

*Board of County Commissioners*

# Public Hearings

**August 20, 2019**



# **RZ-19-06-015 – James R. Morrison Planning and Zoning Commission (PZC) Appeal**

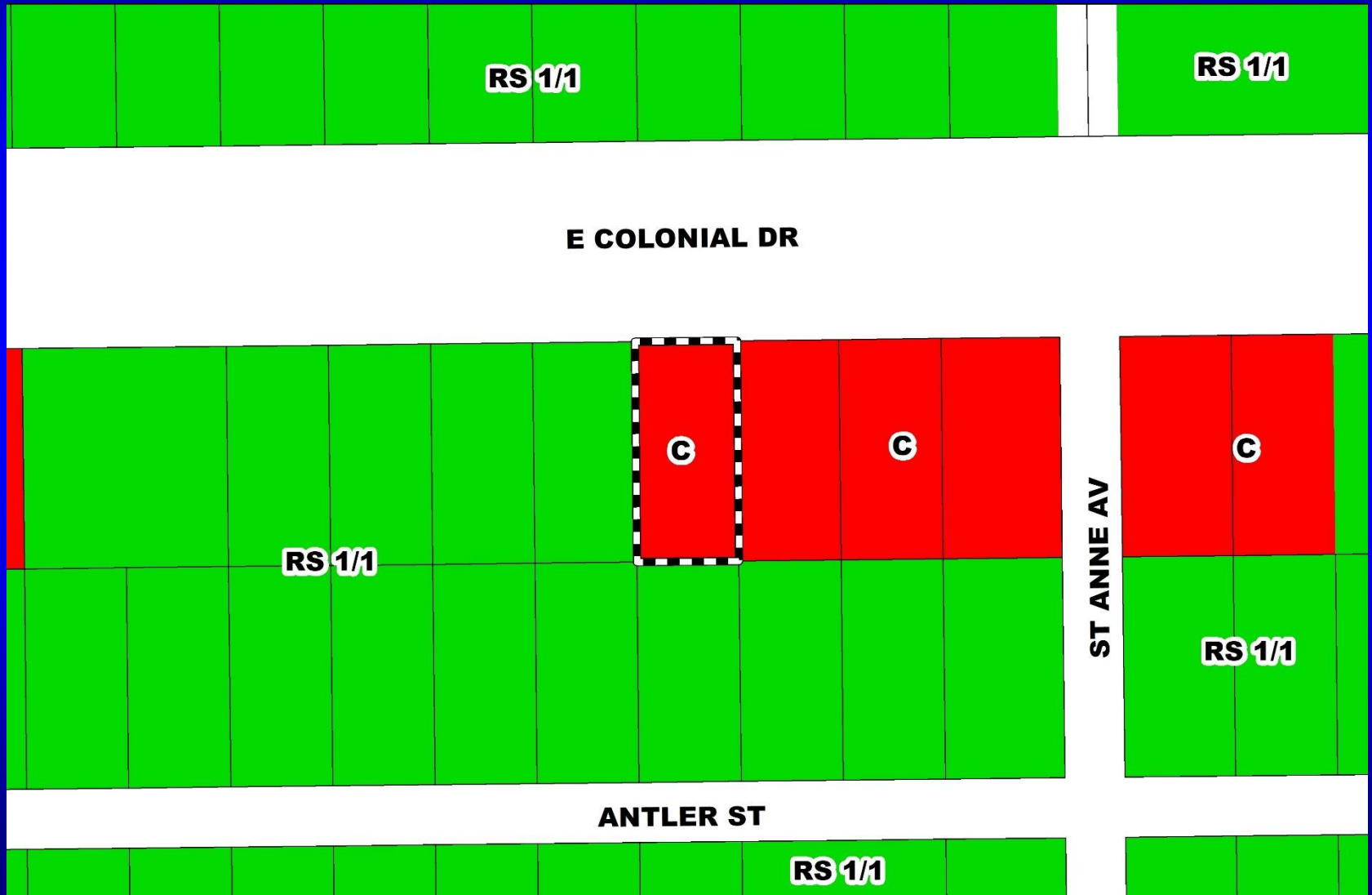
<b>Case:</b>	RZ-19-06-015
<b>Applicant:</b>	James R. Morrison, Florida Manufactured Home Sales, LLC
<b>Appellant:</b>	James R. Morrison, Florida Manufactured Home Sales, LLC
<b>District:</b>	2
<b>Location:</b>	25140 E. Colonial Drive; or generally located on the south side of E. Colonial Drive, approximately 325 feet west of St. Anne Avenue
<b>Acreage:</b>	0.52-gross acre
<b>From:</b>	C-1 (Retail Commercial District)
<b>To:</b>	C-2 (General Commercial District)
<b>Proposed Use:</b>	Outdoor sales, display and storage of mobile homes and sheds

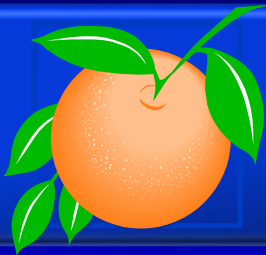


# RZ-19-06-015 – James R. Morrison

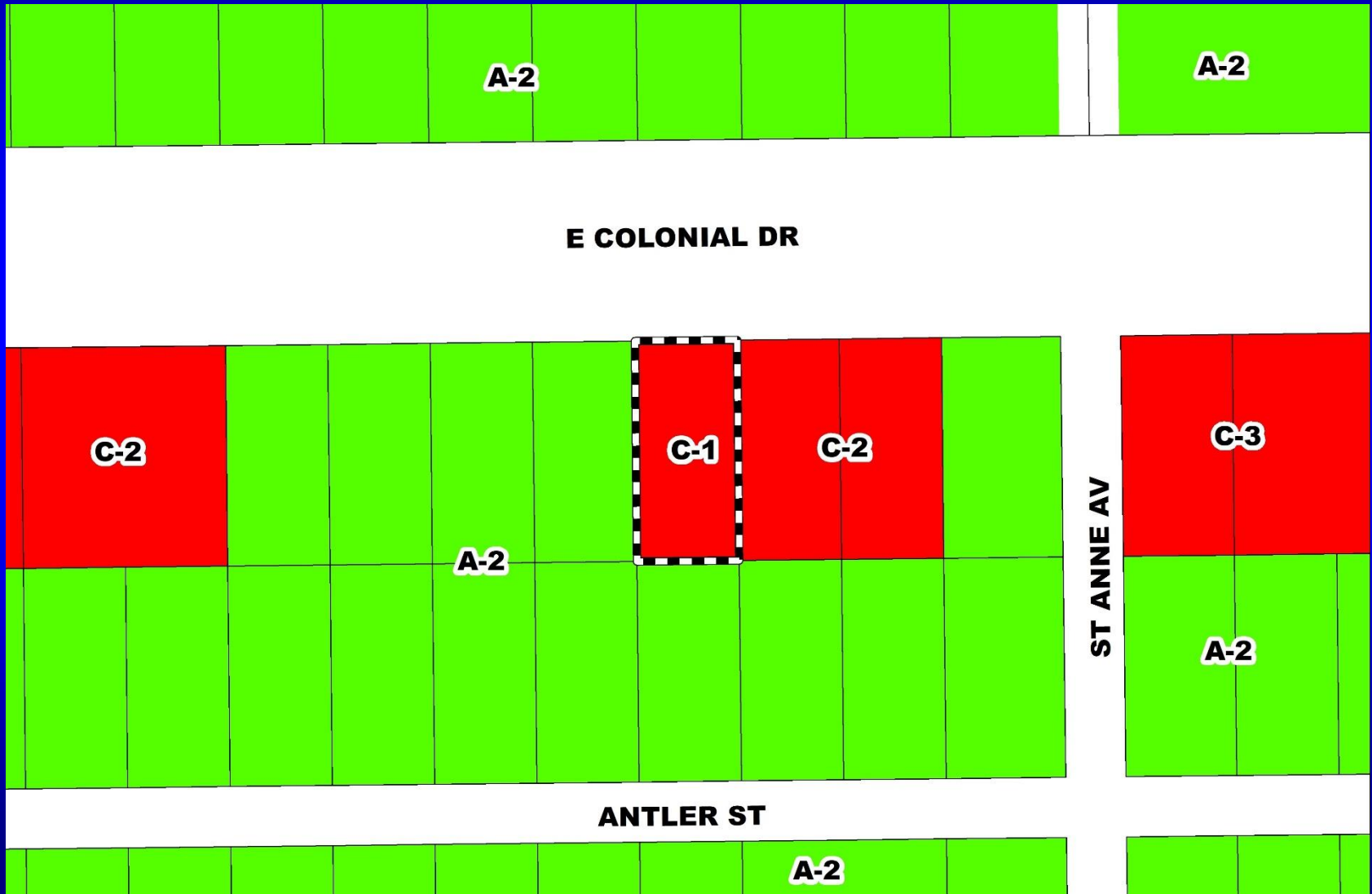
## Planning and Zoning Commission (PZC) Appeal

### Future Land Use Map





# RZ-19-06-015 – James R. Morrison Planning and Zoning Commission (PZC) Appeal Zoning Map





# RZ-19-06-015 – James R. Morrison Planning and Zoning Commission (PZC) Appeal Aerial Map





# Action Requested

## PZC Recommendation

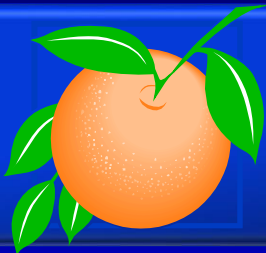
Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested C-2 (General Commercial District) zoning.

District 5

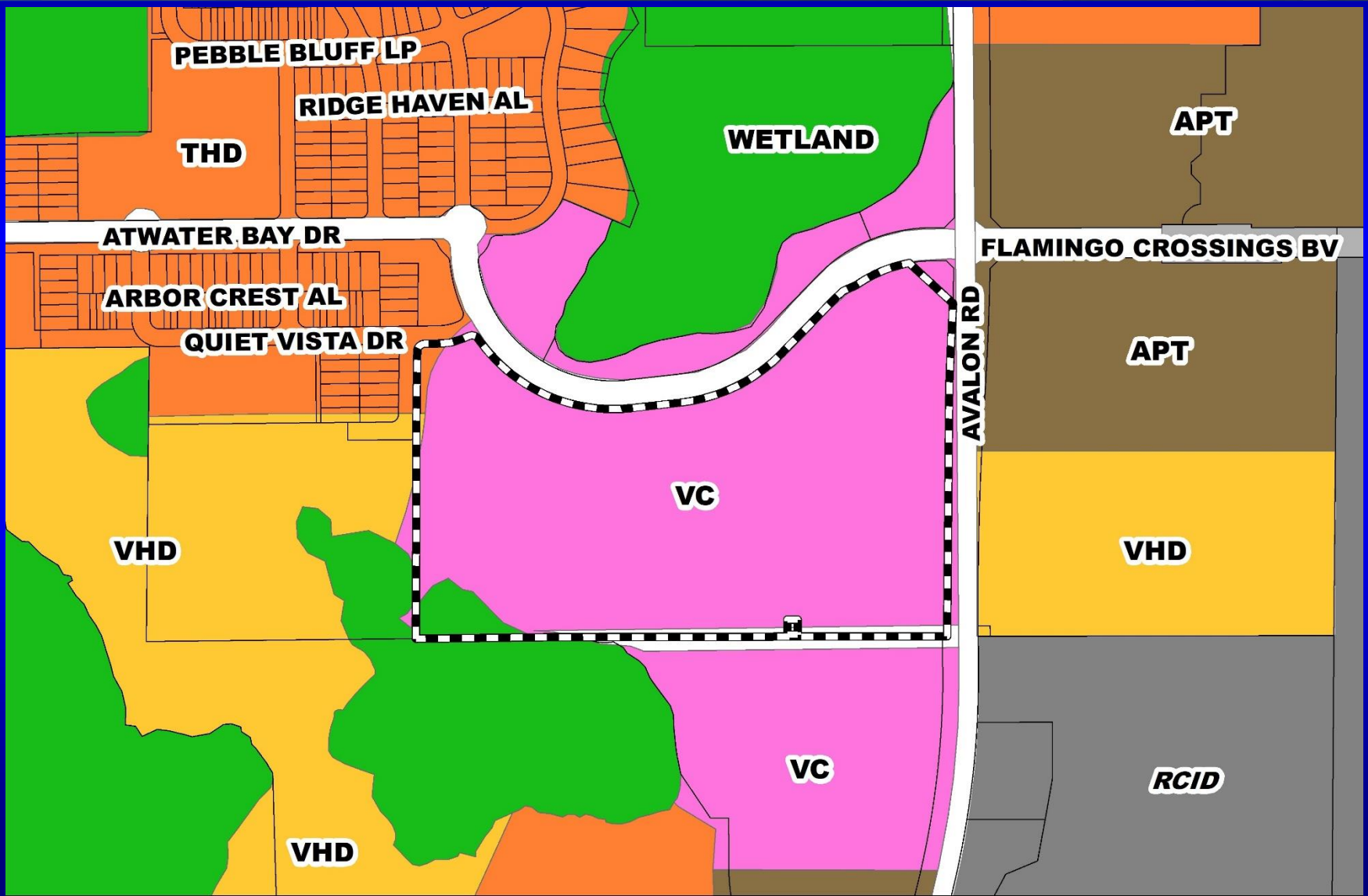


# **Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan**

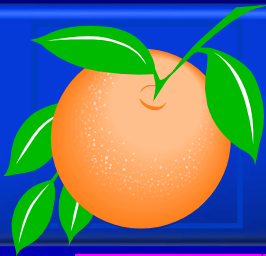
- Case:** PSP-18-09-302
- Project Name:** Waterleigh PD / Waterleigh Village Center Parcel 13 PSP
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 38.37 gross acres
- Location:** South of Waterway Passage Drive / West of Avalon Road
- Request:** To subdivide 38.37 acres in order to create six lots (1, 2A, 2B, 2C, 2D, 2E) with infrastructure, and a pond tract (P-1), in order to allow future development of 351 multi-family residential dwelling units, 105,000 square feet of commercial, and 79,453 square feet of office uses within the Village Center District.



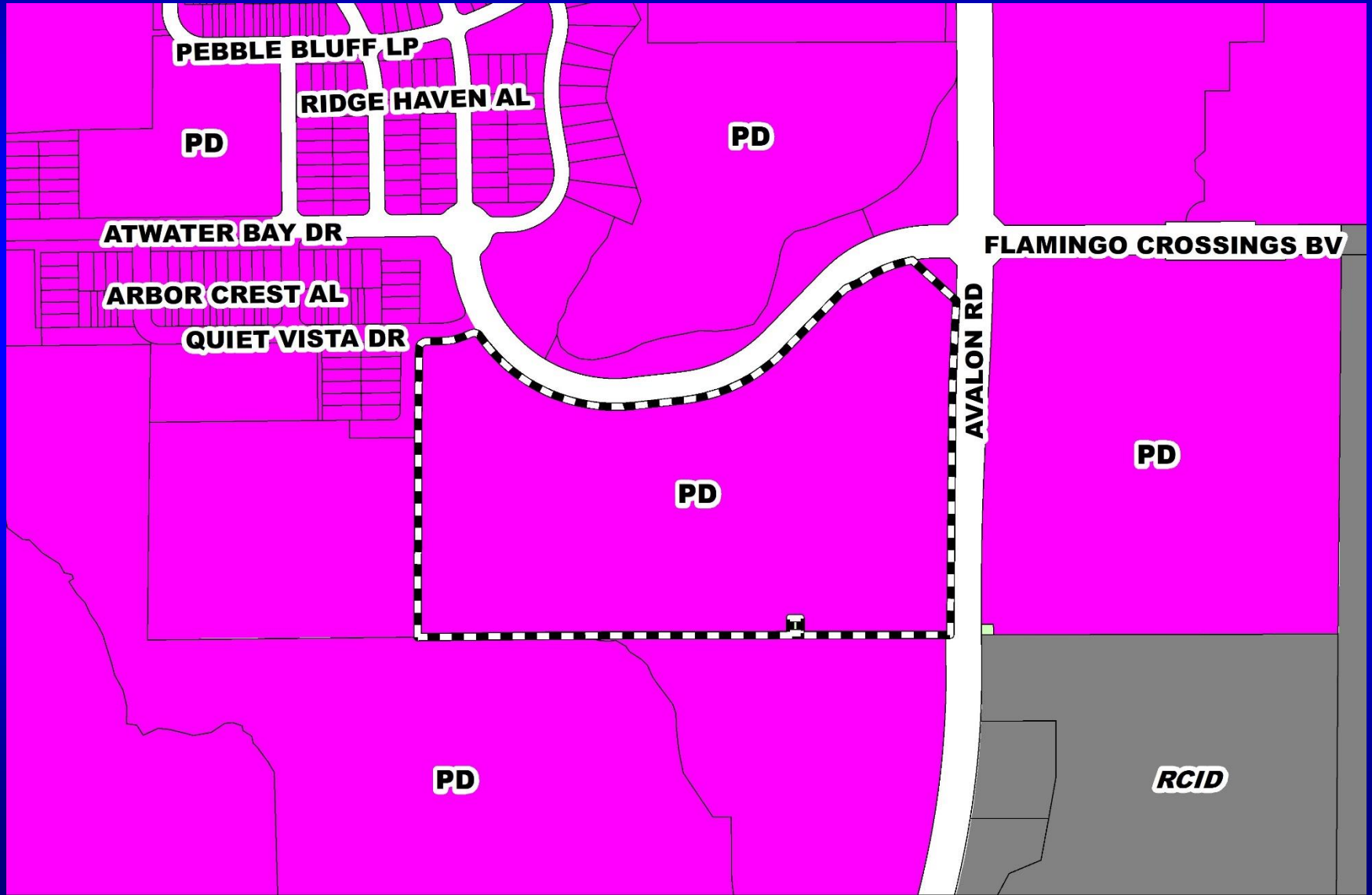
# Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan Future Land Use Map







# Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan Zoning Map





# Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan Aerial Map







# Action Requested

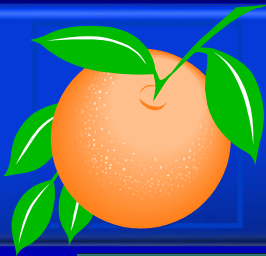
**Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Waterleigh Village Center Parcel 13 PSP dated “Received June 28, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

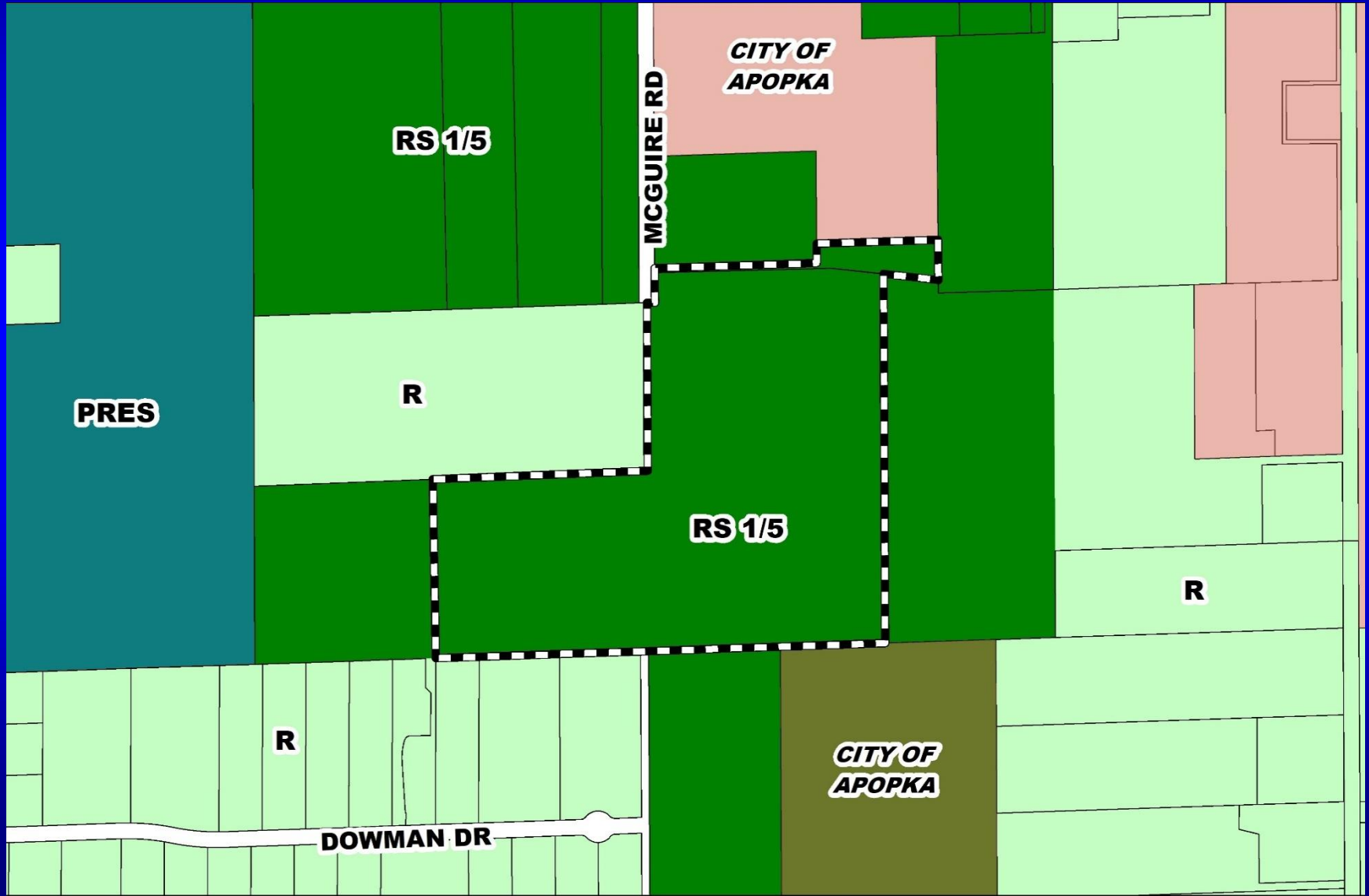


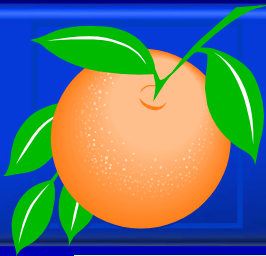
# Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan

- Case:** PSP-15-10-304
- Project Name:** Rainbow Ridge PD / Rainbow Ridge PSP
- Applicant:** Larry Poliner, RCE Consultants, LLC
- District:** 2
- Acreage:** 43.99 gross acres
- Location:** South of Haas Road / East of Plymouth Sorrento Road
- Request:** To subdivide 43.99 acres in order to construct 20 detached single-family residential dwelling units.
- In addition, two (2) waivers from Orange County Code are requested to eliminate the required street lighting and four-foot wide sidewalks on both sides of the street.

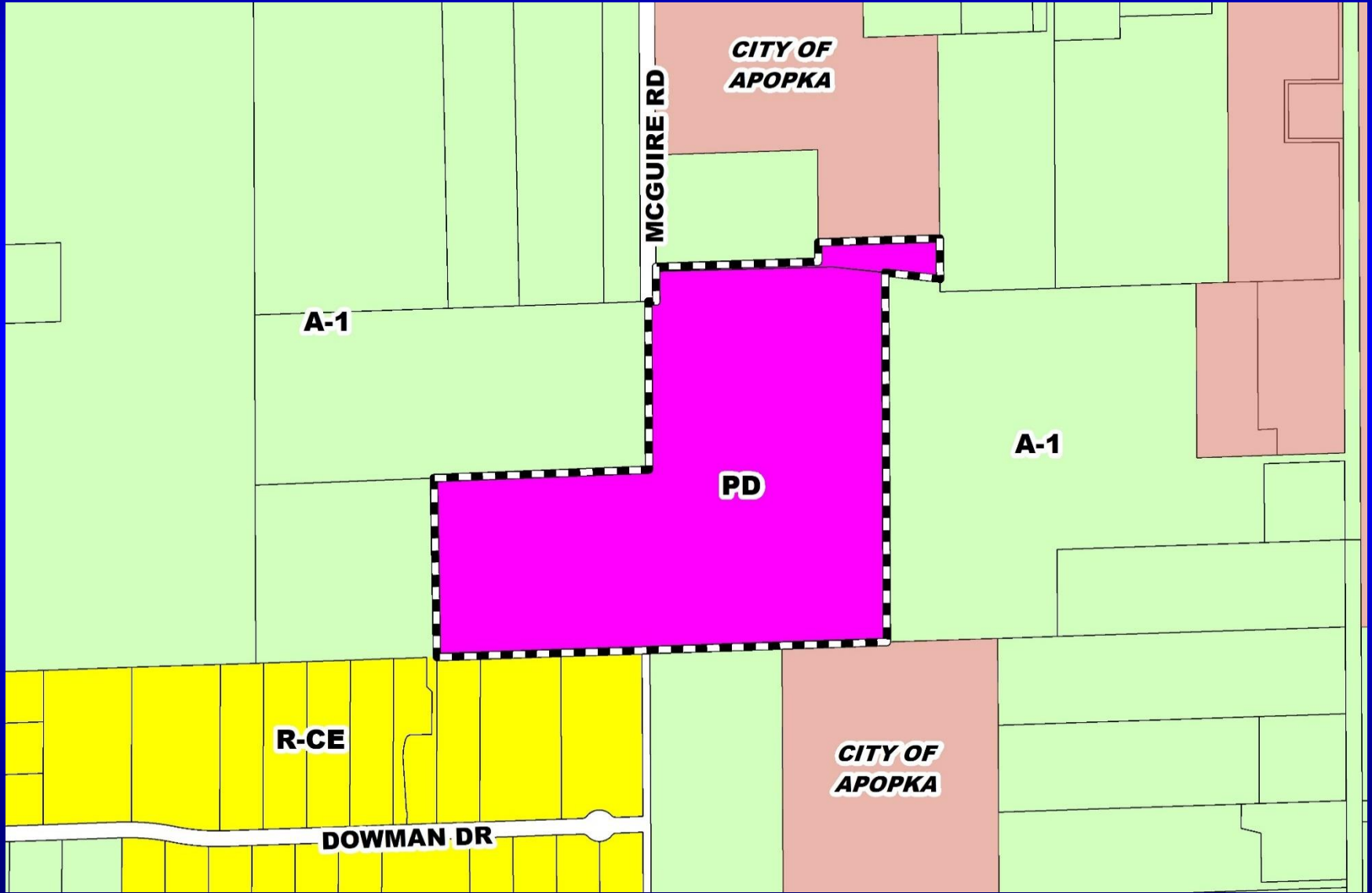


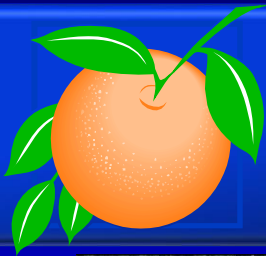
# Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Future Land Use Map





# Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Zoning Map





# Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Aerial Map







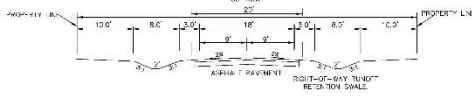
# Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan

## Preliminary Subdivision Plan

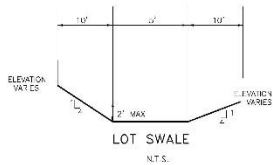
LAND USE TABLE

TRAC / LOT	AREA (SQ)	TOTAL AREA (AC)	*POA/P-PRIVATE
TRAC A (ROW)	48,558 SF	3.32 AC	POA
TRAC B (ROW)	201,598 SF	22.50 AC	POA
LOT 1	31,434 SF	0.74 AC	PRIVATE
LOT 2	31,159 SF	0.73 AC	PRIVATE
LOT 3	31,255 SF	0.72 AC	PRIVATE
LOT 4	37,012 SF	0.86 AC	PRIVATE
LOT 5	34,203 SF	0.79 AC	PRIVATE
LOT 6	54,311 SF	1.25 AC	PRIVATE
LOT 7	44,866 SF	1.03 AC	PRIVATE
LOT 8	44,208 SF	1.02 AC	PRIVATE
LOT 9	42,165 SF	0.97 AC	PRIVATE
LOT 10	40,443 SF	0.93 AC	PRIVATE
LOT 11	51,838 SF	1.19 AC	PRIVATE
LOT 12	32,757 SF	0.75 AC	PRIVATE
LOT 13	48,533 SF	1.12 AC	PRIVATE
LOT 14	39,847 SF	0.91 AC	PRIVATE
LOT 15	50,104 SF	1.15 AC	PRIVATE
LOT 16	49,351 SF	1.14 AC	PRIVATE
LOT 17	38,225 SF	0.87 AC	PRIVATE
LOT 18	32,124 SF	0.74 AC	PRIVATE
LOT 19	35,113 SF	0.81 AC	PRIVATE
LOT 20	30,500 SF	0.70 AC	PRIVATE
TOTAL AREA = 43.89 ACRES			

\*PROPERTY OWNERS ASSOCIATION

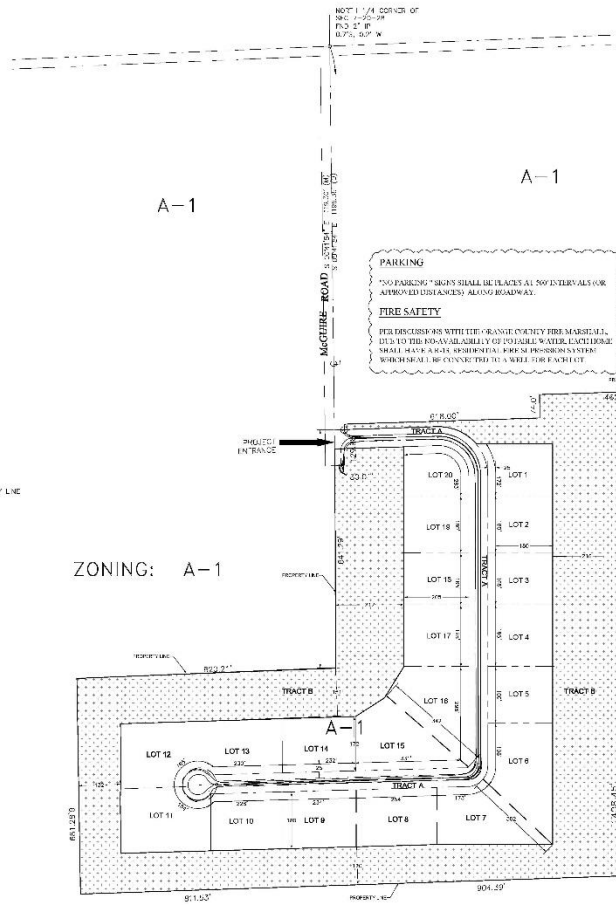


ROADWAY CROSS SECTION



ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE WEKIVA STUDY AREA, AS ESTABLISHED BY THE WEKIVA PARKWAY AND PROTECTION ACT, SECTION 369.316 OF THE FLORIDA STATUTES (F.S.). ADDITIONAL ENVIRONMENTAL REGULATIONS APPLY.



1) THIS SITE HAS A PAST AGRICULTURAL LAND USE (CITRUS GROVES) THAT MAY HAVE RESULTED IN SOIL AND/OR GROUNDWATER CONTAMINATION. PRIOR TO THE EARLIEST OF PLANTING, DEMOLITION, SITE CLEARING, GRADING, STUDIES, REVIEW OF MASS GRADING OR CONSTRUCTION PLANS, THE APPLICANT SHALL PROVIDE DOCUMENTATION TO ASSURE COMPLIANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) REGULATION 62-777 CONTAMINANT CLEANUP TARGET LEVELS, AND ANY OTHER CONTAMINANT CLEANUP TARGET LEVELS FOUND TO APPLY DURING FURTHER INVESTIGATIONS, TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION AND DEVELOPMENT ENGINEERING DIVISIONS.

2) THIS SITE IS LOCATED WITHIN AN ETHYLENE DIBROMIDE (EDB) A SOIL PLUMBANT GROUNDWATER CONTAMINATION ZONE (DELINEATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)). ANY NEW WATER WELLS WILL REQUIRE SPECIAL PERMITTING FROM FLORIDA ADMINISTRATIVE CODE FAC 62-927, WHICH INCLUDES SPECIFIC CONSTRUCTION AND/OR TREATMENT REQUIREMENTS.

RAINBOW RIDGE  
PRELIMINARY SUBDIVISION PLAN  
ORANGE COUNTY

DATE	
REVISIONS	
NO.	
DATE	
BY	
DESCRIPTION	
DATE	
BY	
DESCRIPTION	

MCL Consulting, LLC  
 4611 Avenue 80th  
 Jacksonville, Florida 32210  
 904-421-2600  
 MCLConsulting@att.net

Engineer of Record  
 License No. 12000  
 MCL Consulting, LLC  
 4611 Avenue 80th  
 Jacksonville, Florida 32210

PROJECT: 202401  
 DRAWING NO.: 24-01-01-01  
 DATE: MAY 2024  
 SCALE: AS SHOWN  
 SHEET: 2  
 SITE PLAN



# Action Requested

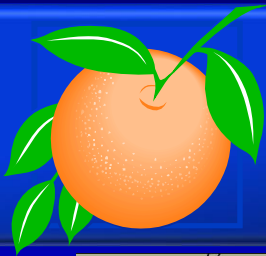
**Make a finding of consistency with the Comprehensive Plan and approve the Rainbow Ridge PD / Rainbow Ridge PSP dated “Received June 18, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**

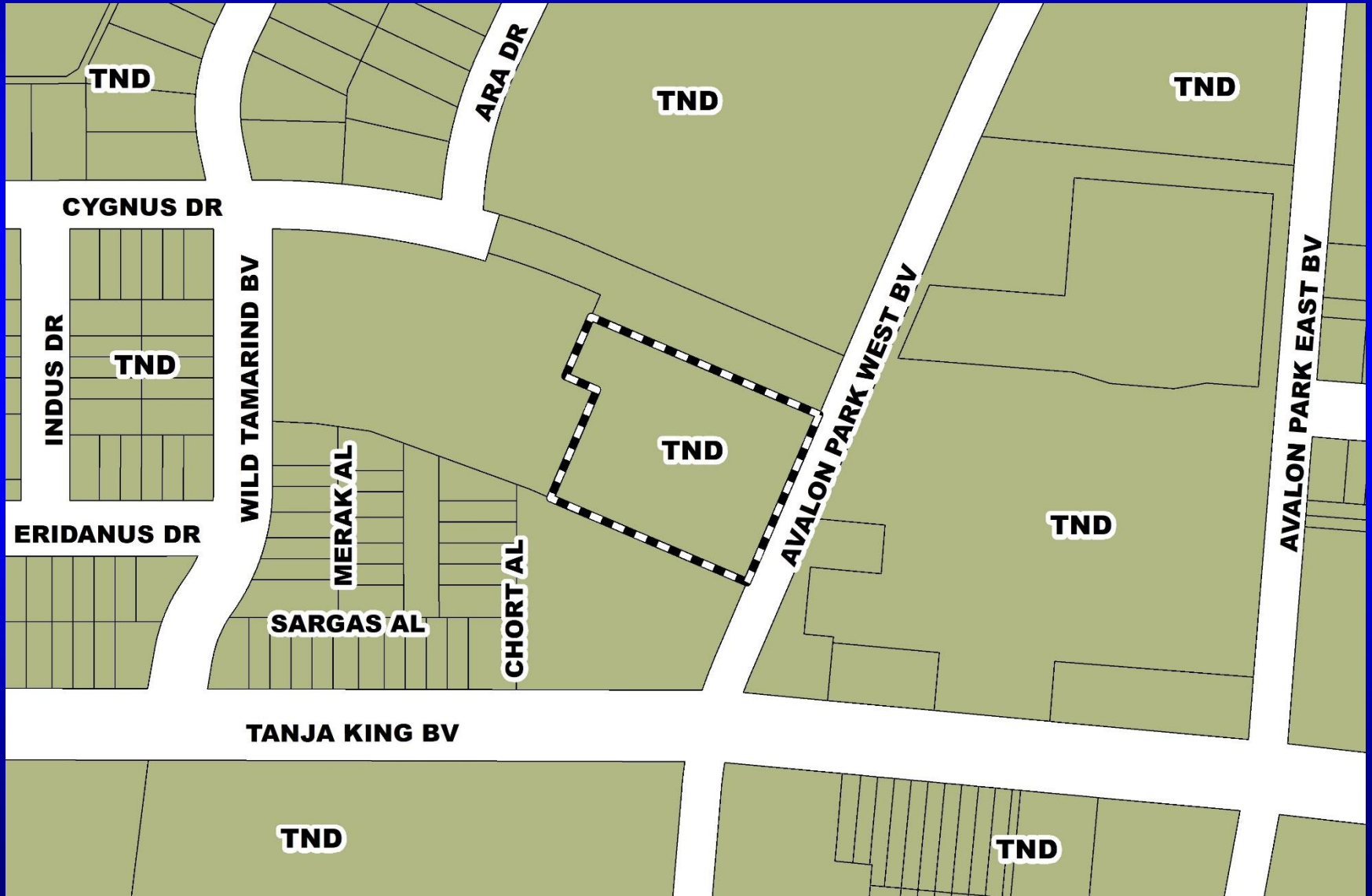


# Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan

- Case:** PSP-18-12-403
- Project Name:** Avalon Park PD / Avalon Town Center Townhomes PSP
- Applicant:** Steve Mellich, Mellich Blenden Engineering, LLC
- District:** 4
- Acreage:** 1.45 gross acres
- Location:** North of Tanja King Boulevard / West of Avalon Park West Boulevard
- Request:** To subdivide 1.45 acres in order to construct 24 attached single-family residential dwelling units.
- In addition, one (1) waiver from Orange County Code to allow the lots to front a mew, open space, etc., instead of a County roadway. Legal access will be through a ingress/egress easement shown on the plat.

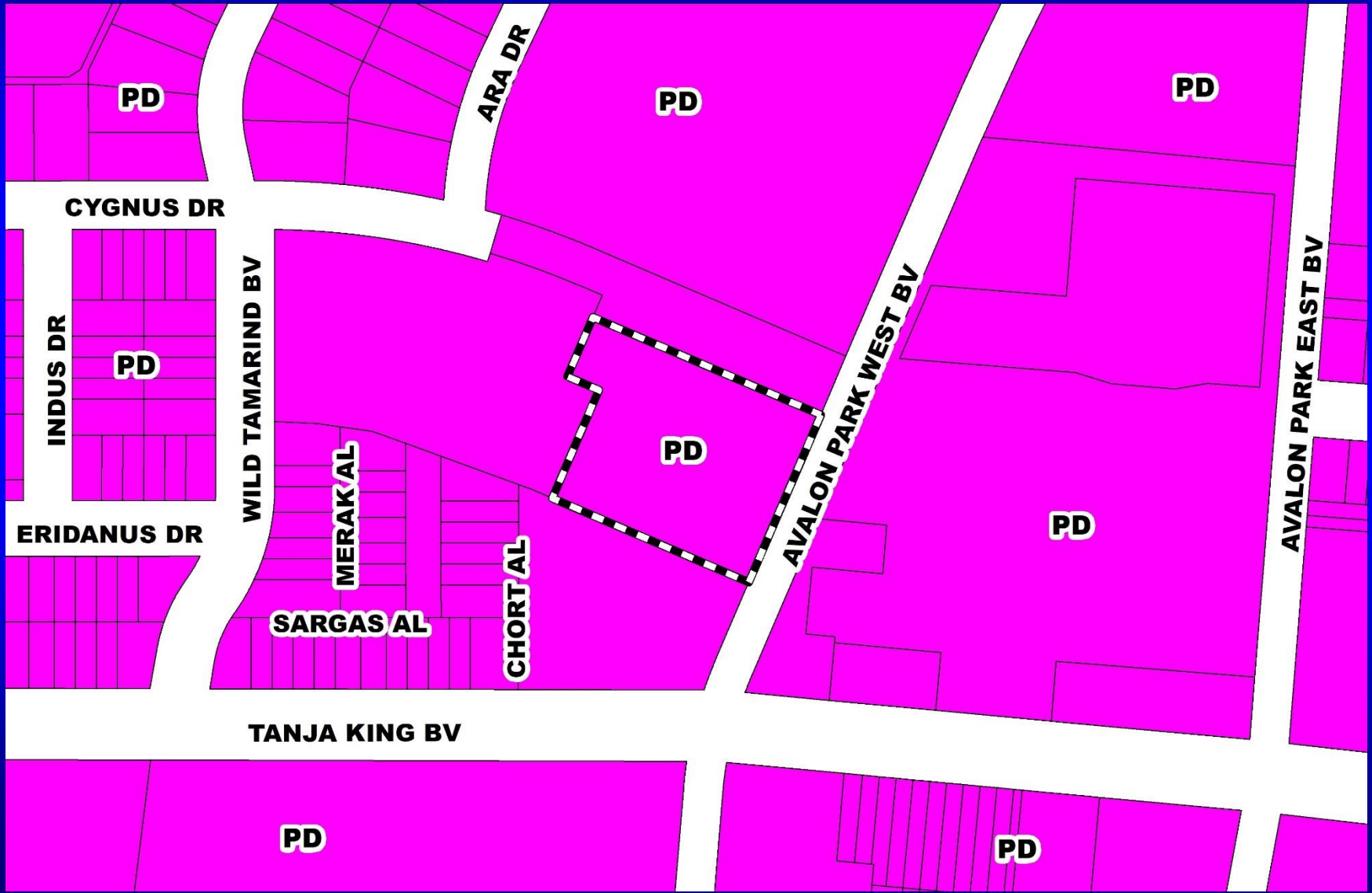


# Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Future Land Use Map



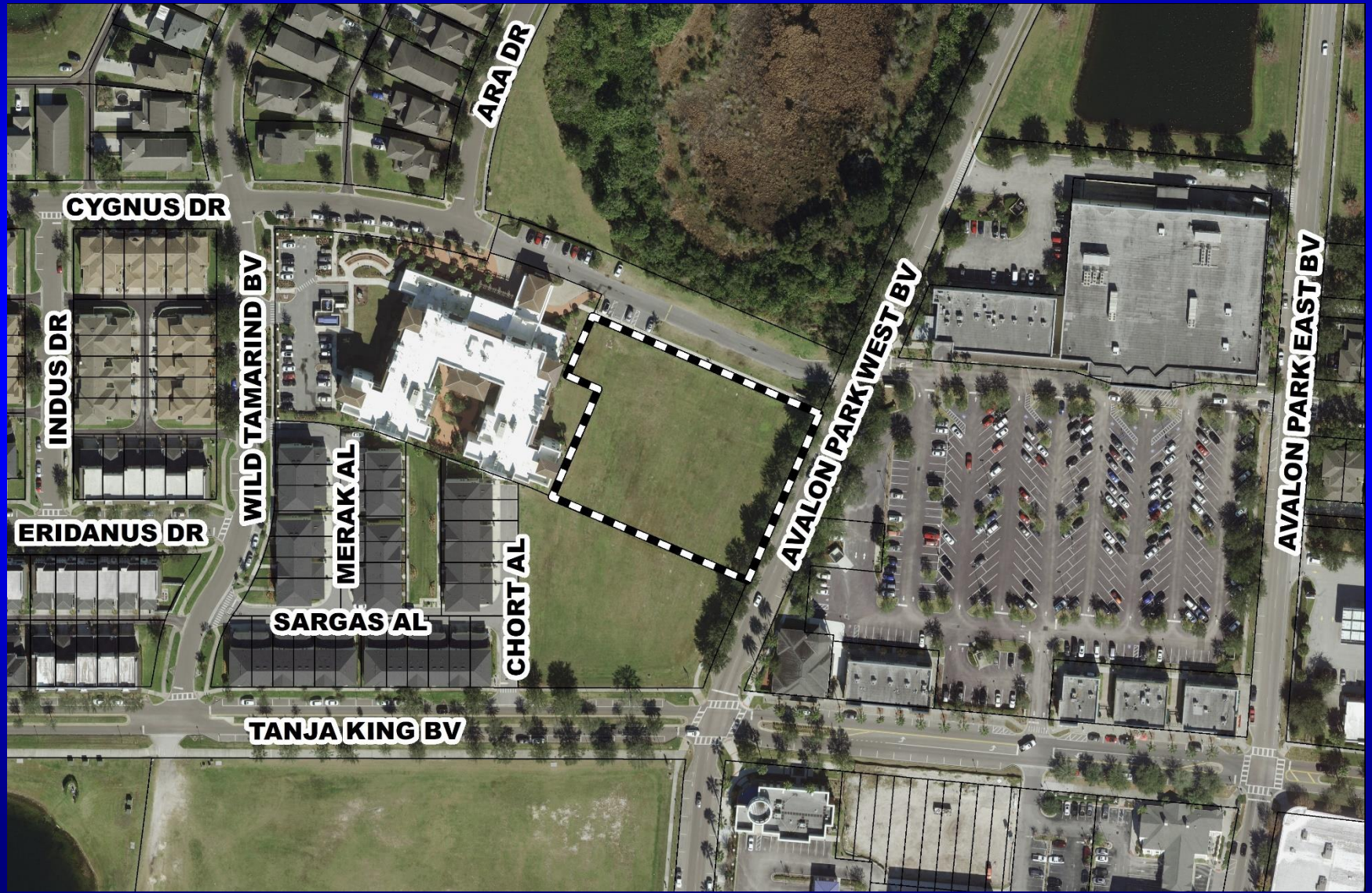


# Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Zoning Map





# Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Aerial Map







# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Avalon Park PD / Avalon Town Center Townhomes PSP dated “Received July 8, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**



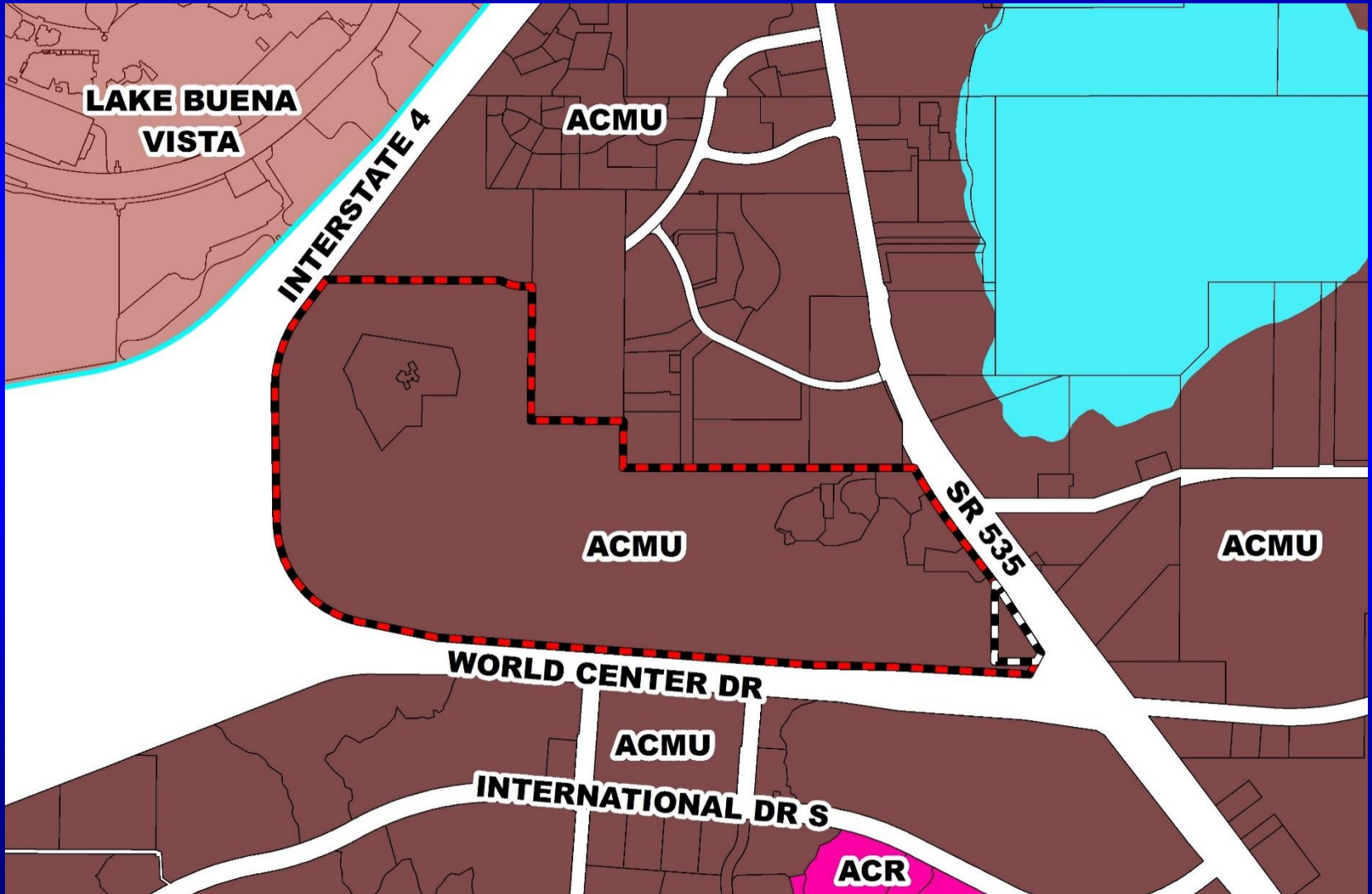


# Marriott World Center Planned Development / Land Use Plan

- Case:** CDR-19-01-000
- Project Name:** Marriott World Center PD/LUP
- Applicant:** Nizam Kahn, World Center Plaza, LLC
- District:** 1
- Acreage:** 205.96 gross acres (*overall PD*)  
2.35 gross acre (*affected parcel only*)
- Location:** 14344 State Road 535; or generally located north of World Center Drive and west of State Road 535
- Request:** To request a waiver from Orange County Code Section 38-1287(4) to allow a 7.5 foot wide front pavement setback, in lieu of the 25 foot wide front setback.

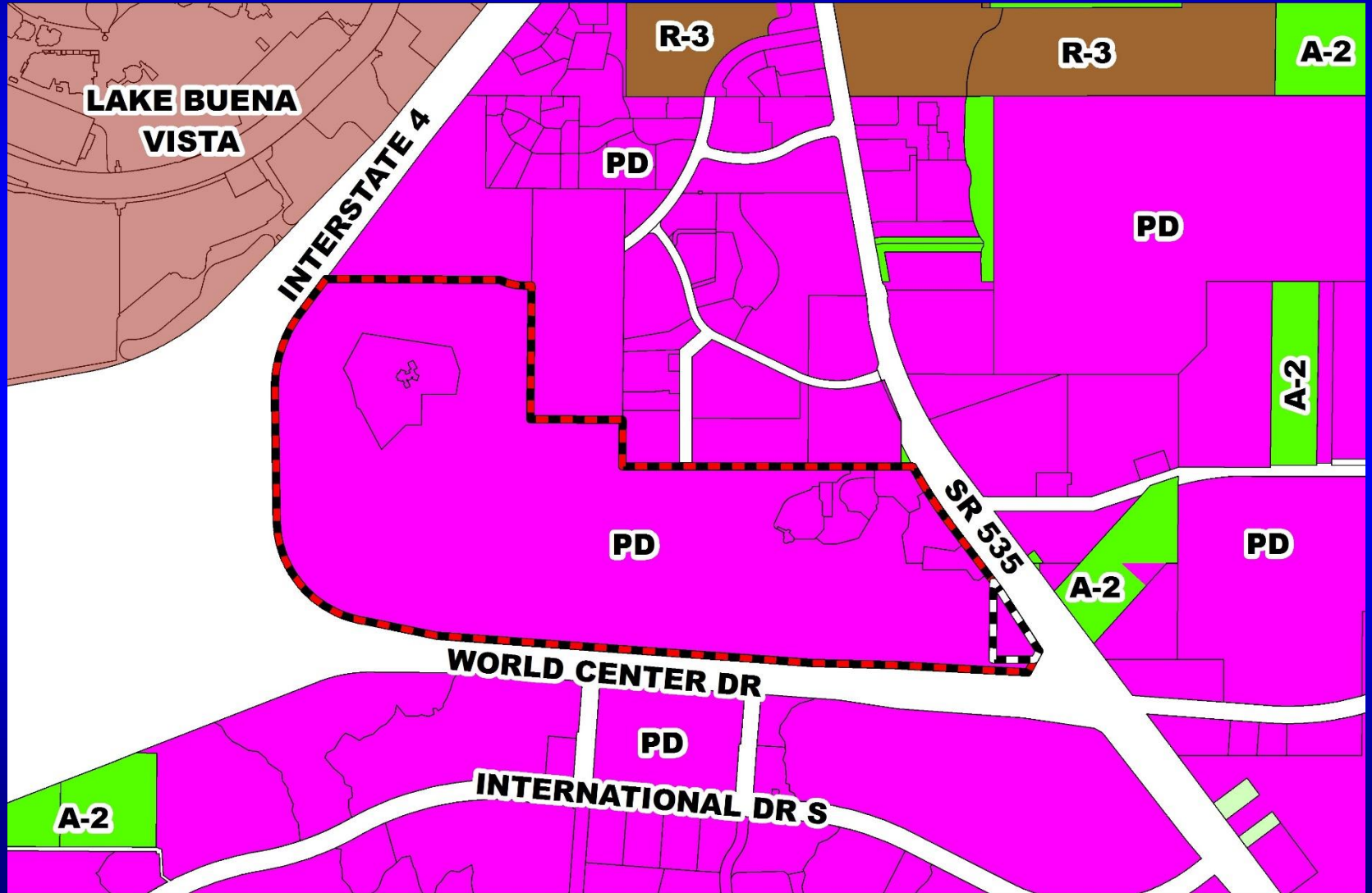


# Marriott World Center Planned Development / Land Use Plan Future Land Use Map





# Marriott World Center Planned Development / Land Use Plan Zoning Map





# Marriott World Center Planned Development / Land Use Plan Aerial Map







# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Marriott World Center Planned Development / Land Use Plan (PD/LUP) dated “Received March 5, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# **Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan**

**Case:** CDR-19-06-227

**Project Name:** Waterleigh PD / Waterleigh Phase 3 PSP

**Applicant:** Adam Smith, VHB, Inc.

**District:** 1

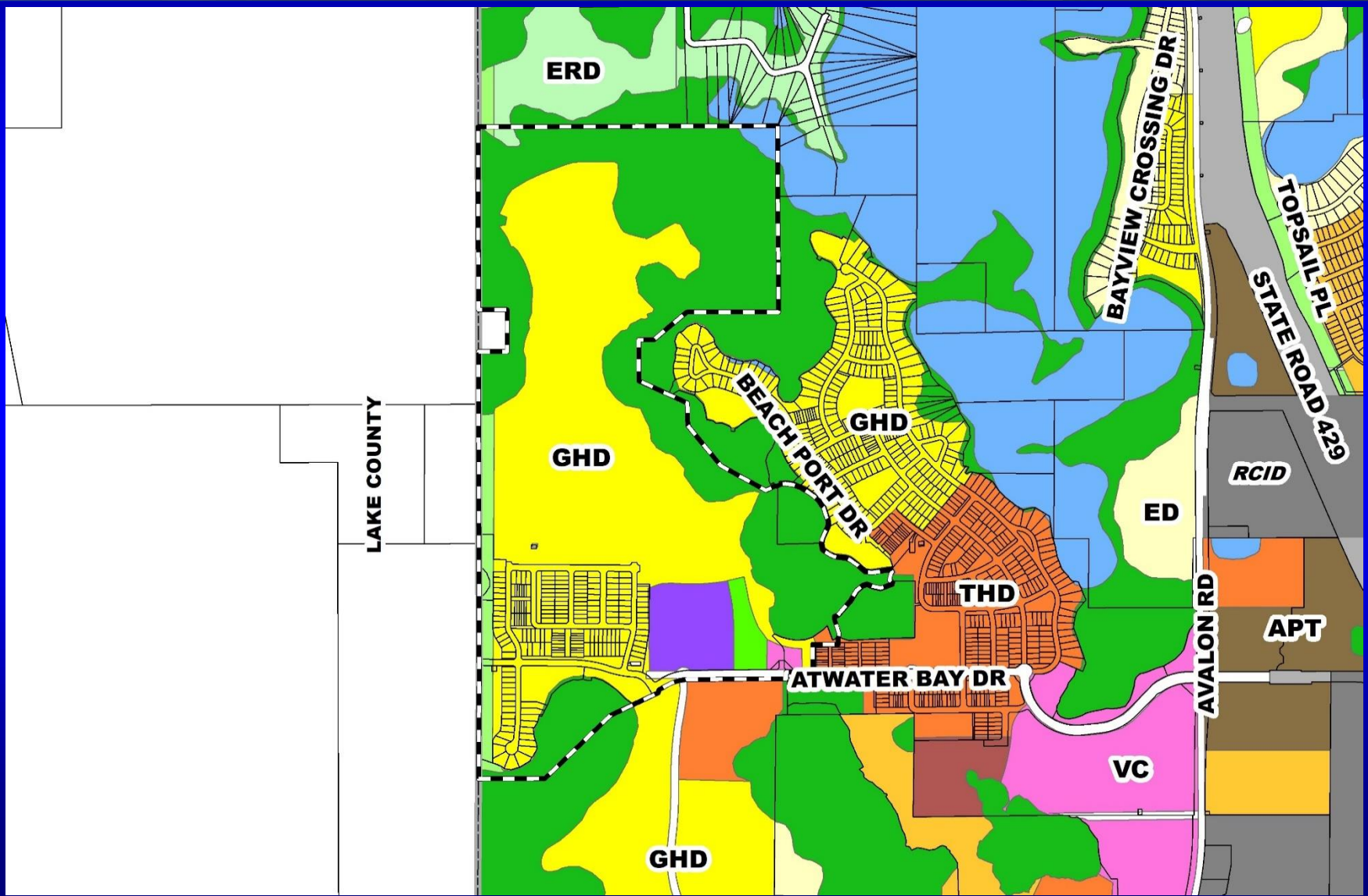
**Acreage:** 355.02 gross acres

**Location:** West of Avalon Road / South of Old YMCA Road

**Request:** To modify the August 21, 2018, BCC Condition of Approval #19, by removing the portion which mandates the requirement for temporary addressing to be provided for permits and the Certificate of Completion to be issued prior to approval and recording of the plat, and the requirement of all required inspections to be complete and approved prior to issuance of a Certificate of Occupancy.



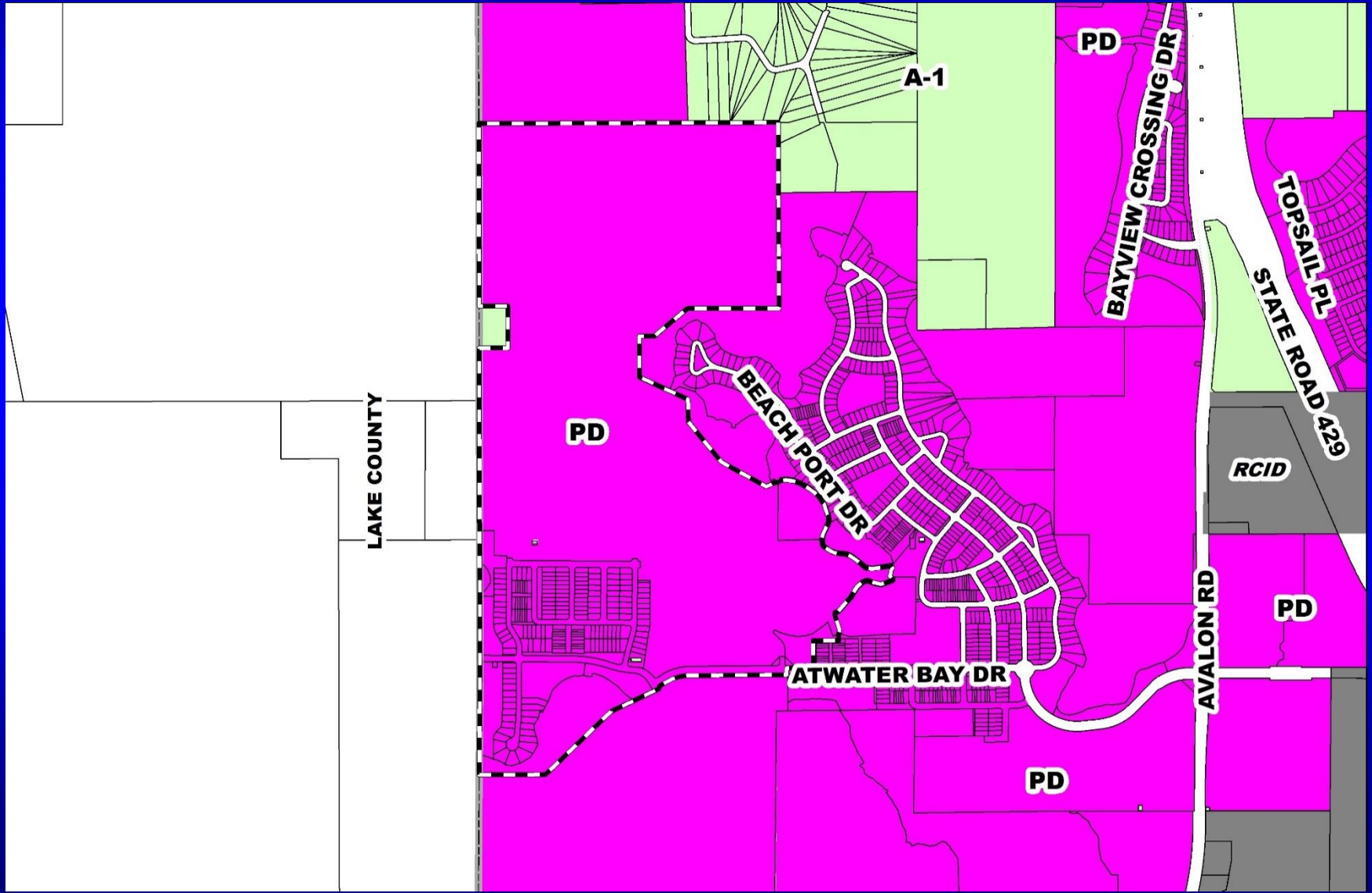
# Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Future Land Use Map







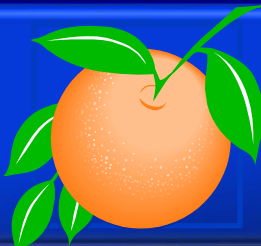
# Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Zoning Map



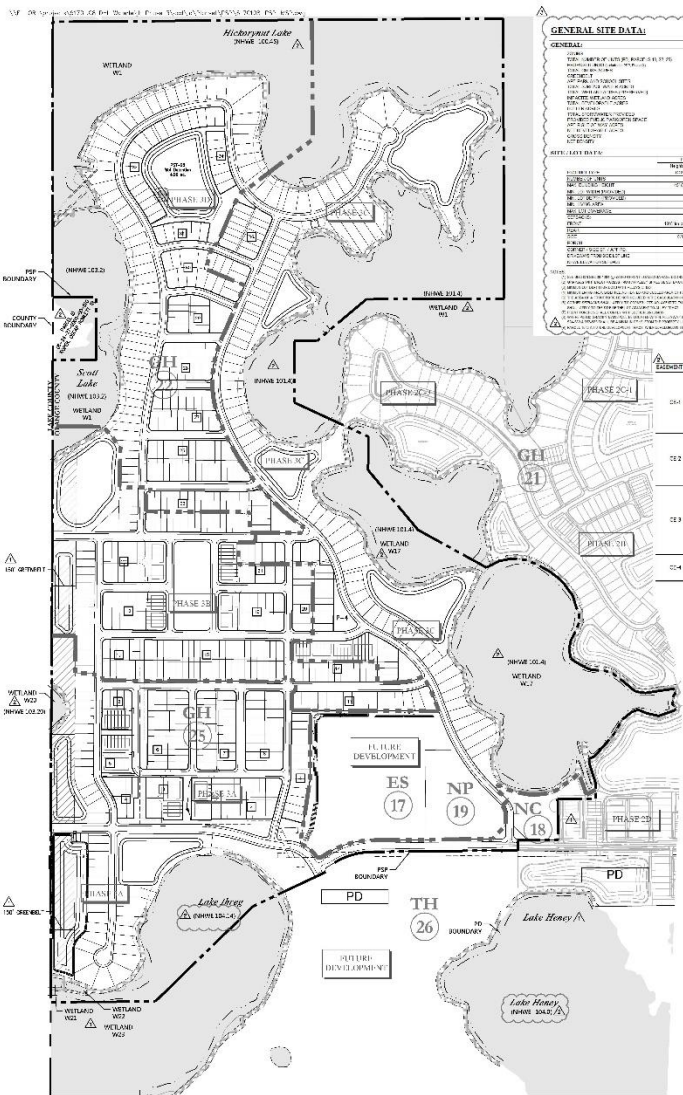


# Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Aerial Map





# Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Preliminary Subdivision Plan



**GENERAL SITE DATA:**

OWNER: [REDACTED]  
 PROJECT: [REDACTED]  
 ADDRESS: [REDACTED]  
 COUNTY: [REDACTED]  
 CITY: [REDACTED]  
 ZONING: [REDACTED]  
 PLANNING BOARD: [REDACTED]  
 BOARD OF COUNTY COMMISSIONERS: [REDACTED]  
 DATE OF PRELIMINARY SUBDIVISION PLAN: [REDACTED]

**Block Size Chart**

Block ID	Area (Ac.)	Perimeter (Ft.)
101	0.20	320
102	0.20	320
103	0.20	320
104	0.20	320
105	0.20	320
106	0.20	320
107	0.20	320
108	0.20	320
109	0.20	320
110	0.20	320
111	0.20	320
112	0.20	320
113	0.20	320
114	0.20	320
115	0.20	320
116	0.20	320
117	0.20	320
118	0.20	320
119	0.20	320
120	0.20	320
121	0.20	320
122	0.20	320
123	0.20	320
124	0.20	320
125	0.20	320
126	0.20	320
127	0.20	320
128	0.20	320
129	0.20	320
130	0.20	320
131	0.20	320
132	0.20	320
133	0.20	320
134	0.20	320
135	0.20	320
136	0.20	320
137	0.20	320
138	0.20	320
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140	0.20	320
141	0.20	320
142	0.20	320
143	0.20	320
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145	0.20	320
146	0.20	320
147	0.20	320
148	0.20	320
149	0.20	320
150	0.20	320
151	0.20	320
152	0.20	320
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191	0.20	320
192	0.20	320
193	0.20	320
194	0.20	320
195	0.20	320
196	0.20	320
197	0.20	320
198	0.20	320
199	0.20	320
200	0.20	320

**Average Block Perimeter Chart**

Within 1/4 M.I. of Village Center (R1)  
 Beyond 1/4 M.I. of Village Center (R2)

Minimum	1,100	2,000
Maximum	1,100	2,000

Minimum average block perimeter per: 500-204 (2004)

**Lot Chart**

Lot Type	Phase 1A	Phase 1B	Phase 1C	Phase 1D	Total Lot Count
1P Attached	20	34	0	0	54
1P Detached	17	18	0	0	35
2P Detached	0	0	0	0	0
3P Detached	0	0	0	0	0
4P Detached	0	0	0	0	0
5P Detached	0	0	0	0	0
6P Detached	0	0	0	0	0
7P Detached	0	0	0	0	0
8P Detached	0	0	0	0	0
9P Detached	0	0	0	0	0
10P Detached	0	0	0	0	0
11P Detached	0	0	0	0	0
12P Detached	0	0	0	0	0
13P Detached	0	0	0	0	0
14P Detached	0	0	0	0	0
15P Detached	0	0	0	0	0
16P Detached	0	0	0	0	0
17P Detached	0	0	0	0	0
18P Detached	0	0	0	0	0
19P Detached	0	0	0	0	0
20P Detached	0	0	0	0	0
21P Detached	0	0	0	0	0
22P Detached	0	0	0	0	0
23P Detached	0	0	0	0	0
24P Detached	0	0	0	0	0
25P Detached	0	0	0	0	0
26P Detached	0	0	0	0	0
27P Detached	0	0	0	0	0
28P Detached	0	0	0	0	0
29P Detached	0	0	0	0	0
30P Detached	0	0	0	0	0
31P Detached	0	0	0	0	0
32P Detached	0	0	0	0	0
33P Detached	0	0	0	0	0
34P Detached	0	0	0	0	0
35P Detached	0	0	0	0	0
36P Detached	0	0	0	0	0
37P Detached	0	0	0	0	0
38P Detached	0	0	0	0	0
39P Detached	0	0	0	0	0
40P Detached	0	0	0	0	0
41P Detached	0	0	0	0	0
42P Detached	0	0	0	0	0
43P Detached	0	0	0	0	0
44P Detached	0	0	0	0	0
45P Detached	0	0	0	0	0
46P Detached	0	0	0	0	0
47P Detached	0	0	0	0	0
48P Detached	0	0	0	0	0
49P Detached	0	0	0	0	0
50P Detached	0	0	0	0	0
51P Detached	0	0	0	0	0
52P Detached	0	0	0	0	0
53P Detached	0	0	0	0	0
54P Detached	0	0	0	0	0
55P Detached	0	0	0	0	0
56P Detached	0	0	0	0	0
57P Detached	0	0	0	0	0
58P Detached	0	0	0	0	0
59P Detached	0	0	0	0	0
60P Detached	0	0	0	0	0
61P Detached	0	0	0	0	0
62P Detached	0	0	0	0	0
63P Detached	0	0	0	0	0
64P Detached	0	0	0	0	0
65P Detached	0	0	0	0	0
66P Detached	0	0	0	0	0
67P Detached	0	0	0	0	0
68P Detached	0	0	0	0	0
69P Detached	0	0	0	0	0
70P Detached	0	0	0	0	0
71P Detached	0	0	0	0	0
72P Detached	0	0	0	0	0
73P Detached	0	0	0	0	0
74P Detached	0	0	0	0	0
75P Detached	0	0	0	0	0
76P Detached	0	0	0	0	0
77P Detached	0	0	0	0	0
78P Detached	0	0	0	0	0
79P Detached	0	0	0	0	0
80P Detached	0	0	0	0	0
81P Detached	0	0	0	0	0
82P Detached	0	0	0	0	0
83P Detached	0	0	0	0	0
84P Detached	0	0	0	0	0
85P Detached	0	0	0	0	0
86P Detached	0	0	0	0	0
87P Detached	0	0	0	0	0
88P Detached	0	0	0	0	0
89P Detached	0	0	0	0	0
90P Detached	0	0	0	0	0
91P Detached	0	0	0	0	0
92P Detached	0	0	0	0	0
93P Detached	0	0	0	0	0
94P Detached	0	0	0	0	0
95P Detached	0	0	0	0	0
96P Detached	0	0	0	0	0
97P Detached	0	0	0	0	0
98P Detached	0	0	0	0	0
99P Detached	0	0	0	0	0
100P Detached	0	0	0	0	0

**GENERAL NOTES:**

1. THE SUBDIVISION SHALL BE OPENED UP TO THE PUBLIC FOR THE PURPOSE OF CONSTRUCTION OF THE SUBDIVISION AND THE SUBDIVISION SHALL BE OPENED UP TO THE PUBLIC FOR THE PURPOSE OF CONSTRUCTION OF THE SUBDIVISION.

**LEGEND:**

- PD BOUNDARY
- PP BOUNDARY
- PHASE DELINEATION
- NORMAL HIGH WATER ELEVATION
- PROPOSED HIGHWAY/DRIVEWAY
- STANDARD TO BE MAINTAINED
- UNPAVED SURFACE/CONCRETE SURFACE/ASPHALT DRIVEWAY
- GRAVEL
- ADJACENT ZONING
- ADJACENT FUTURE LAND USE
- BLOCK ID

**TOPOGRAPHIC OPEN SPACE REQUIREMENTS:**

Block	Minimum	Maximum	Minimum	Maximum
Block 101	100	100	100	100
Block 102	100	100	100	100
Block 103	100	100	100	100
Block 104	100	100	100	100
Block 105	100	100	100	100
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Block 174	100	100	100	100
Block 175	100	100	100	100
Block 176	100	100	100	100
Block 177	100	100	100	100
Block 178	100	100		



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Waterleigh PD / Phase 3 PSP dated “Received May 30, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

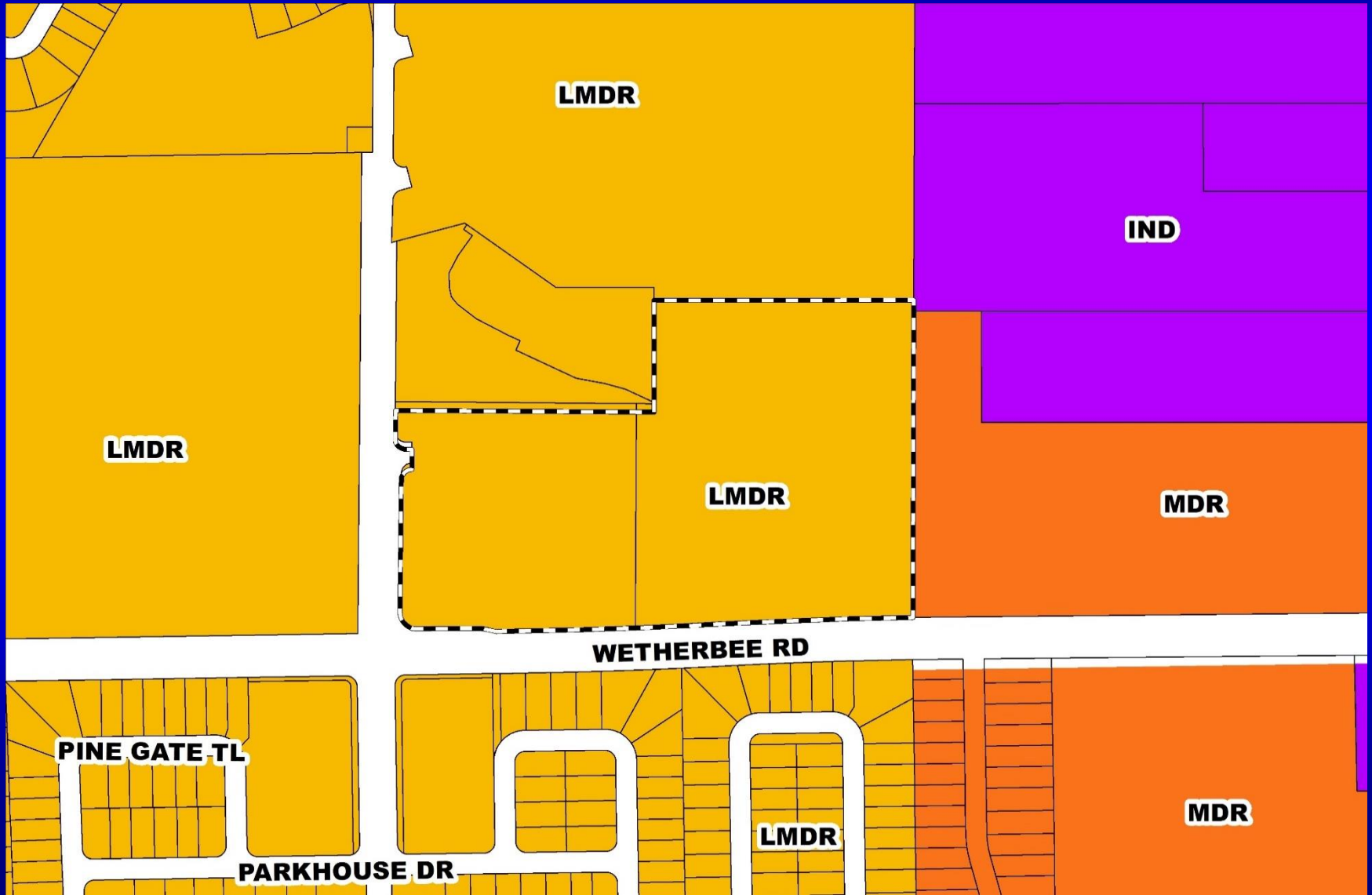


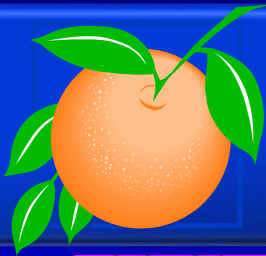
## **AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan**

- Case:** CDR-19-06-199
- Project Name:** AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 PSP
- Applicant:** Matt Young, Taylor Morrison Homes
- District:** 4
- Acreage:** 18.69 gross acres
- Location:** North of E. Wetherbee Road / Southwest of Boggy Creek Road
- Request:** To modify the June 5, 2018, BCC Condition of Approval #21 by removing the portion which mandates the requirement for temporary addressing to be provided for permits and the Certificate of Completion to be issued prior to approval and recording of the plat, and the requirement of all required inspections to be complete and approved prior to issuance of a Certificate of Occupancy.

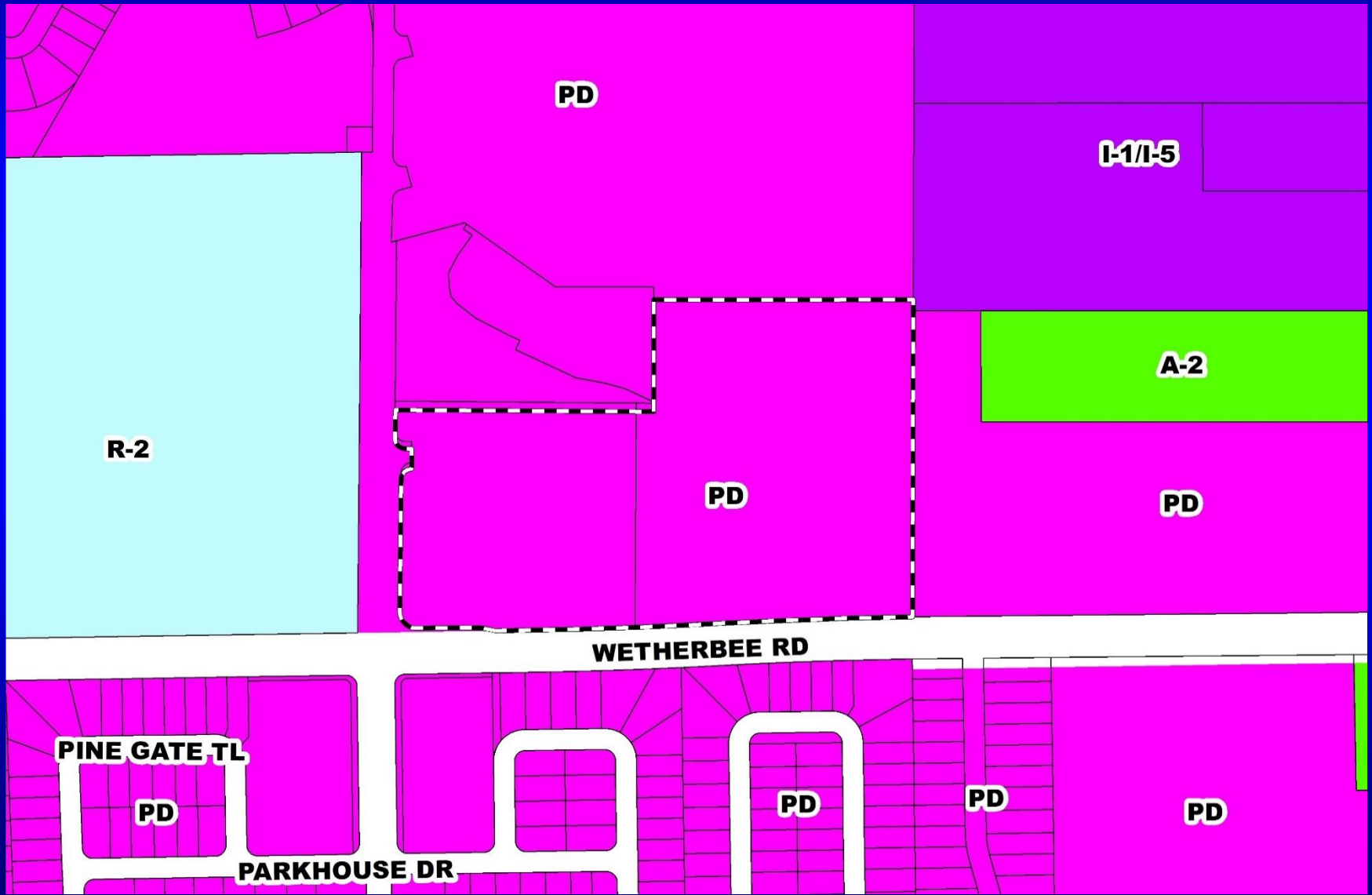


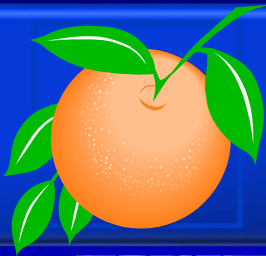
# AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Future Land Use Map





# AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Zoning Map





# AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 PSP dated “Received April 2, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**

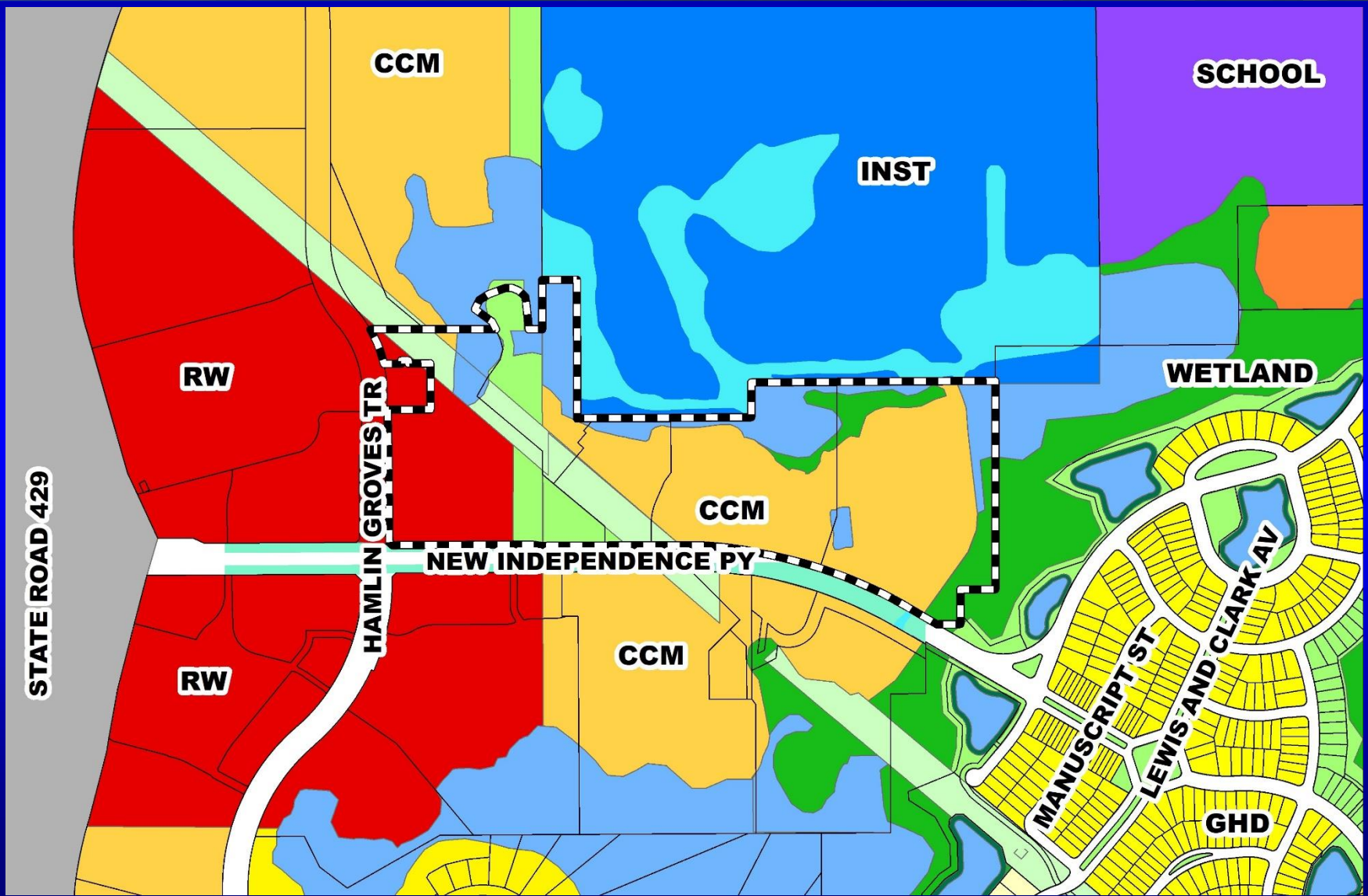


# Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP)

- Case:** CDR-19-03-086
- Project Name:** Hamlin PD-UNP / Hamlin East Proton Therapy Center  
PSP/DP
- Applicant:** Scott Gentry, Kelly, Collins & Gentry, Inc.
- District:** 1
- Acreage:** 60.78 gross acres
- Location:** North of New Independence Parkway / East of Hamlin  
Groves Trail
- Request:** To construct two temporary ponds to serve the Proton site and Lot 1, modify Framework Streets D and F, and split Lot 2 into three parcels for a total of five lots within the Preliminary Subdivision Plan.

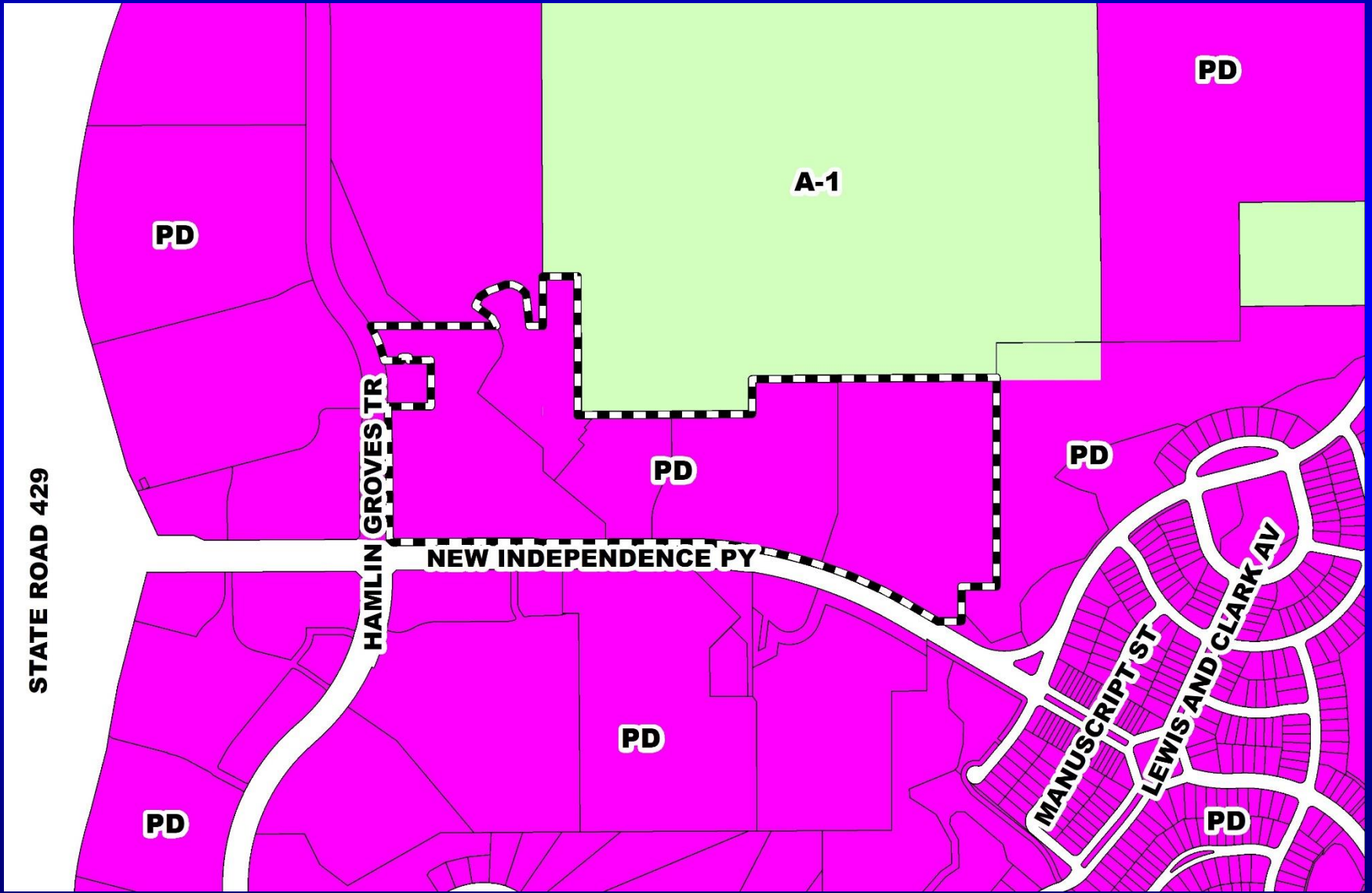


# Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Future Land Use Map





# Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Zoning Map



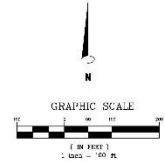
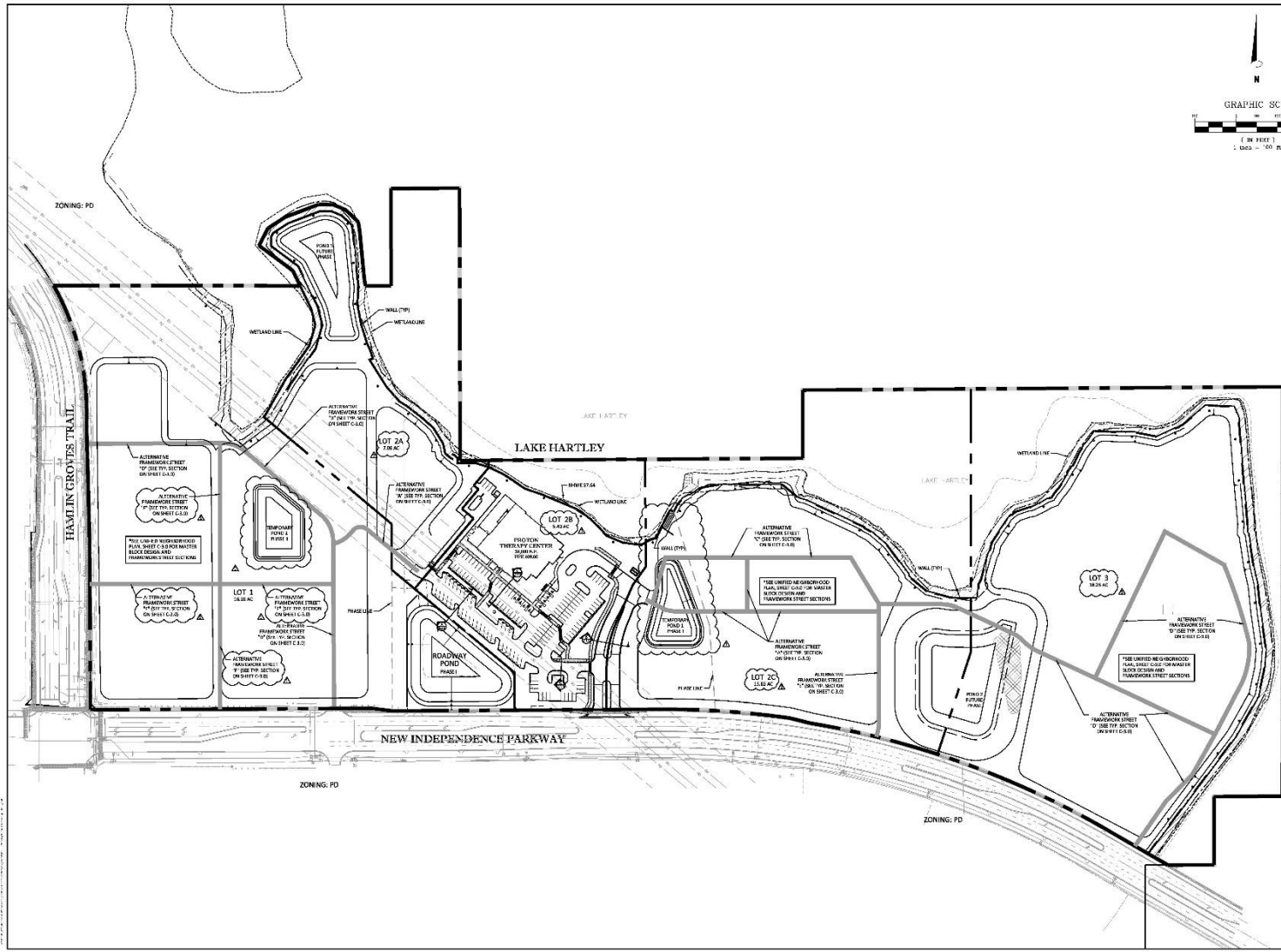


# Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Aerial Map





# Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Preliminary Subdivision Plan / Development Plan



<b>KCG</b> KELLY COLLINS & GENTRY, INC. 1000 NORTH AVENUE, SUITE 200 DALLAS, TEXAS 75201 TEL: 972.382.1000 FAX: 972.382.1001	
DATE:	10/15/2013
PROJECT:	PREPARED FOR: PCTP HAMLIN, LLC
DESCRIPTION:	HAMLIN EAST PROTON THERAPY CENTER
SHEET:	PRELIMINARY SUBDIVISION PLAN
SCALE:	AS SHOWN
DATE:	10/15/2013
PROJECT:	PCTP HAMLIN, LLC
DESCRIPTION:	HAMLIN EAST PROTON THERAPY CENTER
SHEET:	PRELIMINARY SUBDIVISION PLAN
SCALE:	AS SHOWN
DATE:	10/15/2013
PROJECT:	PCTP HAMLIN, LLC
DESCRIPTION:	HAMLIN EAST PROTON THERAPY CENTER
SHEET:	C-2.0



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Hamlin PD - UNP / Hamlin East Proton Therapy Center PSP / DP dated "Received June 3, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**





# Grassmere Reserve Planned Development / Land Use Plan

- Case:** CDR-19-04-133
- Project Name:** Grassmere Reserve PD/LUP
- Applicant:** Thomas Sullivan, Gray Robinson, P.A.
- District:** 2
- Acreage:** 128.87 gross acres (*overall PD*)
- Location:** 2523 Junction Road; or generally located east of Junction Road, north of N. Orange Blossom Trail, and south of W. Ponkan Road
- Request:** To remove a BCC Condition of Approval from June 13, 2006, which was amended as January 8, 2019 Condition of Approval #18b, which stated:
- "At the Preliminary Subdivision Plan (PSP) stage, the applicant shall propose a 5-acre park. The density for the park shall be relocated within the project and shall count towards the applicant's recreation requirements."

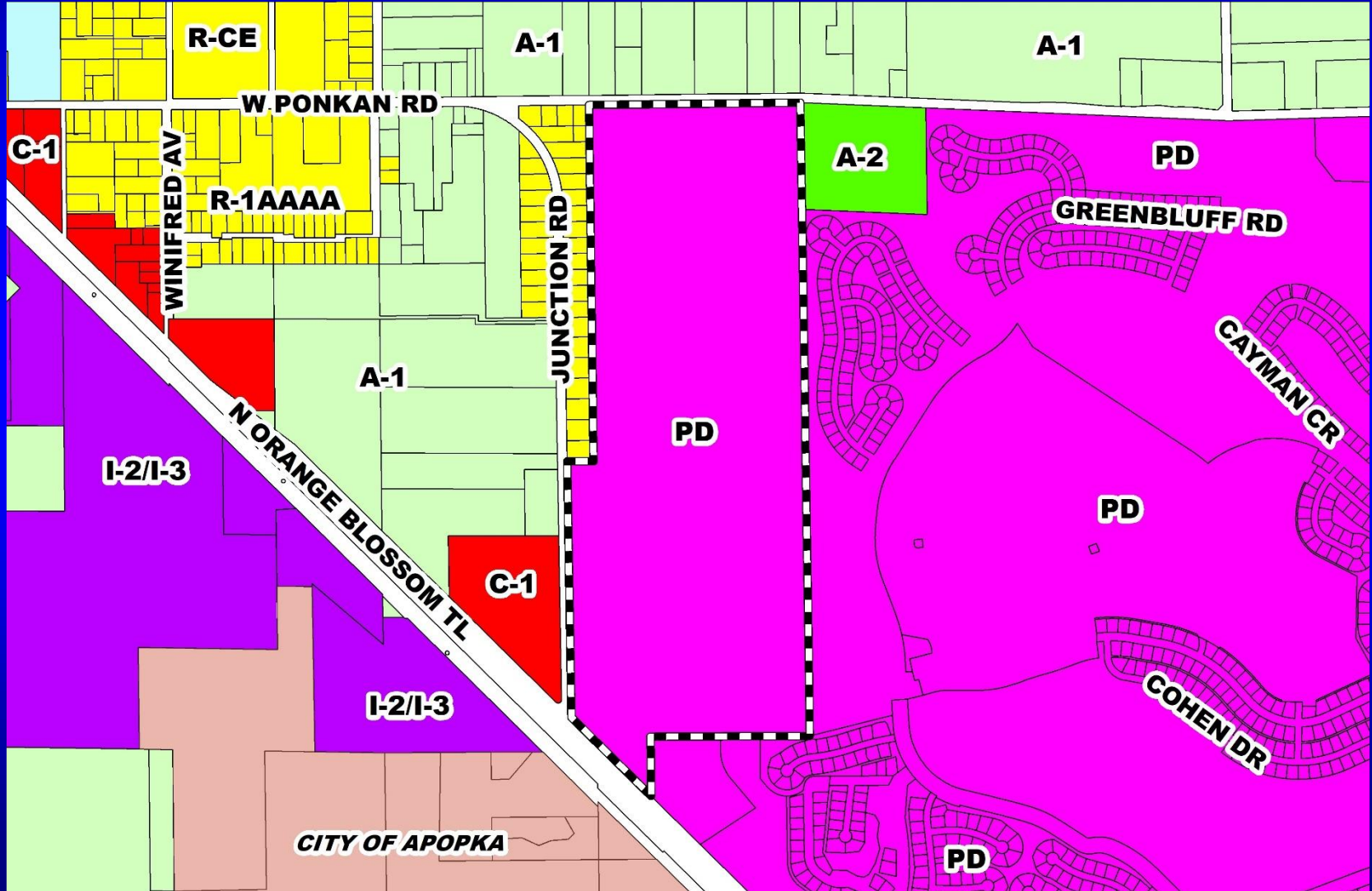


# Grassmere Reserve Planned Development / Land Use Plan Future Land Use Map



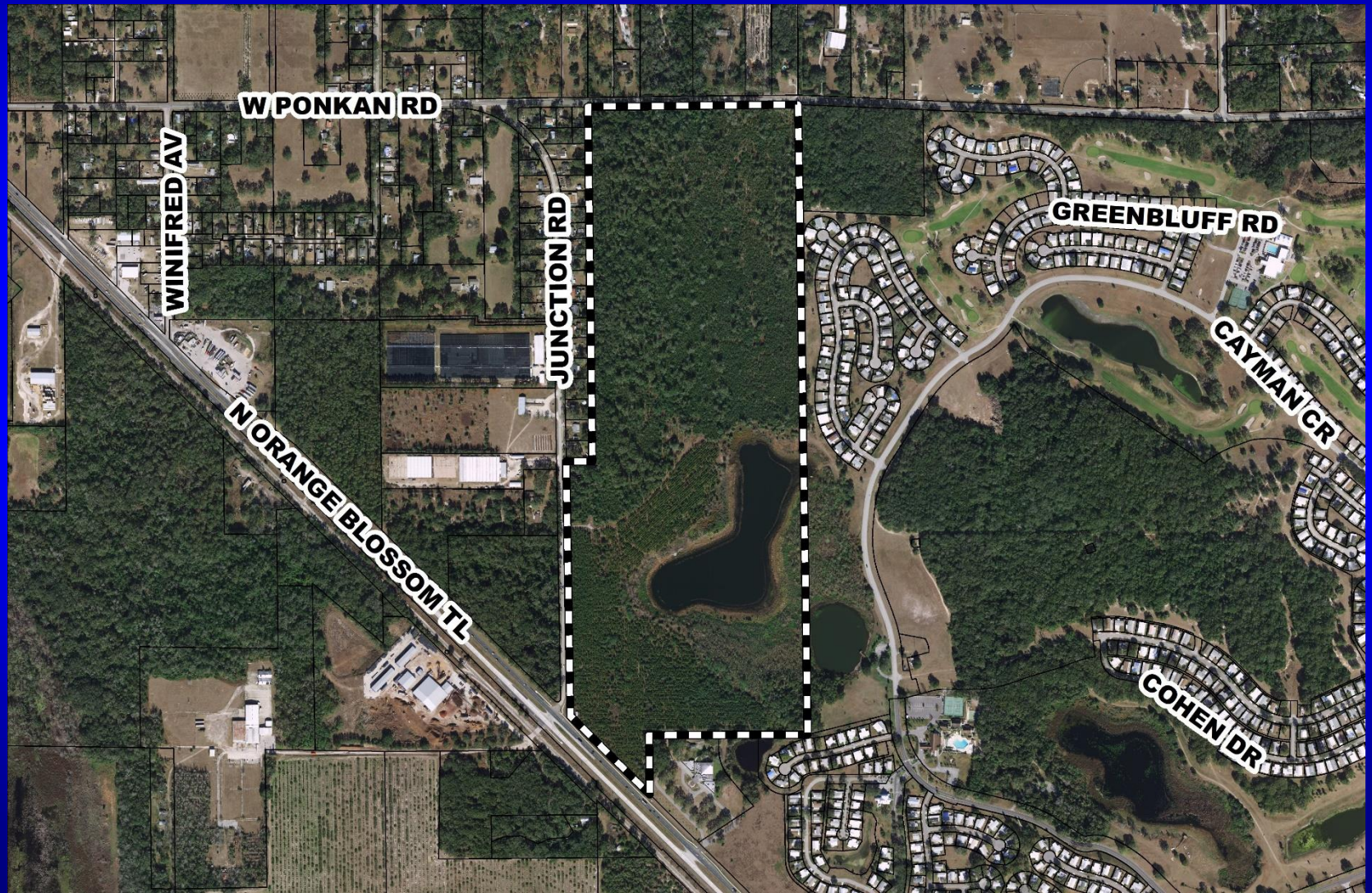


# Grassmere Reserve Planned Development / Land Use Plan Zoning Map





# Grassmere Reserve Planned Development / Land Use Plan Aerial Map





# Grassmere Reserve Planned Development / Land Use Plan Overall Land Use Plan

## TITLE LEGAL DESCRIPTION

East 1/2 of Northwest 1/4 and Northeast 1/4 of Southwest 1/4, Section, Section 26, Township 20 South, Range 27 East, Orange County, Florida, EXCEPTING a strip 93 feet wide across the South and of said Northeast 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East.

ALSO, beginning at the Southeast corner of Southwest corner of Southwest 1/4 of Northwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence running West along the quarter section line 6 chains 33 links, thence North 6 chains 33 links, thence South 6 chains 33 links to place of beginning, EXCEPT that portion thereof lying West of the County Road, conveyed by Lucian Dixon.

ALSO, beginning at the Northeast corner of Northwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida thence West 210 feet, thence South 1,112 feet, thence East 210 feet, thence North 1,112 feet to place of beginning.

ALSO, one acre square in the Southeast corner of Northwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida.

Less and Except Road Right of Way.

ALSO, beginning at the Northeast corner of Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence Southerly along the line dividing the quarter sections 177 feet, more or less, to the new County Road, thence Northwesterly by said road 244 feet, more or less, to the line formerly of J.A. Walker, thence Easterly along the North boundary of the said Southwest 1/4 of Southwest 1/4 169 feet, more or less, to place of beginning.

ALSO, begin at the Northeast corner of Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run thence South 120 feet to a stake, thence in a Southwesterly direction and parallel with the State Road distance of 674.53 feet, thence North 560 feet, thence West 330 feet, thence South 99 feet to the Point of Beginning.

LESS and EXCEPT Road Right by the Order of Taking recorded in Minute Book 6, Page 116 and by the Deed recorded in Deed Book 586, Page 580, Public Records of Orange County, Florida.

Containing 128.08 acres, more or less.

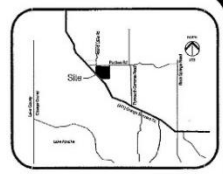
## Grassmere Reserve Parcel ID# 26-20-27-0000-00-020 Planned Development Land Use Plan Orange County, Florida Nov 2005

- Revisions
- 1/29/06 - Revised Per DRC comments dated 1/11/06 c/s
  - 2/21/06 - Revised Per staff comments dated 2/20/06 c/s
  - 7/20/18 - Revision to Minimum Lot Size
  - 10/15/18 - Revised per TRG comments dated 9/5/18
  - 11/05/18 - Revised per DRC comments dated 11/2/18
  - 11/13/18 - Revised per DRC comments dated 11/12/18
  - 06/07/19 - Revised per DRC comments dated 06/04/19
  - 06/26/19 - Revised per staff comments dated 6/24/19

## ORANGE COUNTY CASE # CDR-19-04-133

### SITE DATA

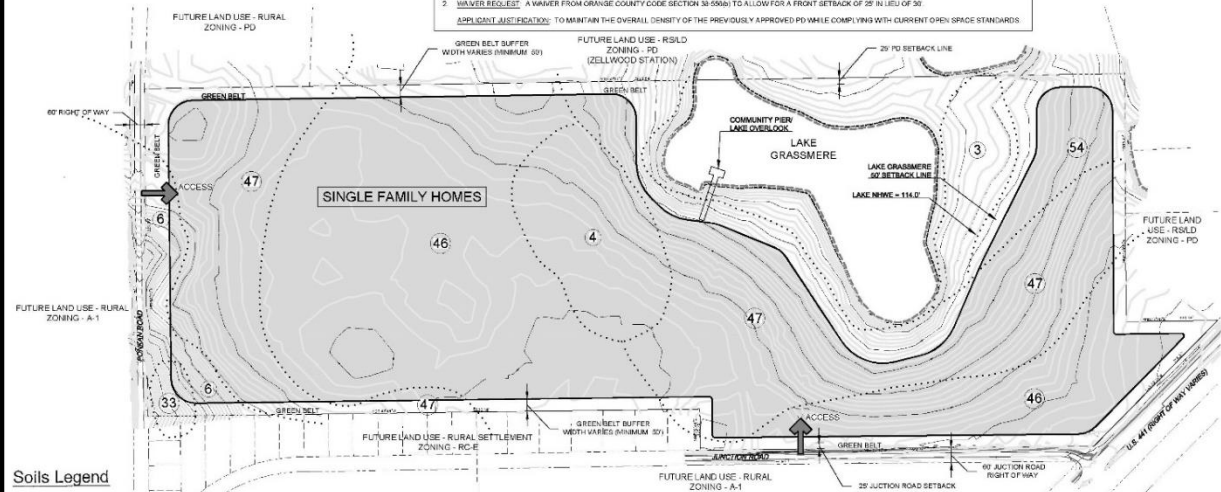
PARCEL ID NUMBER	26-20-27-0000-00-020
GROSS AREA	128.08 ACRES
LAKE GRASSMERE	24.90 ACRES
GLASS BELT	3.2 ACRES
NET LAND AREA	100.92 ACRES
PROPOSED LOTS	104 ACRES
PROPOSED DENSITY	1.04 ACRES
CURRENT LAND USE	RURAL SETTLEMENT 1/1 PD
PROPOSED ZONING	1.20 ACRES
REQUIRED OPENSPACE (10%)	0.80 ACRES
REQUIRED RECREATION	1.04 ACRES
NUMBER OF UNITS	1
TYPE OF UNITS	SINGLE FAMILY HOMES
MINIMUM LOT SIZE	70 X 150
MAXIMUM BUILDING HEIGHT (2 STORY)	30'
MIN. NET LIVING AREA UNDER HEAT & AIR	1,500 SQUARE FEET
SCHOOL AGE POPULATION	45 CHILDREN
LOT SETBACK	
FRONT	20'
REAR	20'
SIDE	10'
LAKE GRASSMERE	60' FROM PROPERTY LINE OR 100' FROM CL OF RW FOR STRUCTURES OR 100' FROM CL OF RW FOR PARKING AREAS
OR 44' WALKER RURAL (ARTERIAL)	
PD PERIMETER SETBACK	20'
JUNCTION ROAD	20'
VIENNA OPEN SPACE CALCULATION	15% (OPEN SPACE PROVIDED)
PA TIPS GENERATED (UTE 10TH ED.)	100 TIPS
ONLY TIPS GENERATED (UTE 10TH ED.)	903 TIPS



Location Map

### GRANTED WAIVERS PER BCC APPROVAL DATE 1/8/19

- WAIVER REQUEST:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-556(1) TO ALLOW FOR A FRONT SETBACK OF 20' IN LIEU OF 30'.  
**APPLICANT JUSTIFICATION:** TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.
- WAIVER REQUEST:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-556(1) TO ALLOW FOR A FRONT SETBACK OF 20' IN LIEU OF 30'.  
**APPLICANT JUSTIFICATION:** TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.



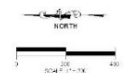
- ### GENERAL NOTES
- STREETS AND INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY SHALL BE PUBLICLY OWNED.
  - SUFFER, LANDSCAPING, RECREATION AND COMMON AREAS WILL BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - PROJECT INFRASTRUCTURE WILL BE DIVIDED IN ONE PHASE.
  - ALL STORMWATER PONDS TO BE DESIGNED IN ACCORDANCE WITH CURRENT ORANGE COUNTY STANDARDS. PONDS TO BE OWNED & MAINTAINED BY ORANGE COUNTY AS PART OF STORMWATER SYSTEM FUNCTIONALITY.
  - UTILITIES PROVIDED BY THE CITY OF APOPKA.
  - UTILITIES WILL CONSIST OF LANDSCAPING, BIRTHING, OPEN BAIL FENCING, AND EXISTING TREES.
  - AN ORANGE COUNTY CONSERVATION AREA DETERMINATION APPLICATION NEEDS TO BE COMPLETE PRIOR TO PERIOD APPROVAL.
  - ALL ACRESSES REGARDING CONSERVATION AREAS INCLUDING WETLANDS AND BUFFER ARE CONSIDERED APPROXIMATE UNITS. FINALIZED BY CONSERVATION AREA DETERMINATIONS AND CONSERVATION ARE IMPACT PERMITS. APPROVAL OF THIS PLAN DOES NOT PRESENT ANY PROPOSED CONSERVATION IMPACTS.
  - NOTIFICATION THAT THE SITE IS IN THE VICINITY OF A LANDFILL WILL BE REQUIRED TO BE PLACED IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
  - IF A MASONRY WALL ALONG U.S. 41 WILL BE EVALUATED ON THE PRELIMINARY SUBDIVISION PLAN (PSP).
  - LAKE GRASSMERE SHALL BE LIMITED TO NON-MOTORIZED WATER CRAFT.
  - ACTUAL NUMBER OF HOMES ALLOWED ON THE SITE WILL BE DETERMINED ONCE THE BRITTS AND ACREAGE OF CONSERVATION AREAS HAS BEEN CONFIRMED THROUGH THE CONSERVATION AREA DETERMINATION PROCESS.
  - RECREATION AREAS SHALL COMPLY WITH ORANGE COUNTY CODE.
  - THIS SITE IS LOCATED WITHIN THE GEOSPHERICAL LIMITS OF THE VIENNA STUDY AREA. AS ESTABLISHED BY THE VIENNA HARBOR AND PROTECTION ACT, SECTION 26-31P-5. SPECIAL AREA REGULATIONS APPLY. IN ADDITION TO THE STATE REGULATIONS, LOCAL POLICIES ARE INCLUDED IN ORANGE COUNTY COMPRISED OF THE PLAN 2010-2020. FUTURE LAND USE EIGHTH BUT NOT LIMITED TO OBJECTIVE PLUGS & VIENNA.
  - IN ACCORDANCE WITH SECTION 18-122, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
  - APPROVAL OF THIS REQUEST DOES NOT GRANT ANY APPROVALS FOR CONSTRUCTION OR A TREATMENT OF SOIL BANKS, ROCKS, DECKS, OBSERVATION PERS, LAKE SHORE VEGETATION, OR SEA WALLS ON THE LAKE.

- ### Soils Legend
- 3 Basinger find sand, depressional
  - 4 Candler fine sand, 0 - 5% slopes
  - 6 Candler-Apopka fine sands, 5% - 12%
  - 33 Pits
  - 46 Tavares fine sand, 0-5%
  - 47 Tavares Millhopper fine sands 0-5% slopes
  - 54 Zolfo fine sand

- |  |   |  |
|--|---|--|
| <b>OWNER/DEVELOPER</b><br>BOY GRASSMERE LLC<br>1616 W GARDEN BLVD SUITE 232<br>TAMPA, FL 33609<br>613-321-1964<br>CONTACT: FRANK BOWBECK     | <b>CIVIL ENGINEER</b><br>NVE, INC.<br>201 SOUTH BUMBY AVE<br>ORLANDO, FL 32835<br>407-698-3317<br>CONTACT: JASON P. MAHONEY, P.E.   | <b>ENVIRONMENTAL CONSULTANT</b><br>BO-TREN CONSULTANT<br>3026 EAST SOUTH STREET<br>ORLANDO, FL 32835<br>407-894-2585<br>CONTACT: JOHN MUKLOG |
| <b>APPLICANT/AGENT</b><br>GRAY ROBSON<br>301 SAST FINE STREET<br>SUITE 1400<br>ORLANDO, FL 32801<br>407-843-6880<br>CONTACT: THOMAS SULLIVAN | <b>SURVEYOR</b><br>ALLEN & COMPANY<br>PROFESSIONAL SURVEYORS<br>& MAPPERS<br>16 EAST PLANT STREET<br>WINTER GARDEN, FL 34787<br>407-894-3388<br>CONTACT: JAMES L. RECKMAN |  |

THE BCC CONDITIONS OF APPROVAL  
(DATED 1/8/19) ARE INCLUDED ON PAGE 2

RECEIVED  
By Sapho at 4:33 pm, Jun 26, 2019



**NV5**  
201 S. BUMBY AVE.  
ORLANDO, FL  
(407) 898-3317  
WWW.NV5.COM  
CERTIFICATE OF AUTHORIZATION # 20005



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Grassmere Reserve Planned Development / Land Use Plan (PD/LUP) dated “Received June 26, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**



*Board of County Commissioners*

# Public Hearings

**August 20, 2019**