

*Board of County Commissioners*

# Public Hearings

**December 3, 2019**



# **RZ-19-04-003 – Ossama Salama Planning and Zoning Commission (PZC) Board-Called Hearing**

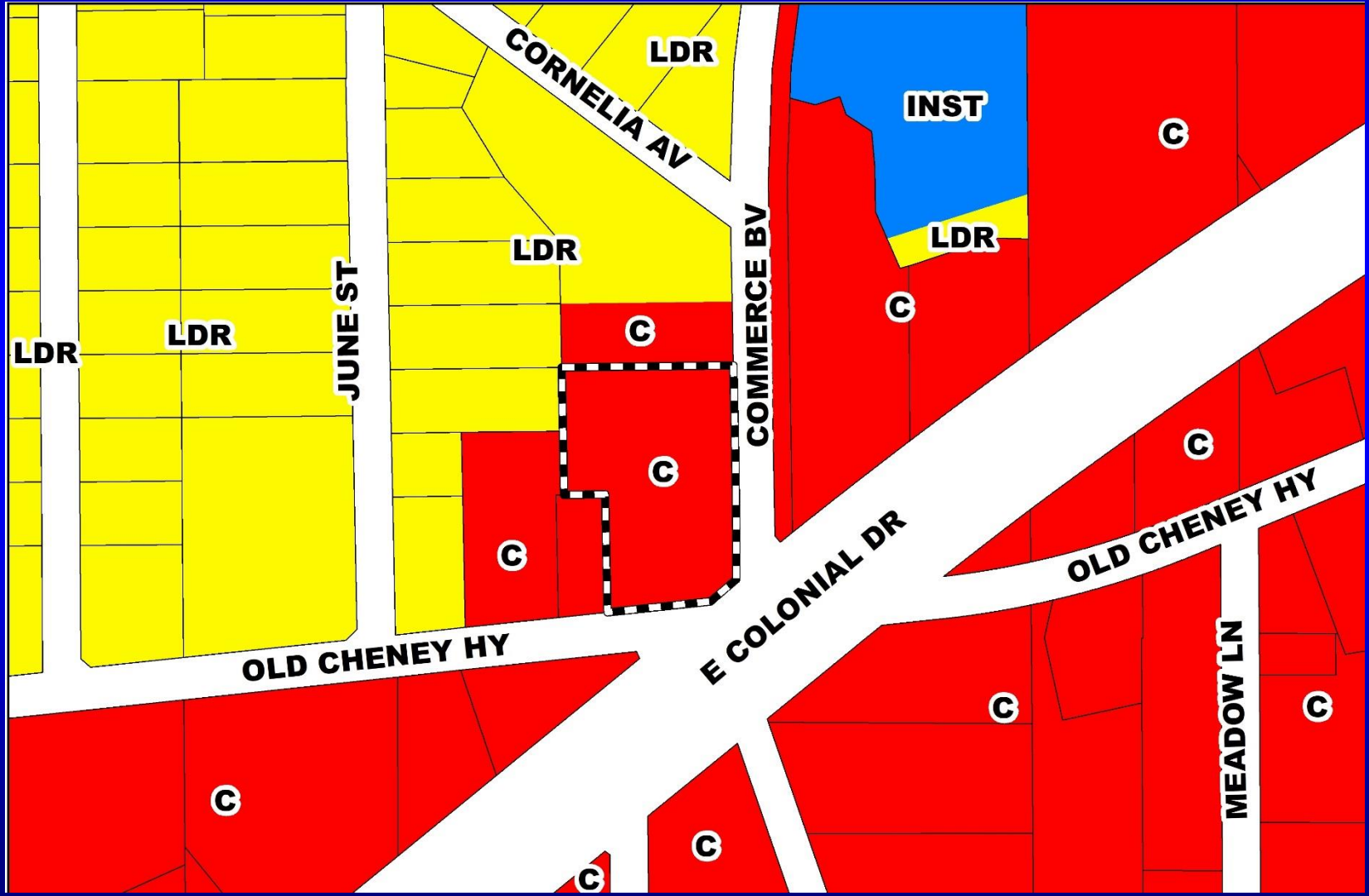
- Case:** RZ-19-04-003
- Applicant:** Ossama Salama, Sam's Towing, Inc.
- District:** 5
- Location:** 6139 E. Colonial Drive, generally located northwest of E. Colonial Drive, north of Old Cheney Highway, west of Commerce Boulevard, east of June Street, and south of Cornelia Avenue
- Acreage:** 2.04 gross acres
- From:** C-2 (General Commercial District)
- To:** C-3 (Wholesale Commercial District)
- Proposed Use:** Automobile towing and junk yard



# RZ-19-04-003 – Ossama Salama

## Planning and Zoning Commission (PZC) Board-Called Hearing

### Future Land Use Map

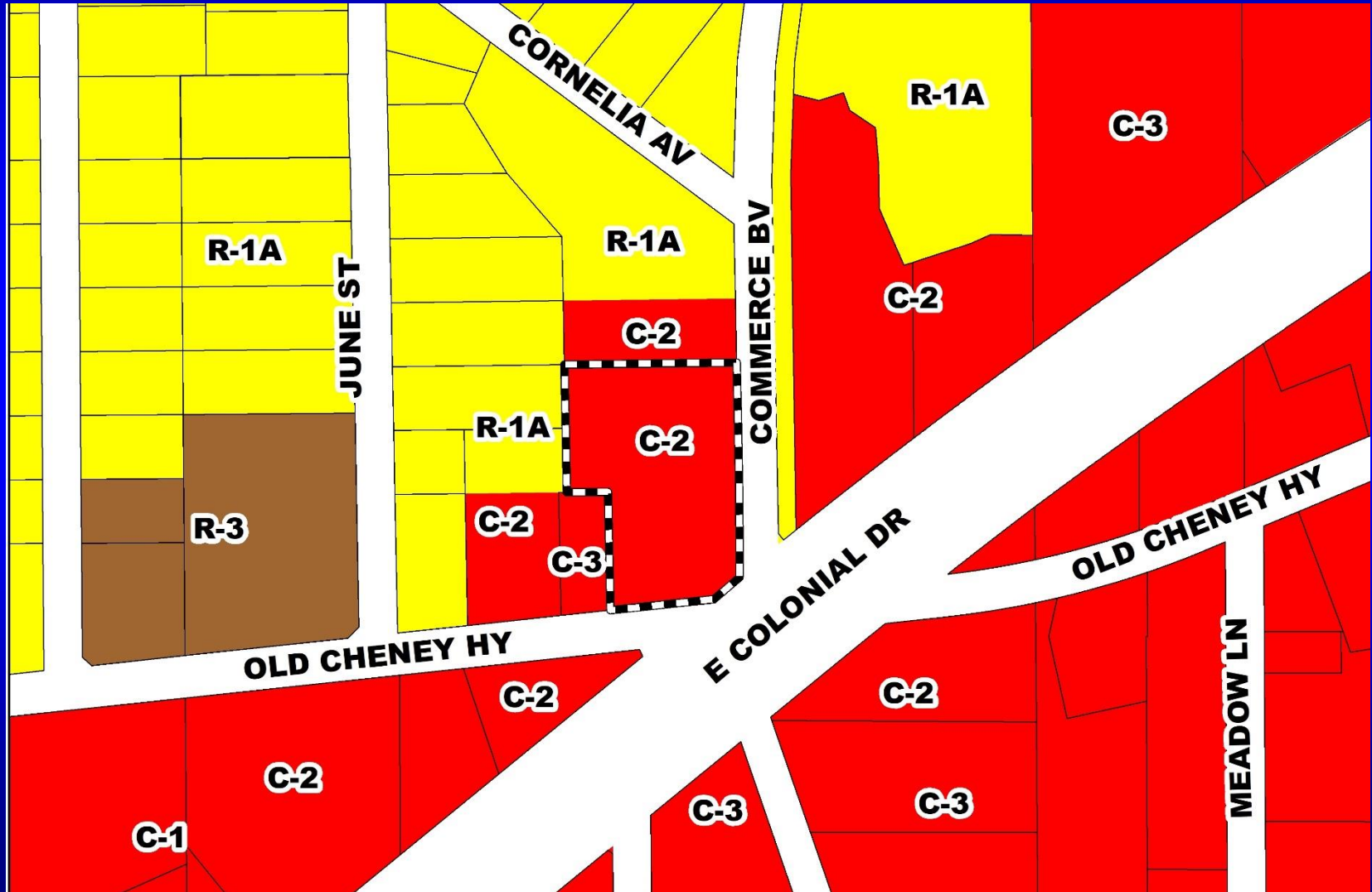




# RZ-19-04-003 – Ossama Salama

## Planning and Zoning Commission (PZC) Board-Called Hearing

### Zoning Map

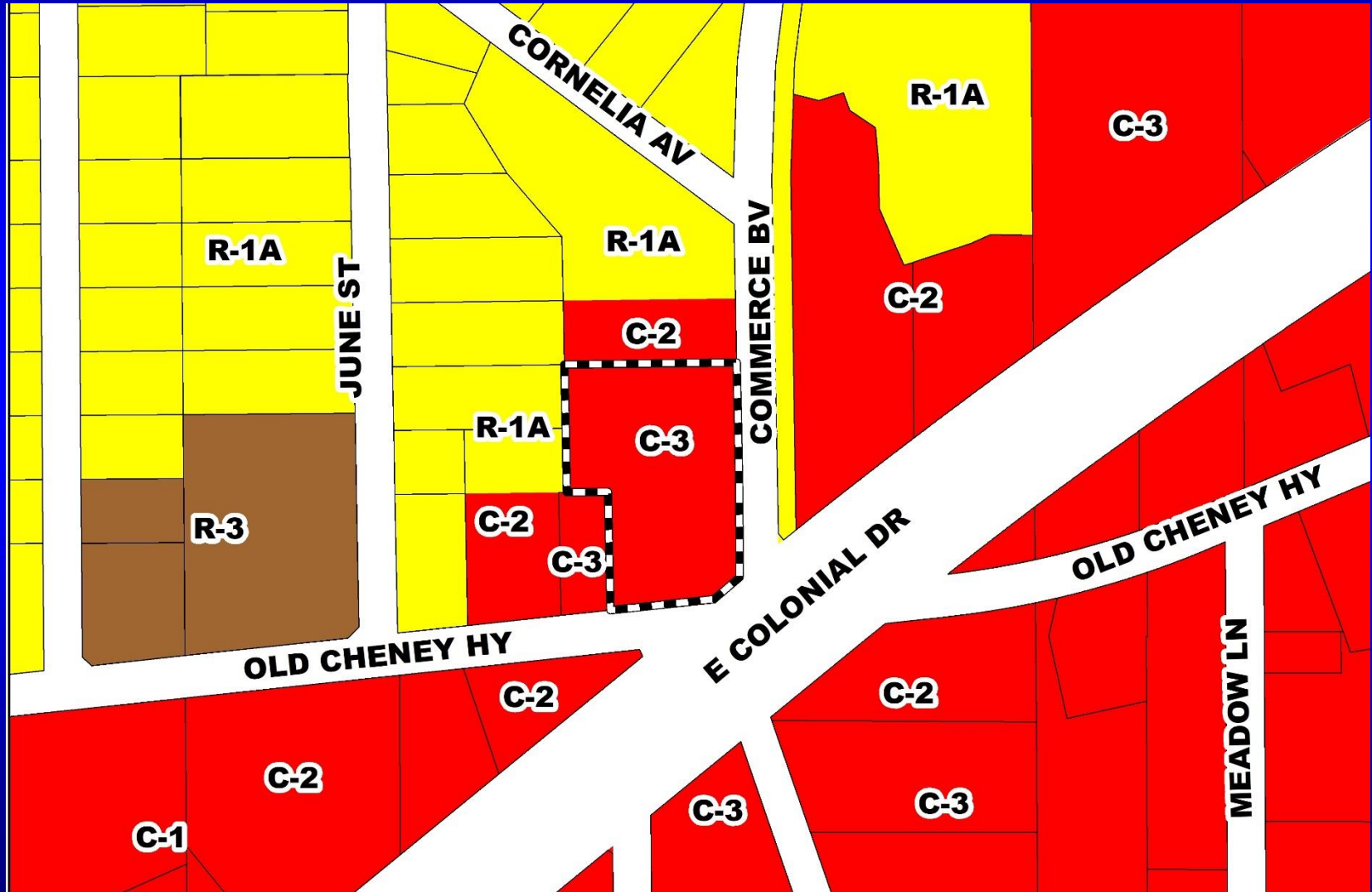






# RZ-19-04-003 – Ossama Salama

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







# RZ-19-04-003 – Ossama Salama

## Planning and Zoning Commission (PZC) Board-Called Hearing

### Aerial Map





# Action Requested

## PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall on the southern 50' of the property line along Commerce Boulevard.

**District 5**





# Action Requested

## Replacement Restriction #4

- 4) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on along the eastern property line adjacent to Commerce Boulevard.



# Action Requested

## Staff Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges along the eastern property line adjacent to Commerce Boulevard.

**District 5**



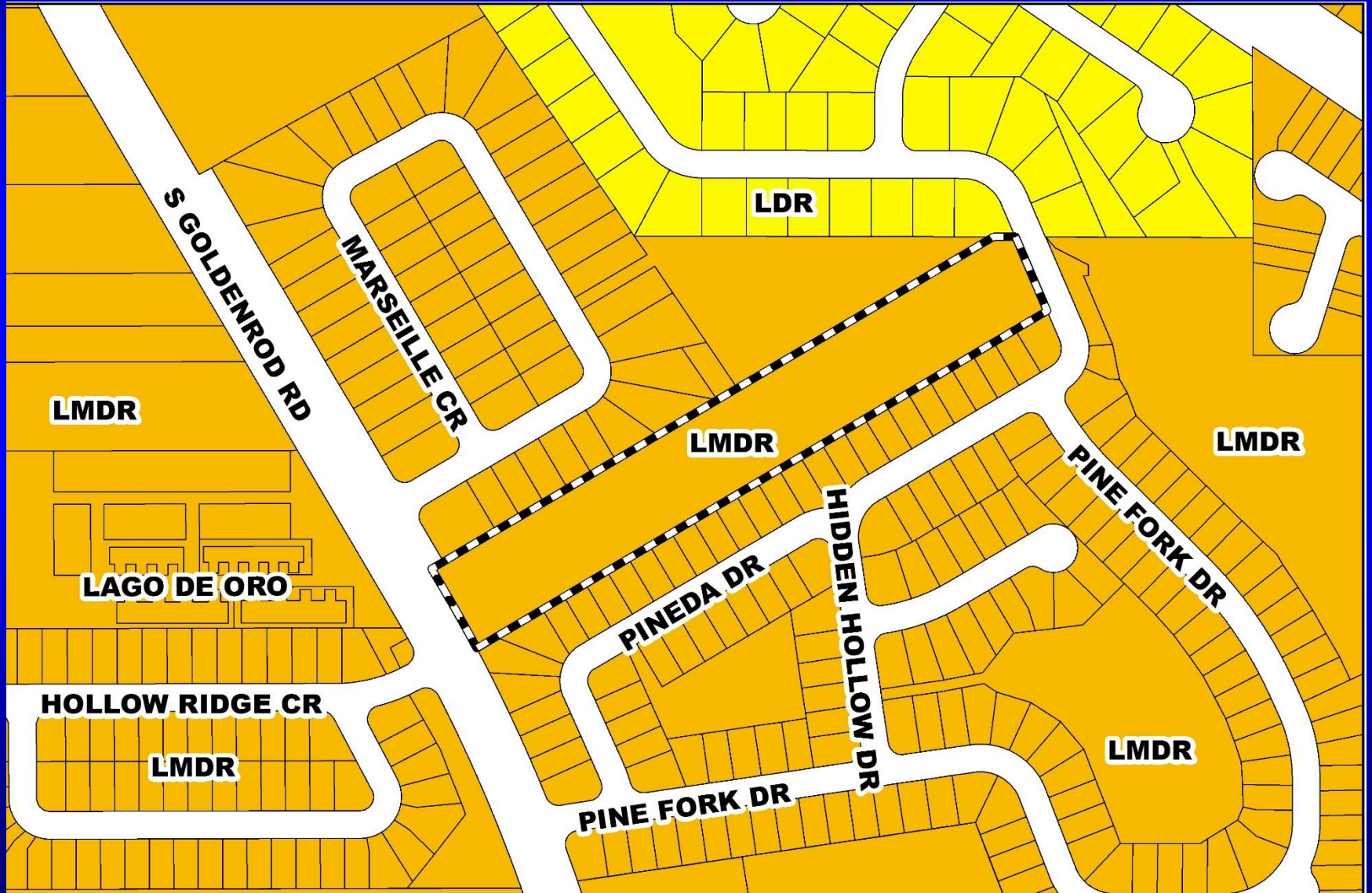
# Mary Creek at Goldenrod Preliminary Subdivision Plan

- Case:** PSP-18-02-061
- Project Name:** Mary Creek at Goldenrod Preliminary Subdivision Plan
- Applicant:** Ashraf Masoud, Dreams Company for Trading & Construction USA, Inc.
- District:** 3
- Acreage:** 4.55 gross acres
- Location:** Generally located south of Curry Ford Road and east of Goldenrod Road
- Request:** To subdivide 4.55 acres in order to construct 40 attached single-family residential dwelling units.



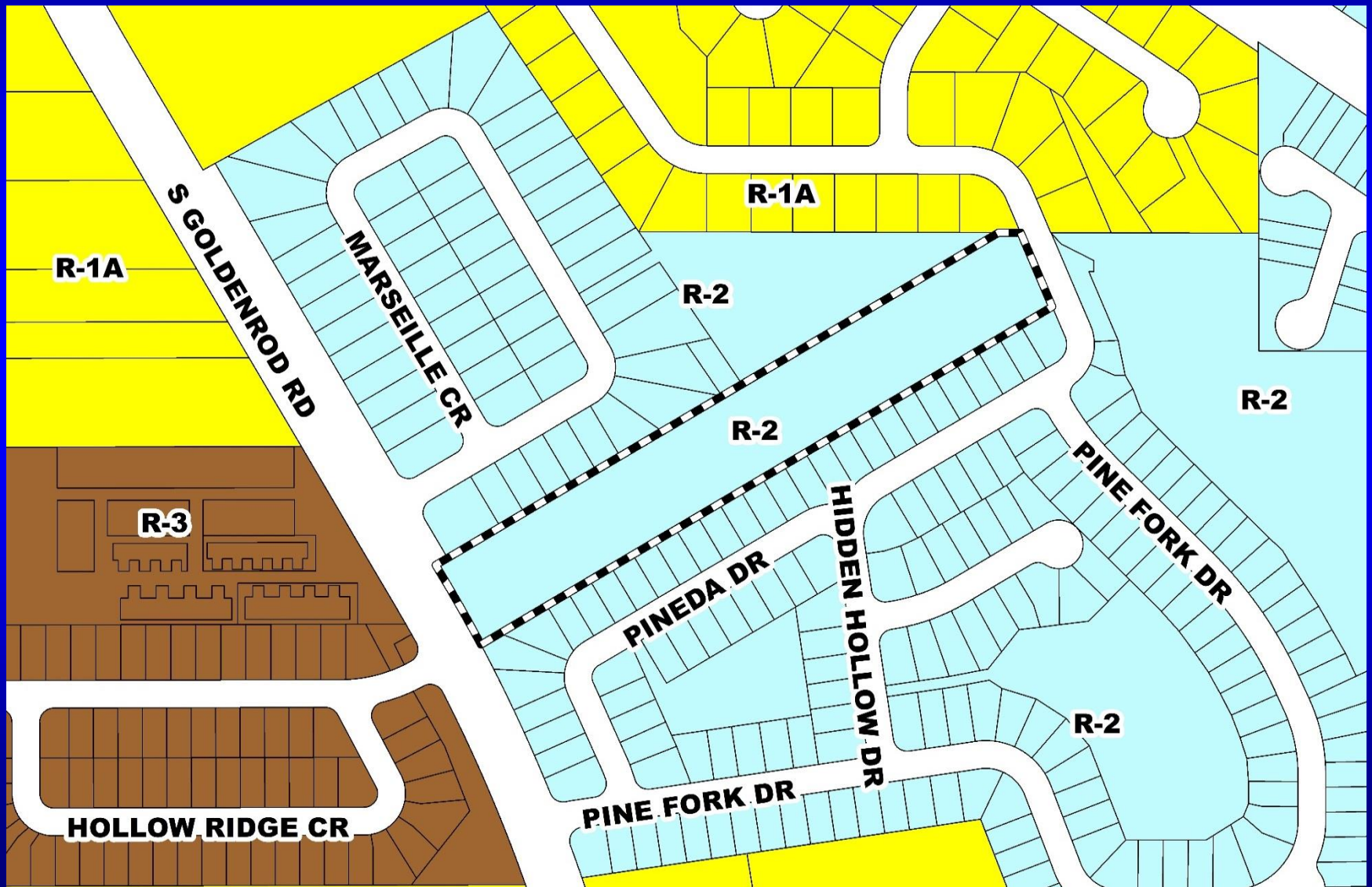


# Mary Creek at Goldenrod Preliminary Subdivision Plan Future Land Use Map





# Mary Creek at Goldenrod Preliminary Subdivision Plan Zoning Map







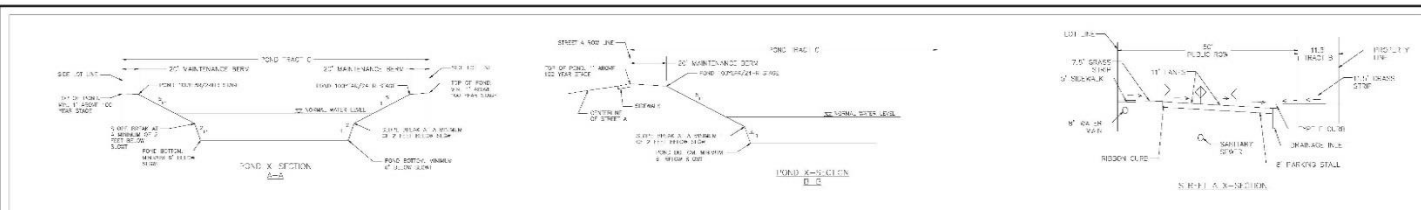
# Mary Creek at Goldenrod Preliminary Subdivision Plan Aerial Map







# Mary Creek at Goldenrod Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



**TABLE A - EXISTING**

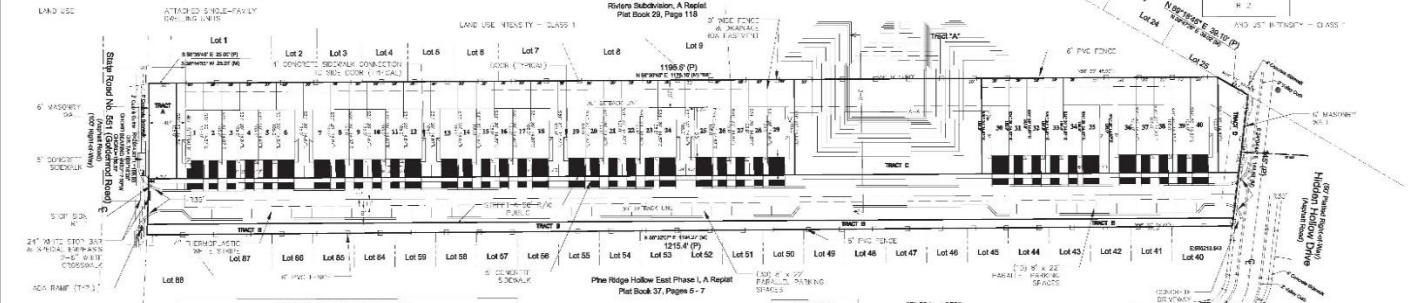
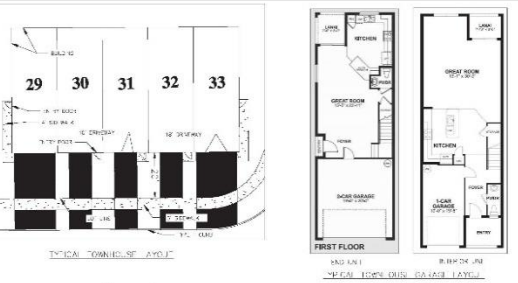
SETBACK	2000 FT
MINIMUM LOT AREA	2000 SQ FT
MINIMUM LOT WIDTH	100 FT
MINIMUM LOT DEPTH	100 FT
MINIMUM LOT AREA	2000 SQ FT
MINIMUM LOT WIDTH	100 FT
MINIMUM LOT DEPTH	100 FT
MINIMUM LOT AREA	2000 SQ FT
MINIMUM LOT WIDTH	100 FT
MINIMUM LOT DEPTH	100 FT
MINIMUM LOT AREA	2000 SQ FT
MINIMUM LOT WIDTH	100 FT
MINIMUM LOT DEPTH	100 FT
MINIMUM LOT AREA	2000 SQ FT
MINIMUM LOT WIDTH	100 FT
MINIMUM LOT DEPTH	100 FT

**GENERAL NOTES:**

- THIS SUBDIVISION IS ALSO AN INTERIM DEVELOPMENT TO BE MADE AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
- ALL EXISTING STRUCTURES SHALL BE DEVELOPED TO MEET THE CITY OF GOLDEN ROD REQUIREMENTS AND BE SUBJECT TO THE CITY OF GOLDEN ROD REQUIREMENTS FOR THE DEVELOPMENT OF THE SUBDIVISION.
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**UTILITIES AND CONNECTIONS:**

- ALL UTILITIES SHALL BE LOCATED IN THE INTERIM DEVELOPMENT AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
- ALL UTILITIES SHALL BE LOCATED IN THE INTERIM DEVELOPMENT AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
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- ALL UTILITIES SHALL BE LOCATED IN THE INTERIM DEVELOPMENT AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.



**OWNERSHIP AND DEVELOPMENT AREAS**

NO.	DESCRIPTION	OWNER	AREA	VALUE
1	OPEN SPACE	PH-1	2,175 SF	HOA
2	OPEN SPACE	PH-2	2,197 SF	HOA
3	OPEN SPACE	PH-3	2,197 SF	HOA
4	OPEN SPACE	PH-4	2,197 SF	HOA
5	OPEN SPACE	PH-5	2,197 SF	HOA
6	OPEN SPACE	PH-6	2,197 SF	HOA
7	OPEN SPACE	PH-7	2,197 SF	HOA
8	OPEN SPACE	PH-8	2,197 SF	HOA
9	OPEN SPACE	PH-9	2,197 SF	HOA
10	OPEN SPACE	PH-10	2,197 SF	HOA
11	OPEN SPACE	PH-11	2,197 SF	HOA
12	OPEN SPACE	PH-12	2,197 SF	HOA
13	OPEN SPACE	PH-13	2,197 SF	HOA
14	OPEN SPACE	PH-14	2,197 SF	HOA
15	OPEN SPACE	PH-15	2,197 SF	HOA
16	OPEN SPACE	PH-16	2,197 SF	HOA
17	OPEN SPACE	PH-17	2,197 SF	HOA
18	OPEN SPACE	PH-18	2,197 SF	HOA
19	OPEN SPACE	PH-19	2,197 SF	HOA
20	OPEN SPACE	PH-20	2,197 SF	HOA
21	OPEN SPACE	PH-21	2,197 SF	HOA
22	OPEN SPACE	PH-22	2,197 SF	HOA
23	OPEN SPACE	PH-23	2,197 SF	HOA
24	OPEN SPACE	PH-24	2,197 SF	HOA
25	OPEN SPACE	PH-25	2,197 SF	HOA
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32	OPEN SPACE	PH-32	2,197 SF	HOA
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50	OPEN SPACE	PH-50	2,197 SF	HOA
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52	OPEN SPACE	PH-52	2,197 SF	HOA
53	OPEN SPACE	PH-53	2,197 SF	HOA
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78	OPEN SPACE	PH-78	2,197 SF	HOA
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81	OPEN SPACE	PH-81	2,197 SF	HOA
82	OPEN SPACE	PH-82	2,197 SF	HOA
83	OPEN SPACE	PH-83	2,197 SF	HOA
84	OPEN SPACE	PH-84	2,197 SF	HOA
85	OPEN SPACE	PH-85	2,197 SF	HOA
86	OPEN SPACE	PH-86	2,197 SF	HOA
87	OPEN SPACE	PH-87	2,197 SF	HOA
88	OPEN SPACE	PH-88	2,197 SF	HOA

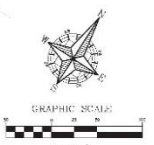
## MARY CREEK AT GOLDENROD DEVELOPMENT PLANS

**PREPARED BY:**  
BCK CONSULTING, LLC  
1000 S. MARY CREEK ROAD  
GOLDEN ROD, COLO. 80424  
PH: 303.440.1111  
WWW.BCKCONSULTING.COM

**DATE:**  
11/25/2024

**SCALE:**  
AS SHOWN

**PROJECT:**  
MARY CREEK AT GOLDENROD



**GENERAL NOTES:**

- ALL UTILITIES SHALL BE LOCATED IN THE INTERIM DEVELOPMENT AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
- ALL UTILITIES SHALL BE LOCATED IN THE INTERIM DEVELOPMENT AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
- ALL UTILITIES SHALL BE LOCATED IN THE INTERIM DEVELOPMENT AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
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- ALL UTILITIES SHALL BE LOCATED IN THE INTERIM DEVELOPMENT AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Mary Creek at Goldenrod Preliminary Subdivision Plan dated “Received September 30, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**



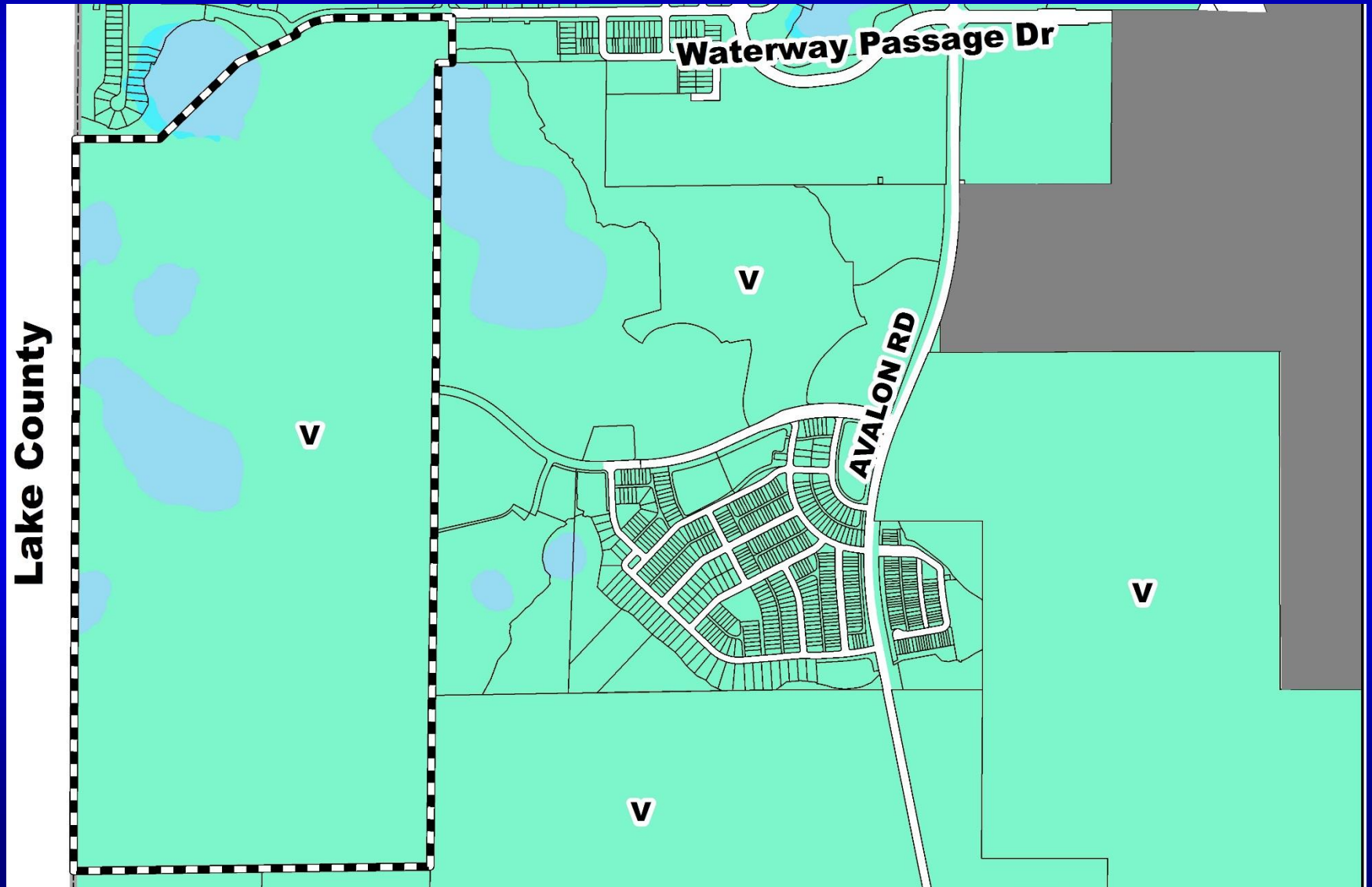
# Waterleigh Planned Development D / Phase 4 Preliminary Subdivision Plan

- Case:** PSP-18-10-339
- Project Name:** Waterleigh Planned Development / Phase 4 Preliminary Subdivision Plan
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 234.40 gross acres
- Location:** Generally located west of Avalon Road and north of West Irlo Bronson Memorial Highway (U.S. 192)
- Request:** To construct 421 single-family detached units and 167 single-family attached units for a total of 588 dwelling units. Three (3) waivers from Orange County Code related to lot access and orientation are proposed with this request.



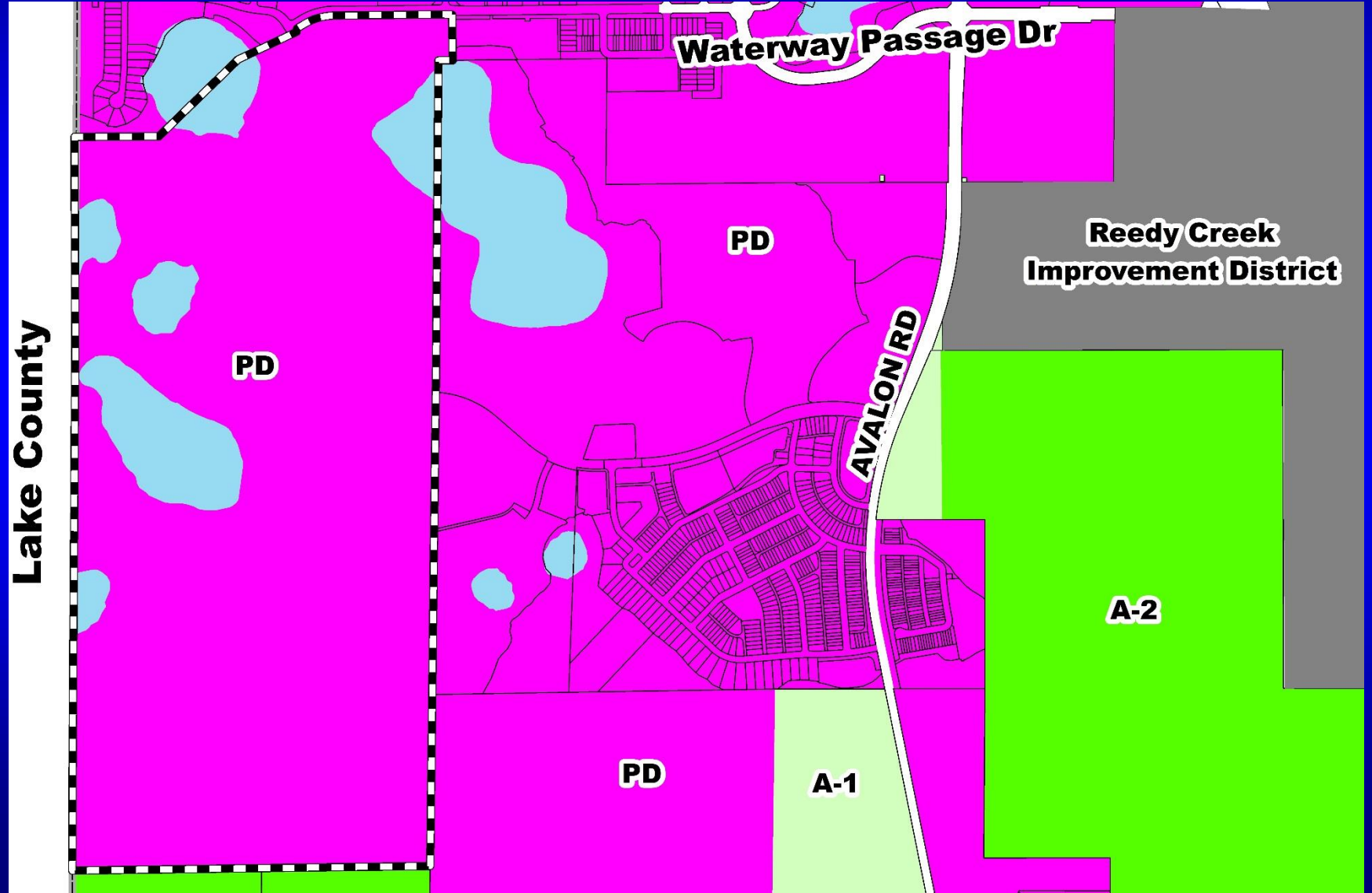


# Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Future Land Use Map





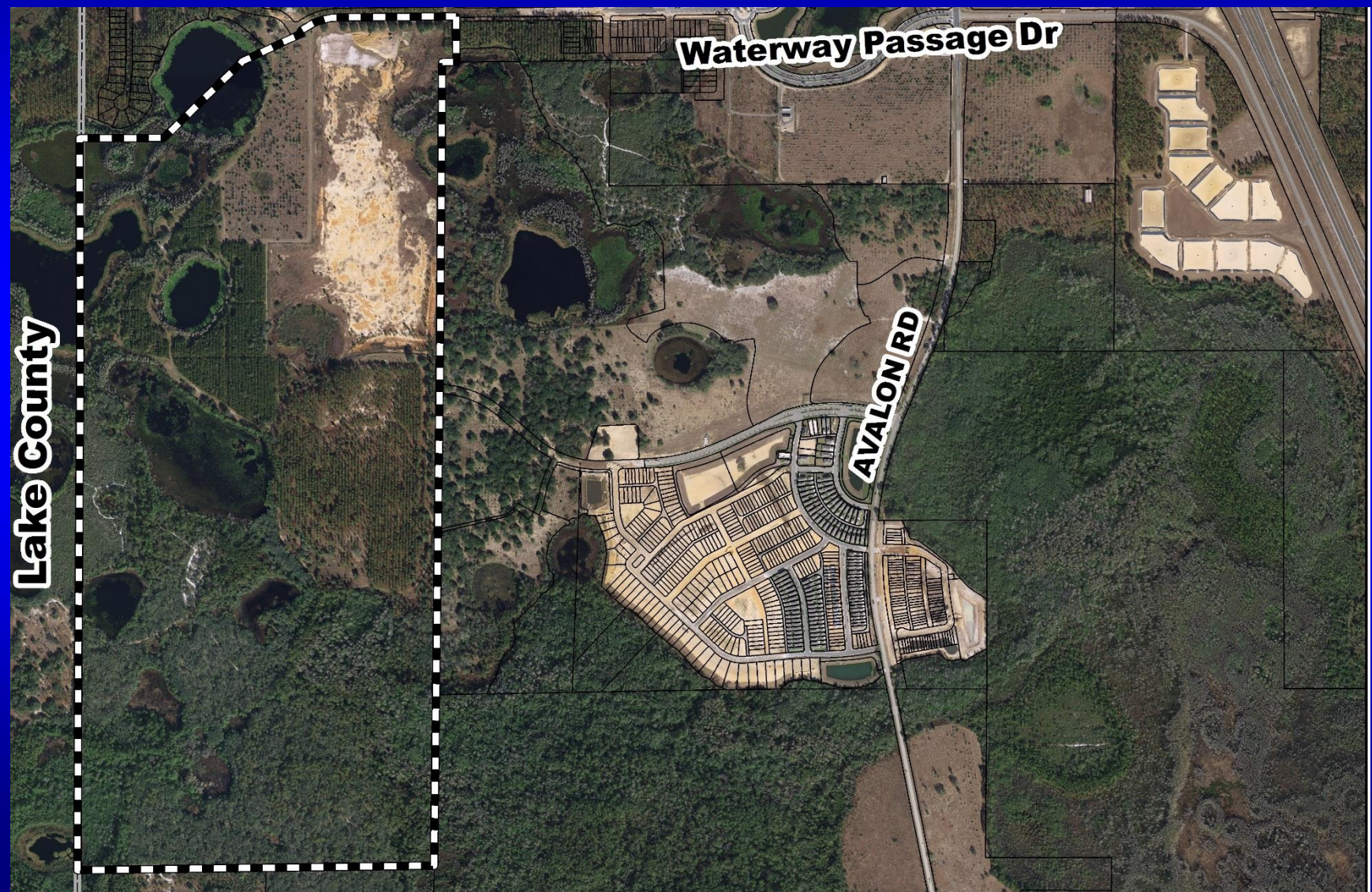
# Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Zoning Map







# Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Phase 4 PSP dated “Received September 20, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



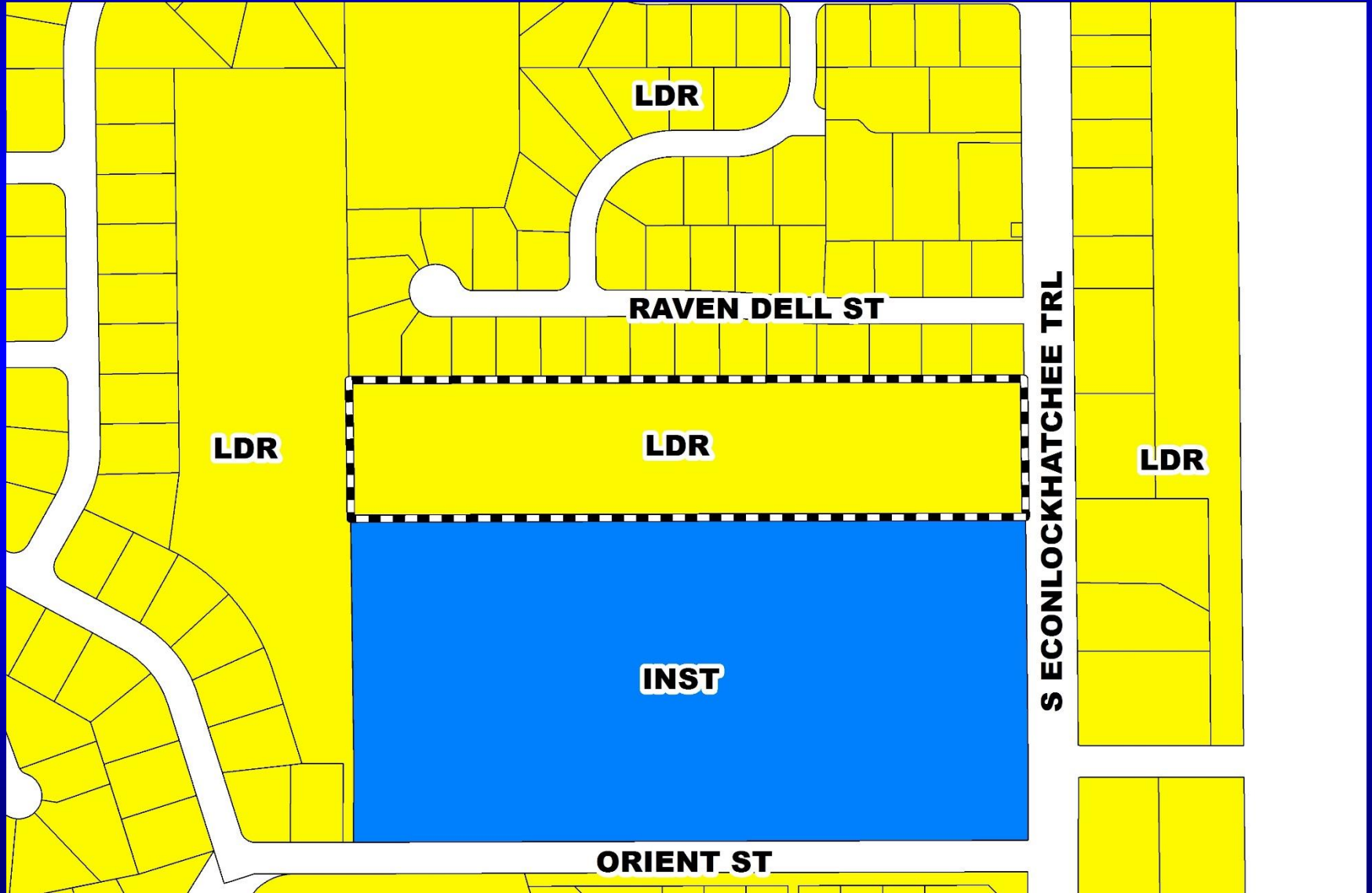
# Eagles Landing Preliminary Subdivision Plan

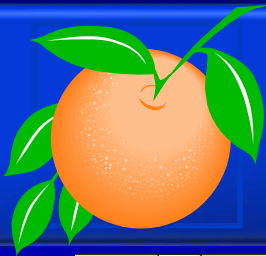
<b>Case:</b>	PSP-18-10-321
<b>Project Name:</b>	Eagles Landing Preliminary Subdivision Plan
<b>Applicant:</b>	Limaris Ramos, Primera Construction Corporation
<b>District:</b>	3
<b>Acreage:</b>	7.75 gross acres
<b>Location:</b>	Generally located north of Curry Ford Road and west of South Econlockhatchee Trail
<b>Request:</b>	To subdivide 7.75 acres in order to construct 23 single-family residential dwelling units.



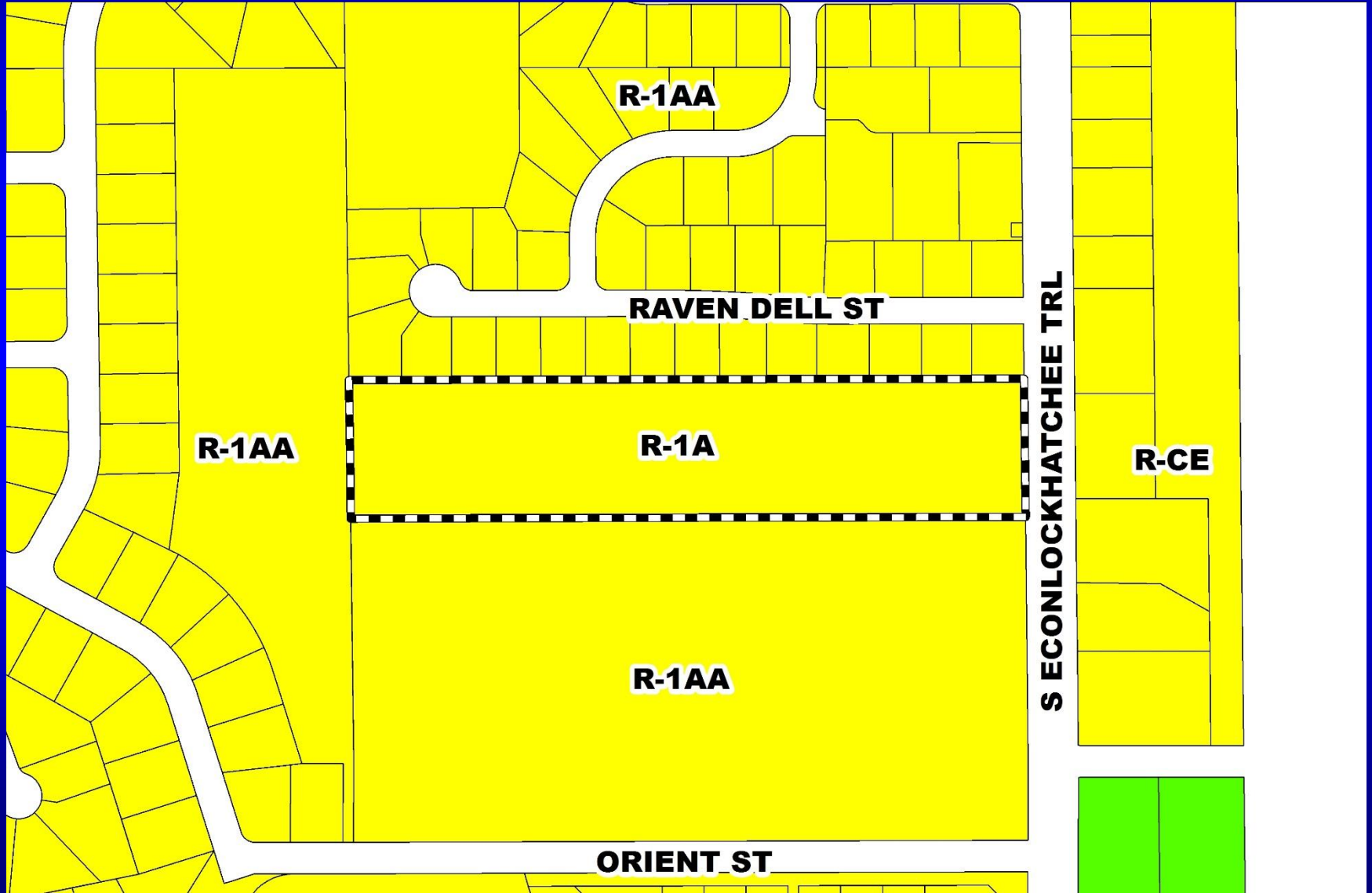


# Eagles Landing Preliminary Subdivision Plan Future Land Use Map





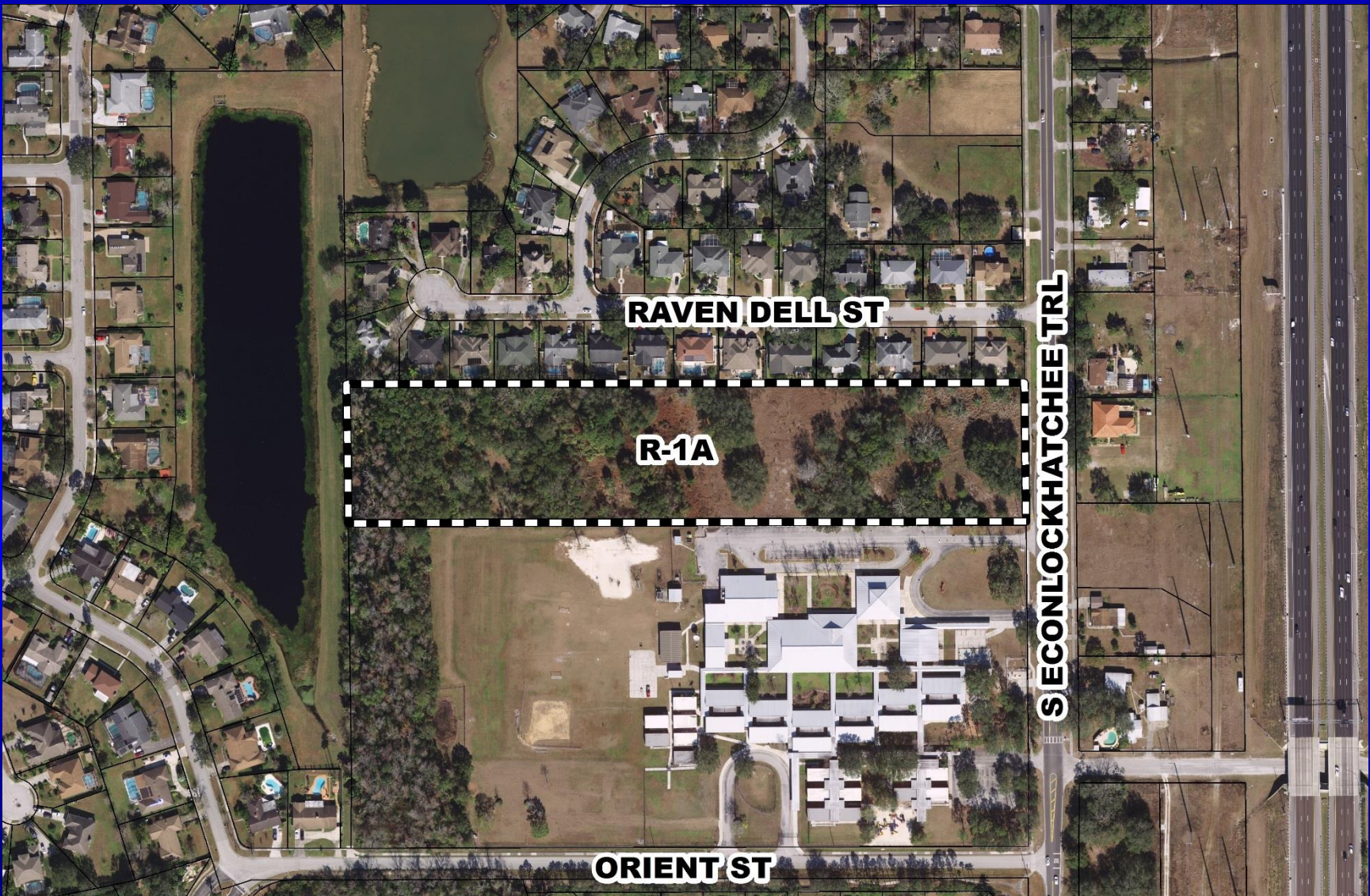
# Eagles Landing Preliminary Subdivision Plan Zoning Map







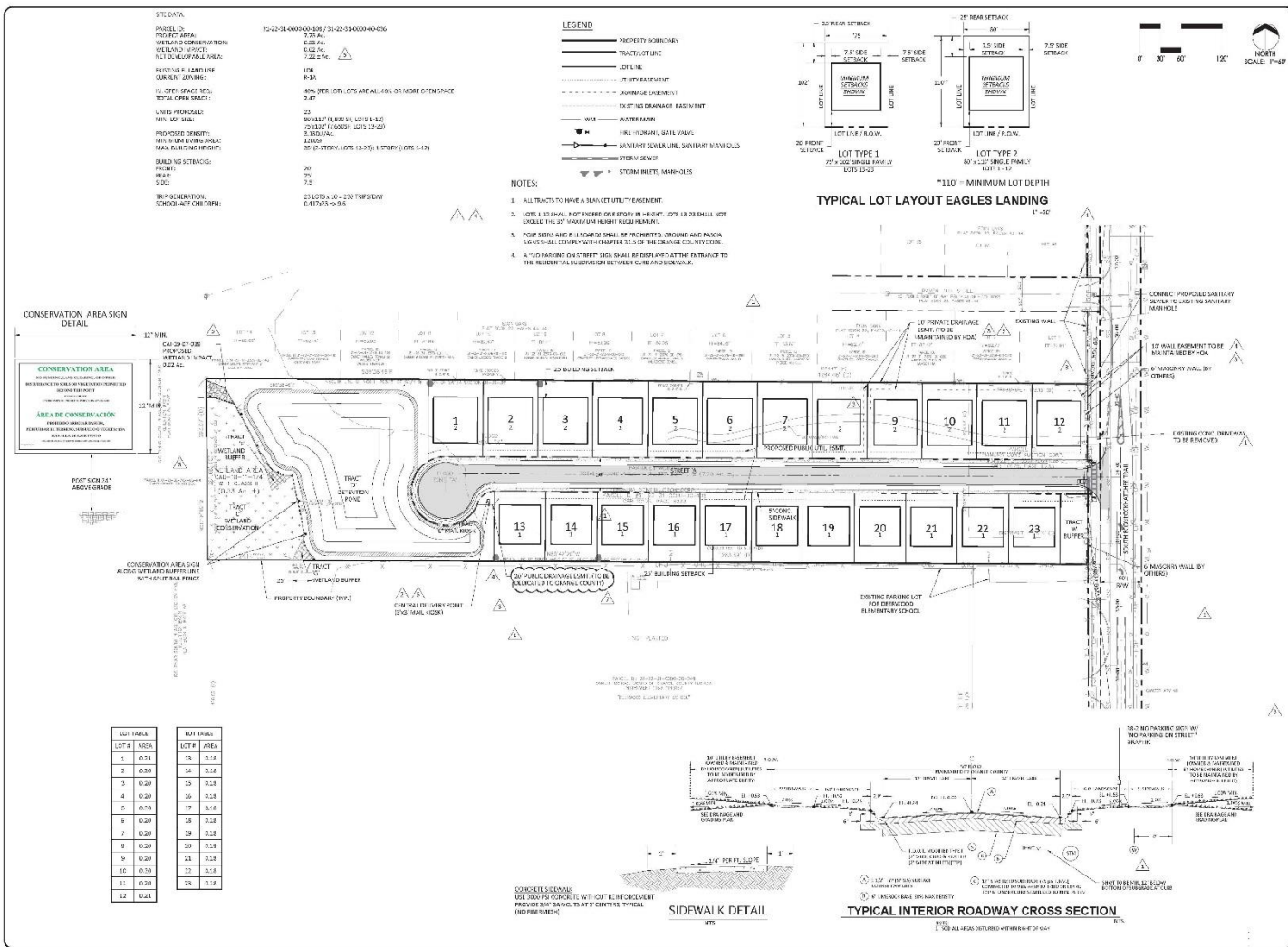
# Eagles Landing Preliminary Subdivision Plan Aerial Map







# Eagles Landing Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



**BOYD CIVIL ENGINEERING**  
496 Highland Blvd  
Chicasso, TN 37322  
Cell: 615.847.4100  
Fax: 615.847.4101  
C.S. Boyd, P.E.  
Civil Engineer  
License No. 15020  
Exp. 12/31/2025

Lot No.	Description	Area (sq. ft.)	Area (ac.)	Area (sq. ft.)	Area (ac.)	Area (sq. ft.)	Area (ac.)	Area (sq. ft.)	Area (ac.)
1	LOT 1	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
2	LOT 2	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
3	LOT 3	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
4	LOT 4	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
5	LOT 5	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
6	LOT 6	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
7	LOT 7	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
8	LOT 8	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
9	LOT 9	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
10	LOT 10	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
11	LOT 11	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
12	LOT 12	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
13	LOT 13	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
14	LOT 14	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
15	LOT 15	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
16	LOT 16	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
17	LOT 17	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
18	LOT 18	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
19	LOT 19	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
20	LOT 20	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
21	LOT 21	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
22	LOT 22	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23
23	LOT 23	10,000	0.23	10,000	0.23	10,000	0.23	10,000	0.23

**EAGLES LANDING**  
SUBDIVISION  
RESIDENTIAL SUBDIVISION  
SITE PLAN

Date: 01/11/2019  
Scale: AS SHOWN  
Project No.: 130,000  
Drawn By: DPM  
Checked By: JAC

SHEET NO.  
3.00



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Eagles Landing Preliminary Subdivision Plan dated “Received October 14, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**



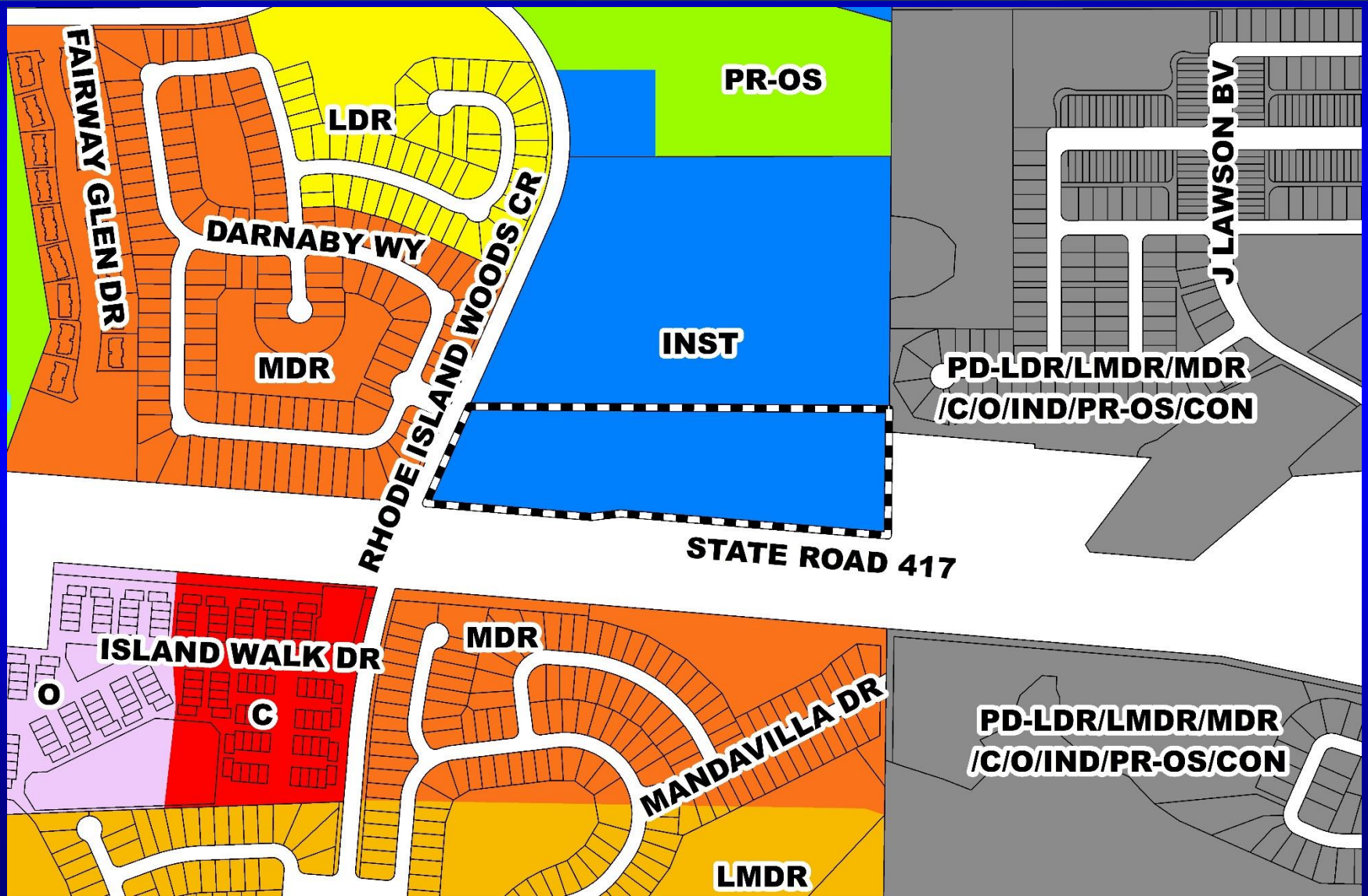
# Meadow Woods Planned Development / Land Use Plan

- Case:** CDR-19-08-265
- Project Name:** Meadow Woods Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 4
- Acreage:** 3,324.78 gross acres (overall PD)  
13.38 gross acres (affected parcel only)
- Location:** Generally located north of State Road 417 and east of Rhode Island Woods Circle
- Request:** To use the approved conversion matrix to convert 22,100 square feet of existing retail commercial entitlements to 68 single-family attached residential units on Parcel 21.



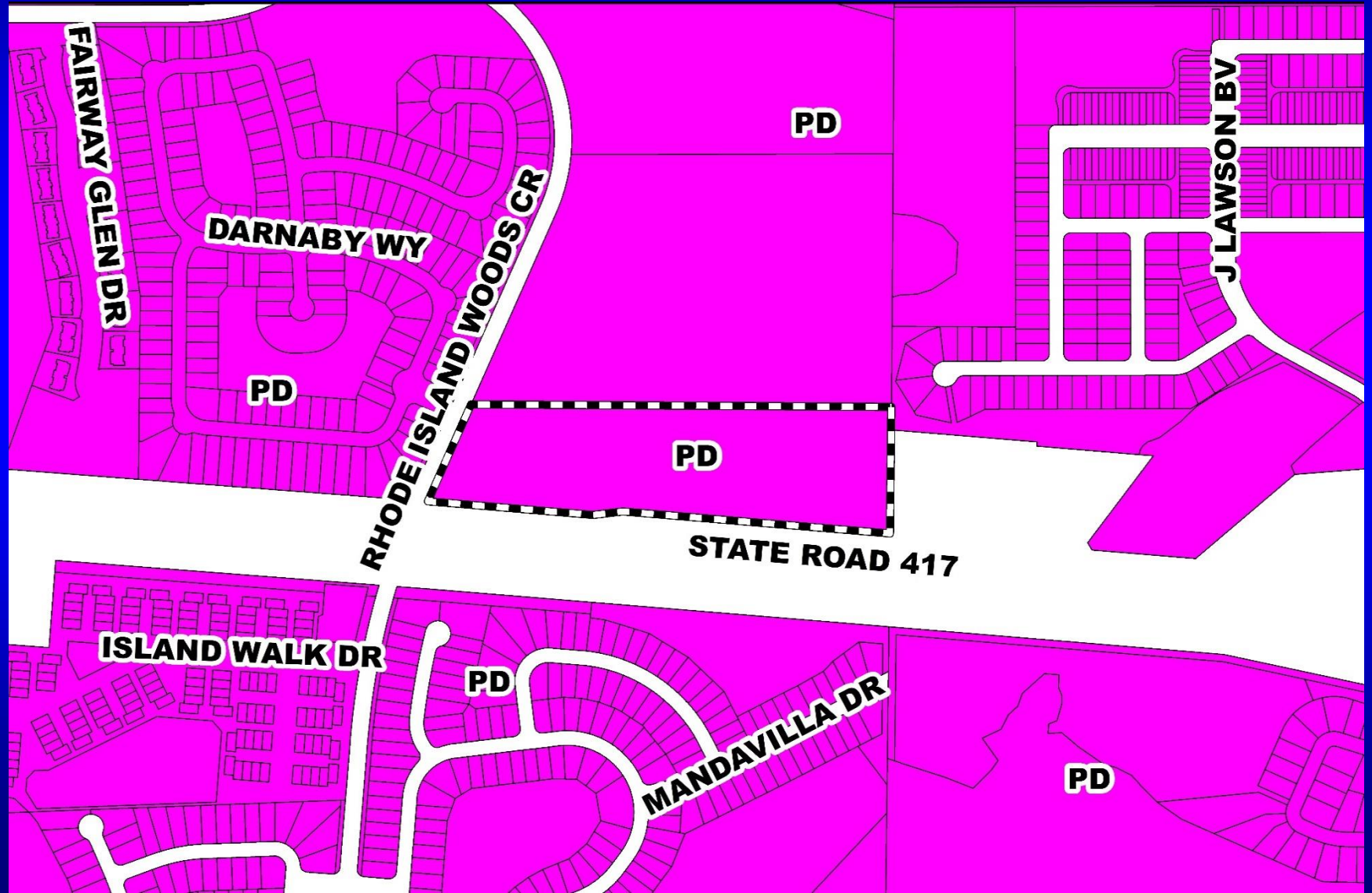


# Meadow Woods Planned Development / Land Use Plan Future Land Use Map





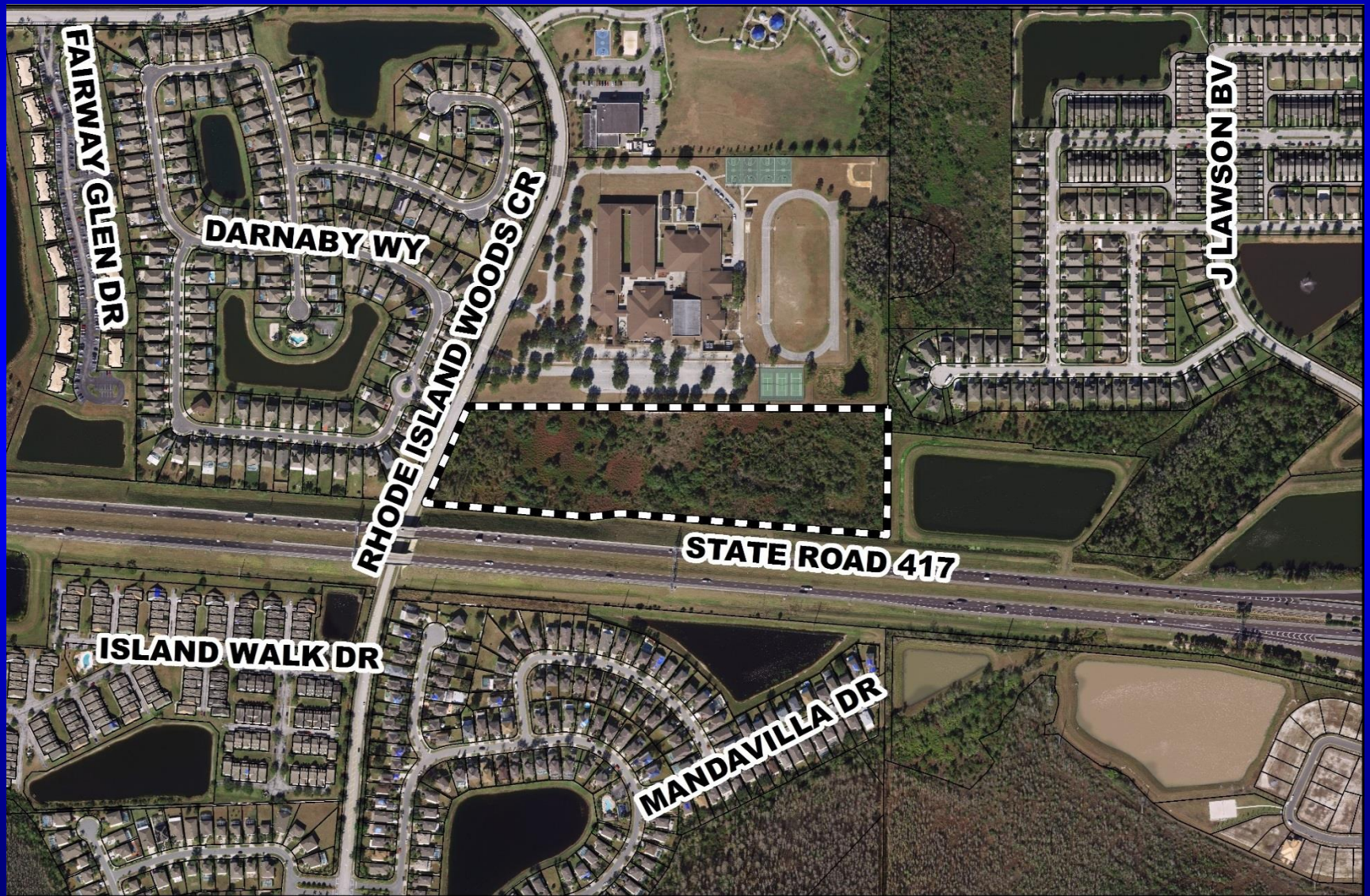
# Meadow Woods Planned Development / Land Use Plan Zoning Map







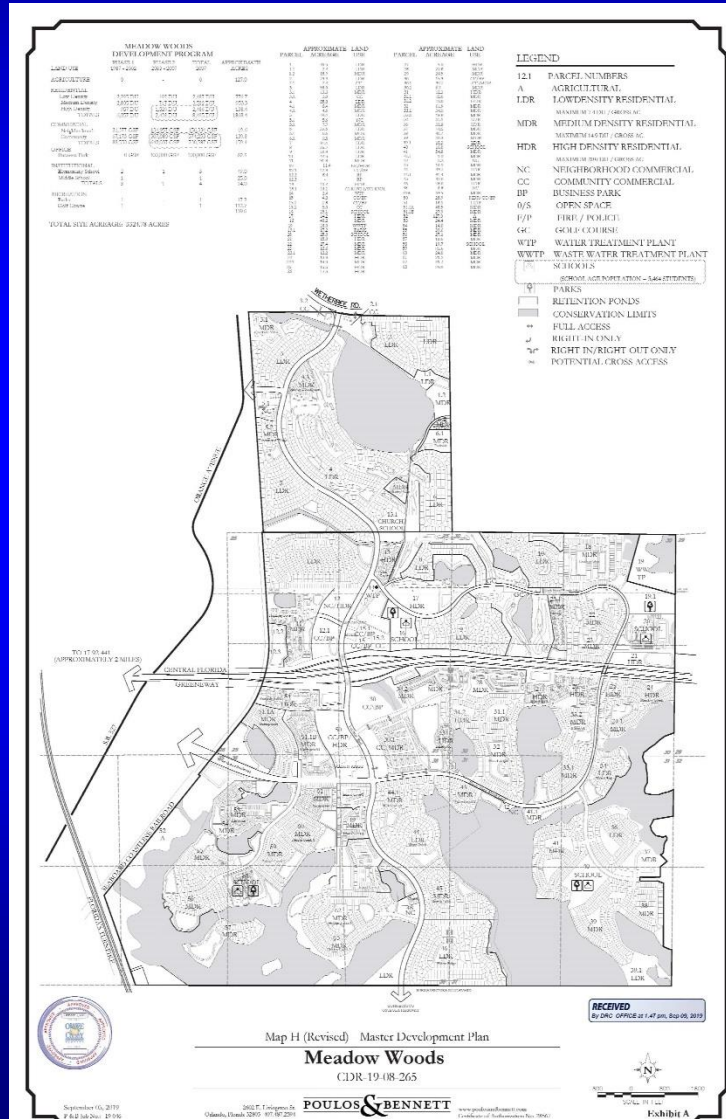
# Meadow Woods Planned Development / Land Use Plan Aerial Map







# Meadow Woods Planned Development / Land Use Plan Overall Land Use Plan



Map H (Revised) Master Development Plan

**Meadow Woods**  
CDR-19-08-265

**POULOS & BENNETT**

September 16, 2019

2605 E. Fairway Dr.  
Olathe, Kansas 66061 913-787-8920

www.poulosandbennett.com  
Poulos & Bennett, Inc. (a division of Poulos & Bennett, Inc.)

RECEIVED  
By DMC OFFICE at 1:47 pm, Sep 16, 2019



Exhibit A



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Meadow Woods Planned Development / Land Use Plan (PD/LUP), dated “Received September 9, 2019” subject to the conditions listed under the DRC Recommendation in the Staff Report.**

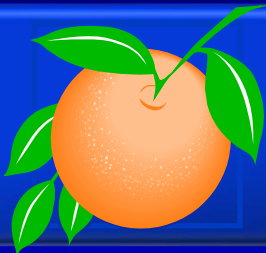
**District 4**



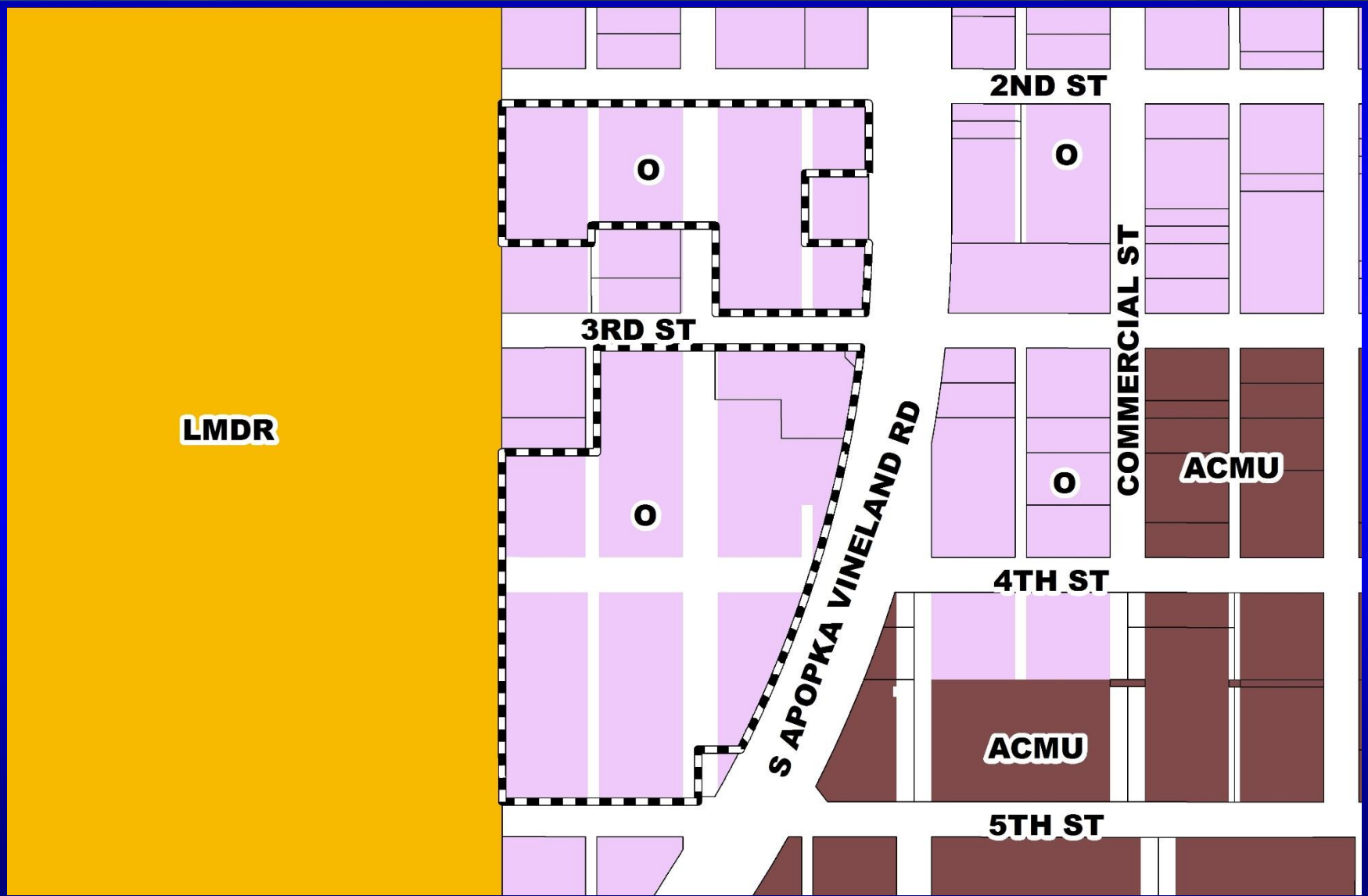
# **Buena Vista Commons Planned Development / Land Use Plan**

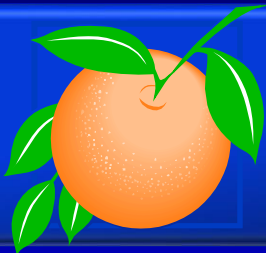
- Case:** CDR-19-06-191
- Project Name:** Buena Vista Commons Planned Development / Land Use Plan
- Applicant:** Constance Silver, Tri3 Civil Engineering Design Studio, Inc.
- District:** 1
- Acreage:** 8.52 gross acres (overall PD)
- Location:** 11414 and 11444 S. Apopka Vineland Road; or generally located on the west side of S. Apopka Vineland Road and the south side of 3rd Street.
- Request:** To request two (2) waivers from Orange County Code related to landscaping.



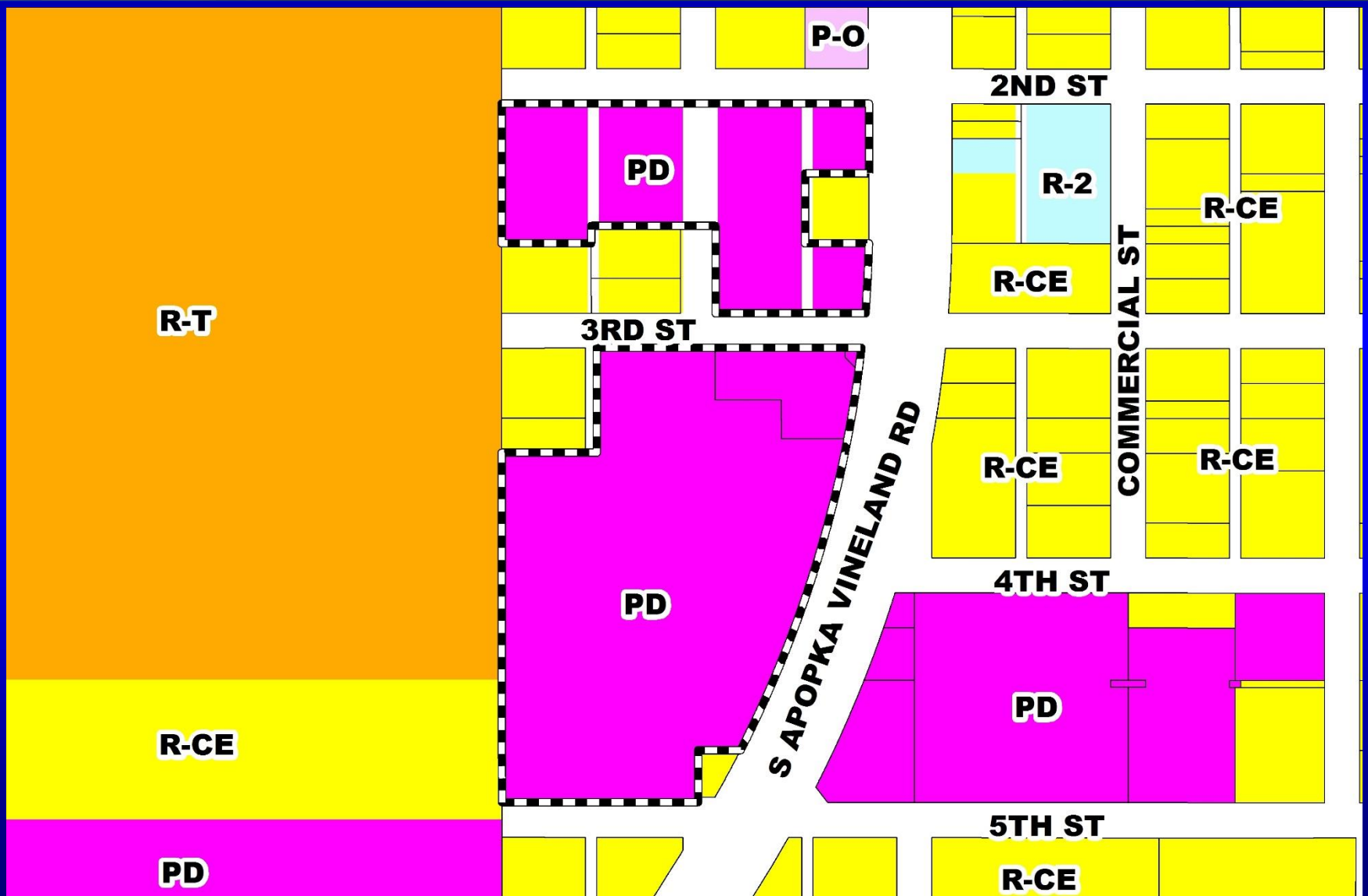


# Buena Vista Commons Planned Development / Land Use Plan Future Land Use Map





# Buena Vista Commons Planned Development / Land Use Plan Zoning Map







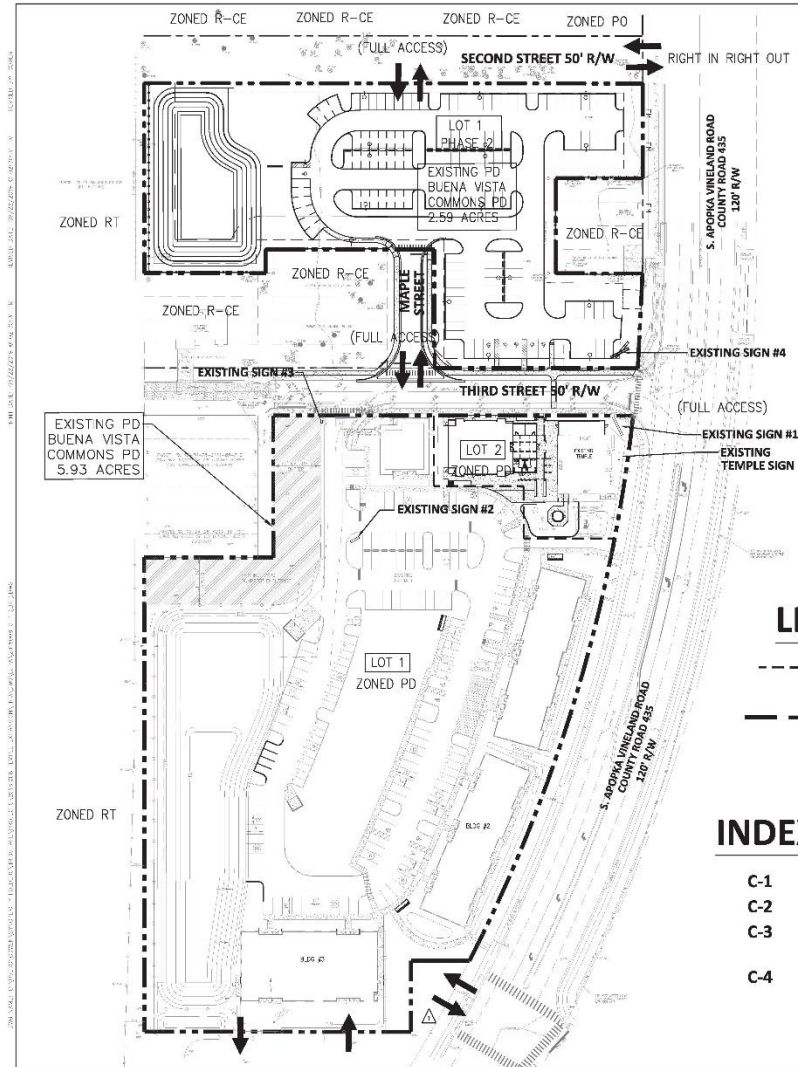
# Buena Vista Commons Planned Development / Land Use Plan Aerial Map







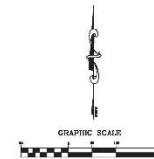
# Buena Vista Commons Planned Development / Land Use Plan Overall Land Use Plan



## BUENA VISTA COMMONS PD - LAND USE PLAN (AMENDMENT)

CASE NUMBER - CDR-19-06-191 ▲

- BUENA VISTA COMMONS PD:**  
**LOT 1: 15-24-28-1080-01-000**  
**LOT 2: 15-24-28-1080-02-000**  
**LOT 3: 15-24-28-1079-01-000**



**VICINITY MAP**  
N.T.S.

### LEGEND

- LOT LINES
- - - - - PD BOUNDARY

### INDEX OF SHEETS

- C-1 OVERALL LUP
- C-2 LUP
- C-3 LUP CONDITIONS OF APPROVAL
- C-4 MASTER SIGN PLAN

**Developer:**  
**MR. KARAM DUGGAL**  
 5525 BOW COURT  
 ORLANDO, FL 32836  
 PHO: 407-963-4718  
 RHCARD@GMAIL.COM

**Surveyor:**  
**SHANNON SURVEYING, INC.**  
 499 NORTH S.R. 434 - SUITE 2155  
 ALTAMONTE SPRING, FLORIDA, 32714  
 PHO: 407-774-8972  
 ATTN: JAMES SHANNON  
 SHANNONSURV@AOL.COM

**Civil Engineer:**  
**TRI<sup>3</sup> CIVIL ENGINEERING  
 DESIGN STUDIO, INC.**  
 P.O. BOX 530062  
 LONGWOOD, FL 32752-0062  
 PHO: 407-488-9455  
 FAX: 407-641-9995  
 ATTN: CONSTANCE D. SILVER, PE, LEED AP  
 COWENS@TRI3-ENG.COM

**RECEIVED**  
 By DMC Office at 1:04 pm, Sep 10, 2019



**Civil Engineering  
 Design Studio, Inc.**  
 P.O. Box 520025  
 Longwood, Florida 32752-0025  
 PH: 407-488-9455 Fax: 407-641-9995  
 CERT. STATE OF FLORIDA # 2002

### BUENA VISTA COMMONS PD

Orlando, Florida  
 ENGINEER'S SEAL

CONSTANCE D. SILVER, P.E., LEED AP  
 FLORIDA LICENSE #04942

ISSUE:	DATE:
ORANGE CO DMC	06/04/19

REV.	DATE	DESCRIPTION
1	06/22/19	ORANGE CO TRG

### OVERALL LAND USE PLAN

Sheet Title	
JOB NO.	2015.008
SCALE:	AS SHOWN
DATE:	06/04/19
DESIGN:	CDM
DRAWN:	CDM
CHECKED:	CDM

C-1

Sheet No. 1 OF 4



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Buena Vista Commons Planned Development / Land Use Plan (PD/LUP) dated “Received September 10, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



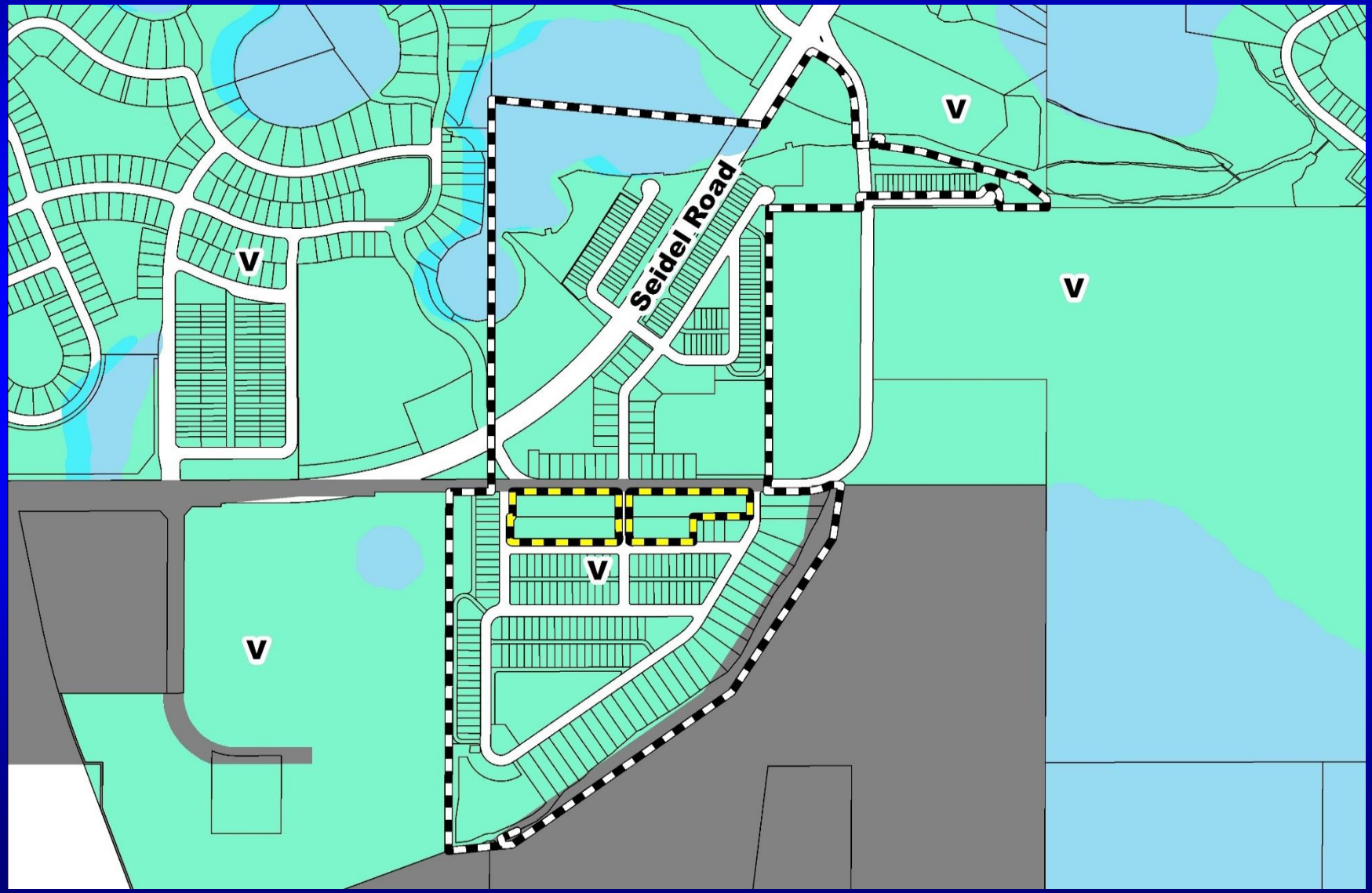
# Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan

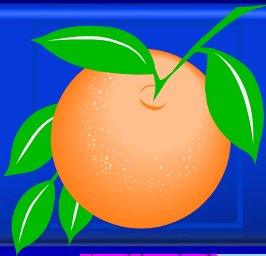
- Case:** CDR-19-09-306
- Project Name:** Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 114.89 gross acres (overall PD)  
5.23 gross acres (affected parcels only)
- Location:** Generally located south of Summerlake Groves Street and East of Seidel Road
- Request:** To add thirty-five (35) units in the future development parcels in the previously approved Preliminary Subdivision Plan for Phase 1 and Phase 2B.



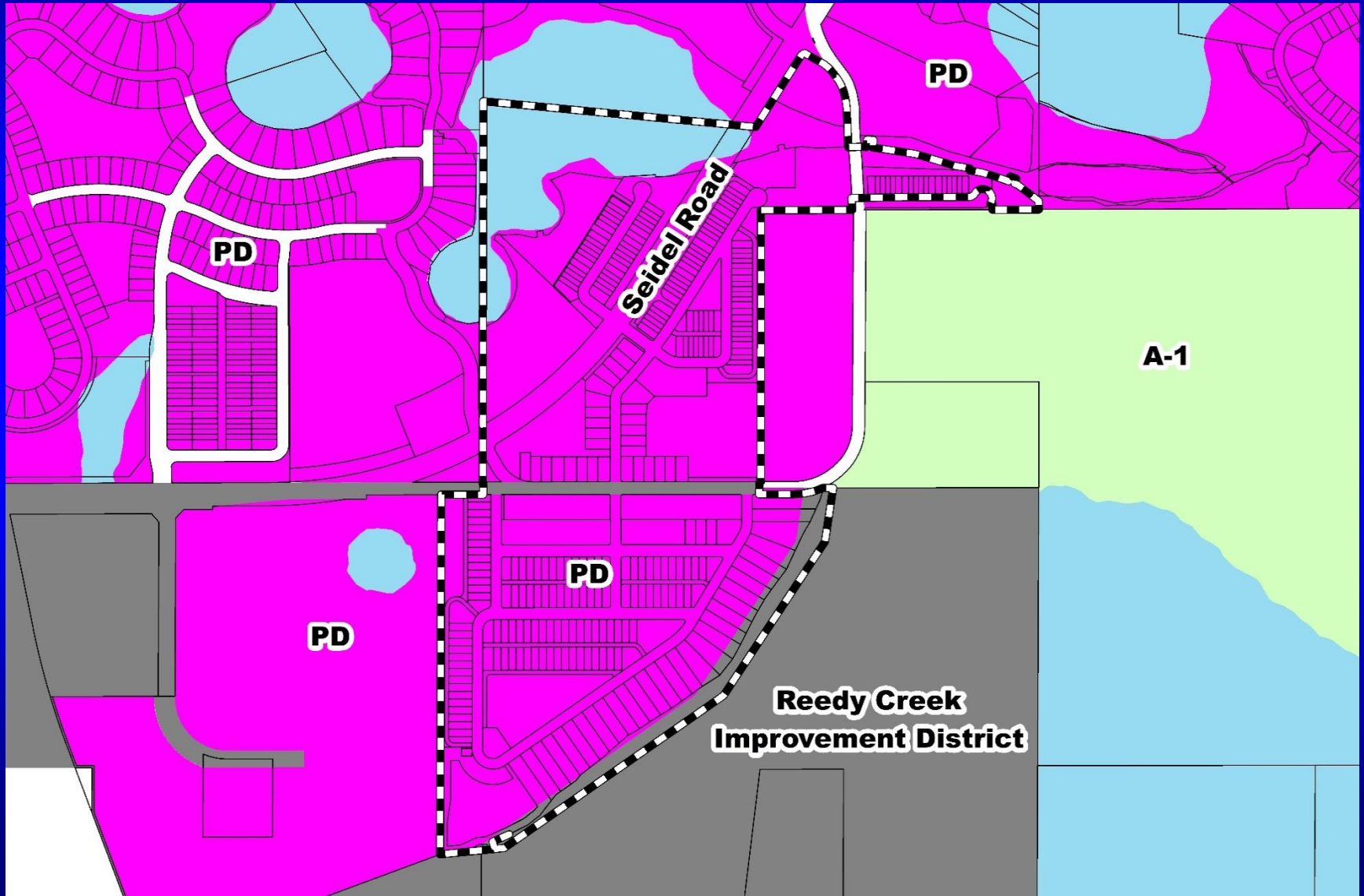


# Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Future Land Use Map





# Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Zoning Map







# Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP dated “Received October 2, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# **Alafaya Trail Property Planned Development / Land Use Plan**

- Case:** CDR-14-05-144
- Project Name:** Alafaya Trail Property Planned Development / Land Use Plan
- Applicant:** Brooks Stickler, Kimley-Horn and Associates, Inc.
- District:** 4
- Acreage:** 50.20 gross acres
- Location:** Generally located south of E. Colonial Drive and west of Alafaya Trail.
- Request:** To increase retail / commercial (C-1) square footage from 174,000 to 304,000 (an increase of 130,000 square feet), while retaining 6,000 square feet of previously approved Professional Office (P-O) uses, reflect the conservation, impact, and mitigation of on-site wetlands per Conservation Area Impact (CAI) permit #CAI-14-08-025, and remove a note requiring the dedication of PD Tract A development rights to Orange County. One waiver is also being requested.





# Action Requested

**Continue case CDR-14-05-144 to the December 17, 2019  
BCC meeting at 2:00 p.m.**

**District 4**

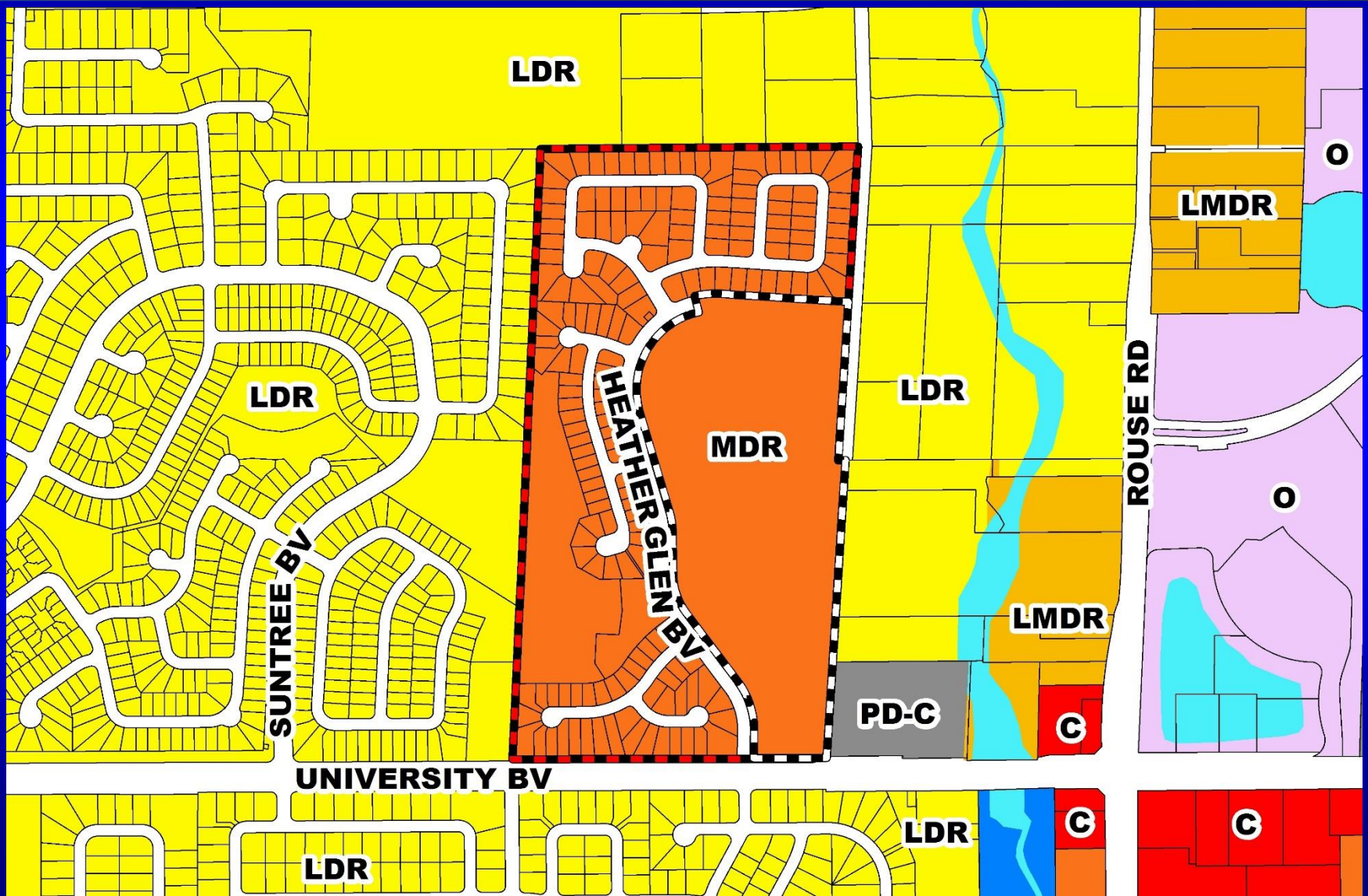


# The Glenn Planned Development / Land Use Plan

- Case:** CDR-19-03-115
- Project Name:** The Glenn Planned Development / Land Use Plan
- Applicant:** William Burkett, Burkett Engineering
- District:** 5
- Acreage:** 80.00 gross acres (overall PD)  
30.23 gross acres (affected parcel only)
- Location:** Generally located north of University Boulevard and east of Heather Glen Boulevard
- Request:** To add 60 multi-family dwelling units to the development program in Phase I. Additionally, the applicant has requested four waivers related to building height, building setbacks, and building separation requirements.



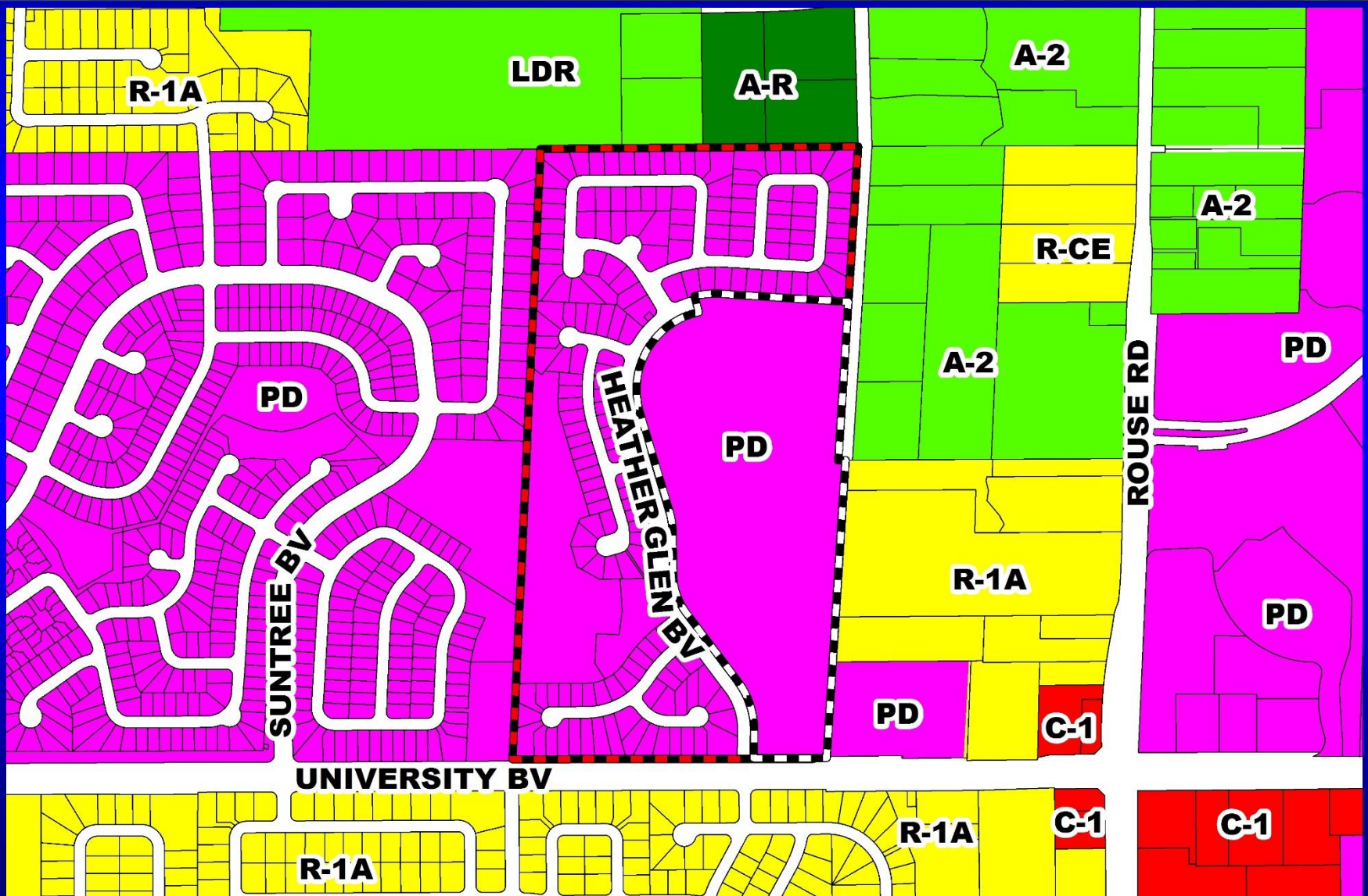
# The Glenn Planned Development / Land Use Plan Future Land Use Map







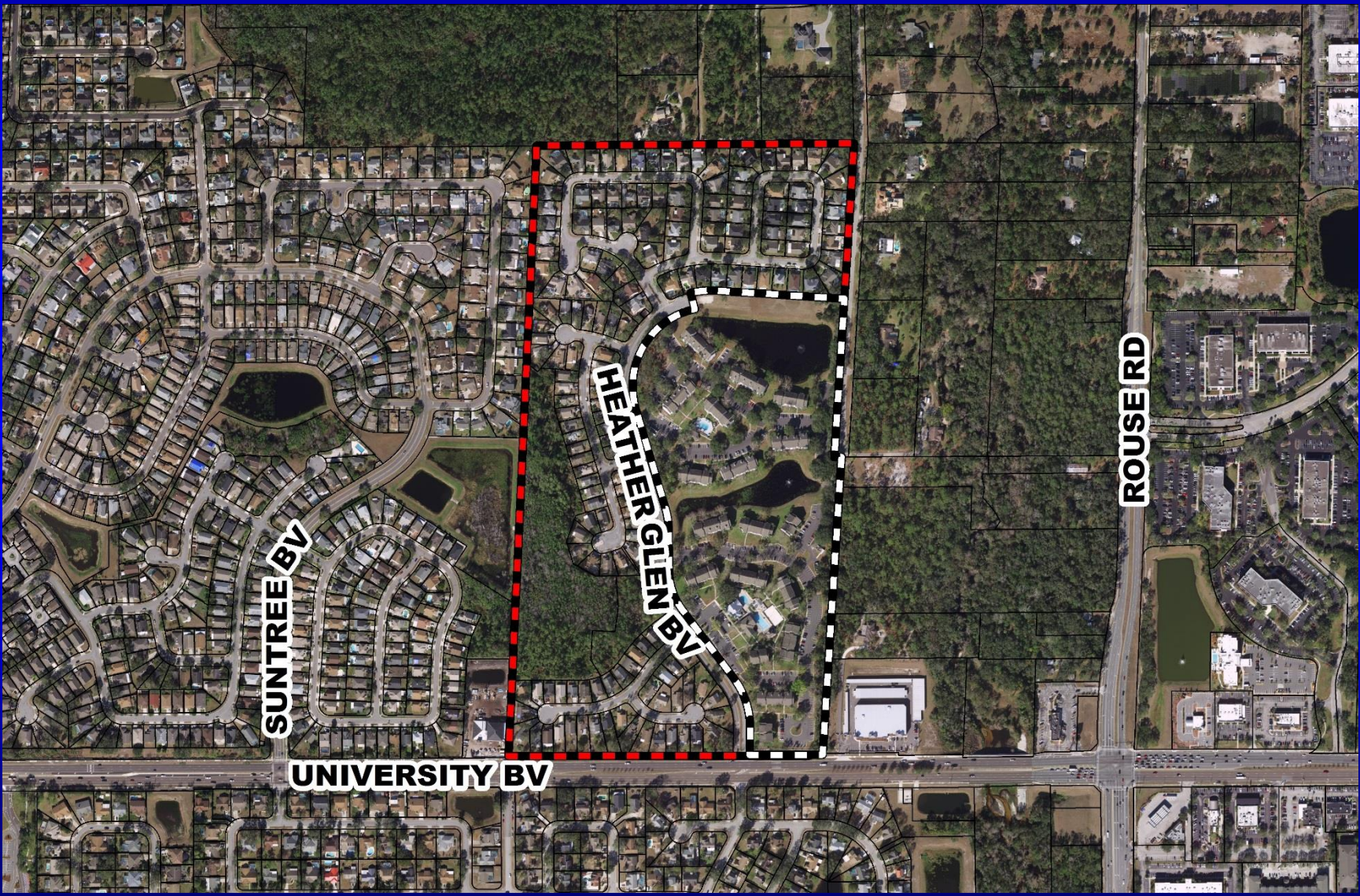
# The Glenn Planned Development / Land Use Plan Zoning Map



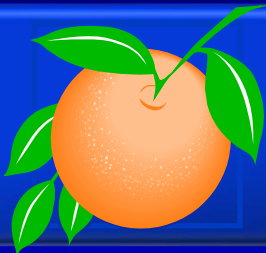




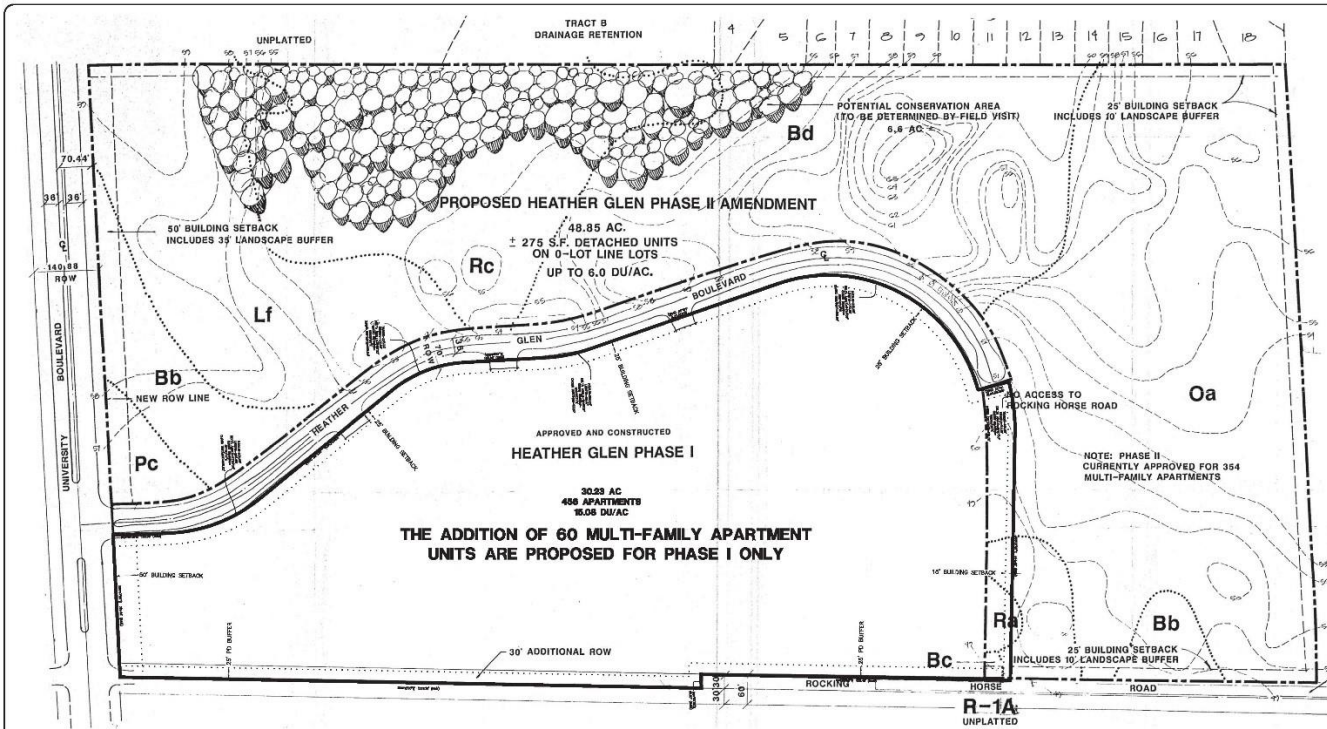
# The Glenn Planned Development / Land Use Plan Aerial Map





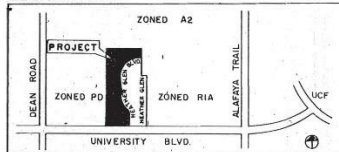


# The Glenn Planned Development / Land Use Plan Overall Land Use Plan



**THE ADDITION OF 60 MULTI-FAMILY APARTMENT UNITS ARE PROPOSED FOR PHASE I ONLY**

### LOCATION MAP



**LAND USE PLAN  
HEATHER GLEN P.D.  
(FORMERLY STRAW RIDGE PD)**  
OWNER: MATTAPAN TRUST TEL: 422-4040  
**PROPOSED PHASE II AMENDMENT**

### SITE DATA TOTAL PROJECT

TOTAL UNITS ORIGINALLY APPROVED (9.5 DU/AC MAXIMUM) **750**  
TOTAL UNITS PROPOSED **PHASE I: 488**  
**PHASE II: 275\***  
NET REDUCTION IN DWELLING UNITS **265**  
\*PHASE II SHALL BE ZONED AND PERMITTED.

### P.D. LEGAL DESCRIPTION

THE EAST 1/2 OF THE SOUTHWEST 1/4, LESS THE RIGHT OF WAY FOR UNIVERSITY BOULEVARD, SECTION 5, TOWNSHIP 22 SOUTH, RANGE 31 EAST, GRANGE COUNTY, FLORIDA, LESS THE EAST 20 FEET OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4.

### SOILS LEGEND

- Bd - Blanton Fine Sand
- Bd1 - Blanton Fine Sand
- Lf - Leon Fine Sand
- Oa - Ono Fine Sand
- Pc - Pomona Fine Sand
- Ra - Rutledge Fine Sand
- Rc - Rutledge Heavy Fine Sand

### NOTE

\* SITE DATA FOR PHASE II IS LOCATED ON SHEET 4.

### SITE DATA PHASE II

PHASE II GROSS ACREAGE 48.85  
EXISTING ZONING PD  
EXISTING LAND USE VACANT  
PROPOSED LAND USE  
- RESIDENTIAL  
- TOTAL NO. DWELLING UNITS UP TO 6.0 DU/AC  
- MAXIMUM GROSS DWELLY  
- MINIMUM NET LOT AREA 2,000 SF  
- MAXIMUM BUILDING HEIGHT 2 STOREYS (25')  
OPEN SPACE/RECREATION 310.5 ACRES (EAST OF PHASE II GROSS LAND AREA EXCLUSIVE OF CONSERVATION AREA (48.85 ACRES - 6.8 ACRES X .25))  
7.8 ACRES (75%) OF OPEN SPACE LOCATED IN PHASE I  
FINAL OPEN SPACE ACREAGE DEPENDENT UPON FINAL DETERMINATION OF CONSERVATION AREA.  
RECREATION 32.33 ACRES (275 UNITS X 3.1 PERSONS/UNIT = 852 PERSONS X .2005 ACRES RECREATION/PERSON).

PROJECTED SCHOOL AGE CHILDREN 179 CHILDREN (275 UNITS X 3.175 PERSONS/UNIT X .25)  
100 YEAR FLOOD NOT APPLICABLE  
VEGETATION NEEDED VEGETATION INCLUDING SCATTERED OAKS AND PINES  
PHASING 1 PHASE  
BUILDING SETBACK CRITERIA  
- UNIVERSITY BOULEVARD 50 FT  
- ALL OTHER PROPERTY LINES 25 FT  
UTILITIES  
- WATER (80,000 GPD)  
- SEWER (80,700 GPD)  
- STORMWATER  
GRANGE COUNTY PUBLIC UTILITIES DIVISION ON-SITE - SEWER/DISTRIBUTION DELEGATED IN ACCORDANCE WITH GRANGE COUNTY, FLORIDA, DEER AND OTHER AGENCY CRITERIA.  
ANY WAIVERS FROM SUBDIVISION REGULATIONS, IF ANY, WILL BE DETERMINED AT DEVELOPMENT PLAN APPROVAL STAGE.

**cm ASSOCIATES**  
Urban & Environmental Planning & Landscape Architects  
500 Delaney Avenue, Orlando, Florida 32801 (305) 422-4040

**Burkett**  
engineering  
CONSULTANTS  
CIVIL ENGINEERING  
100 E. Robinson Street, Suite 200, Orlando, Florida 32801  
www.burkettengineering.com

**HEATHER GLEN P.D.  
(FORMERLY STRAW RIDGE P.D.)  
PROPOSED PHASE II AMENDMENT**

**HEATHER GLEN P.D. (FORMERLY STRAW RIDGE P.D.)  
CHANGE DETERMINATION  
FOR HORIZON REALTY ADVISORS  
EXISTING LAND USE PLAN**

DATE: 4/23/19  
PROJECT NO: 1905.10  
DRAWN BY: VP  
CHECKED BY: WEB  
DATE: 10/10/86  
SCALE: 1" = 100'  
DRAWN BY: [Signature]

REG. # 34643  
CIVIL ENGINEER  
STATE OF FLORIDA  
SHEET NO. **3**  
OF 6





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve The Glenn Planned Development / Land Use Plan (PD/LUP), dated “May 22, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**

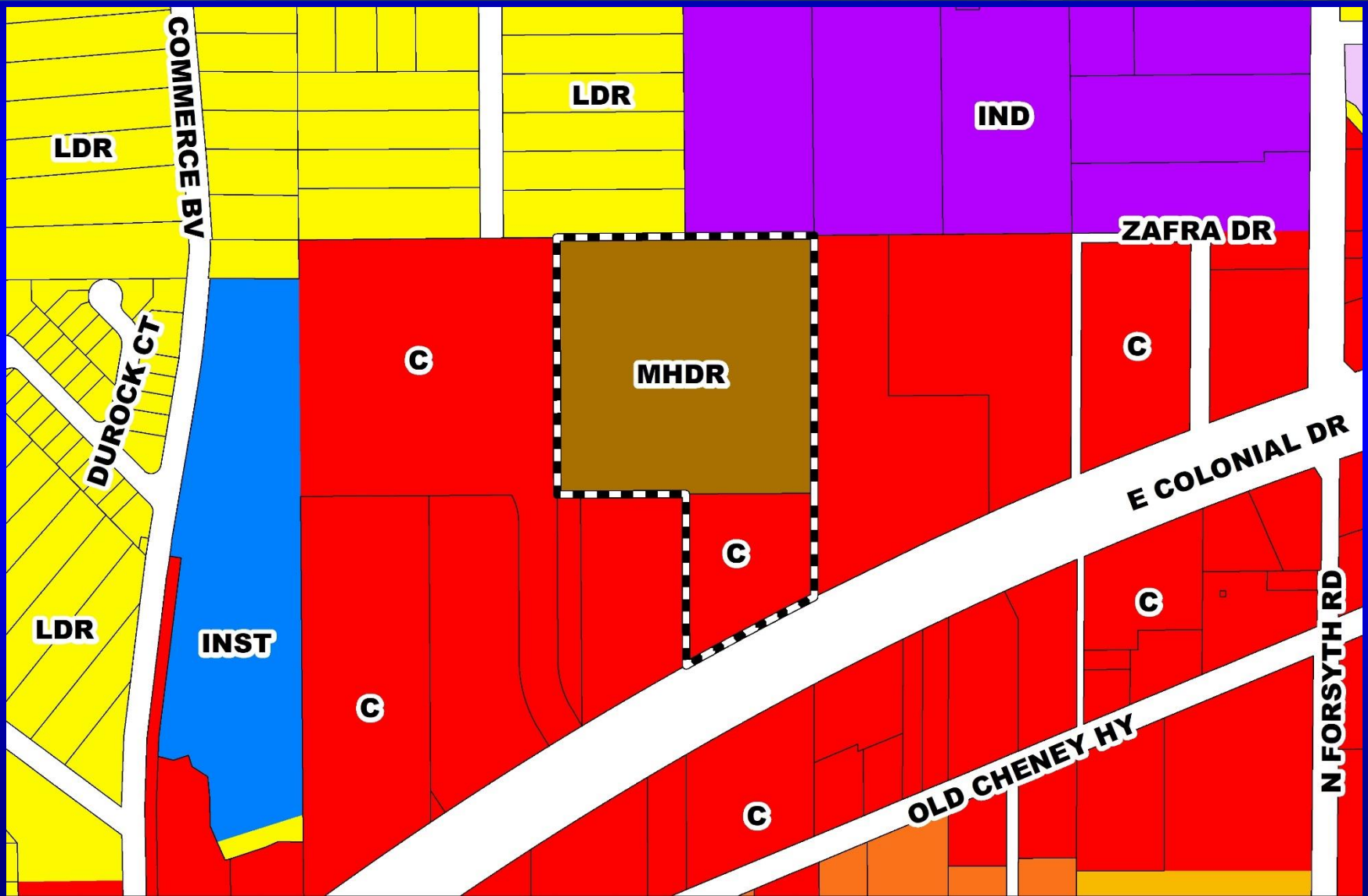


# Wise Colonial Planned Development / Land Use Plan

- Case:** LUP-19-03-088
- Project Name:** Wise Colonial Planned Development / Land Use Plan
- Applicant:** Chris Dougherty, S&ME, Inc.
- District:** 5
- Acreage:** 12.77 gross acres
- Location:** 6525 and 6575 E. Colonial Drive; or generally located on the north side of E. Colonial Drive, approximately 1,400 feet west of N. Forsyth Road.
- Request:** To rezone two (2) parcels containing 12.77 gross acres from C-3 to PD, in order to develop 280 multi-family dwelling units and 19,600 square feet of C-1 (Retail Commercial) uses. Two (2) waivers related to setbacks and height are associated with this request.



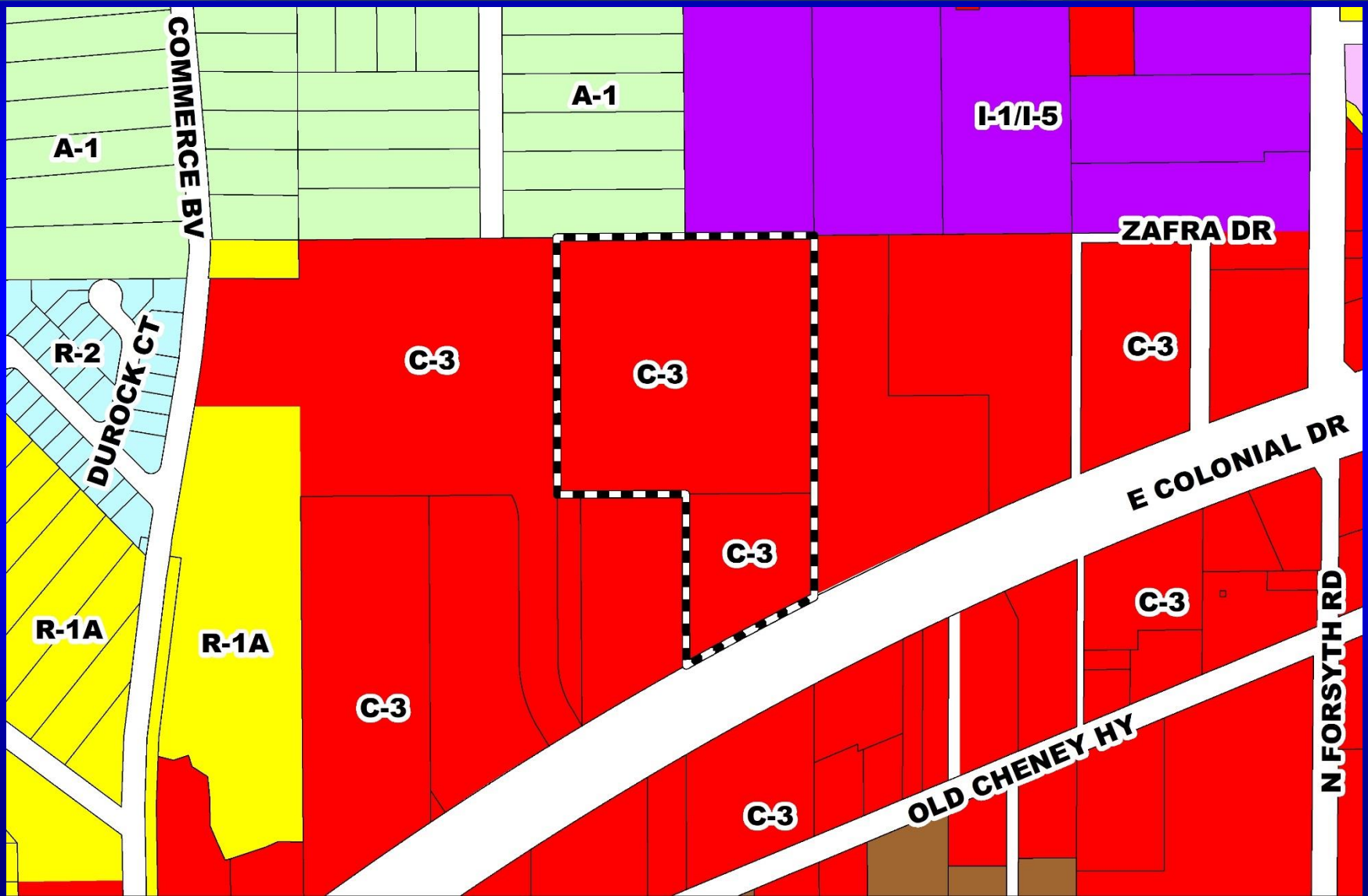
# Wise Colonial Planned Development / Land Use Plan Future Land Use Map





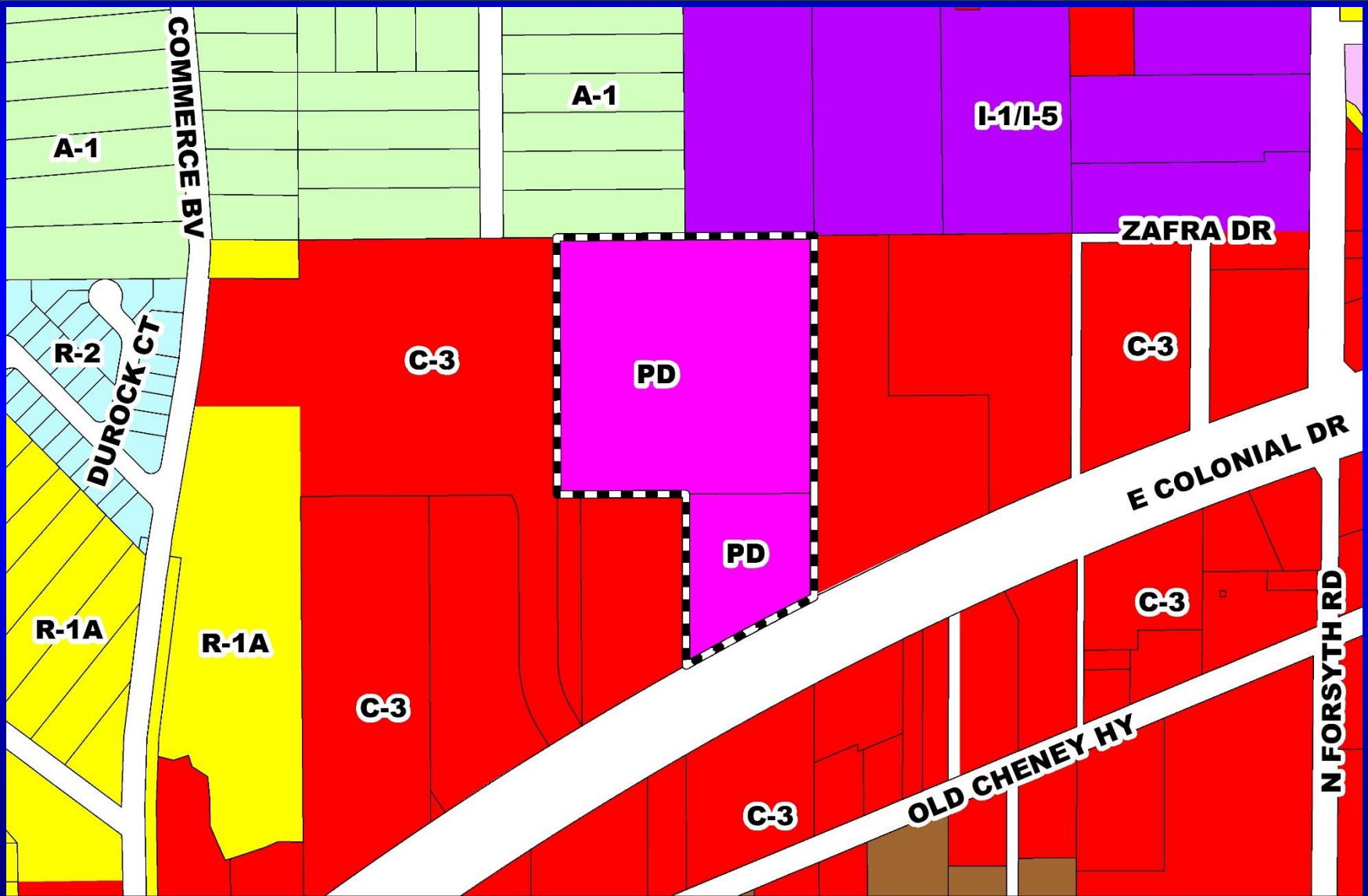


# Wise Colonial Planned Development / Land Use Plan Zoning Map





# Wise Colonial Planned Development / Land Use Plan Proposed Zoning Map







# Wise Colonial Planned Development / Land Use Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Wise Colonial Planned Development / Land Use Plan (PD/LUP), dated “Received July 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**



*Board of County Commissioners*

# Public Hearings

**December 3, 2019**