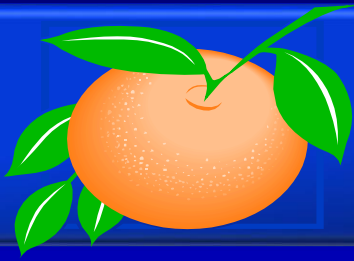


Board of County Commissioners

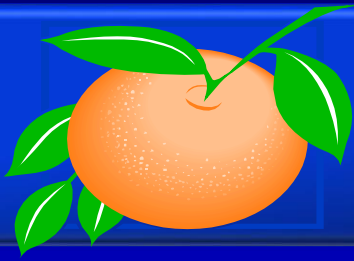
Public Hearings

November 17, 2020

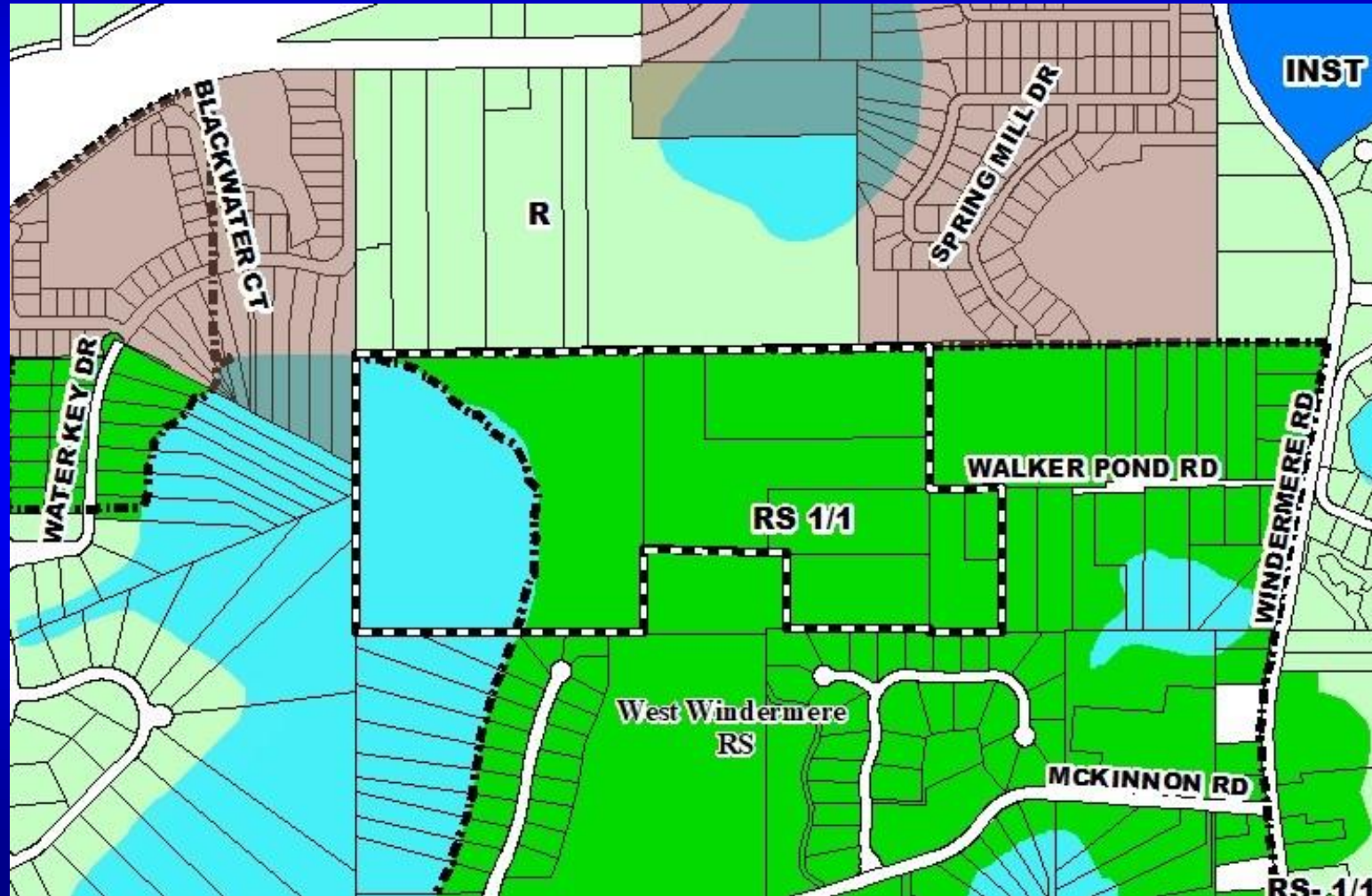


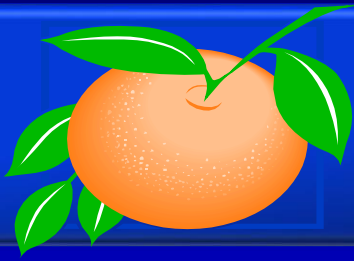
Lake Roberts Reserve Planned Development / Land Use Plan

- Case:** LUP-19-10-347
- Project Name:** Lake Roberts Reserve PD
- Applicant:** Geoffrey L. Summitt, P.E., G.L. Summitt Engineering, Inc.
- District:** 1
- Acreage:** 78.53 gross acres
41.40 net developable acres (*subject to CAI-19-12-069)
- Location:** Generally located west of Windermere Road, north of Mckinnon Road, and south of Stoneybrook West Parkway
- Request:** To rezone from A-1 (Citrus Rural District) to PD (Planned Development District) in order to construct up to forty-one (41) single-family detached dwelling units. No waivers are associated with this request.

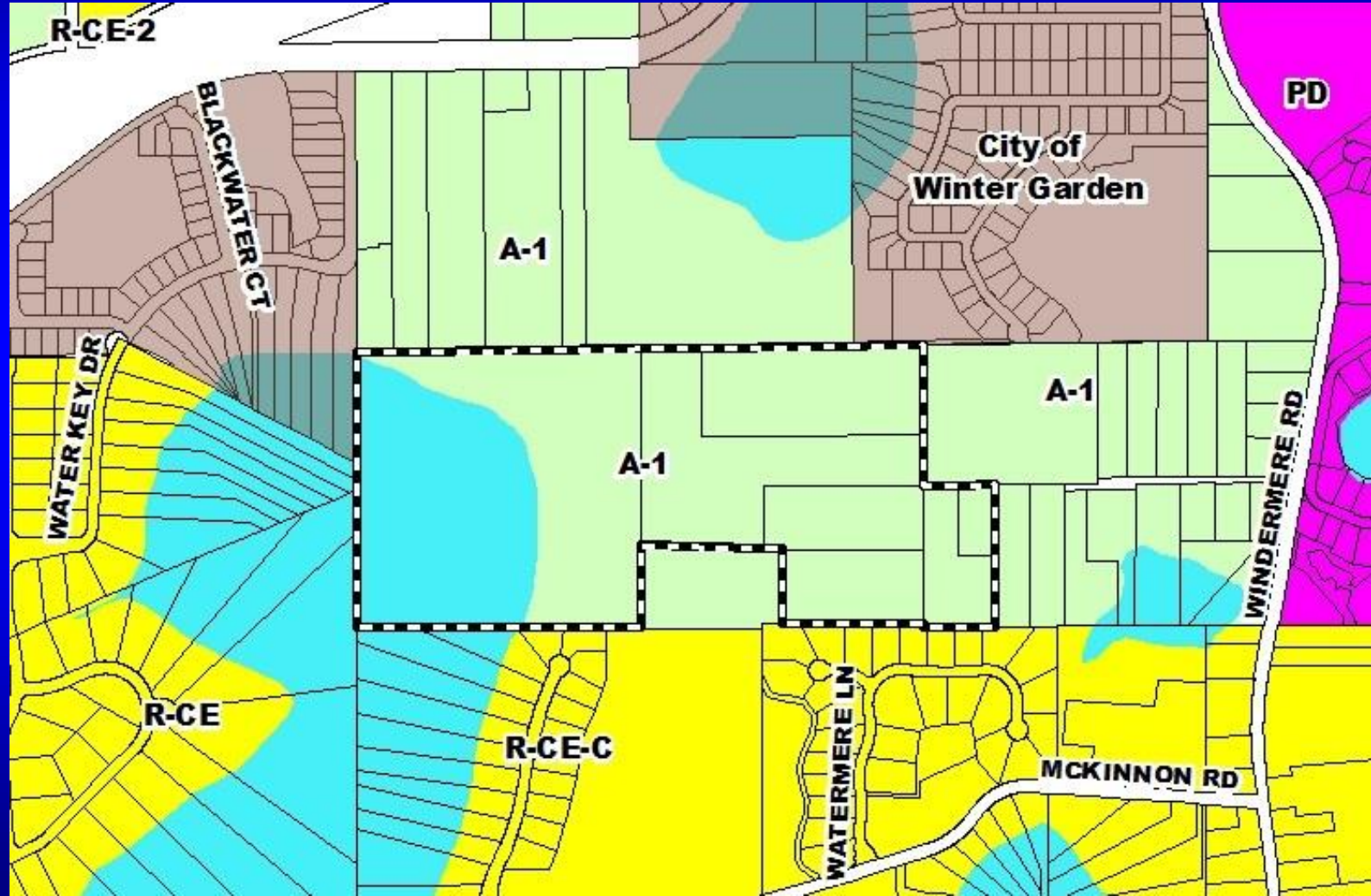


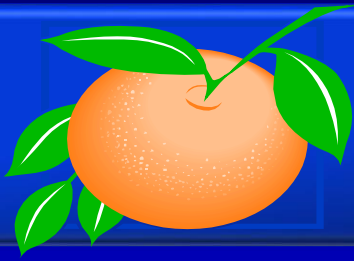
Lake Roberts Reserve Planned Development / Land Use Plan Future Land Use Map



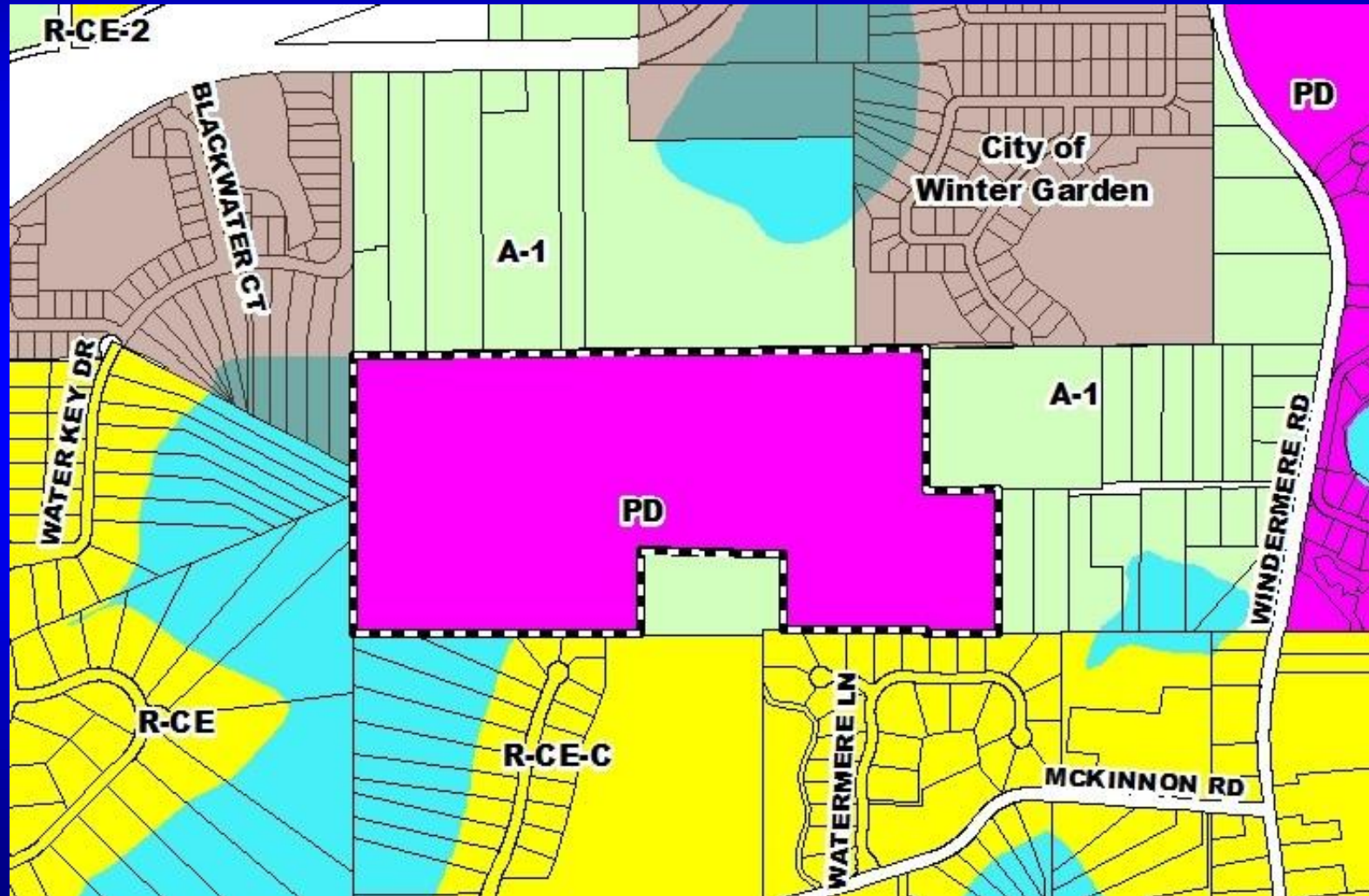


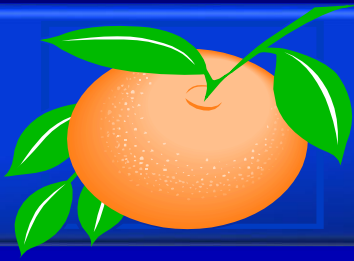
Lake Roberts Reserve Planned Development / Land Use Plan Zoning Map



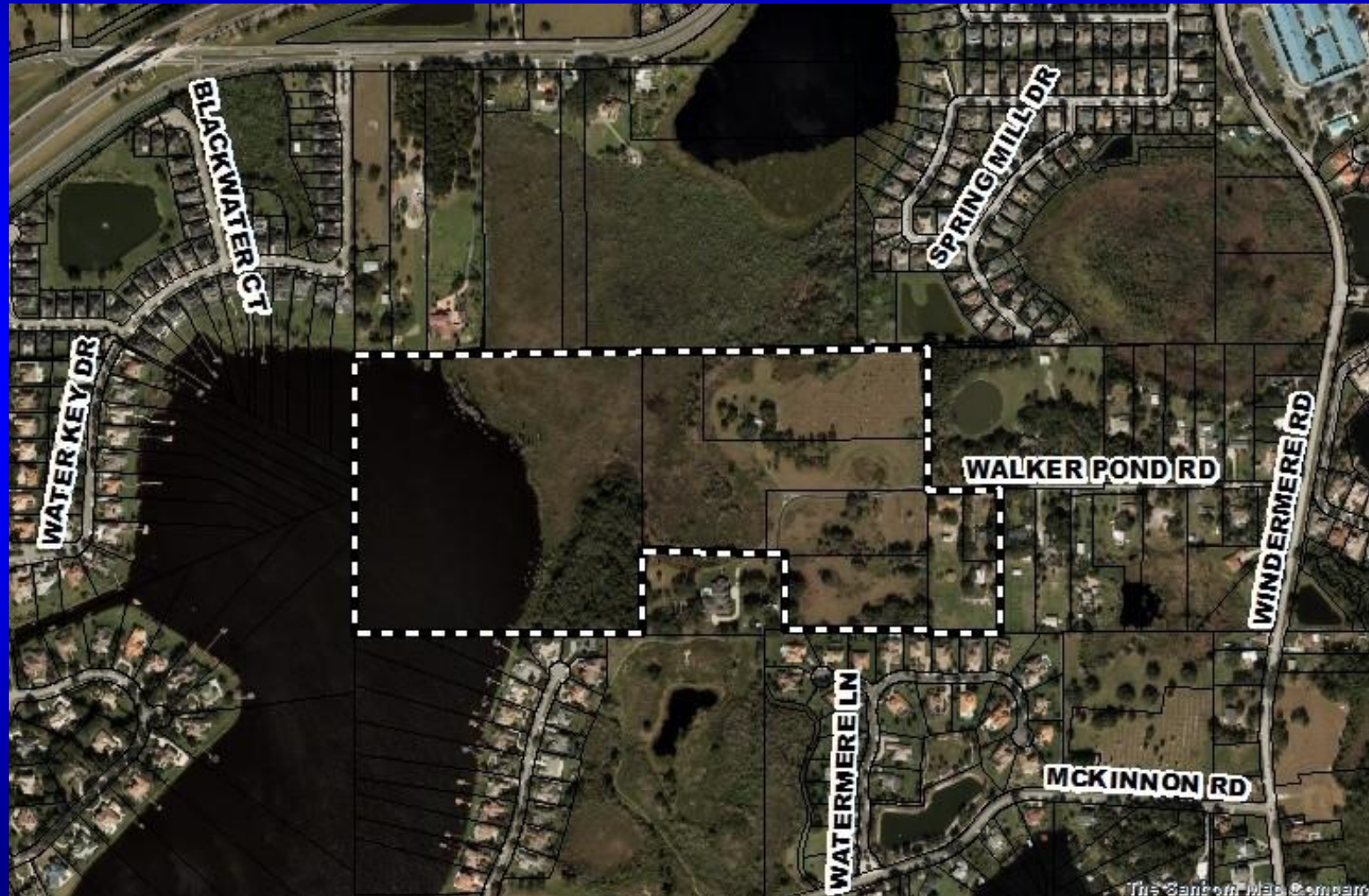


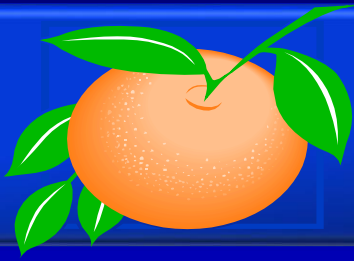
Lake Roberts Reserve Planned Development / Land Use Plan Proposed Zoning Map



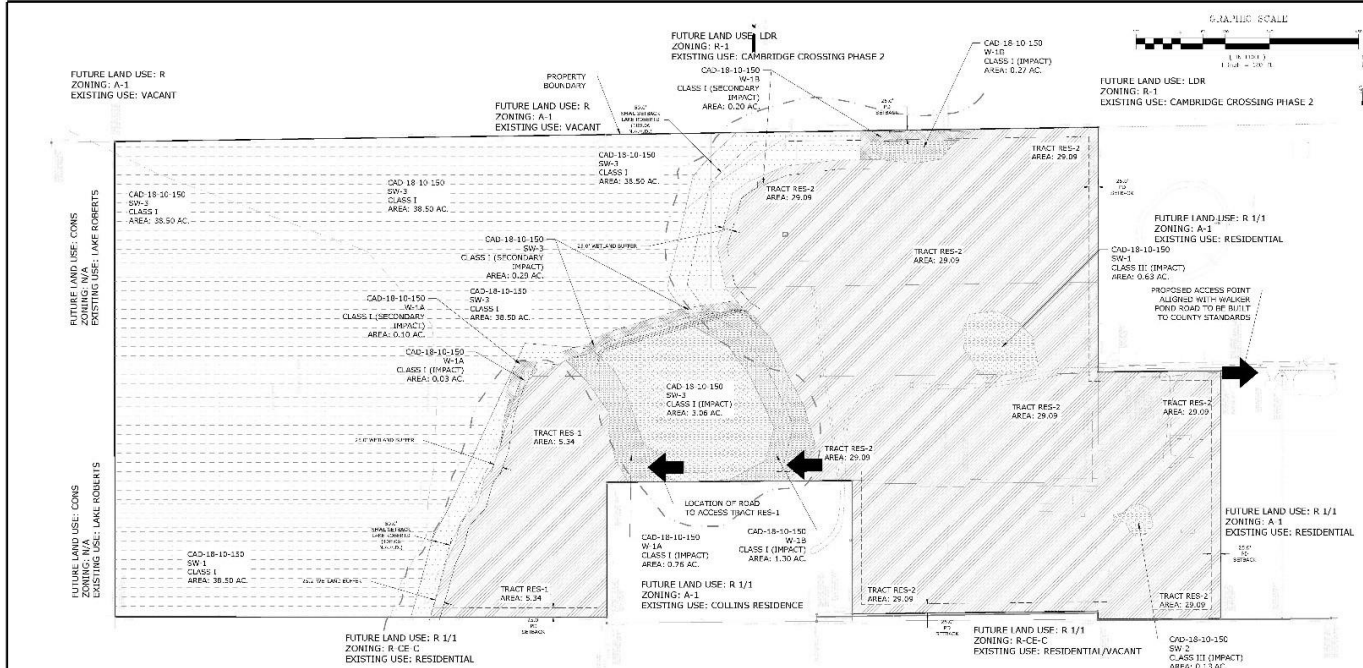


Lake Roberts Reserve Planned Development / Land Use Plan Aerial Map





Lake Roberts Reserve Planned Development / Land Use Plan Overall Land Use Plan



SITE DATA:

Period of Use:	01-23-27 0000-00-001; 004; 005; 031; 050; 056; 066
Current Zoning:	A-1
Current F.U.:	R-1
Proposed Zoning:	R-1
Allowed Uses:	Single-Family Residential
Wetland Area:	76.53 acres
Wetland Area:	5.52 acres (CAD-18-10-150)
Lake Roberts:	36.52 acres (CAD-18-10-150)
Surface Waters:	0.76 acres (CAD-18-10-150)
Proposed Wetland Impact Area:	2.36 acres
Proposed Lake Roberts Impact Area:	0.76 acres
Wetland/ Surface Water Impact Area:	3.12 acres
Wetland/ Lake Roberts Impact Area:	3.56 acres
Wetland/ Surface Water Impact Area:	1.52 acres (To be Re-evaluated on P&P)
Wetland/ Lake Roberts Impact Area:	41.42 acres (with Wetland Pond R/W Indicators)
Maximum Residential Density:	1.88 units
Proposed P of Residential Density:	15 Single-Family (Town Res.), Non-23
Minimum Residential Density:	2,500 sq ft, 1/4-acre lots
Maximum Residential Density:	25 Tract-lots
Minimum Lot Width:	100'
Minimum Lot Area:	21,793 sq ft (0.49 acre)
Maximum Lot Coverage:	20%
Minimum Open Space %:	10% (40' Open Space)

- To islands and open space shall be protected.
- An Orange County Conservation Area Designation CAD-18-10-150 approved September 17, 2018.
- All Conservation Area and associated buffers will be used to maintain the 10% of Property Owner with a development right to investment dedicated to Orange County.
- In accordance with Section 107.07, any vegetation from any open space standards (as shown on this plan that have not been previously approved by the NCC) is exempt.
- A dock is not part of a boat slip. A dock is a structure that is not attached to the shore. A dock is defined in Orange County Code Chapter 15.103 (provision of observation piers, buoys, and other simple structures) and shall not be considered a boat slip. A dock is not a boat slip. A dock is not a boat slip. A dock is not a boat slip.
- A boat slip facility is not part of the structure and is not approved with this plan. A boat slip shall require additional approval to meet Chapter 15.103 of the Code Book and an order for the Board of County Commissioners.
- The net developable area of 43.16 acres reflected in the data above includes the area designated as Future Wetland Pond R/W Indicators. Allocation of the 28 acres of additional developable right-of-way as developable area is conditional and dependent on the final wetland delineation and the final wetland impact assessment report. The 15.16 acres of wetland developable area will be reflected in the P&P for this project.
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Submittal Information:

11.4.1.1 - 45' and less than 18' children	11.4.1.2 - 45' and less than 18' children
11.4.1.3 - 45' and less than 18' children	11.4.1.4 - 45' and less than 18' children
11.4.1.5 - 45' and less than 18' children	11.4.1.6 - 45' and less than 18' children
11.4.1.7 - 45' and less than 18' children	11.4.1.8 - 45' and less than 18' children
11.4.1.9 - 45' and less than 18' children	11.4.1.10 - 45' and less than 18' children
11.4.1.11 - 45' and less than 18' children	11.4.1.12 - 45' and less than 18' children
11.4.1.13 - 45' and less than 18' children	11.4.1.14 - 45' and less than 18' children
11.4.1.15 - 45' and less than 18' children	11.4.1.16 - 45' and less than 18' children
11.4.1.17 - 45' and less than 18' children	11.4.1.18 - 45' and less than 18' children
11.4.1.19 - 45' and less than 18' children	11.4.1.20 - 45' and less than 18' children
11.4.1.21 - 45' and less than 18' children	11.4.1.22 - 45' and less than 18' children
11.4.1.23 - 45' and less than 18' children	11.4.1.24 - 45' and less than 18' children
11.4.1.25 - 45' and less than 18' children	11.4.1.26 - 45' and less than 18' children
11.4.1.27 - 45' and less than 18' children	11.4.1.28 - 45' and less than 18' children
11.4.1.29 - 45' and less than 18' children	11.4.1.30 - 45' and less than 18' children
11.4.1.31 - 45' and less than 18' children	11.4.1.32 - 45' and less than 18' children
11.4.1.33 - 45' and less than 18' children	11.4.1.34 - 45' and less than 18' children
11.4.1.35 - 45' and less than 18' children	11.4.1.36 - 45' and less than 18' children
11.4.1.37 - 45' and less than 18' children	11.4.1.38 - 45' and less than 18' children
11.4.1.39 - 45' and less than 18' children	11.4.1.40 - 45' and less than 18' children
11.4.1.41 - 45' and less than 18' children	11.4.1.42 - 45' and less than 18' children
11.4.1.43 - 45' and less than 18' children	11.4.1.44 - 45' and less than 18' children
11.4.1.45 - 45' and less than 18' children	11.4.1.46 - 45' and less than 18' children
11.4.1.47 - 45' and less than 18' children	11.4.1.48 - 45' and less than 18' children
11.4.1.49 - 45' and less than 18' children	11.4.1.50 - 45' and less than 18' children
11.4.1.51 - 45' and less than 18' children	11.4.1.52 - 45' and less than 18' children
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11.4.1.55 - 45' and less than 18' children	11.4.1.56 - 45' and less than 18' children
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11.4.1.59 - 45' and less than 18' children	11.4.1.60 - 45' and less than 18' children
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11.4.1.67 - 45' and less than 18' children	11.4.1.68 - 45' and less than 18' children
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11.4.1.81 - 45' and less than 18' children	11.4.1.82 - 45' and less than 18' children
11.4.1.83 - 45' and less than 18' children	11.4.1.84 - 45' and less than 18' children
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11.4.1.95 - 45' and less than 18' children	11.4.1.96 - 45' and less than 18' children
11.4.1.97 - 45' and less than 18' children	11.4.1.98 - 45' and less than 18' children
11.4.1.99 - 45' and less than 18' children	11.4.1.100 - 45' and less than 18' children

LUP HATCHING (LEGEND):

[Hatched Pattern]	PROPOSED RESIDENTIAL PARCEL(S)
[Dotted Pattern]	WETLAND/CONSERVATION AREA
[Horizontal Line Pattern]	SURFACE WATER IMPACT
[Vertical Line Pattern]	WETLAND AREA IMPACT
[Cross-hatch Pattern]	SECONDARY BUFFER IMPACT
[White Box]	SURFACE WATER AREA

G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Silverstone Place
Lake Mary, Florida 32746
phone: 407-323-4700
fax: 407-992-8604
www.GLSummitt.com

Toll Brothers, Inc.
2966 Commerce Park Dr.
Suite 100
Orlando, FL 32819
407-345-6000

Lake Roberts Reserve PD
Orange County, Florida

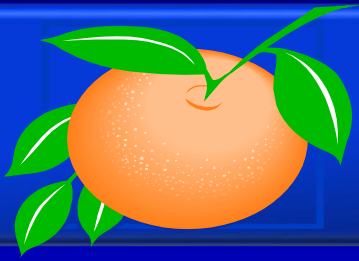
PD Land Use Plan

Land Use Plan

Revisions

Rev.	Date	Description
1	01/23/2018	Initial Design
2	02/01/2018	Final Design
3	02/15/2018	Final Design
4	02/22/2018	Final Design
5	03/01/2018	Final Design
6	03/15/2018	Final Design
7	03/22/2018	Final Design
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96	09/15/2020	Final Design
97	09/22/2020	Final Design
98	10/01/2020	Final Design
99	10/15/2020	Final Design
100	10/22/2020	Final Design

SHEET NUMBER
5 OF 5



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Lake Roberts Reserve Planned Development / Land Use Plan (PD/LUP) dated “Received July 28, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1

Board of County Commissioners

**Conservation Area Impact Permit
Application**

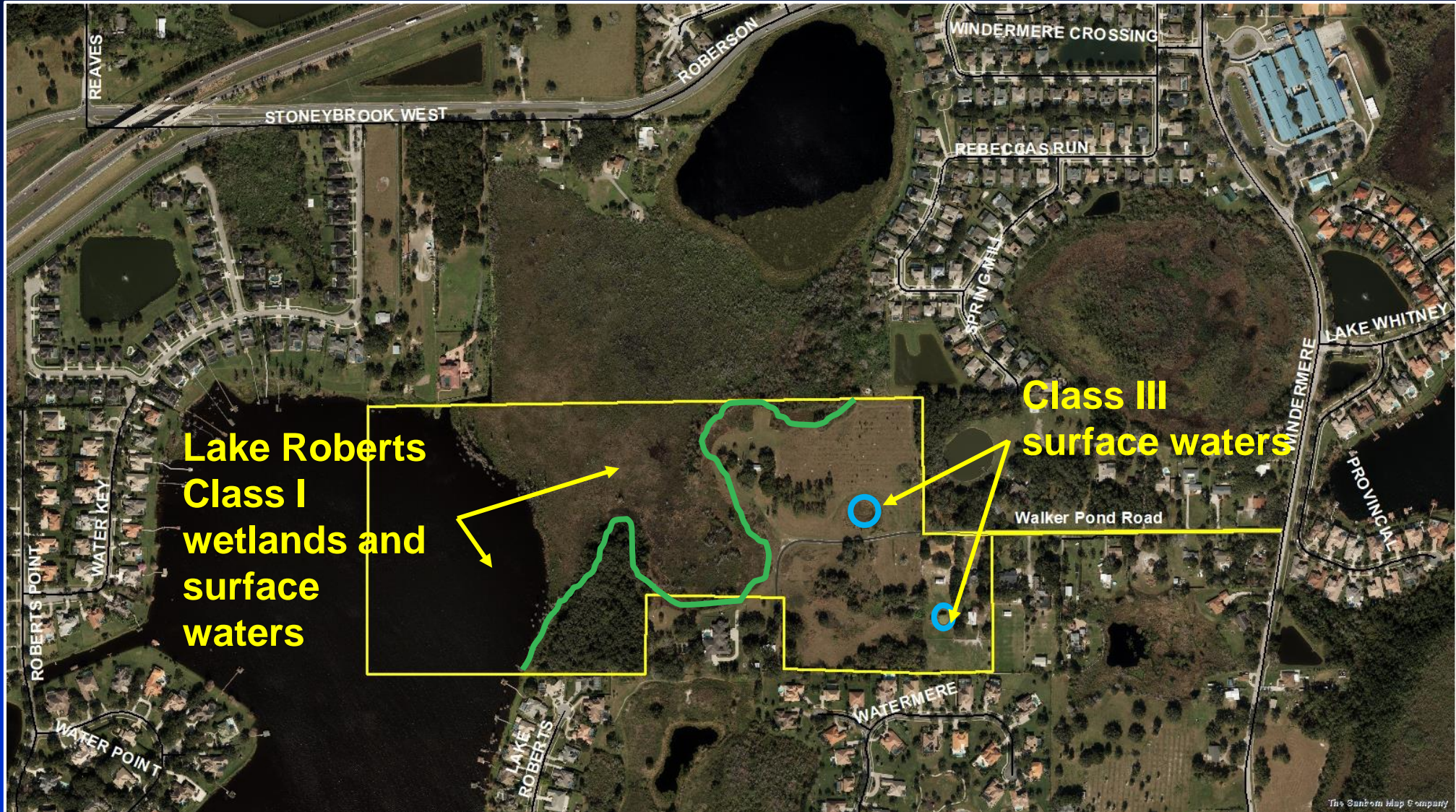
CAI-19-12-069

Applicant: American Orange County Investments 40, LLC

November 17, 2020



Conservation Areas





Class I Wetland and Surface Water - Existing Conditions





Class III Surface Waters - Existing Conditions

SW-1

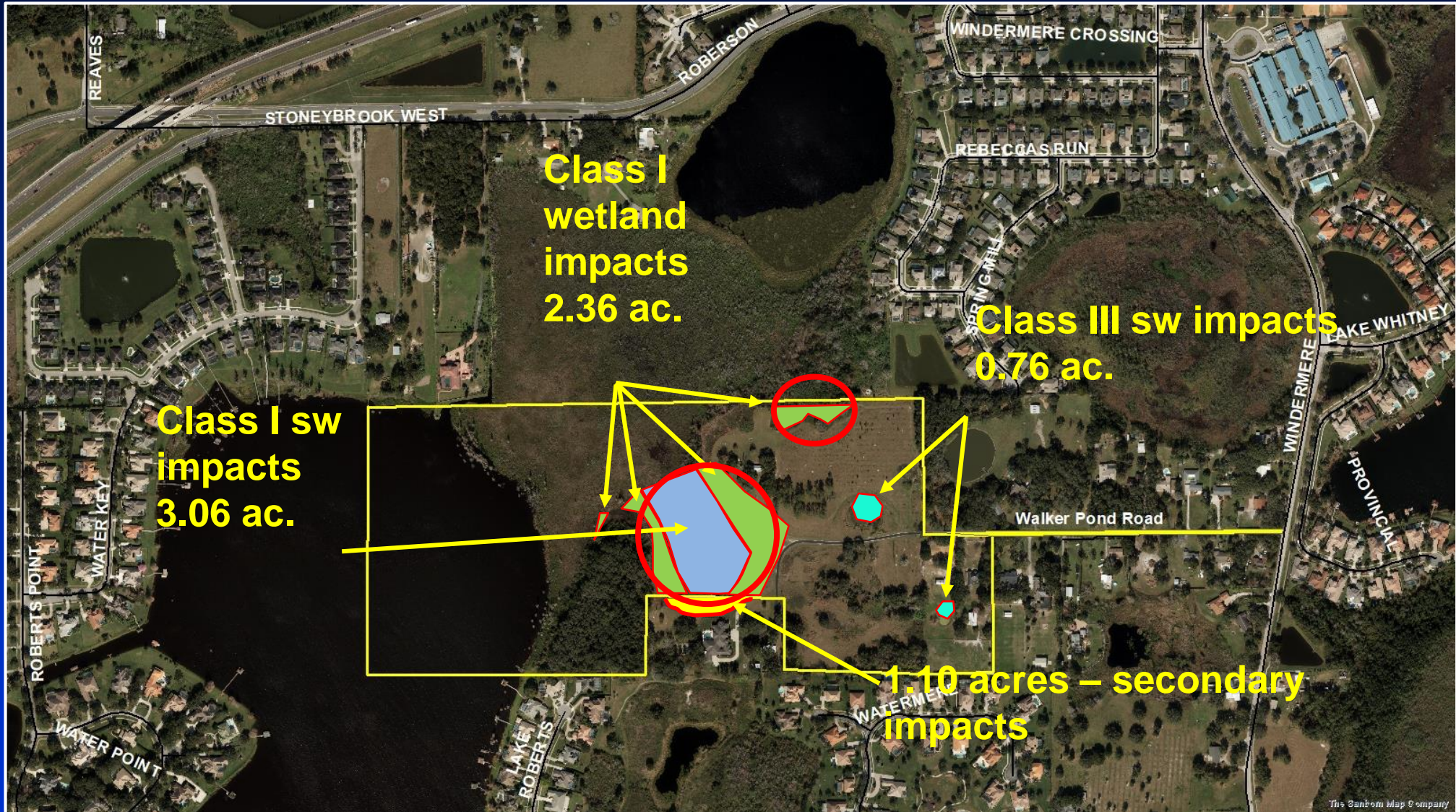


SW-2





Proposed Impacts





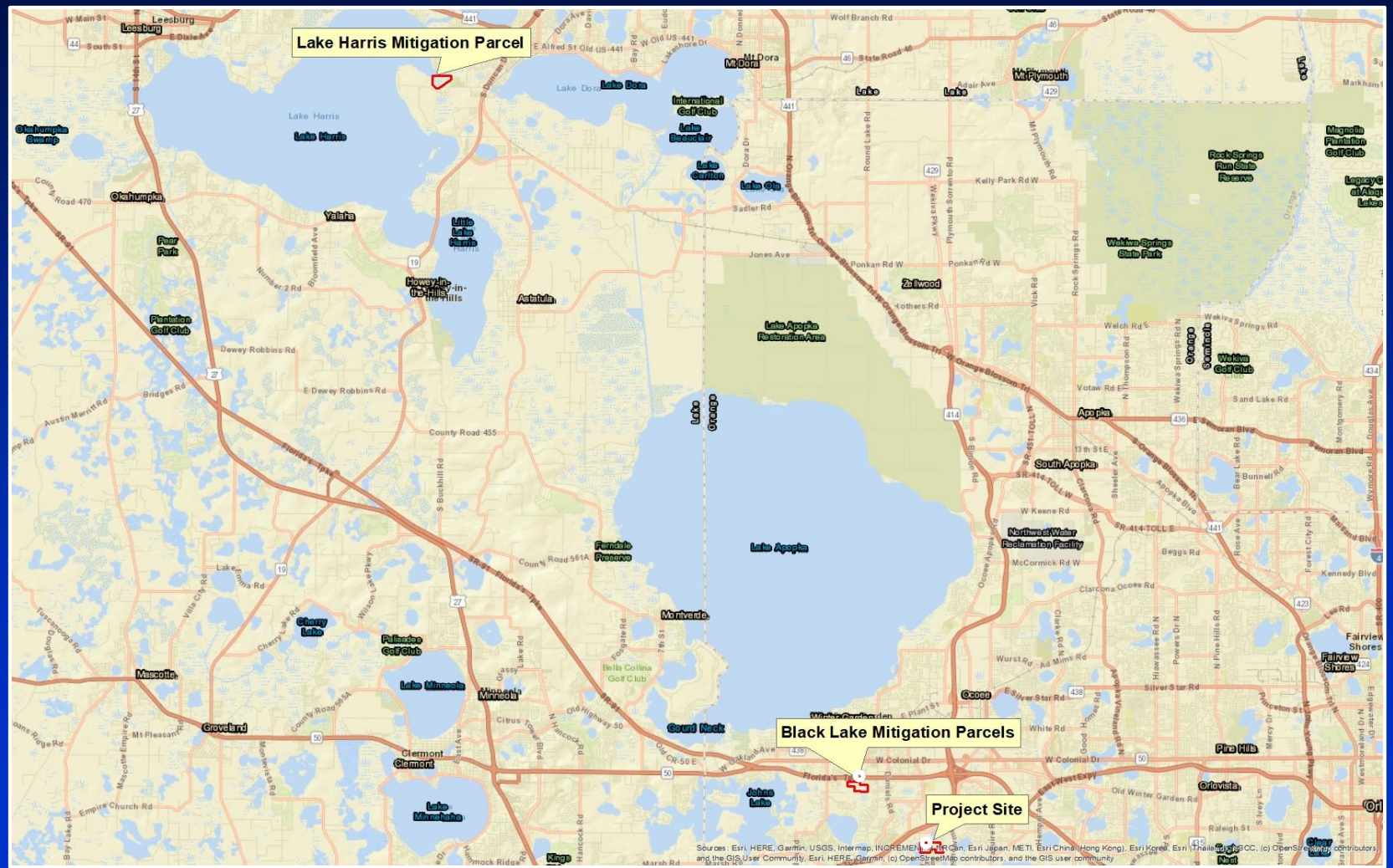
Proposed Impacts

- An environmental assessment and survey for listed/imperiled species was conducted. No listed/imperiled species were found.
- The project is not located within the primary protection zone of any bald eagle nest. The closest bald eagle nest is approximately one mile away.



Mitigation Proposal

- Mitigation Proposal:
 - Preserve and donate 52.98 acres of wetlands to Orange County's Green PLACE Program
 - Preserve 55.15 acres of wetlands abutting Lake Harris in Lake County



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTAL, Navteq, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (The Netherlands) PCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

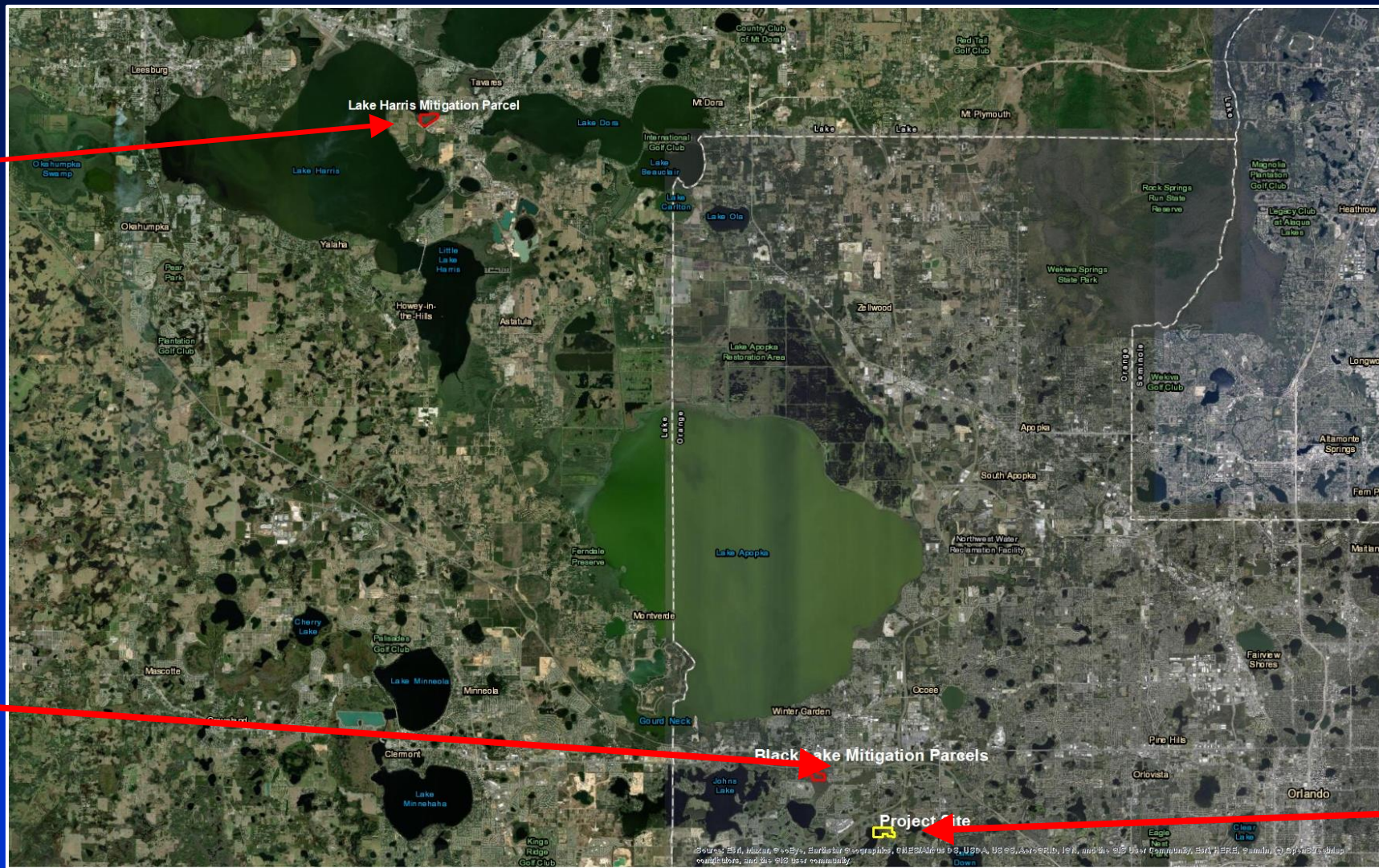


Mitigation Proposal

Lake Harris Parcel



Black Lake Parcels



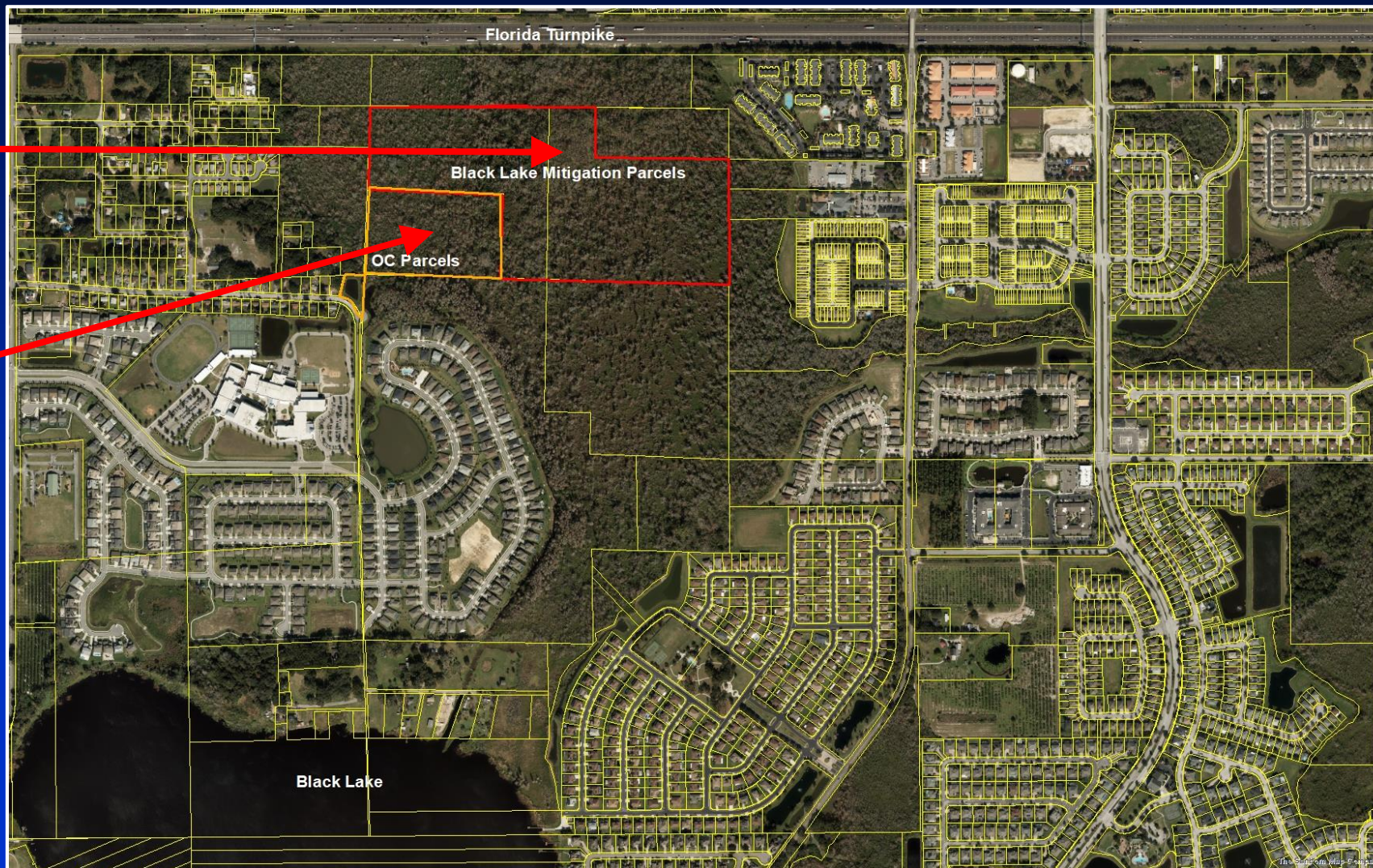
Project Site



Mitigation Proposal – Black Lake Parcels

**Black
Lake
Parcels**

**Orange
County
BCC**



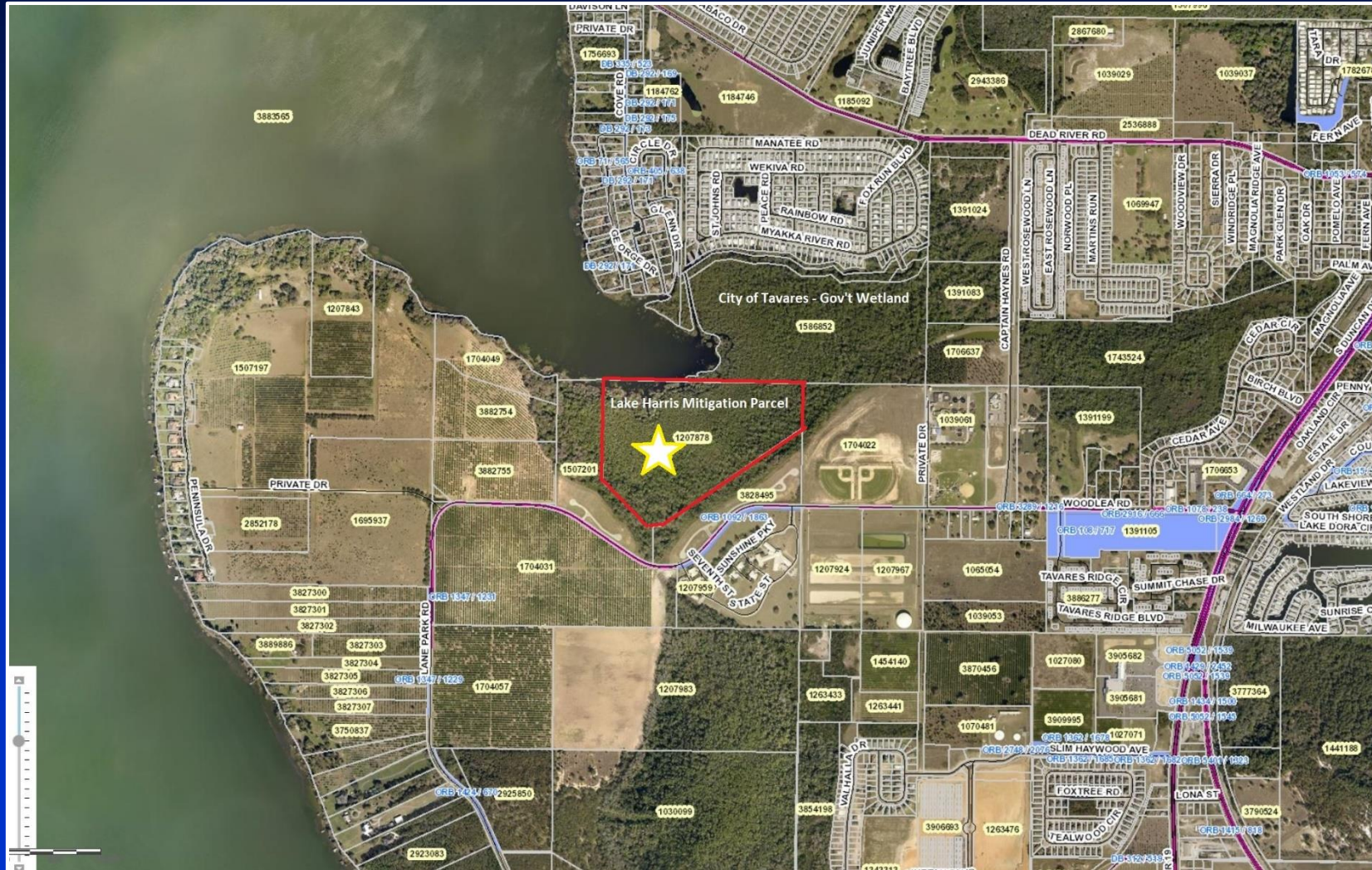


Black Lake Parcels – Existing Conditions





Mitigation Proposal – Lake Harris Parcel





Lake Harris Parcels – Existing Conditions





Considerations

- **The applicant will also:**
 - **Plant the littoral zone of the 4.01-acre attenuation/compensating storage pond with appropriate native species which will provide wildlife and open water habitat.**
 - **Implement a management and monitoring plan for the Lake Harris mitigation parcel and the planted attenuation/compensating storage pond.**
 - **Implement nutrient reduction Best Management Practices to ensure that there will no adverse impacts to Lake Roberts.**
 - **Connect the proposed development to sanitary and providing stub-outs for the existing homeowners along Walker Pond Road.**
 - **Upgrade Walker Pond Road to County standards, including water quality treatment.**
 - **Provide a solution to the flooding problem on Walker Pond Road and McKinnon Road.**
 - **Ensure that the lakefront lots will participate in the Lake Roberts Municipal Service Benefit Unit.**



Review Criteria

▪ Chapter 15, Article X:

- Sec. 15-362(5) states: Where wetlands serve a significant and productive environmental function . . . any alteration or development affecting such lands should be so designed and regulated so as to minimize or eliminate any impact upon the beneficial environmental productivity of such lands, consistent with the development rights of property owners.
- Sec. 15-396(3)(a) states: The removal, alteration or encroachment within a Class I conservation area shall only be allowed in cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit. The protection, preservation and continuing viability of Class I conservation areas shall be the prime objective of the basis for review of all proposed alterations, modifications, or removal of these areas. When encroachment, alteration or removal of Class I conservation areas is permitted, habitat compensation or mitigation as a condition of development approval shall be required.
- Section 15-396(3)(c) (Mitigation for Class III conservation areas shall be allowed in all cases).



Review Analysis

To address Sec. 15-362(5):

- **The original request has been reduced from 8.21 to 6.18 acres.**
- **The applicant eliminated one residential lot and shortened the depths of others to reduce wetland impacts.**
- **The internal road to the lakefront lots was reconfigured to minimize bifurcation of the wetland system.**

To address Sec. 15-396(3)(a):

- **based on the documents and justifications provided by the applicant, there are no other feasible or practical alternatives exist that will permit a reasonable use of the land.**
- **the mitigation plan provides for the protection, preservation and continuing viability of Class I conservation areas.**



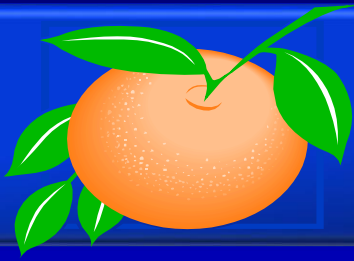
Finding

- Pursuant to Orange County Code, Chapter 15, Article X, EPD staff has evaluated the proposed Conservation Area Impact permit application and required documents in accordance with Chapter 15, Article X, and has made a finding that the request is consistent with Sections 15-362(5), 15-396(3)(a) and (c).



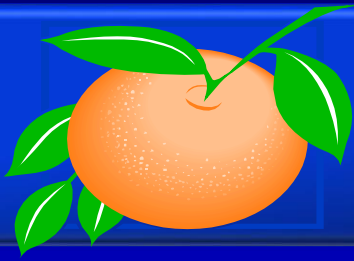
Action Requested

- **Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of the Conservation Area Impact Permit No. CAI-19-12-069 for the Lake Roberts Reserve, subject to the conditions listed in the staff report.**
- **Make a finding of consistency with the Comprehensive Plan (CP) and approve the Lake Roberts Reserve Planned Development / Land Use Plan (PD/LUP) dated “Received July 28, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report. District 1**



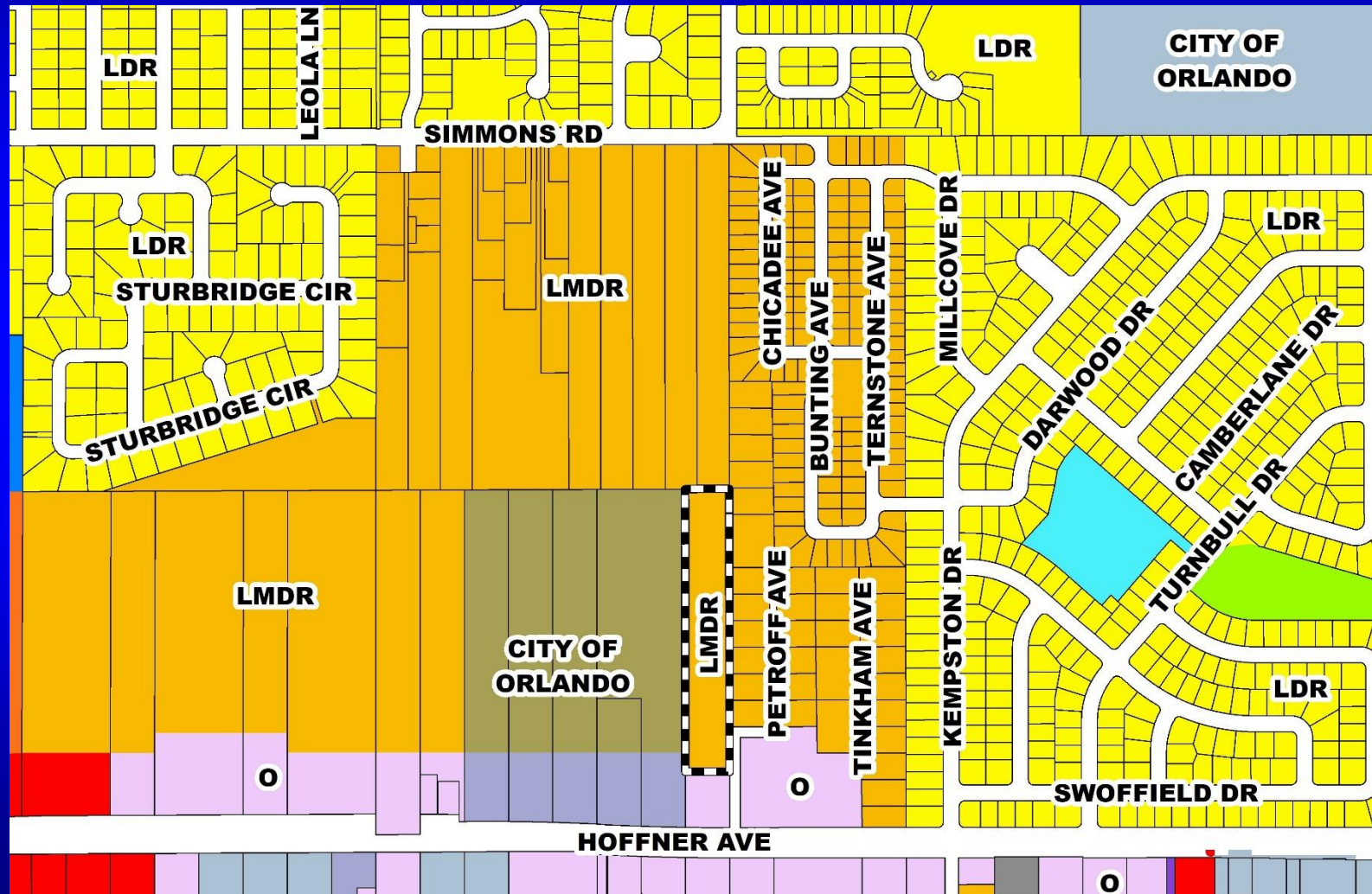
RZ-19-10-044 – Stephen Allen Planning and Zoning Commission (PZC) Board-Called Hearing

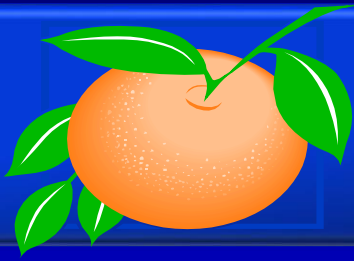
- Case:** RZ-19-10-044
- Applicant:** Stephen Allen, Civil Corp Engineering, Inc.
- District:** 3
- Location:** 5177 Hoffner Ave; or generally located on the west side of Petroff Avenue, 230 feet north of Hoffner Avenue
- Acreage:** 3.90 gross acre
- From:** R-2 (Residential District) (Restricted)
- To:** R-2 (Residential District)
- Proposed Use:** Thirty-eight (38) single-family attached residential dwelling units



RZ-19-10-044 – Stephen Allen

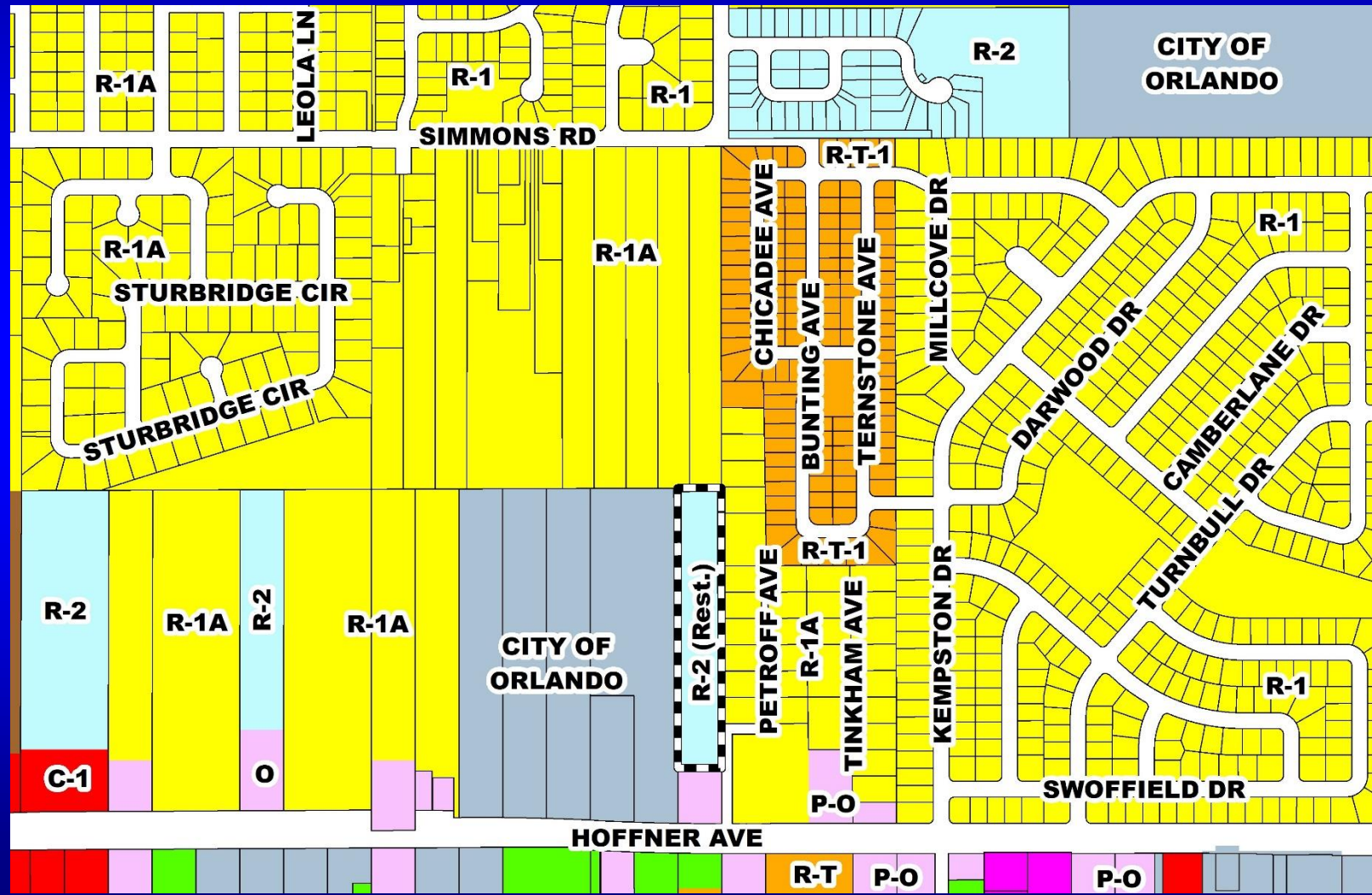
Planning and Zoning Commission (PZC) Board-Called Hearing Future Land Use Map

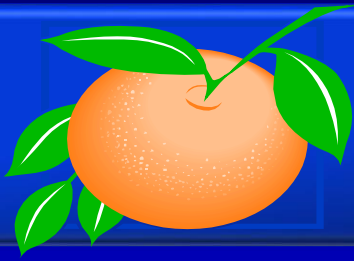




RZ-19-10-044 – Stephen Allen

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

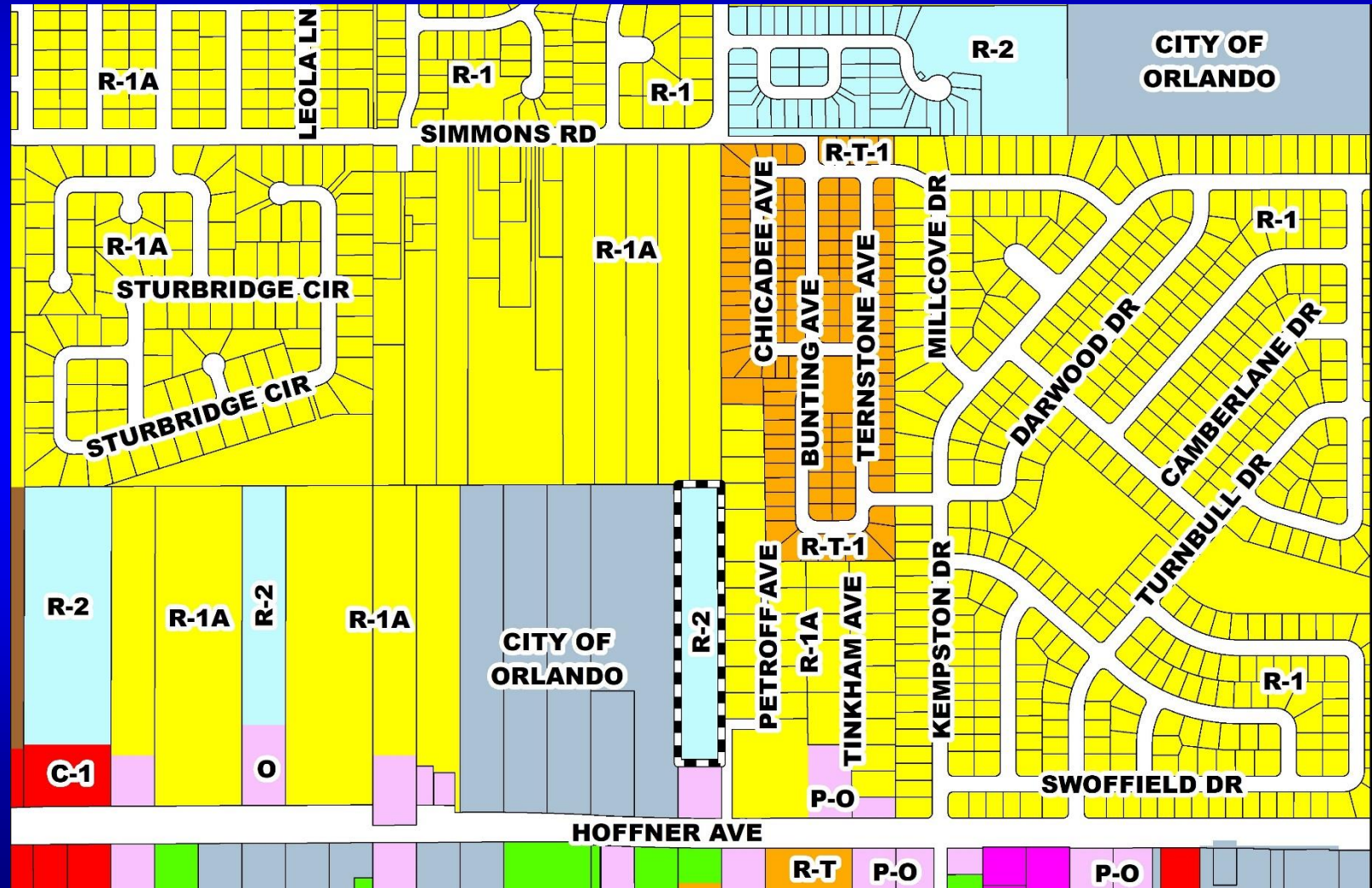


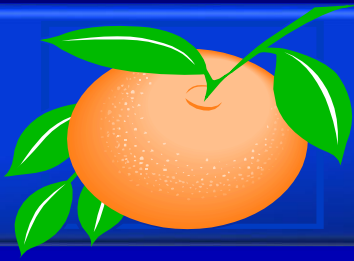


RZ-19-10-044 – Stephen Allen

Planning and Zoning Commission (PZC) Board-Called Hearing

Proposed Zoning Map

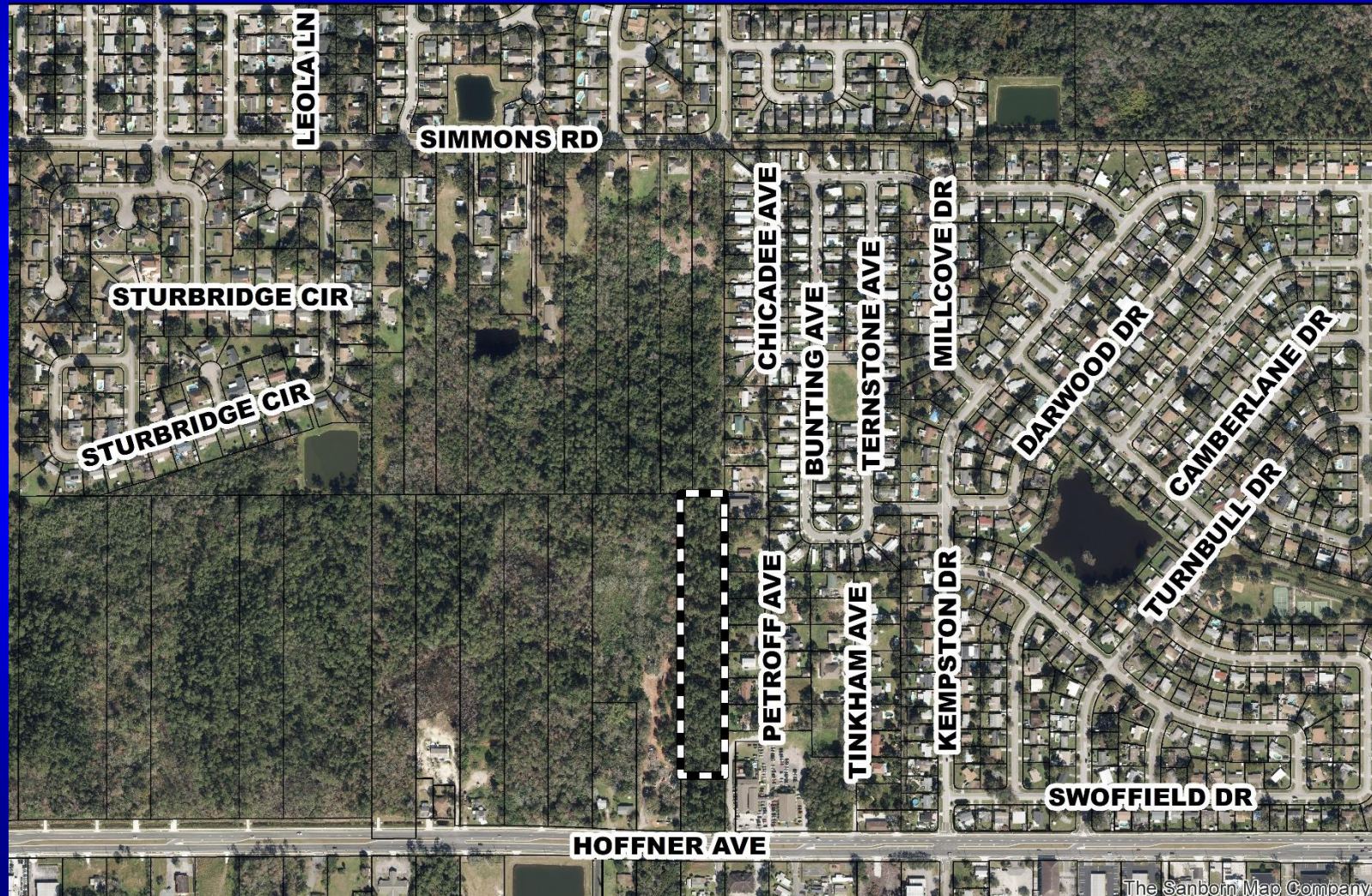


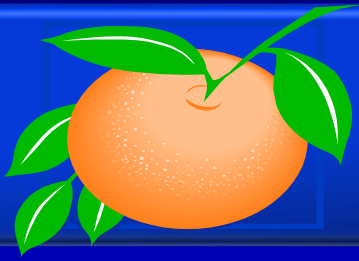


RZ-19-10-044 – Stephen Allen

Planning and Zoning Commission (PZC) Board-Called Hearing

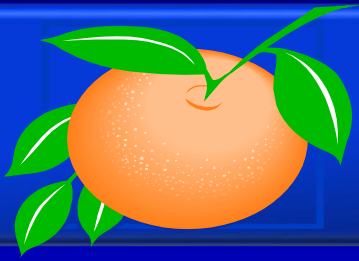
Aerial Map





New Restriction

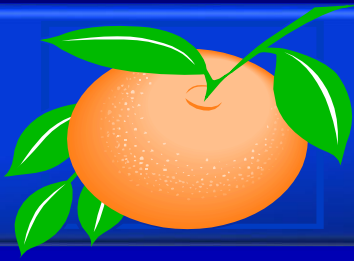
The owner / applicant shall provide a fifteen-foot wide undisturbed natural buffer along the eastern property line, adjacent to the existing single-family residential units. This natural buffer may be supplemented and enhanced with additional plantings in areas where no natural landscaping exists.



Action Requested

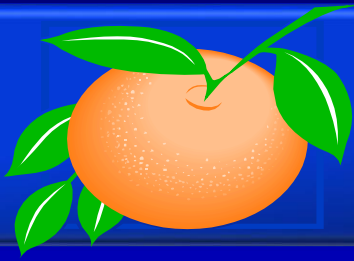
Make a finding of consistency with the Comprehensive Plan and approve the requested R-2 (Residential District) zoning, subject to the new restriction as presented.

District 3

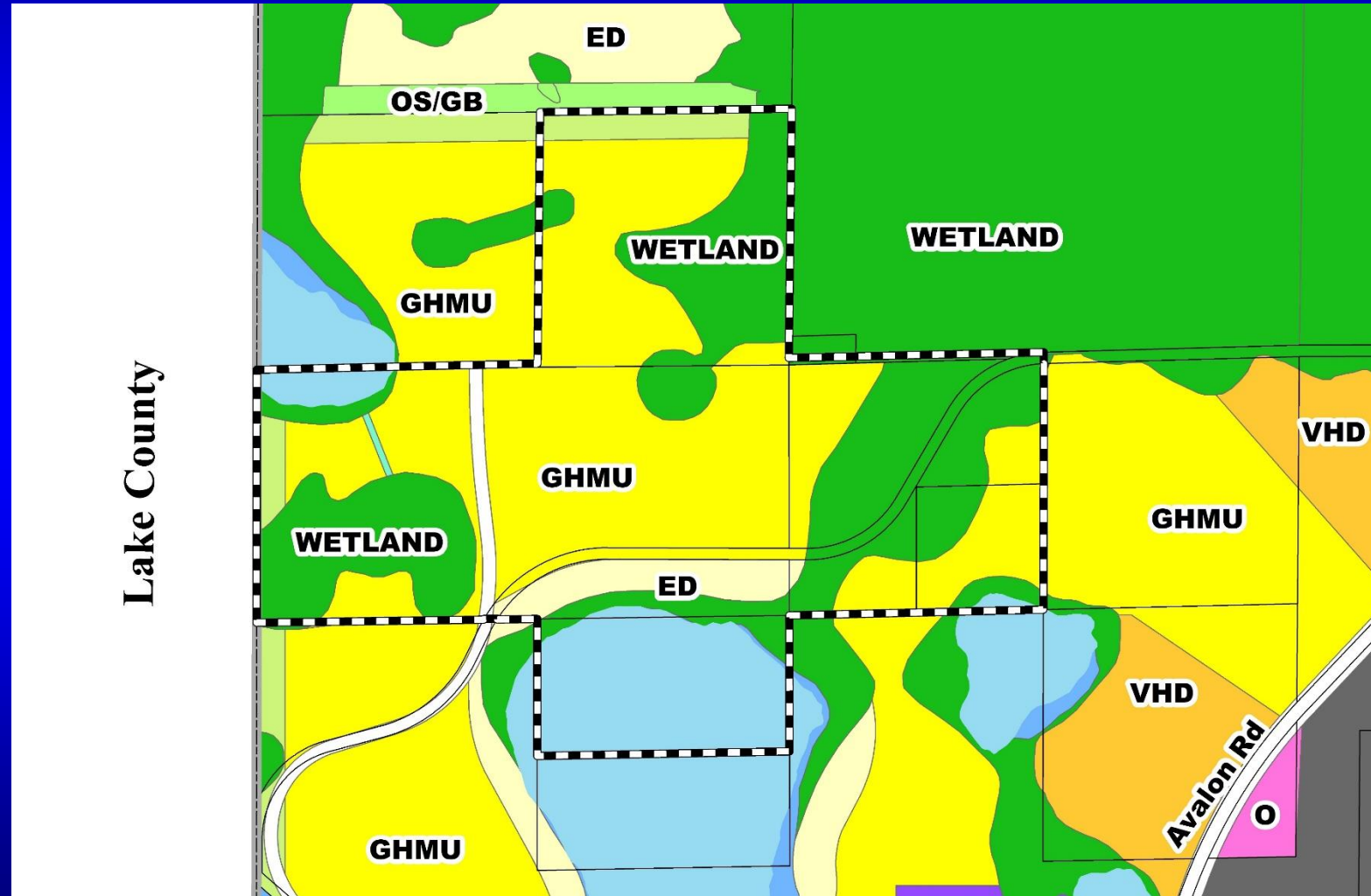


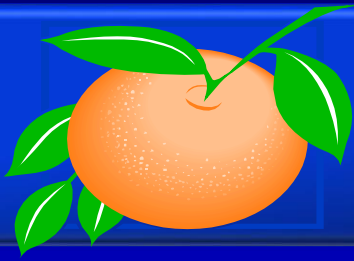
Cross PD / Parcels 4, 13, and 14 Preliminary Subdivision Plan

- Case:** PSP-20-03-087
- Project Name:** Cross PD / Parcels 4, 13, and 14 PSP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 186.90 gross acres (overall PD)
- Location:** Generally located north of Hartzog Road and west of Avalon Road
- Request:** To subdivide 186.90 acres in order to construct 385 single-family attached and detached residential dwelling units and associated parks and open space. Additionally, two (2) waivers from Orange County Code related to building separation and block measurement are associated with this request.

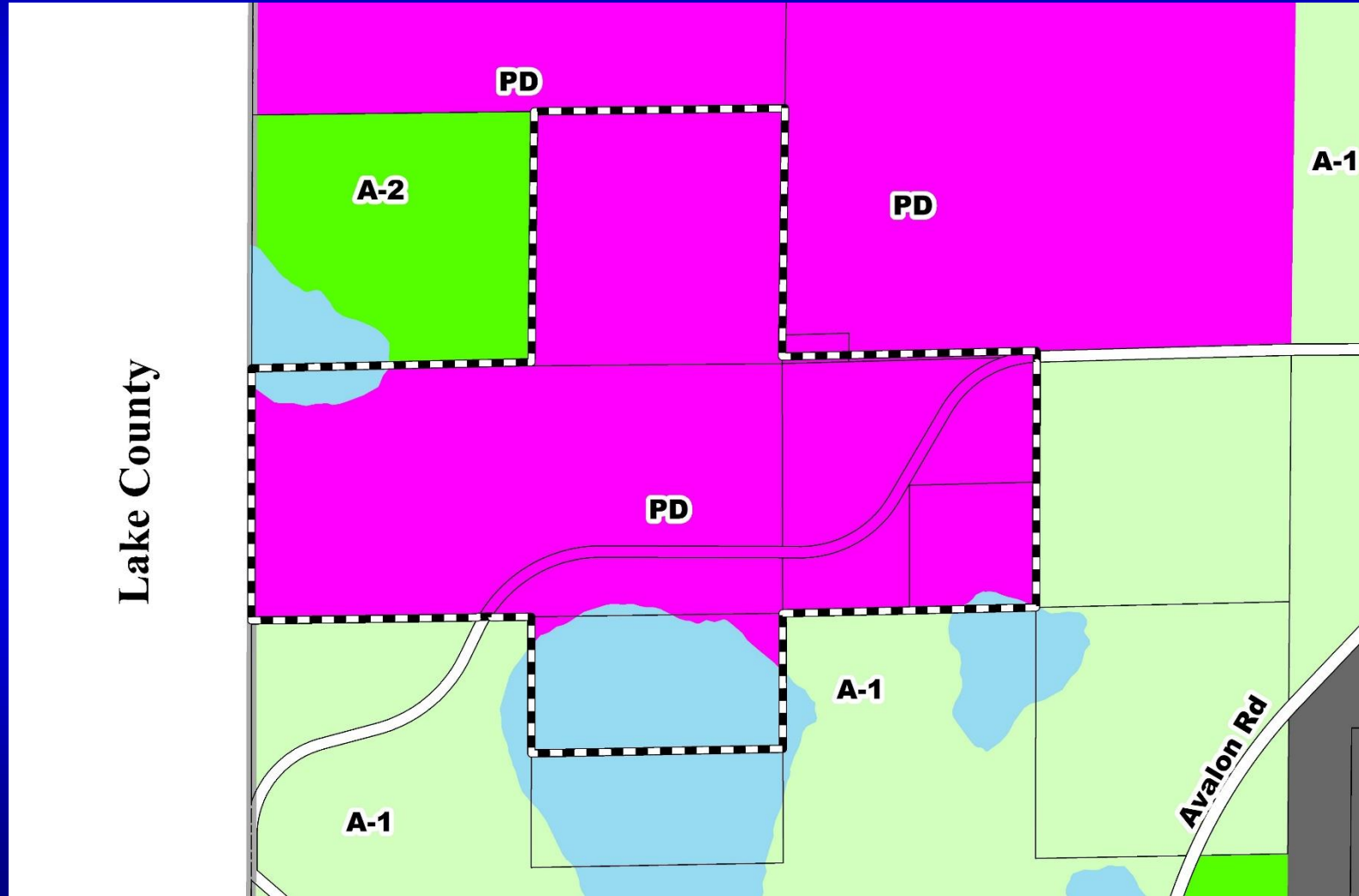


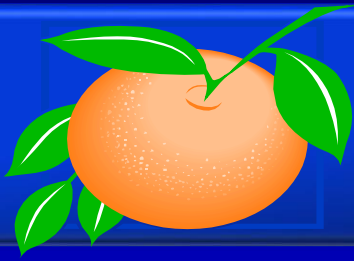
Cross PD / Parcels 4, 13, and 14 Preliminary Subdivision Plan Future Land Use Map



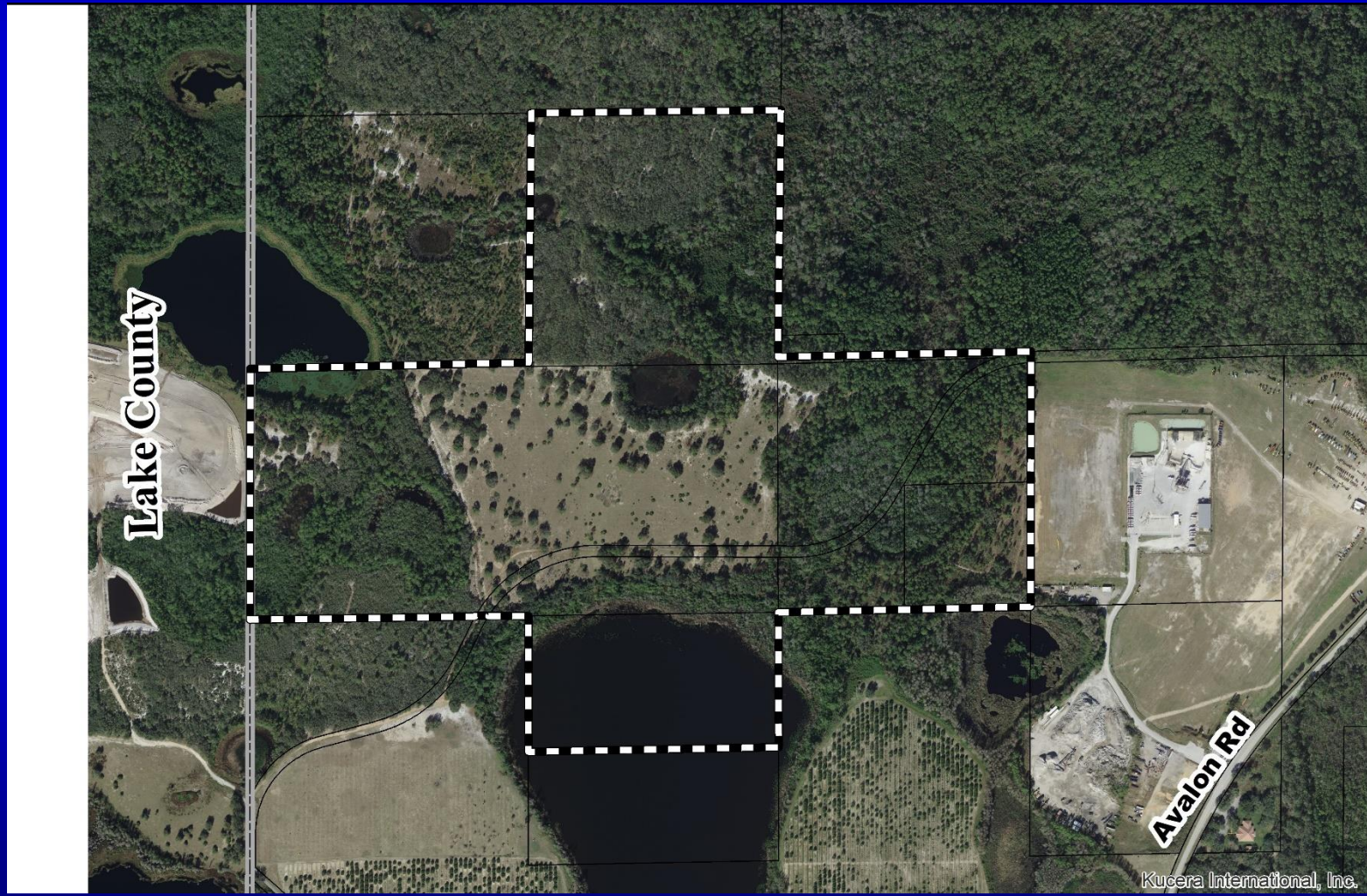


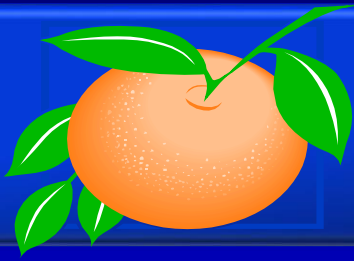
Cross PD / Parcels 4, 13, and 14 Preliminary Subdivision Plan Zoning Map



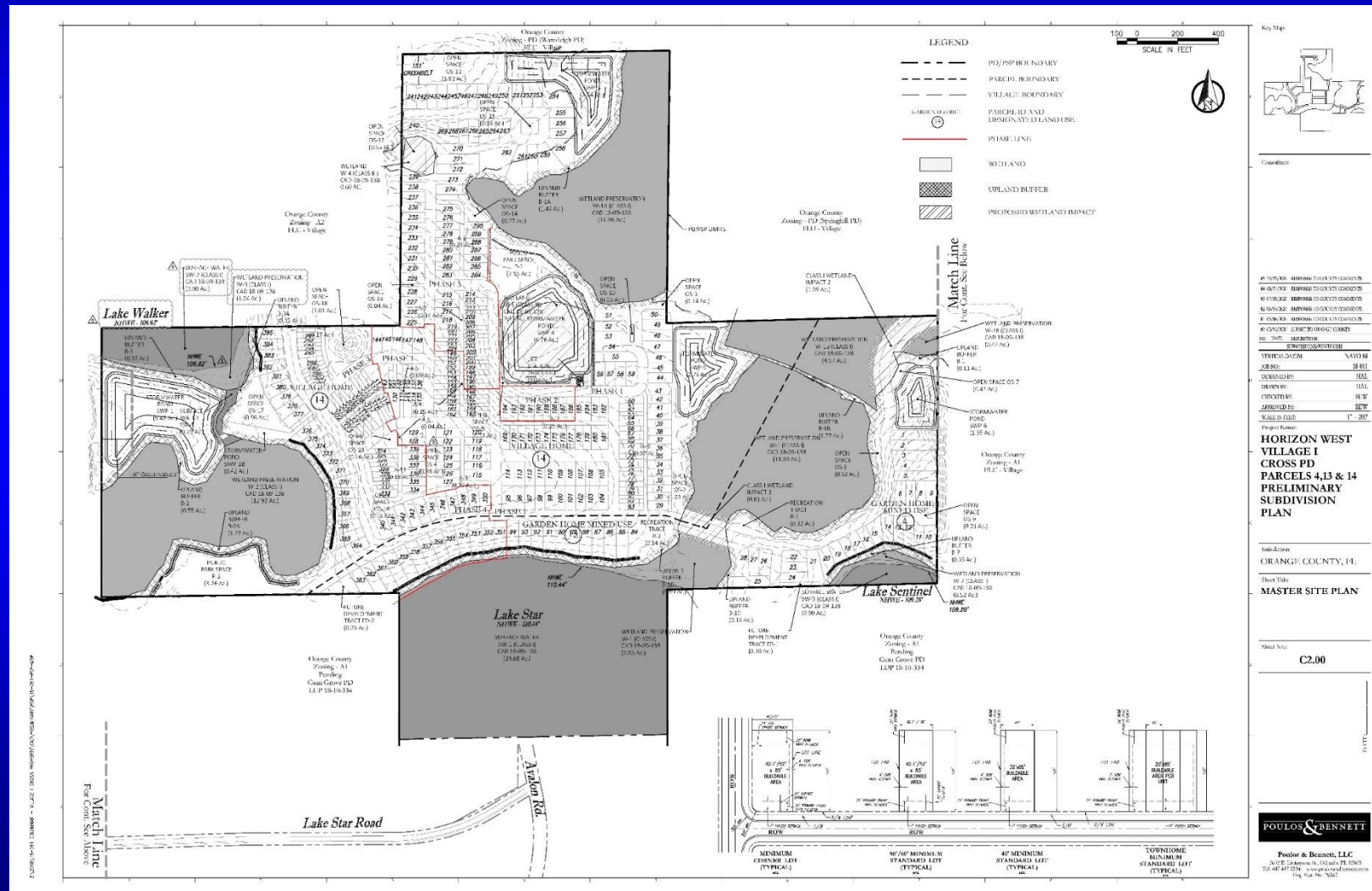


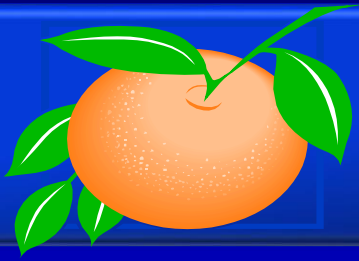
Cross PD / Parcels 4, 13, and 14 Preliminary Subdivision Plan Aerial Map





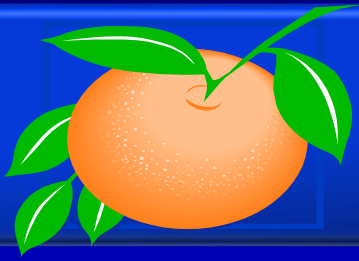
Cross PD / Parcels 4, 13, and 14 Preliminary Subdivision Plan Overall Preliminary Subdivision Plan





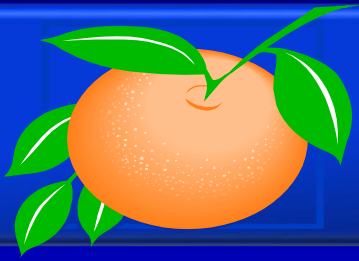
Replacement Condition #18

18. Prior to holding a Pre-Construction Conference for any PSP infrastructure improvements, the Lake Star Road Right of Way shall be vacated. No construction activities are permitted until the Petition to Vacate for Lake Star Road has been recorded.



Modification to Condition #25

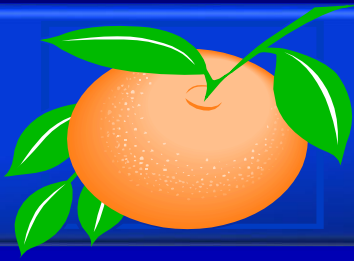
25. The declaration of covenants, conditions, and restrictions shall contain a statement notifying buyers that the retention pond adjacent to lots 51 through 59, as depicted in the preliminary subdivision plan dated “Received September 23, 2020”, was constructed above a known depressional area for which a hydrogeological study to confirm soil stability ~~may or may not have been~~ was conducted.



Action Requested

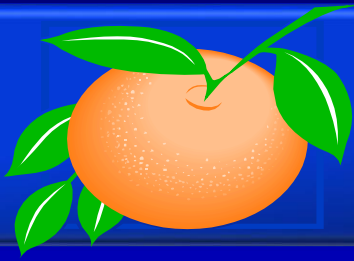
Make a finding of consistency with the Comprehensive Plan and approve the Cross PD / Parcels 4, 13, & 14 dated “Received September 23, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the changes to conditions #18 and #25 as presented.

District 1



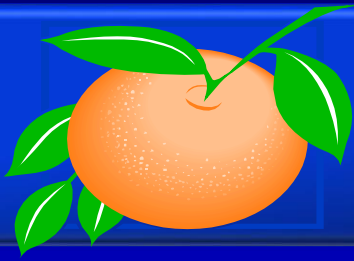
Eastwood Planned Development / Land Use Plan

- Case:** CDR-19-06-188
- Project Name:** Eastwood PD
- Applicant:** Jim Hall, Hall Development Services, Inc.
- District:** 4
- Acreage:** 1,199.77 gross acres (overall PD)
72.50 gross acres (affected parcels only)
- Location:** Generally located north and south of Golfway Boulevard and east of S. Alafaya Trail.
- Request:** To create Phase 3 of the PD; to change the designation of the lands within the proposed Phase 3 from golf course, clubhouse, and practice range to single-family; to add access arrows to the proposed Phase 3 area; and to assign the 304 residential units remaining within the PD to the proposed Phase 3 area. No waivers are associated with this request.

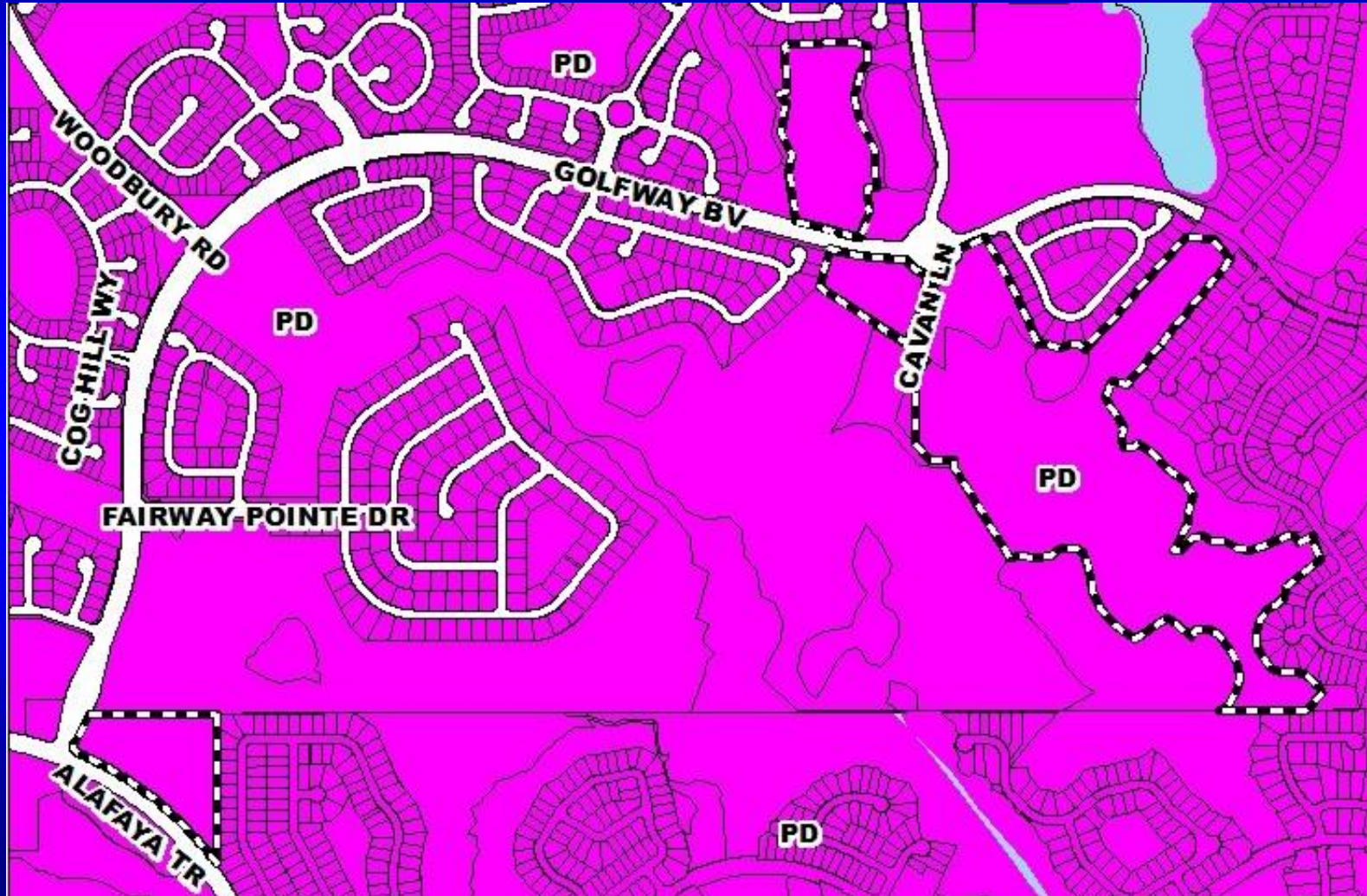


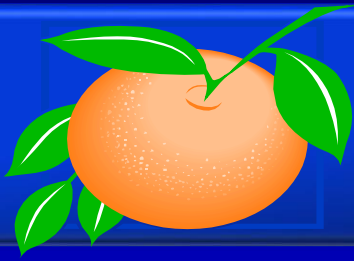
Eastwood Planned Development / Land Use Plan Future Land Use Map



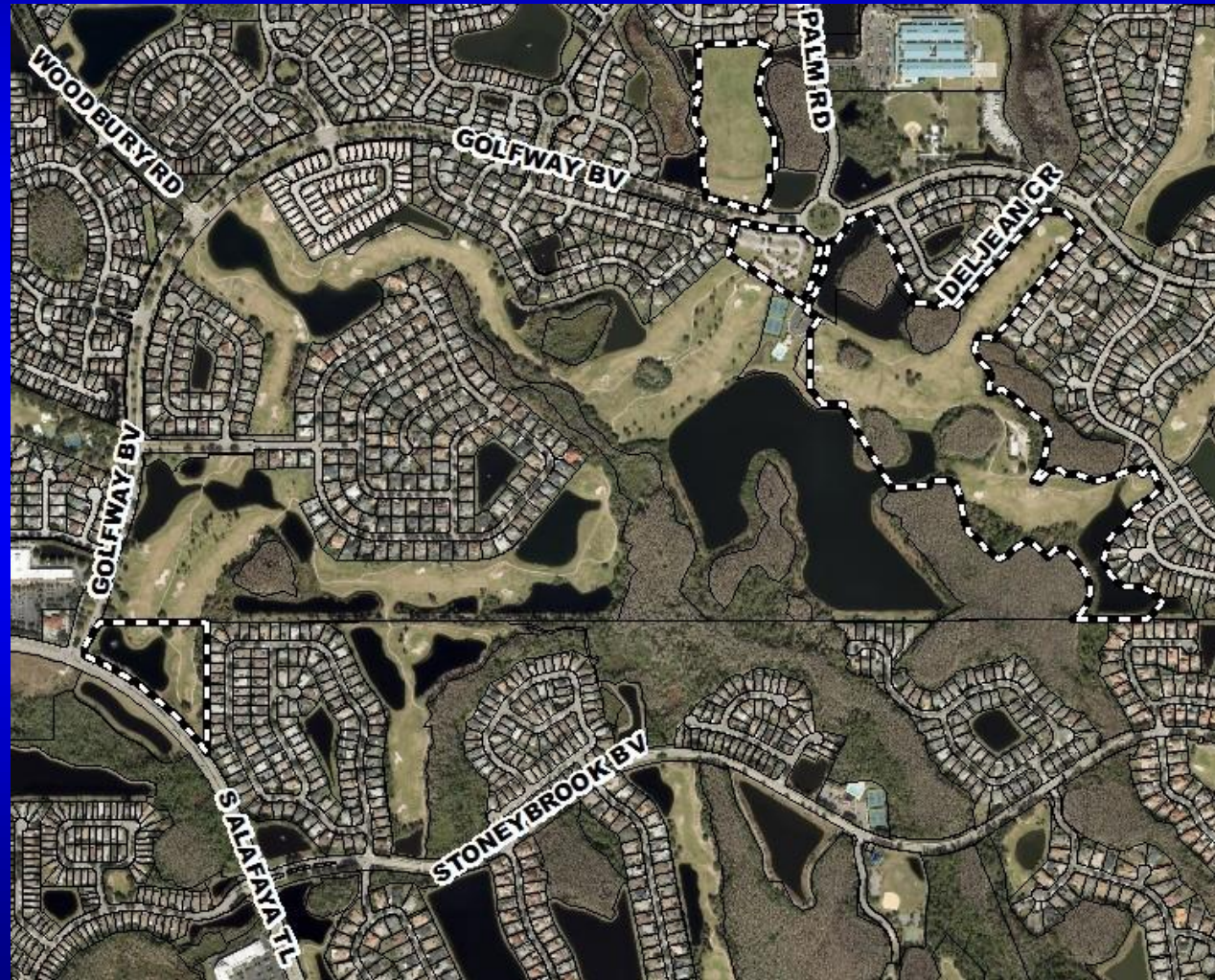


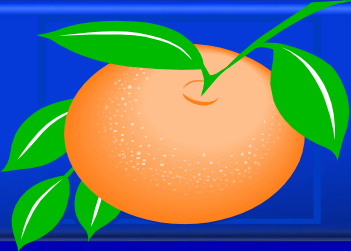
Eastwood Planned Development / Land Use Plan Zoning Map



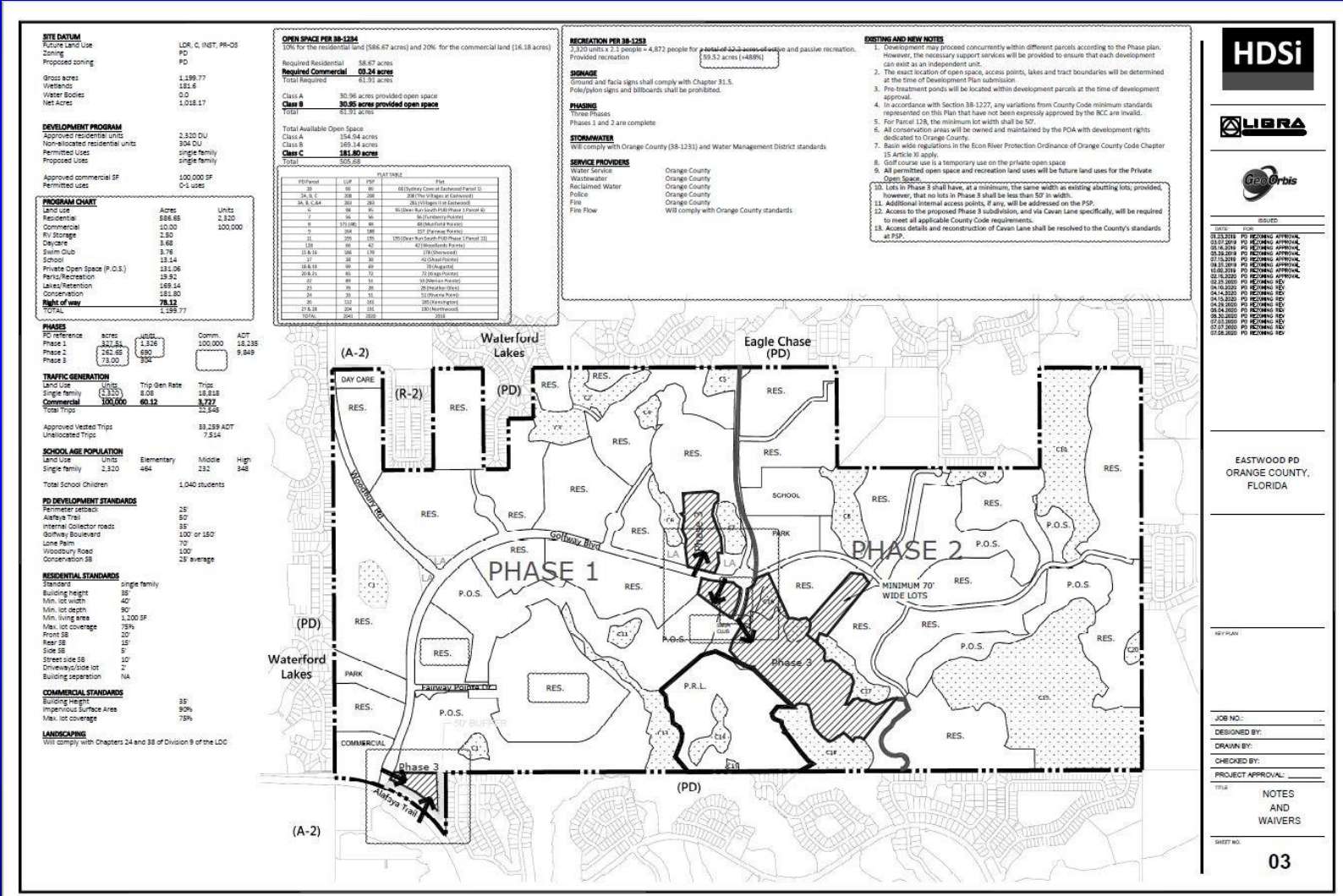


Eastwood Planned Development / Land Use Plan Aerial Map





Eastwood Planned Development / Land Use Plan Overall Land Use Plan

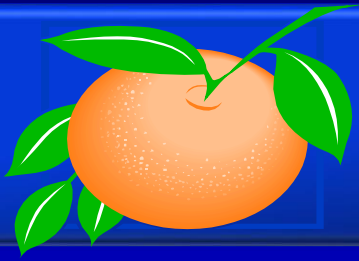


DATE	NOTE
01.13.2018	PD REVISION APPROVAL
01.23.2018	PD REVISION APPROVAL
02.02.2018	PD REVISION APPROVAL
02.16.2018	PD REVISION APPROVAL
02.28.2018	PD REVISION APPROVAL
03.08.2018	PD REVISION APPROVAL
03.28.2018	PD REVISION APPROVAL
04.05.2018	PD REVISION APPROVAL
04.19.2018	PD REVISION APPROVAL
04.26.2018	PD REVISION APPROVAL
04.26.2018	PD REVISION APPROVAL
05.02.2018	PD REVISION APPROVAL
05.02.2018	PD REVISION APPROVAL
05.02.2018	PD REVISION APPROVAL
05.02.2018	PD REVISION APPROVAL
05.02.2018	PD REVISION APPROVAL
05.02.2018	PD REVISION APPROVAL
05.02.2018	PD REVISION APPROVAL

EASTWOOD PD
ORANGE COUNTY,
FLORIDA

JOB NO.:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
PROJECT APPROVAL:

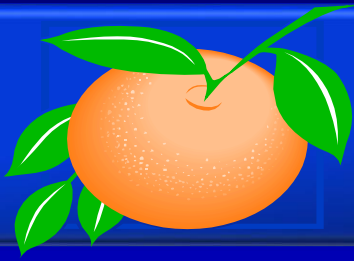
TITLE: NOTES AND WAIVERS



Action Requested

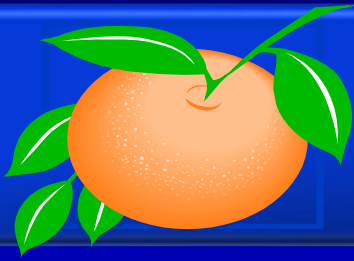
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Eastwood Planned Development / Land Use Plan (PD/LUP) dated “July 6, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

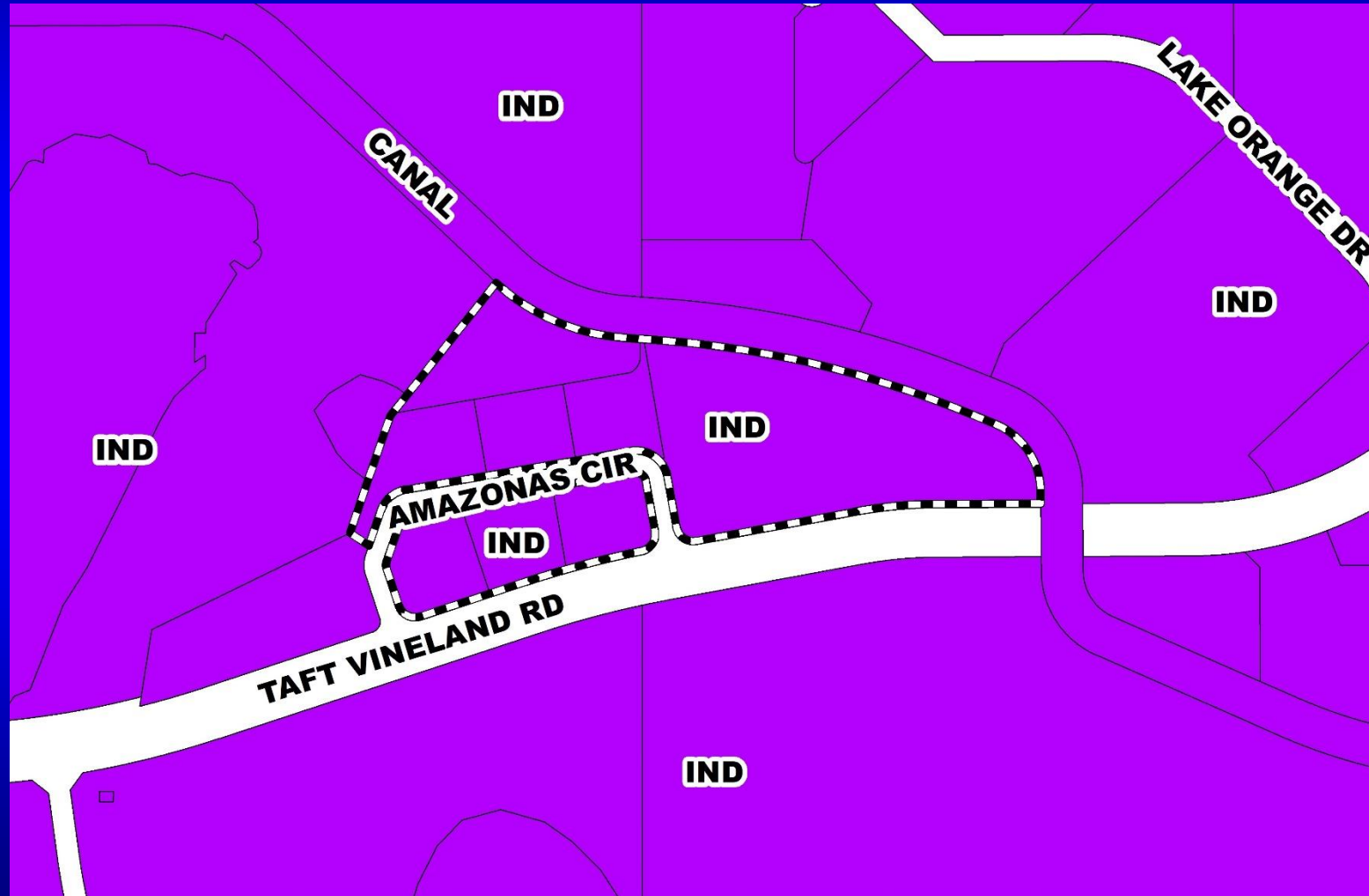


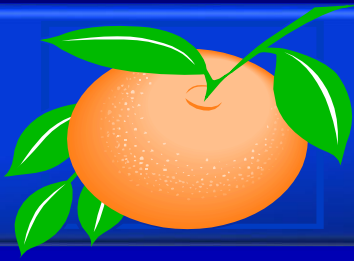
Orangewood N-9 Planned Development / Land Use Plan

- Case:** CDR-19-10-338
- Project Name:** Orangewood N-9 PD
- Applicant:** Bryan F. Borland, WP South Acquisitions, LLC
- District:** 4
- Acreage:** 170.80 gross acres (overall PD)
12.40 gross acres (affected parcels only)
- Location:** Generally located north of Taft-Vineland Road, south of SR 528, east of S. John Young Parkway, and west of U.S. 441
- Request:** To create parcels 1A, 1B, and 1C and convert 404,454 square feet of industrial uses to 346 multi-family dwelling units on parcel 1B. One (1) waiver from Orange County Code to allow for building heights of fifty (50) feet and four (4) stories, in lieu of thirty-five (35) feet and three (3) stories is associated with this request.

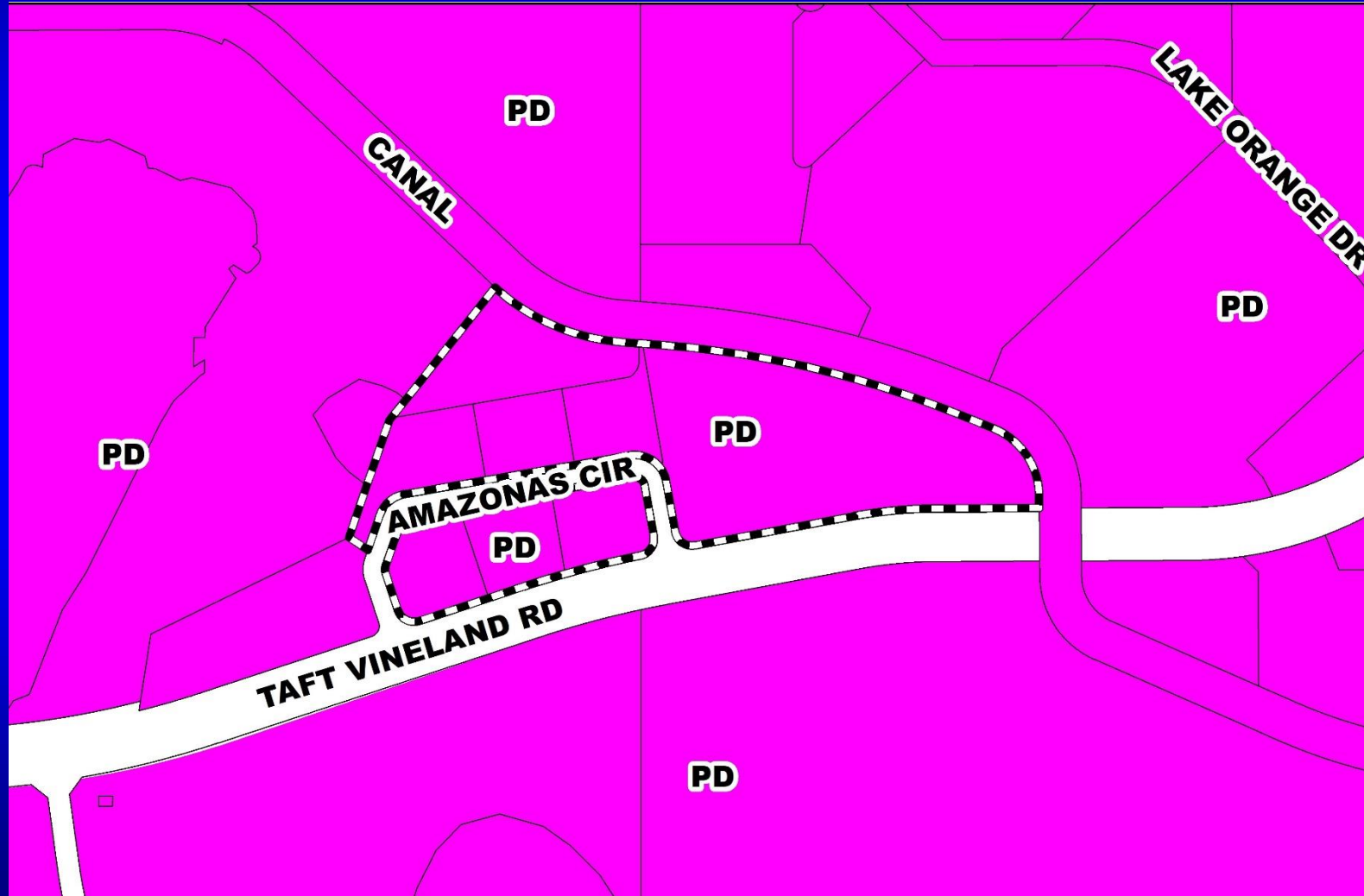


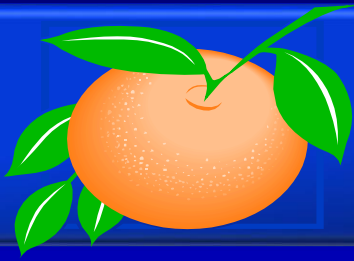
Orangewood N-9 Planned Development / Land Use Plan Future Land Use Map



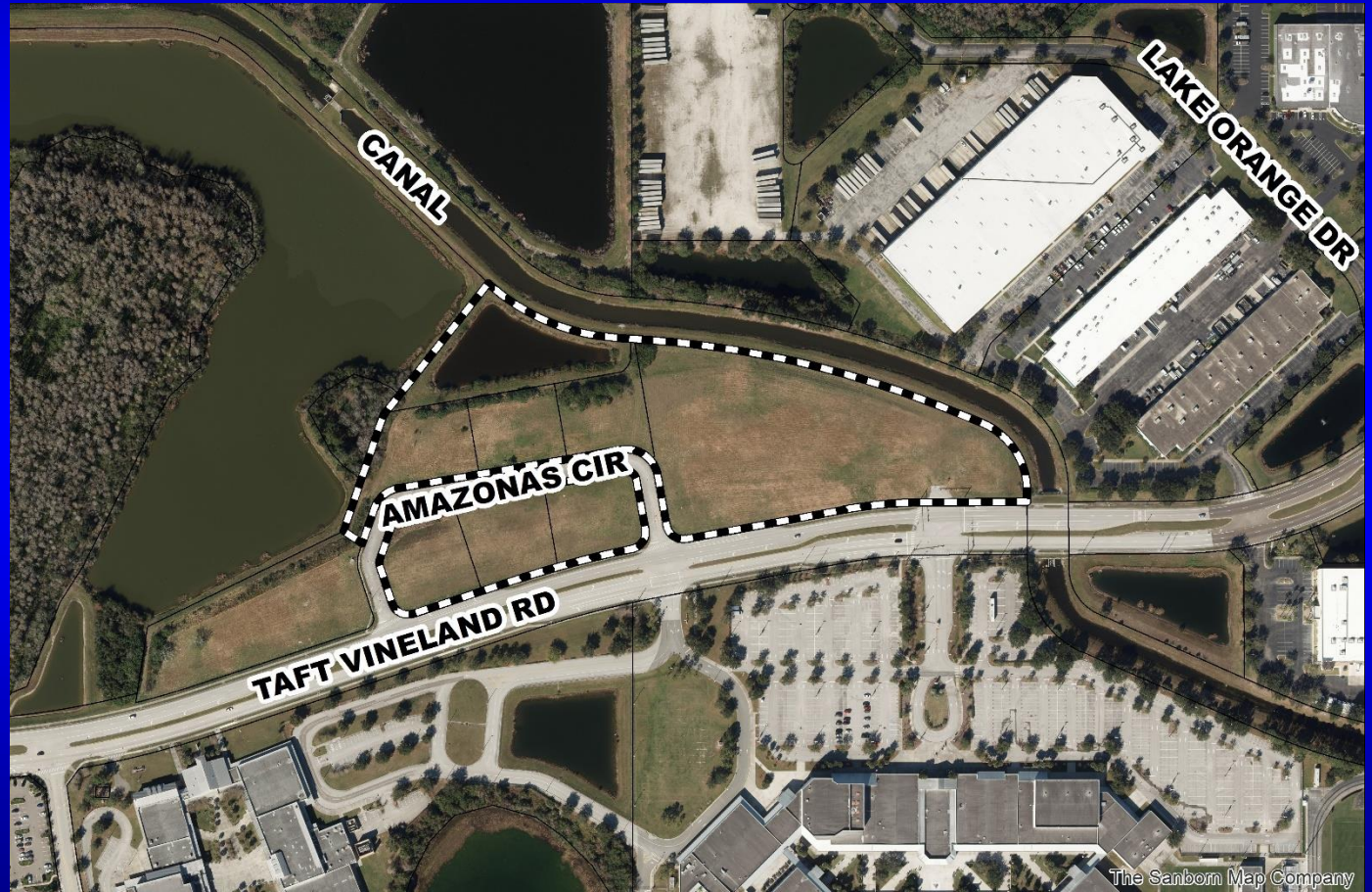


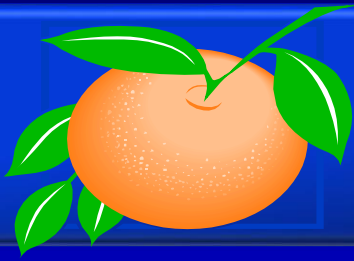
Orangewood N-9 Planned Development / Land Use Plan Zoning Map



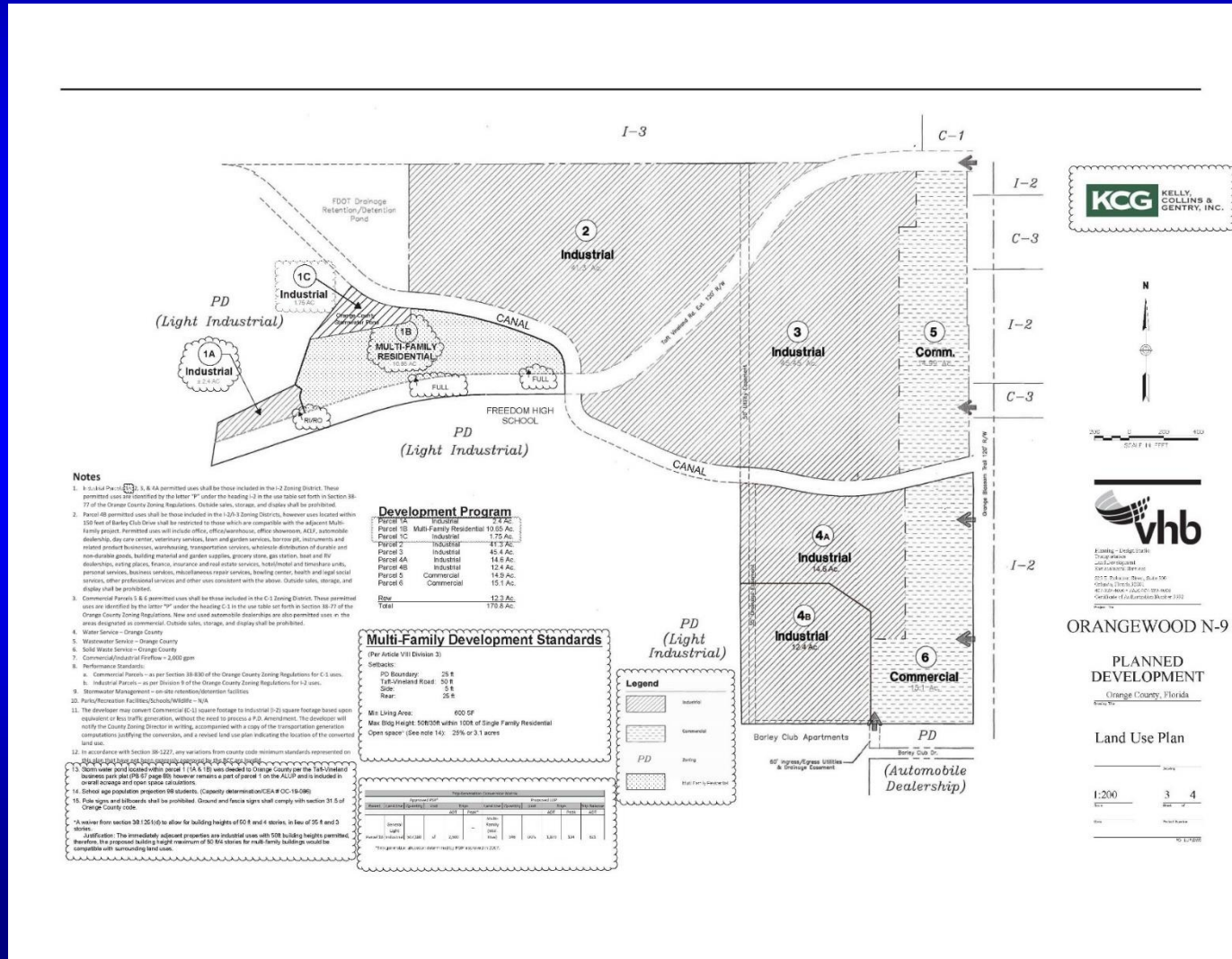


Orangewood N-9 Planned Development / Land Use Plan Aerial Map



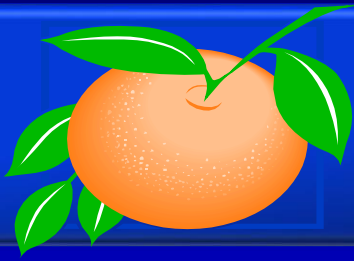


Orangewood N-9 Planned Development / Land Use Plan Overall Land Use Plan



ORANGEWOOD N-9
PLANNED DEVELOPMENT
Orange County, Florida

Land Use Plan
1:200 3 4



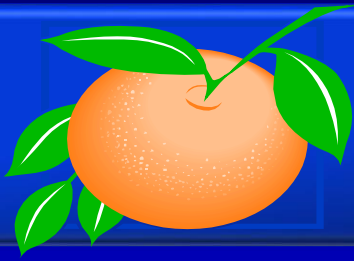
Orangewood N-9

Planned Development / Land Use Plan

School Capacity Determination (Issued by OCPS on November 12, 2019)

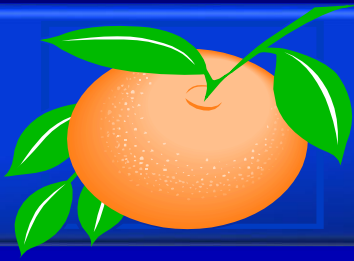
School Level	Elementary	Middle	High
Adjusted Available Seats	0	0	0
Students Generated	51.554	21.798	24.220
Seats to Mitigate	51.554	21.798	24.220

Note: Elementary has relief in 2020 and High has relief in 2021, so only Middle fails under current request.



History – Board Direction

- **June 3, 2020 – BCC work session on school capacity, capacity enhancement agreements (CEAs), and HB 7103**
- **July 7, 2020 – BCC discussion item on school capacity, CEAs, and HB 7103. Board directed staff to proceed with Comprehensive Plan amendment and Chapter 30 ordinance abatement.**
- **Chapter 30 Ordinance Abatement adopted September 1, 2020**
- **Amendment 2020-2-C-PSFE-1 adopted September 22, 2020, effective November 13, 2020**

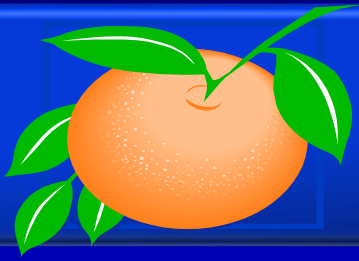


Ordinance Abatement

- **Sec. 30-740. Scope; abatement.**

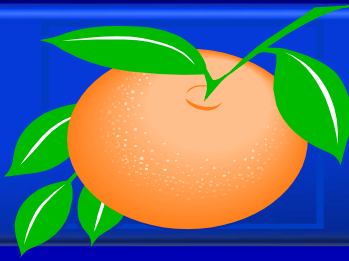
This article shall be effective throughout the unincorporated area of Orange County, and within each municipality in Orange County as provided by Section 704 B.2. of the Orange County Charter; provided, however, that from September 8, 2020, to March 8, 2021, or until such time as this section is further amended by the Board, whichever is later, this article shall only apply to those projects for which a legally sufficient application for a Capacity Enhancement Agreement was submitted prior to July 1, 2019.

(Adopted September 1, 2020)



Comprehensive Plan PS6.3.1 - prior

- 2008 – Comprehensive Plan – Public School Facilities Element
PS6.3.1 - Orange County *shall not* approve a developer-initiated Comprehensive Plan amendment or rezoning that would increase residential density on property that is not otherwise vested *until such time as OCPS has determined* whether sufficient capacity will exist concurrently with the development or a capacity enhancement agreement is executed that provides for the needed capacity to accommodate the proposed development.

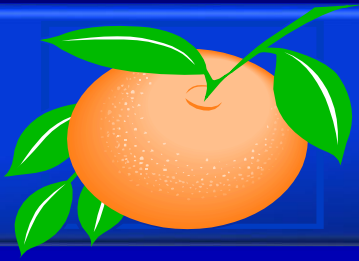


Comprehensive Plan PS6.3.1 - current

- Comprehensive Plan - Public School Facilities Element

PS6.3.1 - When reviewing a developer-initiated Comprehensive Plan amendment or rezoning that would increase residential density, Orange County shall seek input from OCPS as to whether sufficient school capacity will exist concurrent with the development. If OCPS indicates there is insufficient capacity in the affected schools, *Orange County may take into consideration the severity of the overcrowding and the timing of the availability of the needed capacity to accommodate the proposed development when deciding whether to approve or deny the requested Comprehensive Plan amendment or rezoning.*

(Adopted September 22, 2020; effective November 13, 2020)



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Orangewood N-9 Planned Development / Land Use Plan (PD/LUP) dated “Received March 19, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the removal of DRC-recommended condition #6 (Capacity Enhancement Agreement placeholder).

District 4