

*Board of County Commissioners*

# Public Hearings

**July 7, 2020**

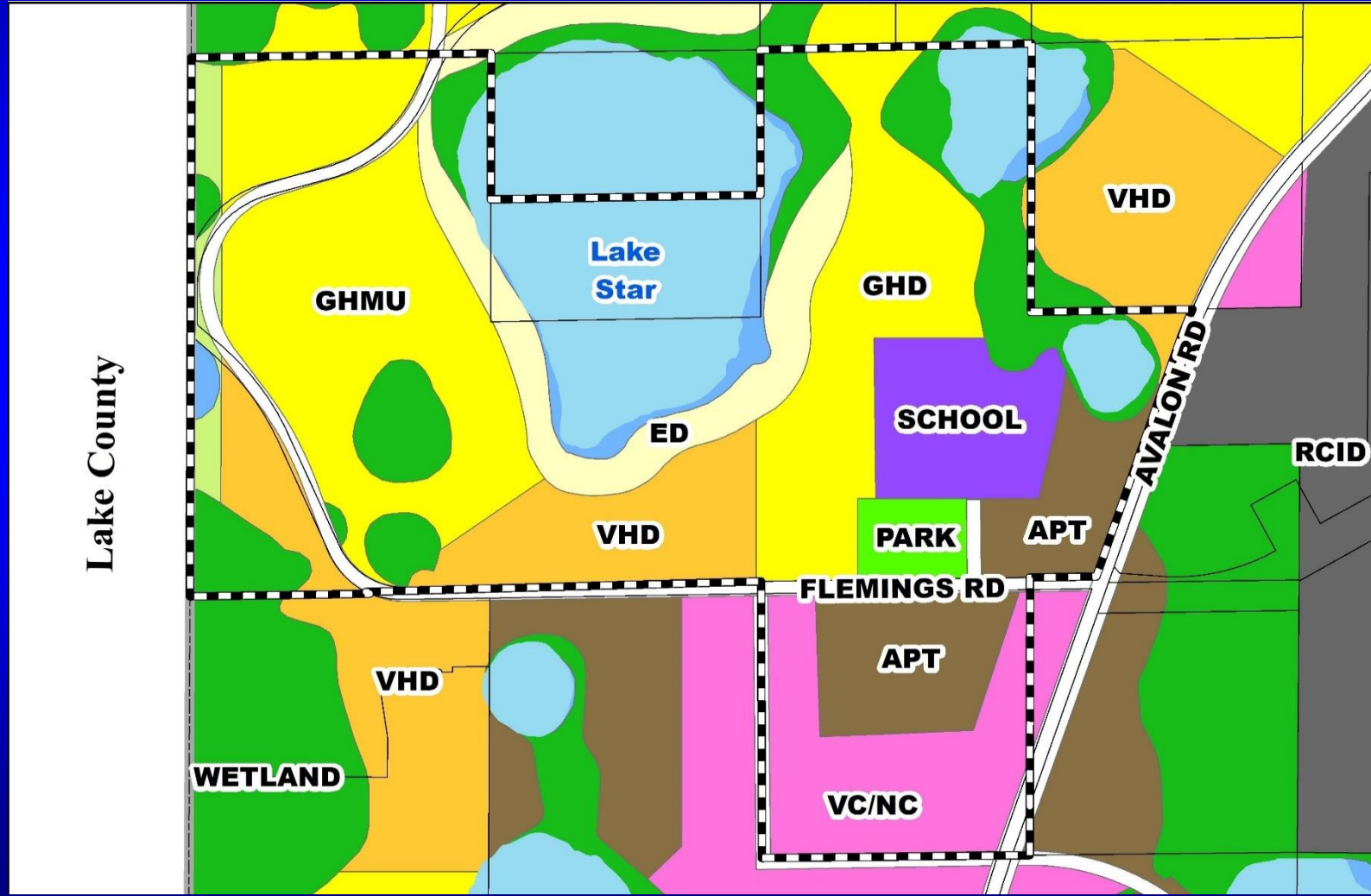


## Horizon West – Village I - Gem Groves Planned Development / Land Use Plan

- Case:** LUP-18-10-334
- Project Name:** Horizon West – Village I - Gem Groves PD
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 277.09 gross acres (overall PD)
- Location:** Generally located north and south of Flemings Road, west of C.R. 545 (Avalon Rd.), and west of Lake Star Road
- Request:** To rezone 277.09 acres from A-1 (Citrus Rural District) to PD (Planned Development District) in order to develop 370 multi-family dwelling units, 117 single-family attached dwelling units, 365 single-family detached dwelling units, a 5-acre APF park, an elementary school, 200,000 square feet of commercial space, and a communications tower. The request also includes seven (7) conditional uses to the village center. Additionally, seventeen (17) waivers from Orange County Code are associated with this request.

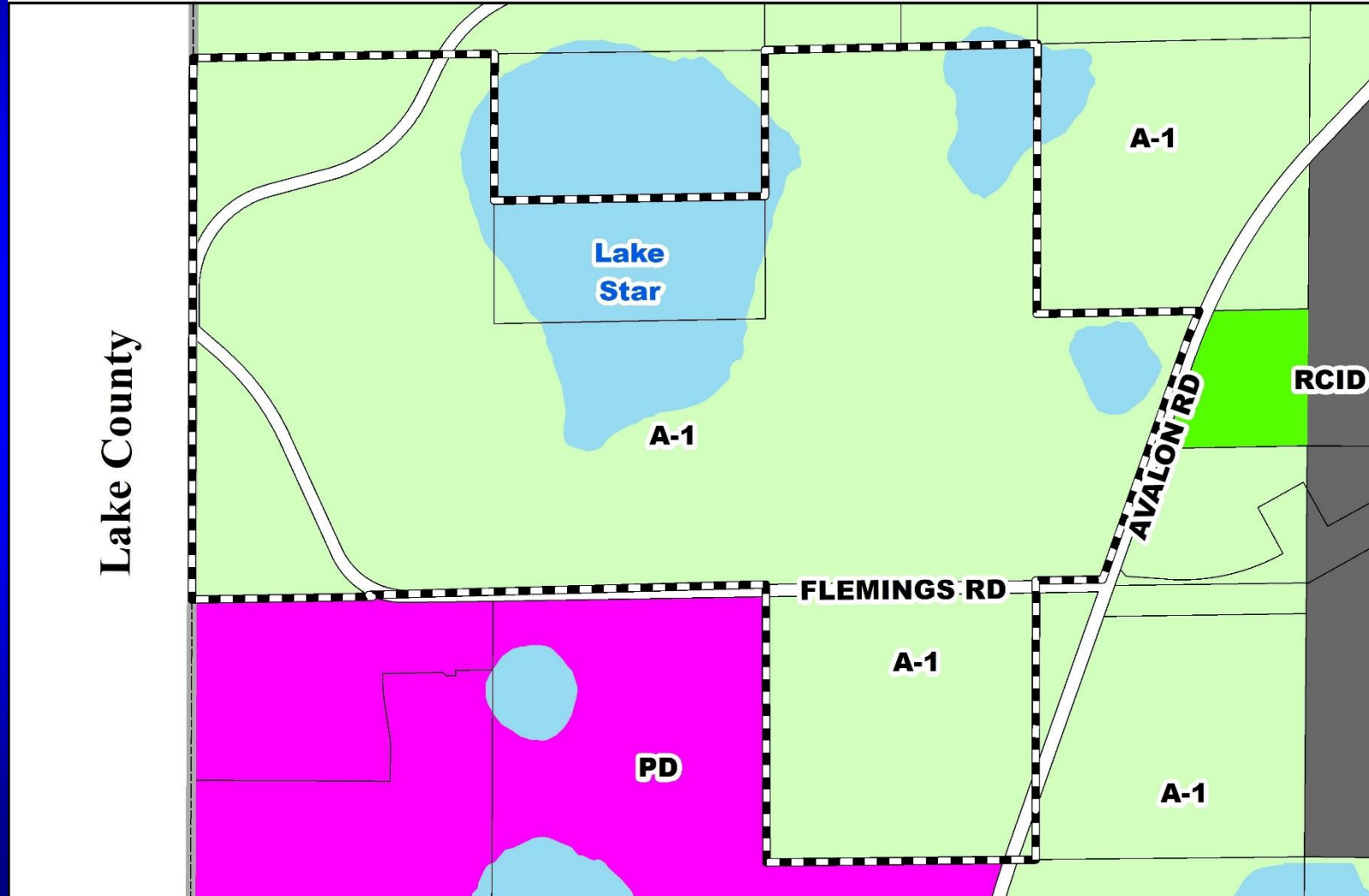


# Horizon West – Village I - Gem Groves Planned Development / Land Use Plan Future Land Use Map



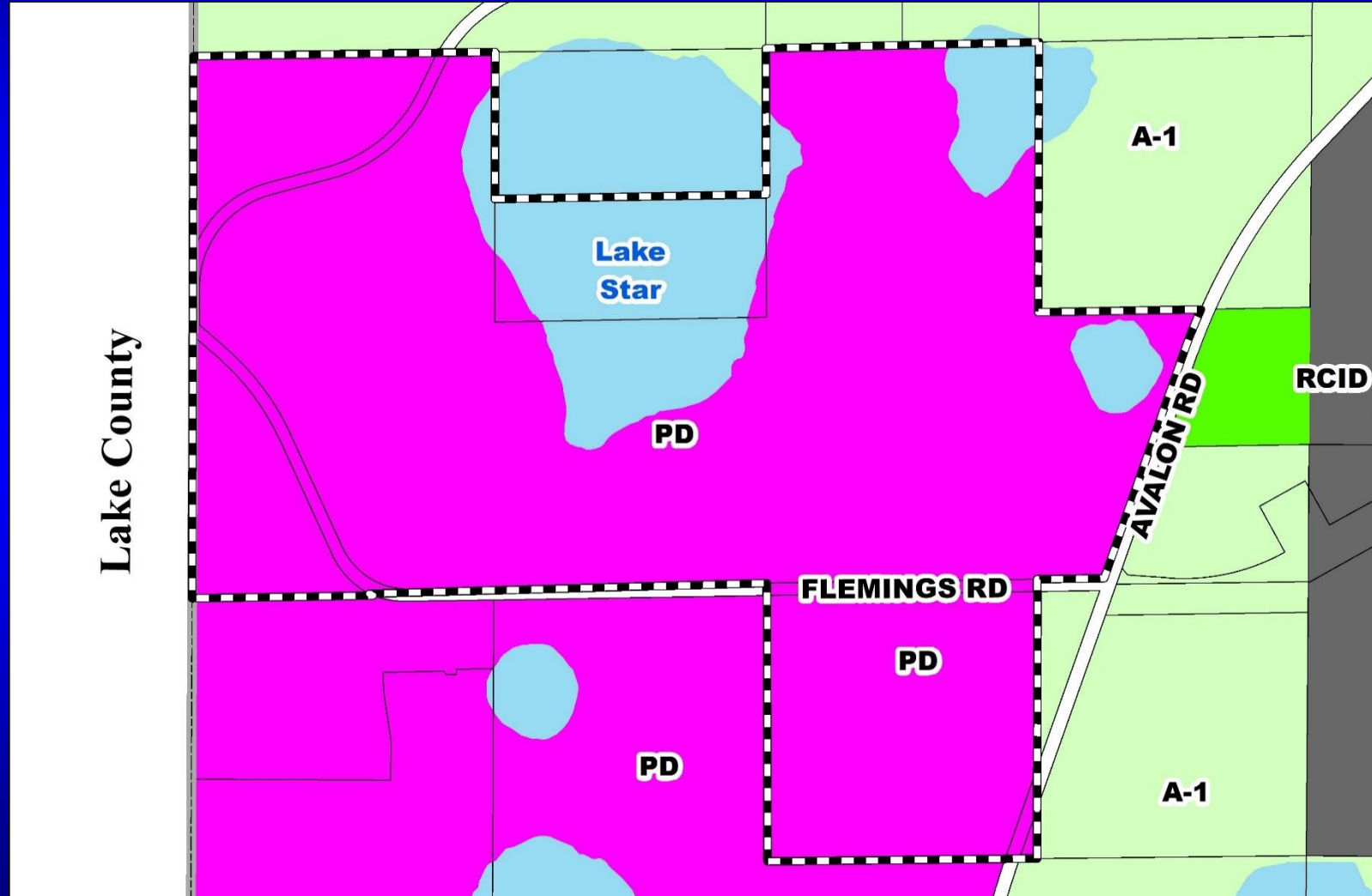


# Horizon West – Village I - Gem Groves Planned Development / Land Use Plan Zoning Map





# Horizon West – Village I - Gem Groves Planned Development / Land Use Plan Proposed Zoning Map







# Horizon West – Village I - Gem Groves Planned Development / Land Use Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Horizon West – Village I – Gem Groves Planned Development / Land Use Plan (PD/LUP) dated “Received January 21, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report, and**

**Approve the associated Adequate Public Facilities Agreement that was pulled off the consent agenda under J.5.**

**District 1**



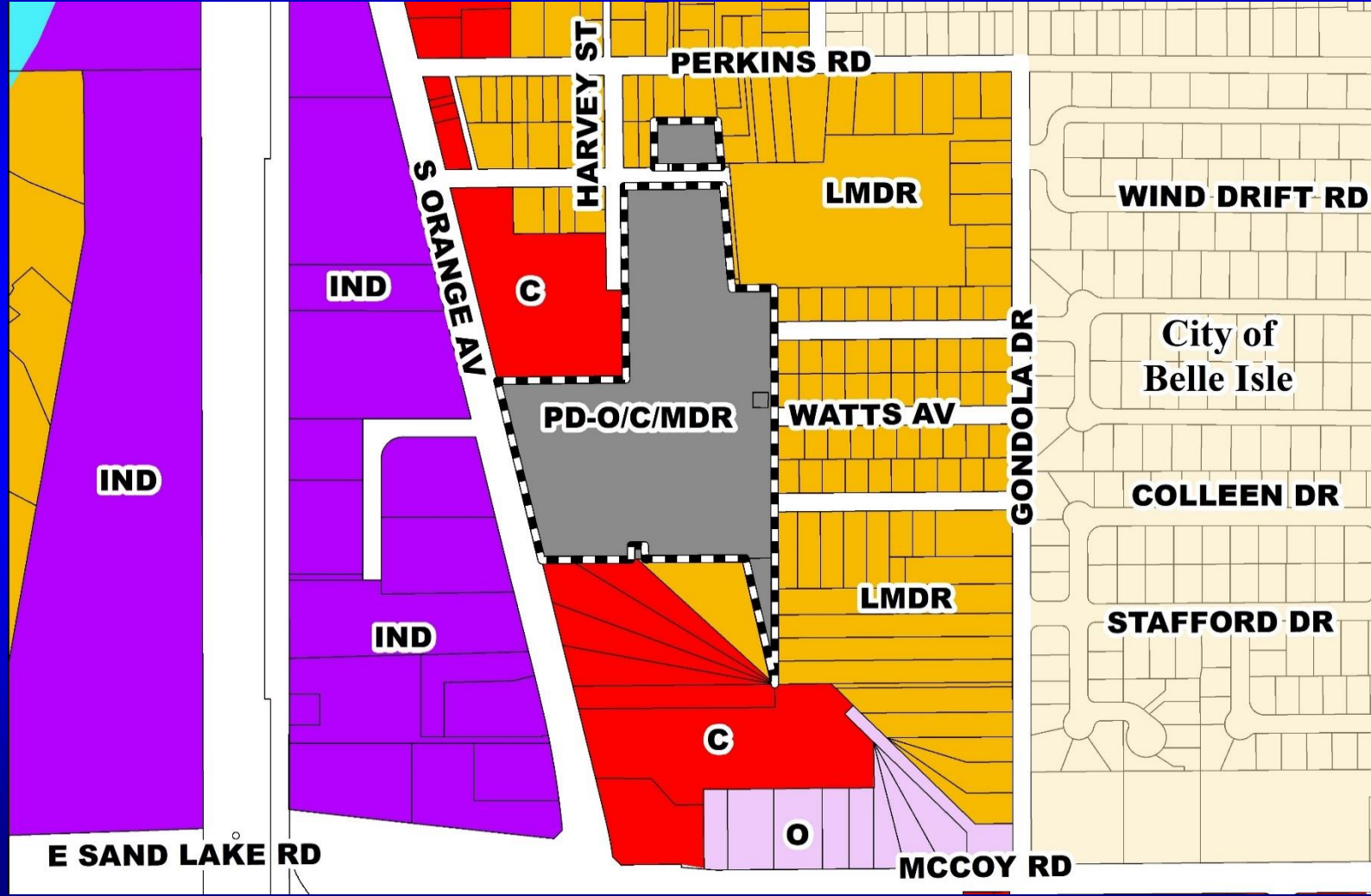


## South Orlando Urban Center Planned Development / Land Use Plan

- Case:** CDR-20-02-057
- Project Name:** South Orlando Urban Center PD
- Applicant:** Constance Silver, TRI<sup>3</sup> Civil Engineering Design Studio, Inc.
- District:** 3
- Acreage:** 18.09 gross acres (overall PD)
- Location:** Generally north of Sand Lake Road and east of South Orange Avenue
- Request:** To convert the approved 38 single-family attached residential units to 38 multi-family units to be constructed to resemble townhomes. Additionally, five (5) waivers from Orange County Code related to multi-family building setbacks, landscaping, buffers, and building separation.

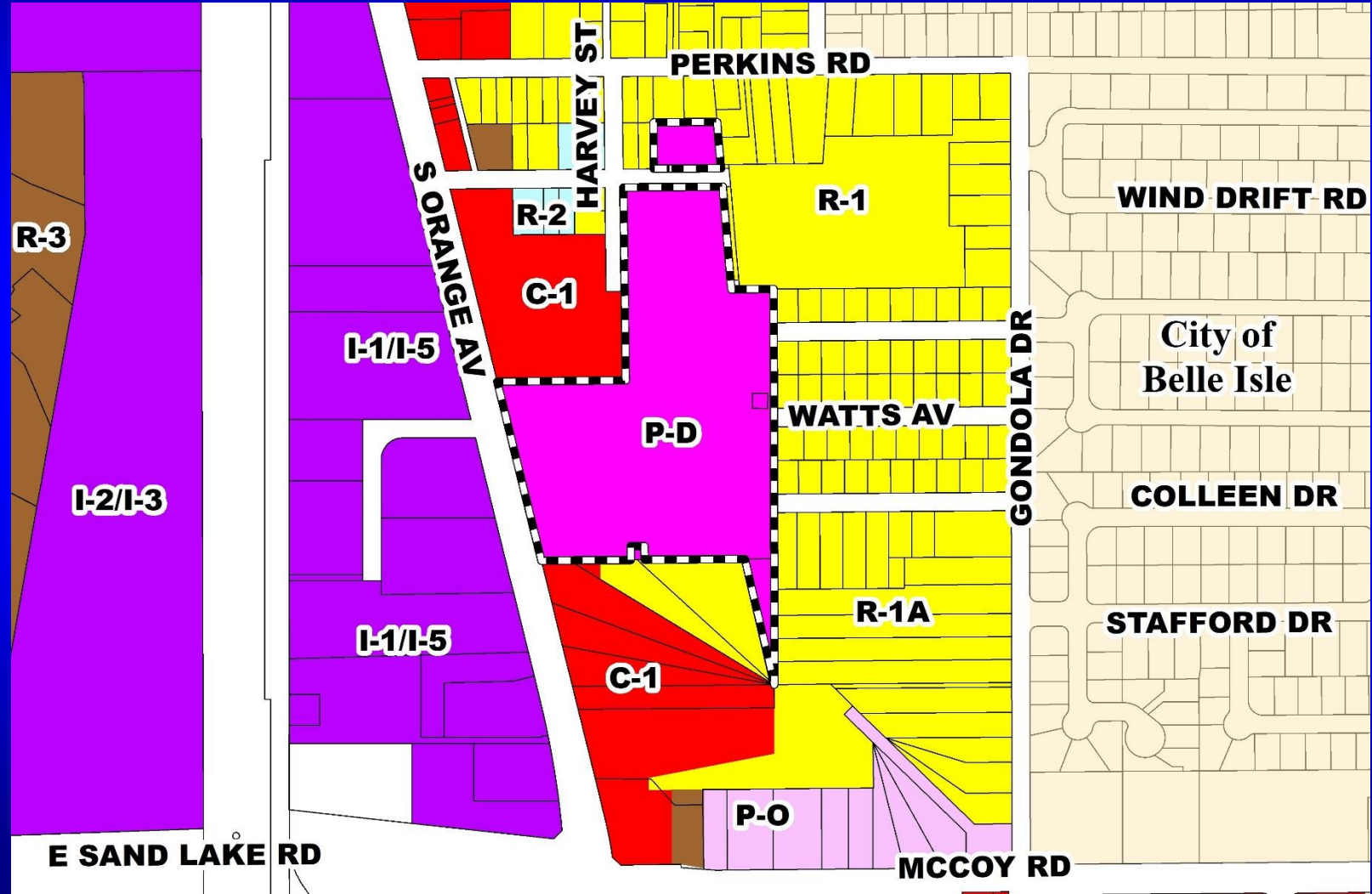


# South Orlando Urban Center Planned Development / Land Use Plan Future Land Use Map





# South Orlando Urban Center Planned Development / Land Use Plan Zoning Map



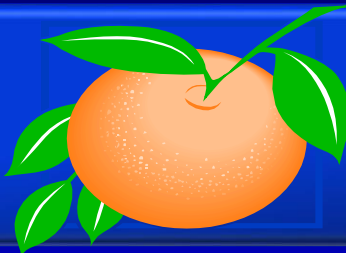




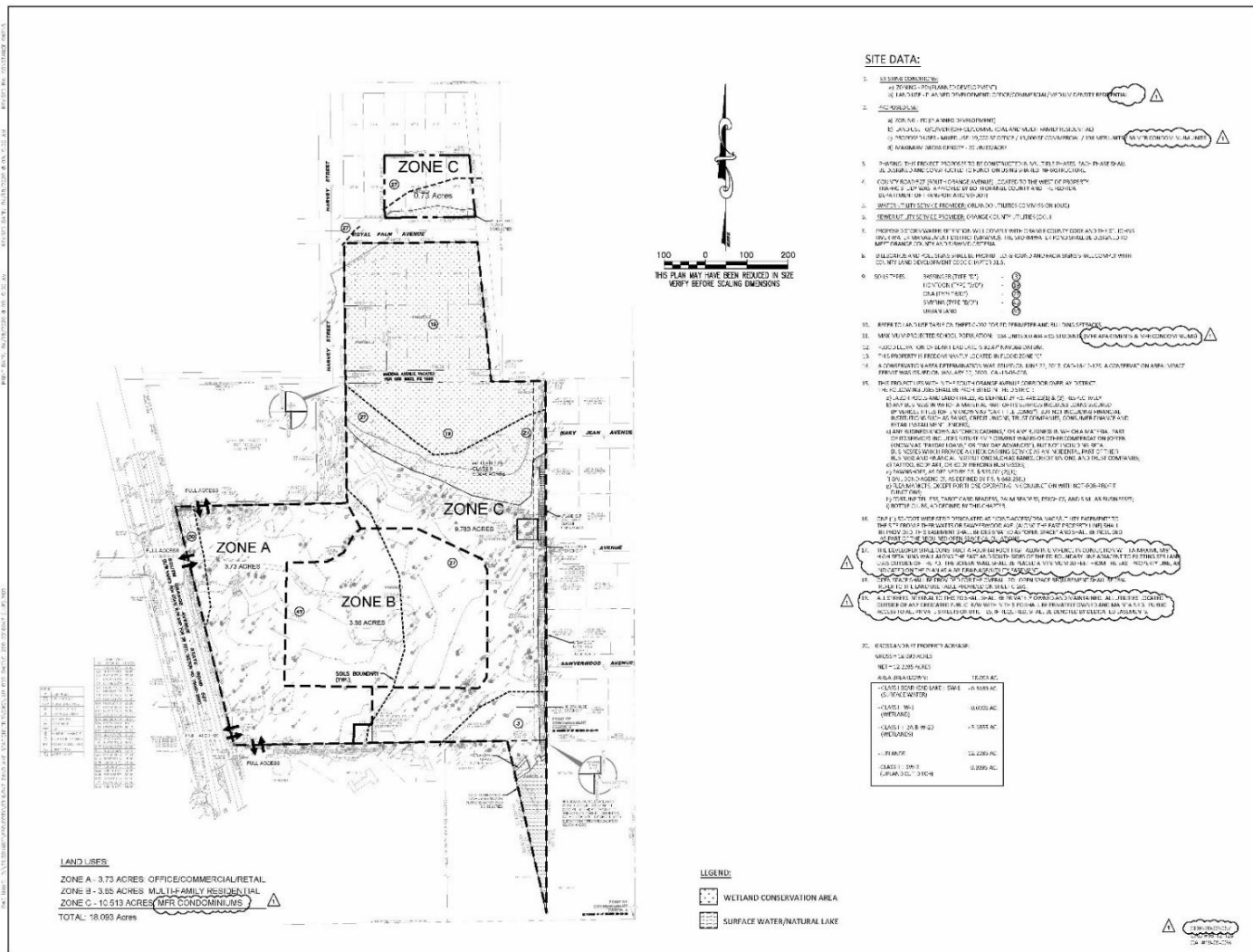
# South Orlando Urban Center Planned Development / Land Use Plan Aerial Map







# South Orlando Urban Center Planned Development / Land Use Plan Overall Land Use Plan



**LAND USES**  
 ZONE A - 3.73 ACRES OFFICE/COMMERCIAL/RETAIL  
 ZONE B - 3.38 ACRES MULTIFAMILY RESIDENTIAL  
 ZONE C - 0.75 ACRES (MFR CONDOMINIUMS)  
 TOTAL - 7.86 ACRES

**LEGEND**  
 WETLAND CONSERVATION AREA  
 SURFACE WATER/NATURAL LAKE

**SITE DATA:**

1. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
2. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
3. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
4. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
5. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
6. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
7. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
8. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
9. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
10. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
11. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
12. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
13. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
14. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
15. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
16. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
17. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
18. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
19. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)
20. EXISTING ZONING: PD-10 (PLANNED DEVELOPMENT)

CLASS	AREA (AC)
CLASS 1 (MFR)	0.75 AC
CLASS 2 (MFR)	0.75 AC
CLASS 3 (MFR)	0.75 AC
CLASS 4 (MFR)	0.75 AC
CLASS 5 (MFR)	0.75 AC
CLASS 6 (MFR)	0.75 AC
CLASS 7 (MFR)	0.75 AC
CLASS 8 (MFR)	0.75 AC
CLASS 9 (MFR)	0.75 AC
CLASS 10 (MFR)	0.75 AC



**Civil Engineering  
Design Studio, Inc.**  
 11111 W. WINDY HILL BLVD. SUITE 100  
 ORLANDO, FL 32837  
 PHONE: 407-881-1111 FAX: 407-881-1112  
 CERTIFICATE OF AUTHORIZATION 20312

**SOUTH ORLANDO  
URBAN CENTER PD**

**LAND USE  
PLAN**

DATE: 10/15/10  
 DRAWN BY: [Name]

CONTRACT NO. 10-100-0000  
 PLAN NO. C-200-10-100-0000

REV.	DATE	DESCRIPTION
01	10/15/10	ISSUED FOR PERMIT

**LAND USE PLAN**

SCALE: 1" = 100'  
 DATE: 10/15/10  
 DRAWN BY: [Name]

**C-200**



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the South Orlando Urban Center Planned Development / Land Use Plan (PD/LUP) dated “Received May 5, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**

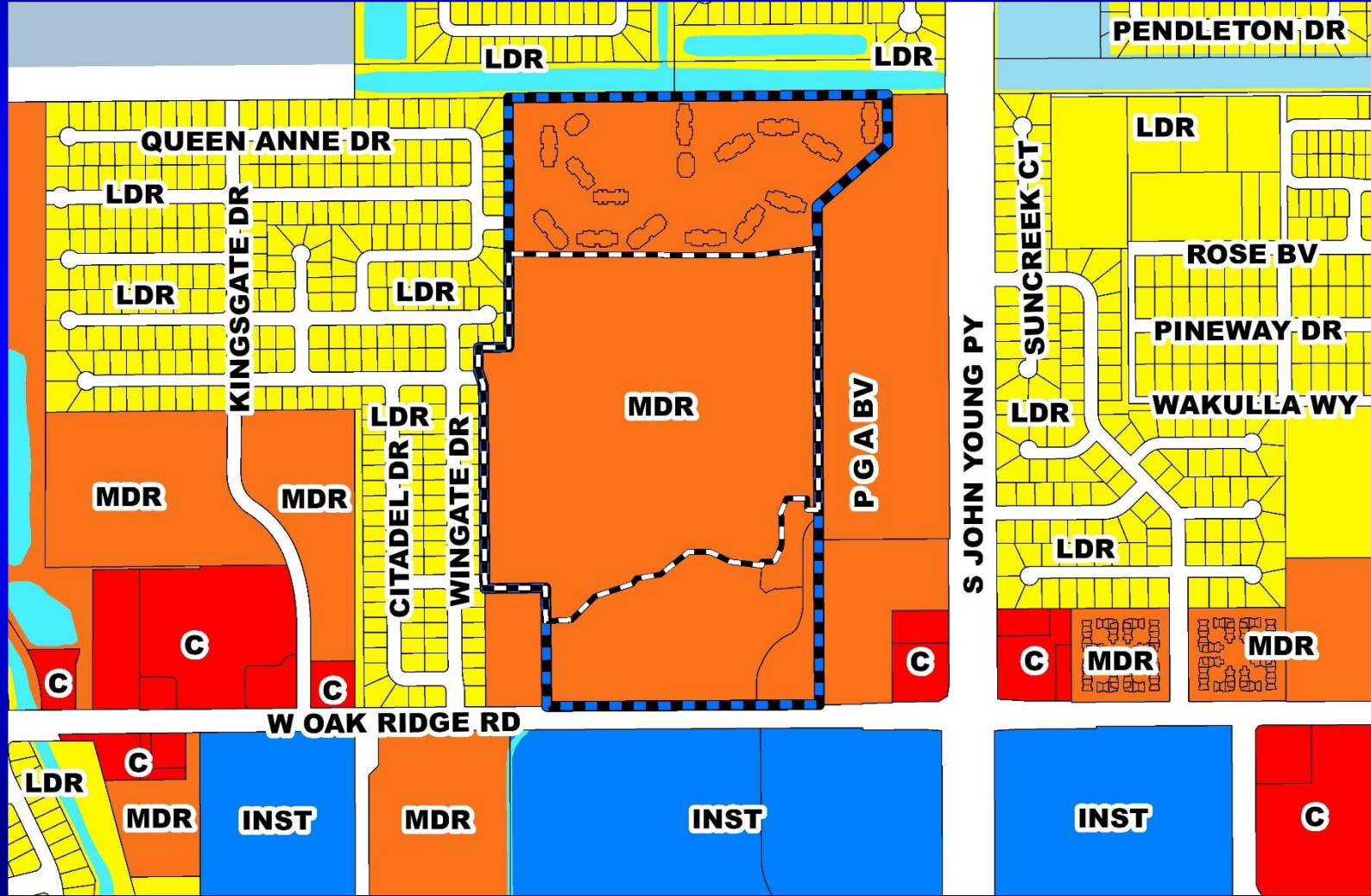


## **Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan**

- Case:** CDR-19-08-264
- Project Name:** Cannongate (The Greens / Thousand Oaks) PD
- Applicant:** Jay R. Jackson, P.E., Kimley-Horn & Associates, Inc.
- District:** 6
- Acreage:** 82.15 gross acres (overall PD)  
43.64 gross acres (affected parcel only)
- Location:** Generally north of W. Oak Ridge Road, south of Conroy Road, east of Wingate Drive, and west of S. John Young Parkway
- Request:** To use the trip equivalency matrix to convert the approved 30,000 square feet commercial health club / clubhouse uses into 27,180 square feet of C-1 (Retail Commercial District) uses and to delete Board Condition of Approval #7 from September 25, 1989, which prohibited commercial uses other than the health club and pro shop for the golf course. Additionally, three (3) waivers from Orange County Code related to building height and building setbacks are associated with this request.



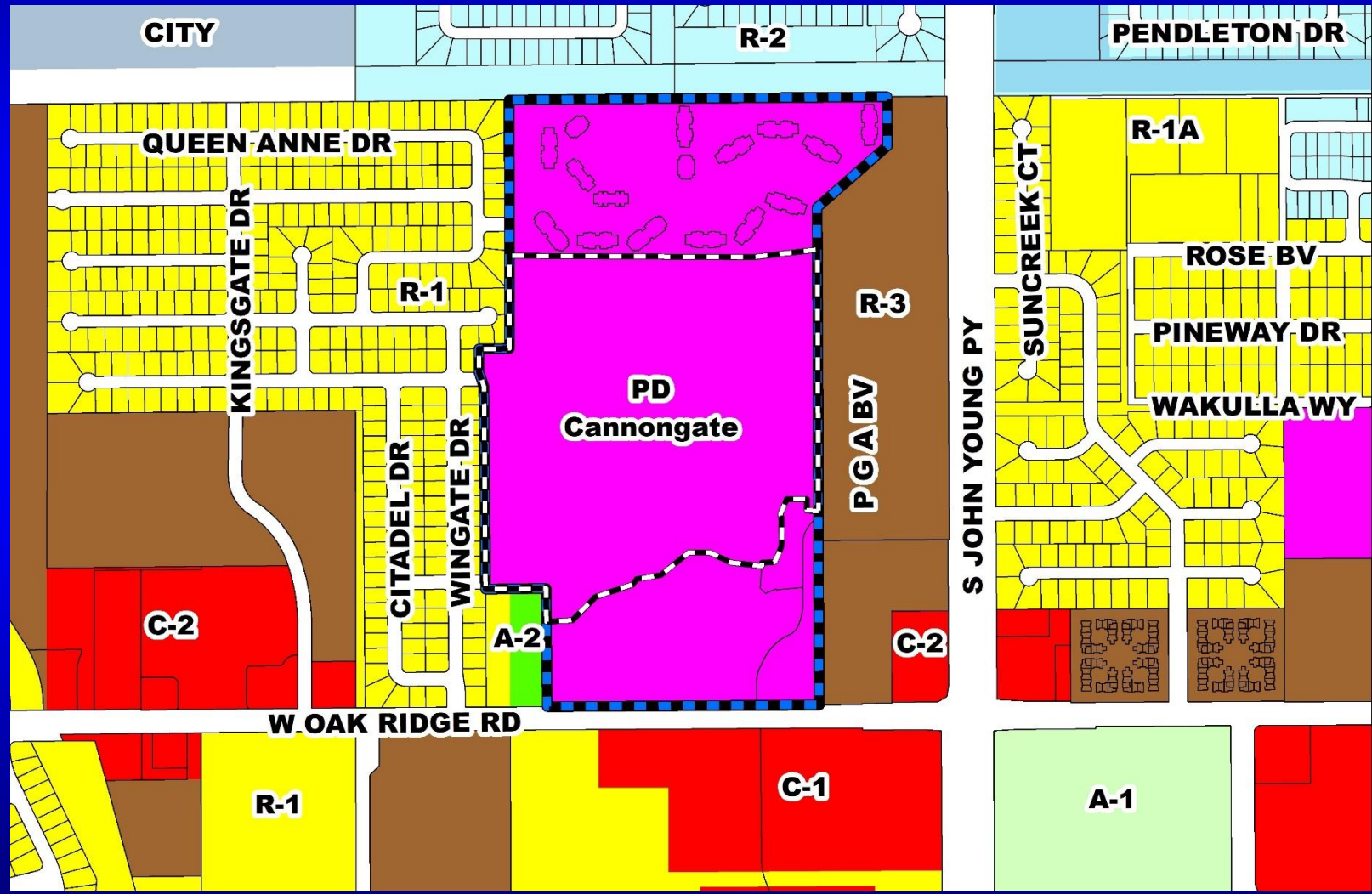
# Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Future Land Use Map







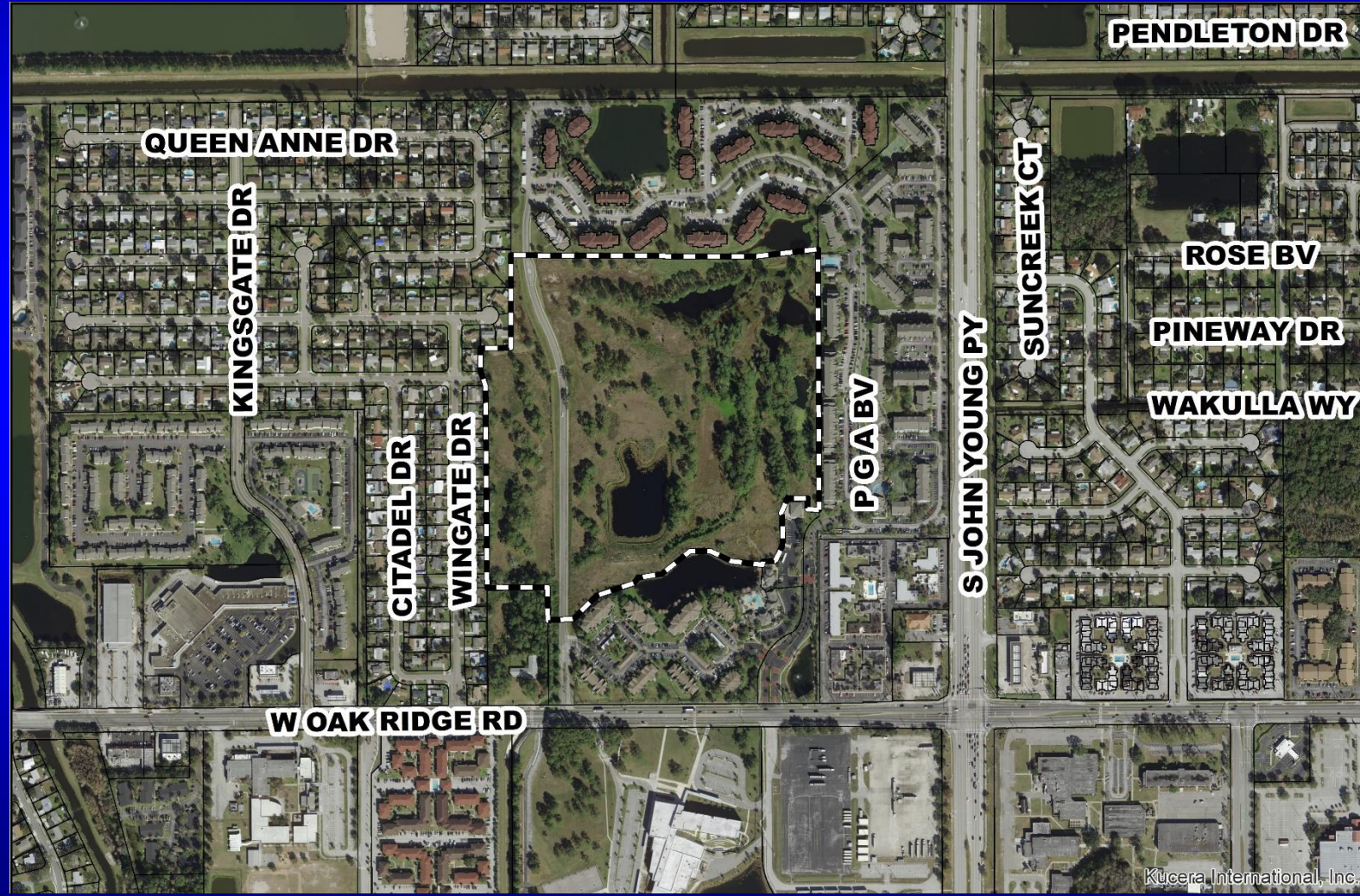
# Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Zoning Map







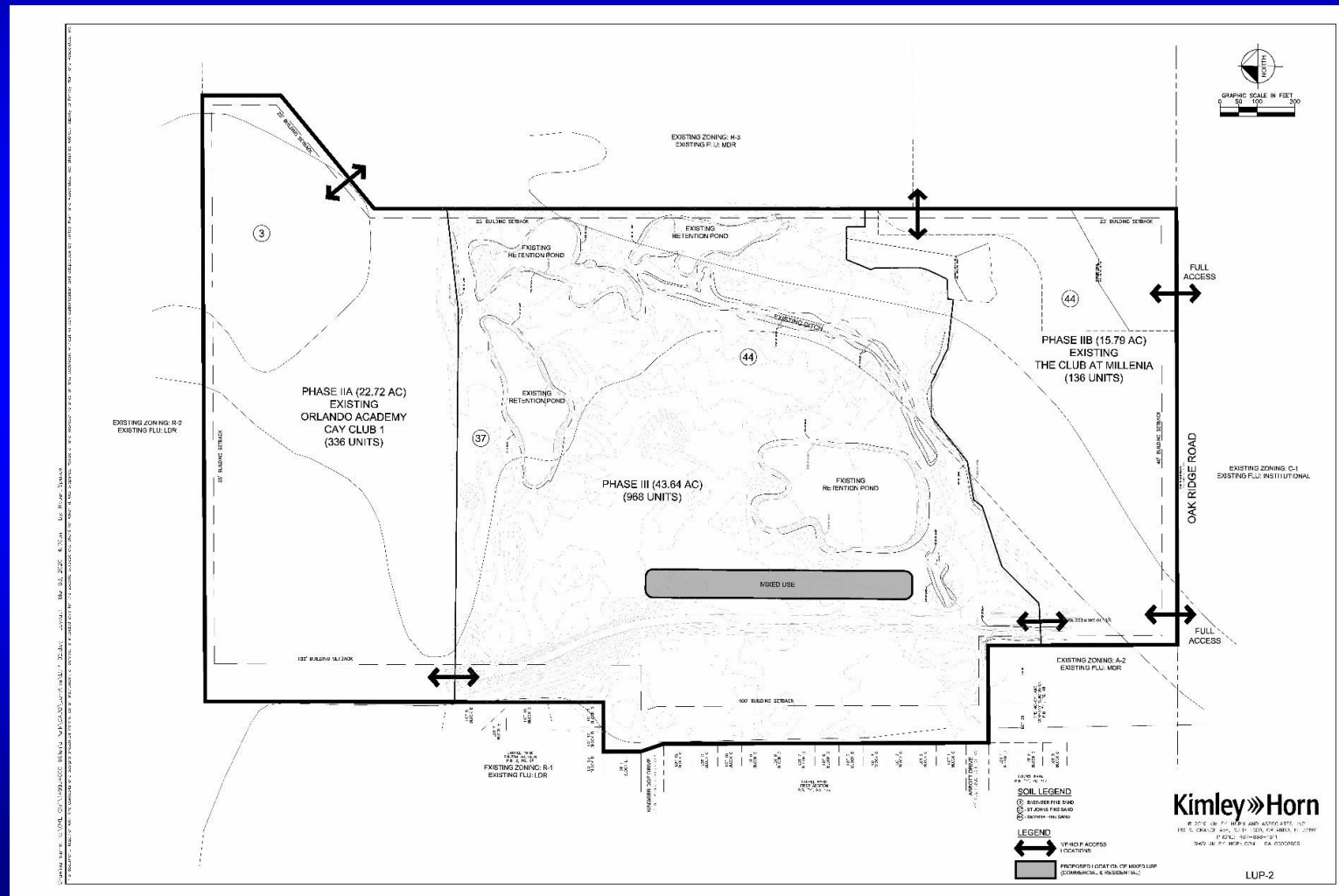
# Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Aerial Map







# Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Overall Land Use Plan





# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan (PD/LUP) dated “Received February 18, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 6**





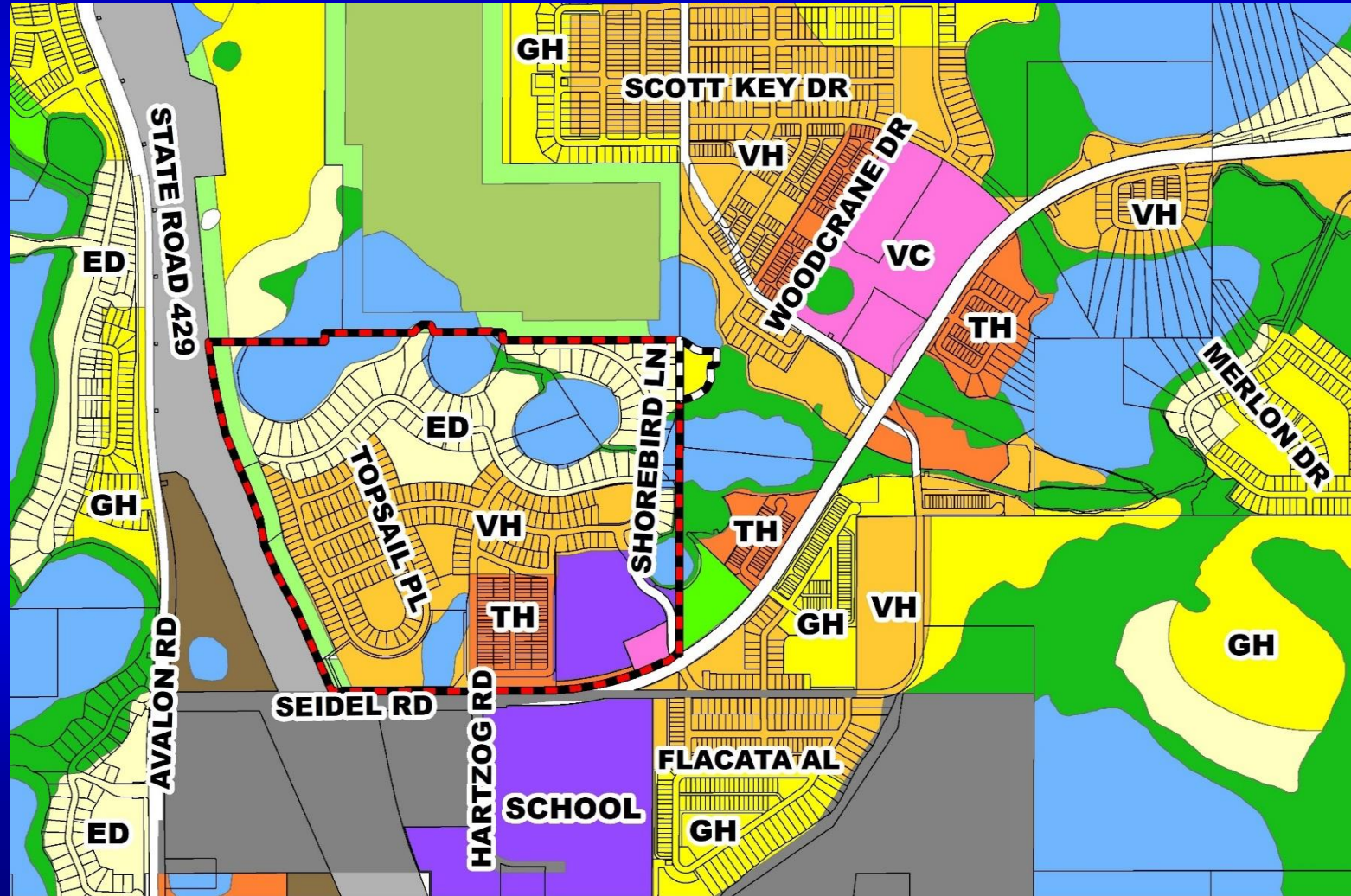
# Village F Master PD / Horizon West Village F – Parcels S-4, S-23, S-24, S-26, and S-27 Preliminary Subdivision Plan

- Case:** CDR-19-10-353
- Project Name:** Village F Master PD / Horizon West Village F – Parcels S-4, S-23, S-24, S-26, and S-27 PSP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 191.27 gross acres (overall PSP) /  
1.95 gross acres (affected parcel)
- Location:** Generally located north of Seidel Road and east of S.R. 429
- Request:** To add Parcel S-4 consisting of three (3) single-family residential dwelling units.



# Village F Master PD / Horizon West Village F – Parcels S-4, S-23, S-24, S-26, and S-27 Preliminary Subdivision Plan

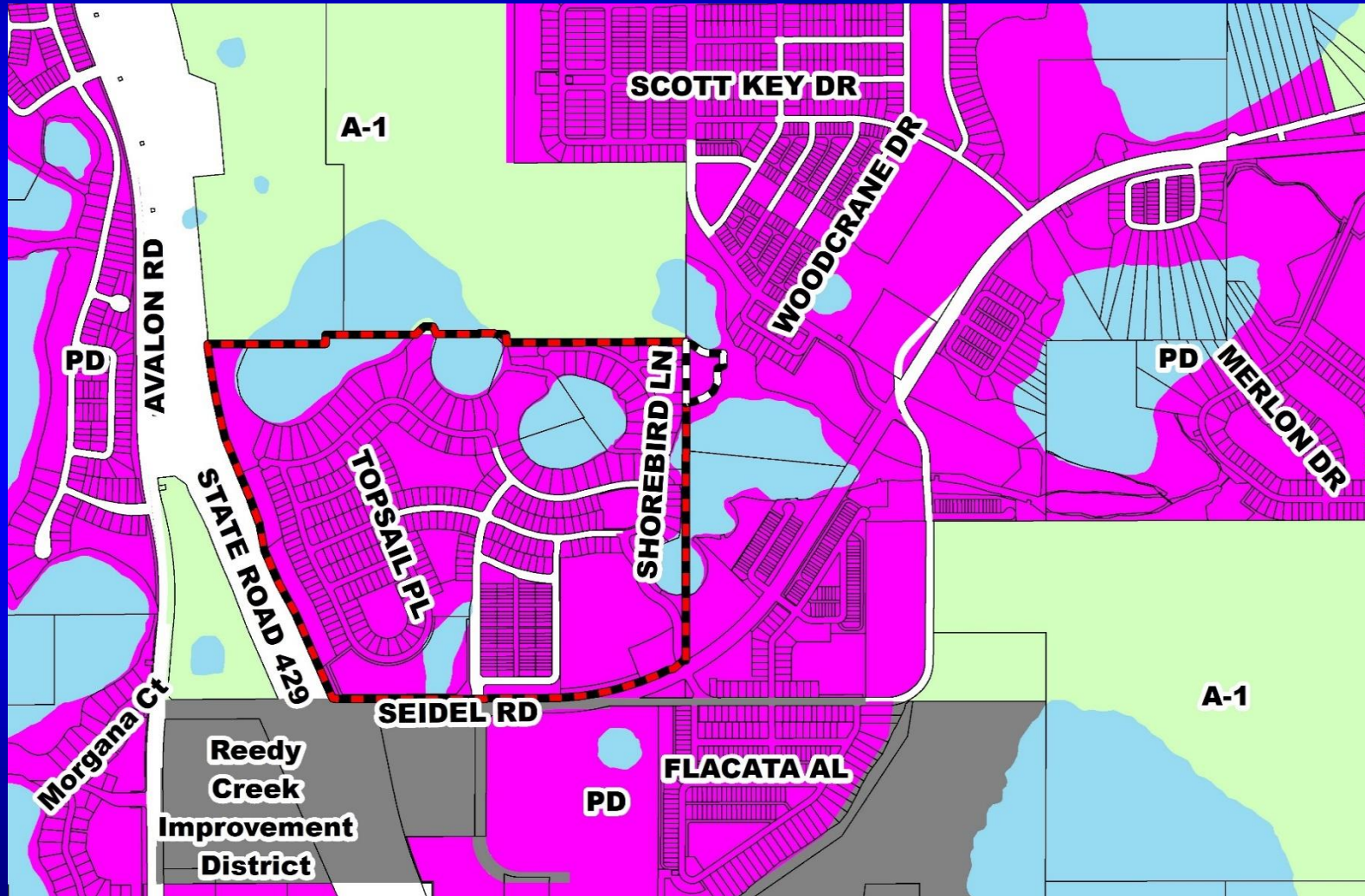
## Future Land Use Map







# Village F Master PD / Horizon West Village F – Parcels S-4, S-23, S-24, S-26, and S-27 Preliminary Subdivision Plan Zoning Map

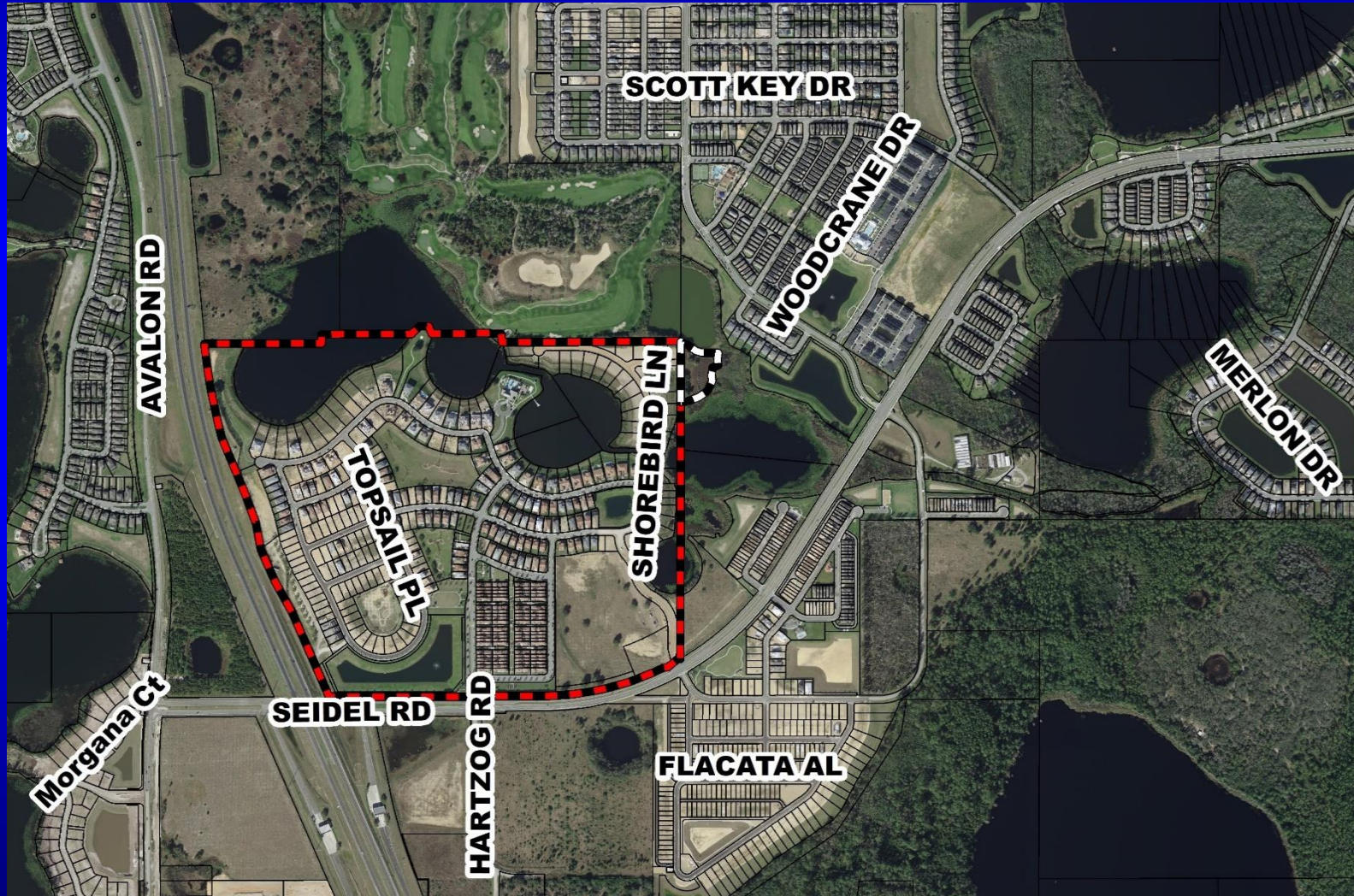






# Village F Master PD / Horizon West Village F – Parcels S-4, S-23, S-24, S-26, and S-27 Preliminary Subdivision Plan

## Aerial Map

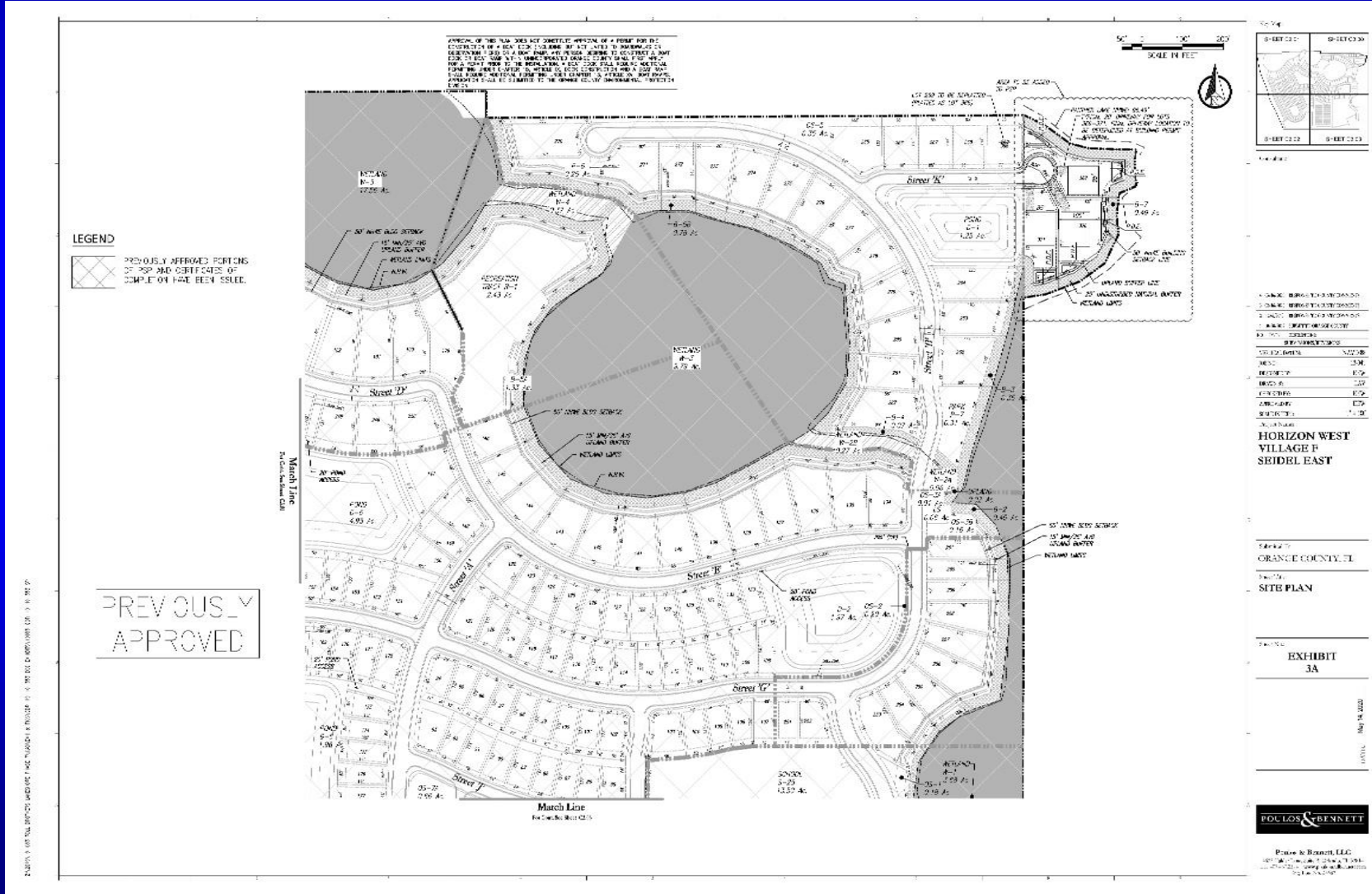






# Village F Master PD / Horizon West Village F – Parcels S-4, S-23, S-24, S-26, and S-27 Preliminary Subdivision Plan

## Overall Preliminary Subdivision Plan





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / Horizon West Village F Parcels S-4, S-23, S-24 S-26 & S-27 PSP dated “Received May 22, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



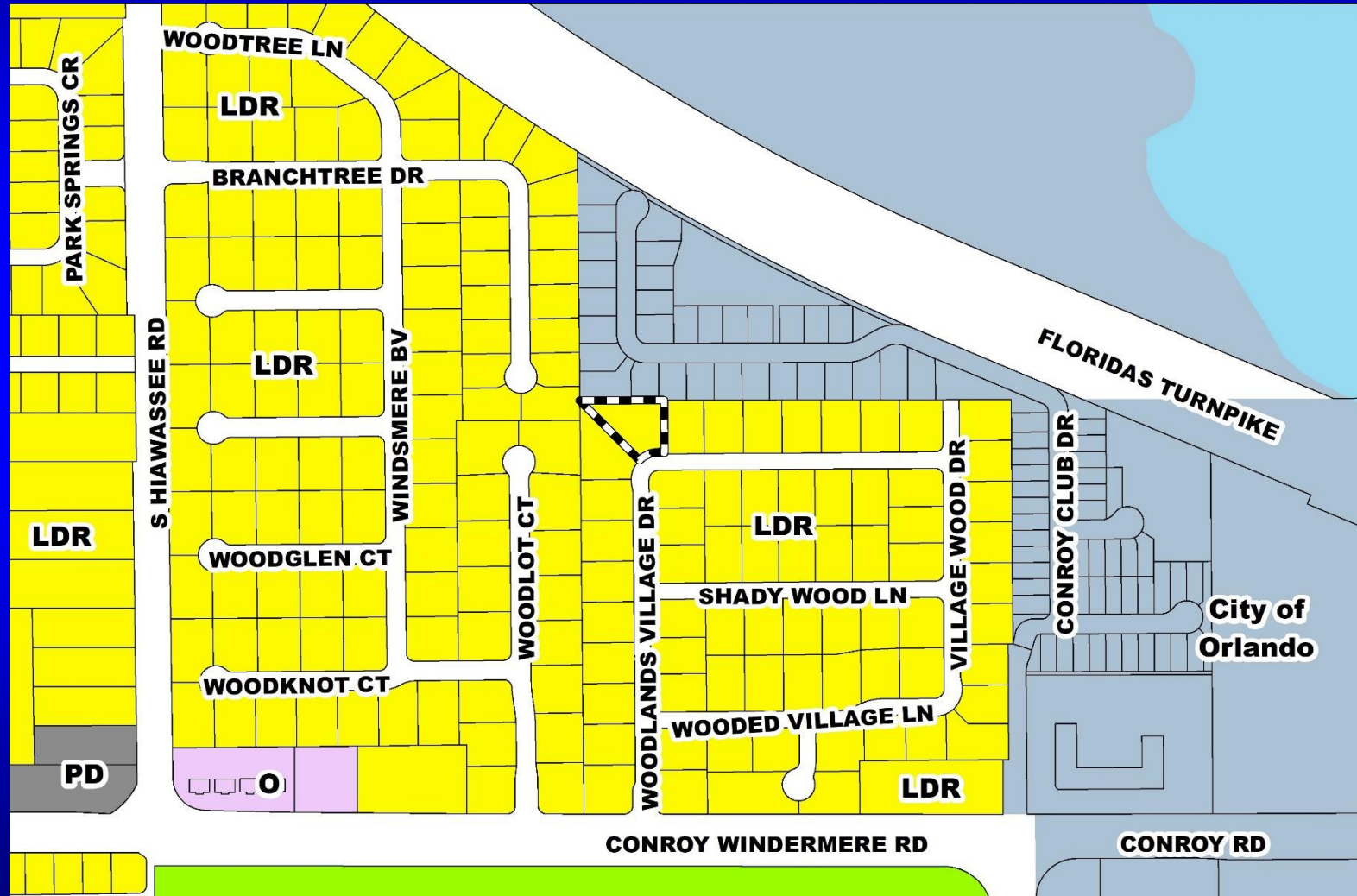
# Woodlands Village Preliminary Subdivision Plan

- Case:** CDR-19-12-413
- Project Name:** Woodlands Village PSP
- Applicant:** Eitan Aharoni, Aharoni Family Trust
- District:** 1
- Acreage:** 39.39 gross acres (overall PSP)  
0.68 gross acres (affected parcel)
- Location:** Generally located north of Conroy Windermere Road and east of South Hiawassee Road
- Request:** To split Lot 10 into Lots 10 and 67, increasing the number of lots in the subdivision from 66 to 67.



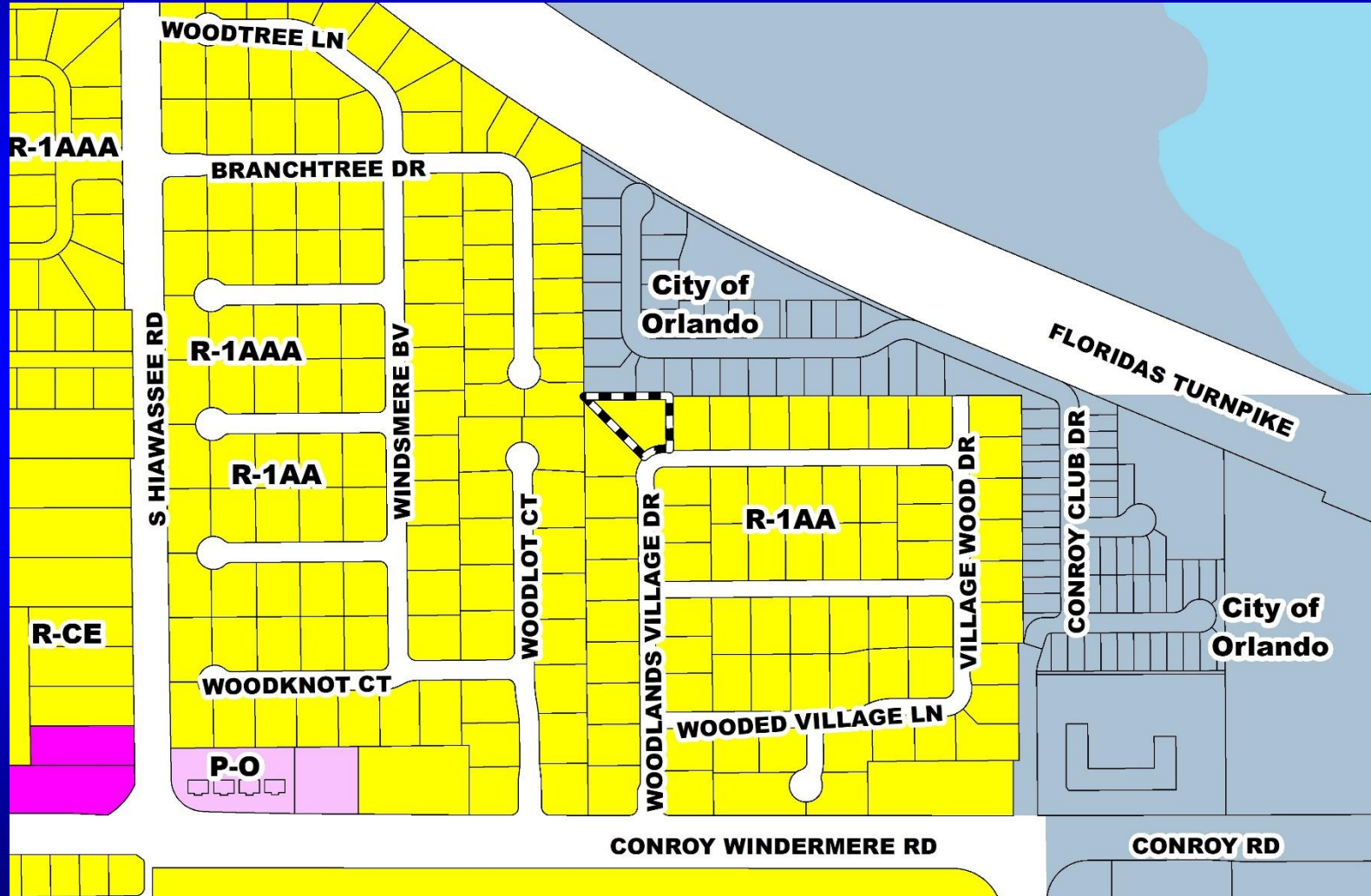


# Woodlands Village Preliminary Subdivision Plan Future Land Use Map





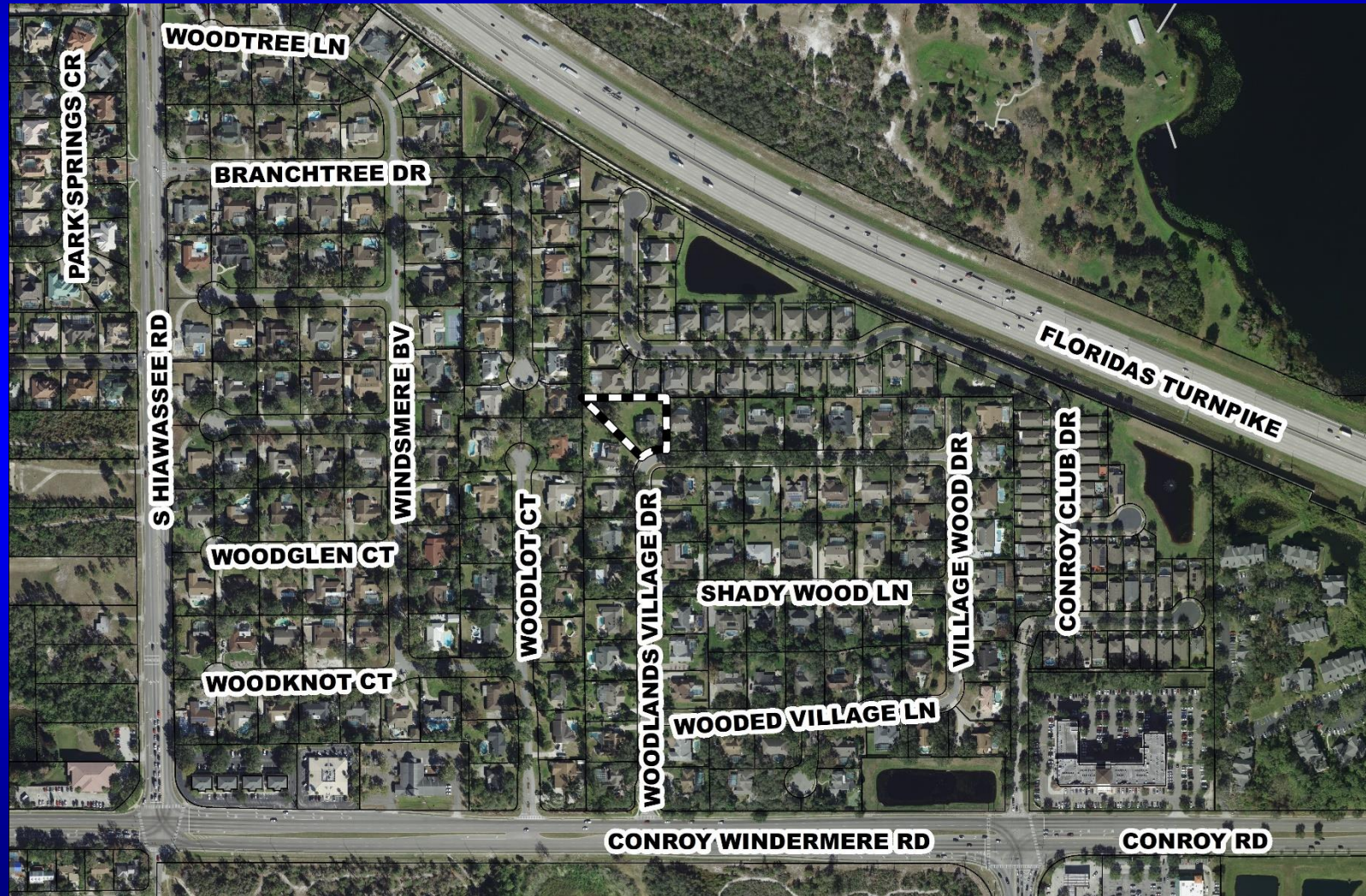
# Woodlands Village Preliminary Subdivision Plan Zoning Map







# Woodlands Village Preliminary Subdivision Plan Aerial Map

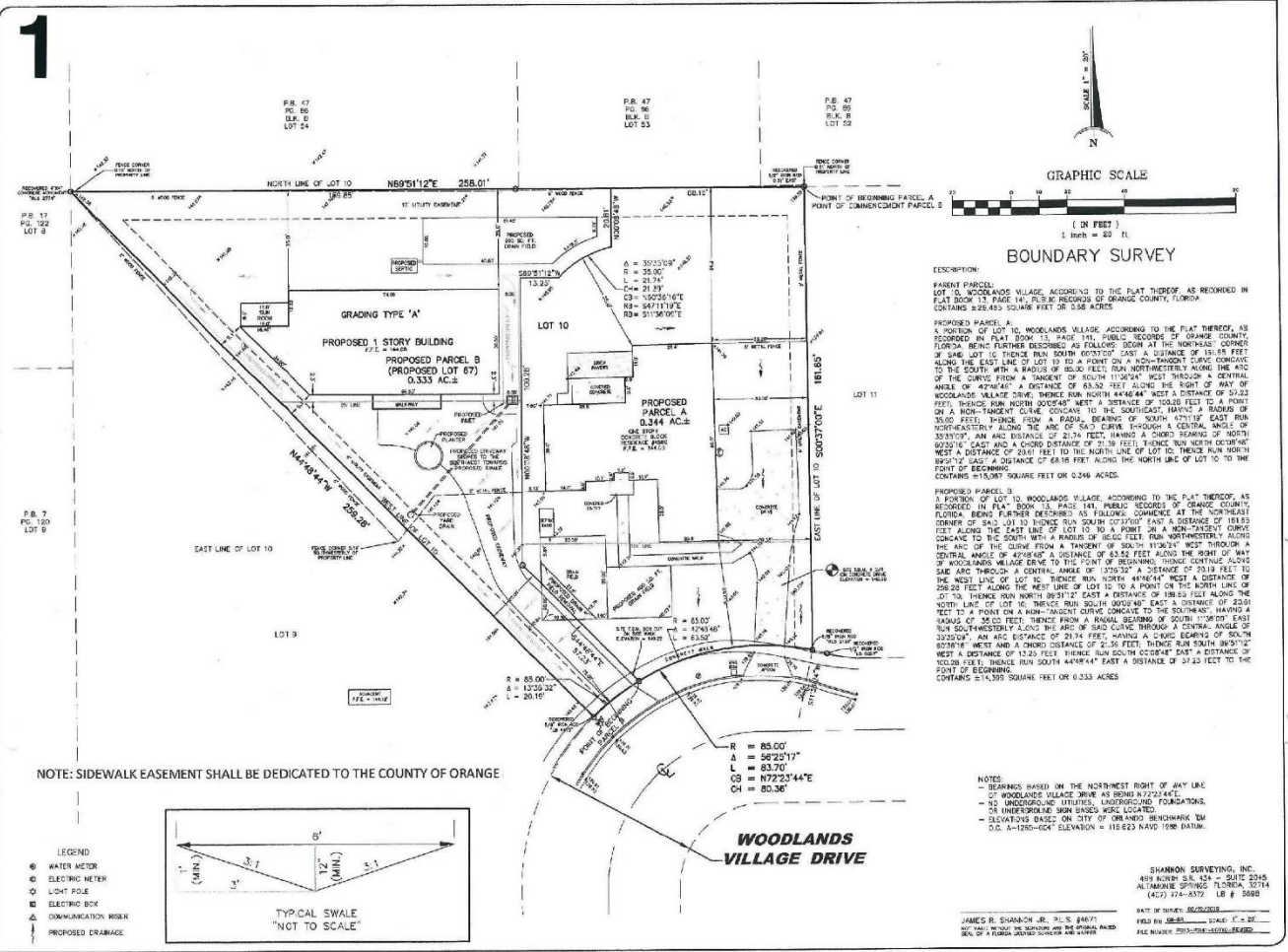






# Woodlands Village Preliminary Subdivision Plan Overall Preliminary Subdivision Plan

CDR-19-12-413





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Woodlands Village PSP dated “Received May 26, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

*Board of County Commissioners*

# Public Hearings

**July 7, 2020**