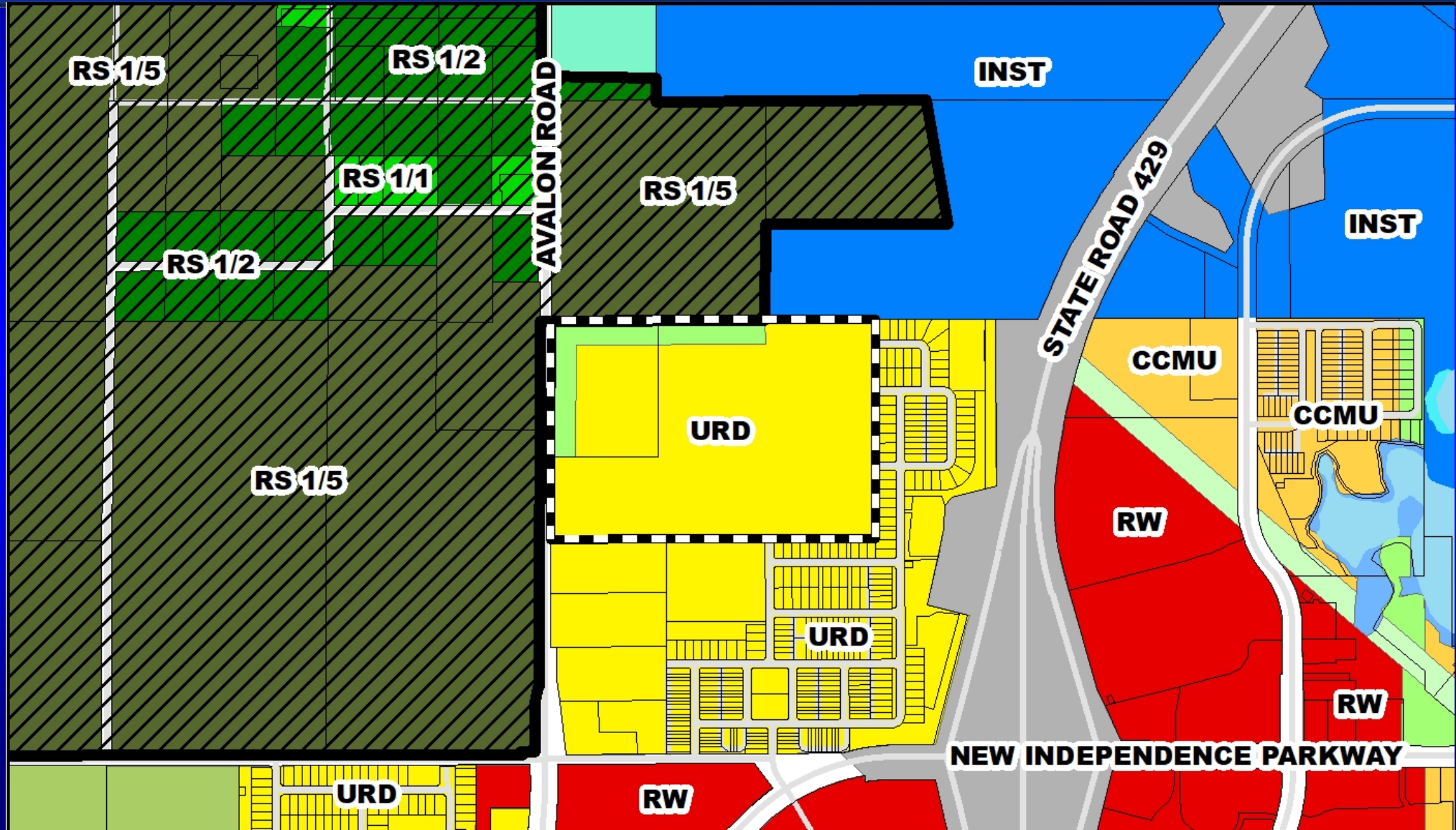
Diocese of Orlando Preliminary Subdivision Plan

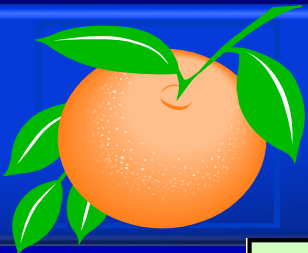
- Case:** PSP-23-04-141
- Applicant:** Steven Thorp, AICP, Dream Finders Homes
- District:** 1
- Acreage:** 59.56 gross acres
- Location:** Generally located north of New Independence Parkway and east of Avalon Road.
- Request:** To subdivide 59.71 acres to construct 183 single-family residential dwelling units and the following waiver from Sec. 38-1384(i)(4) of Orange County Code:
1. A waiver from Sec. 38-1384(i)(4) is requested to eliminate the requirement for vehicular access to garages or other off-street parking surfaces on all lots greater than fifty (50) feet in width that face neighborhood squares and parks to be provided from a rear alley easement or from a front driveway where the garages are located at or beyond the rear wall of the primary structure, specifically on Lots 151-171 and 174-177.



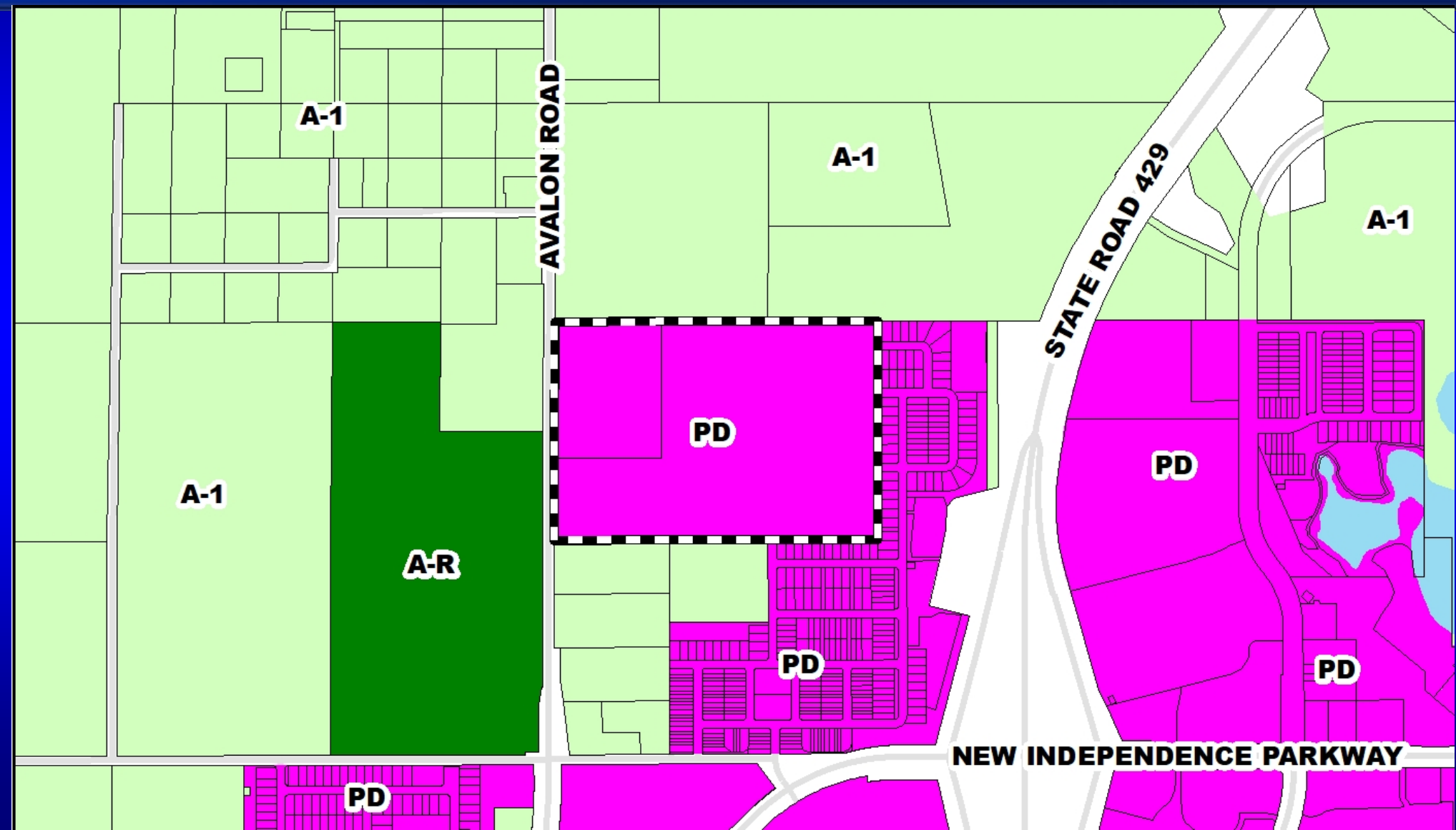
Diocese of Orlando Preliminary Subdivision Plan

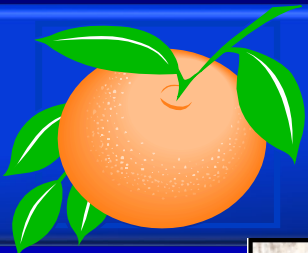
Future Land Use Map



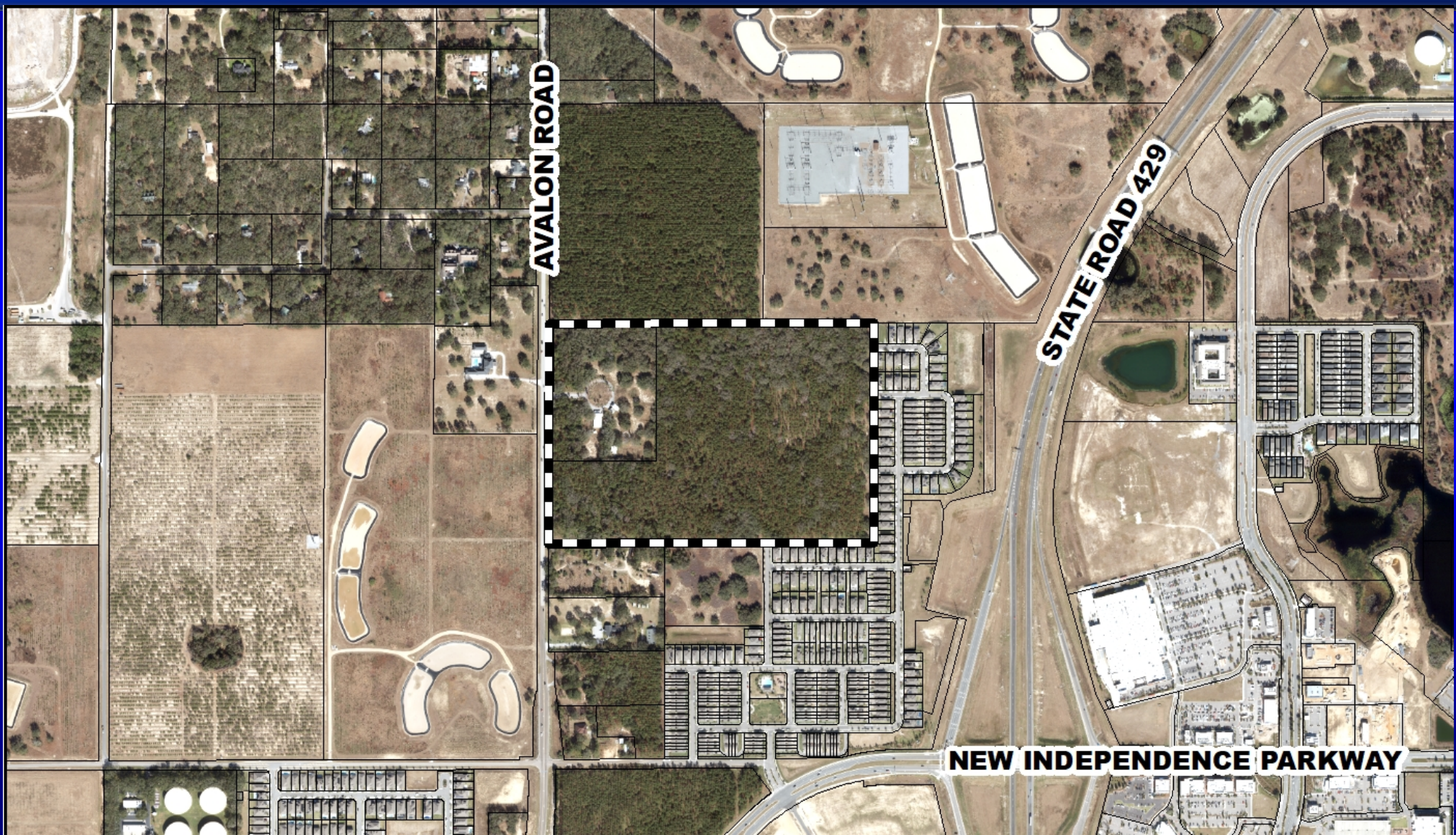


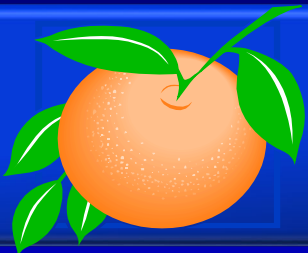
Diocese of Orlando Preliminary Subdivision Plan Zoning Map





Diocese of Orlando Preliminary Subdivision Plan Aerial Map

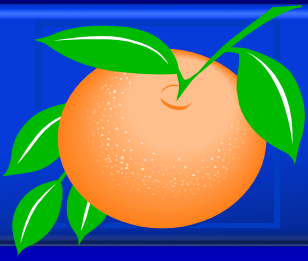




Action Requested

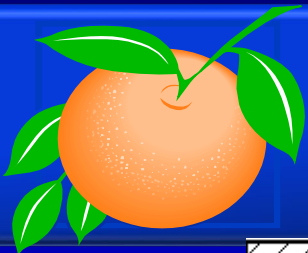
Make a finding of consistency with the Comprehensive Plan and APPROVE Diocese Subdivision PD - UNP / Diocese of Orlando PSP (PSP-23-04-141) dated “Received January 18, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

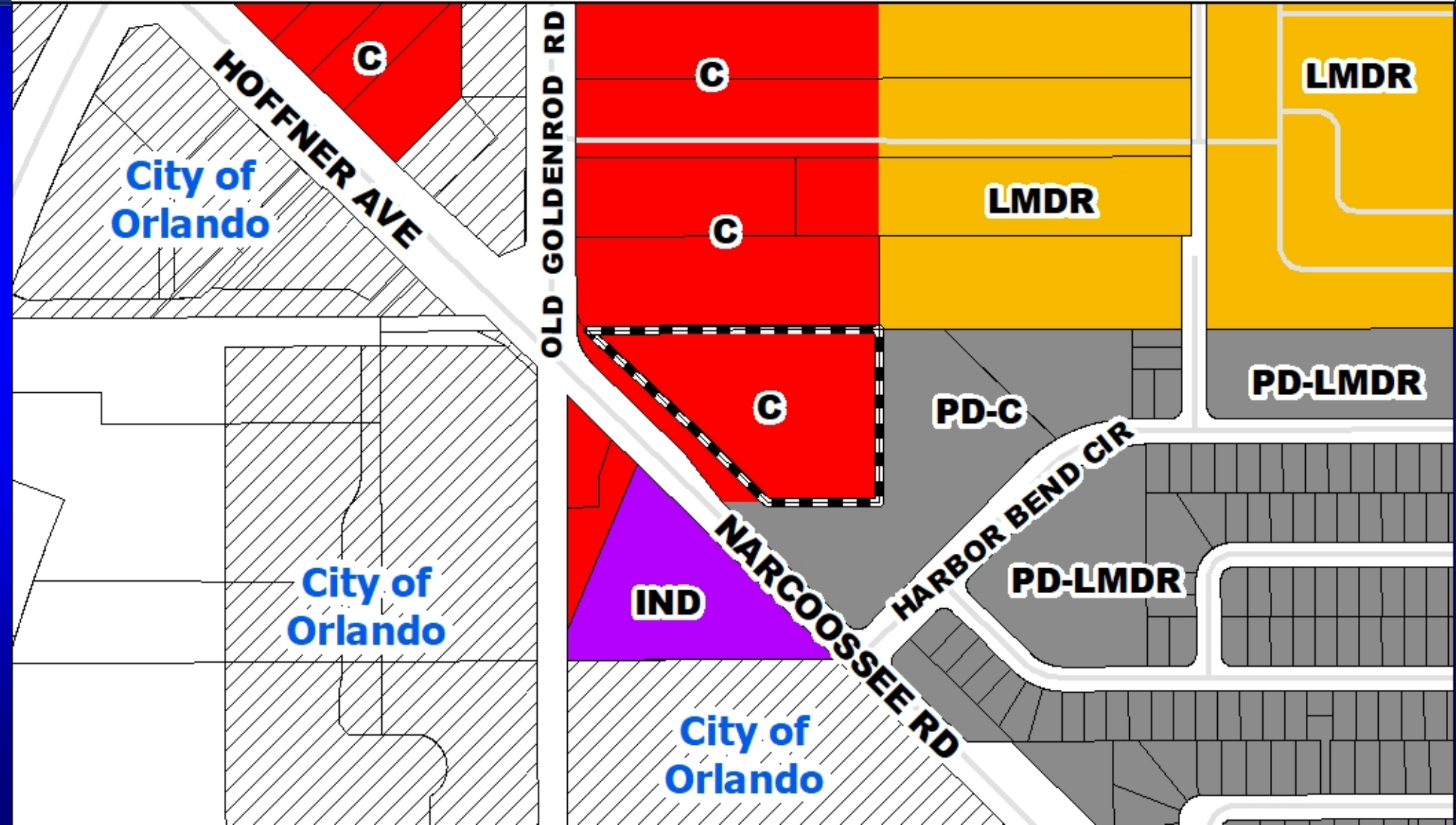


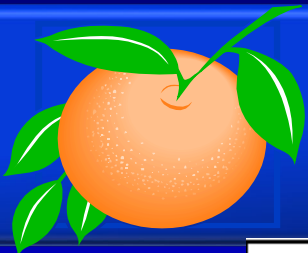
Harbor Bend Planned Development

- Case:** CDR-23-08-241
- Project Name:** Harbor Bend Planned Development
- Applicant:** Bryan Potts, Tannath Design, Inc.
- District:** 3
- Acreage:** 3.23 gross acres (affected area)
- Location:** Generally located east of South Goldenrod Road and north of Narcoossee Road. (6347 Narcoossee Road)
- Request:** To change the approved commercial uses from 61,753 square feet of retail uses to 50,272 square feet of hotel with 122 rooms; increase maximum building height for commercial uses from 35 feet to 50 feet; and update associated plan notes.

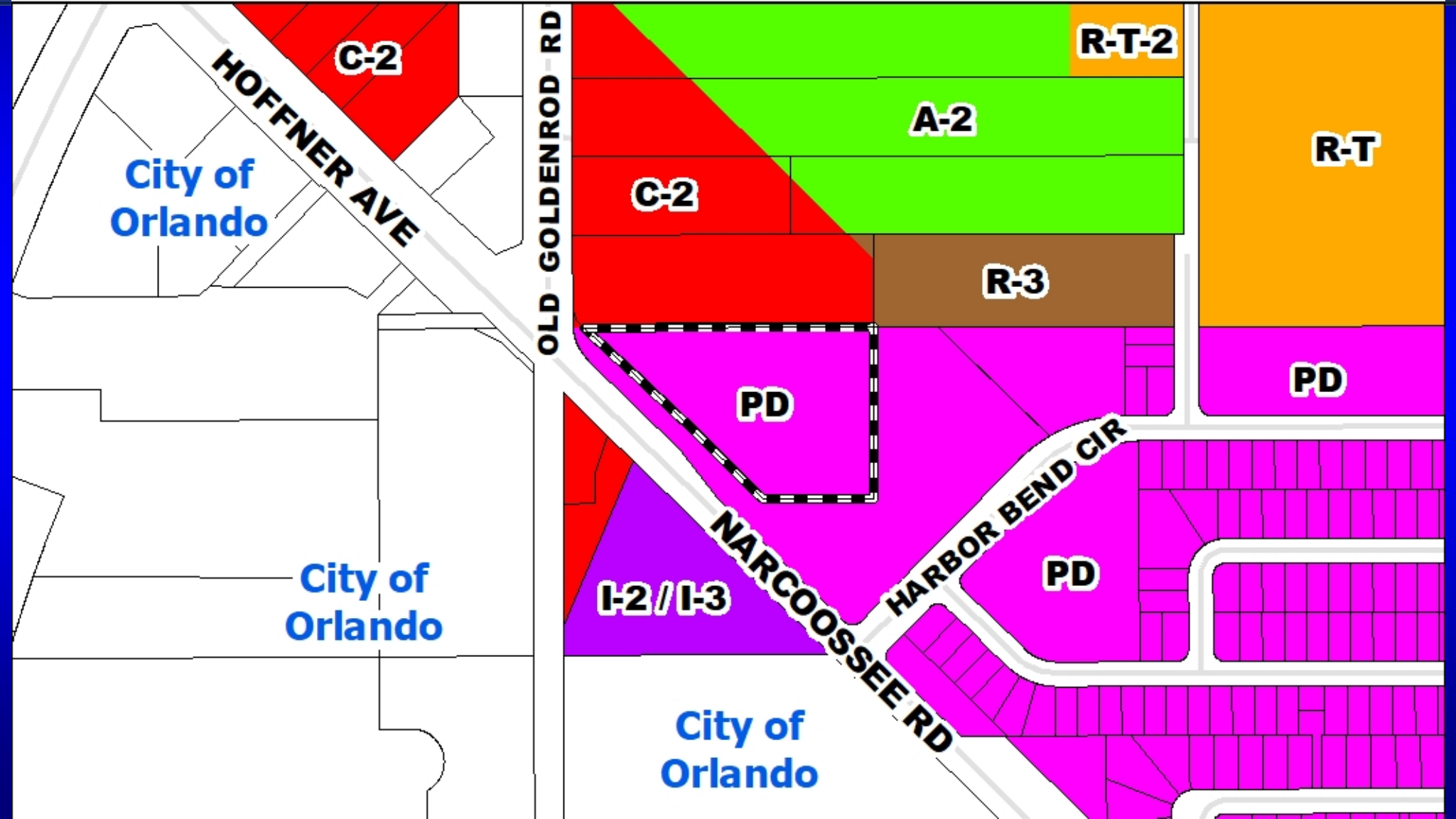


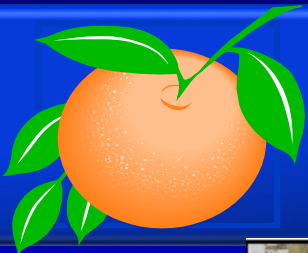
Harbor Bend Planned Development Future Land Use Map





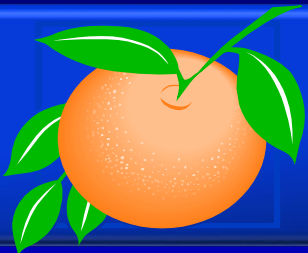
Harbor Bend Planned Development Zoning Map



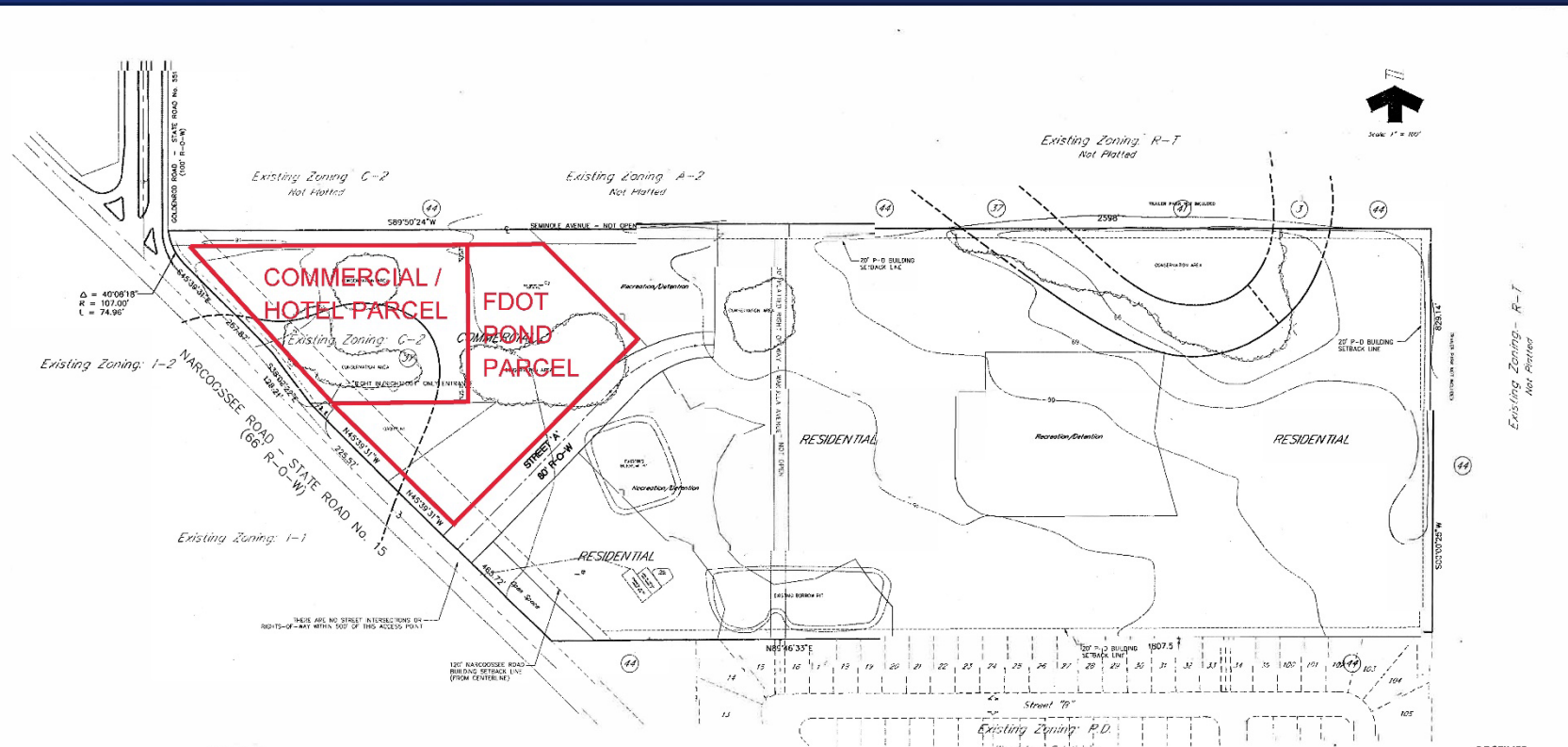


Harbor Bend Planned Development Aerial Map





Harbor Bend Planned Development Overall Land Use Plan



SITE DATA

Existing Zoning:	C-2, I-1 and A-2
Project Area:	71.5
Total Land Area:	61.49 Acres
Proposed Land Use:	Single Family Residential - 3,550 Acres Commercial/Hotel Parcel - 1.23 Acres
Proposed Density:	5.8 Units/Acre
Proposed Units:	349
Maximum Lot Size:	4,000 Sq Ft
Maximum Building Height:	50' Only Commercial/Hotel Parcel, except 35' within 100' of residential use or district
Open Space Requirement:	20% of 3,550 Acres
Open Space Provided:	Single Family Residential - 8.36 Acres
Secure Portage of Commercial:	30,727 sq. ft.
Open Space:	46,783 sq. ft.
Open Space Ratio:	100% 122 Rooms
Open Space:	100% 1.50
Recreation Required:	1.48 Acres
Recreation Provided:	3.22 Acres

New Home Requirements:

Existing Height:	35' or less
Setback:	5' Front, 5' Side, 10' Rear
Lot Area:	1,000 sq. ft. minimum
Lot Coverage:	15% maximum
Lot Shape:	Front: 100' min, Side: 70' min, Rear: 70' min
Lot Orientation:	Front: 40' x 100'
Lot Area:	4,000 sq. ft. minimum
Lot Coverage:	15% maximum
Lot Shape:	Front: 100' min, Side: 70' min, Rear: 70' min

LEGEND

SOLS LEGEND

Code	Land Use	Size	Rate	TPS	Rate	Total	Rate	Est	Rate	Total	Rate	Est
110	Hotel	122 Rooms	1.50	1.92	0.02	76	43	33	0.75	59	44	48

- GENERAL NOTES**
- A PRELIMINARY REQUEST FOR A 22' P-D BUILDING SETBACK FOR RESIDENTIAL LOTS AROUND PARCELS.
 - THE PROPOSED AVERAGE DAILY TRAFFIC IS 1940 TRIPS/DAY (10 TRIPS/HOUR).
 - A PORTION OF SEMINOLE AVENUE AND NARCOSSEE AVENUE RIGHT-OF-WAY SHALL BE VACATED.
 - ORANGE COUNTY PUBLIC UTILITIES TO PROVIDE POTABLE WATER AND WASTEWATER SERVICE.
 - THE SUBJECT PROPERTY IS LOCATED IN LUBON ZONE "C" ACCORDING TO F.E.W.A. MAP CORRECTION NUMBER 1001 OF 1980, DATED AUGUST 5, 1980.
 - STORMWATER PONDS SHALL BE DESIGNED IN ACCORDANCE WITH ORANGE COUNTY RULES AND REGULATIONS. PONDS SHALL BE WEIR DETENTION FACILITIES WITH A BLEED DOWN ORF. U.S.
 - COMMERCIAL AREAS SHALL BE LIMITED TO C-1 USES ONLY.
 - All averages regarding wetlands and buffers are considered approximate until finalized by a Conservation Area Determination and/or Conservation Area Impact Permit. Reference OC Code Chapter 19 Environmental Control, Article 3, Wetland Conservation Areas.
 - The changes to the PD proposed in CDR 23-08-24 shall apply only to the Commercial/Hotel Parcel.

RECEIVED
DEC 09 1995
ORANGE COUNTY
PLANNING DEPARTMENT

DATE	DESCRIPTION	BY	CHKD	APPD

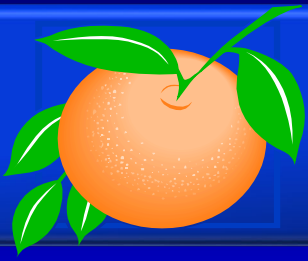
TAWATH DESIGN INC.
10000 WINDY HILL ROAD
ORLANDO, FLORIDA 32837
407.253.1111

LAND USE PLAN

PROJECT: HARBOR BEND P.D., ORANGE COUNTY, FLORIDA

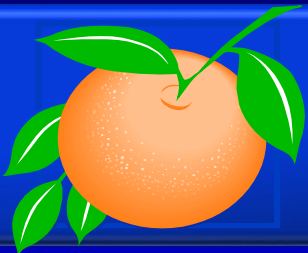
DATE: 11/8/96
SCALE: 1" = 100'
SHEET: 2 OF 2

JOB NO.: 96060.01



Harbor Bend Planned Development New Conditions

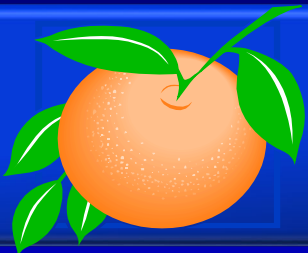
17. The hotel shall have a maximum building height of 47 ft.
18. With the exception of delivery vehicles serving the hotel, dual-rear wheel vehicles, including semi-trucks, shall be prohibited on site.
19. Outdoor balconies and exterior room access shall be prohibited.
20. Enhanced landscaping shall be provided along the eastern boundary of the property with tree plantings required every 25 feet on center, alternating between live oaks and magnolias.
21. A 6 ft. tall opaque vinyl fence shall be provided along the eastern boundary of the property, between the enhanced landscaping and east property line.



Action Requested

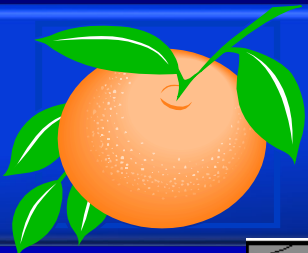
Make a finding of consistency with the Comprehensive Plan and APPROVE Harbor Bend PD dated “Received November 3, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with new Conditions 17-21.

District 3

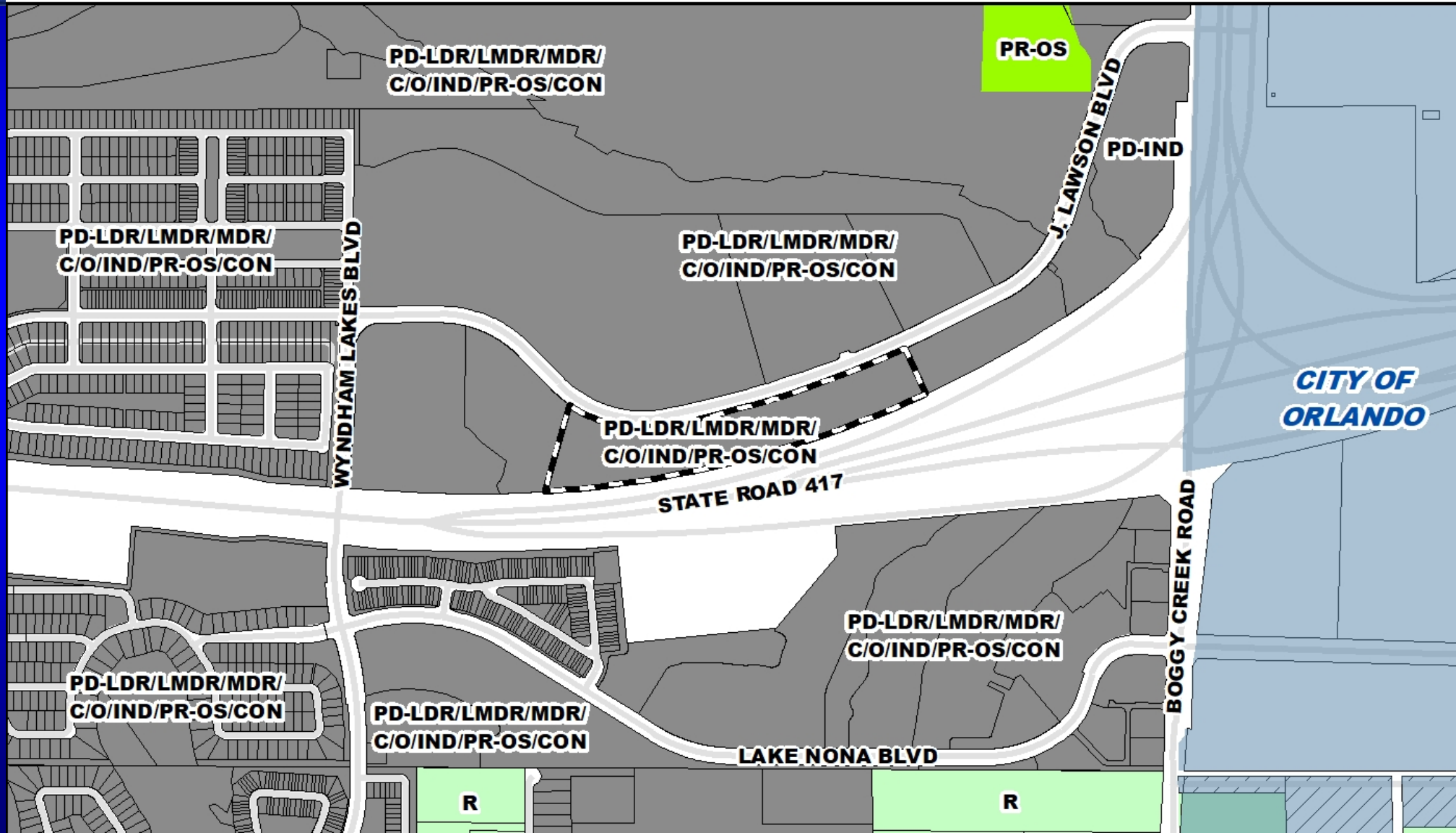


Ginn Property Planned Development

- Case:** CDR-23-09-297
- Applicant:** Julie Salvo, Tavistock Development Company
- District:** 4
- Acreage:** 1,711.62 gross acres (overall PD)
16.67 gross acres (affected parcel only)
- Location:** Generally located north of State Road 417 and west of Boggy Creek Road.
- Request:** To allow the C-2 use of new and used car dealers on Parcel 6B.

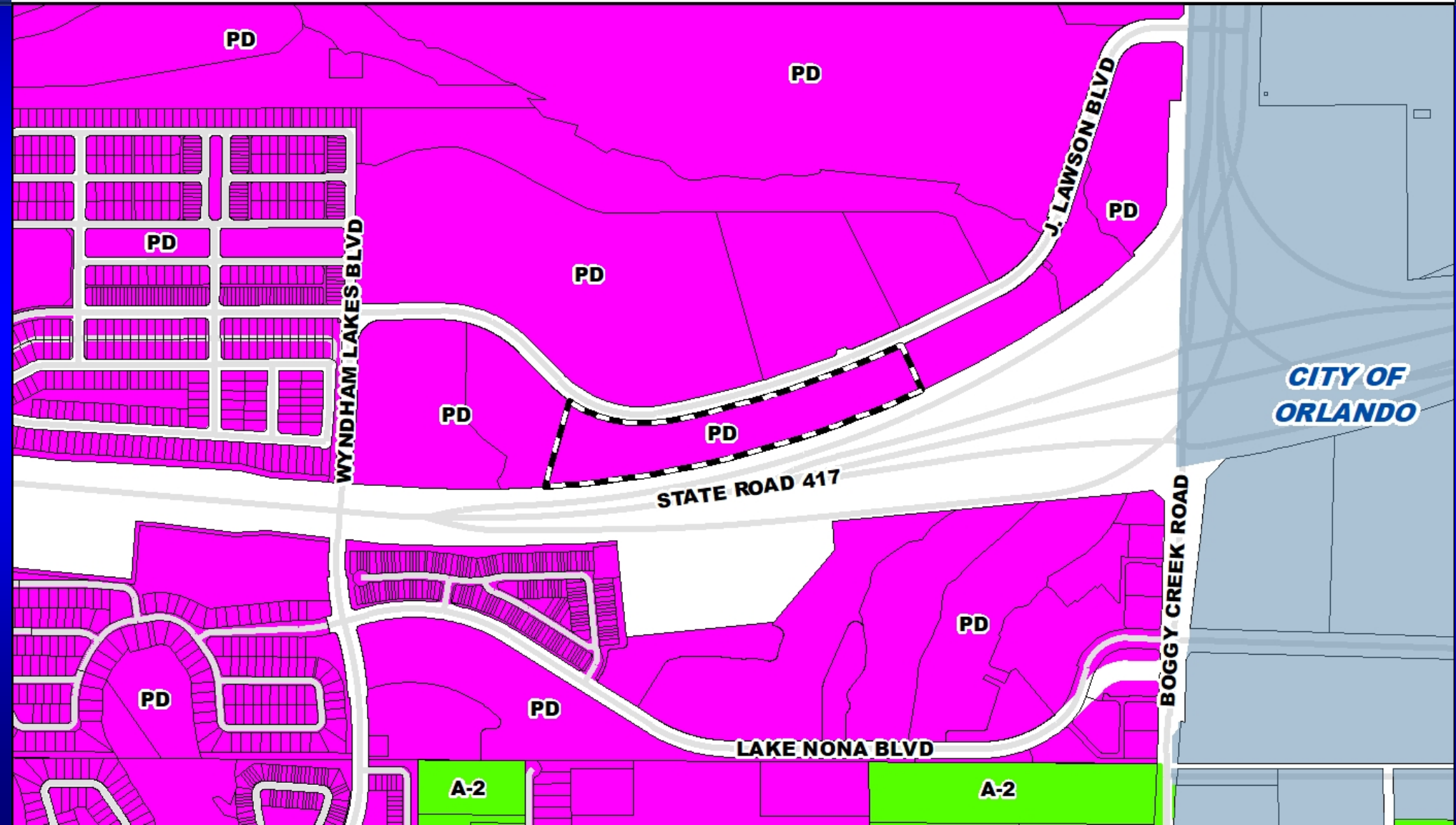


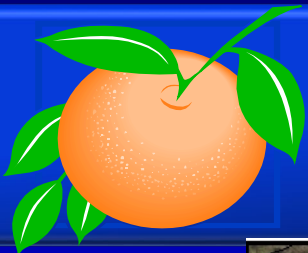
Ginn Property Planned Development Future Land Use Map



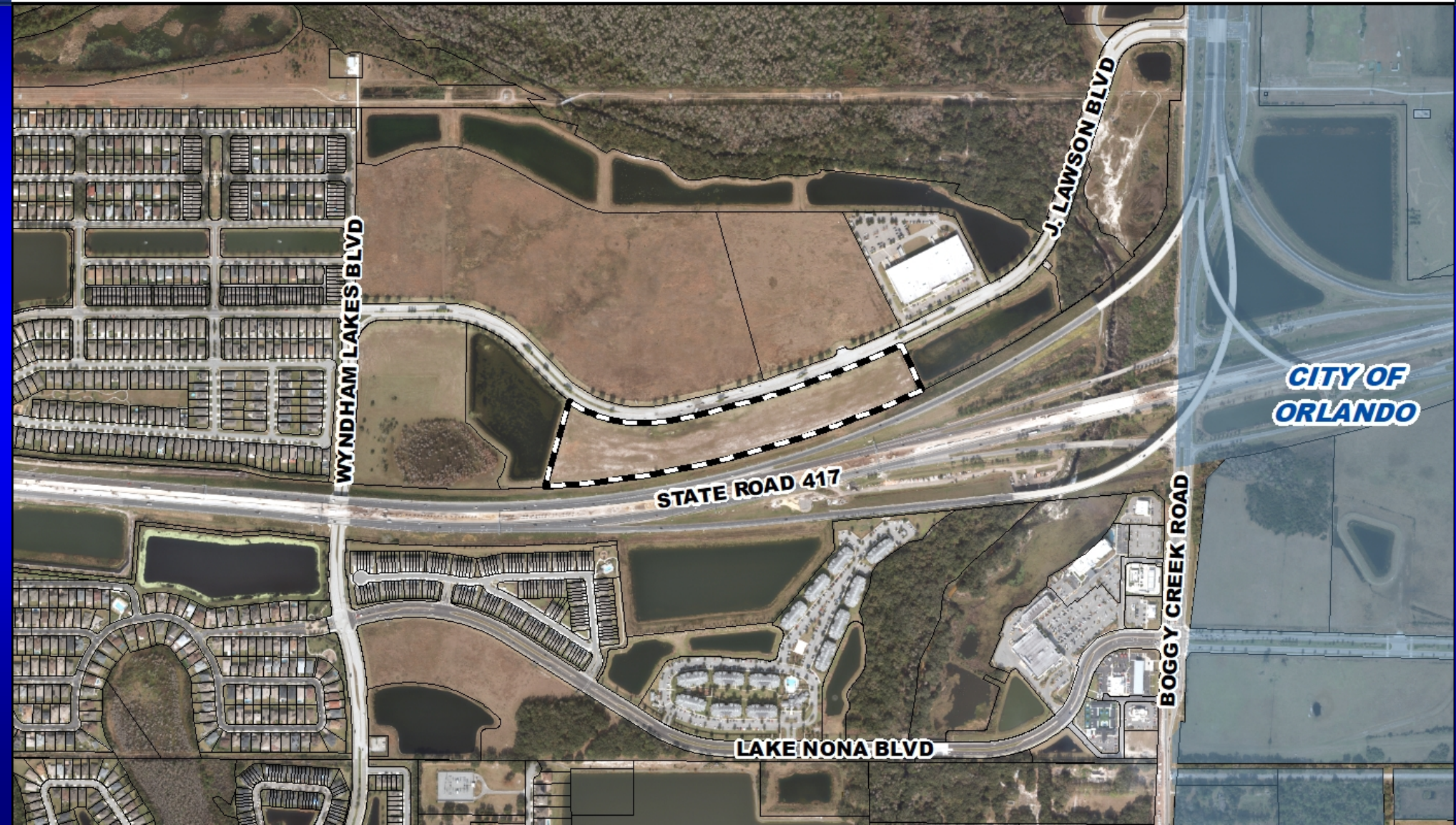


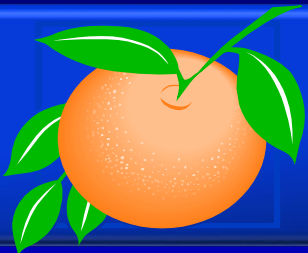
Ginn Property Planned Development Zoning Map





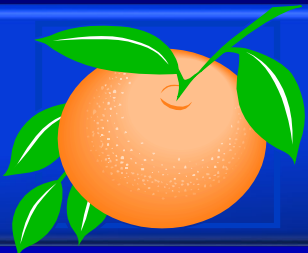
Ginn Property Planned Development Aerial Map





Ginn Property Planned Development New Condition

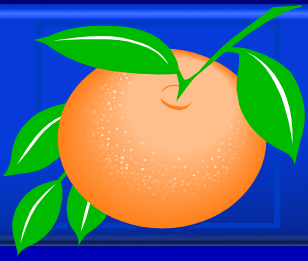
13. The developer will be required to submit an operational analysis for the proposed development on each of Parcels 6B, 6C, and 1B. Based on CMS data as of March 2024, the developer acknowledges that proportionate share mitigation offered to offset transportation concurrency deficiencies attributable to such development is anticipated to contemplate the construction of a traffic signal and/or other operational improvement at the intersection of J Lawson Boulevard and Wyndham Lakes Boulevard; accordingly, prior to or in connection with execution of a proportionate share agreement for one or more of those parcels (the “Proportionate Share Agreements”), the developer will enter into an agreement with the County to pipeline proportionate share mitigation paid in connection with development of those parcels into construction of the signal and/or other operational improvement. Proportionate share amounts paid to the County pursuant to the Proportionate Share Agreements shall be creditable against transportation impact fees for the subject project(s).



Action Requested

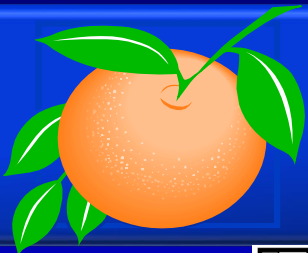
Make a finding of consistency with the Comprehensive Plan and APPROVE Ginn Property Planned Development (PD) (CDR-23-09-297) dated “Received December 19, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with new Condition 13.

District 4



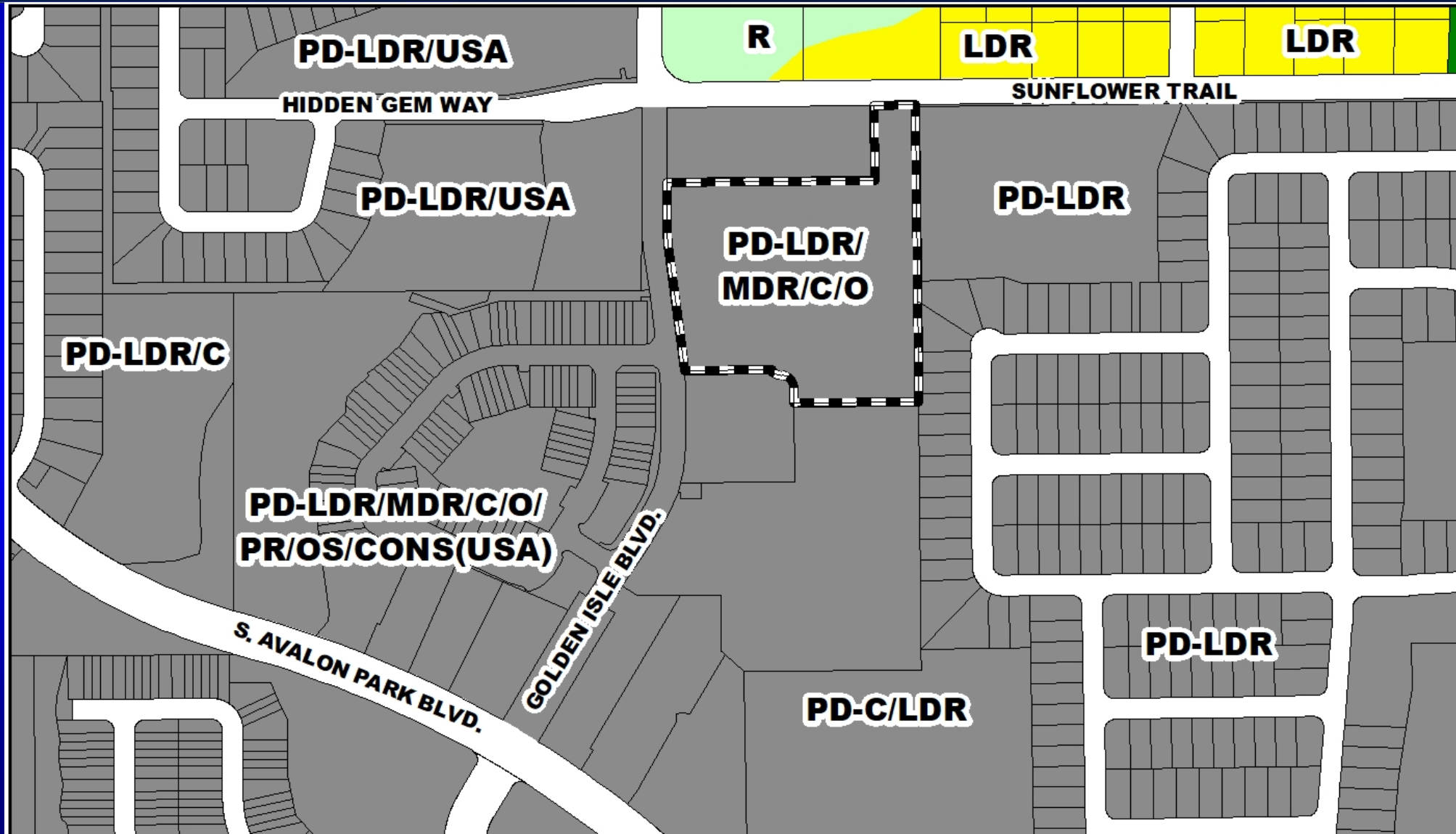
Spring Isle Planned Development

- Case:** CDR-23-09-295
- Applicant:** Chad Moorhead, P.E., Madden, Moorhead & Stokes, LLC,)
- District:** 4
- Acreage:** 224.87 gross acres (overall PD)
7.10 gross acres (affected parcel only)
- Location:** Generally located north of Avalon Park Boulevard and east of Golden Isle Boulevard.
- Request:** To add the C-3 use of veterinary services with outdoor runs or compounds, animal shelters, boarding kennels, animal compounds, training of animals, and cat and dog grooming to Parcel H.



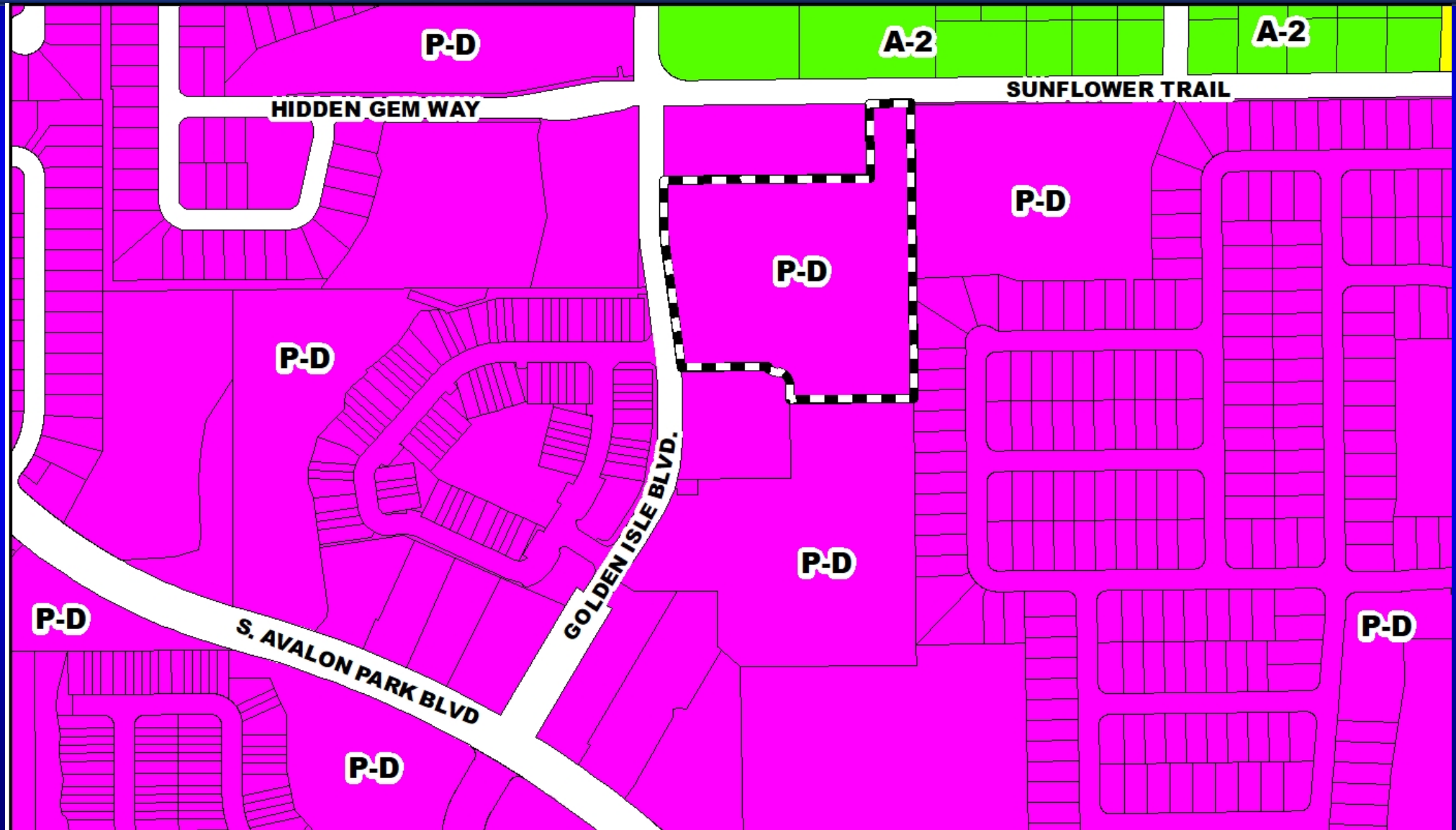
Spring Isle Planned Development

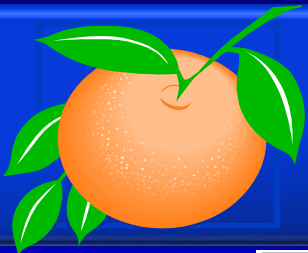
Future Land Use Map





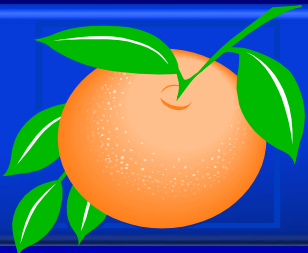
Spring Isle Planned Development Zoning Map





Spring Isle Planned Development Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Spring Isle Planned Development (CDR-23-09-295) dated “Received November 30, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

Board of County Commissioners

Public Hearings

March 26, 2024