

Board of County Commissioners

Public Hearings

August 20, 2019



RZ-19-06-015 – James R. Morrison Planning and Zoning Commission (PZC) Appeal

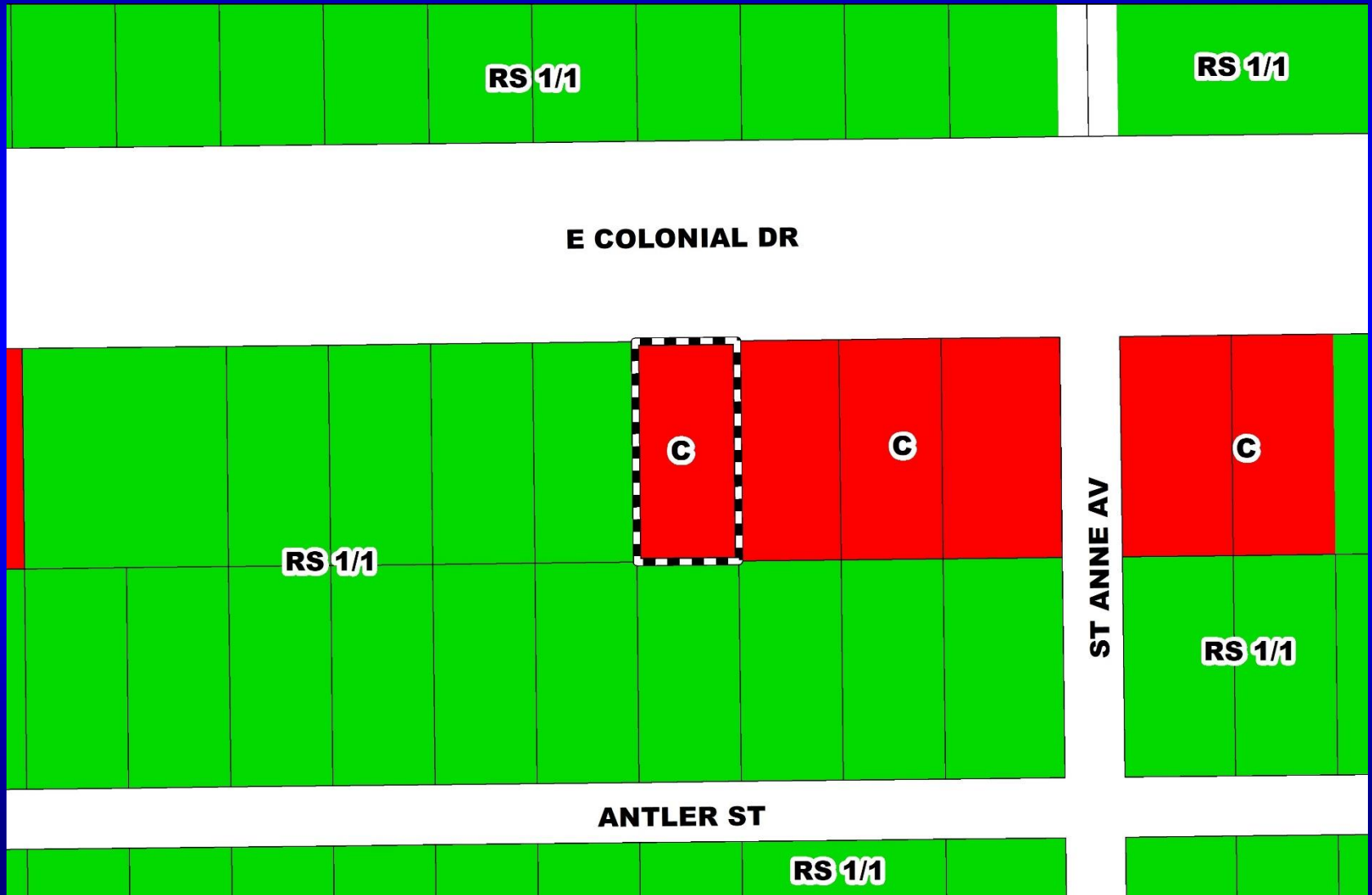
| | |
|----------------------|--|
| Case: | RZ-19-06-015 |
| Applicant: | James R. Morrison, Florida Manufactured Home Sales, LLC |
| Appellant: | James R. Morrison, Florida Manufactured Home Sales, LLC |
| District: | 2 |
| Location: | 25140 E. Colonial Drive; or generally located on the south side of E. Colonial Drive, approximately 325 feet west of St. Anne Avenue |
| Acreage: | 0.52-gross acre |
| From: | C-1 (Retail Commercial District) |
| To: | C-2 (General Commercial District) |
| Proposed Use: | Outdoor sales, display and storage of mobile homes and sheds |



RZ-19-06-015 – James R. Morrison

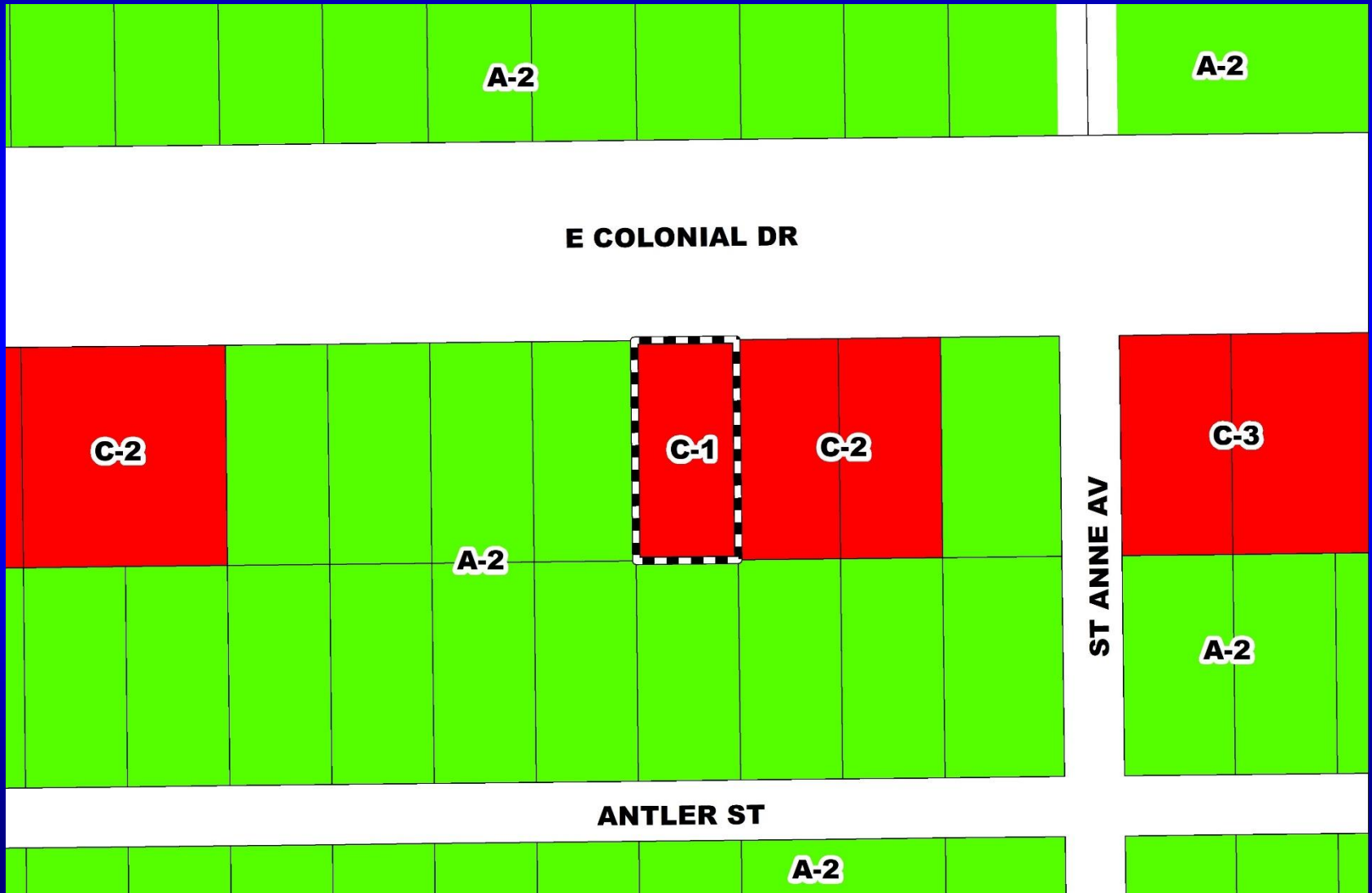
Planning and Zoning Commission (PZC) Appeal

Future Land Use Map





RZ-19-06-015 – James R. Morrison Planning and Zoning Commission (PZC) Appeal Zoning Map





RZ-19-06-015 – James R. Morrison Planning and Zoning Commission (PZC) Appeal Aerial Map





Action Requested

PZC Recommendation

Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested C-2 (General Commercial District) zoning.

District 5

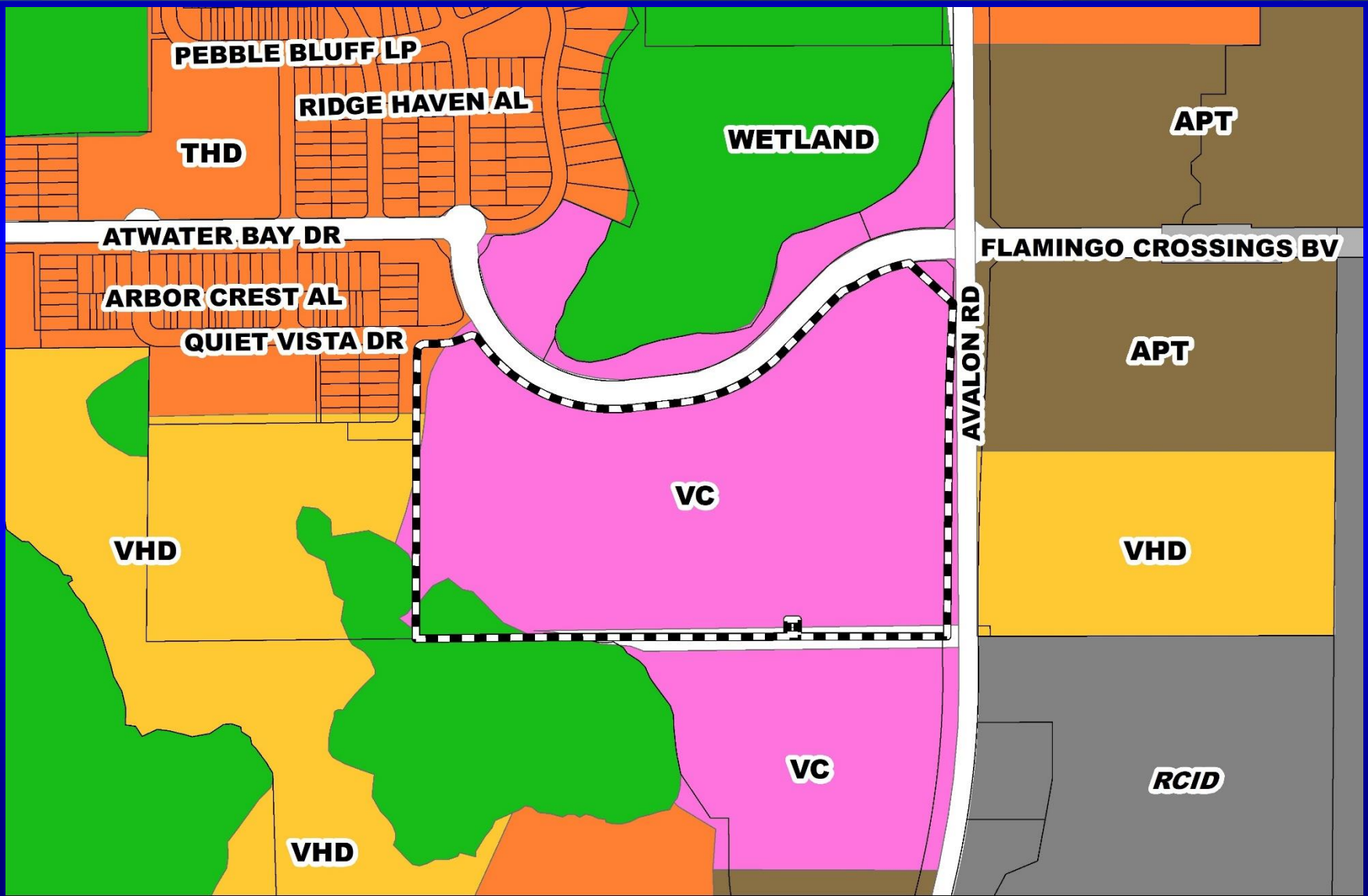


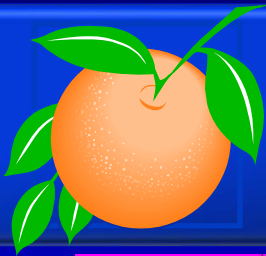
Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan

- Case:** PSP-18-09-302
- Project Name:** Waterleigh PD / Waterleigh Village Center Parcel 13 PSP
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 38.37 gross acres
- Location:** South of Waterway Passage Drive / West of Avalon Road
- Request:** To subdivide 38.37 acres in order to create six lots (1, 2A, 2B, 2C, 2D, 2E) with infrastructure, and a pond tract (P-1), in order to allow future development of 351 multi-family residential dwelling units, 105,000 square feet of commercial, and 79,453 square feet of office uses within the Village Center District.

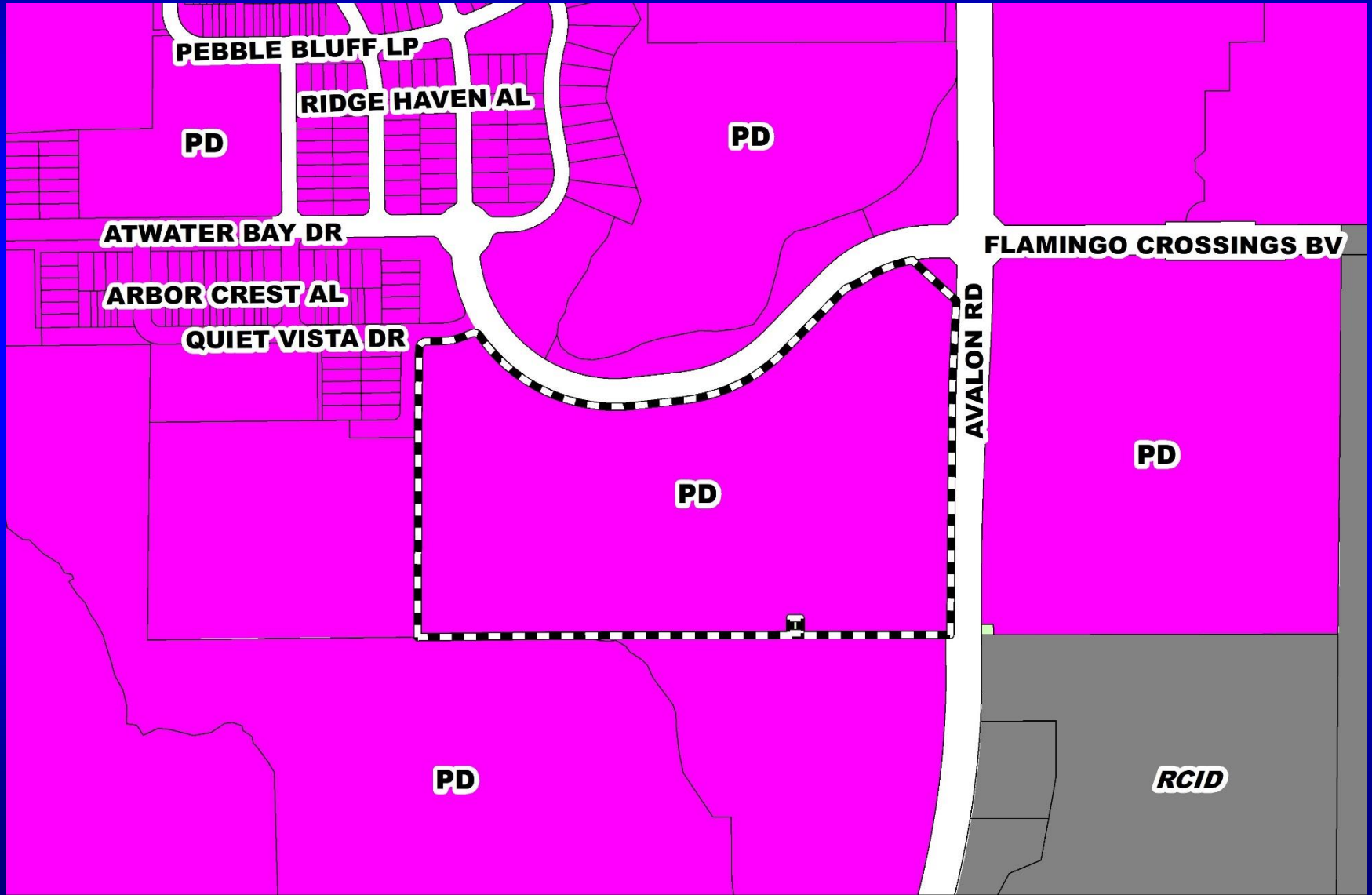


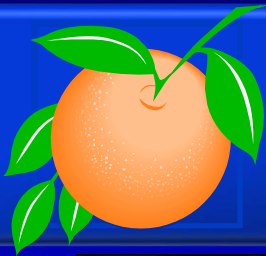
Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan Future Land Use Map





Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan Zoning Map





Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan Aerial Map





Action Requested

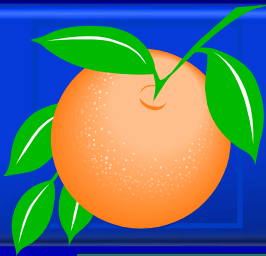
Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Waterleigh Village Center Parcel 13 PSP dated “Received June 28, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

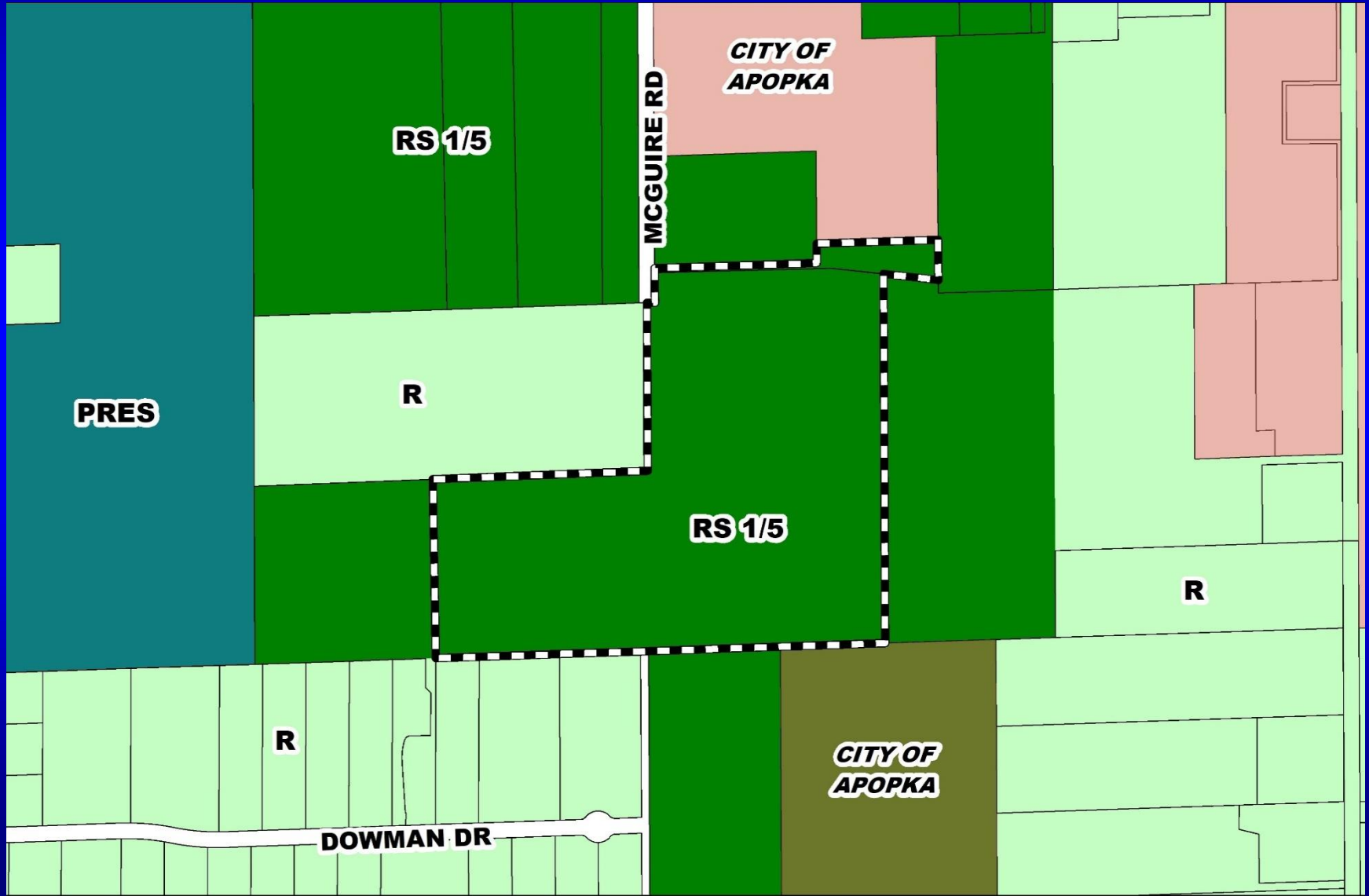


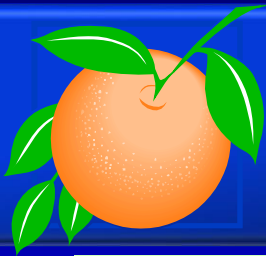
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan

- Case:** PSP-15-10-304
- Project Name:** Rainbow Ridge PD / Rainbow Ridge PSP
- Applicant:** Larry Poliner, RCE Consultants, LLC
- District:** 2
- Acreage:** 43.99 gross acres
- Location:** South of Haas Road / East of Plymouth Sorrento Road
- Request:** To subdivide 43.99 acres in order to construct 20 detached single-family residential dwelling units.
- In addition, two (2) waivers from Orange County Code are requested to eliminate the required street lighting and four-foot wide sidewalks on both sides of the street.

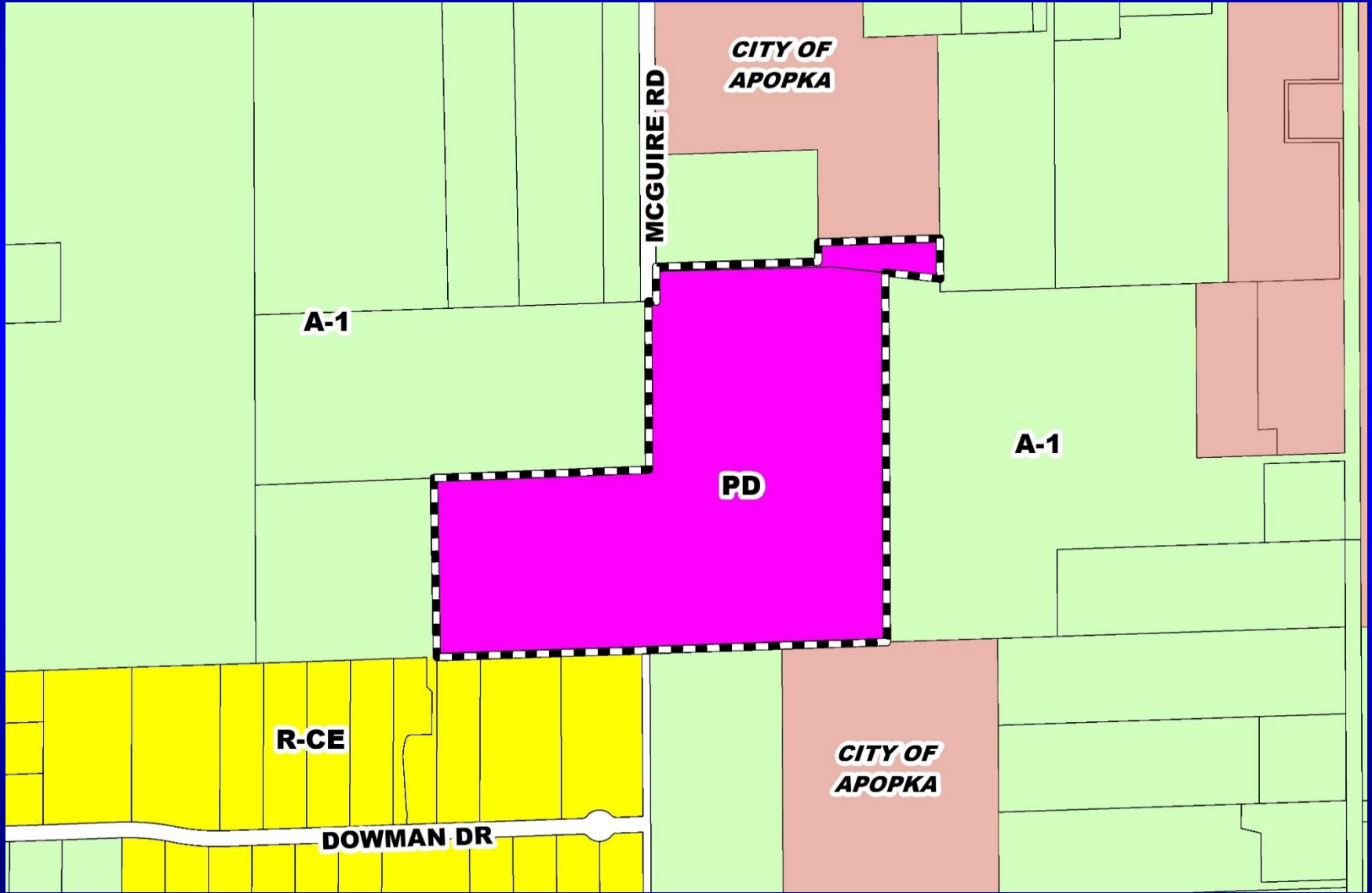


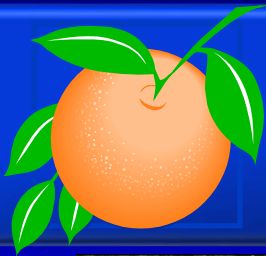
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Future Land Use Map





Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Zoning Map





Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Aerial Map





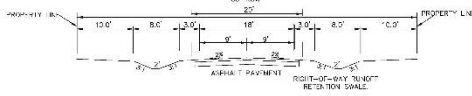
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan

Preliminary Subdivision Plan

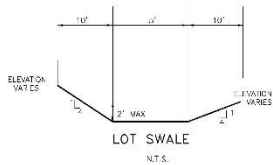
LAND USE TABLE

| TRAC / LOT | AREA (SQ) | TOTAL AREA (AC) | *POA/P-PRIVATE |
|--------------------------|------------|-----------------|----------------|
| TRAC A (ROW) | 48,558 SF | 3.32 AC | POA |
| TRAC B (ROW) | 201,598 SF | 22.50 AC | POA |
| LOT 1 | 31,434 SF | 0.74 AC | PRIVATE |
| LOT 2 | 31,159 SF | 0.73 AC | PRIVATE |
| LOT 3 | 31,255 SF | 0.72 AC | PRIVATE |
| LOT 4 | 37,012 SF | 0.86 AC | PRIVATE |
| LOT 5 | 34,203 SF | 0.79 AC | PRIVATE |
| LOT 6 | 54,311 SF | 1.25 AC | PRIVATE |
| LOT 7 | 44,866 SF | 1.03 AC | PRIVATE |
| LOT 8 | 44,838 SF | 1.02 AC | PRIVATE |
| LOT 9 | 42,165 SF | 0.97 AC | PRIVATE |
| LOT 10 | 40,443 SF | 0.93 AC | PRIVATE |
| LOT 11 | 51,838 SF | 1.19 AC | PRIVATE |
| LOT 12 | 32,757 SF | 0.75 AC | PRIVATE |
| LOT 13 | 48,533 SF | 1.12 AC | PRIVATE |
| LOT 14 | 39,847 SF | 0.91 AC | PRIVATE |
| LOT 15 | 50,104 SF | 1.15 AC | PRIVATE |
| LOT 16 | 49,351 SF | 1.14 AC | PRIVATE |
| LOT 17 | 38,225 SF | 0.87 AC | PRIVATE |
| LOT 18 | 32,124 SF | 0.74 AC | PRIVATE |
| LOT 19 | 35,113 SF | 0.81 AC | PRIVATE |
| LOT 20 | 30,500 SF | 0.70 AC | PRIVATE |
| TOTAL AREA = 43.89 ACRES | | | |

*PROPERTY OWNERS ASSOCIATION

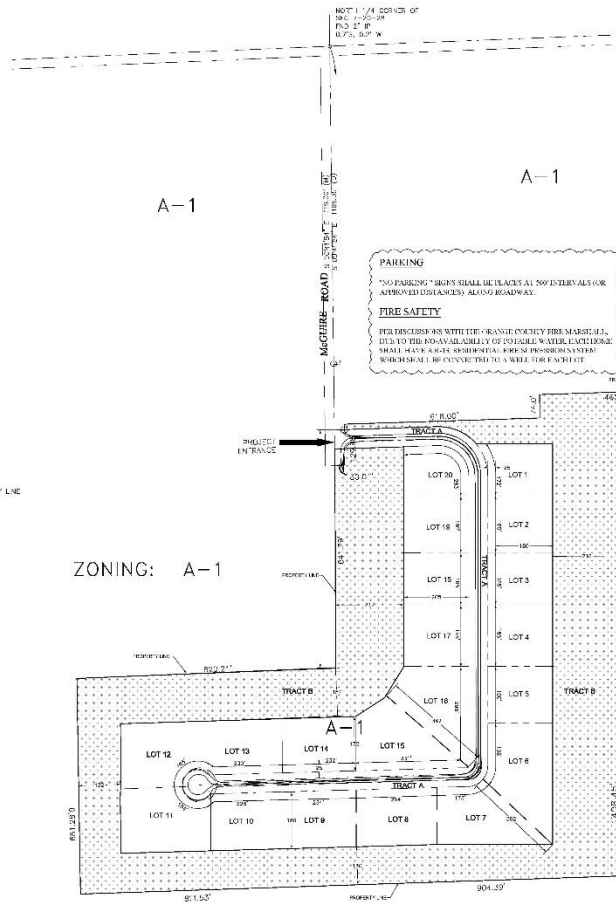


ROADWAY CROSS SECTION



ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE WEKIVA STUDY AREA, AS ESTABLISHED BY THE WEKIVA PARKWAY AND PROTECTION ACT, SECTION 369.316 OF THE FLORIDA STATUTES (F.S.). ADDITIONAL ENVIRONMENTAL REGULATIONS APPLY.



1) THIS SITE HAS A PAST AGRICULTURAL LAND USE (CITRUS GROVES) THAT MAY HAVE RESULTED IN SOIL AND/OR GROUNDWATER CONTAMINATION. PRIOR TO THE START OF PLANTING, DEMOLITION, SITE CLEARING, GRADING, GRUBBING, REVIEW OF MASS GRADING OR CONSTRUCTION PLANS, THE APPLICANT SHALL PROVIDE DOCUMENTATION TO ASSURE COMPLIANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) REGULATION 62-777 CONTAMINANT CLEANUP TARGET LEVELS, AND ANY OTHER CONTAMINANT CLEANUP TARGET LEVELS FOUND TO APPLY DURING FURTHER INVESTIGATIONS, TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION AND DEVELOPMENT ENGINEERING DIVISIONS.

2) THIS SITE IS LOCATED WITHIN AN ETHYLENE BISHOVIDE (EBB) A SOIL FLUORANT GROUNDWATER CONTAMINATION ZONE (DELIBERATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)). ANY NEW WATER WELLS WILL REQUIRE SPECIAL PERMITTING FROM FLORIDA ADMINISTRATIVE CODE FAC 62-927, WHICH INCLUDES SPECIFIC CONSTRUCTION AND/OR TREATMENT REQUIREMENTS.

RAINBOW RIDGE
PRELIMINARY SUBDIVISION PLAN
ORANGE COUNTY

| | |
|-------------|--|
| DATE | |
| REVISIONS | |
| NO. | |
| DATE | |
| BY | |
| DESCRIPTION | |
| DATE | |
| BY | |
| DESCRIPTION | |

MCL Consulting, LLC
 4611 Avenue 80th
 Jacksonville, Florida 32216
 904-421-2603
 MCLConsulting@att.net

Engineer of Record
 License No. 12000
 License No. 12000
 License No. 12000

PROJECT NO. 202401
 SHEET NO. 2
 DATE: MAY 2024
 SCALE: AS SHOWN
 SITE PLAN



Action Requested

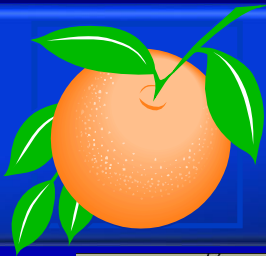
Make a finding of consistency with the Comprehensive Plan and approve the Rainbow Ridge PD / Rainbow Ridge PSP dated “Received June 18, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

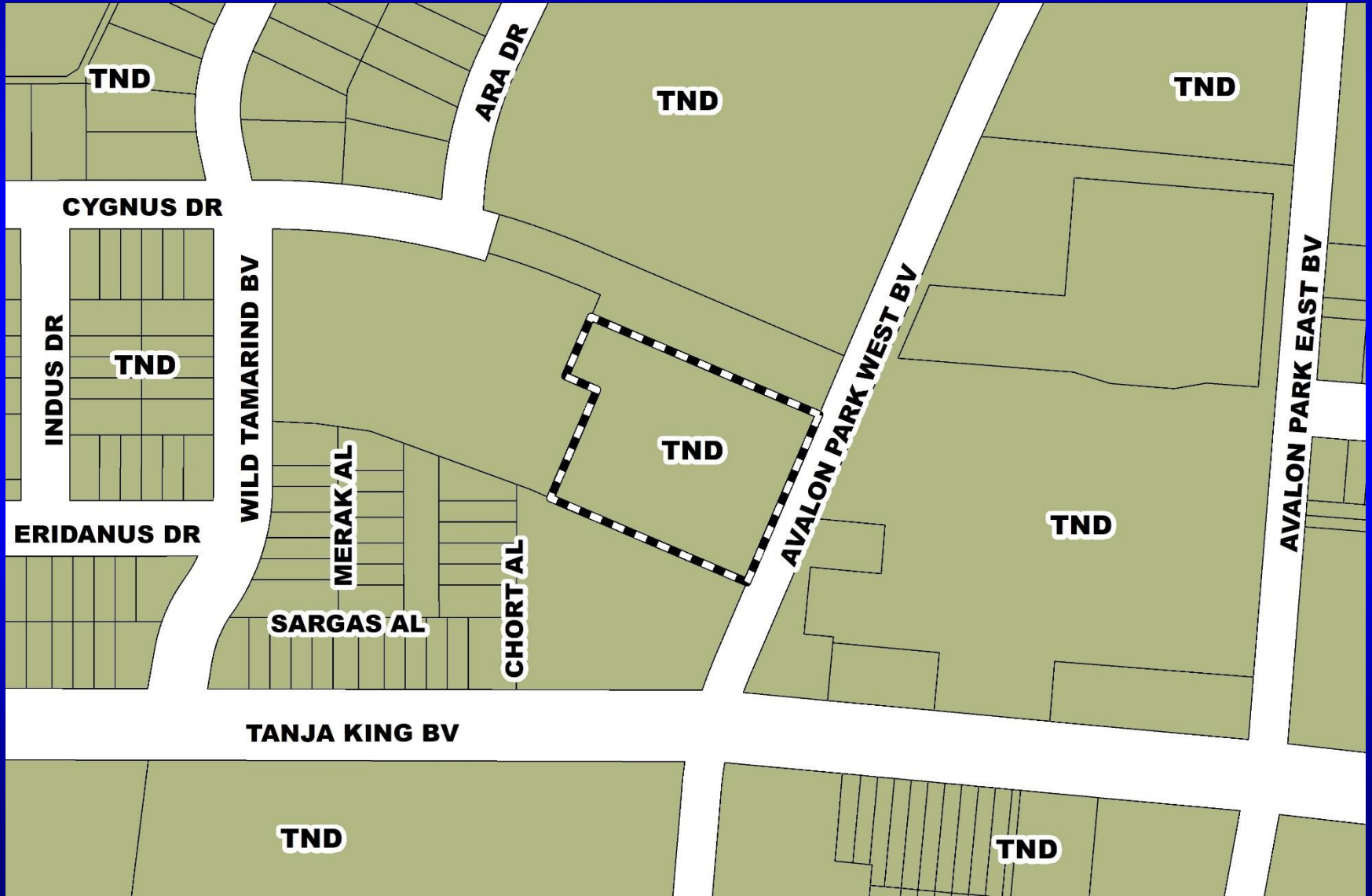


Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan

- Case:** PSP-18-12-403
- Project Name:** Avalon Park PD / Avalon Town Center Townhomes PSP
- Applicant:** Steve Mellich, Mellich Blenden Engineering, LLC
- District:** 4
- Acreage:** 1.45 gross acres
- Location:** North of Tanja King Boulevard / West of Avalon Park West Boulevard
- Request:** To subdivide 1.45 acres in order to construct 24 attached single-family residential dwelling units.
- In addition, one (1) waiver from Orange County Code to allow the lots to front a mew, open space, etc., instead of a County roadway. Legal access will be through a ingress/egress easement shown on the plat.

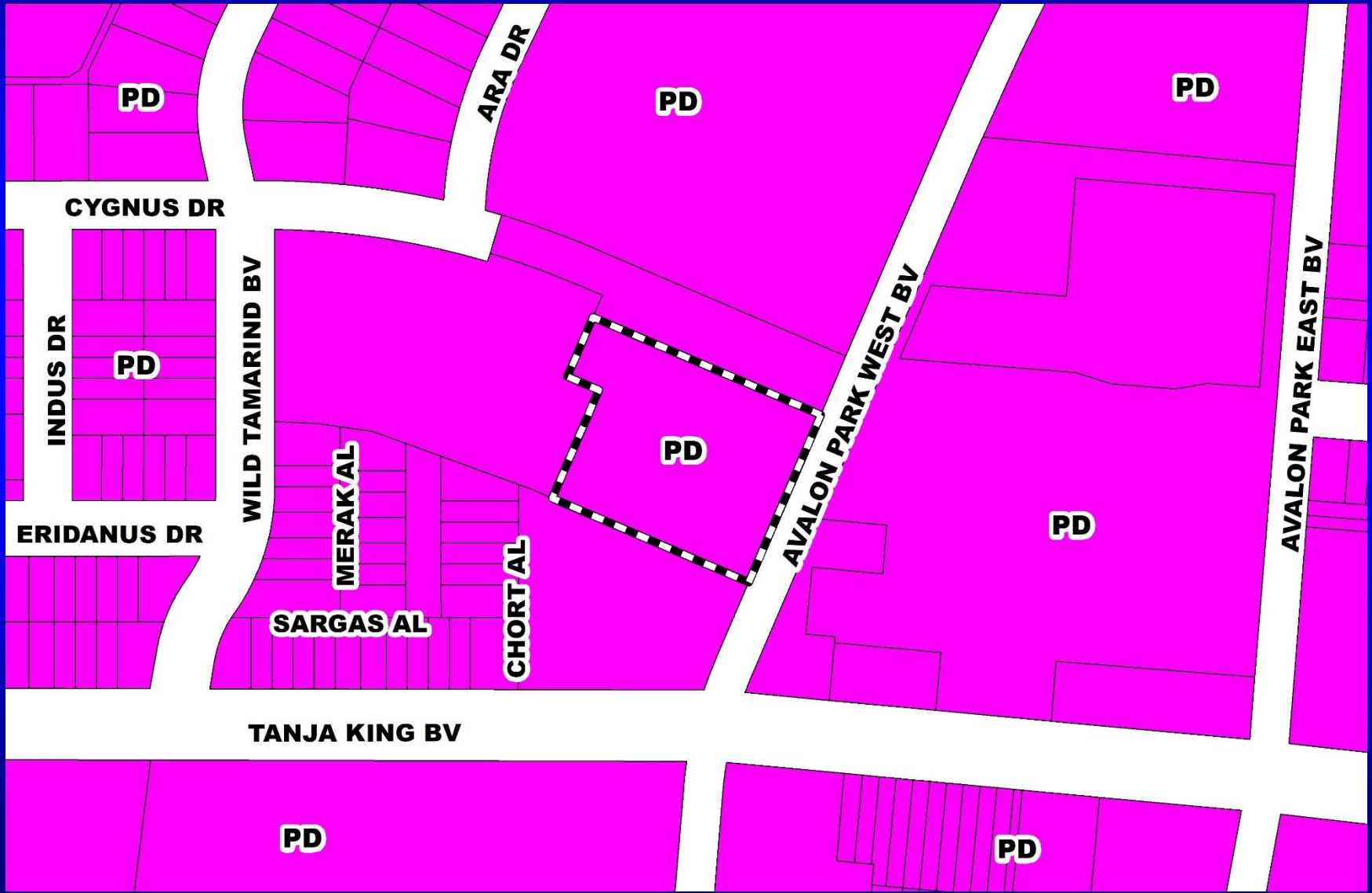


Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Future Land Use Map



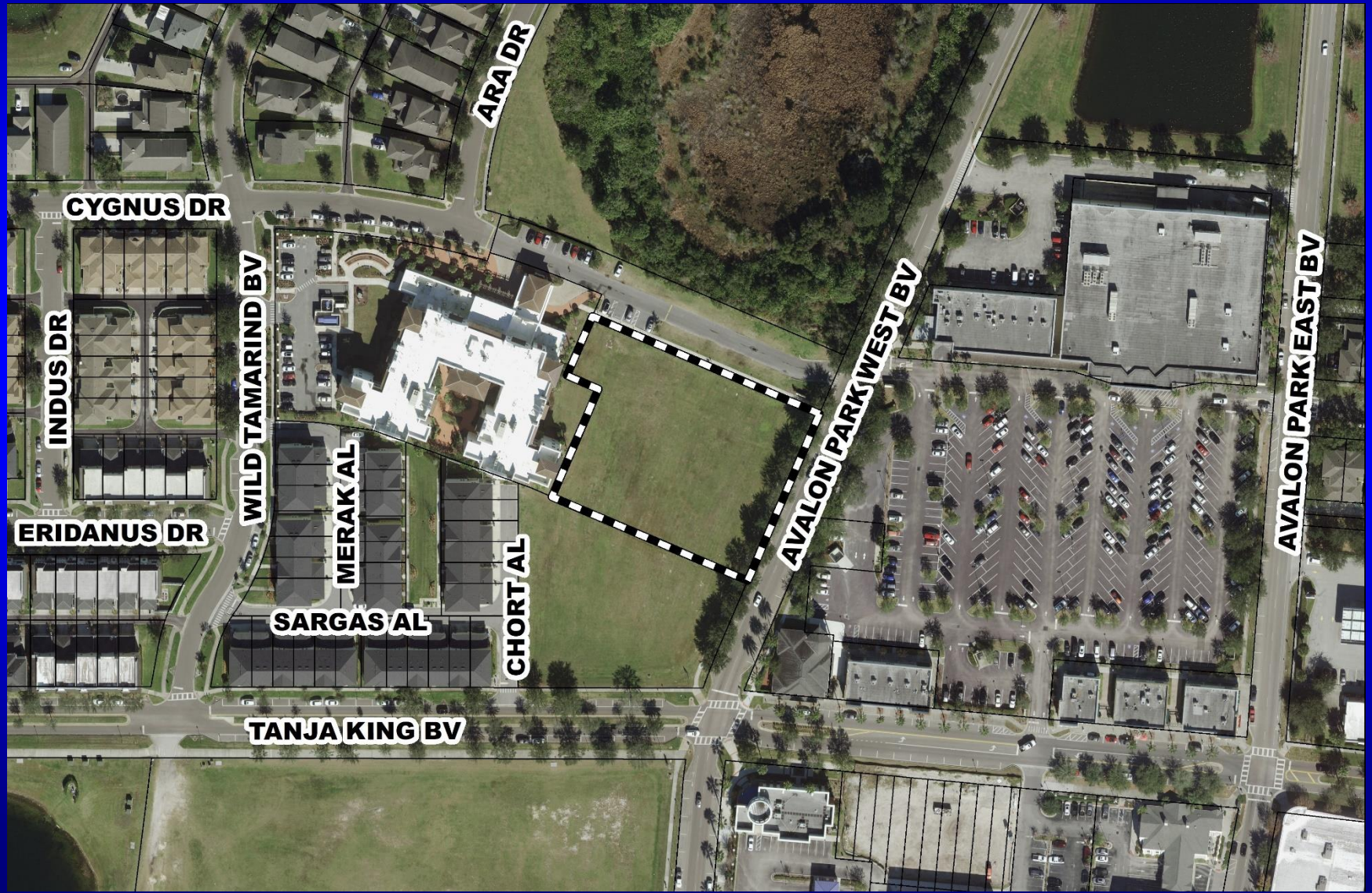


Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Zoning Map





Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Avalon Park PD / Avalon Town Center Townhomes PSP dated “Received July 8, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

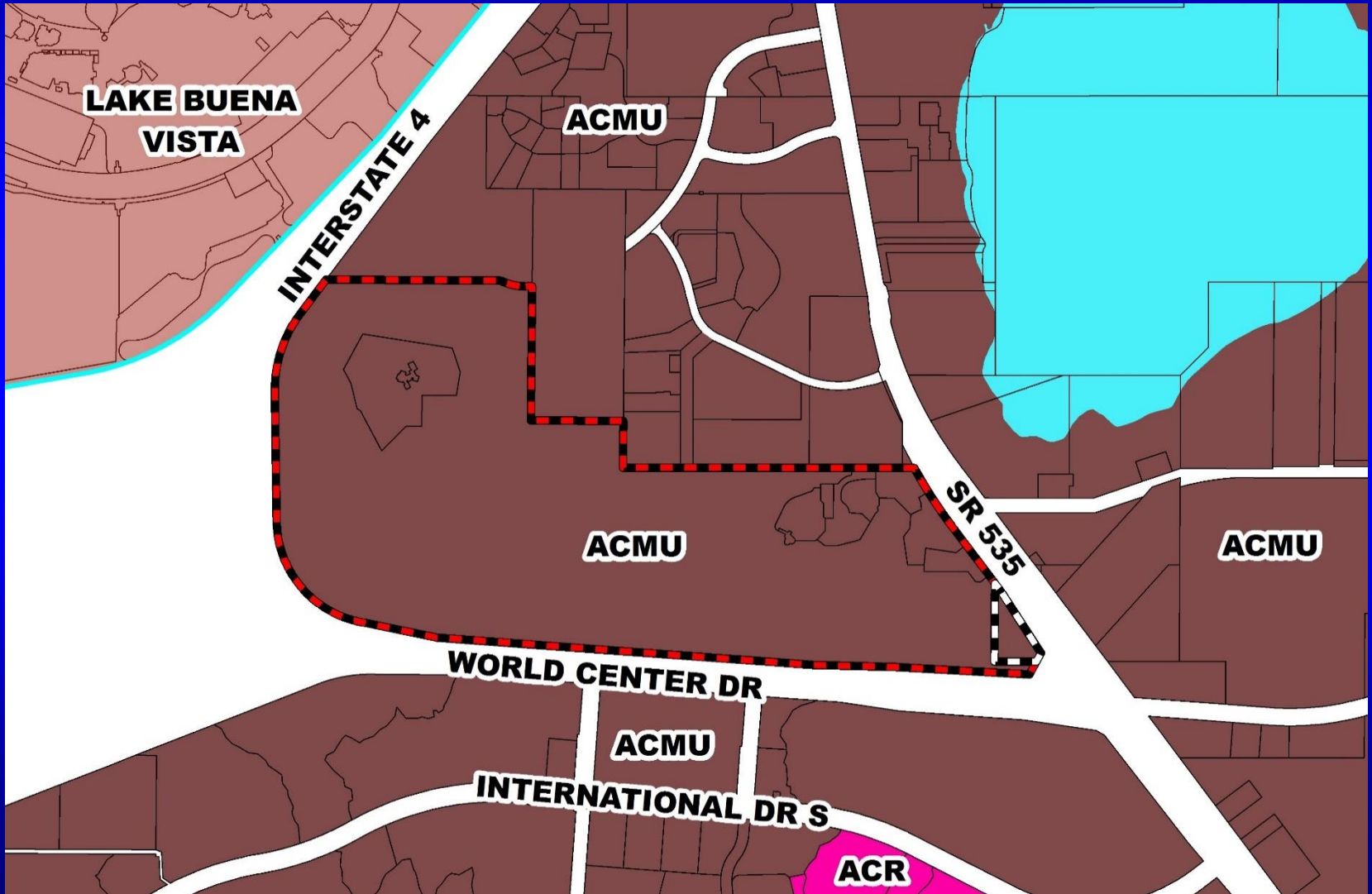


Marriott World Center Planned Development / Land Use Plan

- Case:** CDR-19-01-000
- Project Name:** Marriott World Center PD/LUP
- Applicant:** Nizam Kahn, World Center Plaza, LLC
- District:** 1
- Acreage:** 205.96 gross acres (*overall PD*)
2.35 gross acre (*affected parcel only*)
- Location:** 14344 State Road 535; or generally located north of World Center Drive and west of State Road 535
- Request:** To request a waiver from Orange County Code Section 38-1287(4) to allow a 7.5 foot wide front pavement setback, in lieu of the 25 foot wide front setback.

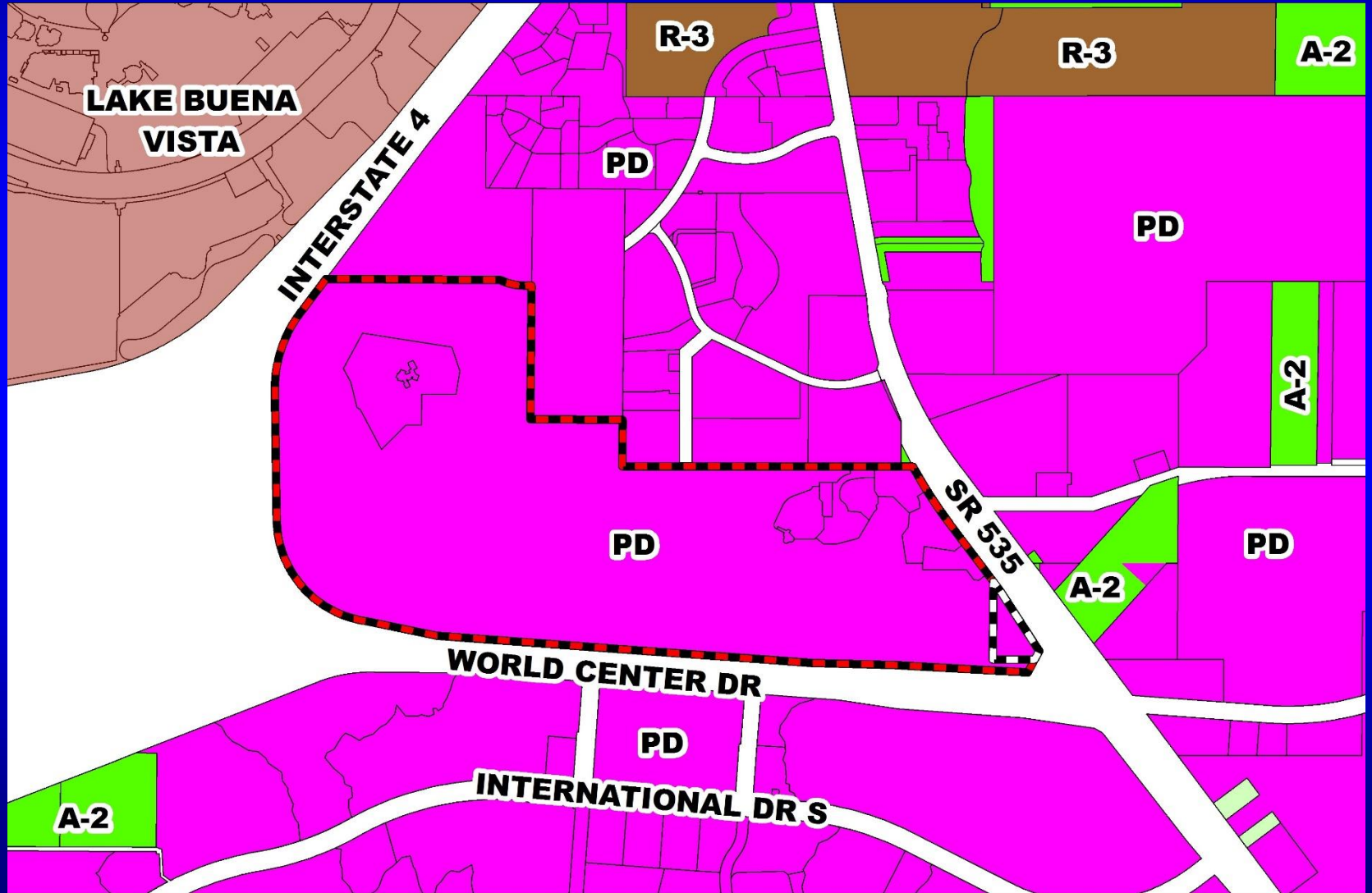


Marriott World Center Planned Development / Land Use Plan Future Land Use Map





Marriott World Center Planned Development / Land Use Plan Zoning Map





Marriott World Center Planned Development / Land Use Plan Aerial Map



Marriott World Center

Planned Development / Land Use Plan

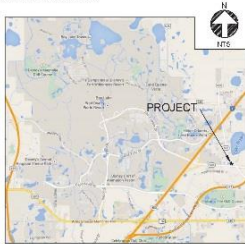
Overall Land Use Plan

CASE # CDR -19-01-000
PARCEL ID # 34-24-28-0000-00-047

LEGAL DESCRIPTION

BEING PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE OR LESS 36 ACRES 56 1/2 SQUARE FEET EAST ALONG THE NORTH LINE OF SAID SECTION 34, 100.00 FEET TO THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF PARCEL D AND EAST SECTION 34, THENCE RUN SOUTH 100 DEGREES 00 MINUTES 50 SECONDS EAST 688.58 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE EAST 1/4 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, THENCE RUN SOUTH 100 DEGREES 00 MINUTES 50 SECONDS EAST 688.58 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 34 TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF STATE ROAD NO. 536 AS SHOWN ON THE FIELD MAP AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR THE YEAR 1991, THENCE RUN SOUTH 100 DEGREES 00 MINUTES 50 SECONDS EAST 165.65 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF THE NORTHWEST QUARTER OF SECTION 34 AND THE POINT OF BEGINNING, THENCE RUN SOUTH 100 DEGREES 00 MINUTES 50 SECONDS EAST 165.65 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTH LINE OF SECTION 34, THENCE RUN SOUTH 100 DEGREES 00 MINUTES 50 SECONDS EAST 165.65 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTH LINE OF SECTION 34, THENCE RUN SOUTH 100 DEGREES 00 MINUTES 50 SECONDS EAST 165.65 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTH LINE OF SECTION 34, THENCE RUN SOUTH 100 DEGREES 00 MINUTES 50 SECONDS EAST 165.65 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

TOTAL AREA OF SITE - 2.36 AC



LOCATION MAP

EXISTING ALLOWED USES

| | |
|----------------------------|--------|
| Office | 42,000 |
| Quality restaurant | 2,088 |
| High turnover restaurant | 2,874 |
| Fast food restaurant | 9,059 |
| Convenience market and gas | 16,530 |
| Pharmacy w/ drive-in | 2,659 |
| Retail | 3,026 |
| Bank w/ drive-thru | 4,066 |

CONVERSION MATRIX (TO) BY 1,000 SF

| | Office | Quality restaurant | High turnover restaurant | Fast food restaurant | Convenience market and gas | Pharmacy w/ drive-in | Retail | Bank w/ drive-thru | Amusement |
|----------------------------|--------|--------------------|--------------------------|----------------------|----------------------------|----------------------|--------|--------------------|-----------|
| Office | 1.00 | 0.049 | 0.067 | 0.235 | 0.235 | 0.049 | 0.049 | 0.049 | 0.049 |
| Quality restaurant | 2.048 | 1.00 | 1.33 | 1.33 | 1.33 | 1.33 | 1.33 | 1.33 | 1.33 |
| High turnover restaurant | 2.874 | 1.33 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Fast food restaurant | 9.059 | 4.159 | 3.165 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Convenience market and gas | 16.530 | 7.816 | 5.782 | 1.817 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Pharmacy w/ drive-in | 2.659 | 1.250 | 0.927 | 0.966 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Retail | 3.026 | 1.449 | 1.059 | 1.113 | 1.124 | 1.124 | 1.00 | 1.00 | 1.00 |
| Bank w/ drive-thru | 4.066 | 1.847 | 1.413 | 1.447 | 1.447 | 1.447 | 1.447 | 1.00 | 1.00 |
| Amusement | 4.066 | 1.847 | 1.413 | 1.447 | 1.447 | 1.447 | 1.447 | 1.00 | 1.00 |

CONTACTS:

OWNER:
WORLD CENTER PLAZA LLC
10422 WITTEMBERG WAY,
ORLANDO, FL 32832-7023

DEVELOPER:
MR. ATHER KHAN & NIZAM KHAN
PATRONUS INVESTMENT
10422 WITTEMBERG WAY
ORLANDO, FL 32832
PH. 407-729-7749

ENGINEER:
SHRIDHAR S. RAO, MS. PE
LANDSMART CONSULTANTS
13639 GYNSHEL DRIVE
WINTER GARDEN, FL 34787
PH. 407-894-5148
shr@landsmartconsultants.com

OVERALL DEVELOPMENT PROGRAM

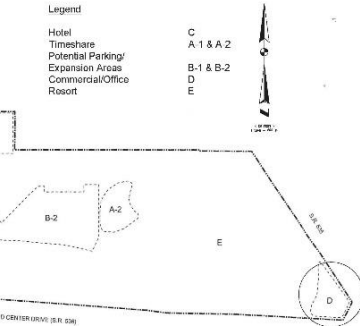
| CURRENT ENTITLED USE | DENSITY | APPROVED | BULK |
|------------------------|------------|----------|--------|
| Office (SQ) | 9.8/SWAC | 2003 | 2003 |
| TIME SHARE ZILLAS | 1.4 V/SWAC | 333 | 249 |
| CHECK OUT AT PARCEL D* | 0.05/SWAC | 43,000* | 0 |
| LOBBY SPACE (SQ) | 0.05/SWAC | 41,800 | 41,800 |
| PARKING SPACES | | 2960 | 2075 |
| SOA (HOURS) | | 18 | 18 |

***REQUESTED DEVELOPMENT AT PARCEL D TO FOLLOWING EQUIVALENT USE**

| | |
|------------------|-------|
| OFFICE (SQ) | 6,900 |
| RESTAURANTS (SQ) | 6,200 |
| RETAIL (SQ) | 7,000 |

PARCEL D AT MARRIOTT WORLD PD

| Total Allocated / Existing Use | Equivalent Proposed Use (sq. ft.) | Conversion matrix per Approved PD | Equivalent Office Space (sq. ft.) |
|---|-----------------------------------|-----------------------------------|-----------------------------------|
| Proposed Office | 6,900 | 1000 (O) = 1000 (O) | 6,900 |
| Future Use - High Quality Restaurant | 5,000 | 1000 (O) = 478 (R) | 10,438 |
| Future Use - High Turnover/Takeout Restaurant | 1,200 | 1000 (O) = 348 (R) | 3,488 |
| Future Use - Retail | 7,000 | 1000 (O) = 330 (Retail) | 11,212 |
| Total Equivalent Office Space | | | 41,980 |



RECEIVED
By DRC OFFICE at 4:28 pm, Mar 05, 2019

SITE PD PLAN

| Land Use | ITE Code | Tripe Rate | Pass By % | New Rate |
|---------------------------|----------|------------|-----------|----------|
| Office | 710 | 16.37 | 0% | 16.37 |
| Quality Restaurant | 931 | 89.95 | 62% | 34.18 |
| High Turnover Restaurant | 932 | 127.15 | 63% | 47.05 |
| Fast Food Restaurant | 934 | 496.52 | 70% | 148.96 |
| Convenience Market w/ Gas | 853 | 845.6 | 68% | 270.59 |
| Pharmacy w/ Drive-thru | 881 | 88.16 | 50% | 44.08 |
| Retail | 820 | 154.79 | 68% | 49.53 |
| Bank w/ Drive-thru | 912 | 246.49 | 73% | 66.55 |
| Amusement/Fitness | 493 | 43.00 | 0% | 43.00 |

ITE CODE BASED ON 9th EDITION

SUMMARY OF TRIPS GENERATED PER ITE CODE

| Total Allocated / Existing Use | Approved Use per PD (sq. ft.) | Equivalent Proposed Use (sq. ft.) | ITE CODE NO. | Tripe Rate | ESTIMATED AVERAGE DAILY TRIPS | ADJUSTED PASS BY PERCENT | ADJUSTED PASSENGERS (ADJUSTED TRIPS) | ESTIMATED AVERAGE DAILY TRIPS (ADJUSTED) |
|---|-------------------------------|-----------------------------------|--------------|------------|-------------------------------|--------------------------|--------------------------------------|--|
| Proposed Office | 42,000 | 6,900 | 710 | 16.37 | 113 | 0 | 113 | 113 |
| Future Use - High Quality Restaurant | | 5,000 | 931 | 450 | 62% | 241 | 171 | |
| Future Use - High Turnover/Takeout Restaurant | | 1,200 | 932 | 127.15 | 153 | 63% | 47 | 58 |
| Future Use - Shopping Center/Retail | | 7,000 | 820 | 154.79 | 1,084 | 68% | 485 | 347 |
| | | | | | 1,299 | | | 687 |

*Note The Average Daily Trips in the Current Approved PD is Based on Adjusted Pass By Trips

AMENDED LAND USE PLAN - SITE DATA

| | |
|---|---|
| PROJECT NAME: | MARRIOTT ORLANDO WORLD CENTER - AMENDED LAND USE PLAN |
| LEGAL DESCRIPTION: | PORTION OF SECTIONS 28, 33 AND 34, TOWNSHIP 24 SOUTH, RANGE 28 EAST |
| GROSS ACREAGE: | 2.0596 ACRES (TOTAL MARRIOTT ORLANDO WORLD CENTER SITE) |
| EXISTING STREET INTERSECTIONS: | I-4/SR 536 INTERCHANGE & RIGHTS-OF-WAY SR 535/SR 536 INTERSECTION SR 535/LAKE BRYAN DRIVE INTERSECTION PROGRESS ENERGY CORPORATION UTILITY EASEMENT SOUTH AND EAST OF SUBJECT SITE |
| APPROVED SITE USES: | 2003 HOTEL ROOMS, 418,000 SF MEETING SPACE, RESTAURANT, HEALTH CLUB, RECREATION COURTS, 333 TIMESHARE UNITS, 18 HOLE GOLF COURSE, POOL |
| PARCEL D | 6,900 sq. ft OFFICE & C-1 USES INCLUDING 6,200 sq. ft RESTAURANT and 7,000 sq. ft RETAIL |
| DENSITY: | 9.6 DU/ACRE FOR HOTEL, 1.4 VILLAS/ACRE FOR TIMESHARE |
| TOTAL SQUARE FOOTAGE OF COMMERCIAL, INDUSTRIAL OR FAR: | ALL MEETING, RESTAURANT, LOBBY AND CIRCULATION SPACE ANCILLARY TO THE HOTEL LAND USE |
| FLOOD/FLOOR ELEVATIONS: | THE MARRIOTT DEVELOPMENT IS NOT WITHIN THE 100-YEAR FLOODPLAIN. THE 100-YEAR/72-HOUR FLOOD ELEVATION IS 103.30. THE MINIMUM FINISHED FLOOR ELEVATION FROM THE ORIGINAL SFWMID PERMIT IS 106.00. THE PROPOSED FINISHED FLOOR ELEVATION (106.50) IS ABOVE THE 100-YEAR/72-HOUR FLOOD ELEVATION OF APPROXIMATELY ELEVATION 103.30. |
| MAXIMUM BUILDING HEIGHT: | APPROVED UP TO FIVE (5) STORIES, ANY PROPOSED STRUCTURE OVER 200 FEET SHALL REQUIRE FAA APPROVAL. APPROVED UP TO TWENTY-EIGHT STORIES |
| HOTEL: | |
| BUILDING SETBACKS: | SR 535 R/W: 60' SR 536 R/W: 60' I-4 R/W: 75' PROPERTY LINE: 25' |
| TRAFFIC: | AVERAGE DAILY TRIPS ACTUAL (FROM 11/2004 SURVEY): TOTAL DAILY: 13,541 EXTERNAL AM PEAK: 901 EXTERNAL PM PEAK: 1,723 APPROVED UNENCUMBERED TRIPS: 14,172 |
| ADDITIONAL TRIPS PROPOSED USING PASS-BY METHOD 687 | |

NOTICE: THIS PLAN IS A PRELIMINARY PLAN. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

MARRIOTT WORLD CENTER PD LAND USE PLAN CDR-19-01-000-DISTRICT 1

REVISIONS:

| | | |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |

LANDSMART CONSULTANTS
13639 GYNSHEL DRIVE
WINTER GARDEN, FL 34787
PH. 407-894-5148
www.landsmartconsultants.com

REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 12157
DATE: 11-15-2018
SCALE: AS SHOWN

PROJECT NO: 19-01-000
SHEET NO: 1
DATE: 3-5-2019

EXHIBIT A



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Marriott World Center Planned Development / Land Use Plan (PD/LUP) dated “Received March 5, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan

Case: CDR-19-06-227

Project Name: Waterleigh PD / Waterleigh Phase 3 PSP

Applicant: Adam Smith, VHB, Inc.

District: 1

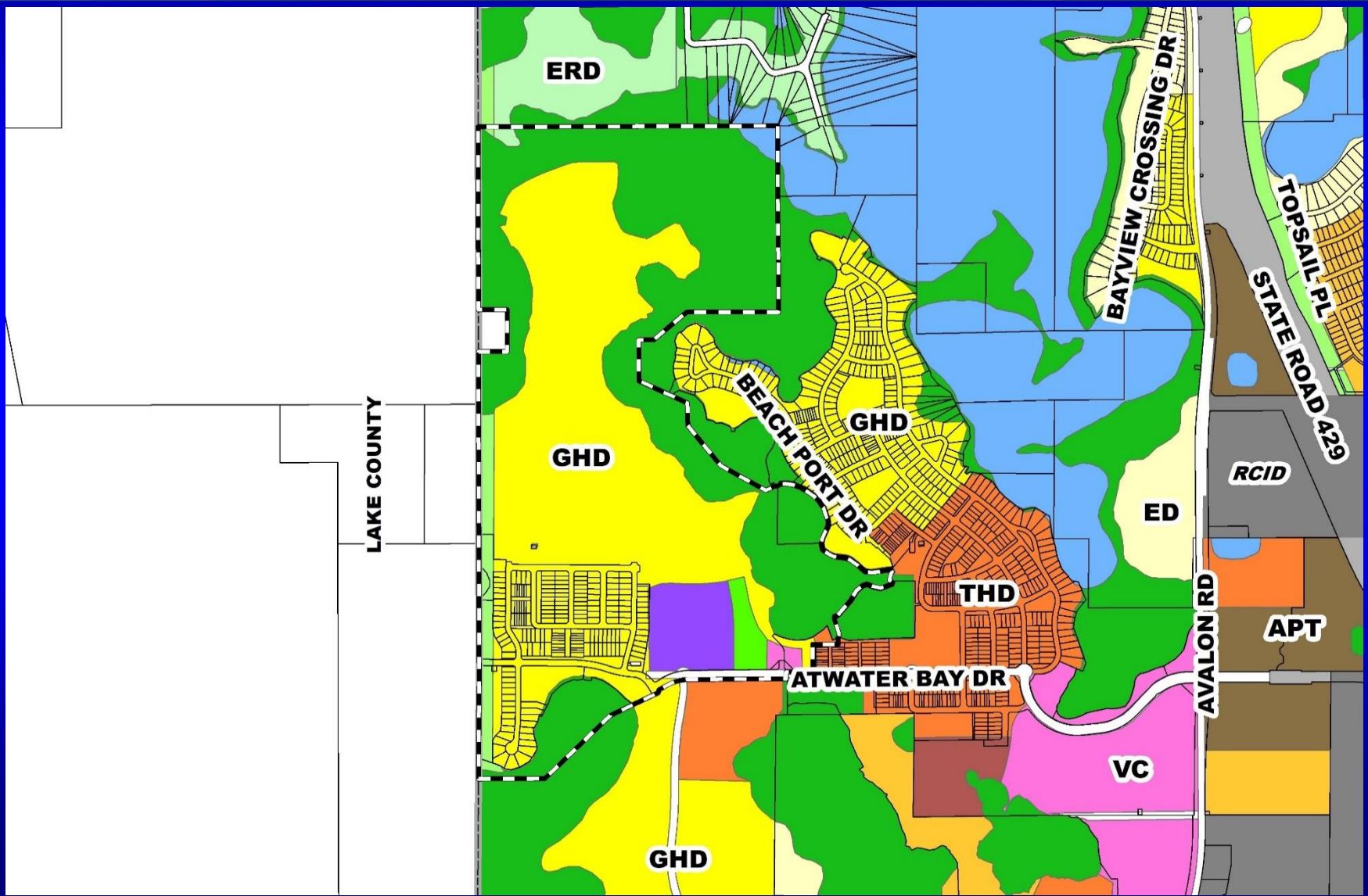
Acreage: 355.02 gross acres

Location: West of Avalon Road / South of Old YMCA Road

Request: To modify the August 21, 2018, BCC Condition of Approval #19, by removing the portion which mandates the requirement for temporary addressing to be provided for permits and the Certificate of Completion to be issued prior to approval and recording of the plat, and the requirement of all required inspections to be complete and approved prior to issuance of a Certificate of Occupancy.

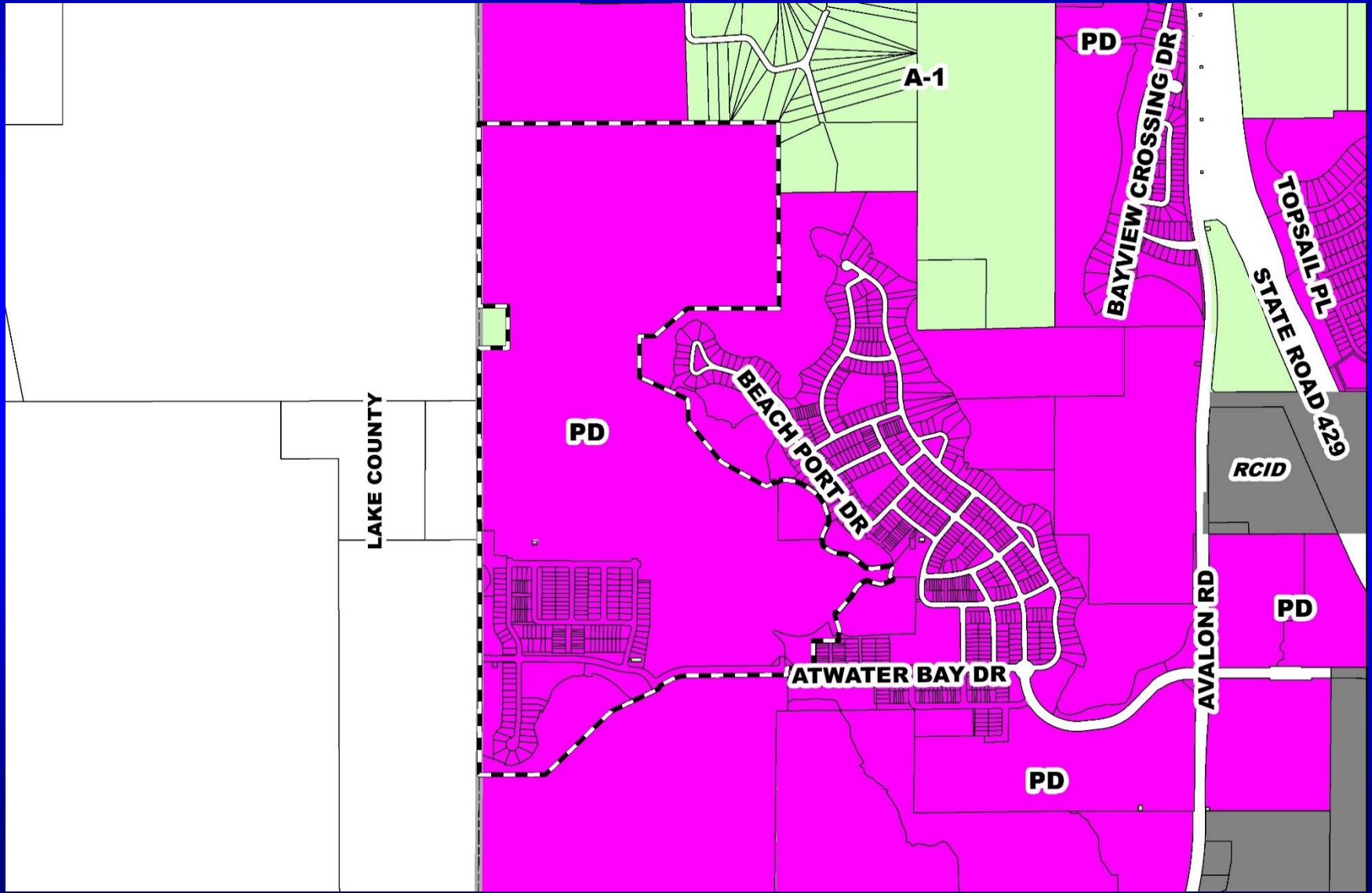


Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Future Land Use Map





Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Zoning Map





Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Aerial Map





Action Requested

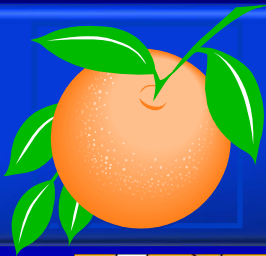
Make a finding of consistency with the Comprehensive Plan (CP) and approve the Waterleigh PD / Phase 3 PSP dated “Received May 30, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

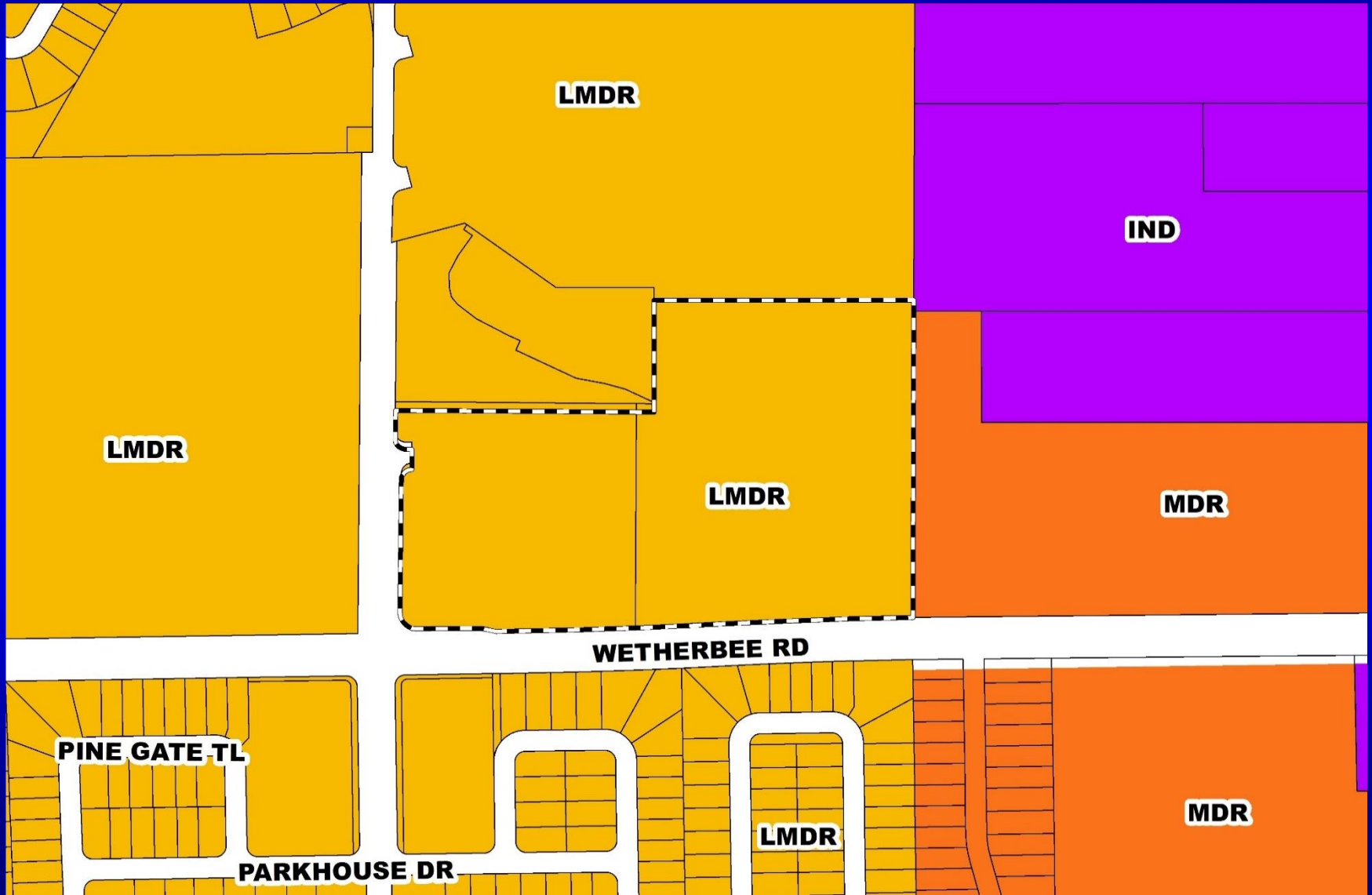


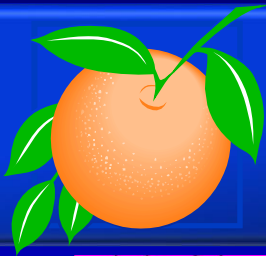
AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan

- Case:** CDR-19-06-199
- Project Name:** AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 PSP
- Applicant:** Matt Young, Taylor Morrison Homes
- District:** 4
- Acreage:** 18.69 gross acres
- Location:** North of E. Wetherbee Road / Southwest of Boggy Creek Road
- Request:** To modify the June 5, 2018, BCC Condition of Approval #21 by removing the portion which mandates the requirement for temporary addressing to be provided for permits and the Certificate of Completion to be issued prior to approval and recording of the plat, and the requirement of all required inspections to be complete and approved prior to issuance of a Certificate of Occupancy.

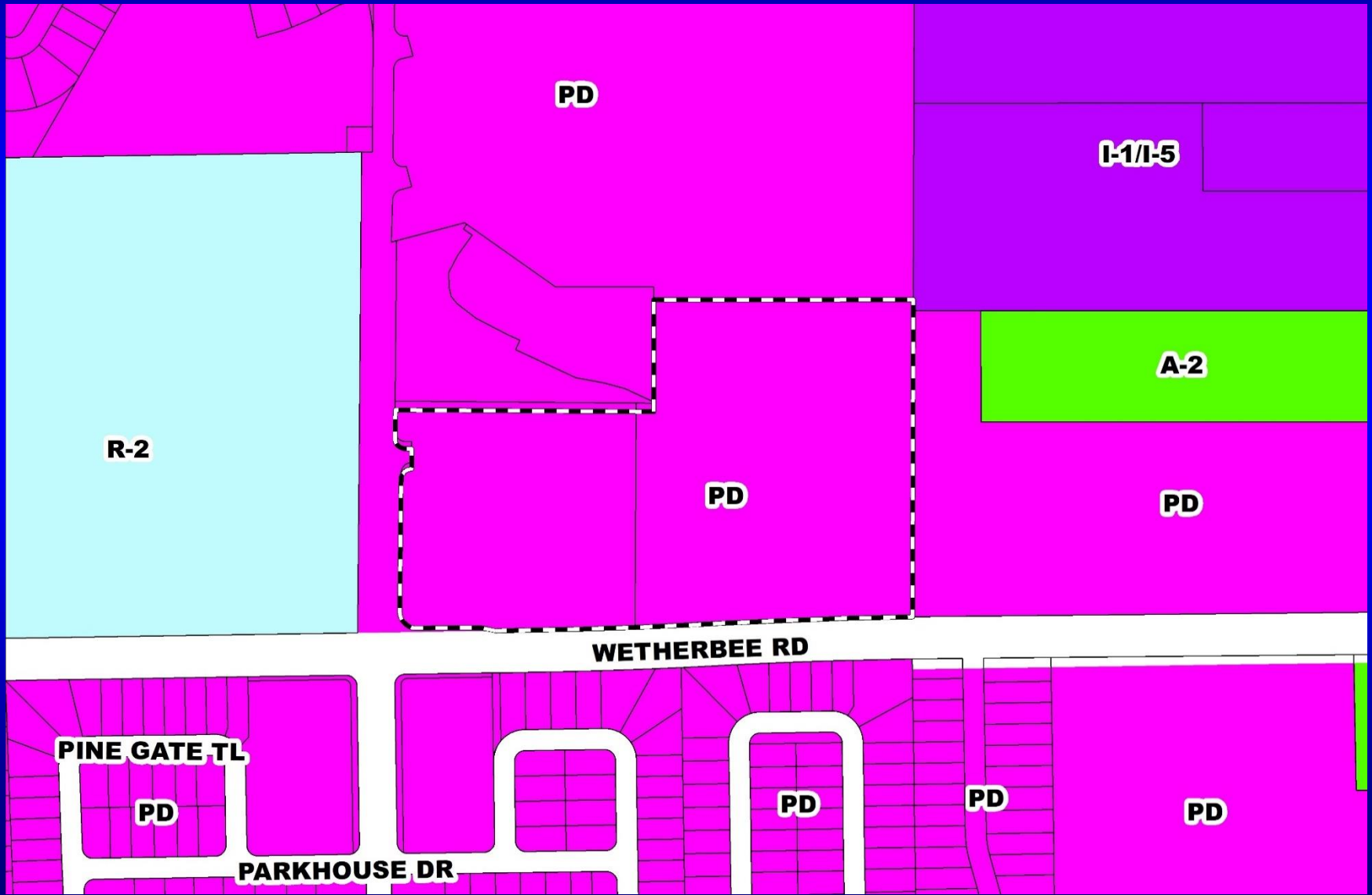


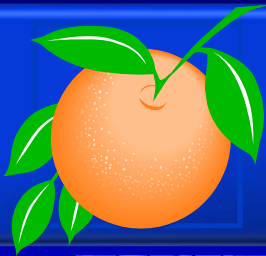
AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Future Land Use Map



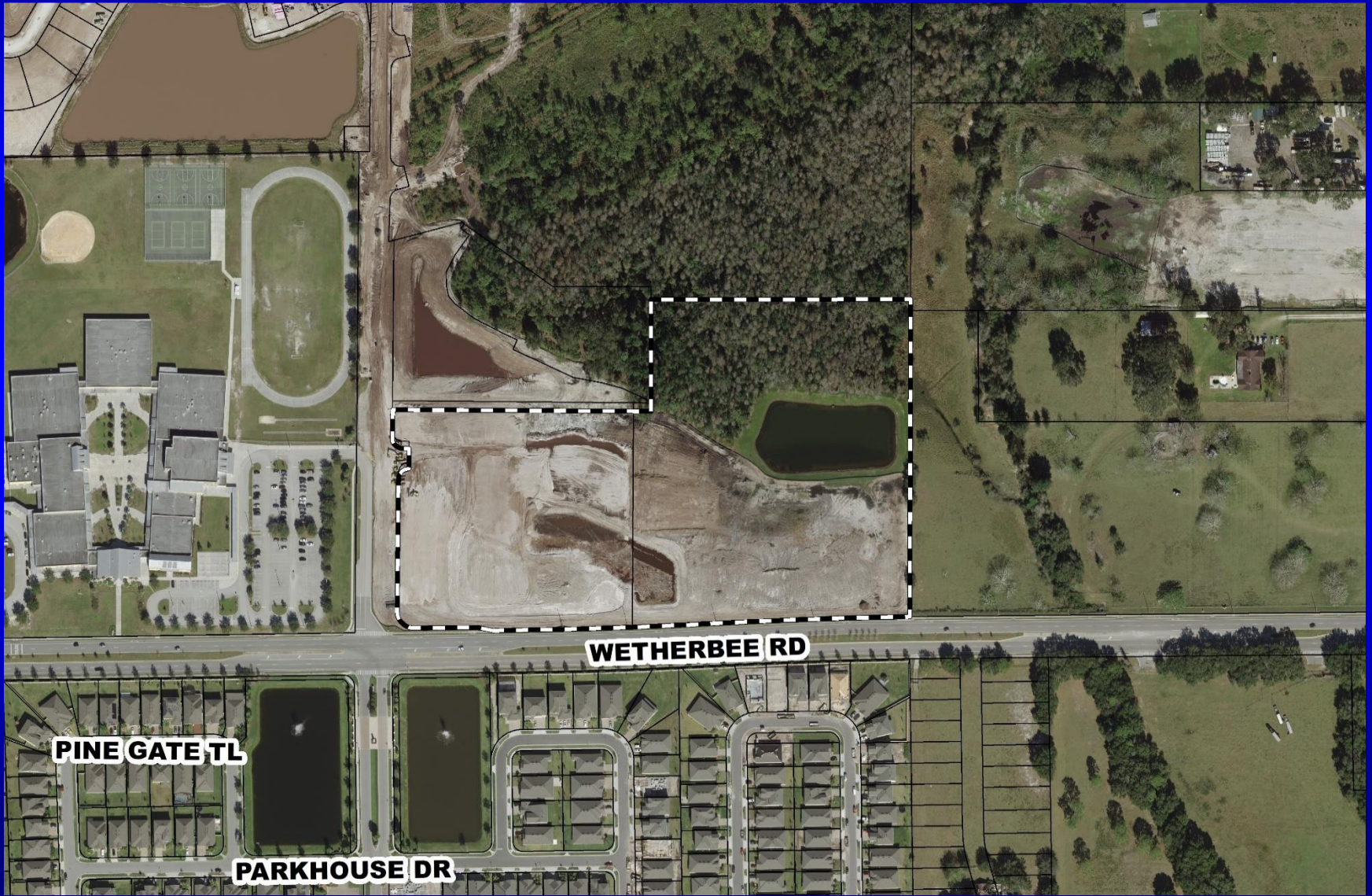


AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Zoning Map

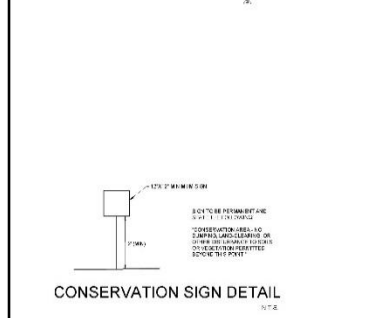
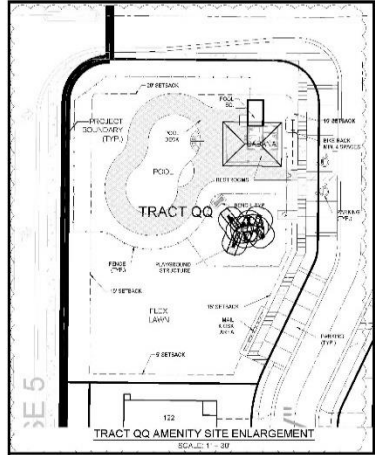
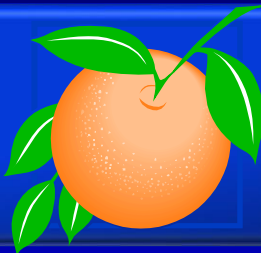




AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Aerial Map



AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Preliminary Subdivision Plan

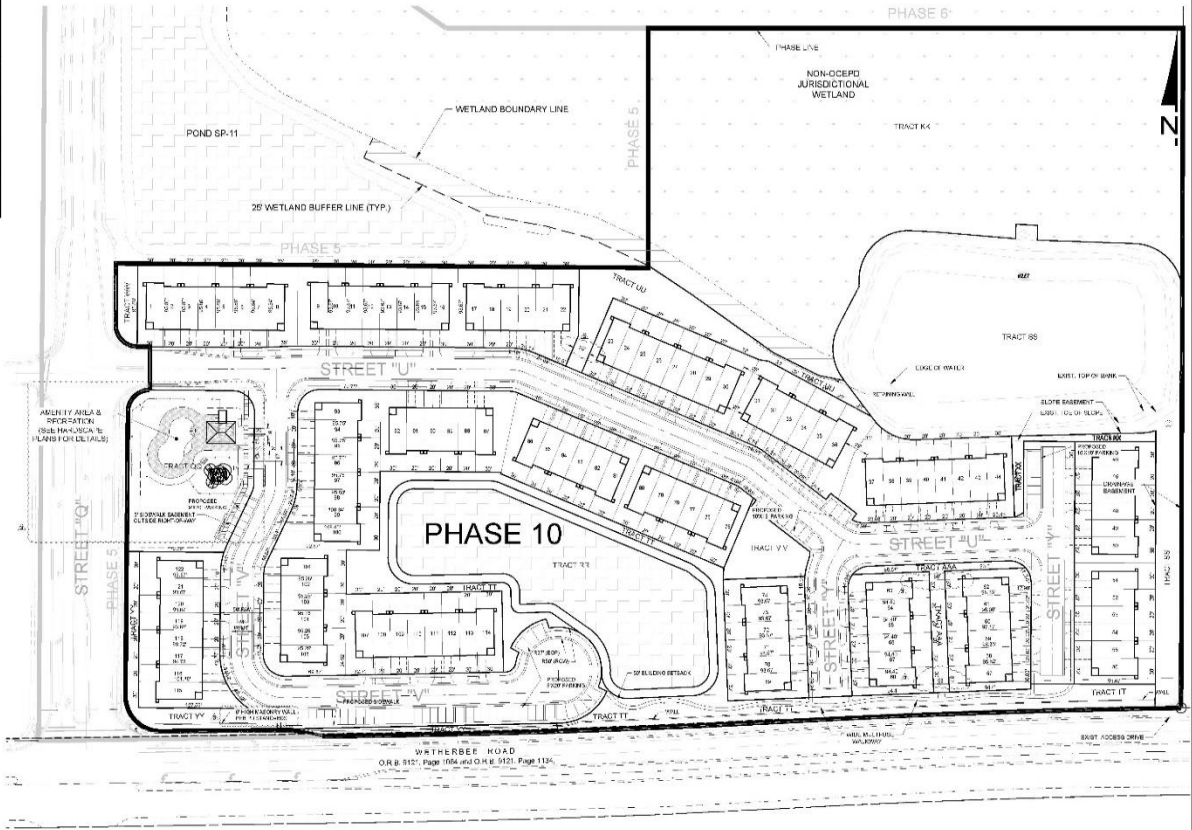


SITE NOTES:

1. THE PROPOSED LOTS AND LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SUBDIVISION LAW AND THE FLORIDA ZONING ORDINANCES. THE PROPOSED LOTS AND LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SUBDIVISION LAW AND THE FLORIDA ZONING ORDINANCES. THE PROPOSED LOTS AND LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SUBDIVISION LAW AND THE FLORIDA ZONING ORDINANCES.
2. THE PROPOSED LOTS AND LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SUBDIVISION LAW AND THE FLORIDA ZONING ORDINANCES. THE PROPOSED LOTS AND LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SUBDIVISION LAW AND THE FLORIDA ZONING ORDINANCES. THE PROPOSED LOTS AND LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SUBDIVISION LAW AND THE FLORIDA ZONING ORDINANCES.
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4. THE PROPOSED LOTS AND LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SUBDIVISION LAW AND THE FLORIDA ZONING ORDINANCES. THE PROPOSED LOTS AND LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SUBDIVISION LAW AND THE FLORIDA ZONING ORDINANCES. THE PROPOSED LOTS AND LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SUBDIVISION LAW AND THE FLORIDA ZONING ORDINANCES.

| |
|---------------------------|
| PROPOSED LOT COUNT |
| 122 TOWNHOME UNITS |

| LEGEND | |
|--------|-------------------|
| | 10 FT OF ANY LINE |
| | 10 FT. SETBACK |
| | 10 FT. SETBACK |
| | 10 FT. SETBACK |



**WALDRUP
ENGINEERING**

**PRELIMINARY SUBDIVISION PLANS
WOODLAND PARK
PHASE 10
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.SITE PLAN**

| | |
|--------------------------|--------------------------|
| DATE: 10/18/2023 | SCALE: AS SHOWN |
| DRAWN BY: J. MORRISON | CHECKED BY: J. MORRISON |
| DESIGNED BY: J. MORRISON | APPROVED BY: J. MORRISON |
| PROJECT NO.: 23-001 | SHEET NO.: 10 OF 10 |

WALDRUP ENGINEERING

1100 N. UNIVERSITY AVENUE, SUITE 200
ORLANDO, FLORIDA 32804
PHONE: 407.486.1111
WWW.WALDRUPENGINEERING.COM

DATE: 10/18/2023
SCALE: AS SHOWN
DRAWN BY: J. MORRISON
CHECKED BY: J. MORRISON
DESIGNED BY: J. MORRISON
APPROVED BY: J. MORRISON
PROJECT NO.: 23-001
SHEET NO.: 10 OF 10



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 PSP dated “Received April 2, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

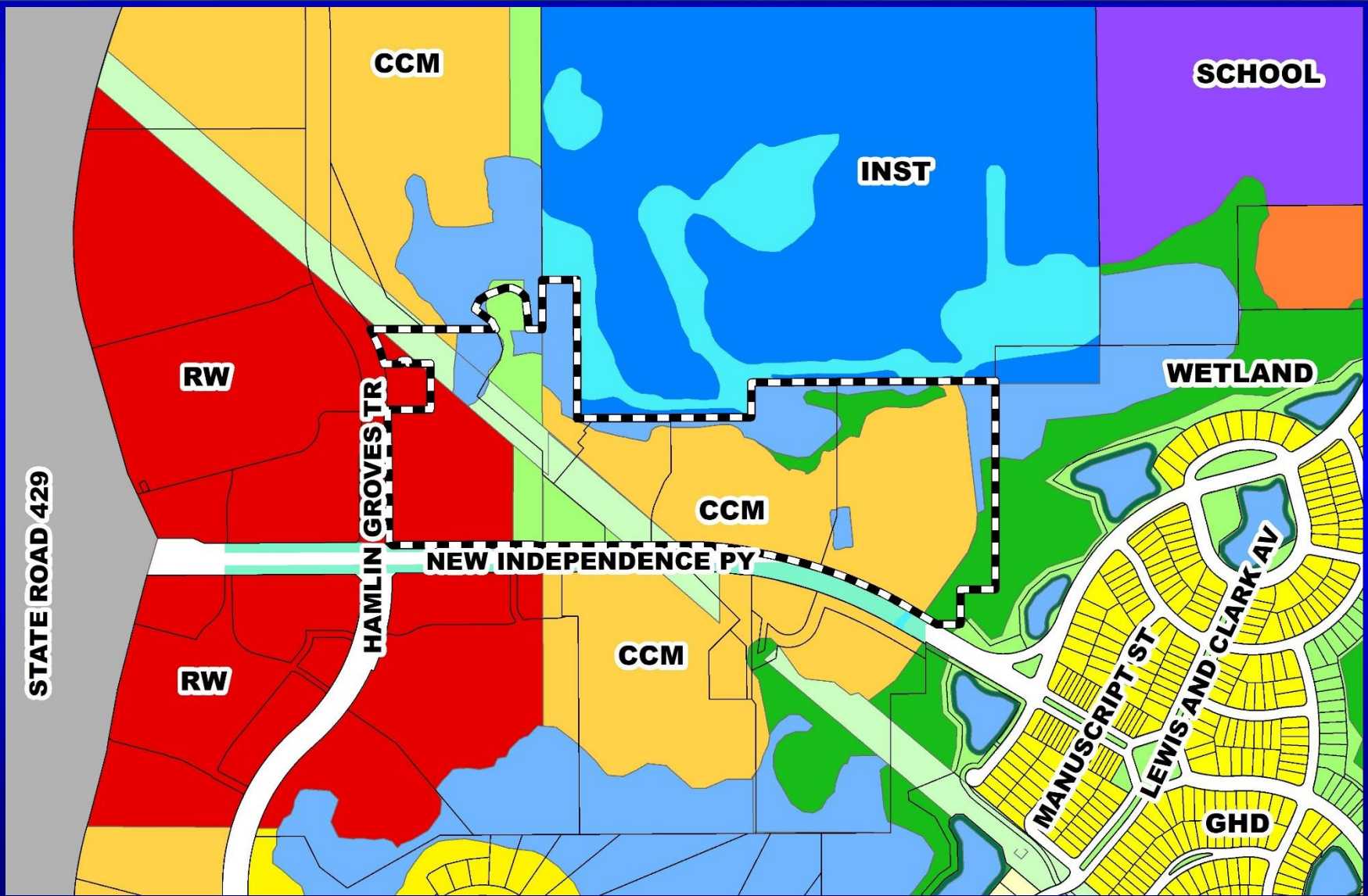


Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP)

- Case:** CDR-19-03-086
- Project Name:** Hamlin PD-UNP / Hamlin East Proton Therapy Center
PSP/DP
- Applicant:** Scott Gentry, Kelly, Collins & Gentry, Inc.
- District:** 1
- Acreage:** 60.78 gross acres
- Location:** North of New Independence Parkway / East of Hamlin
Groves Trail
- Request:** To construct two temporary ponds to serve the Proton site and Lot 1, modify Framework Streets D and F, and split Lot 2 into three parcels for a total of five lots within the Preliminary Subdivision Plan.

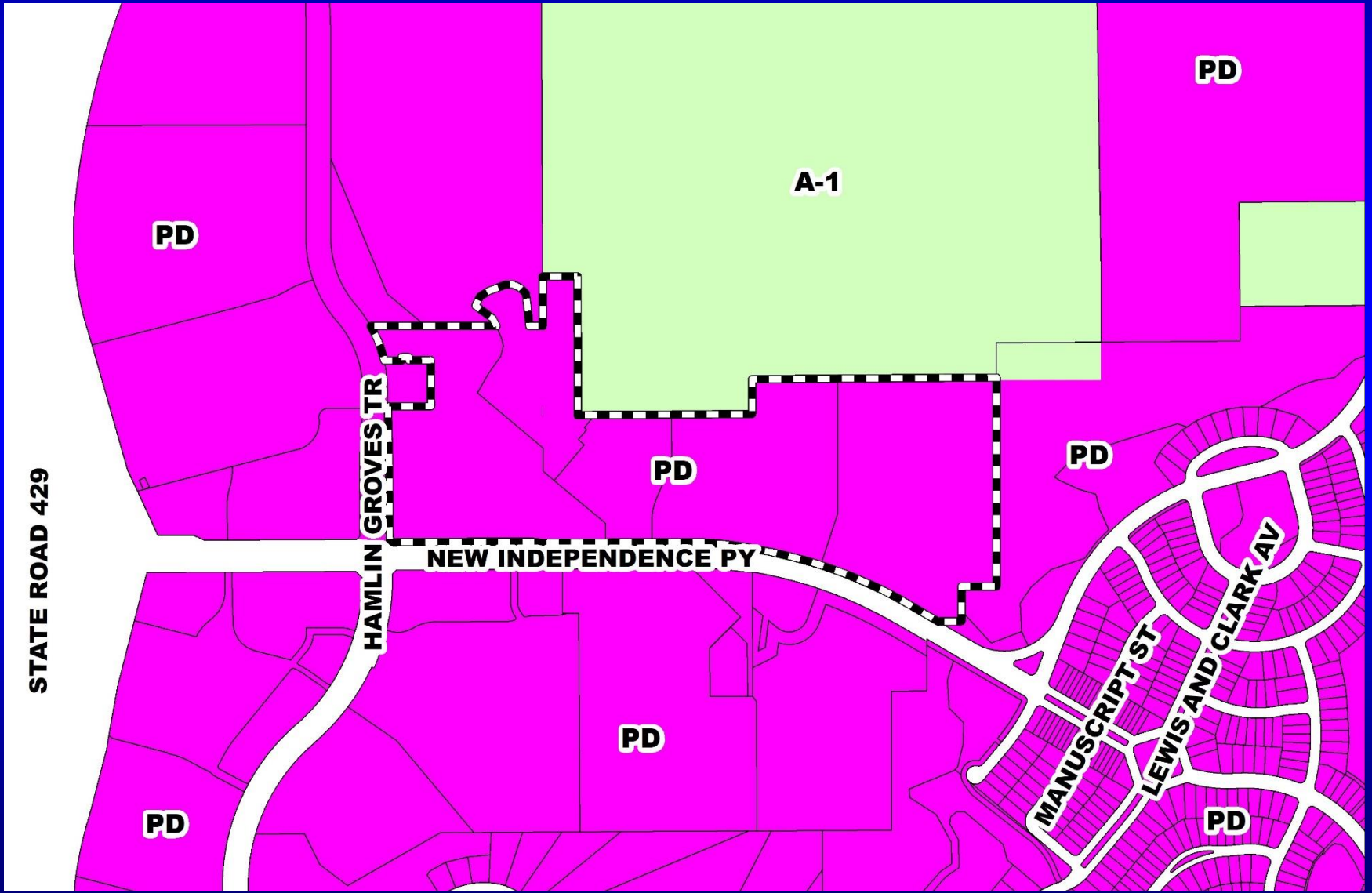


Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Future Land Use Map





Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Zoning Map



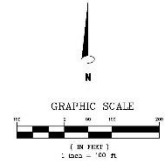
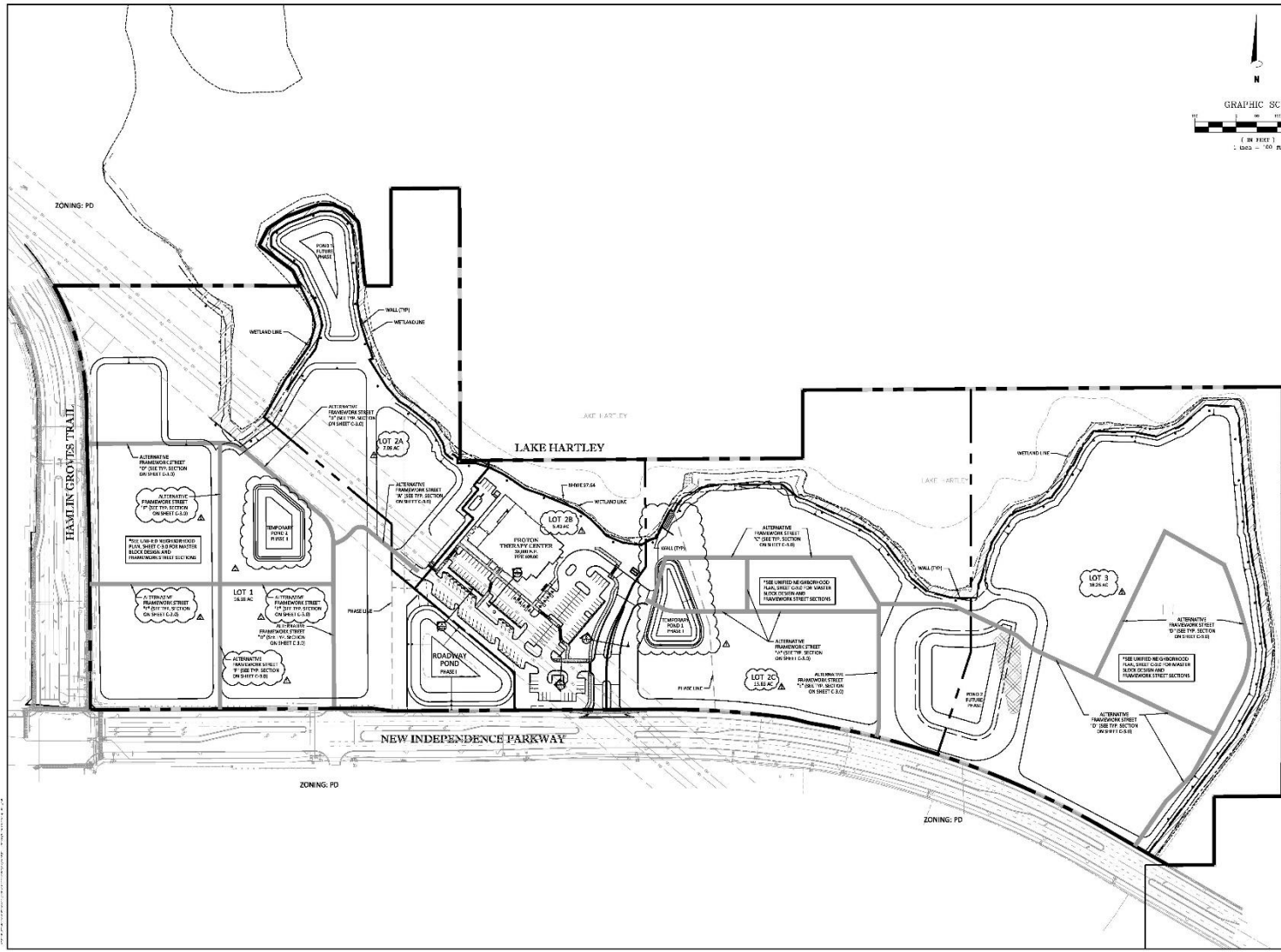


Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Aerial Map





Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Preliminary Subdivision Plan / Development Plan



| |
|---|
| KCG KELLY COLLINS & GENTRY, INC. <small>1000 NORTH AVENUE, SUITE 200 DALLAS, TEXAS 75201 TEL: 972.382.1000 FAX: 972.382.1001</small> |
| PREPARED FOR: PCTP HAMLIN, LLC |
| PREPARED BY: HAMLIN EAST PROTON THERAPY CENTER |
| PROJECT: PRELIMINARY SUBDIVISION PLAN |
| SHEET: C-2.0 |



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Hamlin PD - UNP / Hamlin East Proton Therapy Center PSP / DP dated "Received June 3, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

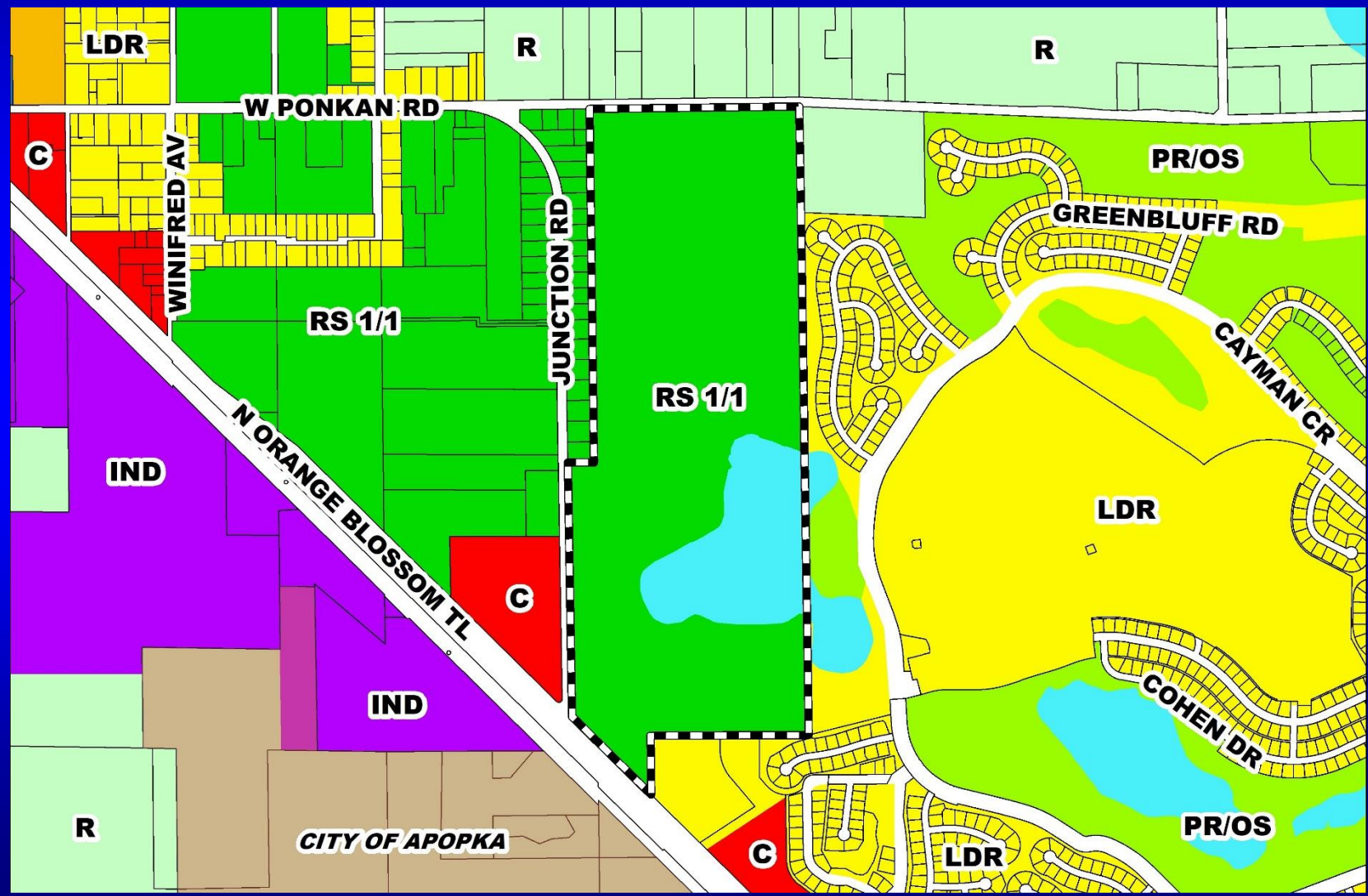


Grassmere Reserve Planned Development / Land Use Plan

- Case:** CDR-19-04-133
- Project Name:** Grassmere Reserve PD/LUP
- Applicant:** Thomas Sullivan, Gray Robinson, P.A.
- District:** 2
- Acreage:** 128.87 gross acres (*overall PD*)
- Location:** 2523 Junction Road; or generally located east of Junction Road, north of N. Orange Blossom Trail, and south of W. Ponkan Road
- Request:** To remove a BCC Condition of Approval from June 13, 2006, which was amended as January 8, 2019 Condition of Approval #18b, which stated:
- "At the Preliminary Subdivision Plan (PSP) stage, the applicant shall propose a 5-acre park. The density for the park shall be relocated within the project and shall count towards the applicant's recreation requirements."

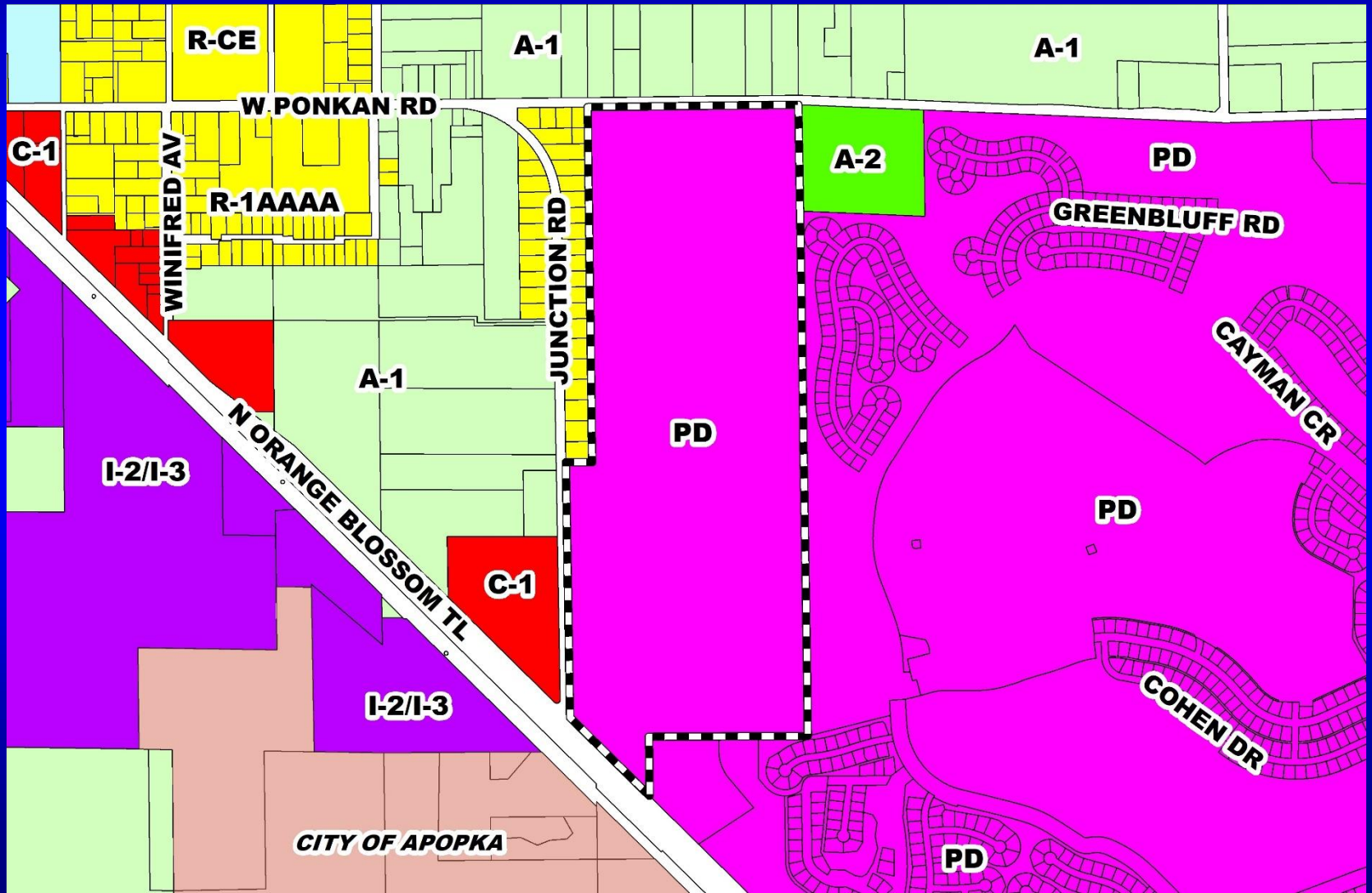


Grassmere Reserve Planned Development / Land Use Plan Future Land Use Map





Grassmere Reserve Planned Development / Land Use Plan Zoning Map





Grassmere Reserve Planned Development / Land Use Plan Aerial Map





Grassmere Reserve Planned Development / Land Use Plan Overall Land Use Plan

TITLE LEGAL DESCRIPTION

East 1/2 of Northwest 1/4 and Northeast 1/4 of Southwest 1/4, Section, Section 26, Township 20 South, Range 27 East, Orange County, Florida, EXCEPTING a strip 63 feet wide across the South and of said Northeast 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East.

ALSO, beginning at the Southeast corner of Southwest corner of Southwest 1/4 of Northwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence running West along the quarter section line 6 chains 33 links, thence North 6 chains 33 links, thence South 6 chains 33 links to place of beginning, EXCEPT that portion thereof lying West of the County Road, conveyed by Lucian Dixon.

ALSO, beginning at the Northeast corner of Northwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida thence West 210 feet, thence South 1,112 feet, thence East 210 feet, thence North 1,112 feet to place of beginning.

ALSO, one acre square in the Southeast corner of Northwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida.

Less and Except Road Right of Way.

ALSO, beginning at the Northeast corner of Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence Southerly along the line dividing the quarter sections 177 feet, more or less, to the new County Road, thence Northwesterly by said road 244 feet, more or less, to the line formerly of J.A. Walker, thence Easterly along the North boundary of the said Southwest 1/4 of Southwest 1/4 169 feet, more or less, to place of beginning.

ALSO, begin at the Northeast corner of Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run thence South 120 feet to a stake, thence in a Southwesterly direction and parallel with the State Road distance of 674.53 feet, thence North 560 feet, thence West 330 feet, thence South 99 feet to the Point of Beginning.

LESS and EXCEPT Road Right by the Order of Taking recorded in Minute Book 6, Page 116 and by the Deed recorded in Deed Book 586, Page 580, Public Records of Orange County, Florida.

Containing 128.08 acres, more or less.

Grassmere Reserve Parcel ID# 26-20-27-0000-00-020 Planned Development Land Use Plan Orange County, Florida Nov 2005

- Revisions
- 1/29/06 - Revised Per DRC comments dated 1/11/06 c/s
 - 2/21/06 - Revised Per staff comments dated 2/20/06 c/s
 - 7/20/18 - Revision to Minimum Lot Size
 - 10/15/18 - Revised per TRG comments dated 9/5/18
 - 11/05/18 - Revised per DRC comments dated 11/2/18
 - 11/13/18 - Revised per DRC comments dated 11/12/18
 - 06/07/19 - Revised per DRC comments dated 06/04/19
 - 06/26/19 - Revised per staff comments dated 6/24/19

ORANGE COUNTY CASE # CDR-19-04-133

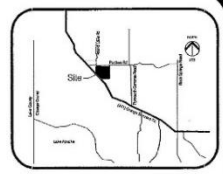
SITE DATA

PARCEL ID NUMBER: 26-20-27-0000-00-020
 GROSS AREA: 128.08 ACRES
 LAKE GRASSMERE: 24.90 ACRES
 CLASS W/ETLANDS: 3.2 ACRES
 NET LAND AREA: 100.92 ACRES
 PROPOSED UNITS: 104 UNITS
 PROPOSED DENSITY: 1.04 UNITS/ACRE
 CURRENT LAND USE: RURAL SETTLEMENT 1/1 PD
 REQUIRED OPEN SPACE (10%): 10.09 ACRES
 REQUIRED RECREATION: 0.80 ACRES
 NUMBER OF UNITS: 1
 TYPE OF UNITS: SINGLE FAMILY HOMES
 MINIMUM LOT SIZE: 70 X 150'
 MAXIMUM BUILDING HEIGHT (2 STORY): 30'
 MIN. NET LIVING AREA UNDER HEAT & AIR: 1,500 SQUARE FEET
 SCHOOL AGE POPULATION: 45 CHILDREN

PROFIT: 20'
 REAR: 20'
 SIDE: 10'
 LAKE GRASSMERE OR 44' WALKER RURAL (ARTERIAL)

PD PERIMETER SETBACK: 20'
 JUNCTION ROAD: 20'

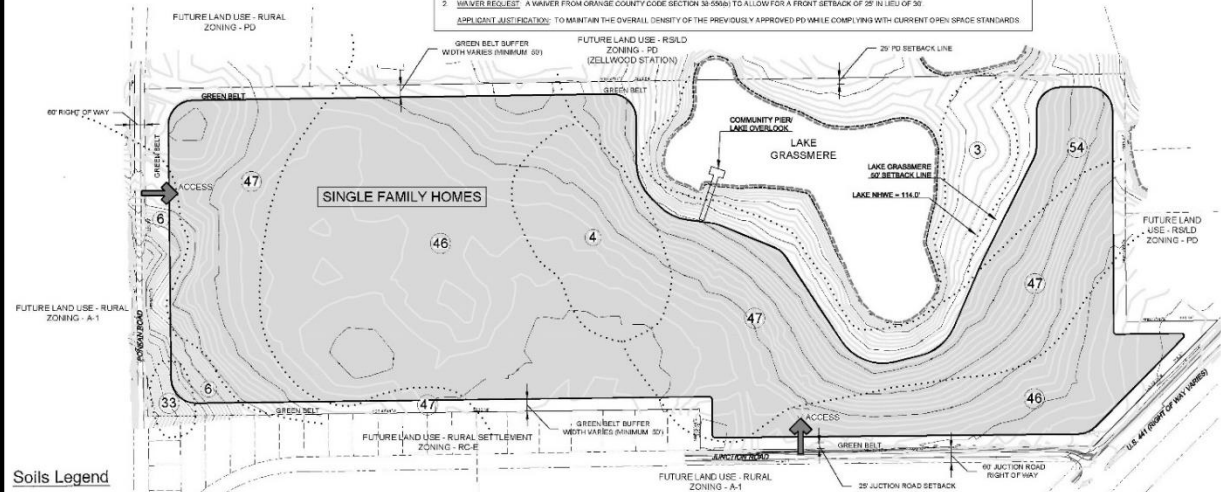
WENKA OPEN SPACE CALCULATION: 10% OPEN SPACE PROVIDED)
 10.09 ACRES
 PD PERIMETER SETBACK (10% WITH ED): 100 TRIPS
 ONLY TRIPS GENERATED (UTE 10% WITH ED): 803 TRIPS



Location Map

GRANTED WAIVERS PER BCC APPROVAL DATE 1/8/19

- WALKER BELT:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-556(1) TO ALLOW A FRONT SETBACK OF 25' TO BE IN LIEU OF 30' IN LIEU OF CODE REQUIRED MINIMUM LOT WIDTH OF 30' AND 10 ACRES (14,528 SQUARE FEET OF LOT AREA) FOR LOTS WITH CENTRAL WATER SERVICES.
APPLICANT JUSTIFICATION: TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.
- WALKER BELT:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-556(1) TO ALLOW FOR A FRONT SETBACK OF 25' IN LIEU OF 30'.
APPLICANT JUSTIFICATION: TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.



- GENERAL NOTES**
- STREETS AND INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY SHALL BE PUBLICLY OWNED.
 - SUFFER, LANDSCAPING, RECREATION AND COMMON AREAS WILL BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - PROJECT INFRASTRUCTURE WILL BE DIVIDED IN ONE PHASE.
 - ALL STORMWATER PONDS TO BE DESIGNED IN ACCORDANCE WITH CURRENT ORANGE COUNTY STANDARDS. PONDS TO BE OWNED & MAINTAINED BY ORANGE COUNTY AS PART OF STORMWATER SYSTEM FUNCTIONALITY.
 - UTILITIES PROVIDED BY THE CITY OF APOPKA.
 - UTILITIES WILL CONSIST OF LANDSCAPING, BIRTHING, OPEN BAIL FENCING, AND EXISTING TREES.
 - AN ORANGE COUNTY CONSERVATION AREA DETERMINATION APPLICATION NEEDS TO BE COMPLETE PRIOR TO PERIOD APPROVAL.
 - ALL ACRESSES REGARDING CONSERVATION AREAS INCLUDING WETLANDS AND BUFFER ARE CONSIDERED APPROXIMATE UNITS. FINALIZED BY CONSERVATION AREA DETERMINATIONS AND CONSERVATION ARE IMPACT PERMITS. APPROVAL OF THIS PLAN DOES NOT PRESENT ANY PROPOSED CONSERVATION IMPACTS.
 - NOTIFICATION THAT THE SITE IS IN THE VICINITY OF A LANDFILL WILL BE REQUIRED TO BE PLACED IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
 - IF A MASONRY WALL ALONG U.S. 41 WILL BE EVALUATED ON THE PRELIMINARY SUBDIVISION PLAN (PSP).
 - LAKE GRASSMERE SHALL BE LIMITED TO NON-MOTORIZED WATER CRAFT.
 - ACTUAL NUMBER OF HOMES ALLOWED ON THE SITE WILL BE DETERMINED ONCE THE BRITTS AND ACREAGE OF CONSERVATION AREAS HAS BEEN CONFIRMED THROUGH THE CONSERVATION AREA DETERMINATION PROCESS.
 - RECREATION AREAS SHALL COMPLY WITH ORANGE COUNTY CODE.
 - THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE WENKA STUDY AREA. AS ESTABLISHED BY THE WENKA HARBOR AND PROTECTION ACT, SECTION 26B.319-5. SPECIAL AREA REGULATIONS APPLY. IN ADDITION TO THE STATE REGULATIONS, LOCAL POLICES ARE INCLUDED IN ORANGE COUNTY COMPRISED OF THE PLAN 2019-2020. FUTURE LAND USE EIGHTH BUT NOT LIMITED TO OBJECTIVE FLUGS WENKA.
 - IN ACCORDANCE WITH SECTION 18-122, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
 - APPROVAL OF THIS REQUEST DOES NOT GRANT ANY APPROVALS FOR CONSTRUCTION OR ALTERATION OF ROAD BARRIERS, DOCKS, DECKS, OBSERVATION PERS, LAKE SHORE VEGETATION, OR SEA WALLS ON THE LAKE.

- Soils Legend**
- ③ Basinger find sand, depressional
 - ④ Candler fine sand, 0 - 5% slopes
 - ⑥ Candler-Apopka fine sands, 5% - 12%
 - ③③ Pits
 - ④⑥ Tavares fine sand, 0-5%
 - ④⑦ Tavares Millhopper fine sands 0-5% slopes
 - ⑤④ Zolfo fine sand

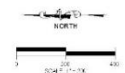
OWNER/DEVELOPER
 BCC GRASSMERE LLC
 1616 W. GARDEN BLVD SUITE 232
 TAMPA, FL 33609
 813-321-1964
 CONTACT: FRANK BOWBECK
APPLICANT/AGENT
 GRAY ROBSON
 301 SAST FINE STREET
 SUITE 1400
 ORLANDO, FL 32801
 407-843-6880
 CONTACT: THOMAS SULLIVAN

CIVIL ENGINEER
 NVE, INC.
 201 SOUTH BUNNY AVENUE
 ORLANDO, FL 32825
 407-698-3317
 CONTACT: JASON P. MAHONEY, P.E.
SURVEYOR
 ALLEN & COMPANY
 PROFESSIONAL SURVEYORS
 & MAPPERS
 16 EAST PLANT STREET
 WINTER GARDEN, FL 34787
 407-894-3388
 CONTACT: JAMES L. RECKMAN

ENVIRONMENTAL CONSULTANT
 BIO-TECH CONSULTANT
 3026 EAST SOUTH STREET
 ORLANDO, FL 32825
 407-894-3288
 CONTACT: JOHN MCKLOGG

THE BCC CONDITIONS OF APPROVAL
(DATED 1/8/19) ARE INCLUDED ON PAGE 2

RECEIVED
By Sapho at 4:33 pm, Jun 26, 2019



NV5
 201 S. BUMBY AVE.
 ORLANDO, FL
 (407) 898-3317
 WWW.NV5.COM
 CERTIFICATE OF AUTHORIZATION # 20005



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Grassmere Reserve Planned Development / Land Use Plan (PD/LUP) dated “Received June 26, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2



Board of County Commissioners

Public Hearings

August 20, 2019