

*Board of County Commissioners*

# Public Hearings

**June 22, 2021**



## **Karr PD / Osprey Ranch Preliminary Subdivision Plan**

**Case:** PSP-20-03-089

**Project Name:** Karr PD / Osprey Ranch PSP

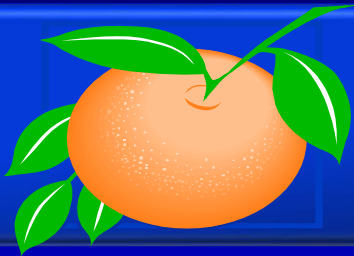
**Applicant:** Eric Warren, Poulos & Bennett, LLC

**District:** 1

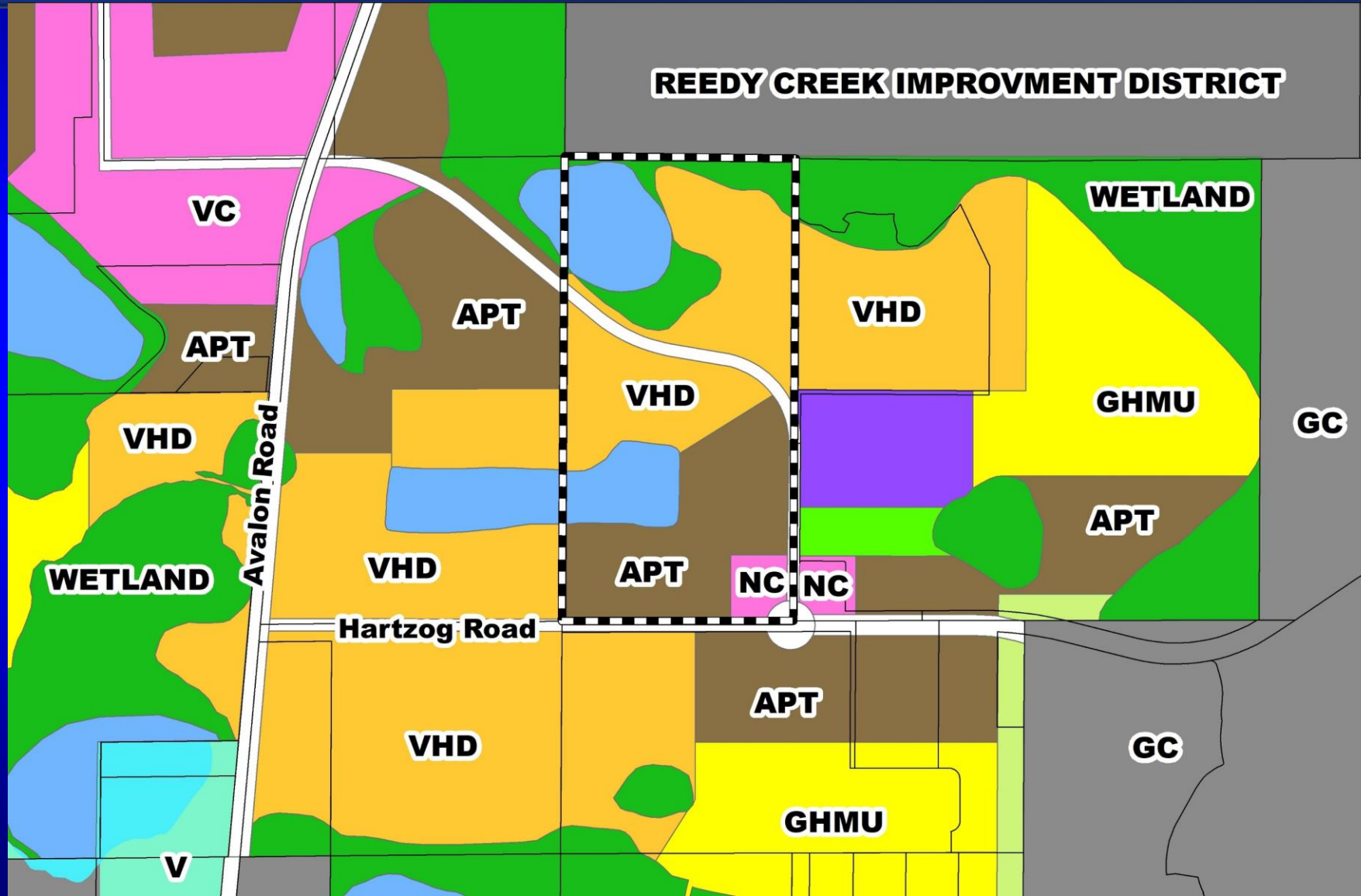
**Acreage:** 80.08 gross acres

**Location:** Generally located north of Hartzog Road and east of Avalon Road

**Request:** To subdivide 80.08 acres in order to construct 285 single-family attached and detached residential dwelling units.

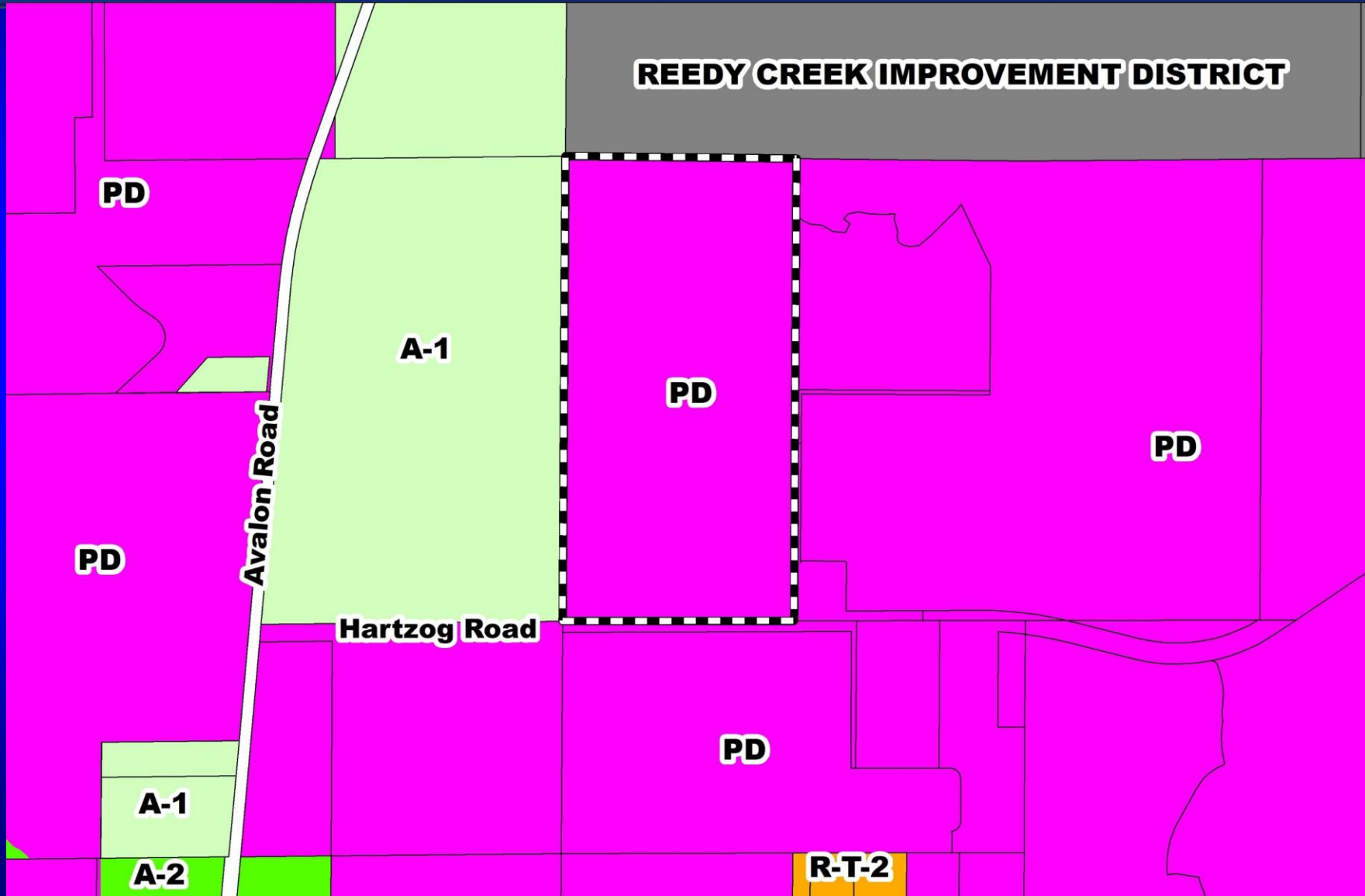


# Karr PD / Osprey Ranch Preliminary Subdivision Plan Future Land Use Map





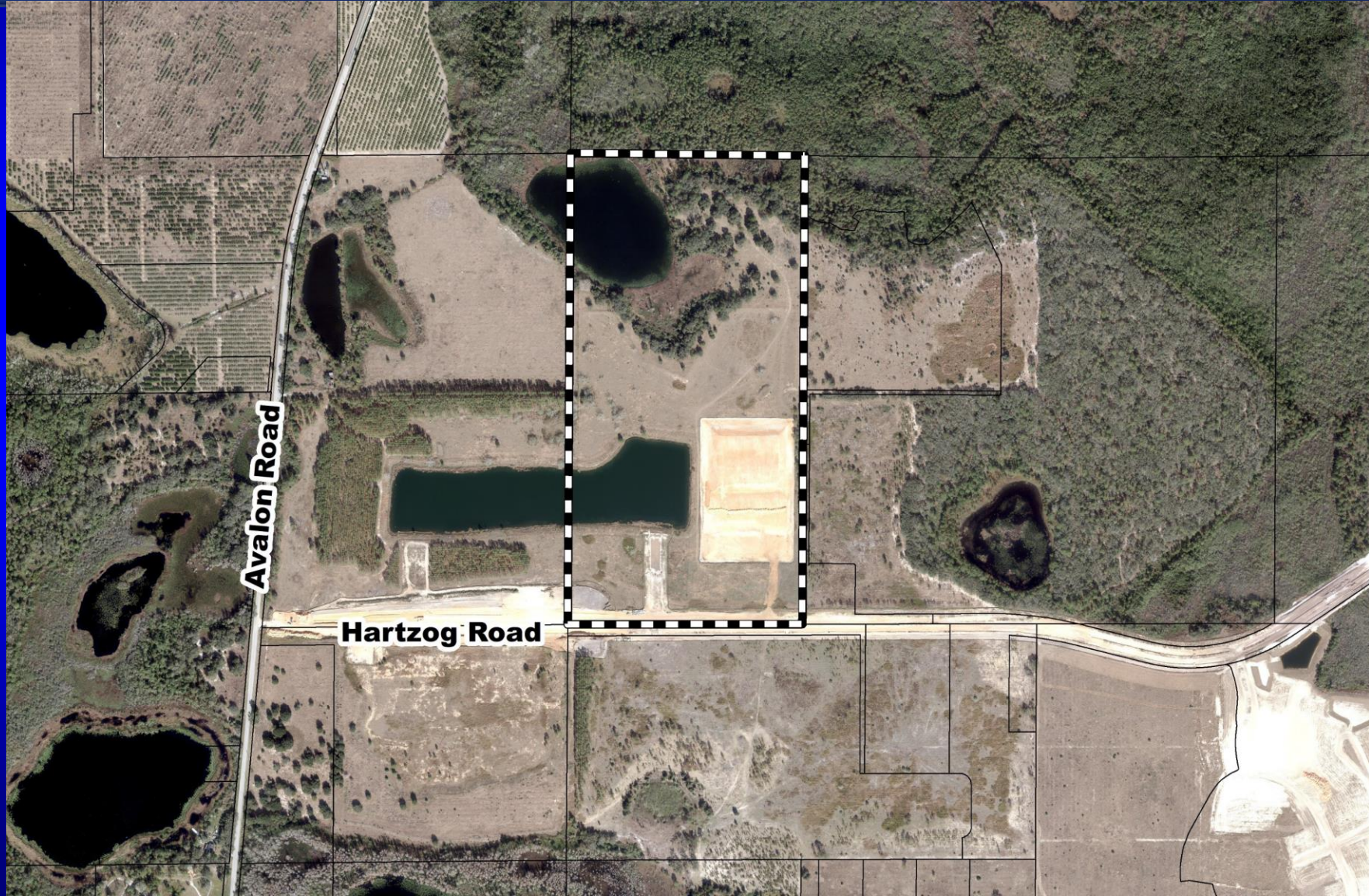
# Karr PD / Osprey Ranch Preliminary Subdivision Plan Zoning Map







# Karr PD / Osprey Ranch Preliminary Subdivision Plan Aerial Map











# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Karr PD / Osprey Ranch PSP dated “Received April 27, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

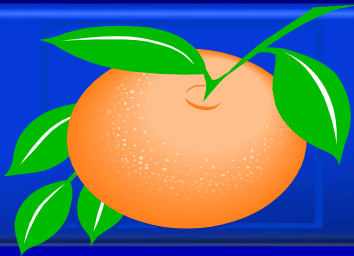
**District 1**



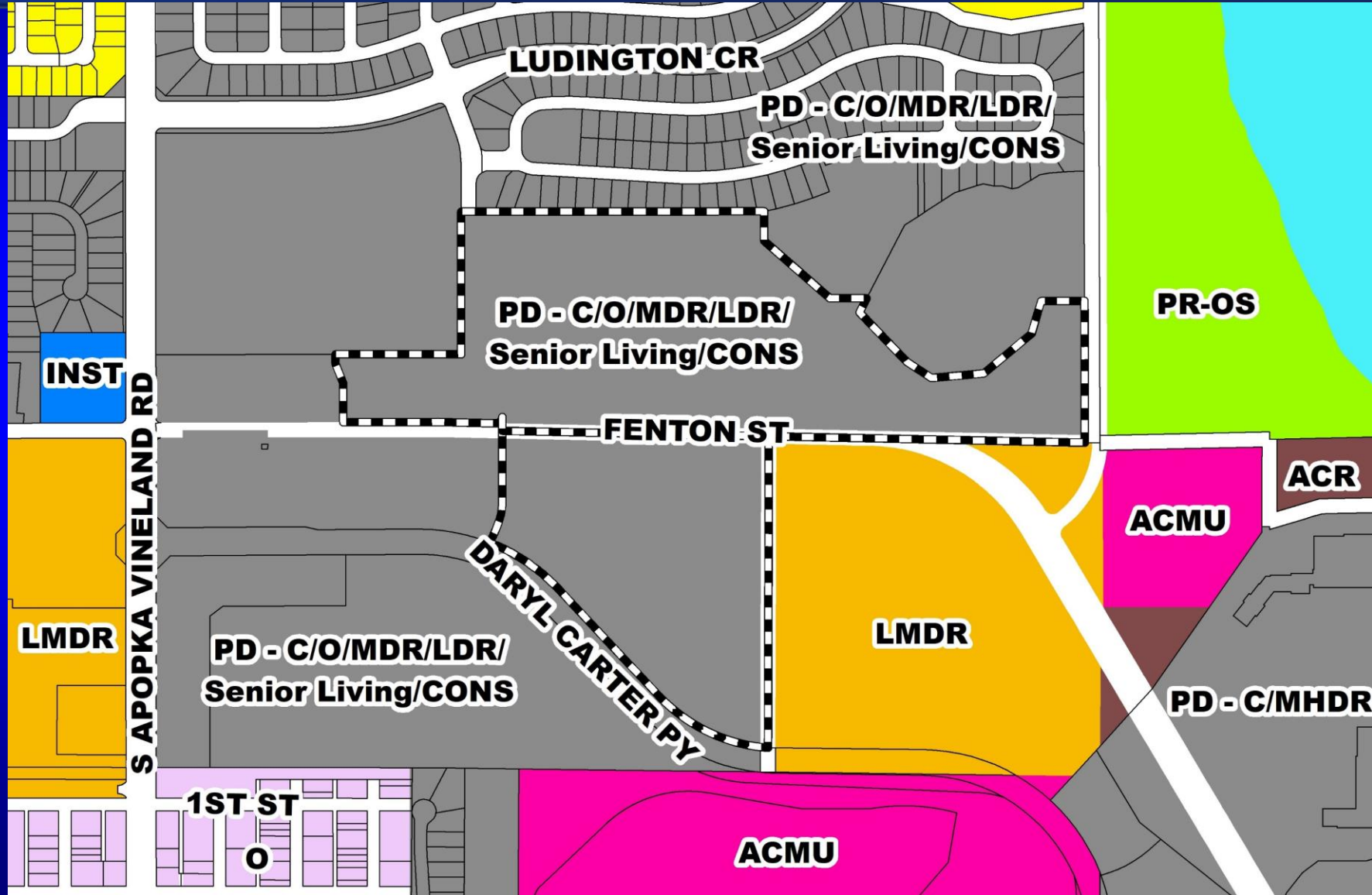


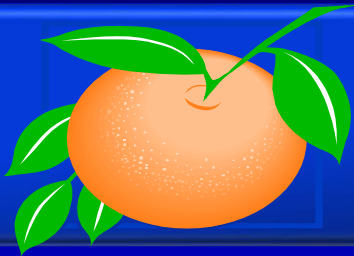
## **Kerina Parkside PD / Tract 4 & 5 Preliminary Subdivision Plan**

- Case:** PSP-20-02-035
- Project Name:** Kerina Parkside PD / Tract 4 & 5 PSP
- Applicant:** Miranda Fitzgerald, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- District:** 1
- Acreage:** 68.73 gross acres
- Location:** Generally located north of Daryl Carter Parkway and east of Apopka Vineland Road
- Request:** To subdivide 68.73 acres in order to construct 191 single-family residential dwelling units.

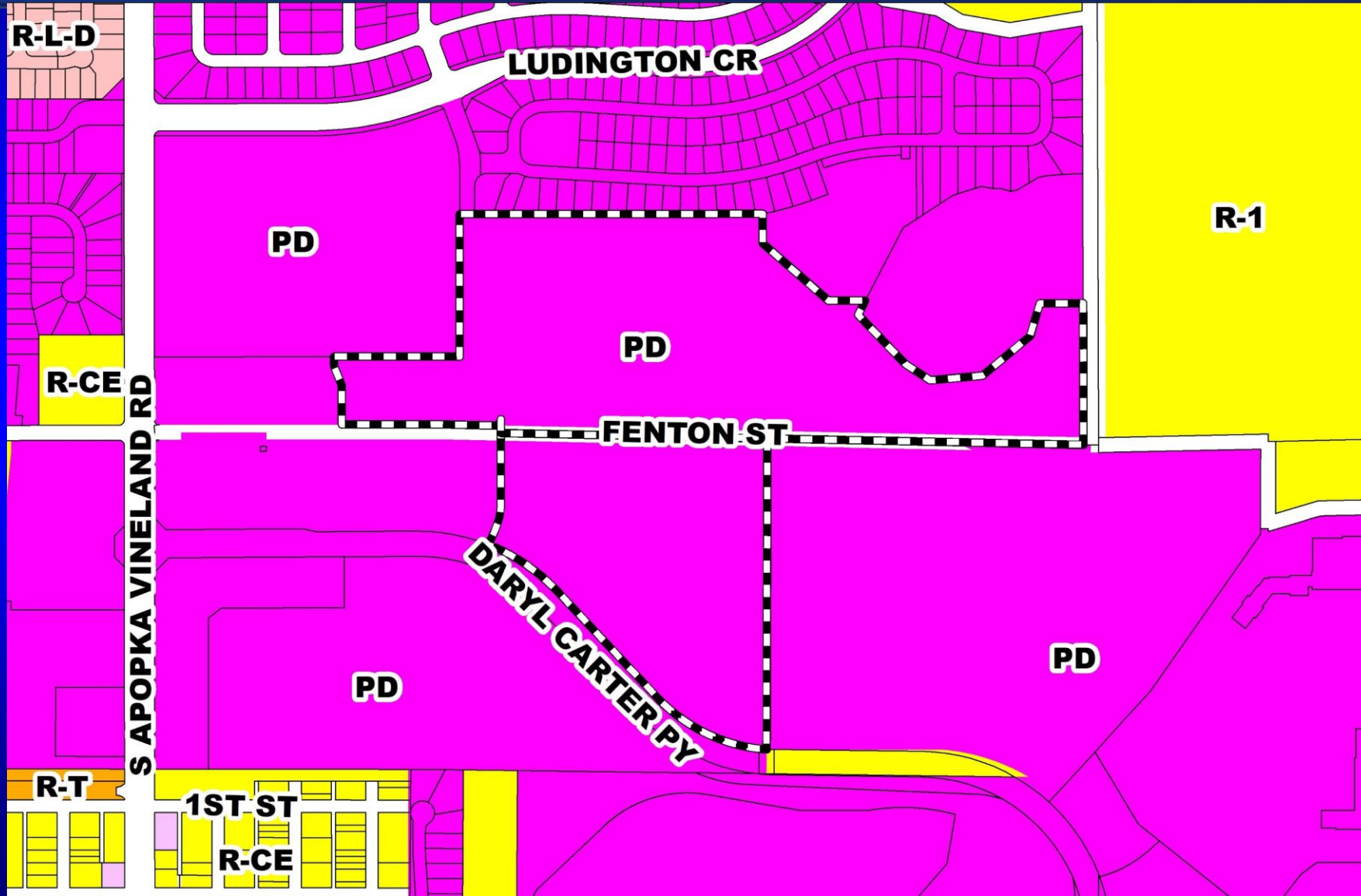


# Kerina Parkside PD / Tract 4 & 5 Preliminary Subdivision Plan Future Land Use Map





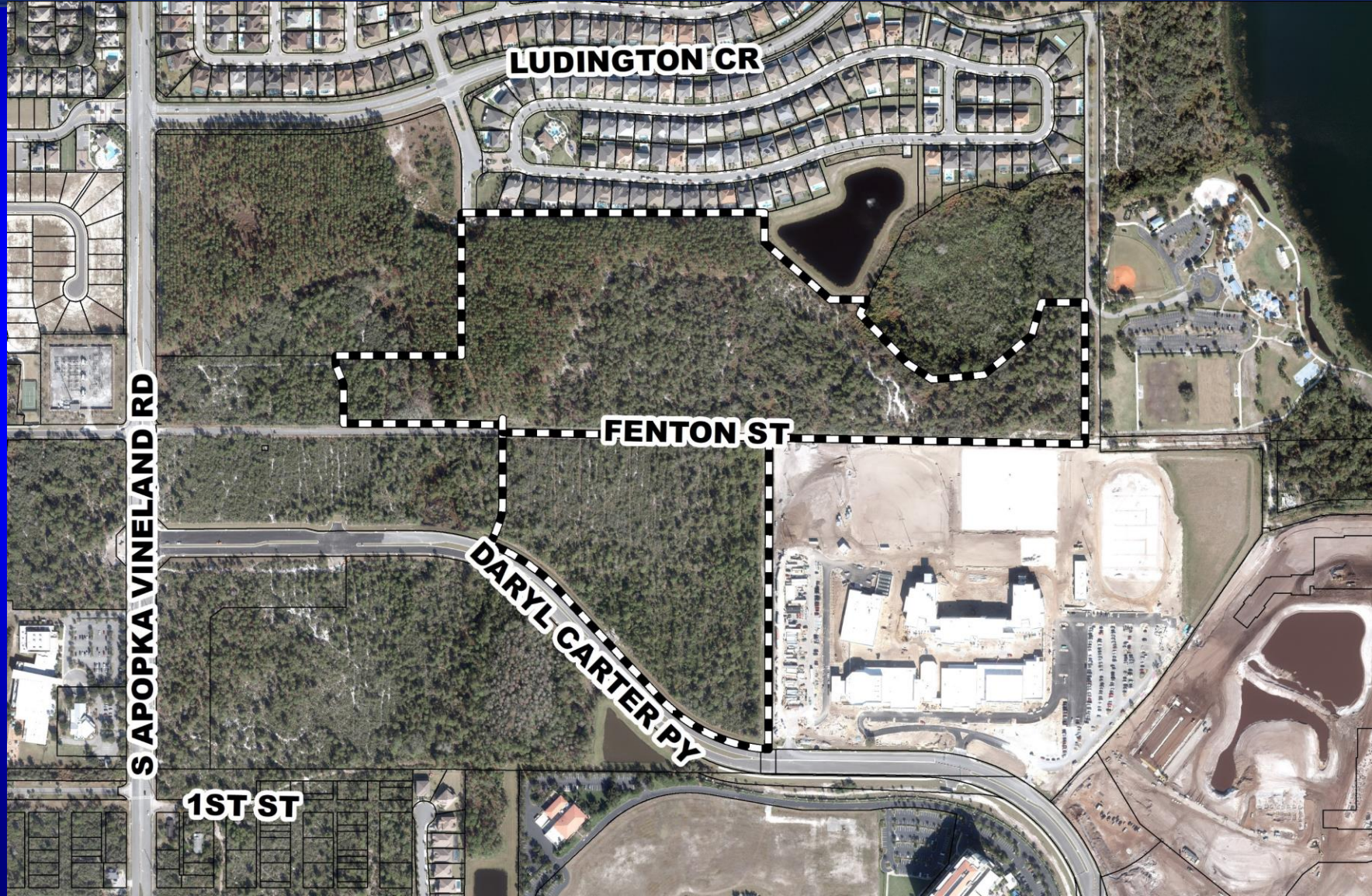
# Kerina Parkside PD / Tract 4 & 5 Preliminary Subdivision Plan Zoning Map







# Kerina Parkside PD / Tract 4 & 5 Preliminary Subdivision Plan Aerial Map



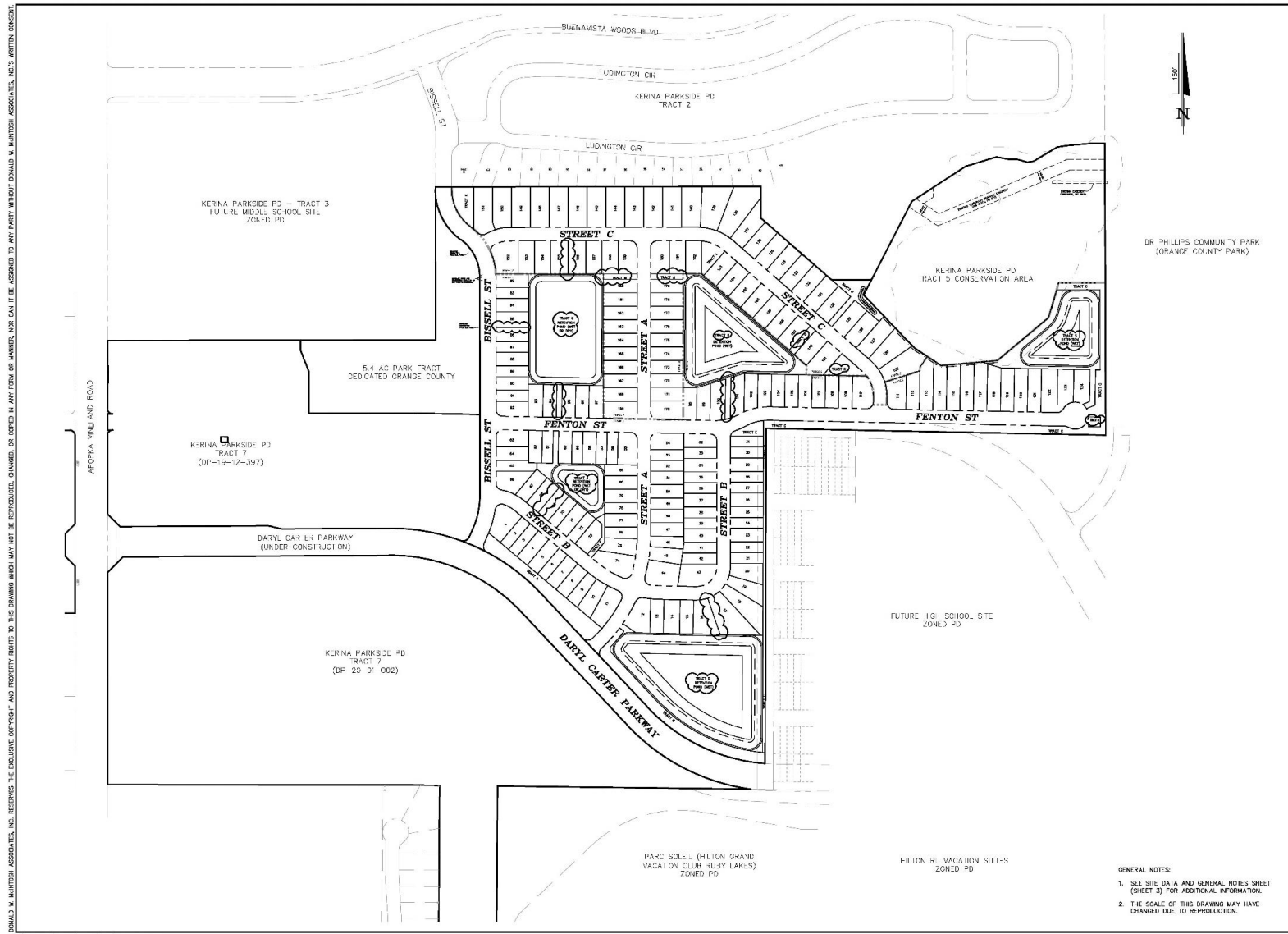




# Kerina Parkside PD / Tract 4 & 5

## Preliminary Subdivision Plan

### Overall Preliminary Subdivision Plan



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DRAWING 19133-FS18		SHEET 5 OF 18	
KERINA PARKSIDE PD TRACT 4 & 5 ORANGE COUNTY, FLORIDA OVERALL SITE PLAN			
DESIGNED BY MJS	CHECKED BY MJS	DATE 1/25/20	JOB NUMBER 19133
<b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> 10000 UNIVERSITY BLVD., SUITE 100 ORANGE COUNTY, FLORIDA 32838		SCALE 1" = 150'	DATE 1/25/20
DATE 1/25/20	CHECKED BY MJS	DATE 1/25/20	JOB NUMBER 19133
DATE 1/25/20	CHECKED BY MJS	DATE 1/25/20	JOB NUMBER 19133
DATE 1/25/20	CHECKED BY MJS	DATE 1/25/20	JOB NUMBER 19133

- GENERAL NOTES:
- SEE SITE DATA AND GENERAL NOTES SHEET (SHEET 3) FOR ADDITIONAL INFORMATION.
  - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Kerina Parkside PD / Tract 4 & 5 PSP dated “Received May 13, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**





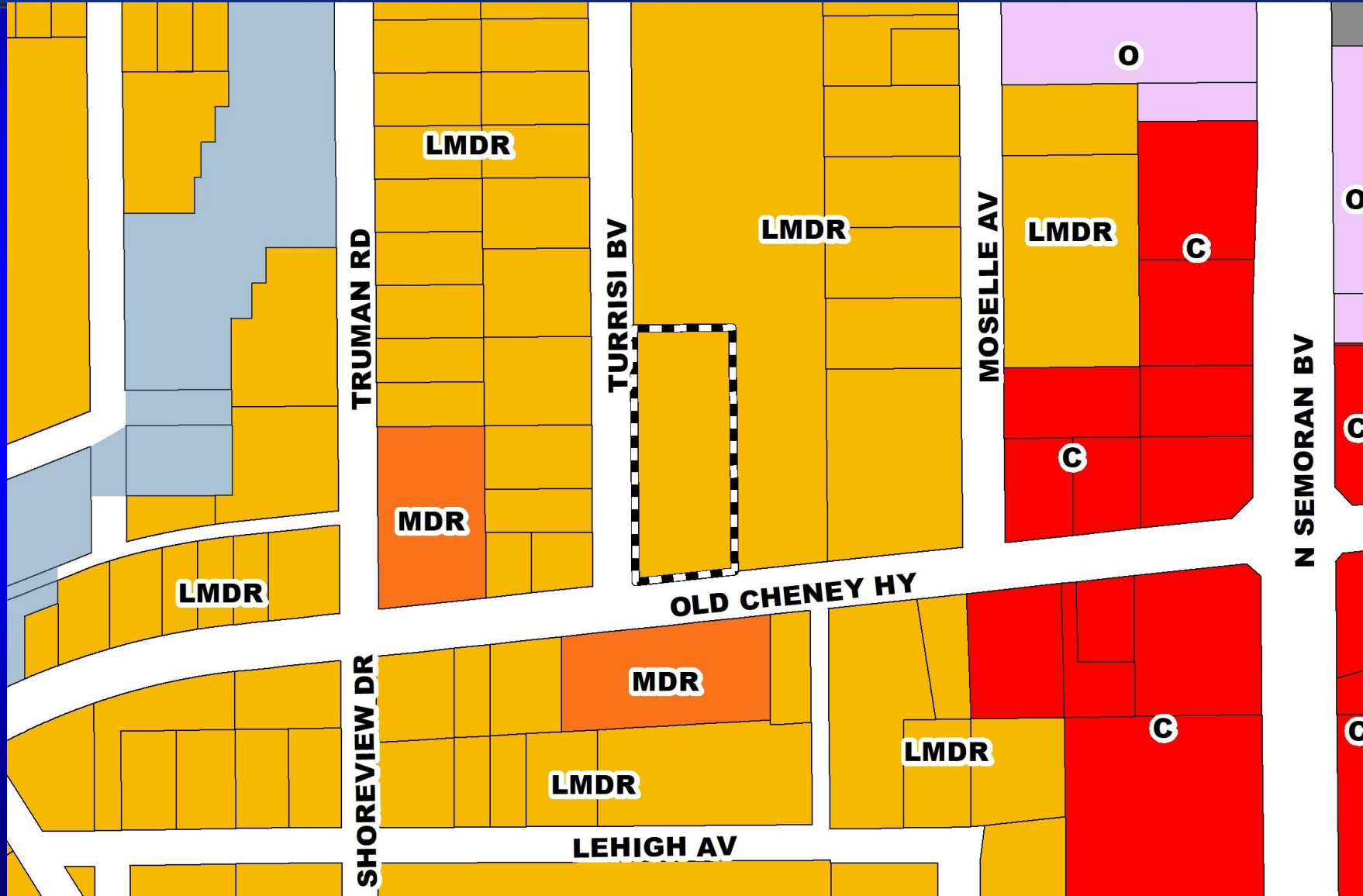
## **Old Cheney Townhomes PD / Old Cheney Townhomes Preliminary Subdivision Plan**

- Case:** PSP-20-08-232
- Project Name:** Old Cheney Townhomes PD / Old Cheney Townhomes PSP
- Applicant:** Neel Shivcharran, Galleon Consulting Group, LLC
- District:** 5
- Acreage:** 1.14 gross acres
- Location:** Generally located north of Old Cheney Highway and east of Turrisi Boulevard
- Request:** To subdivide 1.14 acres in order to construct 10 single-family attached residential dwelling units. Additionally, one (1) waiver from Orange County Code to allow the lots to be accessed from an external street in lieu of an internal subdivision street is associated with this request.



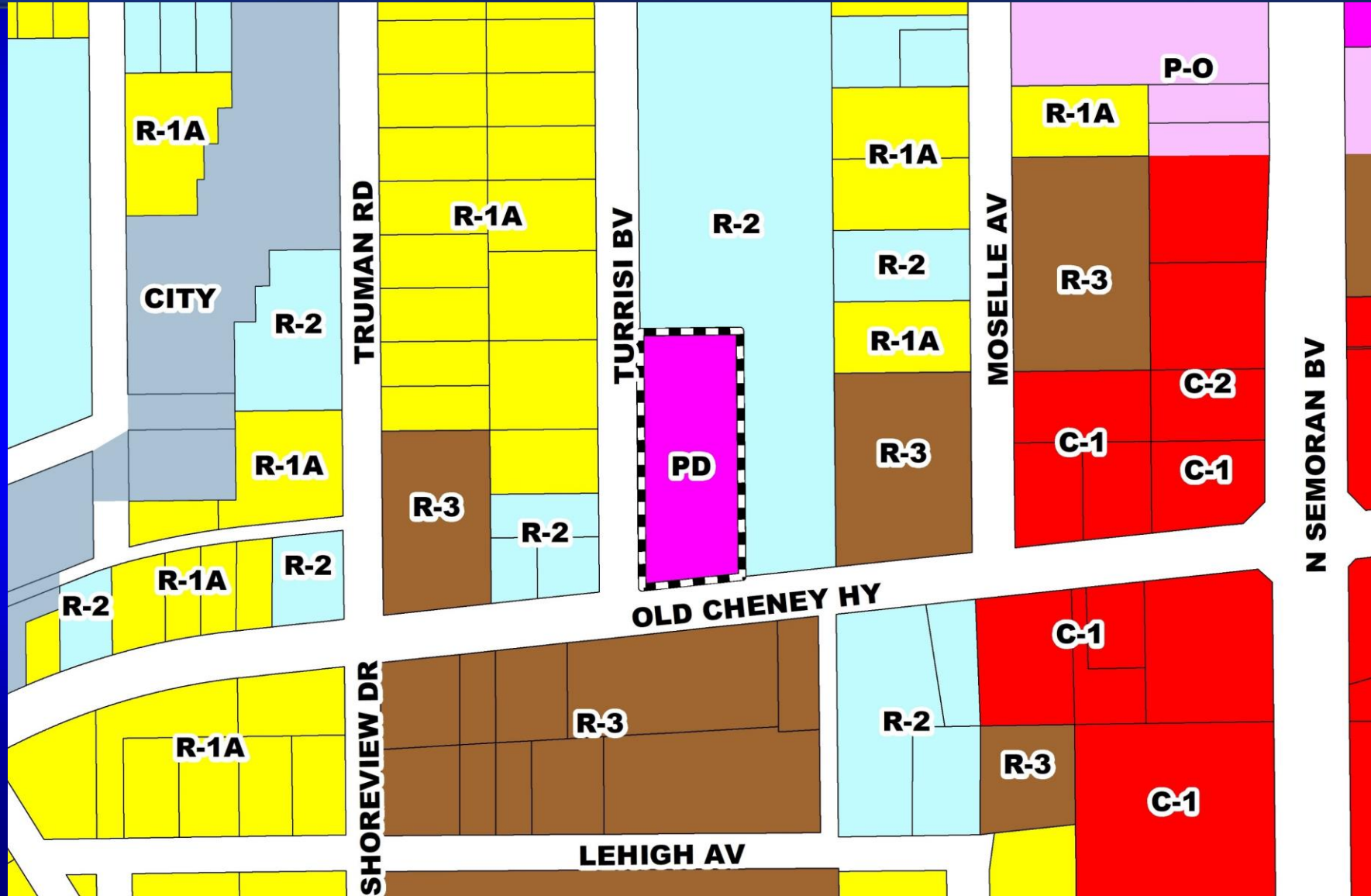
# Old Cheney Townhomes PD / Old Cheney Townhomes Preliminary Subdivision Plan

## Future Land Use Map





# Old Cheney Townhomes PD / Old Cheney Townhomes Preliminary Subdivision Plan Zoning Map





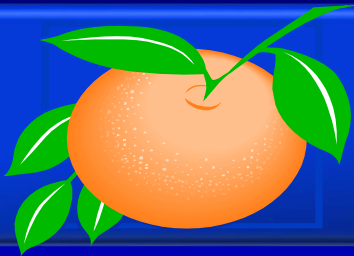


# Old Cheney Townhomes PD / Old Cheney Townhomes Preliminary Subdivision Plan

Aerial Map

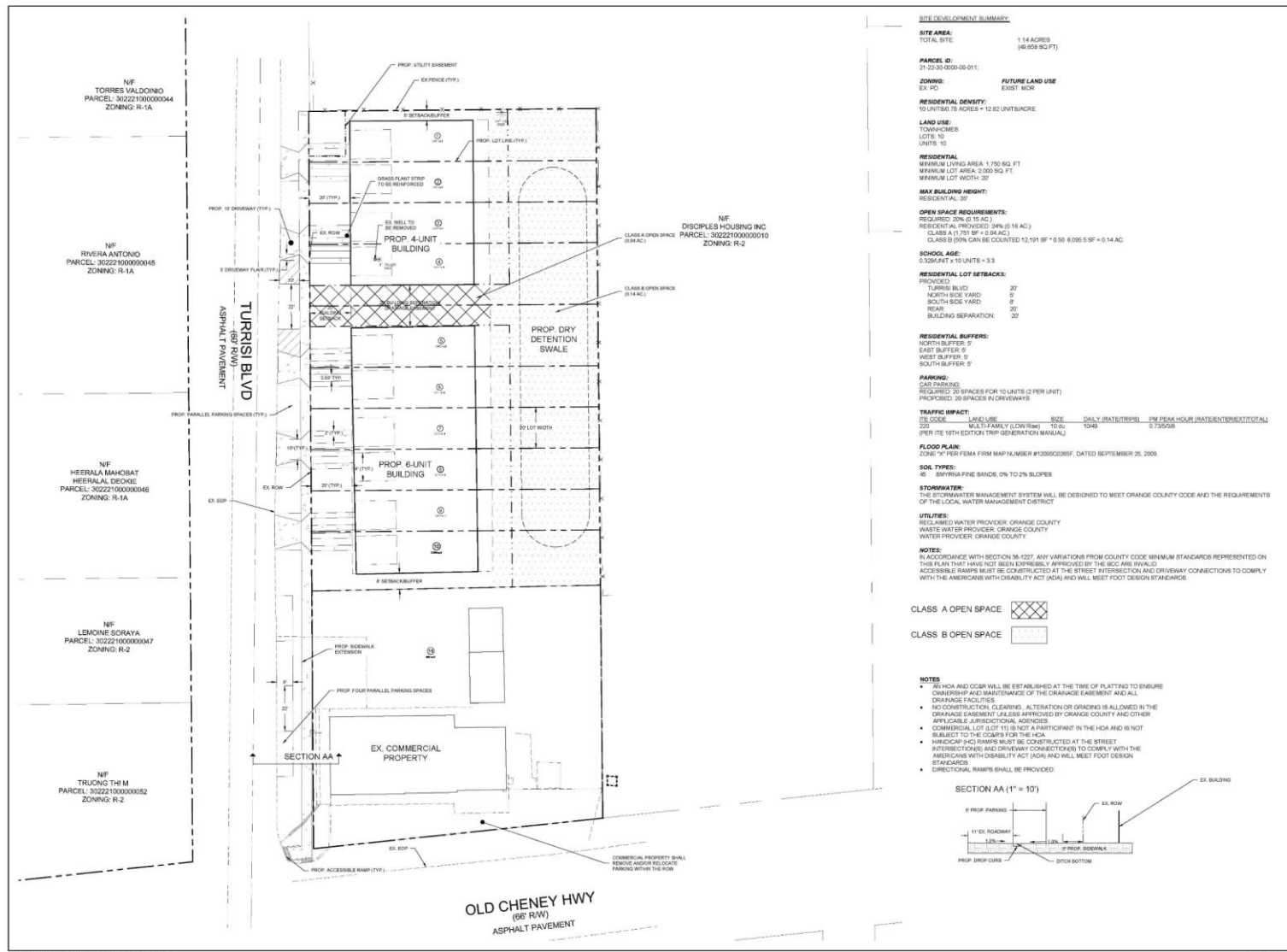






# Old Cheney Townhomes PD / Old Cheney Townhomes Preliminary Subdivision Plan

## Overall Preliminary Subdivision Plan



**SITE DEVELOPMENT SUMMARY**

**SITE AREA:**  
TOTAL SITE: 1.14 ACRES (49,658 SQ FT)

**PARCEL ID:**  
37-02-30-0000-00-011

**ZONING:**  
EX PD FUTURE LAND USE  
EXST MDR

**RESIDENTIAL DENSITY:**  
10 UNITS TO 1 ACRE = 12.62 UNITS/ACRE

**LAND USE:**  
TOWNHOMES  
LOTS: 10  
UNITS: 10

**RESIDENTIAL:**  
MINIMUM LIVING AREA: 1,750 SQ FT  
MINIMUM LOT AREA: 2,000 SQ FT  
MINIMUM LOT WIDTH: 25'

**MAX BUILDING HEIGHT:**  
RESIDENTIAL: 30'

**OPEN SPACE REQUIREMENTS:**  
REQUIRED: 20% (0.10 AC)  
RESIDENTIAL PROVIDED: 24% (0.14 AC)  
CLASS A (0.101 SF = 0.04 AC)  
CLASS B (0.04% CAN BE COUNTED 12,191 SF = 0.50 6,096.5 SF = 0.14 AC)

**SCHOOL AGE:**  
3.5 GRADE & UP UNITS = 3.3

**RESIDENTIAL LOT SETBACKS:**  
PROVIDED:  
FRONT: 30'  
NORTH SIDE YARD: 5'  
SOUTH SIDE YARD: 5'  
REAR: 30'  
BUILDING SEPARATION: 20'

**RESIDENTIAL BUFFERS:**  
NORTH BUFFER: 5'  
EAST BUFFER: 5'  
WEST BUFFER: 5'  
SOUTH BUFFER: 5'

**PARKING:**  
CAR PARKING  
REQUIRED: 30 SPACES FOR 10 UNITS (2 PER UNIT)  
PROVIDED: 30 SPACES IN DRIVEWAYS

**TRAFFIC IMPACT:**  
2015 CODE LAND USE SIZE DAILY TRIPS (TRIP) PM PEAK HOUR (RATIS/DIREKT/TOTAL)  
200 MULTI-FAMILY LOW DENSITY 30 DU 1040 2,735/598  
(PER ITS 10TH EDITION TRIP GENERATION MANUAL)

**FLOOD PLAIN:**  
ZONE "X" PER FEMA FIRM MAP NUMBER #100502005F, DATED SEPTEMBER 25, 2006

**SOIL TYPES:**  
#6 SERRANA FINE SAND, 0% TO 2% SLOPES

**STORMWATER:**  
THE STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT

**UTILITIES:**  
RECLAIMED WATER PROVIDER: ORANGE COUNTY  
WASTE WATER PROVIDER: ORANGE COUNTY  
WATER PROVIDER: ORANGE COUNTY

**NOTES:**  
IN ACCORDANCE WITH SECTION 36-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.  
ACCESSIBLE RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTION AND DRIVEWAY CONNECTIONS TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FOOT DESIGN STANDARDS.

**CLASS A OPEN SPACE**

**CLASS B OPEN SPACE**

**NOTES:**

- AN HOA AND CC&R WILL BE ESTABLISHED AT THE TIME OF PLATTING TO ENSURE OWNERSHIP AND MAINTENANCE OF THE DRAINAGE EASEMENT AND ALL DRAINAGE FACILITIES.
- NO CONSTRUCTION, CLEARING, ALTERATION OR GRADING IS ALLOWED IN THE DRAINAGE EASEMENT UNLESS APPROVED BY ORANGE COUNTY AND OTHER APPLICABLE JURISDICTIONAL AGENCIES.
- COMMERCIAL LOT (LOT 11) IS NOT A PARTICIPANT IN THE HOA AND IS NOT SUBJECT TO THE CC&R FOR THE HOA.
- HANDICAP (H/C) RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTIONS AND DRIVEWAY CONNECTIONS TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FOOT DESIGN STANDARDS.
- DIRECTIONAL RAMPS SHALL BE PROVIDED.

**SECTION AA (1" = 10')**

**LandDesign.**  
223 NORTH ORANGE STREET  
ORANGEVILLE, NC 28663  
704.633.0333  
WWW.LANDDESIGN.COM

**NOT FOR CONSTRUCTION**

**OLD CHENEY TOWNHOMES**

GALLEON CONSULTING GROUP

011830

REVISION / ISSUANCE

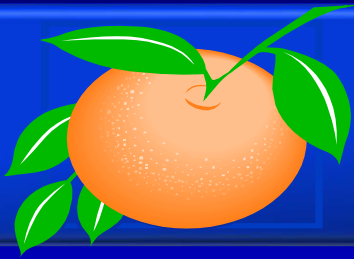
NO.	DESCRIPTION	DATE

DESIGNED BY: JMC  
DRAWN BY: JMC  
CHECKED BY: DMS



SITE PLAN

C-2.0

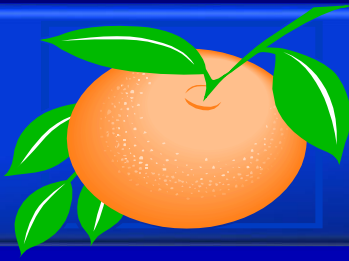


# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Old Cheney Townhomes PD / Old Cheney Townhomes PSP dated “Received March 3, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**





## **RZ-21-04-020 – Breck L Johnson Planning and Zoning Commission (PZC) Board-Called Hearing**

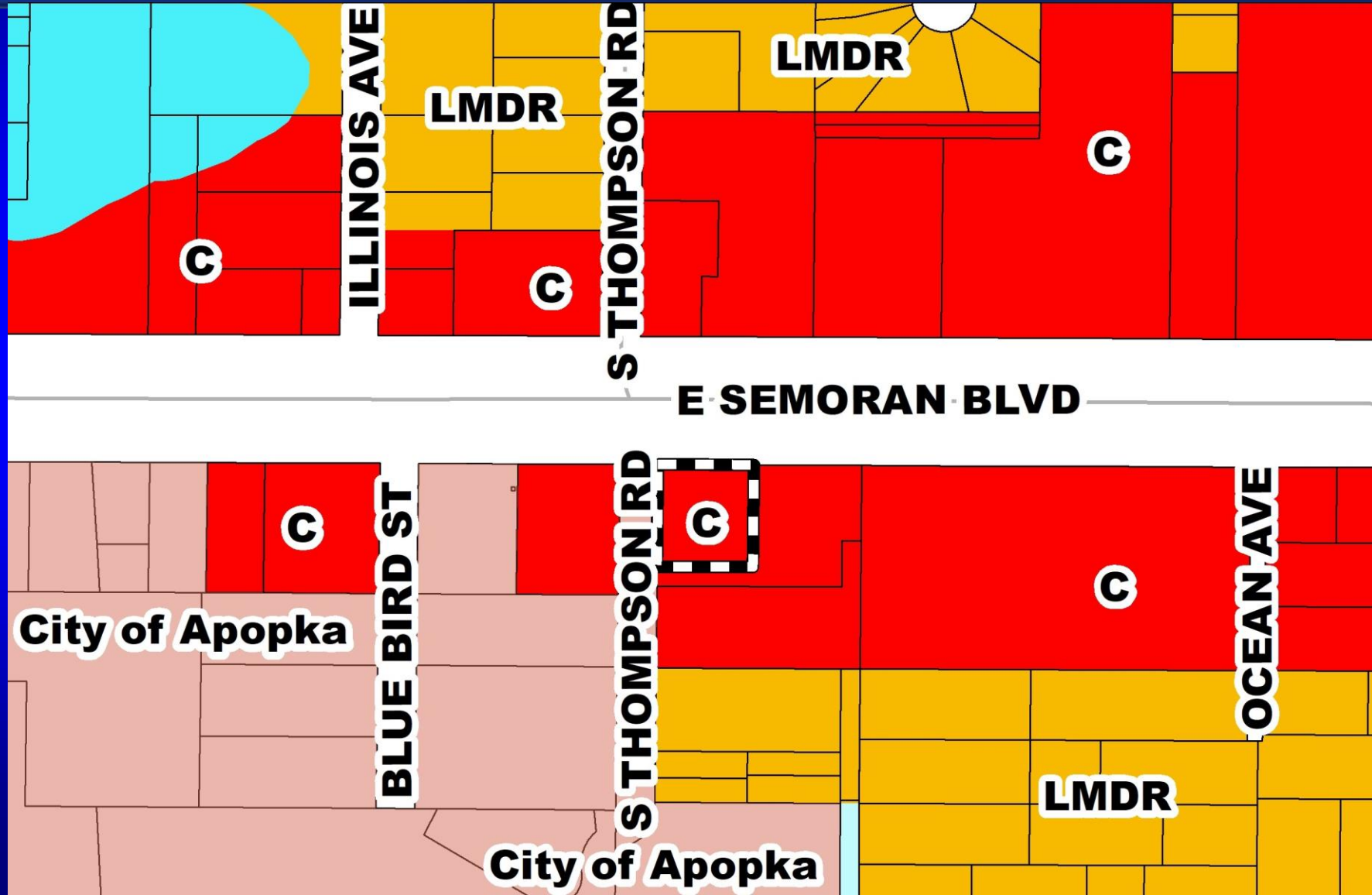
- Case:** RZ-21-04-020
- Applicant:** Breck L. Johnson
- District:** 2
- Location:** 1220 E. Semoran Boulevard; or generally located on the southeast corner of S. Thompson Road and E. Semoran Boulevard
- Acreage:** 0.55 gross acre
- From:** C-1 (Retail Commercial District)
- To:** C-2 (General Commercial District) (Restricted)
- Proposed Use:** General Commercial Uses (i.e. mechanical shop, auto sales, lawn mower shop, etc.)

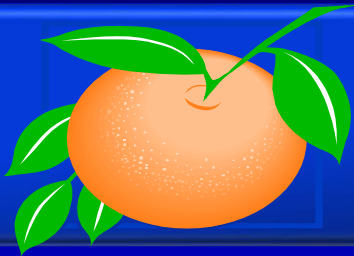


# RZ-21-04-020 – Breck L Johnson

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

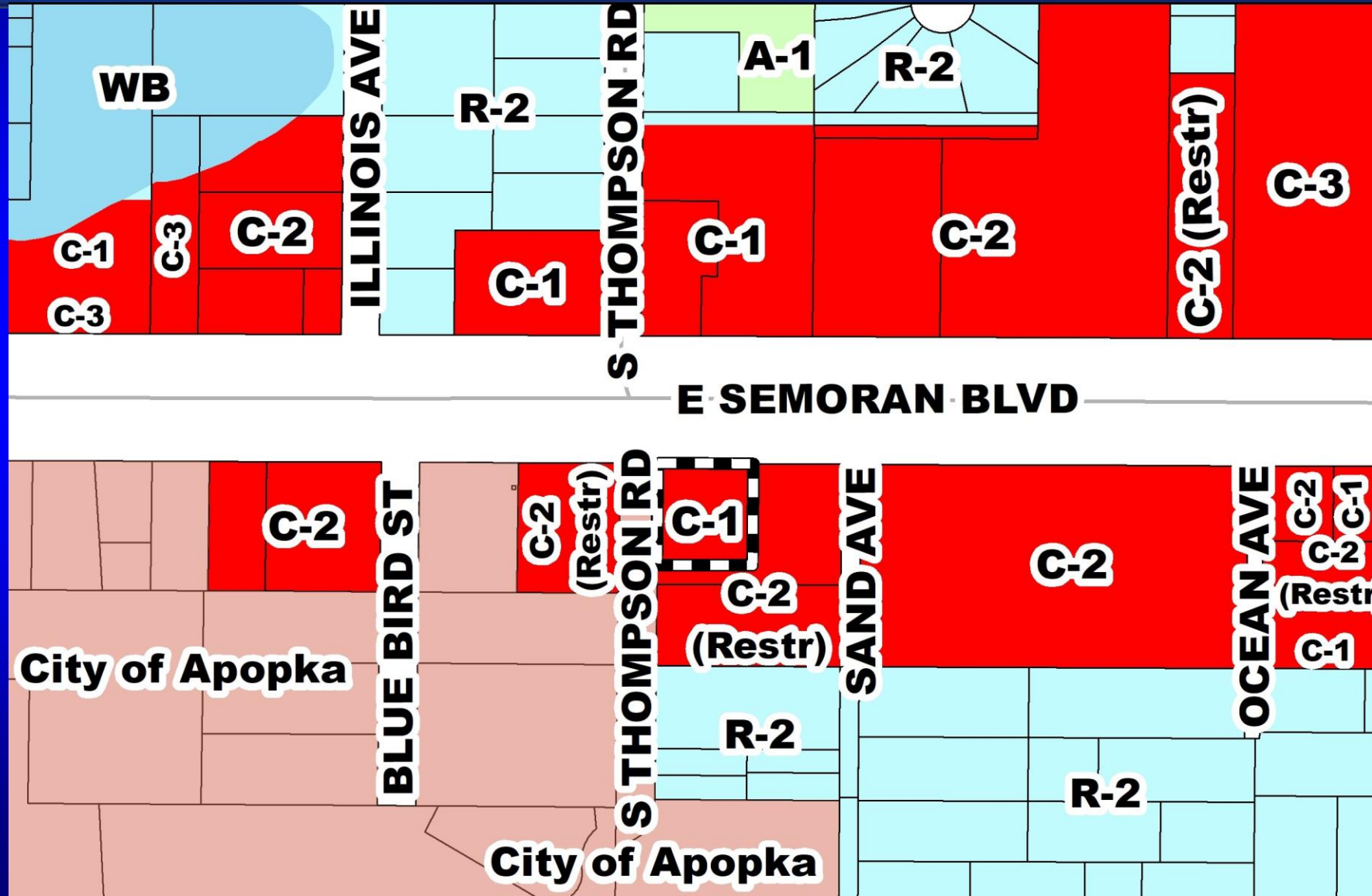
### Future Land Use Map





# RZ-21-04-020 – Breck L Johnson

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



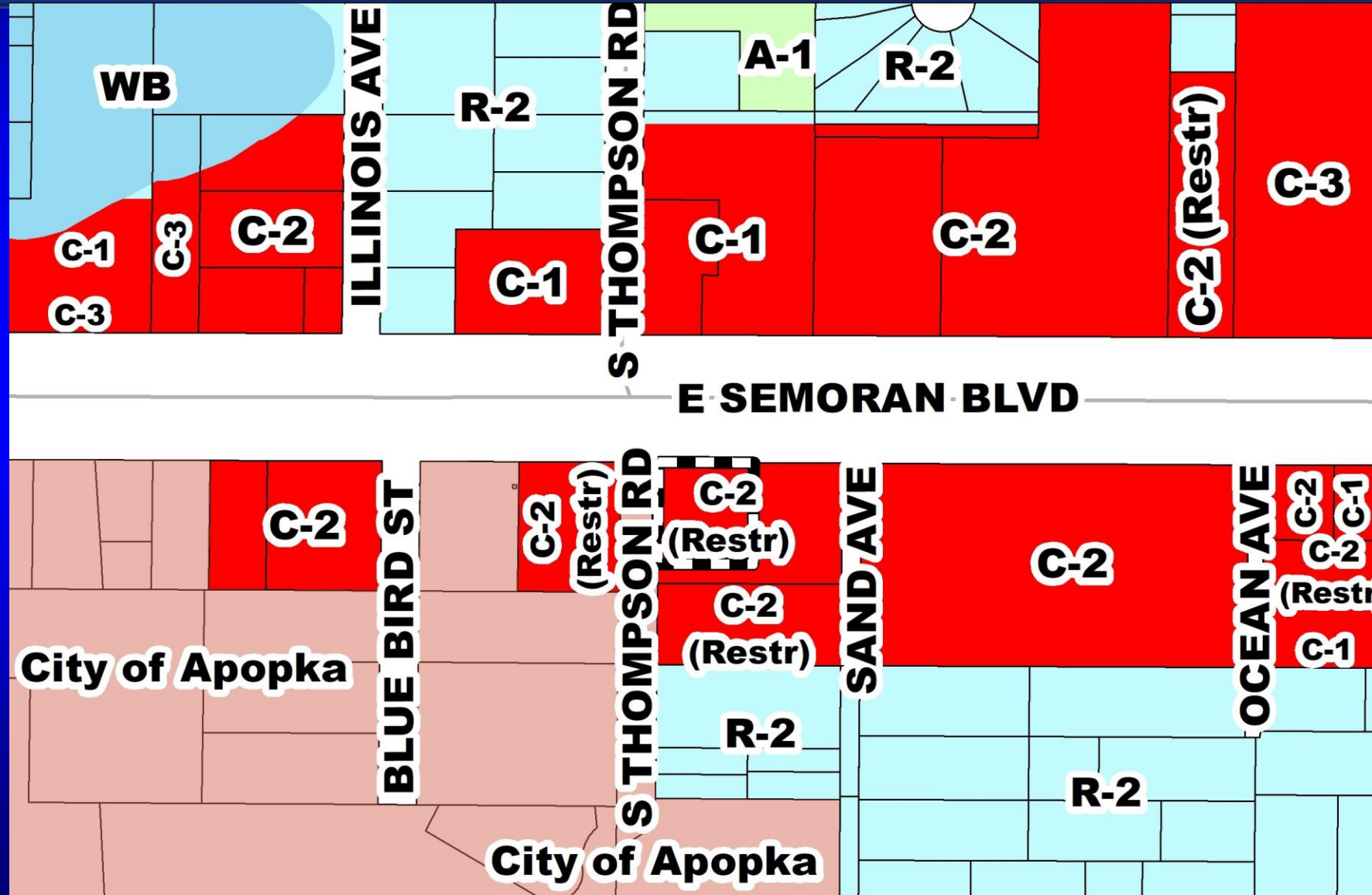




# RZ-21-04-020 – Breck L Johnson

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

### Proposed Zoning Map





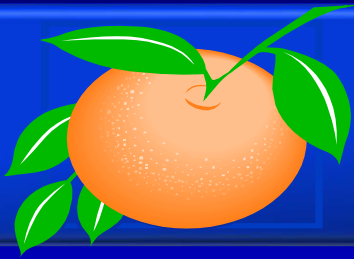


**RZ-21-04-020 – Breck L Johnson**

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

**Aerial Map**



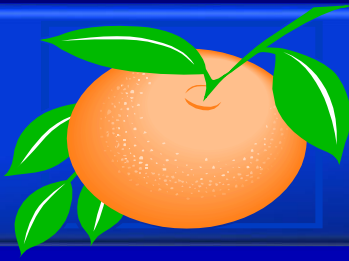


# Action Requested

Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested C-2 Restricted (General Commercial District) zoning, subject to the following restrictions:

1. **New Billboards and pole signs shall be prohibited. The existing pole sign shall be removed;**
2. **Permitted uses are C-1 uses plus the C-2 use of auto sales;**
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; and**
4. **Outdoor storage, except for operable cars for sale, shall be prohibited; and ~~screened and not visible from the public right of way.~~**
5. **For any use other than a gas station, the gas pump canopy must be removed prior to the commencement of a new use.**





# Colonial Greens Planned Development / Land Use Plan

- Case:** CDR-21-03-108
- Project Name:** Colonial Greens PD
- Applicant:** Hugh Jacobs, Orlando Leased Housing Associates XIII, LLLP
- District:** 3
- Acreage:** 10.59 gross acres (overall PD)
- Location:** Generally located south of East Colonial Drive and east of State Road 417.
- Request:** To amend two waivers from Orange County Code to allow the entire senior affordable housing complex to be a maximum of four (4) stories, fifty-five (55) feet. The Board previously approved waivers to allow the project to be four (4) stories, forty-four (44) feet.

*Board of County Commissioners*

# Public Hearings

**June 22, 2021**