

ORANGE



COUNTY
F L O R I D A

Meeting and Public Hearing

March 10, 2026

Board of County Commissioners

ORANGE



COUNTY
F L O R I D A

Appeal Public Hearing

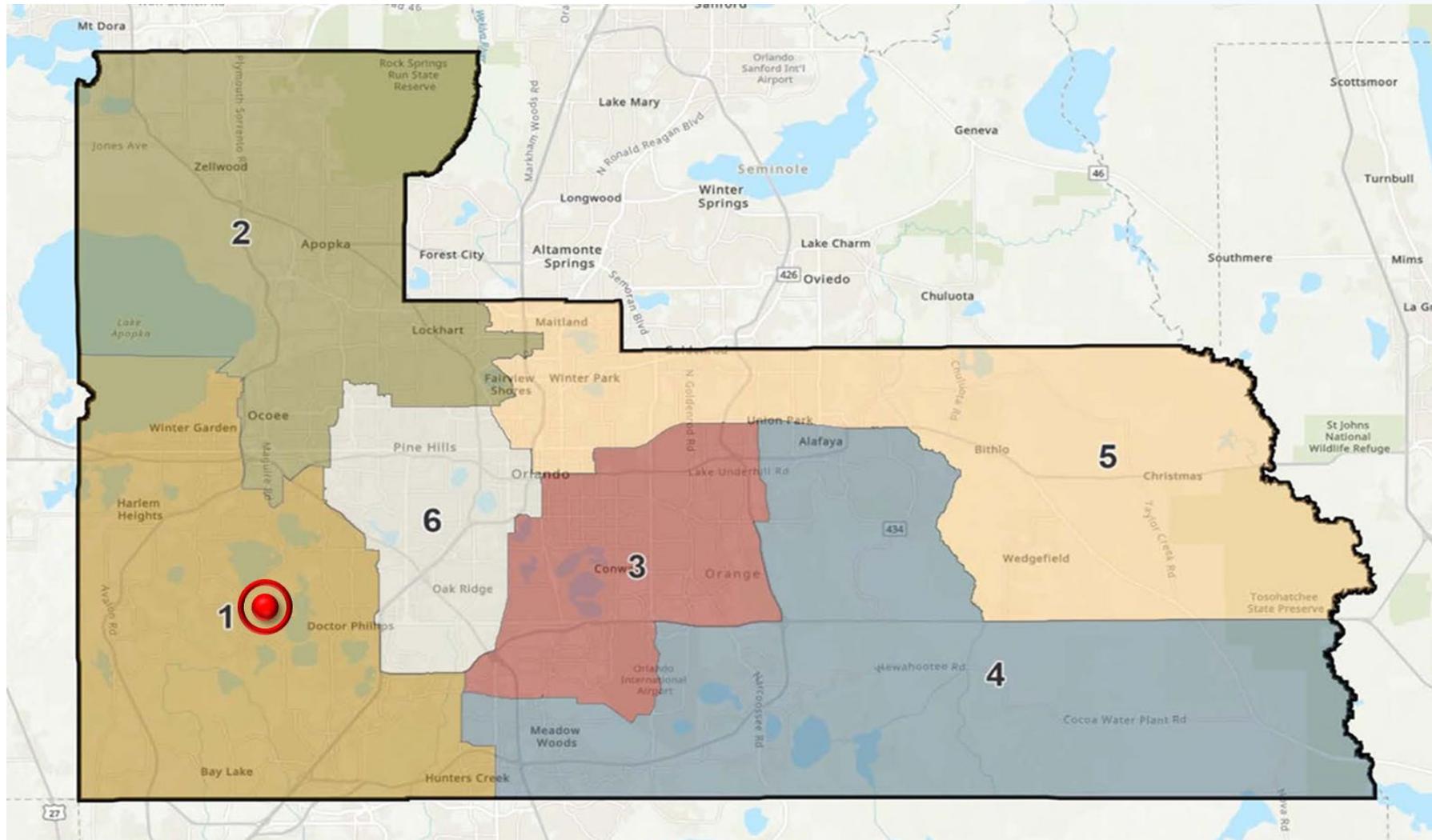
March 10, 2025

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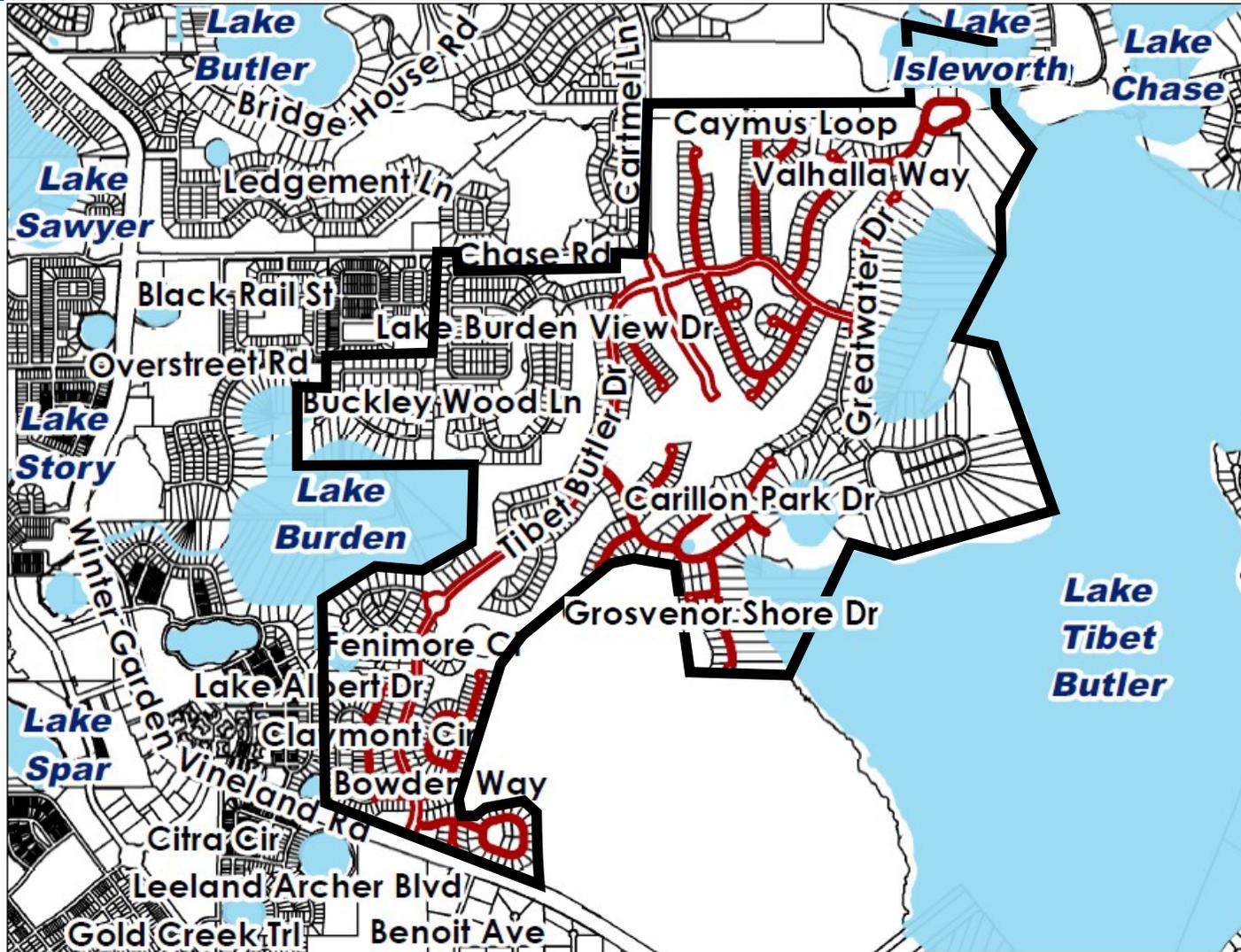
BACKGROUND

APPLICANT:	Mike Stewart on Behalf of the Keene's Pointe Community Association
CASE:	DRCA-25-06-143
LOCATION:	Generally located north and east of Winter Garden Vineland Road and west of Lake Tibet.
TRACT SIZE:	807 total gross acres
DISTRICT:	1
REQUEST:	An appeal of the Development Review Committee's (DRC) decision of December 3, 2025, to uphold the Zoning Manager's decision regarding the denial of Tree Removal Permit (TRP) TRP-25-04-068 and the Notice of Violation (NOV) issued under FIR-25-05-0295.

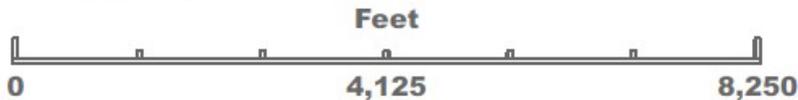
LOCATION MAP



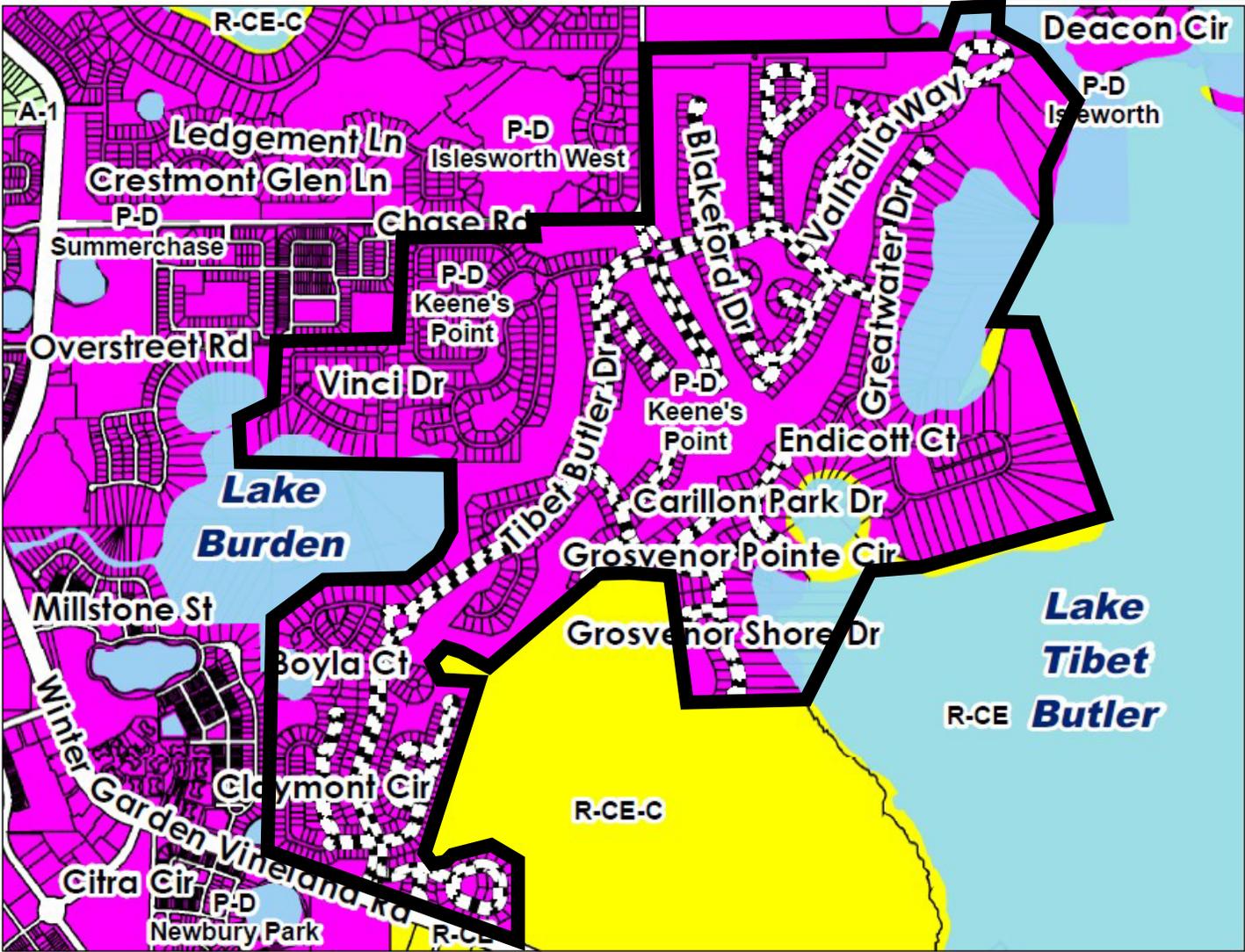
LOCATION MAP



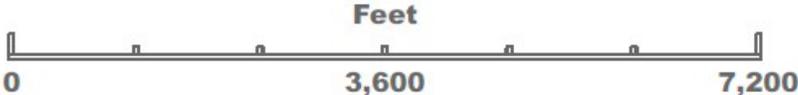
SUBJECT SITE



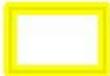
ZONING MAP



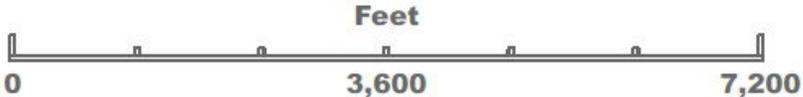
SUBJECT SITE



AERIAL MAP

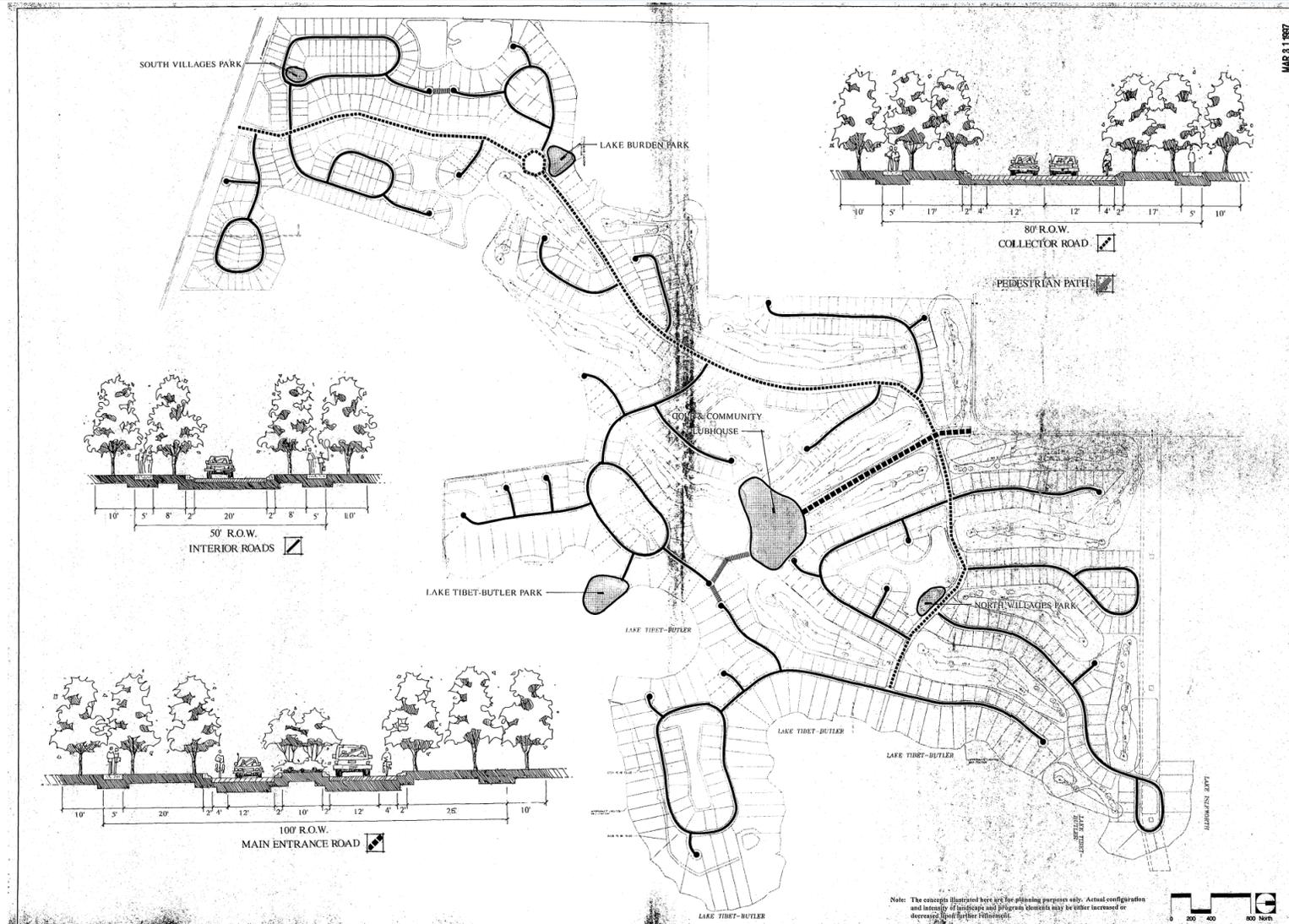


SUBJECT SITE



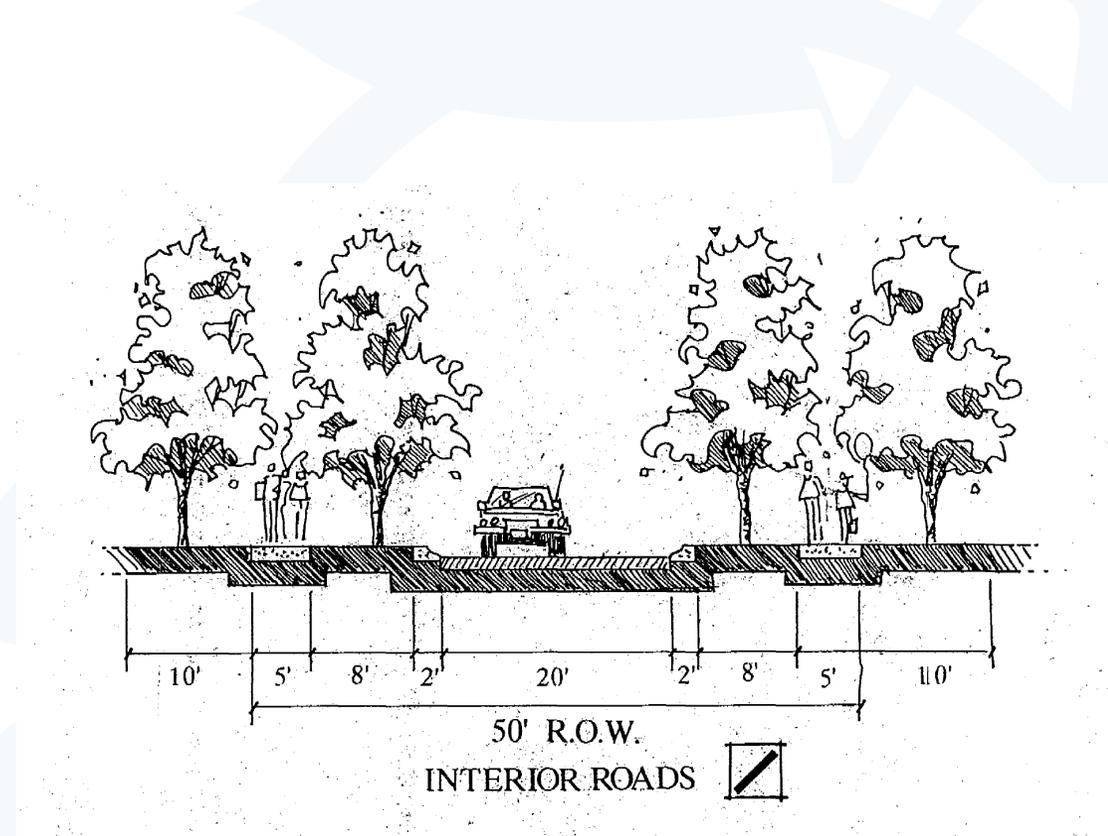
BACKGROUND

- 1997: Keene's Pointe Master Preliminary Subdivision Plan (PSP) was approved for 916 residential lots
 - The plan included private streets with street trees



BACKGROUND

- April 18, 2025: The Keene's Pointe Community Association submitted a Tree Removal Permit requesting removal of 130 trees located in private streets throughout the community.
 - All trees requested for removal are located on interior roads as identified on the PSP.
 - Per the application, the reason for the removal is “road repair and repaving of multiple streets”.



AERIAL

Approximate location
of tree removal
requests



BACKGROUND

- April 30, 2025: Zoning staff, including three International Society of Arboriculture (ISA) certified arborists, conducted an inspection of the site.
 - Based on the ISA Tree Risk Assessment Qualification (TRAQ) program, a Level 1 Limited Visual Assessment was performed on each tree requested for removal.
 - During the site visit, it was discovered that two Live Oaks measuring 16- and 17- inches diameter at breast height (DBH) had been removed without a permit.



BACKGROUND

- May 13, 2025: The tree removal permit was denied as it did not meet the criteria for approval for tree removal permits of Sec. 15-301(a) of County Code.
- May 15, 2025: A notice of violation was issued to the property owner, Keene's Pointe Community Association, Inc. for removal of two trees without a permit.
 - Violation requires restoration plan, including mitigation for trees removed.
 - The property owner is responsible for violations that occur on their property.

BACKGROUND

- June 11, 2025: Applicant appealed both the violation notice and the TRP denial to the DRC.
- July 9, 2025 : The appeal was heard at the DRC meeting and no action was taken. Applicant was directed to provide:
 - A utility survey
 - Plans for the proposed road and infrastructure improvements
 - A more detailed tree risk assessment report for each requested tree
 - Documentation regarding the health of the trees that were removed in relation to the violation

BACKGROUND

- August 8, 2025: The applicant submitted an after-the-fact report from an arborist to Zoning for tree #335 (16-inch Live Oak).
 - Report references F.S.163.045 as justification for the removal of the tree.
 - This statute allows for removal of trees on residential (single-family) properties.
 - Tree was located in a private street – not on a single-family residential lot as required by the statute
- No reports or documentation were submitted for Tree #193 (17-inch Live Oak).
- For the tree removal permit request, no additional plans, utility surveys, or reports, such as a detailed tree risk assessment, were provided as requested by the DRC.

BACKGROUND

- December 3, 2025: The request was heard again at the DRC meeting at the request of the applicant.
 - The DRC voted to uphold the decision regarding the Notice of Violation.
 - The DRC voted to uphold the denial of Tree Removal Permit.
- January 2, 2026: The applicant appealed the DRC's decision to the BCC.

RELEVANT CODE SECTIONS

Sec. 15-301. - Applicability of requirements; application.

(a) Requirements. ... The zoning manager may issue a permit for tree removal as requested on the application if two (2) or more of the following conditions exist, as applicable:

(1) The tree constitutes an unreasonable impediment to development of a permitted use of the property by virtue of its location in a buildable area where structures or improvements are to be placed and no suitable alternatives exist; or

(2) For developed property, the tree is diseased, injured, in danger of falling, too close to an existing or proposed structure so as to endanger the structure with a high tree risk rating according to the tree risk management methodology, interferes with utility services, creates unsafe vision clearances, or conflicts with other ordinances or regulations; or

RELEVANT CODE SECTIONS

Sec. 15-301. - Applicability of requirements; application. (continued)

(3)The tree has been destroyed or has died; or.

(4)The county requires the tree to be removed;

(5)The regulated tree proposed to be removed is too close in proximity to another regulated, specimen, or heritage tree to permit normal growth and development of the affected tree; or

(6)The tree is not a specimen or heritage tree; or

(7)The tree cannot be relocated on or off the site.

SITE PHOTOS

Per the applicant's submittal:

- *Damage- Curb (by tree)*
- *Damage- Road (by tree)*
- *Damage-Sidewalk (by tree)*
- *Included bark in junctures of leaders and branches*
- *Leaning trunk/stem*
- *Roots above soil surface (exposed)*
- *Trunk damage- Wound or cut*



April 30, 2025 12:53 PM

SITE PHOTOS

Per the applicant's submittal:

- *Damage- Curb (by tree)*
- *Damage- Road (by tree)*
- *Damage-Sidewalk (by tree)*
- *Included bark in junctures of leaders and branches*
- *Roots above soil surface (exposed)*



SITE PHOTOS

Per the applicant's submittal:

- *Damage- Curb (by tree)*
- *Damage- Road (by tree)*
- *Damage-Sidewalk (by tree)*
- *Hatracked (stub cuts severe on most leaders)*
- *Included bark in junctures of leaders and branches*
- *Roots above soil surface (exposed)*



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SITE PHOTOS

Per the applicant's submittal:

- *Damage- Curb (by tree)*
- *Damage- Road (by tree)*
- *Damage-Sidewalk (by tree)*
- *Included bark in junctures of leaders and branches,*
- *Roots above soil surface (exposed)*
- *Utility-Underground within root zone*



SITE PHOTOS

Per the applicant's submittal:

- *DBH = 19"*
 - Measured 24" by County – Specimen tree
- *Damage- Curb (by tree)*
- *Damage- Road (by tree)*
- *Included bark in junctures of leaders and branches*



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SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



RELEVANT CODE SECTIONS

Sec. 15-278. - Tree removal permits; generally.

(a) It shall be unlawful for any person to, or cause to, destroy, permanently injure, or remove any regulated tree as defined in this article without first obtaining a tree removal permit or other removal authorization or otherwise establish that the regulated tree qualifies for an exception or exemption as provided in this article.

Sec. 15-284. - Enforcement and penalty.

(b) Corrective action for violation. Where a violation of this article has occurred, remedial action must be taken to restore the property consistent with a permit for restoration approved by the zoning manager or authorization of the impacts in compliance with the article, if associated with a development project....

RELEVANT CODE SECTIONS

Sec. 15-278. - Tree removal permits; generally.

(c)Penalty for violation....A violation determined to impact a tree shall be subject to one (1) or more administrative penalties as follows:

(2)One hundred six dollars (\$106.00) per DBH inch if verified on-site;

- Two trees were removed without approval:
 - Any inches removed must be replaced at a 1:1 ratio.
 - The penalty fine is \$1,696 for the 16-inch tree and \$1,802 for the 17-inch tree for a total fine amount of \$3,498, or tree replacement/replanting of 33 inches on site, or a mixture of both to satisfy violation.

SITE PHOTOS

Tree # 193
(17-inch Live Oak)
Removed without a permit



SITE PHOTOS

Tree #335
(16-inch Live Oak)
Removed without a permit



SUMMARY

- The Zoning division denied the tree removal permit for the removal of 130 trees as it did not meet the criteria for approval.
- A violation for removal of two trees without a permit was issued.
- For the tree removal request, no additional plans, utility surveys, or reports, such as a detailed tree risk assessment, were provided as requested by the DRC.
- DRC upheld the Zoning Manager's decision regarding:
 - The notice of violation.
 - The denial of the tree removal permit.

ACTION REQUESTED

Make a finding to UPHOLD the Development Review Committee (DRC) action of December 3, 2025, to UPHOLD the Zoning Manager's decision regarding the Tree Removal Permit (TRP) TRP-25-04-068 and the Notice of Violation (NOV) issued under FIR-25-05-0295 for a violation of Chapter 15, Article VIII.

District 1

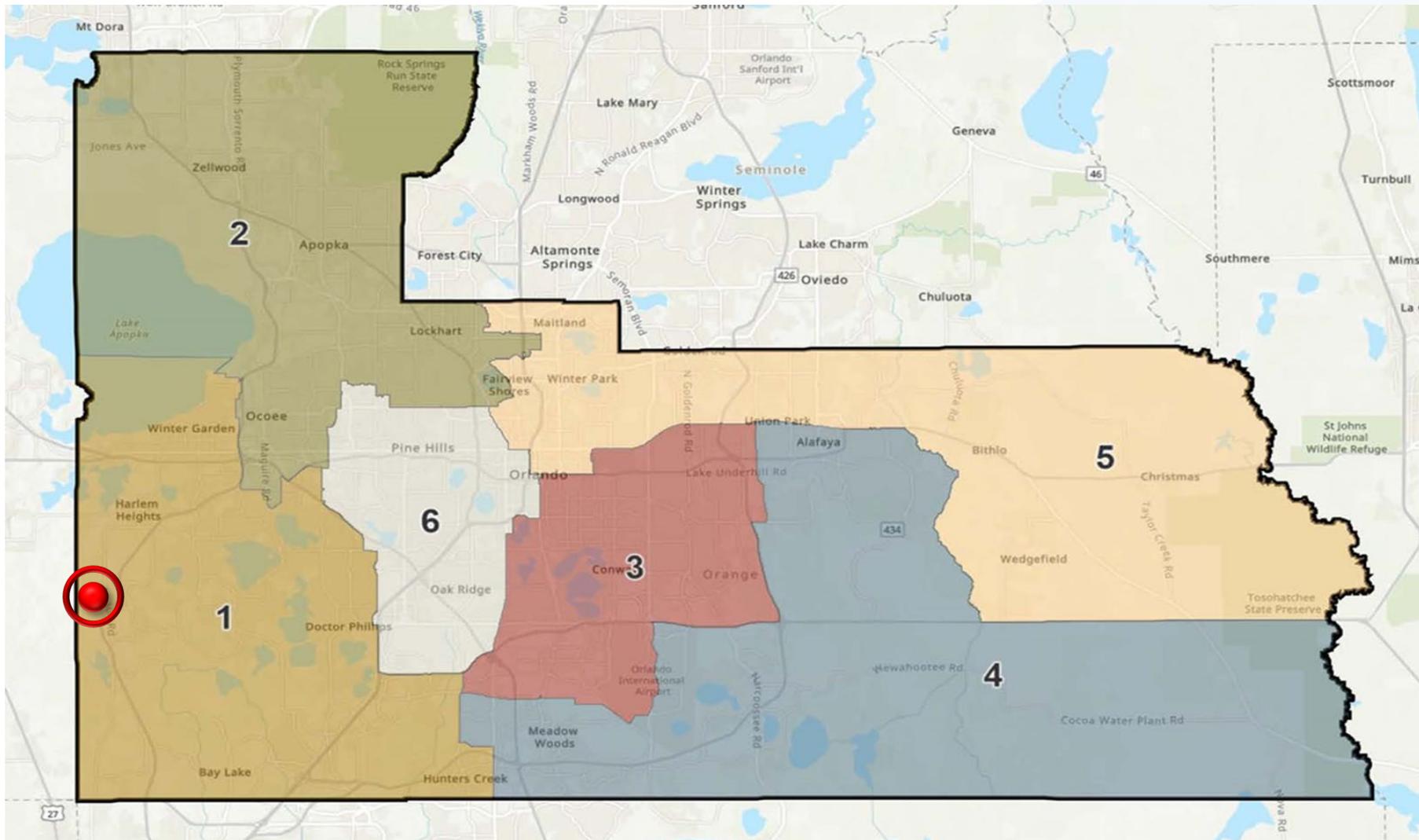
Board of County Commissioners

E. Preliminary Subdivision Plan Public Hearings

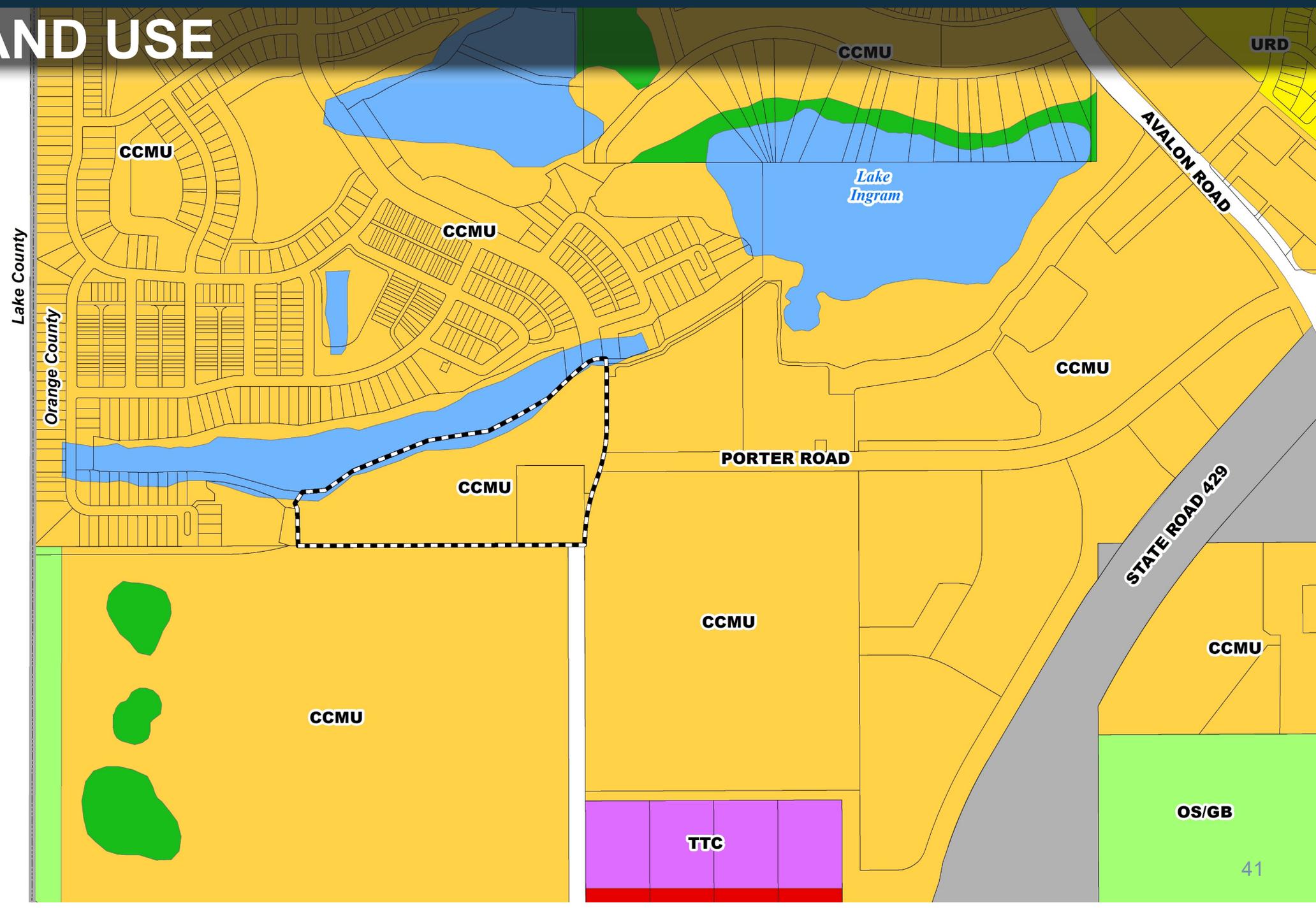
Silverleaf Planned Development (PD) - Regulating Plan (RP) / Phase 4 Preliminary Subdivision Plan (PSP)

Case:	PSP-25-03-071
Applicant:	Marc Stehli, Poulos & Bennett, LLC
District:	1
Acreage:	20.36 gross acres
Location:	Generally located west of Porter Road, south of McKinney Road, north of Schofield Road, and east of the Orange County and Lake County line.
Request:	To subdivide 20.36 acres for 50 single-family residential lots with associated tracts and infrastructure.

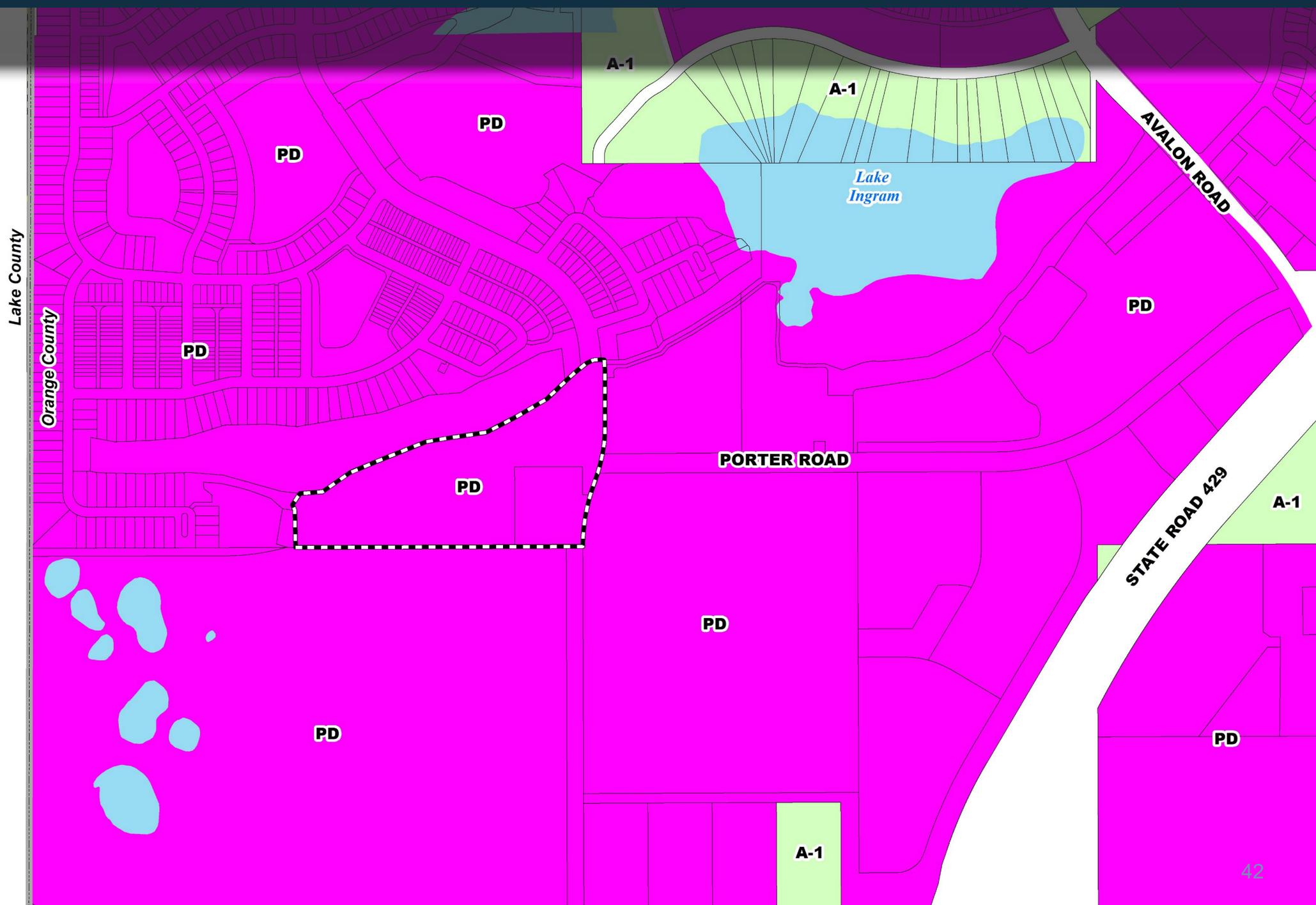
DISTRICT MAP



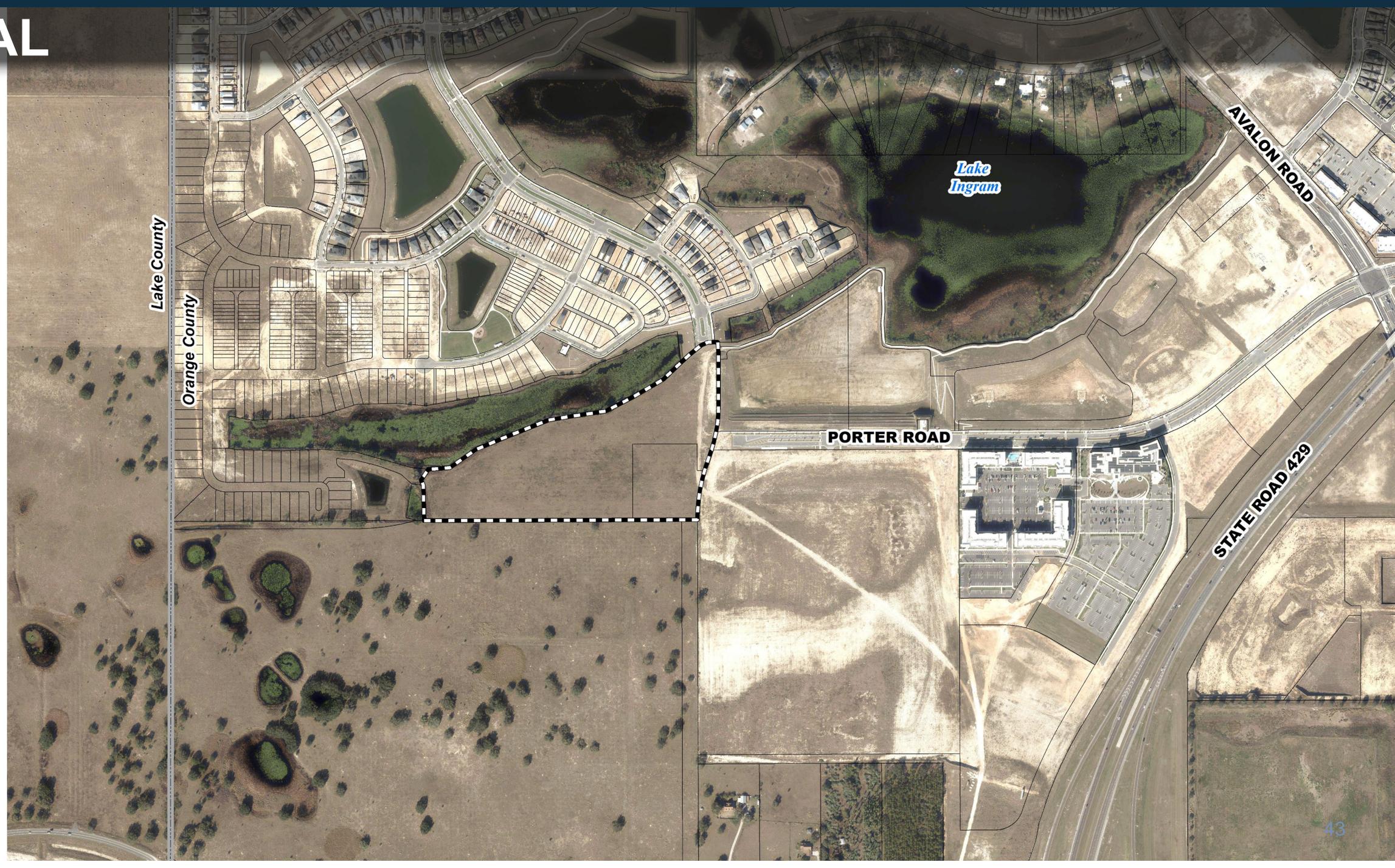
FUTURE LAND USE



ZONING



AERIAL



Lake County

Orange County

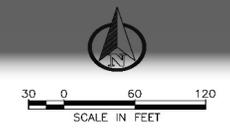
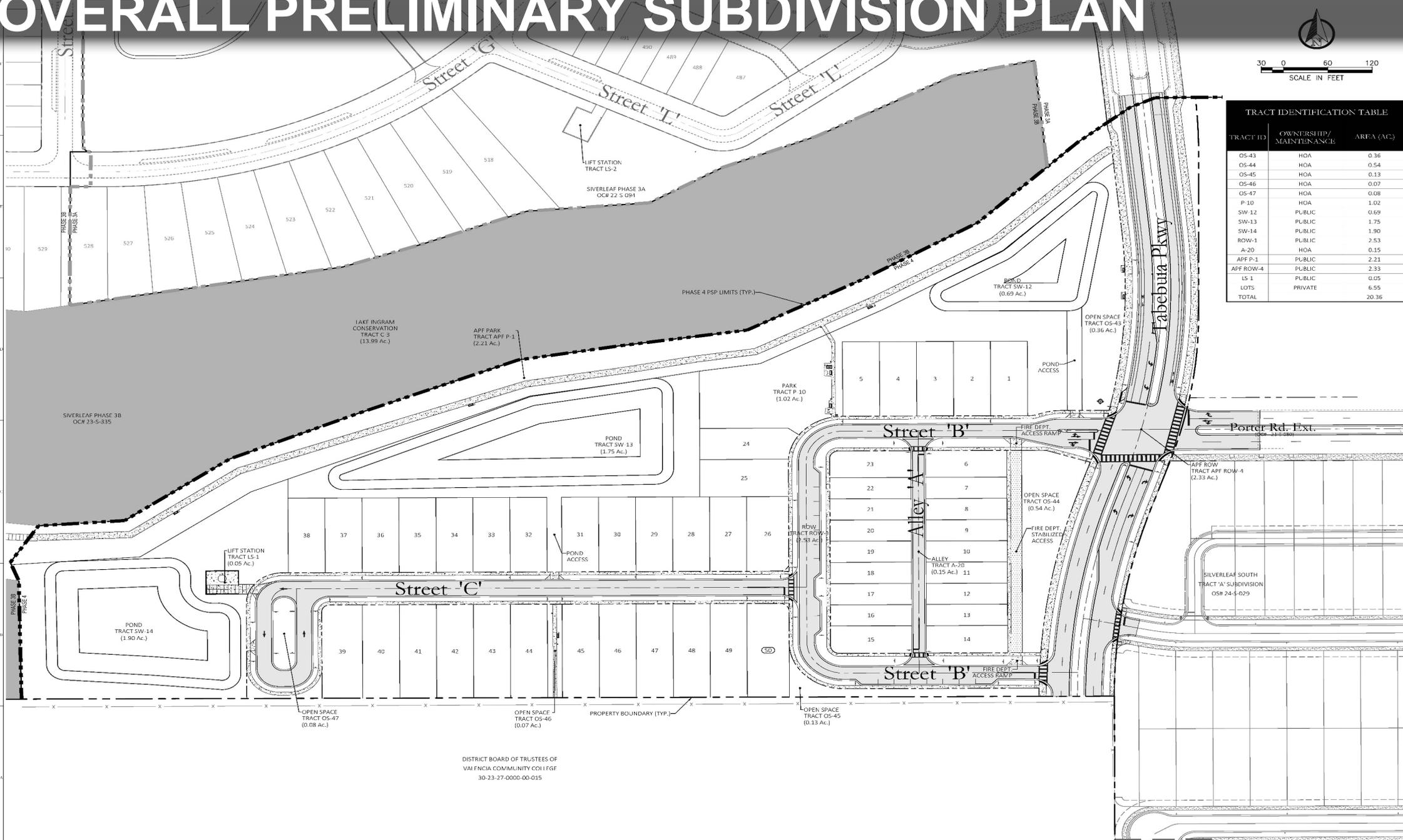
Lake Ingram

PORTER ROAD

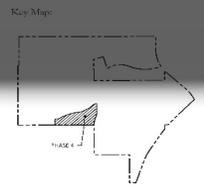
AVALON ROAD

STATE ROAD 429

OVERALL PRELIMINARY SUBDIVISION PLAN



TRACT IDENTIFICATION TABLE		
TRACT ID	OWNERSHIP/ MAINTENANCE	AREA (AC.)
OS-43	HOA	0.36
OS-44	HOA	0.54
OS-45	HOA	0.13
OS-46	HOA	0.07
OS-47	HOA	0.08
P-10	HOA	1.02
SW-12	PUBLIC	0.69
SW-13	PUBLIC	1.75
SW-14	PUBLIC	1.90
ROW-1	PUBLIC	2.53
A-20	HOA	0.15
APF P-1	PUBLIC	2.21
APF ROW-4	PUBLIC	2.33
LS 1	PUBLIC	0.05
LOTS	PRIVATE	6.55
TOTAL		20.36



- Consultant:
- 5/01/2024 SUBMIT TO ORANGE COUNTY
- 4/12/2023 SUBMIT TO ORANGE COUNTY
- 3/12/2023 SUBMIT TO ORANGE COUNTY
- 2/10/2023 SUBMIT TO ORANGE COUNTY
- 1/09/2023 SUBMIT TO ORANGE COUNTY
- 04/02/2023 SUBMIT TO ORANGE COUNTY
- | NO. | DATE | DESCRIPTIONS |
|-----------------------|----------|--------------|
| SUBMISSIONS/REVISIONS | | |
| VERTICAL DATUM | NAVD 88 | |
| JOB NO.: | 24-151 | |
| DESIGNED BY: | KML | |
| DRAWN BY: | EJHW | |
| CHECKED BY: | KML | |
| APPROVED BY: | MDS | |
| SCALE IN FEET: | 1" = 60' | |
- Project Name:

SILVERLEAF PD-RP/ SILVERLEAF PHASE 4 PSP

PSP-25-03-071

Submitted To:
ORANGE COUNTY, FL

Sheet Title:
SITE PLAN

Sheet No.:

C2.00

Scale:

DATE: JANUARY 5, 2025

DISTRICT BOARD OF TRUSTEES OF
VALNCIA COMMUNITY COLLIFG
30-23-27-0000-00-015

POULOS & BENNETT
a Pope-Dawson company

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Lic. No. 25967

MOTION

DRC Recommendation

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the Silverleaf Planned Development (PD) – Regulating Plan (RP) / Phase 4 Preliminary Subdivision Plan (PSP) dated “Received January 6, 2026”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report**

District 1

Eagle Creek Planned Development (PD) / Parcel O-1 Preliminary Subdivision Plan (PSP)

Case: PSP-25-08-192

Applicant: John Prowell, VHB, Inc.

District: 4

Acreage: 10.64 gross acres

Location: Generally located south of Tyson Road, east of Narcoossee Road, west of Kirby Smith Road, and north of Eagle Creek Sanctuary Boulevard.

Request: *This case was continued from the January 27, 2026 BCC Public Hearing in order to allow for a Community Meeting to be held.*

To subdivide Parcel O-1 into 17 single-family lots, and to modify Golf Course Hole 5 by adding a dry retention pond.

In addition, a waiver from Orange County Code Section 34-152(c) is requested to allow the 20 ft. frontage for SW-1 to be along Emerson Lake Boulevard, in lieu of the required access from an internal subdivision street (Street A).

Community Meeting Summary

Topics of concern from residents included:

- Traffic
- Stormwater
- Decreased property values
- Strain on HOA infrastructure
- Confusion regarding requested waiver
- Precedent-setting for future golf course redevelopment

MOTION

DRC Recommendation

- **Make a finding of consistency with the Comprehensive Plan and APPROVE Eagle Creek Planned Development (PD) / Parcel O-1 Preliminary Subdivision Plan (PSP) dated “Received December 4, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.**

District 4