

Board of County Commissioners

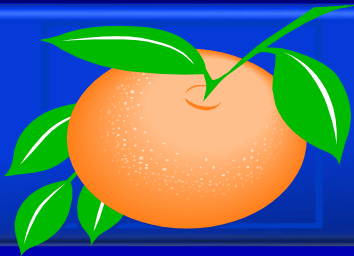
Public Hearings

January 26, 2021

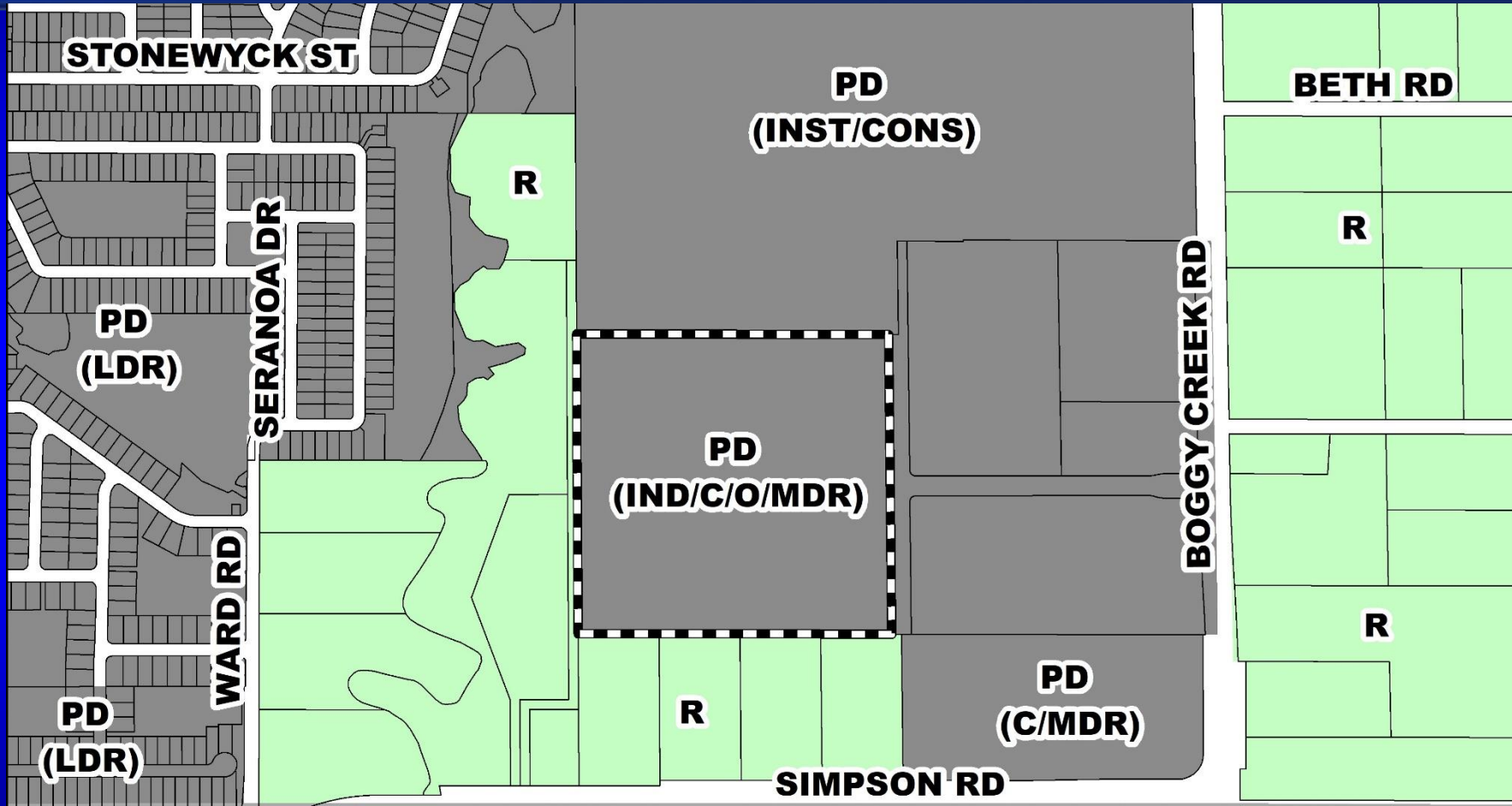


Tyson Ranch PD / Parcel 4 – Tyson Ranch Townhomes Preliminary Subdivision Plan

- Case:** PSP-20-05-137
- Project Name:** Tyson Ranch PD / Parcel 4 – Tyson Ranch Townhomes PSP
- Applicant:** Thomas Daly, Daly Design Group
- Districts:** 4
- Acreage:** 35.94 gross acres
- Location:** Generally located north of Simpson Road and west of Boggy Creek Road
- Request:** To subdivide 35.94 acres in order to construct 318 single-family attached residential dwelling units and park tracts. This project is proposed to be a gated community under Sections 34-280, 34-290, and 34-291 of Orange County Code.



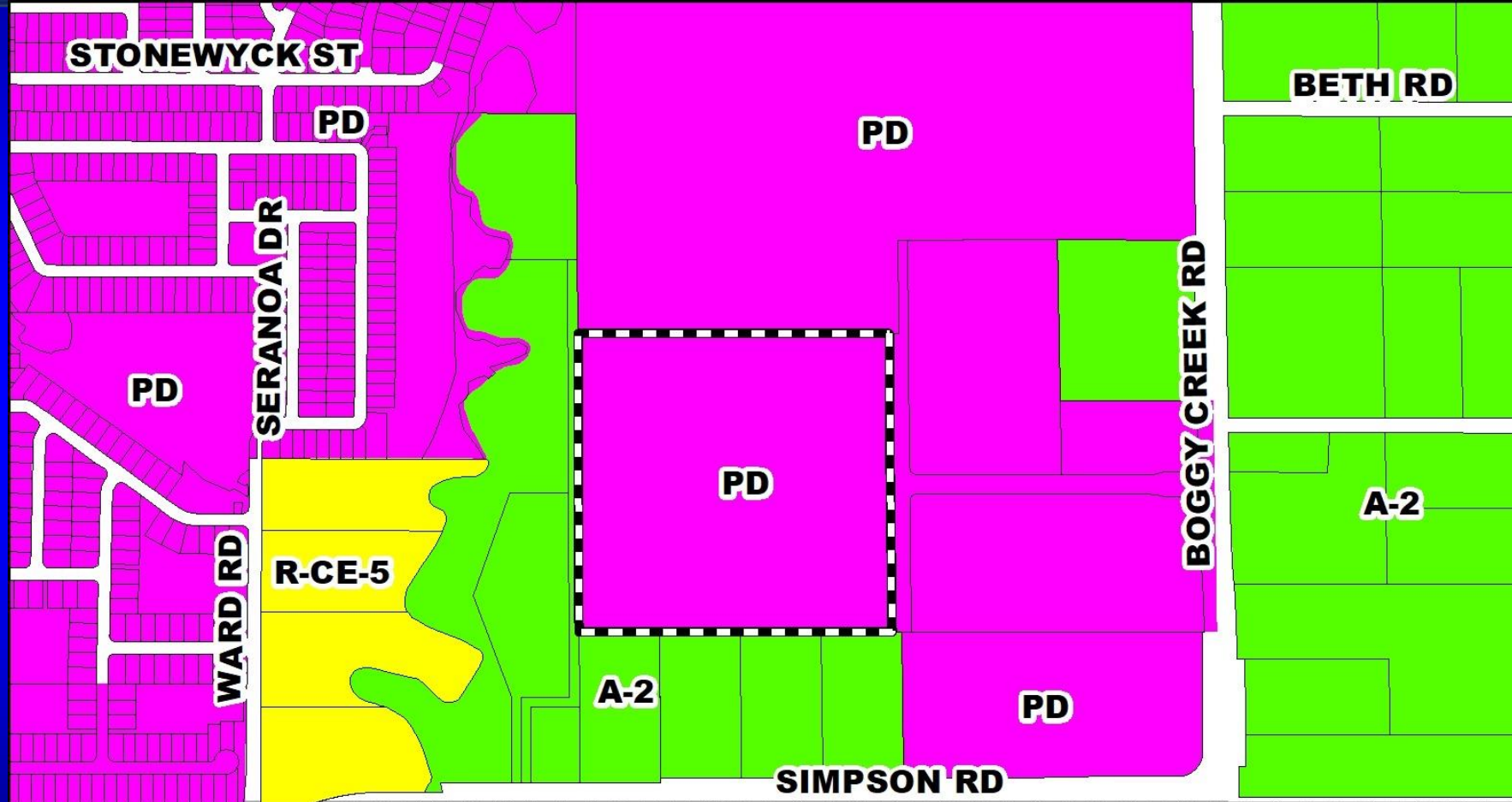
Tyson Ranch PD / Parcel 4 – Tyson Ranch Townhomes Preliminary Subdivision Plan Future Land Use Map



ORANGE COUNTY / OSCEOLA COUNTY LINE



Tyson Ranch PD / Parcel 4 – Tyson Ranch Townhomes Preliminary Subdivision Plan Zoning Map



ORANGE COUNTY / OSCEOLA COUNTY LINE



Tyson Ranch PD / Parcel 4 – Tyson Ranch Townhomes Preliminary Subdivision Plan

Aerial Map

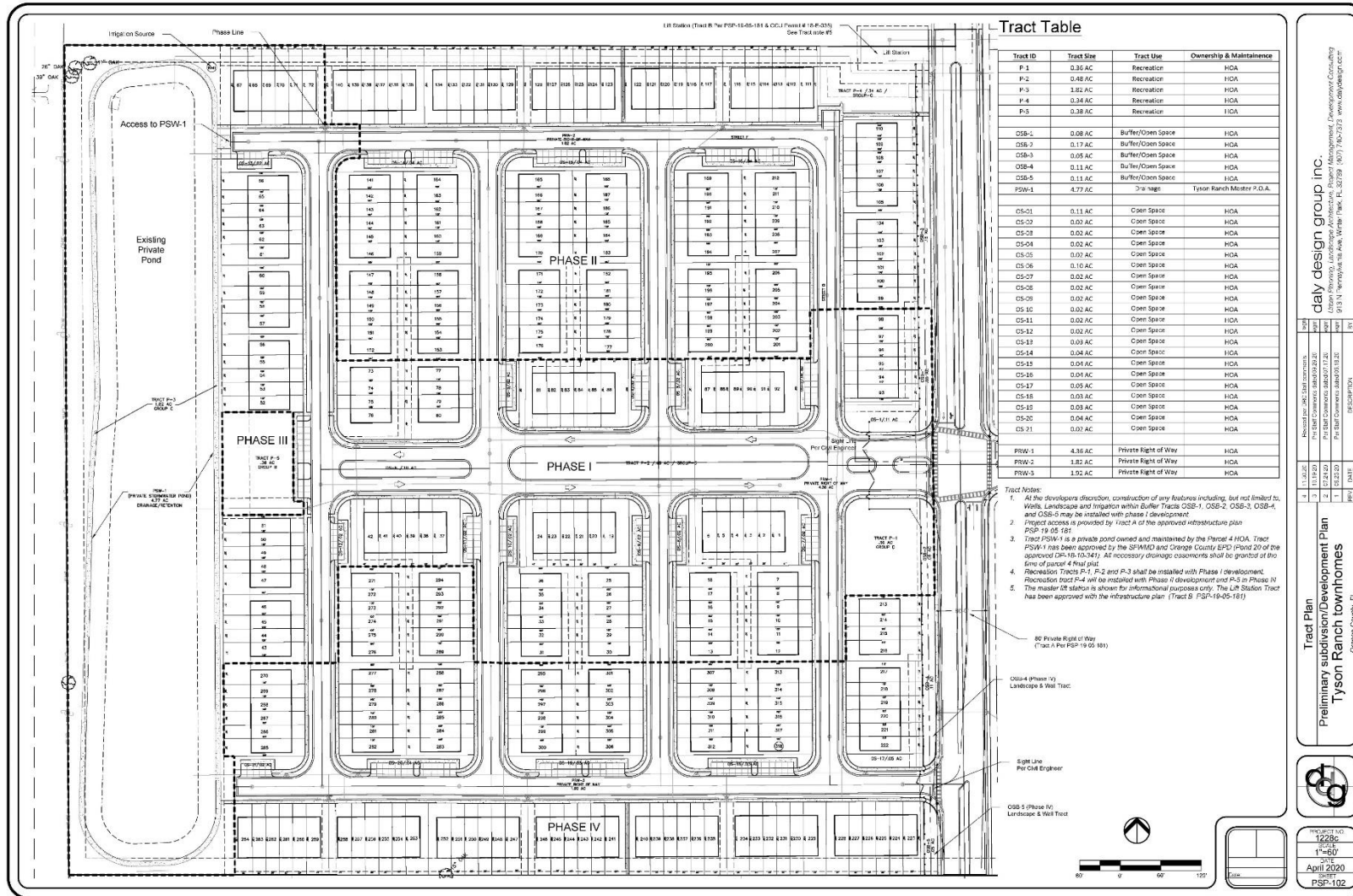




Tyson Ranch PD / Parcel 4 – Tyson Ranch Townhomes

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



Tract Table

Tract ID	Tract Size	Tract Use	Ownership & Maintenance
P-1	0.35 AC	Recreation	HCA
P-2	0.48 AC	Recreation	HCA
P-3	1.82 AC	Recreation	HCA
P-4	0.38 AC	Recreation	HCA
P-5	0.38 AC	Recreation	HCA
OSB-1	0.08 AC	Buffer/Open Space	HCA
OSB-2	0.17 AC	Buffer/Open Space	HCA
OSB-3	0.05 AC	Buffer/Open Space	HCA
OSB-4	0.11 AC	Buffer/Open Space	HCA
OSB-5	0.11 AC	Buffer/Open Space	HCA
PSW-1	4.77 AC	3rd nags	Tyson Ranch Master P.O.A.
OS-01	0.11 AC	Open Space	HCA
OS-02	0.02 AC	Open Space	HCA
OS-03	0.02 AC	Open Space	HCA
OS-04	0.02 AC	Open Space	HCA
OS-05	0.02 AC	Open Space	HCA
OS-06	0.10 AC	Open Space	HCA
OS-07	0.02 AC	Open Space	HCA
OS-08	0.02 AC	Open Space	HCA
OS-09	0.02 AC	Open Space	HCA
OS-10	0.02 AC	Open Space	HCA
OS-11	0.02 AC	Open Space	HCA
OS-12	0.02 AC	Open Space	HCA
OS-13	0.09 AC	Open Space	HCA
OS-14	0.04 AC	Open Space	HCA
OS-15	0.04 AC	Open Space	HCA
OS-16	0.04 AC	Open Space	HCA
OS-17	0.09 AC	Open Space	HCA
OS-18	0.03 AC	Open Space	HCA
OS-19	0.03 AC	Open Space	HCA
OS-20	0.04 AC	Open Space	HCA
OS-21	0.02 AC	Open Space	HCA
PRW-1	4.35 AC	Private Right of Way	HCA
PRW-2	1.82 AC	Private Right of Way	HCA
PRW-3	1.92 AC	Private Right of Way	HCA

- Tract Notes:**
- At the developer's discretion, construction of any features including, but not limited to, walls, landscape and irrigation within Buffer Tracts OSB-1, OSB-2, OSB-3, OSB-4, and OSB-5 may be installed with phase I development.
 - Project access is provided by Tract A of the approved infrastructure plan PSP-19-05-161.
 - Tract PSW-1 is a private pond owned and maintained by the Parcel 4 HOA. Tract PSW-1 has been approved by the SRPMD and Orange County SPD (Plan 20 of the approved OS-16-105-141). All necessary drainage easements shall be granted at the time of parcel 4 final plat.
 - Recreation Tracts P-1, P-2 and P-3 shall be installed with Phase I development. Recreation tract P-4 will be installed with Phase II development and P-5 in Phase III.
 - The master lot station is shown for informational purposes only. The Lot Station Tract has been approved with the infrastructure plan (Tract B, PSP-16-05-151).

Tract Plan
 Preliminary subdivision/Development Plan
 Tyson Ranch townhomes
 Orange County, FL

daly design group inc.
 15500 Highway 100, Suite 100, Orlando, FL 32837
 P: 407.255.1111
 F: 407.255.1112
 E: info@dalydesign.com
 www.dalydesign.com

Project No: 19-05-161
 Date: 04/15/2020
 Scale: 1"=60'
 Title: P-102



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Tyson Ranch PD / Parcel 4 – Tyson Ranch Townhomes PSP / DP dated “Received November 30, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

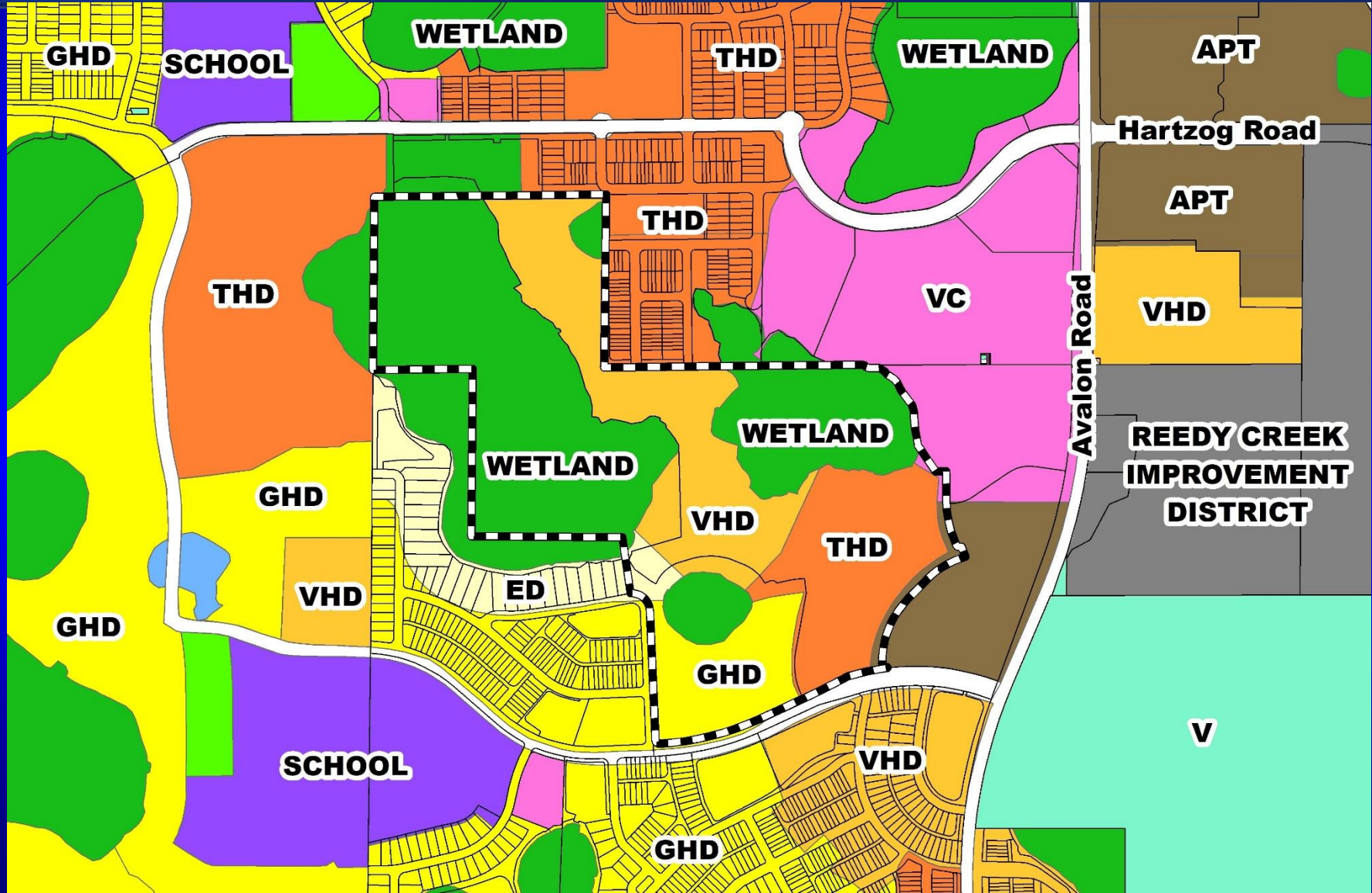


Springhill PD / Springhill Phase 4 Preliminary Subdivision Plan

- Case:** PSP-20-03-088
- Project Name:** Springhill PD / Springhill Phase 4 PSP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- Districts:** 1
- Acreage:** 72.54 gross acres
- Location:** Generally located south of Flamingo Crossings Boulevard and west of Avalon Road
- Request:** To subdivide 72.54 acres in order to construct 216 single-family attached and detached residential dwelling units. This request also includes four waivers from County Code to allow for mews product and for alleys to be in tracts in lieu of easements on individual lots.

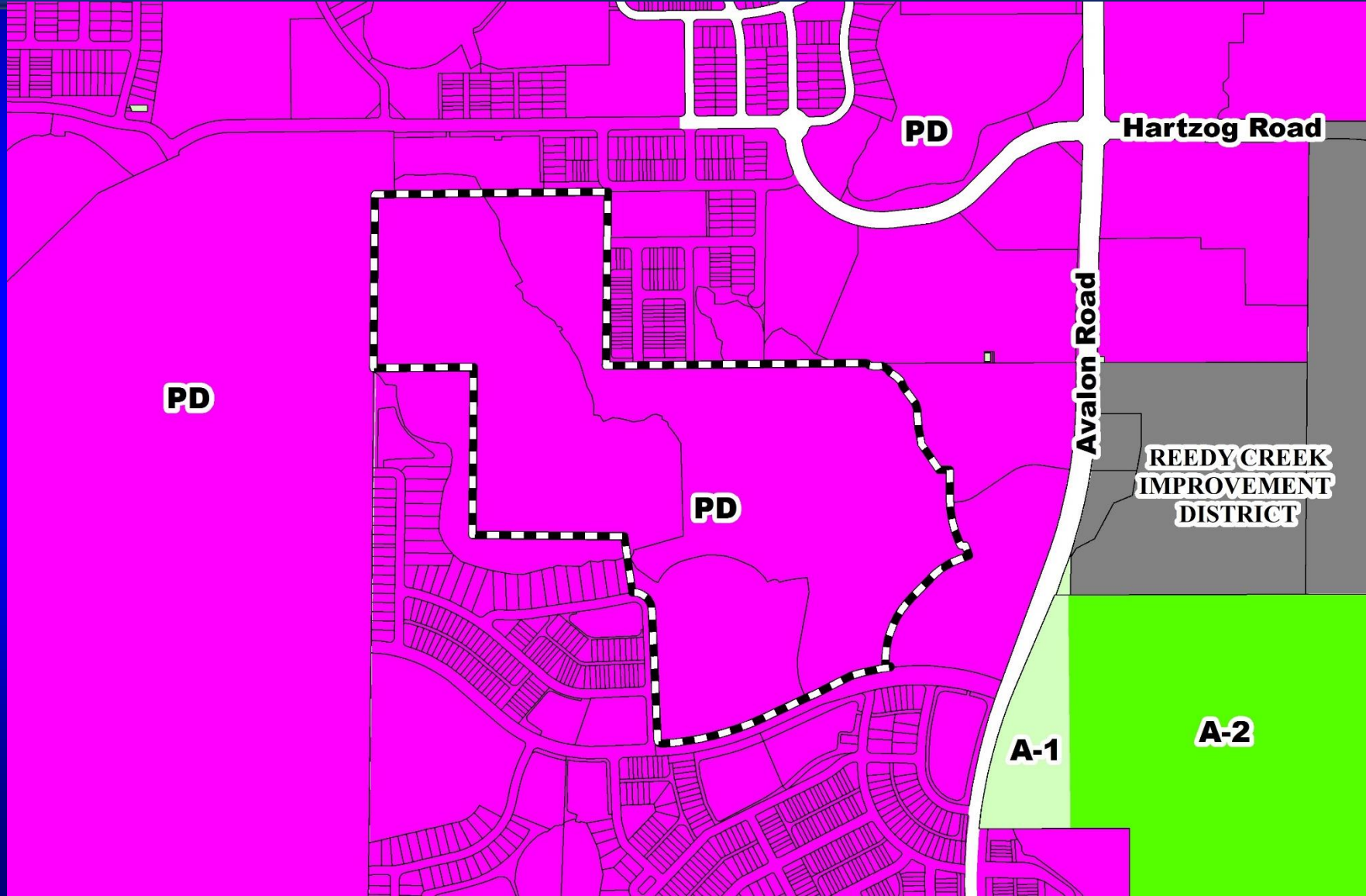


Springhill PD / Springhill Phase 4 Preliminary Subdivision Plan Future Land Use Map





Springhill PD / Springhill Phase 4 Preliminary Subdivision Plan Zoning Map

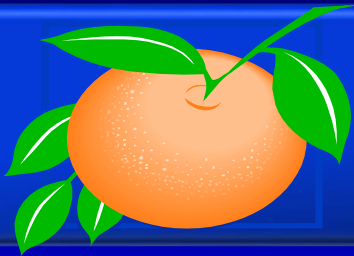




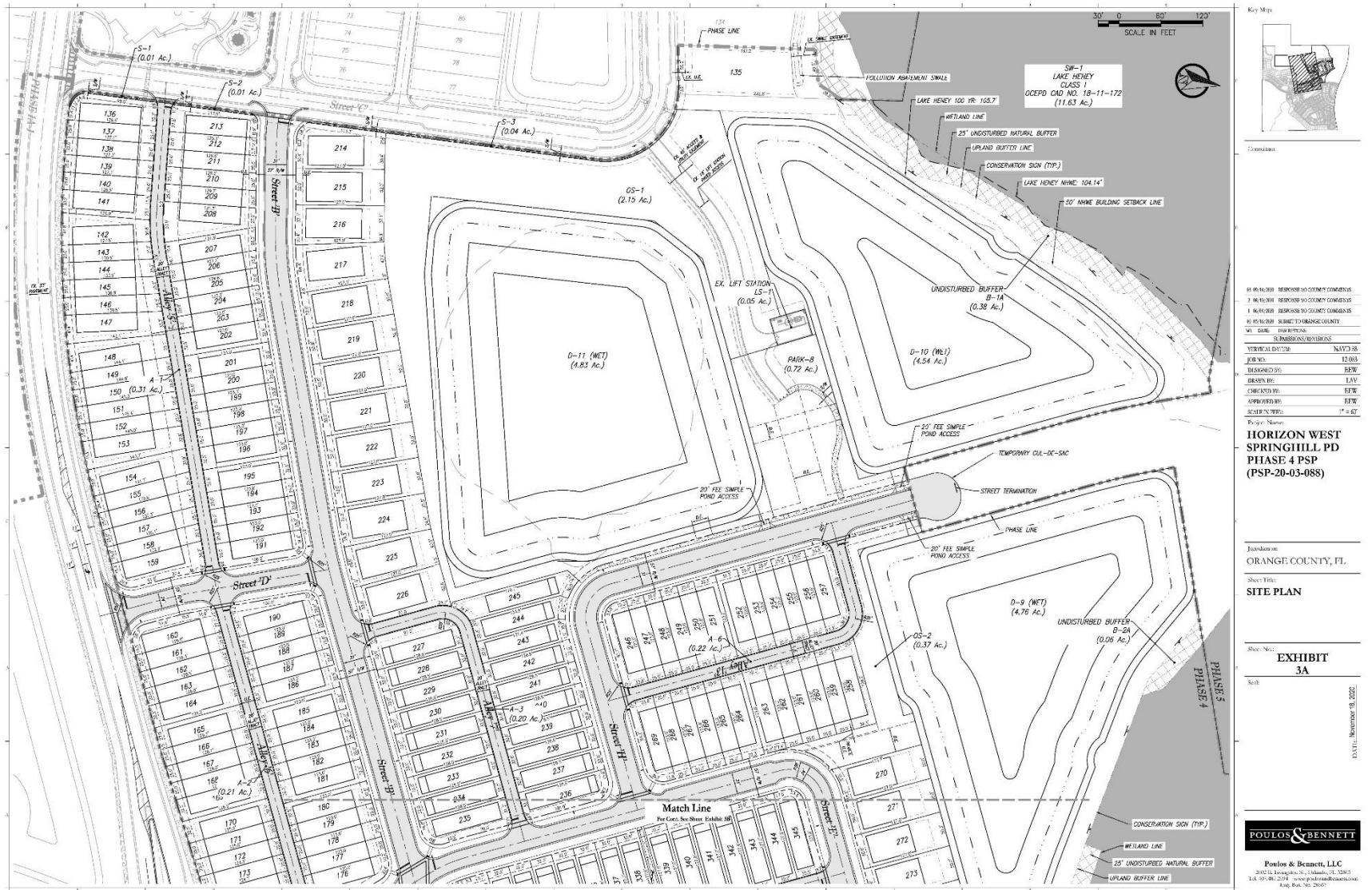
Springhill PD / Springhill Phase 4 Preliminary Subdivision Plan

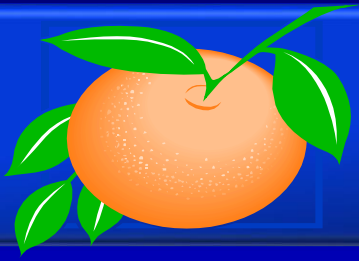
Aerial Map





Springhill PD / Springhill Phase 4 Preliminary Subdivision Plan Overall Preliminary Subdivision Plan





Removal of COAs 29 and 30

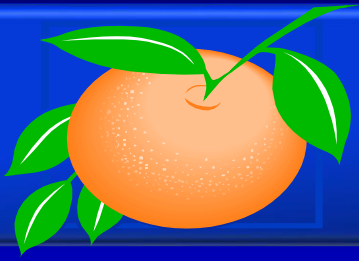
- ~~29. Developer shall provide soil stabilization along all sides of pond D-11 using compaction grouting or another substantially similar method, such method to be approved by the County and certified by a Professional Geotechnical Engineer registered in the state of Florida.~~

- ~~30. Concurrently with the first submittal of any phase of the construction plans, an additional geotechnical investigation of all sides of the depressional area / karst feature shall be submitted for a timely review and acceptance in accordance with the usual County review procedures.~~



Modification to COA 31

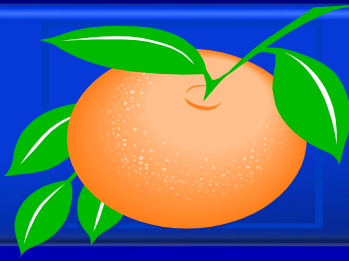
31. The declaration of covenants, conditions, and restrictions shall contain a statement notifying buyers that the retention pond adjacent to lots 214 through 226 and lots 245, as depicted in the preliminary subdivision plan dated “Received November 6, 2020”, was constructed above a known depressional area for which a hydrogeological study to confirm soil stability ~~may or may not have been~~ was conducted.



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Springhill PD / Springhill Phase 4 PSP dated “Received November 6, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the elimination of conditions #29 and #30 and the modification to condition #31 as presented.

District 1



Golden Keys Condo Planned Development / Land Use Plan

- Case:** LUP-18-06-204
- Project Name:** Golden Keys Condo Planned Development / Land Use Plan
- Applicant:** Quang Lam, Lam Civil Engineering, Inc.
- District:** 3
- Acreage:** 4.35 gross acres
- Location:** 2143 S. Goldenrod Road; or generally located on the east side of Goldenrod Road, approximately 740 feet north of Curry Ford Road.
- Request:** To rezone 4.35 gross acres from R-1A (Single-Family Dwelling District) to PD (Planned Development District), in order to construct thirty (30) multi-family dwelling units. Two (2) waivers from Orange County Code related to building setbacks and building separation are associated with this request.

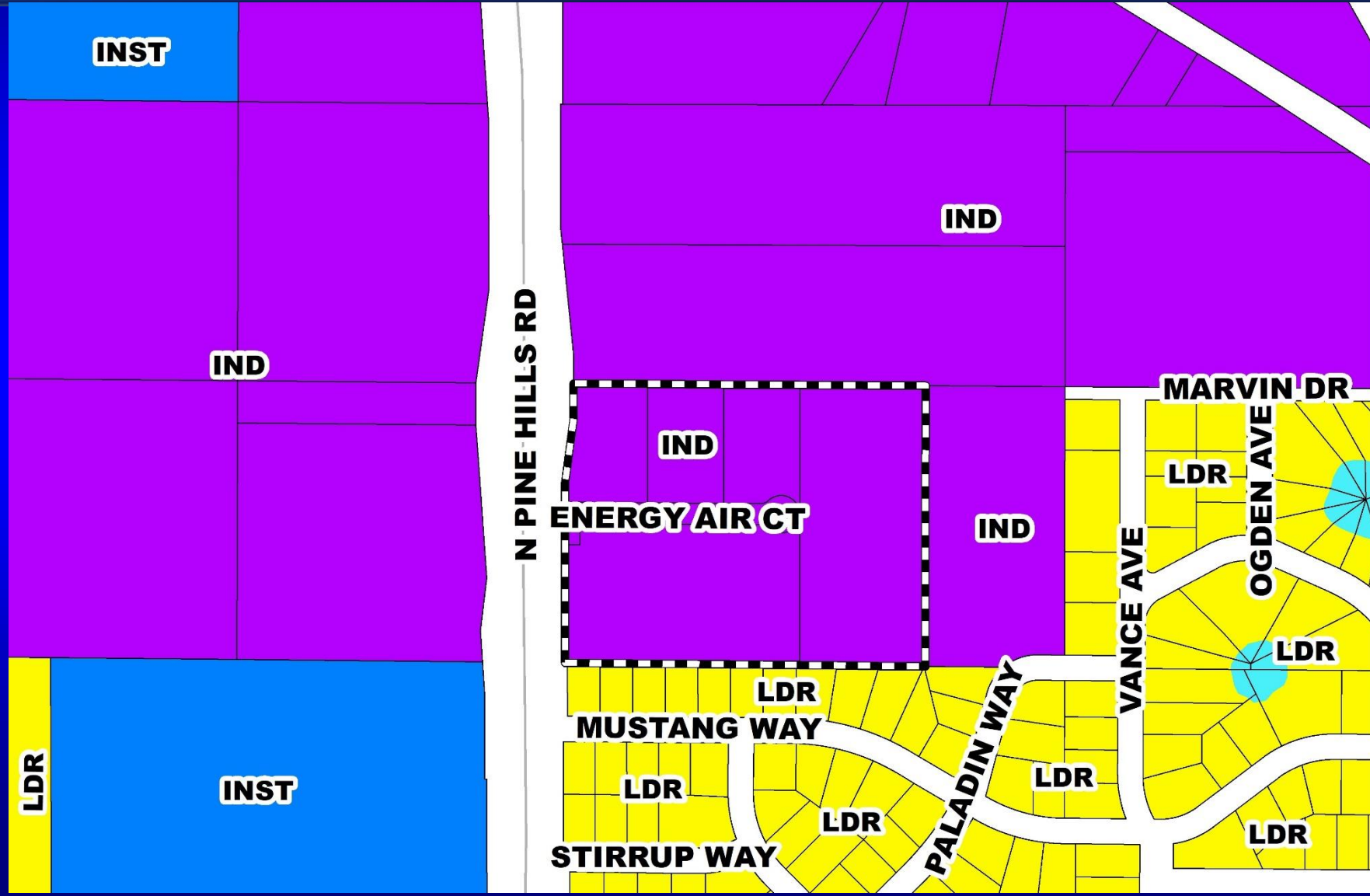


Energy Air Lots 1, 2, 3, & 4 Preliminary Subdivision Plan

- Case:** CDR-20-08-231
- Project Name:** Energy Air Lots 1, 2, 3, & 4 PSP
- Applicant:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed P.A.
- District:** 2
- Acreage:** 12.84 gross acres
- Location:** Generally located east of North Pine Hills Road and south of Beggs Road
- Request:** To combine Lots 1 – 3 into new Lot 1A, remove the outside / outdoor storage and display restrictions from new Lot 1A, remove residential gated community requirements, and combine Lot 4 and Tracts A and B into new Lot 2A. The request also includes the removal of Board condition of approval #8 from March 8, 2005 to remove the requirement for a Property Owners' Association, as the shared private road and stormwater pond are both proposed to be aggregated into Lot 2A.

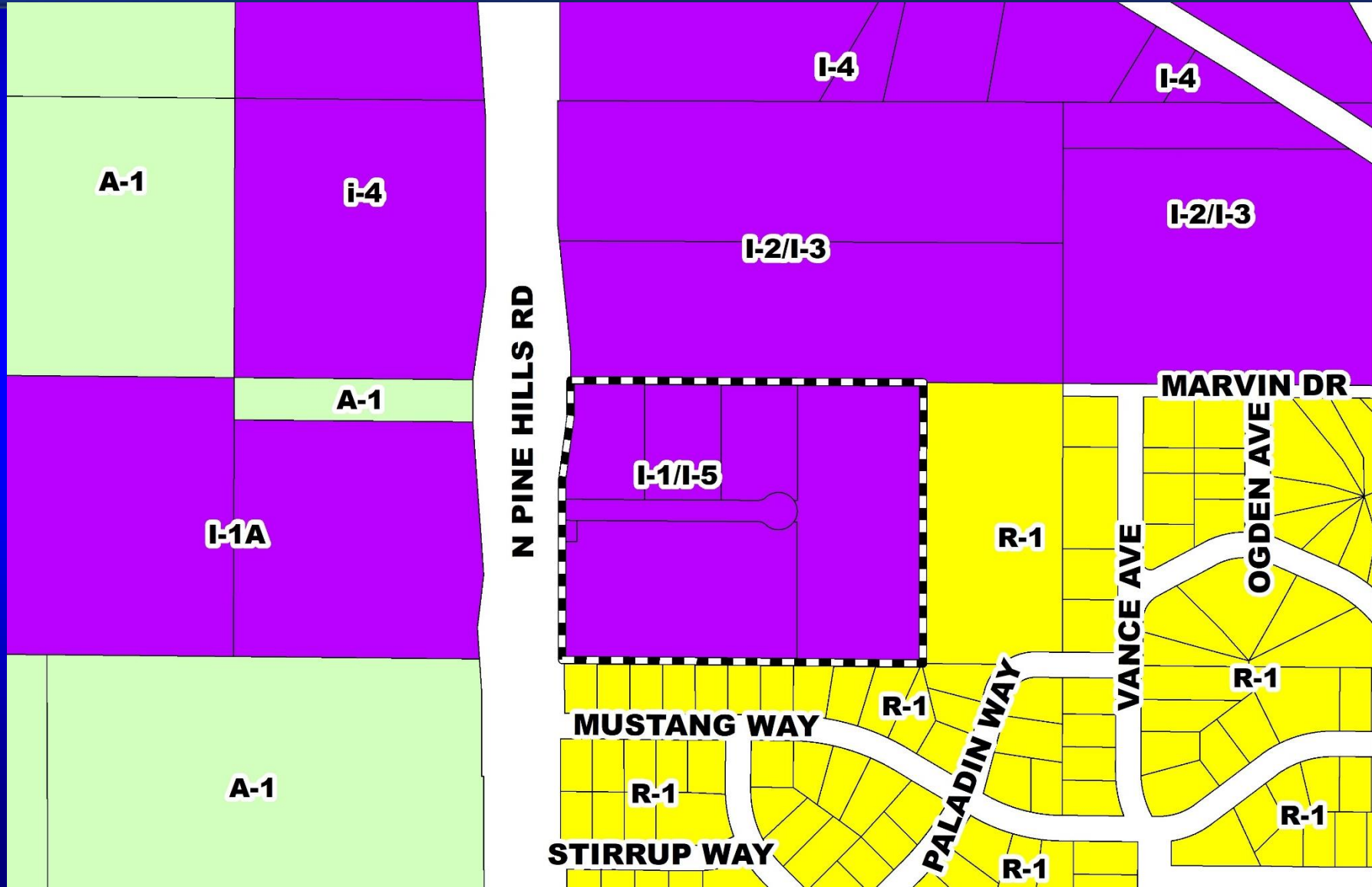


Energy Air Lots 1, 2, 3, & 4 Preliminary Subdivision Plan Future Land Use Map



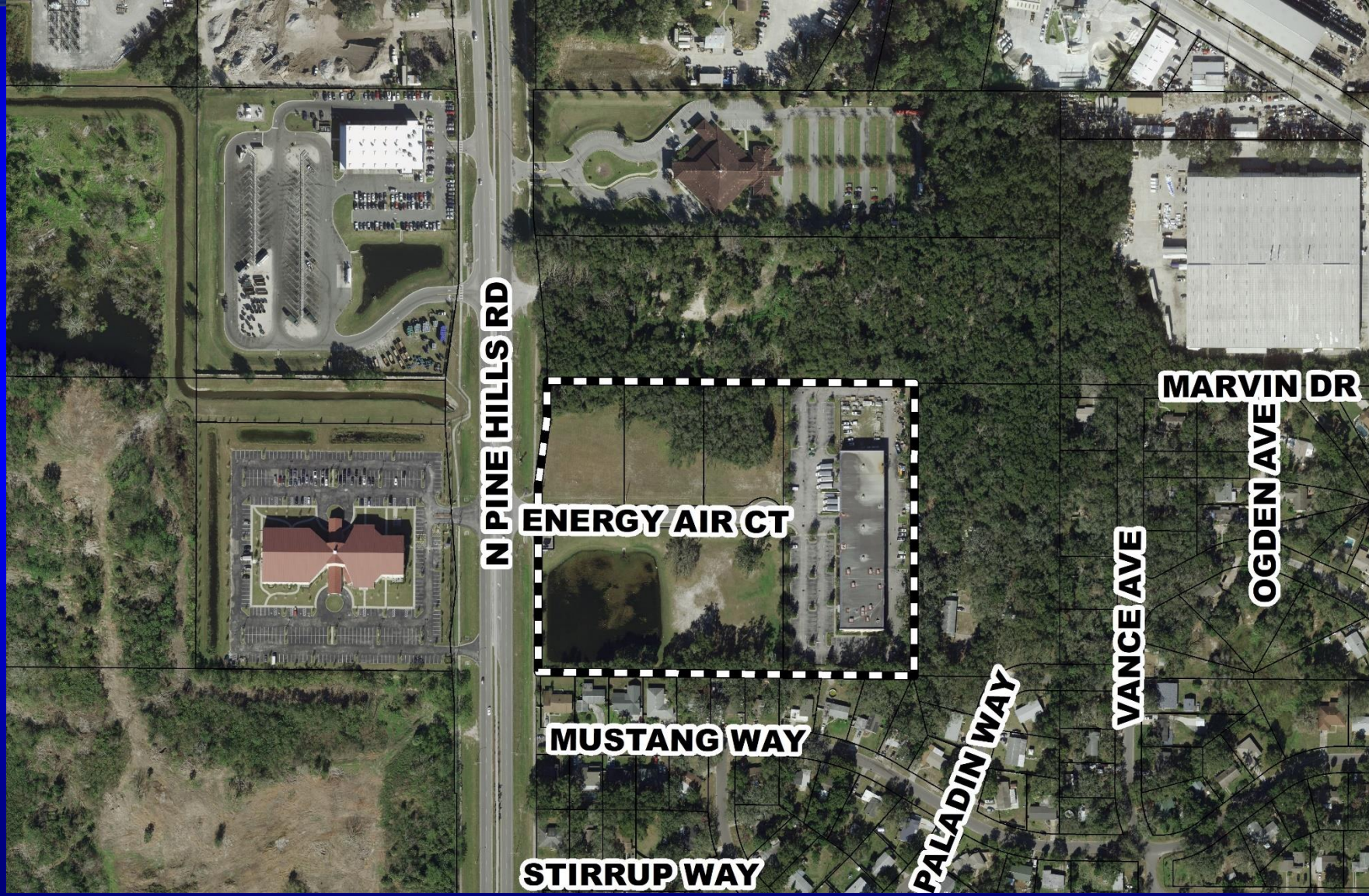


Energy Air Lots 1, 2, 3, & 4 Preliminary Subdivision Plan Zoning Map





Energy Air Lots 1, 2, 3, & 4 Preliminary Subdivision Plan Aerial Map





Existing Condition 8 To Be Removed

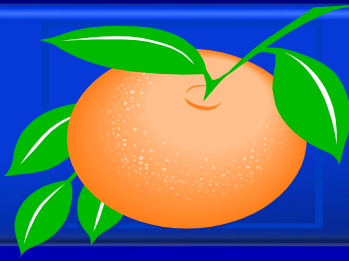
The streets and drainage of this industrial subdivision shall be private, but not gated. The streets and drainage shall be owned and maintained by a Property Owners' Association. The subdivision shall comply with all applicable requirements of Orange County Code 34-280 and 34-290.



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Energy Air Lots 1, 2, 3 & 4 PSP dated “Received December 7, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2



Barry W. Corporation Tract Planned Development / Land Use Plan

Case: CDR-19-12-405

Project Name: Barry W. Corporation Tract PD

Applicant: Jay Jackson, Kimley-Horn & Associates Inc.

District: 1

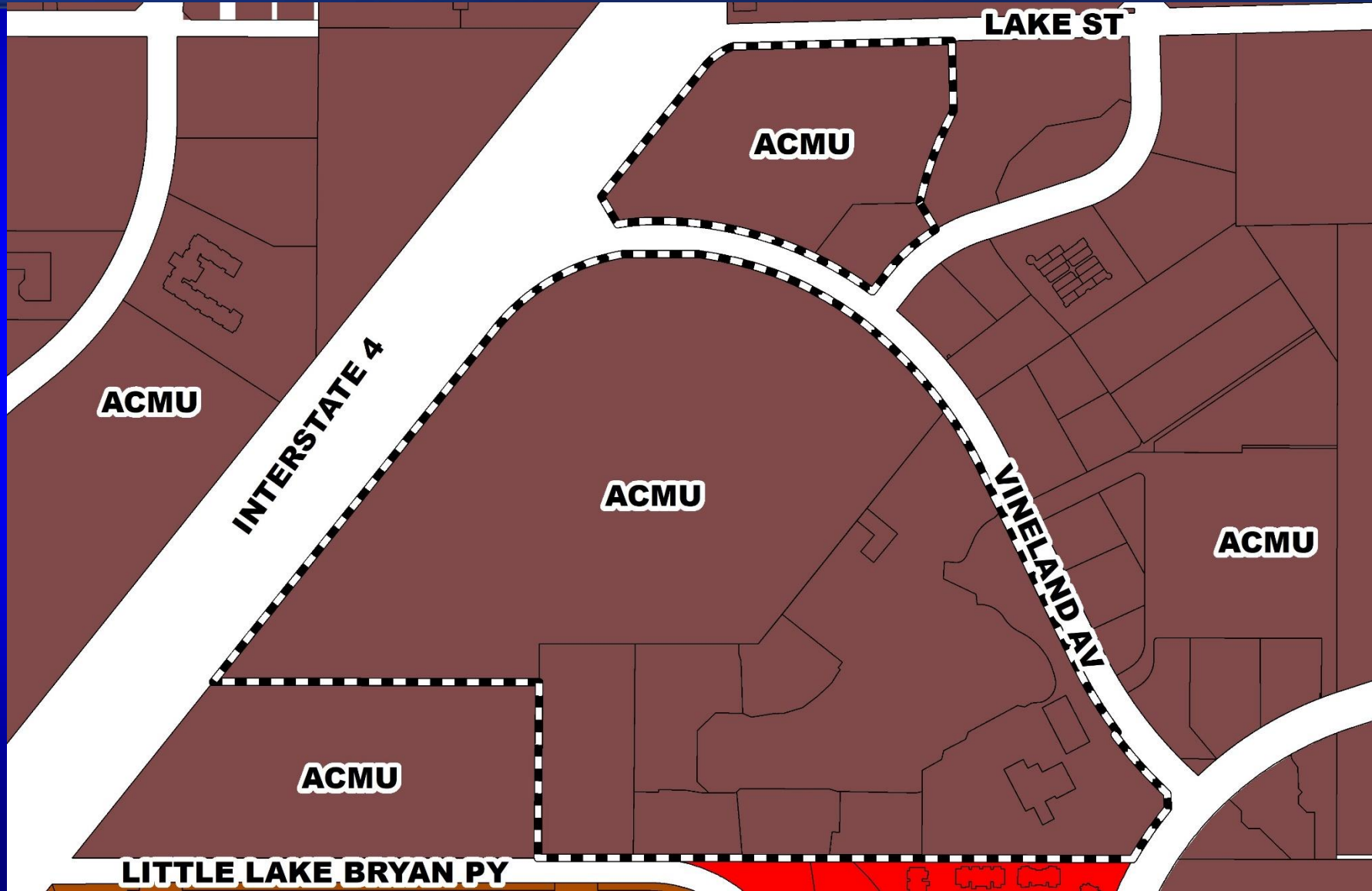
Acreage: 99.79 gross acres

Location: Generally located north and south of Vineland Avenue and east of Interstate 4

Request: To to update the Master Sign Plan and request four (4) waivers from Orange County Code related to signage.

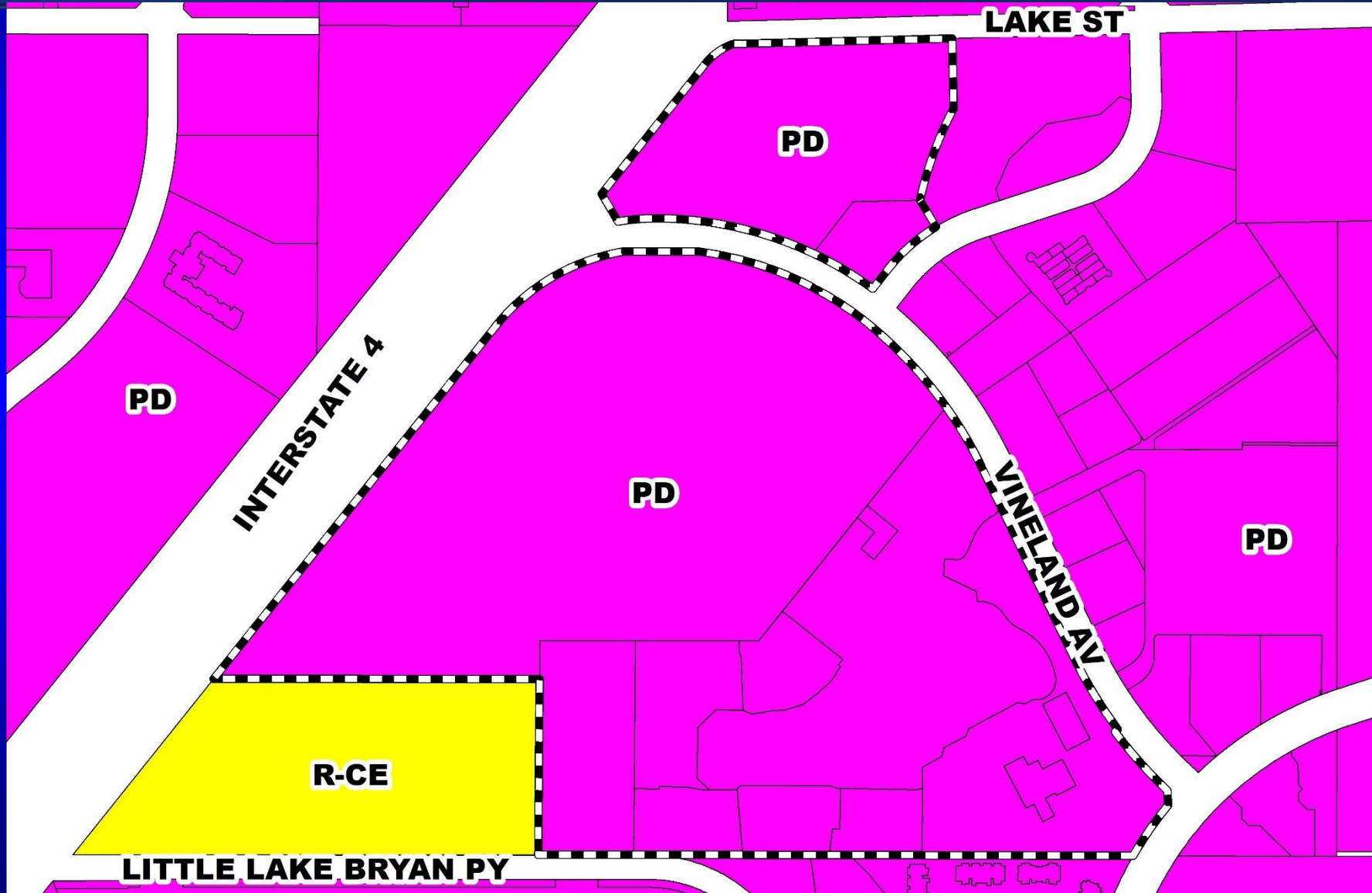


Barry W. Corporation Tract Planned Development / Land Use Plan Future Land Use Map





Barry W. Corporation Tract Planned Development / Land Use Plan Zoning Map



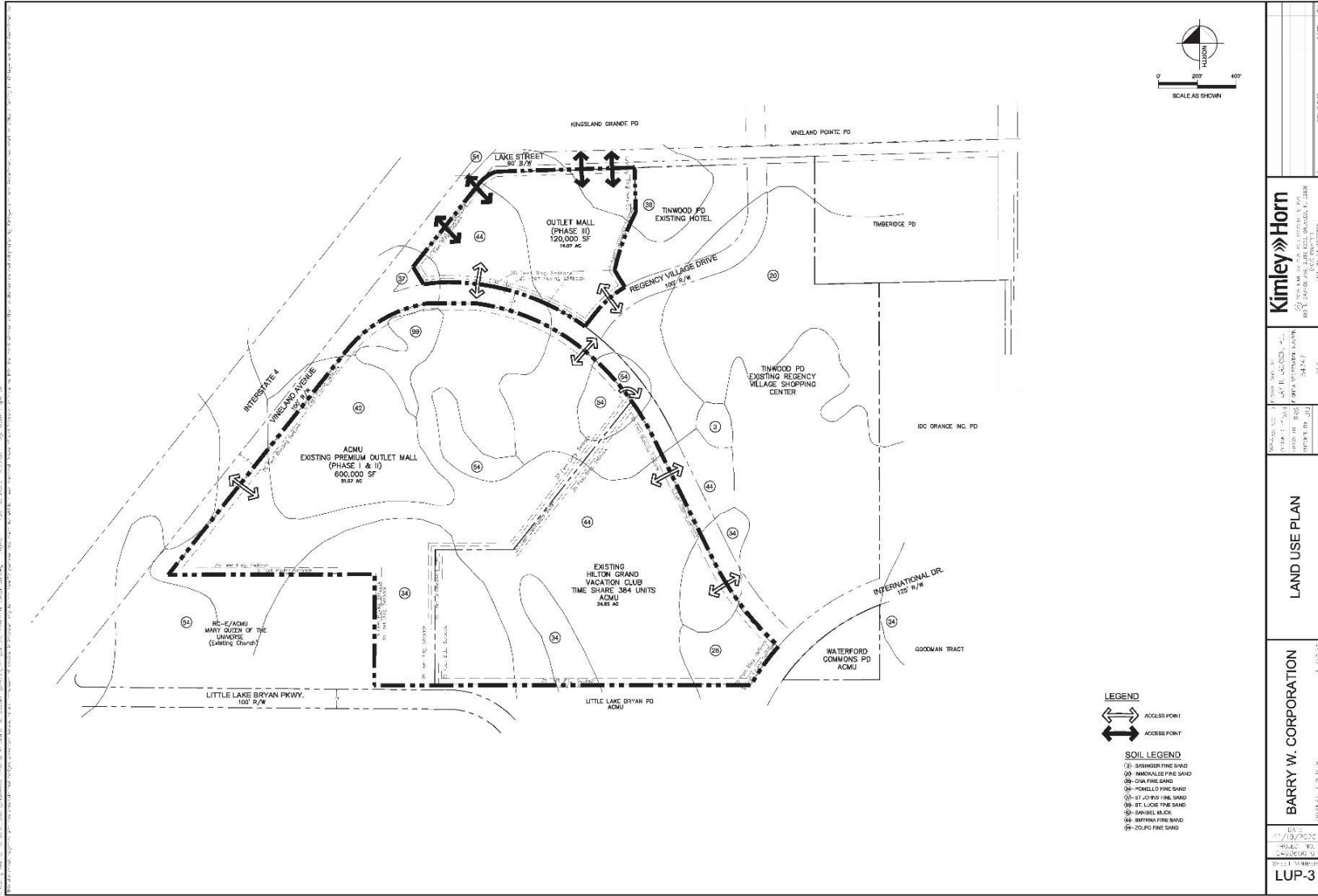


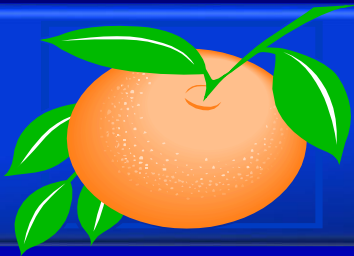
Barry W. Corporation Tract Planned Development / Land Use Plan Aerial Map



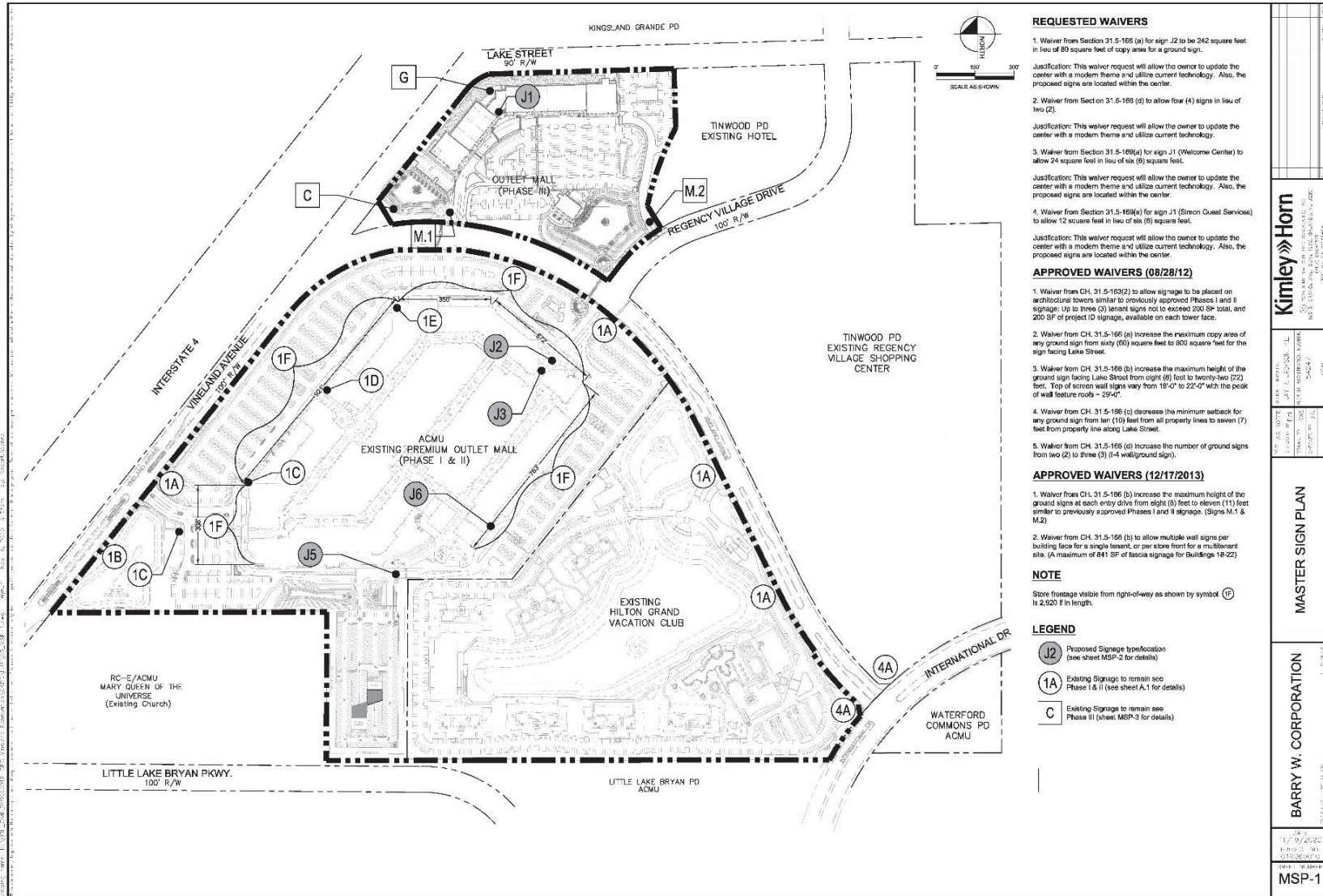


Barry W. Corporation Tract Planned Development / Land Use Plan Overall Land Use Plan





Barry W. Corporation Tract Planned Development / Land Use Plan Overall Master Sign Plan



REQUESTED WAIVERS

- Waiver from Section 31.5-166 (a) for sign J2 to be 242 square feet in lieu of 89 square feet of copy area for a ground sign.
Justification: This waiver request will allow the owner to update the center with a modern theme and utilize current technology. Also, the proposed signs are located within the center.
- Waiver from Sect on 31.5-166 (d) to allow four (4) signs in lieu of two (2).
Justification: This waiver request will allow the owner to update the center with a modern theme and utilize current technology.
- Waiver from Section 31.5-166(a) for sign J1 (Welcome Center) to allow 24 square feet in lieu of six (6) square feet.
Justification: This waiver request will allow the owner to update the center with a modern theme and utilize current technology. Also, the proposed signs are located within the center.
- Waiver from Section 31.5-166(a) for sign J1 (Simon Guest Services) to allow 12 square feet in lieu of six (6) square feet.
Justification: This waiver request will allow the owner to update the center with a modern theme and utilize current technology. Also, the proposed signs are located within the center.

APPROVED WAIVERS (08/28/12)

- Waiver from CH 31.5-163(2) to allow signage to be placed on architectural towers similar to previously approved Phases I and II signage; up to three (3) tenant signs not to exceed 200 SF total, and 200 SF of project ID signage, available on each tower face.
- Waiver from CH 31.5-166 (c) increase the maximum copy area of any ground sign from sixty (60) square feet to 800 square feet for the sign facing Lake Street.
- Waiver from CH 31.5-166 (b) increase the maximum height of the ground sign facing Lake Street from eight (8) feet to twenty-two (22) feet. Top of screen wall signs vary from 18'-0" to 22'-0" with the peak of wall feature roofs = 29'-0".
- Waiver from CH 31.5-166 (c) decrease the minimum setback for any ground sign from ten (10) feet from all property lines to seven (7) feet from property line along Lake Street.
- Waiver from CH 31.5-166 (d) increase the number of ground signs from two (2) to three (3) (1-4 wall/ground sign).

APPROVED WAIVERS (12/17/2013)

- Waiver from CH 31.5-166 (b) increase the maximum height of the ground signs at each entry drive from eight (8) feet to eleven (11) feet similar to previously approved Phases I and II signage. (Signs M.1 & M.2)
- Waiver from CH 31.5-166 (b) to allow multiple wall signs per building face for a single tenant, or per store front for a multi-tenant site. (A maximum of 841 SF of fascia signage for Buildings 18-22)

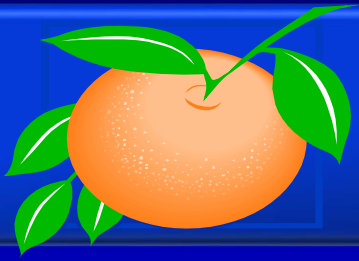
NOTE

Store frontage visible from right-of-way as shown by symbol (F) is 2,520 ft in length.

LEGEND

- J2 Proposed Signage type/location (see sheet MSP-2 for details)
- 1A Existing Signage to remain see Phase I & II (see sheet A.1 for details)
- C Existing Signage to remain see Phase II (sheet MSP-3 for details)

DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013
PROJECT	Barry W. Corporation Tract Planned Development / Land Use Plan
CLIENT	Barry W. Corporation
DESIGNER	Kimley-Horn
SCALE	AS SHOWN
PROJECT NO.	12-03-01
SHEET NO.	1
TOTAL SHEETS	1
DATE	1/17/2013
BY	RF/2/2013



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Barry W. Corporation Tract Planned Development / Land Use Plan (PD/LUP) dated “Received November 19, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

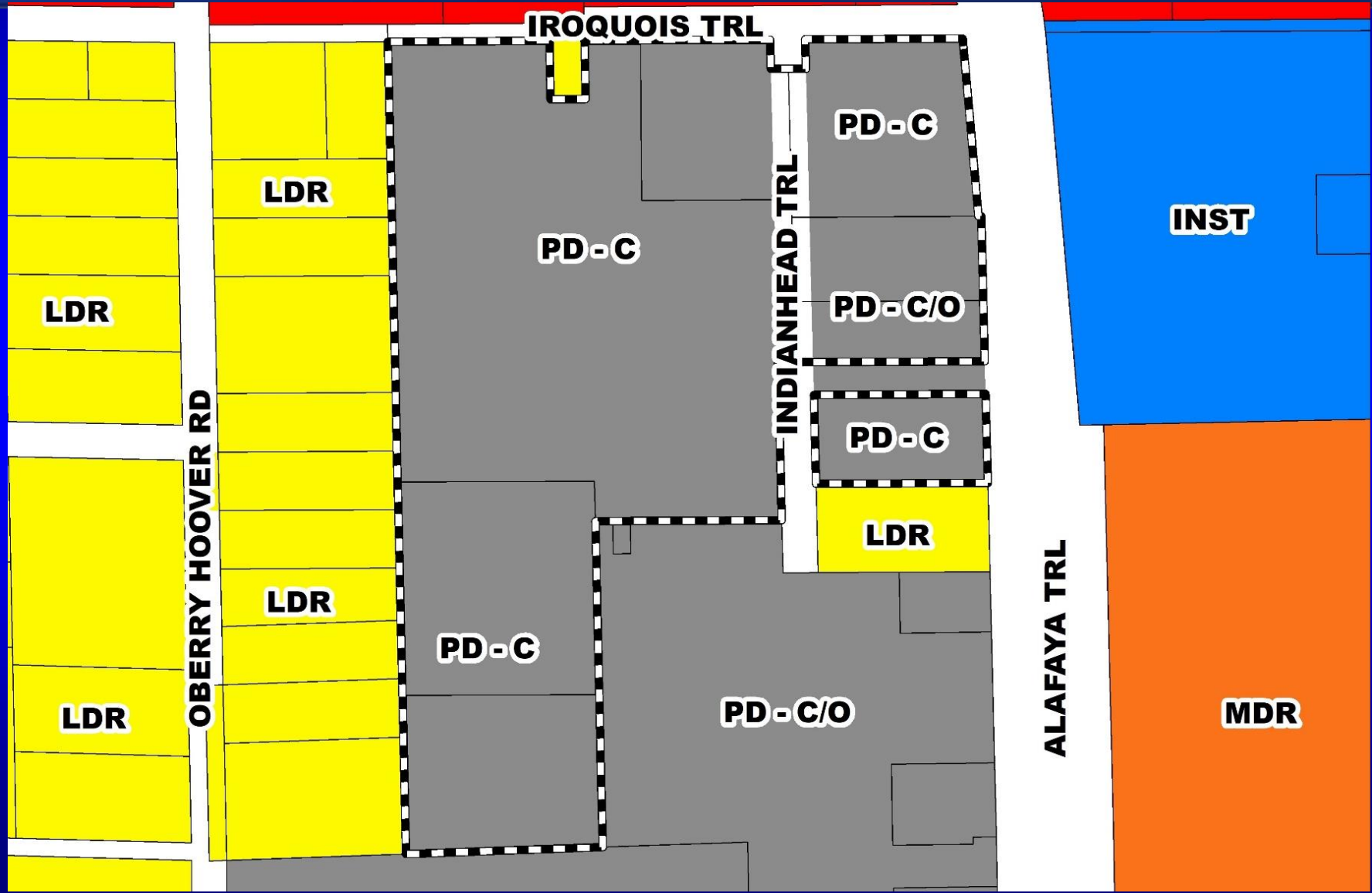


Waterford Oaks Planned Development / Land Use Plan

- Case:** CDR-19-11-361
- Project Name:** Waterford Oaks PD
- Applicant:** Mitch Collins, Mitch Collins P.E., Inc.
- District:** 4
- Acreage:** 21.952 gross acres (overall PD)
- Location:** Generally located south of E. Colonial Drive and west of Alafaya Trail
- Request:** To incorporate vacated portions of Indianhead Trail and include 1.18 acres of primary wetland impacts, 0.26 acre of upland buffer impacts, and 0.48 acre of secondary impacts. No waivers are associated with this request.

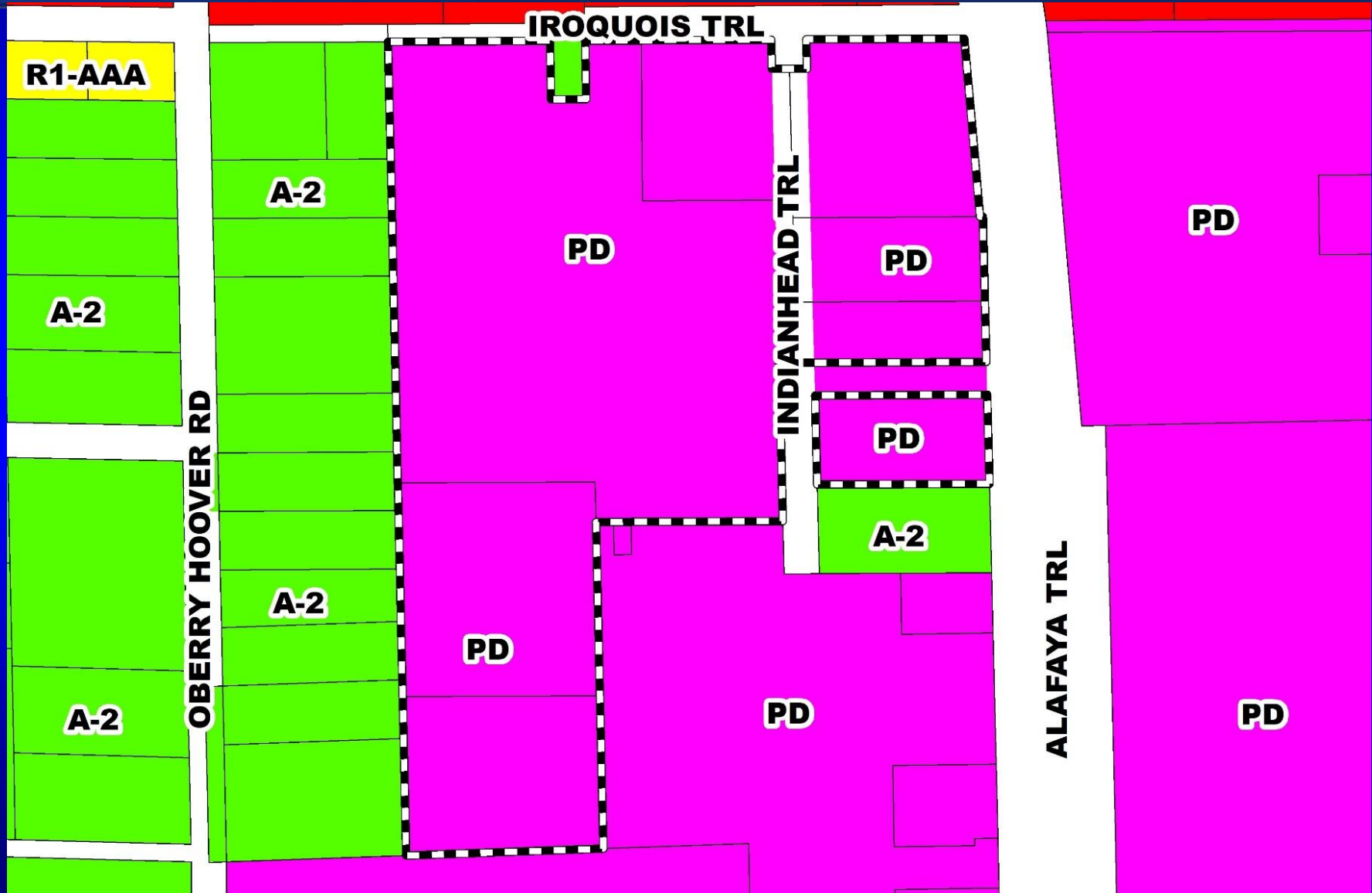


Waterford Oaks Planned Development / Land Use Plan Future Land Use Map





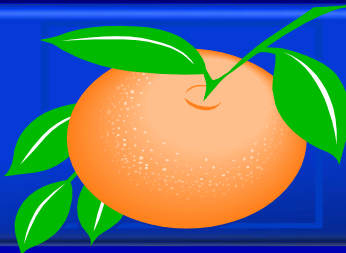
Waterford Oaks Planned Development / Land Use Plan Zoning Map



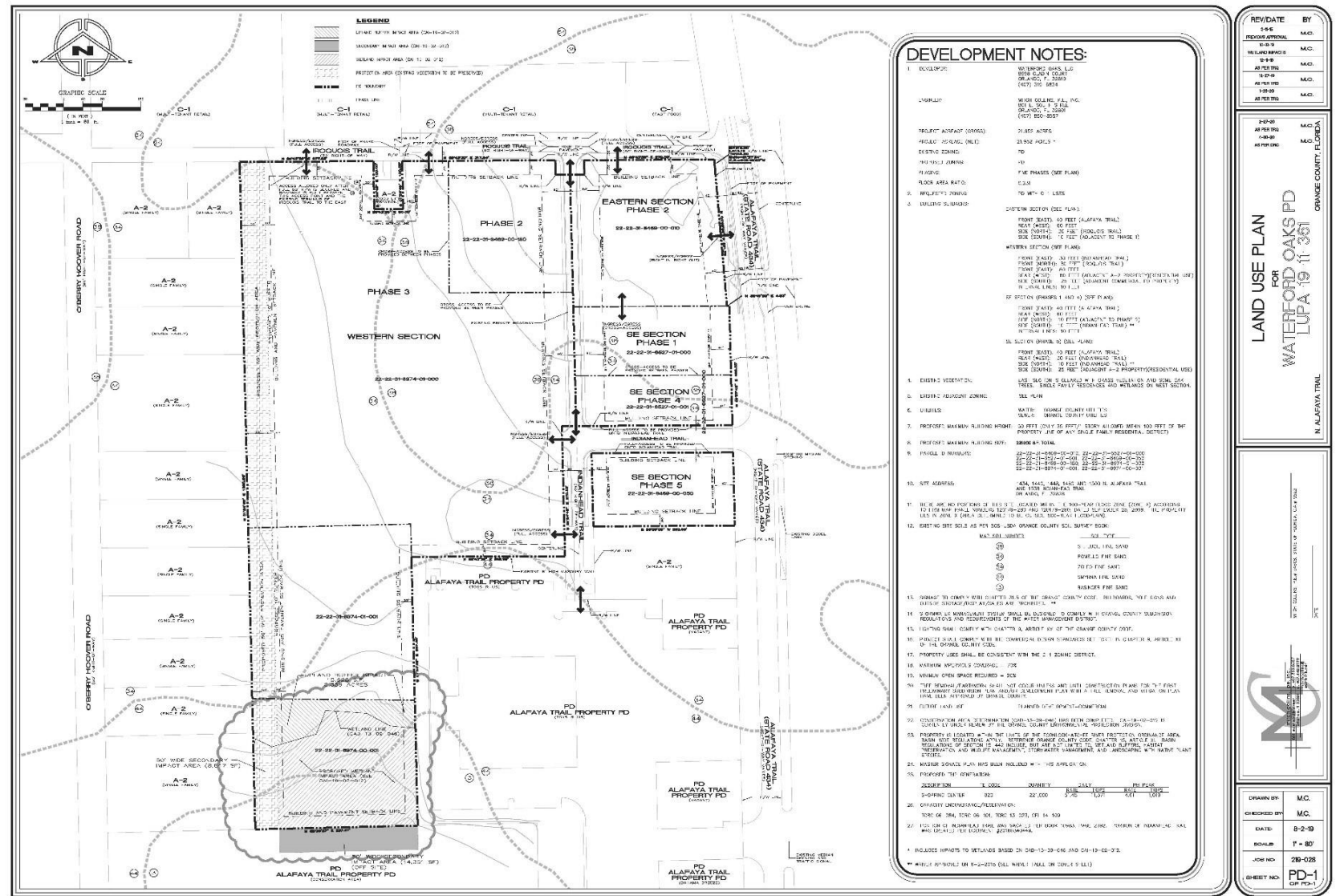


Waterford Oaks Planned Development / Land Use Plan Aerial Map





Waterford Oaks Planned Development / Land Use Plan Overall Land Use Plan



REVISION	BY
1	MC
2	MC
3	MC
4	MC
5	MC
6	MC
7	MC
8	MC
9	MC
10	MC
11	MC
12	MC
13	MC
14	MC
15	MC
16	MC
17	MC
18	MC
19	MC
20	MC
21	MC
22	MC
23	MC
24	MC
25	MC
26	MC
27	MC
28	MC
29	MC
30	MC

LAND USE PLAN FOR WATERFORD OAKS PD LUPA 19-11-361

ORANGE COUNTY, FLORIDA

N. ALAFAYA TRAIL

DRAWN BY	MC
CHECKED BY	MC
DATE	8-2-19
SCALE	1" = 80'
JOB NO.	28-028
SHEET NO.	PD-1



New Condition #9

9. The developer / applicant shall preserve a 100' wide wetland area and upland buffer area adjacent to the western property line of parcel identification number 22-22-31-8974-00-001, as shown on associated Conservation Area Impact Permit CAI-19-02-012.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Waterford Oaks Planned Development / Land Use Plan (PD/LUP) dated “Received February 27, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the addition of new COA #9 and the renumbering of staff report COAs #9 - #11, as presented.

District 4

Board of County Commissioners

**Conservation Area Impact Permit
Application**

CAI-19-02-012

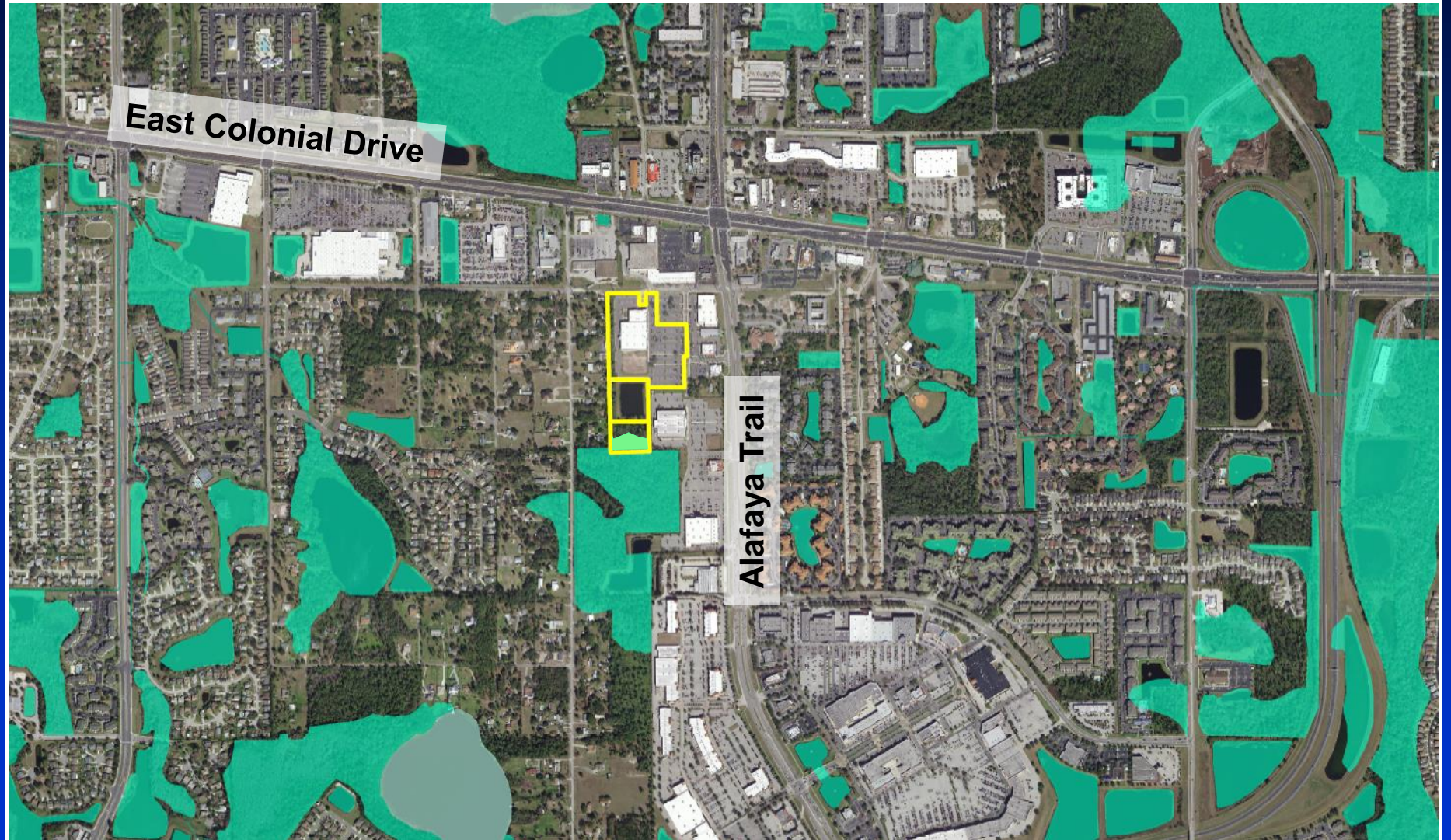
Applicant: Bluerock Development, LLC

January 26, 2021



Location Map - Wetlands

 Wetlands



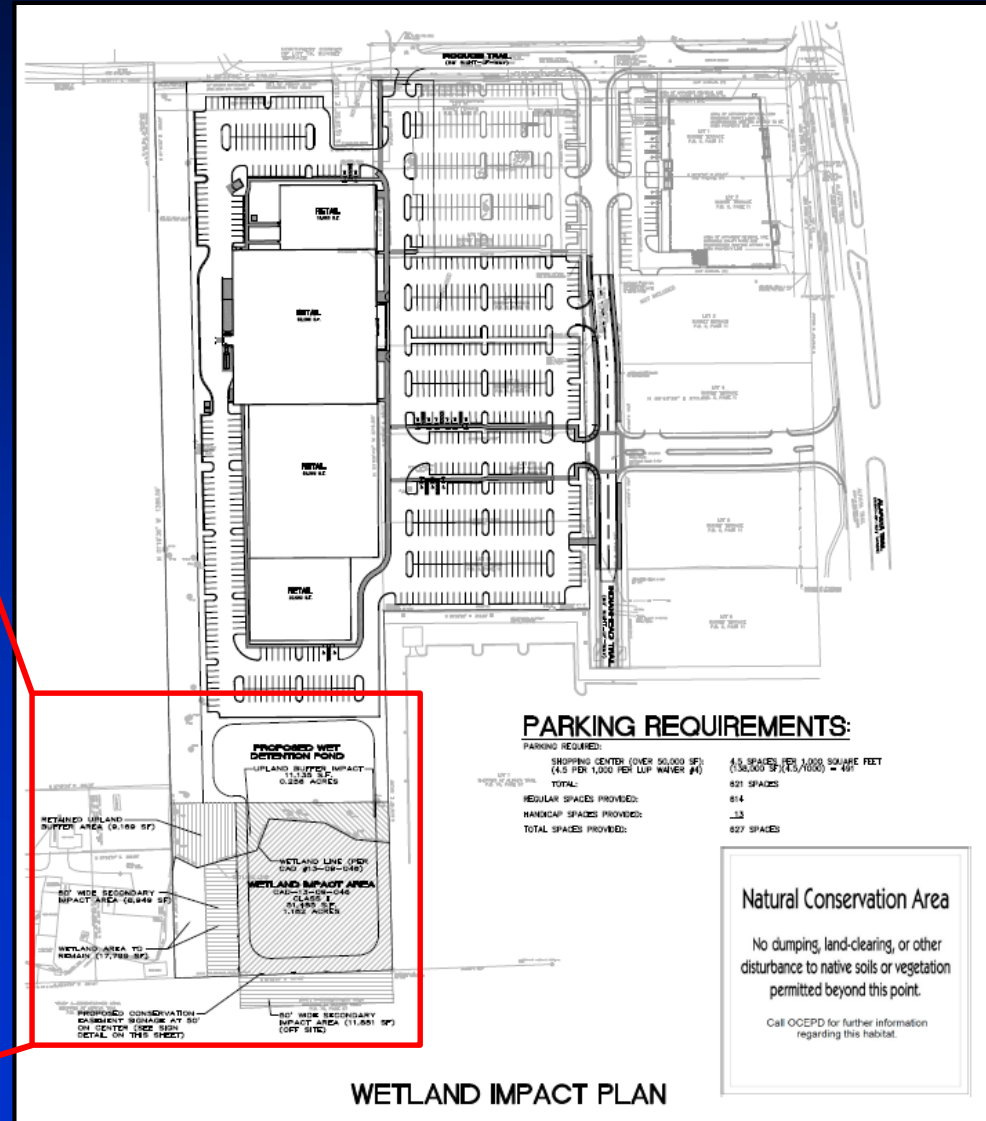
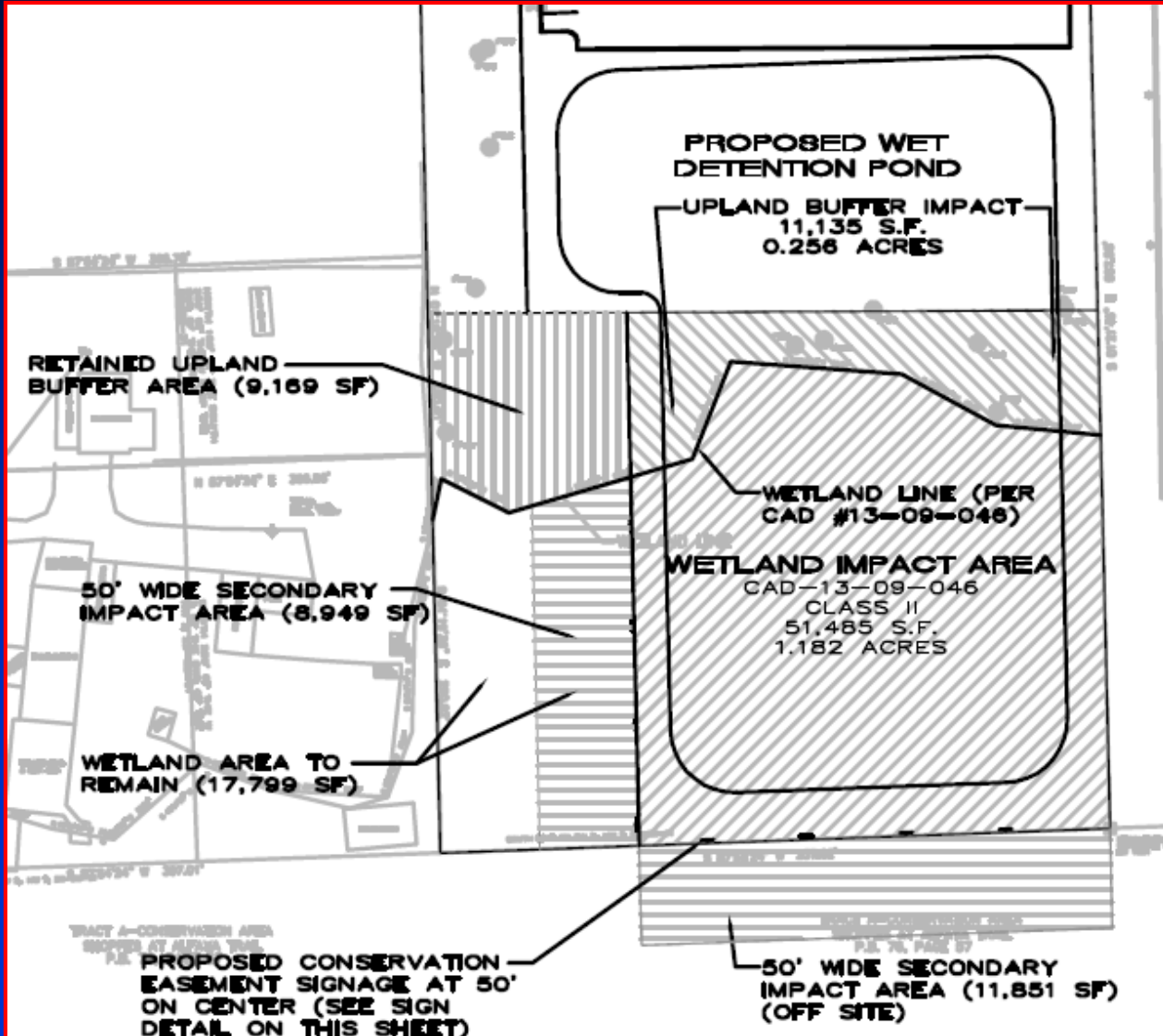


Current Conditions



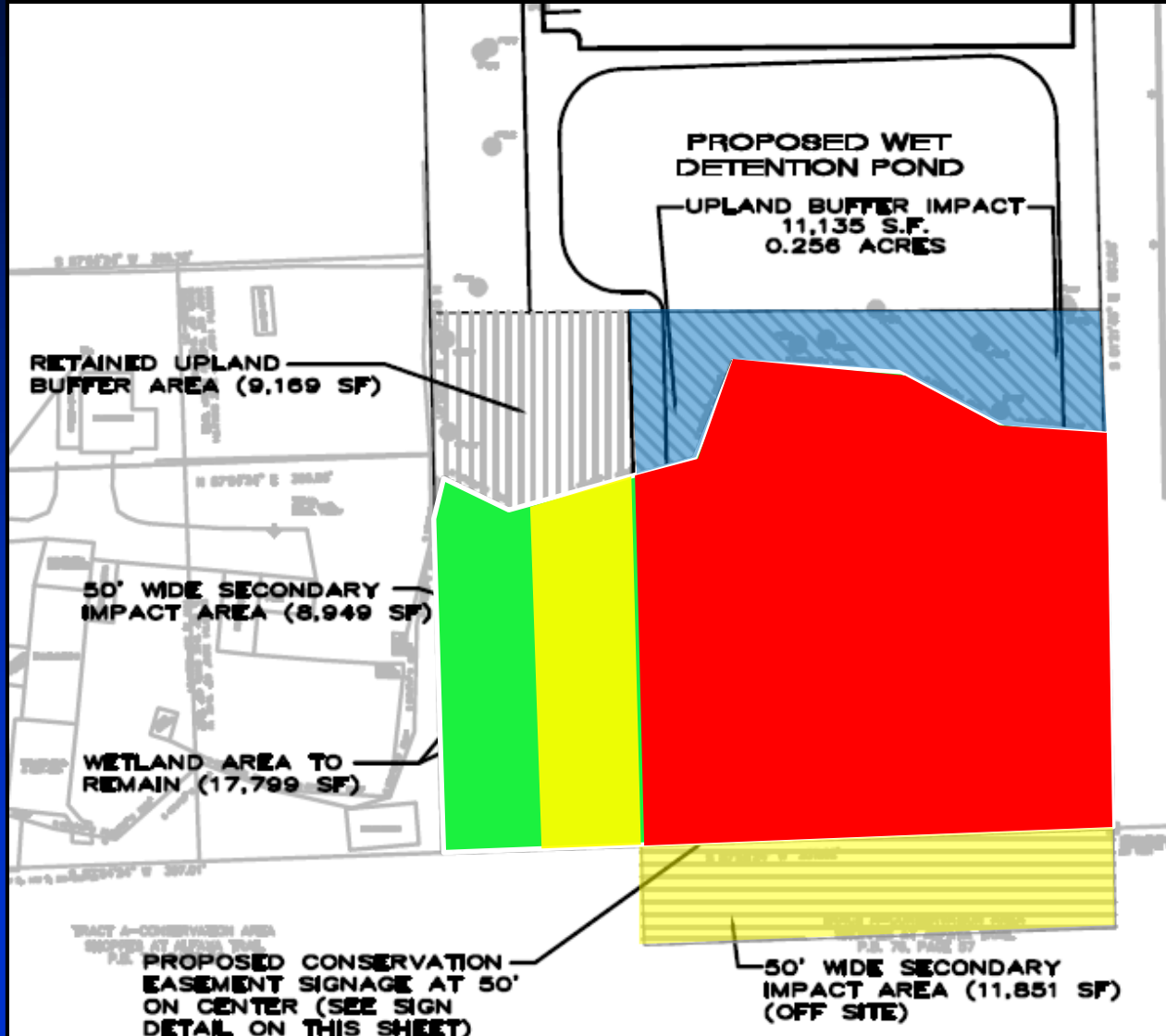






Site Plan





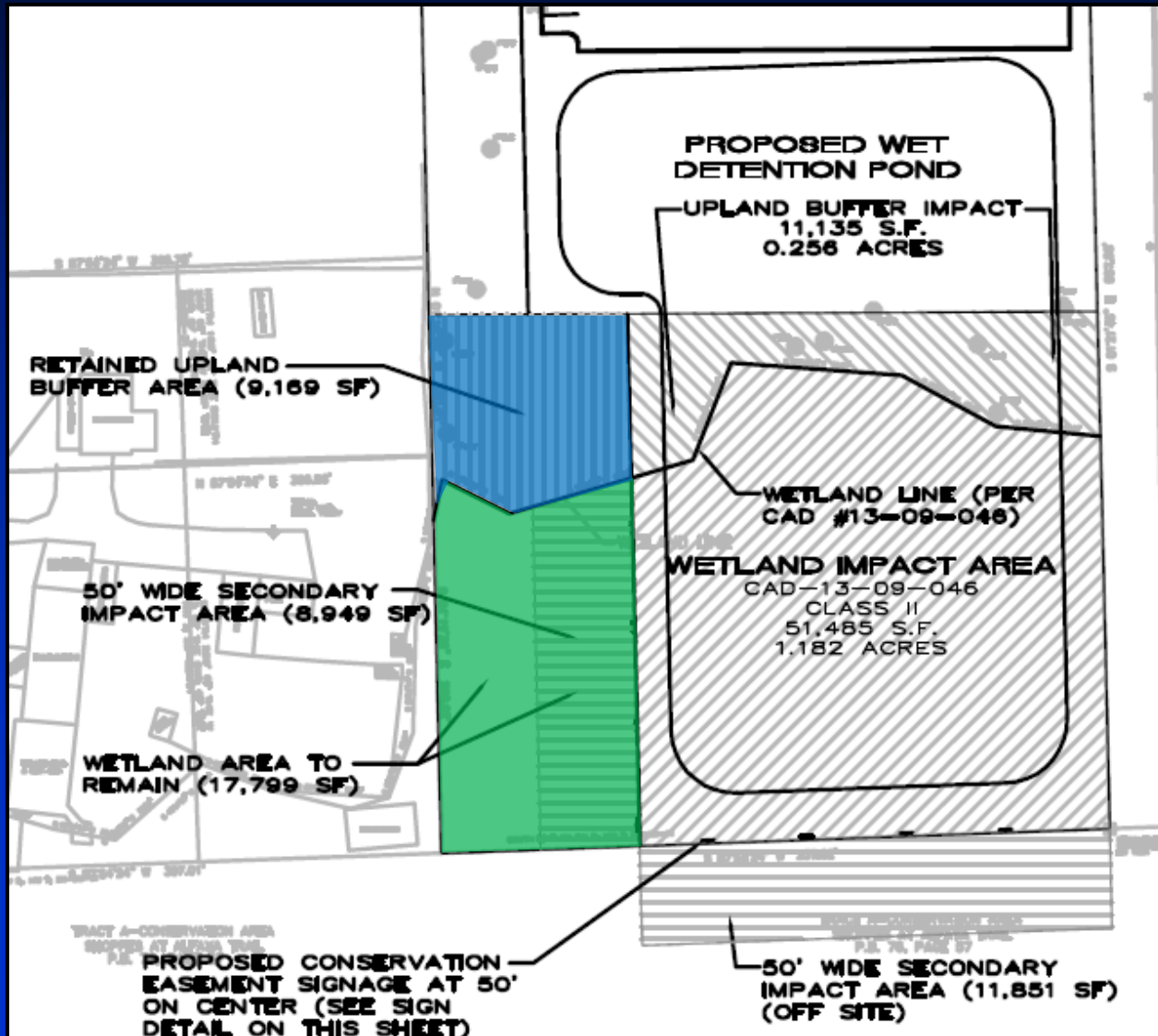
Site Plan





-  1.59 acres of Class II wetlands
-  1.18 acres of Class II wetland impacts
-  0.26 acre of upland buffer impacts
-  0.48 acre of secondary wetland impacts



Site Plan



-  0.41 acre of Class II wetland to remain
-  0.21 acre of upland buffer to remain



Mitigation

- The proposed mitigation plan includes the purchase of 0.92 credits from the TM-Econ Mitigation Bank, Phases 1-3.
- In addition, conservation area signage will be placed along the remaining onsite wetland and upland buffer.



Review Criteria

▪ Chapter 15, Article X:

- Sec. 15-362(5) states: Where wetlands serve a significant and productive environmental function . . . any alteration or development affecting such lands should be so designed and regulated so as to minimize or eliminate any impact upon the beneficial environmental productivity of such lands, consistent with the development rights of property owners.



Review Criteria

- **Chapter 15, Article XI: Econlockhatchee River Protection**
 - **Sec. 15-442(a) states: A survey of those species designated as endangered, threatened or species of special concern...shall be required as part of all development applications where there is reasonable expectation, based upon the range and habitat requirements of these species, that such species utilize any habitat within the boundaries of the Econ River Basin which is the subject of the development application...**
 - **Sec. 15-442(f) states: Upland buffers averaging fifty (50) feet in width with a minimum of twenty-five (25) feet in width shall be required for class I and II conservation areas....**



Finding

- EPD has evaluated the CAI permit application and required documentation and has made a finding that the request is consistent with Orange County Code, Chapter 15, Article X, Wetland Conservation Areas Ordinance and Article XI, Econlockhatchee River Protection Ordinance and recommends approval.



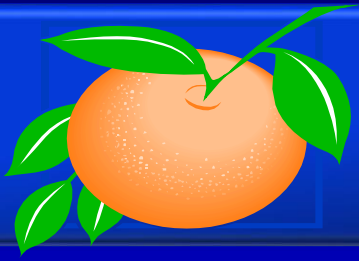
Action Requested

- **Acceptance of the findings and recommendation of Environmental Protection Division staff and approval of Conservation Area Impact Permit CAI-19-02-012 for Bluerock Development, LLC, Waterford Oaks Project. District 4**



Potential Joint Use Stormwater Pond

- **The southern portion of the project area abuts a commercial development known as the Shoppes at Alafaya (Shoppes) that was approved for a permit modification in January 2020 to expand.**
- **The Shoppes expansion includes an oversized stormwater pond capable of retaining all stormwater from Shoppes, and potentially the stormwater from the Waterford Oaks project site.**
- **The two property owners have had discussions with County staff to coordinate utilization of the joint-use pond.**
- **In the event the joint-use stormwater pond is constructed and available on the Shoppes project prior to the wetland impacts occurring on the Waterford Oaks project, the applicant will be required by a permit condition to connect to that stormwater pond and not impact the wetlands associated with this CAI permit application.**



Actions Requested

- **Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Waterford Oaks Planned Development / Land Use Plan (PD/LUP) dated “Received February 27, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the addition of new COA #9 and the renumbering of staff report COAs #9 - #11, as presented.**
- **Acceptance of the findings and recommendation of Environmental Protection Division staff and approval of Conservation Area Impact Permit CAI-19-02-012 for Bluerock Development, LLC, Waterford Oaks Project.**

District 4

Board of County Commissioners

Public Hearings

January 26, 2021