

Board of County Commissioners

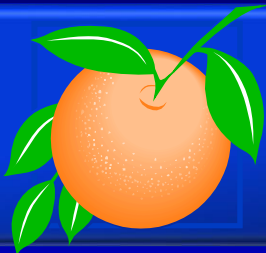
Public Hearings

November 28, 2017

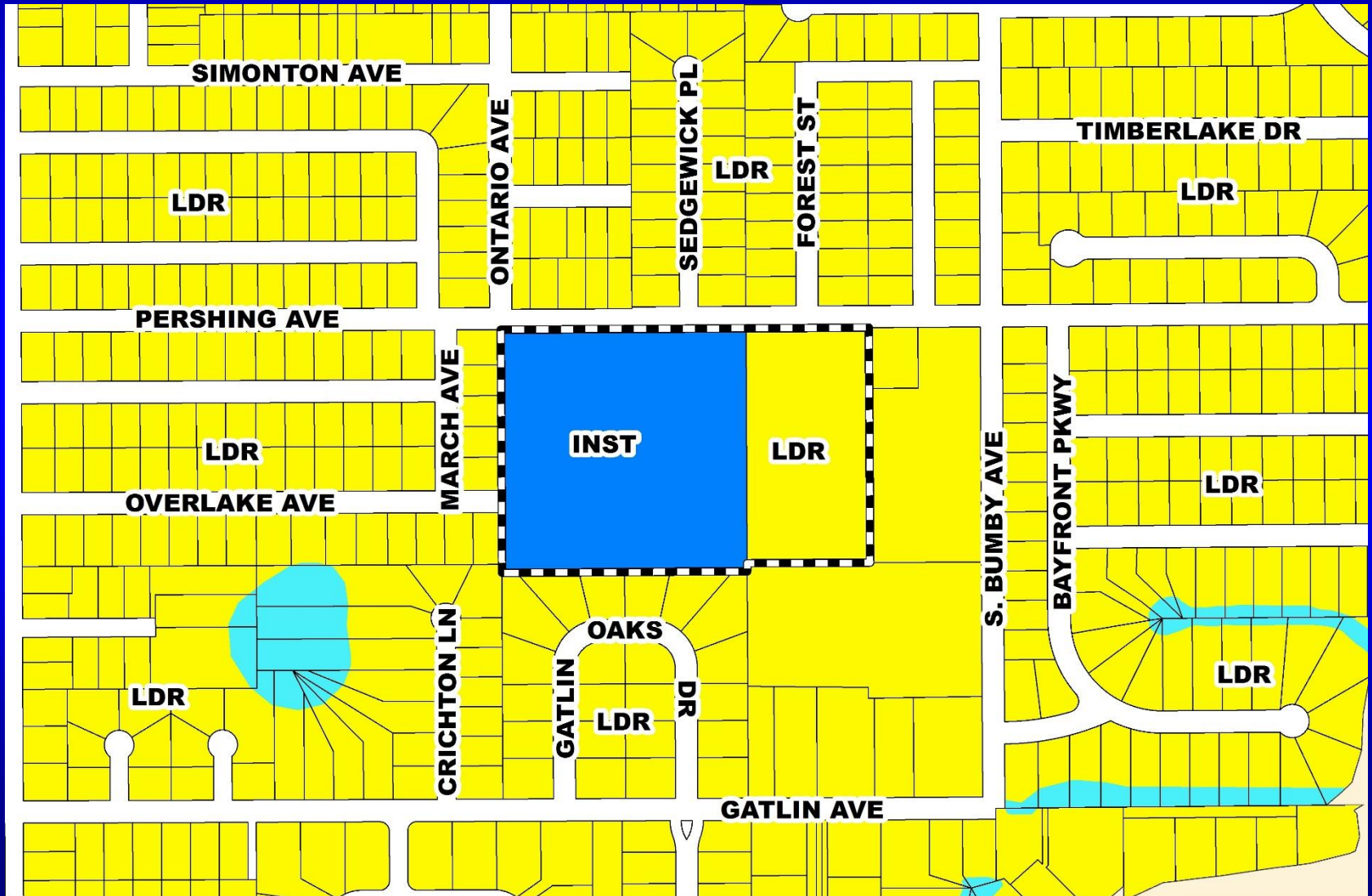


Pershing K-8 Planned Development / Land Use Plan (PD/LUP)

- Case:** LUP-17-05-173
- Project Name:** Pershing K-8 PD / LUP
- Applicant:** Tyrone K. Smith, Orange County Public Schools (OCPS)
- District:** 3
- Acreage:** 14.82 gross acres
- Location:** Generally on the south side of Pershing Avenue, west of Bumby Avenue, and east of March Avenue
- Request:** 200,000 square foot K-8 School and Ancillary Uses

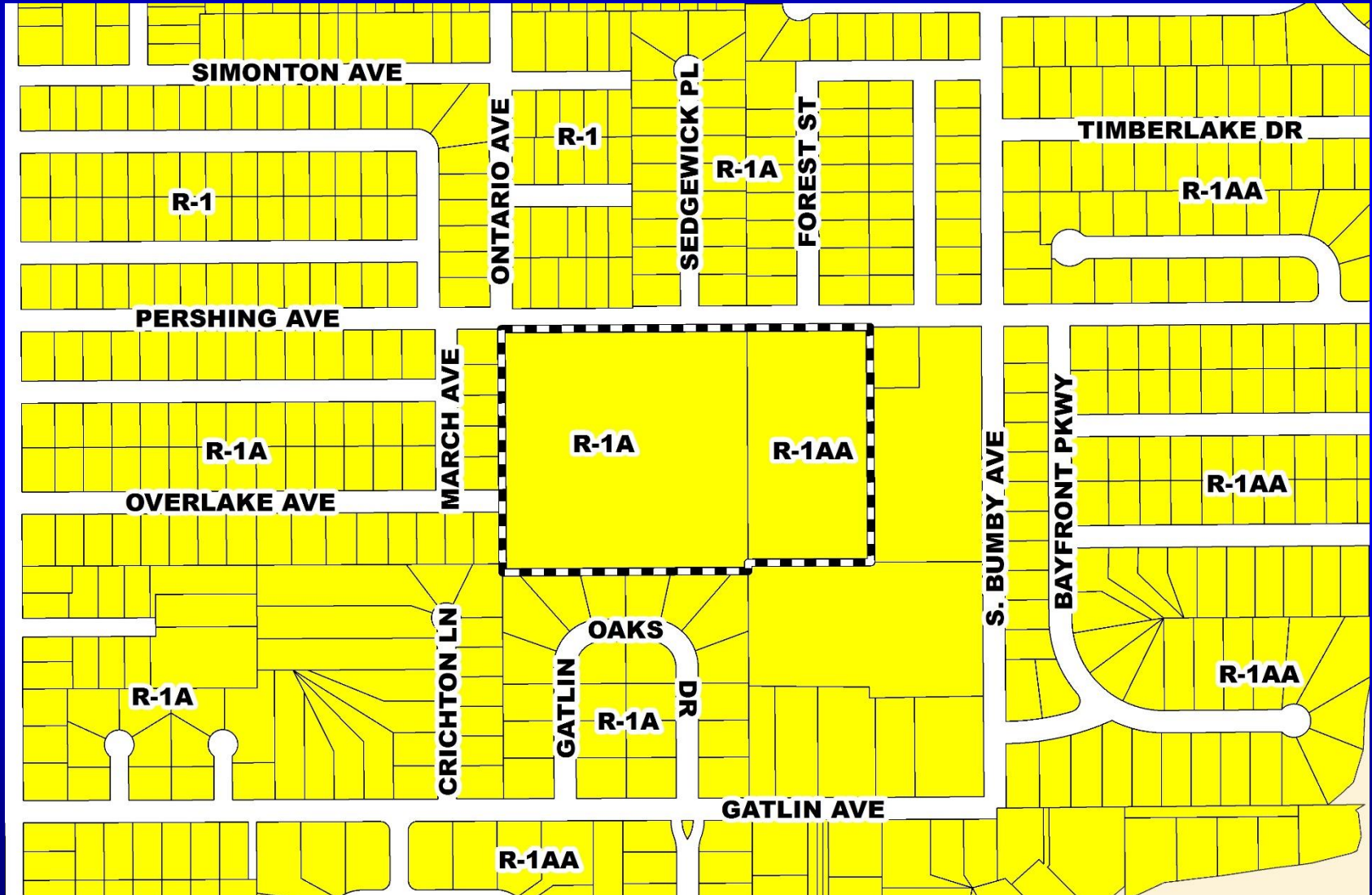


Pershing K-8 Planned Development / Land Use Plan (PD/LUP) Future Land Use Map



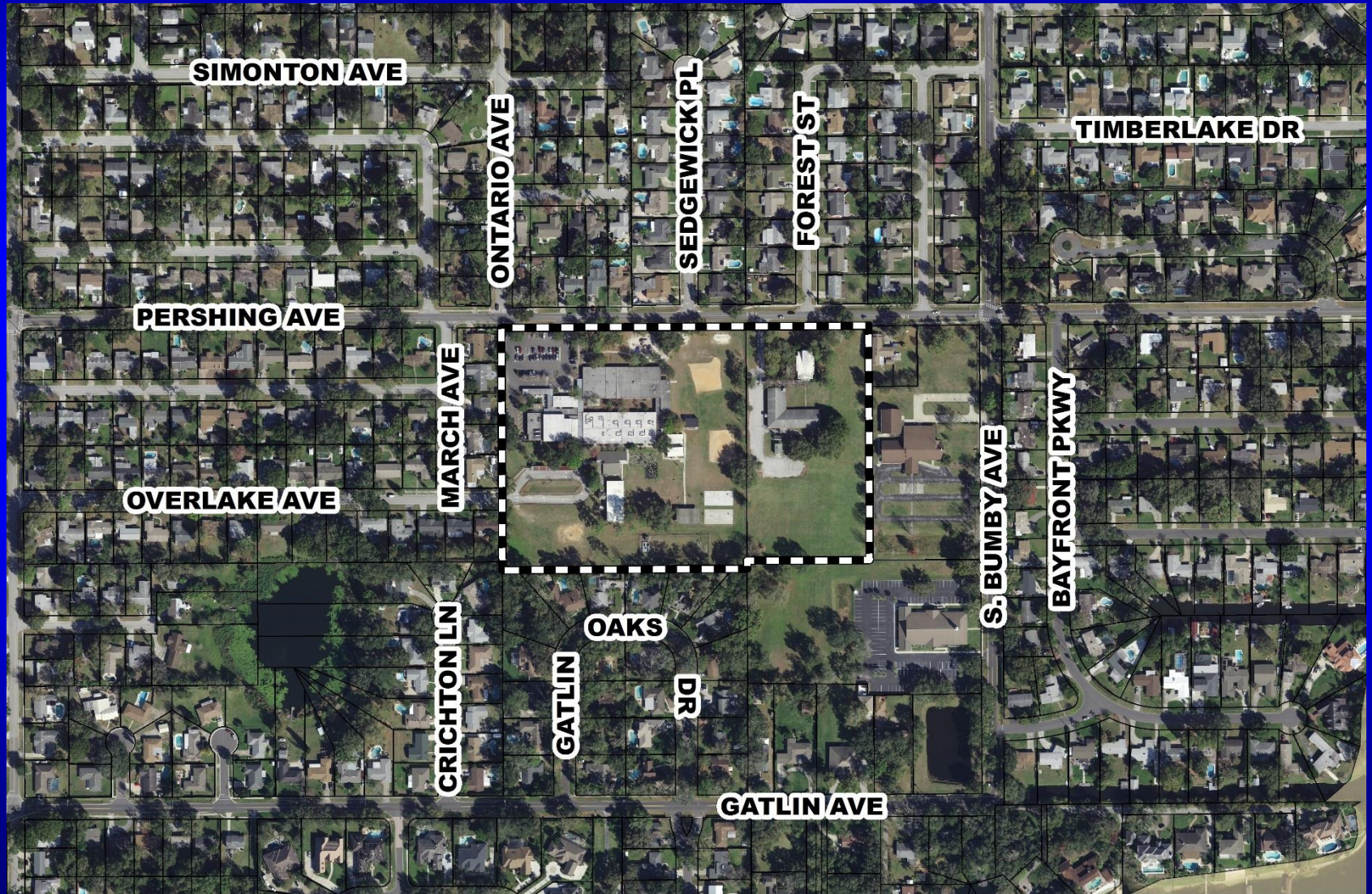


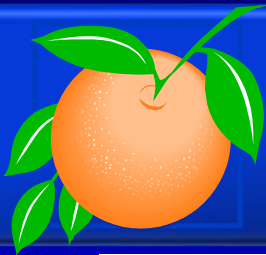
Pershing K-8 Planned Development / Land Use Plan (PD/LUP) Zoning Map





Pershing K-8 Planned Development / Land Use Plan (PD/LUP) Aerial Map

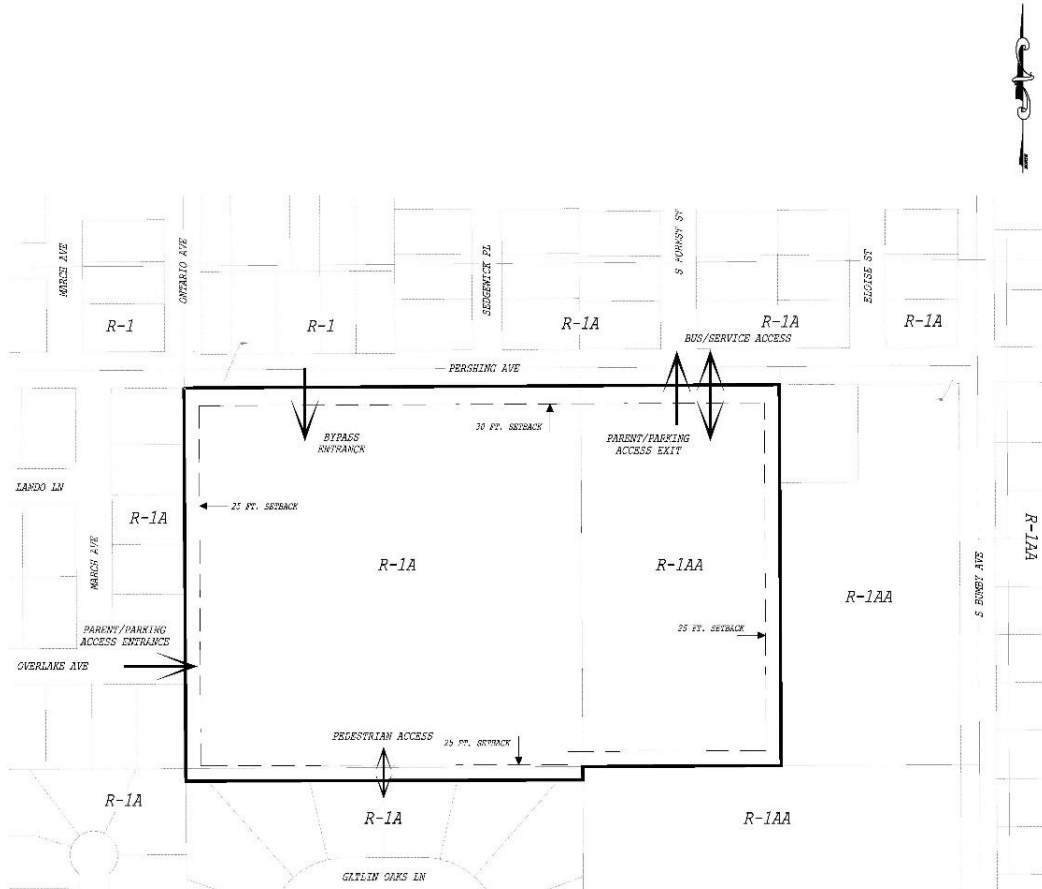





Pershing K-8 Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan

PERSHING K-8 SITE DATA

OWNER: SCHOOL BOARD OF ORANGE COUNTY, FLORIDA
PARCEL NUMBERS: 07-23-30-0000-40-100
07-23-30-0000-04-117
TOTAL SITE ACREAGE: 14.82 AC
USEABLE ACREAGE: 13.82 AC
TOTAL DEVELOPABLE ACRES: 14.87 AC
EXISTING ZONING: R-1A, R-1AA
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
FUTURE LAND USE: INSTITUTIONAL (INST); LOW DENSITY RESIDENTIAL (LDR)
PROPOSED USES: K-8 SCHOOL, AND ANGLUARY USES
PROPOSED SQUARE FOOTAGE: 303,000 SQ. FT. (1)
FLOOR AREA RATIO (FAR)
300,000 / 948,978 = 0.31
TRIP GENERATION: 1,715 (10) + 1,291 (R) = 3,006 (SEE TABLE 8.1)
WATER AVERAGE DAILY FLOW RATE: 14,966 GPD
PARKING: 114 PARKING SPACES (PER BRIEF REQUIREMENTS)
SIDEWALK: SHALL COMPLY WITH THE ORANGE COUNTY PUBLIC SCHOOL, SITING REGULATIONS CHAPTER 18
SUPPORTS: SHALL COMPLY WITH THE ORANGE COUNTY PUBLIC SCHOOL, SITING REGULATIONS CHAPTER 18
OPEN SPACE: MINIMUM 20%
IMPERVIOUS: MAXIMUM 17%
PHASING: PROJECT SHALL BE BUILT IN ONE (1) PHASE
SETBACKS: SHALL COMPLY WITH ORANGE COUNTY PLANNED DEVELOPMENT STANDARDS
NORTH: 30 FT PERP TO ING AVE
SOUTH: 25 FT
WEST: 25 FT
BUILDING HEIGHT: 80 FEET (3 STORY MAX. HEIGHT)
WATER SERVICE: ORLANDO UTILITIES COMMISSION
WASTEWATER: ORANGE COUNTY UTILITIES
FIRE FLOW: SHALL COMPLY WITH ORANGE COUNTY STANDARDS
STORMWATER: THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET ORANGE COUNTY CODE FOR DISCHARGE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
ACCESS:
• PRIMARY ACCESS, PARKING AND PARENT PICKUP/ DROP OFF SHALL BE FROM OVERLAKE AVENUE TO ENTER AND PERSHING AVENUE TO EXIT.
• BUS AND SERVICE ACCESS SHALL BE FROM PERSHING AVENUE.
WAIVERS: NO WAIVERS REQUESTED.
NOTES:
1. ALL EXISTING ON SITE IMPROVEMENTS TO BE DEMOLISHED.
2. IN ACCORDANCE WITH SECTION 102.07, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
3. TOTAL ST. UTILITIES 12" x 12"
4. BYPASS ENTRANCE TO BE OPEN AT NON-ARRIVAL AND NON-DISMISSAL TIMES. OVERLAKE AVE. ENTRANCE SHALL BE CLOSED AFTER ARRIVAL AND DISMISSAL TIMES.



ORANGE COUNTY PUBLIC SCHOOLS
FACILITIES PLANNING DEPARTMENT
6501 MAGIC WAY, BLDG. 200, ORLANDO, FL. 32809
Tel.: (407) 317-3974 Fax: (407) 317-3263



PREPARED BY Josh Klima
DATE Created: 04-27-2017
FILE NAME Pershing K-8 PD
SHEET NUMBER LUP-02

File Number: 18-0718 (School Board Meeting) - 2017 (12/22/2016) - Pershing K-8 PD (1/27/2017) (1/27/2017)



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Pershing K-8 Planned Development / Land Use Plan (PD/LUP) dated “Received August 3, 2017”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 3

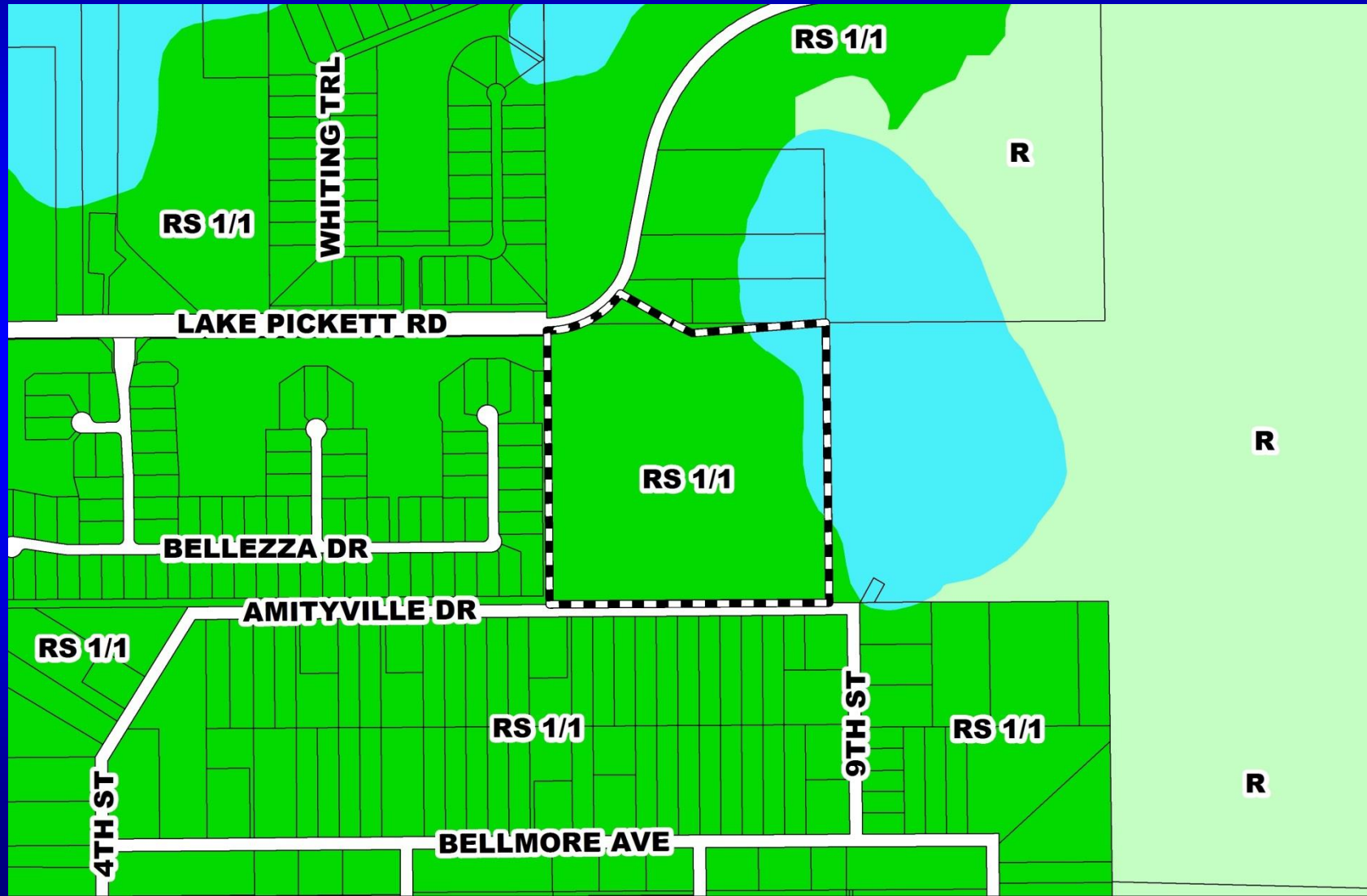


Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP)

- Case:** PSP-17-01-012
- Project Name:** Heartwood PD / Heartwood PSP
- Applicant:** James H. McNeil, Jr., Akerman, LLP
- District:** 5
- Acreage:** 40.62 gross acres
- Location:** South of Lake Pickett Road / West of Lake Louise
- Request:** To subdivide 40.62 gross acres in order to construct a gated thirty-eight (38) single-family residential dwelling unit subdivision.
- Additionally, one (1) waiver from Orange County Code Section 34-209 is being requested to allow a six (6) foot high simulated aluminum / wrought iron fence with columns in lieu of a six (6) foot masonry wall on Tracts A and B along Lake Pickett Road.

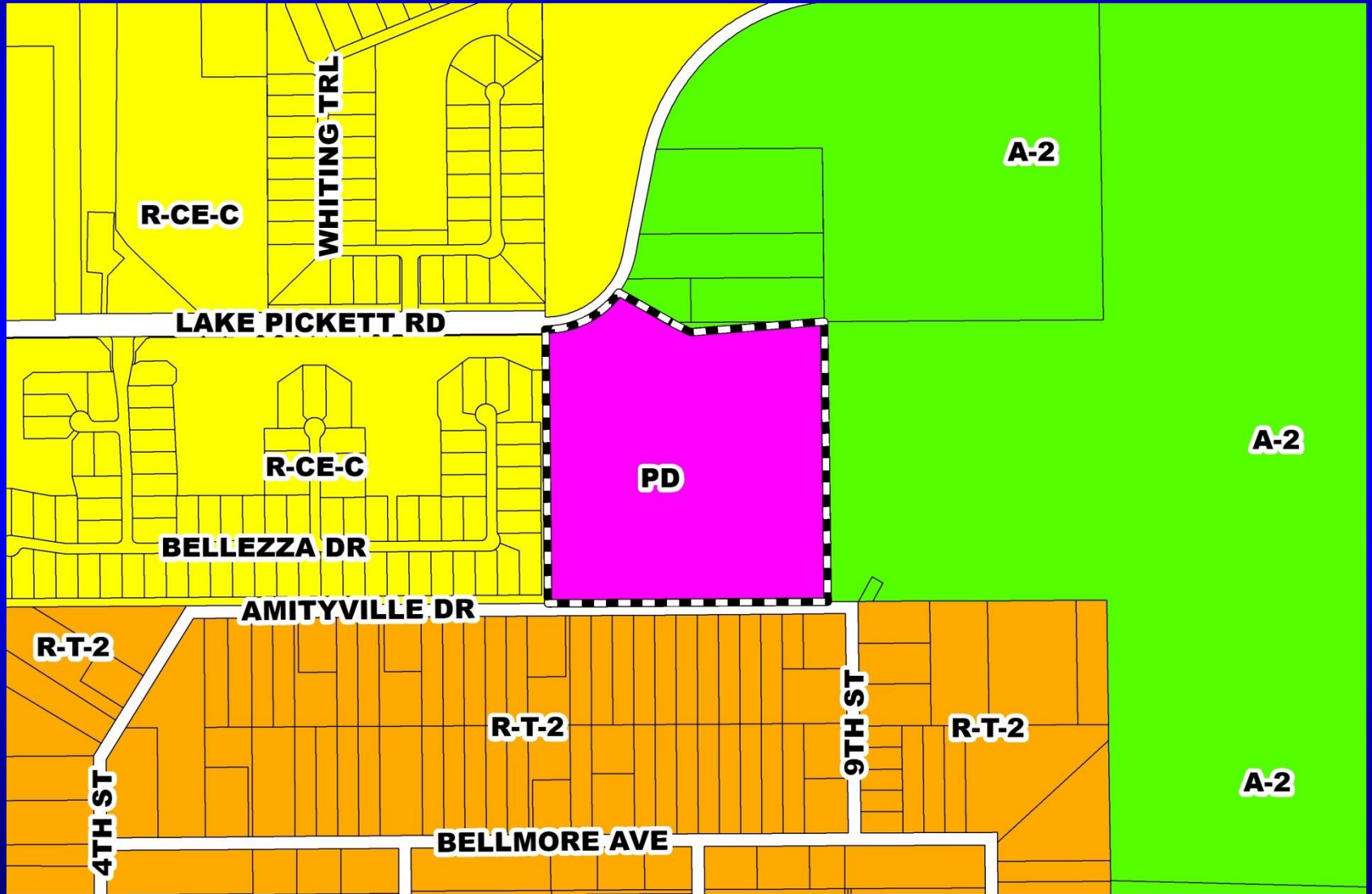


Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP) Future Land Use Map





Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP) Zoning Map





Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP) Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Heartwood Planned Development (PD) / Heartwood Preliminary Subdivision Plan (PSP) dated “Received September 7, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

– AND –

Approve Consent Item E.3

District 5



Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP

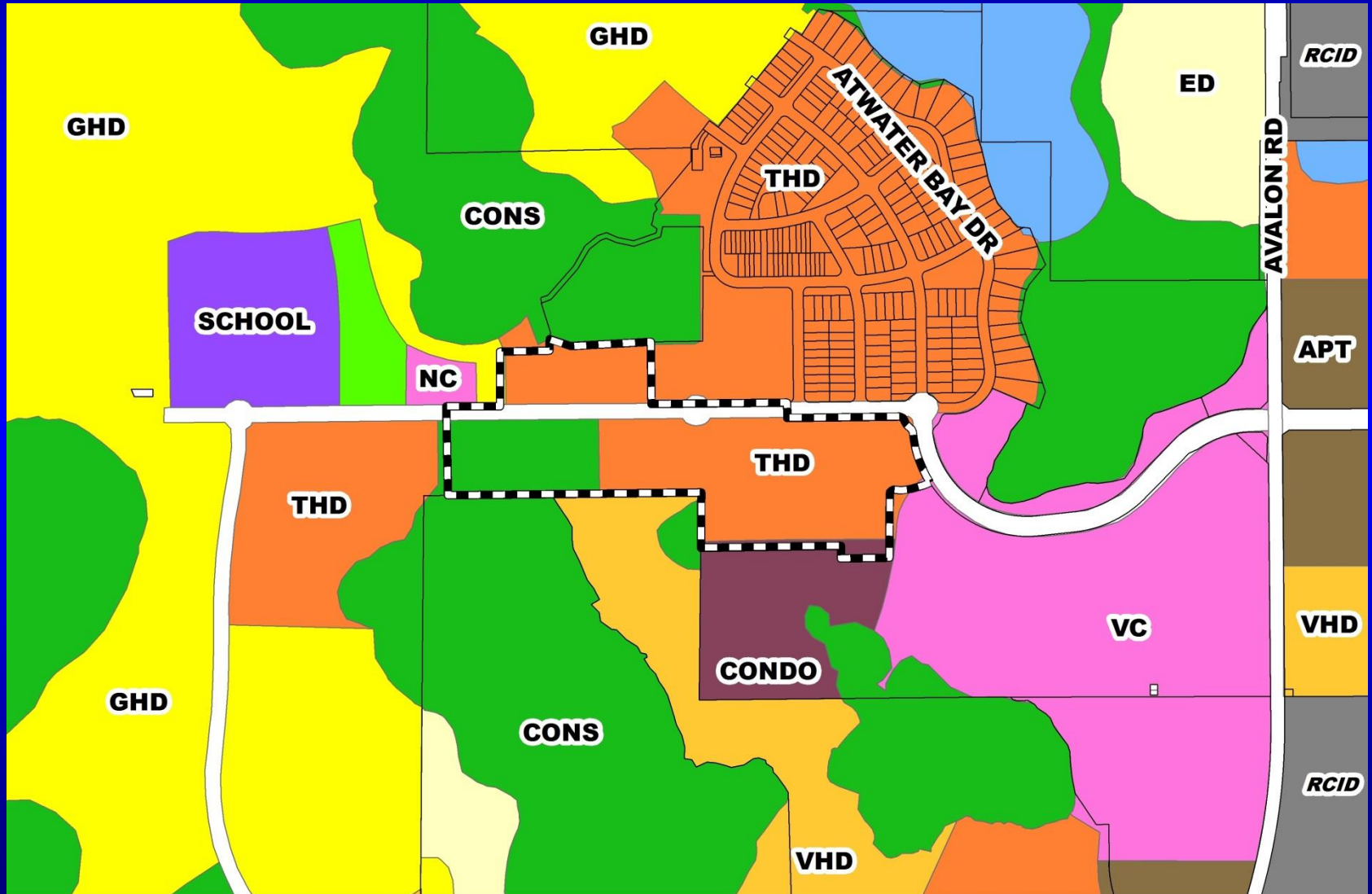
- Case:** PSP-16-11-388
- Project Name:** Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP
- Applicant:** Christopher Wrenn, D.R. Horton, Inc.
- District:** 1
- Acreage:** 31.0 gross acres
- Location:** West of Avalon Road / South of Old YMCA Road
- Request:** To subdivide 31.0 acres in order to construct 105 single-family residential dwelling units.

Additionally, one (1) waiver from Orange County Code Section 34-152(c) is requested to allow Lots 362-421, 444-454, and 461-566 to front a mew. Legal access to these lots will be provided through a 20' platted access easement.



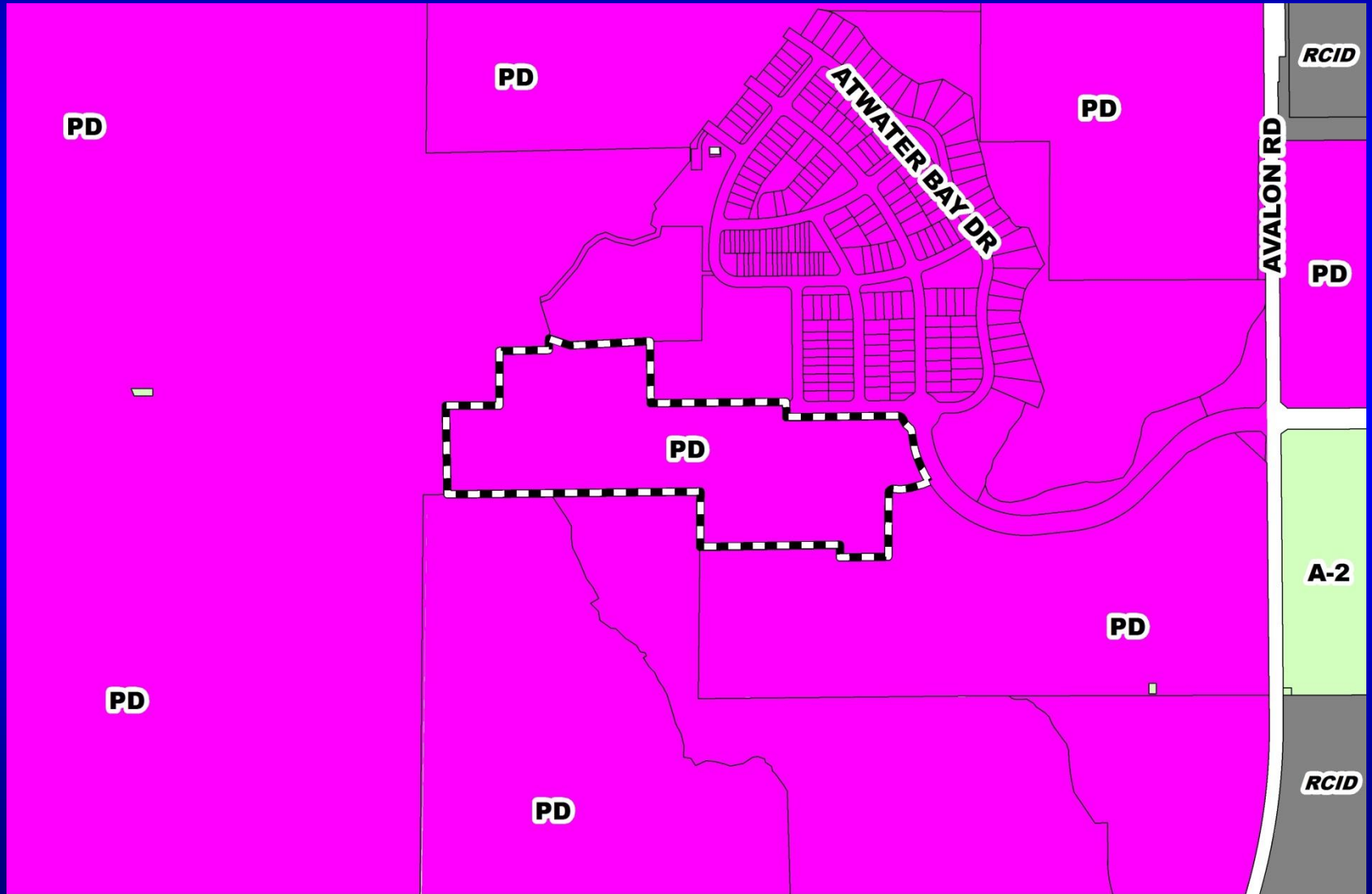
Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP

Future Land Use Map





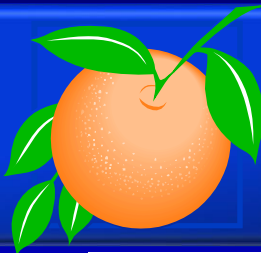
Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP Zoning Map





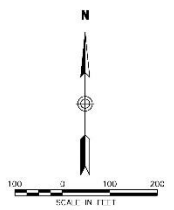
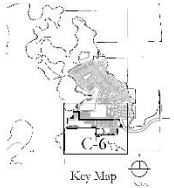
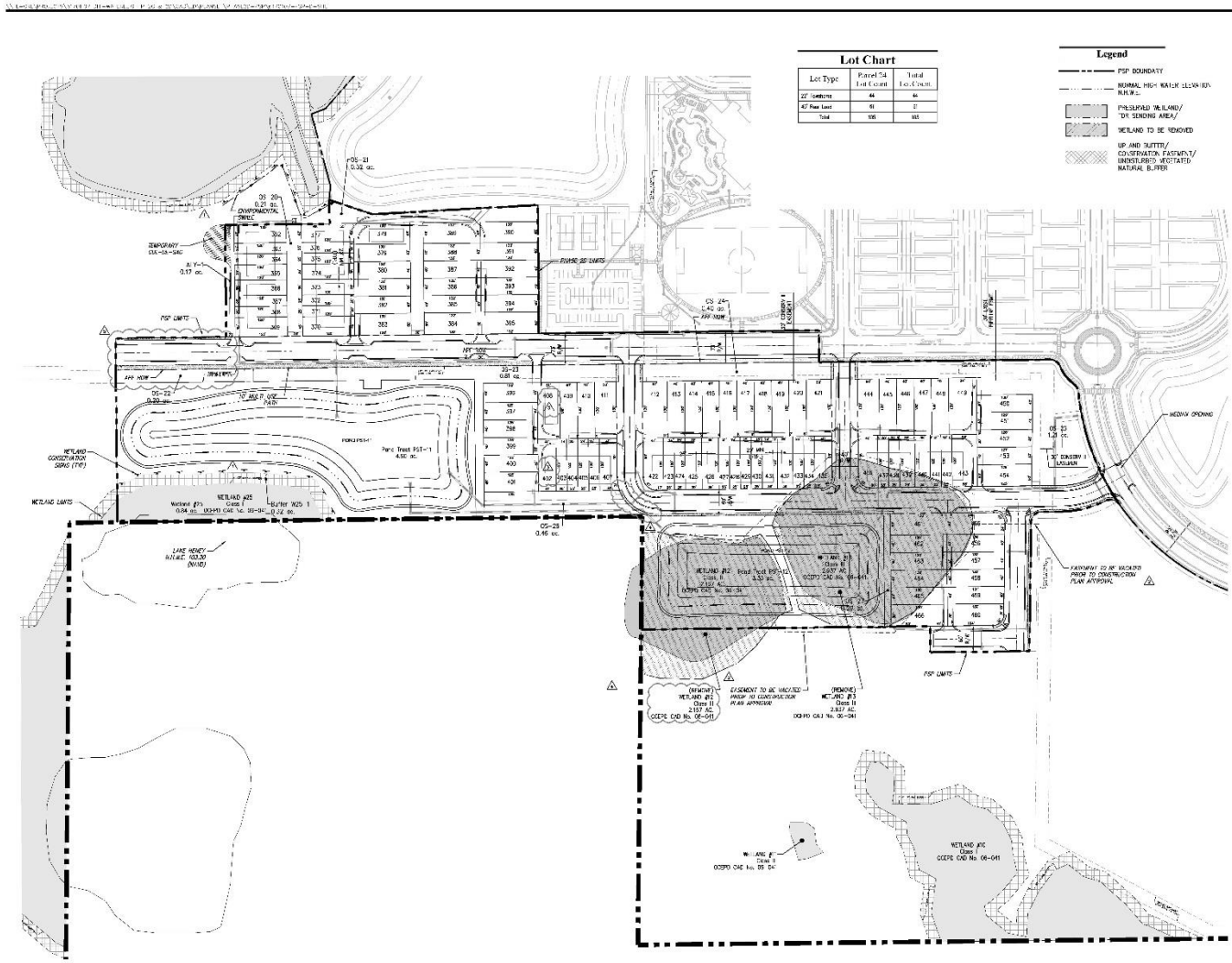
Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP Aerial Map





Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP

DATE: 11/16/2011 10:58:11 AM; USER: JEFFREY; PROJECT: WATERLEIGH PD PHASE 2D; DRAWING: C-6; SHEET: 1 OF 1



NO.	REVISION	DATE
1	Revised per County comments	06/08/2011
2	Revised per County comments	08/10/2011
3	Revised per County comments	12/01/2011
4	Revised per County comments	06/15/2011
5	Revised per County comments	04/22/2011

Designer: J. G. G. / J. G. G. / J. G. G. / J. G. G.
 Checker: J. G. G. / J. G. G. / J. G. G. / J. G. G.
 Date: 11/16/2011
 Project: WATERLEIGH PD PHASE 2D

(Village II) of Horizon West
 Waterleigh Phase 2D
 Parcel 21 (Portion of)
 & APF Road (Portion of)
 Orange County, Florida
 Preliminary Subdivision Plan

Datum: NAD 83
 Scale: AS SHOWN
 Site Plan

C-6



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Waterleigh Planned Development (PD) / Phase 2D Parcel 24 (portion of) and APF Road (portion of) Preliminary Subdivision Plan (PSP) dated “Received September 27, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

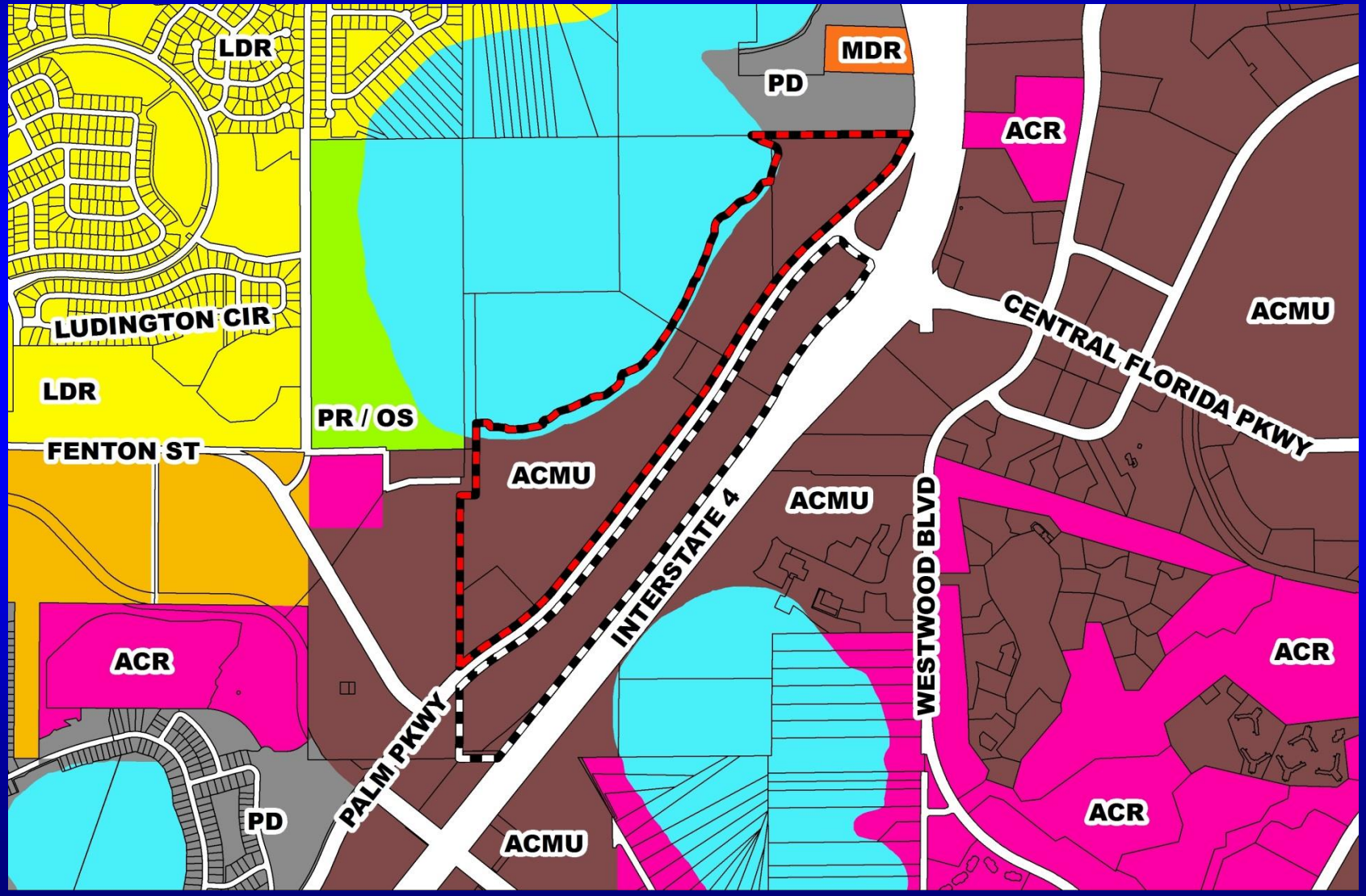


Sand Lake Groves Planned Development / Land Use Plan (PD/LUP)

- Case:** CDR-17-06-191
- Project Name:** Sand Lake Groves PD/LUP
- Applicant:** Jonathan A. Martin, Kimley-Horn & Associates, Inc.
- District:** 1
- Acreage:** 141.03 gross acres (*overall PD*)
38.78 gross acres (*affected parcel only*)
- Location:** Generally north of Daryl Carter Parkway, south of Central Florida Parkway, east of Palm Parkway, and west of Interstate 4
- Request:** Separate Tract 500 into Tracts 500A and 500B; convert 6,469 SF of commercial to 103,500 SF of mini-warehouse in Tract 500B. Additionally, two (2) waivers are being requested to allow for a zero-foot building and pavement setback for internal lot lines in Tract 500B only.

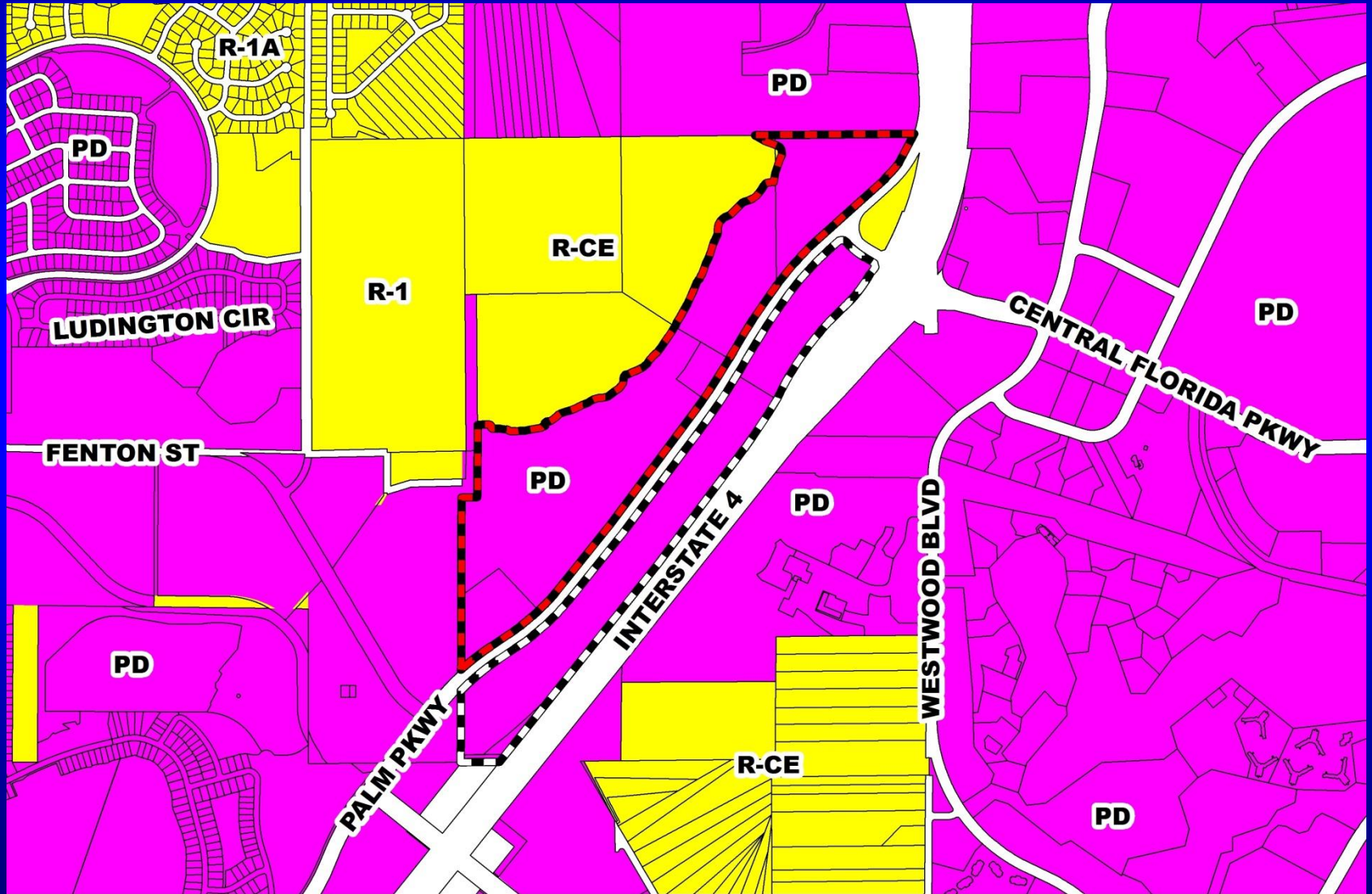


Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





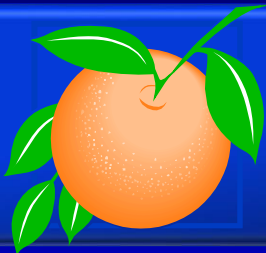
Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) Zoning Map





Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) Aerial Map





Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan

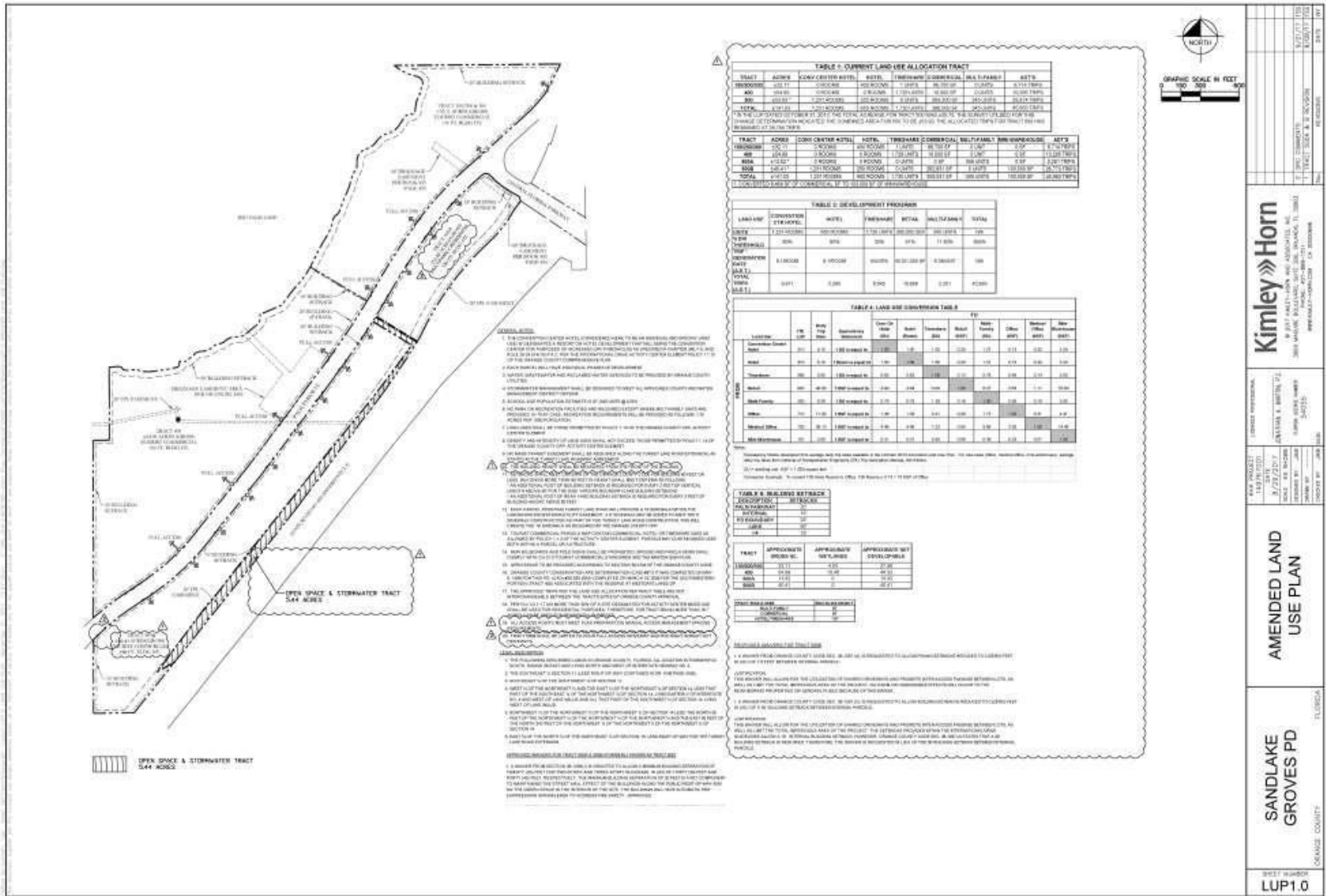


TABLE 1. CURRENT LAND USE ALLOCATION TRACT

TRACT	ACRES	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	OPEN SPACE	STORMWATER	TOTAL
TRACT 1	151.71	0.00	0.00	151.71	0.00	0.00	151.71
TRACT 2	151.71	0.00	0.00	151.71	0.00	0.00	151.71
TRACT 3	151.71	0.00	0.00	151.71	0.00	0.00	151.71
TOTAL	455.13	0.00	0.00	455.13	0.00	0.00	455.13

TABLE 2. DEVELOPMENT PROGRAM

LAND USE	CONVERSION	ACRES	PERCENTAGE	TOTAL	PERCENTAGE	TOTAL
RESIDENTIAL	151.71	151.71	33.33%	151.71	33.33%	151.71
COMMERCIAL	0.00	0.00	0.00%	0.00	0.00%	0.00
INDUSTRIAL	0.00	0.00	0.00%	0.00	0.00%	0.00
OPEN SPACE	0.00	0.00	0.00%	0.00	0.00%	0.00
STORMWATER	0.00	0.00	0.00%	0.00	0.00%	0.00
TOTAL	151.71	151.71	33.33%	151.71	33.33%	151.71

TABLE 3. LAND USE DENSITY TABLE

LAND USE	MIN. DENSITY	MAX. DENSITY	MIN. LOT AREA	MAX. LOT AREA	MIN. SETBACK	MAX. SETBACK
RESIDENTIAL	1.0	2.0	10,000	5,000	10	20
COMMERCIAL	1.0	2.0	10,000	5,000	10	20
INDUSTRIAL	1.0	2.0	10,000	5,000	10	20
OPEN SPACE	1.0	2.0	10,000	5,000	10	20
STORMWATER	1.0	2.0	10,000	5,000	10	20

TABLE 4. SUMMARY TABLE

TRACT	APPROXIMATE ACRES	APPROXIMATE PERCENTAGE	APPROXIMATE DEVELOPMENT
TRACT 1	151.71	33.33%	151.71
TRACT 2	151.71	33.33%	151.71
TRACT 3	151.71	33.33%	151.71
TOTAL	455.13	100.00%	455.13

TABLE 5. SUMMARY TABLE

TRACT	APPROXIMATE ACRES	APPROXIMATE PERCENTAGE	APPROXIMATE DEVELOPMENT
TRACT 1	151.71	33.33%	151.71
TRACT 2	151.71	33.33%	151.71
TRACT 3	151.71	33.33%	151.71
TOTAL	455.13	100.00%	455.13

TABLE 6. SUMMARY TABLE

TRACT	APPROXIMATE ACRES	APPROXIMATE PERCENTAGE	APPROXIMATE DEVELOPMENT
TRACT 1	151.71	33.33%	151.71
TRACT 2	151.71	33.33%	151.71
TRACT 3	151.71	33.33%	151.71
TOTAL	455.13	100.00%	455.13

TABLE 7. SUMMARY TABLE

TRACT	APPROXIMATE ACRES	APPROXIMATE PERCENTAGE	APPROXIMATE DEVELOPMENT
TRACT 1	151.71	33.33%	151.71
TRACT 2	151.71	33.33%	151.71
TRACT 3	151.71	33.33%	151.71
TOTAL	455.13	100.00%	455.13

TABLE 8. SUMMARY TABLE

TRACT	APPROXIMATE ACRES	APPROXIMATE PERCENTAGE	APPROXIMATE DEVELOPMENT
TRACT 1	151.71	33.33%	151.71
TRACT 2	151.71	33.33%	151.71
TRACT 3	151.71	33.33%	151.71
TOTAL	455.13	100.00%	455.13



PROJECT INFORMATION

PROJECT NAME	SAND LAKE GROVES PD
PROJECT LOCATION	151.71 ACRES
PROJECT OWNER	KIMLEY-HORN AND ASSOCIATES, INC.
PROJECT DATE	3/27/2017
PROJECT SCALE	1" = 100'
PROJECT SHEET	1 OF 1

Kimley-Horn
 300 VALLEY BLVD., SUITE 100, RENO, NV 89501
 775.784.1111
 WWW.KIMLEY-HORN.COM

AMENDED LAND USE PLAN

SAND LAKE GROVES PD

LUP1.0



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) dated “Received September 21, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Sunbridge Planned Development / Land Use Plan (PD/LUP)

Case: CDR-17-08-268

Project Name: Sunbridge PD/LUP

Applicant: Richard L. Levey, Tavistock East Services, LLC

District: 4

Acreage: 4,787.00 gross acres (*gross acres*)
2,685.00 gross acres (*developable acres*)

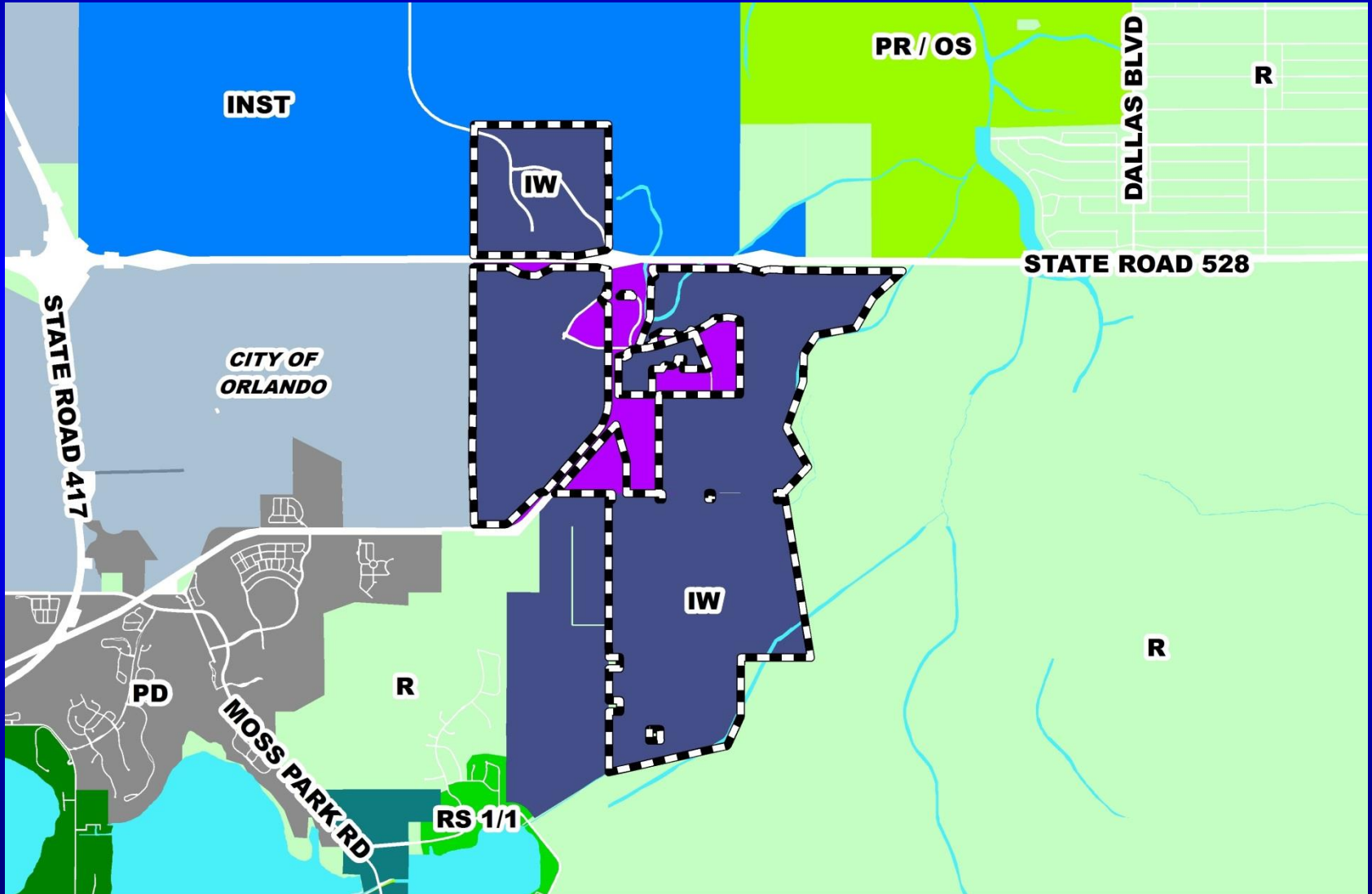
Location: Generally located north and south of SR 528, approximately 3.5 miles east of SR 417

Request: To modify the November 29, 2016 BCC Condition of Approval #30 to read as follows:

Prior to the earlier of County's Certificate of Completion for subdivision improvements of the first residential neighborhood or the recording of any plat for single- or multi-family residential development, the Developer shall enter into a Joint Park Development Agreement with the County to participate in the funding and development of the APF Community Park shown on the Final Regulating Plan.

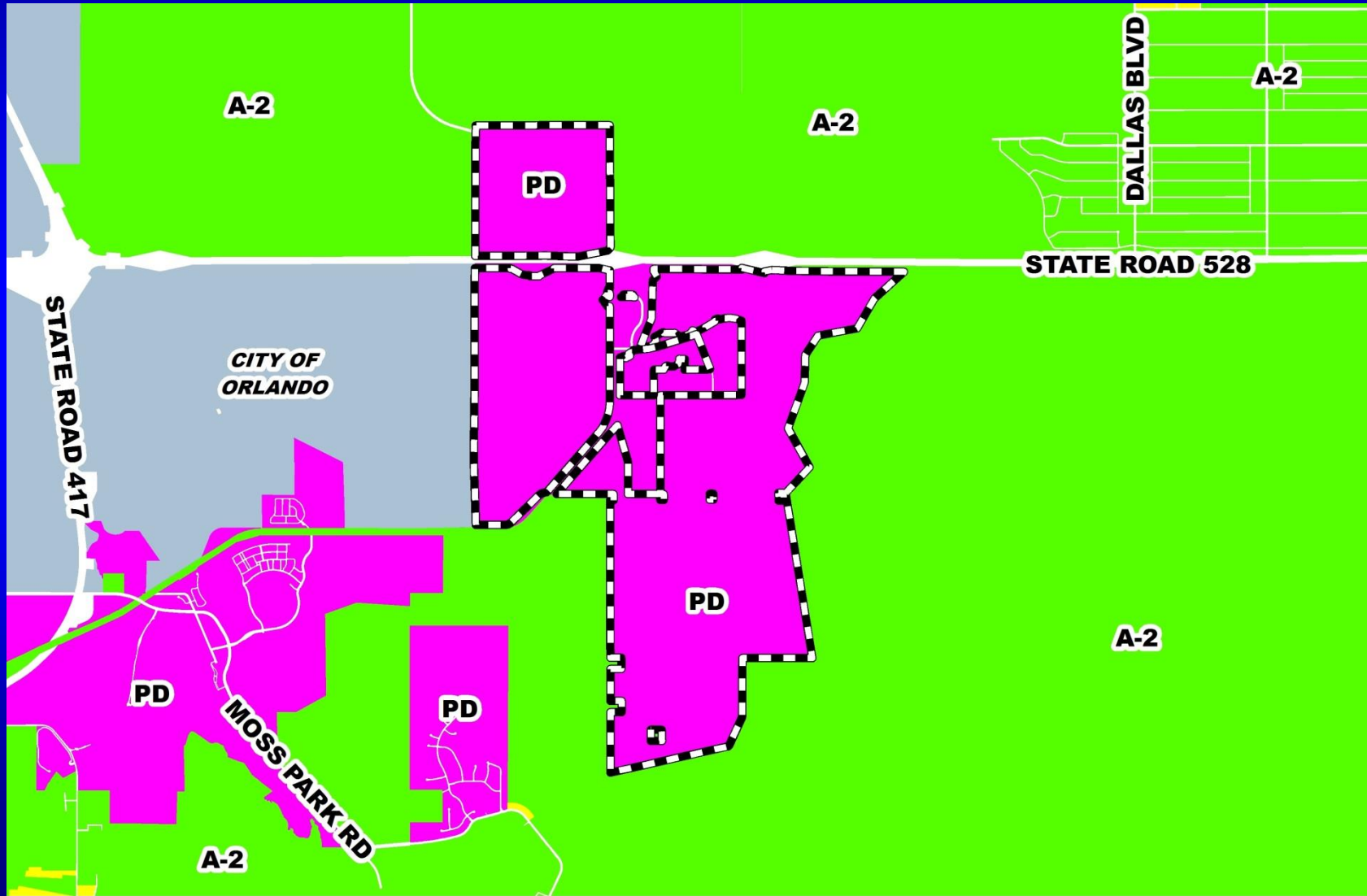


Sunbridge Planned Development / Land Use Plan (PD/LUP) Future Land Use Map



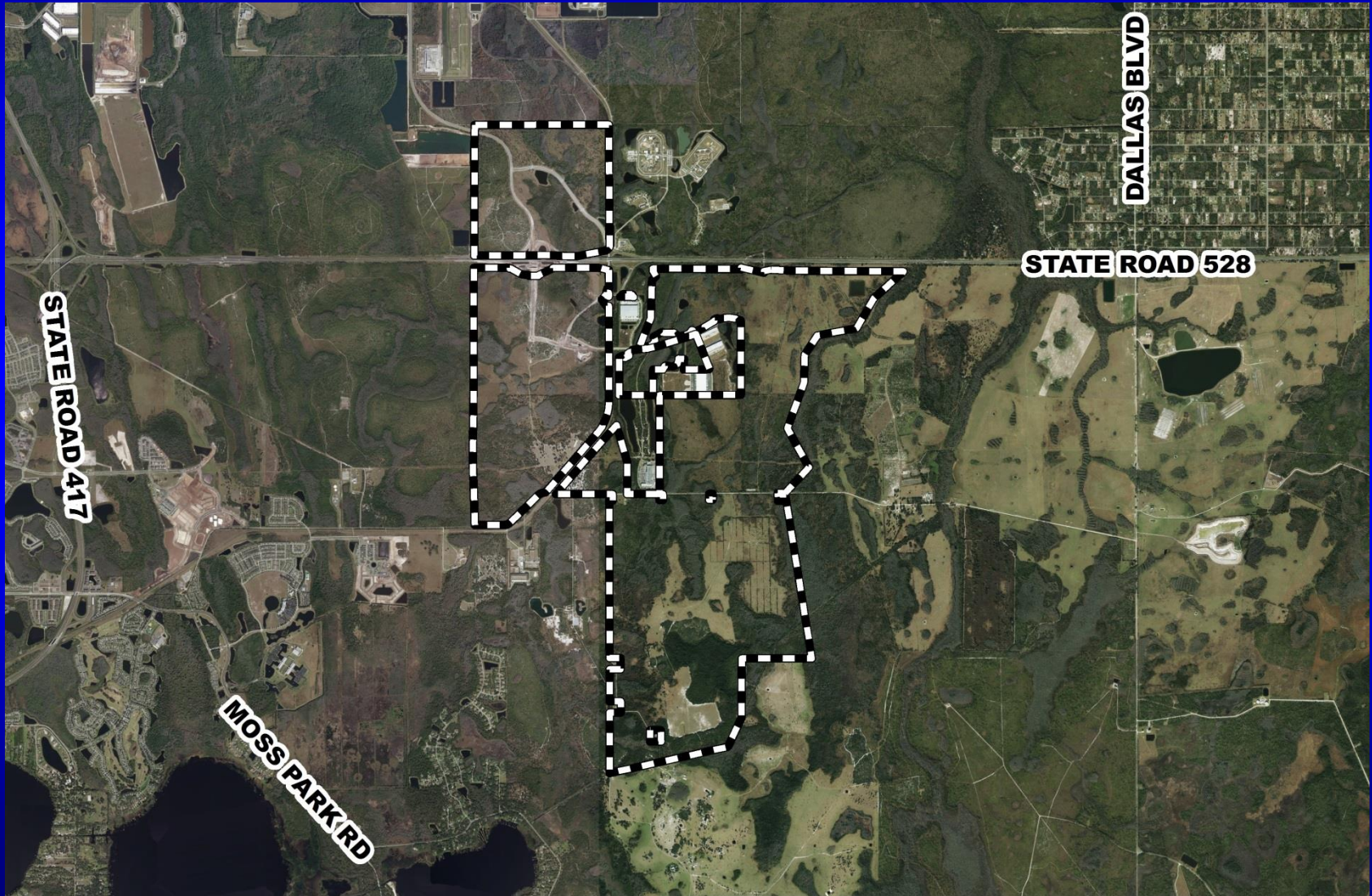


Sunbridge Planned Development / Land Use Plan (PD/LUP) Zoning Map



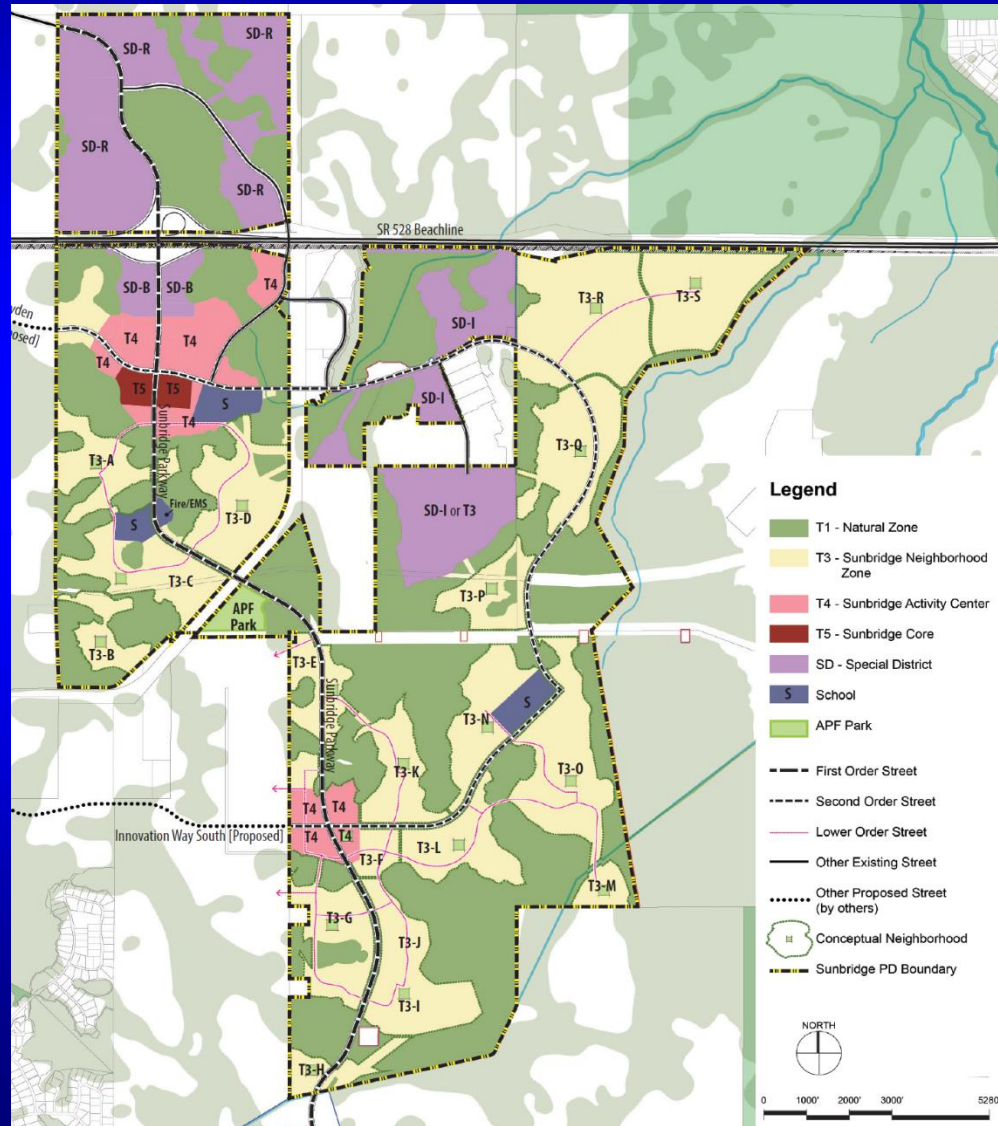


Sunbridge Planned Development / Land Use Plan (PD/LUP) Aerial Map





Sunbridge Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Sunbridge Planned Development / Regulating Plan (PD / RP) dated “Received October 19, 2016”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP)

Case: CDR-17-02-063

Project Name: Terra Bona PD / Terra Bona PSP / DP

Applicant: Robert Paymayesh, Round Lake Trust, LLC

District: 2

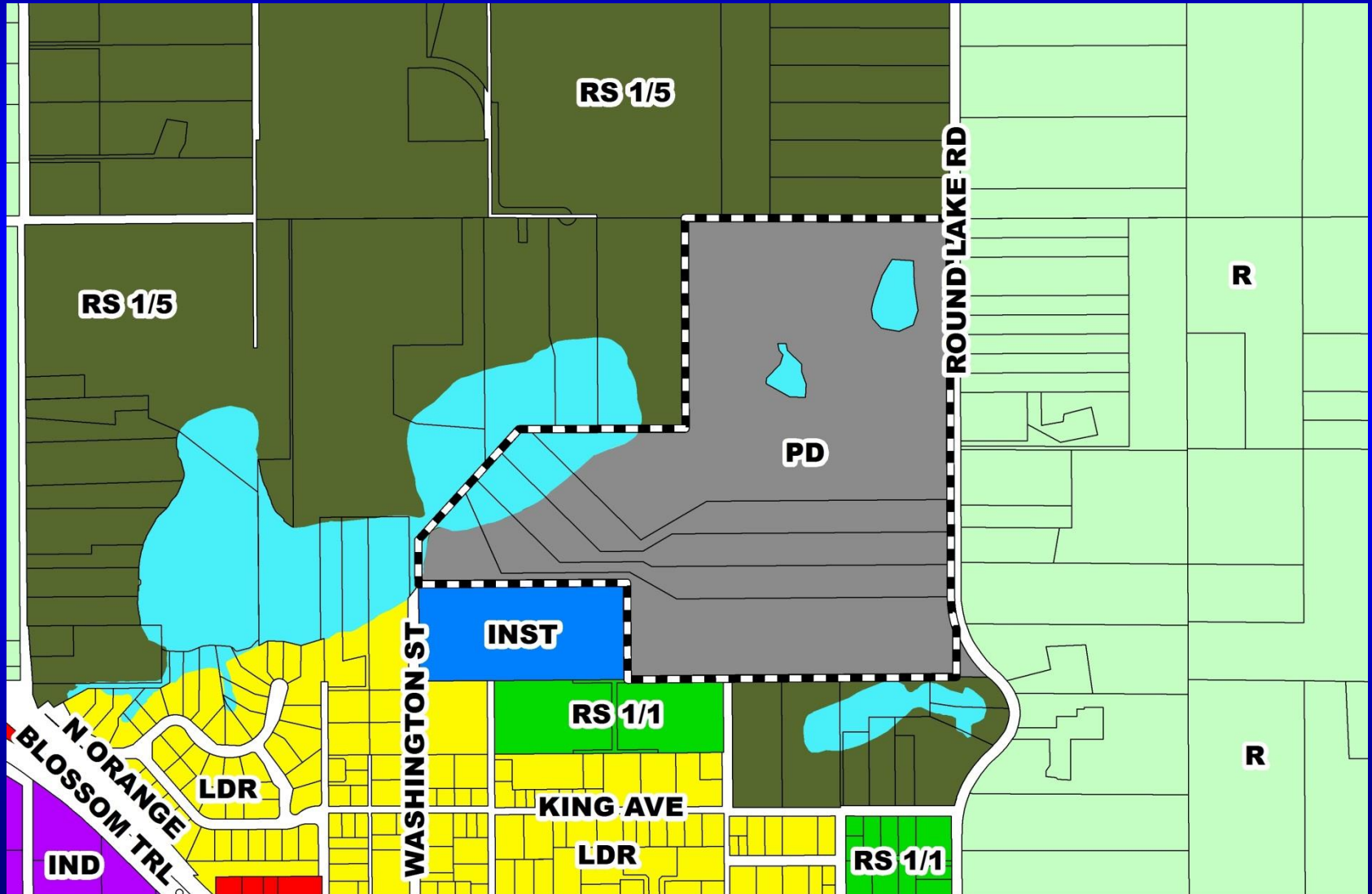
Acreage: 121.84 gross acres

Location: North of W. Ponkan Road / West of Round Lake Road

Request: To subdivide 121.84 acres in order to construct 104 detached single-family dwelling units.

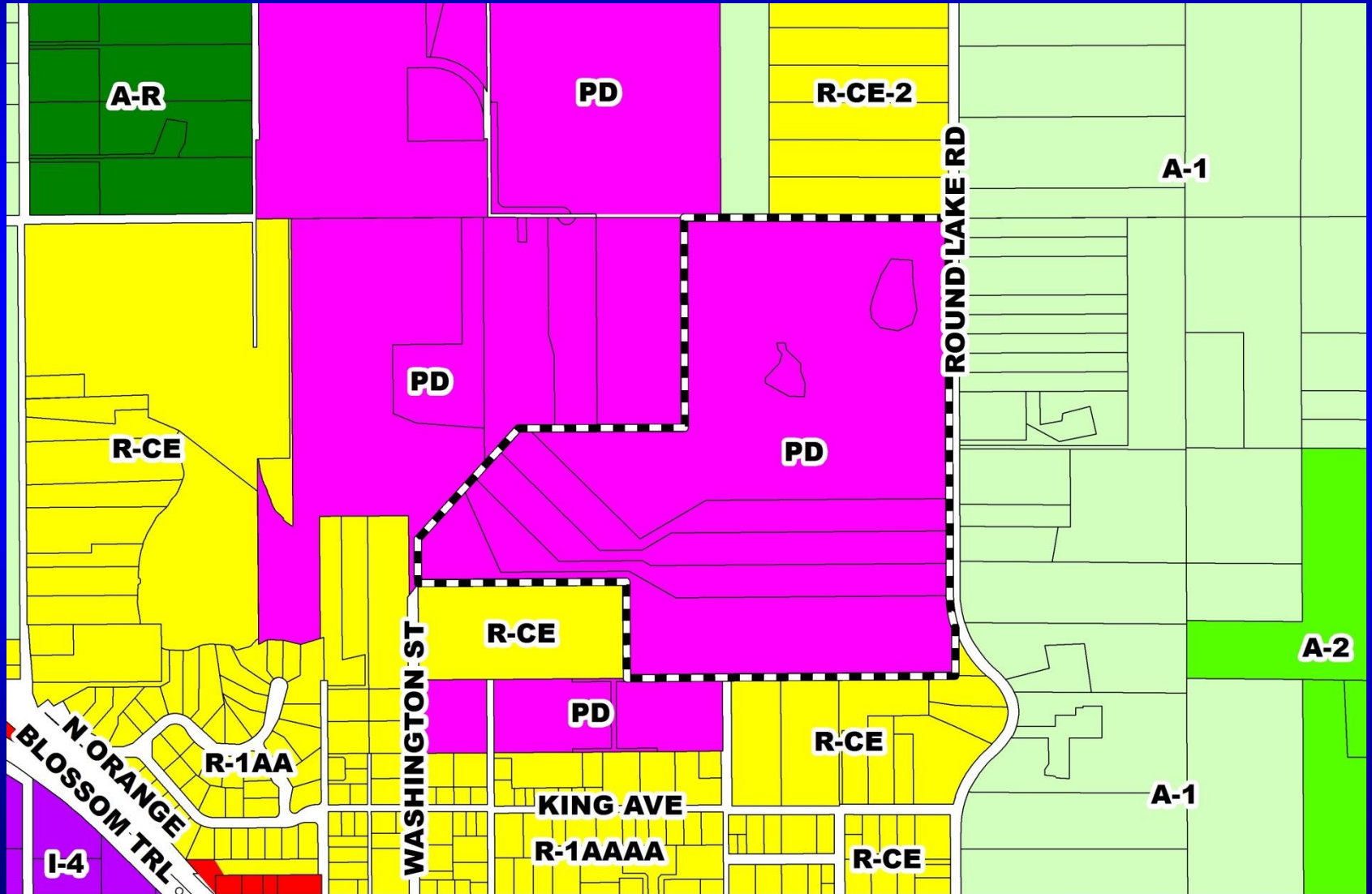


Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP) Future Land Use Map





Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP) Zoning Map

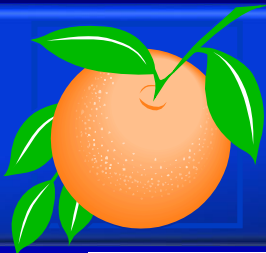




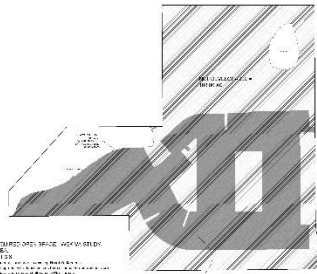
Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP)

Aerial Map

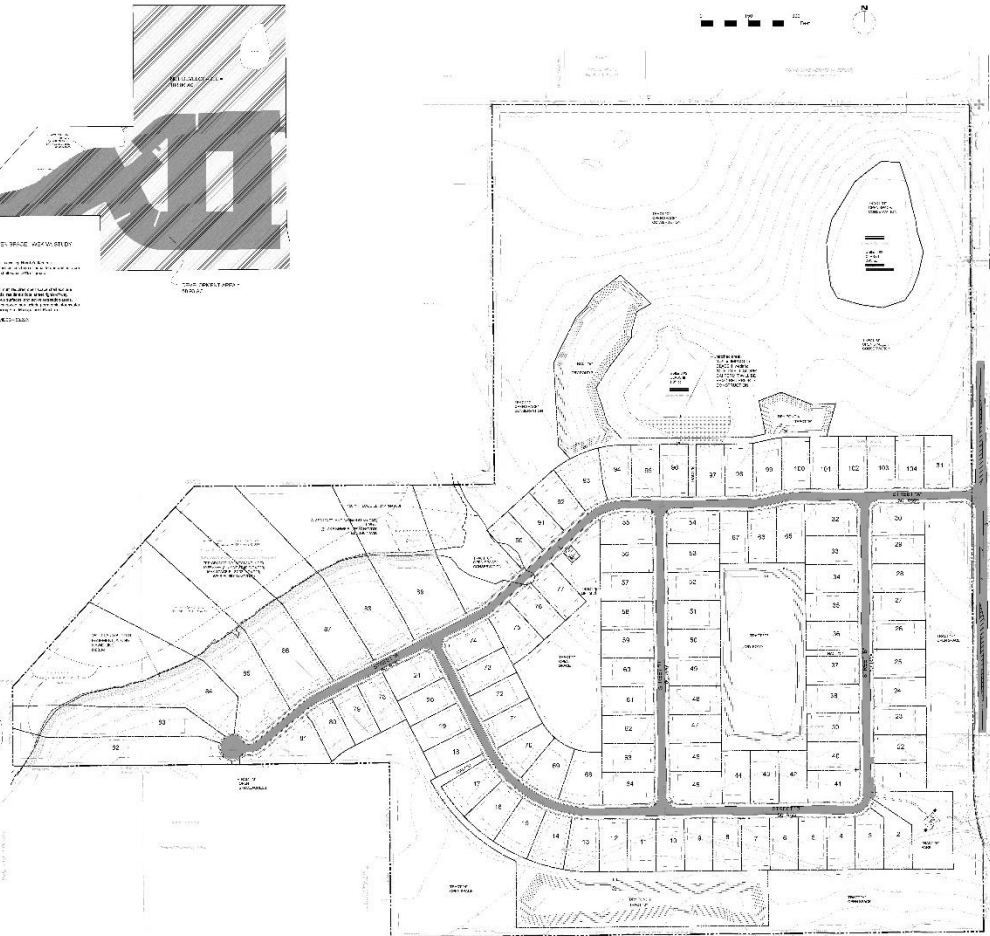




Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP)



BOUNDARY LINE AGREEMENT
 THIS PLAN IS A PRELIMINARY SUBDIVISION PLAN (PSP) FOR THE TERRA BONA PLANNED DEVELOPMENT (PD) AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT. THE BOUNDARY LINE AGREEMENT IS A LEGAL INSTRUMENT THAT BINDS THE ADJACENT PROPERTY OWNERS TO THE BOUNDARY LINE SHOWN ON THIS PLAN. THE BOUNDARY LINE AGREEMENT IS A NECESSARY INSTRUMENT FOR THE SUBDIVISION OF THE LAND AND IS A CONDITION OF THE APPROVAL OF THIS PLAN. THE BOUNDARY LINE AGREEMENT IS A LEGAL INSTRUMENT THAT BINDS THE ADJACENT PROPERTY OWNERS TO THE BOUNDARY LINE SHOWN ON THIS PLAN. THE BOUNDARY LINE AGREEMENT IS A NECESSARY INSTRUMENT FOR THE SUBDIVISION OF THE LAND AND IS A CONDITION OF THE APPROVAL OF THIS PLAN.



GENERAL SITE DATA

PROJECT NO.	2024-001
DATE	08/10/17
OWNER	PE Group, LLC
DESIGNER	PE Group, LLC
PROJECT LOCATION	10000 S. TERRA BONA DRIVE, DALLAS, TEXAS 75243
PROJECT AREA	100.00 AC
PROJECT TYPE	RESIDENTIAL
PROJECT PHASE	PRELIMINARY SUBDIVISION PLAN (PSP)
PROJECT STATUS	PENDING APPROVAL

LOT DATA

LOT NO.	AREA (SQ. FT.)	AREA (AC)
1-114	100,000	2.30
TOTAL	100,000	2.30

NOTES

- THIS PLAN IS A PRELIMINARY SUBDIVISION PLAN (PSP) FOR THE TERRA BONA PLANNED DEVELOPMENT (PD) AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
- THE BOUNDARY LINE AGREEMENT IS A LEGAL INSTRUMENT THAT BINDS THE ADJACENT PROPERTY OWNERS TO THE BOUNDARY LINE SHOWN ON THIS PLAN.
- THE BOUNDARY LINE AGREEMENT IS A NECESSARY INSTRUMENT FOR THE SUBDIVISION OF THE LAND AND IS A CONDITION OF THE APPROVAL OF THIS PLAN.

PROPERTY DATA

PROPERTY NO.	AREA (SQ. FT.)	AREA (AC)
1-114	100,000	2.30
TOTAL	100,000	2.30

PROPERTY DATA

PROPERTY NO.	AREA (SQ. FT.)	AREA (AC)
1-114	100,000	2.30
TOTAL	100,000	2.30

PROPERTY DATA

PROPERTY NO.	AREA (SQ. FT.)	AREA (AC)
1-114	100,000	2.30
TOTAL	100,000	2.30

PROPERTY DATA

PROPERTY NO.	AREA (SQ. FT.)	AREA (AC)
1-114	100,000	2.30
TOTAL	100,000	2.30

PROPERTY DATA

PROPERTY NO.	AREA (SQ. FT.)	AREA (AC)
1-114	100,000	2.30
TOTAL	100,000	2.30



PE Group, LLC
 10000 S. TERRA BONA DRIVE, DALLAS, TEXAS 75243
 TEL: 214.416.1000
 FAX: 214.416.1001
 WWW.PEGROUP.LLC

Site Plan
TERRABONA PSP

DATE: 8/10/17
 SCALE: 1" = 150'
 DRAWN BY: rbp
 CHECKED BY: rbp
 PROJECT NO.: PSP
 SHEET NO.: C-1





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Terra Bona Planned Development (PD) / Terra Bona Preliminary Subdivision Plan / Development Plan dated “Received September 12, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

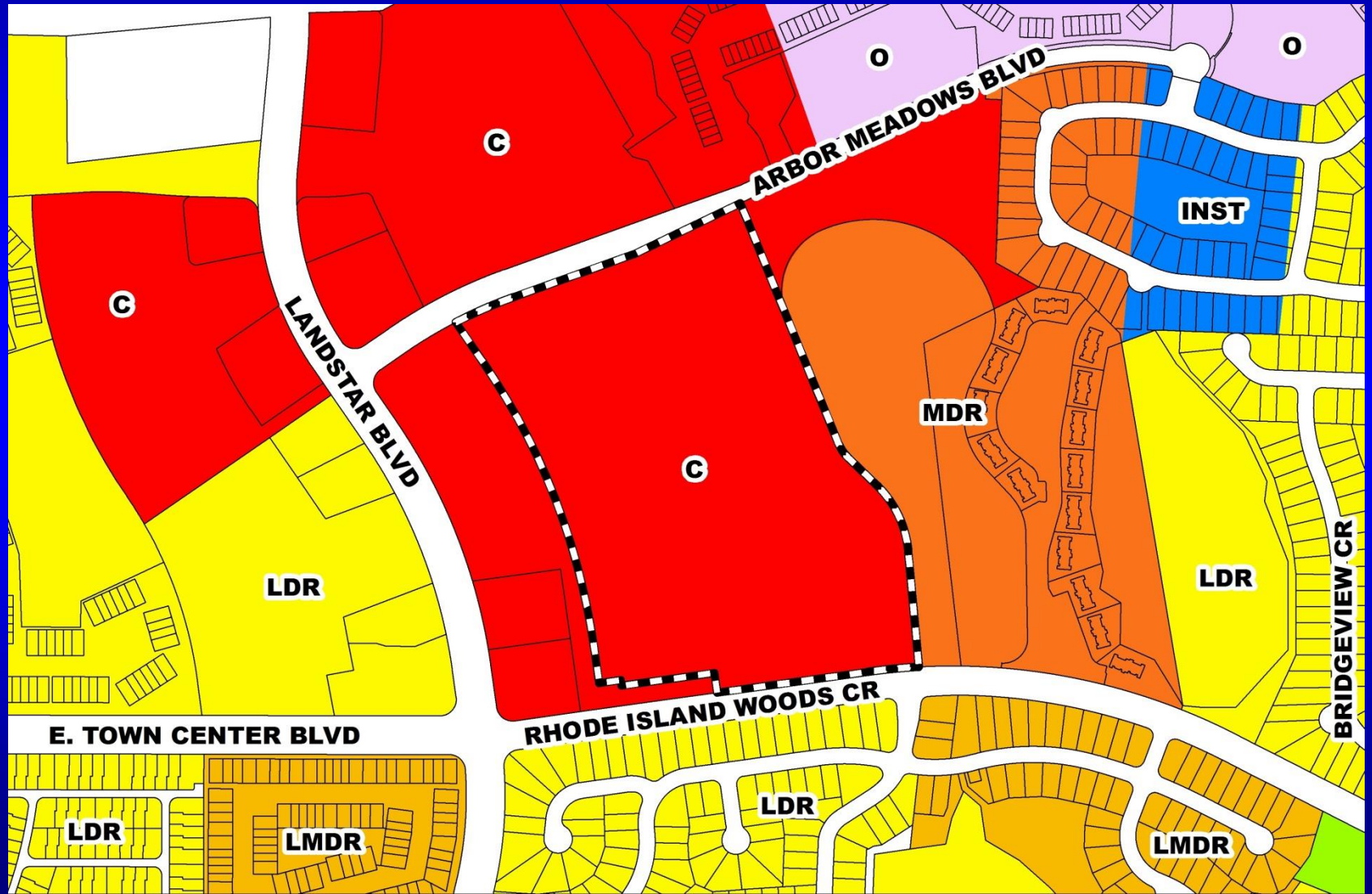


Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP)

- Case:** CDR-17-04-131
- Project Name:** Meadow Woods PD / Parcel 30.1 PSP
- Applicant:** David M. Kelly, Poulos & Bennett, LLC
- District:** 4
- Acreage:** 29.73 gross acres
- Location:** East of Landstar Boulevard / North of Rhode Island Woods Circle
- Request:** To reduce the rear setbacks from 20' to 18'; reduce the Arbor Meadows Boulevard setbacks from 35' to 33'; and to convert the PSP from a gated community to a non-gated community with public roads.

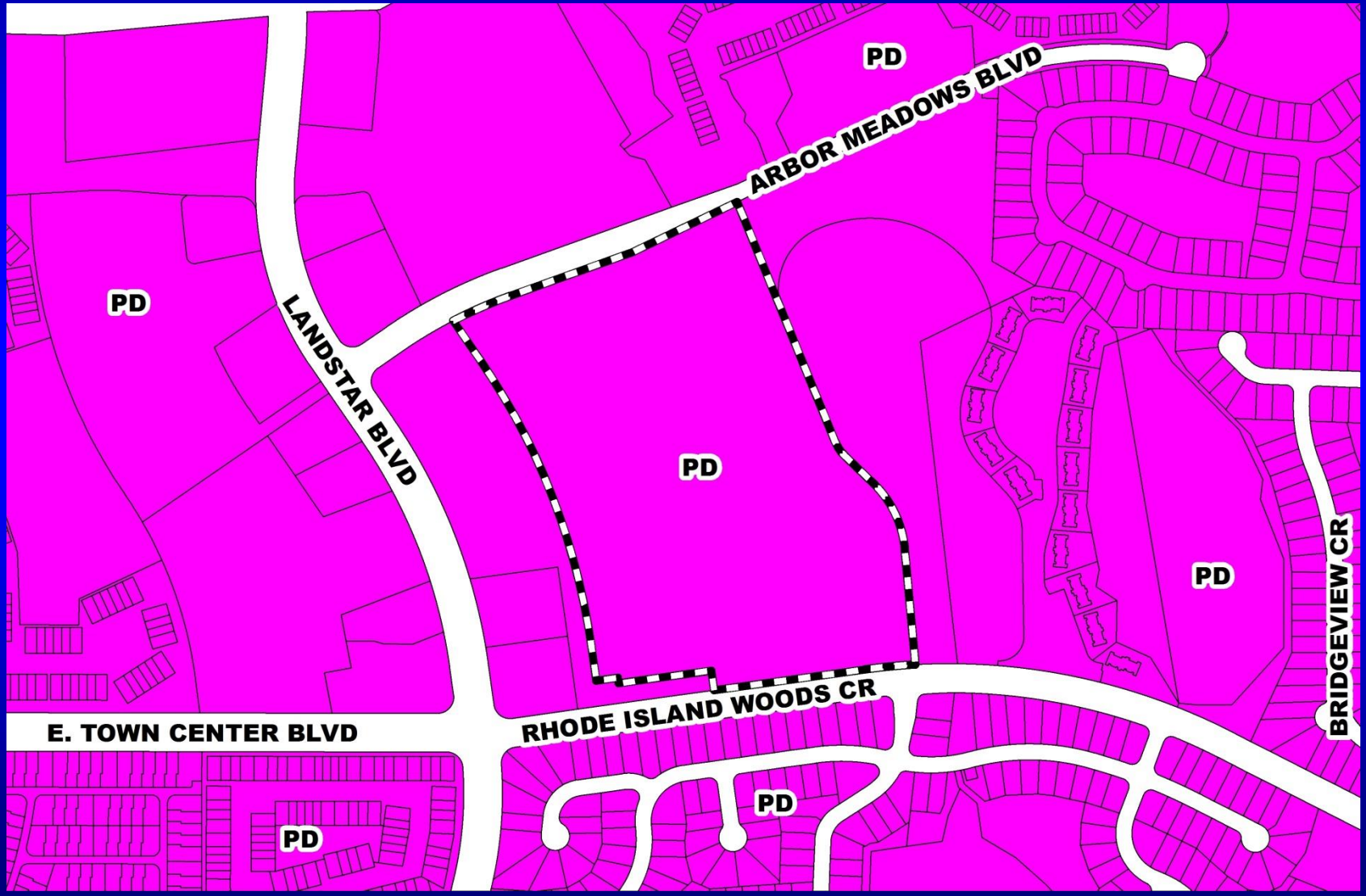


Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP) Future Land Use Map



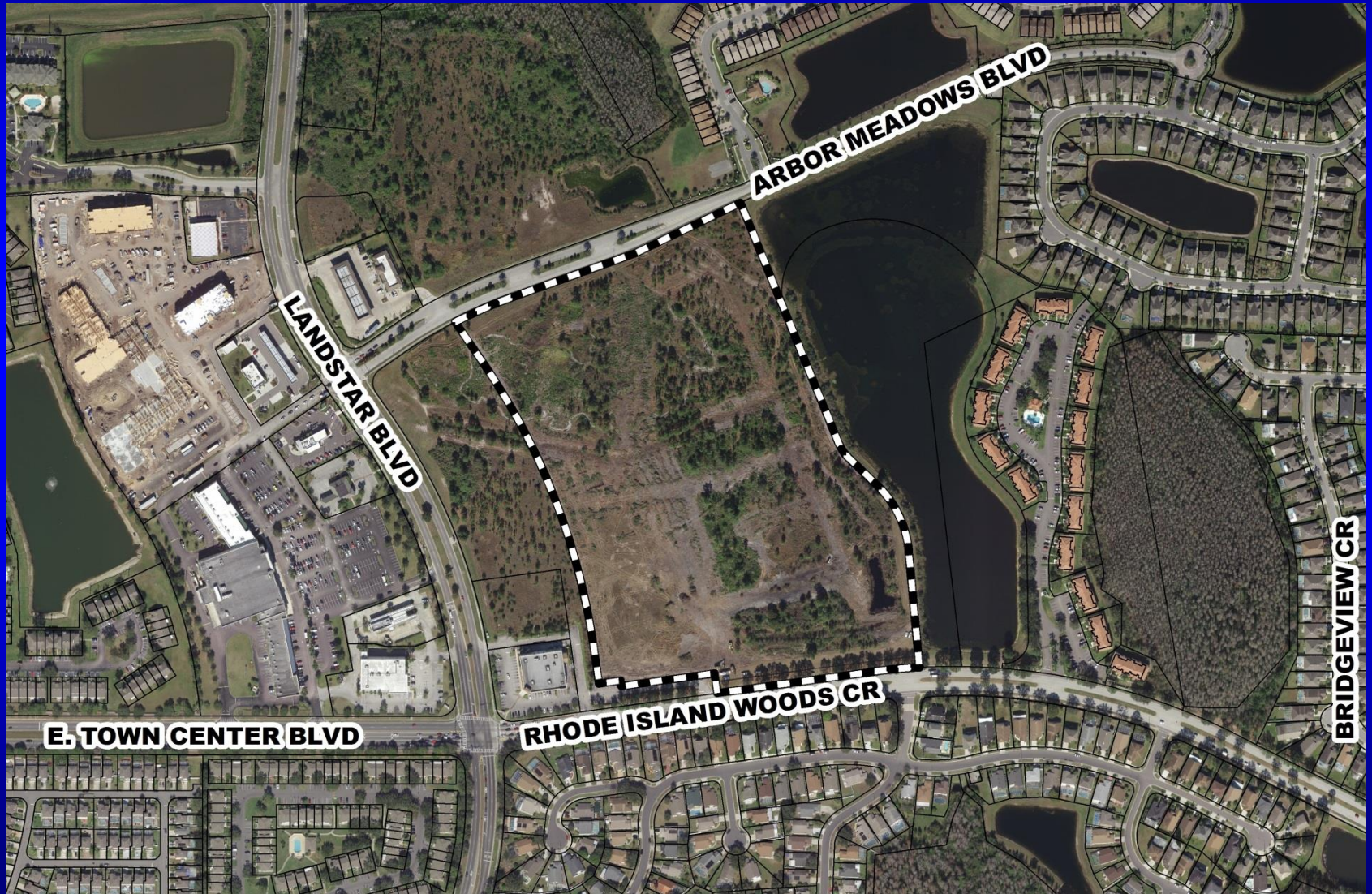


Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP) Zoning Map





Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP) Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Meadow Woods Planned Development (PD) / Parcel 30.1 Preliminary Subdivision Plan (PSP) dated “Received October 4, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

Board of County Commissioners

Public Hearings

November 28, 2017