

Board of County Commissioners

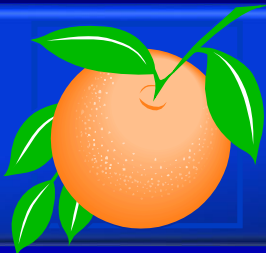
Public Hearings

November 28, 2017

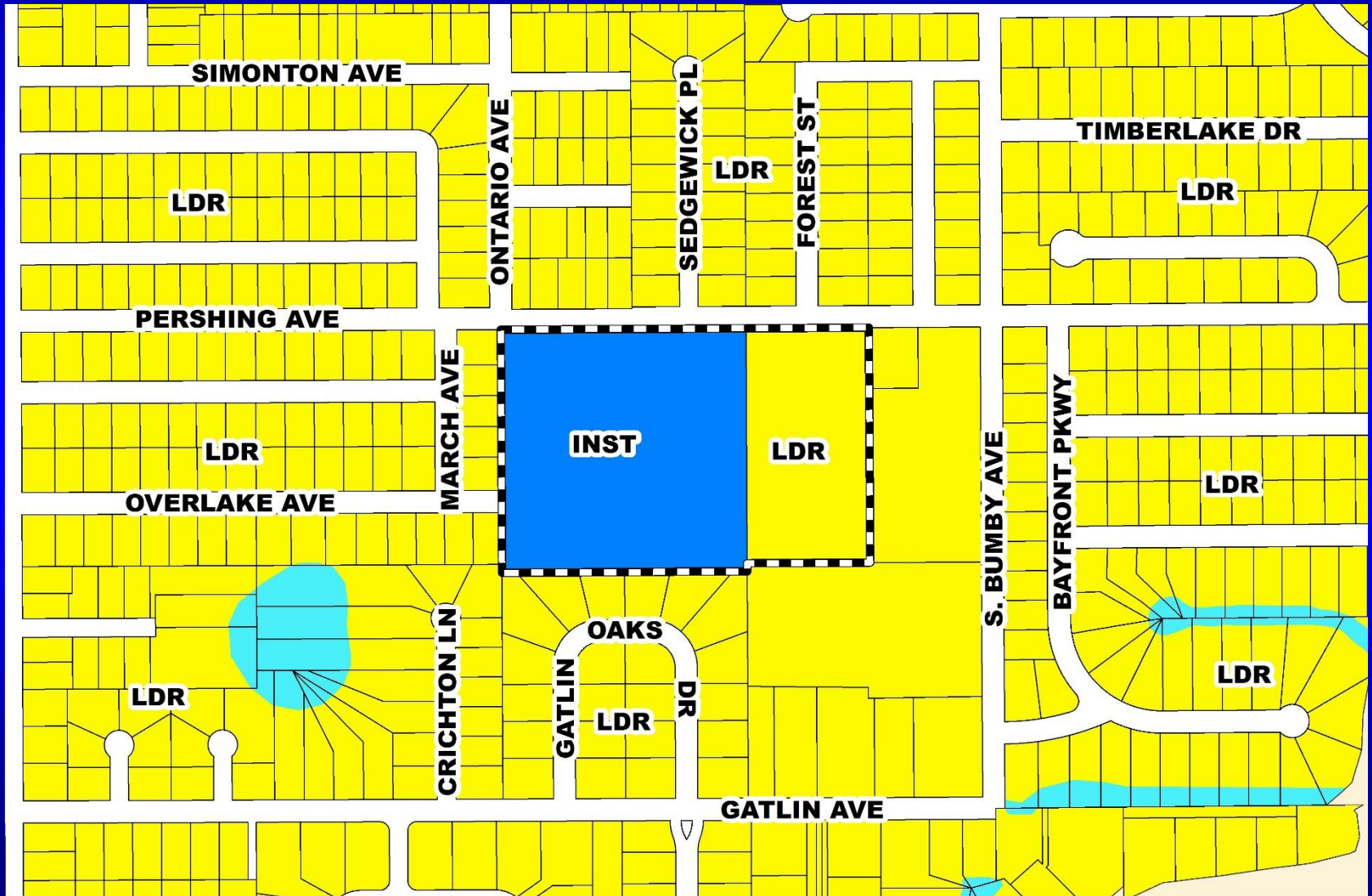


Pershing K-8 Planned Development / Land Use Plan (PD/LUP)

- Case:** LUP-17-05-173
- Project Name:** Pershing K-8 PD / LUP
- Applicant:** Tyrone K. Smith, Orange County Public Schools (OCPS)
- District:** 3
- Acreage:** 14.82 gross acres
- Location:** Generally on the south side of Pershing Avenue, west of Bumby Avenue, and east of March Avenue
- Request:** 200,000 square foot K-8 School and Ancillary Uses

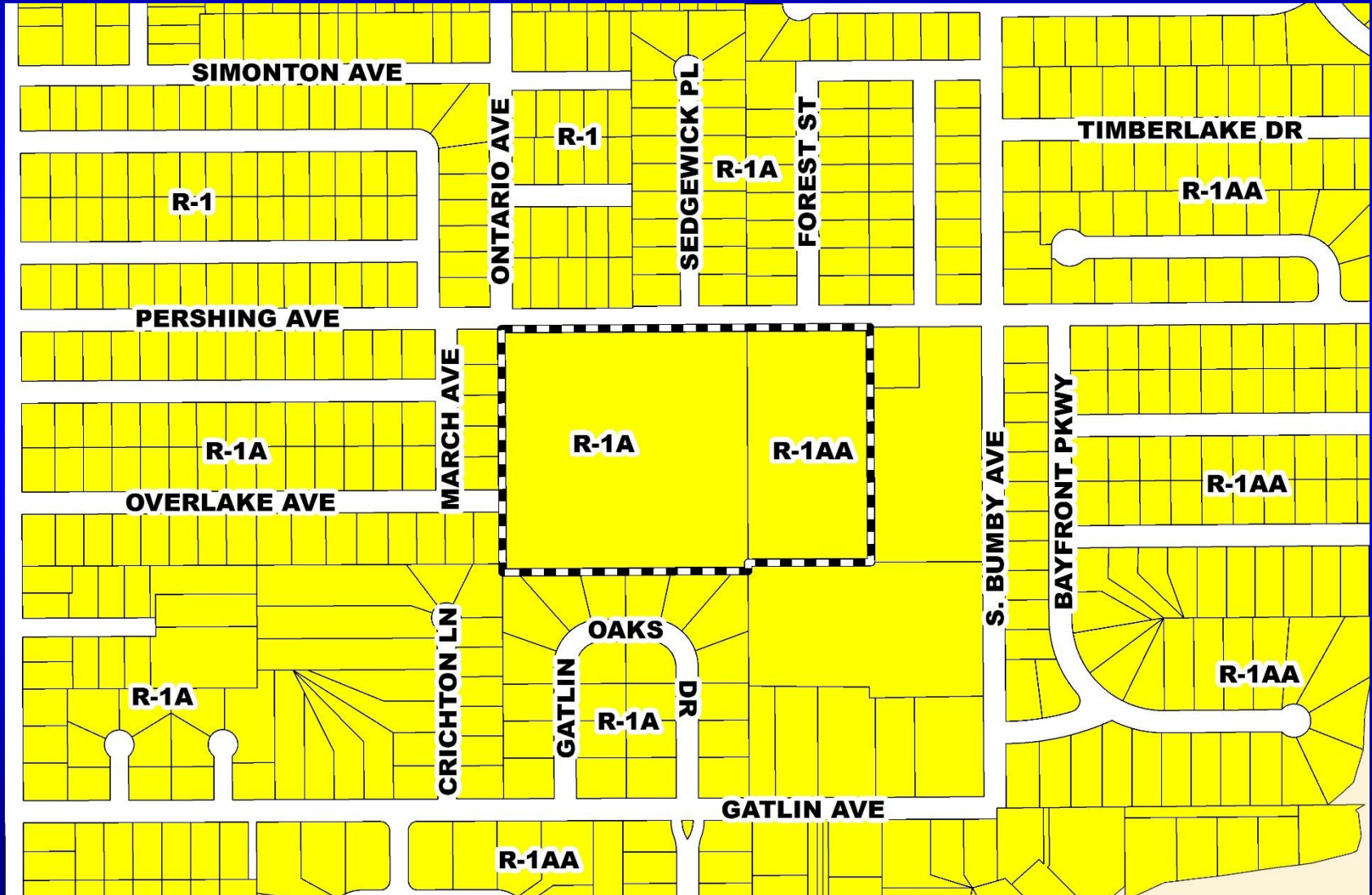


Pershing K-8 Planned Development / Land Use Plan (PD/LUP) Future Land Use Map



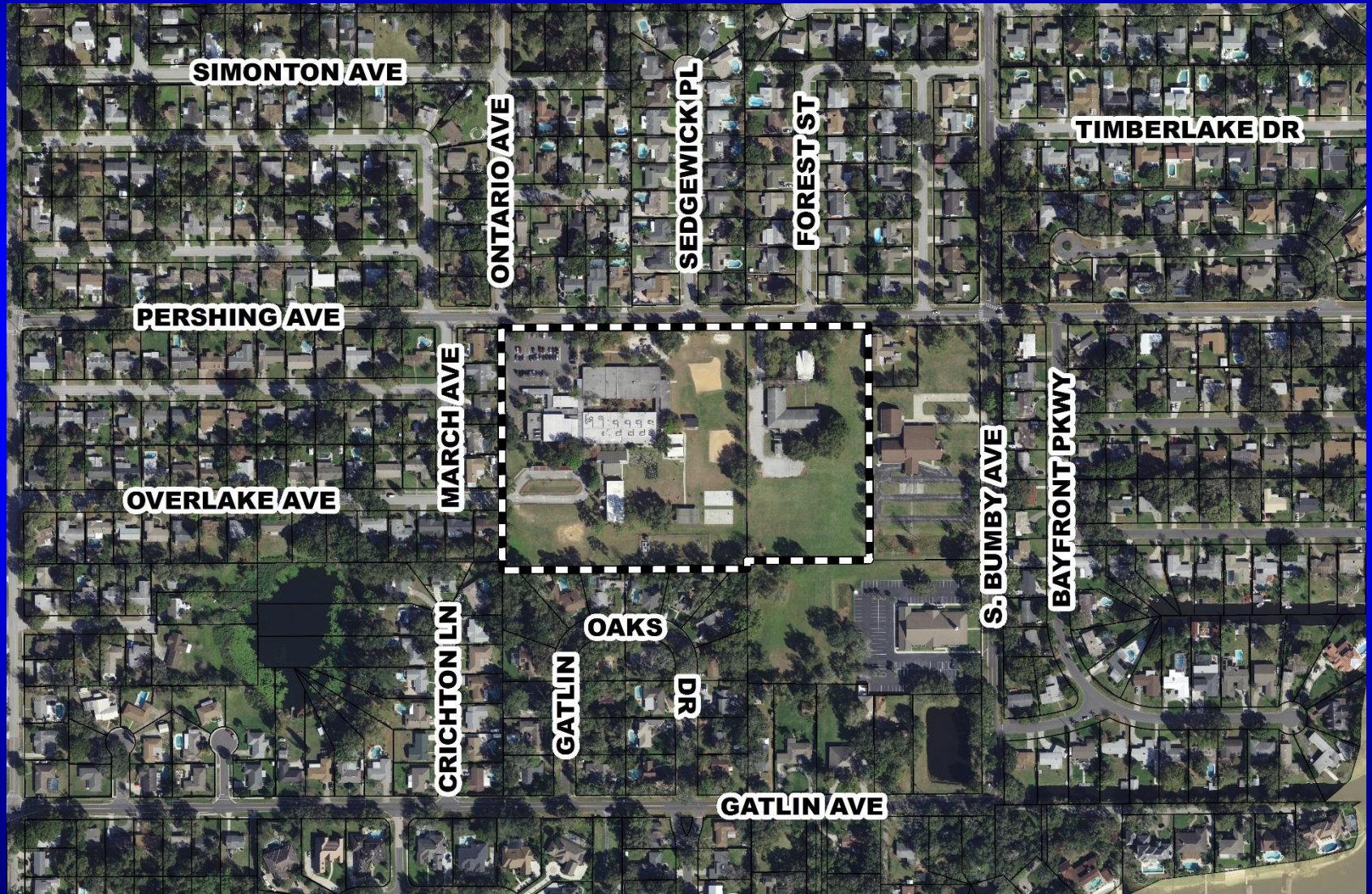


Pershing K-8 Planned Development / Land Use Plan (PD/LUP) Zoning Map





Pershing K-8 Planned Development / Land Use Plan (PD/LUP) Aerial Map





Pershing K-8 Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan

PERSHING K-8 SITE DATA

OWNER: SCHOOL BOARD OF ORANGE COUNTY, FLORIDA

PARCEL NUMBERS: 07-23-30-000-00-100
07-23-30-000-00-117

TOTAL SITE AREA: 14.82 AC
EXISTING WETLAND: 0.0 AC
TOTAL DEVELOPABLE AREA: 14.82 AC

EXISTING ZONING: R-1A, R-1AA

PROPOSED ZONING: PD (PLANNED DEVELOPMENT)

FUTURE LAND USE: INSTITUTIONAL (INST.); LOW DENSITY RESIDENTIAL (LDR)

PROPOSED USES: K-8 SCHOOL, AND ANGLIARY USES

PROPOSED SQUARE FOOTAGE: 203,000 SQ. FT. (1)

FLOOR AREA RATIO (FAR)
300,000 / 648,978 = 0.51

TRIP GENERATION: 1,715 (705 + 1,020 for K-8, 482 for 0-6)

WATER AVERAGE DAILY FLOW RATE: 14,966 GPD

PARKING: 114 PARKING SPACES (PER BREF REQUIREMENTS)

SHALL: SHALL COMPLY WITH THE ORANGE COUNTY PUBLIC SCHOOL, SITING REGULATIONS CHAPTER 26

SUPPLIES: SHALL COMPLY WITH THE ORANGE COUNTY PUBLIC SCHOOL, SITING REGULATIONS CHAPTER 28

OPEN SPACE: MINIMUM 20%

IMPERVIOUS: MAXIMUM 75%

PHASING: PROJECT SHALL BE BUILT IN ONE (1) PHASE

SETBACKS:
NORTH: 30 FT (PER FING AVE)
SOUTH: 25 FT
WEST: 25 FT

BUILDING HEIGHT: 30 FEET (2 STORY MAX. HEIGHT)

WATER SERVICE: ORLANDO UTILITIES COMMISSION

WASTEWATER: ORANGE COUNTY UTILITIES

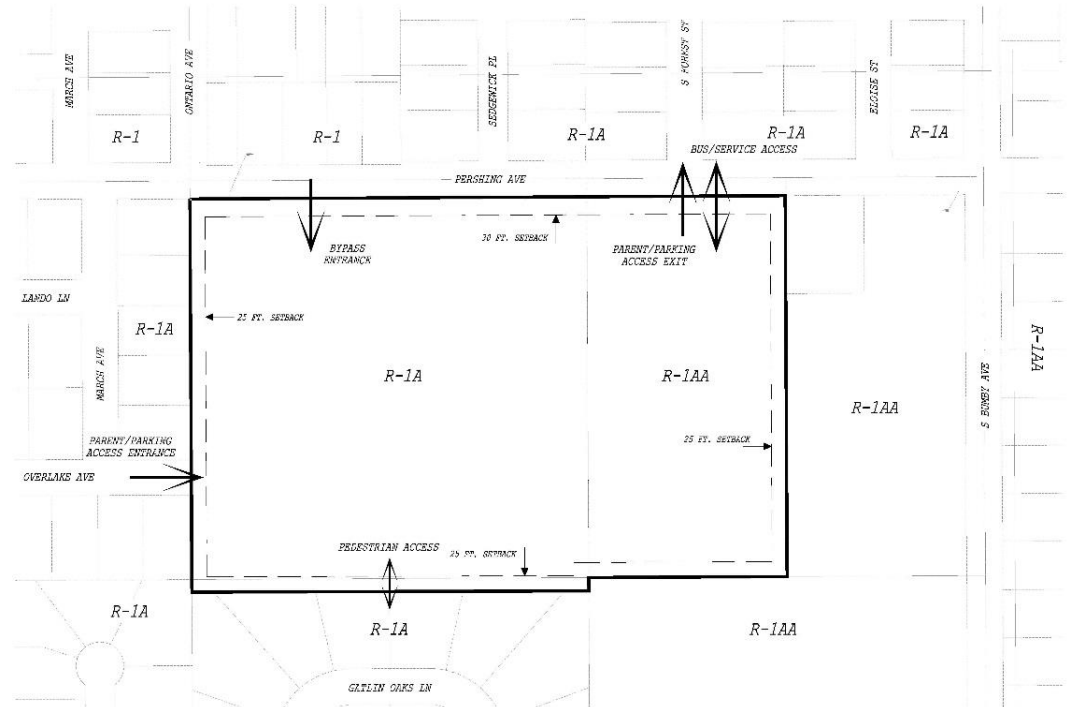
FIRE FLOW: SHALL COMPLY WITH ORANGE COUNTY STANDARDS

STORMWATER: THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET ORANGE COUNTY CODE FOR DISCHARGE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.

ACCESS:
• PRIMARY ACCESS, PARKING AND PARENT PICKUP/DROP OFF SHALL BE FROM OVERLAKE AVENUE TO ENTER AND PERSHING AVENUE TO EXIT.
• BUS AND SERVICE ACCESS SHALL BE FROM PERSHING AVENUE.

WAIVERS: NO WAIVERS REQUESTED.

NOTES:
1. ALL EXISTING ON-SITE IMPROVEMENTS TO BE DEMOLISHED.
2. IN ACCORDANCE WITH SECTION 107.022, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
3. TOTAL SITE UTILITIES 1215.
4. BYPASS ENTRANCE TO BE OPEN AT NON-ARRIVAL AND NON-DISMISSAL TIMES. OVERLAKE AVE. ENTRANCE SHALL BE CLOSED AFTER ARRIVAL AND DISMISSAL TIMES.



ORANGE COUNTY PUBLIC SCHOOLS
 FACILITIES PLANNING DEPARTMENT
 6501 MAGIC WAY, BLDG. 200, ORLANDO, FL. 32809
 Tel.: (407) 317-3974 Fax: (407) 317-3263



PREPARED BY	Josh Klima
DATE	Created: 04-27-2017
FILE NAME	Pershing K-8 PD
SHEET NUMBER	LUP-02

File Number: 18 / Pershing K-8 / Pershing K-8 PD / LUP-02 - Project No. 407-3974



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Pershing K-8 Planned Development / Land Use Plan (PD/LUP) dated “Received August 3, 2017”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 3

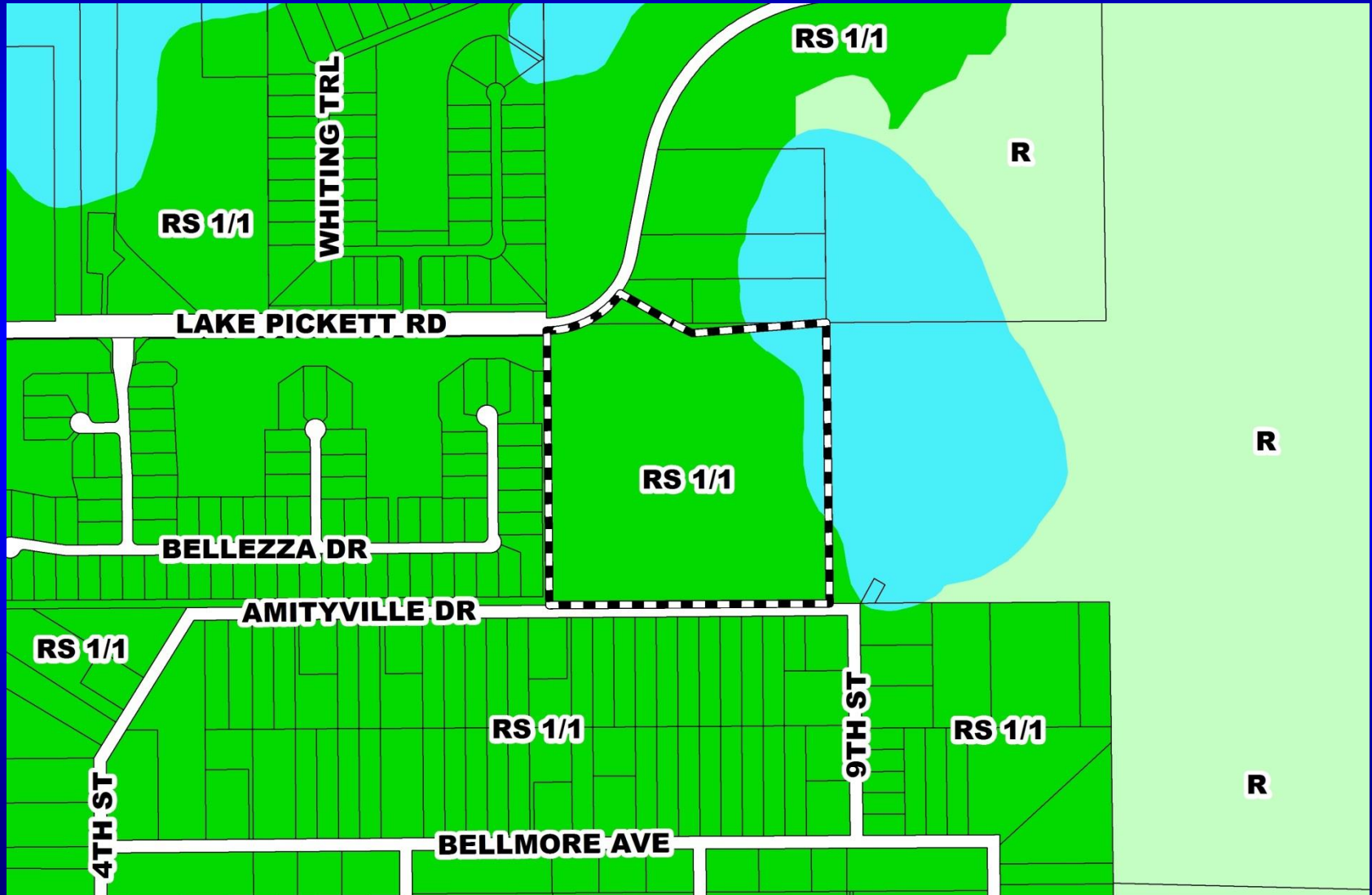


Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP)

- Case:** PSP-17-01-012
- Project Name:** Heartwood PD / Heartwood PSP
- Applicant:** James H. McNeil, Jr., Akerman, LLP
- District:** 5
- Acreage:** 40.62 gross acres
- Location:** South of Lake Pickett Road / West of Lake Louise
- Request:** To subdivide 40.62 gross acres in order to construct a gated thirty-eight (38) single-family residential dwelling unit subdivision.
- Additionally, one (1) waiver from Orange County Code Section 34-209 is being requested to allow a six (6) foot high simulated aluminum / wrought iron fence with columns in lieu of a six (6) foot masonry wall on Tracts A and B along Lake Pickett Road.

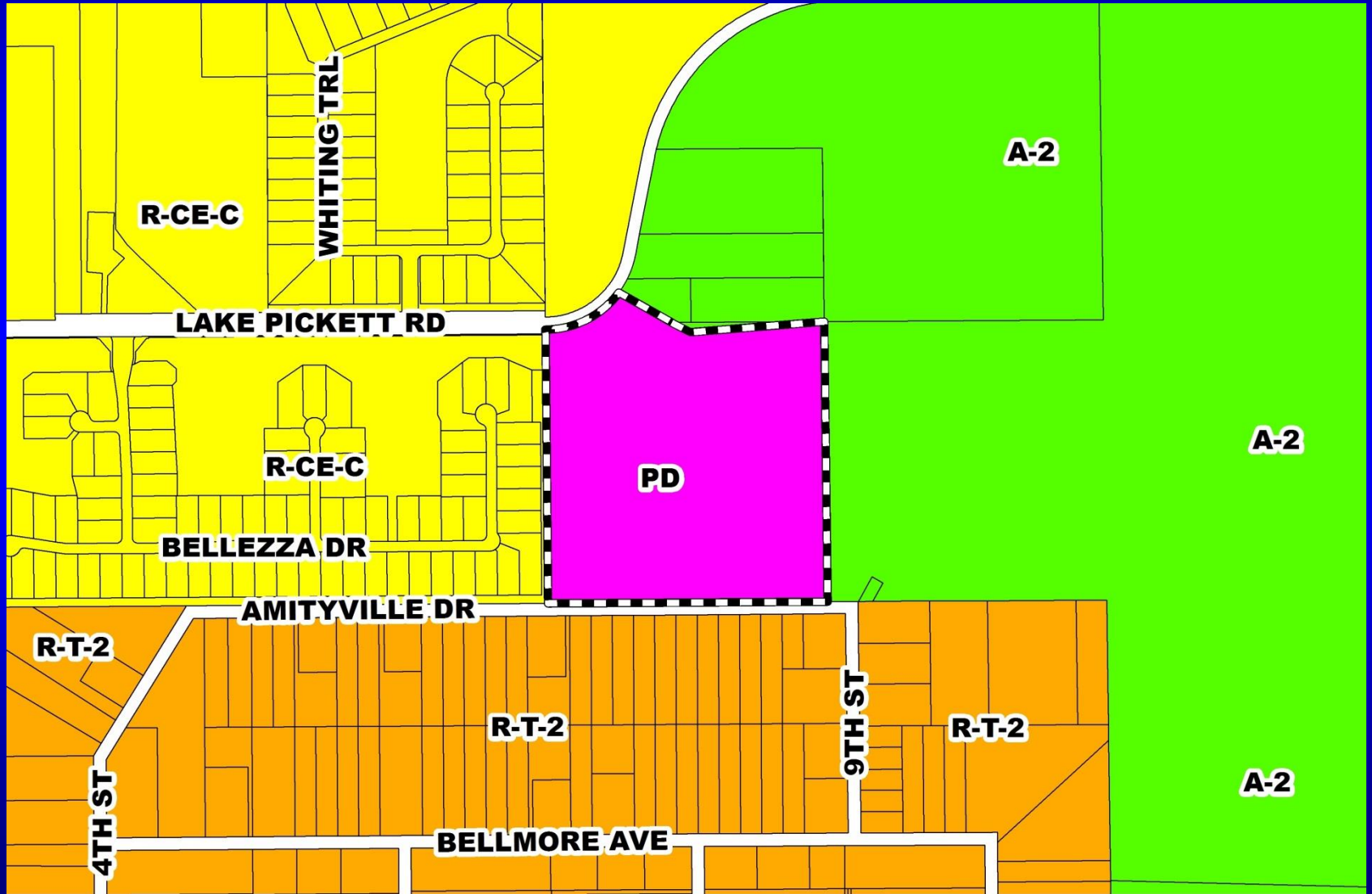


Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP) Future Land Use Map





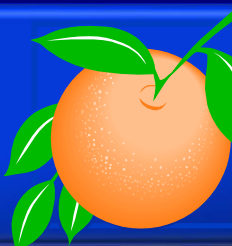
Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP) Zoning Map





Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP) Aerial Map





Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP)

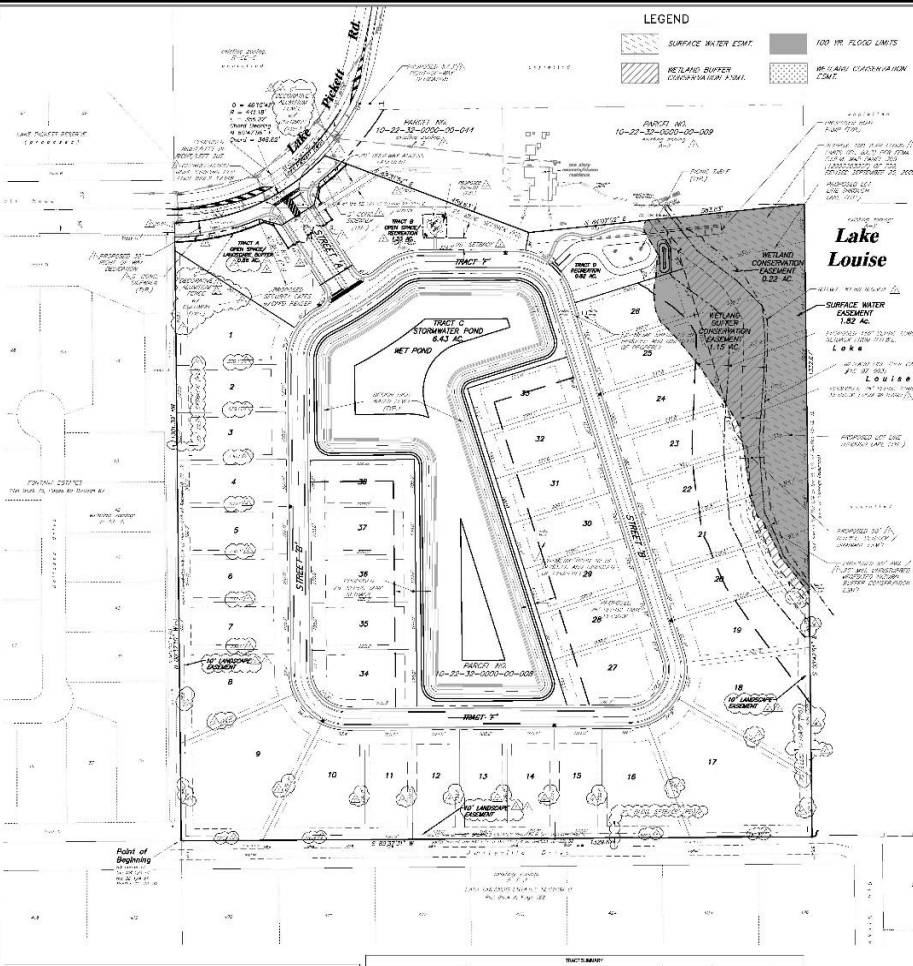
SITE DATA:
 PARCEL IDENTIFICATION NUMBER: 10-22-33-0000-0010 AC 10-22-33-0000-0010 AC
 PARCEL GROSS AREA: 46.82 ACRES
 ZONING: RURAL RETIREMENT #1 (BASE PLOT#1 RURAL RETIREMENT)
 ADJACENT EXISTING FUTURE LAND USE PLAN: RURAL RETIREMENT #1
 NORTH SOUTH EAST WEST
 ADJACENT COUNTY FUTURE ZONING: R1 (RURAL RESIDUAL)
 NORTH SOUTH EAST WEST
 EXISTING COUNTY FUTURE ZONING: R1 (RURAL RESIDUAL)
 NORTH SOUTH EAST WEST
 EXISTING COUNTY ZONING: R1 (RURAL RESIDUAL)
 NORTH SOUTH EAST WEST
UNITS:
 PROPOSED RESIDENTIAL UNITS: 38 (0.64 / ACRE)
PROPOSED FLOOR AREA:
 MINIMUM RESIDENTIAL FLOOR AREA: (LIVE SF / SINGLE-FAMILY)
SETBACKS:
 MINIMUM LOT COVERAGE: 25.00% OF LOT AREA
 MIN. LOT AREA: 1.00 ACRES
 MIN. LOT WIDTH: 120 FT.
 MIN. LOT DEPTH: 30 FT.
 MIN. FRONT YARD: 30 FT.
 MIN. SIDE YARD: 10 FT.
 MIN. REAR YARD: 10 FT.
 MIN. STREET FRONT YARD: 30 FT. / 2 STORES
 MIN. BUILDING HEIGHT: 35 FT.
RETURNS:
 LAND ACQUIRED: 0.00 AC
 TO GOVERNOR: 0.00 AC
 NONE: 0.00 AC
 REPTD TO STATE: 100 AC
 REPTD TO FEDERAL: 0.00 AC
 REPTD TO HIGH WATER LEVEL OF WET POND: 0.00 AC
FEMA:
 FLOOD HAZARD ZONING MAP: FIRM NO. 13000Z0207
 FLOOD ZONES: X-1 & X-2
SOILS:
 SOILING SOILS: 3- SANDHUR FINE SAND, DEPRESSION, 8.1% SLOPE, 4.1% SLOPE
 34- TROPICAL FINE SAND, 1.8% SLOPE, 10.8% SLOPE
 44- OMBUQUA VET. FINE SAND (2-2% SLOPE), 74.1% SLOPE, 10.8% SLOPE
TRAFFIC DATA:

DIR	AM	PM	TRIP	TRIP	TRIP
Northbound	10	10	10	10	10
Southbound	10	10	10	10	10

NET DEVELOPABLE AREA CALCULATION:
 TOTAL SITE AREA SUBJECT: 46.82 AC
 DEDUCTION:
 - RURAL RETIREMENT: 0.00 AC
 - SURFACE WATER: 1.00 AC
 - WETLAND PRESERVATION: 0.00 AC
 - WETLAND CONSERVATION EASEMENT (CAT. I): 1.00 AC
 - NET DEVELOPABLE AREA: 44.82 AC
 - WETLAND PRESERVATION: 0.00 AC
 - WETLAND CONSERVATION EASEMENT (CAT. I): 0.00 AC
 - TOTAL: 44.82 AC

PD-LAND USE PLAN NOTES:

1. THE PROJECT IS A PRELIMINARY SUBDIVISION PLAN (PSP) FOR THE... (partially obscured)
2. THE PROJECT IS SUBJECT TO THE... (partially obscured)
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49. THE PROJECT IS SUBJECT TO THE... (partially obscured)
50. THE PROJECT IS SUBJECT TO THE... (partially obscured)



Askey Hughey, Inc.
 Civil Engineers
 Development Specialists
 Land Planners
 Site Designers

Address:
 HOME DYNAMICS CORPORATION
 4785 Technology Way
 Boca Raton, Florida 33431
 Telephone: (561) 869-1800
 Facsimile: (561) 869-1820

Project:
 Heartwood Subdivision

Developer:
 Home Dynamics Corporation

Drawing:
 Site Plan

Scale: 1" = 100'

Date: December, 2016

Revisions:

Date	Comment	Name
12/15/16	REVISED PER COMMENTS FROM THE PLANNING AND ZONING BOARD	ASKEY HUGHEY
12/15/16	REVISED PER COMMENTS FROM THE PLANNING AND ZONING BOARD	ASKEY HUGHEY
12/15/16	REVISED PER COMMENTS FROM THE PLANNING AND ZONING BOARD	ASKEY HUGHEY
12/15/16	REVISED PER COMMENTS FROM THE PLANNING AND ZONING BOARD	ASKEY HUGHEY

Sheet Number:
 6 of 9

PROJECT'S SPECIAL USE PERMITS:

Type	Fee	Amount	Notes
Development	0.101	3.87	3.87
Mobile	0.099	3.81	3.81
High	0.101	3.87	3.87
Total		11.55	

TRACT SUMMARY:

TRACT NAME	TYPE	AREA (AC)	DWELL. CAPACITY
A	OPEN SPACE/RESERVE BUFFER	0.00	0.00
B	OPEN SPACE/RESERVE BUFFER	1.01	0.00
C	STORMWATER	6.43	0.00
D	RESTORATION/RESERVE BUFFER	0.00	0.00
F		0.00	0.00
TOTAL	ROCKWOOD	13.23	0.00

*The City of Orange County, Florida, Ordinance 12-0000-0010, effective 8/1/16.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Heartwood Planned Development (PD) / Heartwood Preliminary Subdivision Plan (PSP) dated “Received September 7, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

– AND –

Approve Consent Item E.3

District 5



Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP

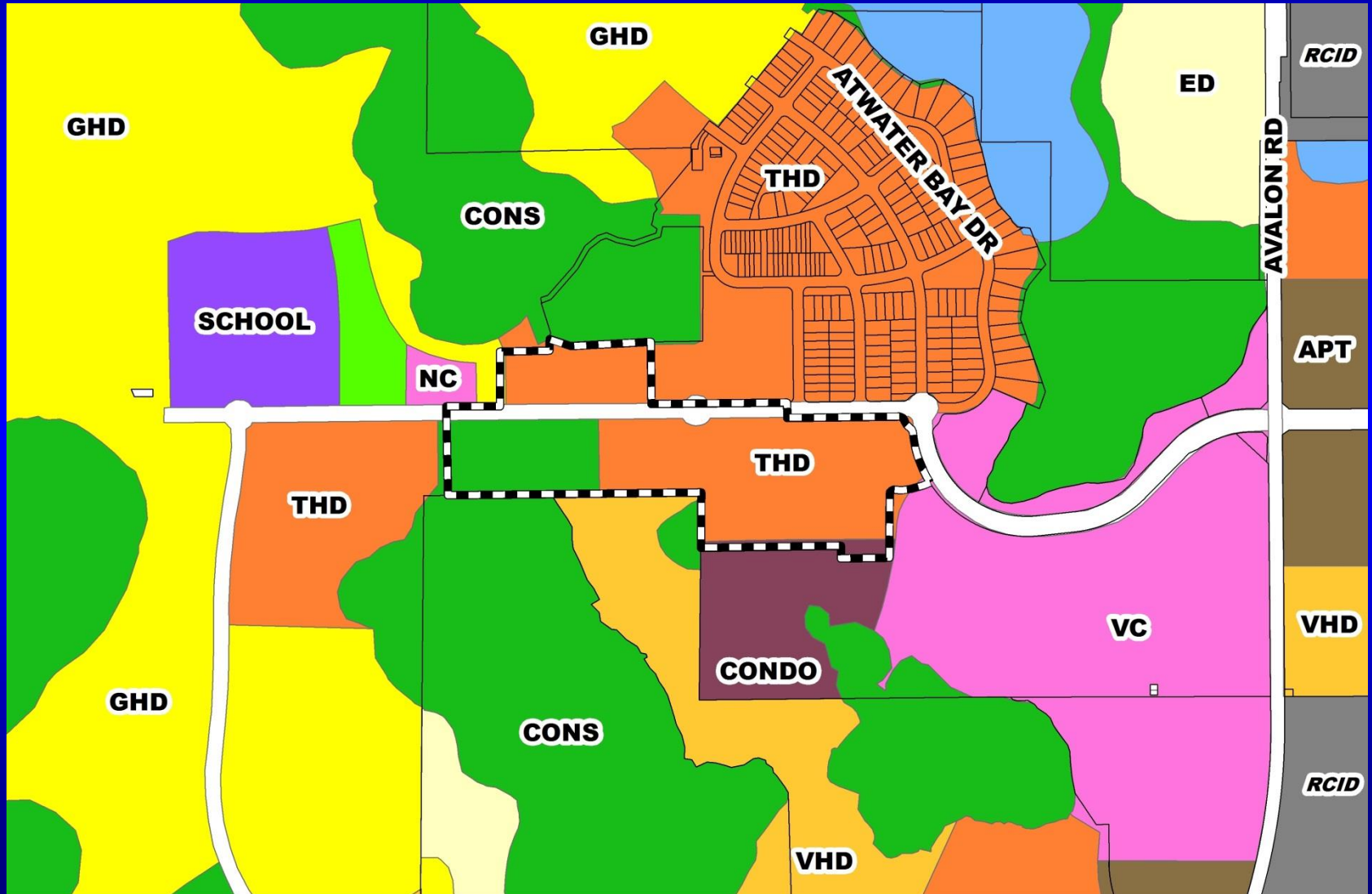
- Case:** PSP-16-11-388
- Project Name:** Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP
- Applicant:** Christopher Wrenn, D.R. Horton, Inc.
- District:** 1
- Acreage:** 31.0 gross acres
- Location:** West of Avalon Road / South of Old YMCA Road
- Request:** To subdivide 31.0 acres in order to construct 105 single-family residential dwelling units.

Additionally, one (1) waiver from Orange County Code Section 34-152(c) is requested to allow Lots 362-421, 444-454, and 461-566 to front a mew. Legal access to these lots will be provided through a 20' platted access easement.



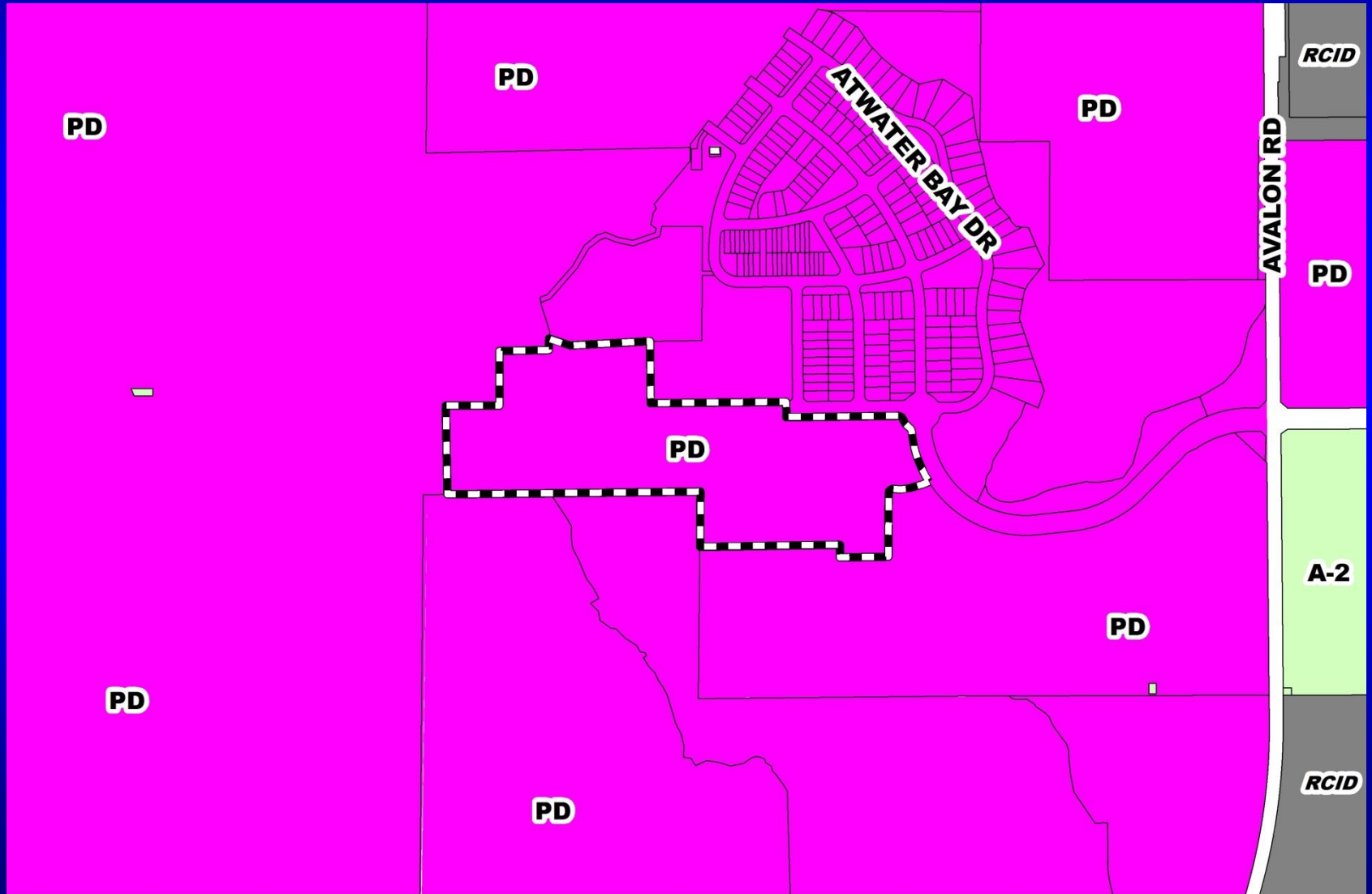
Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP

Future Land Use Map





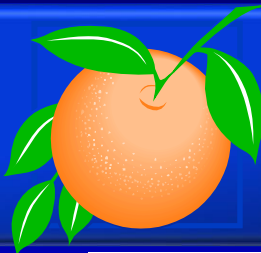
Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP Zoning Map





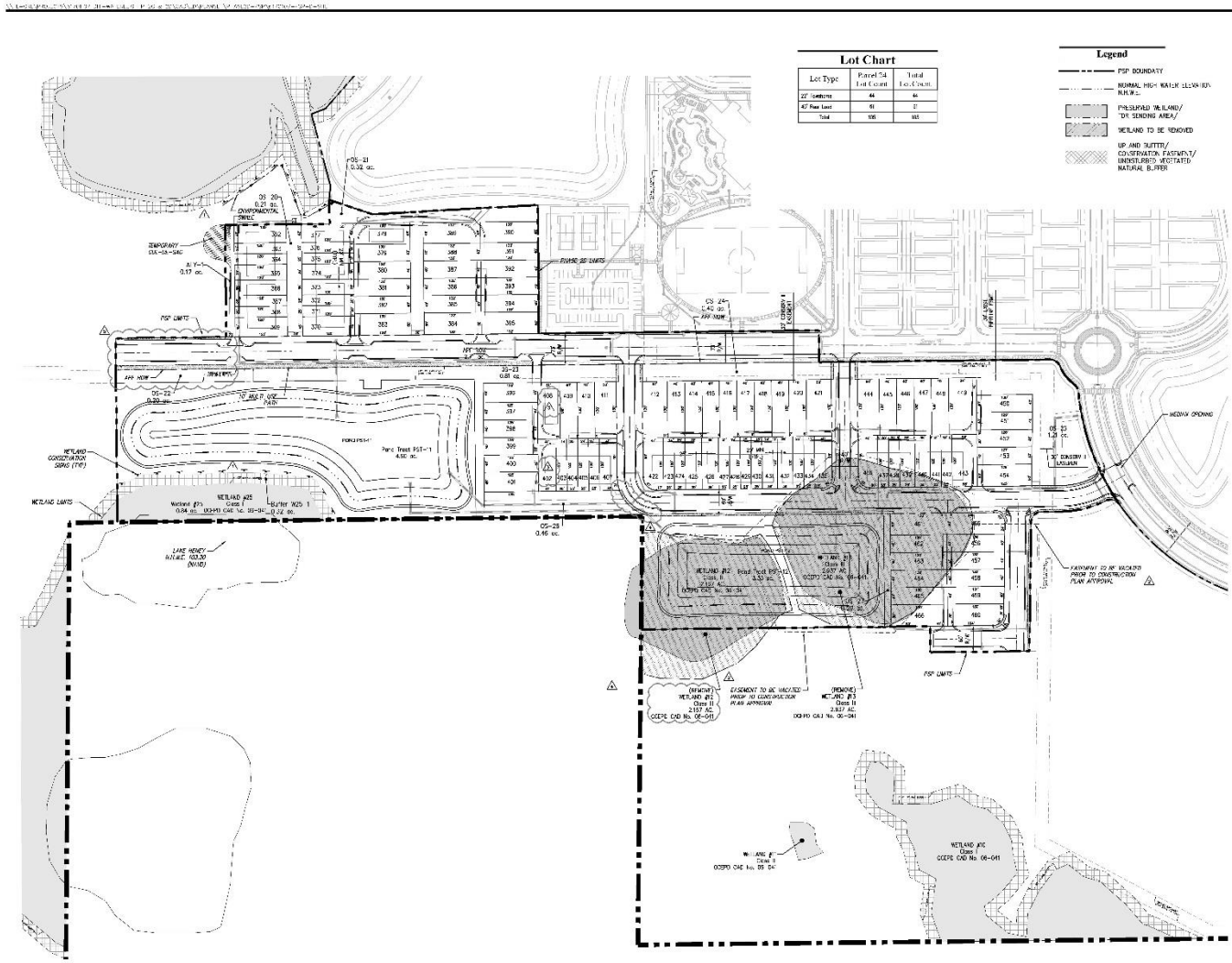
Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP Aerial Map





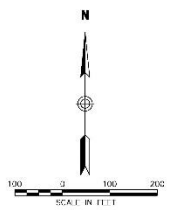
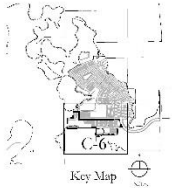
Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP

DATE: 11/16/2017 10:58:11 AM; USER: JEFFREY W. HARRIS; PROJECT: WATERLEIGH PD - PHASE 2D; DRAWING: C-6; TITLE: PRELIMINARY SUBDIVISION PLAN



Lot Chart		
Lot Type	Parcel 2d	Total
27' WIDE	44	44
42' WIDE	61	61
Total	105	105

- Legend**
- PSP BOUNDARY
 - NORMAL HIGH WATER (LAW 80) (N.H.W.)
 - POND/PAVED WETLAND/DRAINAGE AREA
 - WETLAND TO BE REMOVED
 - WETLAND TO BE MAINTAINED/COOPERATION FARMERS/UNDEVELOPED WETLANDS



NO.	REVISION	DATE
1	Revised per County comments	06/08/2017
2	Revised per County comments	08/09/2017
3	Revised per County comments	12/01/2017
4	Revised per County comments	06/15/2017
5	Revised per County comments	04/21/2017

Designer: J. HARRIS, Project #: 17-0000, Drawn by: J. HARRIS
 Date created: 11/16/2017, Date printed: 11/16/2017
 Plot: 11/16/2017, 11:58:11 AM, November 16, 2017

(Village II) of Horizon West
 Waterleigh Phase 2D
 Parcel 21 (Portion of)
 & APF Road (Portion of)
 Orange County, Florida
 Preliminary Subdivision Plan

Datum: NAD 83
 Project #: 17-0000
 Site Plan

C-6



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Waterleigh Planned Development (PD) / Phase 2D Parcel 24 (portion of) and APF Road (portion of) Preliminary Subdivision Plan (PSP) dated “Received September 27, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

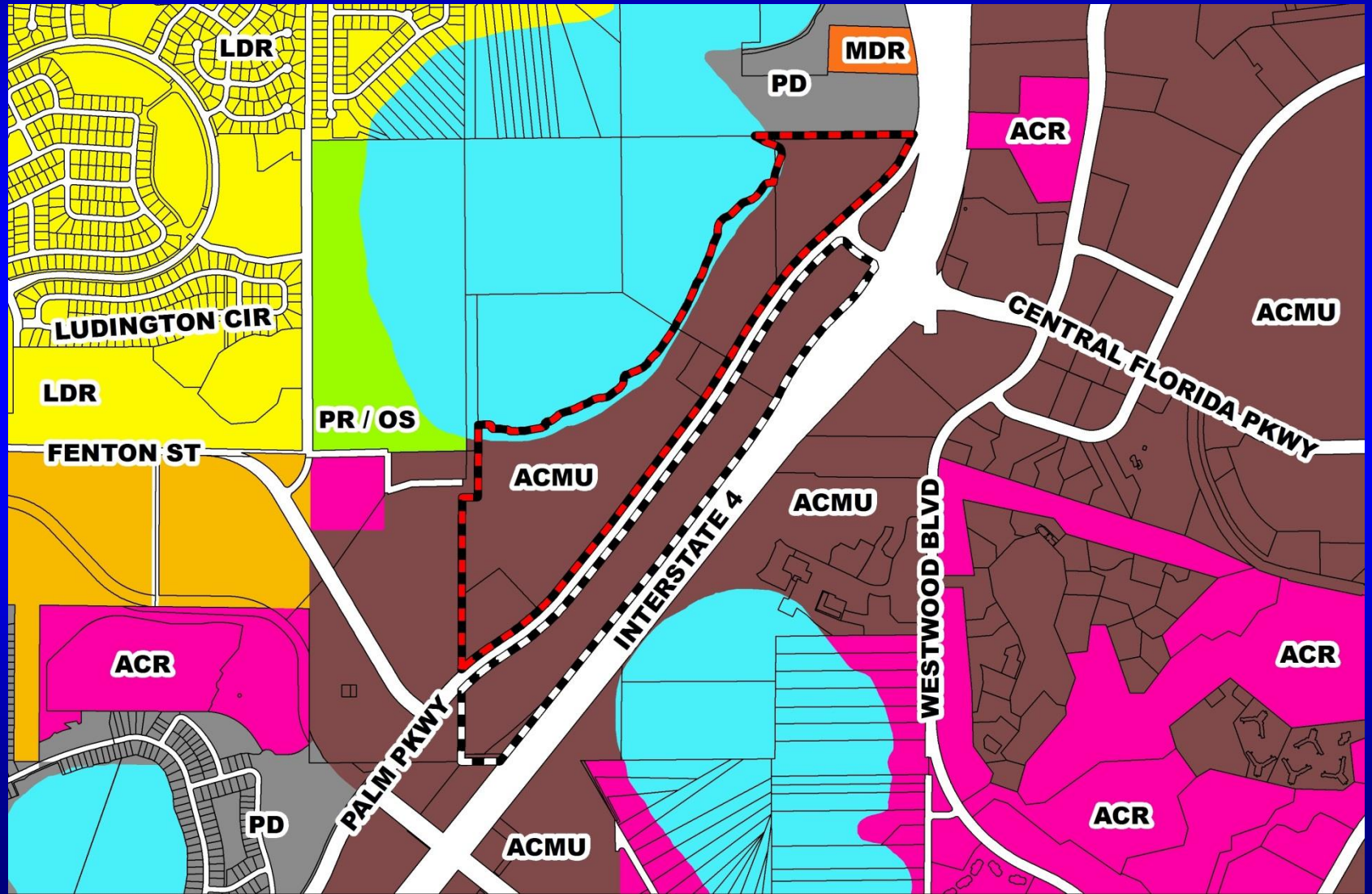


Sand Lake Groves Planned Development / Land Use Plan (PD/LUP)

- Case:** CDR-17-06-191
- Project Name:** Sand Lake Groves PD/LUP
- Applicant:** Jonathan A. Martin, Kimley-Horn & Associates, Inc.
- District:** 1
- Acreage:** 141.03 gross acres (*overall PD*)
38.78 gross acres (*affected parcel only*)
- Location:** Generally north of Daryl Carter Parkway, south of Central Florida Parkway, east of Palm Parkway, and west of Interstate 4
- Request:** Separate Tract 500 into Tracts 500A and 500B; convert 6,469 SF of commercial to 103,500 SF of mini-warehouse in Tract 500B. Additionally, two (2) waivers are being requested to allow for a zero-foot building and pavement setback for internal lot lines in Tract 500B only.

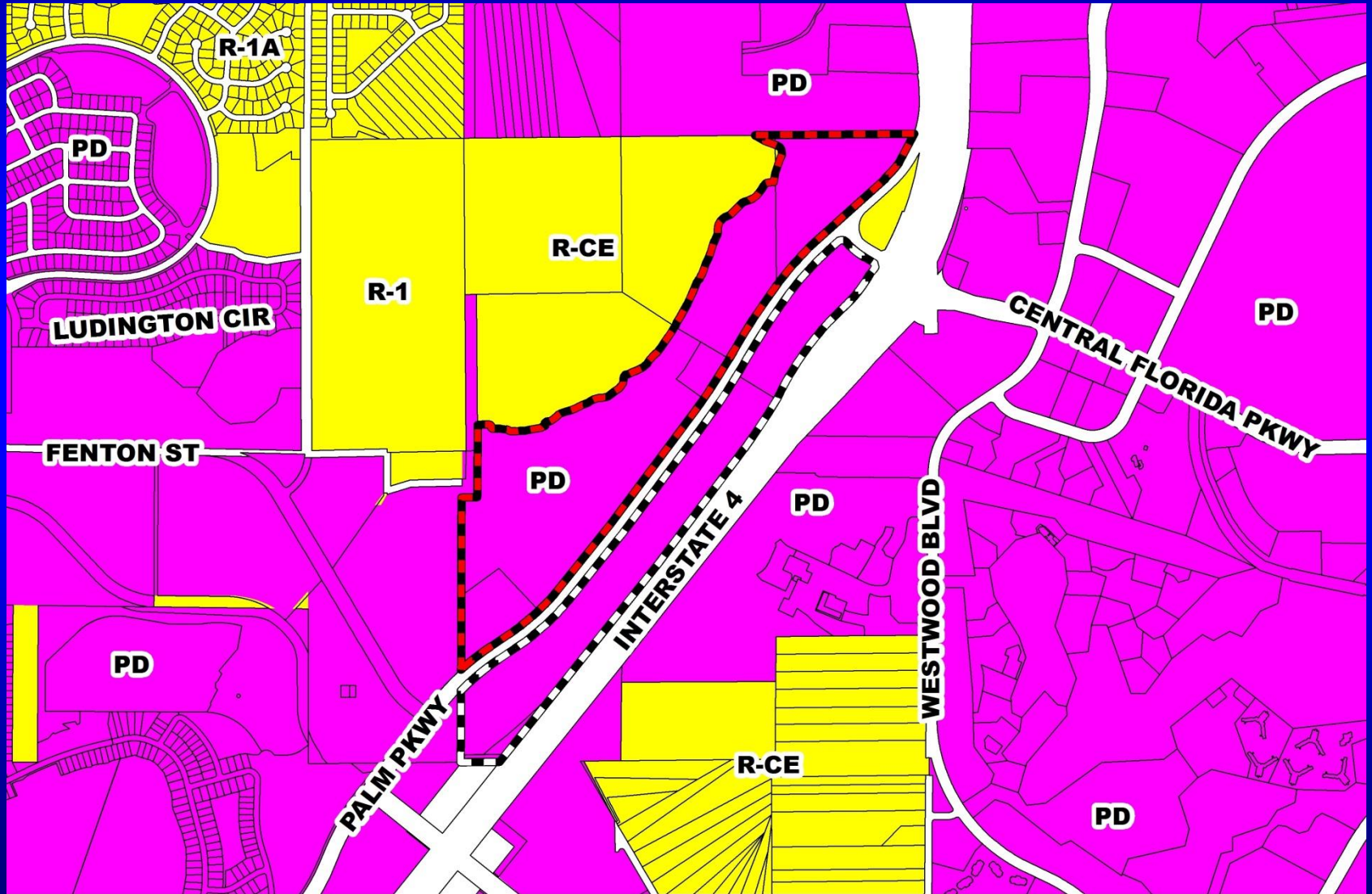


Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) Zoning Map





Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) Aerial Map





Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan

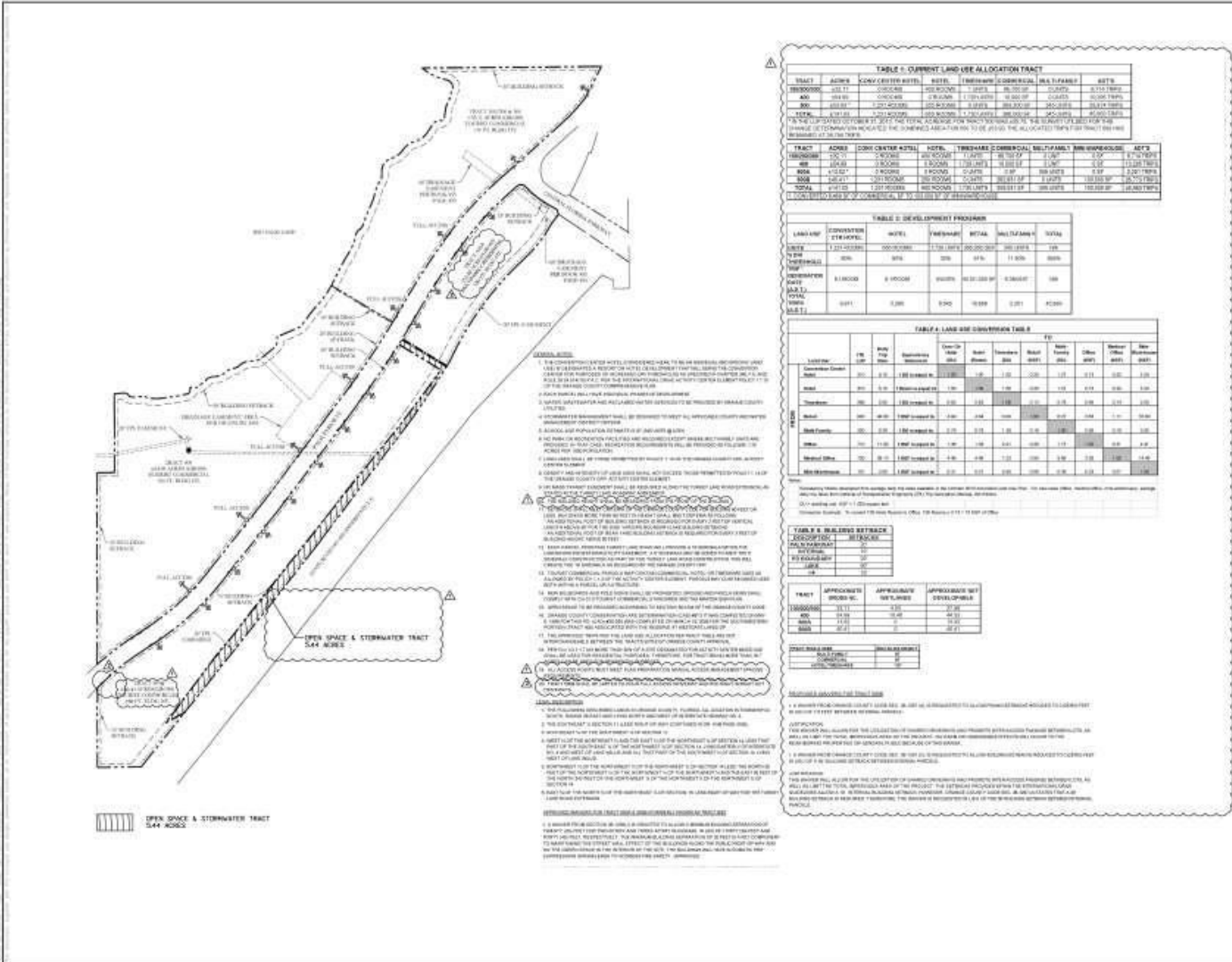


TABLE 1. CURRENT LAND USE ALLOCATION TRACT

TRACT	ADMS	COM CENTER	RES	THRESHOLD	COMMERCIAL	MULTIFAMILY	RESIDENTIAL	ACRES
2000000	101.11	1000000	1000000	1000000	1000000	1000000	1000000	101.11
2000000	101.11	1000000	1000000	1000000	1000000	1000000	1000000	101.11
2000000	101.11	1000000	1000000	1000000	1000000	1000000	1000000	101.11
TOTAL	101.11	1000000	1000000	1000000	1000000	1000000	1000000	101.11

TABLE 2. DEVELOPMENT PROGRAM

LAND USE	CONVERSION	ACRES	PERCENT	TOTAL	MULTIFAMILY	TOTAL
RESIDENTIAL	1000000	1000000	100%	1000000	1000000	1000000
COMMERCIAL	1000000	1000000	100%	1000000	1000000	1000000
MULTIFAMILY	1000000	1000000	100%	1000000	1000000	1000000
TOTAL	1000000	1000000	100%	1000000	1000000	1000000

TABLE 3. LAND USE DENSITY TABLE

LAND USE	TYPE	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX
RESIDENTIAL	SINGLE-FAMILY	10	20	10	20	10	20	10	20
		10	20	10	20	10	20	10	20
COMMERCIAL	OFFICE	10	20	10	20	10	20	10	20
		10	20	10	20	10	20	10	20
MULTIFAMILY	APARTMENTS	10	20	10	20	10	20	10	20
		10	20	10	20	10	20	10	20

TABLE 4. SUMMARY TABLE

TRACT	APPROXIMATE ACRES	APPROXIMATE PERCENT	APPROXIMATE DEVELOPMENT
2000000	101.11	100%	1000000
2000000	101.11	100%	1000000
2000000	101.11	100%	1000000
TOTAL	101.11	100%	1000000

TABLE 5. SUMMARY TABLE

TRACT	APPROXIMATE ACRES	APPROXIMATE PERCENT	APPROXIMATE DEVELOPMENT
2000000	101.11	100%	1000000
2000000	101.11	100%	1000000
2000000	101.11	100%	1000000
TOTAL	101.11	100%	1000000

TABLE 6. SUMMARY TABLE

TRACT	APPROXIMATE ACRES	APPROXIMATE PERCENT	APPROXIMATE DEVELOPMENT
2000000	101.11	100%	1000000
2000000	101.11	100%	1000000
2000000	101.11	100%	1000000
TOTAL	101.11	100%	1000000

TABLE 7. SUMMARY TABLE

TRACT	APPROXIMATE ACRES	APPROXIMATE PERCENT	APPROXIMATE DEVELOPMENT
2000000	101.11	100%	1000000
2000000	101.11	100%	1000000
2000000	101.11	100%	1000000
TOTAL	101.11	100%	1000000

TABLE 8. SUMMARY TABLE

TRACT	APPROXIMATE ACRES	APPROXIMATE PERCENT	APPROXIMATE DEVELOPMENT
2000000	101.11	100%	1000000
2000000	101.11	100%	1000000
2000000	101.11	100%	1000000
TOTAL	101.11	100%	1000000



Kimley»Horn
300 VALLEY BLVD., SUITE 200, RENO, NV 89501
775.784.1100
WWW.KIMLEY-HORN.COM

AMENDED LAND USE PLAN

SANDLAKE GROVES PD
ORANGE COUNTY, CALIFORNIA

LUP1.0

DATE: 3/27/2017
BY: J. HORN
CHECKED BY: J. HORN
PROJECT NO: 17-0001



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) dated “Received September 21, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



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

Case: CDR-17-08-268

Project Name: Sunbridge PD/LUP

Applicant: Richard L. Levey, Tavistock East Services, LLC

District: 4

Acreage: 4,787.00 gross acres (*gross acres*)
2,685.00 gross acres (*developable acres*)

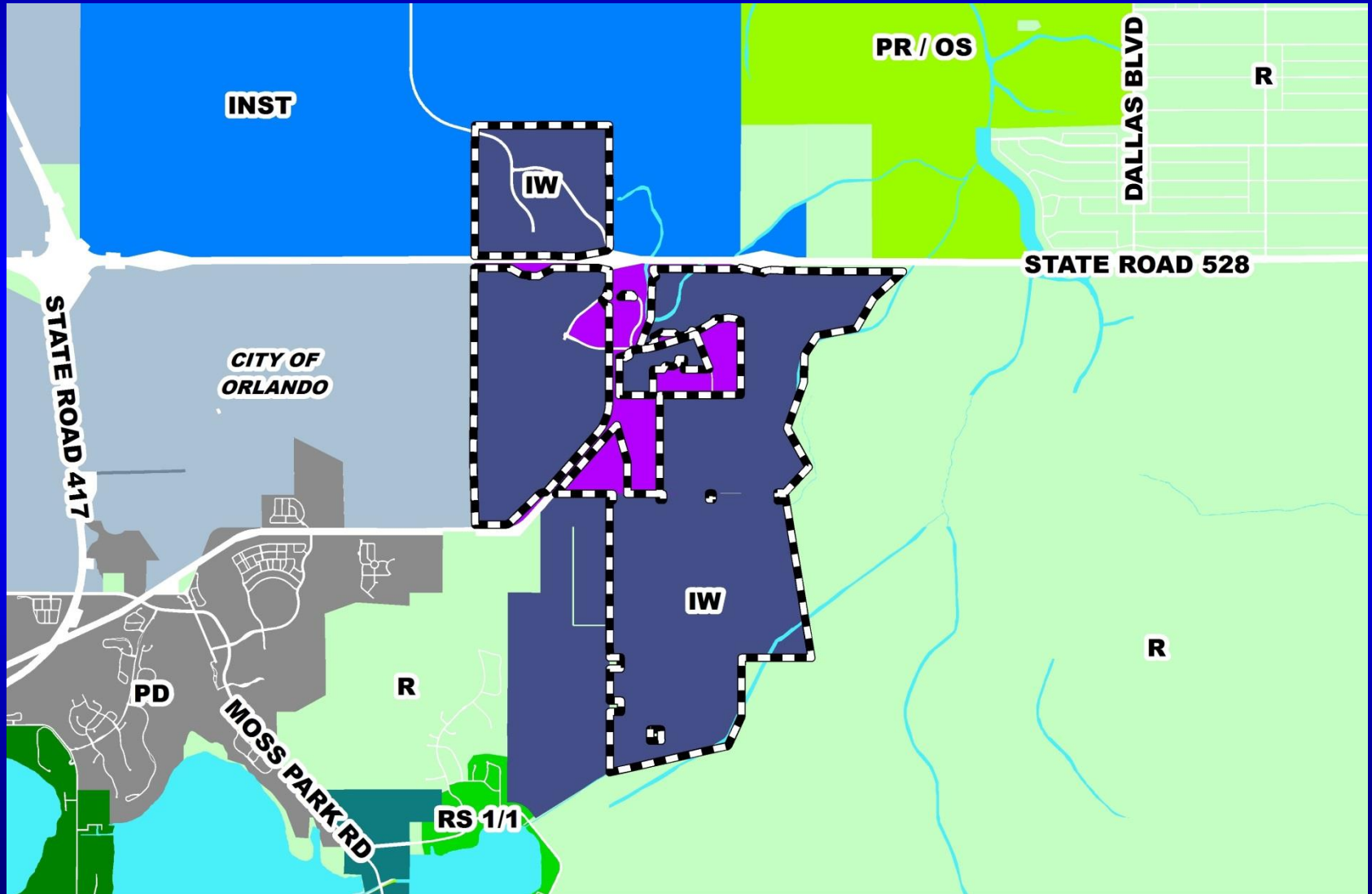
Location: Generally located north and south of SR 528, approximately 3.5 miles east of SR 417

Request: To modify the November 29, 2016 BCC Condition of Approval #30 to read as follows:

Prior to the earlier of County's Certificate of Completion for subdivision improvements of the first residential neighborhood or the recording of any plat for single- or multi-family residential development, the Developer shall enter into a Joint Park Development Agreement with the County to participate in the funding and development of the APF Community Park shown on the Final Regulating Plan.

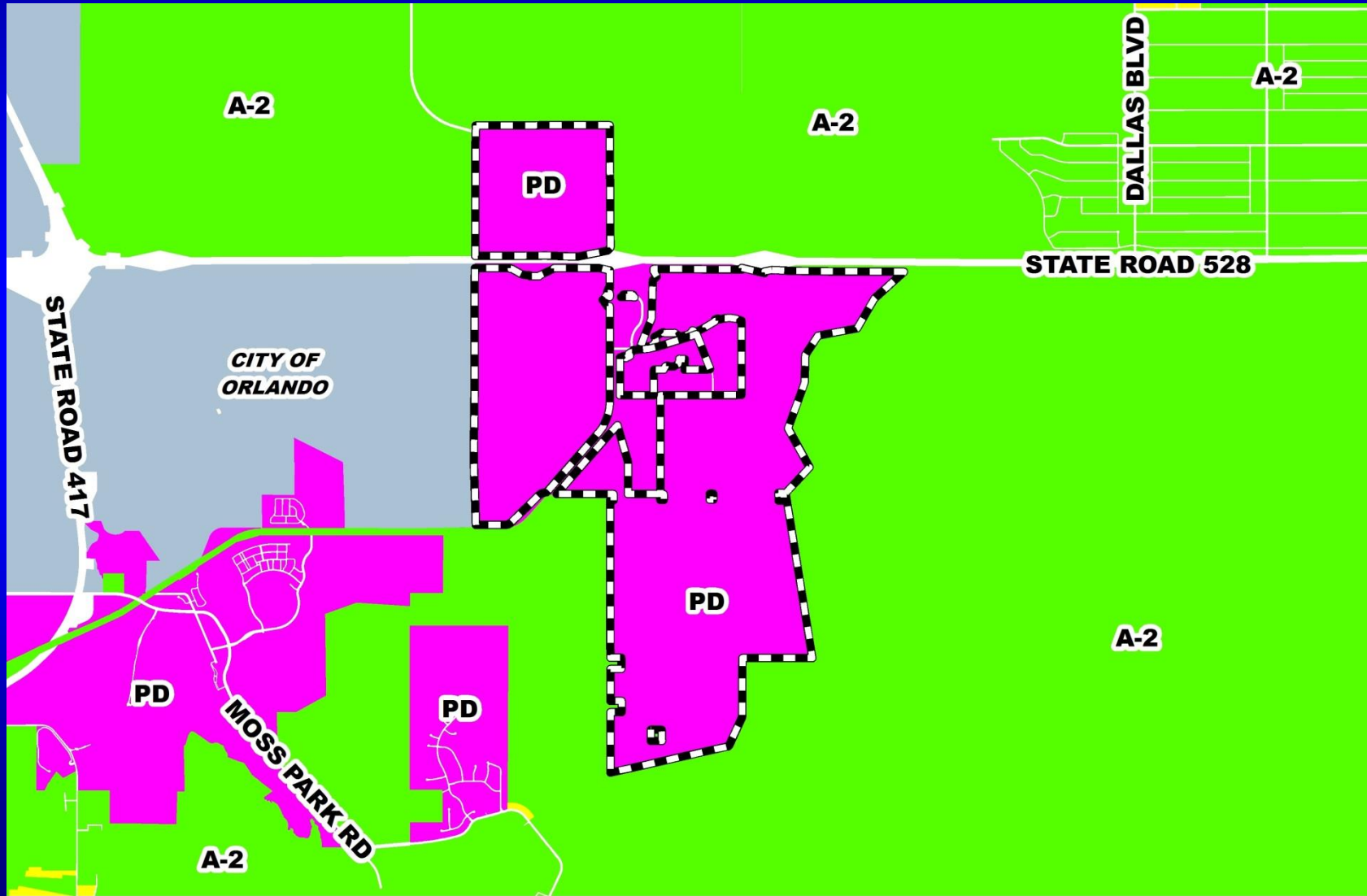


Sunbridge Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





Sunbridge Planned Development / Land Use Plan (PD/LUP) Zoning Map

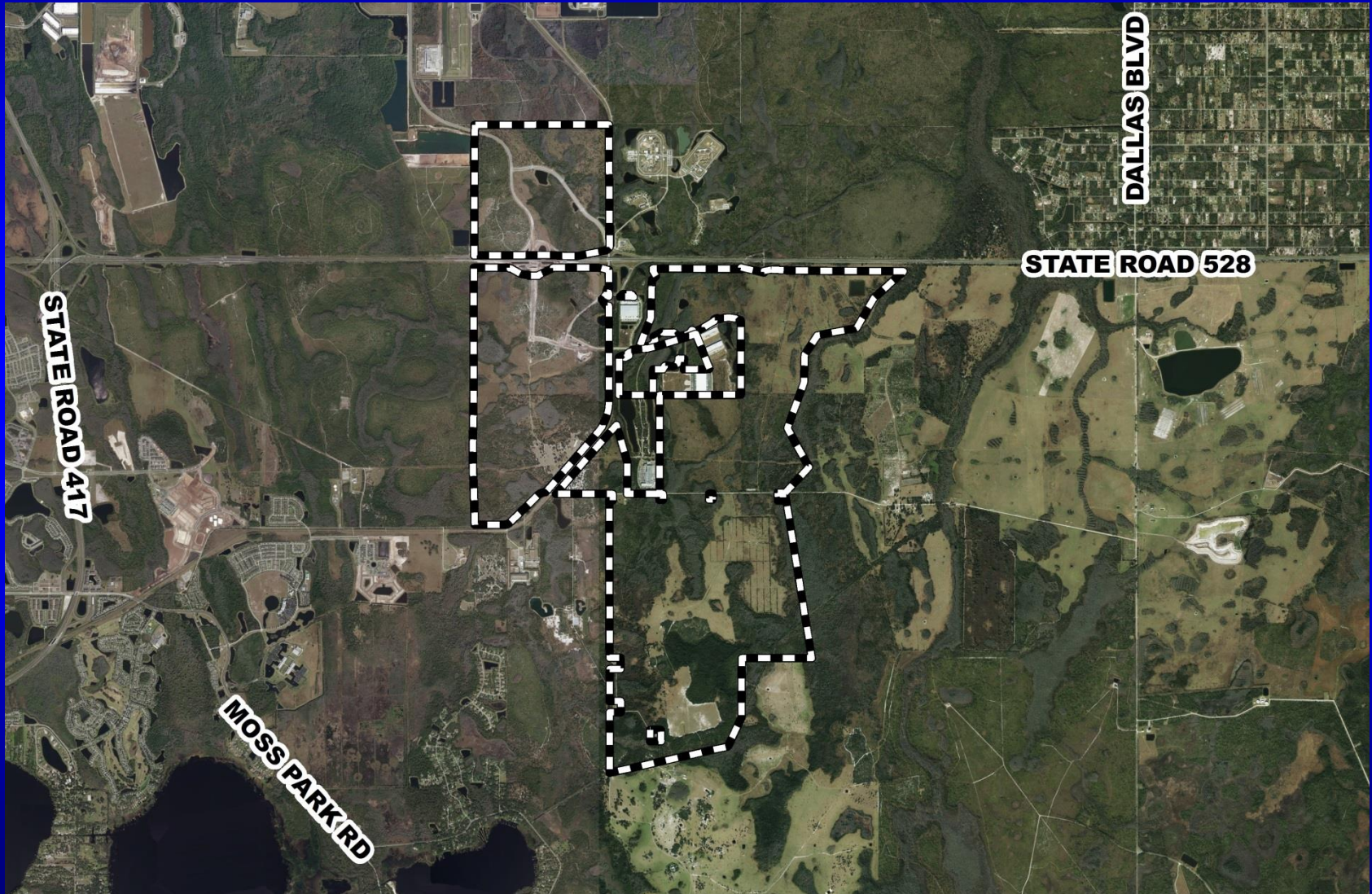




Sunbridge

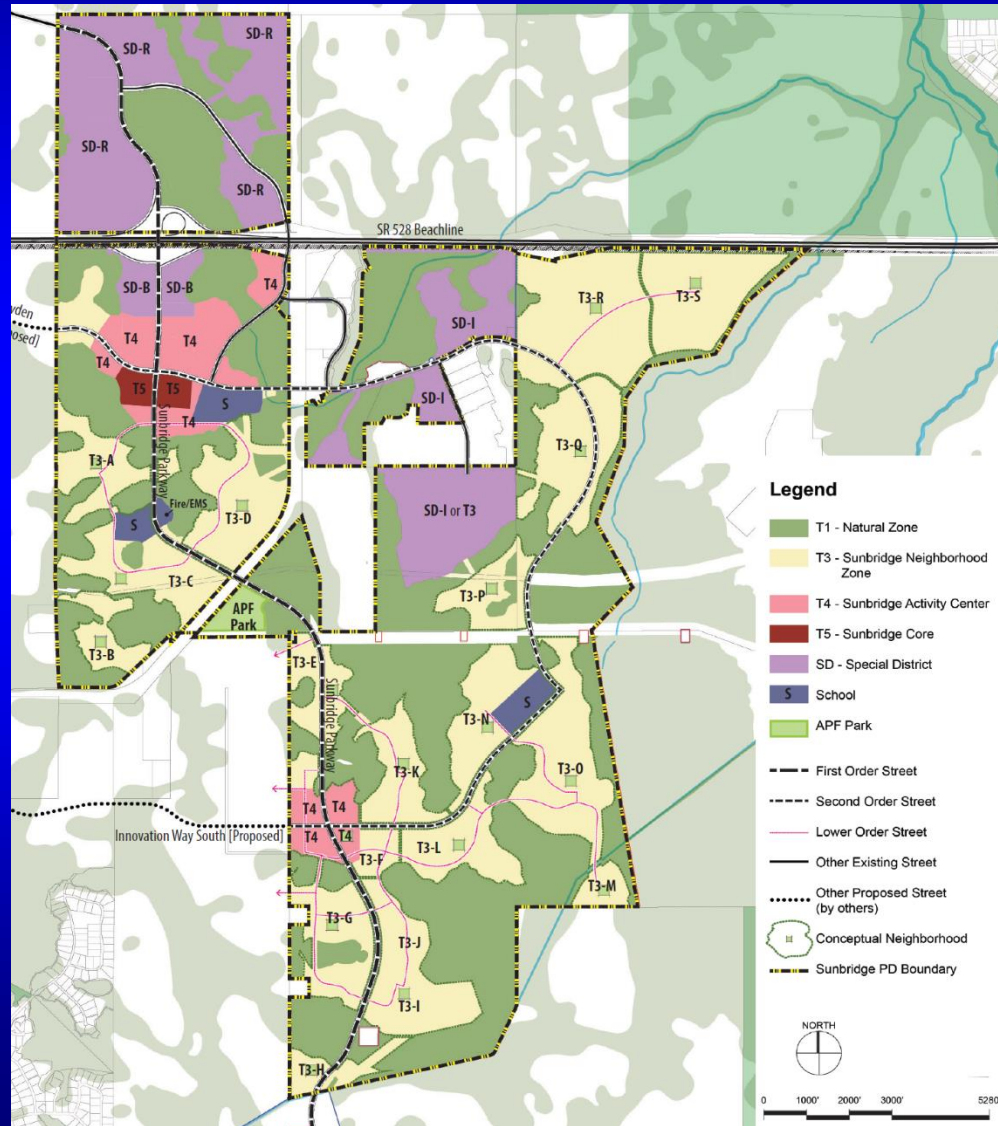
Planned Development / Land Use Plan (PD/LUP)

Aerial Map





Sunbridge Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Sunbridge Planned Development / Regulating Plan (PD / RP) dated “Received October 19, 2016”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP)

Case: CDR-17-02-063

Project Name: Terra Bona PD / Terra Bona PSP / DP

Applicant: Robert Paymayesh, Round Lake Trust, LLC

District: 2

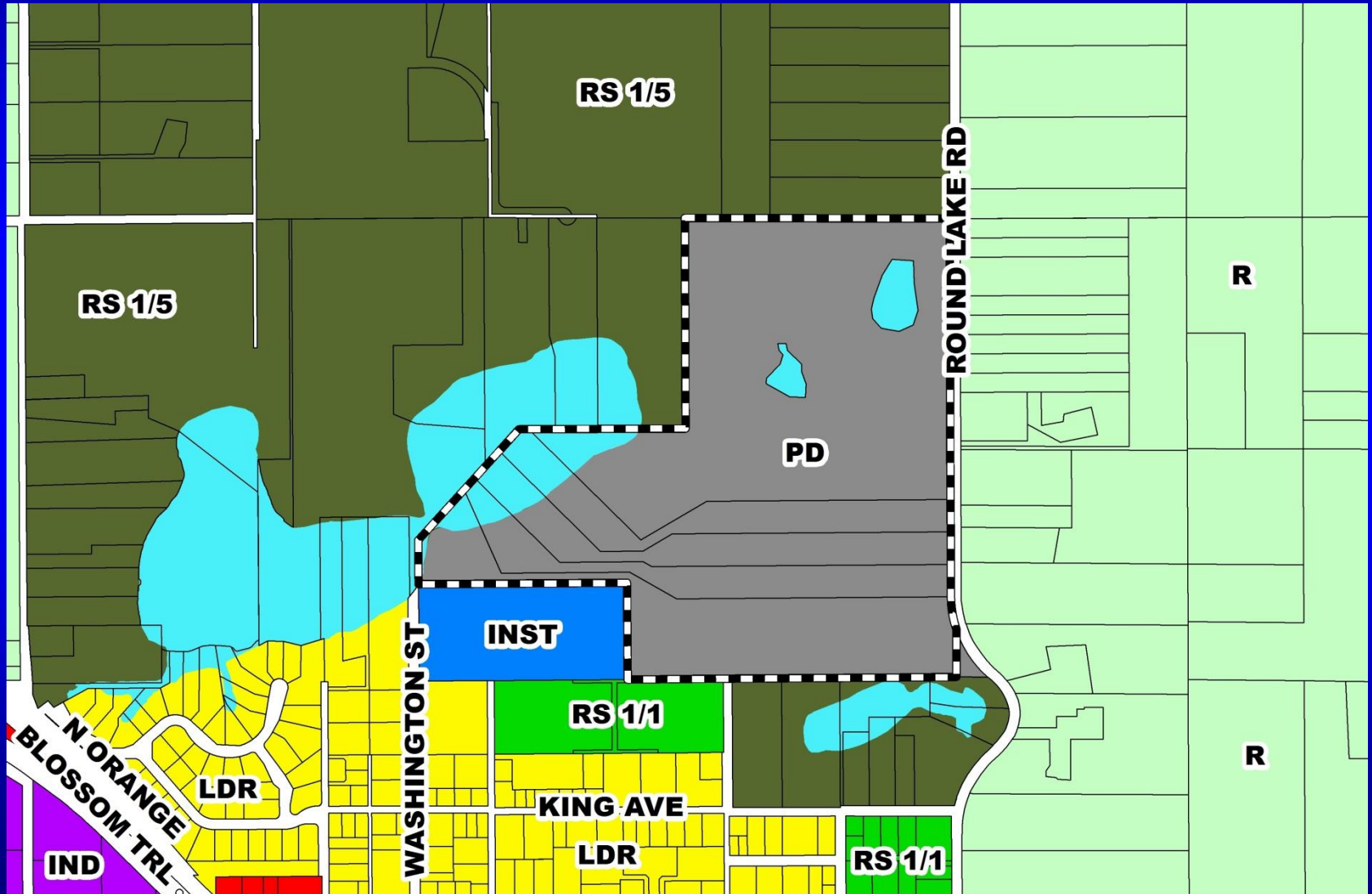
Acreage: 121.84 gross acres

Location: North of W. Ponkan Road / West of Round Lake Road

Request: To subdivide 121.84 acres in order to construct 104 detached single-family dwelling units.

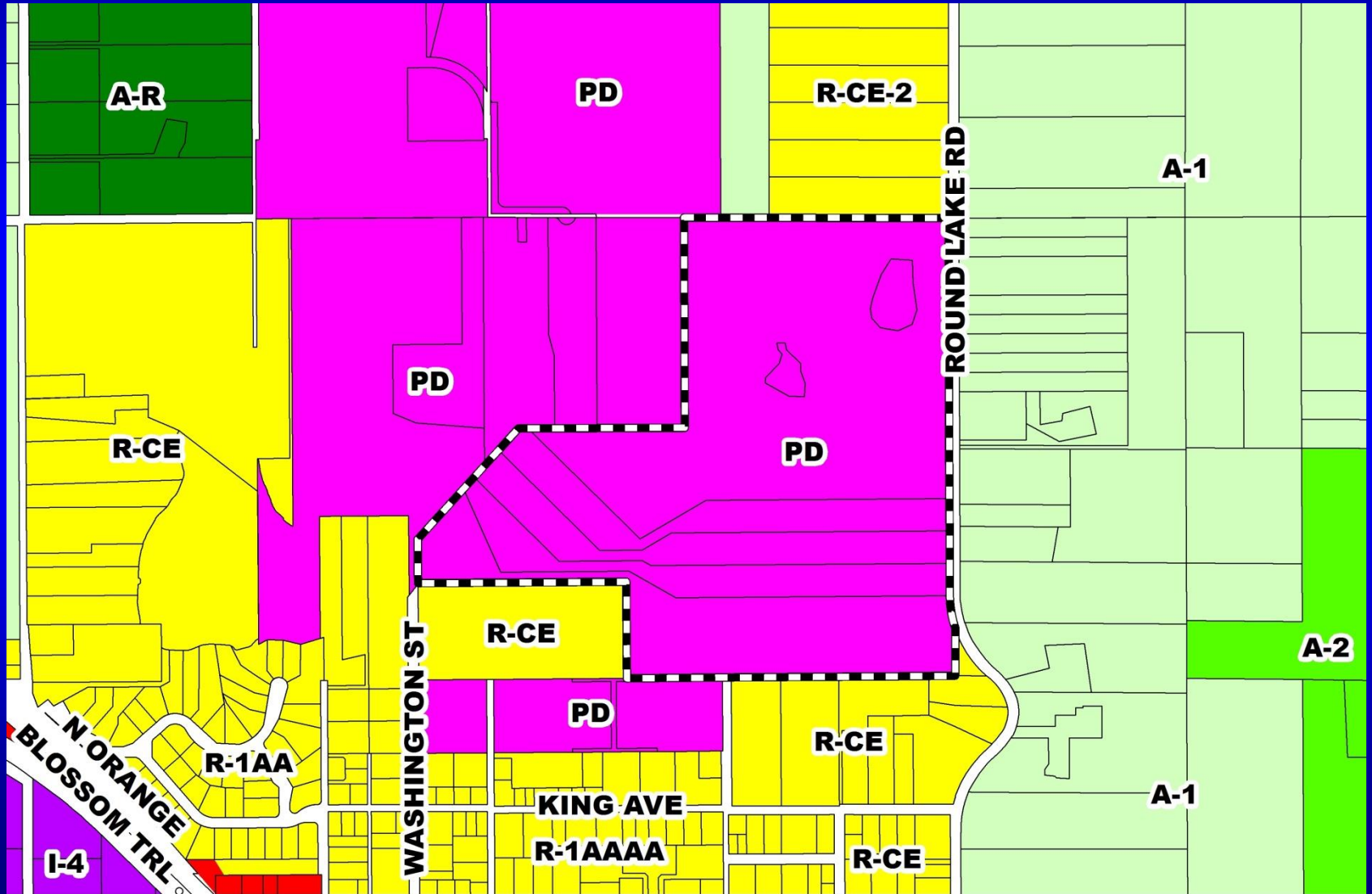


Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP) Future Land Use Map





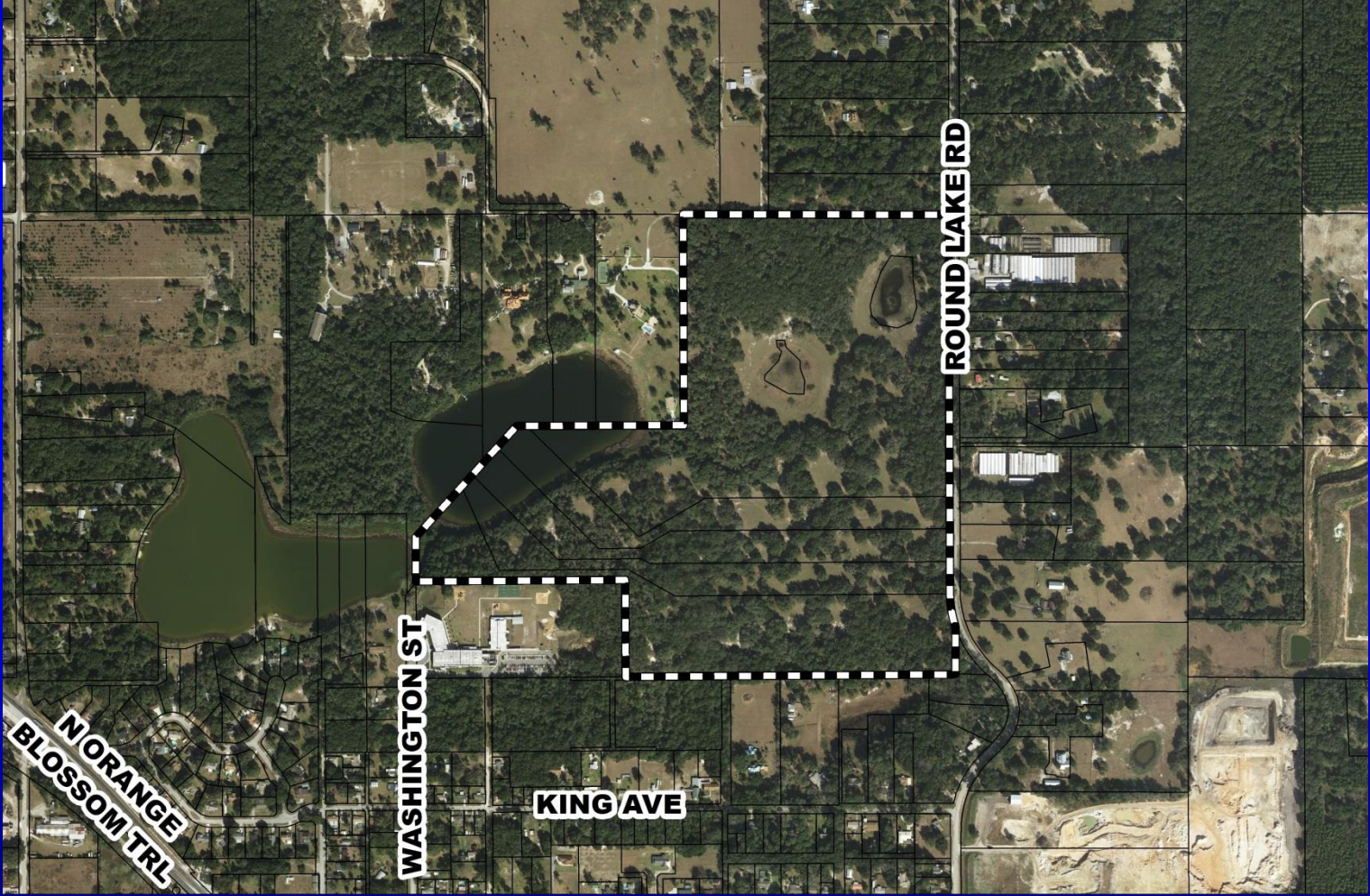
Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP) Zoning Map

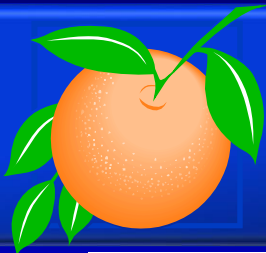




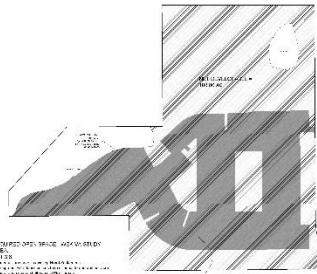
Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP)

Aerial Map

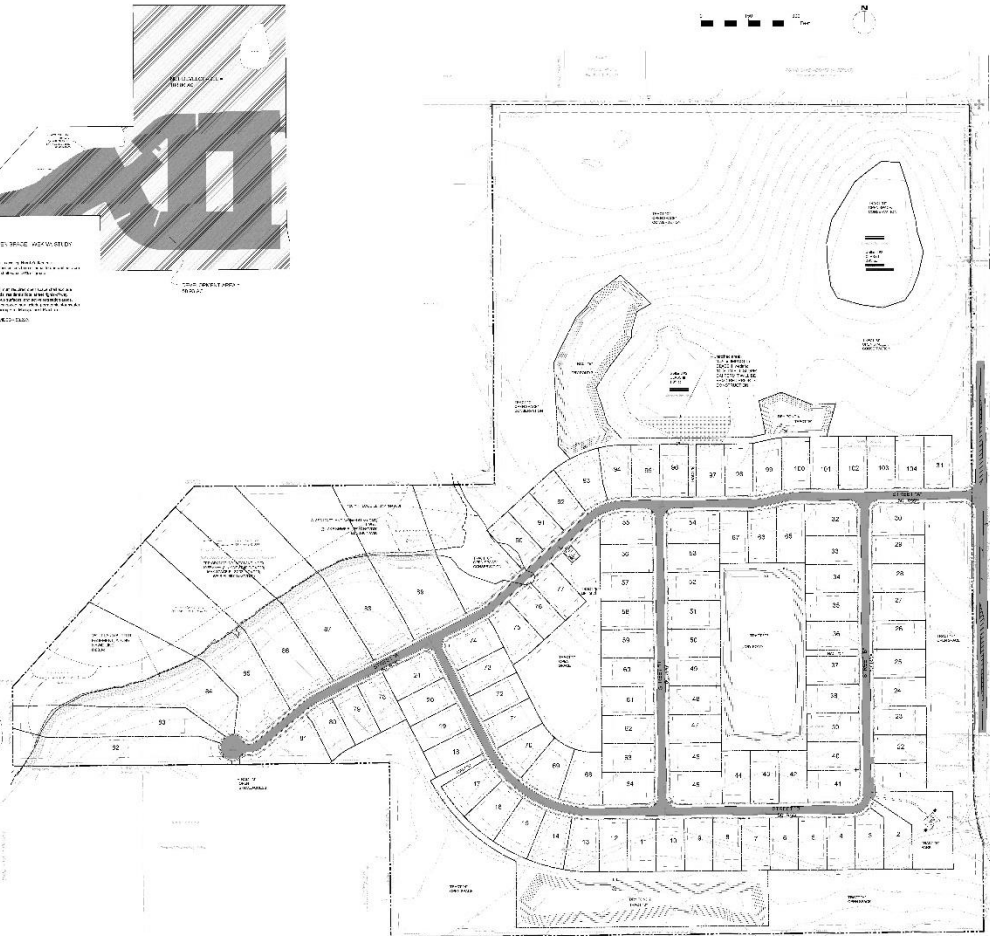




Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP)



BOUNDARY LINE AGREEMENT
 THIS PLAN IS A PRELIMINARY SUBDIVISION PLAN (PSP) FOR THE TERRA BONA PLANNED DEVELOPMENT (PD) AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT. THE BOUNDARY LINE AGREEMENT IS A LEGAL INSTRUMENT THAT BINDS THE ADJACENT PROPERTY OWNERS TO THE BOUNDARY LINE SHOWN ON THIS PLAN. THE BOUNDARY LINE AGREEMENT IS A NECESSARY PART OF THE PSP AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.



GENERAL SITE DATA

PROJECT NO.	2024-001
DATE	08/10/17
OWNER	PE Group, LLC
DESIGNER	PE Group, LLC
PROJECT LOCATION	10000 S. TERRA BONA DRIVE, DALLAS, TEXAS 75243
PROJECT AREA	100.00 AC
PROJECT TYPE	RESIDENTIAL
PROJECT PHASE	PRELIMINARY SUBDIVISION PLAN (PSP)
PROJECT STATUS	PENDING APPROVAL

LOT DATA

LOT NO.	AREA (SQ. FT.)	AREA (AC)
1-114	10,000,000	230.9
TOTAL	10,000,000	230.9

PROPERTY DATA

OWNER	PE Group, LLC
ADDRESS	10000 S. TERRA BONA DRIVE, DALLAS, TEXAS 75243
APPLICANT	PE Group, LLC
DESIGNER	PE Group, LLC
DATE	08/10/17

PROPERTY DATA

OWNER	PE Group, LLC
ADDRESS	10000 S. TERRA BONA DRIVE, DALLAS, TEXAS 75243
APPLICANT	PE Group, LLC
DESIGNER	PE Group, LLC
DATE	08/10/17

PROPERTY DATA

OWNER	PE Group, LLC
ADDRESS	10000 S. TERRA BONA DRIVE, DALLAS, TEXAS 75243
APPLICANT	PE Group, LLC
DESIGNER	PE Group, LLC
DATE	08/10/17

PROPERTY DATA

OWNER	PE Group, LLC
ADDRESS	10000 S. TERRA BONA DRIVE, DALLAS, TEXAS 75243
APPLICANT	PE Group, LLC
DESIGNER	PE Group, LLC
DATE	08/10/17

PROPERTY DATA

OWNER	PE Group, LLC
ADDRESS	10000 S. TERRA BONA DRIVE, DALLAS, TEXAS 75243
APPLICANT	PE Group, LLC
DESIGNER	PE Group, LLC
DATE	08/10/17

PROPERTY DATA

OWNER	PE Group, LLC
ADDRESS	10000 S. TERRA BONA DRIVE, DALLAS, TEXAS 75243
APPLICANT	PE Group, LLC
DESIGNER	PE Group, LLC
DATE	08/10/17

PROPERTY DATA

OWNER	PE Group, LLC
ADDRESS	10000 S. TERRA BONA DRIVE, DALLAS, TEXAS 75243
APPLICANT	PE Group, LLC
DESIGNER	PE Group, LLC
DATE	08/10/17



DATE: 08/10/17
 SCALE: 1" = 150'

Site Plan
 TERRABONA PSP



DATE: 8/10/17
 SCALE: 1" = 150'
 DESIGNED BY: rbp
 CHECKED BY: rbp
 PROJECT NO.: PSP
 SHEET NO.: C-1



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Terra Bona Planned Development (PD) / Terra Bona Preliminary Subdivision Plan / Development Plan dated “Received September 12, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

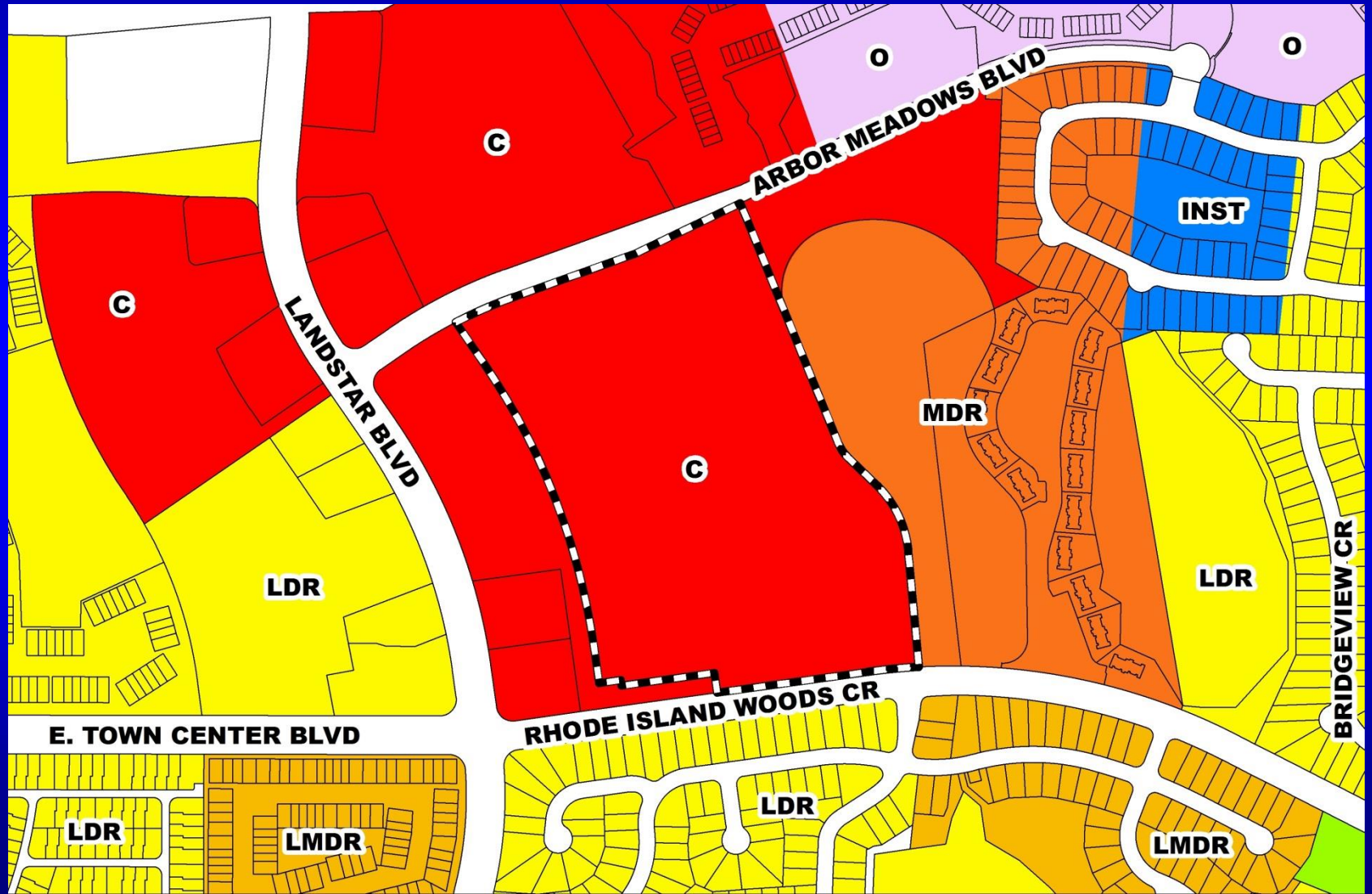


Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP)

- Case:** CDR-17-04-131
- Project Name:** Meadow Woods PD / Parcel 30.1 PSP
- Applicant:** David M. Kelly, Poulos & Bennett, LLC
- District:** 4
- Acreage:** 29.73 gross acres
- Location:** East of Landstar Boulevard / North of Rhode Island Woods Circle
- Request:** To reduce the rear setbacks from 20' to 18'; reduce the Arbor Meadows Boulevard setbacks from 35' to 33'; and to convert the PSP from a gated community to a non-gated community with public roads.

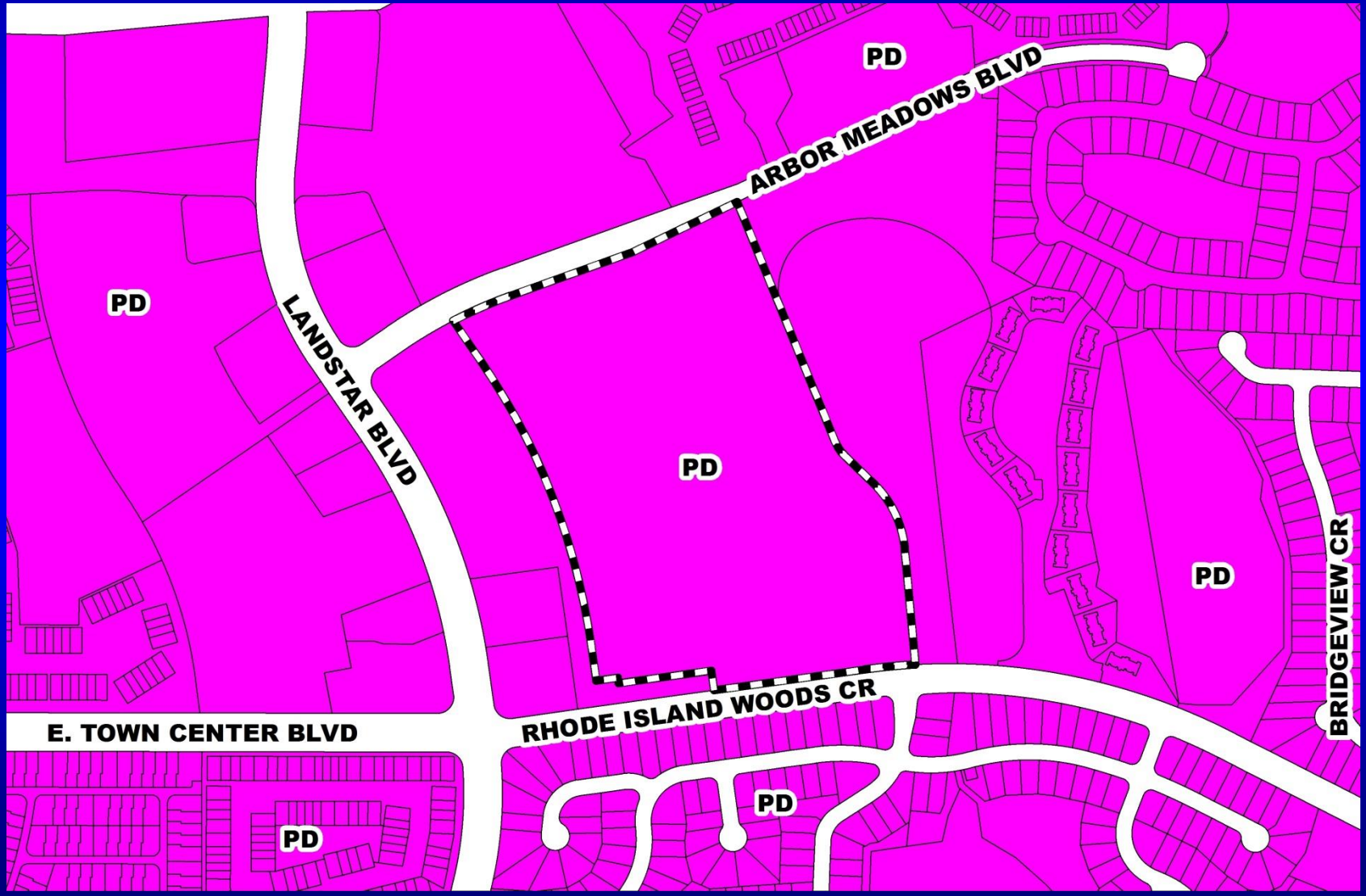


Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP) Future Land Use Map



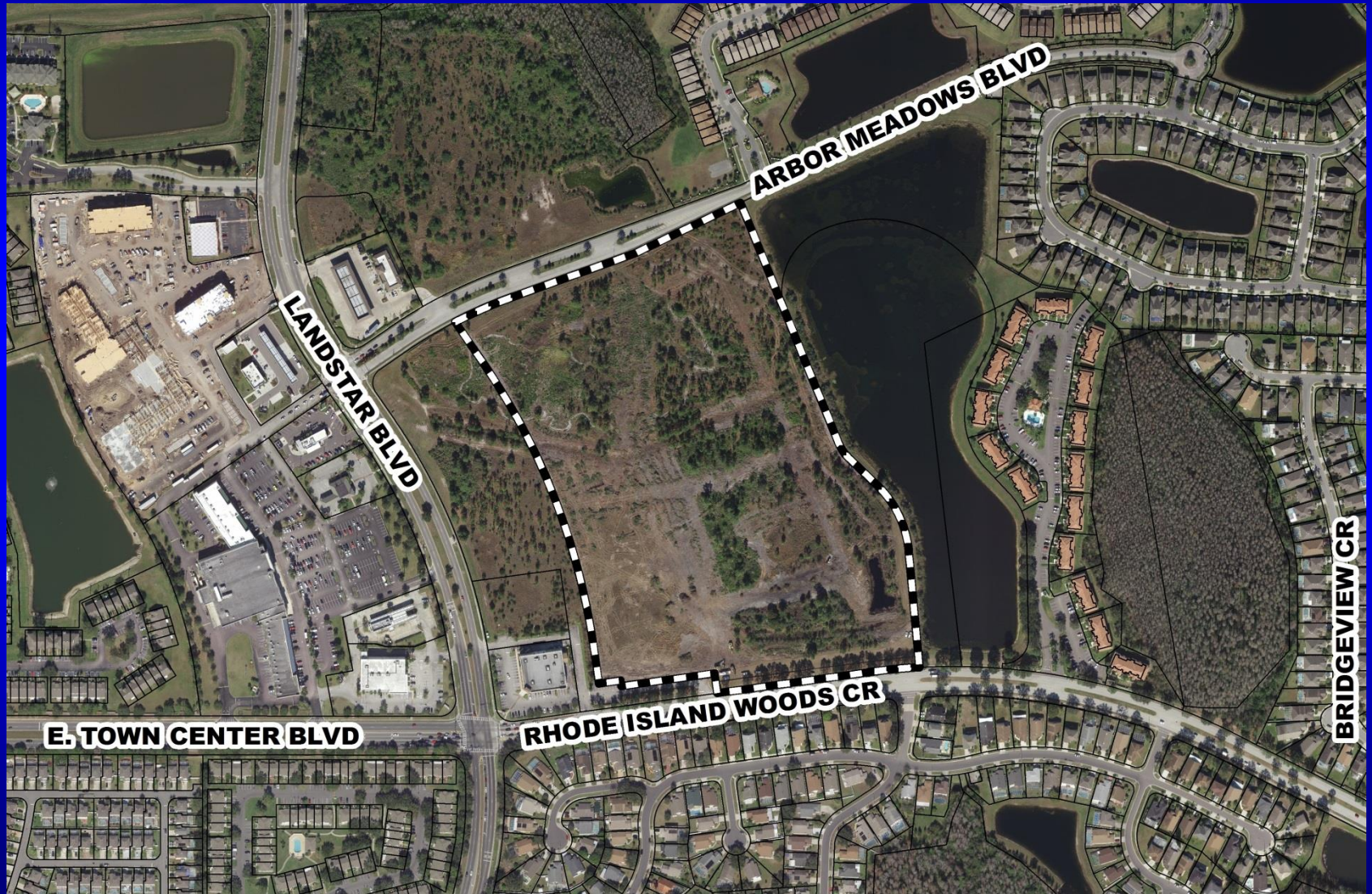


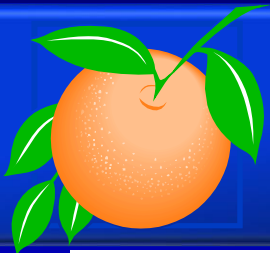
Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP) Zoning Map



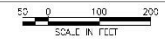


Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP) Aerial Map

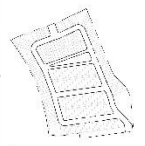




Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP)



Key Map



- Proposed:
- 1. TRACT 1: 100' WIDE FRONT YARD
 - 2. TRACT 2: 100' WIDE FRONT YARD
 - 3. TRACT 3: 100' WIDE FRONT YARD
 - 4. TRACT 4: 100' WIDE FRONT YARD
 - 5. TRACT 5: 100' WIDE FRONT YARD
 - 6. TRACT 6: 100' WIDE FRONT YARD
 - 7. TRACT 7: 100' WIDE FRONT YARD
 - 8. TRACT 8: 100' WIDE FRONT YARD
 - 9. TRACT 9: 100' WIDE FRONT YARD
 - 10. TRACT 10: 100' WIDE FRONT YARD
 - 11. TRACT 11: 100' WIDE FRONT YARD
 - 12. TRACT 12: 100' WIDE FRONT YARD
 - 13. TRACT 13: 100' WIDE FRONT YARD
 - 14. TRACT 14: 100' WIDE FRONT YARD
 - 15. TRACT 15: 100' WIDE FRONT YARD
 - 16. TRACT 16: 100' WIDE FRONT YARD
 - 17. TRACT 17: 100' WIDE FRONT YARD
 - 18. TRACT 18: 100' WIDE FRONT YARD
 - 19. TRACT 19: 100' WIDE FRONT YARD
 - 20. TRACT 20: 100' WIDE FRONT YARD
 - 21. TRACT 21: 100' WIDE FRONT YARD
 - 22. TRACT 22: 100' WIDE FRONT YARD
 - 23. TRACT 23: 100' WIDE FRONT YARD
 - 24. TRACT 24: 100' WIDE FRONT YARD
 - 25. TRACT 25: 100' WIDE FRONT YARD
 - 26. TRACT 26: 100' WIDE FRONT YARD
 - 27. TRACT 27: 100' WIDE FRONT YARD
 - 28. TRACT 28: 100' WIDE FRONT YARD
 - 29. TRACT 29: 100' WIDE FRONT YARD
 - 30. TRACT 30: 100' WIDE FRONT YARD

TRACT NO.	ACRES
1-30	15.00
RECREATION	0.43
UTILITY TRACT U-1	0.33
UTILITY TRACT U-2	0.33
LANDSCAPE TRACT LS-1	0.81
LANDSCAPE TRACT LS-2	0.13
OPEN SPACE OS-1	0.59
OPEN SPACE OS-2	0.39
OPEN SPACE OS-3	1.16
OPEN SPACE OS-4	0.02
ACCESS TRACT A-1	1.01
FUTURE TRACT F-1	0.65
FUTURE COMMERCIAL DEVELOPMENT TRACT F-2	0.65
SIGN TRACT S-1	0.02
RECREATION TRACT R-1	1.16

MEADOW WOODS P.D. PARCEL 30.1

Submitted to:
ORANGE COUNTY, FL

Submitted by:
MASTER SITE & PHASE PLAN

Sheet No.:
C2.00

Date:
October 4, 2017



Poulos & Bennett, LLC
2015 E. Palmetto St., Orlando, FL 32817
Tel: 407.875.1234 www.poulosandbennett.com
e.g. No. 11, 7510



C:\PSP\170810\170810_MASTER_WOODS_P.D.\PSP\170810_PSP_C2.dwg



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Meadow Woods Planned Development (PD) / Parcel 30.1 Preliminary Subdivision Plan (PSP) dated “Received October 4, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

Board of County Commissioners

Public Hearings

November 28, 2017