

Board of County Commissioners

Public Hearings

May 5, 2020



Misty Woods Phase 2 Preliminary Subdivision Plan

Case: PSP-19-08-283

Project Name: Misty Woods Phase 2 PSP

Applicant: Mike Solitro, 1007 Votaw, LLC

District: 2

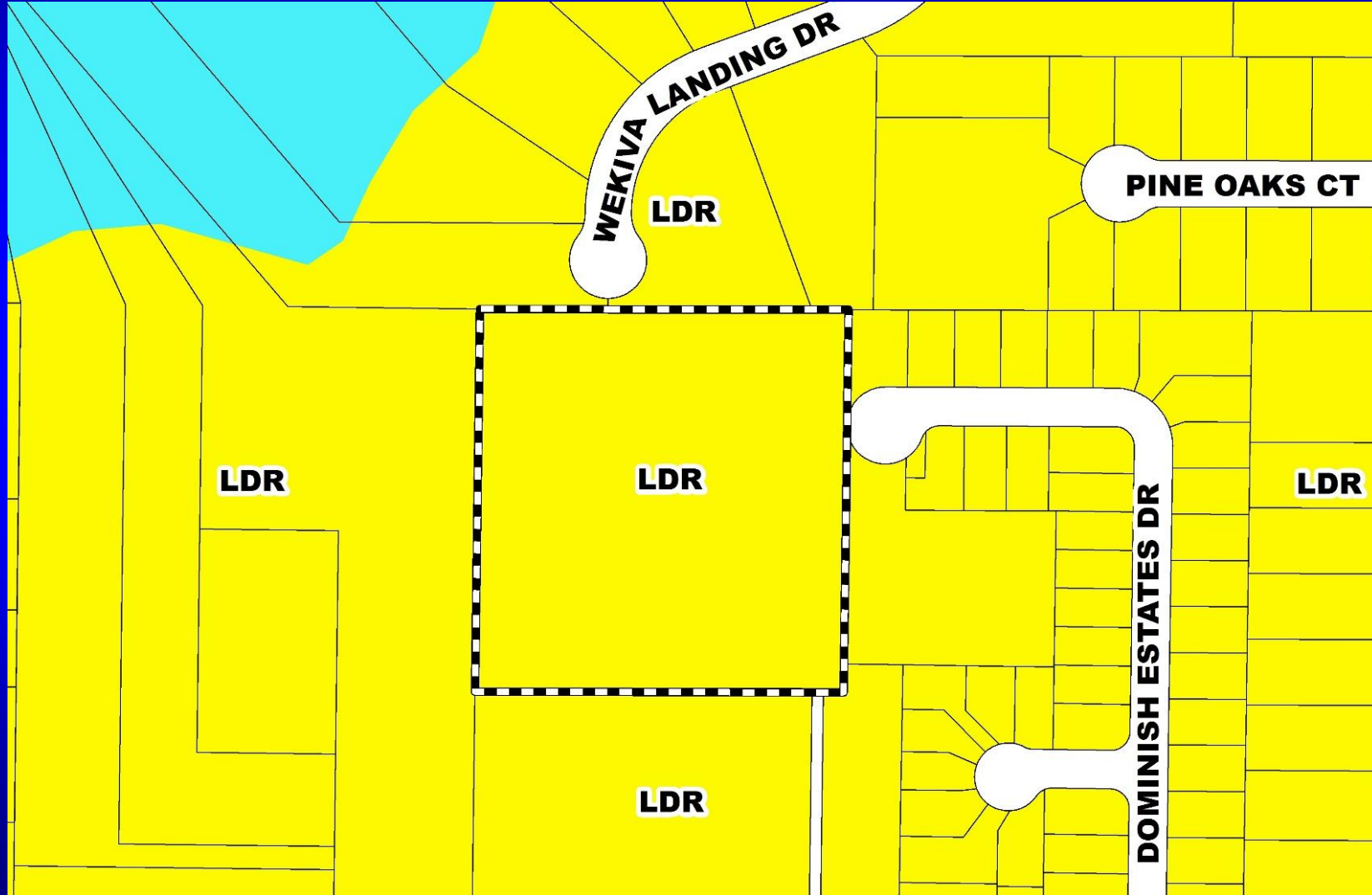
Acreage: 5.47 gross acres

Location: Generally located north of Votaw Road and west of Thompson Road

Request: To subdivide 5.47 acres in order to construct 20 single-family residential dwelling units. No Waivers are associated with this request.

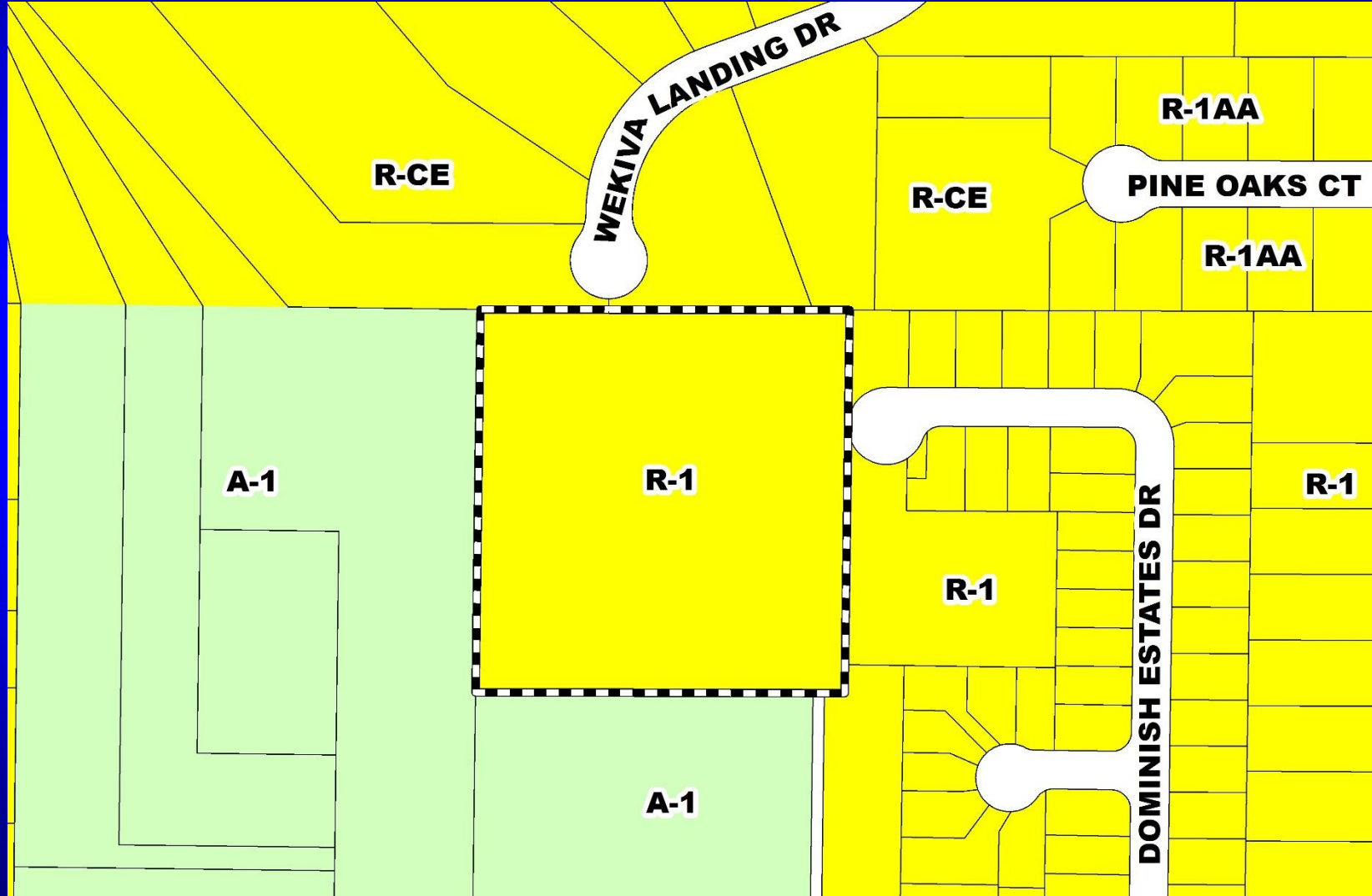


Misty Woods Phase 2 Preliminary Subdivision Plan Future Land Use Map



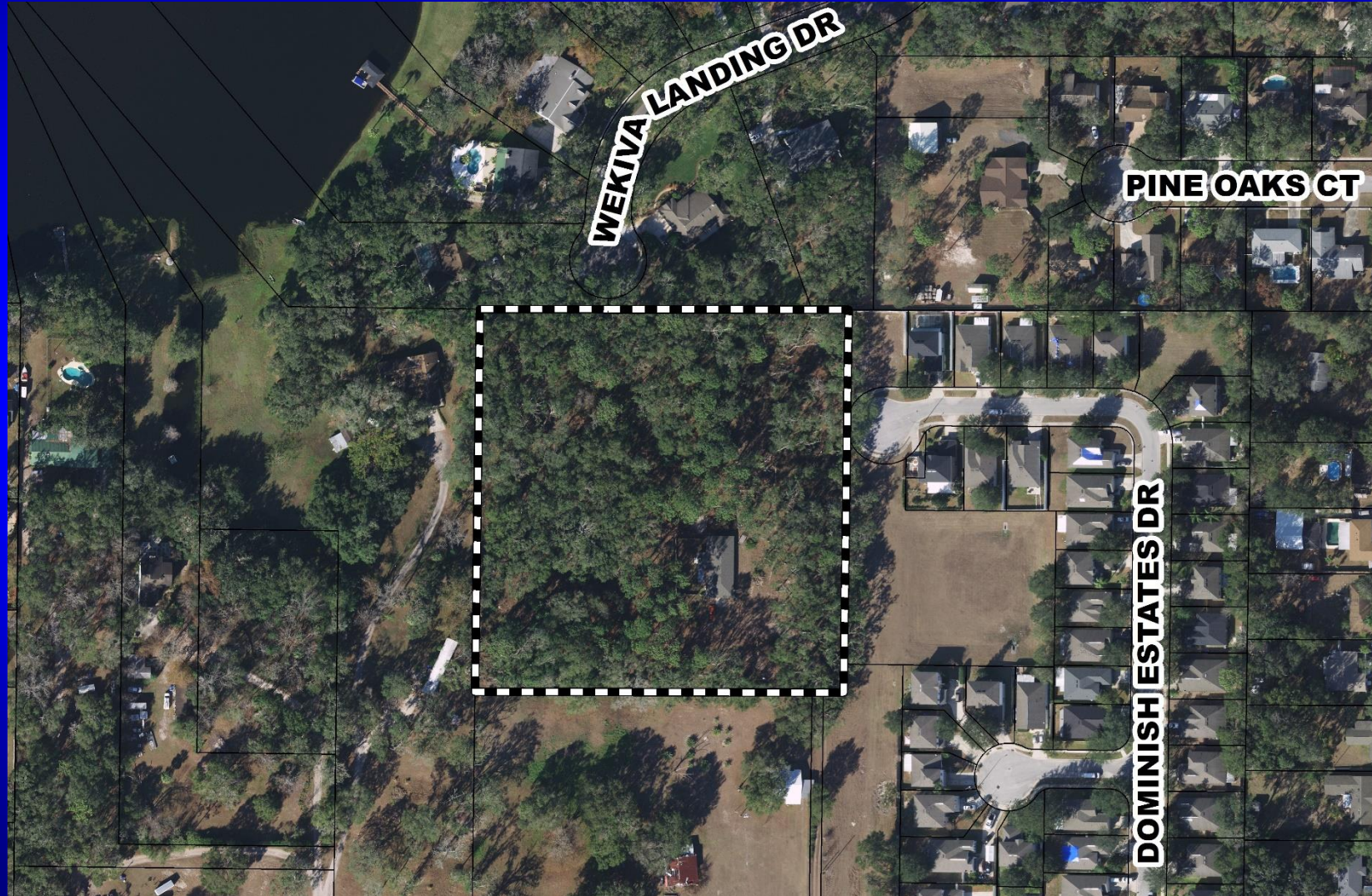


Misty Woods Phase 2 Preliminary Subdivision Plan Zoning Map





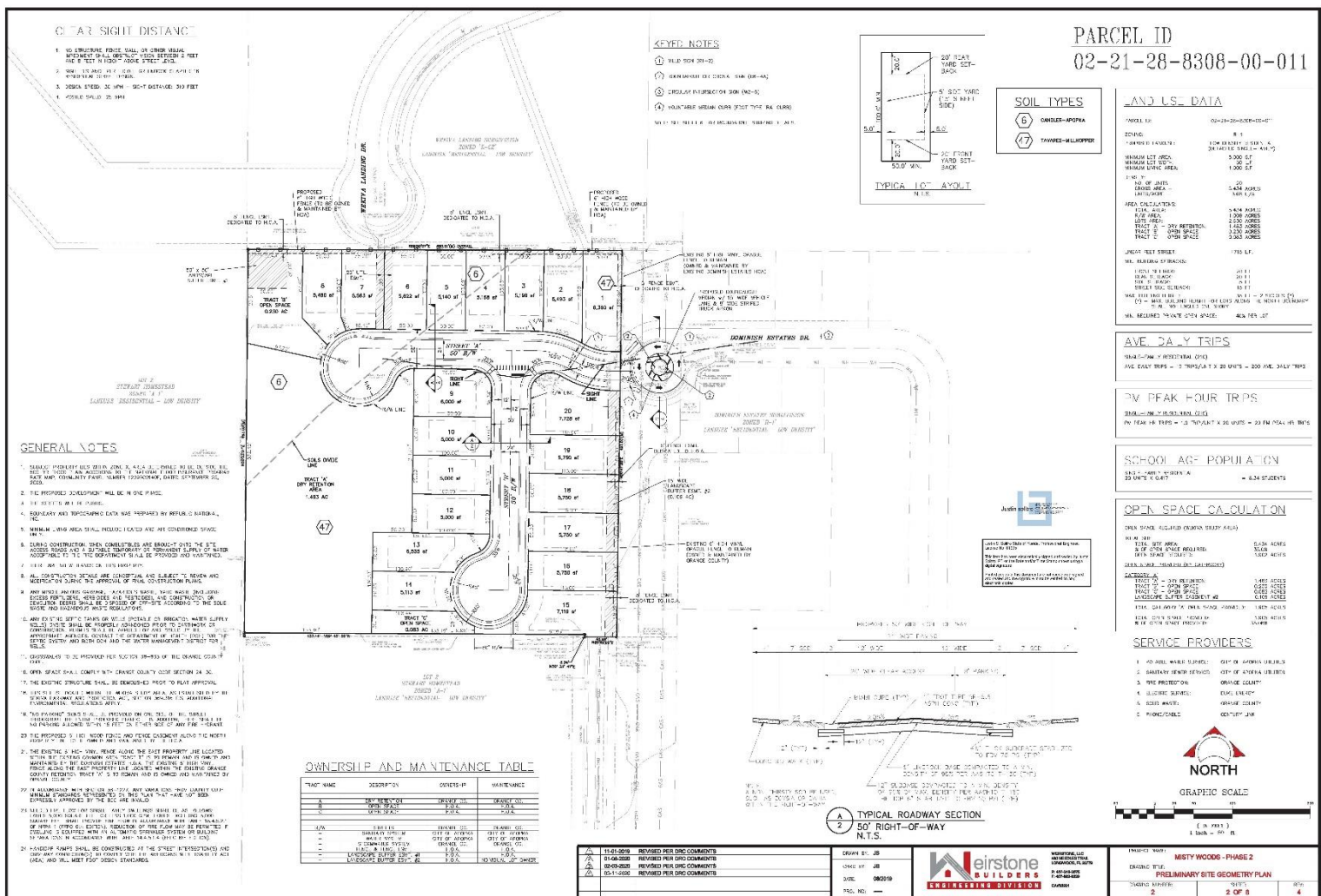
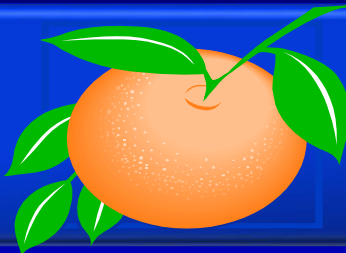
Misty Woods Phase 2 Preliminary Subdivision Plan Aerial Map



Misty Woods Phase 2

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan

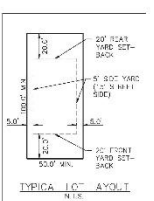


CLEAR SIGHT DISTANCE

1. NO STRUCTURE PERCEI... 8 FEET
2. SIGN... 10 FEET
3. SIGN... 30 FEET
4. ROAD... 20 FEET

KEY NOTES

1. ROAD SIGN 20-10
2. SIGN... 10 FEET
3. SIGN... 30 FEET
4. ROAD... 20 FEET



SOIL TYPES

(6) SANDS-SILT

(7) SANDS-SILT

PARCEL ID
02-21-28-8308-00-011

AND USE DATA

AREA	20
AREA -	20
AREA -	20
AREA -	20
AREA -	20

GENERAL NOTES

1. THE PROPOSED DEVELOPMENT WILL BE IN ONE PHASE...
2. THE PROPOSED DEVELOPMENT WILL BE IN ONE PHASE...
3. THE PROPOSED DEVELOPMENT WILL BE IN ONE PHASE...
4. THE PROPOSED DEVELOPMENT WILL BE IN ONE PHASE...
5. THE PROPOSED DEVELOPMENT WILL BE IN ONE PHASE...

OWNERSHIP AND MAINTENANCE TABLE

TRAC NAME	DESCRIPTION	OWNER	MAINTENANCE
1	ROADWAY	STATE	STATE
2	ROADWAY	STATE	STATE
3	ROADWAY	STATE	STATE

AVERAGE TRIPS

PER HOUR TRIPS = 1 TRIP AT 10 AM - 200 PER HOUR

PEAK HOUR TRIPS

PER HOUR TRIPS = 1 TRIP AT 10 AM - 200 PER HOUR

SCHOOL AGE POPULATION

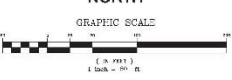
330 STUDENTS

OPEN SPACE CALCULATION

OPEN SPACE REQUIRED	4.86 ACRES
OPEN SPACE PROVIDED	4.86 ACRES
OPEN SPACE DEFICIT	0.00 ACRES

SERVICE PROVIDERS

1. POWER - EVERETT ELECTRIC
2. WATER - EVERETT WATER
3. SEWER - EVERETT SEWER
4. GAS - EVERETT GAS
5. TELEPHONE - EVERETT TELEPHONE



APPROVED FOR	MISTY WOODS - PHASE 2
DATE	02-21-28
PROJECT	PRELIMINARY SITE GEOMETRY PLAN
SHEET NO.	2 OF 3



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Misty Woods Phase 2 PSP dated “Received March 13, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

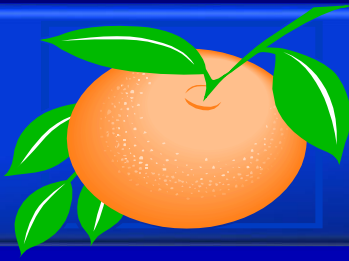
District 2



Application Summary

The following public hearings will be opened together:

- **Lake Reams Neighborhood PD - CDR-15-10-293 & Consent Item G.4 (APF Agreement)**
- **Lake Reams Neighborhood PD / DevelopCo – Reams Road PSP - PSP-16-12-421**
- **Conservation Area Impact Permit - CAI-17-04-014**

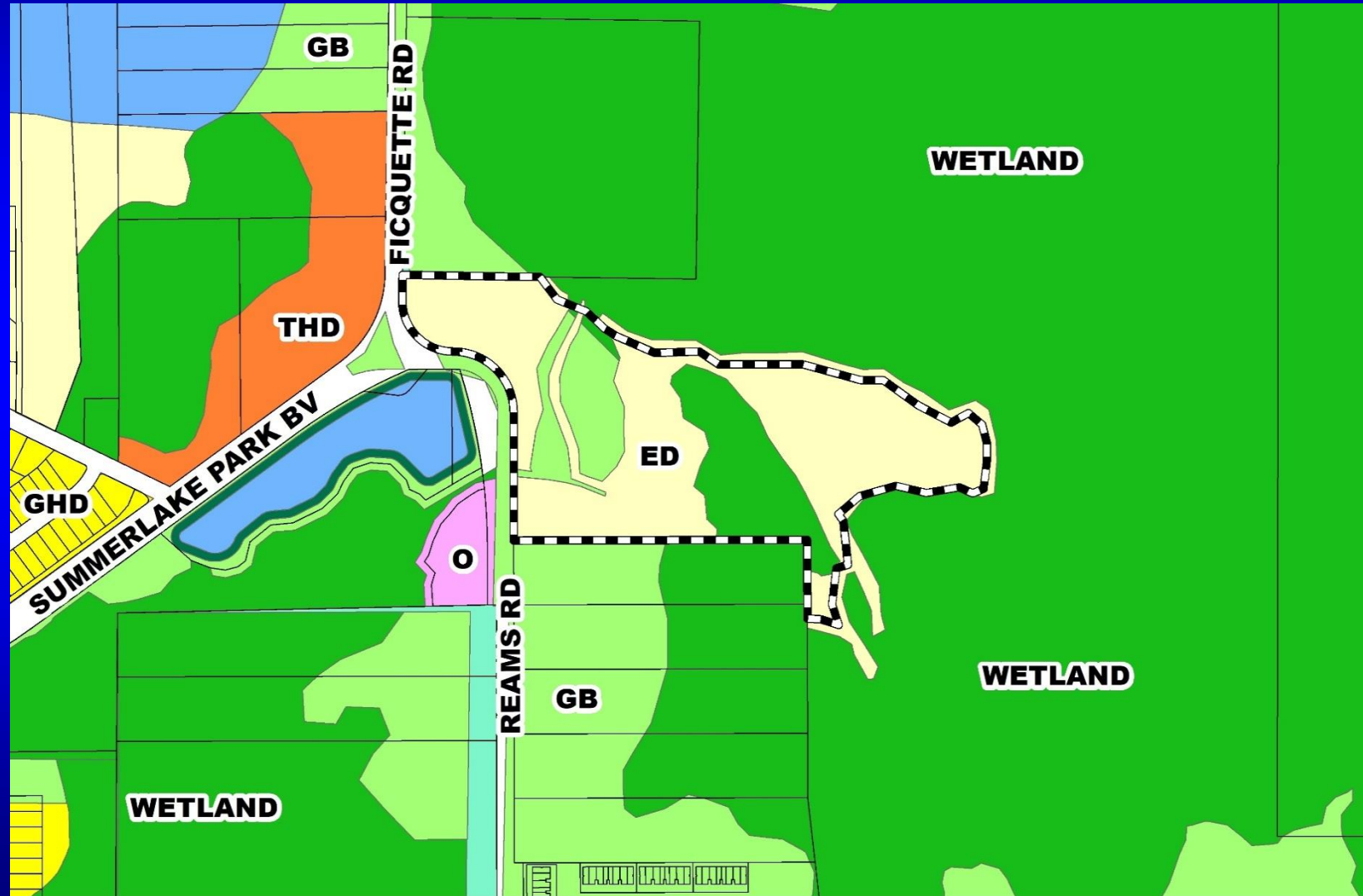


Lake Reams Neighborhood Planned Development / Land Use Plan

- Case:** CDR-15-10-293
- Project Name:** Lake Reams Neighborhood PD
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 1,174.90 gross acres (overall PD)
306.89 gross acres (affected parcel only)
- Location:** Generally located east of the intersection of Reams Road and Ficquette Road
- Request:** To modify the wetland boundary and acres to accurately reflect CAD-15-05-066, to increase Parcel 25 acreage from 11.3 acres to 26.3 acres, and change the land use district from Upland Greenbelt / Wetlands to Estate District to allow 57 units through the use of 26 Transfer of Development Rights credits from PD Parcel 23. Additionally, one (1) waiver to reduce the minimum lot width to sixty (60) feet, in lieu of eighty-five (85) feet is requested.

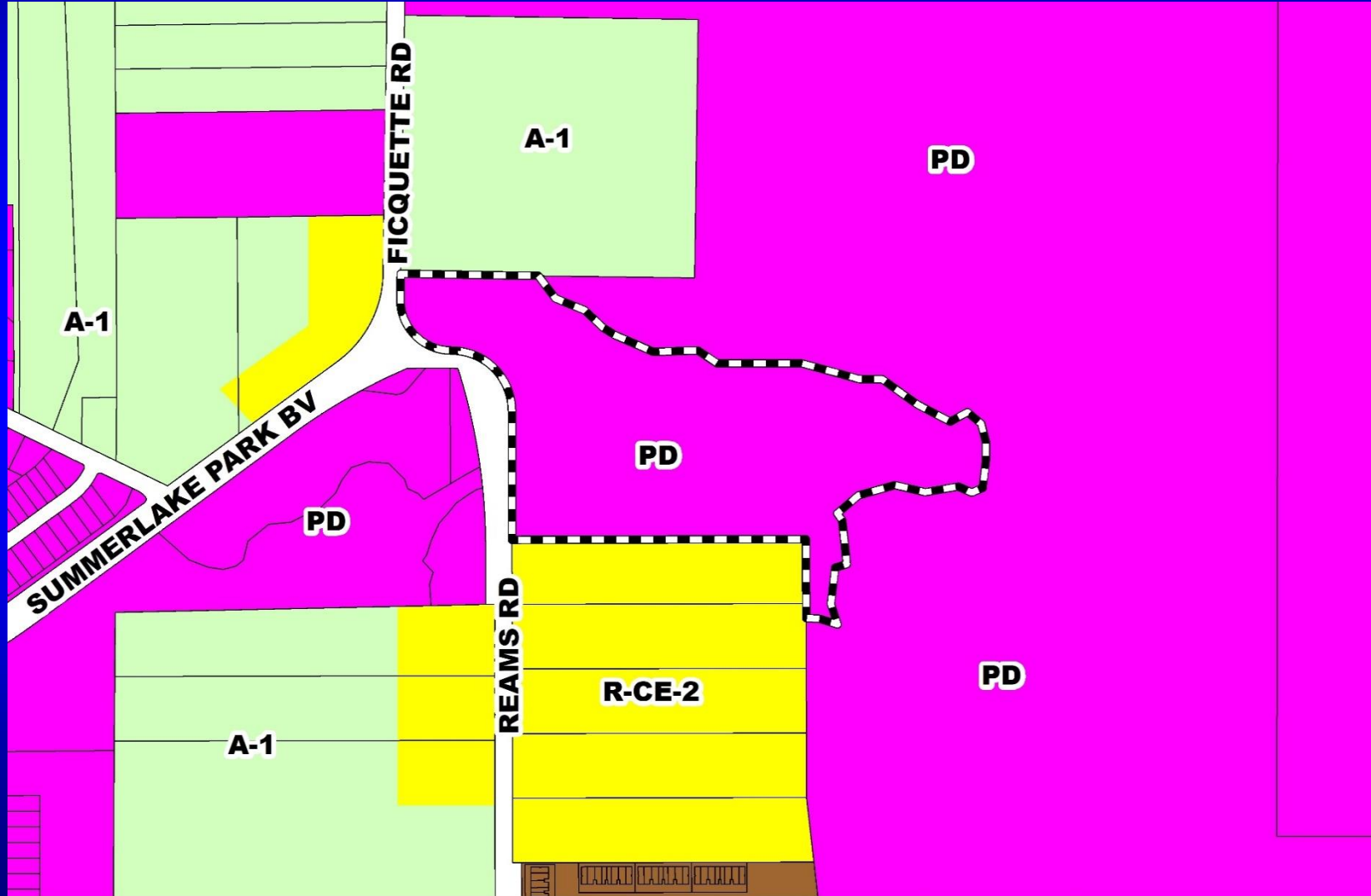


Lake Reams Neighborhood Planned Development / Land Use Plan Future Land Use Map



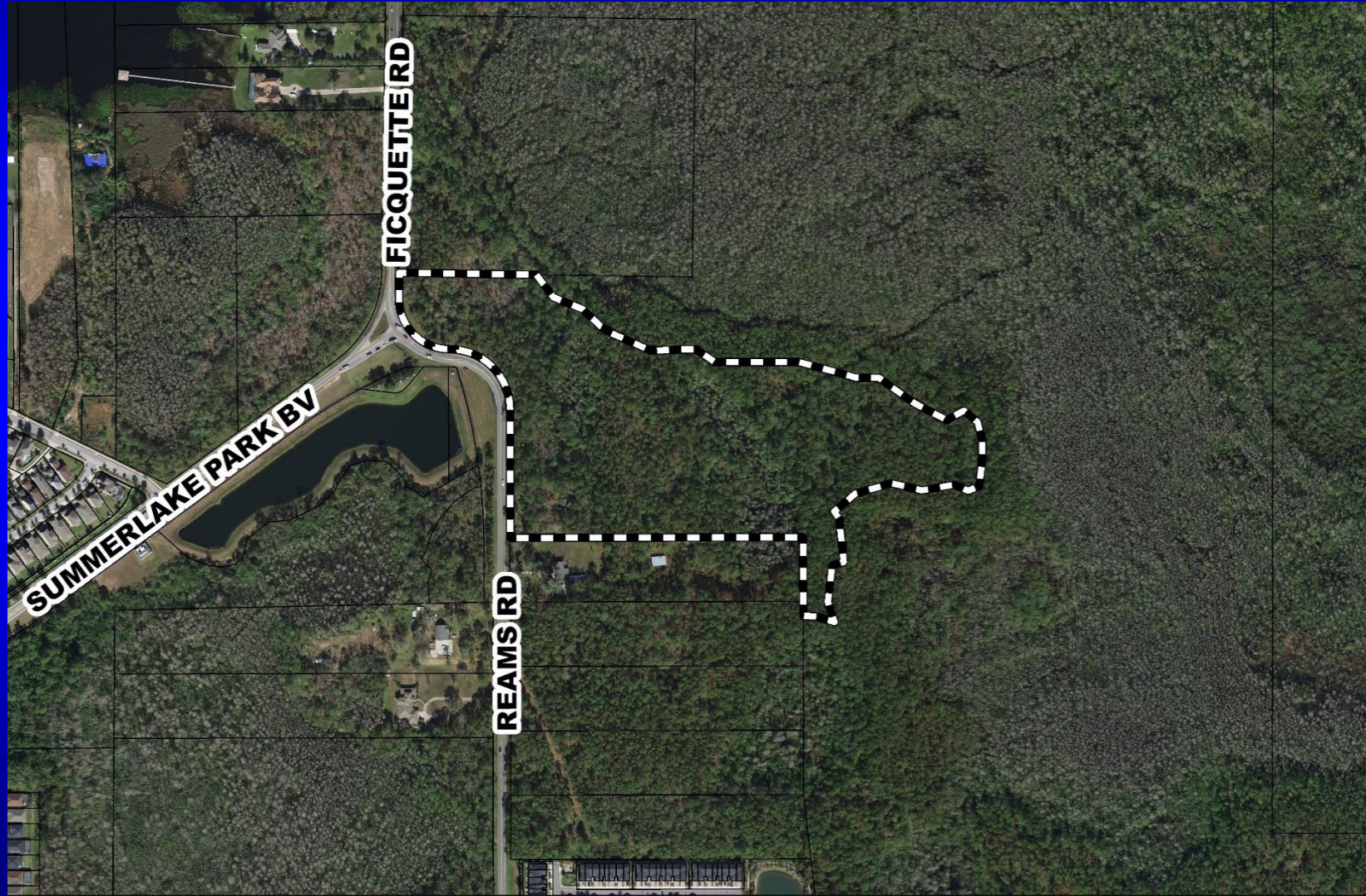


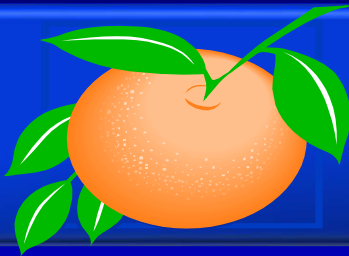
Lake Reams Neighborhood Planned Development / Land Use Plan Zoning Map





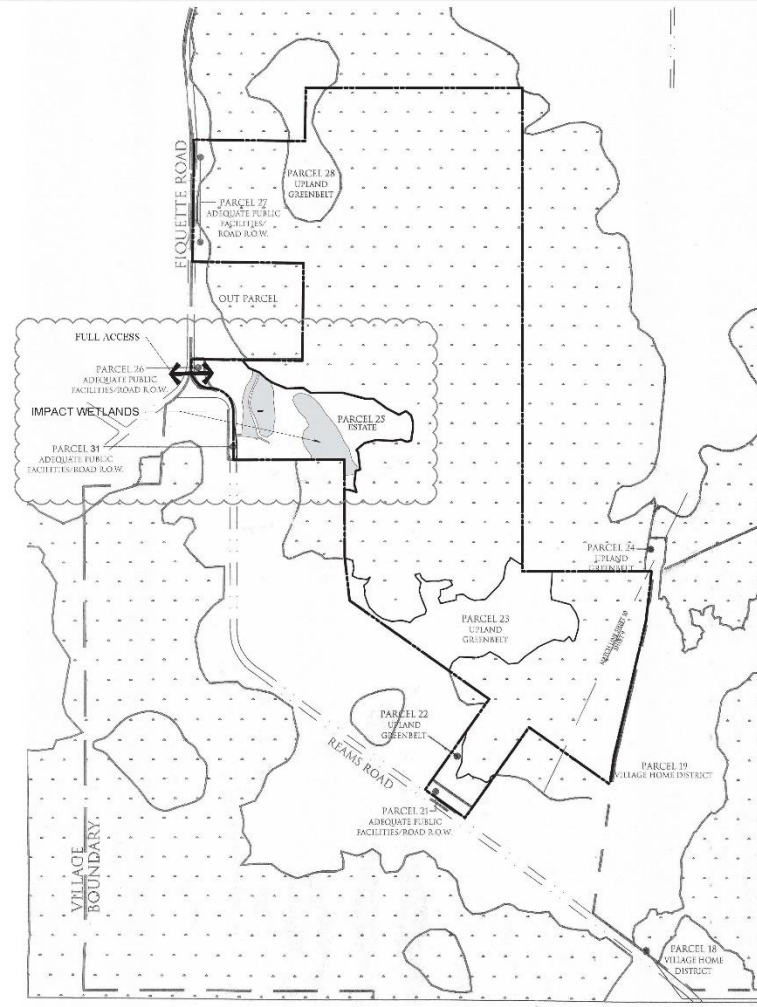
Lake Reams Neighborhood Planned Development / Land Use Plan Aerial Map





Lake Reams Neighborhood Planned Development / Land Use Plan Overall Land Use Plan

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Parcel No.	Land Use District	LAND USE PLAN COMPARISON CHART					
		Approved Gross Land Area	Approved Net Area	Approved D.U.	Proposed D.U.	Approved D.U./AC	Proposed D.U./AC
1	Townhome/Apartment	24.0	15.4	383	383	19.7	19.7
2	Townhome/Apartment	21.0	17.7	120	120	5.8	5.8
3	Village Home	100.0	118.4	791	775	5.4	5.3
4	AMP Park	6.1					
5	AMP ROW	16.2					
6	Neighborhood Commercial	1.3	5.7				20.00
7	AMP Park	6.1					
8	AMP ROW	16.2					
9	AMP ROW	16.2					
10	AMP ROW	16.2					
11	AMP Elementary School	15.3					
12	Single Home	24.0	17.6	105	105	5.9	5.9
13	AMP ROW	1.3					
14	AMP ROW	2.8					
15	AMP ROW	2.8					
16	Village Home	100.0	54.7	387	387	7.1	7.1
17	AMP Preserve	8.3					
18	Single Home	7.4	4.7	28	28	0.0	0.0
19	Single Home	66.1	48.4	183	183	3.8	3.8
20	AMP ROW	0.2					
21	AMP ROW	0.2					
22	Upland Greenbelt	3.8					
23	Upland Greenbelt	16.4					
24	Upland Greenbelt	1.3					
25	Upland Greenbelt	28.3	13,500		3.7	3.0	
26	AMP ROW	1.6					
27	AMP ROW	2.5					
28	Upland Greenbelt	8.3					
29	AMP ROW	0.2					
30	AMP ROW	0.3					
31	AMP ROW	0.3					
	Green Line Area	571.3					
	Wetlands	154.5					
	Leaves	147.8					
Total		1,774.1	318.9	1,927	1,994	6.1	6.2

Parcel No.	Land Use District	WETLANDS											
		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Zone 10	Zone 11	Zone 12
1	Townhome/Apartment	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2	Townhome/Apartment	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3	Village Home	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
4	AMP Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
5	AMP ROW	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
6	Neighborhood Commercial	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
7	AMP Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
8	AMP ROW	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
9	AMP ROW	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
10	AMP ROW	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
11	AMP Elementary School	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
12	Single Home	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
13	AMP ROW	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
14	AMP ROW	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
15	AMP ROW	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
16	Village Home	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
17	AMP Preserve	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
18	Single Home	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
19	Single Home	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
20	AMP ROW	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
21	AMP ROW	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
22	Upland Greenbelt	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
23	Upland Greenbelt	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
24	Upland Greenbelt	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
25	Upland Greenbelt	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
26	AMP ROW	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
27	AMP ROW	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
28	Upland Greenbelt	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
29	AMP ROW	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
30	AMP ROW	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
31	AMP ROW	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Green Line Area	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Wetlands	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Leaves	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

LEGEND

- Submittal SUBJECT PROPERTY
- PROJECT LINE
- LAKE REAMS VILLAGE BOUNDARY
- WETLAND
- IMPACTED WETLANDS



vhb

Planning
114 Westfield
Land Development
Environmental Section
220 N. Holladay Blvd., Suite 300
Orlando, Florida 32801
407.529.8400 • FAX: 407.576.4208
Certificate of Accreditation Number 2952

Lake Reams
Neighborhood PD

Orange County, Florida

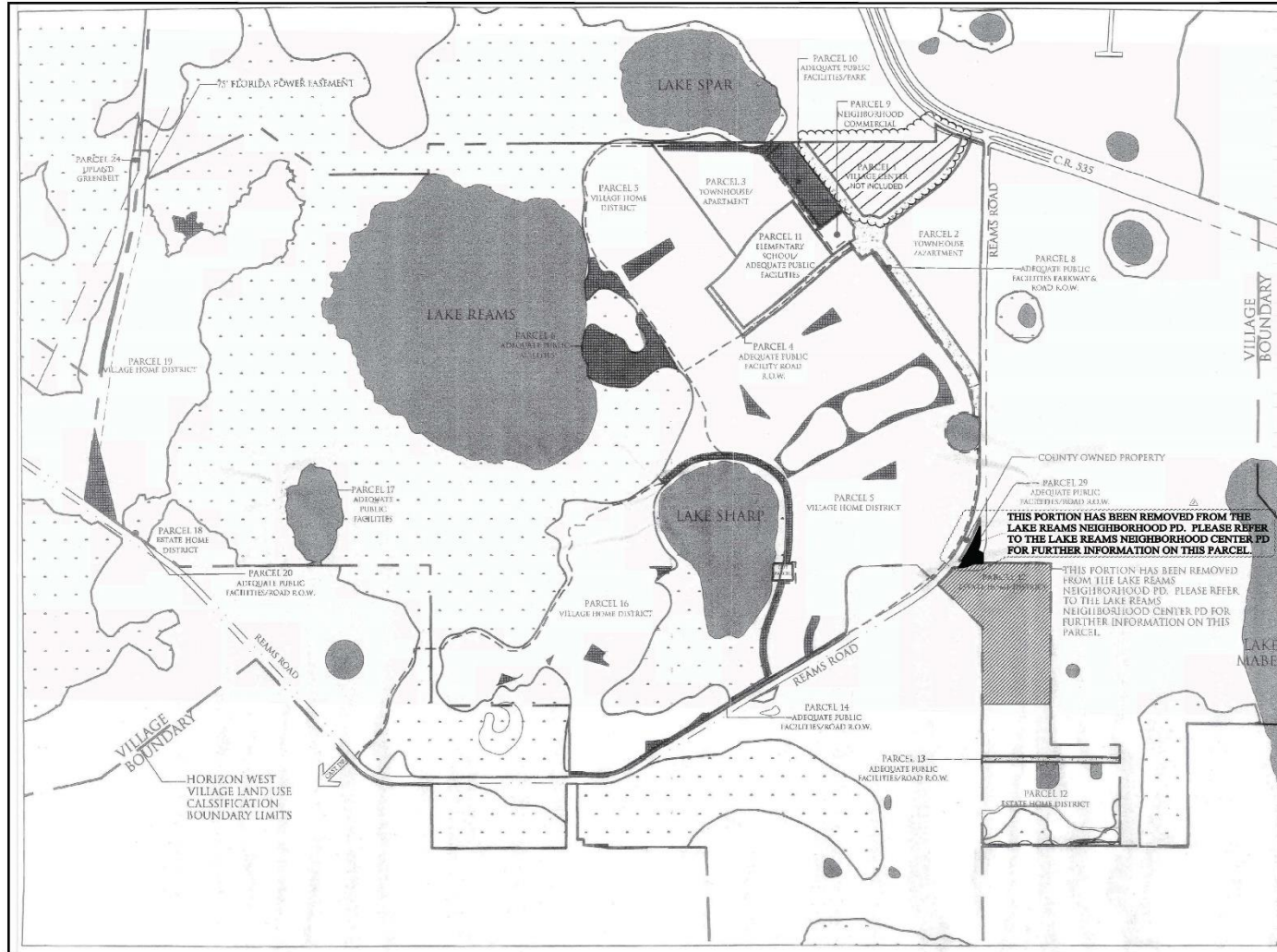
LAND
USE PLAN

As Shown PD 4 - 20

DATE: 10/20/20 10/20/20 PROJECT NUMBER: 2010-0001
BY: JLD/AVP JLD/AVP SHEET NO.: 2010-0001



Lake Reams Neighborhood Planned Development / Land Use Plan Overall Land Use Plan



Ephesian 6-11-17

Denham Engineering, LLC
5212 Timberview Terrace
Orlando, FL 32819
Office - 407-217-5487
E-mail: DenhamENCL.com
www.DenhamENGL.com

Alliance Windermere, LLC
2201 Waukegan Rd.,
Suite 120, Bannockburn,
IL 60015

**Lake Reams Neighborhood PD,
Lakeside Village**
Orange County, FL

**Land Use Plan
Public Parks & Open Space**

Revisions

No.	Date	Description
1	06-11-17	Initial
2	06-11-17	Revised
3	06-11-17	Revised
4	06-11-17	Revised
5	06-11-17	Revised
6	06-11-17	Revised
7	06-11-17	Revised
8	06-11-17	Revised
9	06-11-17	Revised
10	06-11-17	Revised

Please not valid unless Signed,
Dated and Sealed below.

J. Brian Denham, P.E.
Date: 06-11-17
P.E. Registration #15009
Certificate of Authorization #23664

GRAPHIC SCALE
1 inch = 200 ft.

Sheet Number
3

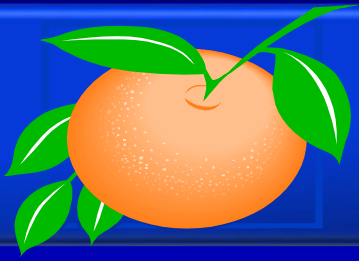
THIS PORTION HAS BEEN REMOVED FROM THE LAKE REAMS NEIGHBORHOOD PD. PLEASE REFER TO THE LAKE REAMS NEIGHBORHOOD CENTER PD FOR FURTHER INFORMATION ON THIS PARCEL.

THIS PORTION HAS BEEN REMOVED FROM THE LAKE REAMS NEIGHBORHOOD PD. PLEASE REFER TO THE LAKE REAMS NEIGHBORHOOD CENTER PD FOR FURTHER INFORMATION ON THIS PARCEL.



Timeline (FLUM)

- **February 2015:** Application submitted for FLUM amendment from Greenbelt to Village Home District for 284 single-family units on 70 acres (north and south tracts)
- **May 2015:** First community meeting
- **June 2015:** Second community meeting was held and applicant reduced request to Estate District with 75 units on northern property only
- **July 2015:** BCC transmits only northern property to State
- **November 2015:** BCC adopts FLUM to Estate District



Timeline (PD CDR)

- **October 2015:** Change Determination Request submitted for 74 units to be located on the northern property only
- **August 2018:** DRC recommends approval of PD CDR for 74 units
- **August 2019:** BCC remands project back to DRC to reduce units and wetland impacts
- **March 2019:** DRC recommends approval of PD CDR for 57 units
- **May 2020:** Today's hearing



Action Requested

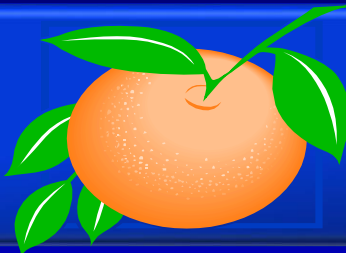
Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Lake Reams Neighborhood Planned Development / Land Use Plan (PD/LUP) dated “Received February 13, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



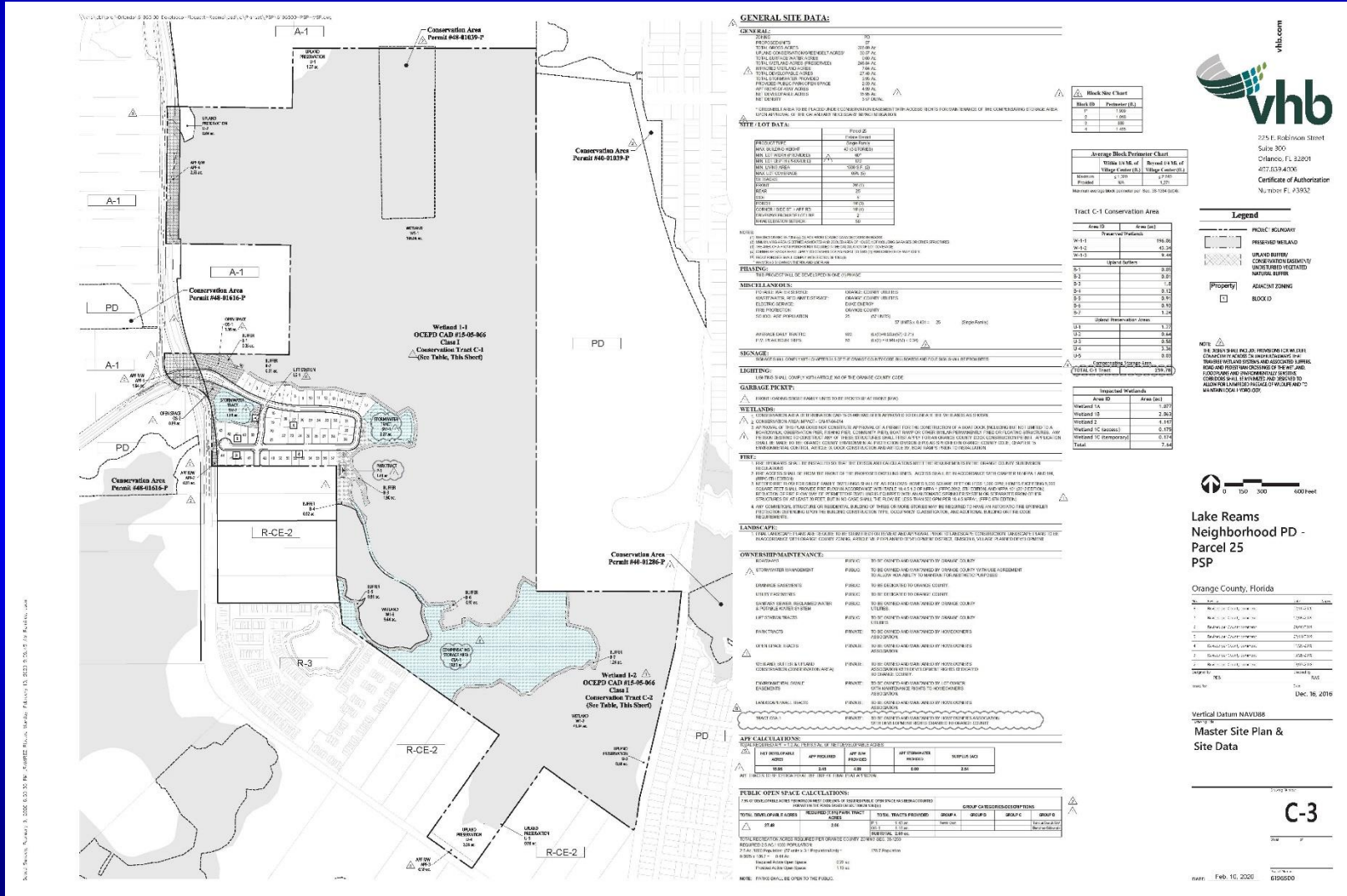
Lake Reams Neighborhood PD / DevelopCo – Reams Road Preliminary Subdivision Plan

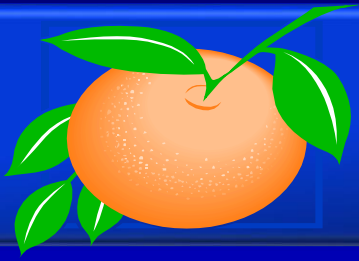
- Case:** PSP-16-12-421
- Project Name:** Lake Reams Neighborhood PD / Developco – Reams Road PSP
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 306.89 gross acres
- Location:** Generally located east of the intersection of Reams Road and Ficquette Road
- Request:** To subdivide 306.89 acres in order to construct 57 single-family detached residential dwelling units. Additionally, one (1) waiver to allow Tract CSA-1 to be accessed through the HOA Park Tract (P-1), in lieu of an access width of 20' to a dedicated public paved street is requested.



Lake Reams Neighborhood PD / DevelopCo – Reams Road Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Lake Reams Neighborhood PD / Developco – Reams Road PSP dated “Received February 11, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Action Requested Summary

PD Substantial Change - CDR-15-10-293

- Approval, Subject to Conditions; and Approval of Consent Item G.4

Preliminary Subdivision Plan - PSP-16-12-421

- Approval, Subject to Conditions

Conservation Area Impact Permit - CAI-17-04-014

- Approval, Subject to Conditions

District 1

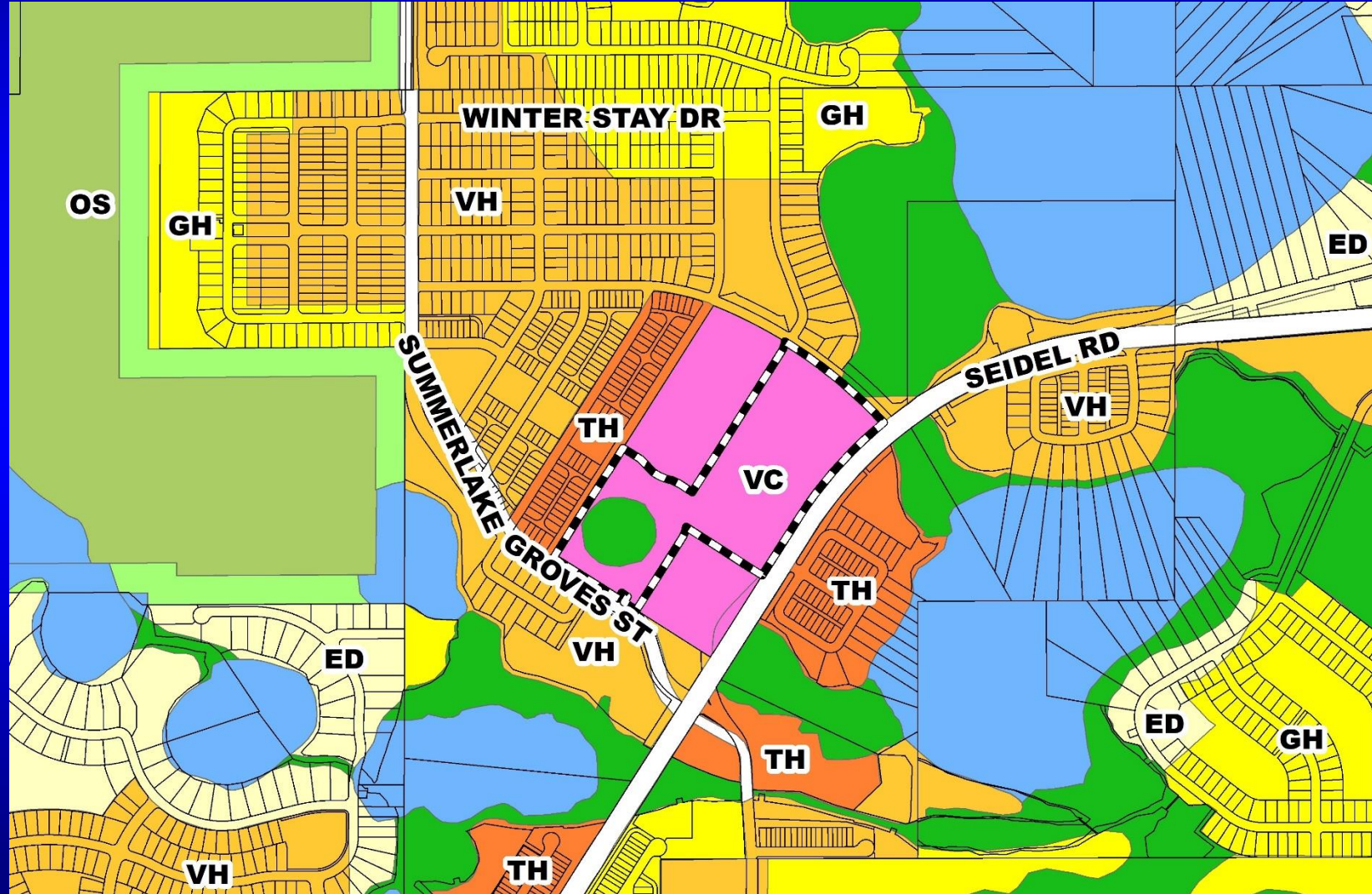


Village F Master PD / The Mark at Horizon West Development Plan

- Case:** DP-19-09-295
- Project Name:** Village F Master PD / The Mark at Horizon West DP
- Applicant:** Jennifer Stickler, Kimley-Horn & Associates, Inc.
- District:** 1
- Acreage:** 21.00 gross acres
- Location:** Generally located south of Seton Creek Boulevard and west of Seidel Road
- Request:** To construct 95,568 square feet of retail development and 4,700 square feet of outdoor seating on a total of 21 acres. No waivers are associated with this request.

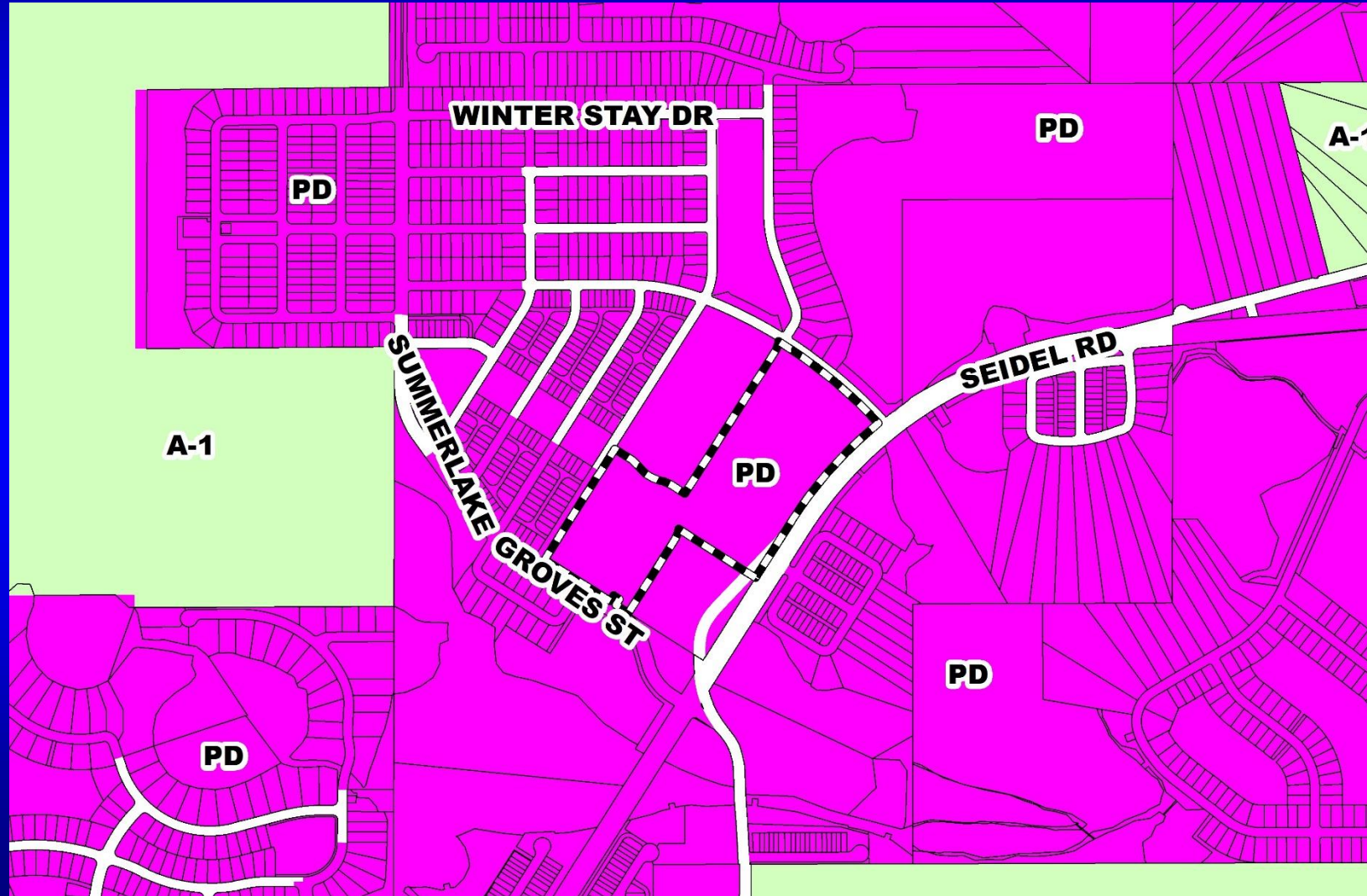


Village F Master PD / The Mark at Horizon West Development Plan Future Land Use Map



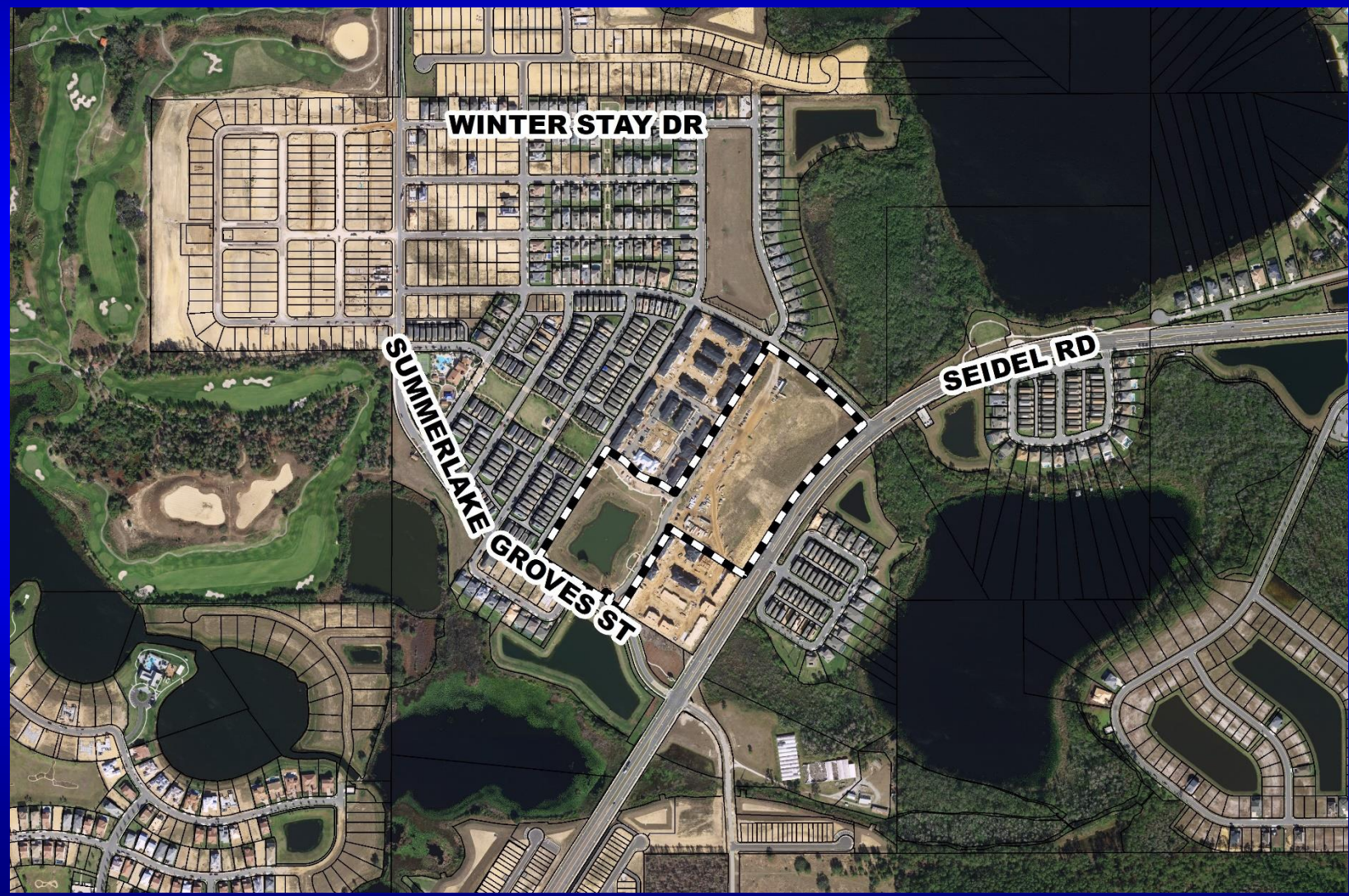


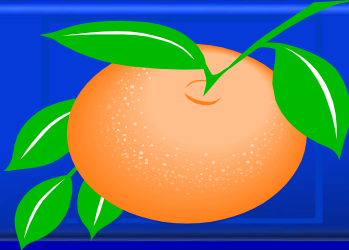
Village F Master PD / The Mark at Horizon West Development Plan Zoning Map



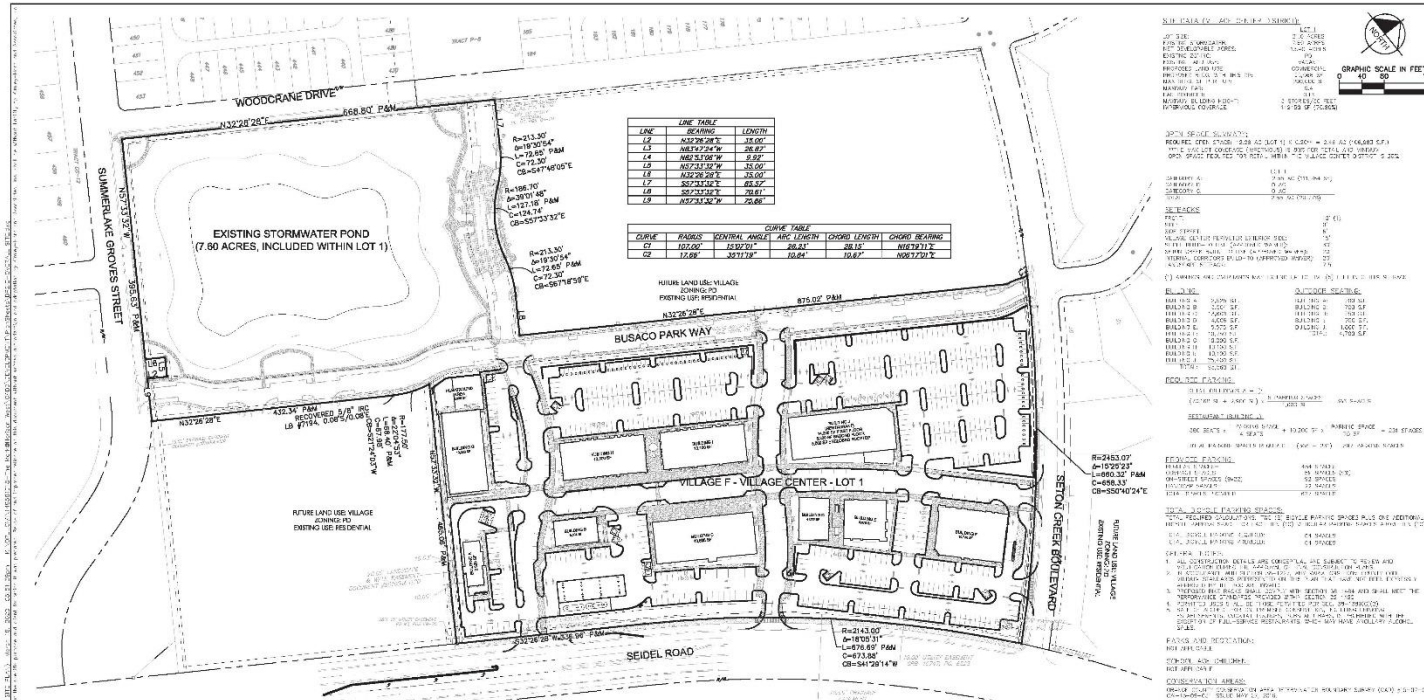


Village F Master PD / The Mark at Horizon West Development Plan Aerial Map





Village F Master PD / The Mark at Horizon West Development Plan Overall Development Plan



LINE	BEARING	LENGTH
12	N02°01'00"E	35.00'
13	N89°27'24"W	28.87'
14	N02°01'00"E	9.90'
15	N02°01'00"E	35.00'
16	N02°01'00"E	35.00'
17	S89°27'24"W	28.87'
18	N02°01'00"E	28.87'
19	N02°01'00"E	26.00'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
01	127.00'	152°01'00"	88.44'	88.44'	N00°01'00"E
02	127.00'	307°11'00"	88.44'	88.44'	N00°01'00"E



PROPERTY INFORMATION
OWNER: [Name]
ADDRESS: [Address]
ZONING: [Zoning Code]

LEGEND
PROPERTY BOUNDARY
LOT LINE
RIGHT OF WAY

EXISTING STORMWATER POND
7.60 ACRES, INCLUDED WITHIN LOT 1

LEGEND
PROPERTY BOUNDARY
LOT LINE
RIGHT OF WAY

EXISTING STORMWATER POND
7.60 ACRES, INCLUDED WITHIN LOT 1

LEGEND
PROPERTY BOUNDARY
LOT LINE
RIGHT OF WAY

EXISTING STORMWATER POND
7.60 ACRES, INCLUDED WITHIN LOT 1

LEGEND
PROPERTY BOUNDARY
LOT LINE
RIGHT OF WAY

EXISTING STORMWATER POND
7.60 ACRES, INCLUDED WITHIN LOT 1

Kimley-Horn

OVERALL SITE PLAN

THE MARK AT HORIZON WEST

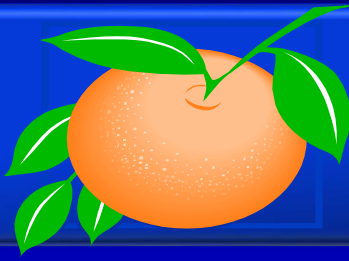
DP2.0



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / The Mark at Horizon West DP dated “Received March 20, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



RZ-20-01-070 – Mustapha Moutchou

Planning and Zoning Commission (PZC) Board-Called Hearing

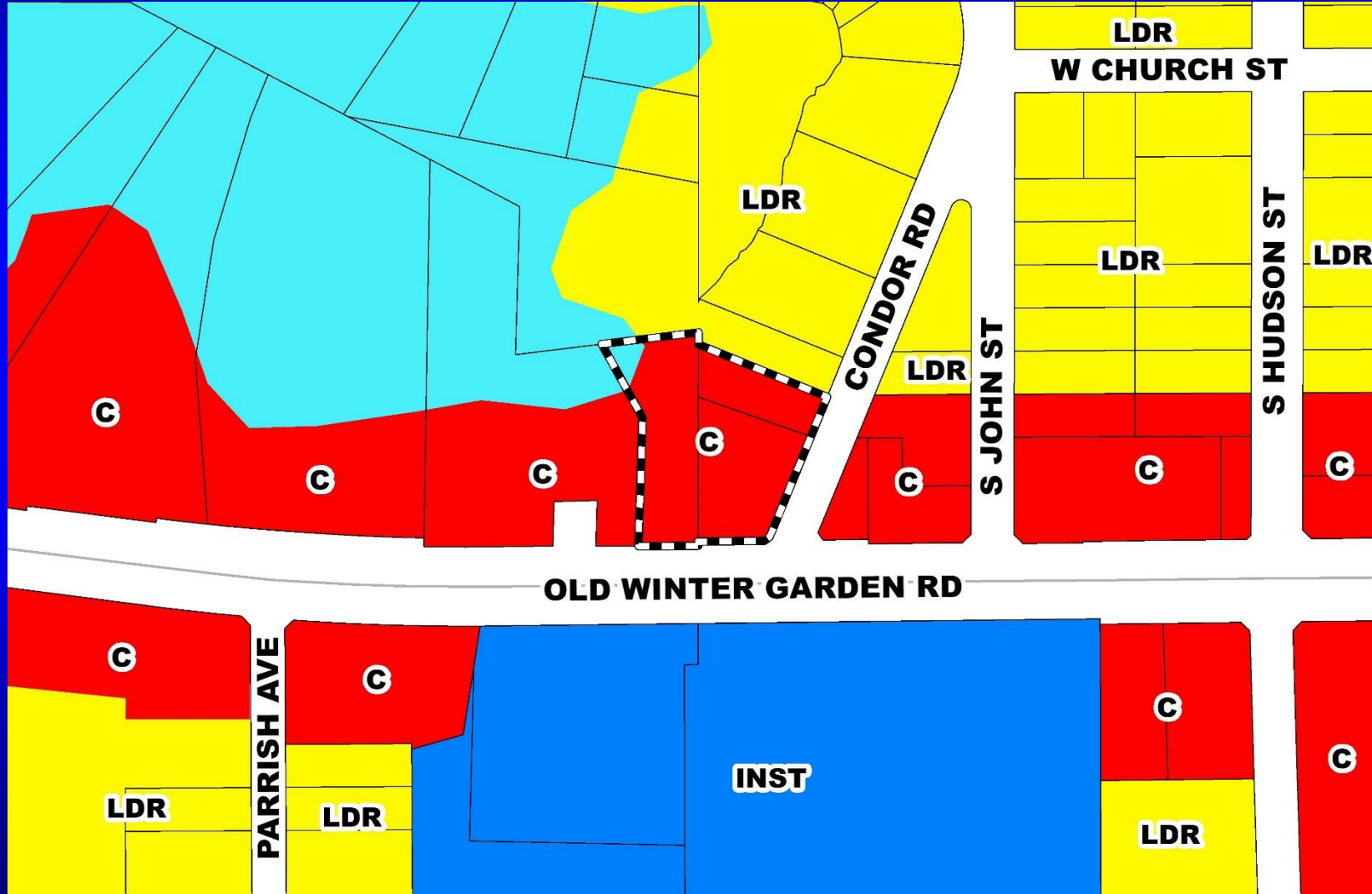
- Case:** RZ-20-01-070
- Applicant:** Mustapha Moutchou
- District:** 6
- Location:** 6011 Old Winter Garden Road, 130 Condor Road and 134 Condor Road; or generally northwest of the intersection of Old Winter Garden Road and Condor Road
- Acreage:** 0.97-gross acre
- From:** C-1 (Retail Commercial District) and R-3 (Multi-Family Dwelling District)
- To:** C-1 (Retail Commercial District) and C-2 (General Commercial District)
- Proposed Use:** Gas Station, Auto Sales, and Auto Repair



RZ-20-01-070 – Mustapha Moutchou

Planning and Zoning Commission (PZC) Board-Called Hearing

Future Land Use Map

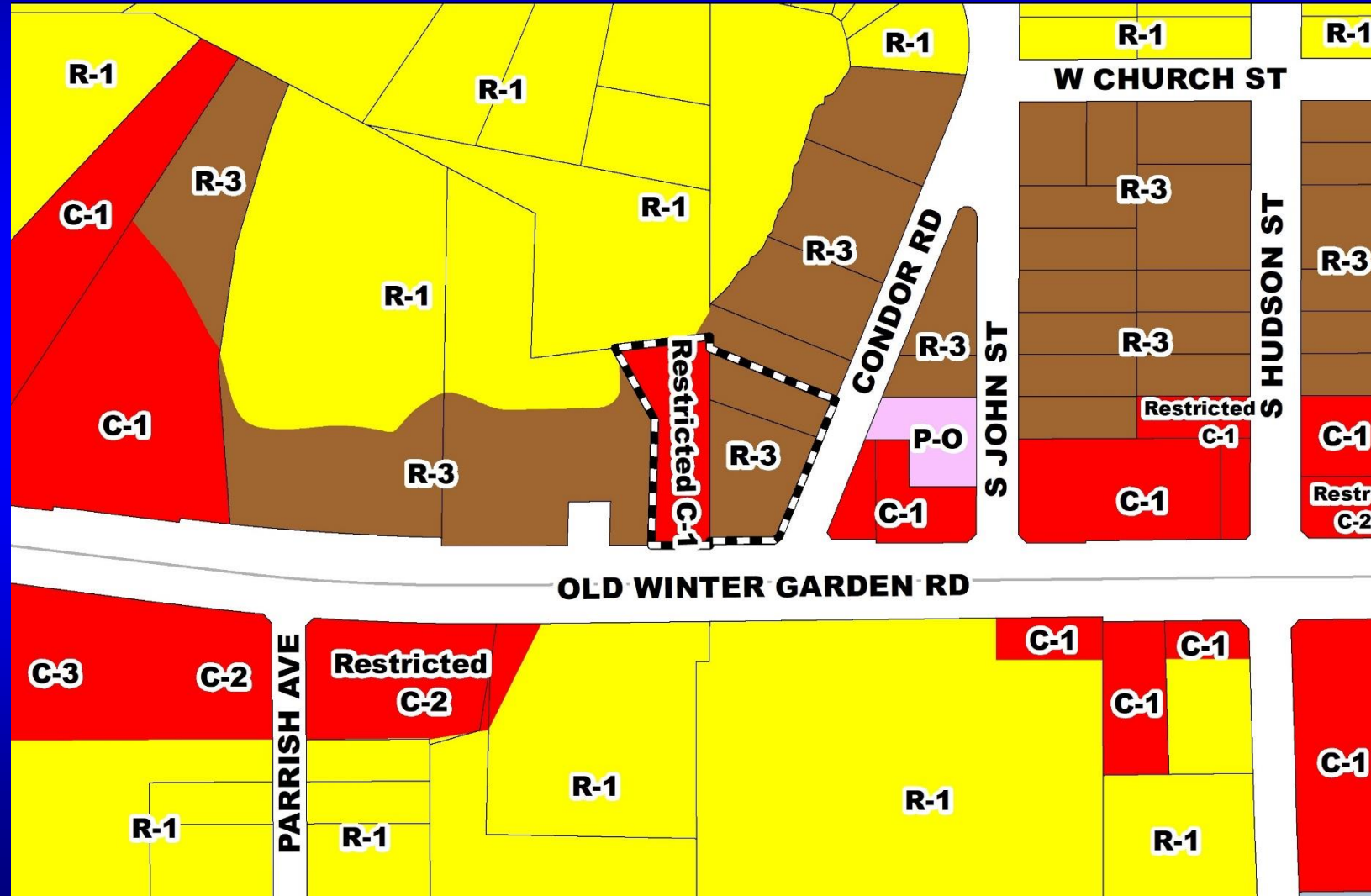




RZ-20-01-070 – Mustapha Moutchou

Planning and Zoning Commission (PZC) Board-Called Hearing

Zoning Map

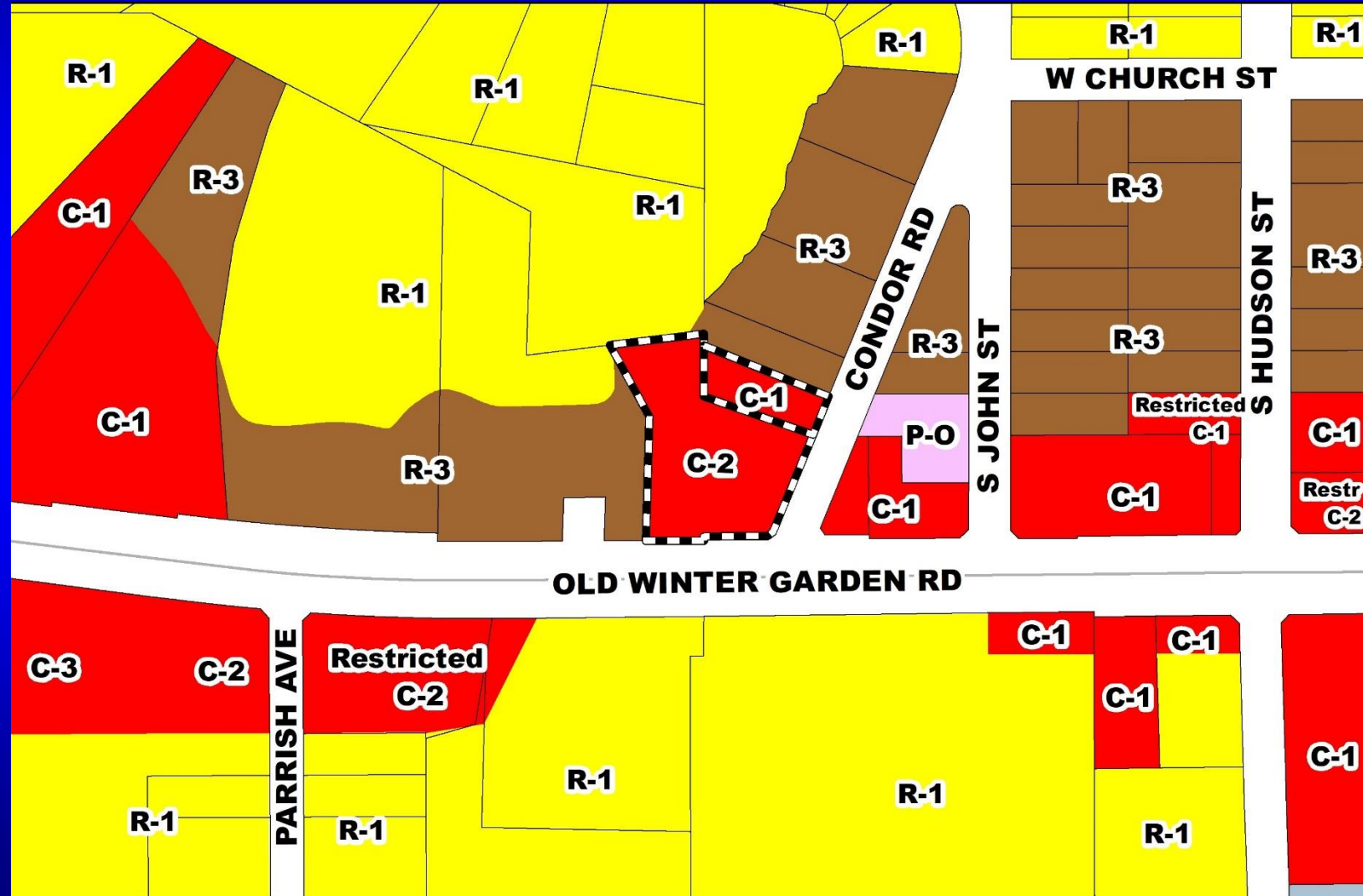




RZ-20-01-070 – Mustapha Moutchou

Planning and Zoning Commission (PZC) Board-Called Hearing

Proposed Zoning Map





RZ-20-01-070 – Mustapha Moutchou

Planning and Zoning Commission (PZC) Board-Called Hearing

Aerial Map





Action Requested

PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the C-1 (Retail Commercial District) for all three parcels, subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited; and
- 2) The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping and paved surfaces) prior to the accommodation of any non-residential uses; and
- 3) Parcels 25-22-28-7804-00-010, 25-22-28-6424-01-160 and 25-22-28-6424-01-170 shall be aggregated into one (1) lot prior to the issuance of any use permit; and
- 4) Vehicular access shall only be allowed from Old Winter Garden Road, and prohibited from Condor Road; and
- 5) A six (6) foot masonry wall shall be constructed along the northern property line adjacent to the residential use.

District 6

Board of County Commissioners

Public Hearings

May 5, 2020