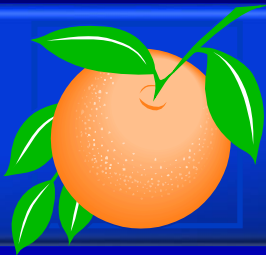


*Board of County Commissioners*

# Public Hearings

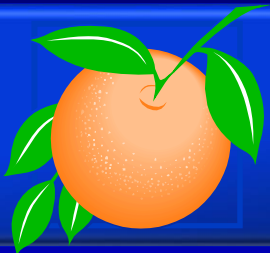
**August 1, 2017**



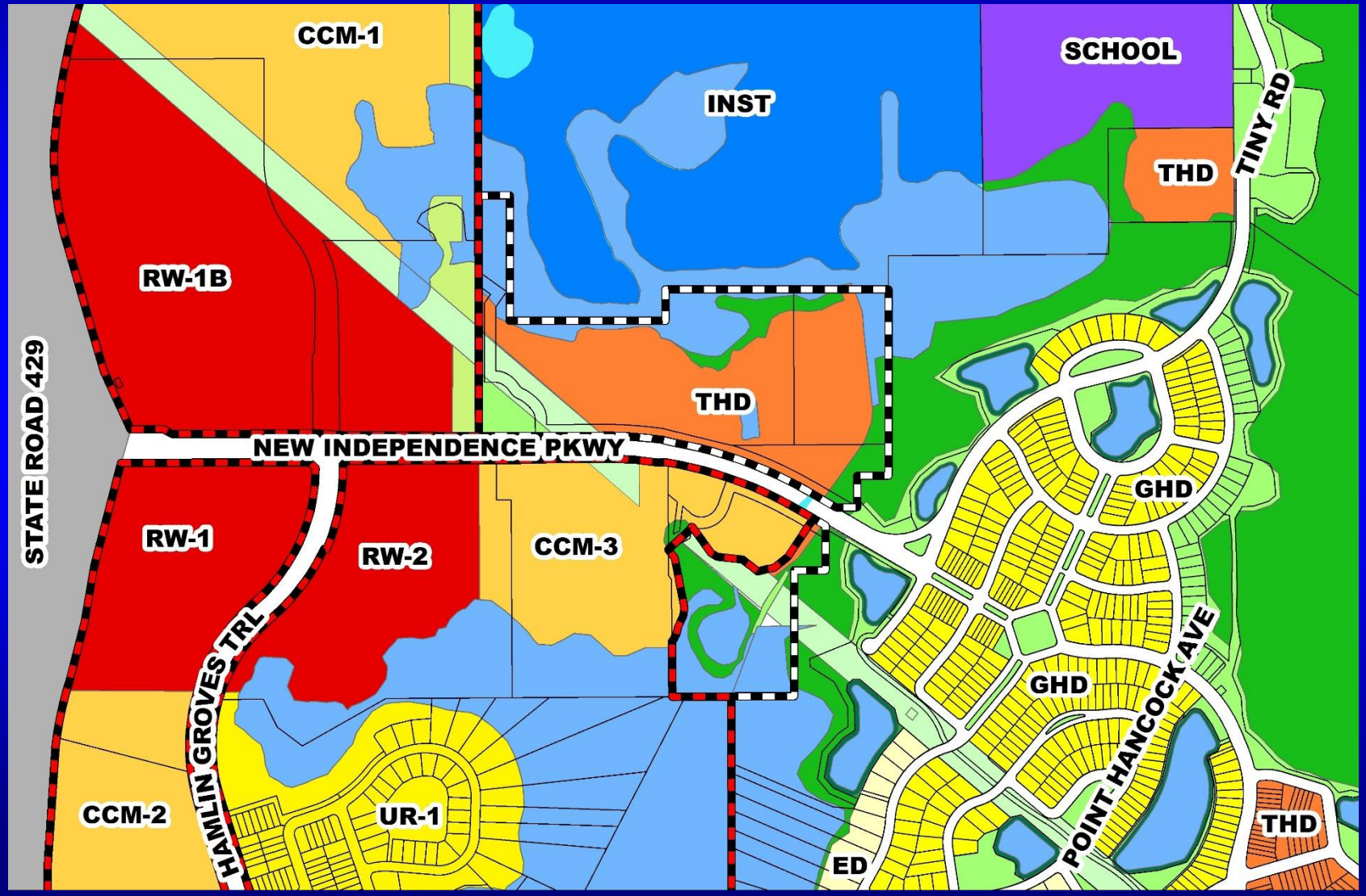
## Hamlin

# Planned Development / Unified Neighborhood Plan

- Case:** LUPA-17-03-086
- Project Name:** Hamlin PD / UNP
- Applicant:** Dennis Seliga, Boyd Development Corporation
- District:** 1
- Acreage:** 546.43 gross acres (*existing PD*)  
53.90 gross acres (*proposed for aggregation*)  
600.33 gross acres (*resulting acreage*)
- Location:** Generally east of State Road 429, along both sides of New Independence Parkway
- Request:** To expand the Hamlin PD/UNP through the aggregation of the adjacent 53.9-acre Avalon Woods I PD while establishing new PD Parcel CCM-3b. The associated development program is also being updated to reflect an additional 325 dwelling units (*formerly assigned to the Avalon Woods I PD*) and to redistribute 726,100 square feet of previously approved non-residential square footage within PD Parcels CCM-1, -2, -3, and -3b.



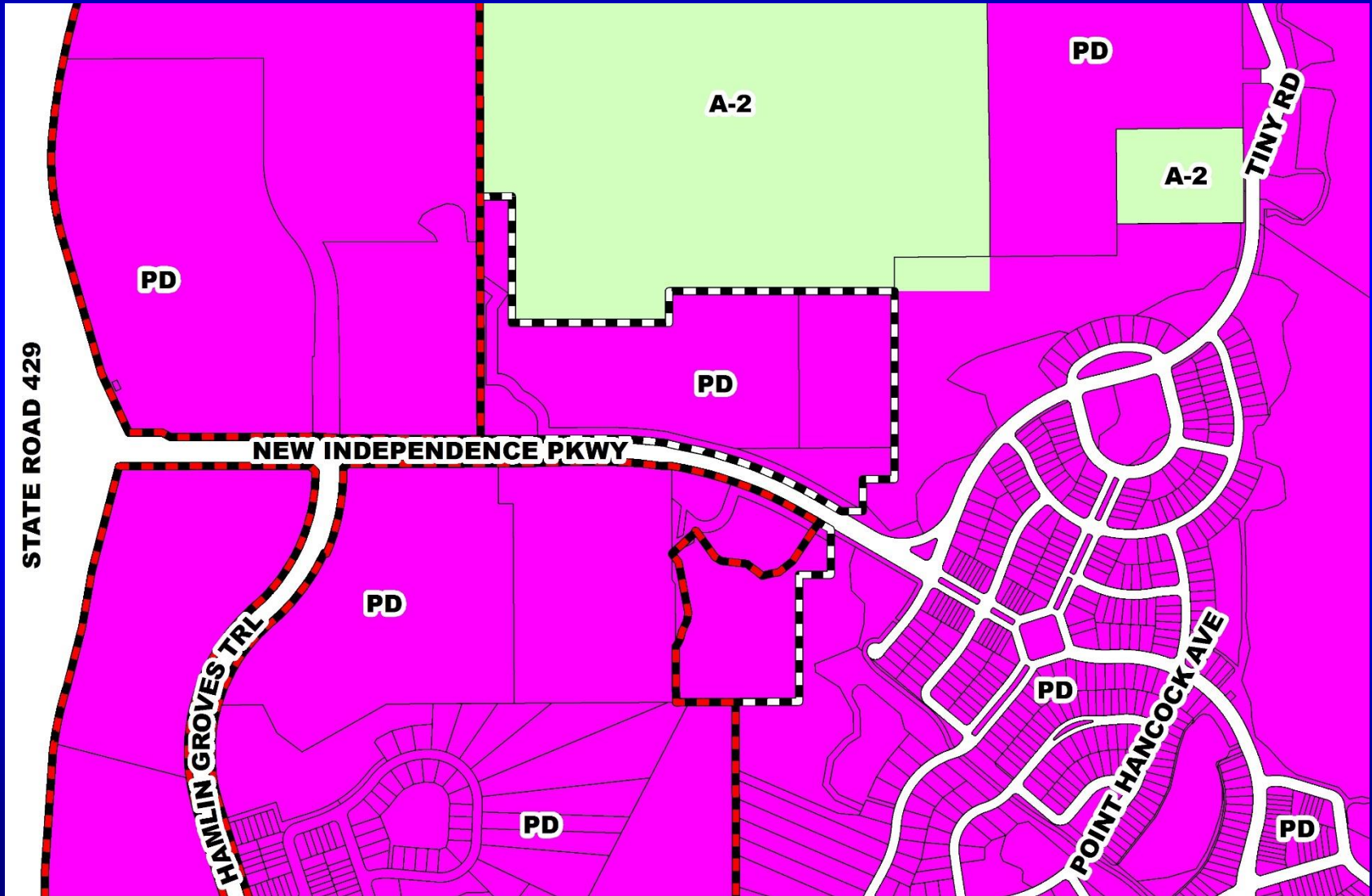
# Hamlin Planned Development / Unified Neighborhood Plan Future Land Use Map







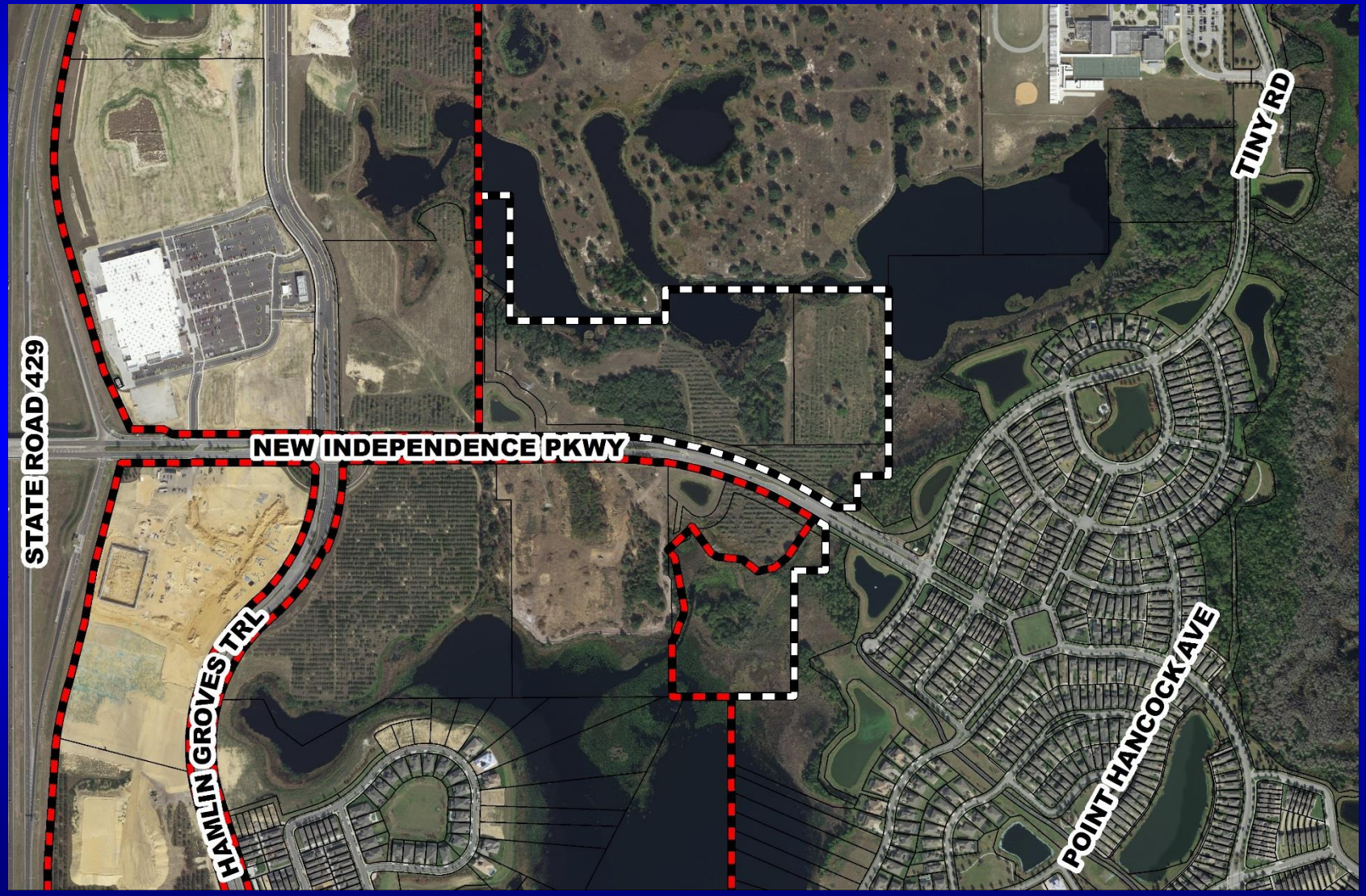
# Hamlin Planned Development / Unified Neighborhood Plan Zoning Map







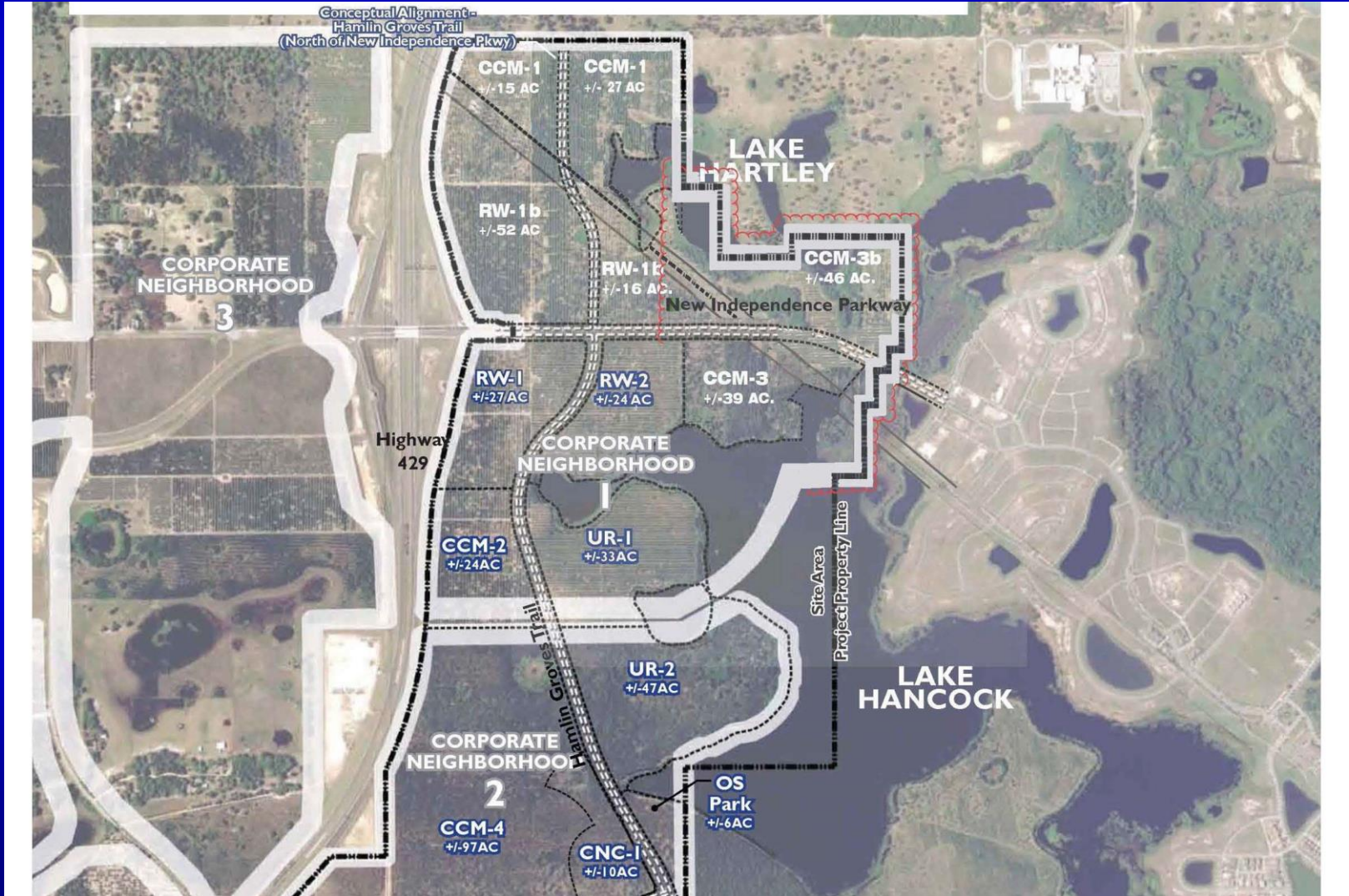
# Hamlin Planned Development / Unified Neighborhood Plan Aerial Map

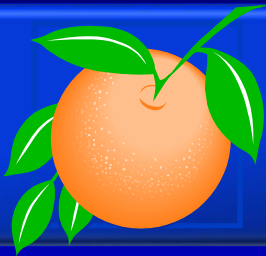






# Hamlin Planned Development / Unified Neighborhood Plan





# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Hamlin PD/UNP Land Use Plan Amendment dated “Received May 9, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# Hickory Nut Estates PD / Hickory Nut Estates Preliminary Subdivision Plan (PSP)

- Case:** PSP-16-06-222
- Project Name:** Hickory Nut Estates PD / Hickory Nut Estates PSP
- Applicant:** Marc Stehli, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 99.9 gross acres
- Location:** East of Lake County – Orange County Line / South of Old YMCA Road
- Request:** To subdivide 99.9 gross acres in order to construct forty (40) single-family residential dwelling units.

Additionally, one (1) waiver from Orange County Code Section 38-1384(i)(4) relating to vehicular access is being requested.





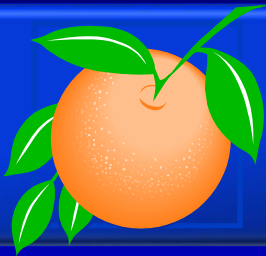
# Action Requested

**Continue the Hickory Nut Estates Planned Development (PD) / Hickory Nut Estates Preliminary Subdivision Plan (PSP) dated “Received January 9, 2017” to the August 22, 2017 BCC meeting at 2:00 p.m.**

**- AND -**

**Continue Consent Agenda Item E.4 to the August 22, 2017 BCC meeting.**

**District 1**



# **Old Cheney 10 Preliminary Subdivision Plan (PSP)**

**Case:** PSP-16-08-235

**Project Name:** Old Cheney 10 PSP

**Applicant:** Mark Kinchla, Mission Homes, LLC

**District:** 5

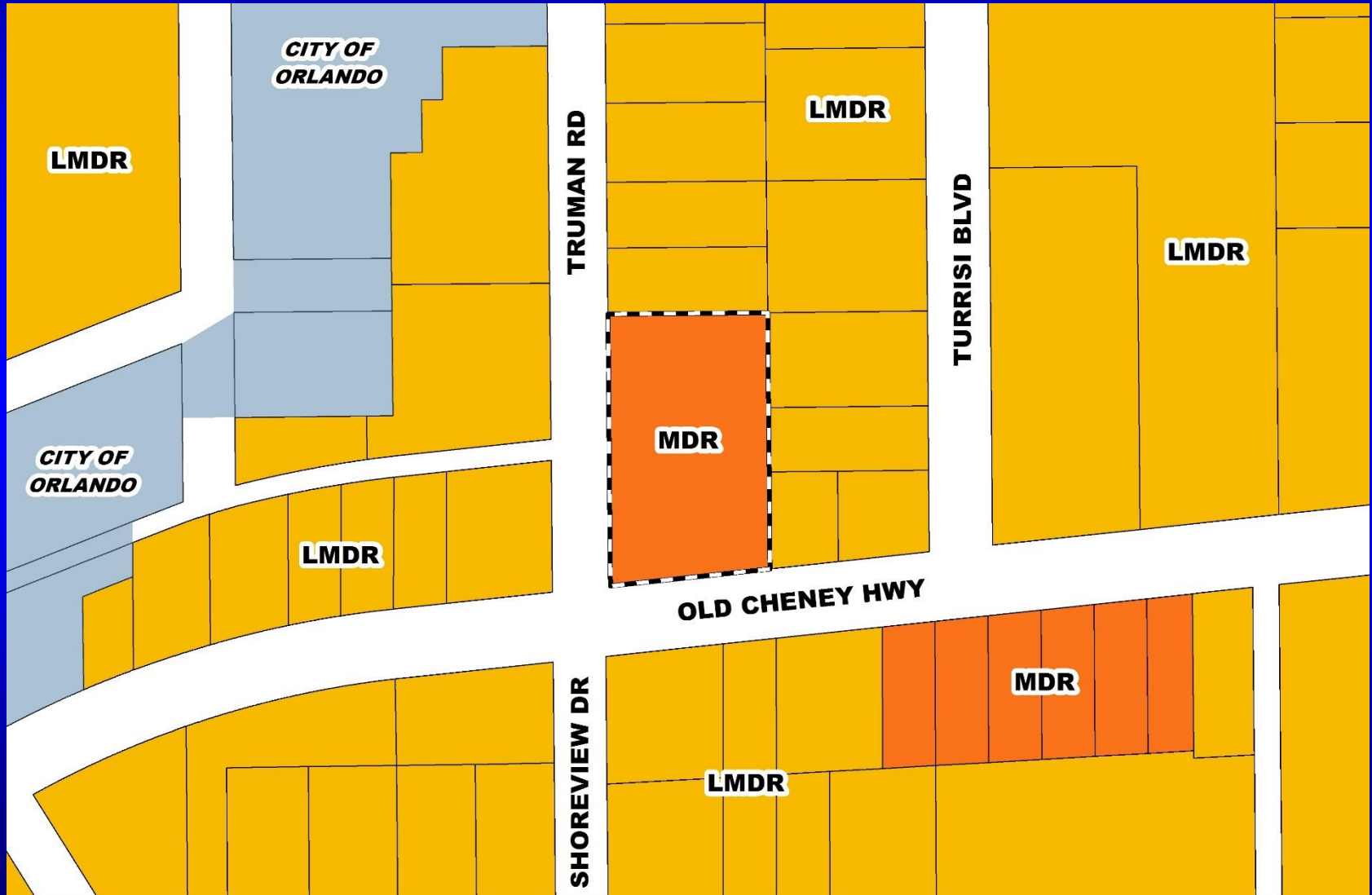
**Acreage:** 0.87-gross acre

**Location:** North of Old Cheney Highway / West of North Semoran Boulevard

**Request:** To subdivide 0.87 acre in order to construct 10 single-family attached residential dwelling units.



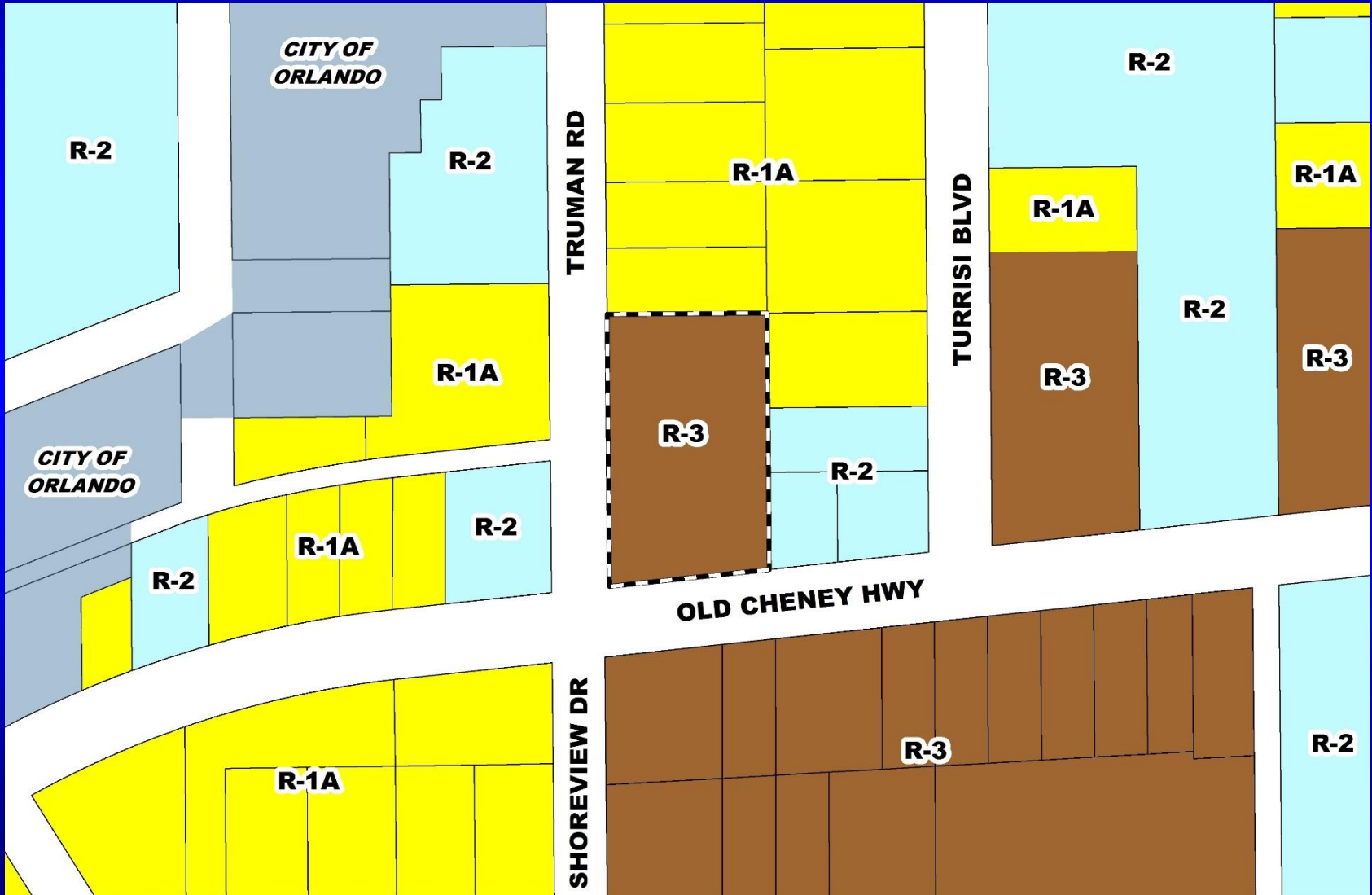
# Old Cheney 10 Preliminary Subdivision Plan (PSP) Future Land Use Map



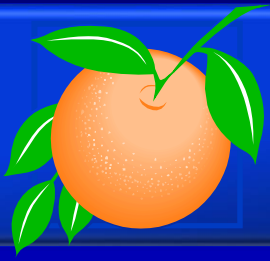




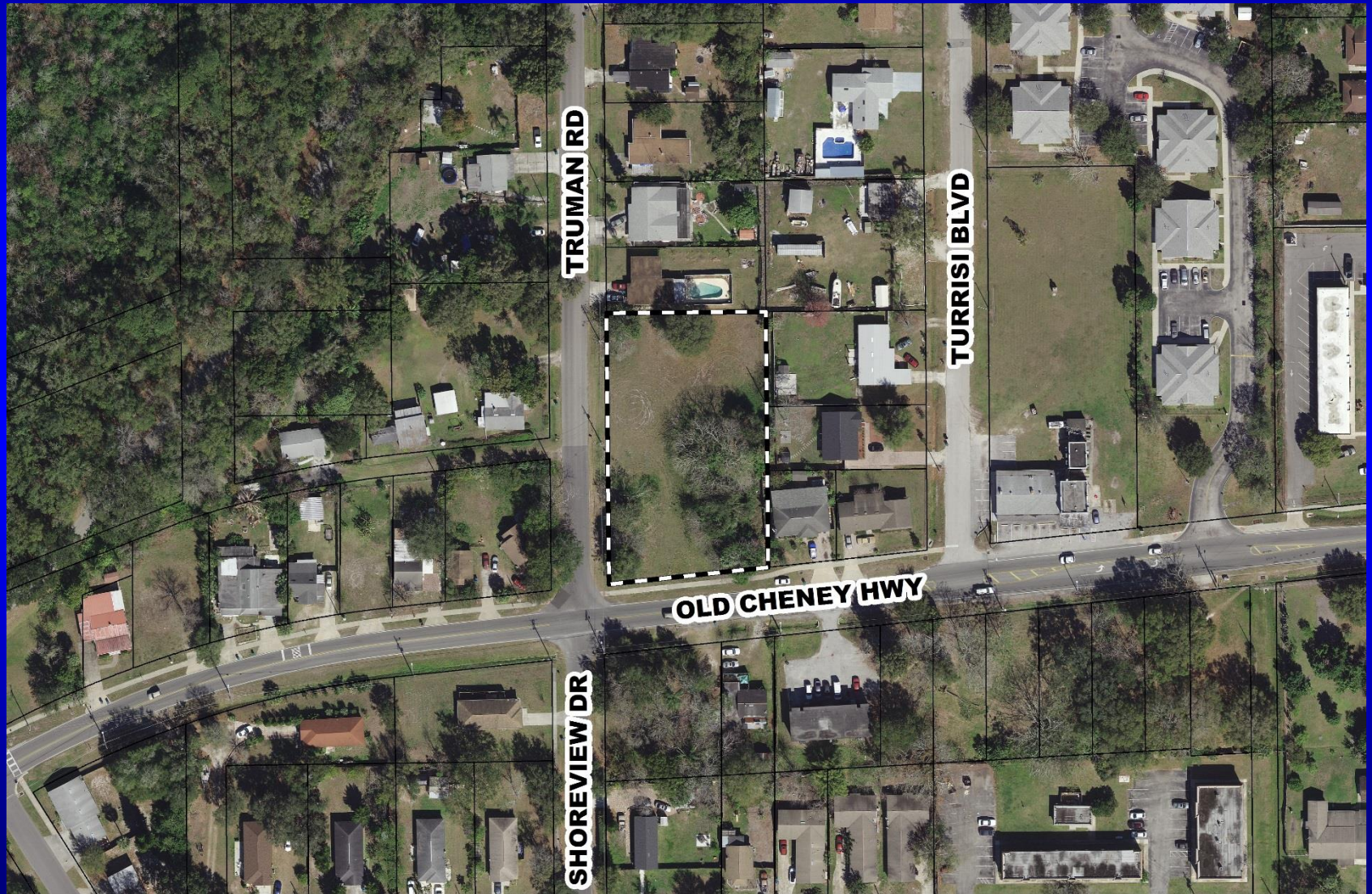
# Old Cheney 10 Preliminary Subdivision Plan (PSP) Zoning Map



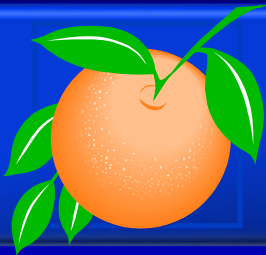




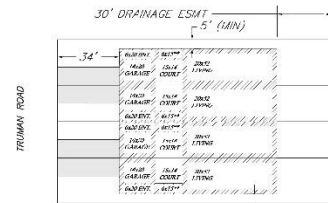
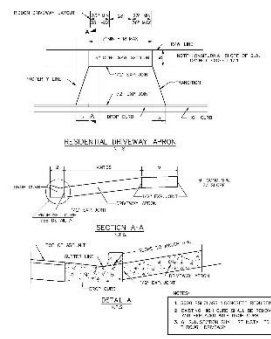
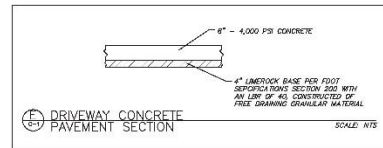
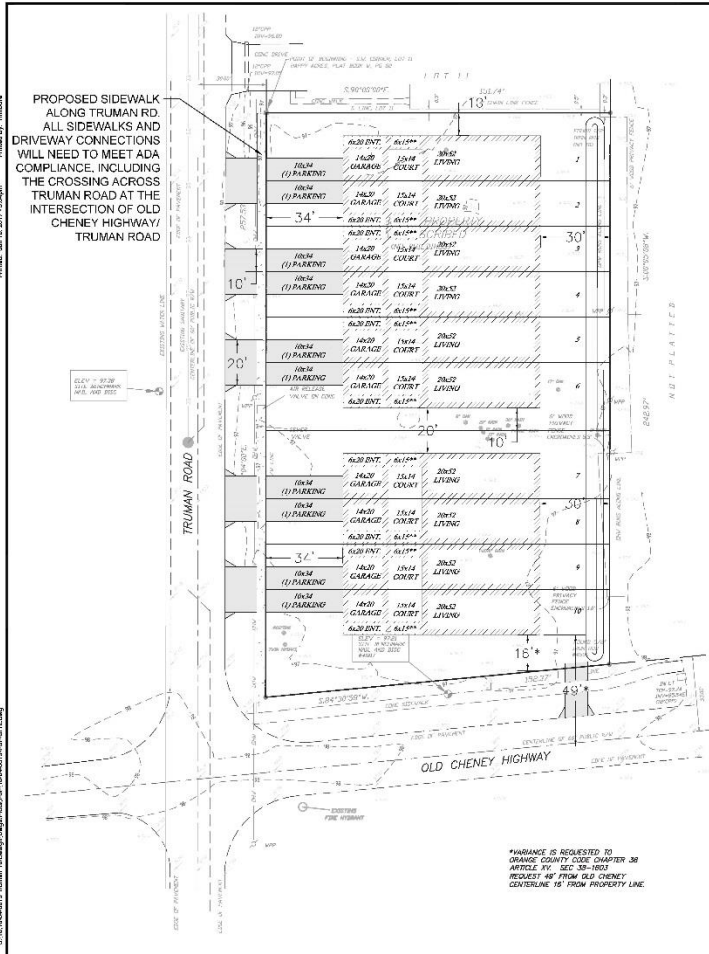
# Old Cheney 10 Preliminary Subdivision Plan (PSP) Aerial Map







# Old Cheney 10 Preliminary Subdivision Plan (PSP)



Planning Engineering Landscape Architecture Civil Engineering Surveying Environmental Science Construction Management	1000 S. US 90, SUITE 200 TAMPA, FL 33611 TEL: 813.249.8888 FAX: 813.249.8899 WWW.CWCONELLY.COM CA NUMBER: 0069, LA NUMBER: C226008311
<b>GEOMETRY PLAN</b>	
<b>OLD CHENEY 10 ORANGE COUNTY, FL MISSION HOMES</b>	
Project No.: 17166 Old Cheney 10 Preliminary Subdivision Plan (PSP) No. 44-0015-001 (PSP) (01/14/2015) Date: 01/14/2015 Scale: As Shown	Drawn: R. K. K. Check: C.C. C. Date: 01/14/2015 Sheet: 04 of 09

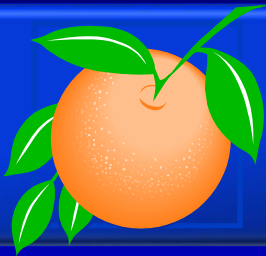




# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Old Cheney 10 Preliminary Subdivision Plan (PSP) dated “Received May 23, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**

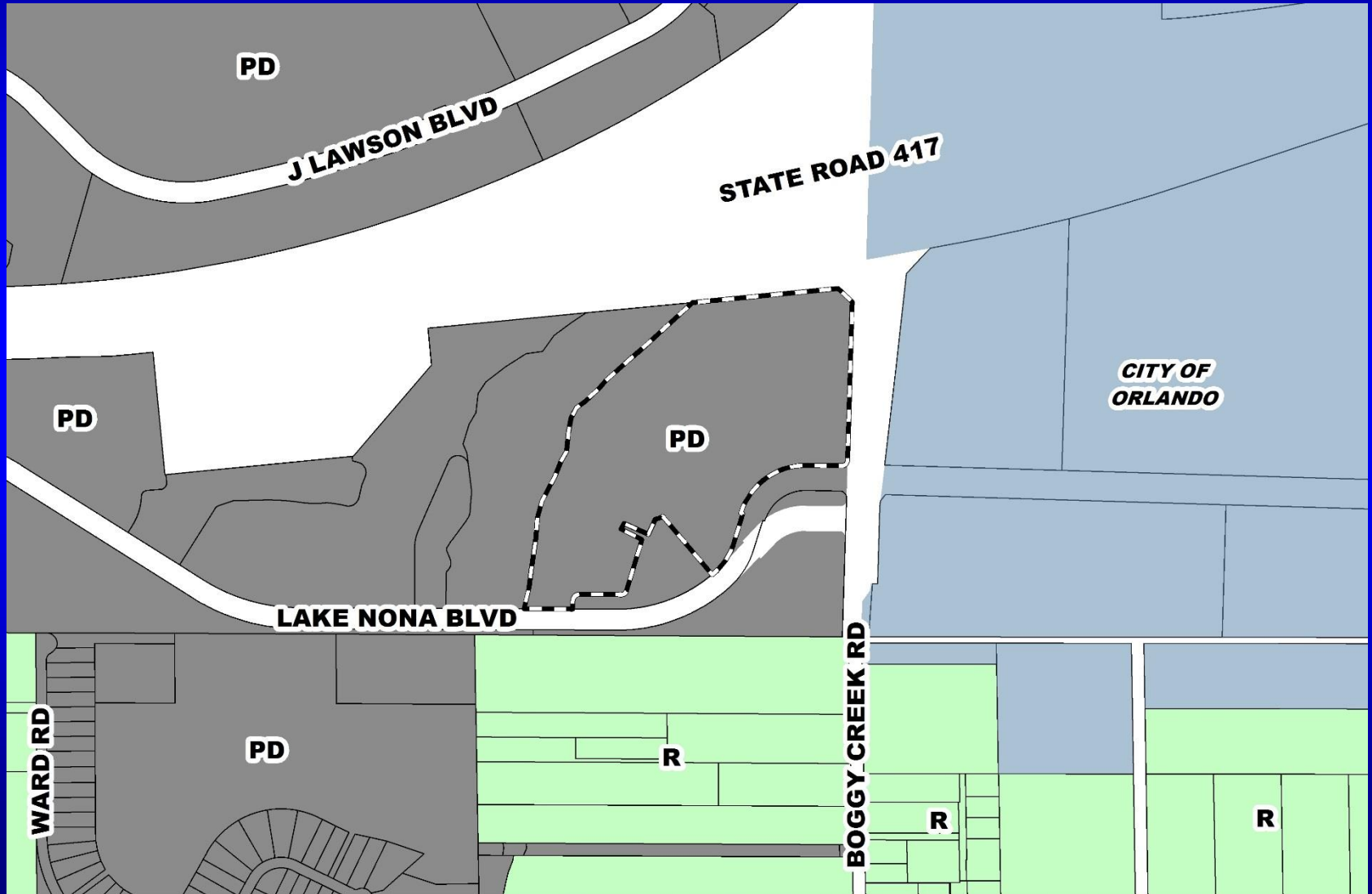


# **Ginn Property PD / Greenway Park Parcel 4 Preliminary Subdivision Plan (PSP)**

- Case:** PSP-17-01-019
- Project Name:** Ginn Property PD / Greenway Park Parcel 4 PSP
- Applicant:** Darren Pellegrin, Greenway Park, LLC
- District:** 4
- Acreage:** 32.1 gross acres
- Location:** South of SR 417 / West of Boggy Creek Road / North of Lake Nona Boulevard
- Request:** To subdivide 32.1 acres in order to create six (6) commercial lots and an associated conservation tract. This PSP will accommodate up to 350 hotel rooms, 5,000 square feet of office and 150,000 square feet of commercial uses.
- Additionally, one (1) waiver from Orange County Code Section 34-152(c) is requested to allow access to a landlocked parcel via an ingress / egress easement in lieu of a twenty (20) foot access to a dedicated public paved road.



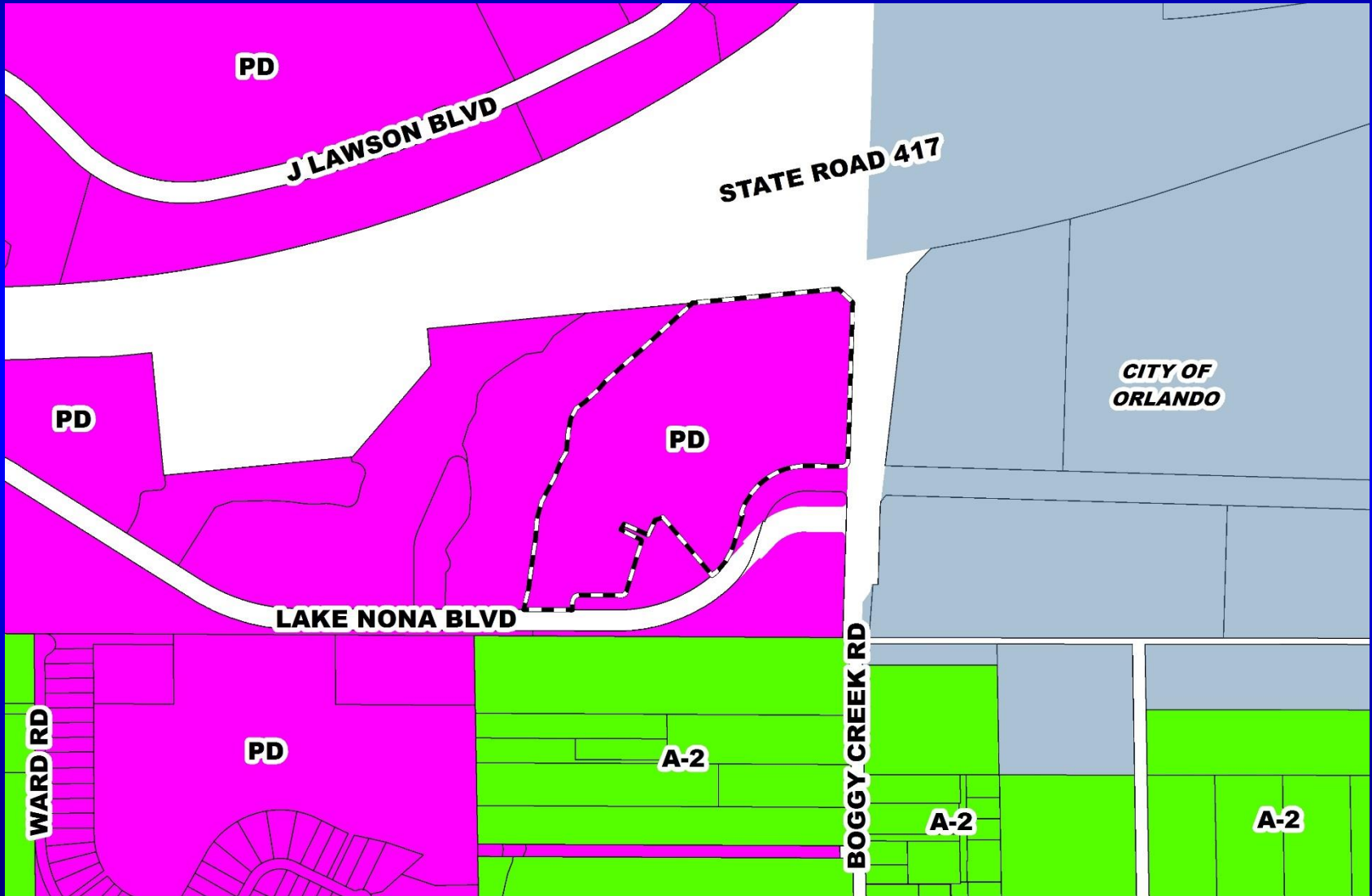
# Ginn Property PD / Greenway Park Parcel 4 Preliminary Subdivision Plan (PSP) Future Land Use Map

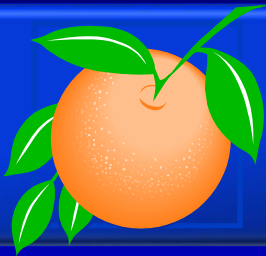




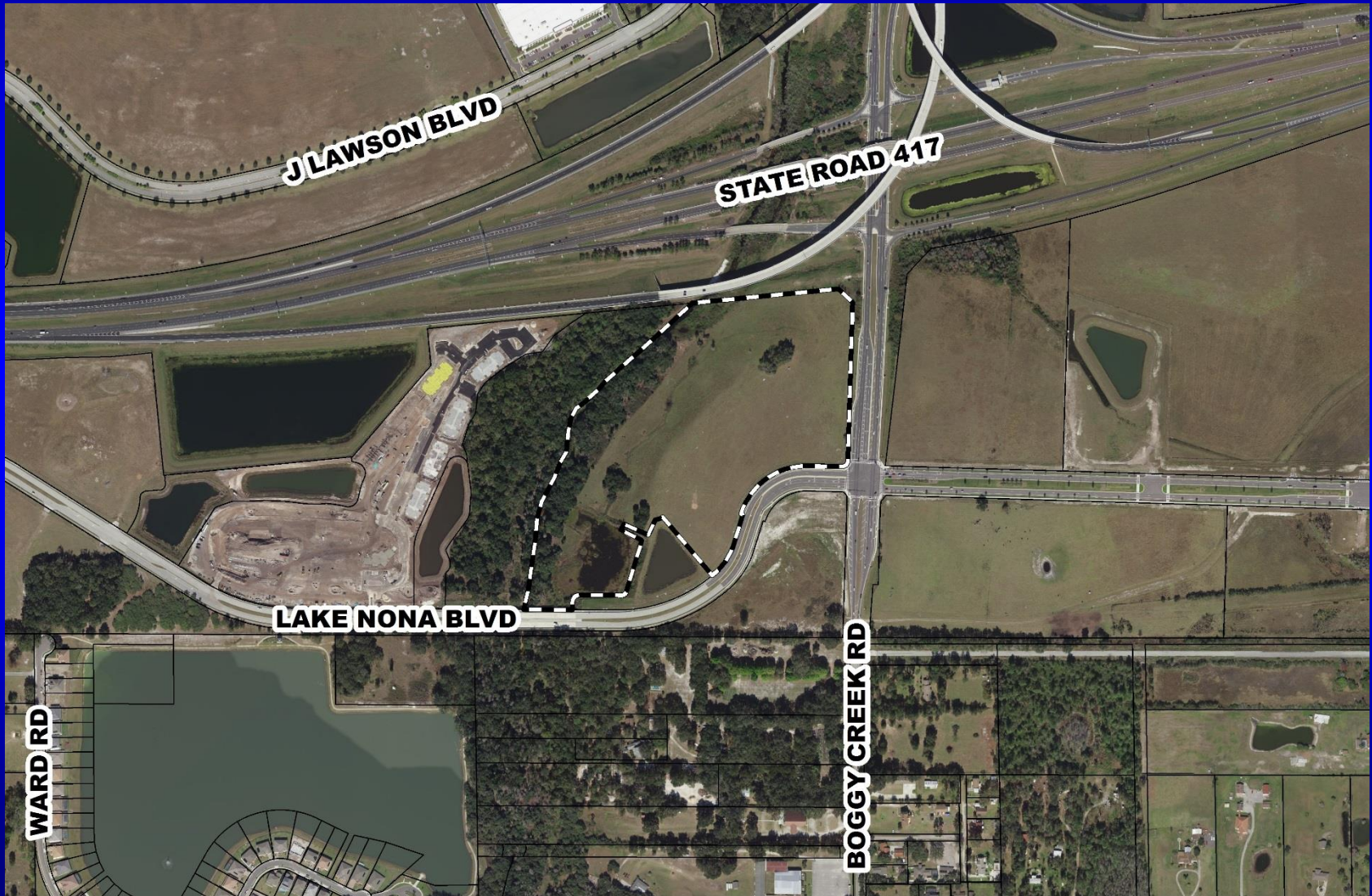


# Ginn Property PD / Greenway Park Parcel 4 Preliminary Subdivision Plan (PSP) Zoning Map





# Ginn Property PD / Greenway Park Parcel 4 Preliminary Subdivision Plan (PSP) Aerial Map

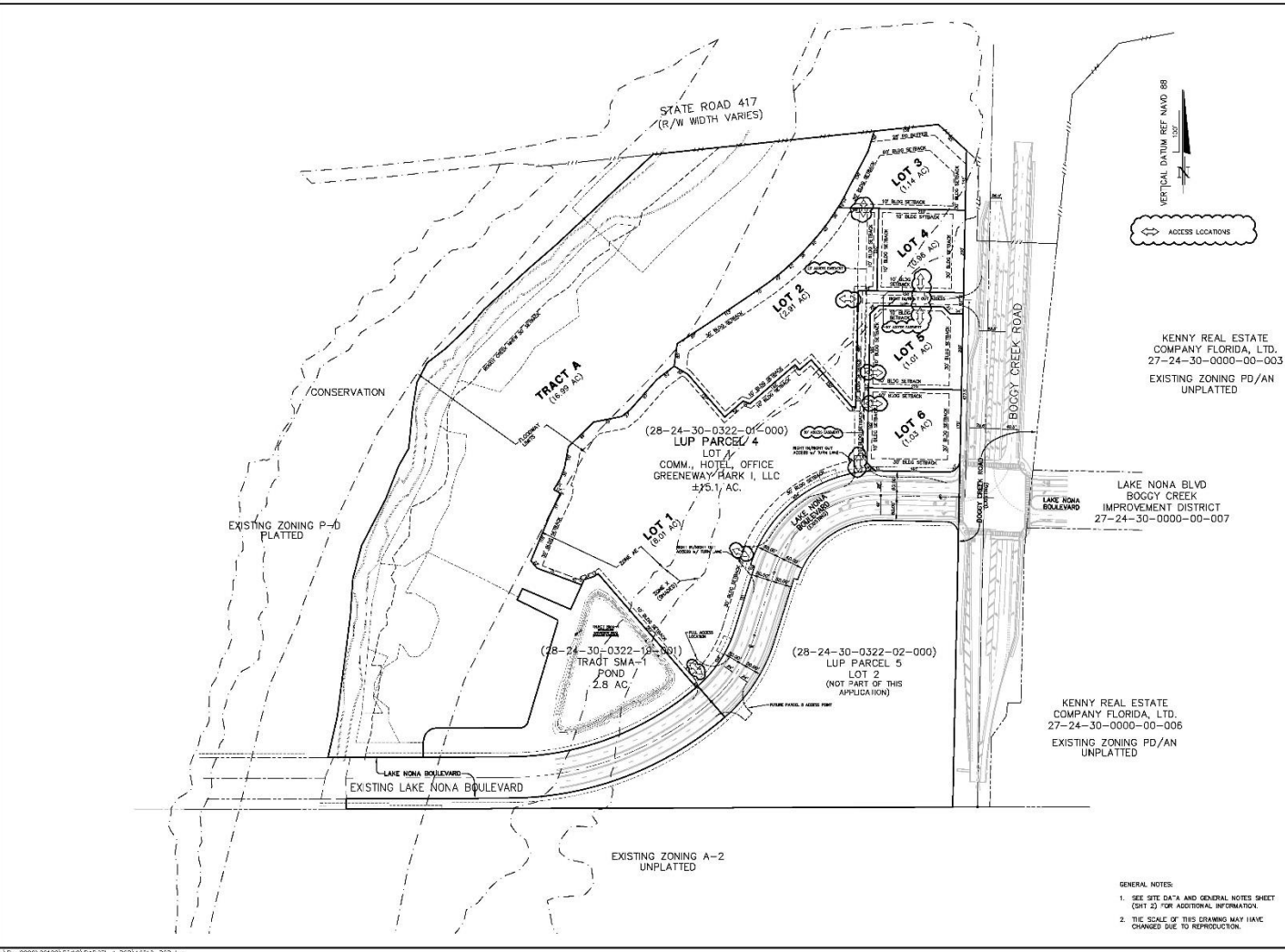






# Ginn Property PD / Greenway Park Parcel 4 Preliminary Subdivision Plan (PSP)

DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT WRITTEN CONSENT OF DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.



GENERAL NOTES:  
1. SEE SITE DATA AND GENERAL NOTES SHEET  
(SHEET 2) FOR ADDITIONAL INFORMATION.  
2. THE SCALE OF THIS DRAWING MAY HAVE  
CHANGED DUE TO REPRODUCTION.

DRAWING 1610-15P	SHEET 5	OF 5	GREENWAY PARK PD/DRI PARCEL 4 - SHOPPING CENTER PRELIMINARY SUBDIVISION PLAN ORANGE COUNTY, FLORIDA PRELIMINARY SUBDIVISION PLAN	
			DATE 11/25/17	SCALE AS SHOWN
<b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> ENGINEERS 3000 PARK AVENUE NORTH, SUITE 1000, WINTER HAVEN, FL 33880-4071 FAX 889-9086 SURVEY (FORS)		DATE 11/25/17	SCALE AS SHOWN	DATE 11/25/17
DRAWN BY E.T.		CHECKED BY J.T.	PERMITTED BY J.T.	DATE 11/25/17
PROJECT NO. 1610-15P		SHEET NO. 5	TOTAL SHEETS 5	DATE 11/25/17
PROJECT NAME GREENWAY PARK PD/DRI PARCEL 4 - SHOPPING CENTER PRELIMINARY SUBDIVISION PLAN		CLIENT KENNY REAL ESTATE COMPANY FLORIDA, LTD.	PROJECT NO. 27-24-30-0000-00-006	DATE 11/25/17
PROJECT LOCATION ORANGE COUNTY, FLORIDA		PROJECT NO. 27-24-30-0000-00-006	PROJECT NO. 27-24-30-0000-00-003	DATE 11/25/17
PROJECT NO. 1610-15P		SHEET NO. 5	TOTAL SHEETS 5	DATE 11/25/17

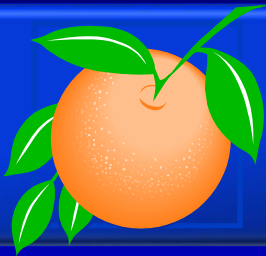




# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Ginn Property PD / Greenway Park Parcel 4 Preliminary Subdivision Plan (PSP) dated “Received June 16, 2017”, subject to the conditions of approval listed under the DRC Recommendation in the Staff Report.**

**District 4**



# Black Lake Parcel Planned Development / Land Use Plan (PD / LUP)

**Case:** CDR-17-03-071

**Project Name:** Black Lake Parcel PD / LUP

**Applicant:** Kathy Hattaway, Poulos & Bennett, LLC

**District:** 1

**Acreage:** 34.04 gross acres (*overall PD*)  
8.16 gross acres (*affected parcel only*)

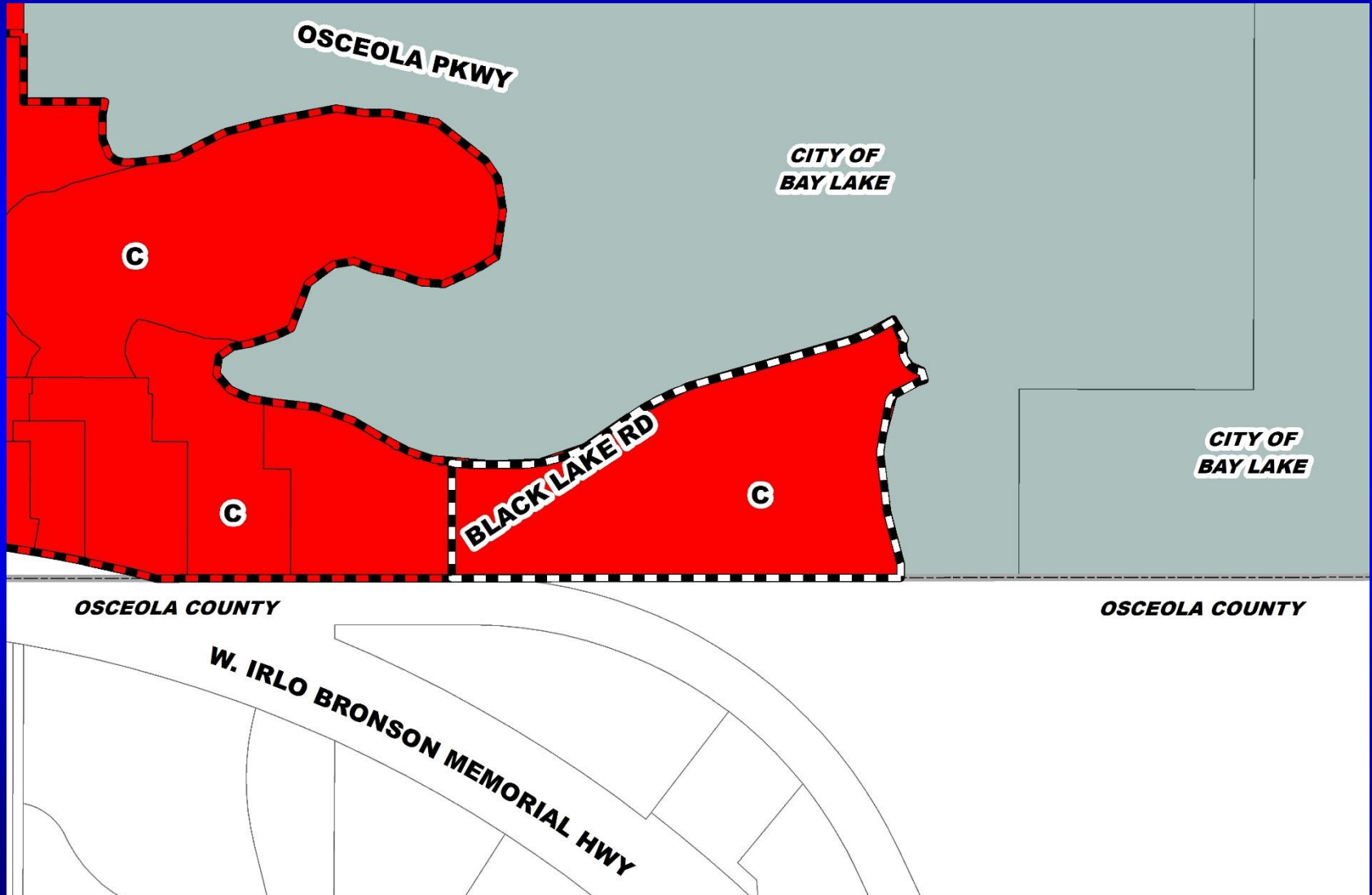
**Location:** Generally located north of West Irlo Bronson Memorial Highway (U.S. 192) and east of State Road 429

**Request:** To add “Off-Site Employee Parking” as a permitted use within PD Parcel C.

Additionally, seven (7) waivers from Orange County Code, applicable to PD Parcel C only, are being requested eliminate a required landscape, tree planting, and screening plan, eliminate all required landscaping in the vehicular use areas, and eliminate the side paving setback.

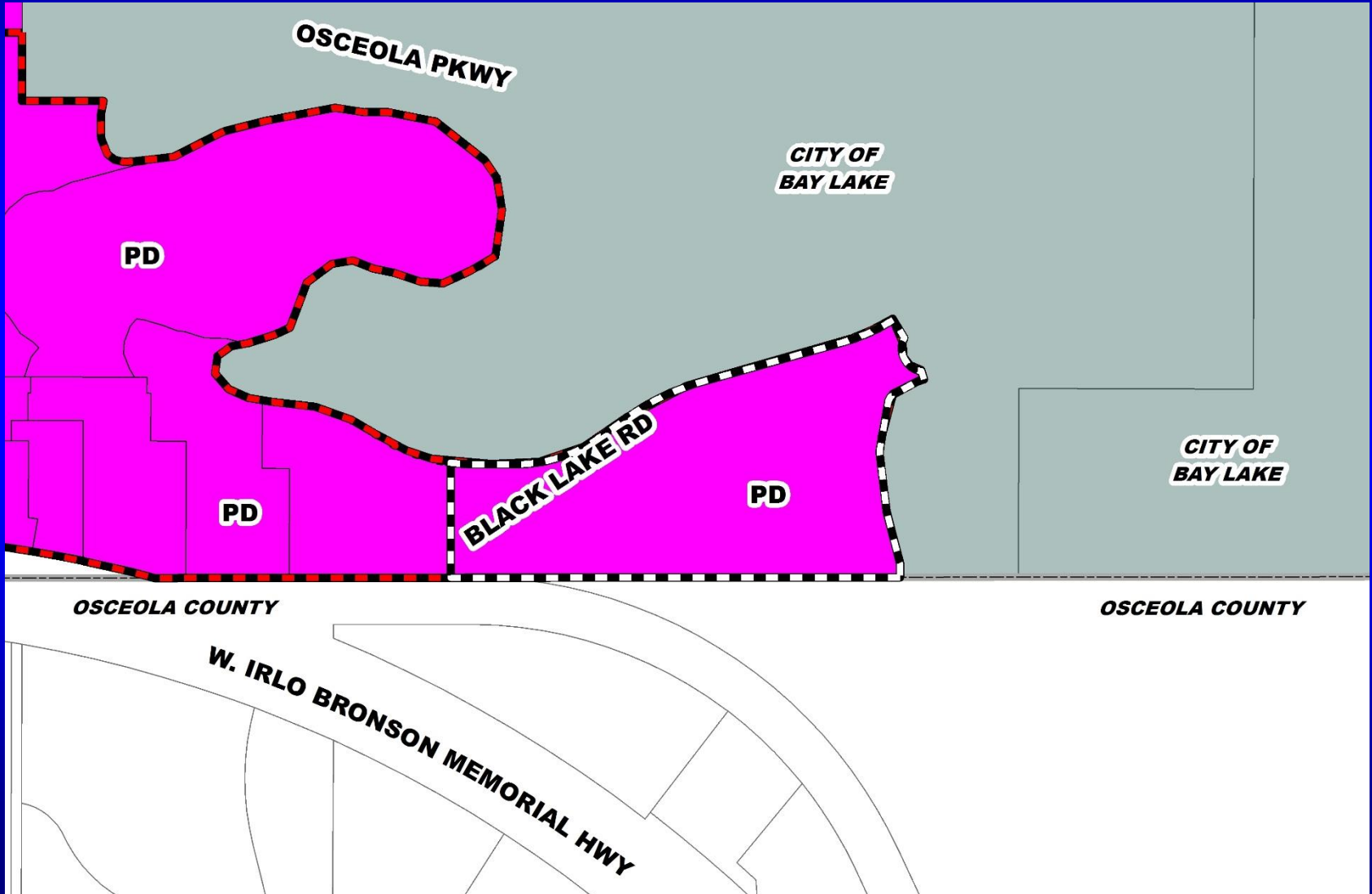


# Black Lake Parcel Planned Development / Land Use Plan (PD / LUP) Future Land Use Map

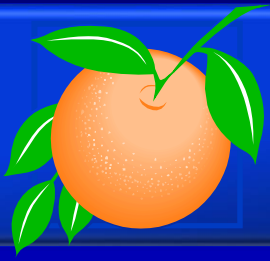




# Black Lake Parcel Planned Development / Land Use Plan (PD / LUP) Zoning Map







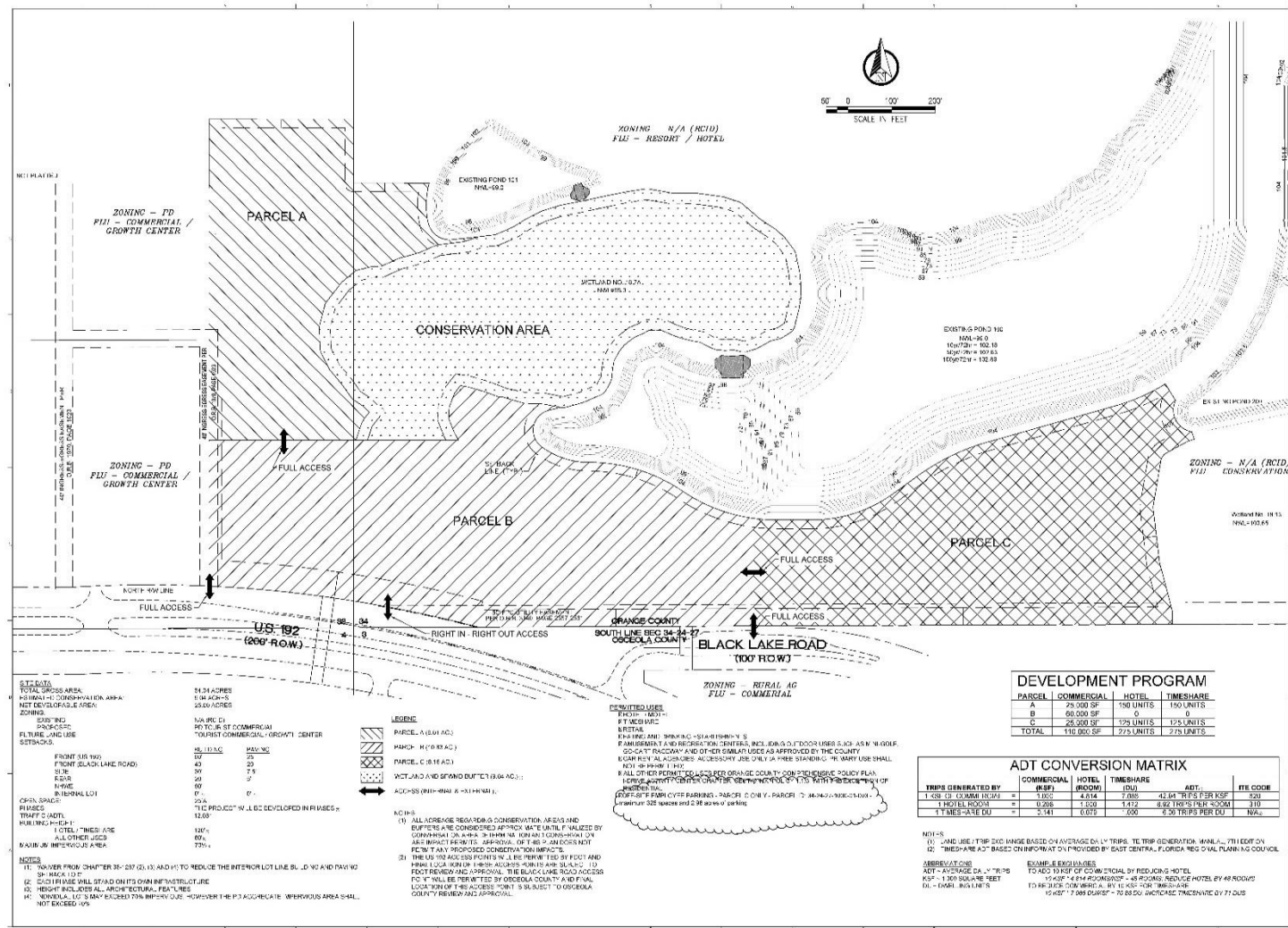
# Black Lake Parcel Planned Development / Land Use Plan (PD / LUP) Aerial Map







# Black Lake Parcel Planned Development / Land Use Plan (PD / LUP)



**SITE DATA**

TOTAL GROSS AREA: 14.34 ACRES

NET DEVELOPABLE AREA: 1.98 ACRES

200' ROW: 2.33 ACRES

**ZONING**

PARCEL A: PD F111 - COMMERCIAL / GROWTH CENTER

PARCEL B: PD F111 - COMMERCIAL / GROWTH CENTER

PARCEL C: N/A (RC10) CONSERVATION

**SETBACKS**

FRONT SETBACK	REAR SETBACK	SIDE SETBACK
30'	20'	10'

**LEGEND**

- Parcel A (Diagonal Hatching)
- Parcel B (Diagonal Cross-Hatching)
- Parcel C (Stippled)
- Conservation Area (Dotted)
- Black Lake Road (100' ROW) (Double Line)
- US 192 (200' ROW) (Double Line)
- Right In - Right Out Access (Arrow)
- Full Access (Arrow)

**CONSERVED USES**

EXISTING POND 101

EXISTING POND 102

EXISTING POND 103

EXISTING TRAIL

EXISTING BIOTROPIC STAIRWAY

EXISTING BIOTROPIC TRAIL

EXISTING BIOTROPIC BRIDGE

EXISTING BIOTROPIC CANOPY

EXISTING BIOTROPIC PLANTING

EXISTING BIOTROPIC SEATING

EXISTING BIOTROPIC STRUCTURE

EXISTING BIOTROPIC WATER FEATURE

EXISTING BIOTROPIC ZONE

EXISTING BIOTROPIC ZONE

EXISTING BIOTROPIC ZONE

EXISTING BIOTROPIC ZONE

EXISTING BIOTROPIC ZONE

EXISTING BIOTROPIC ZONE

EXISTING BIOTROPIC ZONE

EXISTING BIOTROPIC ZONE

EXISTING BIOTROPIC ZONE

EXISTING BIOTROPIC ZONE

EXISTING BIOTROPIC ZONE

EXISTING BIOTROPIC ZONE

**DEVELOPMENT PROGRAM**

PARCEL	COMMERCIAL	HOTEL	TIMESHARE
A	275,000 SF	150 UNITS	150 UNITS
B	60,000 SF	0	0
C	25,000 SF	125 UNITS	125 UNITS
<b>TOTAL</b>	<b>360,000 SF</b>	<b>275 UNITS</b>	<b>275 UNITS</b>

**ADT CONVERSION MATRIX**

TRIPS GENERATED BY	COMMERCIAL (ADT)	HOTEL (ADT)	TIMESHARE (ADT)	ADT	ITE CODE
1.00 (1.00)	1.00	4.00	7.00	12.00	350
1.00 (1.00)	0.25	1.00	1.00	2.25	310
1.00 (1.00)	2.50	6.00	1.00	9.50	N/A

**NOTES:**

1. LAND USE, TRIP INKAGE BASED ON AVERAGE DAILY TRIPS. TRIP GENERATION: HOTEL - 7.00 TRIP PER ROOM; COMMERCIAL - 1.00 TRIP PER 1000 SF.
2. TRIP INKAGE ADJUSTMENTS ON THE BASIS OF TRIP INKAGE: HOTEL - 7.00 TRIP PER ROOM; COMMERCIAL - 1.00 TRIP PER 1000 SF.

**ASSUMPTIONS:**

ADT = AVERAGE DAILY TRIPS PER ROOM

ITE CODE = INSTITUTE OF TRAVEL ENGINEERS AND ARCHITECTS TRIP END USE

TRIP INKAGE = TRIP INKAGE PER ROOM PER DAY

TRIP INKAGE = TRIP INKAGE PER ROOM PER DAY

TRIP INKAGE = TRIP INKAGE PER ROOM PER DAY

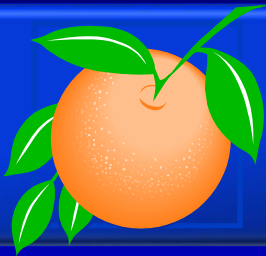
Scale 1" = 100'

Orange County, FL

Land Use Plan

LUP-2

Paul & Bennett, P.C.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve substantial change to the Black Lake Parcel Planned Development / Land Use Plan (PD/LUP) dated “Received April 26, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

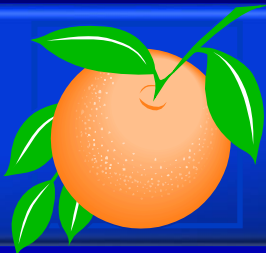
**District 1**



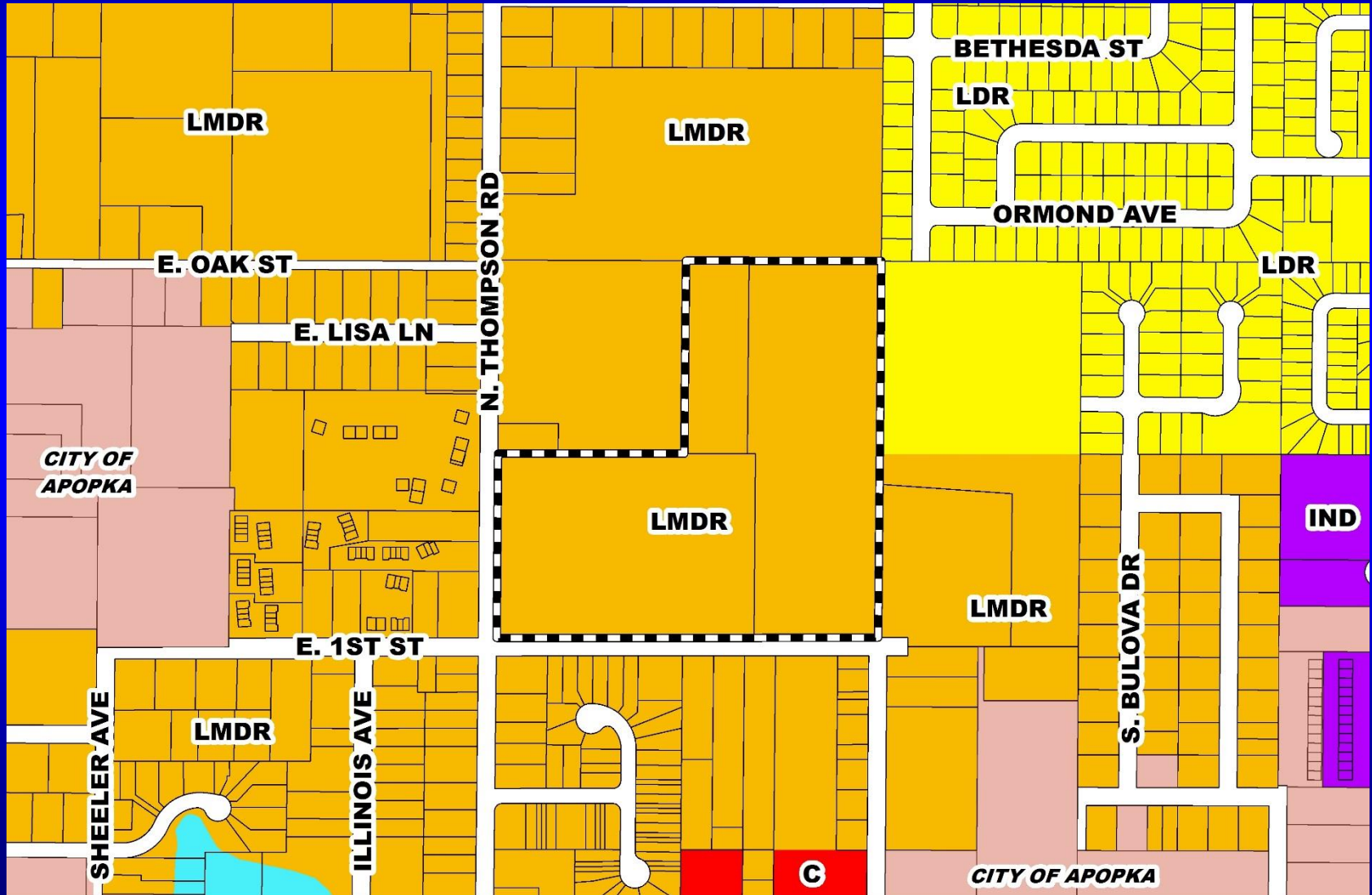
# Thompson Road Planned Development / Land Use Plan (PD / LUP)

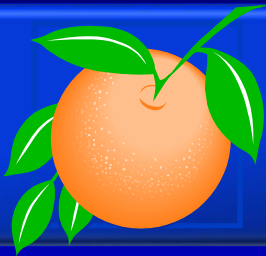
- Case:** CDR-17-05-142
- Project Name:** Thompson Road PD/LUP
- Applicant:** Rick Baldocchi, AVCON, Inc.
- District:** 2
- Acreage:** 27.40 gross acres
- Location:** Generally locate east of Thompson Road, approximately 1,300 feet north of E. Semoran Boulevard
- Request:** To grant two (2) waivers from Orange County Code to eliminate the requirement to construct a wall or fence between the designated multi-family area of the PD adjacent to (or on the opposite side of a right-of-way from) single-family zoned property.



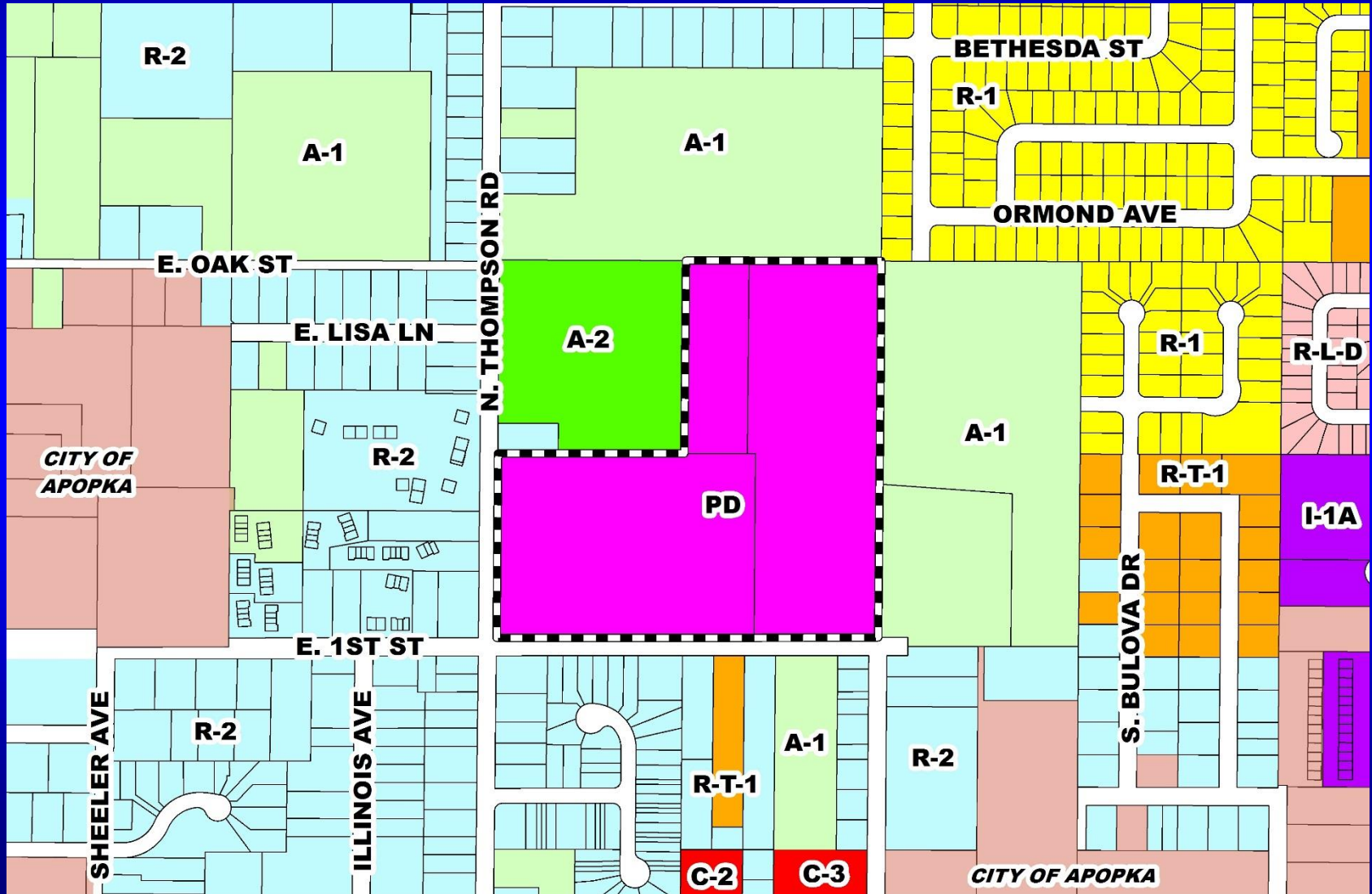


# Thompson Road Planned Development / Land Use Plan (PD / LUP) Future Land Use Map





# Thompson Road Planned Development / Land Use Plan (PD / LUP) Zoning Map



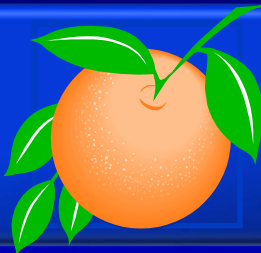




# Thompson Road Planned Development / Land Use Plan (PD / LUP) Aerial Map







# Thompson Road Planned Development / Land Use Plan (PD / LUP)

**LAND USE SUMMARY**  
PROJECT PARCEL ID  
11-21-28-0000-00-007  
11-21-28-0000-00-008  
11-21-28-0000-00-009

**TOTAL SITE AREA**  
PROPOSED USE  
NET DENSITY

**EXISTING LAND USE**  
EXISTING ZONING  
PROPOSED ZONING  
PHASING

**SEWAGE DISPOSAL**  
FLOOD INFORMATION

**PROJECTED SCHOOL POPULATION STUDENTS**  
**PROJECTED TRAFFIC GENERATION ADT**

**DEVELOPMENT CRITERIA**

**MINIMUM LIVING AREA**  
**MINIMUM BUILDING HEIGHT**  
**PARKING**  
**PARKING MULTI-FAMILY**

**MINIMUM BUILDING SETBACKS**  
SHOULDER  
STREET SIDE  
STREET SIDE  
MINIMUM LOT WIDTH 40 FT  
MINIMUM BUILDING SETBACK FROM PERIMETER OF PD  
MINIMUM BUILDING SETBACK FROM THOMPSON ROAD ROW  
MINIMUM BUILDING SETBACK FROM CL OF THOMPSON RD  
MINIMUM BUILDING SETBACK FROM SINGLE FAMILY RESIDENTIAL ZONE MULTI-FAMILY  
100' 0" OR MORE STORES  
100' 0" MIN. OF SIDE OF THE BUILDING BEING 3 STORES AND NOT TO EXCEED 40' HEIGHT  
150' 0" 3 STORY BUILDING NOT TO EXCEED 40' HEIGHT (APPROVAL FROM ECC FOR BUILDING HIGHER THAN 40' IS REQUIRED)

**OPEN SPACE FOR SINGLE FAMILY RESIDENTIAL**  
**OPEN SPACE FOR MULTI-FAMILY (SEMI-URBAN AREAS)**  
**RECREATION AREA IN SINGLE FAMILY RESIDENTIAL**  
**A MULTI-FAMILY AS REQUIRED BY**  
**ORANGE COUNTY'S LAND DEVELOPMENT CODE**

**GENERAL NOTES**

- ALL EXISTING STRUCTURES TO BE REMOVED.
- STREET LIGHTING SYSTEM SHALL BE OWNED AND MAINTAINED BY THE MASTER DEVELOPER ASSOCIATION.
- STREETLIGHT MANAGEMENT SYSTEM WILL BE DESIGNED TO COMPLY WITH ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE "WALCH MANAGEMENT DISTRICT".
- ALL UTILITIES TO BE RELOCATED AND SHALL BE APPROVED BY ECC.
- MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 28-105B.

**PROPOSED REQUEST**

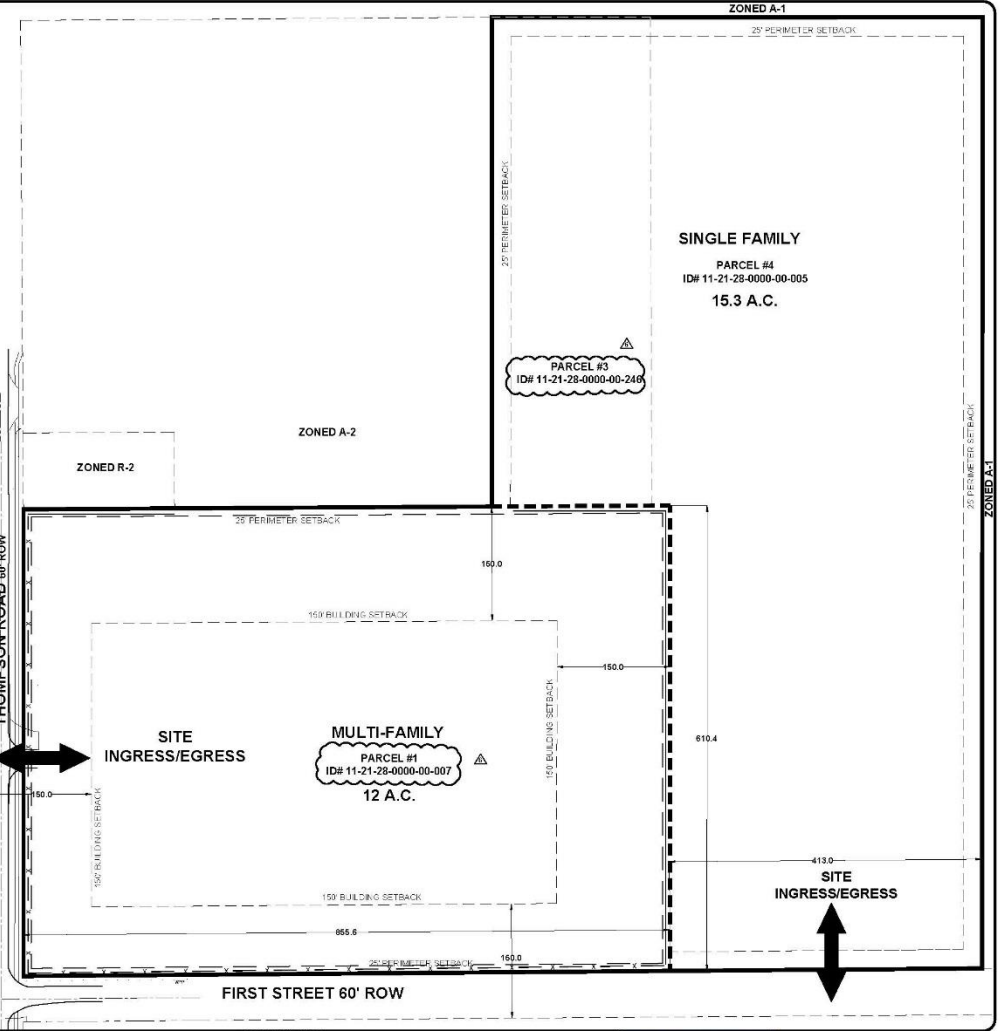
- A ZONING REQUEST FROM ORANGE COUNTY CODE SECTION 28-105B TO ALLOW A SINGLE BUILDING HEIGHT OF THREE STORES OR FORTY FEET (40') IN HEIGHT, IN LIEU OF THE MAXIMUM OF THREE STORES OR FORTY FEET (40') IN HEIGHT.
- A ZONING REQUEST FROM ORANGE COUNTY CODE SECTION 28-105(2) TO ALLOW A SINGLE STRUCTURE CONTAINING A MAXIMUM OF ONE HUNDRED TWENTY (120) MAXIMALLY SIZED UNITS, IN LIEU OF THE MAXIMUM OF FORTY (40) MAXIMALLY UNITS OBTAINED IN ANY COMBINATION OF ATTACHED, DETACHED AND TOWNHOUSE UNITS.
- A ZONING REQUEST FROM ORANGE COUNTY CODE SECTION 28-105(3) TO ALLOW MULTI-FAMILY DEVELOPMENT TO BE LOCATED SOUTH OF THE 1/2 ZONED PROPERTY, IN LIEU OF THE PROPERTY WITHOUT A 30' FOOT (3') HIGH WOODPOST, BRICK, OR BLOCK WALL IN LIEU OF A WOODPOST THAT IS 50' FEET HIGH WOODPOST, BRICK, OR BLOCK WALL BE LOCATED BETWEEN MULTI-FAMILY DEVELOPMENT THAT IS ADJACENT TO SINGLE-FAMILY ZONED PROPERTY.

**JUSTIFICATION**

- ADJACENT TO THE SINGLE FAMILY PORTION INSIDE THE LUP, THE ADJACENT PROPERTY OWNER IS IN AGREEMENT WITH THE REVIEW AREA LETTER FROM THAT OWNER IS ATTACHED FOR INFORMATION, RELATED TO PARCEL ID 11-21-28-0000-00-008.
- THE 11-21-28-0000-00-125 WOULD REQUIRE A VERY SHOROT SETBACK OF WALL THAT WOULD NOT BE APPROPRIATELY TYPICAL THERE WILL NOT BE ANY STRUCTURES PLACED ON THE PROPERTY SOUTH OF THE 1/2 ZONED PROPERTY.
- A ZONING REQUEST FROM ORANGE COUNTY CODE SECTION 28-105(3) TO ALLOW MULTI-FAMILY DEVELOPMENT TO BE LOCATED SOUTH OF THE 1/2 ZONED PROPERTY, IN LIEU OF THE PROPERTY WITHOUT A 30' FOOT (3') HIGH WOODPOST, BRICK, OR BLOCK WALL IN LIEU OF A WOODPOST THAT IS 50' FEET HIGH WOODPOST, BRICK, OR BLOCK WALL BE LOCATED BETWEEN MULTI-FAMILY DEVELOPMENT THAT IS ADJACENT TO SINGLE-FAMILY ZONED PROPERTY.

**JUSTIFICATION**

IN ACCORDANCE WITH SECTION 28-122(1) ANY VARIATION FROM COUNTY CODE, ORANGE COUNTYMANAGER APPROVED IN THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE REVIEW AREA.



**WENDOVER HOUSING PARTNERS**

**AVCON**

AVCON, INC.  
ENCINO, CALIFORNIA  
1116 W. SHAWLUT AVENUE, SUITE 100, VAN NUYS, CA 91411  
OFFICE: 818.705.1234 FAX: 818.705.1235  
CORP. MAIL: 818.705.1234 FAX: 818.705.1235  
www.avcon.com

**RICK V. BALDOCCI**  
P.E. #38992

**AMENDED LAND USE PLAN**

THOMPSON ROAD PD

**LAND USE PLAN**

**SCALE:**

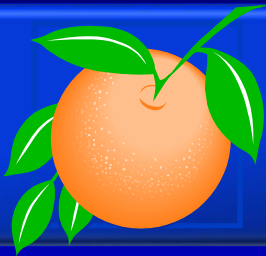
NO.	DATE	BY	DESCRIPTION
1	09-27-14	RB	DC COMMENTS
2	11-04-14	RB	DC COMMENTS
3	04-15-15	RB	PERMITS FOR RESTRICTION
4	06-01-15	RB	DC COMMENTS
5	04-01-17	RB	BCC CORRECTION REMOVAL
6	09-21-17	RB	PANELS IN REVISION

DESIGNED BY: RBV  
DRAWN BY: CFS  
CHECKED BY: RBV  
APPROVED BY: RBV  
DATE: 05-31-2017

AVCON PROJECT No. 2014.099.18

**SHEET NUMBER**  
C-200

RECEIVED  
By: RECEIVED at 3:59 pm, Jun 05, 2017



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Thompson Road Planned Development / Land Use Plan (PD/LUP) dated “Received June 1, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**

*Board of County Commissioners*

# Public Hearings

**August 1, 2017**