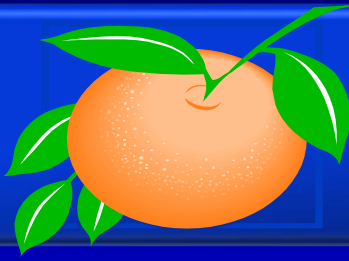


Board of County Commissioners

Public Hearings

May 5, 2020

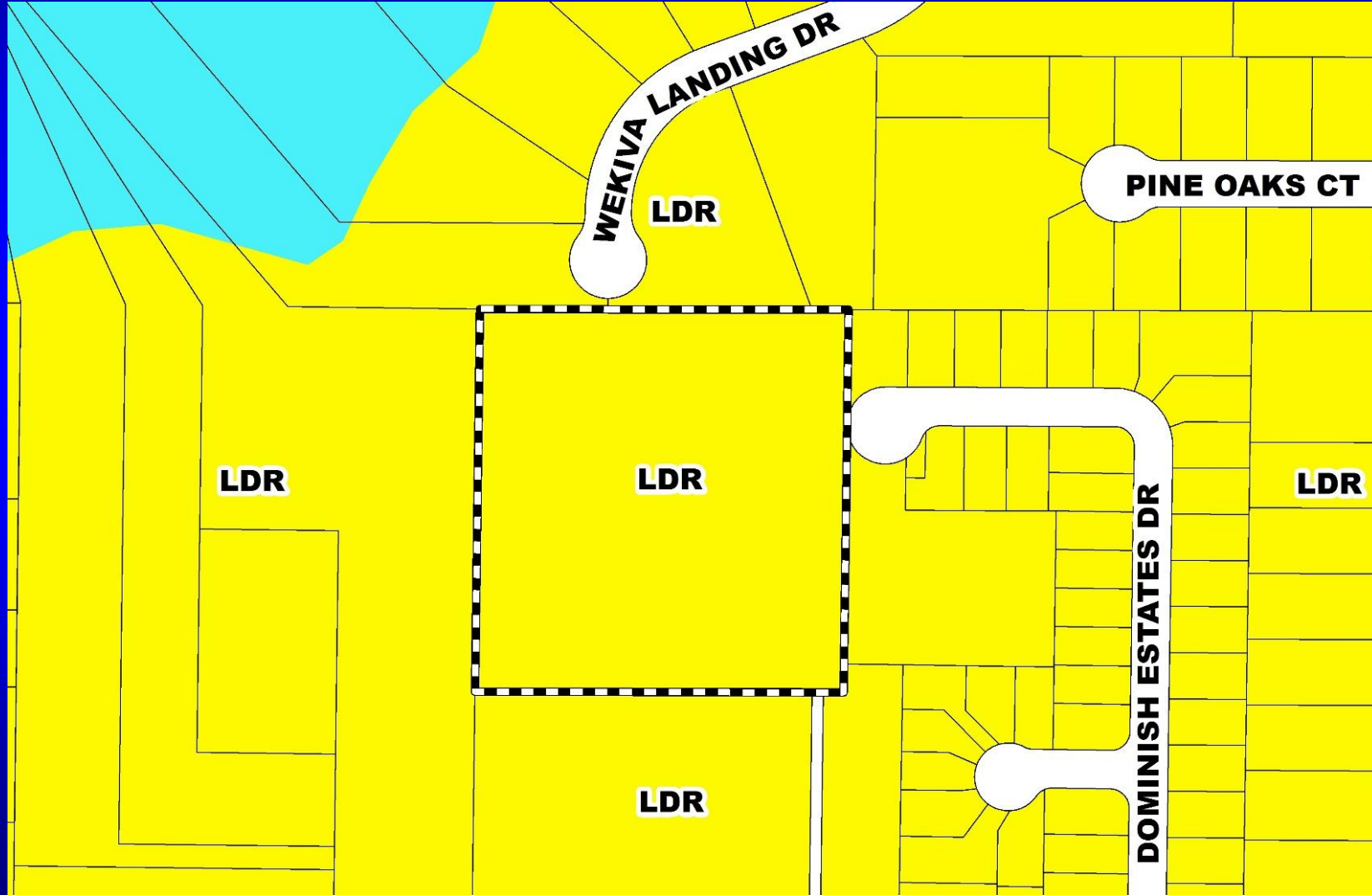


Misty Woods Phase 2 Preliminary Subdivision Plan

- Case:** PSP-19-08-283
- Project Name:** Misty Woods Phase 2 PSP
- Applicant:** Mike Solitro, 1007 Votaw, LLC
- District:** 2
- Acreage:** 5.47 gross acres
- Location:** Generally located north of Votaw Road and west of Thompson Road
- Request:** To subdivide 5.47 acres in order to construct 20 single-family residential dwelling units. No Waivers are associated with this request.

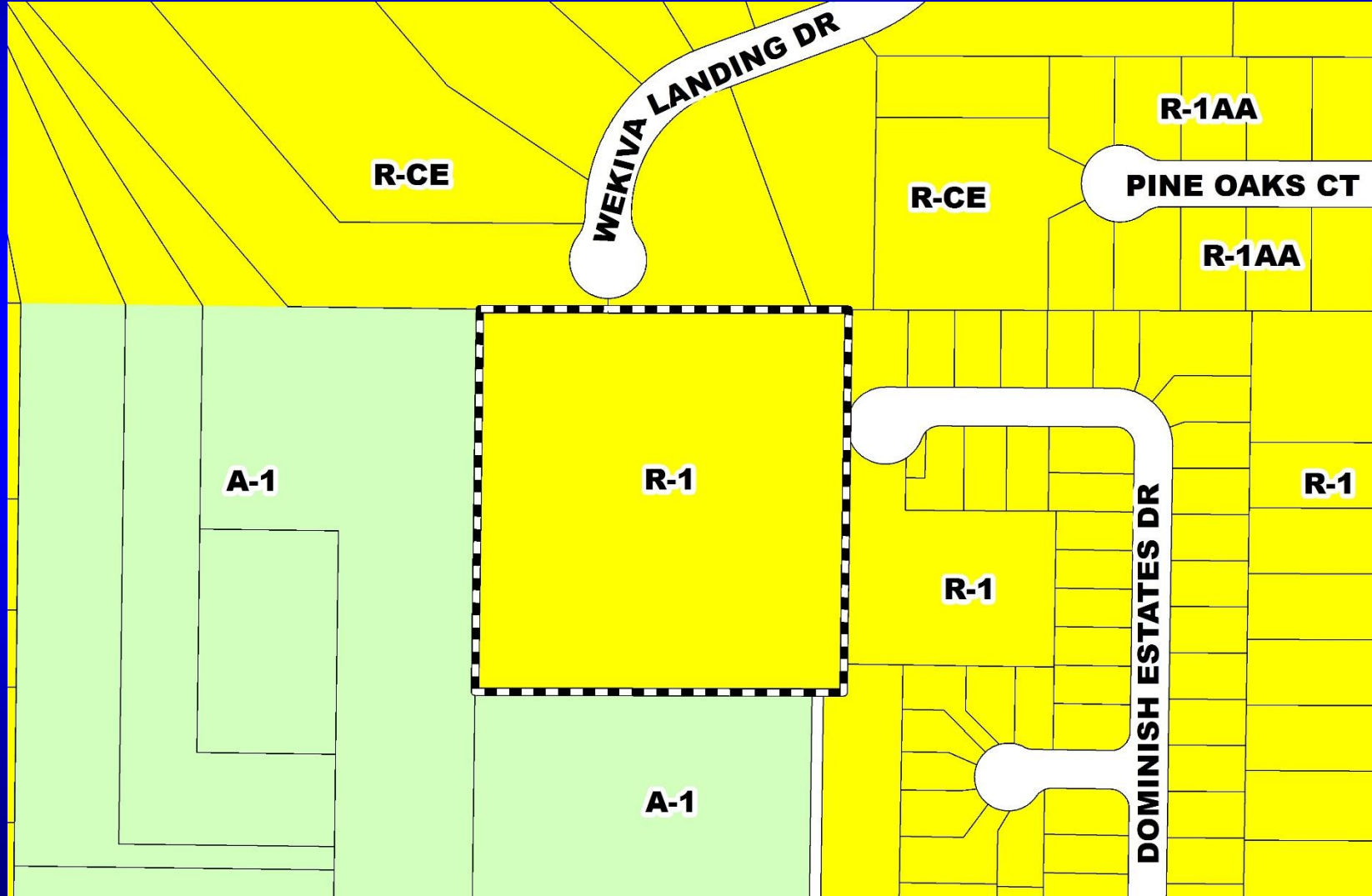


Misty Woods Phase 2 Preliminary Subdivision Plan Future Land Use Map



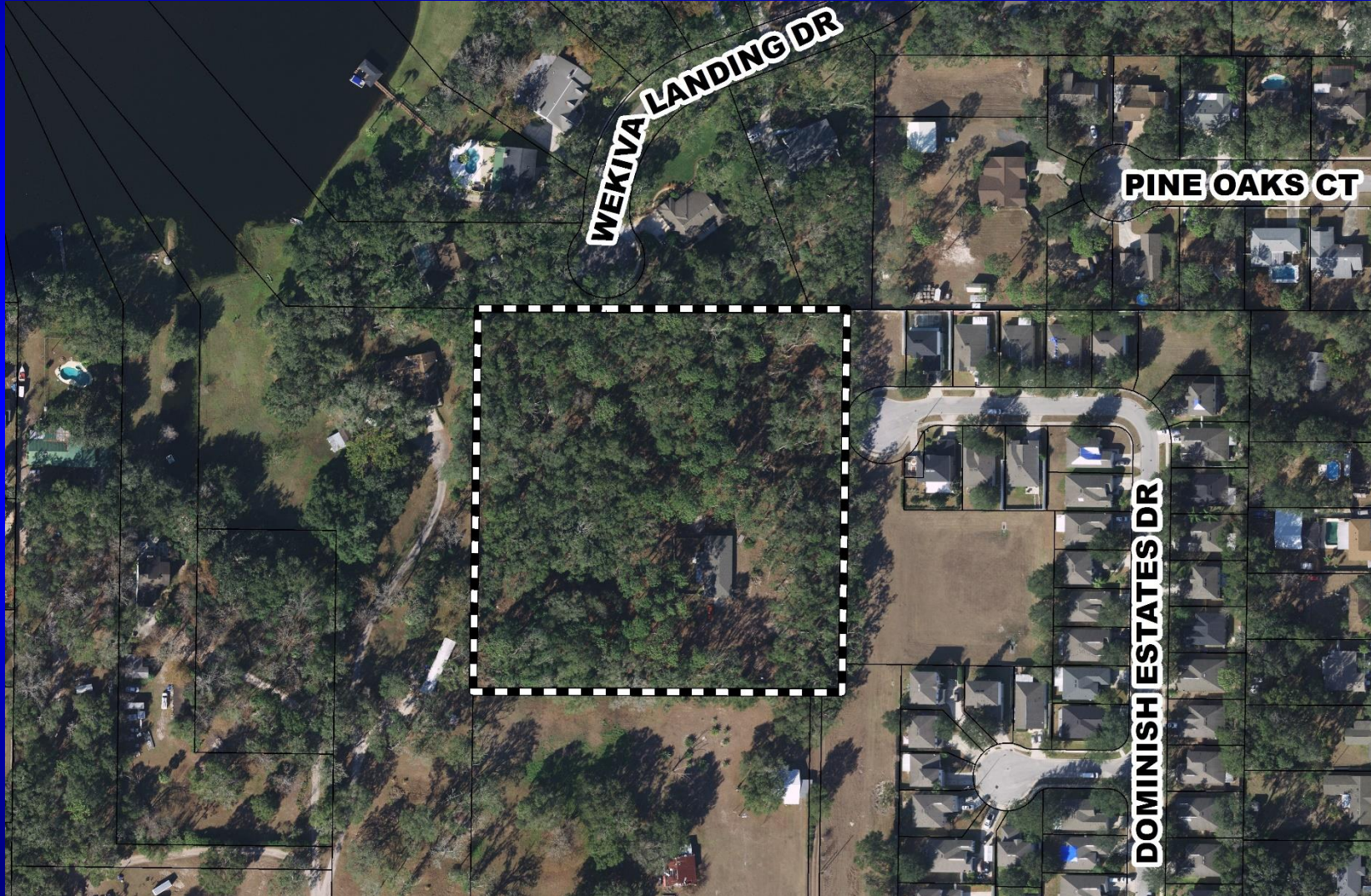


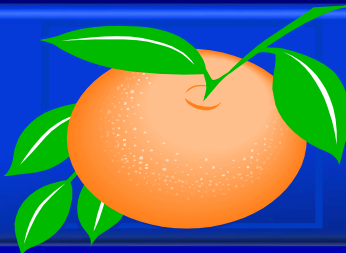
Misty Woods Phase 2 Preliminary Subdivision Plan Zoning Map





Misty Woods Phase 2 Preliminary Subdivision Plan Aerial Map

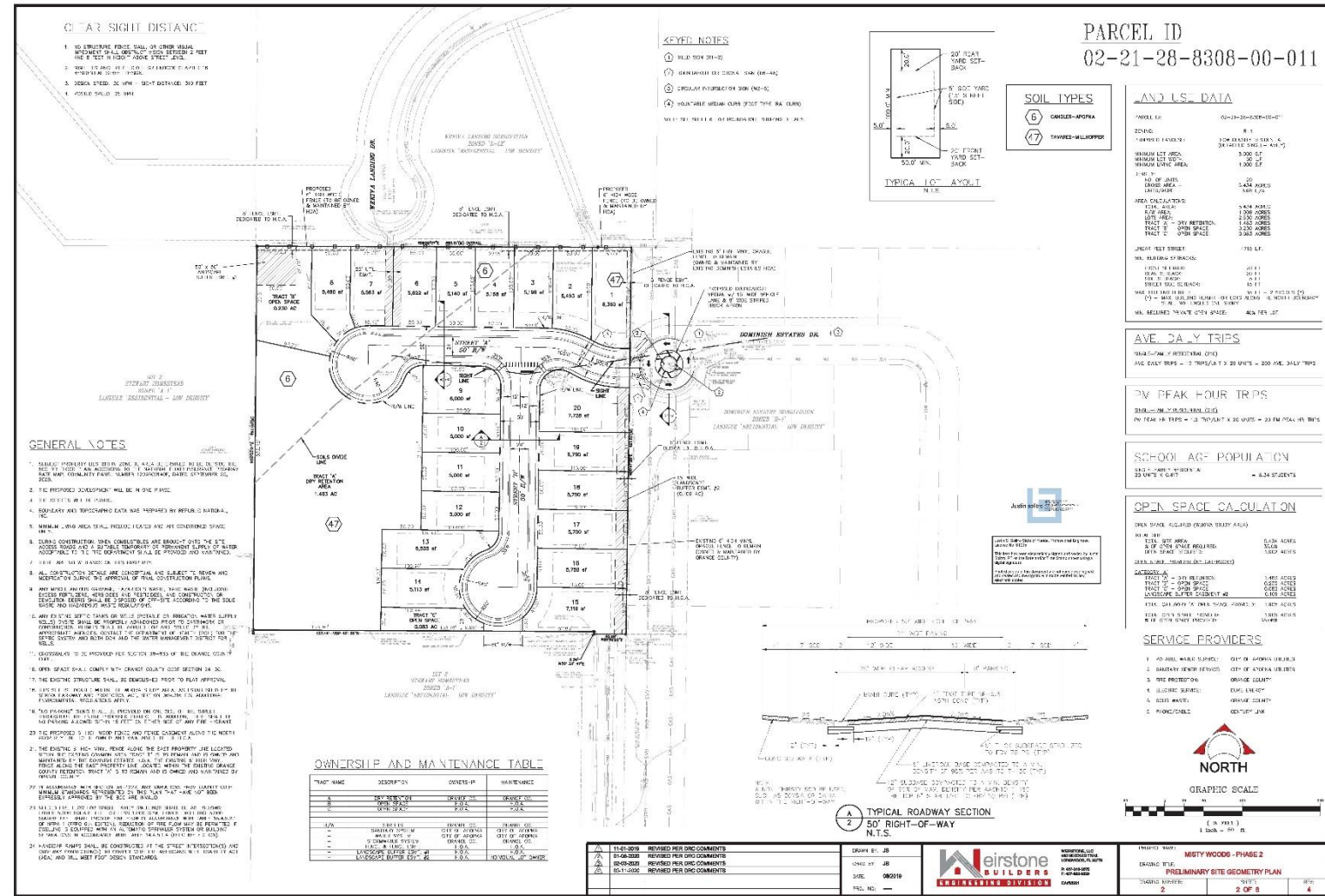




Misty Woods Phase 2

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



- CLASS SIGHT DISTANCE**
- NO STRUCTURE PERMITTED ON CORNER BEING EXPOSED TO PUBLIC VIEW FROM 200 FEET TO 2 FEET IN HIGH ABOVE STREET LEVEL.
 - MIN. 15' HIGH SIGN - 10' WIDE AT 10' FROM CURB FROM VIEW FROM 200 FEET.
 - MIN. 15' HIGH SIGN - 10' WIDE AT 10' FROM CURB FROM VIEW FROM 200 FEET.
 - MIN. 15' HIGH SIGN - 10' WIDE AT 10' FROM CURB FROM VIEW FROM 200 FEET.

- KEY PLAN NOTES**
1. ROAD SIGN 201-2
 2. ROAD SIGN 201-2
 3. ROAD SIGN 201-2
 4. ROAD SIGN 201-2



- SOIL TYPES**
- (6) SANDS-LOAMS
 - (47) SANDS-CLAYS

PARCEL ID
02-21-28-8308-00-011

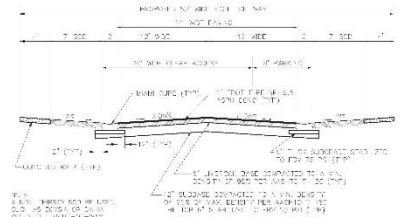
LAND USE DATA

PARCEL ID	02-21-28-8308-00-011
ZONING	R-1
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	50 FT.
MINIMUM FRONT YARD SETBACK	10 FT.
MINIMUM SIDE YARD SETBACK	5 FT.
MINIMUM REAR YARD SETBACK	5 FT.
MAXIMUM OVERALL AREA	10,000 SQ. FT.
MAXIMUM COVERED AREA	2,500 SQ. FT.
MAXIMUM OPEN SPACE	7,500 SQ. FT.
MAXIMUM OPEN SPACE PER ACRE	75%
MAXIMUM OPEN SPACE PER LOT	75%
MAXIMUM OPEN SPACE PER ACRE	75%
MAXIMUM OPEN SPACE PER LOT	75%

- GENERAL NOTES**
1. ALL UTILITIES SHALL BE DEEPENED TO 48" BELOW FINISHED GRADE TO ALLOW FOR 18" OF COVER. ALL UTILITIES SHALL BE DEEPENED TO 48" BELOW FINISHED GRADE TO ALLOW FOR 18" OF COVER.
 2. THE PROPOSED DEVELOPMENT WILL BE IN ONE PHASE.
 3. THE SITE IS IN A FLOOD PLAIN.
 4. BOUNDARY AND TOPOGRAPHIC DATA WERE OBTAINED BY REFERENCE TO SURVEY DATA.
 5. MINIMUM LOT AREA SHALL BE MAINTAINED AND NOT CONSIDERED AS A NET AREA.
 6. DRAINAGE CONVECTION SHALL BE PROVIDED TO PREVENT STAGNATION OF WATER AND TO PREVENT FLOODING OF THE SITE.
 7. THE SITE IS IN A FLOOD PLAIN.
 8. ALL UTILITIES SHALL BE DEEPENED TO 48" BELOW FINISHED GRADE TO ALLOW FOR 18" OF COVER.
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 100. ALL UTILITIES SHALL BE DEEPENED TO 48" BELOW FINISHED GRADE TO ALLOW FOR 18" OF COVER.

OWNERSHIP AND MAINTENANCE TABLE

TRAC NAME	DESCRIPTION	OWNER	MAINTENANCE
1	ROADWAY	STATE	STATE
2	ROADWAY	STATE	STATE
3	ROADWAY	STATE	STATE
4	ROADWAY	STATE	STATE
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100	ROADWAY	STATE	STATE



AVERAGE TRIPS

TRIPS PER HOUR (PEAK HOUR)

PER HOUR TRIPS = 1.2 TRIPS PER HOUR = 200 PER HOUR TRIPS

PEAK HOUR TRIPS

TRIPS PER HOUR (PEAK HOUR)

PER HOUR TRIPS = 1.2 TRIPS PER HOUR = 200 PER HOUR TRIPS

SCHOOL AGE POPULATION

AGE 5-17 POPULATION = 634 STUDENTS

OPEN SPACE CALCULATION

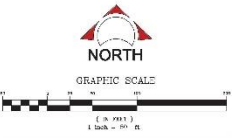
OPEN SPACE REQUIRED (PER LOT AREA)

LOT AREA = 10,000 SQ. FT.

OPEN SPACE REQUIRED = 7,500 SQ. FT.

OPEN SPACE PROVIDED = 7,500 SQ. FT.

- SERVICE PROVIDERS**
1. GAS SERVICE: CITY OF OKLAHOMA
 2. WATER SERVICE: CITY OF OKLAHOMA
 3. SEWER SERVICE: OKMGA COUNTY
 4. ELECTRIC SERVICE: OKMGA COUNTY
 5. TELEPHONE SERVICE: OKMGA COUNTY
 6. FIRE PROTECTION: OKMGA COUNTY



DRAWN BY: JB
 CHECKED BY: JB
 DATE: 06/21/19
 SCALE: AS SHOWN
 PROJECT: MISTY WOODS - PHASE 2
 SHEET: PRELIMINARY SITE GEOMETRY PLAN
 SHEET NO.: 2 OF 8

WEIRSTONE BUILDERS
 ENGINEERING DIVISION
 1000 N. W. 100th Ave., Suite 100, Oklahoma City, OK 73127
 (405) 761-1000
 www.weirstonebuilders.com

APPROVED BY: MISTY WOODS - PHASE 2
 EXPIRES: PRELIMINARY SITE GEOMETRY PLAN
 SHEET NO.: 2 OF 8



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Misty Woods Phase 2 PSP dated “Received March 13, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

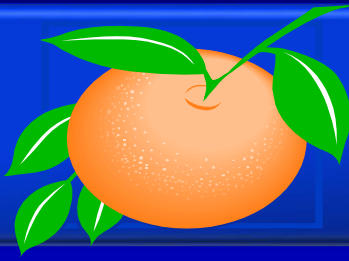
District 2



Application Summary

The following public hearings will be opened together:

- **Lake Reams Neighborhood PD - CDR-15-10-293 & Consent Item G.4 (APF Agreement)**
- **Lake Reams Neighborhood PD / DevelopCo – Reams Road PSP - PSP-16-12-421**
- **Conservation Area Impact Permit - CAI-17-04-014**

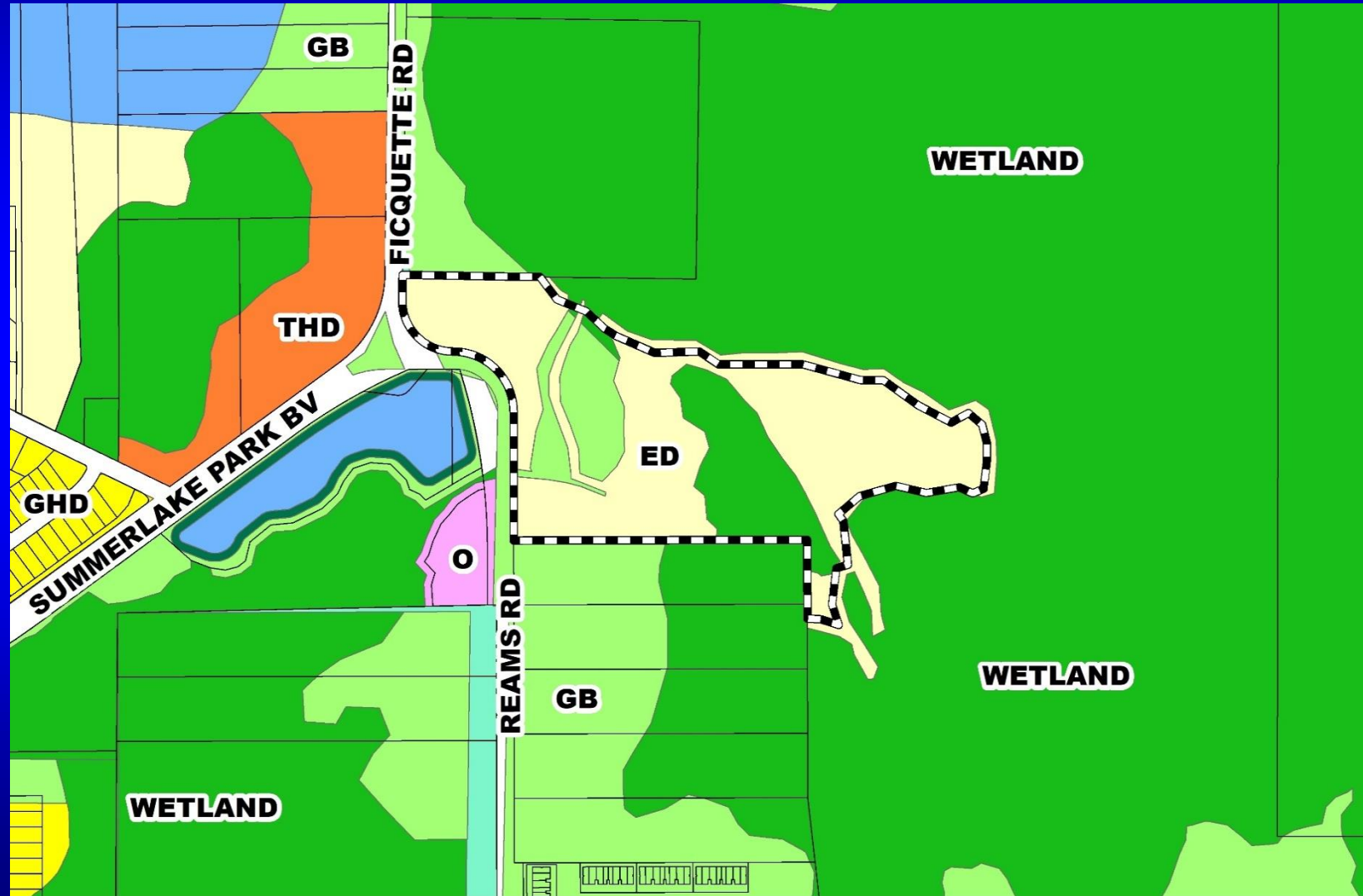


Lake Reams Neighborhood Planned Development / Land Use Plan

- Case:** CDR-15-10-293
- Project Name:** Lake Reams Neighborhood PD
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 1,174.90 gross acres (overall PD)
306.89 gross acres (affected parcel only)
- Location:** Generally located east of the intersection of Reams Road and Ficquette Road
- Request:** To modify the wetland boundary and acres to accurately reflect CAD-15-05-066, to increase Parcel 25 acreage from 11.3 acres to 26.3 acres, and change the land use district from Upland Greenbelt / Wetlands to Estate District to allow 57 units through the use of 26 Transfer of Development Rights credits from PD Parcel 23. Additionally, one (1) waiver to reduce the minimum lot width to sixty (60) feet, in lieu of eighty-five (85) feet is requested.

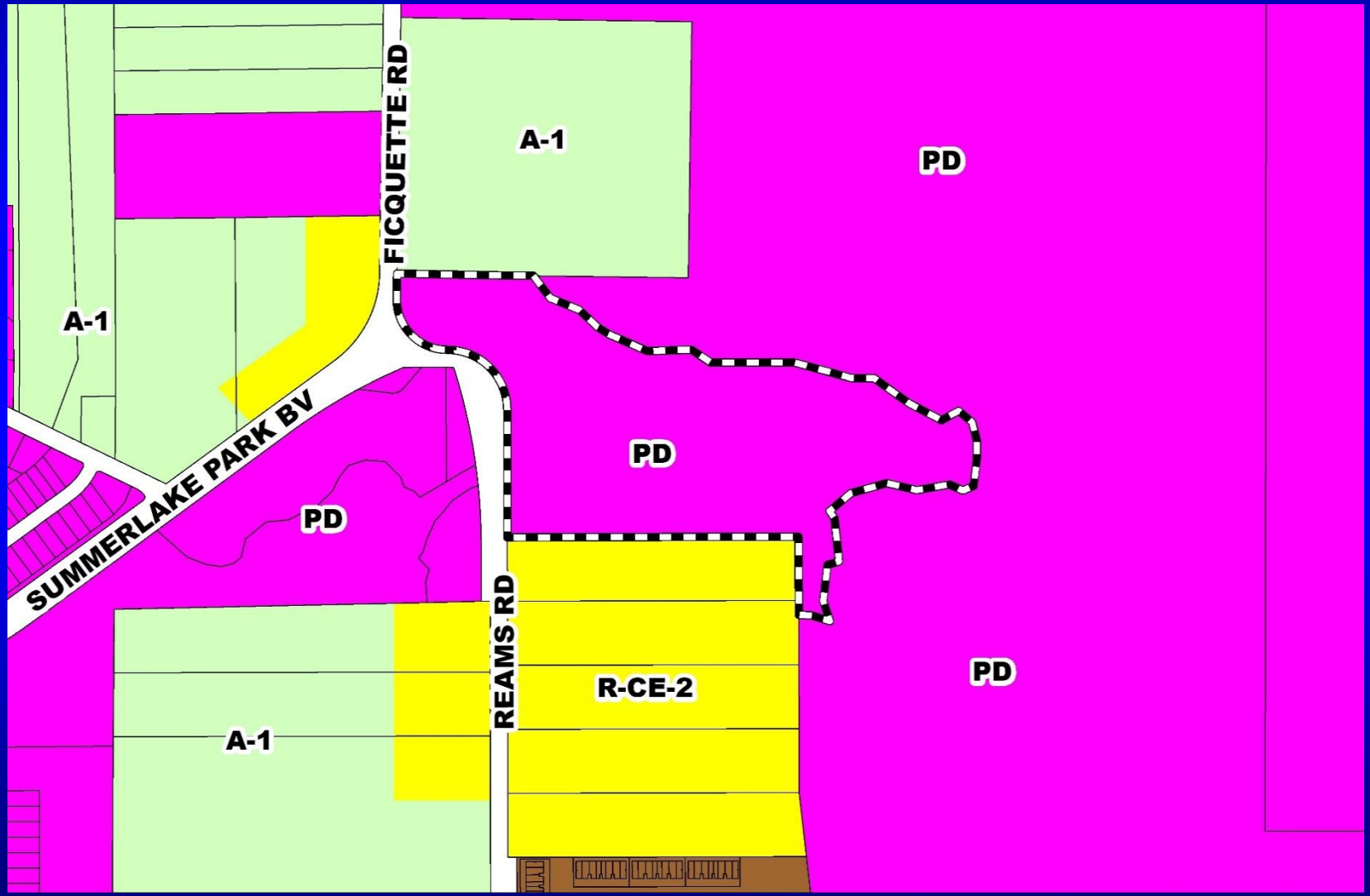


Lake Reams Neighborhood Planned Development / Land Use Plan Future Land Use Map



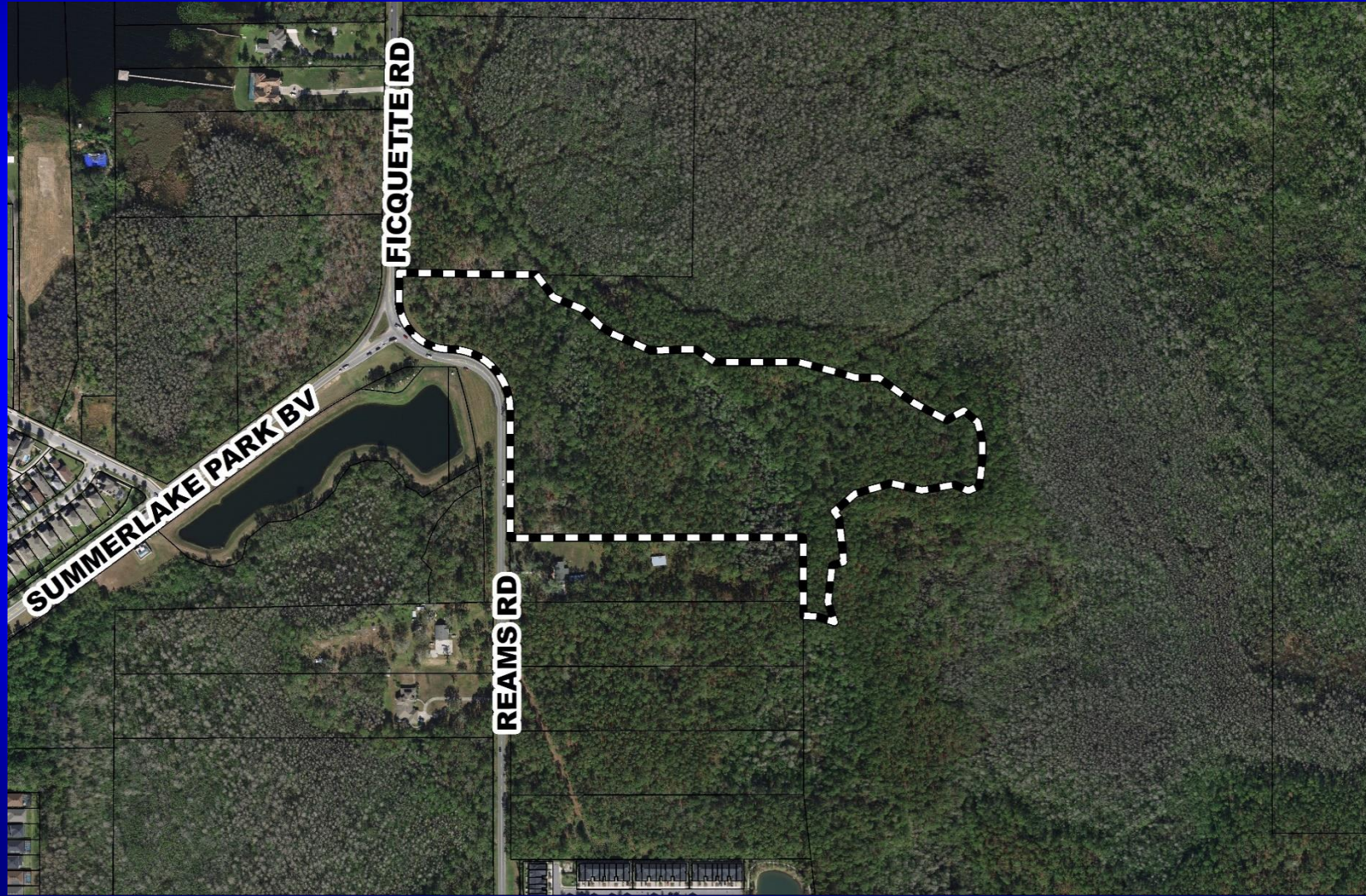


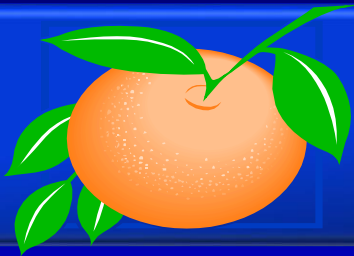
Lake Reams Neighborhood Planned Development / Land Use Plan Zoning Map



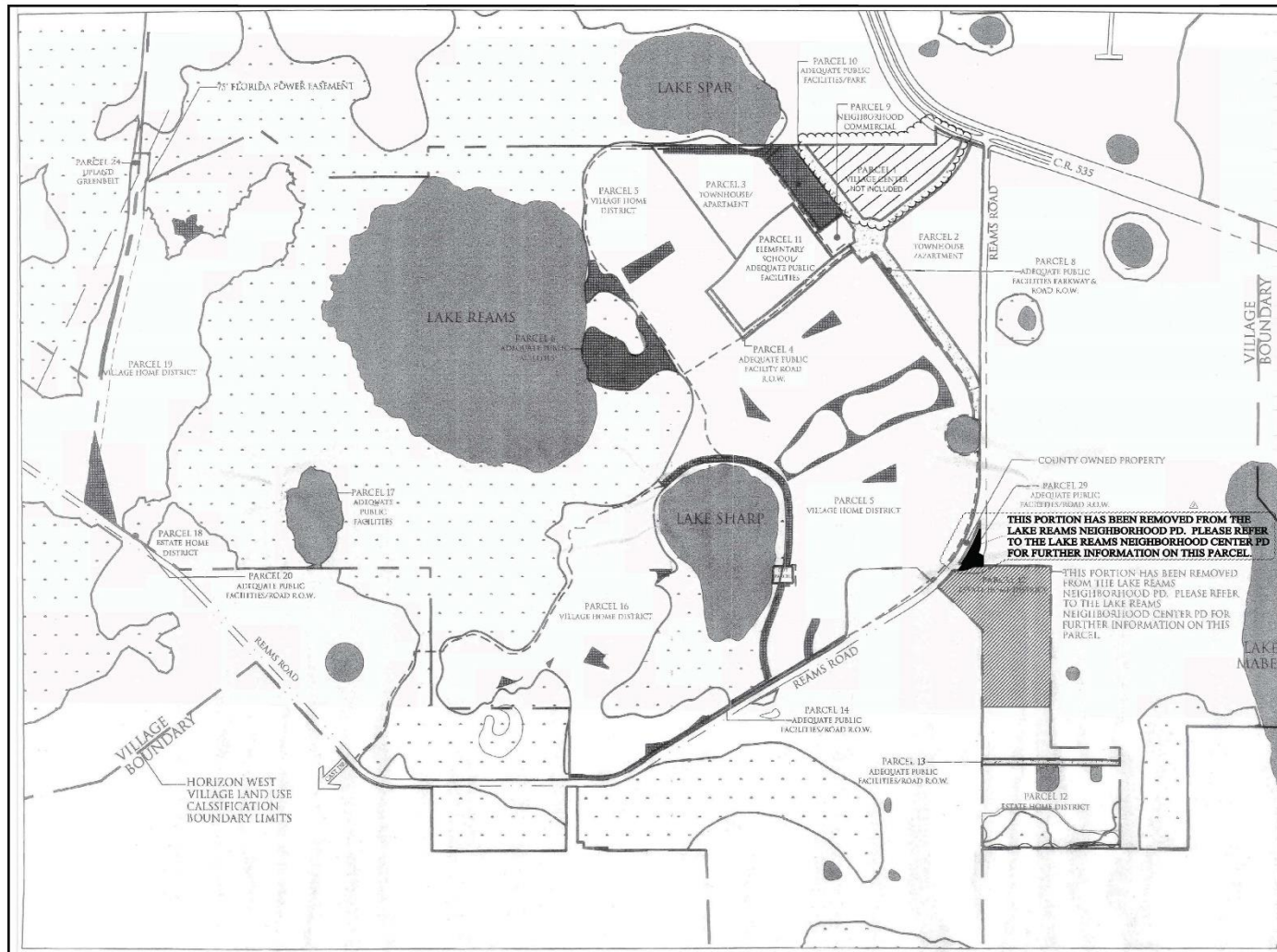


Lake Reams Neighborhood Planned Development / Land Use Plan Aerial Map





Lake Reams Neighborhood Planned Development / Land Use Plan Overall Land Use Plan



Ephesian 6-11-17

Denham
Engineering, LLC

5212 Timberview Terrace
Orlando, FL 32819
Office - 407-217-5487
E-mail: DenhamENCL.com
www.DenhamENGL.com

Alliance
Windermere, LLC
2201 Waukegan Rd.,
Suite 120, Bannockburn,
IL 60015

*Lake Reams
Neighborhood
PD,
Lakeside
Village
Orange County, FL*

**Land Use
Plan
Public Parks
& Open
Space**

Revisions

No.	Date	Description
1	06-11-17	Initial
2	06-11-17	Revised
3	06-11-17	Revised
4	06-11-17	Revised
5	06-11-17	Revised
6	06-11-17	Revised
7	06-11-17	Revised
8	06-11-17	Revised
9	06-11-17	Revised
10	06-11-17	Revised
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20	06-11-17	Revised
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22	06-11-17	Revised
23	06-11-17	Revised
24	06-11-17	Revised

Please not valid unless Signed,
Dated and Sealed below.

J. Brian Denham, P.E.

Date: 06-11-17
P.E. Registration #15009
Certificate of Authorization #29666

N

W E S

GRAPHIC SCALE
0 200 400
1 inch = 200 ft.

Sheet Number
3



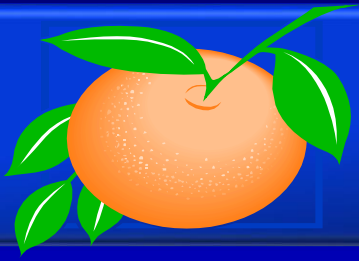
Timeline (FLUM)

- **February 2015:** Application submitted for FLUM amendment from Greenbelt to Village Home District for 284 single-family units on 70 acres (north and south tracts)
- **May 2015:** First community meeting
- **June 2015:** Second community meeting was held and applicant reduced request to Estate District with 75 units on northern property only
- **July 2015:** BCC transmits only northern property to State
- **November 2015:** BCC adopts FLUM to Estate District



Timeline (PD CDR)

- **October 2015:** Change Determination Request submitted for 74 units to be located on the northern property only
- **August 2018:** DRC recommends approval of PD CDR for 74 units
- **August 2019:** BCC remands project back to DRC to reduce units and wetland impacts
- **March 2019:** DRC recommends approval of PD CDR for 57 units
- **May 2020:** Today's hearing



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Lake Reams Neighborhood Planned Development / Land Use Plan (PD/LUP) dated “Received February 13, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Lake Reams Neighborhood PD / DevelopCo – Reams Road Preliminary Subdivision Plan

- Case:** PSP-16-12-421
- Project Name:** Lake Reams Neighborhood PD / Developco – Reams Road PSP
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 306.89 gross acres
- Location:** Generally located east of the intersection of Reams Road and Ficquette Road
- Request:** To subdivide 306.89 acres in order to construct 57 single-family detached residential dwelling units. Additionally, one (1) waiver to allow Tract CSA-1 to be accessed through the HOA Park Tract (P-1), in lieu of an access width of 20' to a dedicated public paved street is requested.



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Lake Reams Neighborhood PD / Developco – Reams Road PSP dated “Received February 11, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Action Requested Summary

PD Substantial Change - CDR-15-10-293

- Approval, Subject to Conditions; and Approval of Consent Item G.4

Preliminary Subdivision Plan - PSP-16-12-421

- Approval, Subject to Conditions

Conservation Area Impact Permit - CAI-17-04-014

- Approval, Subject to Conditions

District 1

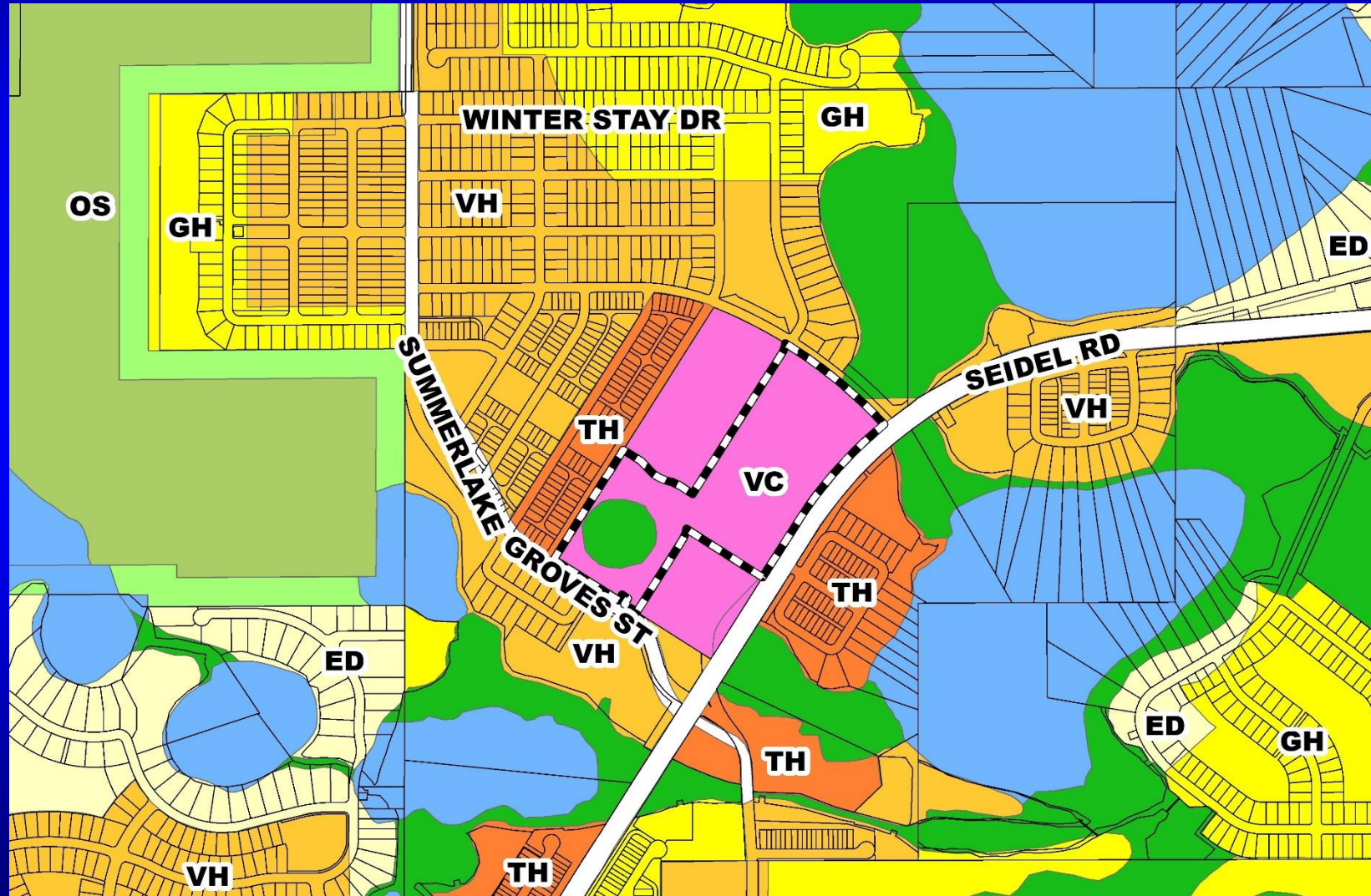


Village F Master PD / The Mark at Horizon West Development Plan

- Case:** DP-19-09-295
- Project Name:** Village F Master PD / The Mark at Horizon West DP
- Applicant:** Jennifer Stickler, Kimley-Horn & Associates, Inc.
- District:** 1
- Acreage:** 21.00 gross acres
- Location:** Generally located south of Seton Creek Boulevard and west of Seidel Road
- Request:** To construct 95,568 square feet of retail development and 4,700 square feet of outdoor seating on a total of 21 acres. No waivers are associated with this request.

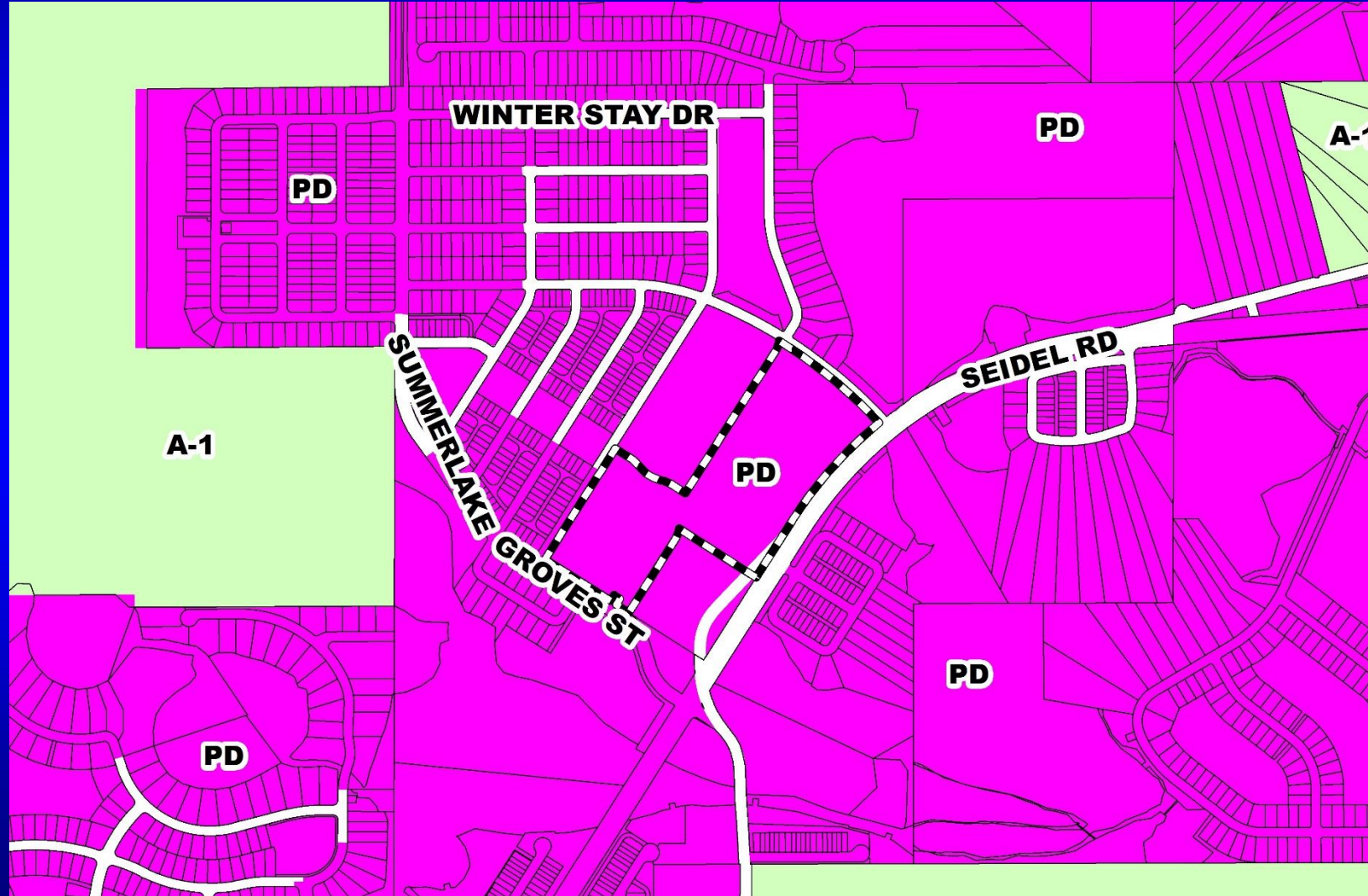


Village F Master PD / The Mark at Horizon West Development Plan Future Land Use Map



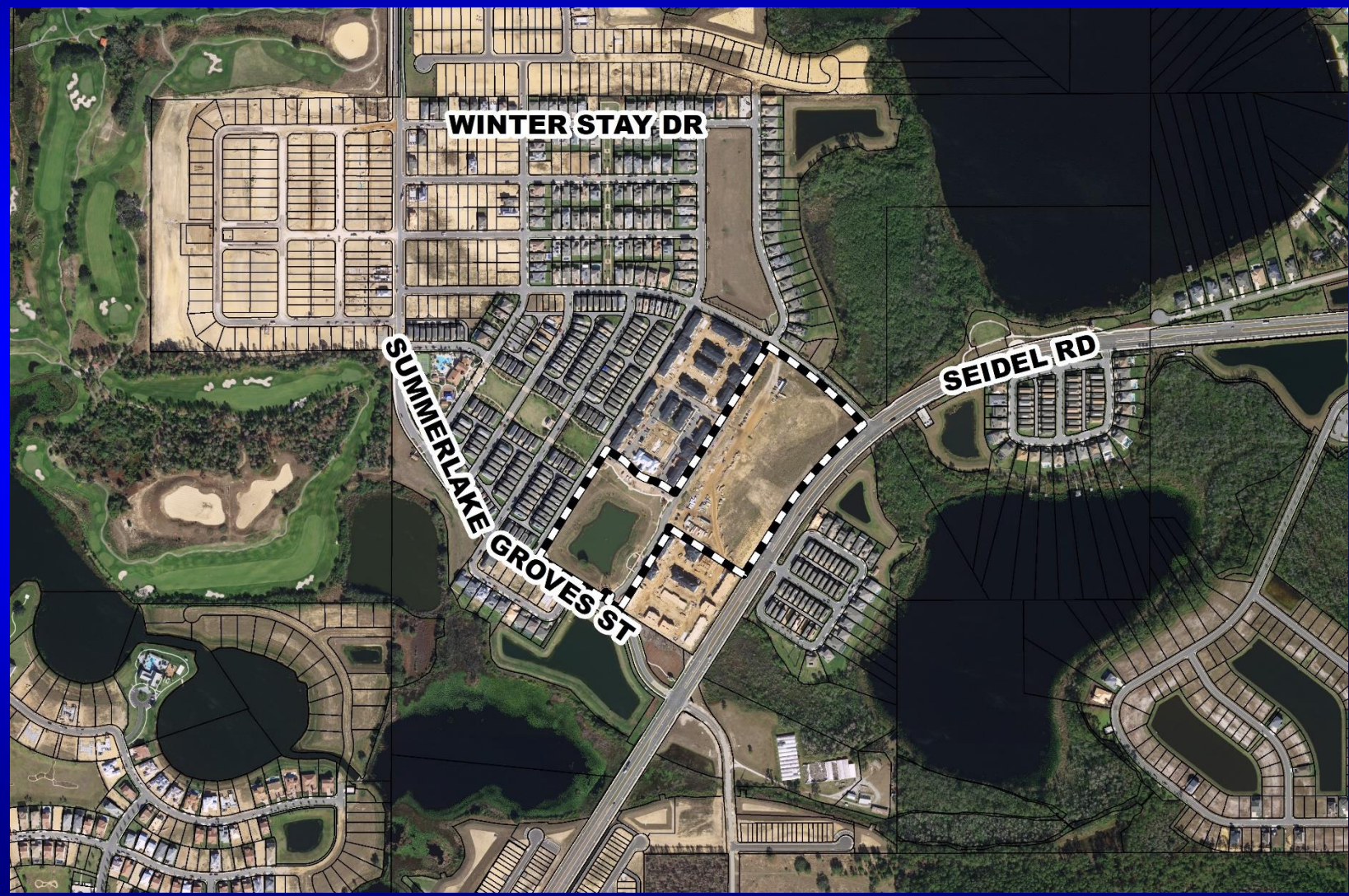


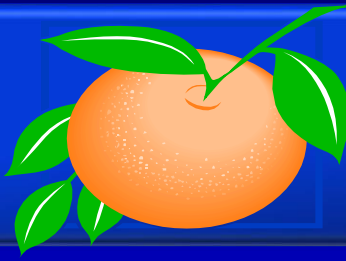
Village F Master PD / The Mark at Horizon West Development Plan Zoning Map



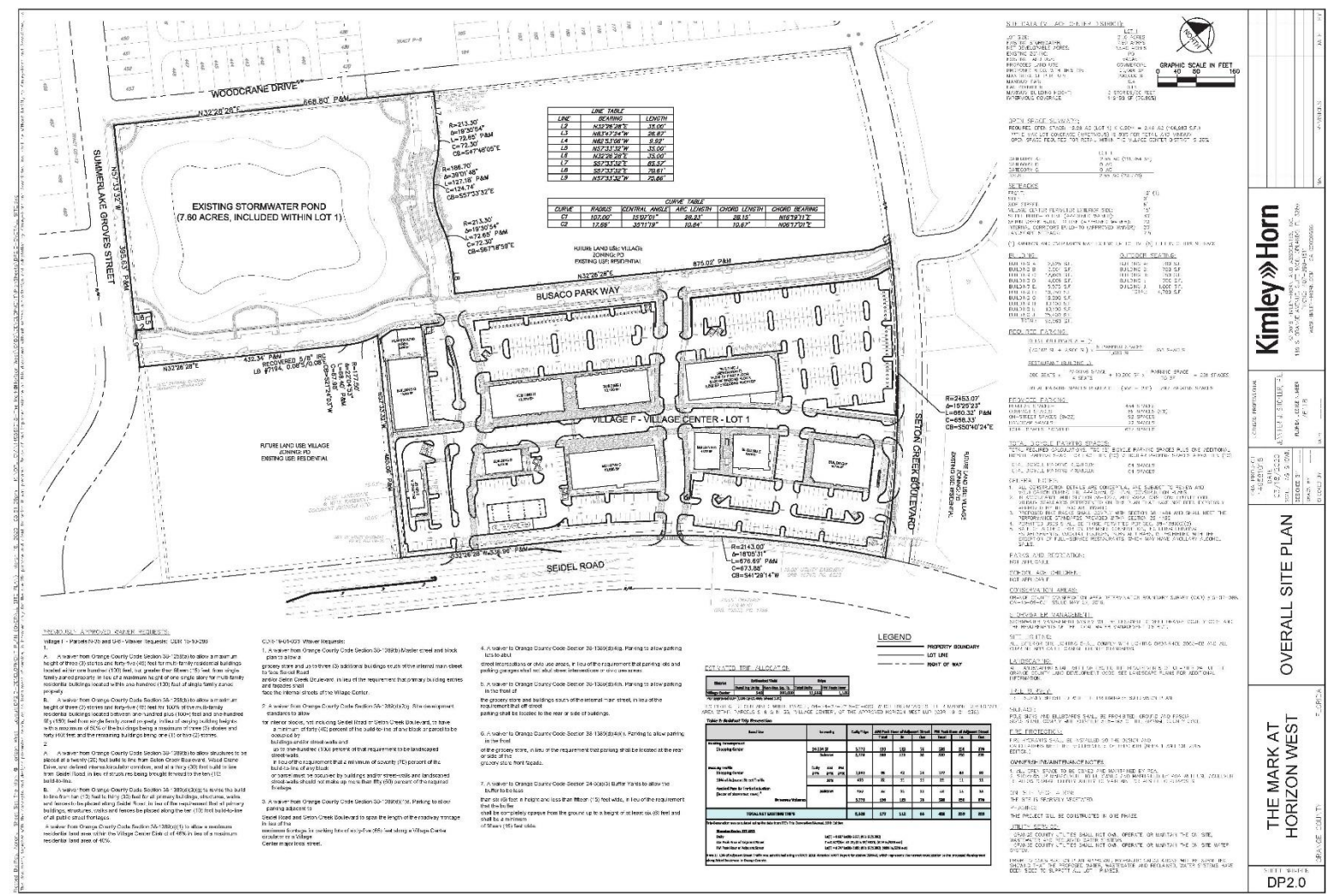


Village F Master PD / The Mark at Horizon West Development Plan Aerial Map





Village F Master PD / The Mark at Horizon West Development Plan Overall Development Plan



Kimley
Horn

1150 S. GARDNER AVENUE, SUITE 200, GAITHERSBURG, MD 20878
410.486.1100
WWW.KIMLEY-HORN.COM

OVERALL SITE PLAN

THE MARK AT HORIZON WEST

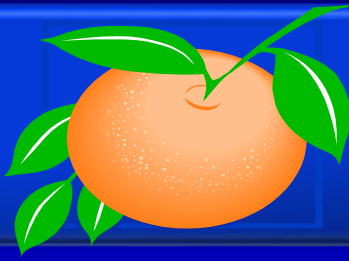
DP2.0



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / The Mark at Horizon West DP dated “Received March 20, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



RZ-20-01-070 – Mustapha Moutchou

Planning and Zoning Commission (PZC) Board-Called Hearing

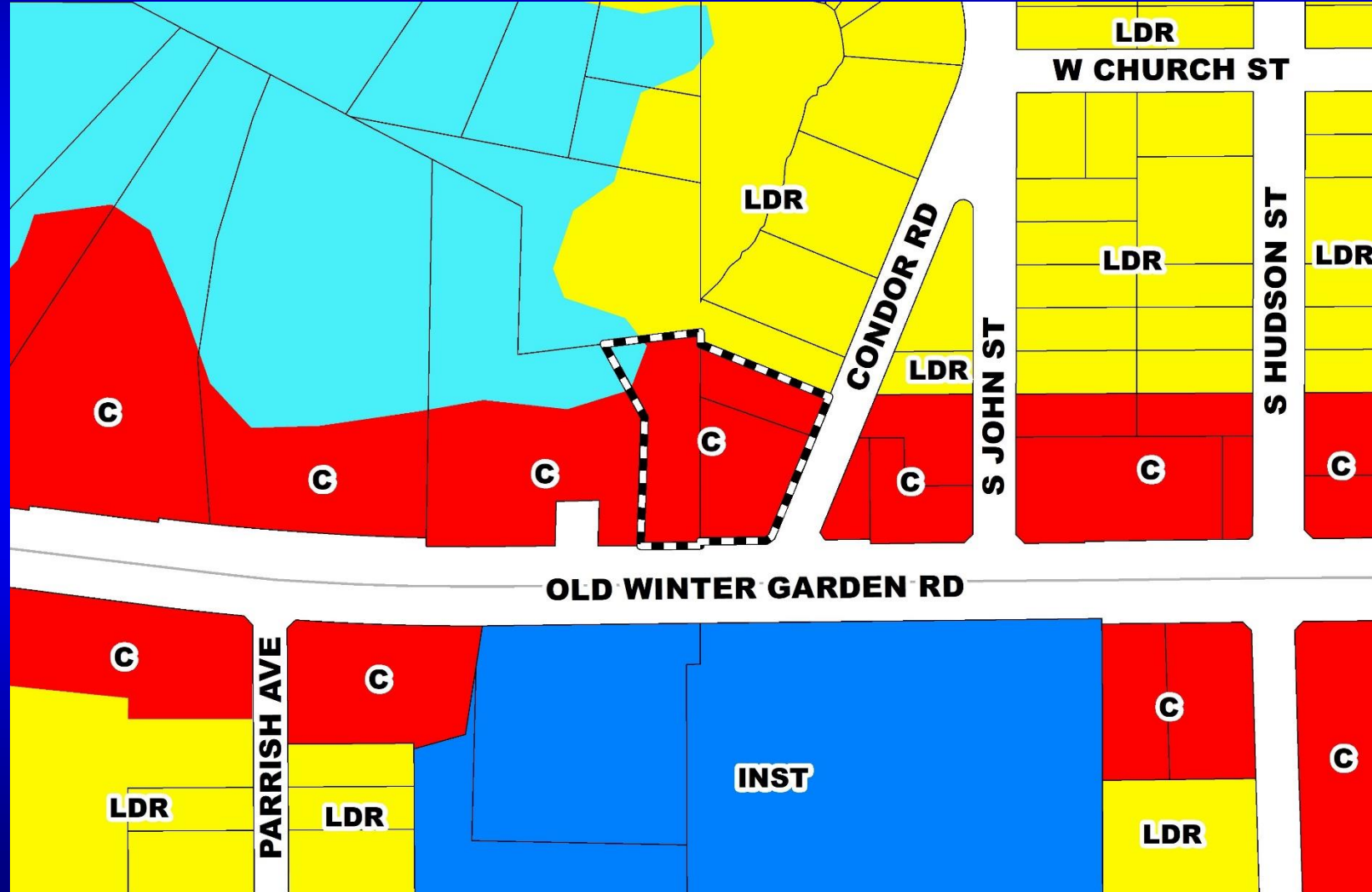
- Case:** RZ-20-01-070
- Applicant:** Mustapha Moutchou
- District:** 6
- Location:** 6011 Old Winter Garden Road, 130 Condor Road and 134 Condor Road; or generally northwest of the intersection of Old Winter Garden Road and Condor Road
- Acreage:** 0.97-gross acre
- From:** C-1 (Retail Commercial District) and R-3 (Multi-Family Dwelling District)
- To:** C-1 (Retail Commercial District) and C-2 (General Commercial District)
- Proposed Use:** Gas Station, Auto Sales, and Auto Repair



RZ-20-01-070 – Mustapha Moutchou

Planning and Zoning Commission (PZC) Board-Called Hearing

Future Land Use Map

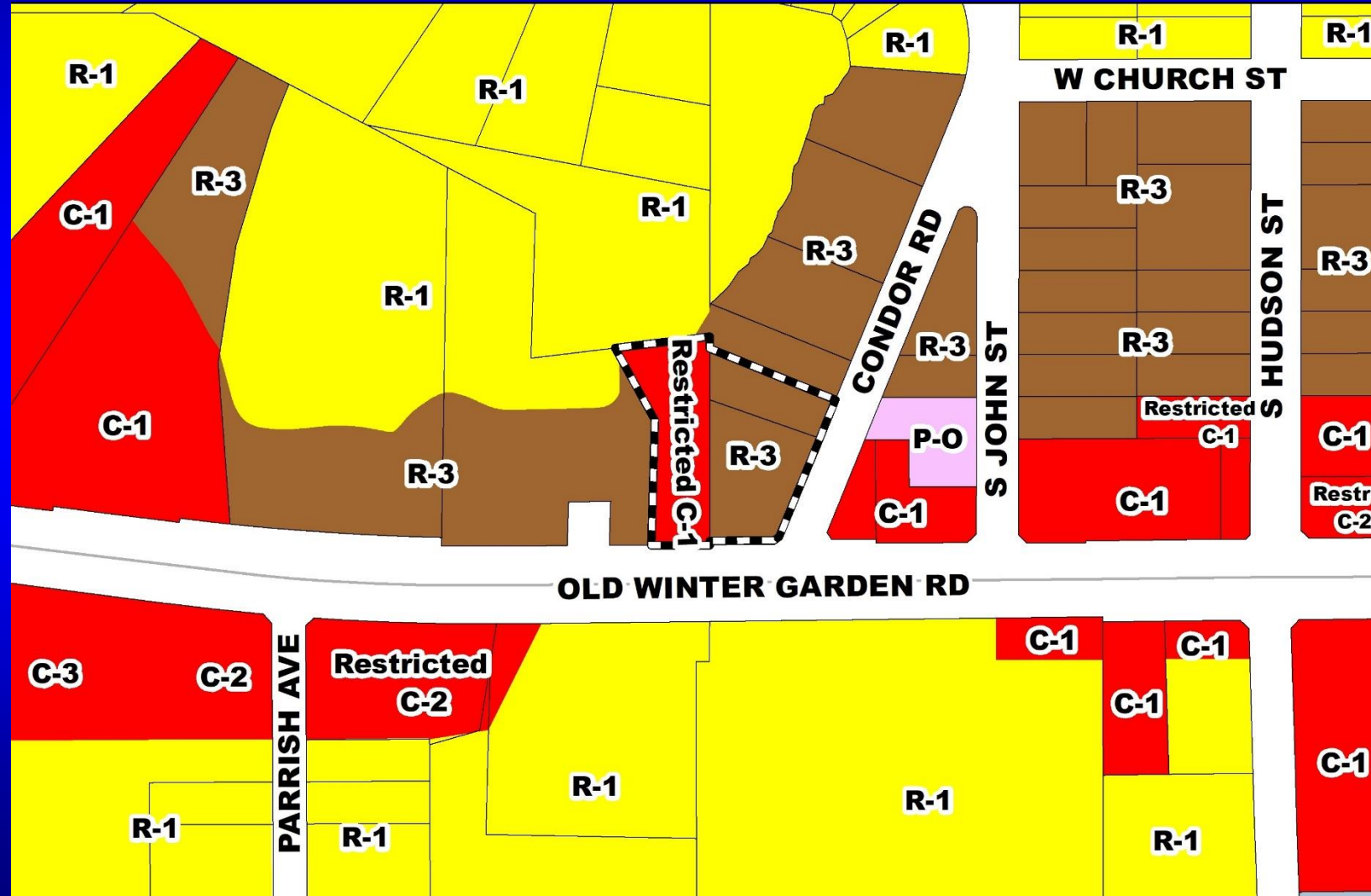


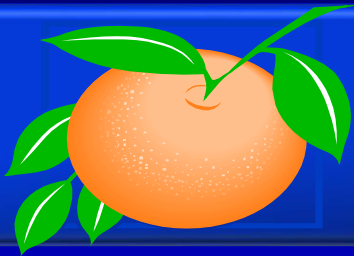


RZ-20-01-070 – Mustapha Moutchou

Planning and Zoning Commission (PZC) Board-Called Hearing

Zoning Map

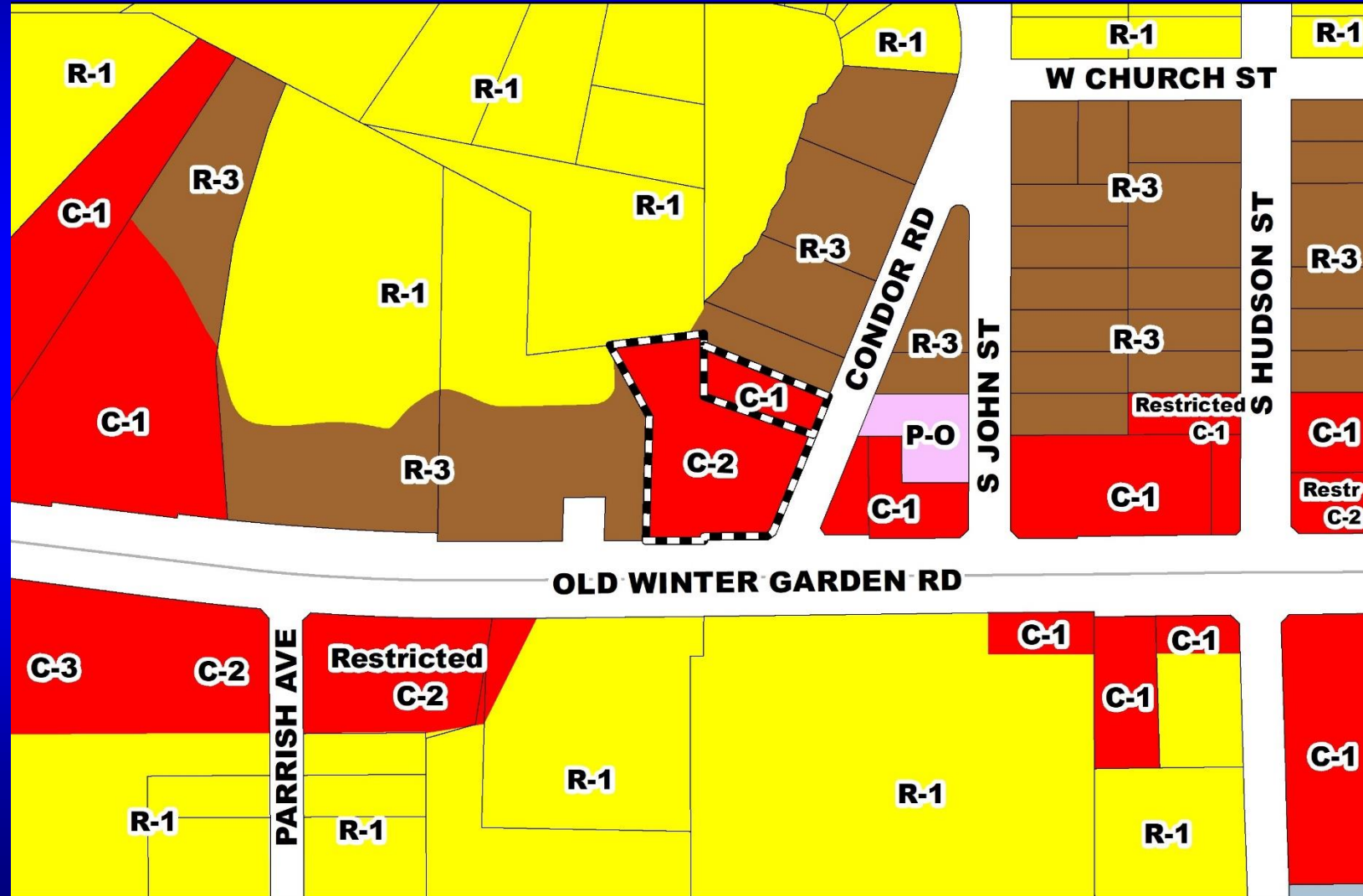




RZ-20-01-070 – Mustapha Moutchou

Planning and Zoning Commission (PZC) Board-Called Hearing

Proposed Zoning Map





RZ-20-01-070 – Mustapha Moutchou

Planning and Zoning Commission (PZC) Board-Called Hearing

Aerial Map





Action Requested

PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the C-1 (Retail Commercial District) for all three parcels, subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited; and
- 2) 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 non-residential uses; and
- 3) Parcels 25-22-28-7804-00-010, 25-22-28-6424-01-160 and 25-22-28-6424-01-170 shall be aggregated into one (1) lot prior to the issuance of any use permit; and
- 4) Vehicular access shall only be allowed from Old Winter Garden Road, and prohibited from Condor Road; and
- 5) A six (6) foot masonry wall shall be constructed along the northern property line adjacent to the residential use.

District 6

Board of County Commissioners

Public Hearings

May 5, 2020