

Board of County Commissioners

Public Hearings

August 20, 2019



RZ-19-06-015 – James R. Morrison Planning and Zoning Commission (PZC) Appeal

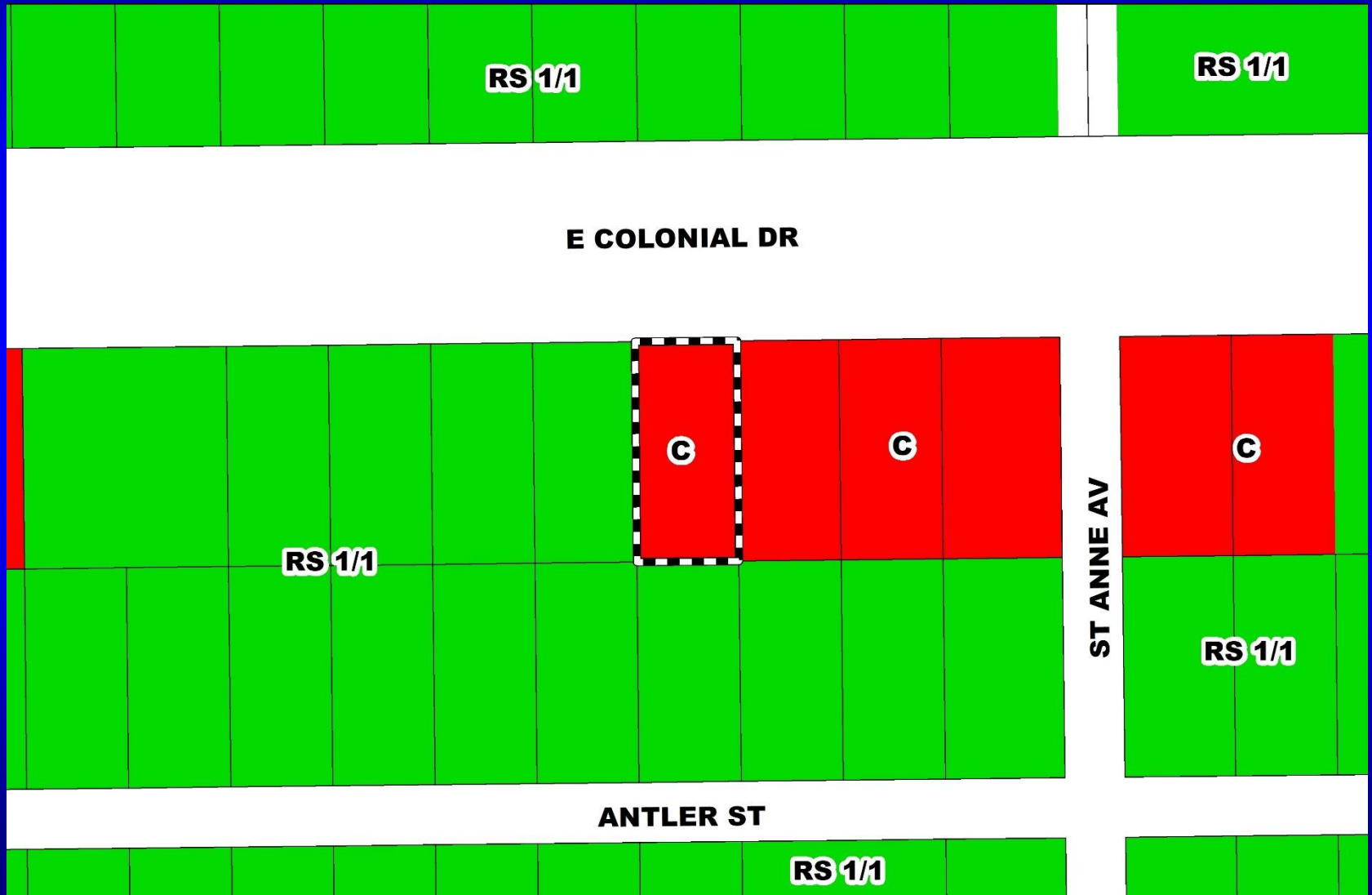
Case:	RZ-19-06-015
Applicant:	James R. Morrison, Florida Manufactured Home Sales, LLC
Appellant:	James R. Morrison, Florida Manufactured Home Sales, LLC
District:	2
Location:	25140 E. Colonial Drive; or generally located on the south side of E. Colonial Drive, approximately 325 feet west of St. Anne Avenue
Acreage:	0.52-gross acre
From:	C-1 (Retail Commercial District)
To:	C-2 (General Commercial District)
Proposed Use:	Outdoor sales, display and storage of mobile homes and sheds



RZ-19-06-015 – James R. Morrison

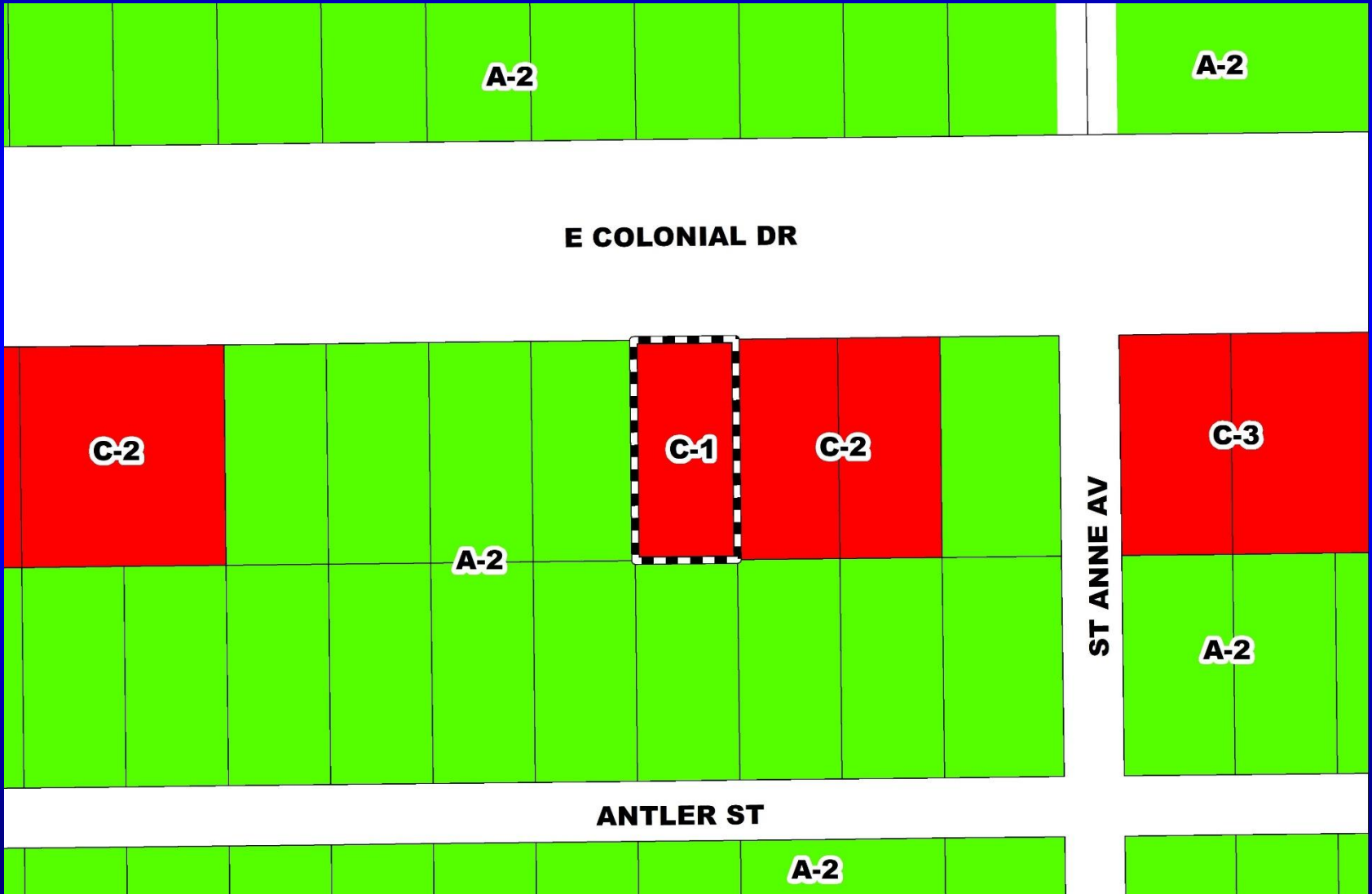
Planning and Zoning Commission (PZC) Appeal

Future Land Use Map





RZ-19-06-015 – James R. Morrison Planning and Zoning Commission (PZC) Appeal Zoning Map





RZ-19-06-015 – James R. Morrison Planning and Zoning Commission (PZC) Appeal Aerial Map





Action Requested

PZC Recommendation

Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested C-2 (General Commercial District) zoning.

District 5

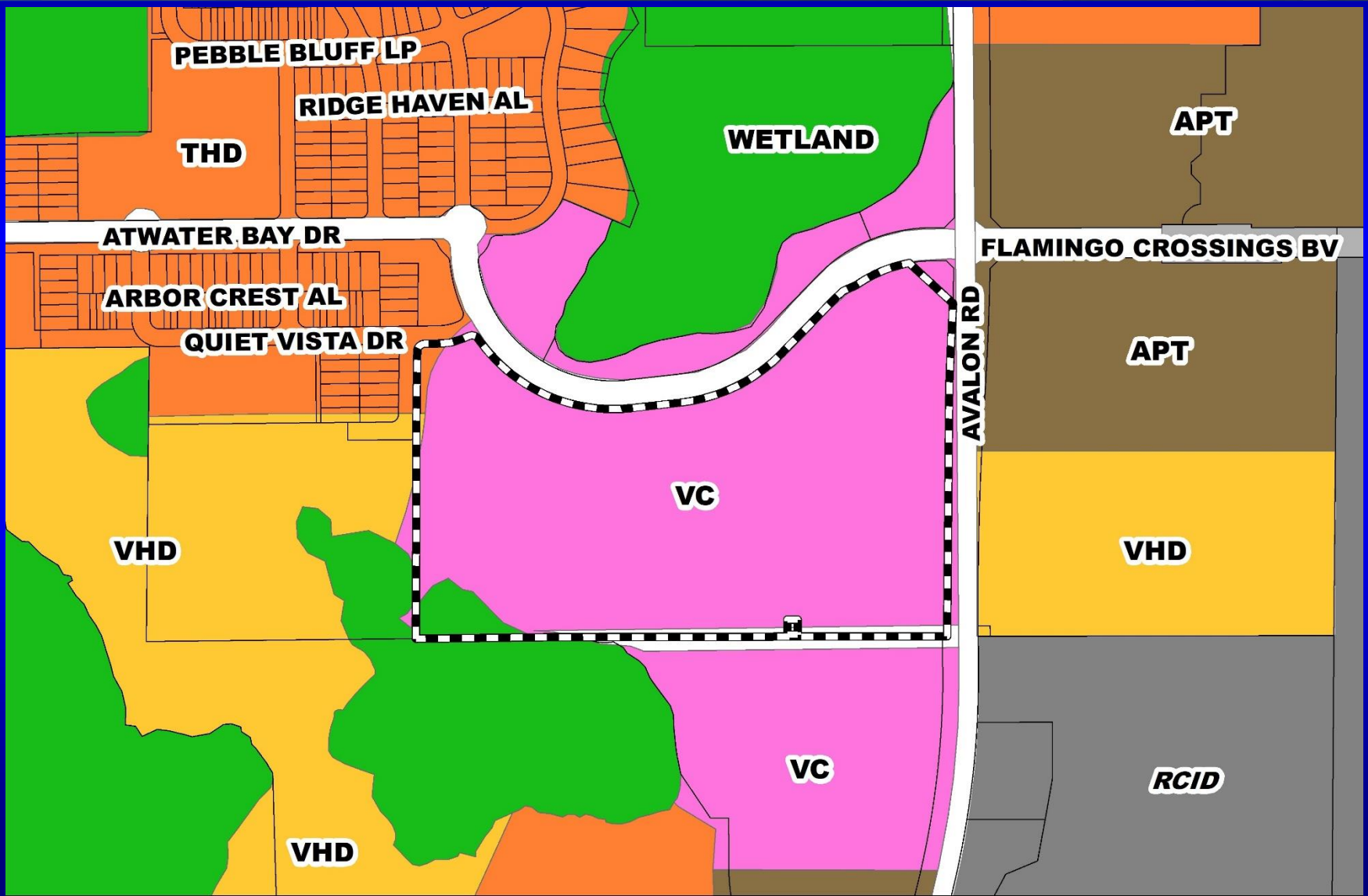


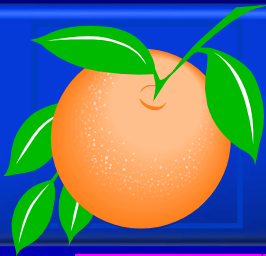
Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan

- Case:** PSP-18-09-302
- Project Name:** Waterleigh PD / Waterleigh Village Center Parcel 13 PSP
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 38.37 gross acres
- Location:** South of Waterway Passage Drive / West of Avalon Road
- Request:** To subdivide 38.37 acres in order to create six lots (1, 2A, 2B, 2C, 2D, 2E) with infrastructure, and a pond tract (P-1), in order to allow future development of 351 multi-family residential dwelling units, 105,000 square feet of commercial, and 79,453 square feet of office uses within the Village Center District.

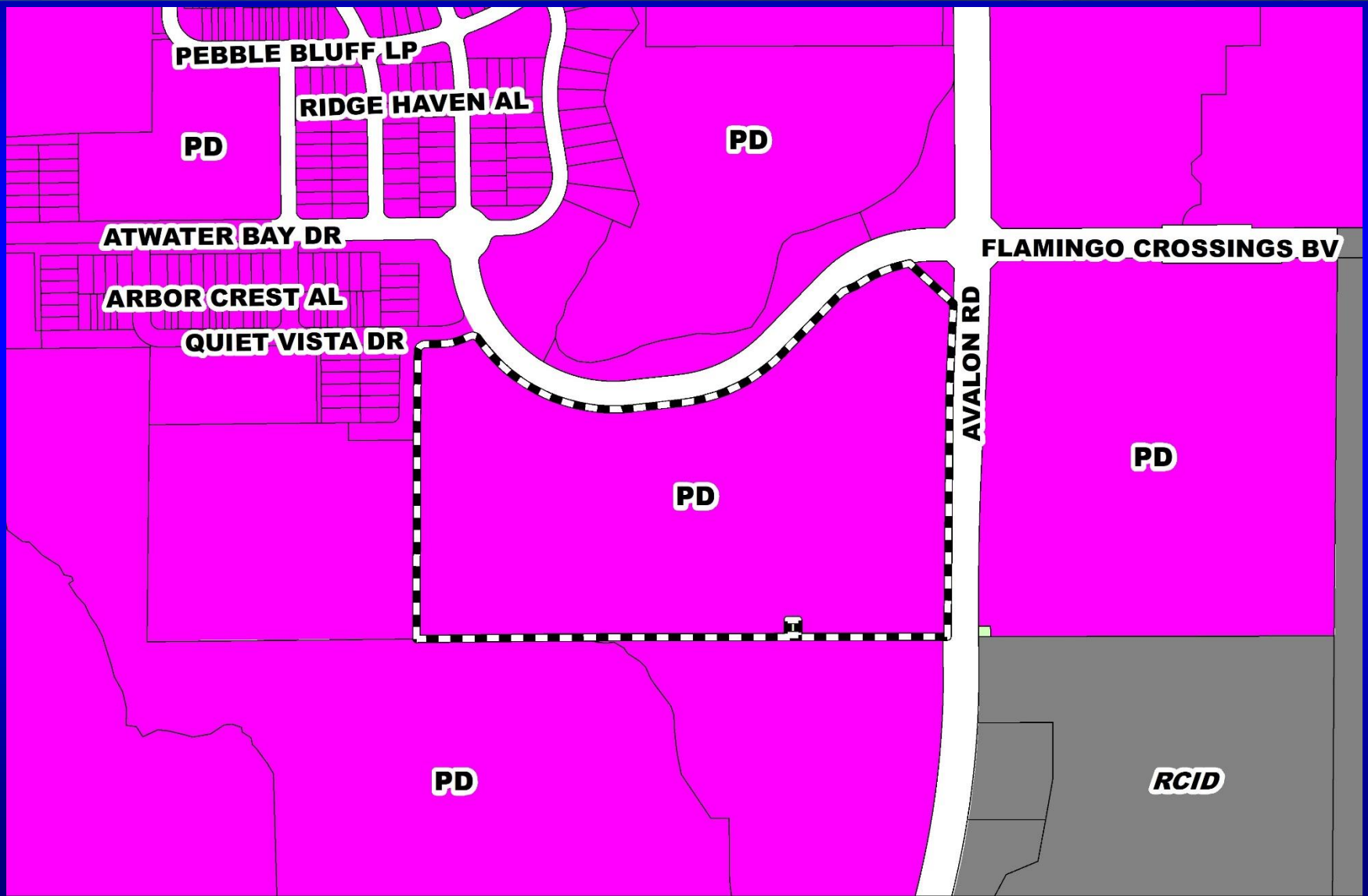


Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan Future Land Use Map





Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan Zoning Map





Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan Aerial Map





Action Requested

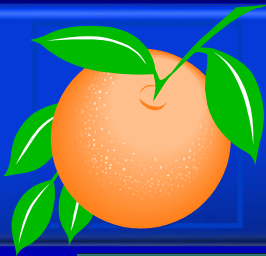
Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Waterleigh Village Center Parcel 13 PSP dated “Received June 28, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

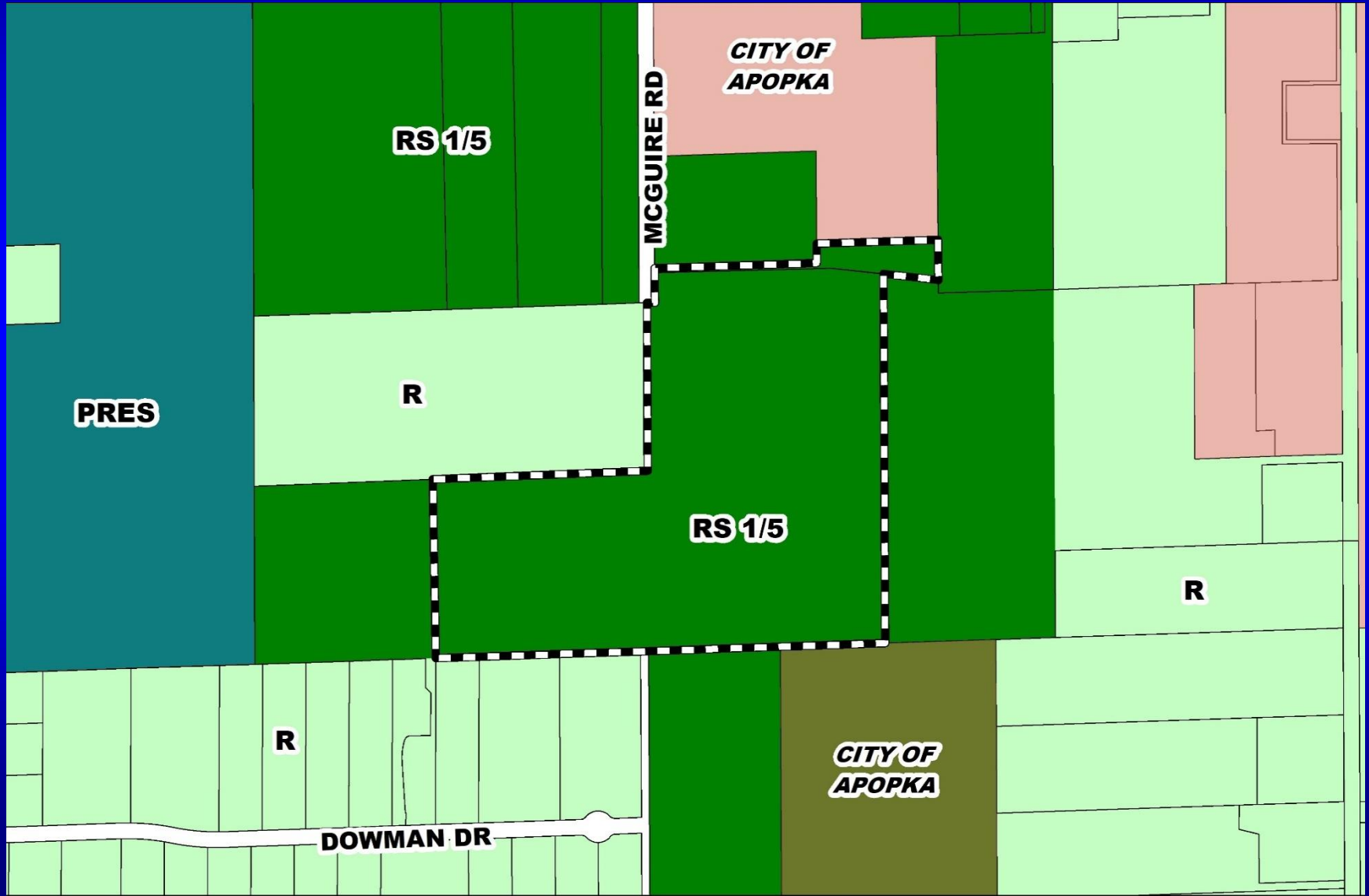


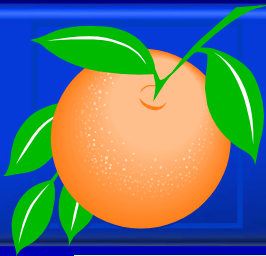
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan

- Case:** PSP-15-10-304
- Project Name:** Rainbow Ridge PD / Rainbow Ridge PSP
- Applicant:** Larry Poliner, RCE Consultants, LLC
- District:** 2
- Acreage:** 43.99 gross acres
- Location:** South of Haas Road / East of Plymouth Sorrento Road
- Request:** To subdivide 43.99 acres in order to construct 20 detached single-family residential dwelling units.
- In addition, two (2) waivers from Orange County Code are requested to eliminate the required street lighting and four-foot wide sidewalks on both sides of the street.

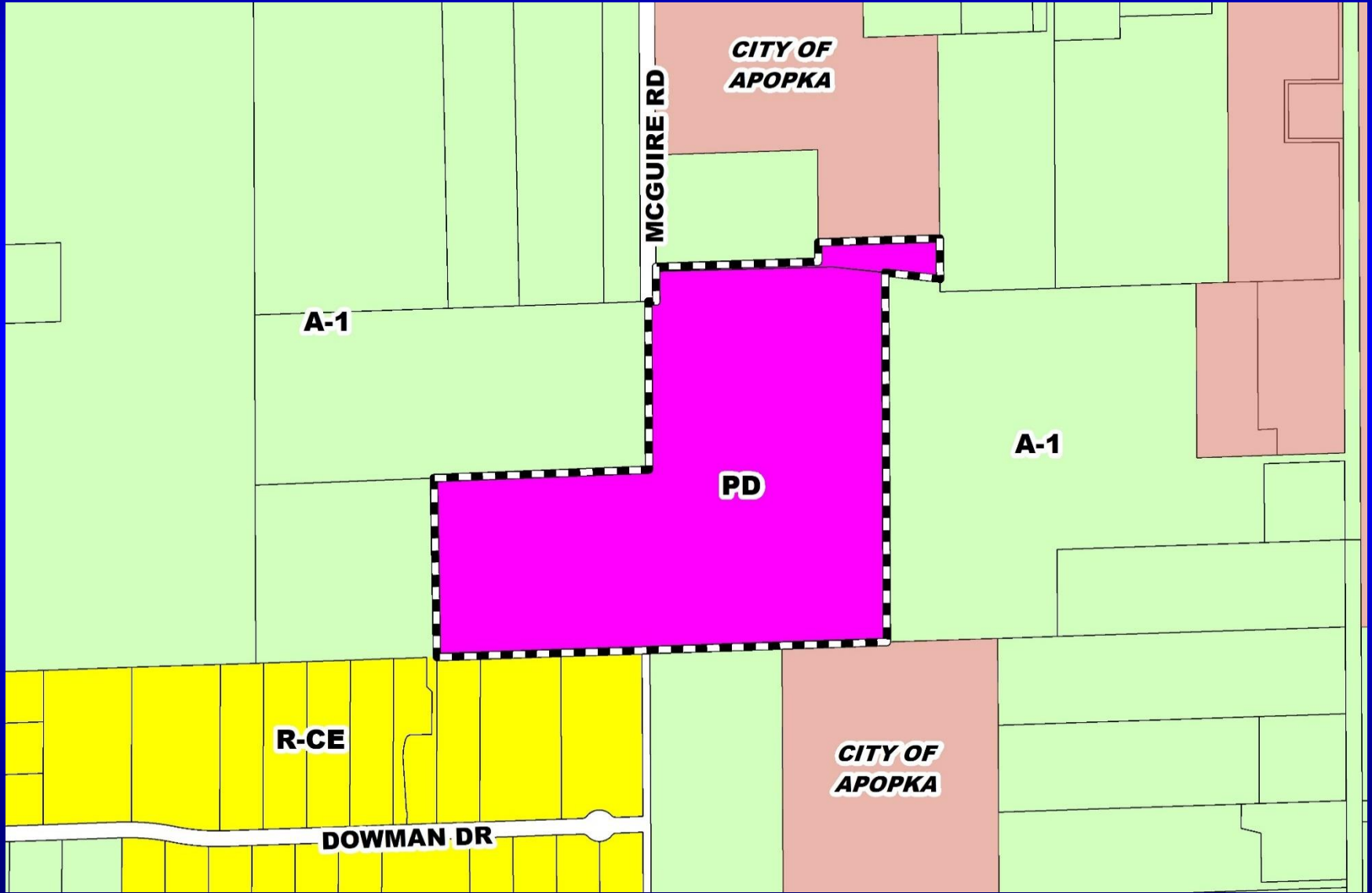


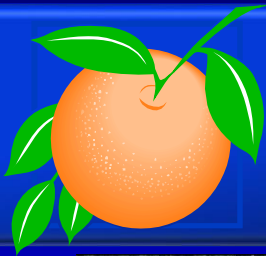
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Future Land Use Map





Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Zoning Map





Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Aerial Map





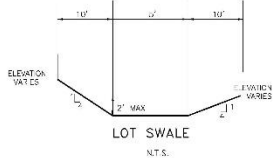
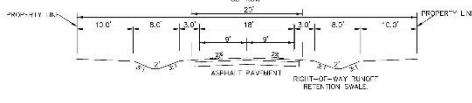
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan

Preliminary Subdivision Plan

LAND USE TABLE

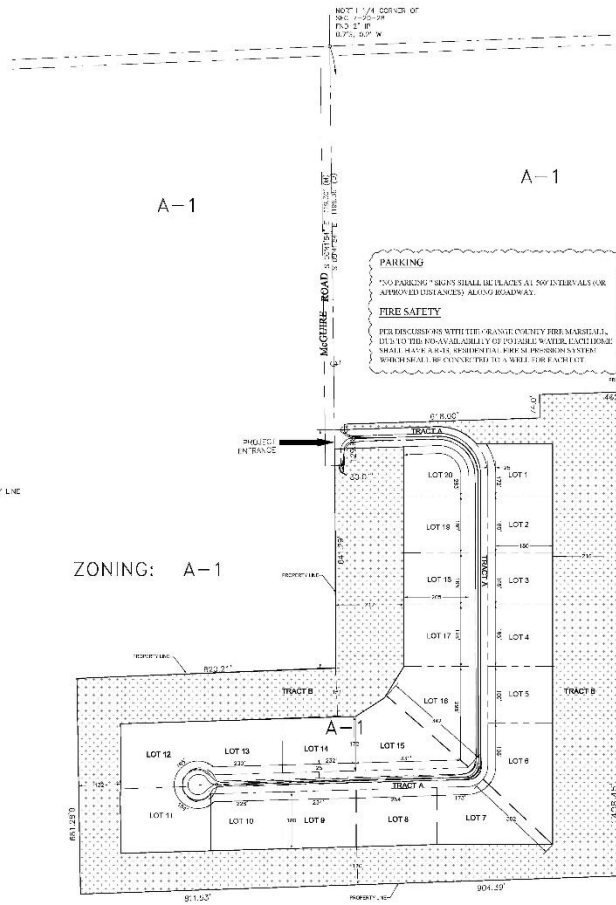
TRAC / LOT	AREA (SQ)	TOTAL AREA (AC)	*POA/P-PRIVATE
TRAC A (ROW)	48,558 SF	3.32 AC	POA
TRAC B (ROW)	201,598 SF	22.50 AC	POA
LOT 1	31,434 SF	0.74 AC	PRIVATE
LOT 2	31,159 SF	0.73 AC	PRIVATE
LOT 3	31,255 SF	0.72 AC	PRIVATE
LOT 4	37,012 SF	0.86 AC	PRIVATE
LOT 5	34,203 SF	0.79 AC	PRIVATE
LOT 6	54,311 SF	1.25 AC	PRIVATE
LOT 7	44,866 SF	1.03 AC	PRIVATE
LOT 8	44,838 SF	1.02 AC	PRIVATE
LOT 9	42,165 SF	0.97 AC	PRIVATE
LOT 10	40,443 SF	0.93 AC	PRIVATE
LOT 11	51,838 SF	1.19 AC	PRIVATE
LOT 12	32,757 SF	1.21 AC	PRIVATE
LOT 13	48,533 SF	0.89 AC	PRIVATE
LOT 14	39,847 SF	0.91 AC	PRIVATE
LOT 15	50,104 SF	1.15 AC	PRIVATE
LOT 16	49,351 SF	1.14 AC	PRIVATE
LOT 17	38,225 SF	0.87 AC	PRIVATE
LOT 18	32,124 SF	0.74 AC	PRIVATE
LOT 19	35,113 SF	0.81 AC	PRIVATE
LOT 20	30,500 SF	0.70 AC	PRIVATE
TOTAL AREA		43.89 ACRES	

*PROPERTY OWNERS ASSOCIATION



ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE WEKIVA STUDY AREA, AS ESTABLISHED BY THE WEKIVA PARKWAY AND PROTECTION ACT, SECTION 369.316 OF THE FLORIDA STATUTES (F.S.). ADDITIONAL ENVIRONMENTAL REGULATIONS APPLY.



- THIS SITE HAS A PAST AGRICULTURAL LAND USE (CITRUS GROVES) THAT MAY HAVE RESULTED IN SOIL AND/OR GROUNDWATER CONTAMINATION. PRIOR TO THE EARLIEST OF PLANTING, DEMOLITION, SITE CLEARING, GRADING, STUDIES, REVIEW OF MASS GRADING OR CONSTRUCTION PLANS, THE APPLICANT SHALL PROVIDE DOCUMENTATION TO ASSURE COMPLIANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) REGULATION 62-777 CONTAMINANT CLEANUP TARGET LEVELS, AND ANY OTHER CONTAMINANT CLEANUP TARGET LEVELS FOUND TO APPLY DURING FURTHER INVESTIGATIONS, TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION AND DEVELOPMENT ENGINEERING DIVISIONS.
- THIS SITE IS LOCATED WITHIN AN ETHYLENE DIBROMIDE (EDB) A SOIL PLUMBANT GROUNDWATER CONTAMINATION ZONE (RELEASER) BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). ANY NEW WATER WELLS WILL REQUIRE SPECIAL PERMITTING FROM FLORIDA ADMINISTRATIVE CODE FAC 62-927, WHICH INCLUDES SPECIFIC CONSTRUCTION AND/OR TREATMENT REQUIREMENTS.

PARKING

*NO PARKING ZONES SHALL BE PLACED AT 50' INTERVALS (OR APPROVED INTERVALS) ALONG ROADWAYS.

FIRE SAFETY

THE PROPOSED LOTS WITHIN THE ORANGE COUNTY FIRE MARSHAL'S DISTRICT 10 FIRE SERVICE AREA SHALL BE USABLE WITH EXISTING OR SMALL-HAZARD AUTOMATIC FIRE-PROTECTION SYSTEMS. REQUIREMENTS FOR CONNECTING TO A FIRE SERVICE DISTRICT.

**RAINBOW RIDGE
PRELIMINARY SUBDIVISION PLAN
ORANGE COUNTY**

NO.	REVISION/DATE

MCL Consulting, LLC
 4617 Avenue 80th
 Jacksonville, Florida 32216
 904-421-2603
 MCLConsulting@att.net

Engineer of Record
 License No. 12000
 MCL Consulting, LLC
 4617 Avenue 80th
 Jacksonville, Florida 32216

PROJECT NO: 201801
 SHEET NO: 2
 DATE: MAY 2018
 SCALE: AS SHOWN
2
 SITE PLAN



Action Requested

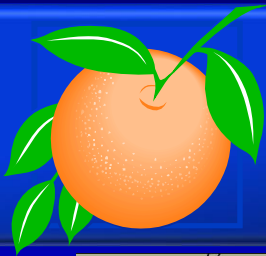
Make a finding of consistency with the Comprehensive Plan and approve the Rainbow Ridge PD / Rainbow Ridge PSP dated “Received June 18, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

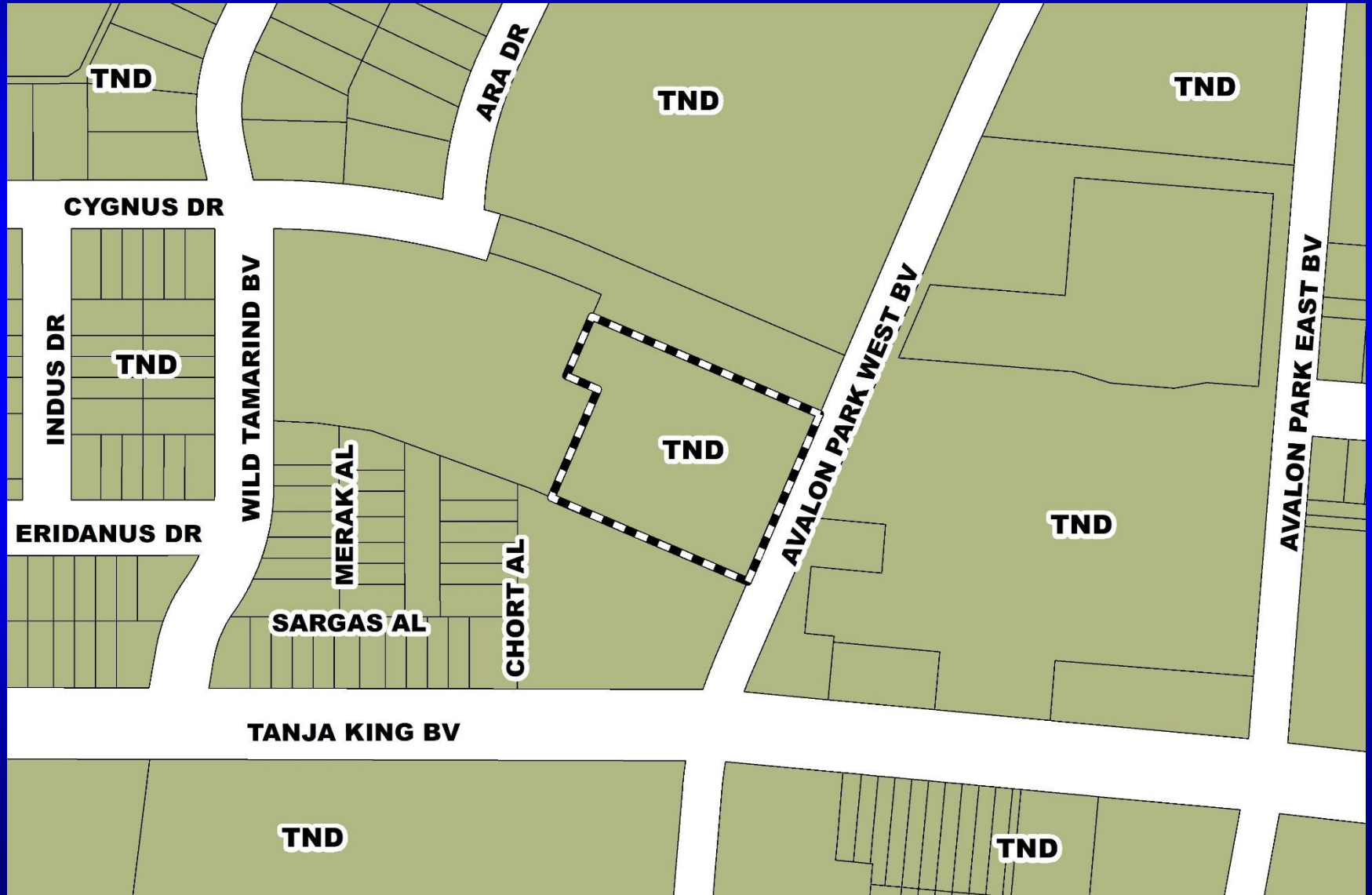


Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan

- Case:** PSP-18-12-403
- Project Name:** Avalon Park PD / Avalon Town Center Townhomes PSP
- Applicant:** Steve Mellich, Mellich Blenden Engineering, LLC
- District:** 4
- Acreage:** 1.45 gross acres
- Location:** North of Tanja King Boulevard / West of Avalon Park West Boulevard
- Request:** To subdivide 1.45 acres in order to construct 24 attached single-family residential dwelling units.
- In addition, one (1) waiver from Orange County Code to allow the lots to front a mew, open space, etc., instead of a County roadway. Legal access will be through a ingress/egress easement shown on the plat.



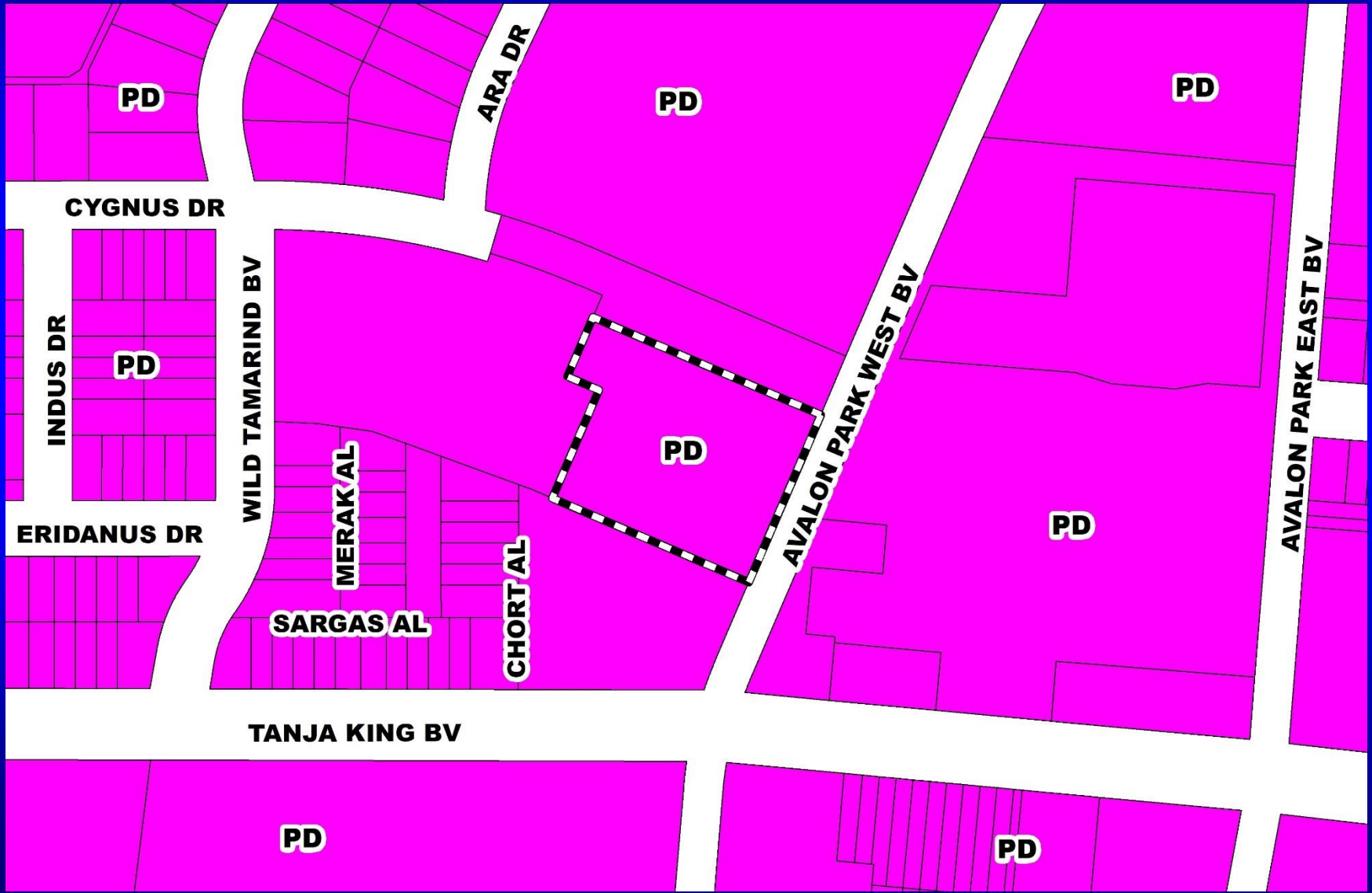
Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Future Land Use Map





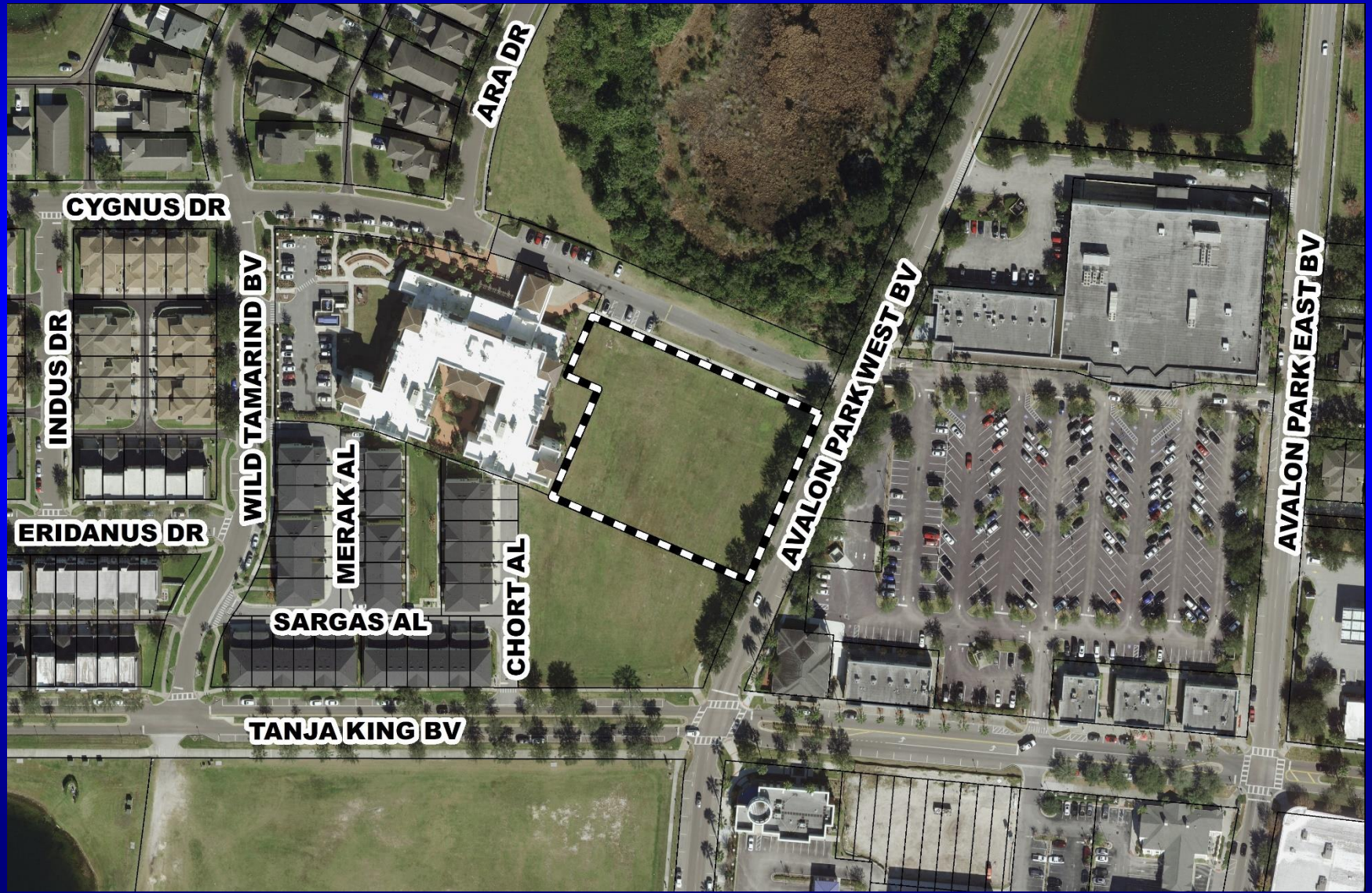
Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan

Zoning Map





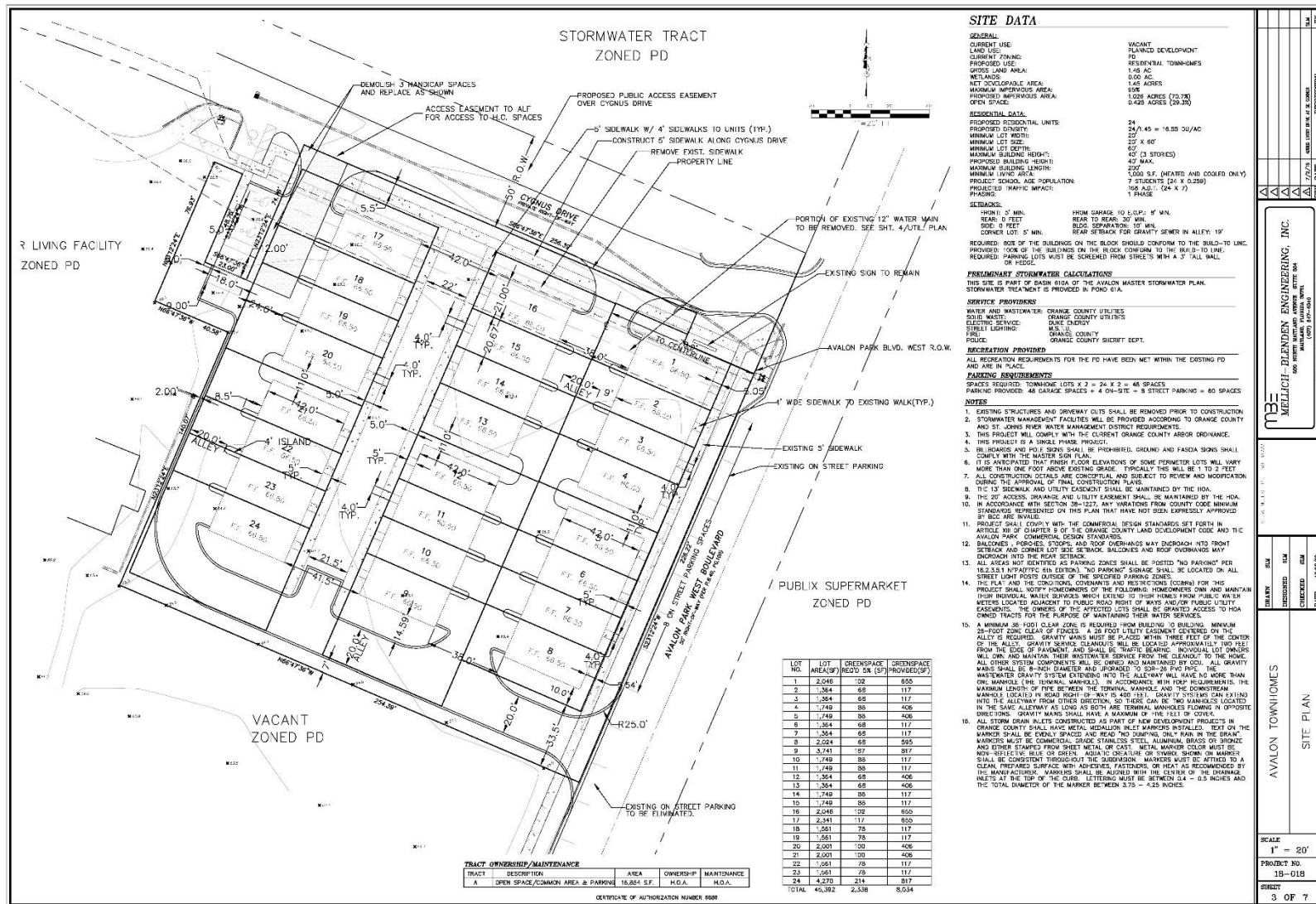
Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Aerial Map



Avalon Park PD / Avalon Town Center Townhomes

Preliminary Subdivision Plan

Preliminary Subdivision Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Avalon Park PD / Avalon Town Center Townhomes PSP dated “Received July 8, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

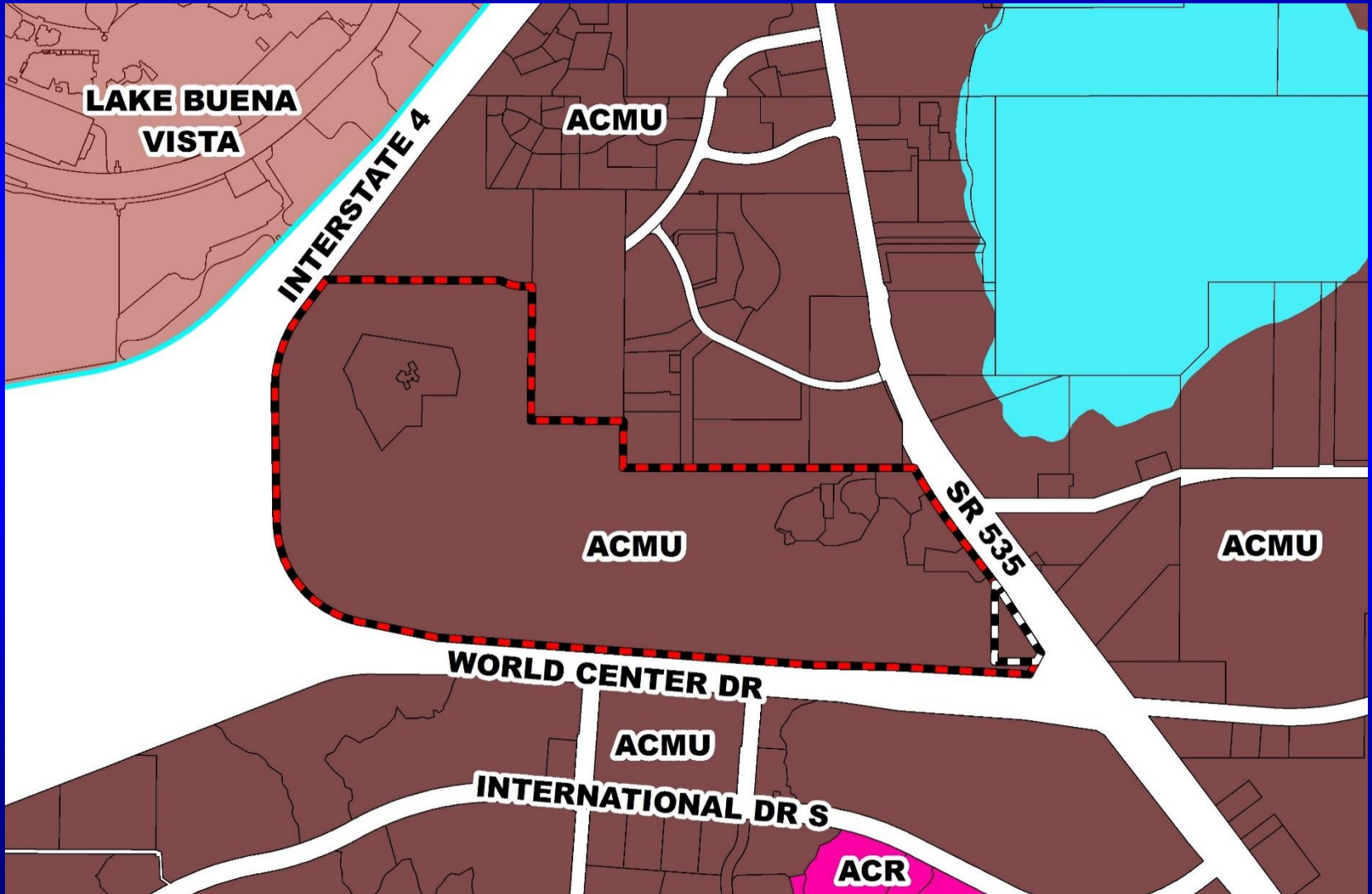


Marriott World Center Planned Development / Land Use Plan

- Case:** CDR-19-01-000
- Project Name:** Marriott World Center PD/LUP
- Applicant:** Nizam Kahn, World Center Plaza, LLC
- District:** 1
- Acreage:** 205.96 gross acres (*overall PD*)
2.35 gross acre (*affected parcel only*)
- Location:** 14344 State Road 535; or generally located north of World Center Drive and west of State Road 535
- Request:** To request a waiver from Orange County Code Section 38-1287(4) to allow a 7.5 foot wide front pavement setback, in lieu of the 25 foot wide front setback.

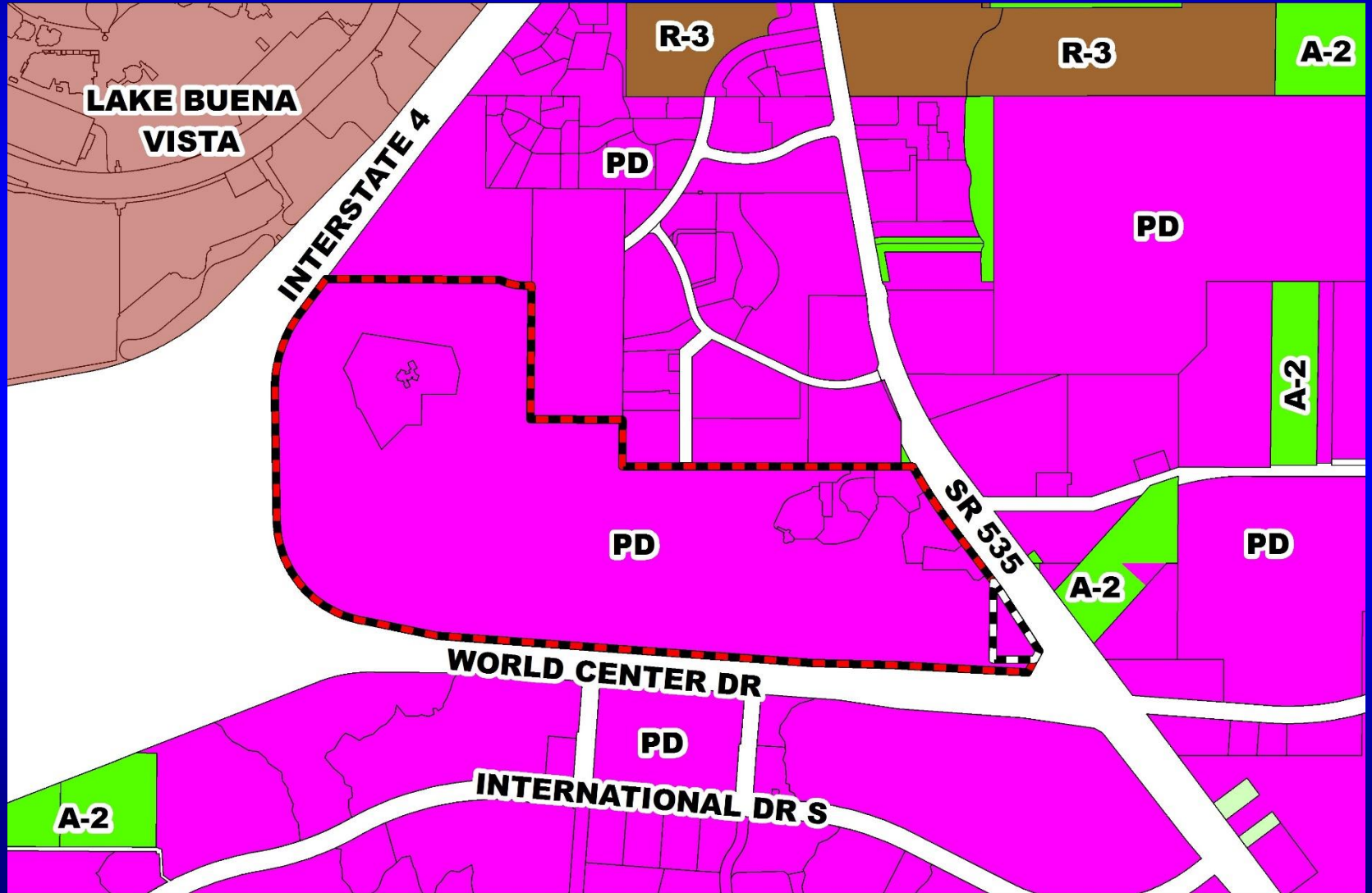


Marriott World Center Planned Development / Land Use Plan Future Land Use Map





Marriott World Center Planned Development / Land Use Plan Zoning Map





Marriott World Center Planned Development / Land Use Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Marriott World Center Planned Development / Land Use Plan (PD/LUP) dated “Received March 5, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan

Case: CDR-19-06-227

Project Name: Waterleigh PD / Waterleigh Phase 3 PSP

Applicant: Adam Smith, VHB, Inc.

District: 1

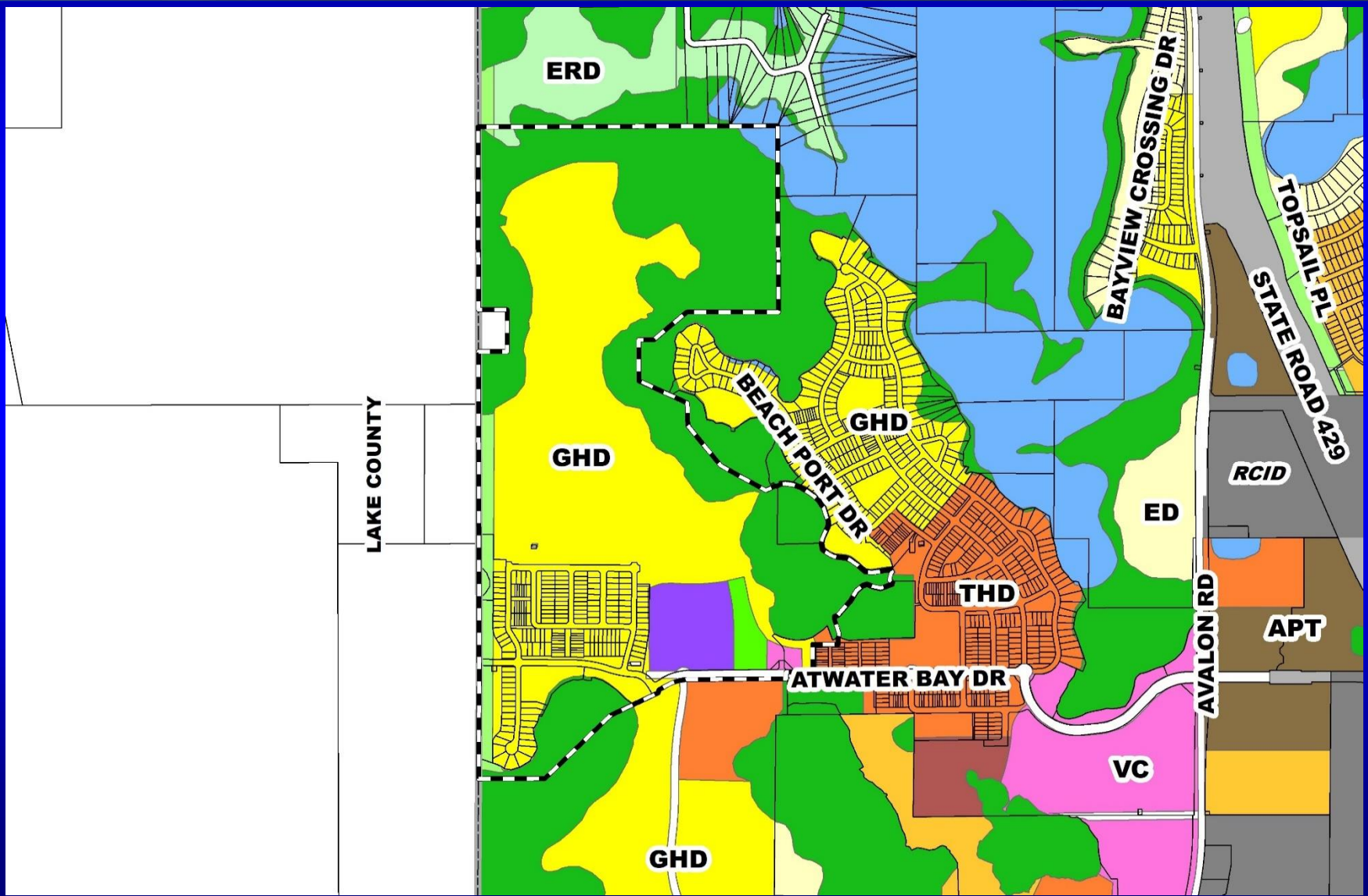
Acreage: 355.02 gross acres

Location: West of Avalon Road / South of Old YMCA Road

Request: To modify the August 21, 2018, BCC Condition of Approval #19, by removing the portion which mandates the requirement for temporary addressing to be provided for permits and the Certificate of Completion to be issued prior to approval and recording of the plat, and the requirement of all required inspections to be complete and approved prior to issuance of a Certificate of Occupancy.

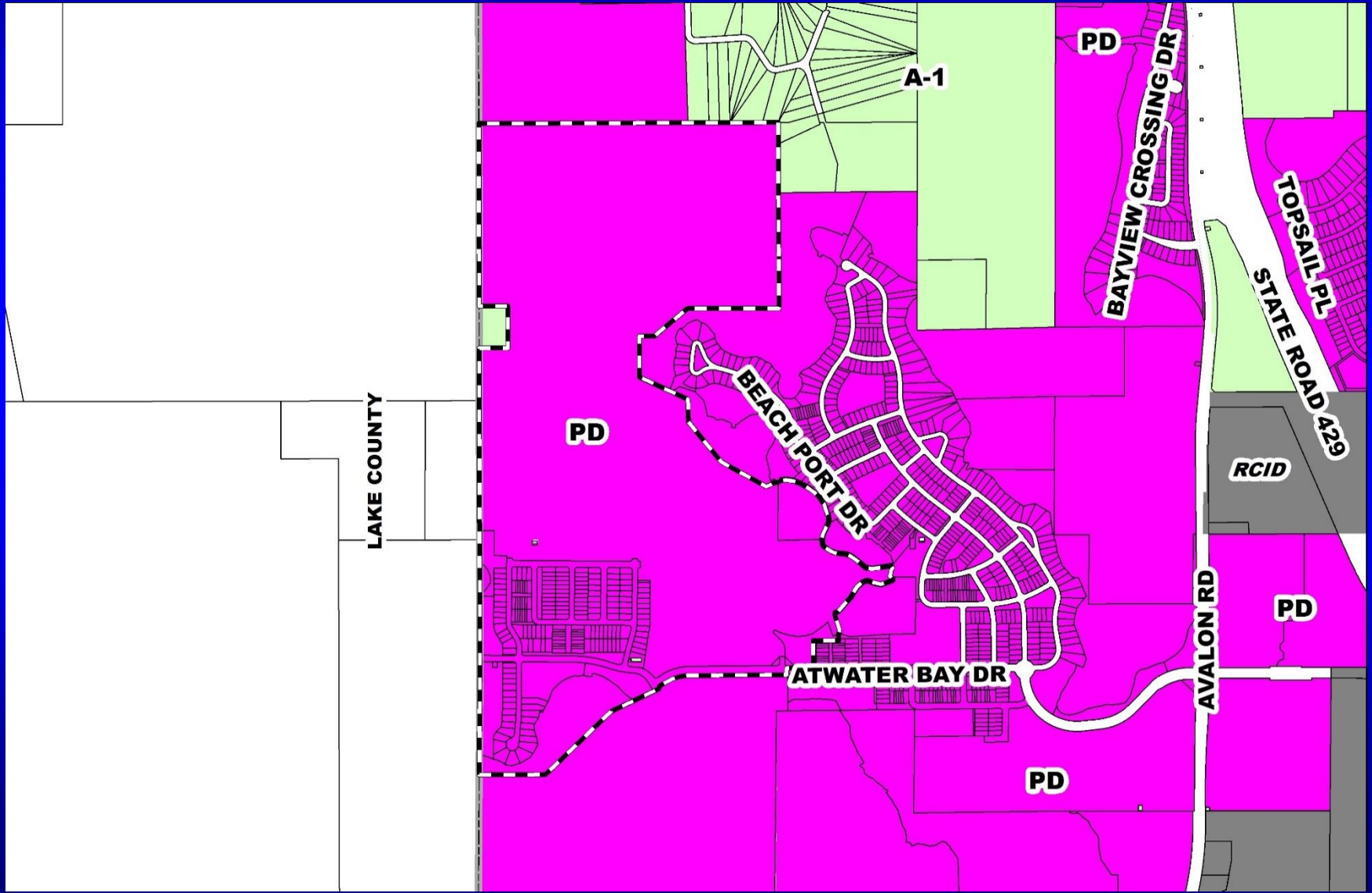


Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Future Land Use Map





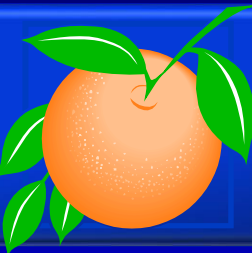
Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Zoning Map





Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Aerial Map

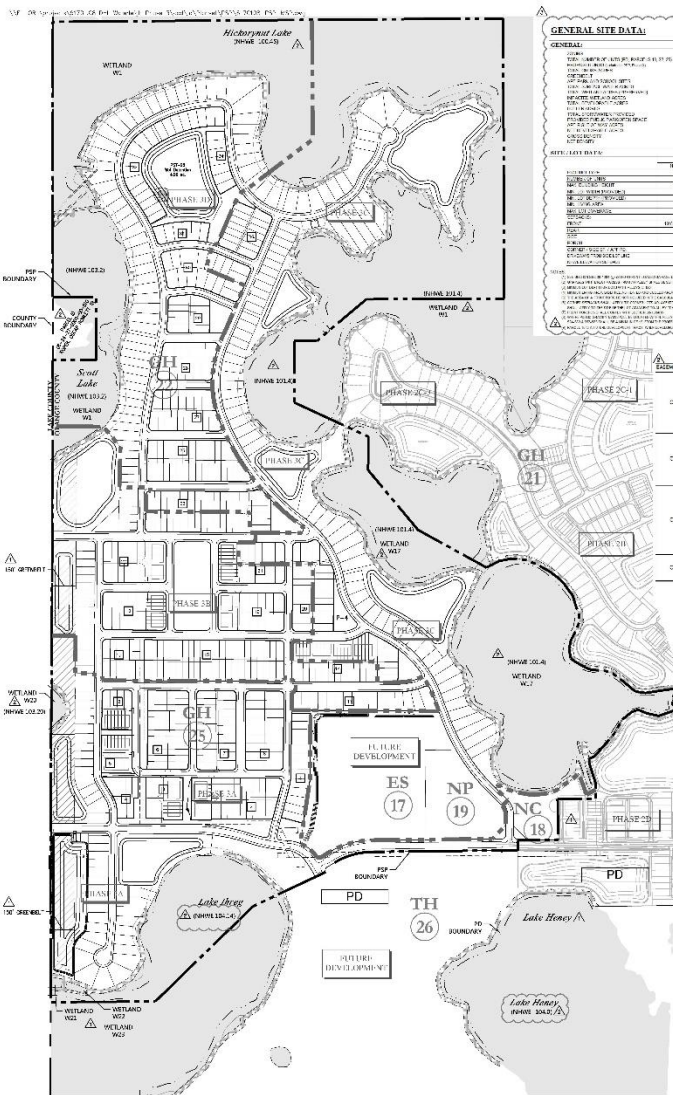




Waterleigh PD / Waterleigh Phase 3

Preliminary Subdivision Plan

Preliminary Subdivision Plan



GENERAL SITE DATA:

GENERAL	AREA (AC)	PERMITS
TOTAL AREA	132.14	132.14
PHASE 1A	30.00	30.00
PHASE 1B	30.00	30.00
PHASE 1C	30.00	30.00
PHASE 2A	30.00	30.00
PHASE 2B	30.00	30.00
PHASE 2C	30.00	30.00
PHASE 3A	30.00	30.00
PHASE 3B	30.00	30.00
PHASE 3D	30.00	30.00

ADDITIONAL DATA:

TYPE	AREA (AC)	PERCENT (%)
PHASE 1A	30.00	22.71
PHASE 1B	30.00	22.71
PHASE 1C	30.00	22.71
PHASE 2A	30.00	22.71
PHASE 2B	30.00	22.71
PHASE 2C	30.00	22.71
PHASE 3A	30.00	22.71
PHASE 3B	30.00	22.71
PHASE 3D	30.00	22.71

Block Size Chart

Block ID	Perimeter (ft)
01	1,200
02	1,300
03	1,400
04	1,500
05	1,600
06	1,700
07	1,800
08	1,900
09	2,000
10	2,100
11	2,200
12	2,300
13	2,400
14	2,500
15	2,600
16	2,700
17	2,800
18	2,900
19	3,000
20	3,100
21	3,200
22	3,300
23	3,400
24	3,500

Average Block Perimeter Chart

Within 1/4 M.I. of Village Center (ft)	Beyond 1/4 M.I. of Village Center (ft)
1,200	1,500
1,300	1,800
1,400	2,100
1,500	2,400
1,600	2,700
1,700	3,000
1,800	3,300
1,900	3,600
2,000	3,900
2,100	4,200
2,200	4,500
2,300	4,800
2,400	5,100
2,500	5,400
2,600	5,700
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3,900	9,600
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4,500	11,400
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4,800	12,300
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5,100	13,200
5,200	13,500
5,300	13,800
5,400	14,100
5,500	14,400
5,600	14,700
5,700	15,000
5,800	15,300
5,900	15,600
6,000	15,900
6,100	16,200
6,200	16,500
6,300	16,800
6,400	17,100
6,500	17,400
6,600	17,700
6,700	18,000
6,800	18,300
6,900	18,600
7,000	18,900

Lot Chart

Lot Type	Phase 1A	Phase 1B	Phase 1C	Phase 1D	Total Lot Count
01	10	10	10	10	40
02	10	10	10	10	40
03	10	10	10	10	40
04	10	10	10	10	40
05	10	10	10	10	40
06	10	10	10	10	40

GENERAL NOTES:

- The site plan shall be used as a guide only. All dimensions shall be taken from the centerline of the road or the centerline of the lot line.
- All easements shall be shown as dashed lines.
- All utilities shall be shown as solid lines.
- All wetland areas shall be shown as hatched areas.
- All other areas shall be shown as white areas.

LEGEND:

- PD BOUNDARY
- PIP BOUNDARY
- PHASE DELINEATION
- NORMAL HIGH WATER ELEVATION
- RECEIVED OR MAINTAINED SURFACE
- TO BE MAINTAINED
- UNPAVED SURF / COVERTION EXISTING / UNPAVED EXISTING / NATURAL OUTLET
- GRAVEL
- ADJACENT ZONING / ADJACENT FUTURE LAND USE
- BLOCK ID

PLANNING:

- PLAN PREPARED BY: [Name]
- DATE: [Date]
- PROJECT NO.: [Number]

PHASE 1A:

- AREA: 30.00 AC
- PERCENT: 22.71%

PHASE 1B:

- AREA: 30.00 AC
- PERCENT: 22.71%

PHASE 1C:

- AREA: 30.00 AC
- PERCENT: 22.71%

PHASE 2A:

- AREA: 30.00 AC
- PERCENT: 22.71%

PHASE 2B:

- AREA: 30.00 AC
- PERCENT: 22.71%

PHASE 2C:

- AREA: 30.00 AC
- PERCENT: 22.71%

PHASE 3A:

- AREA: 30.00 AC
- PERCENT: 22.71%

PHASE 3B:

- AREA: 30.00 AC
- PERCENT: 22.71%

PHASE 3D:

- AREA: 30.00 AC
- PERCENT: 22.71%

ADDITIONAL NOTES:

The site plan shall be used as a guide only. All dimensions shall be taken from the centerline of the road or the centerline of the lot line.

vhb

275 E. Robinson Street
Suite 300
Orlando, FL 32801
407.859.4006
Certification of Authorization
Number FL 42952

Legend:

- PD BOUNDARY
- PIP BOUNDARY
- PHASE DELINEATION
- NORMAL HIGH WATER ELEVATION
- RECEIVED OR MAINTAINED SURFACE
- TO BE MAINTAINED
- UNPAVED SURF / COVERTION EXISTING / UNPAVED EXISTING / NATURAL OUTLET
- GRAVEL
- ADJACENT ZONING / ADJACENT FUTURE LAND USE
- BLOCK ID

Village H of Horizon West Waterleigh PD - Phase 3

Orange County, Florida

Preliminary Subdivision Plan

Oct. 20. 2017

Vertical Datum NAVD88

Master Site Plan & Site Data

DATE: Jun 14 2018

61701.08

C-2



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Waterleigh PD / Phase 3 PSP dated “Received May 30, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

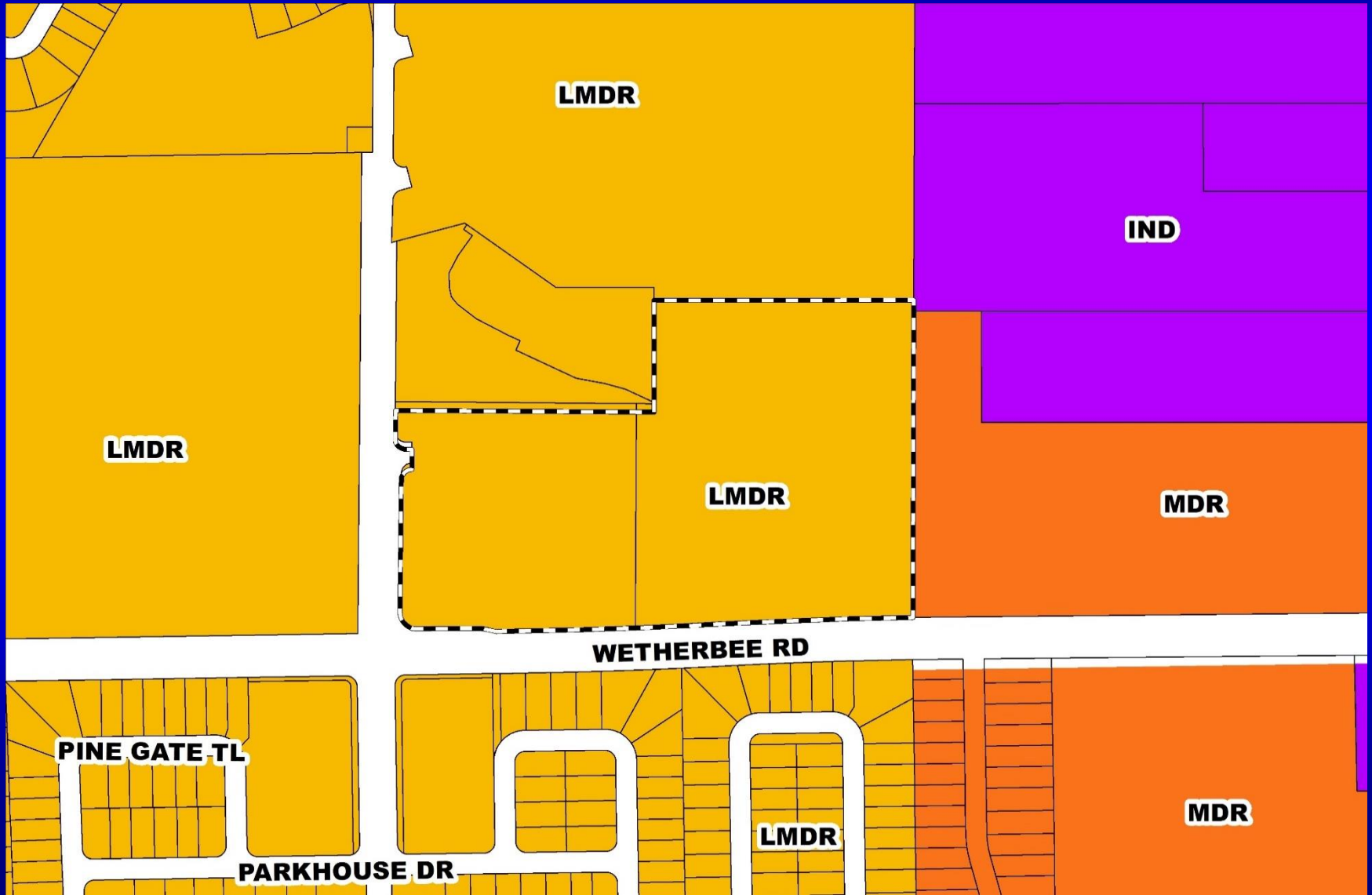


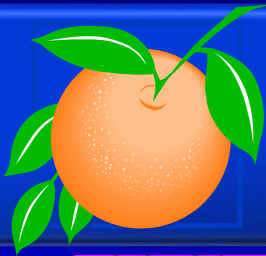
AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan

- Case:** CDR-19-06-199
- Project Name:** AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 PSP
- Applicant:** Matt Young, Taylor Morrison Homes
- District:** 4
- Acreage:** 18.69 gross acres
- Location:** North of E. Wetherbee Road / Southwest of Boggy Creek Road
- Request:** To modify the June 5, 2018, BCC Condition of Approval #21 by removing the portion which mandates the requirement for temporary addressing to be provided for permits and the Certificate of Completion to be issued prior to approval and recording of the plat, and the requirement of all required inspections to be complete and approved prior to issuance of a Certificate of Occupancy.

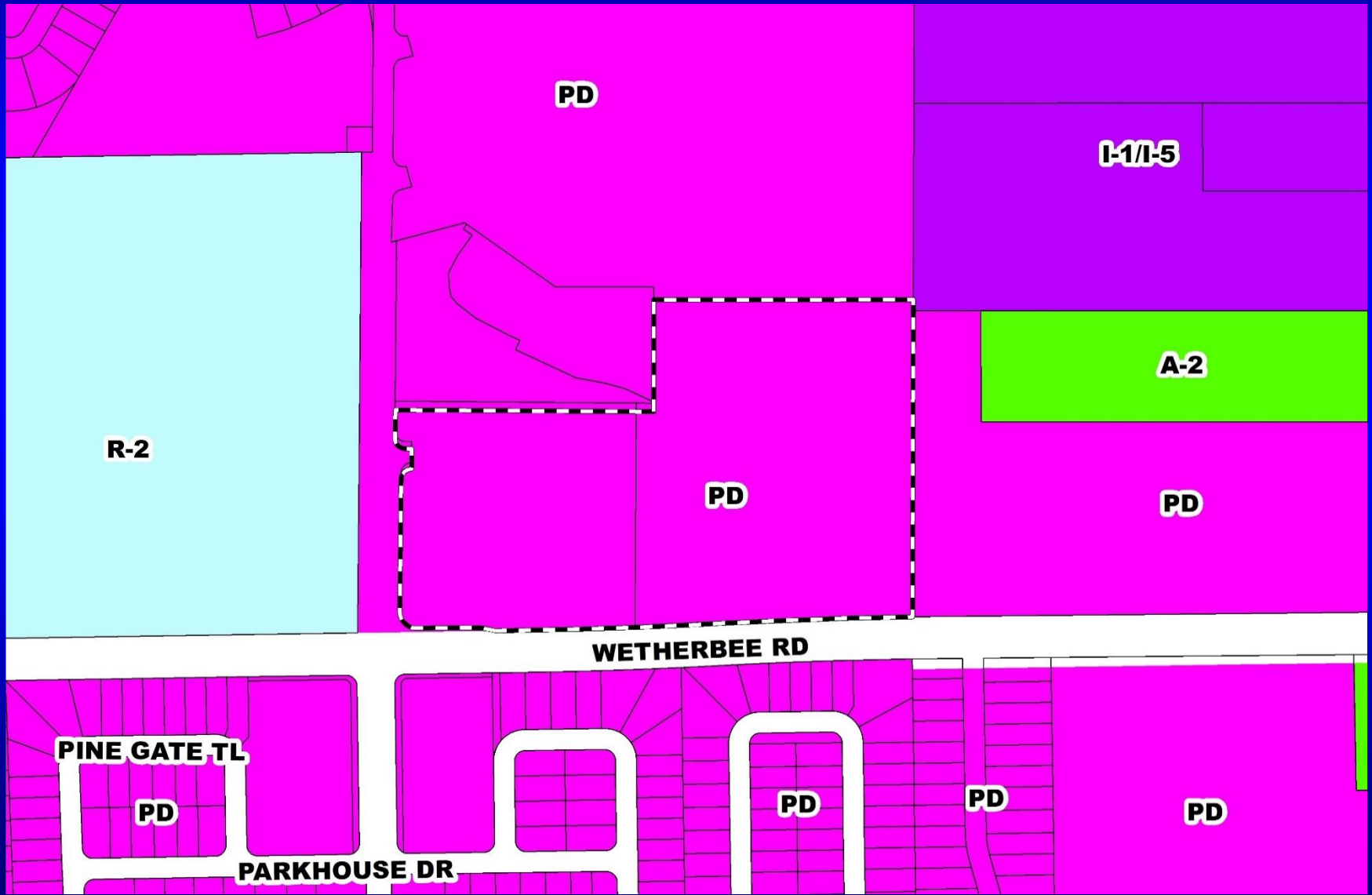


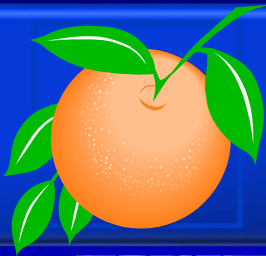
AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Future Land Use Map





AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Zoning Map





AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 PSP dated “Received April 2, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

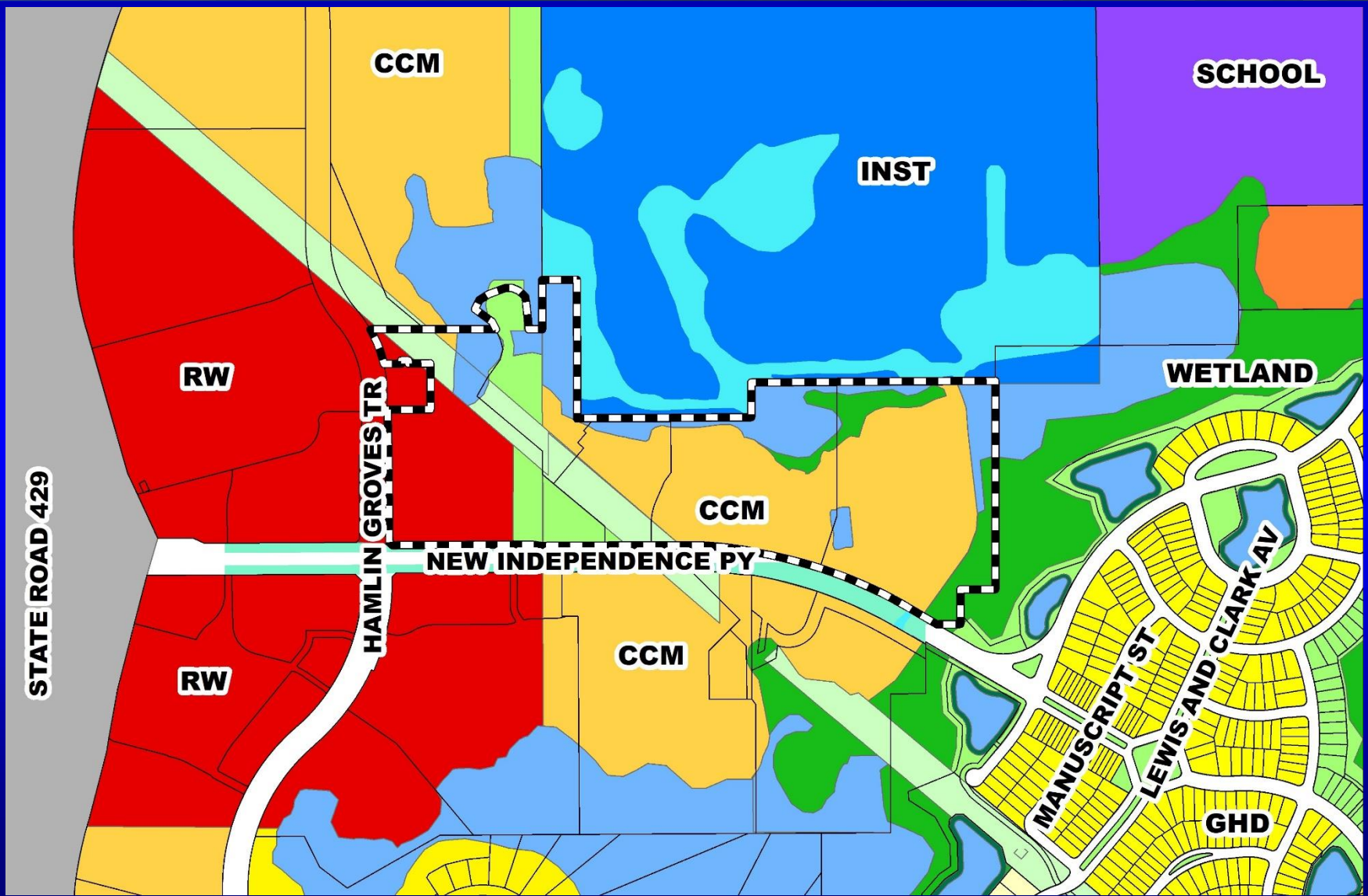


Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP)

- Case:** CDR-19-03-086
- Project Name:** Hamlin PD-UNP / Hamlin East Proton Therapy Center
PSP/DP
- Applicant:** Scott Gentry, Kelly, Collins & Gentry, Inc.
- District:** 1
- Acreage:** 60.78 gross acres
- Location:** North of New Independence Parkway / East of Hamlin
Groves Trail
- Request:** To construct two temporary ponds to serve the Proton site and Lot 1, modify Framework Streets D and F, and split Lot 2 into three parcels for a total of five lots within the Preliminary Subdivision Plan.

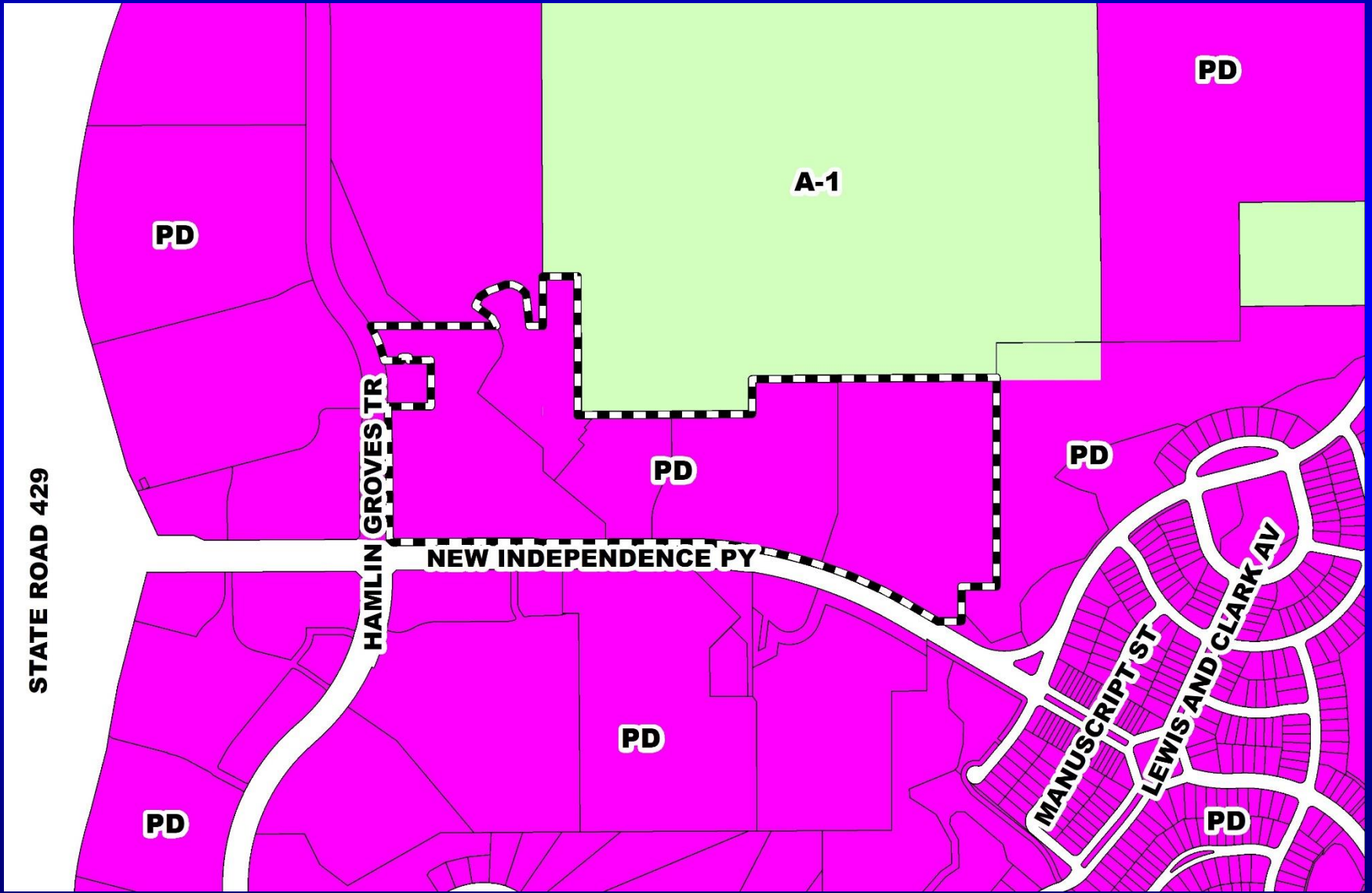


Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Future Land Use Map





Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Zoning Map



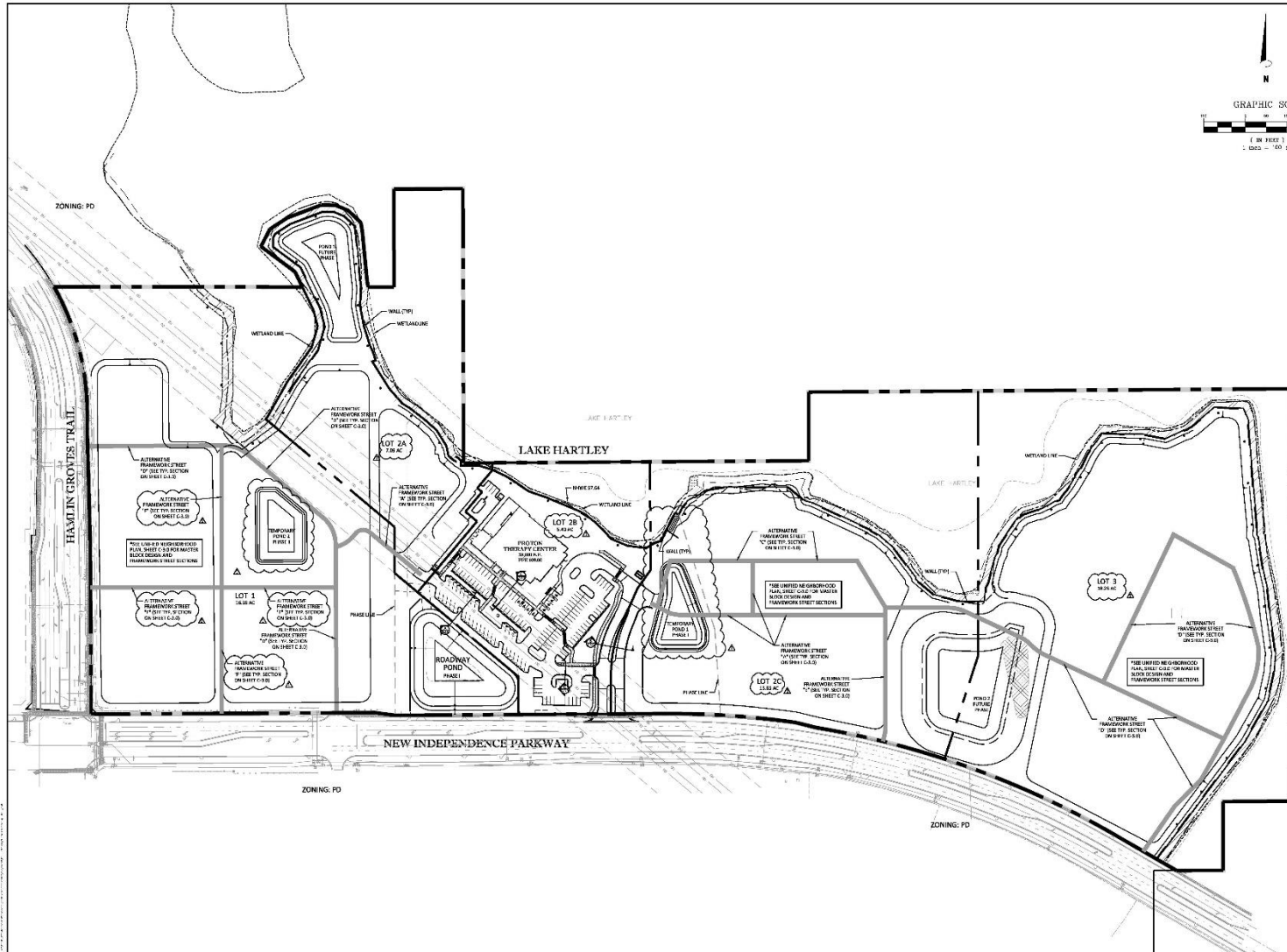


Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Aerial Map





Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Preliminary Subdivision Plan / Development Plan



	PREPARED FOR: PCTT HAMLIN, LLC
	PROJECT: HAMLIN EAST PROTON THERAPY CENTER
	SHEET: PRELIMINARY SUBDIVISION PLAN
DATE: 08/20/2024	DRAWN BY: J. COOPER
CHECKED BY: J. COOPER	SCALE:
APPROVED BY: J. COOPER	SHEET NO.: C-2.0



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Hamlin PD - UNP / Hamlin East Proton Therapy Center PSP / DP dated "Received June 3, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Grassmere Reserve Planned Development / Land Use Plan

- Case:** CDR-19-04-133
- Project Name:** Grassmere Reserve PD/LUP
- Applicant:** Thomas Sullivan, Gray Robinson, P.A.
- District:** 2
- Acreage:** 128.87 gross acres (*overall PD*)
- Location:** 2523 Junction Road; or generally located east of Junction Road, north of N. Orange Blossom Trail, and south of W. Ponkan Road
- Request:** To remove a BCC Condition of Approval from June 13, 2006, which was amended as January 8, 2019 Condition of Approval #18b, which stated:
- "At the Preliminary Subdivision Plan (PSP) stage, the applicant shall propose a 5-acre park. The density for the park shall be relocated within the project and shall count towards the applicant's recreation requirements."

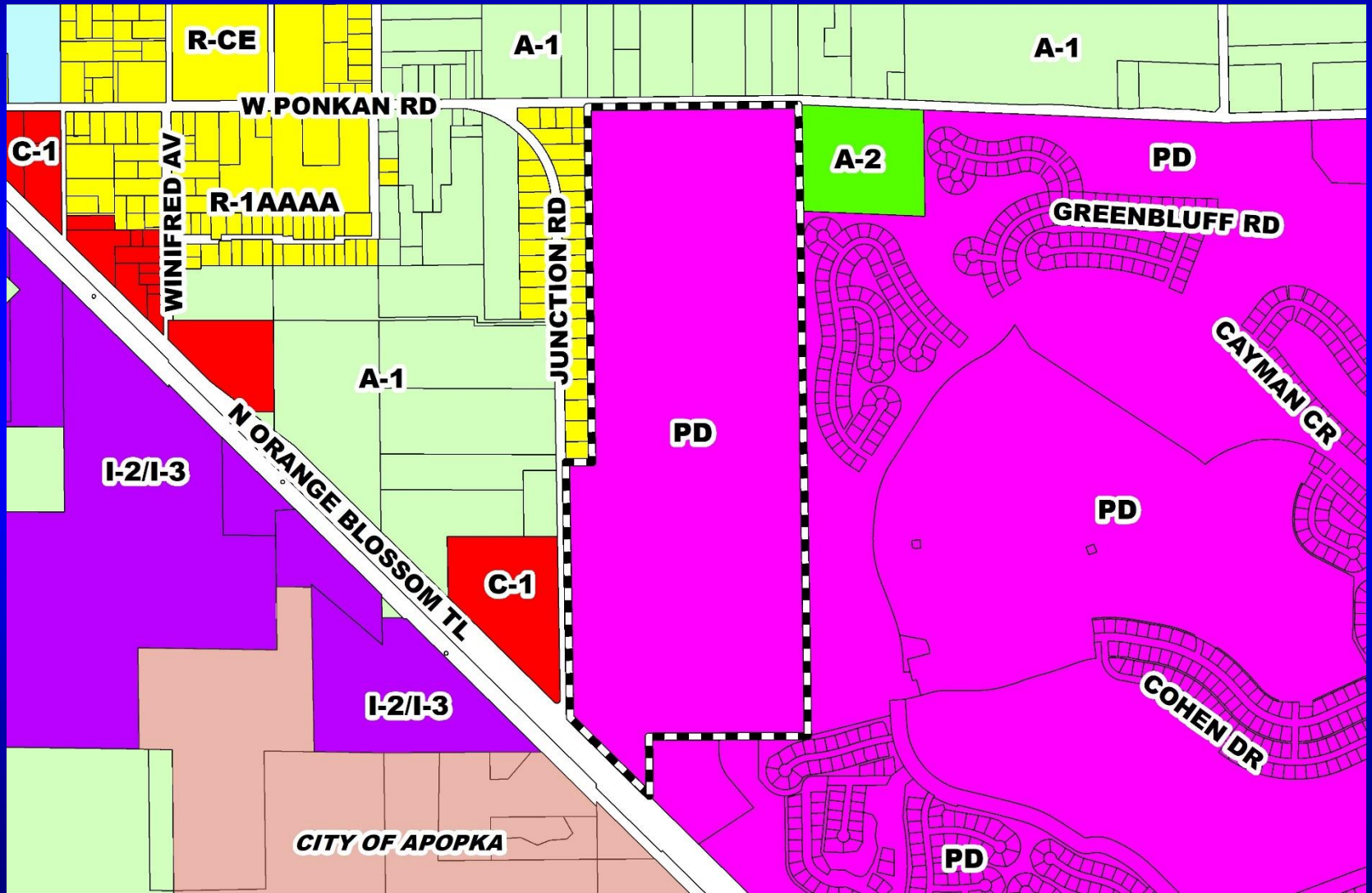


Grassmere Reserve Planned Development / Land Use Plan Future Land Use Map





Grassmere Reserve Planned Development / Land Use Plan Zoning Map





Grassmere Reserve Planned Development / Land Use Plan Aerial Map





Grassmere Reserve Planned Development / Land Use Plan Overall Land Use Plan

TITLE LEGAL DESCRIPTION

East 1/2 of Northwest 1/4 and Northeast 1/4 of Southwest 1/4, Section, Section 26, Township 20 South, Range 27 East, Orange County, Florida, EXCEPTING a strip 63 feet wide across the South and of said Northeast 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East.

ALSO, beginning at the Southeast corner of Southwest corner of Southwest 1/4 of Northwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence running West along the quarter section line 6 chains 33 links, thence North 6 chains 33 links, thence South 6 chains 33 links to place of beginning, EXCEPT that portion thereof lying West of the County Road, conveyed by Lucian Dixon.

ALSO, beginning at the Northeast corner of Northwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida thence West 210 feet, thence South 1,112 feet, thence East 210 feet, thence North 1,112 feet to place of beginning.

ALSO, one acre square in the Southeast corner of Northwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida.

Less and Except Road Right of Way.

ALSO, beginning at the Northeast corner of Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence Southerly along the line dividing the quarter sections 177 feet, more or less, to the new County Road, thence Northwesterly by said road 244 feet, more or less, to the line formerly of J.A. Walker, thence Easterly along the North boundary of the said Southwest 1/4 of Southwest 1/4 169 feet, more or less, to place of beginning.

ALSO, begin at the Northeast corner of Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run thence South 120 feet to a stake, thence in a Southwesterly direction and parallel with the State Road distance of 674.53 feet, thence North 560 feet, thence West 330 feet, thence South 99 feet to the Point of Beginning.

LESS and EXCEPT Road Right by the Order of Taking recorded in Minute Book 6, Page 116 and by the Deed recorded in Deed Book 586, Page 580, Public Records of Orange County, Florida.

Containing 128.08 acres, more or less.

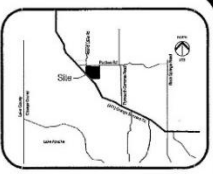
Grassmere Reserve Parcel ID# 26-20-27-0000-00-020 Planned Development Land Use Plan Orange County, Florida Nov 2005

- Revisions
- 1/29/06 - Revised Per DRC comments dated 1/11/06 c/s
 - 2/21/06 - Revised Per staff comments dated 2/20/06 c/s
 - 7/20/18 - Revision to Minimum Lot Size
 - 10/15/18 - Revised per TRG comments dated 9/5/18
 - 11/05/18 - Revised per DRC comments dated 11/2/18
 - 11/13/18 - Revised per DRC comments dated 11/12/18
 - 06/07/19 - Revised per DRC comments dated 06/04/19
 - 06/26/19 - Revised per staff comments dated 6/24/19

ORANGE COUNTY CASE # CDR-19-04-133

SITE DATA

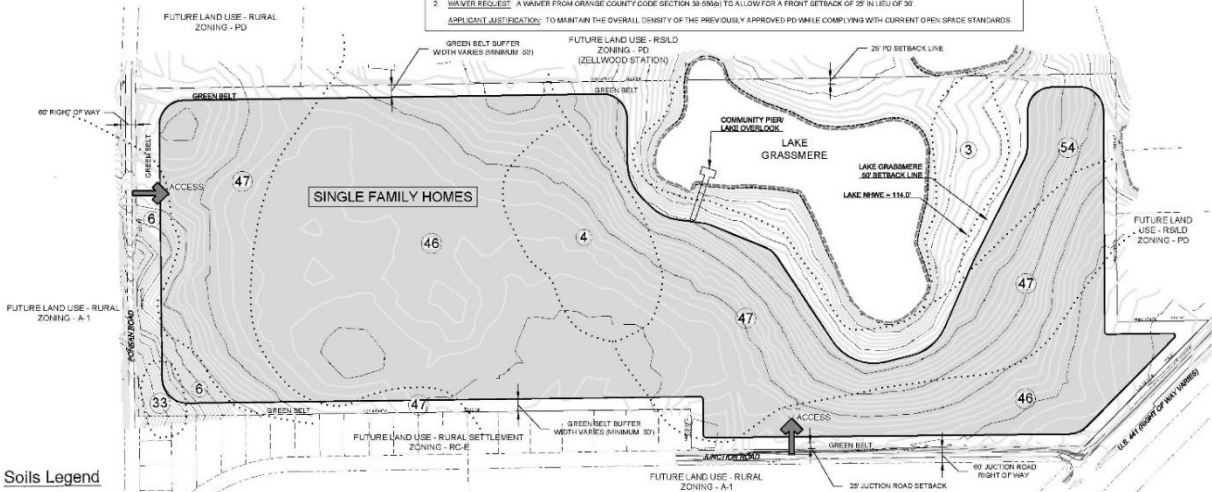
PARCEL ID NUMBER	26-20-27-0000-00-020
GROSS AREA	128.08 ACRES
LAKE GRASSMERE	24.90 ACRES
GLASS BELT WETLANDS	3.2 ACRES
NET LAND AREA	100.92 ACRES
PROPOSED LOTS	104 ACRES
PROPOSED DENSITY	1.0/ACRE
CURRENT LAND USE	RURAL SETTLEMENT 1/1 PD
REQUIRED DENSITY (RD)	10.30 ACRES
REQUIRED RECREATION	0.80 ACRE
NUMBER OF UNITS	1
TYPE OF UNITS	SINGLE FAMILY HOMES
MINIMUM LOT SIZE	70 X 150'
MAXIMUM BUILDING HEIGHT (2 STORY)	30'
MIN. NET LIVING AREA UNDER HEAT & AIR	1,500 SQUARE FEET
SCHOOL AGE POPULATION	45 CHILDREN
LOT SETBACK	
FRONT	20'
REAR	20'
SIDE	10'
LAKE GRASSMERE	60' FROM PROPERTY LINE OR 100' FROM CL OF RW FOR STRUCTURES OR 100' FROM CL OF RW FOR PARKING AREAS
OR 44' WALKER RURAL (ARTERIAL)	
PD PERIMETER SETBACK	20'
JUNCTION ROAD	20'
WENKA OPEN SPACE CALCULATION	15% (OPEN SPACE PROVIDED)
PA TIPS GENERATED (UTE 10TH ED.)	100 TIPS
ONLY TIPS GENERATED (UTE 10TH ED.)	903 TIPS



Location Map

GRANTED WAIVERS PER BCC APPROVAL DATE 1/8/19

- WALKER WAIVER:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-556(A) TO ALLOW FOR A FRONT SETBACK OF 25' IN LIEU OF 30'.
APPLICANT JUSTIFICATION: TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.
- WALKER WAIVER:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-556(B) TO ALLOW FOR A FRONT SETBACK OF 25' IN LIEU OF 30'.
APPLICANT JUSTIFICATION: TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.



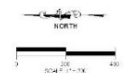
- ### GENERAL NOTES
- STREETS AND INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY SHALL BE PUBLICLY OWNED.
 - SUFFER, LANDSCAPING, RECREATION AND COMMON AREAS WILL BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - PROJECT INFRASTRUCTURE WILL BE DIVIDED IN ONE PHASE.
 - ALL STORMWATER PONDS TO BE DESIGNED IN ACCORDANCE WITH CURRENT ORANGE COUNTY STANDARDS. PONDS TO BE OWNED & MAINTAINED BY ORANGE COUNTY AS PART OF STORMWATER SYSTEM FUNCTIONALITY.
 - UTILITIES PROVIDED BY THE CITY OF APOPKA.
 - UTILITIES WILL CONSIST OF LANDSCAPING, BIRTHING, OPEN BAIL FENCING, AND EXISTING TREES.
 - AN ORANGE COUNTY CONSERVATION AREA DETERMINATION APPLICATION NEEDS TO BE COMPLETE PRIOR TO PERIOD APPROVAL.
 - ALL ACRESSES REGARDING CONSERVATION AREAS INCLUDING WETLANDS AND BUFFER ARE CONSIDERED APPROXIMATE UNITS. FINALIZED BY CONSERVATION AREA DETERMINATIONS AND CONSERVATION ARE IMPACT PERMITS. APPROVAL OF THIS PLAN DOES NOT FOREGO ANY PROPOSED CONSERVATION IMPACTS.
 - NOTIFICATION THAT THE SITE IS IN THE VICINITY OF A LANDFILL WILL BE REQUIRED TO BE PLACED IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
 - IF A MASONRY WALL ALONG U.S. 41 WILL BE EVALUATED ON THE PRELIMINARY SUBDIVISION PLAN (PSP).
 - LAKE GRASSMERE SHALL BE LIMITED TO NON-MOTORIZED WATER CRAFT.
 - ACTUAL NUMBER OF HOMES ALLOWED ON THE SITE WILL BE DETERMINED ONCE THE BIRTH AND ACREAGE OF CONSERVATION AREAS HAS BEEN CONFIRMED THROUGH THE CONSERVATION AREA DETERMINATION PROCESS.
 - RECREATION AREAS SHALL COMPLY WITH ORANGE COUNTY CODE.
 - THIS SITE IS LOCATED WITHIN THE GEOSPATIAL LIMITS OF THE WENKA STUDY AREA. AS ESTABLISHED BY THE WENKA HARBOR AND PROTECTION ACT, SECTION 26.31P-5. SPECIAL AREA REGULATIONS APPLY. IN ADDITION TO THE STATE REGULATIONS, LOCAL POLICES ARE INCLUDED IN ORANGE COUNTY COMPRISED OF THE PLAN 2019-020. FUTURE LAND USE EIGHT BUT NOT LIMITED TO OBJECTIVE FLUGS & WENKA.
 - IN ACCORDANCE WITH SECTION 18-122, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
 - APPROVAL OF THIS REQUEST DOES NOT GRANT ANY APPROVALS FOR CONSTRUCTION OR A TREATMENT OF SOIL BANKS, ROCKS, DECKS, OBSERVATION PERS, LAKE SHORE VEGETATION, OR SEA WALLS ON THE LAKE.

- ### Soils Legend
- 3 Basinger find sand, depressional
 - 4 Candler fine sand, 0 - 5% slopes
 - 6 Candler-Apopka fine sands, 5% - 12%
 - 33 Pits
 - 46 Tavares fine sand, 0-5%
 - 47 Tavares Millhopper fine sands 0-5% slopes
 - 54 Zolfo fine sand

OWNER/DEVELOPER BOY GRASSMERE LLC 1616 W GARDEN BLVD SUITE 232 TAMPA, FL 33609 613-321-1964 CONTACT: FRANK BOWBECK	CIVIL ENGINEER NVE, INC. 201 SOUTH BUMBY AVE ORLANDO, FL 32835 407-698-3317 CONTACT: JASON P. MAHONEY, P.E.	ENVIRONMENTAL CONSULTANT BO-TREN CONSULTANT 3026 EAST SOUTH STREET ORLANDO, FL 32835 407-894-2585 CONTACT: JOHN MUKLOG
APPLICANT/AGENT GRAV ROBSON 301 SAST FINE STREET SUITE 1400 ORLANDO, FL 32801 407-843-6880 CONTACT: THOMAS SULLIVAN	SURVEYOR ALLEN & COMPANY PROFESSIONAL SURVEYORS & MAPPERS 16 EAST PLANT STREET WINTER GARDEN, FL 34787 407-894-9388 CONTACT: JAMES L. RECKMAN	

THE BCC CONDITIONS OF APPROVAL
(DATED 1/8/19) ARE INCLUDED ON PAGE 2

RECEIVED
By Sapho at 4:33 pm, Jun 26, 2019



NV5
201 S. BUMBY AVE.
ORLANDO, FL
(407) 898-3317
WWW.NV5.COM
CERTIFICATE OF AUTHORIZATION # 20005



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Grassmere Reserve Planned Development / Land Use Plan (PD/LUP) dated “Received June 26, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2



Board of County Commissioners

Public Hearings

August 20, 2019