

Board of County Commissioners

Public Hearings

September 22, 2020

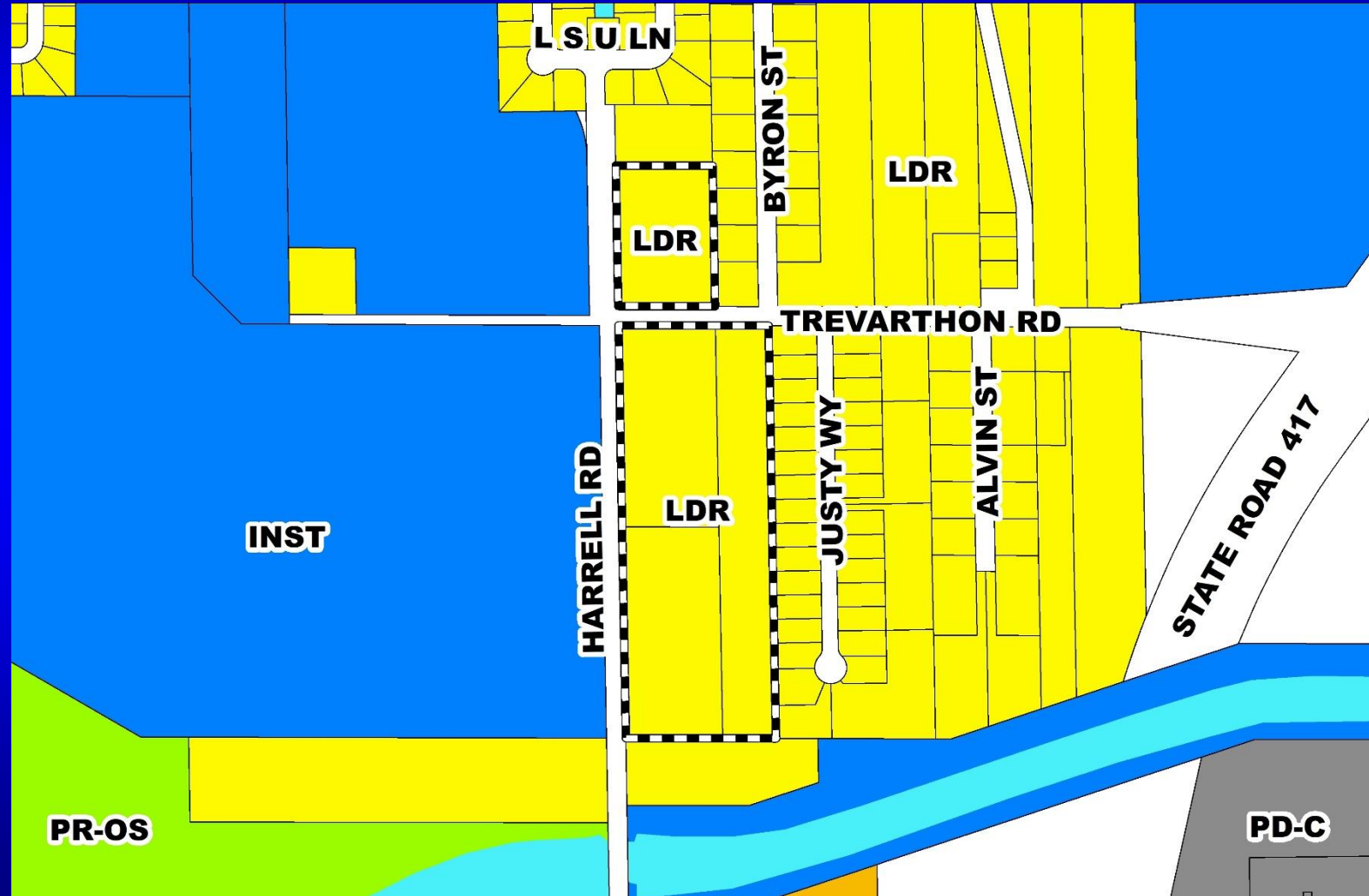


Harrell Oaks PD / Harrell Oaks Preliminary Subdivision Plan

- Case:** PSP-19-12-431
- Project Name:** Harrell Oaks PD / Harrell Oaks PSP
- Applicant:** Rick V. Baldocchi, AVCON, Inc
- Districts:** 3 and 5
- Acreage:** 16.91 gross acres
- Location:** Generally located north and south of Trevarthon Road and east of Harrell Road
- Request:** To subdivide 16.91 acres in order to construct 63 single-family residential dwelling units.

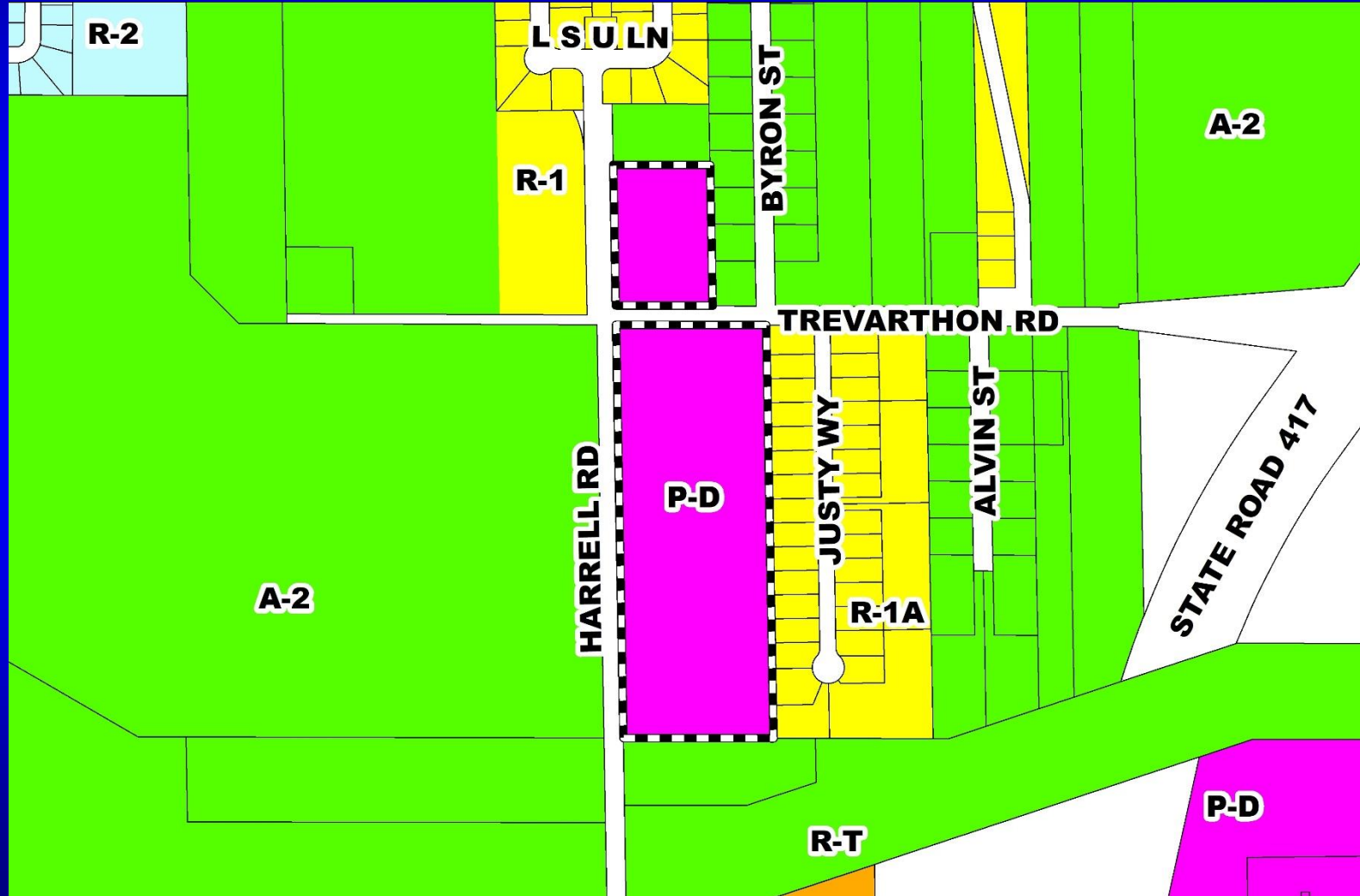


Harrell Oaks PD / Harrell Oaks Preliminary Subdivision Plan Future Land Use Map





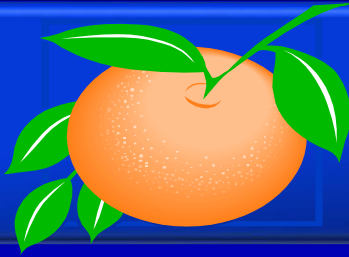
Harrell Oaks PD / Harrell Oaks Preliminary Subdivision Plan Zoning Map



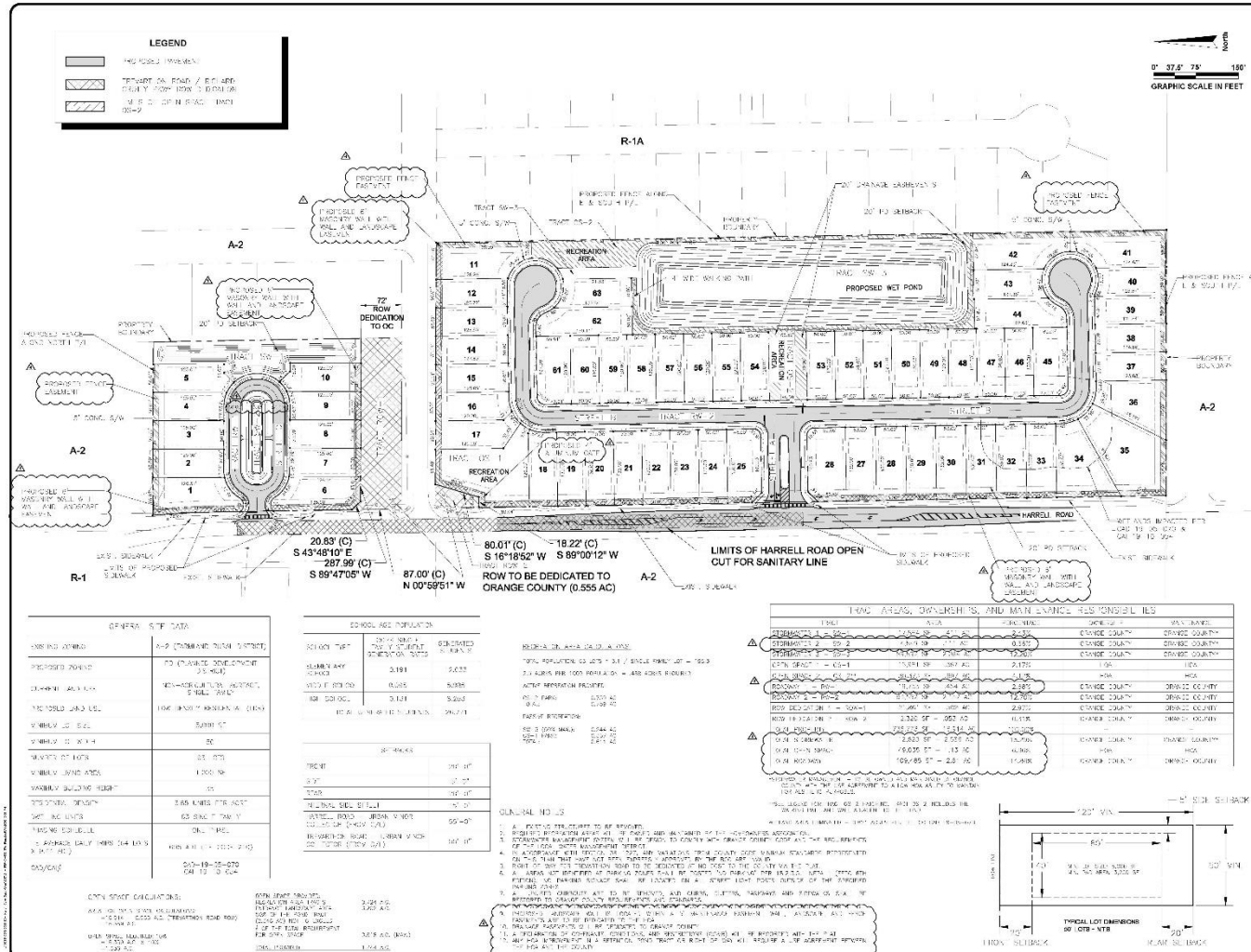


Harrell Oaks PD / Harrell Oaks Preliminary Subdivision Plan Aerial Map

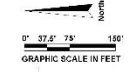




Harrell Oaks PD / Harrell Oaks Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



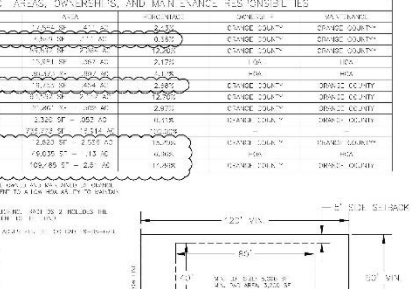
[Symbol]	HIGHWAY (ORANGE)
[Symbol]	PROPERTY OR ROAD / EPL AREA
[Symbol]	PROPERTY FROM ROW TO EPL AREA
[Symbol]	ROW TO CENTER LINE ROAD
[Symbol]	ROW TO CENTER LINE ROAD
[Symbol]	ROW TO



PROJECT NUMBER	PL-03 (2019) 0190
PROPOSED ZONING	R-1 (RESIDENTIAL SINGLE-FAMILY)
PREPARED BY	AVCON, INC. (1100 S. GARDEN AVENUE, SUITE 300, ANAHEIM, CA 92805)
DATE OF PREPARATION	07-15-20
PROJECT LOCATION	207.99' (C) 207.99' (C) 207.99' (C)
DATE OF RECORDATION	07-15-20
DATE OF FILING	07-15-20
DATE OF RECORDATION	07-15-20
DATE OF FILING	07-15-20
DATE OF RECORDATION	07-15-20
DATE OF FILING	07-15-20

POPULATION	2,000
POPULATION DENSITY	200
POPULATION GROWTH RATE	1.5%
POPULATION GROWTH RATE	1.5%
POPULATION GROWTH RATE	1.5%
POPULATION GROWTH RATE	1.5%
POPULATION GROWTH RATE	1.5%

TRUCK	TRAILER	ENGINE
4000 LB TRUCK	10' X 20' TRAILER	1500 WHP ENGINE
6000 LB TRUCK	12' X 24' TRAILER	2000 WHP ENGINE
8000 LB TRUCK	14' X 28' TRAILER	2500 WHP ENGINE
10000 LB TRUCK	16' X 32' TRAILER	3000 WHP ENGINE



PRELIMINARY SUBDIVISION PLAN

HARRELL OAKS

SITE PLAN & SITE DATA

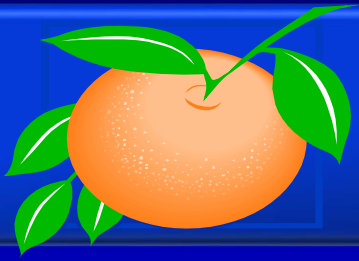
SCALE:

DATE	REVISIONS
06-20-2020	REV: PFP COMMENTS - 1
06-24-2020	REV: PFP COMMENTS - 2
06-24-2020	REV: PFP COMMENTS - 3
07-09-2020	REV: PFP COMMENTS - 4

DESIGNED BY: ACM
 DRAWN BY: BRE
 CHECKED BY: RVB
 APPROVED BY: RVB
 DATE: 07-15-20

AVCON PROJECT No. 2019.0096.10

SHEET NUMBER
C-400



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Sutton Lakes Planned Development / Land Use Plan (PD/LUP) dated “Received May 28, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



RZ-19-10-044 – Stephen Allen Planning and Zoning Commission (PZC) Board-Called Hearing

- Case:** RZ-19-10-044
- Applicant:** Stephen Allen, Civil Corp Engineering, Inc.
- District:** 3
- Location:** 5177 Hoffner Ave; or generally located on the west side of Petroff Avenue, 230 feet north of Hoffner Avenue
- Acreage:** 3.90 gross acre
- From:** R-2 (Residential District) (Restricted)
- To:** R-2 (Residential District)
- Proposed Use:** Thirty-eight (38) single-family attached residential dwelling units



RZ-20-07-050 – Jim Hall

Planning and Zoning Commission (PZC) Board-Called Hearing

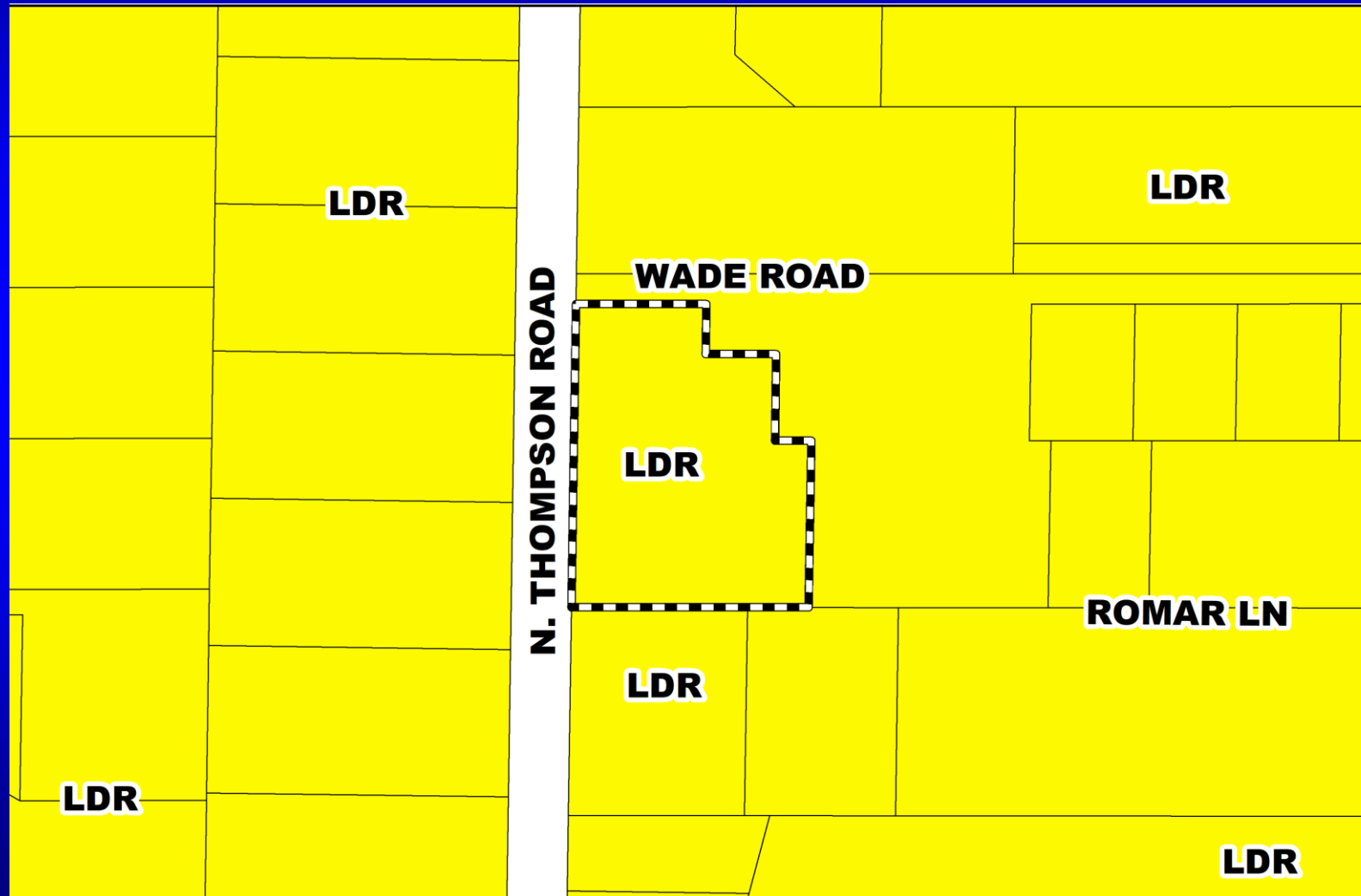
- Case:** RZ-20-07-050
- Applicant:** Jim Hall, Hall Development Services, Inc.
- District:** 2
- Location:** 561 N. Thompson Road, or generally located north of East Votaw Road approximately 580 feet south of Oak Point Circle on the east side of North Thompson Road
- Acreage:** 1.44 gross acre
- From:** A-1 (Citrus Rural District)
- To:** R-1 (Single-Family Dwelling District)
- Proposed Use:** Five (5) single-family detached dwelling units



RZ-20-07-050 – Jim Hall

Planning and Zoning Commission (PZC) Board-Called Hearing

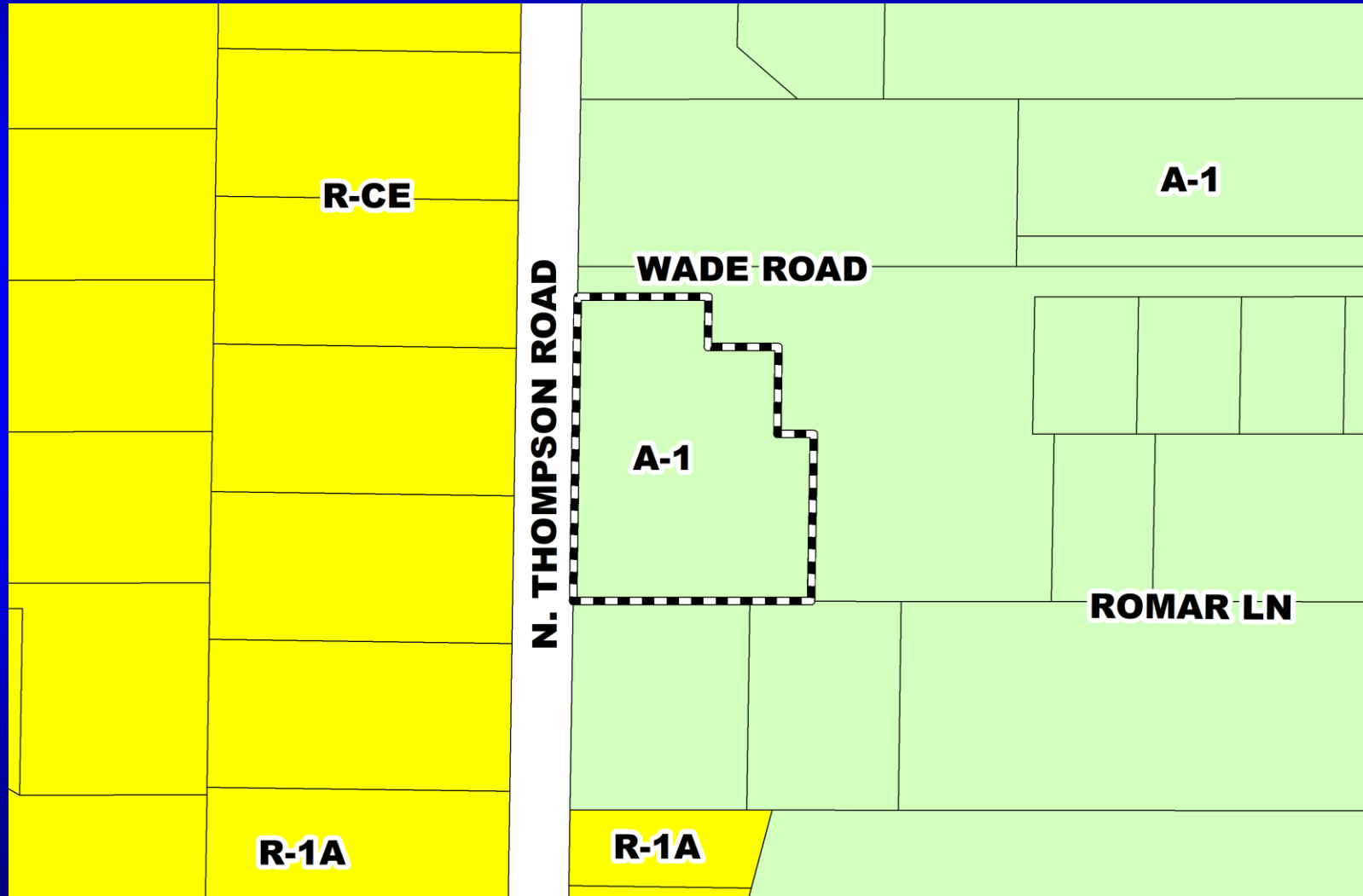
Future Land Use Map





RZ-20-07-050 – Jim Hall

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

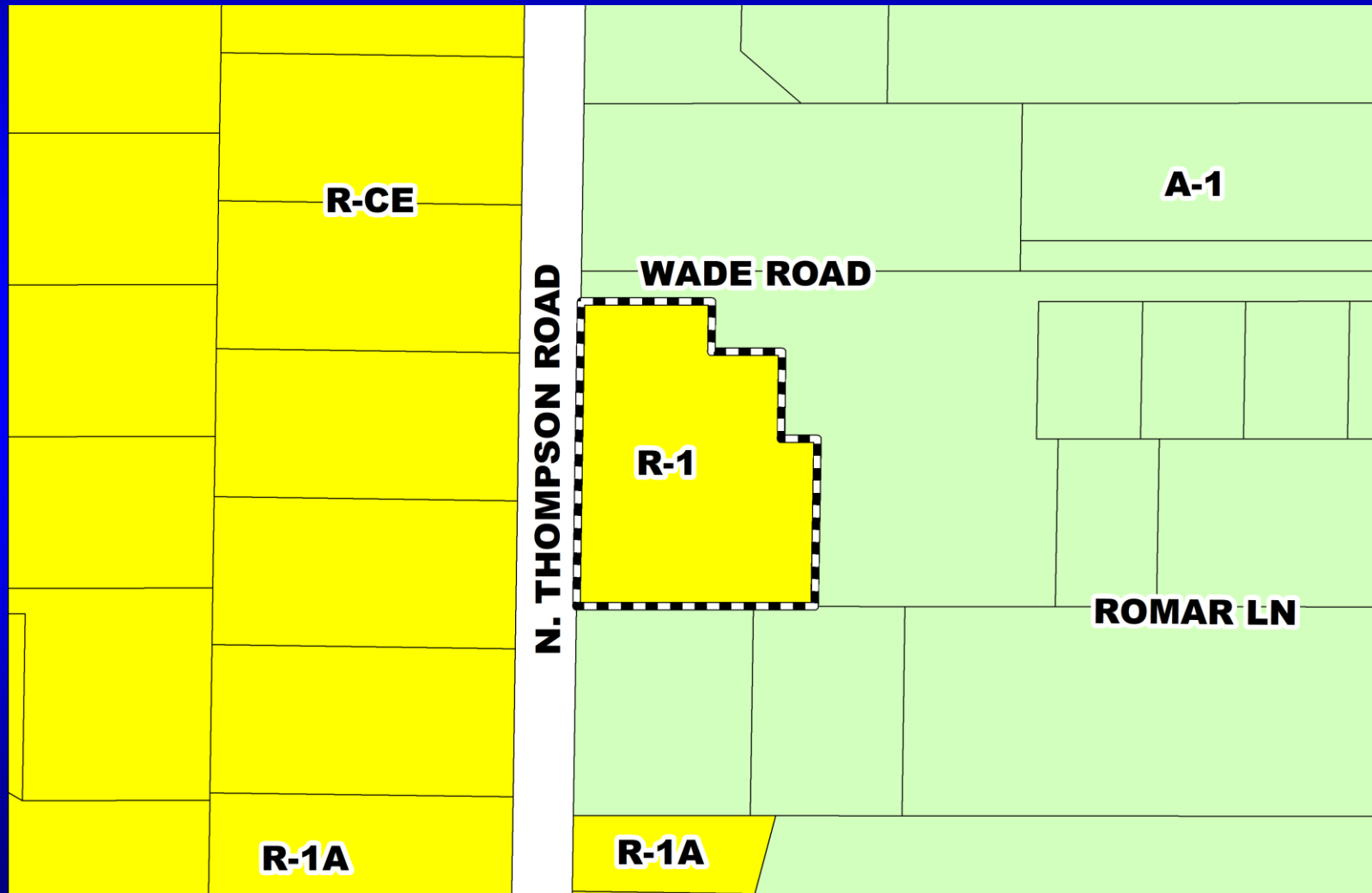




RZ-20-07-050 – Jim Hall

Planning and Zoning Commission (PZC) Board-Called Hearing

Proposed Zoning Map





RZ-20-07-050 – Jim Hall

Planning and Zoning Commission (PZC) Board-Called Hearing

Aerial Map





New Restrictions

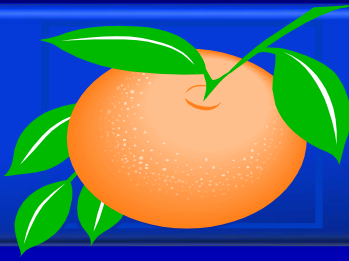
- 1. The subject property shall be limited to a maximum of four detached single-family residential units.**
- 2. The minimum lot size shall be 10,000 square feet.**
- 3. The minimum lot width shall be 70'.**



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the requested R-1 (Single Family Dwelling District) zoning, subject to the three restrictions, as presented.

District 2

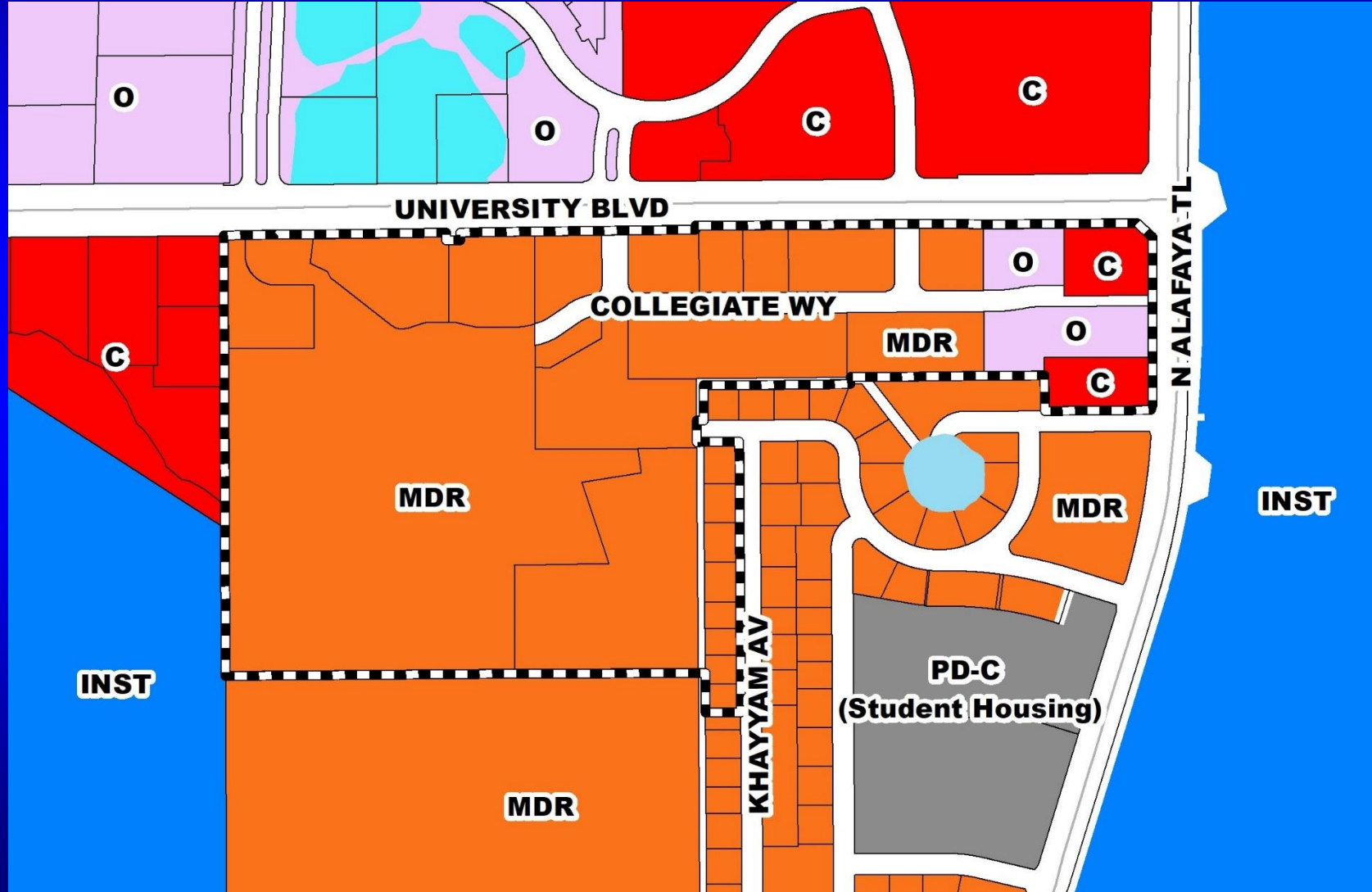


Collegiate Village PD / Collegiate Village CVC – West Parcel Development Plan

- Case:** DP-19-12-419
- Project Name:** Collegiate Village PD / Collegiate Village CVC – West Parcel DP
- Applicant:** Michelle Heatherly, Demetree Global
- District:** 5
- Acreage:** 13.00 gross acres
- Location:** Generally located south of University Boulevard and west of North Alafaya Trail
- Request:** To construct a student housing development consisting of 366 units (1,100 beds) on a total of thirteen (13) gross acres.

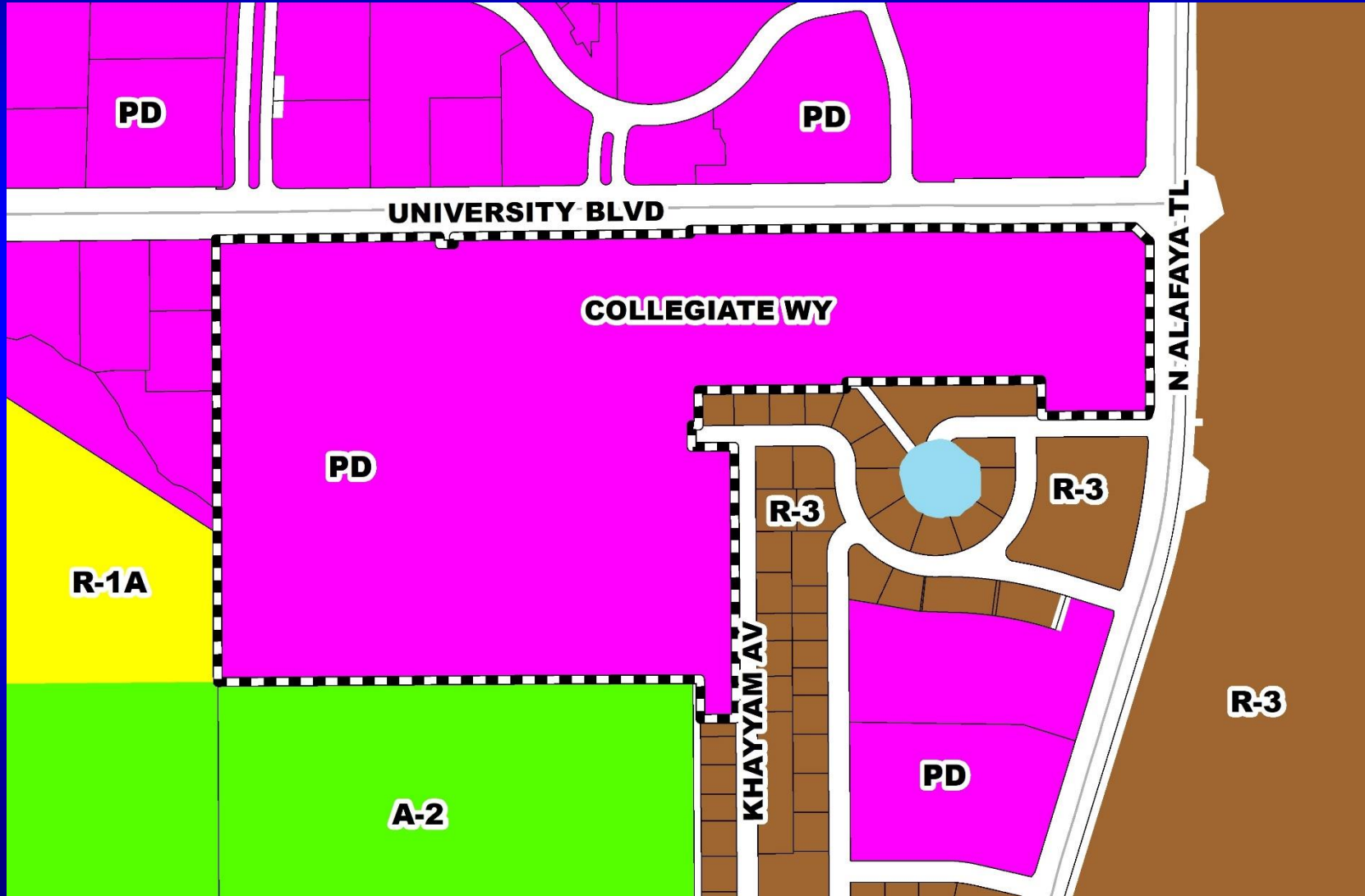


Collegiate Village PD / Collegiate Village CVC – West Parcel Development Plan Future Land Use Map



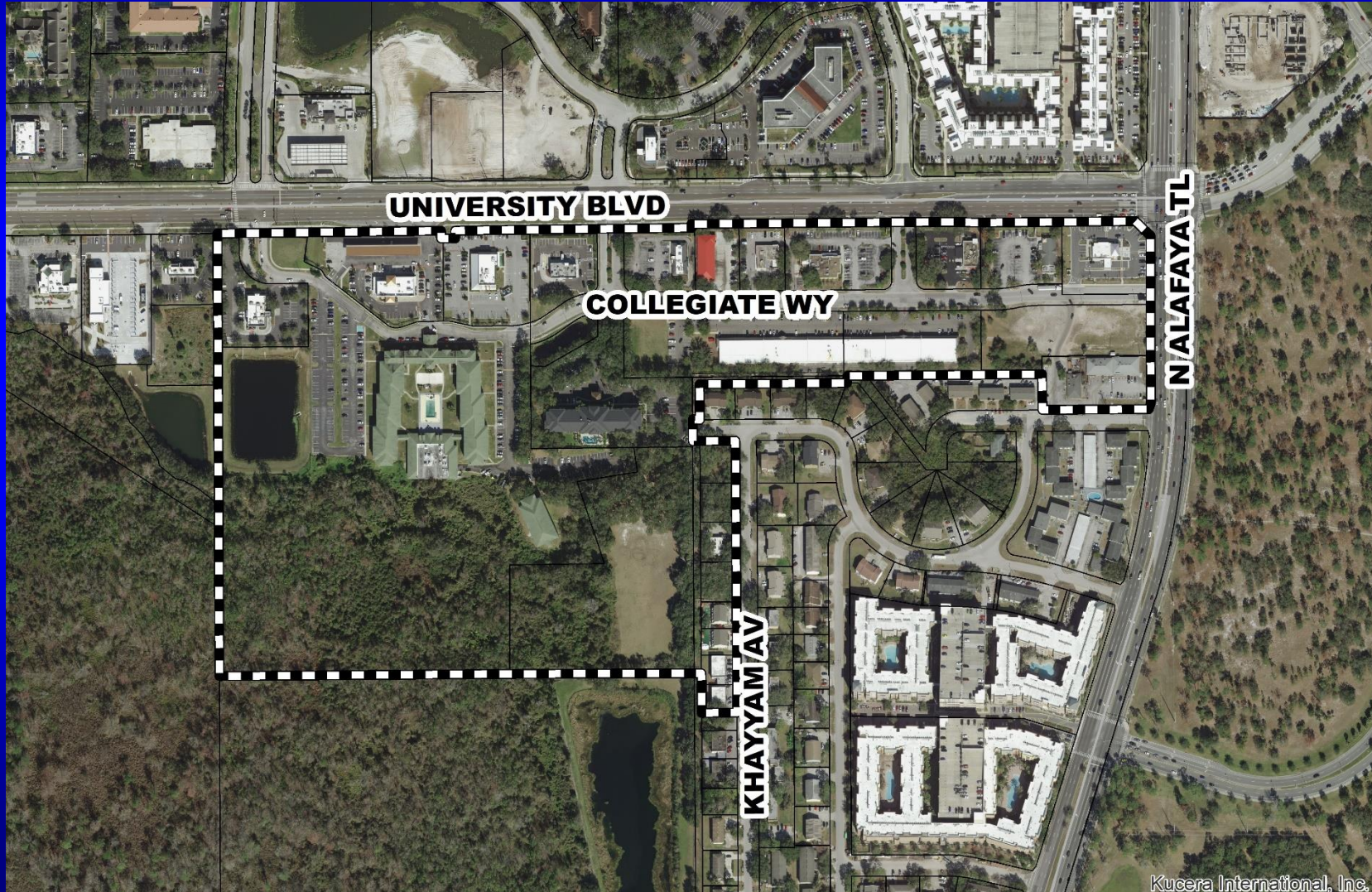


Collegiate Village PD / Collegiate Village CVC – West Parcel Development Plan Zoning Map



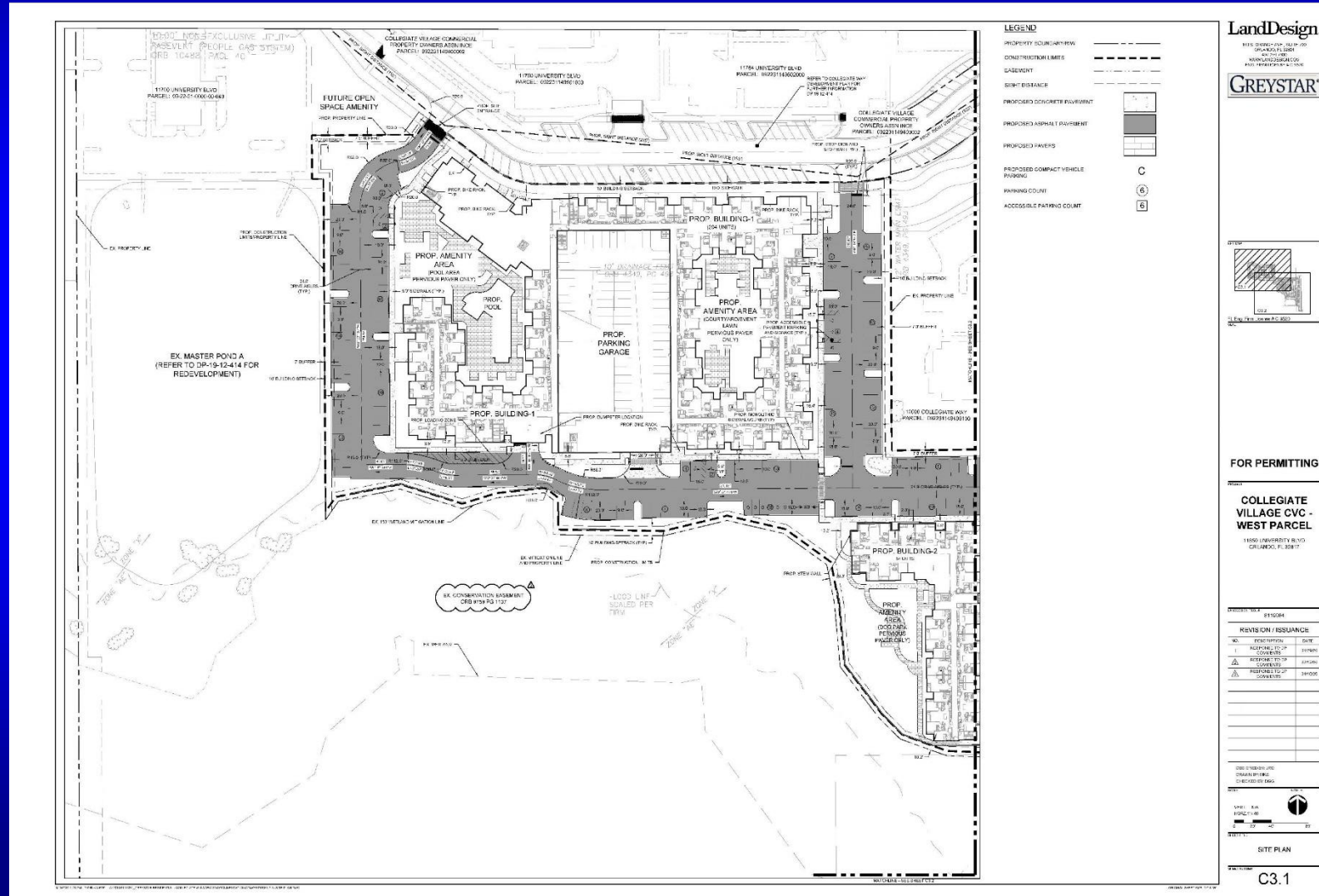


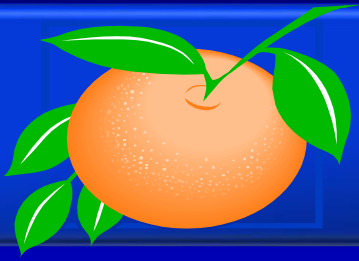
Collegiate Village PD / Collegiate Village CVC – West Parcel Development Plan Aerial Map





Collegiate Village PD / Collegiate Village CVC – West Parcel Development Plan Overall Development Plan

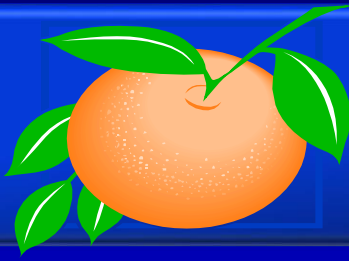




Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Collegiate Village PD / Collegiate Village CVC – West Parcel DP dated “Received April 10, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

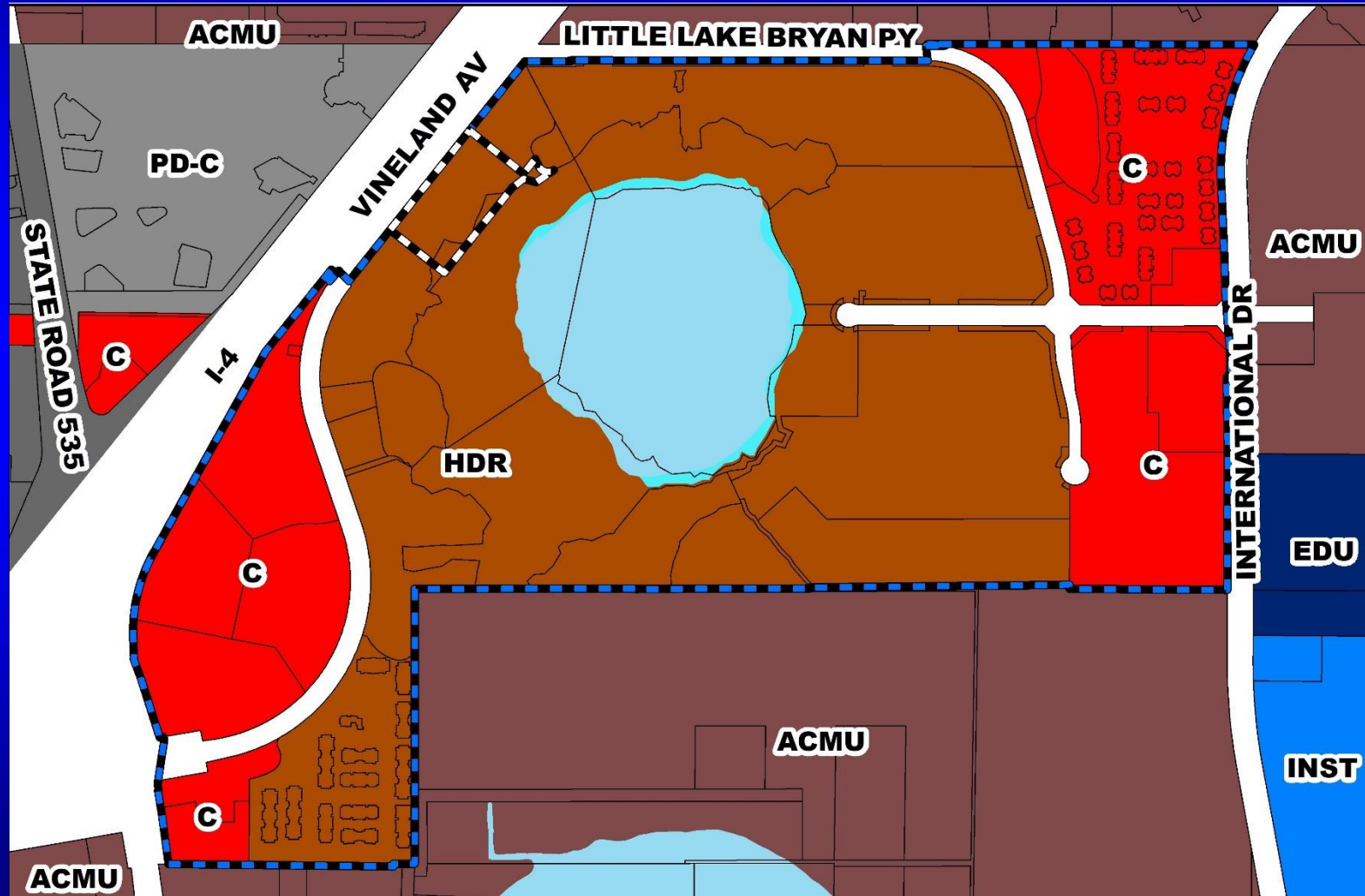


Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan

- Case:** DP-19-11-377
- Project Name:** Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center DP
- Appellant:** Jonathan Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- Applicant:** Mitch Collins, Mitch Collins, P.E., Inc.
- District:** 1
- Acreage:** 4.74 gross acres
- Location:** Generally located south of Interstate 4 and east of State Road 535
- Request:** To consider an appeal of the Development Review Committee's (DRC) decision of May 27, 2020 to approve the Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan (DP) with certain conditions, specifically condition of approval #7, which required dedications of certain easements associated with the proposed widening of Vineland Avenue prior to construction plan approval.

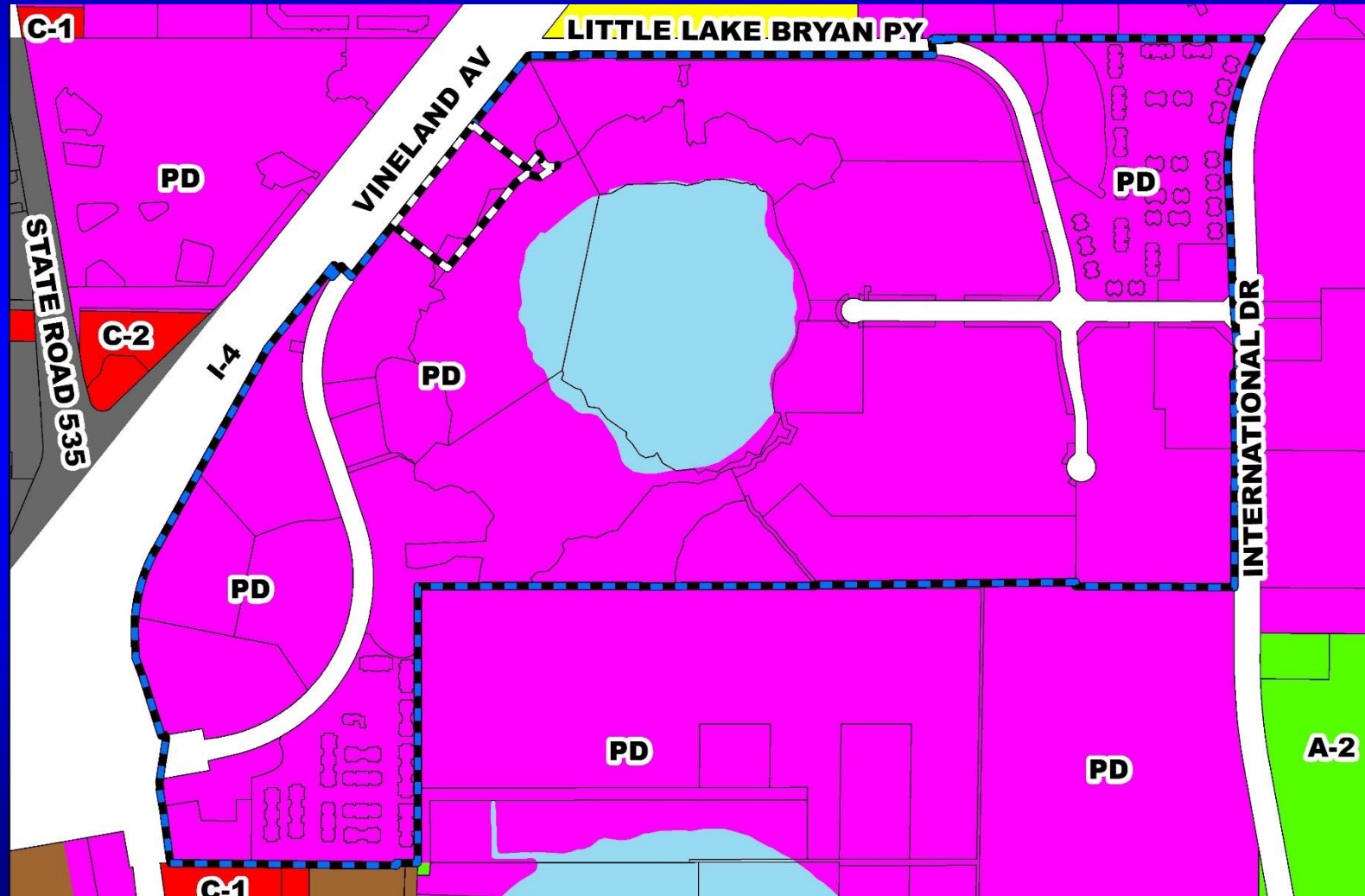


Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan Future Land Use Map



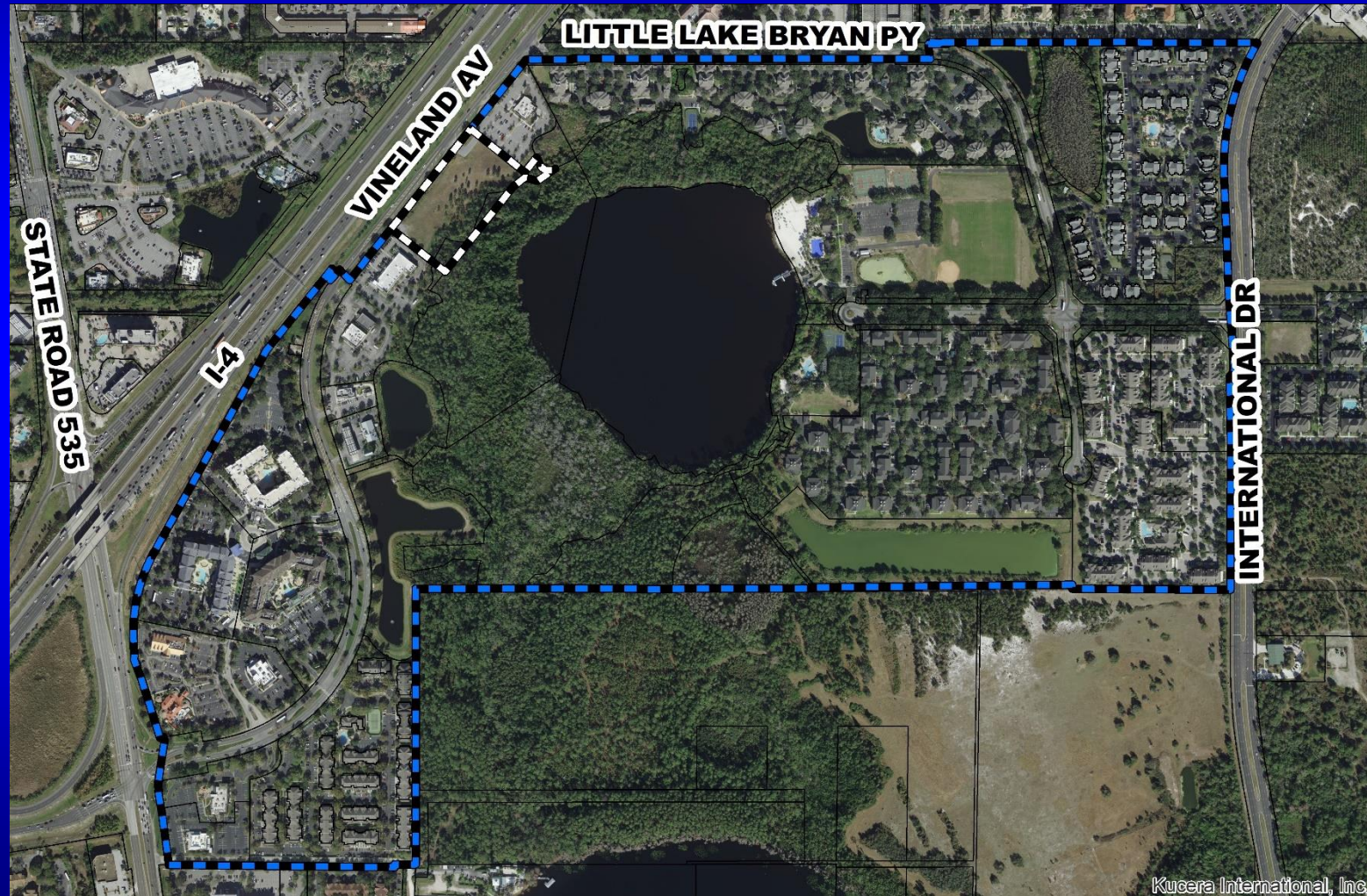


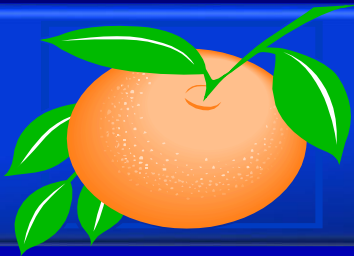
Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan Zoning Map





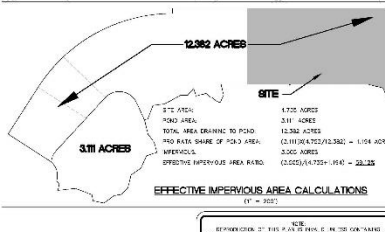
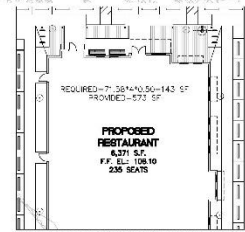
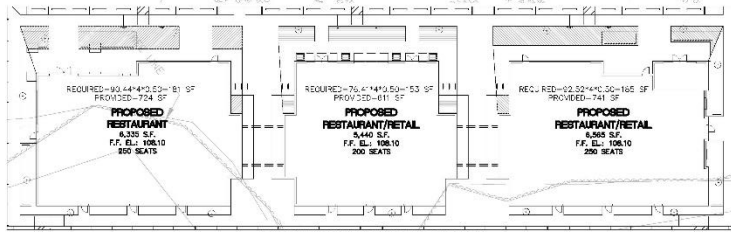
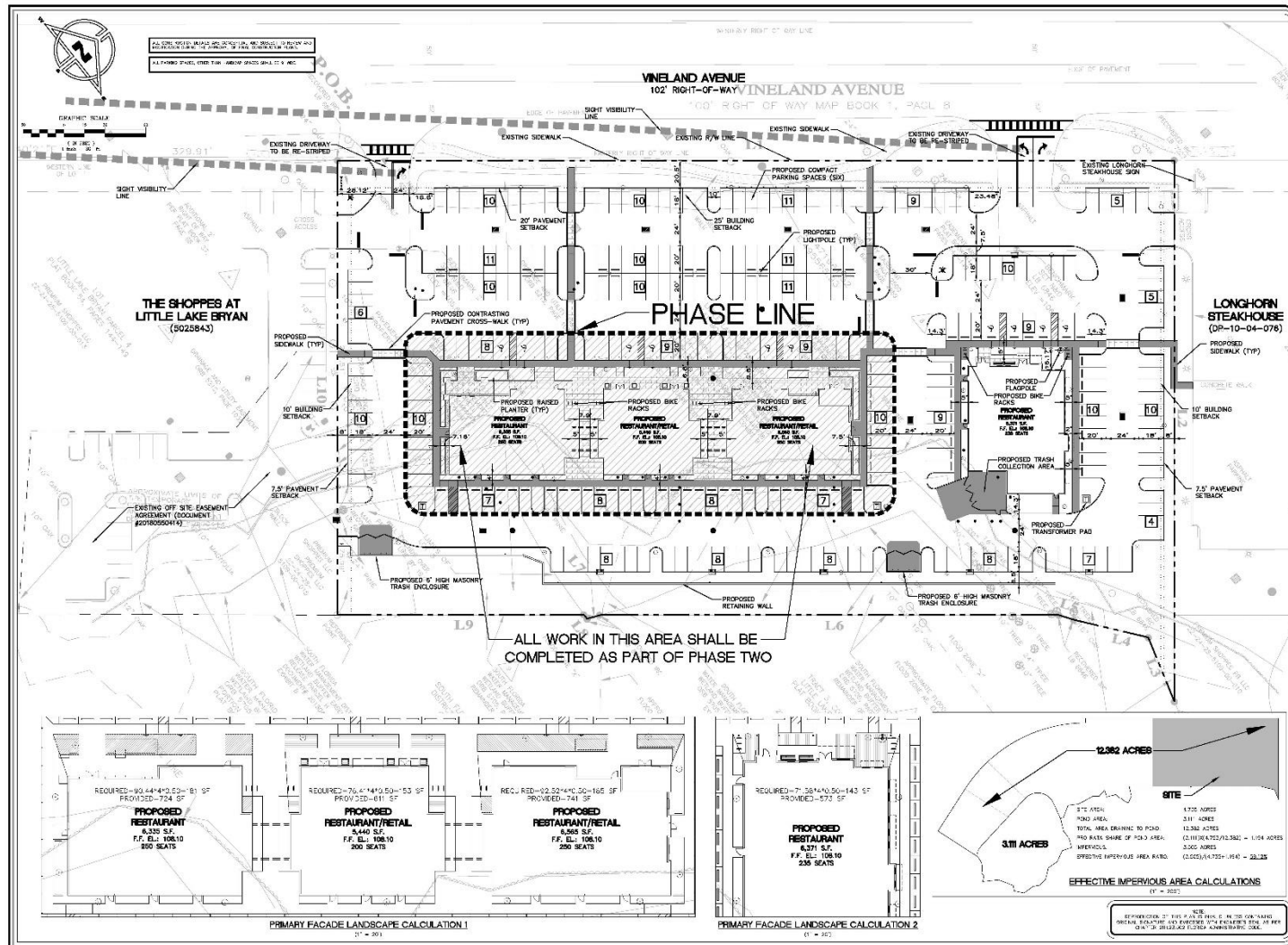
Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan Aerial Map





Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan

Overall Development Plan

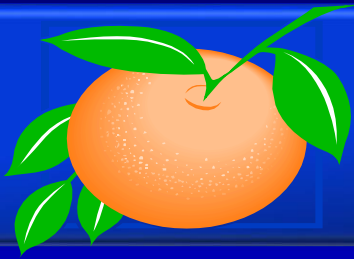


REV/DATE	BY
1/10/20	M.C.
1/10/20	M.C.
1/10/20	M.C.
1/10/20	M.C.
1/10/20	M.C.
1/10/20	M.C.
1/10/20	M.C.
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1/10/20	M.C.
1/10/20	M.C.

DEVELOPMENT PLAN (SITE)
FOR
LITTLE LAKE BRYAN PD/PARCEL 4/LOT 1
LITTLE LAKE BRYAN CENTER DP
VINELAND AVENUE
ORANGE COUNTY, FLORIDA



DRAWN BY: MC
 CHECKED BY: MC
 DATE: 8-8-20
 SCALE: 1" = 30'
 JOB NO: 20-003
 SHEET NO: DP-1
 OF 2



Condition of Approval #7

The required road right-of-way and drainage and construction easements for Vineland Avenue, as identified by the approved Modified Preliminary Design Study, as defined in that certain Amended and Restated Vineland Pointe Agreement, recorded under Instrument Number #20160653429 in the Public Records of Orange County Florida, as has been and may further be amended, shall be conveyed or dedicated to the County prior to or in conjunction with construction plan approval.



Action Requested

Uphold the DRC action of May 27, 2020 and approve the Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center DP dated “Received February 5, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

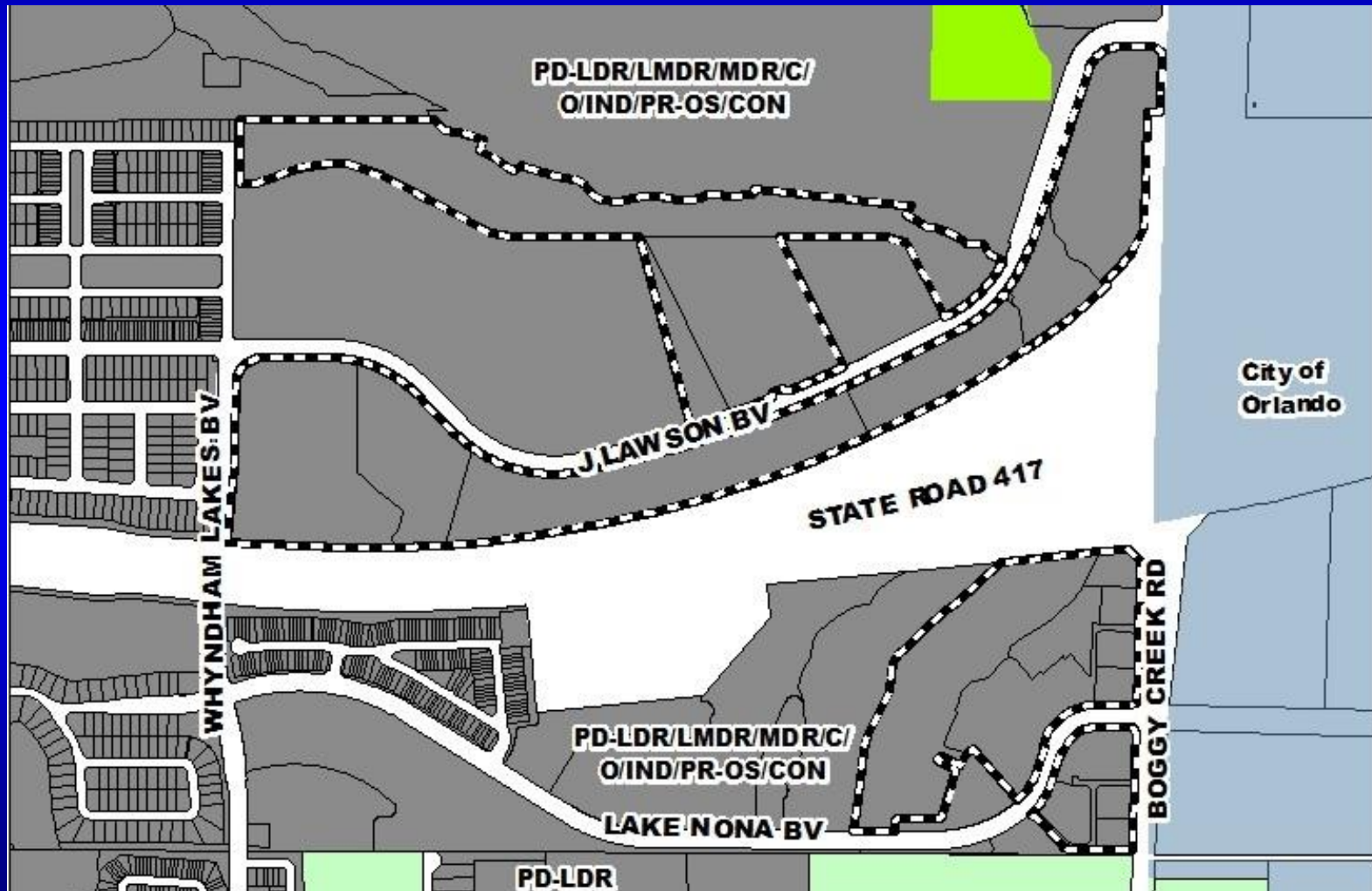


Ginn Property (aka Greenway Park) Planned Development / Land Use Plan

- Case:** CDR-20-03-077
- Project Name:** Ginn Property (aka Greenway Park) PD
- Applicant:** Julie Salvo, Tavistock Development Company
- District:** 4
- Acreage:** 1,711.62 gross acres (overall PD)
127.75 gross acres (affected parcels only)
- Location:** Generally located north and south of State Road 417 and west of Boggy Creek Road
- Request:** To allow for C-3 uses of animal shelters, boarding kennels, animal compounds, and training of animals with outruns or outdoor compounds on Parcel 5; and to reallocate commercial entitlements between PD Parcels 4, 5, & 6. Additionally, one (1) waiver from Orange County Code to allow the required parking to be calculated at 22 spaces in accordance with an approved parking study, in lieu of the required parking ratio of one space per 300 square feet is associated with this request.

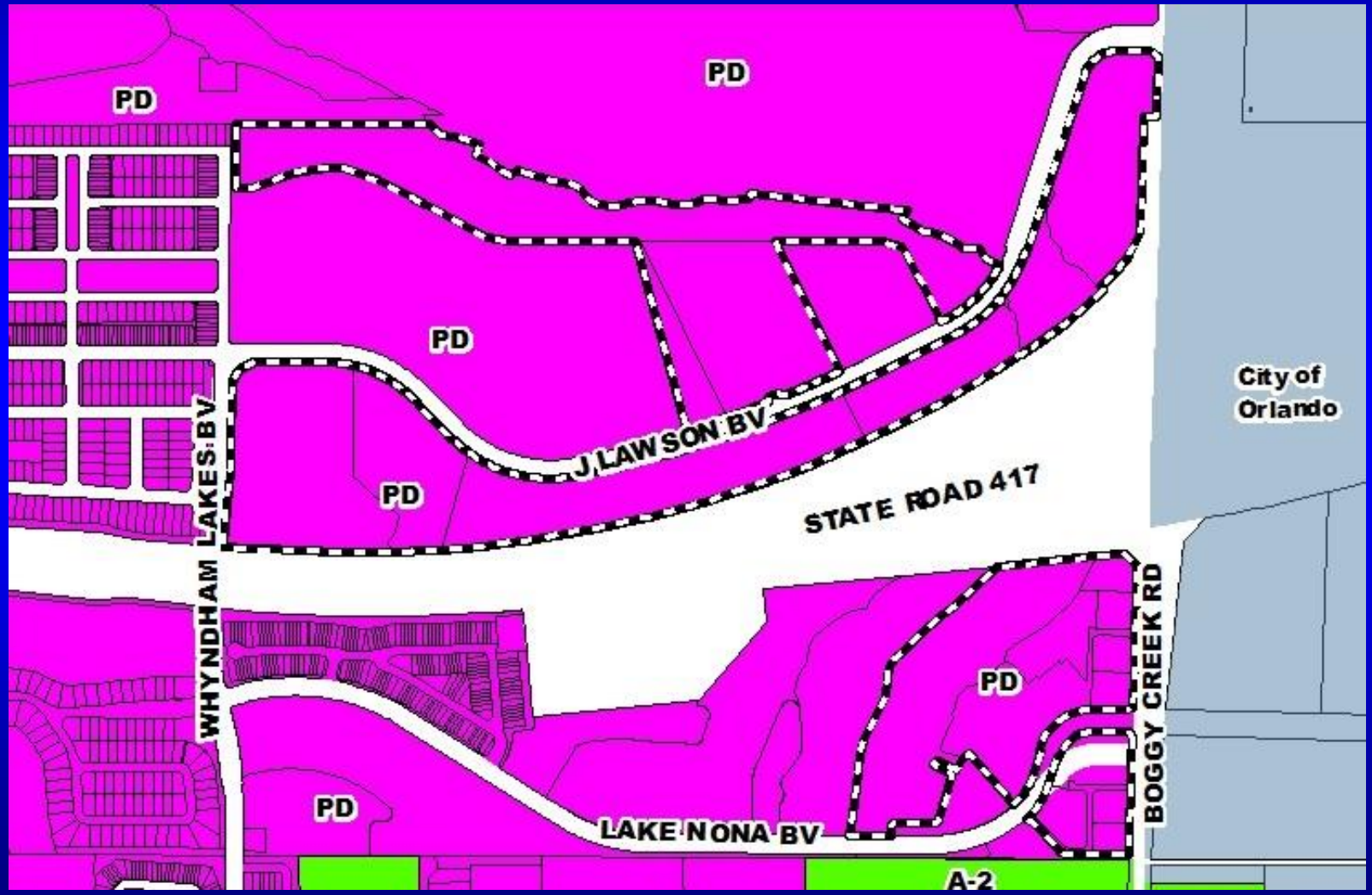


Ginn Property (aka Greenway Park) Planned Development / Land Use Plan Future Land Use Map



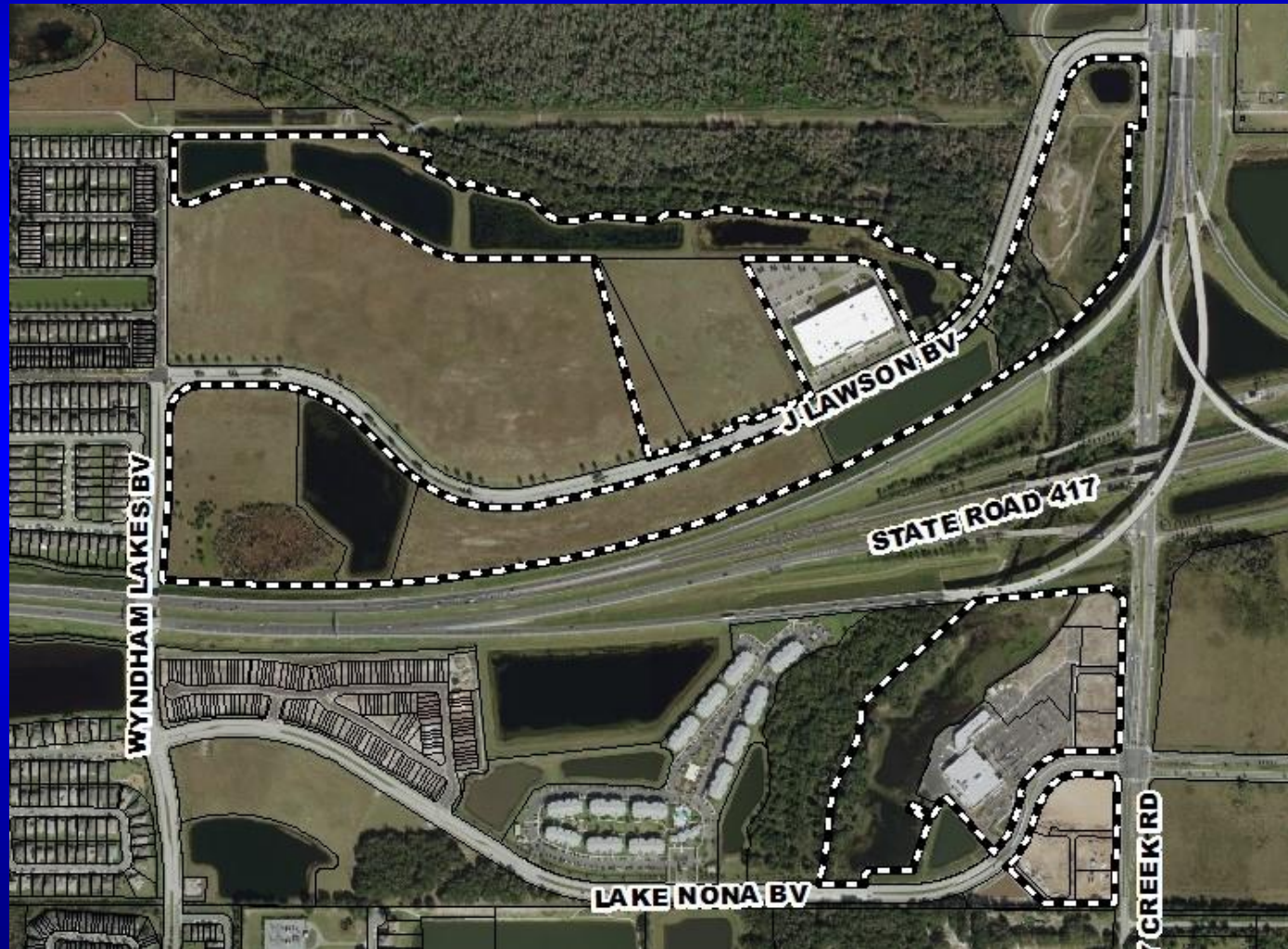


Ginn Property (aka Greenway Park) Planned Development / Land Use Plan Zoning Map



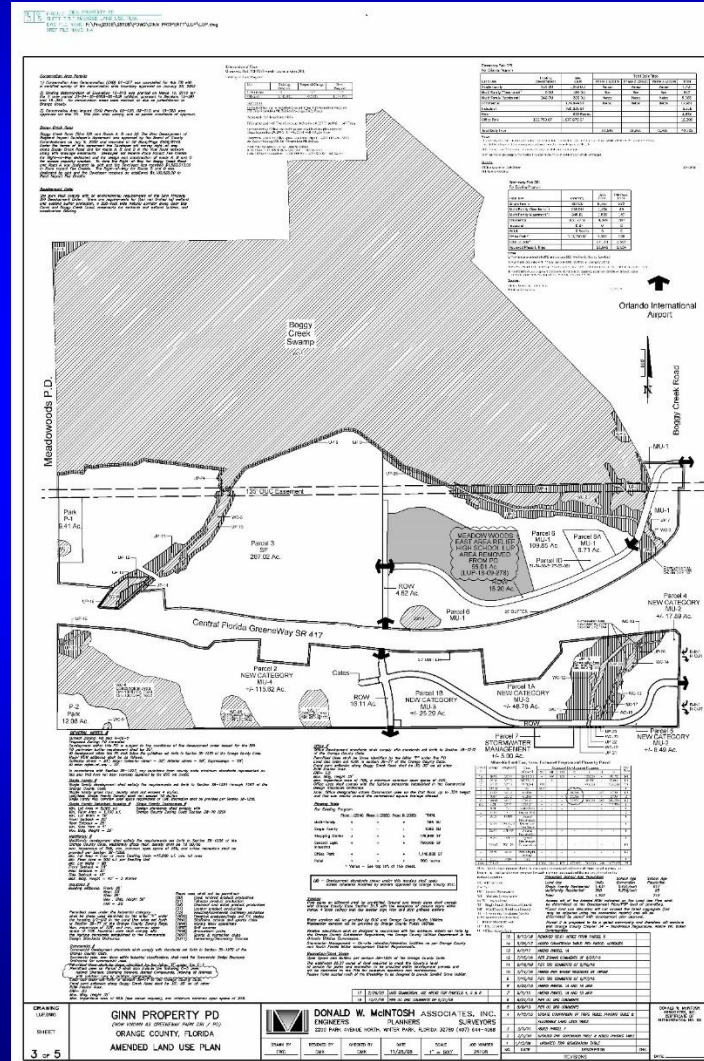


Ginn Property (aka Greenway Park) Planned Development / Land Use Plan Aerial Map





Ginn Property (aka Greenway Park) Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Ginn Property (aka Greenway Park) Planned Development / Land Use Plan (PD/LUP) dated “Received April 28, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



Bargrove Property PD / Bargrove Preliminary Subdivision Plan

- Case:** CDR-20-06-158
- Project Name:** Bargrove Property PD / Bargrove PSP
- Applicant:** Robert Paymayesh
- District:** 2
- Acreage:** 192.92 gross acres (overall PD)
- Location:** Generally located north of Sadler Road and east of U.S. 441
- Request:** To delete four (4) lots in order to reconfigure Active Park P-1 and Open Space OS-7, thereby eliminating BCC condition of approval #25; add two (2) lots on Street “B”; depict a phasing line; change grading type on Lots 41 – 46 and 74 – 86 from Type “A” to Type “C”, and revise the cul-de-sac on Street “B”.

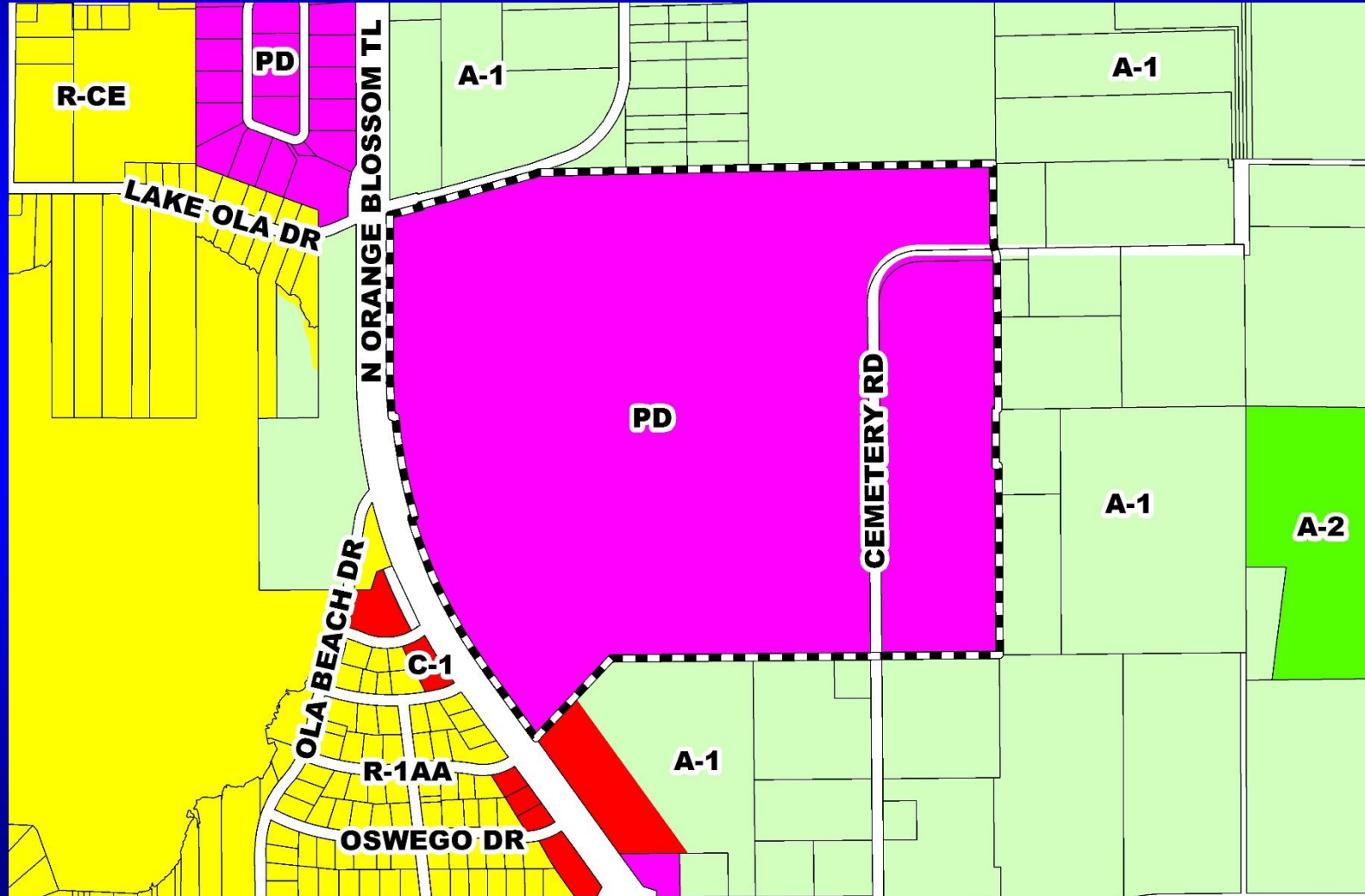


Bargrove Property PD / Bargrove Preliminary Subdivision Plan Future Land Use Map



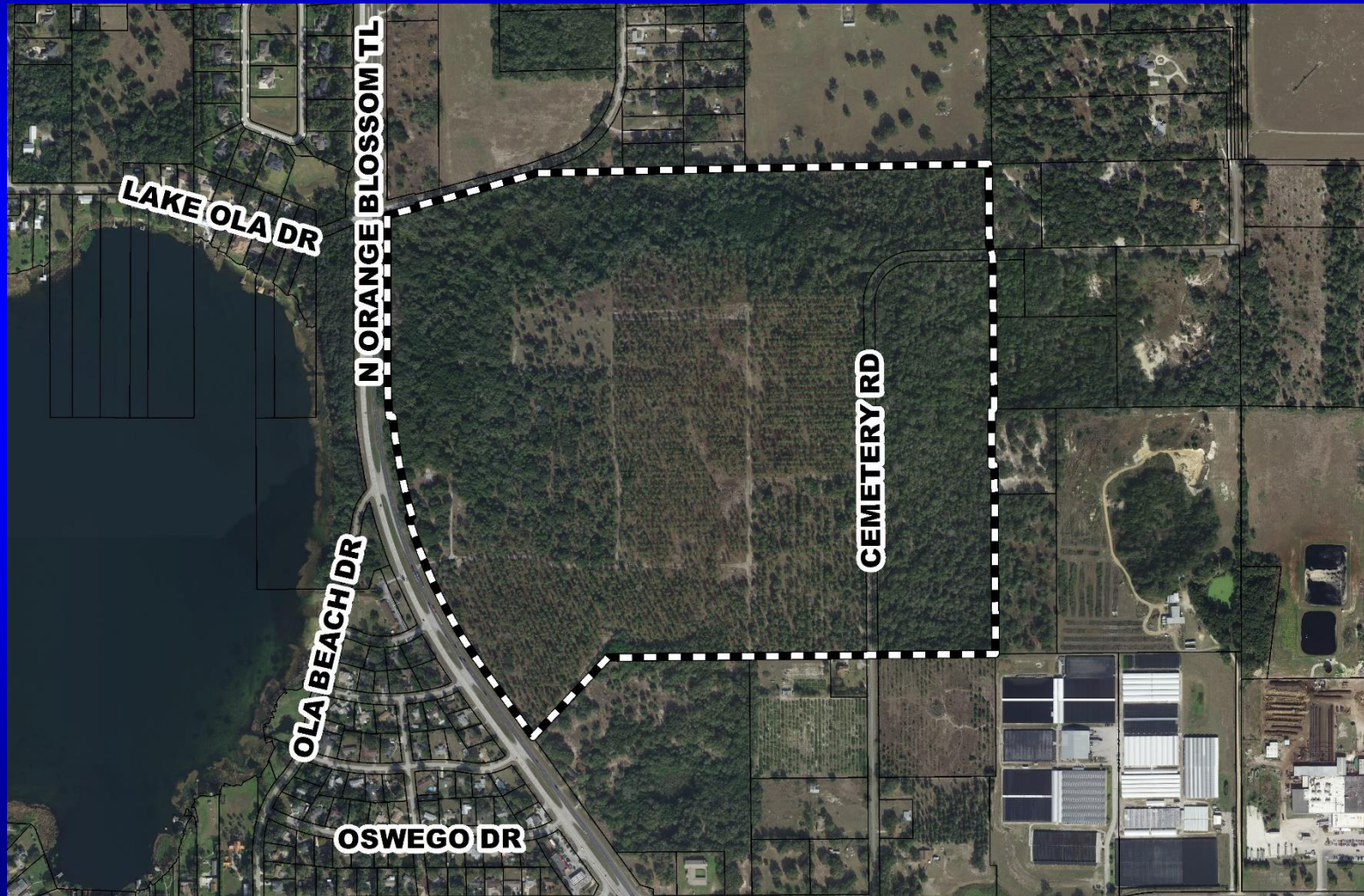


Bargrove Property PD / Bargrove Preliminary Subdivision Plan Zoning Map



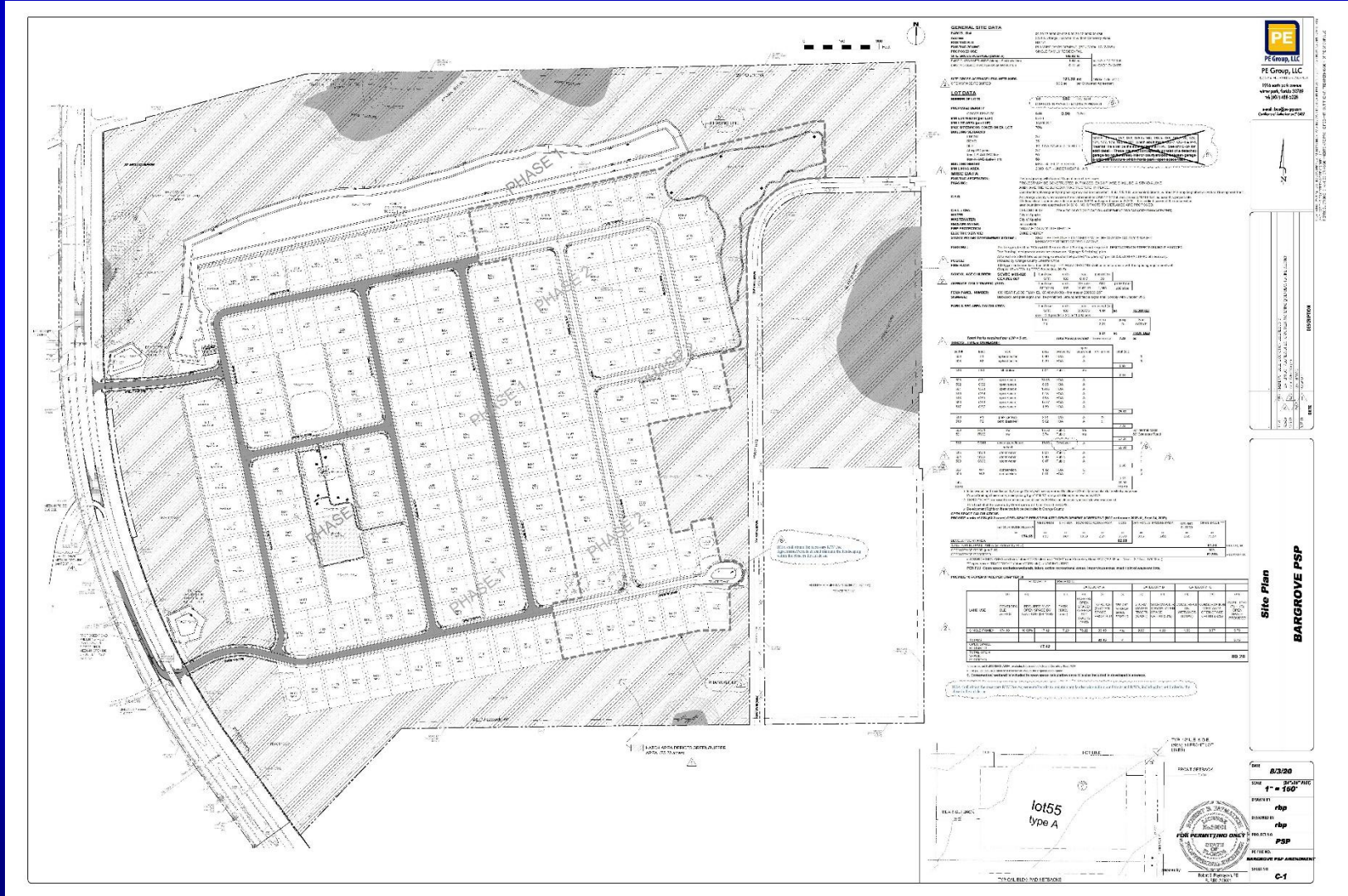


Bargrove Property PD / Bargrove Preliminary Subdivision Plan Aerial Map





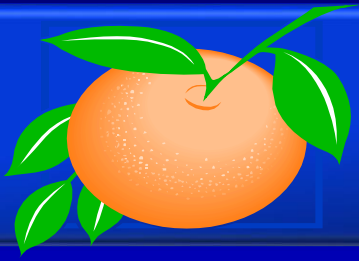
Bargrove Property PD / Bargrove Preliminary Subdivision Plan Overall Preliminary Subdivision Plan





Existing Condition of Approval #25

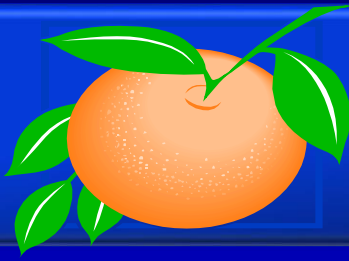
All residential properties adjacent to open space and park tracts OS-4, OS-7, and P-1 shall meet the following requirements: fencing adjacent to such open space and park tracts shall be prohibited, front yards for such properties shall face the open space / park tracts, all such residential properties shall have front-facing facades, and such open space and park tracts shall be accessible to other homeowners in the subdivision. All of the above requirements shall be included in the covenants, conditions, and restrictions (CC&Rs). For those lots fronting the open space and park tracts, the portion of the lot facing the street shall be treated as the front yard for setback purposes.



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Bargrove Property PD / Bargrove PSP dated “Received August 3, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2



Sunflower Trail Estates Planned Development / Land Use Plan

- Case:** CDR-20-07-191
- Project Name:** Sunflower Trail Estates PD
- Applicant:** Steven Thorp, Orange County Public Schools
- District:** 4
- Acreage:** 660.33 gross acres (overall PD)
139.35 gross acres (affected parcels)
- Location:** Generally located east of Timber Springs Boulevard, west of Guy Road, between Timber Park Lane and Timber Isle Drive
- Request:** To modify BCC Condition of Approval #16 from October 6, 2015, to allow Electronic Message Centers (EMC) for public school facilities within the PD, subject to the provisions of Section 38-1755. All other EMCs shall be prohibited.

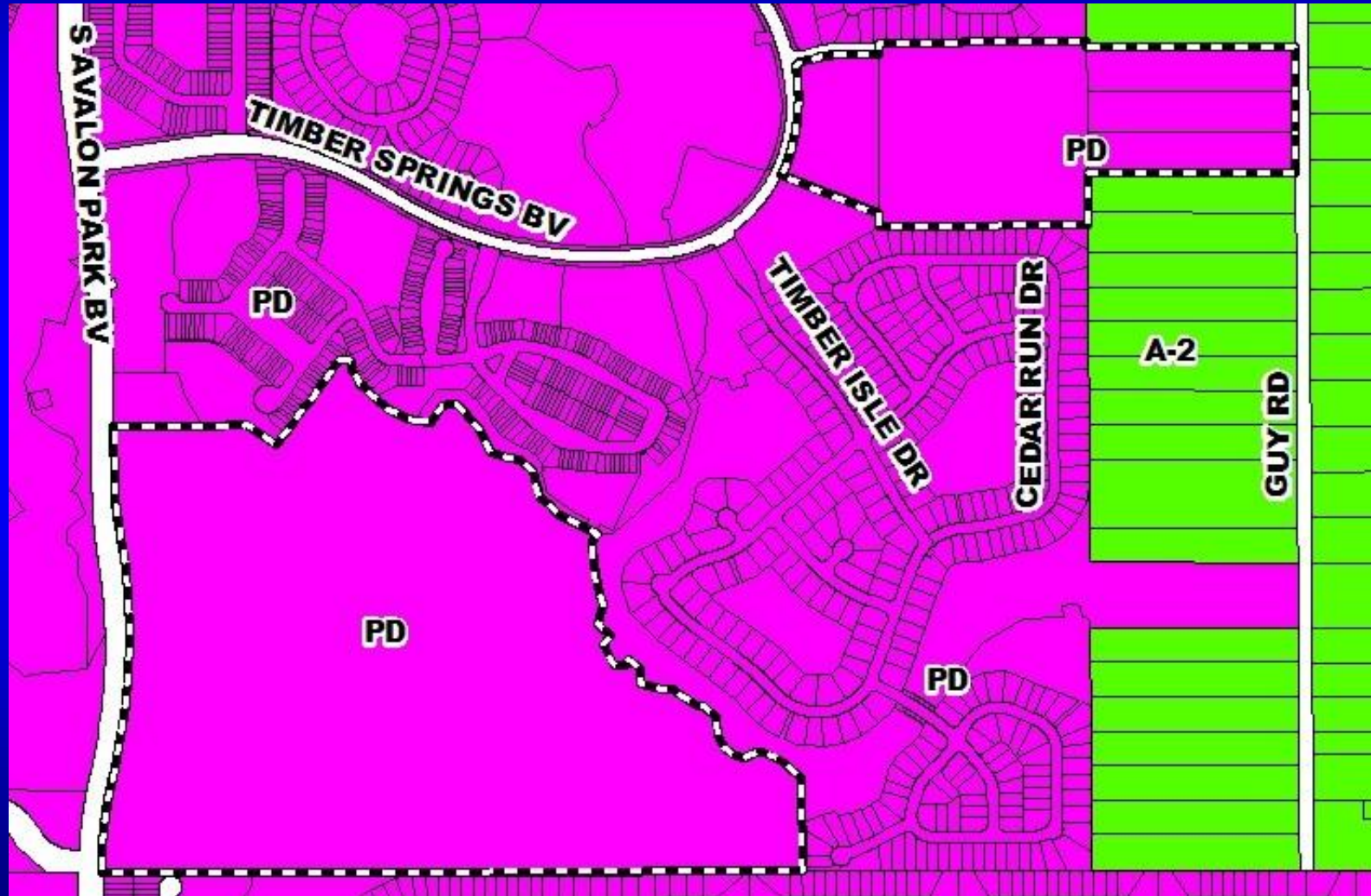


Sunflower Trail Estates Planned Development / Land Use Plan Future Land Use Map





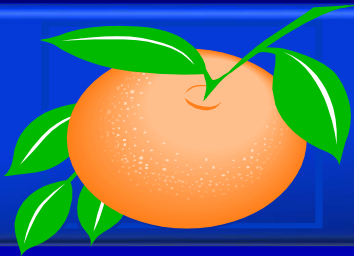
Sunflower Trail Estates Planned Development / Land Use Plan Zoning Map





Sunflower Trail Estates Planned Development / Land Use Plan Aerial Map

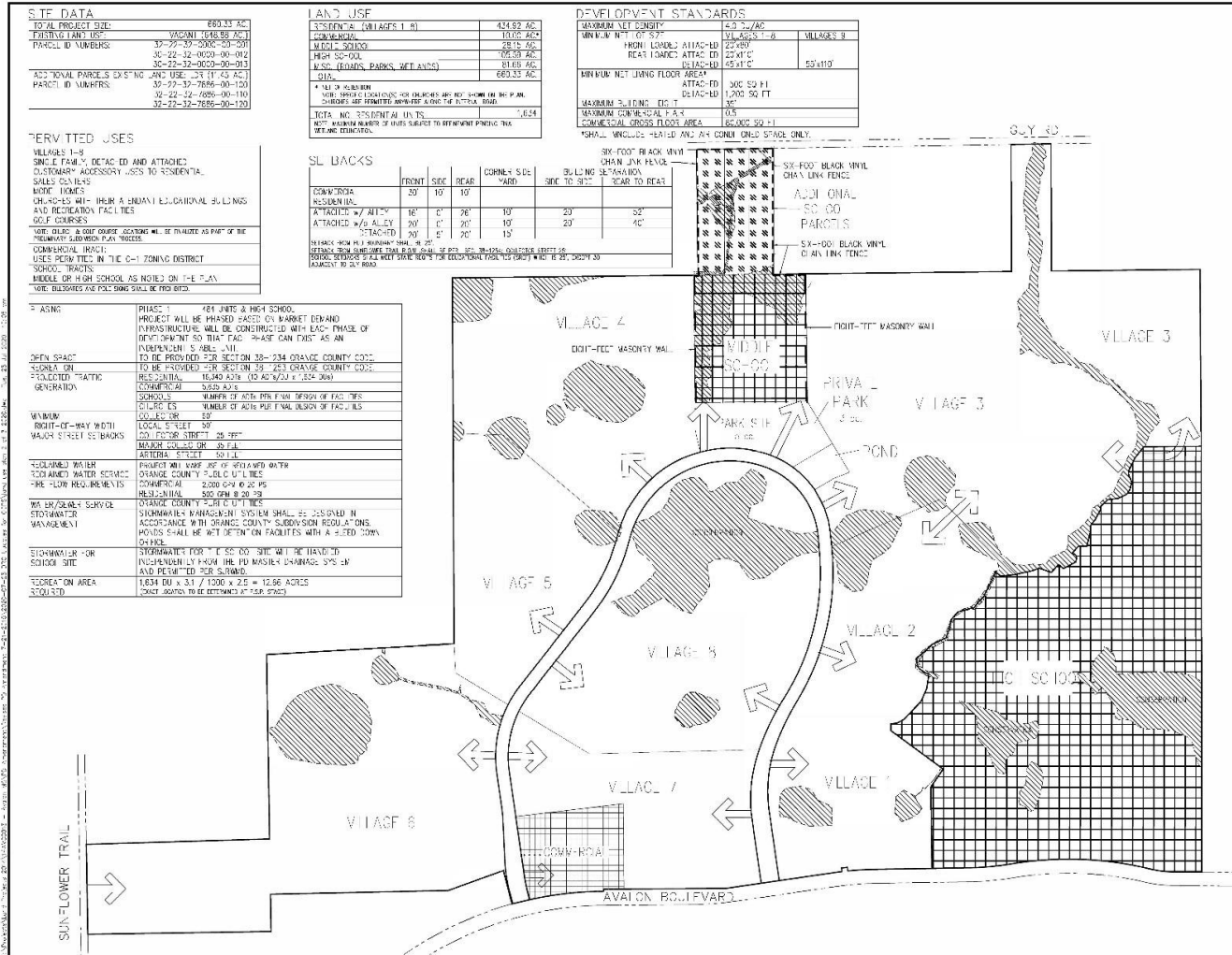




Sunflower Trail Estates

Planned Development / Land Use Plan

Overall Land Use Plan



SITE DATA

TOTAL PROJECT SIZE:	693.33 AC
EXISTING LAND USE:	VACANT (S&B 95 AC)
PARCEL ID NUMBERS:	32-22-12-0000-00-010 32-22-12-0000-00-012 32-22-12-0000-00-013
ADJACENT PARCELS (S&B NO. AND USE):	32-22-12-0000-00-110 32-22-12-0000-00-112

LAND USE

RESIDENTIAL (VILLAGES 1-8)	434.92 AC
COMMERCIAL	10.00 AC
MIDDLE SCHOOL	28.10 AC
HIGH SCHOOL	16.83 AC
H.S. (EDUC. PARKS, WETLANDS)	31.10 AC
OPEN SPACE	60.38 AC

DEVELOPMENT STANDARDS

MAXIMUM NET DENSITY:	1.0 UNITS/AC
MIN. # OF UNITS:	100
MINIMUM NET FLOOR AREA:	300 SQ FT
MAXIMUM BUILDING HEIGHT:	30 FT
MAXIMUM COMMERCIAL FLOOR AREA:	10,000 SQ FT
MAXIMUM COMMERCIAL FLOOR AREA:	10,000 SQ FT

PURPOSED USES

VILLAGES 1-8
SINGLE-FAMILY DETACHED AND ATTACHED CUSTOMARY ACCESSORY USES TO RESIDENTIAL SALES OFFICES
MIDDLE SCHOOLS WITH THEIR OWN EDUCATIONAL BUILDINGS AND RECREATION FACILITIES
OPEN SPACES

NOTES:
NOTE: RULES & CODES GOVERNING SHALL BE PROVIDED AS PART OF THE PRELIMINARY SUBMITTAL PLAN SHEETS.
COMMERCIAL TRUCKS
USES PERMITTED IN THE C-1 ZONING DISTRICT
SCHOOL TRUCKS
MIDDLE OR HIGH SCHOOL AS NOTED ON THE PLAN
NOTE: BUILDINGS AND FLOORING SHALL BE PROVIDED.

SUBDIVISION

ORIENT	SIZE	REAR	CORNER SIDE YARD	BUILDING SETBACK FROM FRONT	REAR TO REAR
CONVENTIONAL RESIDENTIAL	30'	10'	10'	20'	40'
ATTACHED W/ ALLEY	16'	0'	20'	10'	20'
ATTACHED W/ ALLEY	20'	0'	20'	10'	40'
ATTACHED	20'	0'	20'	10'	40'

PHASES

PHASE 1	481 UNITS & HIGH SCHOOL
PHASE 2	PHASE 2 WILL BE PHASED SEPARATELY ON BARRETT BLVD AND PARALLEL STREETS WILL BE CONSTRUCTED WITH EACH PHASE OF DEVELOPMENT SO THAT EACH PHASE CAN BE PHASED AS AN INDEPENDENT SUBDIVISION
PHASE 3	TO BE PROVIDED FOR SECTION 33-234 ORANGE COUNTY CODE TO BE PROVIDED FOR SECTION 33-223 ORANGE COUNTY CODE
PHASE 4	RESIDENTIAL 16,840 SQ FT (10 ADU'S) & 1,824 SQ FT COMMERCIAL
SCHOOLS	NUMBER OF ACTS PER FINAL DESIGN OF FACILITIES
COURTS	NUMBER OF ACTS PER FINAL DESIGN OF FACILITIES
LOCAL STREET	30'
LOCAL STREET	20'
MAJOR STREET	30'
ARTERIAL STREET	50'



- LEGEND**
- SITE BOUNDARY
 - WETLANDS
 - SCHOOLS
 - COMMERCIAL SITE
 - ADDITIONAL SCHOOL ACRES

ALL DATA OBTAINED FROM SURVEYS PREPARED BY GRABHAM RITTON ASSOCIATES, P.C. RECEIVED JAN 15, 2009.
ANTHONY FOSTER WHEELER RECEIVED JAN 15, 2015.

LAND USE PLAN (AMENDED)

SUNFLOWER TRAIL ESTATES PD

ORANGE COUNTY PUBLIC SCHOOLS
6501 Magic Way, Building 230
ORLANDO, FL 32805
TELEPHONE: 407-311-3700
FAX: 2672138

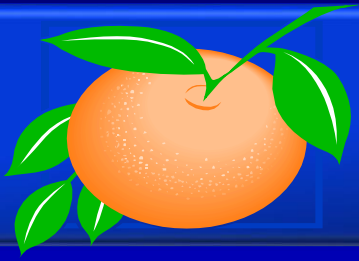


Scale: 1" = 100'
Job number: 15CNLR005
File name: LAND USE PLAN 3 OF 3
Date: AUGUST 13, 2015
Drawn by: MAB
Checked by: JAK
Revisions: -



New Condition of Approval #6

Electronic Message Centers (EMC) shall be permitted for public school facilities within the PD, subject to the provisions of Section 38-1755. All other EMC's shall be prohibited.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Sunflower Trail Estates Planned Development / Land Use Plan (PD/LUP) dated “July 9, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

Board of County Commissioners

Public Hearings

September 22, 2020