



Interoffice Memorandum

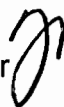
10-25-18P03:55 RCVD

Received 10/25/18 at 4:06pm

DATE: October 19, 2018

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Lisette M. Egipciaco, Development Coordinator Planning Division 

CONTACT PERSON(S): **Lisette M. Egipciaco**
Development Coordinator
Planning Division 407-836-5684
lisette.egipciaco@ocfl.net

SUBJECT: Request for Board of County Commissioners Public Hearing

Project Name: AIPO – South Orange Properties Planned Development / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Case # DVR-18-09-309

Type of Hearing: Development Review Committee (DRC) Appeal

Appellant: Damon Parrish
Waldrop Engineering
429 South Keller Road, Suite 210
Orlando, Florida 32810

Commission District: 4

General Location: North of East Wetherbee Road / Southwest of Bogg Creek Road

Parcel ID #(s): 17-24-30-0000-00-015, 18-24-30-7268-00-490

of Posters: 0

LEGISLATIVE FILE # 18-1471

December 18, 2018 @ 2pm

Use: Single-Family Attached Residential Dwelling Units

Size / Acreage: 18.69

**BCC Public Hearing
Required by:** Orange County Code Sec. 34-29(b)

**Clerk's Advertising
Requirements:** No advertising required for appeals

Spanish Contact Person: Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

Advertising Language:

This request is an appeal of the October 10, 2018 decision of the Development Review Committee (DRC), to deny the request for a variance from Orange County Code Section 30-83(d), to allow the temporary use of an eight-unit townhome building as model homes and sales center, in lieu of the five-unit limit.

Material(s) Provided:

- (1) Appeal Letter
- (2) Development Review Committee (DRC) approved meeting minutes dated October 10, 2018
- (3) Location Map
- (4) Site Plan Sheet

Special Instructions to Clerk (if any):

Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Please notify Lisette Egipciano and Sapho Vatel of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (appeal letter, meeting minutes, location map, and site plan sheet)

October 15, 2018

RECEIVED

OCT 17 2018

CEUS
DRC OFFICE

Mr. Eric P. Raasch, Jr.

Interim DRC Chairman

Planning Division – Development Review Committee Office

Community, Environmental, and Development Services Department

201 S. Rosalind Avenue. Orlando, FL 32801

Re: BCC Appeal Request
DVR 18-09-309 – District 4
AIPO – South Orange Properties
Woodland Park Phase 10 PSP
Section 30-83 (d) Variance Request

Dean Mr. Raasch;

Please accept this letter as our formal request to appeal the DRC decision of October 10, 2018 on case DVR-18-09-309, denying a variance request from Section 30-83(d) of the Orange County Code.

If you have any questions or concerns, please do not hesitate to contact me directly via phone or email, at (407) 775-2514 / marcos.bastian@waldropengineering.com.

Sincerely,



WALDROP ENGINEERING, P.A.

Marcos Bastian, AICP

Planning Manager – Orlando

**APPROVED MEETING MINUTES
OCTOBER 10, 2018**

A change determination was requested to the previously approved Stoneybrook Hills Phase 3 Preliminary Subdivision Plan, to modify the lot layout on the western portion of Phase 3 (PD Tract 11), to reduce the need for a retaining wall, and to remove the seven sub-phases. The revised layout reduces the number of lots in Tract 11 by 9, from 74 to 65.

Discussion ensued regarding revised plan clean ups and outstanding issues from staff related to a proposed waiver, submittal of a boundary survey, the construction of Boulevard A and inconsistencies with the land use plan. The applicant indicated that legal access will be provided, eliminating the need for a waiver, geometry call outs will be submitted with the revised plan, Boulevard A will be constructed prior to platting, and a change determination request to the PD Land Use Plan will be submitted to clean up the inconsistencies on note 4.0 regarding Passive Recreation; correcting the lot count to 88, and correcting the lot widths on Tract 11 to 100' by 140'.

MOTION by Diana Almodovar, seconded by Andres Salecdo, TO APPROVE A NON-SUBSTANTIAL CHANGE TO THE STONEYBROOK HILLS PHASE 3 PRELIMINARY SUBDIVISION PLAN, subject to submittal and approval of a revised plan and contingent upon submittal and approval of a change determination request to the Tiedke PD Land Use Plan.

MOTION CARRIED.

**10. DVR-18-09-309 - DISTRICT 4
AIPO – SOUTH ORANGE PROPERTIES PD / AIPO – SOUTH ORANGE WOODLAND
PARK PHASE 10 PSP**

Present for discussion was Damon Parrish and Marco Bastian. Jason Sorensen presented this case to the DRC.

The applicant is requesting a variance from Orange County Code Section 30-83(d) to allow the temporary use of an eight-unit townhome building as model homes and sales center, in lieu of the five-unit limit.

The proposed model homes building is located near to the project's main point-of-access, and adjacent to the community amenities area, minimizing cross-traffic between visitors and construction operations.

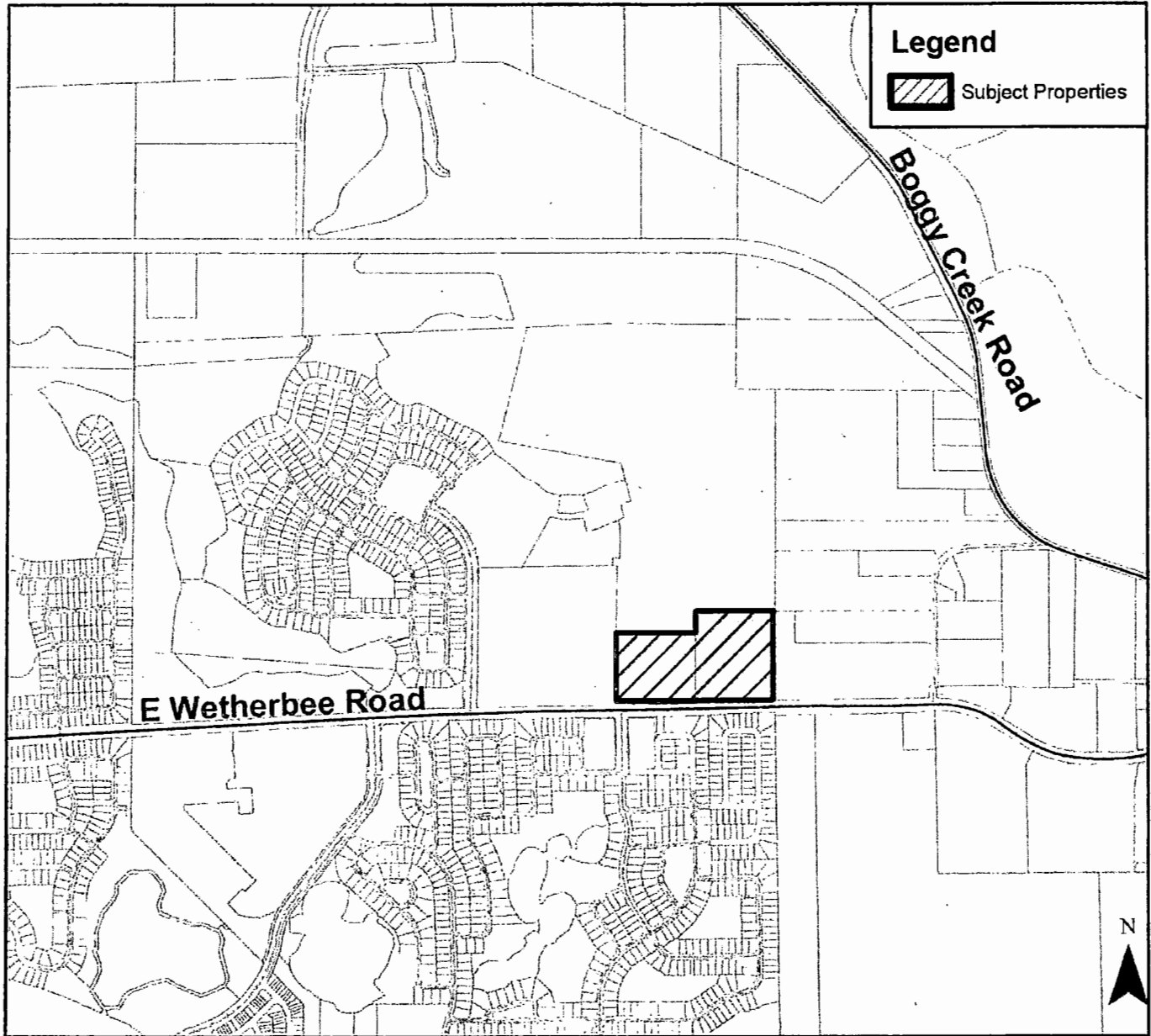
Discussion ensued regarding the proposed request for a variance from Section 30-83(d) to allow the temporary use of an eight-unit townhome building as model homes, and staff determined that this request does not meet the criteria for a variance.

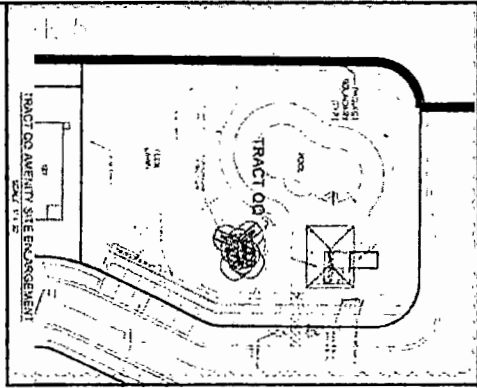
MOTION by Jennifer Moreau, seconded by Alberto Vargas, TO DENY THE REQUEST FOR A VARIANCE FROM ORANGE COUNTY CODE SECTION 30-83(d) TO ALLOW THE TEMPORARY USE OF AN EIGHT-UNIT TOWNHOME BUILDING AS MODEL HOMES AND SALES CENTER, IN LIEU OF THE FIVE-UNIT LIMIT.

MOTION CARRIED.

Location Map

PSP-17-10-308





SITE NOTES

1. THE PROPOSED LOTS AND STREETS SHOWN ON THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.

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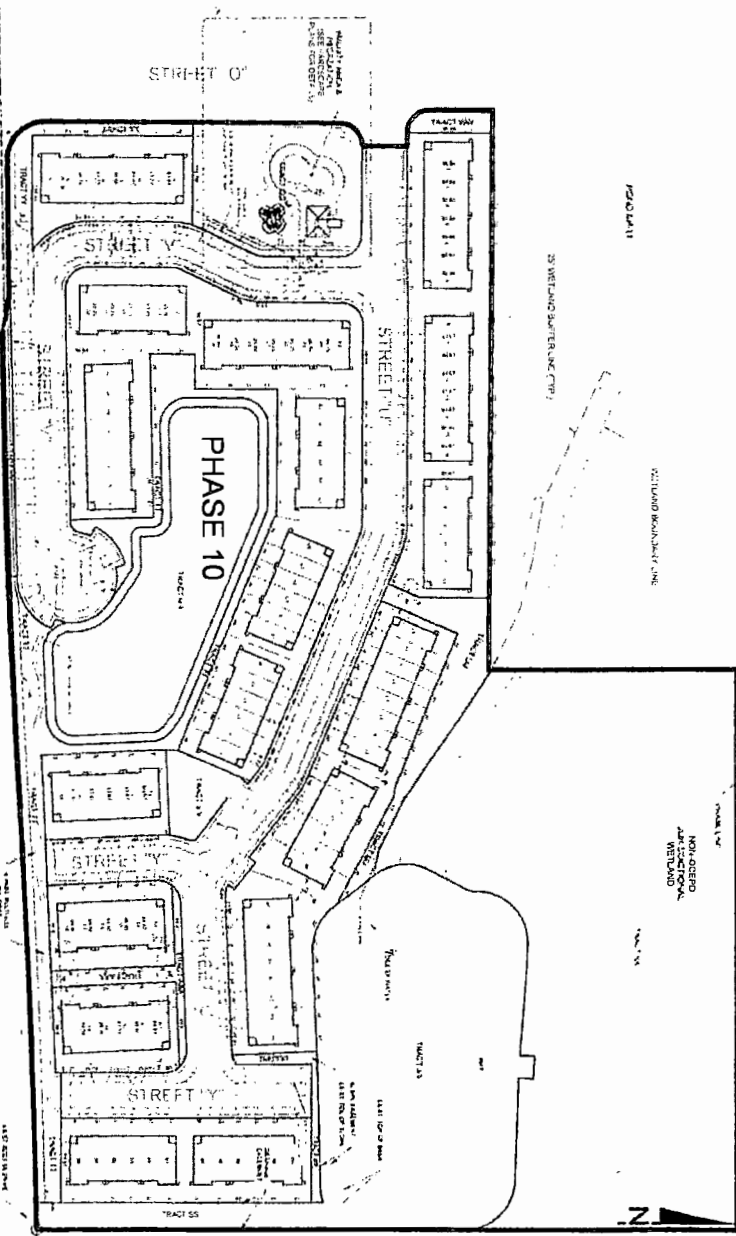
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PROPOSED LOT COUNT

TRACT 04	1
TRACT 05	1
TRACT 06	1
TRACT 07	1
TRACT 08	1
TRACT 09	1
TRACT 10	1
TRACT 11	1
TRACT 12	1
TRACT 13	1
TOTAL	10

LEGEND

PROPOSED LOT	(Symbol)
PROPOSED STREET	(Symbol)
EXISTING LOT	(Symbol)
EXISTING STREET	(Symbol)
WETLAND	(Symbol)
UNDEVELOPED WETLAND	(Symbol)
PROPOSED CONSERVATION SIGN	(Symbol)

PLAN SUMMARY

TRACT	LOT	AREA (SQ FT)	AREA (AC)
TRACT 04	1	10,000	0.23
TRACT 05	1	10,000	0.23
TRACT 06	1	10,000	0.23
TRACT 07	1	10,000	0.23
TRACT 08	1	10,000	0.23
TRACT 09	1	10,000	0.23
TRACT 10	1	10,000	0.23
TRACT 11	1	10,000	0.23
TRACT 12	1	10,000	0.23
TRACT 13	1	10,000	0.23
TOTAL	10	100,000	2.30

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

WALDROP ENGINEERING

FOR PLANNING & LAND DEVELOPMENT SERVICES

875 WEST GULFWAY BOULEVARD, SUITE 210, ORLANDO, FL 32817
 P. 407.277.1100 F. 407.277.1101 FAX. 407.277.1102