

Board of County Commissioners

Public Hearings

July 16, 2019

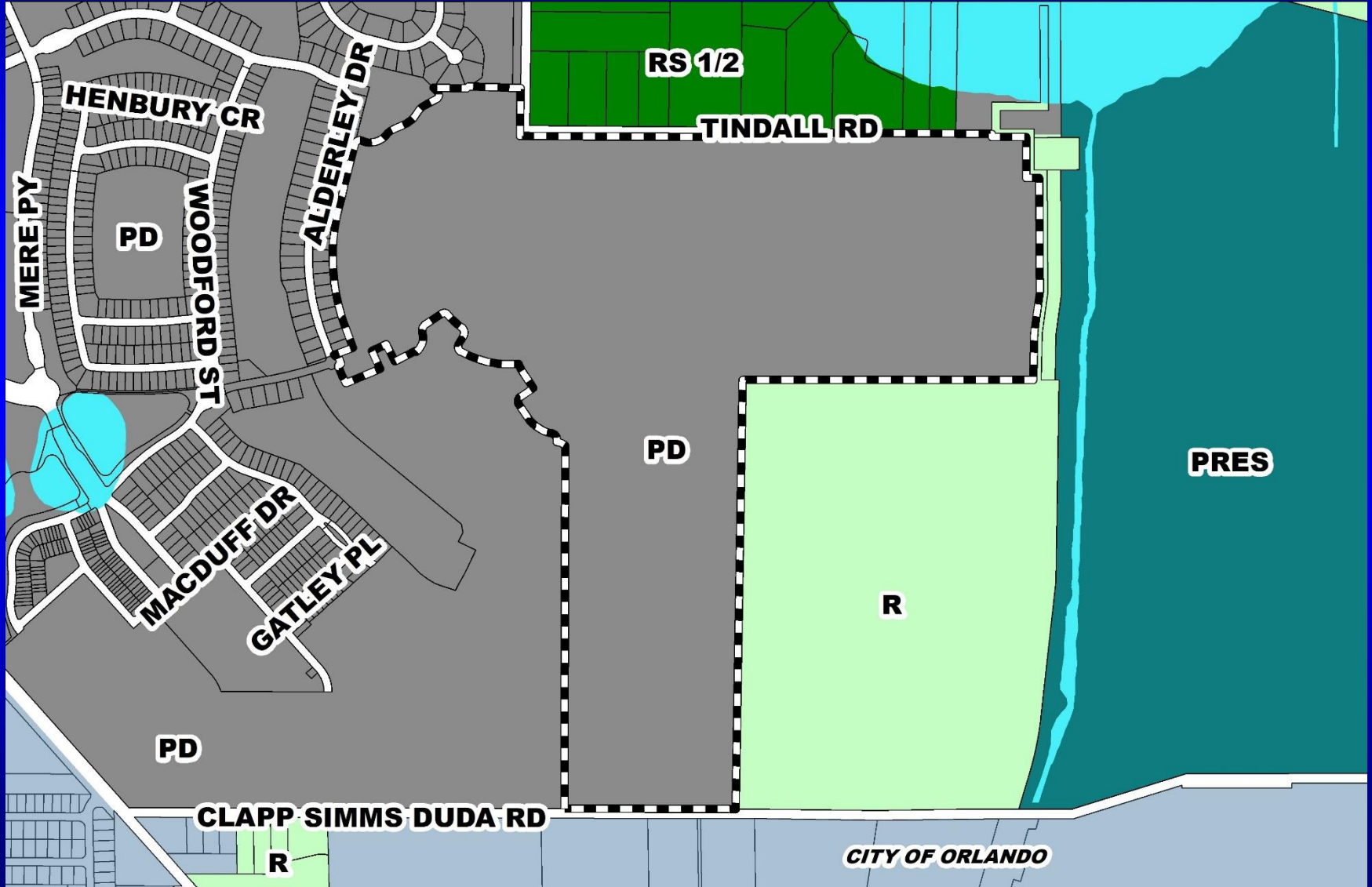


Eagle Creek PD / Village I Preliminary Subdivision Plan

- Case:** PSP-16-02-063
- Project Name:** Eagle Creek PD / Village I PSP
- Applicant:** Adam Smith, VHB, Inc.
- District:** 4
- Acreage:** 234.24 gross acres
- Location:** North of Clapp Simms Duda Road / East of Narcoossee Road
- Request:** To subdivide 234.24 acres in order to construct 294 single-family residential dwelling units. This project is a gated community.

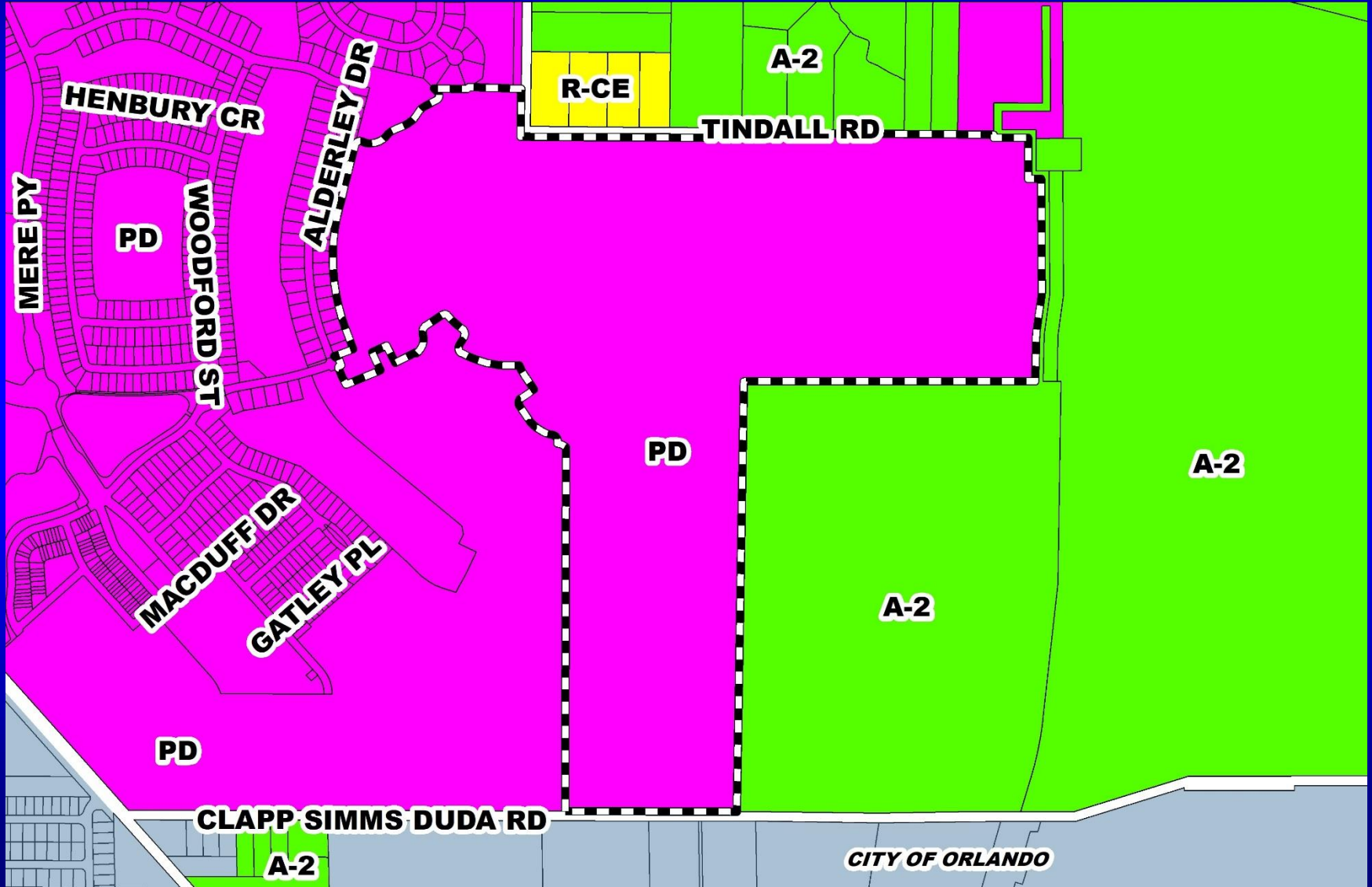


Eagle Creek PD / Village I Preliminary Subdivision Plan Future Land Use Map



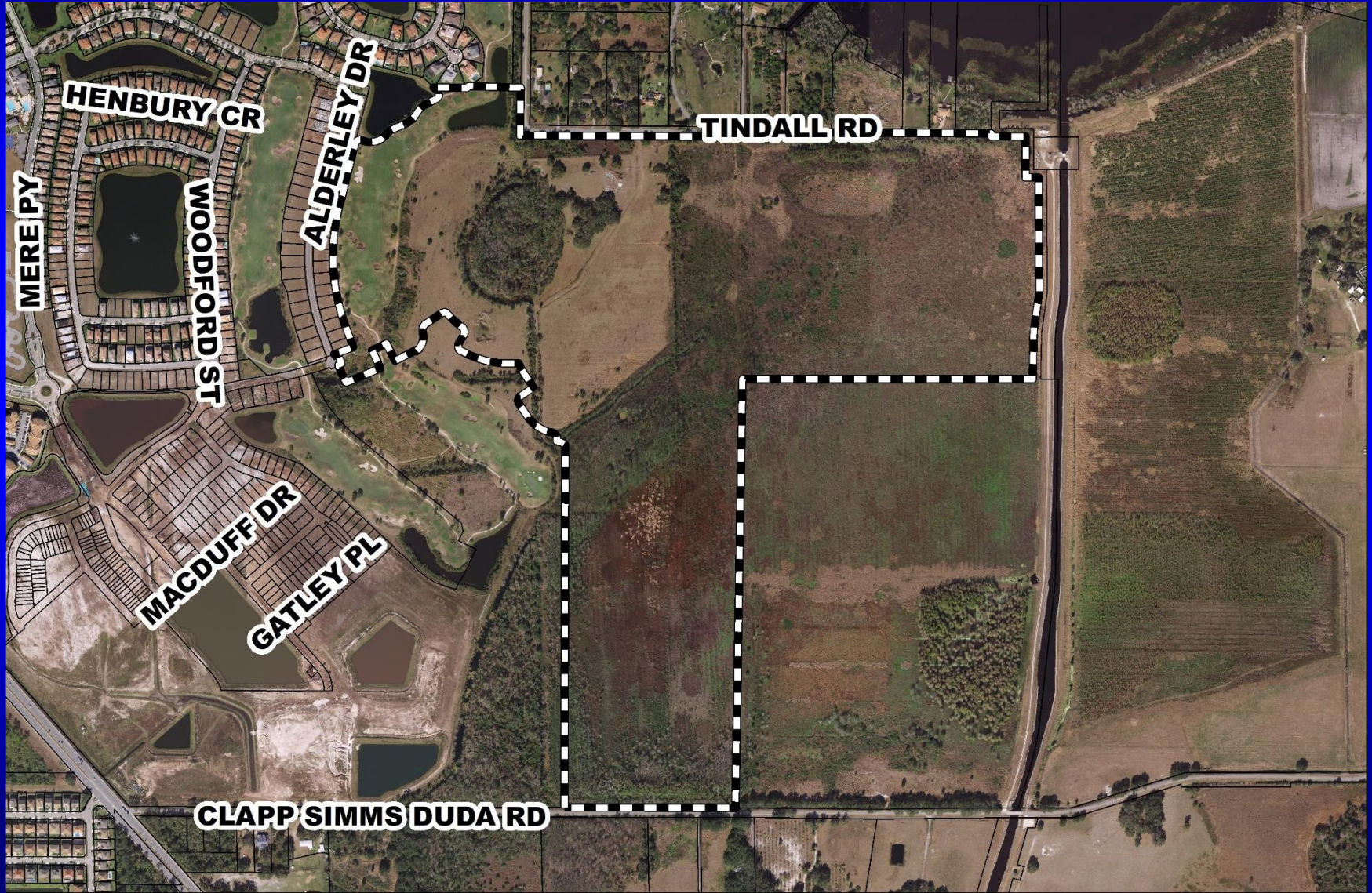


Eagle Creek PD / Village I Preliminary Subdivision Plan Zoning Map





Eagle Creek PD / Village I Preliminary Subdivision Plan Aerial Map





Replacement Language Condition of Approval #2

#2: This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Eagle Creek Planned Development / Village I Preliminary Subdivision Plan dated “Received May 28, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the referenced revision to Condition of Approval #2.

District 4

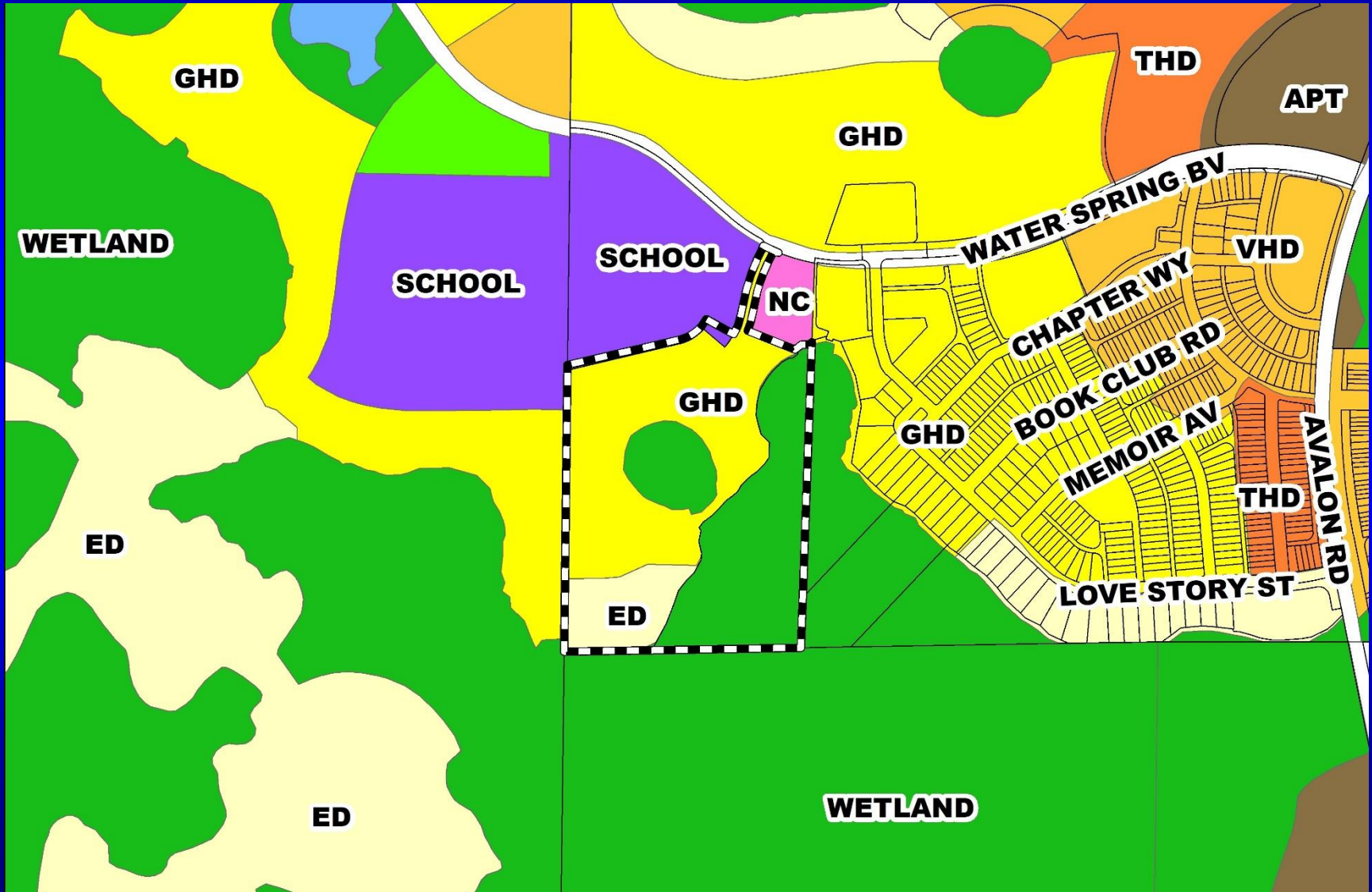


Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan

- Case:** PSP-18-11-374
- Project Name:** Springhill PD / Storey Grove Phase 3 PSP
- Applicant:** Kevin P. White, Waldrop Engineering
- District:** 1
- Acreage:** 34.86 gross acres
- Location:** South of Water Springs Boulevard / West of Avalon Road
- Request:** To subdivide 34.86 acres in order to construct 65 single-family residential dwelling units

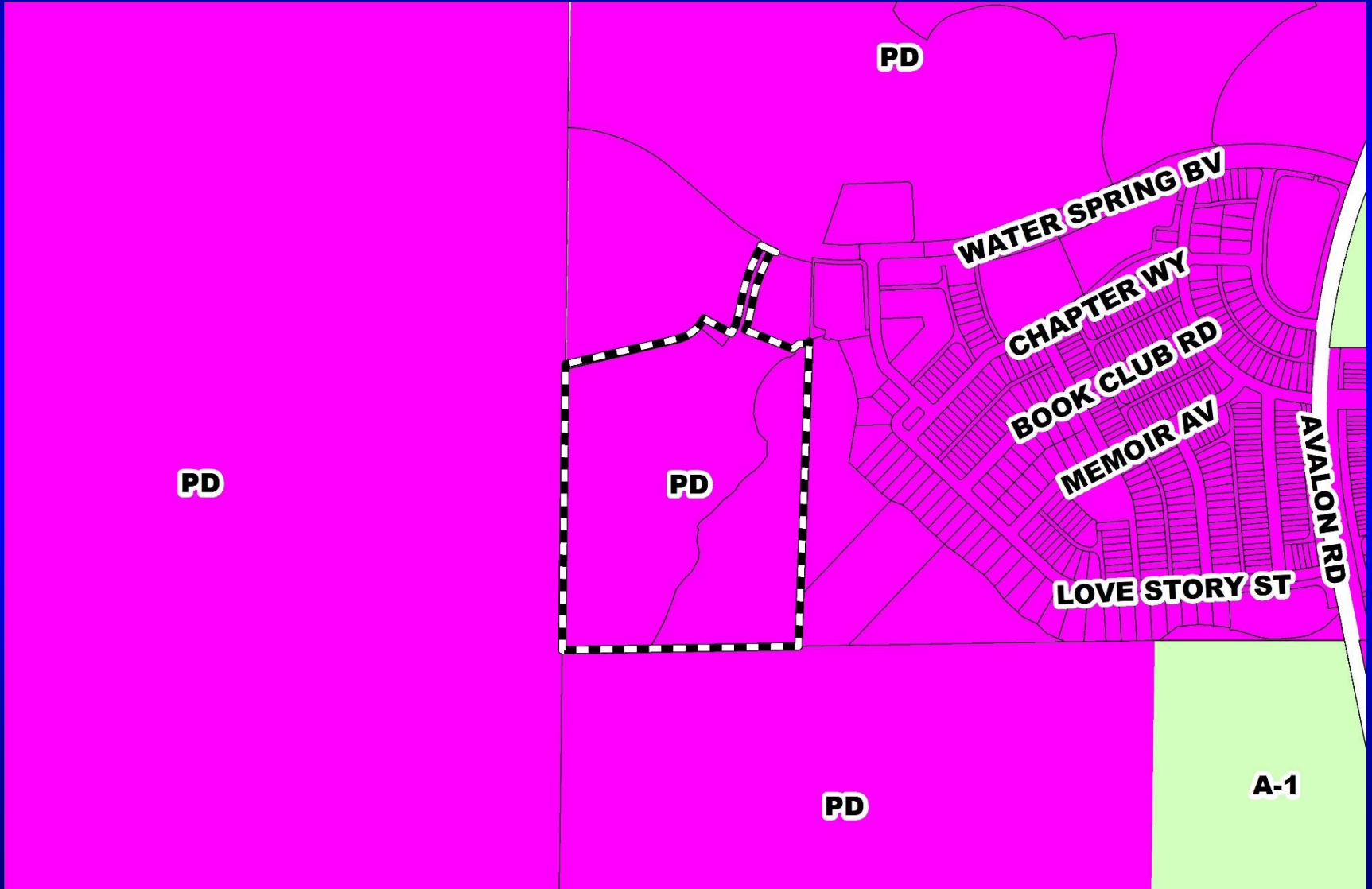


Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan Future Land Use Map





Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan Zoning Map



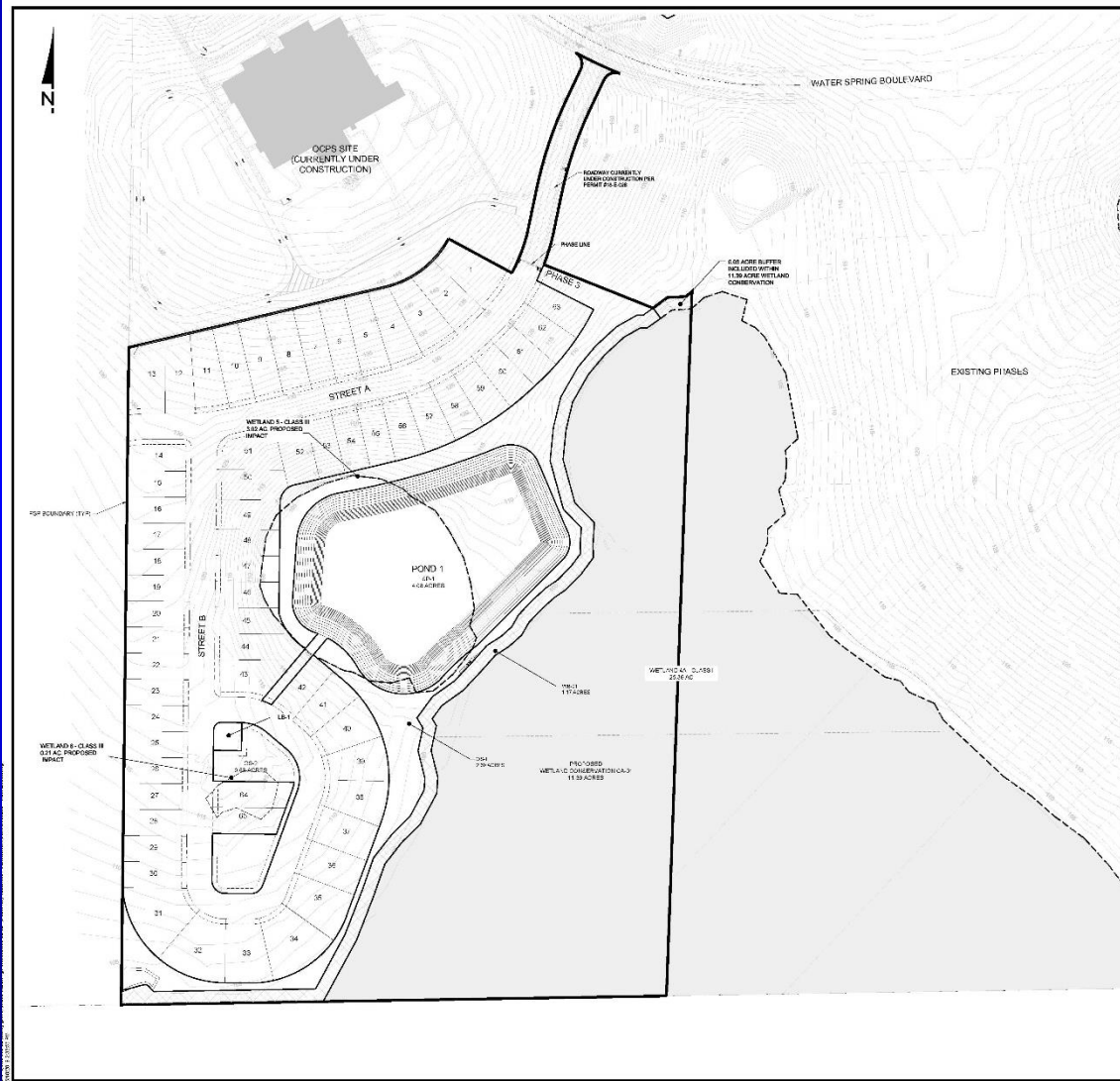


Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan Aerial Map



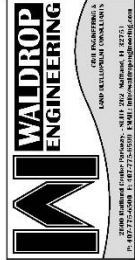
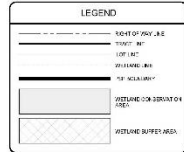


Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



| TRACT TABLE | | | |
|--------------|-----------|----------------------------|---|
| TRACT NUMBER | AREA (AC) | EXISTING USE | PROPOSED SUBDIVISION |
| 58-41 | 17.70 | 2.5 AC COUNTRY CLUB | OFFICE BLDG. (INCLUDES 100,000 SQ FT TRACT) (PARK, RECREATION, SOCIALLY USEFUL) |
| 58-1 | 1.13 | LOT 1 PARCELS | HOUSING DEVELOPMENT |
| 58-2 | 2.08 AC | CITY SPUR | HOUSING DEVELOPMENT |
| 58-3 | 3.02 AC | LOT 1 PARCELS | HOUSING DEVELOPMENT |
| 58-4 | 4.07 AC | STORMWATER RETENTION BASIN | HOUSING DEVELOPMENT |
| 58-5 | 7.78 AC | WETLAND CONSERVATION | OFFICE BLDG. (INCLUDES 100,000 SQ FT TRACT) (PARK, RECREATION, SOCIALLY USEFUL) |

NOTE: ALL TRACTS ARE SUBJECT TO THE "GENERAL NOTES" SECTION OF THIS PLAN SET.



**SPRINGHILL PD /
STOREY GROVE PHASE 3**
CLIENT: LENNAR HOMES, LLC
OVERALL TRACT MAP

PLAN NO. 2024-001
DATE: 08/21/24
SCALE: AS SHOWN
SHEET NO. 1 OF 1
PROJECT NO. 24-001

| | |
|------------------------|--------------|
| 1. PREPARED BY: [NAME] | DATE: [DATE] |
| 2. CHECKED BY: [NAME] | DATE: [DATE] |
| 3. DESIGNED BY: [NAME] | DATE: [DATE] |
| 4. APPROVED BY: [NAME] | DATE: [DATE] |

38.7 N. 103.2 E. 600' 02.01"
38.7 N. 103.2 E. 600' 02.01"



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan dated “Received May 28, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

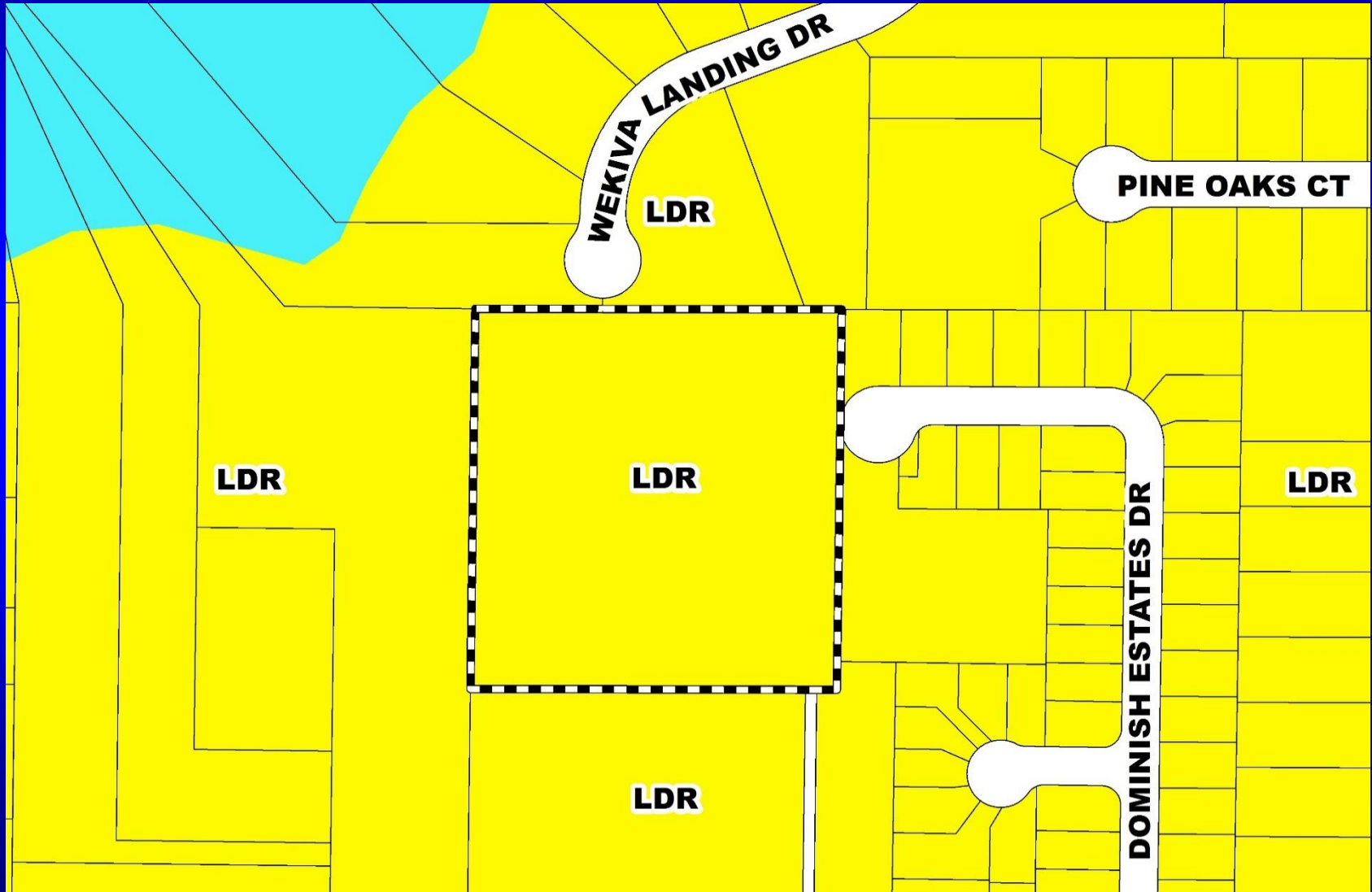


RZ-19-01-057 – Justin Solitro Planning and Zoning Commission (PZC) Board-Called Hearing

- Case:** RZ-19-01-057
- Applicant:** Justin Solitro
- District:** 2
- Location:** 1007 Votaw Road; or generally located north of Votaw Road, west of Dominish Estates Drive, south of Wekiva Landing Drive, and east of Via Florence Drive
- Acreage:** 5.46 gross acres
- From:** R-1 (Single-Family Dwelling District) (Restricted)
- To:** R-1 (Single-Family Dwelling District)
- Proposed Use:** Remove a 10 dwelling unit restriction in order to construct 20 single-family dwelling units.



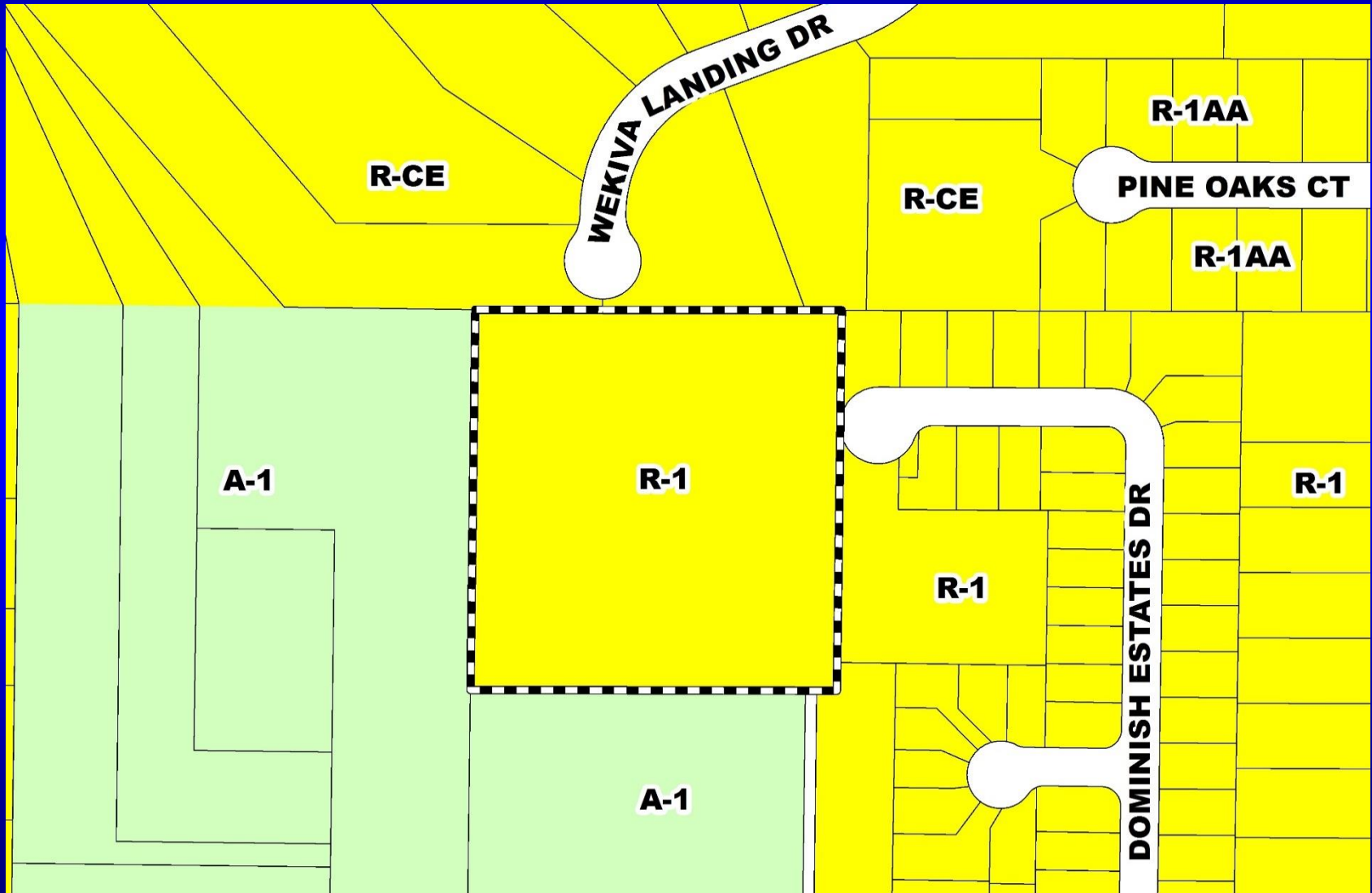
RZ-19-01-057 – Justin Solitro
Planning and Zoning Commission (PZC) Board-Called Hearing
Future Land Use Map





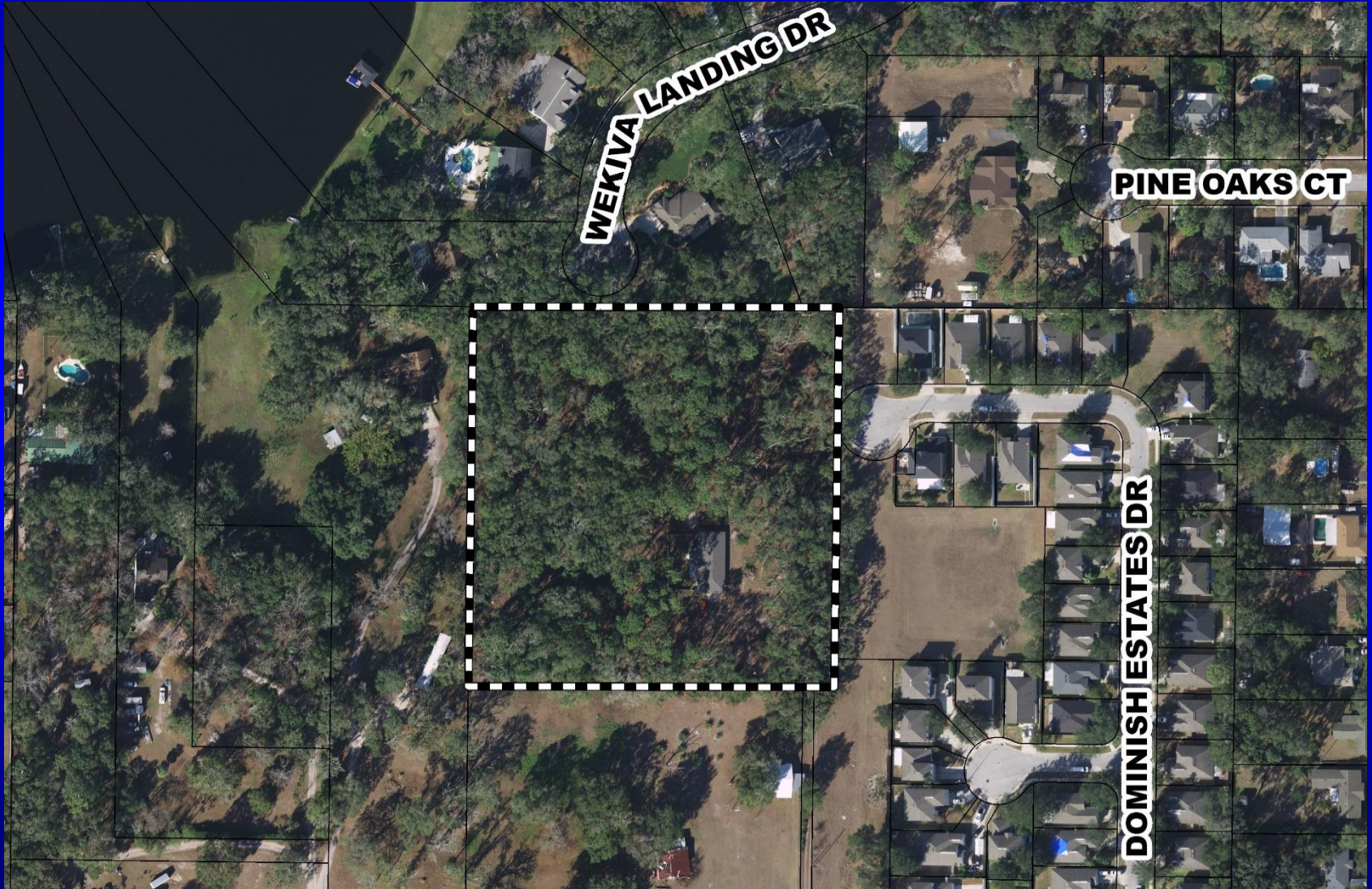
RZ-19-01-057 – Justin Solitro

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





RZ-19-01-057 – Justin Solitro
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 R-1 (Single-Family Dwelling District) zoning, subject to the following restrictions:

- 1) The subject property shall be limited to a maximum of twenty (20) lots with single-family detached residential dwelling units; and
- 2) A fifty (50) foot vehicular cross-access easement shall be provided at the time of Preliminary Subdivision Plan (PSP) to the south.

District 2

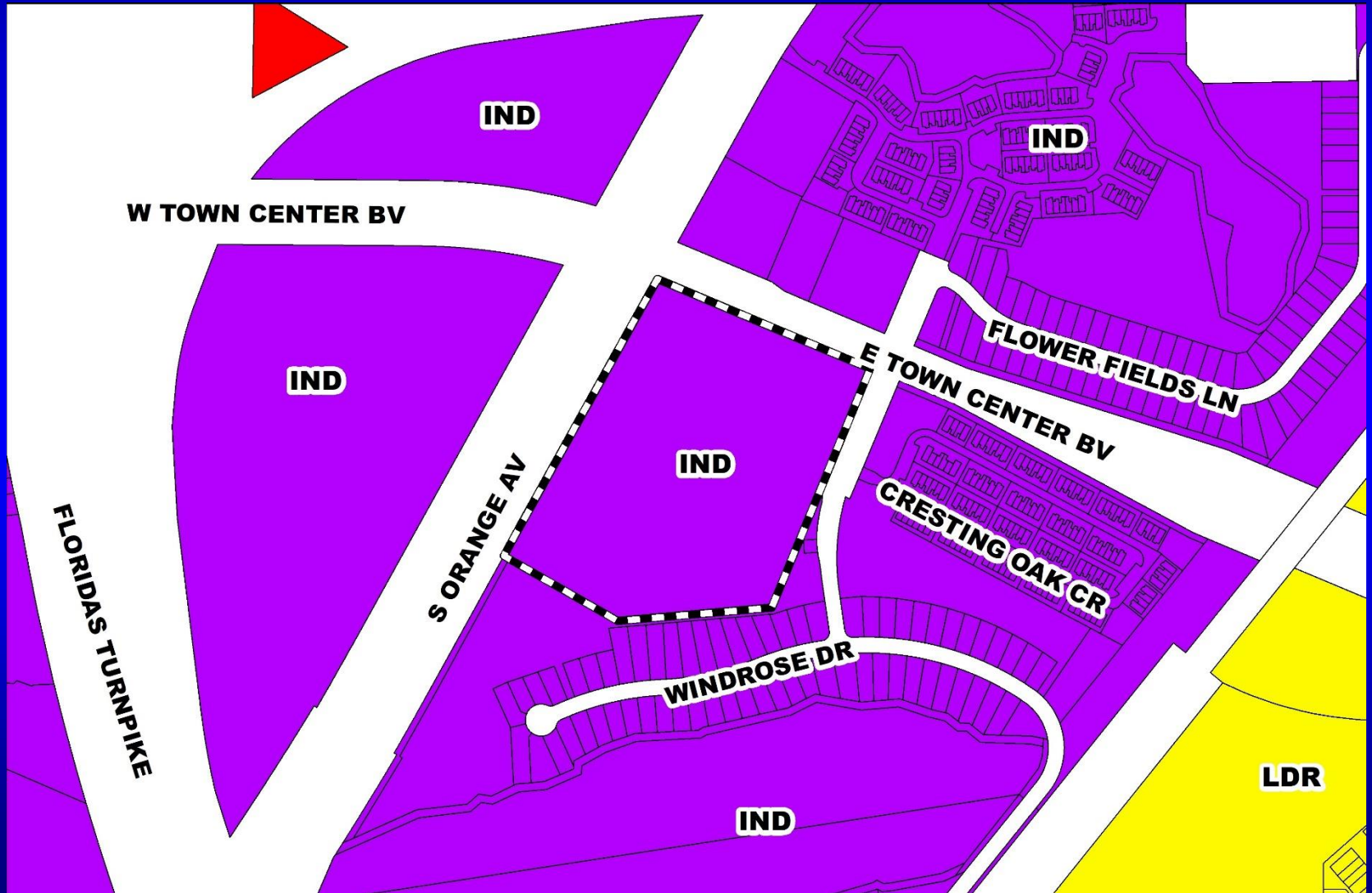


Southchase Planned Development / Land Use Plan

- Case:** CDR-18-05-149
- Project Name:** Southchase PD/LUP
- Applicant:** Miranda Fitzgerald, Lowndes, Drosdick, Doster, Kantor, & Reed, P.A.
- District:** 4
- Acreage:** 3,115.10 gross acres (overall PD)
17.43 gross acres (*affected parcels only*)
- Location:** Generally located on the south side of E. Town Center Boulevard and on the east side of S. Orange Avenue
- Request:** To convert 95,000 square feet of commercial uses into 281,160 square feet of industrial distribution (high cube) uses on PD Parcel 29A using a trip equivalency matrix.
- Additionally, the list of permitted uses within the Industrial category is being amended to reflect the uses permitted within the I-2 zoning district in effect at the date of the initial approval of the Southchase PD and DRI.
- Lastly, one (1) waiver from Orange County Code is requested to increase the maximum impervious surface coverage to 80%.

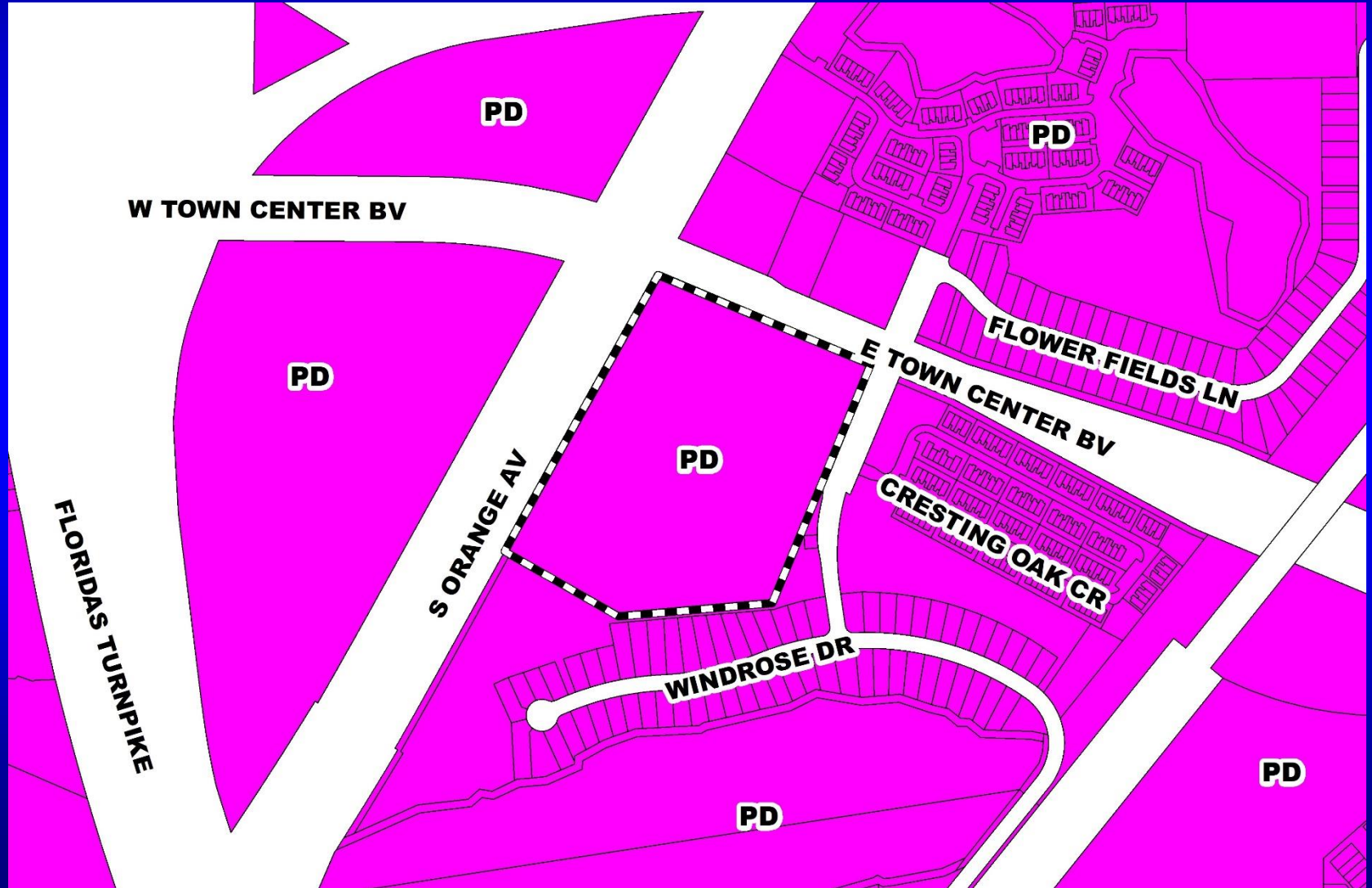


Southchase Planned Development / Land Use Plan Future Land Use Map



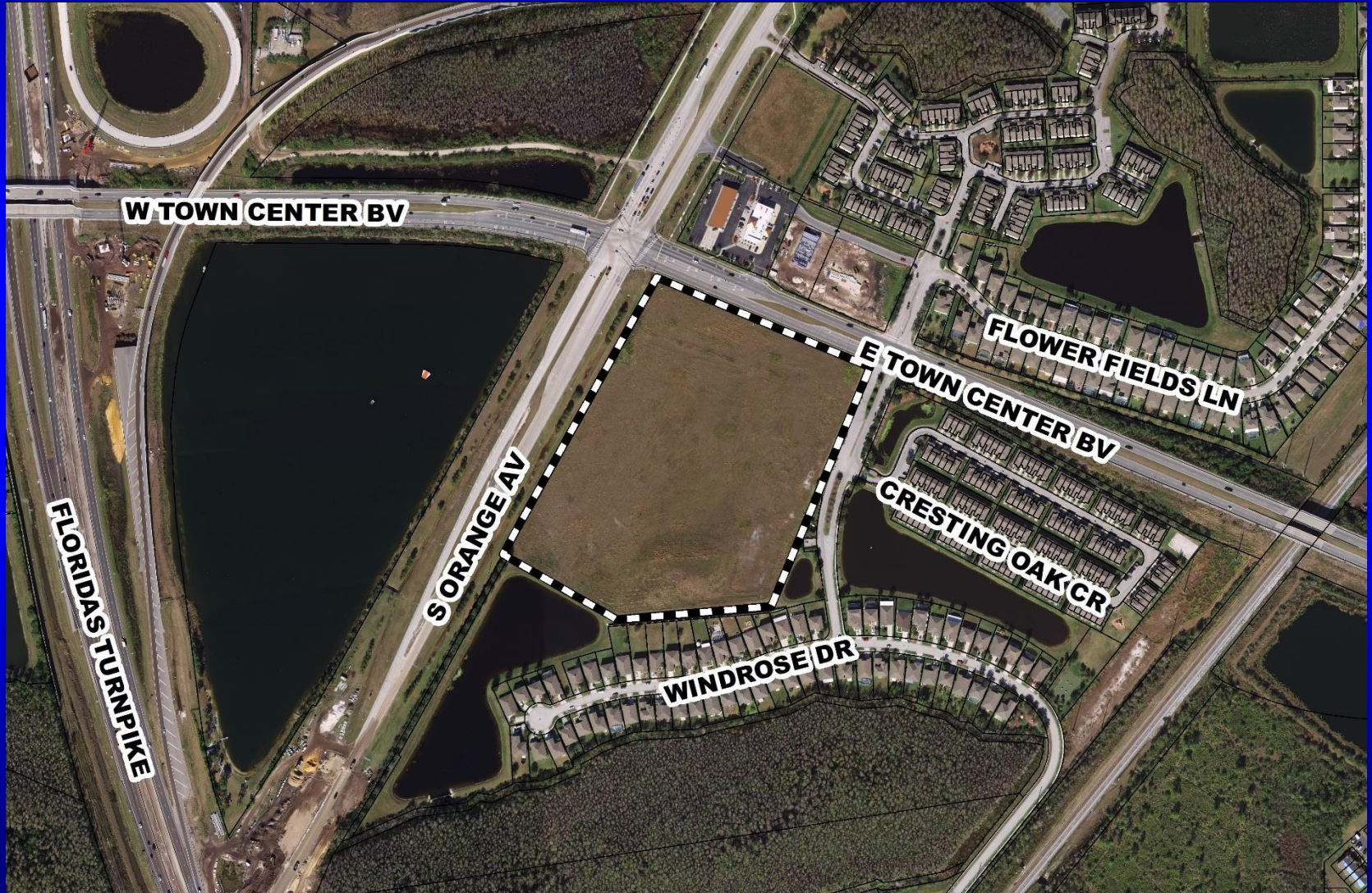


Southchase Planned Development / Land Use Plan Zoning Map





Southchase Planned Development / Land Use Plan Aerial Map



W TOWN CENTER BV

FLOWER FIELDS LN

E TOWN CENTER BV

CRESTING OAK CR

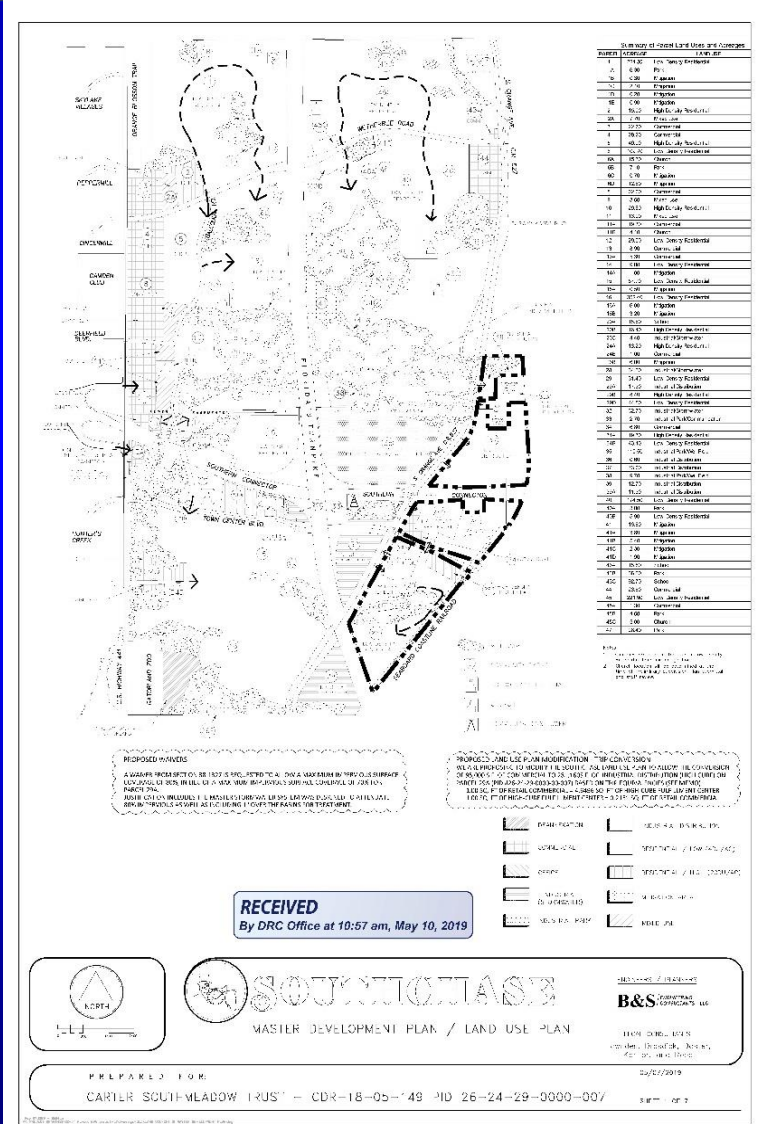
WINDROSE DR

S ORANGE AV

FLORIDA'S TURNPIKE

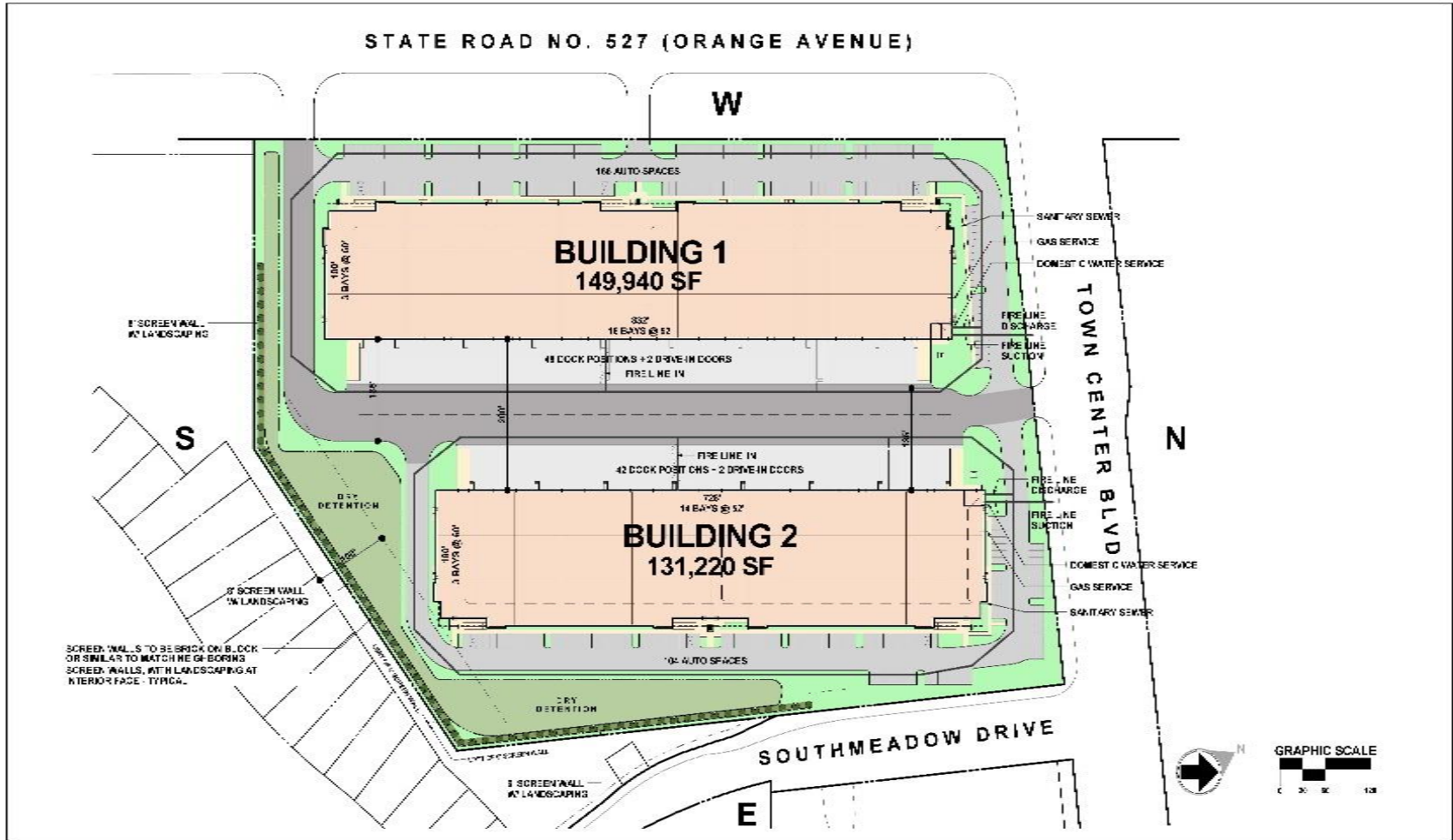


Southchase Planned Development / Land Use Plan Overall Land Use Plan





Southchase Planned Development / Land Use Plan Conceptual Site Plan



MACGREGOR ASSOCIATES ARCHITECTS
 2707 West Parkway, Suite 200
 Fort Lauderdale, FL 33309
 Tel: 407-561-1100

JOHNSON DEVELOPMENT ASSOCIATES, INC.
 REAL ESTATE DEVELOPERS
 12425 W. BOYD STREET, SUITE 403
 SOUTH PALM BEACH, FL 33409
 TEL: 561-655-3600 FAX: 561-344-6796

SOUTHMEADOW SPEC BUILDING
 ORLANDO, FLORIDA

SITE PLAN
 A-5.3e



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Southchase Planned Development / Land Use Plan (PD/LUP), dated “Received May 10, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

- AND -

Approve Consent Item G.3

District 4



Board of County Commissioners

Public Hearings

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