

*Board of County Commissioners*

# Public Hearings

**October 16, 2018**

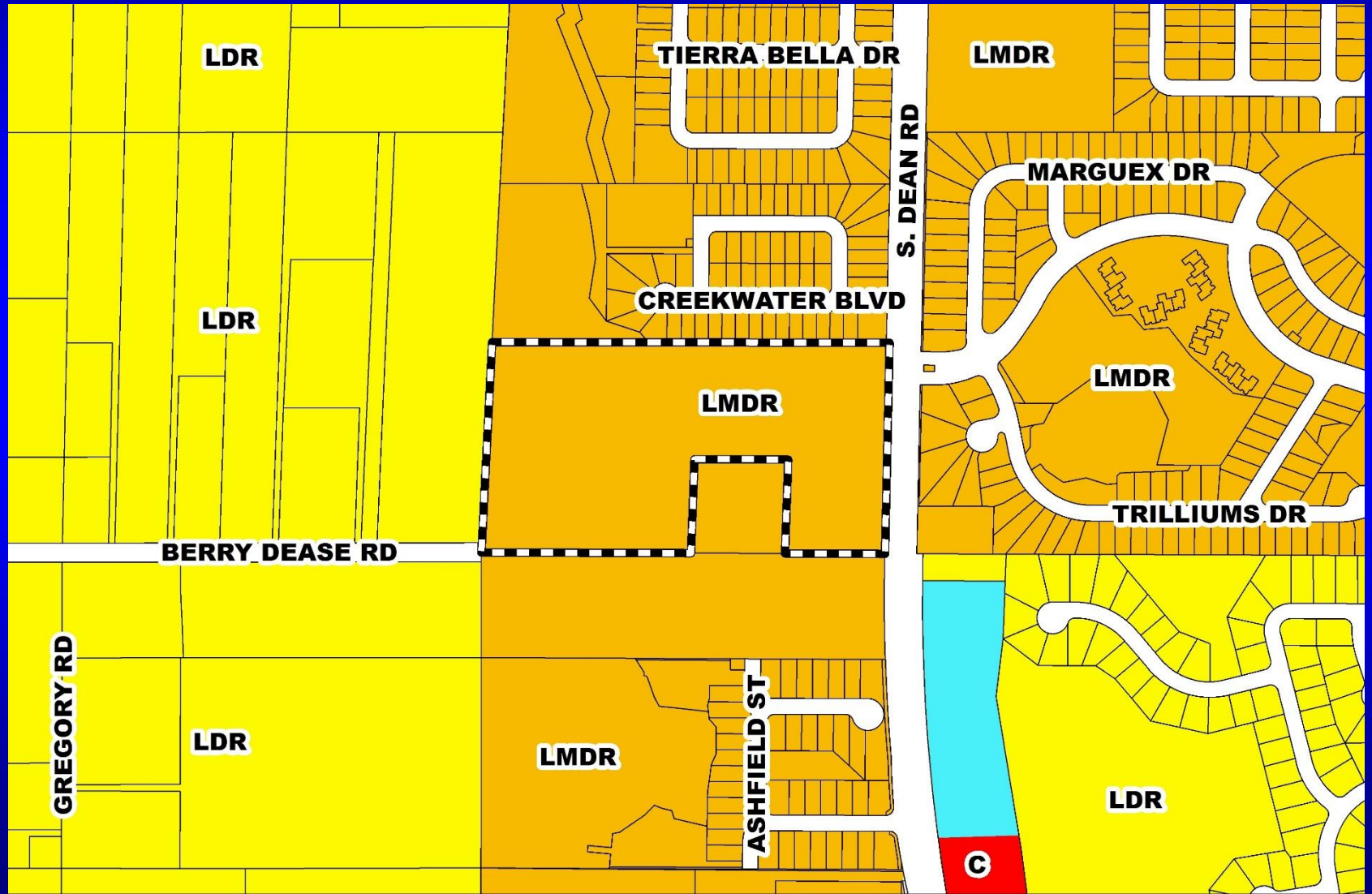


# **Plunk Property PD / Plunk Property Preliminary Subdivision Plan (PSP)**

<b>Case:</b>	<b>PSP-18-01-023</b>
<b>Project Name:</b>	<b>Plunk Property PD / Plunk Property PSP</b>
<b>Applicant:</b>	<b>Claude L. Cassagnol, GTC Engineering Corporation</b>
<b>District:</b>	<b>3</b>
<b>Acreage:</b>	<b>17.20 gross acres</b>
<b>Location:</b>	<b>North of Berry Dease Road / West of Dean Road</b>
<b>Request:</b>	<b>To subdivide 17.20 acres in order to construct 51 single-family detached residential dwelling units.</b>

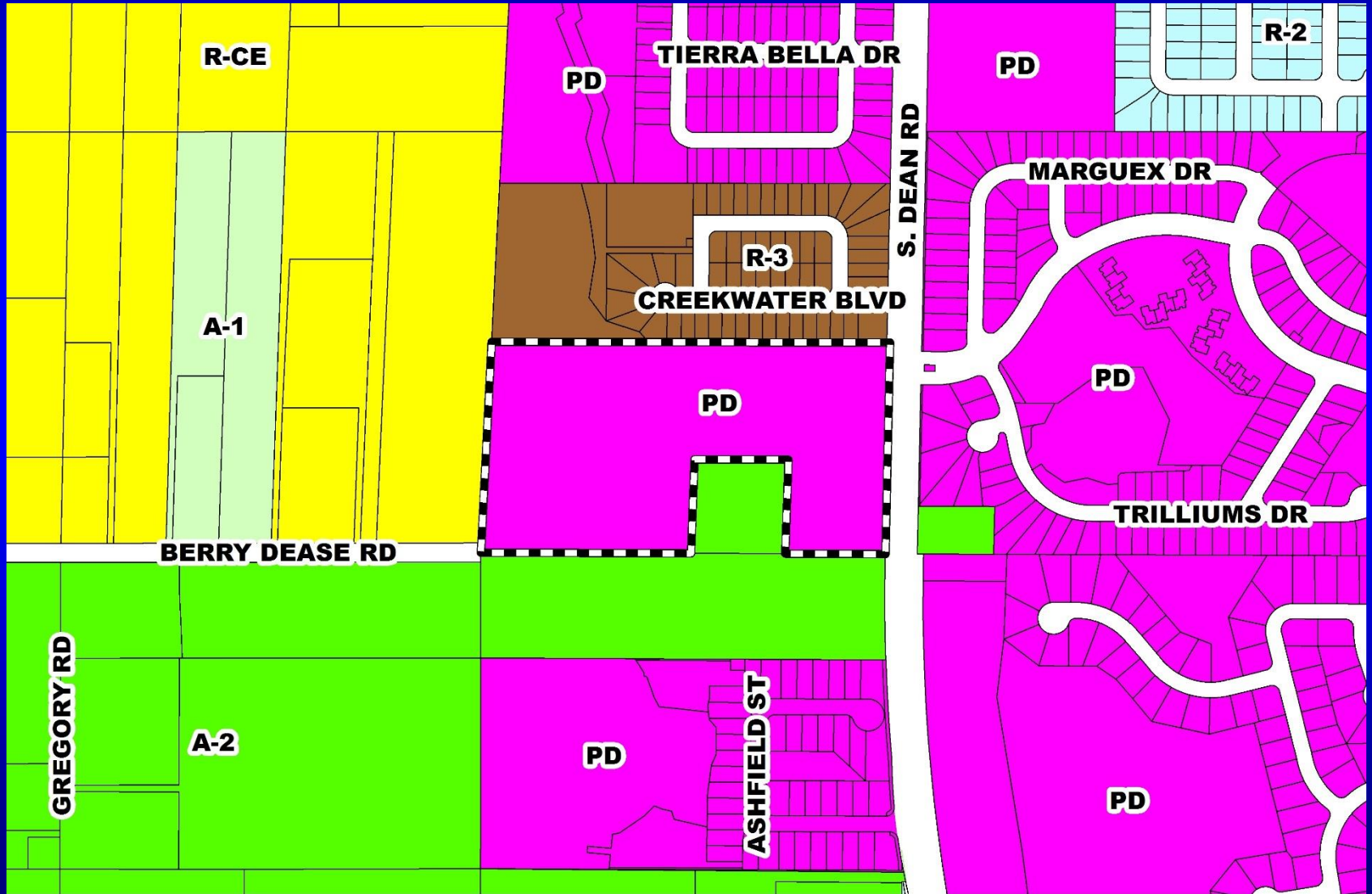


# Plunk Property PD / Plunk Property Preliminary Subdivision Plan (PSP) Future Land Use Map





# Plunk Property PD / Plunk Property Preliminary Subdivision Plan (PSP) Zoning Map





# Plunk Property PD / Plunk Property Preliminary Subdivision Plan (PSP) Aerial Map







# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Plunk Property Planned Development / Plunk Property Preliminary Subdivision Plan dated “Received August 24, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**



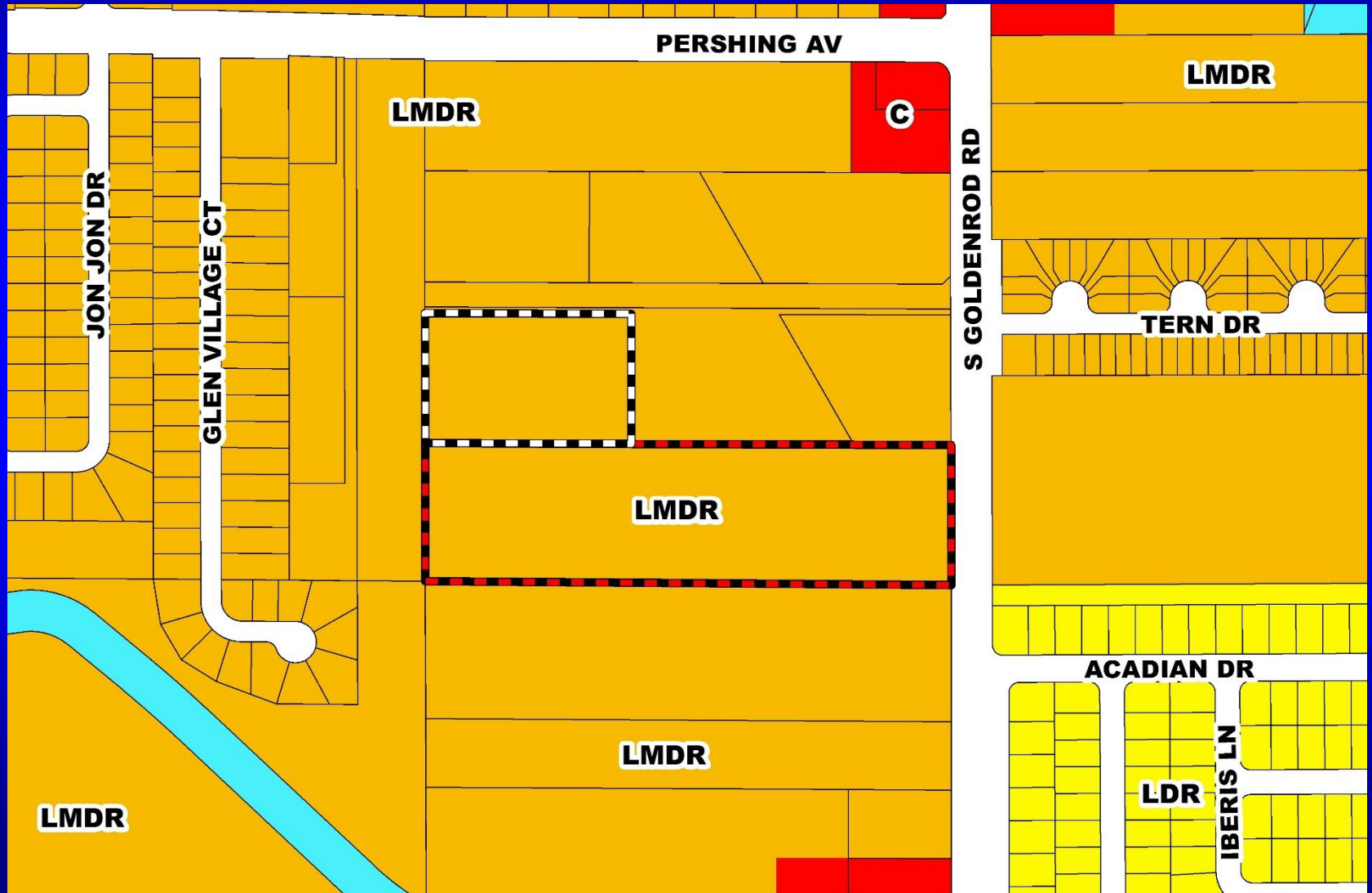
# San Lorenzo Townhomes Planned Development / Land Use Plan Amendment

<b>Case:</b>	LUPA-17-10-316
<b>Project Name:</b>	San Lorenzo Townhomes PD/LUPA
<b>Applicant:</b>	Kathy Hattaway, Poulos & Bennett, LLC
<b>District:</b>	3
<b>Acreage:</b>	9.87 gross acres ( <i>overall PD</i> ) <u>3.62 gross acres (<i>parcel to be aggregated</i>)</u> 13.49 gross acres ( <i>resulting PD</i> )
<b>Location:</b>	3522 S. Goldenrod Road and 3412 S. Goldenrod Road; or generally located west of S. Goldenrod Road, approximately 900 feet south of Pershing Avenue
<b>Request:</b>	<p>To add 3.62 gross acres from the Goldenrod Townhomes PD into the San Lorenzo Townhomes PD and revise the development program to allow for the development of up to 72 single-family detached dwelling units.</p> <p>In addition, three (3) waivers from Orange County Code are being requested to allow a minimum lot size of 40 feet, allow a minimum lot area of 3,600 square feet, and allow the front setback of the principal structure to be 10 feet.</p>



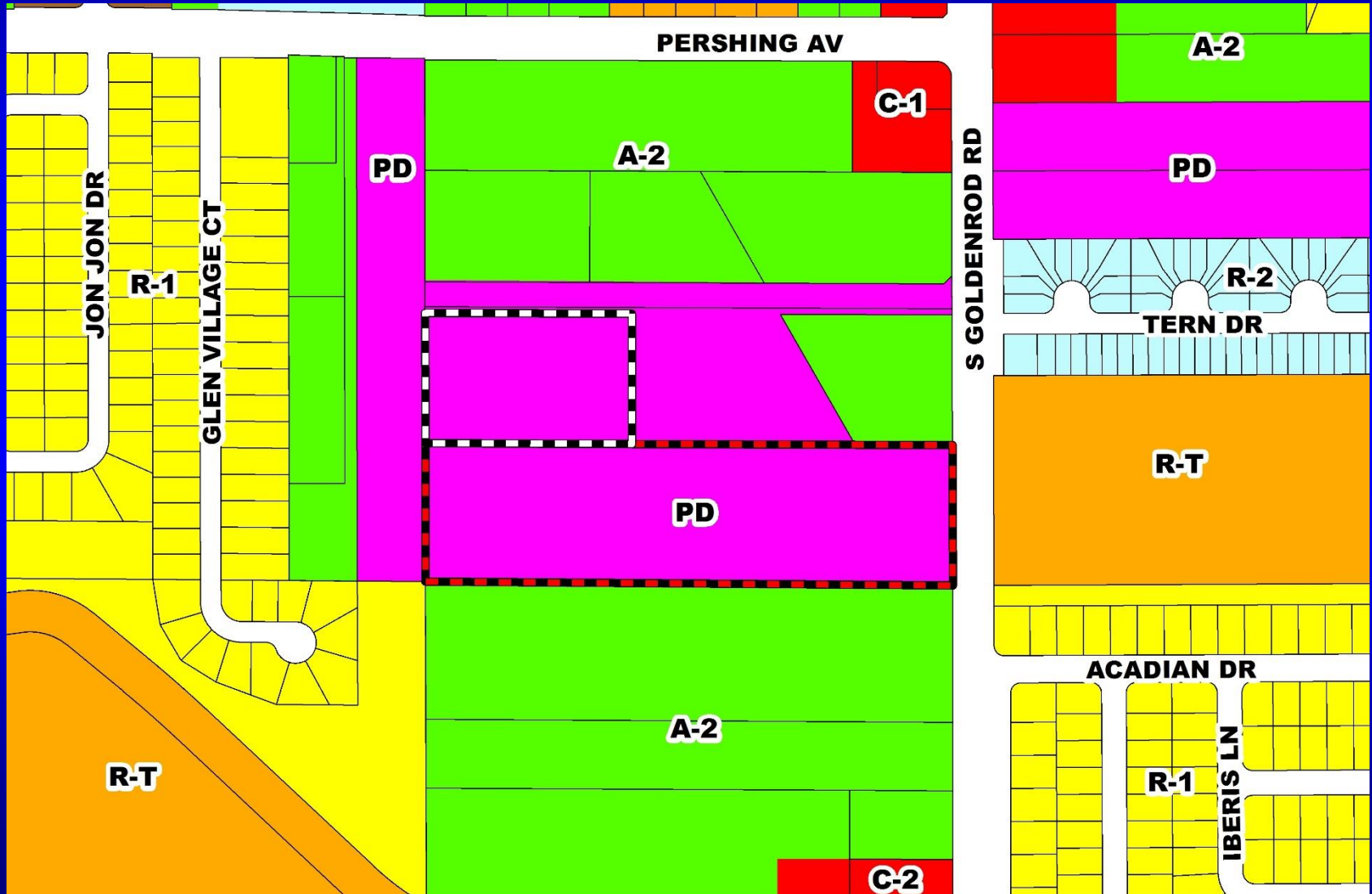


# San Lorenzo Townhomes Planned Development / Land Use Plan Amendment Future Land Use Map





# San Lorenzo Townhomes Planned Development / Land Use Plan Amendment Zoning Map



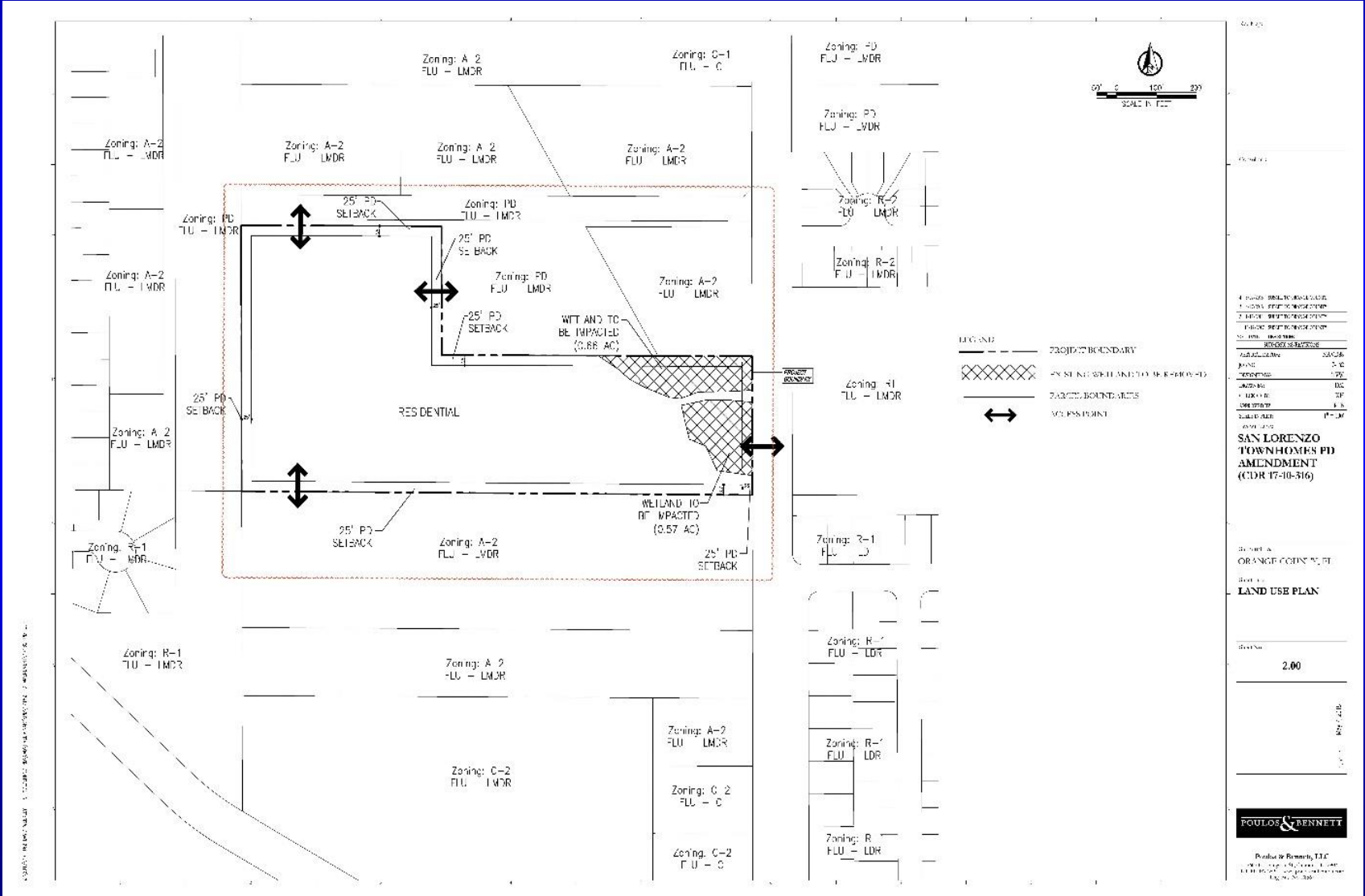


# San Lorenzo Townhomes Planned Development / Land Use Plan Amendment Aerial Map





# San Lorenzo Townhomes Planned Development / Land Use Plan Amendment Overall Land Use Plan





# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the San Lorenzo Townhomes Planned Development / Land Use Plan (PD/LUP) dated “Received May 9, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**

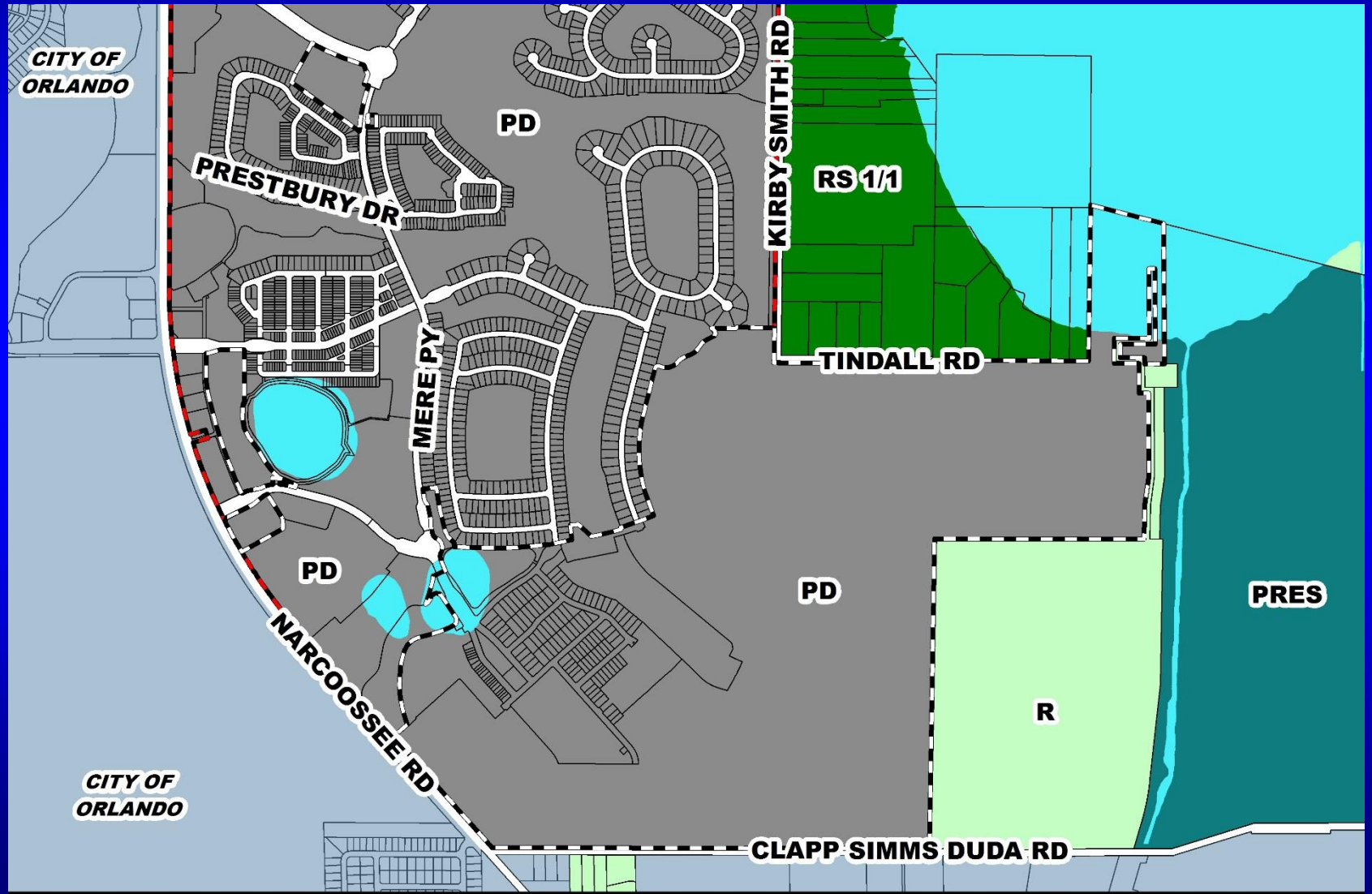


# Eagle Creek Planned Development / Land Use Plan (PD/LUP)

<b>Case:</b>	CDR-17-10-325
<b>Project Name:</b>	Eagle Creek PD / LUP
<b>Applicant:</b>	Adam Smith, VHB, Inc.
<b>District:</b>	4
<b>Acreage:</b>	1,236.20 gross acres ( <i>overall PD</i> ) 439.77 gross acres ( <i>affected parcels only</i> )
<b>Location:</b>	Generally located east of Narcoossee Road, south of Tyson Road, and north of Clapp Simms Duda Road
<b>Request:</b>	<p>To relocate 150 hotel room entitlements assigned to Parcel O-1 to Parcel M-1, assign Parcel O-1 to the “Residential” entitlement program, reallocate commercial and office entitlements between Parcel M and N based the approved entitlement program, expand the area of Parcel DC, modify location of internal multi-tenant signs within Parcel N, as well as extend the temporary sales trailer use.</p> <p>In addition, two waivers from Orange County Code are requested to reduce the minimum building separation in Parcels J &amp; K to 40 feet and allow a zero (0) foot interior side setback for commercial parcels.</p>

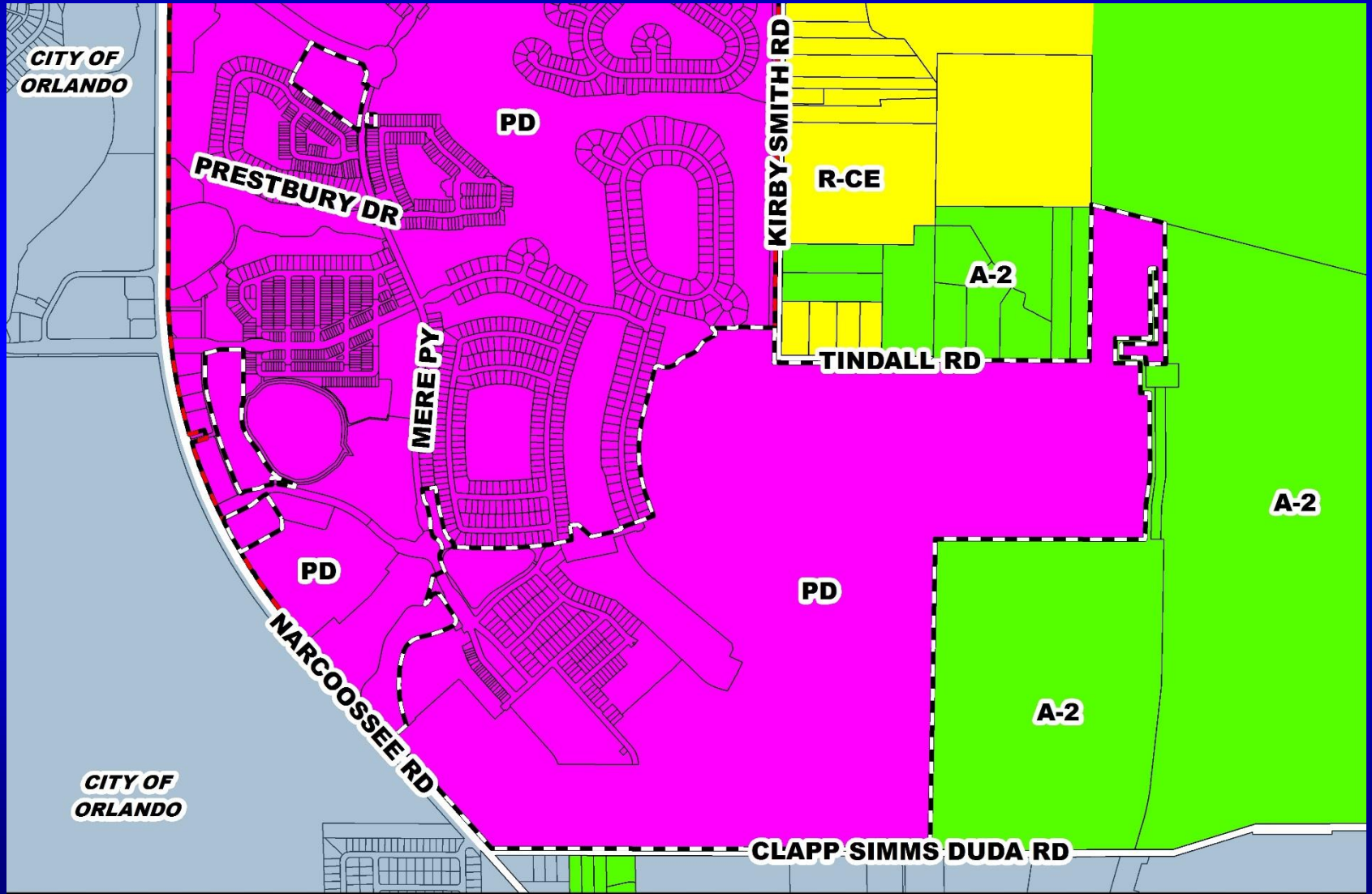


# Eagle Creek Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





# Eagle Creek Planned Development / Land Use Plan (PD/LUP) Zoning Map







# Eagle Creek Planned Development / Land Use Plan (PD/LUP) Aerial Map







# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Eagle Creek Planned Development / Land Use Plan (PD/LUP) dated “Received July 24, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**



# Village F Master Planned Development / Land Use Plan (PD/LUP)

- Case:** CDR-17-06-207
- Project Name:** Village F Master PD/LUP
- Applicant:** Erika Hughes, VHB, Inc.
- District:** 1
- Acreage:** 857.15 gross acres (*overall PD*)  
20.26 gross acres (*affected parcel only*)
- Location:** West of Seidel Road approximately 1,600 feet south of Summerlake Park Boulevard.
- Request:** To allow the development of a 75-bed Assisted Living Facility (ALF) on PD Parcel N-5 (Townhome District), Parcel 34-23-27-0000-00-002, using a conversion ratio of 1 unit equals 4 beds.

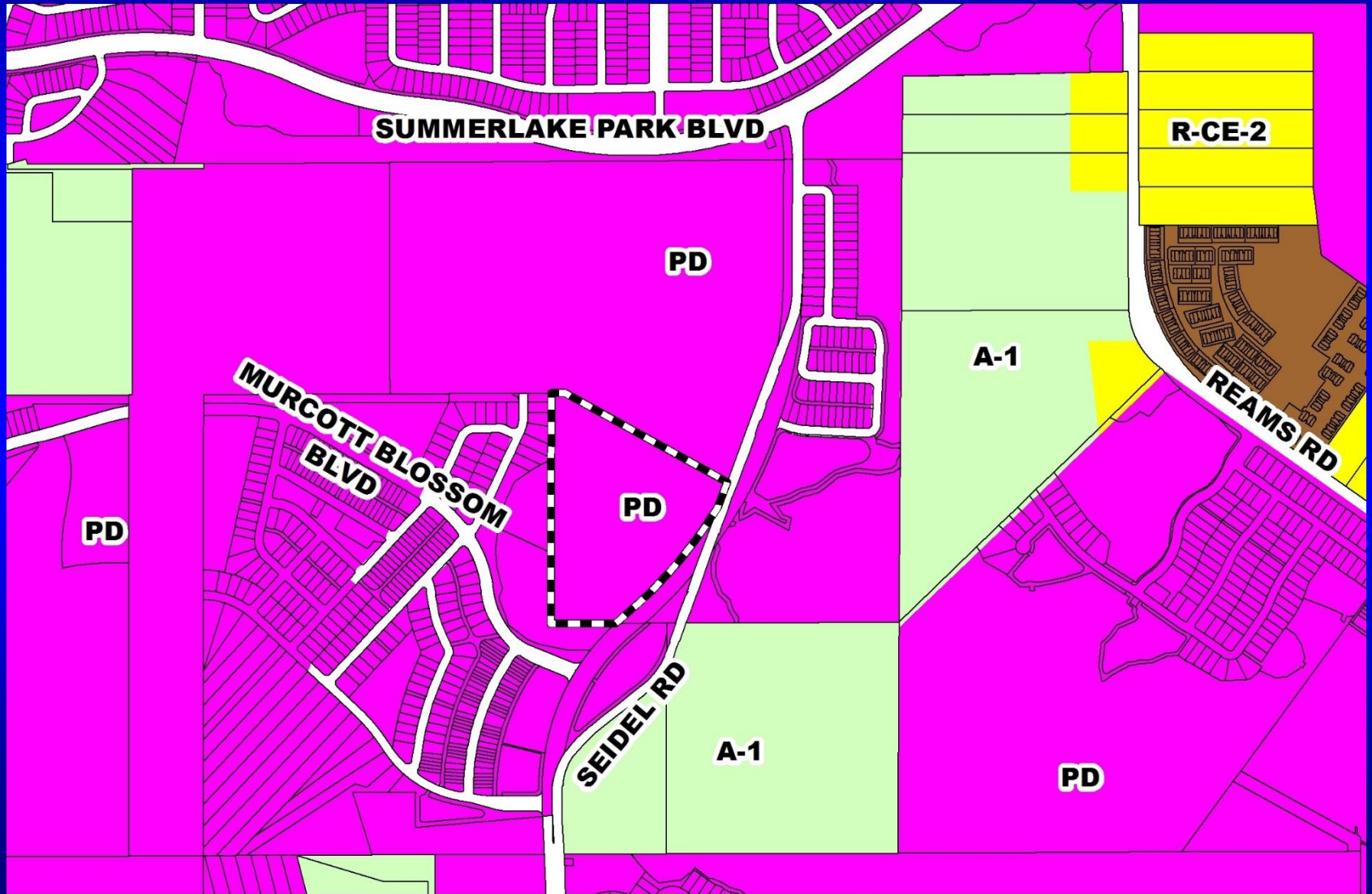


# Village F Master Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





# Village F Master Planned Development / Land Use Plan (PD/LUP) Zoning Map



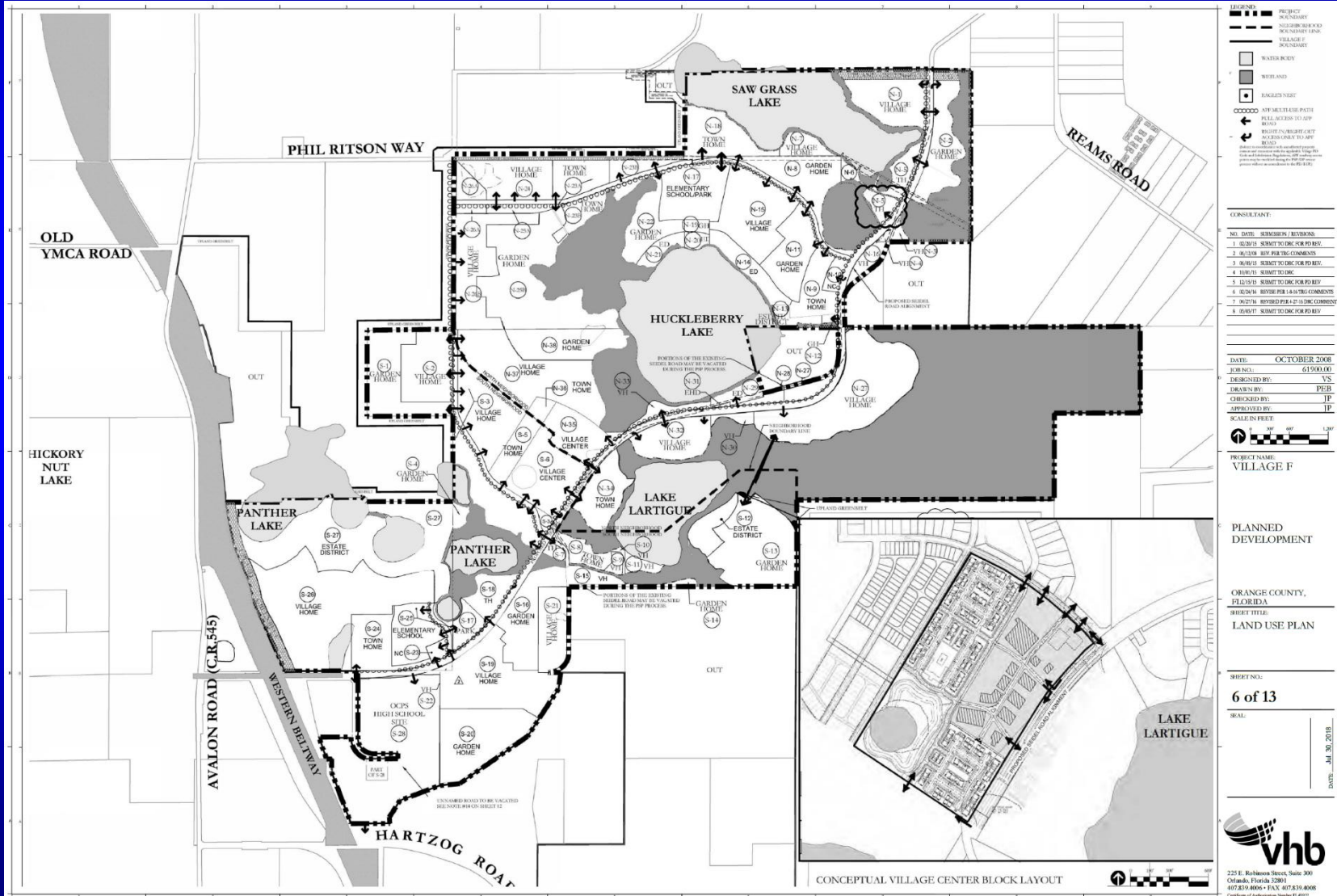


# Village F Master Planned Development / Land Use Plan (PD/LUP) Aerial Map





# Village F Master Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan



**LEGEND**

- PROJECT BOUNDARY
- NEIGHBORHOOD BOUNDARY END
- VILLAGE F BOUNDARY
- WATER BODY
- WETLAND
- EASEMENT
- OPEN SPACE PATH
- FULL ACCESS TO ADJ. ROAD
- ← RIGHT IN/LEFT CUT
- ↔ NO ACCESS TO ADJ. ROAD

**CONSULTANT**

NO.	DATE	SUBMISSION / REVISION
1	8/26/08	SUBMIT TO DDC FOR PD REV.
2	9/2/08	REV FOR PD COMMENTS
3	9/16/08	SUBMIT TO DDC FOR PD REV.
4	9/24/08	SUBMIT TO DDC
5	10/1/08	SUBMIT TO DDC FOR PD REV.
6	10/27/08	REVISED FOR PLANNING COMMISSION
7	10/27/08	REVISED FOR C.D. PLANNING COMMISSION
8	10/27/08	SUBMIT TO DDC FOR PD REV.

DATE:	OCTOBER 2008
JOB NO.:	21700101
DESIGNED BY:	V/S
DRAWN BY:	PER
CHECKED BY:	J/D
APPROVED BY:	J/D
SCALE IN FEET:	1"=20'

PROJECT NAME:  
**VILLAGE F**

PLANNED DEVELOPMENT

ORANGE COUNTY, FLORIDA  
SHEET TITLE:  
**LAND USE PLAN**

SHEET NO.:  
**6 of 13**

SCALE:  
DATE: JUL 30, 2018







# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Village F Master Planned Development / Land Use Plan (PD/LUP) dated “Received July 31, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

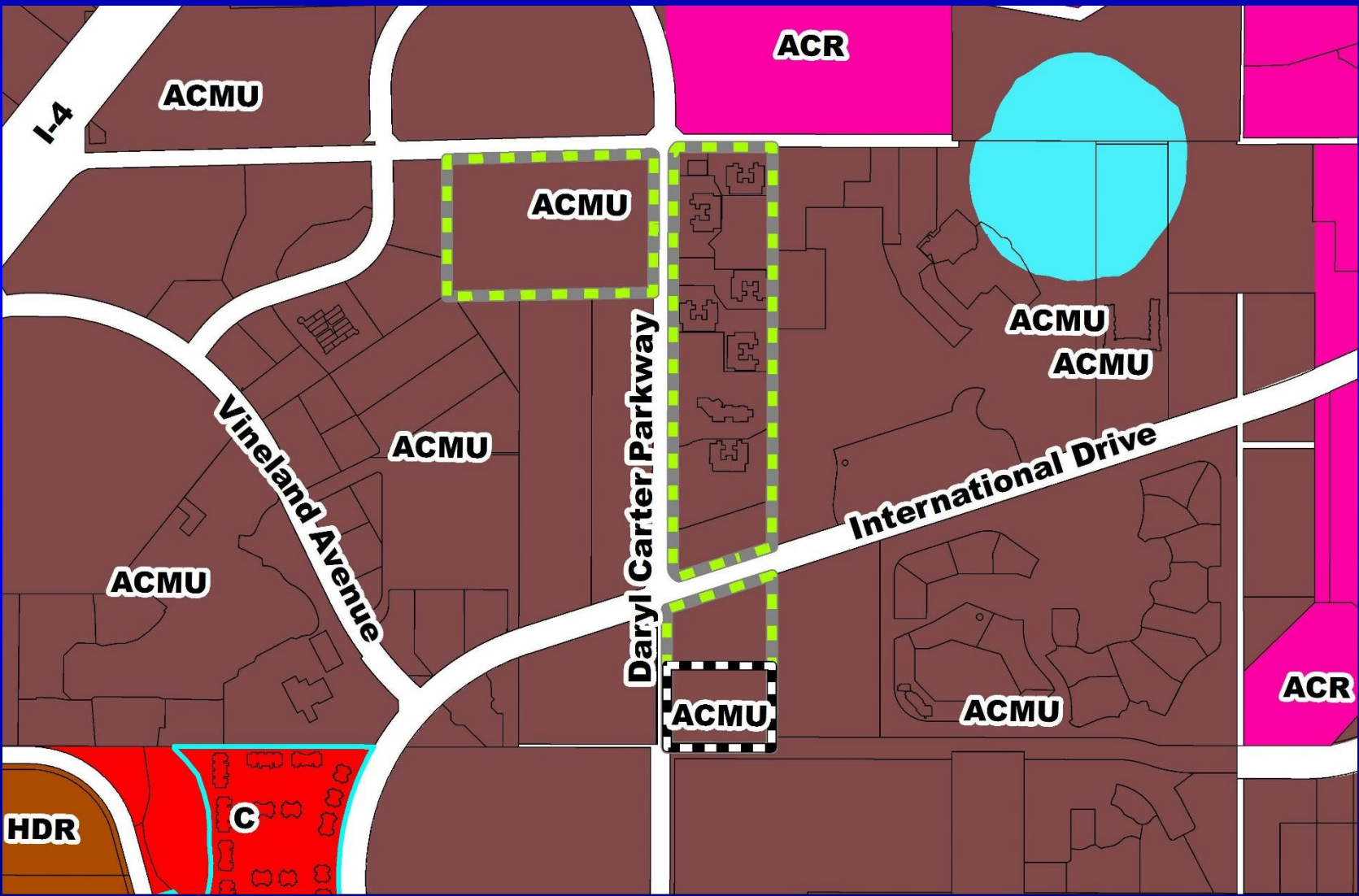


# VOA-Nerbonne Planned Development / Land Use Plan (PD/LUP)

- Case:** CDR-18-03-076
- Project Name:** VOA-Nerbonne PD/LUP
- Applicant:** Jay R. Jackson, Kimley-Horn and Associates, Inc.
- District:** 1
- Acreage:** 42.68 gross acres (*overall PD*)  
4.16 gross acres (*affected parcel only*)
- Location:** Generally located south of International Drive and east of the Daryl Carter Parkway extension.
- Request:** To add a conversion matrix that identifies mini-warehouse as a permitted retail use, and to convert twenty-three (23) hotel rooms to 94,500 square feet of self-storage uses for the southern parcel of Tract 3 (PID: 23-24-28-5844-00-571).

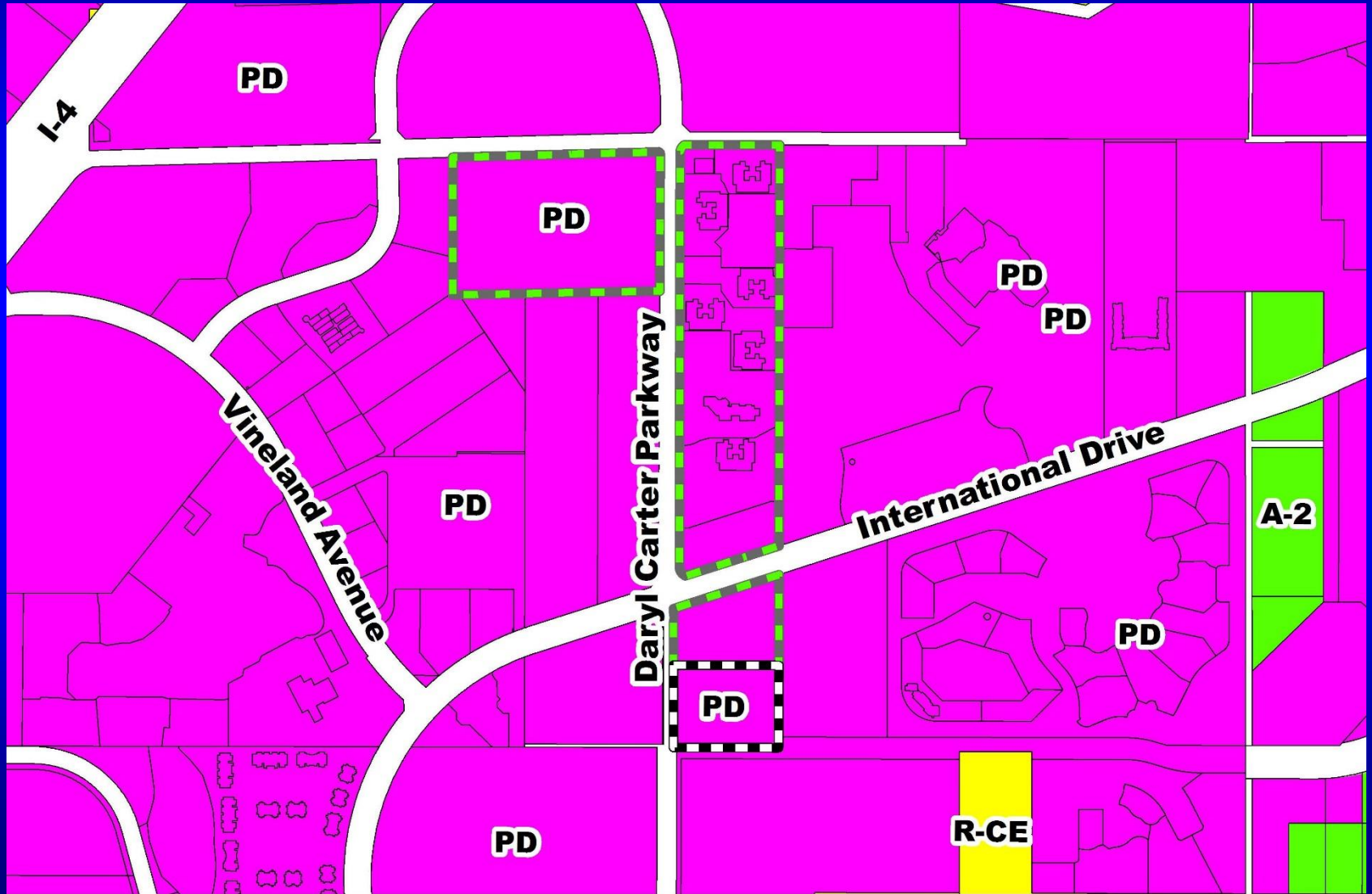


# VOA-Nerbonne Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





# VOA-Nerbonne Planned Development / Land Use Plan (PD/LUP) Zoning Map





# VOA-Nerbonne

## Planned Development / Land Use Plan (PD/LUP)

### Aerial Map





# VOA-Nerbonne Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan

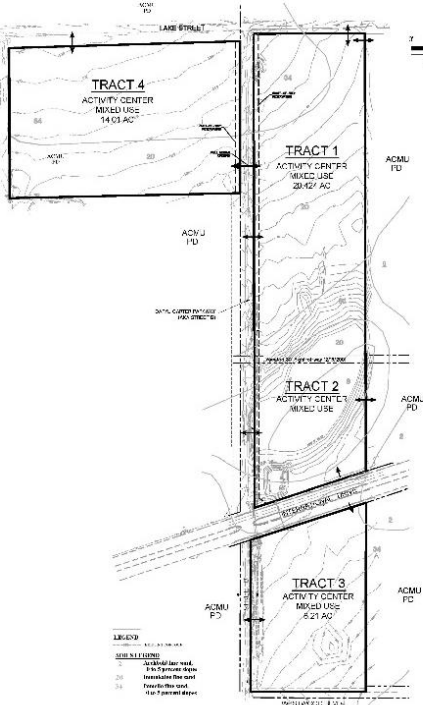
## VOA-NERBONNE PD LAND USE PLAN AMENDMENT

Orange County, Florida

JULY 9, 2018

CDR-18-03-076

PARCEL ID's: 23-24-28-2900-01-000  
23-24-28-2901-01-001 to 08-001  
23-24-28-2901-01-101 to 06-101  
23-24-28-5844-00-060  
23-24-28-5844-00-570 & 00-571



### DEVELOPMENT NOTES:

- GENERAL NOTES:
  - 1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE, FLORIDA ELECTRICAL CODE, FLORIDA MECHANICAL CODE, FLORIDA PLUMBING CODE, FLORIDA FIRE PREVENTION CODE, AND FLORIDA ENERGY EFFICIENT BUILDING CODE.
  - 2. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA LAND USE CODE, FLORIDA ZONING CODE, AND FLORIDA ENVIRONMENTAL PROTECTION ACT.
  - 3. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA WATER AND SEWERAGE CODE, FLORIDA AIR QUALITY CODE, AND FLORIDA SOLID WASTE MANAGEMENT CODE.
  - 4. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA TRANSPORTATION CODE, FLORIDA TRAFFIC CONTROL CODE, AND FLORIDA HIGHWAY CODE.
  - 5. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA UTILITIES CODE, FLORIDA TELECOMMUNICATIONS CODE, AND FLORIDA BROADCASTING CODE.
  - 6. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA OCCUPATIONAL SAFETY AND HEALTH CODE, FLORIDA WORKERS COMPENSATION CODE, AND FLORIDA EMPLOYMENT CODE.
  - 7. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA LABOR CODE, FLORIDA LABOR RELATIONS CODE, AND FLORIDA LABOR CONTRACTS CODE.
  - 8. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA LABOR DISPUTE RESOLUTION CODE, FLORIDA LABOR MEDIATION CODE, AND FLORIDA LABOR CONCILIATION CODE.
  - 9. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA LABOR ARBITRATION CODE, FLORIDA LABOR CONCILIATION CODE, AND FLORIDA LABOR MEDIATION CODE.
  - 10. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA LABOR DISPUTE RESOLUTION CODE, FLORIDA LABOR CONCILIATION CODE, AND FLORIDA LABOR MEDIATION CODE.

### DEVELOPMENT ENTITLEMENTS (BCC APPROVED MAY 13, 2014):

- GENERAL NOTES:
  - 1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE, FLORIDA ELECTRICAL CODE, FLORIDA MECHANICAL CODE, FLORIDA PLUMBING CODE, FLORIDA FIRE PREVENTION CODE, AND FLORIDA ENERGY EFFICIENT BUILDING CODE.
  - 2. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA LAND USE CODE, FLORIDA ZONING CODE, AND FLORIDA ENVIRONMENTAL PROTECTION ACT.
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### NORTH ENTITLEMENTS (TRACTS 1, 2 & 4):

- GENERAL NOTES:
  - 1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE, FLORIDA ELECTRICAL CODE, FLORIDA MECHANICAL CODE, FLORIDA PLUMBING CODE, FLORIDA FIRE PREVENTION CODE, AND FLORIDA ENERGY EFFICIENT BUILDING CODE.
  - 2. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA LAND USE CODE, FLORIDA ZONING CODE, AND FLORIDA ENVIRONMENTAL PROTECTION ACT.
  - 3. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA WATER AND SEWERAGE CODE, FLORIDA AIR QUALITY CODE, AND FLORIDA SOLID WASTE MANAGEMENT CODE.
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  - 10. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA LABOR DISPUTE RESOLUTION CODE, FLORIDA LABOR CONCILIATION CODE, AND FLORIDA LABOR MEDIATION CODE.

### SOUTH ENTITLEMENTS (TRACT 3):

- GENERAL NOTES:
  - 1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE, FLORIDA ELECTRICAL CODE, FLORIDA MECHANICAL CODE, FLORIDA PLUMBING CODE, FLORIDA FIRE PREVENTION CODE, AND FLORIDA ENERGY EFFICIENT BUILDING CODE.
  - 2. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA LAND USE CODE, FLORIDA ZONING CODE, AND FLORIDA ENVIRONMENTAL PROTECTION ACT.
  - 3. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA WATER AND SEWERAGE CODE, FLORIDA AIR QUALITY CODE, AND FLORIDA SOLID WASTE MANAGEMENT CODE.
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  - 10. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA LABOR DISPUTE RESOLUTION CODE, FLORIDA LABOR CONCILIATION CODE, AND FLORIDA LABOR MEDIATION CODE.

TRACT 3:

Land Use	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Height	Min. Open Space	Min. Parking
Single-Family Residential	10,000	30	100	10	5	5	35	10%	10
Medium-Density Residential	5,000	20	75	10	5	5	35	10%	10
High-Density Residential	2,500	15	50	10	5	5	35	10%	10

### TRACT 4 RESIDENTIAL STANDARDS:

- GENERAL NOTES:
  - 1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE, FLORIDA ELECTRICAL CODE, FLORIDA MECHANICAL CODE, FLORIDA PLUMBING CODE, FLORIDA FIRE PREVENTION CODE, AND FLORIDA ENERGY EFFICIENT BUILDING CODE.
  - 2. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA LAND USE CODE, FLORIDA ZONING CODE, AND FLORIDA ENVIRONMENTAL PROTECTION ACT.
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### APPROVED LAND USE PLAN

**LEGAL DESCRIPTION (TRACTS 1 & 2):**  
 TRACT 1 AND 2 ARE PART OF A 100-ACRE LAND ACQUISITION PROJECT (LAP) IN SECTION 24, TOWNSHIP 28 NORTH, RANGE 28 WEST, COUNTY OF ORANGE COUNTY, FLORIDA, LINDA M. WATSON, TRACT 1 AND 2, AS SHOWN IN PLAT BOOK 28, PAGE 21, AND PLAT BOOK 28, PAGE 22, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**LEGAL DESCRIPTION (TRACT 3):**  
 TRACT 3 IS A 100-ACRE LAND ACQUISITION PROJECT (LAP) IN SECTION 24, TOWNSHIP 28 NORTH, RANGE 28 WEST, COUNTY OF ORANGE COUNTY, FLORIDA, LINDA M. WATSON, TRACT 3, AS SHOWN IN PLAT BOOK 28, PAGE 21, AND PLAT BOOK 28, PAGE 22, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**LEGAL DESCRIPTION (TRACT 4):**  
 TRACT 4 IS A 100-ACRE LAND ACQUISITION PROJECT (LAP) IN SECTION 24, TOWNSHIP 28 NORTH, RANGE 28 WEST, COUNTY OF ORANGE COUNTY, FLORIDA, LINDA M. WATSON, TRACT 4, AS SHOWN IN PLAT BOOK 28, PAGE 21, AND PLAT BOOK 28, PAGE 22, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**TOWNSHIP WITH ACCESS EASEMENT:**  
 A portion of Lots 40 and 41, according to the Plat thereof as recorded in Plat Book 28, Page 21, of the Public Records of Orange County, Florida, and more particularly described as follows:

**CONVEYANCE OF THE NORTHWEST CORNER OF LOT 4:**  
 A portion of Lot 4, according to the Plat thereof as recorded in Plat Book 28, Page 21, of the Public Records of Orange County, Florida, and more particularly described as follows:

**CONVEYANCE OF THE NORTHWEST CORNER OF LOT 2:**  
 A portion of Lot 2, according to the Plat thereof as recorded in Plat Book 28, Page 21, of the Public Records of Orange County, Florida, and more particularly described as follows:

**CONVEYANCE OF THE NORTHWEST CORNER OF LOT 1:**  
 A portion of Lot 1, according to the Plat thereof as recorded in Plat Book 28, Page 21, of the Public Records of Orange County, Florida, and more particularly described as follows:

**CONVEYANCE OF THE NORTHWEST CORNER OF LOT 3:**  
 A portion of Lot 3, according to the Plat thereof as recorded in Plat Book 28, Page 21, of the Public Records of Orange County, Florida, and more particularly described as follows:

**CONVEYANCE OF THE NORTHWEST CORNER OF LOT 5:**  
 A portion of Lot 5, according to the Plat thereof as recorded in Plat Book 28, Page 21, of the Public Records of Orange County, Florida, and more particularly described as follows:

**CONVEYANCE OF THE NORTHWEST CORNER OF LOT 6:**  
 A portion of Lot 6, according to the Plat thereof as recorded in Plat Book 28, Page 21, of the Public Records of Orange County, Florida, and more particularly described as follows:

**CONVEYANCE OF THE NORTHWEST CORNER OF LOT 7:**  
 A portion of Lot 7, according to the Plat thereof as recorded in Plat Book 28, Page 21, of the Public Records of Orange County, Florida, and more particularly described as follows:

**CONVEYANCE OF THE NORTHWEST CORNER OF LOT 8:**  
 A portion of Lot 8, according to the Plat thereof as recorded in Plat Book 28, Page 21, of the Public Records of Orange County, Florida, and more particularly described as follows:

**CONVEYANCE OF THE NORTHWEST CORNER OF LOT 9:**  
 A portion of Lot 9, according to the Plat thereof as recorded in Plat Book 28, Page 21, of the Public Records of Orange County, Florida, and more particularly described as follows:

**CONVEYANCE OF THE NORTHWEST CORNER OF LOT 10:**  
 A portion of Lot 10, according to the Plat thereof as recorded in Plat Book 28, Page 21, of the Public Records of Orange County, Florida, and more particularly described as follows:

**SUBJECT TO ACCESS EASEMENT:**  
 A portion of Lots 40 and 41, according to the Plat thereof as recorded in Plat Book 28, Page 21, of the Public Records of Orange County, Florida, and more particularly described as follows:

**LEGAL DESCRIPTION (TRACT 4):**  
 TRACT 4 IS A 100-ACRE LAND ACQUISITION PROJECT (LAP) IN SECTION 24, TOWNSHIP 28 NORTH, RANGE 28 WEST, COUNTY OF ORANGE COUNTY, FLORIDA, LINDA M. WATSON, TRACT 4, AS SHOWN IN PLAT BOOK 28, PAGE 21, AND PLAT BOOK 28, PAGE 22, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

RECEIVED  
 By DRC OFFICE at 1:51 pm, Jul 09, 2018

**Kimley»Horn**  
 1515 S. UNIVERSITY AVENUE, SUITE 200  
 ORANGE COUNTY, FLORIDA 32137  
 TEL: 407.868.1111  
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LUP-1

LOCAL ORDINANCE 20  
 PROJECTED IN 2018



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the VOA-Nerbonne Planned Development / Land Use Plan (PD/LUP) dated “Received July 9, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**- AND -**

**Approve Consent Agenda Item F.5**

**District 1**



*Board of County Commissioners*

# Public Hearings

**October 16, 2018**