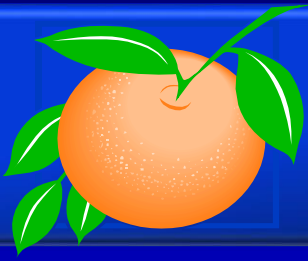


Board of County Commissioners

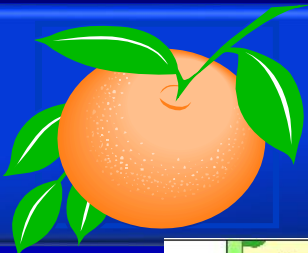
Public Hearings

November 9, 2021



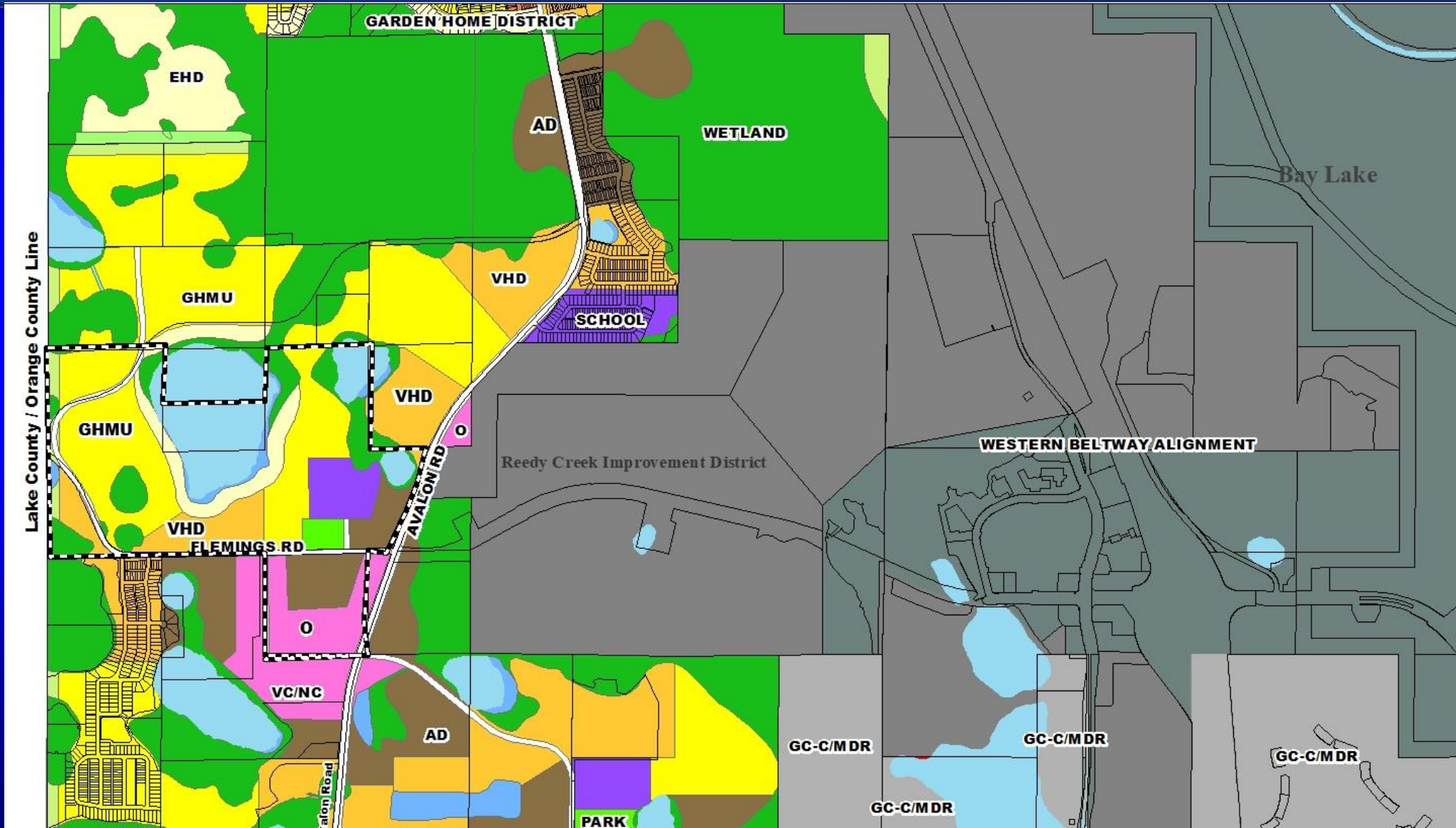
Gem Groves PD / Gem Groves Preliminary Subdivision Plan

- Case:** PSP-20-10-292
- Project Name:** Gem Groves PD / Gem Groves PSP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 276.87 gross acres (overall PSP)
- Location:** Generally located north of Flemings Road and west of Avalon Road
- Request:** To subdivide 276.87 acres in order to construct 437 single-family attached and detached residential dwelling units.



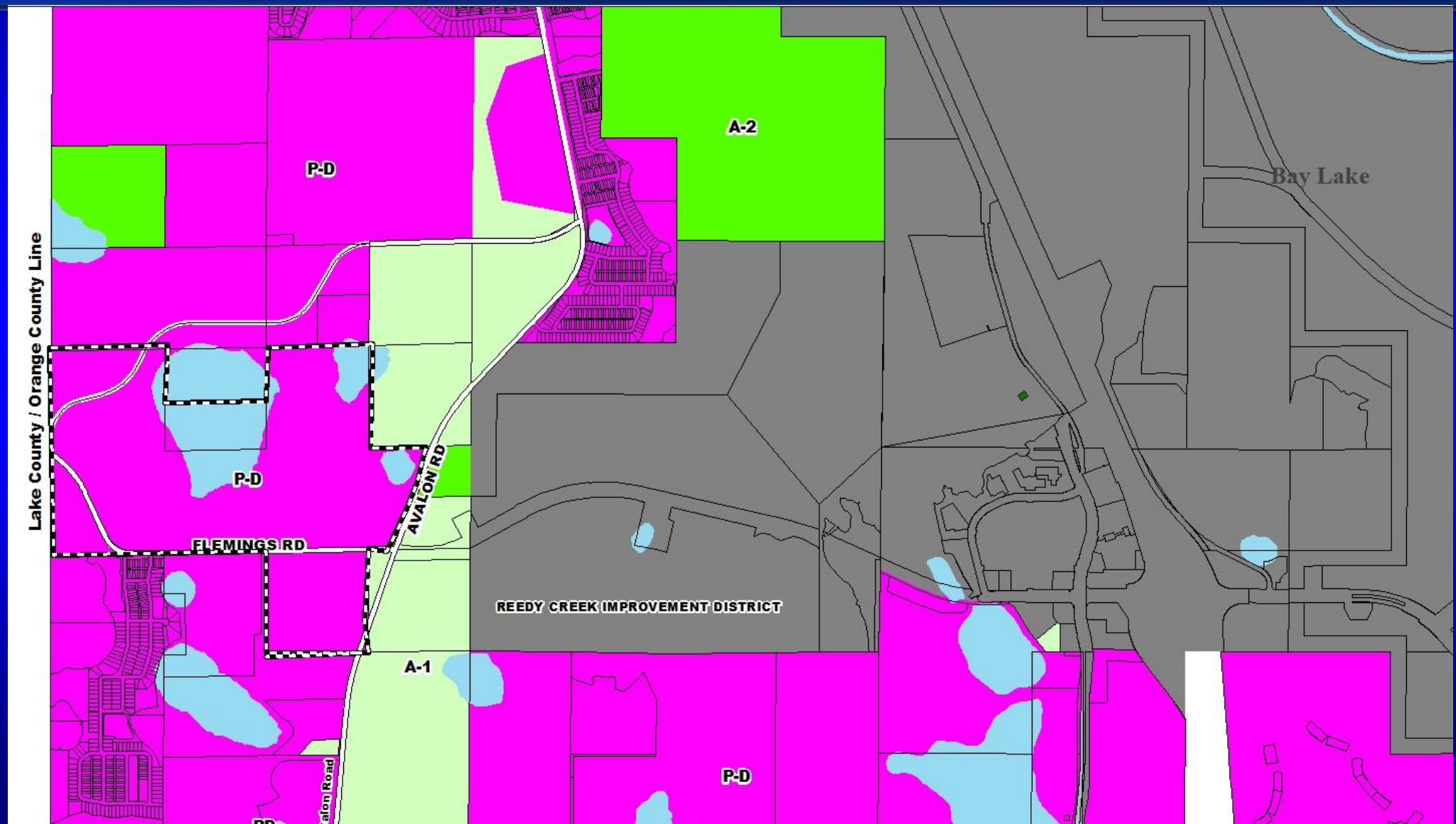
Gem Groves PD / Gem Groves Preliminary Subdivision Plan

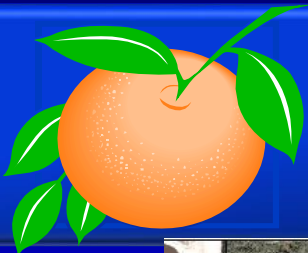
Future Land Use Map



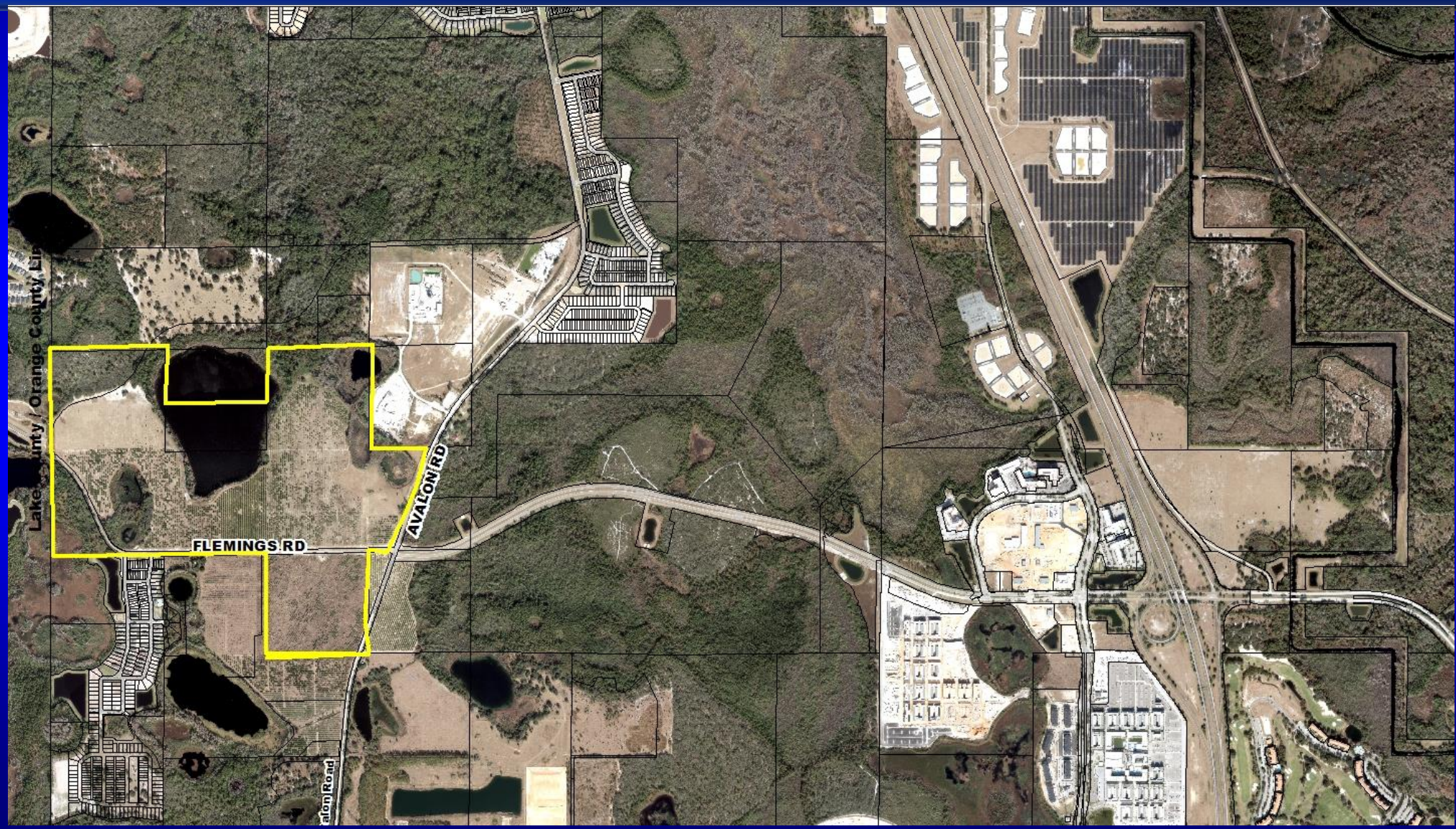


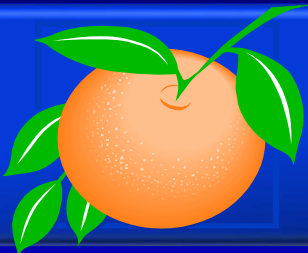
Gem Groves PD / Gem Groves Preliminary Subdivision Plan Zoning Map



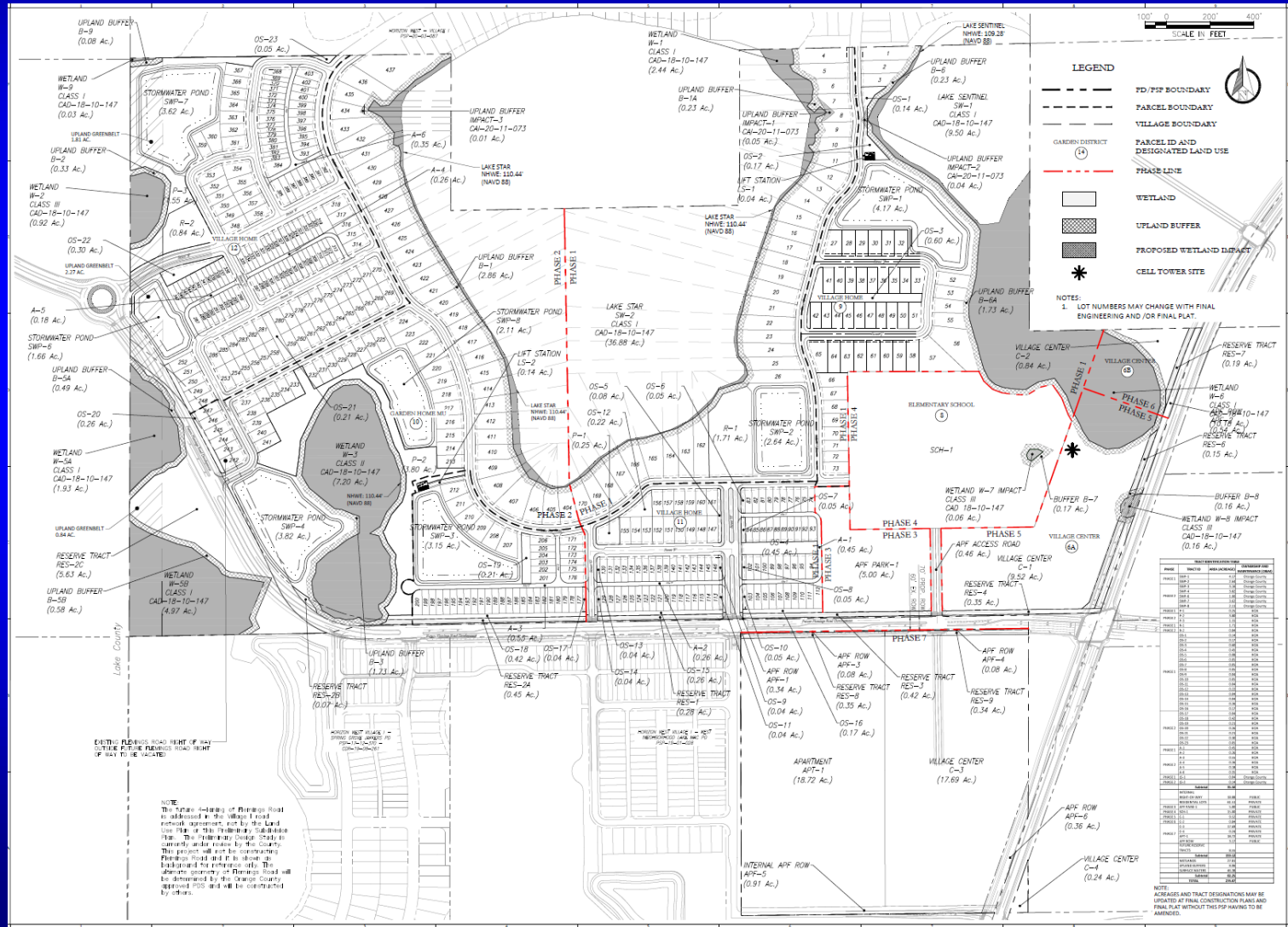


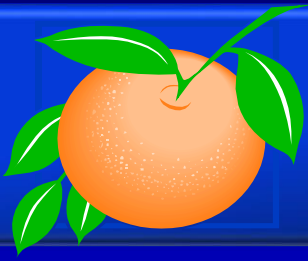
Gem Groves PD / Gem Groves Preliminary Subdivision Plan Aerial Map





Gem Groves PD / Gem Groves Preliminary Subdivision Plan Overall Preliminary Subdivision Plan

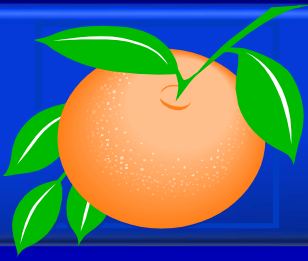




Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Gem Groves PD / Gem Groves PSP dated “Received September 7, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Rhett's Ridge Preliminary Subdivision Plan

Case: PSP-21-03-084

Project Name: Rhett's Ridge PSP

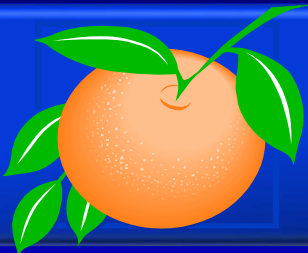
Applicant: Lance Jackson, Lennar Homes

District: 2

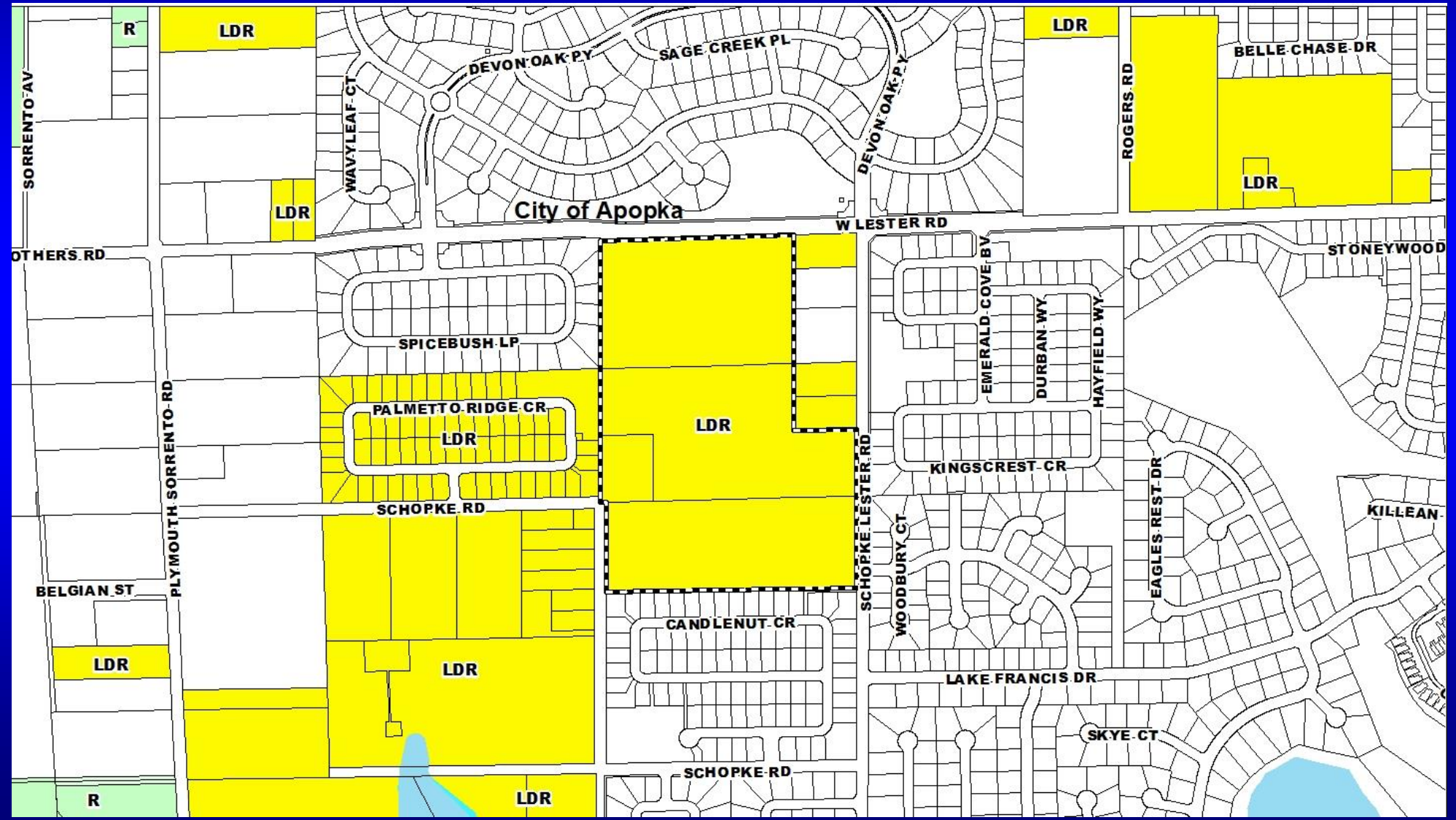
Acreage: 42.78 gross acres

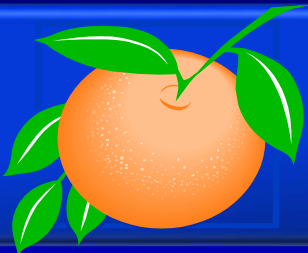
Location: Generally located south of West Lester Road and east of Plymouth Sorrento Road

Request: To subdivide 42.78 acres, in order to construct 120 single-family residential dwelling units.

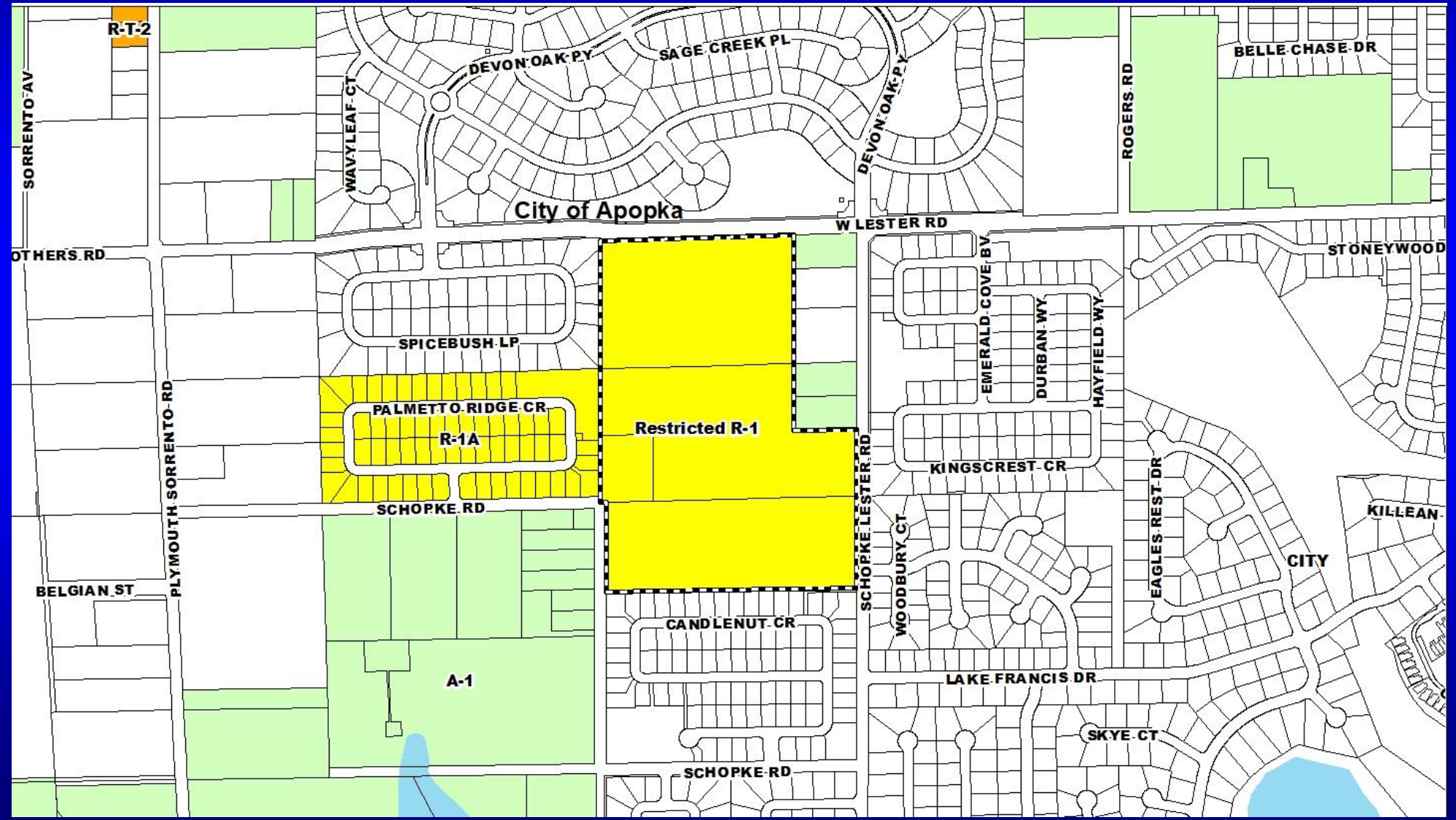


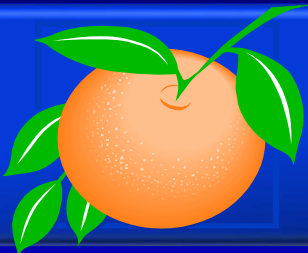
Rhett's Ridge Preliminary Subdivision Plan Future Land Use Map



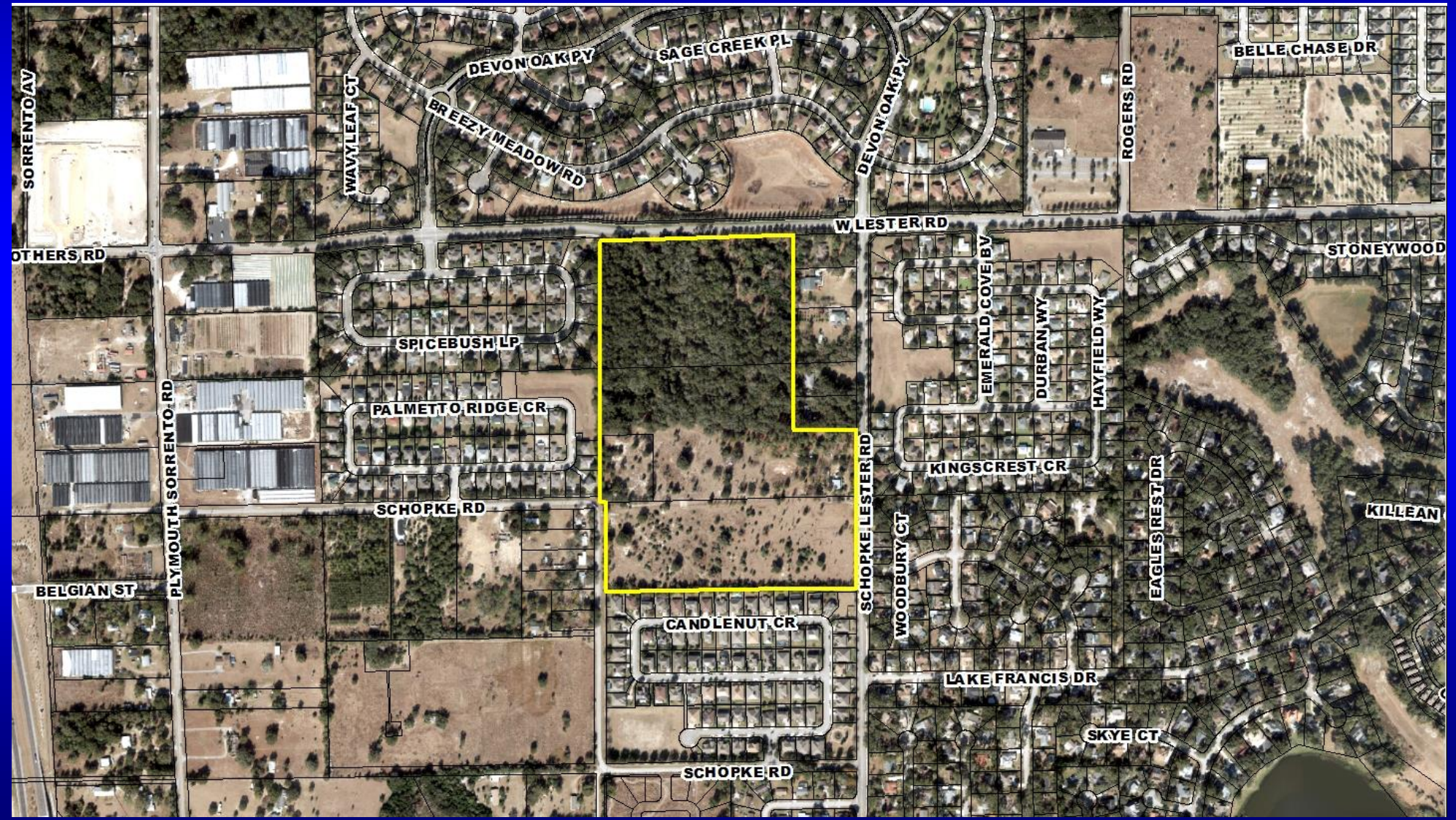


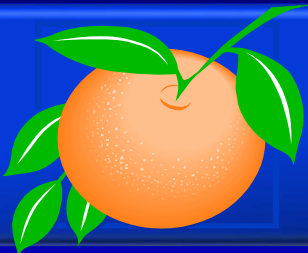
Rhett's Ridge Preliminary Subdivision Plan Zoning Map





Rhett's Ridge Preliminary Subdivision Plan Aerial Map

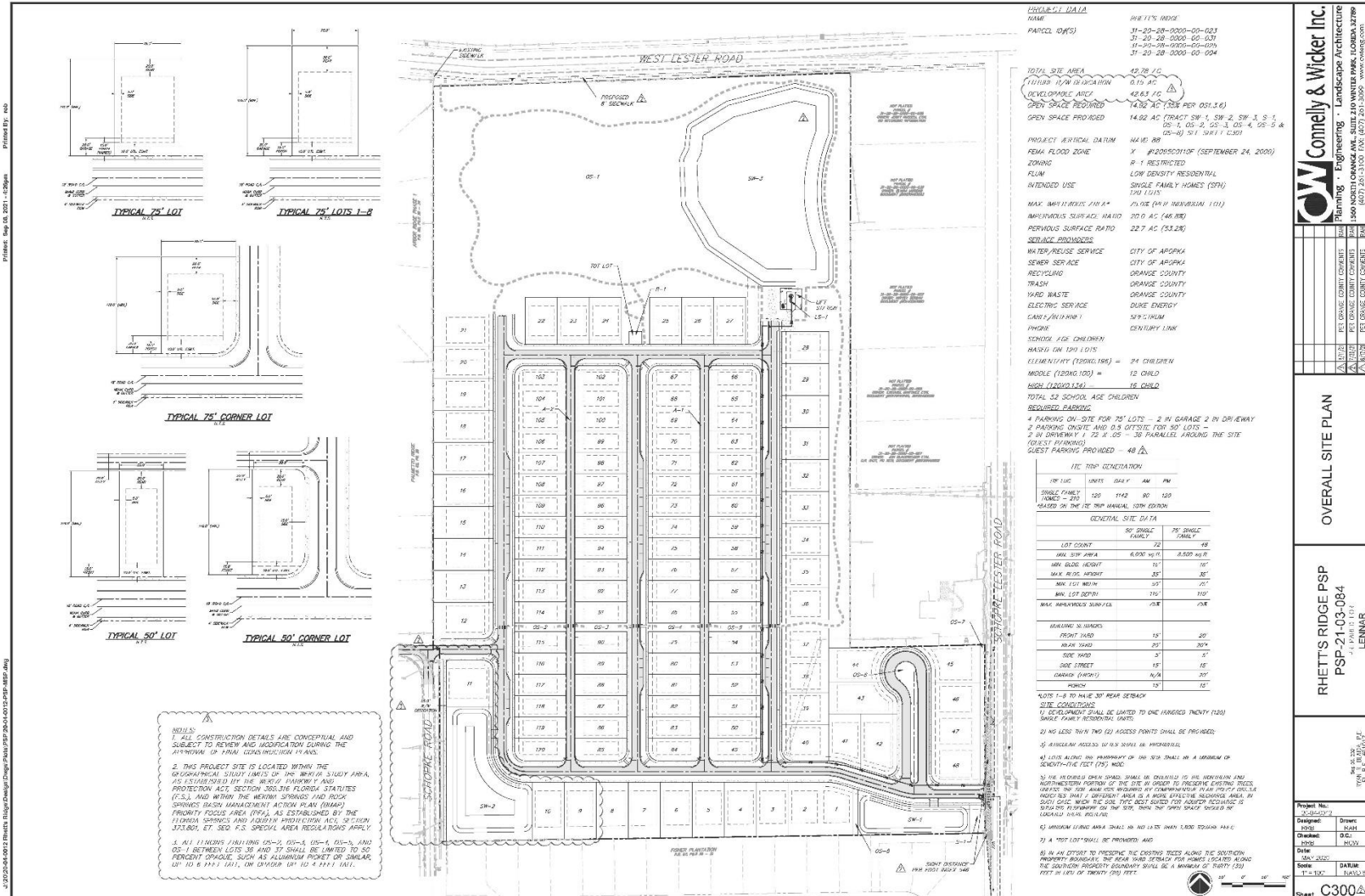




Rhett's Ridge

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



NO.	REVISION	DATE	BY

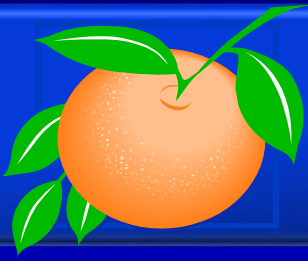
OVERALL SITE PLAN

RHETT'S RIDGE PSP
PSP-21-03-084
 LENNAR
 ORLANDO, FL

Project No: 21-03-084

Designer:	DRH	Drawn:	DRH
Checker:	DRH	Scale:	NONE
Date:			
Sheet:	C300A		

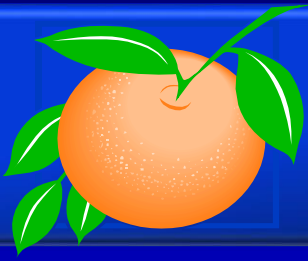
THIS DRAWING IS THE PROPERTY OF COMNELLY & WICKER INC. AND IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.



Action Requested

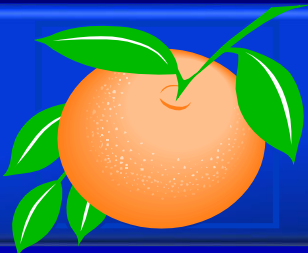
Make a finding of consistency with the Comprehensive Plan and approve the Rhett's Ridge PSP dated "Received September 13, 2021", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2



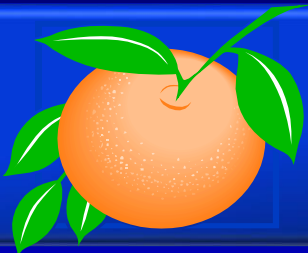
Yucatan Gardens Preliminary Subdivision Plan

- Case:** PSP-21-03-079
- Project Name:** Yucatan Gardens PSP
- Applicant:** Carlos Alberto Rivero, Café Construction & Development, Inc.
- District:** 3
- Acreage:** 13.72 gross acres
- Location:** Generally located north of Yucatan Drive, west of Forsyth Road
- Request:** To subdivide 13.72 acres in order to construct 52 single-family residential dwelling units and associated infrastructure. One waiver from Orange County Code is requested to allow for external access to Tracts C & D in lieu of access from an internal paved street.

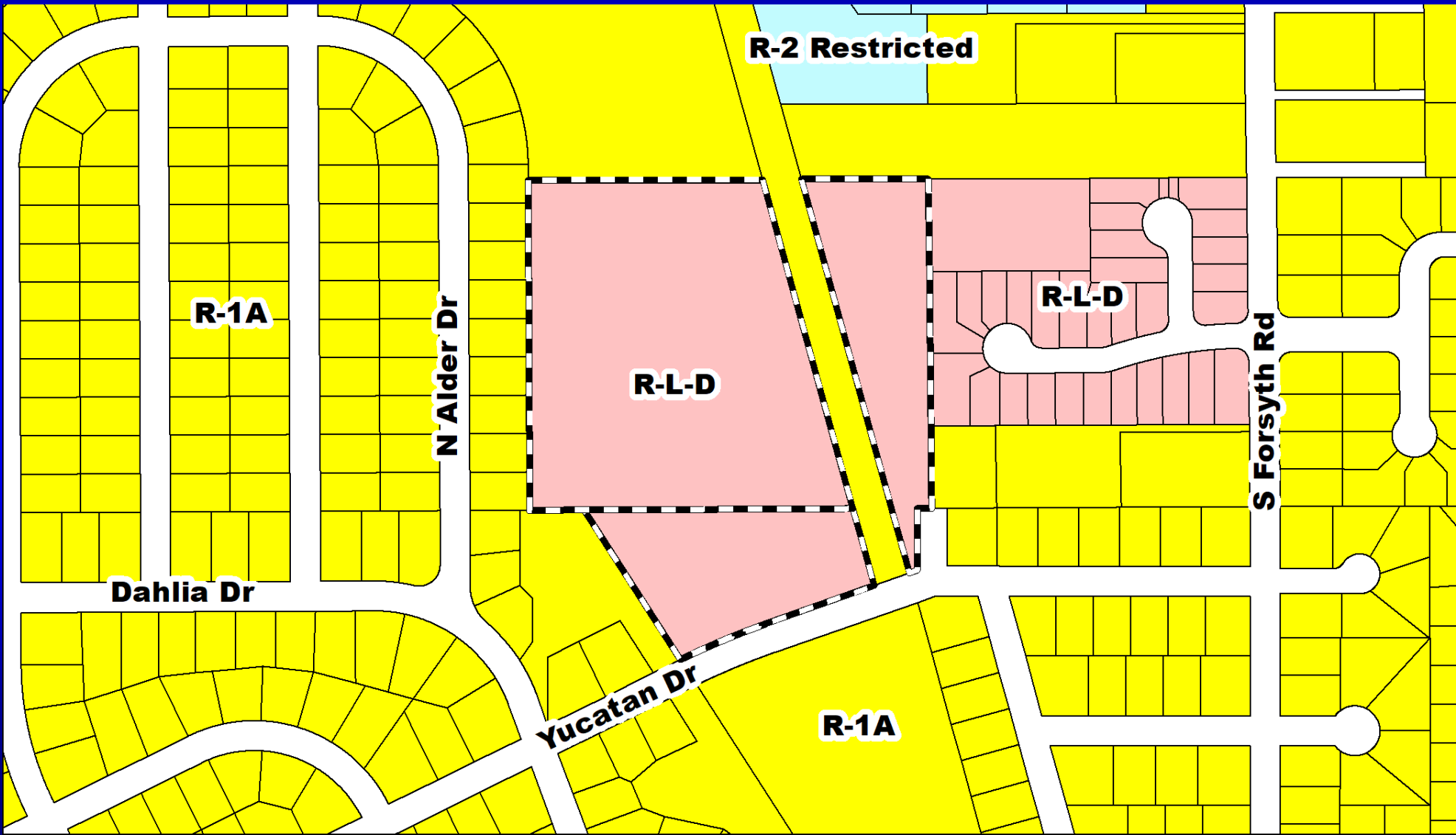


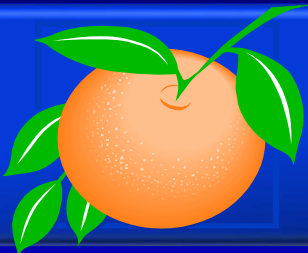
Yucatan Gardens Preliminary Subdivision Plan Future Land Use Map





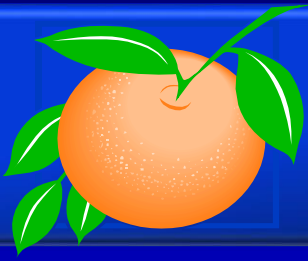
NAME PD / NAME Preliminary Subdivision Plan Zoning Map





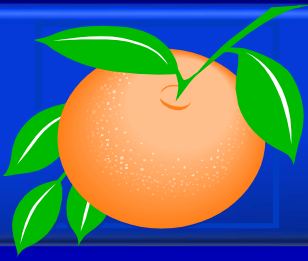
Yucatan Gardens Preliminary Subdivision Plan Aerial Map





New Conditions of Approval

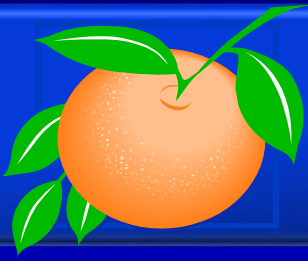
27. The Red Maple trees shown within the eastern buffer (Tract C) shall be a minimum of 4" caliper and 14' in height at the time of planting.
28. Prior to Certificate of Completion, the developer shall provide a raised crosswalk in front of the access gate to Yucatan Park at no cost to the County.



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Yucatan Gardens Preliminary Subdivision Plan dated “Received August 17, 2021”, subject to conditions listed under the DRC Recommendation in the Staff Report, as amended.

District 3



Village F Master Planned Development / Parcel S-21 Preliminary Subdivision Plan

Case: PSP-21-05-143

Project Name: Village F Master Planned Development / Parcel S-21 PSP

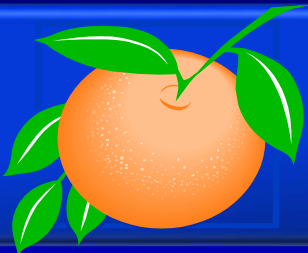
Applicant: Aaron Matson, Cap 5 Development, LLC

District: 1

Acreage: 12.82 gross acres

Location: Generally located south of Apollo Bond Drive, and along the westside of Summerlake Groves Street

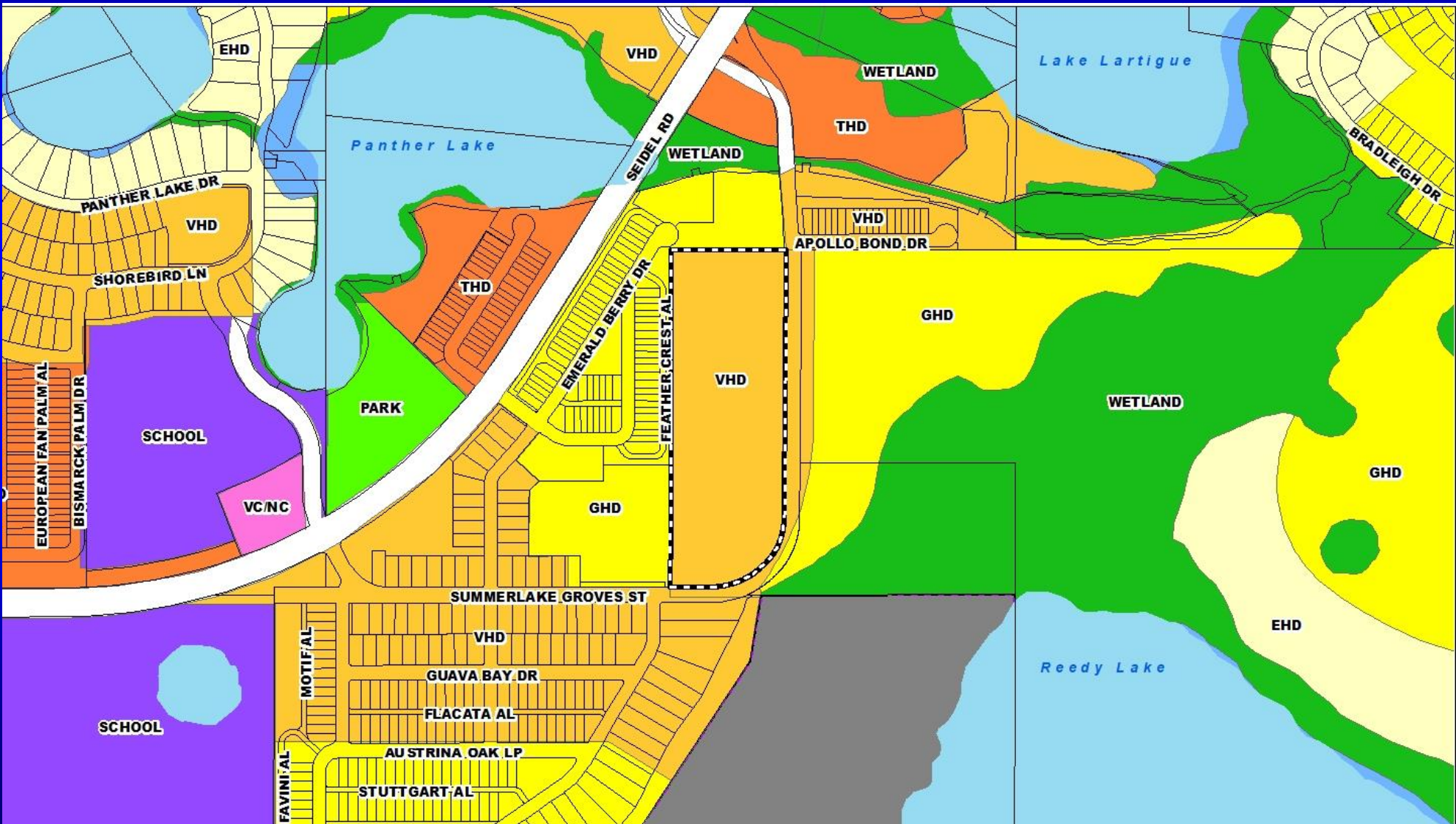
Request: To subdivide 12.82 acres in order to construct 41 single-family residential dwelling units.

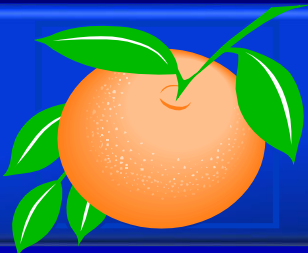


Village F Master Planned Development / Parcel S-21

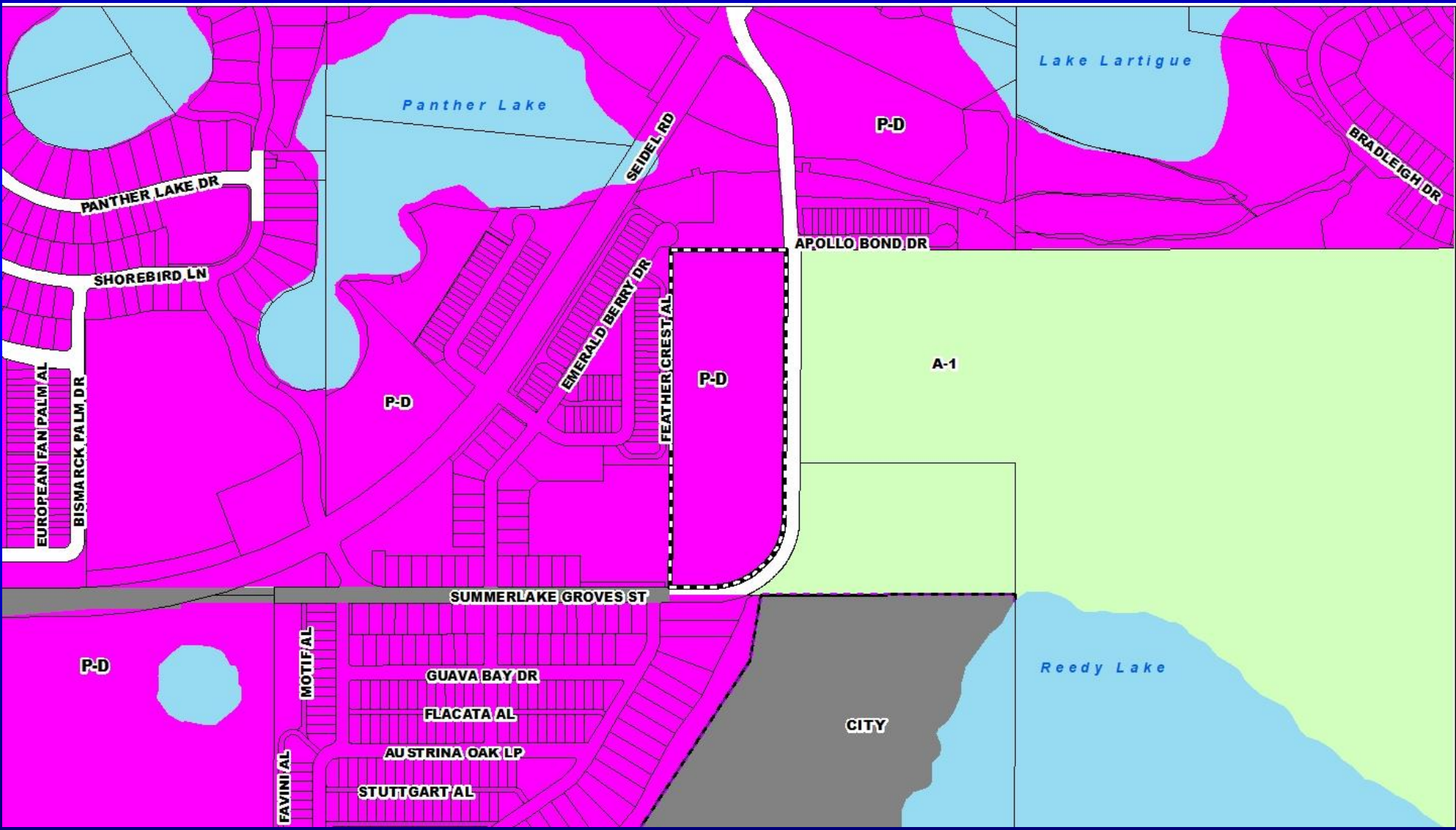
Preliminary Subdivision Plan

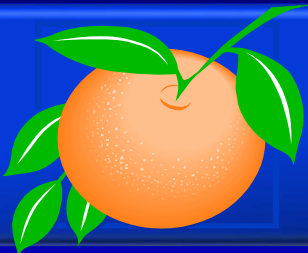
Future Land Use Map



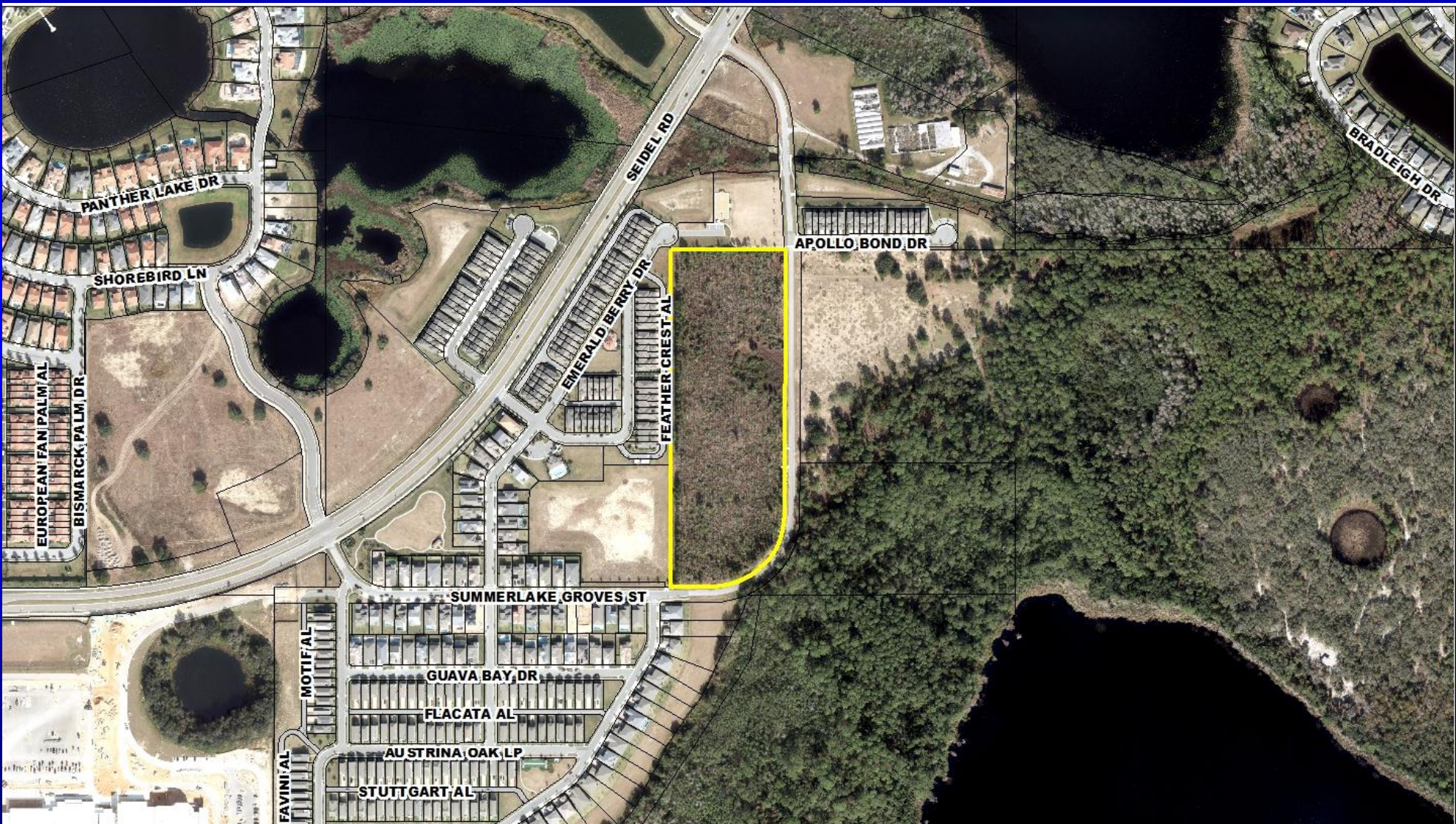


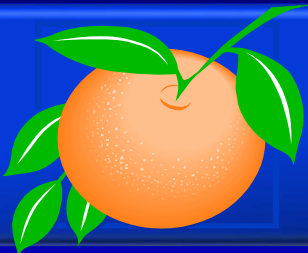
Village F Master Planned Development / Parcel S-21 Preliminary Subdivision Plan Zoning Map





Village F Master Planned Development / Parcel S-21 Preliminary Subdivision Plan Aerial Map

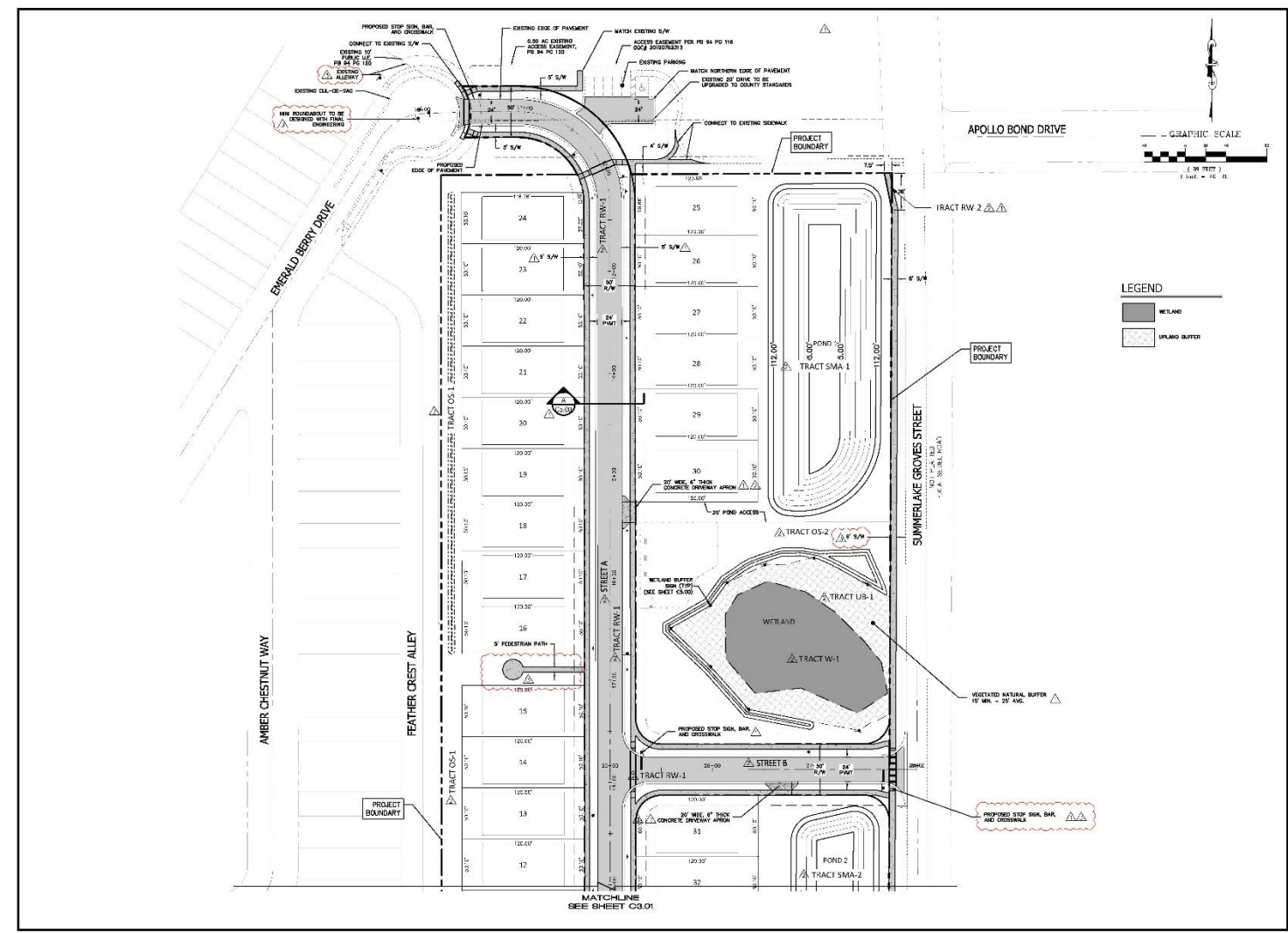




Village F Master Planned Development / Parcel S-21

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



MADDEN
 CIVIL ENGINEERS
 5701 S. Hovell Avenue
 Tallahassee, Florida 32310
 (904) 833-8330

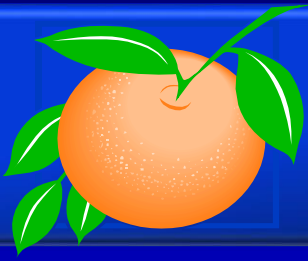
SITE PLAN
 FOR
VILLAGE F MASTER PD
PARCEL S-21
 FRANKLIN COUNTY, FLORIDA

DATE OF DEVELOPMENT: 11/11/2014
 PREPARED BY: J. J. MADDEN
 CHECKED BY: J. J. MADDEN

DESIGNED BY: J. J. MADDEN
 DRAWN BY: J. J. MADDEN
 DATE: 11/11/2014

NO.	DATE	DESCRIPTION
1	11/11/2014	PRELIMINARY SUBDIVISION PLAN
2	11/11/2014	REVISION
3	11/11/2014	REVISION
4	11/11/2014	REVISION
5	11/11/2014	REVISION

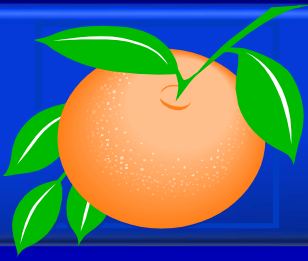
CS.00



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / Parcel S-21 PSP dated “Received September 30, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Village F Master PD / Magnolia Estates Preliminary Subdivision Plan

Case: CDR-21-02-038

Project Name: Village F Master PD / Magnolia Estates PSP

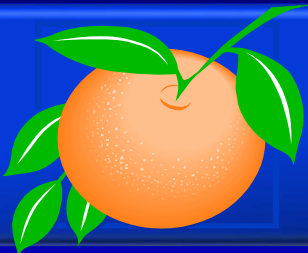
Applicant: Nicole P. Stalder, Dewberry

District: 1

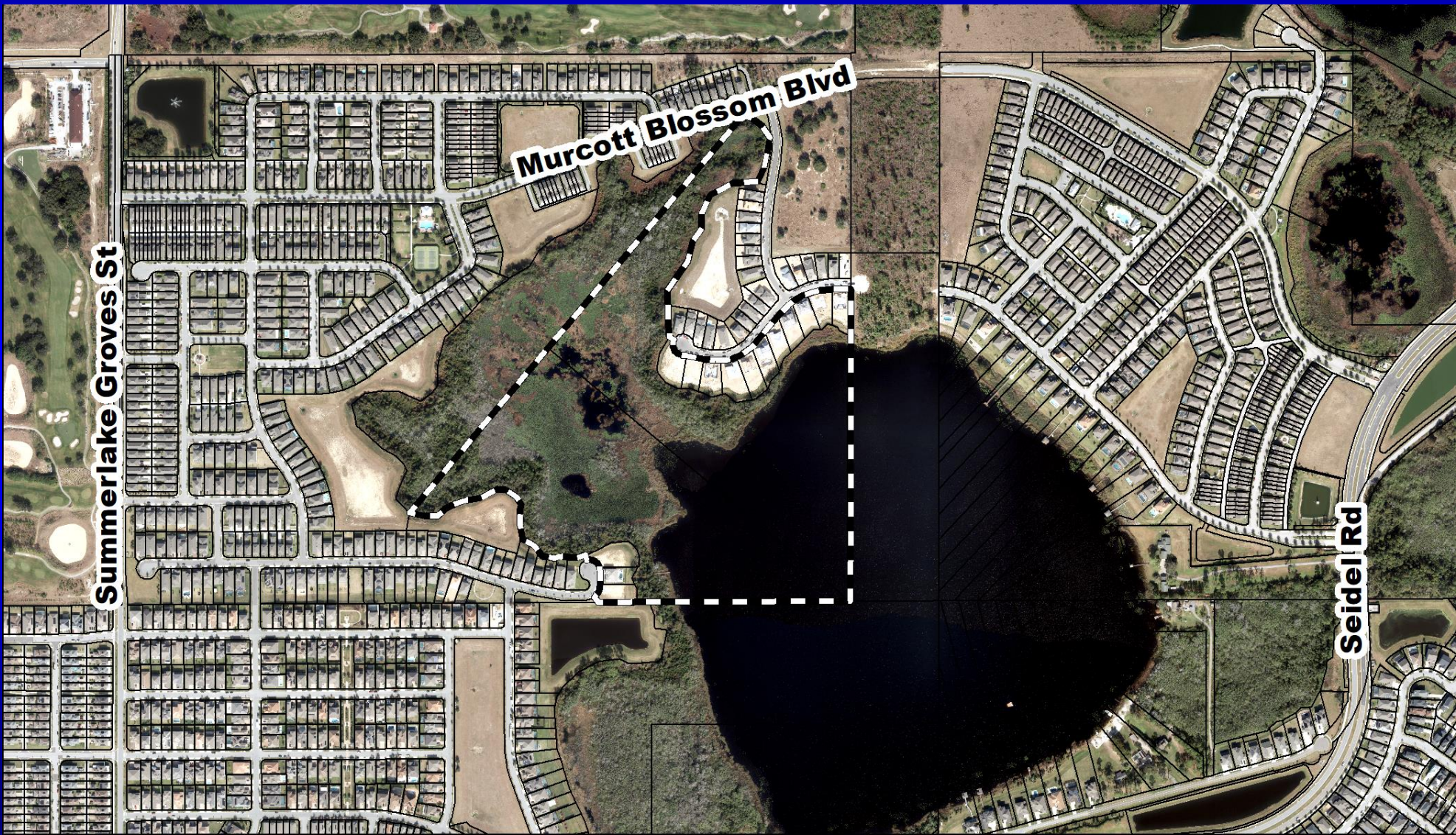
Acreage: 159.04 gross acres (overall PSP)

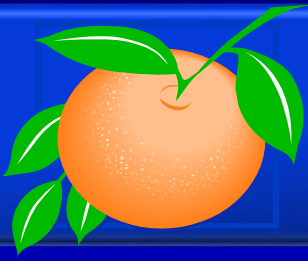
Location: Generally located north of Seidel Road, west of Lake Hancock Road

Request: To adjust lot lines for 14 lots and allow for boat docks; Lots 294-296 (Phase 3B) and 340-350 (Phase 3C).



Village F Master PD / Magnolia Estates Preliminary Subdivision Plan Aerial Map

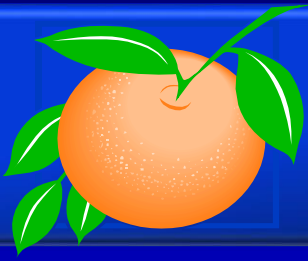




Village F Master PD / Magnolia Estates Preliminary Subdivision Plan

History:

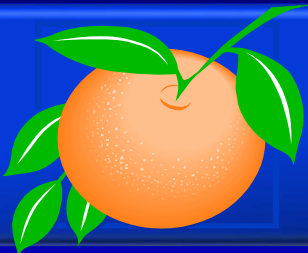
- **PSP originally approved by Board in 2014; 14 lots did not extend through the wetlands or Normal High Water Elevation**
- **Plats recorded for Phase 3B (August 5, 2019) and Phase 3C (March 19, 2020) consistent with PSP**
- **K. Hovnanian submitted dock permit for 15640 Sweet Lemon Way in July 13, 2020, which was issued by EPD on August 11, 2020.**
- **Building Division issued permit for construction of dock on September 23, 2020.**



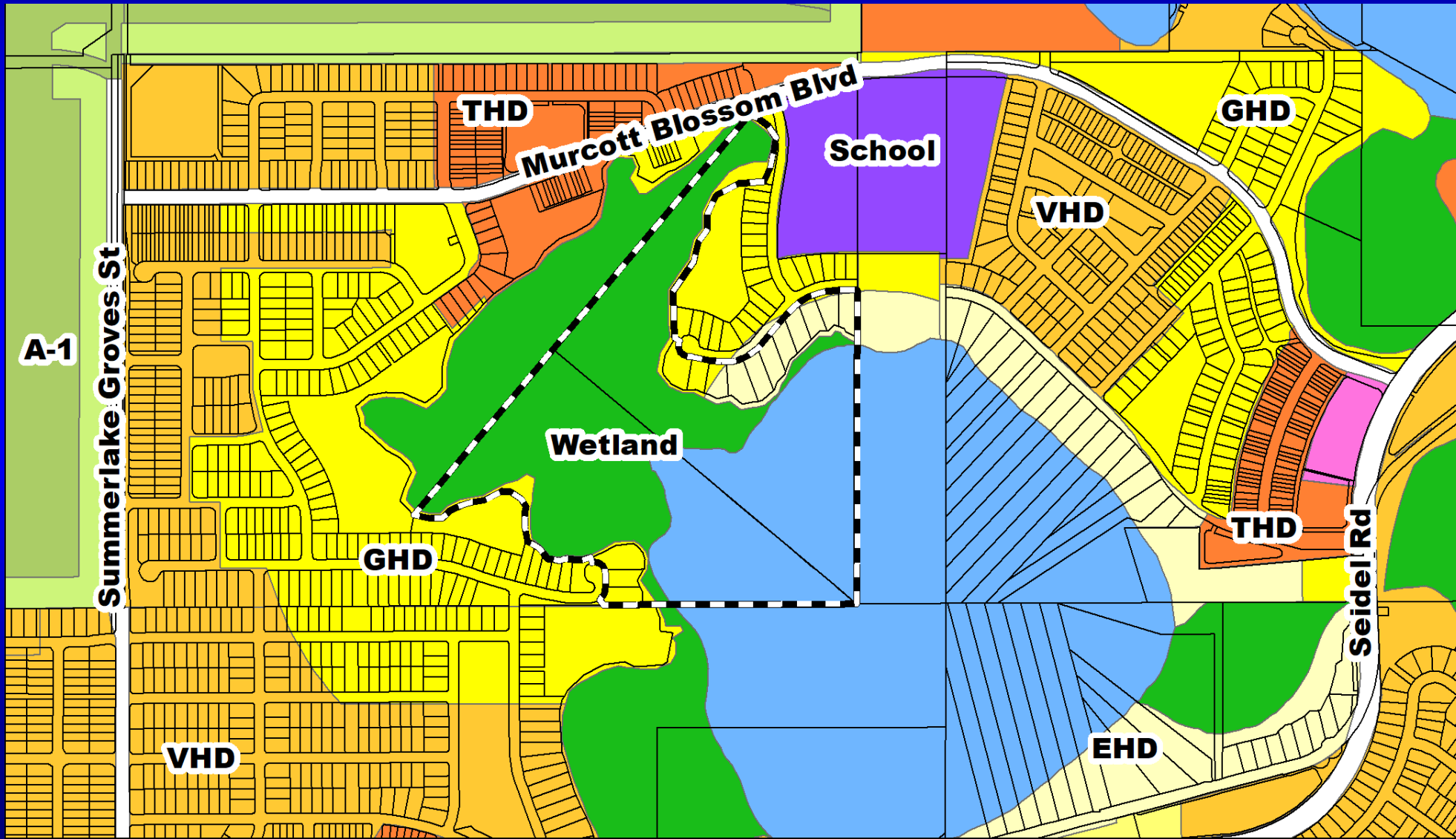
Village F Master PD / Magnolia Estates Preliminary Subdivision Plan

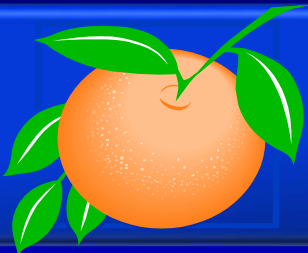
History:

- **Subsequent to dock permit issuance, EPD identified that the applicant did not actually have riparian rights. A stop work order was issued. The dock remains onsite partially constructed.**
- **Applicant then began process of modifying approvals to allow for docks on 14 lots. Applications include:**
 - **Change Determination to PSP (this request)**
 - **CAI Permit modification (issued by EPD on June 29, 2021)**
 - **Amendment to Conservation Easement to Orange County (under review)**
 - **Re-plat of the property**

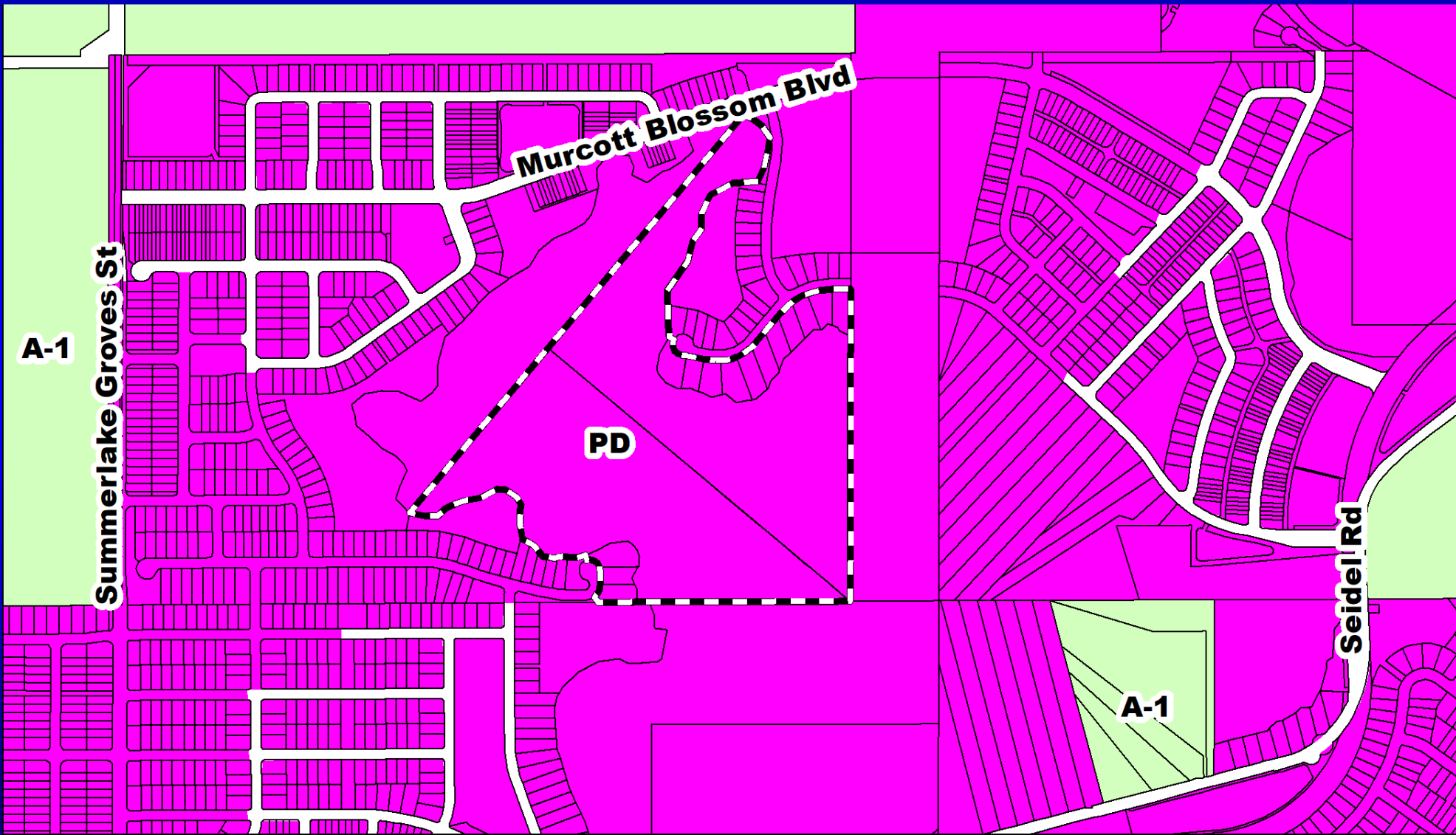


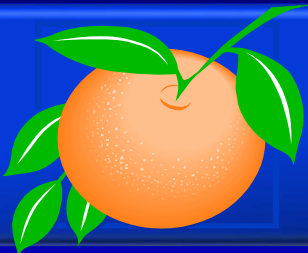
Village F Master PD / Magnolia Estates Preliminary Subdivision Plan Future Land Use Map



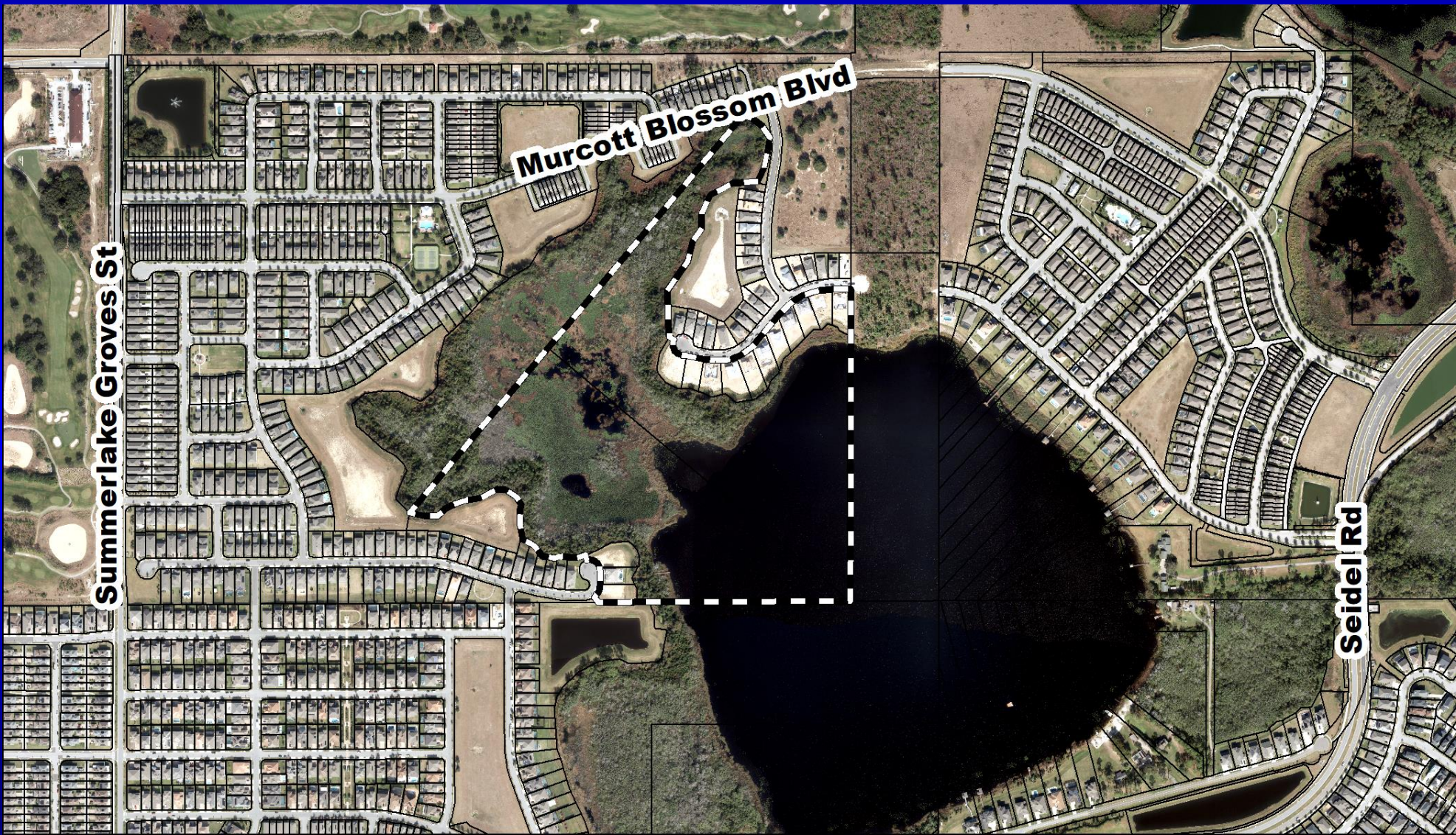


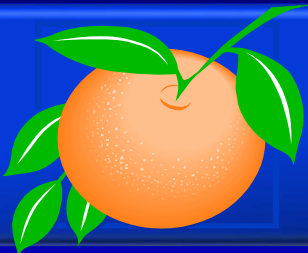
Village F Master PD / Magnolia Estates Preliminary Subdivision Plan Zoning Map



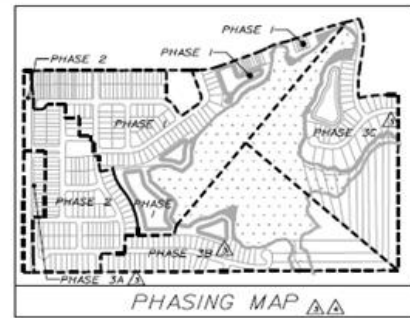
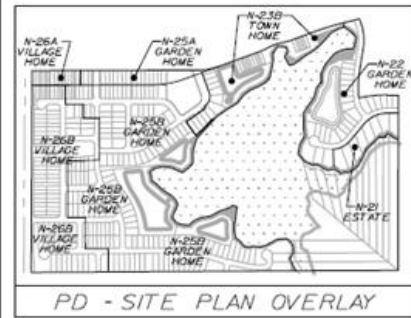
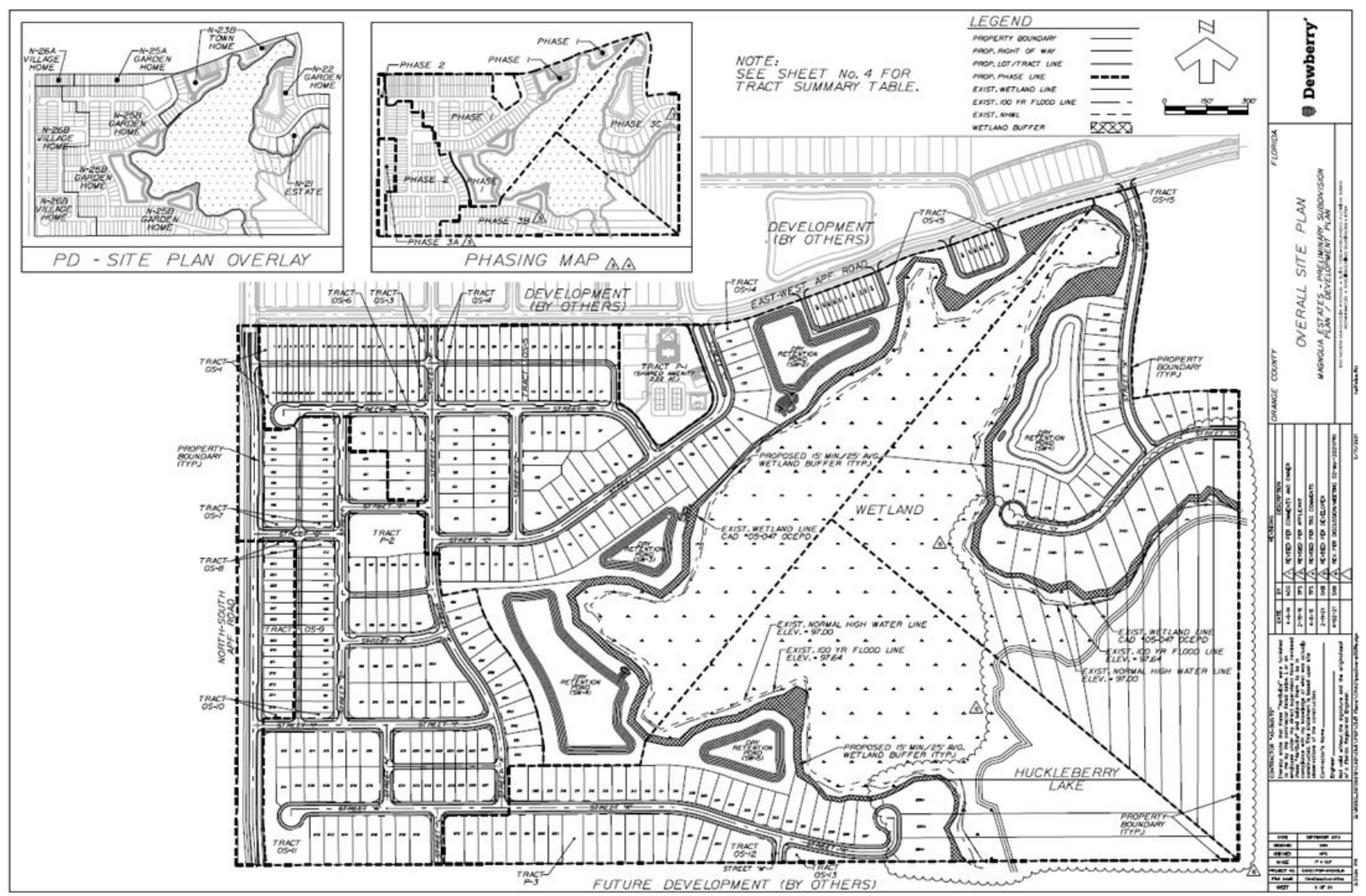


Village F Master PD / Magnolia Estates Preliminary Subdivision Plan Aerial Map





Village F Master PD/ Magnolia Estates Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



NOTE:
SEE SHEET No. 4 FOR
TRACT SUMMARY TABLE.

LEGEND

- PROPERTY BOUNDARY (dashed line)
- PROP. RIGHT OF WAY (solid line)
- PROP. LOT/TRACT LINE (dotted line)
- PROP. PHASE LINE (long dashed line)
- EXIST. WETLAND LINE (wavy line)
- EXIST. 100 YR FLOOD LINE (dashed line)
- EXIST. NHWL (dotted line)
- WETLAND BUFFER (cross-hatched area)

Scale: 0 150 300
North Arrow: ↑

Dewberry

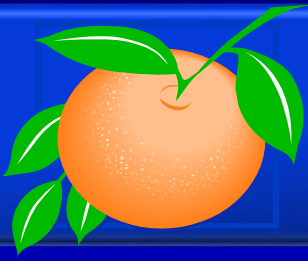
OVERALL SITE PLAN
MAGNOLIA ESTATES PRELIMINARY SUBDIVISION
MAGNOLIA ESTATE DEVELOPMENT PLAN

FLORIDA
ORANGE COUNTY

REVISIONS

NO.	DATE	DESCRIPTION
1	11-18-18	REVISED FOR COMMENTS AND LINES
2	1-18-19	REVISED FOR COMMENTS
3	4-18-19	REVISED FOR COMMENTS
4	1-18-21	REVISED FOR COMMENTS
5	1-18-21	REVISED FOR COMMENTS
6	1-18-21	REVISED FOR COMMENTS
7	1-18-21	REVISED FOR COMMENTS
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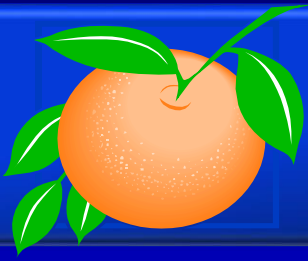
DATE: 1-18-21
SCALE: AS SHOWN
PROJECT NO.: 2020-0001
PROJECT NAME: MAGNOLIA ESTATES PRELIMINARY SUBDIVISION
SHEET NO.: 1 OF 41



Action Requested

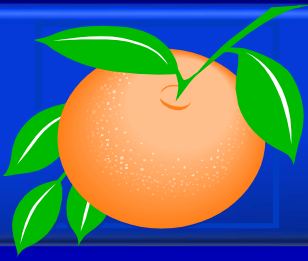
Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / Magnolia Estates PSP dated “Received May 13, 2021”, subject to the conditions under the DRC Recommendation in the Staff Report.

District 1



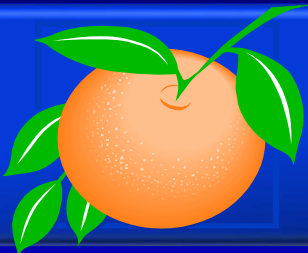
Brent A. Walters Lot Split Appeal

Case:	DRCA-21-08-261
Appellant:	Brent A. Walters
Applicant:	Brent A. Walters
District:	3
Acreage:	1.48 gross acres
Location:	2728 Raeford Road: generally located at the southeast corner of the intersection of Raeford Road and Peel Avenue, north of Marzel Avenue, and east of South Bumby Avenue
Request:	To appeal the Zoning Manager's decision to deny a Lot Split (LS-21-07-040) to create five (5) lots from a 1.48 acres parent parcel.



RZ-21-07-044 – Luis Lopez Planning and Zoning Commission (PZC) Board-Called Hearing

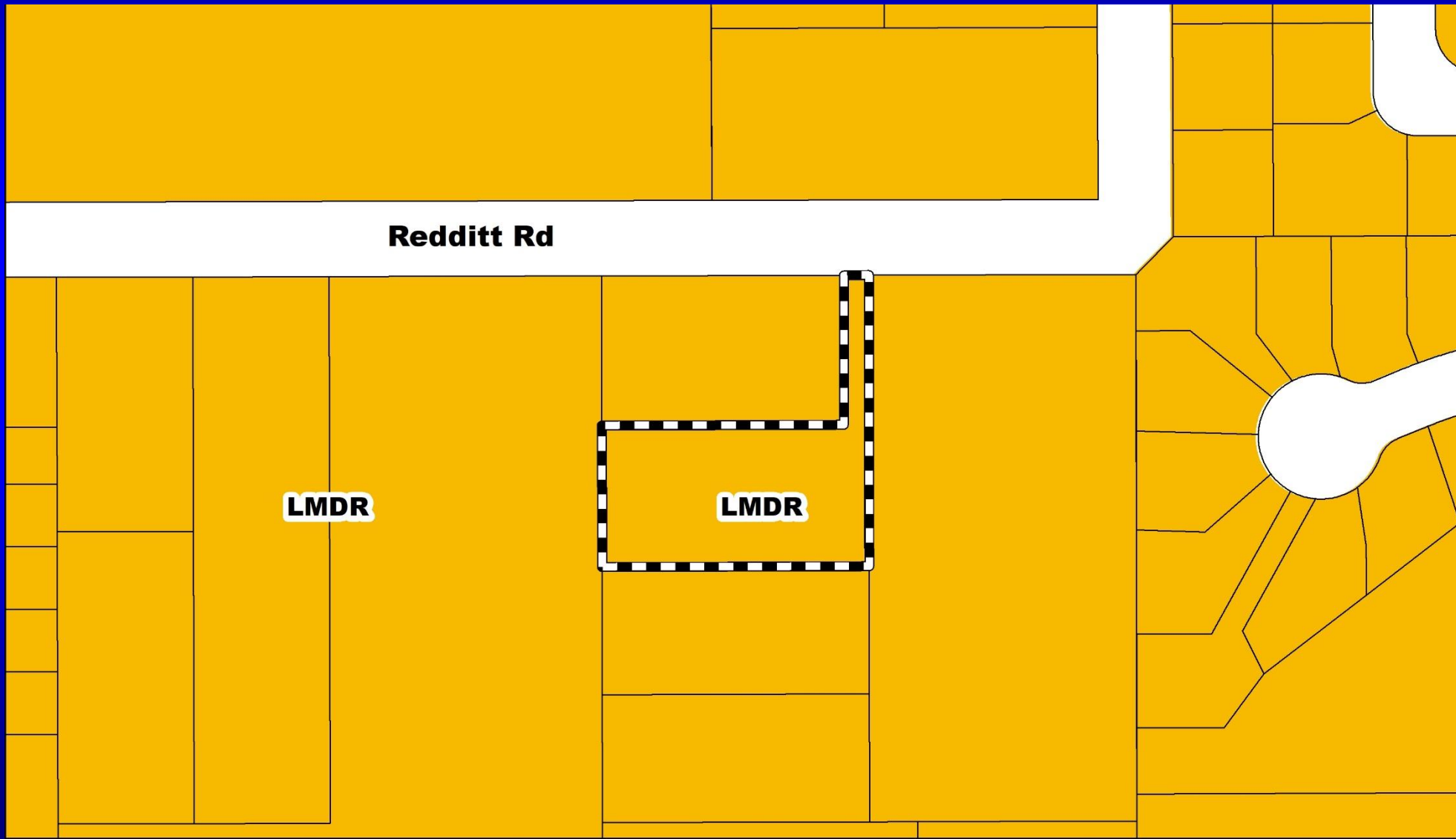
- Case:** RZ-21-07-044
- Applicant:** Luis Lopez, Renova Management, LLC
- District:** 3
- Location:** Generally located south and east of Redditt Road and approximately 1,050 feet north of Nassau Avenue
- Acreage:** 0.61 gross acre
- From:** A-2 (Farmland Rural District)
- To:** R-2 Restricted (Residential District)
- Proposed Use:** Two attached single-family units (a duplex)

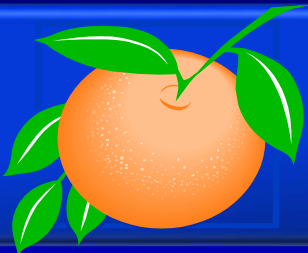


RZ-21-07-044 – Luis Lopez

Planning and Zoning Commission (PZC) Board-Called Hearing

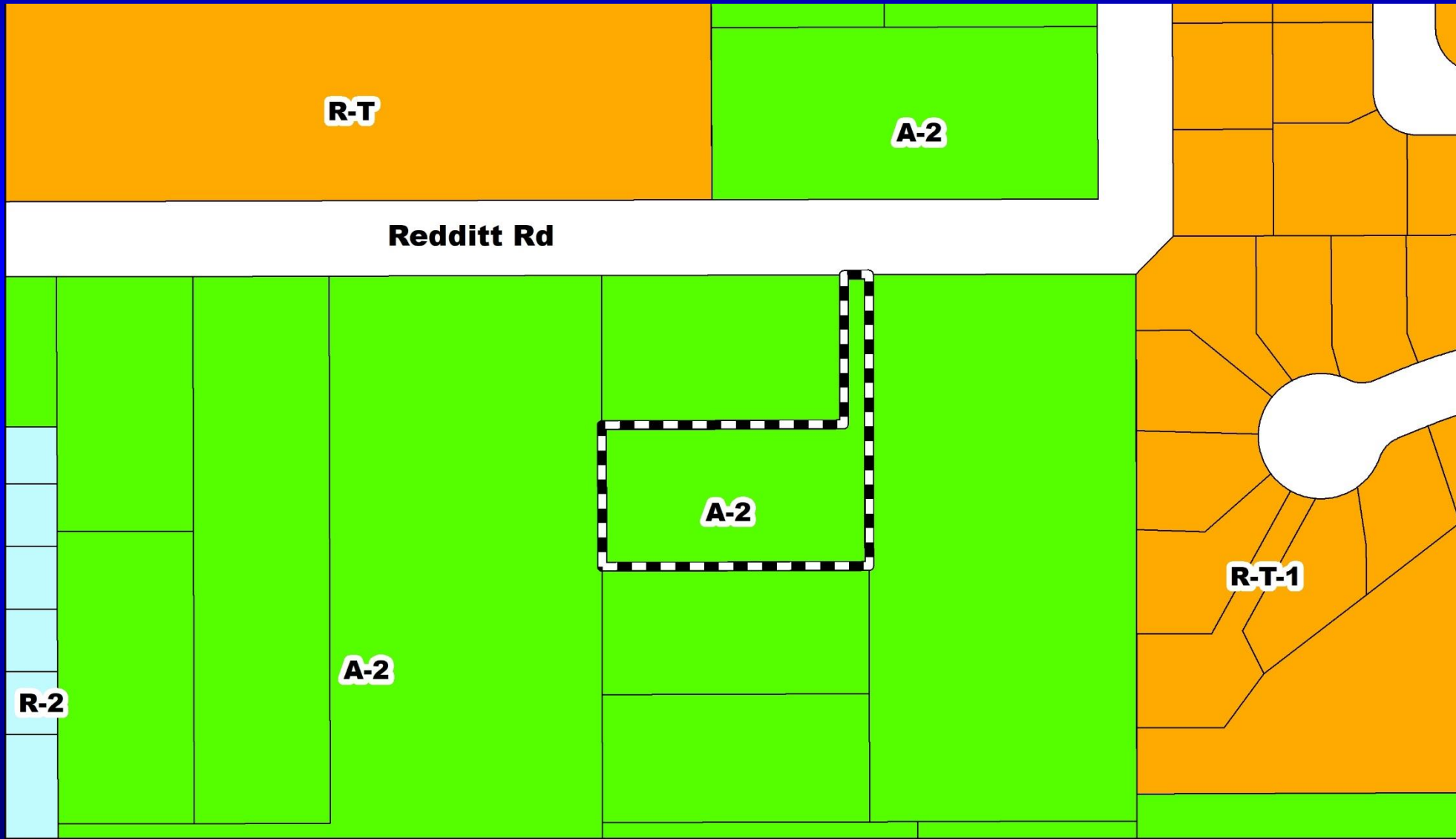
Future Land Use Map

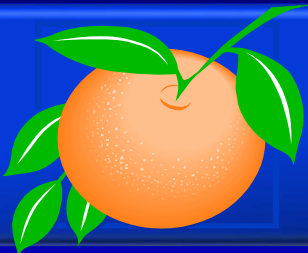




RZ-21-07-044 – Luis Lopez

**Planning and Zoning Commission (PZC) Board-Called Hearing
Zoning Map**

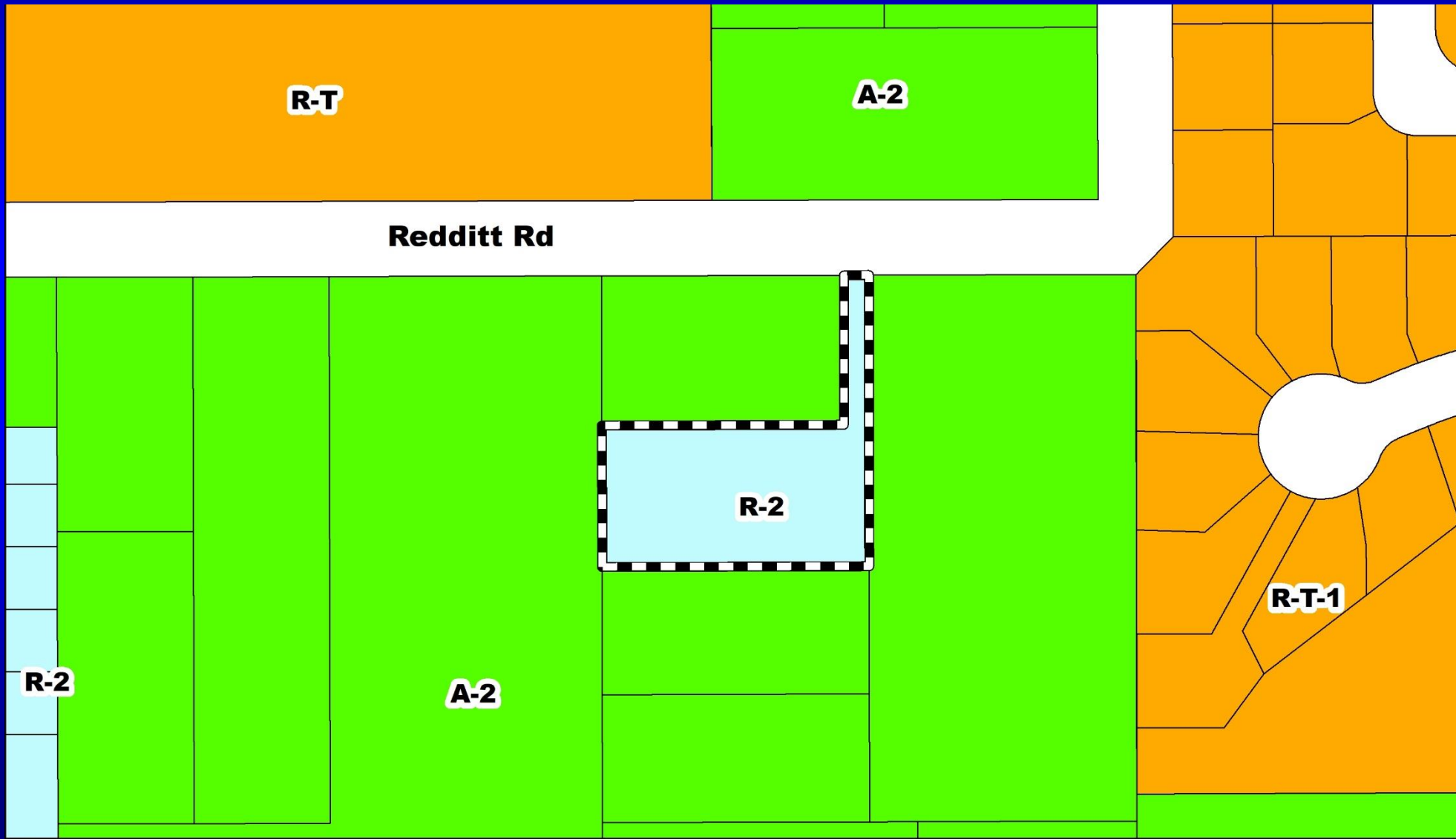


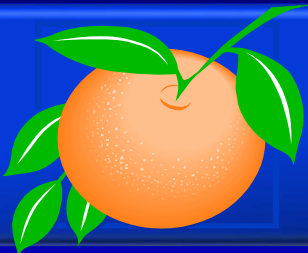


RZ-21-07-044 – Luis Lopez

Planning and Zoning Commission (PZC) Board-Called Hearing

Proposed Zoning Map



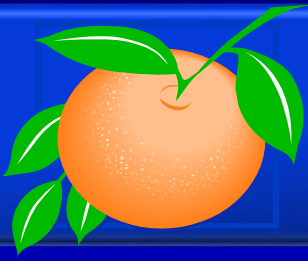


RZ-21-07-044 – Luis Lopez

Planning and Zoning Commission (PZC) Board-Called Hearing

Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the requested R-2 Restricted (Residential District) zoning, subject to the one restriction listed in the staff report

District 3

Board of County Commissioners

Public Hearings

November 9, 2021