

*Board of County Commissioners*

# Public Hearings

**October 22, 2019**



# Springhill PD / Horizon West Springhill Phase 2 PSP Preliminary Subdivision Plan

<b>Case:</b>	PSP-19-02-073
<b>Project Name:</b>	Springhill PD / Horizon West Springhill Phase 2 PSP
<b>Applicant:</b>	Eric Warren, Poulos & Bennett, LLC
<b>District:</b>	1
<b>Acreage:</b>	44.21 gross acres
<b>Location:</b>	Generally located south of Flamingo Crossings Boulevard and west of Avalon Road
<b>Request:</b>	To subdivide 44.21 acres in order to construct 134 single-family units. Waivers from Orange County Code are requested to address lot orientation, alley designation as a tract in lieu of an easement, and pedestrian connection in lieu of a street.



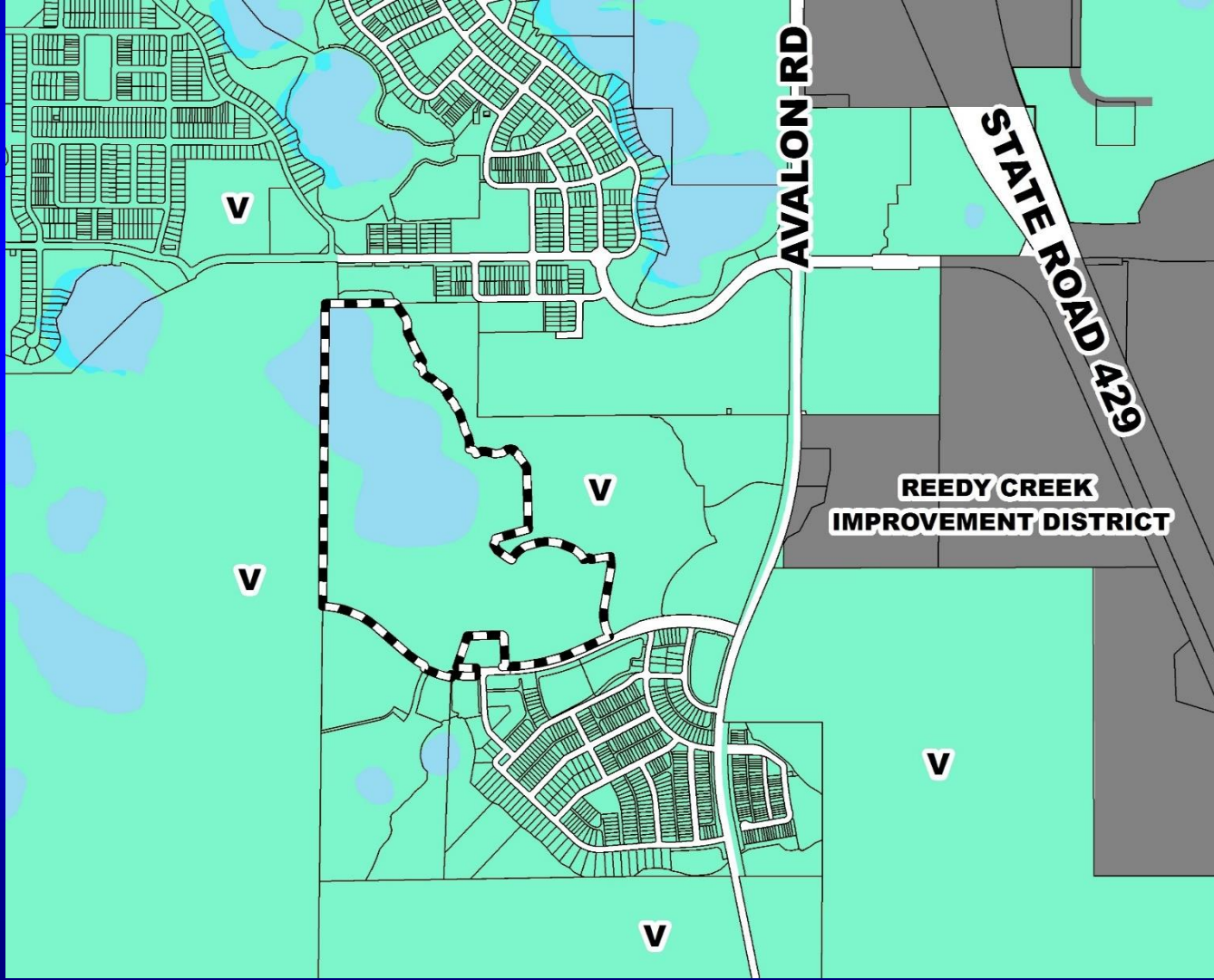
# Springhill PD / Horizon West Springhill Phase 2 PSP Preliminary Subdivision Plan Future Land Use Map







# Springhill PD / Horizon West Springhill Phase 2 PSP Preliminary Subdivision Plan Zoning Map







# Springhill PD / Horizon West Springhill Phase 2 PSP Preliminary Subdivision Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Springhill PD / Horizon West Springhill Phase 2 preliminary Subdivision Plan (PSP) dated “Received August 26, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**





# **RZ-19-07-023 – Nazem Sarkis Planning and Zoning Commission (PZC) Board-Called Hearing**

**Case:** RZ-19-07-023

**Applicant:** Nazem Sarkis, I.T.I.G., Inc.

**District:** 3

**Location:** 7105 S. Orange Avenue, or generally located at the southeast corner of the intersection of S. Orange Avenue and Nela Avenue

**Acreage:** 0.81 gross acres

**From:** C-1 (Retail Commercial District)

**To:** C-2 (General Commercial District)

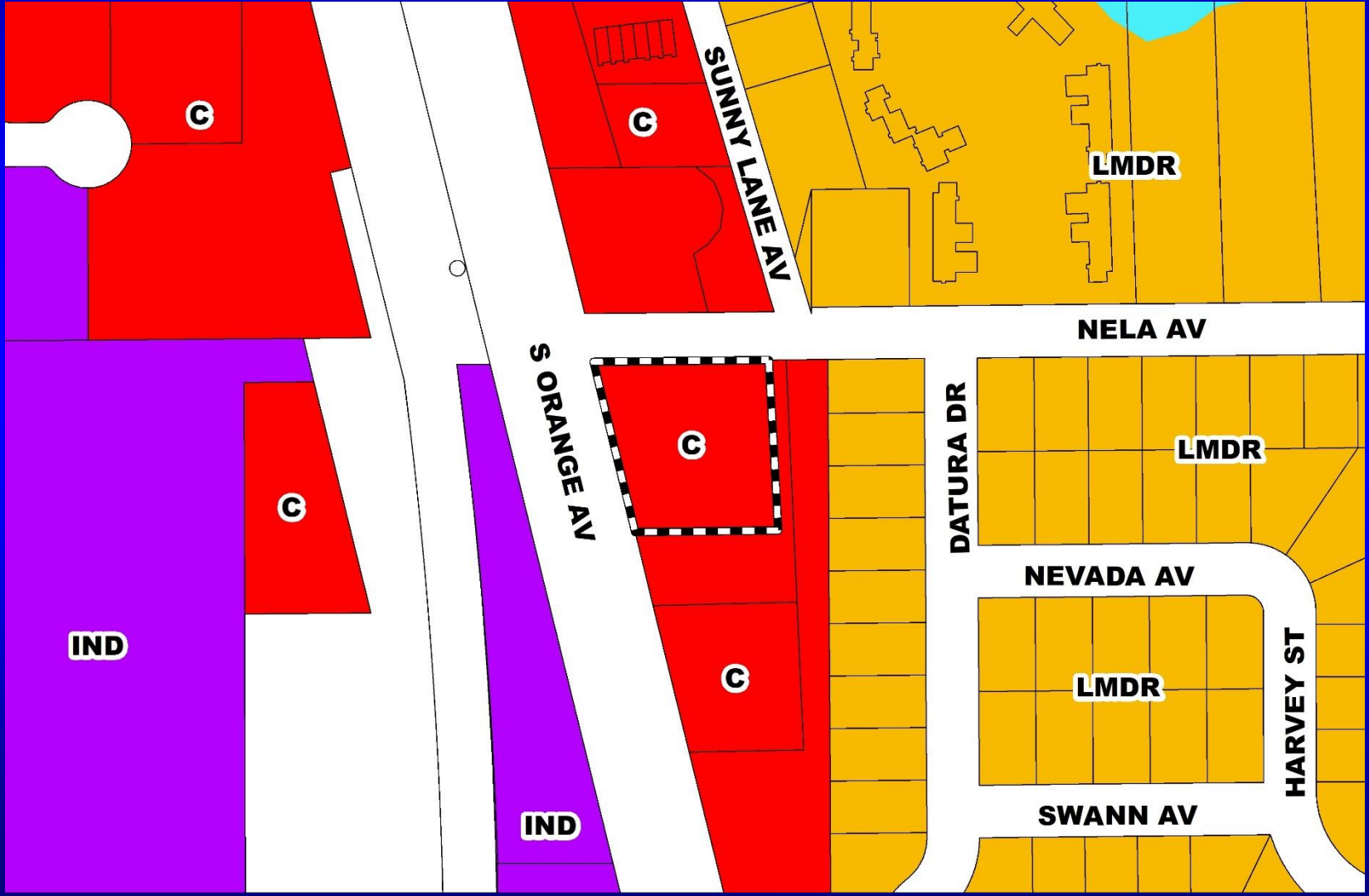
**Proposed Use:** Permitted C-2 uses



# RZ-19-07-023 – Nazem Sarkis

## Planning and Zoning Commission (PZC) Board-Called Hearing

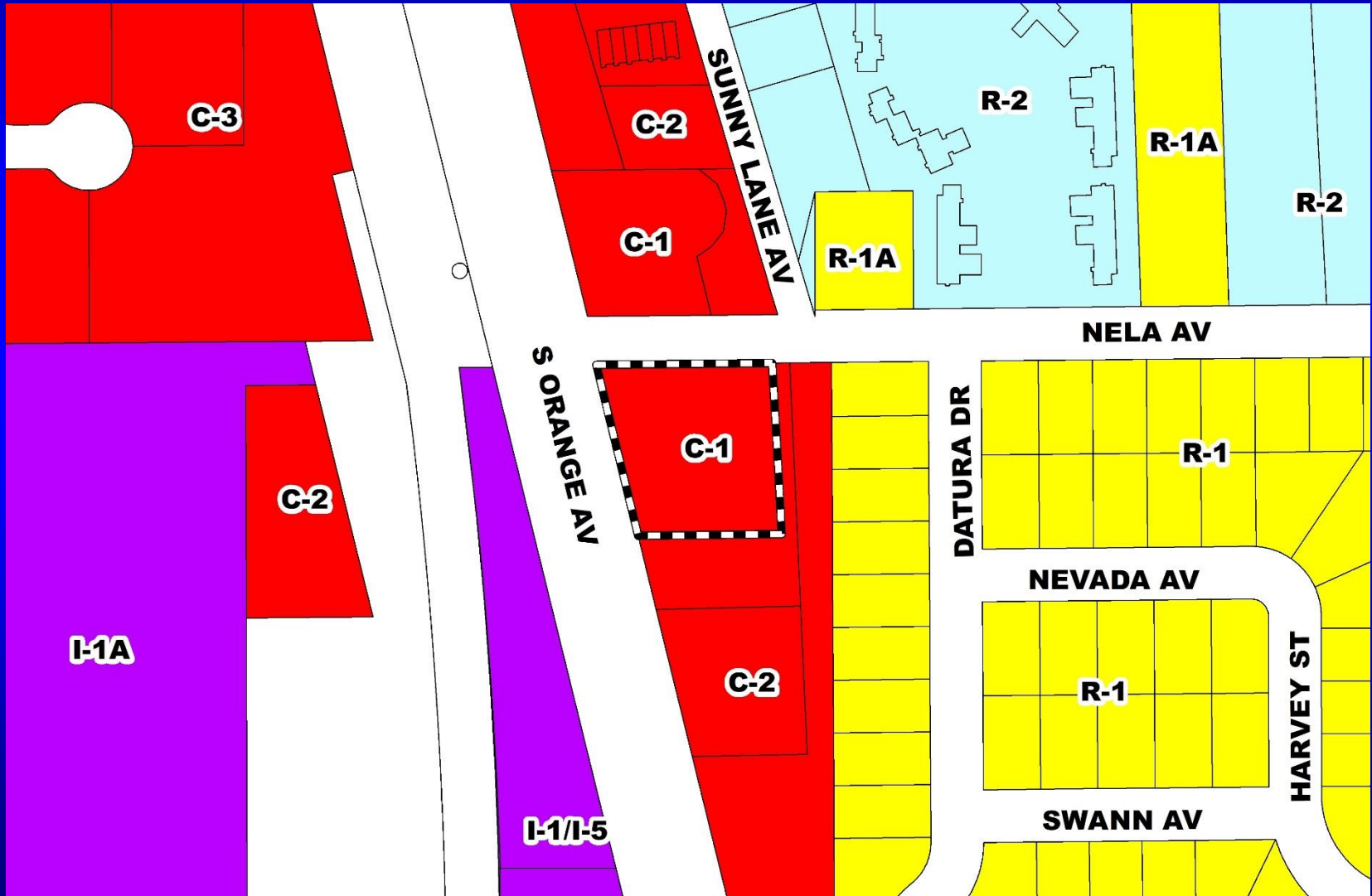
### Future Land Use Map





# RZ-19-07-023 – Nazem Sarkis

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

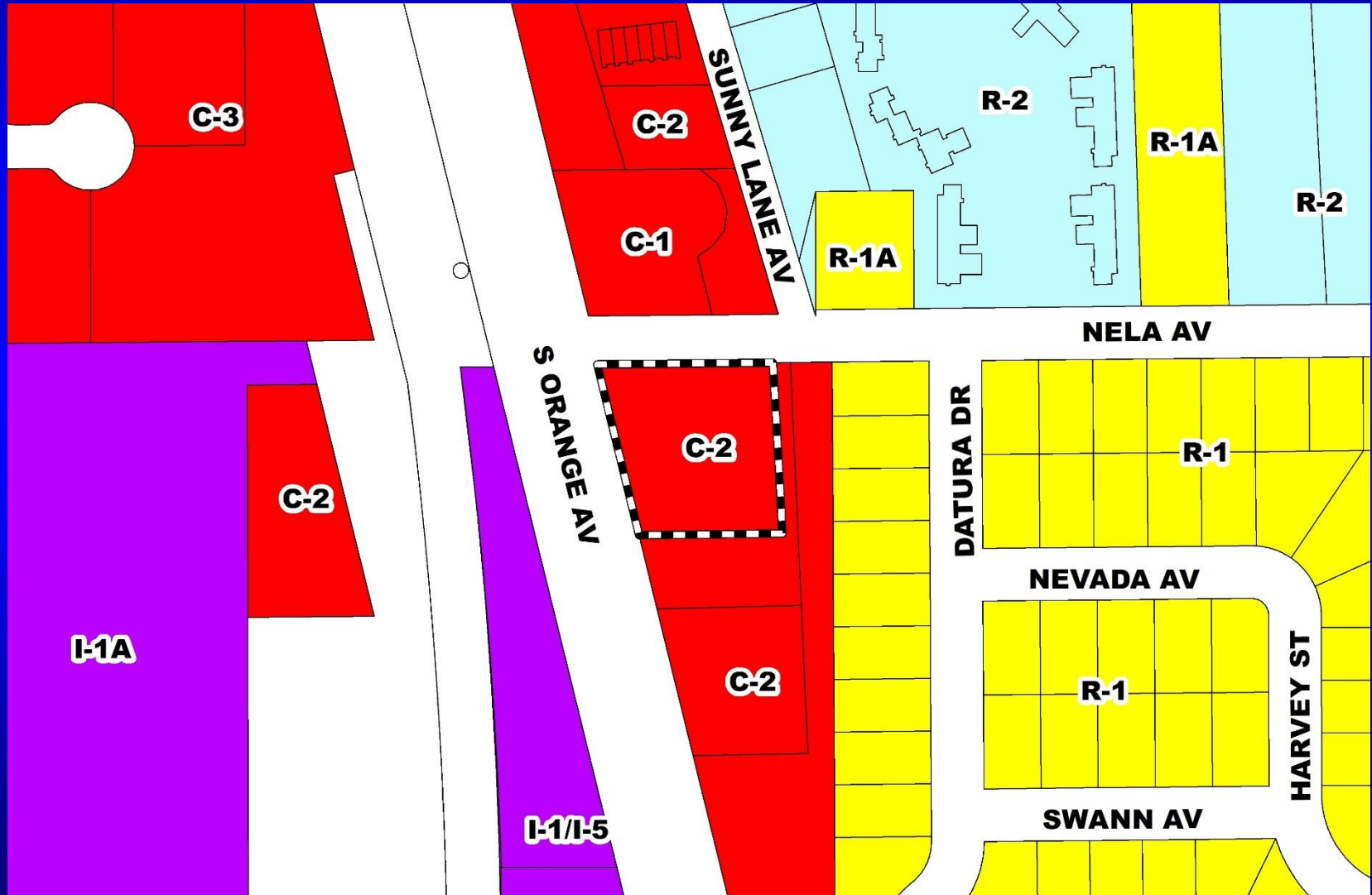






# RZ-19-07-023 – Nazem Sarkis

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





# RZ-19-07-023 – Nazem Sarkis

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







# Action Requested

## PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-2 (General Commercial District) zoning, subject to the following restrictions:

- 1) The following C-2 zoning district uses shall be prohibited:
  - a. New and Used Automobile Dealers;
  - b. Portable Food and Drink Vendors;
  - c. Open Air Markets; and
  - d. Automotive Repair, Auto Painting, and Body Shops

**District 3**





# Action Requested

## Restrictions

- 2) New billboards and pole signs shall be prohibited; and
- 3) 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 C-2 uses.

**District 3**



# **RZ-19-04-003 – Ossama Salama Planning and Zoning Commission (PZC) Board-Called Hearing**

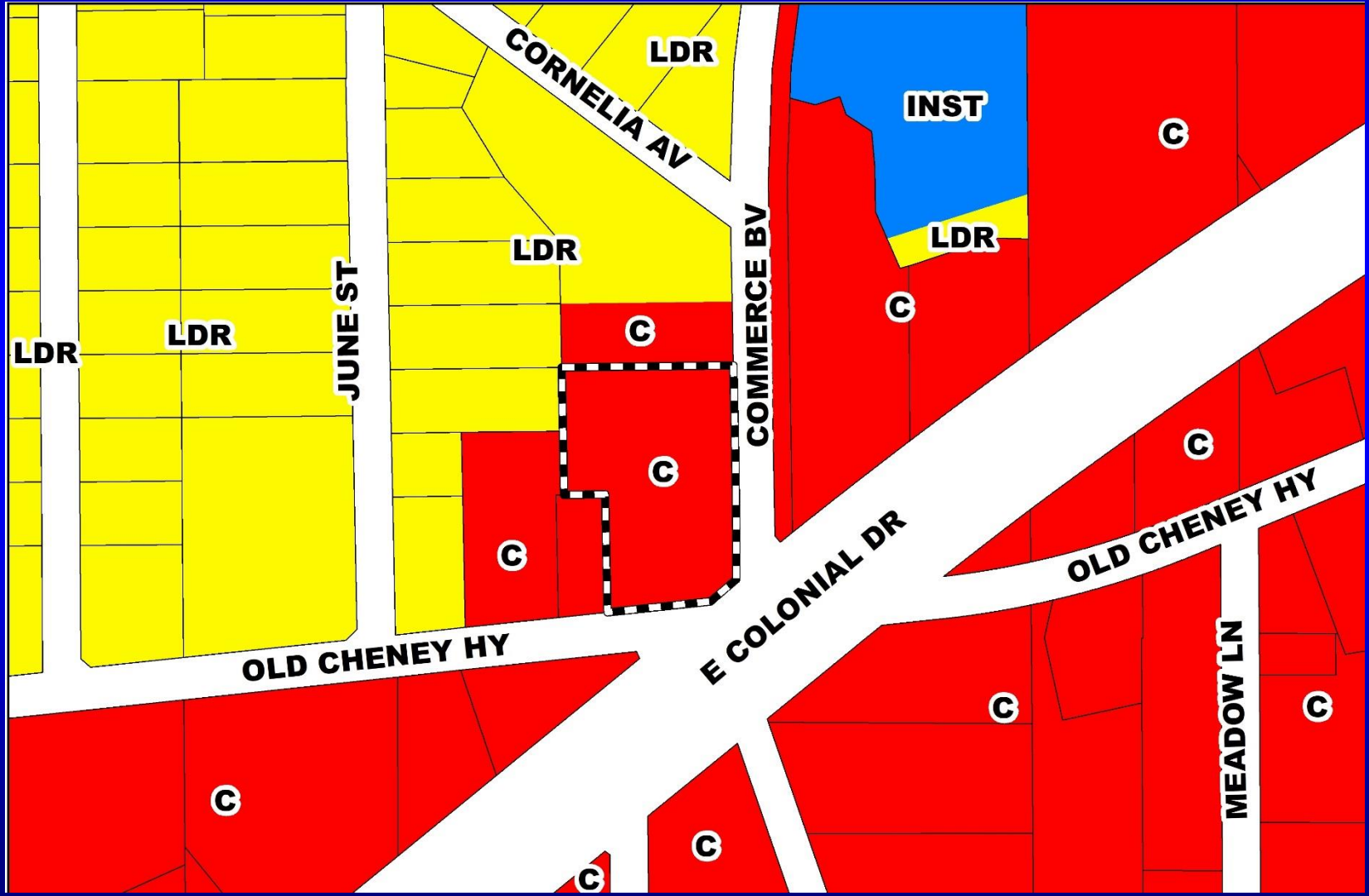
- Case:** RZ-19-04-003
- Applicant:** Ossama Salama, Sam's Towing, Inc.
- District:** 5
- Location:** 6139 E. Colonial Drive, generally located northwest of E. Colonial Drive, north of Old Cheney Highway, west of Commerce Boulevard, east of June Street, and south of Cornelia Avenue
- Acreage:** 2.04 gross acres
- From:** C-2 (General Commercial District)
- To:** C-3 (Wholesale Commercial District)
- Proposed Use:** Automobile towing and junk yard



# RZ-19-04-003 – Ossama Salama

## Planning and Zoning Commission (PZC) Board-Called Hearing

### Future Land Use Map

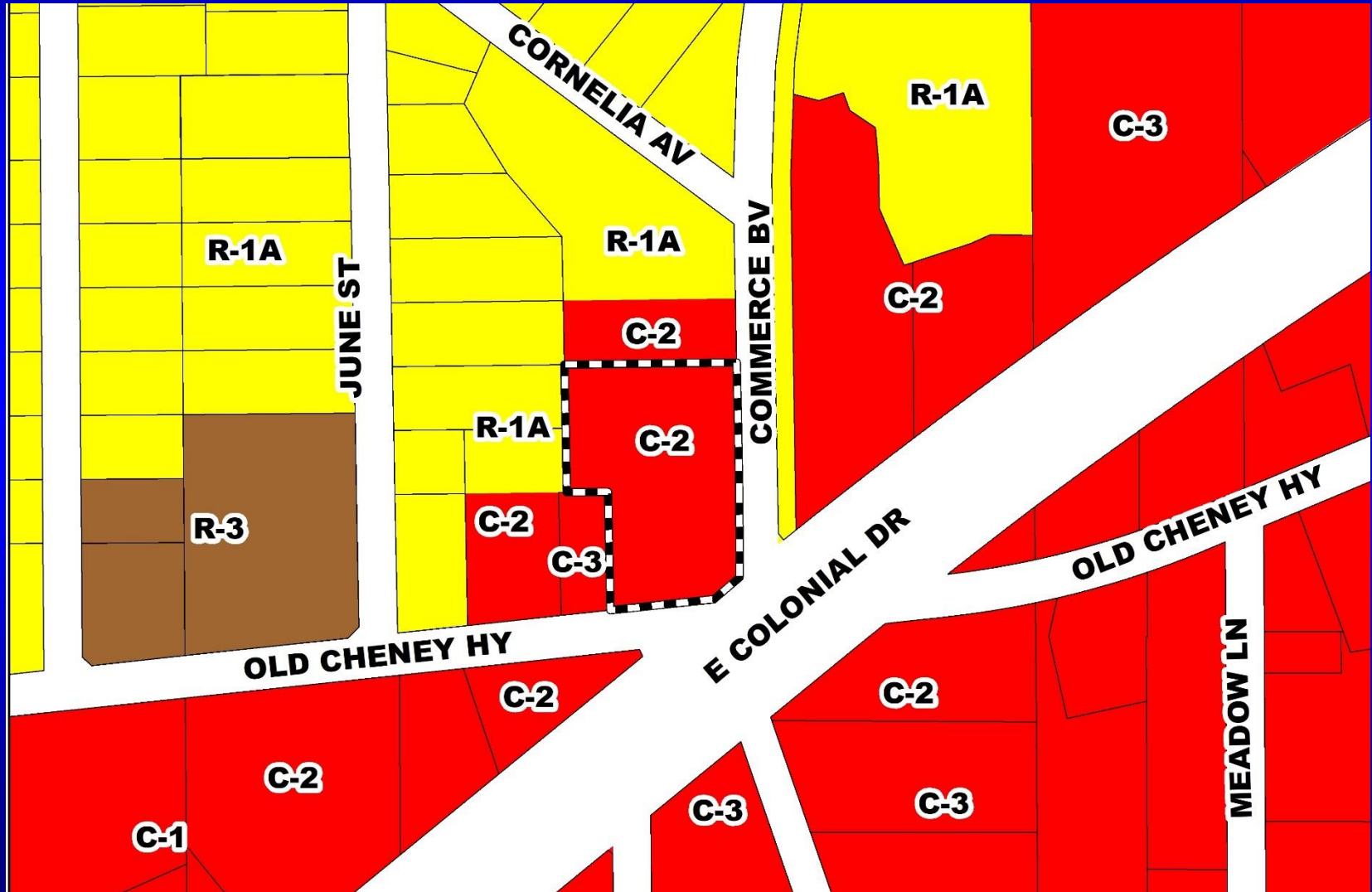






# RZ-19-04-003 – Ossama Salama

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

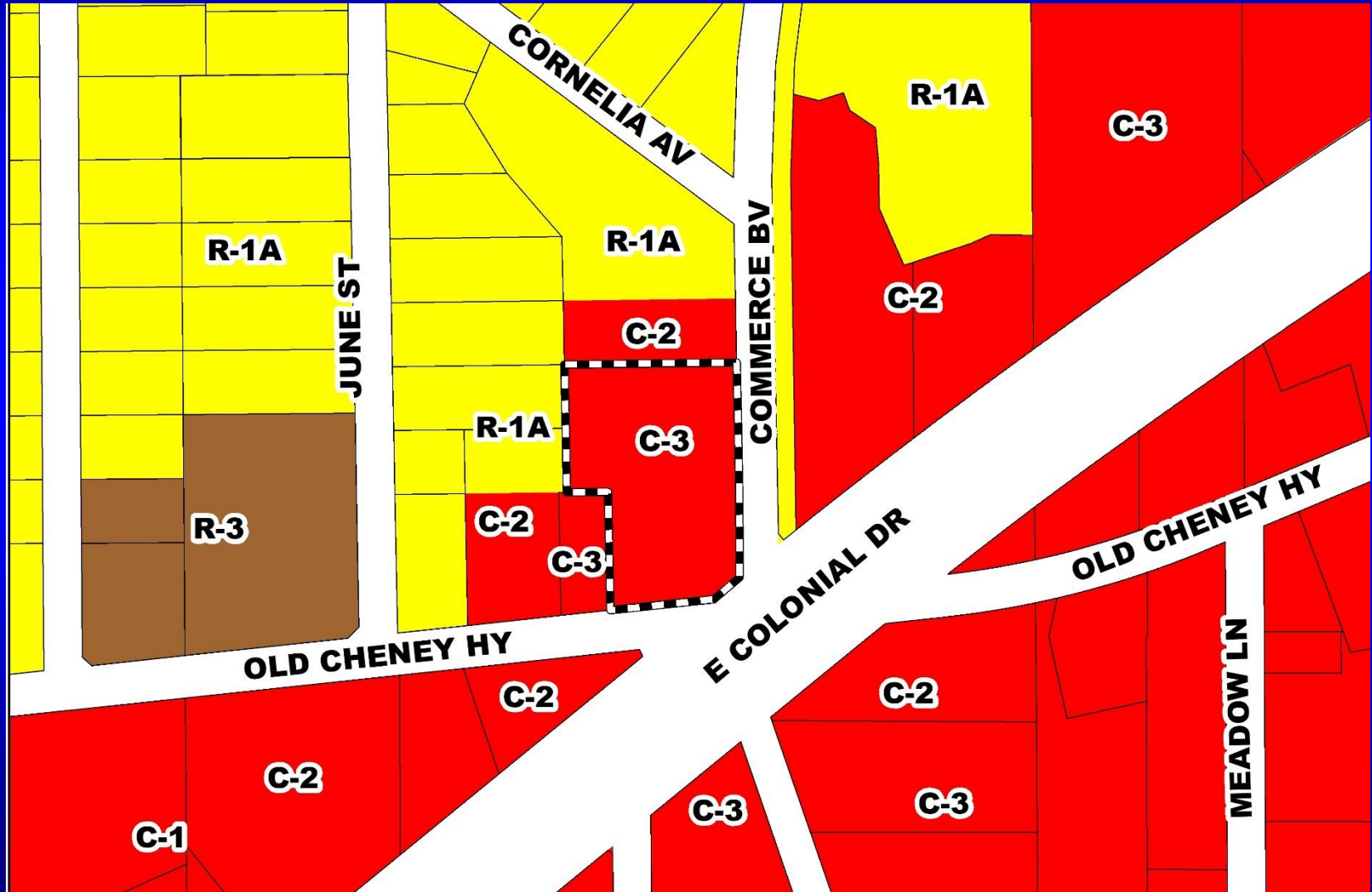




# RZ-19-04-003 – Ossama Salama

## Planning and Zoning Commission (PZC) Board-Called Hearing

### Proposed Zoning Map







# RZ-19-04-003 – Ossama Salama

## Planning and Zoning Commission (PZC) Board-Called Hearing

### Aerial Map







# Action Requested

## PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall on the southern 50' of the property line along Commerce Boulevard.

**District 5**



# **Polo Glen PD / Polo Glen at Lake Betty DP Development Review Committee Appeal**

- Case:** DP-18-02-050
- Project Name:** Polo Glen PD / Polo Glen at Lake Betty DP
- Appellant:** Christopher Roper, Akerman, LLP
- Applicant:** Dave Schmitt, DSE Dave Schmitt Engineering
- District:** 2
- Acreage:** 45.75 gross acres
- Location:** Generally located north of Maitland Boulevard and east of South Orange Blossom Trail
- Request:** To construct 336 multi-family residential dwelling units on a total of 45.75 gross acres of which 28.70 acres are developable.



## **RZ-19-07-019 – Robert Paymayesh Planning and Zoning Commission Appeal**

- Case:** RZ-19-07-019
- Appellant:** Rick Pelzer, Rebecca Pelzer, Tami Salter, Colin Salter, Victoria Villegas, Dilmar Villegas, Cassie Lynch, and Stephen Toth
- Applicant:** Robert Paymayesh, College Park RBP, LLC
- District:** 3
- Location:** 8901 Curry Ford Road; generally located north of Curry Ford Road, west of S Econlockhatchee Trail, and east of S Chickasaw Trail
- Acreage:** 4.85 gross acres
- From:** A-2 (Farmland Rural District)
- To:** R-1 (Single Family Dwelling District)
- Proposed Use:** Thirteen (13) single-family residential dwelling units.





# Alafaya Trail Property Planned Development / Land Use Plan

- Case:** CDR-14-05-144
- Project Name:** Alafaya Trail Property Planned Development / Land Use Plan
- Applicant:** Brooks Stickler, Kimley-Horn and Associates, Inc.
- District:** 4
- Acreage:** 50.20 gross acres
- Location:** Generally located south of E. Colonial Drive and west of Alafaya Trail.
- Request:** To increase retail / commercial (C-1) square footage from 174,000 to 304,000 (an increase of 130,000 square feet), while retaining 6,000 square feet of previously approved Professional Office (P-O) uses, reflect the conservation, impact, and mitigation of on-site wetlands per Conservation Area Impact (CAI) permit #CAI-14-08-025, and remove a note requiring the dedication of PD Tract A development rights to Orange County. One waiver is also being requested.



# Action Requested

**Continue case CDR-14-05-144 to the December 3, 2019  
BCC meeting at 2:00 p.m.**

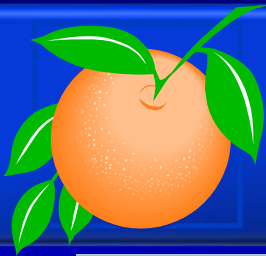
**District 4**



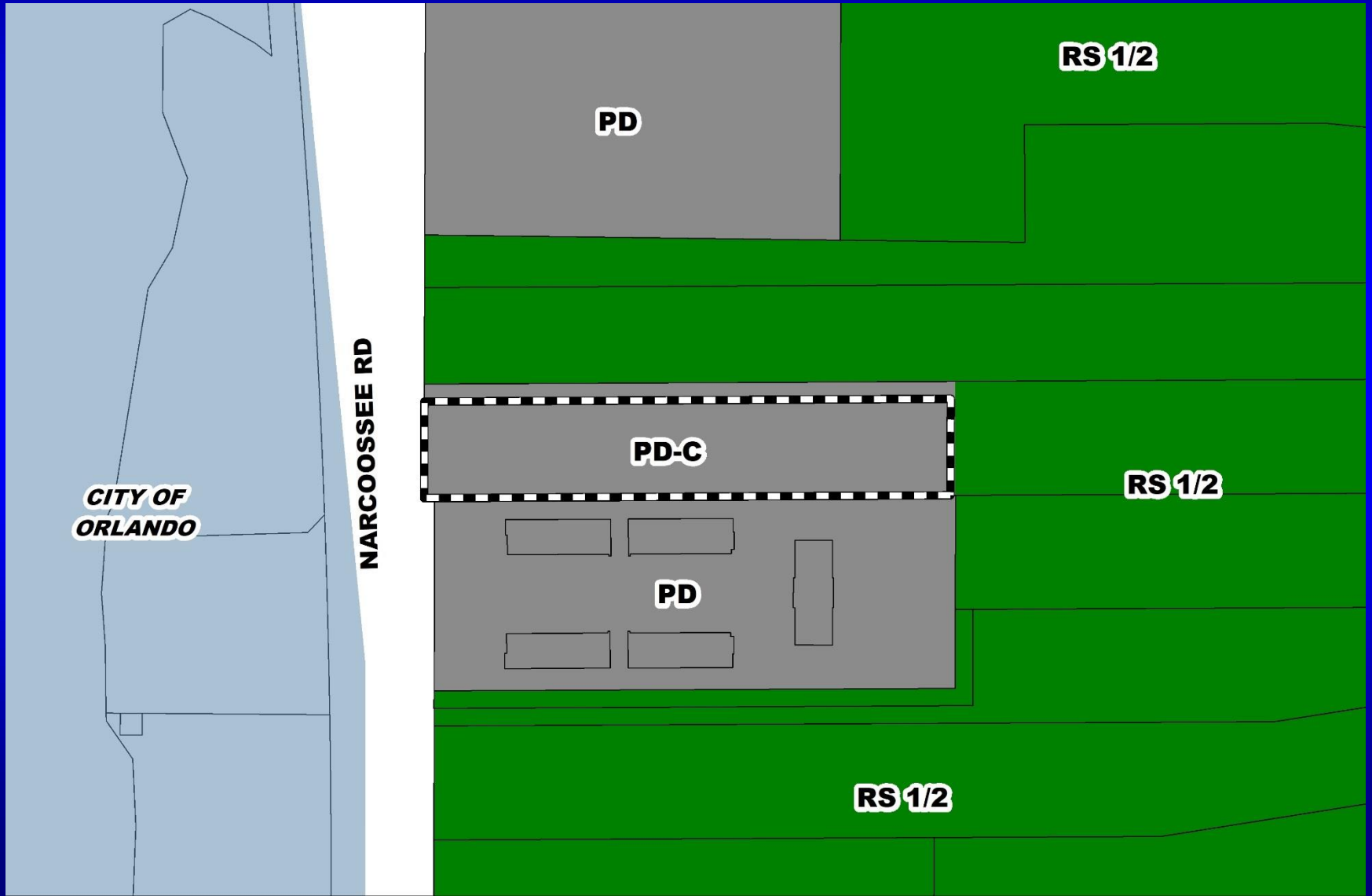
# **Nona Center Planned Development / Land Use Plan**

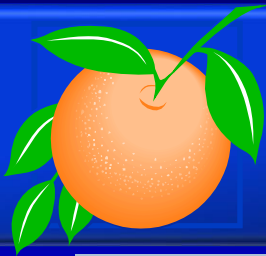
- Case:** CDR-19-05-169
- Project Name:** Nona Center Planned Development / Land Use Plan
- Applicant:** Paul N. Medley, PNM Architecture
- District:** 4
- Acreage:** 1.52 gross acres
- Location:** 1739 Narcoossee Road; or generally located on the east side of Narcoossee Road and south of Kirby Smith Road
- Request:** To request a waiver to allow a maximum building height of 40 feet within 100 feet of any residential zoned property, in lieu of 35 feet.



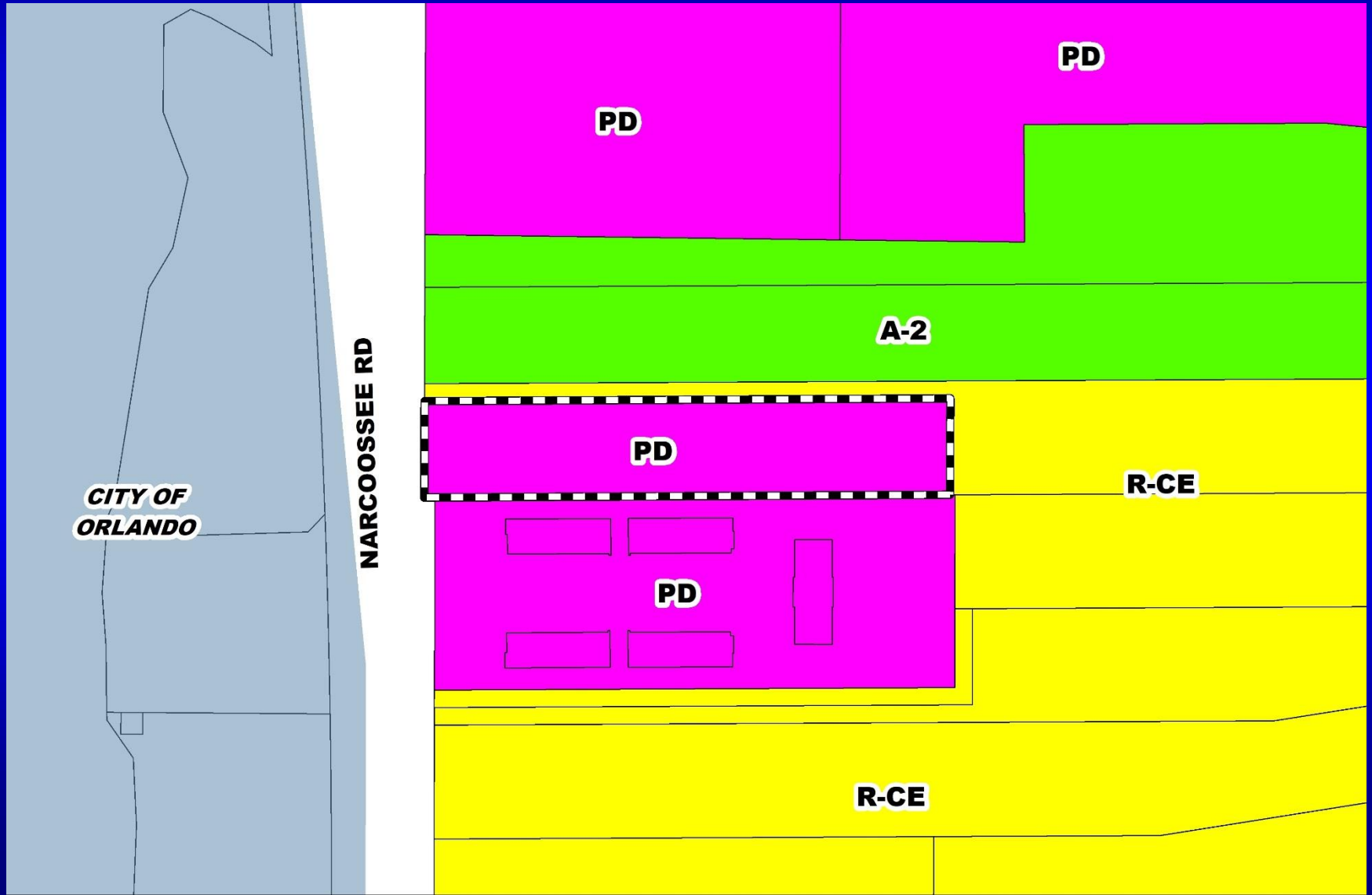


# Nona Center Planned Development / Land Use Plan Future Land Use Map





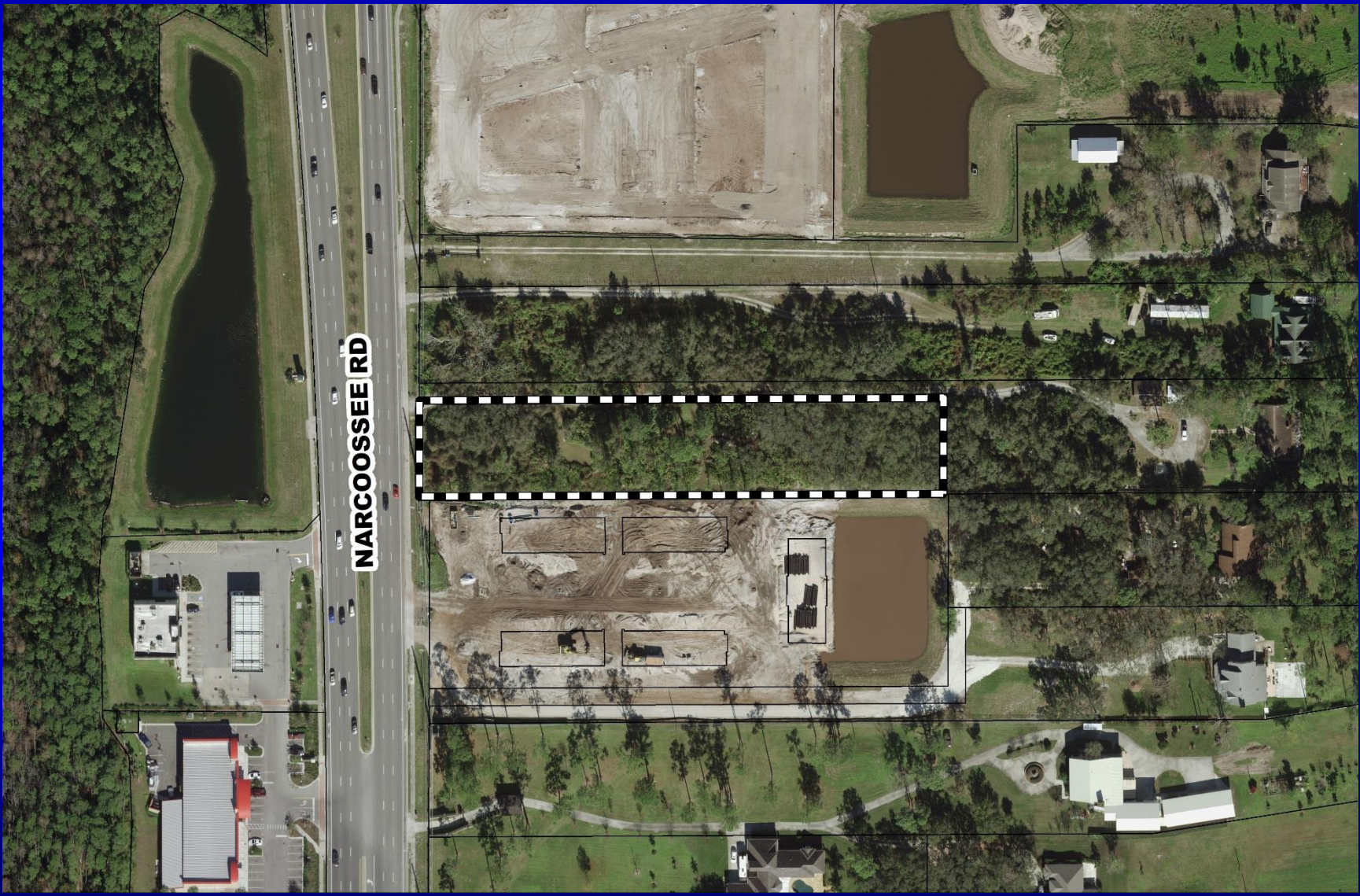
# Nona Center Planned Development / Land Use Plan Zoning Map







# Nona Center Planned Development / Land Use Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Nona Center Planned Development / Land Use Plan (PD/LUP), dated “August 8, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**

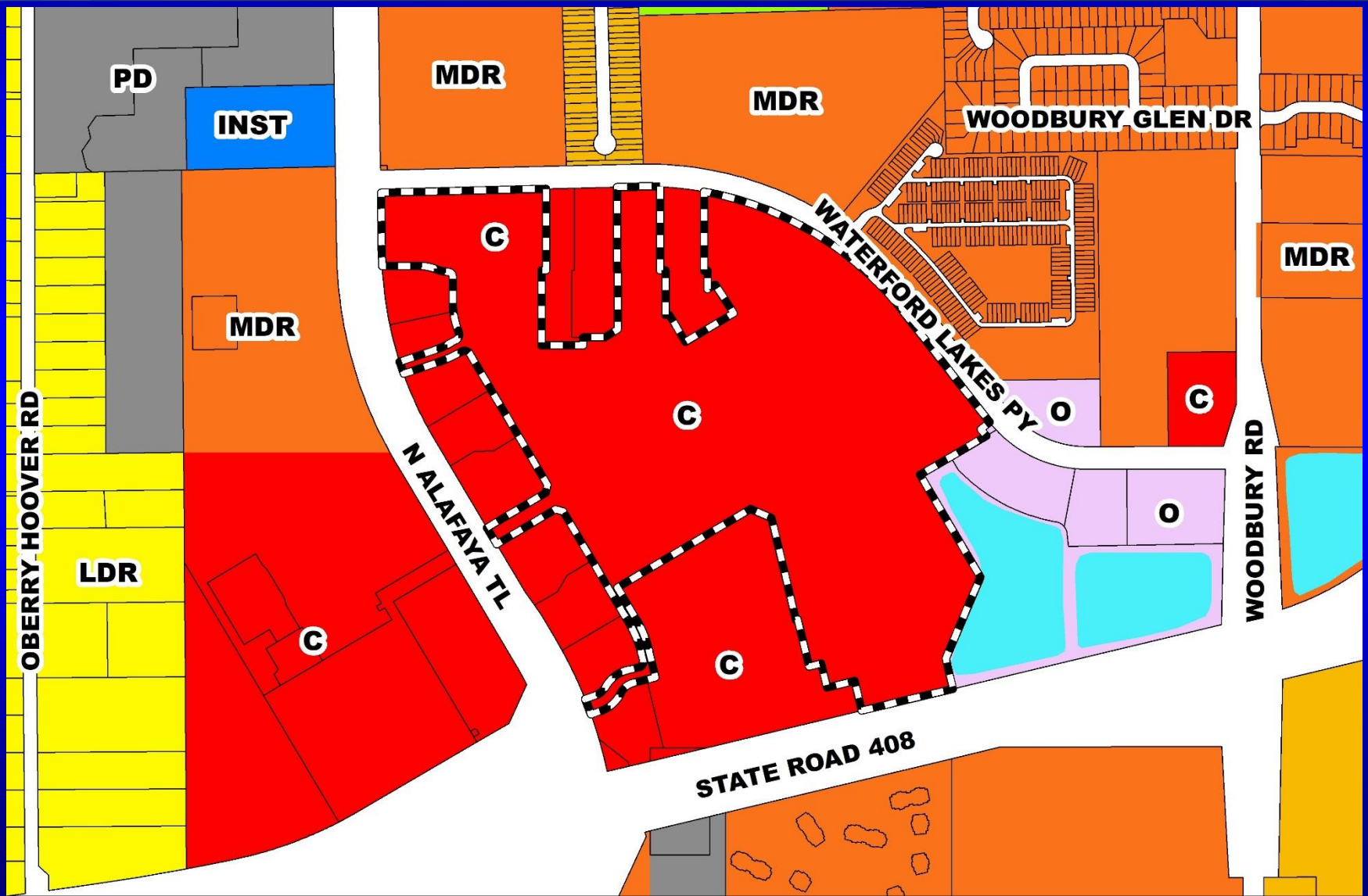


# **Waterford Lakes Town center Planned Development / Land Use Plan**

- Case:** CDR-19-06-216
- Project Name:** Waterford Lakes Town Center Planned Development / Land Use Plan
- Applicant:** Lynda Glinski, Waterford Lakes Town Center, LLC
- District:** 4
- Acreage:** 1,344.00 gross acres (overall PD)  
74.12 gross acres (affected parcel only)
- Location:** 331 N. Alafaya Trail; or generally located on the east side of N. Alafaya Trail, north of State Road 408, and south of Waterford Lakes Parkway
- Request:** To expand the special event area within PD Parcels 4 and 5.



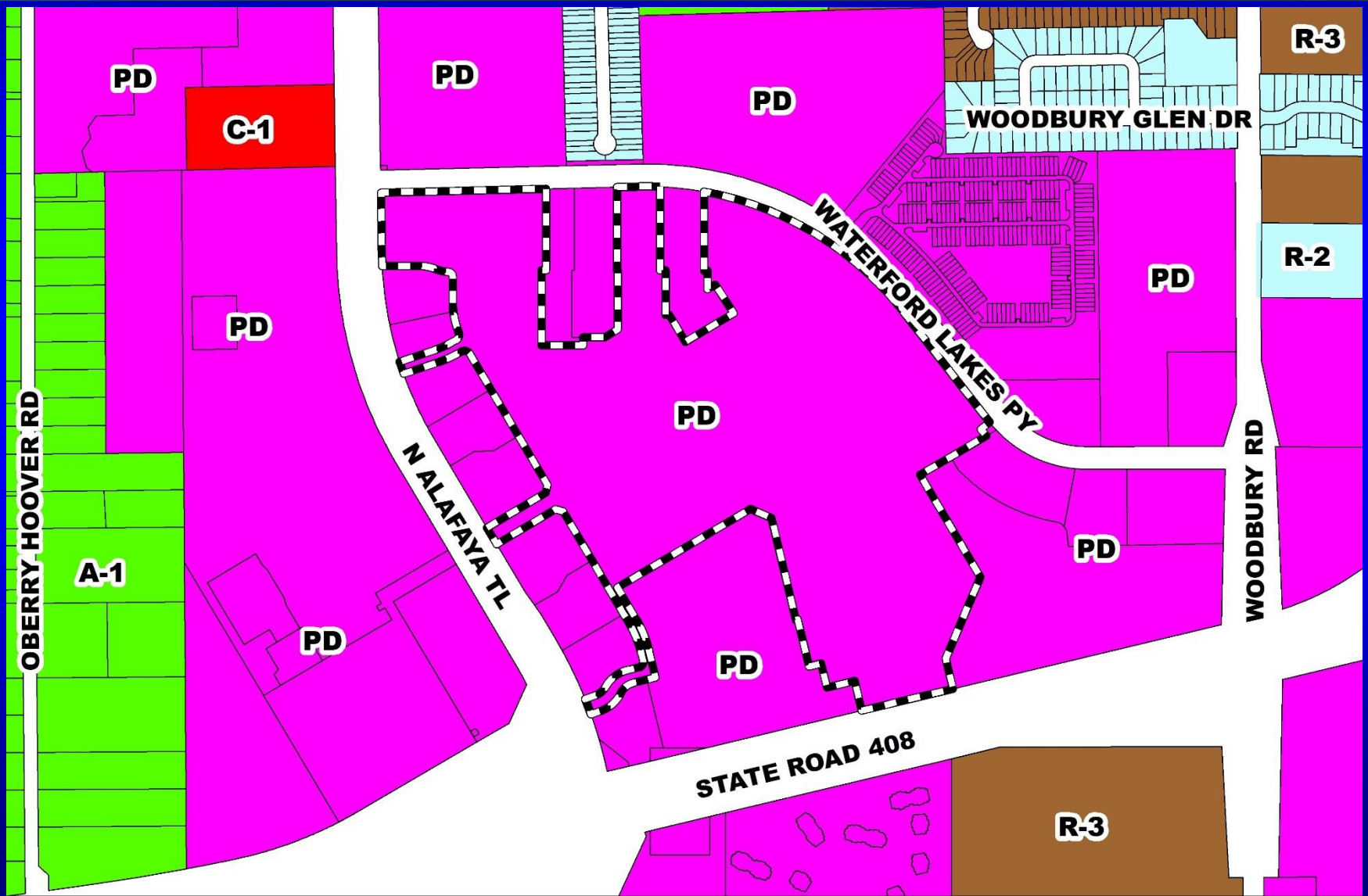
# Waterford Lakes Town center Planned Development / Land Use Plan Future Land Use Map







# Waterford Lakes Town center Planned Development / Land Use Plan Zoning Map







# Waterford Lakes Town center Planned Development / Land Use Plan Aerial Map







# Waterford Lakes Town center Planned Development / Land Use Plan Overall Land Use Plan (Special Events Area)



This drawing may have been prepared from architectural and engineering plans and may not have been field verified. Its use is provided for informational purposes only and may not be relied upon for any use other than representation. User's acceptance on-site is required. Landlord's and tenant's site conditions and building conditions may vary from those shown. Landlord's and tenant's site conditions will be shown on site drawings. No field verification has been performed on the drawing and/or the site conditions. Landlord's and tenant's site conditions may vary from those shown on the drawing and/or the site conditions. No field verification has been performed on the drawing and/or the site conditions.

MODIFIED: January 30, 2019



WATERFORD LAKES TOWN CENTER  
413 NORTH ALAFAYA TRAIL  
ORANGE COUNTY, FL 32828  
**WASHINGTON PRIME GROUP**  
CORP # 004508



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Waterford Lakes Planned Development / Land Use Plan (PD/LUP), dated “August 1, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**





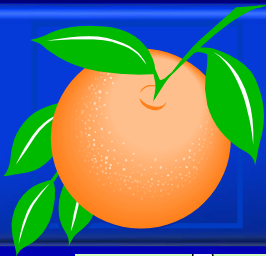
# Zellwood Station Planned Development / Land Use Plan

- Case:** CDR-18-12-418
- Project Name:** Zellwood Station Planned Development / Land Use Plan
- Applicant:** David Evans, Evans Engineering, Inc.
- District:** 2
- Acreage:** 843.00 gross acres (overall PD)  
71.34 gross acres (affected parcel only)
- Location:** 2600 Fairbluff Road, or generally located south of W. Ponkan Road and west of State Road 429
- Request:** To remove the age-restriction on the northwest 71.34 gross acres of the PD to allow for the development of 277 single-family dwelling units with school-aged children. No waivers from Orange County Code are proposed with this request.

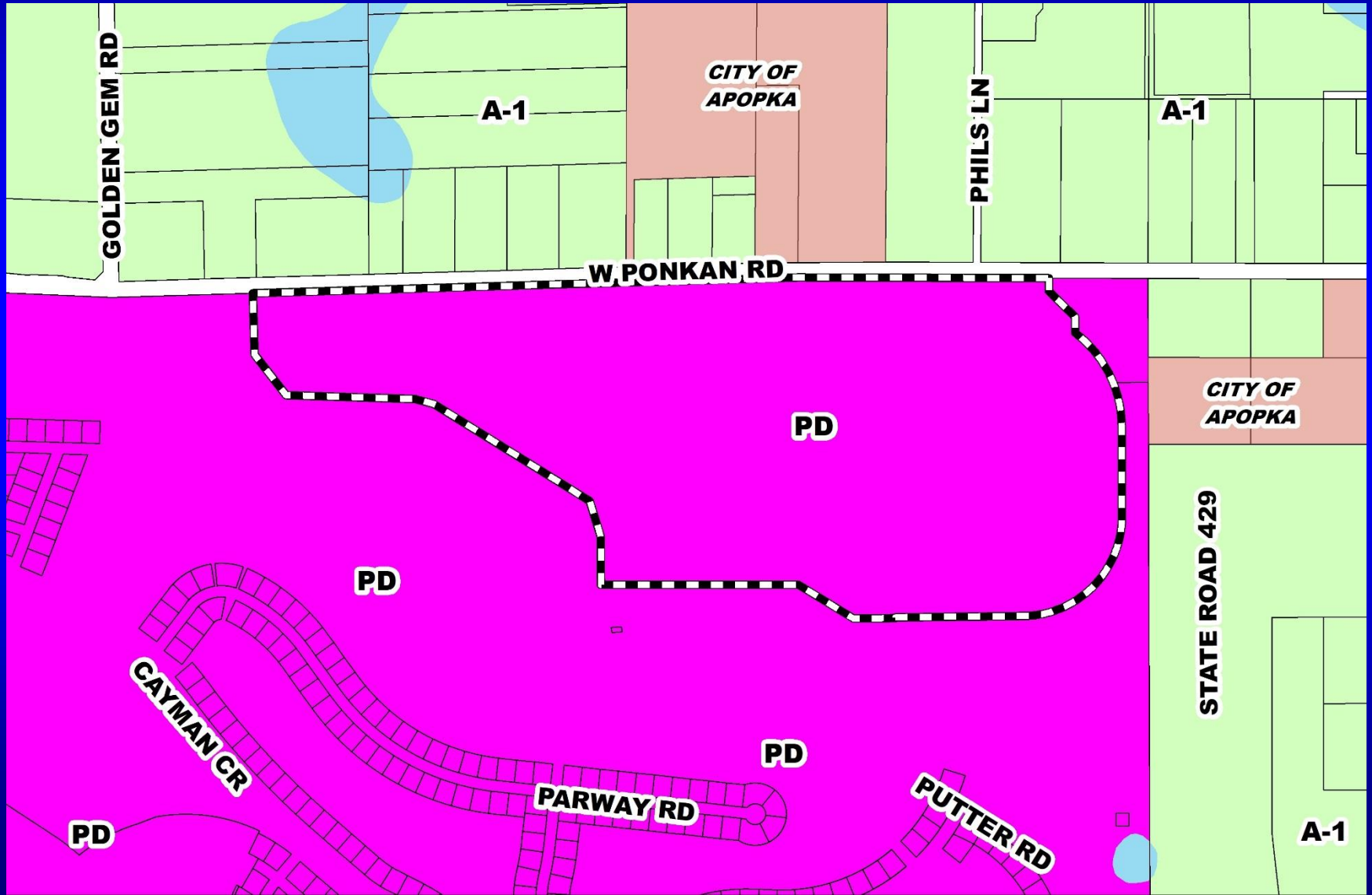


# Zellwood Station Planned Development / Land Use Plan Future Land Use Map





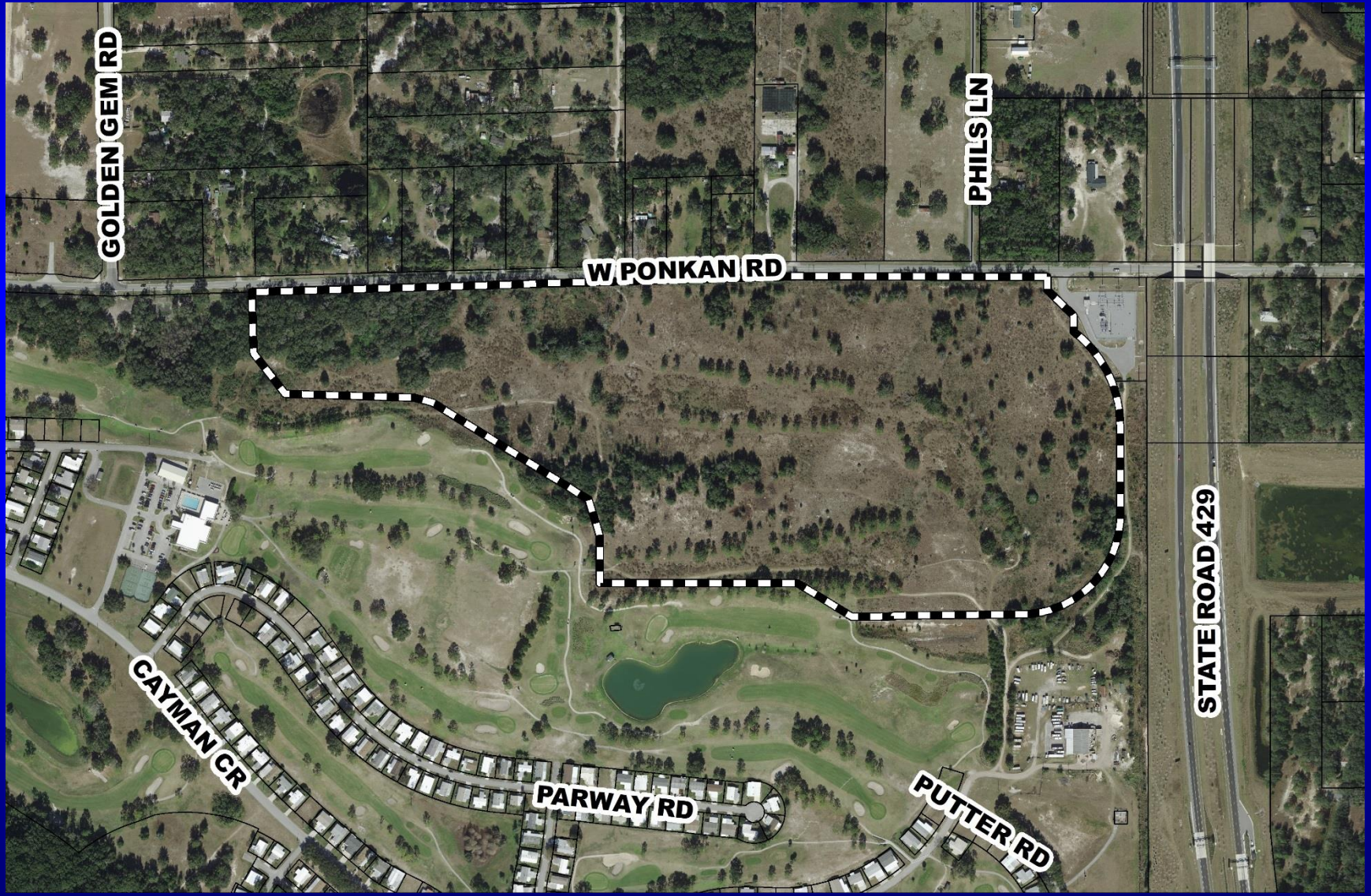
# Zellwood Station Planned Development / Land Use Plan Zoning Map







# Zellwood Station Planned Development / Land Use Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Zellwood Station Planned Development / Land Use Plan (PD/LUP), dated “May 24, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**



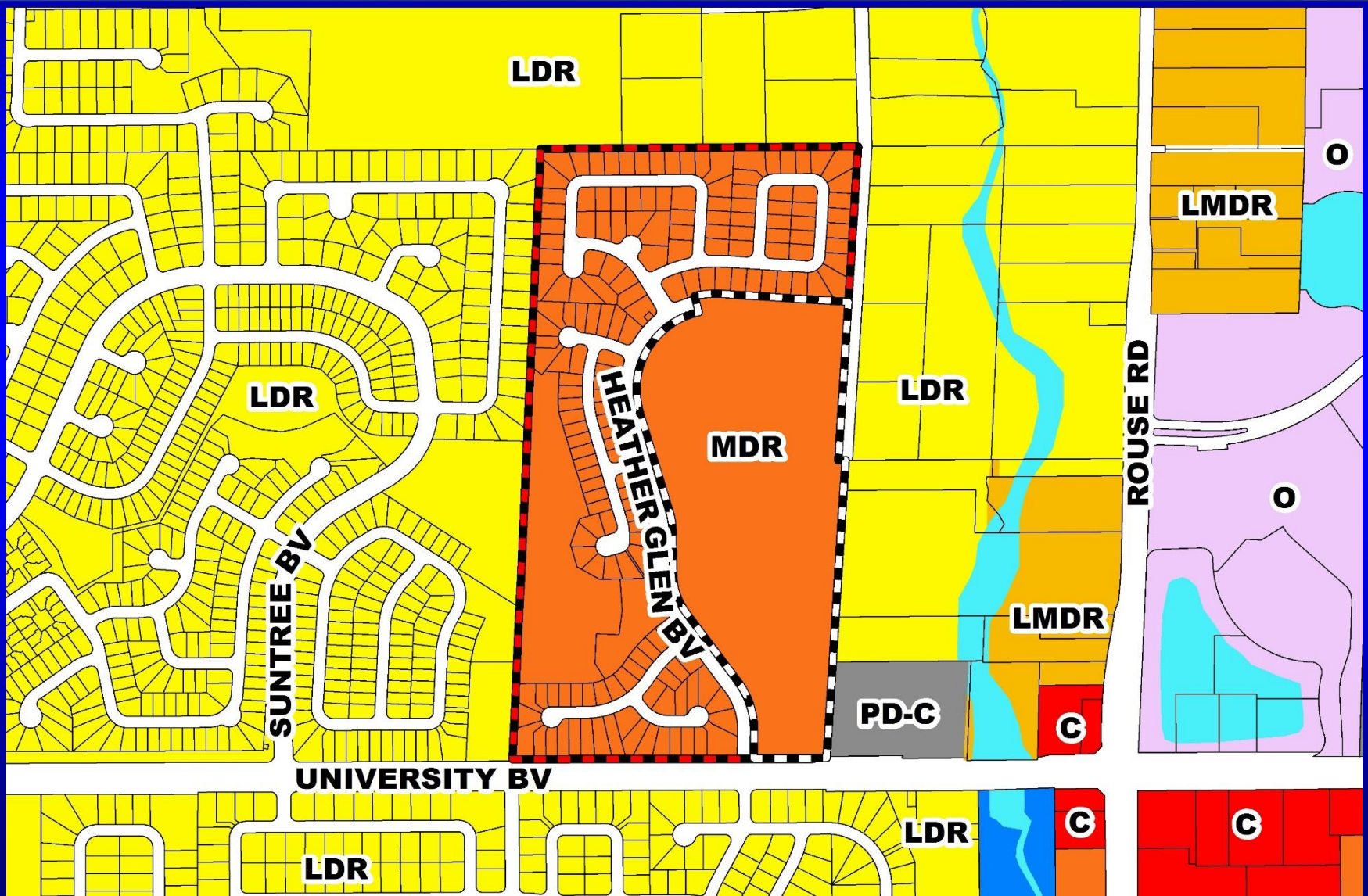


# The Glenn Planned Development / Land Use Plan

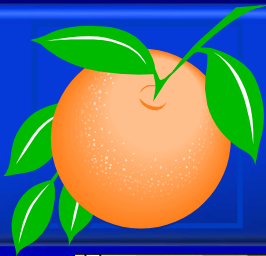
- Case:** CDR-19-03-115
- Project Name:** The Glenn Planned Development / Land Use Plan
- Applicant:** William Burkett, Burkett Engineering
- District:** 5
- Acreage:** 80.00 gross acres (overall PD)  
30.23 gross acres (affected parcel only)
- Location:** Generally located north of University Boulevard and east of Heather Glen Boulevard
- Request:** To add 60 multi-family dwelling units to the development program in Phase I. Additionally, the applicant has requested four waivers related to building height, building setbacks, and building separation requirements.



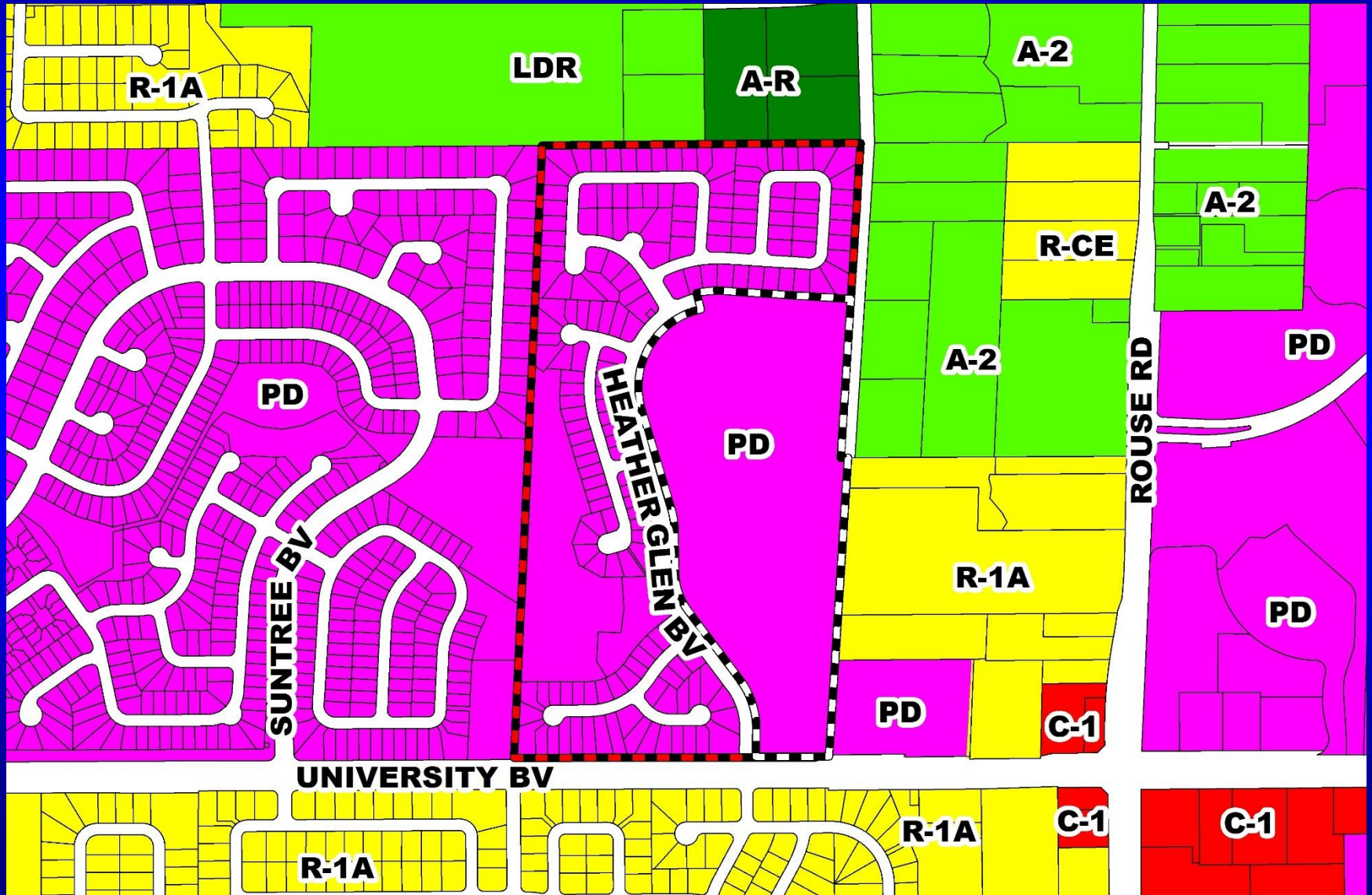
# The Glenn Planned Development / Land Use Plan Future Land Use Map







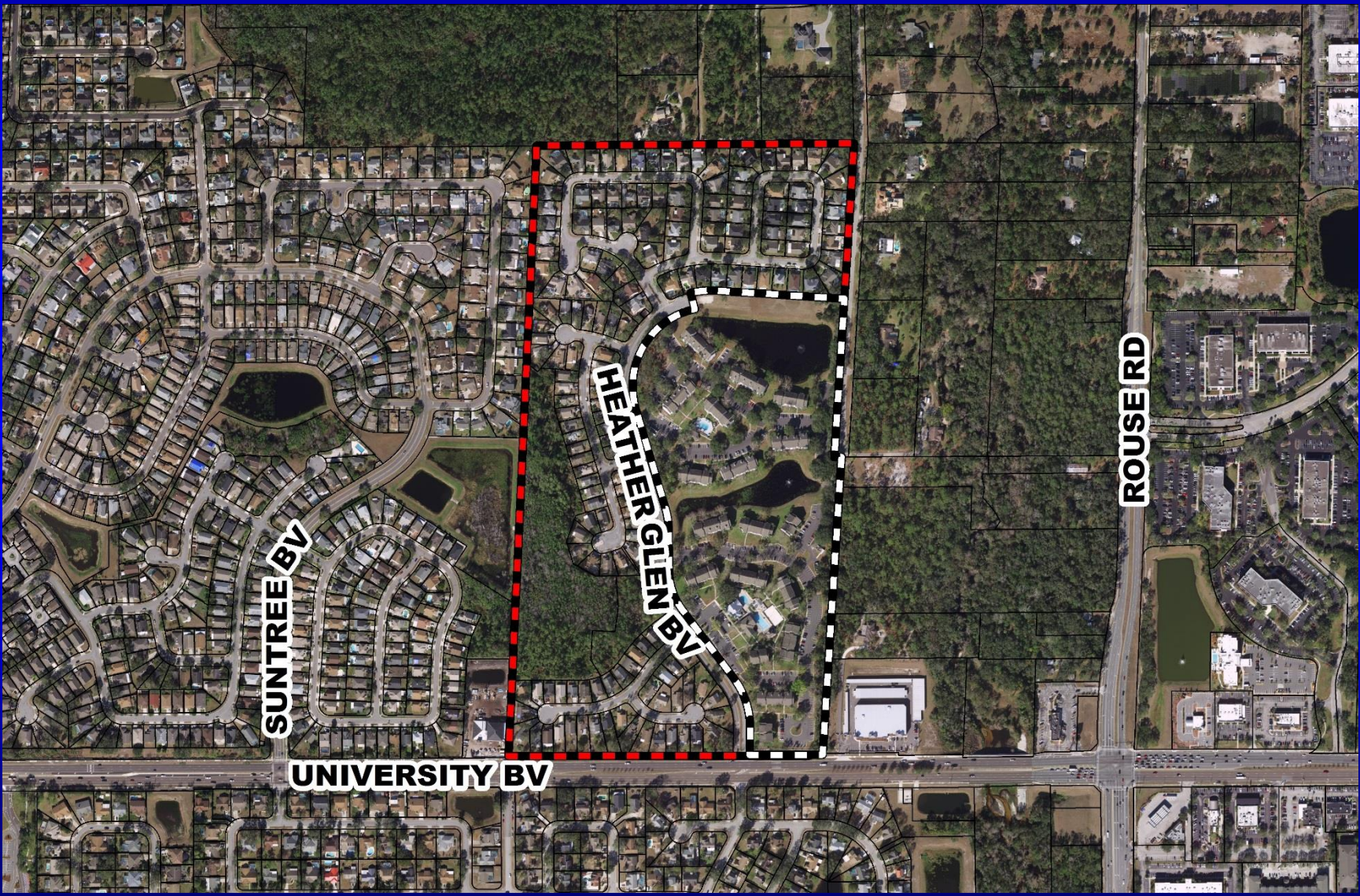
# The Glenn Planned Development / Land Use Plan Zoning Map







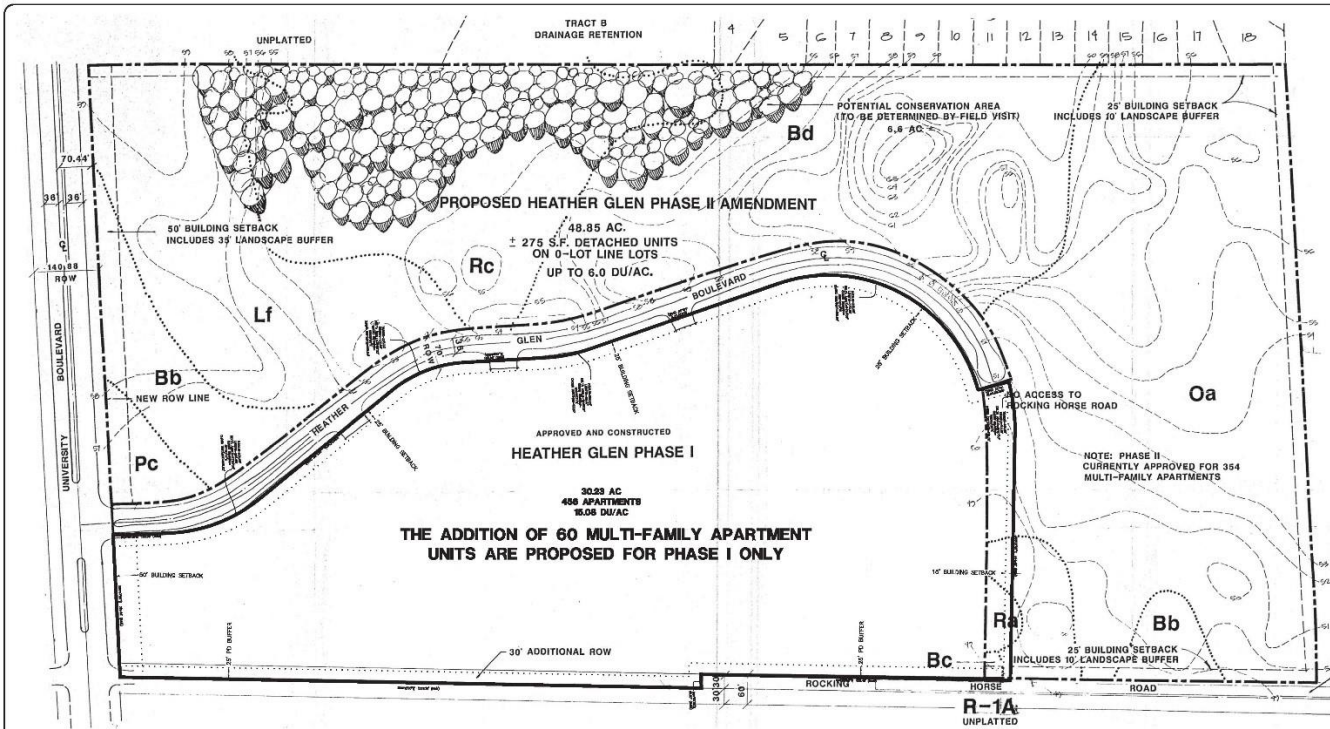
# The Glenn Planned Development / Land Use Plan Aerial Map





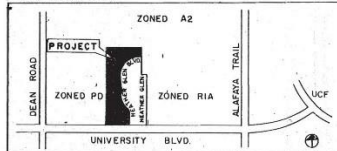


# The Glenn Planned Development / Land Use Plan Overall Land Use Plan



**THE ADDITION OF 60 MULTI-FAMILY APARTMENT UNITS ARE PROPOSED FOR PHASE I ONLY**

### LOCATION MAP



**LAND USE PLAN  
HEATHER GLEN P.D.  
(FORMERLY STRAW RIDGE PD)**  
OWNER: MATTAPAN TRUST TEL. 422-4040  
**PROPOSED PHASE II AMENDMENT**

### SITE DATA TOTAL PROJECT

TOTAL UNITS ORIGINALLY APPROVED (3.5 DU/AC MAXIMUM) 750  
TOTAL UNITS PROPOSED PHASE I: 458  
PHASE II: 275\*  
NET REDUCTION IN DWELLING UNITS 475  
\*PHASE II SHALL BE ZONED AND REZONED.

### P.D. LEGAL DESCRIPTION

THE EAST 1/2 OF THE SOUTHWEST 1/4, LESS THE RIGHT OF WAY FOR UNIVERSITY BOULEVARD, SECTION 5, TOWNSHIP 22 SOUTH, RANGE 31 EAST, GRANGE COUNTY, FLORIDA, LESS THE EAST 20 FEET OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4.

### SOILS LEGEND

Bd - Blanton Fine Sand  
Bd1 - Blanton Fine Sand  
Lf - Leon Fine Sand  
Oa - One Fine Sand  
Pc - Pomona Fine Sand  
Rc - Rutledge Fine Sand  
Rc1 - Rutledge Heavy Fine Sand

### NOTE

1. SITE DATA FOR PHASE II IS LOCATED ON SHEET 4.

### SITE DATA PHASE II

PHASE II GROSS ACREAGE 48.85  
EXISTING ZONING PD  
EXISTING LAND USE VACANT  
PROPOSED LAND USE  
- RESIDENTIAL  
- TOTAL NO. DWELLING UNITS 275 (0)  
- MAXIMUM GROSS DWELLY 3,600 SF  
- MAXIMUM NET LIVING AREA 292 SF  
- MAXIMUM BUILDING HEIGHT 2 STOREYS (35')  
OPEN SPACE/RECREATION 210.5 ACRES (EAST OF PHASE II GROSS LAND AREA EXCLUSIVE OF CONSERVATION AREA (48.85 ACRES - 6.6 ACRES X .25))  
7.8 ACRES (75%) OF OPEN SPACE LOCATED IN PHASE I  
FINAL OPEN SPACE ACREAGE DEPENDENT UPON FINAL DETERMINATION OF CONSERVATION AREA.  
RECREATION 22.33 ACRES (275 UNITS X 3.1 PERSONS/UNIT = 852 PERSONS X .2625 ACRES RECREATION/PERSON).

PROJECTED SCHOOL AGE CHILDREN 179 CHILDREN (275 UNITS X 3.175 PERSONS/UNIT X .25)  
100 YEAR FLOOD NOT APPLICABLE  
VEGETATION NEEDED VEGETATION INCLUDING SCATTERED OAKS AND PINES  
PHASING 1 PHASE  
BUILDING SETBACK CRITERIA  
- UNIVERSITY BOULEVARD 50 FT  
- ALL OTHER PROPERTY LINES 25 FT  
UTILITIES  
- WATER (10,000 GPD)  
- SEWER (100,750 GPD)  
- STORMWATER  
GRANGE COUNTY PUBLIC UTILITIES DIVISION ON-SITE - SEWER/STORMWATER COLLECTION IN ACCORDANCE WITH GRANGE COUNTY, FLORIDA, DEER AND OTHER AGENCY CRITERIA.  
ANY WAIVERS FROM SUBDIVISION REGULATIONS, IF ANY, WILL BE DETERMINED AT DEVELOPMENT PLAN APPROVAL STAGE.

**cmassociates**  
Urban & Environmental Planning & Landscape Architects  
500 Delaney Avenue, Orlando, Florida 32801 (305) 422-4040

**Burkett**  
engineering  
CONSULTANTS  
100 E. Robinson Street, Suite 200, Orlando, Florida 32801  
www.burkettengineering.com

**HEATHER GLEN P.D.  
(FORMERLY STRAW RIDGE P.D.)  
PROPOSED PHASE II AMENDMENT**

**HEATHER GLEN P.D. (FORMERLY STRAW RIDGE P.D.)  
CHANGE DETERMINATION  
FOR HORIZON REALTY ADVISORS  
EXISTING LAND USE PLAN**

DATE: 4/23/19  
PROJECT NO: 1905.10  
DRAWN BY: VP  
CHECKED BY: WEB  
DATE: 10/10/86  
SCALE: 1" = 100'  
DRAWN BY: [Signature]

REVISIONS  
NO. 3  
DATE 10/10/86  
BY [Signature]



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Zellwood Station Planned Development / Land Use Plan (PD/LUP), dated “May 24, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**



*Board of County Commissioners*

# Public Hearings

**October 22, 2019**