

*Board of County Commissioners*

# Public Hearings

**March 24, 2020**



# **Zellwood Station PD / Riviera Hills Preliminary Subdivision Plan**

**Case:** PSP-18-08-275

**Project Name:** Zellwood Station PD / Riviera Hills PSP

**Applicant:** Christopher Wrenn, D.R. Horton, Inc.

**District:** 2

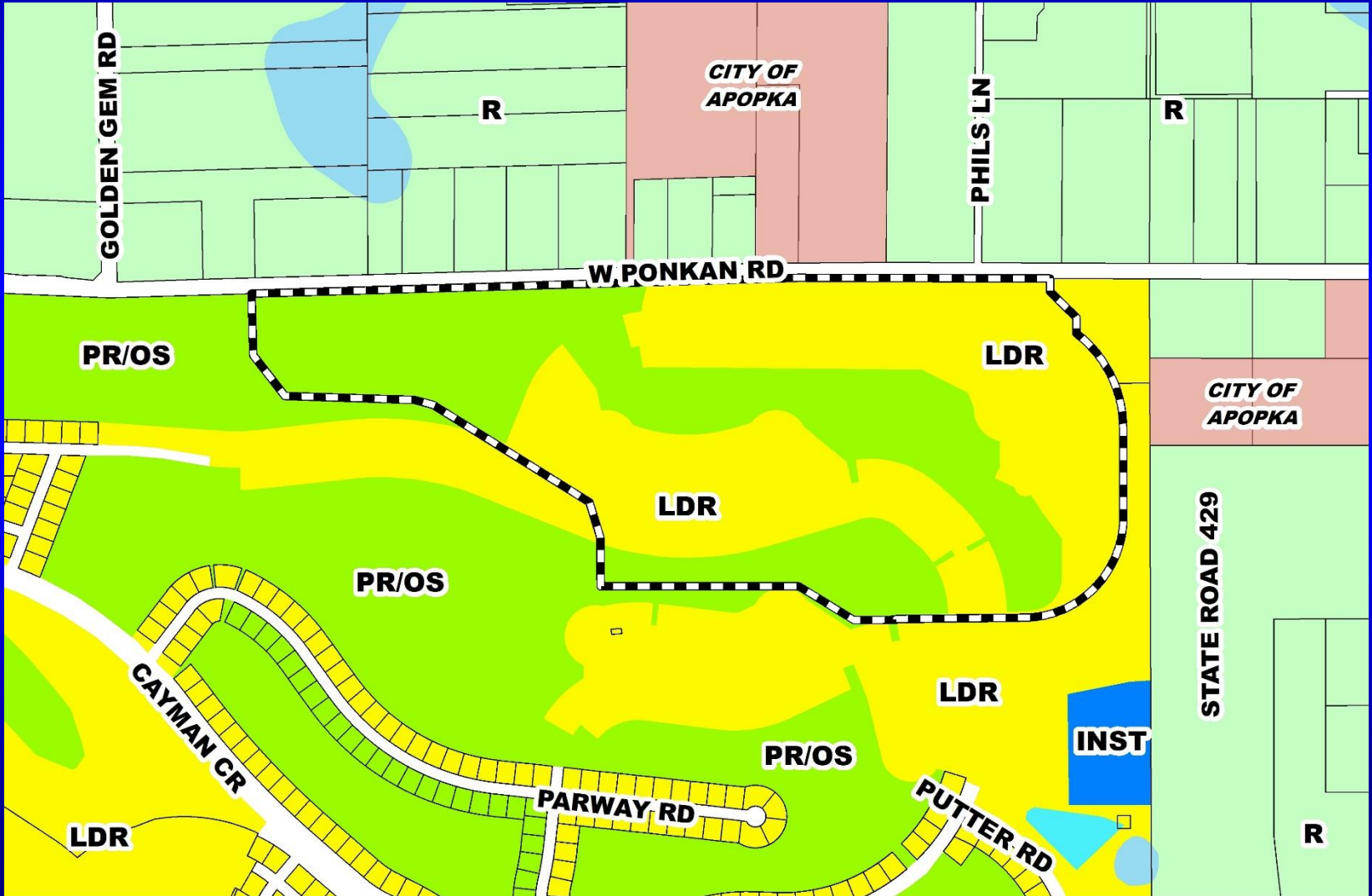
**Acreage:** 71.68 gross acres

**Location:** Generally south of West Ponkan Road and west of Plymouth Sorrento Road

**Request:** To subdivide 71.68 acres in order to construct 277 single-family residential dwelling units.

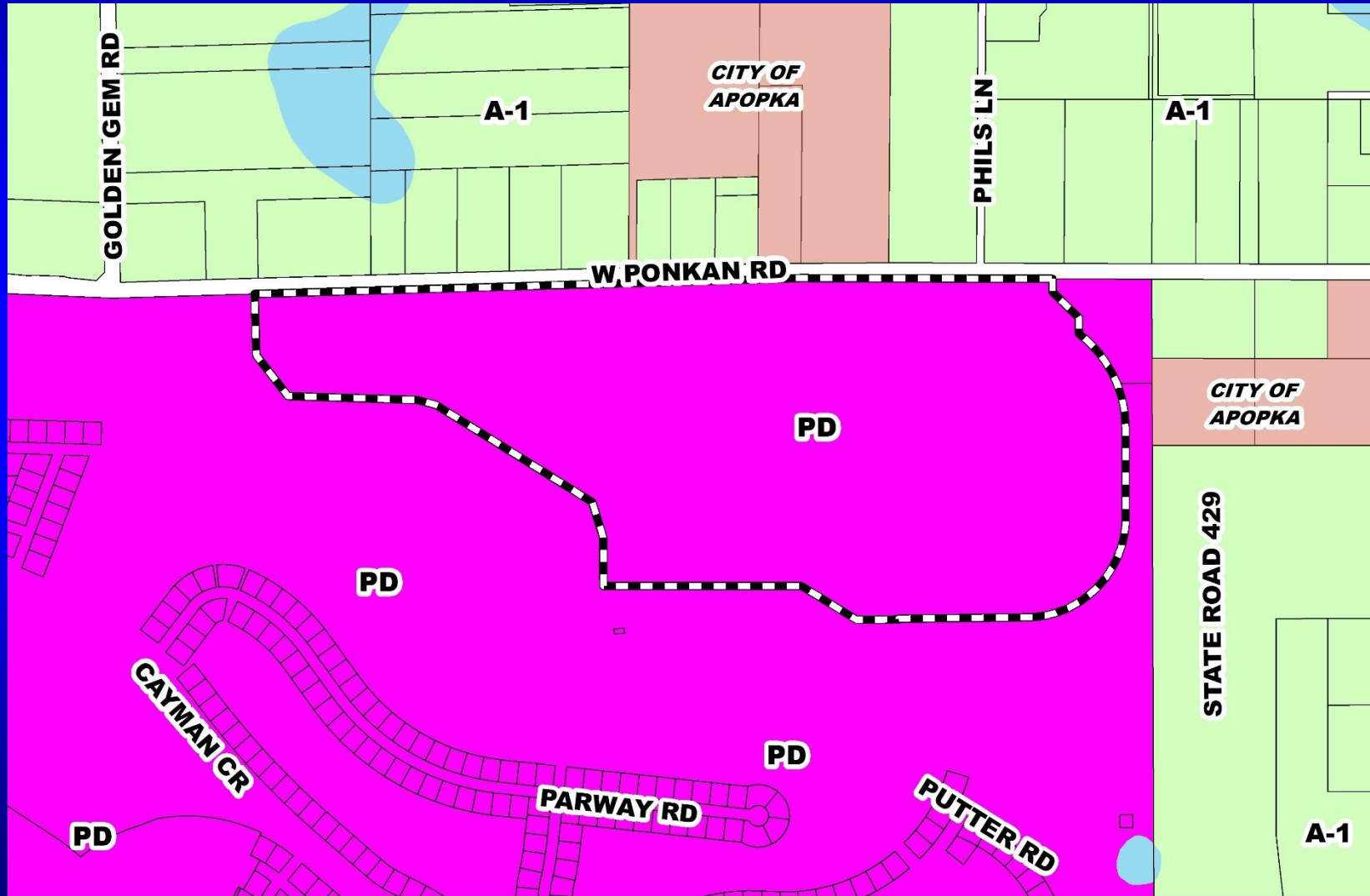


# Zellwood Station PD / Riviera Hills Preliminary Subdivision Plan Future Land Use Map





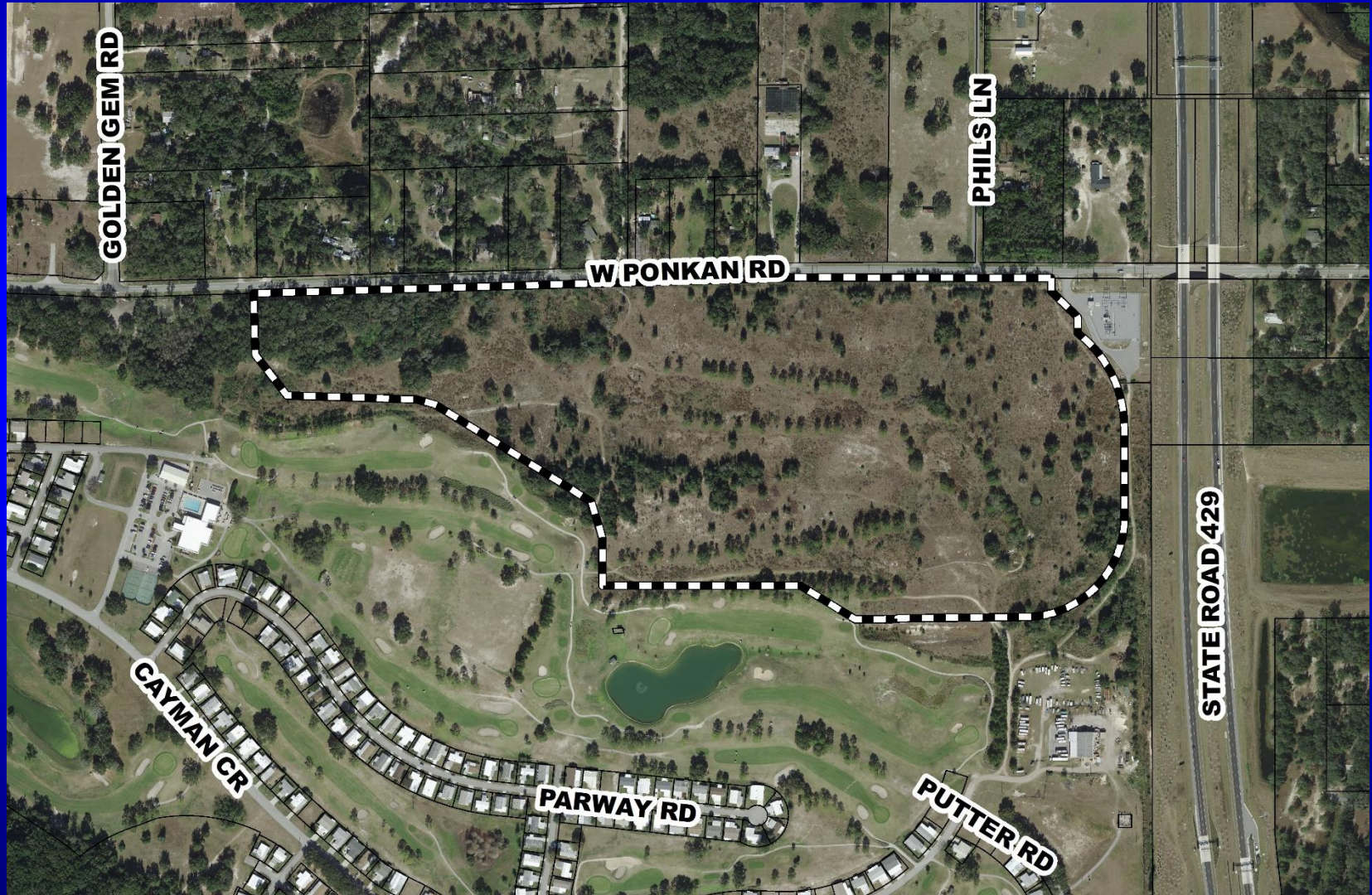
# Zellwood Station PD / Riviera Hills Preliminary Subdivision Plan Zoning Map







# Zellwood Station PD / Riviera Hills Preliminary Subdivision Plan Aerial Map





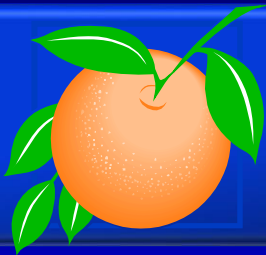




# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Zellwood Station PD / Riviera Hills PSP dated “Received January 22, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**



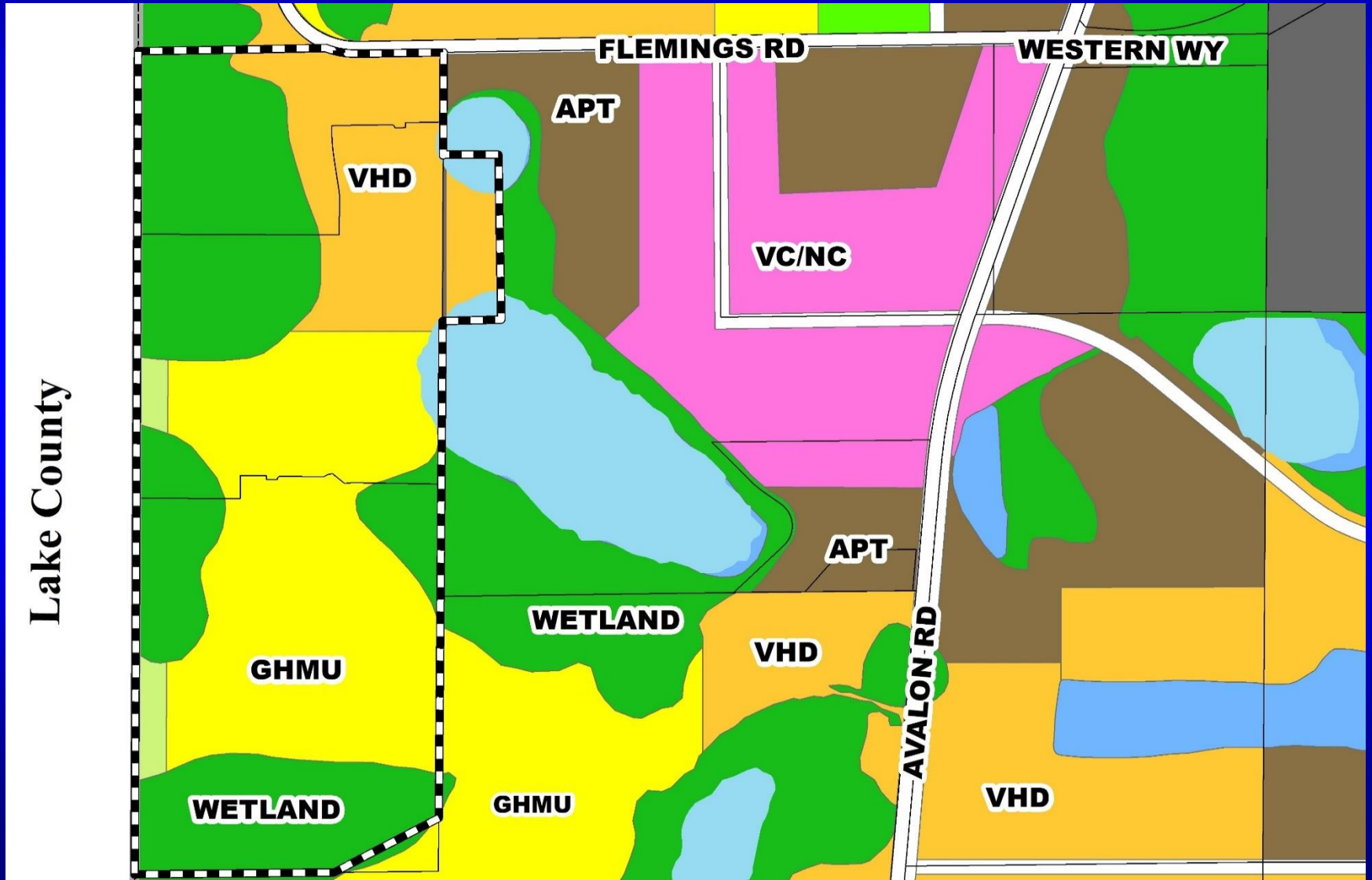
# Spring Grove – Jaffers PD / Phase 3 Parcel W-16 & a portion of Parcel W-17 Preliminary Subdivision Plan

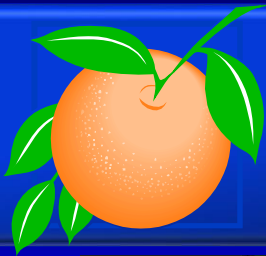
- Case:** PSP-18-11-384
- Project Name:** Spring Grove – Jaffers PD / Phase 3 Parcel W-16 & a portion of Parcel W-17 PSP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 65.98 gross acres
- Location:** Generally located south of Flemings Road and west of Avalon Road
- Request:** To subdivide 65.98 acres in order to construct 169 single-family residential dwelling units and Park Tracts P-3 and P-4.



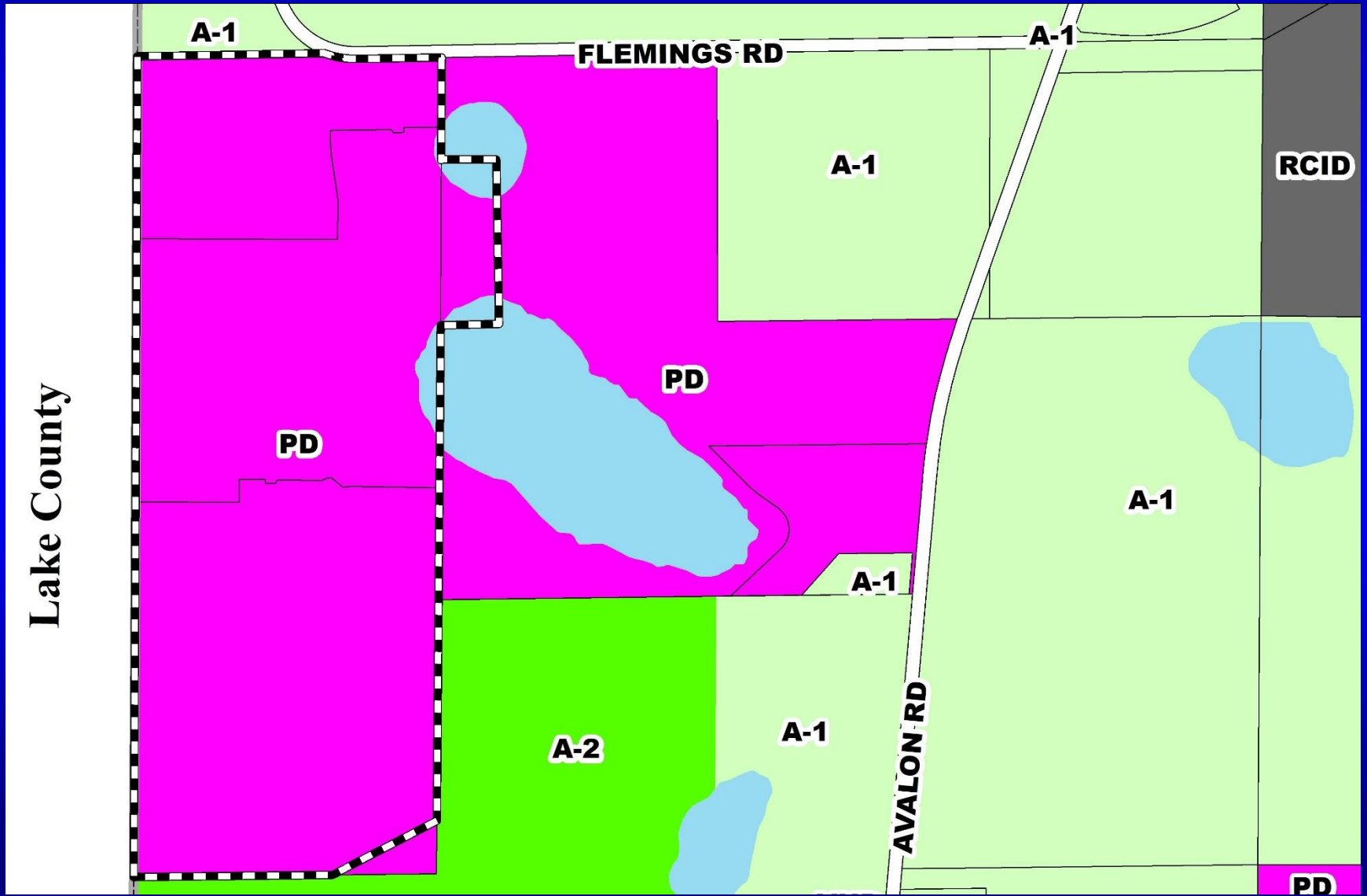


# Spring Grove – Jaffers PD / Phase 3 Parcel W-16 & a portion of Parcel W-17 Preliminary Subdivision Plan Future Land Use Map





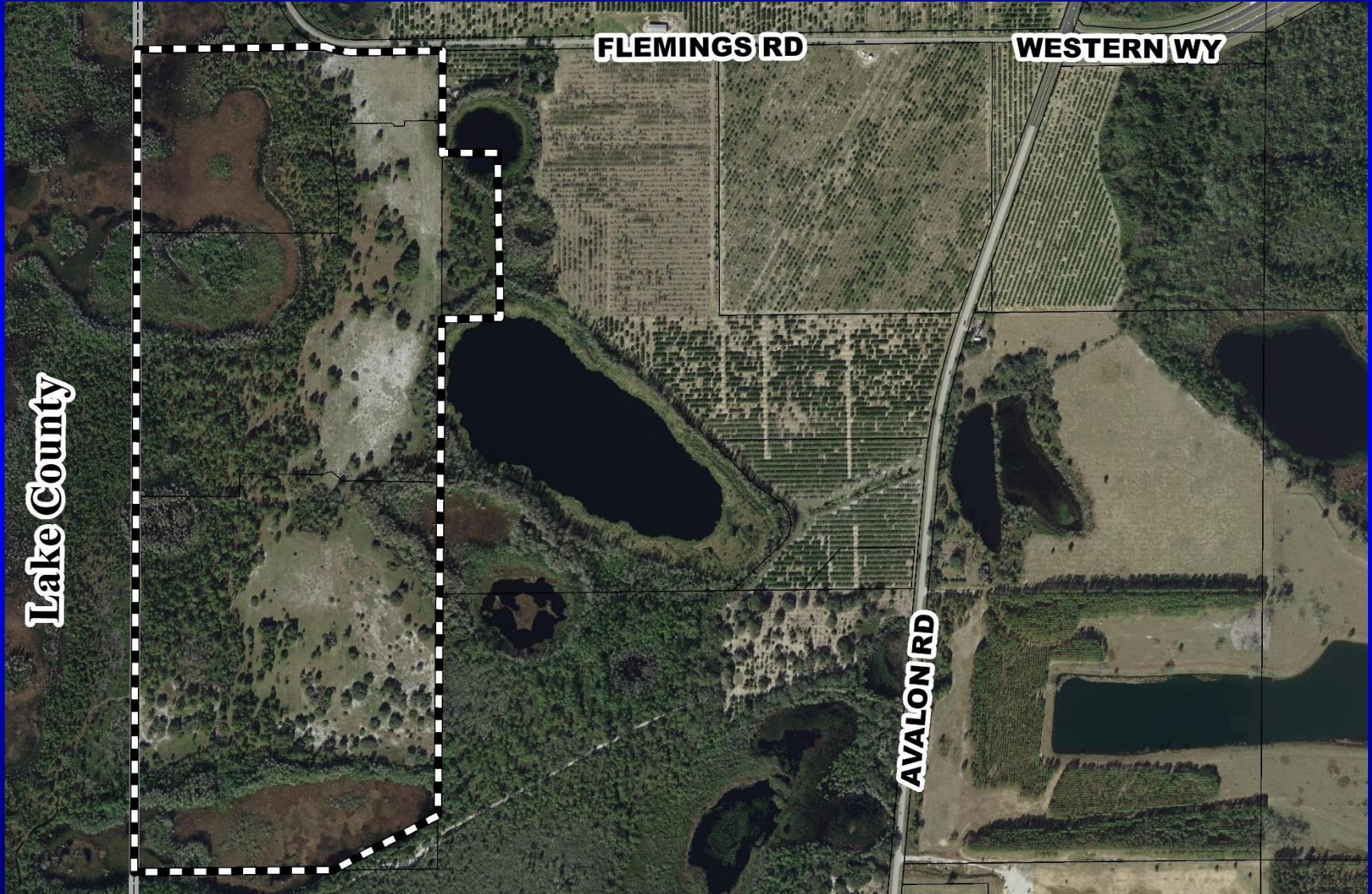
# Spring Grove – Jaffers PD / Phase 3 Parcel W-16 & a portion of Parcel W-17 Preliminary Subdivision Plan Zoning Map







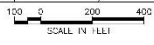
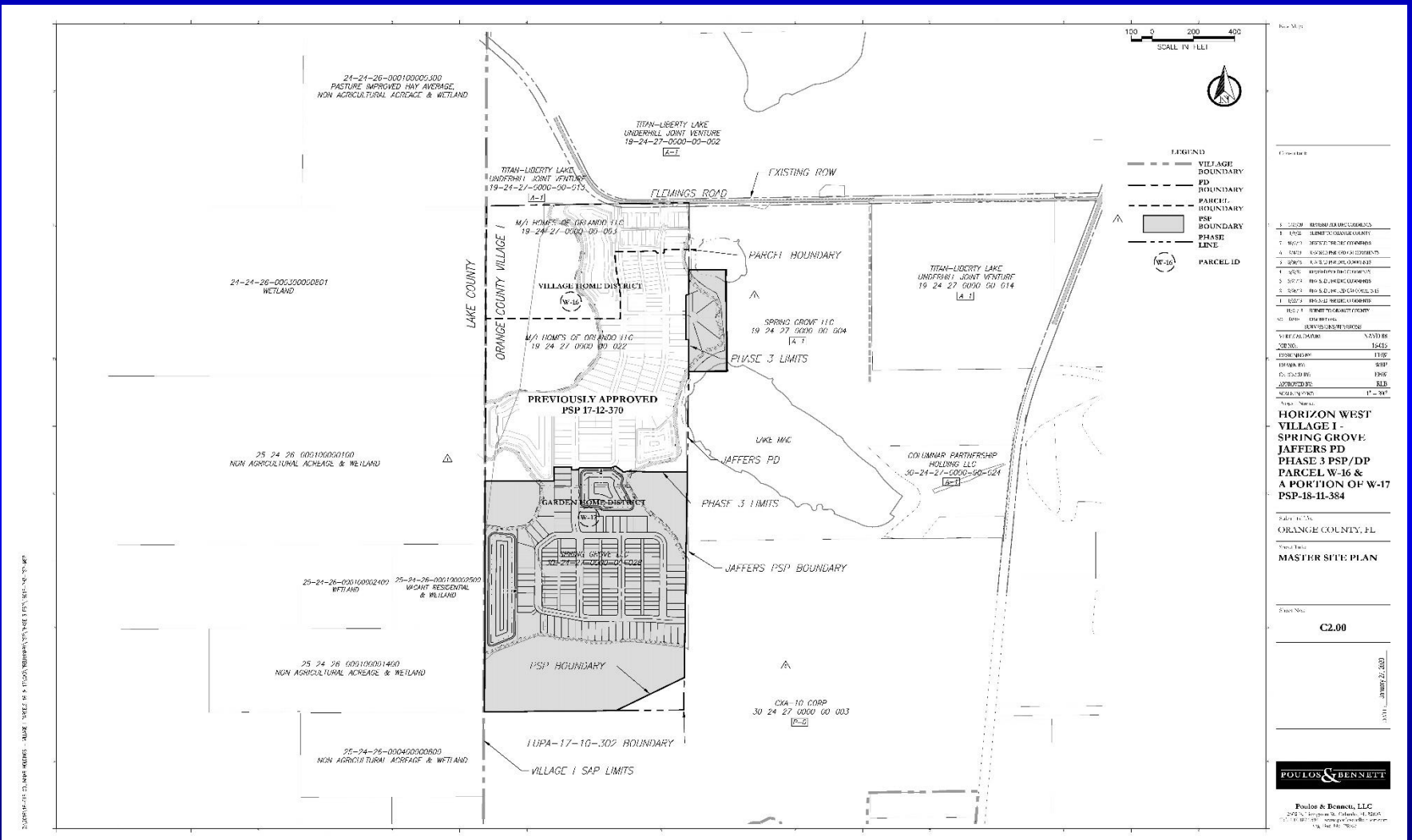
# Spring Grove – Jaffers PD / Phase 3 Parcel W-16 & a portion of Parcel W-17 Preliminary Subdivision Plan Aerial Map







# Spring Grove – Jaffers PD / Phase 3 Parcel W-16 & a portion of Parcel W-17 Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



- LEGEND**
- VILLAGE BOUNDARY
  - PD BOUNDARY
  - PARCEL BOUNDARY
  - PSP BOUNDARY
  - PHASE LINE
  - PARCEL ID

**Table 1: Schedule of Conditions**

Item	Description
1	USE: RESIDENTIAL COMMUNITY
2	USE: RESIDENTIAL COMMUNITY
3	USE: RESIDENTIAL COMMUNITY
4	USE: RESIDENTIAL COMMUNITY
5	USE: RESIDENTIAL COMMUNITY
6	USE: RESIDENTIAL COMMUNITY
7	USE: RESIDENTIAL COMMUNITY
8	USE: RESIDENTIAL COMMUNITY
9	USE: RESIDENTIAL COMMUNITY
10	USE: RESIDENTIAL COMMUNITY
11	USE: RESIDENTIAL COMMUNITY
12	USE: RESIDENTIAL COMMUNITY
13	USE: RESIDENTIAL COMMUNITY
14	USE: RESIDENTIAL COMMUNITY
15	USE: RESIDENTIAL COMMUNITY
16	USE: RESIDENTIAL COMMUNITY
17	USE: RESIDENTIAL COMMUNITY
18	USE: RESIDENTIAL COMMUNITY
19	USE: RESIDENTIAL COMMUNITY
20	USE: RESIDENTIAL COMMUNITY
21	USE: RESIDENTIAL COMMUNITY
22	USE: RESIDENTIAL COMMUNITY
23	USE: RESIDENTIAL COMMUNITY
24	USE: RESIDENTIAL COMMUNITY
25	USE: RESIDENTIAL COMMUNITY
26	USE: RESIDENTIAL COMMUNITY
27	USE: RESIDENTIAL COMMUNITY
28	USE: RESIDENTIAL COMMUNITY
29	USE: RESIDENTIAL COMMUNITY
30	USE: RESIDENTIAL COMMUNITY
31	USE: RESIDENTIAL COMMUNITY
32	USE: RESIDENTIAL COMMUNITY
33	USE: RESIDENTIAL COMMUNITY
34	USE: RESIDENTIAL COMMUNITY
35	USE: RESIDENTIAL COMMUNITY
36	USE: RESIDENTIAL COMMUNITY
37	USE: RESIDENTIAL COMMUNITY
38	USE: RESIDENTIAL COMMUNITY
39	USE: RESIDENTIAL COMMUNITY
40	USE: RESIDENTIAL COMMUNITY
41	USE: RESIDENTIAL COMMUNITY
42	USE: RESIDENTIAL COMMUNITY
43	USE: RESIDENTIAL COMMUNITY
44	USE: RESIDENTIAL COMMUNITY
45	USE: RESIDENTIAL COMMUNITY
46	USE: RESIDENTIAL COMMUNITY
47	USE: RESIDENTIAL COMMUNITY
48	USE: RESIDENTIAL COMMUNITY
49	USE: RESIDENTIAL COMMUNITY
50	USE: RESIDENTIAL COMMUNITY

**HORIZON WEST VILLAGE I - JAFFERS PD PHASE 3 PSP/DP PARCEL W-16 & A PORTION OF W-17 PSP-18-1L-384**

ORANGE COUNTY, FL  
MASTER SITE PLAN

C2.00



Poulos & Bennett, LLC  
2025 January 22, 2025

DATE: 01/22/2025 10:00 AM



# Updated Condition #24

24. Prior to issuance of a Certificate of Completion for this phase, if Segment 5 of Flemings Road has not been upgraded or widened pursuant to the Village I Road Network Agreement approved by the Board of County Commissioners on January 28, 2020, and recorded as Document # 20200109451 in the Public Records of Orange County, Florida, then Sheet C5.10 of this PSP shall apply and that portion of Flemings Road from the subdivision entrance to the APF access road shall be reconstructed to County standards as a two-lane rural section with a minimum of twenty (20) feet pavement width and a five (5) foot sidewalk along the south side of the roadway. The APF access road, if required, shall be constructed to County standards and shall connect to Avalon Road / C.R. 545. Additionally, the rural segment of the APF access road shall be improved to an urban section prior to or concurrently with any future PSP/DP within this PD that is proposed beyond Phase 4 single-family residential development, and the storm water from such urban segment shall be incorporated into a master storm water facility or an individual storm water pond at no cost to the County.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Spring Grove - Jaffers PD / Phase 3 – Parcel W-16 & a portion of Parcel W-17 PSP dated “Received February 4, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report as amended.**

**District 1**





*Board of County Commissioners*

# Public Hearings

**March 24, 2020**