

Board of County Commissioners

Public Hearings

September 22, 2020

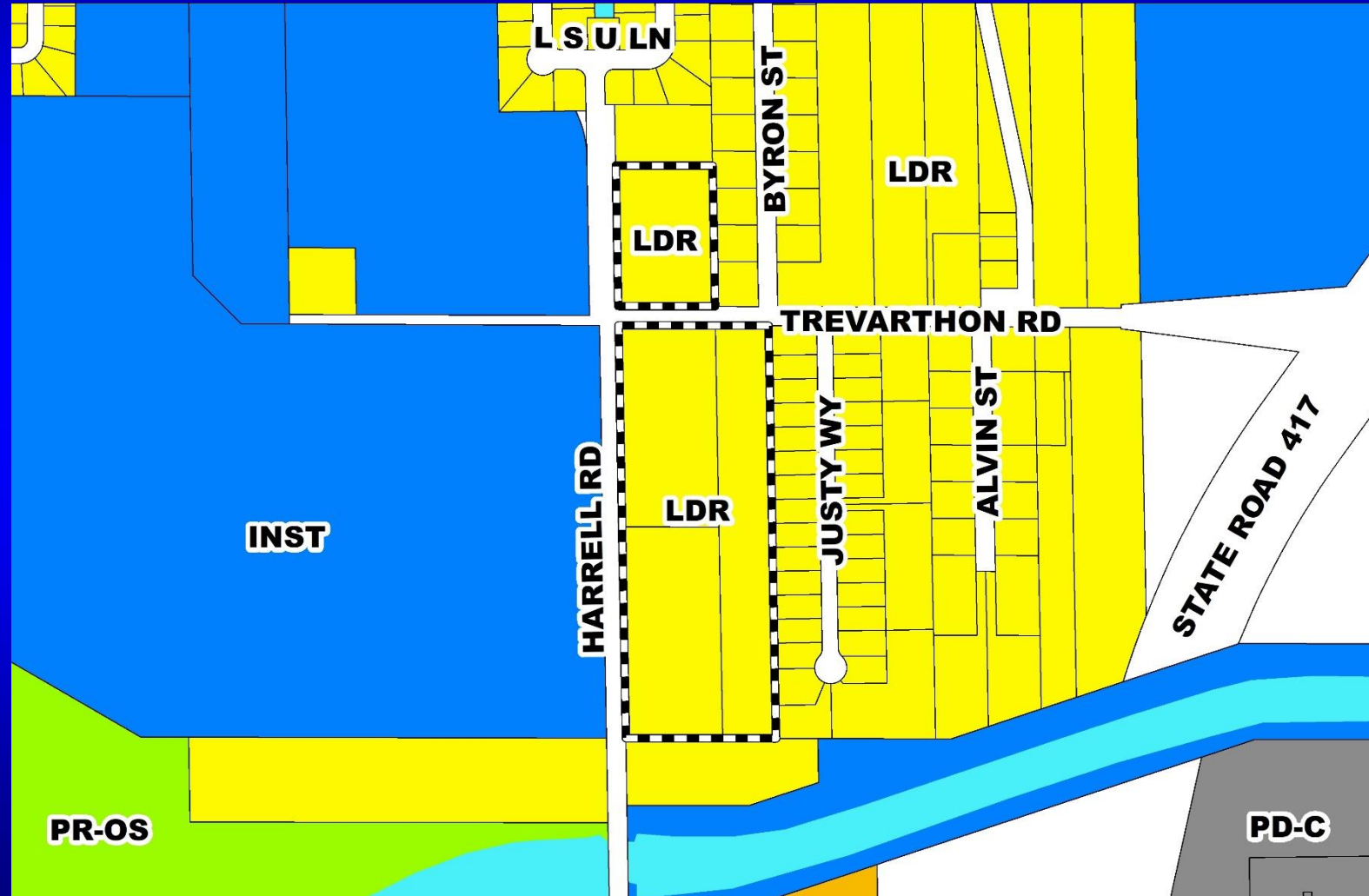


Harrell Oaks PD / Harrell Oaks Preliminary Subdivision Plan

- Case:** PSP-19-12-431
- Project Name:** Harrell Oaks PD / Harrell Oaks PSP
- Applicant:** Rick V. Baldocchi, AVCON, Inc
- Districts:** 3 and 5
- Acreage:** 16.91 gross acres
- Location:** Generally located north and south of Trevarthon Road and east of Harrell Road
- Request:** To subdivide 16.91 acres in order to construct 63 single-family residential dwelling units.

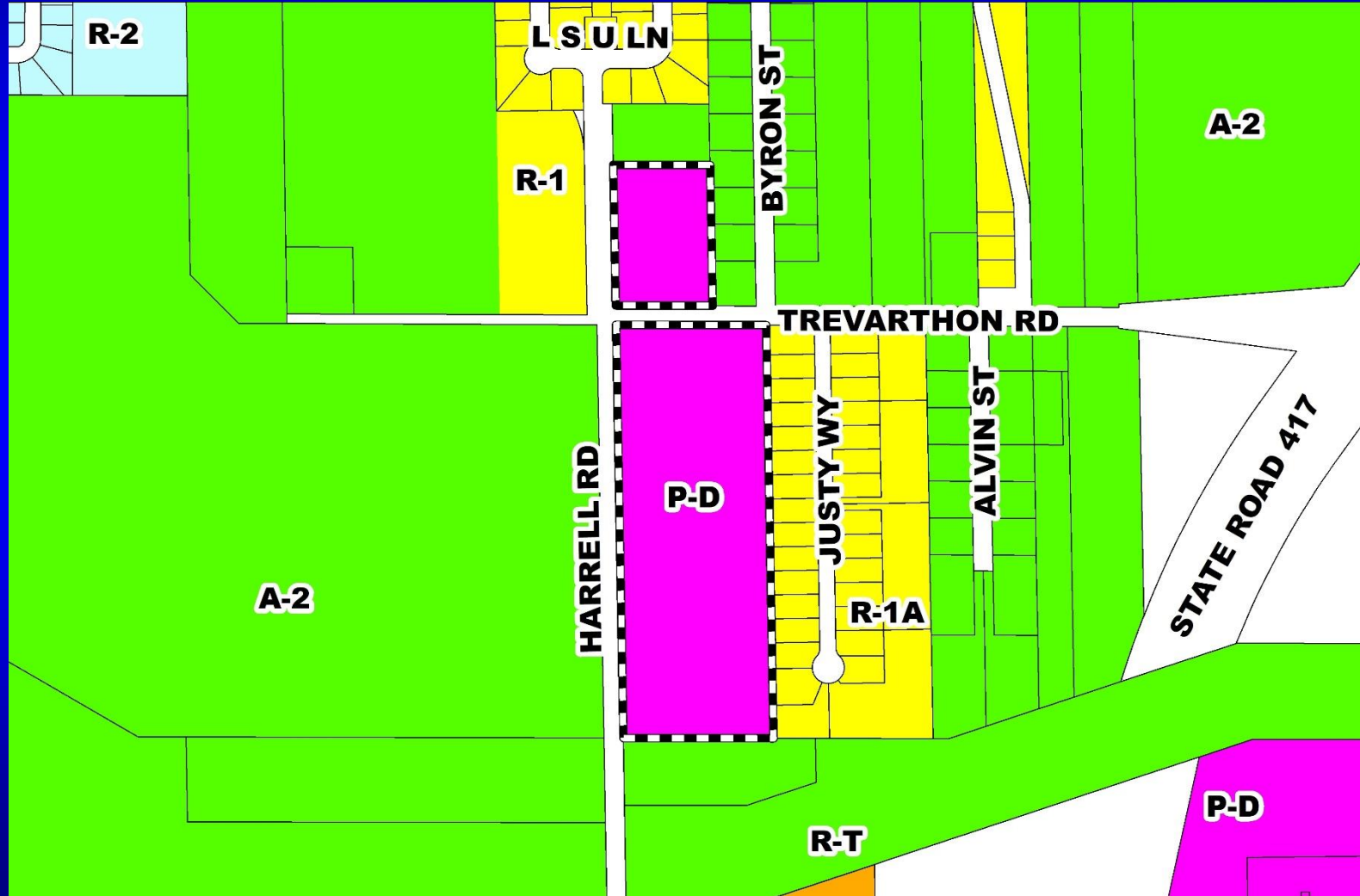


Harrell Oaks PD / Harrell Oaks Preliminary Subdivision Plan Future Land Use Map





Harrell Oaks PD / Harrell Oaks Preliminary Subdivision Plan Zoning Map





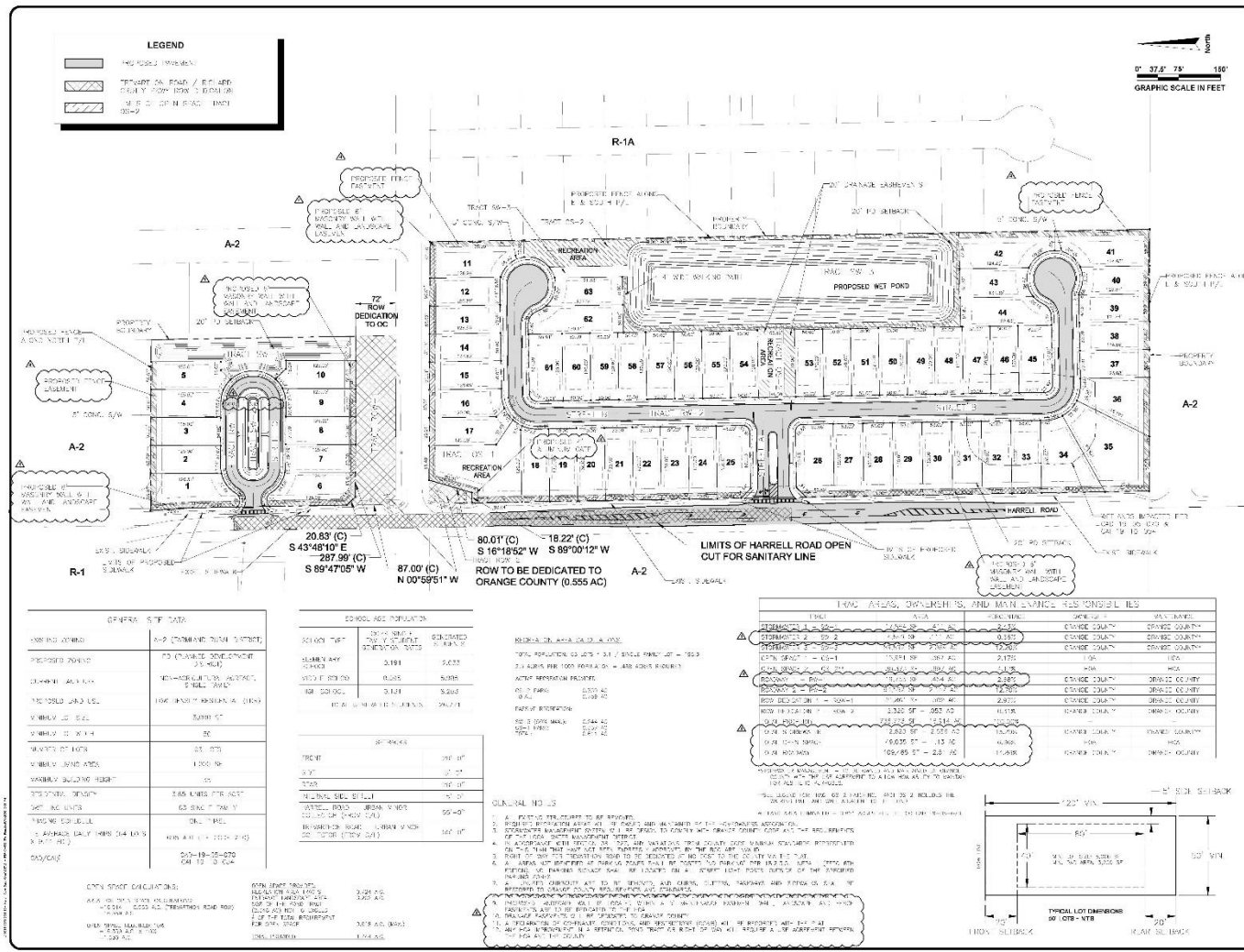
Harrell Oaks PD / Harrell Oaks Preliminary Subdivision Plan Aerial Map





Harrell Oaks PD / Harrell Oaks Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



AVCON

AVCON, INC.
 1000 N. GARDEN AVENUE, SUITE 200
 GARDEN GROVE, CALIFORNIA 92640
 TEL: 714.261.8888 FAX: 714.261.8889
 WWW.AVCON.COM

REVISED 08-18-2020

PRELIMINARY SUBDIVISION PLAN

HARRELL OAKS

SITE PLAN & SITE DATA

SCALE:

NO.	DATE	DESCRIPTION
1	08-18-2020	BRE PFP COMMENTS - 1
2	08-24-2020	BRE PFP COMMENTS - 2
3	08-24-2020	BRE PFP COMMENTS - 3
4	08-24-2020	BRE PFP COMMENTS - 4

DESIGNED BY: **AVCON**

DRAWN BY: **BRE**

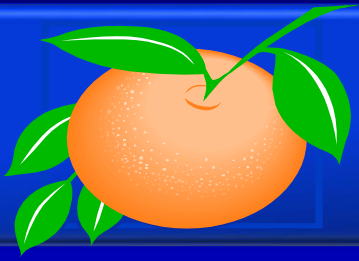
CHECKED BY: **RVB**

APPROVED BY: **RVB**

DATE: **07-15-20**

AVCON PROJECT No. **2019.0098.10**

SHEET NUMBER C-400



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Sutton Lakes Planned Development / Land Use Plan (PD/LUP) dated “Received May 28, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



RZ-19-10-044 – Stephen Allen Planning and Zoning Commission (PZC) Board-Called Hearing

- Case:** RZ-19-10-044
- Applicant:** Stephen Allen, Civil Corp Engineering, Inc.
- District:** 3
- Location:** 5177 Hoffner Ave; or generally located on the west side of Petroff Avenue, 230 feet north of Hoffner Avenue
- Acreage:** 3.90 gross acre
- From:** R-2 (Residential District) (Restricted)
- To:** R-2 (Residential District)
- Proposed Use:** Thirty-eight (38) single-family attached residential dwelling units



RZ-20-07-050 – Jim Hall

Planning and Zoning Commission (PZC) Board-Called Hearing

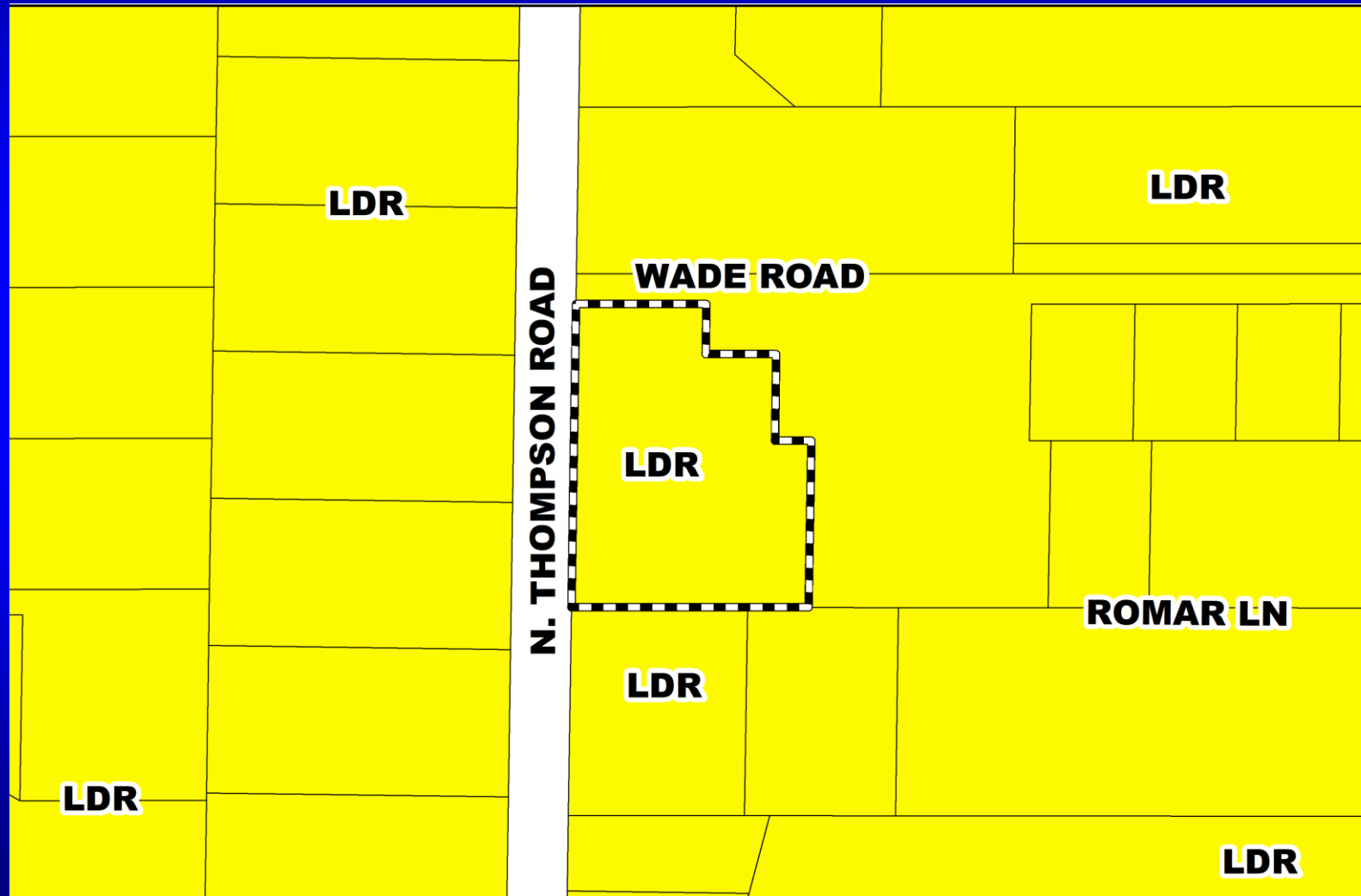
- Case:** RZ-20-07-050
- Applicant:** Jim Hall, Hall Development Services, Inc.
- District:** 2
- Location:** 561 N. Thompson Road, or generally located north of East Votaw Road approximately 580 feet south of Oak Point Circle on the east side of North Thompson Road
- Acreage:** 1.44 gross acre
- From:** A-1 (Citrus Rural District)
- To:** R-1 (Single-Family Dwelling District)
- Proposed Use:** Five (5) single-family detached dwelling units



RZ-20-07-050 – Jim Hall

Planning and Zoning Commission (PZC) Board-Called Hearing

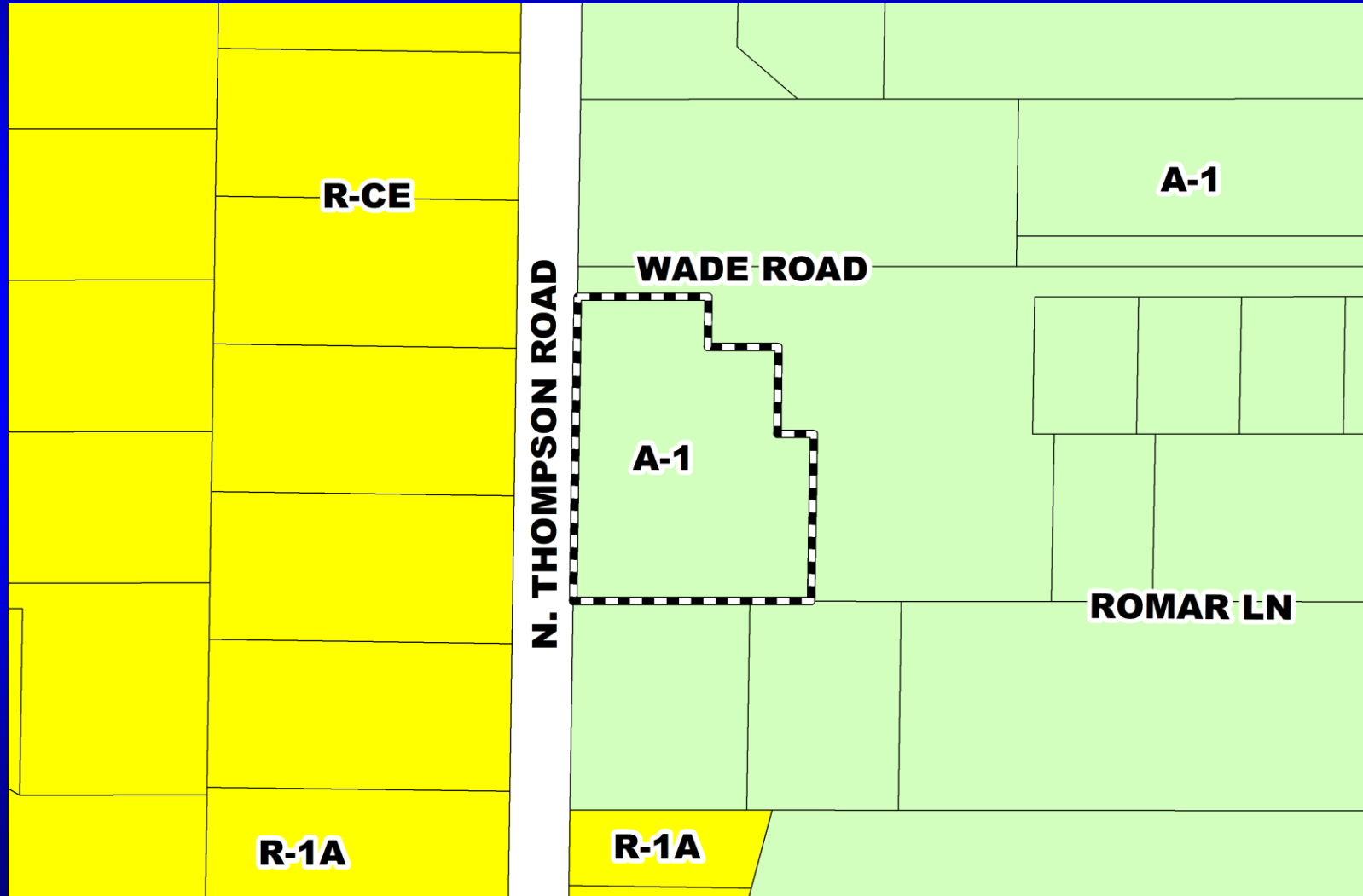
Future Land Use Map





RZ-20-07-050 – Jim Hall

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

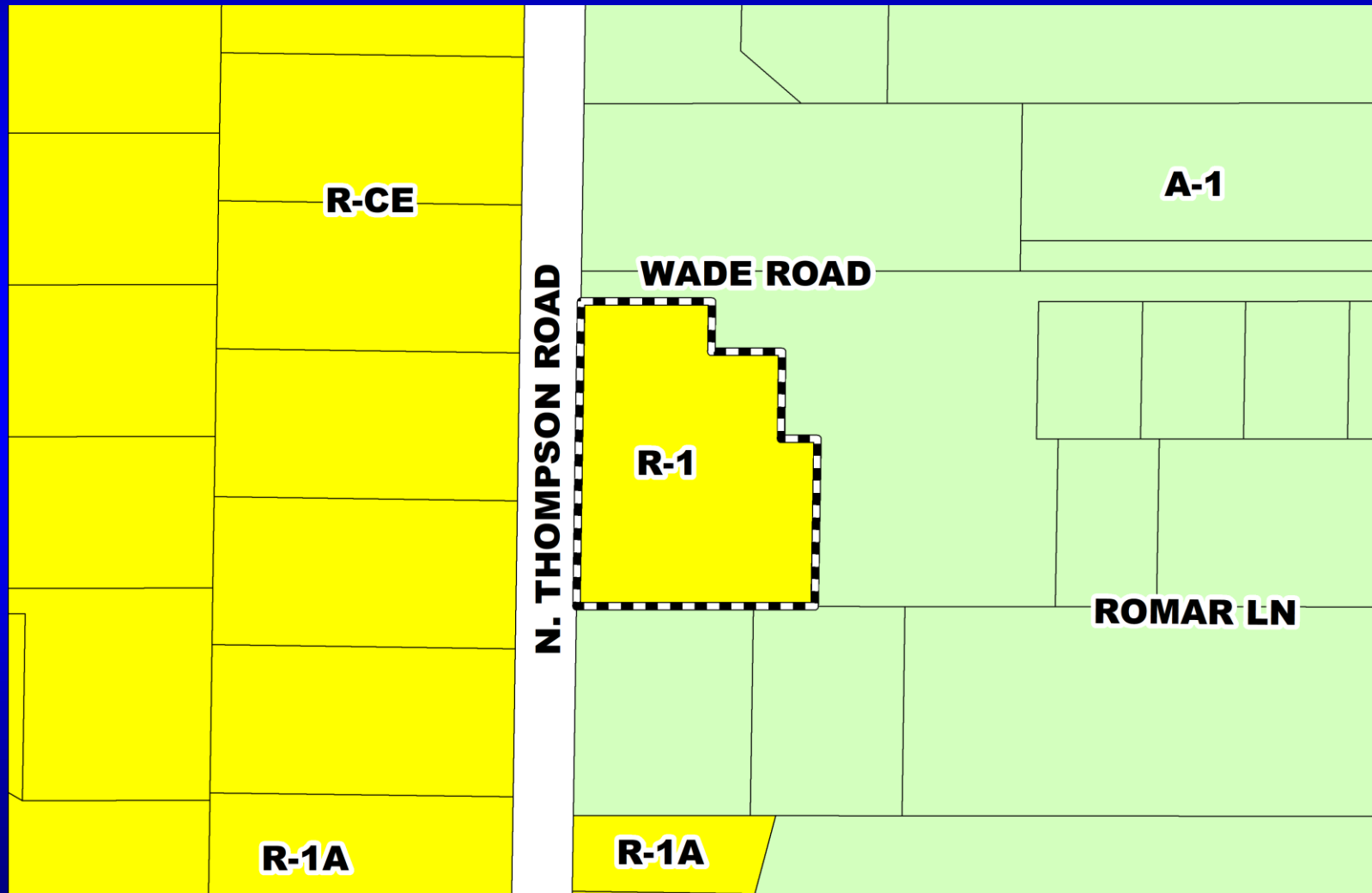




RZ-20-07-050 – Jim Hall

Planning and Zoning Commission (PZC) Board-Called Hearing

Proposed Zoning Map





RZ-20-07-050 – Jim Hall

Planning and Zoning Commission (PZC) Board-Called Hearing

Aerial Map





New Restrictions

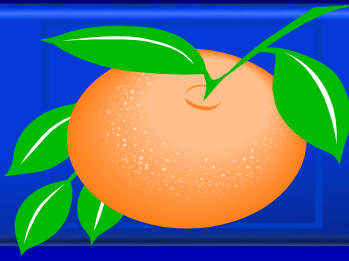
- 1. The subject property shall be limited to a maximum of four detached single-family residential units.**
- 2. The minimum lot size shall be 10,000 square feet.**
- 3. The minimum lot width shall be 70'.**



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 three restrictions, as presented.

District 2

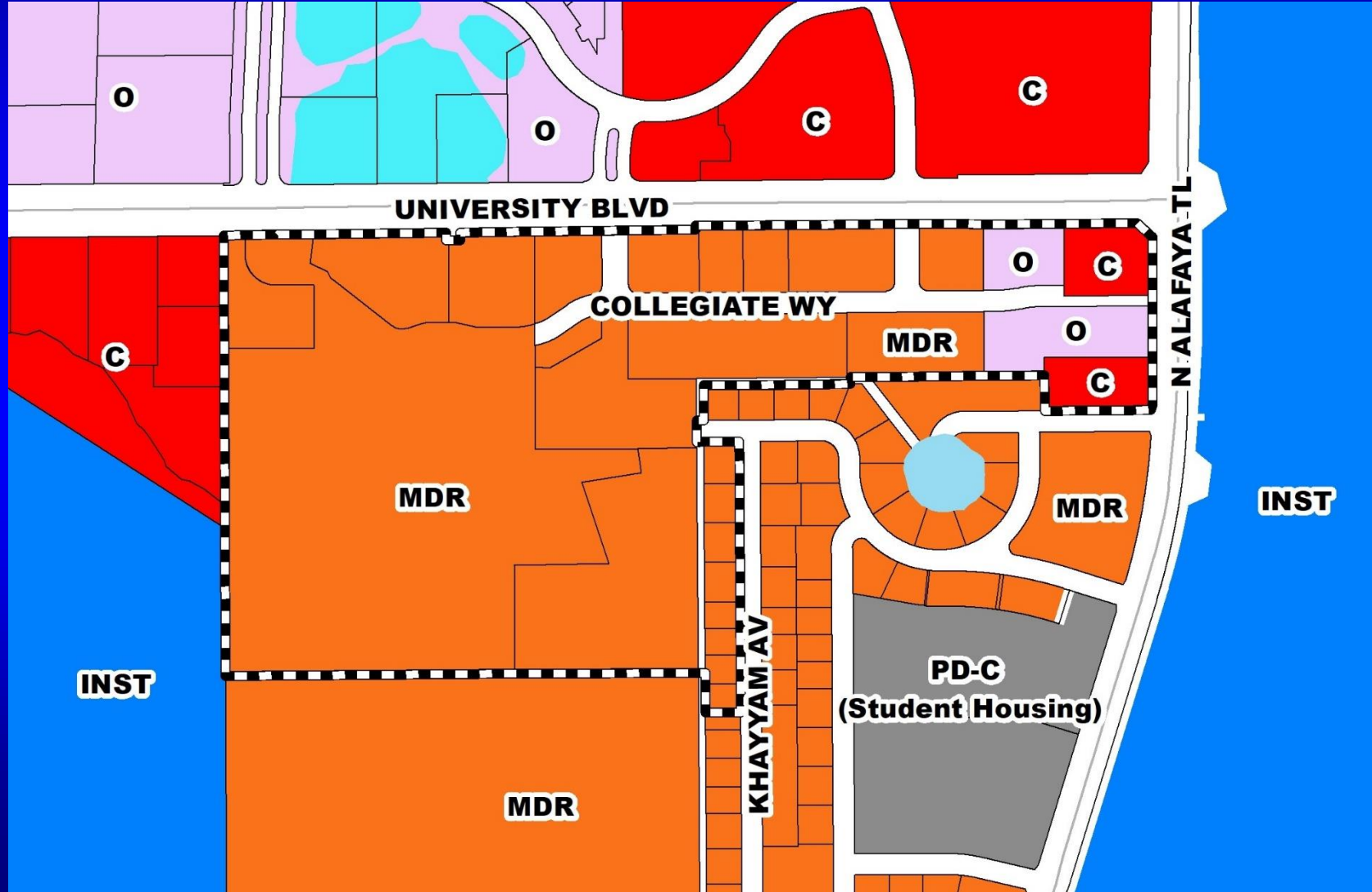


Collegiate Village PD / Collegiate Village CVC – West Parcel Development Plan

- Case:** DP-19-12-419
- Project Name:** Collegiate Village PD / Collegiate Village CVC – West Parcel DP
- Applicant:** Michelle Heatherly, Demetree Global
- District:** 5
- Acreage:** 13.00 gross acres
- Location:** Generally located south of University Boulevard and west of North Alafaya Trail
- Request:** To construct a student housing development consisting of 366 units (1,100 beds) on a total of thirteen (13) gross acres.

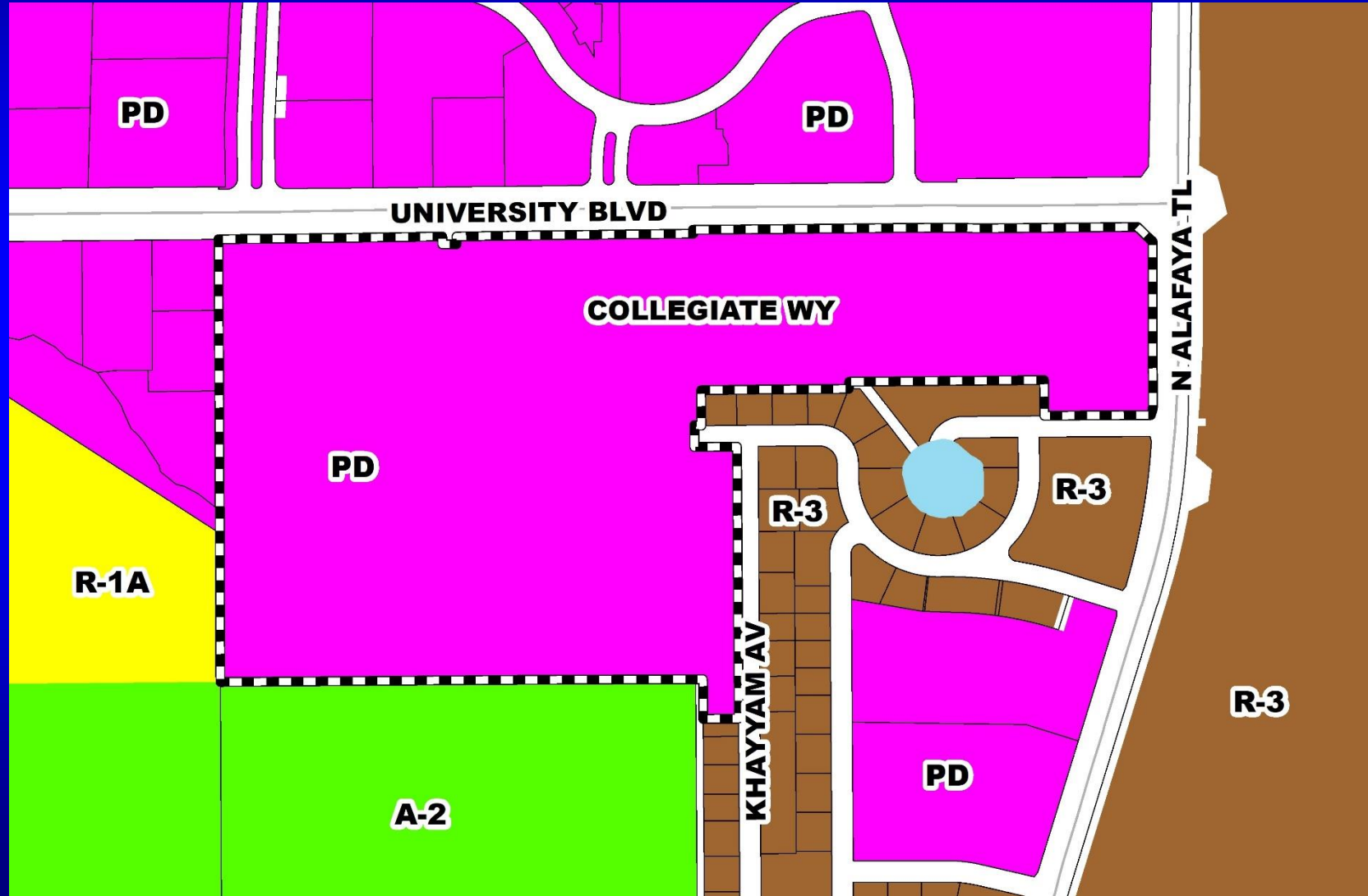


Collegiate Village PD / Collegiate Village CVC – West Parcel Development Plan Future Land Use Map



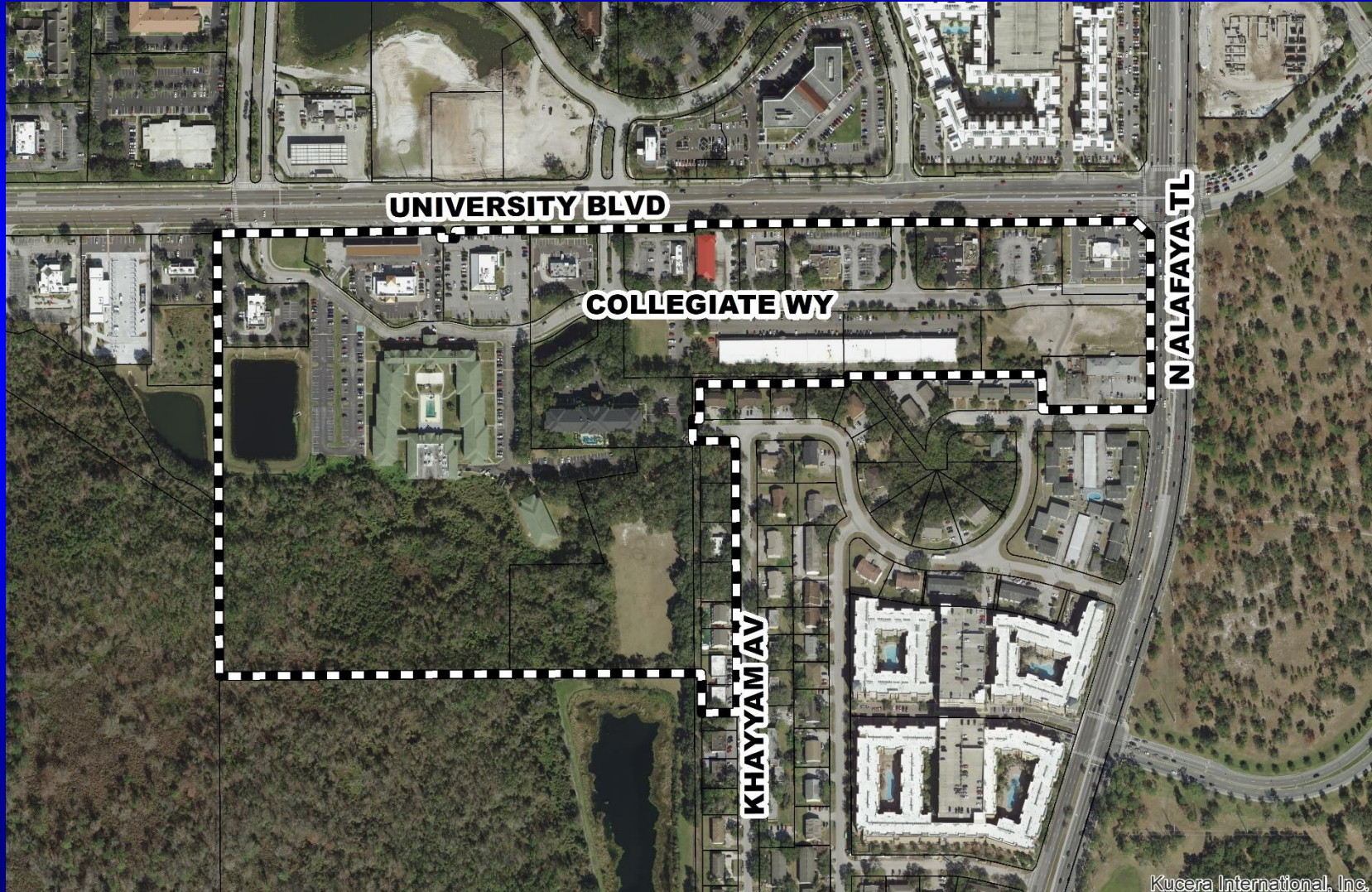


Collegiate Village PD / Collegiate Village CVC – West Parcel Development Plan Zoning Map



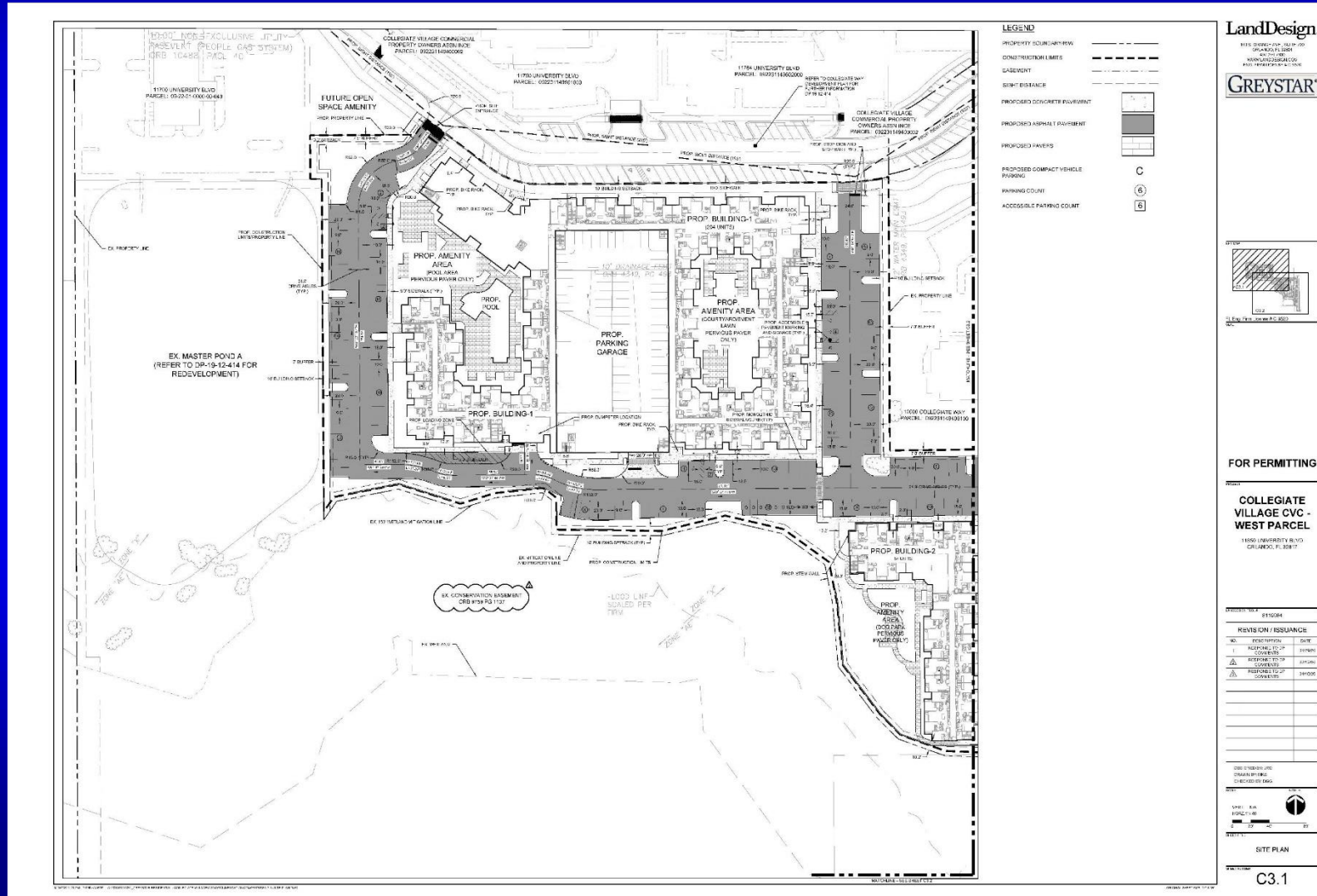


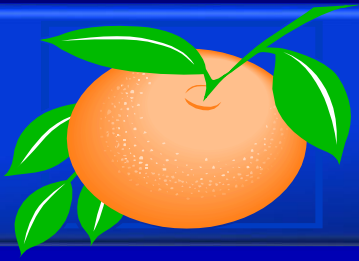
Collegiate Village PD / Collegiate Village CVC – West Parcel Development Plan Aerial Map





Collegiate Village PD / Collegiate Village CVC – West Parcel Development Plan Overall Development Plan

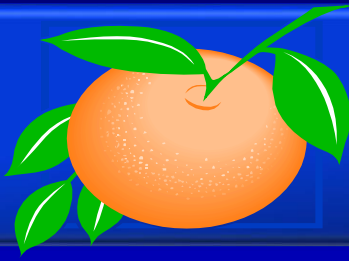




Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Collegiate Village PD / Collegiate Village CVC – West Parcel DP dated “Received April 10, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

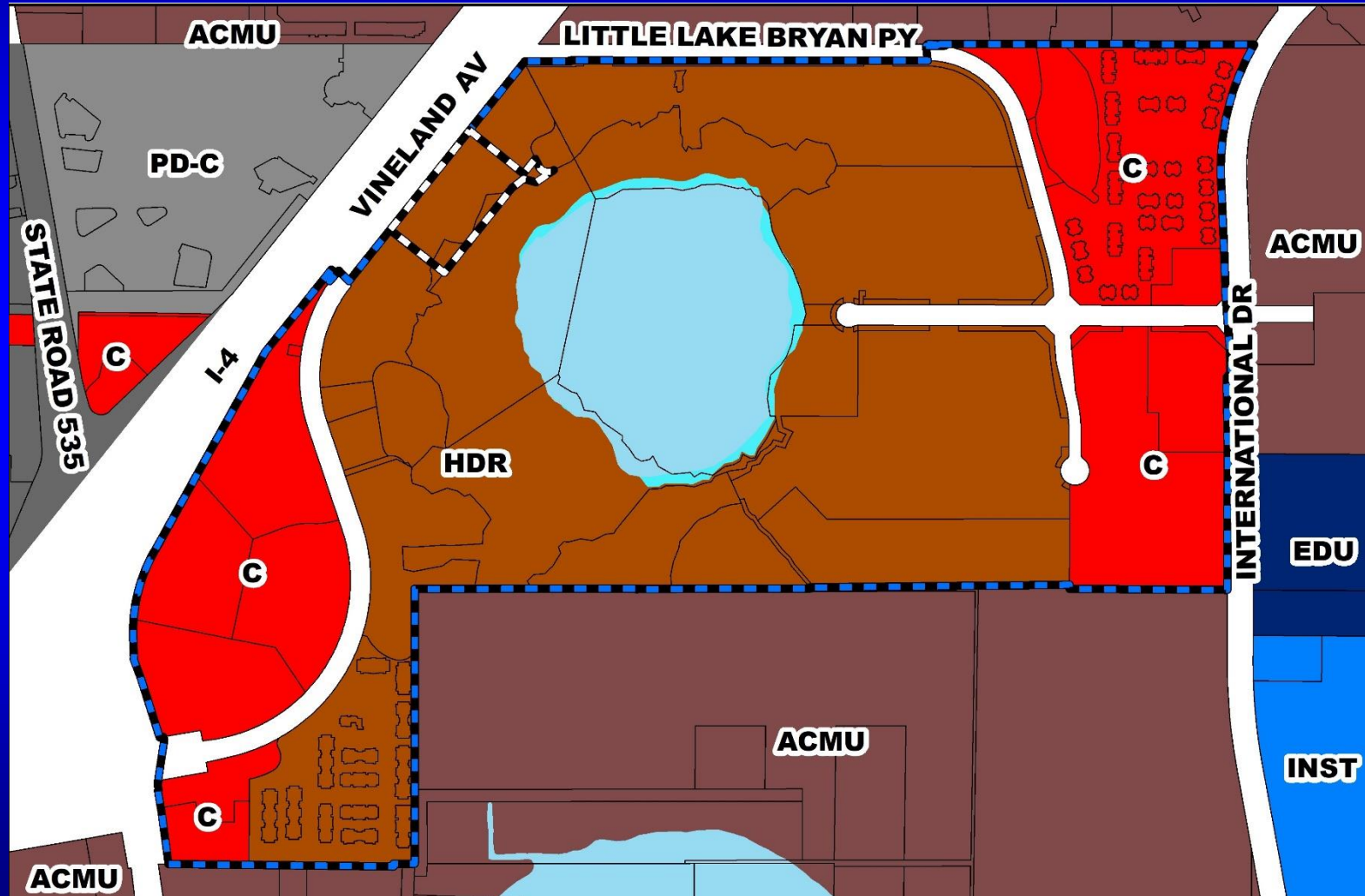


Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan

- Case:** DP-19-11-377
- Project Name:** Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center DP
- Appellant:** Jonathan Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- Applicant:** Mitch Collins, Mitch Collins, P.E., Inc.
- District:** 1
- Acreage:** 4.74 gross acres
- Location:** Generally located south of Interstate 4 and east of State Road 535
- Request:** To consider an appeal of the Development Review Committee’s (DRC) decision of May 27, 2020 to approve the Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan (DP) with certain conditions, specifically condition of approval #7, which required dedications of certain easements associated with the proposed widening of Vineland Avenue prior to construction plan approval.

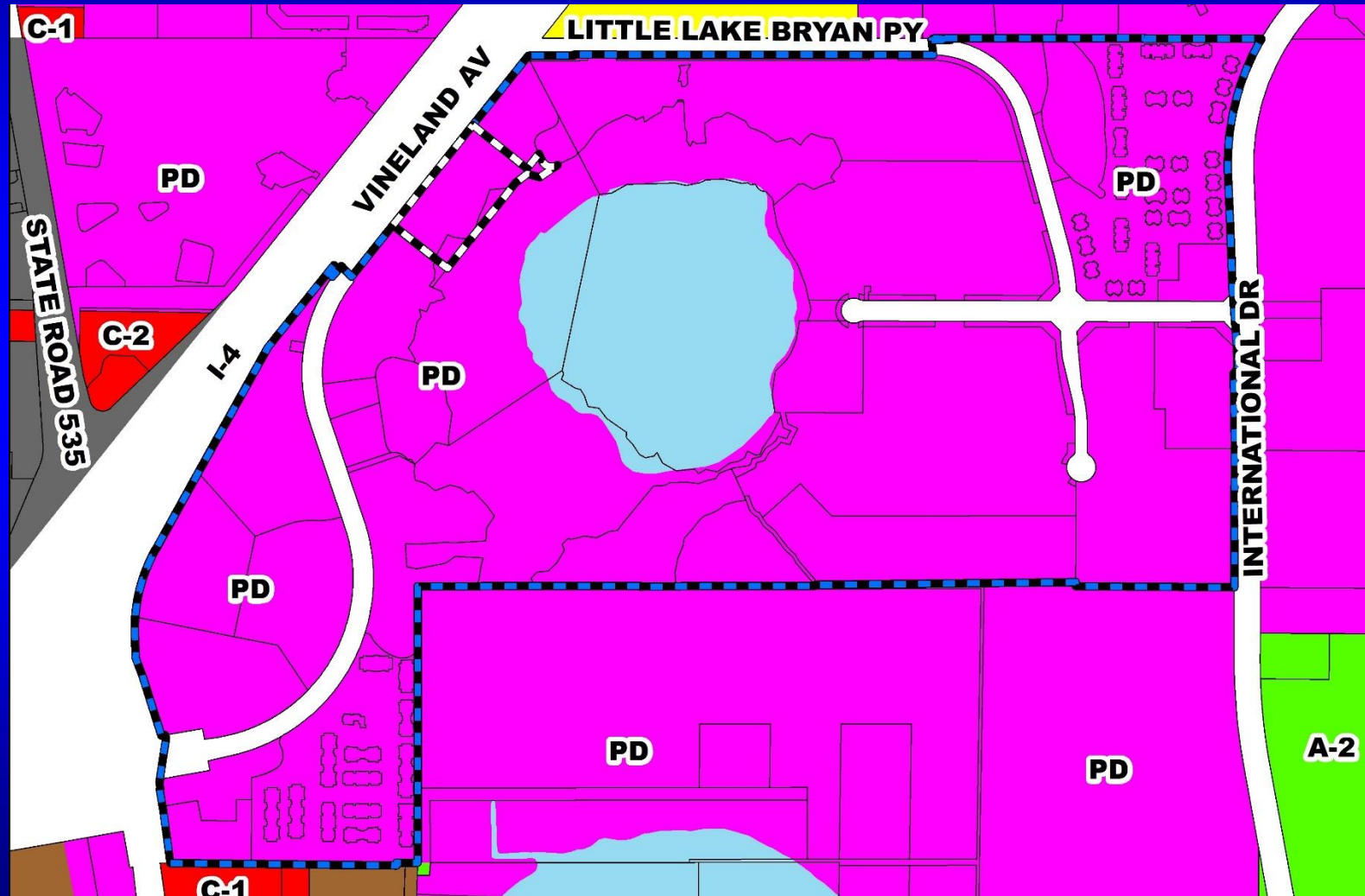


Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan Future Land Use Map



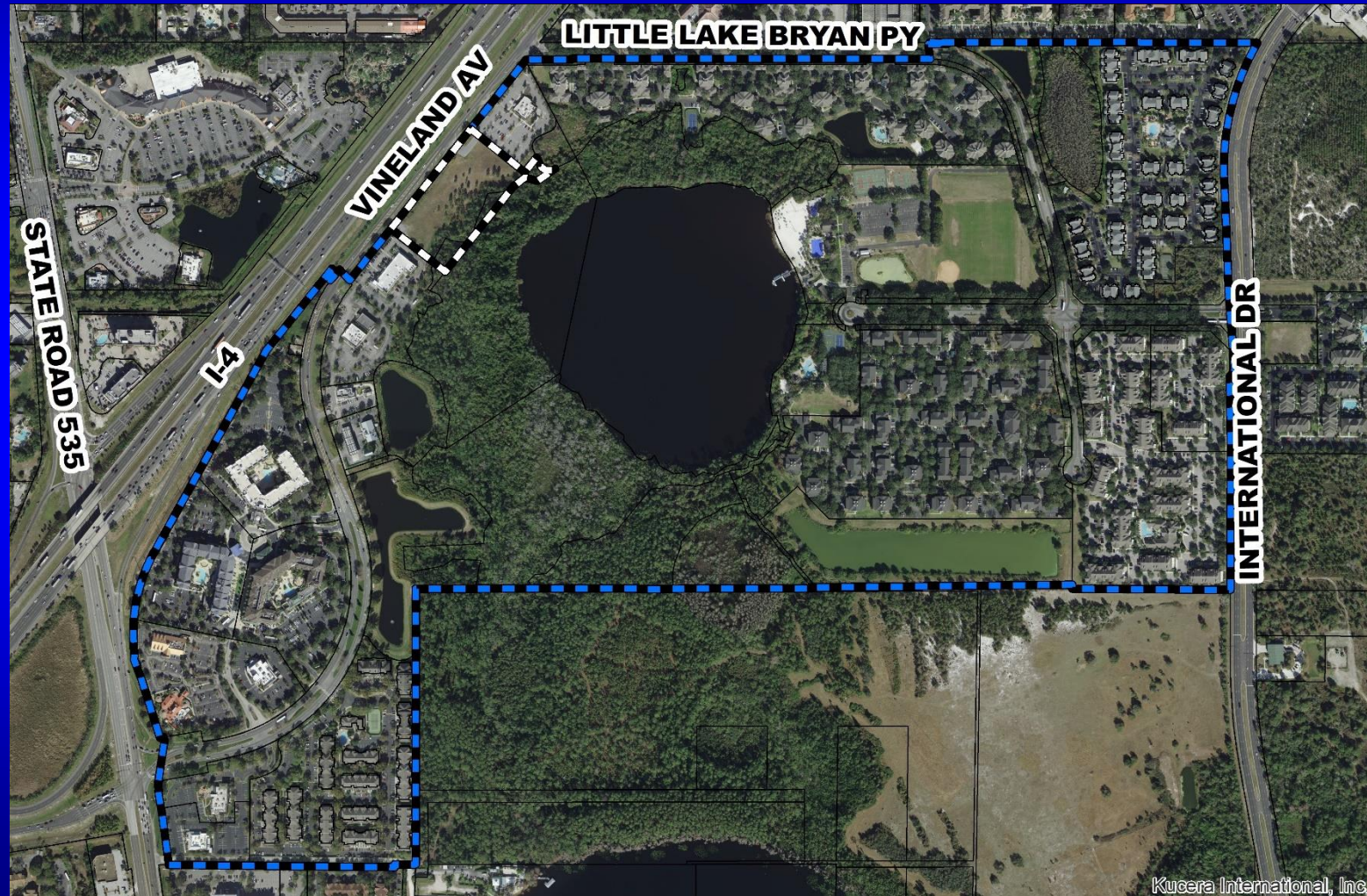


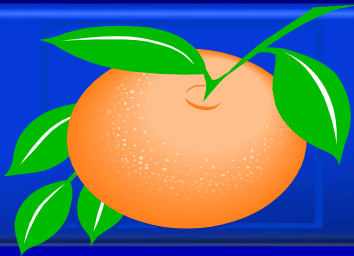
Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan Zoning Map





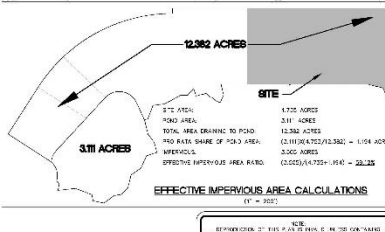
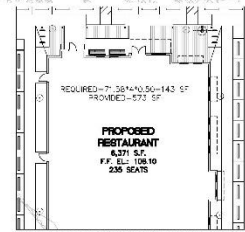
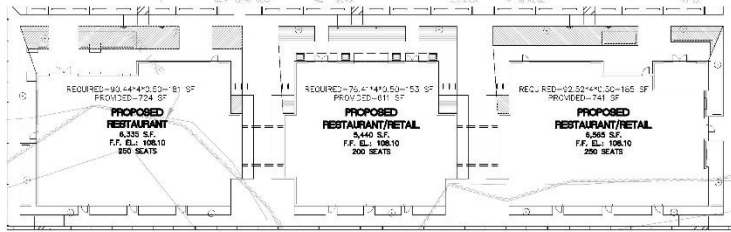
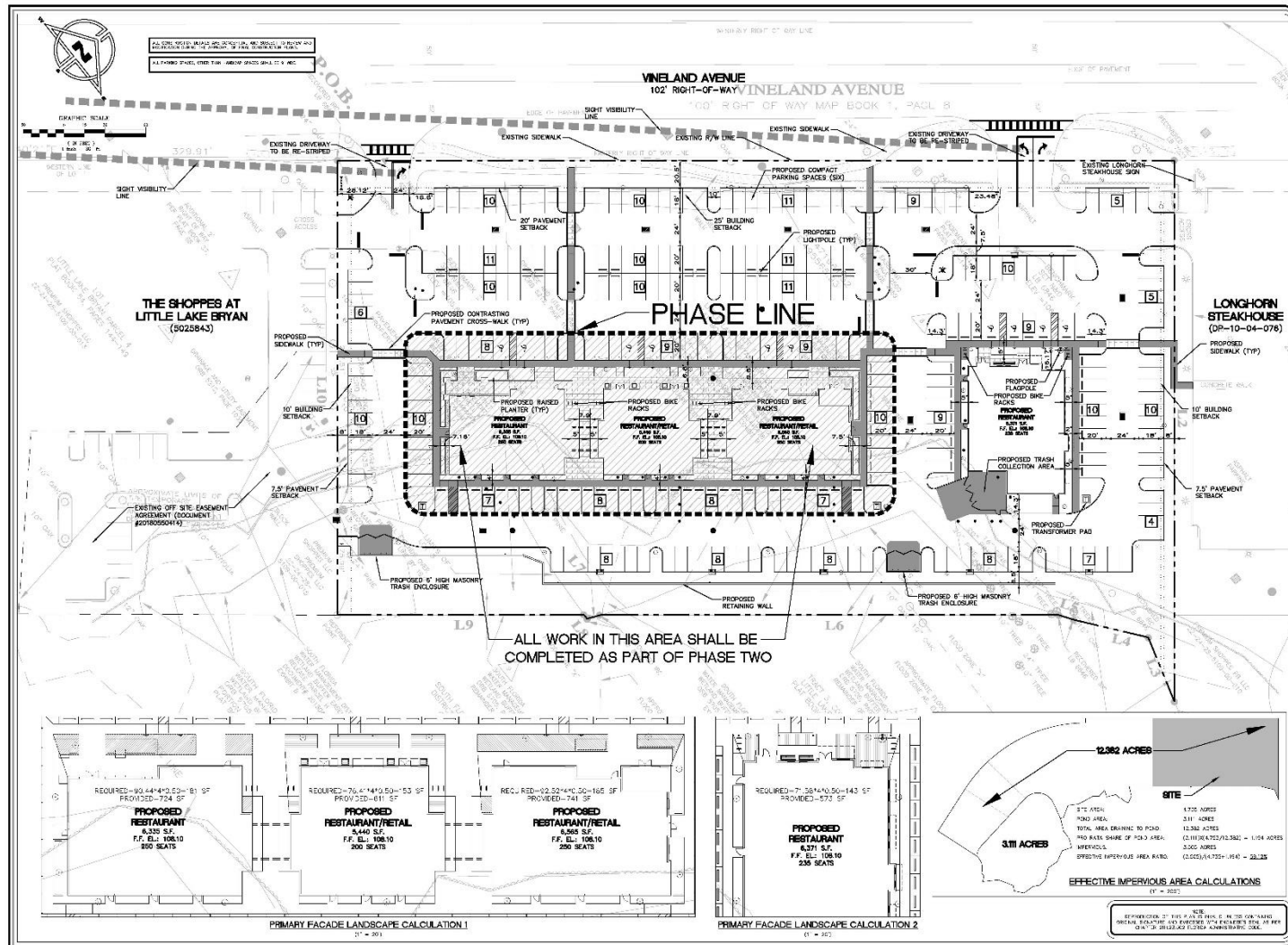
Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan Aerial Map





Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan

Overall Development Plan



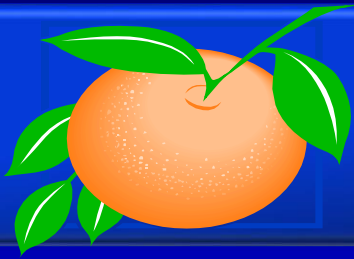
REV/DATE	BY
1/11/20	M.C.
1/11/20	M.C.
1/11/20	M.C.
1/11/20	M.C.
1/11/20	M.C.
1/11/20	M.C.

DEVELOPMENT PLAN (SITE)
FOR
LITTLE LAKE BRYAN PD/PARCEL 4/LOT 1
LITTLE LAKE BRYAN CENTER DP
VINELAND AVENUE
ORANGE COUNTY, FLORIDA

100% DESIGN PLAN FOR THE SITE OF VINELAND AVENUE
DATE: _____



DRAWN BY: M.C.
CHECKED BY: M.C.
DATE: 8-8-20
SCALE: 1" = 30'
JOB NO: 29-003
SHEET NO: DP-1
OF 2



Condition of Approval #7

The required road right-of-way and drainage and construction easements for Vineland Avenue, as identified by the approved Modified Preliminary Design Study, as defined in that certain Amended and Restated Vineland Pointe Agreement, recorded under Instrument Number #20160653429 in the Public Records of Orange County Florida, as has been and may further be amended, shall be conveyed or dedicated to the County prior to or in conjunction with construction plan approval.



Action Requested

Uphold the DRC action of May 27, 2020 and approve the Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center DP dated “Received February 5, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

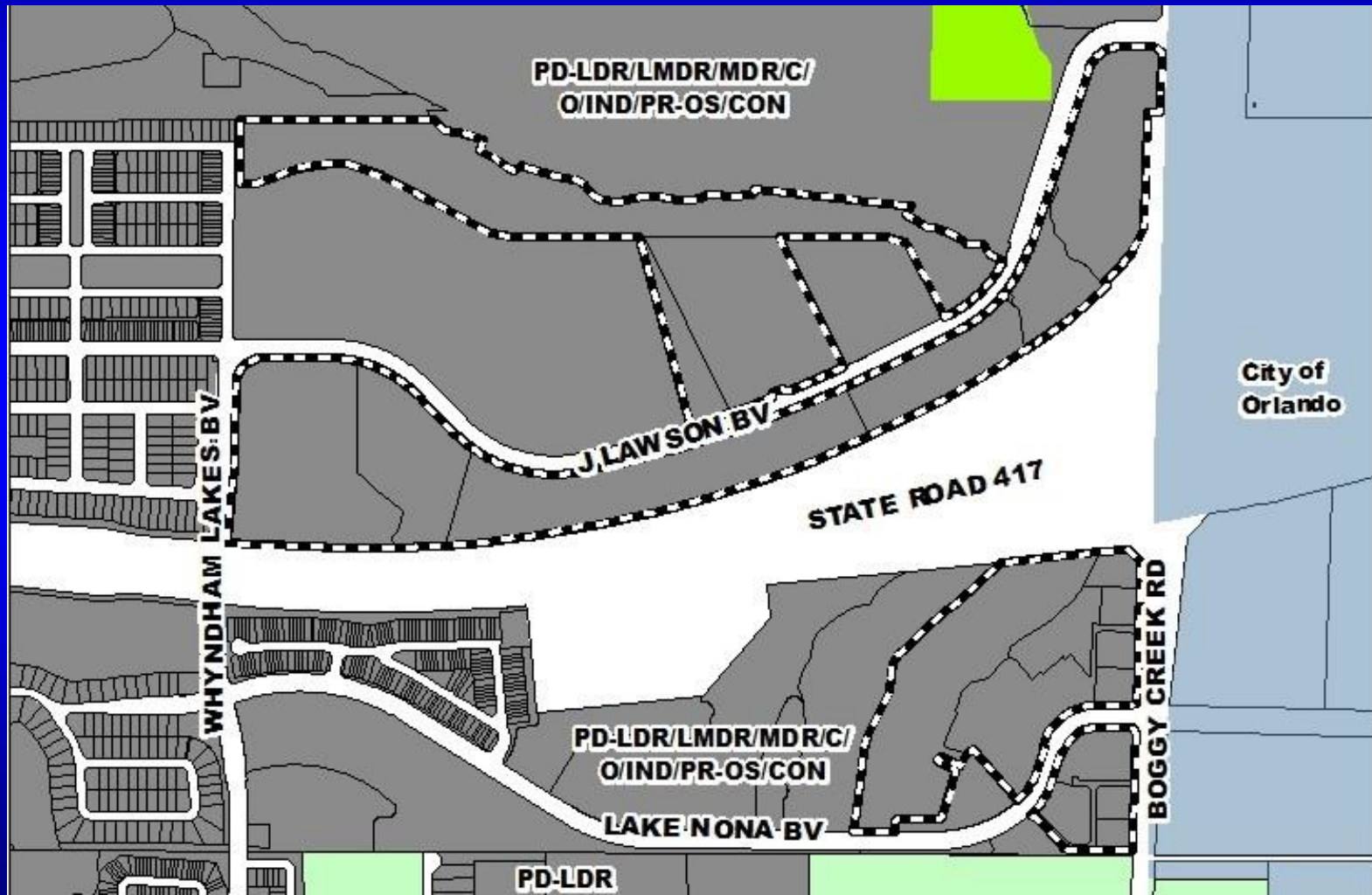


Ginn Property (aka Greenway Park) Planned Development / Land Use Plan

- Case:** CDR-20-03-077
- Project Name:** Ginn Property (aka Greenway Park) PD
- Applicant:** Julie Salvo, Tavistock Development Company
- District:** 4
- Acreage:** 1,711.62 gross acres (overall PD)
127.75 gross acres (affected parcels only)
- Location:** Generally located north and south of State Road 417 and west of Boggy Creek Road
- Request:** To allow for C-3 uses of animal shelters, boarding kennels, animal compounds, and training of animals with outruns or outdoor compounds on Parcel 5; and to reallocate commercial entitlements between PD Parcels 4, 5, & 6. Additionally, one (1) waiver from Orange County Code to allow the required parking to be calculated at 22 spaces in accordance with an approved parking study, in lieu of the required parking ratio of one space per 300 square feet is associated with this request.

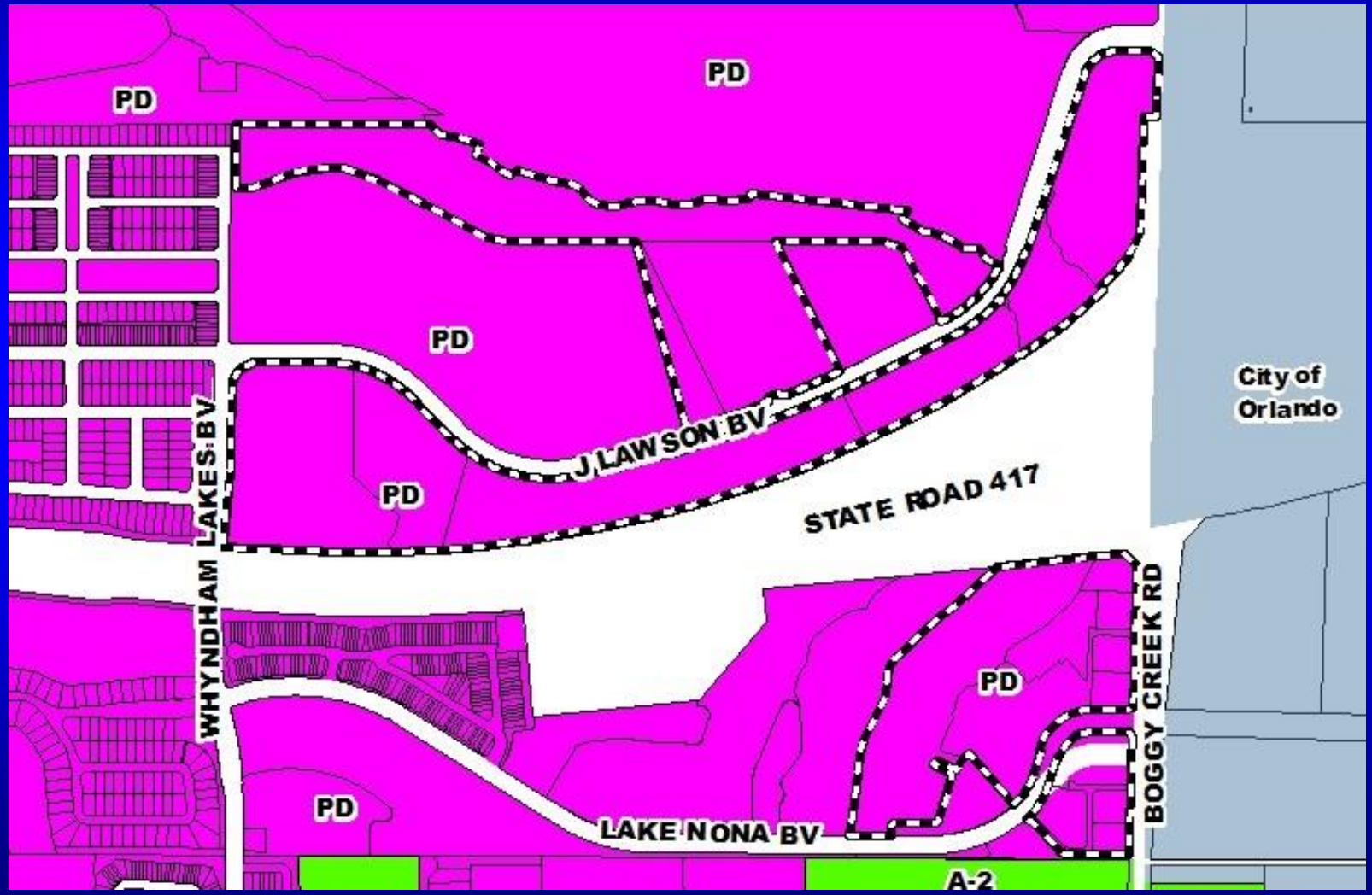


Ginn Property (aka Greenway Park) Planned Development / Land Use Plan Future Land Use Map



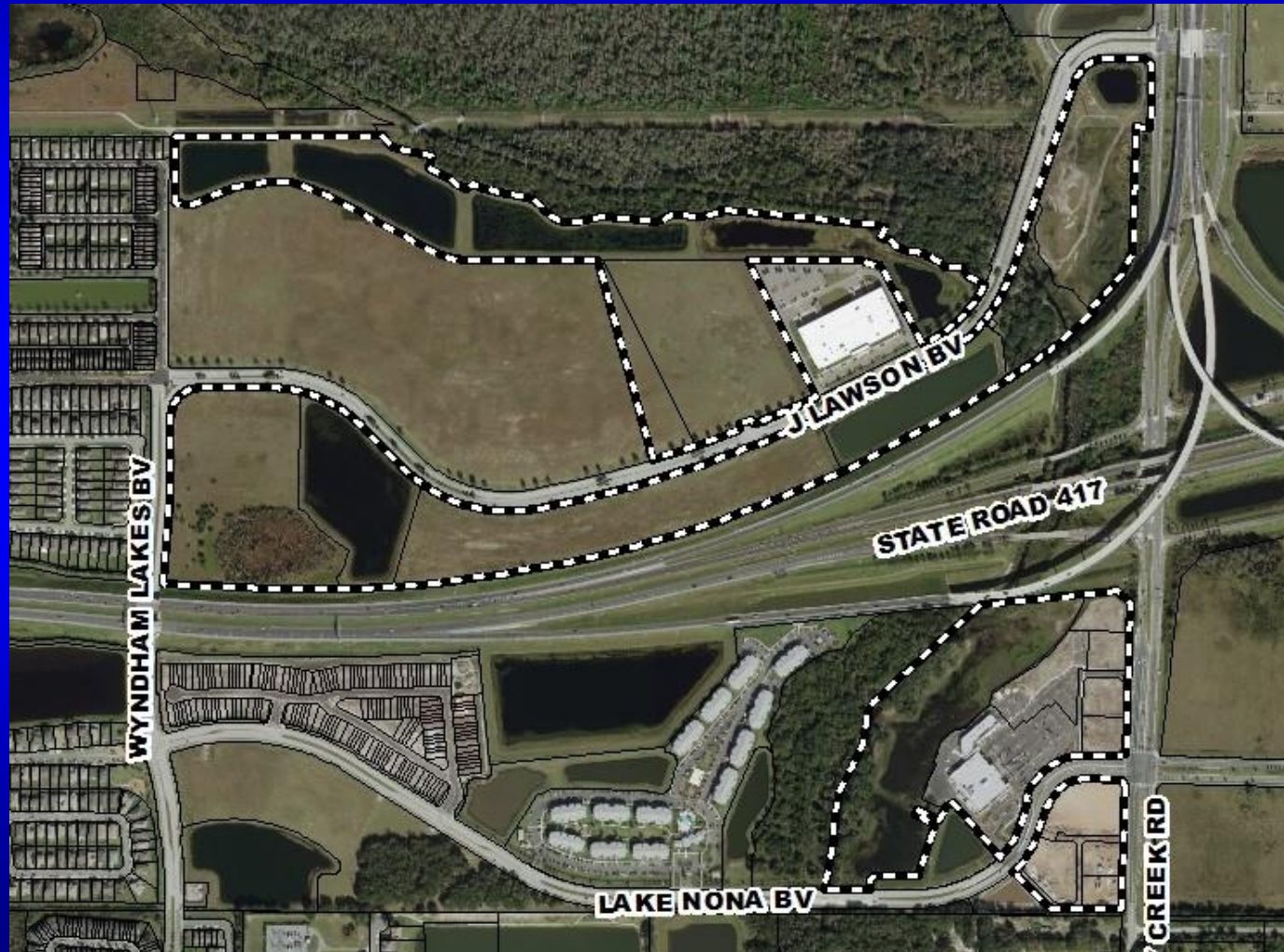


Ginn Property (aka Greenway Park) Planned Development / Land Use Plan Zoning Map



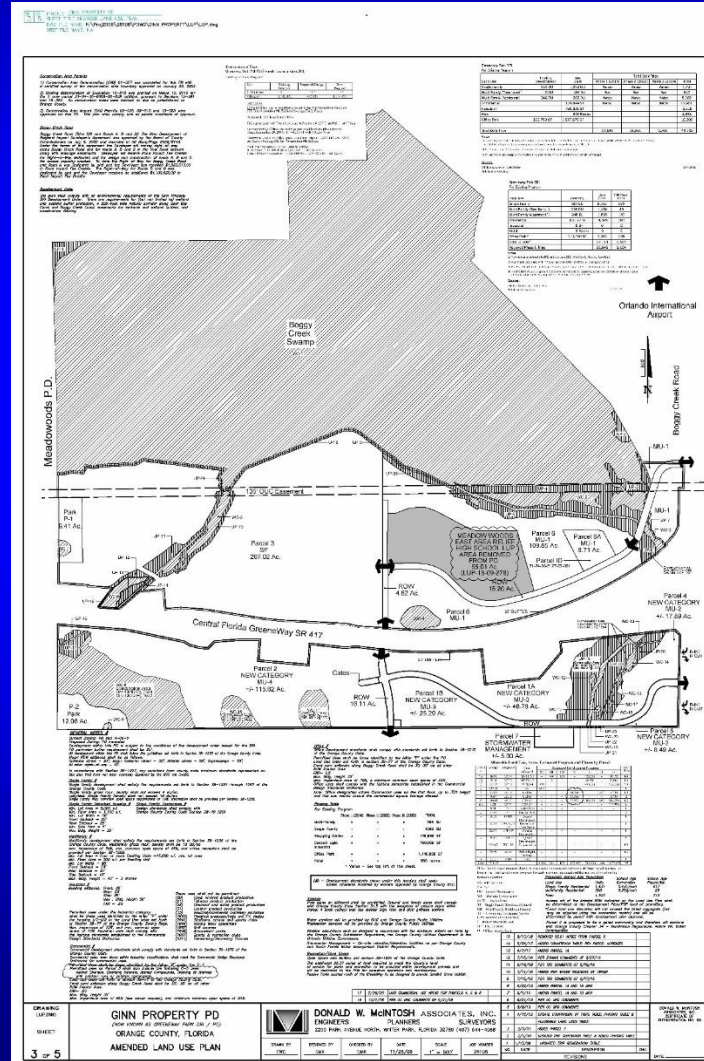


Ginn Property (aka Greenway Park) Planned Development / Land Use Plan Aerial Map





Ginn Property (aka Greenway Park) Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Ginn Property (aka Greenway Park) Planned Development / Land Use Plan (PD/LUP) dated “Received April 28, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



Bargrove Property PD / Bargrove Preliminary Subdivision Plan

- Case:** CDR-20-06-158
- Project Name:** Bargrove Property PD / Bargrove PSP
- Applicant:** Robert Paymayesh
- District:** 2
- Acreage:** 192.92 gross acres (overall PD)
- Location:** Generally located north of Sadler Road and east of U.S. 441
- Request:** To delete four (4) lots in order to reconfigure Active Park P-1 and Open Space OS-7, thereby eliminating BCC condition of approval #25; add two (2) lots on Street "B"; depict a phasing line; change grading type on Lots 41 – 46 and 74 – 86 from Type "A" to Type "C", and revise the cul-de-sac on Street "B".

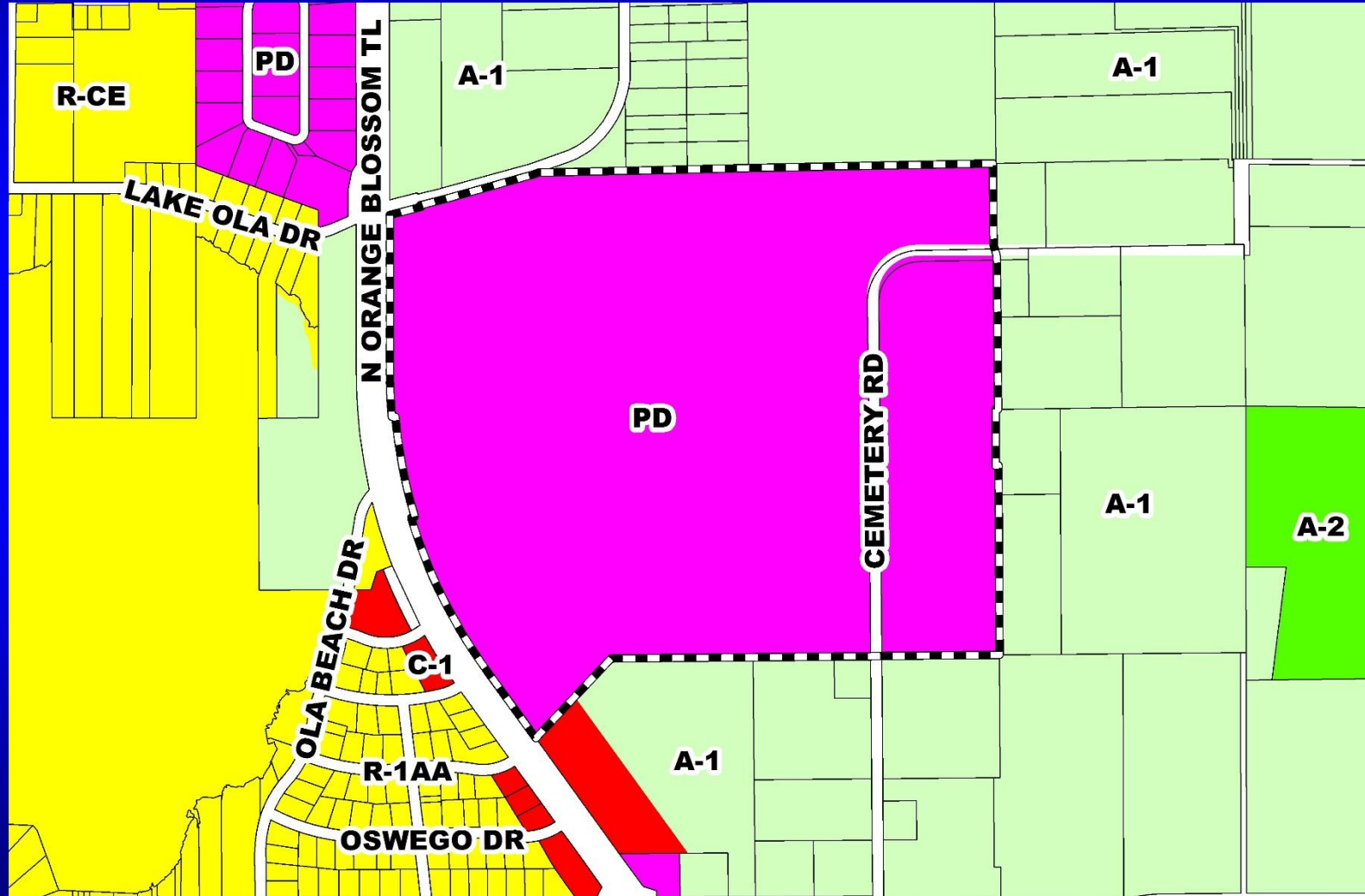


Bargrove Property PD / Bargrove Preliminary Subdivision Plan Future Land Use Map





Bargrove Property PD / Bargrove Preliminary Subdivision Plan Zoning Map



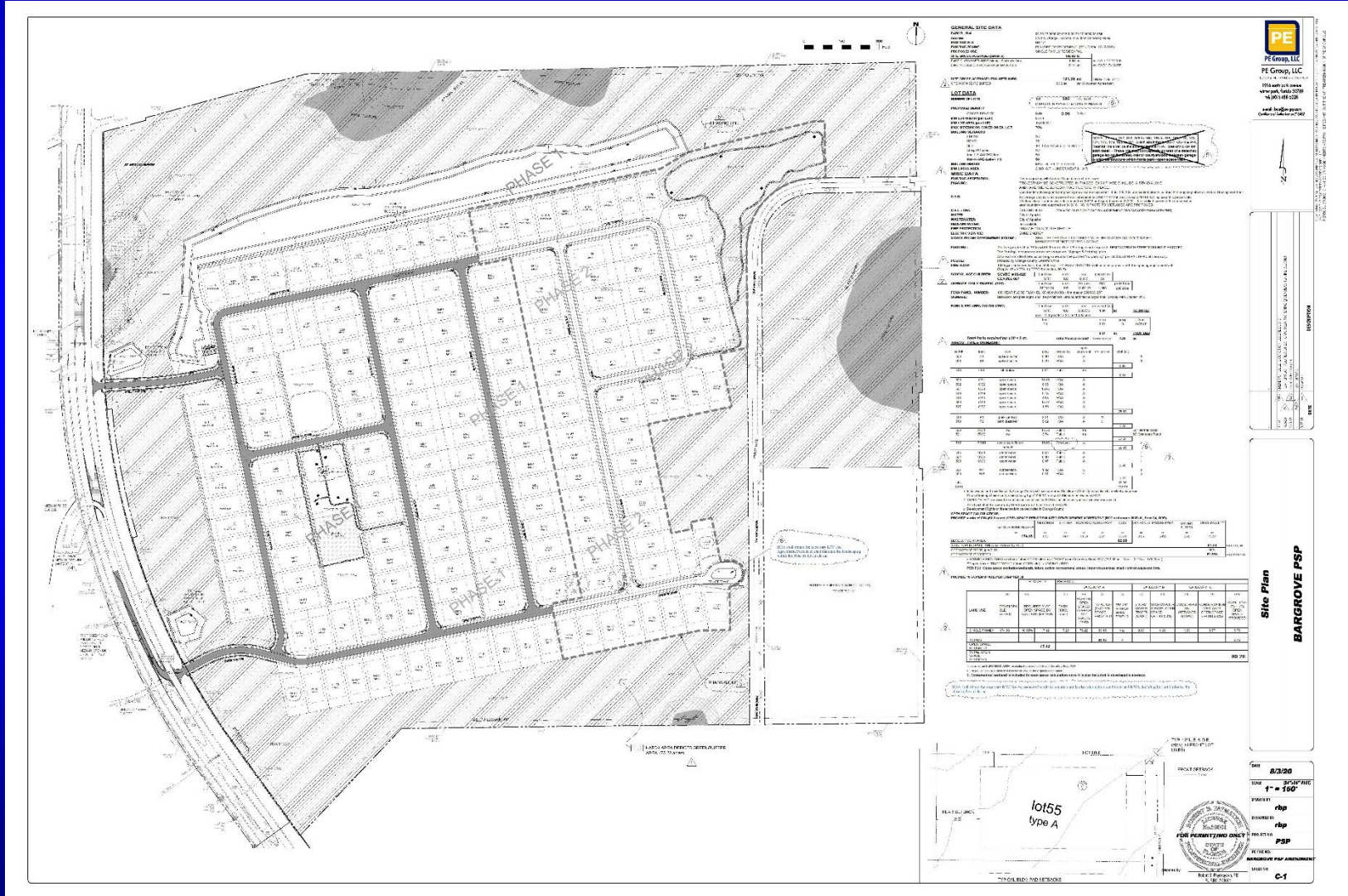


Bargrove Property PD / Bargrove Preliminary Subdivision Plan Aerial Map



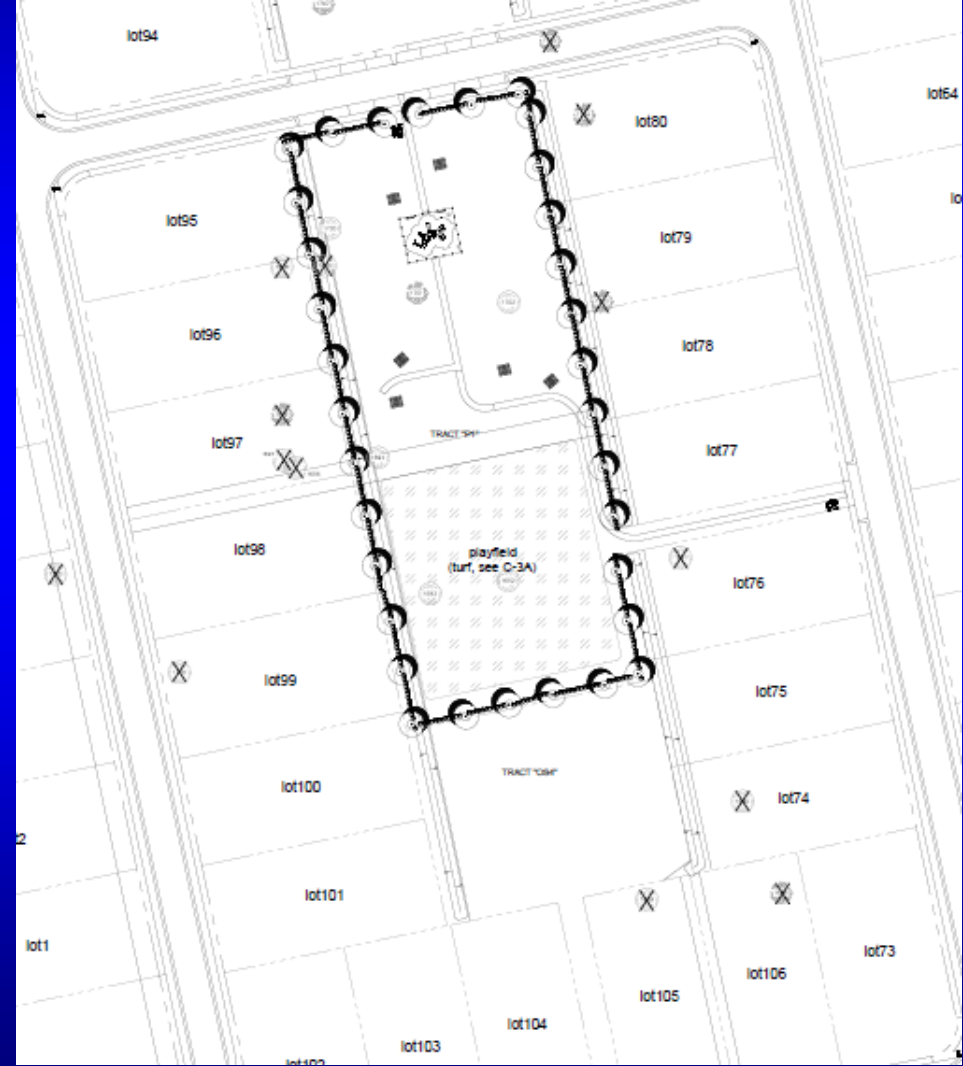
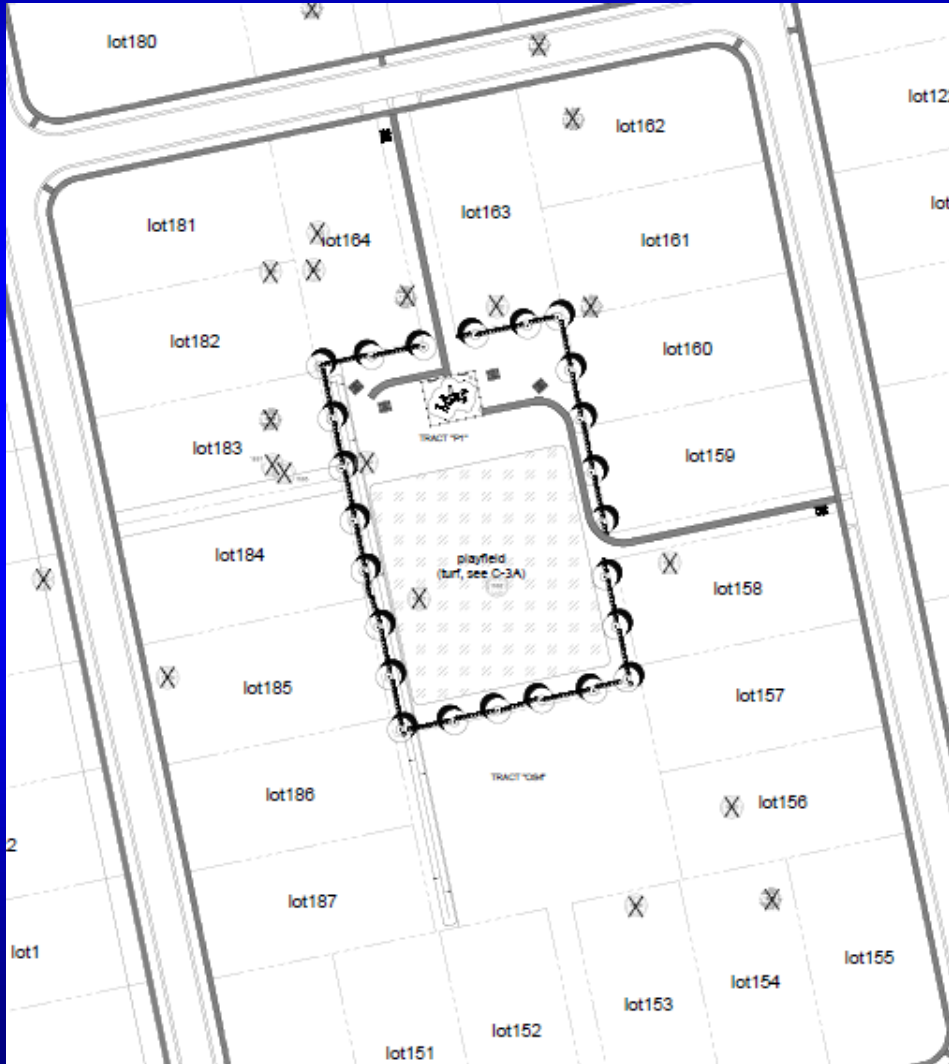


Bargrove Property PD / Bargrove Preliminary Subdivision Plan Overall Preliminary Subdivision Plan





Bargrove Property PD / Bargrove Preliminary Subdivision Plan Park (Approved vs. Proposed)





Existing Condition of Approval #25

All residential properties adjacent to open space and park tracts OS-4, OS-7, and P-1 shall meet the following requirements: fencing adjacent to such open space and park tracts shall be prohibited, front yards for such properties shall face the open space / park tracts, all such residential properties shall have front-facing facades, and such open space and park tracts shall be accessible to other homeowners in the subdivision. All of the above requirements shall be included in the covenants, conditions, and restrictions (CC&Rs). For those lots fronting the open space and park tracts, the portion of the lot facing the street shall be treated as the front yard for setback purposes.



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Bargrove Property PD / Bargrove PSP dated “Received August 3, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2



Sunflower Trail Estates Planned Development / Land Use Plan

- Case:** CDR-20-07-191
- Project Name:** Sunflower Trail Estates PD
- Applicant:** Steven Thorp, Orange County Public Schools
- District:** 4
- Acreage:** 660.33 gross acres (overall PD)
139.35 gross acres (affected parcels)
- Location:** Generally located east of Timber Springs Boulevard, west of Guy Road, between Timber Park Lane and Timber Isle Drive
- Request:** To modify BCC Condition of Approval #16 from October 6, 2015, to allow Electronic Message Centers (EMC) for public school facilities within the PD, subject to the provisions of Section 38-1755. All other EMCs shall be prohibited.

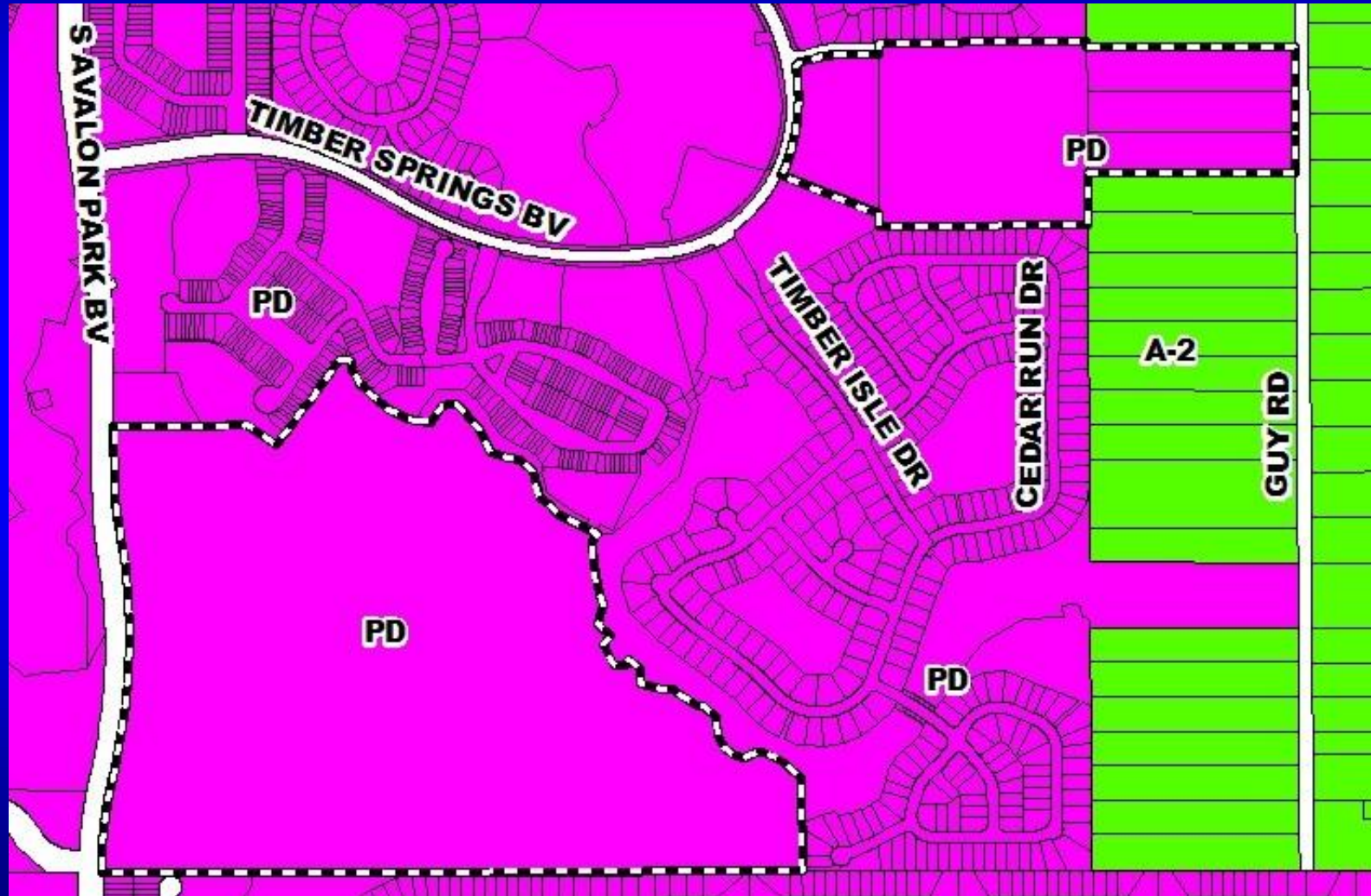


Sunflower Trail Estates Planned Development / Land Use Plan Future Land Use Map





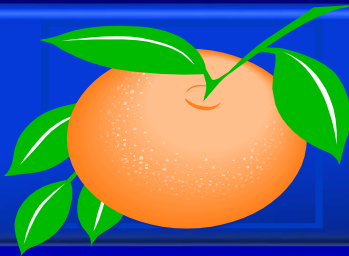
Sunflower Trail Estates Planned Development / Land Use Plan Zoning Map





Sunflower Trail Estates Planned Development / Land Use Plan Aerial Map

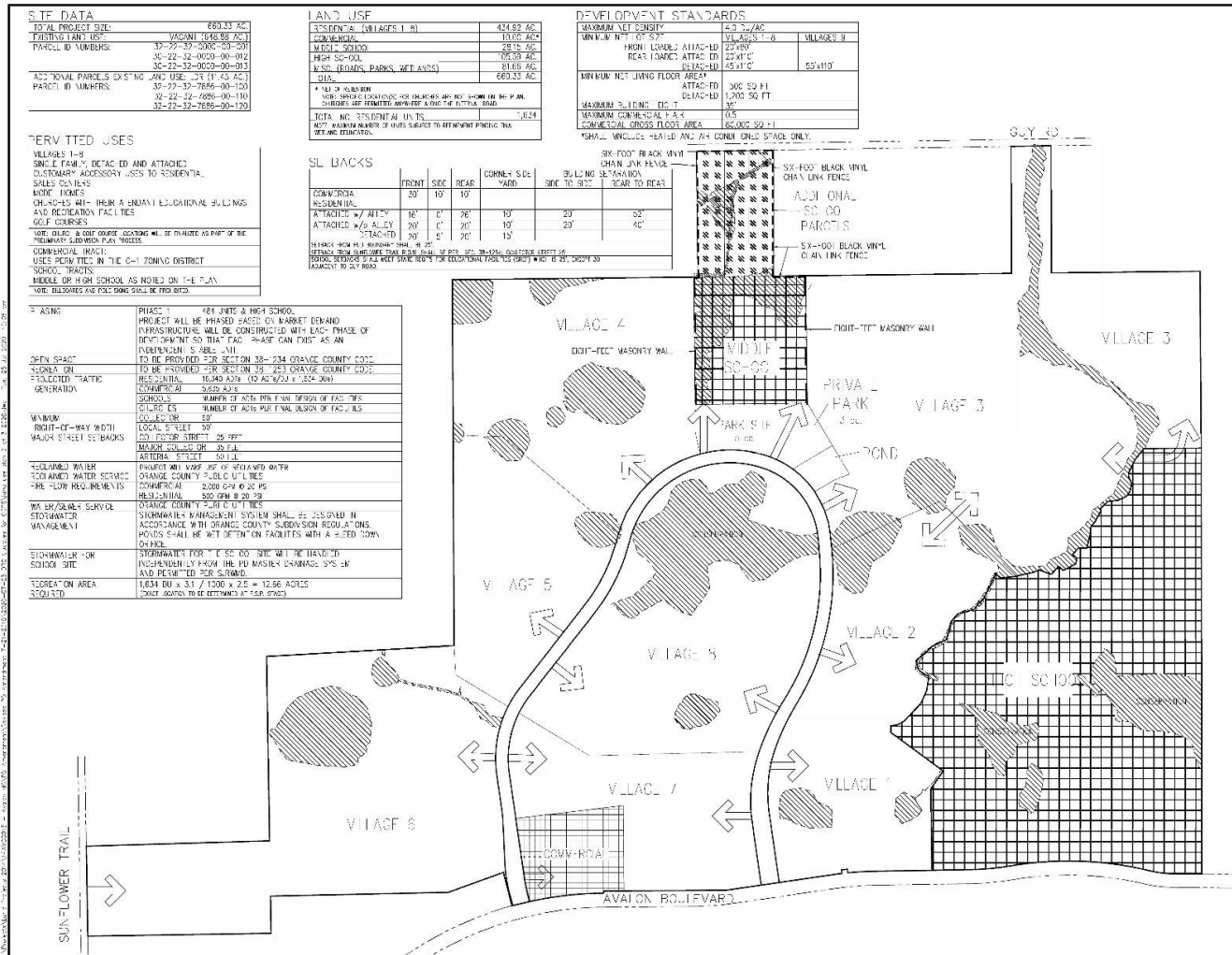




Sunflower Trail Estates

Planned Development / Land Use Plan

Overall Land Use Plan



SITE DATA

TOTAL PROJECT SIZE:	680.33 AC
EXISTING LAND USE:	VACANT (SUNFLOWER TRAIL)
PARCEL ID NUMBERS:	32-22-12-0000-00-012 32-22-12-0000-00-013 32-22-12-0000-00-014
ADDITIONAL PARCELS EXISTING AND TO BE ACQUIRED:	32-22-12-0000-00-015 32-22-12-0000-00-016 32-22-12-0000-00-017

LAND USE

RESIDENTIAL (VILLAGES 1-8)	434.82 AC
COMMERCIAL	10.00 AC
MIDDLE SCHOOL	78.75 AC
HIGH SCHOOL	166.76 AC
R/S (EDUCATION, PARKS, RECREATION)	311.00 AC
TOTAL:	680.33 AC

DEVELOPMENT STANDARDS

MAXIMUM NET DENSITY:	12.0 UNITS/AC
MINIMUM LOT SIZE:	10,000 SQ FT
MINIMUM FRONT YARD SETBACK:	25 FT
MINIMUM SIDE YARD SETBACK:	5 FT
MINIMUM REAR YARD SETBACK:	10 FT
MINIMUM NET FLOOR AREA:	300 SQ FT
MAXIMUM BUILDING HEIGHT:	12 FT
MAXIMUM COVERED FLOOR AREA:	1,000 SQ FT
MAXIMUM COMMERCIAL FLOOR AREA:	10,000 SQ FT
MAXIMUM COMMERCIAL FLOOR AREA:	10,000 SQ FT

PURPOSED USES

VILLAGES 1-8
SINGLE-FAMILY DETACHED AND ATTACHED CUSTOMARY ACCESSORY USES TO RESIDENTIAL SALES OFFICES
MIDDLE SCHOOLS WITH THEIR APPROPRIATE EDUCATIONAL BUILDINGS AND RECREATION FACILITIES
SCHOOL BUS STOP

NOTE: RULES & REGULATIONS SHALL BE PROVIDED AS PART OF THE PRELIMINARY SUBDIVISION PLAN.

COMMERCIAL TRUCKS
USES PERMITTED IN THE C-1 ZONING DISTRICT

SCHOOL TRUCKS
MIDDLE OR HIGH SCHOOL AS NOTED ON THE PLAN

NOTE: BUILDINGS AND FENCES SHALL BE PROVIDED.

SETBACKS

ORIENT	SIDE	REAR	CORNER SIDE YARD	BUILDING SETBACK FROM SETBACK	REAR TO REAR
COMMERCIAL RESIDENTIAL	10'	10'	10'	10'	10'
ATTACHED W/ ALLEY	10'	10'	10'	10'	10'
ATTACHED W/ ALLEY	10'	10'	10'	10'	10'
ATTACHED	10'	10'	10'	10'	10'

PHASE

PHASE 1: 421 UNITS & HIGH SCHOOL
PROJECT WILL BE PHASED: PHASE 1: MARKET DEMAND PERMISSIBLE WILL BE CONSTRUCTED WITH EACH PHASE OF DEVELOPMENT SO THAT EACH PHASE CAN FIRST BE AN INDEPENDENT SUBDIVISION
TO BE PROVIDED PER SECTION 33-234 ORANGE COUNTY CODE
RESIDENTIAL: 16,540 SQ FT (10 AC) 20' x 1,224 SQ FT

OPEN SPACE

TO BE PROVIDED PER SECTION 33-223 ORANGE COUNTY CODE
RESIDENTIAL: 16,540 SQ FT (10 AC) 20' x 1,224 SQ FT

SCHOOLS

NUMBER OF ACTS PER FINAL DESIGN OF FACILITIES
SCHOOLS: NUMBER OF ACTS PER FINAL DESIGN OF FACILITIES
SCHOOLS: NUMBER OF ACTS PER FINAL DESIGN OF FACILITIES

STREETS

LOCAL STREET: 30 FT
COLLECTOR STREET: 28 FT
MAJOR STREET: 30 FT
ARTERIAL STREET: 50 FT

WATER

PROJECT WILL CONFORM TO 2012 WPD WATER ORANGE COUNTY PUBLIC UTILITIES
COMMERCIAL: 2,000 GPD @ 20 PSI
RESIDENTIAL: 500 GPD @ 20 PSI

WATER QUALITY

ORANGE COUNTY PERMITS
STORMWATER MANAGEMENT SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH ORANGE COUNTY SUBDIVISION REGULATIONS AND PERMITTED PER STANDARD
DESIGN SHALL BE 11' / 1200' x 2.5' = 12.56 ACRES
TOTAL WIDTH TO BE DETERMINED AT EACH POINT

STORMWATER

STORMWATER MANAGEMENT SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH ORANGE COUNTY SUBDIVISION REGULATIONS AND PERMITTED PER STANDARD
DESIGN SHALL BE 11' / 1200' x 2.5' = 12.56 ACRES
TOTAL WIDTH TO BE DETERMINED AT EACH POINT

STORMWATER

STORMWATER MANAGEMENT SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH ORANGE COUNTY SUBDIVISION REGULATIONS AND PERMITTED PER STANDARD
DESIGN SHALL BE 11' / 1200' x 2.5' = 12.56 ACRES
TOTAL WIDTH TO BE DETERMINED AT EACH POINT

DEVELOPMENT STANDARDS

MINIMUM FRONT YARD SETBACK:	25 FT
MINIMUM SIDE YARD SETBACK:	5 FT
MINIMUM REAR YARD SETBACK:	10 FT
MINIMUM NET FLOOR AREA:	300 SQ FT
MAXIMUM BUILDING HEIGHT:	12 FT
MAXIMUM COVERED FLOOR AREA:	1,000 SQ FT
MAXIMUM COMMERCIAL FLOOR AREA:	10,000 SQ FT
MAXIMUM COMMERCIAL FLOOR AREA:	10,000 SQ FT



LEGEND

- SITE BOUNDARY
- WETLANDS
- SCHOOLS
- COMMERCIAL SITE
- ADDITIONAL SCHOOL ACRES

ALL DATA OBTAINED FROM SURVEYS PREPARED BY GRADING & FOUNDATION ASSOCIATES, P.C. RECEIVED JAN. 15, 2009. APT. APT. FOSTER WHEELER RECEIVED APRIL 2015.

LAND USE PLAN (AMENDED)

SUNFLOWER TRAIL ESTATES PD

ORANGE COUNTY PUBLIC SCHOOLS
6501 Magic Way, Building 230
ORLANDO, FL 32805
TELEPHONE: 407-311-3700
FAX: 2672138

Klima Weeks CIVIL ENGINEERING

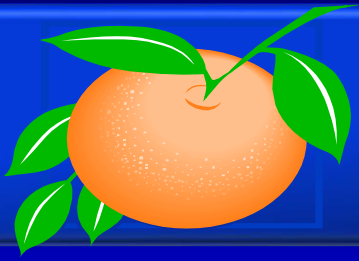
Scale: 1" = 100'

Job number: 15CNLR005
File name: LAND USE PLAN 3 OF 3
Date: AUGUST 13, 2015
Drawn by: MJD
Checked by: JAK
Revisions: -



New Condition of Approval #6

Electronic Message Centers (EMC) shall be permitted for public school facilities within the PD, subject to the provisions of Section 38-1755. All other EMC's shall be prohibited.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Sunflower Trail Estates Planned Development / Land Use Plan (PD/LUP) dated “July 9, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

Board of County Commissioners

Public Hearings

September 22, 2020