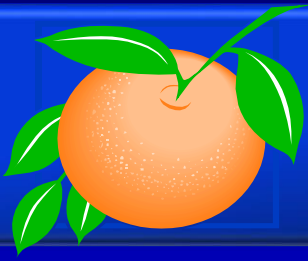


*Board of County Commissioners*

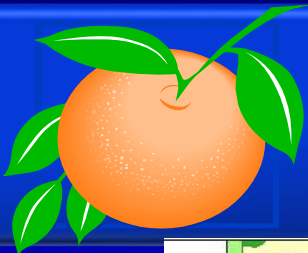
# Public Hearings

**November 9, 2021**



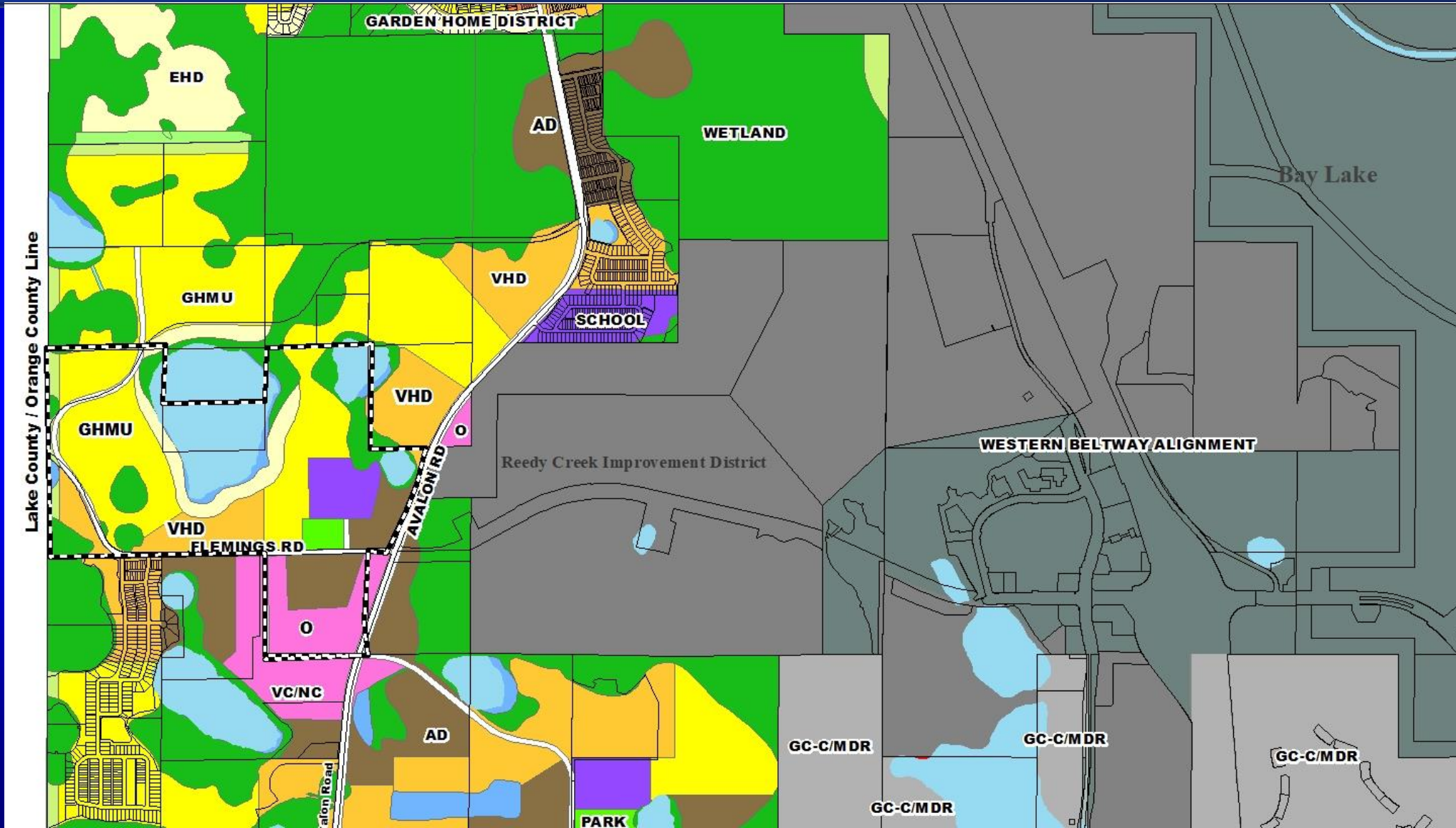
# **Gem Groves PD / Gem Groves Preliminary Subdivision Plan**

- Case:** PSP-20-10-292
- Project Name:** Gem Groves PD / Gem Groves PSP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 276.87 gross acres (overall PSP)
- Location:** Generally located north of Flemings Road and west of Avalon Road
- Request:** To subdivide 276.87 acres in order to construct 437 single-family attached and detached residential dwelling units.



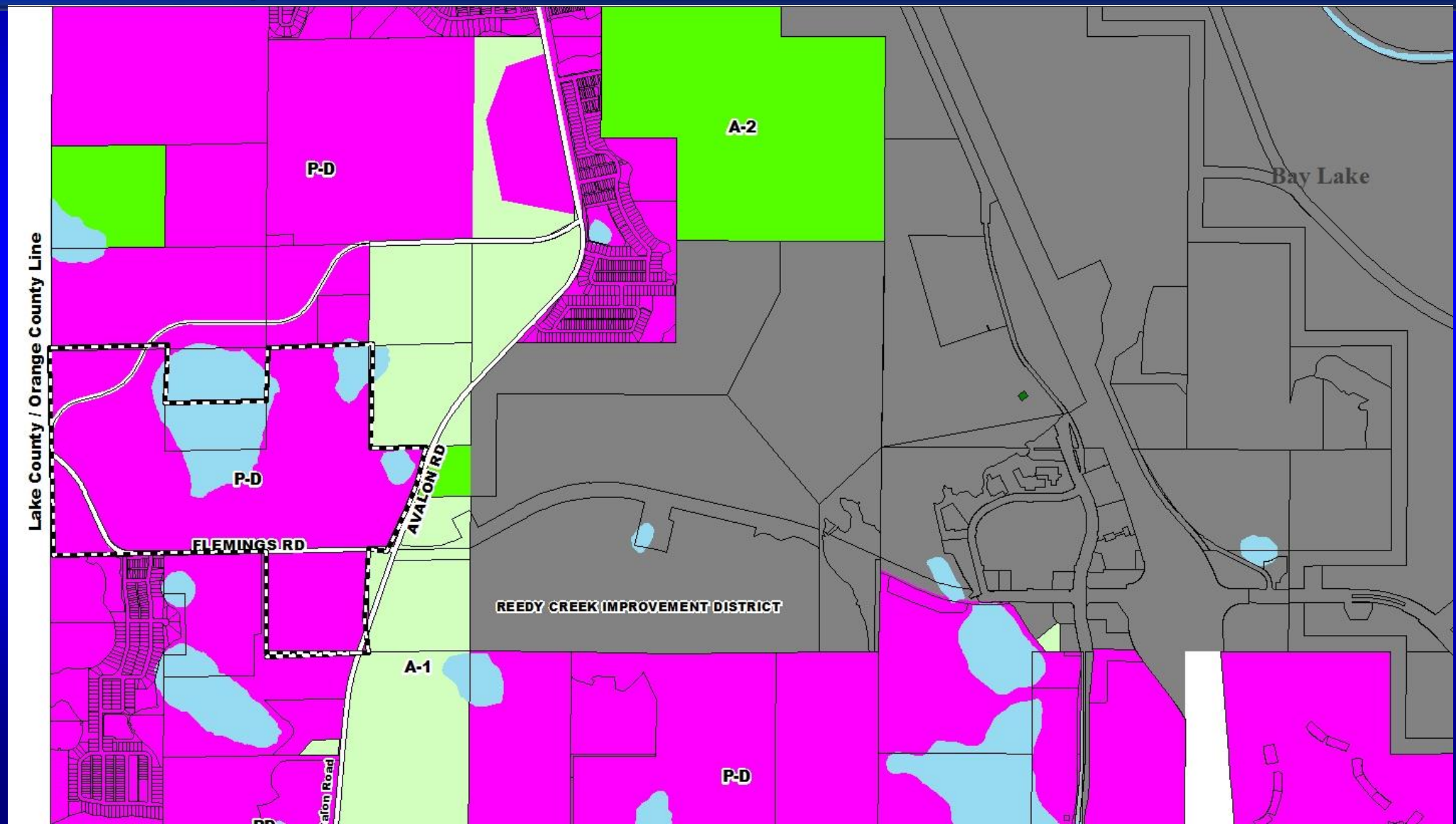
# Gem Groves PD / Gem Groves Preliminary Subdivision Plan

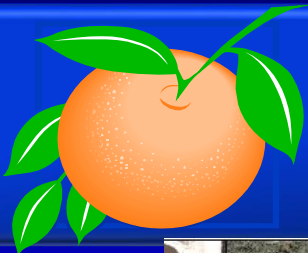
## Future Land Use Map





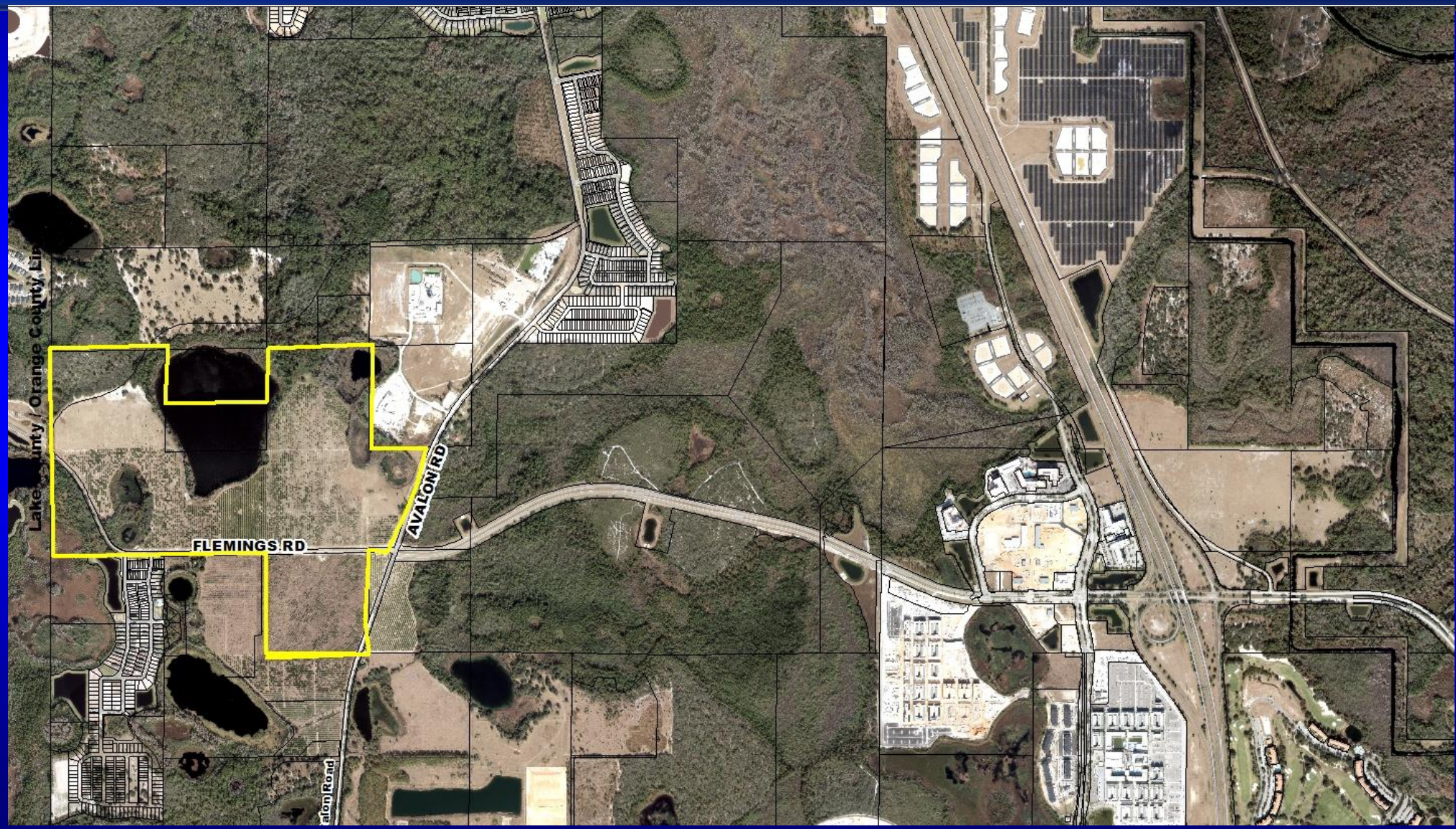
# Gem Groves PD / Gem Groves Preliminary Subdivision Plan Zoning Map

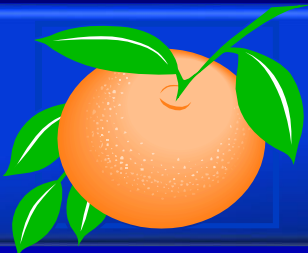




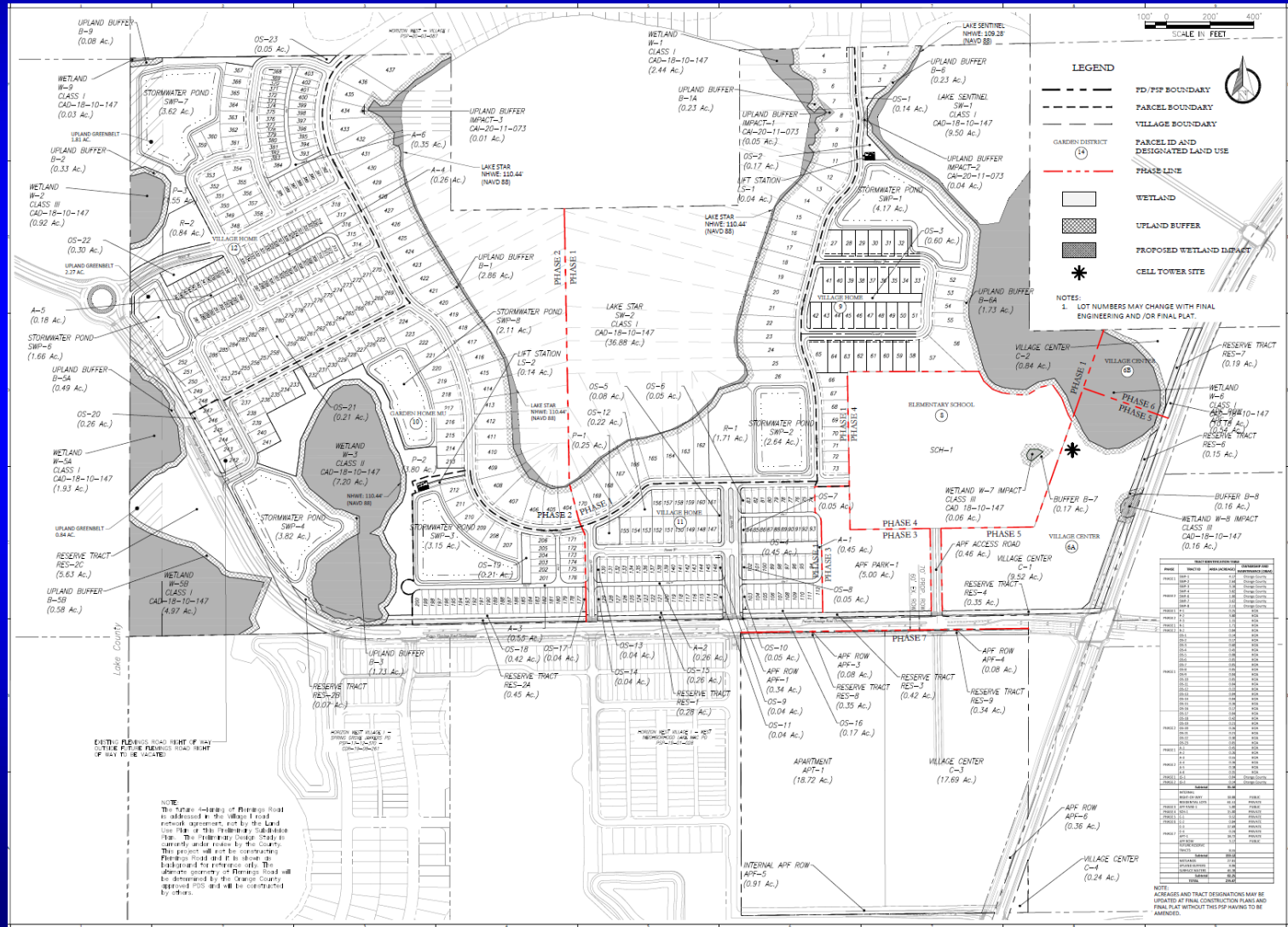
# Gem Groves PD / Gem Groves Preliminary Subdivision Plan

## Aerial Map

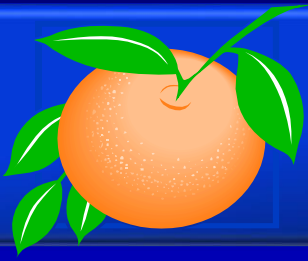




# Gem Groves PD / Gem Groves Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



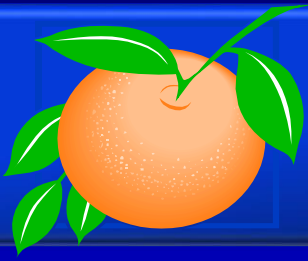
PHASE	TRACTS	AREA (ACRES)	PERCENTAGE
PHASE 1	1-10	1.00	1.00%
PHASE 2	11-20	1.00	1.00%
PHASE 3	21-30	1.00	1.00%
PHASE 4	31-40	1.00	1.00%
PHASE 5	41-50	1.00	1.00%
PHASE 6	51-60	1.00	1.00%
PHASE 7	61-70	1.00	1.00%
TOTAL		10.00	100.00%



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Gem Groves PD / Gem Groves PSP dated “Received September 7, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# **Rhett's Ridge Preliminary Subdivision Plan**

**Case:** PSP-21-03-084

**Project Name:** Rhett's Ridge PSP

**Applicant:** Lance Jackson, Lennar Homes

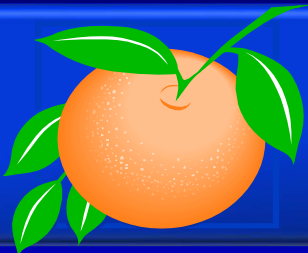
**District:** 2

**Acreage:** 42.78 gross acres

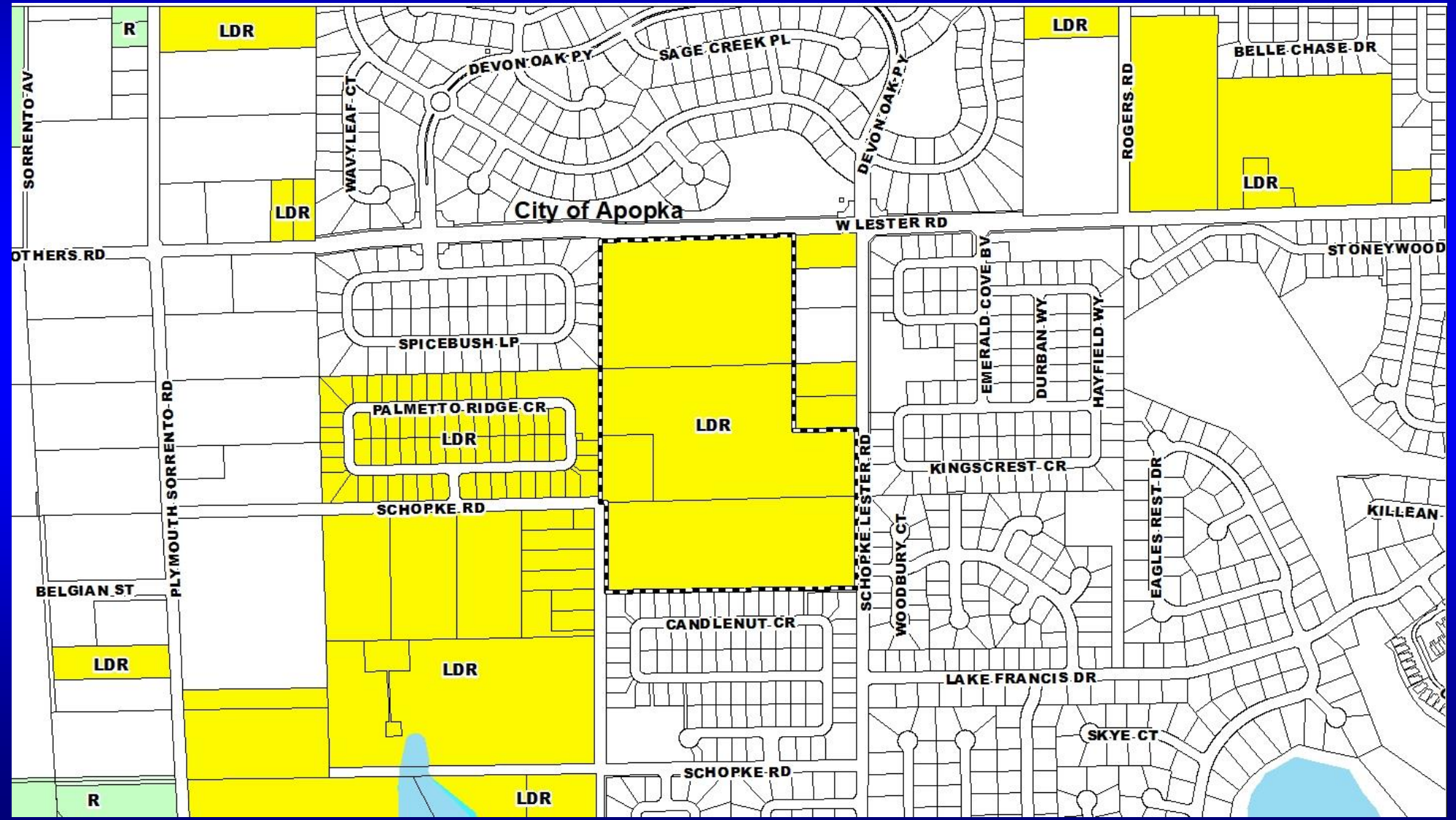
**Location:** Generally located south of West Lester Road and east of Plymouth Sorrento Road

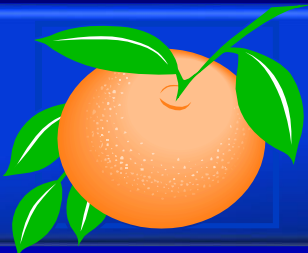
**Request:** To subdivide 42.78 acres, in order to construct 120 single-family residential dwelling units.



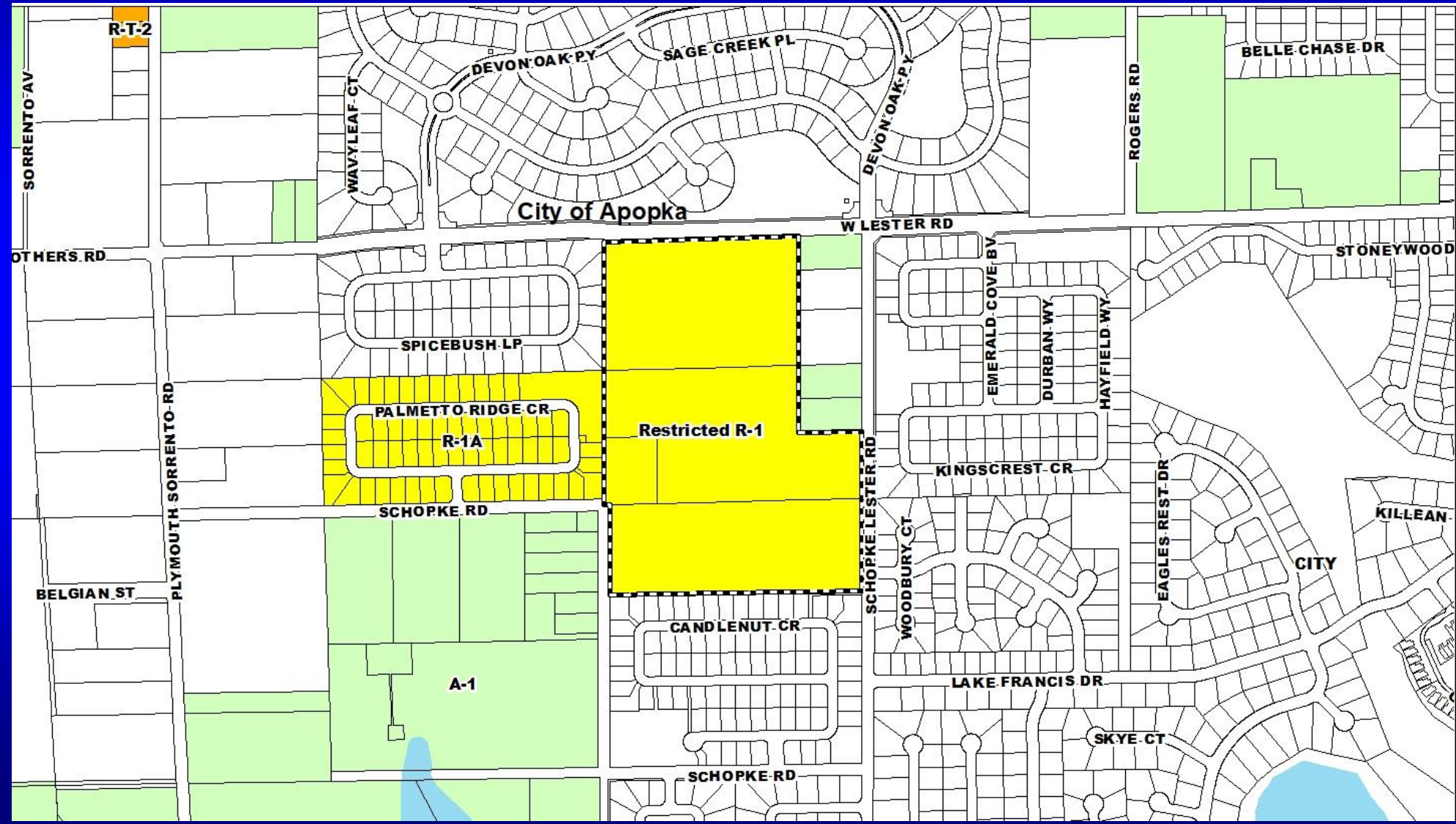


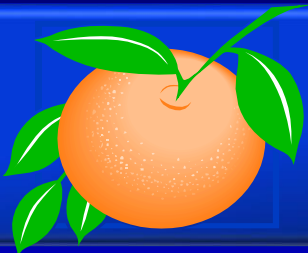
# Rhett's Ridge Preliminary Subdivision Plan Future Land Use Map



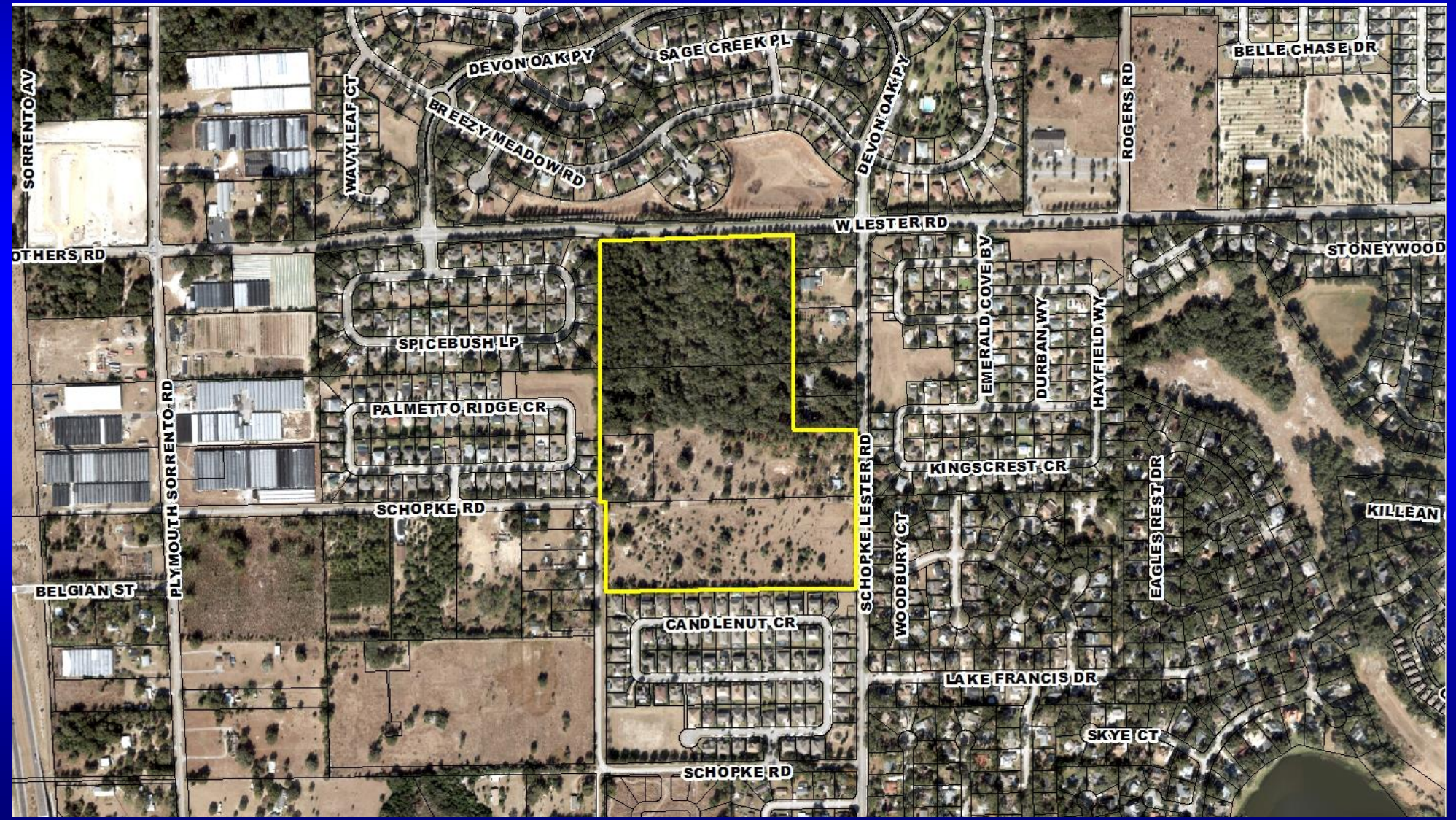


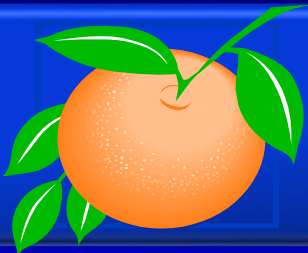
# Rhett's Ridge Preliminary Subdivision Plan Zoning Map





# Rhett's Ridge Preliminary Subdivision Plan Aerial Map

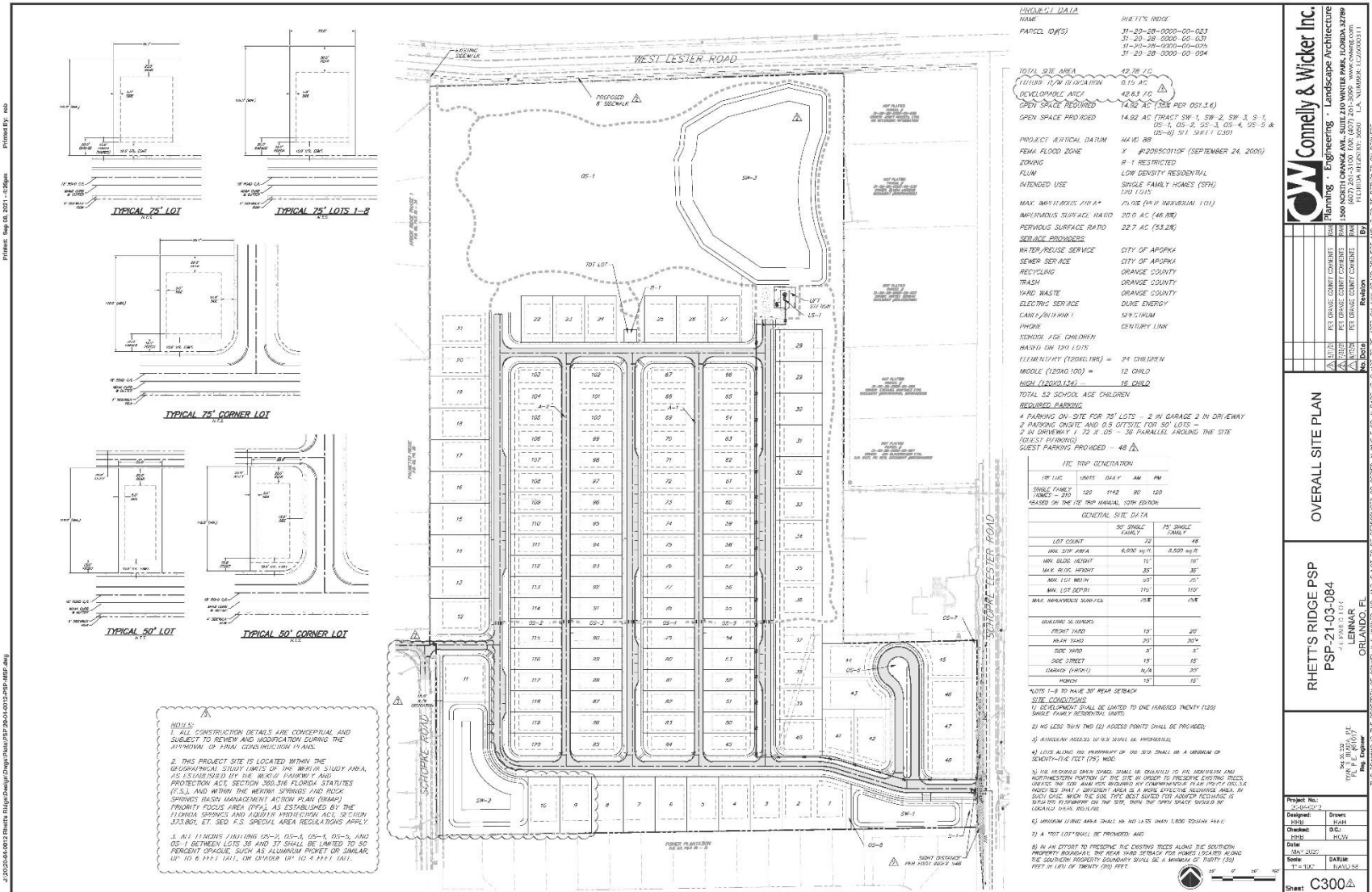




# Rhett's Ridge

## Preliminary Subdivision Plan

### Overall Preliminary Subdivision Plan



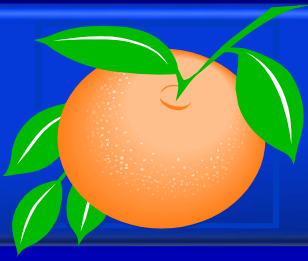
NO.	REVISION	DATE	BY

#### OVERALL SITE PLAN

#### RHETT'S RIDGE PSP PSP-21-03-084

LENNAR  
ORLANDO, FL

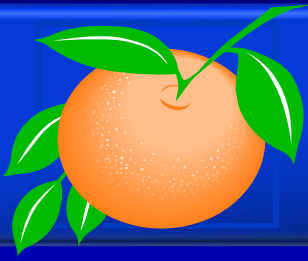
THIS DRAWING IS THE PROPERTY OF COMNELLY & WICKER INC. AND IS NOT TO BE USED OR REPRODUCED OR COPIED IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE WRITTEN PERMISSION OF COMNELLY & WICKER INC. ANY VIOLATION OF THESE TERMS SHALL BE SUBJECT TO LEGAL ACTION.



# Action Requested

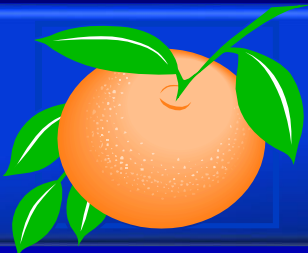
**Make a finding of consistency with the Comprehensive Plan and approve the Rhett's Ridge PSP dated "Received September 13, 2021", subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**



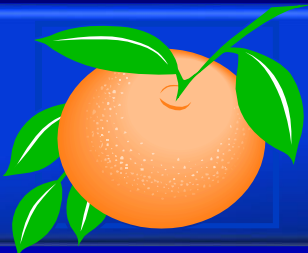
# **Yucatan Gardens Preliminary Subdivision Plan**

- Case:** PSP-21-03-079
- Project Name:** Yucatan Gardens PSP
- Applicant:** Carlos Alberto Rivero, Café Construction & Development, Inc.
- District:** 3
- Acreage:** 13.72 gross acres
- Location:** Generally located north of Yucatan Drive, west of Forsyth Road
- Request:** To subdivide 13.72 acres in order to construct 52 single-family residential dwelling units and associated infrastructure. One waiver from Orange County Code is requested to allow for external access to Tracts C & D in lieu of access from an internal paved street.

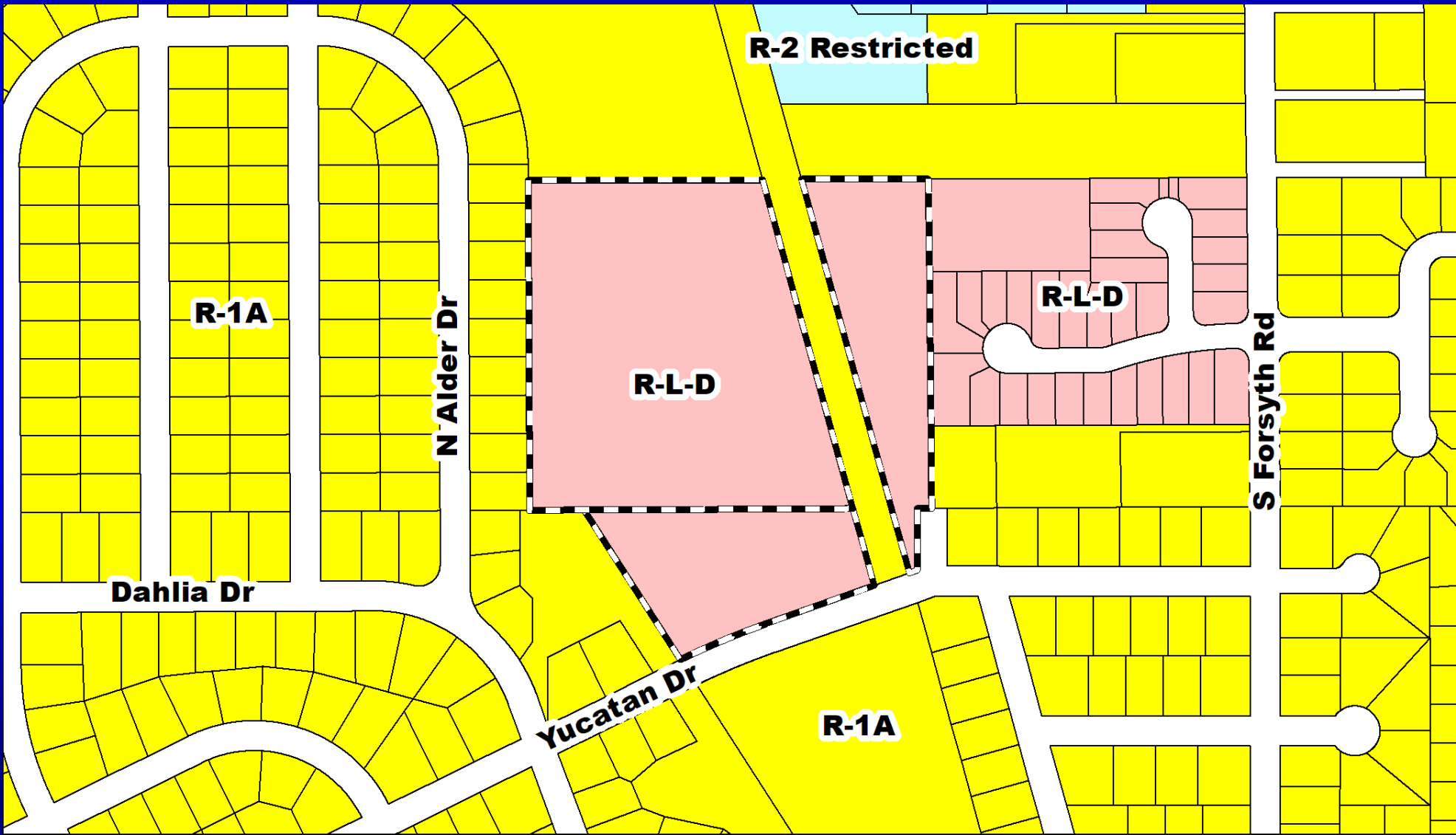


# Yucatan Gardens Preliminary Subdivision Plan Future Land Use Map

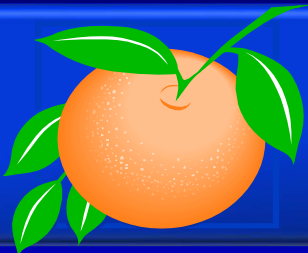




# NAME PD / NAME Preliminary Subdivision Plan Zoning Map

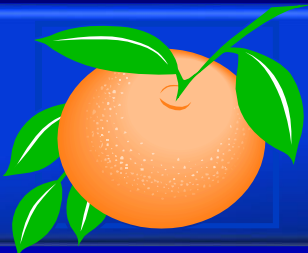






# Yucatan Gardens Preliminary Subdivision Plan Aerial Map





# Yucatan Gardens

## Preliminary Subdivision Plan

### Overall Preliminary Subdivision Plan

**GENERAL:**  
PROJECT SHALL COMPLY WITH THE RESIDENTIAL DESIGN STANDARDS SET FORTH BY ORANGE COUNTY, FLORIDA.

**LANDSCAPING:**  
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE ORANGE COUNTY LAND DEVELOPMENT CODE. LANDSCAPING IN TRACTS SHALL BE DONE OUTSIDE OF THE 10' EASEMENT.

**SIGNAGE:**  
ALL SIGNAGE SHALL COMPLY WITH CHAPTER 21.5 OF THE LAND DEVELOPMENT CODE. NO SIGNAGE ANTICIPATED.

**VEGETATION:**  
GENERALIZED VEGETATION BASED UPON THE FLORIDA LAND USE COVER AND FORMS CLASSIFICATION SYSTEM (LUCFCS) OR THE NATURAL COMMUNITY TYPES AS DEVELOPED BY THE FLORIDA NATURAL AREAS INVENTORY.

**SITE LIGHTING:**  
SITE LIGHTING WILL BE PROVIDED BY DUKE ONCE PROJECT IS CONSTRUCTED.

**PHASING:**  
PROJECT WILL BE CONSTRUCTED AS ONE (1) PHASE. THESE PLANS DETAIL ALL PHASES OF CONSTRUCTION WHICH INCLUDE THE WATER IMPROVEMENTS.

**TRAFFIC ANALYSIS:**  
FOR 800 EDITION THE TRIP GENERATION MANUAL:  
SINGLE FAMILY LOTS (L1)  
485 ADT SE PEAK HOUR TRIP (60% IN / 37% OUT)

**SOILS:**  
SOIL DESCRIPTION  
SARASOTA/TOXON/BAWSENER ASSOCIATION, DEPRESSIONAL  
SARASOTA, MUCK  
SARASOTA, WET, FINE SAND, 0 TO 2 PERCENT SLOPE  
SARASOTA FINE SAND - URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPE

**STORMWATER MANAGEMENT:**  
STORMWATER FOR THE PROPERTY WILL BE HANDLED BY ON-SITE POND AS REQUIRED BY ORANGE COUNTY AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 120002001P EFFECTIVE SEPTEMBER 23, 2016 THE DESCRIBED PROPERTY IS WITHIN ZONE "A" AND ZONE "AA" WITH NO BASE FLOOD ELEVATION ESTABLISHED.

THIS SITE IS LOCATED WITHIN THE ECOLOGOCATACHE RIVER PROTECTION ORDINANCE AREA. EASIN VISE REGULATIONS APPLY.

AN ORANGE COUNTY CONSERVATION AREA DETERMINATION CAD-20-11-205 WAS COMPLETED WITH A CERTIFIED SURVEY OF THE CONSERVATION AREA BOUNDARY APPROVED BY THE ENVIRONMENTAL PROTECTION DIVISION.

AN ORANGE COUNTY CONSERVATION AREA IMPACT (CA) PERMIT CAD-21-01-200 WAS APPROVED ON 03/01/21 THIS PLAN WILL COMPLY WITH ALL RELATED PERMIT CONDITIONS OF APPROVAL.

POUND TO BE OWNED BY ORANGE COUNTY WITH USE AGREEMENT TO ALLOW HOA ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES.

**UTILITY NOTES:**  
1. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR PROPOSED UTILITIES SHALL BE DETERMINED AT TIME OF FINAL ENGINEERING.  
2. FIRE HYDRANTS TO BE INSTALLED AS DESIGNED. CALCULATIONS SHALL MEET THE REQUIREMENTS OF NFPA 1 (2020 EDITION), FPPC (17th EDITION), AND COORDINATED WITH ORANGE COUNTY FIRE AND RESCUE.  
3. FIRE HYDRANTS SHALL HAVE A CLEARANCE OF 16" IN FRONT AND TO THE SIDES WITH A 4' CLEARANCE TO THE REAR.  
4. THE DEVELOPER SHALL OBTAIN WATER SERVICE FROM ORLANDO UTILITIES COMMISSION AND WASTE WATER FROM CITY OF ORLANDO UTILITIES.

**AA FIRE:**  
FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH NFPA 1 (2020 EDITION) A FPPC (17th EDITION).

**NOTES:**  
1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OR A PERMIT FOR THE CONSTRUCTION OF A BOAT DOCK, BOARDWALK, OBSERVATION PIER, FISHING PIER, COMBINATION PIER OR OTHER SIMILAR REMAINMENTS IF SUCH STRUCTURES ANY PERSON DESIRING TO CONSTRUCT ANY OF THESE STRUCTURES SHALL APPLY TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION AS SPECIFIED IN ORANGE COUNTY CODE CHAPTER 15 ENVIRONMENTAL CONTROL, ARTICLE IX DOCK CONSTRUCTION PRIOR TO INSTALLATION, FOR AN ORANGE COUNTY DOCK CONSTRUCTION PERMIT, AS WELL AS TO ANY OTHER ORANGE COUNTY DIVISION(S) FOR ANY OTHER APPLICABLE PERMITS.  
2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF A BOAT RAMP. ANY PERSON DESIRING TO CONSTRUCT A BOAT RAMP SHALL APPLY TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION AS SPECIFIED IN ORANGE COUNTY CODE CHAPTER 15 ENVIRONMENTAL CONTROL, ARTICLE IX BOAT RAMPS, PRIOR TO INSTALLATION, FOR AN ORANGE COUNTY BOAT RAMP FACILITY PERMIT, AS WELL AS TO ANY OTHER ORANGE COUNTY DIVISION(S) FOR ANY OTHER APPLICABLE PERMITS.  
3. THIS SITE IS WITHIN THE BOUNDARY OF THE ORLANDO RANGE OF A CHEMICAL YARD NORMALLY KNOWN AS THE ORLANDO ARMY AIRFIELD (OAA) TOXIC GAS & DECONTAMINATION YARD. FOR FURTHER INFORMATION VISIT WWW.USACE.AFMIL.GOV AND CLICK ON FORWARDS (USE DEFENSE STILES) AND THEN CLICK ON THE ORLANDO RANGE AND CHEMICAL YARD LINK OR CALL 1-888-337-4415.

**ASBESTOS:**  
LOCATION REQUIRED WIDTH  
FRONT: 10'  
REAR: 10'  
SIDE: 5'  
SIDE CORNER: 10'

**ASITE DATA:**  
TOTAL GROSS AREA 92.72 AC.  
DEVELOPABLE AREA 72.14 AC.  
EXISTING ZONING R-1-D  
ADJACENT ZONING R-1-A / R-1A / R-1A / R-1A / R-1A / R-1A / R-1D  
EXISTING LAND USE LOW DENSITY RESIDENTIAL  
NUMBER OF LOTS 48  
MINIMUM LOT SIZE 4,000 SQ. FT.  
MAXIMUM DENSITY 4.00 U/AC.  
PROPOSED DENSITY 52 UNITS / 12.44 ACRES = 4.28 DU/AC.  
MINIMUM BUILDABLE AREA 4,000 SQ. FT.  
MAXIMUM BUILDING HEIGHT 30' (TWO STOREYS)  
PROJECTED SCHOOL USE FOR 24 (24 UNITS x 1 UNIT SINGLE FAMILY)

**PERVIOUS AREA:** 5.25 AC. 43.29%  
**IMPERVIOUS AREA:** 4.99 AC. 36.73%  
**DEVELOPABLE AREA:** 12.14 AC. 100.00%

**OPEN SPACE / ACTIVE REC:**  
REQUIRED  
OPEN SPACE REQUIRED (10% OF DEVELOPABLE AREA) 7.21 AC.  
ACTIVE RECREATION REQUIRED (1 AC. / 1,000 PROJECTED POPULATION) 0.48 AC.  
PROJECTED POPULATION (3 PEOPLE PER UNIT x 52 UNITS) = 156  
\* REQUESTING A WAIVER TO DISREGARD ACTIVE RECREATION REQUIREMENT SINCE YUCATAN PARK IS 80 FEET AWAY FROM SITE (CODE 34.163.06.1)

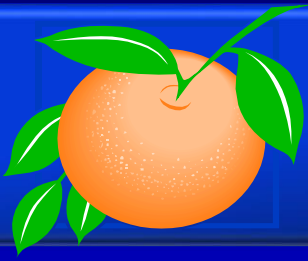
**PROVIDED:**  
OPEN SPACE PROVIDED (CATEGORY 'M')  
+ TRACT A 0.02 AC.  
+ TRACT S 0.06 AC.  
+ TRACT T (MINUS CANAL) 0.98 AC.  
+ TRACT U 0.06 AC.  
+ TRACT V 0.74 AC.  
TOTAL CATEGORY 'M' OPEN SPACE PROVIDED 1.72 AC.

**OPEN SPACE PROVIDED (CATEGORY 'B')**  
+ TRACT U (BANK OF POND AREA) 1.68 AC.  
TOTAL OPEN SPACE PROVIDED 2.61 AC.

THIS AGENCYS DOCUMENTS ARE PER ORANGE COUNTY LAND DEVELOPMENT CODE SECTIONS 20-1224 & 20-1223

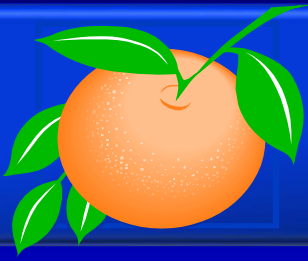
**A TYPICAL 45' LOT LAYOUT**

NO.	DESCRIPTION	TOTAL AREA	CONVERSION
1	DEVELOPABLE AREA	72.14 AC.	3,121,000 SQ. FT.
2	PERVIOUS AREA	5.25 AC.	228,000 SQ. FT.
3	IMPERVIOUS AREA	4.99 AC.	215,000 SQ. FT.
4	DEVELOPABLE AREA	12.14 AC.	528,000 SQ. FT.
5	PERVIOUS AREA	0.50 AC.	218,000 SQ. FT.
6	IMPERVIOUS AREA	0.49 AC.	213,000 SQ. FT.
7	DEVELOPABLE AREA	12.14 AC.	528,000 SQ. FT.
8	PERVIOUS AREA	0.50 AC.	218,000 SQ. FT.
9	IMPERVIOUS AREA	0.49 AC.	213,000 SQ. FT.
10	DEVELOPABLE AREA	12.14 AC.	528,000 SQ. FT.
11	PERVIOUS AREA	0.50 AC.	218,000 SQ. FT.
12	IMPERVIOUS AREA	0.49 AC.	213,000 SQ. FT.
13	DEVELOPABLE AREA	12.14 AC.	528,000 SQ. FT.
14	PERVIOUS AREA	0.50 AC.	218,000 SQ. FT.
15	IMPERVIOUS AREA	0.49 AC.	213,000 SQ. FT.
16	DEVELOPABLE AREA	12.14 AC.	528,000 SQ. FT.
17	PERVIOUS AREA	0.50 AC.	218,000 SQ. FT.
18	IMPERVIOUS AREA	0.49 AC.	213,000 SQ. FT.
19	DEVELOPABLE AREA	12.14 AC.	528,000 SQ. FT.
20	PERVIOUS AREA	0.50 AC.	218,000 SQ. FT.
21	IMPERVIOUS AREA	0.49 AC.	213,000 SQ. FT.
22	DEVELOPABLE AREA	12.14 AC.	528,000 SQ. FT.
23	PERVIOUS AREA	0.50 AC.	218,000 SQ. FT.
24	IMPERVIOUS AREA	0.49 AC.	213,000 SQ. FT.
25	DEVELOPABLE AREA	12.14 AC.	528,000 SQ. FT.
26	PERVIOUS AREA	0.50 AC.	218,000 SQ. FT.
27	IMPERVIOUS AREA	0.49 AC.	213,000 SQ. FT.
28	DEVELOPABLE AREA	12.14 AC.	528,000 SQ. FT.
29	PERVIOUS AREA	0.50 AC.	218,000 SQ. FT.
30	IMPERVIOUS AREA	0.49 AC.	213,000 SQ. FT.
31	DEVELOPABLE AREA	12.14 AC.	528,000 SQ. FT.
32	PERVIOUS AREA	0.50 AC.	218,000 SQ. FT.
33	IMPERVIOUS AREA	0.49 AC.	213,000 SQ. FT.
34	DEVELOPABLE AREA	12.14 AC.	528,000 SQ. FT.
35	PERVIOUS AREA	0.50 AC.	218,000 SQ. FT.
36	IMPERVIOUS AREA	0.49 AC.	213,000 SQ. FT.
37	DEVELOPABLE AREA	12.14 AC.	528,000 SQ. FT.
38	PERVIOUS AREA	0.50 AC.	218,000 SQ. FT.
39	IMPERVIOUS AREA	0.49 AC.	213,000 SQ. FT.
40	DEVELOPABLE AREA	12.14 AC.	528,000 SQ. FT.
41	PERVIOUS AREA	0.50 AC.	218,000 SQ. FT.
42	IMPERVIOUS AREA	0.49 AC.	213,000 SQ. FT.
43	DEVELOPABLE AREA	12.14 AC.	528,000 SQ. FT.
44	PERVIOUS AREA	0.50 AC.	218,000 SQ. FT.
45	IMPERVIOUS AREA	0.49 AC.	213,000 SQ. FT.
46	DEVELOPABLE AREA	12.14 AC.	528,000 SQ. FT.
47	PERVIOUS AREA	0.50 AC.	218,000 SQ. FT.
48	IMPERVIOUS AREA	0.49 AC.	213,000 SQ. FT.



# New Conditions of Approval

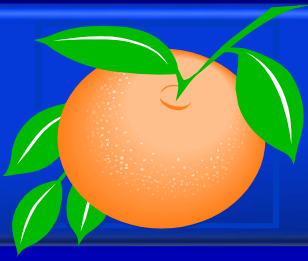
- 27. The Red Maple trees shown within the eastern buffer (Tract C) shall be a minimum of 4" caliper and 14' in height at the time of planting.**
  
- 28. Prior to Certificate of Completion, the developer shall provide a raised crosswalk in front of the access gate to Yucatan Park at no cost to the County.**



# Action Requested

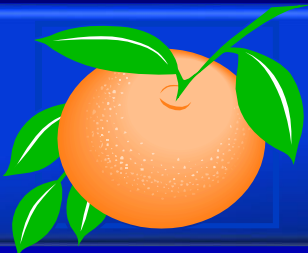
**Make a finding of consistency with the Comprehensive Plan and approve the Yucatan Gardens Preliminary Subdivision Plan dated “Received August 17, 2021”, subject to conditions listed under the DRC Recommendation in the Staff Report, as amended.**

**District 3**



# Village F Master Planned Development / Parcel S-21 Preliminary Subdivision Plan

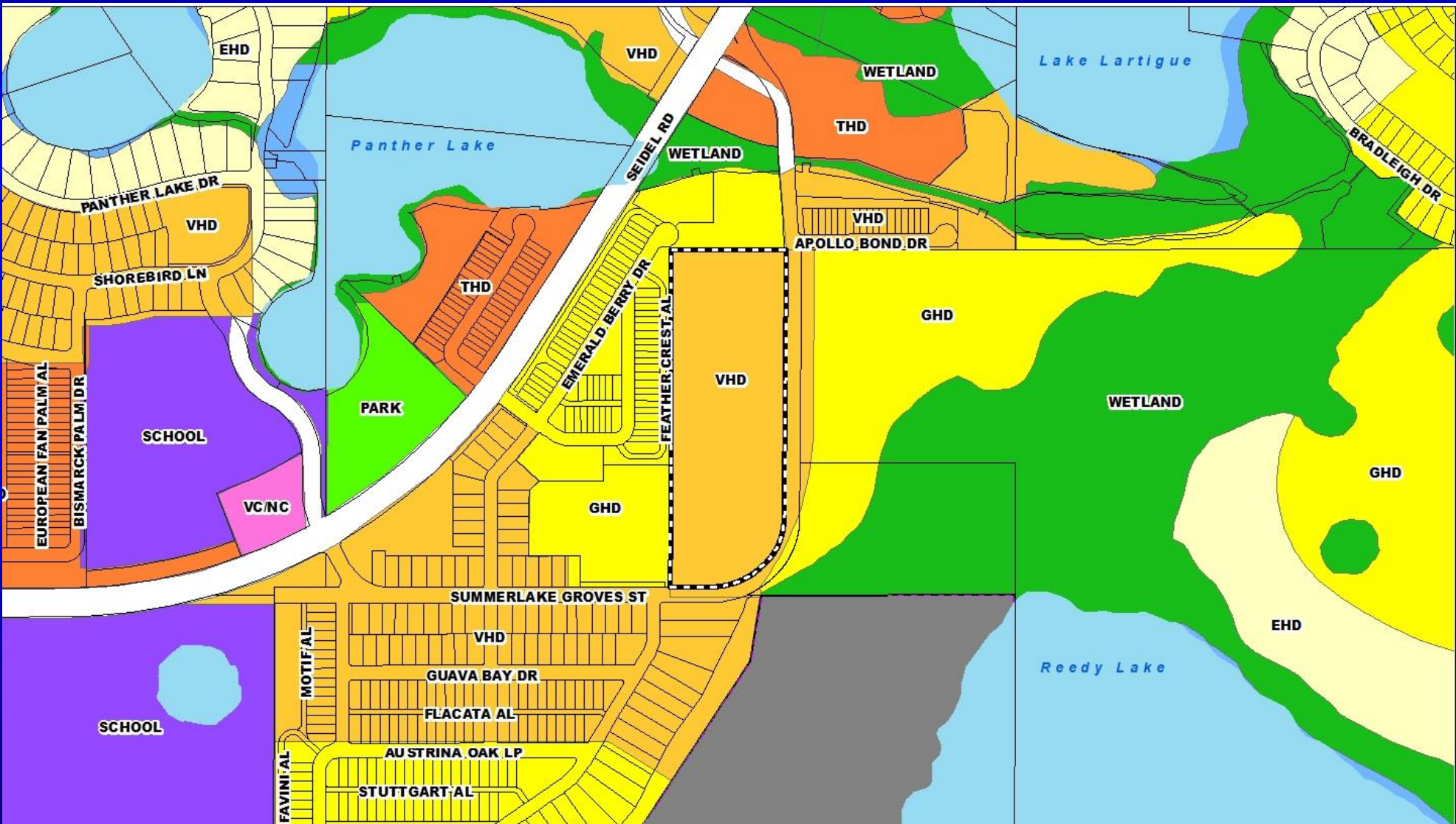
- Case:** PSP-21-05-143
- Project Name:** Village F Master Planned Development / Parcel S-21 PSP
- Applicant:** Aaron Matson, Cap 5 Development, LLC
- District:** 1
- Acreage:** 12.82 gross acres
- Location:** Generally located south of Apollo Bond Drive, and along the westside of Summerlake Groves Street
- Request:** To subdivide 12.82 acres in order to construct 41 single-family residential dwelling units.

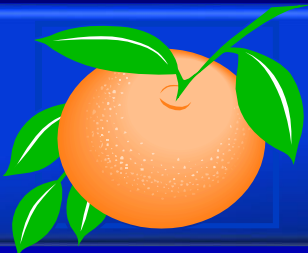


# Village F Master Planned Development / Parcel S-21

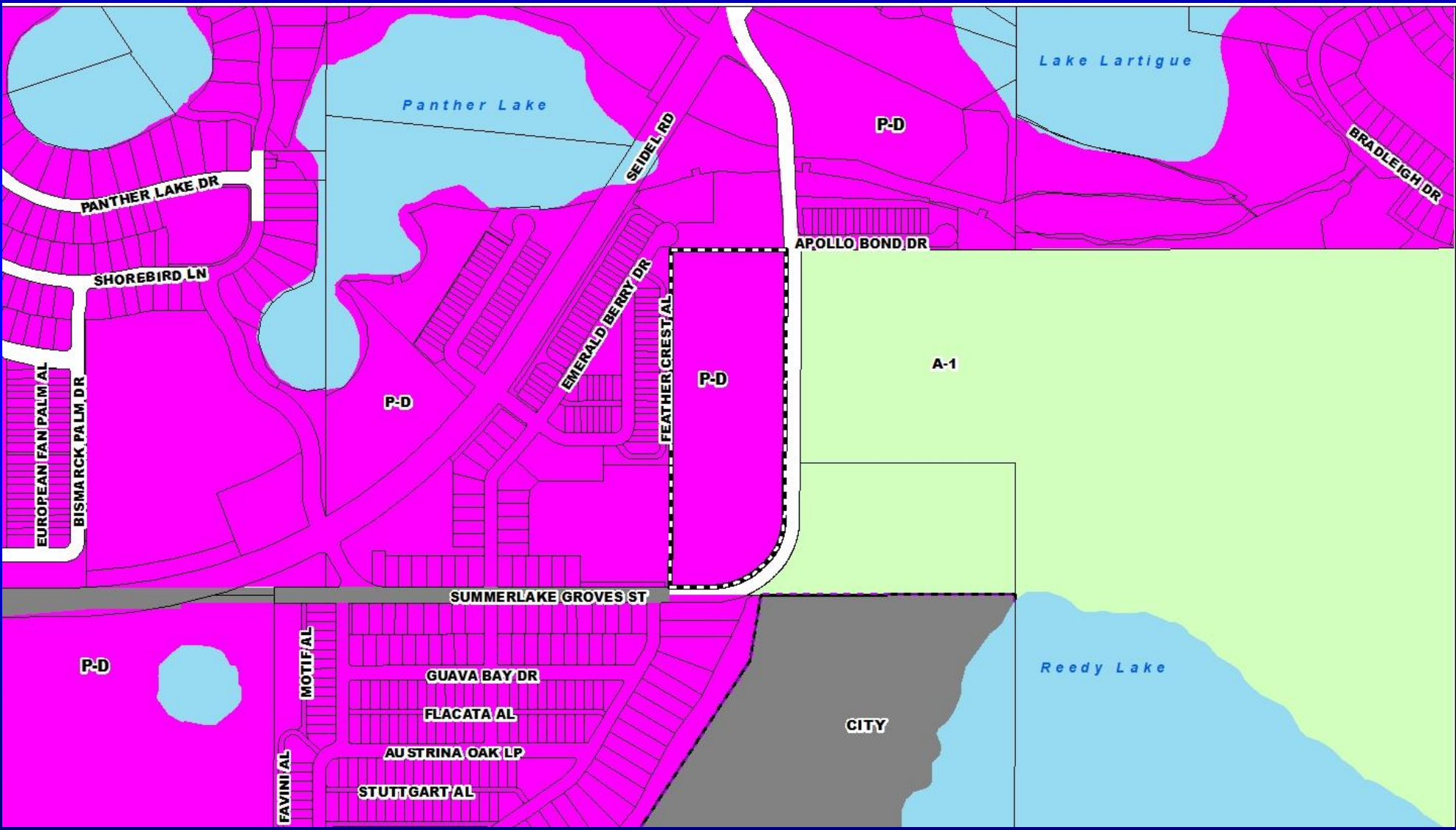
## Preliminary Subdivision Plan

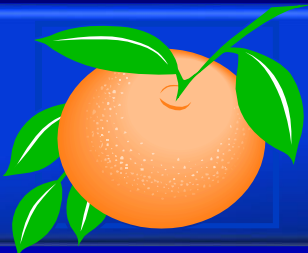
### Future Land Use Map



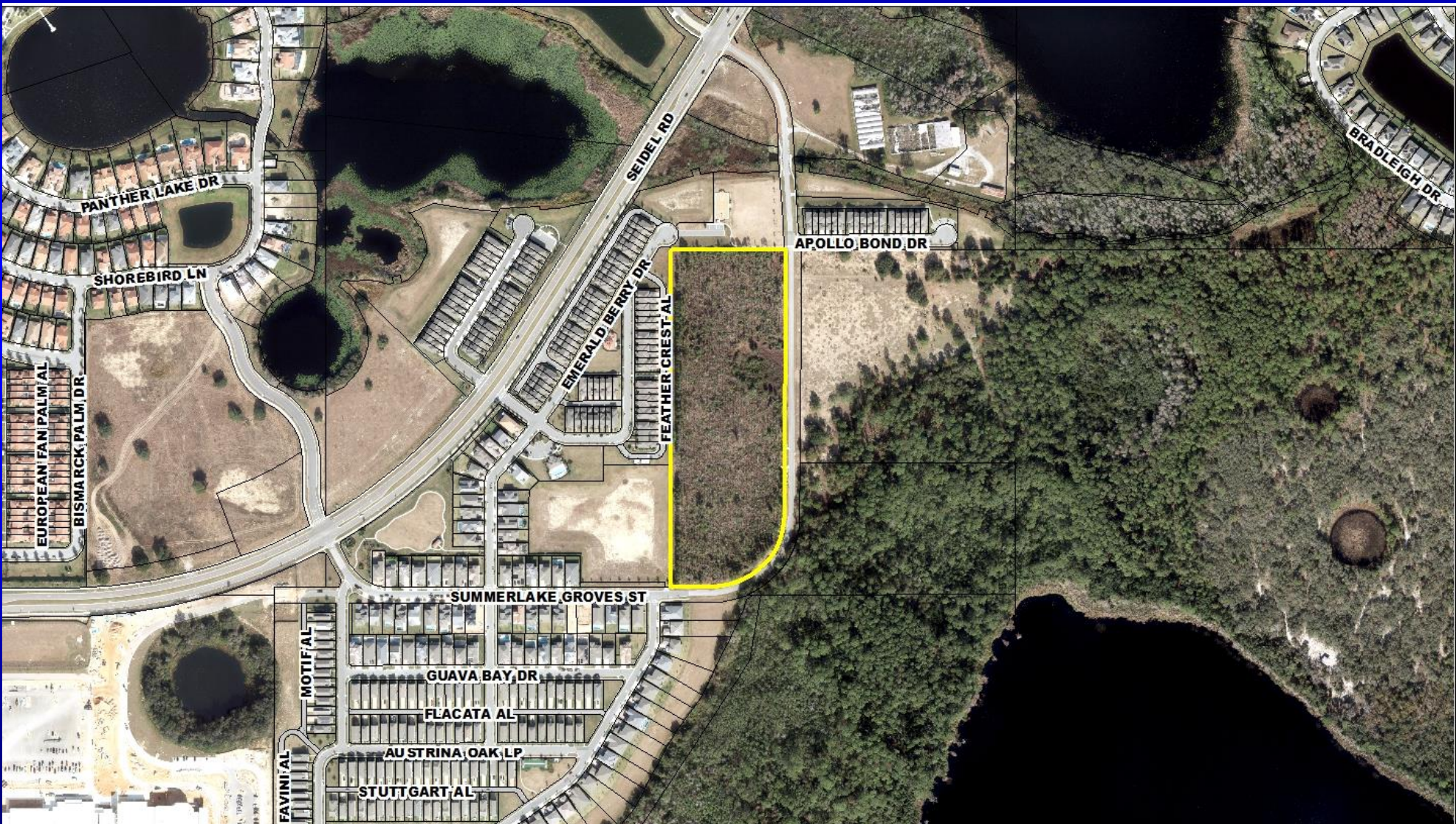


# Village F Master Planned Development / Parcel S-21 Preliminary Subdivision Plan Zoning Map

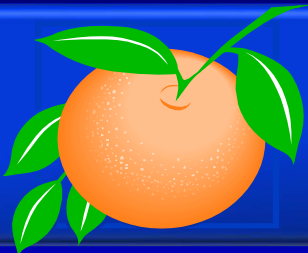




# Village F Master Planned Development / Parcel S-21 Preliminary Subdivision Plan Aerial Map



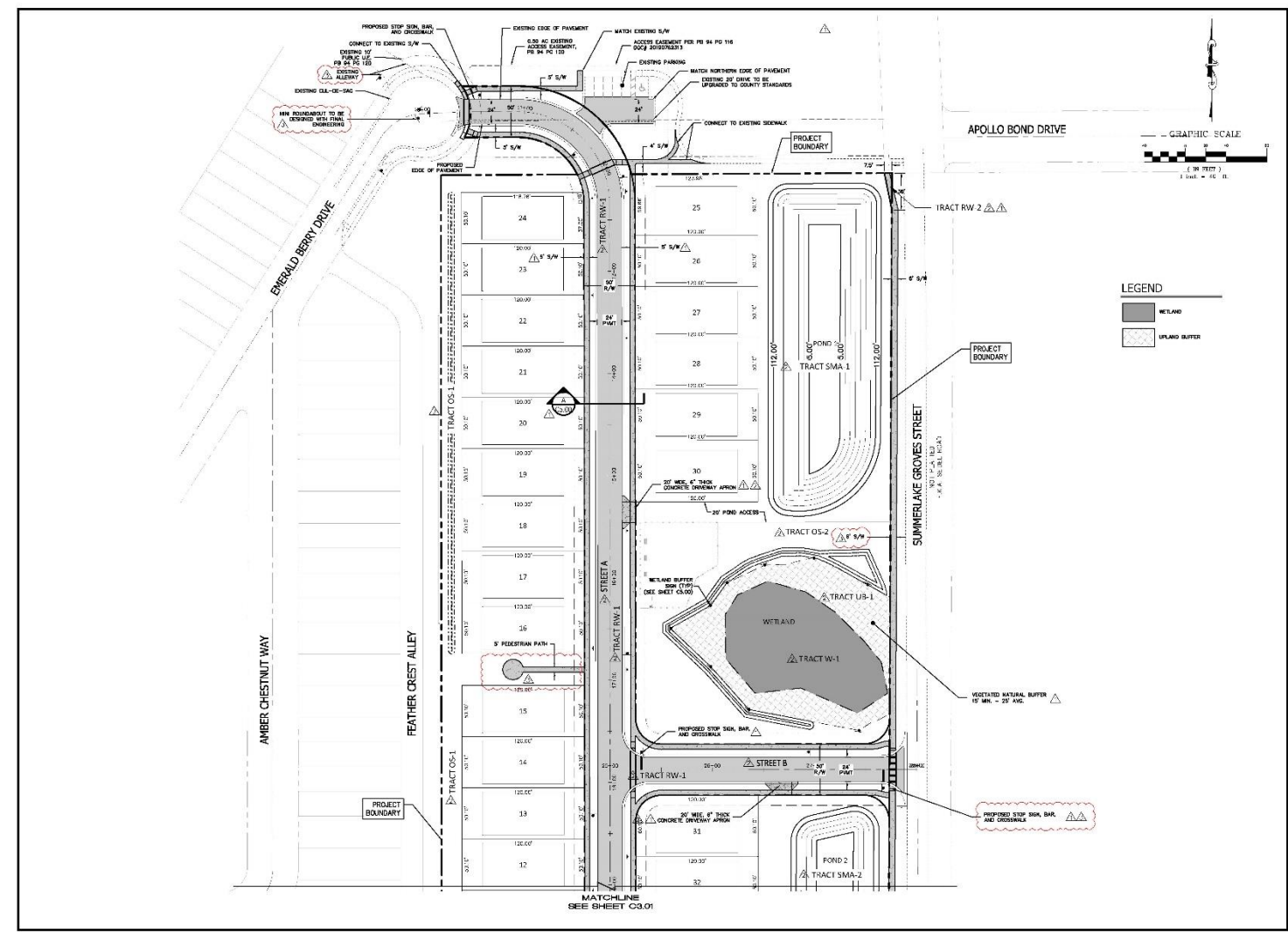




# Village F Master Planned Development / Parcel S-21

## Preliminary Subdivision Plan

### Overall Preliminary Subdivision Plan



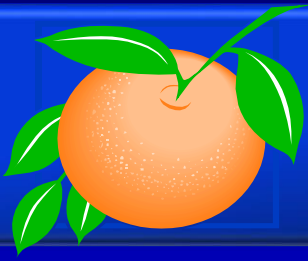
**SITE PLAN**  
FOR  
**VILLAGE F MASTER PD**  
**PARCEL S-21**  
FLORIDA

DATE OF DEVELOPMENT: 11/11/2014  
PREPARED BY: J. J. MADDEN  
DRAWN BY: J. J. MADDEN

DESIGNED BY: J. J. MADDEN  
CHECKED BY: J. J. MADDEN  
APPROVED BY: J. J. MADDEN

NO.	DATE	DESCRIPTION
1	11/11/2014	PRELIMINARY SUBDIVISION PLAN
2	11/11/2014	REVISIONS
3	11/11/2014	REVISIONS
4	11/11/2014	REVISIONS
5	11/11/2014	REVISIONS
6	11/11/2014	REVISIONS
7	11/11/2014	REVISIONS
8	11/11/2014	REVISIONS
9	11/11/2014	REVISIONS
10	11/11/2014	REVISIONS

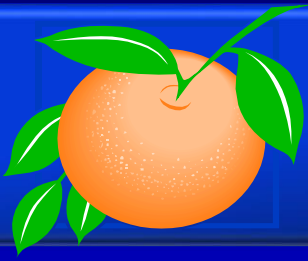
C3.00



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / Parcel S-21 PSP dated “Received September 30, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# Village F Master PD / Magnolia Estates Preliminary Subdivision Plan

**Case:** CDR-21-02-038

**Project Name:** Village F Master PD / Magnolia Estates PSP

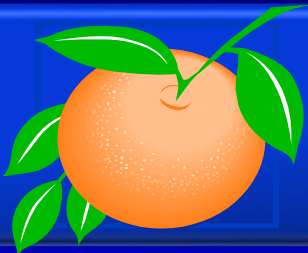
**Applicant:** Nicole P. Stalder, Dewberry

**District:** 1

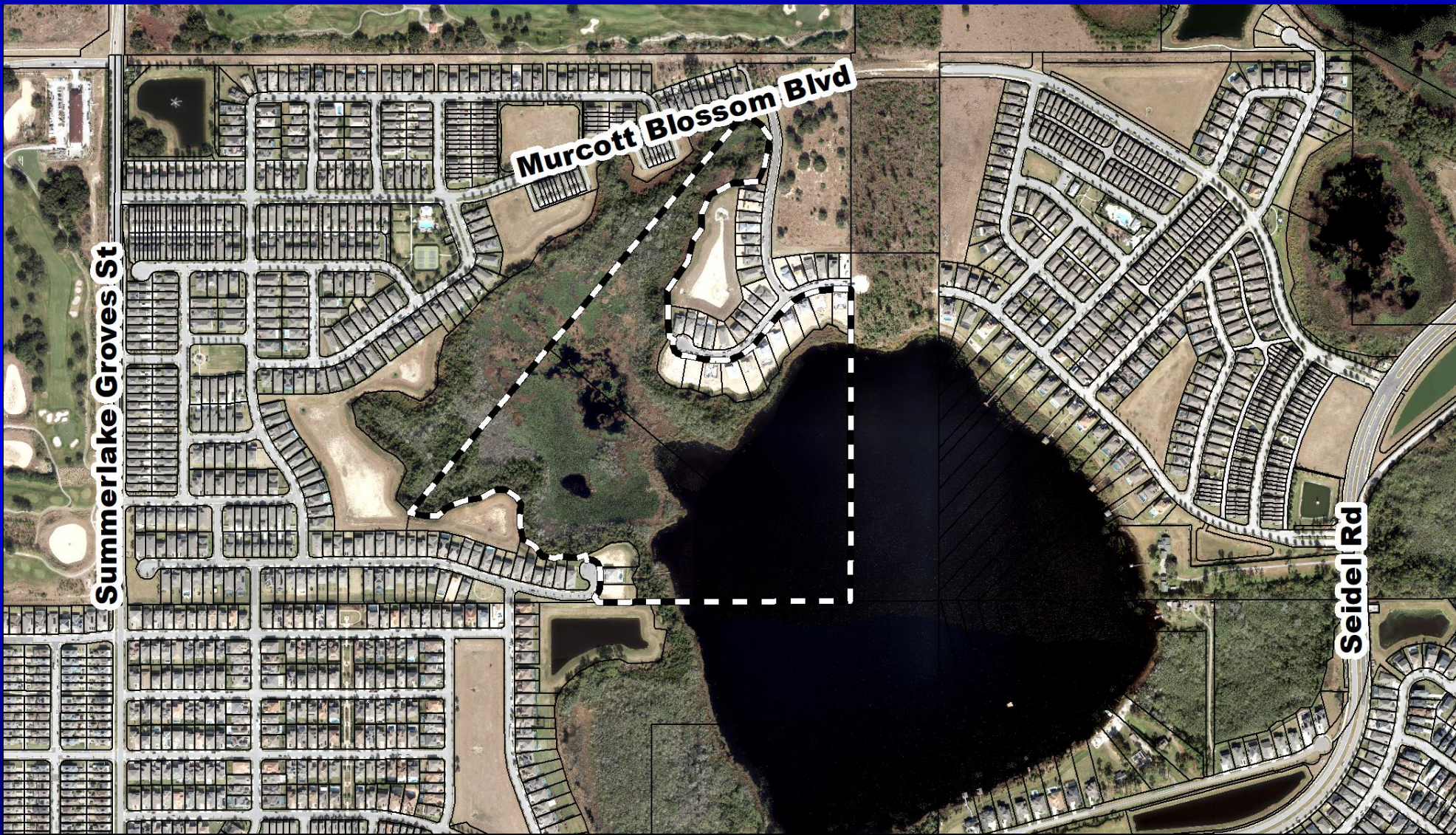
**Acreage:** 159.04 gross acres (overall PSP)

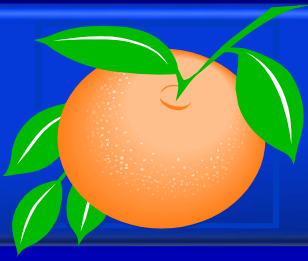
**Location:** Generally located north of Seidel Road, west of Lake Hancock Road

**Request:** To adjust lot lines for 14 lots and allow for boat docks; Lots 294-296 (Phase 3B) and 340-350 (Phase 3C).



# Village F Master PD / Magnolia Estates Preliminary Subdivision Plan Aerial Map

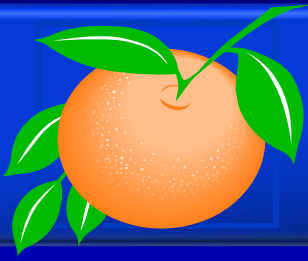




## **Village F Master PD / Magnolia Estates Preliminary Subdivision Plan**

### **History:**

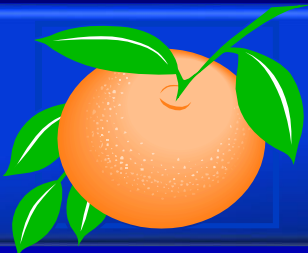
- **PSP originally approved by Board in 2014; 14 lots did not extend through the wetlands or Normal High Water Elevation**
- **Plats recorded for Phase 3B (August 5, 2019) and Phase 3C (March 19, 2020) consistent with PSP**
- **K. Hovnanian submitted dock permit for 15640 Sweet Lemon Way in July 13, 2020, which was issued by EPD on August 11, 2020.**
- **Building Division issued permit for construction of dock on September 23, 2020.**



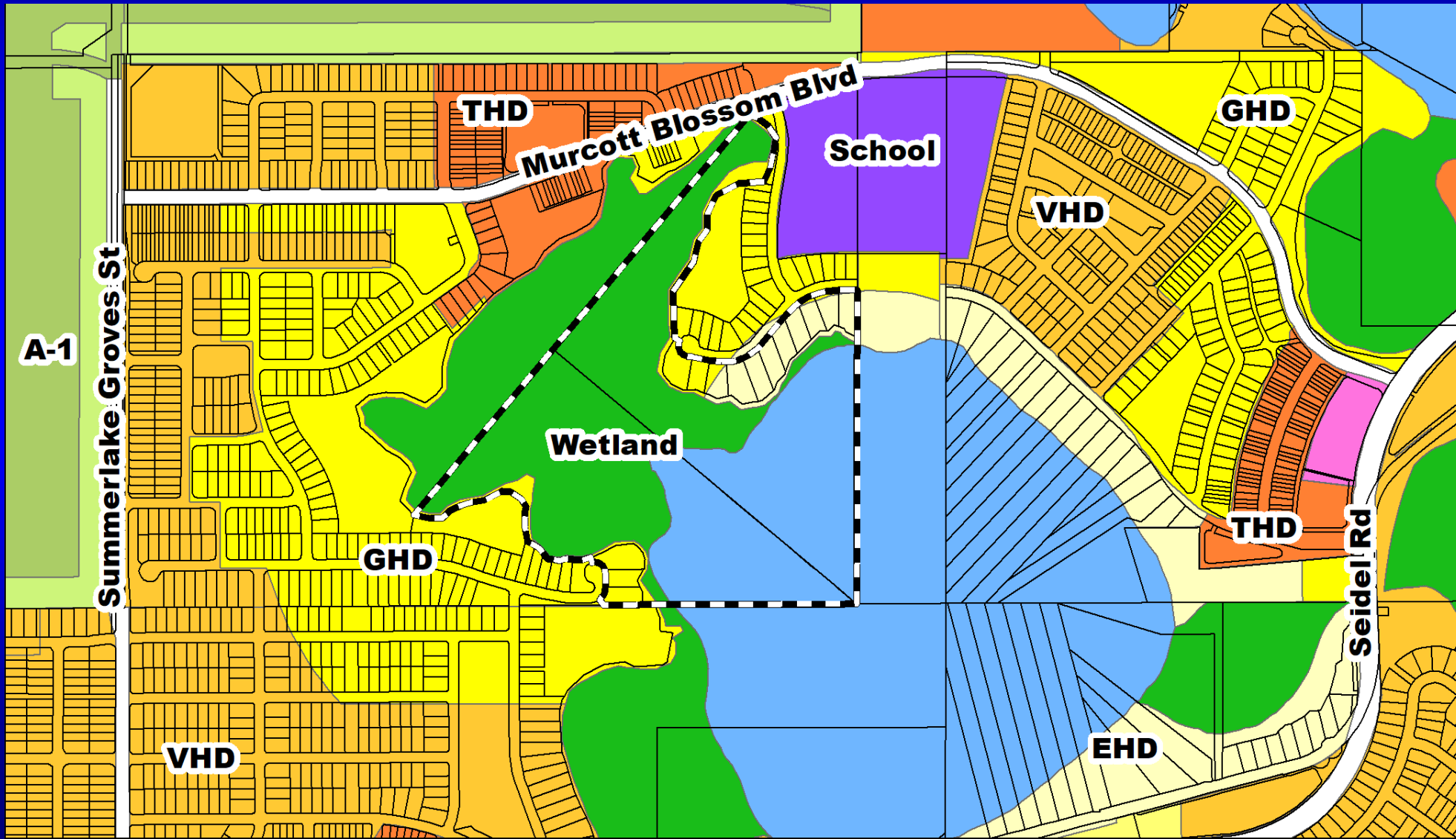
## **Village F Master PD / Magnolia Estates Preliminary Subdivision Plan**

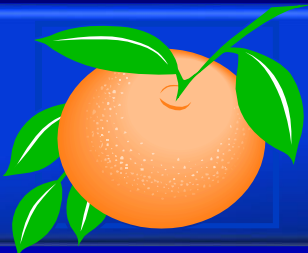
### **History:**

- **Subsequent to dock permit issuance, EPD identified that the applicant did not actually have riparian rights. A stop work order was issued. The dock remains onsite partially constructed.**
- **Applicant then began process of modifying approvals to allow for docks on 14 lots. Applications include:**
  - **Change Determination to PSP (this request)**
  - **CAI Permit modification (issued by EPD on June 29, 2021)**
  - **Amendment to Conservation Easement to Orange County (under review)**
  - **Re-plat of the property**

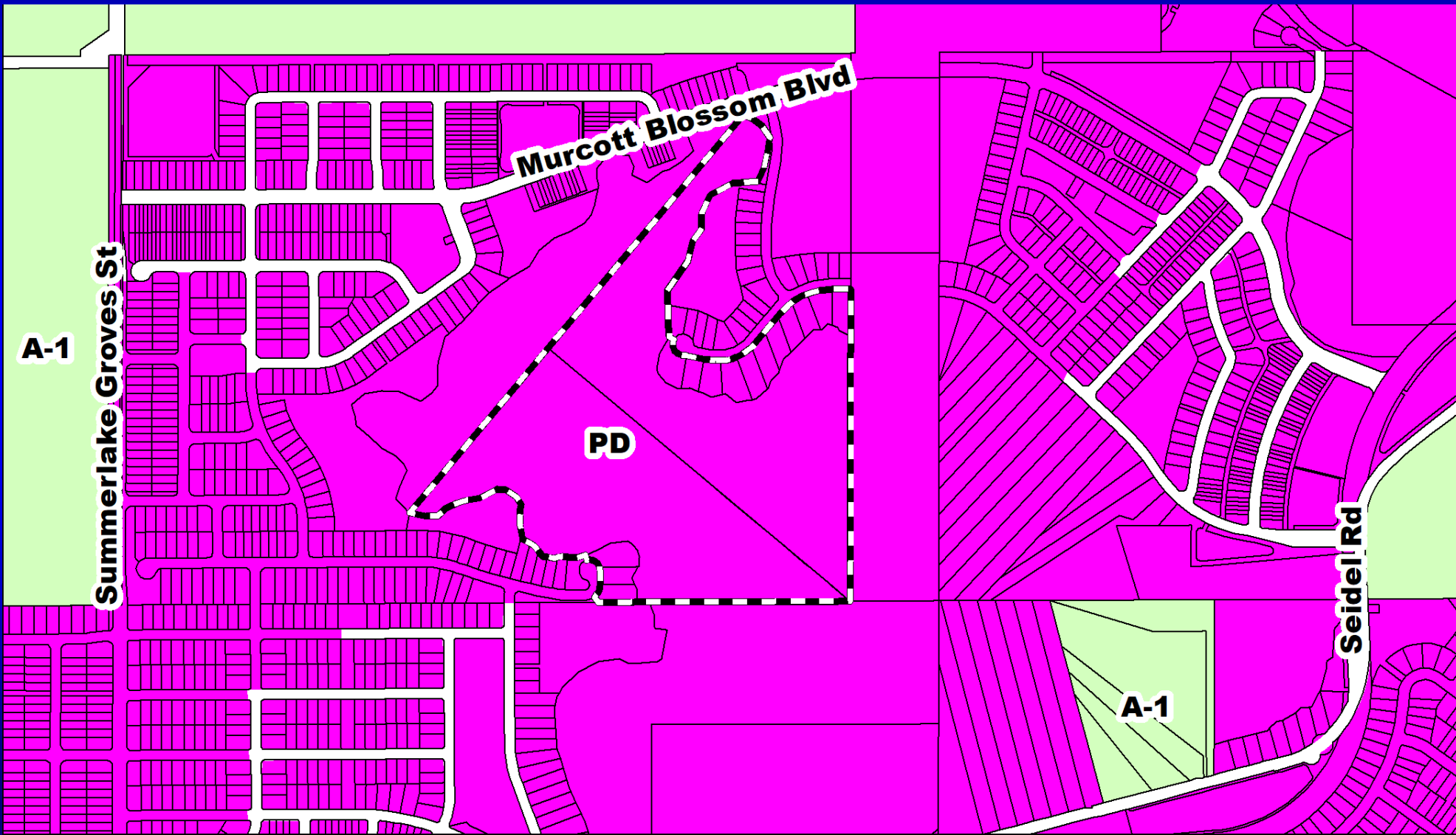


# Village F Master PD / Magnolia Estates Preliminary Subdivision Plan Future Land Use Map

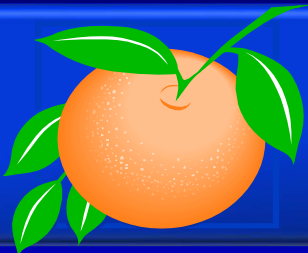




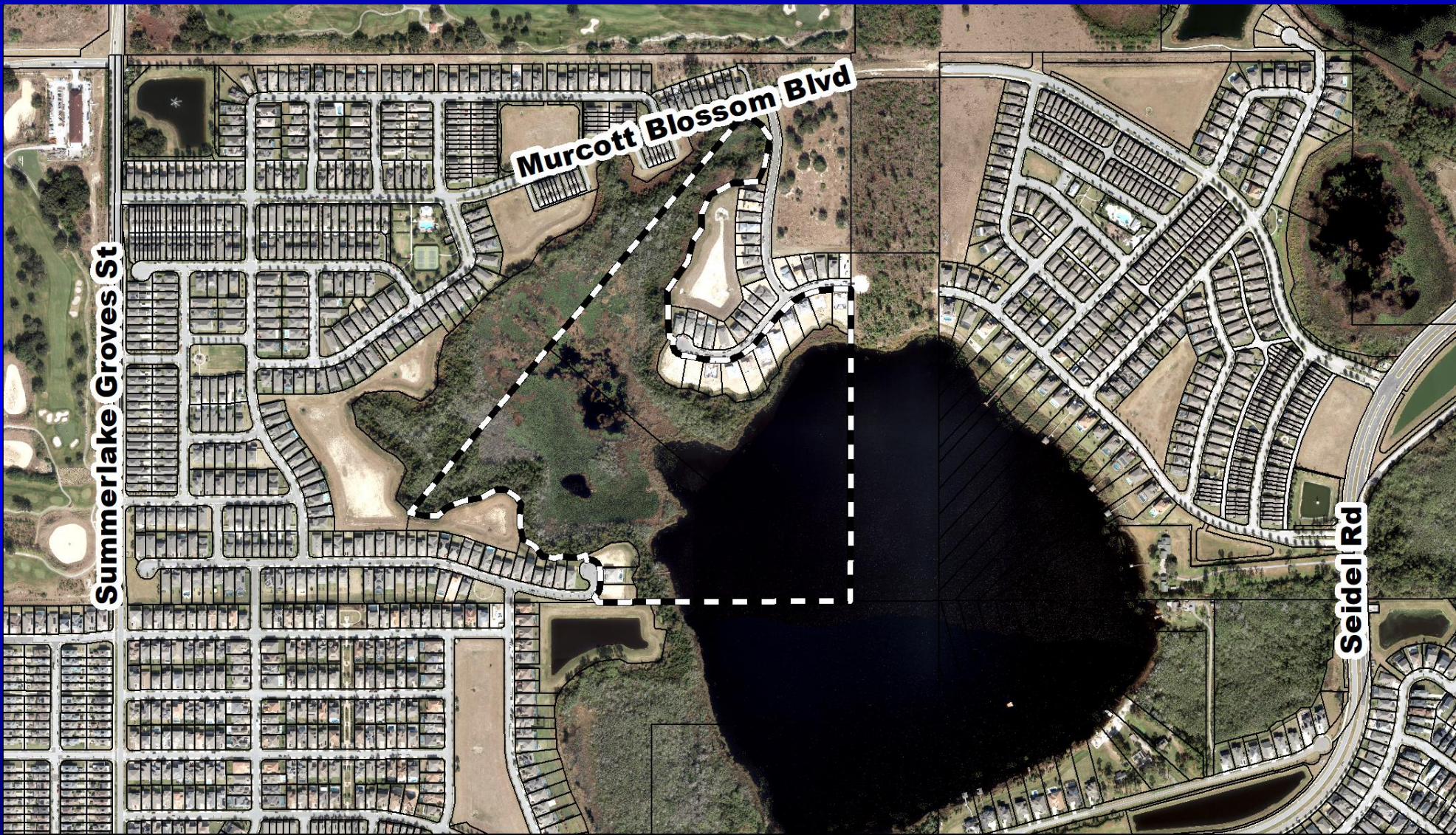
# Village F Master PD / Magnolia Estates Preliminary Subdivision Plan Zoning Map

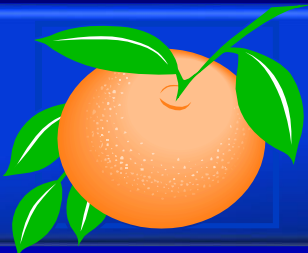






# Village F Master PD / Magnolia Estates Preliminary Subdivision Plan Aerial Map

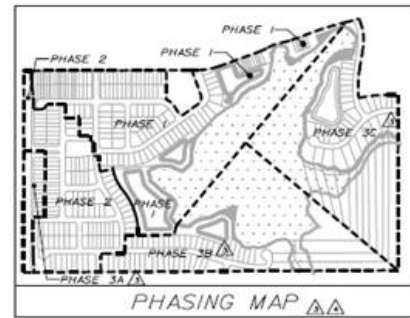
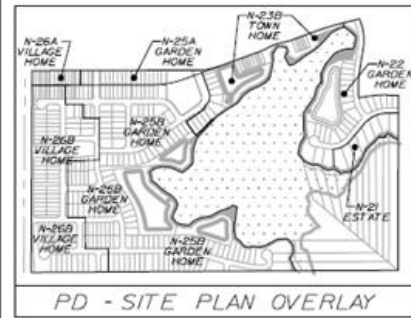
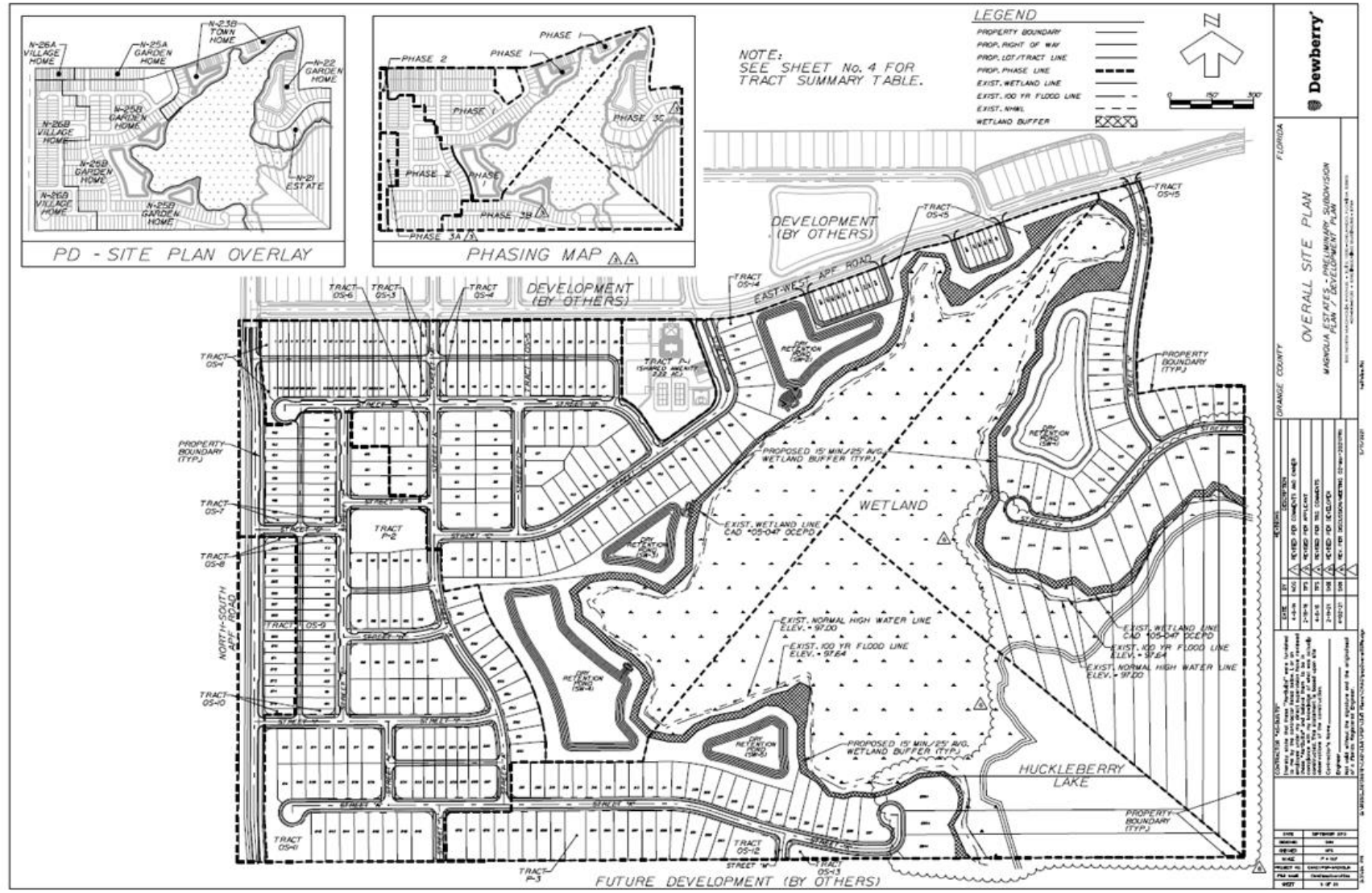




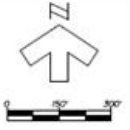
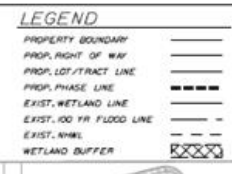
# Village F Master PD/ Magnolia Estates

## Preliminary Subdivision Plan

### Overall Preliminary Subdivision Plan



NOTE:  
SEE SHEET No. 4 FOR  
TRACT SUMMARY TABLE.



**Dewberry**

F.LORIDA

ORANGE COUNTY

OVERALL SITE PLAN  
MAGNOLIA ESTATES PRELIMINARY SUBDIVISION  
MAGNOLIA ESTATES DEVELOPMENT PLAN

REVISIONS		DATE	
1	ISSUED FOR CONCEPT AND LINES	1-18-18	
2	REVISED FOR COMMENTS	2-16-18	
3	REVISED FOR COMMENTS	4-16-18	
4	REVISED FOR COMMENTS	2-18-19	
5	REVISED FOR COMMENTS	1-23-19	
6	REVISED FOR COMMENTS	4-17-19	
7	REVISED FOR COMMENTS	10-15-19	
8	REVISED FOR COMMENTS	1-28-20	
9	REVISED FOR COMMENTS	10-15-20	
10	REVISED FOR COMMENTS	1-28-21	
11	REVISED FOR COMMENTS	6-22-21	

PROJECT NO. 180030181

SCALE: AS SHOWN

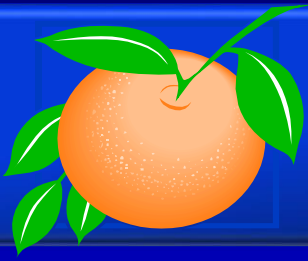
DATE: 1/28/21

DRAWN BY: JMM

CHECKED BY: JMM

PROJECT MANAGER: JMM

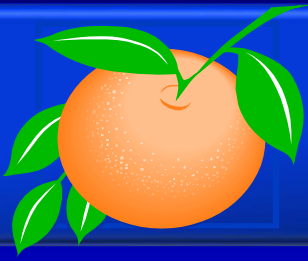
DATE PLOTTED: 1/28/21



# Action Requested

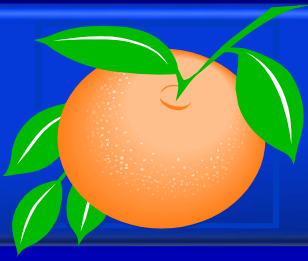
**Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / Magnolia Estates PSP dated “Received May 13, 2021”, subject to the conditions under the DRC Recommendation in the Staff Report.**

**District 1**



## **Brent A. Walters Lot Split Appeal**

<b>Case:</b>	DRCA-21-08-261
<b>Appellant:</b>	Brent A. Walters
<b>Applicant:</b>	Brent A. Walters
<b>District:</b>	3
<b>Acreage:</b>	1.48 gross acres
<b>Location:</b>	2728 Raeford Road: generally located at the southeast corner of the intersection of Raeford Road and Peel Avenue, north of Marzel Avenue, and east of South Bumby Avenue
<b>Request:</b>	To appeal the Zoning Manager's decision to deny a Lot Split (LS-21-07-040) to create five (5) lots from a 1.48 acres parent parcel.



# **RZ-21-07-044 – Luis Lopez Planning and Zoning Commission (PZC) Board-Called Hearing**

**Case:** RZ-21-07-044

**Applicant:** Luis Lopez, Renova Management, LLC

**District:** 3

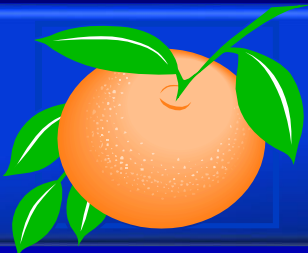
**Location:** Generally located south and east of Redditt Road and approximately 1,050 feet north of Nassau Avenue

**Acreage:** 0.61 gross acre

**From:** A-2 (Farmland Rural District)

**To:** R-2 Restricted (Residential District)

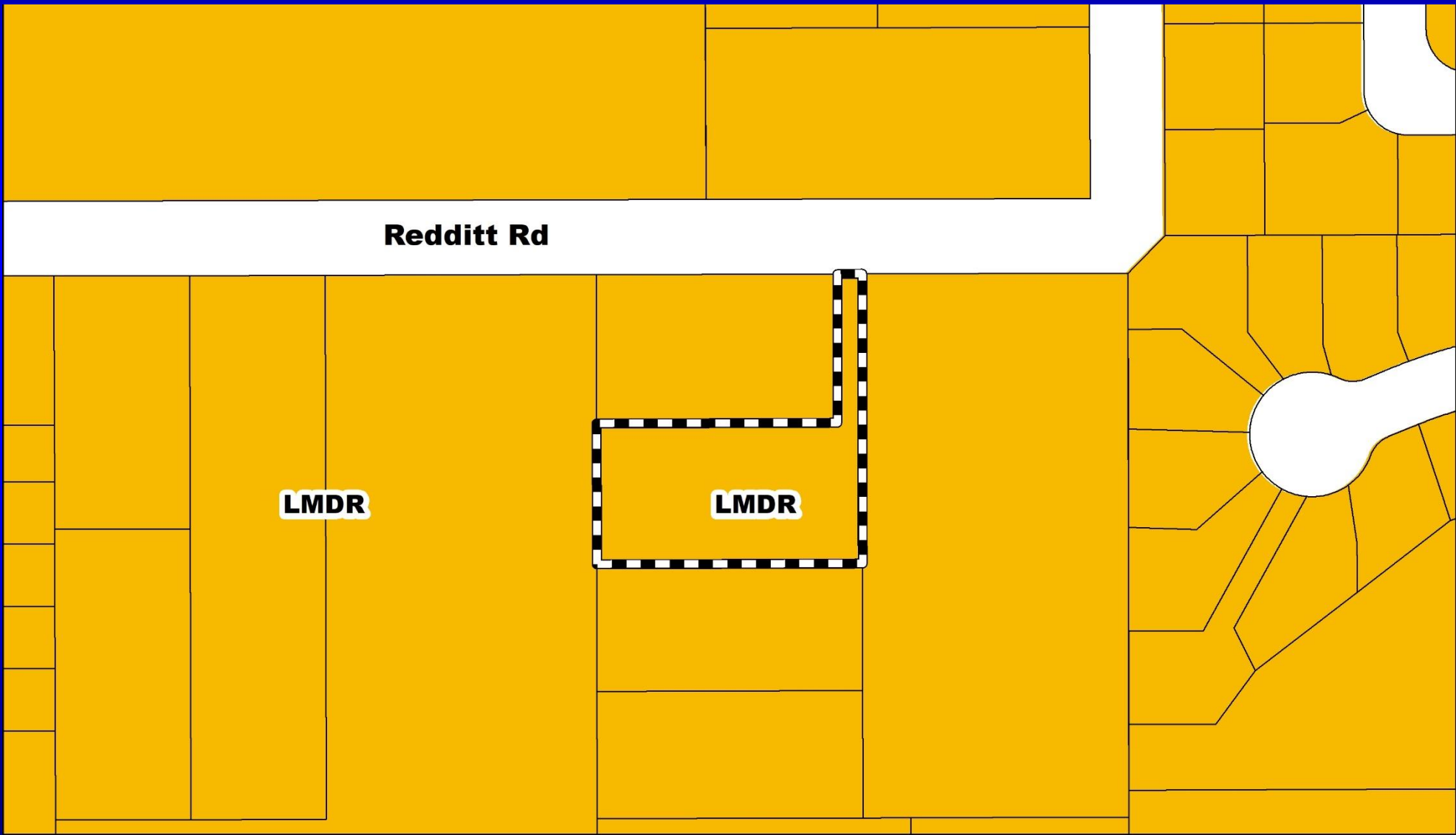
**Proposed Use:** Two attached single-family units (a duplex)

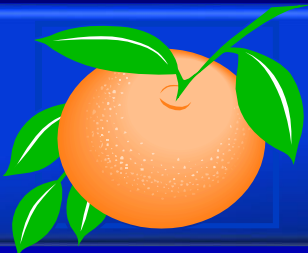


# RZ-21-07-044 – Luis Lopez

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

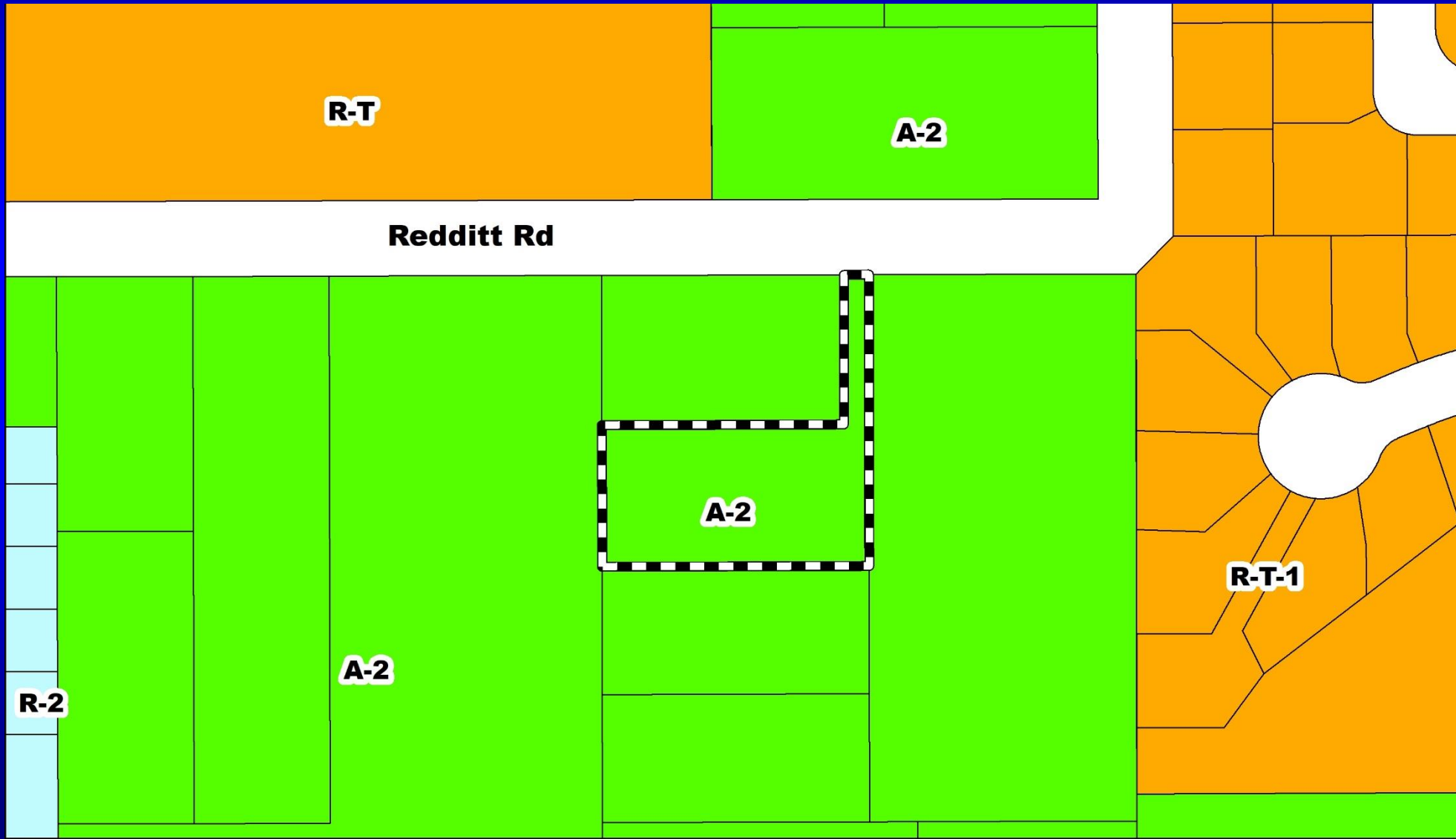
### Future Land Use Map

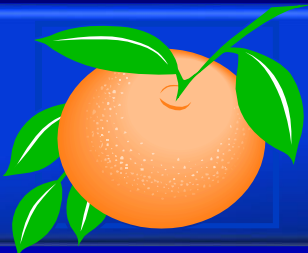




# RZ-21-07-044 – Luis Lopez

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

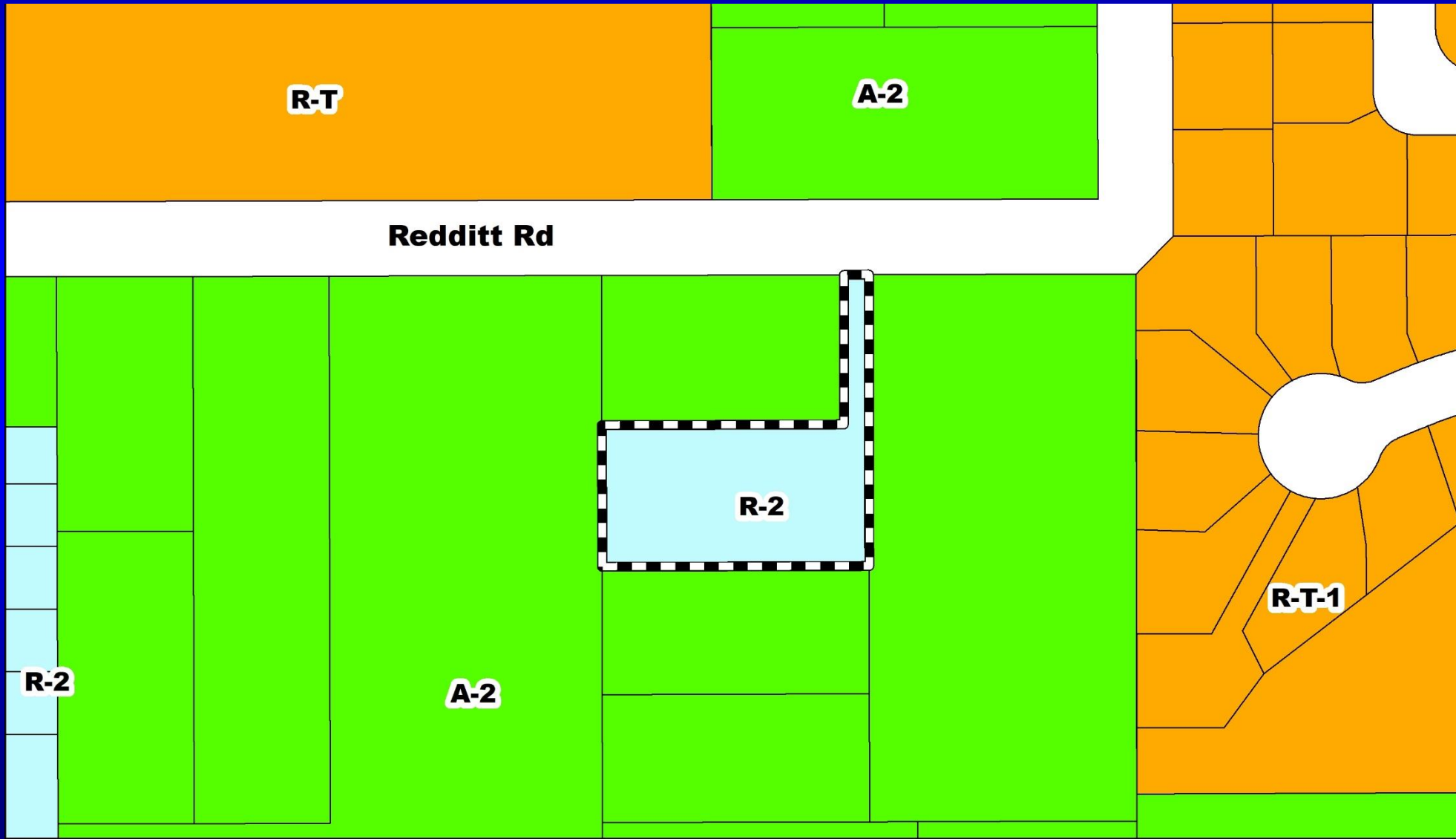




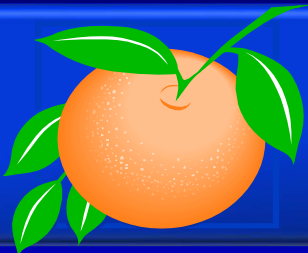
**RZ-21-07-044 – Luis Lopez**

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

**Proposed Zoning Map**





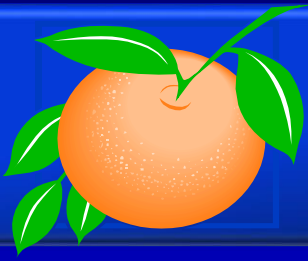


# RZ-21-07-044 – Luis Lopez

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

### Aerial Map





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the requested R-2 Restricted (Residential District) zoning, subject to the one restriction listed in the staff report**

**District 3**

*Board of County Commissioners*

# Public Hearings

**November 9, 2021**