

*Board of County Commissioners*

# Public Hearings

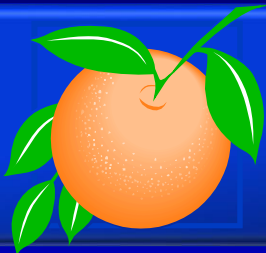
**November 28, 2017**



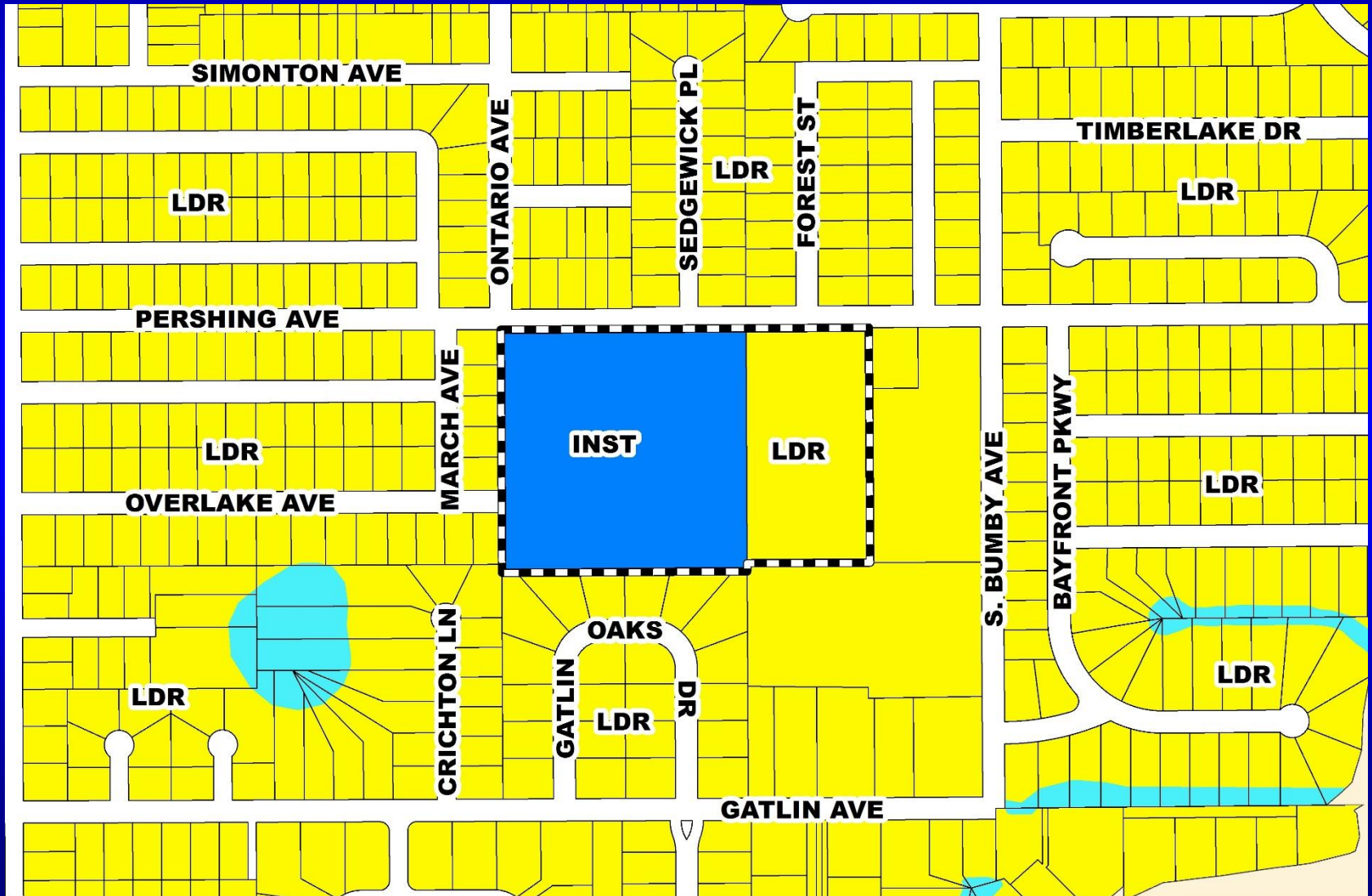
## **Pershing K-8**

# **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

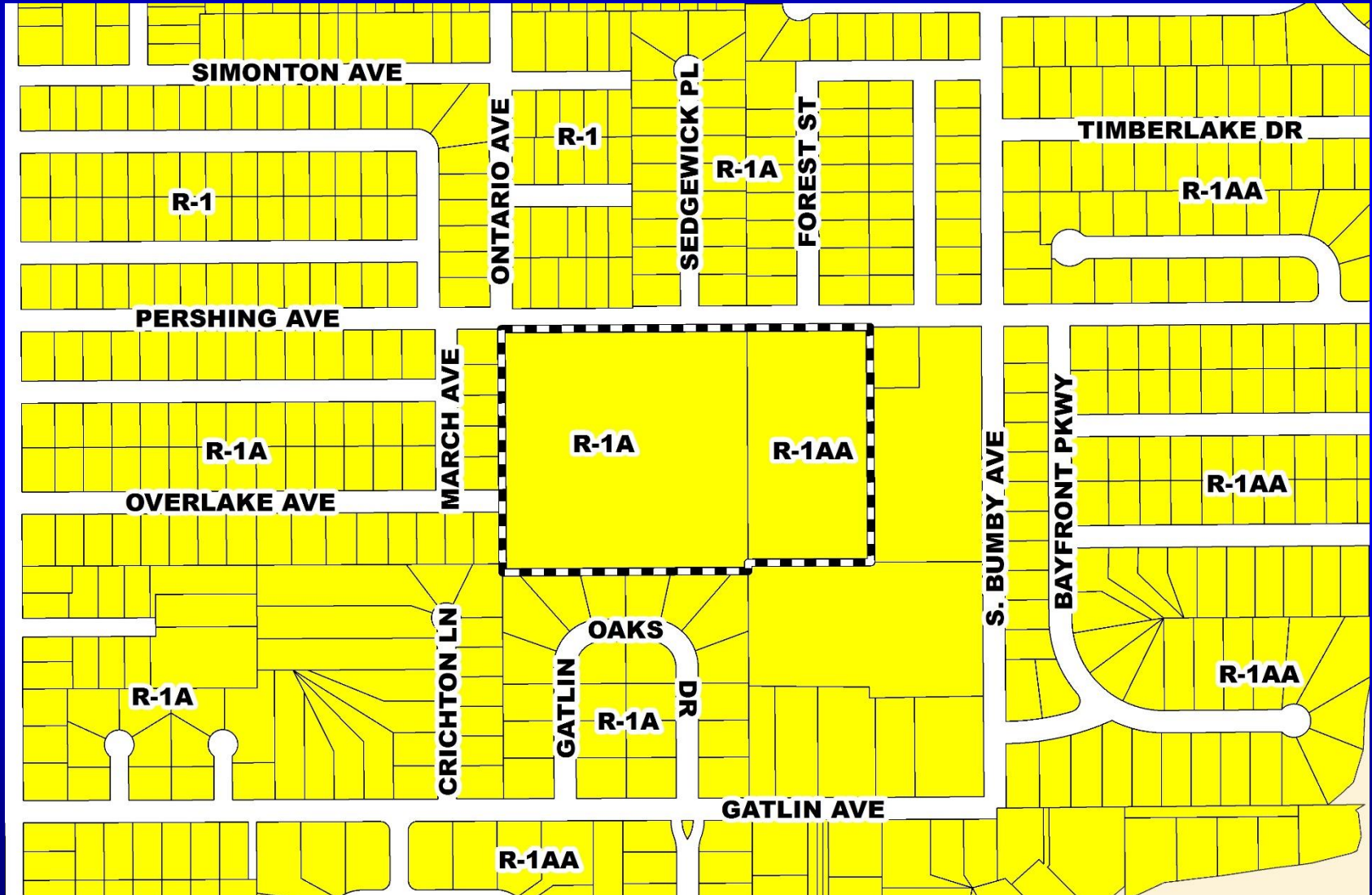


# Pershing K-8 Planned Development / Land Use Plan (PD/LUP) Future Land Use Map



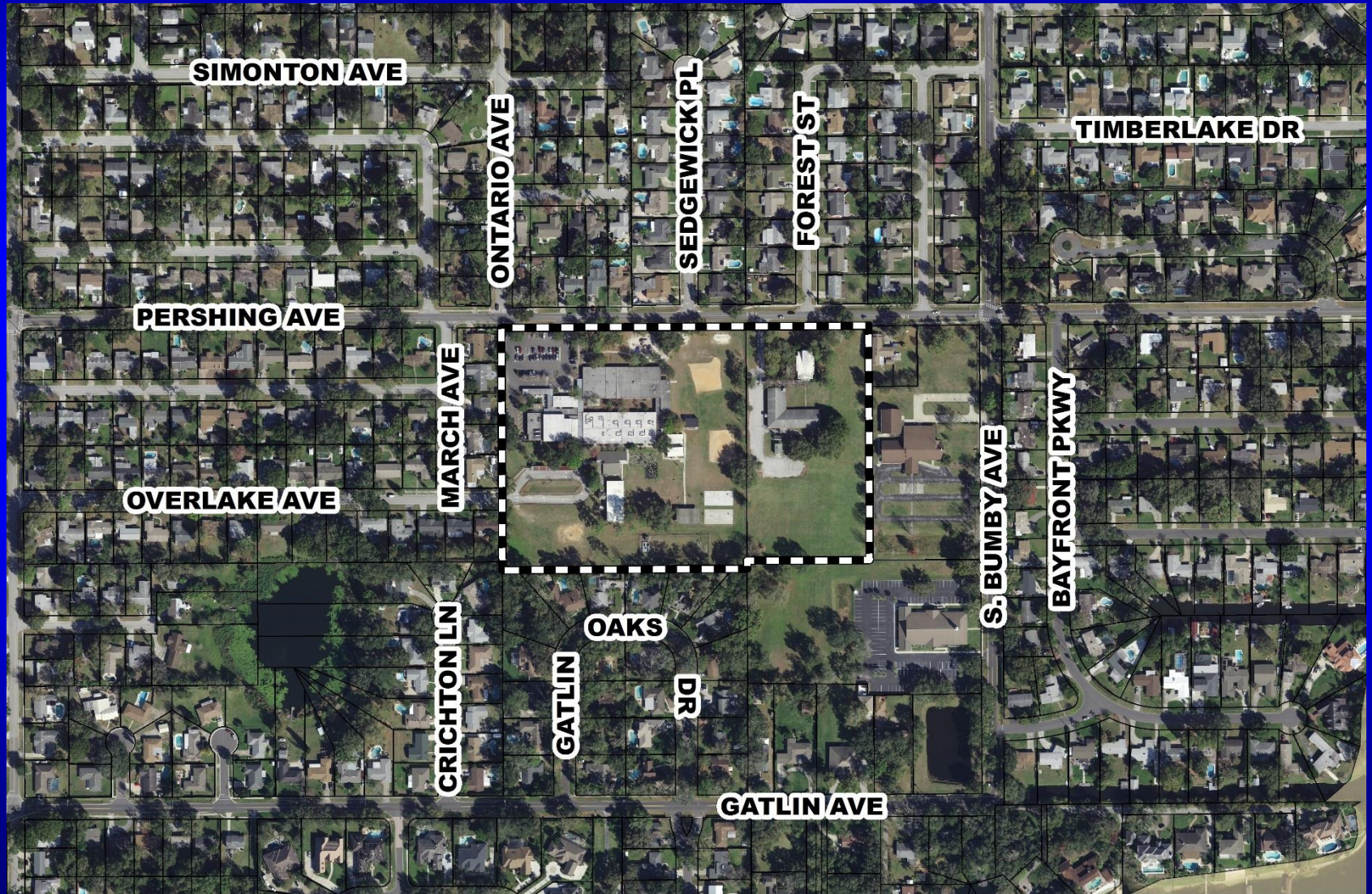


# Pershing K-8 Planned Development / Land Use Plan (PD/LUP) Zoning Map





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







# 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**



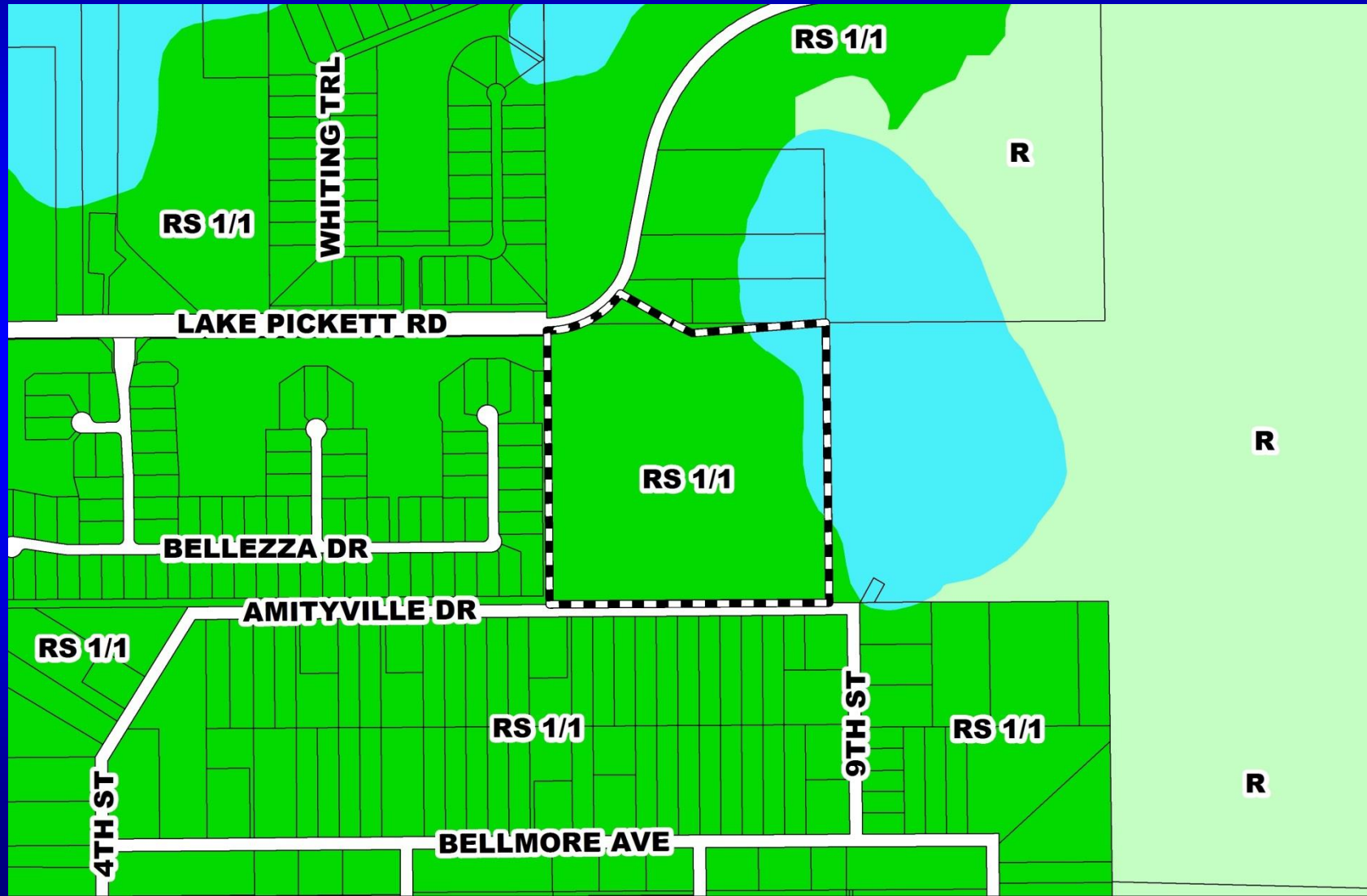
# Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP)

- 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.



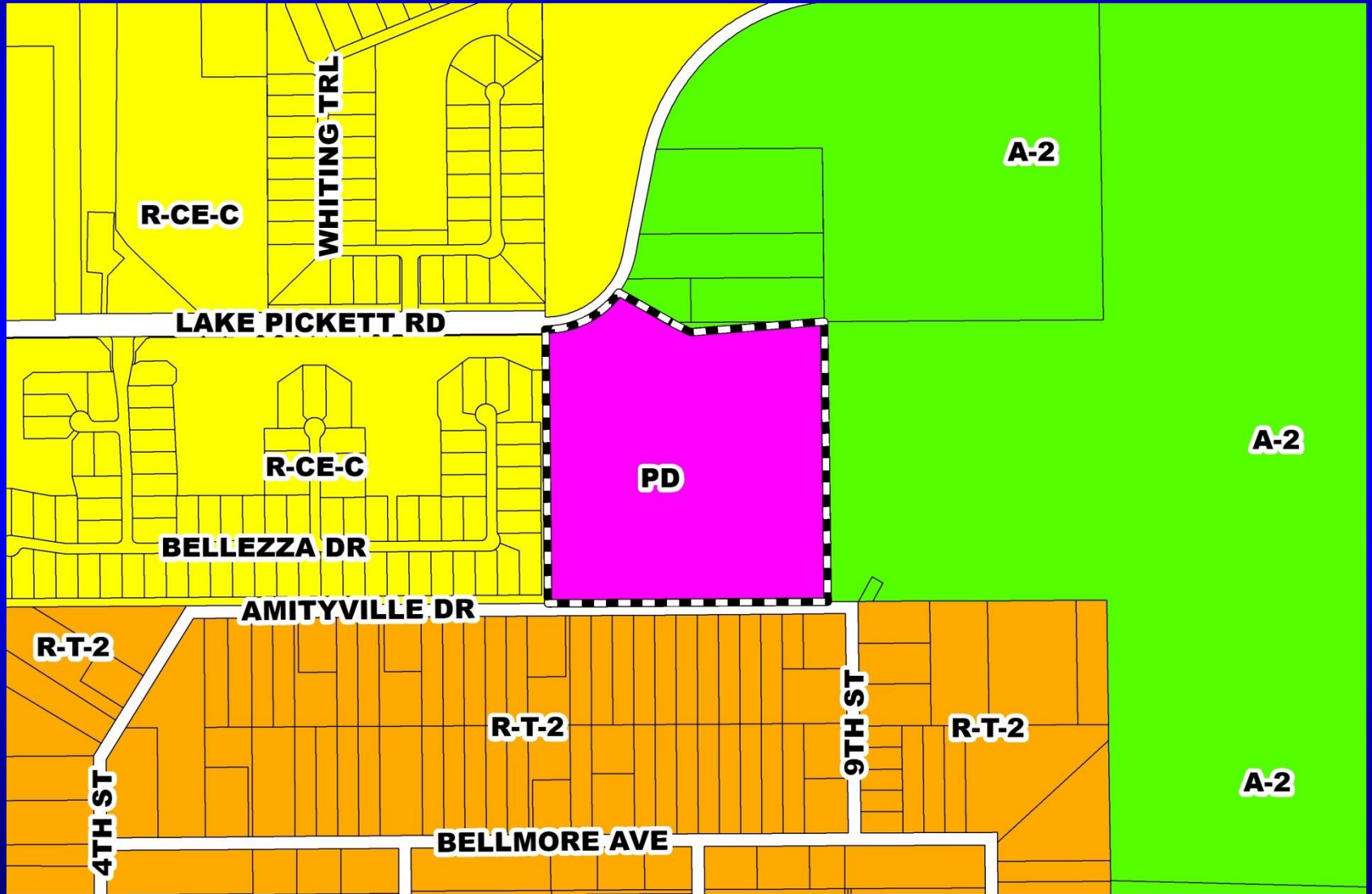


# Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP) Future Land Use Map





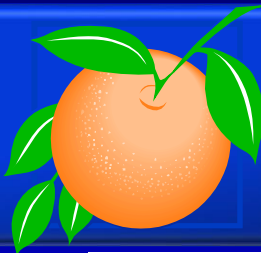
# Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP) Zoning Map





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

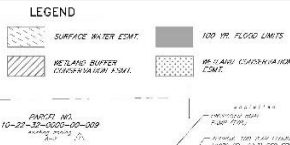
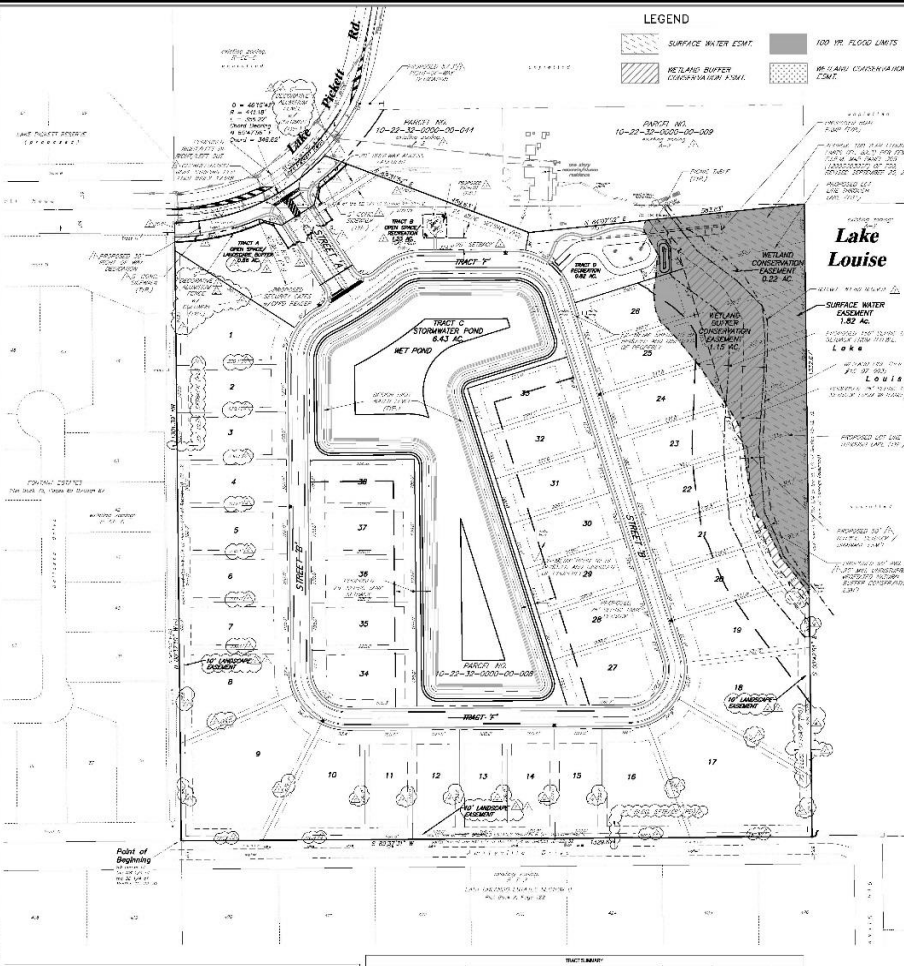




# Heartwood PD / Heartwood Preliminary Subdivision Plan (PSP)

**SITE DATA:**  
 PARCEL IDENTIFICATION NUMBER: 10-22-33-0000-00-10 AC, 10-22-33-0000-00-11 AC  
 PARCEL GROSS AREA: 46.82 ACRES  
 ZONING: RURAL RETIREMENT #1 (BASE) RURAL RETIREMENT #1  
 ADJACENT EXISTING FUTURE LAND USE PLAN: RURAL RETIREMENT #1, RURAL #1, RURAL #2, RURAL #3, RURAL #4, RURAL #5, RURAL #6, RURAL #7, RURAL #8, RURAL #9, RURAL #10, RURAL #11, RURAL #12, RURAL #13, RURAL #14, RURAL #15, RURAL #16, RURAL #17, RURAL #18, RURAL #19, RURAL #20, RURAL #21, RURAL #22, RURAL #23, RURAL #24, RURAL #25, RURAL #26, RURAL #27, RURAL #28, RURAL #29, RURAL #30, RURAL #31, RURAL #32, RURAL #33, RURAL #34, RURAL #35, RURAL #36, RURAL #37, RURAL #38, RURAL #39, RURAL #40, RURAL #41, RURAL #42, RURAL #43, RURAL #44, RURAL #45, RURAL #46, RURAL #47, RURAL #48, RURAL #49, RURAL #50, RURAL #51, RURAL #52, RURAL #53, RURAL #54, RURAL #55, RURAL #56, RURAL #57, RURAL #58, RURAL #59, RURAL #60, RURAL #61, RURAL #62, RURAL #63, RURAL #64, RURAL #65, RURAL #66, RURAL #67, RURAL #68, RURAL #69, RURAL #70, RURAL #71, RURAL #72, RURAL #73, RURAL #74, RURAL #75, RURAL #76, RURAL #77, RURAL #78, RURAL #79, RURAL #80, RURAL #81, RURAL #82, RURAL #83, RURAL #84, RURAL #85, RURAL #86, RURAL #87, RURAL #88, RURAL #89, RURAL #90, RURAL #91, RURAL #92, RURAL #93, RURAL #94, RURAL #95, RURAL #96, RURAL #97, RURAL #98, RURAL #99, RURAL #100  
 ADJACENT COUNTY FUTURE ZONING: R#1, R#2, R#3, R#4, R#5, R#6, R#7, R#8, R#9, R#10, R#11, R#12, R#13, R#14, R#15, R#16, R#17, R#18, R#19, R#20, R#21, R#22, R#23, R#24, R#25, R#26, R#27, R#28, R#29, R#30, R#31, R#32, R#33, R#34, R#35, R#36, R#37, R#38, R#39, R#40, R#41, R#42, R#43, R#44, R#45, R#46, R#47, R#48, R#49, R#50, R#51, R#52, R#53, R#54, R#55, R#56, R#57, R#58, R#59, R#60, R#61, R#62, R#63, R#64, R#65, R#66, R#67, R#68, R#69, R#70, R#71, R#72, R#73, R#74, R#75, R#76, R#77, R#78, R#79, R#80, R#81, R#82, R#83, R#84, R#85, R#86, R#87, R#88, R#89, R#90, R#91, R#92, R#93, R#94, R#95, R#96, R#97, R#98, R#99, R#100  
 EXISTING EXISTING ZONING: R#1, R#2, R#3, R#4, R#5, R#6, R#7, R#8, R#9, R#10, R#11, R#12, R#13, R#14, R#15, R#16, R#17, R#18, R#19, R#20, R#21, R#22, R#23, R#24, R#25, R#26, R#27, R#28, R#29, R#30, R#31, R#32, R#33, R#34, R#35, R#36, R#37, R#38, R#39, R#40, R#41, R#42, R#43, R#44, R#45, R#46, R#47, R#48, R#49, R#50, R#51, R#52, R#53, R#54, R#55, R#56, R#57, R#58, R#59, R#60, R#61, R#62, R#63, R#64, R#65, R#66, R#67, R#68, R#69, R#70, R#71, R#72, R#73, R#74, R#75, R#76, R#77, R#78, R#79, R#80, R#81, R#82, R#83, R#84, R#85, R#86, R#87, R#88, R#89, R#90, R#91, R#92, R#93, R#94, R#95, R#96, R#97, R#98, R#99, R#100  
 UNITS: 30 (0.04) ACRES  
 PROPOSED FLOOR AREA: (LARGEST UNIT)  
 MINIMUM RESIDENTIAL FLOOR AREA: (LARGEST UNIT)  
 SETBACKS:  
 MINIMUM LOT COVERAGE: 20.00% (10' MIN)  
 MIN. LOT WIDTH: 100 FT.  
 MIN. LOT DEPTH: 100 FT.  
 MIN. FRONT YARD: 30 FT.  
 MIN. SIDE YARD: 30 FT.  
 MIN. REAR YARD: 30 FT.  
 MIN. STREET FRONT YARD: 30 FT. / 2 STORES  
 MIN. BUILDING HEIGHT: 30 FT. / 2 STORES  
 NETWORK:  
 LANE WIDTH: 30 FT.  
 TO ADJACENT: 30 FT.  
 NAME: 30 FT.  
 REF TO NAME: 30 FT.  
 REF TO HIGH WATER LEVEL OF WET POND: 30 FT.  
 FEMA:  
 FLOOD HAZARD ZONING MAP: FIRM NO. 15000Z0101  
 FLOOD ZONE: X-1 A  
 SOILS:  
 3- SANDHILL FINE SAND, DEPRESSION, 8-1% SLOPE, 4-1%  
 34- TROPICAL FINE SAND, 1-1% SLOPE, 1-1%  
 44- BROWN SANDY VET. FINE SAND (2-2% SLOPE), 7-1%  
 10- VET. SANDS

- PD-LAND USE PLAN NOTES:**
1. THE PROJECT IS A SUBDIVISION OF LAND TO BE USED FOR RESIDENTIAL PURPOSES.
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**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

Type of Submittal:  
**Preliminary Subdivision Plan**

Project:  
**Heartwood Subdivision**

Developer:  
**Home Dynamics Corporation**

Drawing:  
**Site Plan**

Job No.: 15004  
 Drawing Name: 15004-06 PSP SITE PLAN

Location:  
 Orange County, Florida  
 Section, Township, Range  
 S 10, T 22 S, R 32 E

Scale: 1" = 100'  
 Date: December, 2016

Revisions	Date	Comment	Name
1	12/15/16	ISSUED FOR PUBLIC REVIEW	ASKEY HUGHEY
2	12/15/16	ISSUED FOR PUBLIC REVIEW	ASKEY HUGHEY
3	12/15/16	ISSUED FOR PUBLIC REVIEW	ASKEY HUGHEY
4	12/15/16	ISSUED FOR PUBLIC REVIEW	ASKEY HUGHEY
5	12/15/16	ISSUED FOR PUBLIC REVIEW	ASKEY HUGHEY
6	12/15/16	ISSUED FOR PUBLIC REVIEW	ASKEY HUGHEY
7	12/15/16	ISSUED FOR PUBLIC REVIEW	ASKEY HUGHEY
8	12/15/16	ISSUED FOR PUBLIC REVIEW	ASKEY HUGHEY
9	12/15/16	ISSUED FOR PUBLIC REVIEW	ASKEY HUGHEY
10	12/15/16	ISSUED FOR PUBLIC REVIEW	ASKEY HUGHEY
11	12/15/16	ISSUED FOR PUBLIC REVIEW	ASKEY HUGHEY
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18	12/15/16	ISSUED FOR PUBLIC REVIEW	ASKEY HUGHEY
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35	12/15/16	ISSUED FOR PUBLIC REVIEW	ASKEY HUGHEY
36	12/15/16	ISSUED FOR PUBLIC REVIEW	ASKEY HUGHEY
37	12/15/16	ISSUED FOR PUBLIC REVIEW	ASKEY HUGHEY
38	12/15/16	ISSUED FOR PUBLIC REVIEW	ASKEY HUGHEY

Sheet Number: **6** of **9**

**NET DEVELOPABLE AREA CALCULATION:**

Category	Area (Acres)
TOTAL SITE AREA SUBJECT TO DEVELOPMENT	46.82
DEDUCTION:	
WETLAND BUFFER	0.30
WETLAND PRESERVE	1.50
WETLAND CONSERVATION EASEMENT (CAT. 1)	0.20
WETLAND CONSERVATION EASEMENT (CAT. 2)	1.50
SURFACE WATER BASIN	1.92
FLOOD PROTECTION CANAL	0.40
<b>NET DEVELOPABLE AREA</b>	<b>39.00</b>

**PROPOSED MINIMUM LOT DIMENSIONS**

Tract	Area (Acres)	Min. Lot Area (Acres)	Min. Lot Width (Feet)	Min. Lot Depth (Feet)
TRACT A	1.25	0.25	100	100
TRACT B	1.25	0.25	100	100
TRACT C	1.25	0.25	100	100
TRACT D	1.25	0.25	100	100
TRACT E	1.25	0.25	100	100
TRACT F	1.25	0.25	100	100
TRACT G	1.25	0.25	100	100
TRACT H	1.25	0.25	100	100
TRACT I	1.25	0.25	100	100
TRACT J	1.25	0.25	100	100
TRACT K	1.25	0.25	100	100
TRACT L	1.25	0.25	100	100
TRACT M	1.25	0.25	100	100
TRACT N	1.25	0.25	100	100
TRACT O	1.25	0.25	100	100
TRACT P	1.25	0.25	100	100
TRACT Q	1.25	0.25	100	100
TRACT R	1.25	0.25	100	100
TRACT S	1.25	0.25	100	100
TRACT T	1.25	0.25	100	100
TRACT U	1.25	0.25	100	100
TRACT V	1.25	0.25	100	100
TRACT W	1.25	0.25	100	100
TRACT X	1.25	0.25	100	100
TRACT Y	1.25	0.25	100	100
TRACT Z	1.25	0.25	100	100

**PROPOSED SCHEDULED SCHEDULE**

Type	Fee	Amount (\$)	Notes
Development	0.101	35	7.28
Mobile	0.099	35	3.81
High	0.101	35	4.58
Total		35	15.68

**TRACT SUMMARY**

Tract	Type	Area (Acres)	Owner
A	OPEN SPACE/RESERVE BUFFER	0.30	HOA
B	OPEN SPACE/RESERVE BUFFER	1.50	HOA
C	STORMWATER	6.43	HOA
D	RESTORATION/RESERVE BUFFER	3.82	HOA
F		3.82	HOA
<b>TOTAL</b>	<b>RESERVE BUFFER</b>	<b>13.23</b>	



# 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

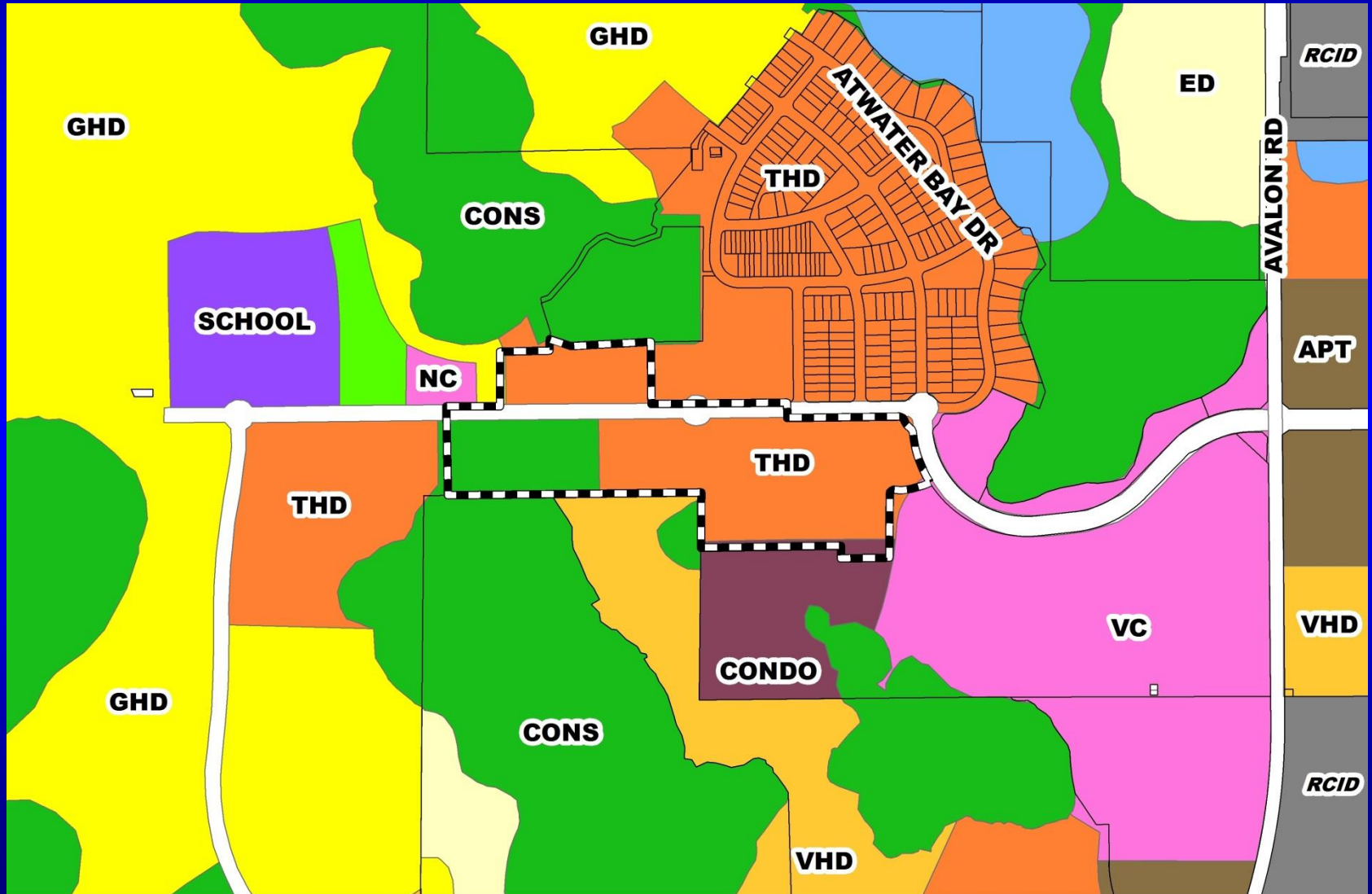
- Case:** PSP-16-11-388
- Project Name:** Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP
- Applicant:** Christopher Wrenn, D.R. Horton, Inc.
- District:** 1
- Acreage:** 31.0 gross acres
- Location:** West of Avalon Road / South of Old YMCA Road
- Request:** To subdivide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



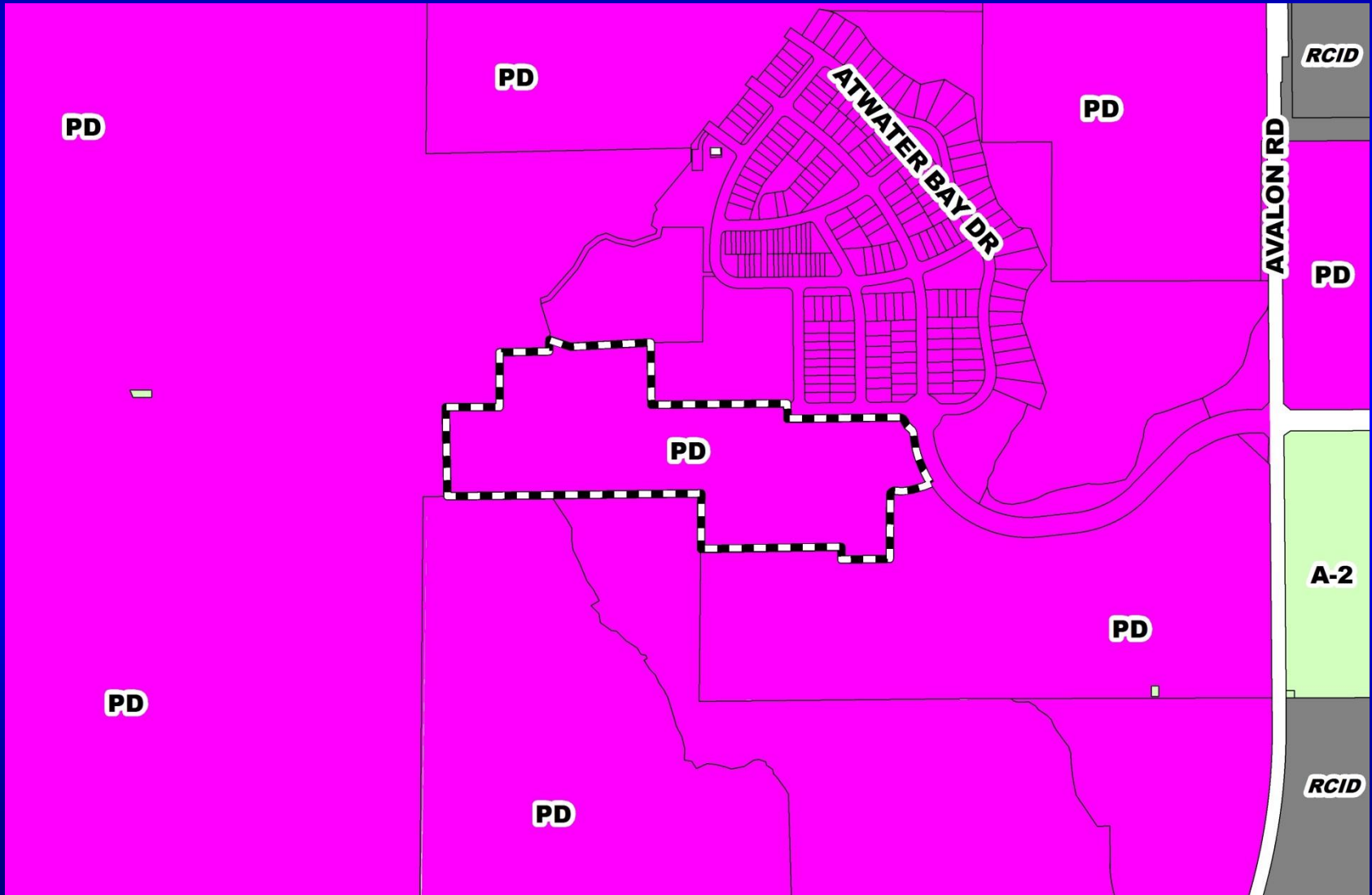
# Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP

## Future Land Use Map





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

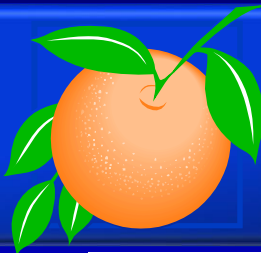






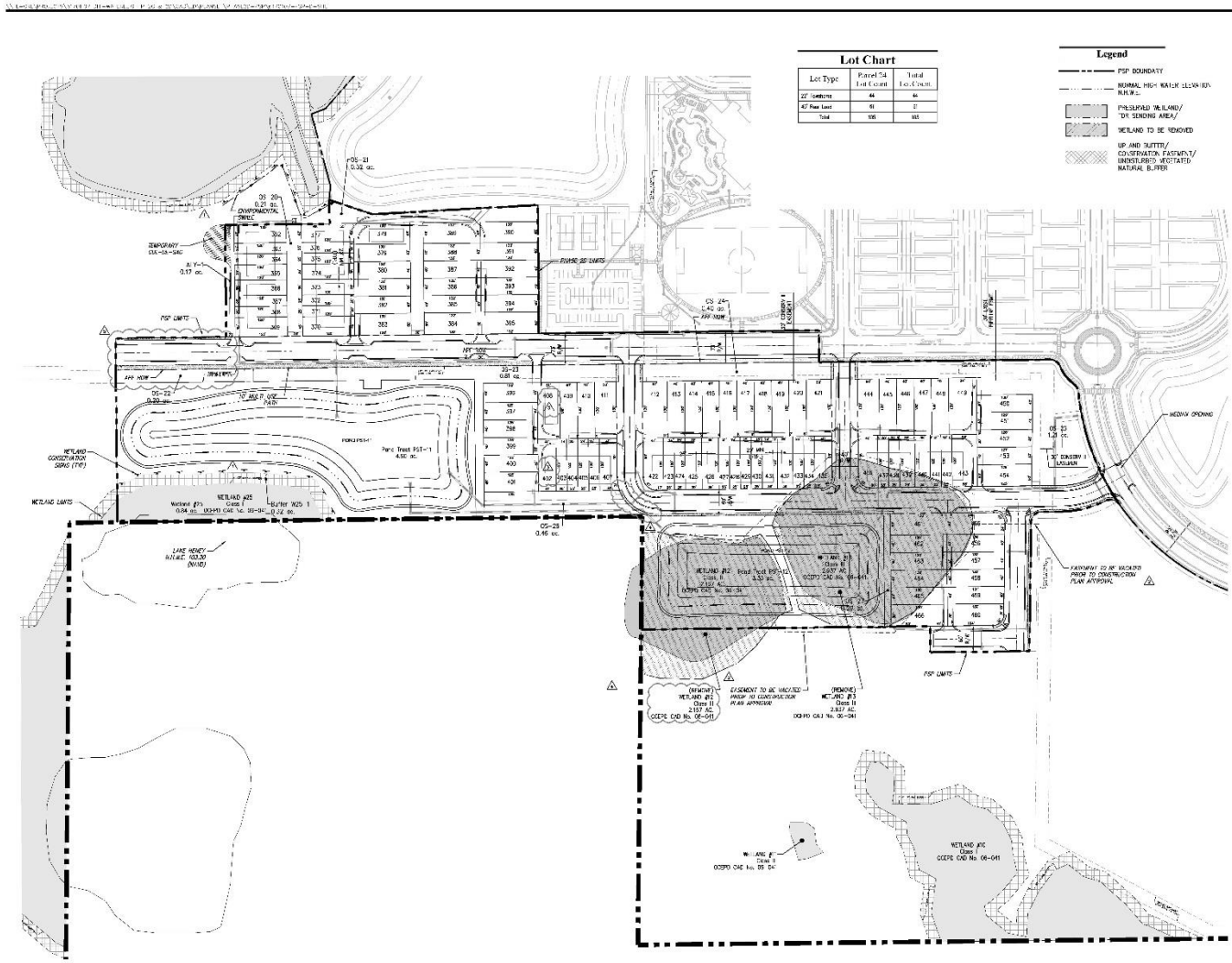
# Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP Aerial Map





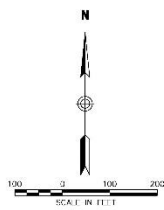
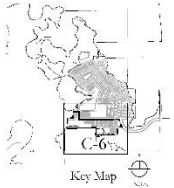
# Waterleigh PD / Phase 2D Parcel 24 (portion of) and APF Road (portion of) PSP

DATE: 11/16/2017 10:58:11 AM; USER: JEFFREY W. HARRIS; PROJECT: WATERLEIGH PD - PHASE 2D; DRAWING: C-6; SCALE: 1/8"=1'-0"; PLOT: 11/16/2017 10:58:11 AM



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.)
  - PROBABLY WETLAND/DRAINAGE AREA
  - WETLAND TO BE REMOVED
  - UP AND BUILT/CONCRETE FARM/TURKEY/INDUSTRIAL/RESTAURANT



NO.	REVISION	DATE
1	Revised per County comments	06/06/2017
2	Revised per County comments	06/19/2017
3	Revised per County comments	07/07/2017
4	Revised per County comments	08/02/2017
5	Revised per County comments	08/22/2017
6	Revised per County comments	09/12/2017
7	Revised per County comments	10/12/2017
8	Revised per County comments	11/16/2017

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

Drawn: (K-SVD 88) Date: 11/16/17  
 Site Plan



# 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**

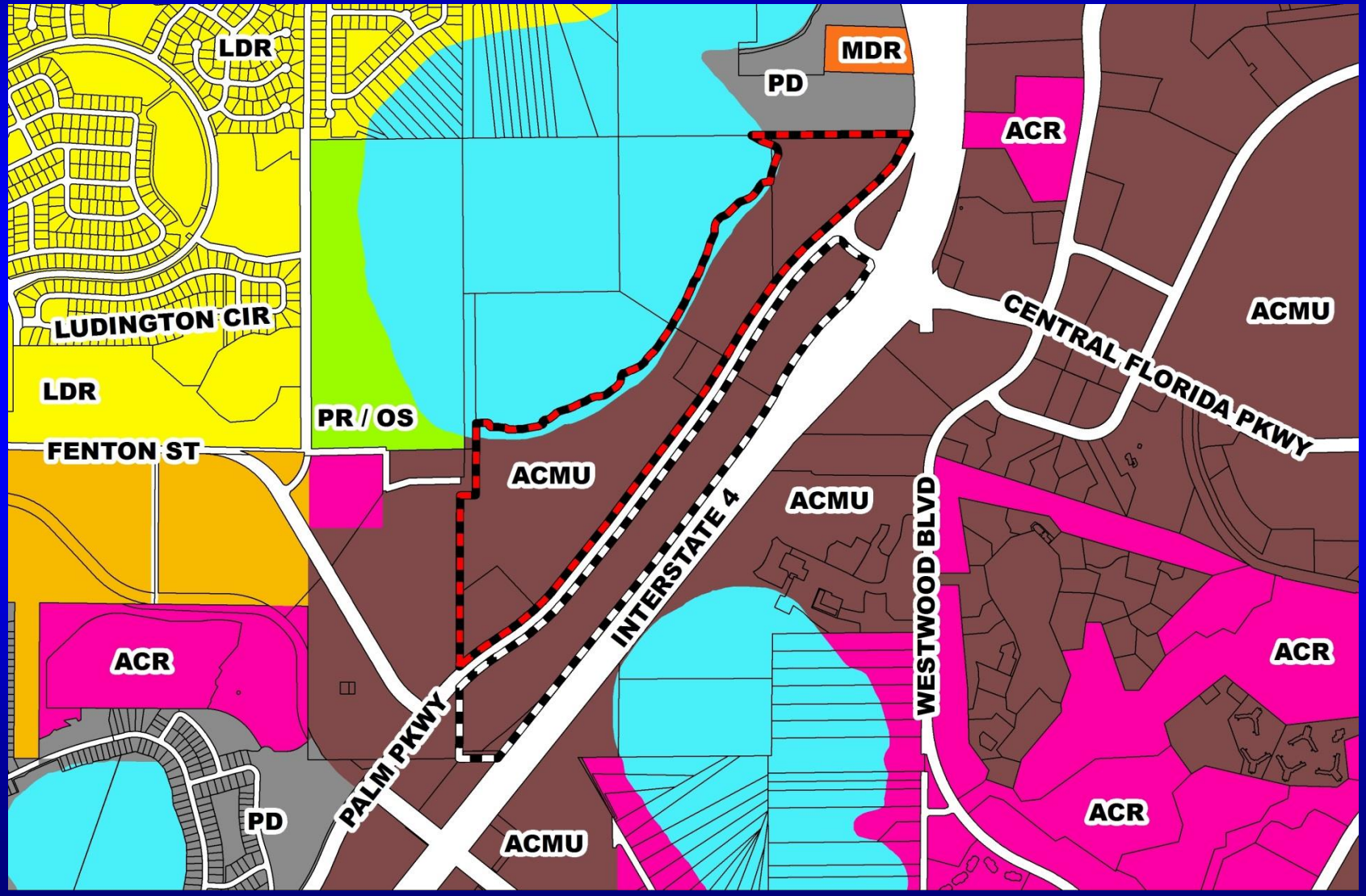


# Sand Lake Groves Planned Development / Land Use Plan (PD/LUP)

- 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.

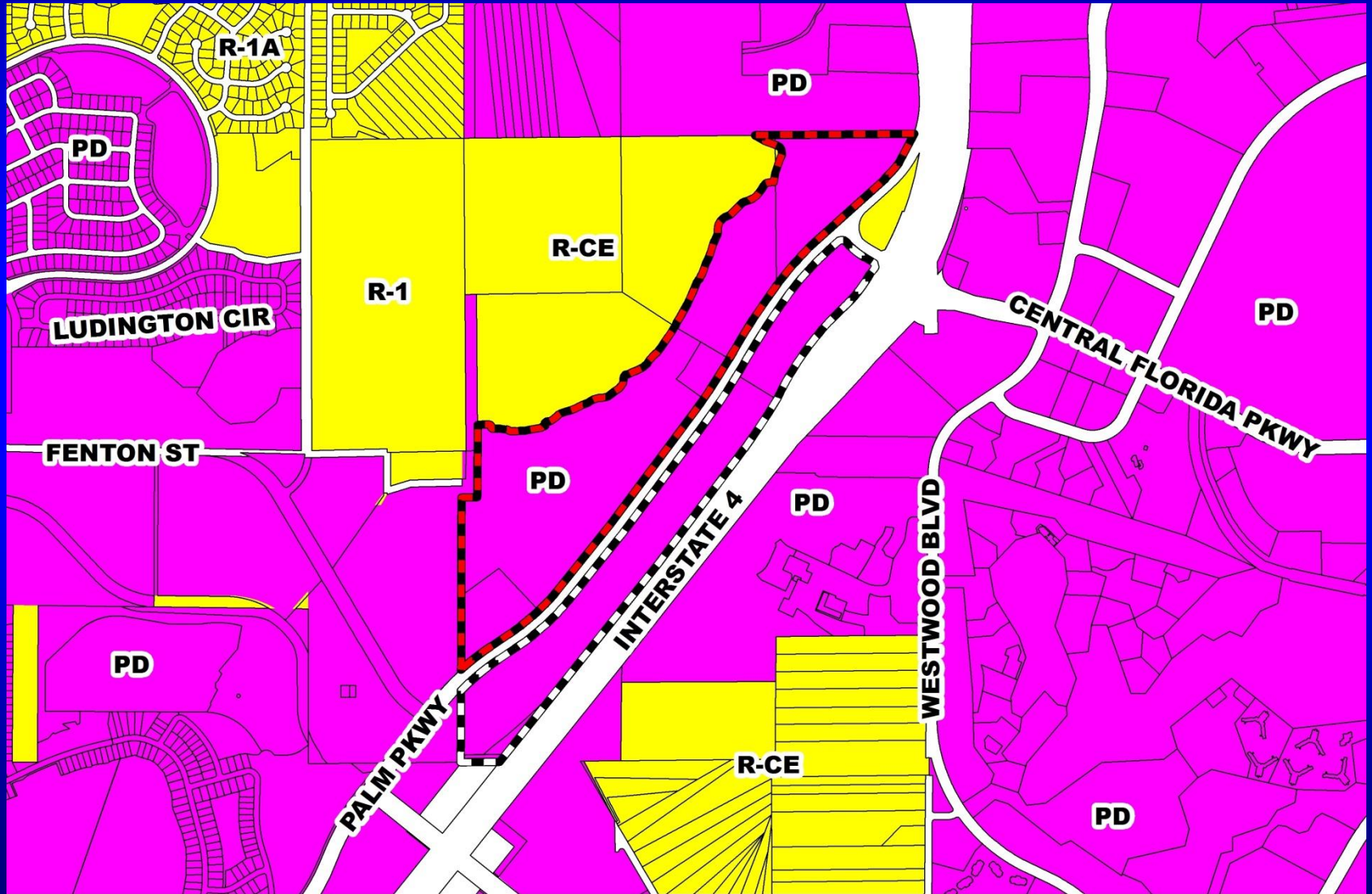


# Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





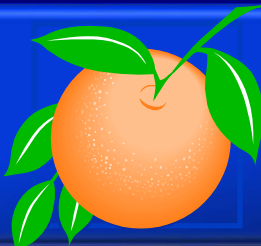
# Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) Zoning Map



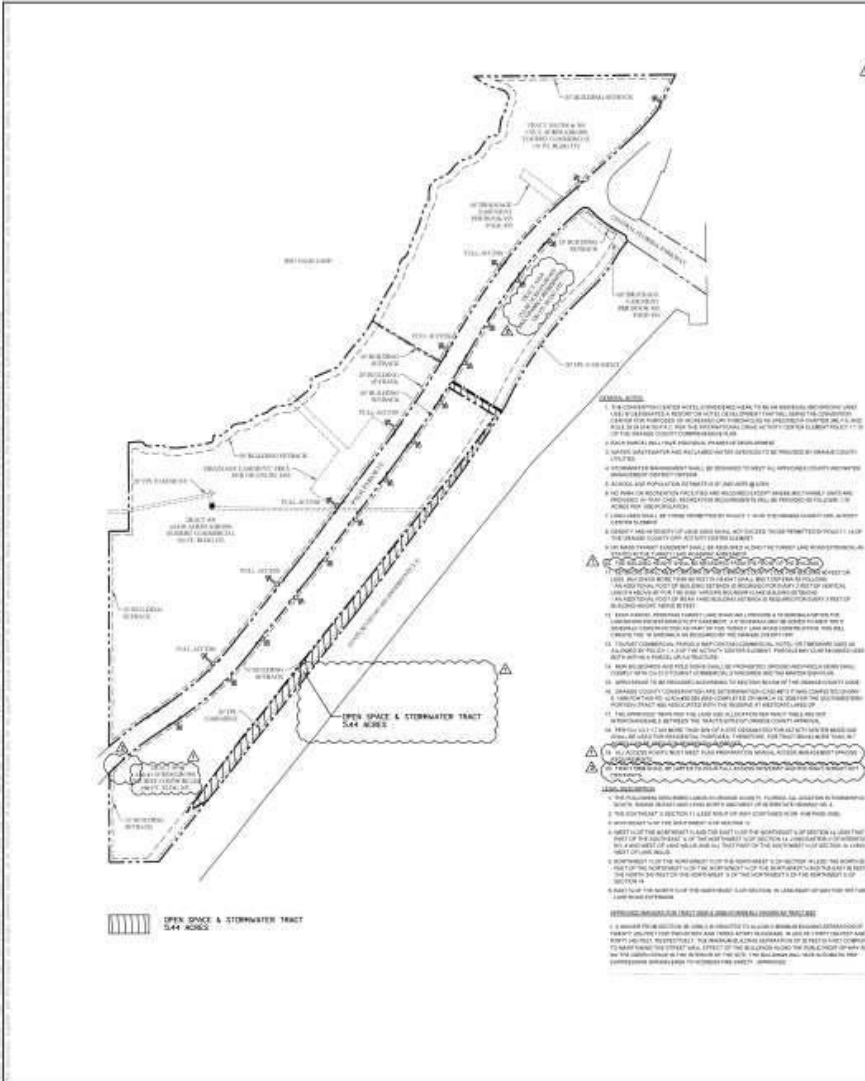


# Sand Lake Groves Planned Development / Land Use Plan (PD/LUP) Aerial Map





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



**TABLE 1. CURRENT LAND USE ALLOCATION TRACT**

TRACT	ACRES	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	AGRICULTURE	OPEN SPACE	TOTAL
TRACT 1	151.71	151.71	0	0	0	0	151.71
TRACT 2	151.71	151.71	0	0	0	0	151.71
TRACT 3	151.71	151.71	0	0	0	0	151.71
<b>TOTAL</b>	<b>455.13</b>	<b>455.13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>455.13</b>

**TABLE 2. DEVELOPMENT PROGRAM**

LAND USE	CONVERSION	ACRES	PERCENTAGE	TOTAL	PERCENTAGE	TOTAL
INDUSTRIAL	151.71	151.71	33.33%	151.71	33.33%	151.71
COMMERCIAL	151.71	151.71	33.33%	151.71	33.33%	151.71
RESIDENTIAL	151.71	151.71	33.33%	151.71	33.33%	151.71
<b>TOTAL</b>	<b>455.13</b>	<b>455.13</b>	<b>100%</b>	<b>455.13</b>	<b>100%</b>	<b>455.13</b>

**TABLE 3. LAND USE DIVERSITY TABLE**

Category	Sub-Category	Value	Percentage
INDUSTRIAL	Light Industrial	151.71	100%
	Medium Industrial	0	0%
	Heavy Industrial	0	0%
	Other Industrial	0	0%
COMMERCIAL	General Commercial	151.71	100%
	Other Commercial	0	0%
RESIDENTIAL	Single-Family	151.71	100%
	Multi-Family	0	0%

**TABLE 4. BALANCED RETRACK**

Category	Value	Percentage
INDUSTRIAL	151.71	33.33%
COMMERCIAL	151.71	33.33%
RESIDENTIAL	151.71	33.33%
<b>TOTAL</b>	<b>455.13</b>	<b>100%</b>

**TABLE 5. APPROXIMATE DEVELOPMENT**

Category	Value	Percentage
INDUSTRIAL	151.71	33.33%
COMMERCIAL	151.71	33.33%
RESIDENTIAL	151.71	33.33%
<b>TOTAL</b>	<b>455.13</b>	<b>100%</b>

**REVISIONS AND NOTES:**

1. APPROXIMATE DEVELOPMENT TABLE IS BASED ON THE ASSUMPTION THAT THE ENTIRE TRACT WILL BE DEVELOPED FOR INDUSTRIAL, COMMERCIAL, AND RESIDENTIAL USES.
2. THE APPROXIMATE DEVELOPMENT TABLE IS BASED ON THE ASSUMPTION THAT THE ENTIRE TRACT WILL BE DEVELOPED FOR INDUSTRIAL, COMMERCIAL, AND RESIDENTIAL USES.
3. THE APPROXIMATE DEVELOPMENT TABLE IS BASED ON THE ASSUMPTION THAT THE ENTIRE TRACT WILL BE DEVELOPED FOR INDUSTRIAL, COMMERCIAL, AND RESIDENTIAL USES.



**Kimley»Horn**  
300 VALLEY BLVD., SUITE 100, RENO, NV 89501  
775.784.1111

**AMENDED LAND USE PLAN**

**SAND LAKE GROVES PD**  
CLATSOP COUNTY, OREGON

**LUP1.0**

DATE: 3/27/2017  
BY: J. HORN  
CHECKED BY: J. HORN  
PROJECT NO: 17-001





# 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*)

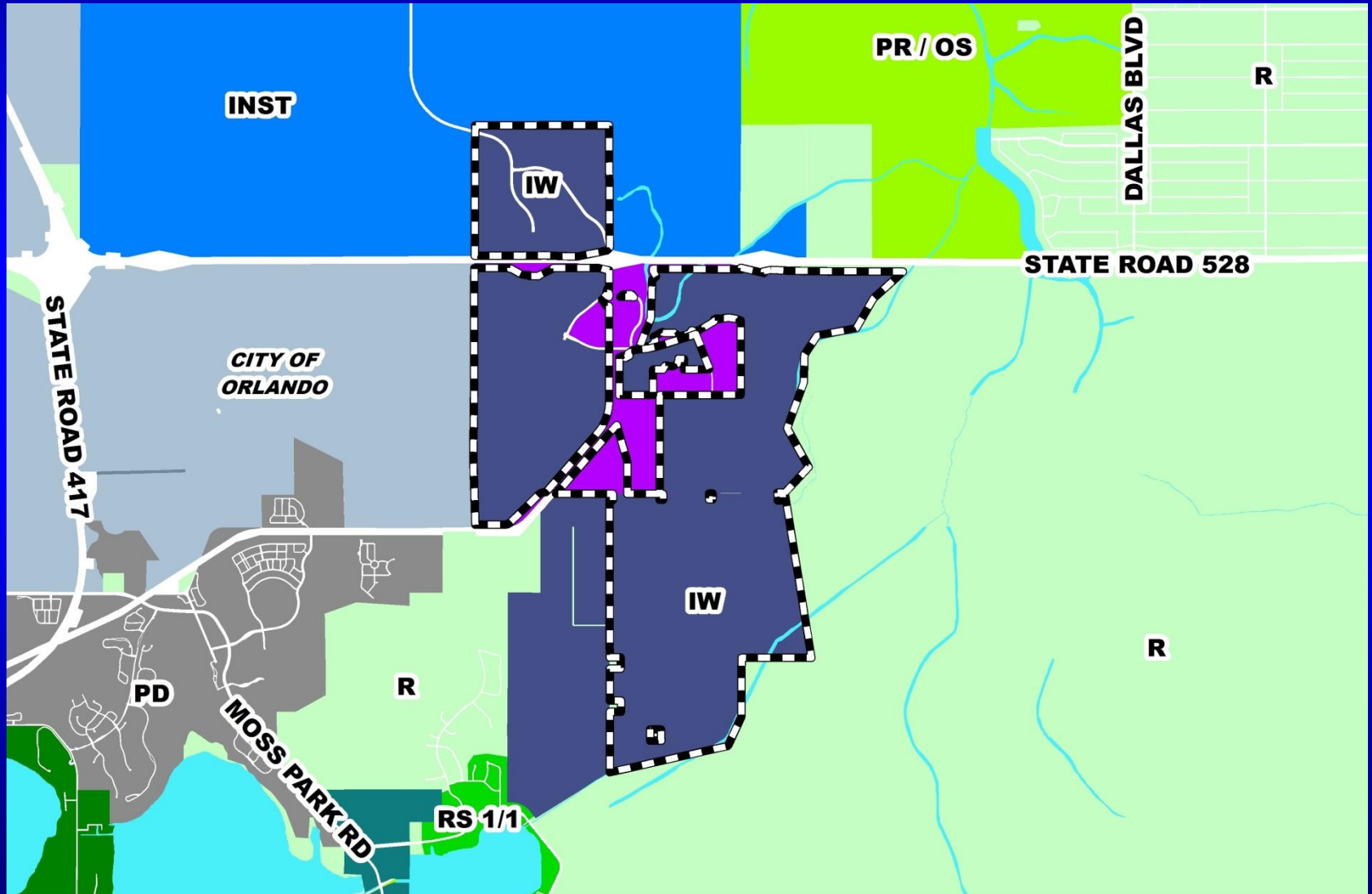
**Location:** Generally located north and south of SR 528, approximately 3.5 miles east of SR 417

**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.

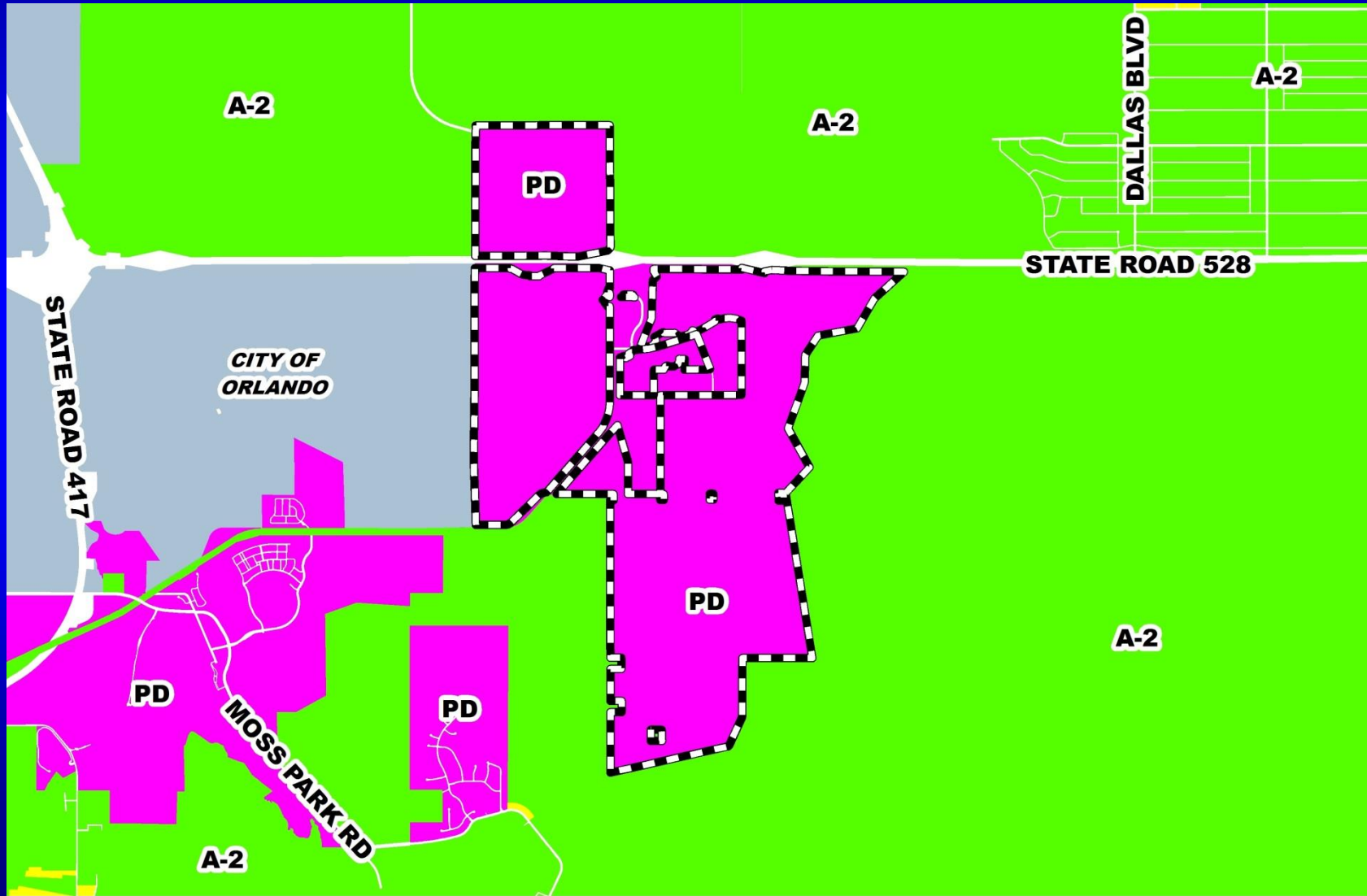


# Sunbridge Planned Development / Land Use Plan (PD/LUP) Future Land Use Map



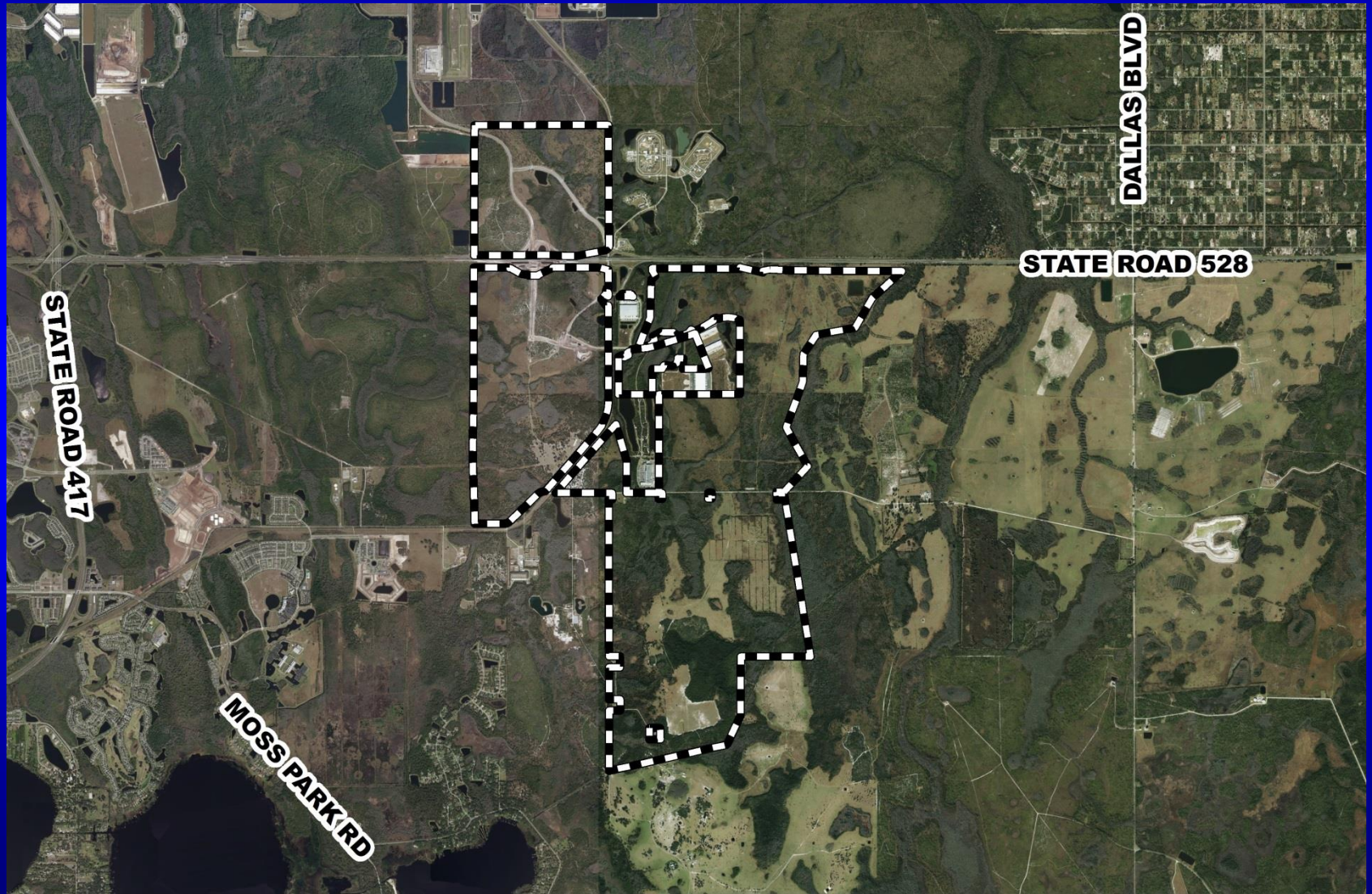


# Sunbridge Planned Development / Land Use Plan (PD/LUP) Zoning Map



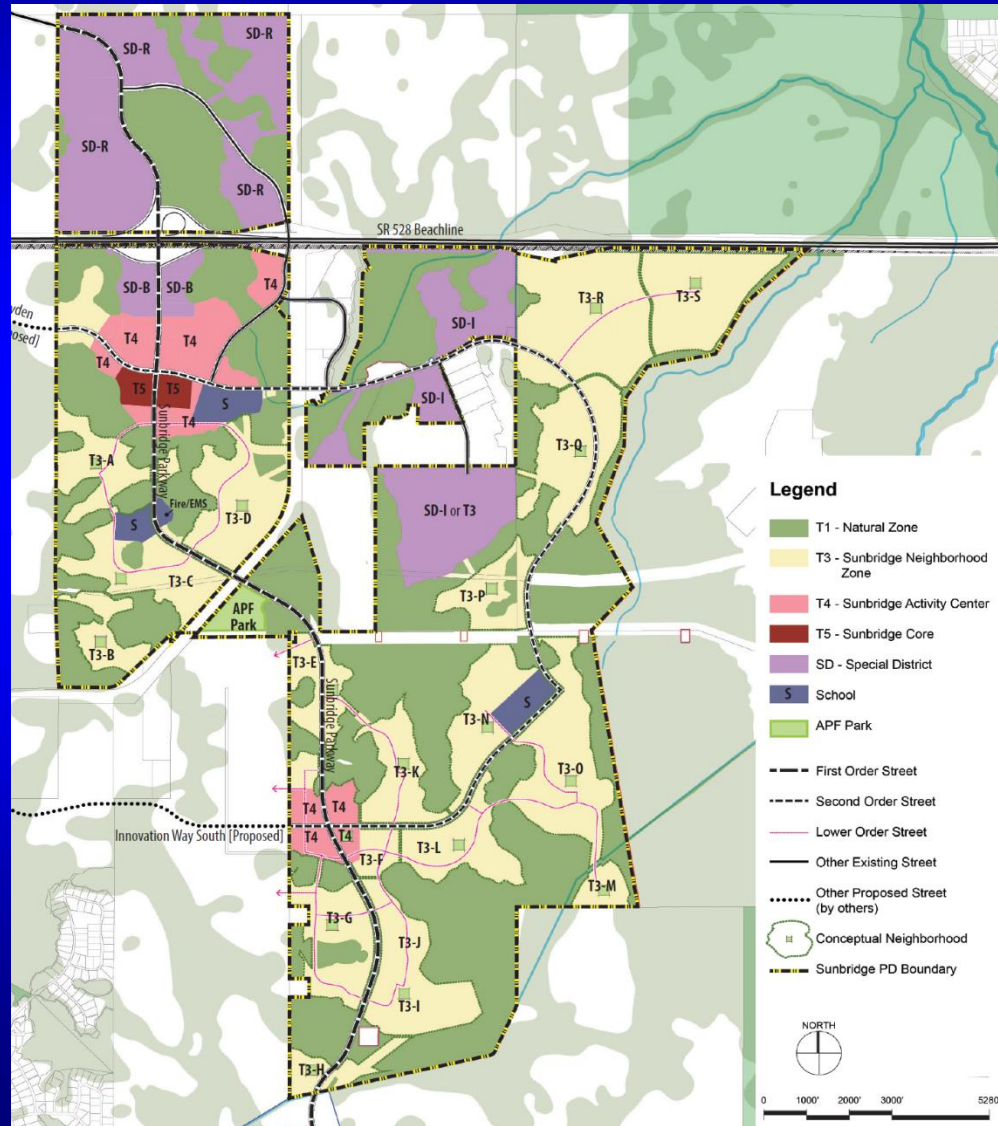


# Sunbridge Planned Development / Land Use Plan (PD/LUP) Aerial Map





# 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

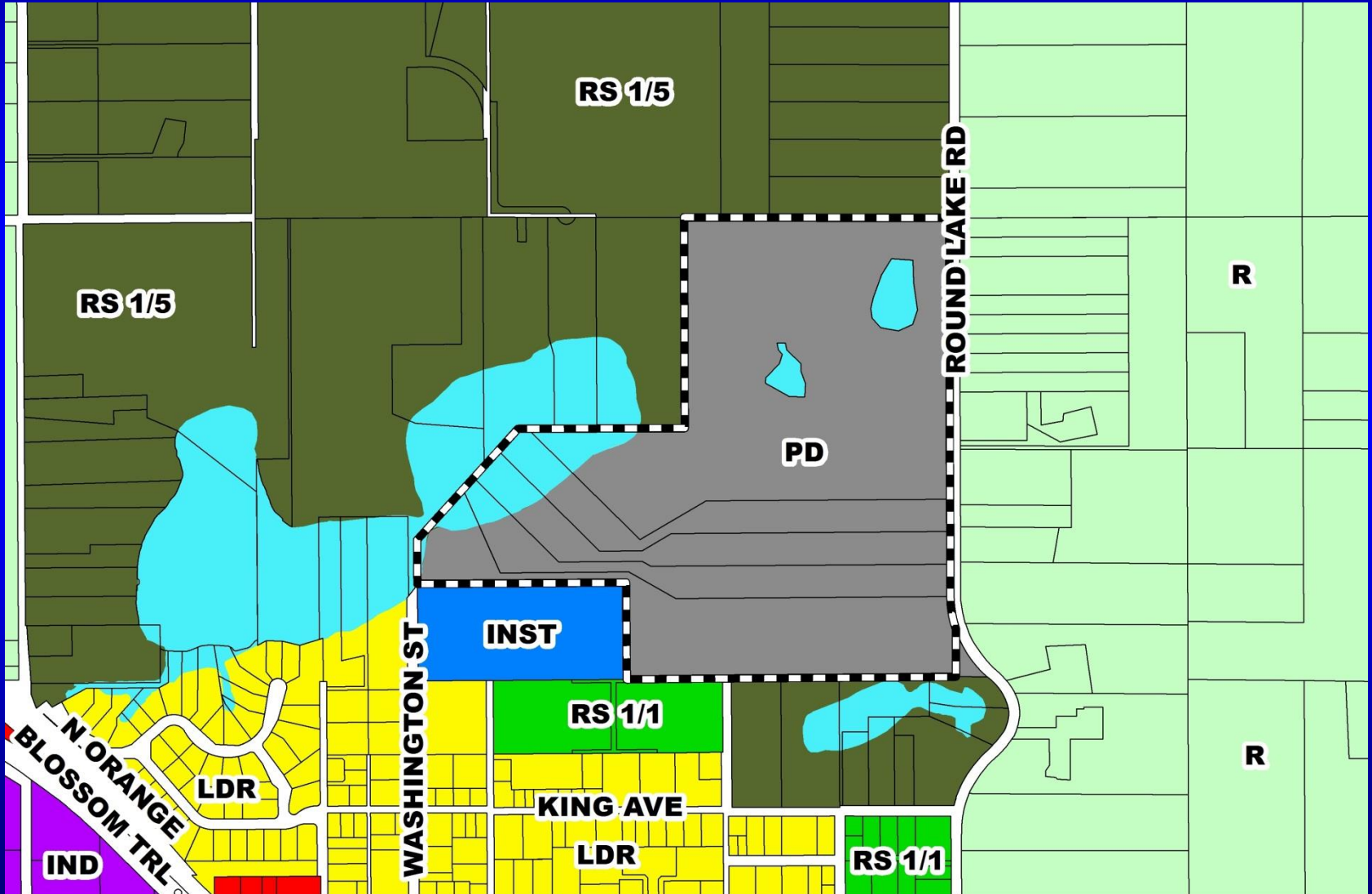
**Location:** North of W. Ponkan Road / West of Round Lake Road

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



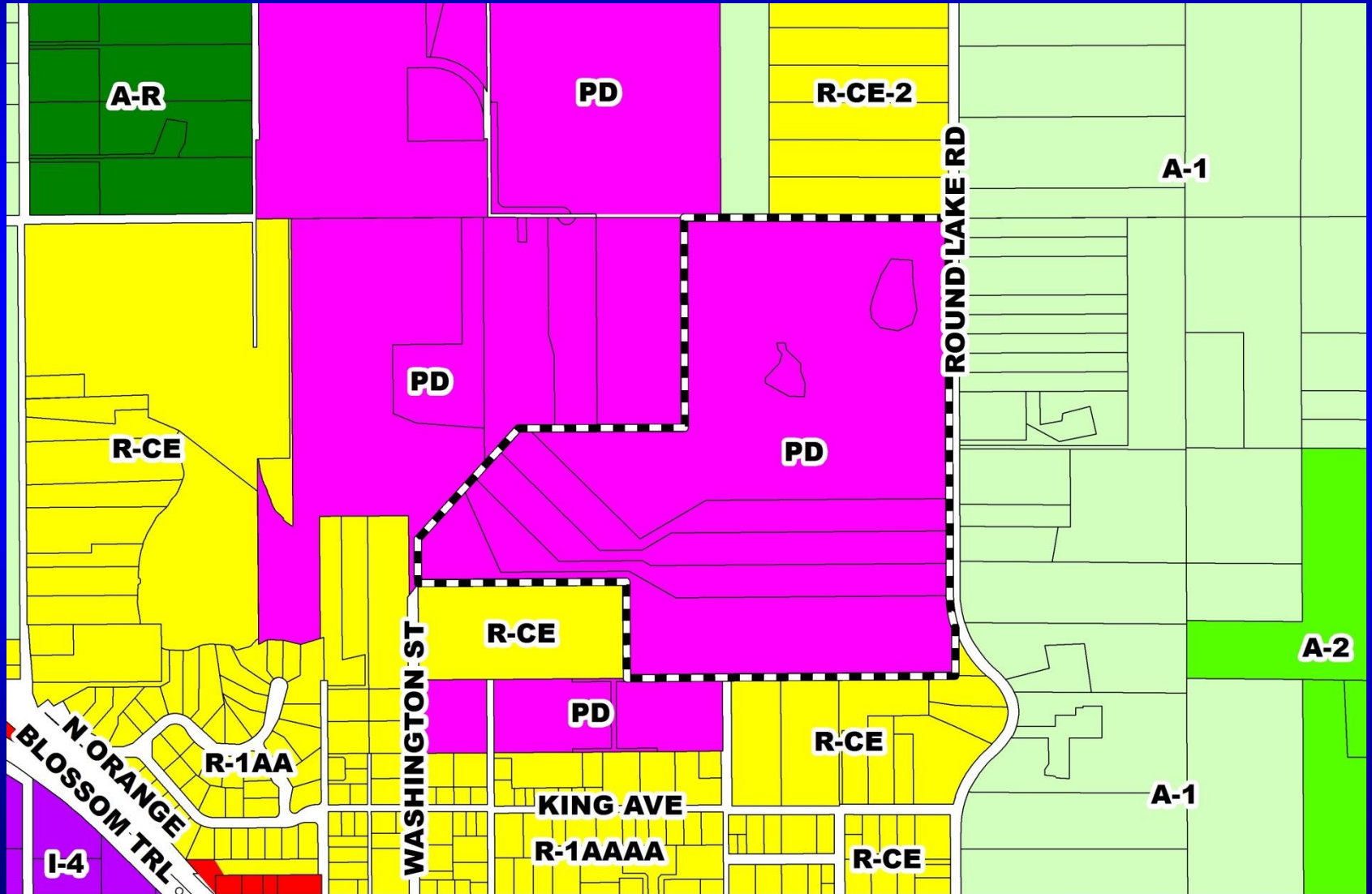


# Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP) Future Land Use Map





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

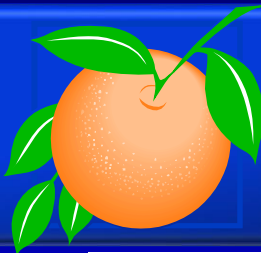




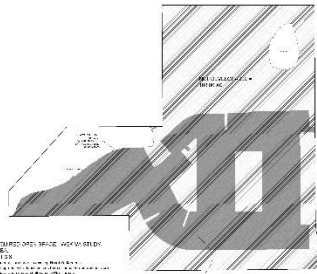
# Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP)

Aerial Map

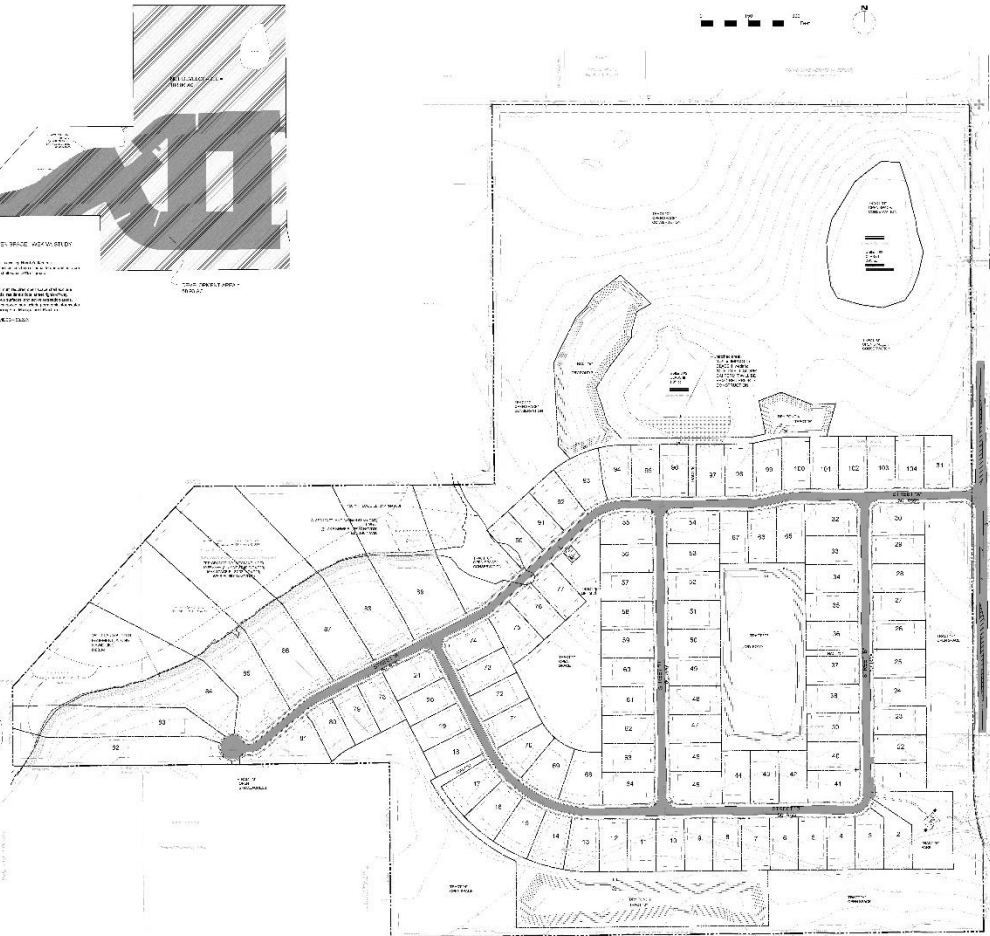




# Terra Bona PD / Terra Bona Preliminary Subdivision Plan (PSP) / Development Plan (DP)



**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	rbp
PROJECT NAME	Terra Bona PD
PROJECT ADDRESS	10000 S. 100th St., Omaha, NE 68148
PROJECT CITY	Omaha, NE
PROJECT COUNTY	Sarpy County, NE
PROJECT STATE	NE
PROJECT ZIP	68148
PROJECT ELEVATION	5400
PROJECT AREA	100.00 AC
PROJECT PERMITS	100.00 AC
PROJECT COST	\$10,000,000
PROJECT RISK	Low
PROJECT STATUS	Approved

**LOT DATA**

LOT NO.	AREA (SQ FT)	AREA (AC)	PERCENTAGE
1-114	10,000,000	100.00	100.00%

**NOTES**

1. 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.
2. THE BOUNDARY LINE AGREEMENT IS A LEGAL INSTRUMENT THAT BINDS THE ADJACENT PROPERTY OWNERS TO THE BOUNDARY LINE SHOWN ON THIS PLAN.
3. THE BOUNDARY LINE AGREEMENT IS A NECESSARY PART OF THE PSP AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.

**PROPERTY DATA**

PROPERTY NO.	AREA (SQ FT)	AREA (AC)	PERCENTAGE
1-114	10,000,000	100.00	100.00%

**PERMITS**

PERMIT NO.	DATE	STATUS
100.00	08/10/17	Approved

**PERMITS**

PERMIT NO.	DATE	STATUS
100.00	08/10/17	Approved

**PERMITS**

PERMIT NO.	DATE	STATUS
100.00	08/10/17	Approved

**PERMITS**

PERMIT NO.	DATE	STATUS
100.00	08/10/17	Approved

**PERMITS**

PERMIT NO.	DATE	STATUS
100.00	08/10/17	Approved



**PE Group, LLC**  
 10000 S. 100th St., Omaha, NE 68148  
 (402) 426-1000  
 www.pegroup.com

**Site Plan**  
**TERRABONA PSP**



DATE: 8/10/17  
 SCALE: 1" = 150'  
 DRAWN 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**

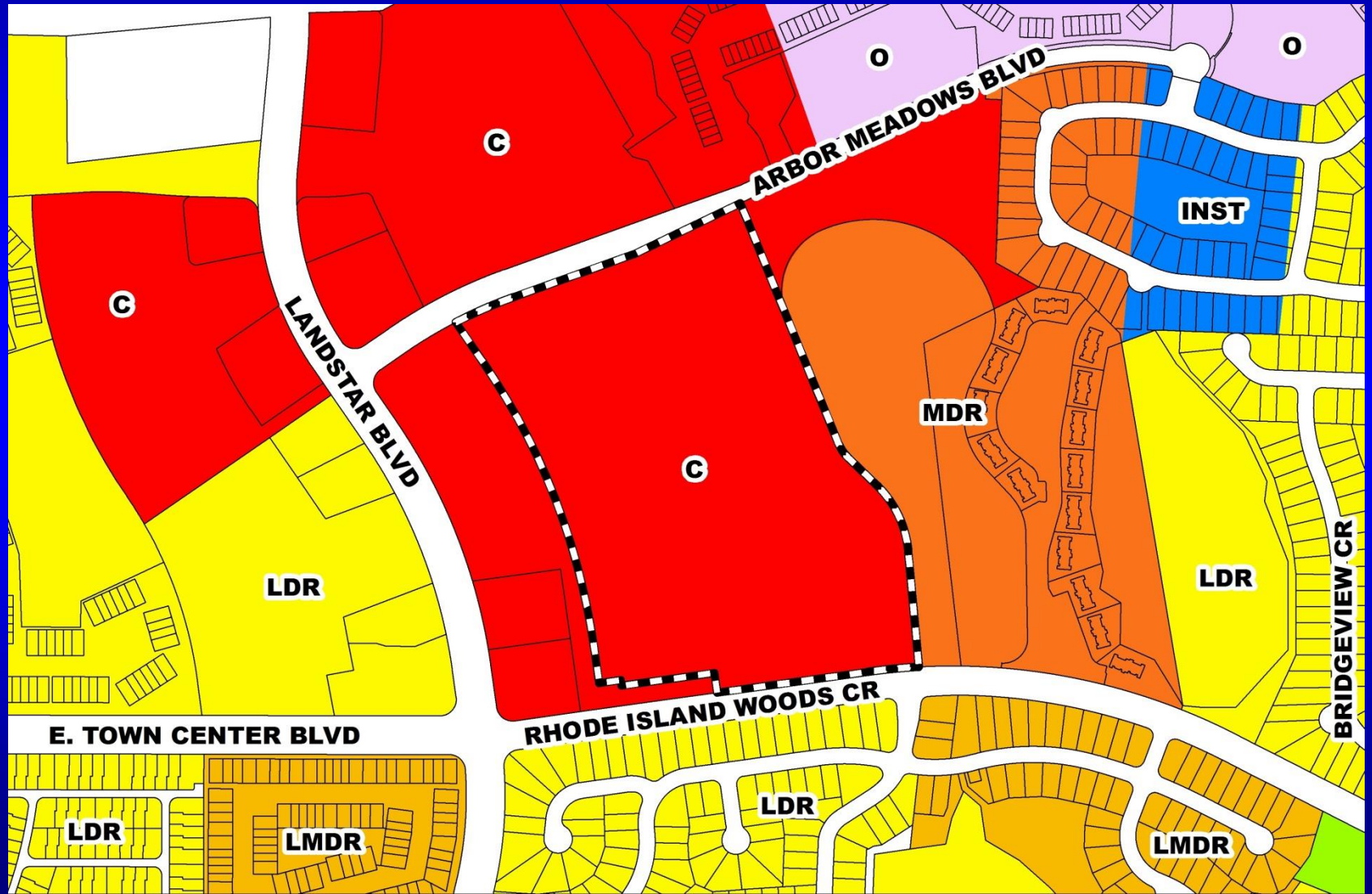


# Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP)

- 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.

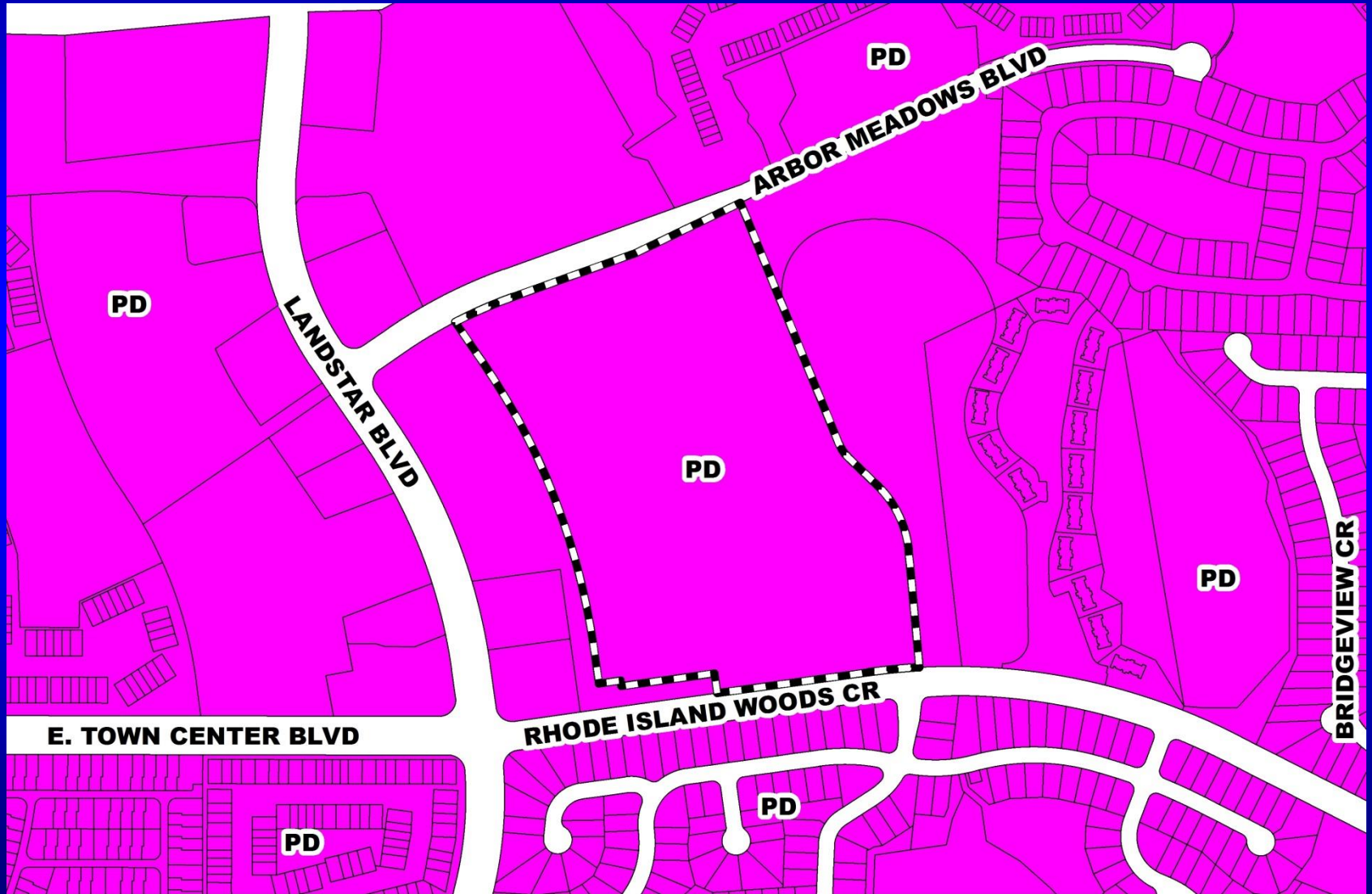


# Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP) Future Land Use Map





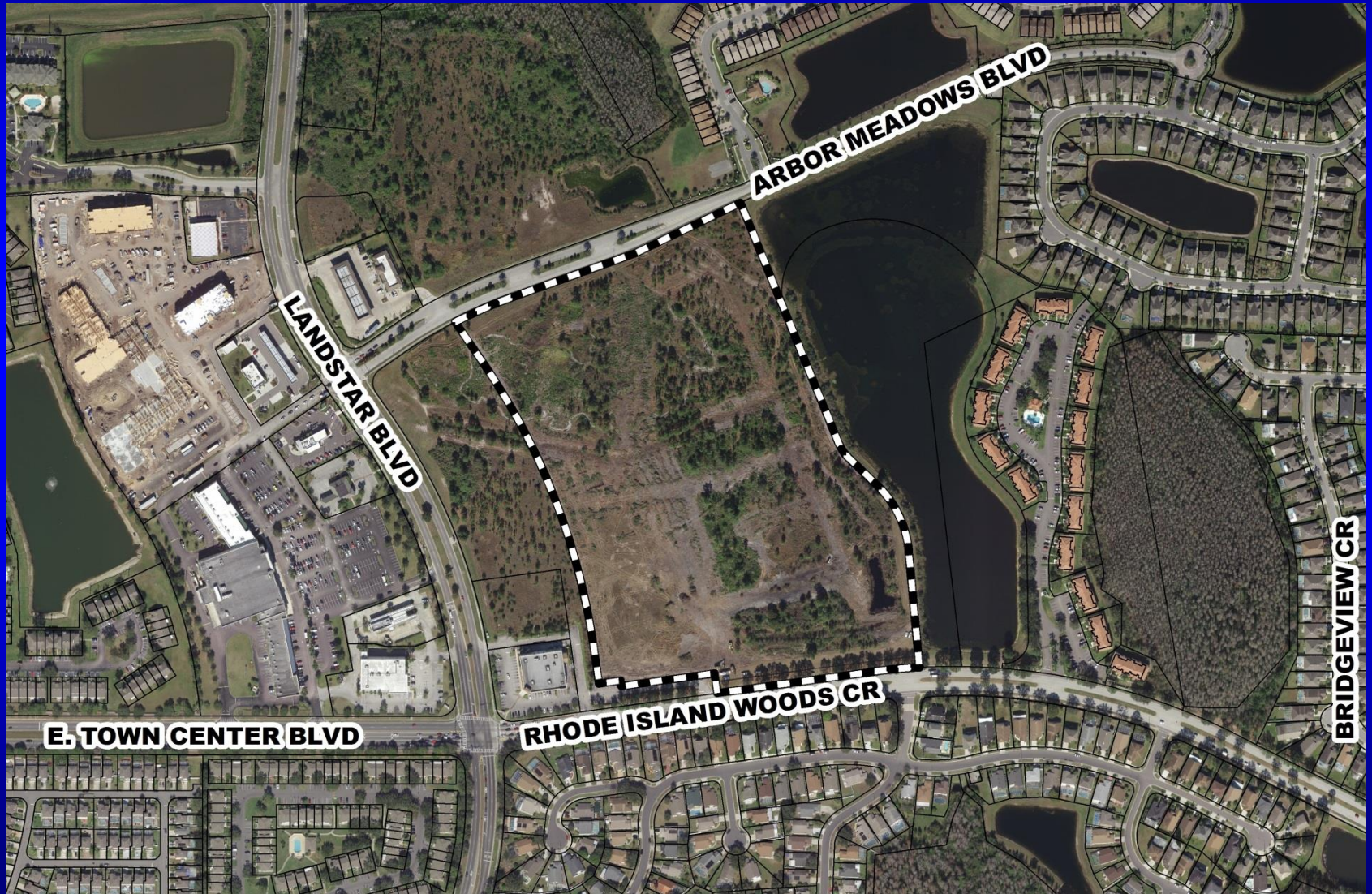
# Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP) Zoning Map

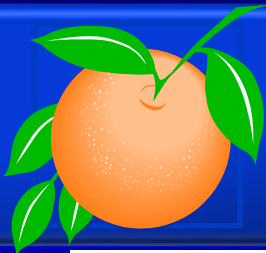




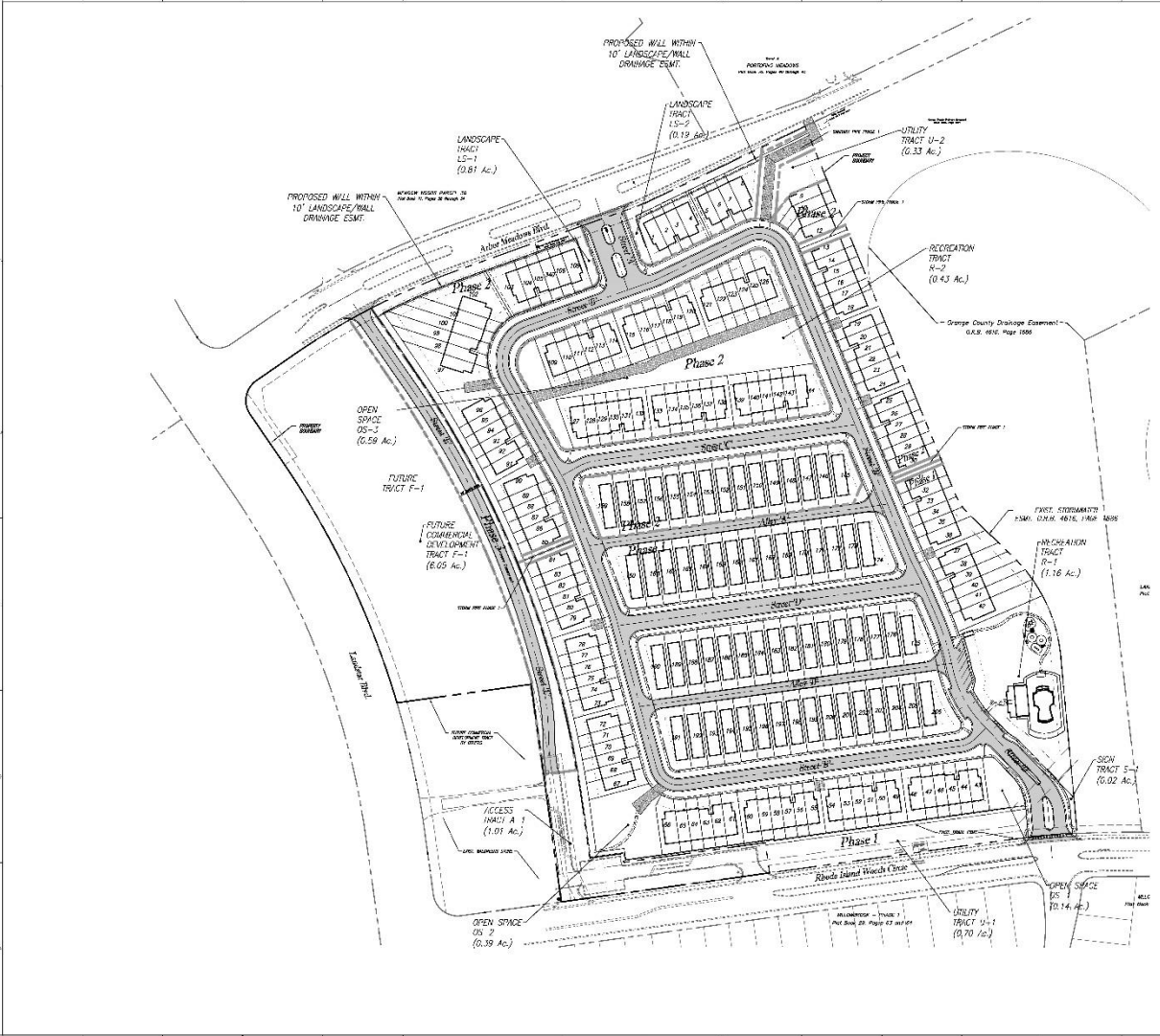
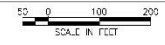


# Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP) Aerial Map





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



Revisions:

1. SHEET 2: PRELIMINARY SUBDIVISION
2. SHEET 2: PRELIMINARY SUBDIVISION
3. SHEET 2: PRELIMINARY SUBDIVISION
4. SHEET 2: PRELIMINARY SUBDIVISION
5. SHEET 2: PRELIMINARY SUBDIVISION
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12. SHEET 2: PRELIMINARY SUBDIVISION
13. SHEET 2: PRELIMINARY SUBDIVISION
14. SHEET 2: PRELIMINARY SUBDIVISION
15. SHEET 2: PRELIMINARY SUBDIVISION
16. SHEET 2: PRELIMINARY SUBDIVISION
17. SHEET 2: PRELIMINARY SUBDIVISION
18. SHEET 2: PRELIMINARY SUBDIVISION
19. SHEET 2: PRELIMINARY SUBDIVISION
20. SHEET 2: PRELIMINARY SUBDIVISION

Project Name:  
MEADOW WOODS P.D.  
PARCEL 30.1

Submitted To:  
ORANGE COUNTY, FL

Sheet Title:  
MASTER SITE &  
PHASE PLAN

Sheet No.:  
C2.00

Scale:  
1" = 100'

Date:  
October 4, 2017

**POULOS & BENNETT**

Poulos & Bennett, F.I.C.  
2010 E. Palmetto St., Orlando, FL 32817  
Tel: 407.851.1234 www.poulosandbennett.com  
e.g. No. 11, 7510'

C:\Users\jwheeler\Desktop\MEADOW WOODS PD\PARCEL 30.1\MEADOW WOODS PD.PSP



# 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**