

Board of County Commissioners

Public Hearings

May 21, 2019



RZ-19-01-061 – Michael D. Harding, MHarding Enterprises, Inc. Planning and Zoning Commission (PZC) Appeal

Case: RZ-19-01-061

Appellant: Michael D. Harding, MHarding Enterprises, Inc.

Applicant: Michael D. Harding, MHarding Enterprises, Inc.

District: 5

Location: 7309 E. Colonial Drive; or generally located on the north side of E. Colonial Drive, the west side of Dorris Drive, approximately 1,100 feet east of N. Forsyth Road

Acreage: 0.83-gross acre

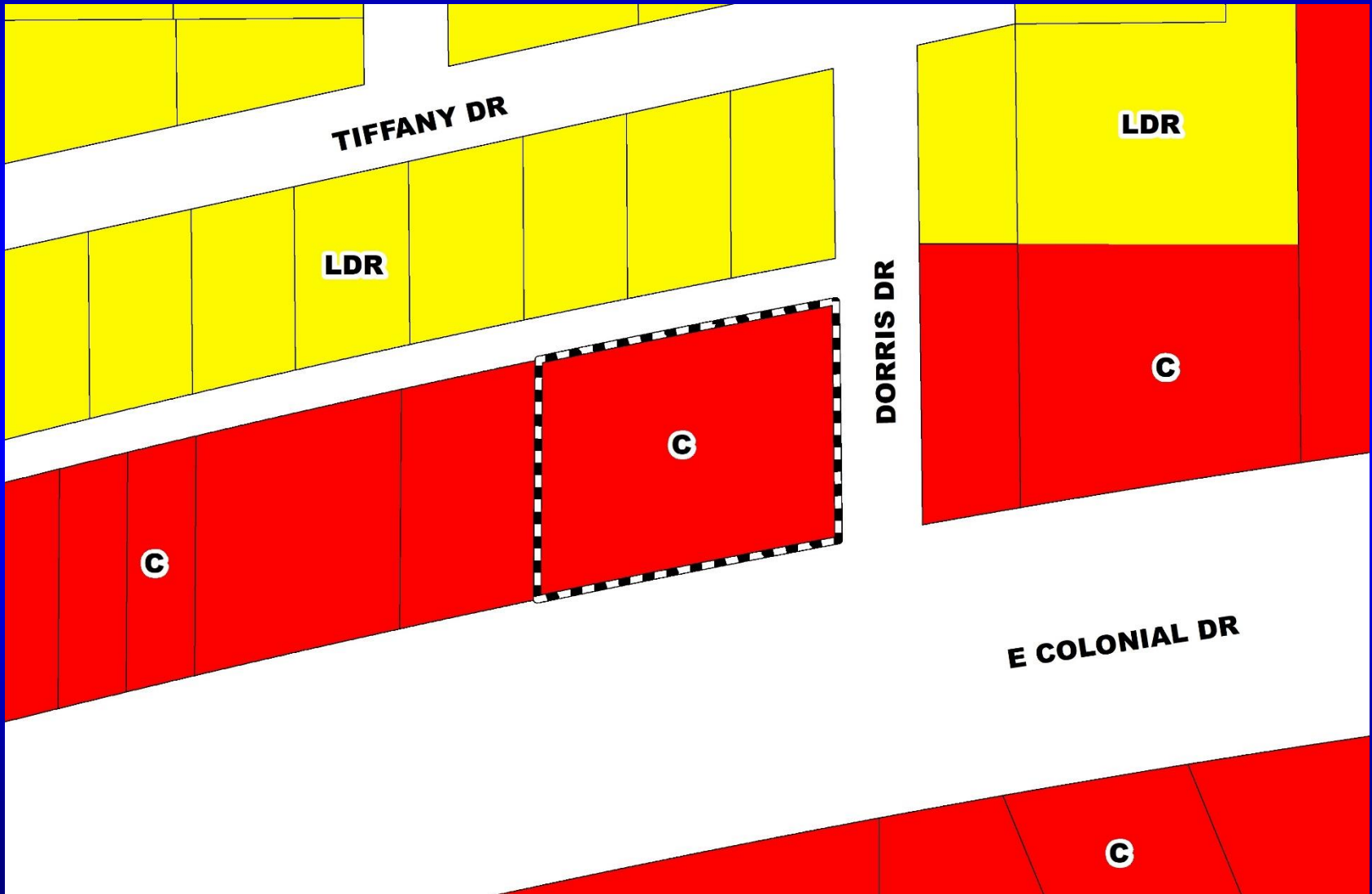
From: C-1 (Retail Commercial District)

To: C-2 (General Commercial District)

Proposed Use: Outdoor storage and display of merchandise and overnight vehicle parking

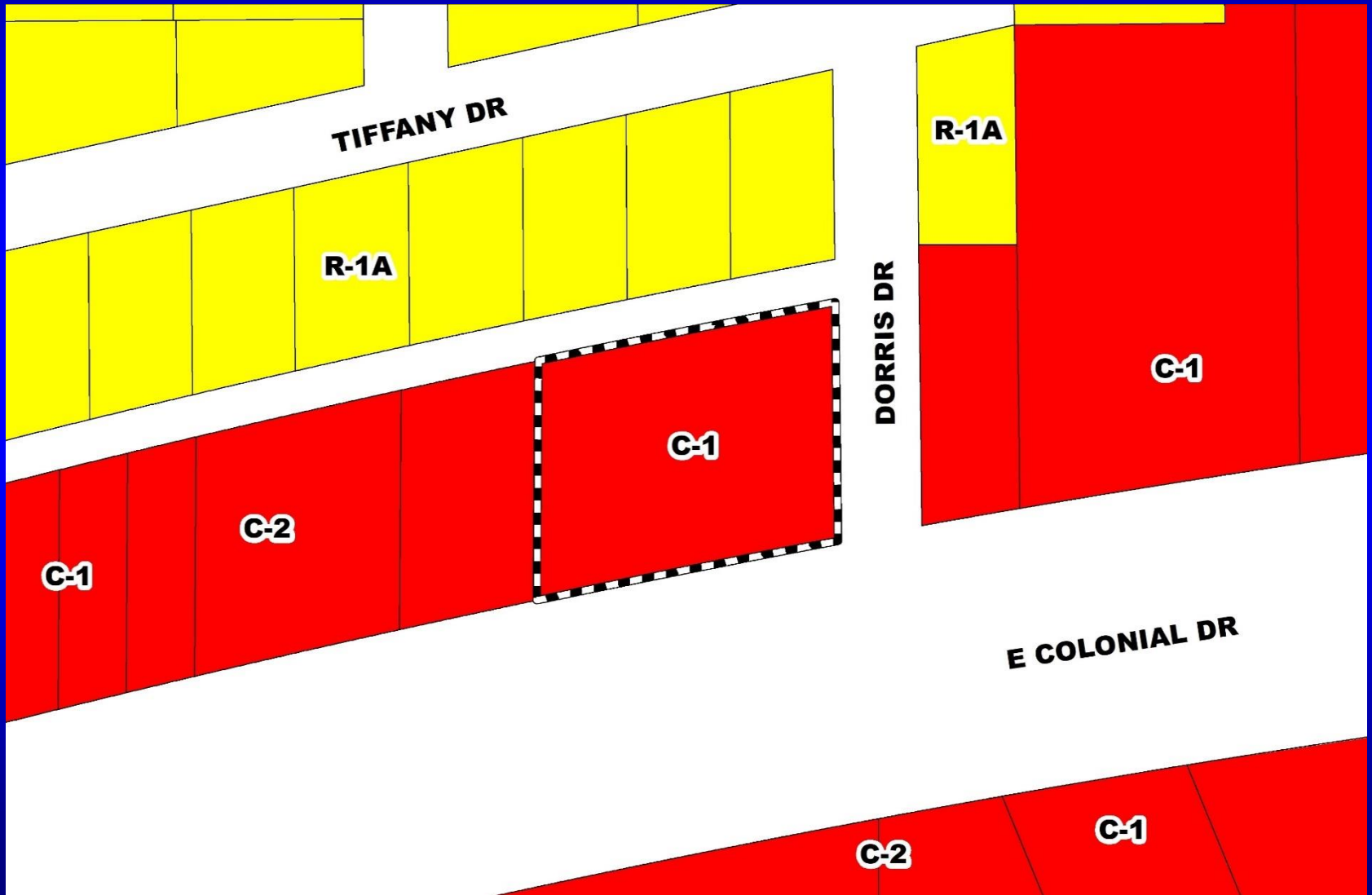


**RZ-19-01-061 – Michael D. Harding, MHarding Enterprises, Inc.
Planning and Zoning Commission (PZC) Appeal
Future Land Use Map**





RZ-19-01-061 – Michael D. Harding Planning and Zoning Commission (PZC) Appeal Zoning Map





**RZ-19-01-061 – Michael D. Harding, MHarding Enterprises, Inc.
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



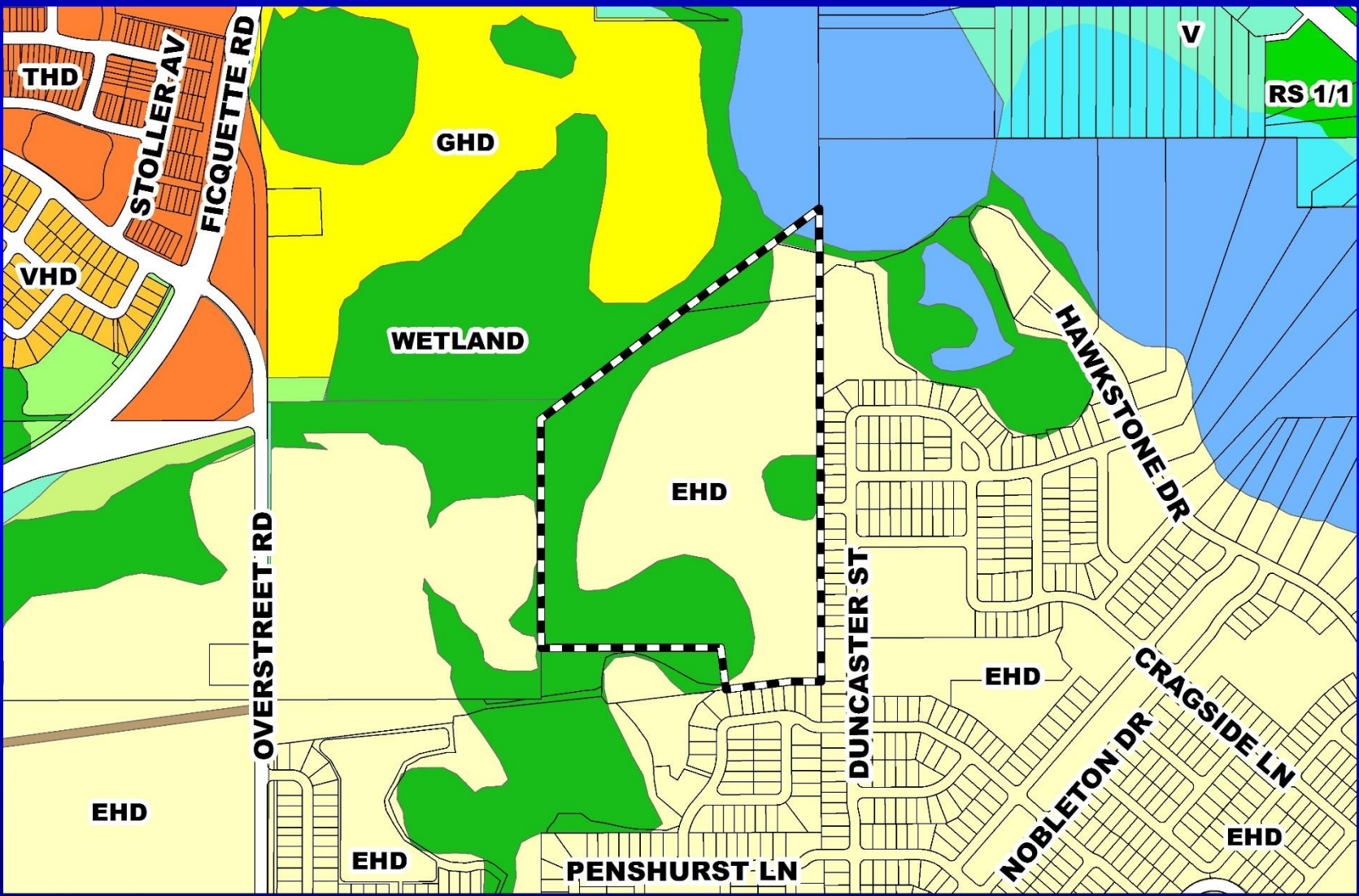
Monk Property PD / Monk Property Preliminary Subdivision Plan

Case:	PSP-18-10-340
Project Name:	Monk Property PD / Monk Property PSP
Applicant:	James Hoffman, VHB, Inc.
District:	1
Acreage:	49.57 gross acres
Location:	North of Overstreet Road / South of Winter Garden Vineland Road
Request:	To subdivide 49.57 acres in order to construct 81 single-family detached dwelling units.

Additionally, two (2) waivers from Orange County Code are requested to 1) allow a minimum rear yard setback of 20' for lots not abutting the adjacent property along the eastern property line, in lieu of 25' and 2) to allow lots greater than 50' in width that face neighborhood squares or parks to be front loaded.

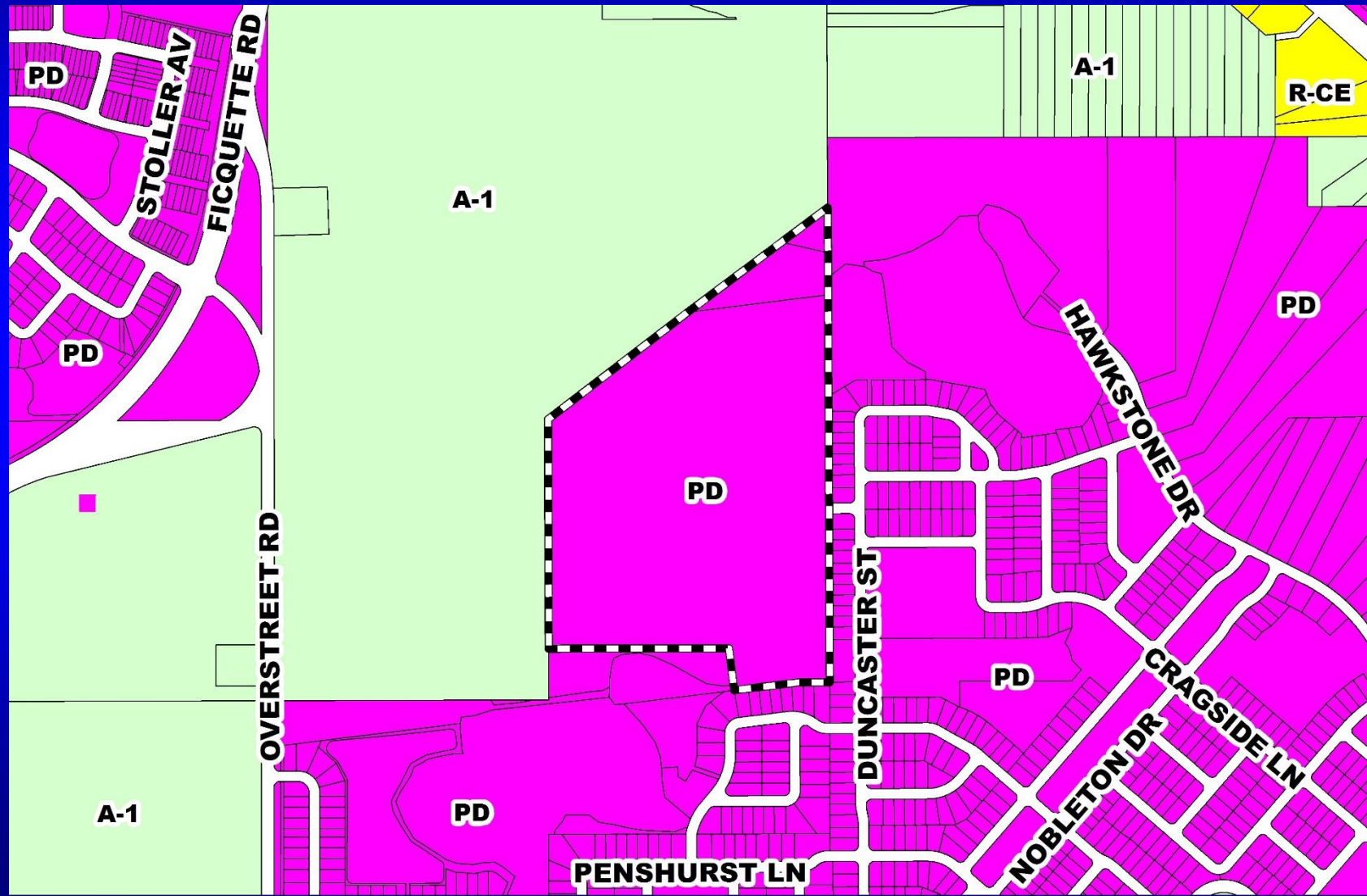


Monk Property PD / Monk Property Preliminary Subdivision Plan Future Land Use Map



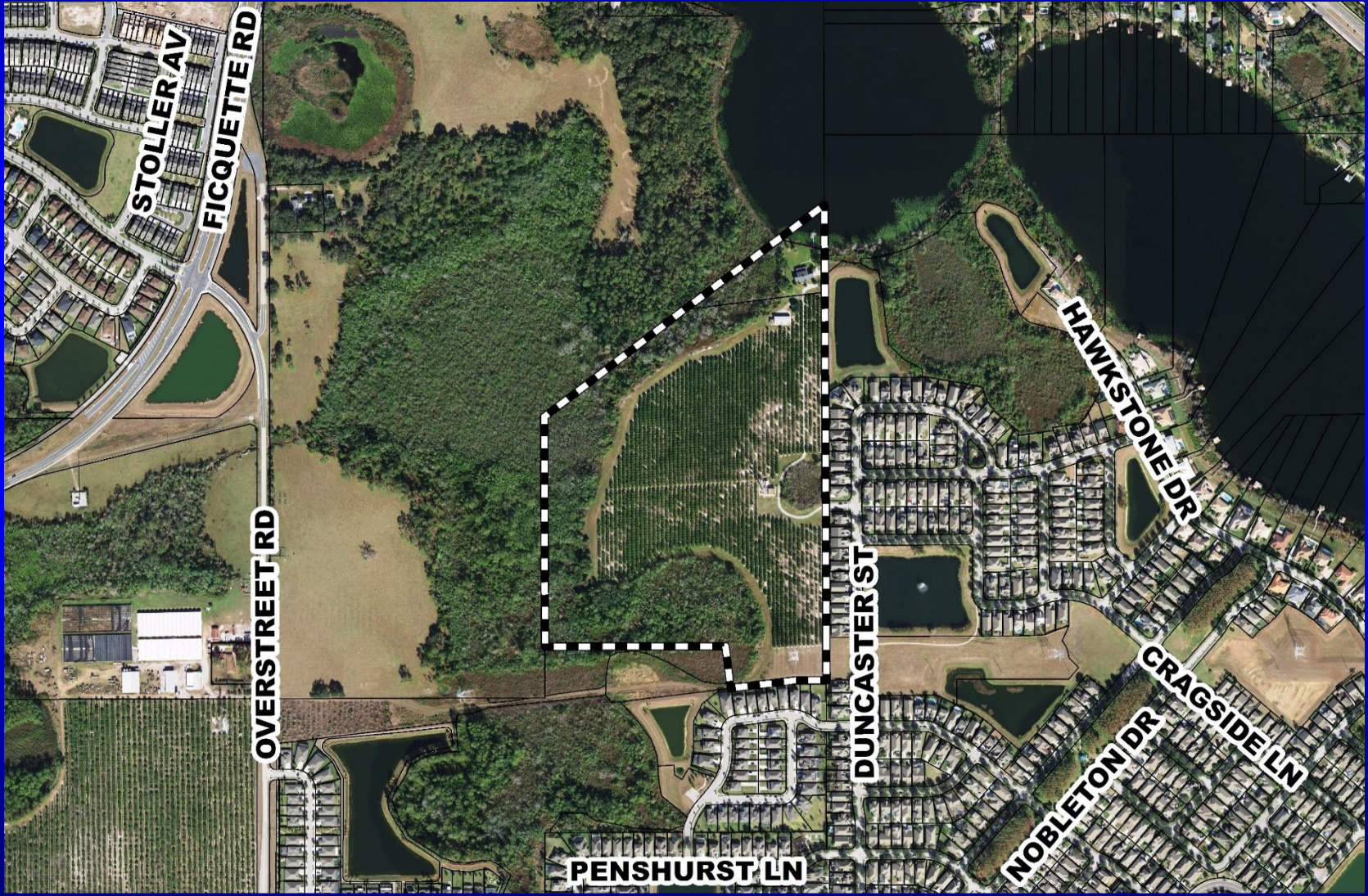


Monk Property PD / Monk Property Preliminary Subdivision Plan Zoning Map





Monk Property PD / Monk Property Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Monk Property Planned Development / Monk Property Preliminary Subdivision Plan dated “Received April 10, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

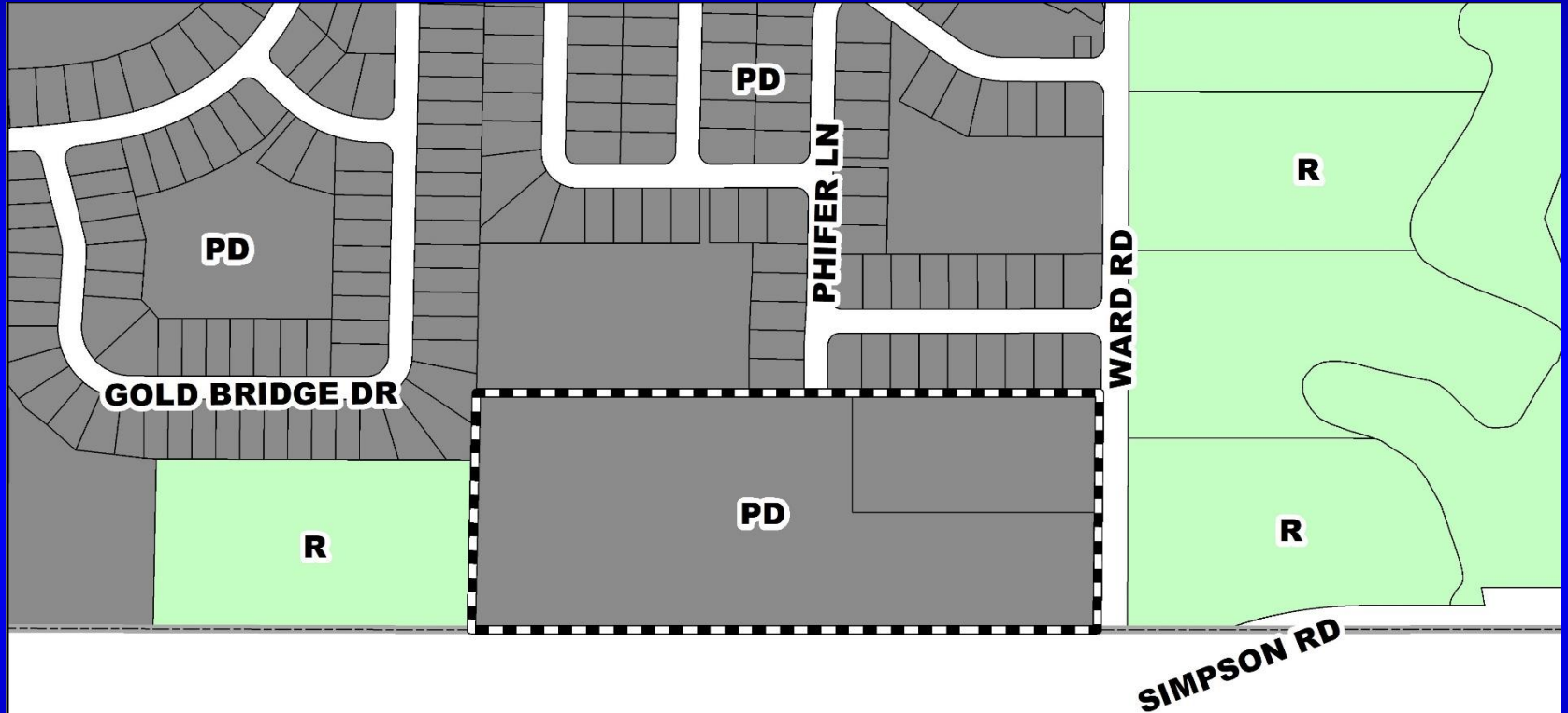


Bishop PD / Bishop Landing Phase 3 Preliminary Subdivision Plan

Case:	PSP-18-10-325
Project Name:	Bishop PD / Bishop Landing Phase 3 PSP
Applicant:	Tony Reddeck, GAI Consultants, Inc.
District:	4
Acreage:	14.83 gross acres
Location:	North of Simpson Road / West of Ward Road
Request:	To subdivide 14.83 acres in order to construct 53 single-family detached dwelling units.



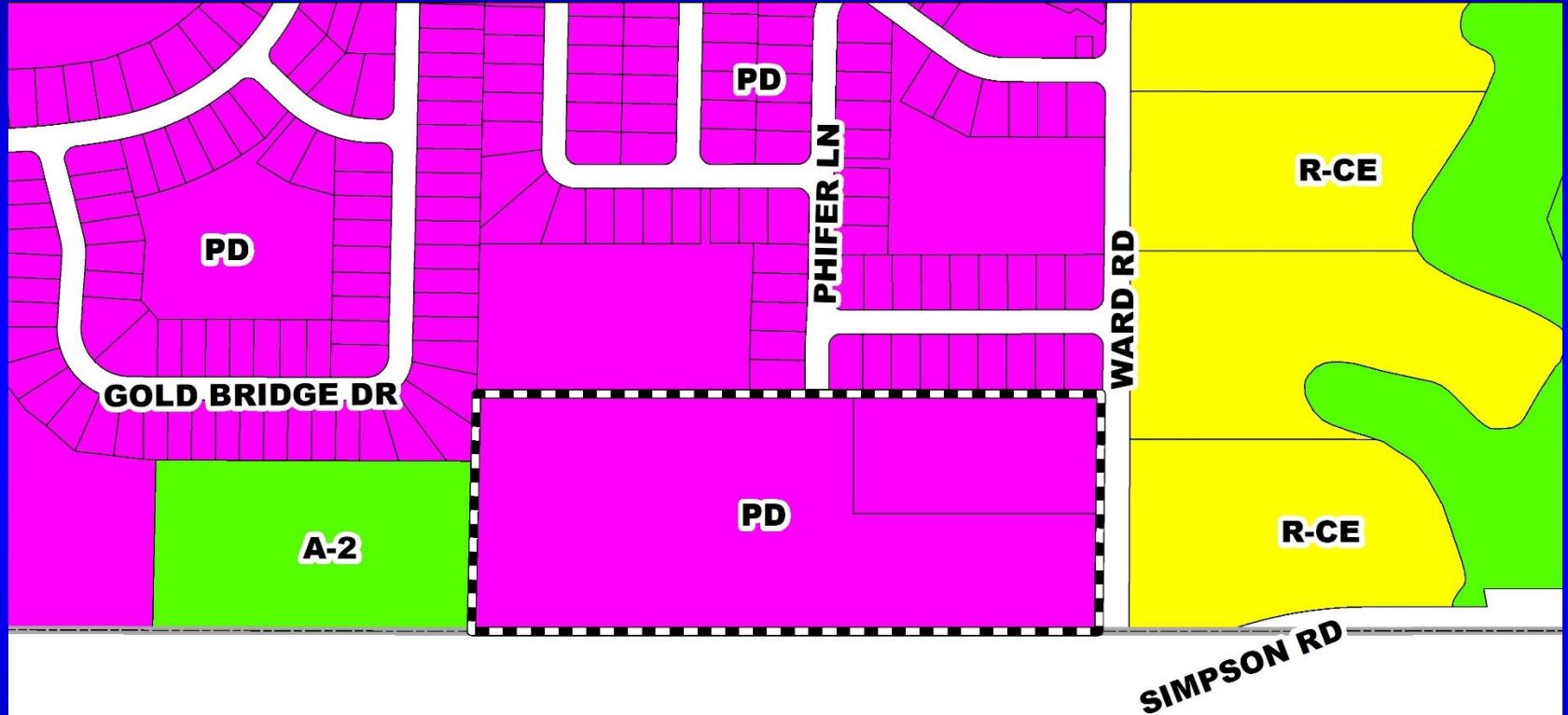
Bishop PD / Bishop Landing Phase 3 Preliminary Subdivision Plan Future Land Use Map



OSCEOLA COUNTY



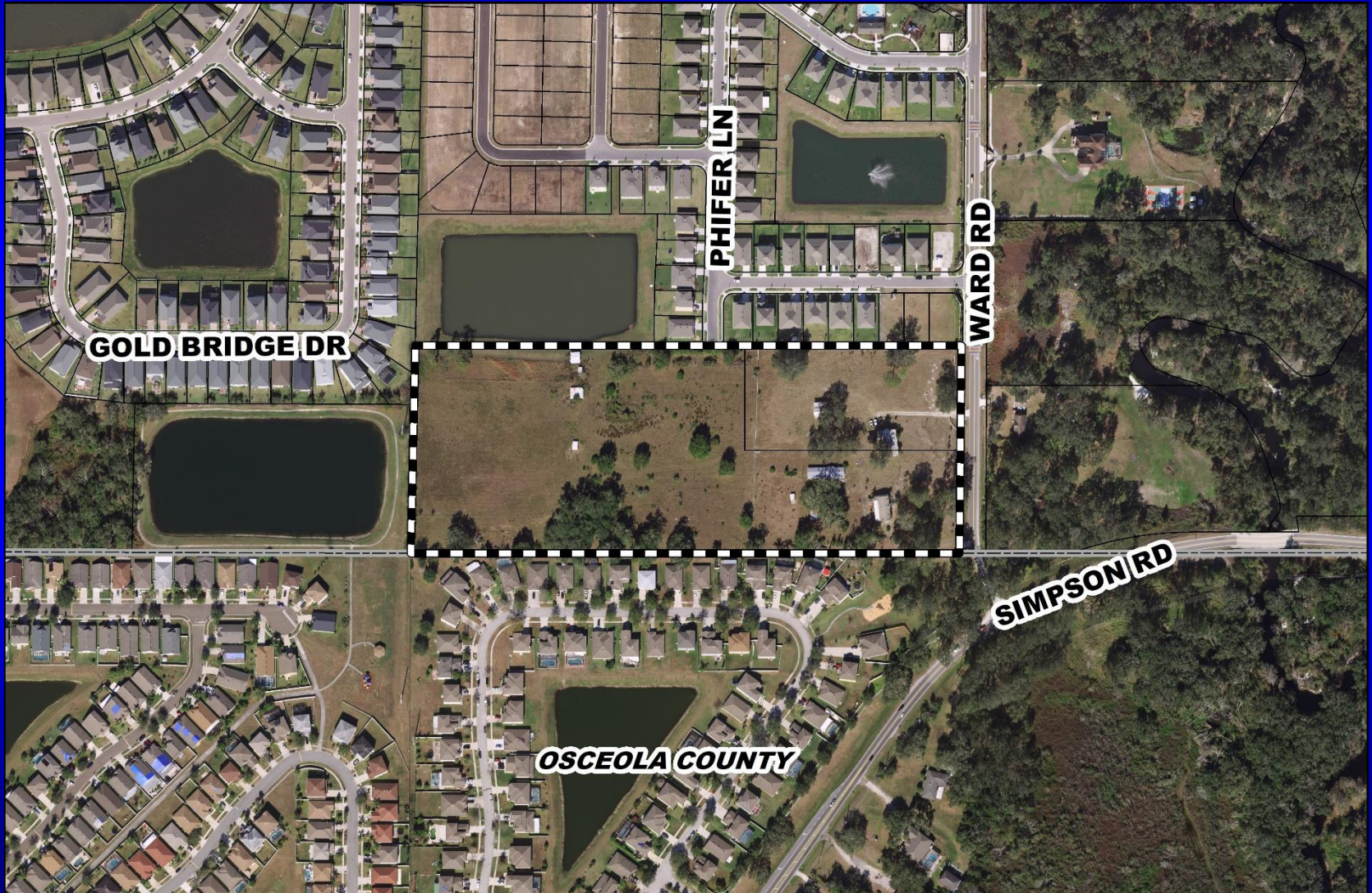
Bishop PD / Bishop Landing Phase 3 Preliminary Subdivision Plan Zoning Map



OSCEOLA COUNTY

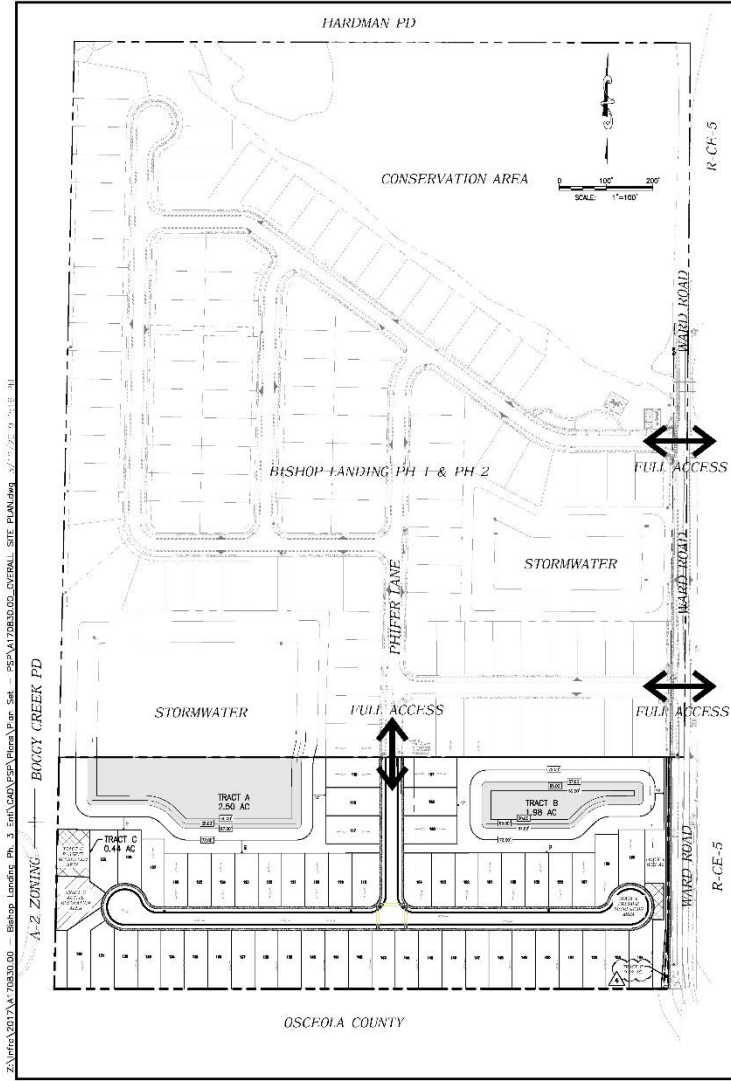


Bishop PD / Bishop Landing Phase 3 Preliminary Subdivision Plan Aerial Map





Bishop PD / Bishop Landing Phase 3 Preliminary Subdivision Plan Preliminary Subdivision Plan



- SITE DATA**
- PARCEL ID: 33-24-30-0000-00-044, 33-24-30-0000-00-033 (PH 3), 33-24-30-0000-00-000, 33-24-30-0000-00-011-010 (PH 1 & 2)
 - TOTAL LAND AREA: 46.47 ACRES (PHASE 1 & 2) + 14.83 ACRES (PHASE 3) = 61.30 ACRES (ALL PHASES) PD AMENDMENT LAND AREA: 14.83 ACRES (PHASE 3)
 - FUTURE LAND USE: POL/DR (USA) ZONING: PD
 - LAND USE: AGRICULTURE LOT/ACRE: 5.00 UNITS: 20
 - BUILDING SETBACKS REQUIRED: FRONT - 20 FT, REAR - 20 FT, SIDE - 5 FT. SIDE STREETS - 16 FT TO FORMER - 25 FT. WARD RD. R/W - 25 FT. WARD ROAD/INTERNAL AREAS - 25 FT. WARD ROAD RIGHT OF WAY - VARIES
 - PROPOSED BUILDING HEIGHT: 30 FT - TWO STORY MAX
 - TOTAL BUILDING AREA: 1,200 SQ. FT. (UNDER A/C & HW)
 - PROPOSED LOT SIZES: 30' MINIMUM LOT WIDTH - 5,000 SQ. FT. MINIMUM LOT AREA
 - OPEN SPACE: 10% MINIMUM WILL BE PROVIDED. SHALL COMPLY WITH SEC. 38-1234 OF ORANGE COUNTY CODE.
 - ACCESS WARD ROAD VIA PHIFER LANE VIA INTERNAL STREET NETWORK.
 - TRANSPORTATION: LANE/USE: UNITS: (EQ. SIZES): ACT: SPR PHASE 3: 53: 10.84: 500
 - PAVING THE 14.8 AC. (PHASE 3) AMENDMENT WILL BE CONSTRUCTED IN ONE (1) PHASE.
 - C.C.L. IN PROCESS WILL BE OBTAINED PRIOR TO PSP APPROVAL.
 - SCHOOL AGE POPULATION SCHOOL AGE POPULATION (PHASE 3): 22 (BASED ON 0.417 STUDENTS PER SFYD)
 - ORANGE COUNTY POPULATION MANAGEMENT SYSTEM WILL BE CONSULTED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
 - PARK AND RECREATION AREA PARK AND COMMUNITY RECREATION AREA WILL BE PROVIDED AND FOR THE BENEFIT OF BISHOP LANDING ONLY AND WILL BE MAINTAINED BY THE LOCAL BIRTH ACRES AND ASSOCIATED RECREATION WILL BE PROVIDED. RECREATION TYPES AND LOCATION WILL BE DETERMINED AT THE REVIEW OF THE PSP/OP PLAN. RECREATION AREA SHALL COMPLY WITH SECTION 38-1235 OF THE ORANGE COUNTY LOC.
 - LANDSCAPING: ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF CHAPTER 24 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE.
 - FIRE PROTECTION: MINIMUM FLOW FOR SINGLE FAMILY DWELLING SHALL BE AS FOLLOWS: HOMES 5,000 SQUARE FEET OR LESS: 1,000 GPM; EXISTING 5,000 SQUARE FEET SHALL PROVIDE THE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2.1 OF NFPA 1. OTHER 5TH EDITION. REDUCTION OF FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR BOLDING SIGNATURE IN ACCORDANCE WITH TABLE 18.4.5.1.1.1 OF NFPA 1. PER ORANGE COUNTY SUBORDINATION REGULATIONS, A MINIMUM OF 1,000 GPM IS REQUIRED FOR MULTI-FAMILY. PER CURRENT EDITION OF THE CODE: 75% ENR (NFPA 1 AND 101: 2016 EDITION).
 - LAND ENFORCEMENT: PROVIDED BY ORANGE COUNTY SHERIFF'S OFFICE.
 - VEGETATION: VEGETATION: THE UPLAND LAND USES TYPES/VEGETATIVE COMMUNITIES ARE CLASSIFIED AS RESIDENTIAL LOW DENSITY (110) AND IMPROVED PASTURES (213). NO VEGETATIVE COMMUNITIES WERE IDENTIFIED ON THE SITE AT THE TIME OF THE ASSESSMENT. A TREE SURVEY AND MITIGATION PLAN SHALL BE PROVIDED WITH A POST-OPERATIONAL NO TREE CLEARING SHALL BE REMITTED UNTIL APPROVED BY ORANGE COUNTY DEPARTMENT OF THE SHERIFF'S PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING ENDANGERED, THREATENED OR SPECIES OF SPECIAL CONCERN.
 - WARRIORS: NONE REQUESTED.
 - 100 YEAR FLOOD PLAIN BASED ON FIRM MAPS #209600000F AND #209700000, NO PART OF THE SITE IS LOCATED WITHIN A FLOOD PLAIN. THE SITE IS NOT IMPACTED BY THE BOOBY CREEK FLOODWAY.
 - UTILITY SERVICES: WATER, GAS AND WASTEWATER SERVICES TO BE PROVIDED BY ORANGE COUNTY UTILITIES. 23.1. REQUIRED MINIMUM SERVICE TO BE PROVIDED BY ORANGE COUNTY: UTILS
 - ROADWAY: ALL BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED. GROUND AND FASH SIGN SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 31.5.
 - GENERAL NOTES: 23.1. IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRODUCED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY SCC ARE INVALID. 23.2. ALL EXISTING OBSTRUCTIONS IN PHASE 3 SHALL BE DEMOLISHED PRIOR TO PLAN APPROVAL. 23.3. ALL AREAS NOT IDENTIFIED AS PARKING ZONES SHALL BE POSTED "NO PARKING, NO PARKING SIGNAGE SHALL BE LOCATED ON ALL STREET POSSES OUTSIDE OF THE SPECIFIED PARKING ZONES.
 - ACCESS: ALL ROADS SHOWN HEREON SHALL BE DEDICATED TO THE PUBLIC. ALL LOCAL ROADWAYS ARE AT LEAST 24 FEET WIDE AND SHALL BE LIMITED TO PARKING ON ONE SIDE OF THE ROADWAY. DURING FINAL ENGINEERING APPROVAL, IT WILL BE DETERMINED WHICH SIDE OF THE ROADWAY WILL BE POSTED WITH "NO PARKING" SIGNAGE.
 - LIGHTING: EXTERIOR LIGHTING SHALL COMPLY WITH CHAPTER 8, ARTICLE 801 OF THE ORANGE COUNTY CODE.
 - CONSTRUCTION DETAILS: ALL CONSTRUCTION DETAILS ARE PRELIMINARY AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION PLANS.
 - DESIGNERS: PROPOSED UTILITY AND ORANGE (DESIGNERS) ARE SHOWN ON THE PLAN. MINIMUM EXISTENT UTILITIES SHALL BE SET DOWN DURING FINAL ENGINEERING. DESIGNER BASED ON ORANGE COUNTY SUBORDINATION REGULATIONS SHALL BE DEDICATED TO ORANGE COUNTY OVER ALL PUBLIC, PRIVATE AND UTILITY FACILITIES INCLUDING PIPES, STRUCTURES, AND APPURTENANCES THAT ARE LOCATED ON PRIVATE LOTS AND/OR TRACTS.
 - RIGHT-OF-WAY VARIATIONS: THERE ARE NO RIGHT OF WAY VARIATIONS ASSOCIATED WITH THIS PSP.
 - SCREEN WALL / BUFFERS: SCREEN WALLS AND/OR LANDSCAPE BUFFERS MAY BE CONSTRUCTED WITHIN TRACTS DEDICATED OPEN SPACE AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
 - PARK GRASSES: FINISHED FLOOR ELEVATIONS SHALL BE CONSISTENT WITH THE CRITERIA OF ORANGE COUNTY AND THE APPROPRIATE WATER MANAGEMENT DISTRICT. FINISH GRADE ADJACENT TO FORMER BOUNDARY OF THIS PSP MAY VARY MORE THAN ONE FOOT (1') ABOVE OR BELOW EXISTING GRADE.

LAND USE CALCULATIONS

TRACT	USE	ACERAGE	% CREDIT	ACRFTAGT TOWARD REQUIRED OPEN SPACE	OWNERSHIP/MAINTENANCE RESPONSIBILITY
A	STORMWATER	7.0	SEE NOTE 1 BELOW	1.13	SEE NOTE 2 BELOW
D	STORMWATER	1.97	SEE NOTE 1 BELOW	0	SEE NOTE 2 BELOW
C	OPEN SPACE/RECREATION	0.44	100%	0.44	HOA
D	OPEN SPACE/RECREATION	0.33	100%	0.33	HOA
E	FUTURE HIGH TOWARD-WAY	0.07	50% NOTE 3	0	ORANGE COUNTY
TOTAL OPEN SPACE PROVIDED				1.88	

- NOTES:**
- NEITHER STORMWATER TRACTS OR CONSERVATION TRACTS OPEN SPACE SHALL ACCOUNT INDIVIDUALLY FOR MORE THAN 50% OF THE TOTAL OPEN SPACE REQUIRED. THE SUMMER AVERAGE OF OPEN SPACES SHALL NOT ACCOUNT FOR MORE THAN 70% OF THE TOTAL OPEN SPACE REQUIRED.
 - STORMWATER WADWAYS TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITH USE AGREEMENT TO ALLOW HOA ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES.
 - TRACT E FUTURE HIGH-TOWARD-WAY WILL BE DEDICATED TO ORANGE COUNTY VIA PLAN.
- OPEN SPACE REQUIRED:** 108 x 14.8 AC = 1,488 AC
OPEN SPACE PROVIDED: 1.88 AC
RECREATION/PARKS REQUIRED: 53 UNITS x 0.00775 = 0.41 ACRES
 (0.5 ACRES PER 1000 POPULATION AT 3.1 PERSONS PER LOT)
- ACTUAL RECREATION AREA PROVIDED - GROUP D: 0.305 ACRES**
- PASSIVE RECREATION AREA PROVIDED - GROUP D: 0.305 ACRES**
- FOR LOC SEC 24-131(2)**
- TRACT E - FUTURE HIGH-TOWARD-WAY

REVISIONS

NO.	DATE	DESCRIPTION
1	10/11/2019 <td>AS SHOWN</td>	AS SHOWN
2		LOG
3		DNL
4		NSC

OVERALL SITE PLAN

BISHOP LANDING PHASE 3

ORANGE COUNTY, FLORIDA

PROJECT NO./DASH NO. AT 70830.00

SHEET 6

gci consultants

8180 N. STATE RD. SUITE 200
ORLANDO, FLORIDA 32810
PHONE: (407) 453-6386

Z:\Info\2017\A-2\70830.00 - Bishop Landing Ph. 3 - Info\CAD\DWG\Phase 3 - Prelim\170830.00.DWG - OVERALL SITE PLAN.dwg



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Bishop Planned Development / Bishop Landing Phase 3 Preliminary Subdivision Plan dated “Received April 4, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



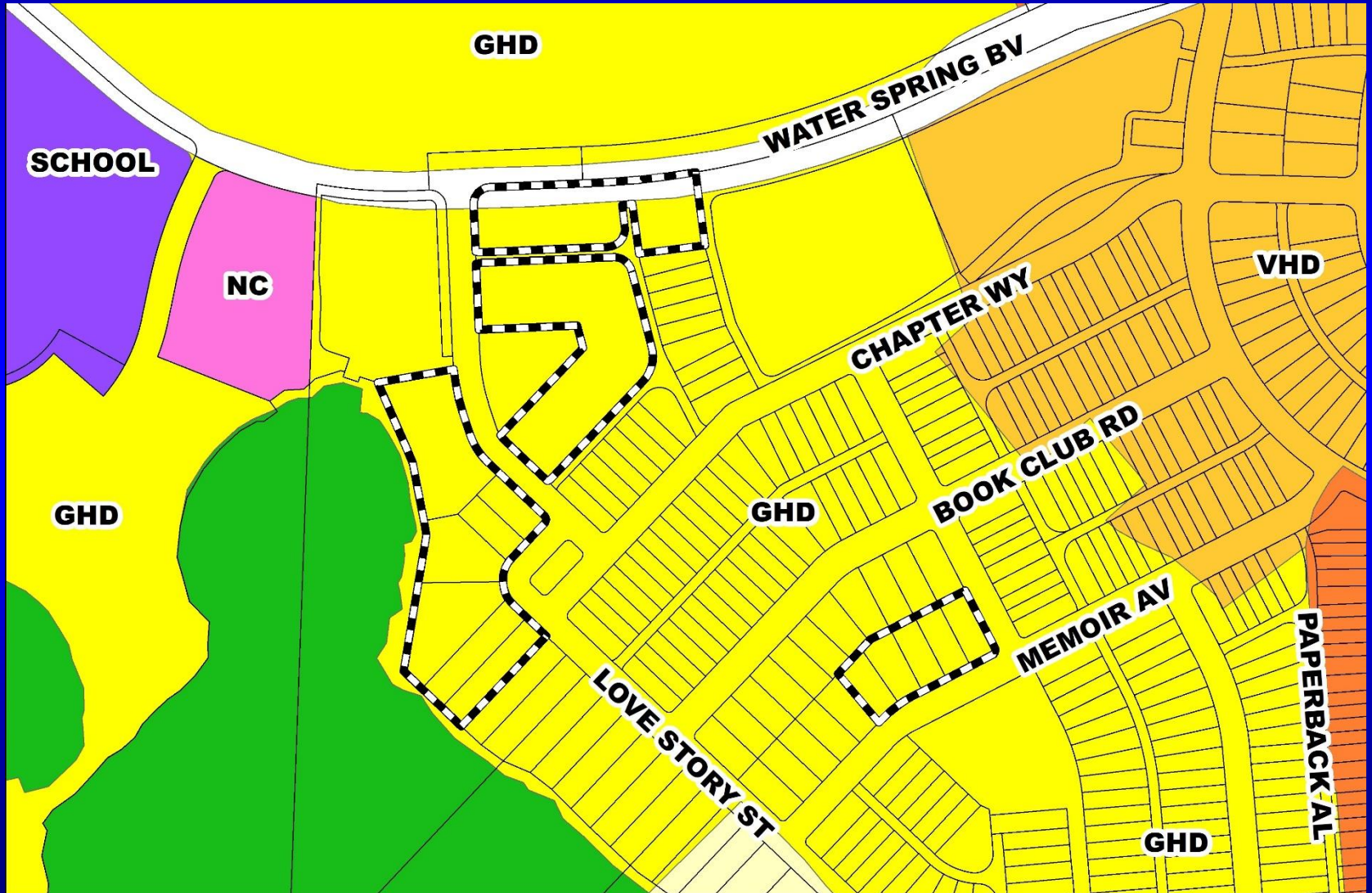
Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4, & 1B-5 Preliminary Subdivision Plan

Case:	CDR-18-06-188
Project Name:	Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4, & 1B-5 PSP
Applicant:	Eric Warren, Poulos & Bennett, LLC
District:	1
Acreage:	44.29 gross acres
Location:	South of Flamingo Crossings Boulevard, West of Avalon Road
Request:	To add 9 townhouses and 20 single-family dwelling units, renumber the lots in Phase 1B-4, revise a previously approved waiver from July 11, 2017 BCC to add lots specifically from the PSP, and to request a waiver to allow front loaded lots to face a neighborhood square or park.



Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4, & 1B-5 Preliminary Subdivision Plan

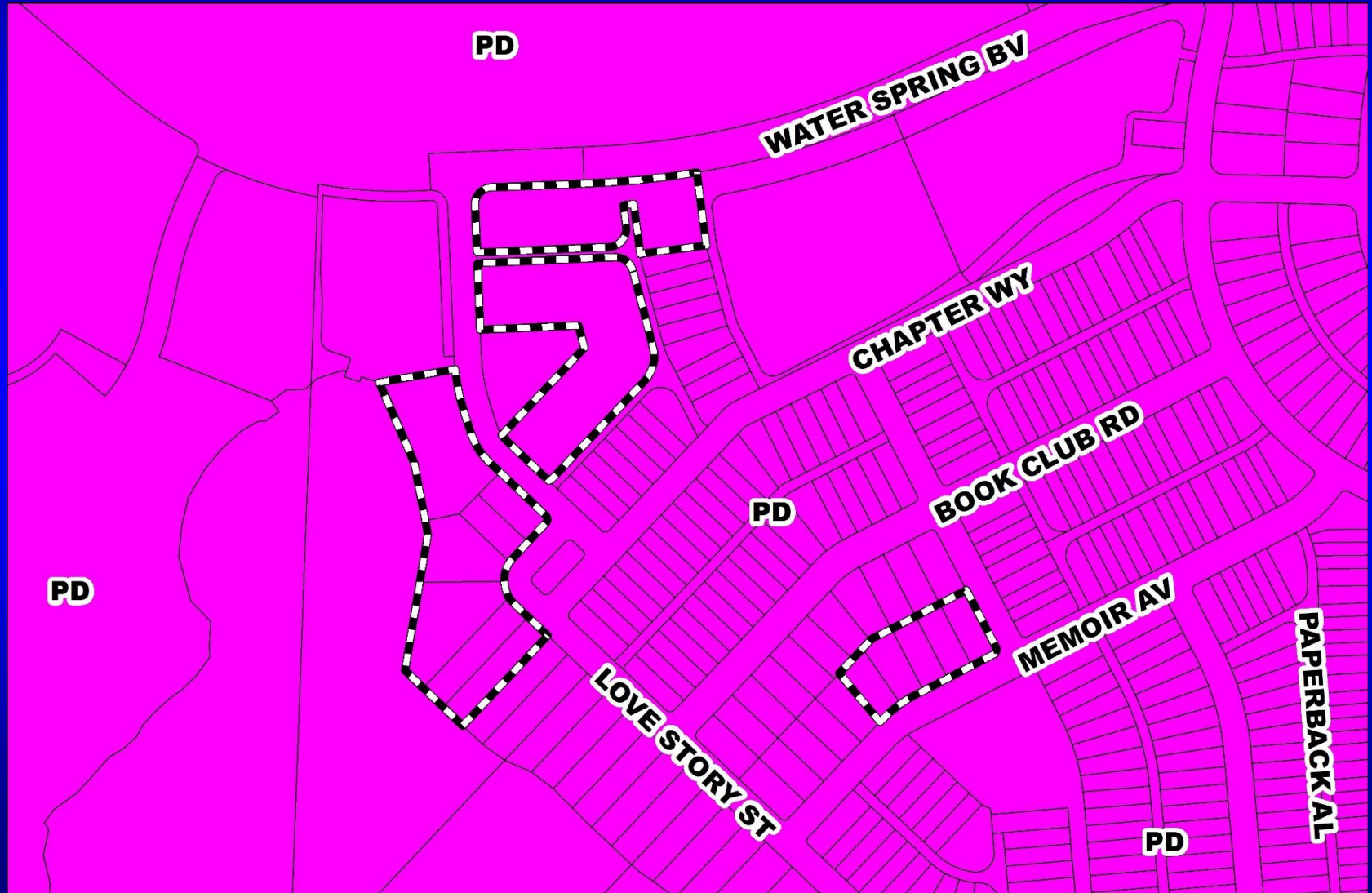
Future Land Use Map





Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4, & 1B-5 Preliminary Subdivision Plan

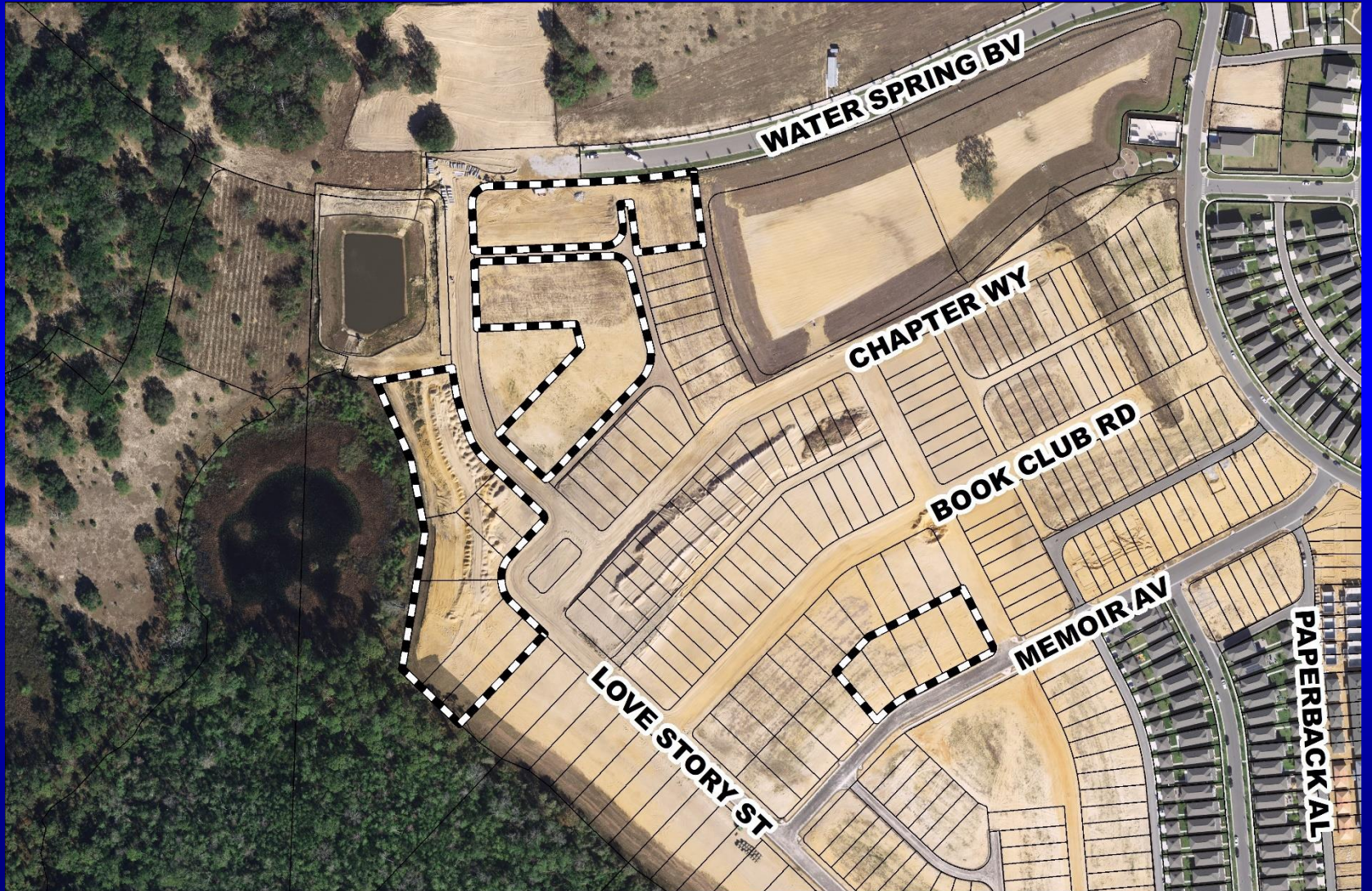
Zoning Map





Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4, & 1B-5 Preliminary Subdivision Plan

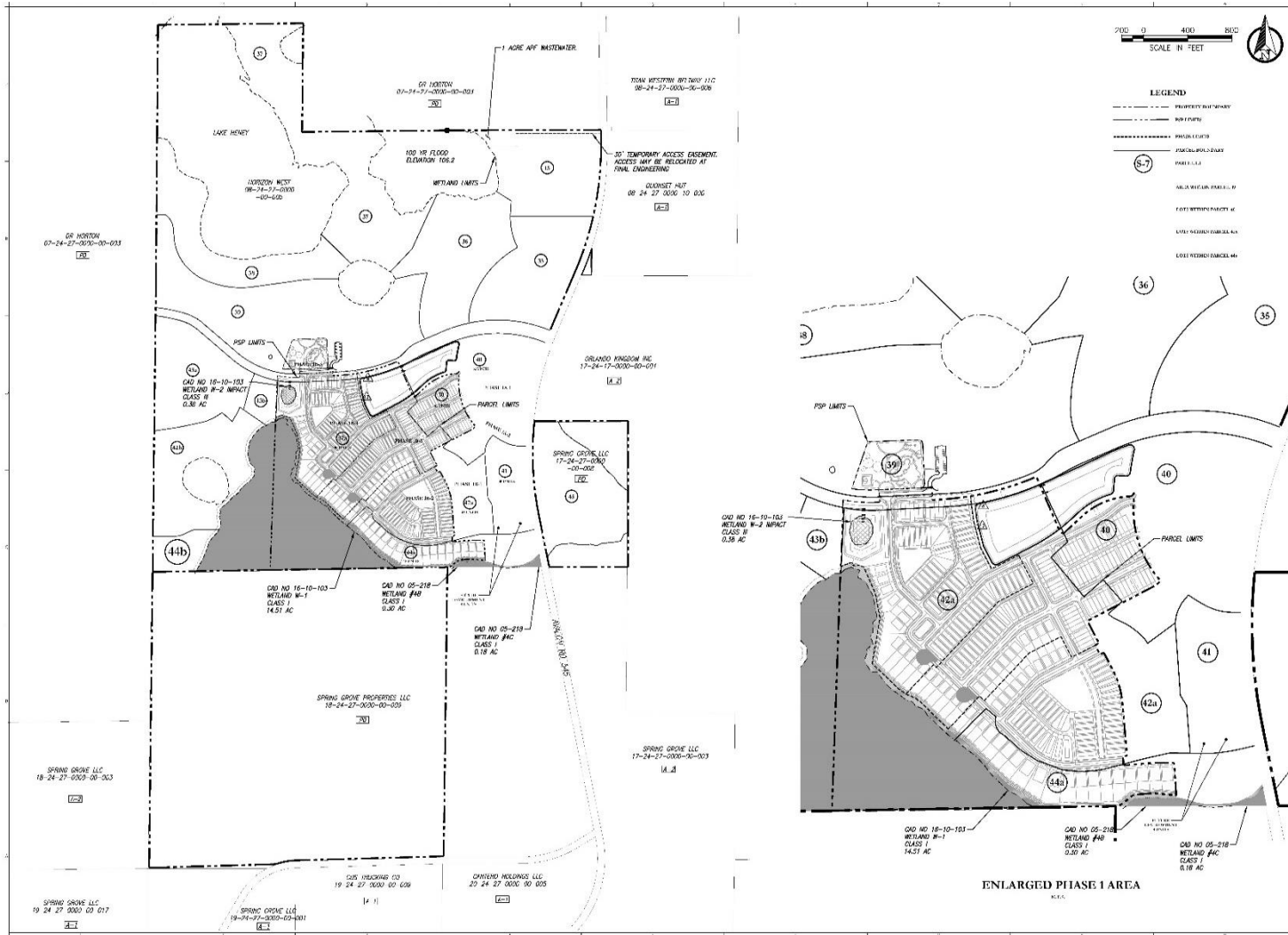
Aerial Map





Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4, & 1B-5 Preliminary Subdivision Plan

Preliminary Subdivision Plan



Key Map

Legend

- PROPERTY BOUNDARY
- POWERS
- PROPOSED LOT
- EXISTING LOT
- EXISTING IMPROVEMENT
- PAVED L.S.P.
- ALL UTILITIES SHALL BE
- FOOT WITNESS PROPERTY AC
- UTILITY RECORD FOR ALL L.S.P.
- UTILITY RECORD FOR ALL L.S.P.

12	12-03	12-03
13	13-03	13-03
14	14-03	14-03
15	15-03	15-03
16	16-03	16-03
17	17-03	17-03
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ENLARGED PHASE 1 AREA

FOULDS & BENNETT

Prepared by: Foulde & Bennett, LLC
 2024 Foulde & Bennett, LLC
 1924 Springhill Road, Springhill, AL 36082
 Date: 06/26/2024



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Springhill Planned Development / Springhill Phases 1B-2, 1B-3, 1B-4, & 1B-5 Preliminary Subdivision Plan dated “Received November 2, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

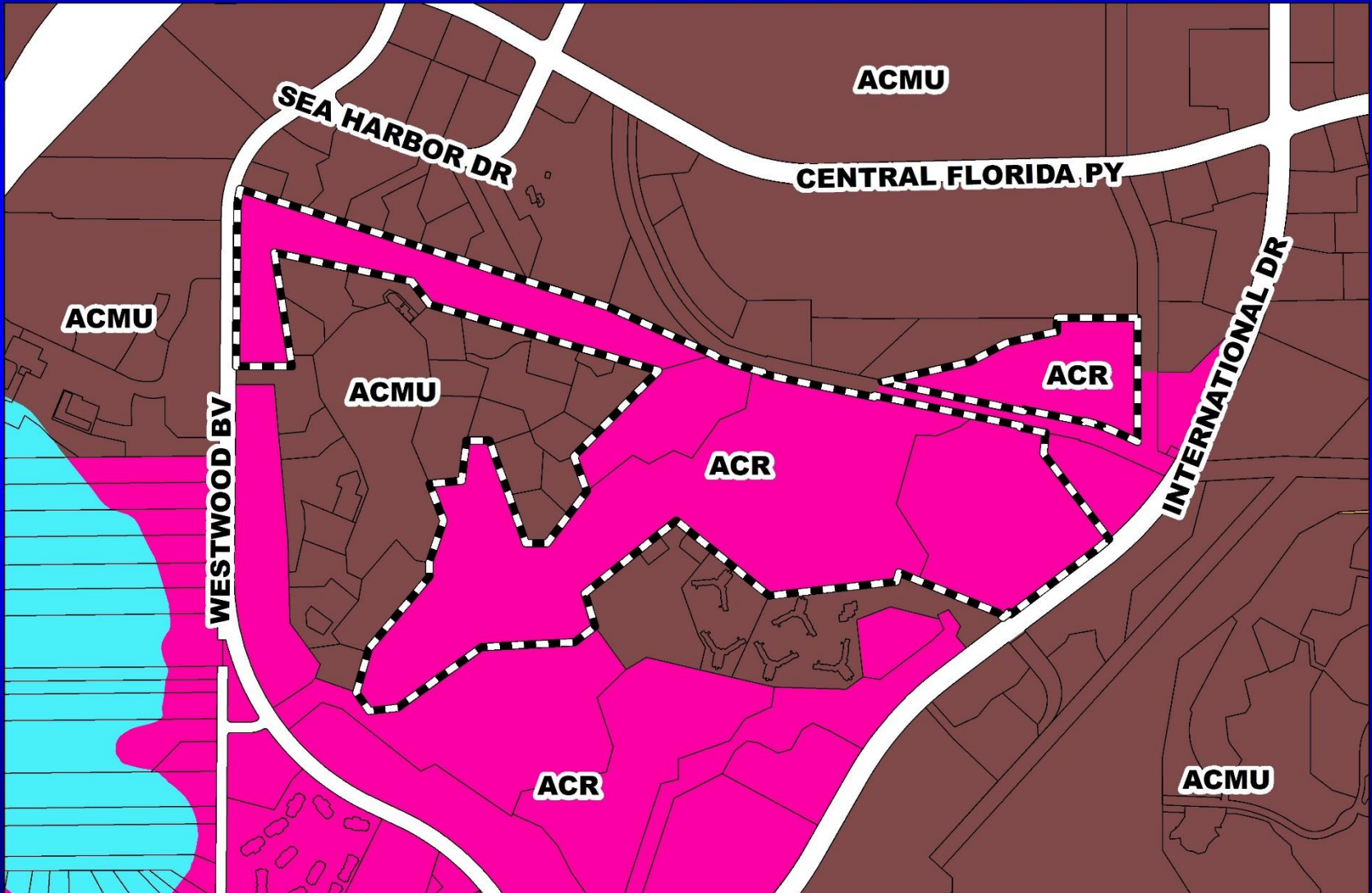


Orangewood N-2 PD / Grande Pines Parcel 11D Preliminary Subdivision Plan

Case:	CDR-18-07-231
Project Name:	Orangewood N-2 PD / Grande Pines Parcel 11D PSP
Applicant:	James McNeil, Jr., Akerman, LLP
District:	1
Acreage:	118.78 gross acres
Location:	South Central Florida Parkway / East of Westwood Boulevard
Request:	To change the use from single-family residential to short-term rental; add a site plan for proposed amenity included in Phase 1 Park P-1; revise the PSP boundary to remove the commercial tracts fronting International Drive; and to add gates off International Drive and Westwood Boulevard

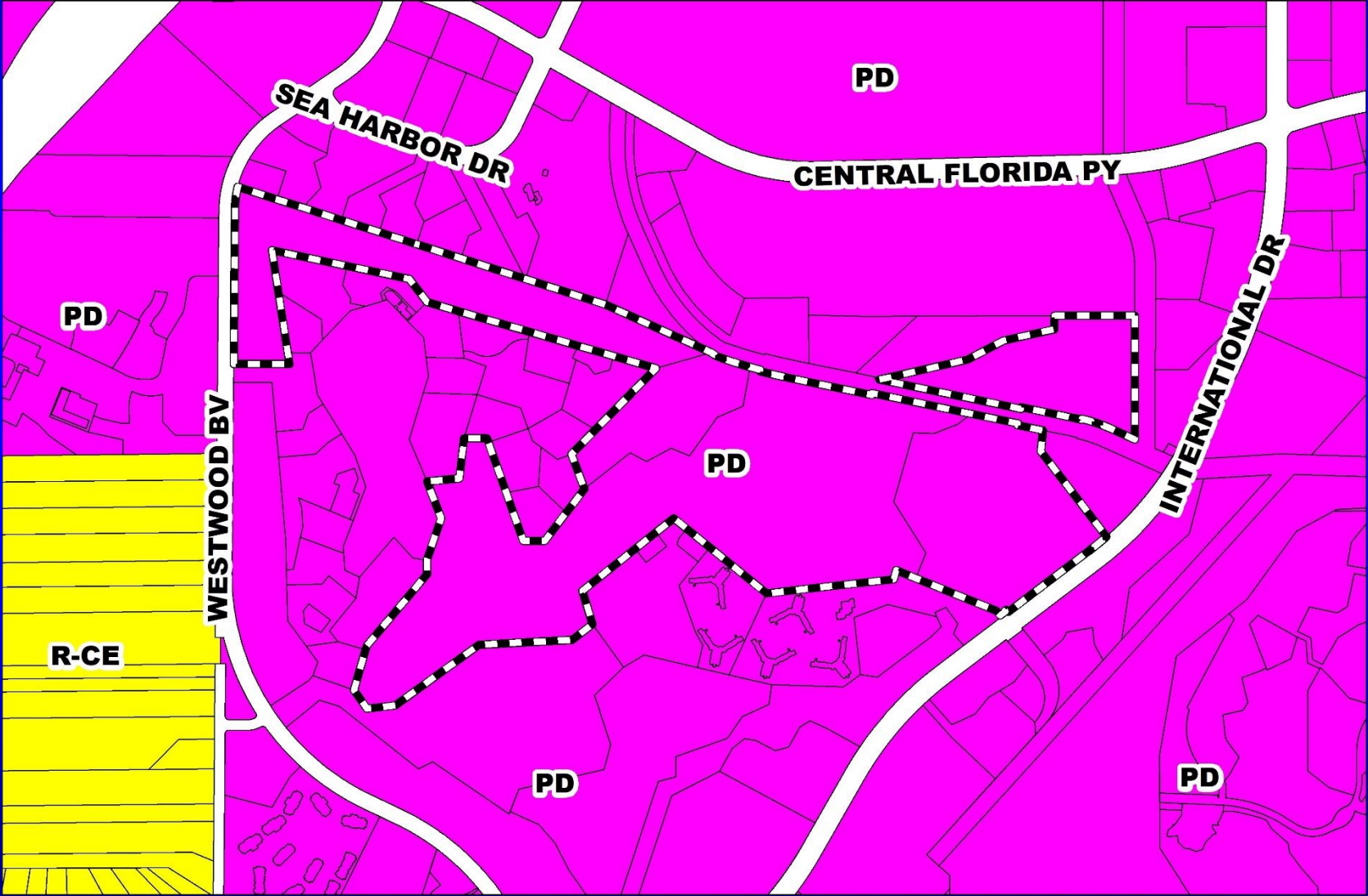


Orangewood N-2 PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Future Land Use Map





Orangewood N-2 PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Zoning Map





Orangewood N-2 PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Aerial Map

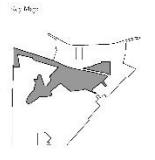
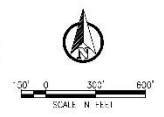
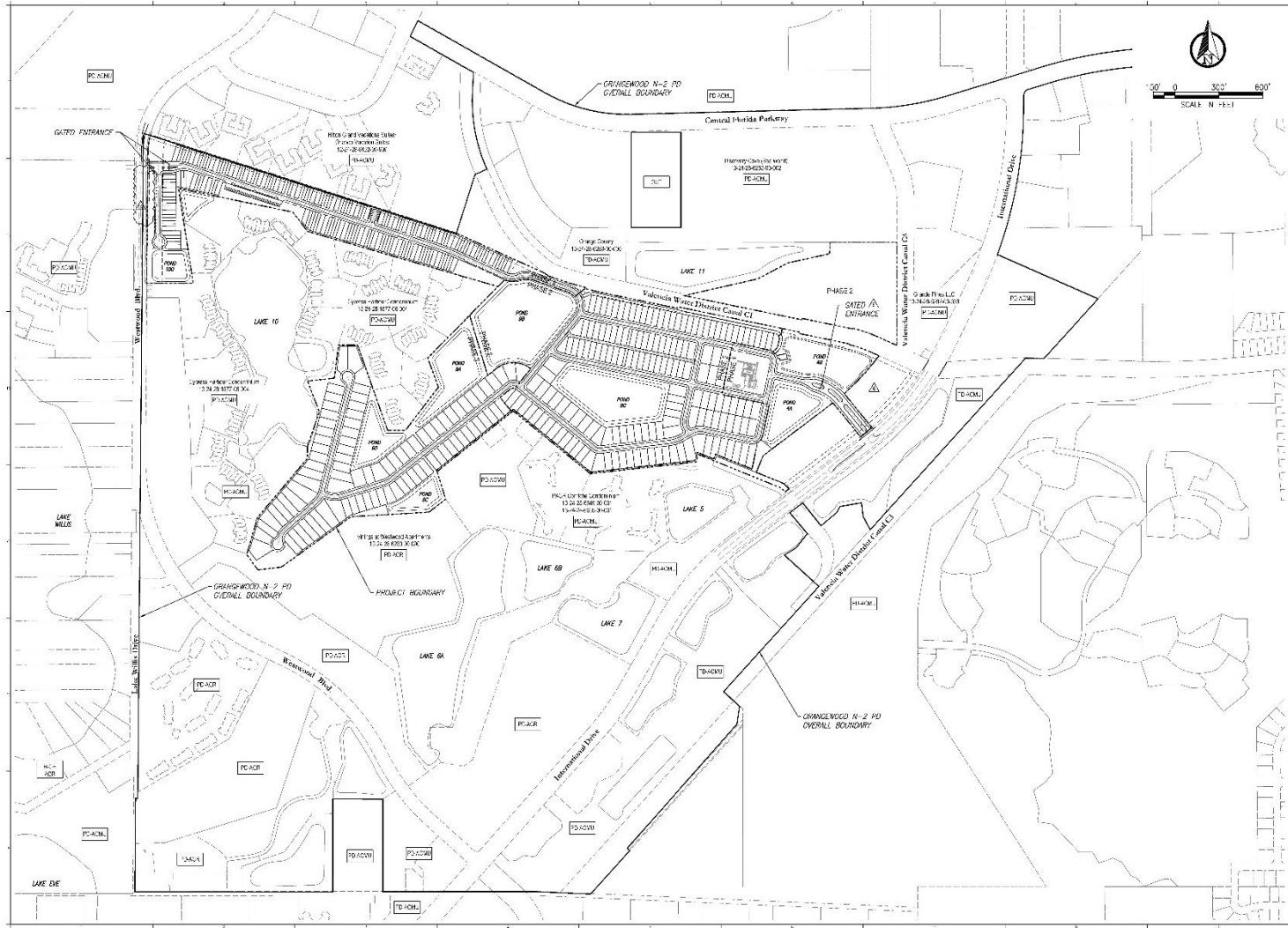




Orangewood N-2 PD / Grande Pines Parcel 11D

Preliminary Subdivision Plan

Preliminary Subdivision Plan



- REVISIONS:
- 1. REVISION: SUBMITTAL NO. 02/20/2015
 - 2. REVISION: SUBMITTAL NO. 03/02/2015
 - 3. REVISION: SUBMITTAL NO. 03/02/2015
 - 4. REVISION: SUBMITTAL NO. 03/02/2015
 - 5. REVISION: SUBMITTAL NO. 03/02/2015
 - 6. REVISION: SUBMITTAL NO. 03/02/2015
 - 7. REVISION: SUBMITTAL NO. 03/02/2015
 - 8. REVISION: SUBMITTAL NO. 03/02/2015
 - 9. REVISION: SUBMITTAL NO. 03/02/2015
 - 10. REVISION: SUBMITTAL NO. 03/02/2015

DATE: 03/02/2015
 SCALE: 1"=40'

GRANDE PINES
 PSP-15-03-060
 CDR 18-07-231

PROJECT TO:
ORANGE COUNTY, FL

PROJECT NAME:
MASTER SITE PLAN

Sheet No.:
C2.00



Poulos & Bennett, LLC
 8620 44th Lane, Suite B, Orlando, FL 32811
 Tel: 407-933-9999 Fax: 407-933-9999
 www.poulosandbennett.com

DRAWN BY: J. B. BARNETT
 CHECKED BY: J. B. BARNETT
 DATE: 03/02/2015

DATE: 03/02/2015



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Orangewood N-2 Planned Development / Grande Pines Parcel 11D Preliminary Subdivision Plan dated “Received March 29, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Board of County Commissioners

Public Hearings

May 21, 2019