

*Board of County Commissioners*

# Public Hearings

**August 11, 2020**



# **RZ-19-10-044 – Stephen Allen Planning and Zoning Commission (PZC) Board-Called Hearing**

- Case:** RZ-19-10-044
- Applicant:** Stephen Allen, Civil Corp Engineering, Inc.
- District:** 3
- Location:** 5177 Hoffner Ave; or generally located on the west side of Petroff Avenue, 230 feet north of Hoffner Avenue
- Acreage:** 3.90 gross acre
- From:** R-2 (Residential District) (Restricted)
- To:** R-2 (Residential District)
- Proposed Use:** Thirty-eight (38) single-family attached residential dwelling units



# Golden Keys Condo Planned Development / Land Use Plan

- Case:** LUP-18-06-204
- Project Name:** Golden Keys Condo Planned Development / Land Use Plan
- Applicant:** Quang Lam, Lam Civil Engineering, Inc.
- District:** 3
- Acreage:** 4.35 gross acres
- Location:** 2143 S. Goldenrod Road; or generally located on the east side of Goldenrod Road, approximately 740 feet north of Curry Ford Road.
- Request:** To rezone 4.35 gross acres from R-1A (Single-Family Dwelling District) to PD (Planned Development District), in order to construct thirty (30) multi-family dwelling units. Two (2) waivers from Orange County Code related to building setbacks and building separation are associated with this request.



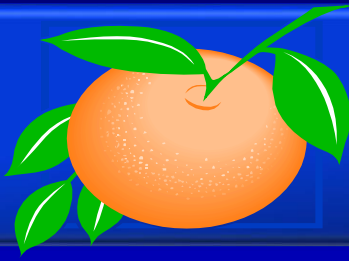
# Silverleaf Planned Development / Land Use Plan

- Case:** LUP-19-09-290
- Project Name:** Silverleaf Planned Development
- Applicant:** Heather Isaacs, Poulos & Bennett, LLC.
- District:** 1
- Acreage:** 563 gross acres  
286 net developable acres
- Location:** Generally located west of SR 429 and Avalon Road, north of Schofield Road, south of New Independence Parkway, and east of the Orange / Lake County line.
- Request:** To rezone 563 gross acres from A-1 (Citrus Rural District) and PD (Planned Development District) to PD (Planned Development District) for a mixed-use project consisting of up to 2,926 residential dwelling units and 2,903,286 square feet of non-residential uses. The project would also feature public schools and parks. An associated PD Regulating Plan (RP) map depicts three (3) Transect Zones, Adequate Public Facility (APF) lands, and distinct neighborhoods.



# Valencia College Lane Planned Development / Land Use Plan

- Case:** CDR-20-02-032
- Project Name:** Valencia College Lane PD
- Applicant:** Jon Wood, Urbanscape Development, Inc.
- District:** 3
- Acreage:** 7.83 gross acres  
7.20 net developable acres
- Location:** 8751 Valencia College Lane; Generally north of Valencia College Lane and south of State Road 417.
- Request:** To change the PD entitlements from 75,000 square feet of commercial uses to 252 multi-family residential dwelling units. Additionally, one (1) waiver from Orange County Code allow a ten (10) foot setback along the western property boundary, in lieu of the required twenty-five (25) feet is associated with this request.



# **Sutton Lakes Planned Development / Land Use Plan**

- Case:** CDR-19-03-100
- Project Name:** Sutton Lakes PD
- Applicant:** James Johnston, Shutts & Bowen, LLP
- District:** 1
- Acreage:** 138.78 gross acres
- Location:** Generally located north of Arrowhead Boulevard and east of Avalon Road.
- Request:** To allow a 150-foot communication tower. Additionally, one (1) waiver from orange County Code to allow for a minimum 635 foot separation requirement from single-family residential units for a 150 foot monopole communication tower, in lieu of a 1,050-foot (700 percent of tower height) separation is associated with this request.



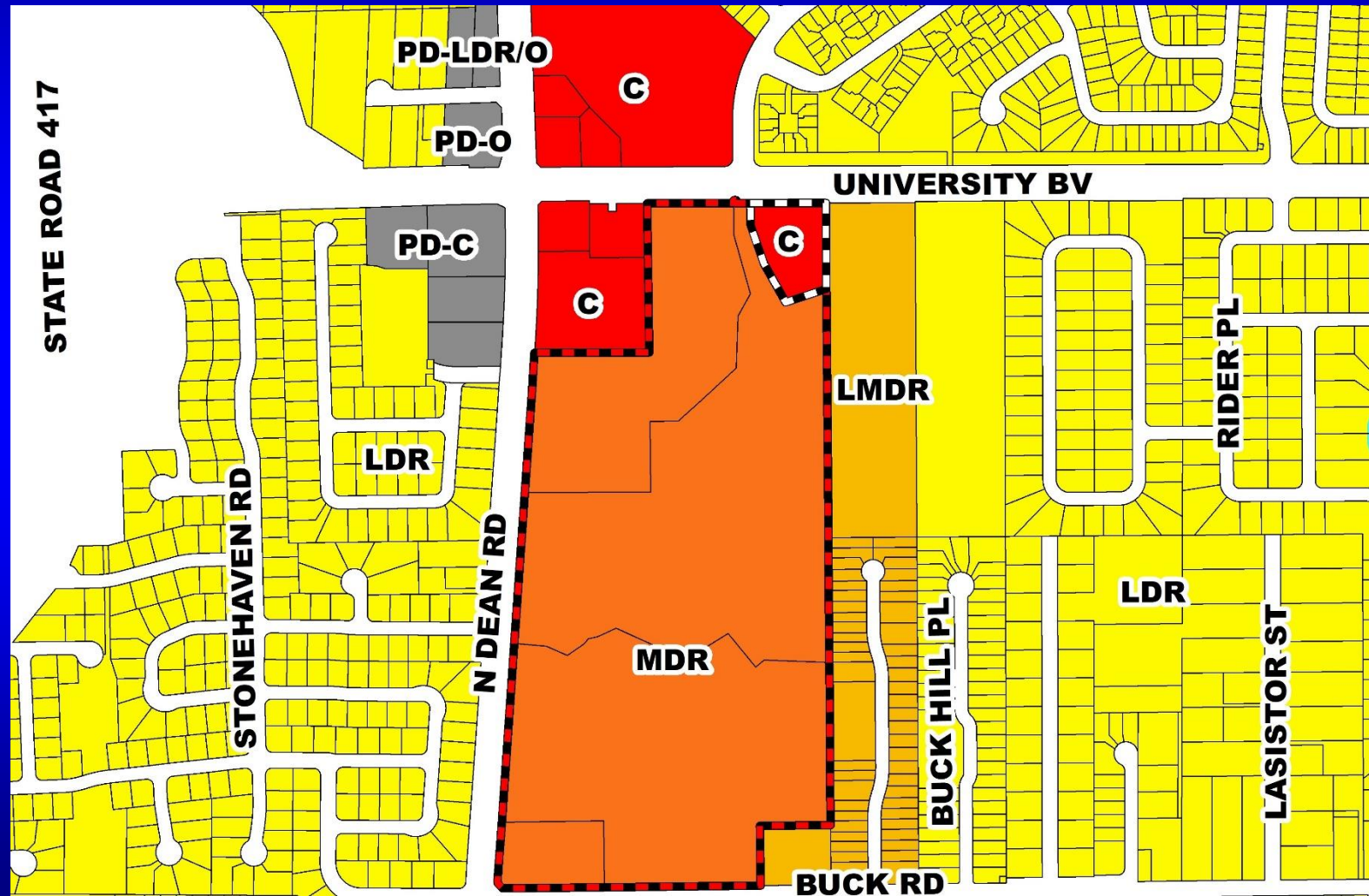
# University Planned Development / Land Use Plan

- Case:** CDR-19-07-242
- Project Name:** University PD
- Applicant:** Jim Hall, Hall Development Services, Inc.
- District:** 5
- Acreage:** 61.97 gross acres (overall PD)  
1.97 gross acres (affected parcel only)
- Location:** Generally located south of University Boulevard and east of Dean Road
- Request:** To create new Tract C from existing Tract A and to add entitlements for 25,000 square feet of C-1 (Retail Commercial District) uses. No waivers are associated with this request.





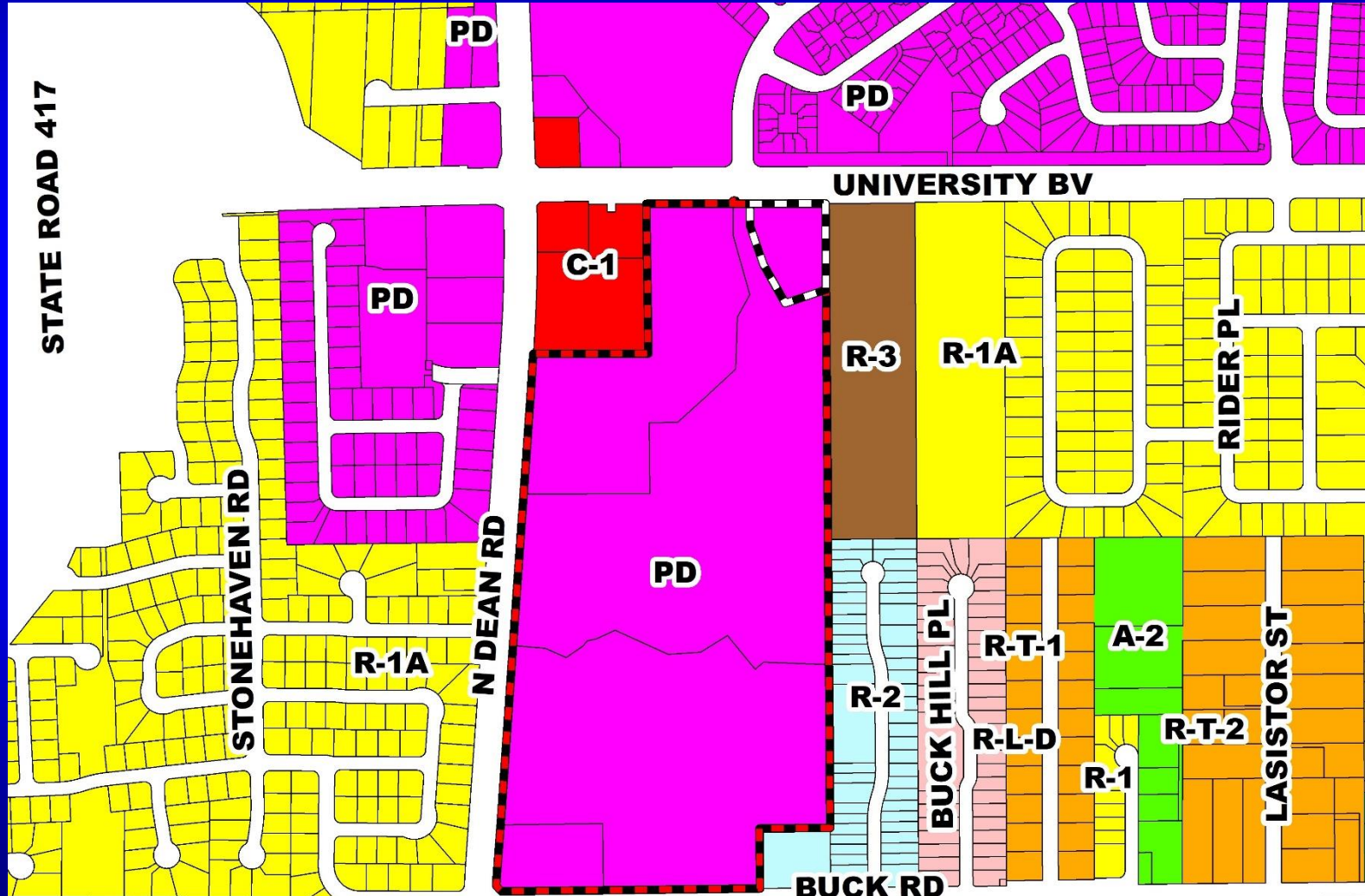
# University Planned Development / Land Use Plan Future Land Use Map







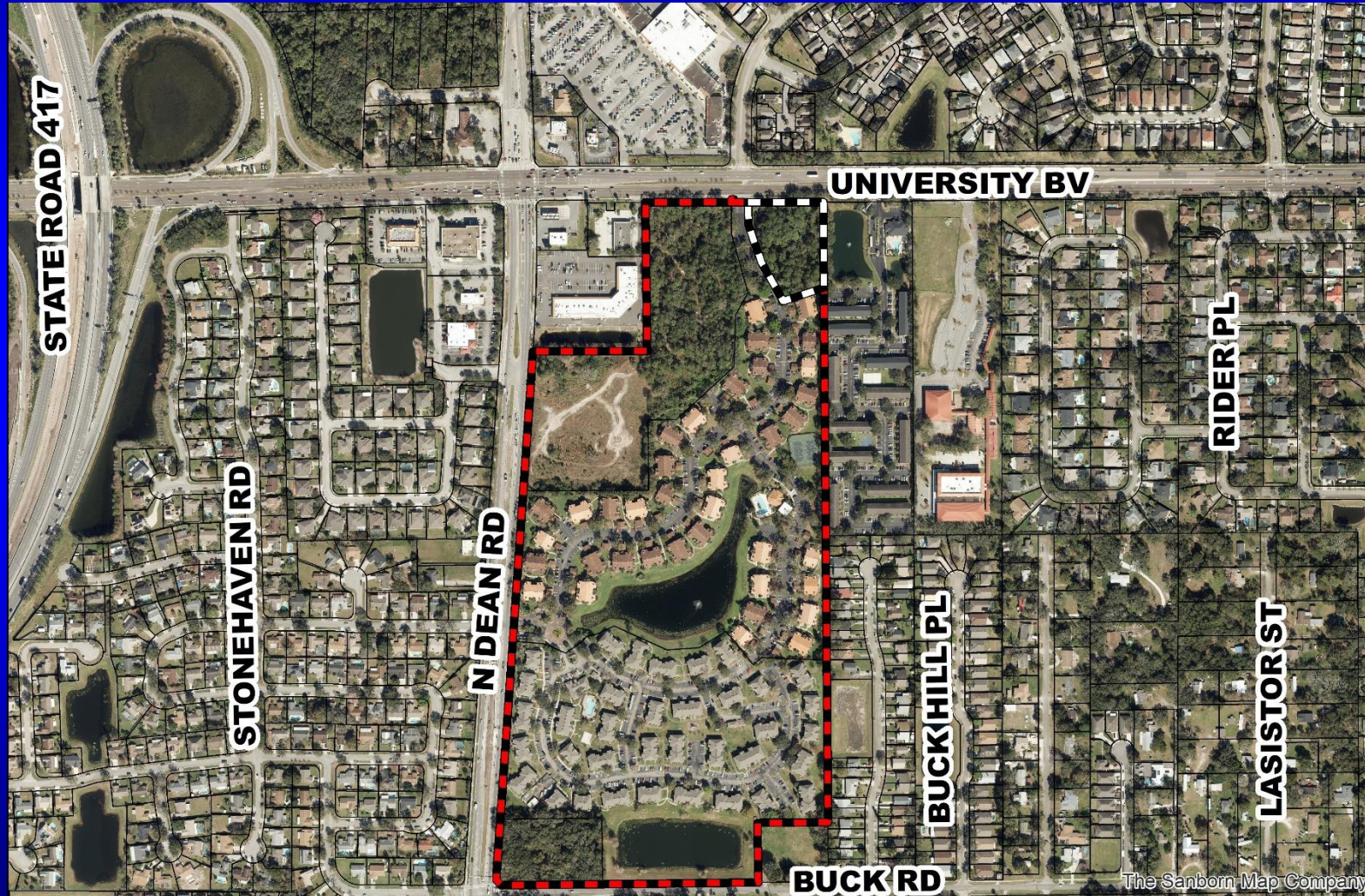
# University Planned Development / Land Use Plan Zoning Map







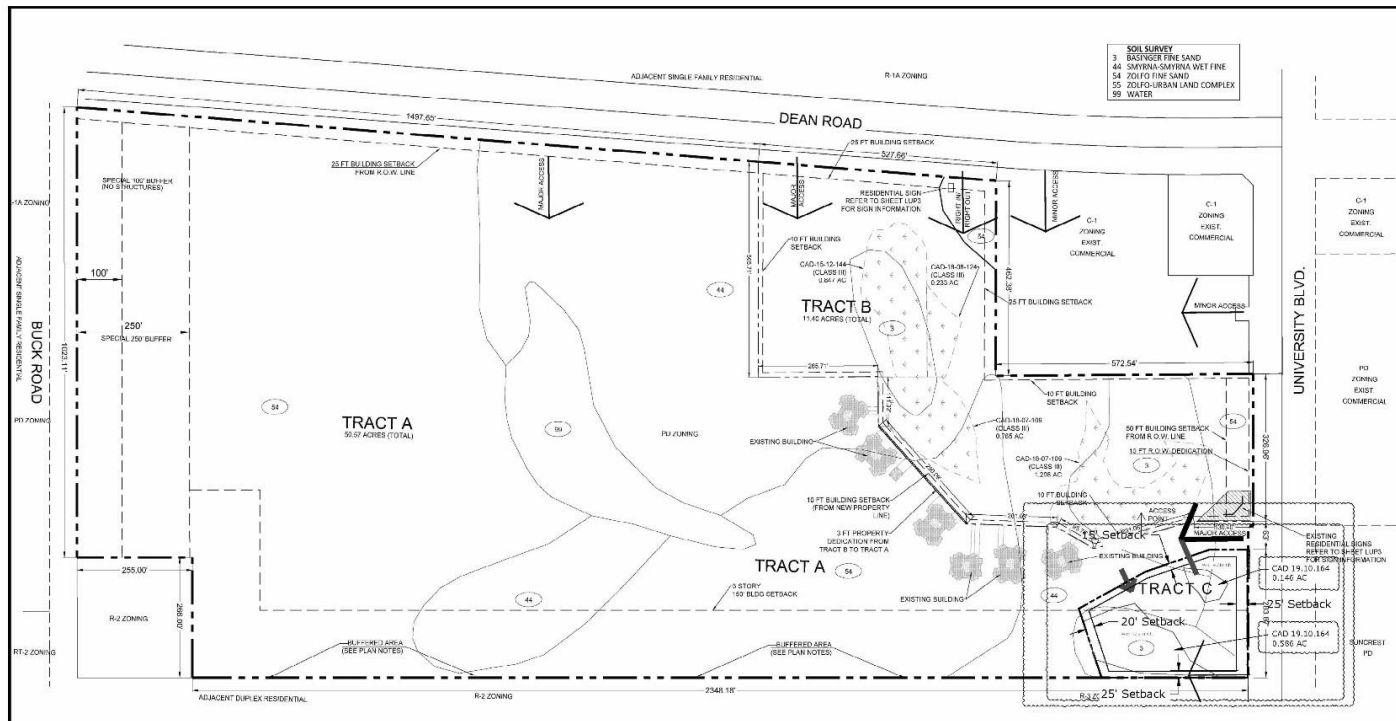
# University Planned Development / Land Use Plan Aerial Map







# University Planned Development / Land Use Plan Overall Land Use Plan



**NOTES:**  
TRACT C MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 1 STORY

**APPROVED WAIVERS**  
1. A WAIVER FROM SECTION 16-22(4) TO ALLOW FOR A MINIMUM 10-FOOT REDUCED SETBACK ALONG THE NORTH PROPERTY LINE OF TRACT B TO BE HELD ON THE 20-FOOT REQUIRED SETBACK.  
2. A WAIVER FROM SECTION 16-22(4) TO ALLOW FOR A 10-FOOT BUILDING SETBACK ALONG THE WEST BOUNDARY OF TRACT B TO BE HELD ON THE 25-FOOT BUILDING SETBACK REQUIRED FOR OTHER STREETS (DEAN ROAD).

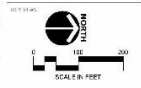
**WARRANTY STATEMENTS**  
1. WITH THE COUNTY'S REQUEST TO DEDICATE 10 FEET OF R.O.W. ALONG THE NORTH PROPERTY LINE OF TRACT B TO OWNERS BY BLDG, REDUCED SETBACKS ARE REQUIRED TO DEVELOP A SITE CONFIGURATION THAT ALLOWS FOR APPROPRIATE VEHICLE AND PEDESTRIAN TRAFFIC TO THE TRACT. ADDITIONALLY, THE COMMERCIAL PROPERTY TO THE WEST OF TRACT B IS DEVELOPED WITH A DRIVE ADJACENT TO TRACT B WHICH PROVIDES ADDITIONAL BUFFERING ONLY AS NECESSARY TO MAINTAIN THE TRACT'S USE AND CHARACTER WITHIN THE REDUCED SETBACK.  
2. THE PROPOSED SETBACKS ALONG THE NORTH PROPERTY LINE OF TRACT B SHALL BE CONSIDERED TO BE THE SAME AS THE SETBACKS REQUIRED FOR OTHER STREETS ON TRACT A.



ISSUES

NO.	DATE	STATUS
01	07/27/2020	REVIEW
02	08/07/2020	REVIEW
03	08/10/2020	REVIEW
04	08/10/2020	REVIEW
05	08/26/2020	REVIEW

UNIVERSITY PD  
ORLANDO, FLORIDA



DATE: 08-26-2020

DRAWN BY:

CHECKED BY:

PROJECT APPROVAL:

TITLE: LAND USE PLAN

NO. 1100



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the University Planned Development / Land Use Plan (PD/LUP), dated “Received June 29, 2020” subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**

*Board of County Commissioners*

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