

Board of County Commissioners

Public Hearings

January 8, 2018



Orange Lake Country Club PD / Orange Lake Country Club Village NW2 PSP

Case: PSP-17-08-256

Project Name: Orange Lake Country Club PD / Orange Lake Country Club Village NW2 PSP

Applicant: Jeff A. Sedloff, June Engineering Consultants, Inc.

District: 1

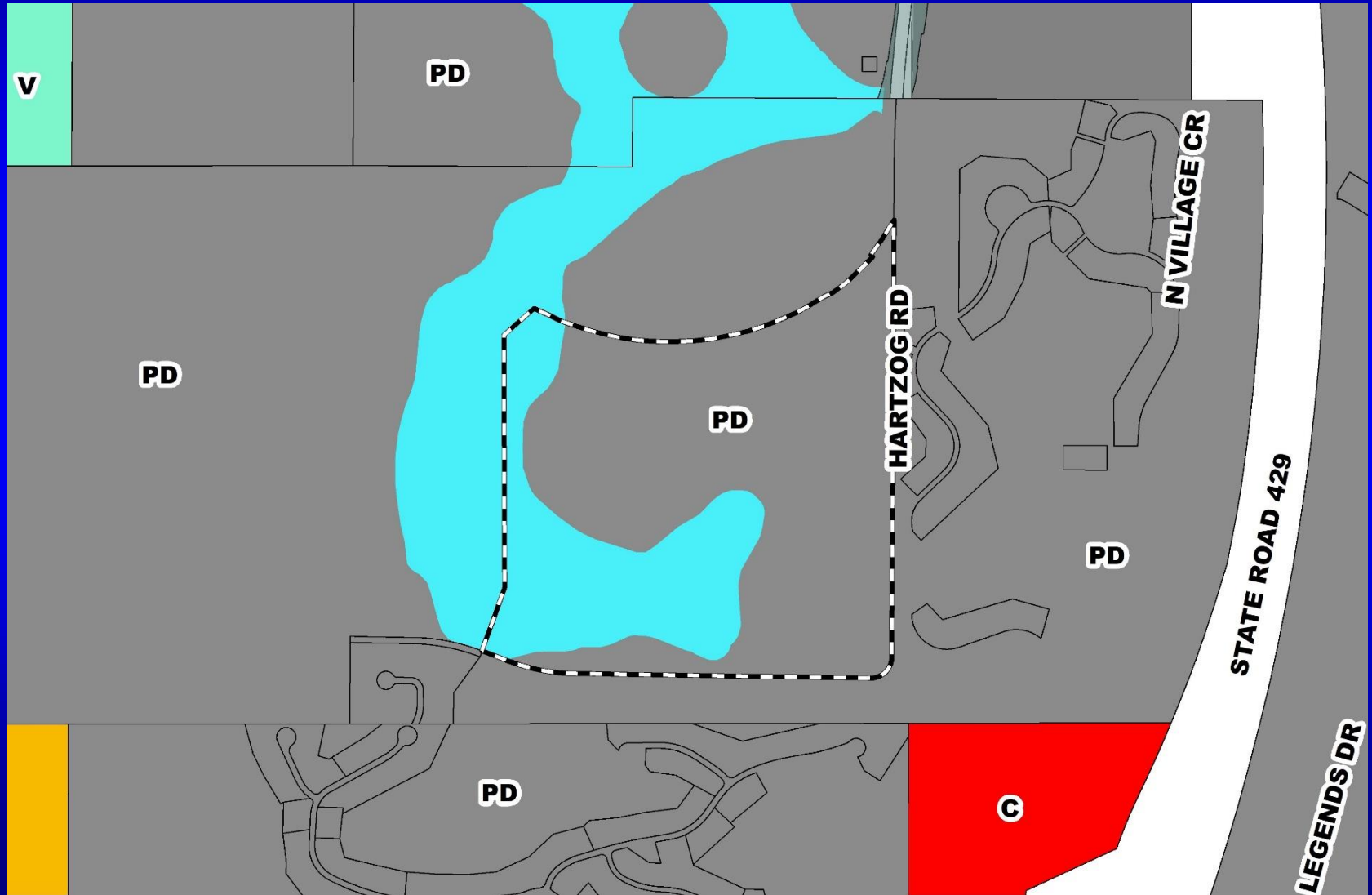
Acreage: 88.01 gross acres

Location: North of Hartzog Road / East of County Road 545

Request: To subdivide 88.01 acres in order to construct 240 single-family detached residential dwelling units and a 2.75-acre commercial tract.

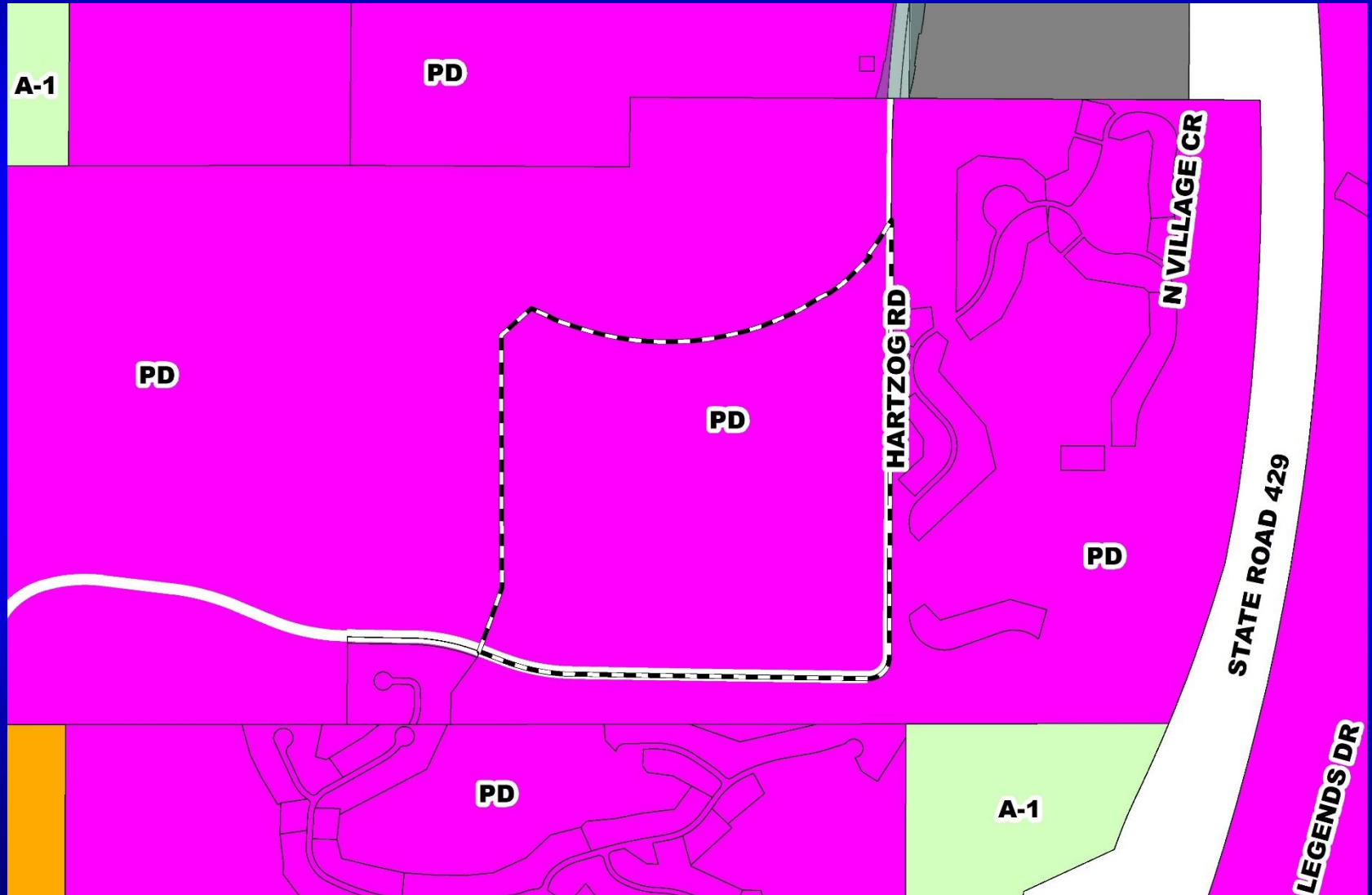


Orange Lake Country Club PD / Orange Lake Country Club Village NW2 PSP Future Land Use Map





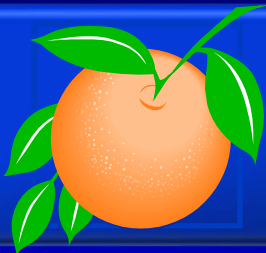
Orange Lake Country Club PD / Orange Lake Country Club Village NW2 PSP Zoning Map



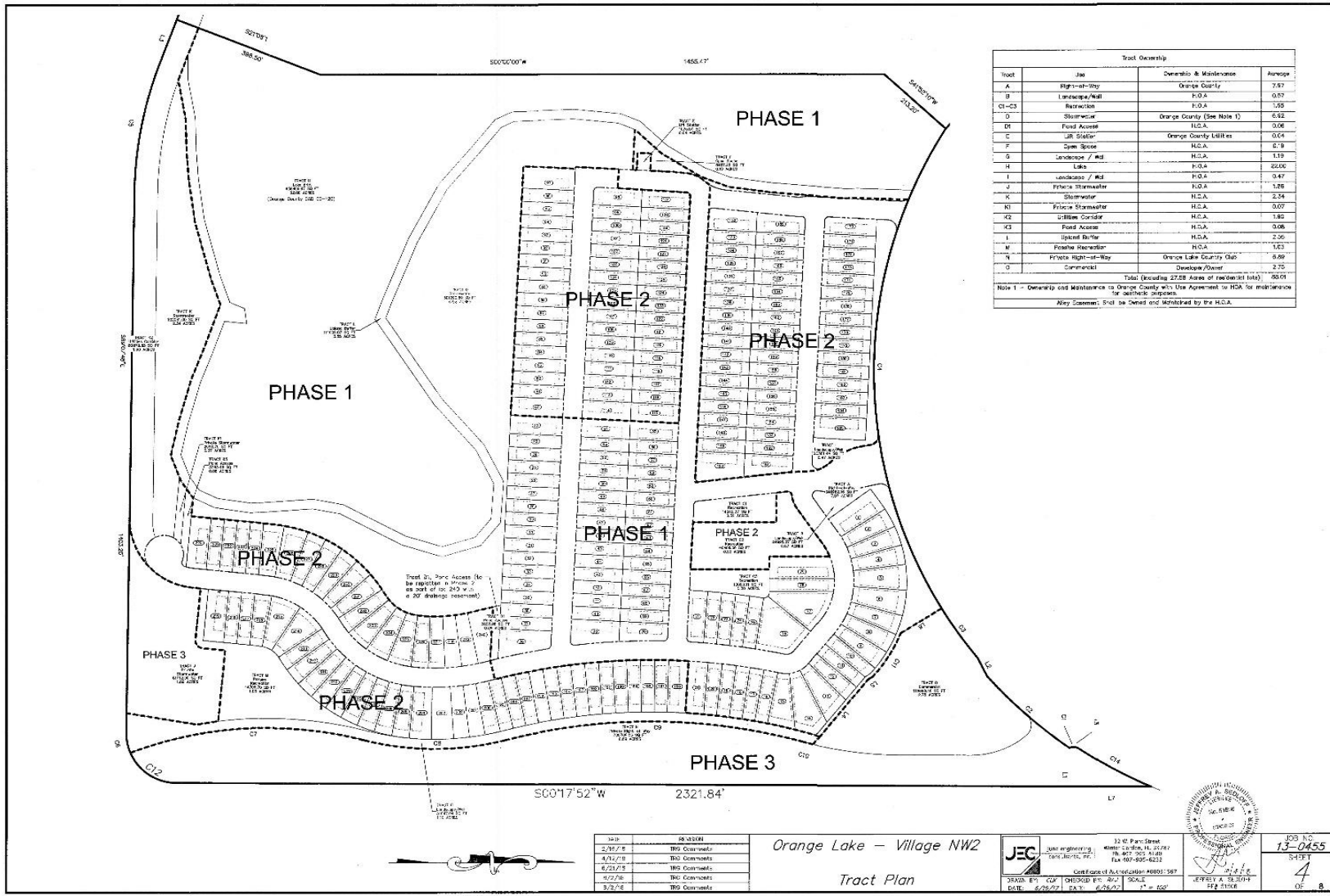


Orange Lake Country Club PD / Orange Lake Country Club Village NW2 PSP Aerial Map





Orange Lake Country Club PD / Orange Lake Country Club Village NW2 PSP Overall Preliminary Subdivision Plan



Tract Ownership			
Tract	Use	Ownership & Maintenance	Average
A	Highway-Only	Orange County	7.57
B	Landscape/Wall	H.O.A.	0.57
CI-C3	Restriction	H.O.A.	1.50
D	Stormwater	Orange County (See Note 1)	5.52
E	Ford Access	H.O.A.	0.06
F	LR Stairs	Orange County Utilities	0.64
G	Open Space	H.O.A.	0.79
H	Landscape / Mid	H.O.A.	1.19
I	Lot	H.O.A.	22.00
J	Landscape / Mid	H.O.A.	0.47
K	Private Stormwater	H.O.A.	1.26
L	Stormwater	H.O.A.	2.34
M	Private Stormwater	H.O.A.	0.07
N	Driveway Corridor	H.O.A.	1.80
O	Ford Access	H.O.A.	0.06
P	Lighted Buffer	H.O.A.	2.30
Q	Private Stormwater	H.O.A.	1.23
R	Private Right-of-Way	Orange Lake Country Club	6.69
S	Common	Developer/Owner	2.70
Total (Including 27.88 Acres of restricted lots)			93.01

Note 1 - Ownership and Maintenance to Orange County with Use Agreement to HOA for maintenance for certain purposes.
Any Easements Shall be Defined and Monitored by the H.O.A.

3/1/19	SR-23304
2/21/19	TRG Comments
4/11/19	TRG Comments
6/21/19	TRG Comments
8/22/19	TRG Comments
9/20/19	TRG Comments

Orange Lake - Village NW2
Tract Plan

JEC JAMES ENGINEERING CONSULTANTS, INC.
3201 Park Street
Winter Garden, FL 32787
PH: 407-305-4100
Fax: 888-955-6215

Jeffrey A. St. John
Professional Engineer
No. 13-0455
4
SEP 2019



13-0455
4
SEP 2019

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Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Orange Lake Country Club Planned Development / Orange Lake Country Club Village NW2 Preliminary Subdivision Plan dated “Received October 8, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Tyson Ranch Planned Development / Land Use Plan

- Case:** LUP-18-08-056
- Project Name:** Tyson Ranch PD/LUP
- Applicant:** Thomas Daly, Daly Design Group
- District:** 4
- Acreage:** 75.29 gross acres (*overall PD*)
- Location:** South of State Road 417, North of Simpson Road, and West of Boggy Creek Road
- Request:** To rezone 75.29 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 350 multi-family dwelling units, 330 attached single-family dwelling units, 187,389 square feet of commercial and office uses, and 250 hotel rooms.
- This request also includes a Master Sign Plan and 12 waivers from Orange County Code.



Action Requested

Continue this request to the February 26, 2019 BCC meeting at 2:00 p.m.

District 4



Spring Grove – Jaffers Planned Development / Land Use Plan Amendment

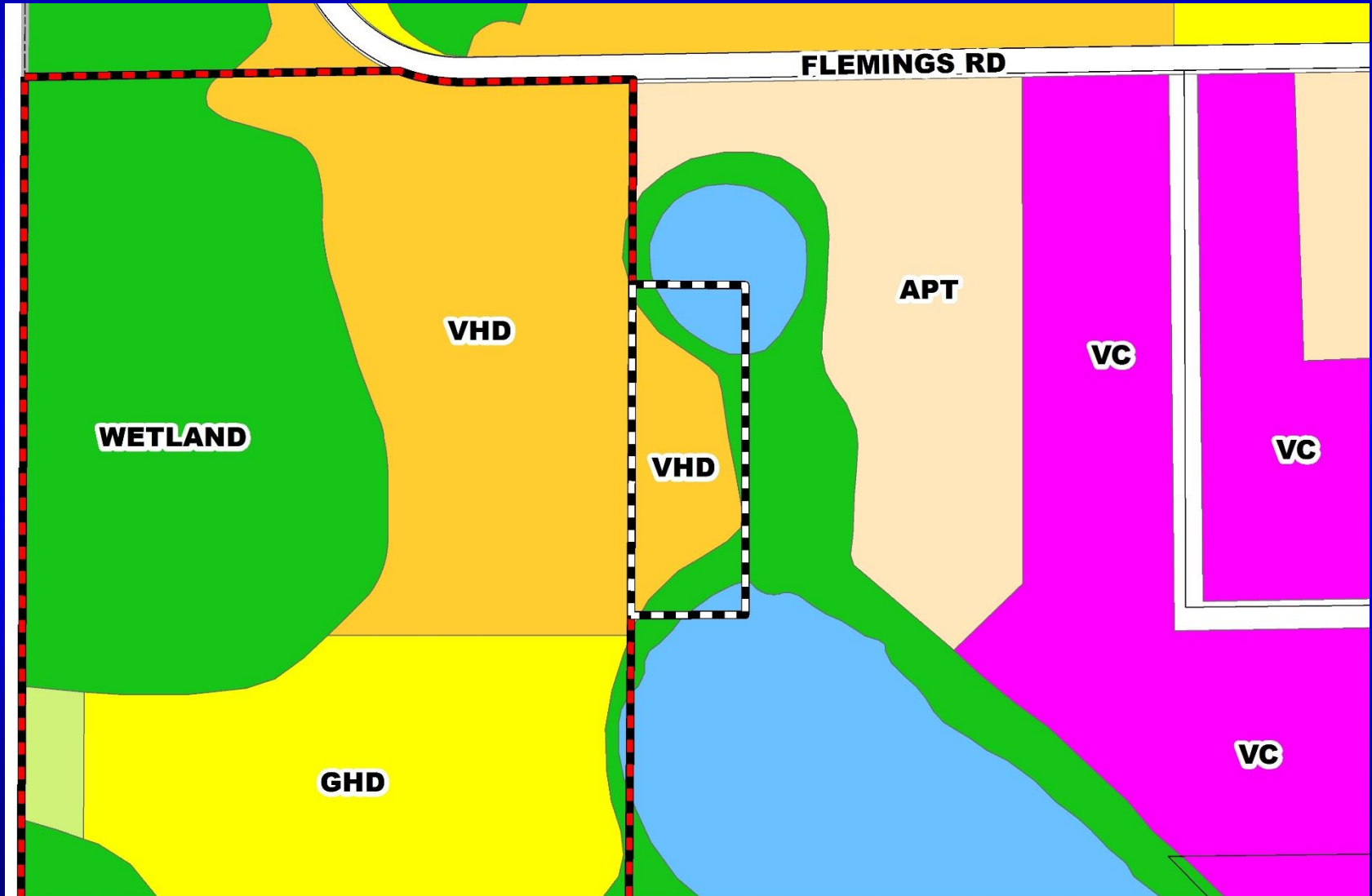
- Case:** LUPA-17-10-302
- Project Name:** Spring Grove – Jaffers PD/LUP
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 133.39 gross acres (*overall PD*)
4.99 gross acres (*parcel to be aggregated*)
138.38 gross acres (*overall aggregated PD*)
- Location:** Generally located south of Flemings Road, west of Avalon Road, and east of the Lake County Line.
- Request:** To incorporate 4.99 acres of A-1 (Citrus Rural District) property into the existing Spring Grove - Jaffers PD; increase the net developable area of the PD by 7.11 acres; and add 44 single-family residential dwelling units to the overall PD entitlements. Additionally, five (5) waivers from Orange County Code are requested.



Spring Grove – Jaffers

Planned Development / Land Use Plan Amendment

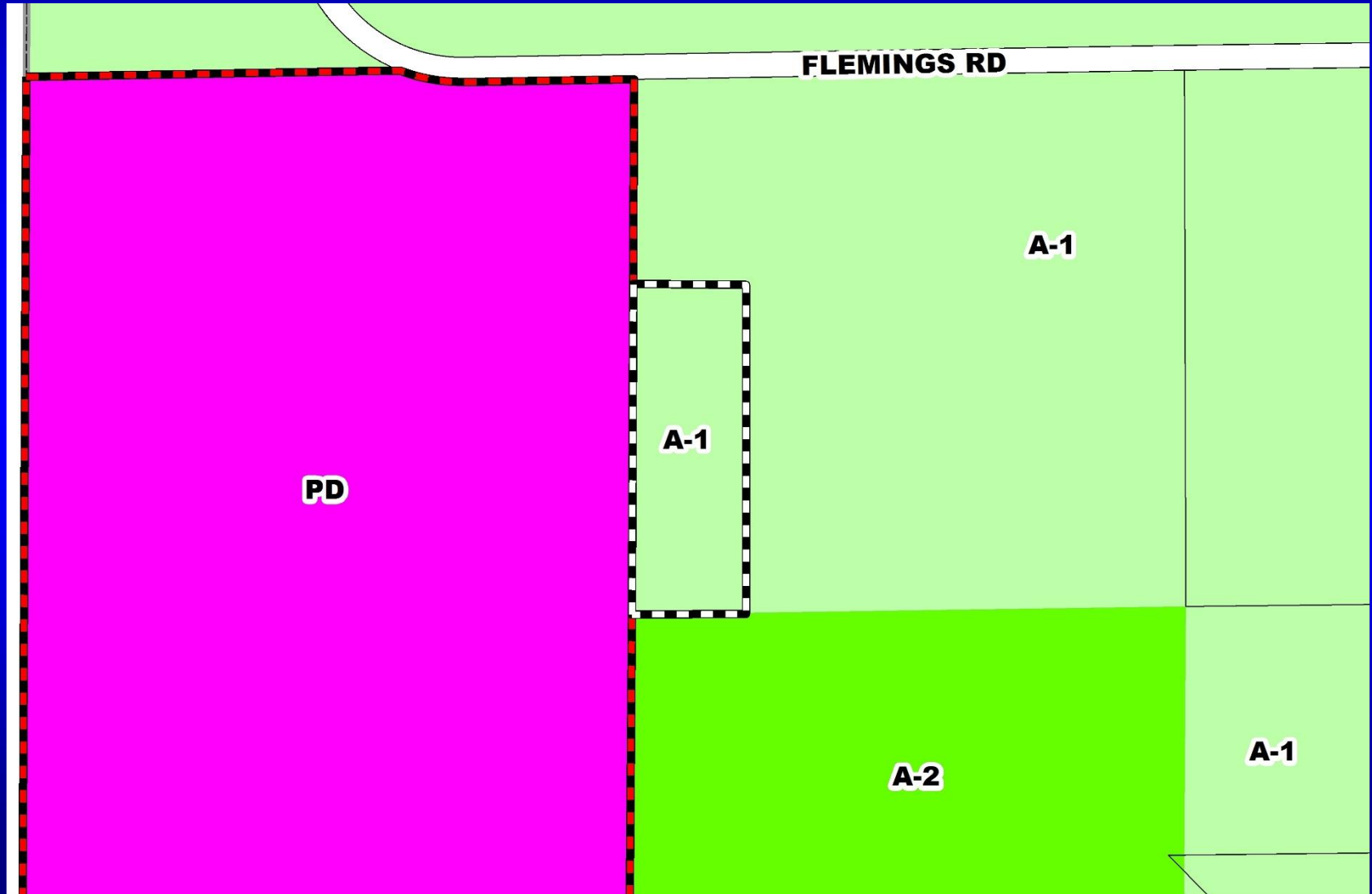
Future Land Use Map





Spring Grove – Jaffers

Planned Development / Land Use Plan Amendment Zoning Map





Spring Grove – Jaffers

Planned Development / Land Use Plan Amendment

Aerial Map





New Condition #13

13. Unless covered by Capacity Encumbrance Letter #16-07-049, Preliminary Subdivision Plans within this PD shall not be considered by the Board of County Commissioners until a Road Network Agreement, consistent with the Horizon West Village I Term Sheet, is approved by the Board of County Commissioners.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Spring Grove - Jaffers Planned Development / Land Use Plan (PD/LUP) dated “Received July 6, 2018”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended.

- AND -

Approve Consent Item D.2, as amended.

District 1

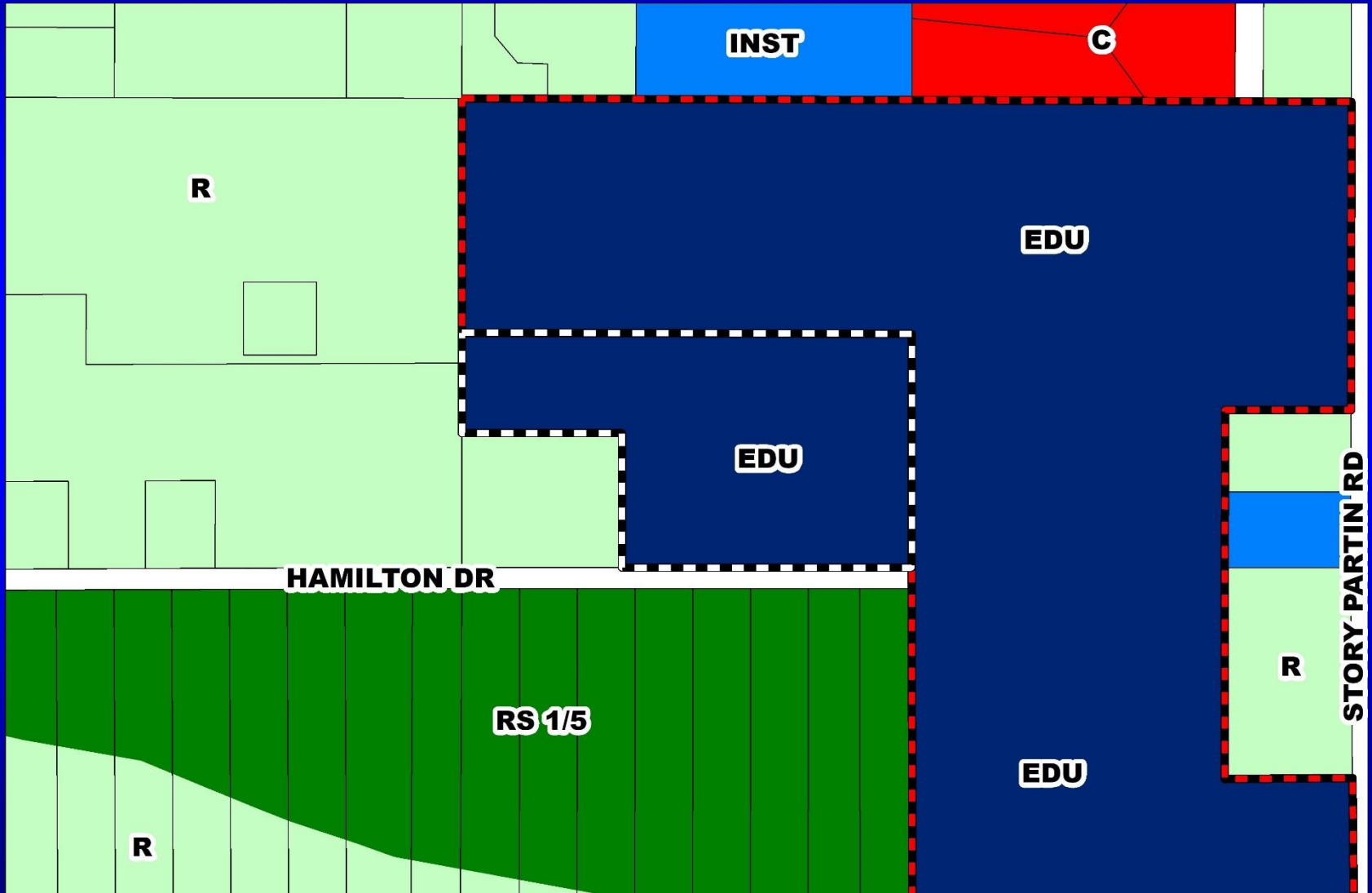


Timber Creek Relief High School Planned Development / Land Use Plan Amendment

- Case:** LUPA-18-09-287
- Project Name:** Timber Creek Relief High School PD/LUP
- Applicant:** Julie C. Salvo, Orange County Public Schools
- District:** 5
- Acreage:** 87.71 gross acres (*overall PD*)
15.69 gross acres (*parcel to be aggregated*)
103.40 gross acres (*overall aggregated PD*)
- Location:** Generally located south of E. Colonial Drive, west of Story Partin Road, and north of Hamilton Drive.
- Request:** To rezone one (1) parcel containing 15.69 acres from A-2 (Farmland Rural District) to PD (Planned Development District), incorporate the property into the Timber Creek Relief High School PD, and develop athletic practice fields on the subject property. No waivers are associated with this request.

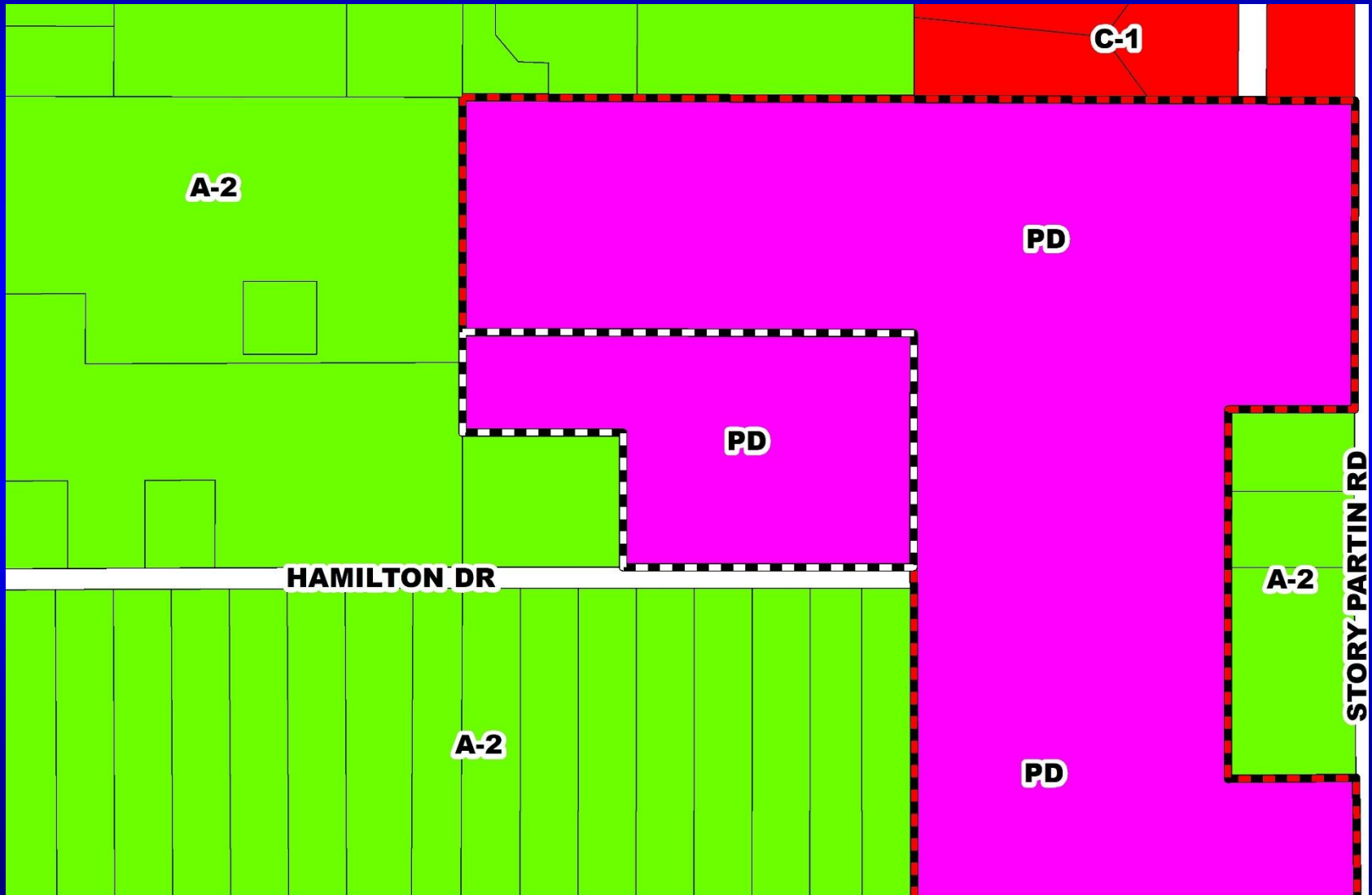


Timber Creek Relief High School Planned Development / Land Use Plan Amendment Future Land Use Map



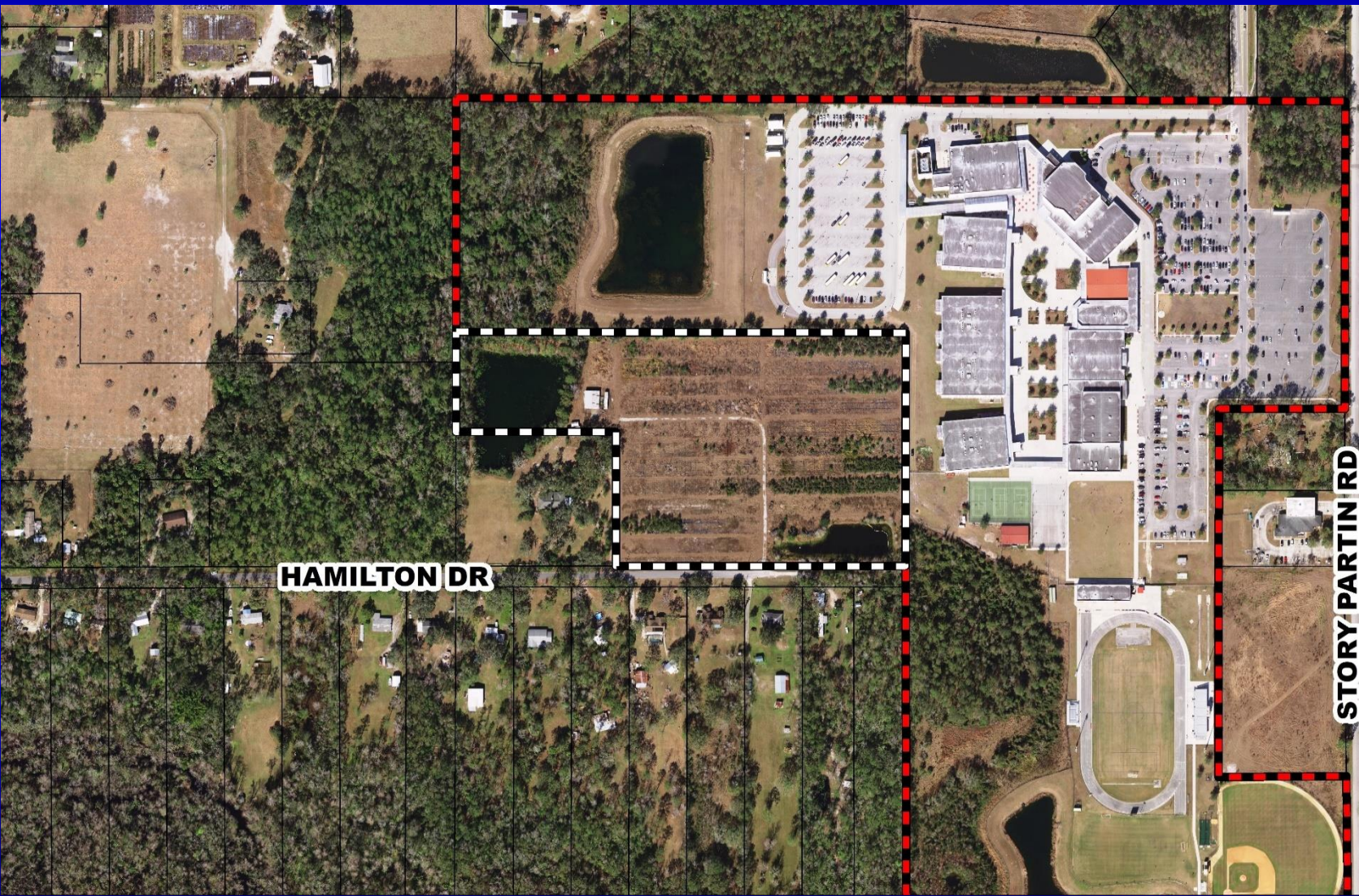


Timber Creek Relief High School Planned Development / Land Use Plan Amendment Zoning Map





Timber Creek Relief High School Planned Development / Land Use Plan Amendment Aerial Map



HAMILTON DR

STORY PARTIN RD



Timber Creek Relief High School Planned Development / Land Use Plan Amendment Overall Land Use Plan

TIMBER CREEK RELIEF HIGH SCHOOL PD AMENDMENT - SITE DATA
CASE #: LUPA-18-09-287

OWNER: SCHOOL BOARD OF ORANGE COUNTY, FLORIDA
HAMILTON, LLC

PARCEL NUMBERS: 20-22-32-0000-00-025 (EXISTING PD);
20-22-32-0000-00-031 (NEW)

TOTAL SITE ACREAGE: +/- 103.4 AC
LESS WETLAND ACREAGE: +/- 12.27 AC (NOT INCLUDING BUFFERS); (0.705 NEW ACREAGE + 11.45 OLD)
BUFFERS: +/- 9.07
TOTAL DEVELOPABLE ACRES: +/- 83.06

EXISTING ZONING: PD, A-2
PROPOSED ZONING: PD

FUTURE LAND USE: EDU (EDUCATIONAL I - PROPOSED 2018-2-A-5-1 UNDERWAY (PRACTICE FIELDS);
RURAL (EXISTING SCHOOL)

PROPOSED USES: HIGH SCHOOL (EXISTING) AND PRACTICE FIELD (NEW)

PROPOSED SQUARE FOOTAGE: 398,361 SQ. FT. (254,871 SQ. FT. BUILDING COVERAGE);
FLOOR AREA RATIO (FAR): 0.670

TRIP GENERATION: 4,747 (1,71 X 2,776 CAPACITY)

SIGNAGE: POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE. AN ELECTRONIC MESSAGE CENTER FOR THE SCHOOL SITE SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 38-1755 (9)

OPEN SPACE: MINIMUM 20%

IMPERVIOUS: MAXIMUM 70%

BUFFERS: SHALL COMPLY WITH SCHOOL SITING ORDINANCE

PHASING: PROJECT SHALL BE BUILT IN ONE (1) PHASE

SETBACKS: SHALL COMPLY WITH ORANGE COUNTY PLANNED DEVELOPMENT STANDARDS:
NORTH: 35 FT
EAST: 35 FT
SOUTH: 35 FT
WEST: 35 FT
STORY PARTIN RD.: 30 FT
PD PERIMETER: 25 FT

BUILDING HEIGHT: 50 FT. MAXIMUM HEIGHT, HOWEVER, 35 FT. MAXIMUM HEIGHT WITHIN 100 FT. OF PROPERTY LINE.

WATER SERVICE: ORANGE COUNTY UTILITIES

WASTEWATER: ORANGE COUNTY UTILITIES

FIREFLOW: SHALL COMPLY WITH ORANGE COUNTY STANDARDS

STORMWATER: SHALL COMPLY WITH WATER MANAGEMENT DISTRICT REQUIREMENTS

ACCESS: PRIMARY ACCESS, PARKING AND PARENT PICK-UP/DROP OFF SHALL BE FROM EAST RIVER FAALONS WAY. BUS ACCESS SHALL BE FROM EAST RIVER FAALONS WAY.

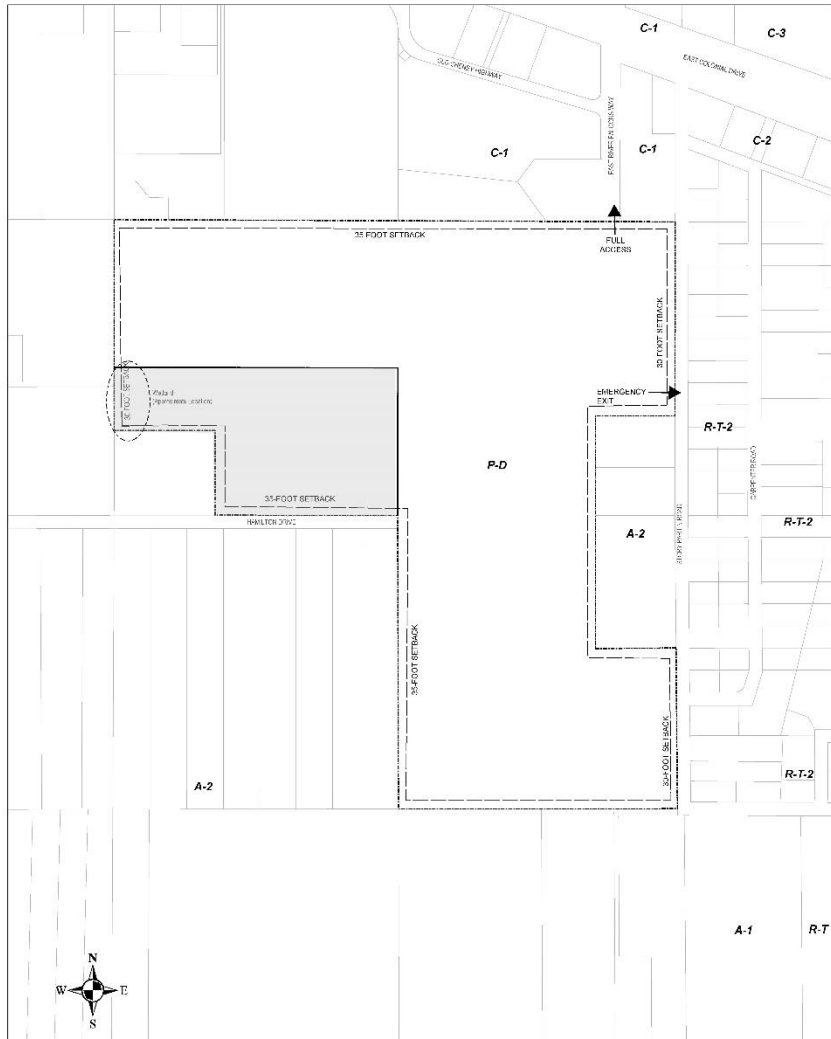
VEHICULAR AND PEDESTRIAN ACCESS TO HAMILTON DRIVE IS PROHIBITED.

WAIVERS: N/A

NOTES: A PORTION OF THE SITE IS WITHIN THE SECONDARY ZONE OF THE ORANGE COUNTY ECNOLCHACHEE RIVER PROTECTION ZONE (ORDINANCE 16-442(1))
EXISTING STRUCTURES ON THE PRACTICE FIELD SITE WILL BE DEMOLISHED

TO THE BEST KNOWLEDGE OF OCP, THE SITE COMPLIES WITH SECTION 38-7549(A)(1) AND IS NOT LOCATED WITHIN ONE HUNDRED FEET OF A GAS TRANSMISSION LINE, NOT ADJACENT TO A GAS TREATMENT PLANT, NOT WITHIN ONE QUARTER MILE OF ACTIVE AND/OR HAZARDOUS WASTE FACILITIES, NOT WITHIN THE 100-YEAR FLOODPLAIN, NOT ADJACENT TO NONRESIDENTIAL PROPERTY FROM WHICH NOISE EXCEEDS SIXTY DECIBELS AT THE COMMON PROPERTY LINE, AND NOT ADJACENT TO HAZARDOUS INDUSTRIAL USES OR CHEMICAL PLANTS.

THE SHADED PARCEL WILL ONLY BE USED FOR PRACTICE FIELDS. NO VERTICAL CONSTRUCTION WILL OCCUR ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO EXPANSION OF THE HIGH SCHOOL, PLACEMENT OF CLASSROOM PORTABLES OR STADIUM FACILITIES. NO LIGHTING OR SOUND/INTERCOM SYSTEMS WILL BE PLACED ON THE PROPERTY.



ORANGE COUNTY PUBLIC SCHOOLS
FACILITIES PLANNING DEPARTMENT
6501 Magic Way, Orlando, FL 32809
Tel: (407) 317-3974 Fax: (407)-317-3263

PREPARED BY Julie C. Davis, AICP
DATE Created: 08-31-2018 Revised: 10-02-18
FILE NAME LUPA-18-09-287
SHEET NUMBER LUP-02



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Timber Creek Relief High School Planned Development / Land Use Plan (PD/LUP) dated “Received October 10, 2018”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 5

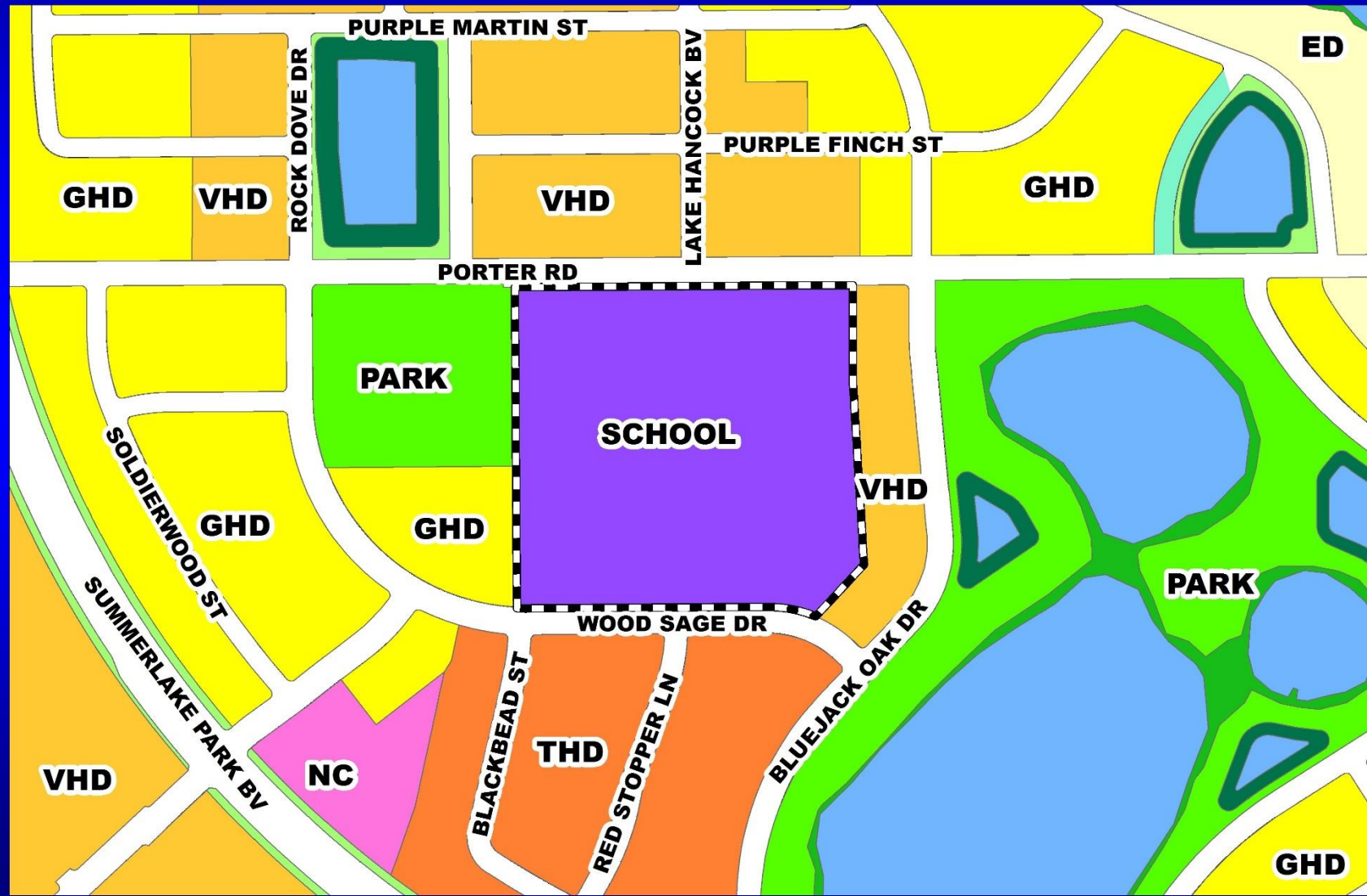


Summerlake Planned Development / Land Use Plan

- Case:** CDR-18-07-222
- Project Name:** Summerlake PD/LUP
- Applicant:** Julie C. Salvo, Orange County Public Schools
- District:** 1
- Acreage:** 538.60 gross acres (*overall PD*)
14.81 gross acres (*affected parcel*)
- Location:** Generally located on the south side of Porter Road, 150 feet west of Bluejack Oak Drive
- Request:** To add a secondary full access point for a bus loop on the south side of the elementary school parcel, north of the intersection of Wood Sage Drive and Red Stopper Lane. No change to the PD development program is proposed.

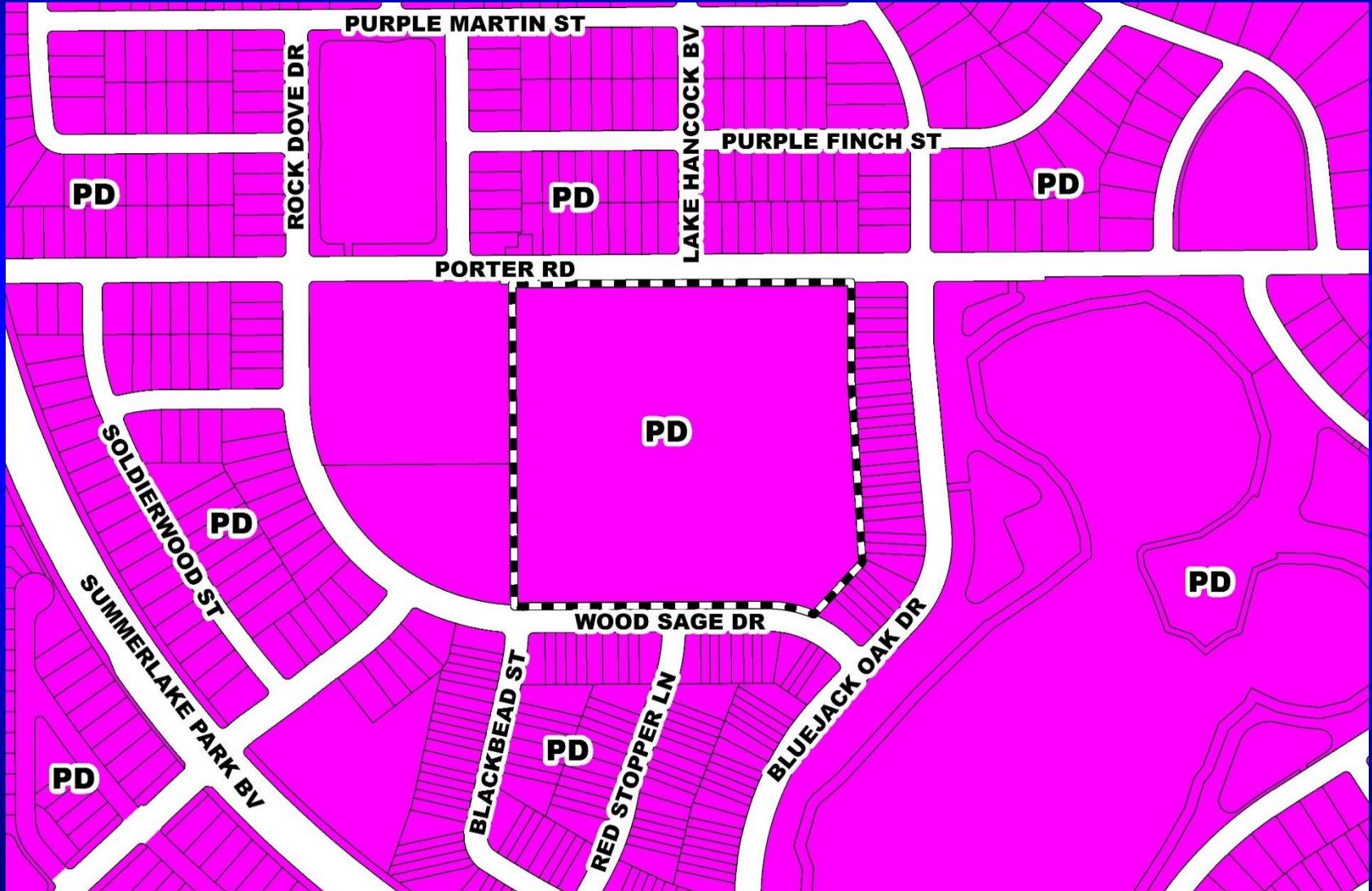


Summerlake Planned Development / Land Use Plan Future Land Use Map



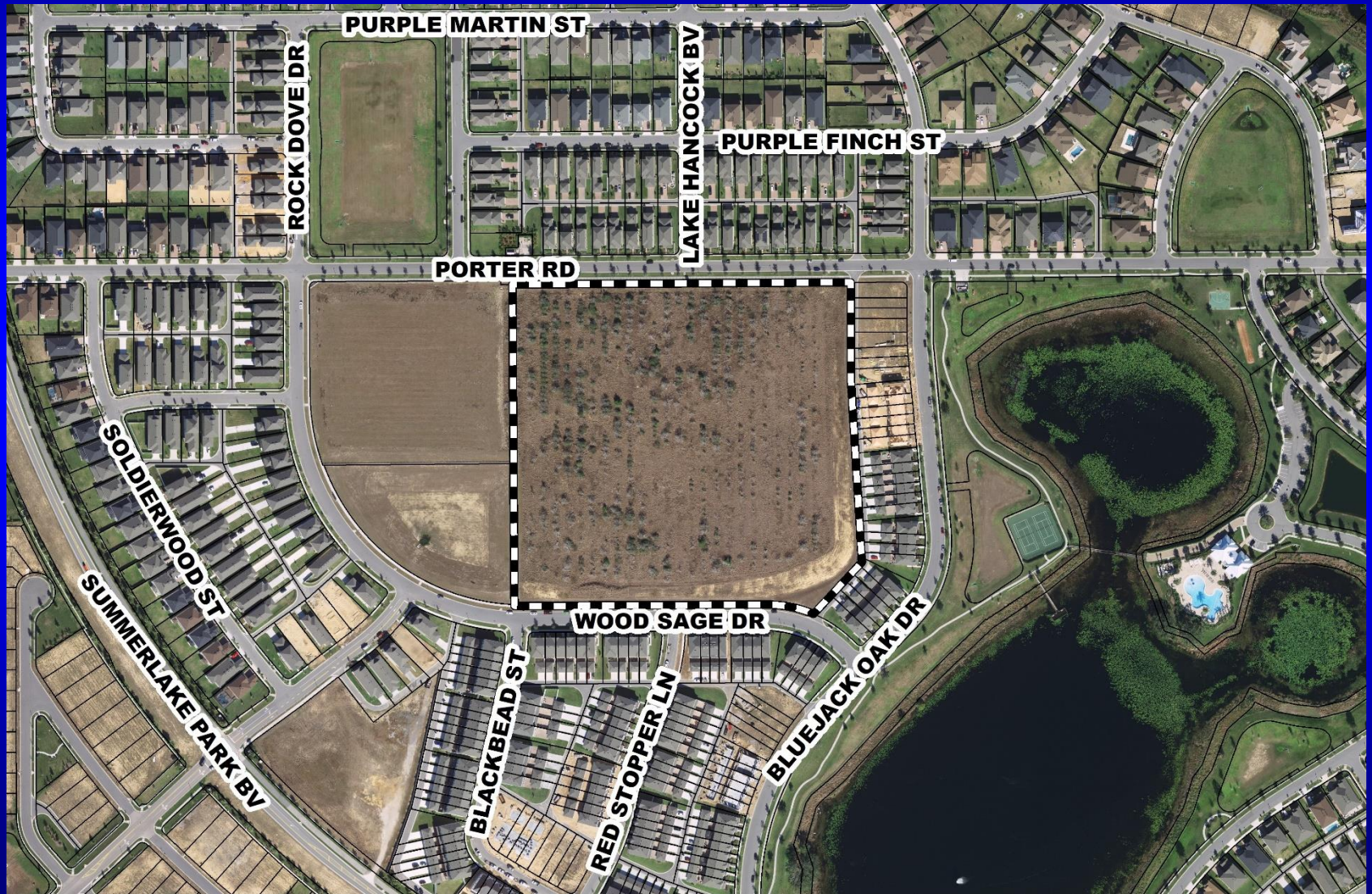


Summerlake Planned Development / Land Use Plan Zoning Map



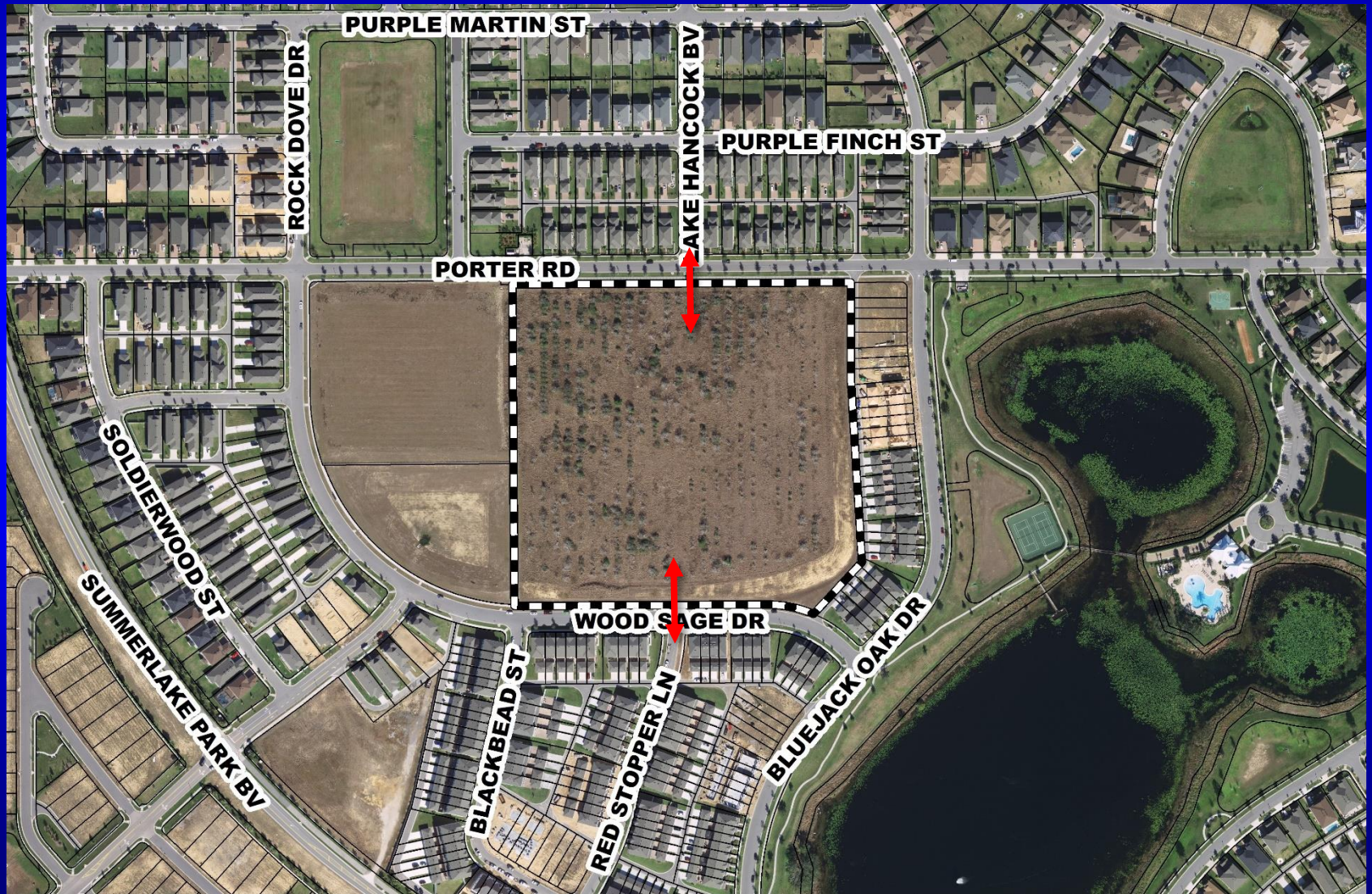


Summerlake Planned Development / Land Use Plan Aerial Map





Summerlake Planned Development / Land Use Plan Aerial Map – Proposed Access Points





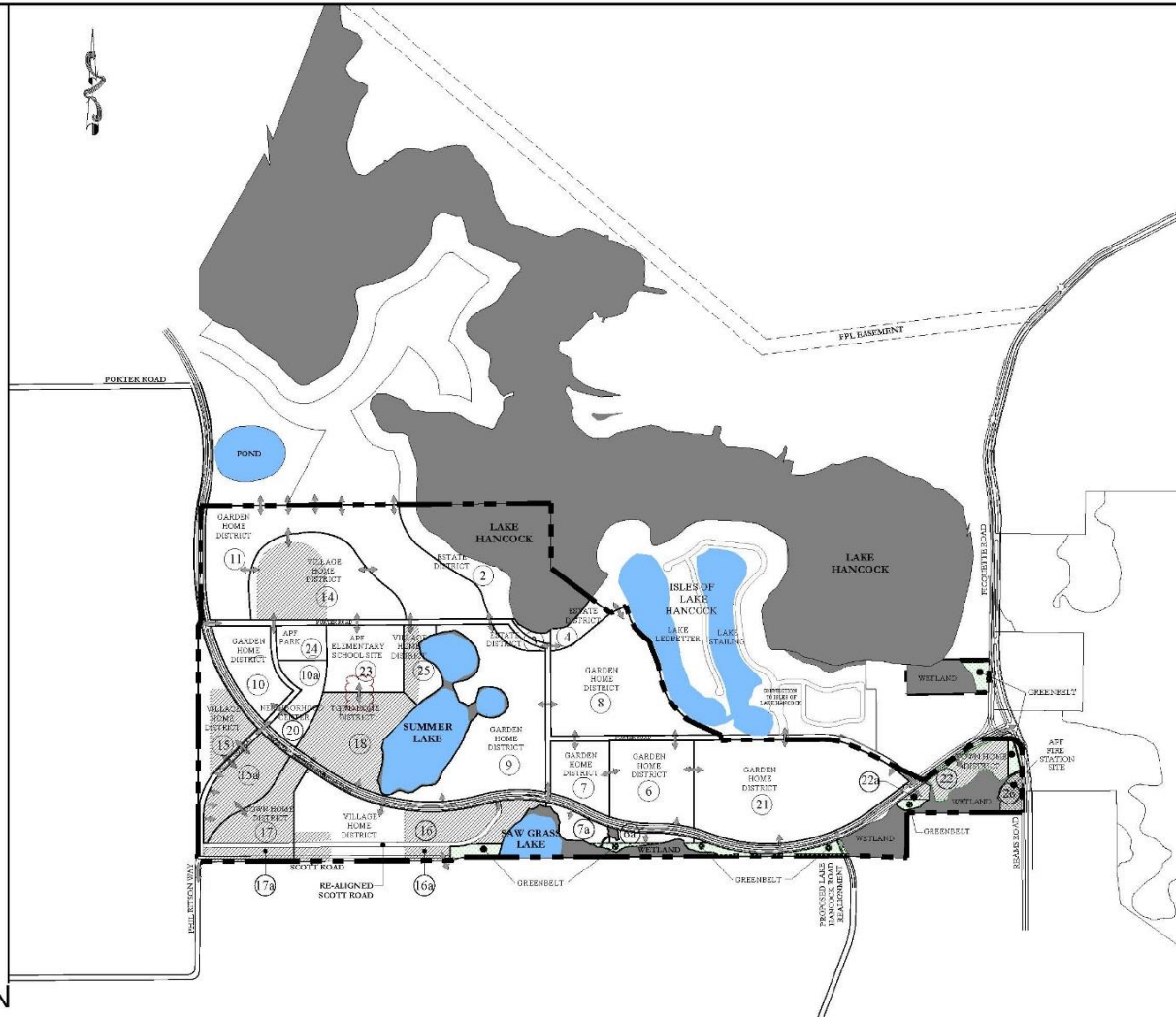
Summerlake Planned Development / Land Use Plan Overall Land Use Plan

LEGEND

- SUBWATER PLANNING PD BOUNDARY
- ⑫ NEIGHBORHOOD PARCEL NUMBER
- WETLAND AREA
NOTE: WETLAND AREAS ARE DETERMINED AND SUBJECT TO CHANGING BASES OF REGULATORY JURISDICTION.
- LAKE
- ▨ TOWN HOME DEVELOPMENT PERMITTED IN TOWN HOME & VILLAGE HOME DISTRICTS
- ↔ FULL ACCESS*
- ⇨ RIGHT-OF-WAY/OUT ACCESS*

* ALL ACCESS TO AND FROM THE PROJECT IS THROUGH EXISTING AND PROPOSED ROADS. ACCESS TO THE PROJECT IS THROUGH EXISTING AND PROPOSED ROADS. ACCESS TO THE PROJECT IS THROUGH EXISTING AND PROPOSED ROADS.

ALL TROPICAL AREAS OF RESIDENTIAL DEVELOPMENT ARE SUBJECT TO THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND THE FLORIDA DEPARTMENT OF AGRICULTURE (FDACS). ALL TROPICAL AREAS OF RESIDENTIAL DEVELOPMENT ARE SUBJECT TO THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND THE FLORIDA DEPARTMENT OF AGRICULTURE (FDACS).



LAND USE PLAN

ORANGE COUNTY PUBLIC SCHOOLS
FACILITIES PLANNING DEPARTMENT
6501 Magic Way, Orlando, FL 32809
Tel: (407) 317-3914 Fax: (407) 317-3263



SUMMERLAKE PD
LAND USE PLAN

DATE: July 12, 2010
PROJECT: SLP #057.W.4

LUP4



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Summerlake Planned Development / Land Use Plan (PD/LUP) dated “Received October 10, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff.

District 1

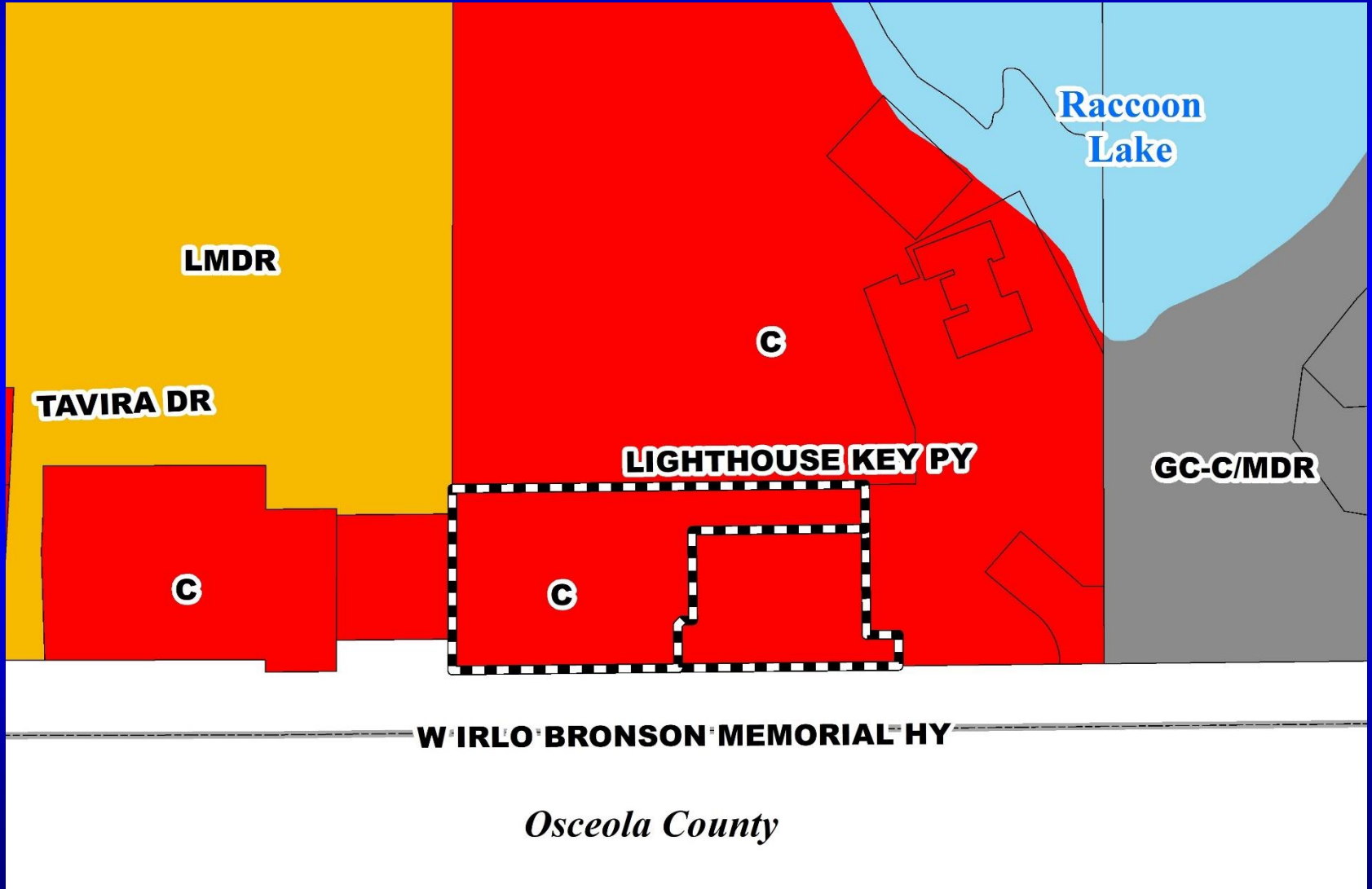


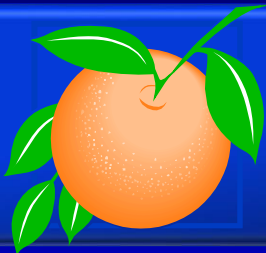
Secret Lake Crossings Planned Development / Land Use Plan

- Case:** CDR-18-07-233
- Project Name:** Secret Lake Crossings PD/LUP
- Applicant:** Jonathan Martin, Kimley-Horn & Associates, Inc.
- District:** 1
- Acreage:** 4.45 gross acres (*overall PD*)
- Location:** Generally north of West Irlo Bronson Memorial Highway /
West of Lighthouse Key Parkway
- Request:** To revise the name of the PD from Cracker Boys to Secret Lake Crossings, to add a trip equivalency matrix that includes commercial, general office, medical office, mini-warehouse, and freestanding drive-thru restaurant uses, as well as to remove BCC Condition of Approval #6 from January 5, 2010.
- Additionally, two (2) setback related waivers are being requested from Orange County Code.

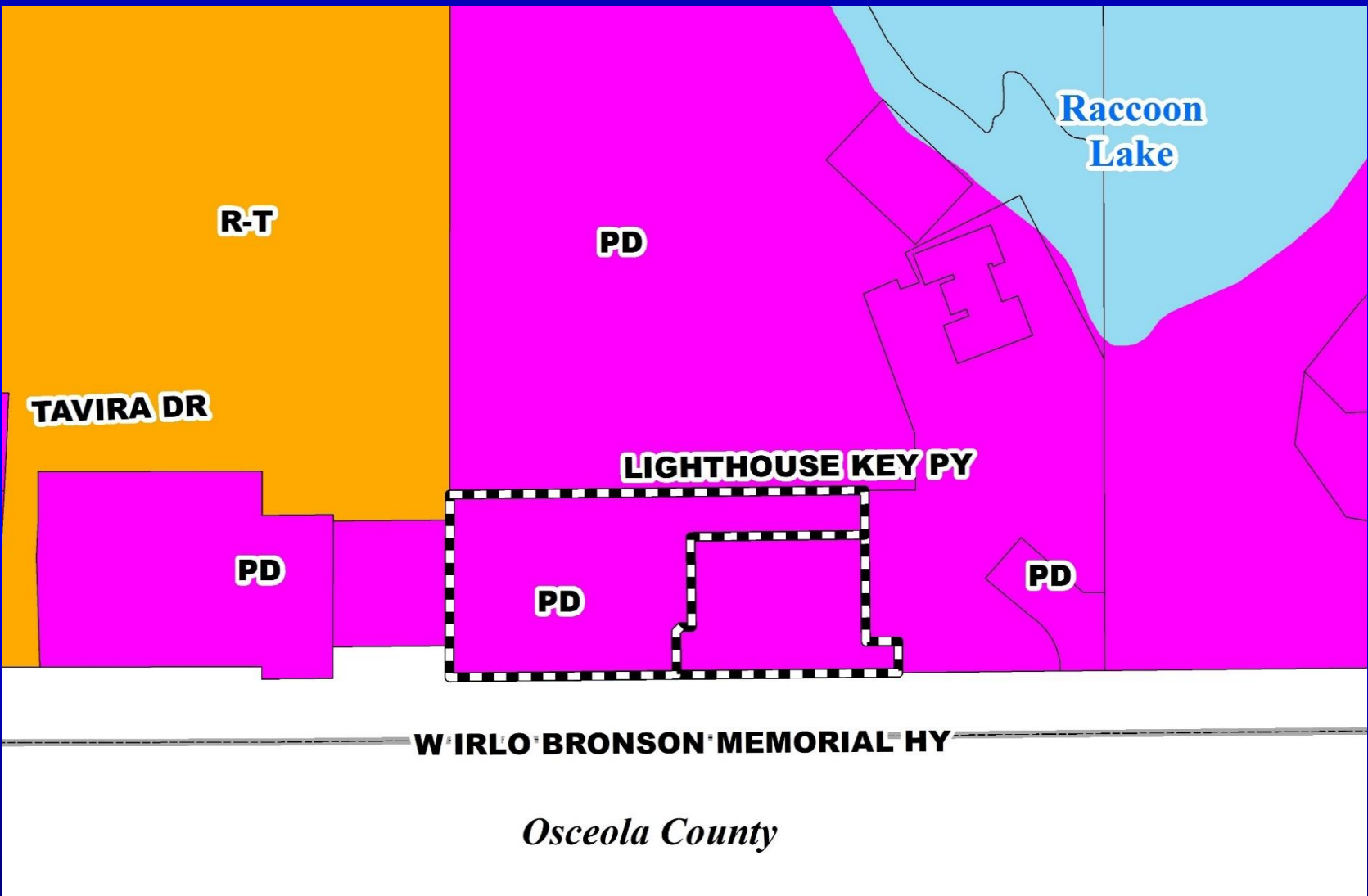


Secret Lake Crossings Planned Development / Land Use Plan Future Land Use Map





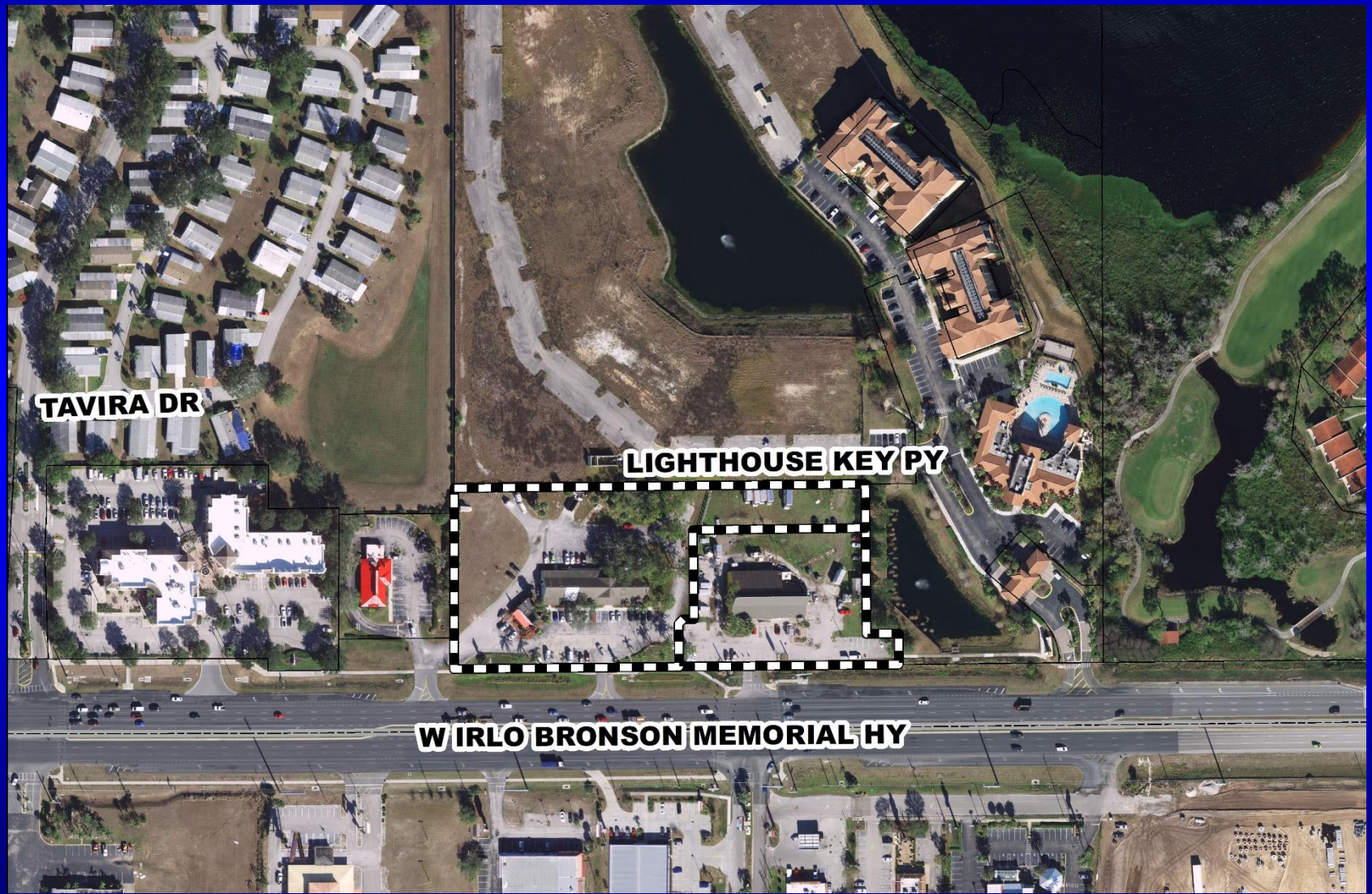
Secret Lake Crossings Planned Development / Land Use Plan Zoning Map



Osceola County



Secret Lake Crossings Planned Development / Land Use Plan Aerial Map



TAVIRA DR

LIGHTHOUSE KEY PY

WIRLO BRONSON MEMORIAL HY



Secret Lake Crossings

Planned Development / Land Use Plan

Removed January 5, 2010 BCC Condition of Approval #6

- 6. The total number of parking stalls provided shall not exceed 110 percent of the minimum required per Orange County Code.**



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Secret Lake Crossings (fka Cracker Boys) Planned Development / Land Use Plan (PD/LUP) dated “Received October 8, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



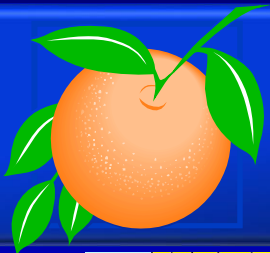
Grassmere Reserve Planned Development / Land Use Plan

- Case:** CDR-18-07-240
- Project Name:** Grassmere Reserve PD/LUP
- Applicant:** Thomas Sullivan, Gray Robinson, P.A.
- District:** 2
- Acreage:** 129.08 gross acres (*overall PD*)
- Location:** Generally located east of Junction Road, north of N. Orange Blossom Trail, and south of W. Ponkan Road
- Request:** To reduce the minimum lot size from 95'x150' to 70'x120' in order to allow for compliance with Wekiva open space requirements. No net change in the number of units is proposed.
- Additionally, two (2) waivers are being requested from Orange County Code to reduce the minimum lot size to 8,400 SF in lieu of 14,520 SF (1/3 acre) and reduce the front setback to 25 feet in lieu of 30 feet.

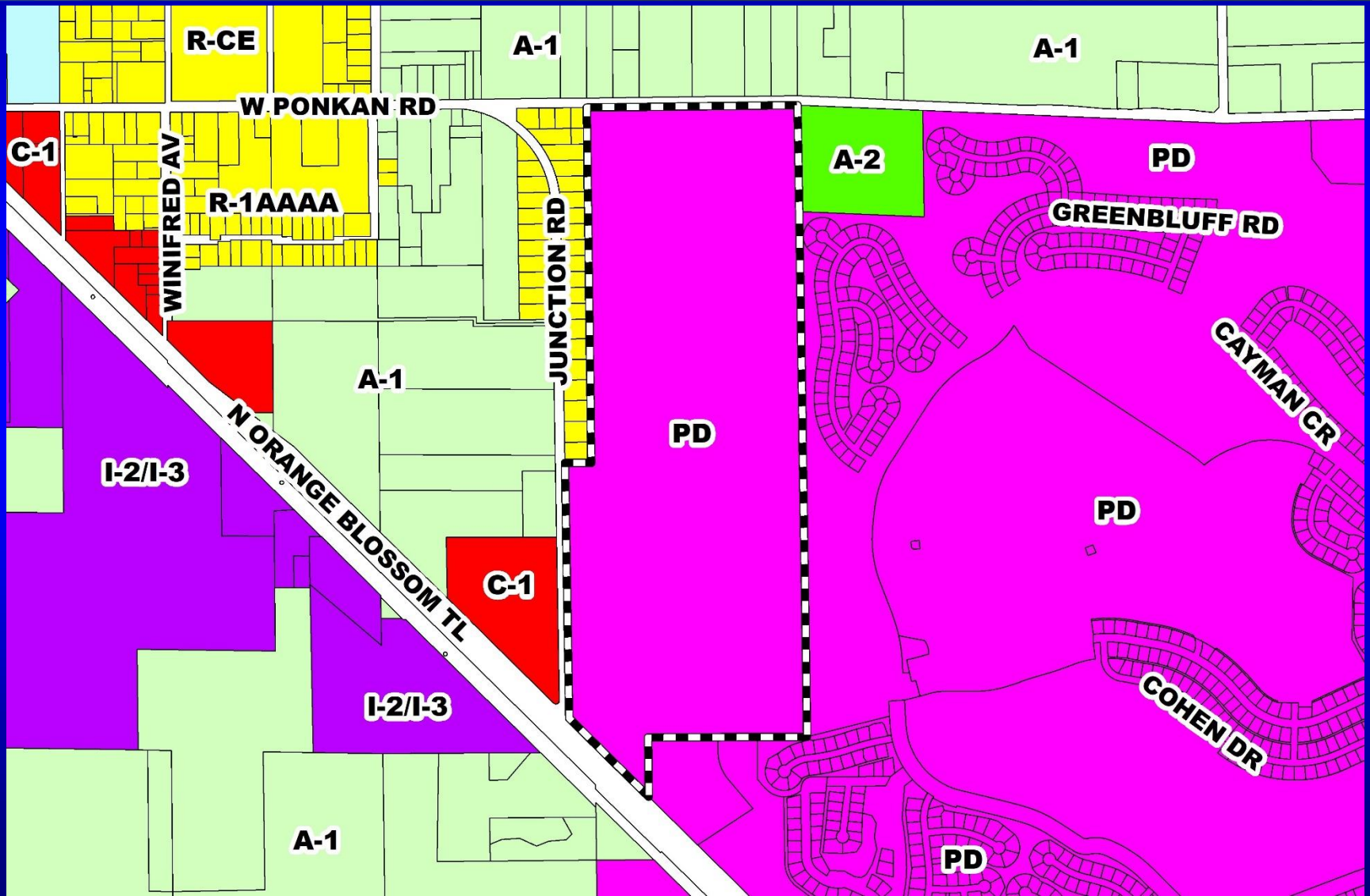


Grassmere Reserve Planned Development / Land Use Plan Future Land Use Map





Grassmere Reserve Planned Development / Land Use Plan Zoning Map





Grassmere Reserve Planned Development / Land Use Plan Aerial Map



Grassmere Reserve Planned Development / Land Use Plan Overall Land Use Plan

TITLE LEGAL DESCRIPTION

East 1/4 of Northwest 1/4 and Northeast 1/4 of Southwest 1/4, Section, Section 25, Township 20 South, Range 27 East, Orange County, Florida, EXCEPTING a strip 93 feet wide across the South and of said Northeast 1/4 of Southwest 1/4 of Section 25, Township 20 South, Range 27 East.

ALSO, beginning at the Southeast corner of Southwest 1/4 of Section 25, Township 20 South, Range 27 East, Orange County, Florida, thence running West along the quarter section line 6 chains 33 links, thence North 6 chains 33 links, thence South 6 chains 33 links to place of beginning, EXCEPT that portion thereof lying West of the County Road, conveyed to Lucien Dixon.

ALSO, beginning at the Northeast corner of Northwest 1/4 of Southwest 1/4, Section 25, Township 20 South, Range 27 East, Orange County, Florida, thence West 210 feet, thence South 1,112 feet, thence East 210 feet, thence North 1,112 feet to place of beginning.

ALSO, one acre square in the Southwest corner of Northwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida.

Legs and Except Road Right by Way.

ALSO, beginning at the Northeast corner of Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence South along the line dividing the quarter sections 177 feet, more or less, to the new County Road, thence Northwesterly by said road 244 feet, more or less, to the line formerly of J.A. Walker, thence Easterly along the North boundary of the said Southwest 1/4 of Southwest 1/4 165 feet, more or less, to place of beginning.

ALSO, begin at the Northeast corner of Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run Thence South 120 feet to a stake, thence in a Southwesterly direction and parallel with the State Road distance of 474.53 feet, thence North 560 feet, thence West 330 feet, thence South 99 feet to the Point of Beginning.

LESS and EXCEPT Road Right by the Order of Taking recorded in Minute Book 6, Page 110 and by the Deed recorded in Deed Book 503, Page 580, Public Records of Orange County, Florida.

Containing 129.08 acres, more or less.

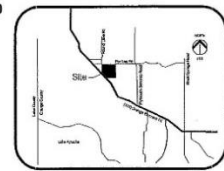
Grassmere Reserve Parcel ID# 26-20-27-0000-00-020 Planned Development Land Use Plan Orange County, Florida Nov 2005

Revisions

- 1/29/06 - Revised Per DRC comments dated 1/11/06
- 2/21/06 - Revised Per staff comments dated 2/20/06
- 7/20/18 - Revision to Minimum Lot Size
- 10/15/18 - Revised per TRG comments dated 9/5/18
- 11/05/18 - Revised per DRC comments dated 11/2/18
- 11/13/18 - Revised per DRC comments dated 11/2/18

SITE DATA ORANGE COUNTY CASE # CDR-18-07-240

PARCEL ID NUMBER	26-20-27-0000-00-020
GROSS LAND AREA	129.08 ACRES
LAND GRASSMERE	24.36 ACRES
CLASS 1 WETLANDS	3.2 ACRES
NET LAND AREA	103.32 ACRES
PROPOSED UNITS	100 UNITS
CURRENT LAND USE	RURAL SETTLEMENT 1/1
PROPOSED ZONING	PD
REQUIRED OPENSPACE (TYP)	10.33 ACRES
REQUIRED RECREATION	0.02 ACRE
NUMBER OF PHASES	1
TYPE OF UNITS	SINGLE FAMILY HOMES
MINIMUM LOT SIZE	17.4 X 100
MAXIMUM BUILDING HEIGHT (2 STORY)	25
NET LIVABLE AREA (UNDER HEAT & AIR)	1,600 SQUARE FEET
SCHOOL AGE POPULATION	42 CHILDREN
LOT SETBACK	
FRONT	25
REAR	25
SIDE	25
LANE GRASSMERE	87' FROM R/W
LANE 441 (MAJOR RURAL ARTERIAL)	107' FROM CL OF HWY OR STRUCTURES OR 107' FROM CL OF HWY OR PARKING AREAS
PD PERMETER SETBACK	25
JUNCTION ROAD	50/25' ACRES
MINIMUM OPEN SPACE CALCULATION	65% OPEN SPACE PROVIDED
PD TRIPS GENERATED (ITE INT'L ED.)	100 TRIPS
DAILY TRIPS GENERATED (ITE INT'L ED.)	800 TRIPS

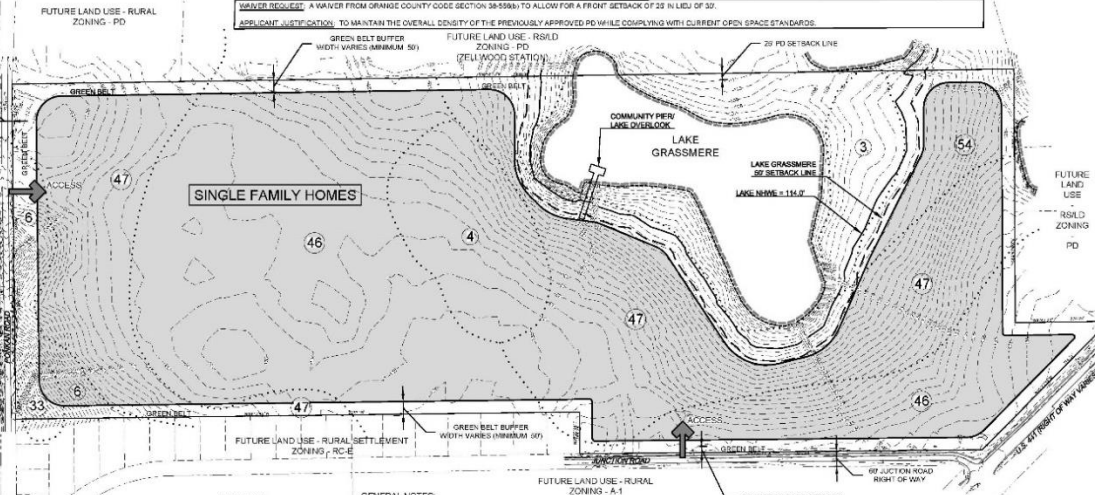


Location Map

BCC CONDITIONS OF APPROVAL DATED 7/13/06

- DEVELOPMENT SHALL CONFORM TO THE GRASSMERE PROPERTY LAND USE PLAN, DATED FEBRUARY 20, 2005, AND TO THE FOLLOWING CONDITIONS OF APPROVAL. DEVELOPMENT BASED UPON THIS APPROVAL SHALL COMPLY WITH ALL OTHER APPLICABLE FEDERAL, STATE, AND COUNTY LAWS, ORDINANCES, AND REGULATIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE, EXCEPT TO THE EXTENT THE APPLICABLE LAWS, ORDINANCES, AND REGULATIONS ARE EXPRESSLY WAIVED OR MODIFIED BY THESE CONDITIONS, OR BY ACTION APPROVED BY THE BOARD OF COUNTY COMMISSIONERS (BCC), OR BY ACTION OF THE BCC.
- THE USES, DENSITIES, AND INTENSITIES, AND ALL OF THE CONDITIONS OF APPROVAL OF THE PD SHALL HAVE BEEN NEGOTIATED AND AGREED TO BY BOTH THE APPLICANT AND THE COUNTY. THE PD SHALL CONSTITUTE AN AGREEMENT BETWEEN THE PARTIES. THE APPLICANT AND THE APPLICANT'S SUCCESSORS IN INTEREST HAVE THE CONTRACT RIGHT TO DEVELOP THE PD WITH THE USES, DENSITIES, AND INTENSITIES APPROVED BY THE COUNTY, SUBJECT TO THE RESTRICTIONS AND REQUIREMENTS IN THE CONDITIONS OF APPROVAL AND WITHIN THE APPLICANT'S AND THE COUNTY'S OWN LOTS. THE RIGHT TO REZONE OR DOWNZONE THE PROPERTY, OR OTHERWISE ALTER THE USES, DENSITIES, AND INTENSITIES, IS RESERVED BY THE APPLICANT OR HIS SUCCESSOR OR ASSIGNEE THROUGH AN AMENDMENT TO THE PD THAT IS NEGOTIATED BY BOTH PARTIES AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS. THE DEVELOPER SHALL COMPLY WITH ALL PROVISIONS OF THE PUBLIC EDUCATION AGREEMENT PREPARED INTO WITH THE ORANGE COUNTY SCHOOL BOARD AS OF APRIL 12, 2005. THE DEVELOPER HAS A PUBLIC CAPACITY ENHANCEMENT AGREEMENT WITH ORANGE COUNTY PUBLIC SCHOOLS, DATED SEPTEMBER 28, 2005, EXECUTED ON OCTOBER 12, 2005, AND IS ON FILE WITH THE ORANGE COUNTY PLANNING DIVISION.
- UPON THE COUNTY'S RECEIPT OF WRITTEN NOTICE FROM DEPS THAT THE DEVELOPER IS IN DEFAULT OR BREACH OF THE PD, THE COUNTY SHALL IMMEDIATELY CEASE ISSUING BUILDING PERMITS FOR ANY RESIDENTIAL UNITS IN EXCESS OF 10 RESIDENTIAL UNITS ALLOCATED UNDER THE ZONING EXISTING PRIOR TO THE APPROVAL OF THE PD. ZONING. THE COUNTY SHALL AGAIN BEAR THE BURDEN OF PROOF UPON OCSB WRITTEN NOTICE TO THE COUNTY THAT THE DEVELOPER IS IN DEFAULT OR BREACH OR DEFAULT OF THE PD. THE DEVELOPER AND HOLD THE COUNTY HARMLESS FROM ANY THIRD PARTY CLAIMS, SUITS, OR ACTIONS ARISING AS A RESULT OF THE ACT OF DENYING THE COUNTY'S GRANTANCE OF RESIDENTIAL BUILDING PERMITS. THE DEVELOPER, OR ITS SUCCESSOR OR ASSIGNEE UNDER THE PD, AGREES THAT IT SHALL NOT CLAIM IN ANY FUTURE LITIGATION THAT THE COUNTY'S ENFORCEMENT OF ANY OF THESE CONDITIONS IS UNLAWFUL, IMPROPER, UNCONSTITUTIONAL, OR A VIOLATION OF DEVELOPER'S PROPERTY RIGHTS. ORANGE COUNTY SHALL BE HELD HARMLESS BY THE DEVELOPER AND ITS ASSIGNEE UNDER THE PD. THE PD IS AN INTERPRETATION OF PROVISIONS OF THE PD.

- WAIVER REQUEST:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-69(A) TO ALLOW A MINIMUM LOT SIZE OF 70 BY 120 (5,400 SQUARE FEET OF LOT AREA) IN LIEU OF CODE REQUIRED MINIMUM LOT WIDTH OF 107 AND 102 ACRES (14,200 SQUARE FEET OF LOT AREA) FOR LOTS WITH CENTRAL WATER SERVICE.
- APPLICANT JUSTIFICATION:** TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.
- WAIVER REQUEST:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-59(B) TO ALLOW FOR A FRONT SETBACK OF 25 IN LIEU OF 30.
- APPLICANT JUSTIFICATION:** TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.



Soils Legend

- 3 Basinger fine sand, depressional
- 4 Candler fine sand, 0 - 5% slopes
- 6 Candler-Apopka fine sands, 5% - 12%
- 33 Pits
- 46 Tavares fine sand, 0-5%
- 47 Tavares Millhopper fine sands 0-5% slopes
- 54 Zolfo fine sand

OWNER/DEVELOPER

EDP GRASSMERE, LLC
1810 W. KENNEDY BLVD SUITE 222
TAMPA, FL 33605
951-321-1994
CONTACT: FRANK BONDECK

APPLICANT/AGENT

OLAV ROSSON
301 EAST PINE STREET
SUITE 1200
ORLANDO, FL 32801
407-545-5380
CONTACT: THOMAS SULLIVAN

CIVIL ENGINEER

HVS, INC.
201 SOUTH BURNBY AVE
ORLANDO, FL 32802
407-569-3317
CONTACT: JASON P. MAHONEY, P.E.

SURVEYOR

ALLEN & COMPANY
PROFESSIONAL SURVEYORS & MAPPERS
18 EAST PLANT STREET
WATER GARDEN, FL 32787
407-854-5950

ENVIRONMENTAL CONSULTANT

BIO-TECH CONSULTANT
3025 EAST SOUTH STREET
OKLAHOMA, FL 32663
404-944-9500
CONTACT: JOHNN WILKINS

GENERAL NOTES

- STREETS AND INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY SHALL BE PUBLICLY OWNED.
- BUFFER, LANDSCAPING, RECREATION AND COMMON AREAS WILL BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNERS OF THE PROPERTY.
- PROJECT INFRASTRUCTURE SHALL BE DEVELOPED IN ONE PHASE.
- ALL STORMWATER PONDS TO BE DESIGNED IN ACCORDANCE WITH SURVEYED & ORANGE COUNTY STANDARDS. PONDS TO BE OWNED & MAINTAINED BY ORANGE COUNTY MSU FOR STORMWATER SYSTEM FUNCTIONALITY.
- UTILITIES PROVIDED BY THE CITY OF ORLANDO.
- BURERS WILL CONSULT OR LANDSCAPING, DETERMINING OPTIMAL PLACEMENT AND EXISTING TREES.
- AN ORANGE COUNTY CONSERVATION AREA DETERMINATION APPLICATION NEEDS TO BE COMPLETE PRIOR TO RESUB APPROVAL.
- ALL AGREEMENTS REGARDING CONSERVATION AREAS INCLUDING WETLANDS AND BUFFER ARE CONSIDERED APPROXIMATE IN NATURE. FINALIZED BY CONSERVATION ARE DETERMINATIONS AND CONSERVATION AREAS IMPACT PERMITS. APPROVAL OF THIS PLAN DOES NOT PERMIT ANY PROPOSED CONSERVATION IMPACTS.
- NOTIFICATION THAT THE SITE IS IN THE VICINITY OF A LANDFILL WILL BE REQUIRED TO BE PLACED IN THE HOMEOWNER'S APPROVAL DOCUMENTS.
- A RASQUET WILL BE REQUIRED IN ORANGE COUNTY.
- DURING THE DSP PROCESS THE APPLICANT SHALL WORK WITH THE ORANGE COUNTY PARKS DEPARTMENT TO DETERMINE THE NEED, AND POTENTIAL LOCATION AND ACTUAL NUMBER OF HORSES ALLOWED ON THE SITE WILL BE DETERMINED (UNDER THE LIMITS AND ACREAGE OF CONSERVATION AREAS HAS BEEN CONFIRMED THROUGH THE CONSERVATION AREA DETERMINATION PROCESS).
- CONSERVATION AREAS SHALL COMPLY WITH ORANGE COUNTY CODE.
- THIS SITE IS LOCATED WITHIN THE SEQUOIA PARCEL LIMITS OF THE WEKIVA STUDY AREA AS ESTABLISHED BY THE WEKIVA PARKWAY AND PROTECTION ACT, SECTION 399.316 (S). SPECIAL AREA REGULATIONS APPLY. IN ADDITION TO THE STATE REGULATIONS, LOCAL POLICIES ARE INCLUDED IN ORANGE COUNTY COMPROMISE PLAN 2011-2016, FUTURE LAND USE ELEMENT, BUT NOT LIMITED TO OBJECTIVE MARK 18(W).
- IN ACCORDANCE WITH SECTION 161227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE UNLAWFUL.
- APPROVAL OF THIS REQUEST DOES NOT GRANT ANY APPROVALS FOR CONSTRUCTION OR ALTERATION OF BOAT RAMPS, DOCKS, DECKS, OBSERVATION PIERS, LAKE SHORE VEGETATION, OR SEA WALLS ON THE LAKE.



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CERTIFICATE OF REGISTRATION # 000004



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Grassmere Reserve Planned Development / Land Use Plan (PD/LUP) dated “Received October 15, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2



Board of County Commissioners

Public Hearings

January 8, 2019