

*Board of County Commissioners*

# Public Hearings

**July 2, 2019**



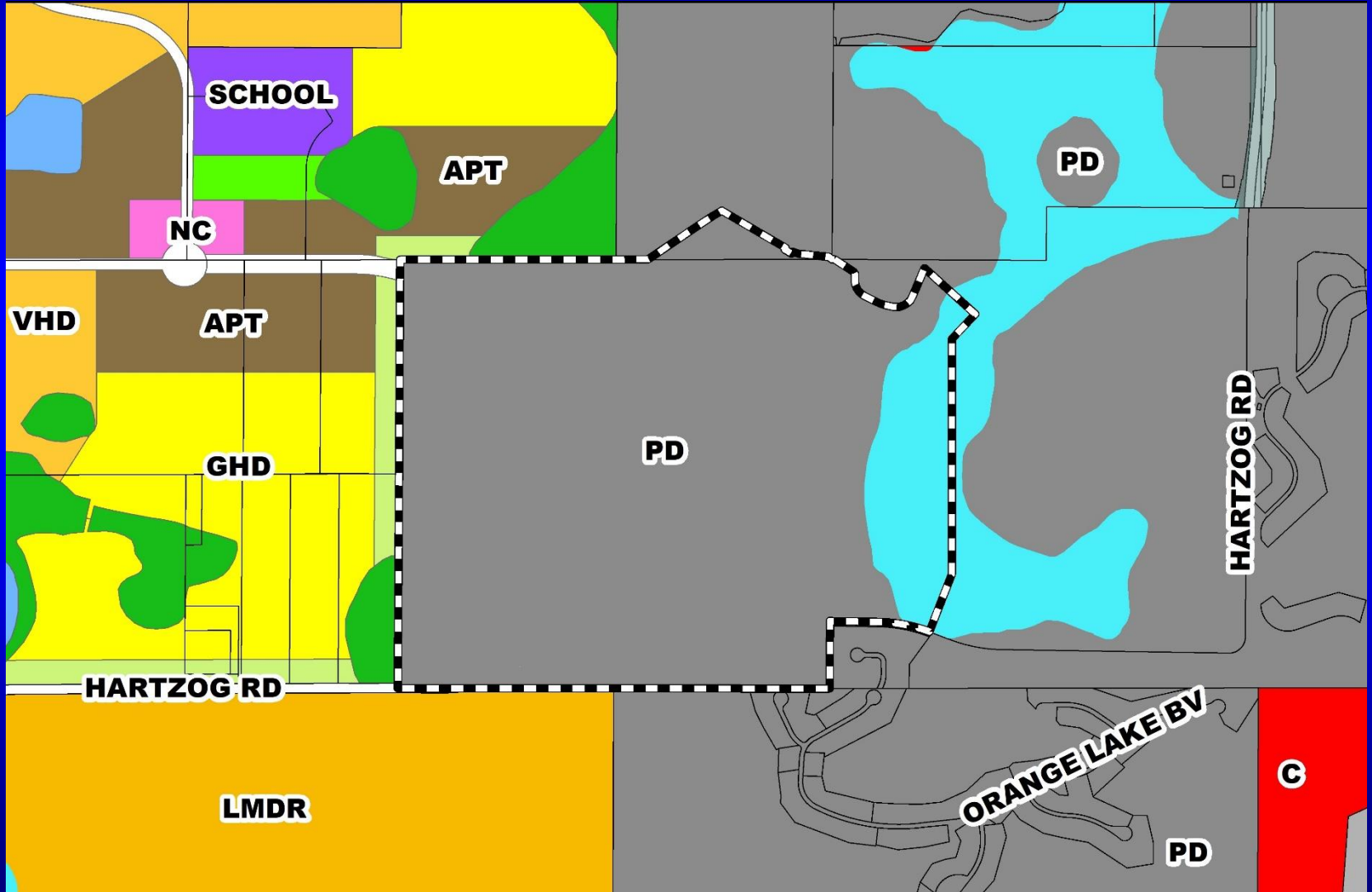
# Orange Lake Country Club PD / Orange Lake – Village NW1 Preliminary Subdivision Plan

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



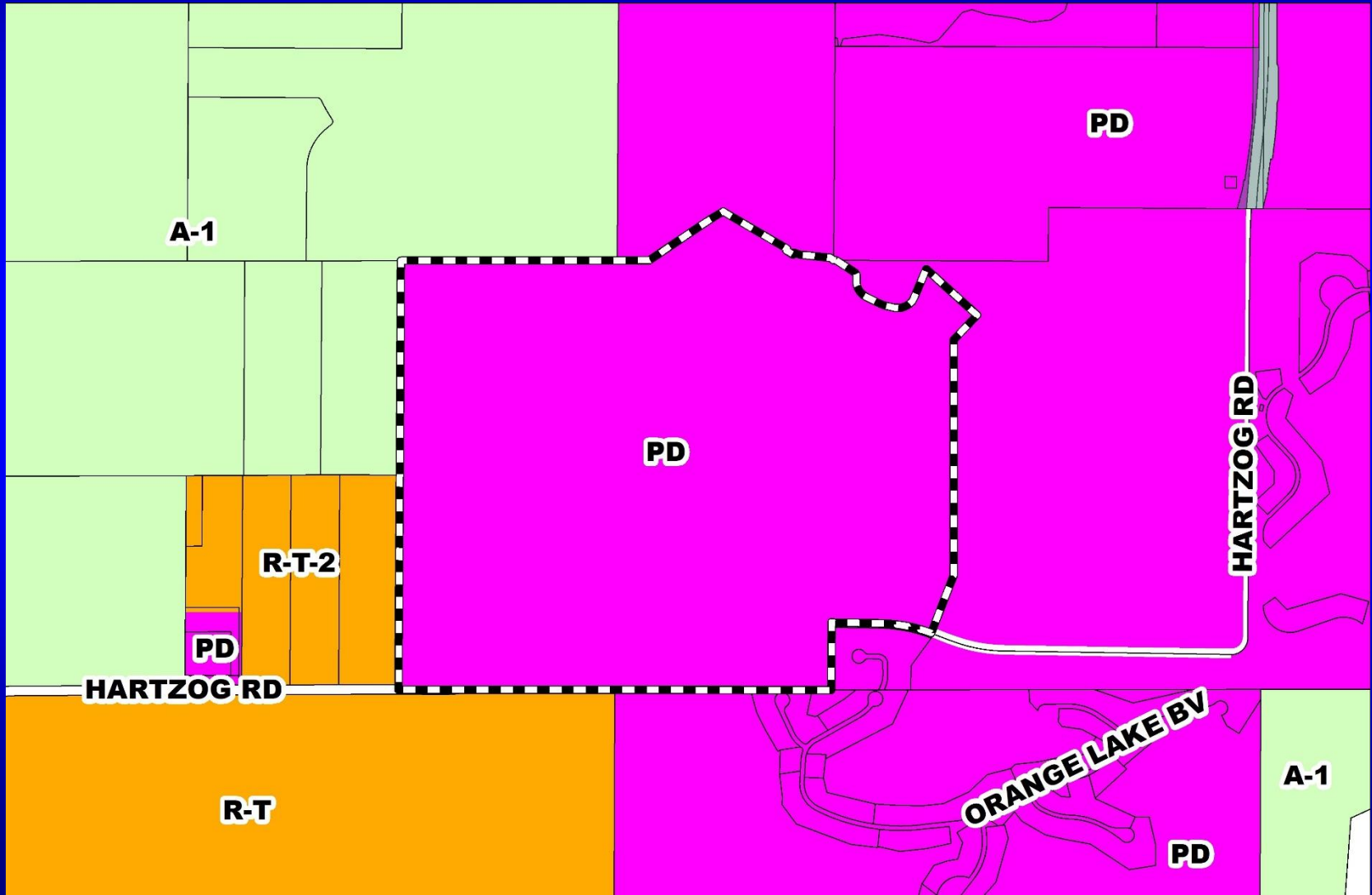
# Orange Lake Country Club PD / Orange Lake – Village NW1 Preliminary Subdivision Plan

## Future Land Use Map



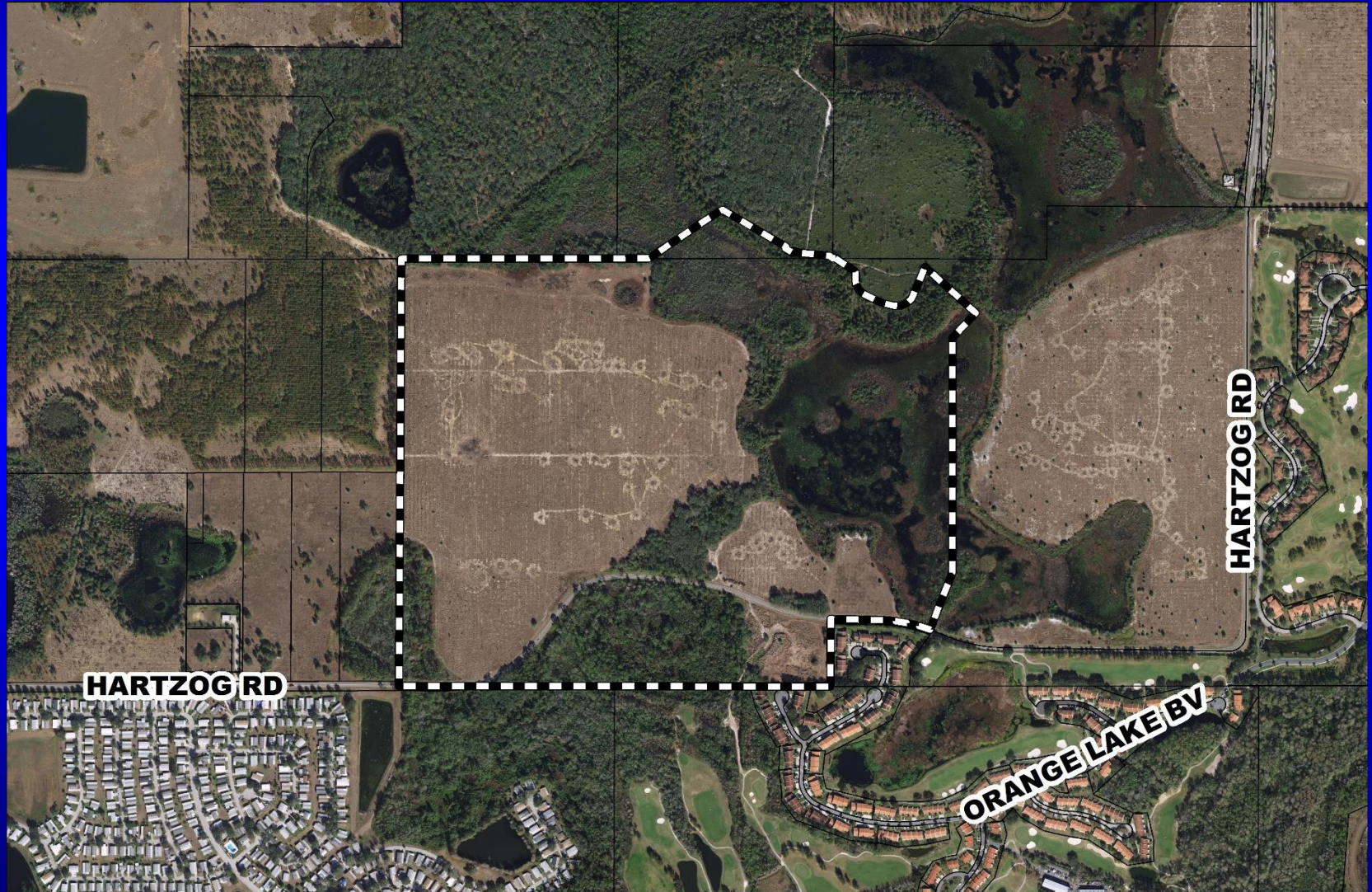


# Orange Lake Country Club PD / Orange Lake – Village NW1 Preliminary Subdivision Plan Zoning Map





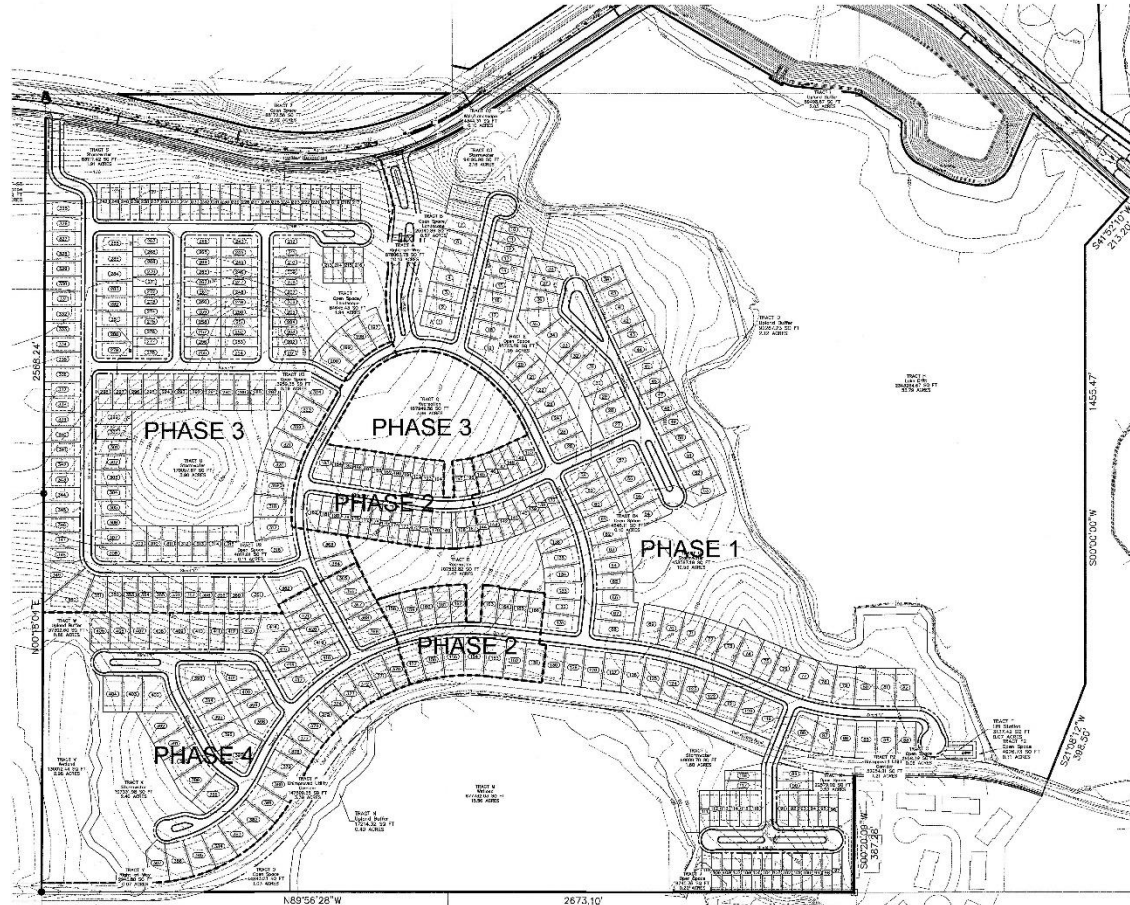
# Orange Lake Country Club PD / Orange Lake – Village NW1 Preliminary Subdivision Plan Aerial Map





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

## Overall Preliminary Subdivision Plan



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

Orange Lake – NW1  
Overall Topo



DATE: 1/2/78  
SCALE: 1" = 100'



CS NO. 13-0455  
SHEET 36  
OF 8

ALL RIGHTS RESERVED BY THE ENGINEER. NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ENGINEER.



# Action Requested

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

**District 1**



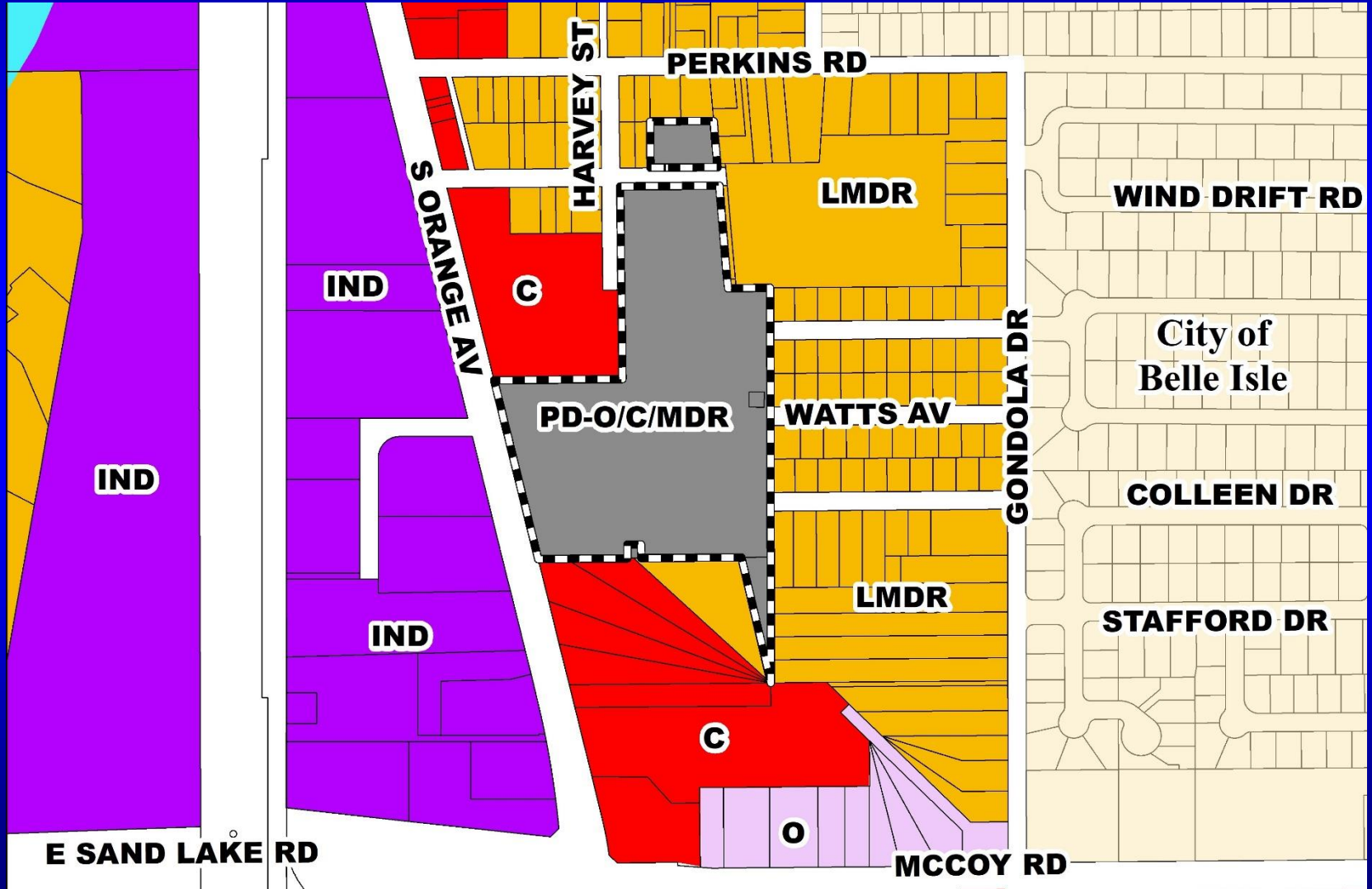
# South Orlando Urban Center PD / Sandlake Station Preliminary Subdivision Plan / Development Plan

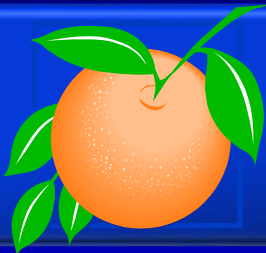
- Case:** PSP-18-05-173
- Project Name:** South Orlando Urban Center PD / Sandlake Station PSP/DP
- Applicant:** Constance Owens, Tri3 Civil Engineering Design Studio, Inc.
- District:** 3
- Acreage:** 18.04 gross acres
- Location:** East of S. Orange Avenue / North of Sand Lake Road
- Request:** To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



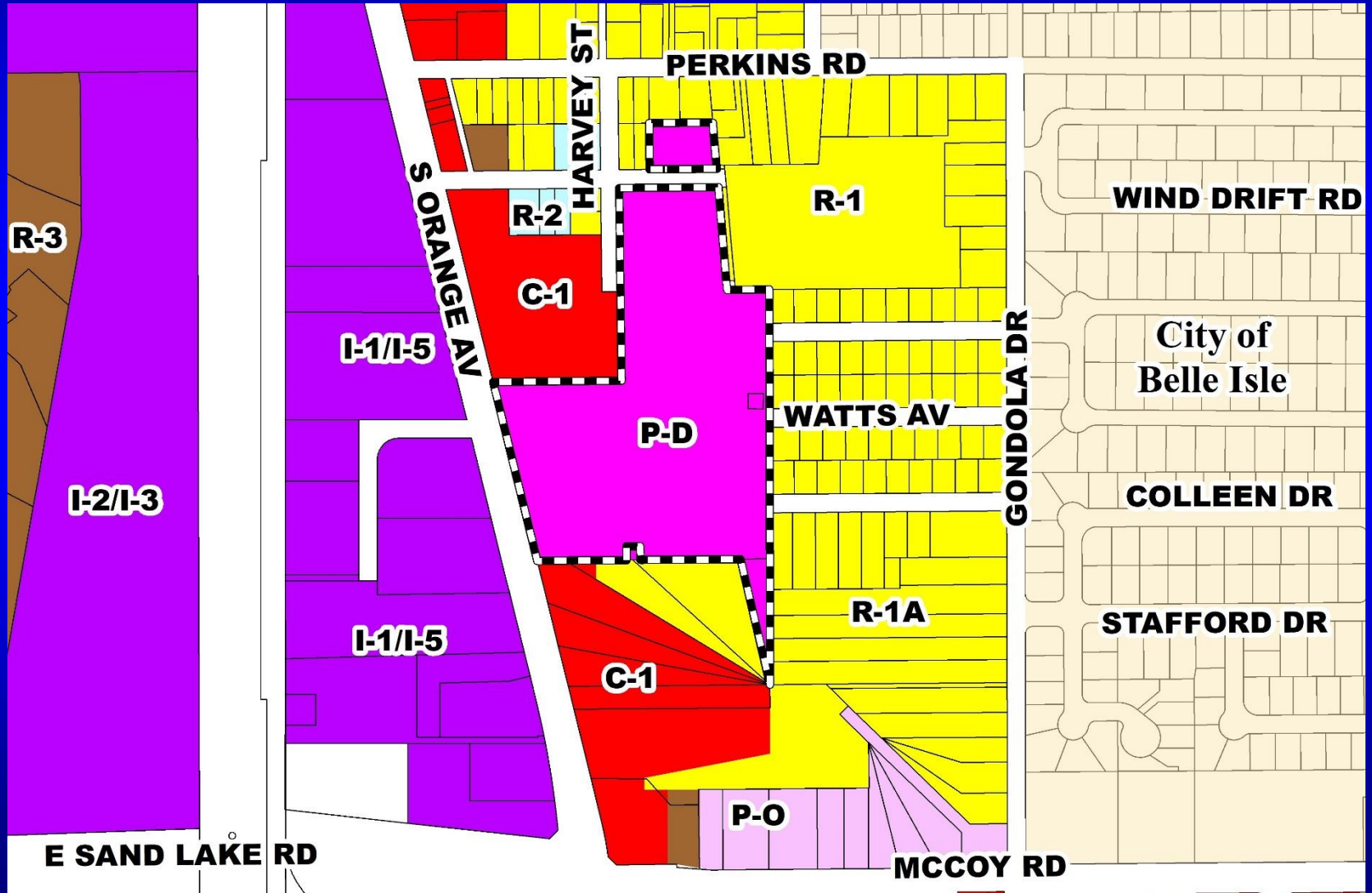


# South Orlando Urban Center PD / Sandlake Station Preliminary Subdivision Plan / Development Plan Future Land Use Map



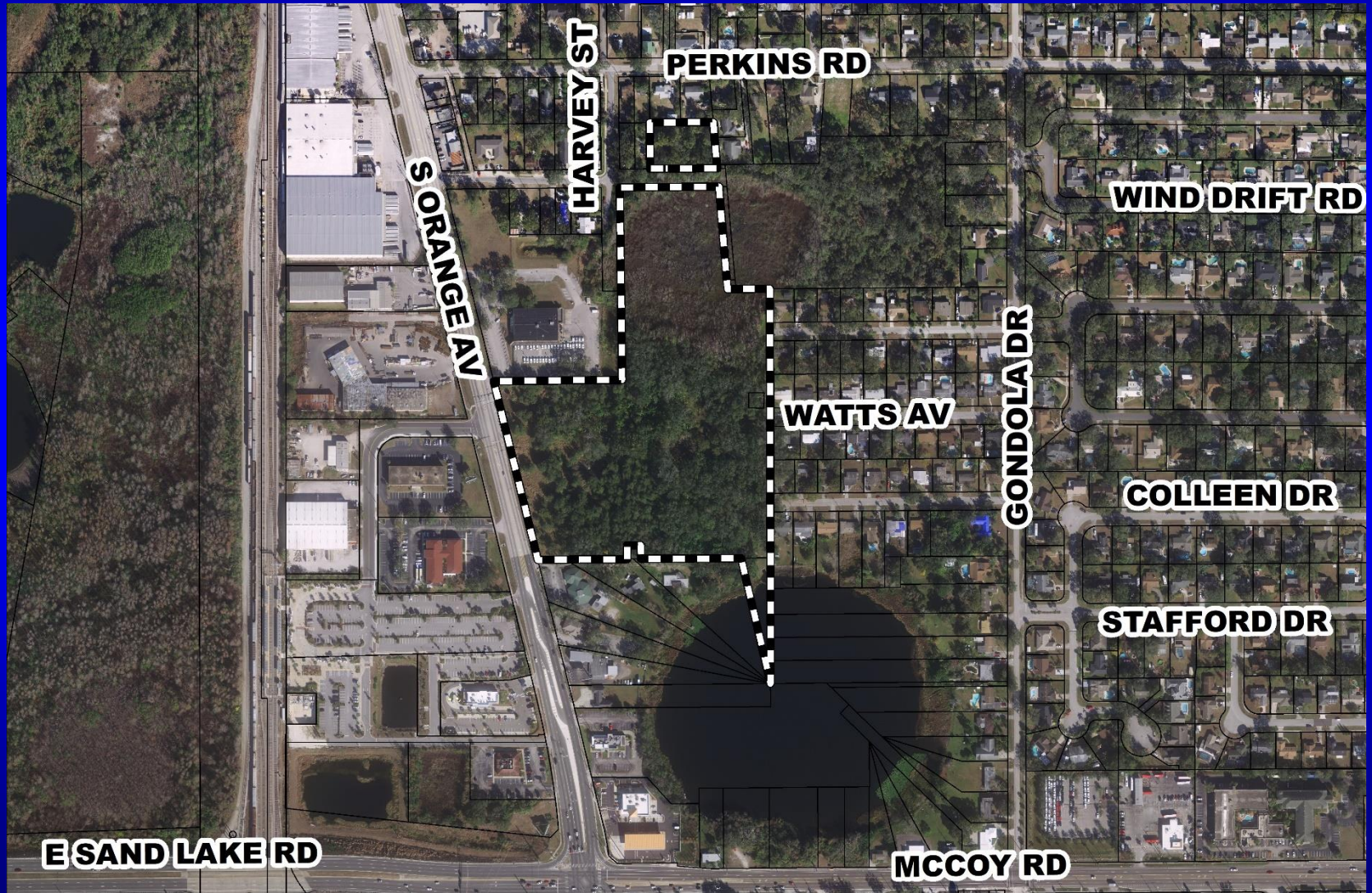


# South Orlando Urban Center PD / Sandlake Station Preliminary Subdivision Plan / Development Plan Zoning Map





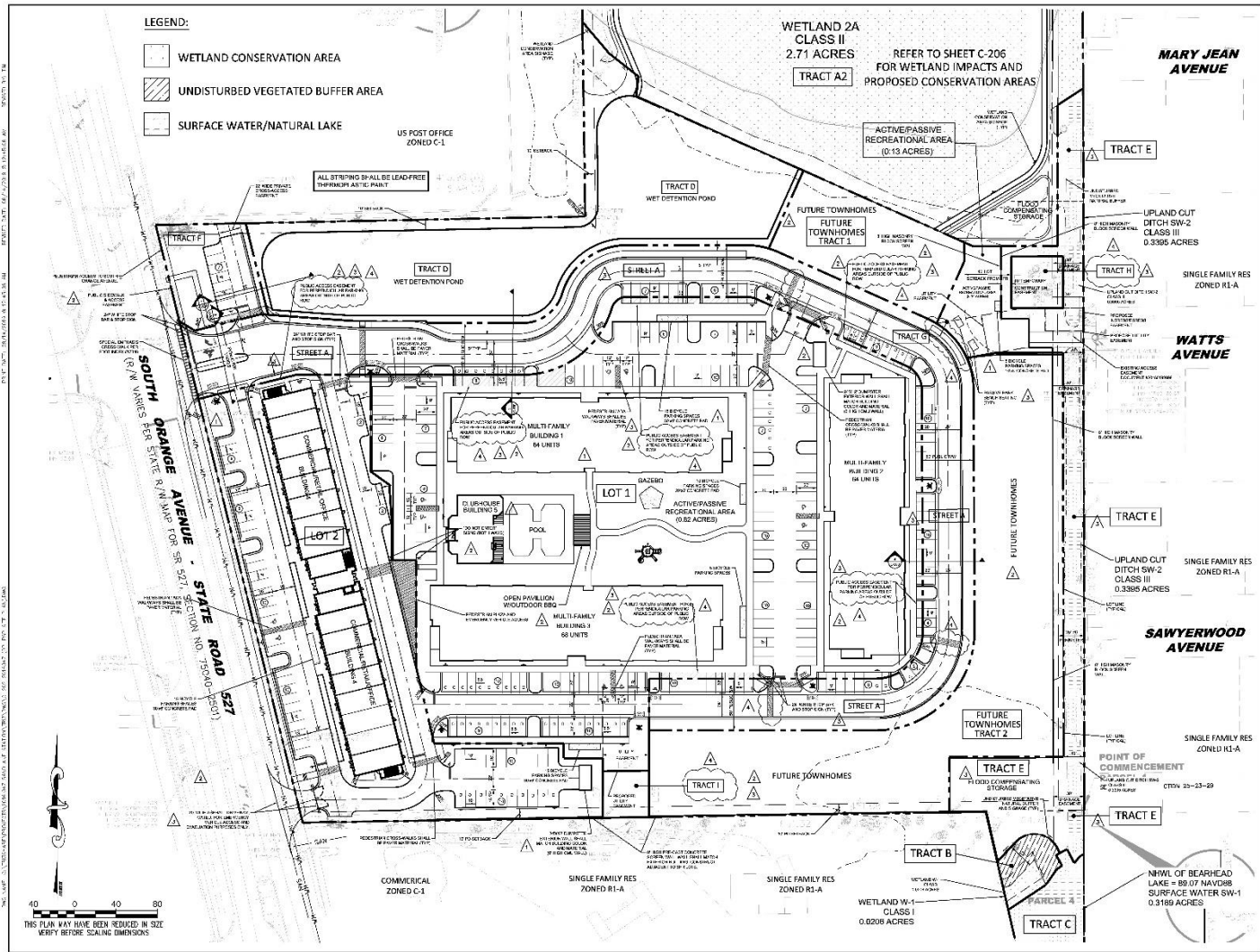
# South Orlando Urban Center PD / Sandlake Station Preliminary Subdivision Plan / Development Plan Aerial Map








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





**Civil Engineering  
Design Studio, Inc.**  
P.O. Box 377581  
Orlando, Florida 32837-0752  
PHONE: 407-485-6555 FAX: 407-856-0993  
CERTIFICATE OF AUTHORIZATION # 38337

**(SOUTH ORLANDO URBAN CENTER PD)**

## SANDLAKE STATION

Orlando, Florida  
ENGINEER'S SEAL

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COND. PLAN. D. SEVIER, P.E., L.L.P. AP  
P. CHECK LICENSE # 16852

ISSUED	DATE
ORANGE COUNTY DDC	05/11/18

REV.	DATE	DESCRIPTION
1	5/13/18	ORANGE COUNTY DDC
2	5/25/18	ORANGE COUNTY DDC
3	5/28/18	ORANGE COUNTY DDC
4	6/11/18	ORANGE COUNTY DDC

### DP/PSP SITE PLAN

Sheet 16

JOB NO.	201604/
SCALE	AS SHOWN
DATE	05/07/18
DESIGN	CAC
DRAWN	CAC
CHECKED	RB

C-202

PPP-16-05-173  
CAD-16-10-26  
LW-16-05-06



# Action Requested

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

**District 3**

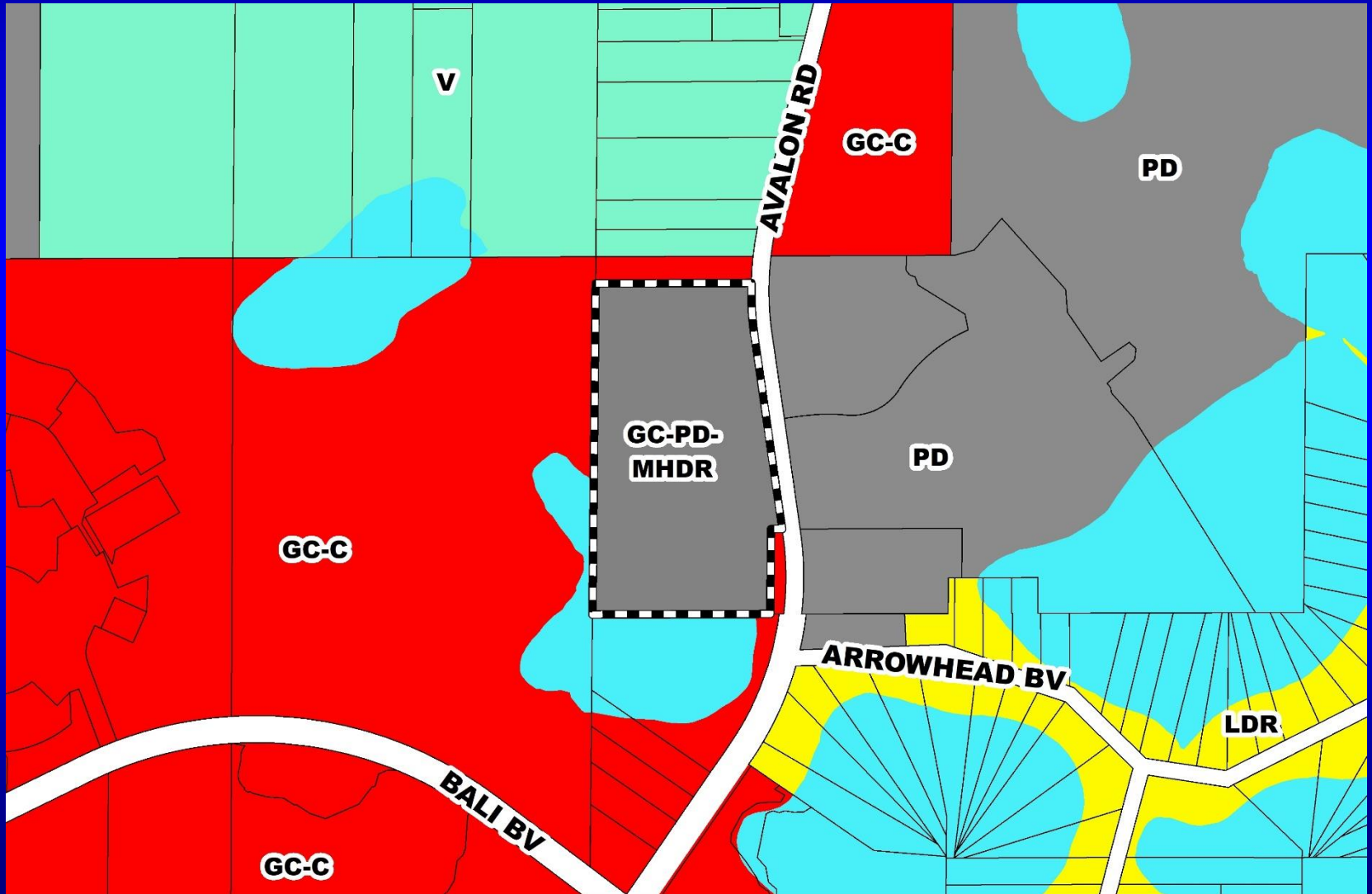


# The Registry at Grass Lake Planned Development / Land Use Plan

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



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







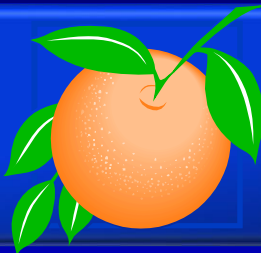
# The Registry at Grass Lake Planned Development / Land Use Plan Zoning Map





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





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

**LEGAL DESCRIPTION:**  
SECTION 16, TOWNSHIP 21 SOUTH, RANGE 18 WEST, COUNTY OF ORANGE, FLORIDA

PARCEL ID #: 31-24-27-0000-00-020  
LUP-18-12-417  
APRIL 23, 2019

## THE REGISTRY ON GRASS LAKE LAND USE PLAN

Orange County, Florida

Parcel ID #: 31-24-27-0000-00-020  
LUP-18-12-417  
APRIL 23, 2019

PROJECT LOCATION

VICINITY MAP

**DEVELOPMENT NOTES:**

1. THIS PROJECT IS A PLANNED DEVELOPMENT UNDER CHAPTER 178, F.S.
2. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
3. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
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8. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
9. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
10. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

**REQUESTED WAIVERS:**

1. THE DEVELOPER REQUESTS A WAIVER FROM THE REQUIREMENT THAT THE PROJECT BE SUBMITTED TO THE COUNTY BOARD OF COUNTY COMMISSIONERS FOR REVIEW AND APPROVAL.
2. THE DEVELOPER REQUESTS A WAIVER FROM THE REQUIREMENT THAT THE PROJECT BE SUBMITTED TO THE COUNTY BOARD OF COUNTY COMMISSIONERS FOR REVIEW AND APPROVAL.
3. THE DEVELOPER REQUESTS A WAIVER FROM THE REQUIREMENT THAT THE PROJECT BE SUBMITTED TO THE COUNTY BOARD OF COUNTY COMMISSIONERS FOR REVIEW AND APPROVAL.
4. THE DEVELOPER REQUESTS A WAIVER FROM THE REQUIREMENT THAT THE PROJECT BE SUBMITTED TO THE COUNTY BOARD OF COUNTY COMMISSIONERS FOR REVIEW AND APPROVAL.

**PROJECT TEAM**

**CLIENT:** THE REGISTRY AT GRASS LAKE, LLC  
**OWNER:** THE REGISTRY AT GRASS LAKE, LLC  
**DESIGNER:** KIMLEY HORN  
**DATE:** APRIL 23, 2019

**SOIL LEGEND**

- 1. UNDESIRABLE SOILS
- 2. MARGINAL SOILS
- 3. MODERATELY PRODUCTIVE SOILS
- 4. HIGHLY PRODUCTIVE SOILS
- 5. VERY HIGHLY PRODUCTIVE SOILS

**LEGEND**

- 1. ACCESS LOCATIONS
- 2. FUTURE RIGHT-OF-WAY

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

**Kimley Horn**

3100 S. UNIVERSITY AVENUE, SUITE 100, ORANGE, FLORIDA 32811  
 TEL: 407.266.1111 FAX: 407.266.1112  
 WWW.KIMLEY-HORN.COM



# Action Requested

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

**- AND -**

**Approve Consent Item G.11**

**District 1**



# Meadow Woods Planned Development / Land Use Plan

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



# Action Requested

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

**District 4**



*Board of County Commissioners*

# Public Hearings

**July 2, 2019**