

Board of County Commissioners

Public Hearings

October 22, 2019



Springhill PD / Horizon West Springhill Phase 2 PSP Preliminary Subdivision Plan

Case:	PSP-19-02-073
Project Name:	Springhill PD / Horizon West Springhill Phase 2 PSP
Applicant:	Eric Warren, Poulos & Bennett, LLC
District:	1
Acreage:	44.21 gross acres
Location:	Generally located south of Flamingo Crossings Boulevard and west of Avalon Road
Request:	To subdivide 44.21 acres in order to construct 134 single-family units. Waivers from Orange County Code are requested to address lot orientation, alley designation as a tract in lieu of an easement, and pedestrian connection in lieu of a street.

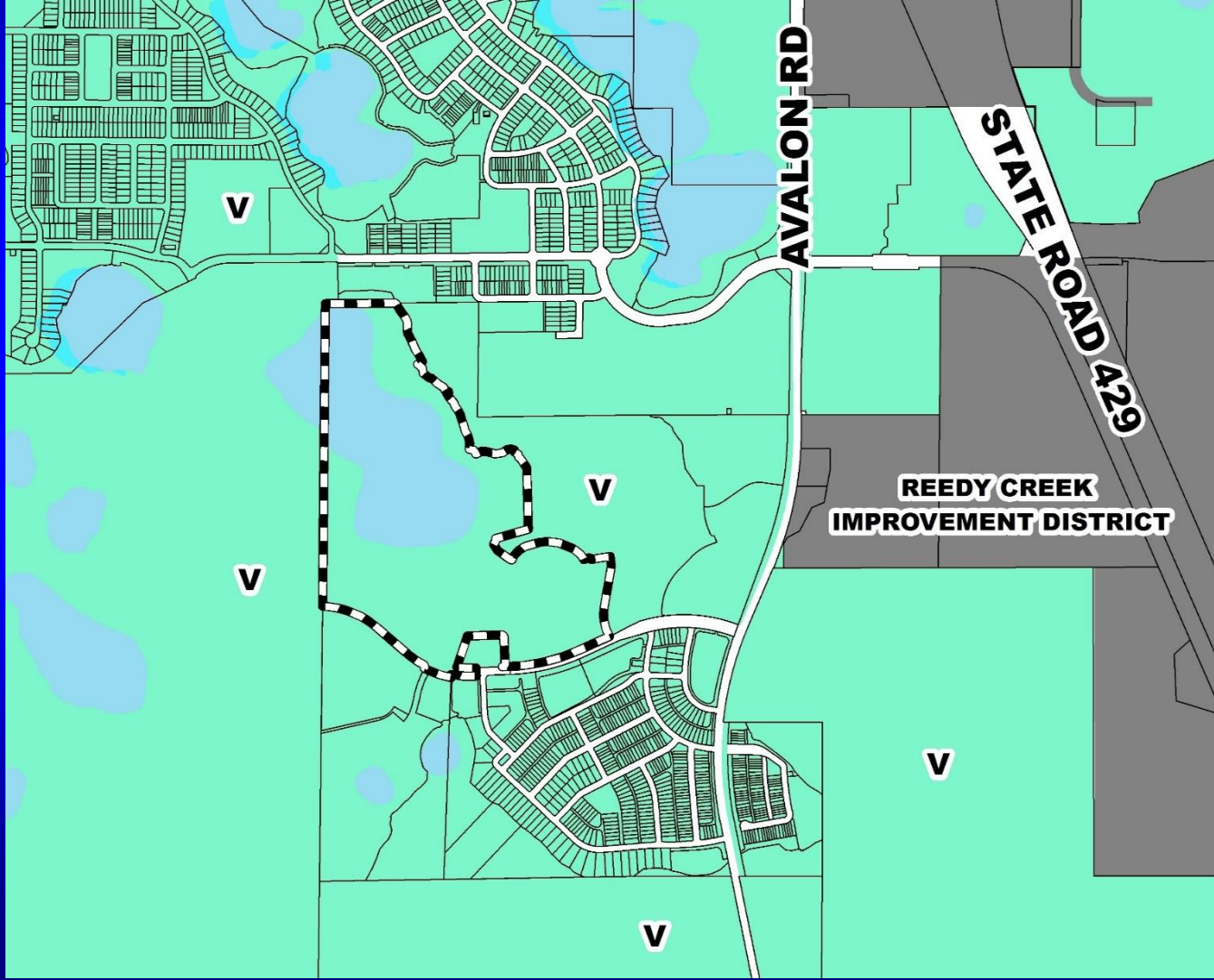


Springhill PD / Horizon West Springhill Phase 2 PSP Preliminary Subdivision Plan Future Land Use Map





Springhill PD / Horizon West Springhill Phase 2 PSP Preliminary Subdivision Plan Zoning Map





Springhill PD / Horizon West Springhill Phase 2 PSP Preliminary Subdivision Plan Aerial Map

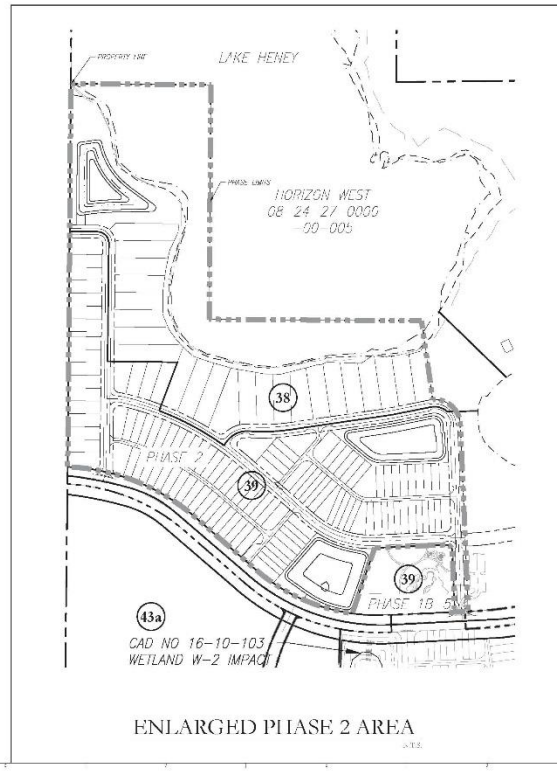
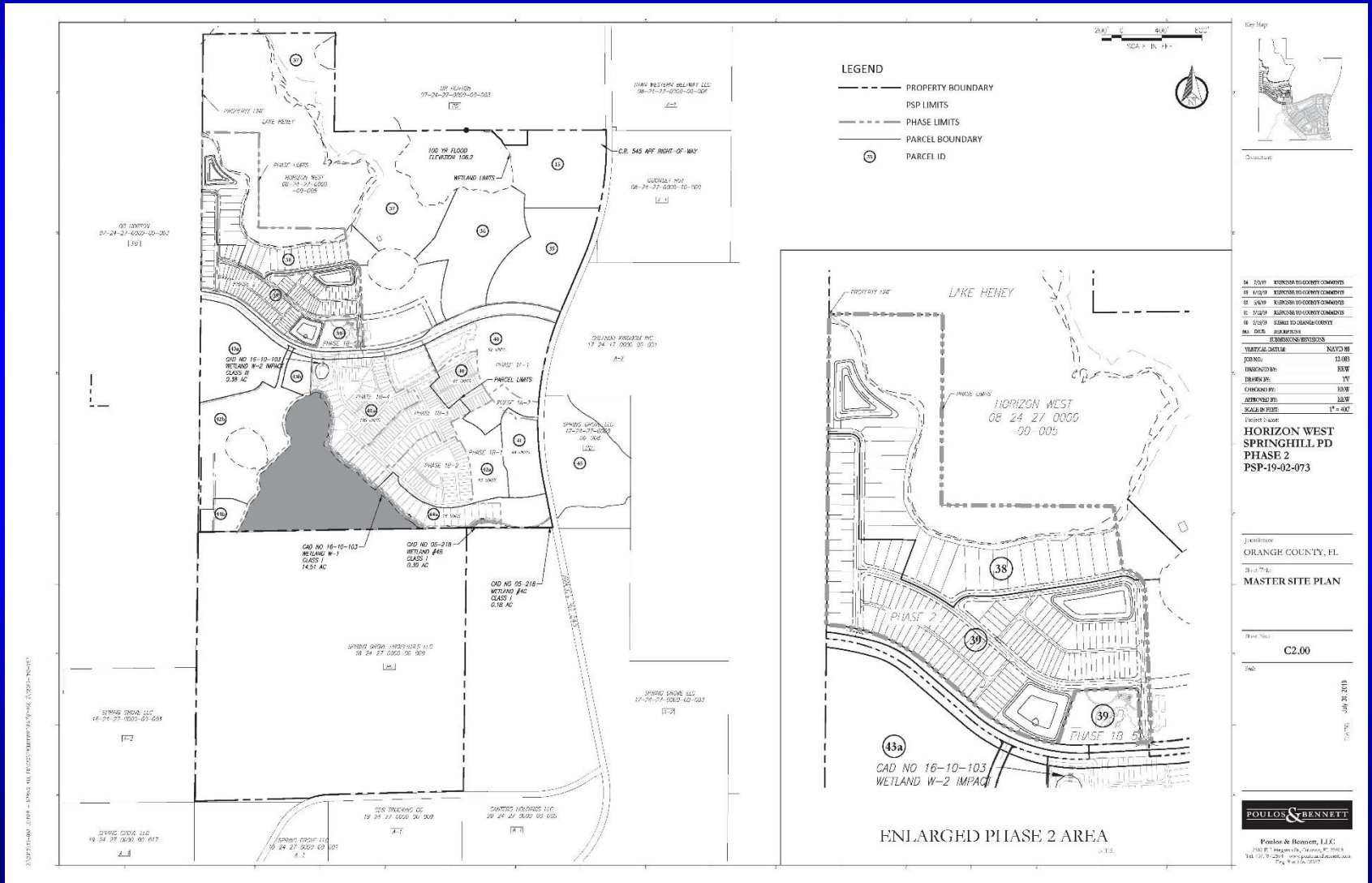




Springhill PD / Horizon West Springhill Phase 2 PSP

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



EXISTING LOTS - SHOWN AS UNIMPROVED WHERE APPLICABLE



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Springhill PD / Horizon West Springhill Phase 2 preliminary Subdivision Plan (PSP) dated “Received August 26, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



RZ-19-07-023 – Nazem Sarkis Planning and Zoning Commission (PZC) Board-Called Hearing

Case: RZ-19-07-023

Applicant: Nazem Sarkis, I.T.I.G., Inc.

District: 3

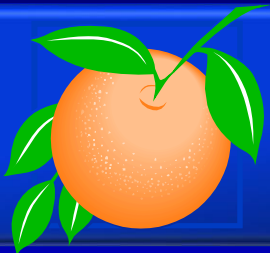
Location: 7105 S. Orange Avenue, or generally located at the southeast corner of the intersection of S. Orange Avenue and Nela Avenue

Acreage: 0.81 gross acres

From: C-1 (Retail Commercial District)

To: C-2 (General Commercial District)

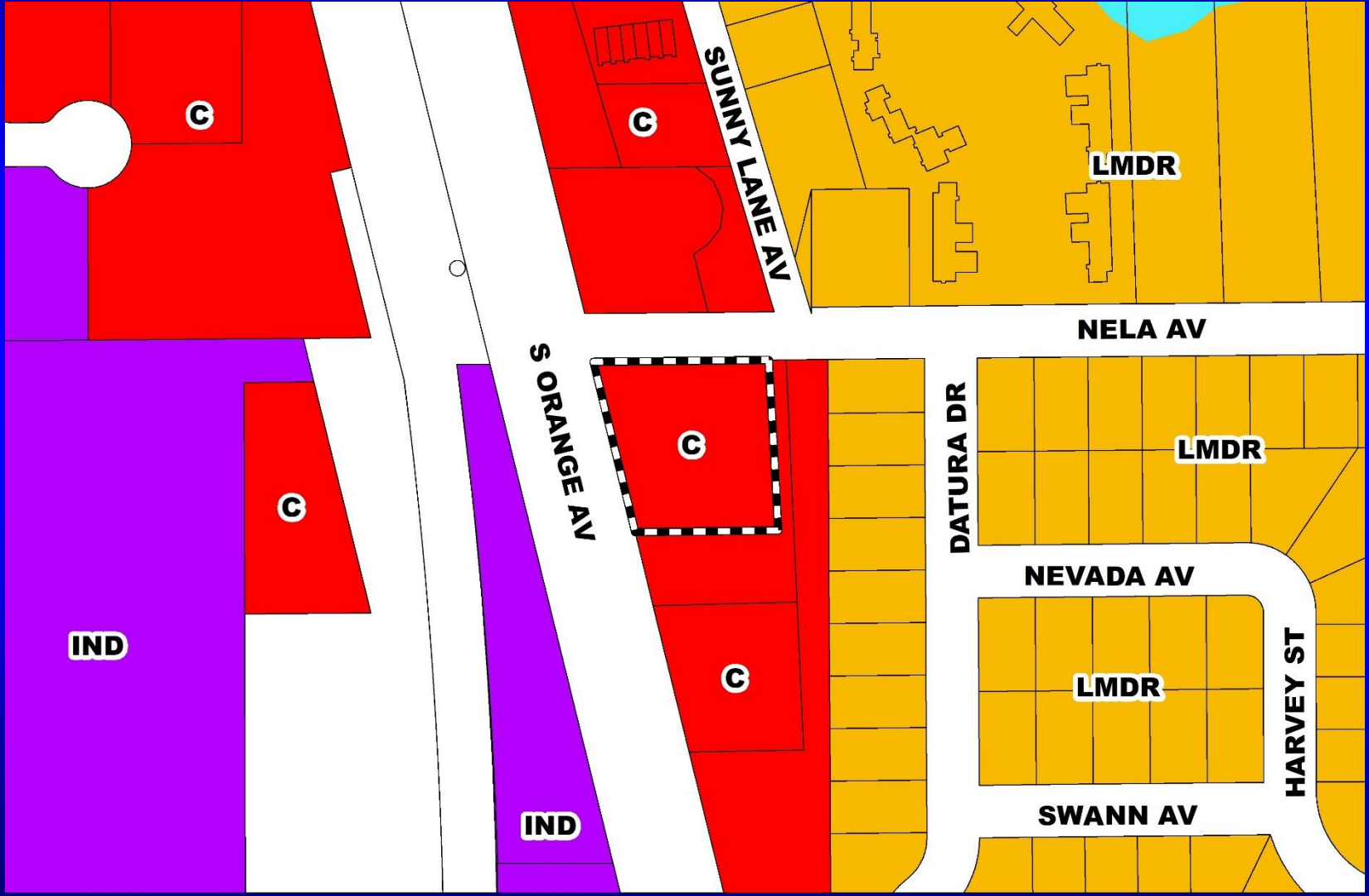
Proposed Use: Permitted C-2 uses



RZ-19-07-023 – Nazem Sarkis

Planning and Zoning Commission (PZC) Board-Called Hearing

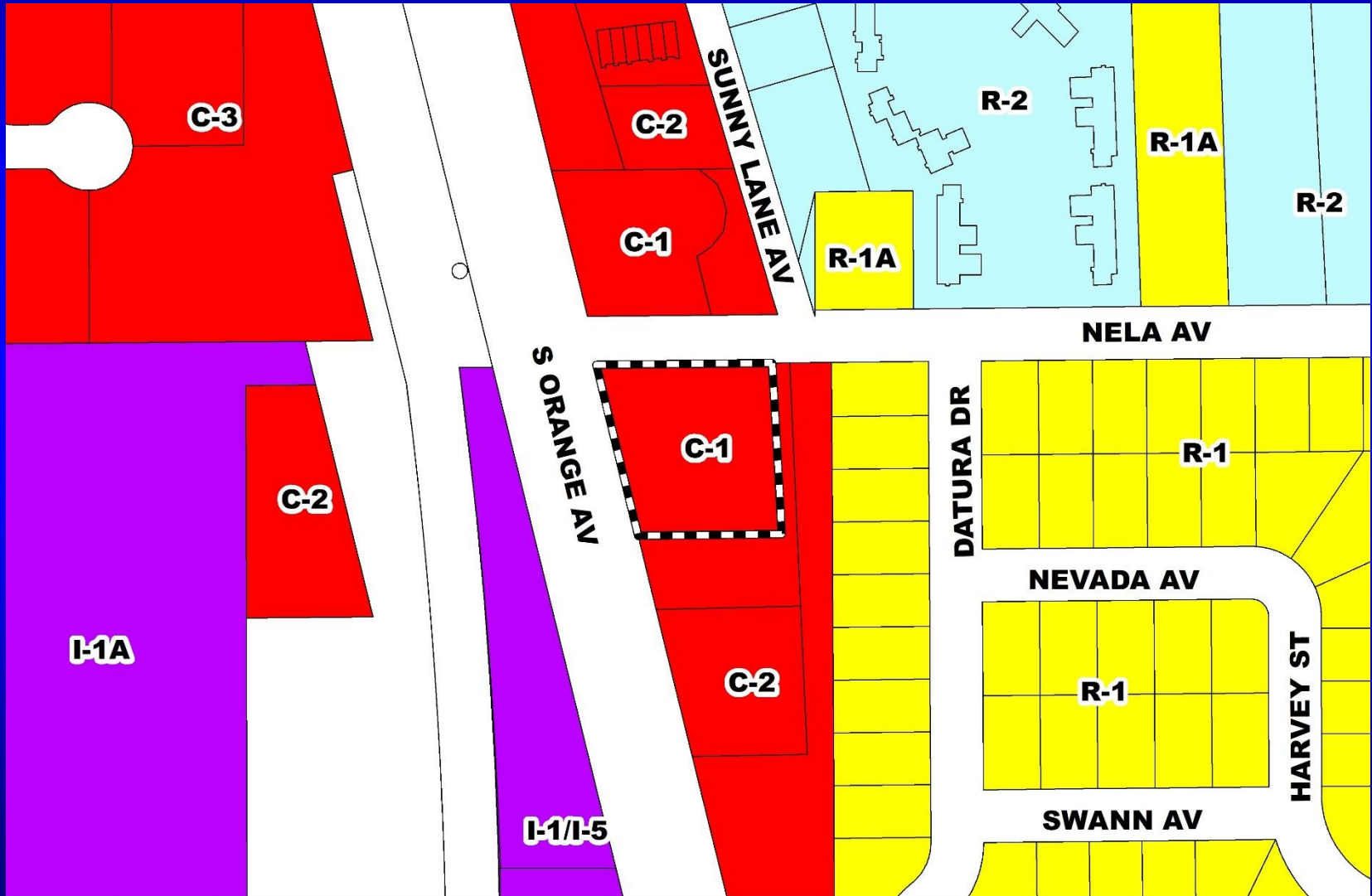
Future Land Use Map





RZ-19-07-023 – Nazem Sarkis

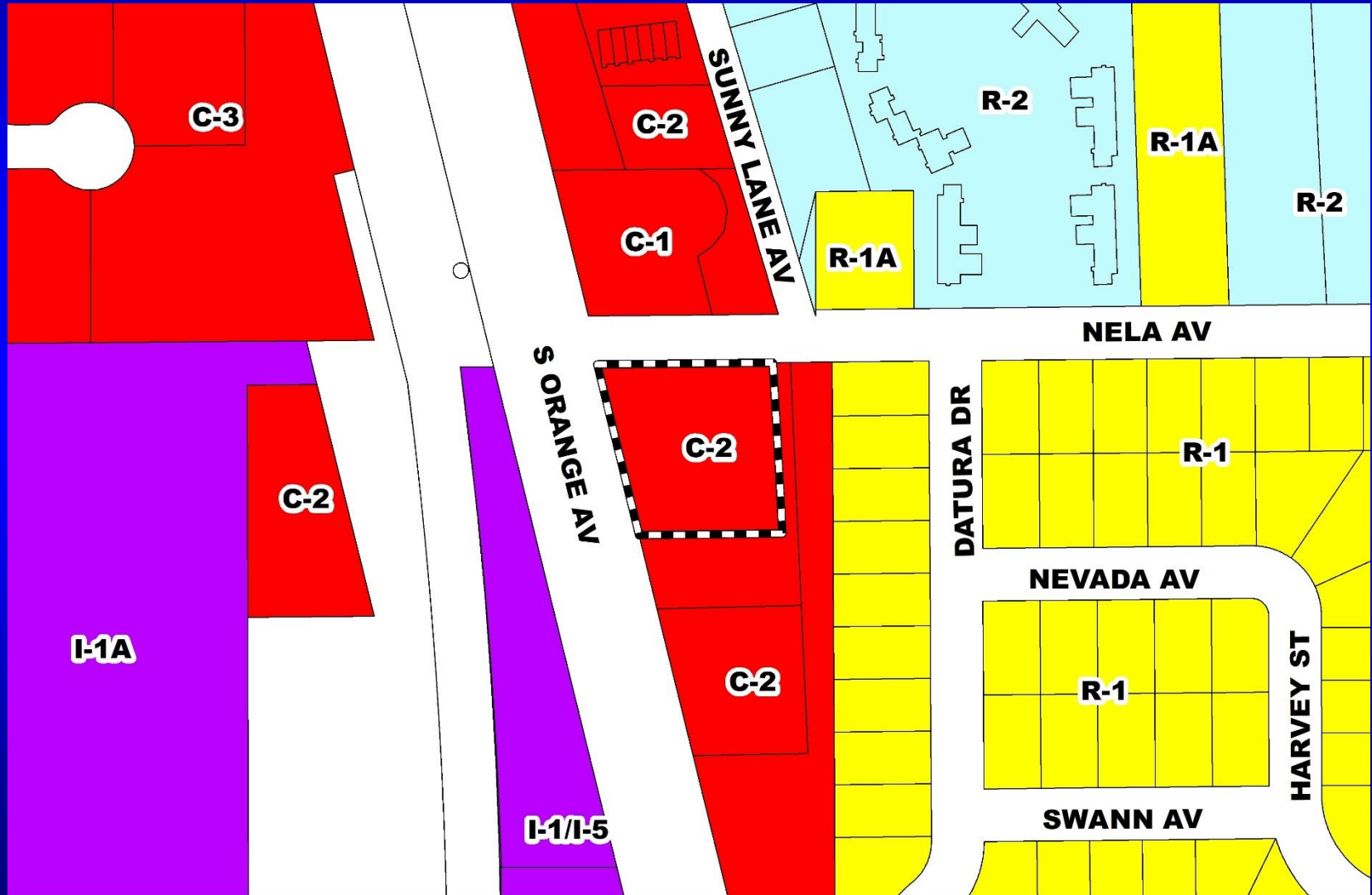
Planning and Zoning Commission (PZC) Board-Called Hearing Zoning Map





RZ-19-07-023 – Nazem Sarkis

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





RZ-19-07-023 – Nazem Sarkis

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





Action Requested

PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-2 (General Commercial District) zoning, subject to the following restrictions:

- 1) The following C-2 zoning district uses shall be prohibited:
 - a. New and Used Automobile Dealers;
 - b. Portable Food and Drink Vendors;
 - c. Open Air Markets; and
 - d. Automotive Repair, Auto Painting, and Body Shops

District 3



Action Requested

Restrictions

- 2) New billboards and pole signs shall be prohibited; and
- 3) 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 C-2 uses.

District 3



RZ-19-04-003 – Ossama Salama Planning and Zoning Commission (PZC) Board-Called Hearing

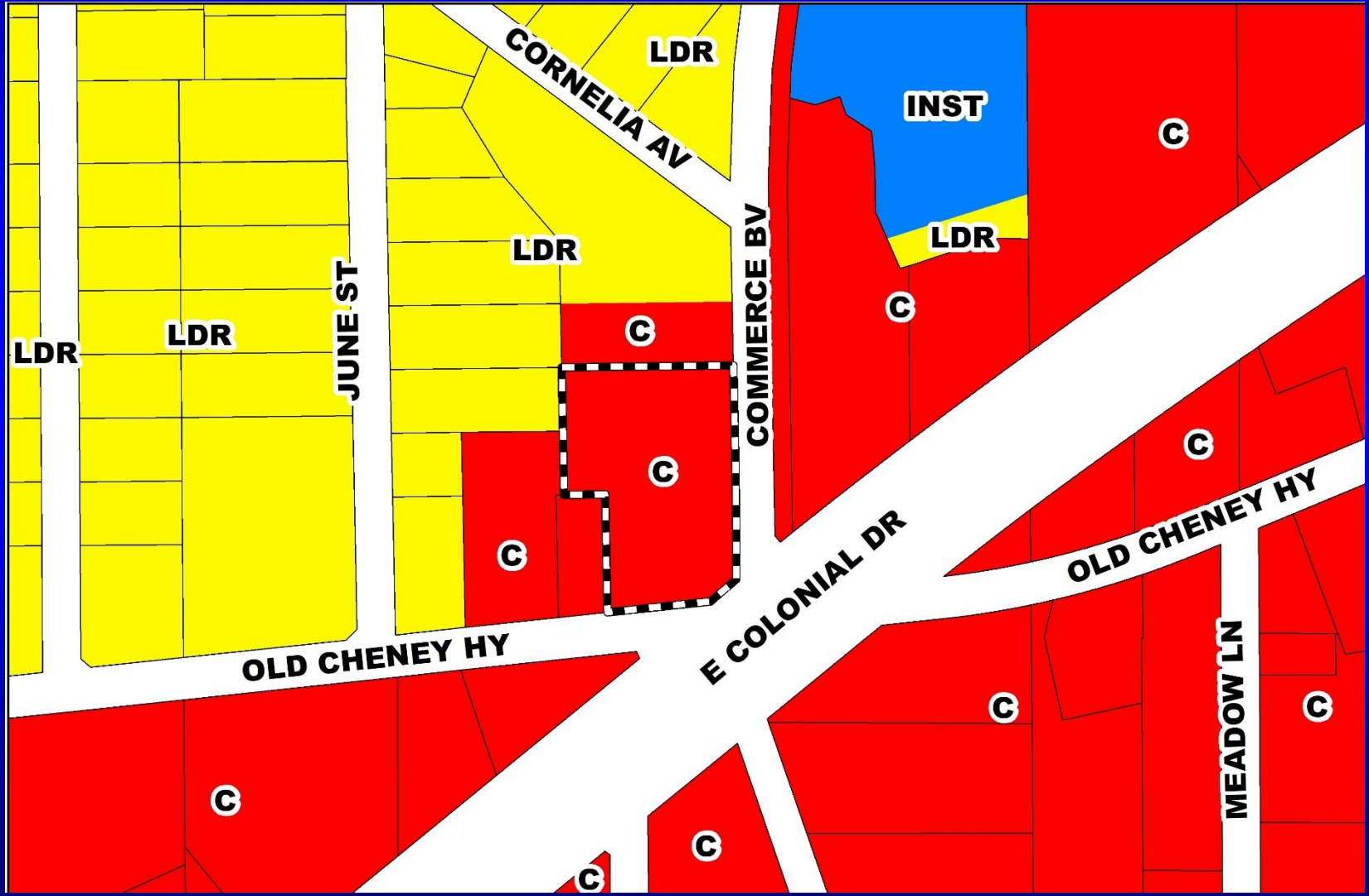
- Case:** RZ-19-04-003
- Applicant:** Ossama Salama, Sam's Towing, Inc.
- District:** 5
- Location:** 6139 E. Colonial Drive, generally located northwest of E. Colonial Drive, north of Old Cheney Highway, west of Commerce Boulevard, east of June Street, and south of Cornelia Avenue
- Acreage:** 2.04 gross acres
- From:** C-2 (General Commercial District)
- To:** C-3 (Wholesale Commercial District)
- Proposed Use:** Automobile towing and junk yard



RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

Future Land Use Map

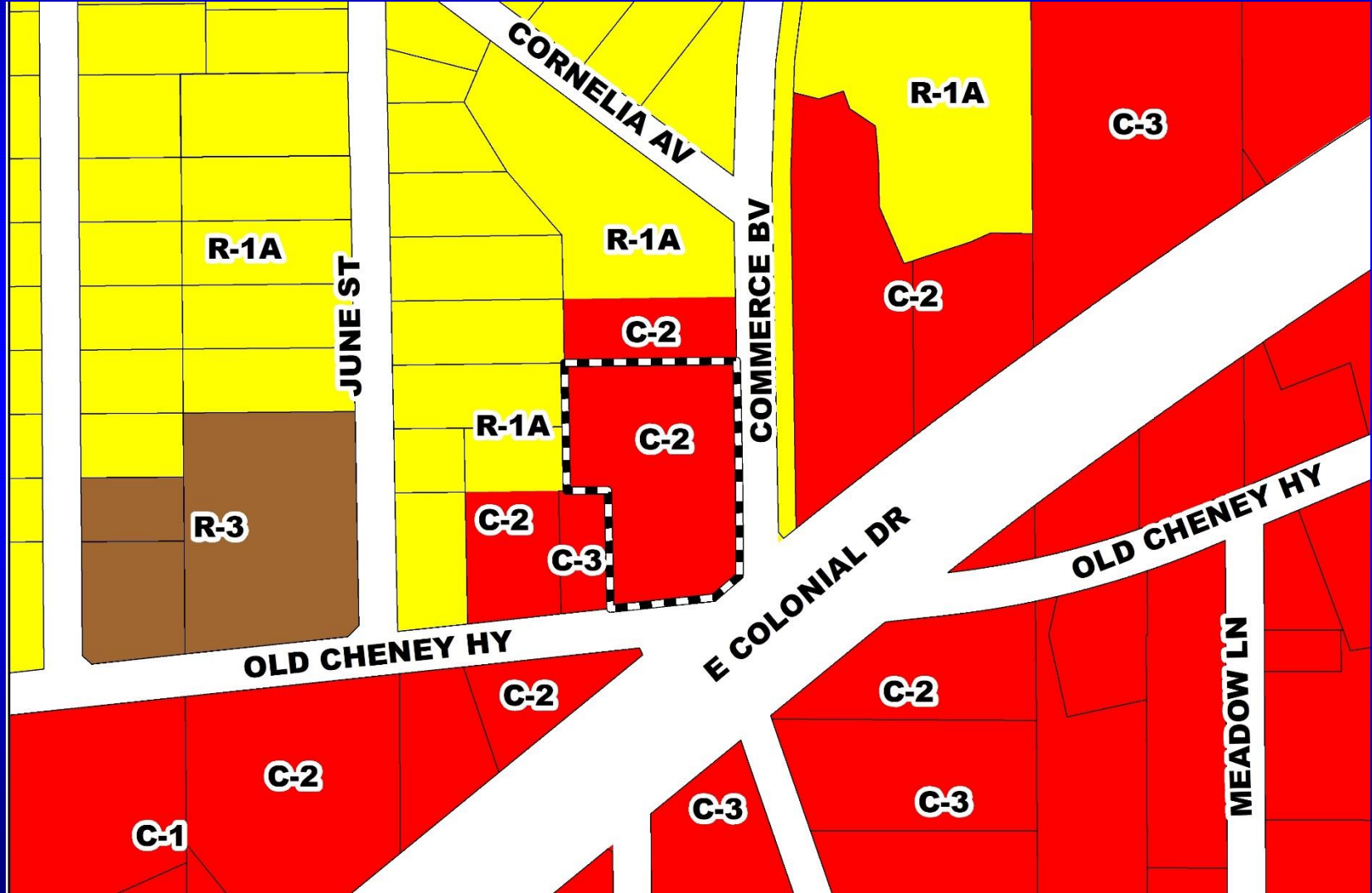




RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

Zoning Map

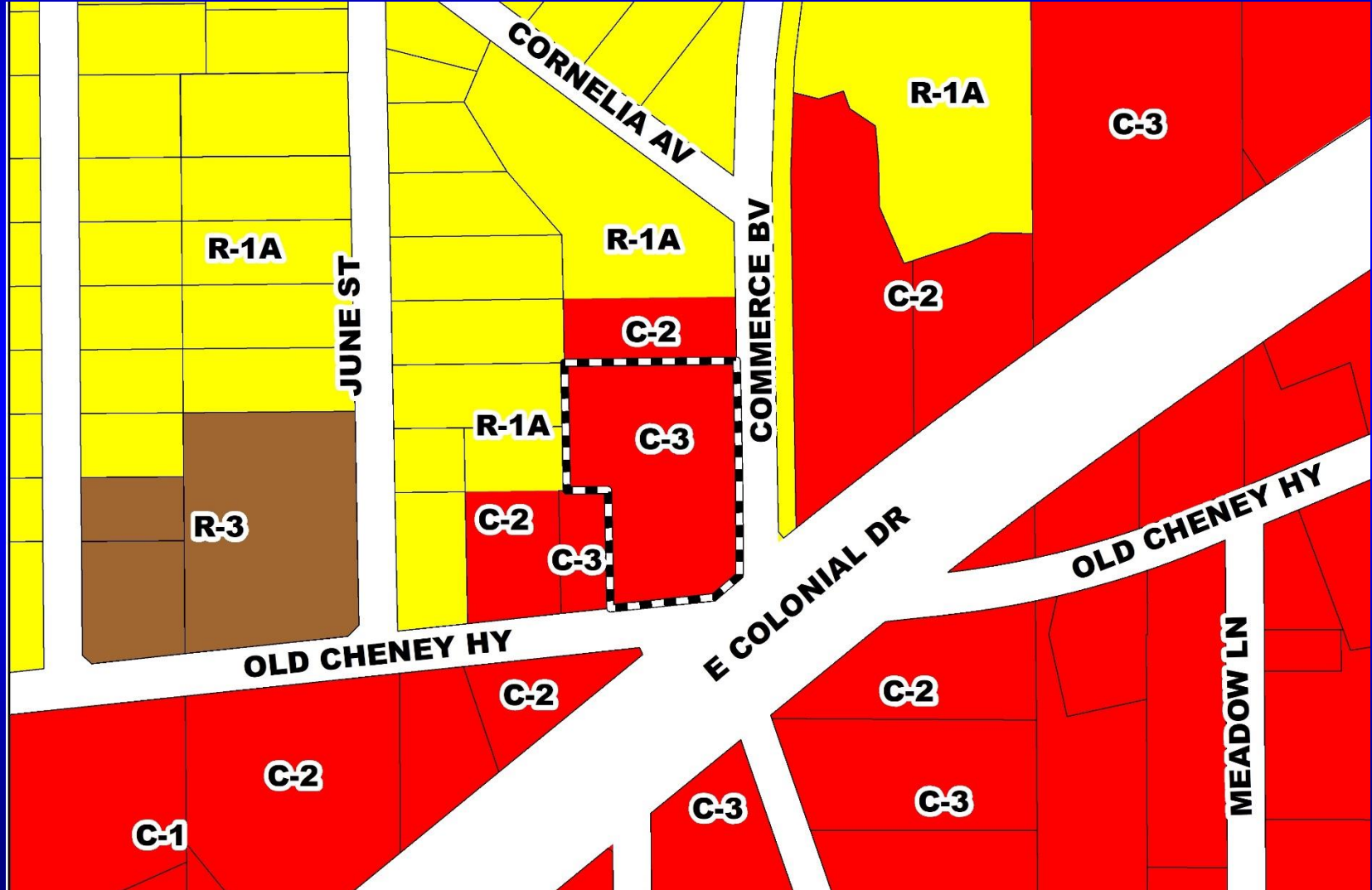




RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

Proposed Zoning Map





RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

Aerial Map





Action Requested

PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall on the southern 50' of the property line along Commerce Boulevard.

District 5



Polo Glen PD / Polo Glen at Lake Betty DP Development Review Committee Appeal

Case: DP-18-02-050

Project Name: Polo Glen PD / Polo Glen at Lake Betty DP

Appellant: Christopher Roper, Akerman, LLP

Applicant: Dave Schmitt, DSE Dave Schmitt Engineering

District: 2

Acreage: 45.75 gross acres

Location: Generally located north of Maitland Boulevard and east of South Orange Blossom Trail

Request: To construct 336 multi-family residential dwelling units on a total of 45.75 gross acres of which 28.70 acres are developable.



RZ-19-07-019 – Robert Paymayesh Planning and Zoning Commission Appeal

- Case:** RZ-19-07-019
- Appellant:** Rick Pelzer, Rebecca Pelzer, Tami Salter, Colin Salter, Victoria Villegas, Dilmar Villegas, Cassie Lynch, and Stephen Toth
- Applicant:** Robert Paymayesh, College Park RBP, LLC
- District:** 3
- Location:** 8901 Curry Ford Road; generally located north of Curry Ford Road, west of S Econlockhatchee Trail, and east of S Chickasaw Trail
- Acreage:** 4.85 gross acres
- From:** A-2 (Farmland Rural District)
- To:** R-1 (Single Family Dwelling District)
- Proposed Use:** Thirteen (13) single-family residential dwelling units.



Alafaya Trail Property Planned Development / Land Use Plan

- Case:** CDR-14-05-144
- Project Name:** Alafaya Trail Property Planned Development / Land Use Plan
- Applicant:** Brooks Stickler, Kimley-Horn and Associates, Inc.
- District:** 4
- Acreage:** 50.20 gross acres
- Location:** Generally located south of E. Colonial Drive and west of Alafaya Trail.
- Request:** To increase retail / commercial (C-1) square footage from 174,000 to 304,000 (an increase of 130,000 square feet), while retaining 6,000 square feet of previously approved Professional Office (P-O) uses, reflect the conservation, impact, and mitigation of on-site wetlands per Conservation Area Impact (CAI) permit #CAI-14-08-025, and remove a note requiring the dedication of PD Tract A development rights to Orange County. One waiver is also being requested.



Action Requested

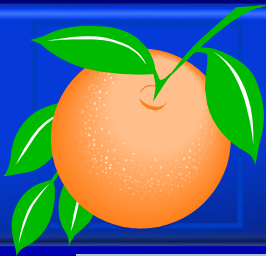
**Continue case CDR-14-05-144 to the December 3, 2019
BCC meeting at 2:00 p.m.**

District 4

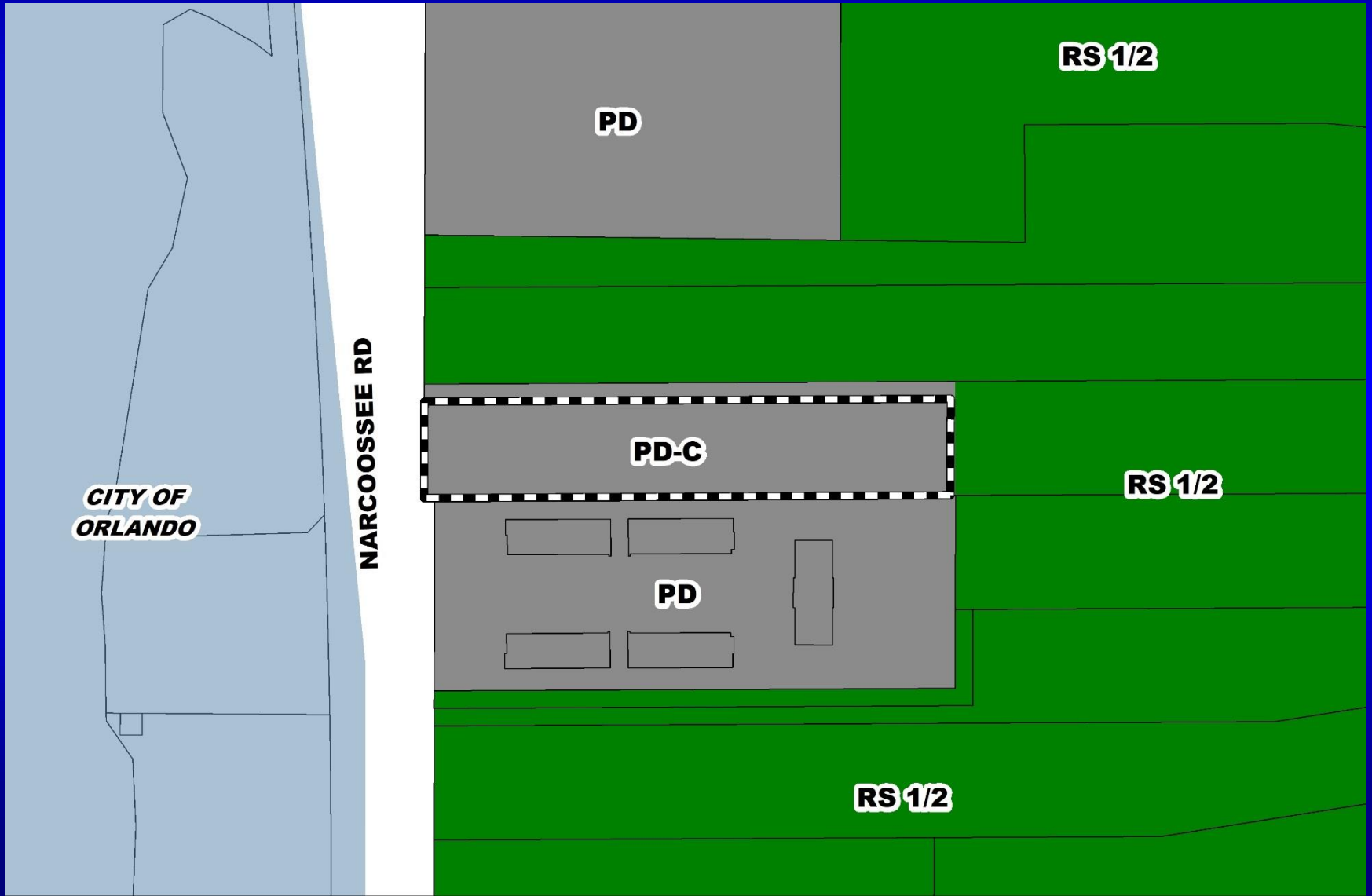


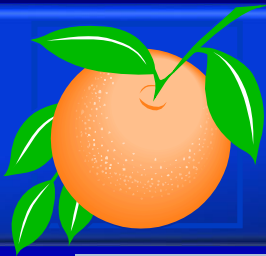
Nona Center Planned Development / Land Use Plan

- Case:** CDR-19-05-169
- Project Name:** Nona Center Planned Development / Land Use Plan
- Applicant:** Paul N. Medley, PNM Architecture
- District:** 4
- Acreage:** 1.52 gross acres
- Location:** 1739 Narcoossee Road; or generally located on the east side of Narcoossee Road and south of Kirby Smith Road
- Request:** To request a waiver to allow a maximum building height of 40 feet within 100 feet of any residential zoned property, in lieu of 35 feet.

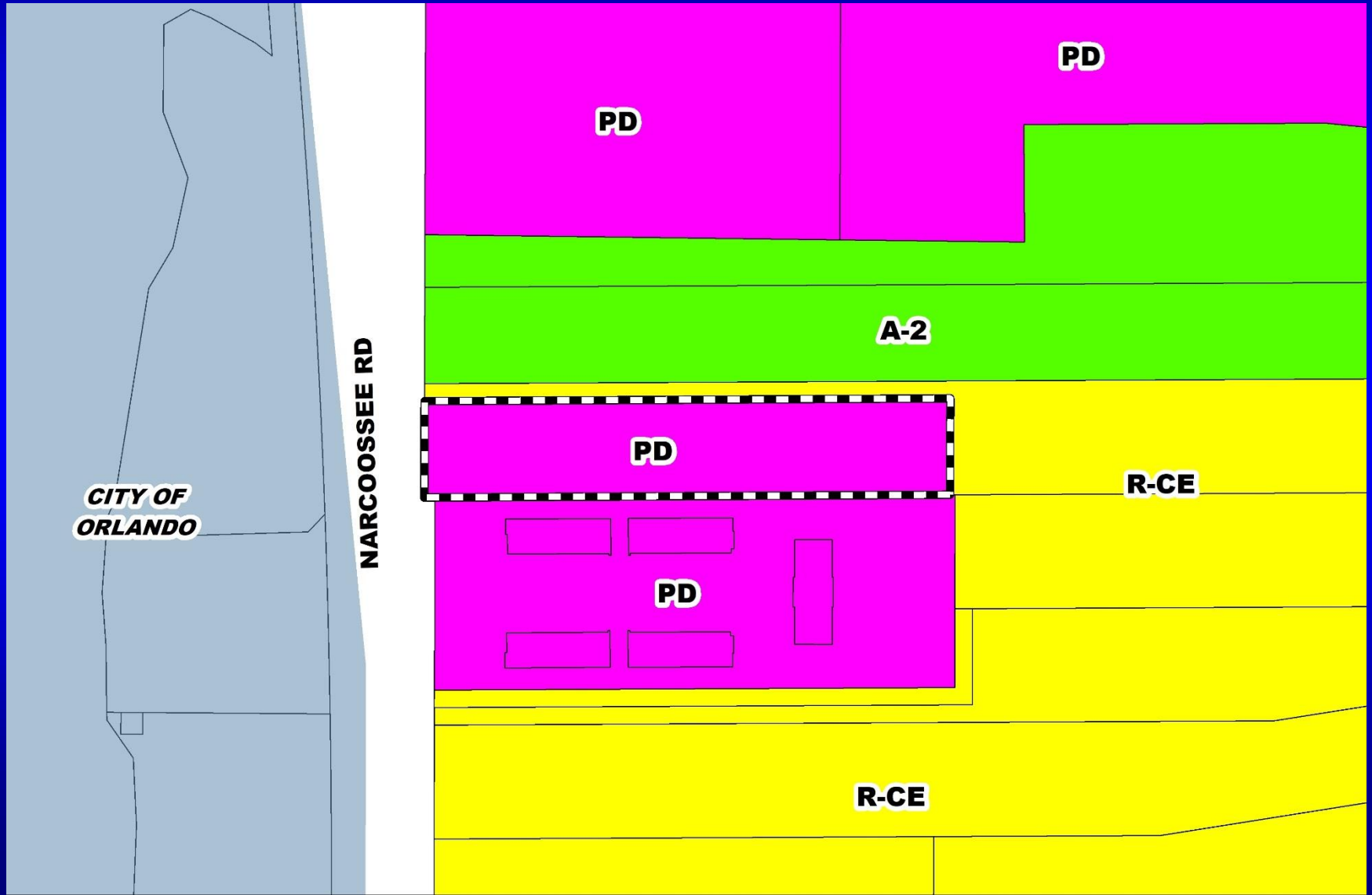


Nona Center Planned Development / Land Use Plan Future Land Use Map



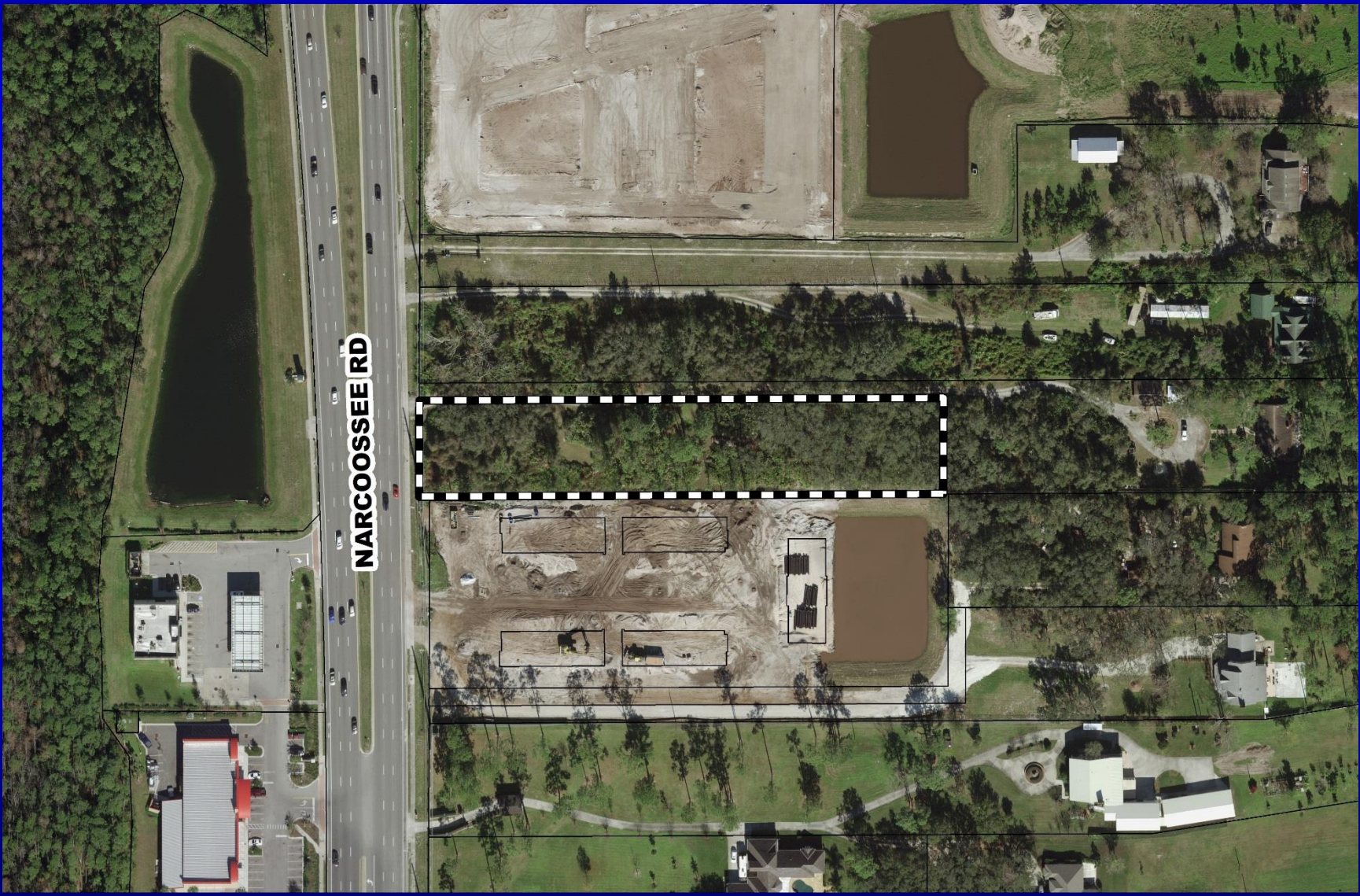


Nona Center Planned Development / Land Use Plan Zoning Map

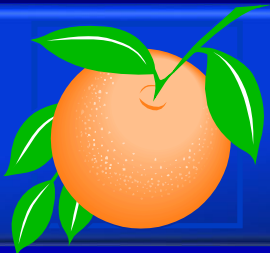




Nona Center Planned Development / Land Use Plan Aerial Map



NARCOOSSEE RD



Nona Center Planned Development / Land Use Plan Overall Land Use Plan



LOCATION MAP

LEGAL DESCRIPTION

THE WEST 80 FEET OF THE SOUTH 150 FEET OF THE NORTH 1/4 FEET OF THE SOUTHWEST QUARTER, SECTION 17, TOWNSHIP 24 SOUTH, RANGE 31 EAST, LESS RIGHT-OF-WAY FOR STATE ROAD NO. 16, ON WEST.

**NONA CENTER
LAND USE PLAN
CHANGE DETERMINATION REQUEST**
CASE NUMBER CDR -19-05-169
PARCEL ID #17-24-31-0000-00-053
ORANGE COUNTY, FL
MAY 2019

SHEET INDEX

01 LAND USE PLAN: CDR
02 SPECIAL CONDITIONS AND MINUTES

RECEIVED
By DRC Office at 4:45 pm, Aug 08, 2019



PNM
ARCHITECTURE

PAUL N MEDLEY
Architect
AIA NCARB

101 Smokerise Blvd
Longwood FL 32779
PHONE NUMBER 407-701-6410
WWW.PNMARCHITECTURE.COM

08919 PNM ARCHITECTURE
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SEAL: AR # 96512

PROJECT:
NONA CENTER LUP
17248 MANCROSS RD
ORANGE COUNTY, FL
LAND USE PLAN

REVISION DATES
7-22-19
8-1-19

DATE
5-13-19

SHEET TITLE
LAND USE PLAN
CHANGE
DETERMINATION
REQUEST

SHEET NUMBER

C1

PROJECT NO.
017-18

DESIGN GUIDELINES

- THE PURPOSE OF THESE DESIGN STANDARDS AND GUIDELINES IS TO CREATE A HIGH QUALITY BUILT ENVIRONMENT. FURTHER, A MINIMUM STANDARD FOR BUILDING DESIGN CONTRIBUTES TO CLIMATE AND FUTURE ECONOMIC VIABILITY OF THE AREA AND MAINTAINS THE OVERALL QUALITY OF LIFE IN THE COMMUNITY. THE FOLLOWING STANDARDS AND GUIDELINES ARE IN ADDITION TO THOSE WITH THE ORANGE COUNTY ARCHITECTURAL STANDARDS AND ORDINANCES. THEY APPLY TO ALL PRINCIPAL USES WHETHER ON PARCEL OR OUT-PARCELS AND TO FREE STANDING, ANCILLARY OR SECONDARY USES, SUCH AS KIOSKS, TICKET BOOTHS, ETC.
- THE BUILDING LOCATION, BUILDING MASSING AND THE FINISH MATERIALS ARE TO EMPHASIZE A PEDESTRIAN SCALE.
- ARCHITECTURAL FEATURES SHALL EMPHASIZE A HUMAN SCALE RELATIONSHIP.
- SITE PLANS SHALL BE SUBMITTED WHICH ADDRESS PEDESTRIAN CIRCULATION.
- THE ARCHITECTURAL STYLE SHALL BE SUCH THAT IT SUPPORTS A UNIFIED AND INTEGRATED APPROACH.
- THE EXTERIOR WALLS OF A BUILDING MUST BE ARTICULATED WITH A COHESIVE STYLE AND USE OF COMPLEMENTARY MATERIALS ON ALL SIDES.
- ALL FACADES MUST HAVE RECOGNIZABLE BASE, MIDDLE AND TOP FACADES MUST ALSO INCLUDE AN ACCESSION LINE THAT RELINQUISHES THE TRANSITION BETWEEN THE GROUND FLOOR LEVEL AND BASE INDIVIDUAL FLOOR.
- AWNINGS, IF ANY SHOULD BE ARCHITECTURALLY COHERENT WITH THE BUILDING IN TERMS OF DESIGN, SIZE, MATERIALS AND COLOR.
- SCREENS VISIBLE FROM AND ADJACENT TO RESIDENTIAL AREAS, WHICH ARE NOT PRIMARY FACADES, SHALL BE TREATED IN THE SAME MANNER AS A SECONDARY FACADE PER ORANGE COUNTY ARCHITECTURAL DESIGN GUIDELINES.
- ELEVATIONS AND RENDERINGS ARE REQUIRED OF ALL SIDES AND ARE TO SHOW AND IDENTIFY ALL MATERIALS USED BOTH FOR EXTERIOR WALLS AND ROOFS. THE ELEVATIONS AND RENDERINGS SHALL SHOW THE PROPOSED ARCHITECTURAL STYLE INCLUDING ANY SPECIAL STYLE FEATURES AND TREATMENTS. SUBMITTAL OF THIS MATERIAL IS REQUIRED CONCURRENT WITH DEVELOPMENT PLAN SUBMITTAL.
- CLEAR SIGNAGE ON BUILDING OR AWNING THAT USE PRIMARY COLORS, ARE HIGH CONTRAST, BLACK OR ARE NEON IN NATURE SHALL NOT BE PERMITTED.
- SERVICE AREAS AND DISMISYV AREAS SHALL BE SCREENED AWAY FROM AN ADJACENT RESIDENTIAL USE.
- NO PART OF A PUMPSTATION OR MATERIALS STORE WITH THE SERVICE AREA SHALL EXTEND ABOVE THE REQUIRED MASONRY WALL.
- THE MASONRY WALL SHALL BE DECORATIVELY FINISHED CONCRETE MASONRY, BRICK, STUCCO, OR OTHER MATERIAL COMPATIBLE WITH THE EXTERIOR OF THE PRINCIPAL BUILDING.

4. EACH FENCE SHALL BE 100' HIGH A DECORATIVE OR GATE EQUAL IN HEIGHT TO THE MASONRY WALL.

- EACH SERVICE AREA, LOADING DOCK OR HUMPER REQUIRES SCREENING AND FENCING SHALL FOLLOW THE COUNTY WITH CHAPTER 24.4 LANDSCAPE REQUIREMENTS.
- COMMERCIAL AND OFFICE DEVELOPMENT ON THE SITE SHALL HAVE A UNIFIED DEVELOPMENT WITH CONSISTENT ARCHITECTURAL LANGUAGE AND LANDSCAPE DESIGN THROUGHOUT.
- MAXIMUM LIGHT POLE HEIGHT FROM FINISHED GRADE TO TOP OF LIGHT FIXTURES SHALL BE TWENTY-FOUR (24) FEET.
- POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. GROUND AND FACIA SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE.
- EXTERIOR SIGNS SHALL BE LIT WITH EXTERNAL LIGHT SOURCES ONLY. LIGHT SOURCES SHALL BE SHIELDED, SHIELDED AND POINTED TOWARD THE SIGN FACE TO THAT SHIELDS GLARE ONTO ANY ADJACENT LOW ADJACENT PROPERTIES, OR BACKWARD IS COMPLETELY AVOIDED.

EXISTING WAIVERS REQUESTED

- A WAIVER FROM 38-25(4) TO ALLOW FOR A SETBACK ON THE NORTH PROPERTY LINE OF 5 FEET IN LIEU OF 25 FEET.
- A WAIVER TO MAINTAIN A 25 FOOT SEPARATION FROM THE ORIGINAL PROPERTY LINE WHILE STILL PROVIDING A 20-FOOT PPM SINGLE ACCESS FOR RESIDENTIAL TO THE EAST.
- A WAIVER FROM 38-44(4) TO ALLOW FOR MEDIUM DEEP PARKING SPACES IN LIEU OF THE SPACE REQUIRED FROM 38-44(4) OF CODE.
- JUSTIFICATION A PARKING STUDY WAS DONE SHOWING THE PARKING GENERATION MAINTAIN AND POINT TO THE PROPOSED BUILDING. THE LIGHT SIGNAGE WILL BE IN KEEPING WITH THE MASTER PLAN FOR A COMMERCIAL CORRIDOR ALONG MANCROSS ROAD AS OUTLINED IN THE INTERLOCAL AGREEMENT FOR A JOINT PLANNING AREA BETWEEN THE CITY OF ORLANDO AND ORANGE COUNTY.

WAIVER REQUEST THIS CODE

- JUSTIFICATION FOR 38-37(5) STATES A HEIGHT INCREASE MAY BE ALLOWED IF THE APPLICANT CAN DEMONSTRATE THAT THERE WILL BE ANY DETRIMENTAL IMPACT TO ADJACENT PROPERTY. THE HEIGHT OF LESS THAN 16 FT IS A RESIDENTIAL ZONED PROPERTY IS AT THE NORTH PROPERTY LINE WHERE THE PROJECT ADJUTS ONLY A 20' WIDE NONRESIDENTIAL RESIDENTIAL DRIVEWAY WITH THE PROPOSED BUILDING. WITH THE CLOSEST EXISTING RESIDENCE OVER 100' DISTANCE FROM THE BACK OF THE PROPOSED BUILDING. THE HEIGHT INCREASE WILL BE IN KEEPING WITH THE INTERLOCAL AGREEMENT FOR A JOINT PLANNING AREA BETWEEN THE CITY OF ORLANDO AND ORANGE COUNTY.

SOILS LEGEND

- 34 POMELLO FINE SAND
- 44 SHYRRA-SMIRNA
- 24 ZOLFO FINE SAND

SITE DATA

- PRINCIPAL BUILDING: 117248 MANCROSS RD ORLANDO, FL 32820
- PARCEL ID: 17-24-31-0000-00-053
- LAND AREA: 1.52 AC.
- FUTURE LAND USE: EXISTING PLANNED DEVELOPMENT - COMMERCIAL
- PROPOSED ZONING: NO CHANGE
- PROPOSED ZONING: NO CHANGE
- MINIMUM OPEN SPACE: 20%
- INFRASTRUCTURE: POTABLE WATER, ETC. WASTEWATER, ORANGE COUNTY RECLAIM WATER PROCESSING, ORANGE COUNTY
- TRAFFIC GENERATION: OFFICE BLDG 20' - 50' PM PEAK TRIPS (ITE CODE 720) RETAIL 5, 20' - 50' - 10' PM PEAK TRIPS (ITE CODE 800)
- DEVELOPMENT CRITERIA: TOTAL SQUARE FOOTAGE: 211,310 SF PROPOSED FLOOR AREA: 84,765 SQ MAX MAX. IMPERVIOUS AREA: 70%
- MINIMUM PARKING SPACE: 81 (WATER GRANTED)
- BUILDING STRUCKS: NORTH 5' (WATER GRANTED) SOUTH 2' (WATER GRANTED) WEST 2' (WATER GRANTED) EAST 2' (WATER GRANTED)
- PERMITTED USE CATEGORY: P-0 & C-1
- PROHIBITED USE: 49' STRIP COMMERCIAL
- BUILDING HEIGHT: 40' (WATER REQUESTED)
- SCHOOL: A08 CHS 2709610A

DESIGN GUIDELINES

- SIGN MATERIAL SHALL MATCH THE MATERIAL AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING.
- RESIDENTIAL PORTION SHALL HAVE 10 FOOT PPM SINGLE ACCESS TO MANCROSS ROAD, AS REQUIRED BY CODE.
- ALL UTILITY LINES SHALL BE PLACED UNDERGROUND.
- ABOVE GROUND OUTLETS, FOR MOUNTED TRAFFIC SIGNALS, FEEDTALS, METERS, BACK FLOW PREVENTERS OR THE LIKE SHALL BE SCREENED FROM PUBLIC VIEW. SUBJECT TO ACCESS REQUIREMENTS, WITH A MINIMUM 5' WIDE REWORKING LANDSCAPE BUFFER AREA. SIGN SHALL BE AT LEAST 3 FT TALL AND 75% OPACITY AT PLANTING AND GROW TO A HEIGHT AND DENSITY CAPABLE OF COMPLETELY SCREENING THE EQUIPMENT. THE ABOVE GROUND UTILITY EQUIPMENT MAY BE PAINTED BLACK OR GREEN AND THEN MAINTAINED ACCORDINGLY.
- ALL ROOF TOP EQUIPMENT AND UTILITIES SHALL NOT BE VISIBLE FROM PUBLIC VIEW. ANY PARAPET WALL, ROOF STRUCTURE, OR SIMILAR SCREENING APPROACH SHALL BE SIMILAR TO AND COMPATIBLE WITH IS NOT DETRIMENTAL TO THE PRIMARY STRUCTURE.
- OUTDOOR STORAGE IS PROHIBITED.
- BUILDING ELEVATIONS WILL BE PROVIDED FOR COMPLIANCE FOR PERMITTED BY THE PLANNING AND DESIGN ARCHITECTURAL STAFF.
- THERE SHALL BE A 2 STORY HEIGHT LIMIT WITH 40' OF THE SIGN WATER LEVEL.
- LIST OF USES OF USES: PROHIBITED USE: P-0 & C-1 (PER 311.43.2.0) PROHIBITED USE: STRIP COMMERCIAL.
- NOTES:
 - PROJECT INFRASTRUCTURE WILL BE DEVELOPED IN ONE PHASE.
 - OPEN SPACE SHALL COMPLY WITH SECTION 38-124 OF THE ORANGE COUNTY LDC.
 - SOIL INFORMATION KNOWN ON THIS PLAN IS BASED UPON THE USGS SOIL SURVEY.
 - THIS PROJECT WILL BE DESIGNED WITH A CENTRAL STORMWATER MANAGEMENT FACILITY UNDER CRITERIA IN ACCORDANCE WITH ORANGE COUNTY AND WPMO STANDARDS.
 - POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. GROUND AND FACIA SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE.
 - ANY VARIATIONS FROM COUNTY CODES MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
 - CHORS ACCESS EASEMENTS TO THE ADJACENT PROPERTY TO THE NORTH AND SOUTH SHALL BE REQUESTED AND SHALL BE INCLUDED OVER THE RIGHT OF ACCESS.



Action Requested

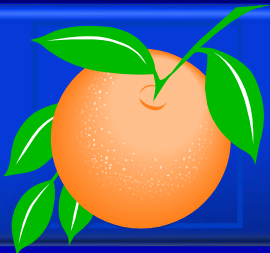
Make a finding of consistency with the Comprehensive Plan and approve the Nona Center Planned Development / Land Use Plan (PD/LUP), dated “August 8, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

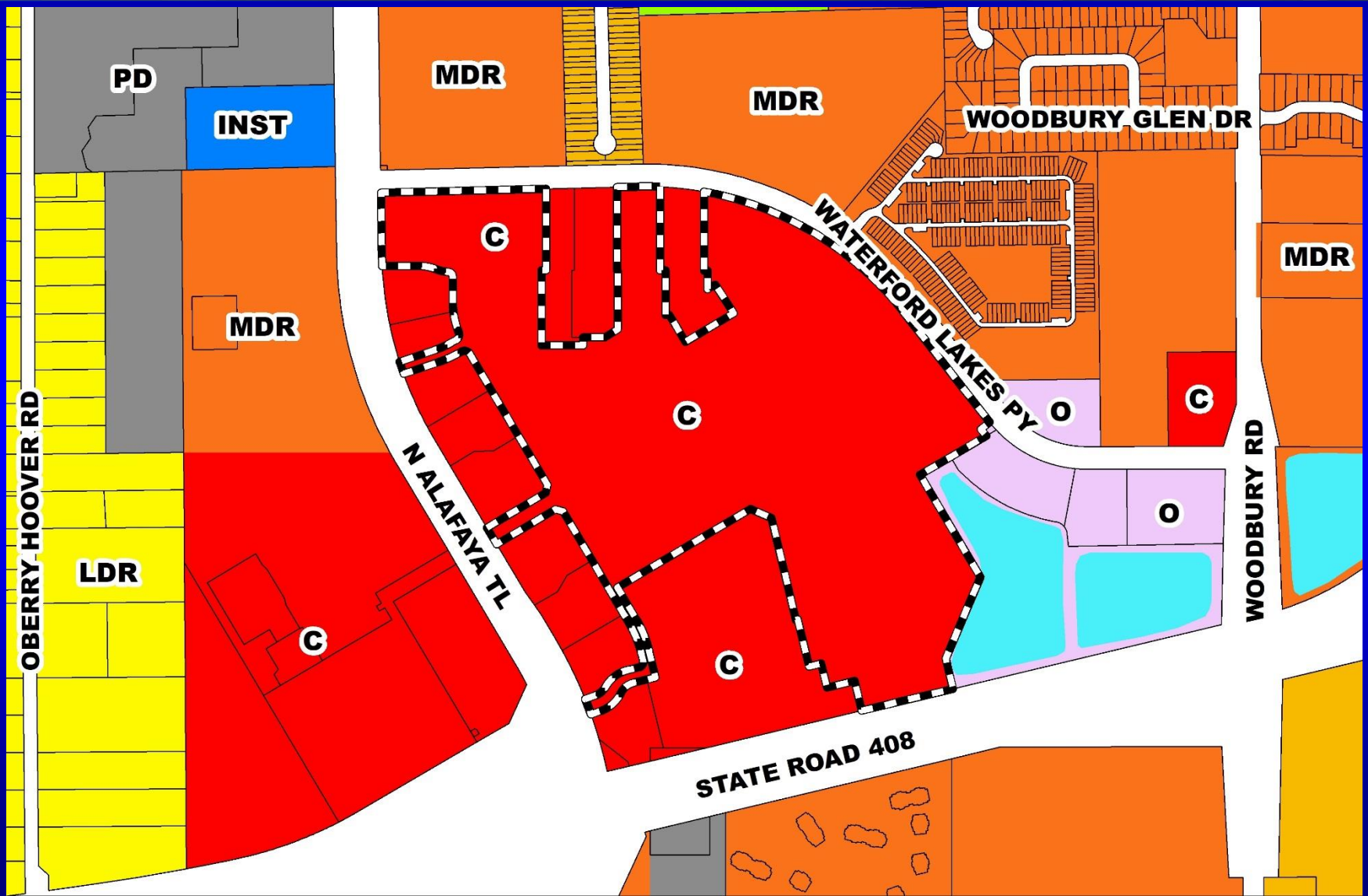


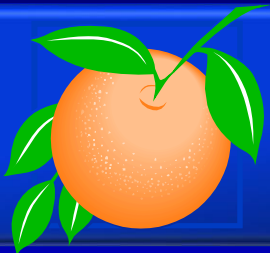
Waterford Lakes Town center Planned Development / Land Use Plan

- Case:** CDR-19-06-216
- Project Name:** Waterford Lakes Town Center Planned Development / Land Use Plan
- Applicant:** Lynda Glinski, Waterford Lakes Town Center, LLC
- District:** 4
- Acreage:** 1,344.00 gross acres (overall PD)
74.12 gross acres (affected parcel only)
- Location:** 331 N. Alafaya Trail; or generally located on the east side of N. Alafaya Trail, north of State Road 408, and south of Waterford Lakes Parkway
- Request:** To expand the special event area within PD Parcels 4 and 5.

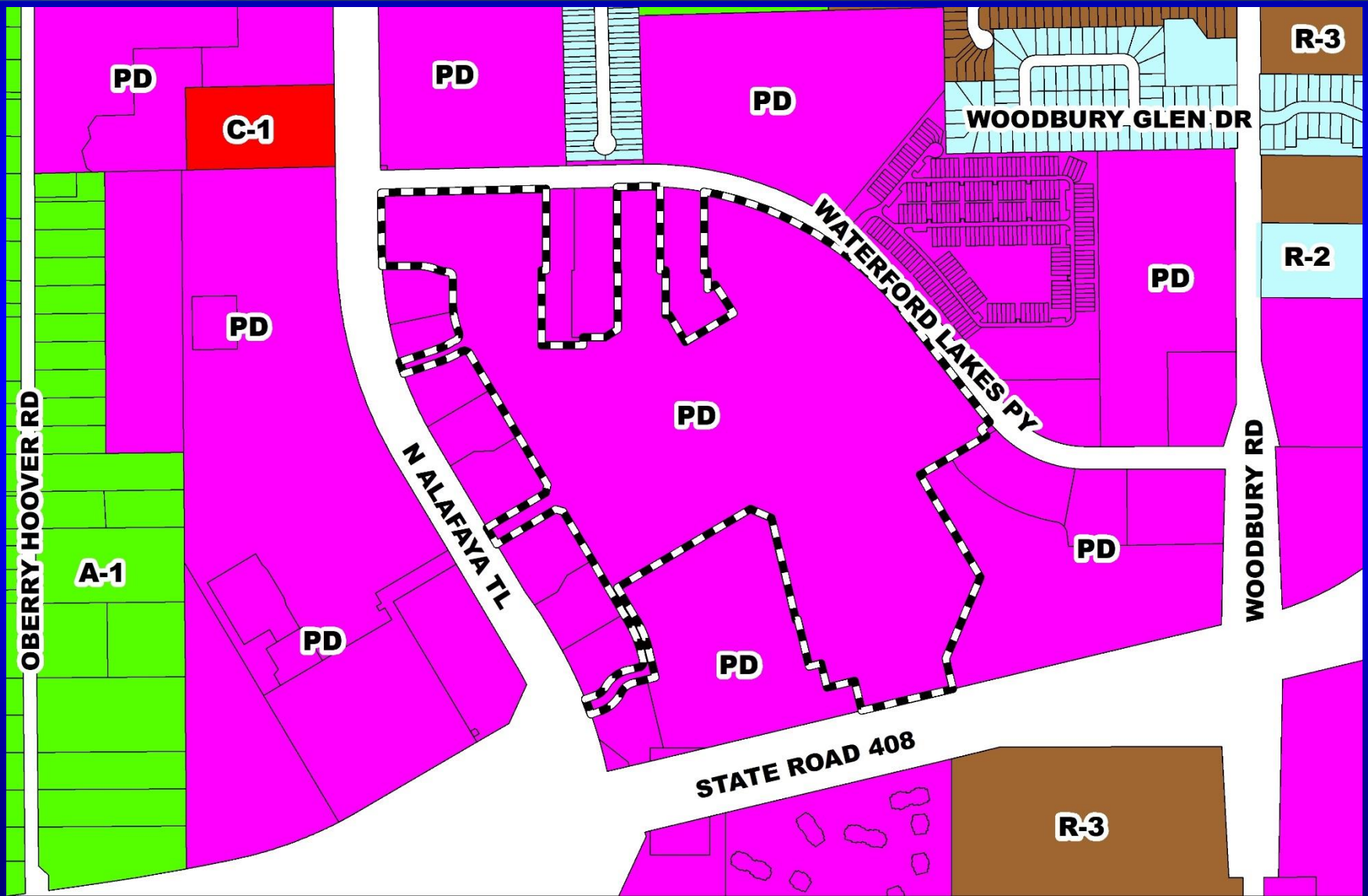


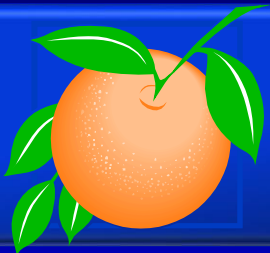
Waterford Lakes Town center Planned Development / Land Use Plan Future Land Use Map





Waterford Lakes Town center Planned Development / Land Use Plan Zoning Map





Waterford Lakes Town center Planned Development / Land Use Plan Aerial Map





Waterford Lakes Town center Planned Development / Land Use Plan Overall Land Use Plan (Special Events Area)



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MODIFIED: January 30, 2019



WATERFORD LAKES TOWN CENTER
413 NORTH ALAFAYA TRAIL
ORANGE COUNTY, FL 32828
WASHINGTON PRIME GROUP
CORP # 004508



Action Requested

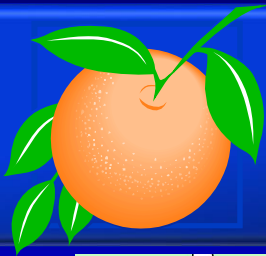
Make a finding of consistency with the Comprehensive Plan and approve the Waterford Lakes Planned Development / Land Use Plan (PD/LUP), dated “August 1, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



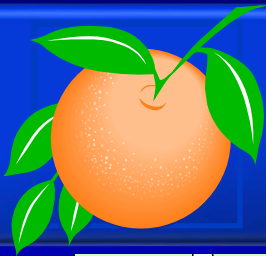
Zellwood Station Planned Development / Land Use Plan

Case:	CDR-18-12-418
Project Name:	Zellwood Station Planned Development / Land Use Plan
Applicant:	David Evans, Evans Engineering, Inc.
District:	2
Acreage:	843.00 gross acres (overall PD) 71.34 gross acres (affected parcel only)
Location:	2600 Fairbluff Road, or generally located south of W. Ponkan Road and west of State Road 429
Request:	To remove the age-restriction on the northwest 71.34 gross acres of the PD to allow for the development of 277 single-family dwelling units with school-aged children. No waivers from Orange County Code are proposed with this request.

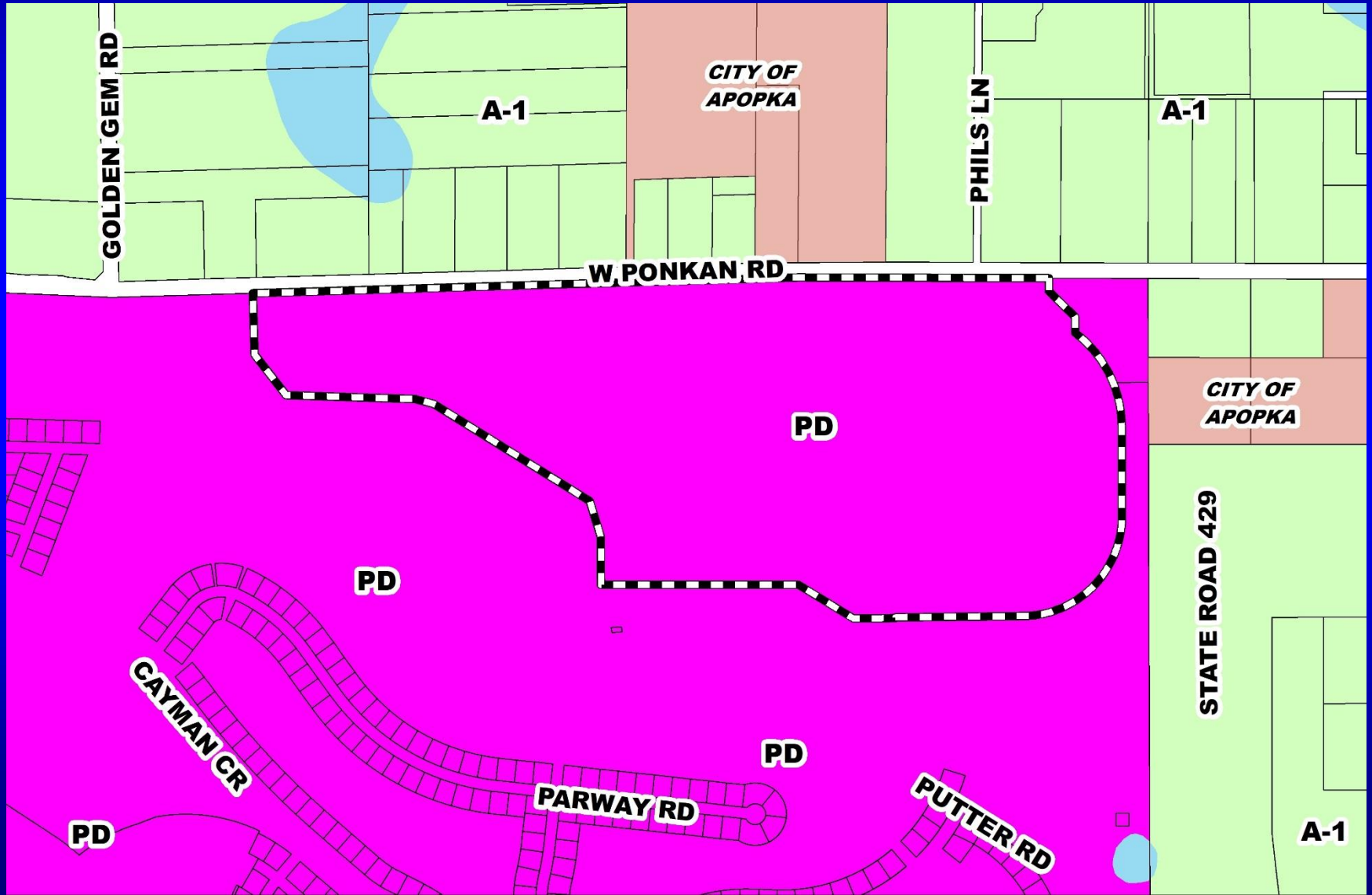


Zellwood Station Planned Development / Land Use Plan Future Land Use Map



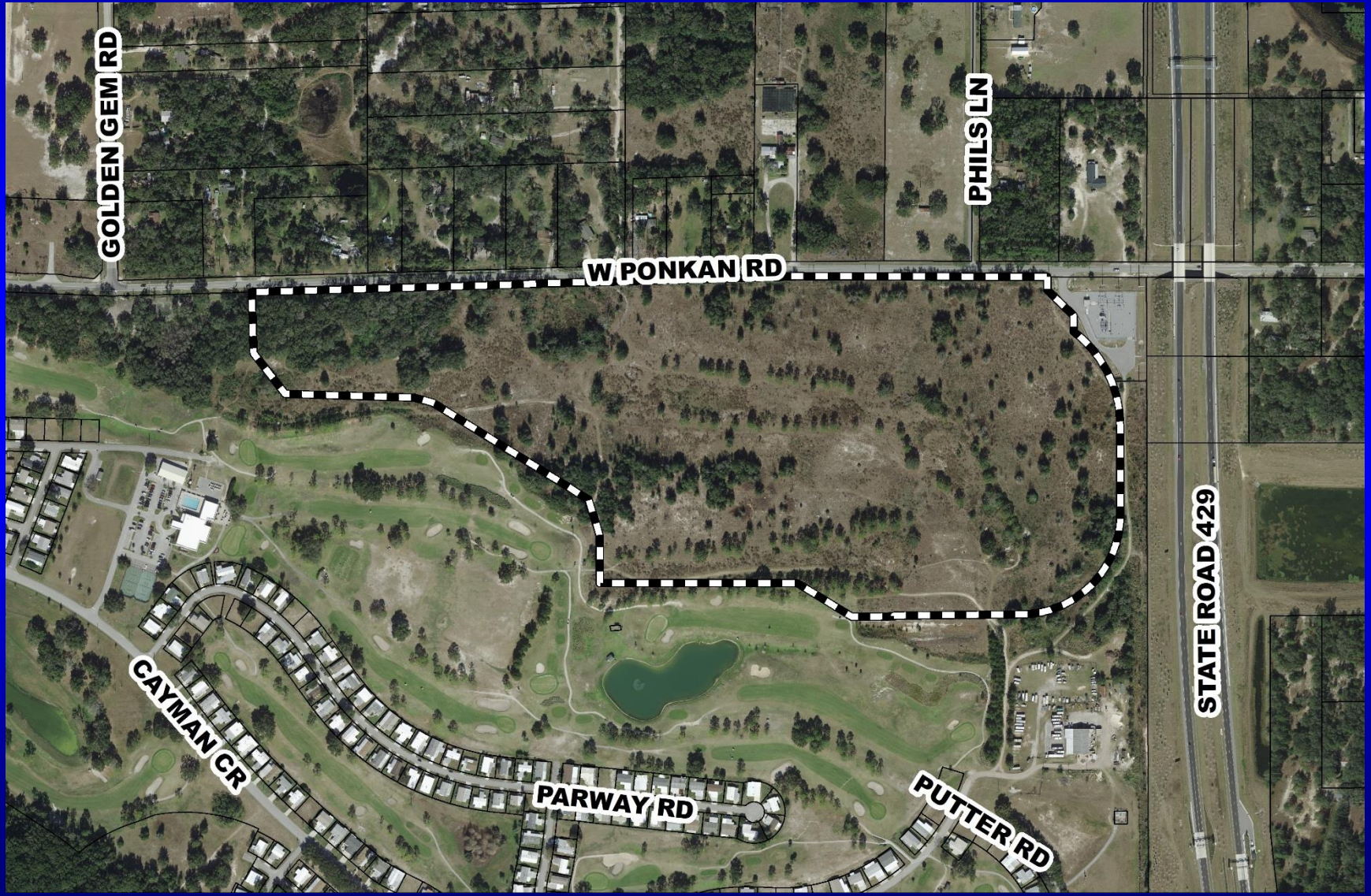


Zellwood Station Planned Development / Land Use Plan Zoning Map





Zellwood Station Planned Development / Land Use Plan Aerial Map





Action Requested

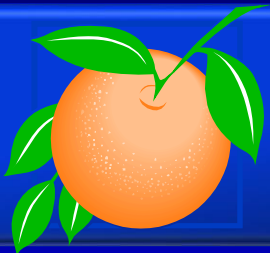
Make a finding of consistency with the Comprehensive Plan and approve the Zellwood Station Planned Development / Land Use Plan (PD/LUP), dated “May 24, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

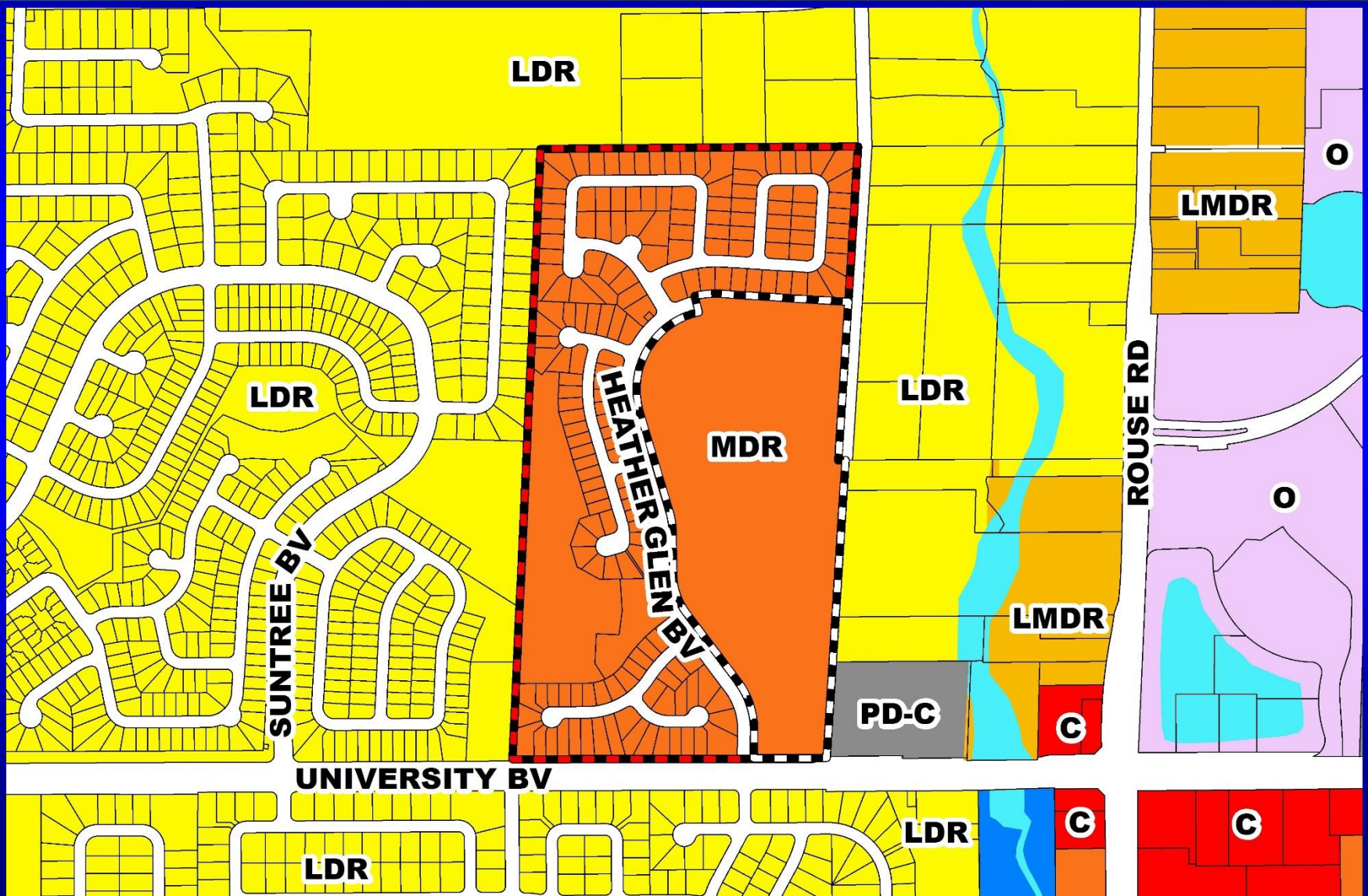


The Glenn Planned Development / Land Use Plan

- Case:** CDR-19-03-115
- Project Name:** The Glenn Planned Development / Land Use Plan
- Applicant:** William Burkett, Burkett Engineering
- District:** 5
- Acreage:** 80.00 gross acres (overall PD)
30.23 gross acres (affected parcel only)
- Location:** Generally located north of University Boulevard and east of Heather Glen Boulevard
- Request:** To add 60 multi-family dwelling units to the development program in Phase I. Additionally, the applicant has requested four waivers related to building height, building setbacks, and building separation requirements.

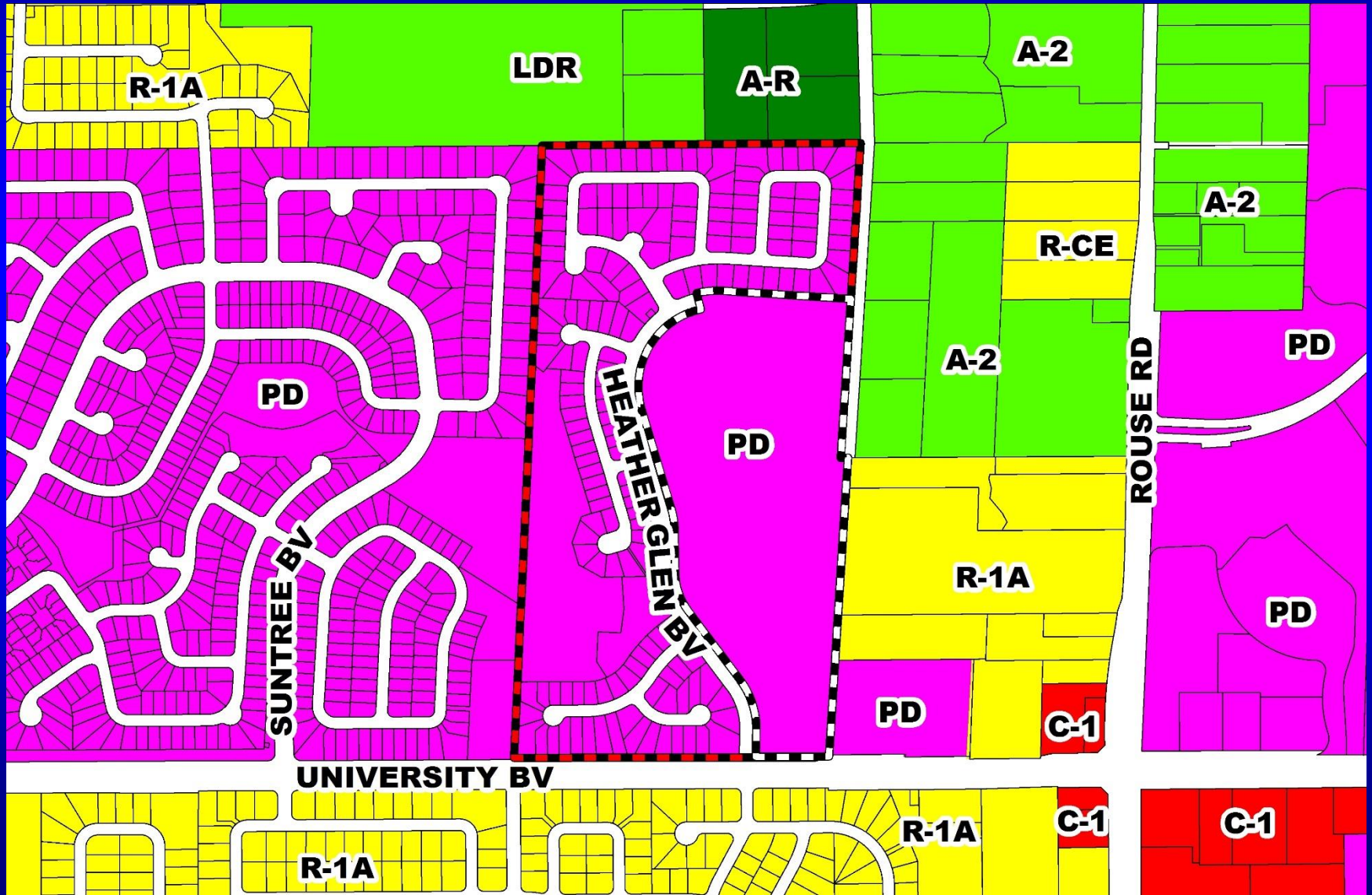


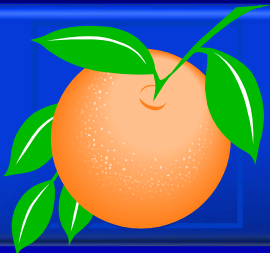
The Glenn Planned Development / Land Use Plan Future Land Use Map



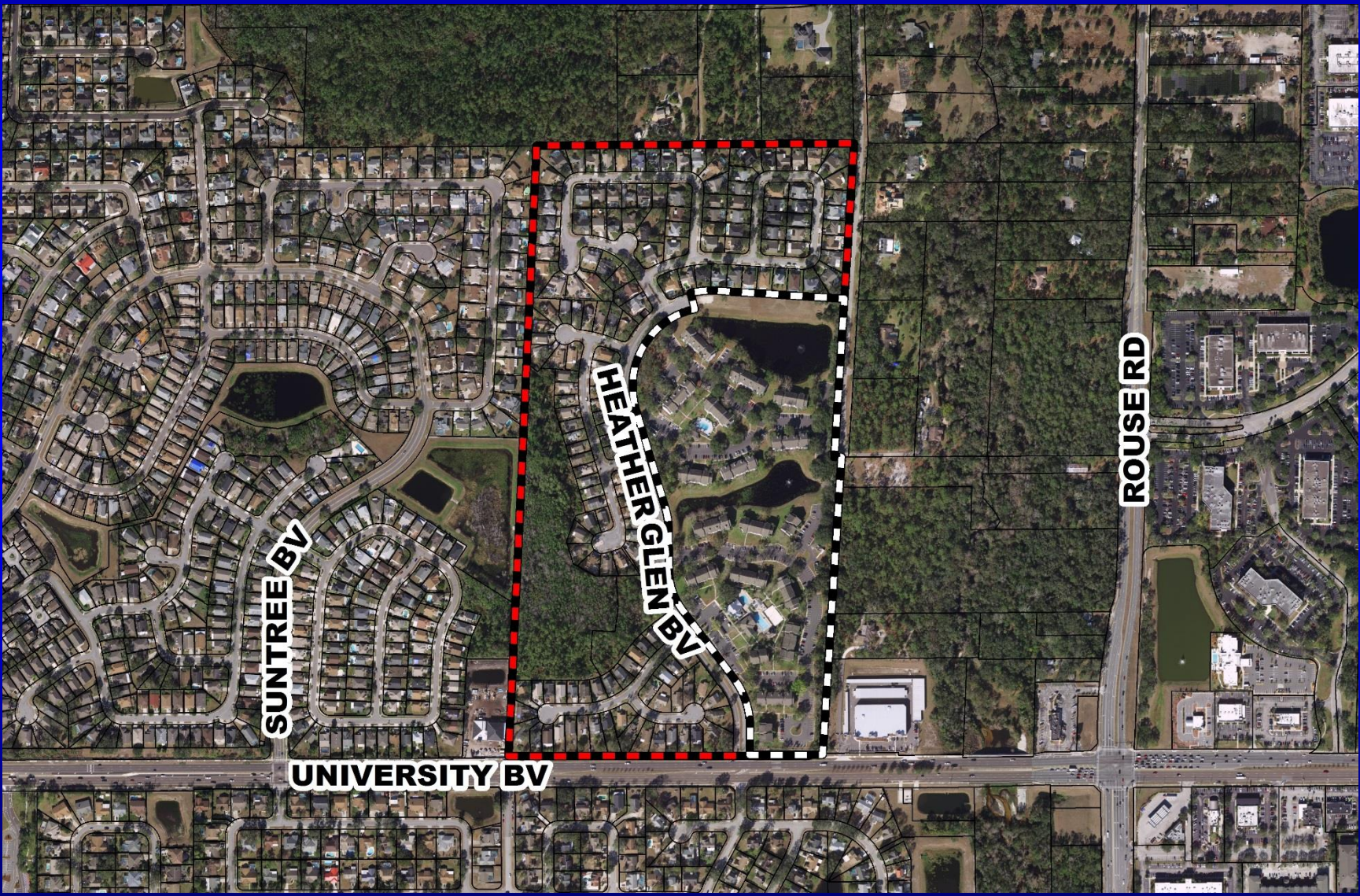


The Glenn Planned Development / Land Use Plan Zoning Map



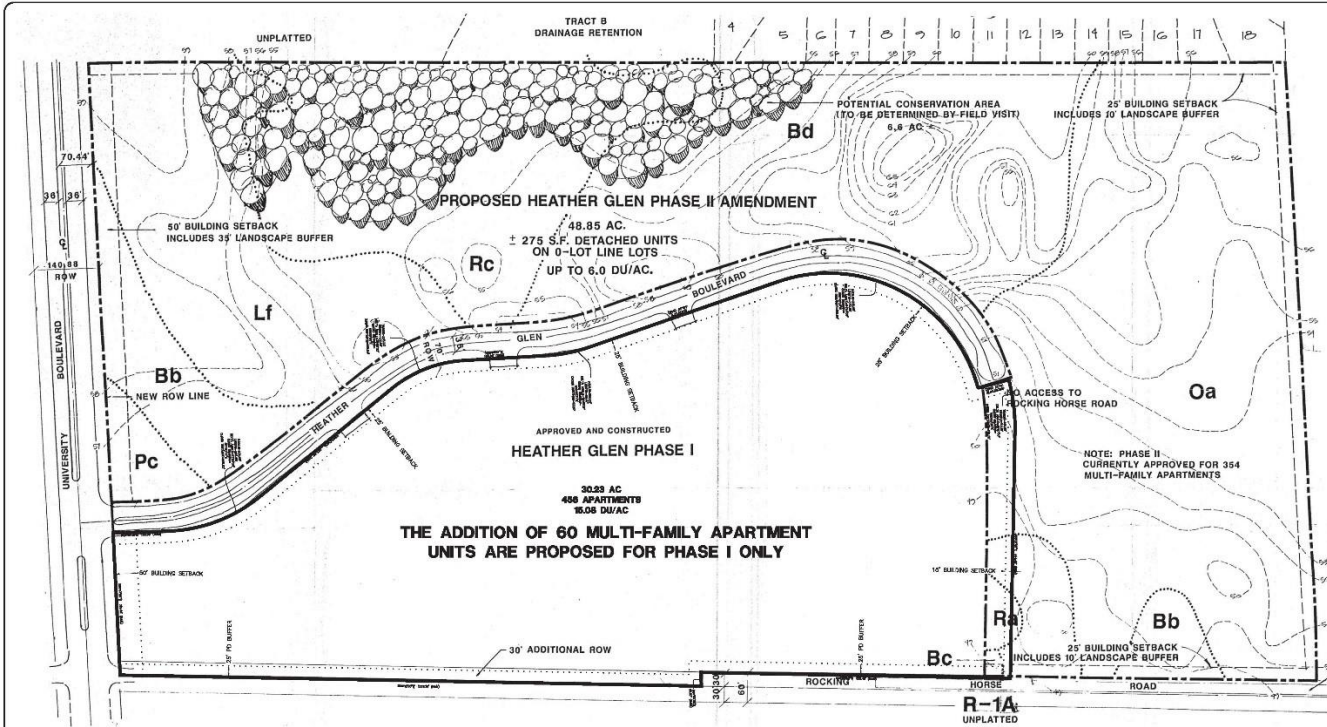


The Glenn Planned Development / Land Use Plan Aerial Map

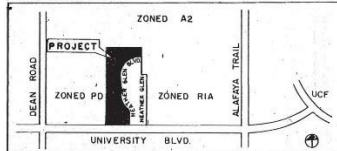




The Glenn Planned Development / Land Use Plan Overall Land Use Plan



LOCATION MAP



**LAND USE PLAN
HEATHER GLEN P.D.
(FORMERLY STRAW RIDGE PD)**
OWNER: MATTAPAN TRUST TEL. 422-4040
PROPOSED PHASE II AMENDMENT

SITE DATA TOTAL PROJECT

TOTAL UNITS ORIGINALLY APPROVED (3.5 DU/AC MAXIMUM) 750
PHASE I: 458
PHASE II: 275*
 NET REDUCTION IN DWELLING UNITS 475
 *PHASE II SHALL NOT EXCEED 60 UNITS.

P.D. LEGAL DESCRIPTION

THE EAST 1/2 OF THE SOUTHWEST 1/4, LESS THE RIGHT OF WAY FOR UNIVERSITY BOULEVARD, SECTION 5, TOWNSHIP 22 SOUTH, RANGE 31 EAST, GRANGE COUNTY, FLORIDA, LESS THE EAST 20 FEET OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4.

SOILS LEGEND

Bd - Blanton Fine Sand
 Bd1 - Blanton Fine Sand
 Lf - Leon Fine Sand
 Oa - One Fine Sand
 Pc - Pomona Fine Sand
 Ra - Rutledge Fine Sand
 Rc - Rutledge Heavy Fine Sand

NOTE

* SITE DATA FOR PHASE II IS LOCATED ON SHEET 4.

SITE DATA PHASE II

PHASE II GROSS ACREAGE 48.85
 EXISTING ZONING PD
 EXISTING LAND USE VACANT
 PROPOSED LAND USE
 - RESIDENTIAL
 - TOTAL NO. DWELLING UNITS 275 (0)
 - MAXIMUM GROSS DWELLY 3,600 SF
 - HEIGHT MAX LOT LINE 20' 0"
 - MAXIMUM BUILDING HEIGHT 2 STOREYS (35')
 OPEN SPACE/RECREATION 210.5 ACRES (EAST OF PHASE II GROSS LAND AREA EXCLUSIVE OF CONSERVATION AREA (48.85 ACRES - 6.8 ACRES X .25))
 7.8 ACRES (75%) OF OPEN SPACE LOCATED IN PHASE I
 RECREATION 22.33 ACRES (275 UNITS X 3.1 PERSONS/UNIT = 852 PERSONS X .2625 ACRES RECREATION/PERSON).

PROJECTED SCHOOL AGE CHILDREN 179 CHILDREN (275 UNITS X 3.175 PERSONS/UNIT X .25)
 100 YEAR FLOOD NOT APPLICABLE
 VEGETATION NEEDED VEGETATION INCLUDING SCATTERED OAKS AND PINES
 PHASING 1 PHASE
 BUILDING SETBACK CRITERIA
 - UNIVERSITY BOULEVARD 50 FT
 - ALL OTHER PROPERTY LINES 25 FT
 UTILITIES
 - WATER (80,000 GPD)
 - SEWER (80,700 GPD)
 - STORMWATER
 GRANGE COUNTY PUBLIC UTILITIES DIVISION ON-SITE - SEWER/STORMWATER DISCHARGE IN ACCORDANCE WITH GRANGE COUNTY, FLORIDA, DEER AND OTHER AGENCY CRITERIA.
 ANY WAIVERS FROM SUBDIVISION REGULATIONS, IF ANY, WILL BE DETERMINED AT DEVELOPMENT PLAN APPROVAL STAGE.

cmiassociates
 Urban & Environmental Planning & Landscape Architects
 500 Delaney Avenue, Orlando, Florida 32801 (305) 422-4040

Burkett
 engineering
 CONSULTANTS
 100 E. Robinson Street, Suite 200, Orlando, Florida 32801
 www.burkettengineering.com

**HEATHER GLEN P.D.
(FORMERLY STRAW RIDGE P.D.)
PROPOSED PHASE II AMENDMENT**

**HEATHER GLEN P.D. (FORMERLY STRAW RIDGE P.D.)
CHANGE DETERMINATION
FOR HORIZON REALTY ADVISORS
EXISTING LAND USE PLAN**

DATE: 4/23/19
 PROJECT NO: 1905.10
 DRAWN BY: VP
 CHECKED BY: WEB
 DATE: 10/10/86
 SCALE: 1" = 100'
 DRAWN BY: [Signature]

REG. # 36643
 COUNTY REGISTRATION NO. 1102
 SHEET NO. **3**
 OF 6



Action Requested

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Zellwood Station Planned Development / Land Use Plan (PD/LUP), dated “May 24, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



Board of County Commissioners

Public Hearings

October 22, 2019