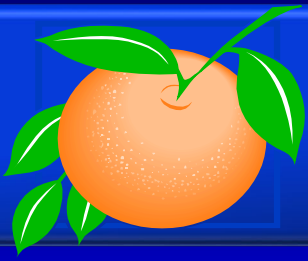


Board of County Commissioners

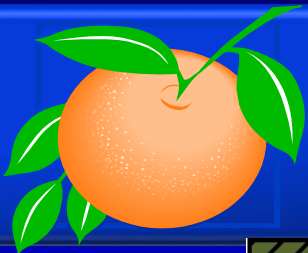
Public Hearings

March 26, 2024



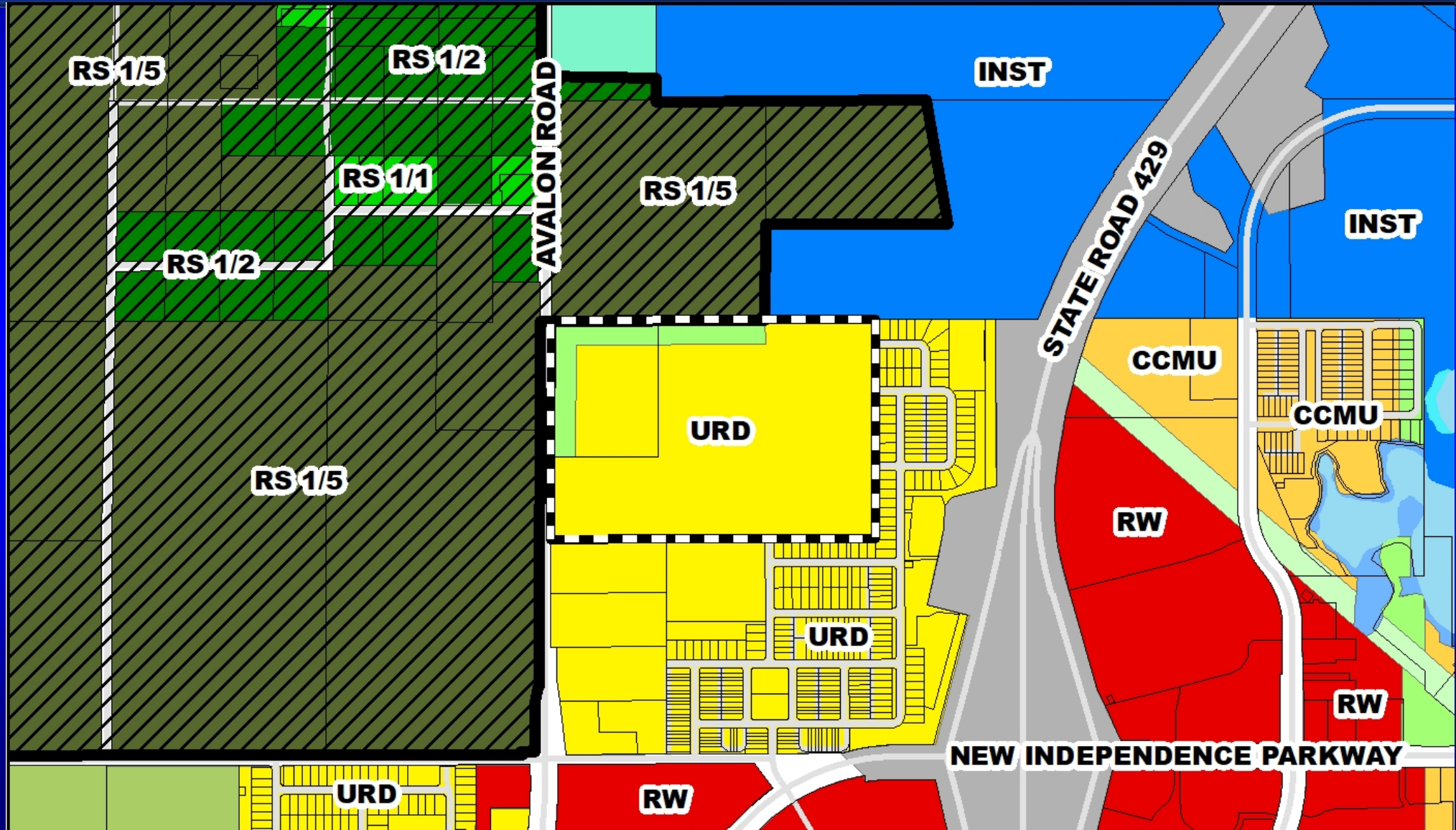
Diocese of Orlando Preliminary Subdivision Plan

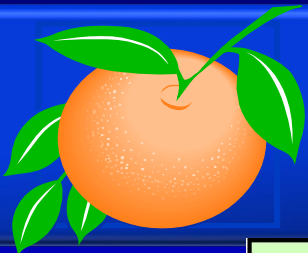
- Case:** PSP-23-04-141
- Applicant:** Steven Thorp, AICP, Dream Finders Homes
- District:** 1
- Acreage:** 59.56 gross acres
- Location:** Generally located north of New Independence Parkway and east of Avalon Road.
- Request:** To subdivide 59.71 acres to construct 183 single-family residential dwelling 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.



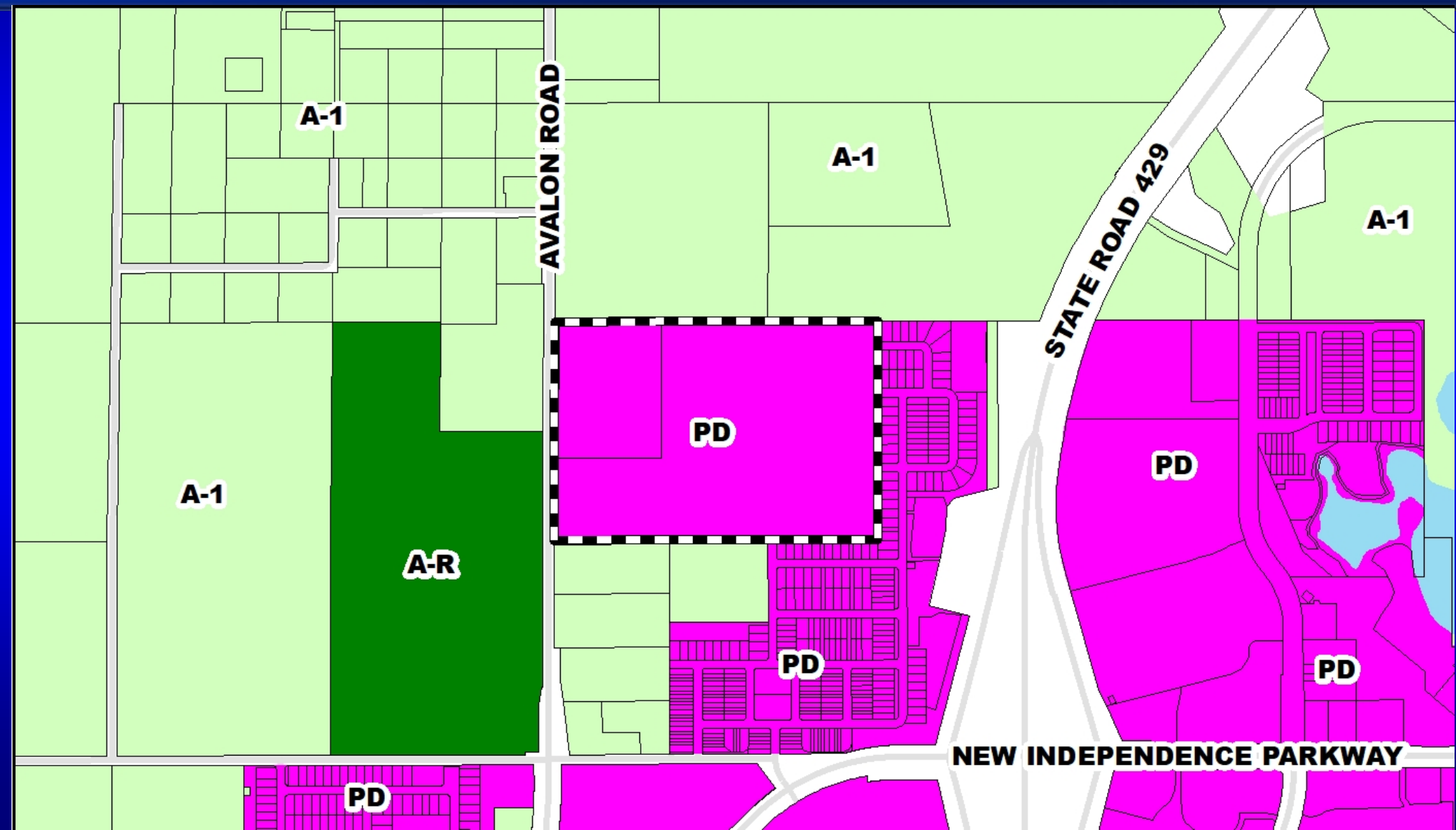
Diocese of Orlando Preliminary Subdivision Plan

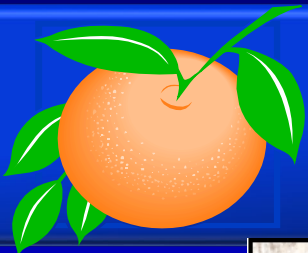
Future Land Use Map



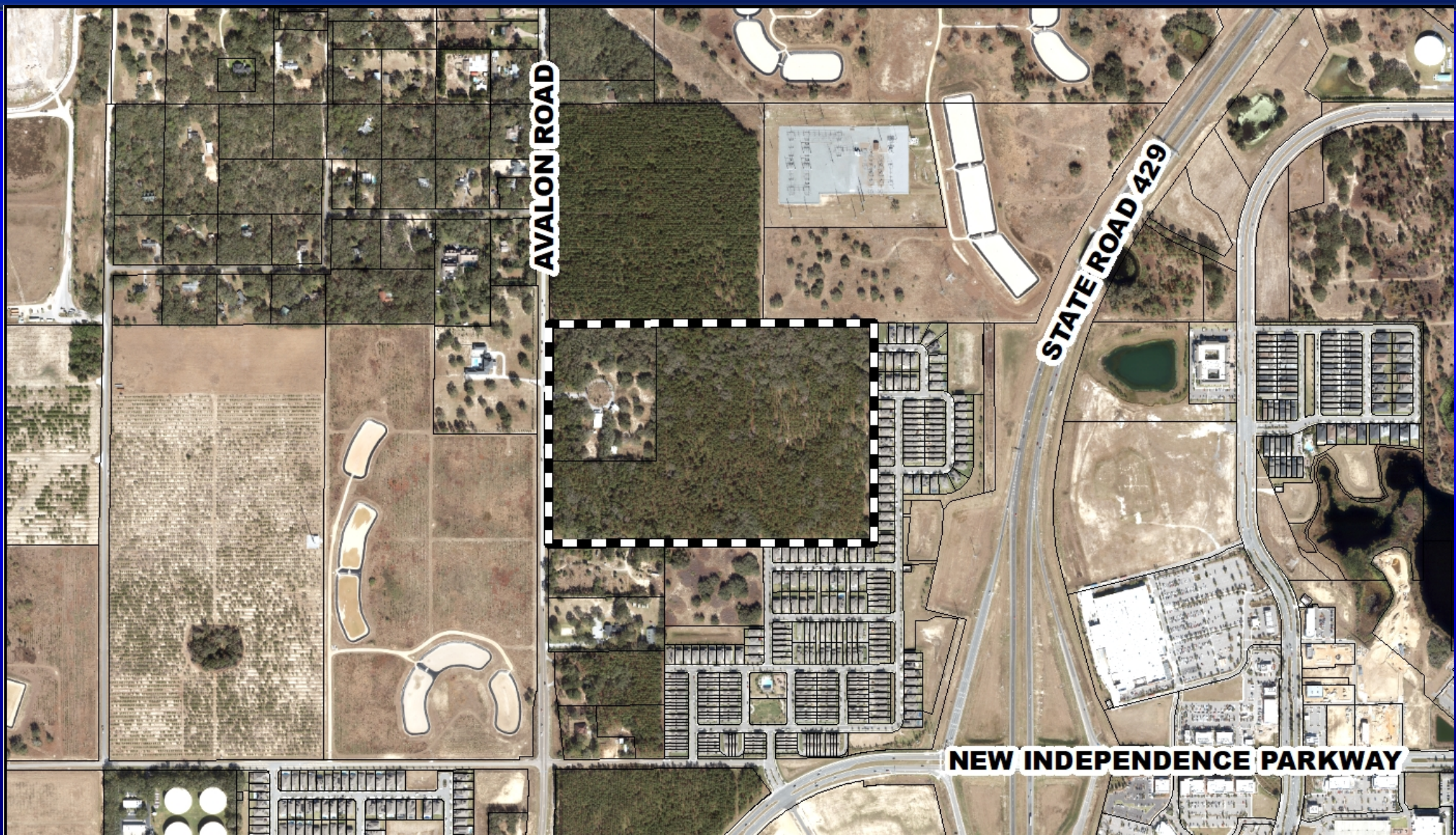


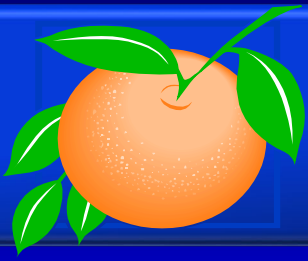
Diocese of Orlando Preliminary Subdivision Plan Zoning Map





Diocese of Orlando Preliminary Subdivision Plan Aerial Map

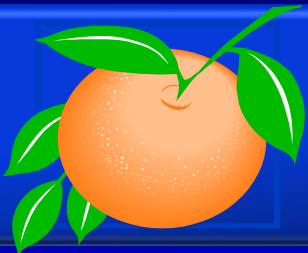




Action Requested

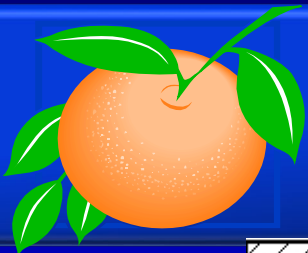
Make a finding of consistency with the Comprehensive Plan and APPROVE Diocese Subdivision PD - UNP / Diocese of Orlando PSP (PSP-23-04-141) dated “Received January 18, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

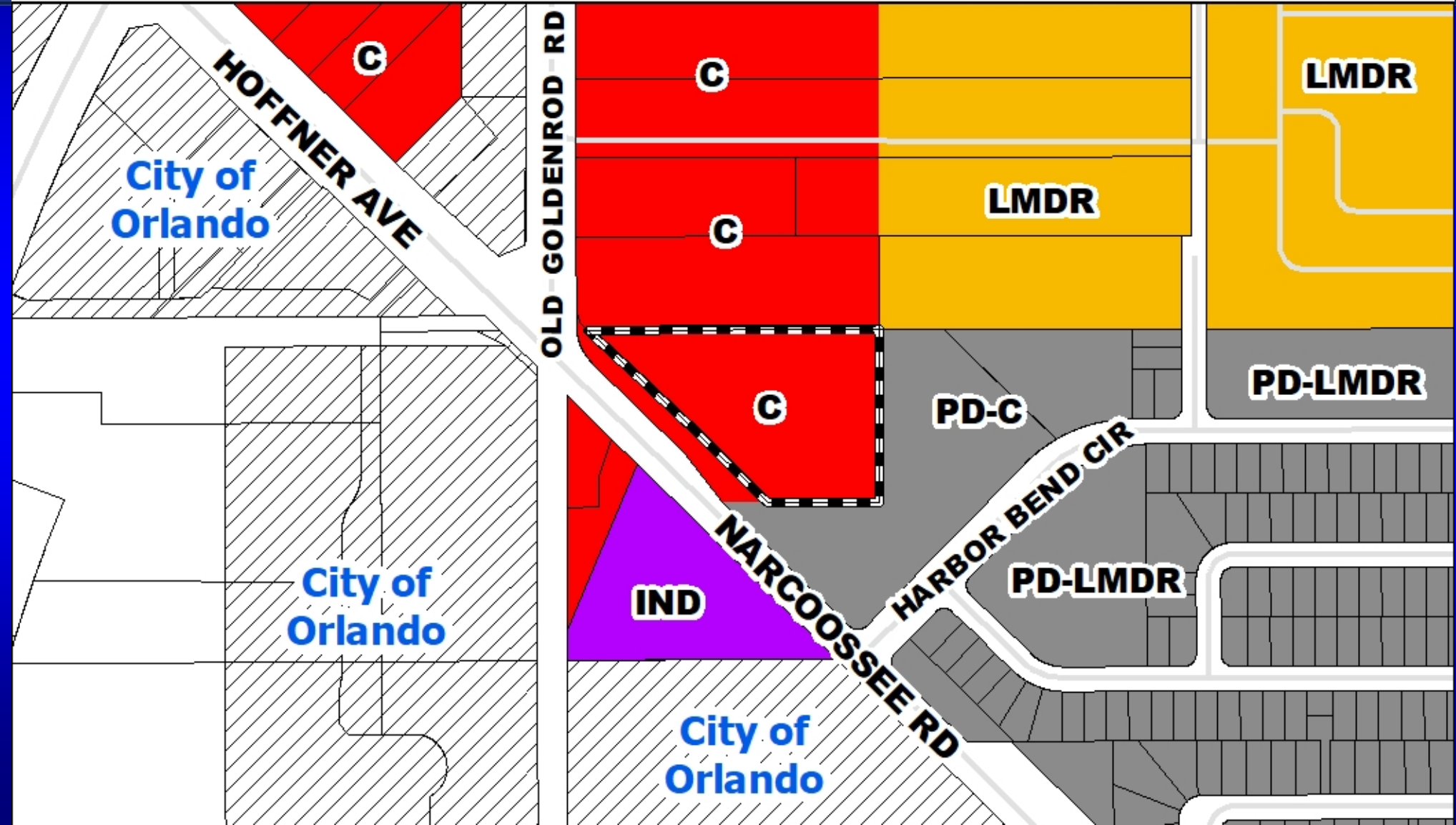


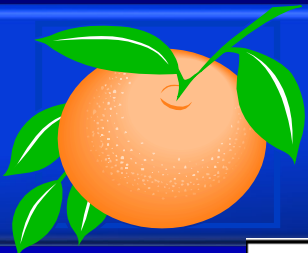
Harbor Bend Planned Development

- 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.

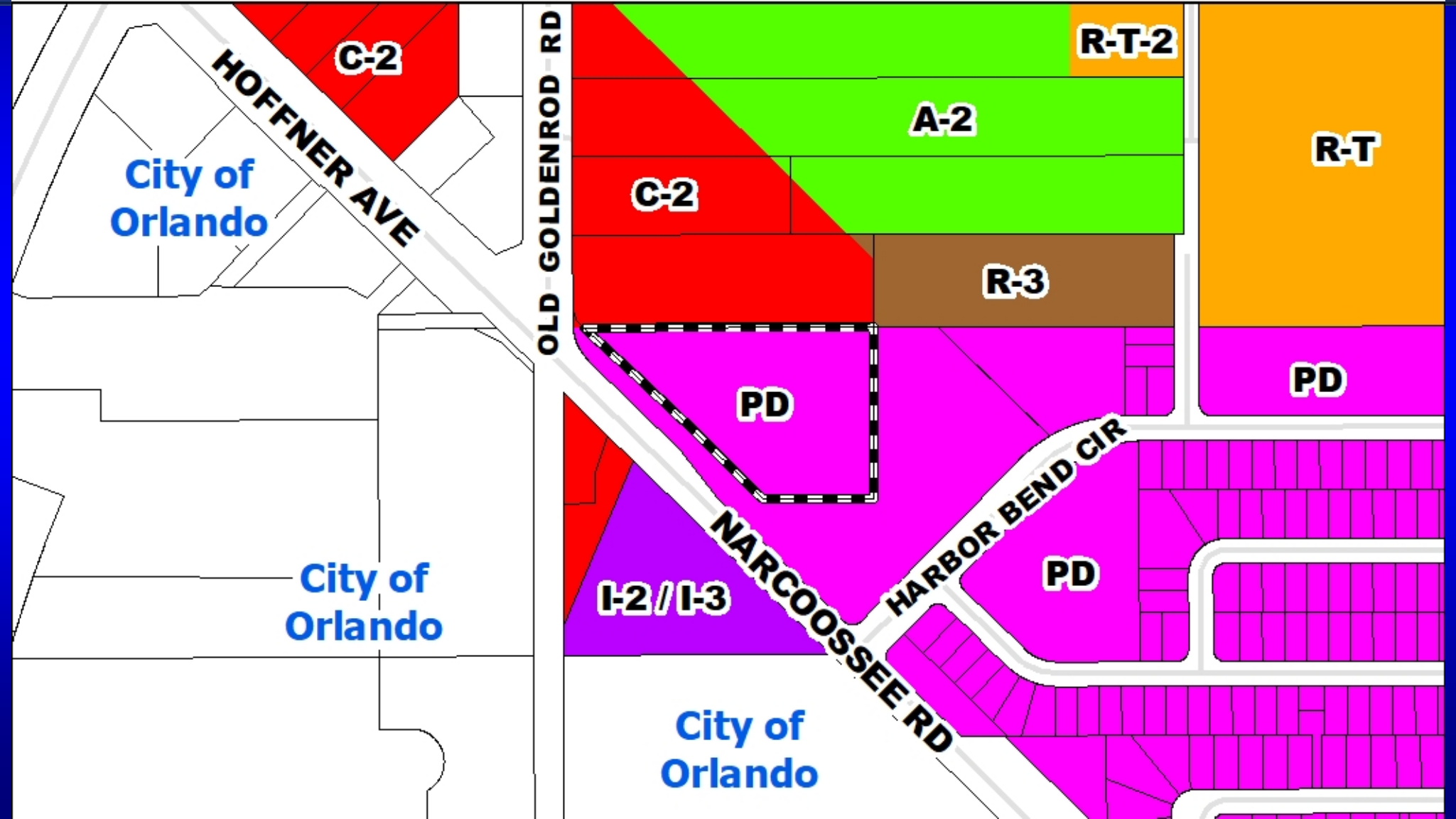


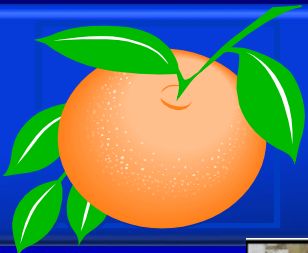
Harbor Bend Planned Development Future Land Use Map





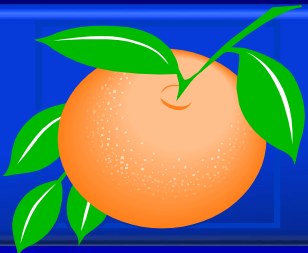
Harbor Bend Planned Development Zoning Map



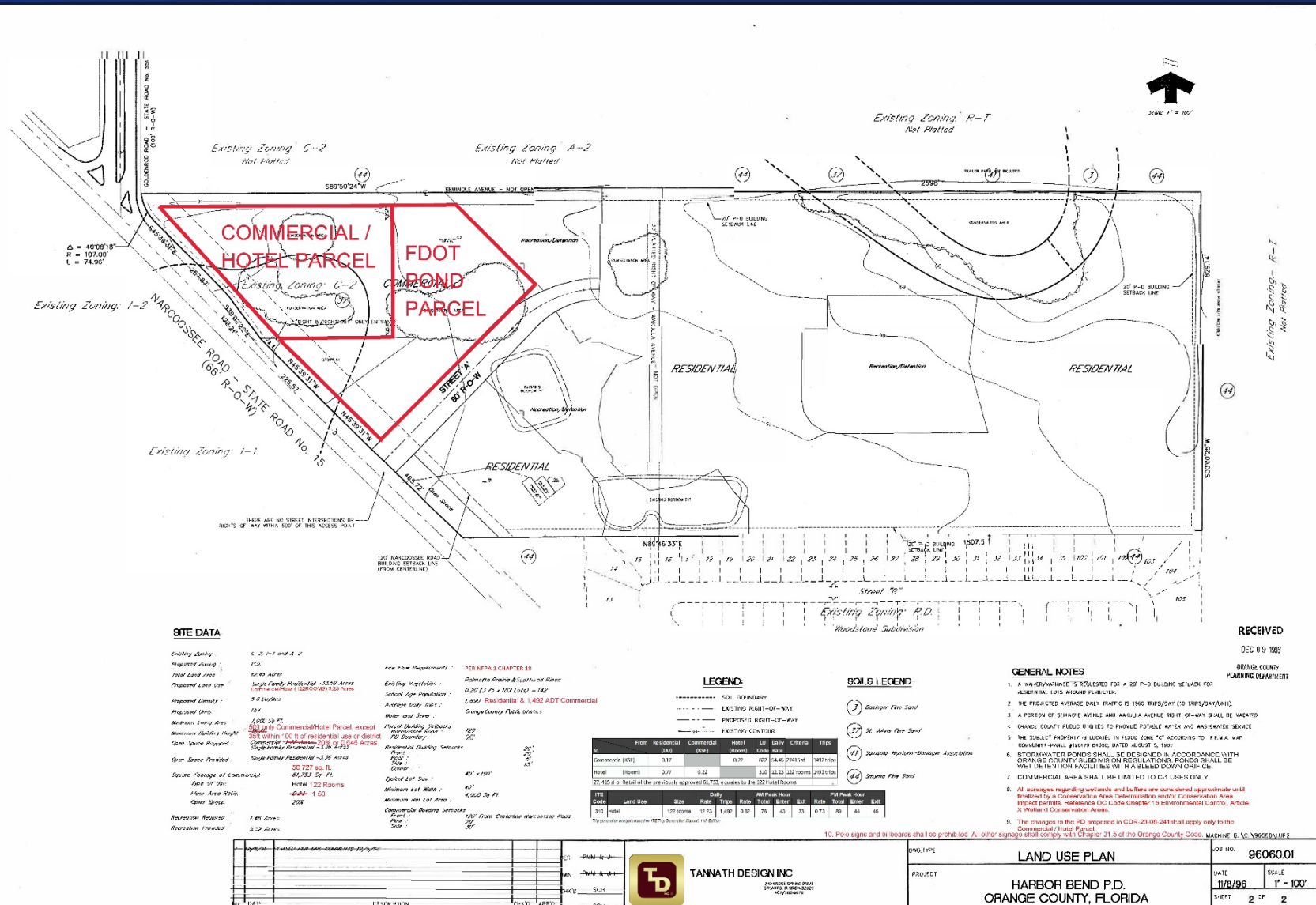


Harbor Bend Planned Development Aerial Map





Harbor Bend Planned Development Overall Land Use Plan



SITE DATA

Existing Zoning: C-2, I-1 and A-2
 Projected Zoning: R-15
 Total Land Area: 61.49 Acres
 Proposed Density: 5.0 Units/Acre
 Proposed Units: 307 Units
 Square Footage of Commercial: 46,727 sq. ft.
 Recreation: 3.2 Acres

New Allow Requirements:

31B NFPA 1 CHAPTER 18
 Existing: 1,891 Residential & 1,492 ADT Commercial
 Proposed: 1,891 Residential & 1,492 ADT Commercial
 Fire Department: 120' from entrance
 Fire Hydrant: 150' from entrance
 Fire Alarm: 120' from entrance

LEGEND

--- SOL BOUNDARY
 --- EXISTING RIGHT-OF-WAY
 --- PROPOSED RIGHT-OF-WAY
 --- EXISTING CONTOUR

SOILS LEGEND

Ⓝ Designer Fee Soil
 Ⓟ St. Johns Pine Soil
 Ⓢ Shalala Muck/Muck-Clay Association
 Ⓣ Swamp Fine Soil

Code	Land Use	Size	Ratio	Trips	Ratio	Trips	Ratio	Trips	Ratio	Trips
110	Office	12,000 sq. ft.	1:82	92	75	42	33	0.75	59	44

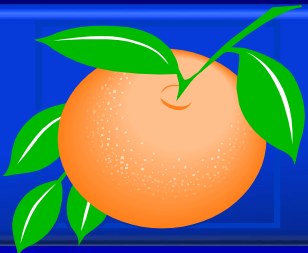
- GENERAL NOTES**
- A PRELIMINARY REQUEST FOR A 22' P-D BUILDING SETBACK FOR ALTERNATE LOTS AROUND PARCELS.
 - THE PROPOSED AVERAGE DAILY TRAFFIC IS 1940 TRIPS/DAY (10 TRIPS/HOUR).
 - A PORTION OF SEMINOLE AVENUE AND MARQUA AVENUE RIGHT-OF-WAY SHALL BE VACATED.
 - ORANGE COUNTY PUBLIC UTILITIES TO PROVIDE POTABLE WATER AND WASTEWATER SERVICE.
 - THE SUBJECT PROPERTY IS LOCATED IN LUBON ZONE "C" ACCORDING TO F.E.W.A. MAP CORRECTION NUMBER 1987-01-0002 DATED AUGUST 5, 1985.
 - STORMWATER PONDS SHALL BE DESIGNED IN ACCORDANCE WITH ORANGE COUNTY RULES AND REGULATIONS. POND SHALL BE WITH DETENTION FACILITY WITH A BLEED DOWN ORIFICE.
 - COMMERCIAL AREA SHALL BE LIMITED TO C-1 USES ONLY.
 - All drawings regarding wetlands and buffers are considered approximate until finalized by a Conservation Area Determination and/or Conservation Area Impact Permit. Reference OC Code Chapter 15 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



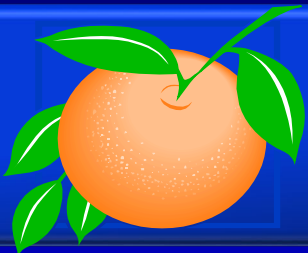
TANWATH DESIGN INC
 1400 W. UNIVERSITY BLVD.
 SUITE 100
 ORLANDO, FLORIDA 32817
 (407) 253-1111

PROJECT	LAND USE PLAN	JOB NO.	96060.01
	HARBOR BEND P.D. ORANGE COUNTY, FLORIDA	DATE	11/8/96
		SCALE	1" = 100'
		SHEET	2 OF 2



Harbor Bend Planned Development New Conditions

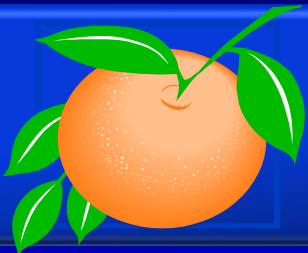
17. The hotel shall have a maximum building height of 47 ft.
18. With the exception of delivery vehicles serving the hotel, dual-rear wheel vehicles, including semi-trucks, shall be prohibited on site.
19. Outdoor balconies and exterior room access shall be prohibited.
20. Enhanced landscaping shall 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

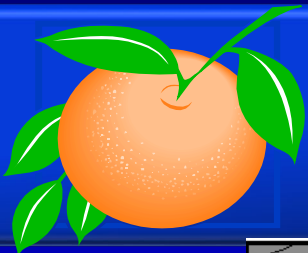
Make a finding of consistency with the Comprehensive Plan and APPROVE Harbor Bend PD dated “Received November 3, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with new Conditions 17-21.

District 3

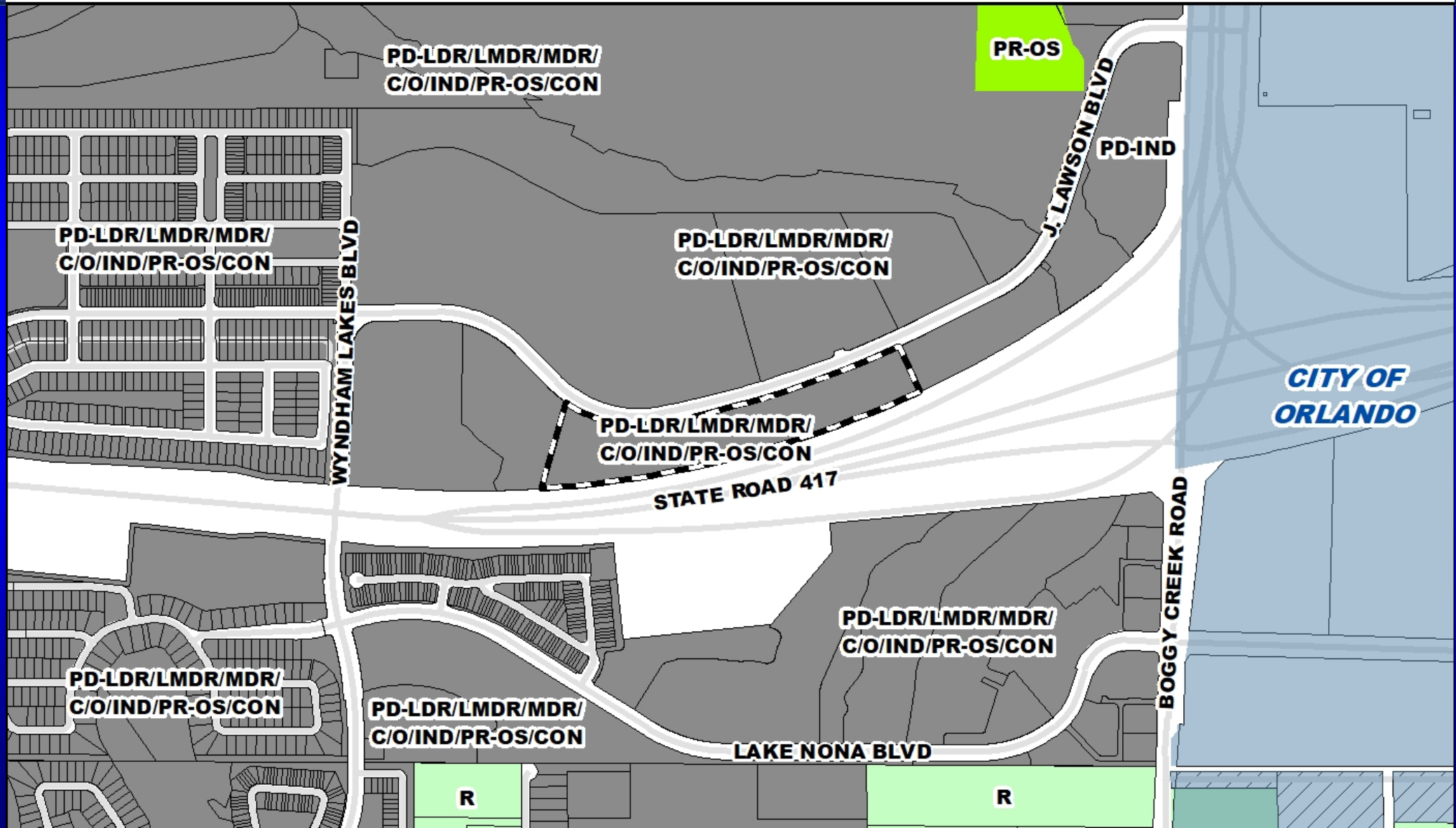


Ginn Property Planned Development

- 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.

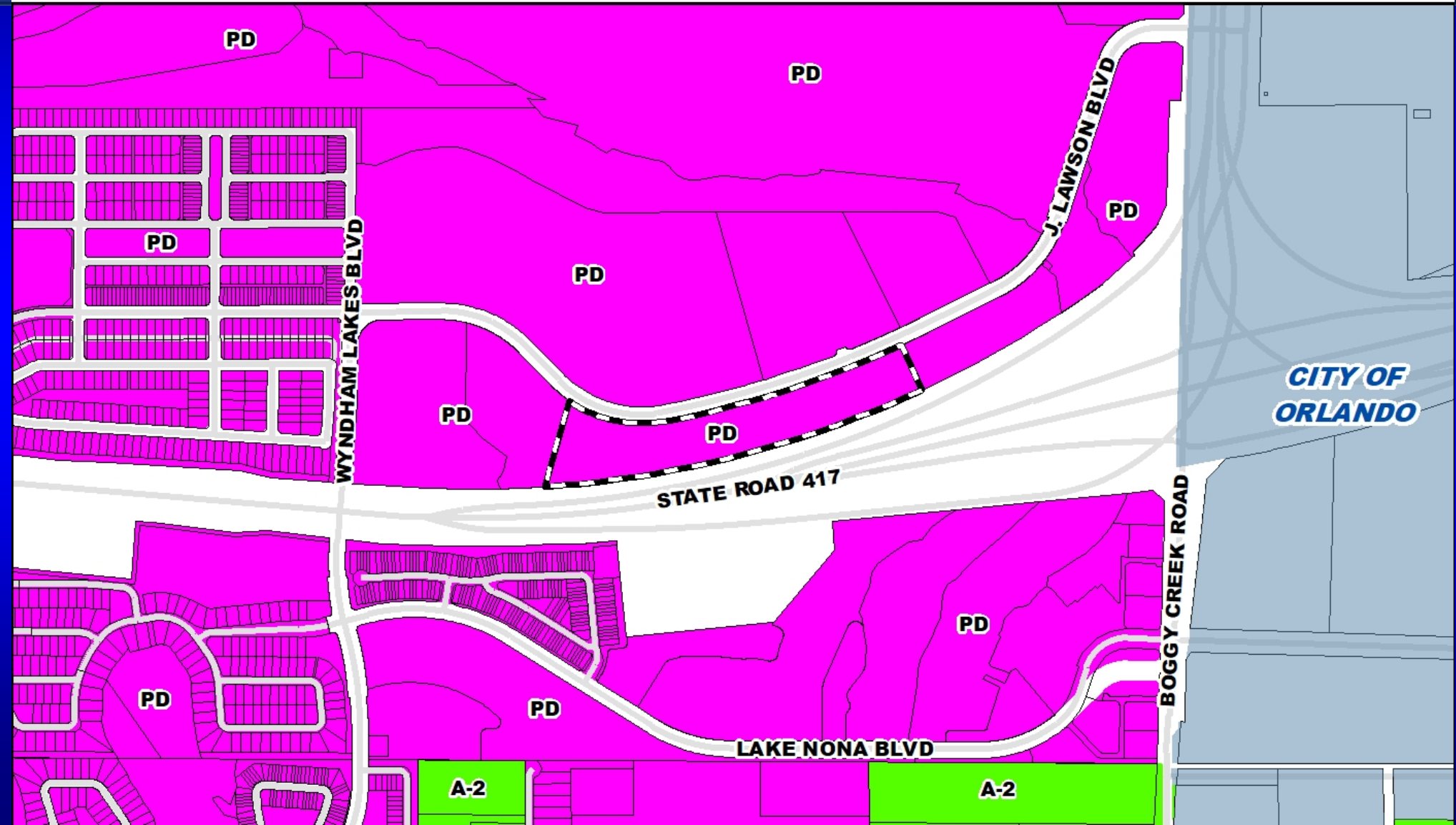


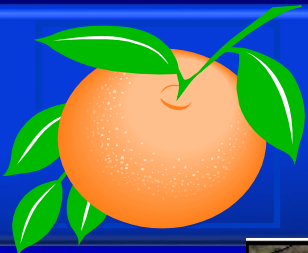
Ginn Property Planned Development Future Land Use Map



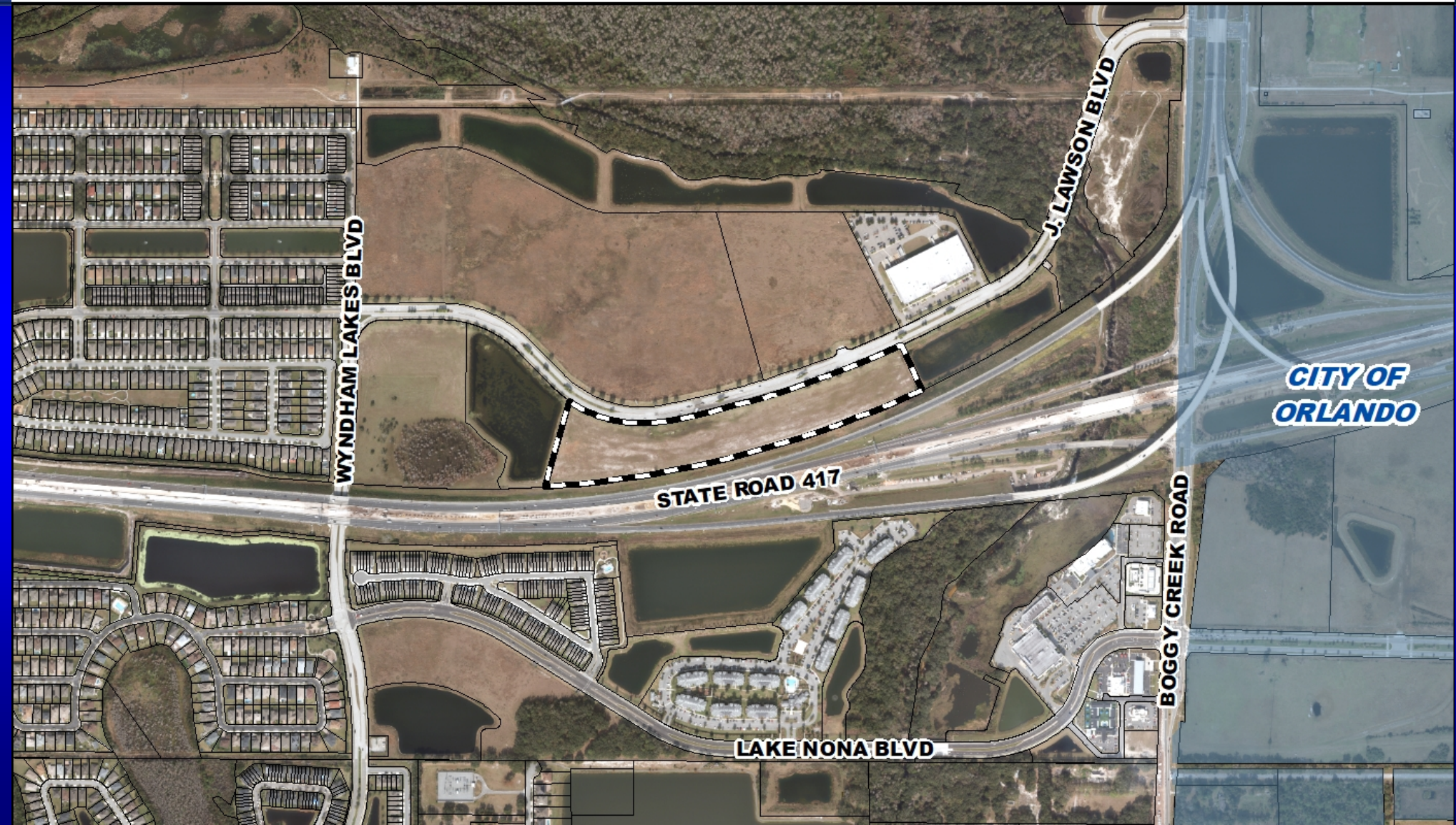


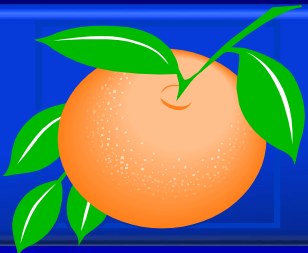
Ginn Property Planned Development Zoning Map



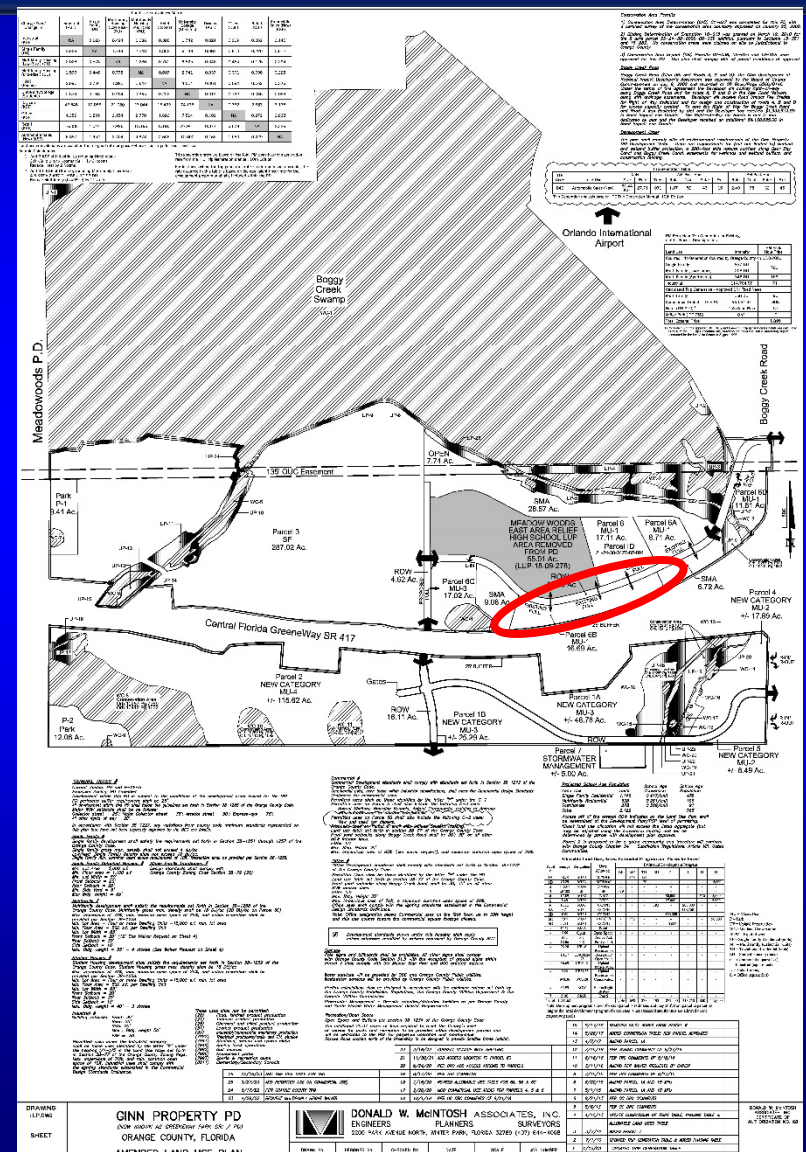


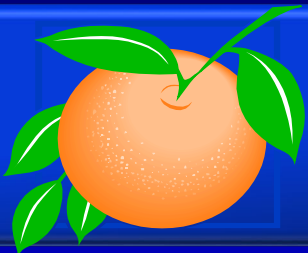
Ginn Property Planned Development Aerial Map





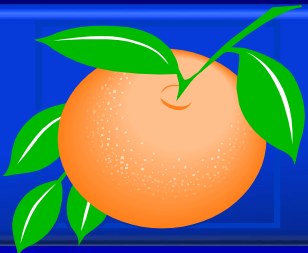
Ginn Property Planned Development Overall Land Use Plan





Ginn Property Planned Development New Condition

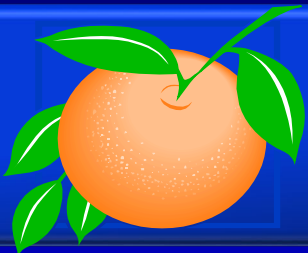
13. The developer will be required to submit an operational analysis for the proposed development on each of Parcels 6B, 6C, and 1B. Based on CMS data as of March 2024, the developer acknowledges that proportionate share mitigation offered to offset transportation concurrency deficiencies attributable 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



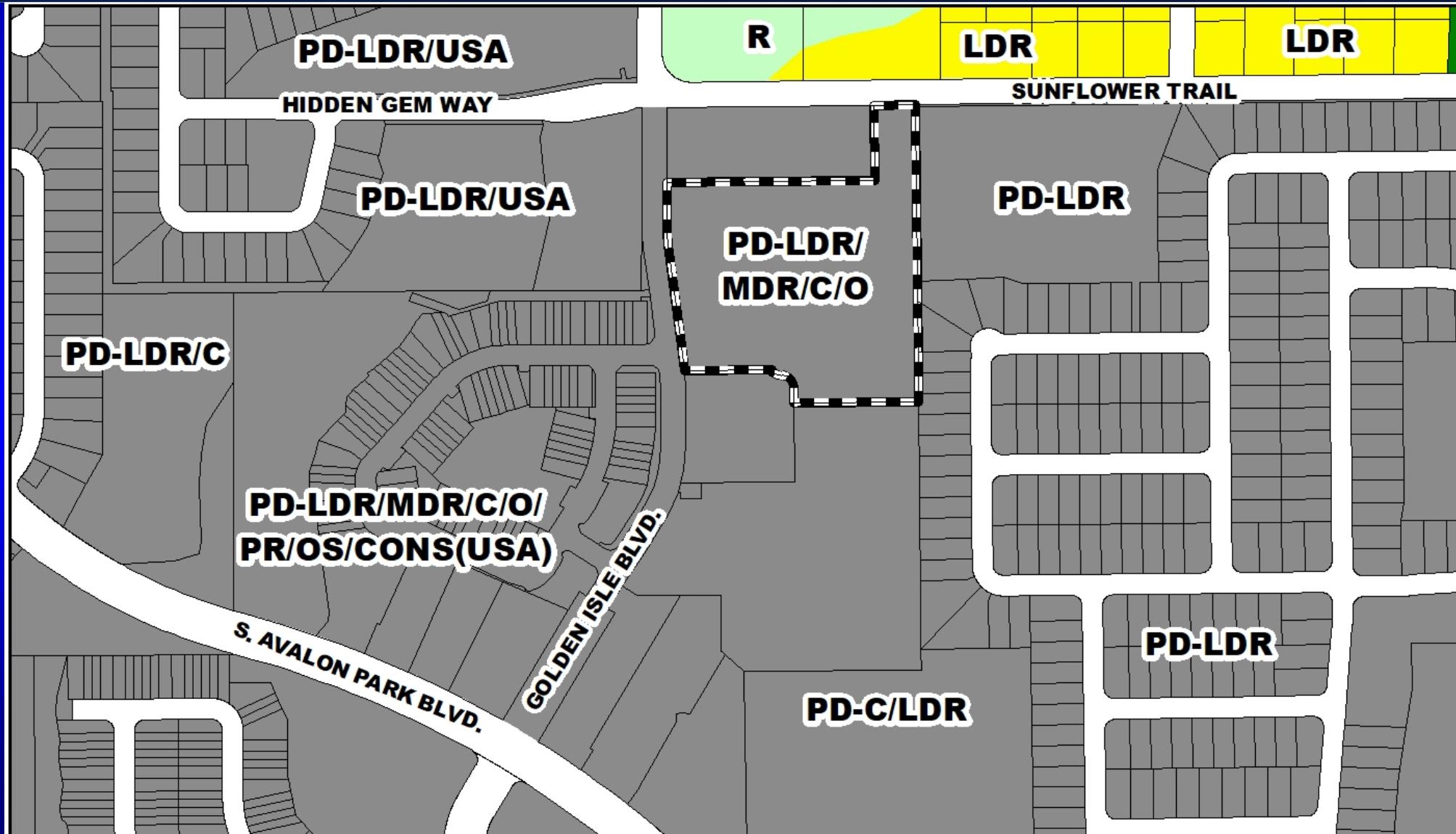
Spring Isle Planned Development

- 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.



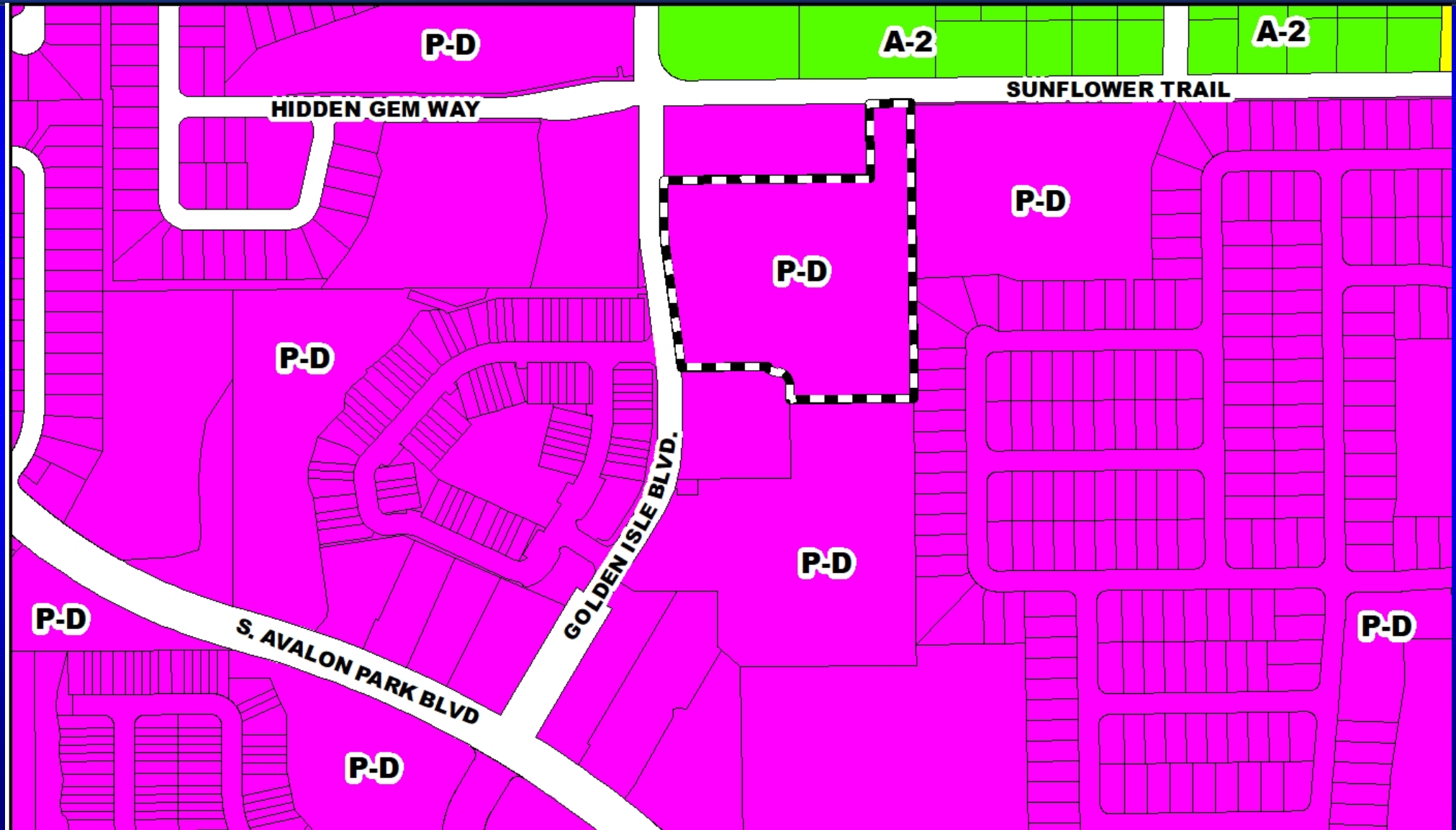
Spring Isle Planned Development

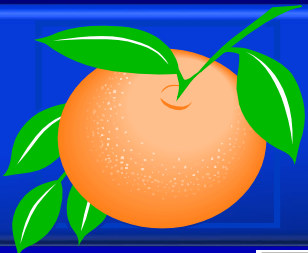
Future Land Use Map





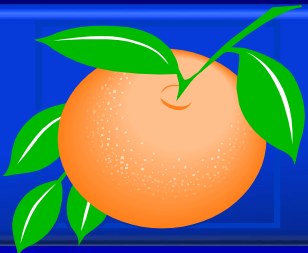
Spring Isle Planned Development Zoning Map





Spring Isle Planned Development Aerial Map



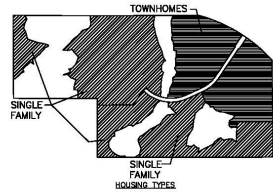


Spring Isle Planned Development Overall Land Use Plan

SUMMARY			
GROSS ACREAGE			224.87
WETLAND/BUFFER ACRES			62.80
NET DEVELOPABLE ACRES			172.07
PROPOSED NUMBER OF UNITS		UP TO 756	

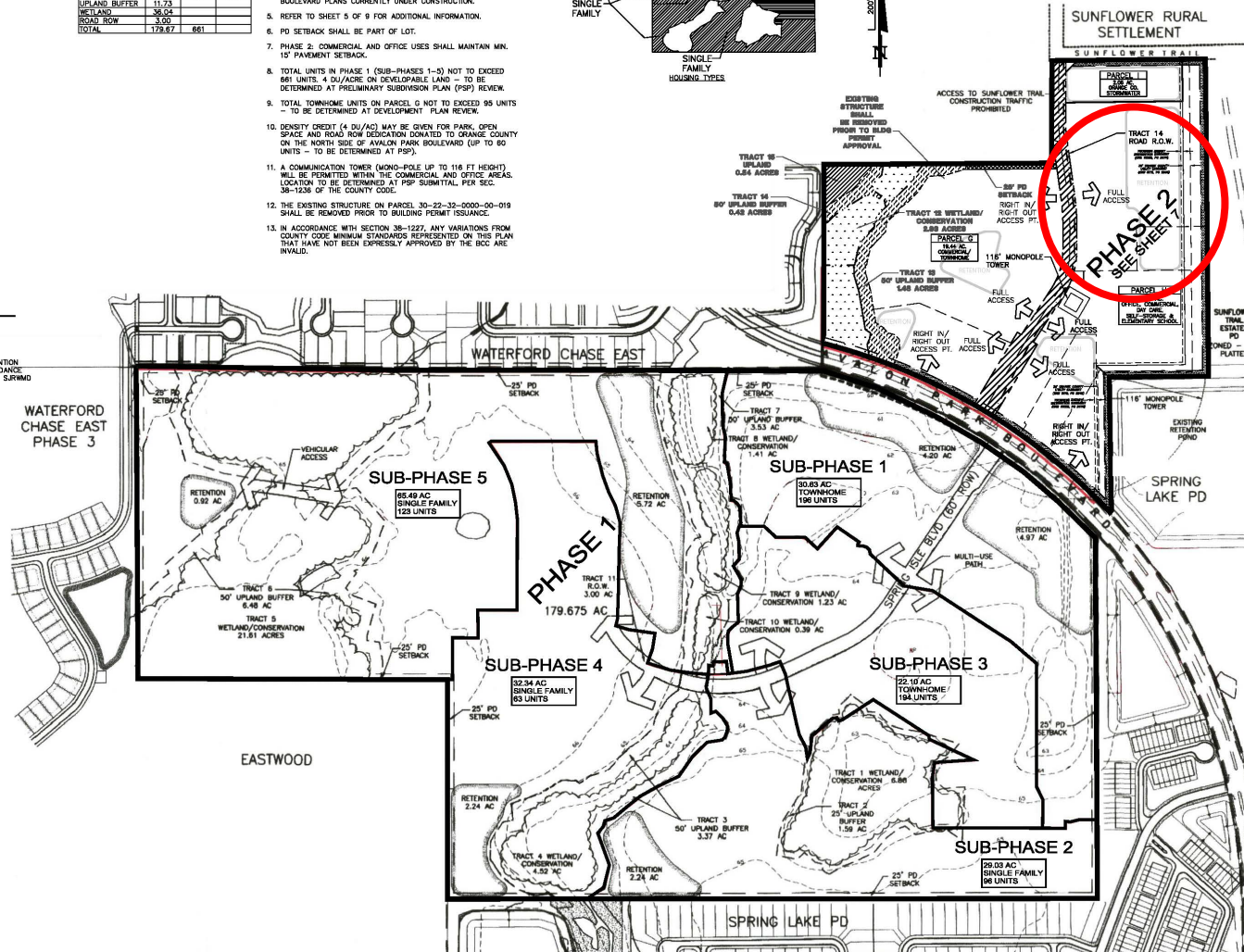
LAND USE CHART			
PHASE	SUB-PHASES	1-5	
PARCEL	ACRES	UNITS	DENSITY
A-F	178.30	661	3.71
UPLAND BUFFER	11.73		
WETLAND	36.04		
ROAD ROW	3.00		
TOTAL	179.87	661	

- GENERAL NOTES**
- ALL PARCELS WILL BE DEVELOPED IN ACCORDANCE WITH THE ORANGE COUNTY SUBDIVISION REGULATIONS AS THEY MAY APPLY.
 - A WILDLIFE SURVEY FOR THREATENED AND ENDANGERED SPECIES WILL BE COMPLETED PRIOR TO SUBMISSION OF PSP.
 - PROJECT STORM WATER MANAGEMENT WILL COMPLY WITH SURVMO CRITERIA AND ORANGE COUNTY LAND DEVELOPMENT CODES.
 - TURN LANES SHOWN ARE CONSISTENT WITH AVALON PARK BOULEVARD PLANS CURRENTLY UNDER CONSTRUCTION.
 - REFER TO SHEET 5 OF 9 FOR ADDITIONAL INFORMATION.
 - PD SETBACK SHALL BE PART OF LOT.
 - PHASE 2: COMMERCIAL AND OFFICE USES SHALL MAINTAIN MIN. 15' PAVEMENT SETBACK.
 - TOTAL UNITS IN PHASE 1 (SUB-PHASES 1-5) NOT TO EXCEED 661 UNITS. 4 DU/ACRE ON DEVELOPABLE LAND -- TO BE DETERMINED AT PRELIMINARY SUBDIVISION PLAN (PSP) REVIEW.
 - TOTAL TOWNHOME UNITS ON PARCEL G NOT TO EXCEED 95 UNITS -- TO BE DETERMINED AT DEVELOPMENT PLAN REVIEW.
 - DENSITY CREDIT (4 DU/AC) MAY BE GIVEN FOR PARK, OPEN SPACE AND ROAD ROW DEDICATION DONATED TO ORANGE COUNTY ON THE NORTH SIDE OF AVALON PARK BOULEVARD (UP TO 60 UNITS -- TO BE DETERMINED AT PSP).
 - A COMMUNICATION TOWER (MINI-TOWER UP TO 116 FT HEIGHT) WILL BE PERMITTED WITHIN THE COMMERCIAL AND OFFICE AREAS. LOCATION TO BE DETERMINED AT PSP SUBMITTAL PER SEC. 38-1268 OF THE COUNTY CODE.
 - THE EXISTING STRUCTURE ON PARCEL 30-22-33-0000-00-019 SHALL BE REMOVED PRIOR TO BUILDING PERMIT ISSUANCE.
 - IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.



UTILITIES

WATER ORANGE COUNTY
SEWER ORANGE COUNTY
POWER PROGRESS ENERGY
STORM WATER ON-SITE RETENTION/ DETENTION TO BE DESIGNED IN ACCORDANCE WITH ORANGE COUNTY AND SURVMO AGENCY CRITERIA.
RECLAIM WATER ORANGE COUNTY



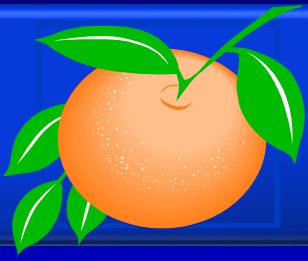
NO.	DATE	REVISIONS	CHK.
1	01/01/20	ISSUED FOR PERMITTING	
2	01/01/20	ISSUED FOR PERMITTING	
3	01/01/20	ISSUED FOR PERMITTING	
4	01/01/20	ISSUED FOR PERMITTING	
5	01/01/20	ISSUED FOR PERMITTING	

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088

SCALE: 1"=200'
DATE: 3/7/23
DESIGNED BY: DMW
CHECKED BY: DMW
APPROVED BY: DMW

**SPRING ISLE
LAND USE PLAN AMENDMENT**
ORANGE COUNTY, FLORIDA
LAND USE PLAN

DRAWING NUMBER: 28013
SHEET: 4 OF 9



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