

Board of County Commissioners

Public Hearings

December 3, 2019



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

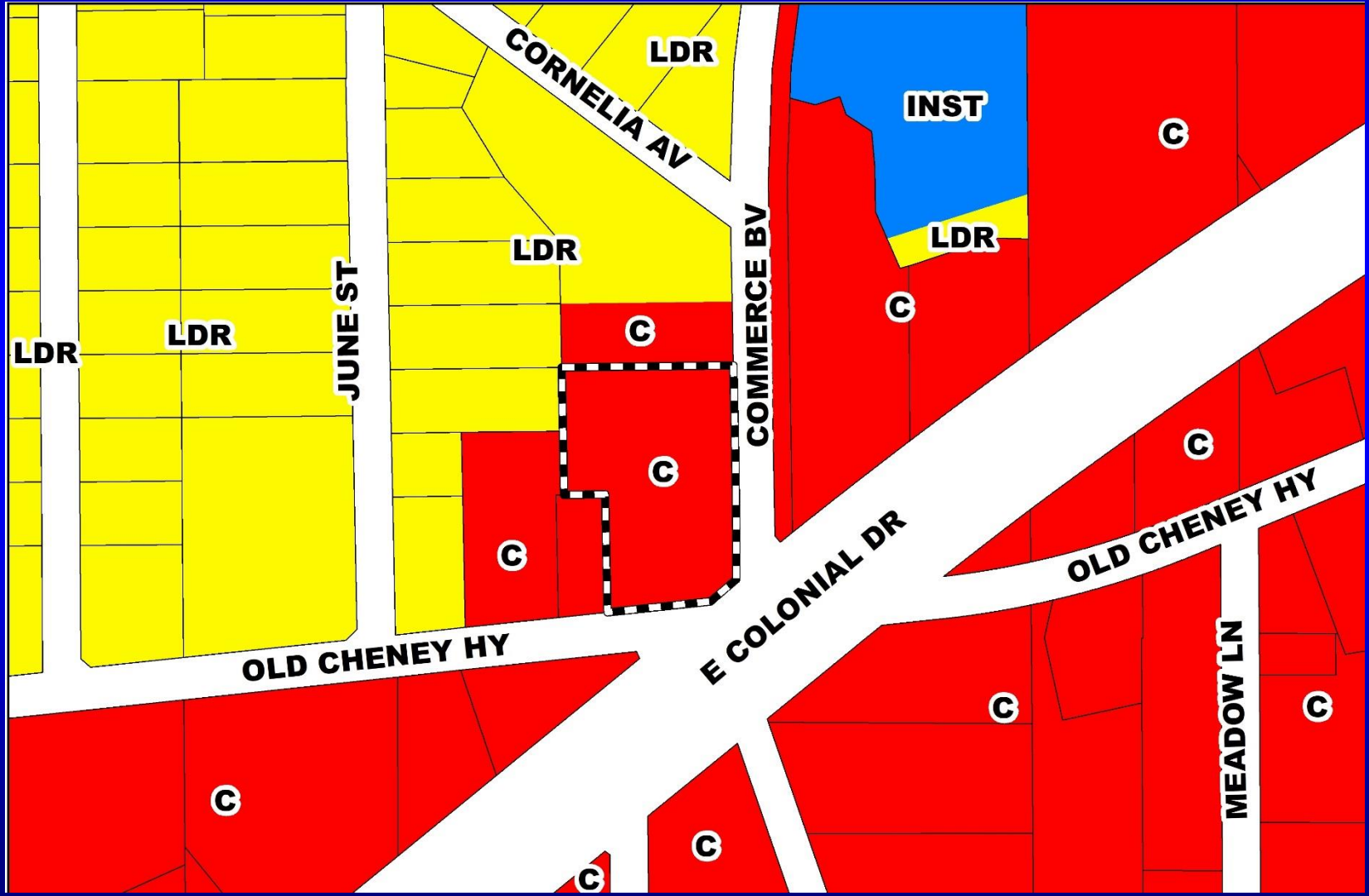
- Case:** RZ-19-04-003
- Applicant:** Ossama Salama, Sam's Towing, Inc.
- District:** 5
- Location:** 6139 E. Colonial Drive, generally located northwest of E. Colonial Drive, north of Old Cheney Highway, west of Commerce Boulevard, east of June Street, and south of Cornelia Avenue
- Acreage:** 2.04 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

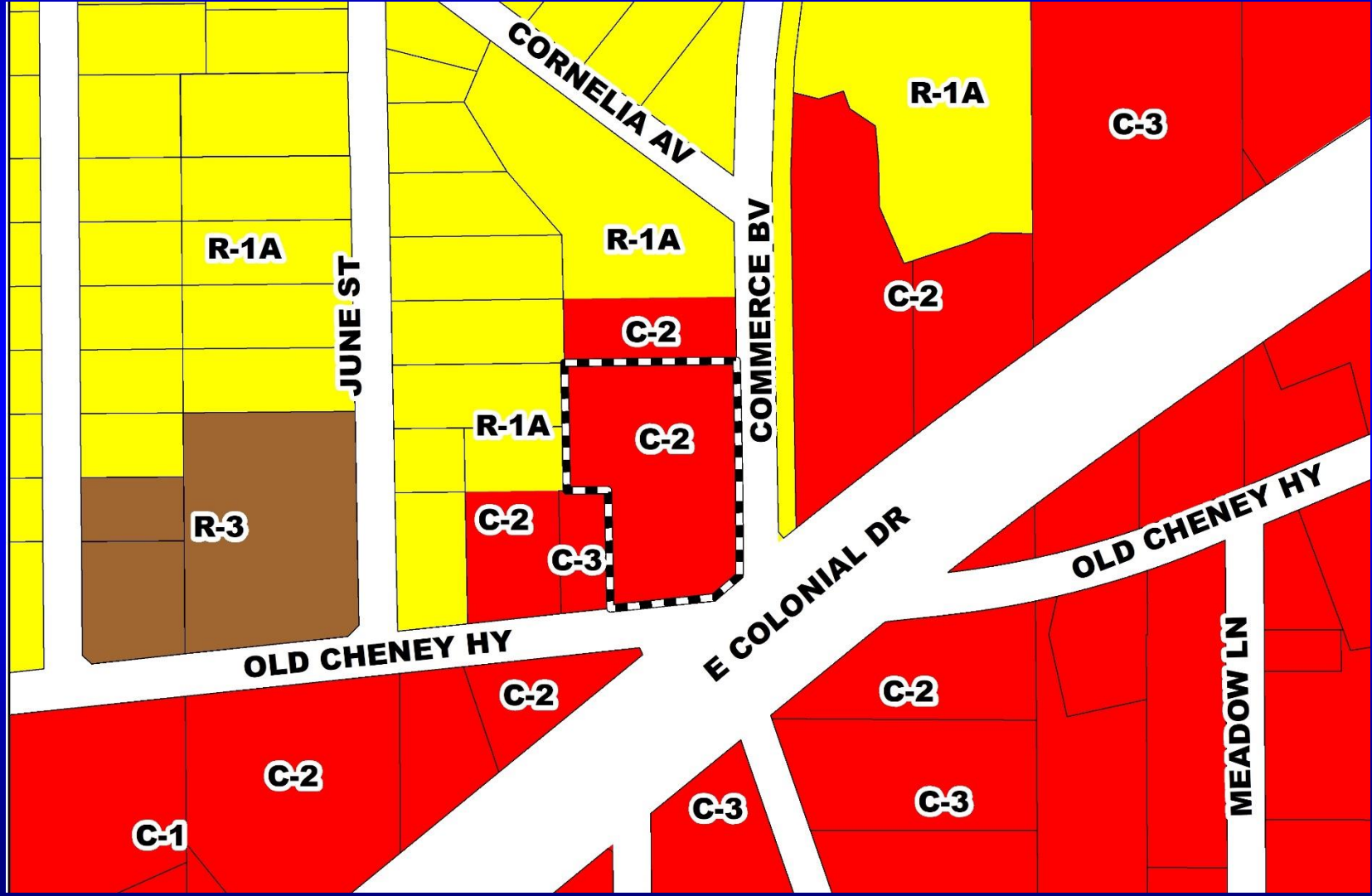




RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

Zoning Map

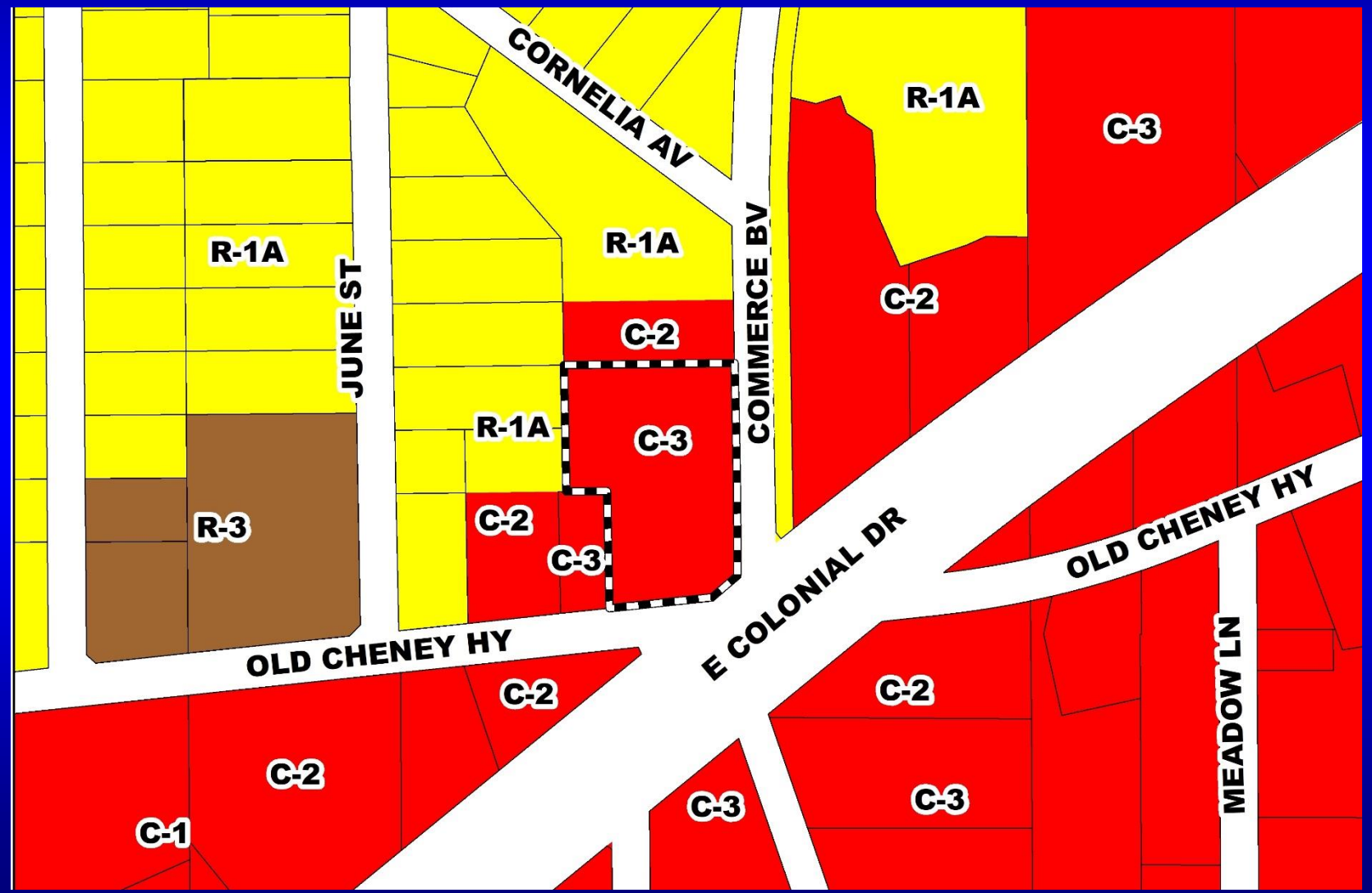




RZ-19-04-003 – Ossama Salama

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



Action Requested

Replacement Restriction #4

- 4) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on along the eastern property line adjacent to Commerce Boulevard.



Action Requested

Staff 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, with a gate, and 4' hedges along the eastern property line adjacent to Commerce Boulevard.

District 5

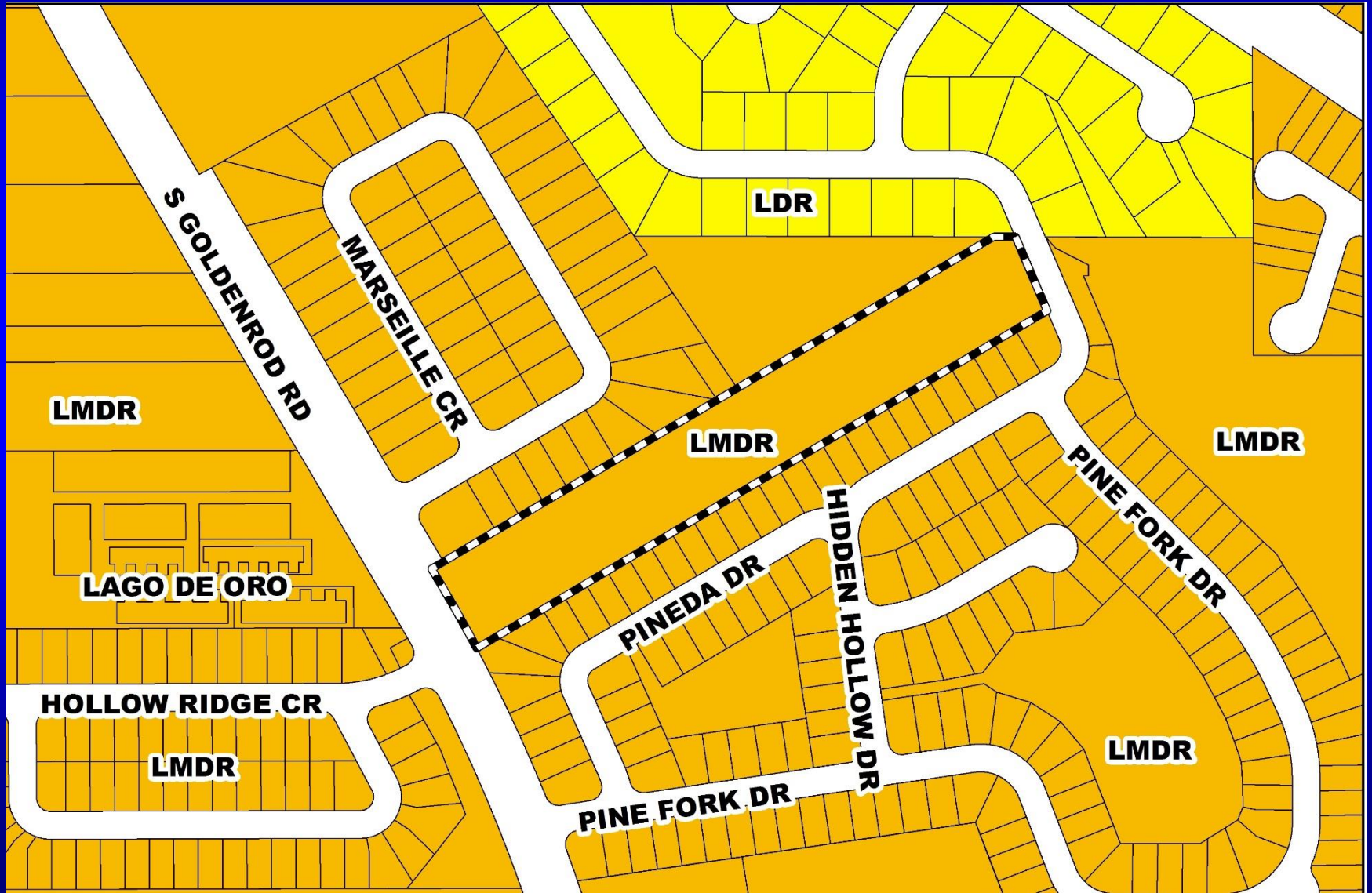


Mary Creek at Goldenrod Preliminary Subdivision Plan

- Case:** PSP-18-02-061
- Project Name:** Mary Creek at Goldenrod Preliminary Subdivision Plan
- Applicant:** Ashraf Masoud, Dreams Company for Trading & Construction USA, Inc.
- District:** 3
- Acreage:** 4.55 gross acres
- Location:** Generally located south of Curry Ford Road and east of Goldenrod Road
- Request:** To subdivide 4.55 acres in order to construct 40 attached single-family residential dwelling units.

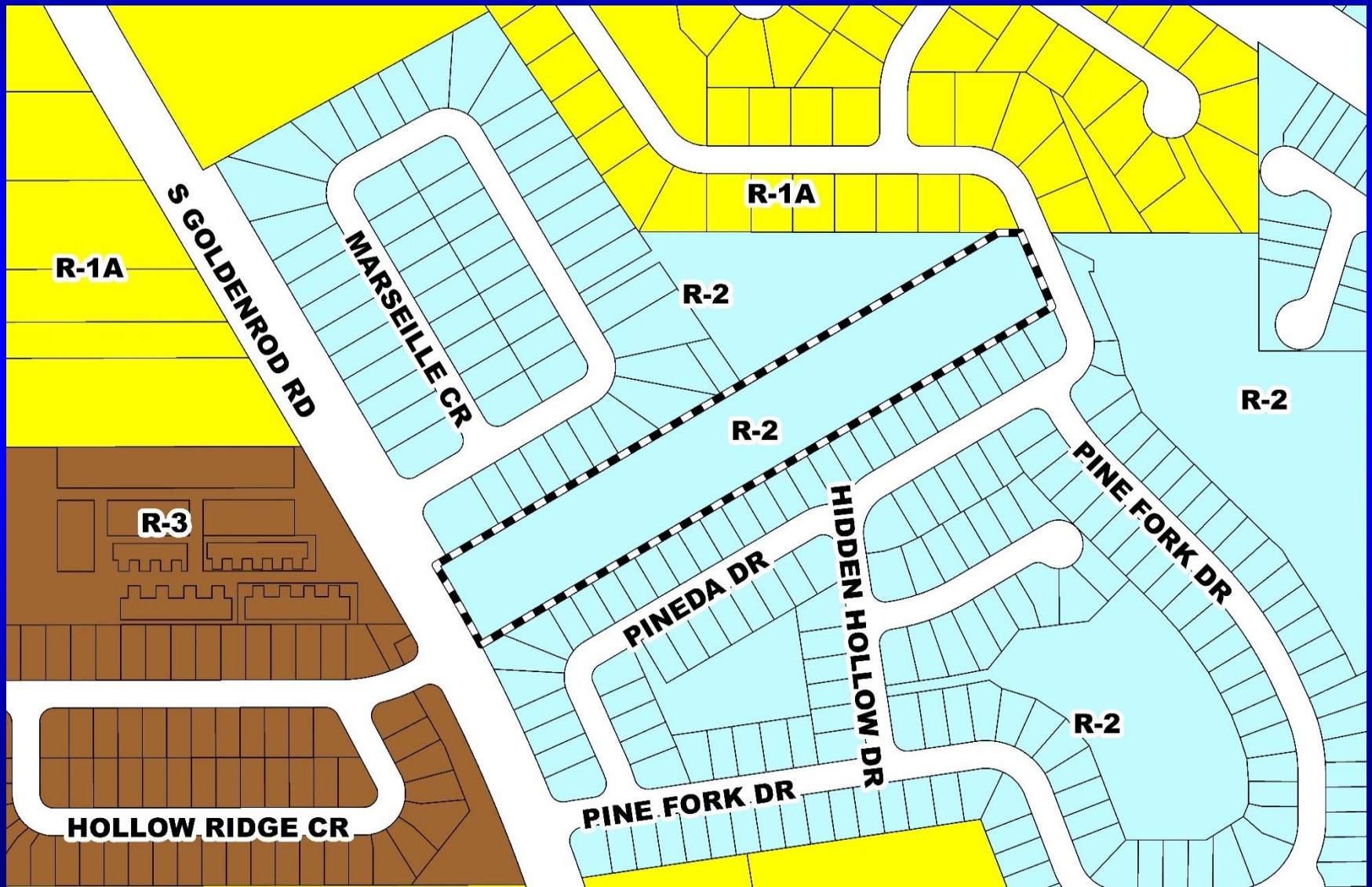


Mary Creek at Goldenrod Preliminary Subdivision Plan Future Land Use Map



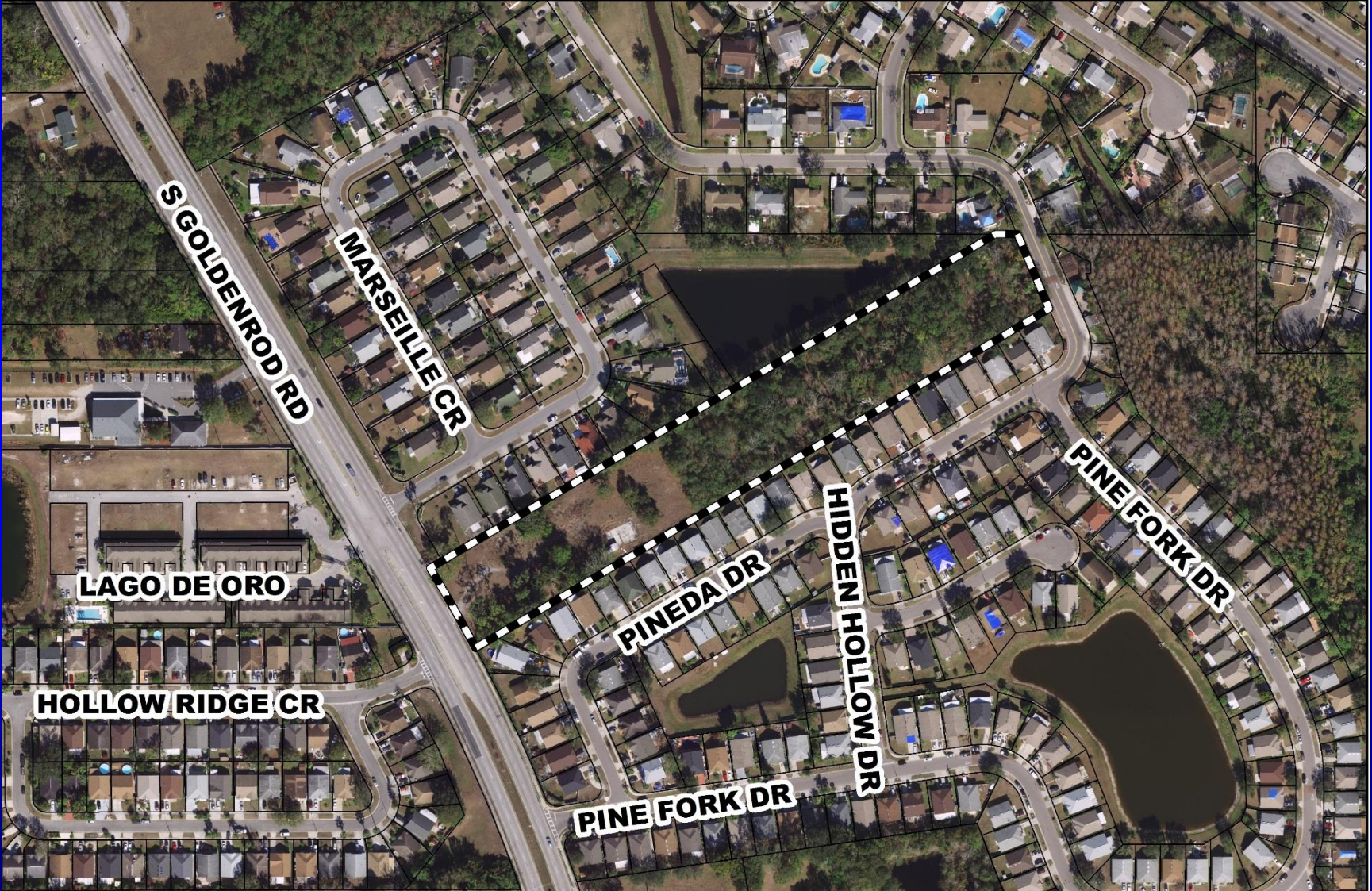


Mary Creek at Goldenrod Preliminary Subdivision Plan Zoning Map





Mary Creek at Goldenrod Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Mary Creek at Goldenrod Preliminary Subdivision Plan dated “Received September 30, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3

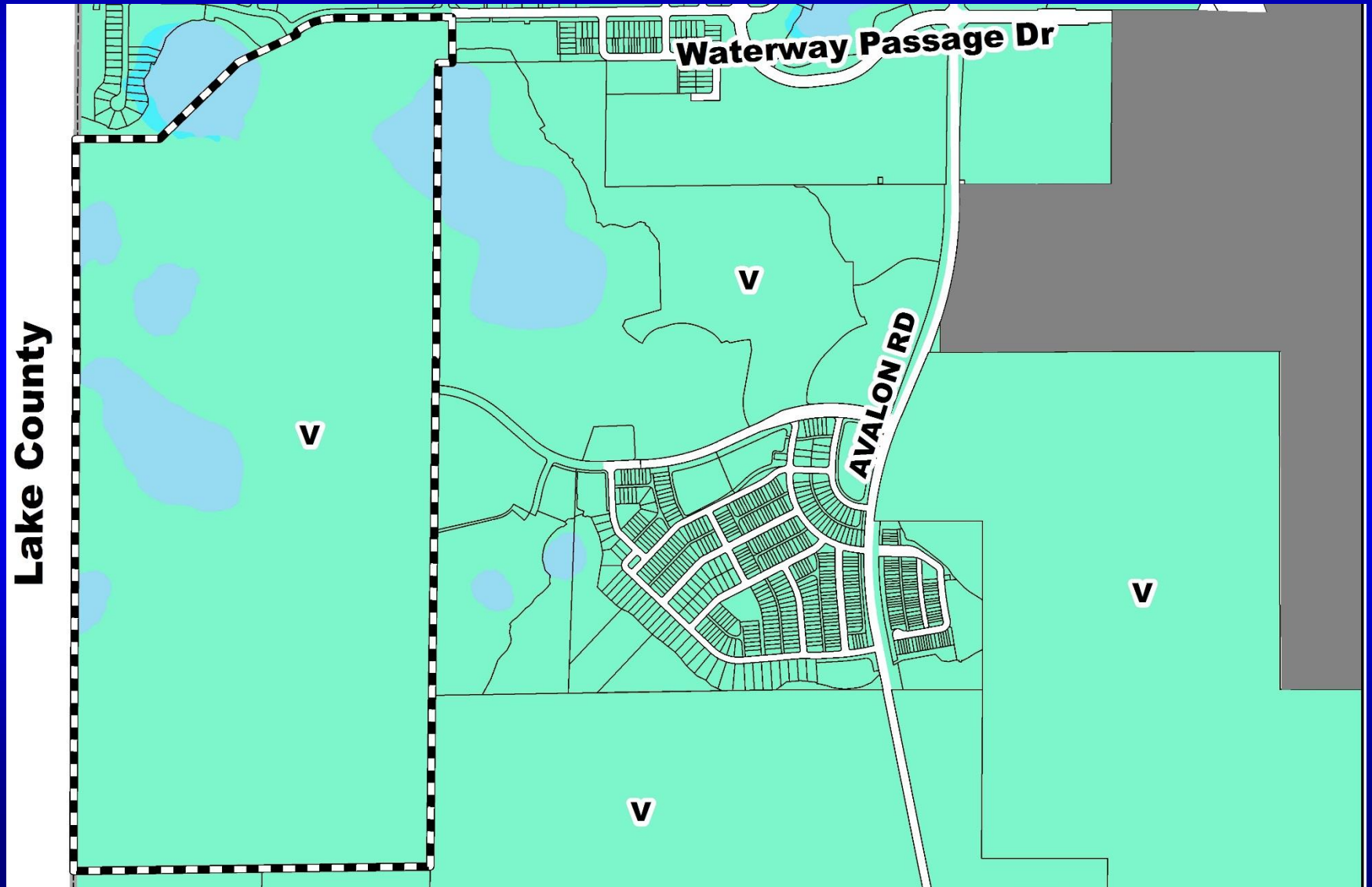


Waterleigh Planned Development D / Phase 4 Preliminary Subdivision Plan

- Case:** PSP-18-10-339
- Project Name:** Waterleigh Planned Development / Phase 4 Preliminary Subdivision Plan
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 234.40 gross acres
- Location:** Generally located west of Avalon Road and north of West Irlo Bronson Memorial Highway (U.S. 192)
- Request:** To construct 421 single-family detached units and 167 single-family attached units for a total of 588 dwelling units. Three (3) waivers from Orange County Code related to lot access and orientation are proposed with this request.

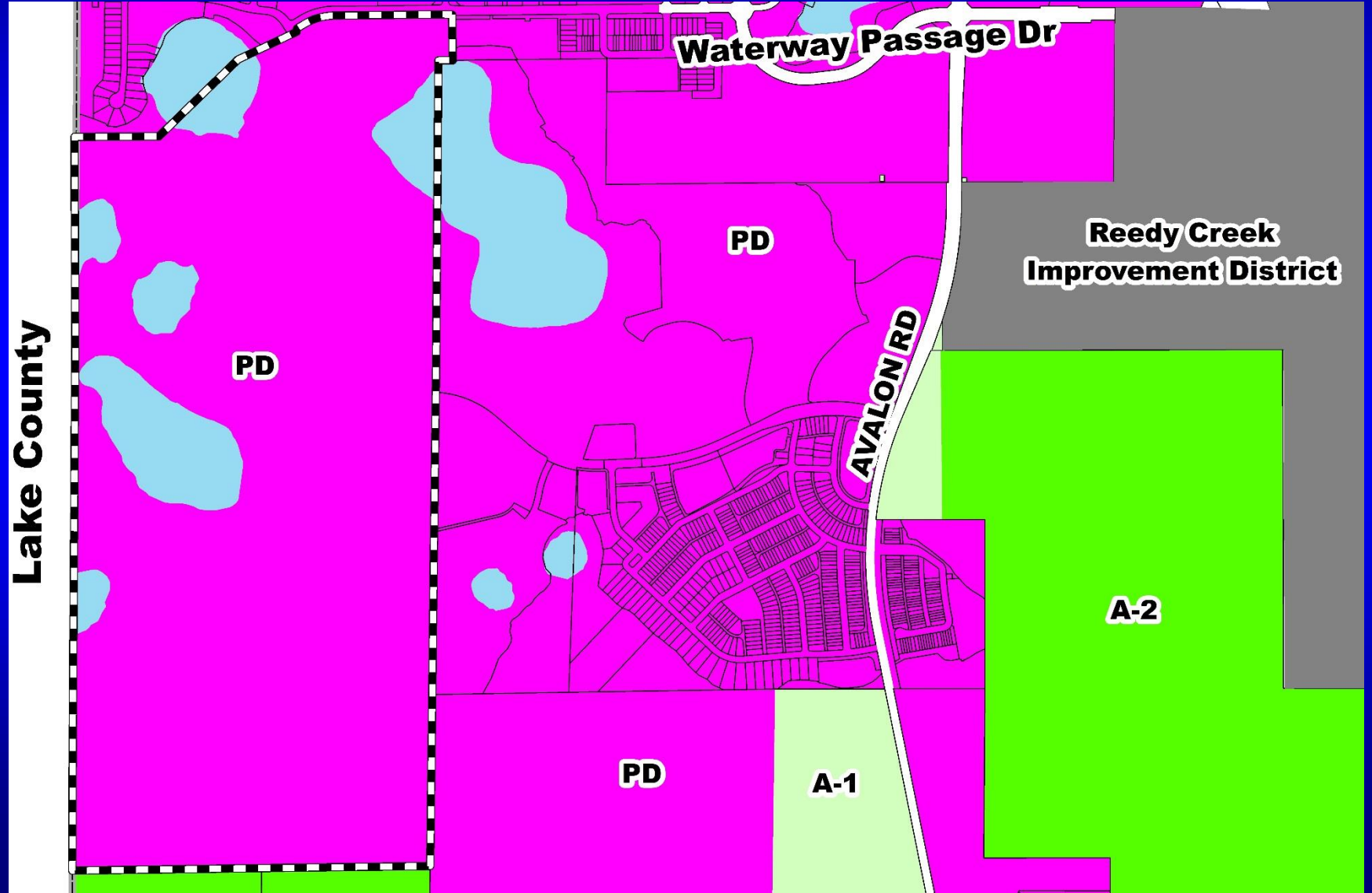


Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Future Land Use Map



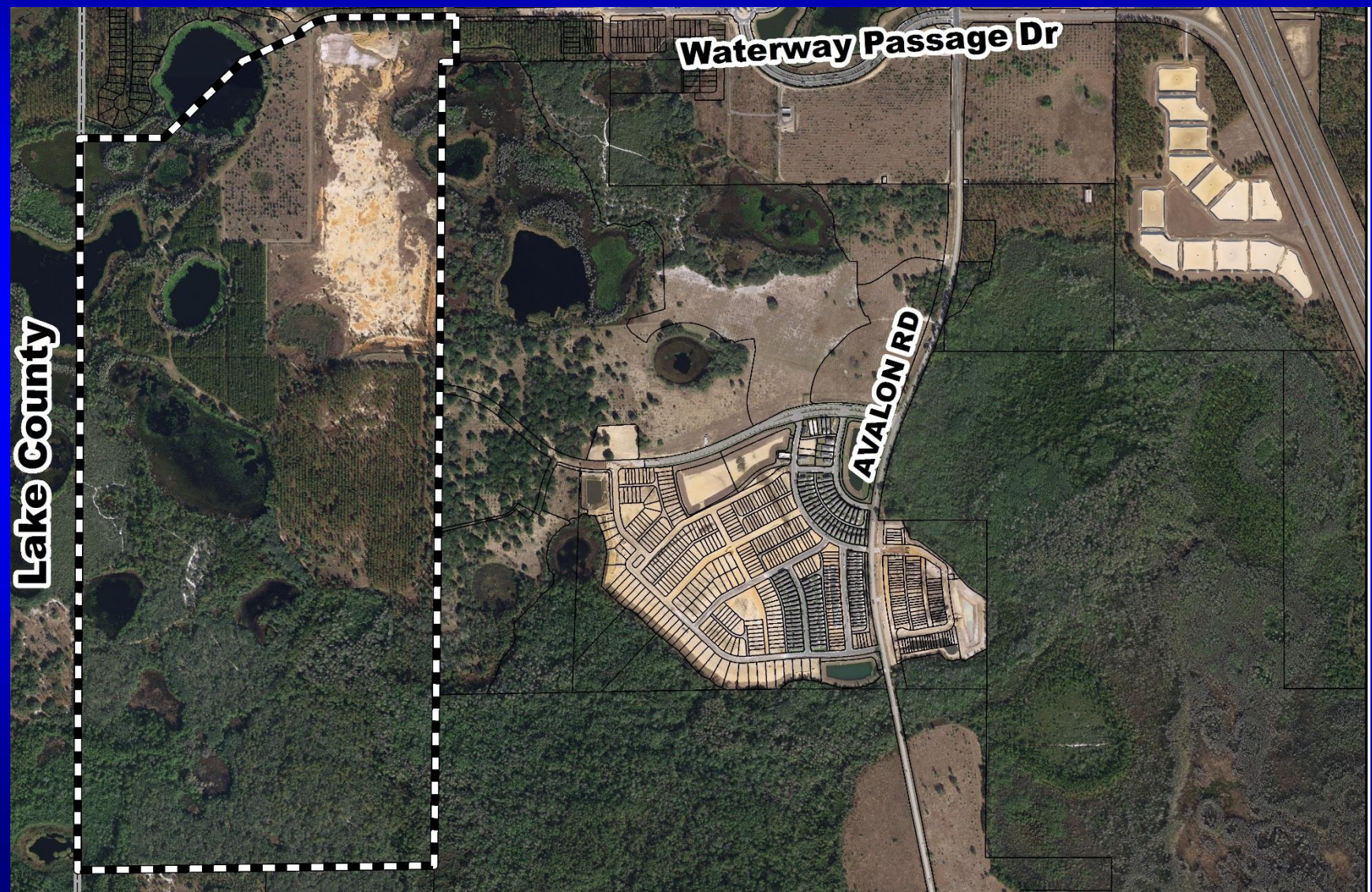


Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Zoning Map





Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Phase 4 PSP dated “Received September 20, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

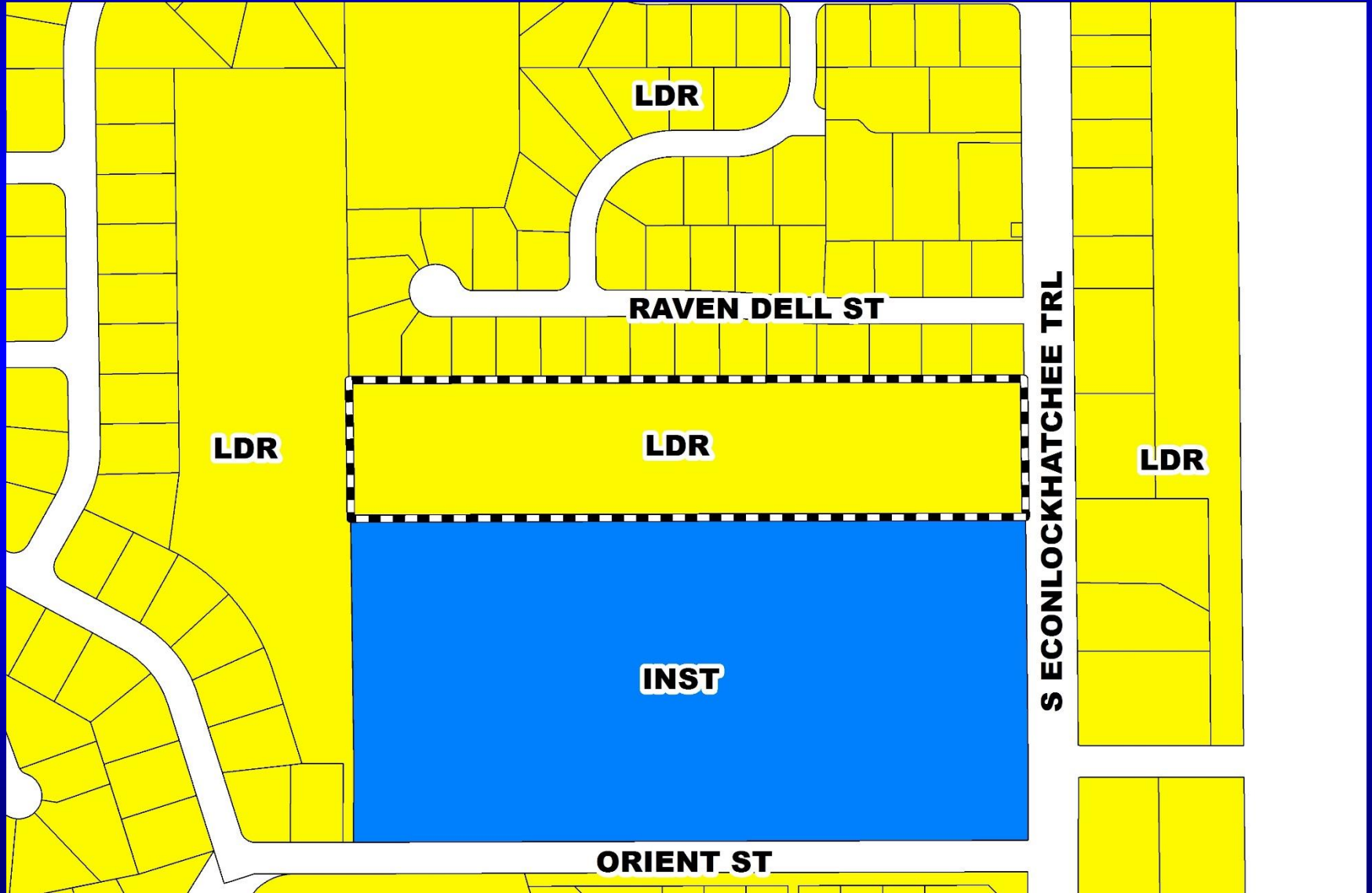


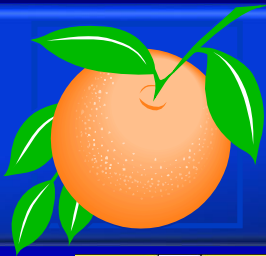
Eagles Landing Preliminary Subdivision Plan

- Case:** PSP-18-10-321
- Project Name:** Eagles Landing Preliminary Subdivision Plan
- Applicant:** Limaris Ramos, Primera Construction Corporation
- District:** 3
- Acreage:** 7.75 gross acres
- Location:** Generally located north of Curry Ford Road and west of South Econlockhatchee Trail
- Request:** To subdivide 7.75 acres in order to construct 23 single-family residential dwelling units.

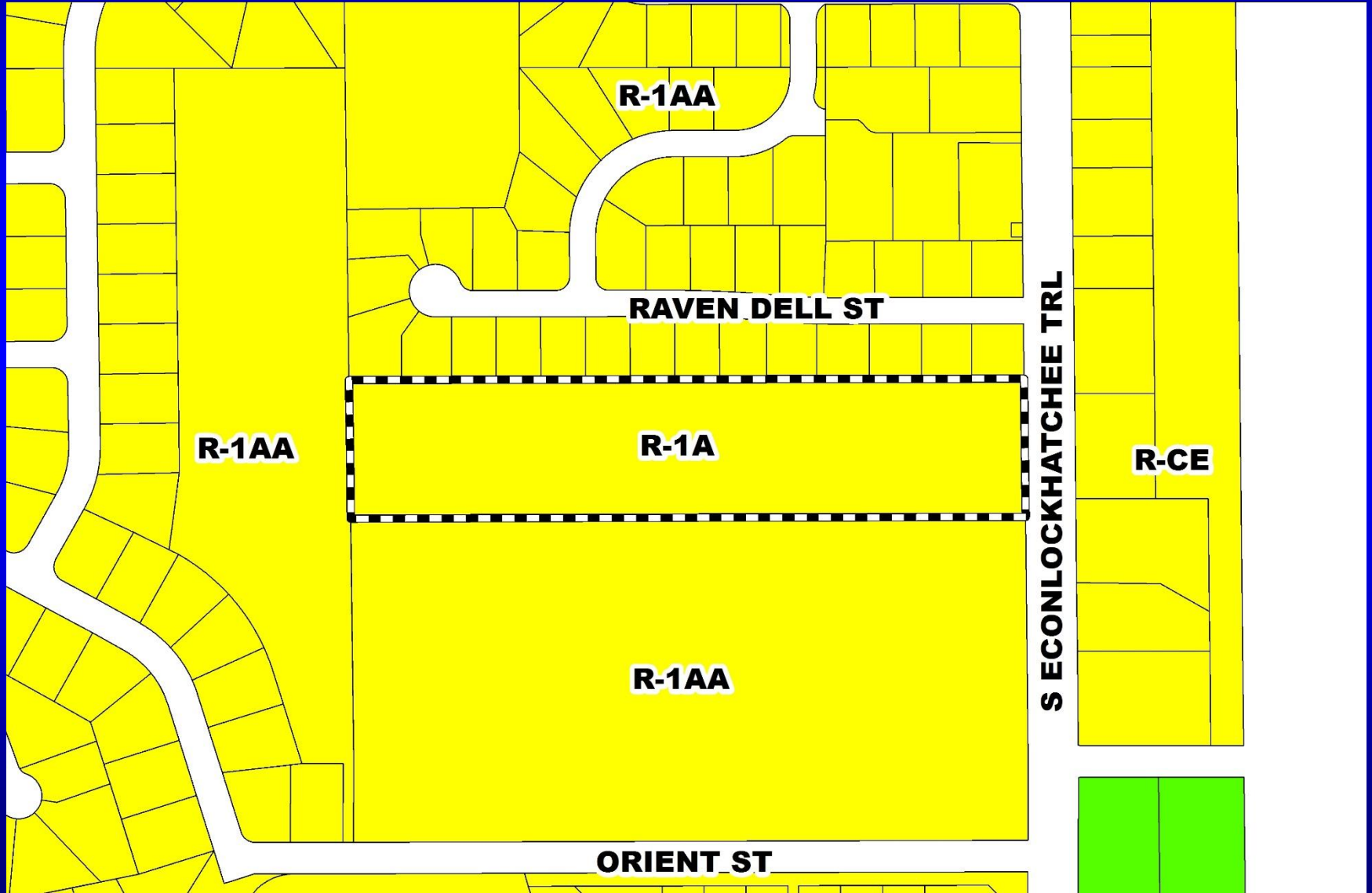


Eagles Landing Preliminary Subdivision Plan Future Land Use Map



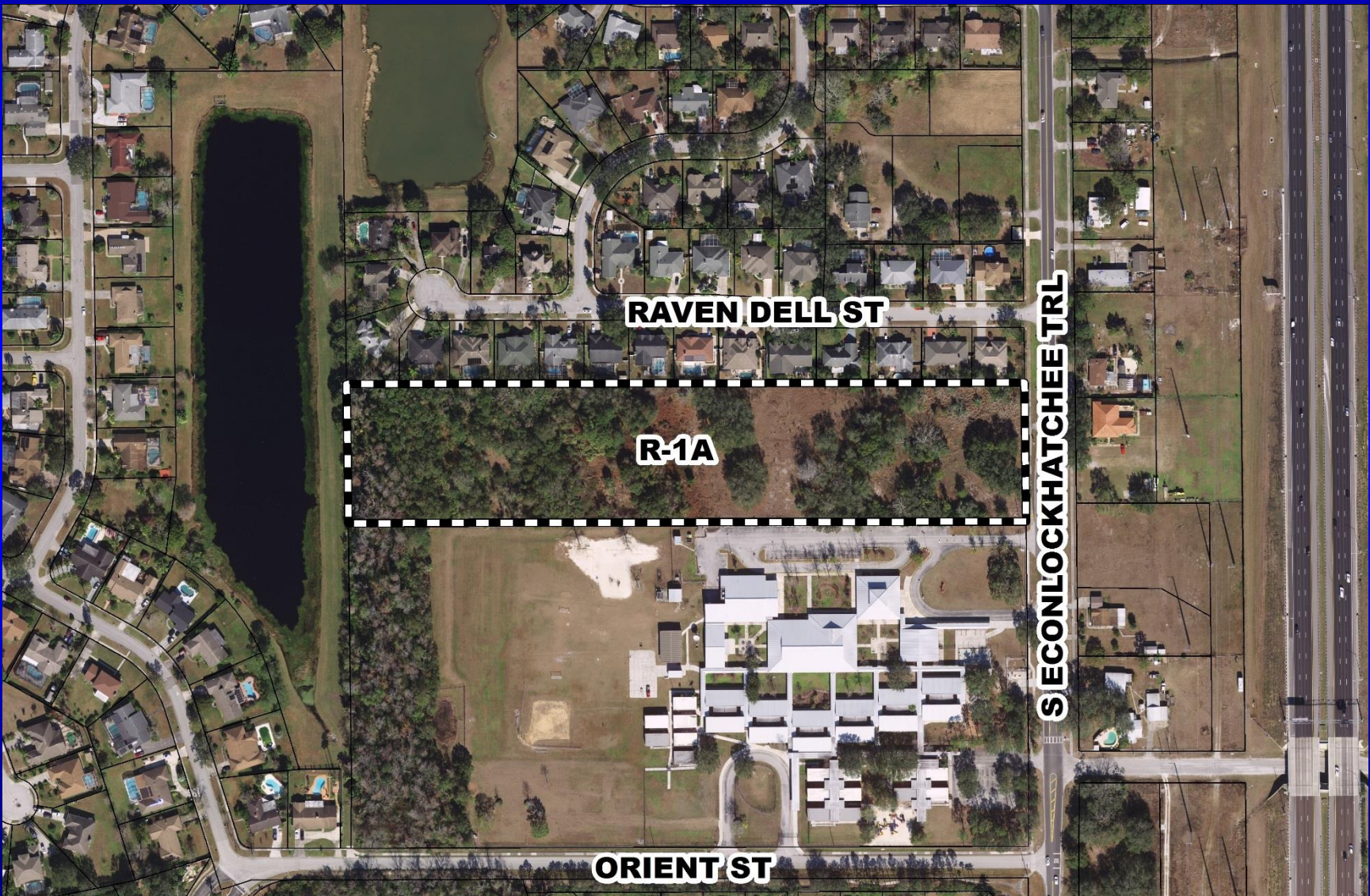


Eagles Landing Preliminary Subdivision Plan Zoning Map





Eagles Landing Preliminary Subdivision Plan Aerial Map



RAVEN DELL ST

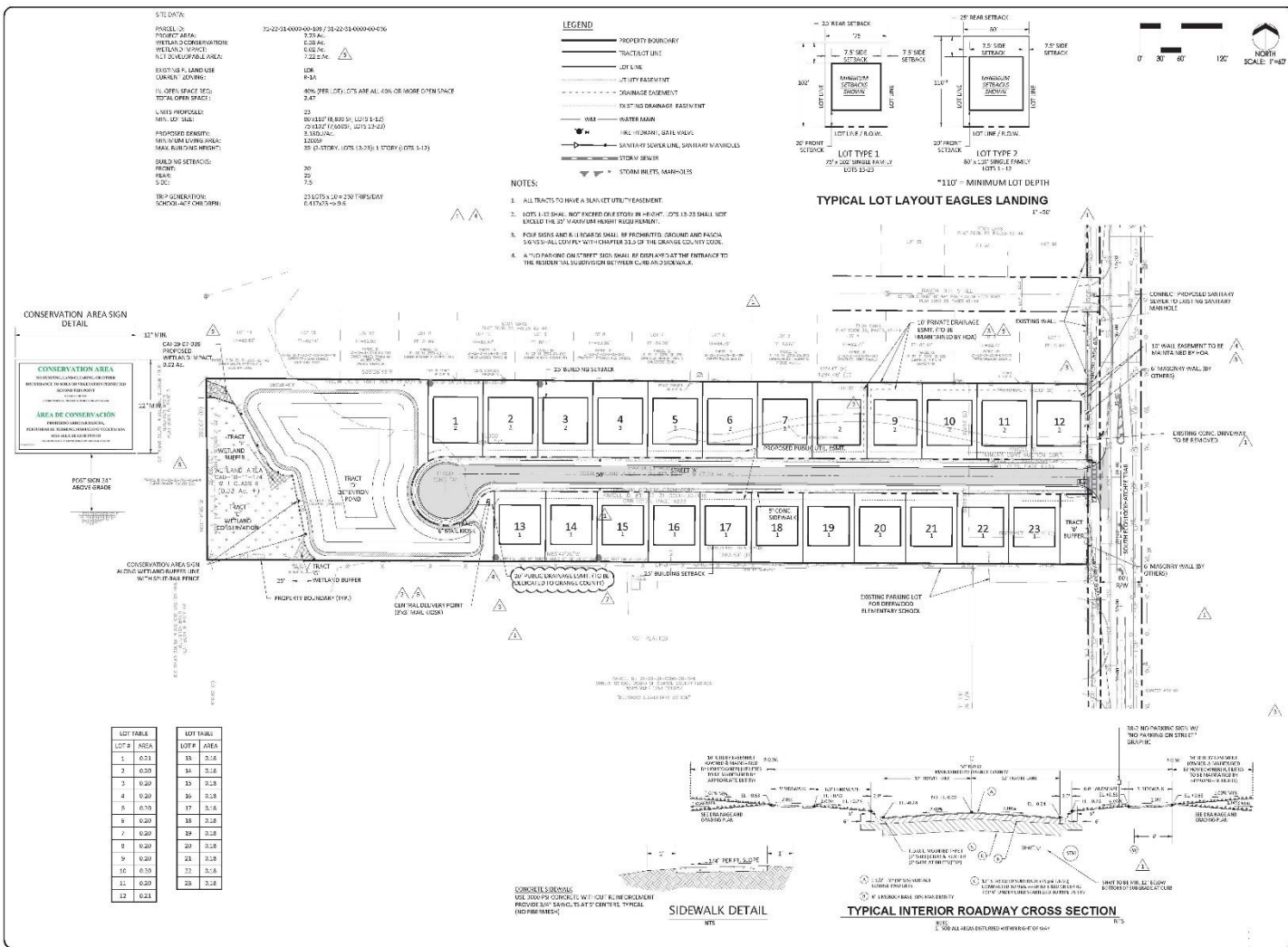
R-1A

ORIENT ST

SECONLOCKHATCHEE TRL



Eagles Landing Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



LOT #	AREA	LOT #	AREA
1	0.21	13	0.18
2	0.20	14	0.18
3	0.20	15	0.18
4	0.20	16	0.18
5	0.19	17	0.18
6	0.20	18	0.18
7	0.20	19	0.18
8	0.20	20	0.18
9	0.20	21	0.18
10	0.19	22	0.18
11	0.20	23	0.18
12	0.21		

BOYD CIVIL ENGINEERING
4948 Highway 100 West
Orlando, Florida 32807
(407) 243-3300
Certified State of Florida, 2018

OTDR

NO.	DATE	DESCRIPTION	BY
1	11/17/2018	PRELIMINARY SUBDIVISION PLAN	BOYD CIVIL

EAGLES LANDING
PRELIMINARY SUBDIVISION PLAN
SITE PLAN

Date: 01/11/2019
Scale: AS SHOWN
Project No.: 130.000
Drawn By: DPM
Checked By: JJC

SHEET NO.
3.00



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Eagles Landing Preliminary Subdivision Plan dated “Received October 14, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3

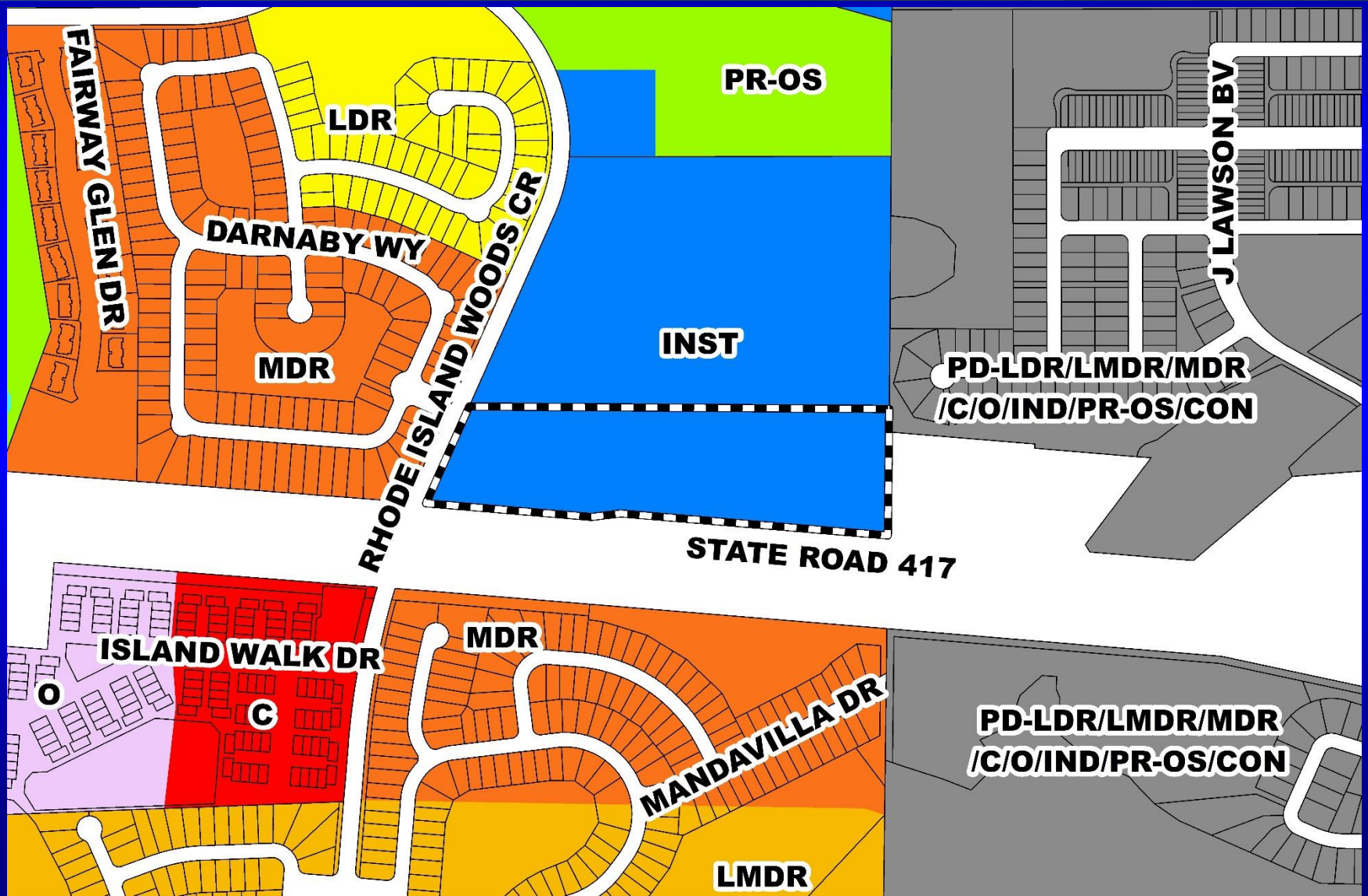


Meadow Woods Planned Development / Land Use Plan

- Case:** CDR-19-08-265
- Project Name:** Meadow Woods Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 4
- Acreage:** 3,324.78 gross acres (overall PD)
13.38 gross acres (affected parcel only)
- Location:** Generally located north of State Road 417 and east of Rhode Island Woods Circle
- Request:** To use the approved conversion matrix to convert 22,100 square feet of existing retail commercial entitlements to 68 single-family attached residential units on Parcel 21.

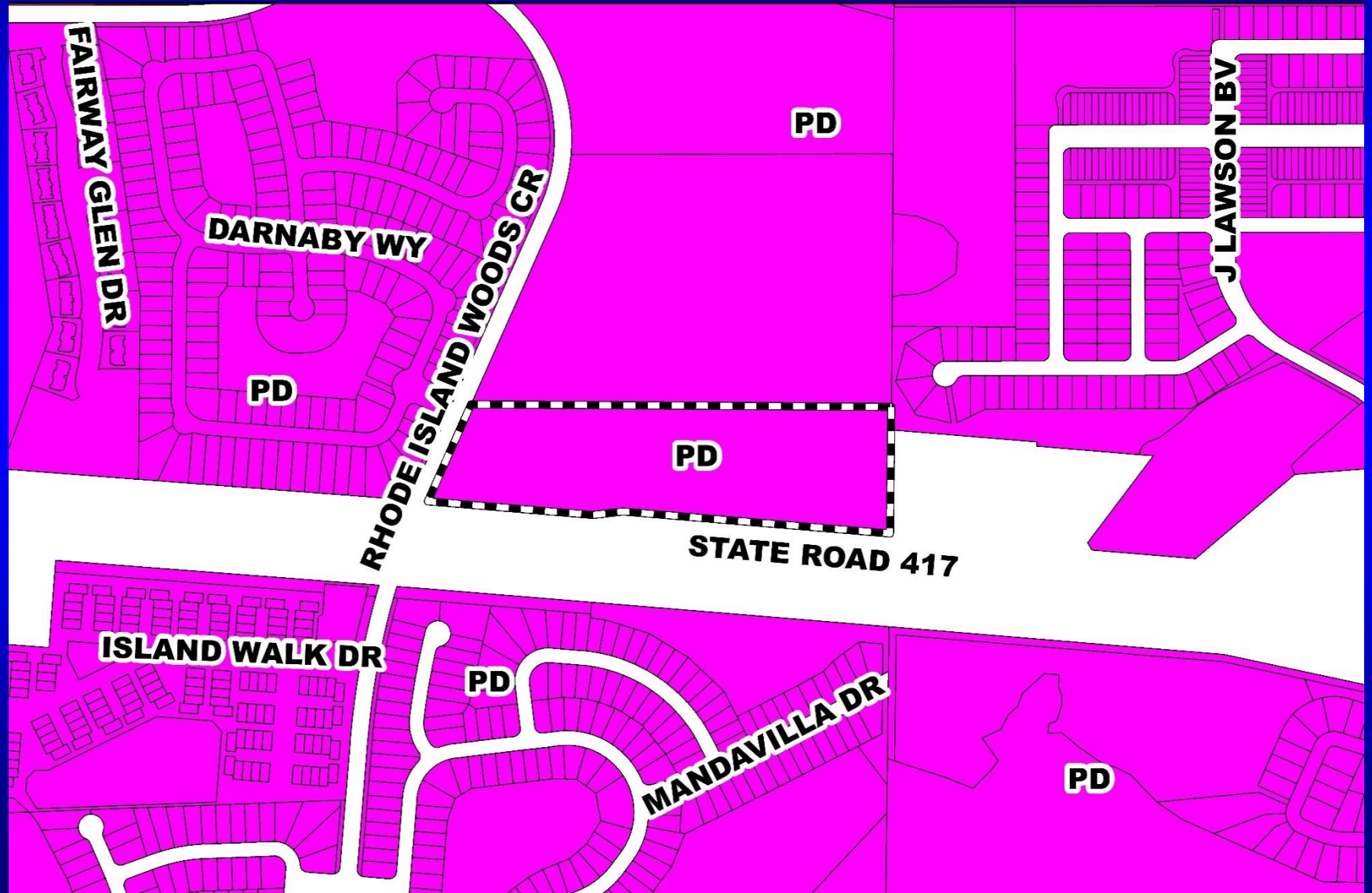


Meadow Woods Planned Development / Land Use Plan Future Land Use Map



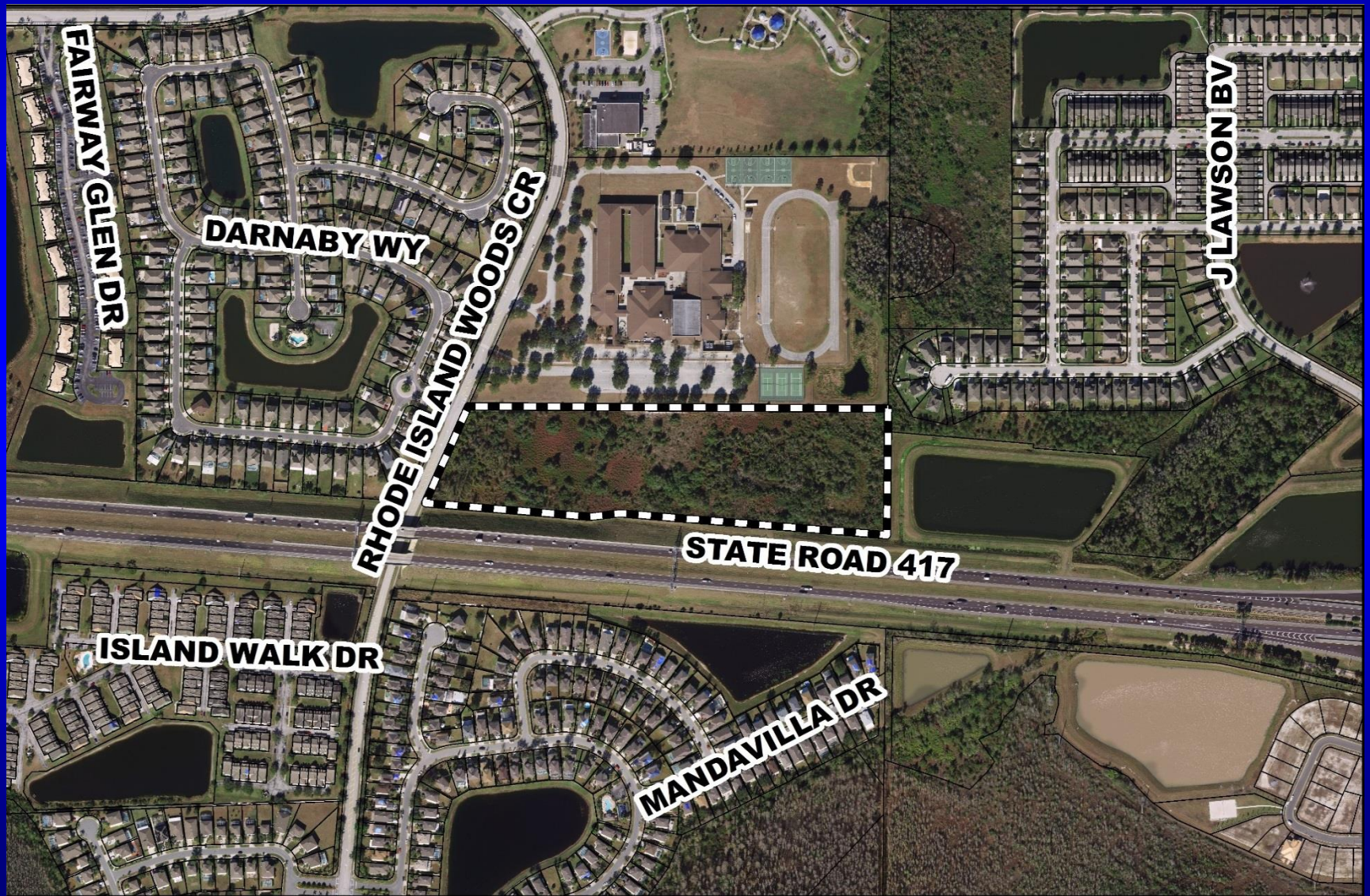


Meadow Woods Planned Development / Land Use Plan Zoning Map



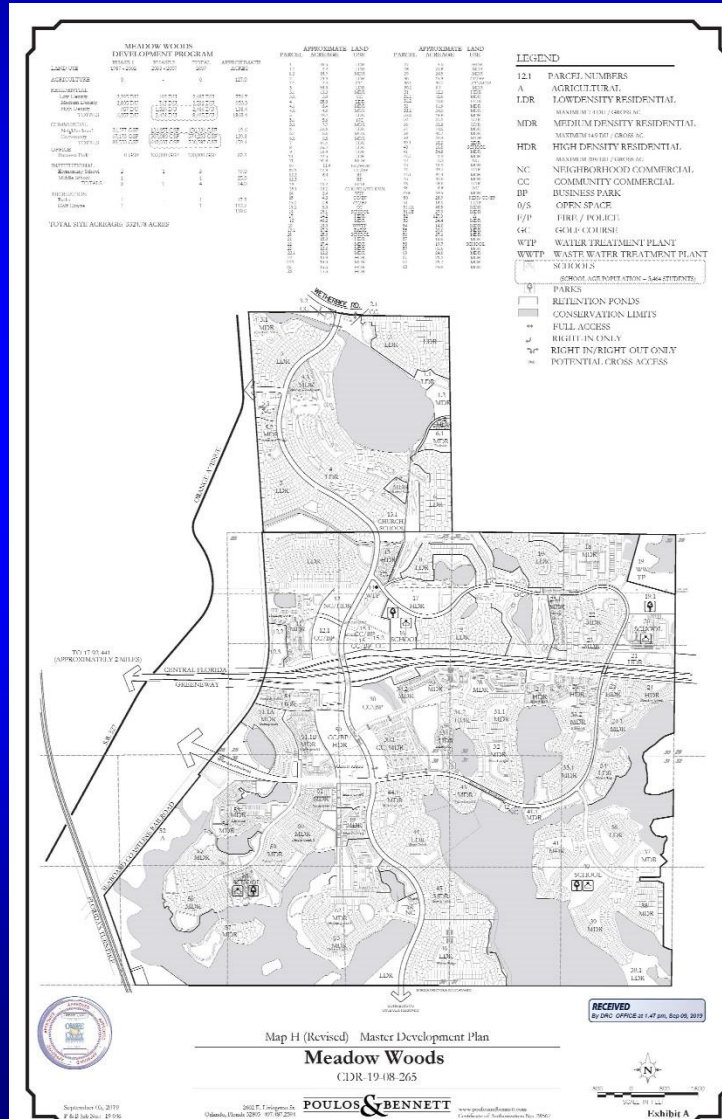


Meadow Woods Planned Development / Land Use Plan Aerial Map





Meadow Woods Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

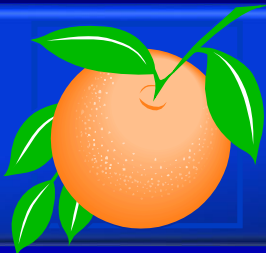
Make a finding of consistency with the Comprehensive Plan and approve the Meadow Woods Planned Development / Land Use Plan (PD/LUP), dated “Received September 9, 2019” subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

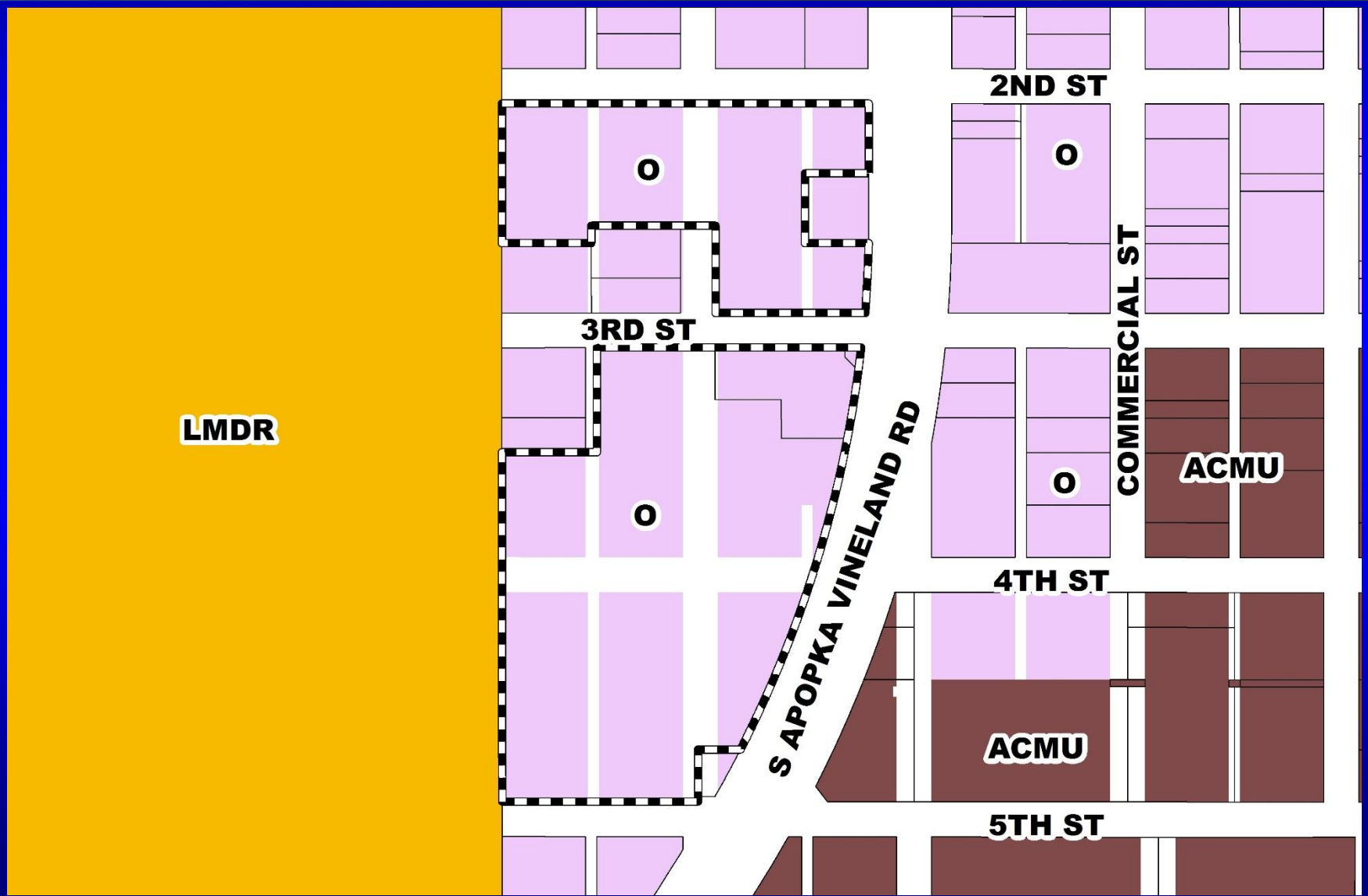


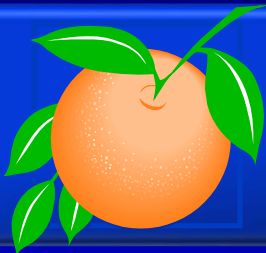
Buena Vista Commons Planned Development / Land Use Plan

- Case:** CDR-19-06-191
- Project Name:** Buena Vista Commons Planned Development / Land Use Plan
- Applicant:** Constance Silver, Tri3 Civil Engineering Design Studio, Inc.
- District:** 1
- Acreage:** 8.52 gross acres (overall PD)
- Location:** 11414 and 11444 S. Apopka Vineland Road; or generally located on the west side of S. Apopka Vineland Road and the south side of 3rd Street.
- Request:** To request two (2) waivers from Orange County Code related to landscaping.

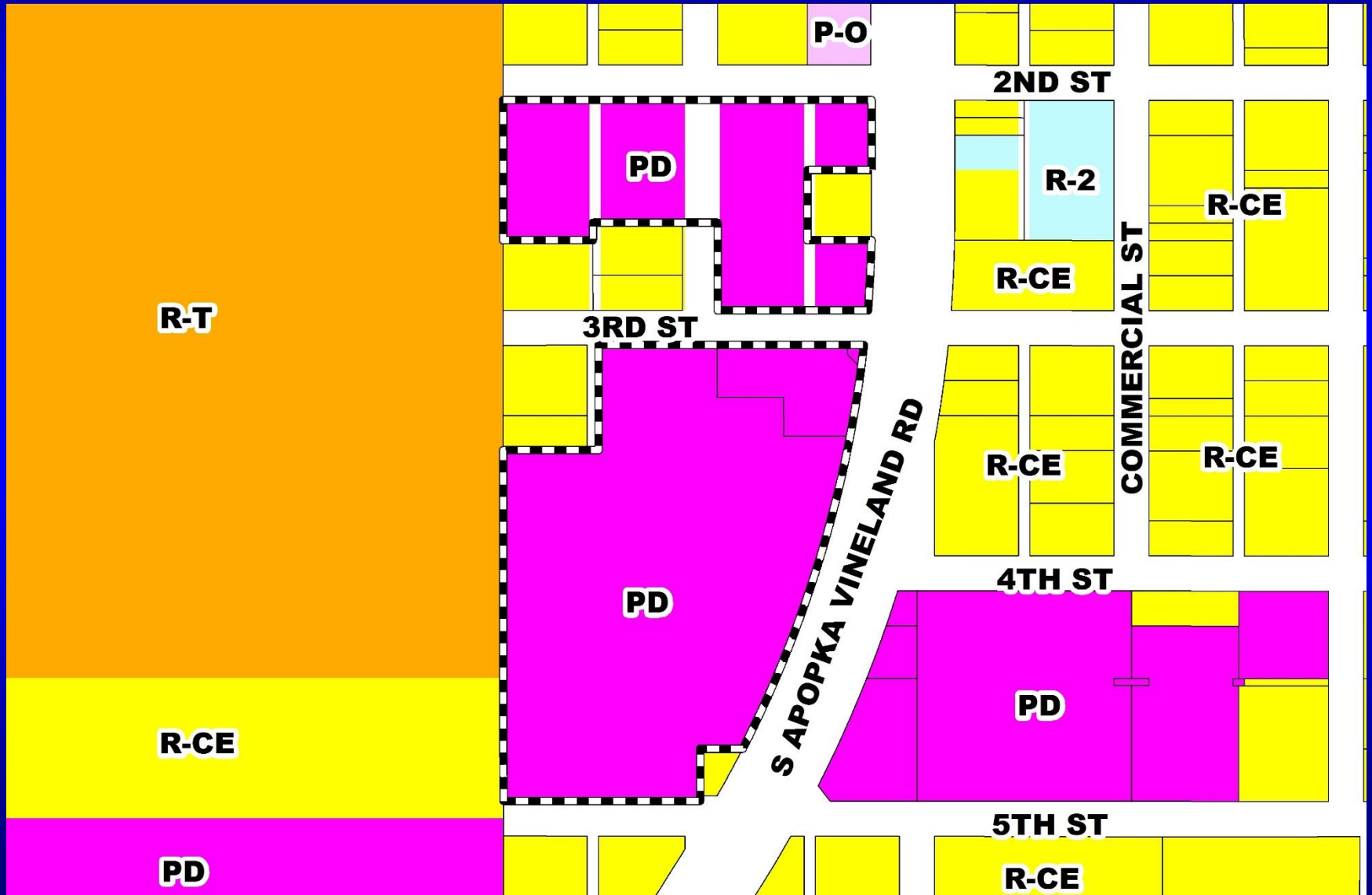


Buena Vista Commons Planned Development / Land Use Plan Future Land Use Map





Buena Vista Commons Planned Development / Land Use Plan Zoning Map



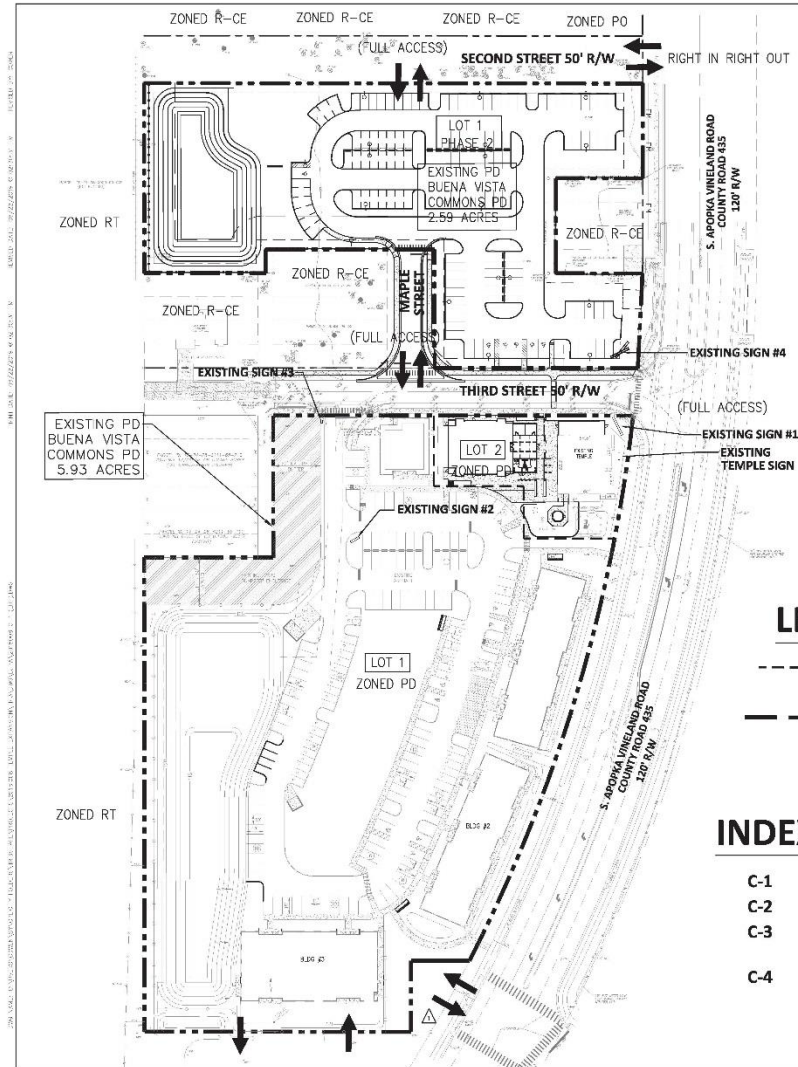


Buena Vista Commons Planned Development / Land Use Plan Aerial Map





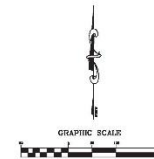
Buena Vista Commons Planned Development / Land Use Plan Overall Land Use Plan



BUENA VISTA COMMONS PD - LAND USE PLAN (AMENDMENT)

CASE NUMBER - CDR-19-06-191 ▲

- BUENA VISTA COMMONS PD:**
LOT 1: 15-24-28-1080-01-000
LOT 2: 15-24-28-1080-02-000
LOT 3: 15-24-28-1079-01-000



VICINITY MAP
N.T.S.

LEGEND

- LOT LINES
- - - - - PD BOUNDARY

INDEX OF SHEETS

- C-1 OVERALL LUP
- C-2 LUP
- C-3 LUP CONDITIONS OF APPROVAL
- C-4 MASTER SIGN PLAN

Developer:
MR. KARAM DUGGAL
 5520 BOW COURT
 ORLANDO, FL 32836
 PHO: 407-963-4718
 RHCARD@GMAIL.COM

Surveyor:
SHANNON SURVEYING, INC.
 499 NORTH S.R. 434 - SUITE 2155
 ALTAMONTE SPRING, FLORIDA, 32714
 PHO: 407-774-8972
 ATTN: JAMES SHANNON
 SHANNONSURV@AOL.COM

Civil Engineer:
**TRI³ CIVIL ENGINEERING
 DESIGN STUDIO, INC.**
 P.O. BOX 530062
 LONGWOOD, FL 32752-0062
 PHO: 407-488-9455
 FAX: 407-641-9995
 ATTN: CONSTANCE D. SILVER, PE, LEED AP
 COWENS@TRI3-ENG.COM

RECEIVED
 By DMC Office at 1:04 pm, Sep 10, 2019



**Civil Engineering
 Design Studio, Inc.**
 P.O. Box 530062
 Longwood, Florida 32752-0062
 PH: 407-488-9455 Fax: 407-641-9995
 CERT. STATE OF FLORIDA # 2002

BUENA VISTA COMMONS PD

Orlando, Florida
 ENGINEER'S SEAL

CONSTANCE D. SILVER, P.E., LEED AP
 FLORIDA LICENSE #12753

DATE:	06/04/19
ORANGE CO DMC	

REV.	DATE	DESCRIPTION
1	06/22/19	ORANGE CO TRG

OVERALL LAND USE PLAN

Sheet Title	
JOB NO.	2015.008
SCALE:	AS SHOWN
DATE:	06/04/19
DESIGN:	CD
DRAWN:	CD
CHECKED:	CD

C-1

Sheet No. 1 OF 4



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Buena Vista Commons Planned Development / Land Use Plan (PD/LUP) dated “Received September 10, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

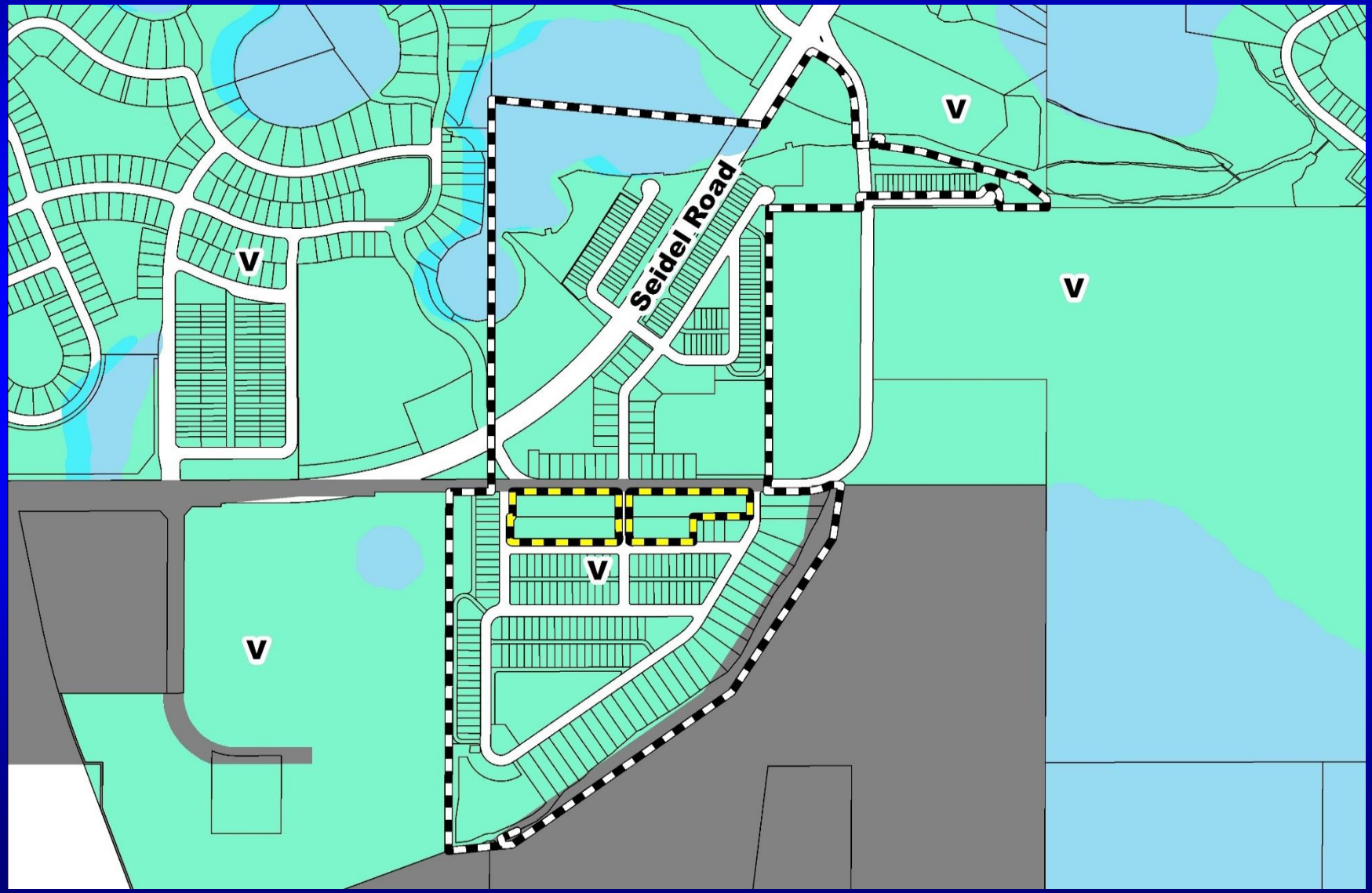


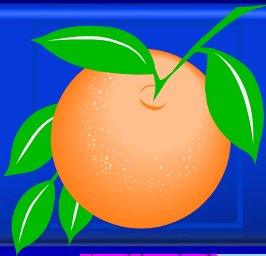
Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan

- Case:** CDR-19-09-306
- Project Name:** Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 114.89 gross acres (overall PD)
5.23 gross acres (affected parcels only)
- Location:** Generally located south of Summerlake Groves Street and East of Seidel Road
- Request:** To add thirty-five (35) units in the future development parcels in the previously approved Preliminary Subdivision Plan for Phase 1 and Phase 2B.

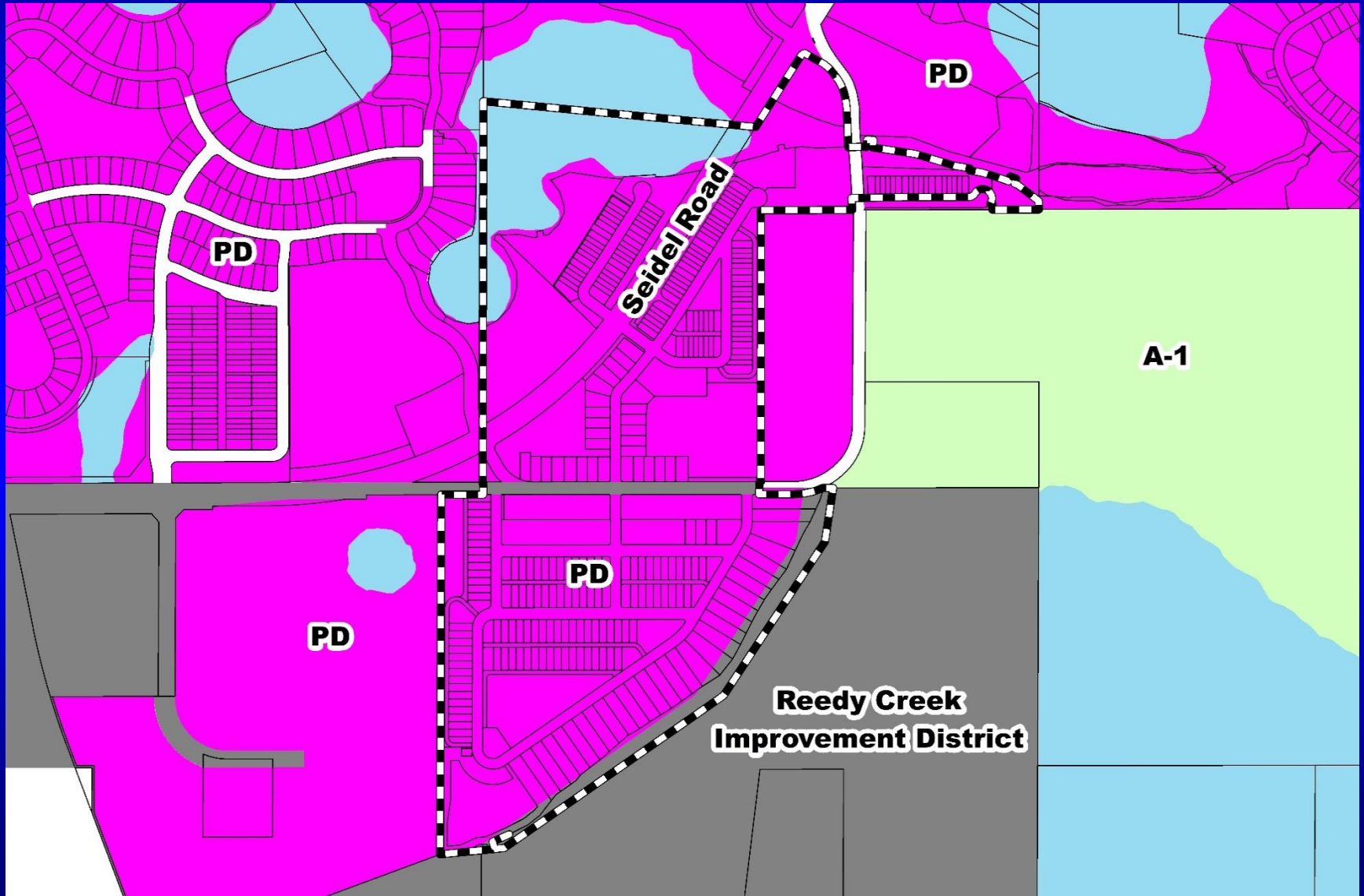


Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Future Land Use Map





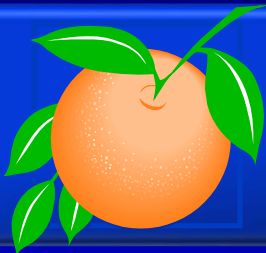
Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Zoning Map



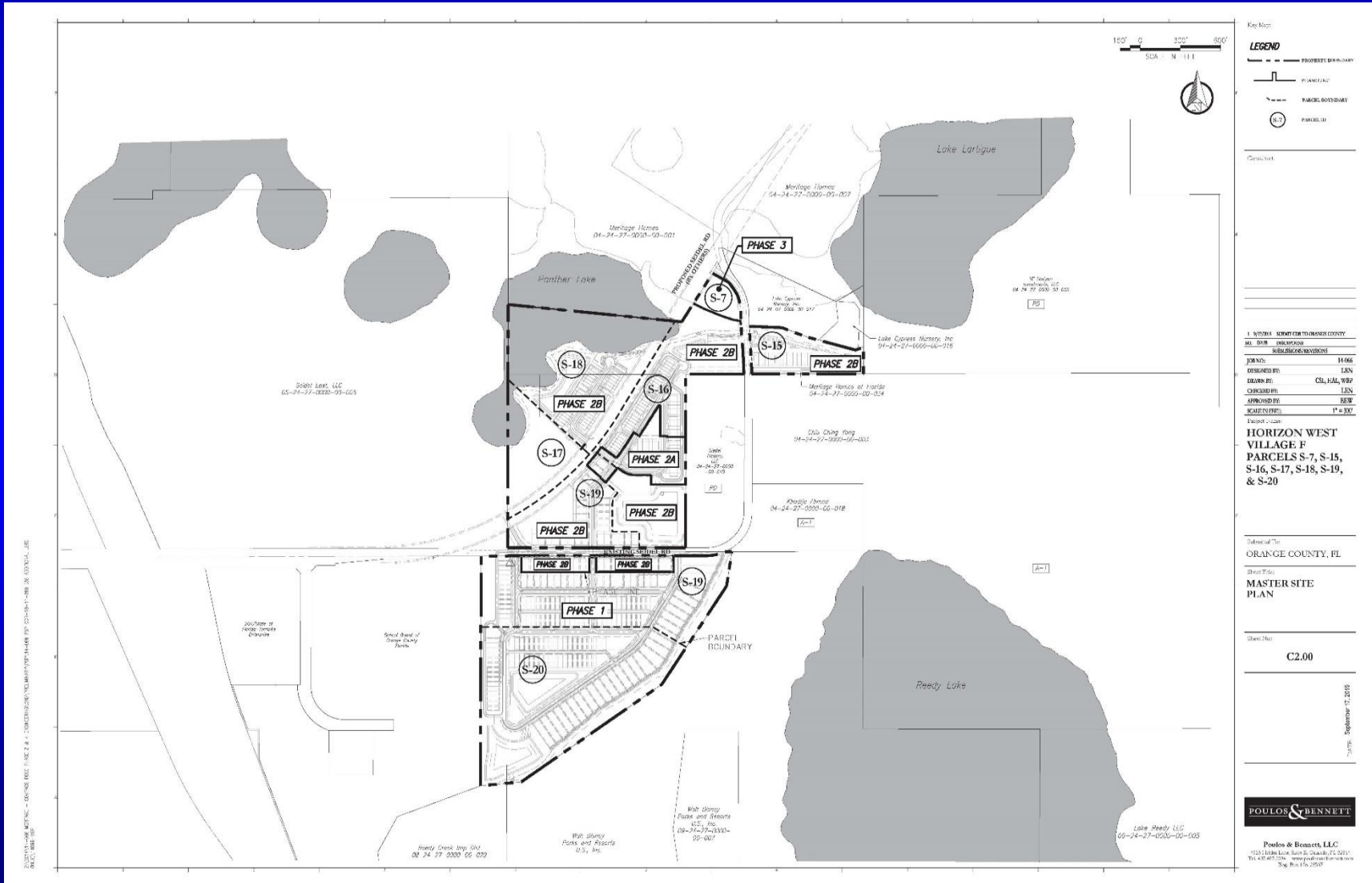


Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Aerial Map





Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



Key Map

LEGEND

- PROPERTY BOUNDARY
- PHASE LINE
- PARCEL BOUNDARY
- PARCEL ID

Contract

1. SUBDIVISION SCHEMATIC TO ORANGE COUNTY
 NO. 0188 ENGINEERING
 REVIEWED ON BEHALF OF:

OWNER:	H106
DESIGNED BY:	LEN
DRAWN BY:	CSL, HAJ, WBP
CHECKED BY:	LEN
APPROVED BY:	LSW
SCALE (PLOT):	1" = 300'
Project Name:	

**HORIZON WEST VILLAGE F
PARCELS S-7, S-15,
S-16, S-17, S-18, S-19,
& S-20**

Submitted To:
ORANGE COUNTY, FL

Sheet Title:
**MASTER SITE
PLAN**

Sheet No.:

C2.00

DATE: September 17, 2019

POULOS & BENNETT

Poulos & Bennett, LLC
 11015 Lakeside Lane, Suite 200, Orlando, FL 32817
 Tel: 407-457-3336, www.poulosandbennett.com
 Reg. No. 16, 2019

2019/09/17 10:58 AM - ORANGE WAY FILE 2.0 - COMPREHENSIVE/MASTER SITE PLAN FOR 2019-09-17 10:58 AM - C:\WORKSPACE\



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP dated “Received October 2, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



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 17, 2019
BCC meeting at 2:00 p.m.**

District 4

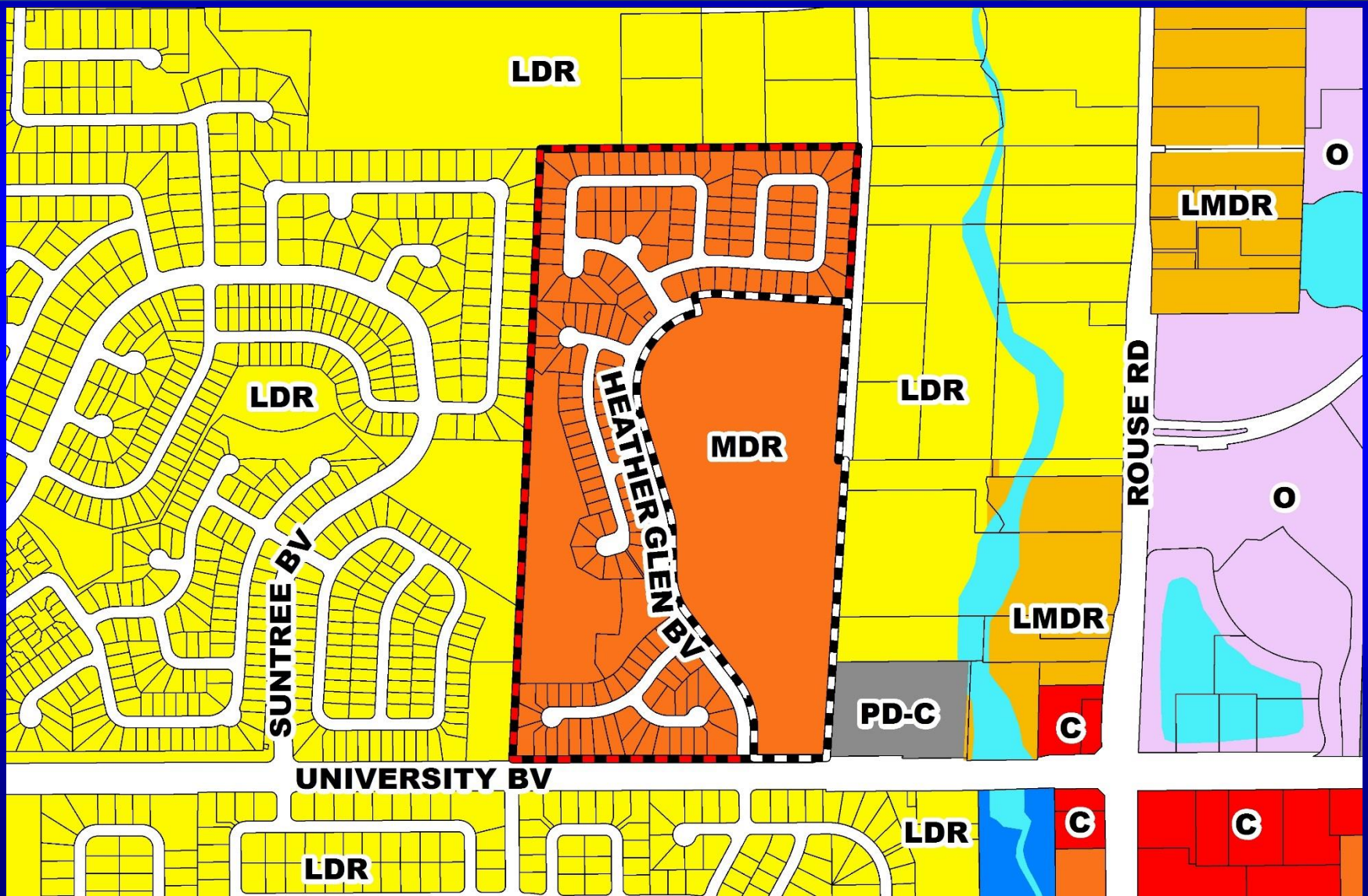


The Glenn Planned Development / Land Use Plan

- 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.

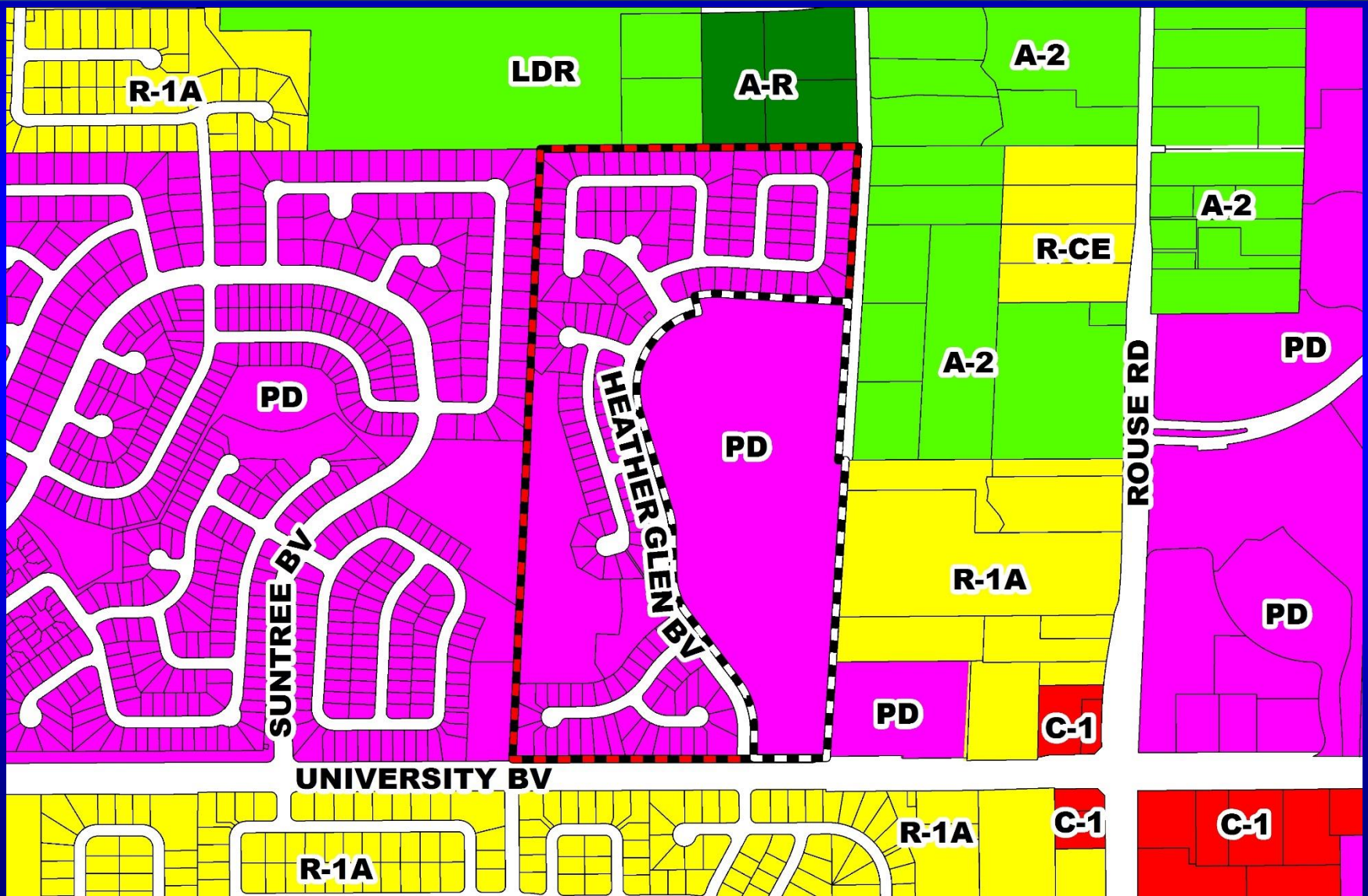


The Glenn Planned Development / Land Use Plan Future Land Use Map



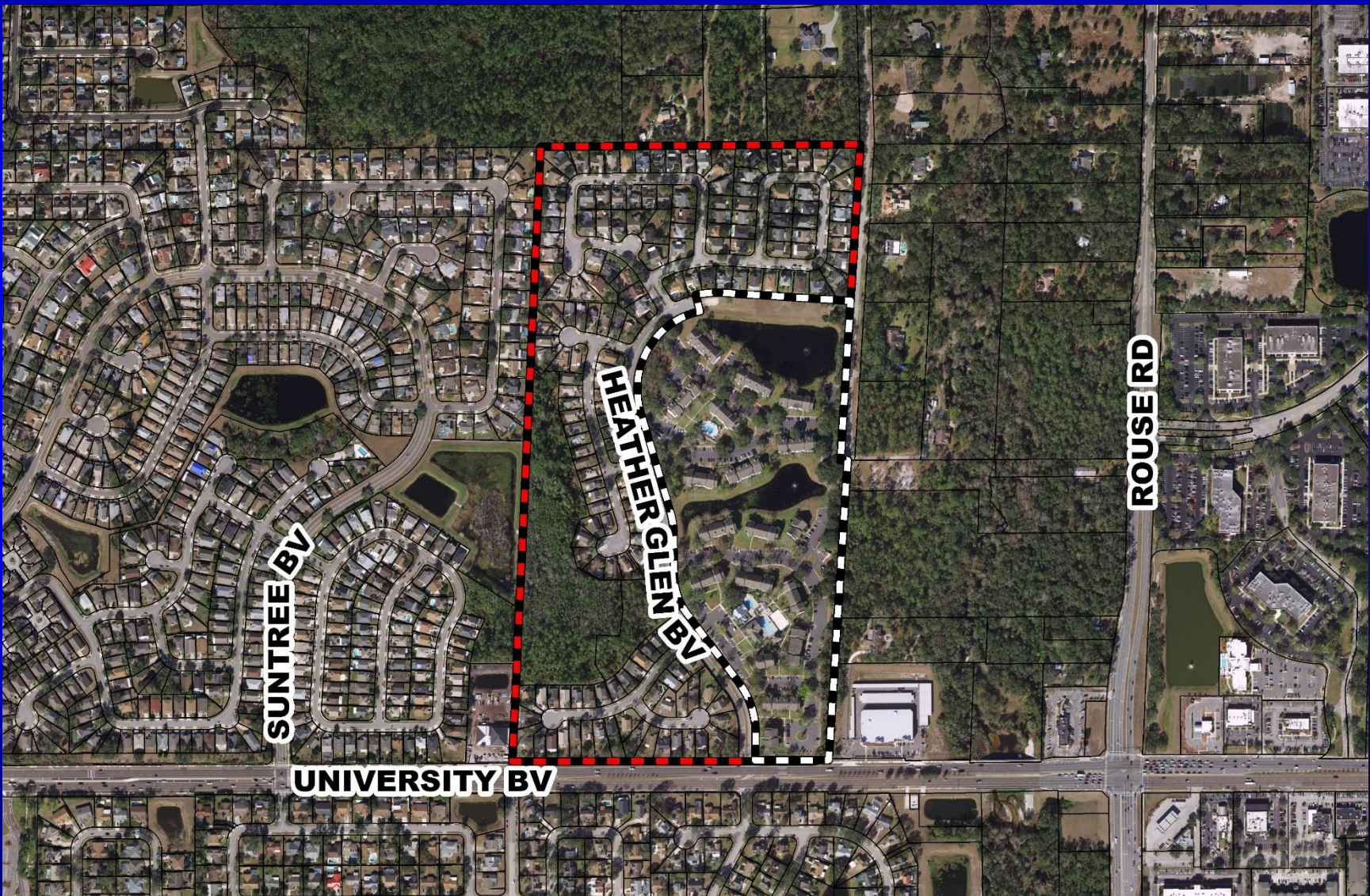


The Glenn Planned Development / Land Use Plan Zoning Map



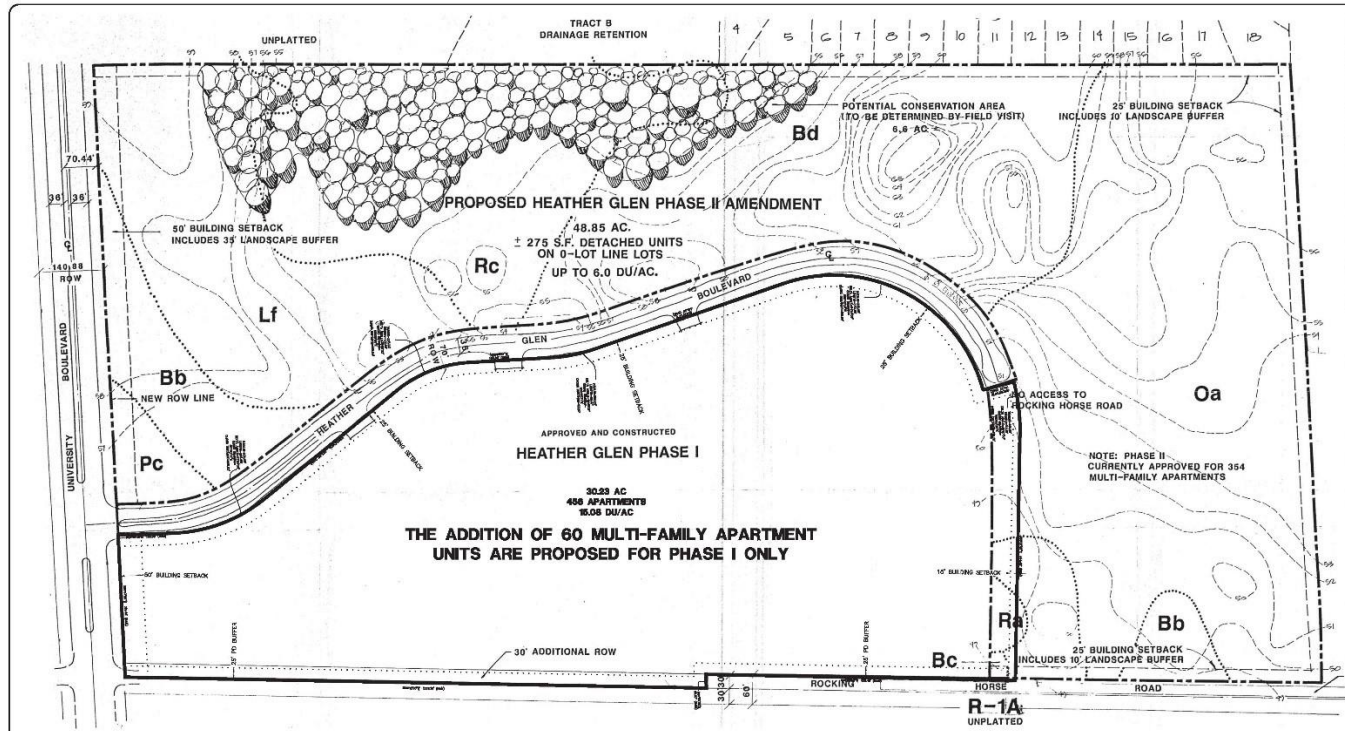


The Glenn Planned Development / Land Use Plan Aerial Map

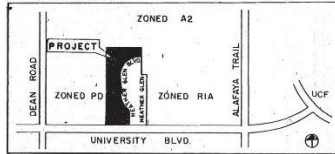




The Glenn Planned Development / Land Use Plan Overall Land Use Plan



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: 488 PHASE II: 275*
NET REDUCTION IN DWELLING UNITS	262
*PHASE II VALUE AND ZONING NOT PREVIOUS	

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, 30.23 ACRES.

SOILS LEGEND

Bd	Benton Fine Sand
Bd1	Benton Fine Sand
Lf	Leon Fine Sand
Oa	Ono Fine Sand
Pc	Panama Fine Sand
Ra	Rutledge Fine Sand
Rc	Rutledge Heavy Fine Sand

NOTE

* 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
OPEN SPACE/RECREATION	7.8 ACRES (75%) OF OPEN SPACE LOCATED IN PHASE I EXCLUSIVE OF CONSERVATION AREA (48.85 ACRES - 6.6 ACRES X .25)
RECREATION	32.33 ACRES (275 UNITS X 3.1 PERSONS/UNIT) - 202 PERSONS X .2005 ACRES RECREATION/PERSON

PROJECTED SCHOOL AGE CHILDREN	179 CHILDREN (275 UNITS X 3.1 PERSONS/UNIT X .25)
100 YEAR FLOOD VEGETATION	NOT APPLICABLE
PRISING	1 PHASE
BUILDING SETBACK CRITERIA	UNIVERSITY BOULEVARD: 50 FT ALL OTHER PROPERTY LINES: 25 FT
UTILITIES	WATER (80,000 GPD) SEWER (80,700 GPD) STORMWATER
AVY WALKERS FROM SUBDIVISION REGULATIONS, IF ANY, WILL BE DETERMINED AT DEVELOPMENT PLAN APPROVAL STAGE.	

cmvassociates
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]

10/20/86
DATE REV. BY:

DATE: 10/20/86
SCALE: 1" = 100'
DRAWN BY: [Signature]

REV. 8-2014
CONTRACT INFORMATION: HEATHER GLEN P.D. (FORMERLY STRAW RIDGE P.D.)
SHEET NO. 3
OF 6



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve The Glenn Planned Development / Land Use Plan (PD/LUP), dated “May 22, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

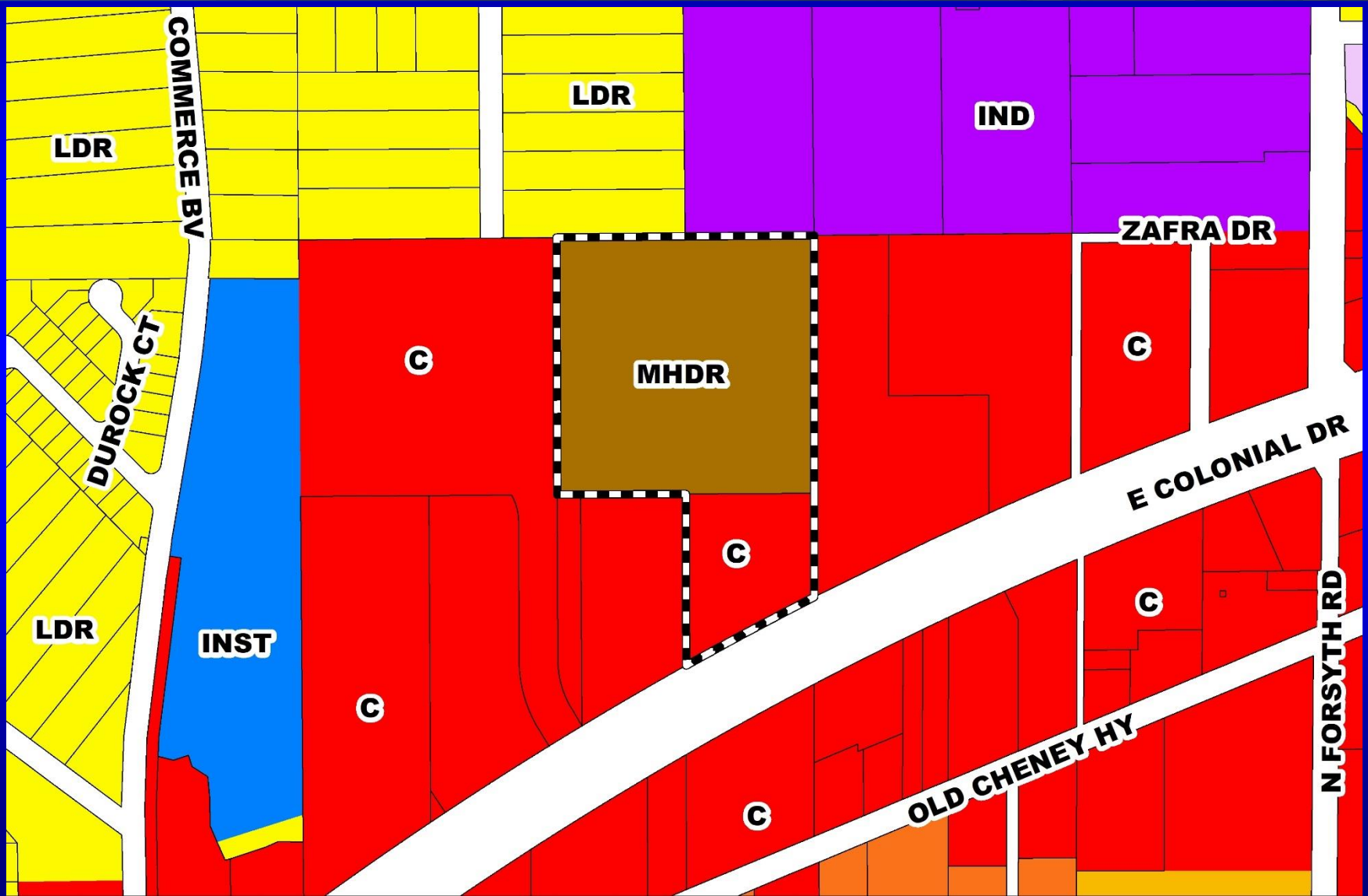


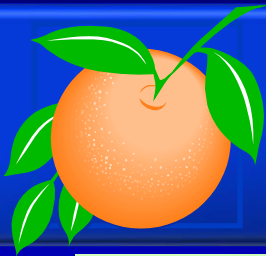
Wise Colonial Planned Development / Land Use Plan

- Case:** LUP-19-03-088
- Project Name:** Wise Colonial Planned Development / Land Use Plan
- Applicant:** Chris Dougherty, S&ME, Inc.
- District:** 5
- Acreage:** 12.77 gross acres
- Location:** 6525 and 6575 E. Colonial Drive; or generally located on the north side of E. Colonial Drive, approximately 1,400 feet west of N. Forsyth Road.
- Request:** To rezone two (2) parcels containing 12.77 gross acres from C-3 to PD, in order to develop 280 multi-family dwelling units and 19,600 square feet of C-1 (Retail Commercial) uses. Two (2) waivers related to setbacks and height are associated with this request.

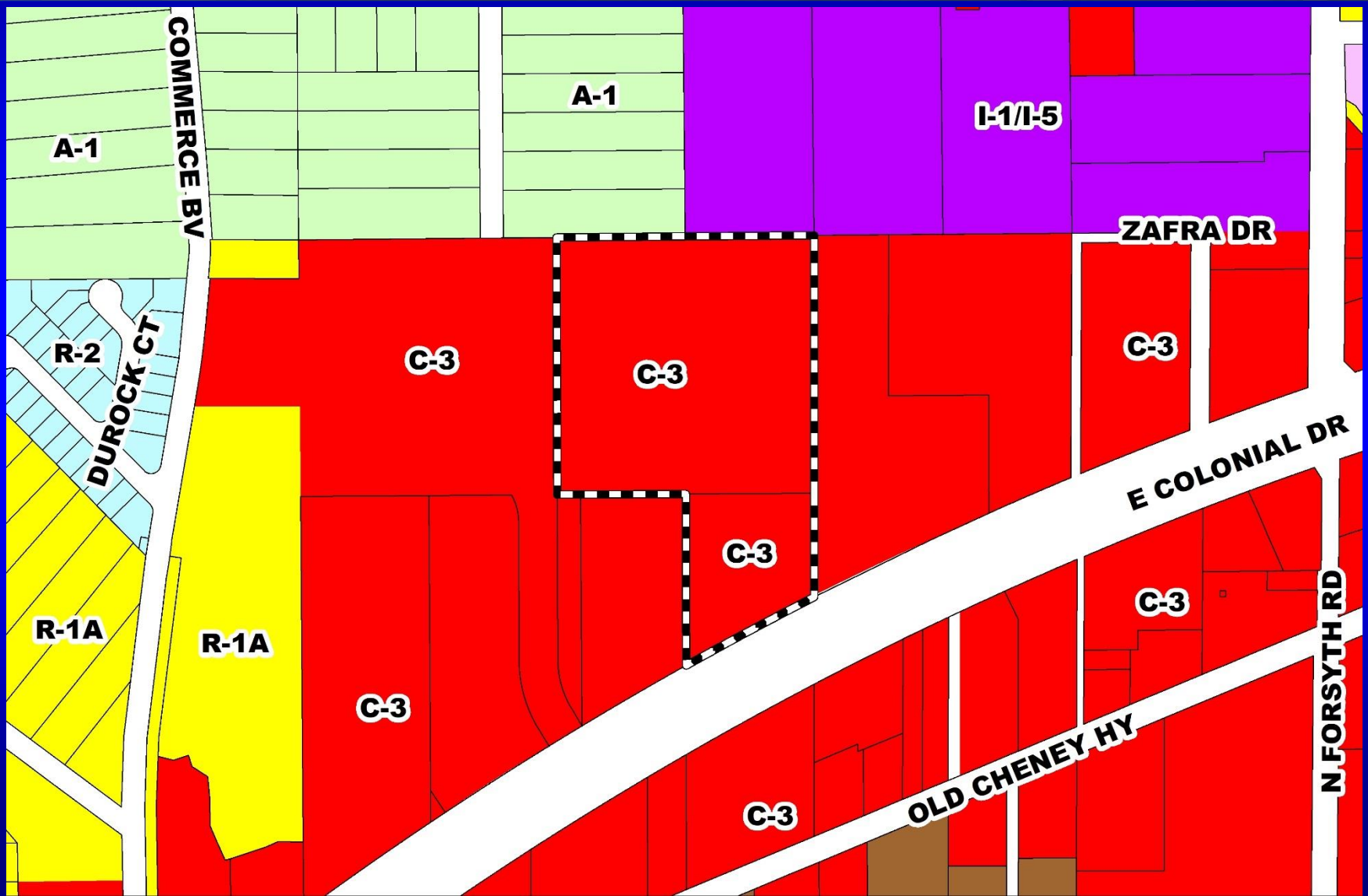


Wise Colonial Planned Development / Land Use Plan Future Land Use Map



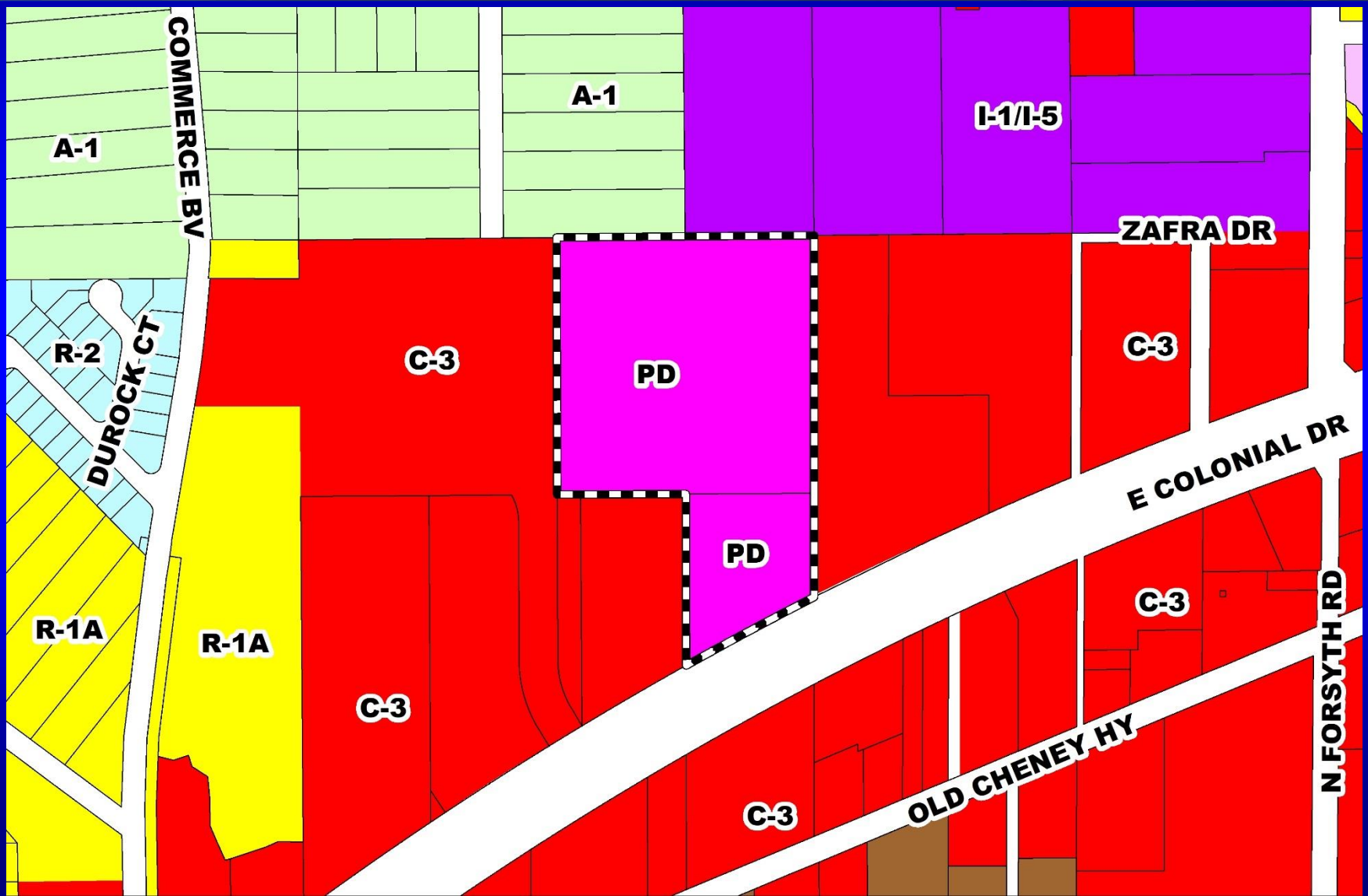


Wise Colonial Planned Development / Land Use Plan Zoning Map



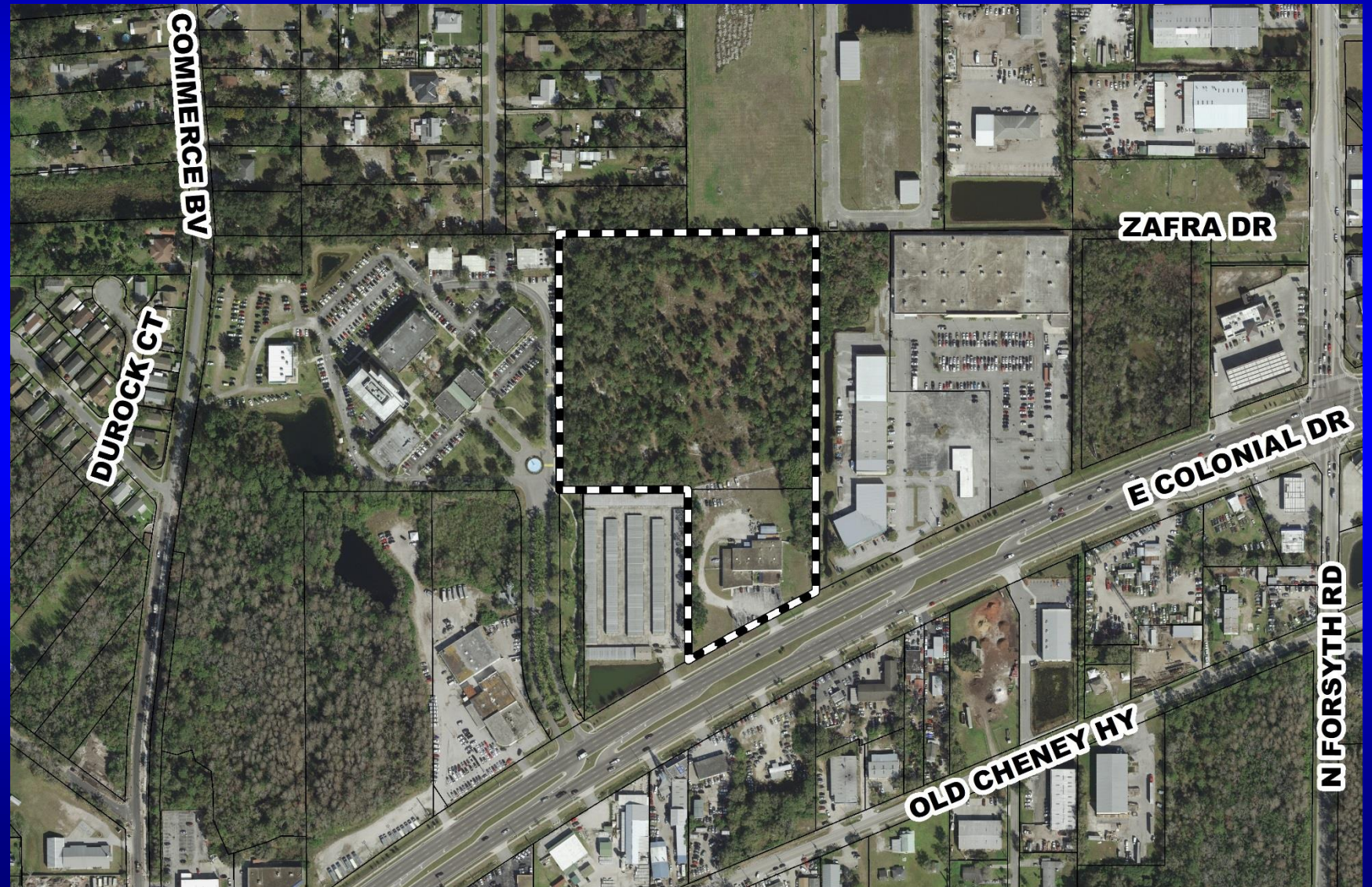


Wise Colonial Planned Development / Land Use Plan Proposed Zoning Map





Wise Colonial Planned Development / Land Use Plan Aerial Map



COMMERCE BV

DUROCK CT

ZAFRA DR

E COLONIAL DR

OLD CHENEY HY

N FORSYTH RD



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Wise Colonial Planned Development / Land Use Plan (PD/LUP), dated “Received July 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



Board of County Commissioners

Public Hearings

December 3, 2019