

Board of County Commissioners

Public Hearings

July 2, 2019



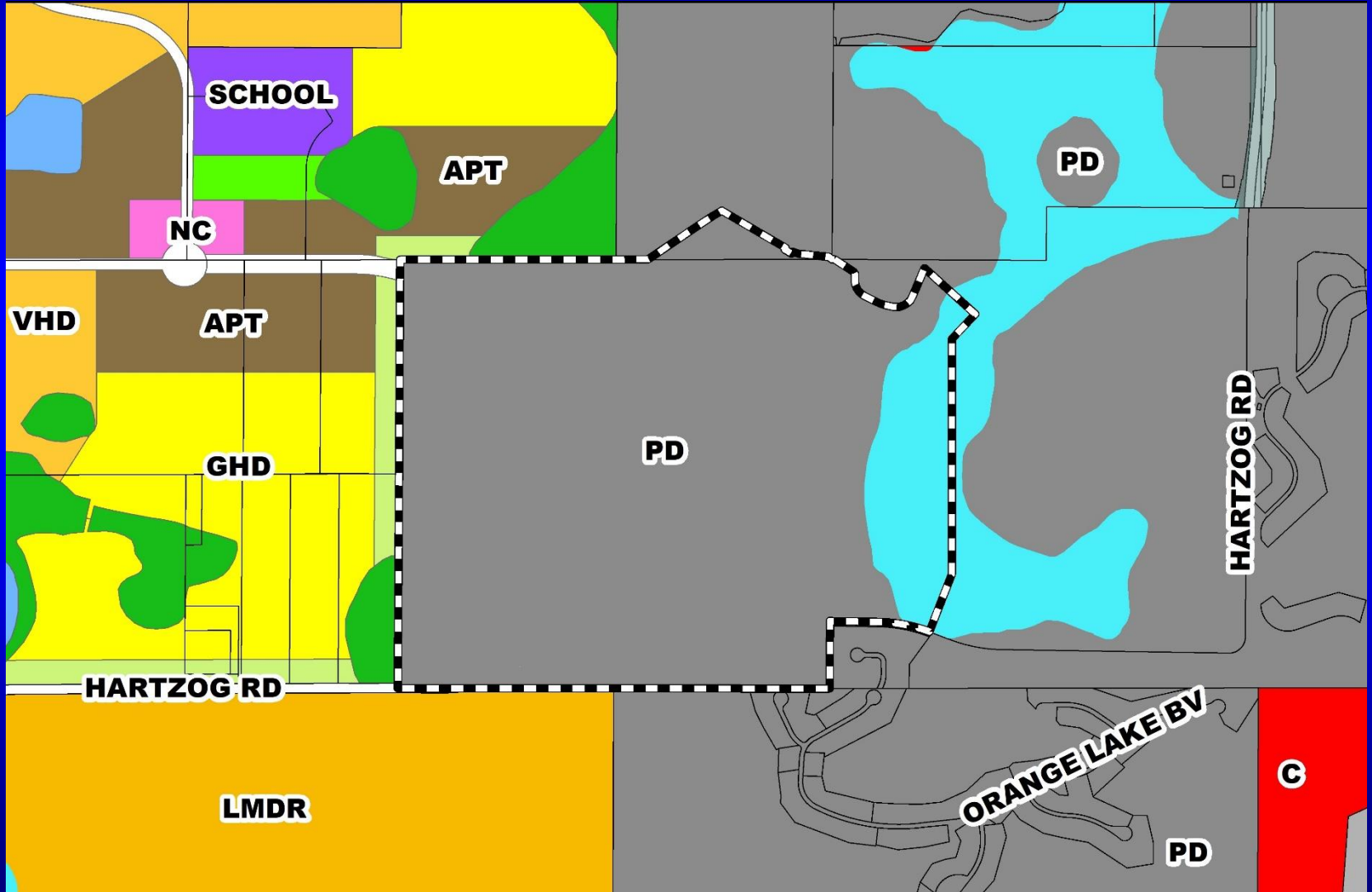
Orange Lake Country Club PD / Orange Lake – Village NW1 Preliminary Subdivision Plan

- Case:** PSP-18-05-159
- Project Name:** Orange Lake Country Club PD / Orange Lake – Village NW1 PSP
- Applicant:** Jeff A. Sedloff, June Engineering Consultants, Inc.
- District:** 1
- Acreage:** 198.02 gross acres
- Location:** West of State Road 429 / North of Hartzog Road
- Request:** To subdivide 198.02 acres in order to construct 422 age-restricted single-family residential dwelling units. This project is a gated community.



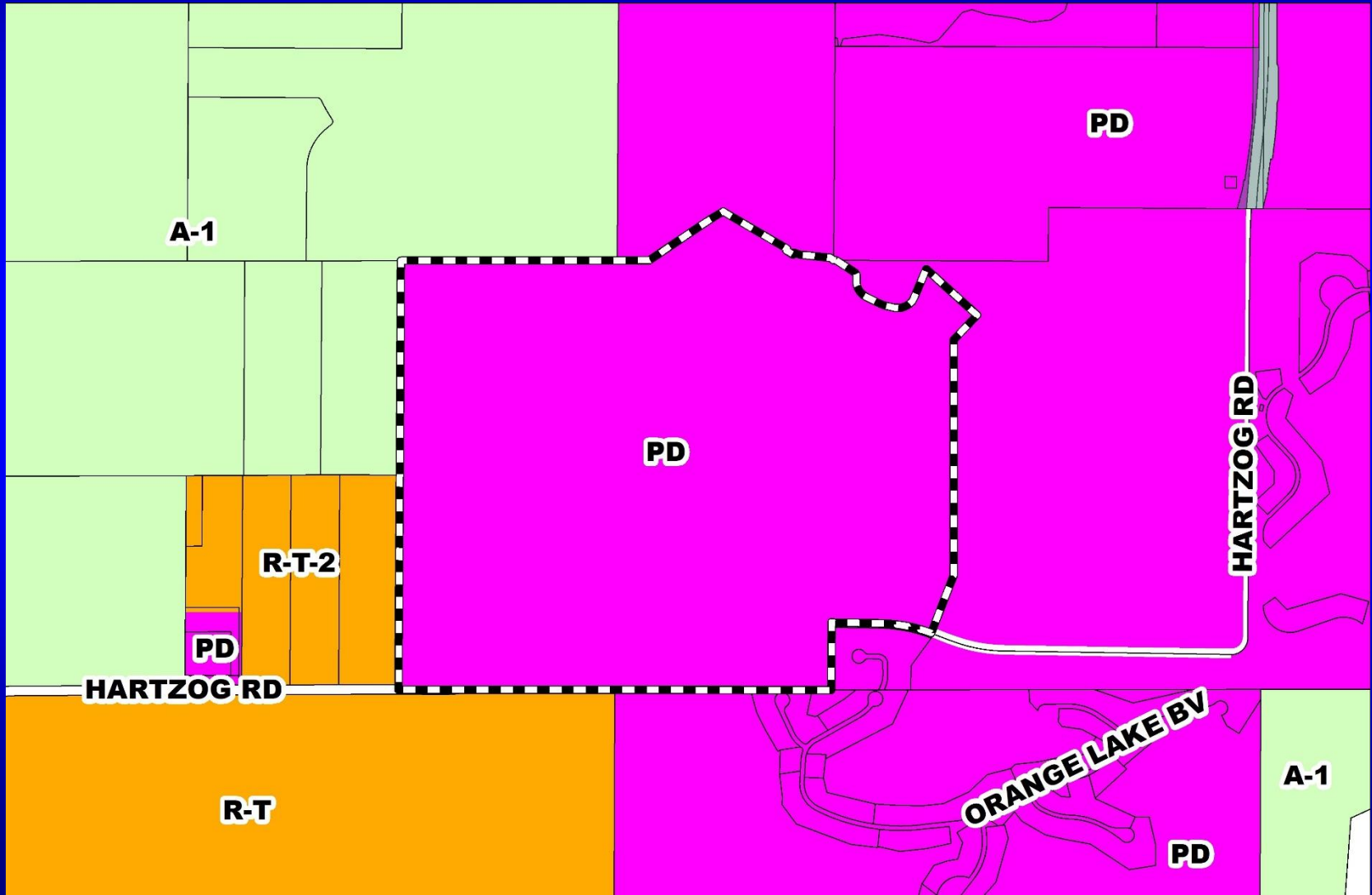
Orange Lake Country Club PD / Orange Lake – Village NW1 Preliminary Subdivision Plan

Future Land Use Map



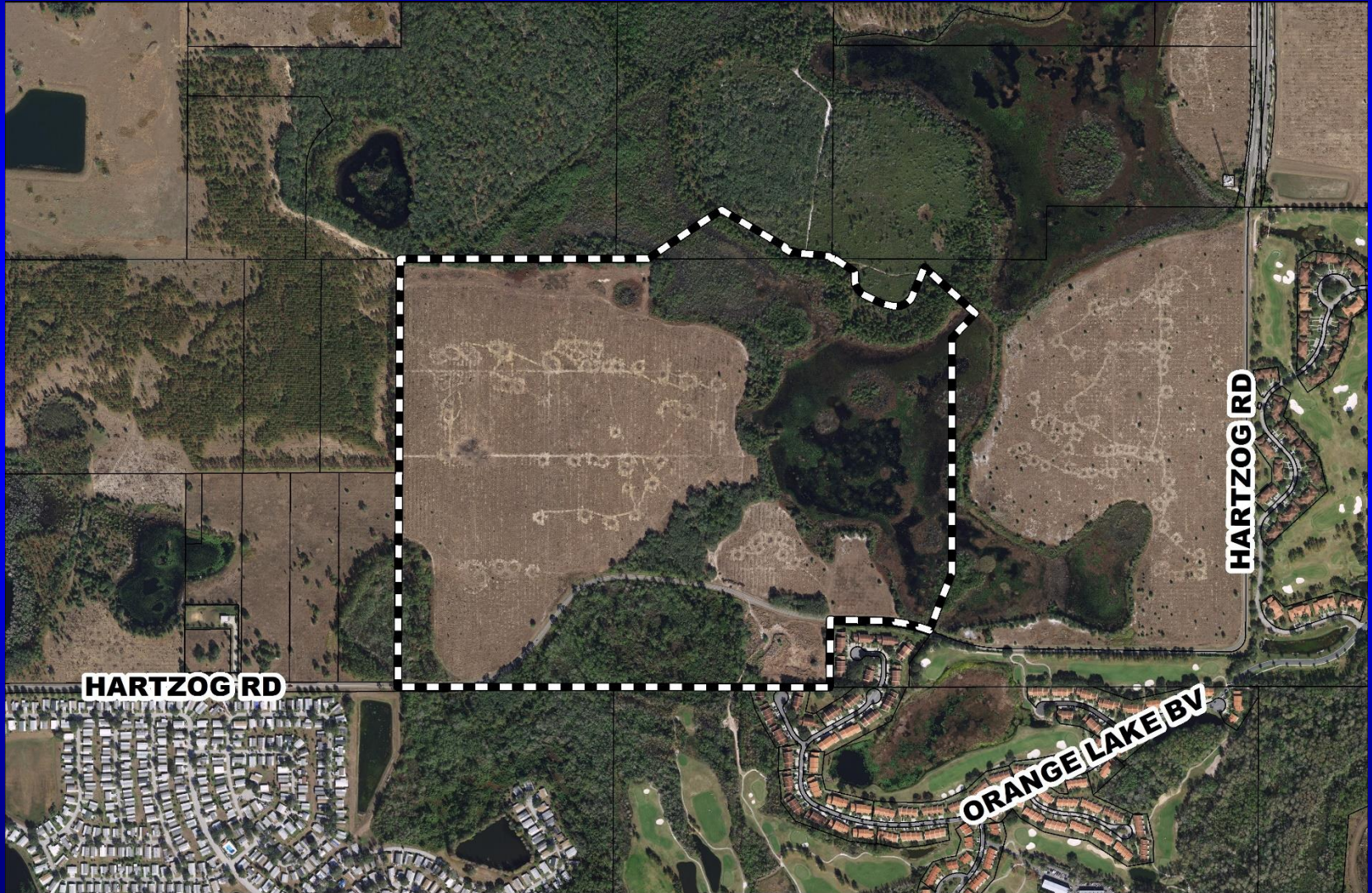


Orange Lake Country Club PD / Orange Lake – Village NW1 Preliminary Subdivision Plan Zoning Map





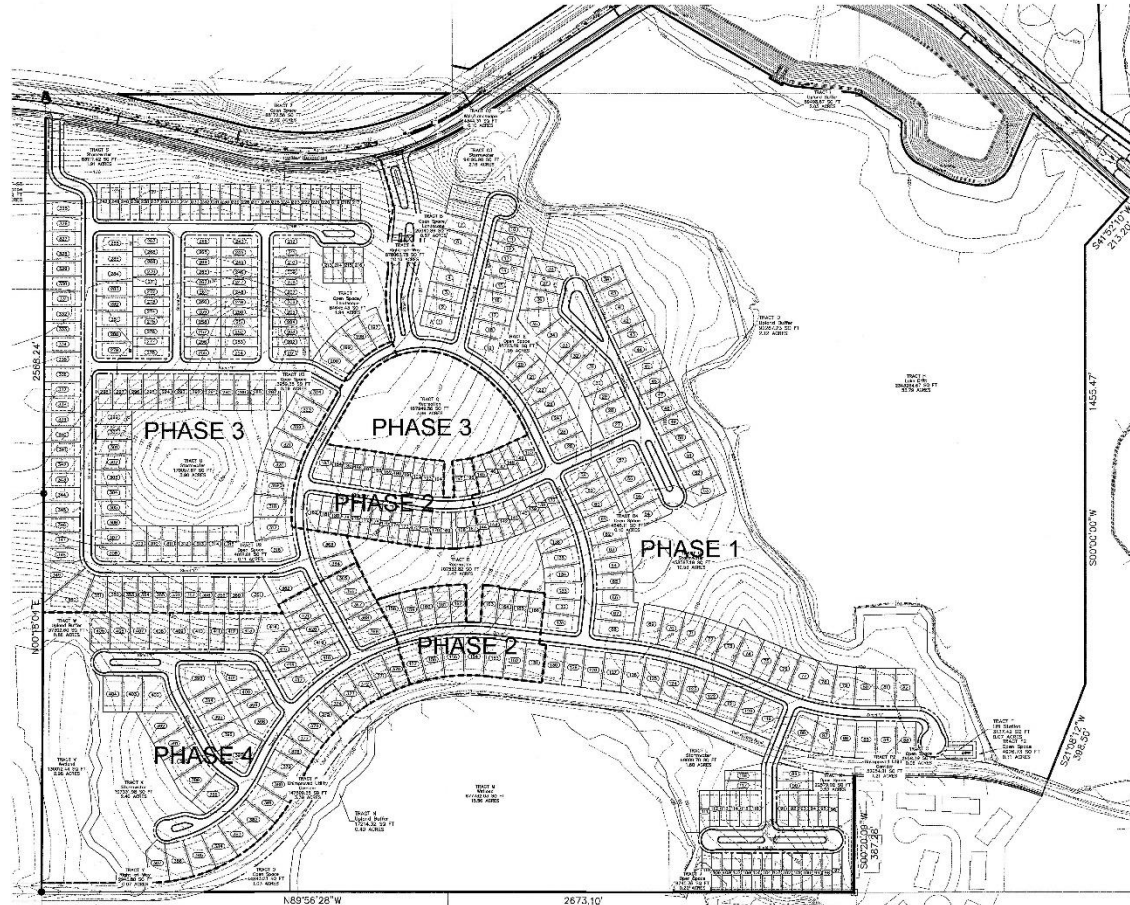
Orange Lake Country Club PD / Orange Lake – Village NW1 Preliminary Subdivision Plan Aerial Map





Orange Lake Country Club PD / Orange Lake – Village NW1 Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



DATE	REVISION
7/24/74	WG Complete
12/7/75	WG Complete
1/15/78	WG Complete
2/29/79	WG Complete

Orange Lake – NW1

Overall Topo



JEC
 JAMES E. COOPER, P.E.
 1100 N. FLORISSA ST.
 SUITE 100
 OMAHA, NE 68102



JEC
 JAMES E. COOPER, P.S.
 1100 N. FLORISSA ST.
 SUITE 100
 OMAHA, NE 68102

CS NO.
 13-0455
 SHEET
 36
 OF 8

DATE: 1/2/98
 DRAWN BY: DAK
 CHECKED BY: JEC
 SCALE: 1" = 400'

PROJECT: ORANGE LAKE - NW1
 SHEET: 36 OF 8



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Orange Lake Country Club Planned Development / Orange Lake – Village NW1 Preliminary Subdivision Plan dated “Received May 10, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

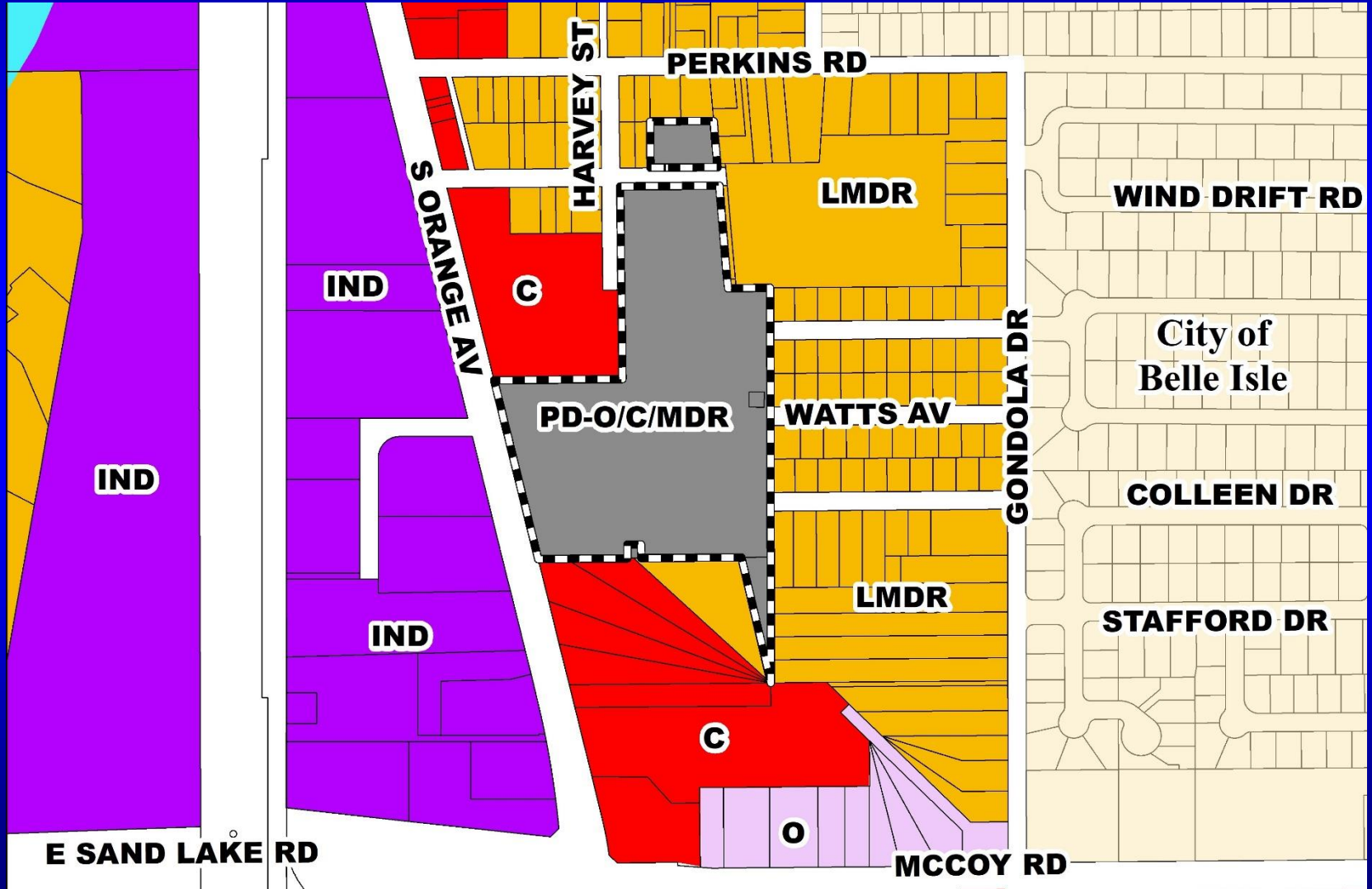


South Orlando Urban Center PD / Sandlake Station Preliminary Subdivision Plan / Development Plan

- Case:** PSP-18-05-173
- Project Name:** South Orlando Urban Center PD / Sandlake Station PSP/DP
- Applicant:** Constance Owens, Tri3 Civil Engineering Design Studio, Inc.
- District:** 3
- Acreage:** 18.04 gross acres
- Location:** East of S. Orange Avenue / North of Sand Lake Road
- Request:** To subdivide 18.04 acres in order to construct 196 multi-family dwelling units on Lot 1, 38,000 square feet of commercial and office on Lot 2, and future development of townhomes on Tract 1 and Tract 2.
- Additionally, one (1) waiver is requested from Orange County Code to allow a sidewalk on only one side of the street, in lieu of both sides.

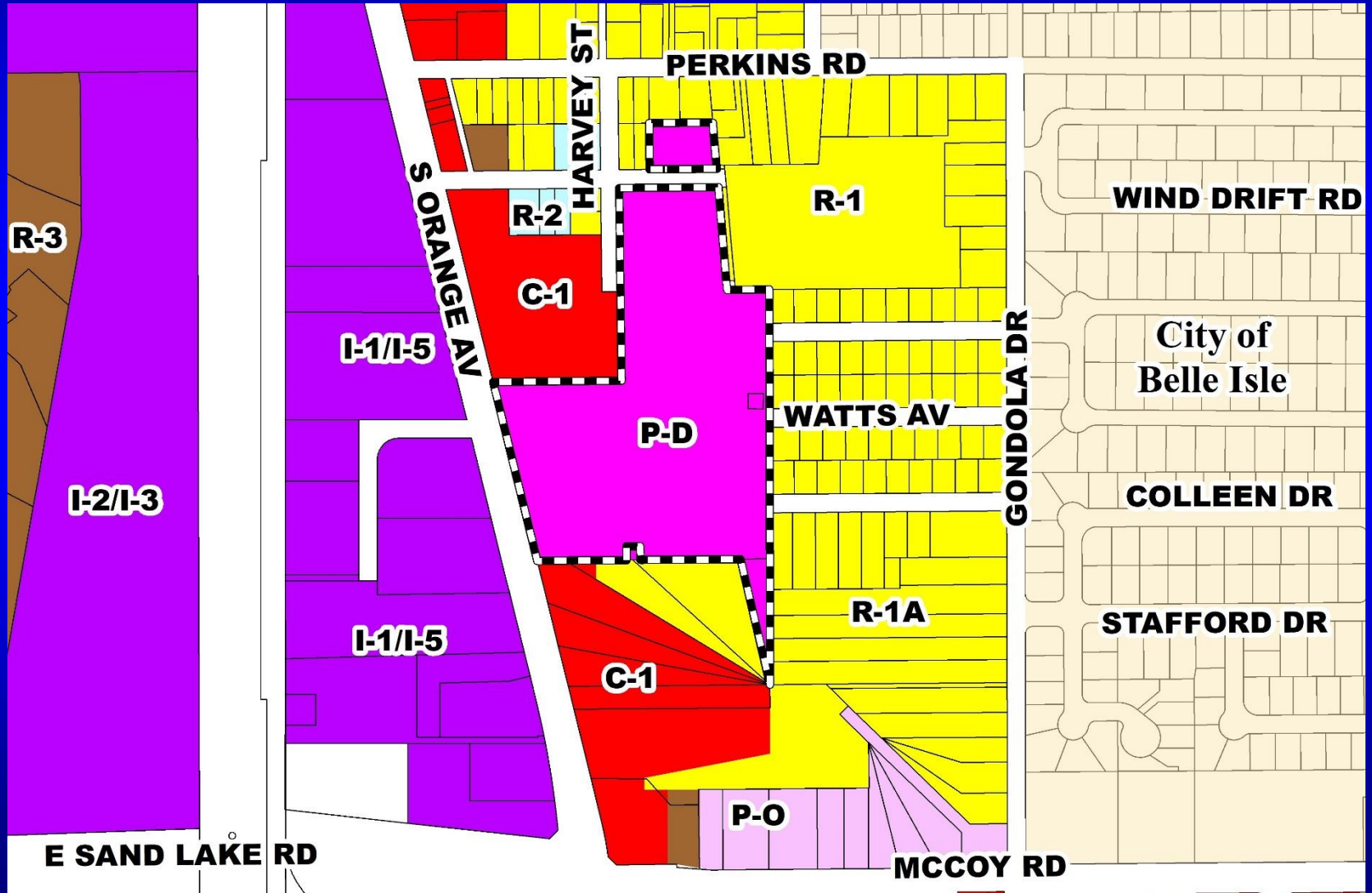


South Orlando Urban Center PD / Sandlake Station Preliminary Subdivision Plan / Development Plan Future Land Use Map



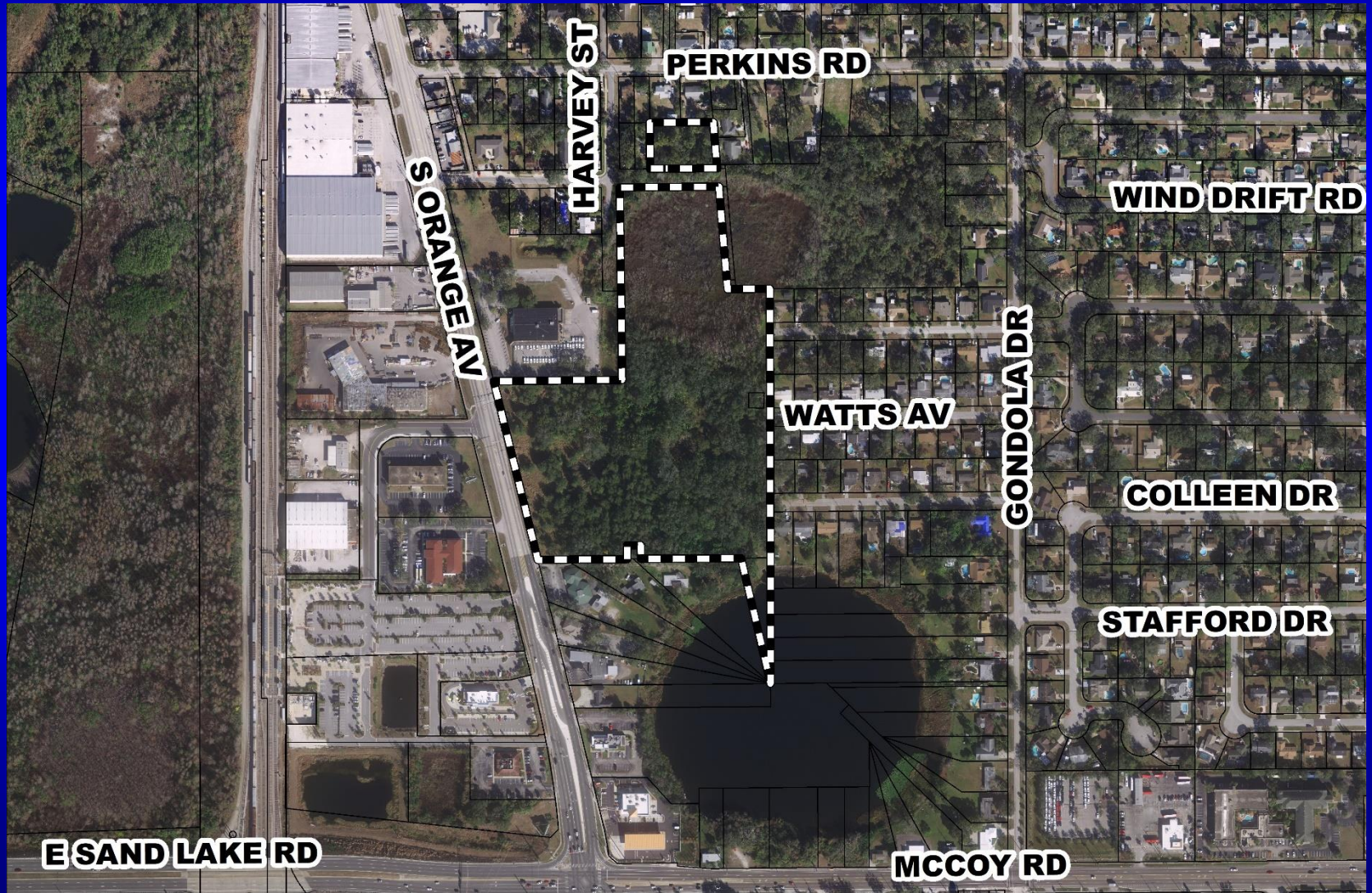


South Orlando Urban Center PD / Sandlake Station Preliminary Subdivision Plan / Development Plan Zoning Map





South Orlando Urban Center PD / Sandlake Station Preliminary Subdivision Plan / Development Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the South Orlando Urban Center Planned Development / Sandlake Station Preliminary Subdivision Plan / Development Plan dated “Received June 14, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3

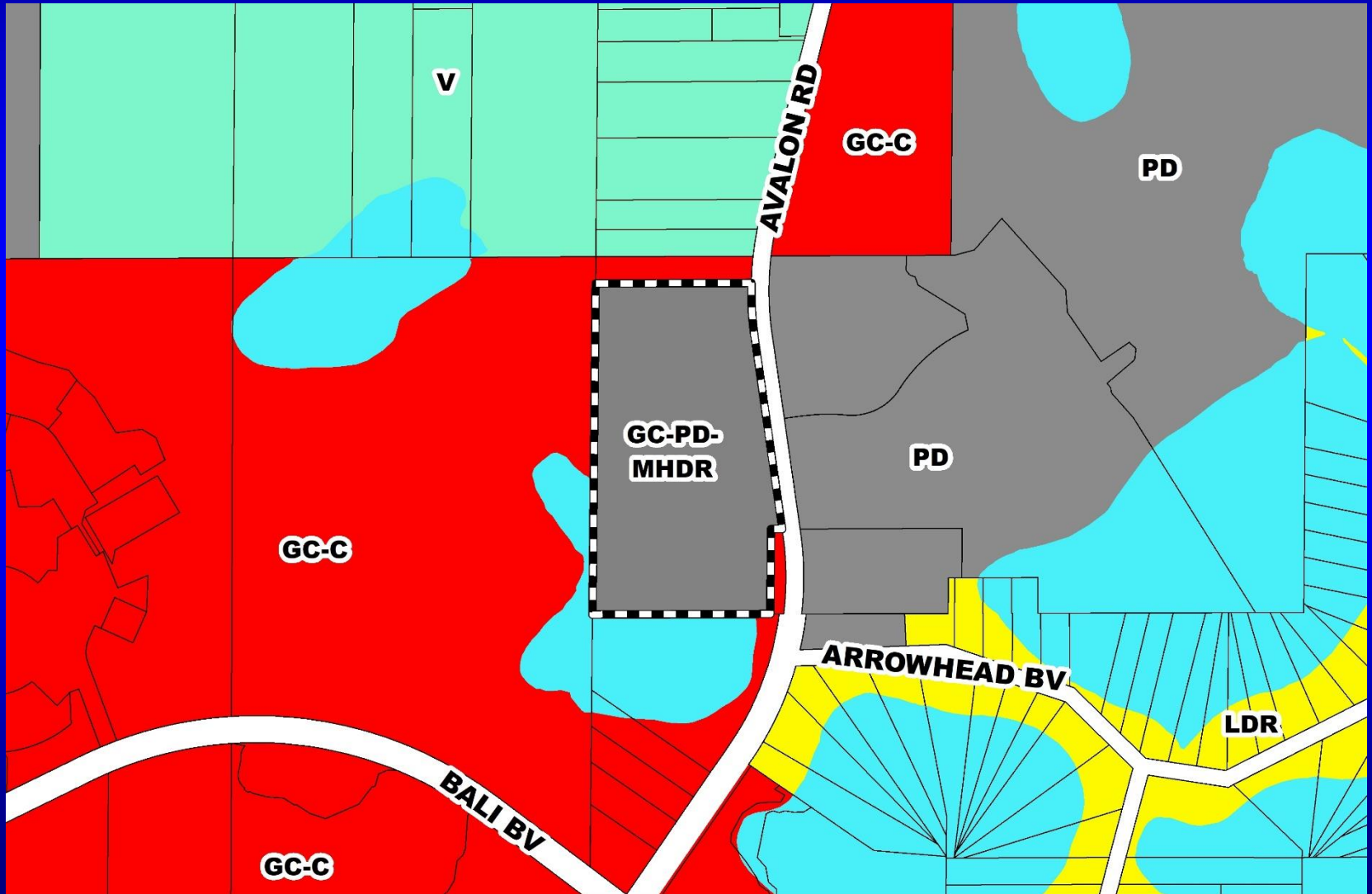


The Registry at Grass Lake Planned Development / Land Use Plan

- Case:** LUP-18-12-417
- Project Name:** The Registry at Grass Lake PD/LUP
- Applicant:** Robert Reese, Brossier Corporation
- District:** 1
- Acreage:** 18.33 gross acres
- Location:** 14544 Avalon Road; or generally located on the west side of Avalon Road, approximately 1,800 feet north of W. Irlo Bronson Memorial Highway
- Request:** To rezone one (1) parcel containing 18.33 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District), in order to construct 360 multi-family residential dwelling units.
- Additionally, four waivers from Orange County Code are requested related to multi-family building height adjacent to single-family zoned property.



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





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





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





The Registry at Grass Lake Planned Development / Land Use Plan Overall Land Use Plan

THE REGISTRY ON GRASS LAKE LAND USE PLAN

Orange County, Florida

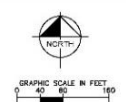
Parcel ID #: 31-24-27-0000-00-020

LUP-18-12-417

APRIL 23, 2019

LEGAL DESCRIPTION:

SECTION 20 AND 42, TOWNSHIP 20N, RANGE 42E, COUNTY OF ORANGE, FLORIDA. THE SUBJECT PROPERTY IS PART OF THE "THE REGISTRY ON GRASS LAKE" PLANNED DEVELOPMENT. THE SUBJECT PROPERTY IS A PARCEL OF LAND WITHIN SAID PLANNED DEVELOPMENT. THE SUBJECT PROPERTY IS A PARCEL OF LAND WITHIN SAID PLANNED DEVELOPMENT. THE SUBJECT PROPERTY IS A PARCEL OF LAND WITHIN SAID PLANNED DEVELOPMENT.



PROJECT LOCATION



VICINITY MAP

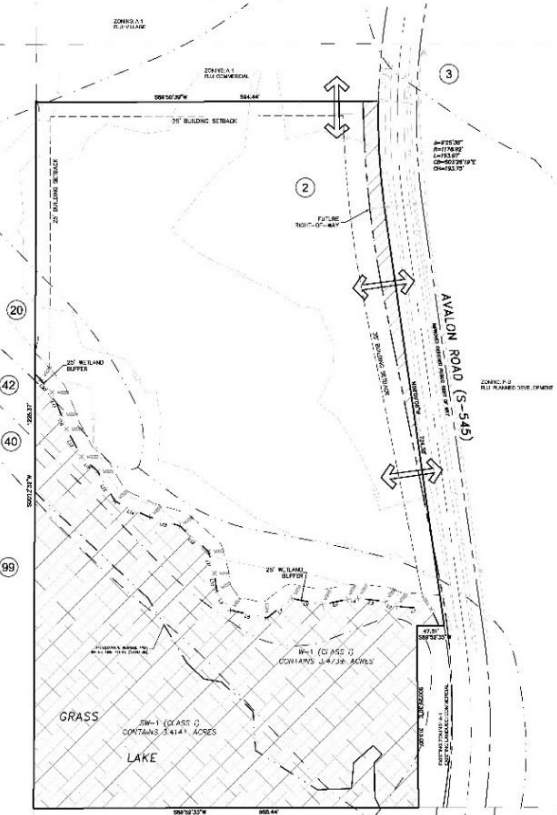
DEVELOPMENT NOTES:

1. THE SITE IS TO BE DEVELOPED AS A RESIDENTIAL DEVELOPMENT.
2. ALL UTILITIES SHALL BE PLACED AT THE BOTTOM OF THE PLANS.
3. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE COUNTY OF ORANGE, FLORIDA.
4. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SUBDIVISION PRACTICE ACT OF THE STATE OF FLORIDA.
5. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PLANNED DEVELOPMENT ACT OF THE STATE OF FLORIDA.
6. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LAND USE PLAN OF THE PLANNED DEVELOPMENT.
7. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION ACT OF THE STATE OF FLORIDA.
8. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HISTORIC PRESERVATION ACT OF THE STATE OF FLORIDA.
9. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PUBLIC UTILITIES ACT OF THE STATE OF FLORIDA.
10. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE AIR QUALITY ACT OF THE STATE OF FLORIDA.
11. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WATER RESOURCES ACT OF THE STATE OF FLORIDA.
12. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE COASTAL CONSTRUCTION ACT OF THE STATE OF FLORIDA.
13. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE COMMUNITY DEVELOPMENT ACT OF THE STATE OF FLORIDA.
14. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HOUSING ACT OF THE STATE OF FLORIDA.
15. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE INFRASTRUCTURE ACT OF THE STATE OF FLORIDA.
16. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TRANSPORTATION ACT OF THE STATE OF FLORIDA.
17. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ENERGY ACT OF THE STATE OF FLORIDA.
18. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SCIENCE, TECHNOLOGY, AND INNOVATION ACT OF THE STATE OF FLORIDA.
19. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL QUALITY ACT OF THE STATE OF FLORIDA.
20. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CLIMATE CHANGE ACT OF THE STATE OF FLORIDA.

REQUESTED WAIVERS:

1. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(B), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SUBDIVISION PRACTICE ACT OF THE STATE OF FLORIDA.
2. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(C), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PLANNED DEVELOPMENT ACT OF THE STATE OF FLORIDA.
3. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(D), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LAND USE PLAN OF THE PLANNED DEVELOPMENT.
4. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(E), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION ACT OF THE STATE OF FLORIDA.
5. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(F), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HISTORIC PRESERVATION ACT OF THE STATE OF FLORIDA.
6. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(G), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PUBLIC UTILITIES ACT OF THE STATE OF FLORIDA.
7. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(H), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE AIR QUALITY ACT OF THE STATE OF FLORIDA.
8. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(I), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WATER RESOURCES ACT OF THE STATE OF FLORIDA.
9. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(J), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE COASTAL CONSTRUCTION ACT OF THE STATE OF FLORIDA.
10. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(K), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE COMMUNITY DEVELOPMENT ACT OF THE STATE OF FLORIDA.
11. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(L), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HOUSING ACT OF THE STATE OF FLORIDA.
12. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(M), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE INFRASTRUCTURE ACT OF THE STATE OF FLORIDA.
13. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(N), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TRANSPORTATION ACT OF THE STATE OF FLORIDA.
14. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(O), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ENERGY ACT OF THE STATE OF FLORIDA.
15. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(P), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SCIENCE, TECHNOLOGY, AND INNOVATION ACT OF THE STATE OF FLORIDA.
16. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(Q), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL QUALITY ACT OF THE STATE OF FLORIDA.
17. THE APPLICANT REQUESTS A WAIVER OF SECTION 163.01(2)(R), FLORIDA STATUTES, WHICH REQUIRES THAT THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CLIMATE CHANGE ACT OF THE STATE OF FLORIDA.

LINE #	BEGINNING POINT	LENGTH
L1	N65°17'08"W	60.45'
L2	N65°39'48"W	21.00'
L3	N81°11'51"W	47.17'
L4	S04°32'12"W	19.12'
L5	S79°38'54"W	54.28'
L6	N76°38'48"W	53.97'
L7	S82°39'58"W	25.27'
L8	N77°12'52"W	64.68'
L9	N35°12'58"W	43.08'
L10	N62°19'17"W	29.17'
L11	S10°11'18"W	39.00'
L12	N48°12'12"W	66.65'
L13	N77°52'50"W	54.16'
L14	N65°33'49"W	60.78'
L15	S30°12'52"W	60.78'
L16	S84°12'12"W	11.27'
L17	N28°12'10"W	24.90'
L18	N20°18'03"W	27.90'
L19	S10°12'12"W	47.29'
L20	N42°18'14"W	43.40'
L21	N24°10'14"W	32.04'



PROJECT TEAM

- OWNER/DEVELOPER:**
 THE REGISTRY ON GRASS LAKE
 31-24-27-0000-00-020
- DESIGNER:**
 KIMLEY HORN ASSOCIATES, INC.
 1200 WEST 22ND AVENUE, SUITE 100
 DENVER, COLORADO 80202-3180
 PHONE: 303.733.8400
 FAX: 303.733.8400
 WWW.KIMLEYHORN.COM
- DATE:**
 APRIL 23, 2019
- PROJECT NO.:**
 LUP-18-12-417
- CHECKED BY:**
 [Signature]
- DRAWN BY:**
 [Signature]

NOTES:

1. THIS PLAN IS A PART OF THE SUBMITTALS FOR THE DEVELOPMENT OF THE REGISTRY ON GRASS LAKE. IT IS TO BE READ IN CONJUNCTION WITH THE OTHER SUBMITTALS AND THE ZONING ORDINANCES OF THE COUNTY OF ORANGE, FLORIDA.
2. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SUBDIVISION PRACTICE ACT OF THE STATE OF FLORIDA.
3. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PLANNED DEVELOPMENT ACT OF THE STATE OF FLORIDA.
4. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LAND USE PLAN OF THE PLANNED DEVELOPMENT.
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17. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL QUALITY ACT OF THE STATE OF FLORIDA.
18. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CLIMATE CHANGE ACT OF THE STATE OF FLORIDA.

- SOIL LEGEND**
- UNDESIGNATED SAND
 - BROWNISH RED SAND
 - RED MUDCLAY FINE SAND
 - UNDESIGNATED SAND
 - SANDY SILT
 - SILT
- LEGEND**
- ACCESS LOCATIONS
 - FUTURE REGISTRATION WAY



KIMLEY HORN ASSOCIATES, INC.
 1200 WEST 22ND AVENUE, SUITE 100, DENVER, CO 80202
 PHONE: 303.733.8400
 FAX: 303.733.8400
 WWW.KIMLEYHORN.COM

RECEIVED
 By DRC OFFICE at 12:36 pm, Apr 25, 2019



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve The Registry at Grass Lake Planned Development / Land Use Plan (PD/LUP), dated “Received April 25, 2019” subject to the conditions listed under the PZC Recommendation in the Staff Report.

- AND -

Approve Consent Item G.11

District 1



Meadow Woods Planned Development / Land Use Plan

- Case:** CDR-18-10-335
- Project Name:** Meadow Woods PD/LUP
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 4
- Acreage:** 14.70 gross acres (*affected parcels only*)
- Location:** South of Wetherbee Road and East of Orange Avenue
- Request:** To change the use on PD Parcels 2.1 and 3.2 from Open Space and Fire / Police, respectively, to Community Commercial and utilize existing unused commercial entitlements within the PD for the proposed commercial development, which will be assigned at the Preliminary Subdivision Plan (PSP) / Development Plan (DP).



Action Requested

**Continue the Meadow Woods Planned Development
Planned Development / Land Use Plan (PD/LUP) to the
August 6, 2019 BCC hearing at 2:00 PM.**

District 4



Board of County Commissioners

Public Hearings

July 2, 2019