



***Board of County Commissioners***

# **Public Hearings**

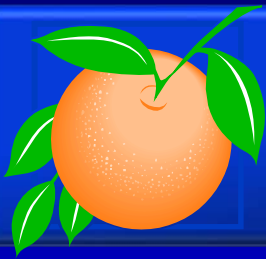
June 20, 2017



# **Hickory Nut Estates PD / Hickory Nut Estates Preliminary Subdivision Plan (PSP)**

<b>Case:</b>	<b>PSP-16-06-222</b>
<b>Project Name:</b>	<b>Hickory Nut Estates PD / Hickory Nut Estates PSP</b>
<b>Applicant:</b>	<b>Marc Stehli, Poulos &amp; Bennett, LLC</b>
<b>District:</b>	<b>1</b>
<b>Acreage:</b>	<b>99.9 gross acres</b>
<b>Location:</b>	<b>East of Lake County – Orange County Line / South of Old YMCA Road</b>
<b>Request:</b>	<b>To subdivide 99.9 gross acres in order to construct forty (40) single-family residential dwelling units.</b>  <b>Additionally, one (1) waiver from Orange County Code Section 38-1384(i)(4) relating to vehicular access is being requested.</b>





# Action Requested

**Continue the Hickory Nut Estates Planned Development (PD) / Hickory Nut Estates Preliminary Subdivision Plan (PSP) dated “Received January 9, 2017” to the August 1, 2017 BCC meeting at 2:00 p.m.**

**District 1**



## **Royal Estates PD / Parcel 1 Preliminary Subdivision Plan (PSP)**

**Case:** PSP-16-09-337

**Project Name:** Royal Estates PD / Parcel 1 PSP

**Applicant:** Momtaz Barq, Terra-Max Engineering, Inc.

**District:** 1

**Acreage:** 6.55 gross acres

**Location:** North of Reams Road / West of Taborfield Avenue

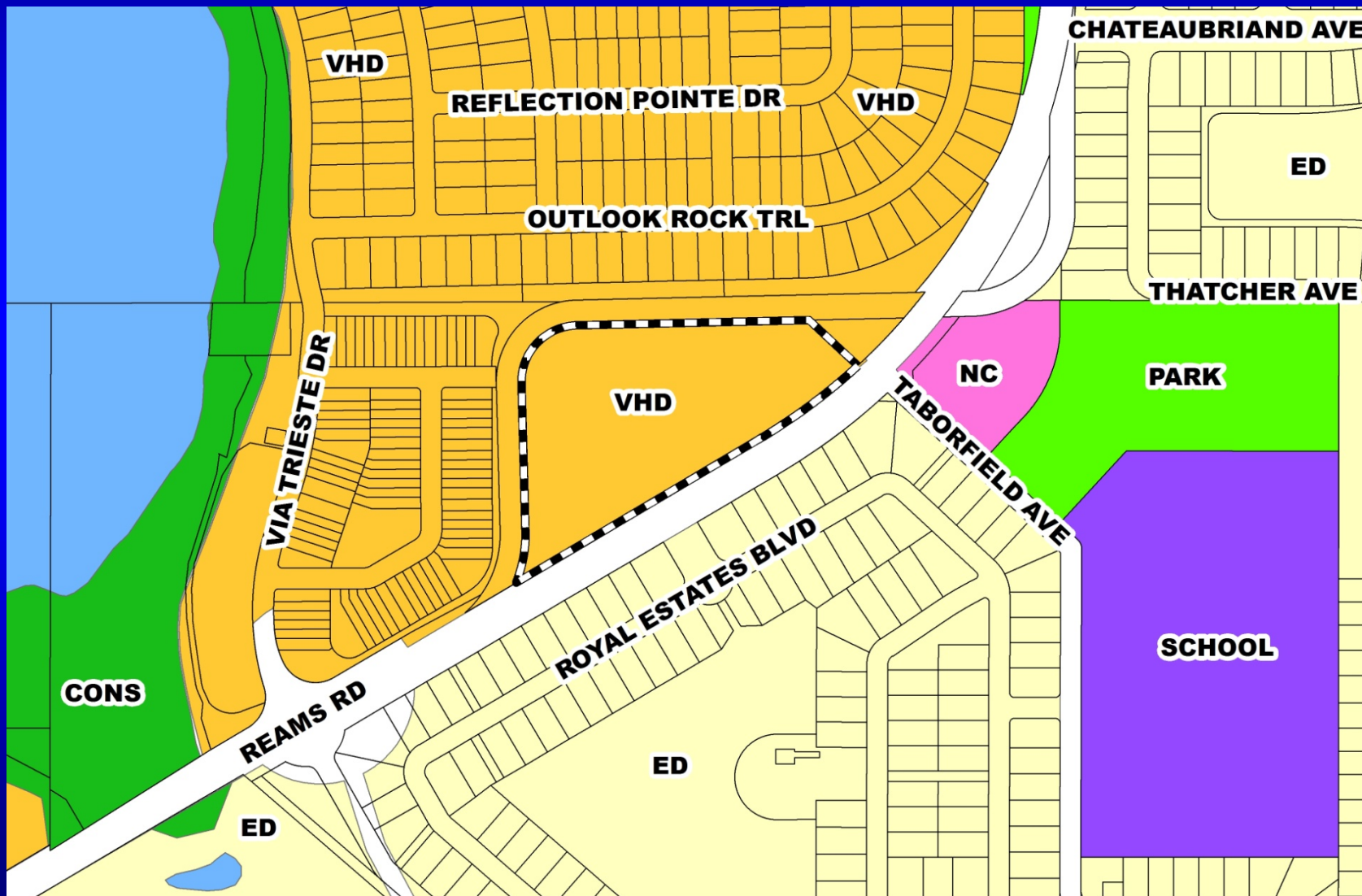
**Request:** To subdivide 6.55 acres in order to construct 35 single-family attached residential dwelling units.

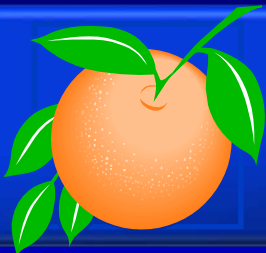


# Royal Estates PD / Parcel 1

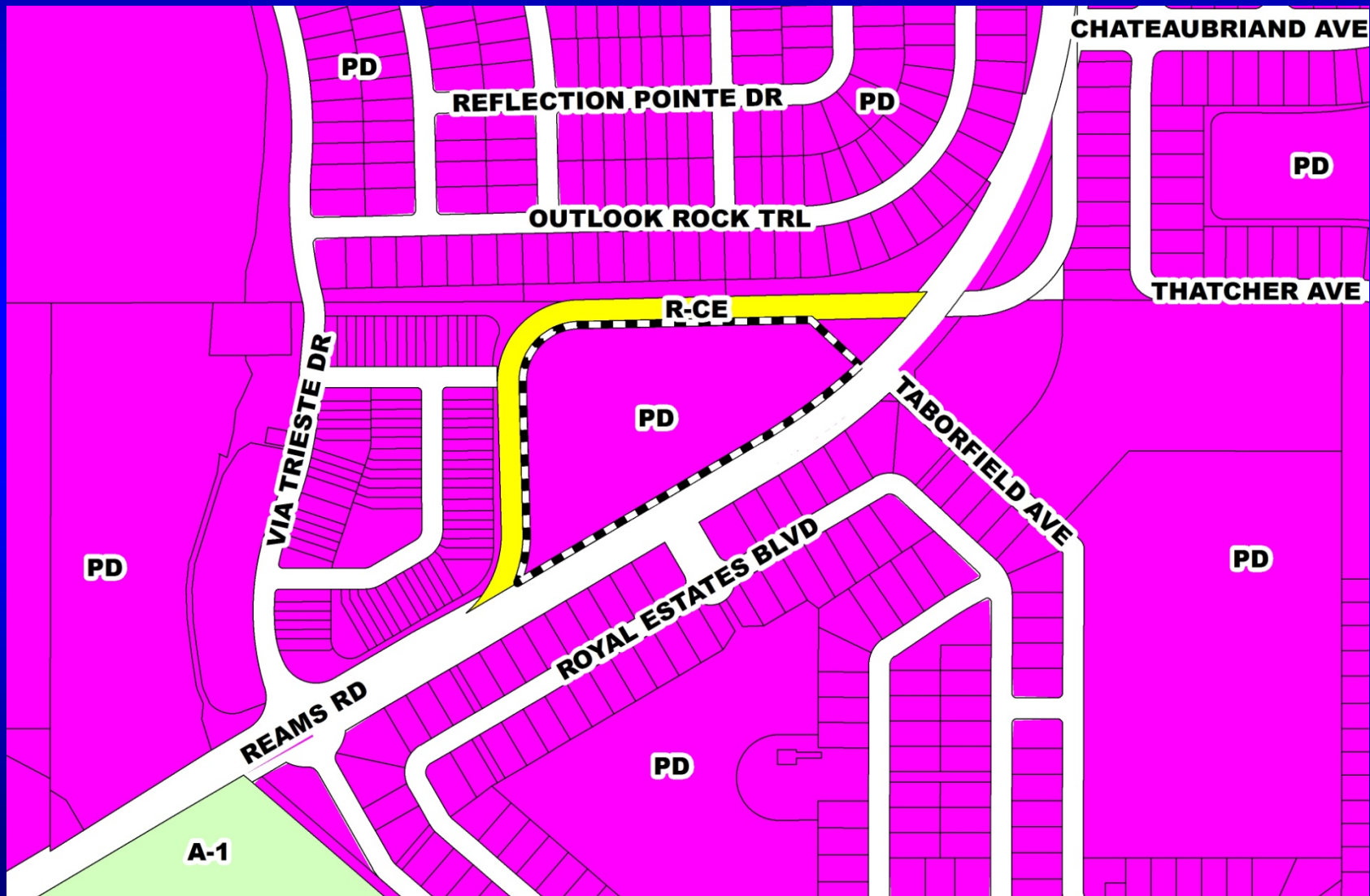
## Preliminary Subdivision Plan (PSP)

### Future Land Use Map





# Royal Estates PD / Parcel 1 Preliminary Subdivision Plan (PSP) Zoning Map



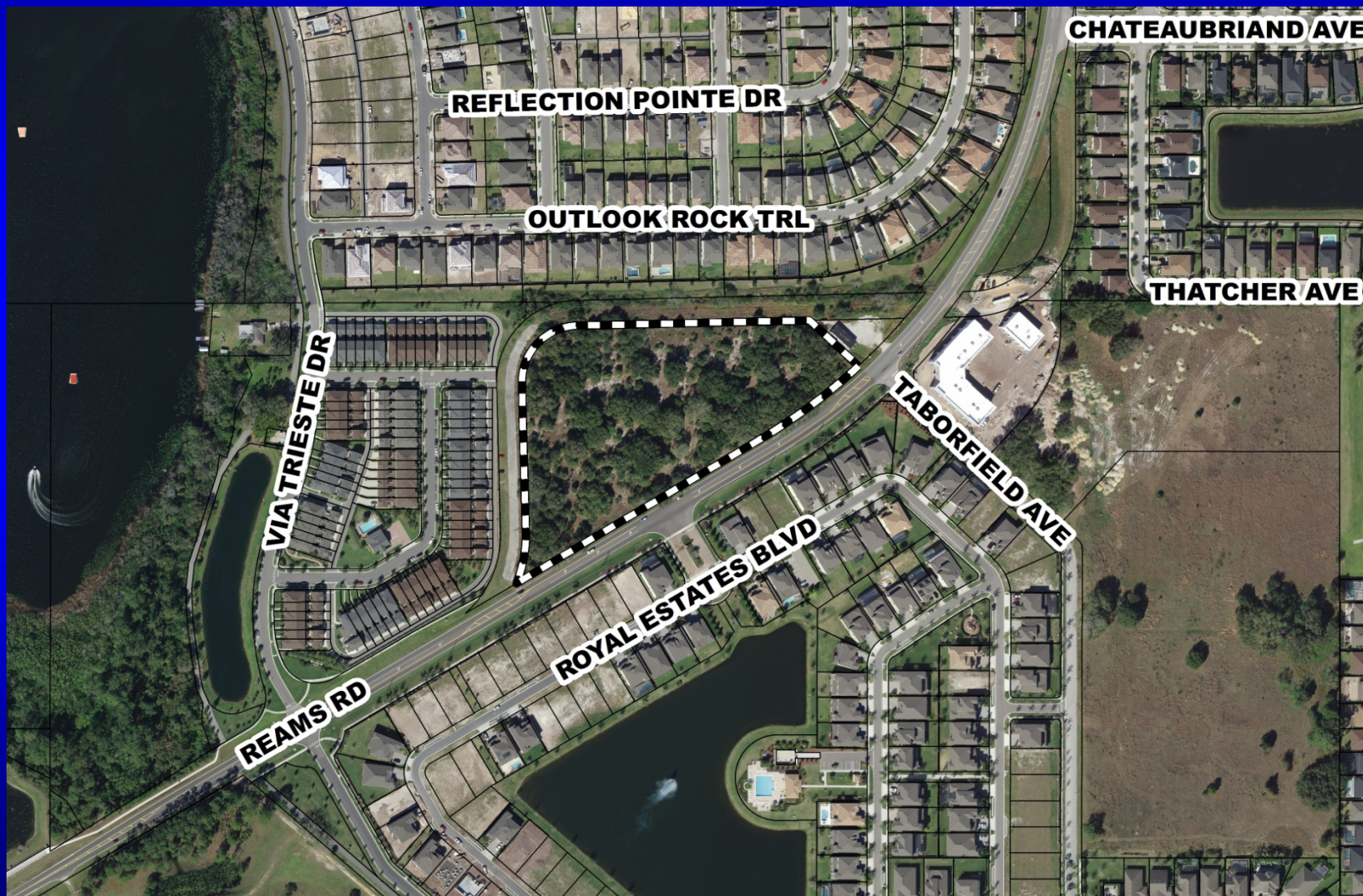




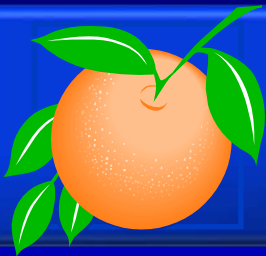
# Royal Estates PD / Parcel 1

## Preliminary Subdivision Plan (PSP)

### Aerial Map

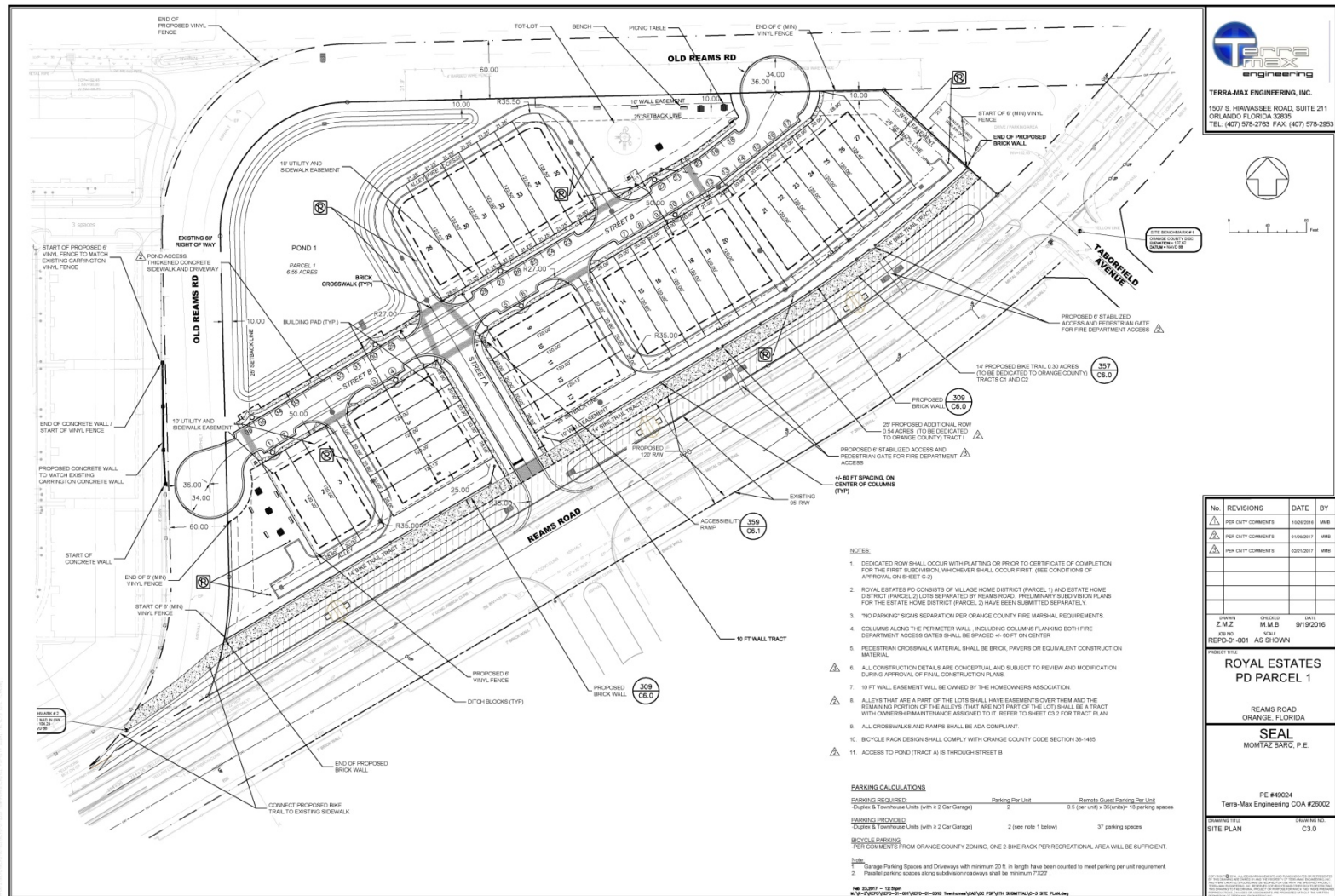






# Royal Estates PD / Parcel 1

## Preliminary Subdivision Plan (PSP)

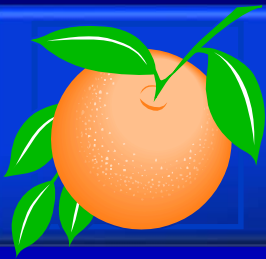




# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Royal Estates PD / Parcel 1 Preliminary Subdivision Plan (PSP) dated “Received February 28, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# **Heaven IV Preliminary Subdivision Plan (PSP)**

**Case:** PSP-16-06-199

**Project Name:** Heaven IV PSP

**Applicant:** John J. Herbert, American Civil Engineering Company

**District:** 6

**Acreage:** 4.24 gross acres

**Location:** North of Sand Lake Road / West of Presidents Drive

**Request:** To subdivide 4.24 gross acres into three (3) non-residential lots.

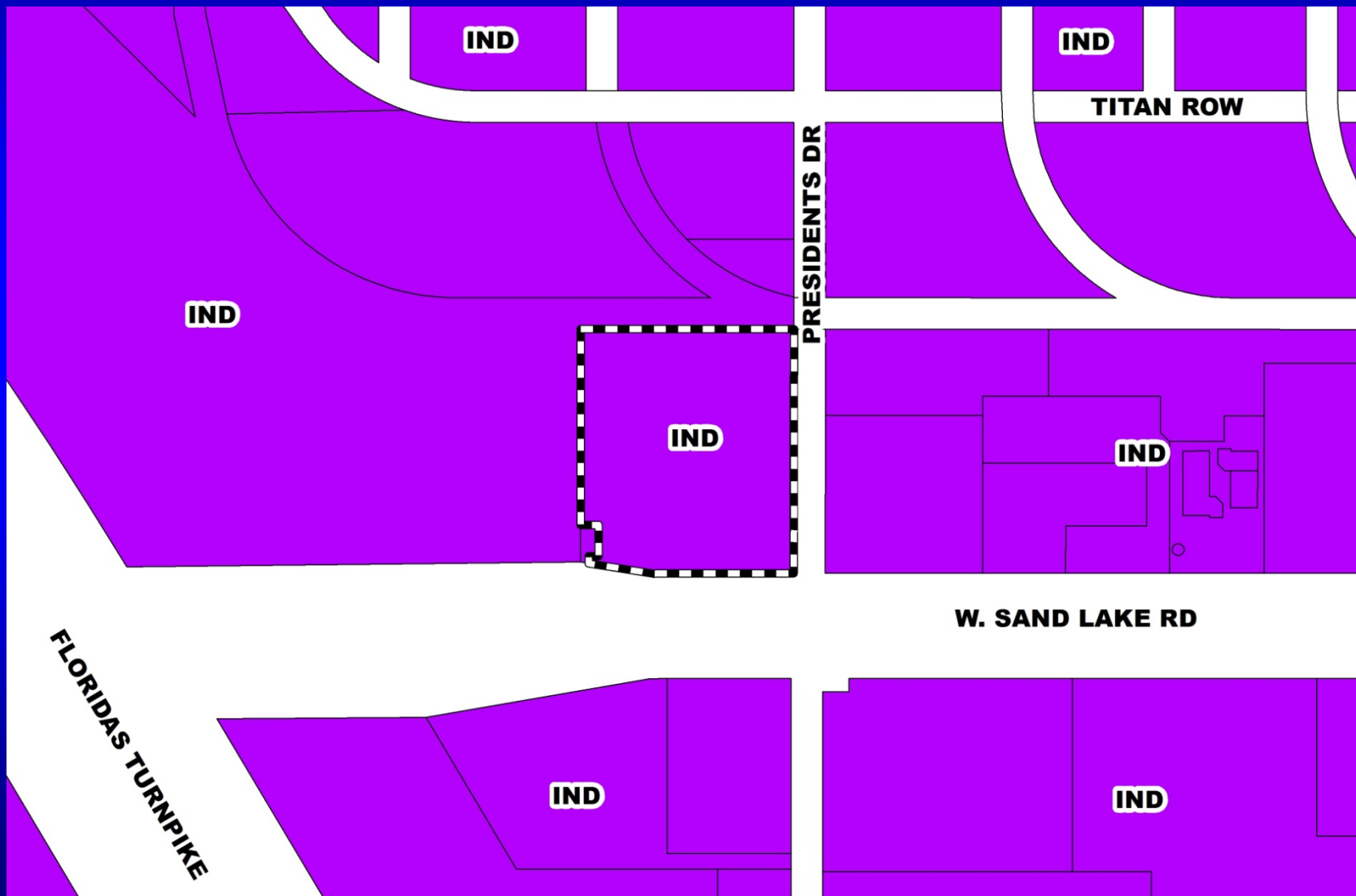


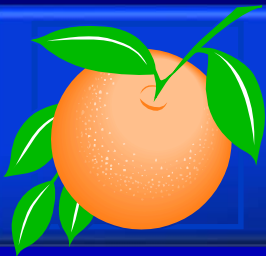


# Heaven IV

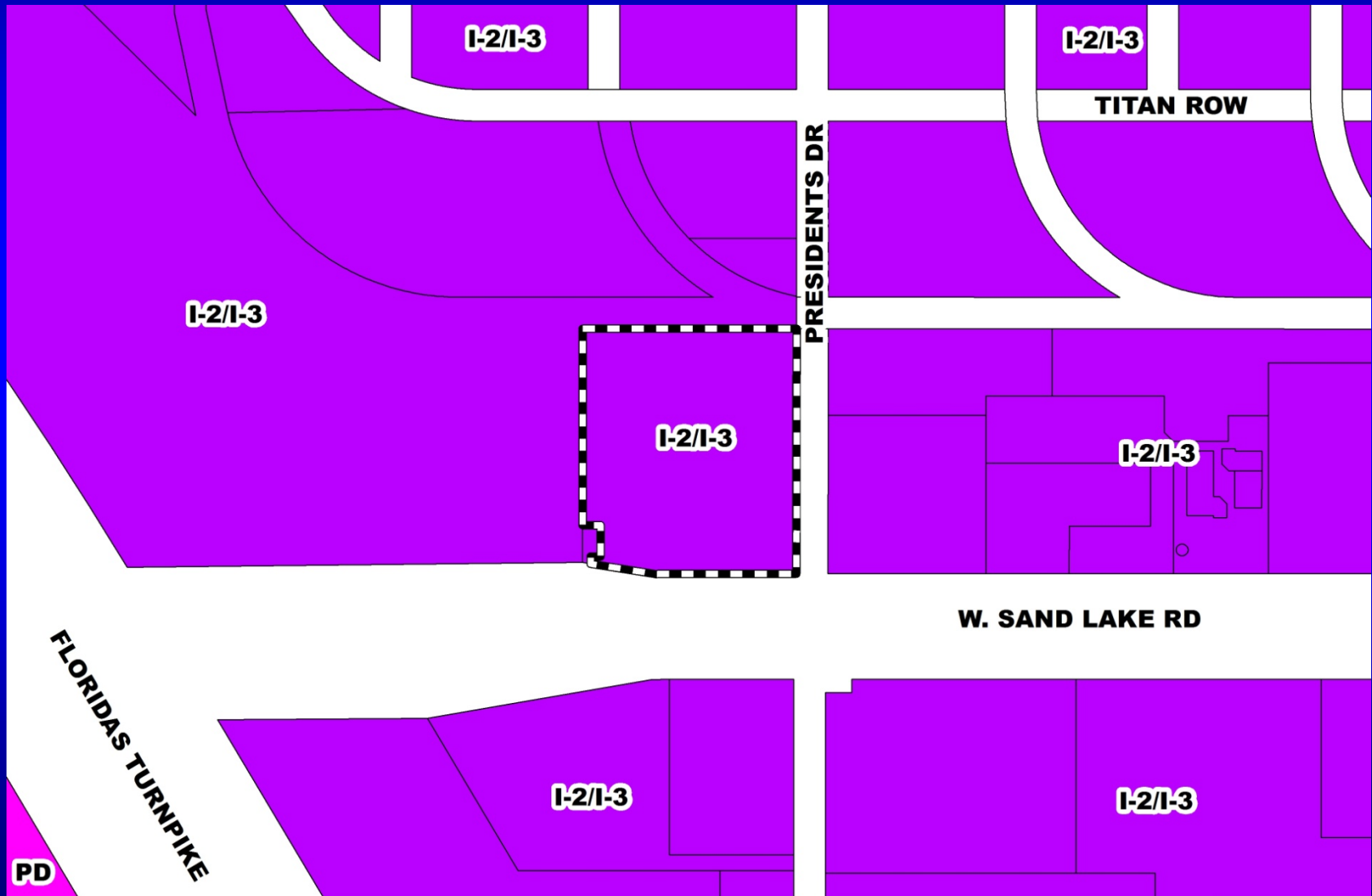
## Preliminary Subdivision Plan (PSP)

Future Land Use Map



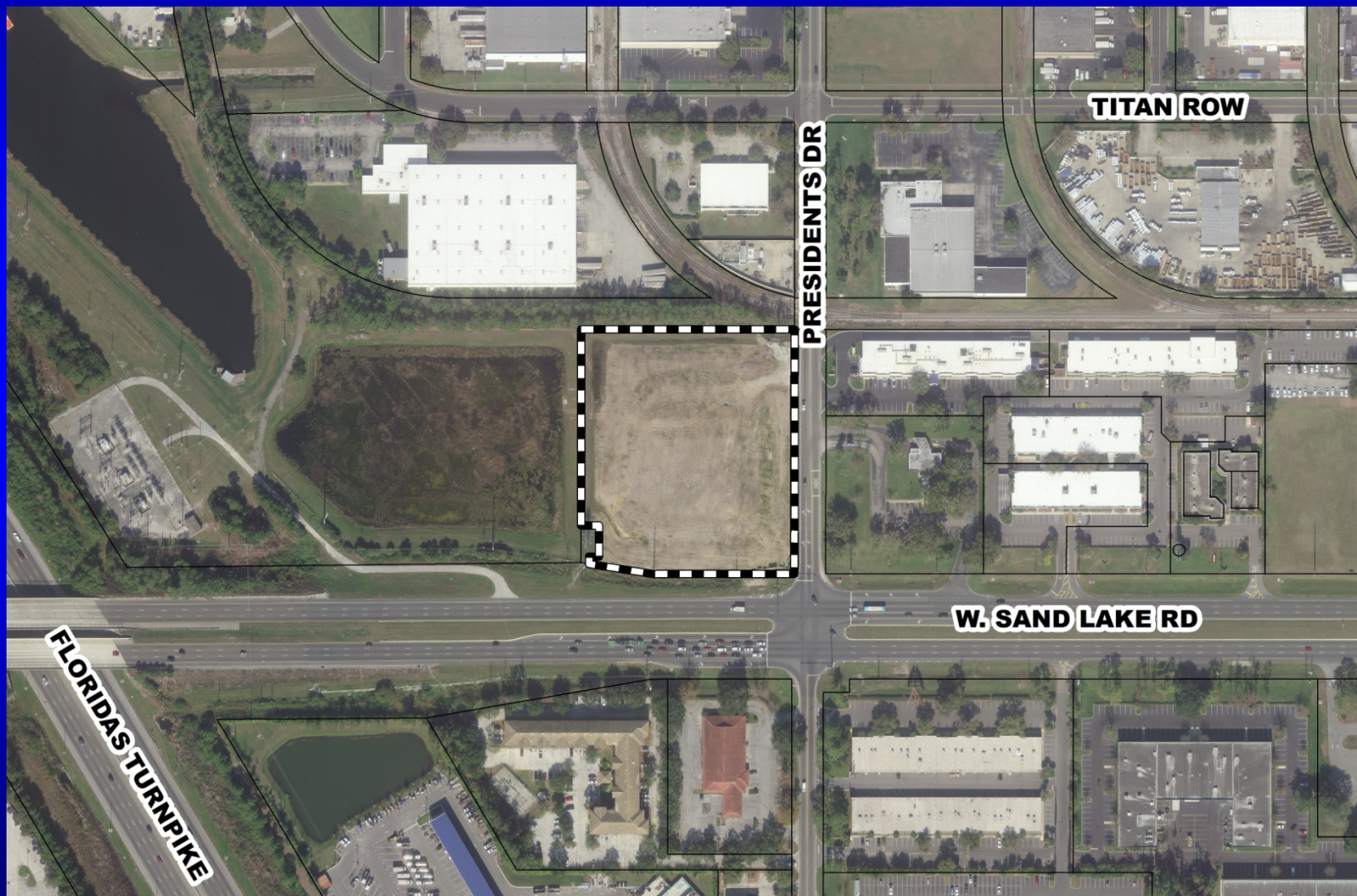


# Heaven IV Preliminary Subdivision Plan (PSP) Zoning Map





# Heaven IV Preliminary Subdivision Plan (PSP) Aerial Map









# Action Requested

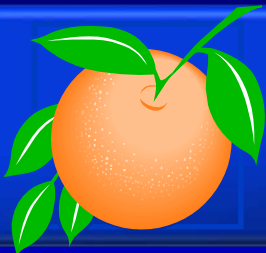
**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Heaven IV Preliminary Subdivision Plan (PSP) dated “Received April 25, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 6**

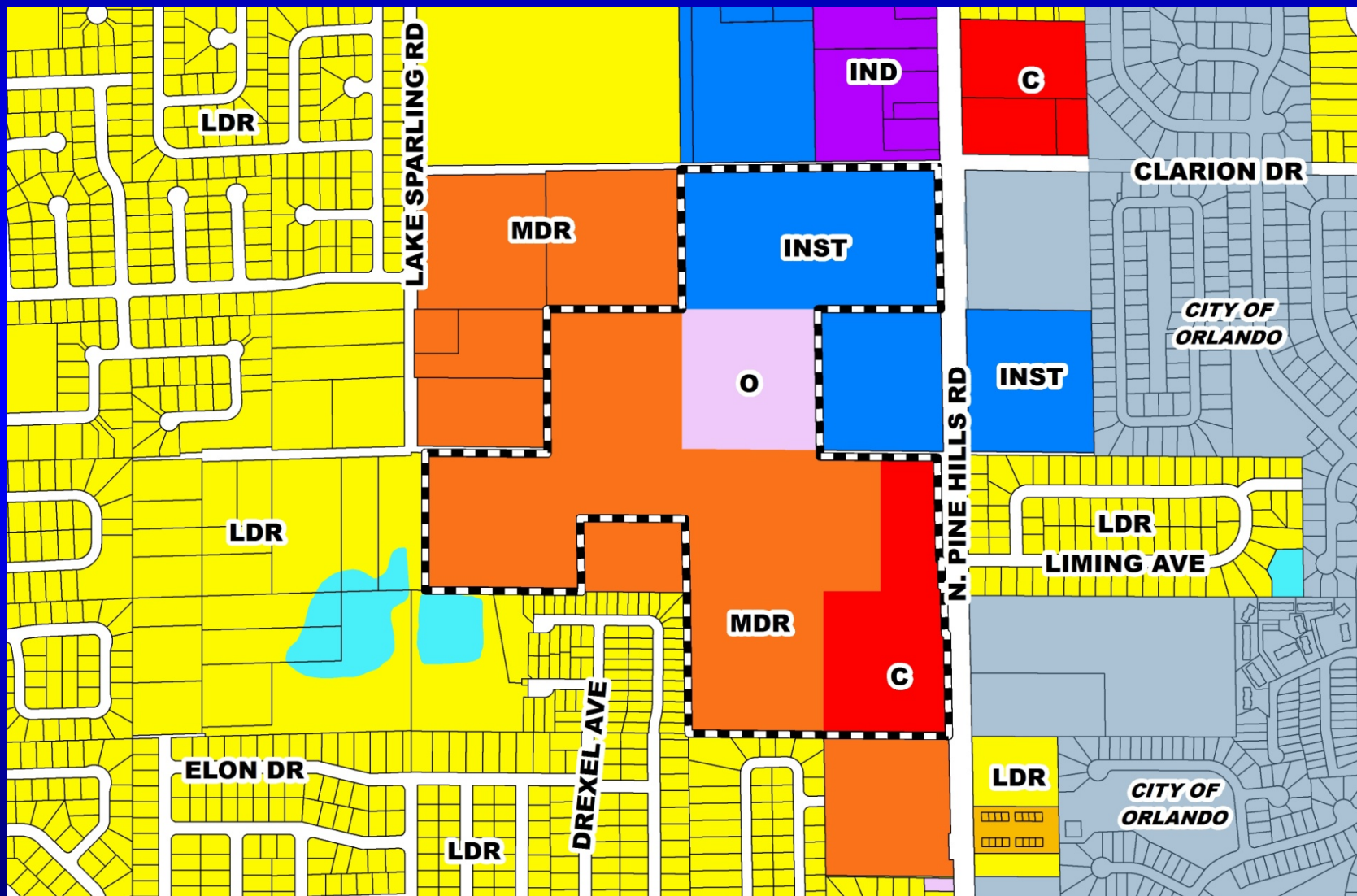


## **Hubbard Construction PD / Pine Hills Transportation Facility PSP / DP**

<b>Case:</b>	PSP-16-11-395
<b>Project Name:</b>	Hubbard Construction PD / Pine Hills Transportation Facility PSP / DP
<b>Applicant:</b>	Tyrone K. Smith, Orange County Public Schools
<b>District:</b>	2
<b>Acreage:</b>	75.71 gross acres
<b>Location:</b>	West of N. Pine Hills Road / South of Clarcona-Ocoee Road
<b>Request:</b>	To subdivide and expand the existing transportation facility and parking, to include a community learning center / administration building, a bus fleet maintenance building, a bus wash, and a driver's lounge.



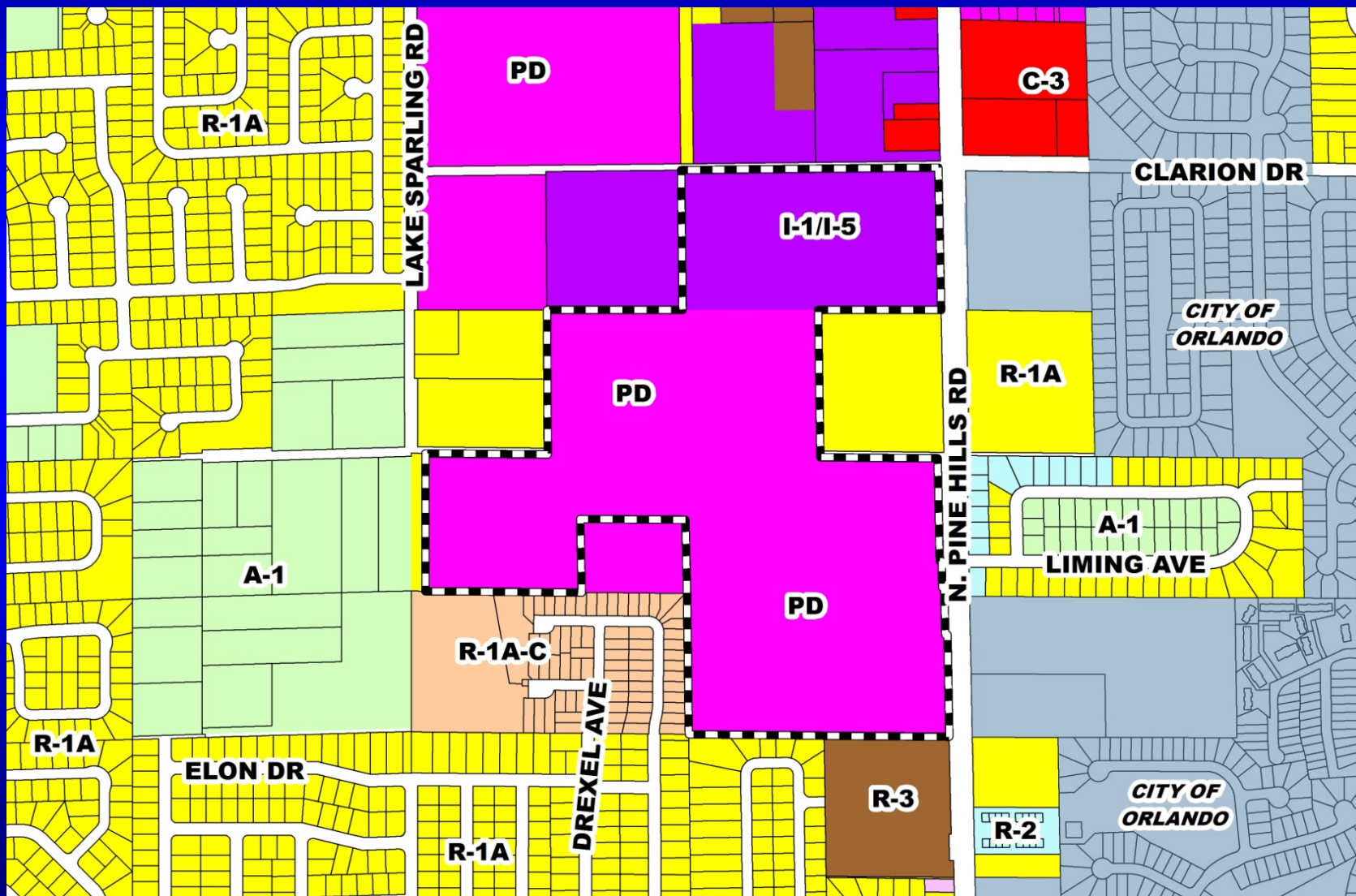
# Hubbard Construction PD / Pine Hills Transportation Facility PSP / DP Future Land Use Map







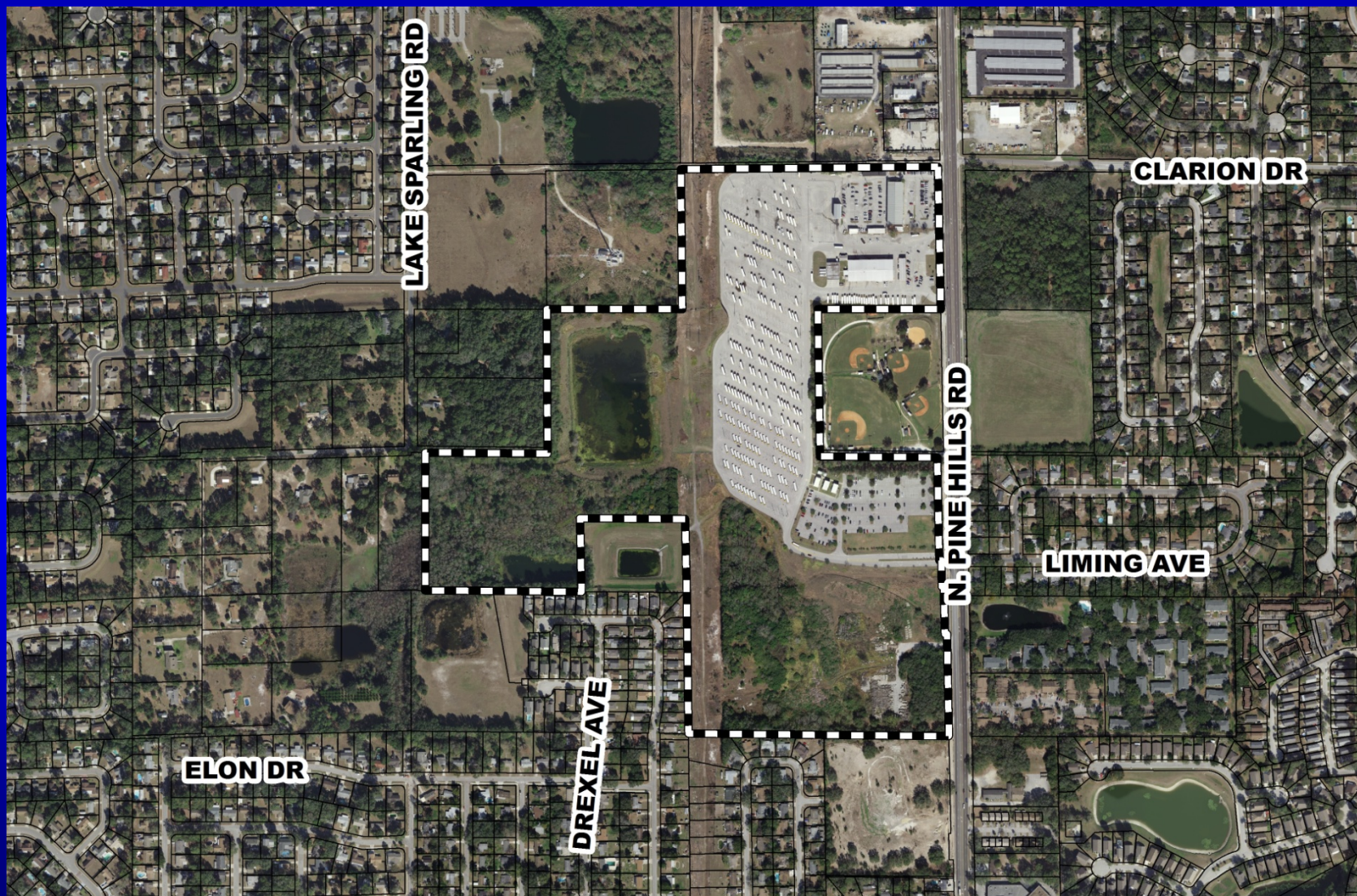
# Hubbard Construction PD / Pine Hills Transportation Facility PSP / DP Zoning Map





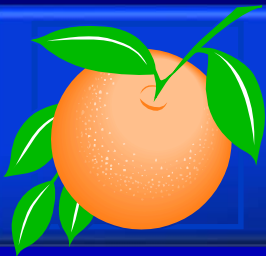


# Hubbard Construction PD / Pine Hills Transportation Facility PSP / DP Aerial Map





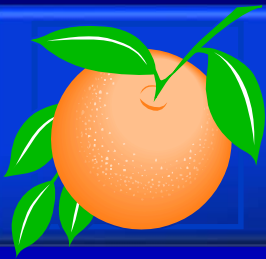




# Action Requested

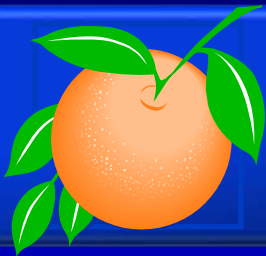
**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Hubbard Construction PD / Pine Hills Transportation Facility Preliminary Subdivision Plan / Development Plan (PSP/DP) dated “Received April 6, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**

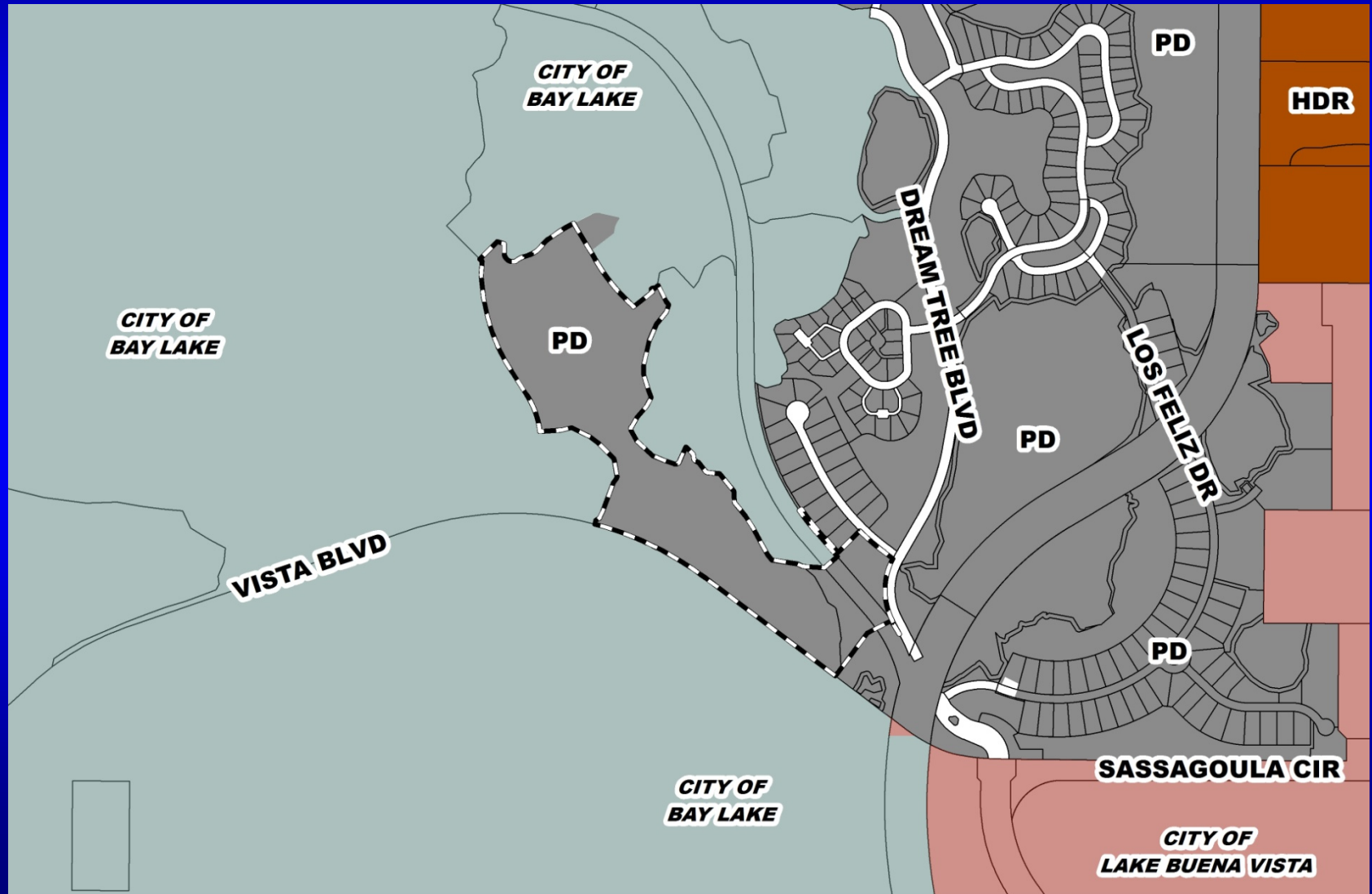


## **Northeast Resort Parcel PD / NERP Phase 5 Preliminary Subdivision Plan (PSP)**

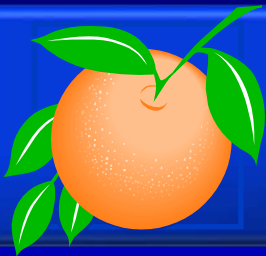
<b>Case:</b>	PSP-16-12-423
<b>Project Name:</b>	Northeast Resort Parcel PD / NERP Phase 5 PSP
<b>Applicant:</b>	Kathy Hattaway, Poulos & Bennett, LLC
<b>District:</b>	1
<b>Acreage:</b>	39.86 gross acres
<b>Location:</b>	North of Vista Boulevard / East of Disney's Fort Wilderness
<b>Request:</b>	<p>To subdivide 39.86 gross acres to allow for the construction of sixty (60) detached single-family residential dwelling units within a gated community.</p> <p>Additionally, one (1) waiver from Orange County Code Section 34-267(h) is requested to allow a stormwater collection system to connect to the retention outfall system in lieu of separation between both systems for Phase 5 (Parcels I and K) only.</p>



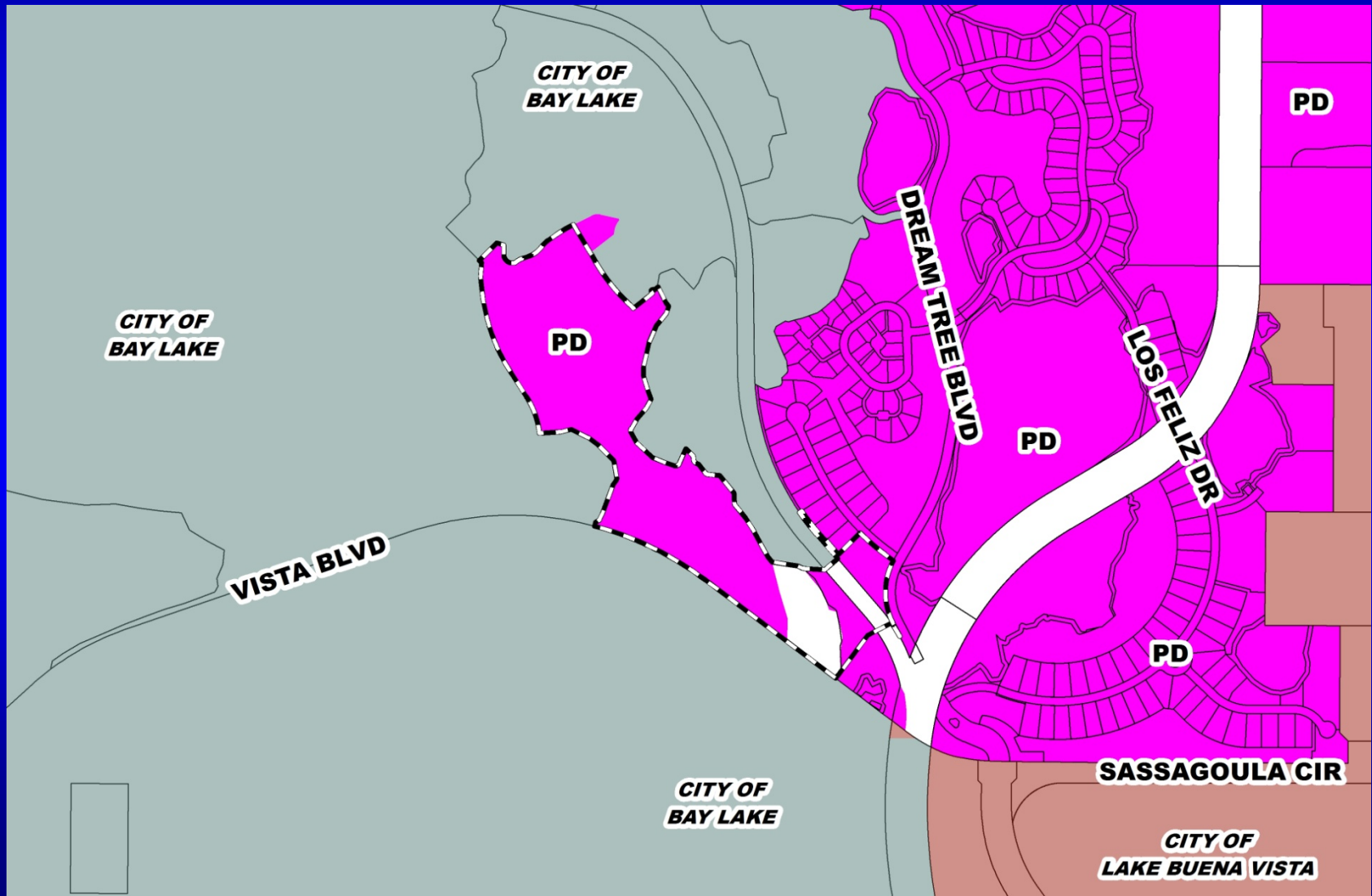
# Northeast Resort Parcel PD / NERP Phase 5 Preliminary Subdivision Plan (PSP) Future Land Use Map







# Northeast Resort Parcel PD / NERP Phase 5 Preliminary Subdivision Plan (PSP) Zoning Map





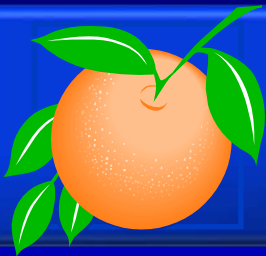


# Northeast Resort Parcel PD / NERP Phase 5 Preliminary Subdivision Plan (PSP)

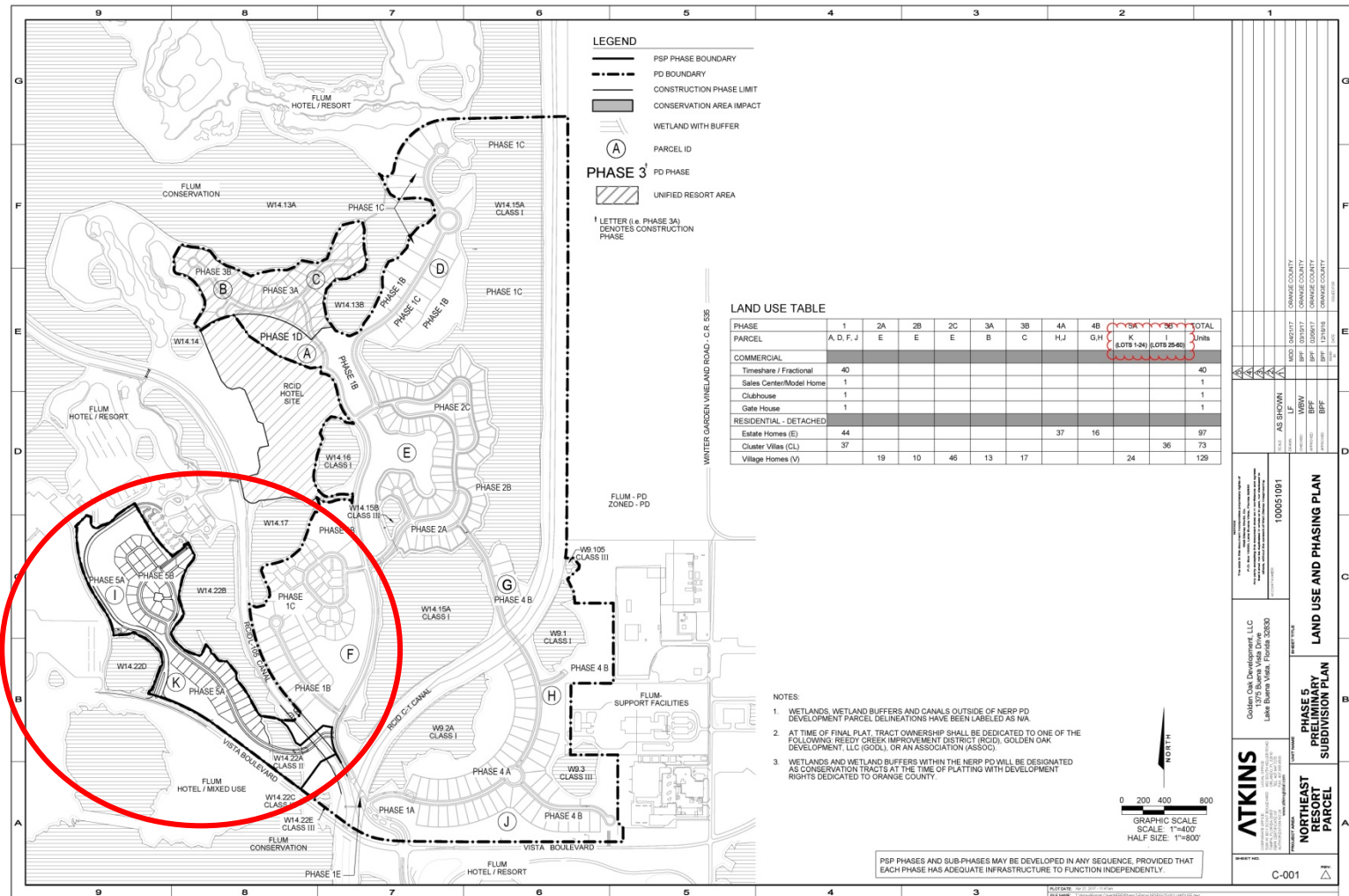
Aerial Map



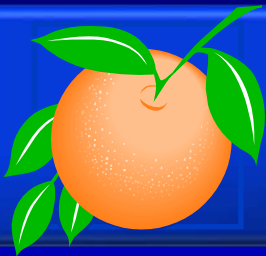




# Northeast Resort Parcel PD / NERP Phase 5 Preliminary Subdivision Plan (PSP)







# Action Requested

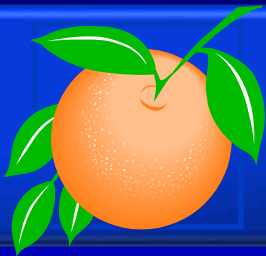
**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Northeast Resort Parcel PD / NERP Phase 5 Preliminary Subdivision Plan (PSP) dated “Received April 24, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

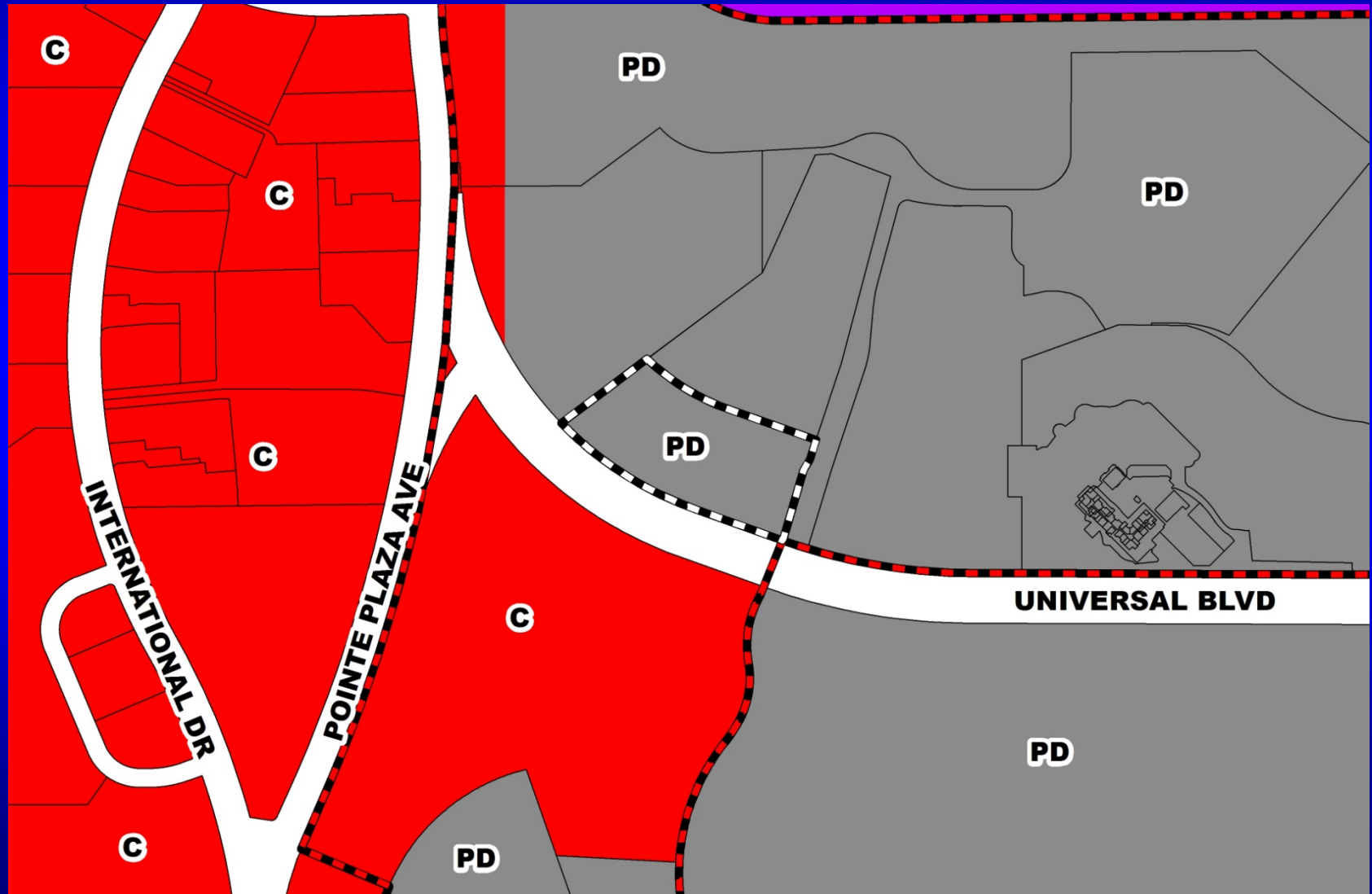


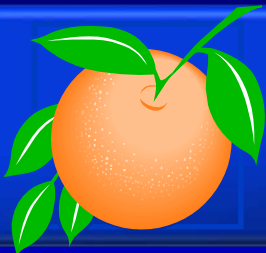
# Universal Boulevard Planned Development / Land Use Plan (PD/LUP)

<b>Case:</b>	CDR-17-03-066
<b>Project Name:</b>	Universal Boulevard PD / LUP
<b>Applicant:</b>	United Sign Systems, Inc.
<b>District:</b>	6
<b>Acreage:</b>	2,126.69 gross acres ( <i>overall PD</i> ) 8.50 gross acres ( <i>affected parcel only</i> )
<b>Location:</b>	North of Universal Boulevard, approximately 1,000 feet west of Pointe Plaza Avenue
<b>Request:</b>	<p>To accommodate additional signage requiring two (2) waivers from Orange County Code Section 31.5 to expand and increase the total wall signage on PD Parcel 5A only.</p> <p>Additionally, one (1) waiver from the Master Sign Plan is being required to increase the maximum copy area.</p>

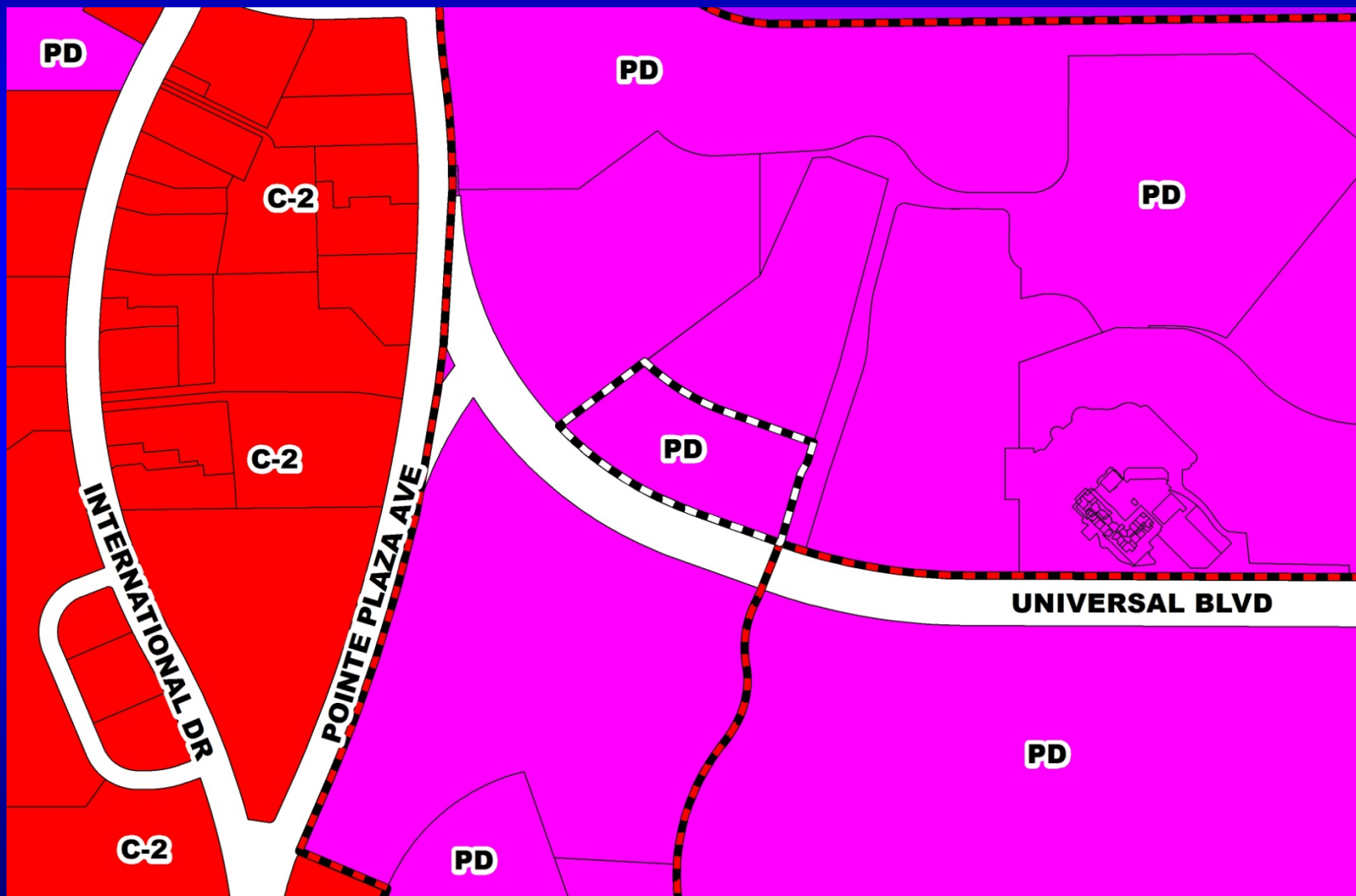


# Universal Boulevard Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





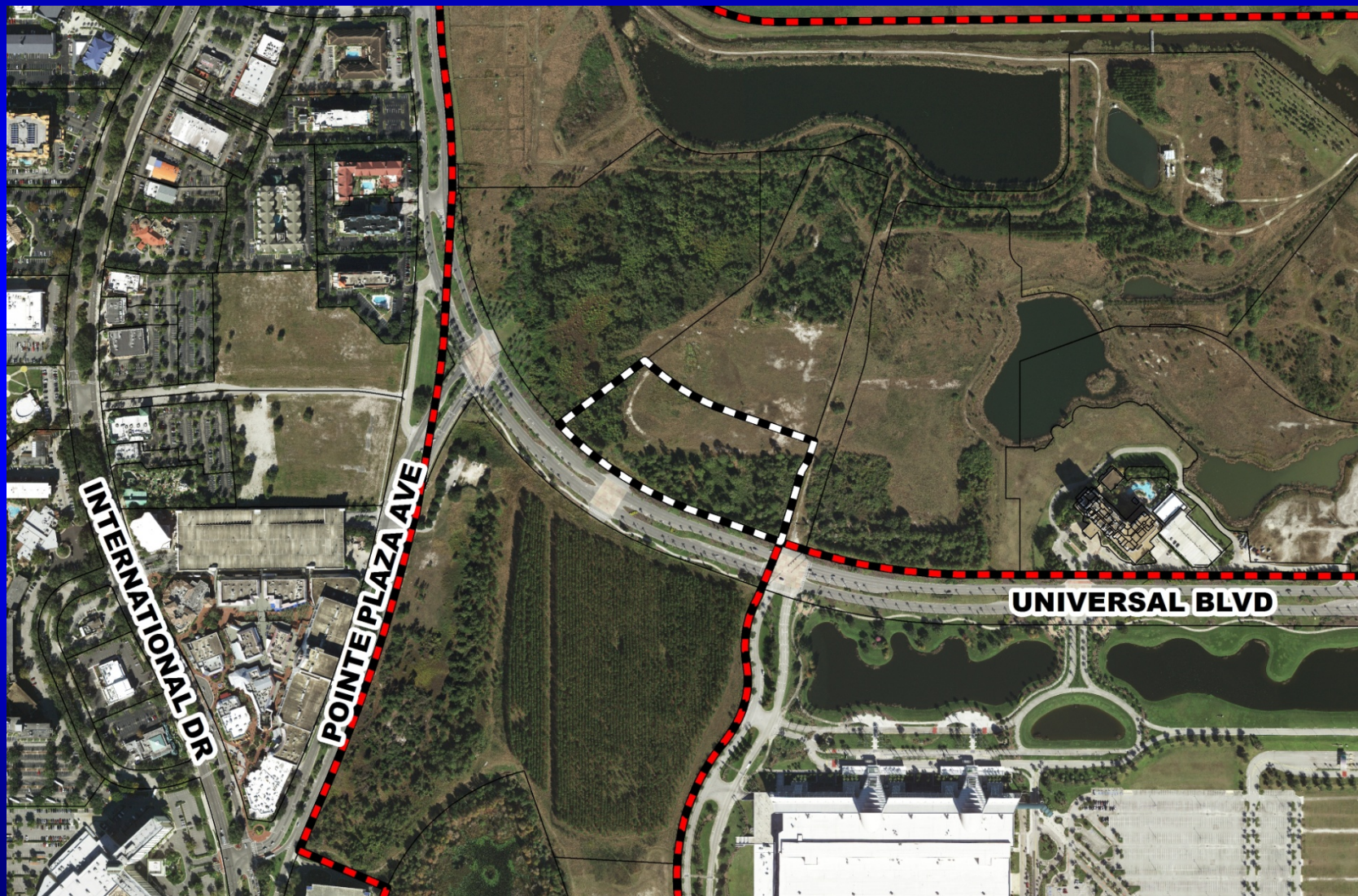
# Universal Boulevard Planned Development / Land Use Plan (PD/LUP) Zoning Map



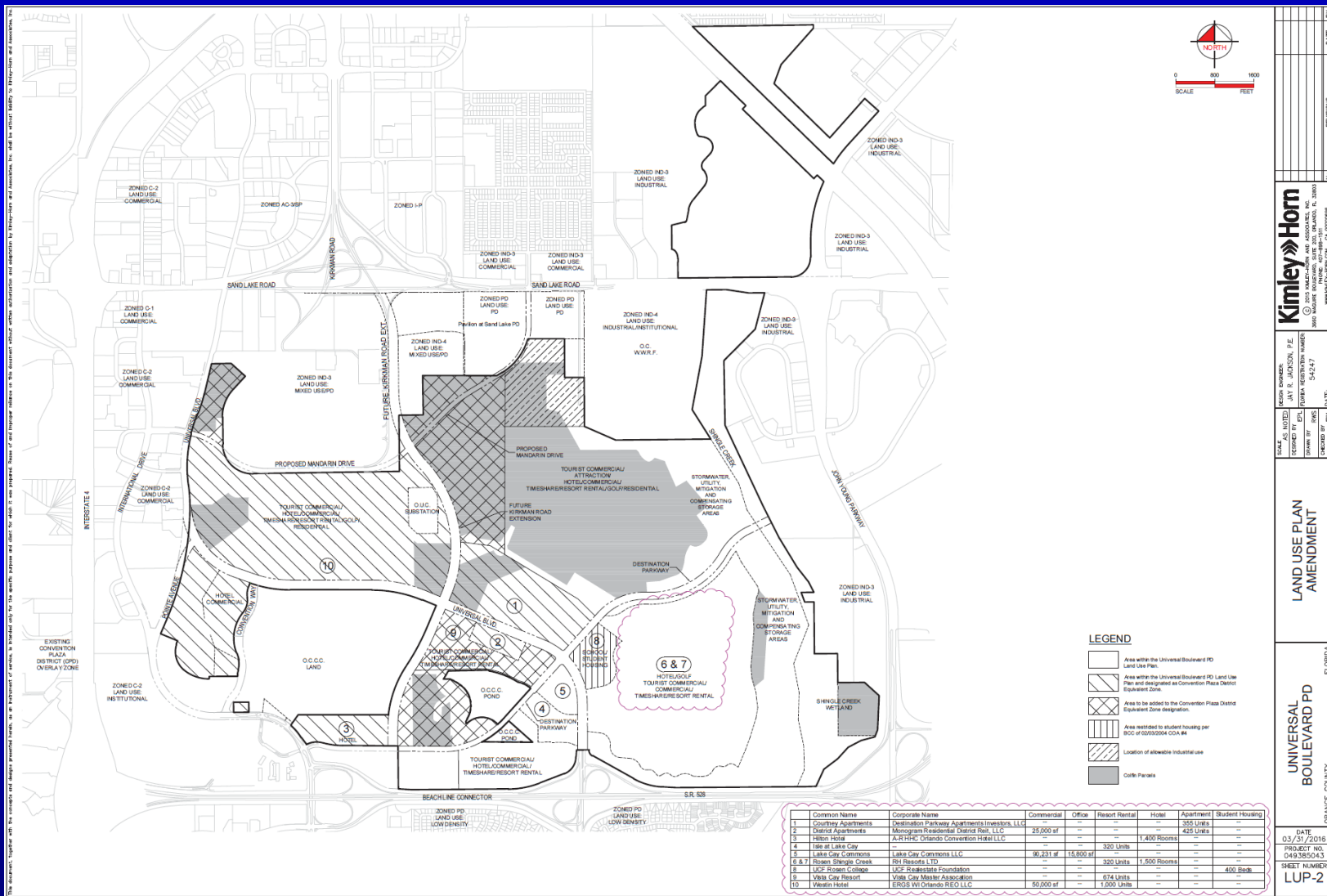


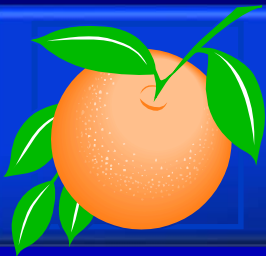


# Universal Boulevard Planned Development / Land Use Plan (PD/LUP) Aerial Map









# Universal Boulevard Planned Development / Land Use Plan (PD/LUP)

## RECOMMENDED SIGNS

<b>R1</b> Illuminated Logo (23'-1" x 16'-0")	369 Sq. Ft.
<b>R2</b> Illuminated Letters (39'-3" x 6'-9 3/4")	267 Sq. Ft.
<b>R3</b> Illuminated Logo (13'-8" x 9'-6")	130 Sq. Ft.
<b>R4</b> Illuminated Wall Sign (17'-0" x 8'-0")	136 Sq. Ft.
<b>R5</b> Illuminated Letters and Logo (65'-7" x 10'-0")	656 Sq. Ft.
<b>R6</b> (Exempt from Orange County Code)	
<b>R7</b> Illuminated Logo (14'-0" x 10'-0")	140 Sq. Ft.
<b>R8</b> Monument Sign (8'-0" x 8'-0")	64 Sq. Ft.
	1762 Sq. Ft. Total
	(1106 Sq. Ft. Total Without Exempt Area)

1. To amend the Master Sign Plan and request a waiver from Orange County Code Section 31.5-163 (a)(2) to allow 1,042 square feet of wall signage in lieu of 200 square feet.
2. To amend the Master Sign Plan and request a waiver from Orange County Code Section 31.5-168 (b) to allow two (2) wall signs per building face for a single tenant in lieu of one (1) wall sign.
3. To amend the Master Sign Plan and request a waiver from Orange County Code Section 31.5 (a)(2) to allow a maximum copy area of 369 square feet for wall signs in lieu of sixty (60) square feet.

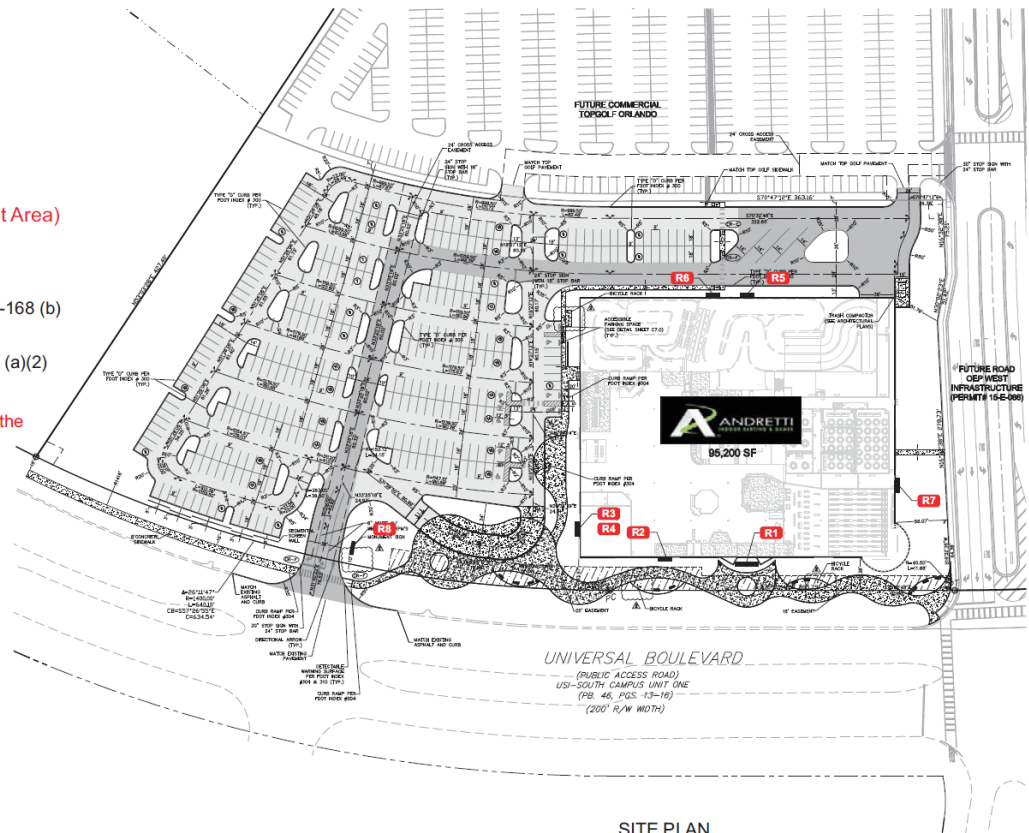
We are requesting these waivers based on what we feel is an adequate sign package based on the overall size of the building to properly identify it.



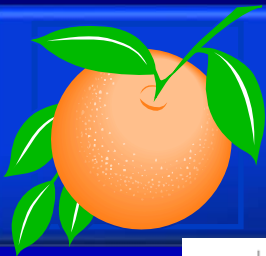
**ANDRETTI**  
INDOOR KARTING & GAMES

## LOGO Color Specifications

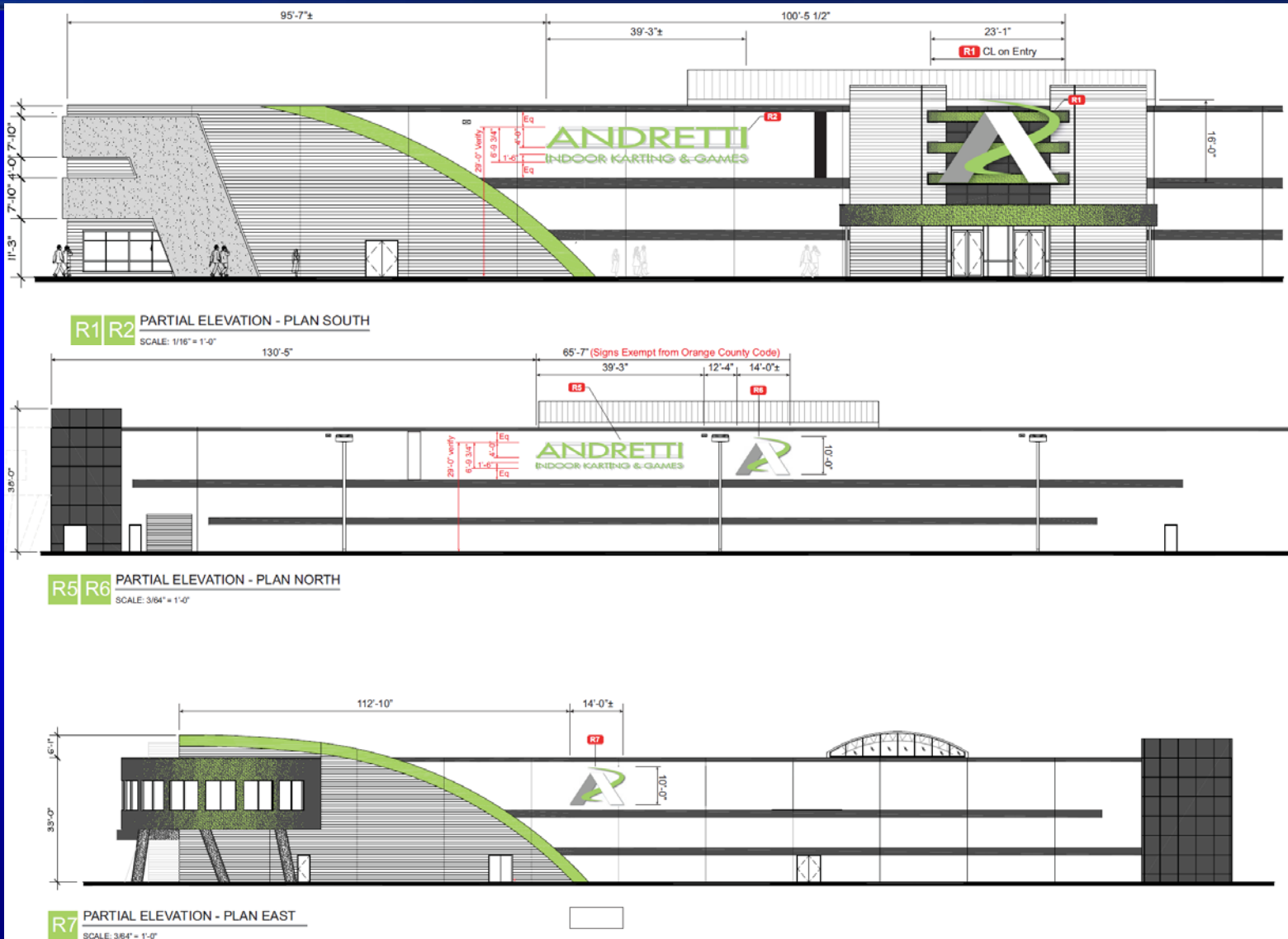
- Green to match Pantone 366C
- Gray to match Pantone 422C
- White



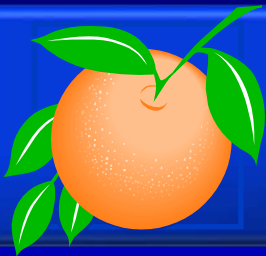
SITE PLAN



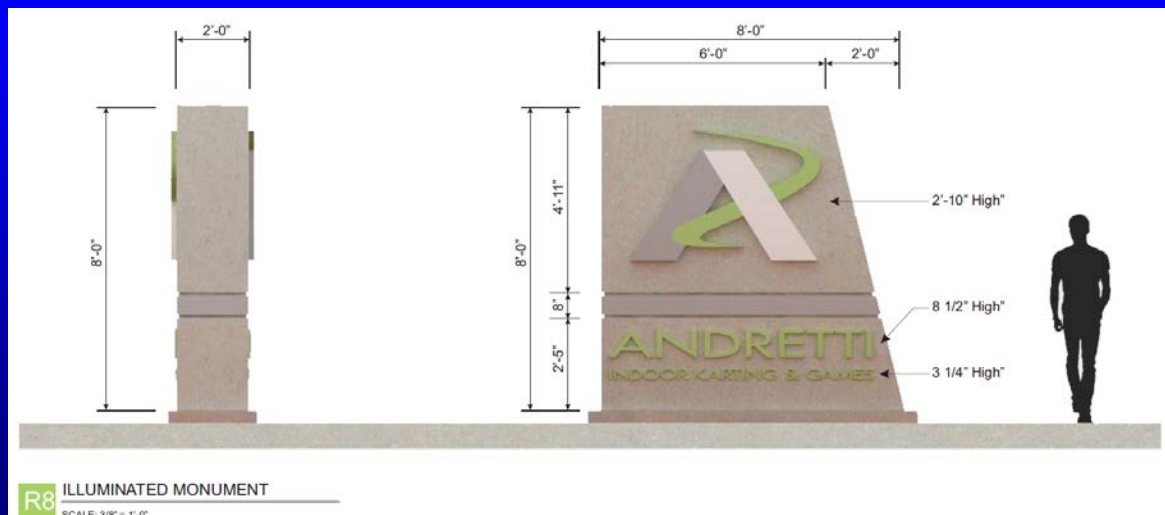
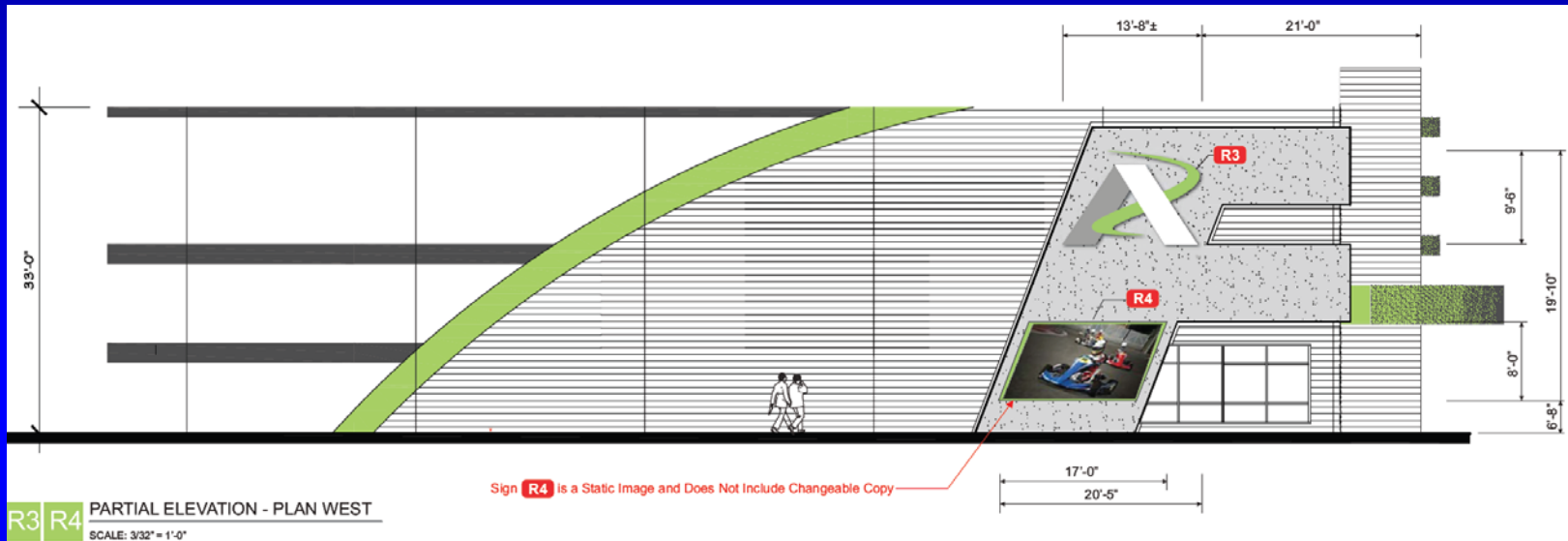
# Universal Boulevard Planned Development / Land Use Plan (PD/LUP)







# Universal Boulevard Planned Development / Land Use Plan (PD/LUP)





## Universal Boulevard Planned Development / Land Use Plan (PD/LUP)

### Modification to COA #6:

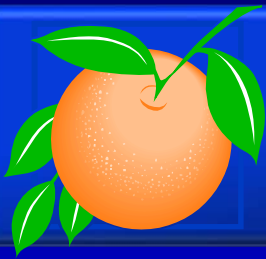
**6. d. Any change to copy on the signs shown on this Land Use Plan will be a substantial change due to the extent and size of the waivers being granted.**



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Universal Boulevard Planned Development / Land Use Plan (PD/LUP) dated “Received April 4, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report, as amended.**

**District 6**



## **Vineland Pointe Planned Development / Land Use Plan (PD/LUP)**

<b>Case:</b>	CDR-17-03-082
<b>Project Name:</b>	Vineland Pointe PD / LUP
<b>Applicant:</b>	Abdul Alkadry, Harris Civil Engineers, LLC
<b>District:</b>	1
<b>Acreage:</b>	113.00 gross acres ( <i>overall PD</i> )
<b>Location:</b>	North of Lake Street, south of Lake Wills Drive, and east of Interstate 4
<b>Request:</b>	To reconcile and consolidate the previous BCC Conditions of Approval

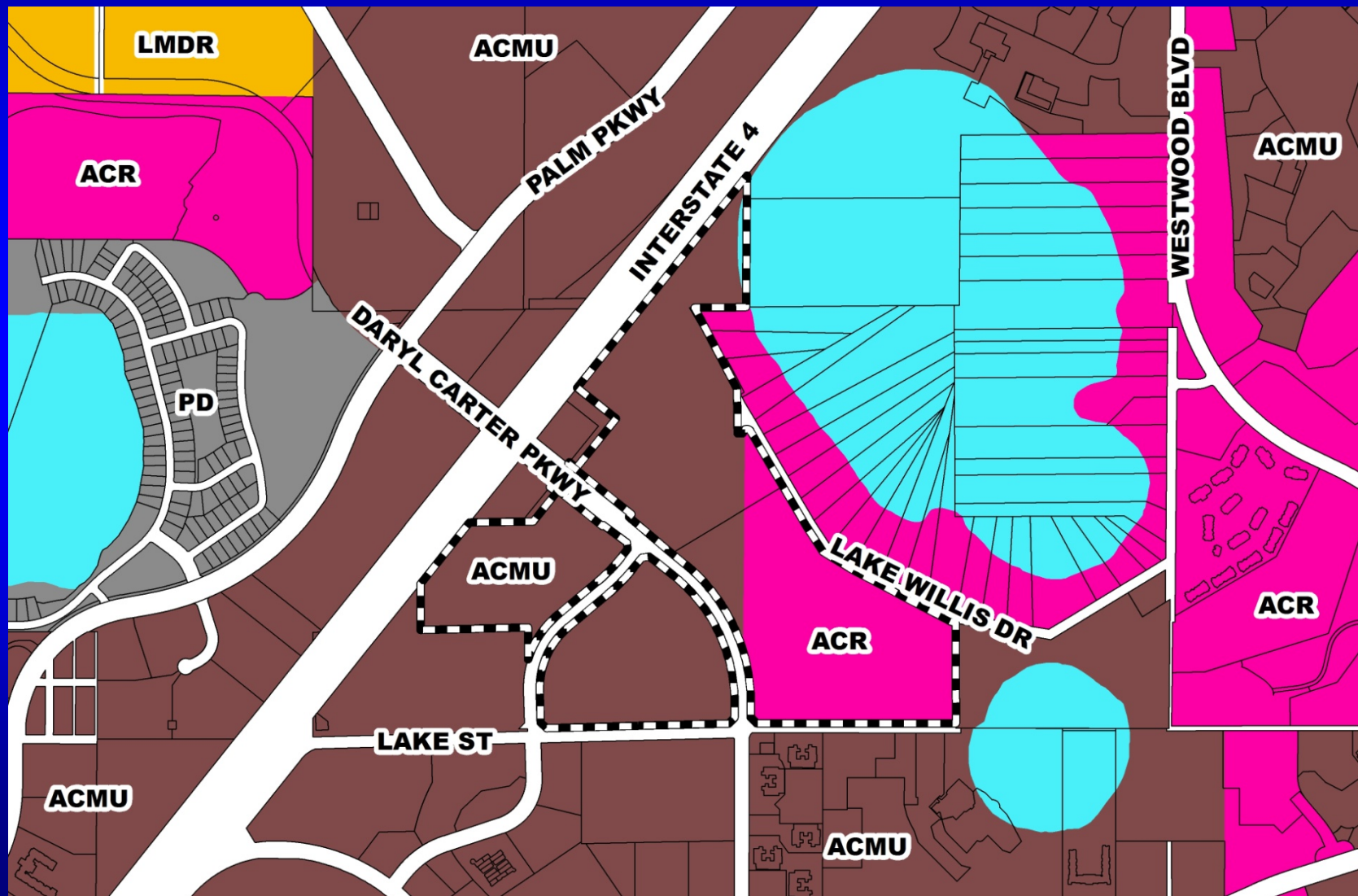




# Vineland Pointe

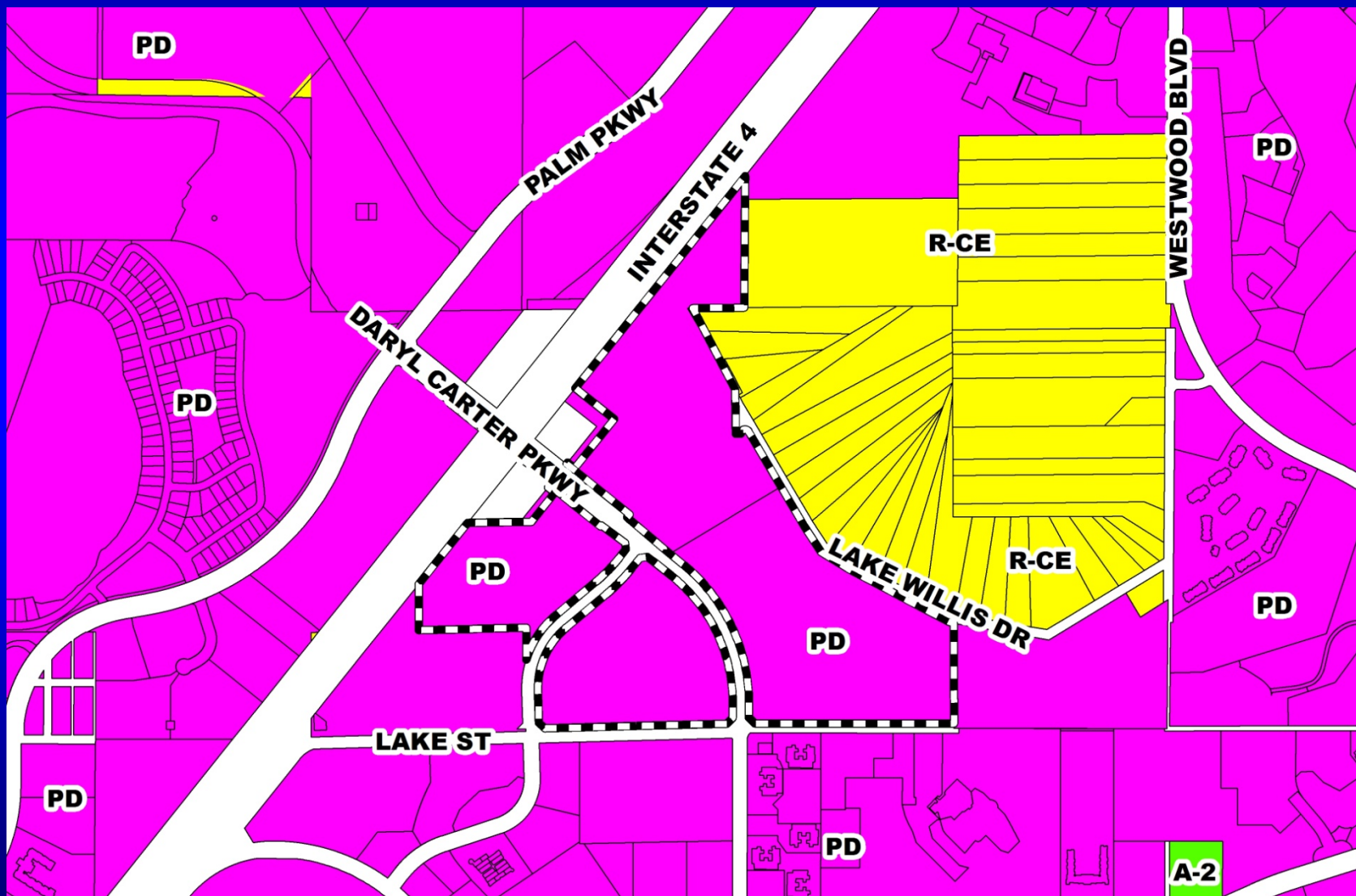
## Planned Development / Land Use Plan (PD/LUP)

### Future Land Use Map





# Vineland Pointe Planned Development / Land Use Plan (PD/LUP) Zoning Map







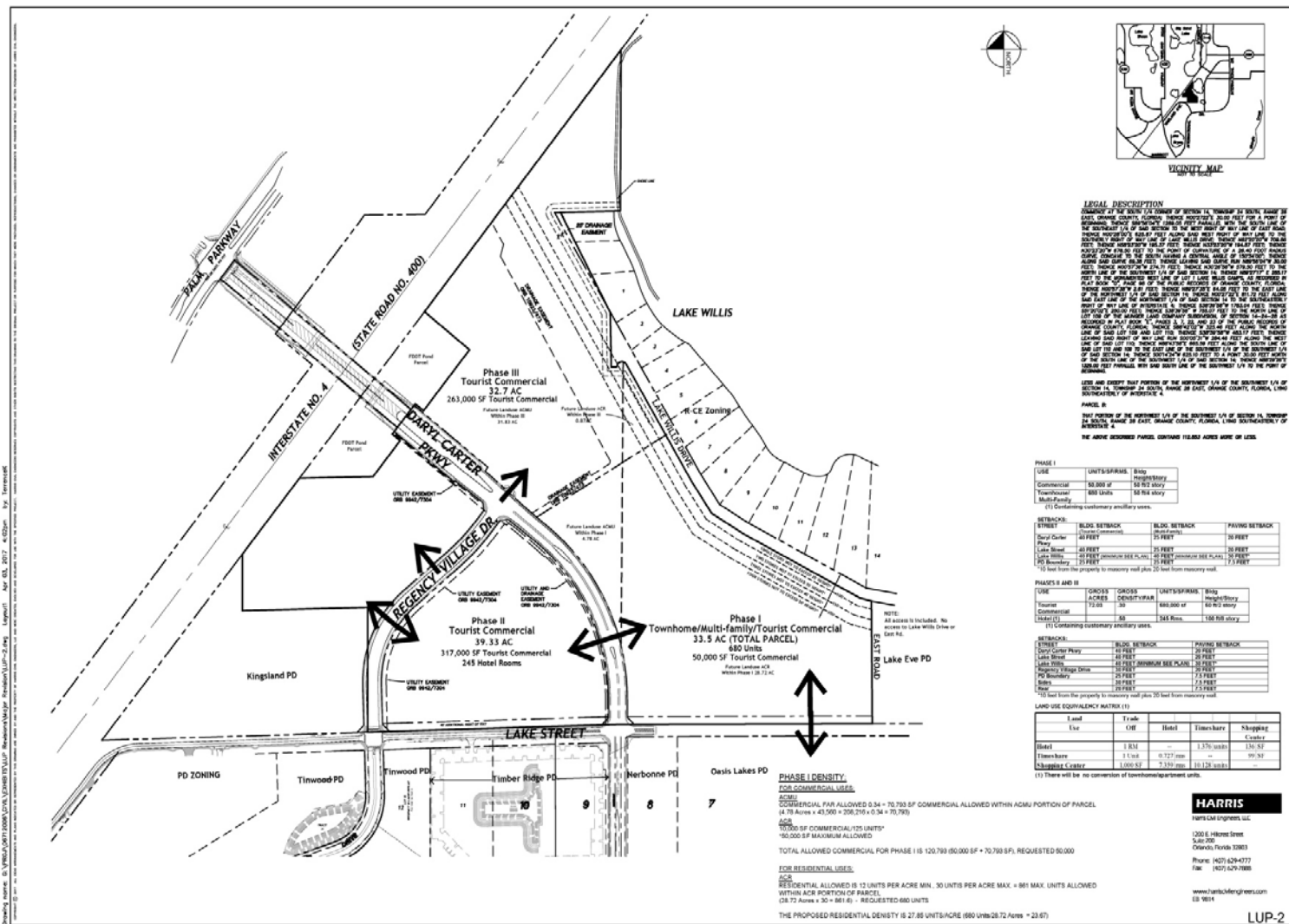
# Vineland Pointe

## Planned Development / Land Use Plan (PD/LUP)

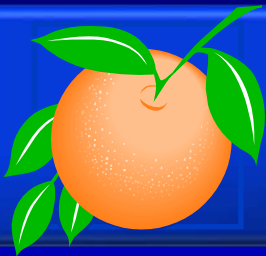
### Aerial Map











# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Vineland Pointe Planned Development / Land Use Plan (PD/LUP) dated “Received April 4, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# **Tinwood PD / Regency Village Preliminary Subdivision Plan (PSP)**

**Case:** CDR-16-11-385

**Project Name:** Tinwood PD / Regency Village PSP

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

**District:** 1

**Acreage:** 54.34 gross acres (*overall PSP*)  
19.82 gross acres (*affected Lot 1 only*)

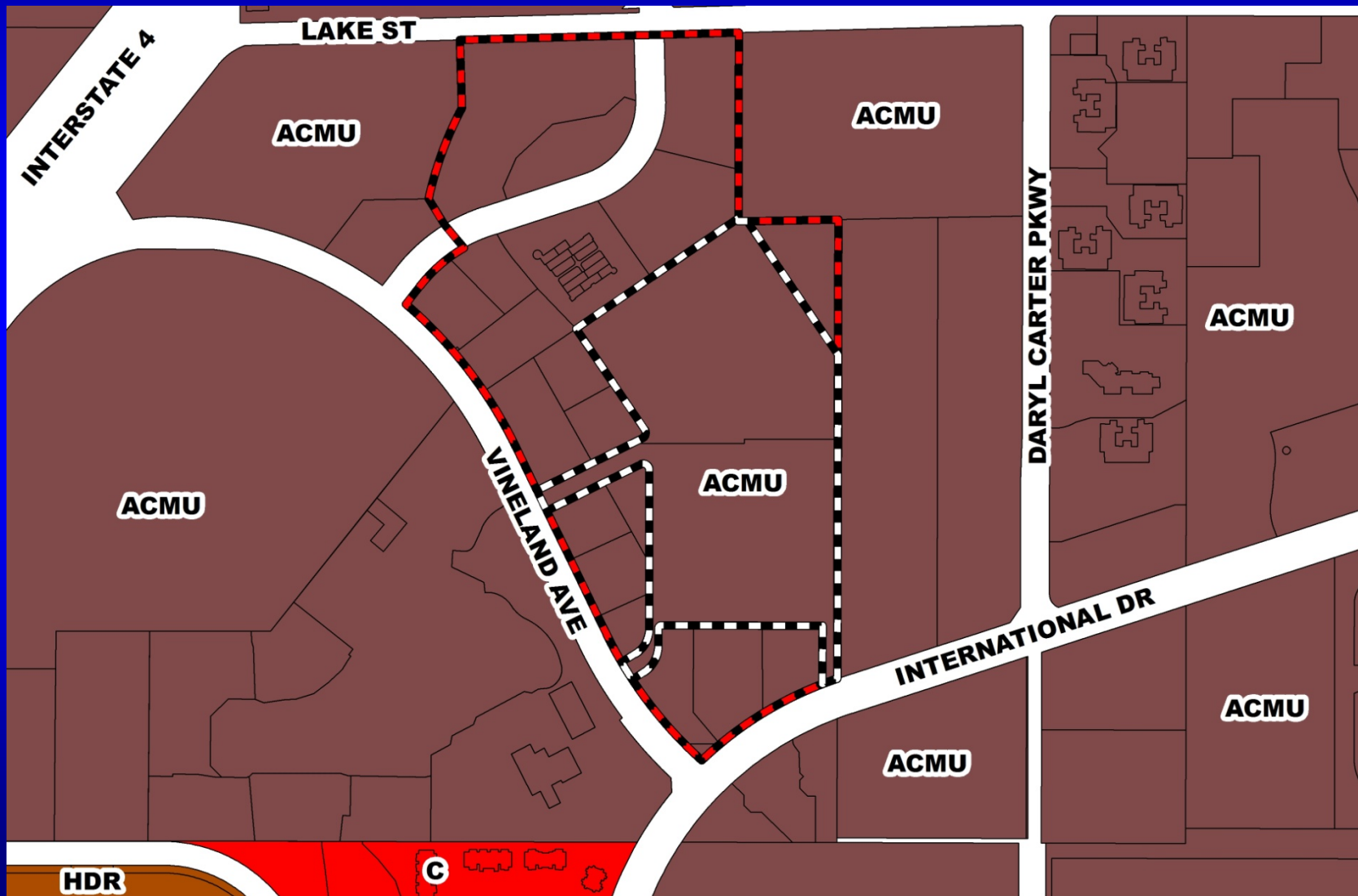
**Location:** North of International Drive South / East of Vineland Avenue

**Request:** To subdivide Lot 1 into four (4) lots numbers Lot 1A through Lot 1D.

Additionally, one (1) waiver from Orange County Code is being requested to allow Lots 1B, 1C, and 1D access through a minimum 25 foot wide private access easement in lieu of a 20 foot wide dedicated public street.



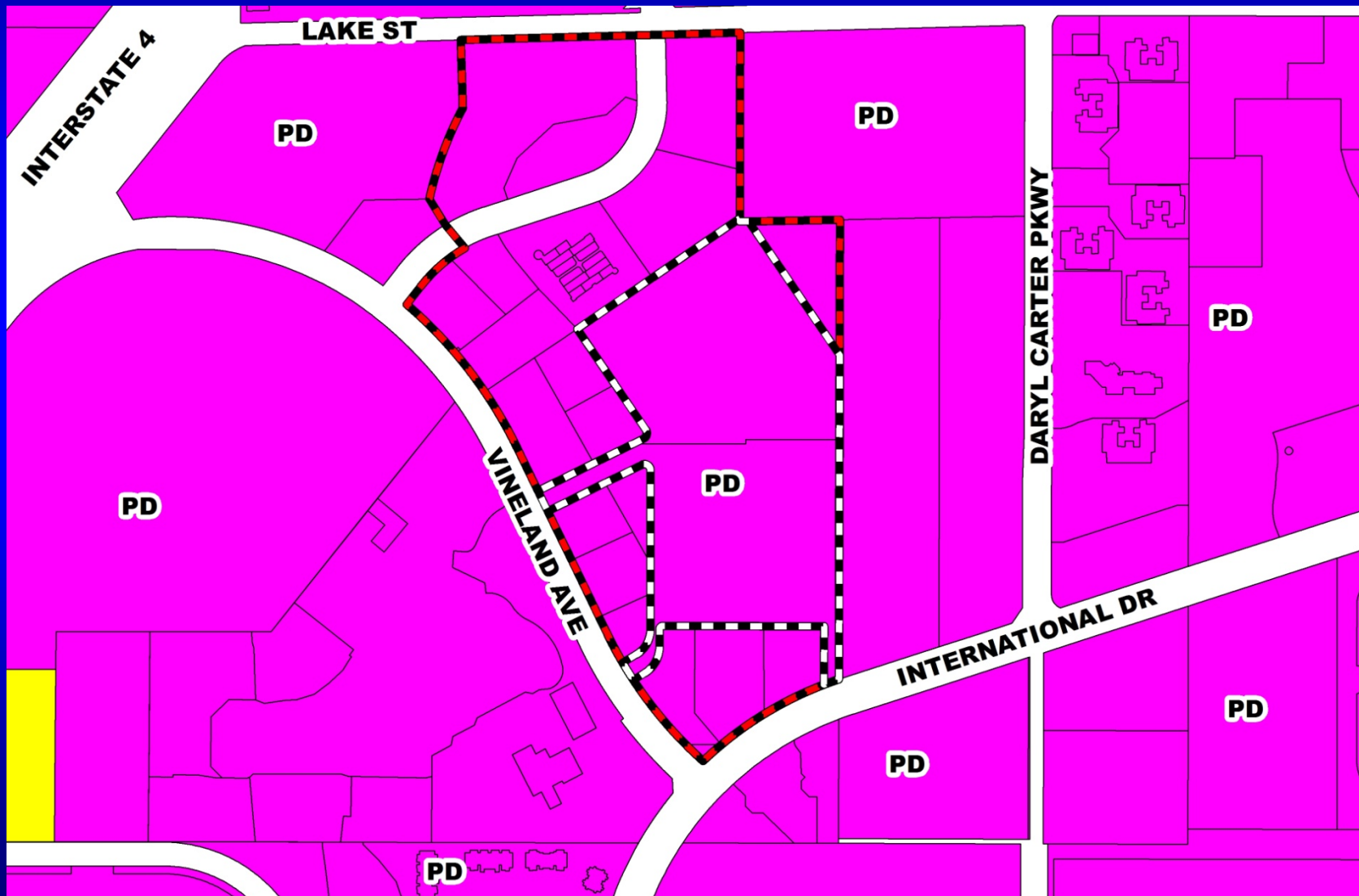
# Tinwood PD / Regency Village Preliminary Subdivision Plan (PSP) Future Land Use Map







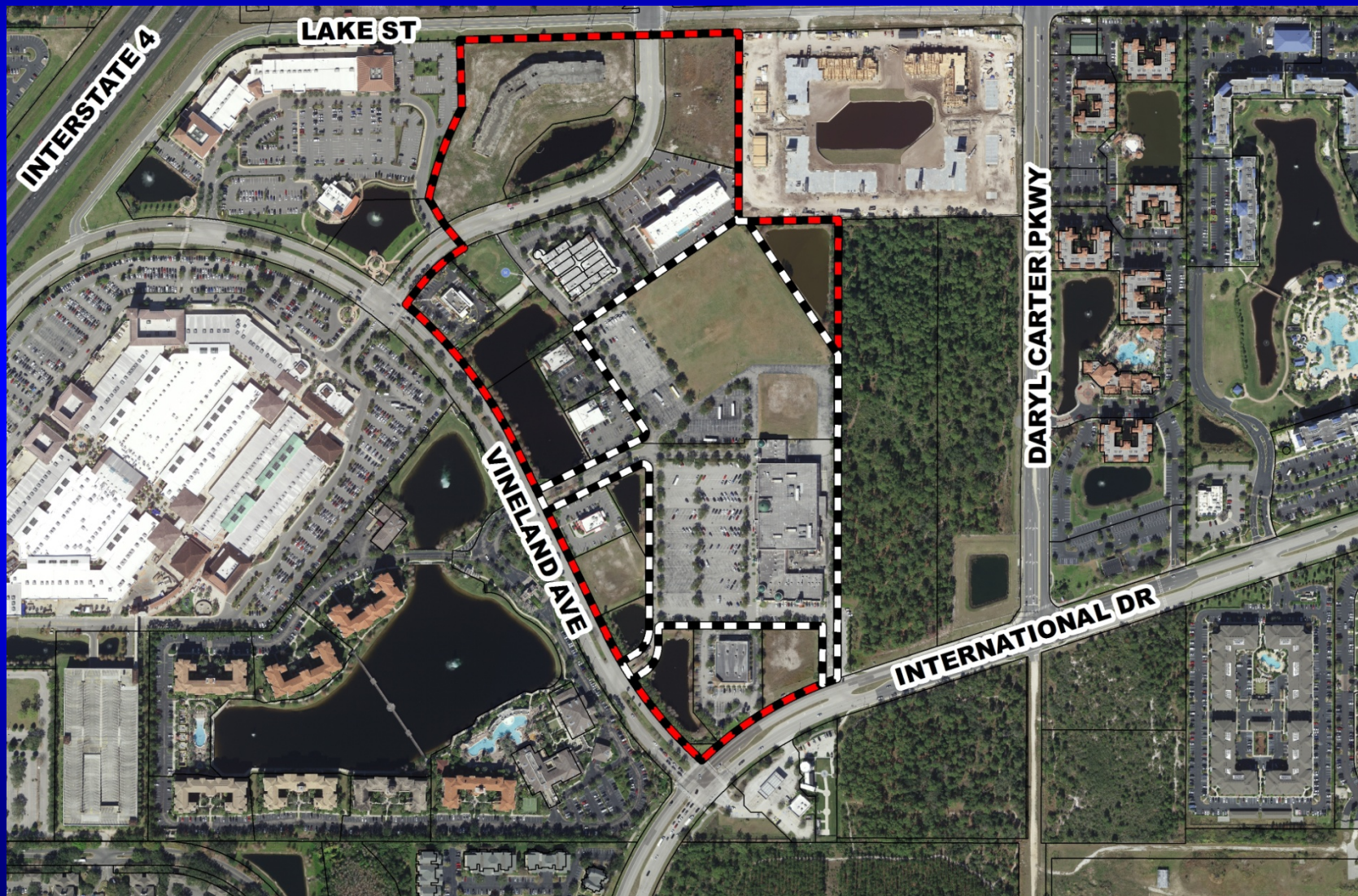
# Tinwood PD / Regency Village Preliminary Subdivision Plan (PSP) Zoning Map







# Tinwood PD / Regency Village Preliminary Subdivision Plan (PSP) Aerial Map







TINWOOD PD  
REGENCY VILLAGE

# OVERALL PROPERTY PLAN

SHEET NUMBER  
**PSP1.**

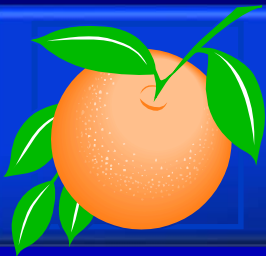




# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Tinwood PD / Regency Village Preliminary Subdivision Plan – Substantial Change dated “Received April 10, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



## Yates

# Planned Development / Land Use Plan (PD/LUP)

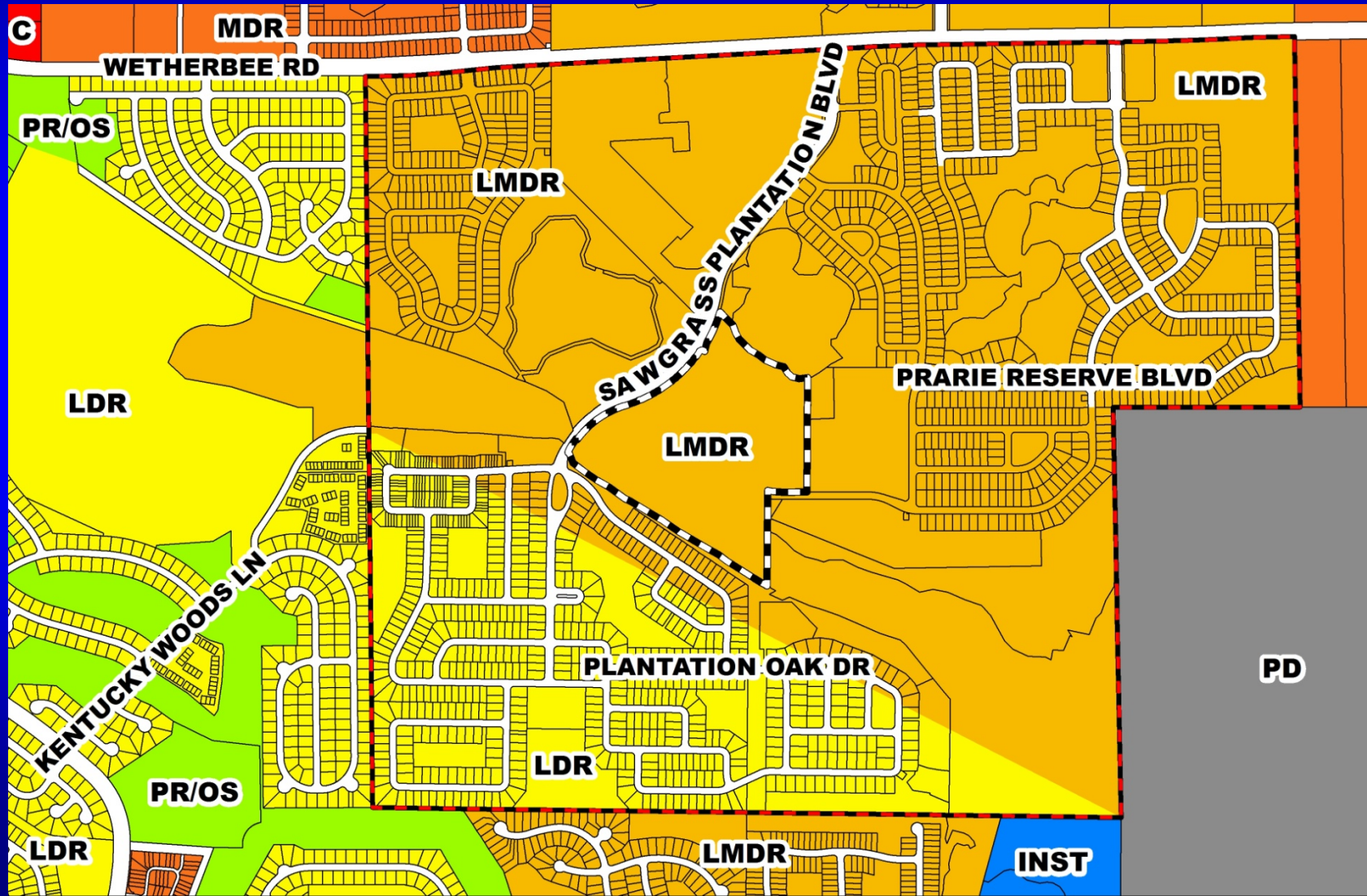
<b>Case:</b>	CDR-17-04-104
<b>Project Name:</b>	Yates PD/LUP
<b>Applicant:</b>	Christina Baxter, Poulos and Bennett, LLC
<b>District:</b>	4
<b>Acreage:</b>	746.75 gross acres ( <i>overall PD</i> ) 39.15 gross acres ( <i>affected parcel only</i> )
<b>Location:</b>	Generally southwest of Sawgrass Plantation Boulevard, approximately 2,500 feet south of E. Wetherbee Road
<b>Request:</b>	<p>To reduce the rear yard building setback for townhouse patio structures only from 20 feet to 10 and 12 feet, and to reduce the side-street building setback for such structures from 15 to 10 feet.</p> <p>Additionally, three (3) waivers from Orange County Code are being requested to allow the reduced setbacks being requested above.</p>



**Yates**

# **Planned Development / Land Use Plan (PD/LUP)**

**Future Land Use Map**



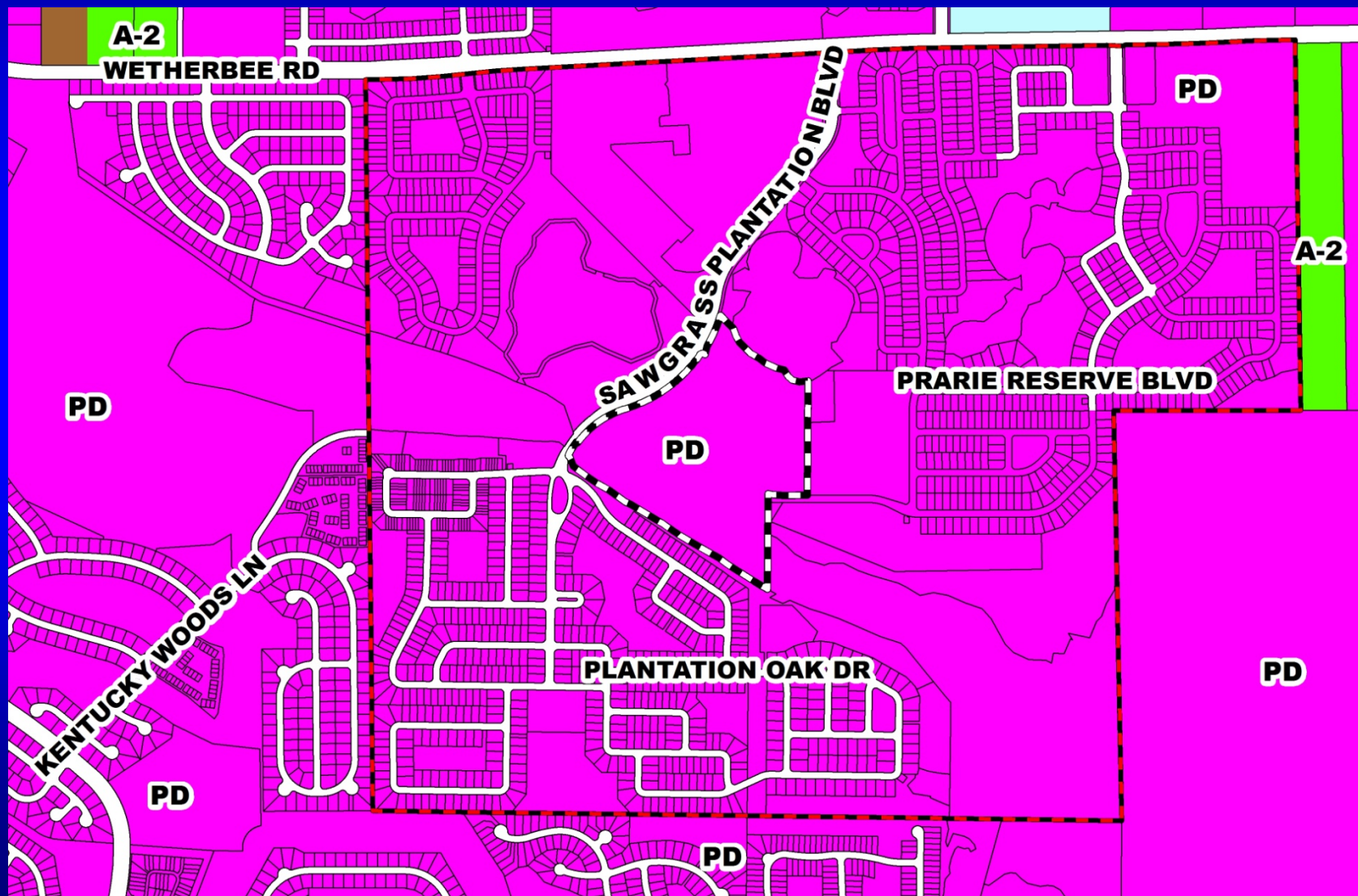




**Yates**

# **Planned Development / Land Use Plan (PD/LUP)**

**Zoning Map**



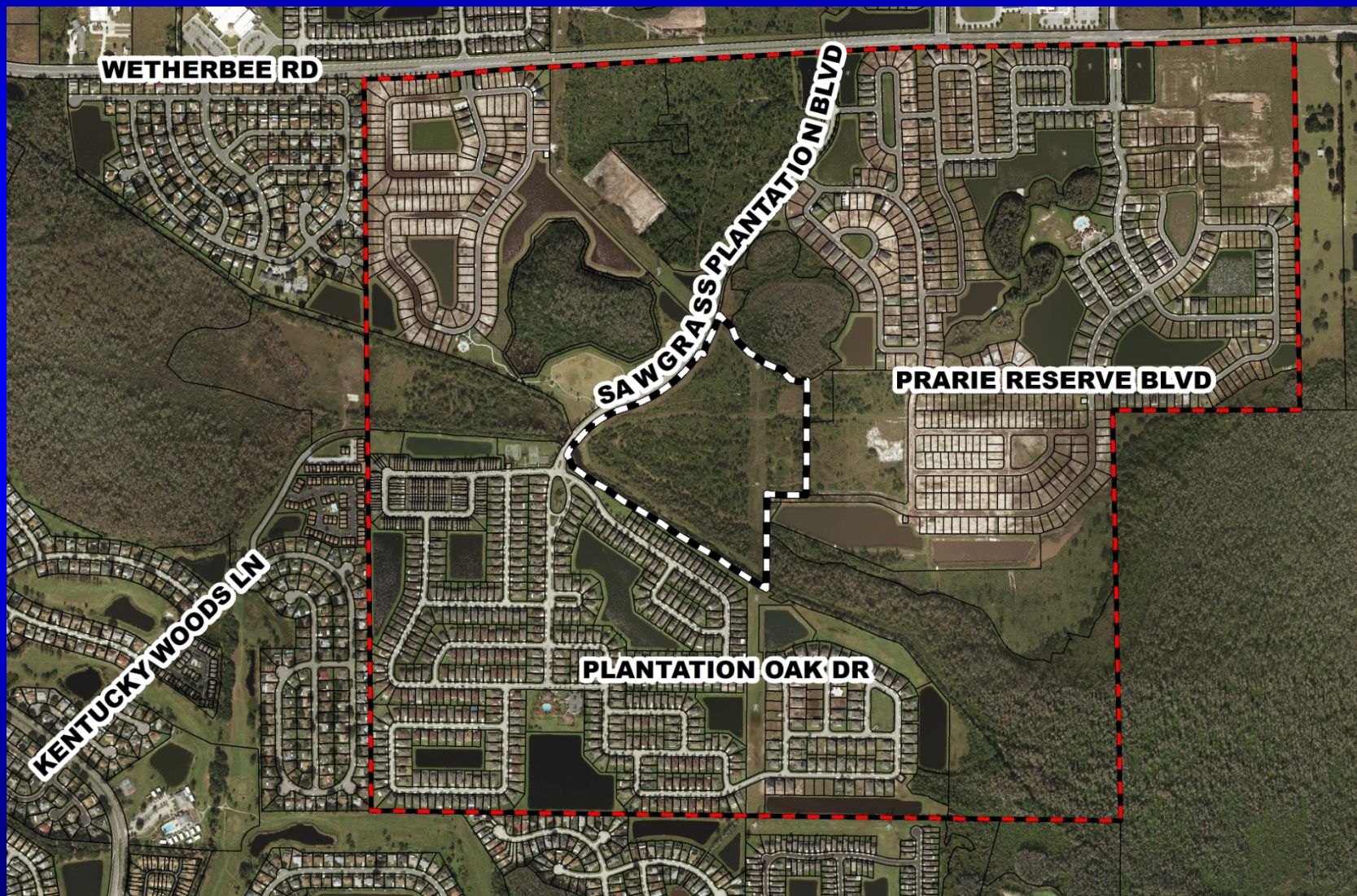




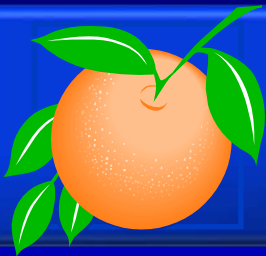
**Yates**

# **Planned Development / Land Use Plan (PD/LUP)**

**Aerial Map**

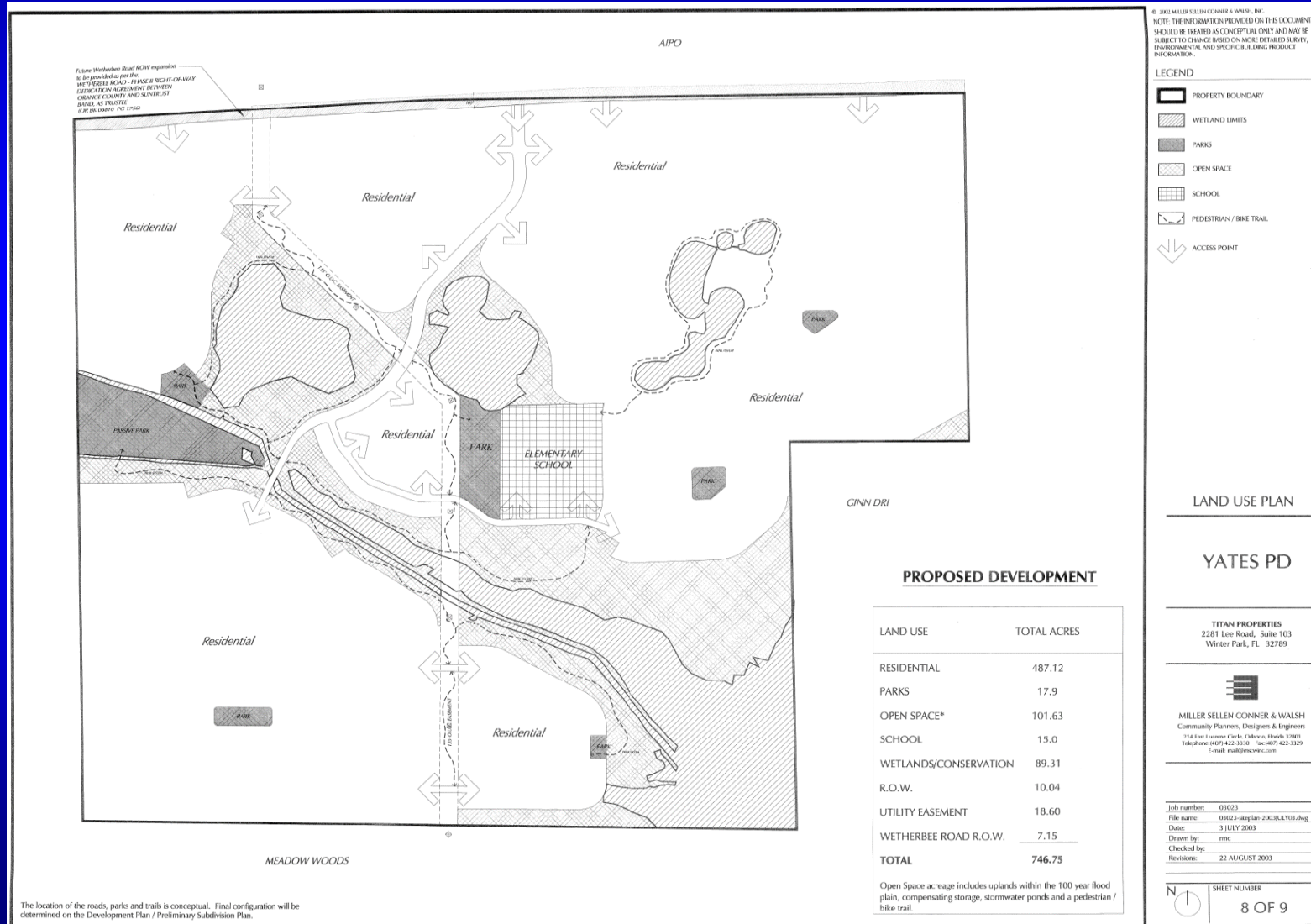






# Yates

## Planned Development / Land Use Plan (PD/LUP)







# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Yates Planned Development / Land Use Plan (PD/LUP) dated “Received April 27, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**

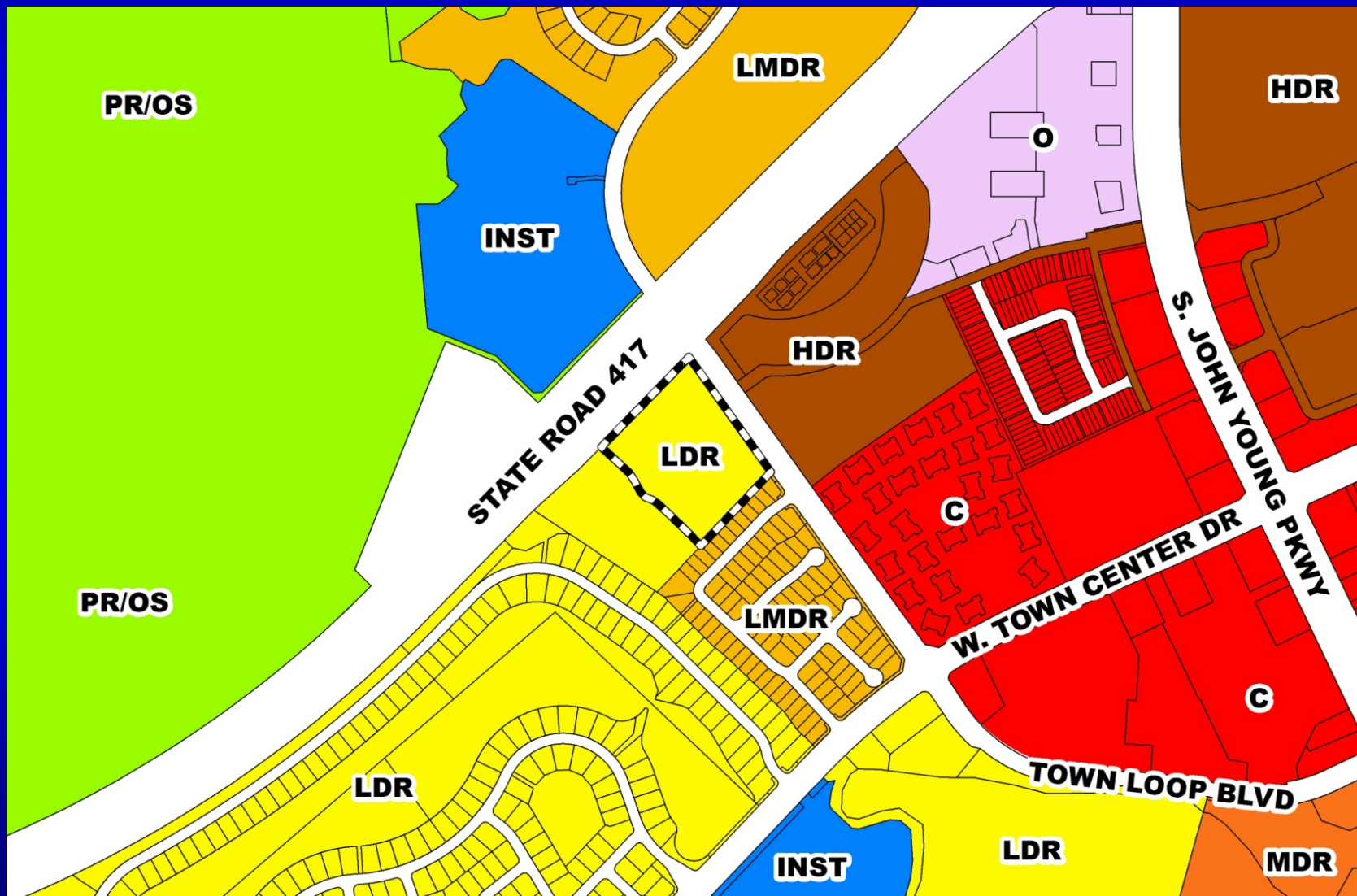


## **Hunter's Creek Planned Development / Land Use Plan (PD/LUP)**

<b>Case:</b>	CDR-16-09-332
<b>Project Name:</b>	Hunter's Creek PD/LUP
<b>Applicant:</b>	Deborah L. Martohue, Martohue Land Use Law, P.A.
<b>District:</b>	1
<b>Acreage:</b>	3,995.00 gross acres ( <i>overall PD</i> ) 8.29 gross acres ( <i>affected parcel only</i> )
<b>Location:</b>	13502 Town Loop Boulevard; or generally on the southwest corner of the Central Florida Greenway and Town Loop Boulevard
<b>Request:</b>	To construct a 134-foot camouflaged "monocross" communication tower and equipment compound on a 3,600 square foot leased traction within an 8.29-acre parcel.



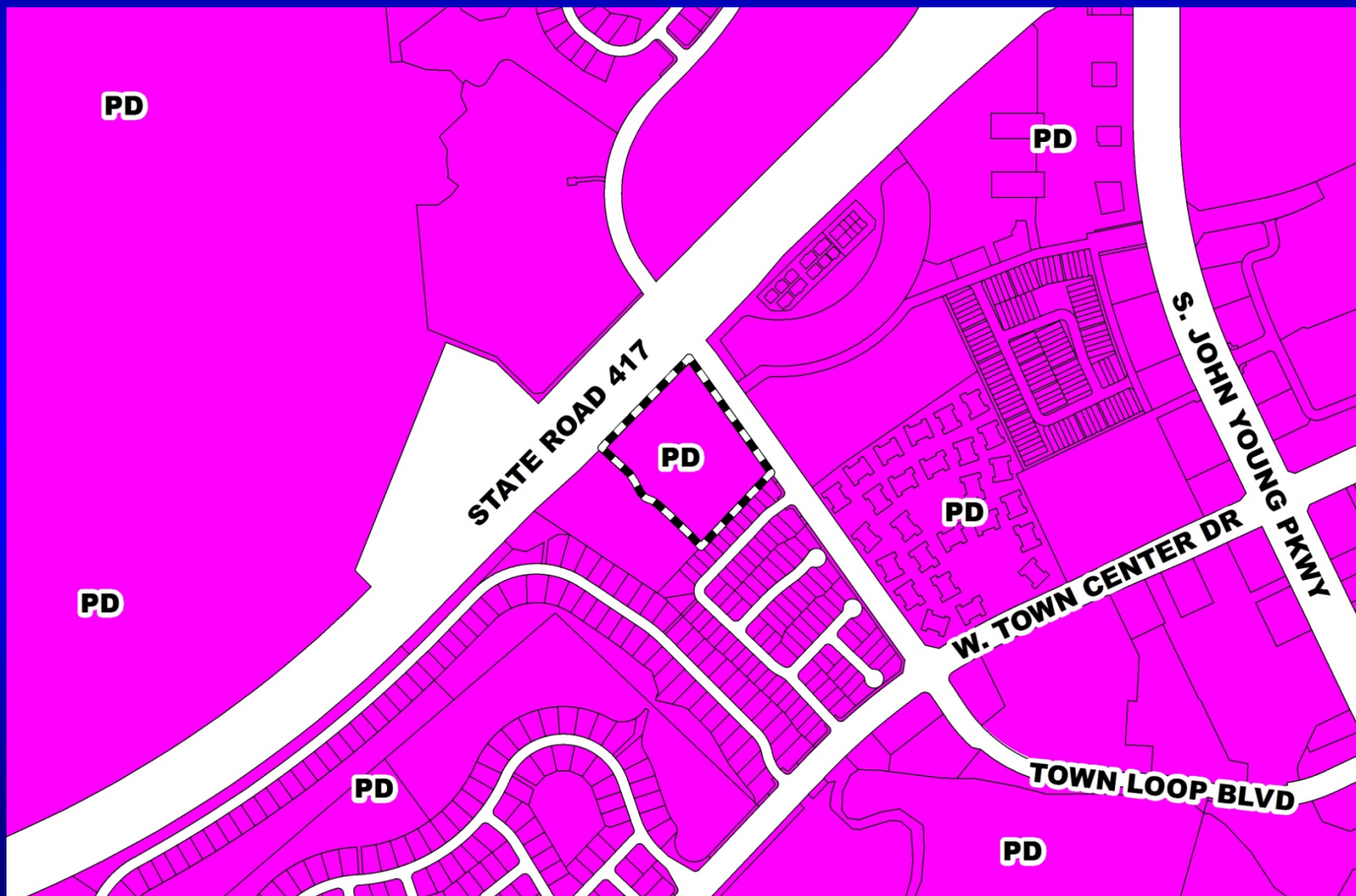
# Hunter's Creek Planned Development / Land Use Plan (PD/LUP) Future Land Use Map







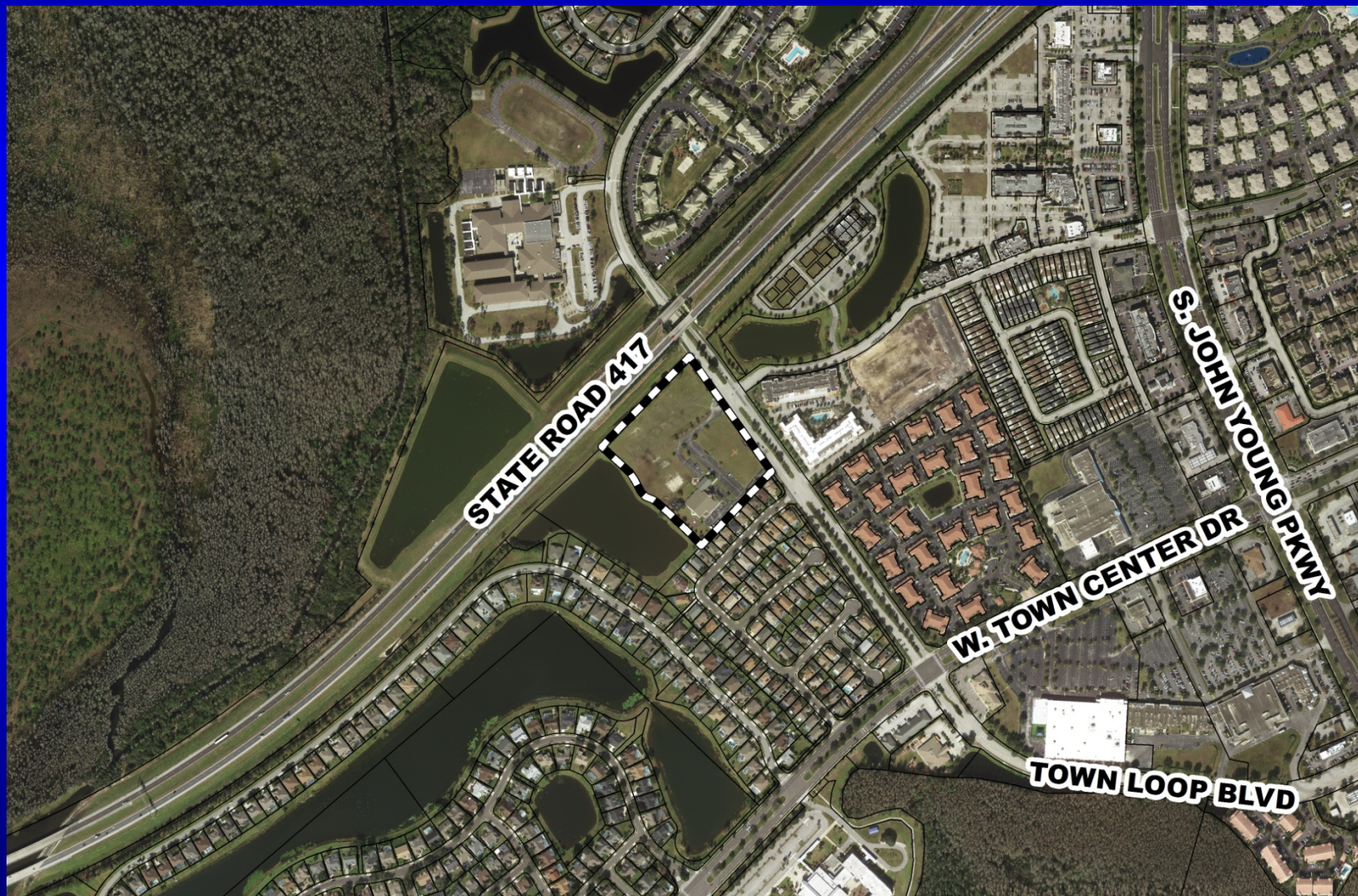
# Hunter's Creek Planned Development / Land Use Plan (PD/LUP) Zoning Map



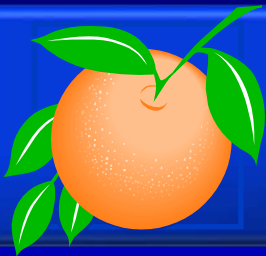




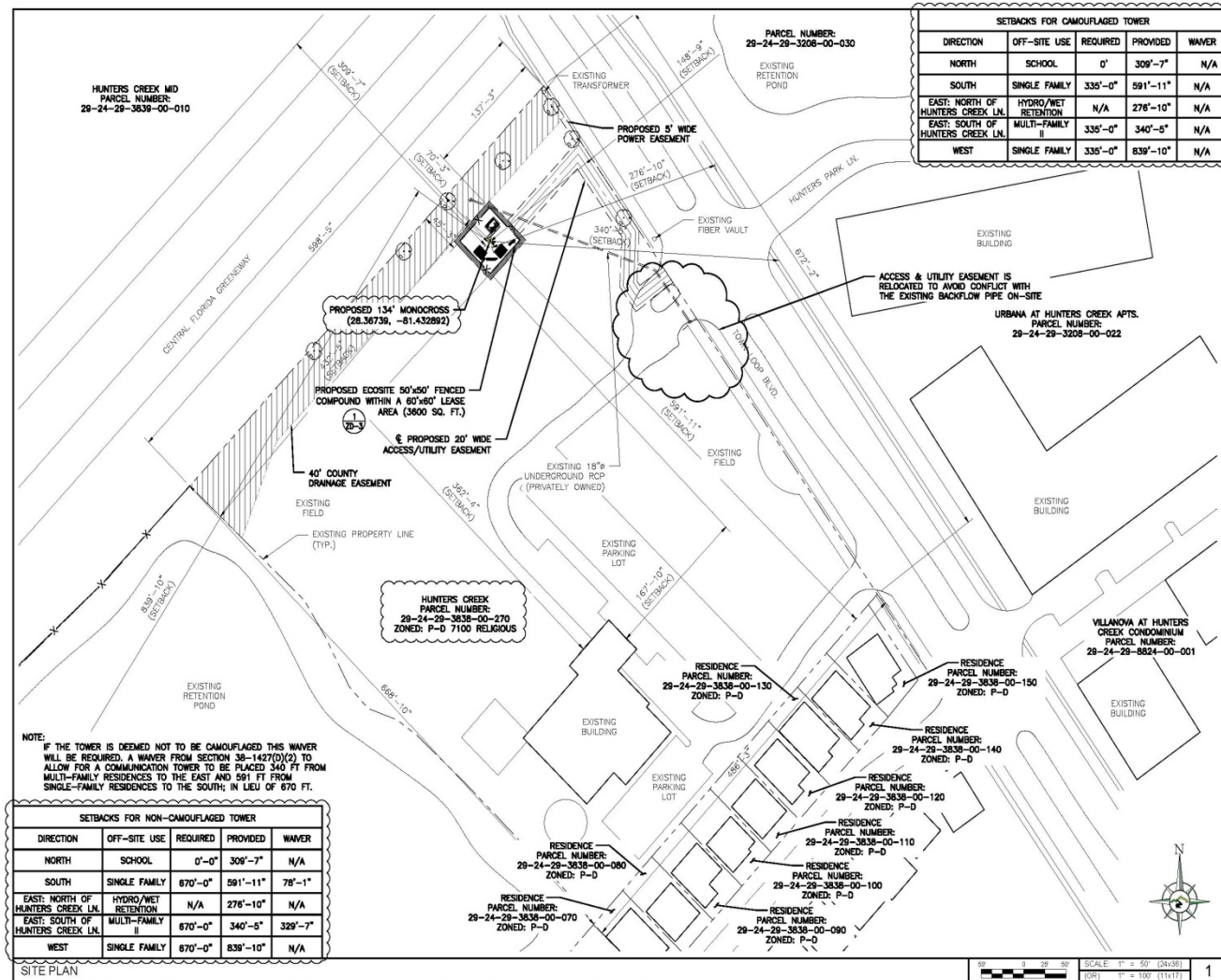
# Hunter's Creek Planned Development / Land Use Plan (PD/LUP) Aerial Map







# Hunter's Creek Planned Development / Land Use Plan (PD/LUP)



SETBACKS FOR CAMOUFLAGED TOWER				
DIRECTION	OFF-SITE USE	REQUIRED	PROVIDED	WAIVER
NORTH	SCHOOL	0'	309'-7"	N/A
SOUTH	SINGLE FAMILY	335'-0"	591'-11"	N/A
EAST: NORTH OF HUNTERS CREEK LN.	HYDRO/WET RETENTION	N/A	276'-10"	N/A
EAST: SOUTH OF HUNTERS CREEK LN.	MULTI-FAMILY II	335'-0"	340'-5"	N/A
WEST	SINGLE FAMILY	335'-0"	839'-10"	N/A

Eco-Site

T-Mobile

POWDER RIVER  
ENGINEERING SERVICES, LLC

COA #: 30487

REV	DATE	REVISIONS	BY
H	04/27/17	REVISIONS	JED
H	04/13/17	REVISIONS	JED
T	02/27/17	REVISIONS	JED
E	02/17/17	REVISIONS	JED
D	12/21/16	REVISIONS	BB
C	09/23/16	ZONING DRAWINGS	JE
D	07/21/16	ZONING DRAWINGS	LLB
A	06/14/16	ZONING DRAWINGS	JE



NOTE: THESE PLANS AND SPECIFICATIONS ARE PREPARED BY OR FOR THE ENGINEER AND ARE NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

SITE INFORMATION  
ECO-SITE SITE #: FL0045  
T-MOBILE SITE #: A2E0171

HUNTERS CREEK PD  
PARCELS 350B & 430C  
PSP / PEACE UNITED  
METHODIST CHURCH DP  
13502 TOWN LOOP BLVD.  
ORLANDO, FL 32837

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:  
ZD-2





# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Hunter's Creek Planned Development / Land Use Plan (PD/LUP) dated "Received April 28, 2017", subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

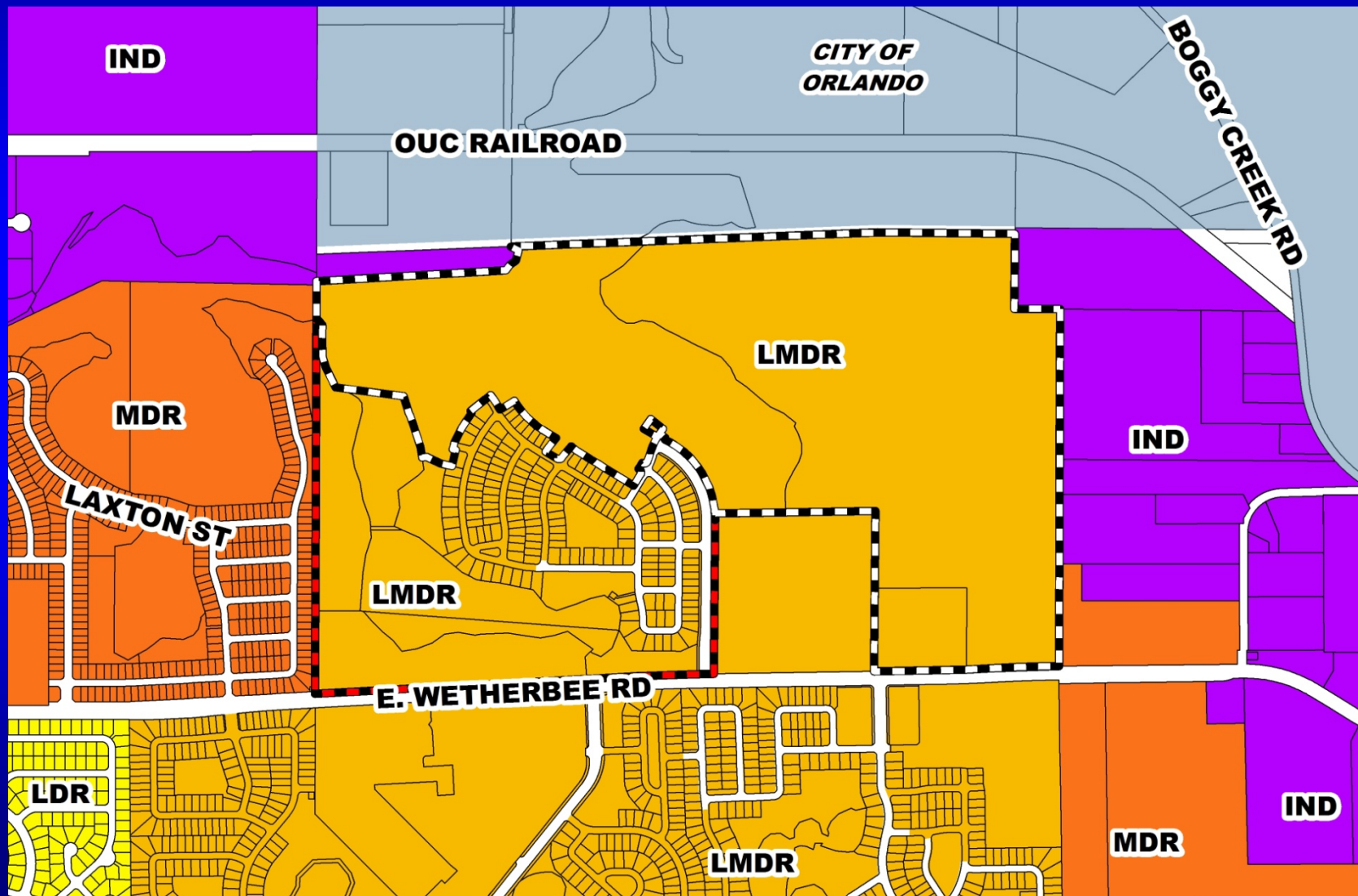


## **AIPO / South Orange Properties Planned Development / Land Use Plan (PD/LUP)**

<b>Case:</b>	CDR-17-03-067
<b>Project Name:</b>	AIPO / South Orange Properties PD/LUP
<b>Applicant:</b>	Alexis Crespo, Waldrop Engineering
<b>District:</b>	4
<b>Acreage:</b>	339.11 gross acres ( <i>overall PD</i> ) 247.89 gross acres ( <i>affected parcel only</i> )
<b>Location:</b>	3001 & 4055 E. Wetherbee Road; or generally north of E. Wetherbee Road, aproximately one mile west of Boggy Creek Road
<b>Request:</b>	To convert 115 single-family attached dwelling units into conventional single-family detached dwelling units, eliminate maximum number of 50 foot wide single-family detached residential lots and minimum number of 60 and 70-foot wide detached single-family residential lots, and one (1) waiver from Orange County Code to reduce the minimum lot widths for single-family detached residential lots from 50 feet to 40 feet.



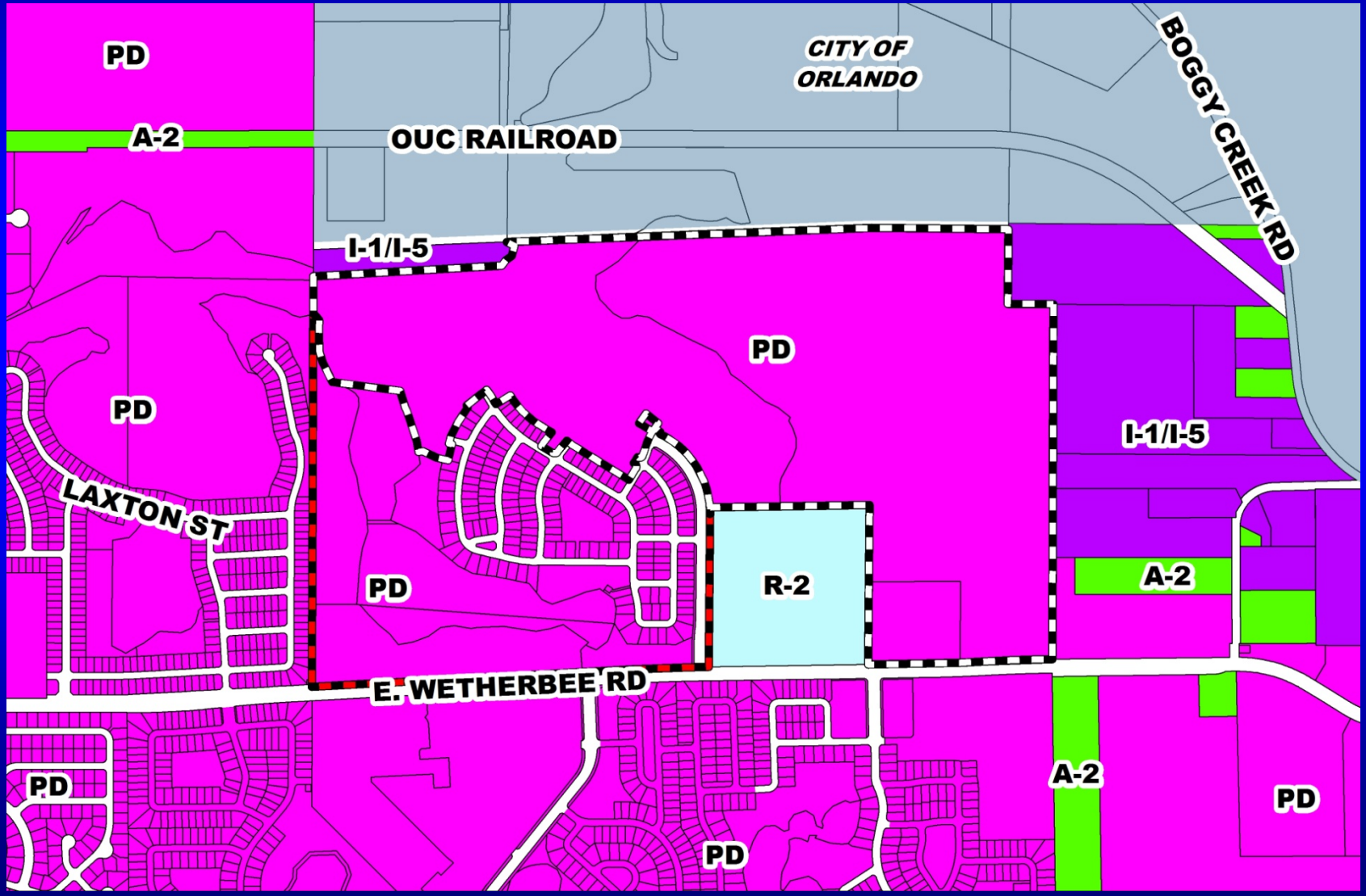
# AIPO / South Orange Properties Planned Development / Land Use Plan (PD/LUP) Future Land Use Map







# AIPO / South Orange Properties Planned Development / Land Use Plan (PD/LUP) Zoning Map



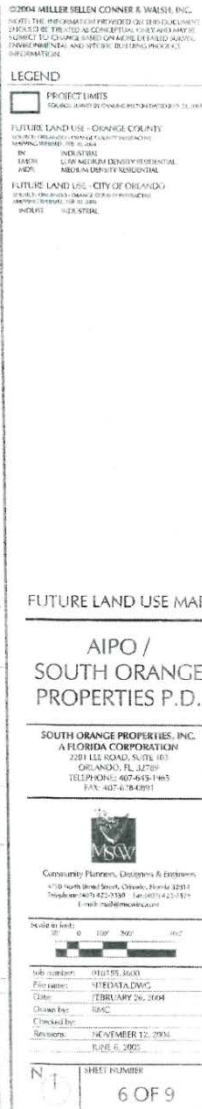




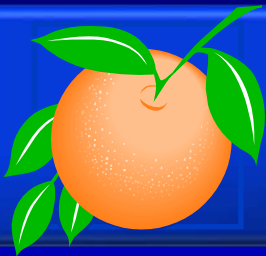
# AIPO / South Orange Properties Planned Development / Land Use Plan (PD/LUP) Aerial Map











# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the AIPO / South Orange Properties Planned Development / Land Use Plan (PD/LUP) dated “Received May 2, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**



## **Cassis Planned Development / Land Use Plan (PD/LUP)**

**Case:** CDR-17-02-051

**Project Name:** Cassis PD/LUP

**Applicant:** Robby Moon, KPM Franklin, Inc.

**District:** 1

**Acreage:** 73.00 gross acres (*overall PD*)  
57.61 gross acres (*affected parcel only*)

**Location:** 17509 Bali Boulevard; or generally north of Bali Boulevard and approximately 250 feet west of Avalon Road

**Request:** To convert 300 timeshare units into 500 hotel units within PD Parcel C only, and establish alternative setback, buffer, and access standards. More specifically, reduced buffer area along Bali Boulevard, access to interior PD lots via an easement, and alternative setbacks and buffers along side and rear property lines interior to the PD.

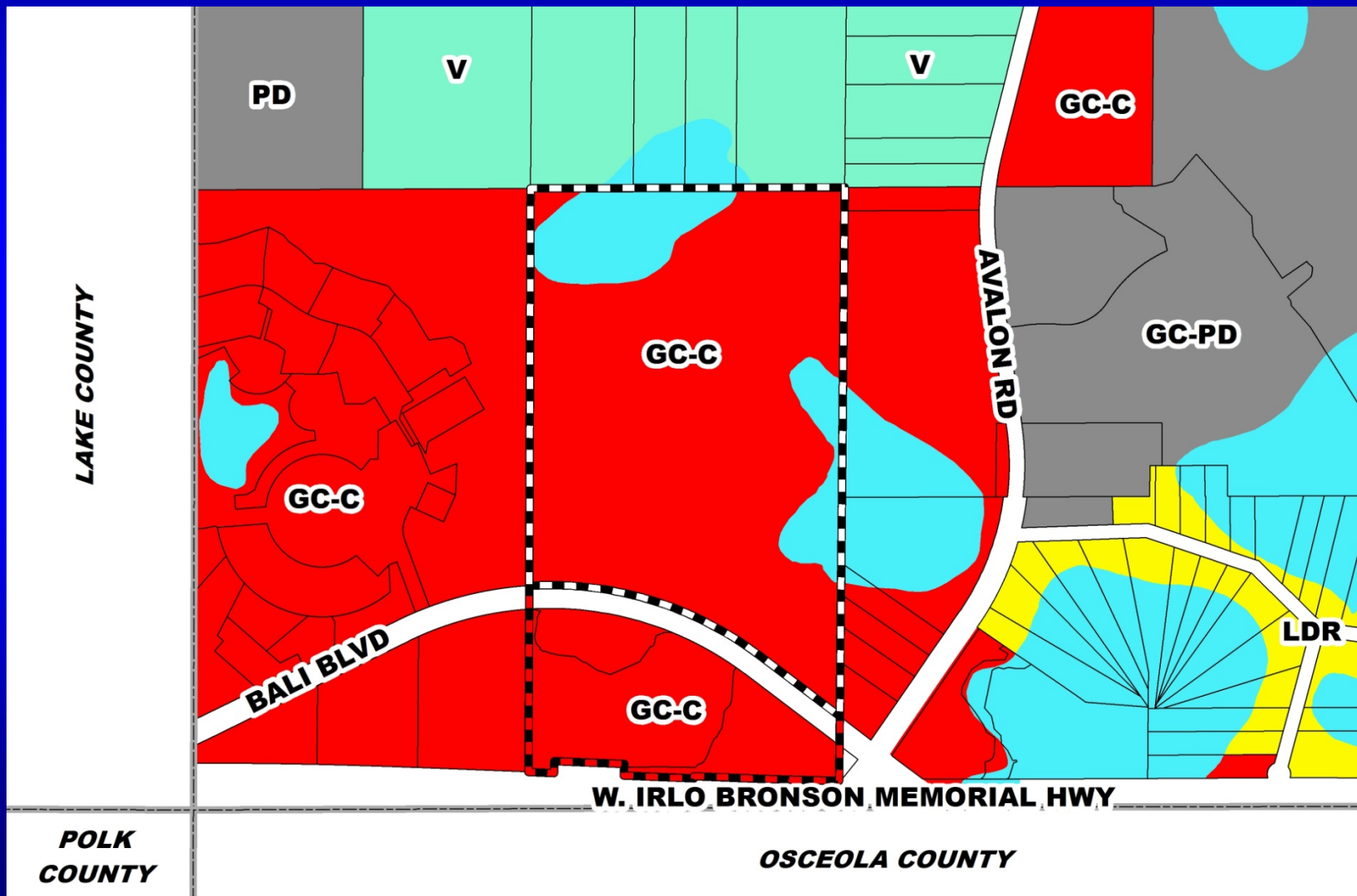
Additionally, five (5) waivers from Orange County Code are requested to accommodate the above request.



**Cassis**

# **Planned Development / Land Use Plan (PD/LUP)**

**Future Land Use Map**



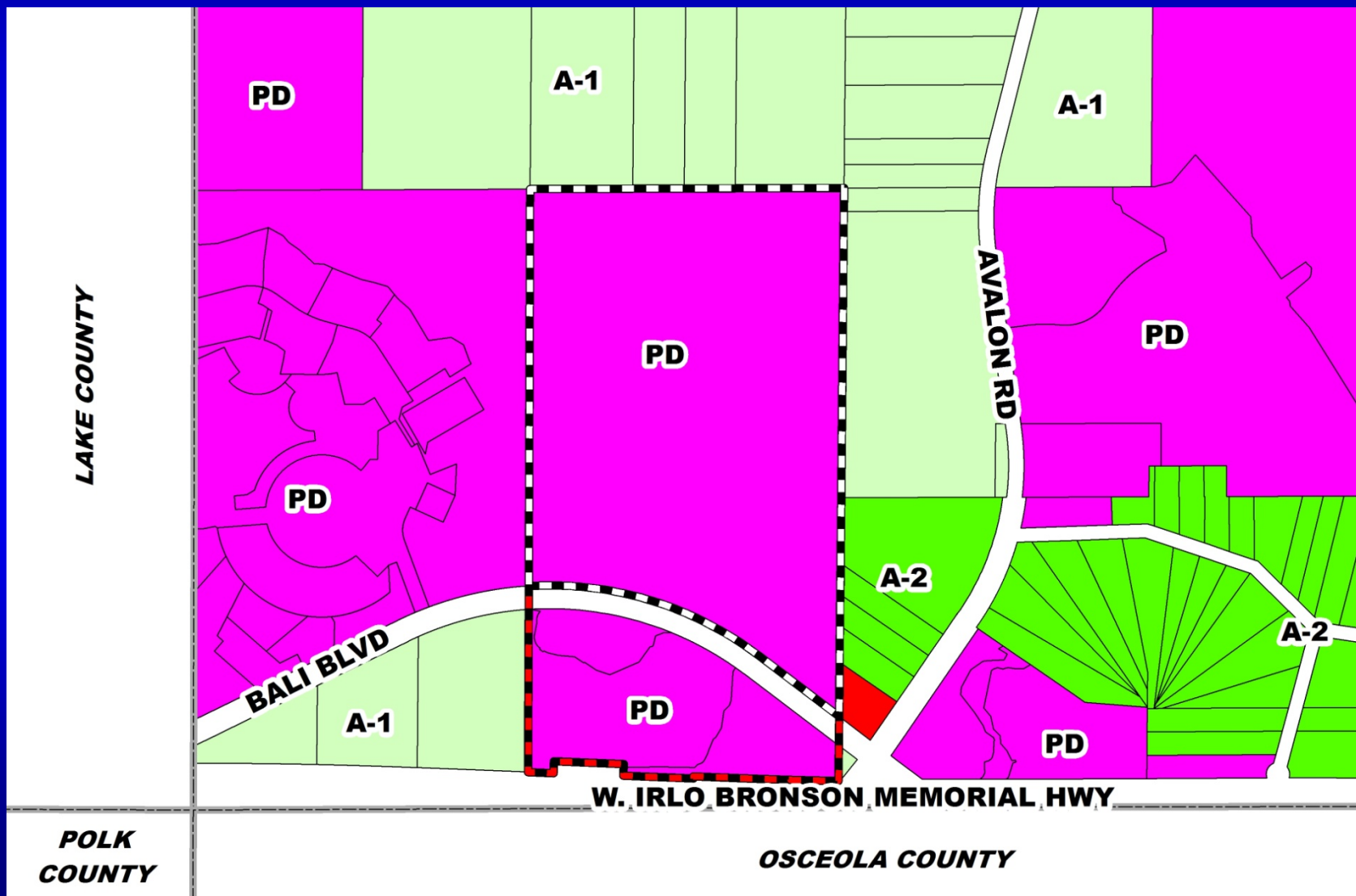




**Cassis**

# **Planned Development / Land Use Plan (PD/LUP)**

**Zoning Map**





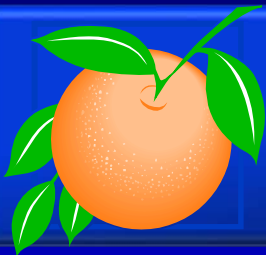
**Cassis**

**Planned Development / Land Use Plan (PD/LUP)**

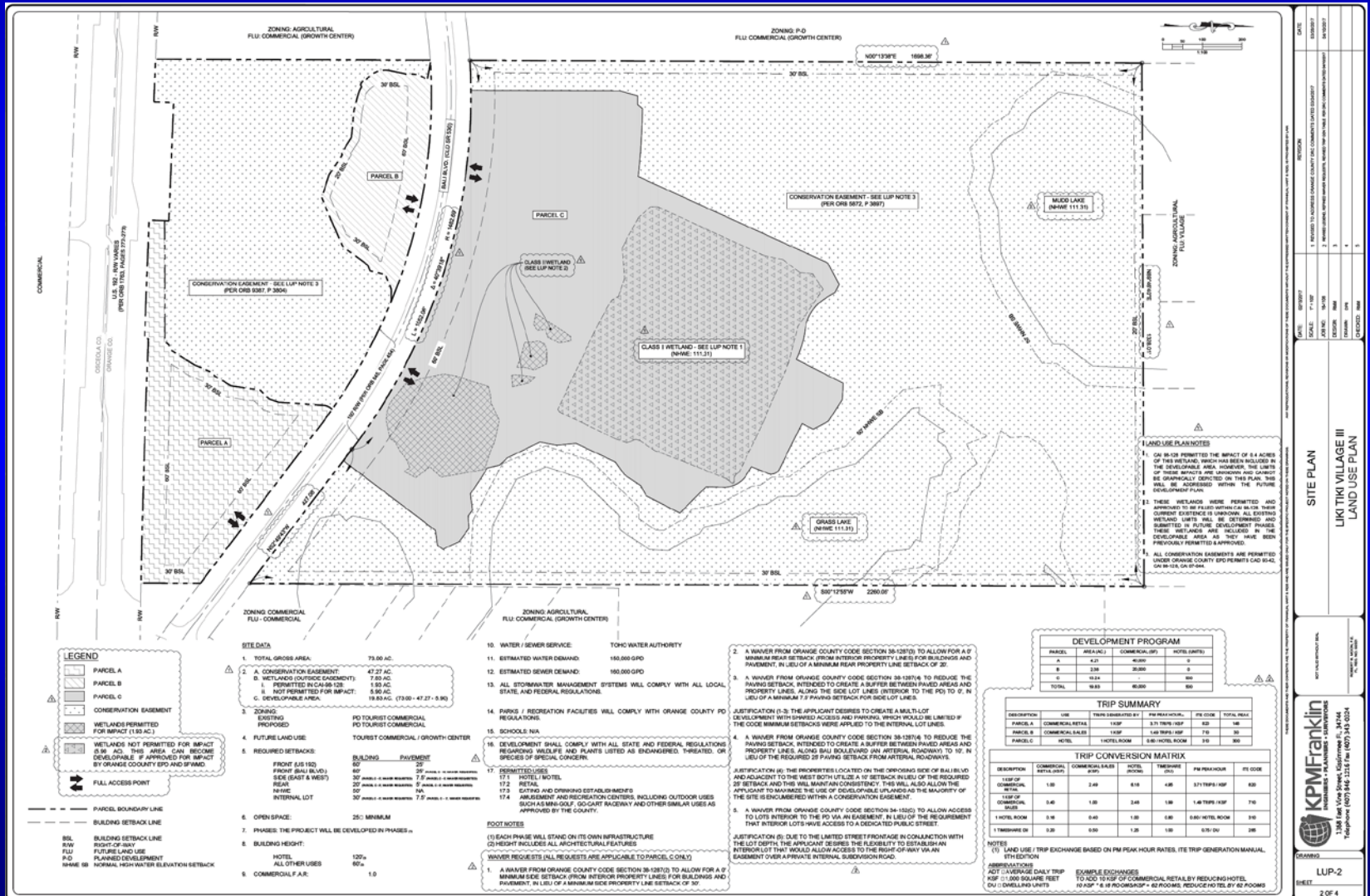
**Aerial Map**







# Cassis Planned Development / Land Use Plan (PD/LUP)







# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Cassis Planned Development / Land Use Plan (PD/LUP) dated “Received April 11, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



## **Zanzibar Property PD / Zanzibar Property Phase 1 PSP & Park Tract P-2 DP**

**Case:** CDR-17-01-009

**Project Name:** Zanzibar Property PD / Zanzibar Property Phase 1 PSP & Park Tract P-2 DP

**Applicant:** Adam Smith, VHB, Inc.

**District:** 1

**Acreage:** 209.41 gross acres

**Location:** North of Old YMCA Road / West of CR 545

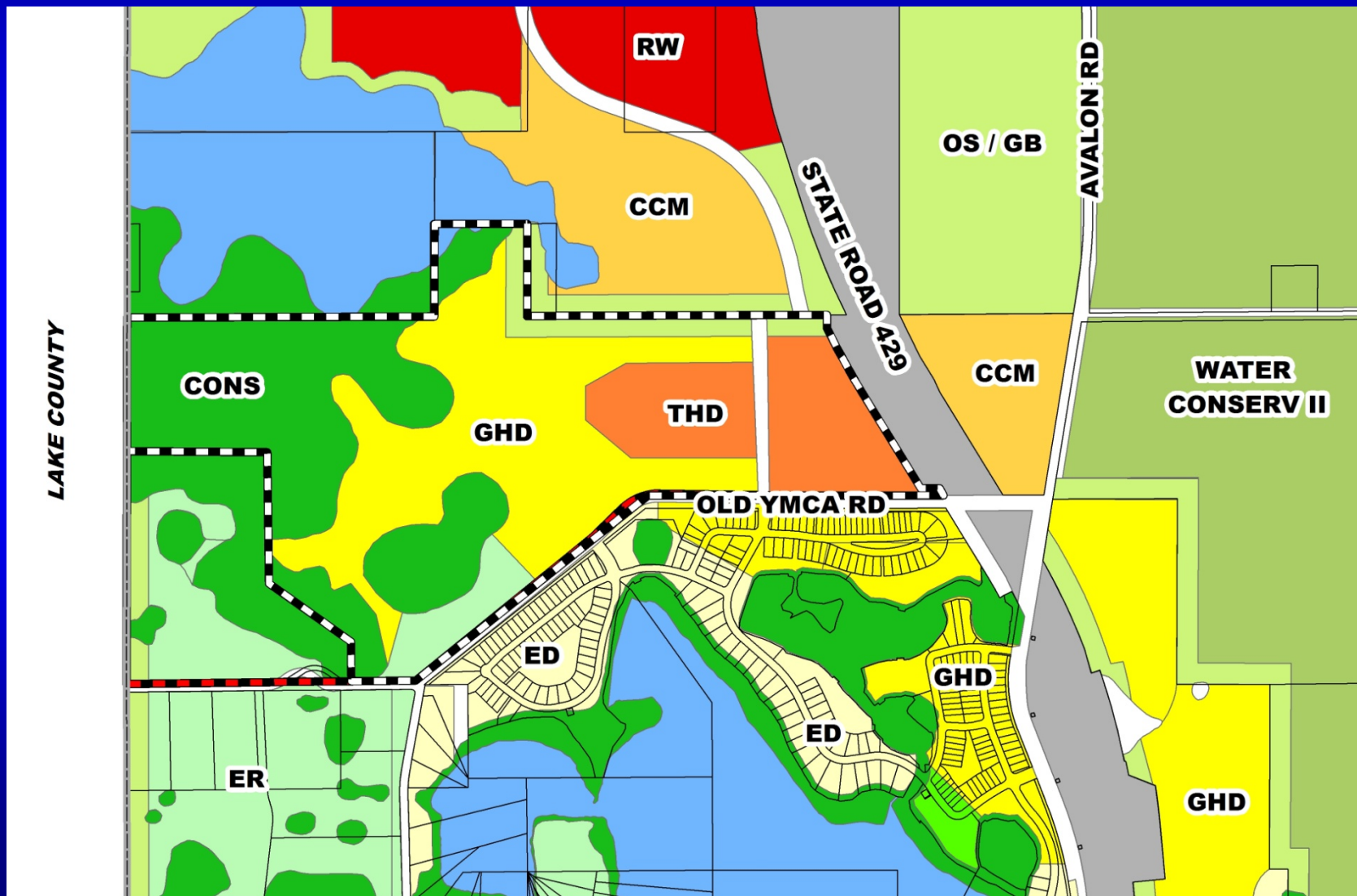
**Request:** To include Park Tract P-2 Development Plan; update boundary for developer owned land; modify Old YMCA Road section; and add hardscape details.

Additionally, one (1) waiver from Orange County Code Section 38-1253(c) is being requested to allow on street parking in lieu of off-street parking for Tract P-1.

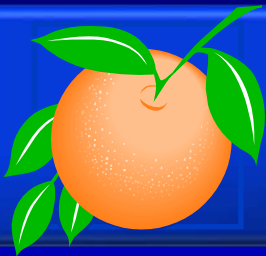


# Zanzibar Property PD / Zanzibar Property Phase 1 PSP & Park Tract P-2 DP

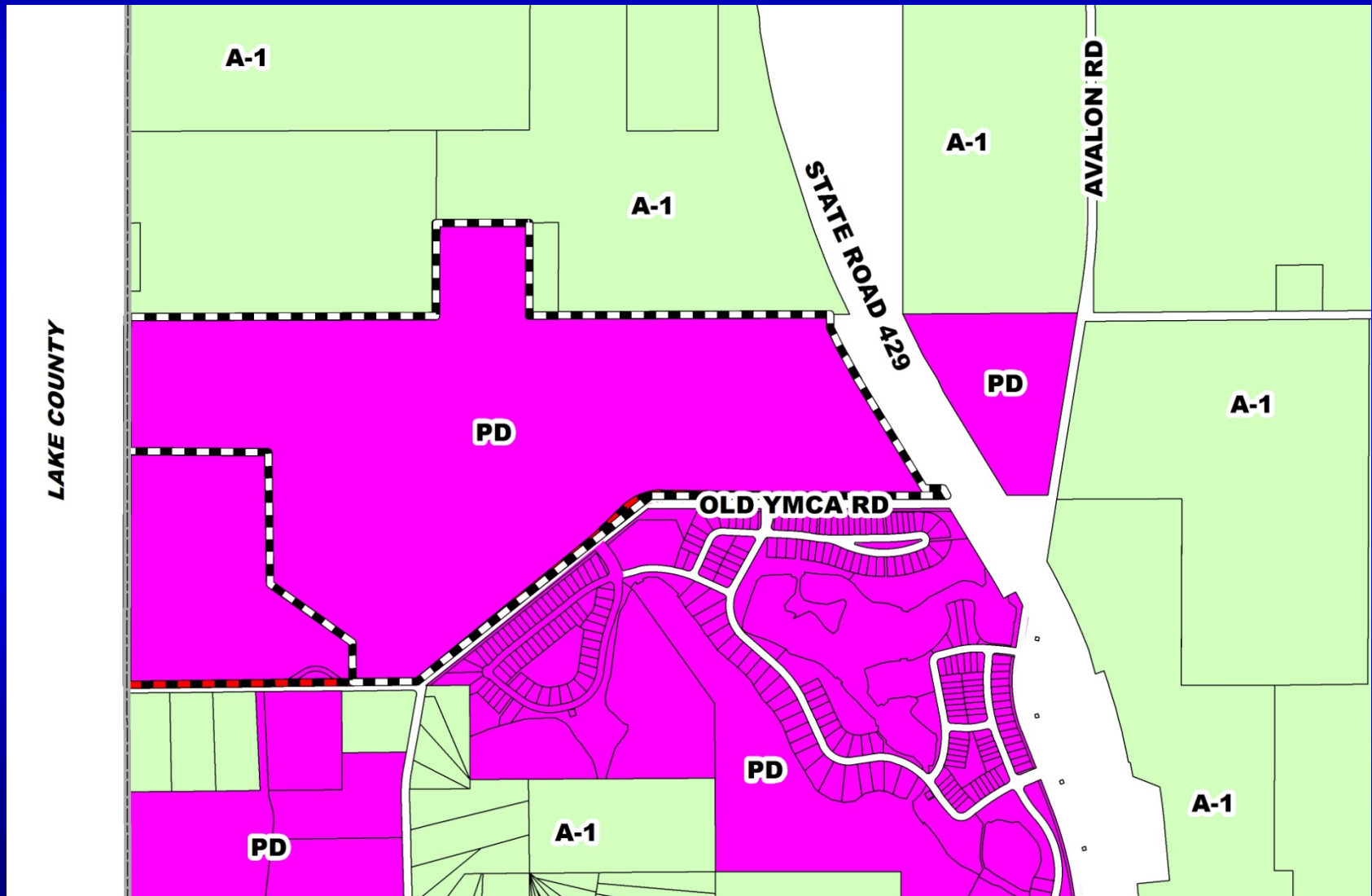
## Future Land Use Map







# Zanzibar Property PD / Zanzibar Property Phase 1 PSP & Park Tract P-2 DP Zoning Map





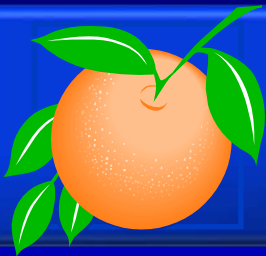
# Zanzibar Property PD / Zanzibar Property Phase 1 PSP & Park Tract P-2 DP Aerial Map











# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Zanzibar Property PD / Zanzibar Property Phase 1 Preliminary Subdivision Plan (PSP) / Development Plan (DP) dated “Received April 10, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

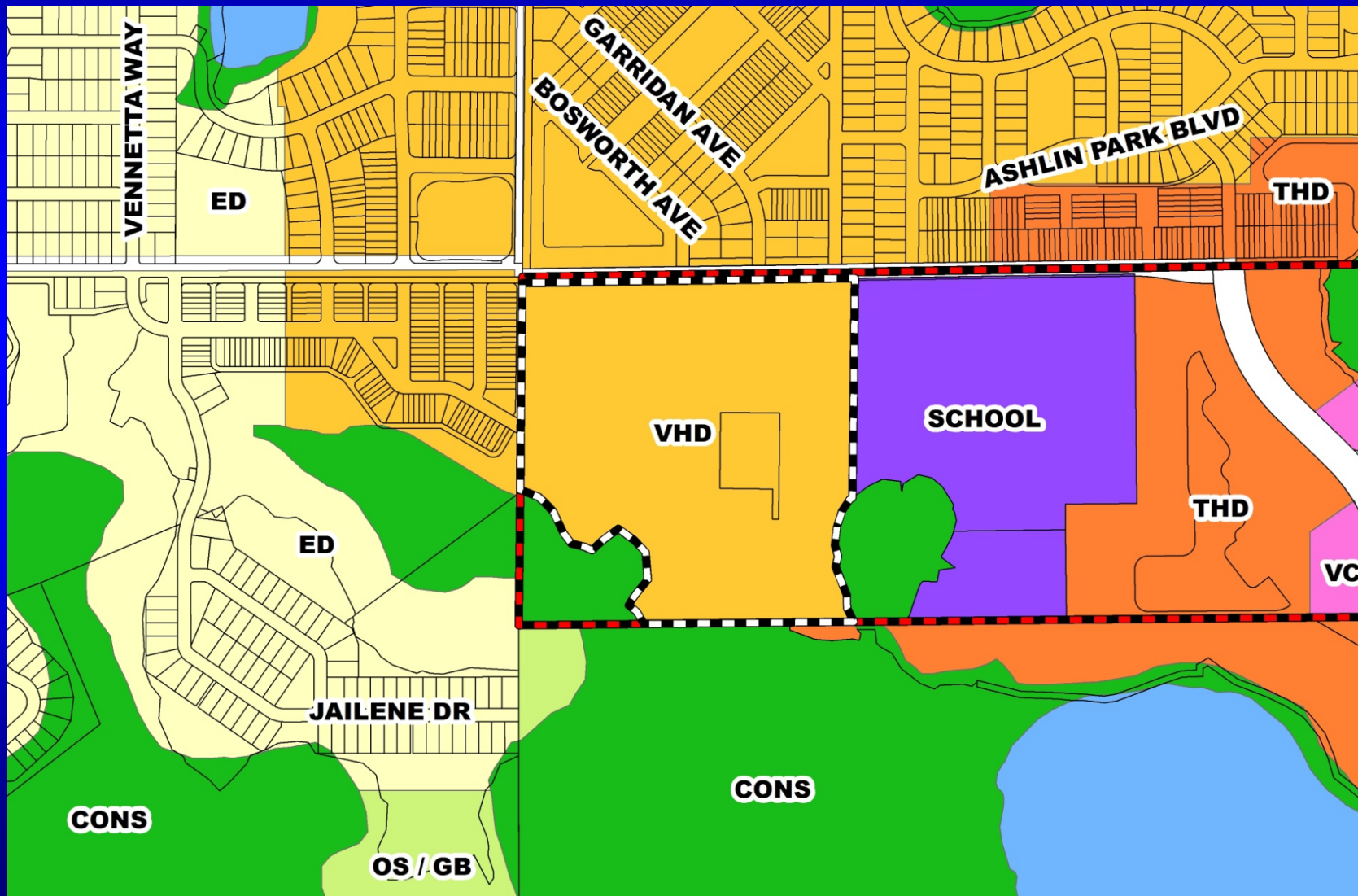


## **North of Albert's PD / Westside Village Home District Preliminary Subdivision Plan / Development Plan**

<b>Case:</b>	CDR-17-05-138
<b>Project Name:</b>	North of Albert's PD / Westside Village Home District PSP/DP
<b>Applicant:</b>	Daniel T. O'Keefe, Shutts & Bowen, LLP
<b>District:</b>	1
<b>Acreage:</b>	33.45 gross acres
<b>Location:</b>	North of Lakeside Village Lane / West of Winter Garden Vineland Road
<b>Request:</b>	To revise October 6, 2015 BCC Condition of Approval #17, to allow platting and vertical building permits prior to the completion of the park / recreation area.



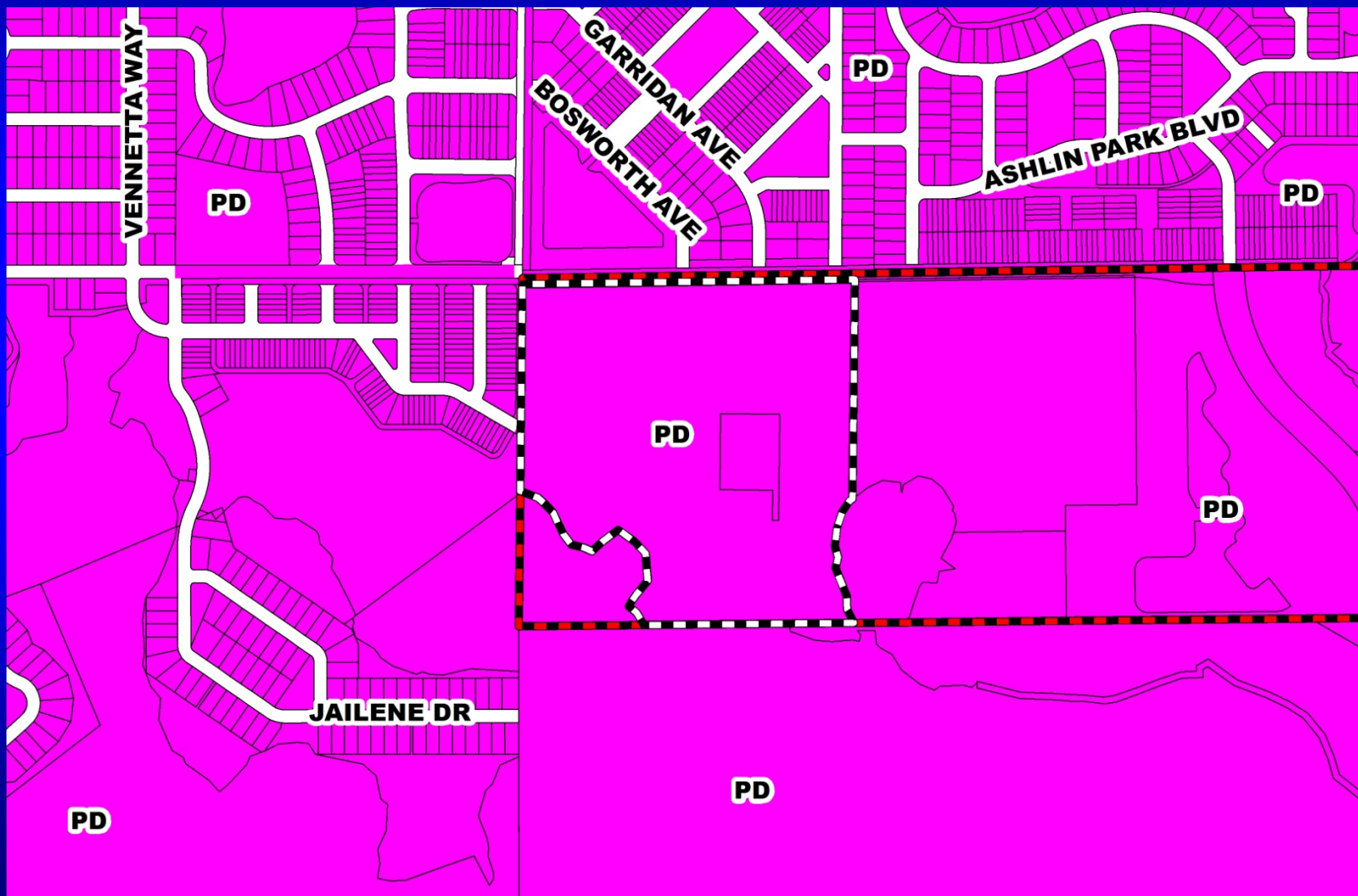
# North of Albert's PD / Westside Village Home District Preliminary Subdivision Plan / Development Plan Future Land Use Map







# North of Albert's PD / Westside Village Home District Preliminary Subdivision Plan / Development Plan Zoning Map







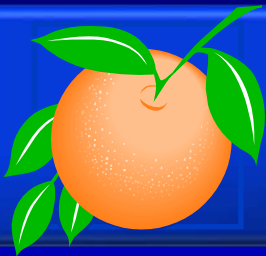
# North of Albert's PD / Westside Village Home District Preliminary Subdivision Plan / Development Plan Aerial Map







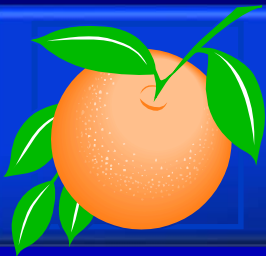




# Action Requested

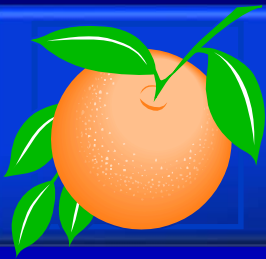
**Make a finding of inconsistency with the Comprehensive Plan (CP) and DENY the substantial change to the North of Albert's Planned Development (PD) – Westside Village Home District Preliminary Subdivision Plan (PSP) / Development Plan (DP) to modify condition of approval #17 as listed under the DRC Recommendation in the Staff Report.**

**District 1**



# Optional Action

**Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the North of Albert's Planned Development (PD) – Westside Village Home District Preliminary Subdivision Plan (PSP) / Development Plan (DP) to modify condition of approval #17 to state:**

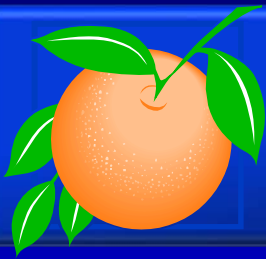


# Optional Action

**17. Construction of the park/recreation area shall commence prior to recording of the associated plat. No more than thirty (30) building permits (not including model home permits) may be issued prior to completion of construction of the park/recreation area, provided that no certificates of occupancy (temporary or final) may be issued unless and until the County has issued a certificate of completion for the park/recreation area.**

**District 1**





# **Kurtyka**

## **Planned Development / Land Use Plan (PD/LUP)**

<b>Case:</b>	LUP-14-03-069
<b>Project Name:</b>	Kurtyka PD/LUP
<b>Applicant:</b>	Jim Hall, VHB, Inc.
<b>District:</b>	3
<b>Acreage:</b>	17.56 gross acres
<b>Location:</b>	2004 Gregory Road; or generally located on the west side of Gregory Road, approximately 1,300 feet south of Berry Dease Road
<b>Request:</b>	Forty-three (43) lots with conventional single-family detached residential dwelling units.



# Action Requested

**Continue the Kurtyka Planned Development / Land Use Plan (PD/LUP) to the September 19, 2017 BCC meeting at 2:00 p.m.**

**District 3**



*Board of County Commissioners*

# Public Hearings

June 20, 2017