

*Board of County Commissioners*

# Public Hearings

**May 21, 2019**



## **RZ-19-01-061 – Michael D. Harding, MHarding Enterprises, Inc. Planning and Zoning Commission (PZC) Appeal**

**Case:** RZ-19-01-061

**Appellant:** Michael D. Harding, MHarding Enterprises, Inc.

**Applicant:** Michael D. Harding, MHarding Enterprises, Inc.

**District:** 5

**Location:** 7309 E. Colonial Drive; or generally located on the north side of E. Colonial Drive, the west side of Dorris Drive, approximately 1,100 feet east of N. Forsyth Road

**Acreage:** 0.83-gross acre

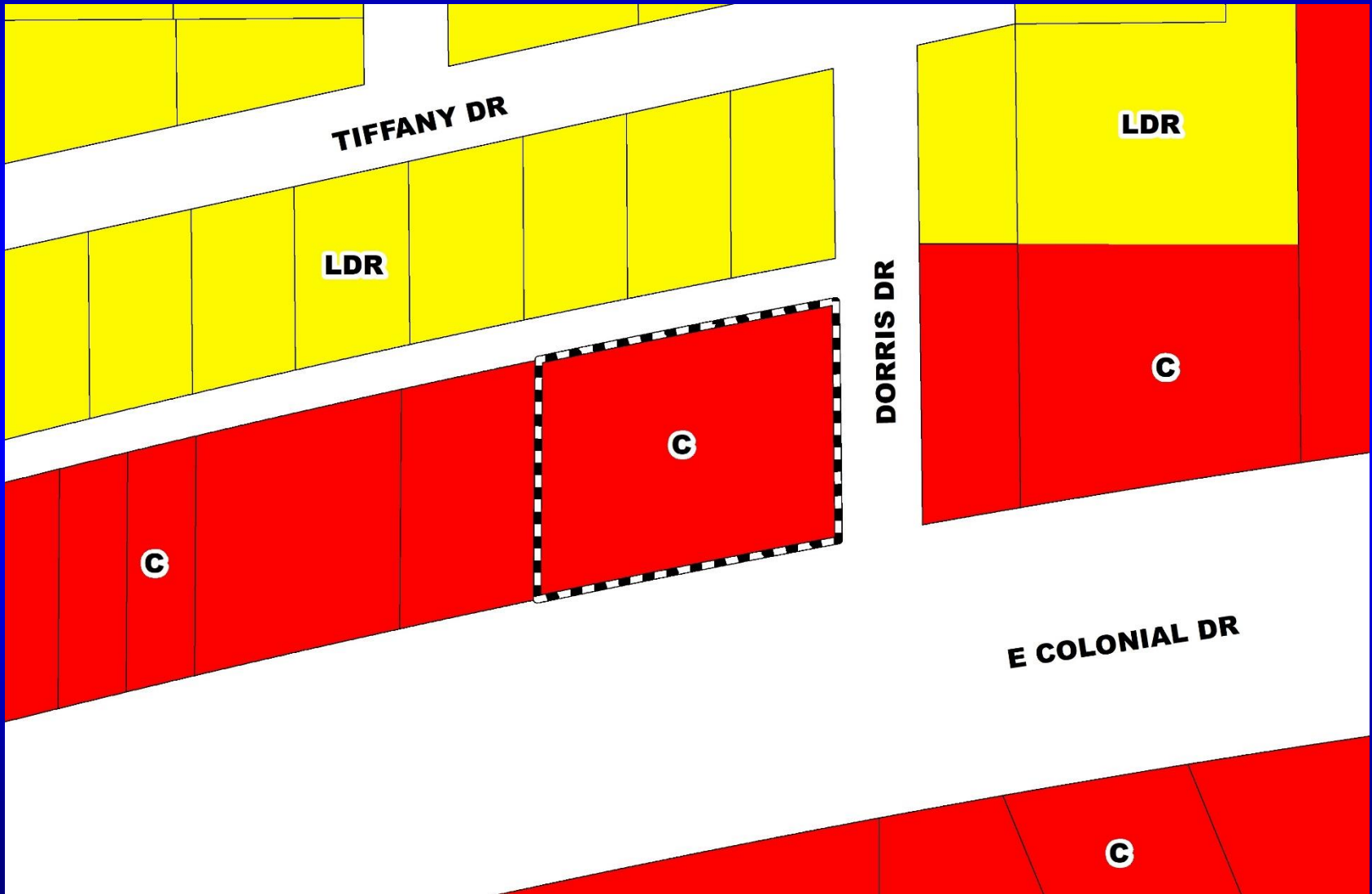
**From:** C-1 (Retail Commercial District)

**To:** C-2 (General Commercial District)

**Proposed Use:** Outdoor storage and display of merchandise and overnight vehicle parking

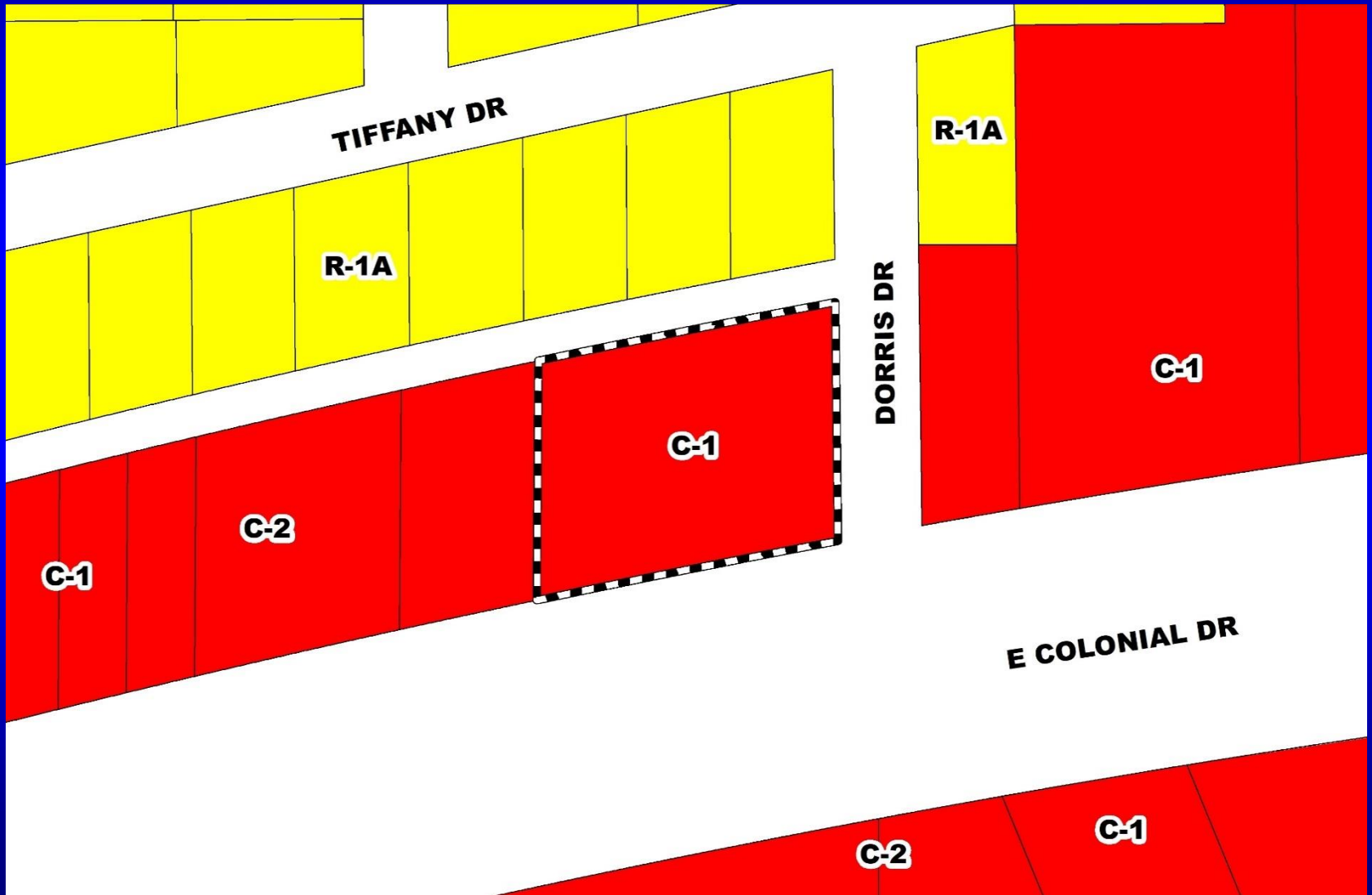


**RZ-19-01-061 – Michael D. Harding, MHarding Enterprises, Inc.  
Planning and Zoning Commission (PZC) Appeal  
Future Land Use Map**





# RZ-19-01-061 – Michael D. Harding Planning and Zoning Commission (PZC) Appeal Zoning Map





**RZ-19-01-061 – Michael D. Harding, MHarding Enterprises, Inc.  
Planning and Zoning Commission (PZC) Appeal  
Aerial Map**





# Action Requested

## PZC Recommendation

Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested C-2 (General Commercial District) zoning.

District 5



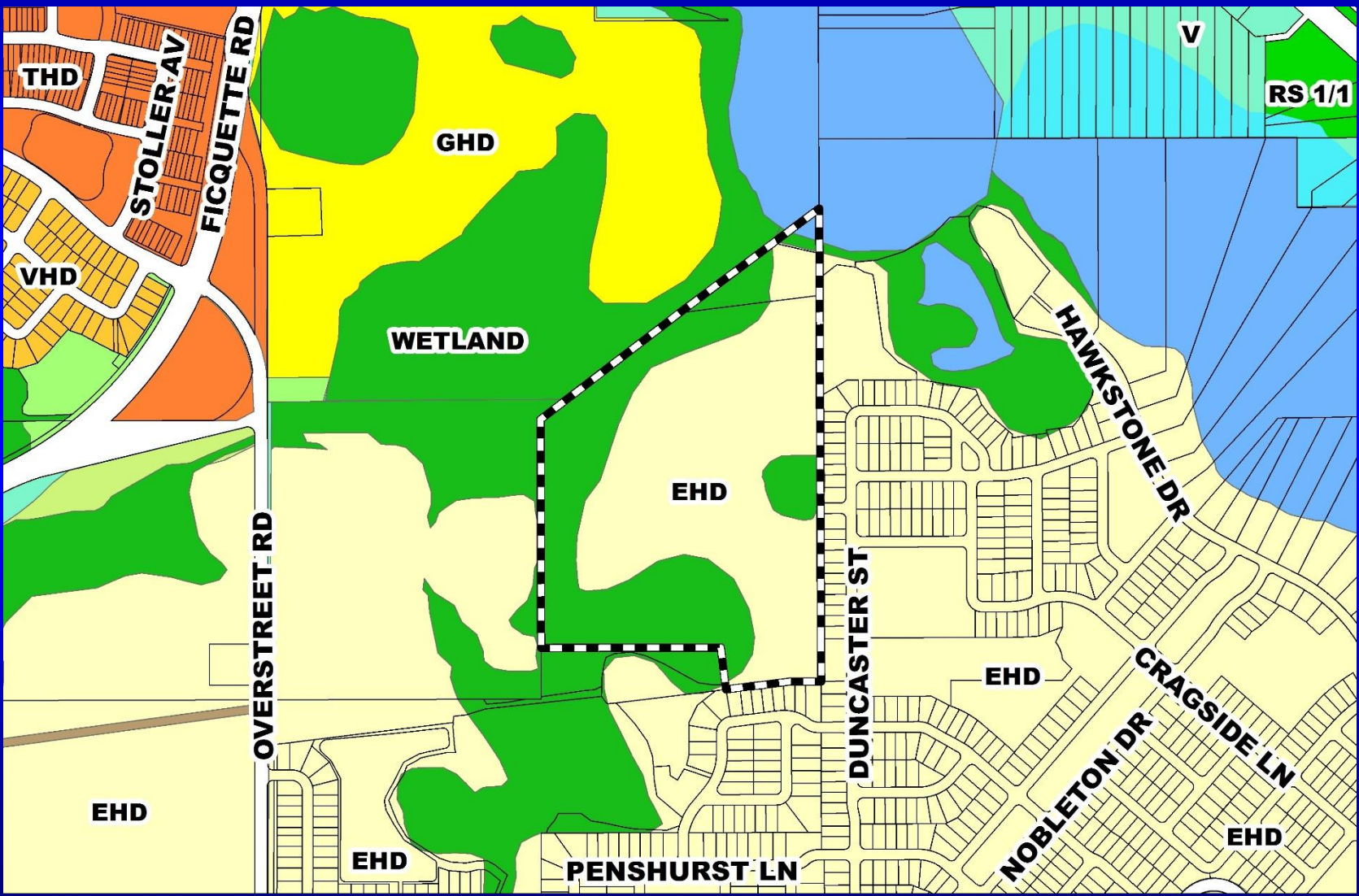
# Monk Property PD / Monk Property Preliminary Subdivision Plan

- Case:** PSP-18-10-340
- Project Name:** Monk Property PD / Monk Property PSP
- Applicant:** James Hoffman, VHB, Inc.
- District:** 1
- Acreage:** 49.57 gross acres
- Location:** North of Overstreet Road / South of Winter Garden Vineland Road
- Request:** To subdivide 49.57 acres in order to construct 81 single-family detached dwelling units.

Additionally, two (2) waivers from Orange County Code are requested to 1) allow a minimum rear yard setback of 20' for lots not abutting the adjacent property along the eastern property line, in lieu of 25' and 2) to allow lots greater than 50' in width that face neighborhood squares or parks to be front loaded.



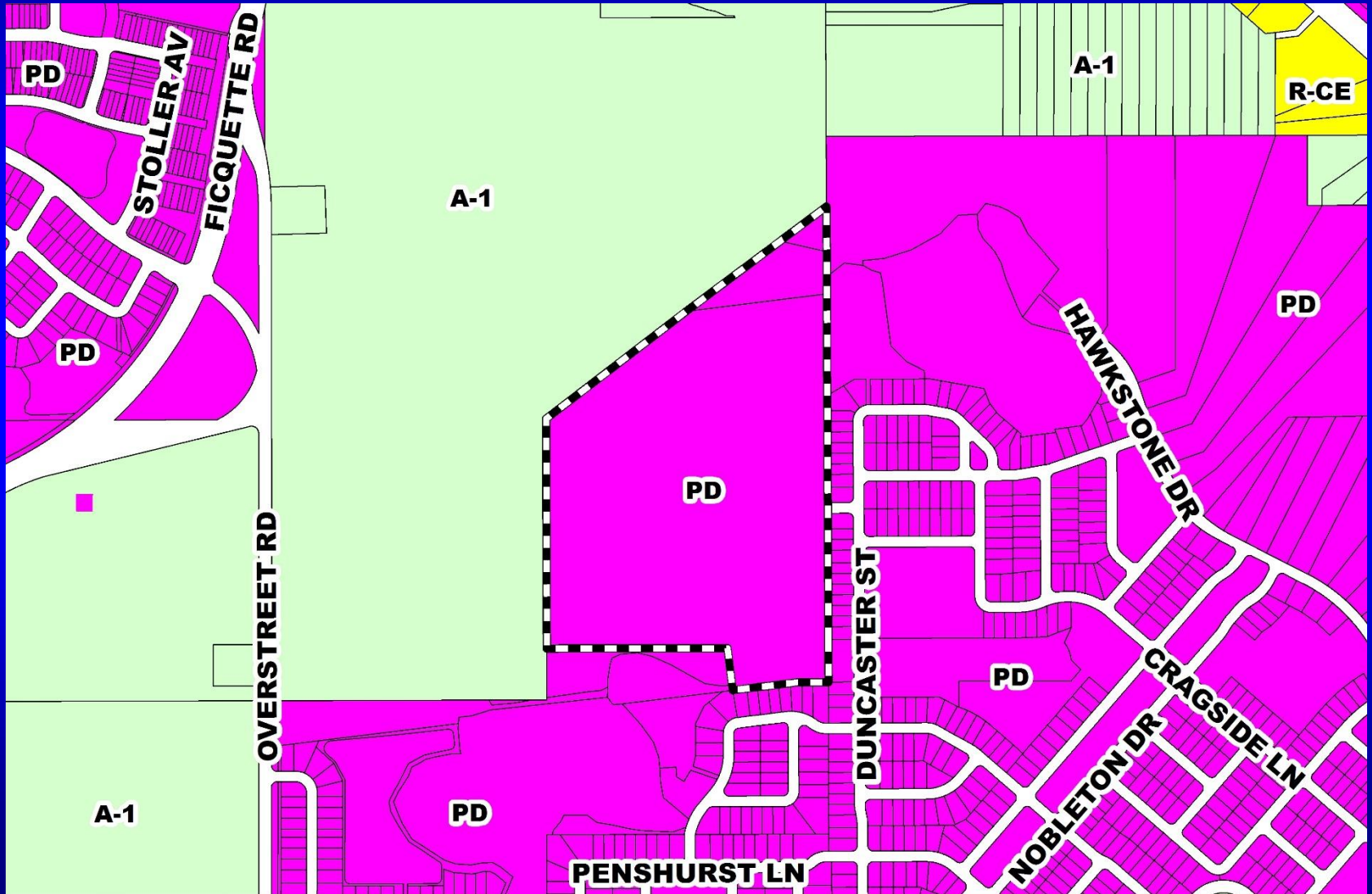
# Monk Property PD / Monk Property Preliminary Subdivision Plan Future Land Use Map





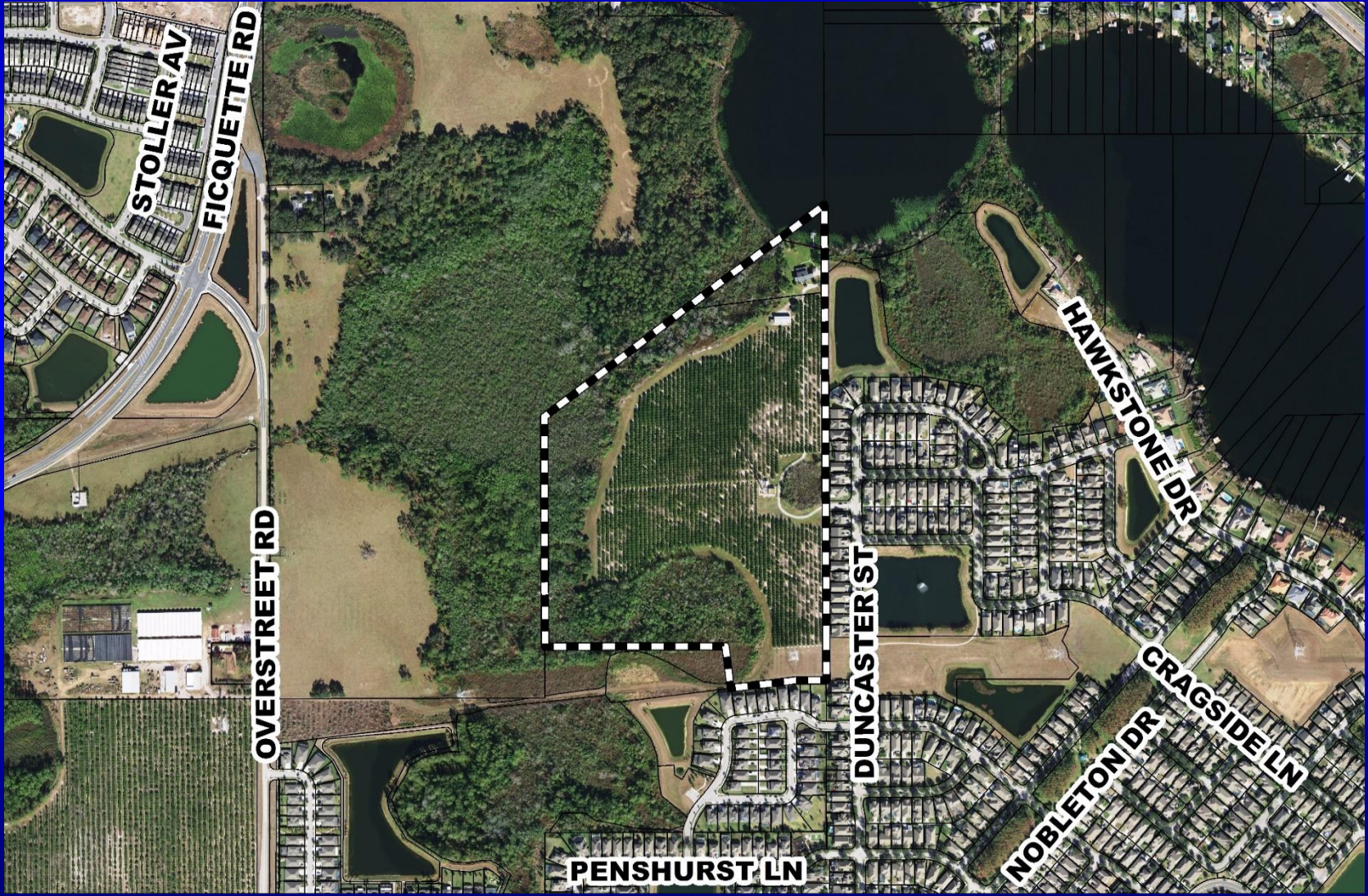


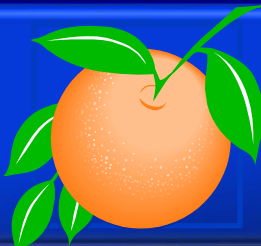
# Monk Property PD / Monk Property Preliminary Subdivision Plan Zoning Map





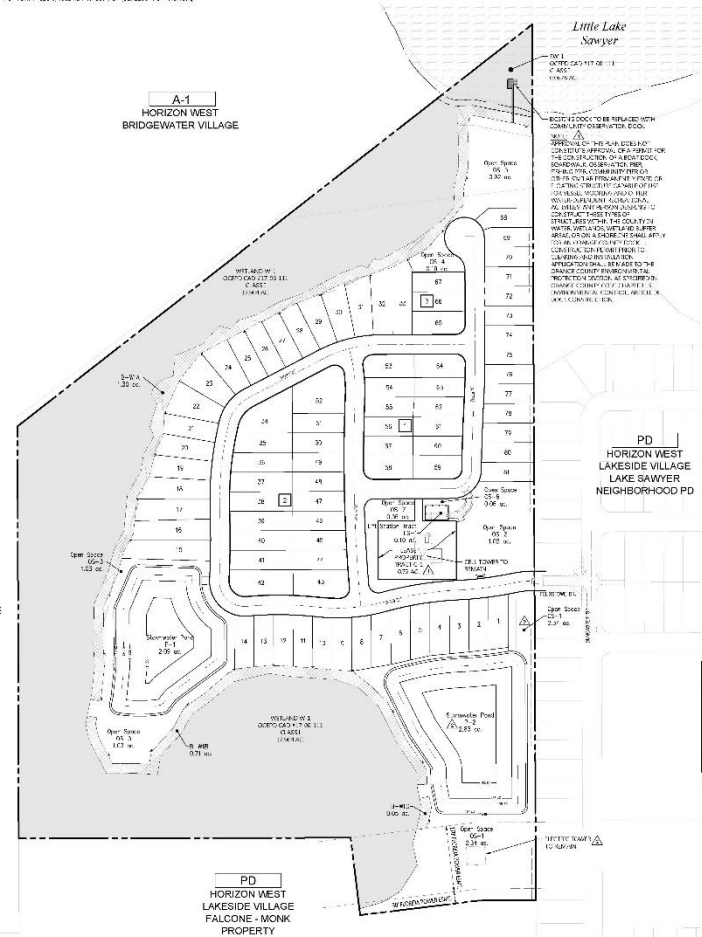
# Monk Property PD / Monk Property Preliminary Subdivision Plan Aerial Map





# Monk Property PD / Monk Property Preliminary Subdivision Plan Preliminary Subdivision Plan

MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN



Block ID #	Permitted Use
1	RESIDENTIAL
2	RESIDENTIAL
3	RESIDENTIAL
4	RESIDENTIAL

Open Space	Area
OS-1	2.96
OS-2	1.19
OS-3	1.33
OS-4	2.29
OS-5	6.88
OS-6	0.88
OS-7	0.88
OS-8	3.92

Parcel #	Type	Min. Avg. Total Required (Sq. Ft.)	Avg. Lot Area Proposed (Sq. Ft.)	Lot Count
1-87	RESIDENTIAL	720	544	87

Phase	Units	Unit Type	Trip Factor	Trips
1	87	Single Family	1.0	87

Phase	Single	Two	Total Units
1	87	0	87

### GENERAL SITE DATA:

GENERAL	VALUE
Block ID #	1
Block Name	MONK PROPERTY PD
Block Area (Ac)	1.33
Block Perimeter (Ft)	1,100
Block Zoning	RS-10
Block Address	10000 N. MONK PROPERTY PD
Block Owner	MONK PROPERTY PD
Block Date	10/15/2018
Block Status	PRELIMINARY
Block Notes	MONK PROPERTY PD

### SITE OF DATA:

SITE OF DATA	VALUE
Site Area (Ac)	1.33
Site Perimeter (Ft)	1,100
Site Zoning	RS-10
Site Address	10000 N. MONK PROPERTY PD
Site Owner	MONK PROPERTY PD
Site Date	10/15/2018
Site Status	PRELIMINARY
Site Notes	MONK PROPERTY PD

### NOTES:

1. ALL LOTS SHALL BE SUBJECT TO THE DEED RESTRICTIONS SET FORTH IN THE MONK PROPERTY PD DEED. THE DEED RESTRICTIONS ARE AS FOLLOWS: ...  
 2. ALL LOTS SHALL BE SUBJECT TO THE DEED RESTRICTIONS SET FORTH IN THE MONK PROPERTY PD DEED. THE DEED RESTRICTIONS ARE AS FOLLOWS: ...  
 3. ALL LOTS SHALL BE SUBJECT TO THE DEED RESTRICTIONS SET FORTH IN THE MONK PROPERTY PD DEED. THE DEED RESTRICTIONS ARE AS FOLLOWS: ...

### LEGEND:



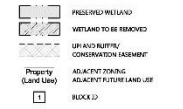
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vhb.com  
 225 E. Robinson Street,  
 Suite 300  
 Orlando, FL 32802  
 407.354.4885  
 Certificate of Authorization  
 Number FL 13932

### LEGEND:



### NOTES:

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### Monk Property

Phase	Area (Ac)	Permitted Use
1	1.33	RESIDENTIAL

### Preliminary Subdivision Plan

Vertical Datum NAVD88  
 Master Site Plan

Oct. 15, 2018

Vertical Datum NAVD88  
 Master Site Plan

Oct. 15, 2018

Vertical Datum NAVD88  
 Master Site Plan

Vertical Datum NAVD88  
 Master Site Plan

Vertical Datum NAVD88  
 Master Site Plan

C-3



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Monk Property Planned Development / Monk Property Preliminary Subdivision Plan dated “Received April 10, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

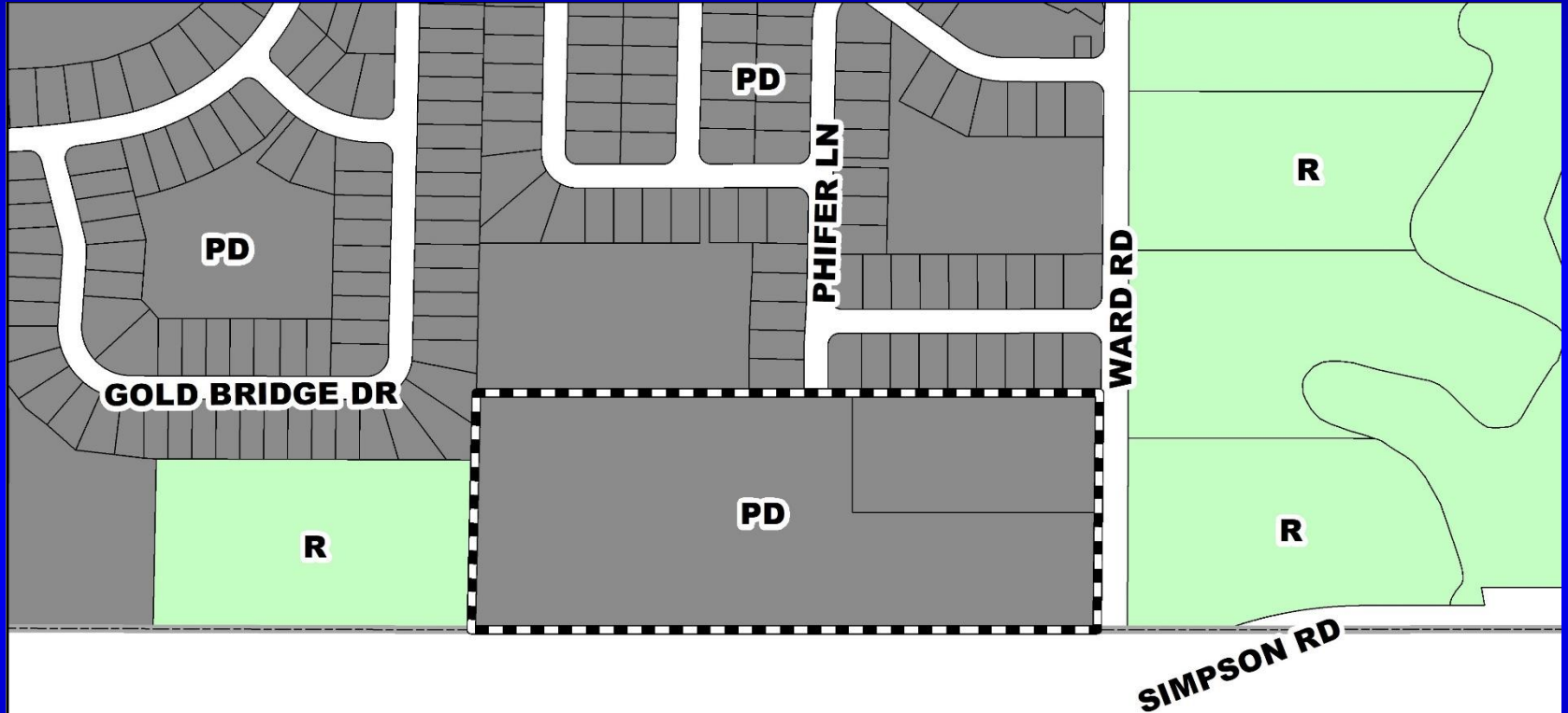


# **Bishop PD / Bishop Landing Phase 3 Preliminary Subdivision Plan**

<b>Case:</b>	<b>PSP-18-10-325</b>
<b>Project Name:</b>	<b>Bishop PD / Bishop Landing Phase 3 PSP</b>
<b>Applicant:</b>	<b>Tony Reddeck, GAI Consultants, Inc.</b>
<b>District:</b>	<b>4</b>
<b>Acreage:</b>	<b>14.83 gross acres</b>
<b>Location:</b>	<b>North of Simpson Road / West of Ward Road</b>
<b>Request:</b>	<b>To subdivide 14.83 acres in order to construct 53 single-family detached dwelling units.</b>



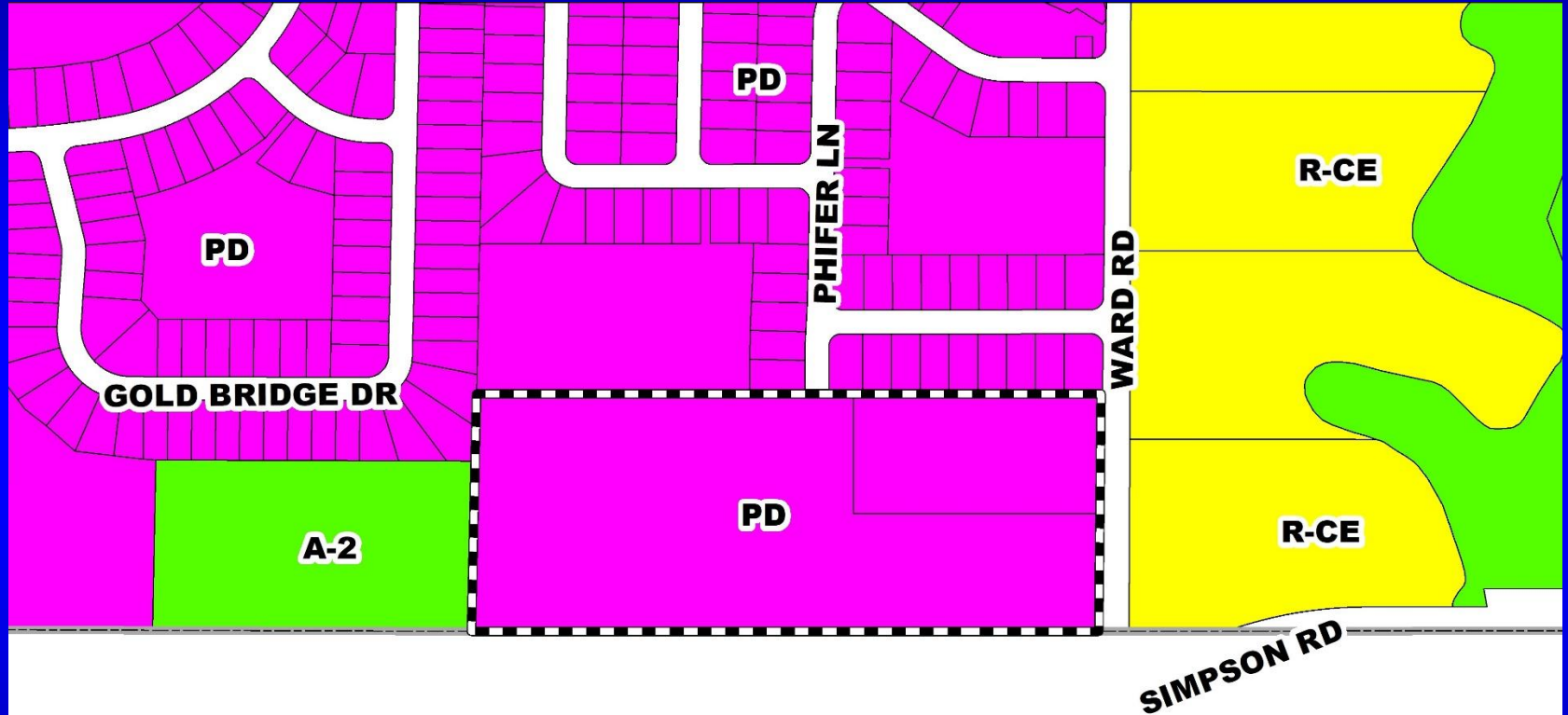
# Bishop PD / Bishop Landing Phase 3 Preliminary Subdivision Plan Future Land Use Map



*OSCEOLA COUNTY*



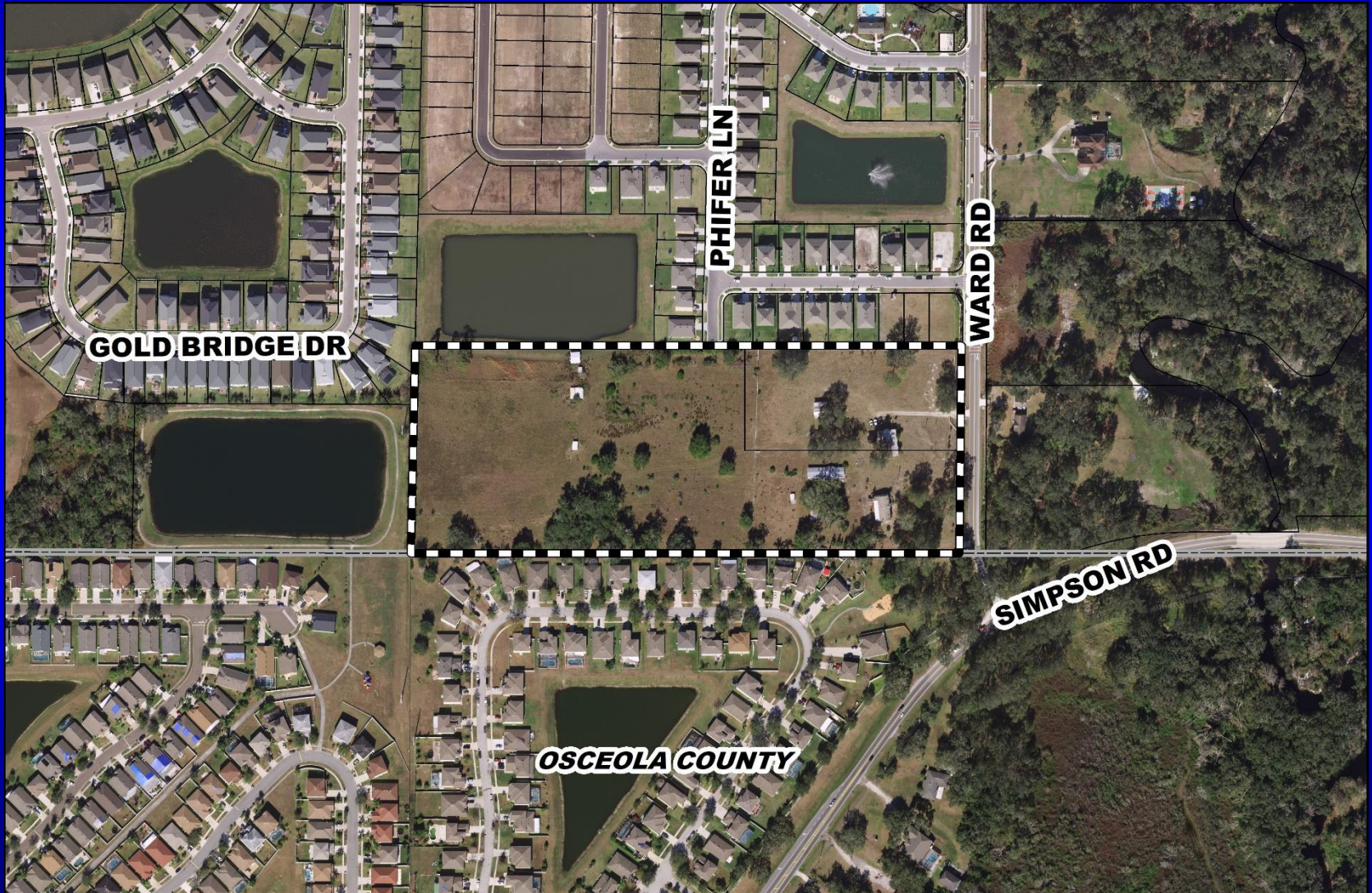
# Bishop PD / Bishop Landing Phase 3 Preliminary Subdivision Plan Zoning Map



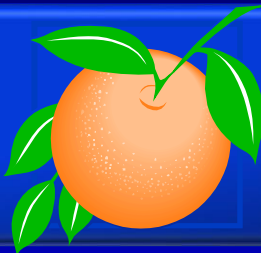
*OSCEOLA COUNTY*



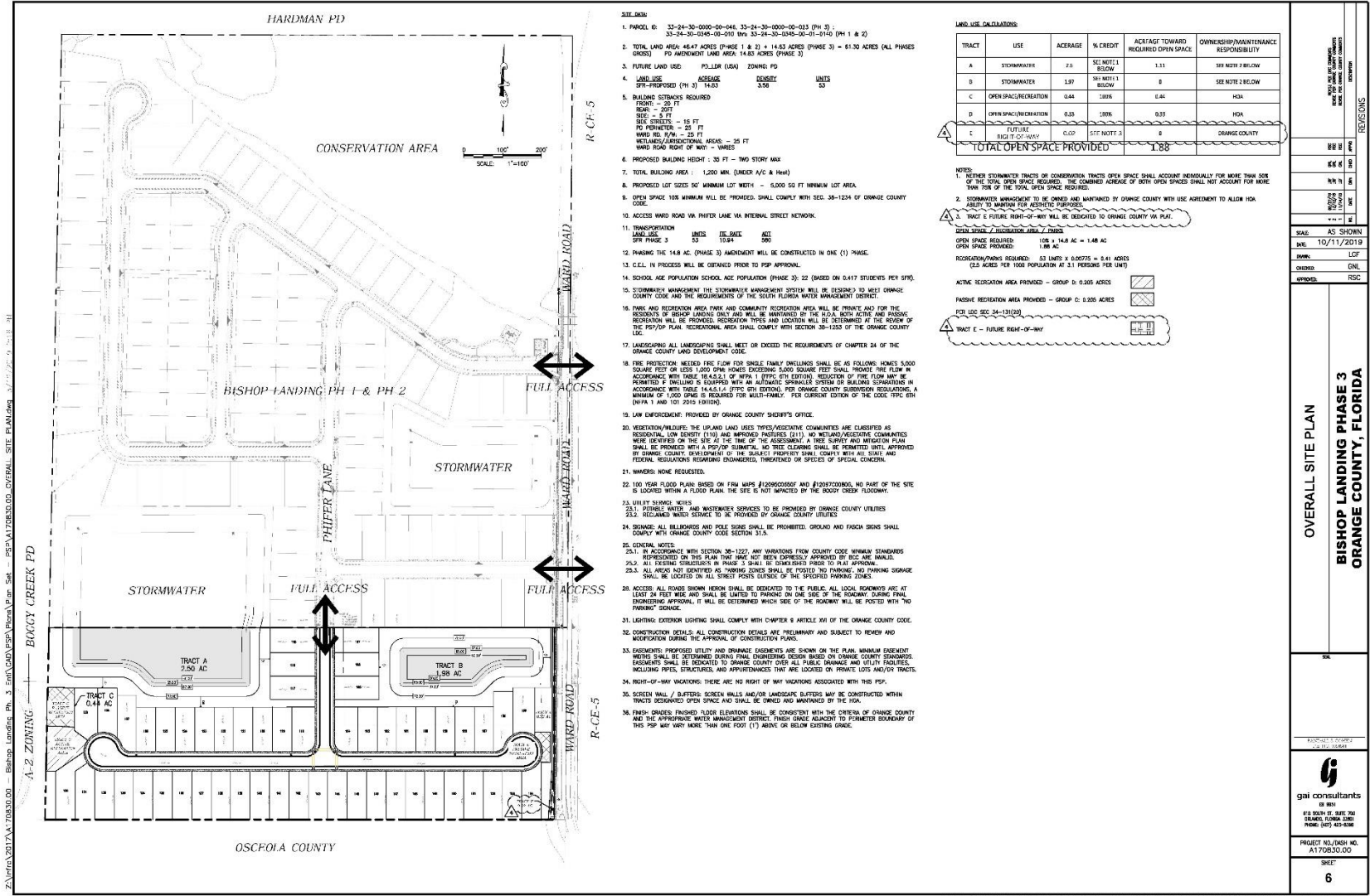
# Bishop PD / Bishop Landing Phase 3 Preliminary Subdivision Plan Aerial Map







# Bishop PD / Bishop Landing Phase 3 Preliminary Subdivision Plan Preliminary Subdivision Plan



- SITE DATA**
- PARCEL ID: 33-24-30-0000-00-044, 33-24-30-0000-00-033 (PH 3), 33-24-30-0000-00-000, 33-24-30-0000-00-011-010 (PH 1 & 2)
  - TOTAL LAND AREA: 46.47 ACRES (PHASE 1 & 2) + 14.83 ACRES (PHASE 3) = 61.30 ACRES (ALL PHASES)  
PD AMENDMENT LAND AREA: 14.83 ACRES (PHASE 3)
  - FUTURE LAND USE: POL/DIR (USA) ZONING: PD
  - LAND USE: AGRICULTURE LOT/ACRE: 5.00 UNITS: 20
  - BUILDING SETBACKS REQUIRED:  
FRONT - 20 FT  
REAR - 20 FT  
SIDE - 5 FT  
SIDE STREETS - 16 FT  
TO FORMER - 25 FT  
WARD RD. R/W - 25 FT  
WORLDWIDE/ARTISANAL AREAS - 25 FT  
WARD ROAD RIGHT OF WAY - VARIES
  - PROPOSED BUILDING HEIGHT: 30 FT - TWO STORY MAX
  - TOTAL BUILDING AREA: 1,200 SQ. FT. (UNDER A/C & HAW)
  - PROPOSED LOT SIZES: 30' MINIMUM LOT WIDTH - 5,000 SQ. FT. MINIMUM LOT AREA
  - OPEN SPACE: 10% MINIMUM WILL BE PROVIDED. SHALL COMPLY WITH SEC. 38-1234 OF ORANGE COUNTY CODE.
  - ACCESS WARD ROAD VIA PHIFER LANE VIA INTERNAL STREET NETWORK.
  - TRANSPORTATION: UNITS (EE, BKE, ACT): 53, 10.84, 500
  - PAVING THE 14.8 AC. (PHASE 3) AMENDMENT WILL BE CONSTRUCTED IN ONE (1) PHASE.
  - C.C.L. IN PROCESS WILL BE OBTAINED PRIOR TO PSP APPROVAL.
  - SCHOOL AGE POPULATION SCHOOL AGE POPULATION (PHASE 3): 22 (BASED ON 0.417 STUDENTS PER SFYD)
  - CONSERVATION MANAGEMENT SYSTEM: CONSERVATION MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
  - PARK AND RECREATION AREA: PARK AND COMMUNITY RECREATION AREA WILL BE PROVIDED AND FOR THE BENEFIT OF BISHOP LANDING PHASE 3 AND WILL BE MAINTAINED BY THE LOCAL BIRTH ACRES AND MASSING. RECREATION WILL BE PROVIDED. RECREATION TYPES AND LOCATION WILL BE DETERMINED AT THE REVIEW OF THE PSP/PP PLAN. RECREATION AREA SHALL COMPLY WITH SECTION 38-1235 OF THE ORANGE COUNTY LOC.
  - LANDSCAPING: ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF CHAPTER 24 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE.
  - FIRE PROTECTION: MINIMUM FLOW FOR SINGLE FAMILY DWELLING SHALL BE AS FOLLOWS: HOMES 3,000 SQUARE FEET OR LESS: 1,000 GPM; EXISTING 3,000 SQUARE FEET SHALL PROVIDE THE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2.1 OF NFPA 1. TYPE 27th EDITION. REDUCTION OF FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OF EQUALING CAPABILITY IN ACCORDANCE WITH TABLE 18.4.5.1.1.1 OF NFPA 1. PER ORANGE COUNTY SUBORDINATION REGULATIONS, A MINIMUM OF 1,000 GPM IS REQUIRED FOR MULTI-FAMILY. PER CURRENT EDITION OF THE CODE, TYPE ICM (NFPA 1 AND 101 2016 EDITION).
  - LAND ENFORCEMENT: PROVIDED BY ORANGE COUNTY SHERIFF'S OFFICE.
  - VEGETATION: VEGETATION: THE UPLAND LAND USES TYPES/VEGETATIVE COMMUNITIES ARE CLASSIFIED AS RESIDENTIAL LOW DENSITY (110) AND IMPROVED PASTURES (213). NO VEGETATIVE COMMUNITIES WERE IDENTIFIED ON THE SITE AT THE TIME OF THE ASSESSMENT. A TREE SURVEY AND MITIGATION PLAN SHALL BE PROVIDED WITH A POST-CONSTRUCTION TREE CLEARING SHALL BE REVISITED UNTIL APPROVED BY ORANGE COUNTY DEPARTMENT OF THE SHERIFF'S PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING ENDANGERED, THREATENED OR SPECIES OF SPECIAL CONCERN.
  - MARKERS: NONE REQUESTED.
  - 100 YEAR FLOOD PLAIN BASED ON FIRM MAPS #209600000F AND #209700000, NO PART OF THE SITE IS LOCATED WITHIN A FLOOD PLAIN. THE SITE IS NOT IMPACTED BY THE BOOBY CREEK FLOODWAY.
  - UTILITY SERVICES: SERVICES:  
23.1. POTABLE WATER AND WASTEWATER SERVICES TO BE PROVIDED BY ORANGE COUNTY UTILITIES  
23.2. RECLAIMED WASTEWATER TO BE PROVIDED BY ORANGE COUNTY UTILITIES
  - ROADWAY: ALL BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED. GROUND AND FASH SIGNS SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 31.5.
  - GENERAL NOTES:  
23.1. IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRODUCED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY SCC ARE INVALID.  
23.2. ALL EXISTING OBSTRUCTIONS IN PHASE 3 SHALL BE DEMOLISHED PRIOR TO PLAN APPROVAL.  
23.3. ALL AREAS NOT IDENTIFIED AS PARKING ZONES SHALL BE POSTED "NO PARKING. NO PARKING SIGNS SHALL BE LOCATED ON ALL STREET POSSES OUTSIDE OF THE SPECIFIED PARKING ZONES.
  - ACCESS: ALL ROADS SHOWN HEREON SHALL BE DEDICATED TO THE PUBLIC. ALL LOCAL ROADWAYS ARE AT LEAST 24 FEET WIDE AND SHALL BE LIMITED TO PARKING ON ONE SIDE OF THE ROADWAY. DURING FINAL ENGINEERING APPROVAL, IT WILL BE DETERMINED WHICH SIDE OF THE ROADWAY WILL BE POSTED WITH "NO PARKING" SIGNS.
  - LIGHTING: EXTERIOR LIGHTING SHALL COMPLY WITH CHAPTER 8, ARTICLE 801 OF THE ORANGE COUNTY CODE.
  - CONSTRUCTION DETAILS: ALL CONSTRUCTION DETAILS ARE PRELIMINARY AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION PLANS.
  - DESIGNERS' PROPOSED UTILITY AND ORANGE CASSEMENTS ARE SHOWN ON THE PLAN. MINIMUM EXERCISEMENT WIDTHS SHALL BE SET DURING FINAL ENGINEERING. DESIGNER BASED ON ORANGE COUNTY SUBORDINATION REGULATIONS SHALL BE DEDICATED TO ORANGE COUNTY OVER ALL PUBLIC, PRIVATE AND UTILITY FACILITIES INCLUDING PIPES, STRUCTURES, AND APPURTENANCES THAT ARE LOCATED ON PRIVATE LOTS AND/OR TRACTS.
  - RIGHT-OF-WAY VARIATIONS: THERE ARE NO RIGHT OF WAY VARIATIONS ASSOCIATED WITH THIS PSP.
  - SCREEN WALL / BUFFERS: SCREEN WALLS AND/OR LANDSCAPE BUFFERS MAY BE CONSTRUCTED WITHIN TRACTS DEDICATED OPEN SPACE AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
  - PARK GRASSES: FINISHED FLOOR ELEVATIONS SHALL BE CONSISTENT WITH THE CRITERIA OF ORANGE COUNTY AND THE APPROPRIATE WATER MANAGEMENT DISTRICT. FINISH GRADE ADJACENT TO FORMER BOUNDARY OF THIS PSP MAY VARY MORE THAN ONE FOOT (1') ABOVE OR BELOW EXISTING GRADE.

**LAND USE CALCULATIONS**

TRACT	USE	ACERAGE	% CREDIT	ACRFTAGT TOWARD REQUIRED OPEN SPACE	OWNERSHIP/MAINTENANCE RESPONSIBILITY
A	STORMWATER	7.0	SEE NOTE 1 BELOW	1.33	SEE NOTE 2 BELOW
D	STORMWATER	1.97	SEE NOTE 1 BELOW	0	SEE NOTE 2 BELOW
C	OPEN SPACE/RECREATION	0.44	100%	0.44	HOA
D	OPEN SPACE/RECREATION	0.33	100%	0.33	HOA
E	FUTURE HIGH TOWARD-WAY	0.00	0%	0.00	ORANGE COUNTY
<b>TOTAL OPEN SPACE PROVIDED</b>				<b>1.88</b>	

- NOTES:**
- NEITHER STORMWATER TRACTS OR CONSERVATION TRACTS OPEN SPACE SHALL ACCOUNT INDIVIDUALLY FOR MORE THAN 50% OF THE TOTAL OPEN SPACE REQUIRED. THE SUMMER AVERAGE OF BOTH OPEN SPACES SHALL NOT ACCOUNT FOR MORE THAN 70% OF THE TOTAL OPEN SPACE REQUIRED.
  - STORMWATER WASTEWATER TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITH USE AGREEMENT TO ALLOW HOA ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES.
  - TRACT E FUTURE HIGH TOWARD-WAY WILL BE DEDICATED TO ORANGE COUNTY VIA PLAN.
- ACTUAL RECREATION AREA PROVIDED - GROUP D: 0.335 ACRES**
- PASSIVE RECREATION AREA PROVIDED - GROUP D: 0.335 ACRES**
- FOR LOC SEC 24-11(2)(D)**
- TRACT E - FUTURE HIGH TOWARD-WAY

**OVERALL SITE PLAN**

**BISHOP LANDING PHASE 3**  
**ORANGE COUNTY, FLORIDA**

SCALE: AS SHOWN  
DATE: 10/11/2019  
DRAWN: LCF  
CHECKED: DNL  
DESIGNED: NSC

PROJECT NO./DISH NO.: AT 70830.00  
SHEET: 6

gai consultants  
18 NW  
815 SOUTH ST. SUITE 200  
ORLANDO, FLORIDA 32801  
PHONE: (407) 453-6386



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Bishop Planned Development / Bishop Landing Phase 3 Preliminary Subdivision Plan dated “Received April 4, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**



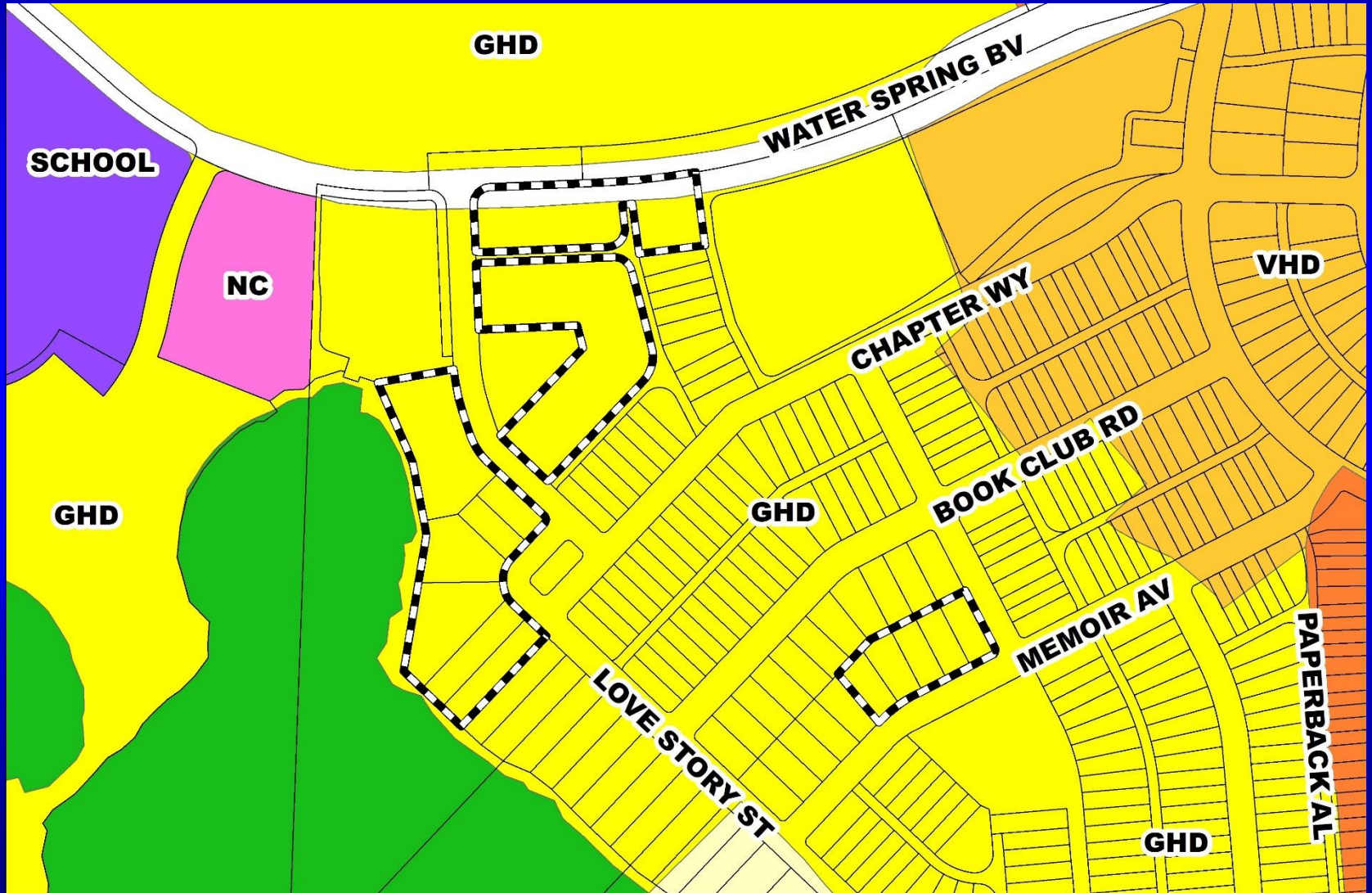
# Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4, & 1B-5 Preliminary Subdivision Plan

<b>Case:</b>	CDR-18-06-188
<b>Project Name:</b>	Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4, & 1B-5 PSP
<b>Applicant:</b>	Eric Warren, Poulos & Bennett, LLC
<b>District:</b>	1
<b>Acreage:</b>	44.29 gross acres
<b>Location:</b>	South of Flamingo Crossings Boulevard, West of Avalon Road
<b>Request:</b>	To add 9 townhouses and 20 single-family dwelling units, renumber the lots in Phase 1B-4, revise a previously approved waiver from July 11, 2017 BCC to add lots specifically from the PSP, and to request a waiver to allow front loaded lots to face a neighborhood square or park.



# Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4, & 1B-5 Preliminary Subdivision Plan

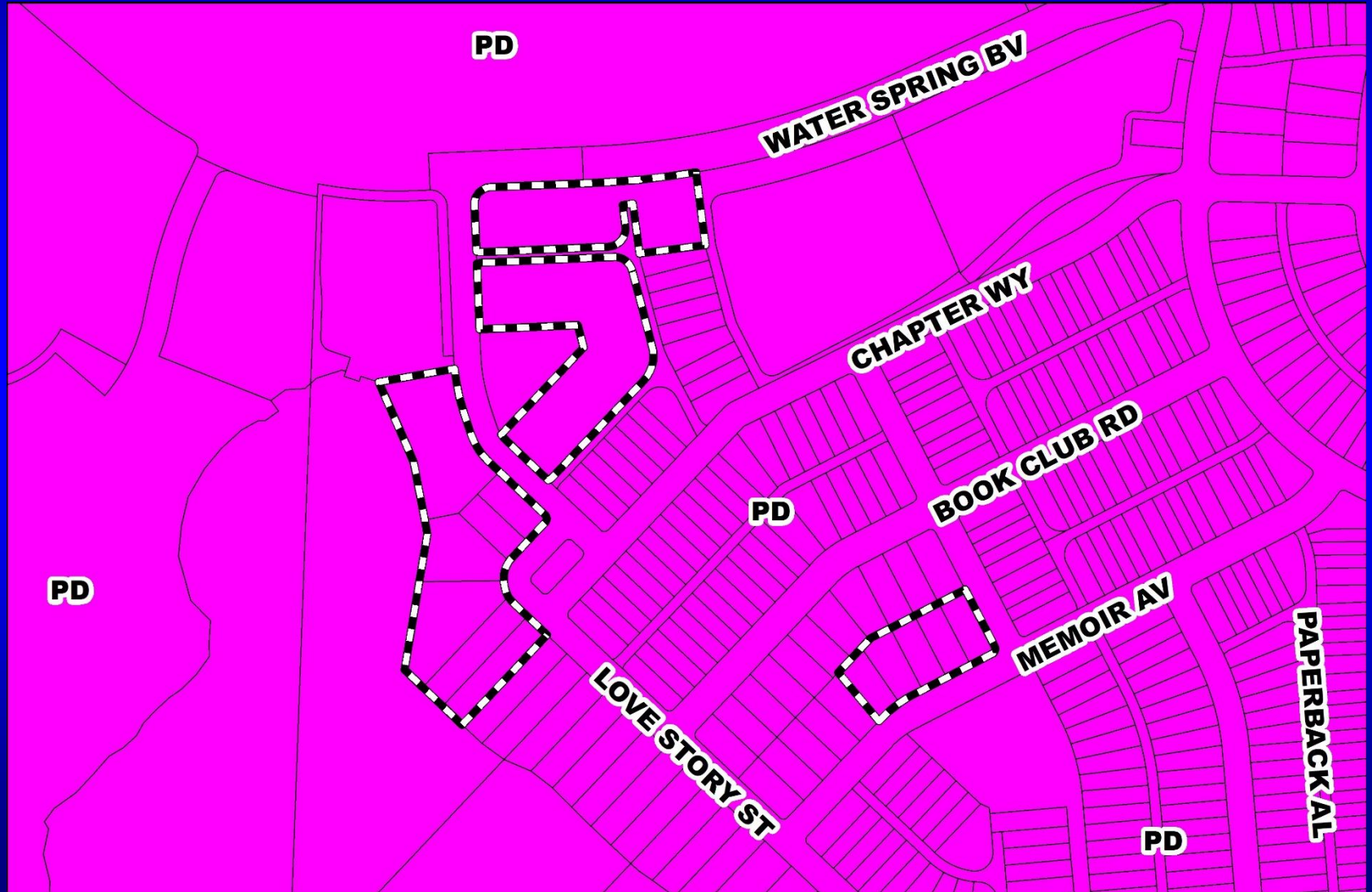
## Future Land Use Map





# Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4, & 1B-5 Preliminary Subdivision Plan

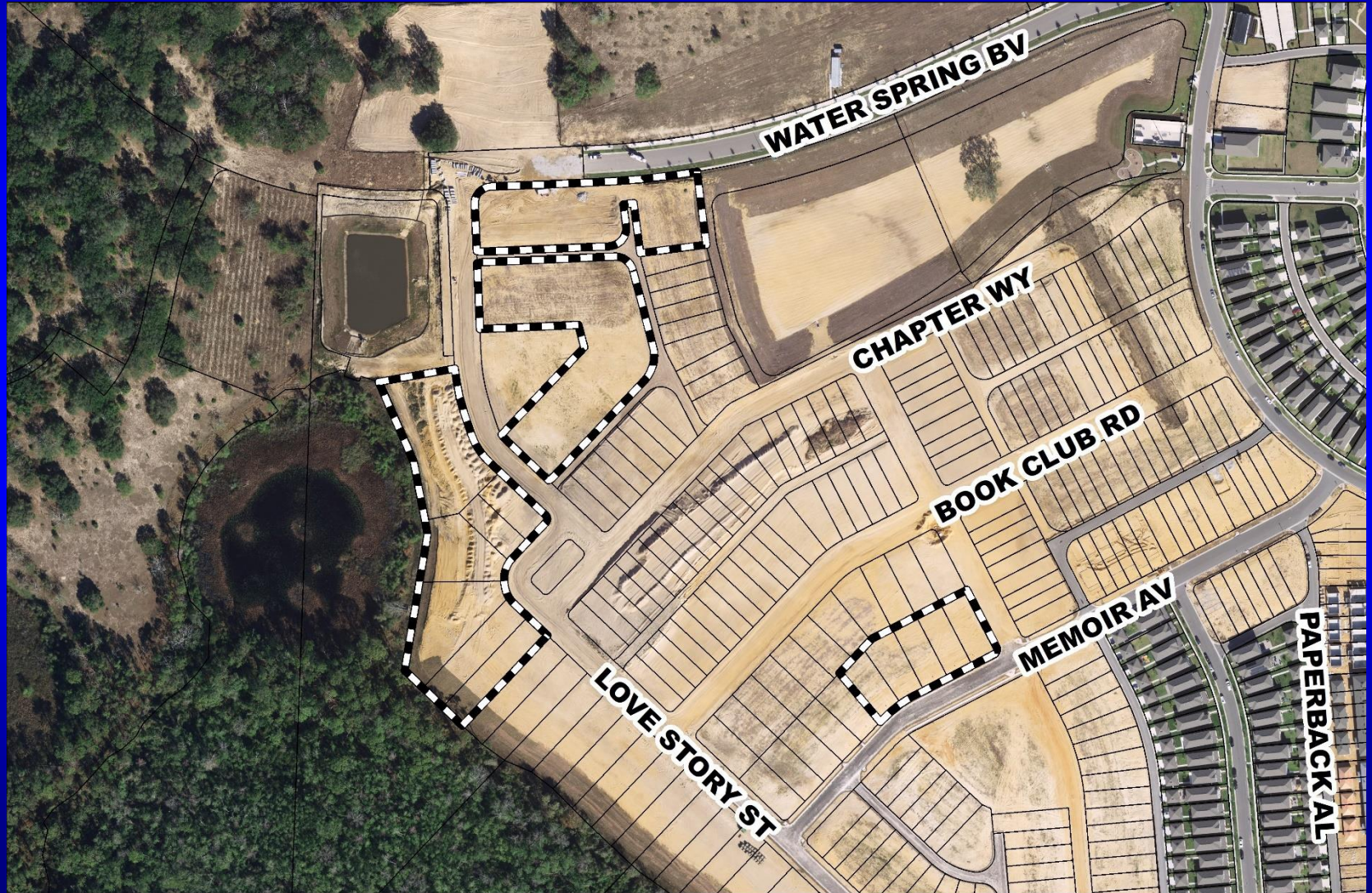
## Zoning Map





# Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4, & 1B-5 Preliminary Subdivision Plan

## Aerial Map







# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Springhill Planned Development / Springhill Phases 1B-2, 1B-3, 1B-4, & 1B-5 Preliminary Subdivision Plan dated “Received November 2, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



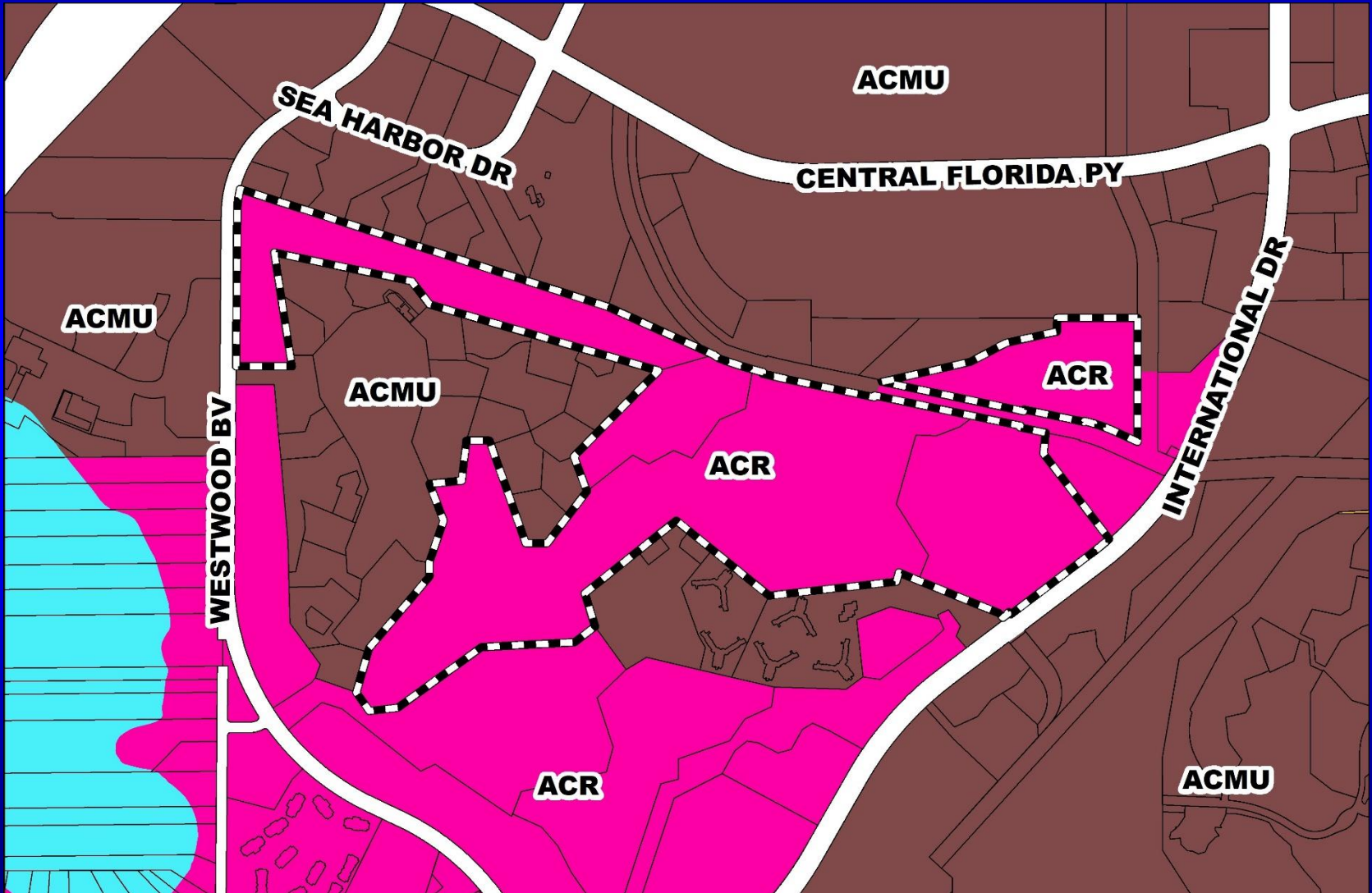


# Orangewood N-2 PD / Grande Pines Parcel 11D Preliminary Subdivision Plan

<b>Case:</b>	CDR-18-07-231
<b>Project Name:</b>	Orangewood N-2 PD / Grande Pines Parcel 11D PSP
<b>Applicant:</b>	James McNeil, Jr., Akerman, LLP
<b>District:</b>	1
<b>Acreage:</b>	118.78 gross acres
<b>Location:</b>	South Central Florida Parkway / East of Westwood Boulevard
<b>Request:</b>	To change the use from single-family residential to short-term rental; add a site plan for proposed amenity included in Phase 1 Park P-1; revise the PSP boundary to remove the commercial tracts fronting International Drive; and to add gates off International Drive and Westwood Boulevard

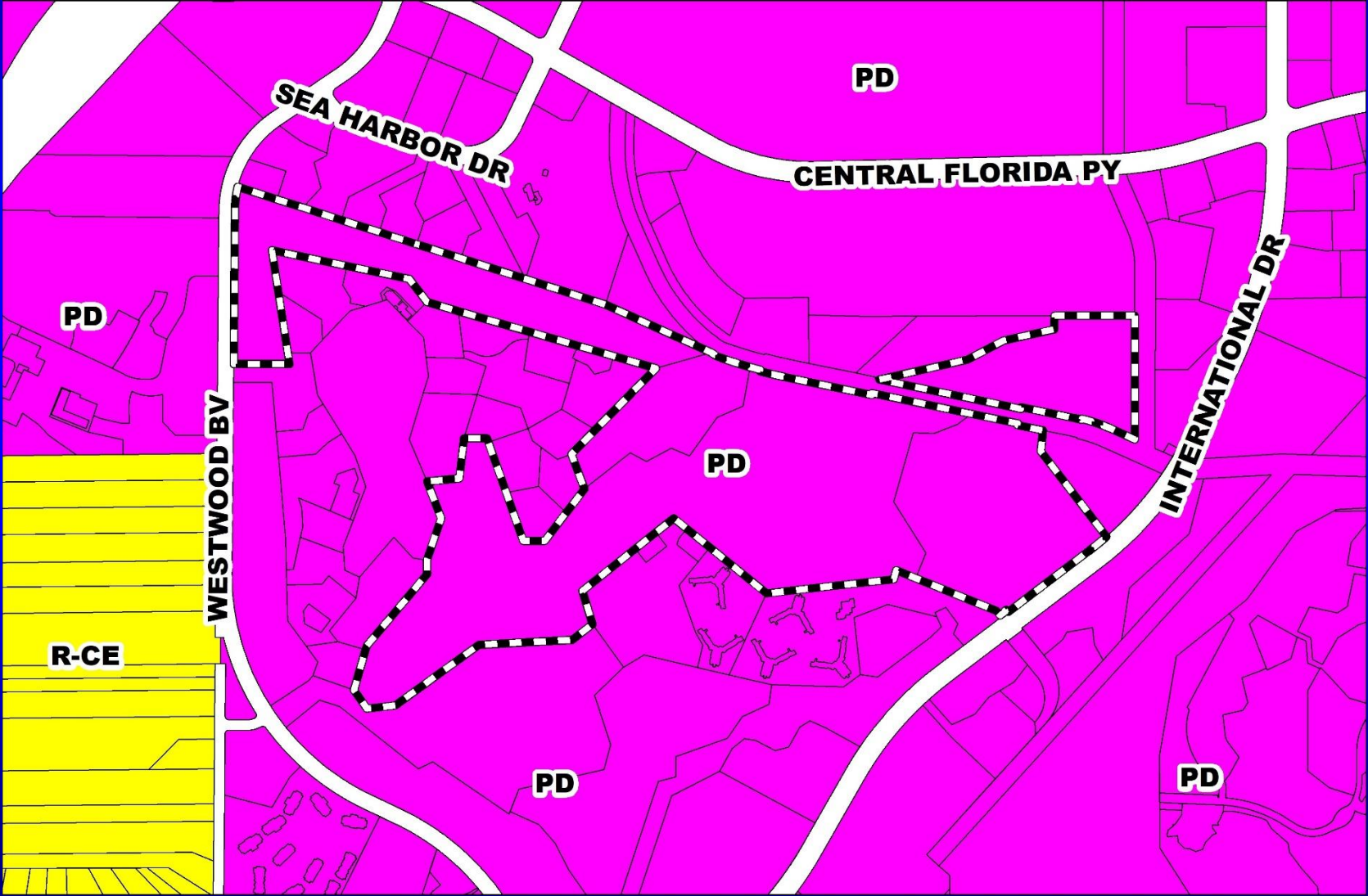


# Orangewood N-2 PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Future Land Use Map





# Orangewood N-2 PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Zoning Map





# Orangewood N-2 PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Aerial Map

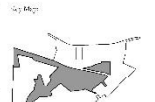
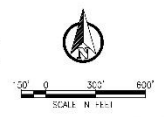
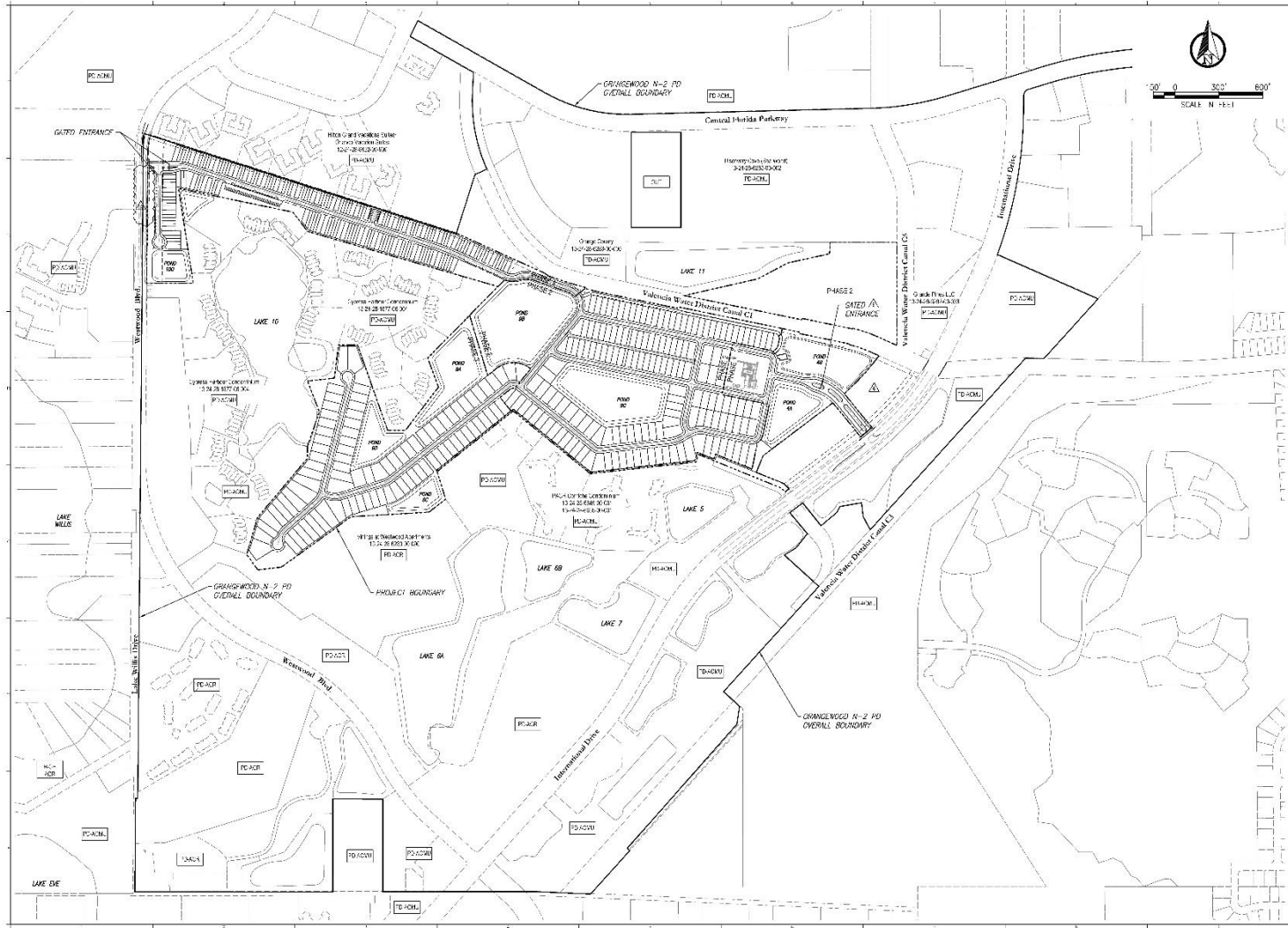




# Orangewood N-2 PD / Grande Pines Parcel 11D

## Preliminary Subdivision Plan

### Preliminary Subdivision Plan



Coordinate:

1. RECORD SUBMITTAL OR CORRECTIONS
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PREPARED BY: NAVD 83  
 DATE: 11/15/11  
 DRAWN BY: MGT/PRO/CAL  
 CHECKED BY: CAL/CAL  
 APPROVED BY: CMB  
 SCALE: N=1:1000  
 T=11x17

**GRANDE PINES**  
 PSP-15-03-060  
 CDR 18-07-231

Scale: As Shown  
 ORANGE COUNTY, FL  
**MASTER SITE PLAN**

Sheet No: **C2.00**

**POULOS & BENNETT**

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 8620 44th Lane, Suite B, Orlando, FL 32811  
 Tel: 407-933-9999 Fax: 407-933-9999  
 www.poulosandbennett.com

DRAWN BY: MGT/PRO/CAL DATE: 11/15/11  
 CHECKED BY: CAL/CAL DATE: 11/15/11  
 APPROVED BY: CMB DATE: 11/15/11

DATE: 11/15/11



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Orangewood N-2 Planned Development / Grande Pines Parcel 11D Preliminary Subdivision Plan dated “Received March 29, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



*Board of County Commissioners*

# Public Hearings

**May 21, 2019**