

Board of County Commissioners

Public Hearings

July 16, 2019



Eagle Creek PD / Village I Preliminary Subdivision Plan

Case: PSP-16-02-063

Project Name: Eagle Creek PD / Village I PSP

Applicant: Adam Smith, VHB, Inc.

District: 4

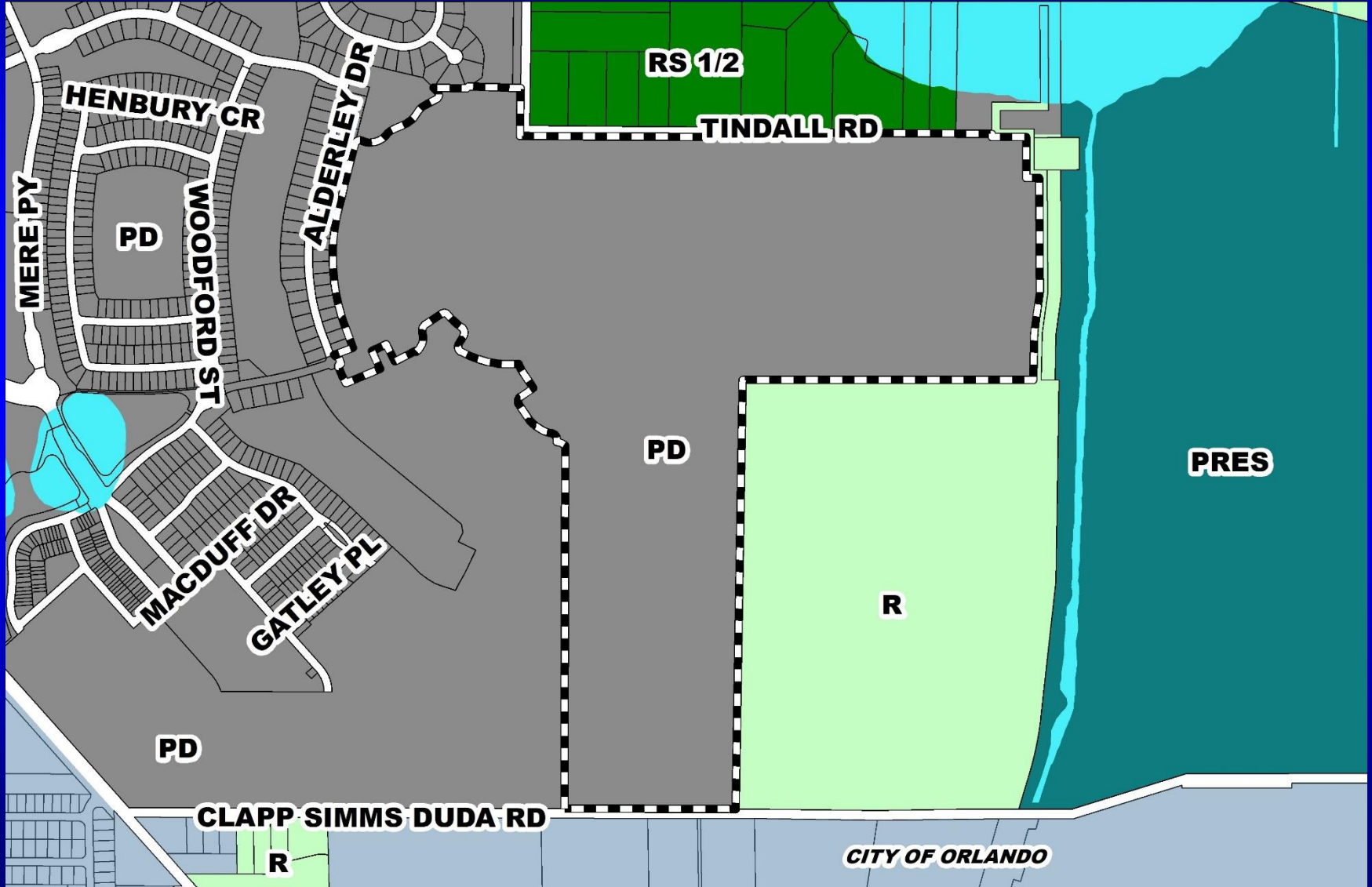
Acreage: 234.24 gross acres

Location: North of Clapp Simms Duda Road / East of Narcoossee Road

Request: To subdivide 234.24 acres in order to construct 294 single-family residential dwelling units. This project is a gated community.

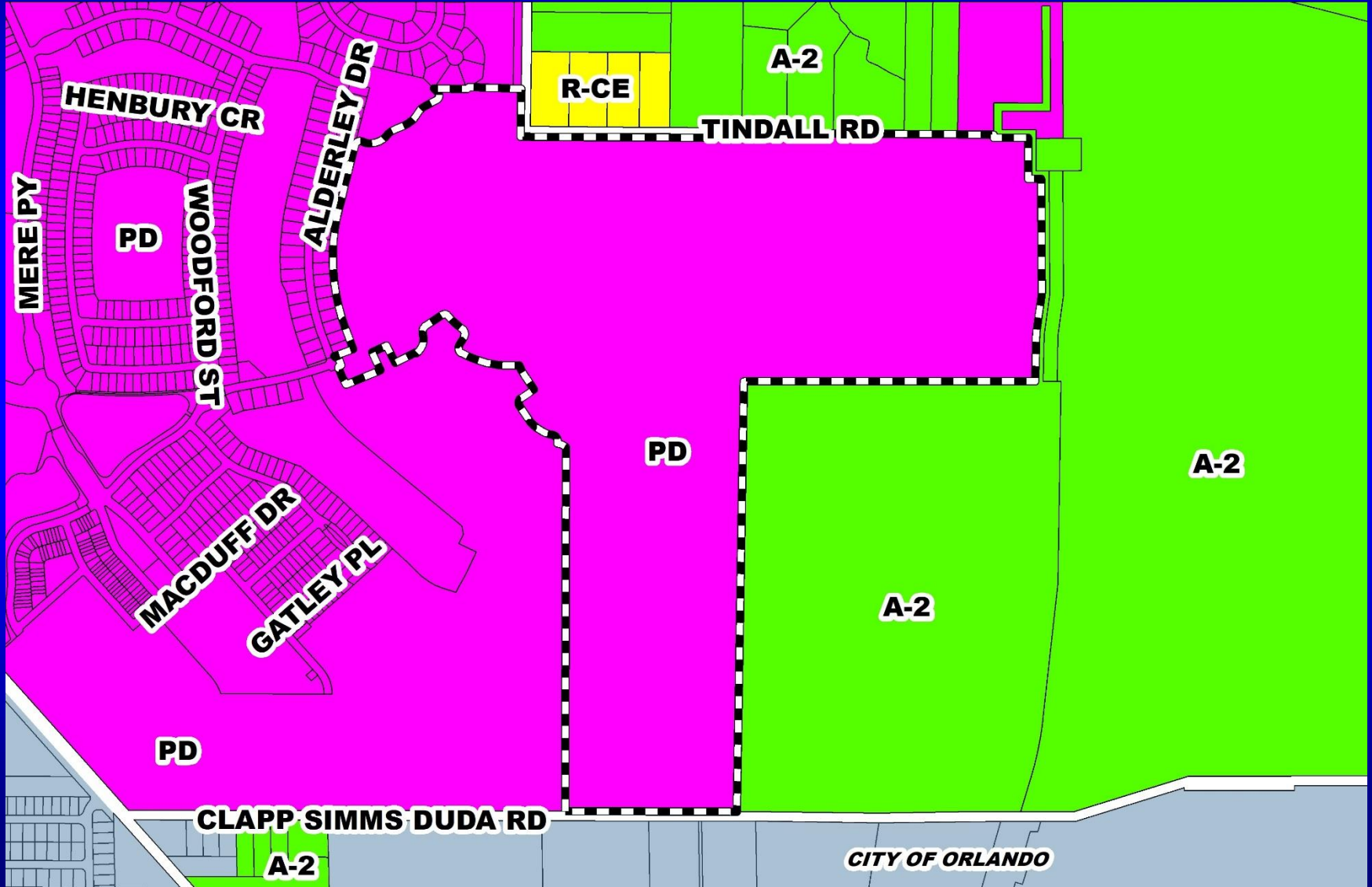


Eagle Creek PD / Village I Preliminary Subdivision Plan Future Land Use Map



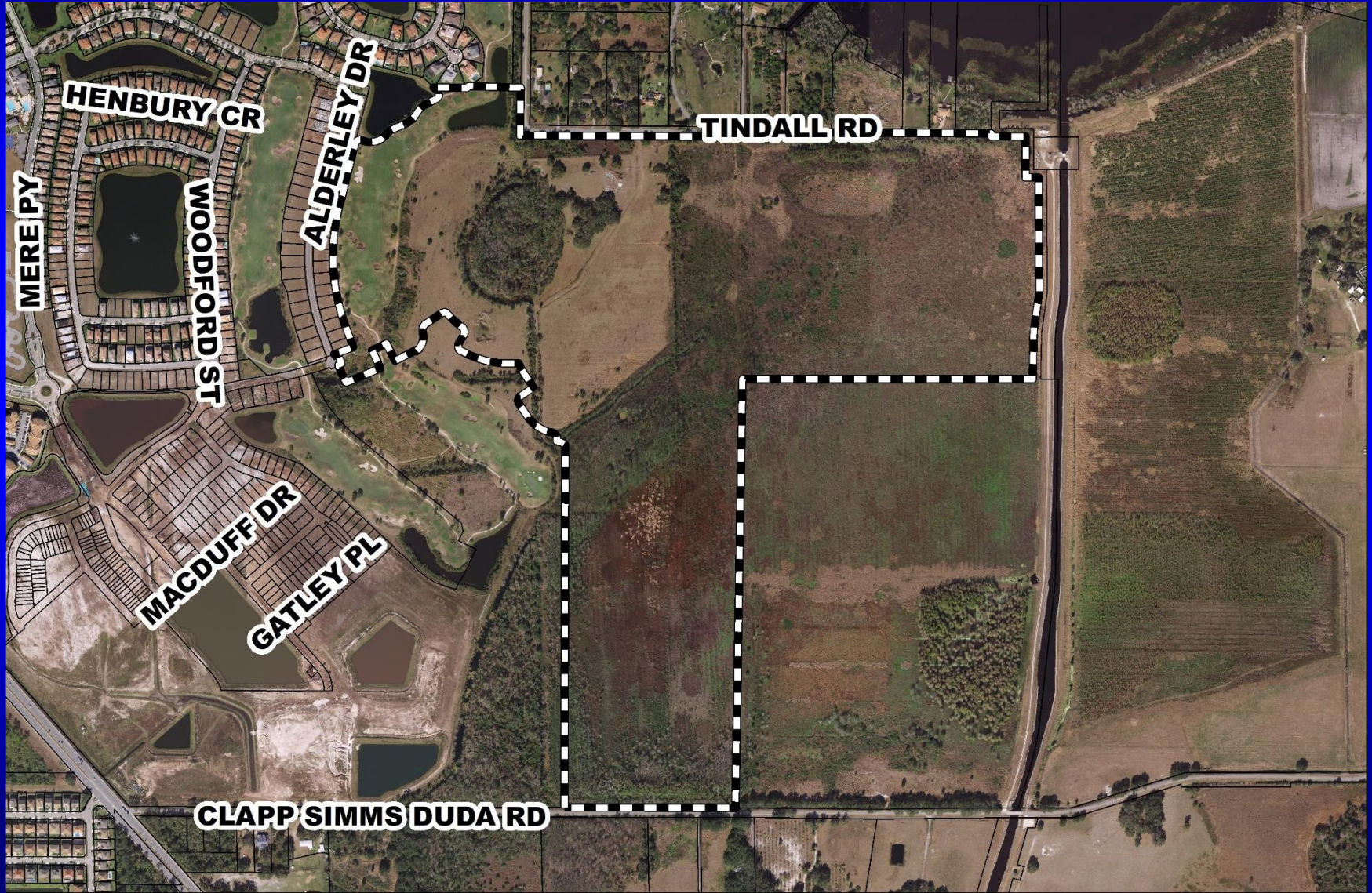


Eagle Creek PD / Village I Preliminary Subdivision Plan Zoning Map





Eagle Creek PD / Village I Preliminary Subdivision Plan Aerial Map





Replacement Language Condition of Approval #2

#2: This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Eagle Creek Planned Development / Village I Preliminary Subdivision Plan dated “Received May 28, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the referenced revision to Condition of Approval #2.

District 4

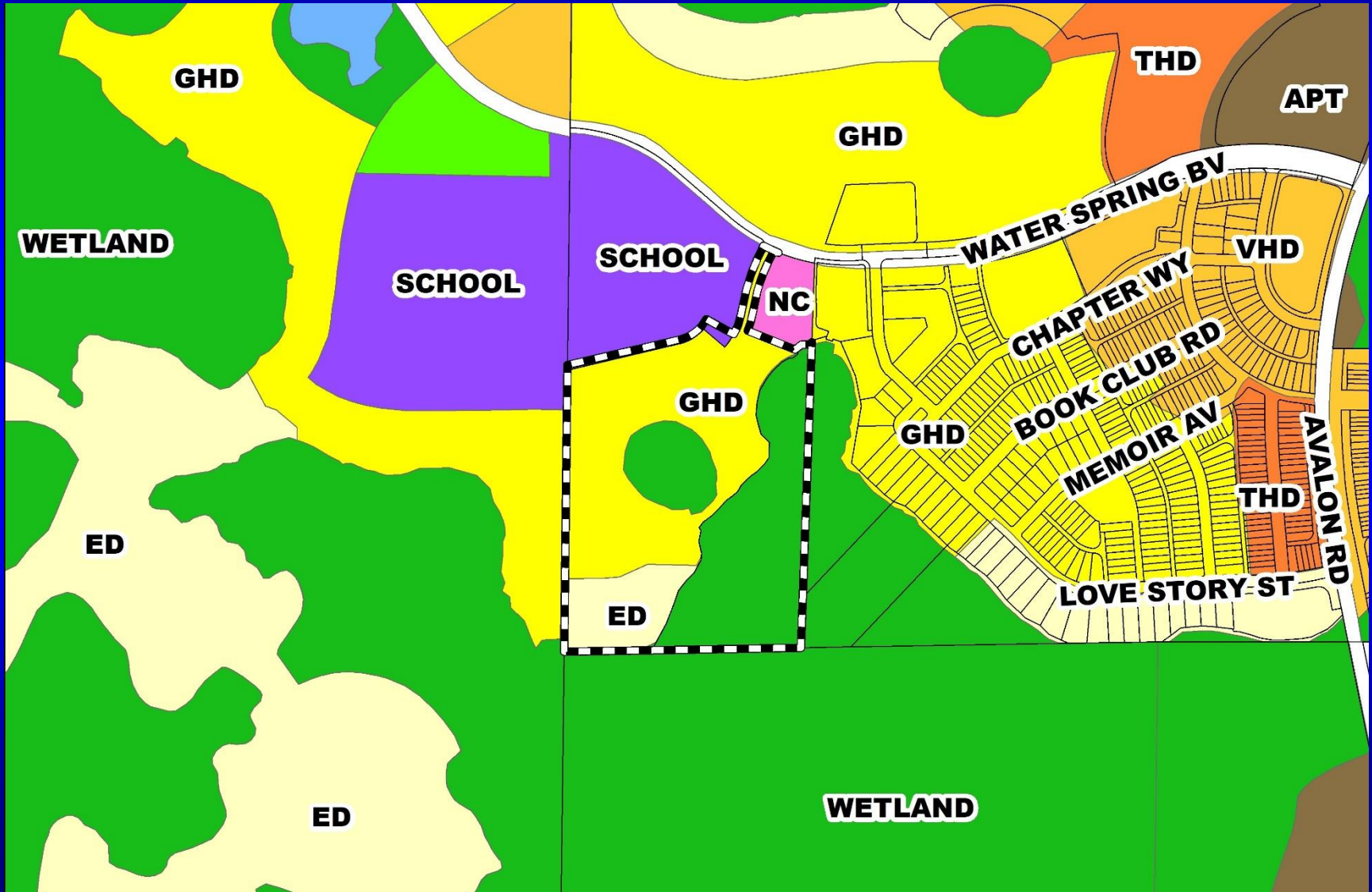


Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan

- Case:** PSP-18-11-374
- Project Name:** Springhill PD / Storey Grove Phase 3 PSP
- Applicant:** Kevin P. White, Waldrop Engineering
- District:** 1
- Acreage:** 34.86 gross acres
- Location:** South of Water Springs Boulevard / West of Avalon Road
- Request:** To subdivide 34.86 acres in order to construct 65 single-family residential dwelling units

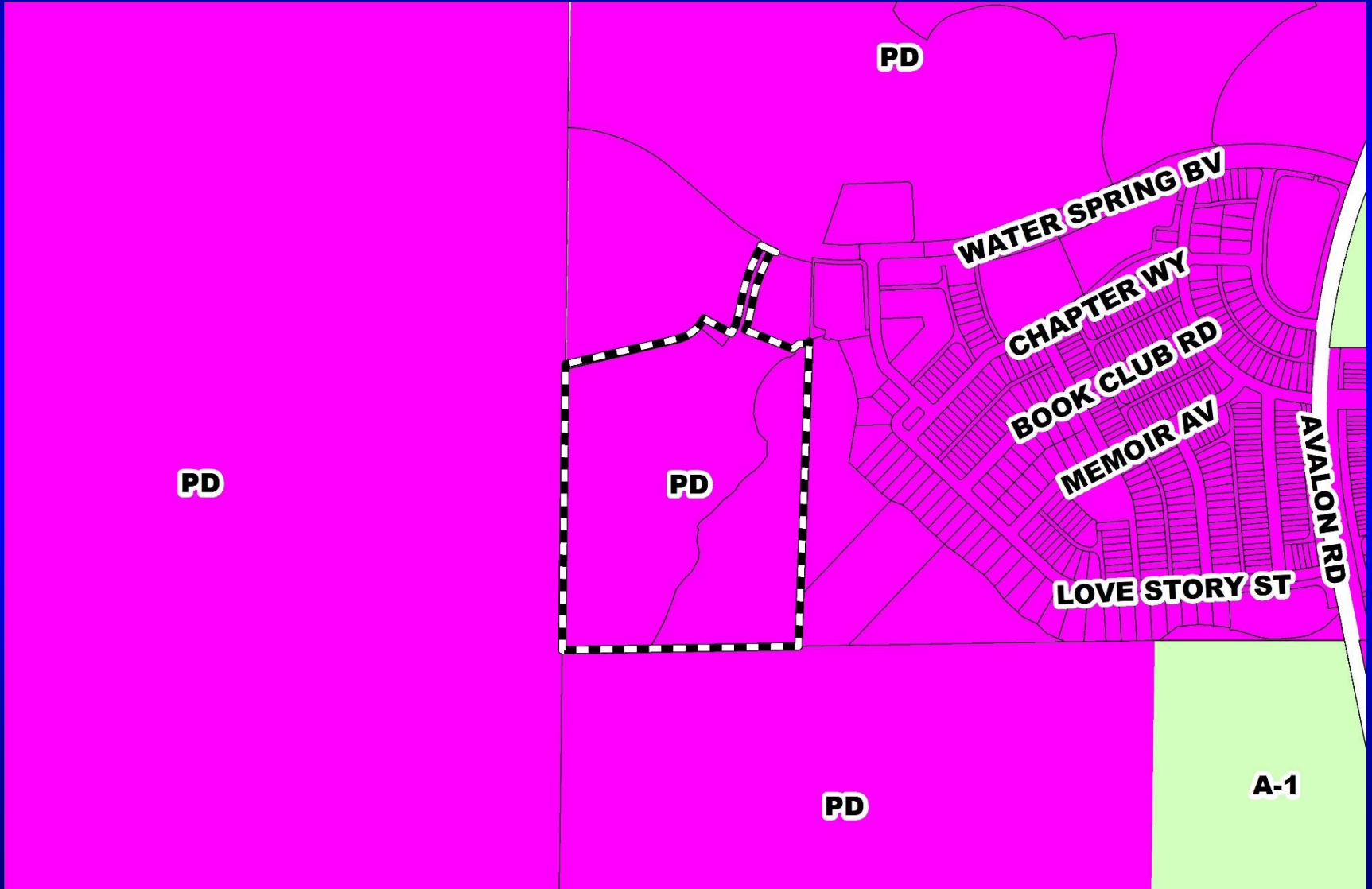


Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan Future Land Use Map





Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan Zoning Map



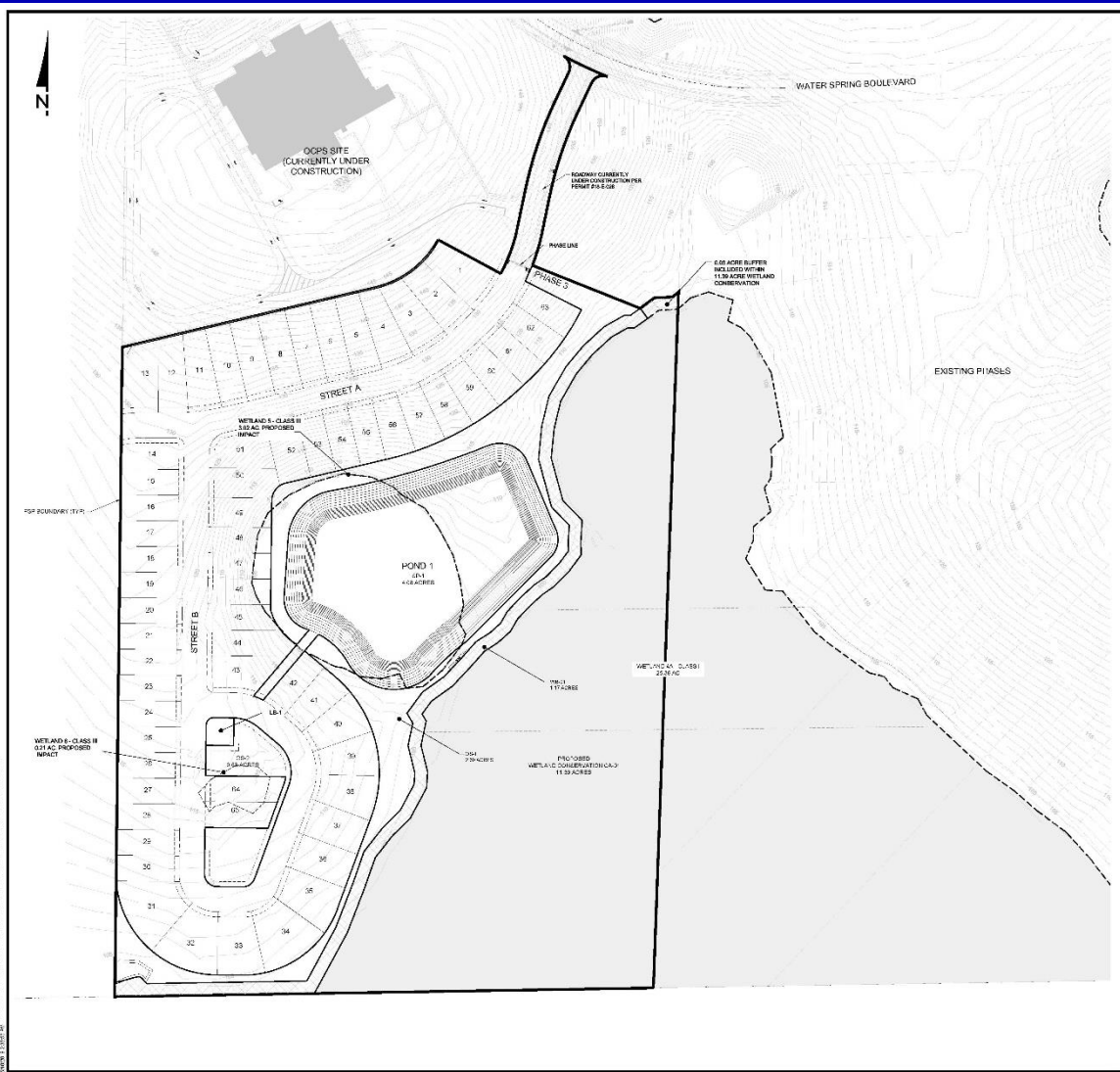


Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan Aerial Map





Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



TRACT TABLE			
TRACT NUMBER	AREAS (AC)	EXISTING USE	COMMITTED BOUNDARY RANGE
58B-43	17.70	2.00 AC OPEN SPACE	OPEN SPACE (EXCEPT FOR THE TRACT) AND EXISTING BOUNDARIES
58C-1	1.13	LOT 12 PARCELS	BOUNDARY (CONTRACT)
58C-2	2.08 AC	OPEN SPACE	WETLAND
58C-3	3.65 AC	EXISTING SPACE	WETLAND
58C-4	4.87 AC	STORMWATER RETENTION POND	WETLAND
58C-5	7.58 AC	WETLAND CONSERVATION	WETLAND CONSERVATION (EXCEPT FOR THE TRACT)

LEGEND

- 10' WETLAND BUFFER
- 20' WETLAND BUFFER
- WETLAND BUFFER
- 10' WETLAND BUFFER
- WETLAND CONSERVATION AREA
- WETLAND BUFFER AREA

WALDROP ENGINEERING
 11111 W. 111th Street, Suite 100, Overland Park, KS 66213
 P: 913.885.4444 F: 913.885.4445
 www.waldrop-engineering.com

SPRINGHILL PD / STOREY GROVE PHASE 3
 CLIENT: LENNAR HOMES, LLC

OVERALL TRACT MAP

DATE: 12/15/2023

SCALE: 1" = 40'

38.7 N. 111th St. 600 02 01



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan dated “Received May 28, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



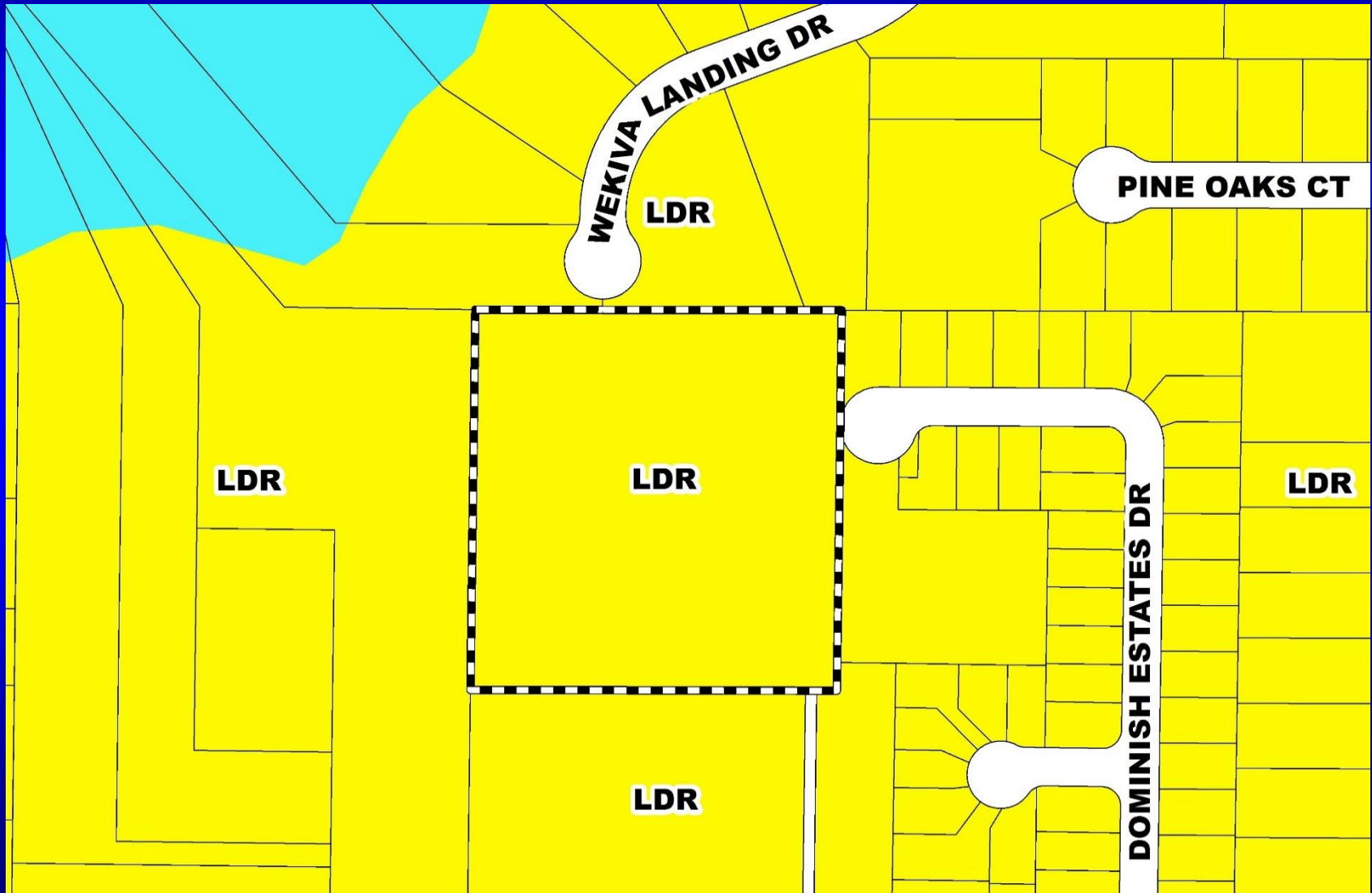
RZ-19-01-057 – Justin Solitro Planning and Zoning Commission (PZC) Board-Called Hearing

- Case:** RZ-19-01-057
- Applicant:** Justin Solitro
- District:** 2
- Location:** 1007 Votaw Road; or generally located north of Votaw Road, west of Dominish Estates Drive, south of Wekiva Landing Drive, and east of Via Florence Drive
- Acreage:** 5.46 gross acres
- From:** R-1 (Single-Family Dwelling District) (Restricted)
- To:** R-1 (Single-Family Dwelling District)
- Proposed Use:** Remove a 10 dwelling unit restriction in order to construct 20 single-family dwelling units.



RZ-19-01-057 – Justin Solitro

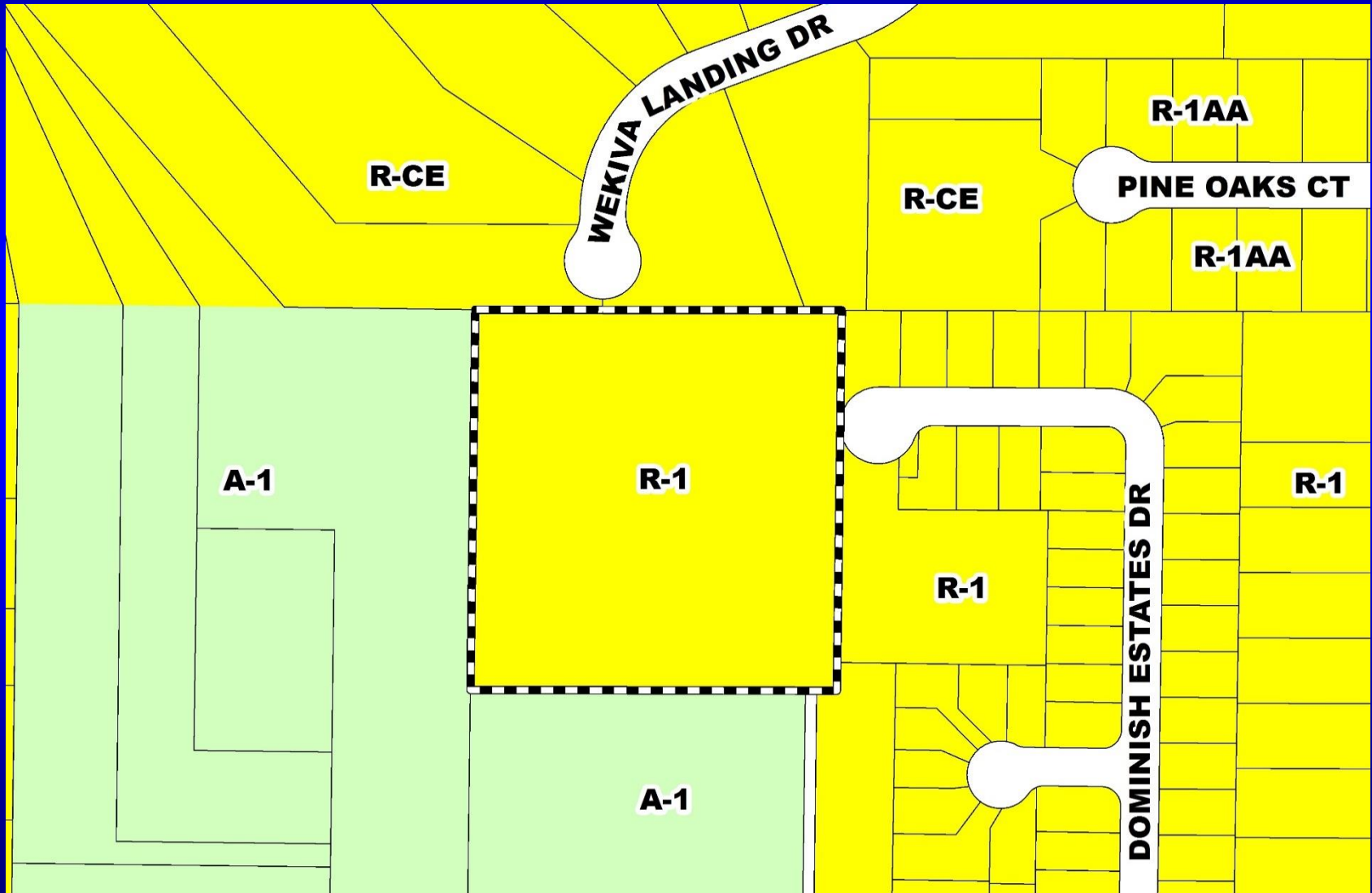
**Planning and Zoning Commission (PZC) Board-Called Hearing
Future Land Use Map**





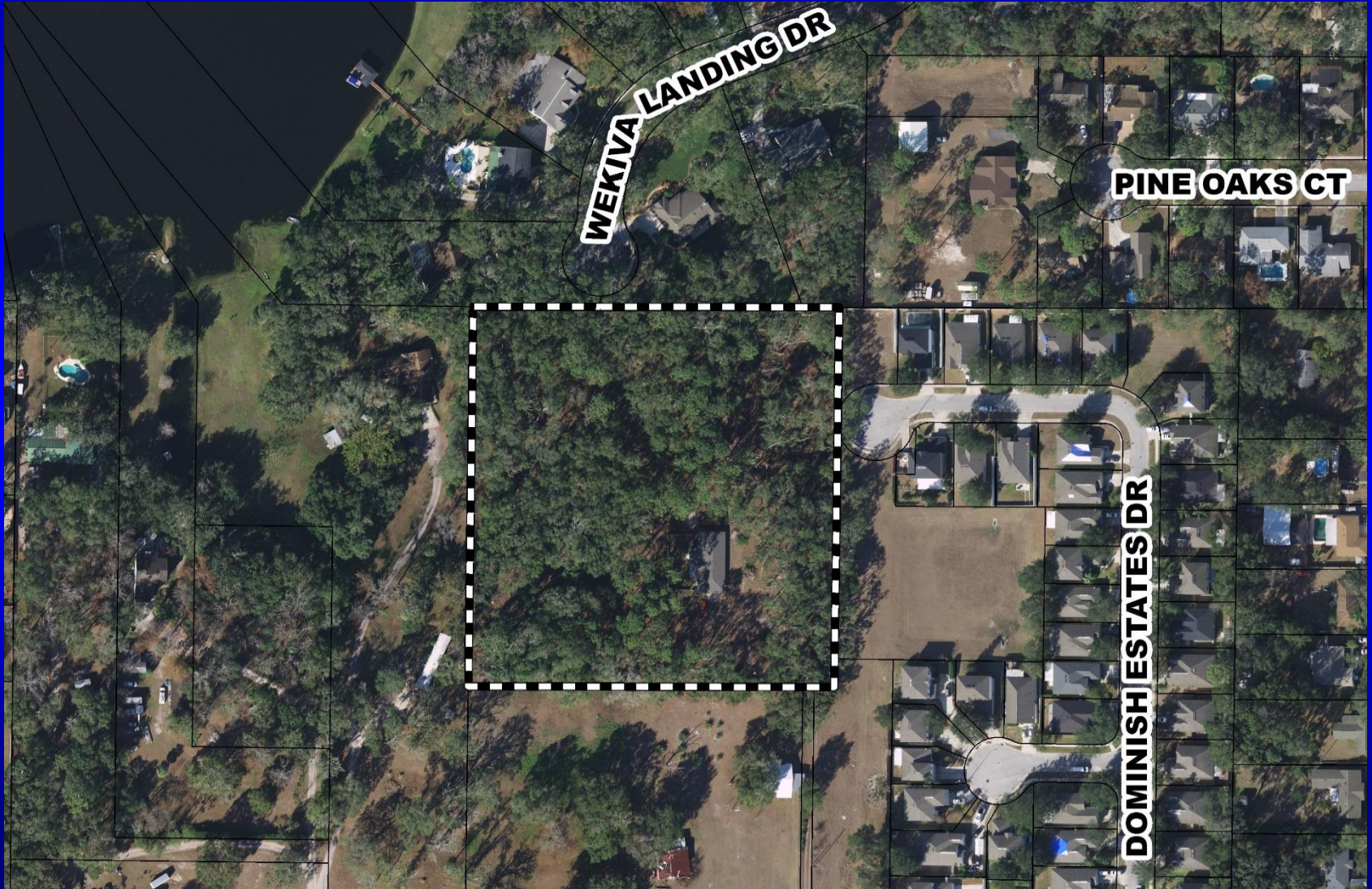
RZ-19-01-057 – Justin Solitro

**Planning and Zoning Commission (PZC) Board-Called Hearing
Zoning Map**





RZ-19-01-057 – Justin Solitro
Planning and Zoning Commission (PZC) Board-Called Hearing
Aerial Map





Action Requested

PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and APPROVE the requested R-1 (Single-Family Dwelling District) zoning, subject to the following restrictions:

- 1) The subject property shall be limited to a maximum of twenty (20) lots with single-family detached residential dwelling units; and
- 2) A fifty (50) foot vehicular cross-access easement shall be provided at the time of Preliminary Subdivision Plan (PSP) to the south.

District 2

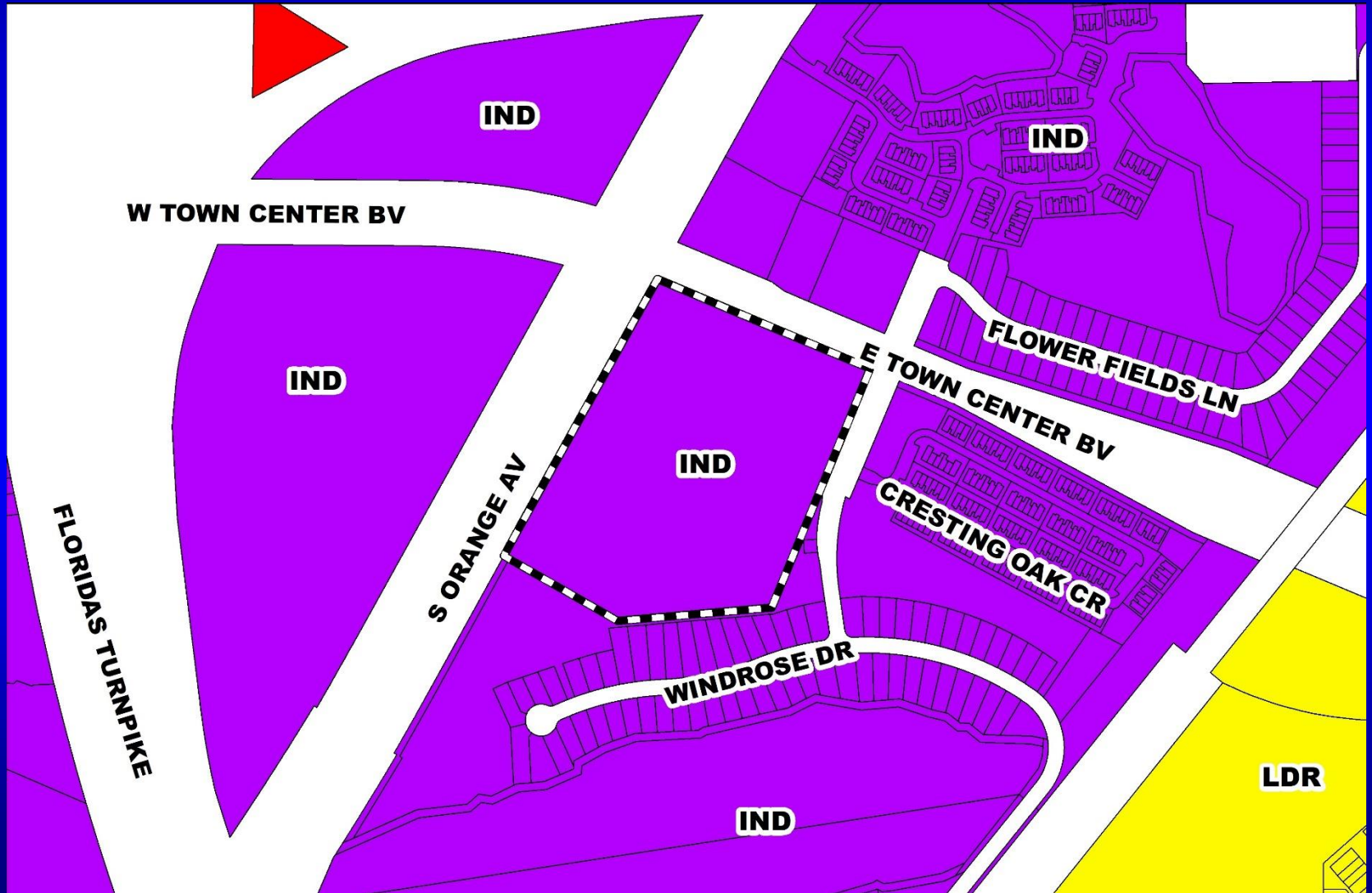


Southchase Planned Development / Land Use Plan

- Case:** CDR-18-05-149
- Project Name:** Southchase PD/LUP
- Applicant:** Miranda Fitzgerald, Lowndes, Drosdick, Doster, Kantor, & Reed, P.A.
- District:** 4
- Acreage:** 3,115.10 gross acres (overall PD)
17.43 gross acres (*affected parcels only*)
- Location:** Generally located on the south side of E. Town Center Boulevard and on the east side of S. Orange Avenue
- Request:** To convert 95,000 square feet of commercial uses into 281,160 square feet of industrial distribution (high cube) uses on PD Parcel 29A using a trip equivalency matrix.
- Additionally, the list of permitted uses within the Industrial category is being amended to reflect the uses permitted within the I-2 zoning district in effect at the date of the initial approval of the Southchase PD and DRI.
- Lastly, one (1) waiver from Orange County Code is requested to increase the maximum impervious surface coverage to 80%.

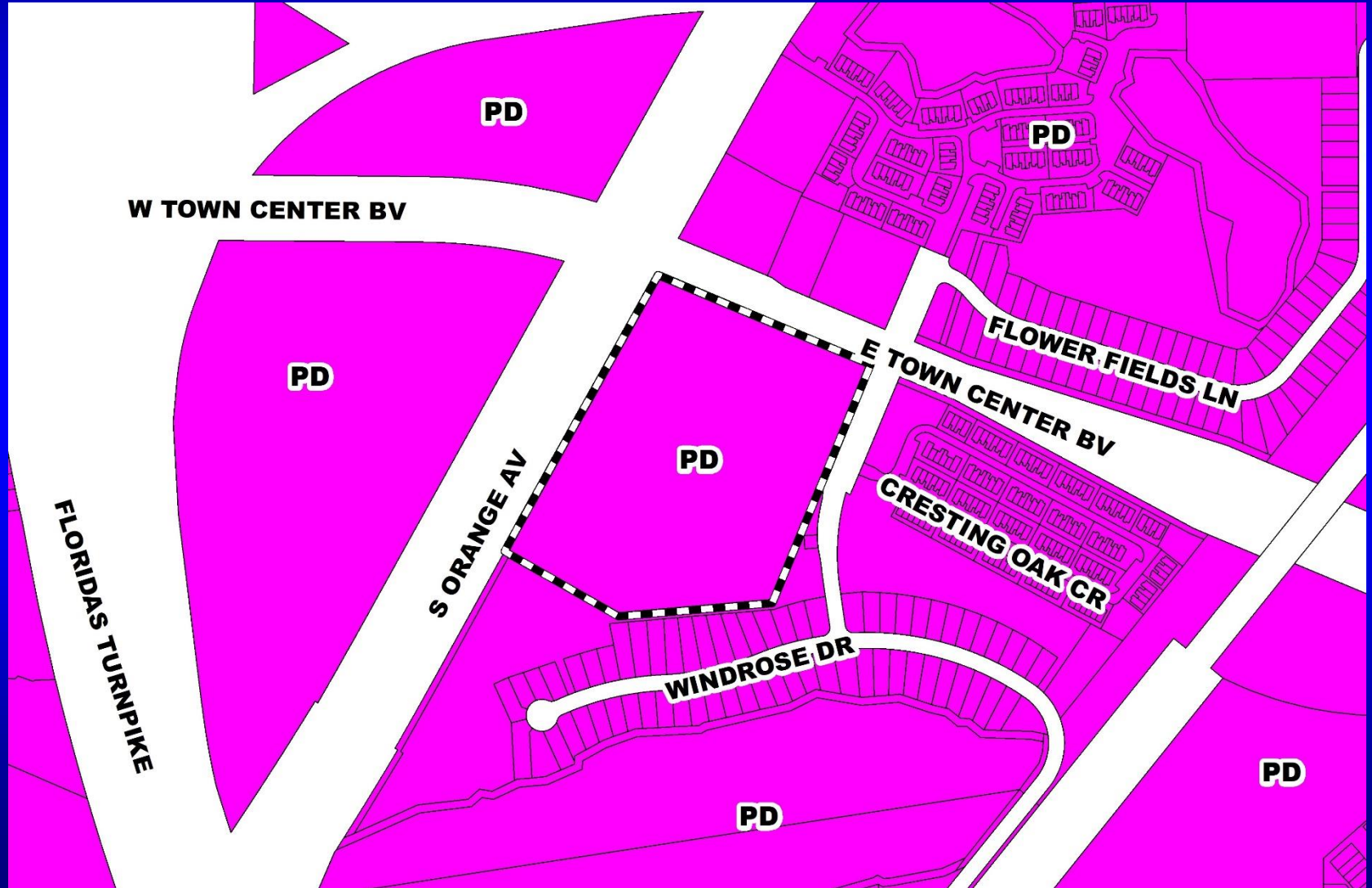


Southchase Planned Development / Land Use Plan Future Land Use Map



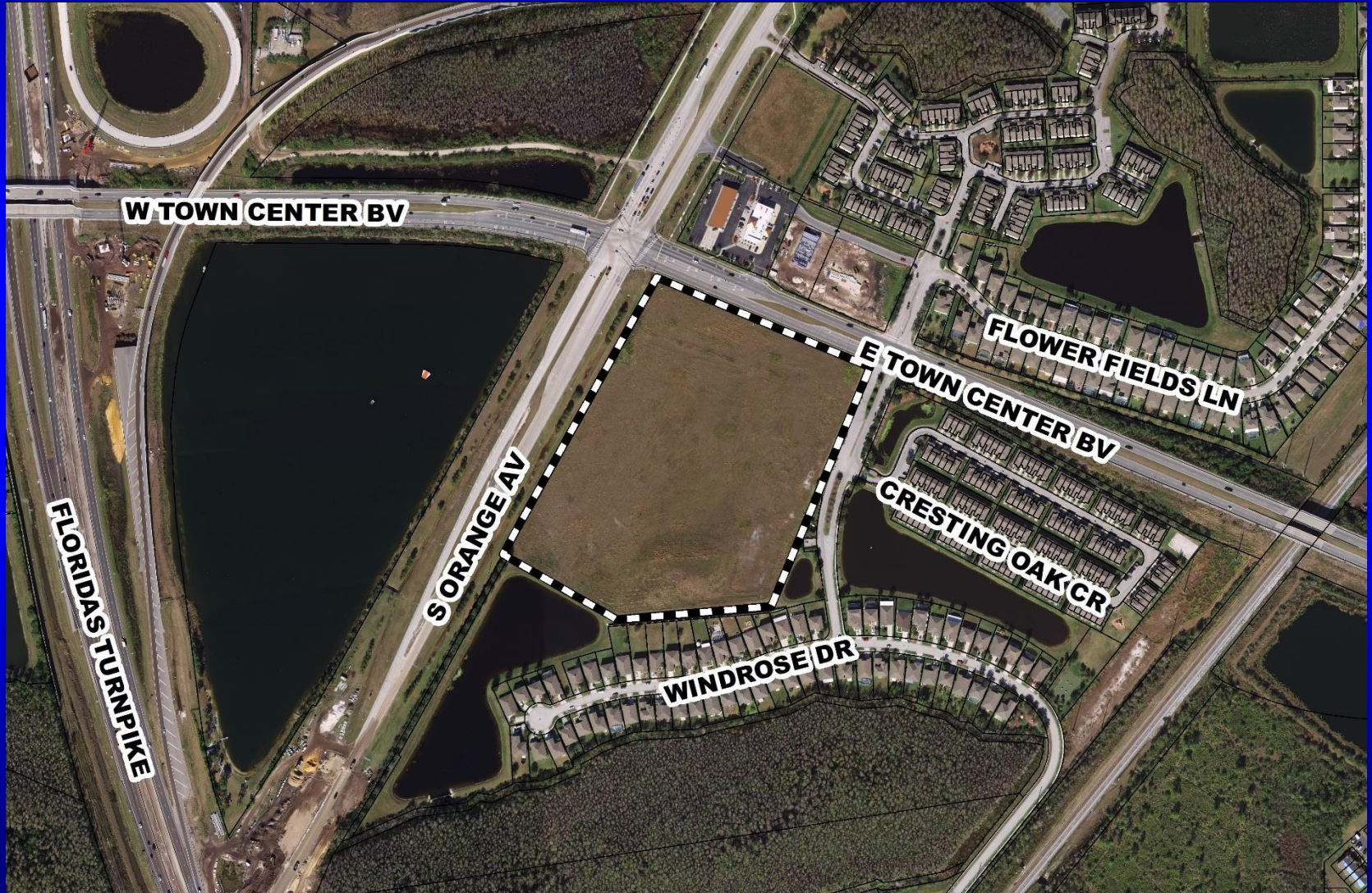


Southchase Planned Development / Land Use Plan Zoning Map





Southchase Planned Development / Land Use Plan Aerial Map



W TOWN CENTER BV

FLOWER FIELDS LN

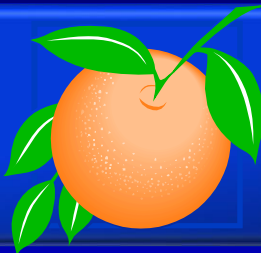
E TOWN CENTER BV

CRESTING OAK CR

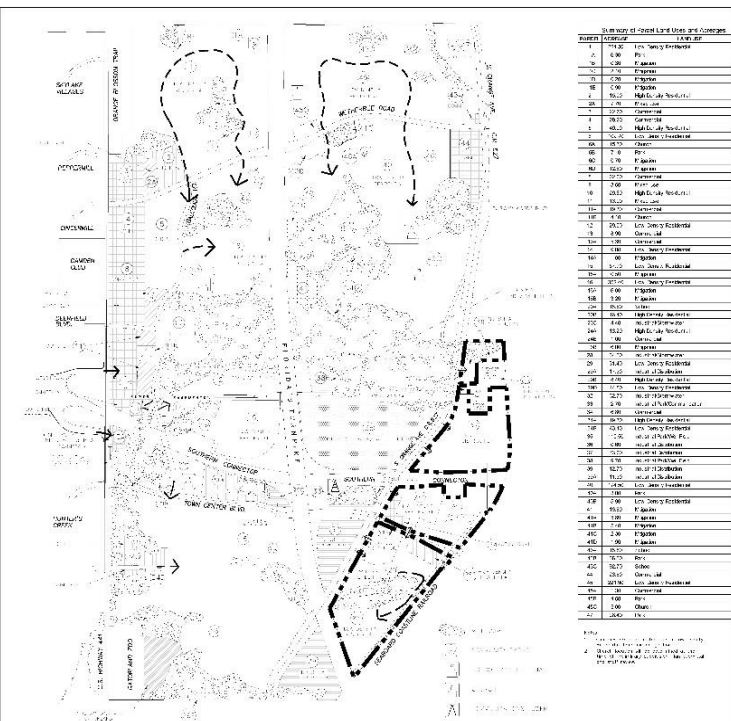
WINDROSE DR

S ORANGE AV

FLORIDA'S TURNPIKE



Southchase Planned Development / Land Use Plan Overall Land Use Plan



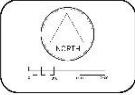
Legend of Land Use Categories

Code	Description
1	114.00 Int. Single Residential
2	1.00 R-1
3	2.00 F-1
4	3.00 F-2
5	4.00 F-3
6	5.00 F-4
7	6.00 F-5
8	7.00 F-6
9	8.00 F-7
10	9.00 F-8
11	10.00 F-9
12	11.00 F-10
13	12.00 F-11
14	13.00 F-12
15	14.00 F-13
16	15.00 F-14
17	16.00 F-15
18	17.00 F-16
19	18.00 F-17
20	19.00 F-18
21	20.00 F-19
22	21.00 F-20
23	22.00 F-21
24	23.00 F-22
25	24.00 F-23
26	25.00 F-24
27	26.00 F-25
28	27.00 F-26
29	28.00 F-27
30	29.00 F-28
31	30.00 F-29
32	31.00 F-30
33	32.00 F-31
34	33.00 F-32
35	34.00 F-33
36	35.00 F-34
37	36.00 F-35
38	37.00 F-36
39	38.00 F-37
40	39.00 F-38
41	40.00 F-39
42	41.00 F-40
43	42.00 F-41
44	43.00 F-42
45	44.00 F-43
46	45.00 F-44
47	46.00 F-45
48	47.00 F-46
49	48.00 F-47
50	49.00 F-48
51	50.00 F-49
52	51.00 F-50
53	52.00 F-51
54	53.00 F-52
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90	89.00 F-88
91	90.00 F-89
92	91.00 F-90
93	92.00 F-91
94	93.00 F-92
95	94.00 F-93
96	95.00 F-94
97	96.00 F-95
98	97.00 F-96
99	98.00 F-97
100	99.00 F-98

PLANNED FEATURES
 A SHARED DRIVE OR BE 165 IS PROPOSED TO DIVIDE QUARTERS BY WINDS WINDUP
 COURSE OF LAND IN THE AREA OF THE WINDUP COURSE, WINDUP COURSE AND WINDUP
 PARKWAY.
 ROAD AND INDIVIDUAL LOTS SHALL BE 165 AND 165 IN THE WINDUP COURSE AND
 WINDUP PARKWAY AND SHALL BE 165 IN THE WINDUP COURSE AND WINDUP PARKWAY.

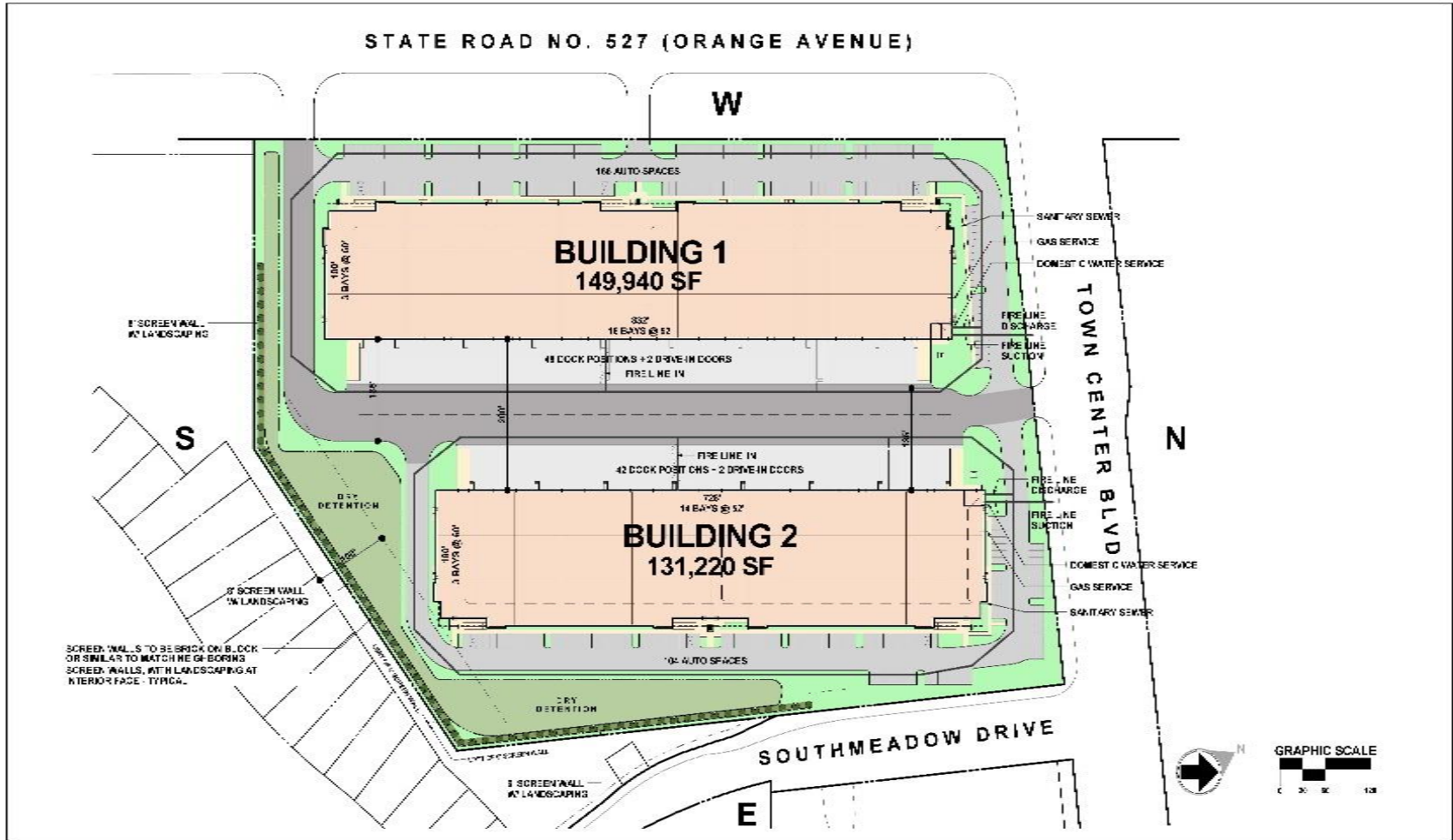
**PROPOSED ZONING FOR INDUSTRY - THE ZONING BOARD SHALL CONSIDER THE
 COMMUNITY CHARACTER OF THE AREA AND THE CHARACTER OF THE ZONING DISTRICT
 IN DETERMINING THE ZONING FOR INDUSTRY. THE ZONING BOARD SHALL CONSIDER
 THE CHARACTER OF THE AREA AND THE CHARACTER OF THE ZONING DISTRICT
 IN DETERMINING THE ZONING FOR INDUSTRY.**

RECEIVED
 By DRC Office at 10:57 am, May 10, 2019





Southchase Planned Development / Land Use Plan Conceptual Site Plan



MACGREGOR ASSOCIATES ARCHITECTS
2707 Peachtree Lake Dr
Atlanta, GA 30328
404-525-1100

JOHNSON DEVELOPMENT ASSOCIATES, INC.
REAL ESTATE DEVELOPERS
12425 VANCE ROAD, SUITE 100
DUBLIN, GA 31003
770-476-2300

SOUTHMEADOW SPEC BUILDING
ORLANDO, FLORIDA

SITE PLAN
A-5.3e



Action Requested

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

- AND -

Approve Consent Item G.3

District 4



Board of County Commissioners

Public Hearings

July 16, 2019