



*Board of County Commissioners*

# Public Hearings

**October 22, 2019**



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

<b>Case:</b>	PSP-19-02-073
<b>Project Name:</b>	Springhill PD / Horizon West Springhill Phase 2 PSP
<b>Applicant:</b>	Eric Warren, Poulos & Bennett, LLC
<b>District:</b>	1
<b>Acreage:</b>	44.21 gross acres
<b>Location:</b>	Generally located south of Flamingo Crossings Boulevard and west of Avalon Road
<b>Request:</b>	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.

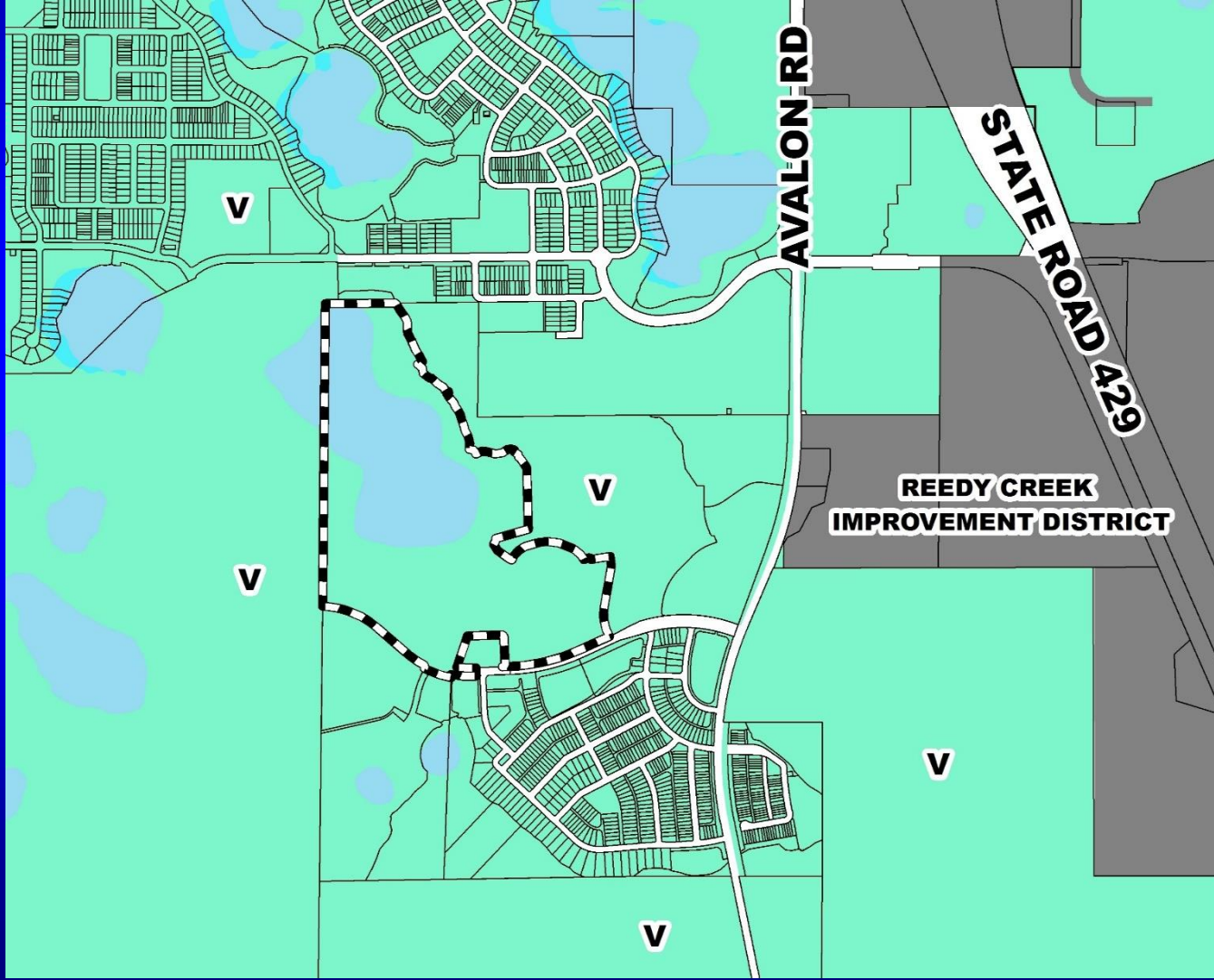


# Springhill PD / Horizon West Springhill Phase 2 PSP Preliminary Subdivision Plan Future Land Use Map





# 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

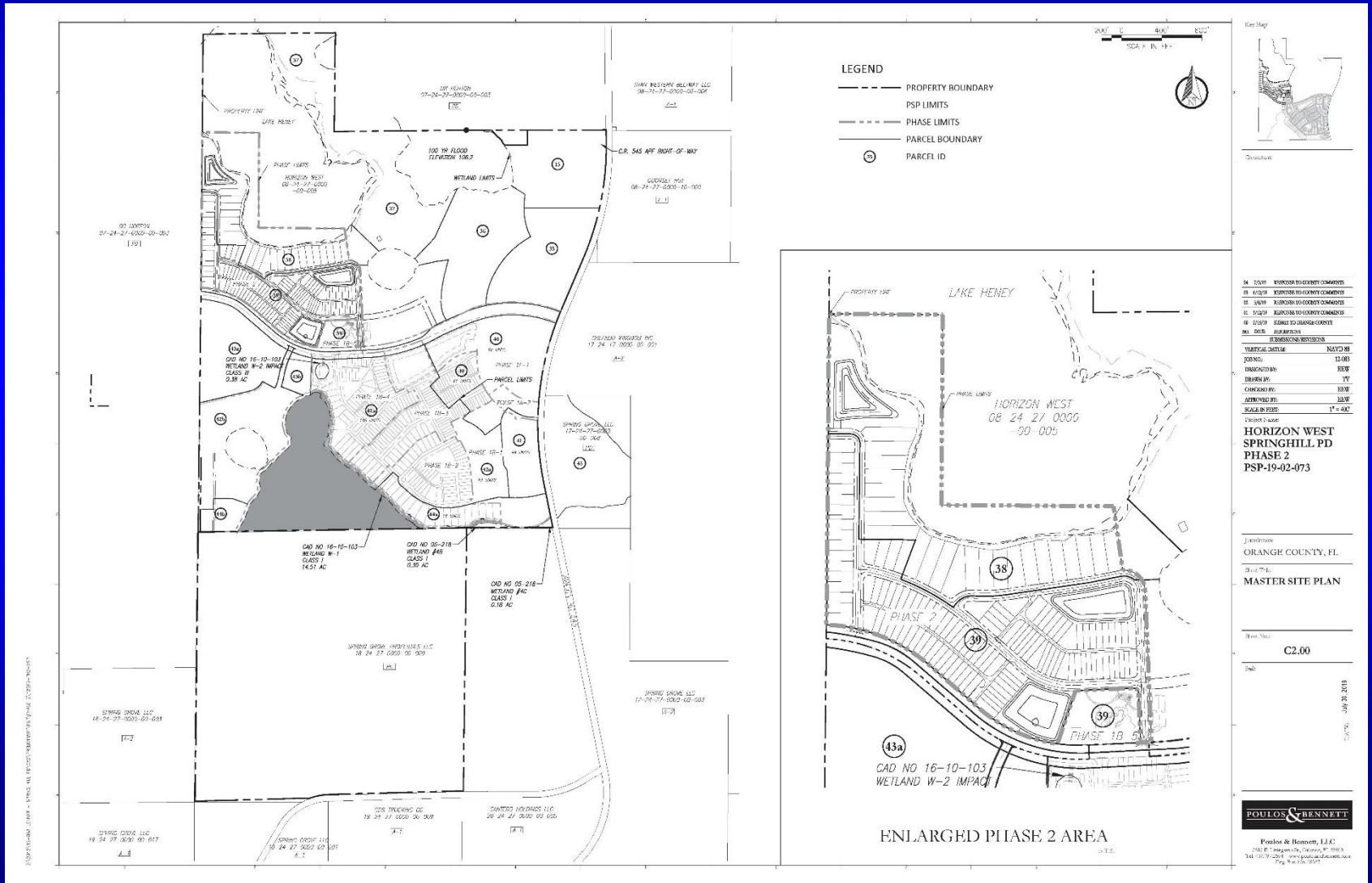




# Springhill PD / Horizon West Springhill Phase 2 PSP

## Preliminary Subdivision Plan

### Overall Preliminary Subdivision Plan



RESPONSES TO COUNTY COMMENTS	
14. 02/19	RESPONSE TO COUNTY COMMENTS
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100. 02/19	RESPONSE TO COUNTY COMMENTS

DIMENSION REVIEWS	
VERTICAL SCALE	NAD 83
PLAN SCALE	1" = 400'
PROJECTION	WGS 84
UNIT	FEET
COORDINATE	WGS 84
APPROVED BY:	DATE
SCALE IN FEET	1" = 400'

**HORIZON WEST SPRINGHILL PD PHASE 2 PSP-19-02-073**

ORANGE COUNTY, FL

MASTER SITE PLAN

**C2.00**



ENLARGED PHASE 2 AREA



# 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)

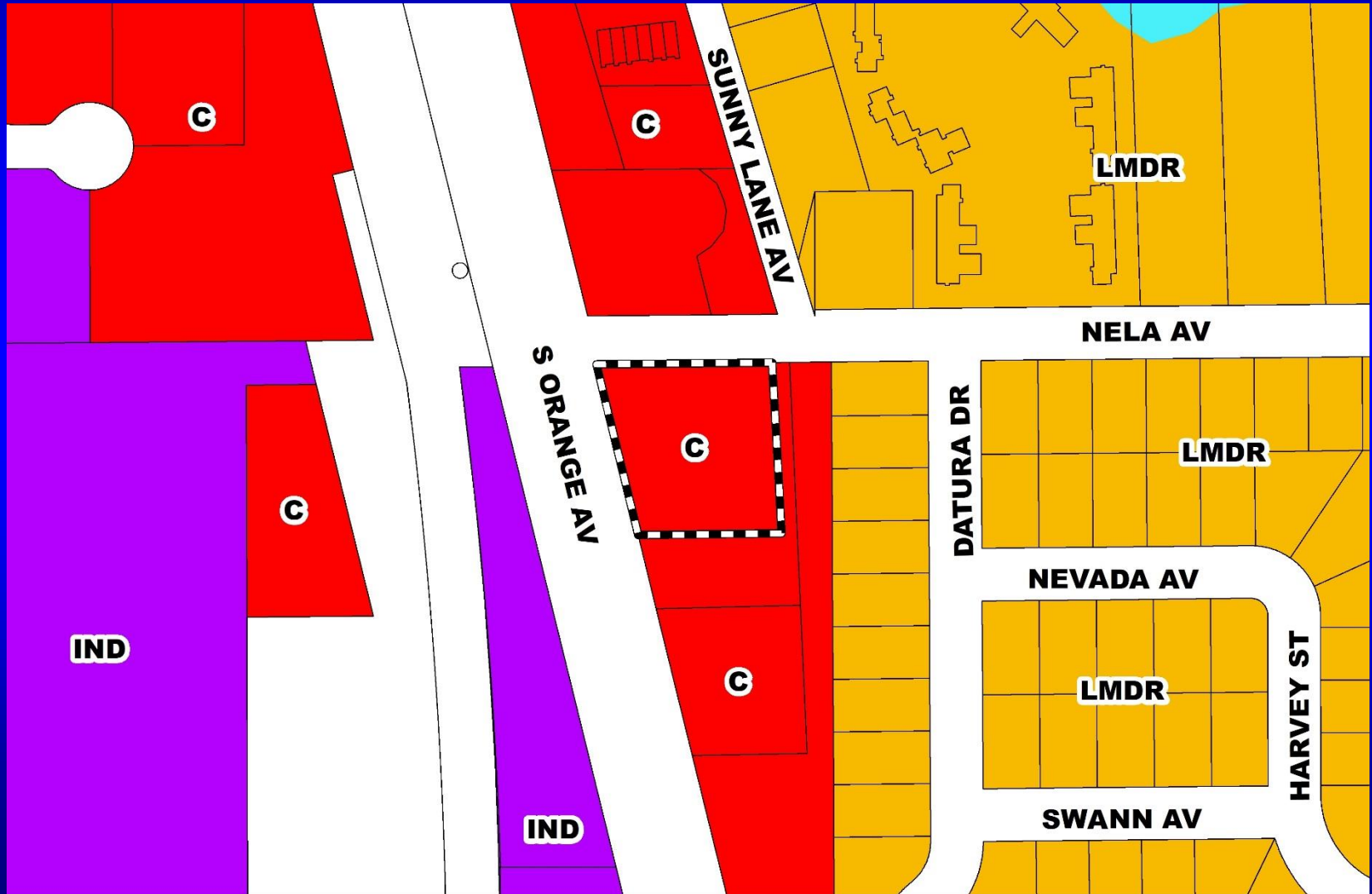
**Proposed Use:** Permitted C-2 uses





# RZ-19-07-023 – Nazem Sarkis

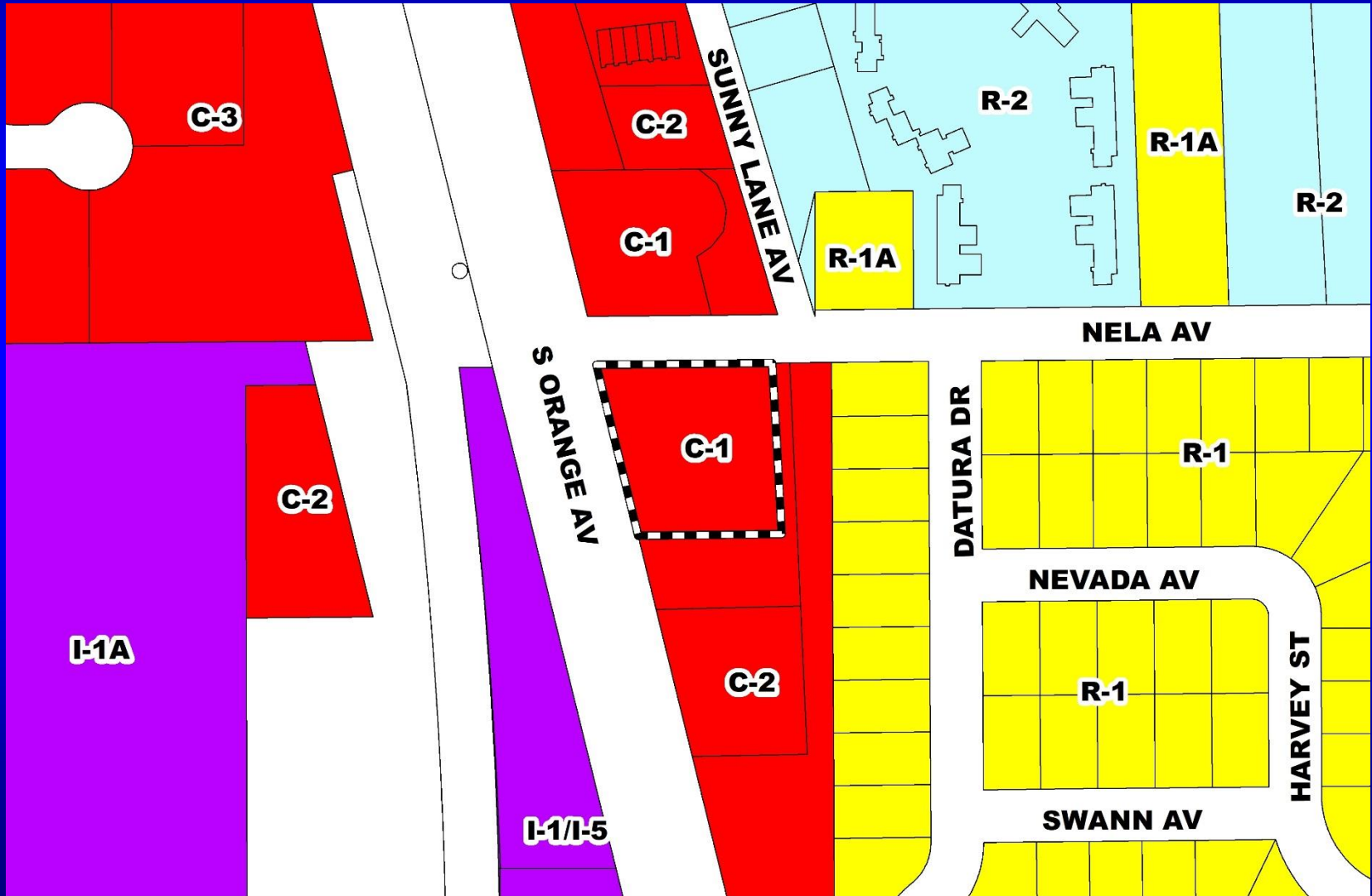
## Planning and Zoning Commission (PZC) Board-Called Hearing Future Land Use Map





# RZ-19-07-023 – Nazem Sarkis

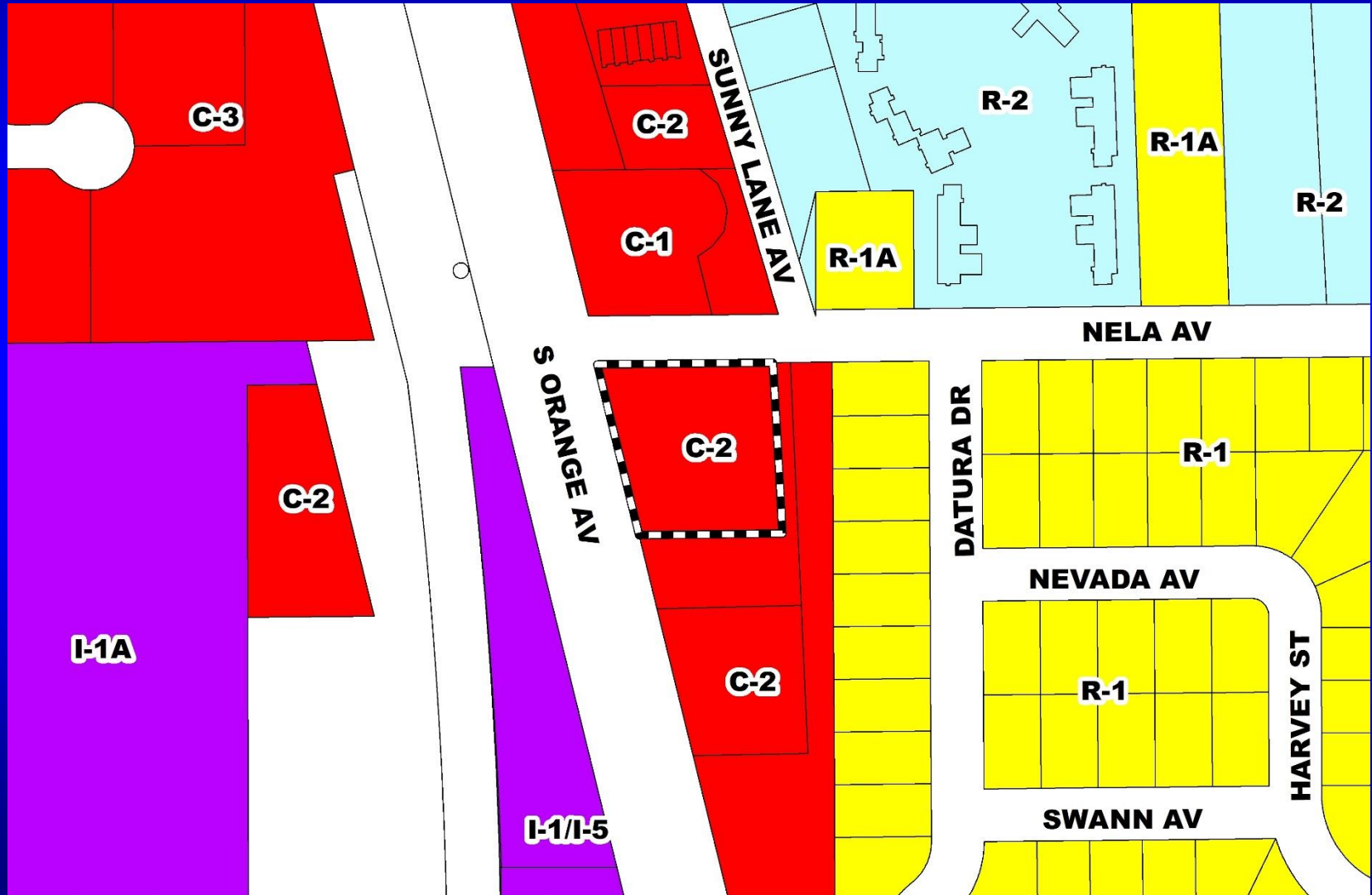
## Planning and Zoning Commission (PZC) Board-Called Hearing Zoning Map





# 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**

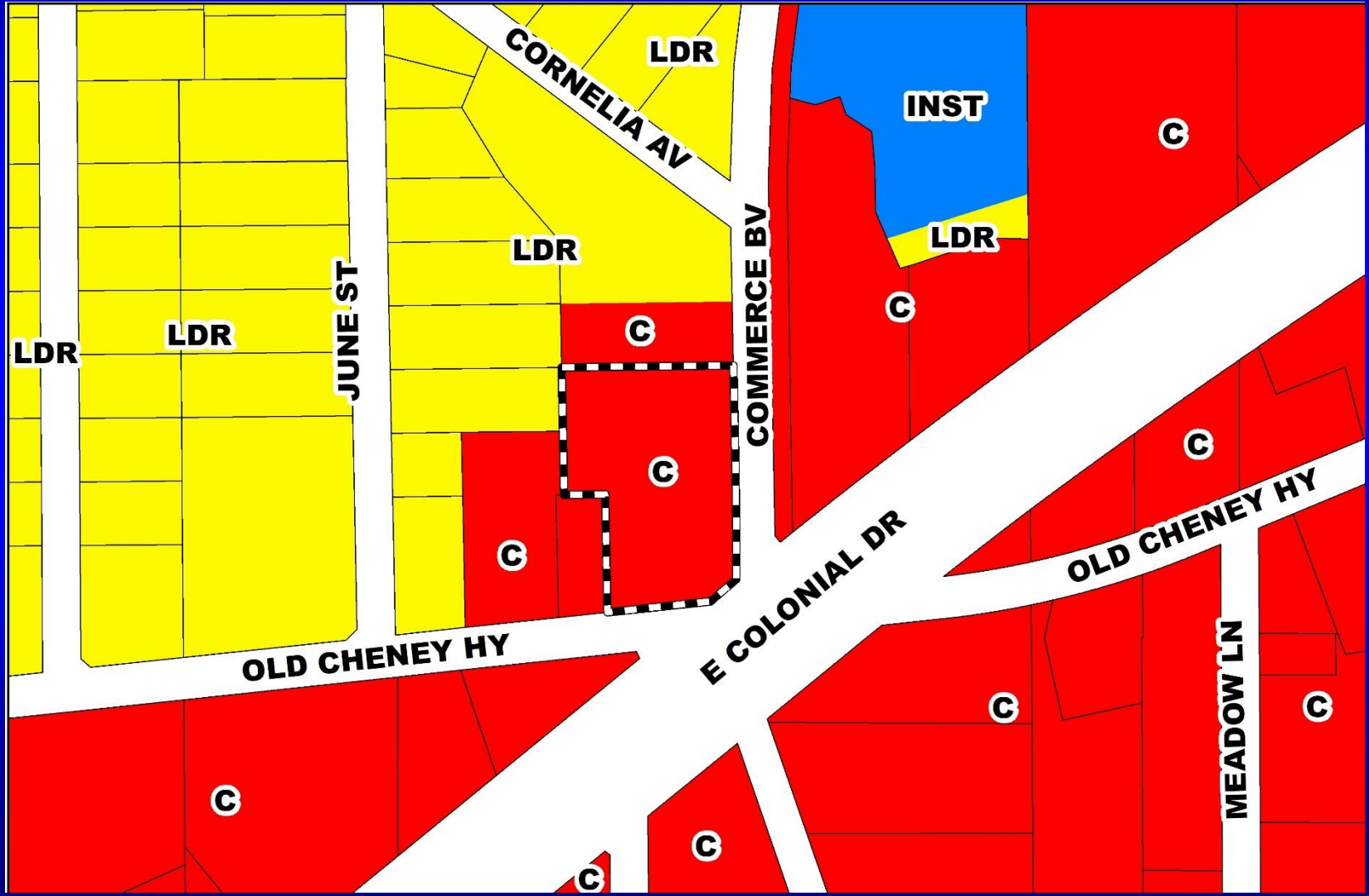
- Case:** RZ-19-04-003
- Applicant:** Ossama Salama, Sam’s Towing, Inc.
- District:** 5
- Location:** 6139 E. Colonial Drive, generally located northwest of E. Colonial Drive, north of Old Cheney Highway, west of Commerce Boulevard, east of June Street, and south of Cornelia Avenue
- Acreage:** 2.04 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



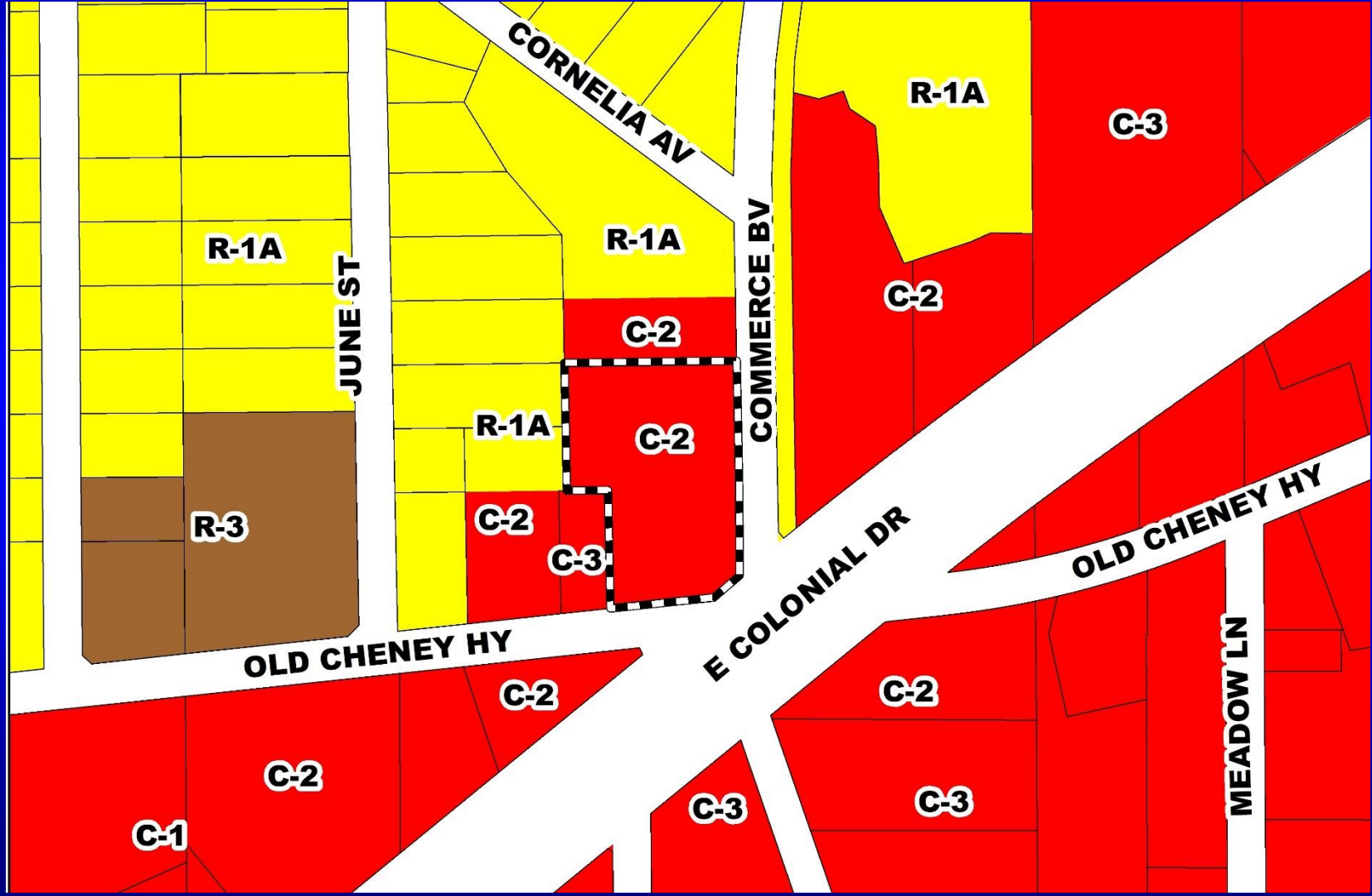




# RZ-19-04-003 – Ossama Salama

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

### Zoning Map

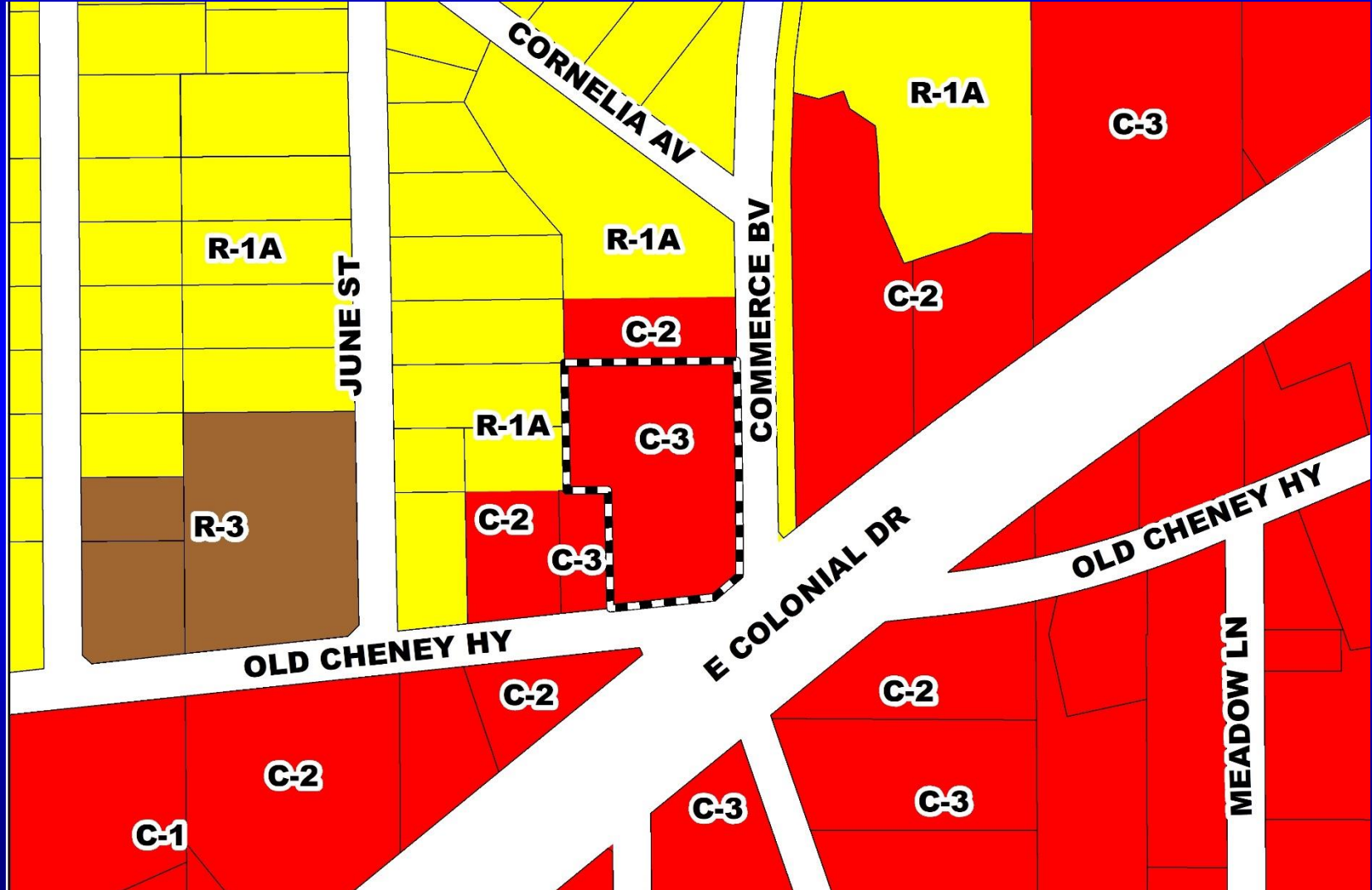




# RZ-19-04-003 – Ossama Salama

## 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.**

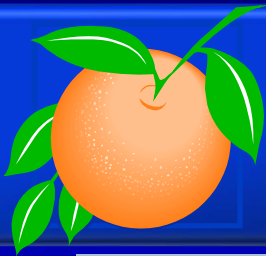
**District 4**



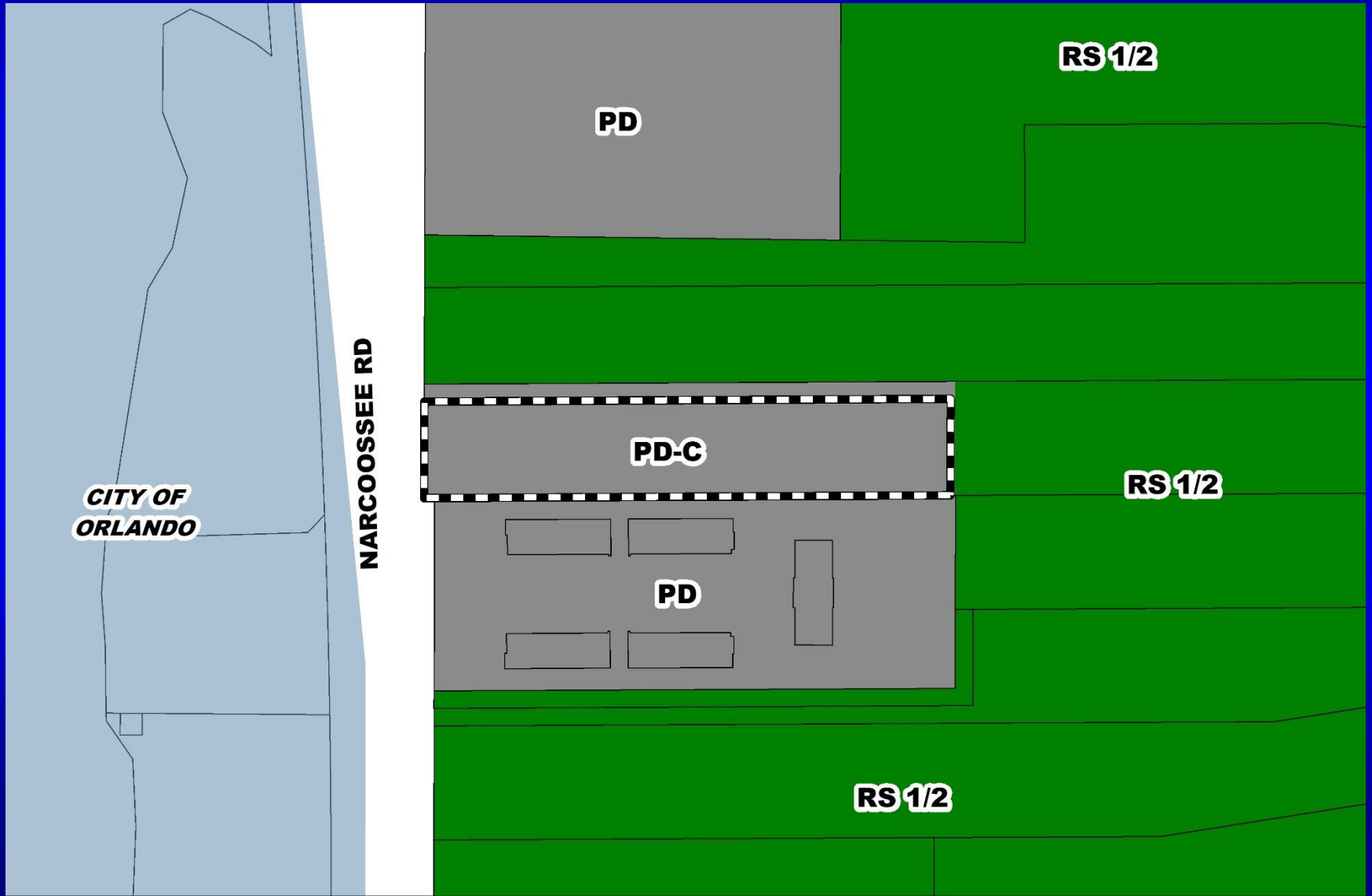


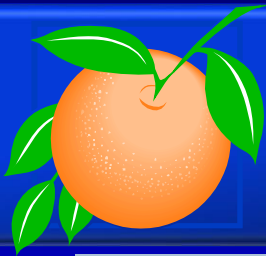
# **Nona Center Planned Development / Land Use Plan**

- 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.

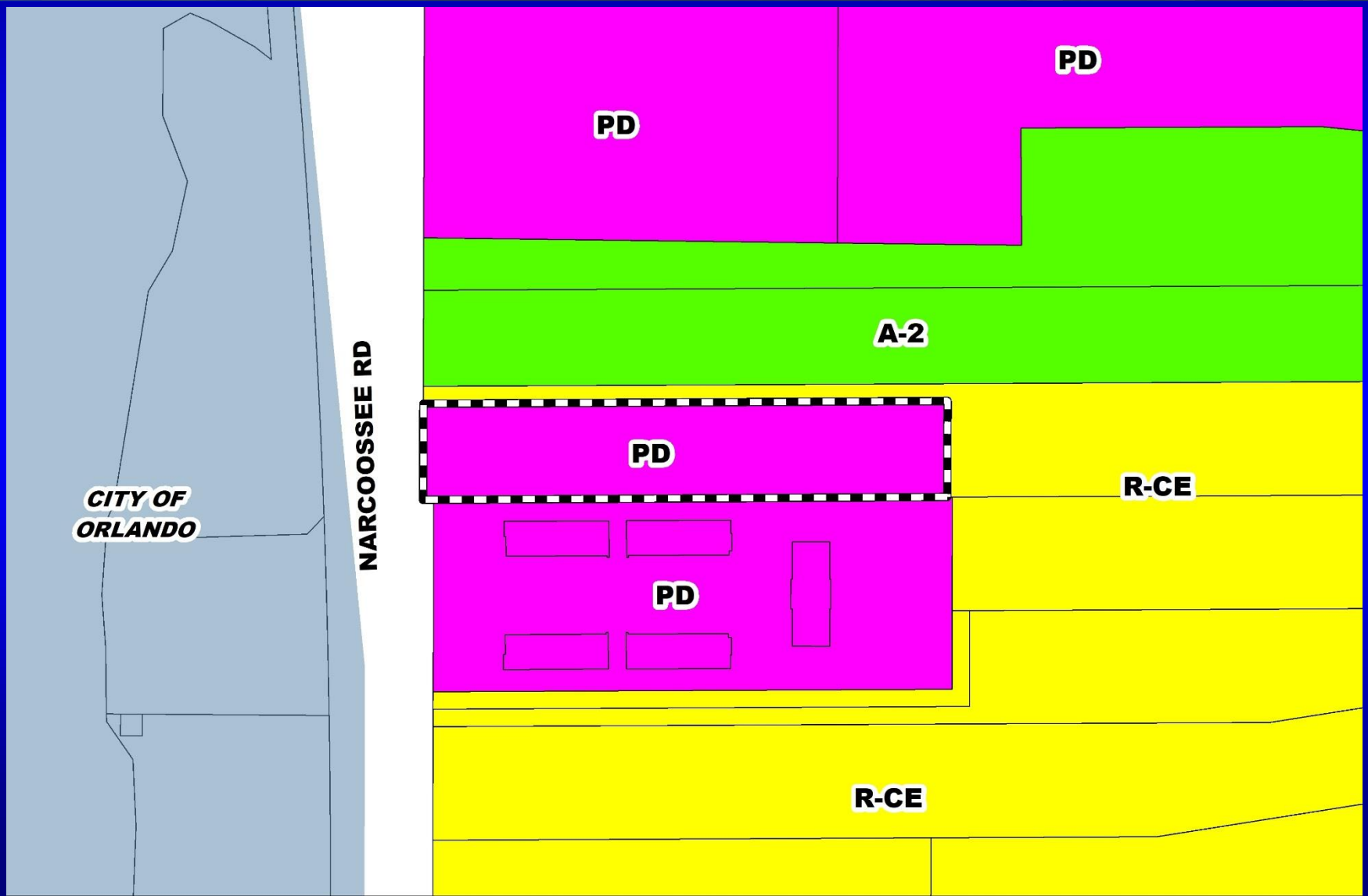


# Nona Center Planned Development / Land Use Plan Future Land Use Map



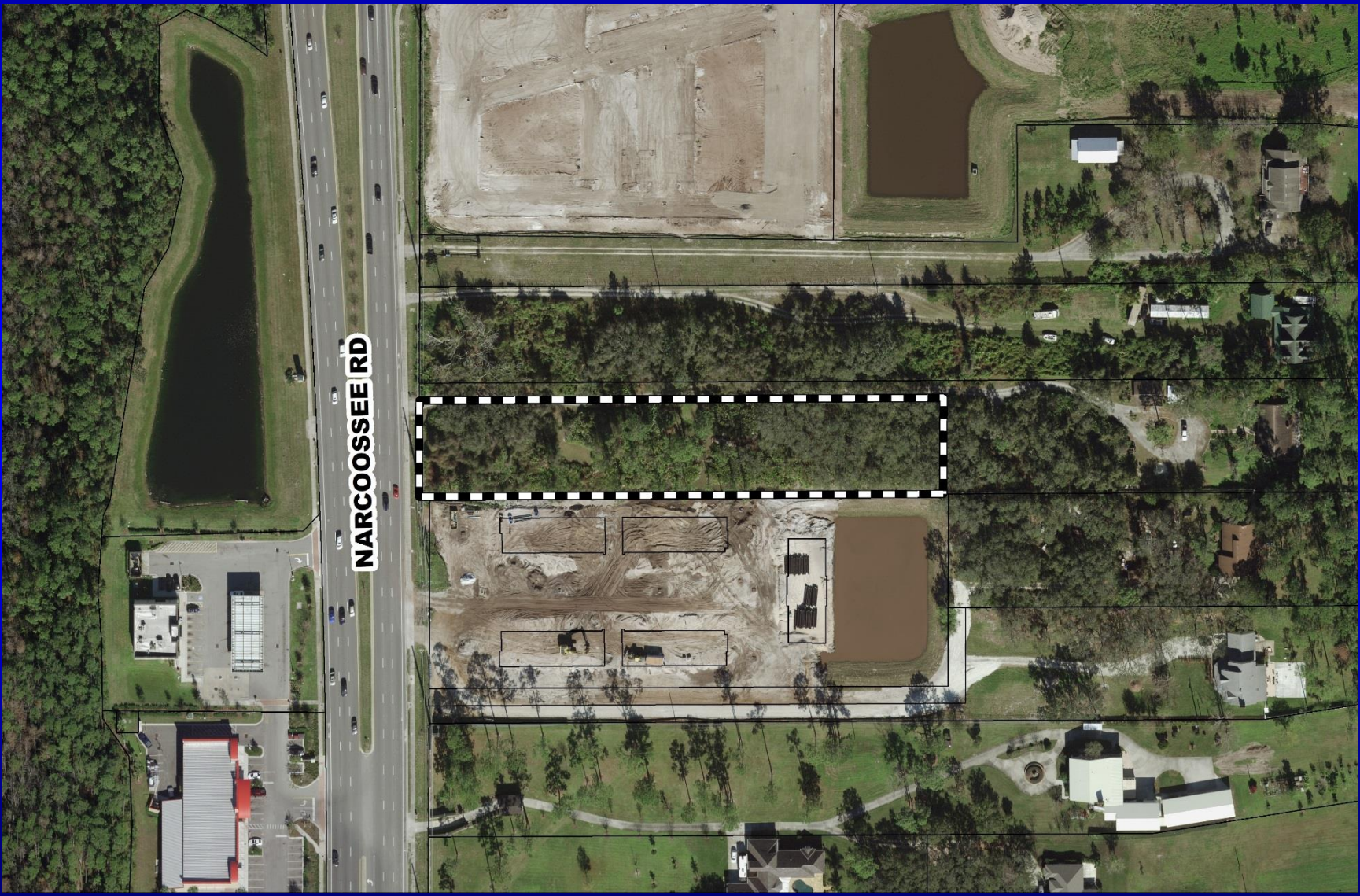


# Nona Center Planned Development / Land Use Plan Zoning Map





# Nona Center Planned Development / Land Use Plan Aerial Map





# 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 NOTES

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 THIS DESIGN AND DRAWING IS THE EXCLUSIVE PROPERTY OF PNM ARCHITECTURE. ANY USE OR REPRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF PNM ARCHITECTURE IS STRICTLY PROHIBITED.

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.
- THESE STANDARDS AND GUIDELINES 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.
- AWAYERS, 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 AVENUE THAT USE PRIMARY COLORS, ARE HIGH CONTRAST, BLACK OR ARE NEON IN NATURE SHALL NOT BE PERMITTED.
- SERVICE AREAS AND DISPLAY AREAS SHALL BE SITUATED 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 REQUIRE SIGNAGE AND PARKING SHALL FOLLOW COMPLY 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 MOUNTED, SHIELDED AND POINTED TOWARD THE SIGN FACE TO THAT SHIELDS GLARE ONTO ANY ADJACENT LAW, ADJACENT PROPERTIES, OR BACKWARD IS COMPLETELY AVOIDED.

### EXISTING WAIVERS GRANTED

- A WAIVER FROM 38-25(4) TO ALLOW FOR A SETBACK ON THE NORTH PROPERTY LINE OF 4 FEET IN LIEU OF 24 FEET.
- A WAIVER TO MAINTAIN A 25 FOOT SEPARATION FROM THE ORIGINAL PROPERTY LINE WHILE STILL PROVIDING A 20-FOOT PDR SIMPLIFIED ADDRESS 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 200 FEET.
- JUSTIFICATION: A PARKING STUDY WAS DONE DURING THE PARKING GENERATION MANUAL AND POINTED OUT THAT ANY ACTING RESIDENCE OR STRUCTURE FROM BEING BUILT WITHIN 100' OF THE PROPOSED BUILDING, WITH THE CLOSEST EXISTING RESIDENCE OVER 500 FEET AWAY FROM THE BACK OF THE PROPOSED BUILDING, THEREFORE, THE LIGHT REQUIREMENT IS 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 CASE

JUSTIFICATION: FOR 38-27(2) 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 18' IS A RESIDENTIAL ZONED PROPERTY IS AT THE NORTH PROPERTY LINE WHERE THE PROJECT ADJUTS ONLY A 20' WIDE NONRESIDENTIAL RESIDENTIAL DRIVEWAY. THE WIDTH OF THE DRIVEWAY ANY ACTING RESIDENCE OR STRUCTURE FROM BEING BUILT WITHIN 100' OF THE PROPOSED BUILDING, WITH THE CLOSEST EXISTING RESIDENCE OVER 500 FEET AWAY FROM THE BACK OF THE PROPOSED BUILDING, THEREFORE, THE LIGHT REQUIREMENT IS 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.

5. SIGN MATERIAL SHALL MATCH THE MATERIAL AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING.

- RESIDENTIAL PORTION SHALL HAVE 10 FOOT PDR SIMPLIFIED ADDRESS TO MANCROSS ROAD, AS REQUIRED BY CODE.
- THERE SHALL BE A 2 STORY HEIGHT LIMIT WITHIN 40' OF THE SIGN WATER LEVEL.
- OUTDOOR STORAGE IS PROHIBITED.
- BUILDING ELEVATIONS WILL BE PROVIDED FOR COMPLIANCE FOR PERMITTED BY THE PLANNING/DESIGN ARCHITECTURAL STAFF.
- PORTABLE WATER TANK: WALKWAY WATER TOWER: ORANGE COUNTY
- RECLAIM WATER TOWER: ORANGE COUNTY

### LIST OF USES OF SIGNS

PROHIBITED USES: 38-41 C-1 (PER 311.43.2.4)  
PROHIBITED USES: STOP COGNACIAL.

### NOTES

- PROJECT INFRASTRUCTURE WILL BE DEVELOPED IN ONE PHASE.
- OPEN SPACE SHALL COMPLY WITH SECTION 38-124 OF THE ORANGE COUNTY CODE.
- 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 REQUIRED AND SHALL BE INCLUDED OVER THE BOUNDARY ACTIONS.

### SOILS LEGEND

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



### SITE DATA

PROPERTY LOCATED:  
17248 MANCROSS RD  
ORLANDO, FL 32822

PARCEL ID:  
17248-0000-0053

LAND AREA: 1.52 AC.

PURPOSE: LAND USE:  
EXISTING PLANNED DEVELOPMENT - COMMERCIAL.

PROPERTY ZONING:  
EXISTING: PD  
PROPOSED ZONING: NO CHANGE

MINIMUM OPEN SPACE: 20%

INFRASTRUCTURE:  
PORTABLE WATER TANK:  
WALKWAY WATER TOWER: ORANGE COUNTY  
RECLAIM WATER TOWER: ORANGE COUNTY

TERRAIN GENERATION:  
SOURCE: 100' BY 100' GRID (DTM CODE 720)  
VERTICAL CURVE: 5' (DTM CODE 720)  
VERTICAL CURVE: 10' (DTM CODE 720)

DEVELOPMENT CRITERIA:  
TOTAL SQUARE FOOTAGE: 211,310 SF  
PROPOSED FLOOR AREA RATIO: 0.33 MAX  
MAX. IMPERVIOUS AREA: 70%

PARKING CRITERIA:  
MINIMUM PARKING SPACES: 81 (WATER GRANTED)

BUILDING SETBACKS:  
WIDTH: 5' (WATER GRANTED)  
DEPTH: 2'  
SIDE: 2'

PERMITTED USE CATEGORY: 3-A & C-1

PROHIBITED USES: STOP COMMERCIAL

BUILDING HEIGHT: 40' (WATER REQUESTED)

SCHOOL: A08 CHS 2709610A



# 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**

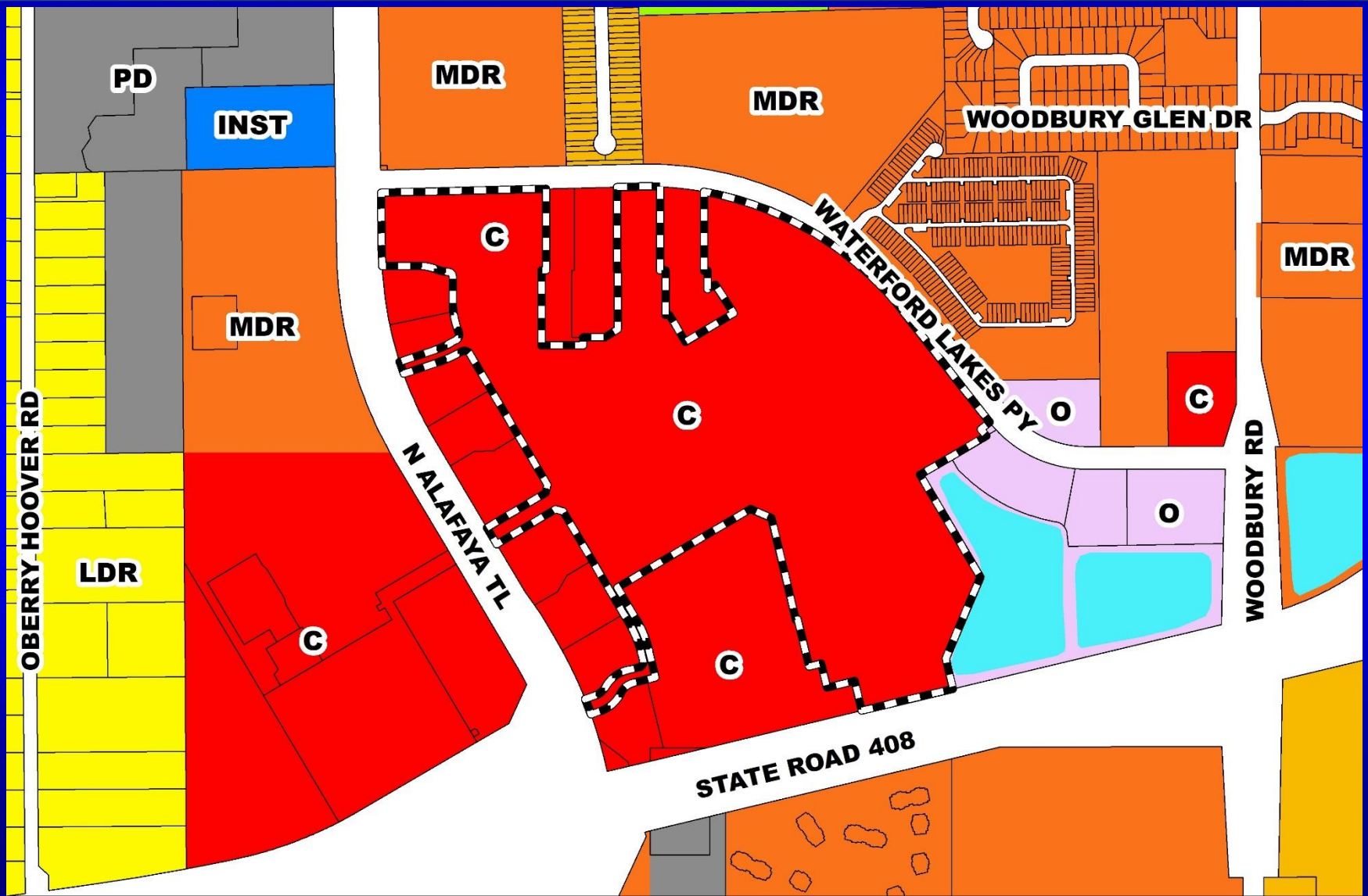


# **Waterford Lakes Town center Planned Development / Land Use Plan**

- 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.



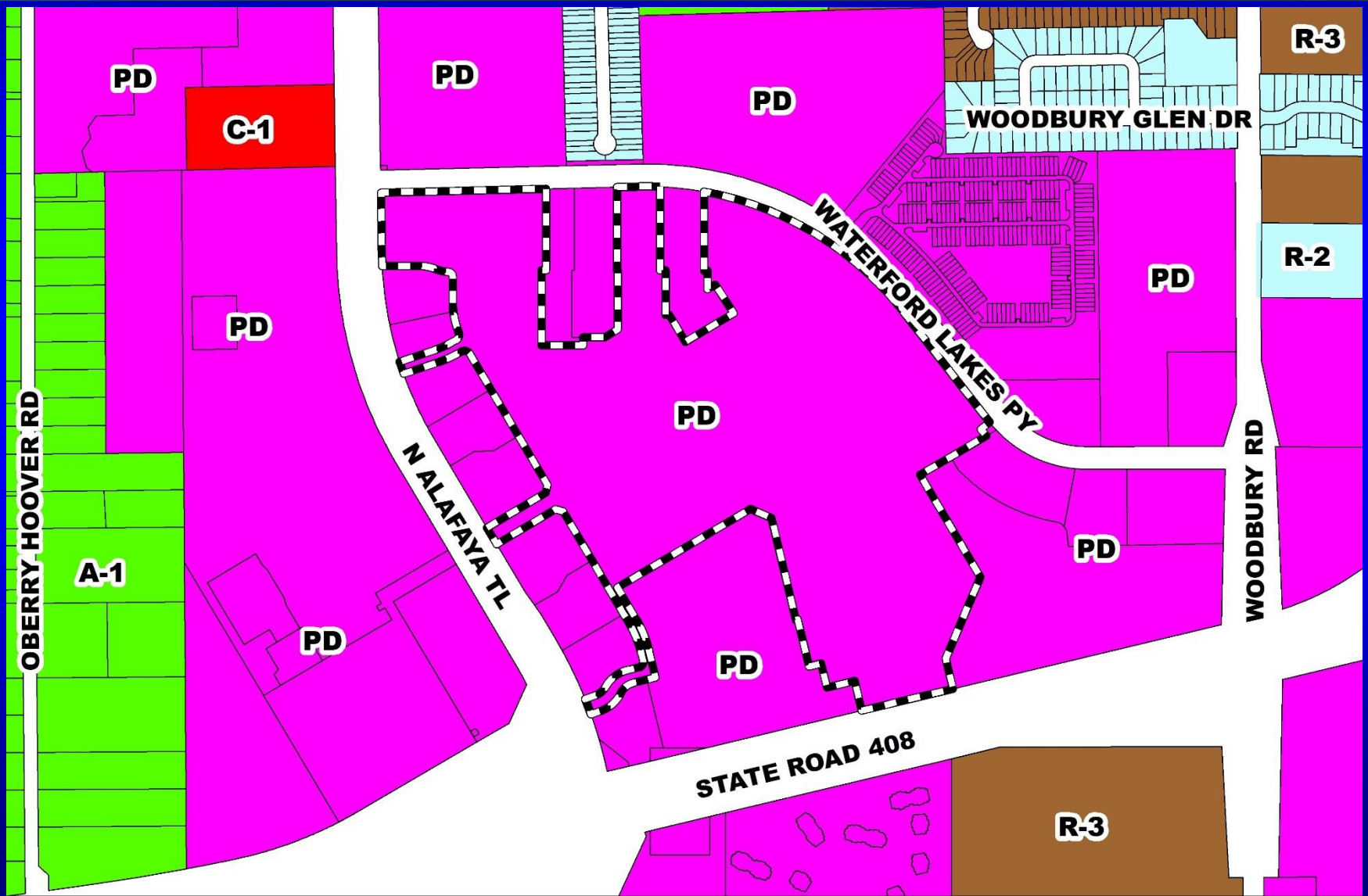
# Waterford Lakes Town center Planned Development / Land Use Plan Future Land Use Map







# 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)



This drawing may have been prepared from architectural and engineering plans and may not have been field verified. Its use is provided for information and reference purposes only and may not be relied upon by any one without independent investigation. The user assumes all liability for any use of this drawing. The user agrees to hold the author harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, that may be incurred by the user as a result of the use of this drawing. The author's liability is limited to the extent of the fee received for the preparation of the drawing and shall not be increased by the use of this drawing in any way.

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**



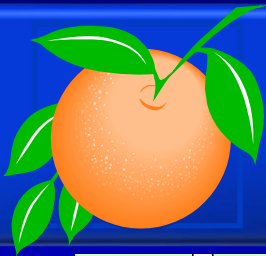
# Zellwood Station Planned Development / Land Use Plan

- 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.

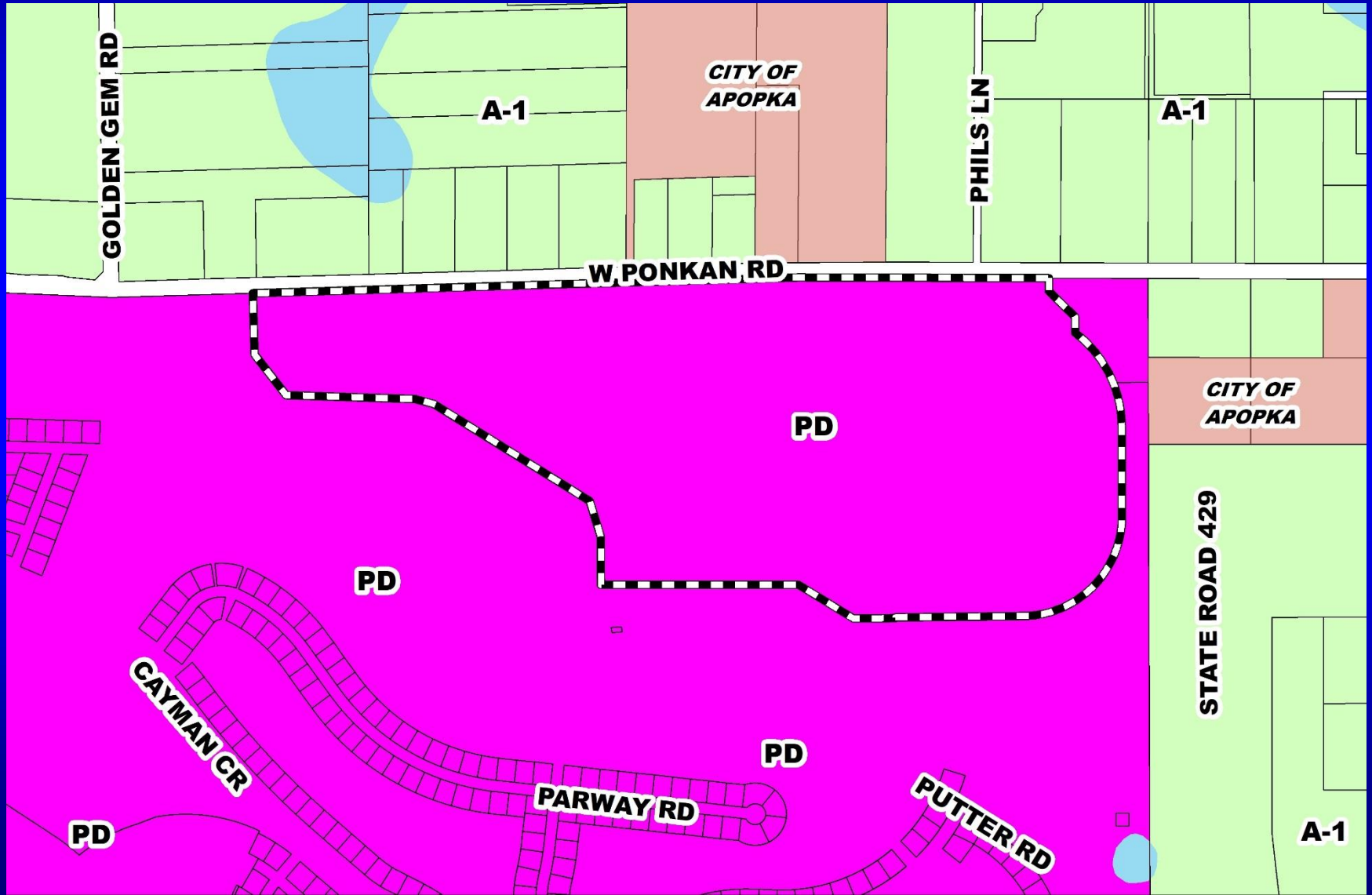


# Zellwood Station Planned Development / Land Use Plan Future Land Use Map



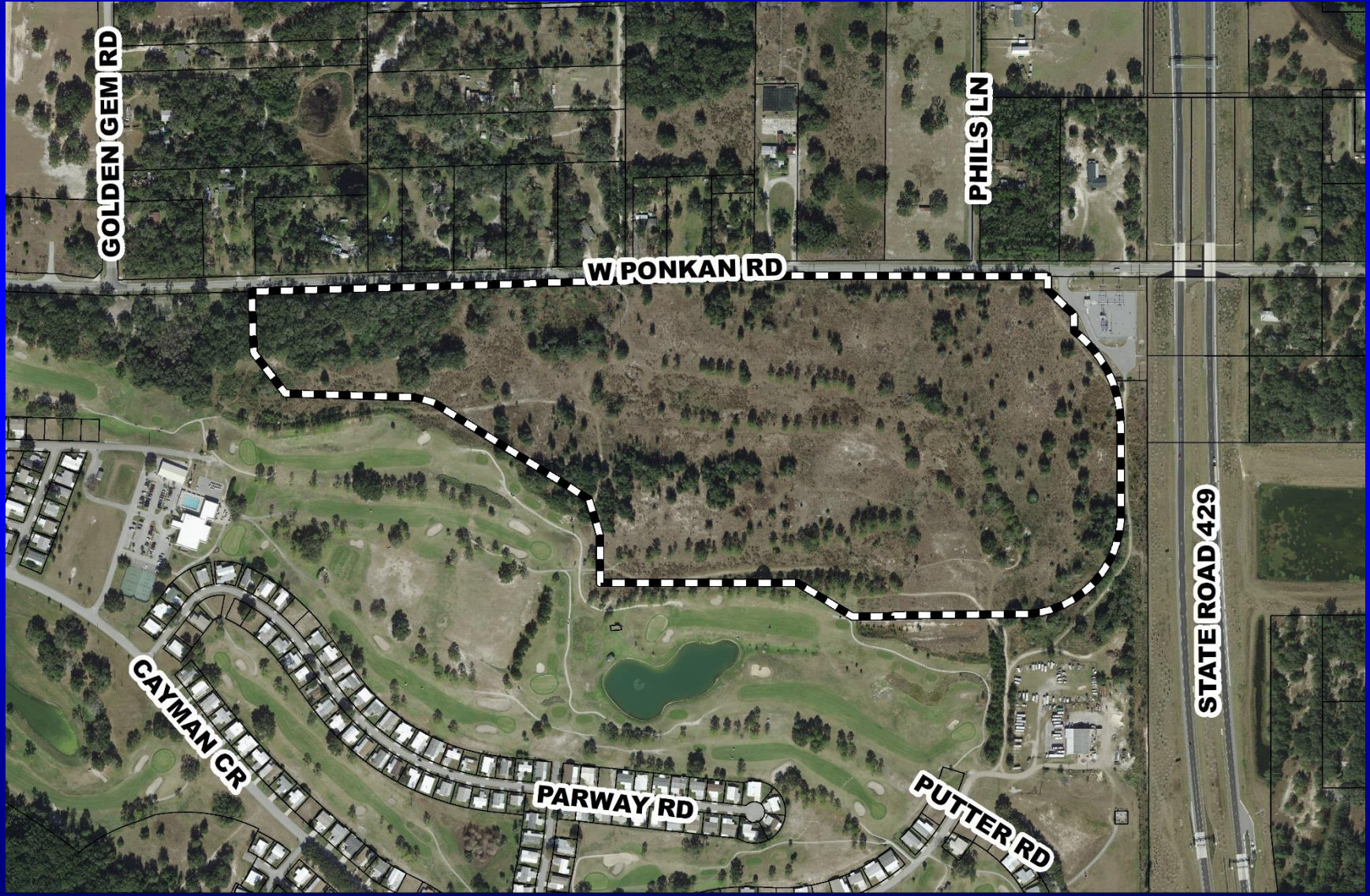


# Zellwood Station Planned Development / Land Use Plan Zoning Map





# Zellwood Station Planned Development / Land Use Plan Aerial Map







# Zellwood Station Planned Development / Land Use Plan Overall Land Use Plan

### LEGAL DESCRIPTION

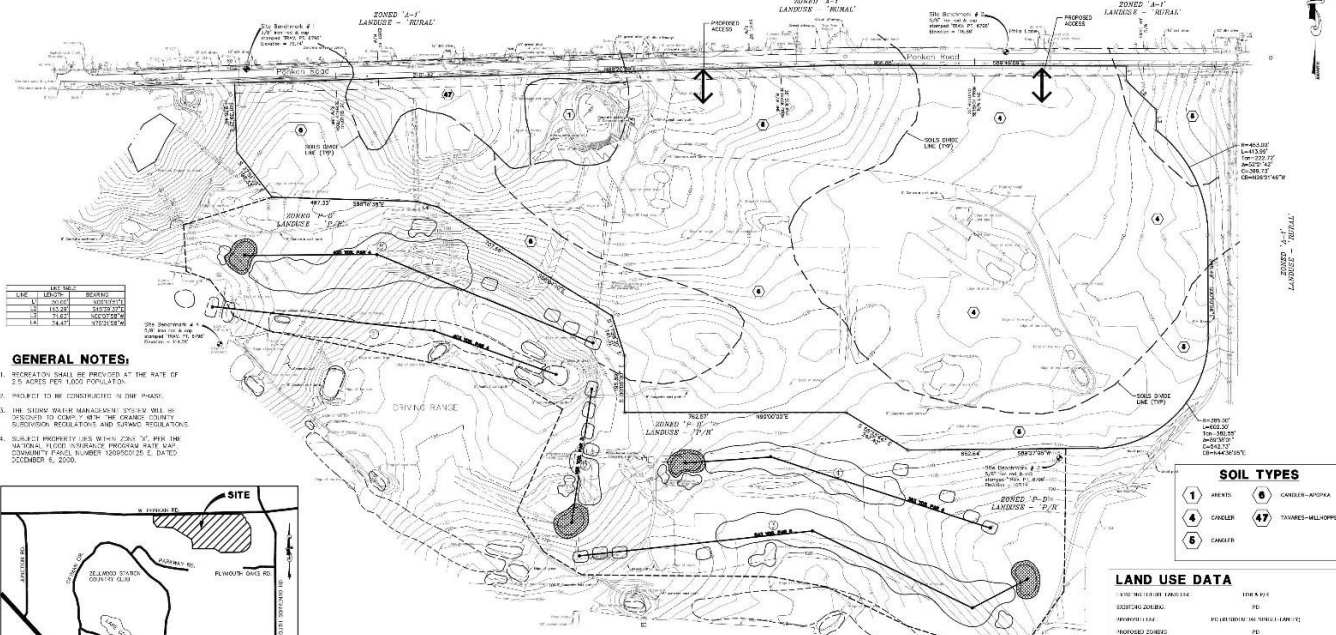
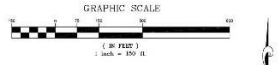
A parcel of land being a portion of the Metrolink X and Y, Northwest X of Taylor St., Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the Southwest 1/4 of Section 25, Twp 20 S, Rng 27 E, Sec 25, Orange County, Florida; thence South 07°26'47" East, along the West 1/2 of said Northwest 1/4, a distance of 240.00 feet to the location of the top of the center line of ROAD 100' wide, bearing South 89°50'00" West, a distance of 466.89 feet, thence South 89°50'00" West, a distance of 40.00 feet, thence South 07°26'47" East, a distance of 163.24 feet, thence South 07°26'47" East, a distance of 163.24 feet to the point of beginning; thence South 89°50'00" West, along the West 1/2 of said Northwest 1/4, a distance of 466.89 feet, thence South 89°50'00" West, a distance of 40.00 feet, thence South 07°26'47" East, a distance of 163.24 feet, thence South 07°26'47" East, a distance of 163.24 feet to the point of beginning; thence South 89°50'00" West, along the West 1/2 of said Northwest 1/4, a distance of 466.89 feet, thence South 89°50'00" West, a distance of 40.00 feet, thence South 07°26'47" East, a distance of 163.24 feet, thence South 07°26'47" East, a distance of 163.24 feet to the point of beginning; thence South 89°50'00" West, along the West 1/2 of said Northwest 1/4, a distance of 466.89 feet, thence South 89°50'00" West, a distance of 40.00 feet, thence South 07°26'47" East, a distance of 163.24 feet, thence South 07°26'47" East, a distance of 163.24 feet to the point of beginning.

Containing 3,112,072 square feet or 71.884 acres, more or less.

## LAND USE PLAN FOR ZELLWOOD STATION PD/ RIVIERA HILLS

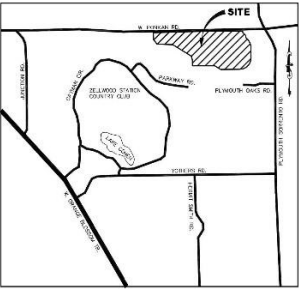
**PARCEL ID**  
25-20-27-0000-00-001  
**CASE NO. CDR-18-12-418**



LINE	LENGTH	BEARING
1-2	163.24	S07°26'47" E
2-3	163.24	S07°26'47" E
3-4	163.24	S07°26'47" E
4-5	163.24	S07°26'47" E

### GENERAL NOTES:

1. RECREATION SHALL BE PROVIDED AT THE RATE OF 2.0 ACRES PER 1,000 POPULATION.
2. PROJECT TO BE CONSTRUCTED IN ONE PHASE.
3. THE STORM WATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET THE FUTURE DEVELOPMENT SUBDIVISION REGULATIONS AND SURVIVOR REGULATIONS.
4. SUBJECT PROPERTY LIES WITHIN ZONE "R", PER THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP COMMUNITY FLOOD NUMBER 19850202E, DATED OCTOBER 6, 2006.



**APPLICANT**  
1832 E. VISTA B RD., SUITE 403  
ORLANDO, FLORIDA 32829  
(407) 854-6595

**ENGINEER**  
EVANS ENGINEERING, INC.  
718 IRMA AVENUE  
ORLANDO, FLORIDA 32803  
(407) 752-1113

**SURVEYOR**  
AMERICAN SURVEYING AND  
MAPPING, INC.  
3130 LAUREL BLVD., SUITE 200  
ORLANDO, FLORIDA 32803  
(407) 428-7979

**UTILITY PROVIDERS**

WATER: CITY OF APOPKA UTILITIES  
SEWER: CITY OF APOPKA UTILITIES  
SPELINT: SPECTRUM  
ELECTRIC: DUKANE ENERGY  
CABLE: SPECTRUM

**AVERAGE DAILY TRIPS**

PROJECTED AVERAGE DAILY TRIPS: 2,875 TRIPS  
EXISTING AVERAGE DAILY TRIPS: 2,875 TRIPS

**SCHOOL AGE POPULATION**

EST. SCHOOL AGE POPULATION: 277 STUDENTS  
EXISTING SCHOOL AGE POPULATION: 277 STUDENTS

**RECREATION AREAS**

PROVIDING: 0.00 ACRES  
EXISTING: 0.00 ACRES  
TOTAL: 0.00 ACRES

**OPEN SPACE CALCULATION**

DEVELOPABLE OPEN SPACE: 100.00 ACRES  
TOTAL OPEN SPACE REQUIRED: 100.00 ACRES

**SOIL TYPES**

1	AREAS	6	CAREER-APOKA
4	CAREER	47	TRAVES-HELLFORD
5	CAREER		

**LAND USE DATA**

TYPE	AREA (AC)	PERCENT
RECREATION	0.00	0.00%
RESIDENTIAL	1,000.00	32.14%
COMMERCIAL	0.00	0.00%
INDUSTRIAL	0.00	0.00%
OPEN SPACE	1,000.00	32.14%
TOTAL	3,112.07	100.00%

**EVANS ENGINEERING, INC.**  
2400 W. WINDY HILL DRIVE, SUITE 200  
718 IRMA AVENUE  
ORLANDO, FLORIDA 32803  
(407) 872-1113  
WWW.EVANS-ENG.COM

EVANS ENGINEERING, INC.  
CERTIFICATE OF AUTHORIZATION NO. 0786

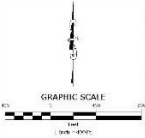
DAVID L. EVANS  
FLORIDA P.E. NO. 94386

DATE: \_\_\_\_\_

ZELLWOOD STATION PD  
ORANGE COUNTY, FLORIDA  
AMENDED LAND USE PLAN

REVISIONS	DATE	DESCRIPTION

DRWS. BY	JSK	DATE	OCT. 2018
CHECKED BY	DLE	PROJECT NO.	14514



**LUP-1A**



# 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**

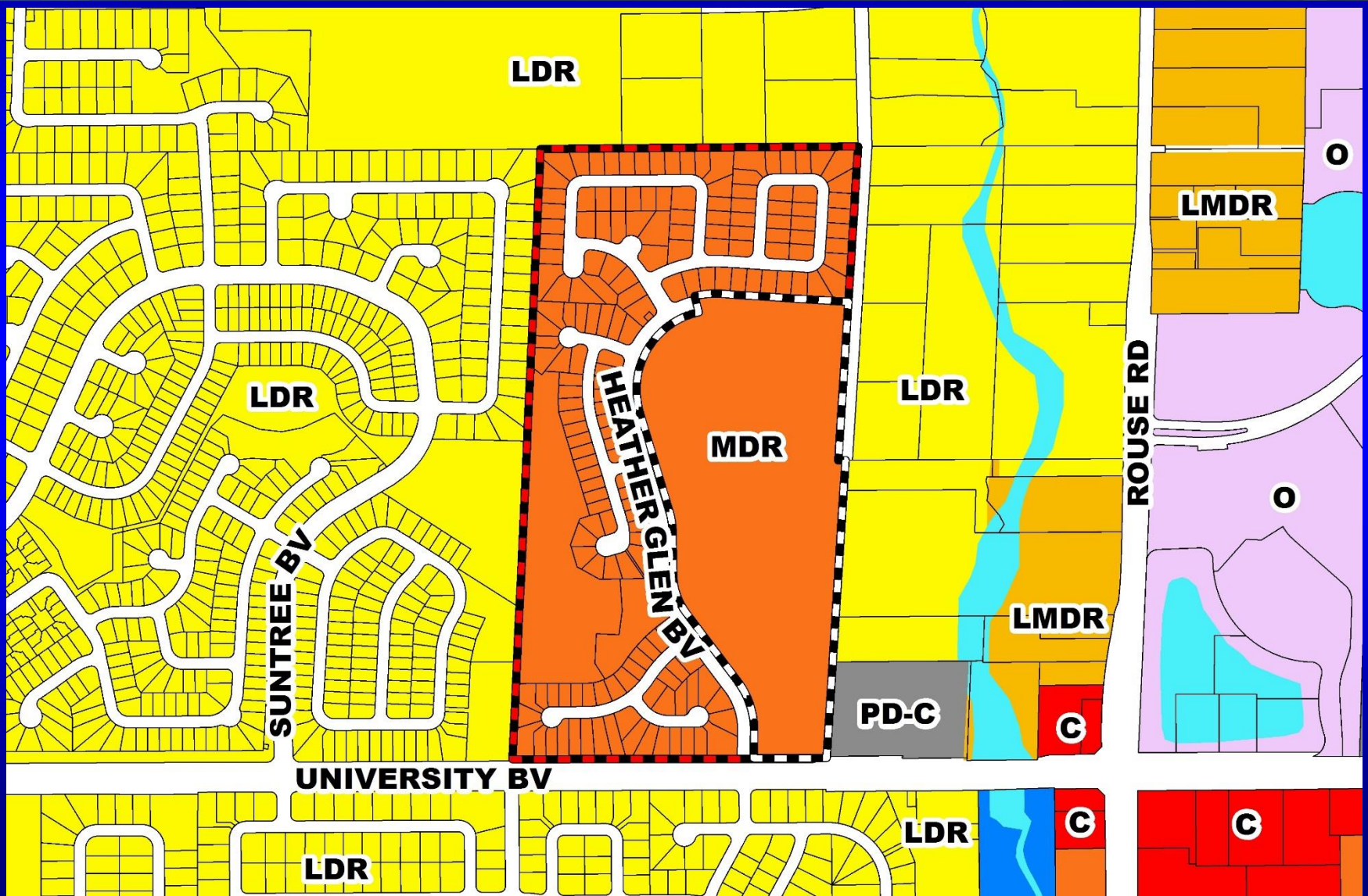


# The Glenn Planned Development / Land Use Plan

- 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.

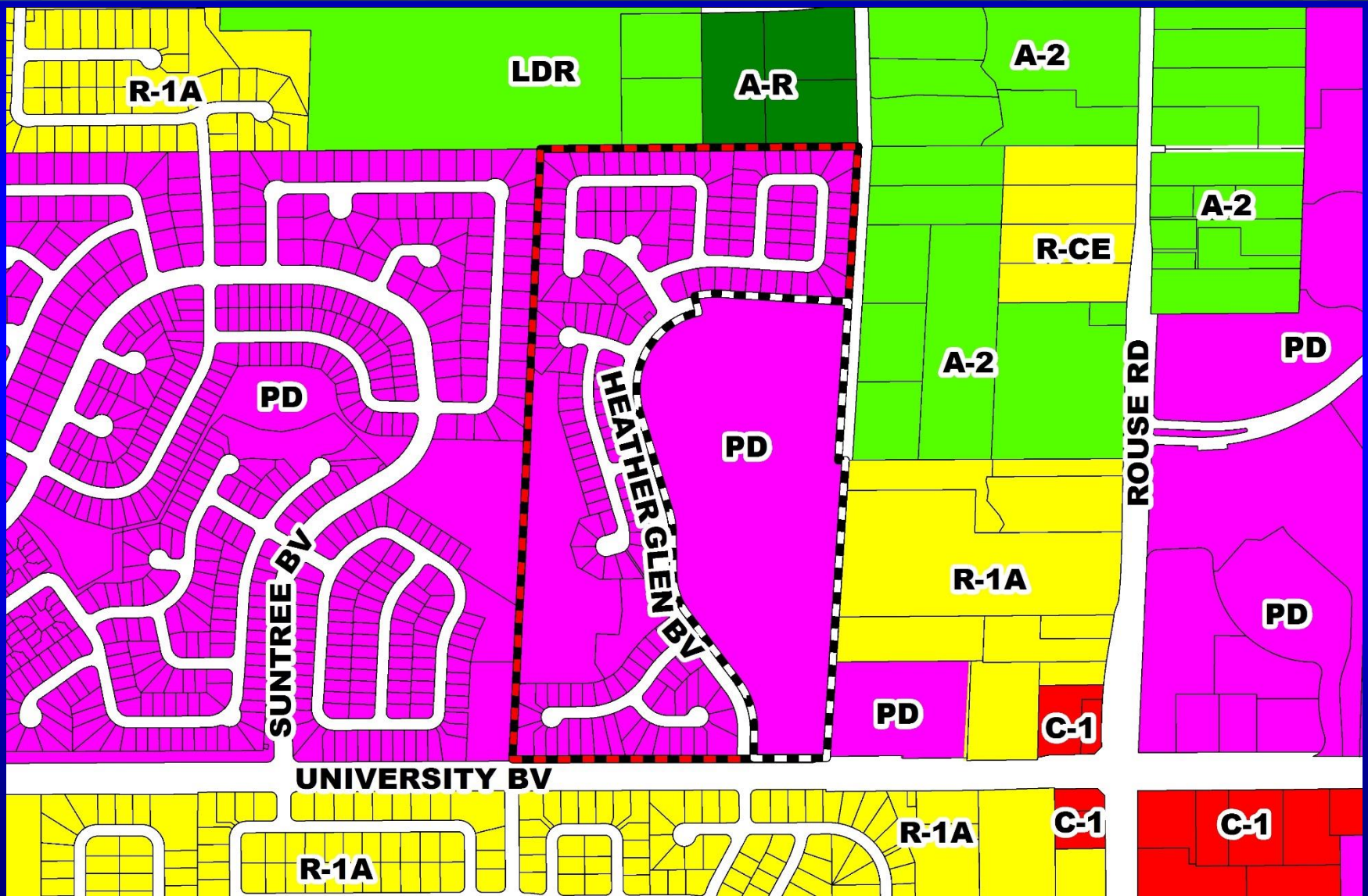


# The Glenn Planned Development / Land Use Plan Future Land Use Map



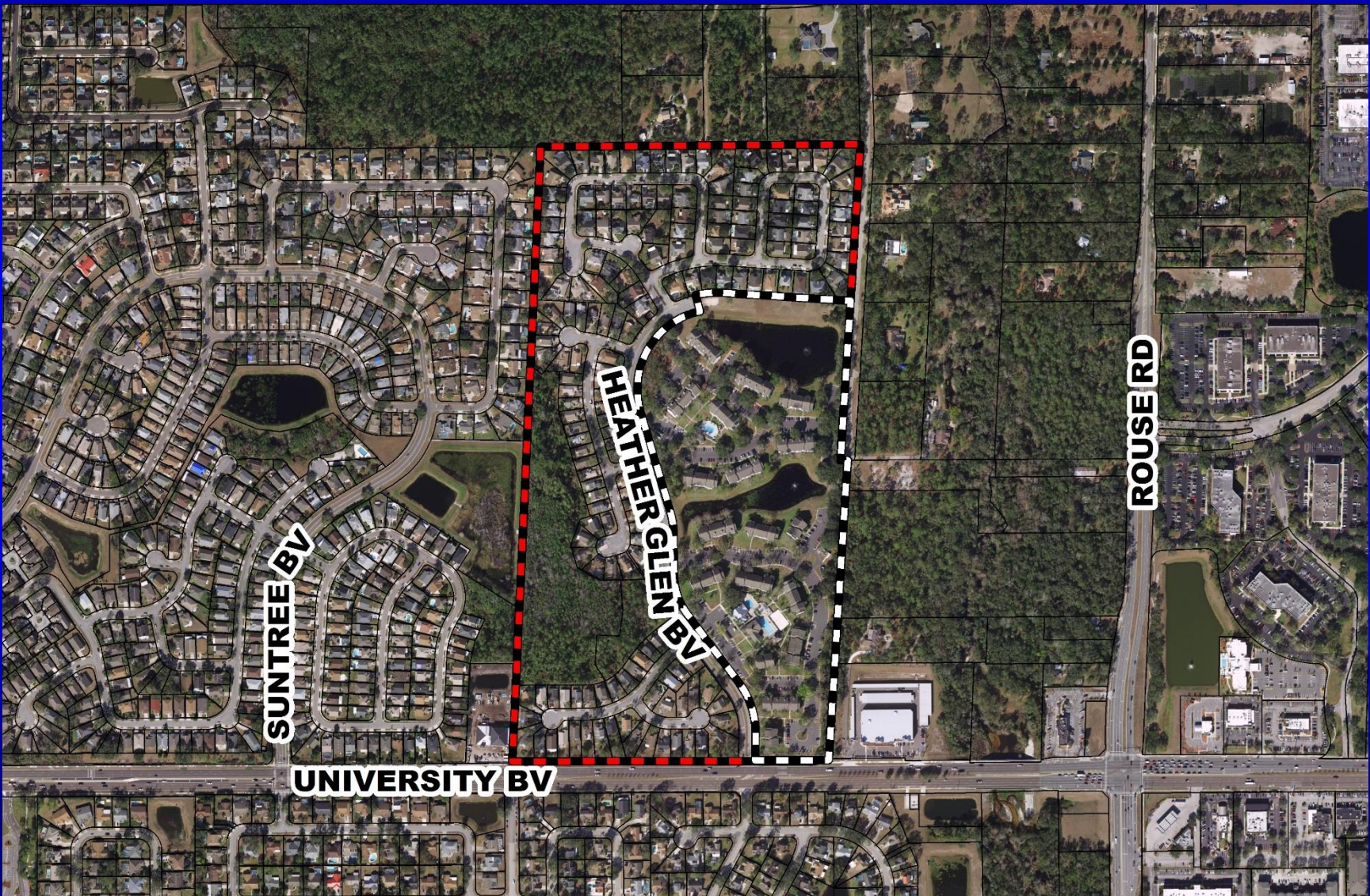


# The Glenn Planned Development / Land Use Plan Zoning Map



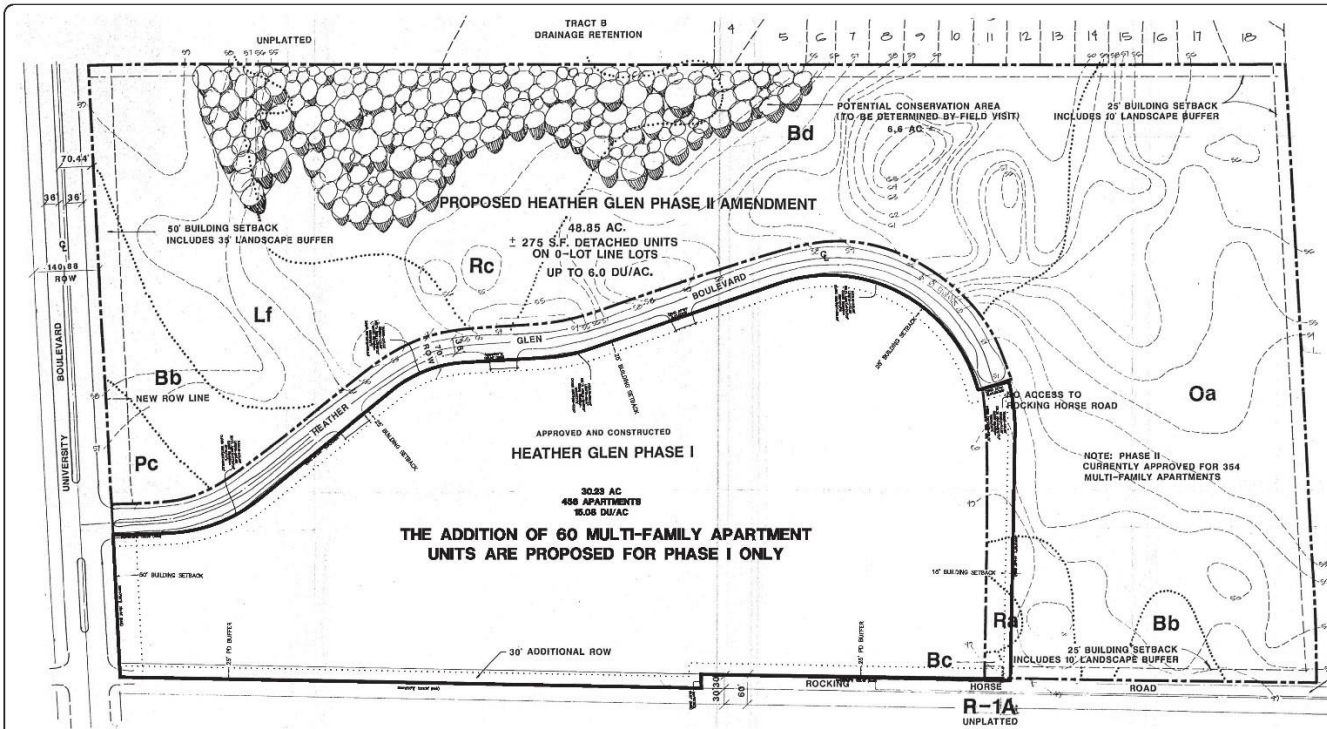


# The Glenn Planned Development / Land Use Plan Aerial Map

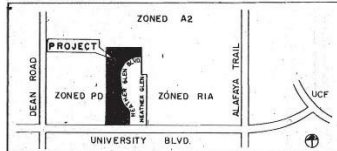




# The Glenn Planned Development / Land Use Plan Overall Land Use Plan



### 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  
(9.5 DU/AC MAXIMUM) **750**  
TOTAL UNITS PROPOSED **PHASE I: 458**  
**PHASE II: 275\***  
NET REDUCTION IN DWELLING UNITS **10**  
\*PHASE II SHALL BE CONSIDERED AS PROPOSED.

### 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  
**Bc** - Blanton Fine Sand  
**Lf** - Leon Fine Sand  
**Oa** - Ono Fine Sand  
**Pc** - Pomona Fine Sand  
**Rc** - Rutledge Fine Sand  
**Rd** - Rutledge Fine Sand  
**Rc** - Rutledge Mucky 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 UP TO 6.0 DU/AC  
- MAXIMUM GROSS DWELLY  
- MINIMUM NET LOT AREA 2,000 SF  
- MAXIMUM BUILDING HEIGHT 2 STORIES (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**  
FINAL OPEN SPACE ACREAGE DEPENDENT UPON FINAL DETERMINATION OF CONSERVATION AREA.  
**32.33 ACRES (275 UNITS X 3.1 PERSONS/UNIT = 852 PERSONS X .2005 ACRES RECREATION/PERSON).**

PROJECTED SCHOOL AGE CHILDREN **179 CHILDREN (275 UNITS X 3.125 PERSONS/UNIT X .25)**  
100 YEAR FLOOD **NOT APPLICABLE**  
VEGETATION **NEED VEGETATION INCLUDING SCATTERED OAKS AND PINES**  
PRISING **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.

**cmvassociates**  
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.burkett-engineering.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  
CERT. # 12488  
REG. # 1100  
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**