

*Board of County Commissioners*

# Public Hearings

**March 10, 2020**

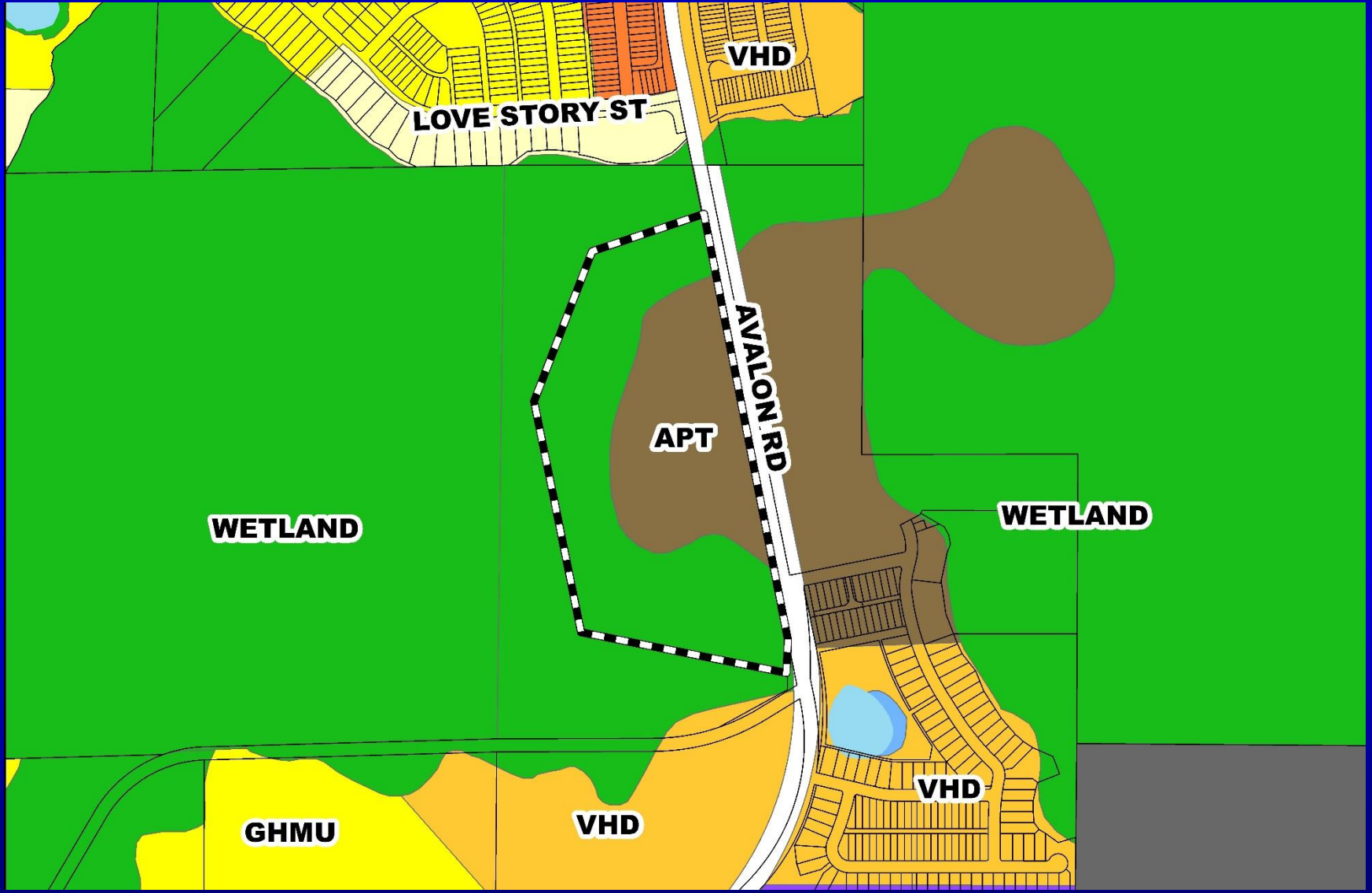


# Horizon West – Village I – Parcel 1 Planned Development / Land Use Plan

- Case:** LUP-19-02-052
- Project Name:** Horizon West – Village I – Parcel 1 Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 37.04 gross acres (overall PD)  
18.41 net developable acres
- Location:** Generally located west of County Road 545, north of Flemings Road, and south of Water Spring Boulevard.
- Request:** To rezone 37.04 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District) in order to construct 300 multi-family residential dwelling units.

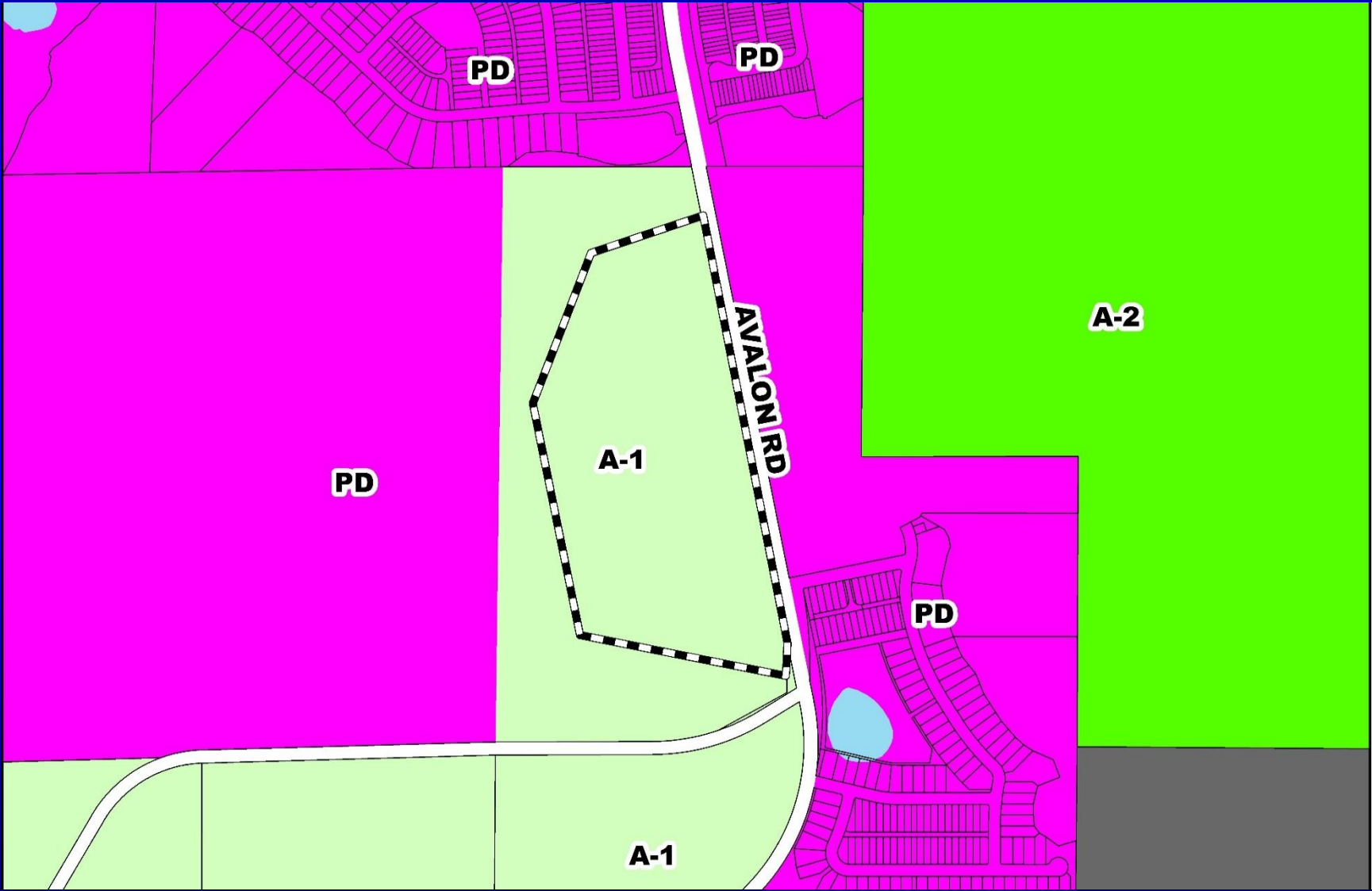


# Horizon West – Village I – Parcel 1 Planned Development / Land Use Plan Future Land Use Map



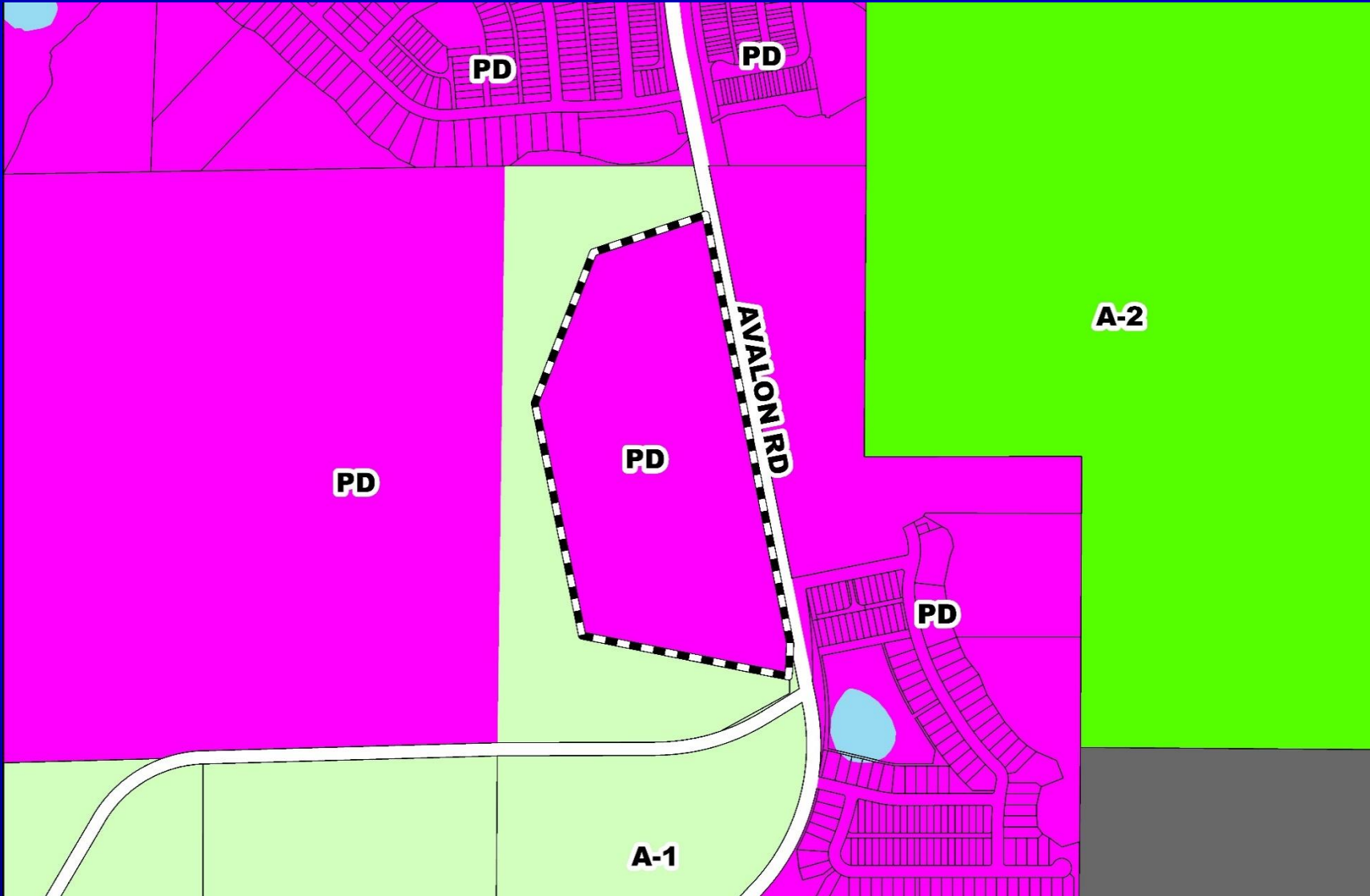


# Horizon West – Village I – Parcel 1 Planned Development / Land Use Plan Zoning Map



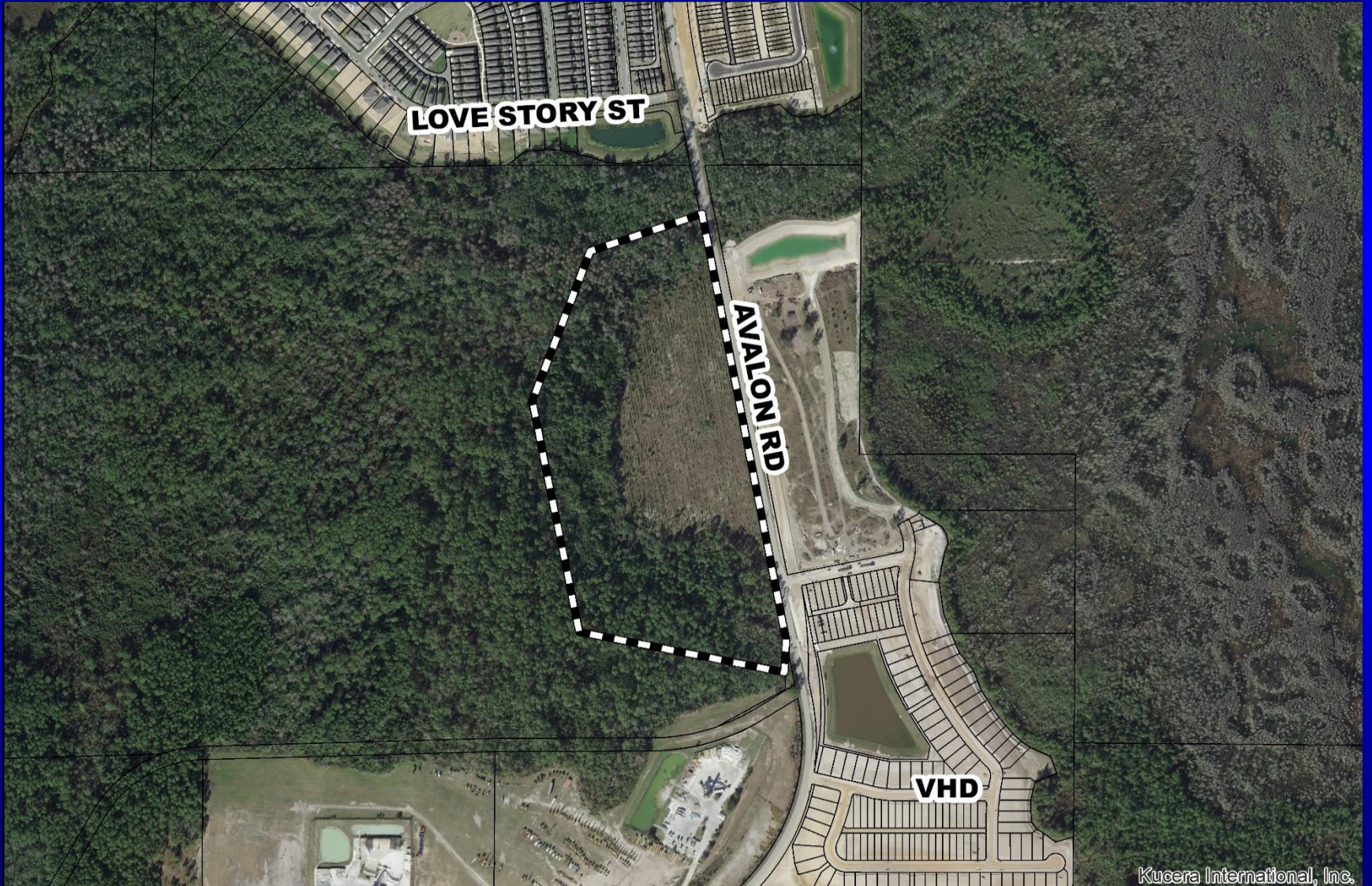


# Horizon West – Village I – Parcel 1 Planned Development / Land Use Plan Proposed Zoning Map



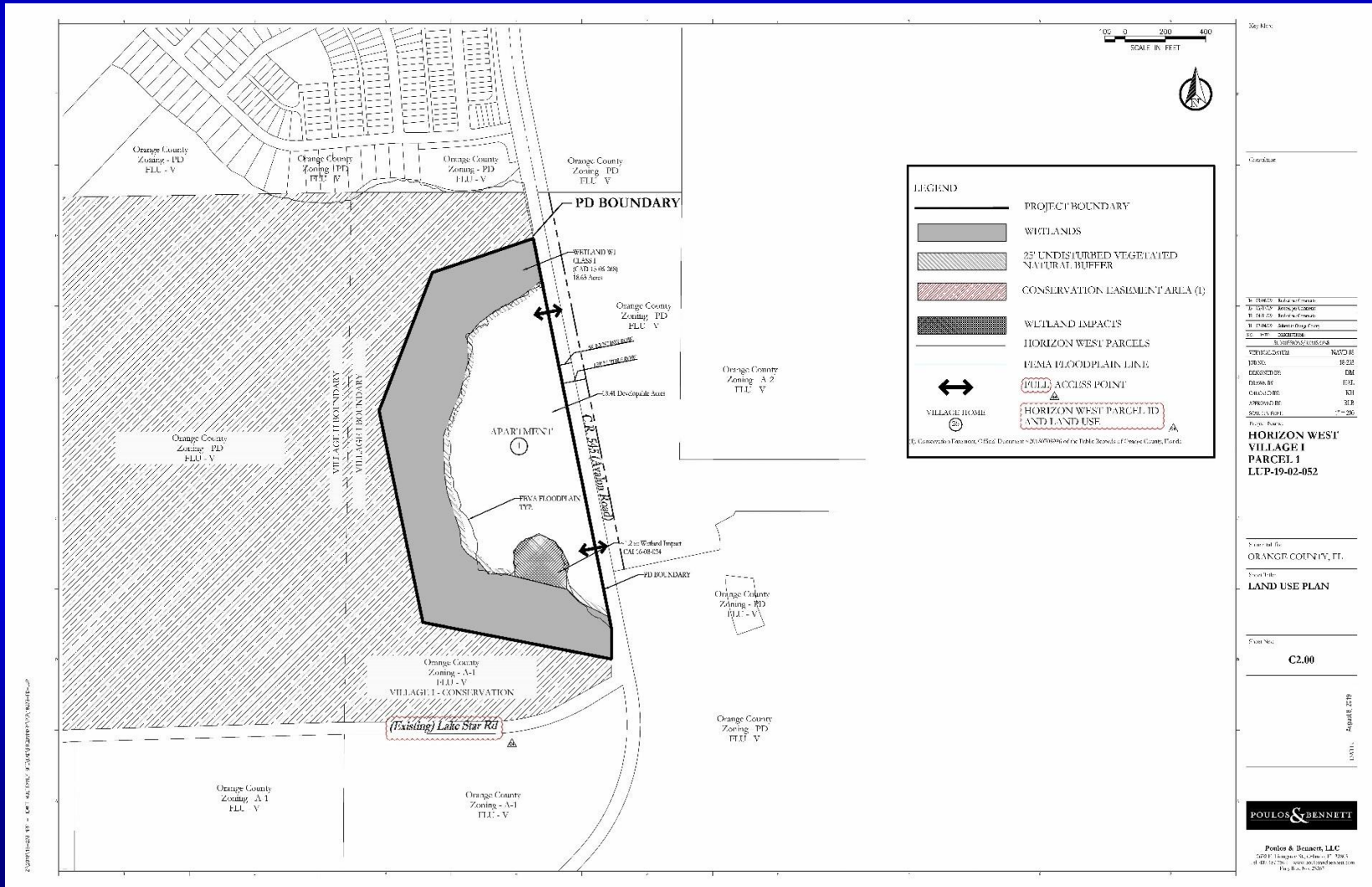


# Horizon West – Village I – Parcel 1 Planned Development / Land Use Plan Aerial Map





# Horizon West – Village I – Parcel 1 Planned Development / Land Use Plan Overall Land Use Plan





# Updated Condition #8

8. Pursuant to the BCC's acceptance of the Village I Term Sheet on November 13, 2018, this project shall comply with the terms and conditions of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time.





## New Condition #20

20. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter in accordance with Section 12.1 of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time, and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Horizon West – Village I - Parcel 1 Planned Development / Land Use Plan (PD/LUP) dated “Received August 14, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended, and**

**Approve the Adequate Public Facilities Agreement for Horizon West – Village I – Parcel 1 PD by and between Spring Grove Properties, LLC and Orange County.**

**District 1**



## Combined Actions Requested

- **Acceptance of the findings and recommendation of the Environmental Protection Division staff to approve the request for Conservation Area Impact Permit No. CAI-16-08-034 for Spring Grove Properties, LLC.**
- **Make a finding of consistency with the Comprehensive Plan (CP) and approve the Horizon West – Village I - Parcel 1 Planned Development / Land Use Plan (PD/LUP) dated “Received August 14, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended.**
- **Approve the Adequate Public Facilities Agreement for Horizon West – Village I – Parcel 1 PD by and between Spring Grove Properties, LLC and Orange County.**

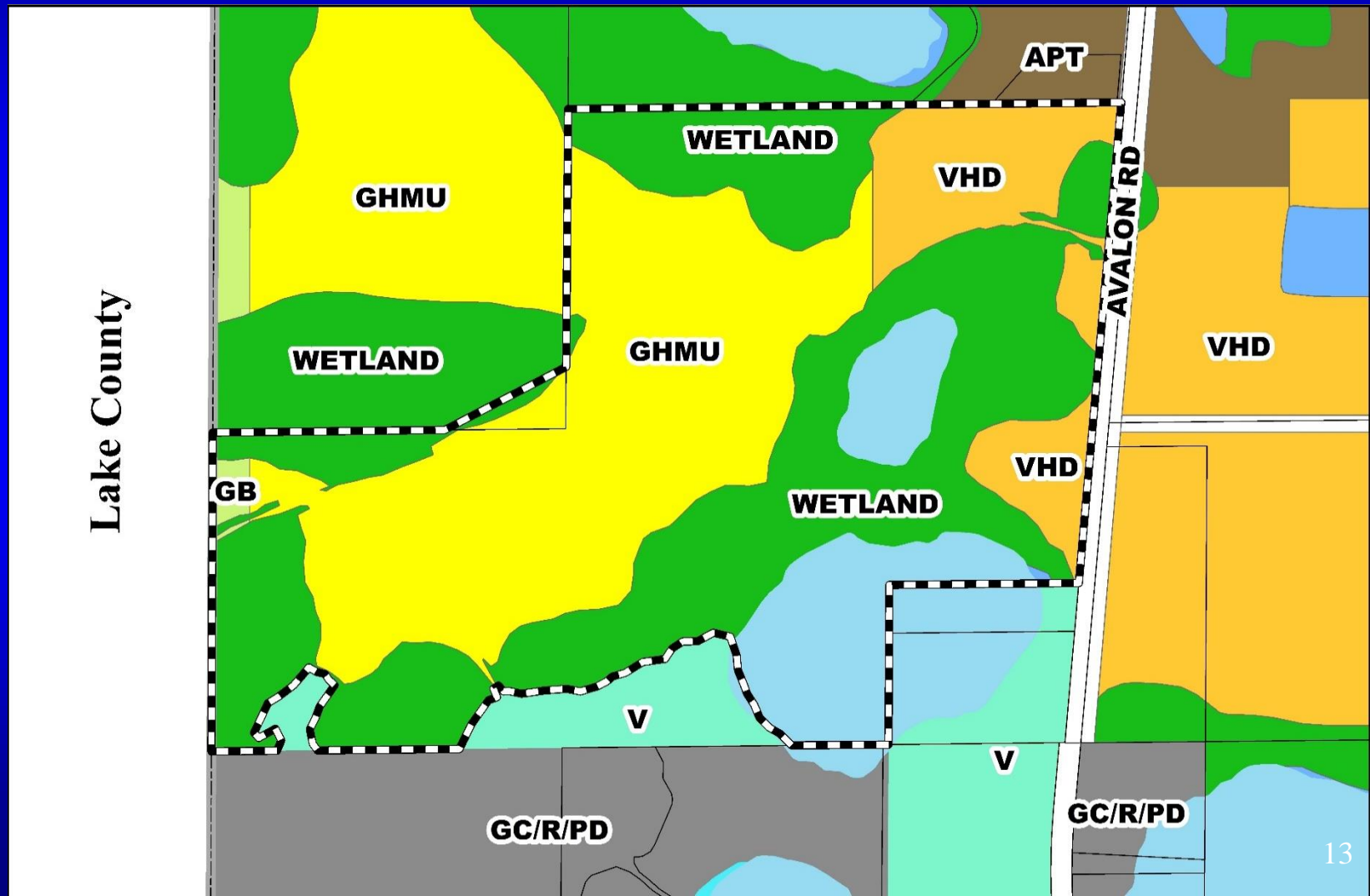


# Horizon West – Village I – Serenade at Ovation Planned Development / Land Use Plan

- Case:** LUP-18-10-354
- Project Name:** Horizon West – Village I – Serenade at Ovation Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 156.84 gross acres (overall PD)  
54.20 net developable acres
- Location:** South of Flemings Road and west of Avalon Road
- Request:** To rezone 155.4 gross acres from A-1 (Citrus Rural District) and A-2 (Farmland Rural District) to PD (Planned Development District) and transfer 1.44 acres from the Spring Grove - Joffers PD into this PD, for a total of 156.84 acres, in order to construct 291 attached and detached residential dwelling units. Six (6) waivers from Orange County Code are associated with this request.

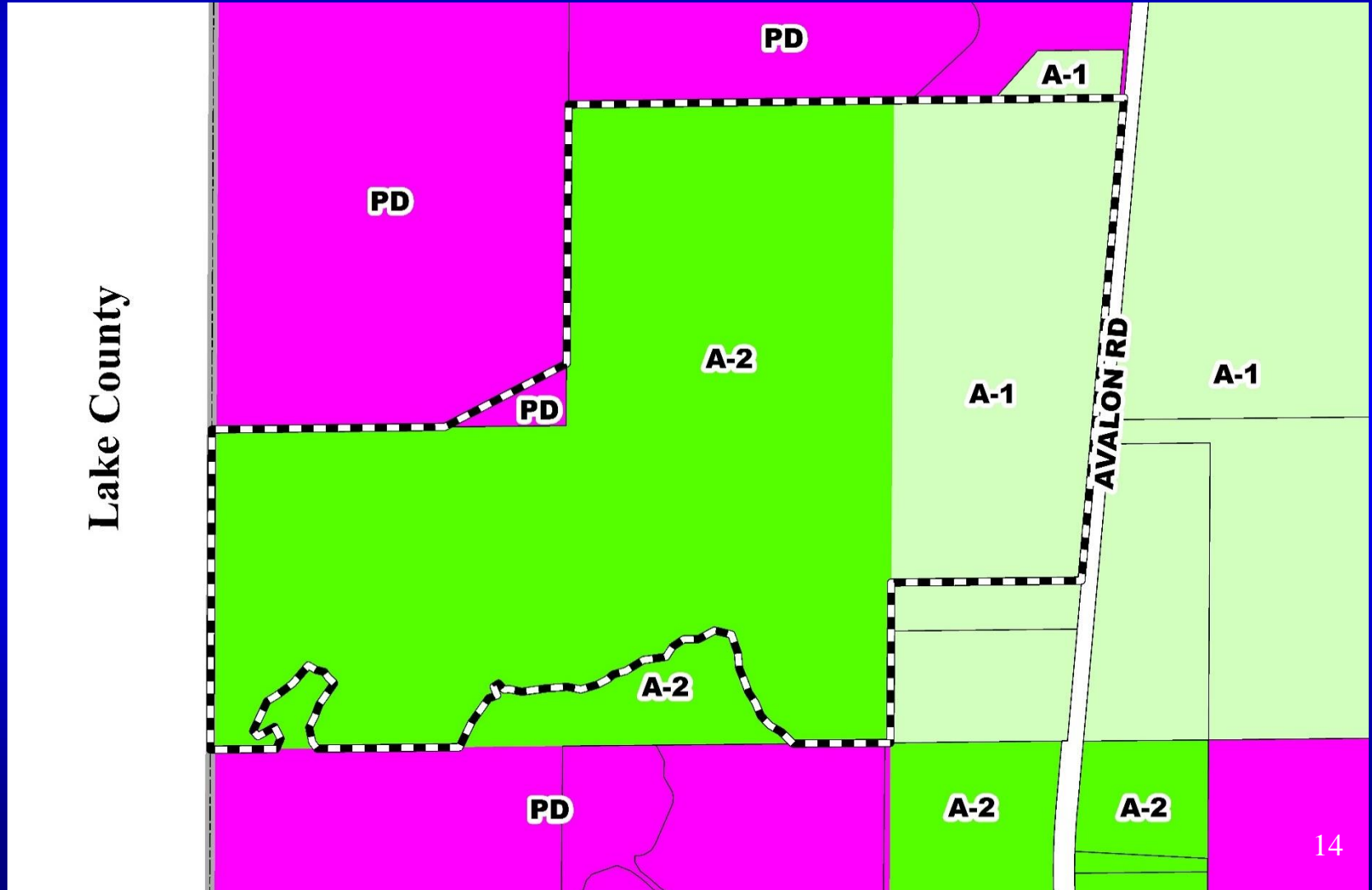


# Horizon West – Village I – Serenade at Ovation Planned Development / Land Use Plan Future Land Use Map



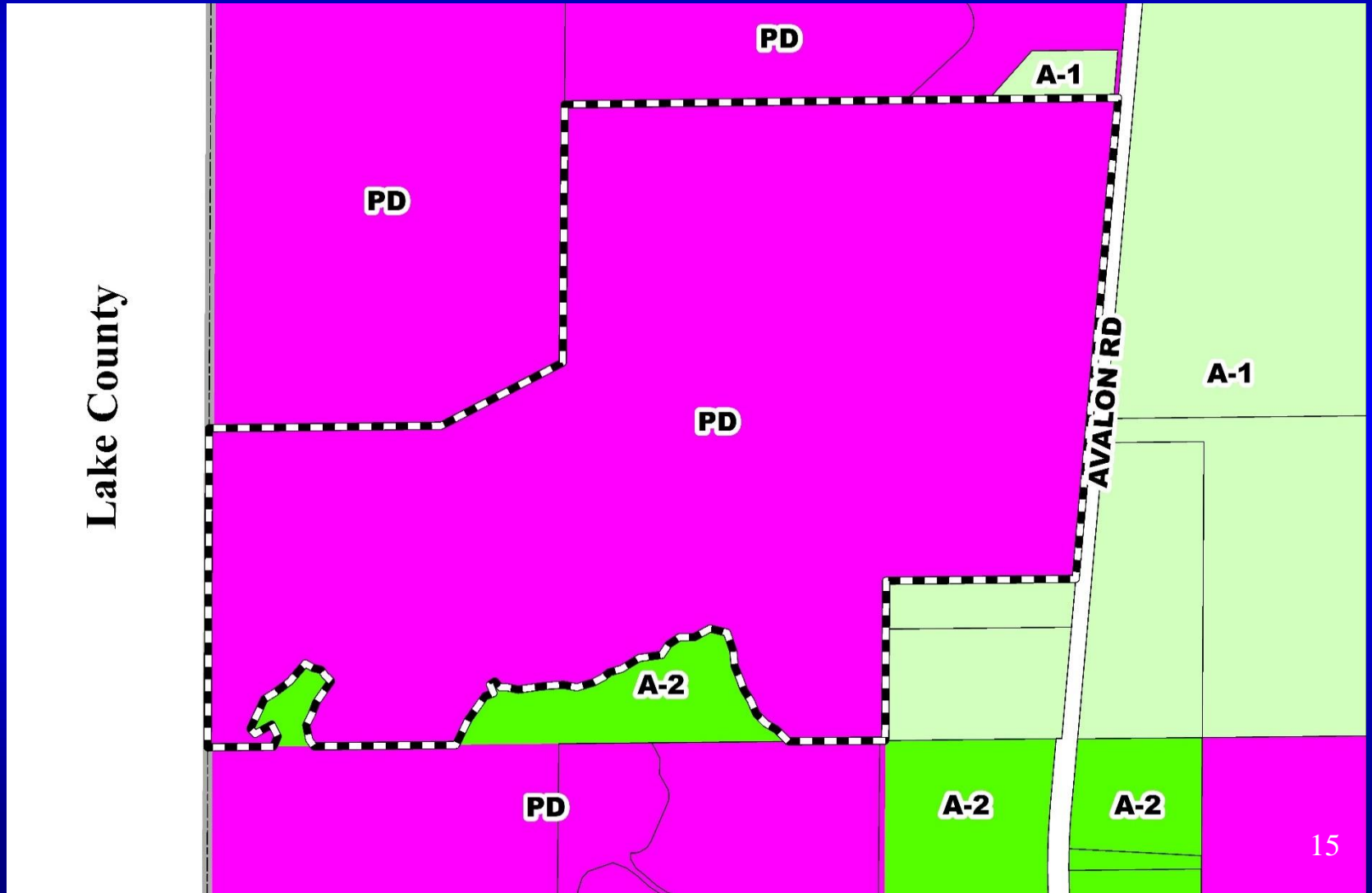


# Horizon West – Village I – Serenade at Ovation Planned Development / Land Use Plan Zoning Map



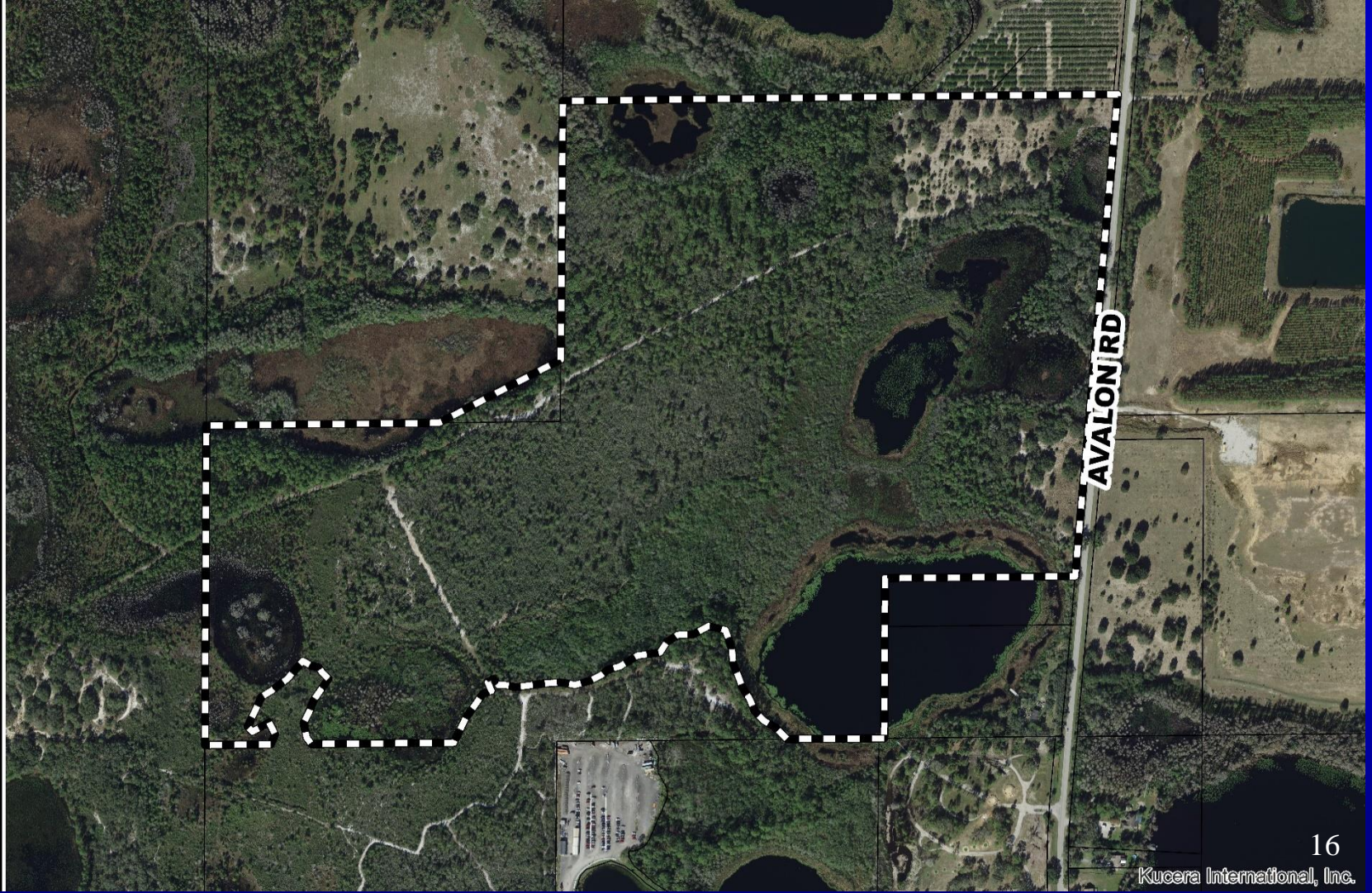


# Horizon West – Village I – Serenade at Ovation Planned Development / Land Use Plan Proposed Zoning Map





# Horizon West – Village I – Serenade at Ovation Planned Development / Land Use Plan Aerial Map









## Updated Condition #6

6. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter in accordance with Section 12.1 of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time, and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.



# Updated Condition #7

7. Pursuant to the BCC's acceptance of the Village I Term Sheet on November 13, 2018, this project shall comply with the terms and conditions of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time.



## Strike 21.f

~~21.f. A waiver from Orange County Code Section 30-551 to allow the project to obtain a CEL upon the project becoming subject to the Village I Road Network Agreement, provided that all other requirements for obtaining a CEL have been met by the applicant. The foregoing is in lieu of allowing the project to obtain a CEL prior to the issuance of trips for the project under the Village I Road Network Agreement.~~

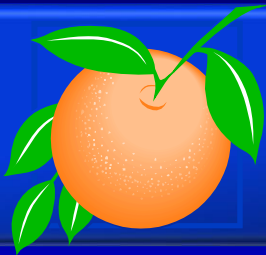


# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Horizon West – Village I - Serenade at Ovation Planned Development / Land Use Plan (PD/LUP) dated “Received November 25, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended, and**

**Approve the Adequate Public Facilities Agreement for Horizon West Village I Serenade at Ovation PD by and between Spring Grove LLC, BB Groves LLC, and Orange County.**

**District 1**



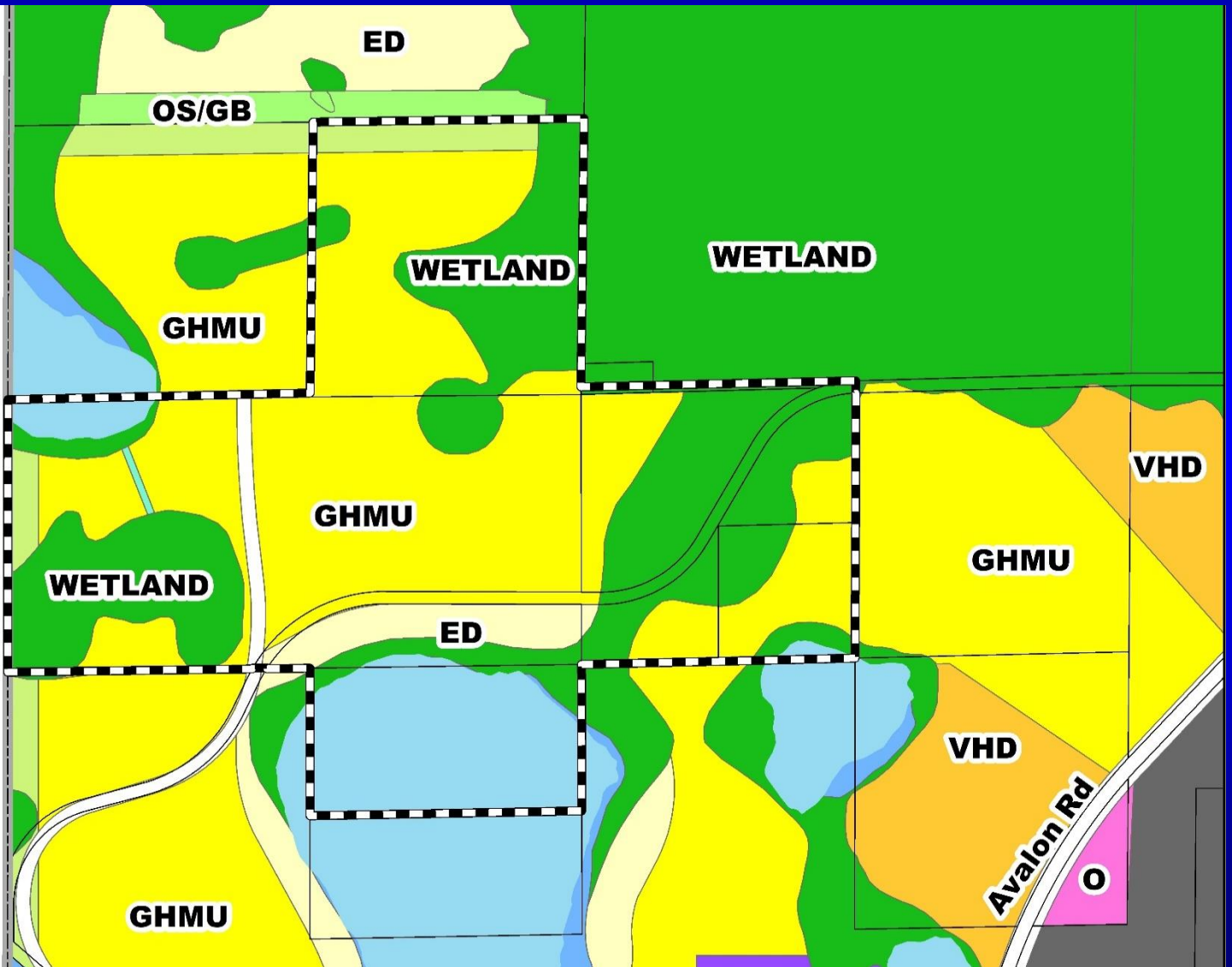
# Horizon West – Village I - Cross Planned Development / Land Use Plan

- Case:** LUP-18-12-410
- Project Name:** Horizon West – Village I – Cross Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 186.9 gross acres (overall PD)  
66.9 net developable acres
- Location:** North of Flemings Road, south of Water Spring Boulevard, east of Lake County Line, and west of Avalon Road.
- Request:** To to rezone 186.90 gross acres from A-1 (Citrus Rural District) and A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 385 attached and detached single-family dwelling units. Seven (7) waivers from Orange County Code are associated with this request.



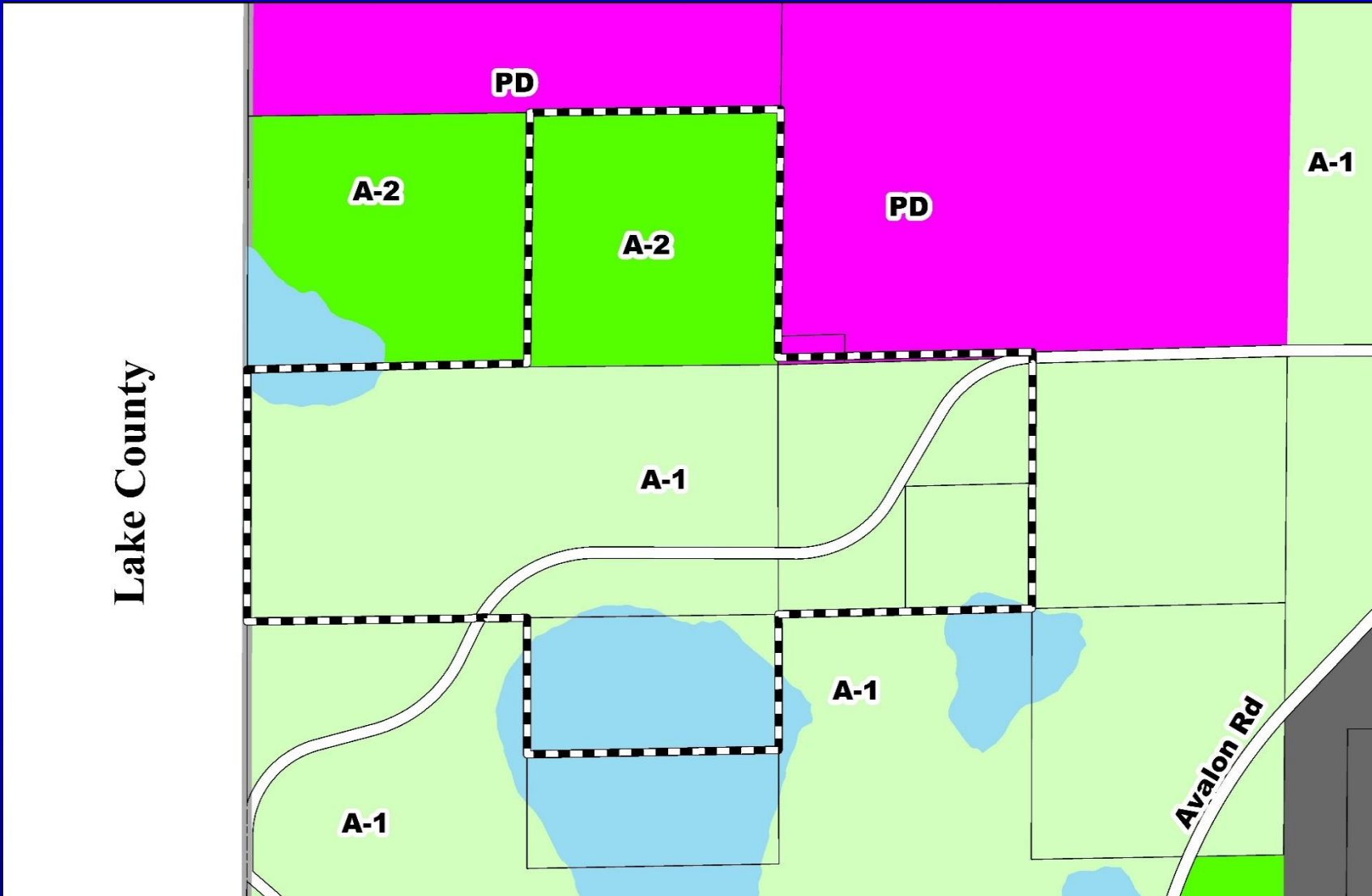
# Horizon West – Village I - Cross Planned Development / Land Use Plan Future Land Use Map

Lake County





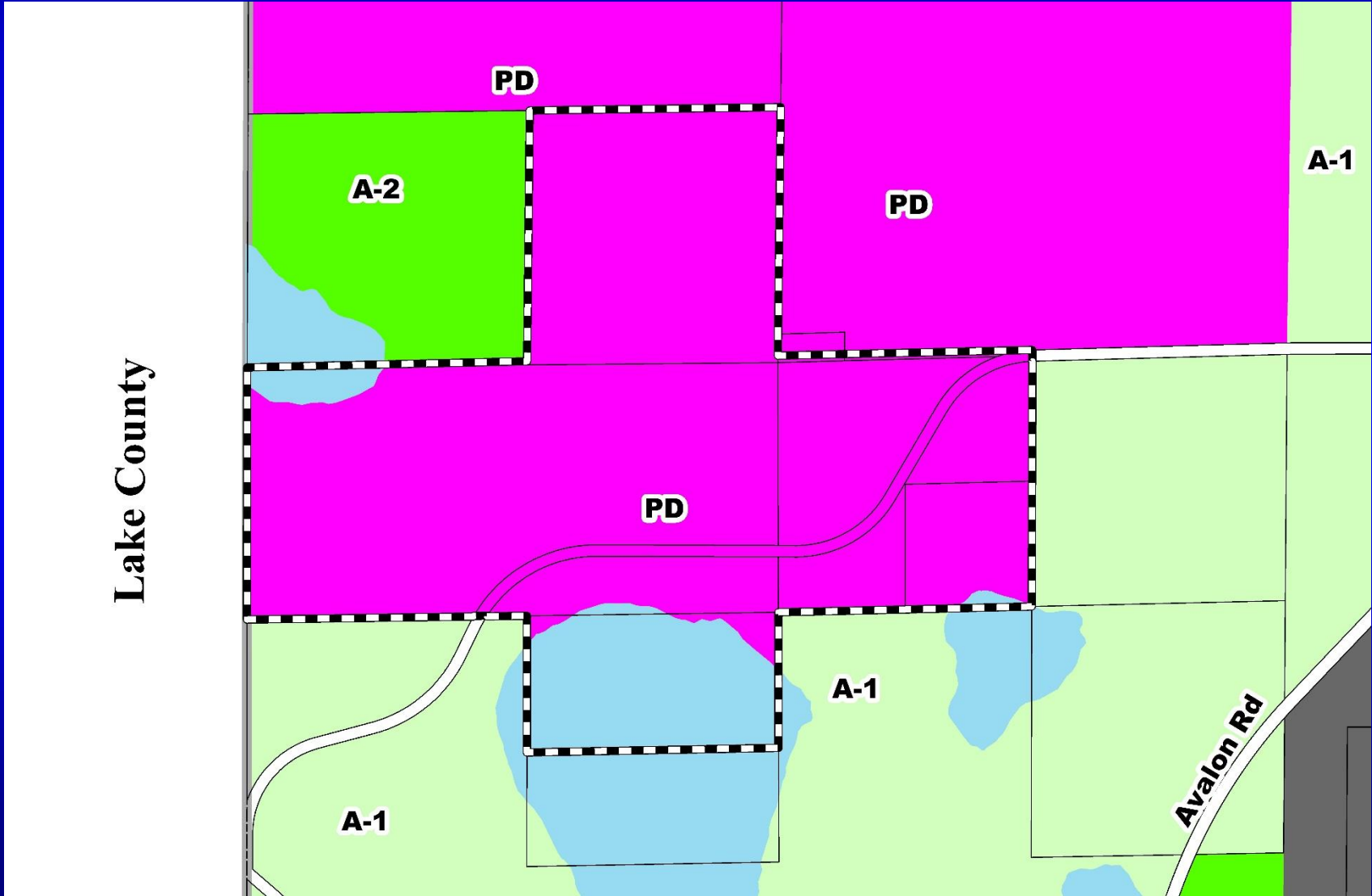
# Horizon West – Village I - Cross Planned Development / Land Use Plan Zoning Map







# Horizon West – Village I - Cross Planned Development / Land Use Plan Proposed Zoning Map



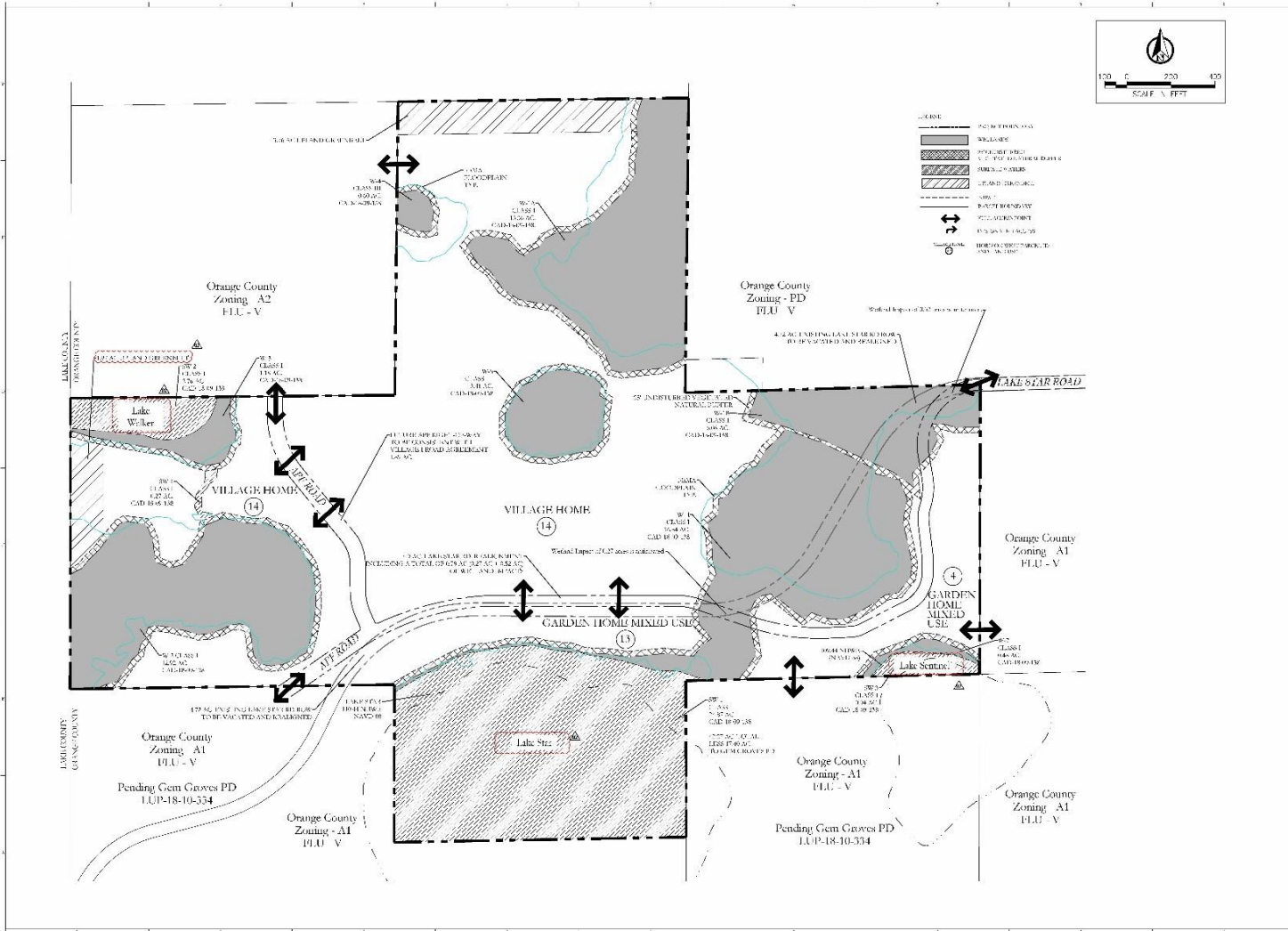


# Horizon West – Village I - Cross Planned Development / Land Use Plan Aerial Map





# Horizon West – Village I - Cross Planned Development / Land Use Plan Overall Land Use Plan



Sheet No. C2.00

DATE: 06.14.2019

**FOULOS & BENNETT**

Foulos & Bennett, LLC  
10111 Highway 270, Suite 100  
Orlando, FL 32837



# Updated Condition #6

6. Pursuant to the BCC's acceptance of the Village I Term Sheet on November 13, 2018, this project shall comply with the terms and conditions of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time.



## New Condition #21

21. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter in accordance with Section 12.1 of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time, and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.



## Strike 21.f

~~21.f. A waiver from Orange County Code Section 30-551 to allow the project to obtain a CEL upon the project becoming subject to the Village I Road Network Agreement, provided that all other requirements for obtaining a CEL have been met by the applicant. The foregoing is in lieu of allowing the project to obtain a CEL prior to the issuance of trips for the project under the Village I Road Network Agreement.~~



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Horizon West - Village I - Cross Planned Development / Land Use Plan (PD/LUP) dated “Received October 17, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended, and**

**Approve the Adequate Public Facilities Agreement for Horizon West Village I – Cross PD by and between Spring Grove LLC and Orange County.**

**District 1**



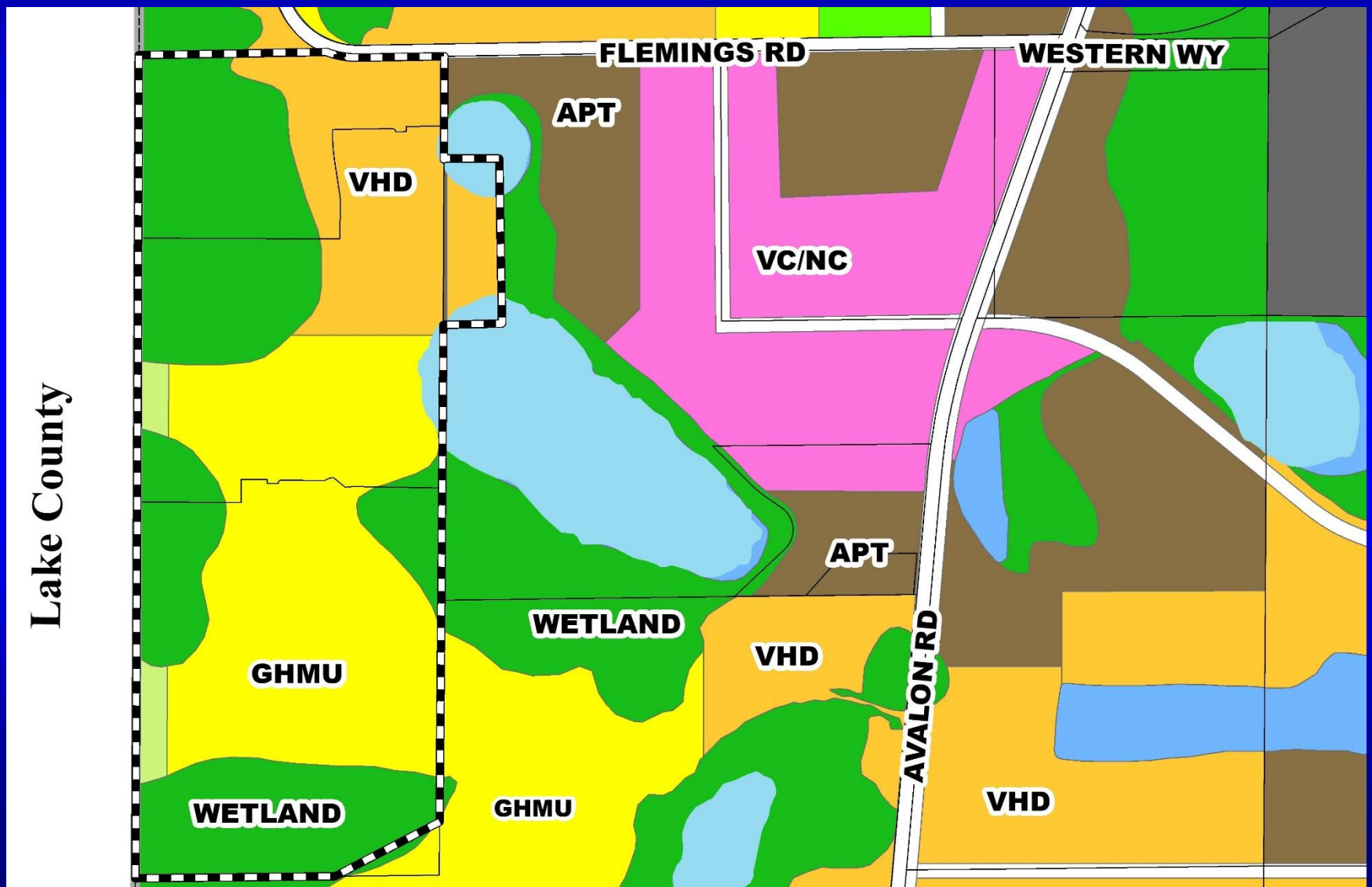
# Spring Grove - Jaffers Planned Development / Land Use Plan

- Case:** CDR-18-10-353
- Project Name:** Spring Grove - Jaffers Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 136.94 gross acres
- Location:** Generally located south of Flemings Road, west of Avalon Road, and east of the Lake County Line.
- Request:** To transfer 1.44 gross acres to the Serenade at Ovation PD (LUP-18-10-354) and revise development tables based on removal of that property. No change in the development program is proposed.



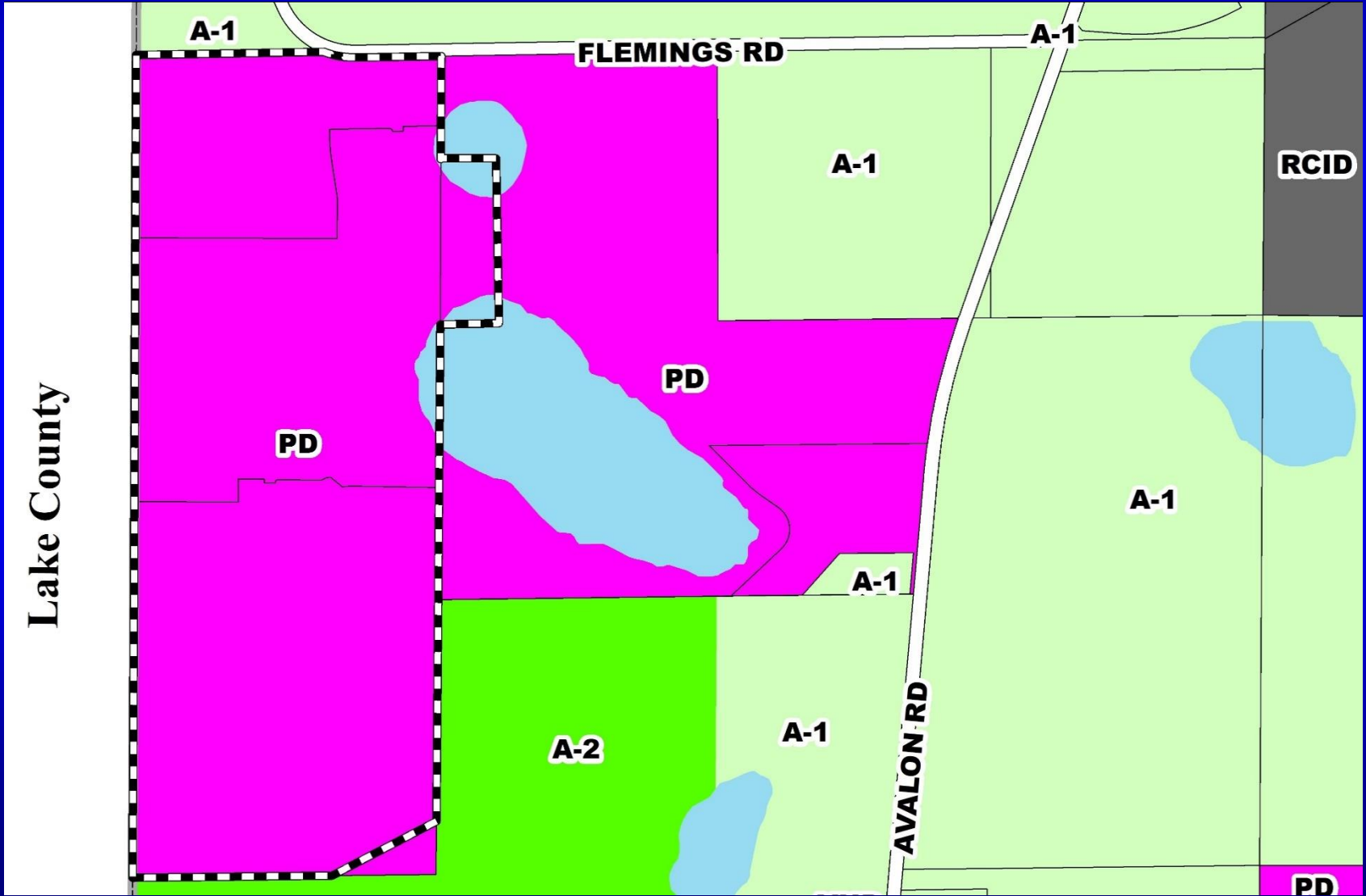


# Spring Grove - Jaffers Planned Development / Land Use Plan Future Land Use Map



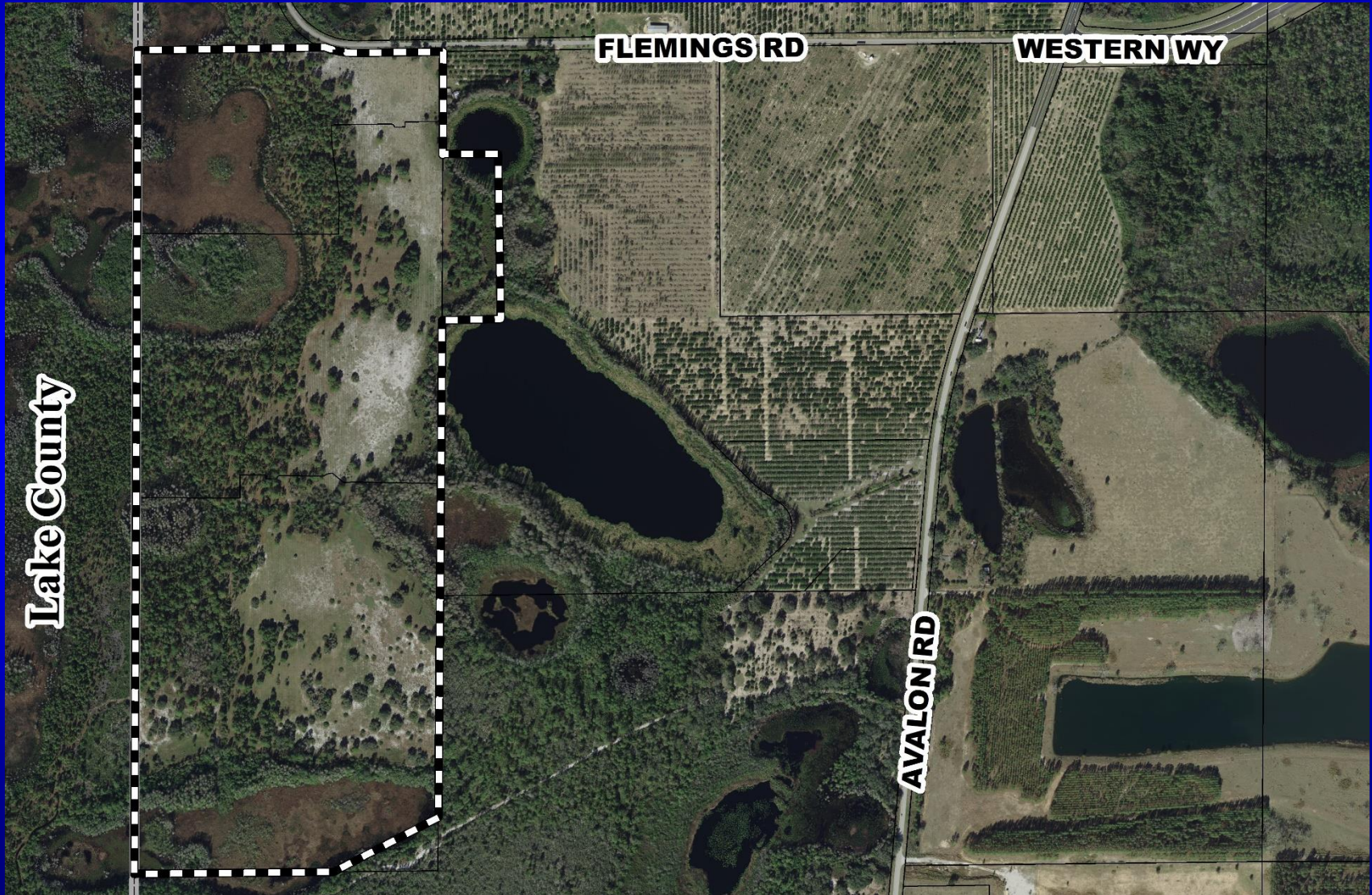


# Spring Grove - Jaffers Planned Development / Land Use Plan Zoning Map



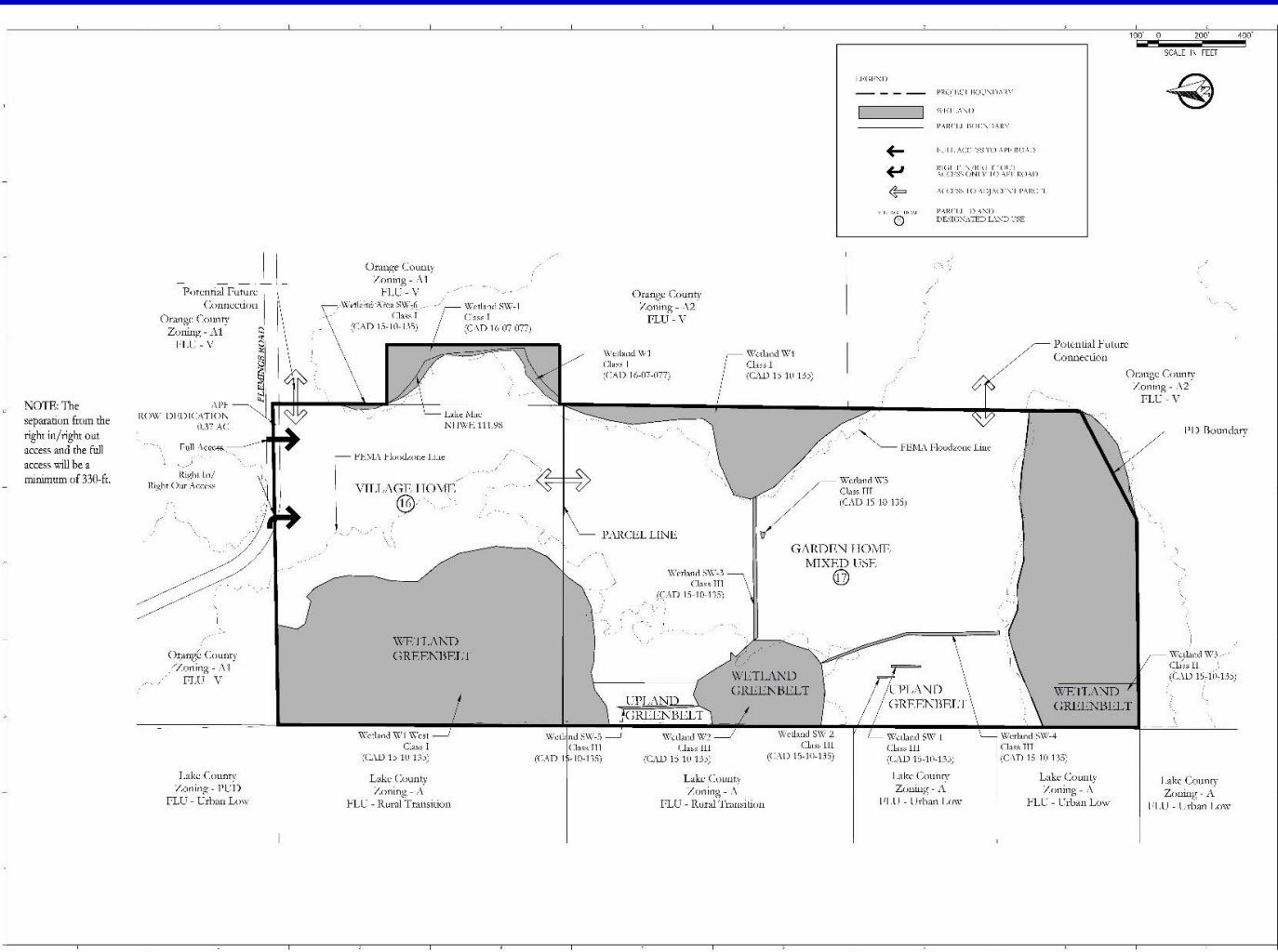


# Spring Grove - Jaffers Planned Development / Land Use Plan Aerial Map





# Spring Grove - Jaffers Planned Development / Land Use Plan Overall Land Use Plan



NOTE: The separation from the right in/right out access will be a minimum of 330-ft.

Key Map:

Scale: 1" = 100'

Legend:

- PROJECT BOUNDARY
- WETLAND
- PARCEL BOUNDARY
- FULL ACCESS TO ADJACENT PARCELS
- RIGHT IN/RIGHT OUT ACCESS TO ADJACENT PARCELS
- ACCESS TO ADJACENT PARCELS
- POTENTIAL FUTURE DESIGNATED LAND USE

4. BMP	Multi-Step
5. SWP	Multi-Step
6. EDC	Multi-Step
7. EDC	Multi-Step
8. EDC	Multi-Step
9. EDC	Multi-Step
10. EDC	Multi-Step
11. EDC	Multi-Step
12. EDC	Multi-Step
13. EDC	Multi-Step
14. EDC	Multi-Step
15. EDC	Multi-Step
16. EDC	Multi-Step
17. EDC	Multi-Step
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29. EDC	Multi-Step
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34. EDC	Multi-Step
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36. EDC	Multi-Step
37. EDC	Multi-Step
38. EDC	Multi-Step
39. EDC	Multi-Step
40. EDC	Multi-Step
41. EDC	Multi-Step
42. EDC	Multi-Step
43. EDC	Multi-Step
44. EDC	Multi-Step
45. EDC	Multi-Step
46. EDC	Multi-Step
47. EDC	Multi-Step
48. EDC	Multi-Step
49. EDC	Multi-Step
50. EDC	Multi-Step

Horizontal West Village I West Neighborhood Spring Grove PD Jaffers PD CDR 18-10-353

Prepared for: ORANGE COUNTY, FL

Site Title: LAND USE PLAN

Sheet No.: C2.00

Scale: 1" = 100'

POULOS & BENNETT

Poulos & Bennett, LLC  
200 N. Magnolia Ave., Suite 1200  
Tampa, FL 33601  
Tel: 813.251.1200  
Fax: 813.251.1201  
www.poulosandbennett.com



## Updated Condition #6

6. The project shall comply with the terms and conditions of that certain Adequate Public Facilities Right-of-Way Agreement for Village I, Spring Grove, recorded at Official Records Document #~~20190734332~~ #20160429794, Public Records of Orange County, Florida, as may be amended.



# Updated Condition #7

7. Pursuant to the BCC's acceptance of the Village I Term Sheet on November 13, 2018, this project shall comply with the terms and conditions of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time.



# Updated Condition #10.I

10.I. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter in accordance with Section 12.1 of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time, and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Spring Grove - Jaffers Planned Development / Land Use Plan (PD/LUP) dated “April 5, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report, as amended, and**

**Approve the Second Amendment to Adequate Public Facilities Agreement for Horizon West – Village I – West Neighborhood Spring Grove – Jaffers by and between Spring Grove LLC, M/I Homes of Orlando LLC and Orange County.**

**District 1**



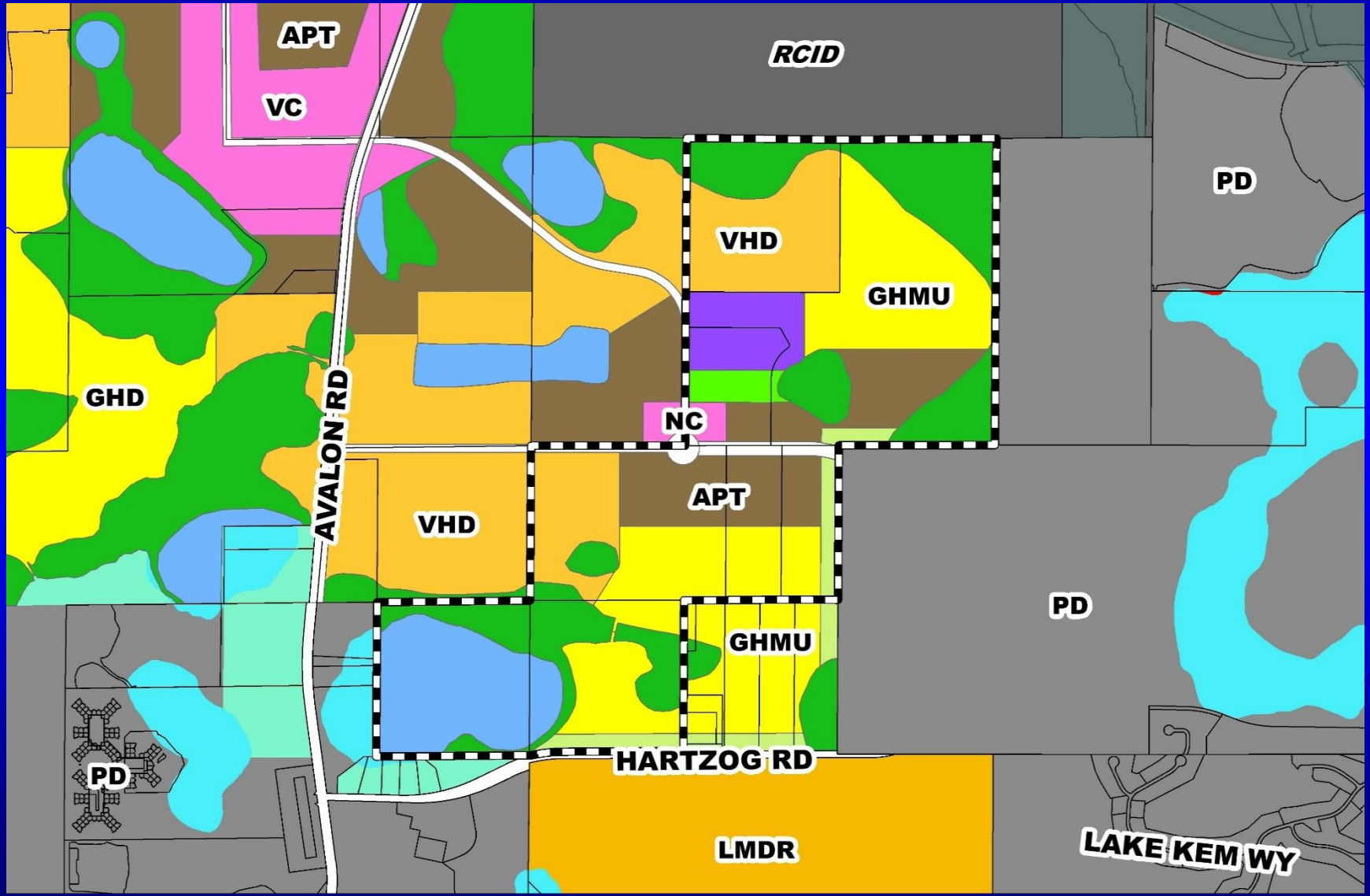


# Horizon West – Village I – Withers Planned Development / Land Use Plan

<b>Case:</b>	CDR-19-10-331
<b>Project Name:</b>	Horizon West – Village I – Withers Planned Development / Land Use Plan
<b>Applicant:</b>	Kathy Hattaway, Poulos and Bennett, LLC
<b>District:</b>	1
<b>Acreage:</b>	320.75 gross acres
<b>Location:</b>	Generally east of Avalon Road, north of Hartzog Road, and south of Western Way
<b>Request:</b>	To revise the unit count and density for PD Parcels 4, 5, and 6; to update the APF table to reflect transfers to the Parcel 1 PD (LUP-19-02-052), Serenade PD (LUP-18-10-354), and Cross PD (LUP-18-12-410); to update the Transfer of Development Rights table to reflect a transfer to the Parcel 1 PD; to update waivers 1-6 to reference PD Parcel 13; and to request a new waiver to allow shared access between single-family and multi-family residential; and a new waiver related to the CEL process.

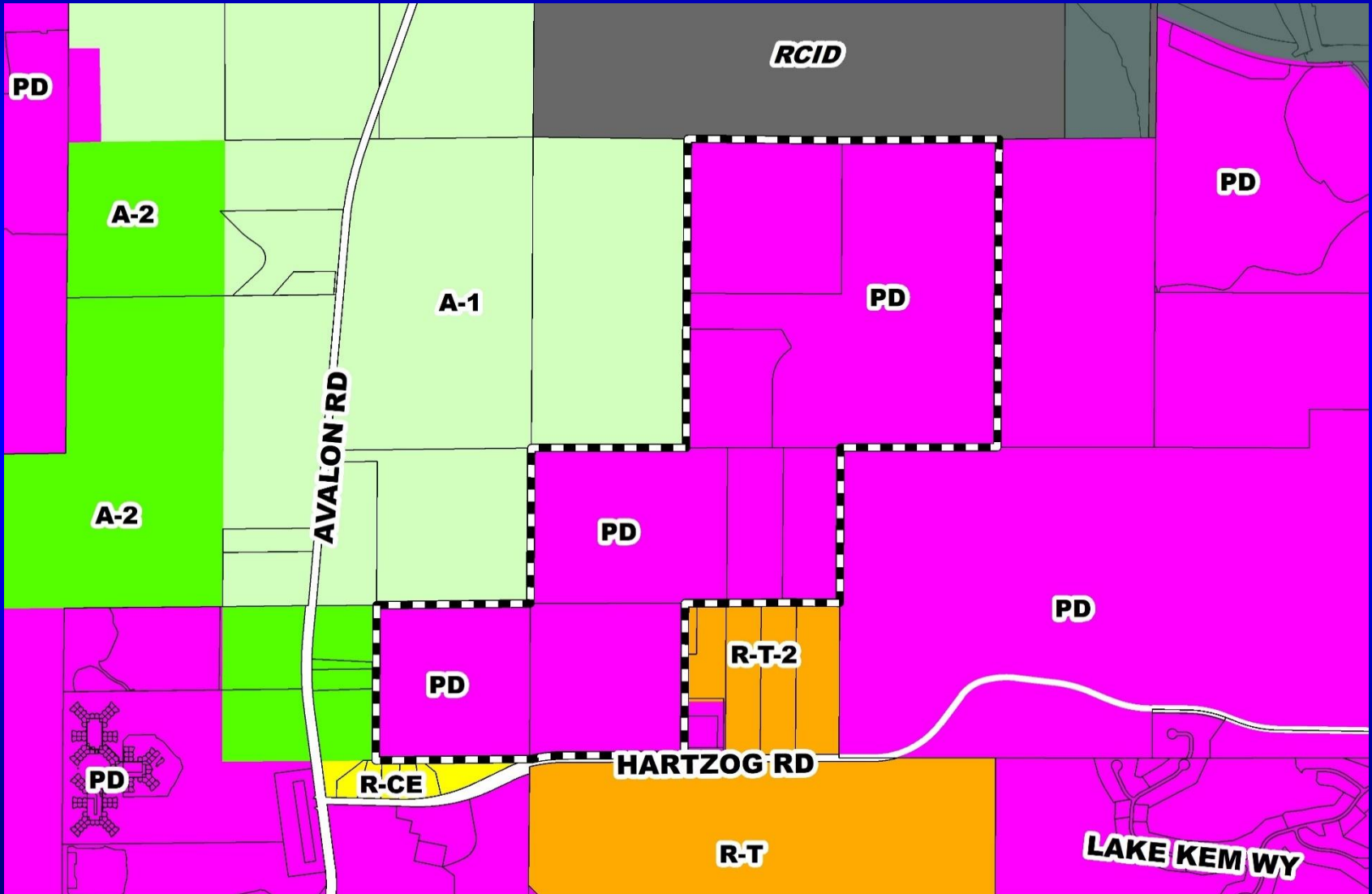


# Horizon West – Village I – Withers Planned Development / Land Use Plan Future Land Use Map



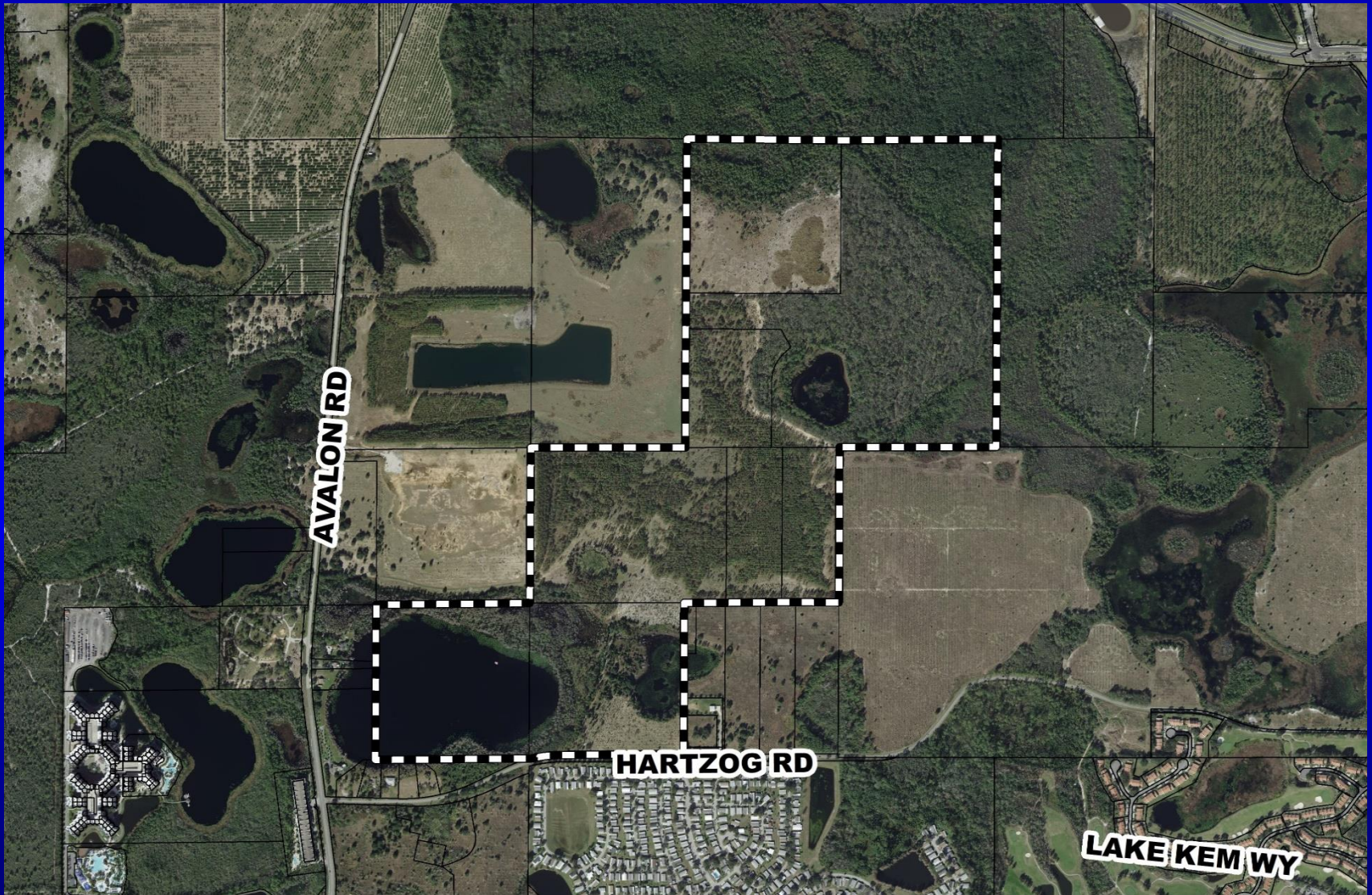


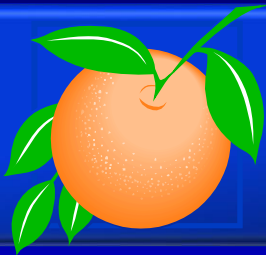
# Horizon West – Village I – Withers Planned Development / Land Use Plan Zoning Map



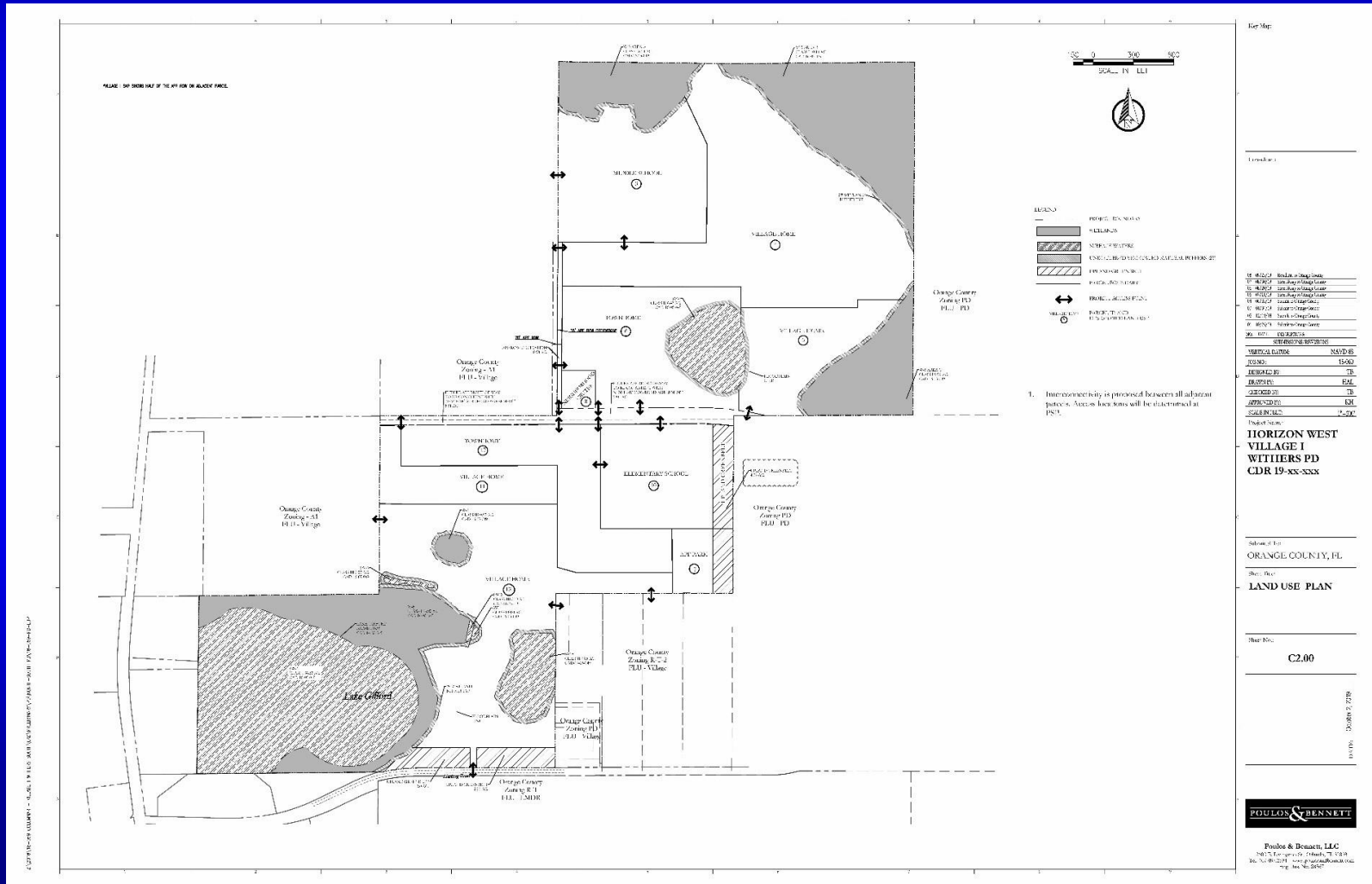


# Horizon West – Village I – Withers Planned Development / Land Use Plan Aerial Map





# Horizon West – Village I – Withers Planned Development / Land Use Plan Overall Land Use Plan





# Updated Condition #7

7. Pursuant to the BCC's acceptance of the Village I Term Sheet on November 13, 2018, this project shall comply with the terms and conditions of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time.



## Updated Condition #9.c

9.c. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter in accordance with Section 12.1 of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time, and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Horizon West – Village I - Withers Planned Development / Land Use Plan (PD/LUP) dated “Received November 25, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report, as amended, and**

**Approval of First Amendment to Adequate Public Facilities Agreement for Horizon West Village I Withers PD by and between Withers LLC, Columnar Partnership Holding I LLC, and Orange County.**

**District 1**





## **RZ-20-01-073 – Honorio Saucedo Planning and Zoning Commission (PZC) Appeal**

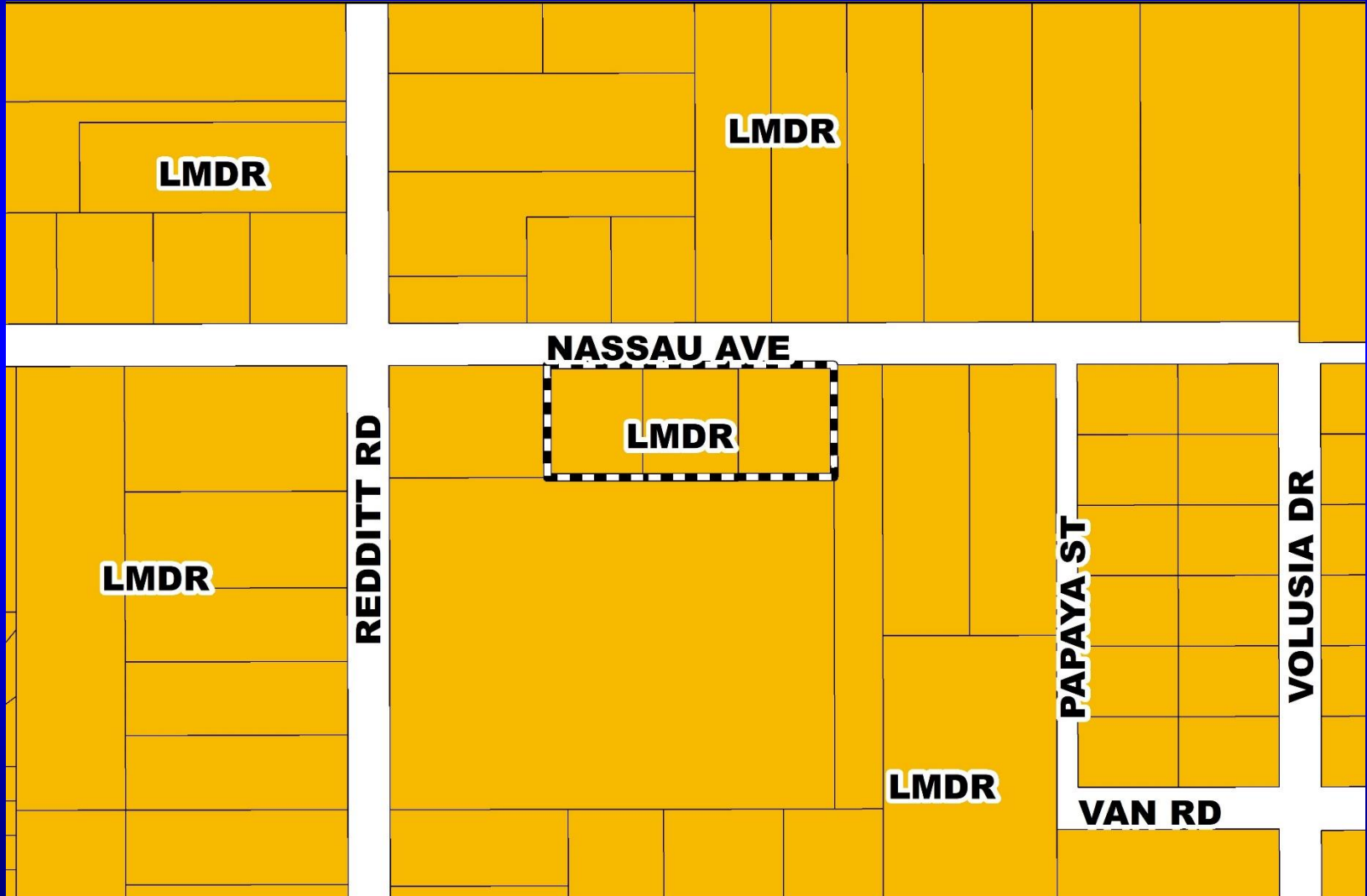
<b>Case:</b>	RZ-20-01-073
<b>Appellant:</b>	Alison M. Yurko, Esq.
<b>Applicant:</b>	Honorio Saucedo
<b>District:</b>	3
<b>Location:</b>	Generally located on the south side of Nassau Avenue, approximately 250 feet east of Redditt Road.
<b>Acreage:</b>	1.50 gross acres
<b>From:</b>	A-2 (Farmland Rural District)
<b>To:</b>	R-2 (Residential District)
<b>Proposed Use:</b>	Three (3) triplex structures (attached residential dwelling units)



# RZ-20-01-073 – Honorio Saucedo

## Planning and Zoning Commission (PZC) Appeal

### Future Land Use Map

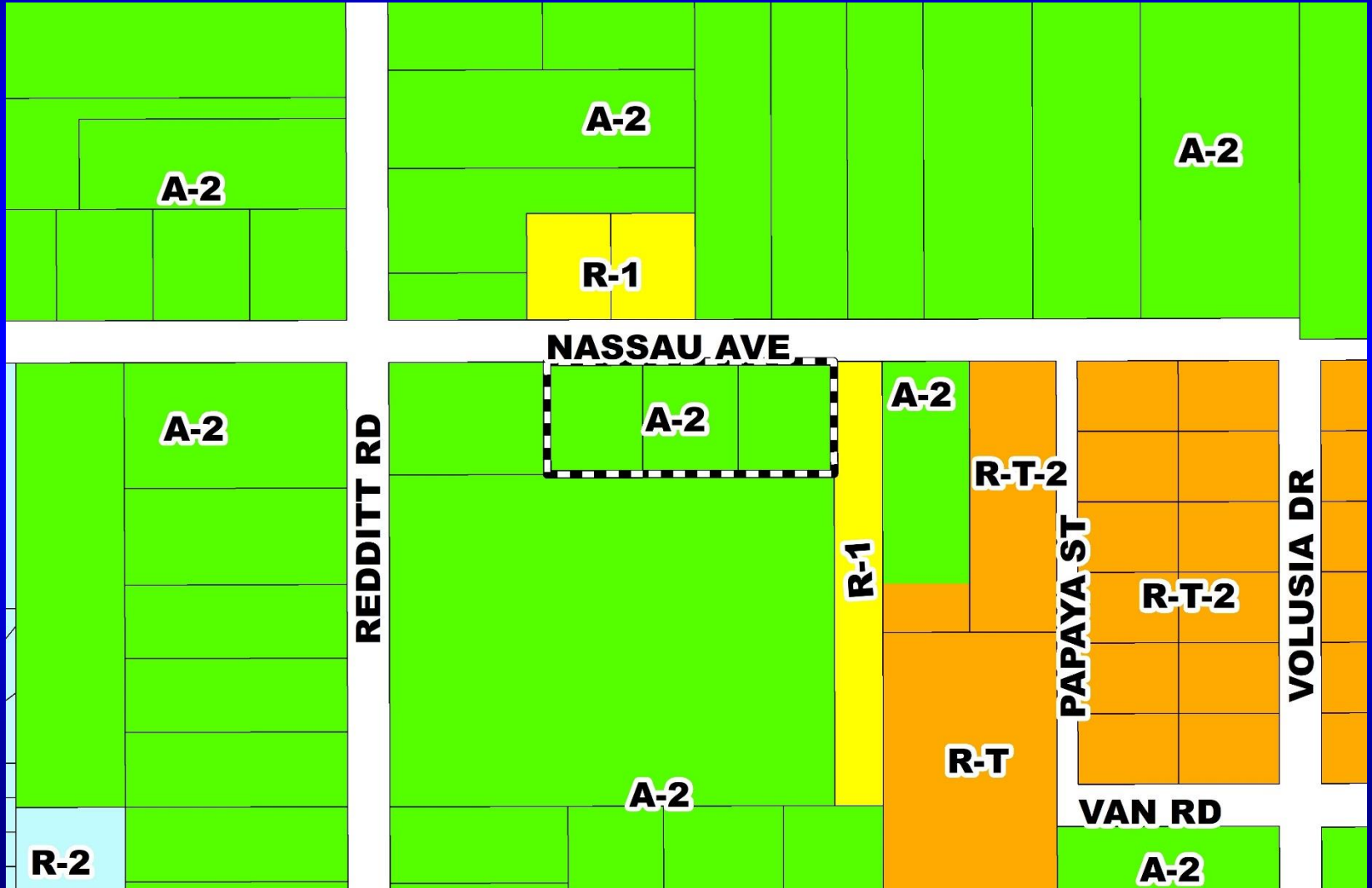




# RZ-20-01-073 – Honorio Saucedo

## Planning and Zoning Commission (PZC) Appeal

### Zoning Map

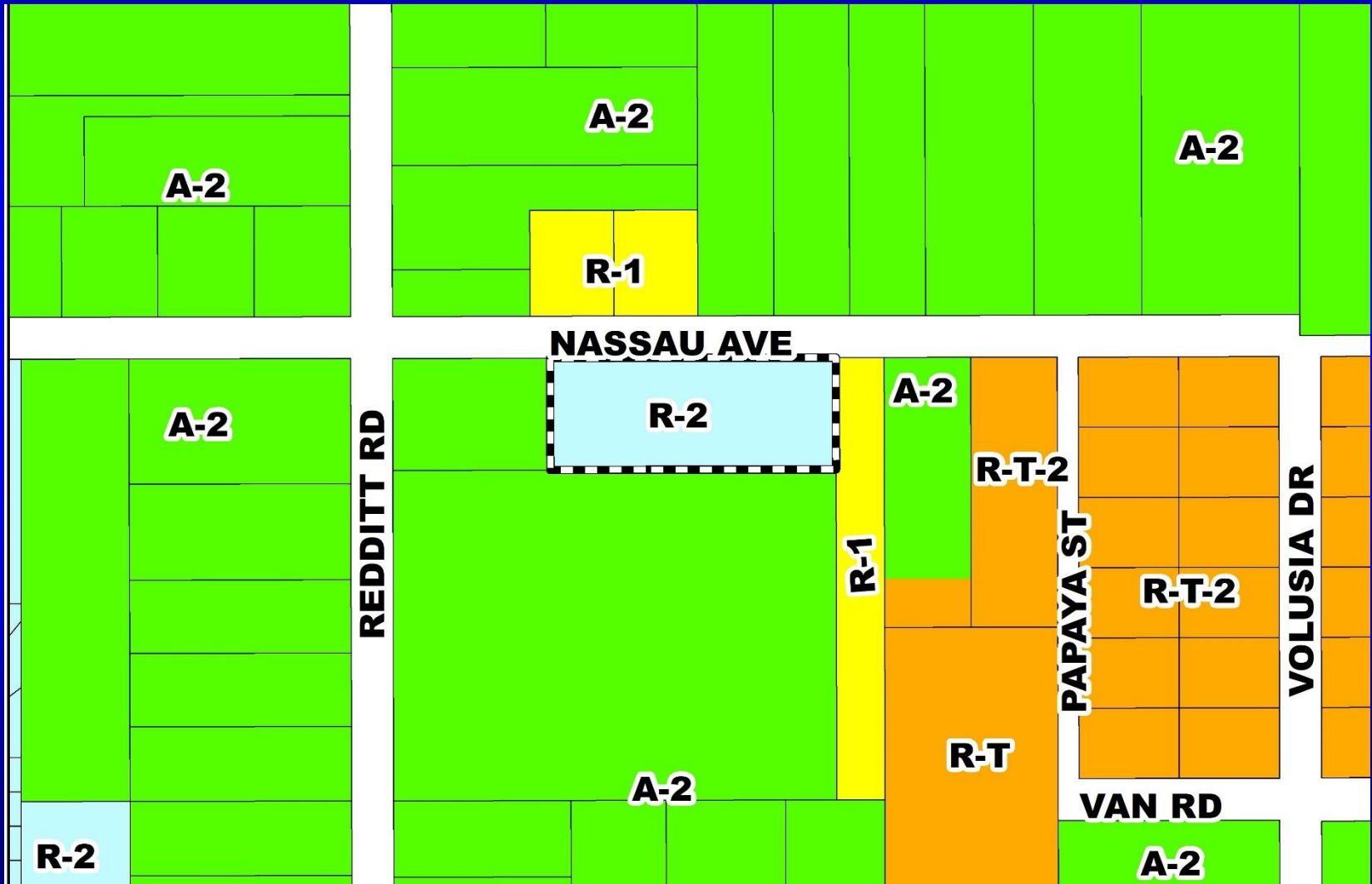




# RZ-20-01-073 – Honorio Saucedo

## Planning and Zoning Commission (PZC) Appeal

### Proposed Zoning Map





**RZ-20-01-073 – Honorio Saucedo  
Planning and Zoning Commission (PZC) Appeal  
Aerial Map**





# Action Requested

## PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-2 (Residential District) zoning, subject to the following restriction:

- 1) The subject property shall be limited to no more than 10 dwelling units.

**District 3**



# Action Requested

## Alternative Staff Recommendation

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of R-1A (Single-Family Dwelling District) zoning, subject to the following restriction:

- 1) The subject property shall be limited to no more than three (3) detached single-family dwelling units.

**District 3**



**RZ-19-12-058 – Ismael Portalatin  
Planning and Zoning Commission (PZC) Board-Called Hearing**

**This case was withdrawn by the applicant on March 4, 2020. No action is required on this item.**





# **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



# Action Requested

**Continue case RZ-19-10-044 to the April 21, 2020 Board of County Commissioners' meeting at 2:00 p.m.**

**District 3**



*Board of County Commissioners*

# Public Hearings

**March 10, 2020**