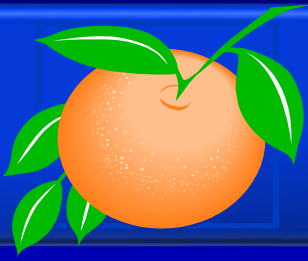


Board of County Commissioners

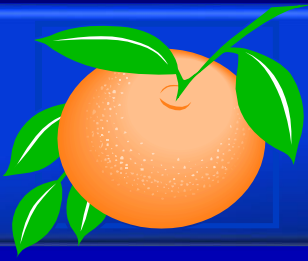
Public Hearings

January 25, 2022

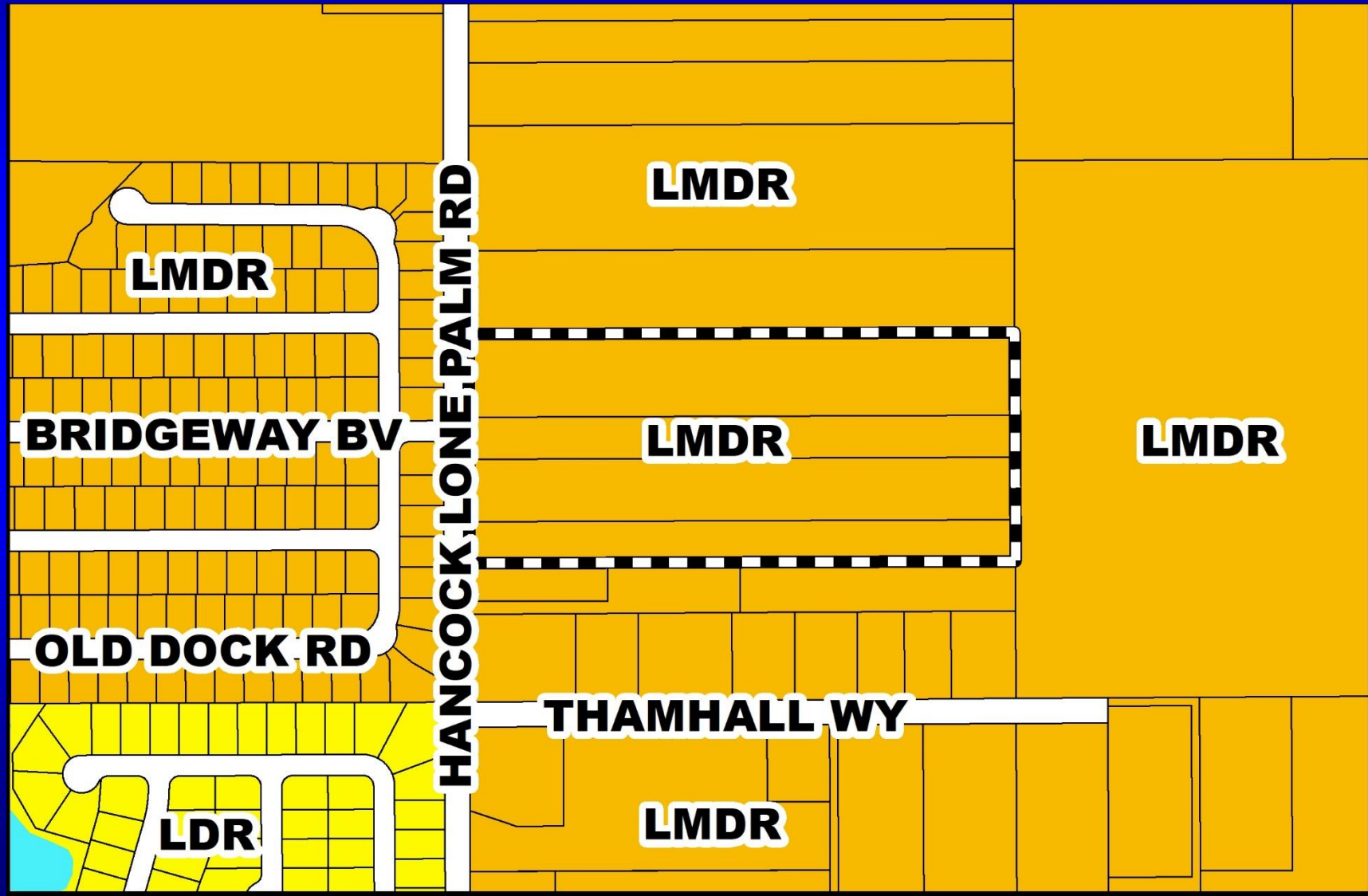


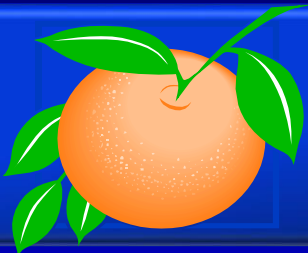
The Palms at Waterford Planned Development / The Palms at Waterford Preliminary Subdivision Plan

Case:	PSP-21-03-077
Project Name:	The Palms at Waterford Planned Development / The Palms at Waterford Preliminary Subdivision Plan
Applicant:	Carlos Alberto Rivero, Café Construction & Development, Inc.
District:	4
Acreage:	16.53 acres
Location:	Generally located north of Thamhall Way and along the eastside of Hancock Lone Palm Road
Request:	To subdivide 16.53 acres in order to construct 75 single-family residential dwelling units.

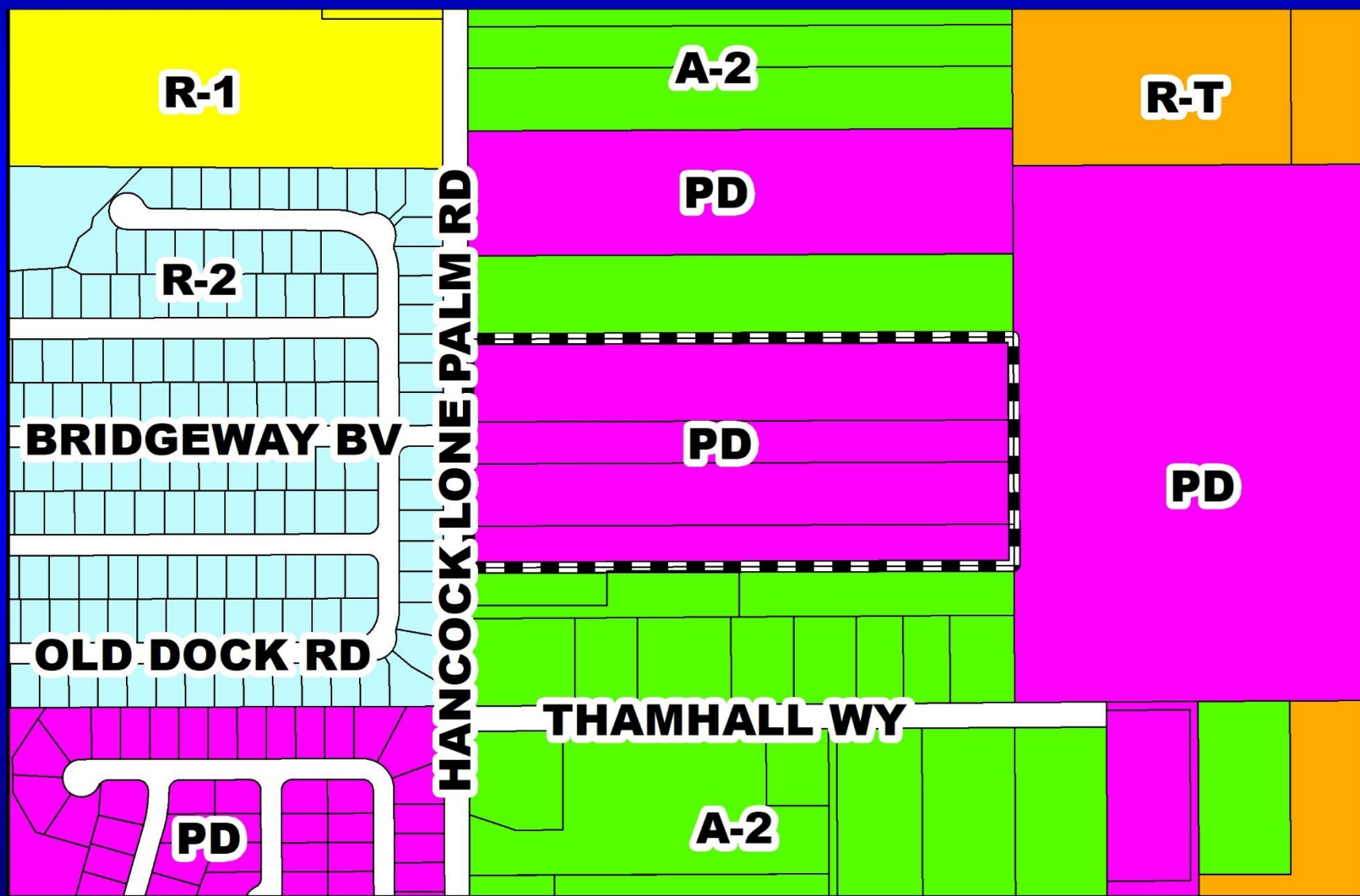


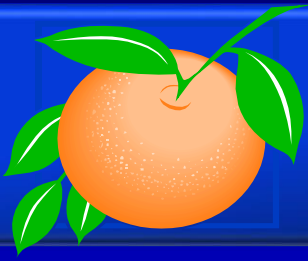
The Palms at Waterford Planned Development / The Palms at Waterford Preliminary Subdivision Plan Future Land Use Map



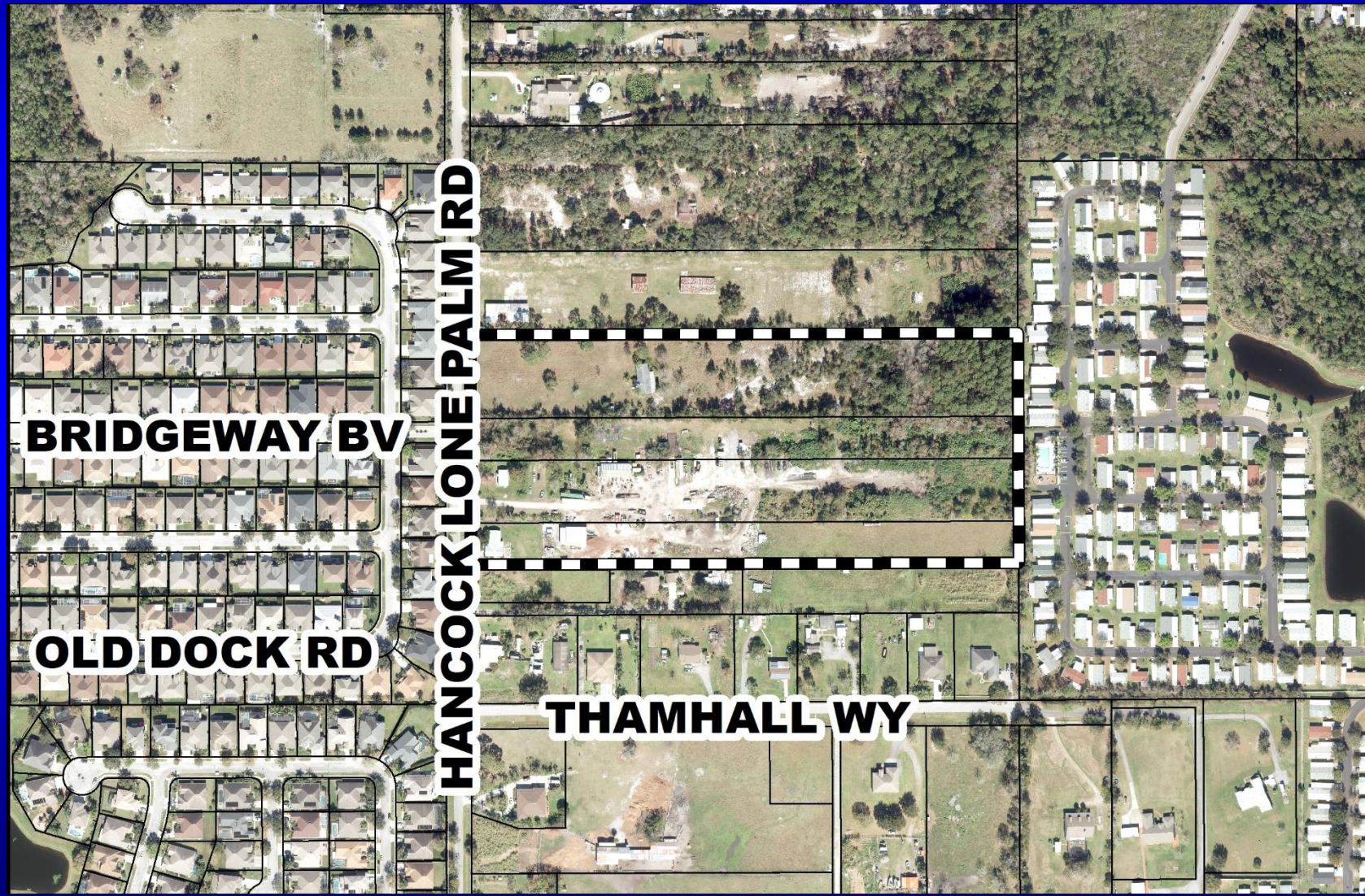


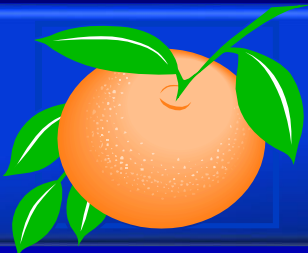
The Palms at Waterford Planned Development / The Palms at Waterford Preliminary Subdivision Plan Zoning Map



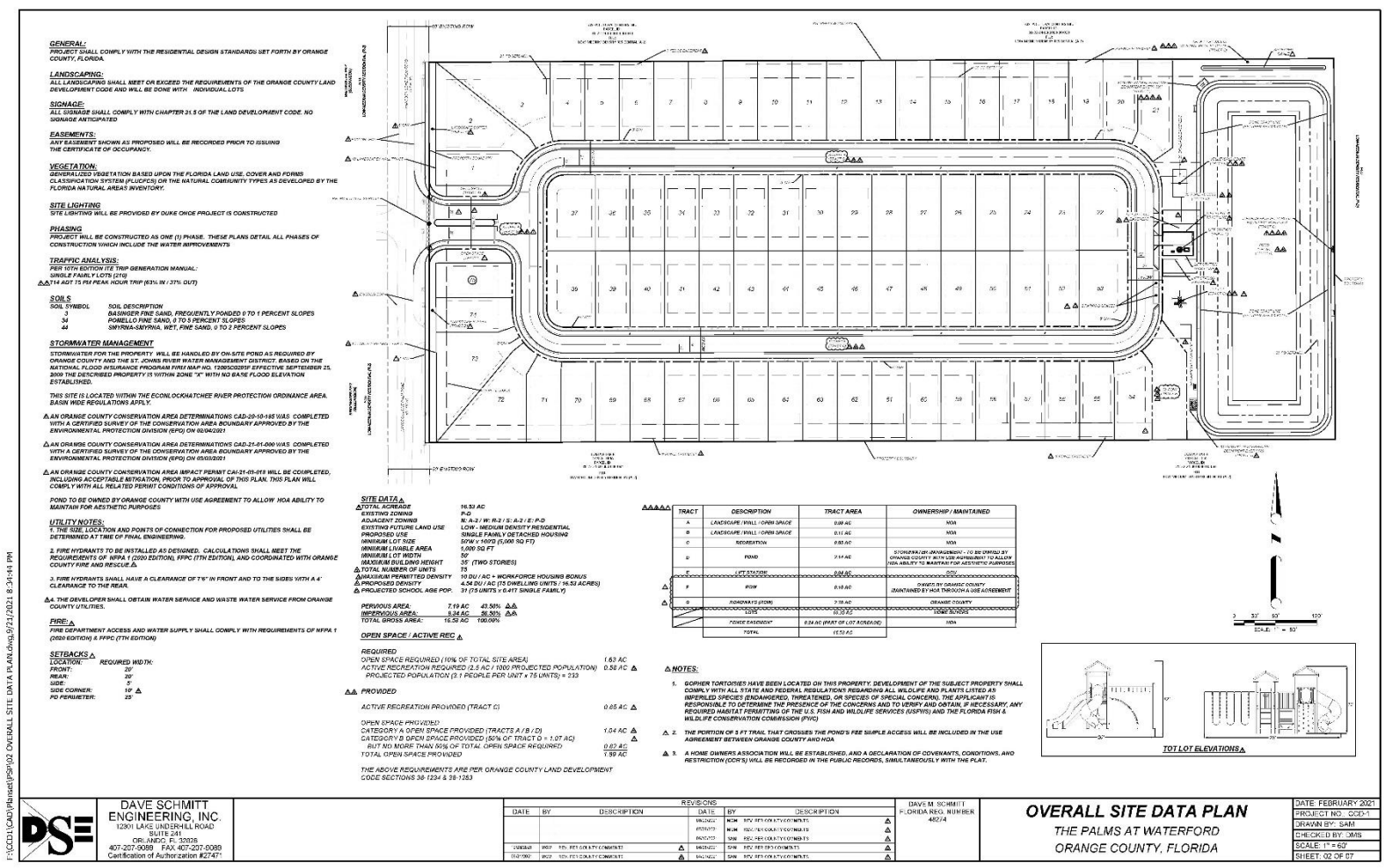


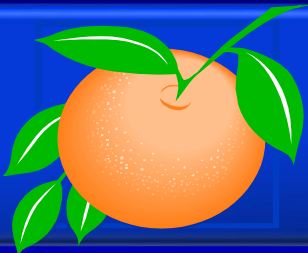
The Palms at Waterford Planned Development / The Palms at Waterford Preliminary Subdivision Plan Aerial Map





The Palms at Waterford Planned Development / The Palms at Waterford Preliminary Subdivision Plan Overall Preliminary Subdivision Plan

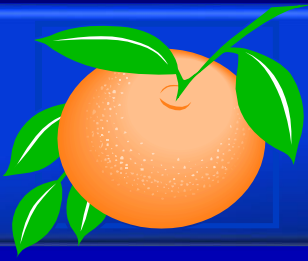




Action Requested

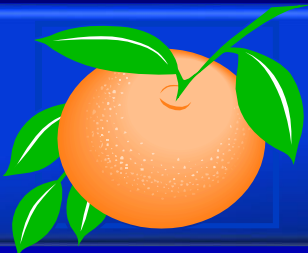
Make a finding of consistency with the Comprehensive Plan and approve The Palms at Waterford PD / The Palms at Waterford Preliminary Subdivision Plan dated “Received August 26, 2021,” subject to the 27 conditions listed under the DRC Recommendation in the staff report.

District 4

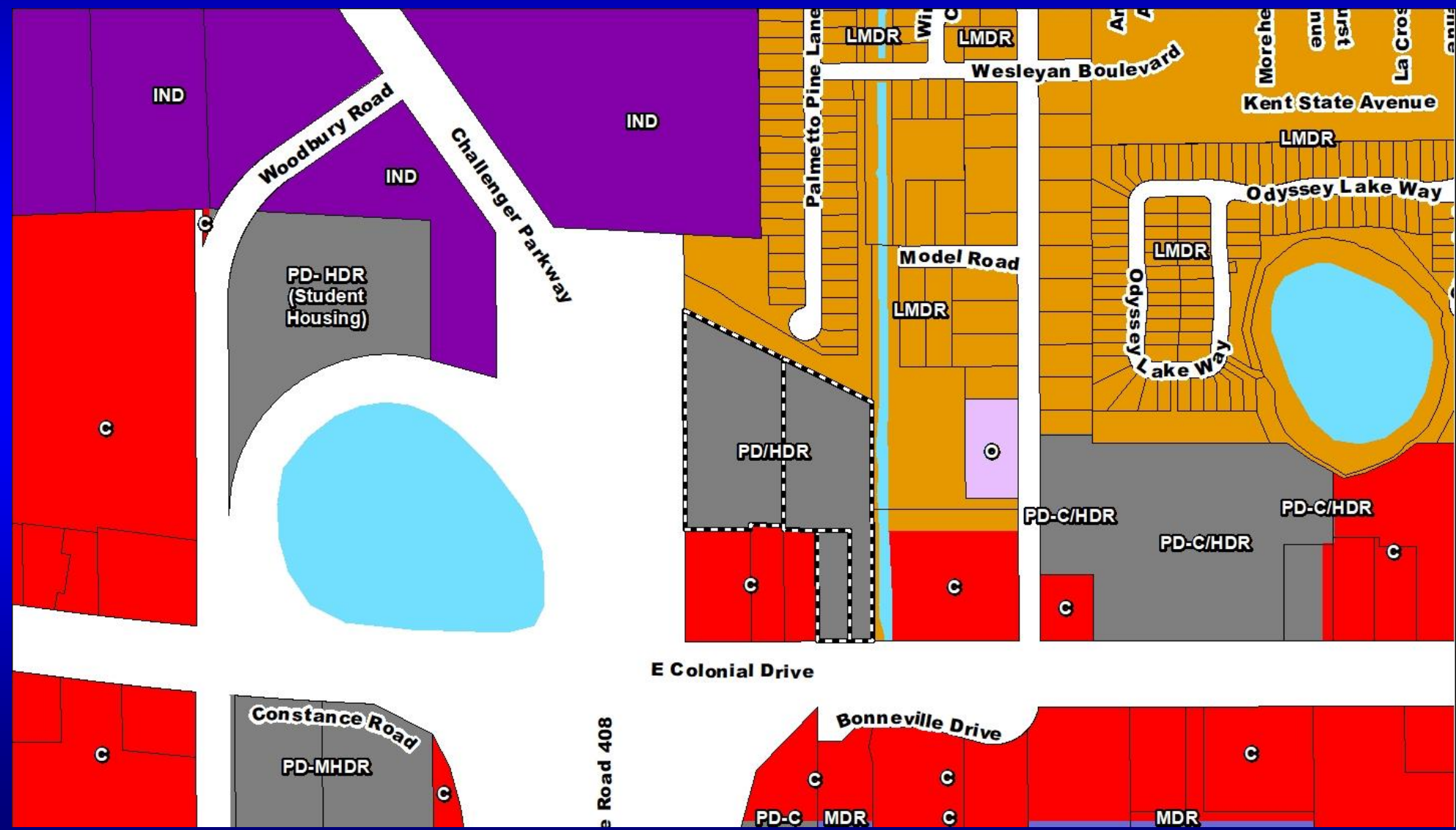


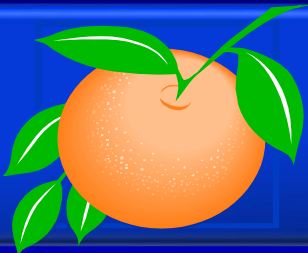
East Colonial Student Housing Planned Development / UCF Student Housing Development Plan

Case:	DP-21-06-209
Project Name:	East Colonial Student Housing Planned Development / UCF Student Housing Development Plan
Applicant:	Brooks Stickler, Kimley-Horn & Associates, Inc.
District:	5
Acreage:	8.18 gross acres
Location:	Generally located north of East Colonial Drive and east of Challenger Parkway
Request:	To construct a 206 unit / 680-bed, student housing complex on a total of 8.18 acres

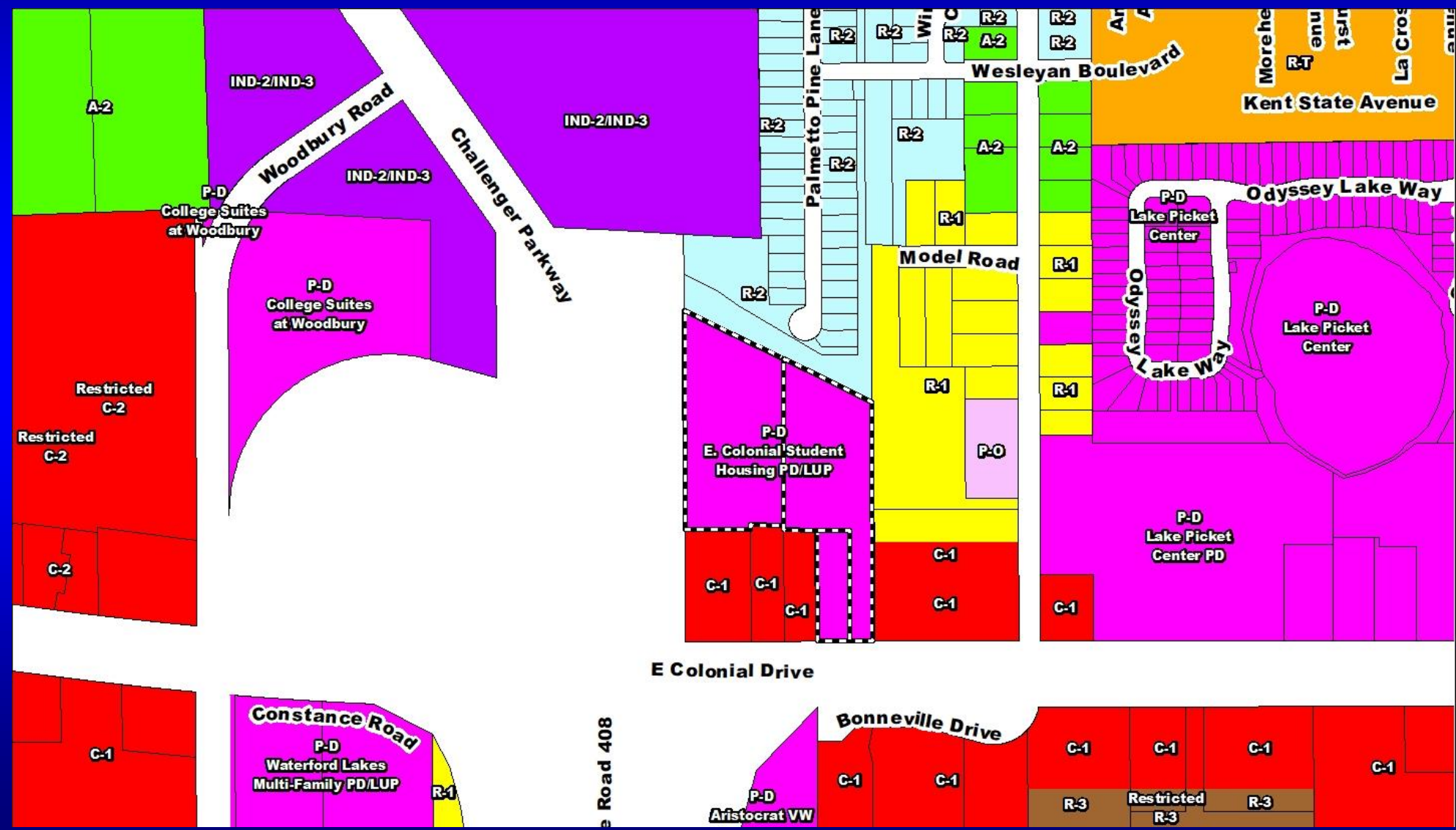


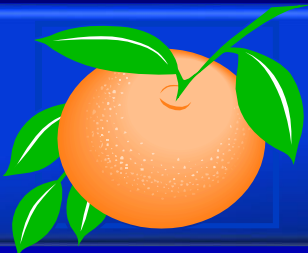
East Colonial Student Housing Planned Development / UCF Student Housing Development Plan Future Land Use Map



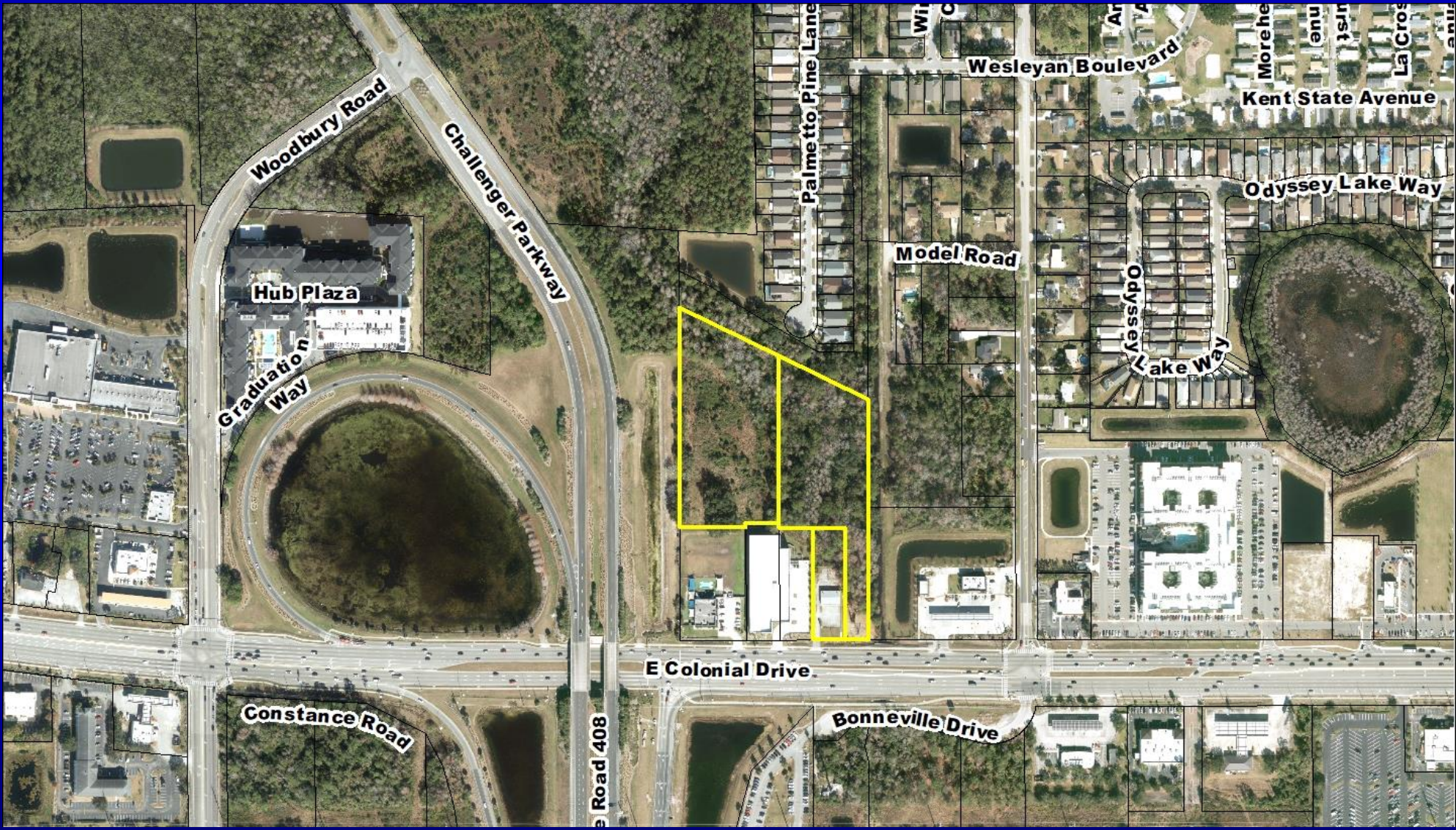


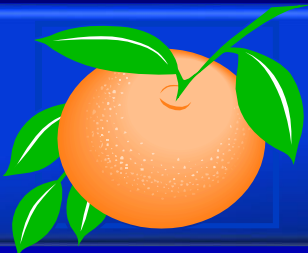
East Colonial Student Housing Planned Development / UCF Student Housing Development Plan Zoning Map





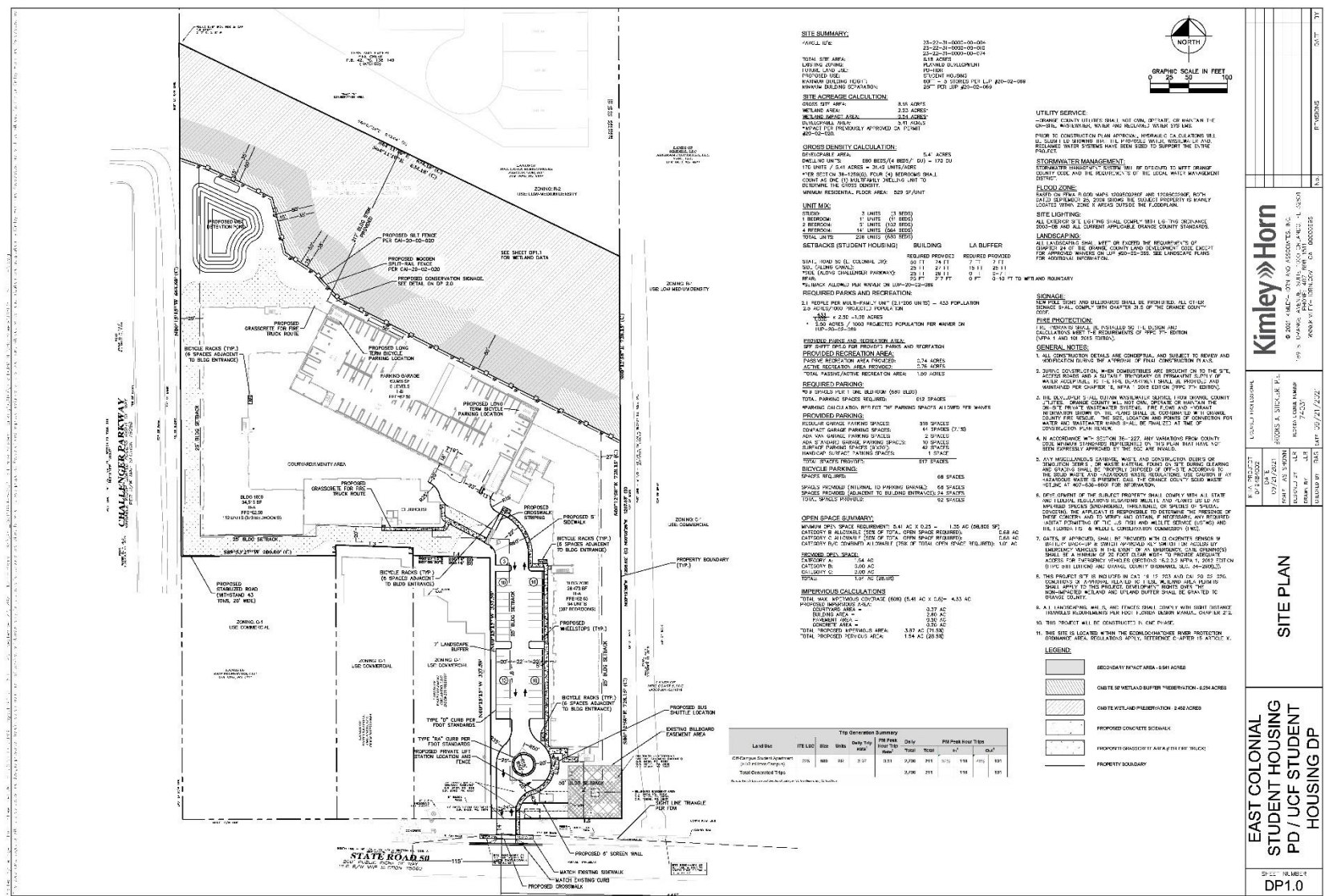
East Colonial Student Housing Planned Development / UCF Student Housing Development Plan Aerial Map





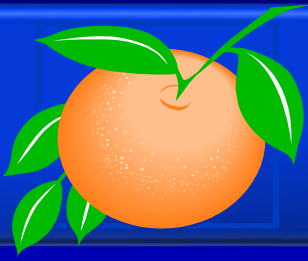
East Colonial Student Housing Planned Development / UCF Student Housing Development Plan

Overall Development Plan



SITE SUMMARY

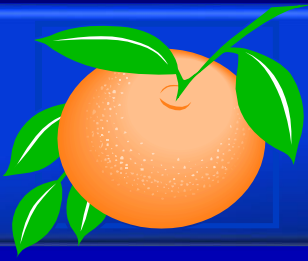
LAND USE: 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Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the East Colonial Student Housing PD / UCF Student Housing DP dated “Received September 22, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



Brent A. Walters Lot Split Appeal

Case: DRCA-21-08-261

Appellant: Brent A. Walters

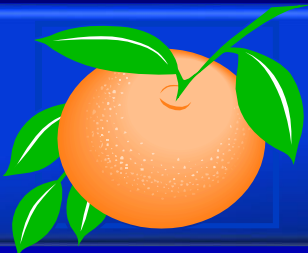
Applicant: Brent A. Walters

District: 3

Acreage: 1.48 gross acres

Location: 2728 Raeford Road: generally located at the southeast corner of the intersection of Raeford Road and Peel Avenue, north of Marzel Avenue, and east of South Bumby Avenue

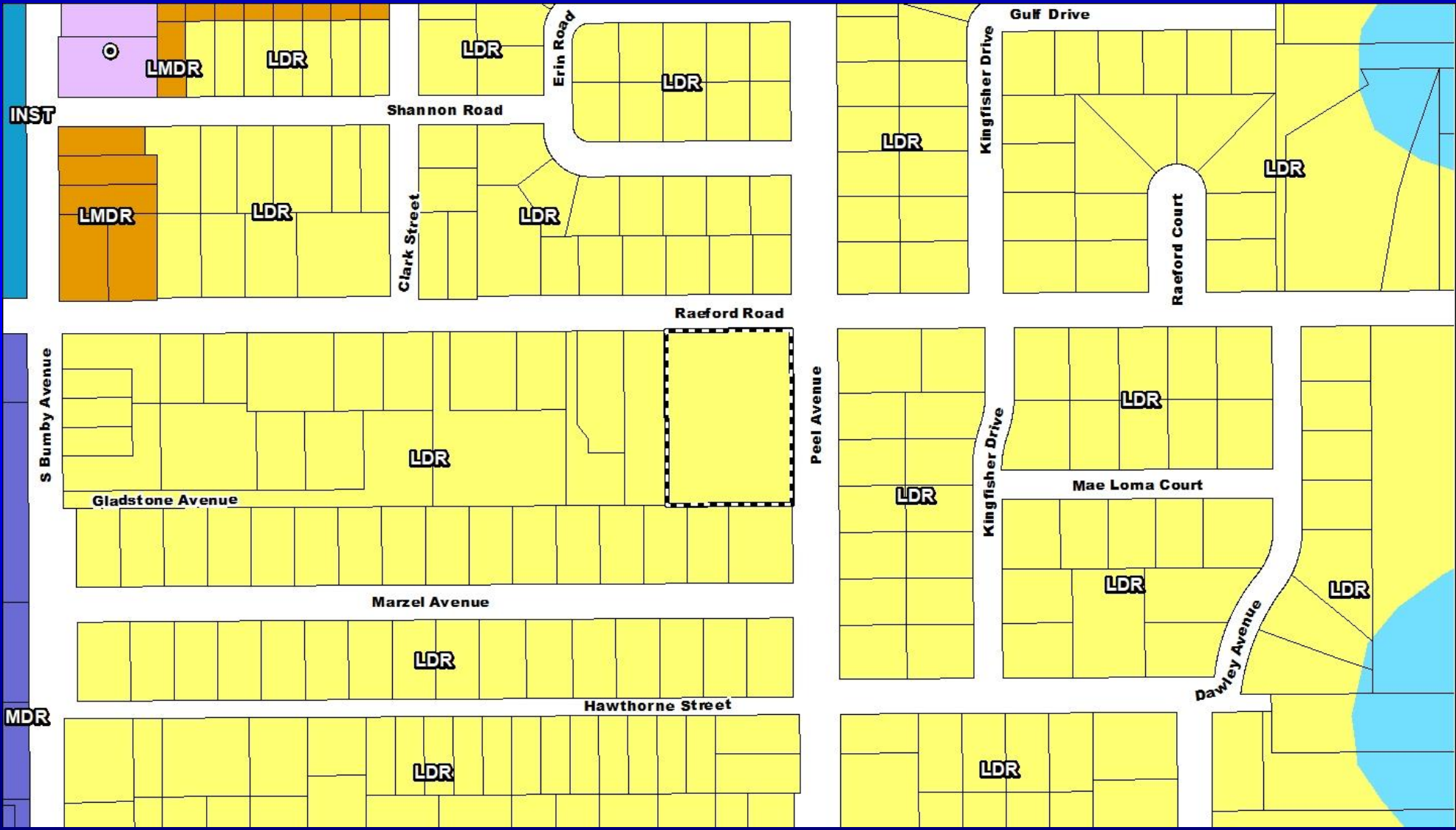
Request: To appeal the Zoning Manager's decision to deny a Lot Split (LS-21-07-040) to create five (5) lots from a 1.48 acres parent parcel.

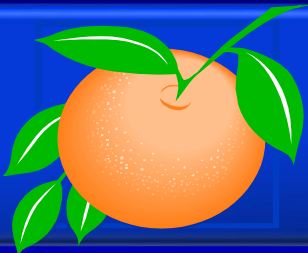


Brent A. Walters

Lot Split Appeal

Future Land Use Map

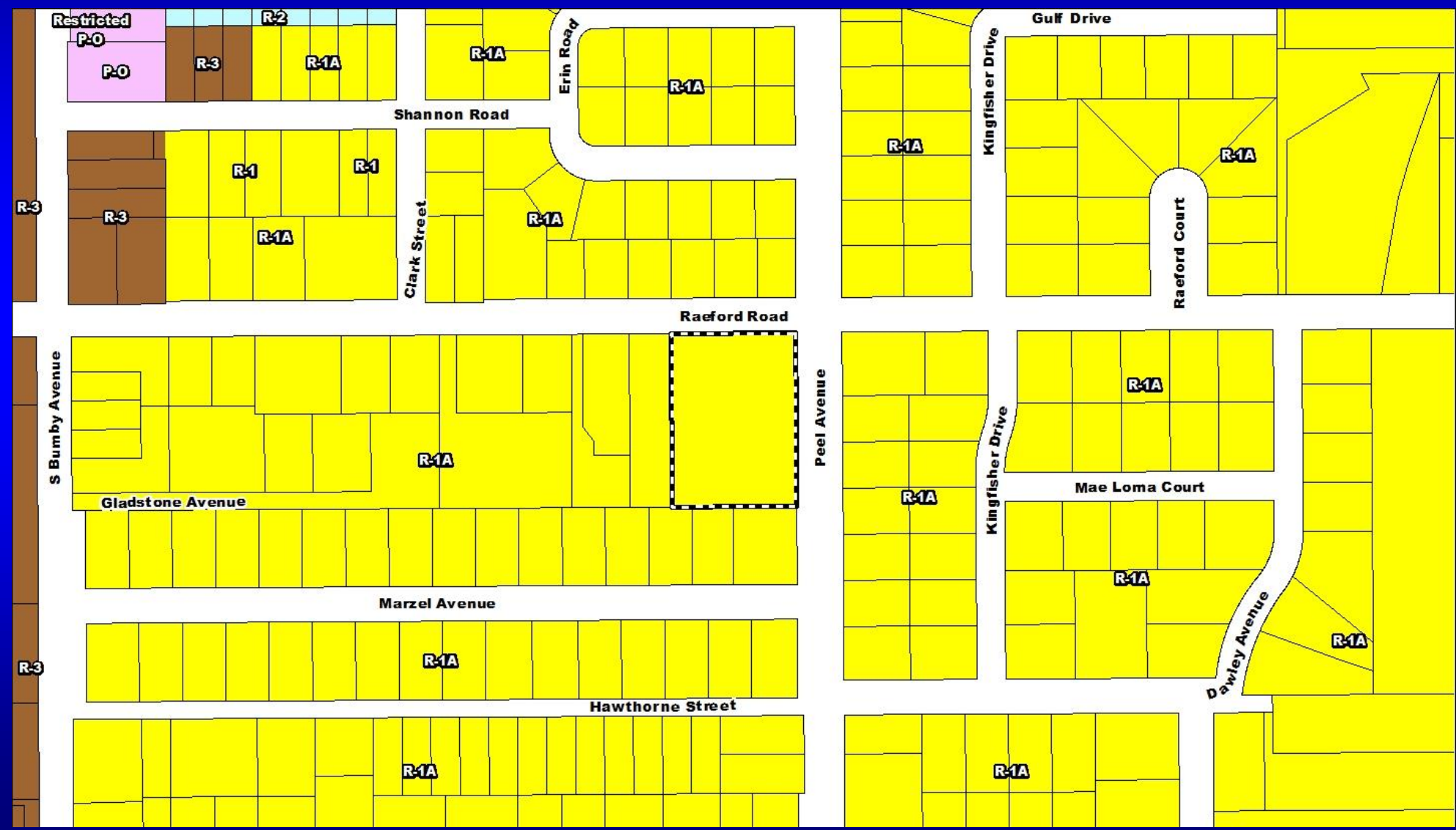


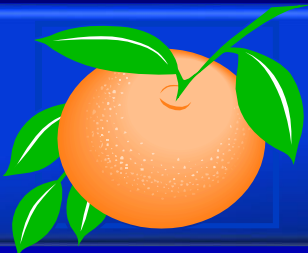


Brent A. Walters

Lot Split Appeal

Zoning Map

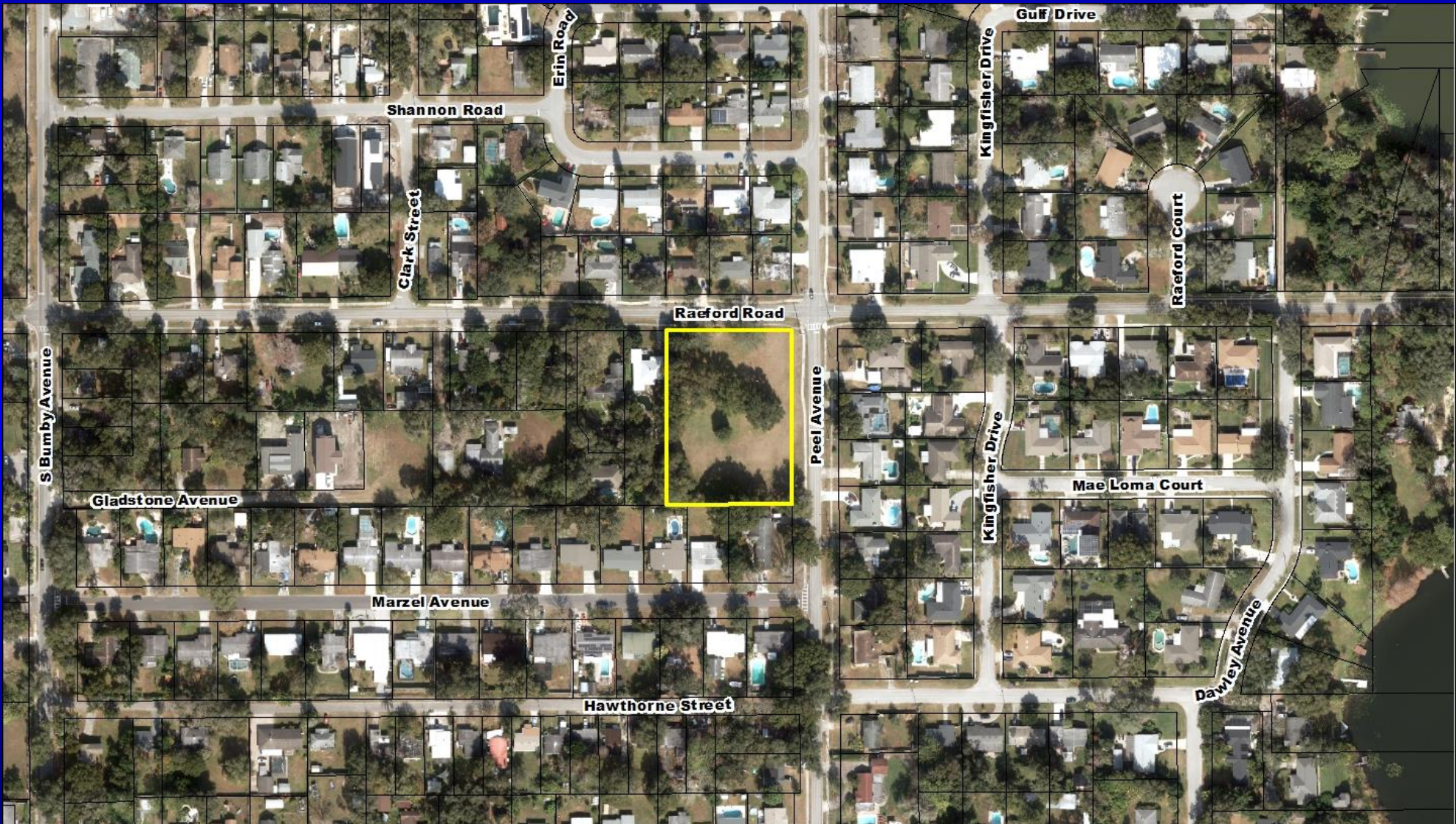


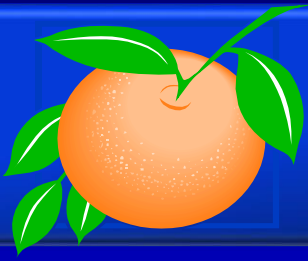


Brent A. Walters

Lot Split Appeal

Aerial Map





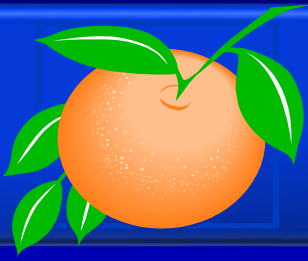
Brent A. Walters

Lot Split Appeal

Site Plan

PROPOSED LOT LINES (APPROXIMATE)





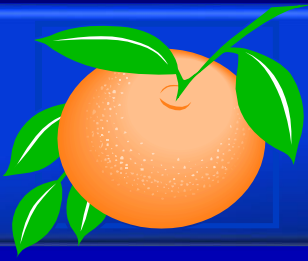
Action Requested

Uphold the DRC decision of September 8, 2021, and deny the lot split (LS-21-07-040).

Or

Overturn the DRC decision of September 8, 2021, and approve the lot split (LS-21-07-040), limited to 4 lots, subject to a revised site plan being submitted to the Zoning Division for review and approval.

District 3



SS-21-10-067

Small-Scale Future Land Use Map Amendment

Case:	SS-21-10-067
Applicant:	Jo Thacker; Nelson Mullins
District:	6
Location:	1401 Duskin Avenue; Generally located on the north side of Duskin Avenue; east side of S. Rio Grande Avenue, south of Americana Boulevard, west of S. Orange Blossom Trail
Acreage:	14.99 gross acre / 8.40 net acres
From:	Medium Density Residential (MDR)
To:	High Density Residential – Senior Housing (HDR – Senior Housing)
Proposed Use:	To construct age-restricted multi-family units.



Esplanade Park Circle

Lake Heritage Circle

Ole Heritage Drive

Heritage Place Lane

S Rio Grande Avenue

Duskin Avenue

Mario Avenue

Blossom Terrace

Nimrod Lane

Camelot Drive

Trotwood Drive

Nimrod Lane

Palace Drive

Vagabond Lane

Pauline Avenue

Woodsmere Avenue

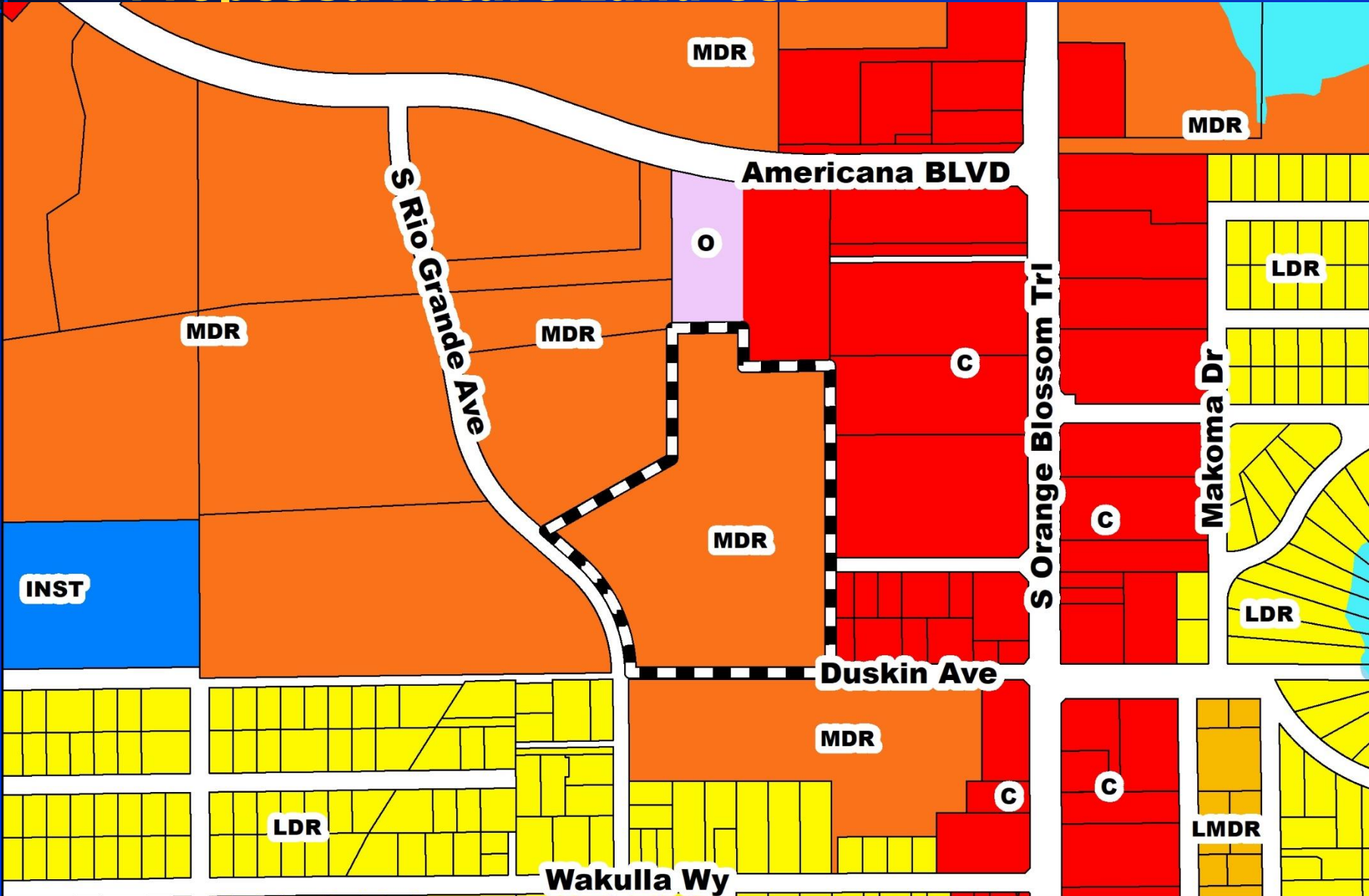
S Orange Blossom Trail

Lake Jessamine Drive



SS-21-10-067

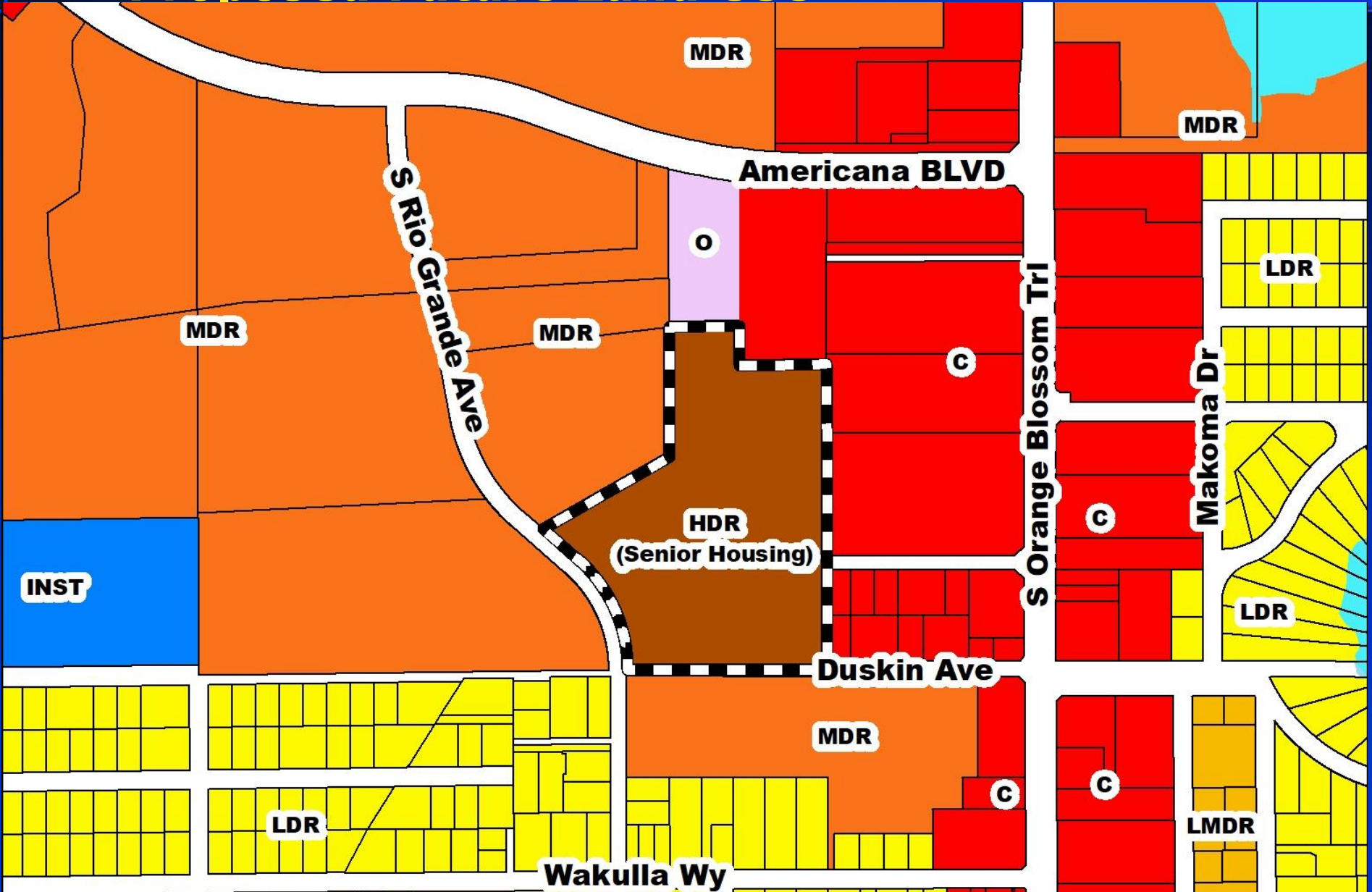
Proposed Future Land Use





SS-21-10-067

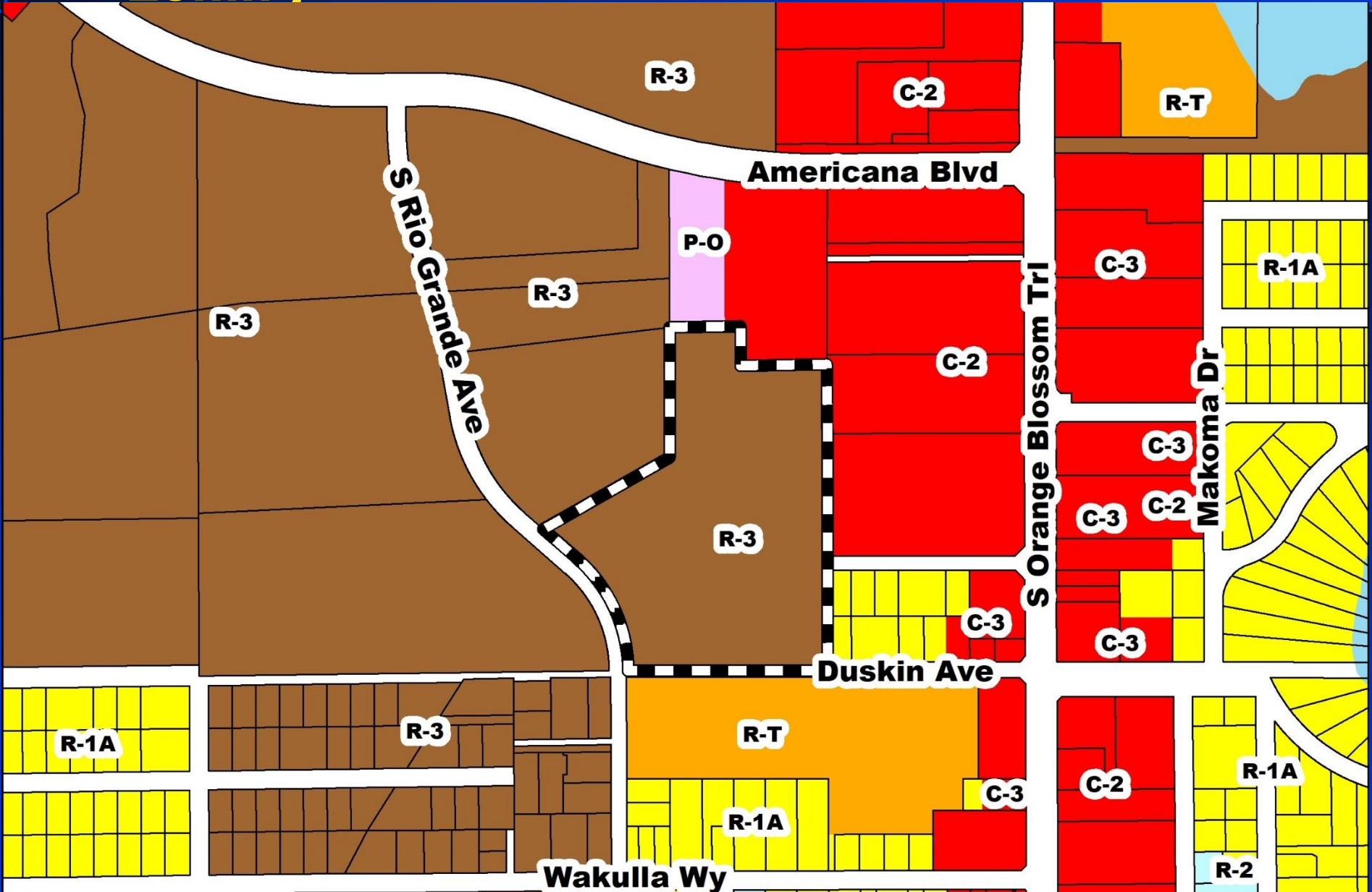
Proposed Future Land Use

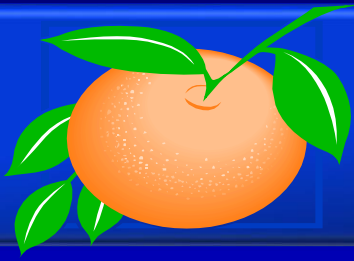




SS-21-10-067

Zoning





Action Requested

SS-21-10-067:

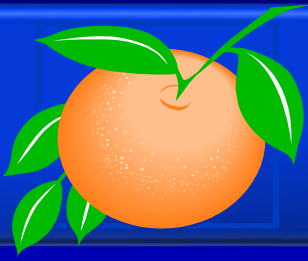
Ordinance:

ADOPT

APPROVE

Recommended Action:

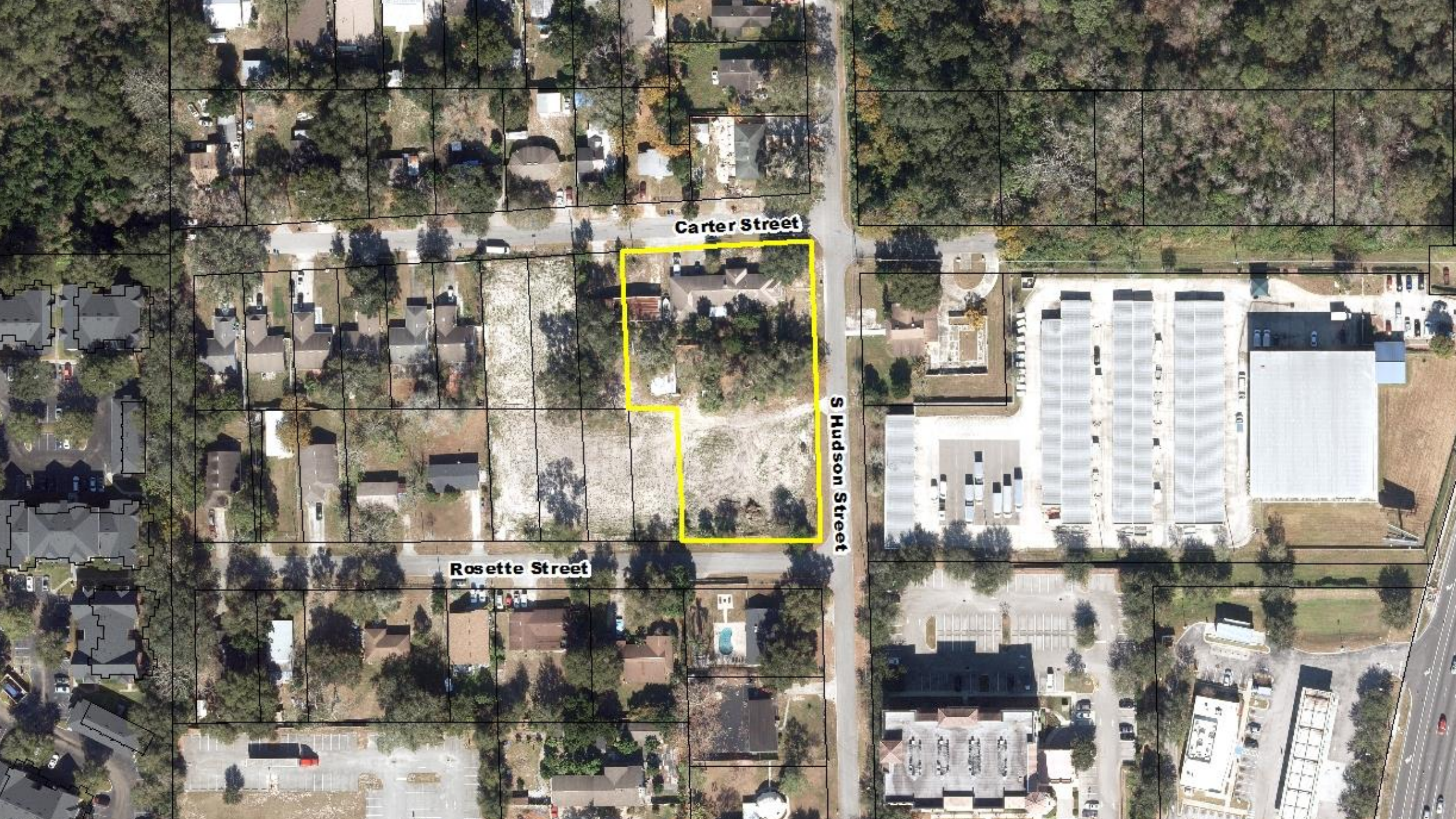
- **Make a finding of consistency with the Comprehensive Plan and ADOPT the High Density Residential-Senior Housing (HDR-Senior Housing) Future Land Use;**
- **APPROVE the associated Small-Scale Ordinance.**



SS-21-09-057 and RZ-21-19-058

Small-Scale Future Land Use Map Amendment and Rezoning

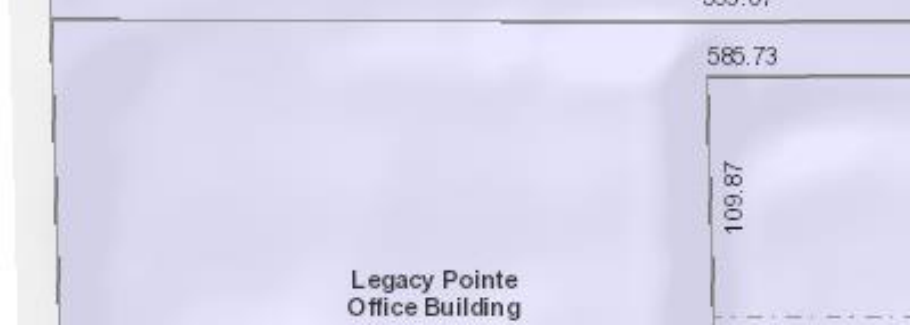
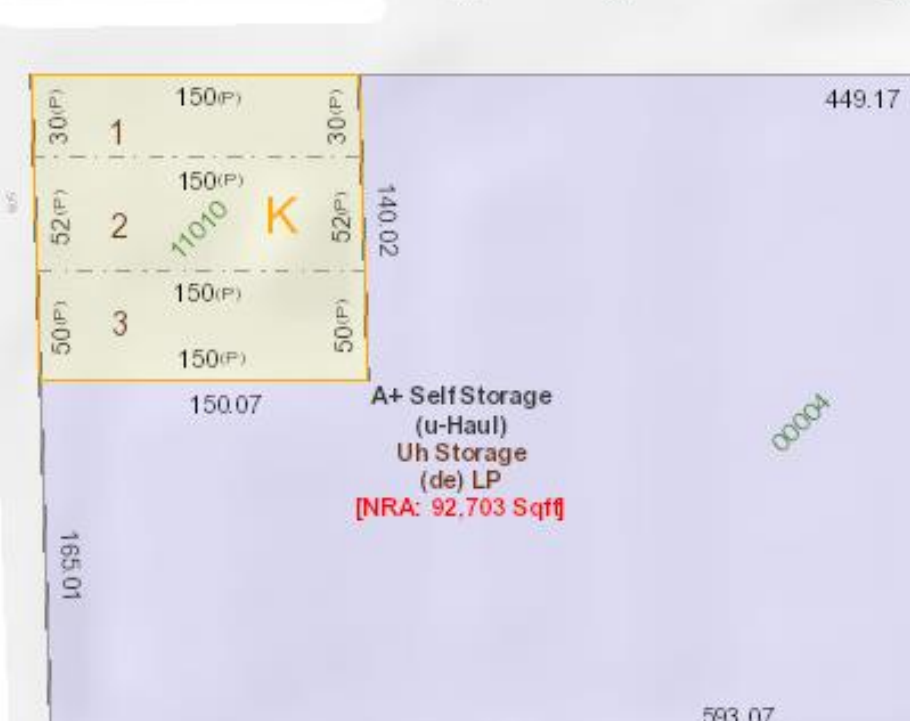
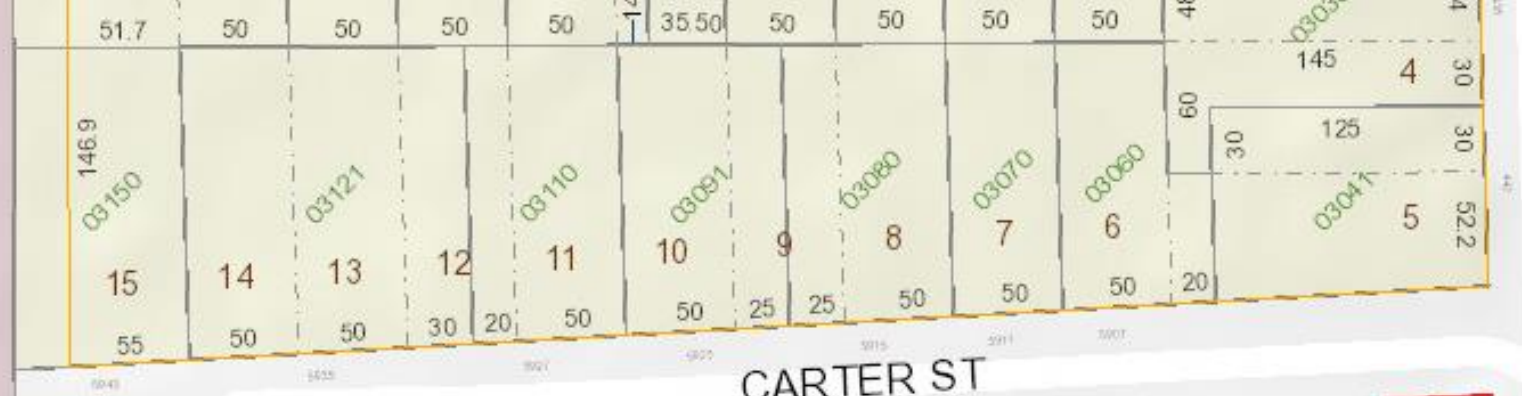
Case:	SS-21-09-057 and RZ-21-09-058
Applicant:	Clyde Tucker; Petrichor Holdings, LLC
District:	6
Location:	504 S. Hudson Street; Located west of S. Hudson Street, south of Carter Street, and north of Rosette Street
Acreage:	1.25 gross acre
From:	Low Density Residential (LDR)
To:	Low-Medium Density Residential (LMDR)
From:	R-1 (Single-Family Dwelling District)
To:	R-1 (Single-Family Dwelling District) w/ variance for lot width (45' in lieu of 50')
Proposed Use:	To revert to the underlying plat to allow for seven (7) single-family detached homes.



Carter Street

S Hudson Street

Rosette Street



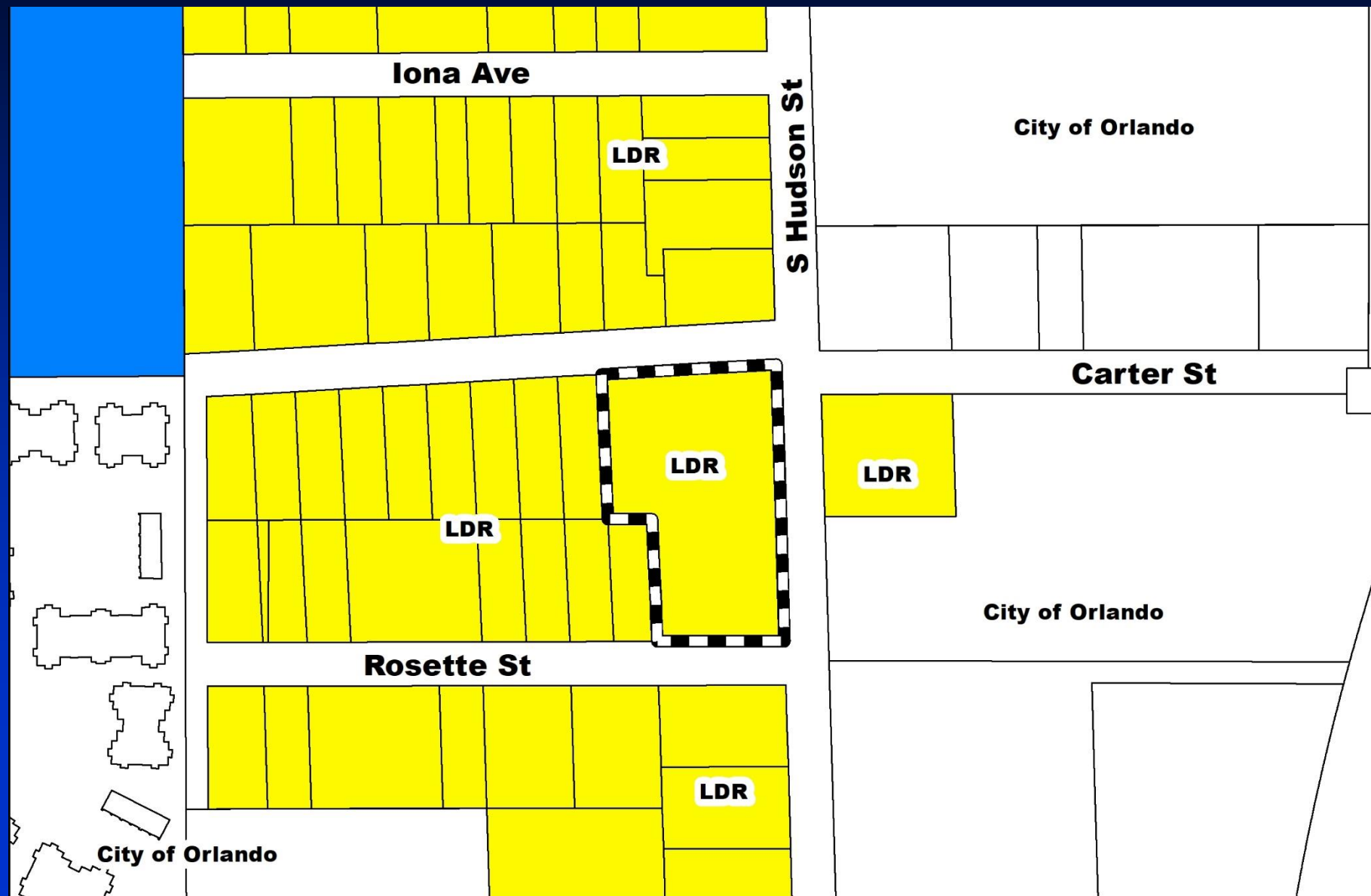
A+ SelfStorage
(u-Haul)
Uh Storage
(de) LP
[NRA: 92,703 Sqft]

Legacy Pointe
Office Building



SS-21-09-057 & RZ-21-09-058

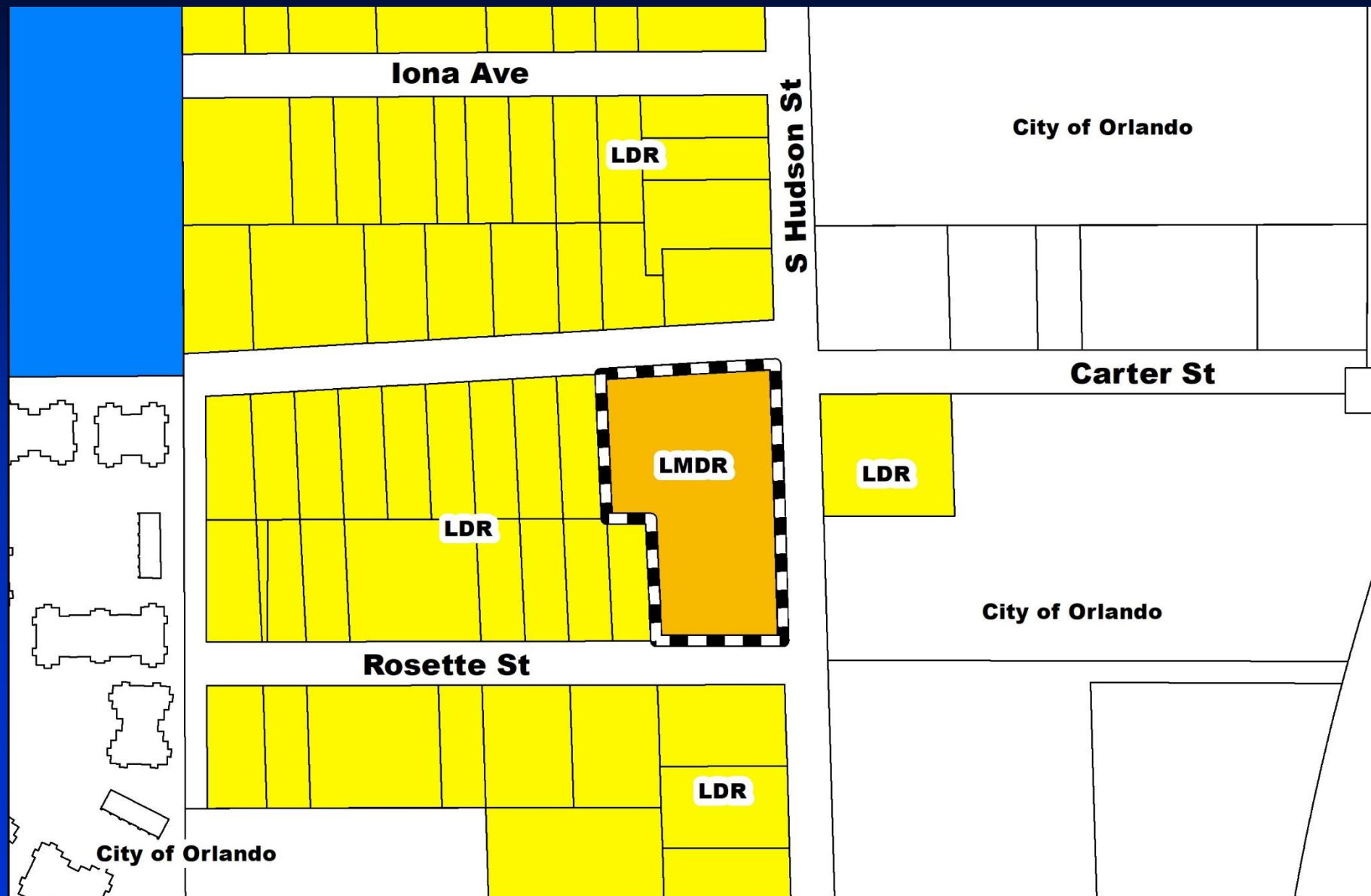
Proposed Future Land Use





SS-21-09-057 & RZ-21-09-058

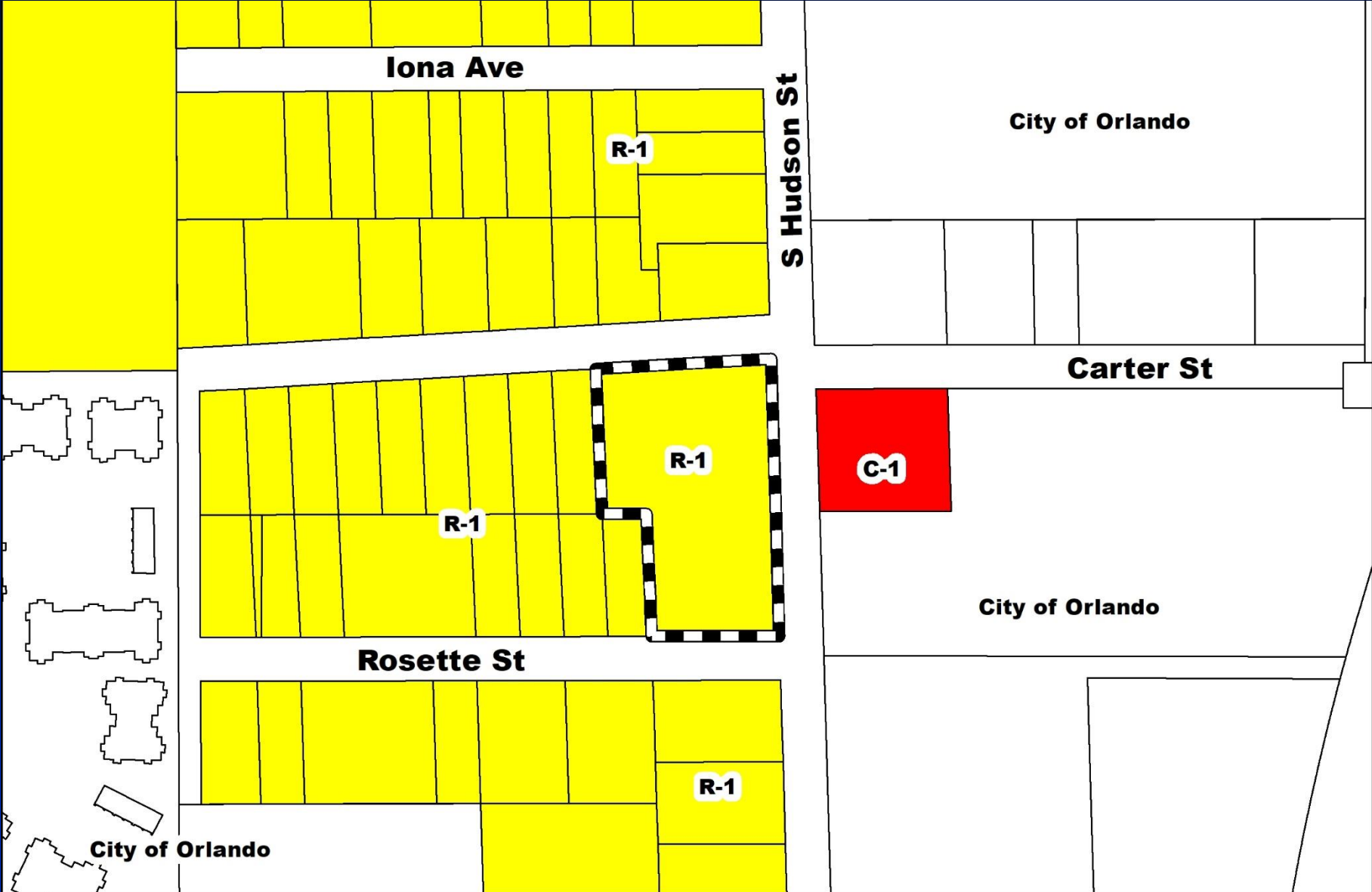
Proposed Future Land Use





SS-21-09-057 & RZ-21-09-058

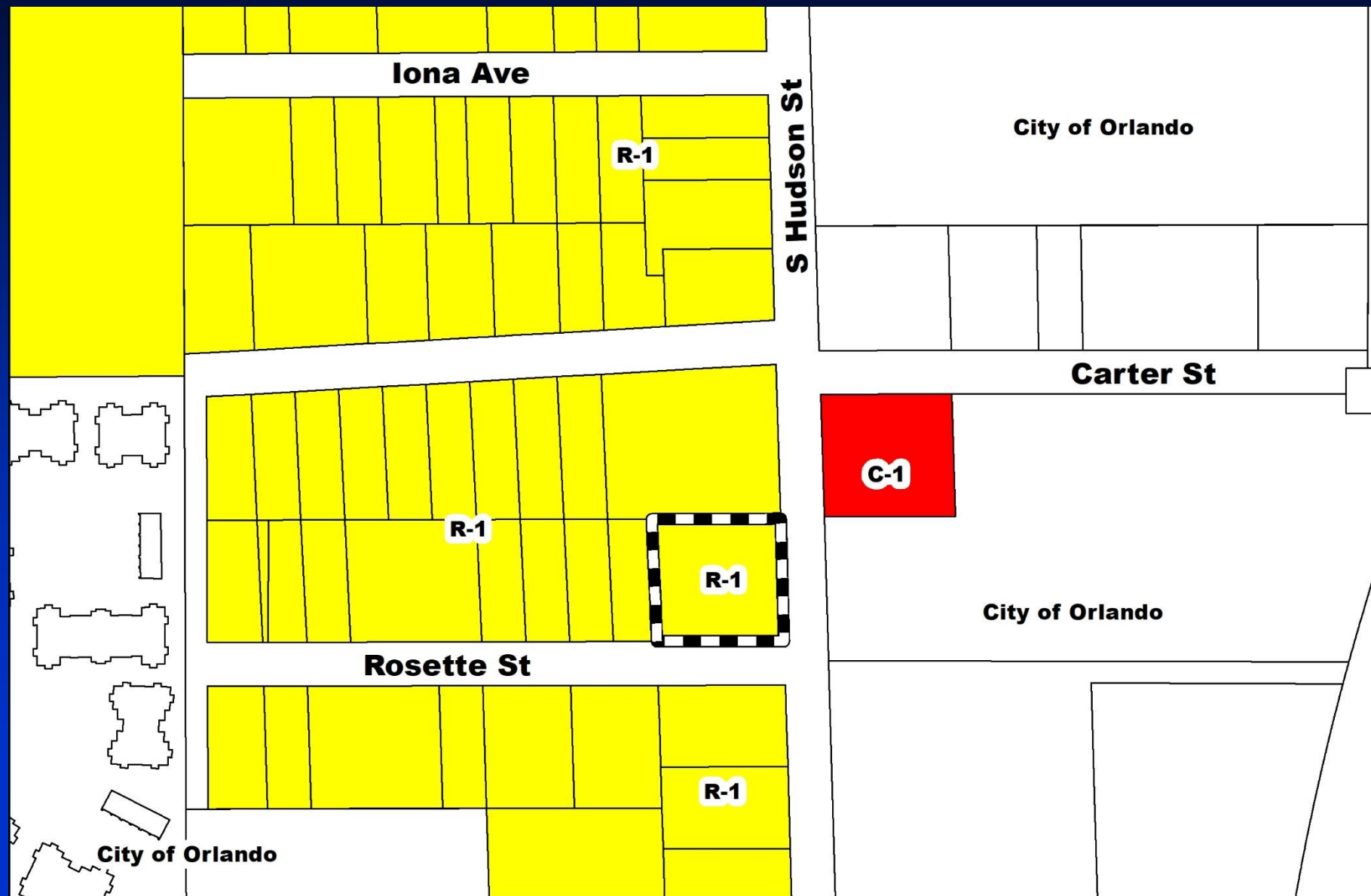
Existing Zoning

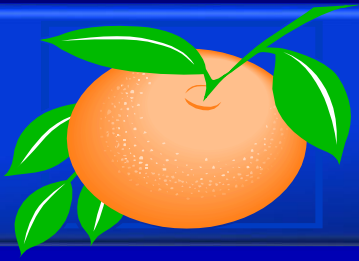




SS-21-09-057 & RZ-21-09-058

Variance Portion

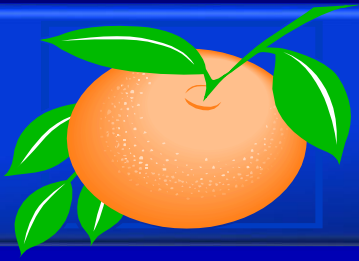




Variance

- **A variance to allow for lot widths of forty-five (45) feet in lieu of fifty (50) feet for lots presently identified as lots 3, 4 and 5 of the Lake Hill plat.**





Action Requested

SS-21-09-057:

ADOPT

Ordinance:

APPROVE

RZ-21-09-058:

APPROVE

Recommended Action:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the Low-Medium Density Residential (LMDR) Future Land Use;**
- **APPROVE the associated Small-Scale Ordinance; and**
- **APPROVE the R-1 (Single-Family Residential District) zoning subject to one variance listed in the staff report.**

Board of County Commissioners

Public Hearings

January 25, 2022