

*Board of County Commissioners*

# Public Hearings

**July 28, 2020**

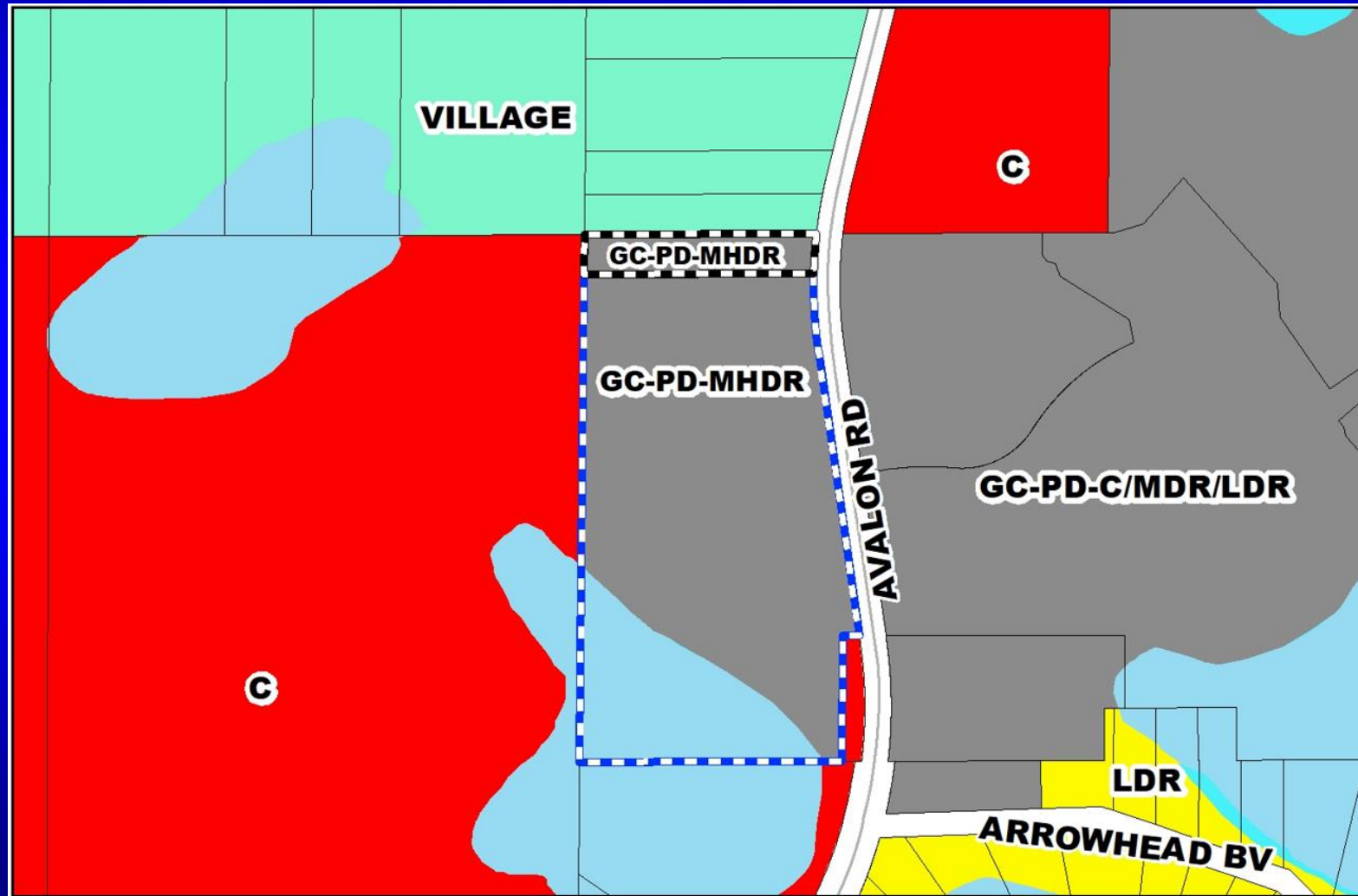


## The Registry on Grass Lake Planned Development / Land Use Plan

- Case:** LUPA-19-08-262
- Project Name:** The Registry on Grass Lake Planned Development
- Applicant:** Robert Reese, Brossier Corporation
- District:** 1
- Acreage:** 1.33 gross acres (parcel to be added)  
17.01 gross acres (existing PD parcel)
- Location:** 14506 Avalon Road; Generally located on the west side of Avalon Road, approximately 1,445 feet south of Grove Blossom Way.
- Request:** To rezone one parcel containing 1.33 acres from A-1 (Citrus Rural District) to PD (Planned Development District) and incorporate the subject parcel into The Registry on Grass Lake PD. Additionally, four (4) waivers from Orange County Code related to building height and setbacks are associated with this request. No additional entitlements are requested.

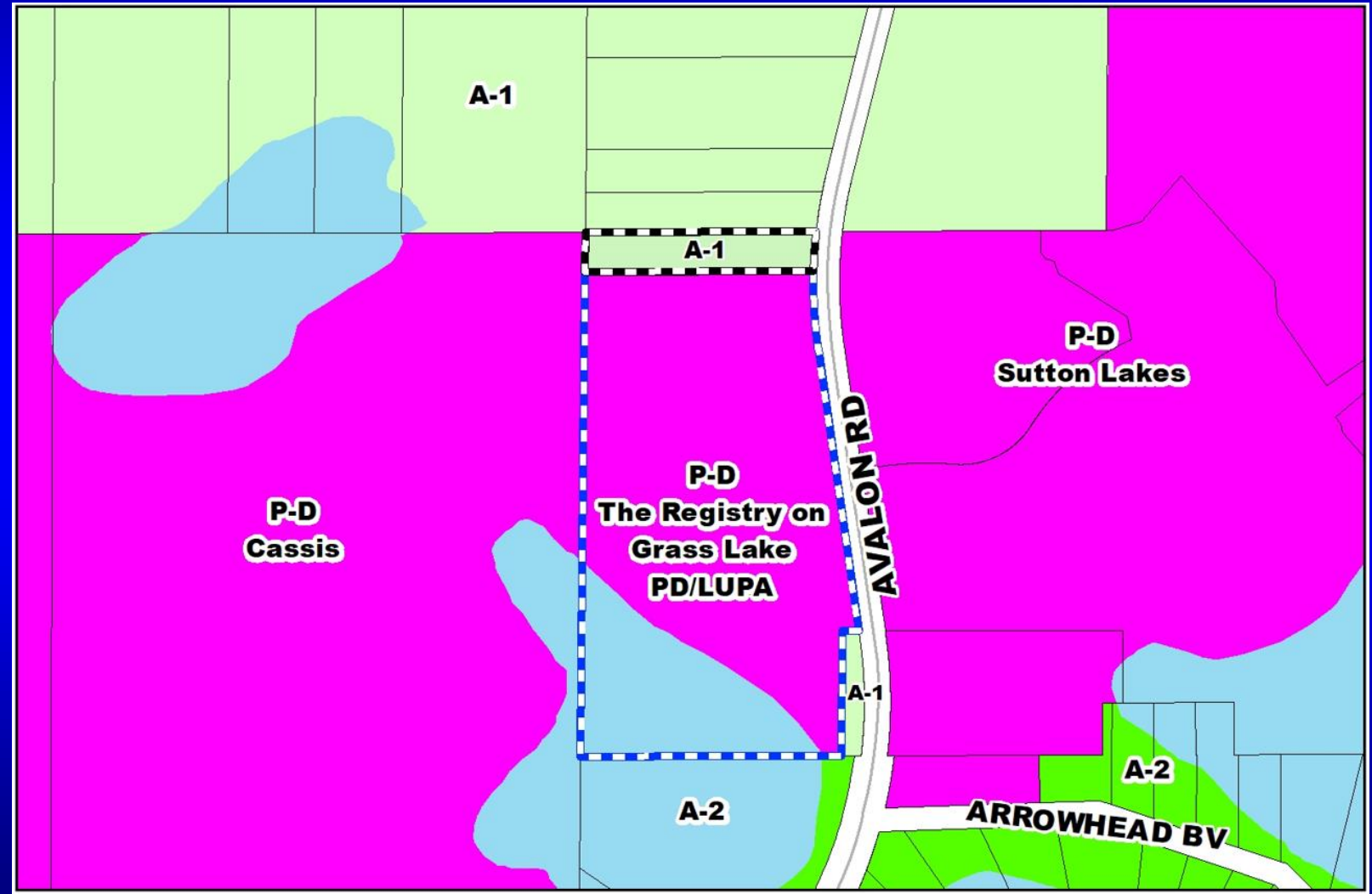


# The Registry on Grass Lake Planned Development / Land Use Plan Future Land Use Map



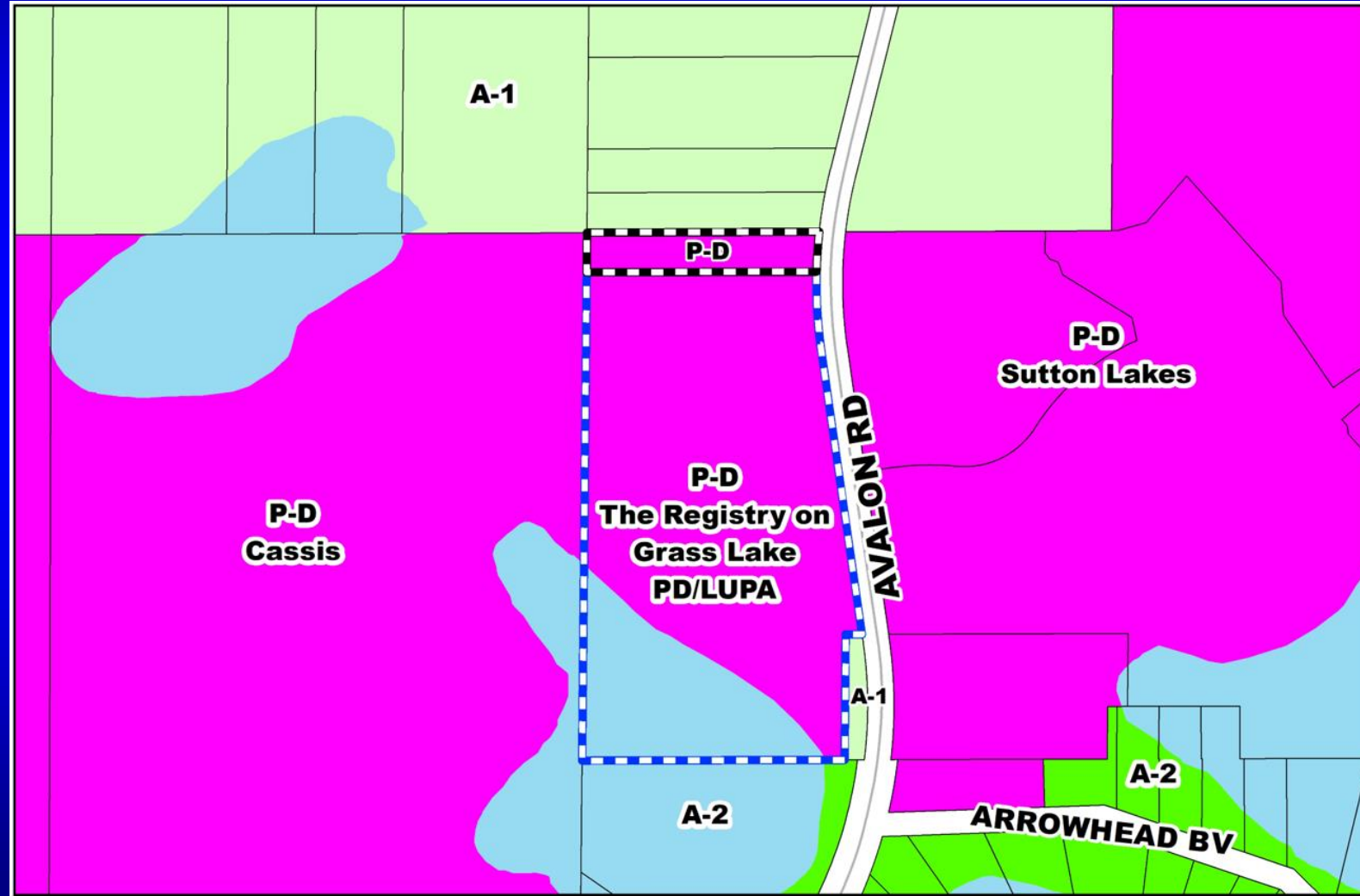


# The Registry on Grass Lake Planned Development / Land Use Plan Zoning Map





# The Registry on Grass Lake Planned Development / Land Use Plan Proposed Zoning Map

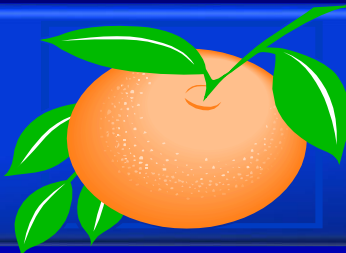




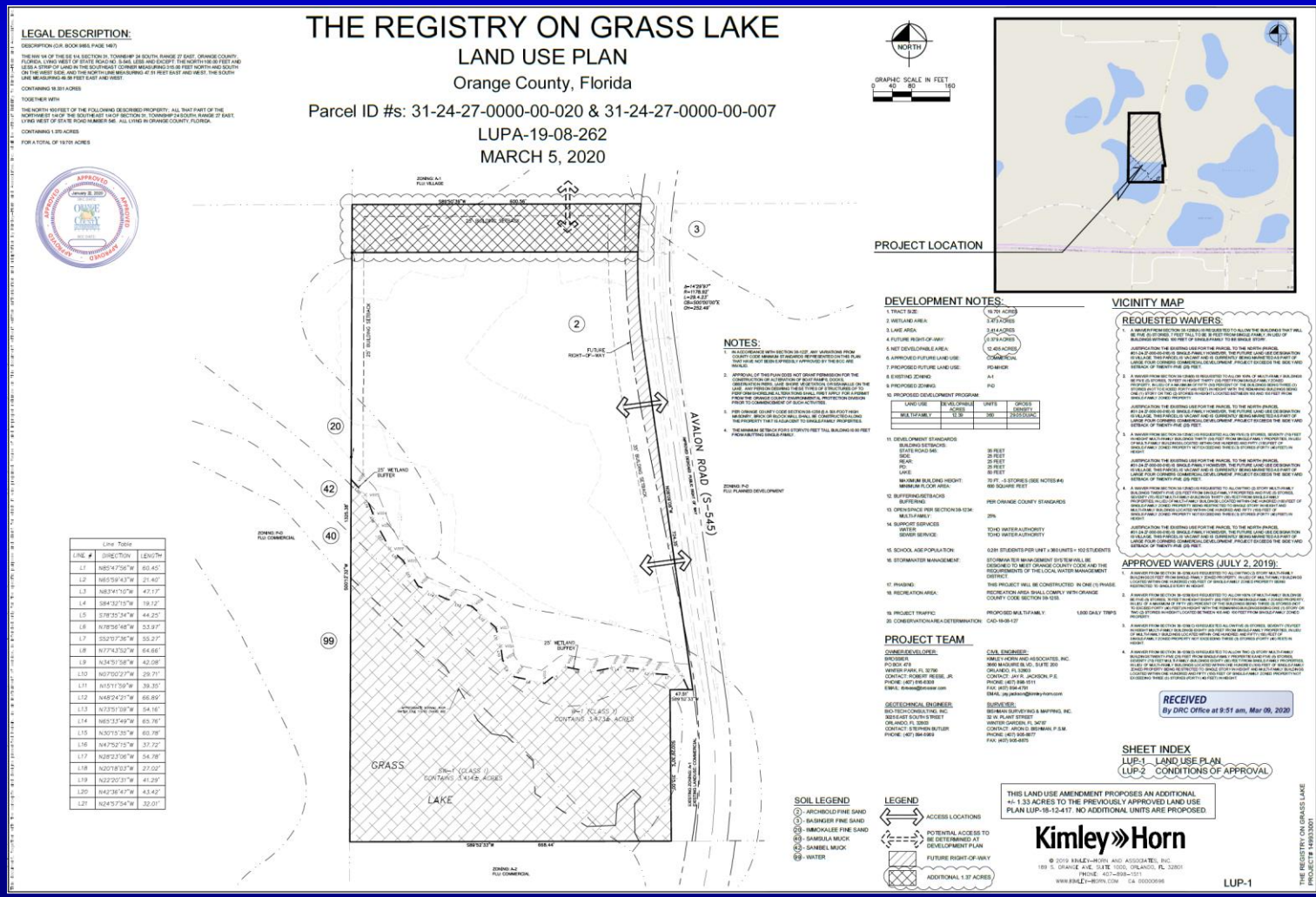


# The Registry on Grass Lake Planned Development / Land Use Plan Aerial Map





# The Registry on Grass Lake Planned Development / Land Use Plan Overall Land Use Plan



**Line Table**

LINE #	DIRECTION	LENGTH
1.1	N80°47'56"W	80.45'
1.2	S89°59'43"W	21.40'
1.3	N82°41'07"W	41.17'
1.4	S84°32'15"W	19.12'
1.5	S78°25'24"W	44.25'
1.6	N78°36'54"W	53.97'
1.7	S52°19'36"W	55.27'
1.8	N77°43'52"W	64.66'
1.9	S26°51'38"W	42.58'
1.10	N67°02'27"W	29.71'
1.11	N55°11'59"W	38.30'
1.12	N48°24'21"W	66.89'
1.13	N73°11'59"W	64.16'
1.14	N65°13'49"W	65.76'
1.15	N20°19'25"W	60.79'
1.16	N4°52'32"W	51.72'
1.17	N28°23'56"W	54.78'
1.18	N20°18'03"W	27.00'
1.19	N22°20'31"W	41.29'
1.20	N42°36'47"W	43.42'
1.21	N42°57'54"W	32.01'





# Additional Condition of Approval

**11. Prior to approval of the first PSP / DP, applicant shall amend CEA-OC-18-040 to include the property added to the PD by LUPA-19-08-262.**





# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Registry on Grass Lake Planned Development / Land Use Plan (PD/LUP) dated “Received March 9, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended, and approve Consent Agenda items K.4 and K.5, which are the associated road agreements.**

**District 1**

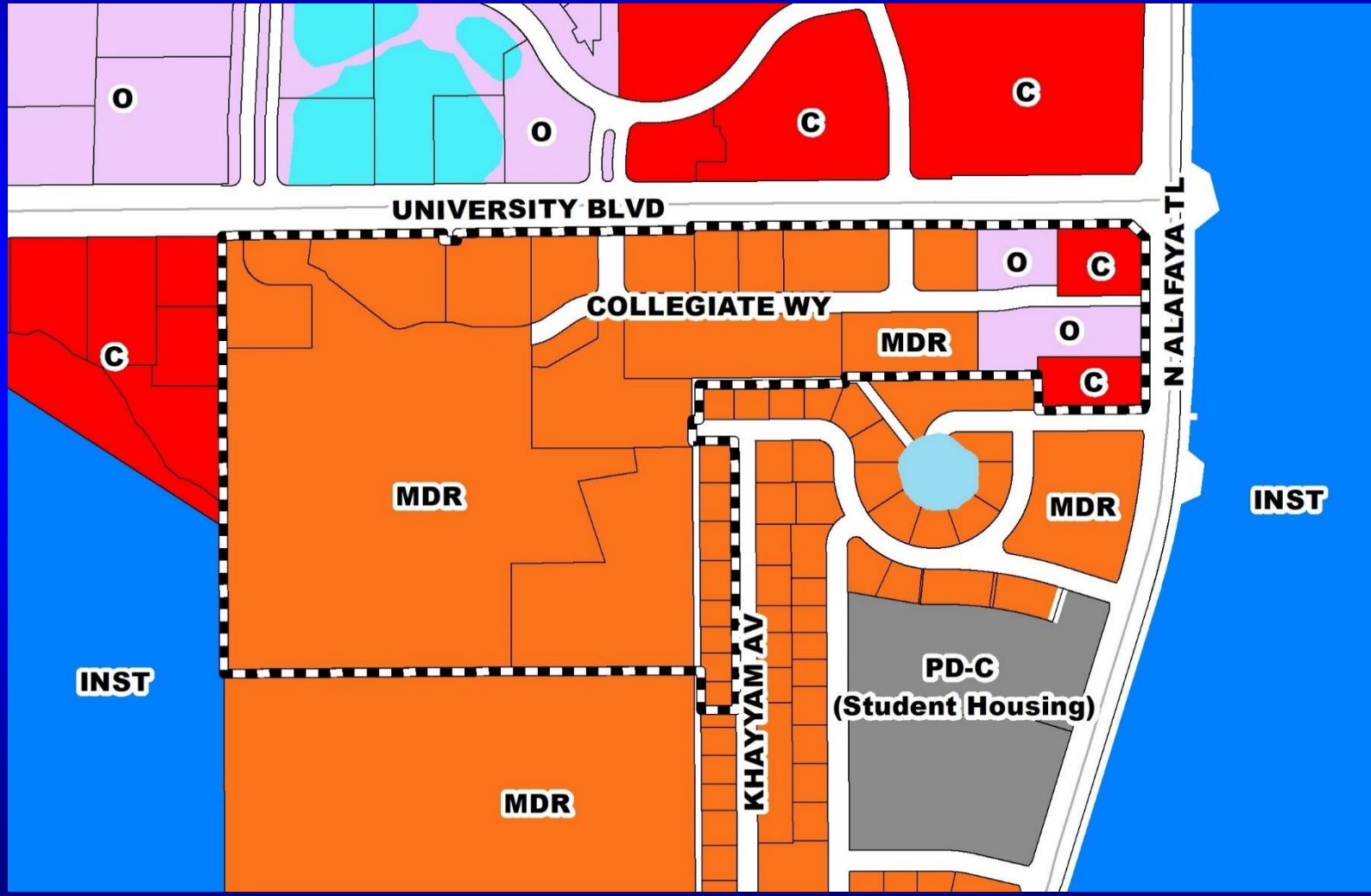


# Collegiate Village Planned Development / Land Use Plan

- Case:** LUPA-19-11-394
- Project Name:** Collegiate Village PD
- Applicant:** Michelle Heatherly, Demetree Global
- District:** 5
- Acreage:** 0.73 acres (portion to be rezoned)  
54.25 acres (overall PD)
- Location:** Generally located south of University Boulevard and west of Alafaya Trail.
- Request:** To rezone 0.73 acre from R-3 (Multiple-Family Dwelling District) (Parcel # 10-22-31-9652-10-100) to PD (Planned Development District). Additionally, three (3) waivers from Orange County Code related to parking, building setbacks, and recreation requirements are associated with this request.

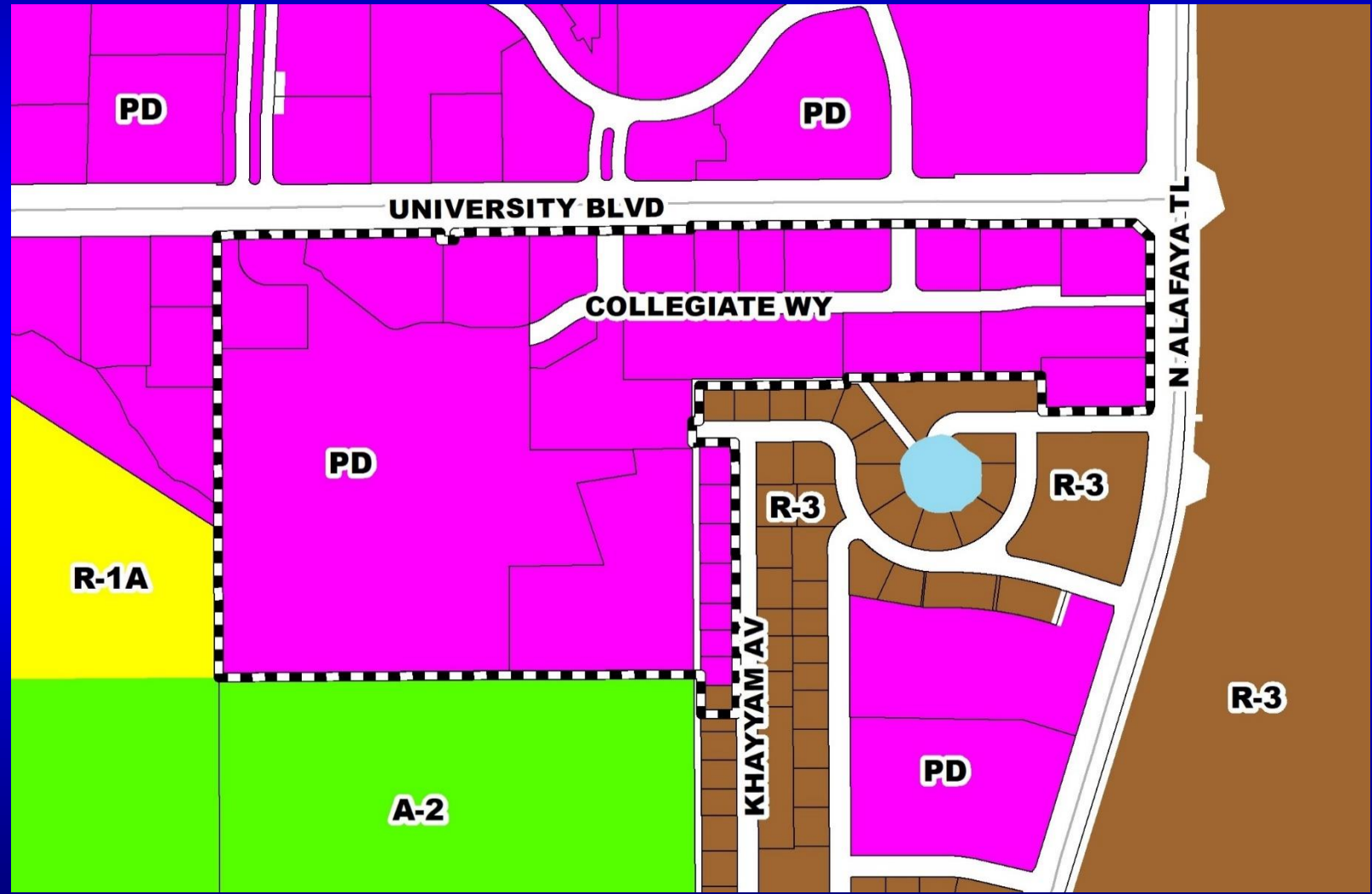


# Collegiate Village Planned Development / Land Use Plan Future Land Use Map





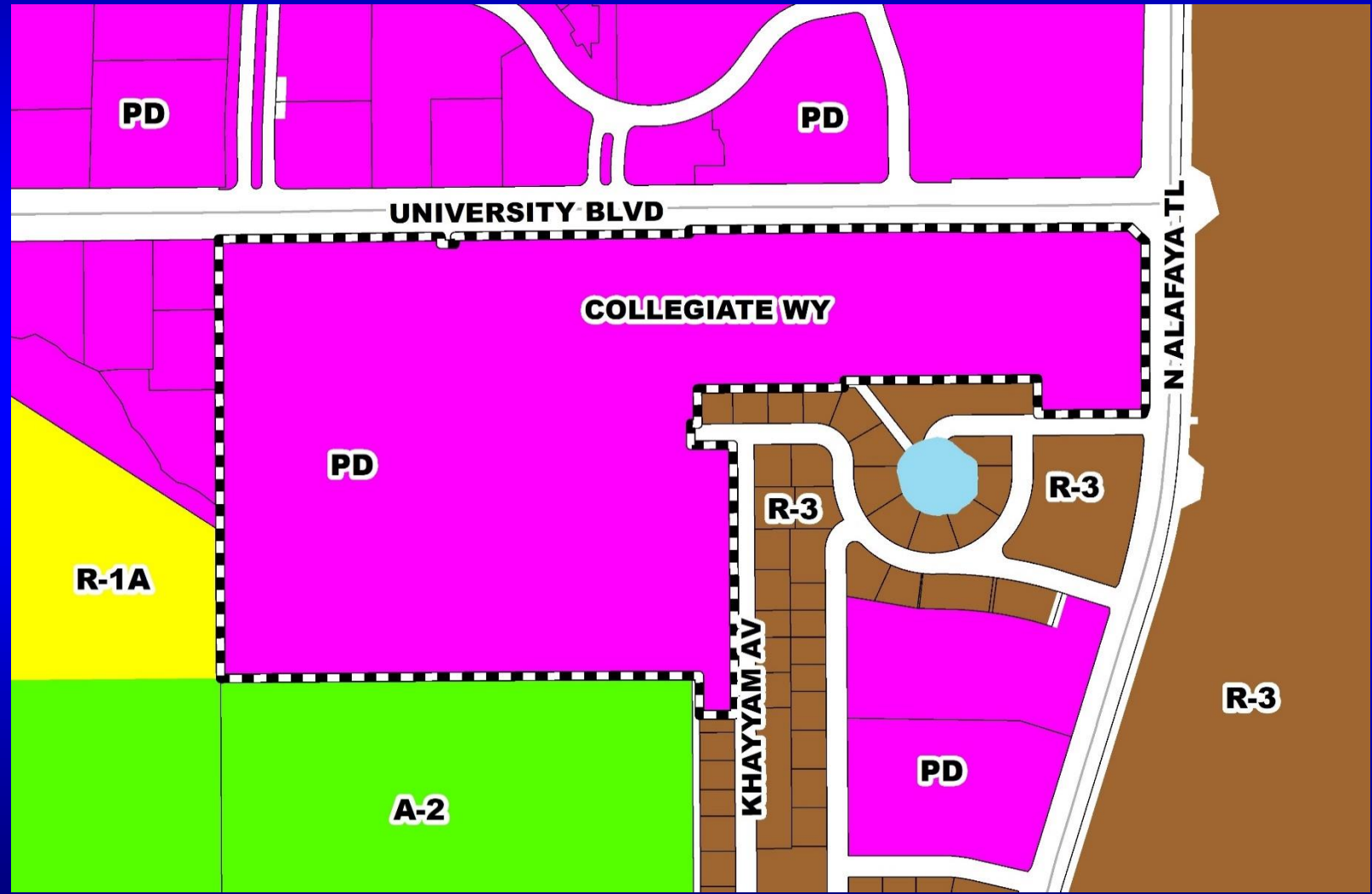
# Collegiate Village Planned Development / Land Use Plan Zoning Map







# Collegiate Village Planned Development / Land Use Plan Proposed Zoning Map





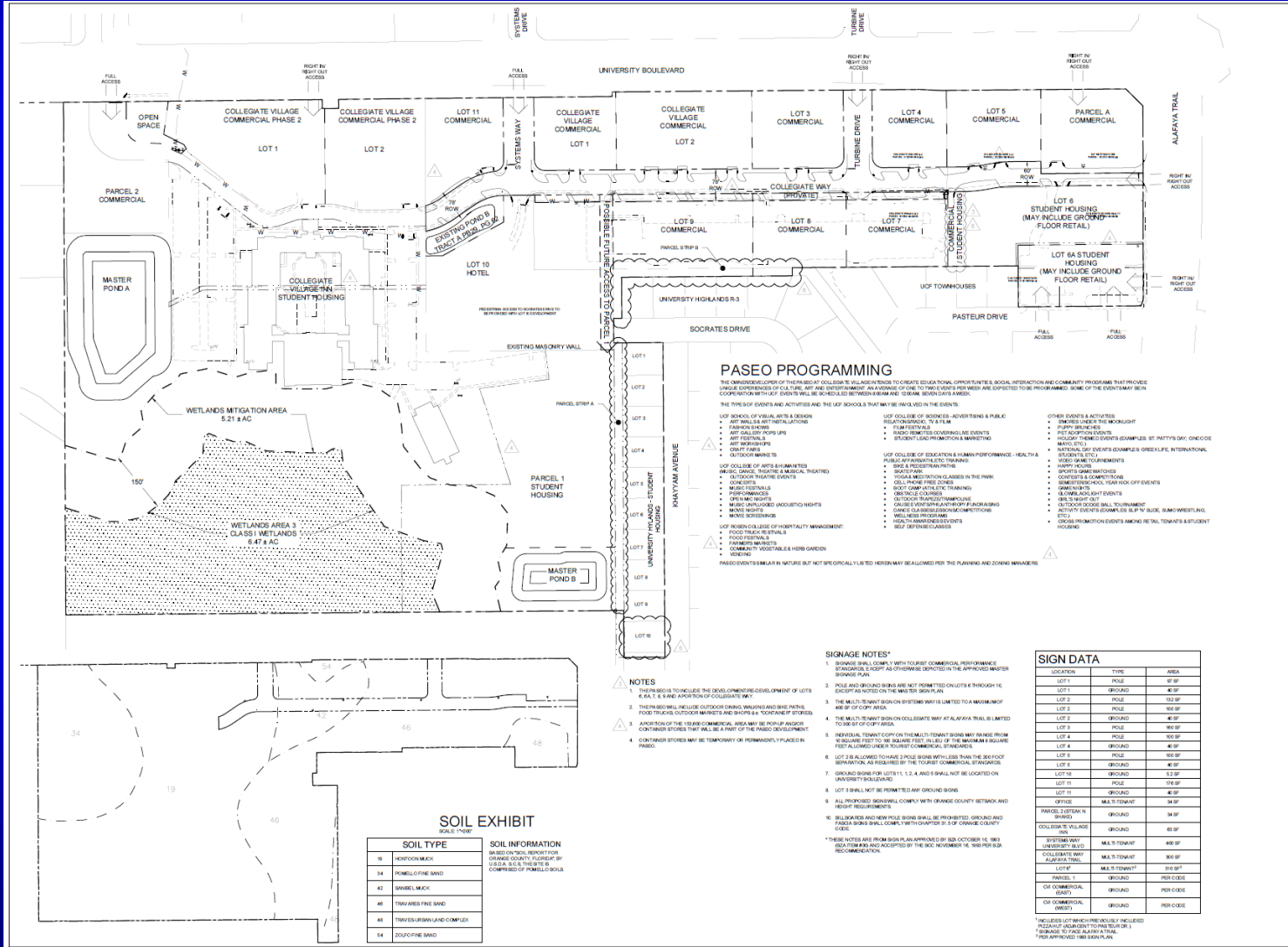
# Collegiate Village Planned Development / Land Use Plan Aerial Map







# Collegiate Village Planned Development / Land Use Plan Overall Land Use Plan





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Collegiate Village Planned Development / Land Use Plan dated “Received February 13, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report.**

**District 5**





# **RZ-20-03-019 – Geoff Summitt Planning and Zoning Commission (PZC) Board-Called Hearing**

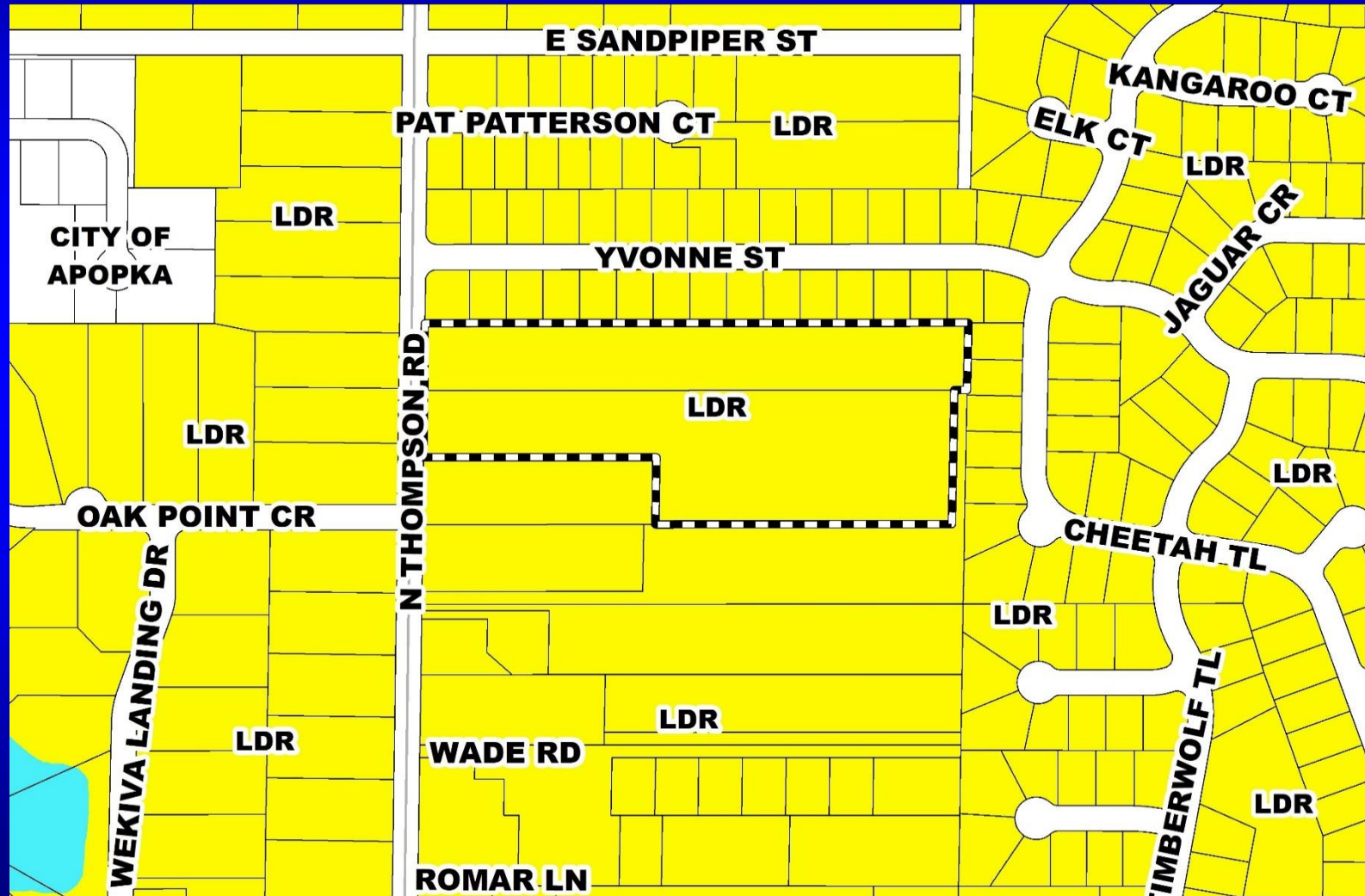
- Case:** RZ-20-03-019
- Applicant:** Geoff Summitt, G.L. Summit Engineering Inc.
- District:** 2
- Location:** 615 & 627 N. Thompson Road; or generally located east of N. Thompson Road and north of Votaw Road
- Acreage:** 11.70 gross acre
- From:** A-1 (Citrus Rural District)
- To:** R-1 (Single-Family Dwelling District)
- Proposed Use:** Forty (40) single-family detached residential dwelling units



**RZ-20-03-019 – Geoff Summitt**

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

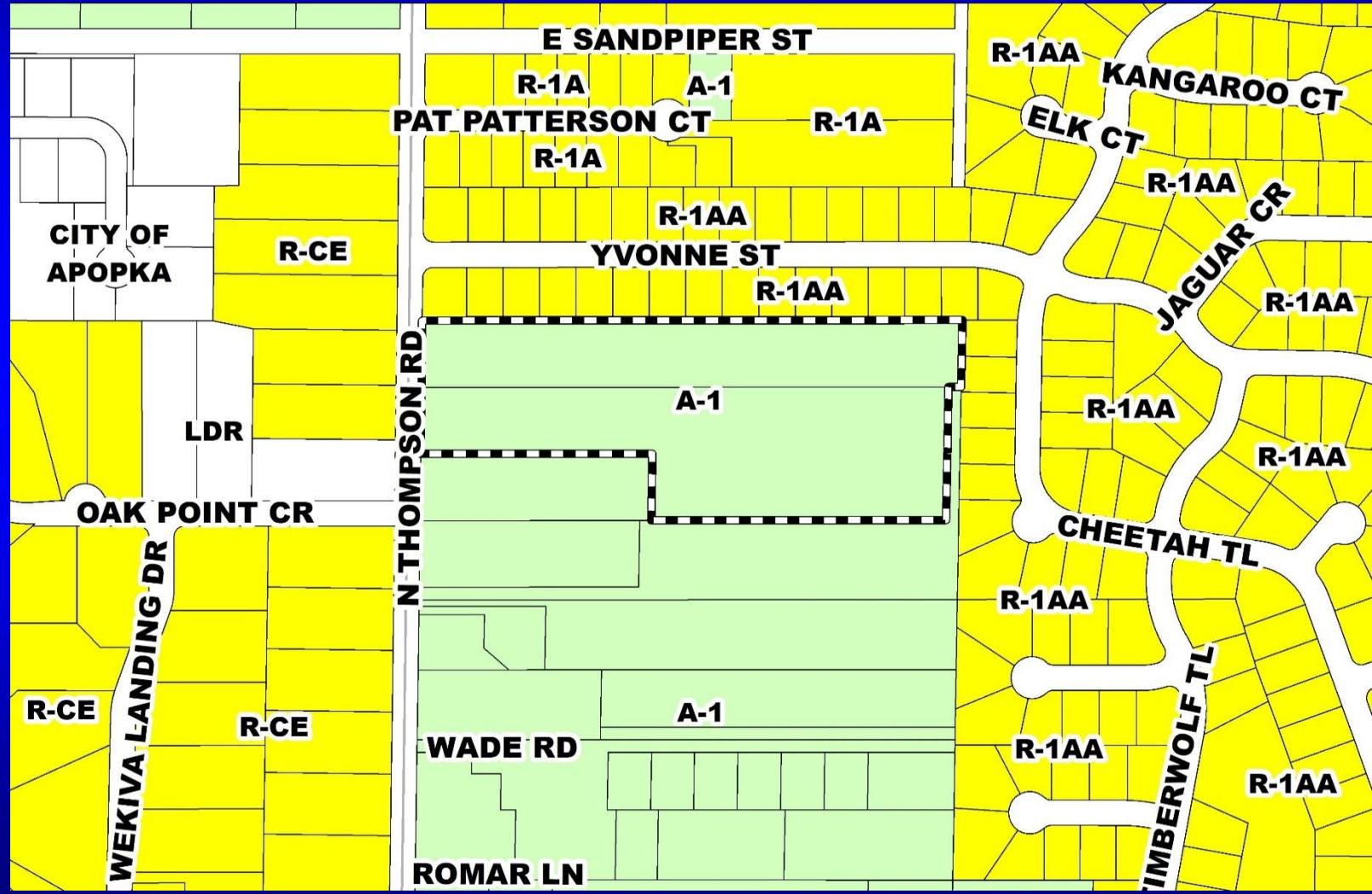
**Future Land Use Map**





# RZ-20-03-019 – Geoff Summitt

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



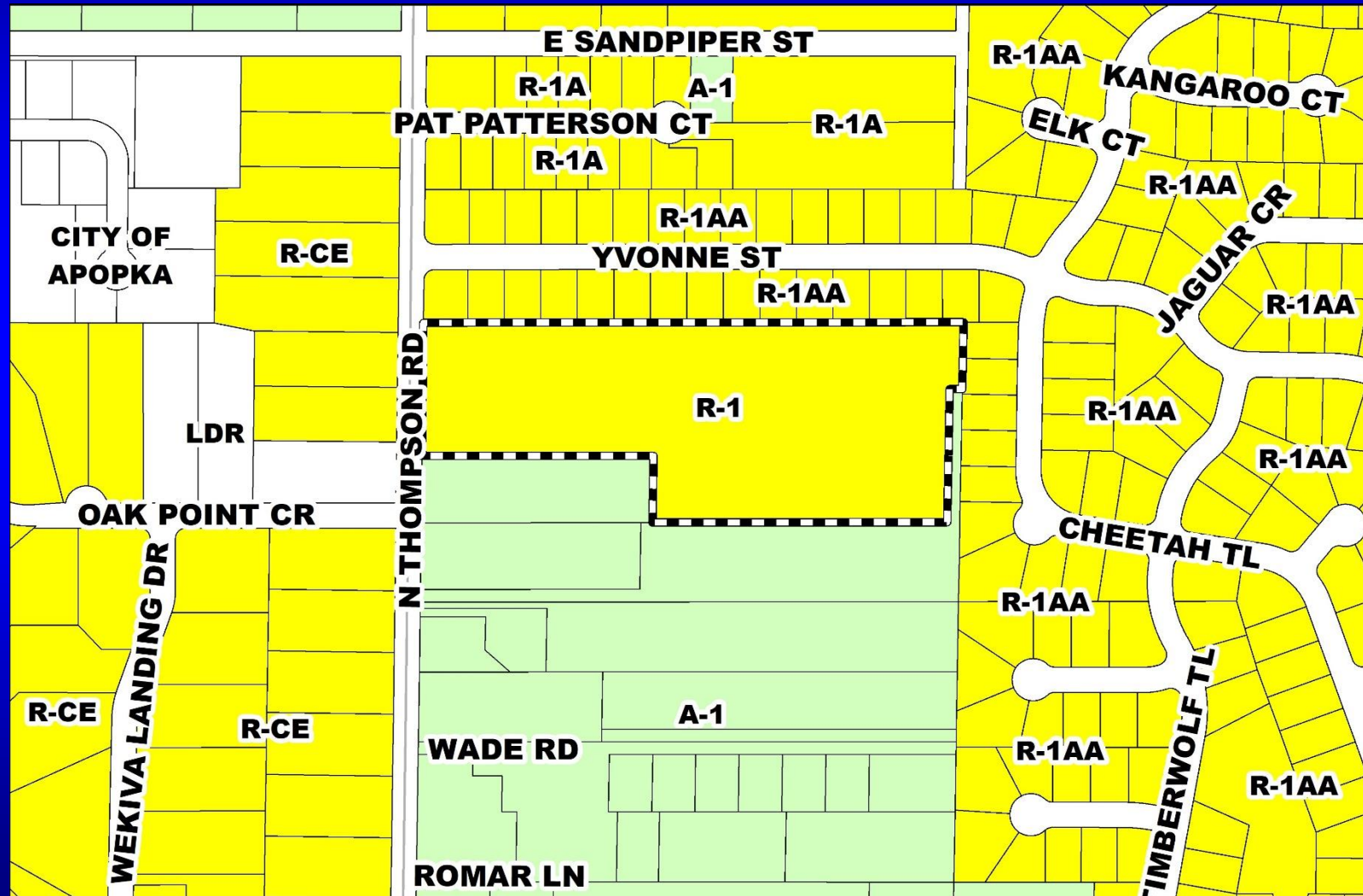




# RZ-20-03-019 – Geoff Summitt

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

### Proposed Zoning Map







**RZ-20-03-019 – Geoff Summitt**

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

**Aerial Map**





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the requested R-1 (Single Family Dwelling District) zoning, subject to the restriction listed in the staff report.**

**District 2**





# **RZ-19-11-055 – Kathy Hattaway, Poulos & Bennett, LLC. Planning and Zoning Commission (PZC) Board-Called Hearing**

- Case:** RZ-19-11-055
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 5
- Location:** Generally located west side of TV Tower Road, north of Lake Pickett Road, and southwest of North Fort Christmas Road
- Acreage:** 292.79-gross acre  
253.26-net developable acres
- From:** R-CE-C (Country Estate Cluster District)
- To:** R-CE-C (Country Estate Cluster District)
- Proposed Use:** To amend the Lake Pickett Cluster Plan to allow non-lakefront lots sizes to be one-third (1/3) acre within Phases 2, 3, 5 & 6



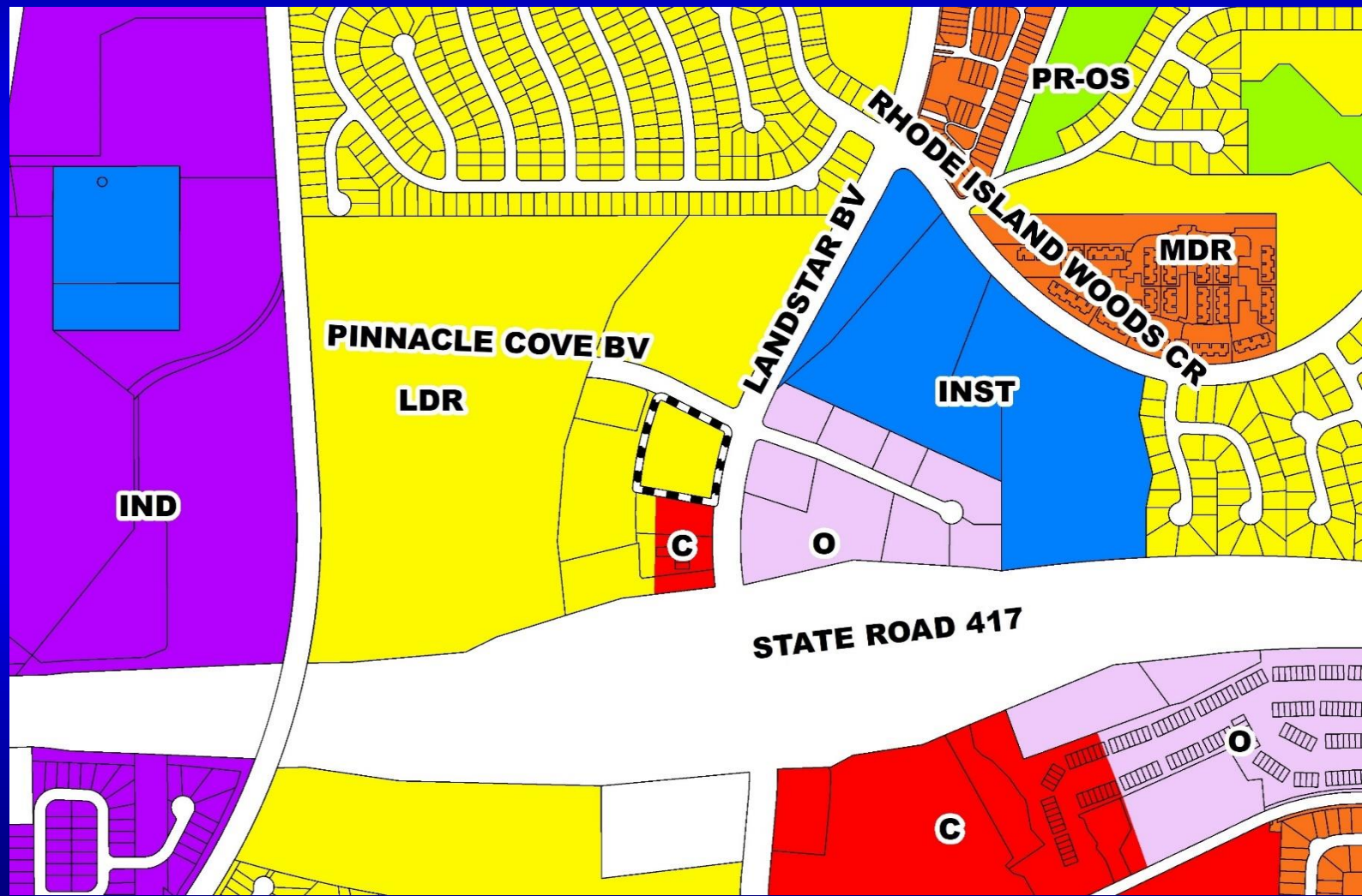
# Meadow Woods Planned Development / Land Use Plan

- Case:** CDR-18-05-144
- Project Name:** Meadow Woods PD
- Applicant:** Barry Johnson, Miller Johnson Law, P.L.
- District:** 4
- Acreage:** 3,324.78 gross acres (overall PD)  
2.83 gross acres (affected parcel only)
- Location:** 13450 Landstar Boulevard; generally located north of State Road 417, west of Landstar Boulevard, and south of Pinnacle Cove Boulevard
- Request:** To allow outdoor storage of boats, recreational vehicles, trailers and vehicles, but not the rental or display of U-Hauls or moving trucks, on PD Parcel 12.1. No waivers are associated with this request.



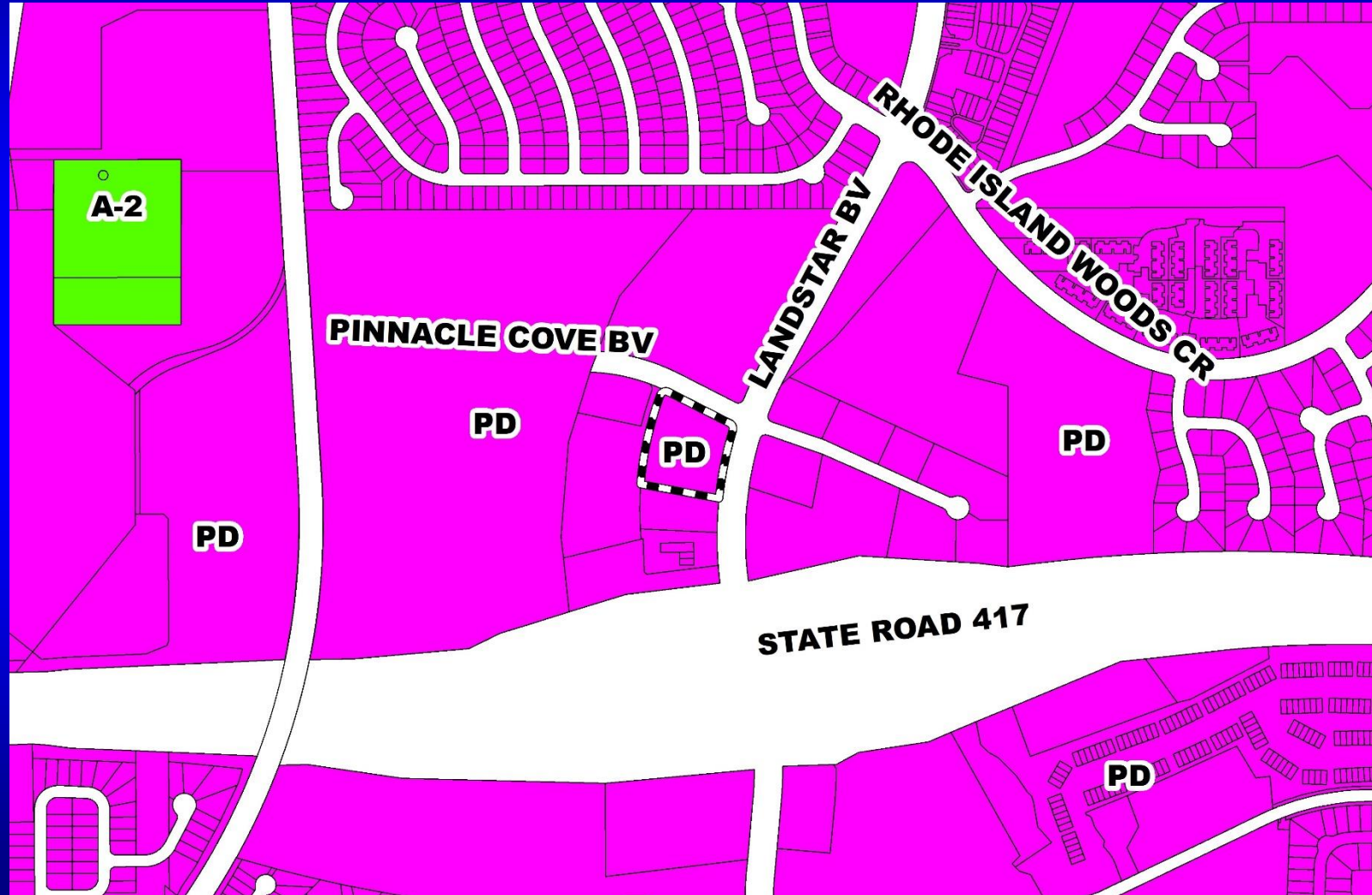


# Meadow Woods Planned Development / Land Use Plan Future Land Use Map





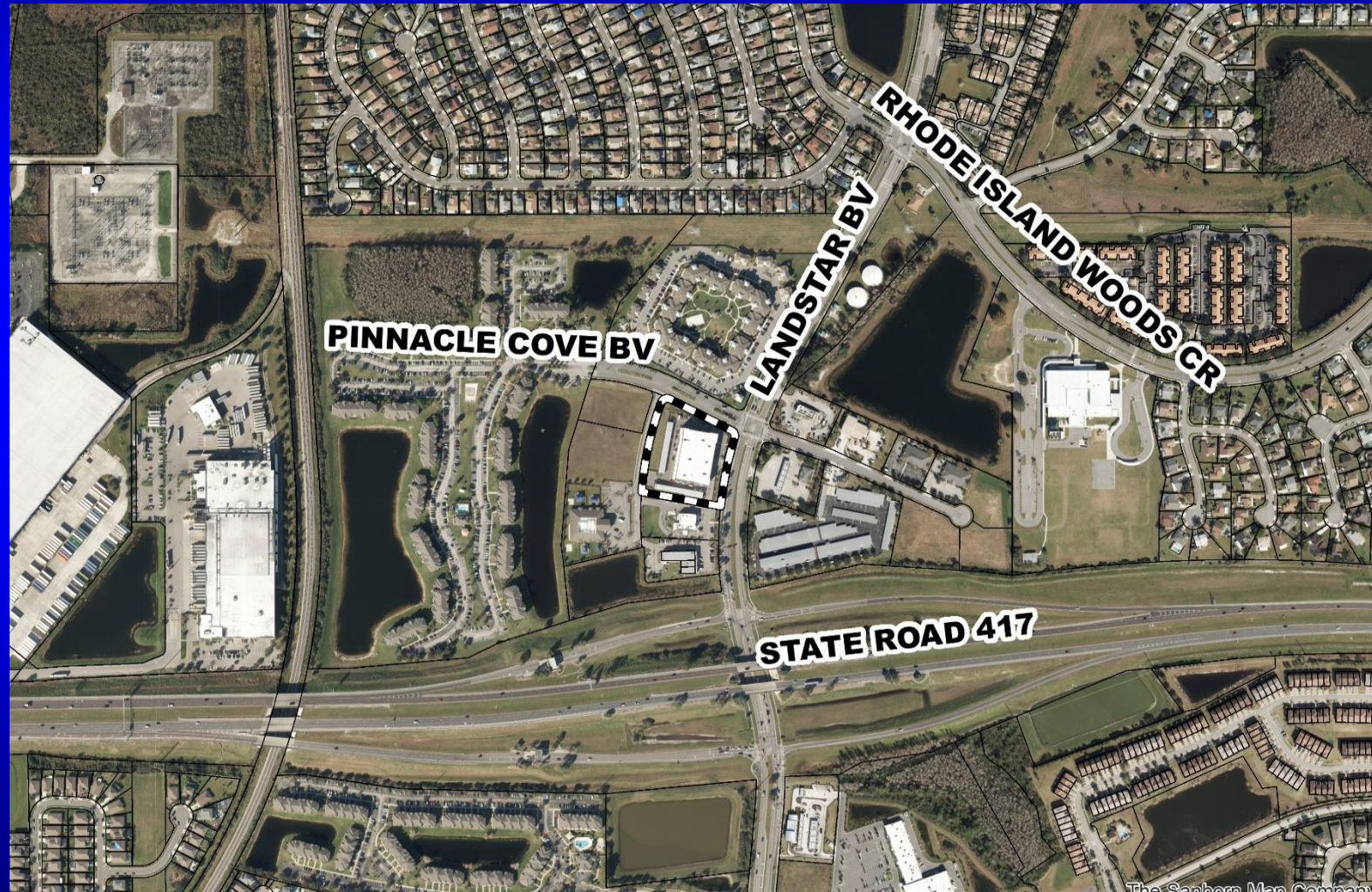
# Meadow Woods Planned Development / Land Use Plan Zoning Map







# Meadow Woods Planned Development / Land Use Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Meadow Woods Planned Development / Land Use Plan (PD/LUP), dated “Received August 27, 2018” subject to the conditions listed under the DRC Recommendation in the Staff Report, and approve Consent Agenda item K.2, which is the associated change to the Meadow Woods Development Order.**

**District 4**

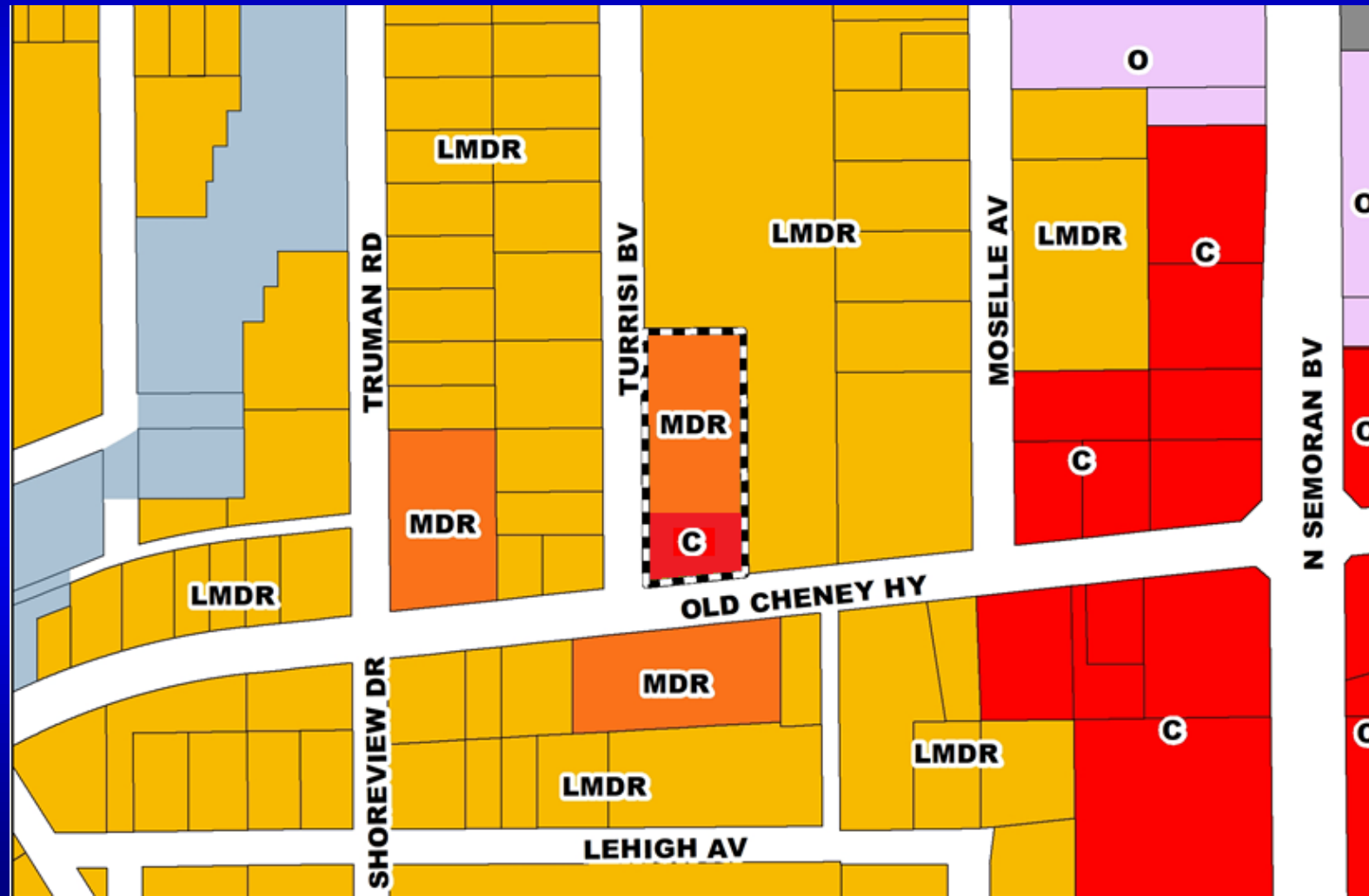


## **Old Cheney Townhomes Planned Development / Land Use Plan**

- Case:** LUP-19-06-225
- Project Name:** Old Cheney Townhomes PD
- Applicant:** Neel Shivcharran, Galleon Consulting Group, LLC
- District:** 5
- Acreage:** 1.14 gross acres
- Location:** 5565 Old Cheney Highway; or generally at the northeast corner of the Old Cheney Highway and Turrisi Boulevard intersection
- Request:** To construct ten (10) attached single-family residential dwelling units. Additionally, there are nine (9) waivers from Orange County Code related to setbacks, buffering, recreation requirements, and right-of-way associated with this request.

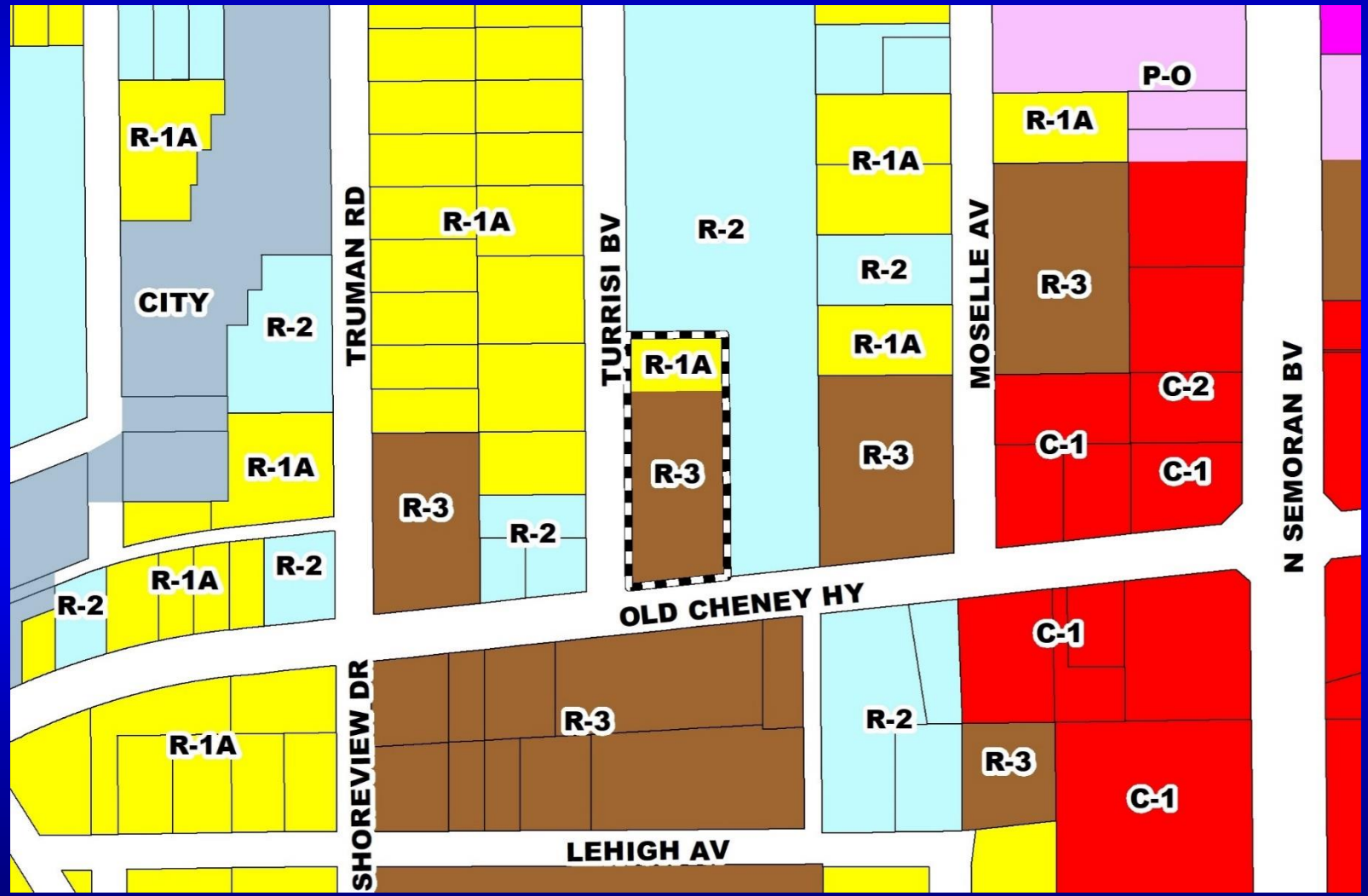


# Old Cheney Townhomes Planned Development / Land Use Plan Future Land Use Map





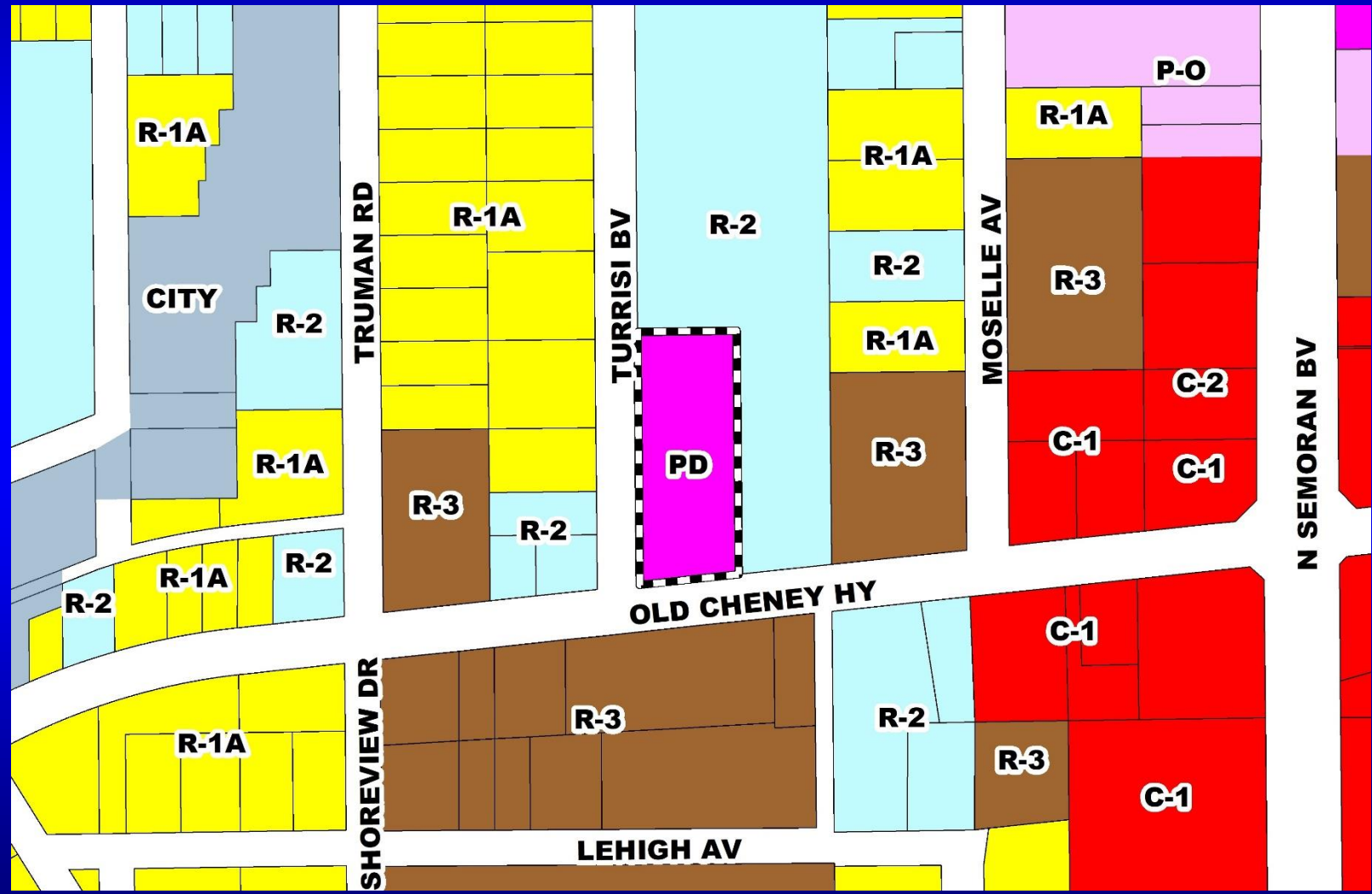
# Old Cheney Townhomes Planned Development / Land Use Plan Zoning Map







# Old Cheney Townhomes Planned Development / Land Use Plan Proposed Zoning Map

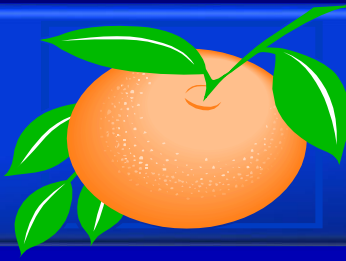




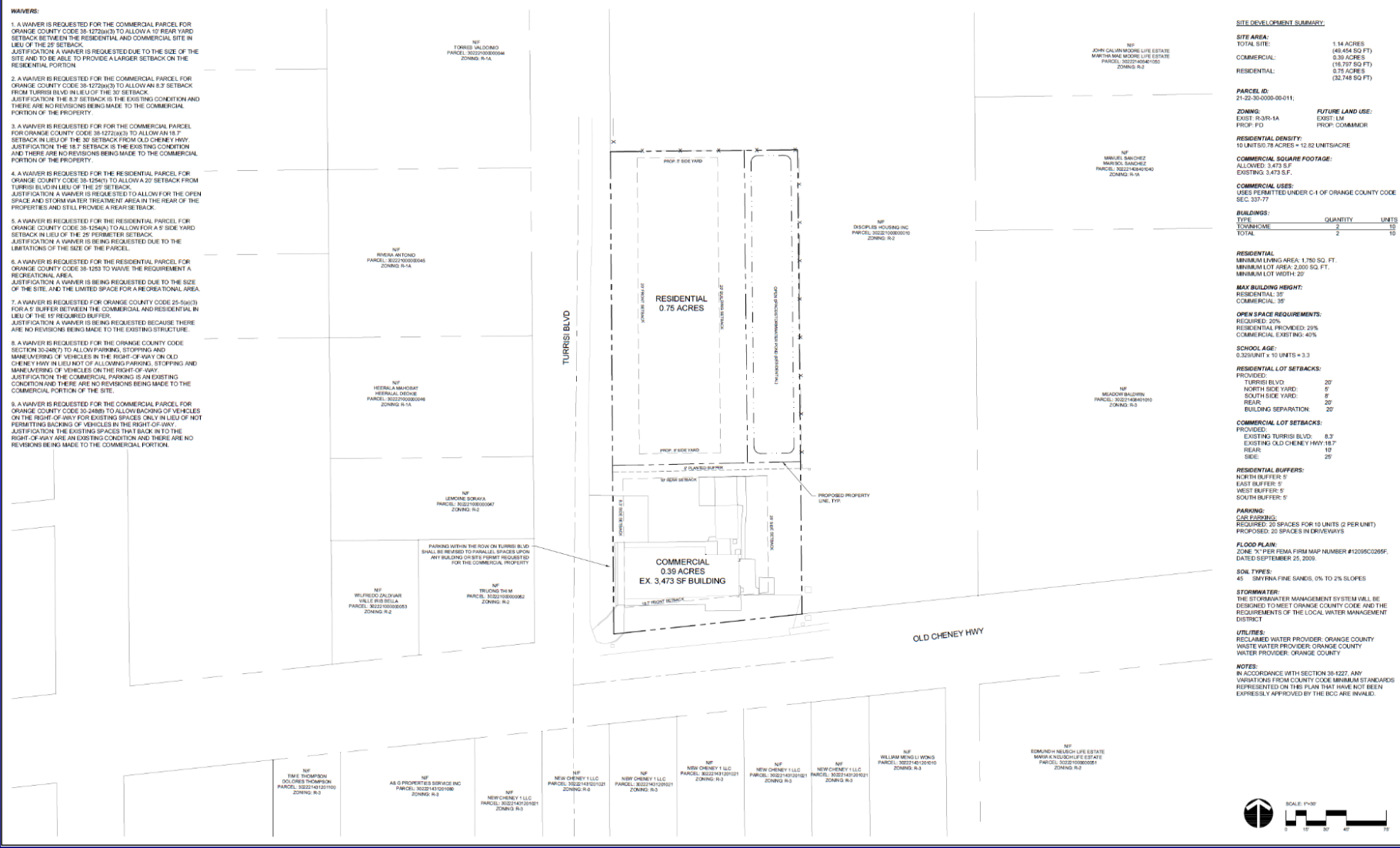
# Old Cheney Townhomes Planned Development / Land Use Plan Aerial Map







# Old Cheney Townhomes Planned Development / Land Use Plan Overall Land Use Plan



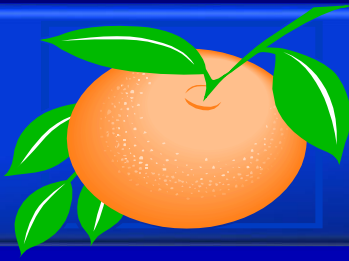


# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Old Cheney Townhomes Planned Development / Land Use Plan (PD/LUP) dated “Received February 14, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report.**

**District 5**





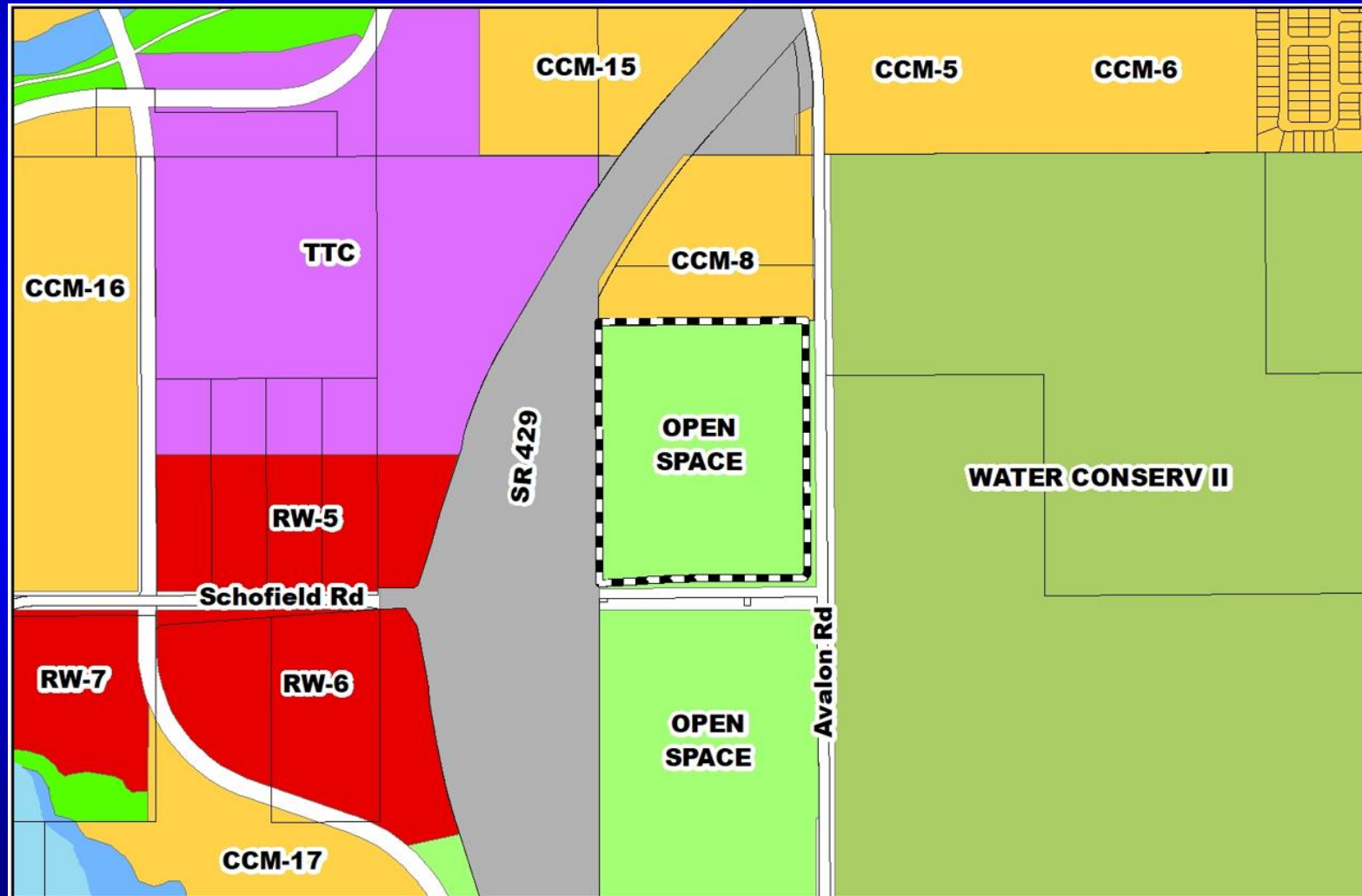
# West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan

- Case:** LUP-19-01-044
- Project Name:** West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower PD
- Applicant:** Mary D. Solik, Doty Solik Law, P.A.
- District:** 1
- Acreage:** 44.03 gross acres
- Location:** 7902 Avalon Road; generally north of Schofield Road and west of Avalon Road.
- Request:** To allow for the use of an existing landfill and a new 140-foot tall monopole communication tower. No waivers are associated with this request.



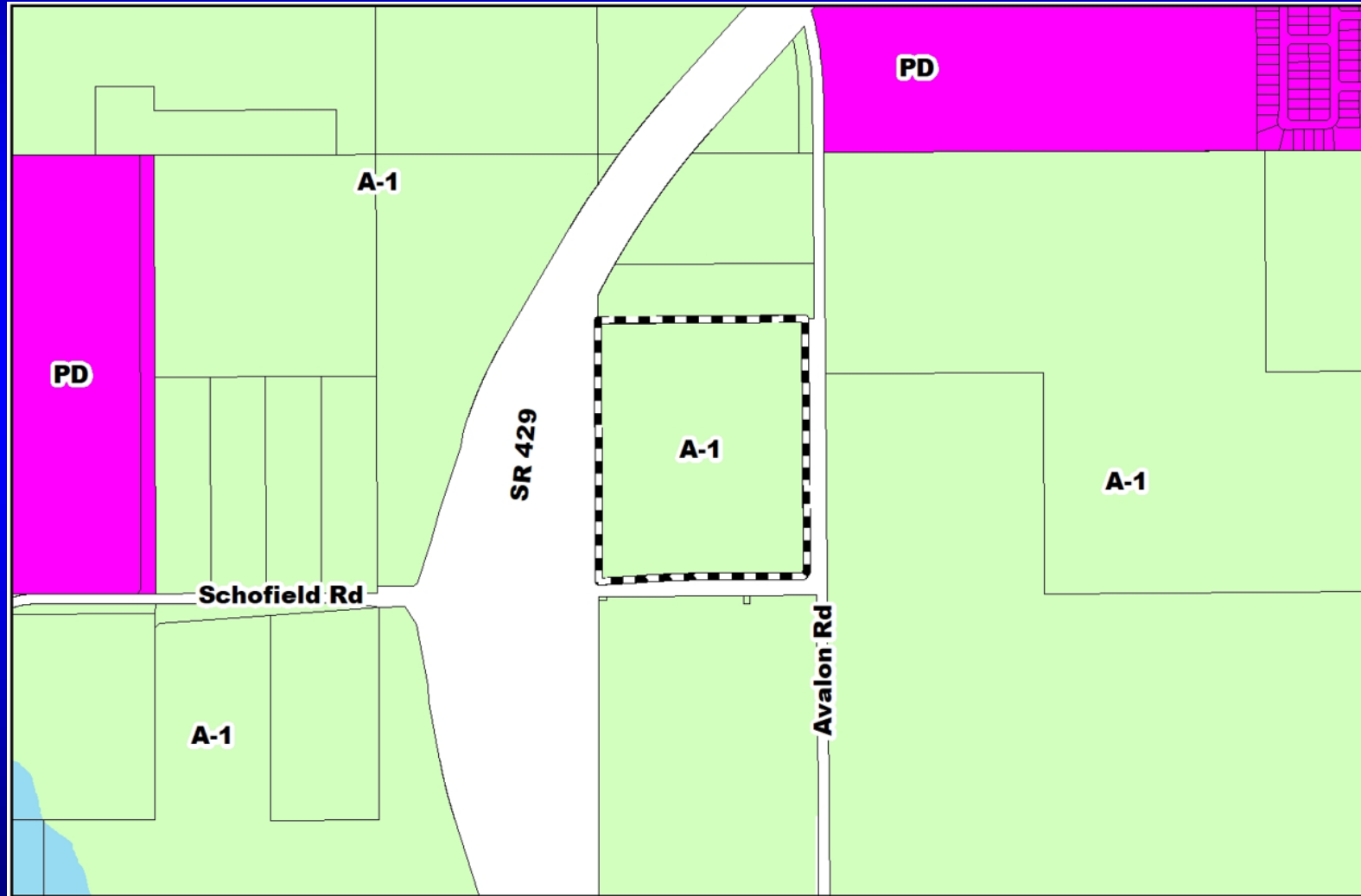
# West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan

## Future Land Use Map





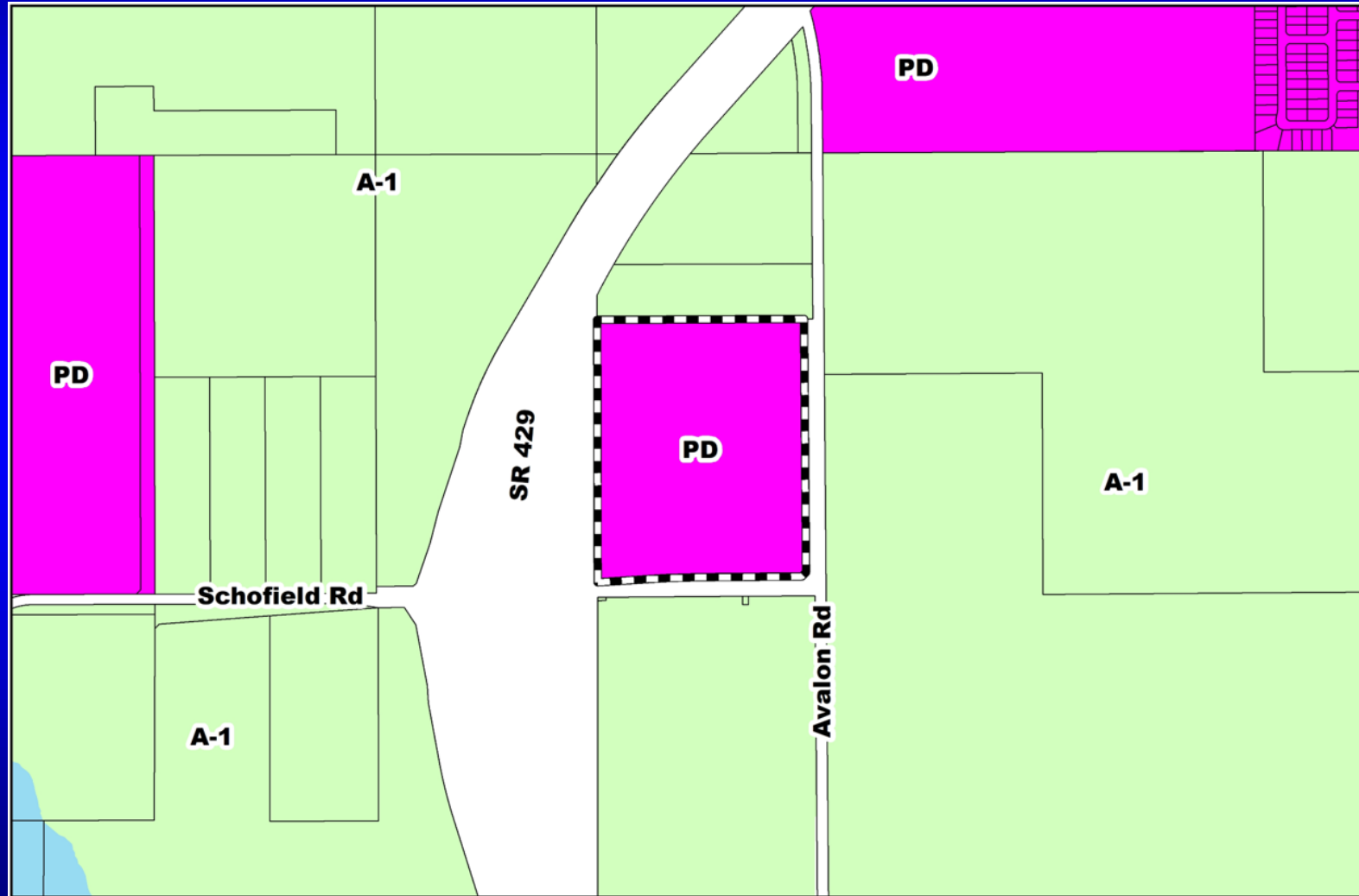
# West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan Zoning Map





# West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan

## Proposed Zoning Map

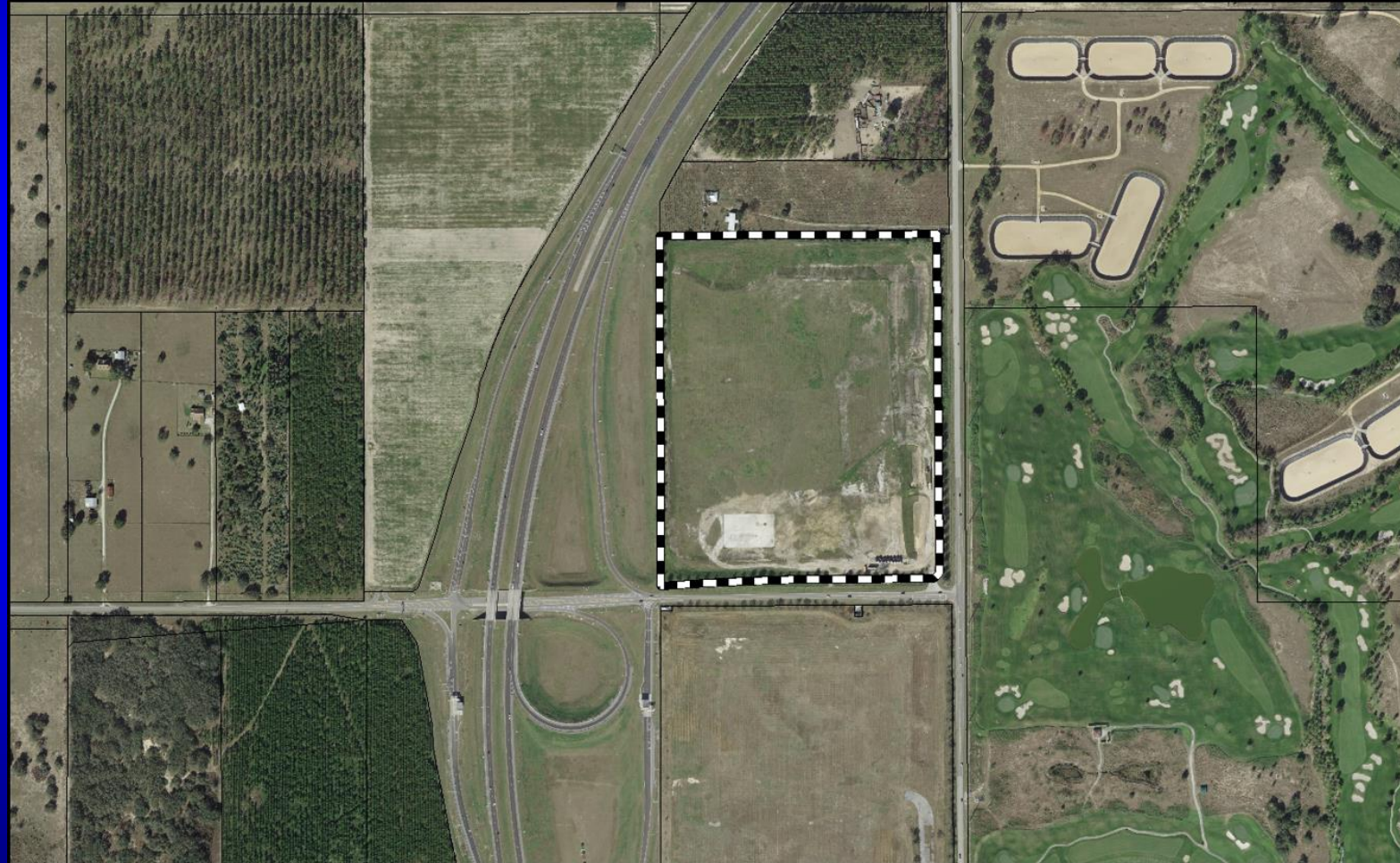






# West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan

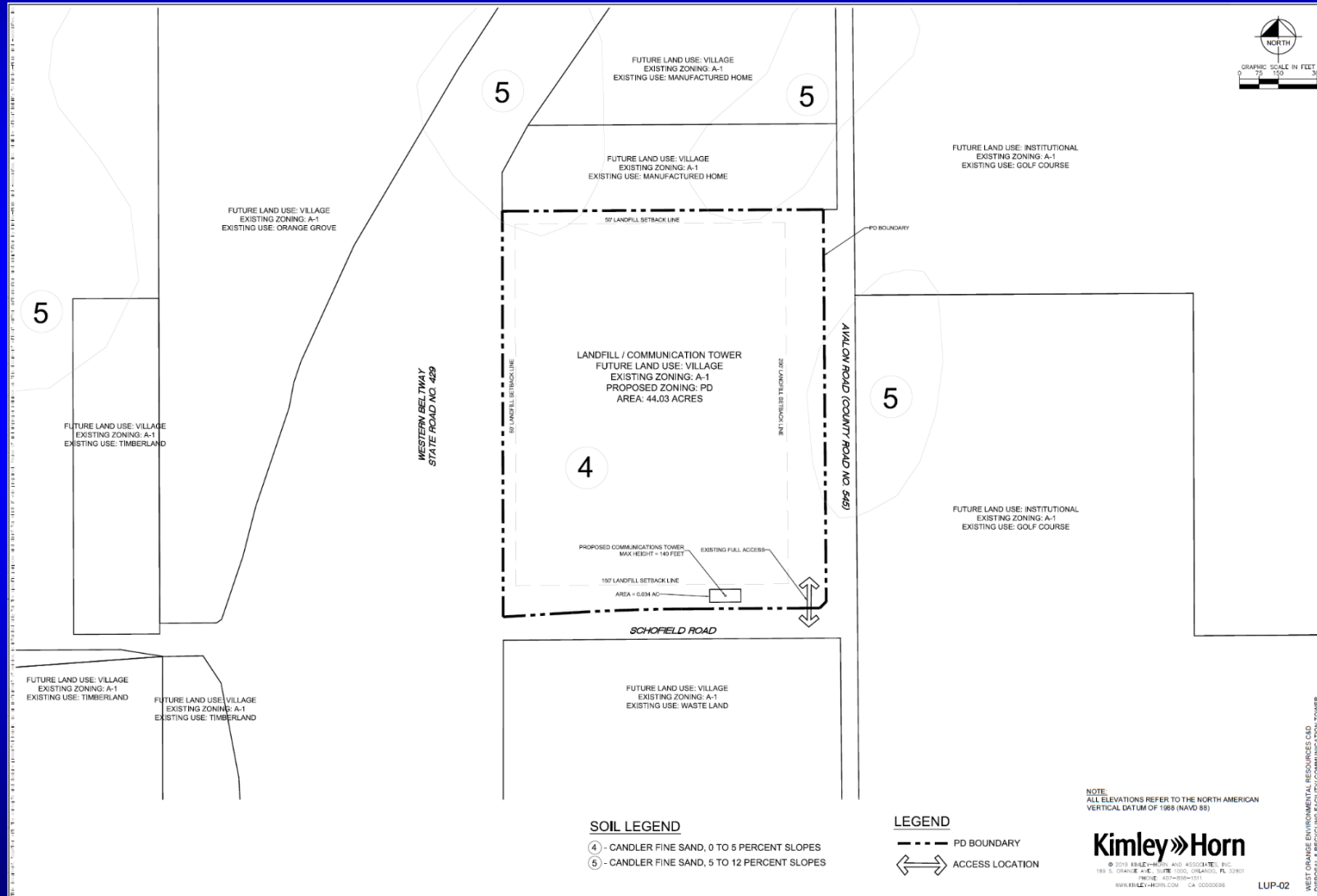
## Aerial Map





# West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan

## Overall Land Use Plan





# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan (PD/LUP) dated “Received October 4, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report and approve Consent Agenda item K.3, which is the associated Adequate Public Facilities Agreement.**

**District 1**

*Board of County Commissioners*

# Public Hearings

**July 28, 2020**