

Board of County Commissioners

Public Hearings

August 20, 2019



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

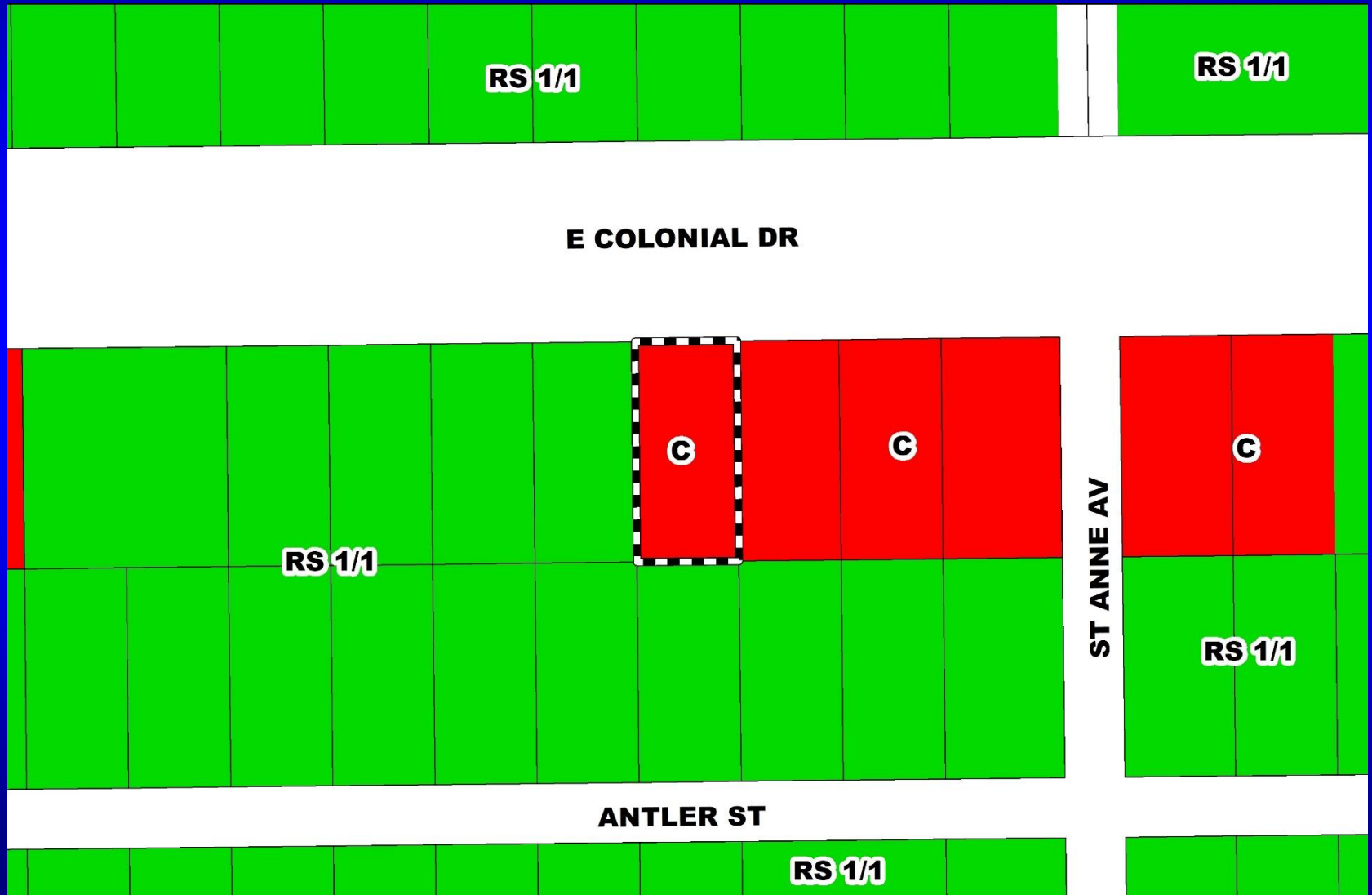
Case:	RZ-19-06-015
Applicant:	James R. Morrison, Florida Manufactured Home Sales, LLC
Appellant:	James R. Morrison, Florida Manufactured Home Sales, LLC
District:	2
Location:	25140 E. Colonial Drive; or generally located on the south side of E. Colonial Drive, approximately 325 feet west of St. Anne 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

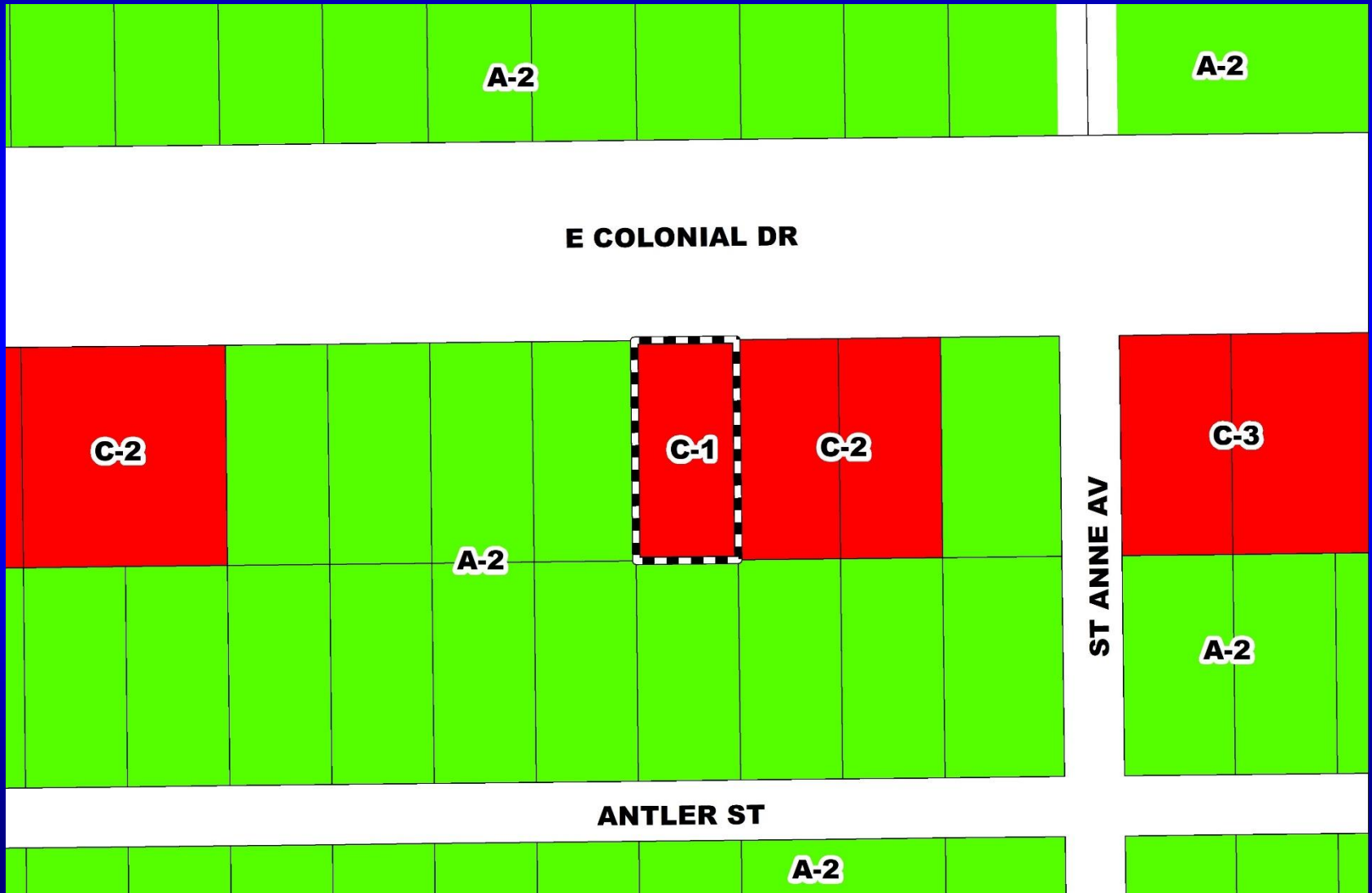
Planning and Zoning Commission (PZC) Appeal

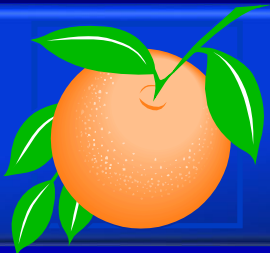
Future Land Use Map





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

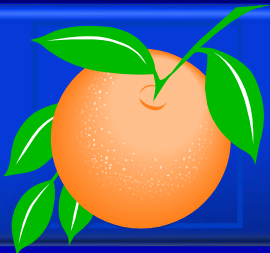
Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested C-2 (General Commercial District) zoning.

District 5

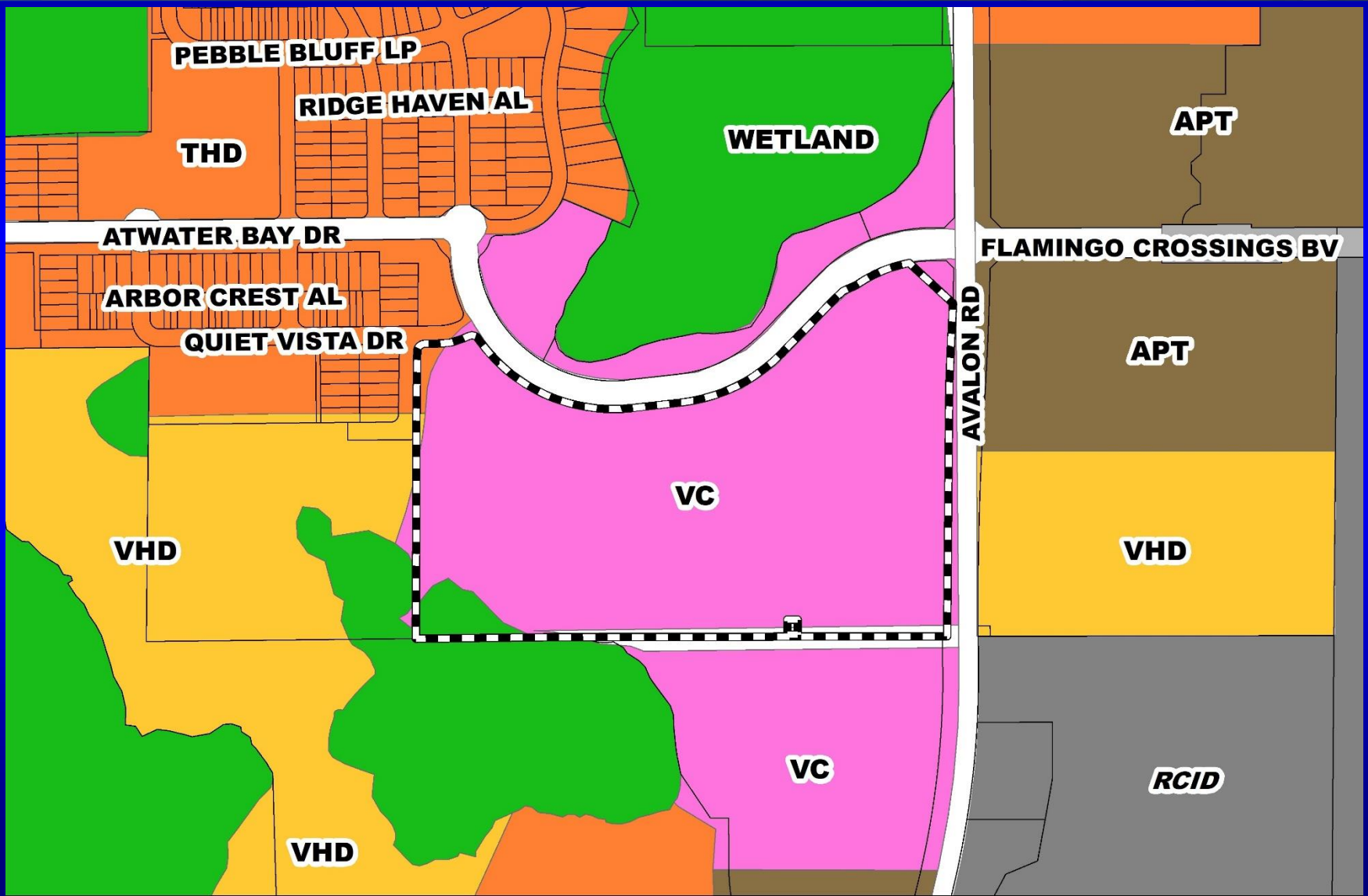


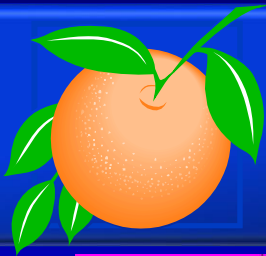
Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan

- 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.

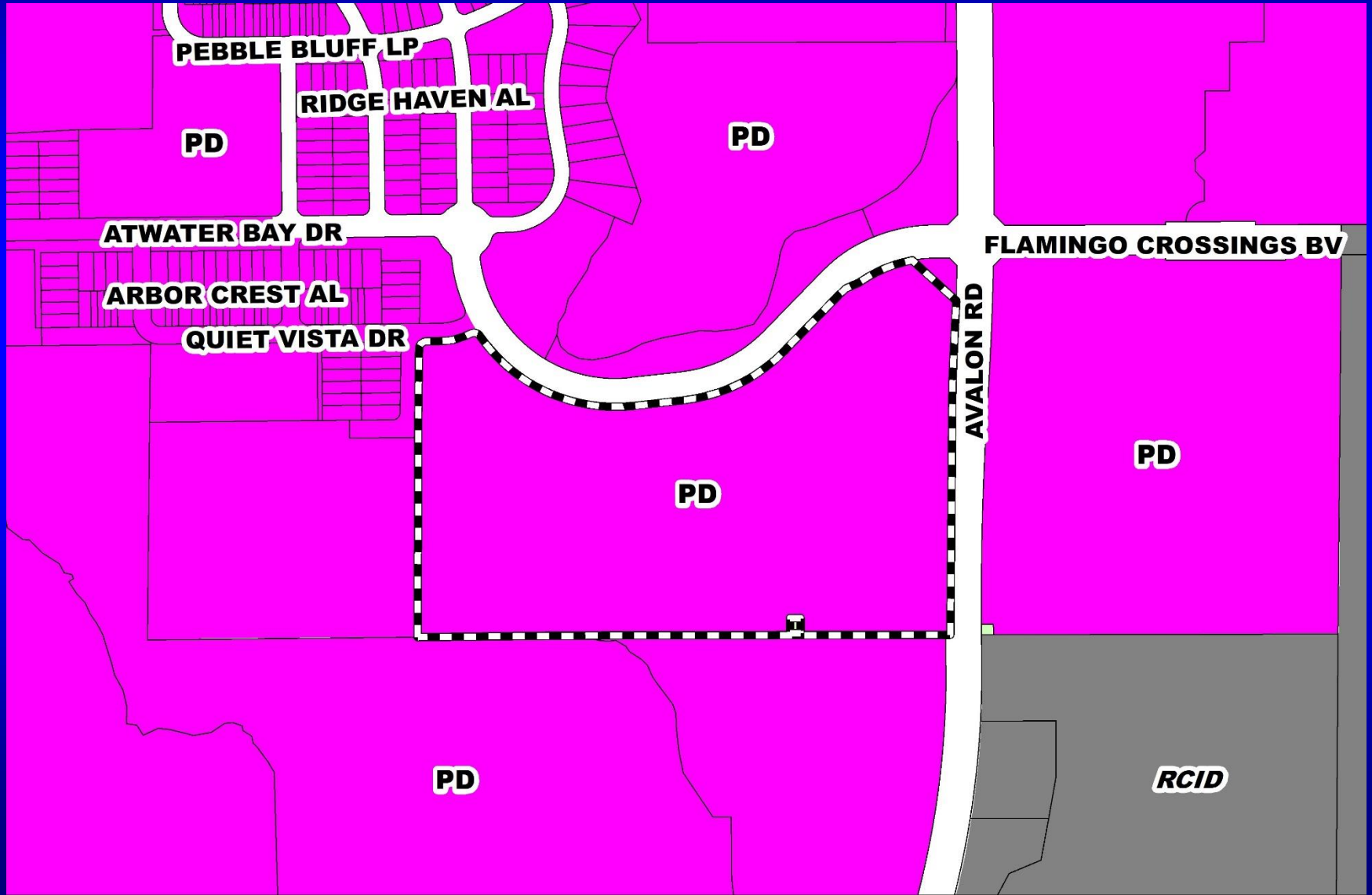


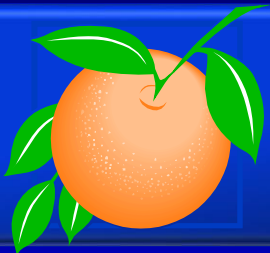
Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan Future Land Use Map





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





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



PEBBLE BLUFF LP

RIDGE HAVEN AL

ATWATER BAY DR

ARBOR CREST AL

QUIET VISTA DR

FLAMINGO CROSSINGS BV

AVALON RD



Action Requested

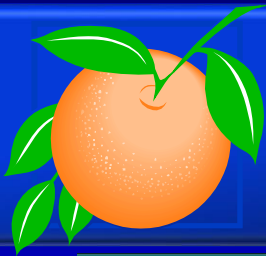
Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Waterleigh Village Center Parcel 13 PSP dated “Received June 28, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

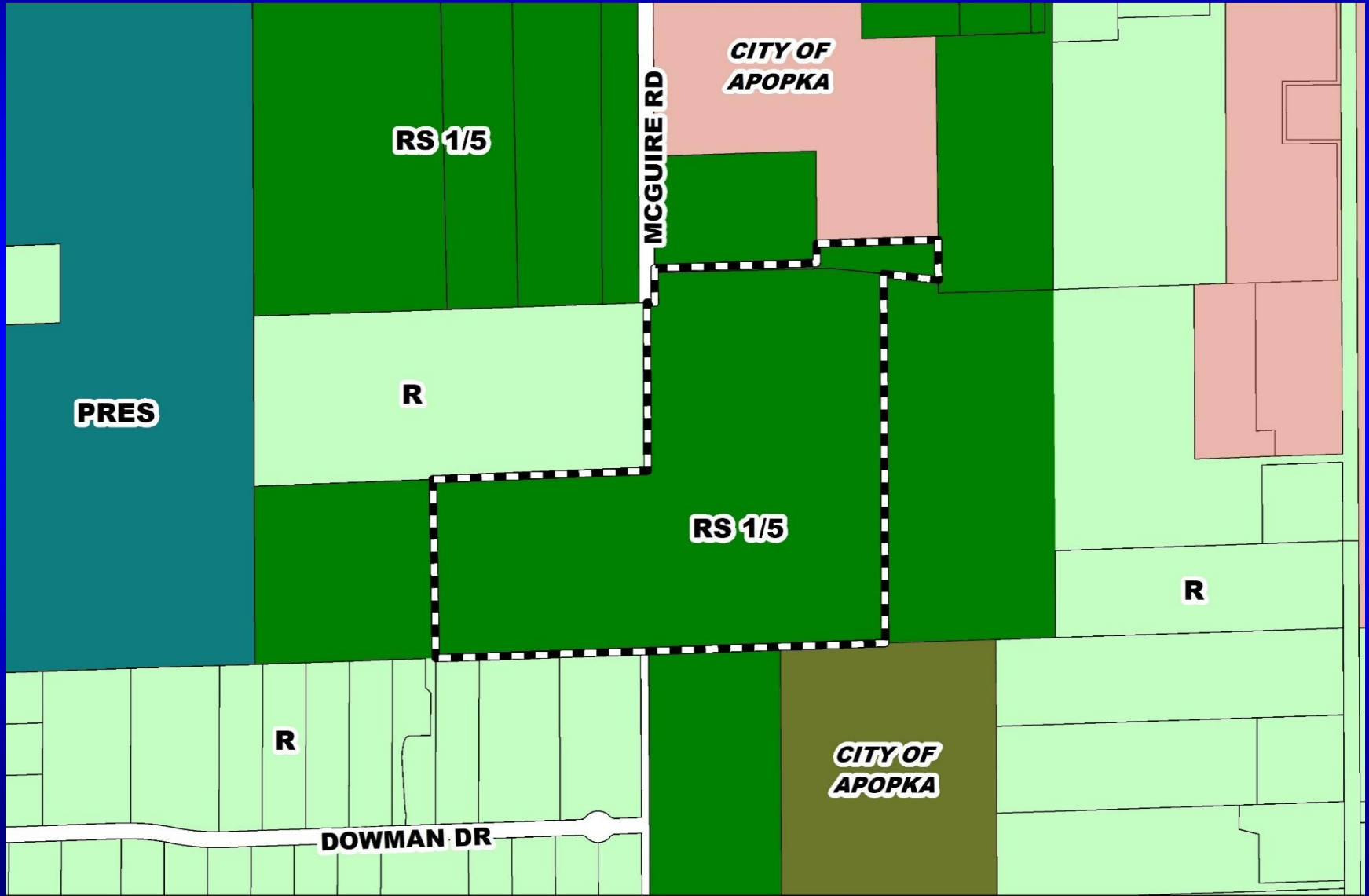


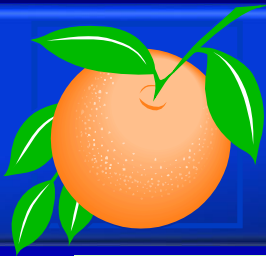
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan

- 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.

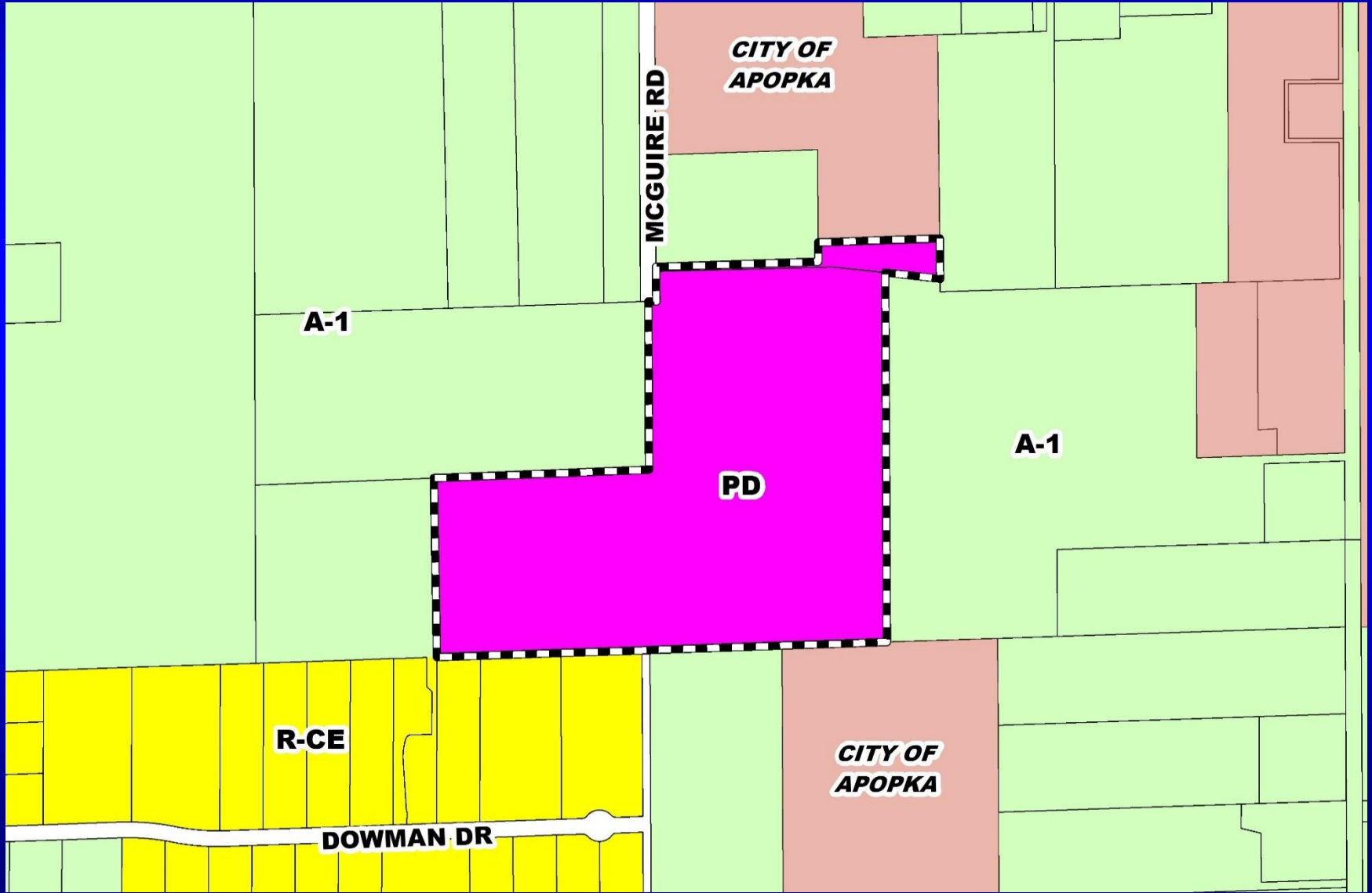


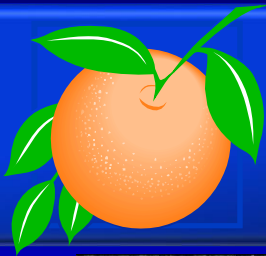
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Future Land Use Map





Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Zoning Map





Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Aerial Map





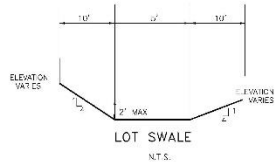
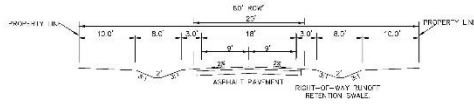
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan

Preliminary Subdivision Plan

LAND USE TABLE

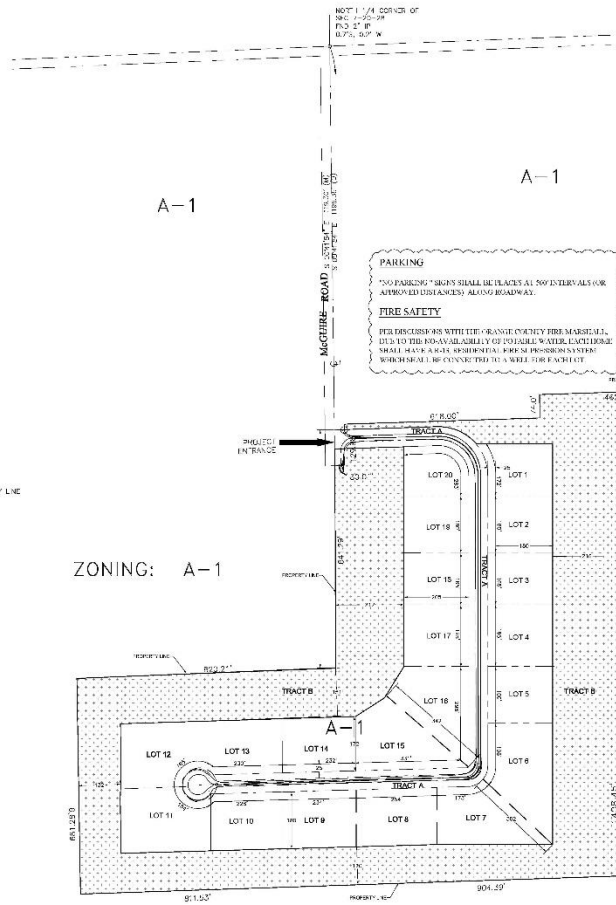
TRAC / LOT	AREA (SQ)	TOTAL AREA (AC)	*POA/P-PRIVATE
TRAC A (ROW)	48,558 SF	3.32 AC	POA
TRAC B (ROW)	201,598 SF	22.50 AC	POA
LOT 1	31,434 SF	0.74 AC	PRIVATE
LOT 2	31,159 SF	0.73 AC	PRIVATE
LOT 3	31,255 SF	0.72 AC	PRIVATE
LOT 4	37,012 SF	0.86 AC	PRIVATE
LOT 5	34,203 SF	0.79 AC	PRIVATE
LOT 6	54,311 SF	1.25 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	35,143 SF	0.81 AC	PRIVATE
LOT 20	30,500 SF	0.70 AC	PRIVATE
TOTAL AREA = 43.89 ACRES			

*PROPERTY OWNERS ASSOCIATION



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 EARLIEST OF PLANTING, DEMOLITION, SITE CLEARING, GRADING, STUDIES, 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 (RELEASER) 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	

MCL Consulting, LLC
 807 Avenue 80th
 Altamonte Springs, FL 32714
 407-821-2603
 MCLConsulting@att.net

Engineer of Record
 License No. 12000
 License No. 12000

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



Action Requested

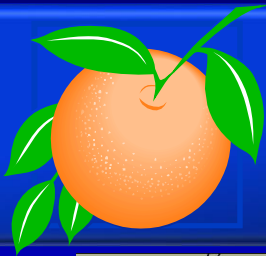
Make a finding of consistency with the Comprehensive Plan and approve the Rainbow Ridge PD / Rainbow Ridge PSP dated “Received June 18, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

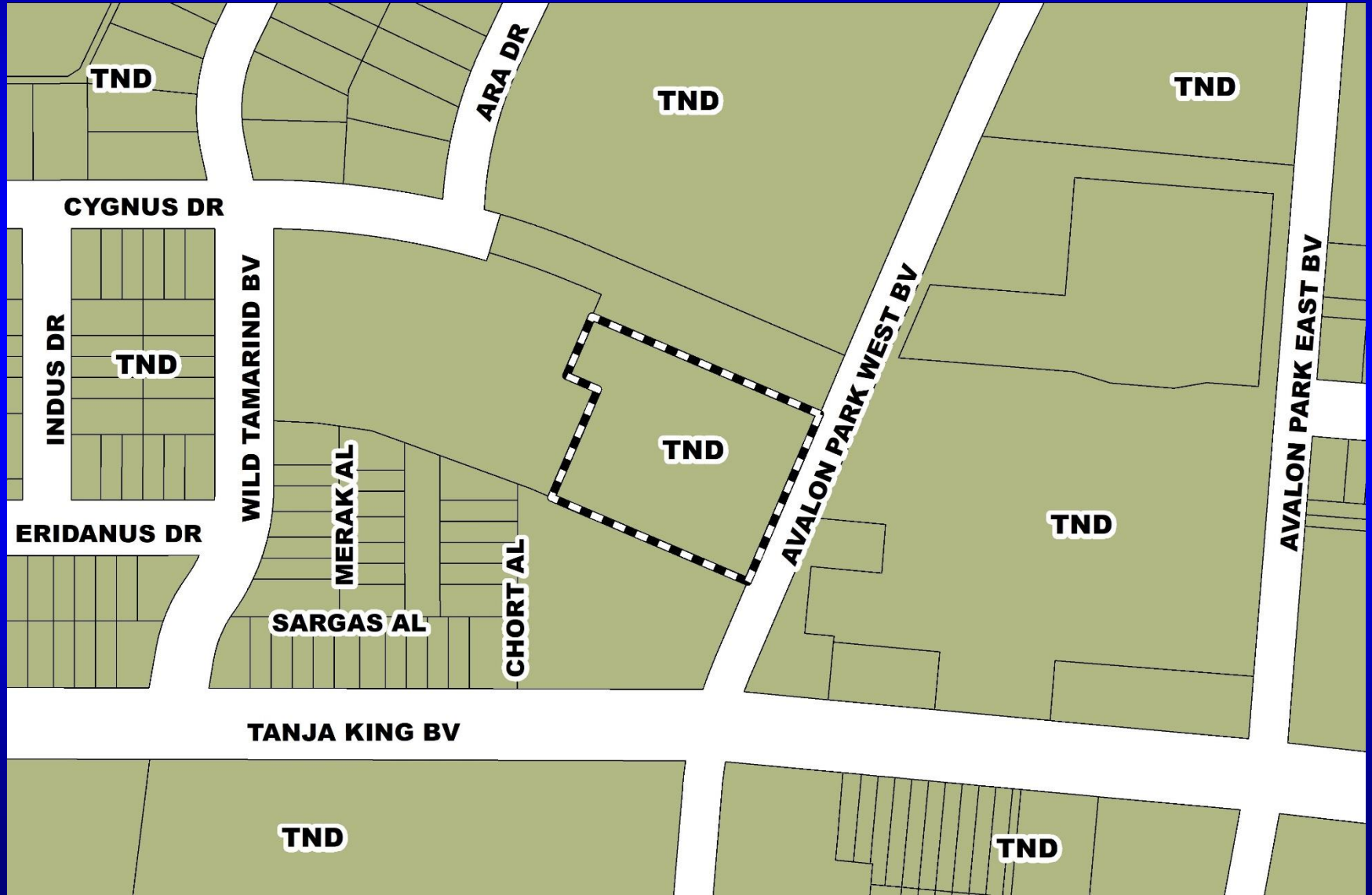


Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan

- 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.

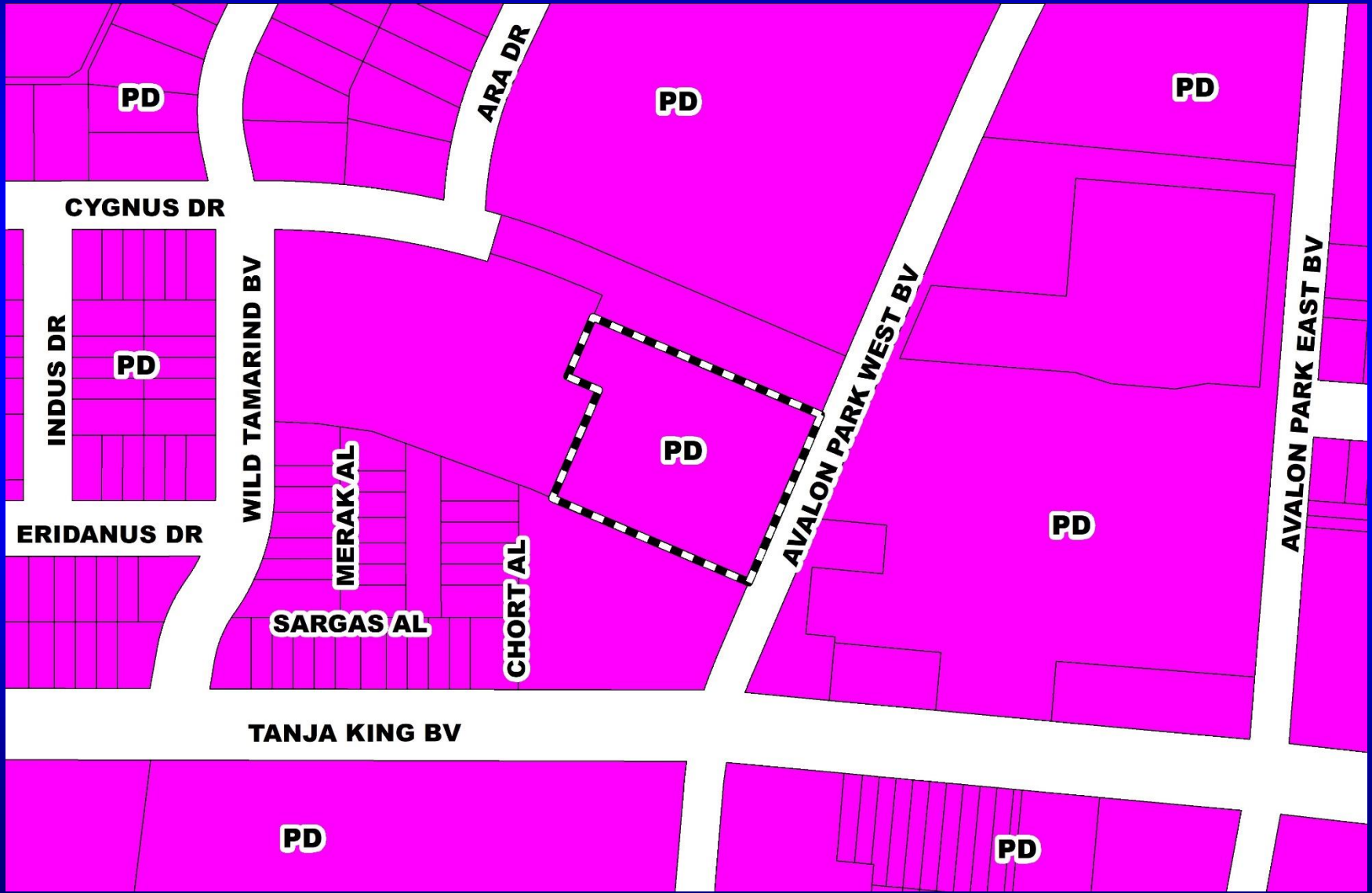


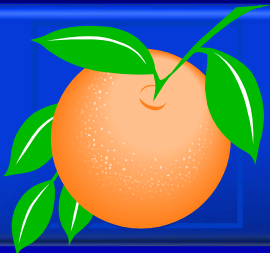
Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Future Land Use Map



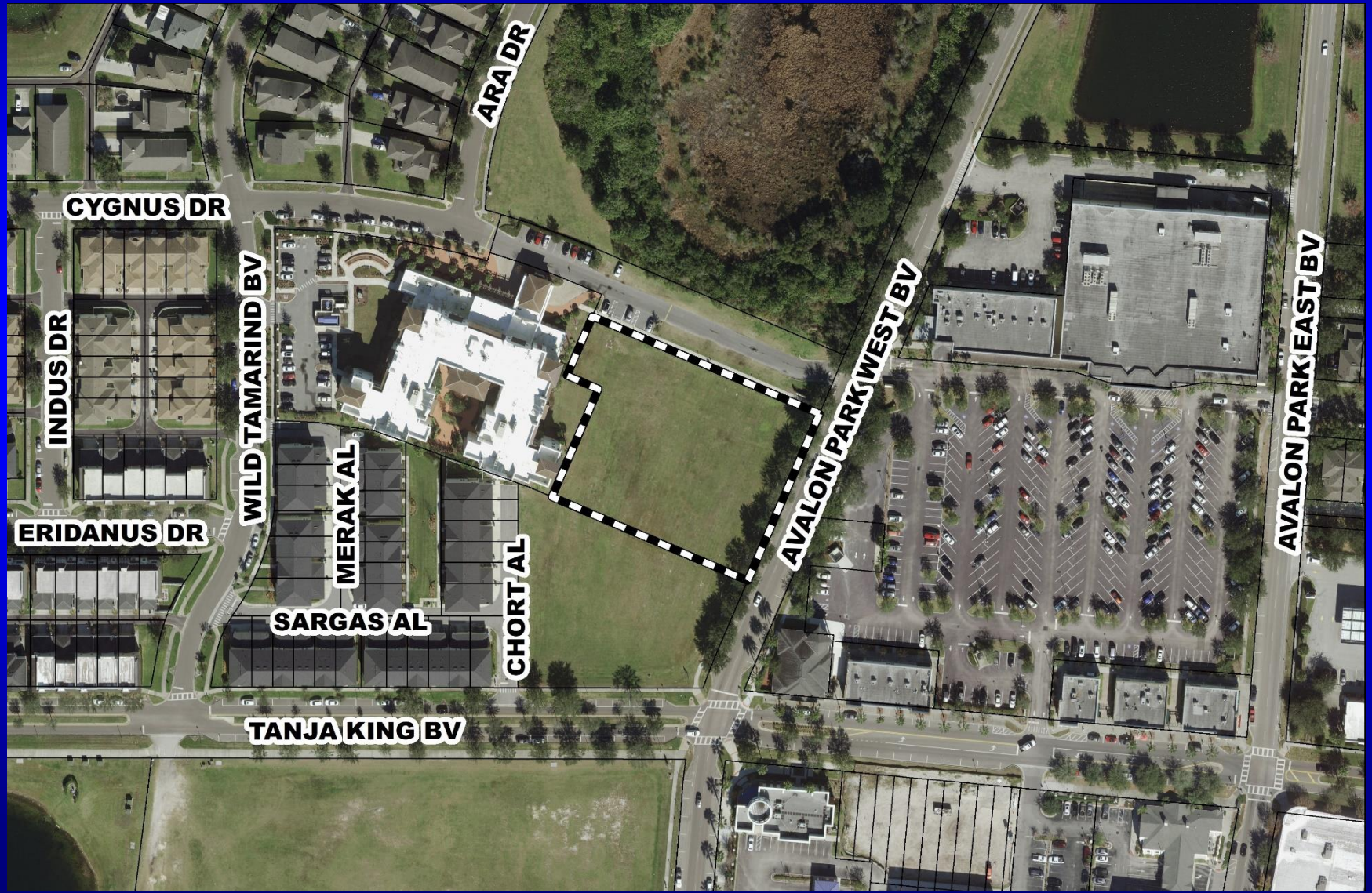


Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Zoning Map





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

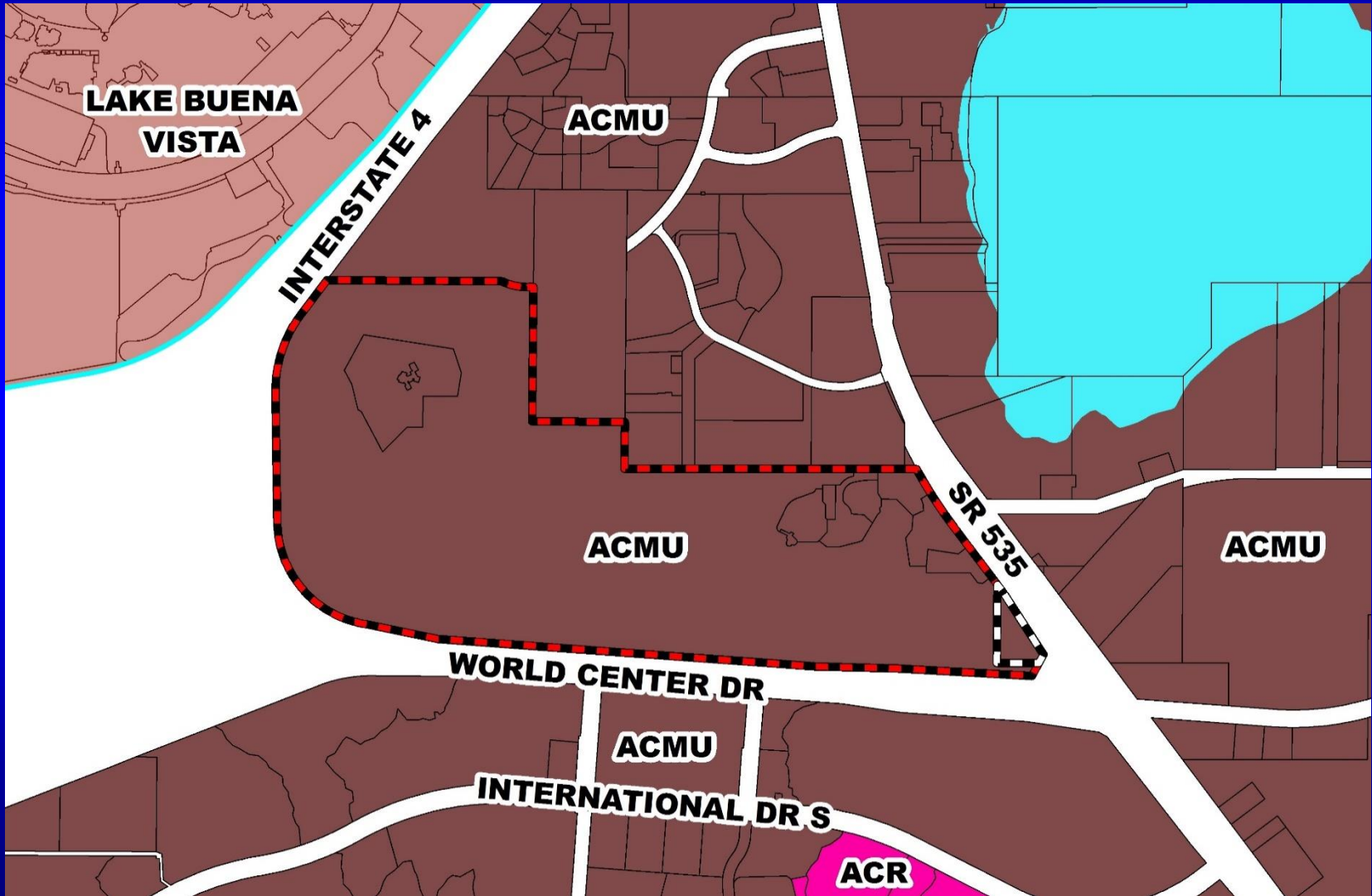


Marriott World Center Planned Development / Land Use Plan

- 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.

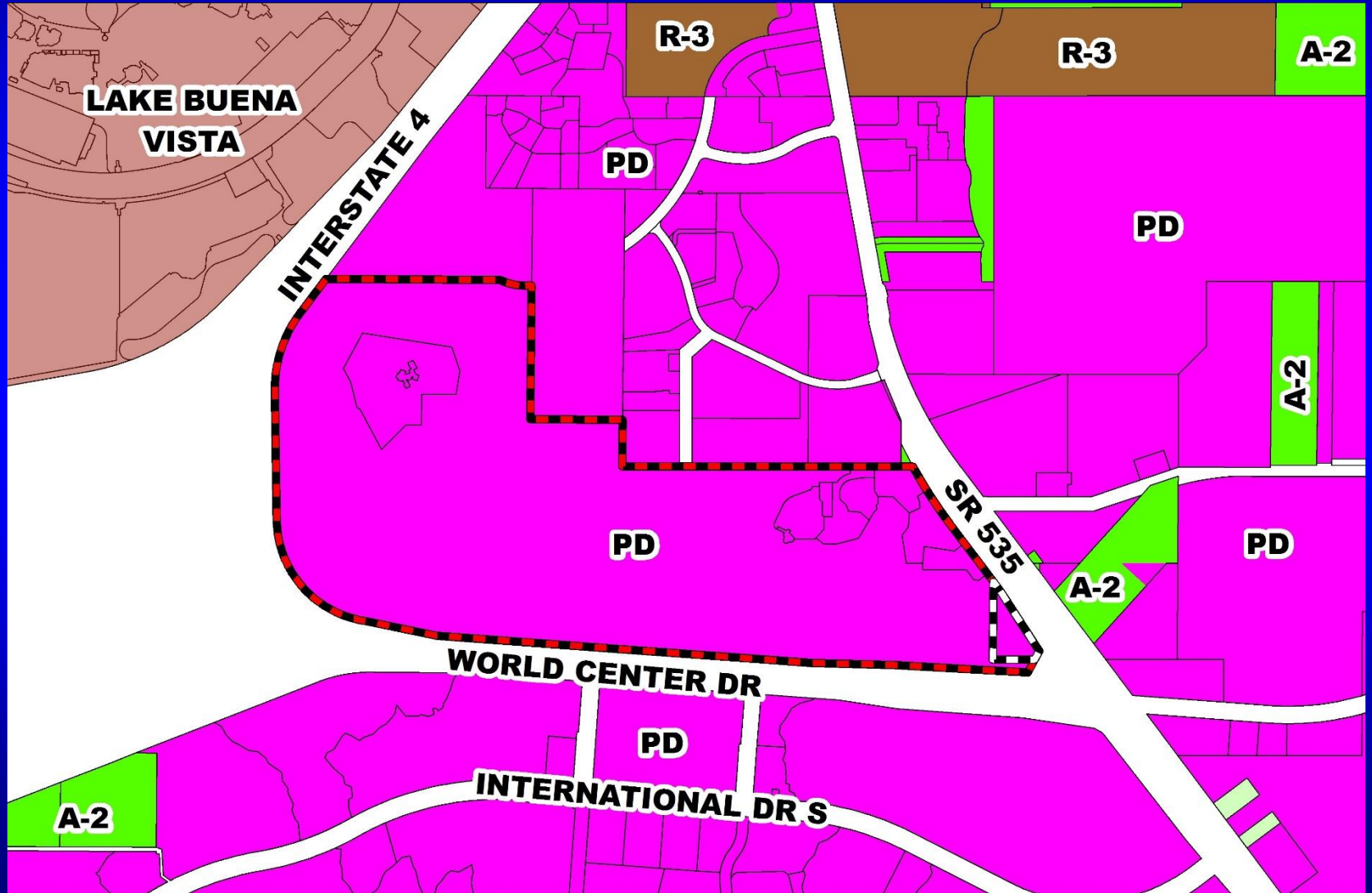


Marriott World Center Planned Development / Land Use Plan Future Land Use Map





Marriott World Center Planned Development / Land Use Plan Zoning Map





Marriott World Center Planned Development / Land Use Plan Aerial Map





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

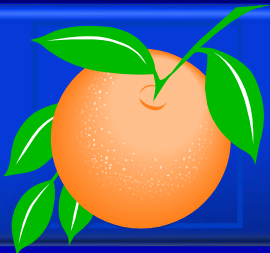
Applicant: Adam Smith, VHB, Inc.

District: 1

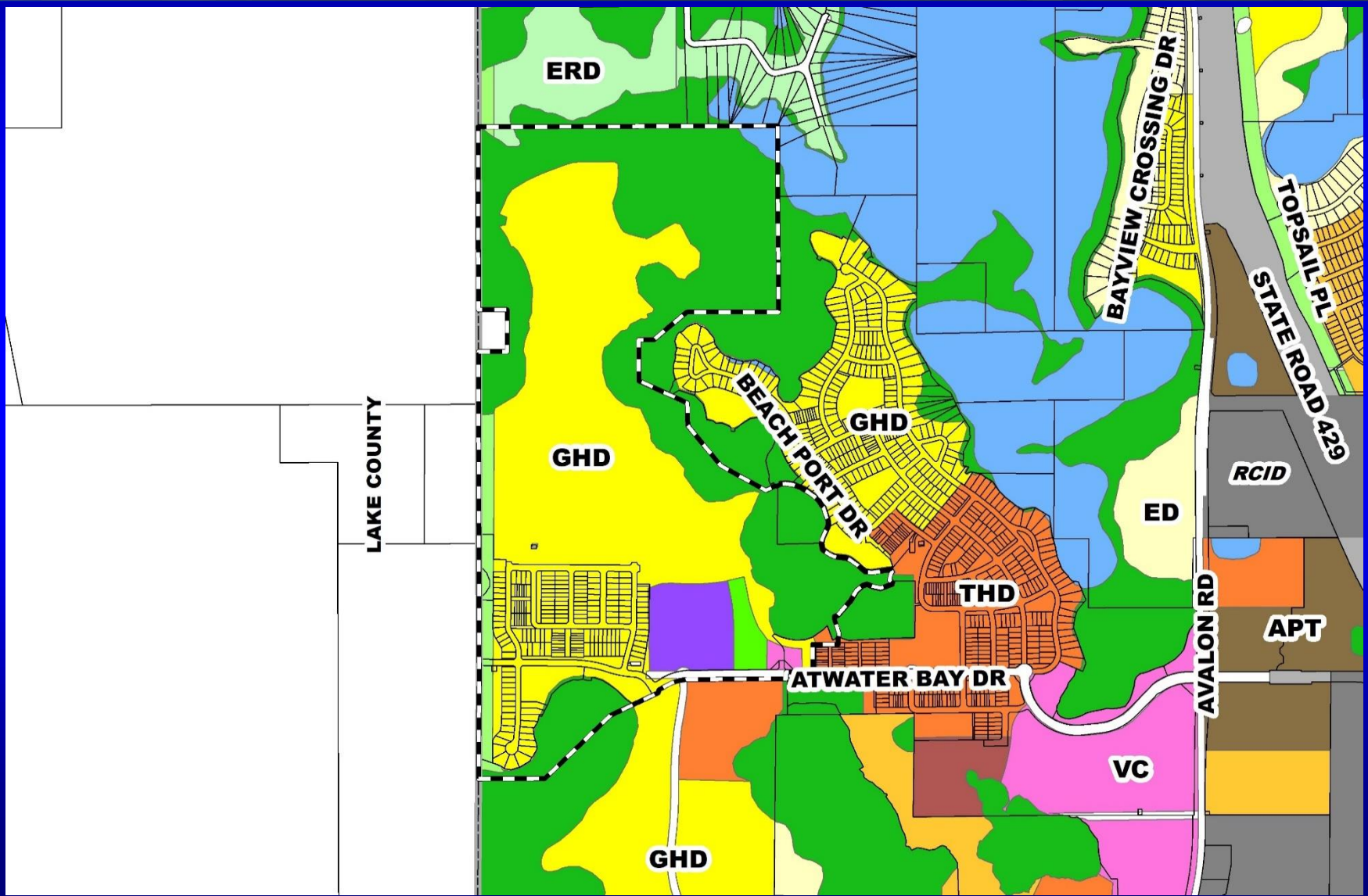
Acreage: 355.02 gross acres

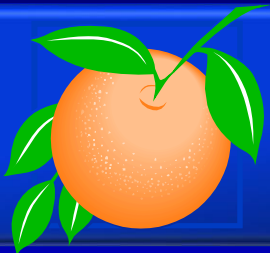
Location: West of Avalon Road / South of Old YMCA Road

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.

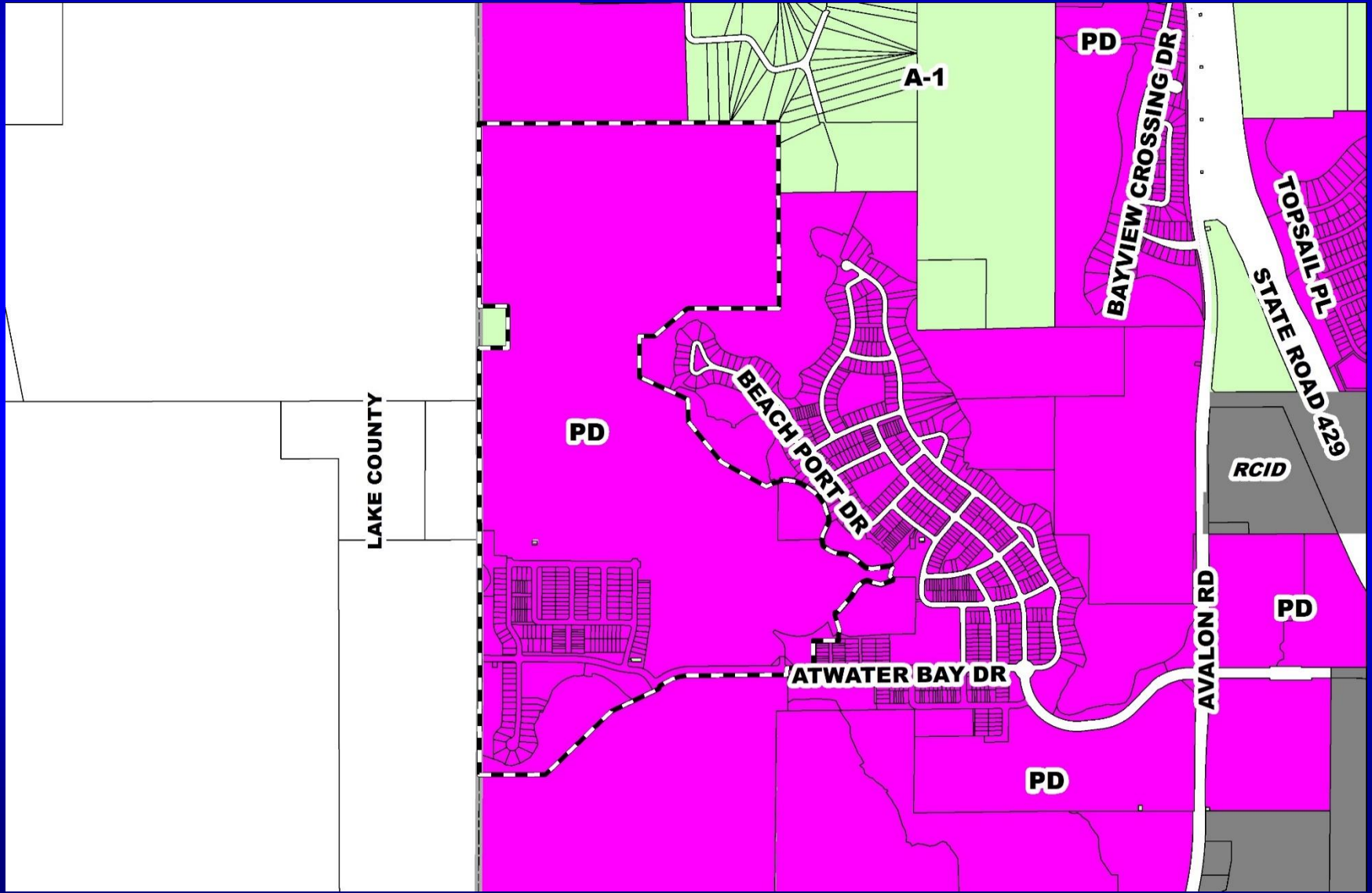


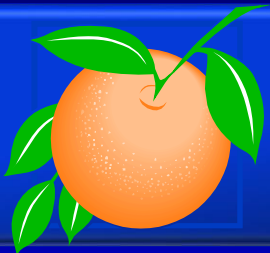
Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Future Land Use Map





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

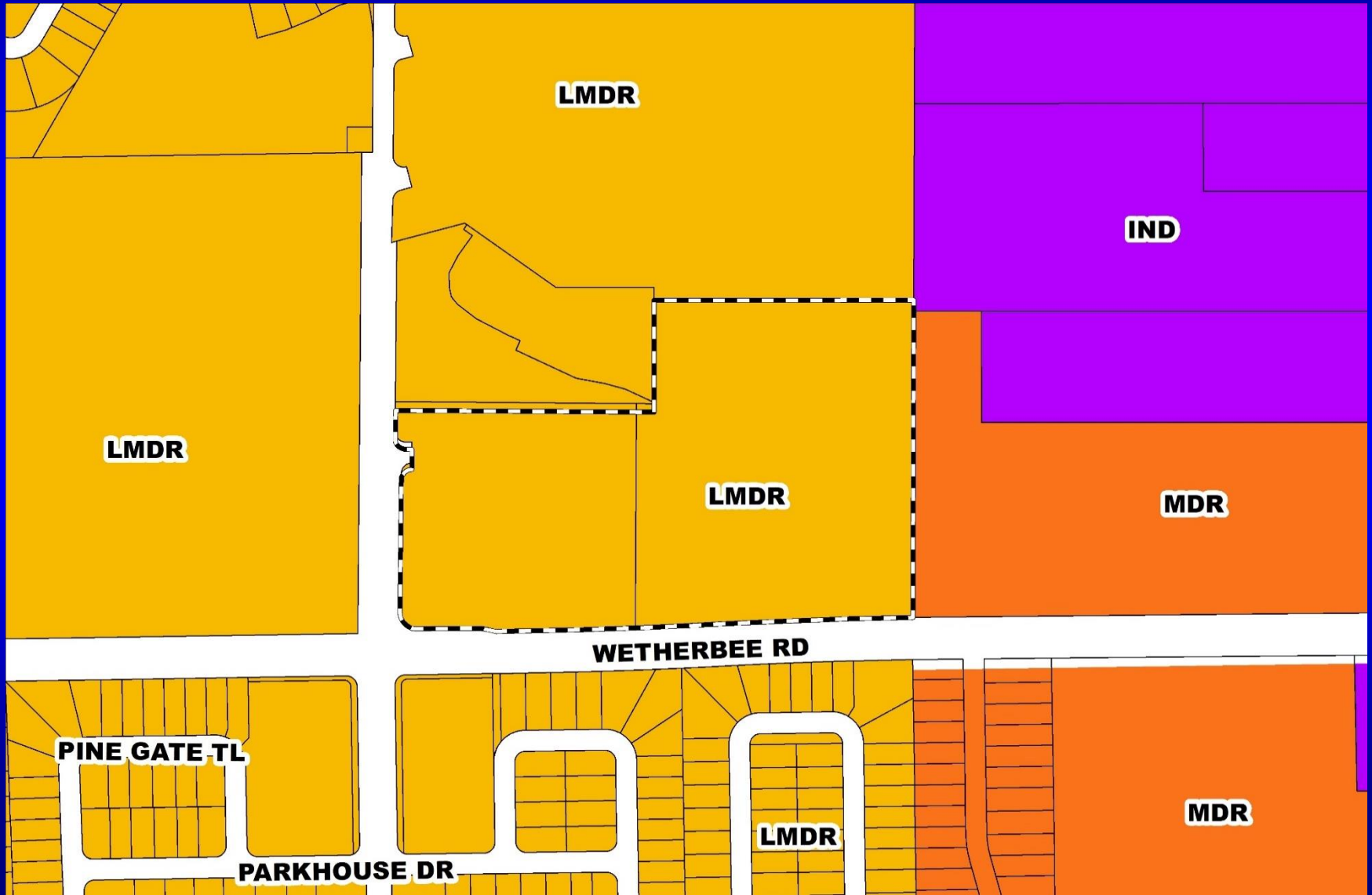


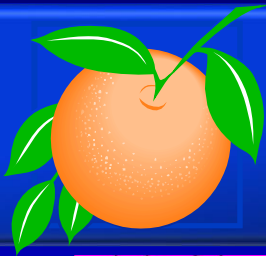
AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan

- 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.

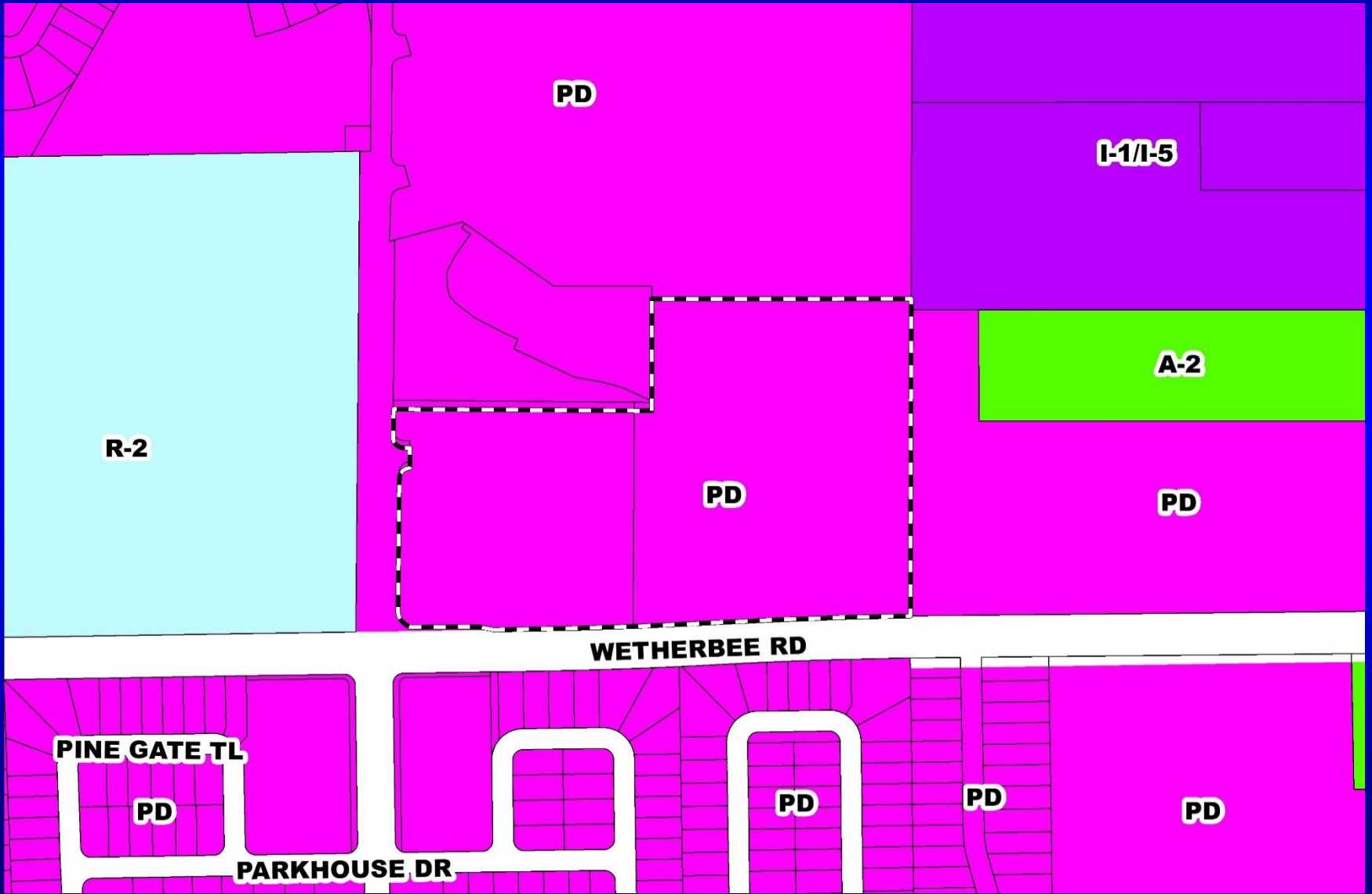


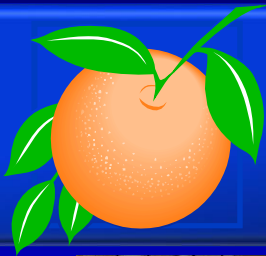
AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Future Land Use Map





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





Action Requested

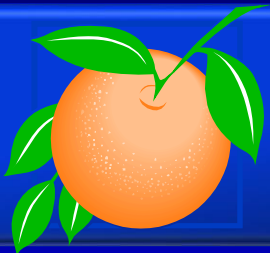
Make a finding of consistency with the Comprehensive Plan and approve the AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 PSP dated “Received April 2, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

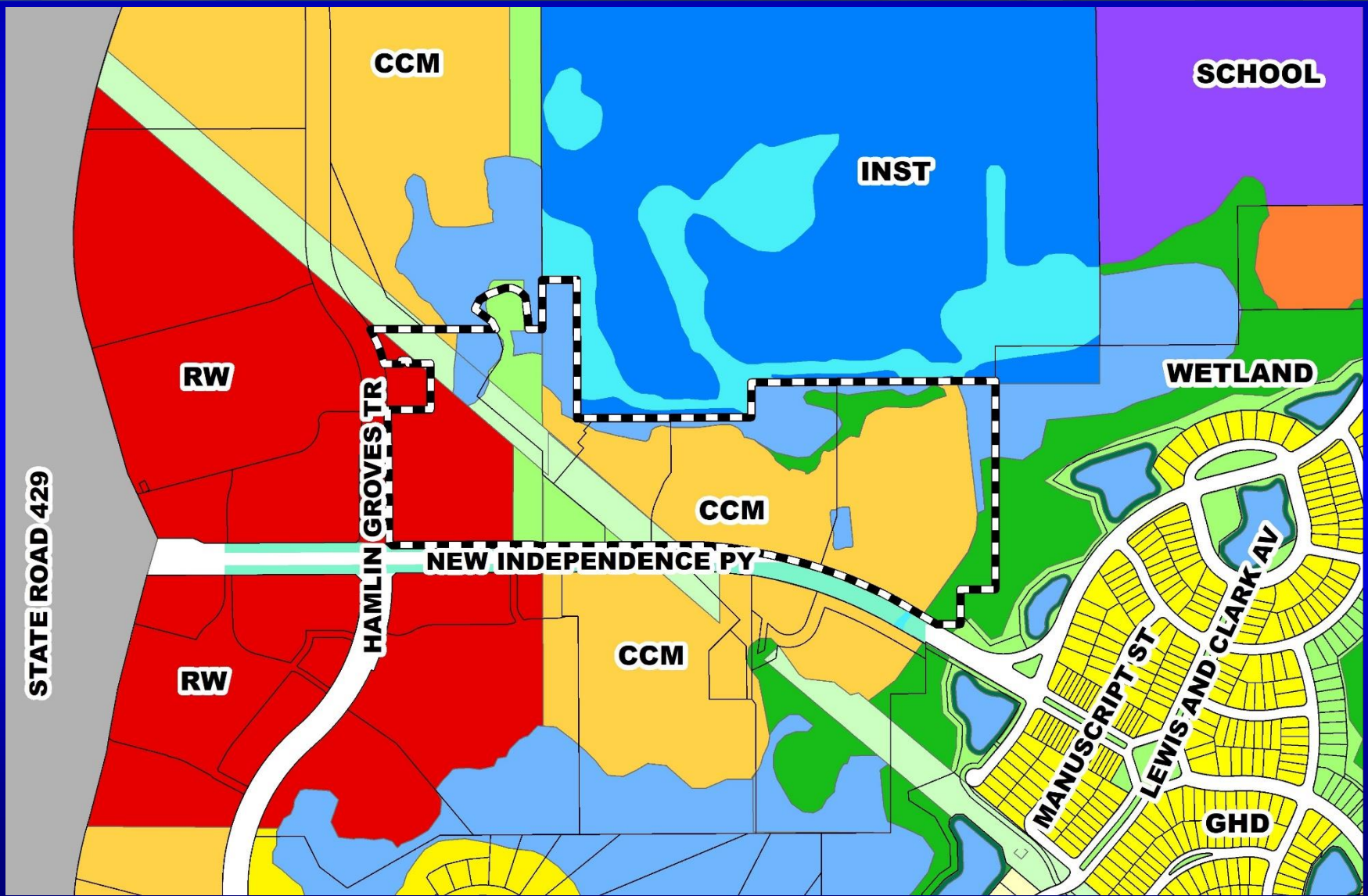


Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP)

- 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.

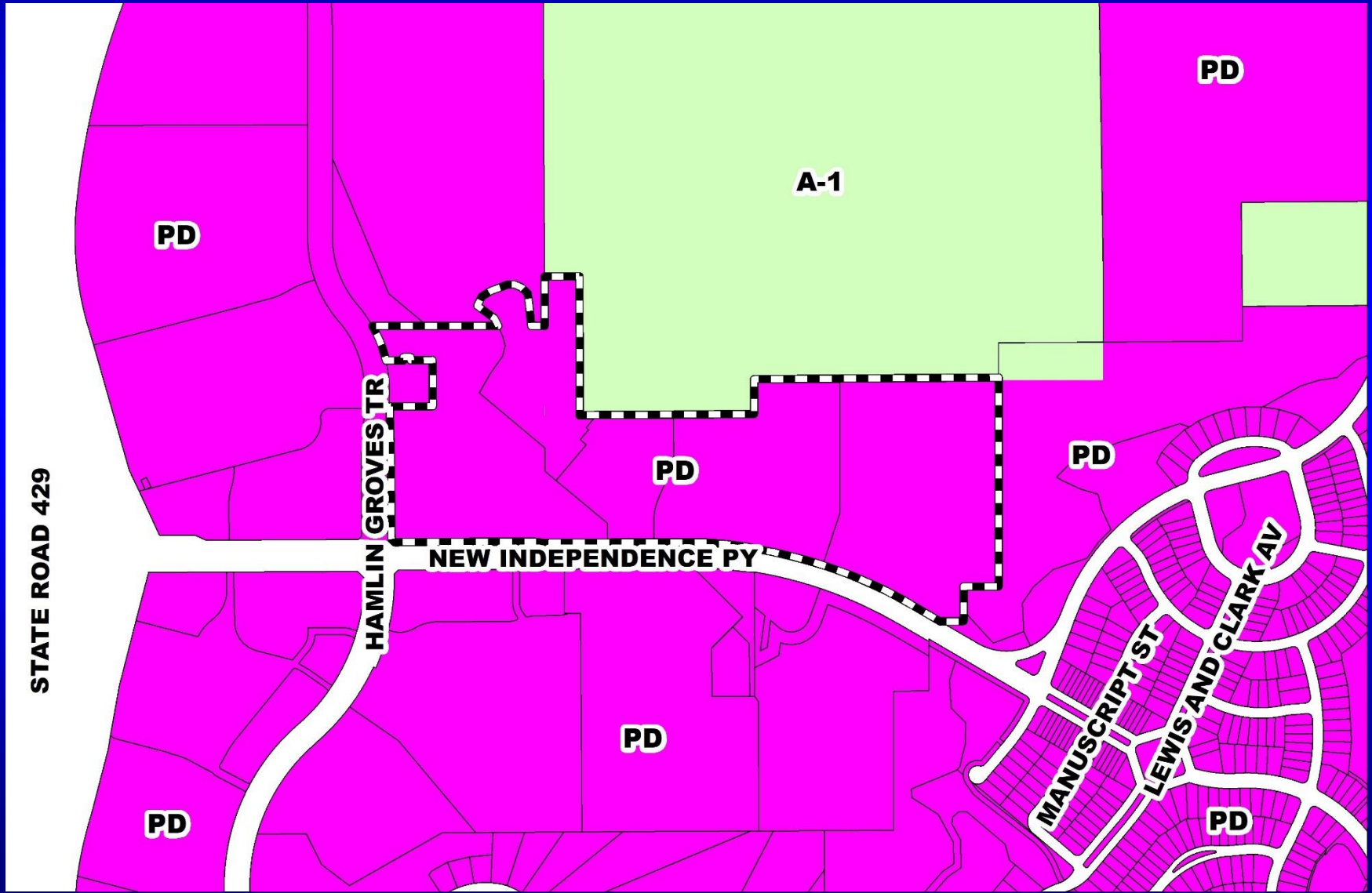


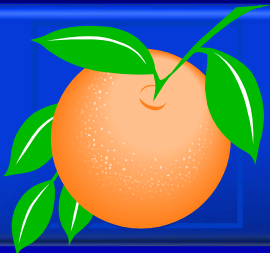
Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Future Land Use Map





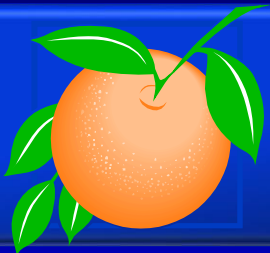
Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Zoning Map



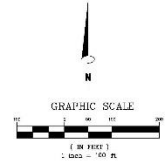
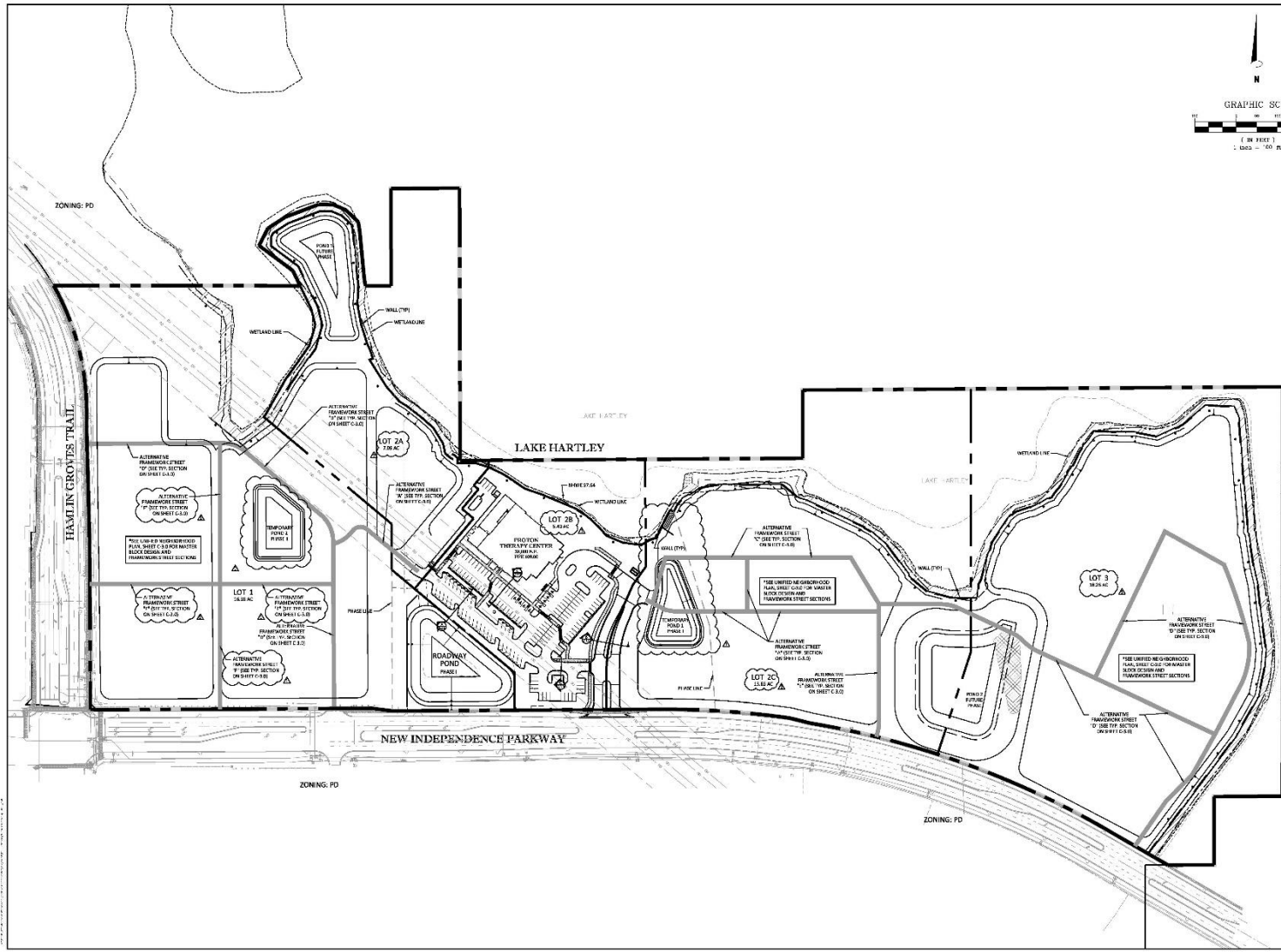


Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Aerial Map





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



 1000 NORTH AVENUE, SUITE 200 DALLAS, TEXAS 75201 (972) 241-1000 FAX (972) 241-1008	
	PREPARED FOR: PCTT HAMLIN, LLC
HAMLIN EAST PROTON THERAPY CENTER	
PRELIMINARY SUBDIVISION PLAN	
DRAWN BY: [blank] CHECKED BY: [blank] DATE: [blank]	SHEET C-2.0



Action Requested

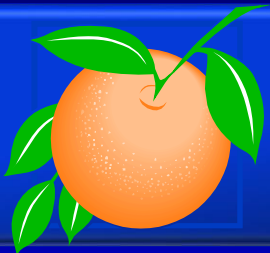
Make a finding of consistency with the Comprehensive Plan and approve the Hamlin PD - UNP / Hamlin East Proton Therapy Center PSP / DP dated "Received June 3, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



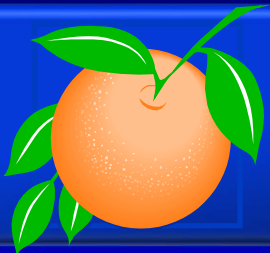
Grassmere Reserve Planned Development / Land Use Plan

- 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."

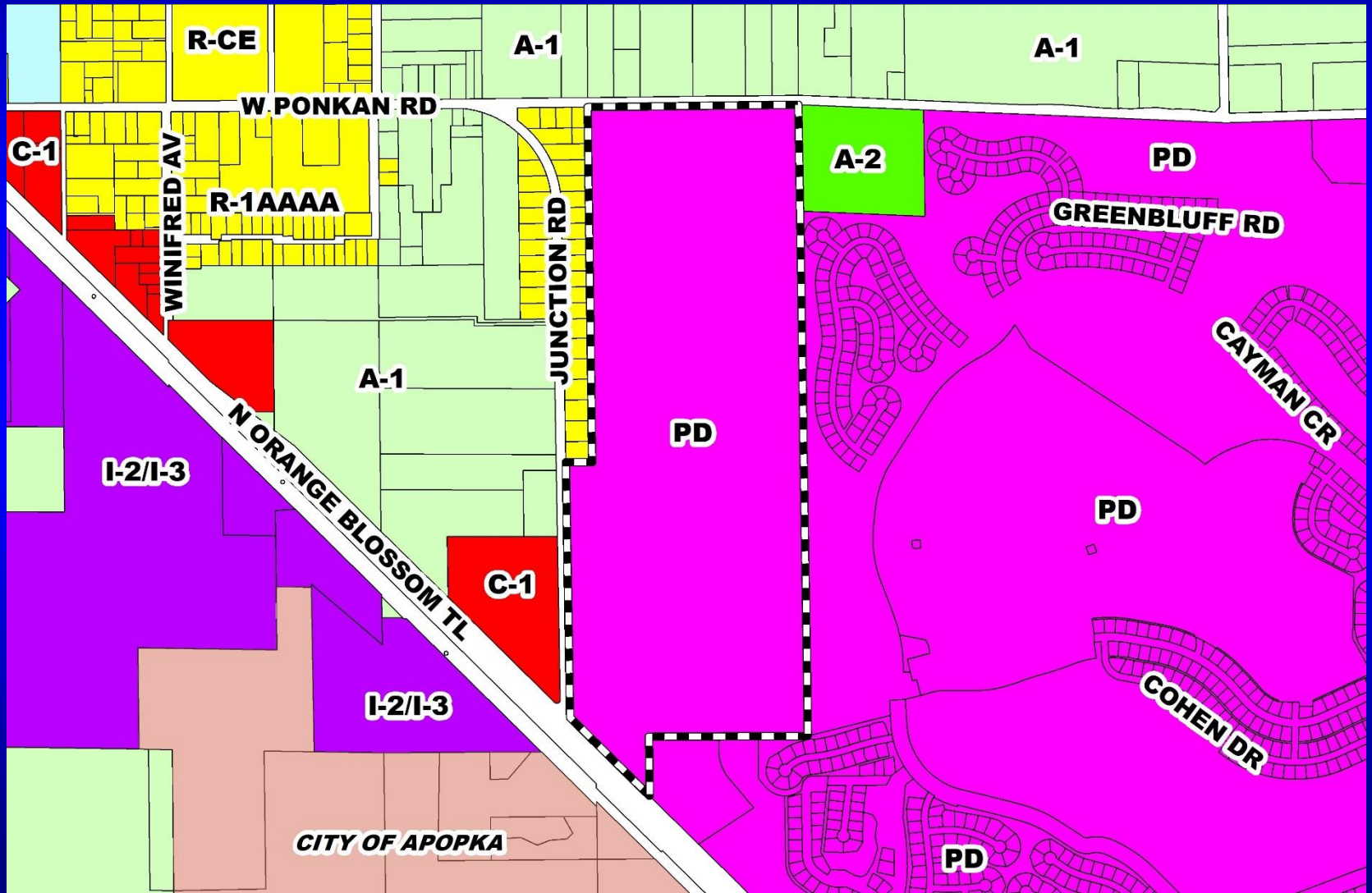


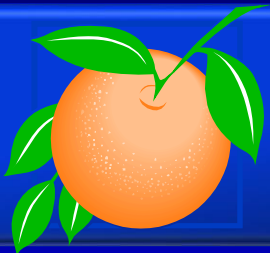
Grassmere Reserve Planned Development / Land Use Plan Future Land Use Map



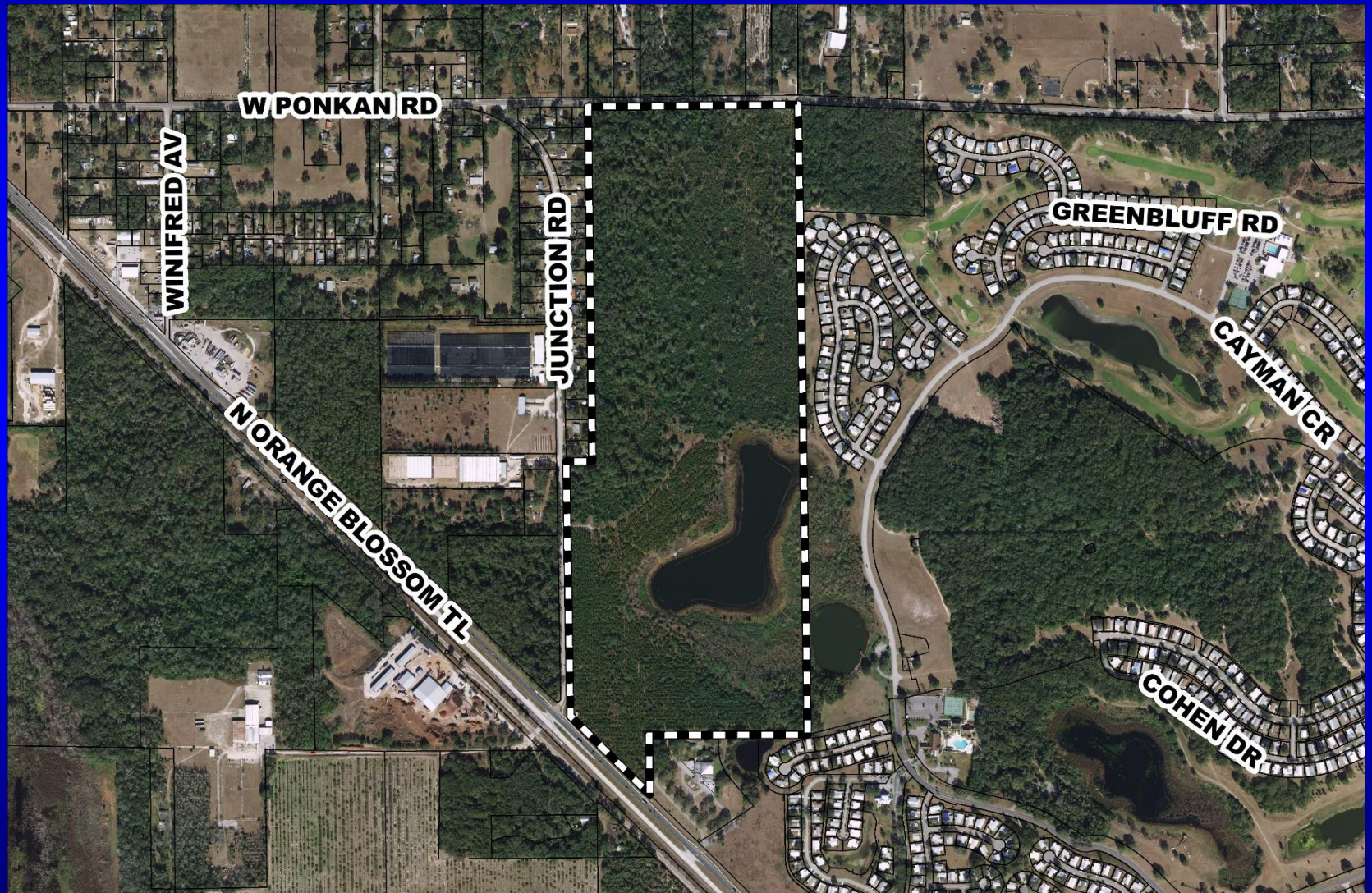


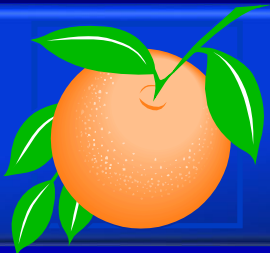
Grassmere Reserve Planned Development / Land Use Plan Zoning Map





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

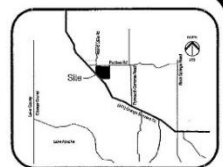
ORANGE COUNTY CASE # CDR-19-04-133

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

LOT SETBACK:
 FRONT: 20'
 REAR: 20'
 SIDE: 10'
 LAKE GRASSMERE OR 44' WALKER RURAL (ARTERIAL): 60' FROM PROPERTY LINE OR 100' FROM CL OF RW FOR STRUCTURES OR 100' FROM CL OF RW FOR PARKING AREAS

PD PERIMETER SETBACK:
 JUNCTION ROAD: 20'
 WENKA OPEN SPACE CALCULATION: 15% (OPEN SPACE PROVIDED): 96.36 ACRES
 PARKS GENERATED (ITE 10TH ED.): 100 TRIPS
 SCHOOLS GENERATED (ITE 10TH ED.): 903 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' IN LIEU OF 30'.
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 SHALL 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 PARKWAY AND PROTECTION ACT, SECTION 26B.319-5. SPECIAL AREA REGULATIONS APPLY. IN ADDITION TO THE STATE REGULATIONS, LOCAL POLICIES ARE INCLUDED IN ORANGE COUNTY COMPRISED UNDER PLAN 2019-020. 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 A TREATMENT OF SOIL BANKS, ROCKS, 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

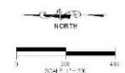
OWNER/DEVELOPER
 BCC GRASSMERE LLC
 1616 W. GARDEN BLVD SUITE 232
 TAMPA, FL 33609
 813-321-1964
 CONTACT: FRANK BOWBECK
APPLICANT/AGENT
 GRAY ROBSON
 301 S.W. 5TH STREET
 SUITE 1400
 ORLANDO, FL 32801
 407-843-6880
 CONTACT: THOMAS SULLIVAN

CIVIL ENGINEER
 NVE, INC.
 201 SOUTH BUMBY AVE
 ORLANDO, FL 32835
 407-696-3317
 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 32835
 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) 896-3317
 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