

Board of County Commissioners

Public Hearings

August 20, 2019



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

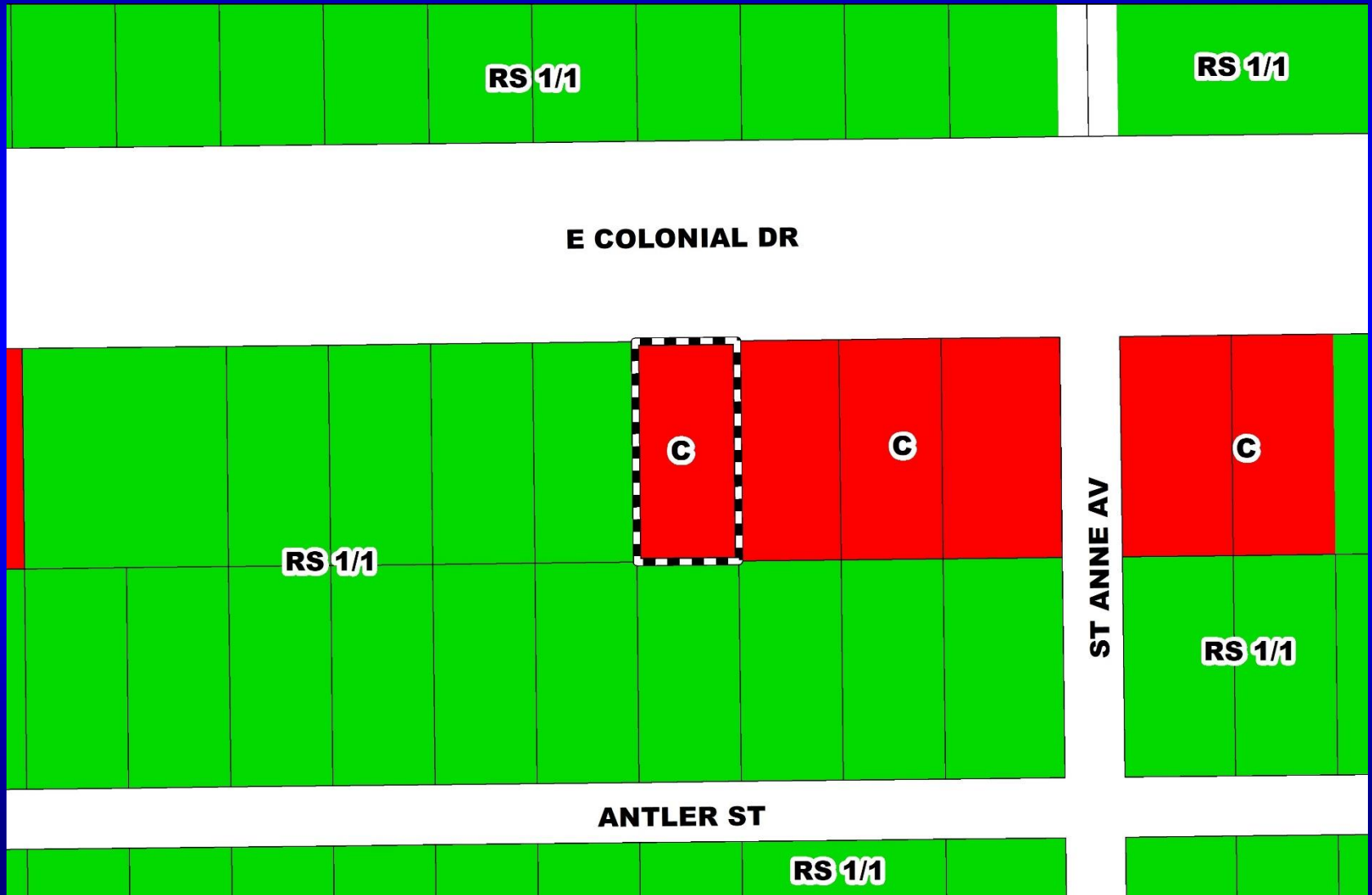
Case:	RZ-19-06-015
Applicant:	James R. Morrison, Florida Manufactured Home Sales, LLC
Appellant:	James R. Morrison, Florida Manufactured Home Sales, LLC
District:	2
Location:	25140 E. Colonial Drive; or generally located on the south side of E. Colonial Drive, approximately 325 feet west of St. Anne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



RZ-19-06-015 – James R. Morrison

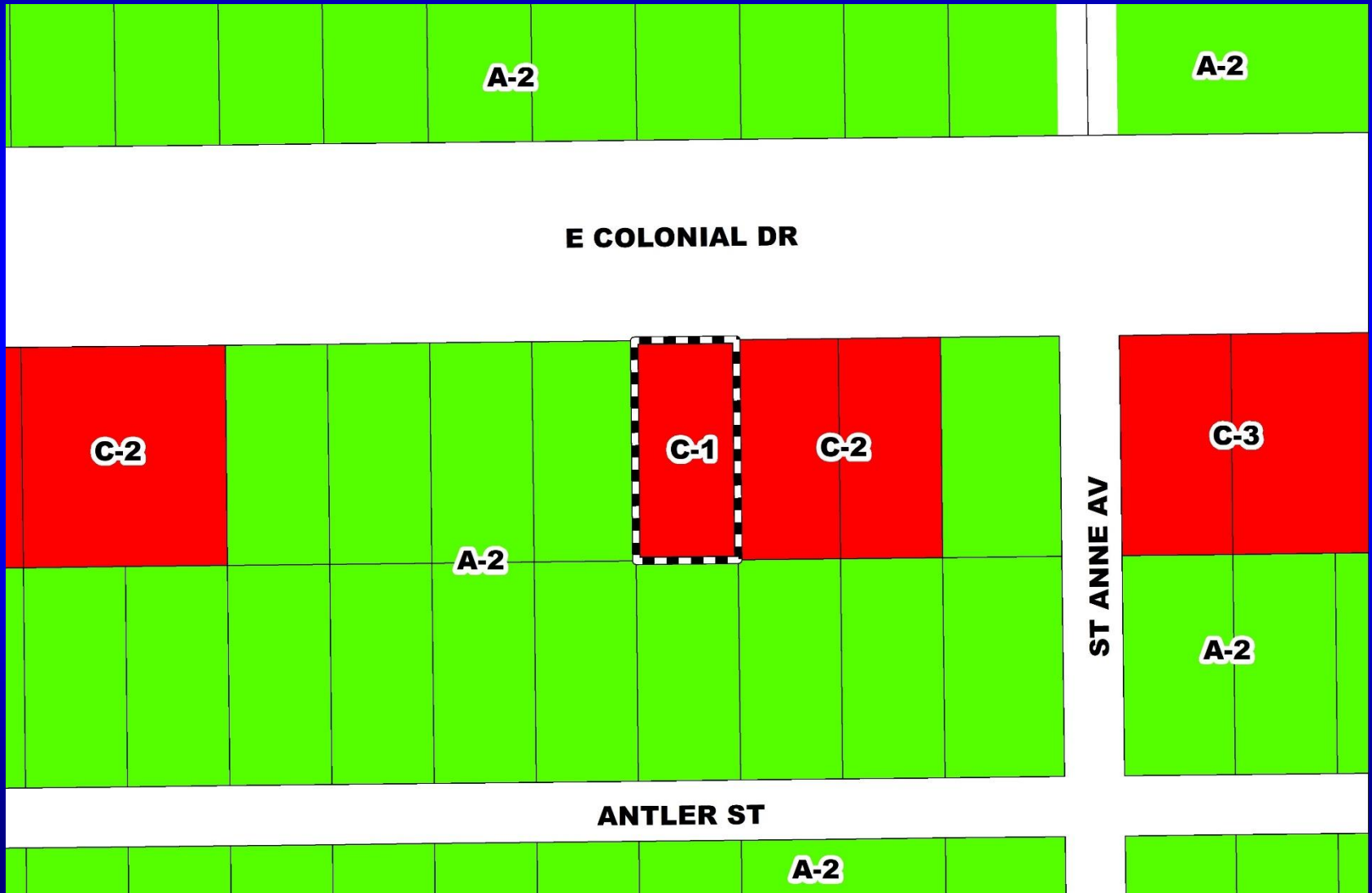
Planning and Zoning Commission (PZC) Appeal

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

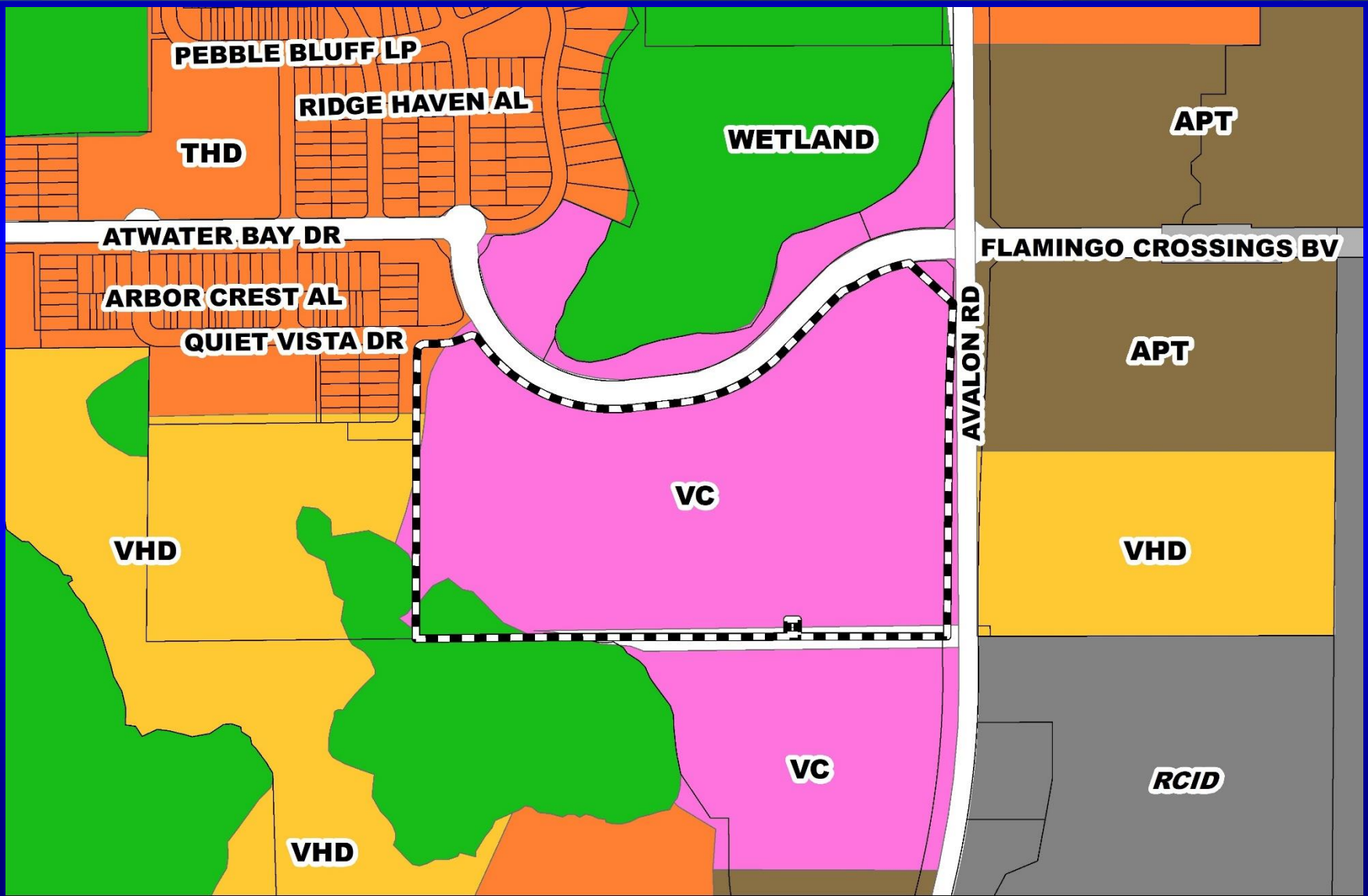


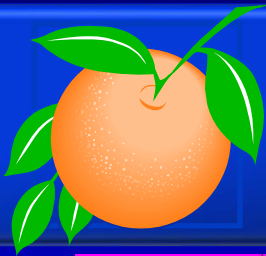
Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan

- 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.

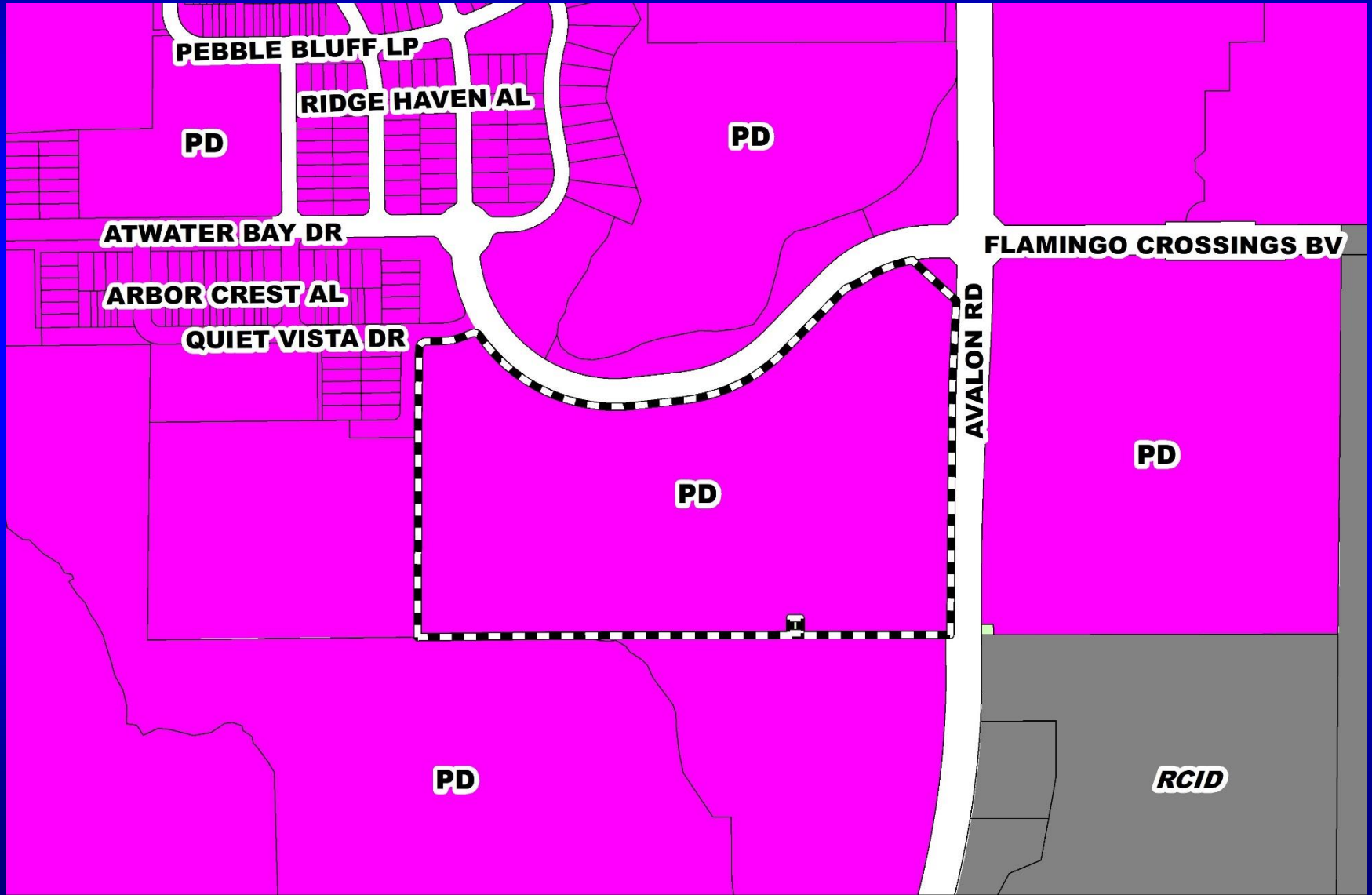


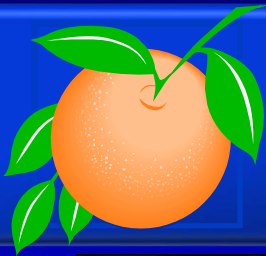
Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan Future Land Use Map





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

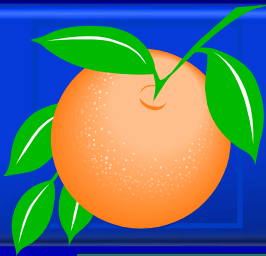
Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Waterleigh Village Center Parcel 13 PSP dated “Received June 28, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

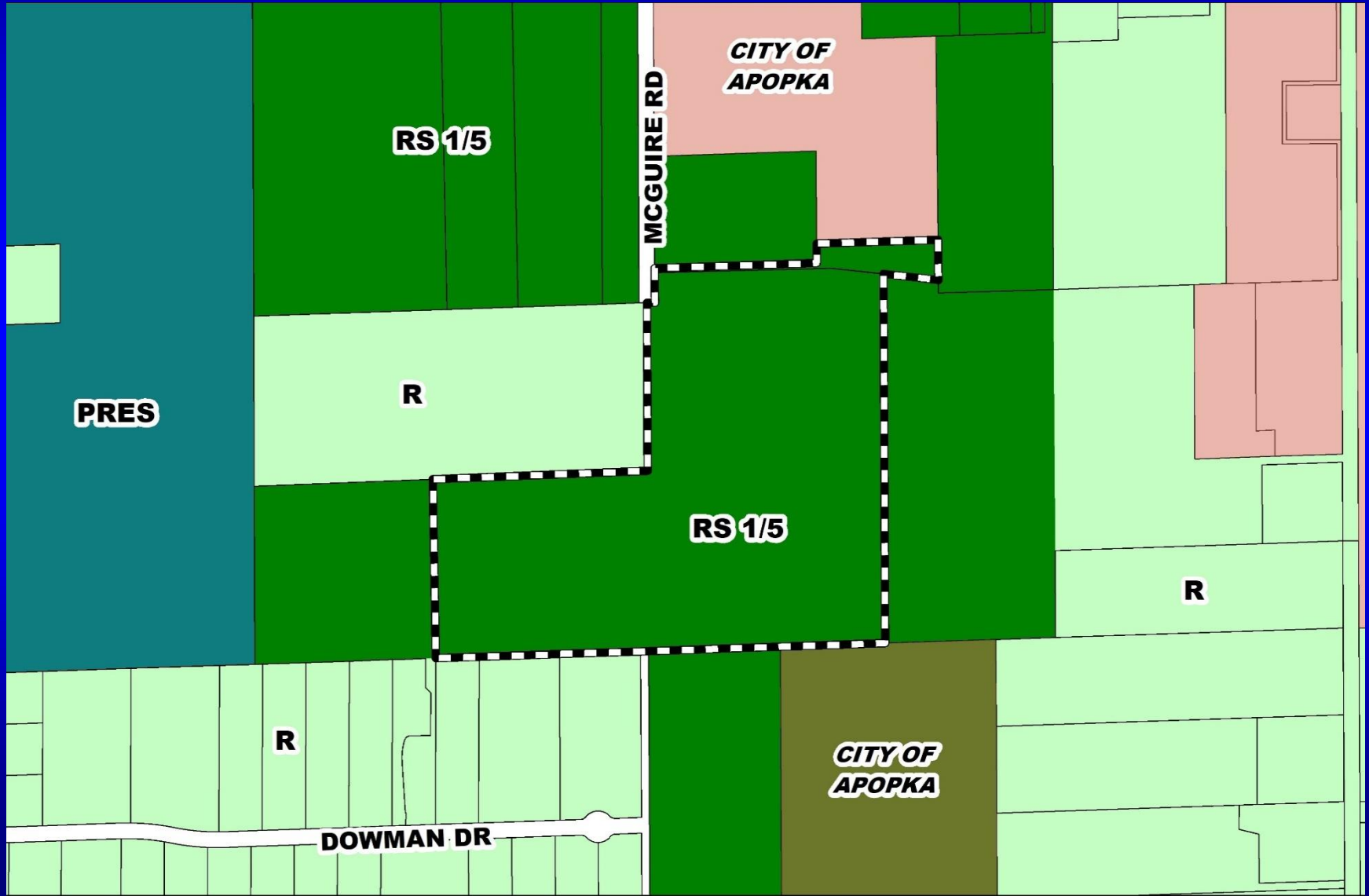


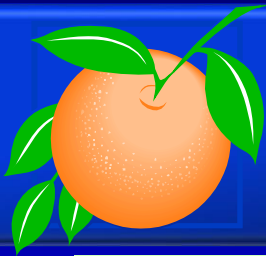
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan

- 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.

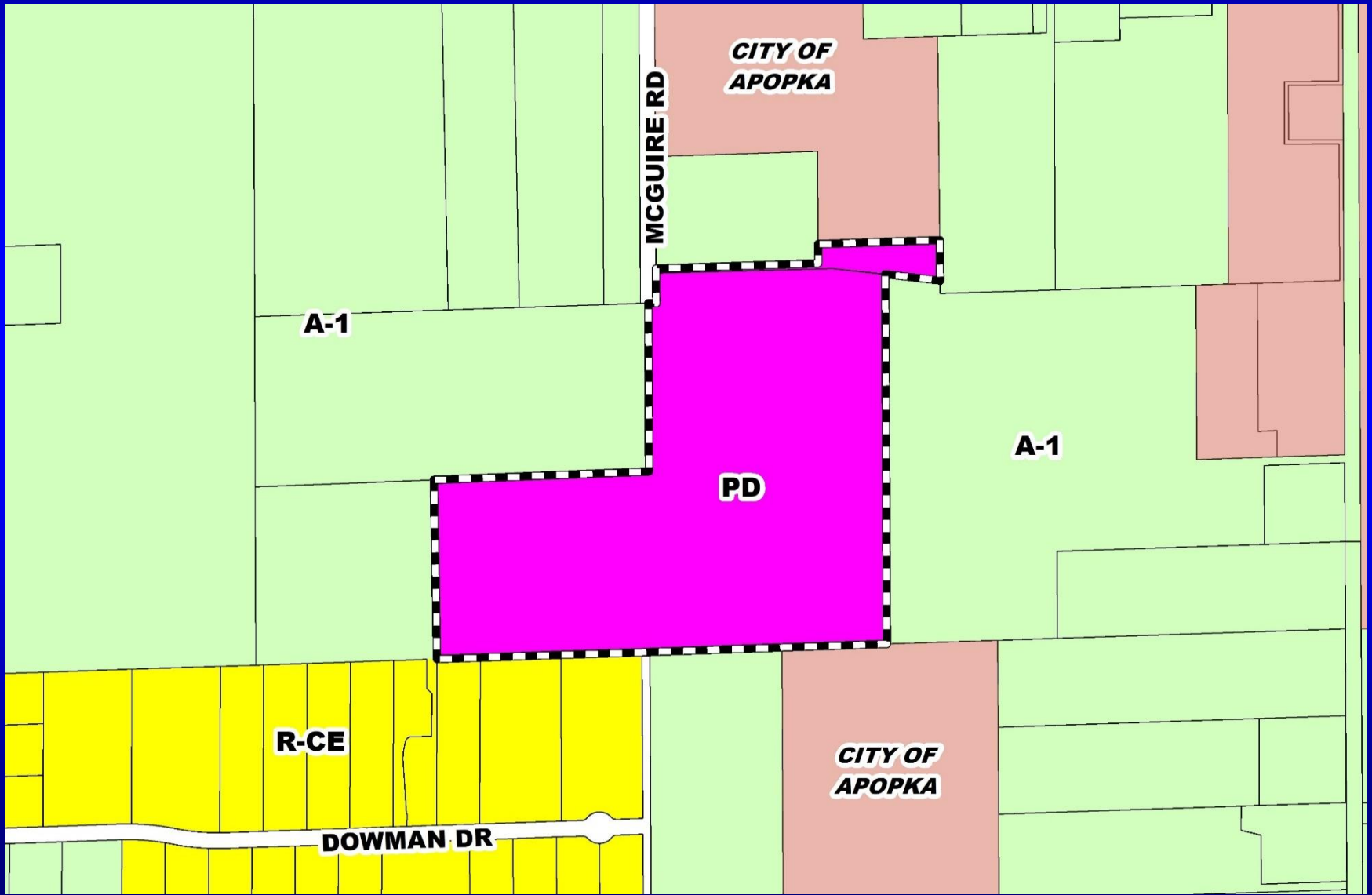


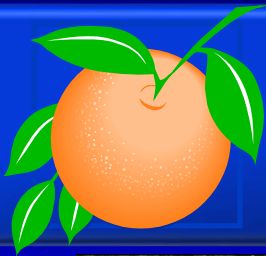
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Future Land Use Map





Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Zoning Map





Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Aerial Map





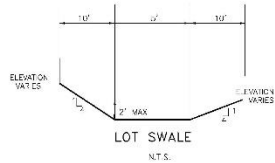
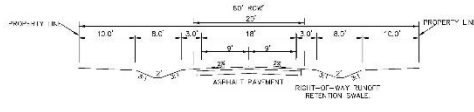
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan

Preliminary Subdivision Plan

LAND USE TABLE

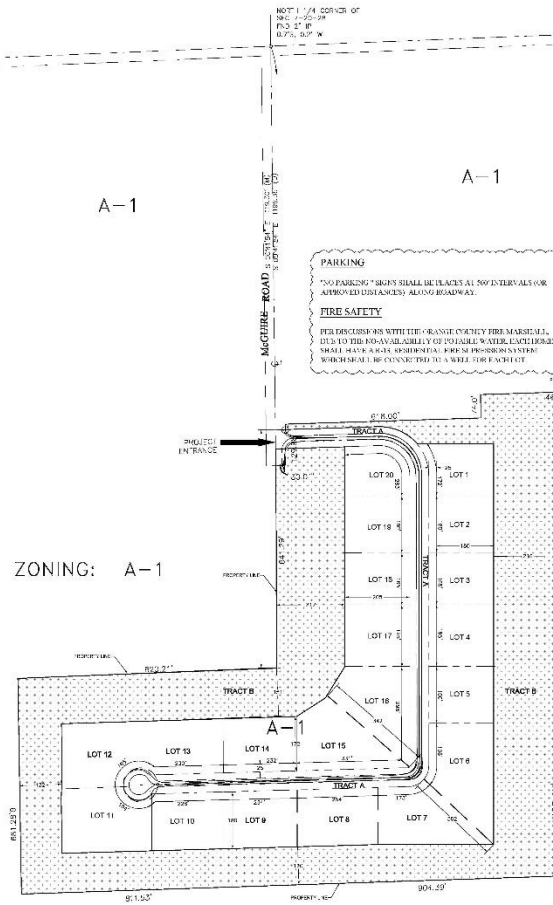
TRAC / LOT	AREA (SQ)	TOTAL AREA (AC)	*POA/P-PRIVATE
TRAC A (ROW)	48,558 SF	3.32 AC	POA
TRAC B (ROW)	201,598 SF	22.50 AC	POA
LOT 1	31,434 SF	0.74 AC	PRIVATE
LOT 2	31,159 SF	0.73 AC	PRIVATE
LOT 3	31,255 SF	0.72 AC	PRIVATE
LOT 4	37,012 SF	0.86 AC	PRIVATE
LOT 5	34,203 SF	0.79 AC	PRIVATE
LOT 6	54,311 SF	1.25 AC	PRIVATE
LOT 7	44,866 SF	1.03 AC	PRIVATE
LOT 8	44,838 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	1.11 AC	PRIVATE
LOT 14	38,847 SF	0.91 AC	PRIVATE
LOT 15	50,104 SF	1.15 AC	PRIVATE
LOT 16	48,381 SF	1.11 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



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.



- 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.
- THIS SITE IS LOCATED WITHIN AN ETHYLENE BISHOPIDE (EBR) A SOIL PLUMBANT GROUNDWATER CONTAMINATION ZONE (RELEASER) 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.

PARKING

*NO PARKING ZONES SHALL BE PLACED AT 50' INTERVALS (OR APPROVED INTERVALS) ALONG ROADWAYS.

FIRE SAFETY

THE PROPOSED LOTS WITHIN THE ORANGE COUNTY FIRE MARSHAL'S DISTRICT 10 FIRE SERVICE AREA SHALL BE USABLE WITH EXISTING OR SMALL-HAZARD AUTOMATIC FIRE-PROTECTION SYSTEMS. REQUIREMENTS FOR CONNECTING TO A FIRE SERVICE AREA.

**RAINBOW RIDGE
PRELIMINARY SUBDIVISION PLAN
ORANGE COUNTY**

NO.	REVISIONS/DATE

MCL Consulting, LLC
 817 Avenue 80th
 Altamonte Springs, FL 32714
 407-881-8883
 MCLConsulting@att.net

Engineer of Record
 License No. 12000
 MCL Consulting, LLC
 817 Avenue 80th
 Altamonte Springs, FL 32714
 407-881-8883

PROJECT NO. 201801
 SHEET NO. 2
 DATE: MAY 2018
 SCALE: AS SHOWN
2
 SITE PLAN



Action Requested

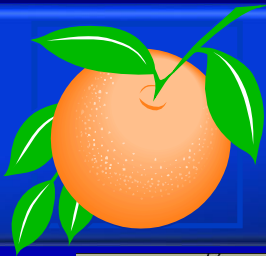
Make a finding of consistency with the Comprehensive Plan and approve the Rainbow Ridge PD / Rainbow Ridge PSP dated “Received June 18, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

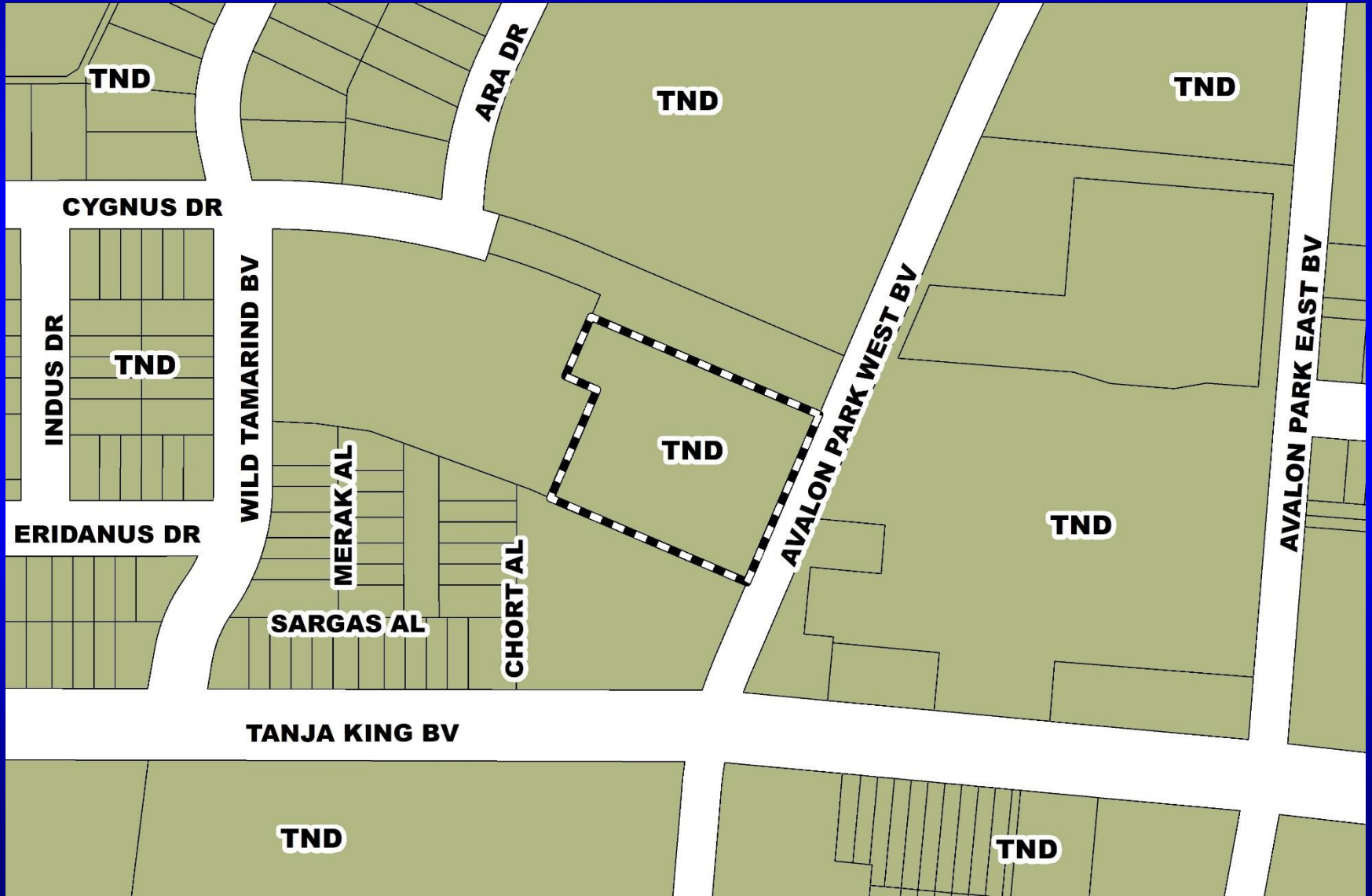


Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan

- 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.

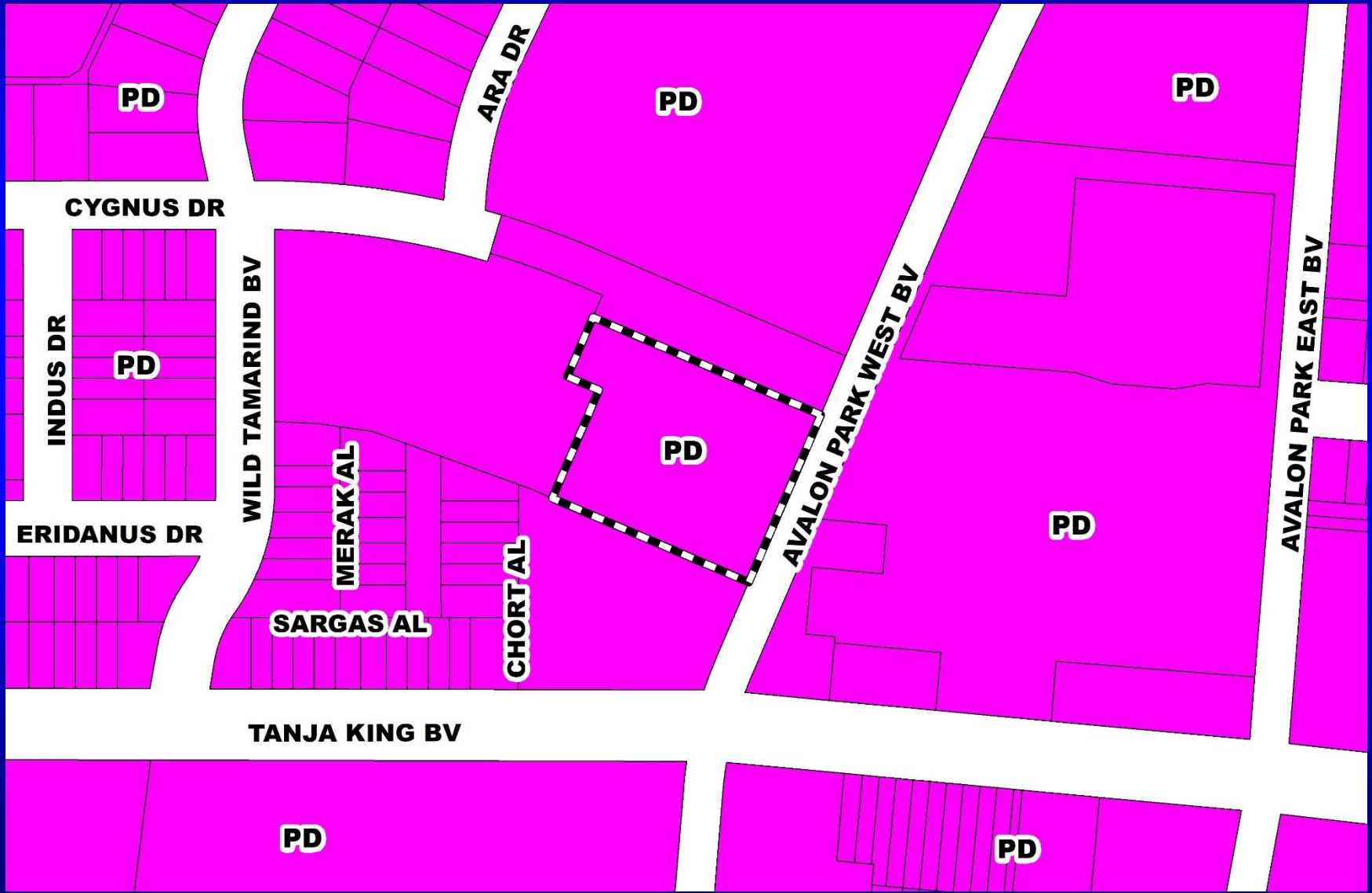


Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Future Land Use Map



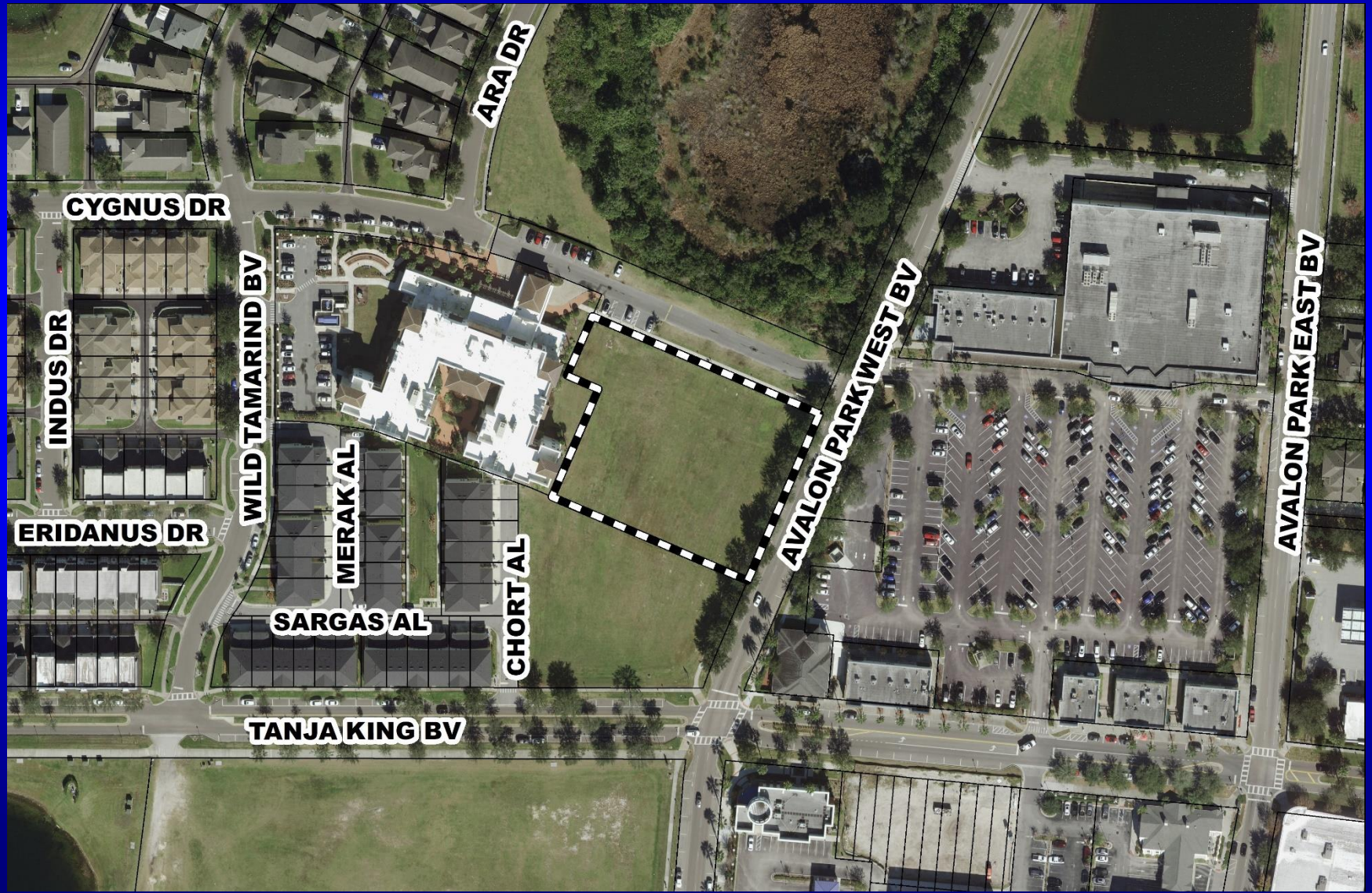


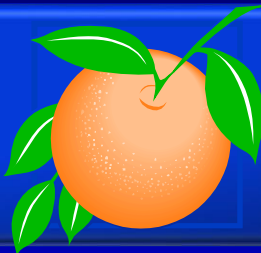
Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Zoning Map





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

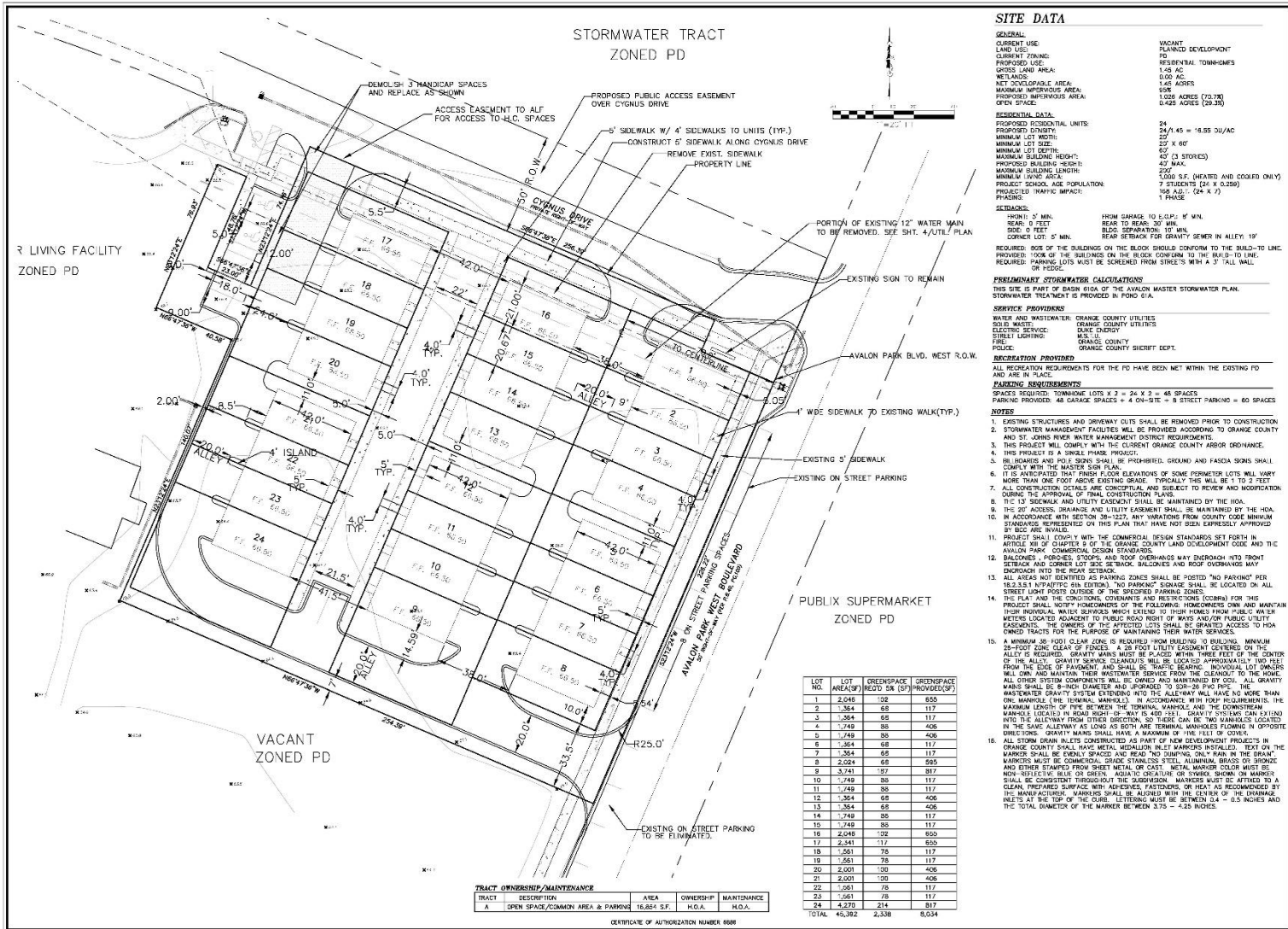




Avalon Park PD / Avalon Town Center Townhomes

Preliminary Subdivision Plan

Preliminary Subdivision Plan



SITE DATA

GENERAL:
 CURRENT USE: VACANT
 LAND USE: PLANNED DEVELOPMENT
 CURRENT ZONING: PD
 PROPOSED USE: RESIDENTIAL TOWNHOMES
 GROSS LAND AREA: 1.48 AC
 METLANDS: 0.00 AC
 NET DEVELOPABLE AREA: 1.48 ACRES
 MAXIMUM IMPROVABLE AREA: 1.028 ACRES (73,78)
 PROPOSED IMPROVABLE AREA: 0.978 ACRES (68,30)

RESIDENTIAL DATA:
 PROPOSED RESIDENTIAL UNITS: 24
 PROPOSED DENSITY: 24/1.45 = 16.55 DU/AC
 MINIMUM LOT WIDTH: 22.0'
 MINIMUM LOT SIZE: 22' X 60'
 MAXIMUM BUILDING HEIGHT: 47' MAX
 MINIMUM LOT DEPTH: 60.0' (3 STORIES)
 PROPOSED BUILDING HEIGHT: 47' MAX
 MAXIMUM BUILDING LENGTH: 22.0' SEE EXISTING AND LOCATED ONLY
 MINIMUM LOT AREA: 2,200 SQ. FT. (MINIMUM AND LOCATED ONLY)
 PROJECT SCHOOL AGE POPULATION: 7 STUDENTS (24 X 0.29)
 PROPOSED TRAFFIC IMPACT: 106 A.D. (24 X 4)
 PHASE: 1 PHASE

SETBACKS:
 FRONT: 5' MIN.
 REAR: 0' FEET
 SIDE: 0' FEET
 CORNER LOT: 5' MIN.
 FROM GARAGE TO E.C.P.: 5' MIN.
 REAR TO REAR: 30' MIN.
 BLOCK SEPARATION: 10' MIN.
 REAR SETBACK FOR GRAVITY SEWER IN ALLEY: 15'

REQUIRED: ROOF OF THE BUILDINGS ON THE BLOCK SHOULD CONFORM TO THE BUILD-TO LINE.
 PROVIDED: 100% OF THE BUILDINGS ON THE BLOCK CONFORM TO THE BUILD-TO LINE.
 REQUIRED: PARKING LOTS MUST BE SCREENED FROM STREETS WITH A 3' TALL WALL OR HEDGE.

PRELIMINARY STORMWATER CALCULATIONS
 THIS SITE IS PART OF BASIN #10A OF THE AVALON MASTER STORMWATER PLAN.
 STORMWATER TREATMENT IS PROVIDED IN BASIN #10A.

SERVICE PROVIDERS
 WATER AND WASTEWATER: ORANGE COUNTY UTILITIES
 SOLID WASTE: ORANGE COUNTY UTILITIES
 ELECTRIC SERVICE: DUKES ENERGY
 M.S.U.: M.S.U.
 FIRE: ORANGE COUNTY
 POLICE: ORANGE COUNTY SHERIFF DEPT.

RECREATION PROVIDED
 ALL RECREATION REQUIREMENTS FOR THE PD HAVE BEEN MET WITHIN THE EXISTING PD AND ARE IN COMPLIANCE.

PARKING REQUIREMENTS
 SPACES REQUIRED: TOWNHOME LOTS 3 X 3 = 24 X 2 = 48 SPACES
 PARKING PROVIDED: 48 CARSPACE SPACES + 4 ON-STREET = 52 STREET PARKING = 60 SPACES

- NOTES**
- EXISTING STRUCTURES AND SHEDS MUST BE REMOVED PRIOR TO CONSTRUCTION AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
 - STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED ACCORDING TO ORANGE COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
 - THIS PROJECT WILL COMPLY WITH THE CURRENT ORANGE COUNTY AERIAL ORDINANCE.
 - THIS PROJECT IS A SINGLE PHASE PROJECT.
 - SEWERING AND HOE SIGNS SHALL BE PROVIDED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH THE MASTER SIGN PLAN.
 - IT IS ANTICIPATED THAT FINISH FLOOR ELEVATIONS OF SOME PERIMETER LOTS WILL VARY MORE THAN ONE FOOT ABOVE EXISTING GRADE. TYPICALLY THIS WILL BE 1 TO 2 FEET.
 - ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
 - THE 15' SIDEWALK AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE HOA.
 - THE 20' ACCESS, EASEMENT AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE HOA.
 - IN ACCORDANCE WITH SECTION 20-1223, ANY VARIATION FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS SHALL BE DEEMED UNLAWFUL.
 - PROJECT SHALL COMPLY WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN CHAPTER 9 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE AND THE AVALON PARK COMMERCIAL DESIGN STANDARDS.
 - SCREENED - SCREENED STOPS AND ROOF OVERHANGS MAY OVERCROW INTO FRONT SETBACK AND CORNER LOT SIDE SETBACK. BALCONIES AND ROOF OVERHANGS MAY OVERCROW INTO THE REAR SETBACK.
 - ALL AREAS NOT IDENTIFIED AS PARKING ZONES SHALL BE POSTED "NO PARKING" PER THE CITY OF AVALON'S SIGN REGULATIONS. NO PARKING SIGNS SHALL BE LOCATED ON ALL STREET LIGHT POSTS OUTSIDE OF THE SPECIFIED PARKING ZONES.
 - PROJECT SHALL NOTIFY HOMEOWNERS OF THE FOLLOWING: HOMEOWNERS OWN AND MAINTAIN THEIR INDIVIDUAL WATER SERVICES WHICH EXTEND TO THEIR HOMES FROM PUBLIC WATER MAINS LOCATED ADJACENT TO PUBLIC ROAD RIGHT OF WAY AND FOR PUBLIC UTILITY FACILITIES. THE OWNERS OF THE ADJACENT LOTS SHALL BE GRANTED ACCESS TO HOA-OWNED TRACTS FOR THE PURPOSE OF MAINTAINING THEIR WATER SERVICES.
 - A HOMEOWNERS HOA CLEAR ZONE IS REQUIRED FROM THE CENTER OF BUILDINGS. MINIMUM 15'-0" FOOT CLEAR ZONE FOR FINISH. A 30 FOOT UTILITY EASEMENT CENTERED ON THE CENTER OF FINISH SHALL BE MAINTAINED. FINISH SHALL BE MAINTAINED THREE FEET FROM THE CENTER OF THE ALLEY. GRAVITY SERVICE CHASIS SHALL BE LOCATED APPROXIMATELY TWO FEET FROM THE EDGE OF FINISH. STOPS AND ROOF OVERHANGS MAY OVERCROW INTO FRONT SETBACK AND CORNER LOT SIDE SETBACK. BALCONIES AND ROOF OVERHANGS MAY OVERCROW INTO THE REAR SETBACK.
 - ALL STORM DRAIN INLETS CONSTRUCTED AS PART OF NEW DEVELOPMENT PROJECTS IN THIS TRACT SHALL BE METAL MESH SCREENS WITH METAL MARKERS INSTALLED. TEXT ON THE MARKER SHALL BE EVENLY SPACED AND READ "NO JUMPING, ONLY RAIN IN THE DRAIN". MARKERS MUST BE COMMERCIAL, GRADE-RESISTANT STEEL, ALUMINUM BRASS OR BRONZE AND EITHER STAMPED FROM SHEET METAL OR CAST. METAL MARKER COLOR MUST BE GREEN, YELLOW OR RED. MARKERS SHALL BE 8" IN DIAMETER OR SQUARE. MARKERS SHALL BE CONSISTENT THROUGHOUT THE SUBDIVISION. MARKERS MUST BE ATTACHED TO A SMOOTH FINISHED SURFACE WITH ADHESIVE, FASTENERS OR HEAT AS RECOMMENDED BY THE MANUFACTURER. MARKERS SHALL BE ALIGNED WITH THE CENTER OF THE DRAINAGE INLETS AT THE TOP OF THE CURB. LETTERING MUST BE BETWEEN 0.4 - 0.5 INCHES AND THE TOTAL DIAMETER OF THE MARKER BE BETWEEN 3.75 - 4.25 INCHES.

TRACT	DESCRIPTION	AREA	OWNERSHIP	MAINTENANCE
A	OPEN SPACE/COMMON AREA & PARKING	16,864 SF.	H.O.A.	H.O.A.

LOT NO.	LOT AREA(SF)	GREENSPACE PROVIDED(SF)	GREENSPACE REQUIRED(SF)
1	2,046	102	850
2	1,364	68	117
3	1,364	68	117
4	1,749	88	406
5	1,749	88	406
6	1,364	68	117
7	1,364	68	117
8	2,046	102	850
9	3,741	187	817
10	1,749	88	117
11	1,749	88	117
12	1,364	68	406
13	1,364	68	406
14	1,749	88	117
15	1,749	88	117
16	2,046	102	850
17	2,041	117	850
18	1,561	78	117
19	1,561	78	117
20	2,001	100	406
21	2,001	100	406
22	1,561	78	117
23	1,561	78	117
24	4,270	214	817
TOTAL	45,392	2,308	8,034

SEAL

DATE: _____

SCALE: 1" = 20'

PROJECT NO. 19-018

SHEET 3 OF 7

AVALON TOWNHOMES SITE PLAN

M.B. MELLICHAMPE ENGINEERING, INC.
 1000 N. UNIVERSITY AVENUE, SUITE 100
 AVALON, ORANGE COUNTY, CALIFORNIA 92820
 (714) 776-1111
 LICENSED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA LICENSE NUMBER 50322



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

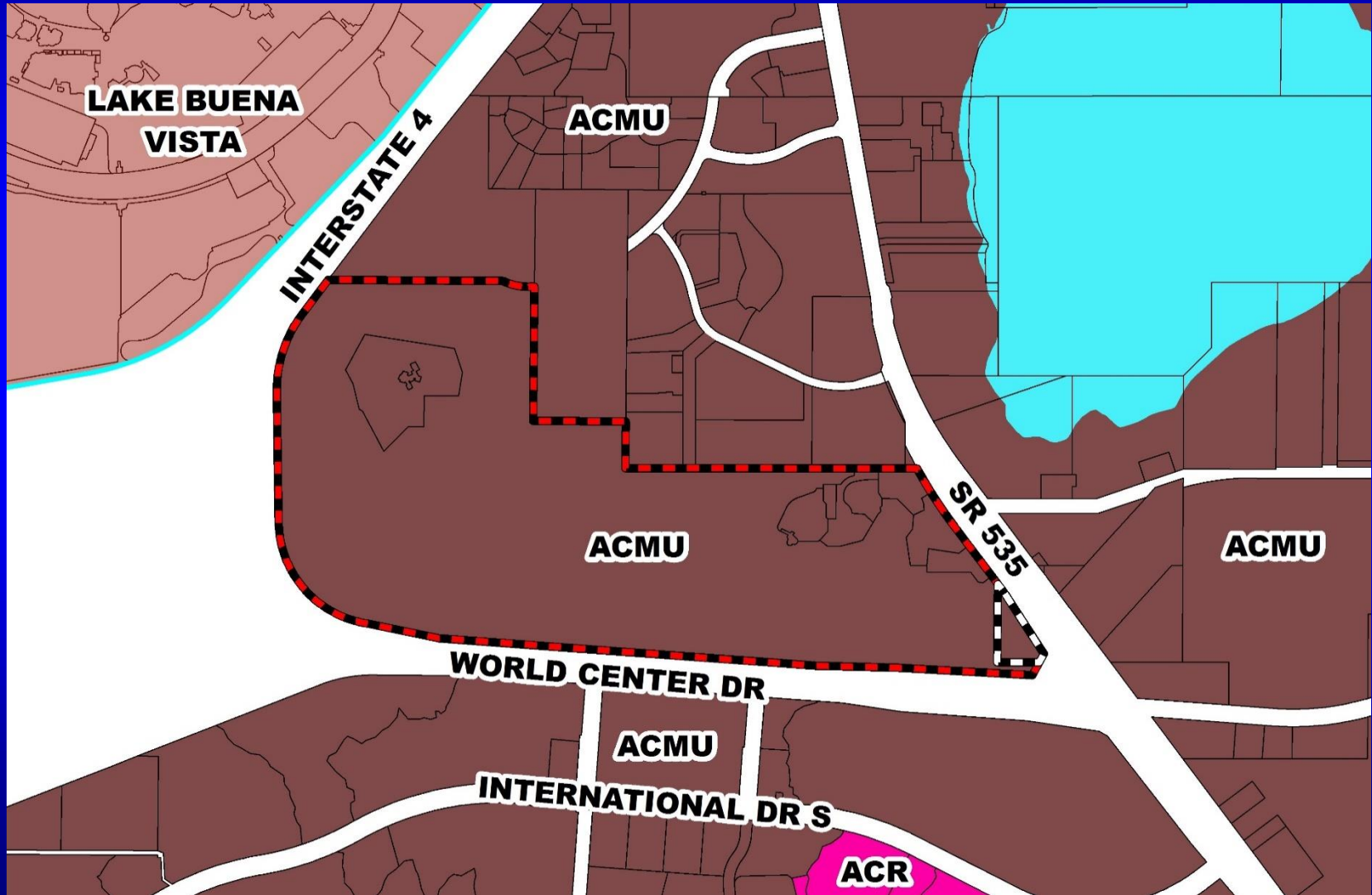


Marriott World Center Planned Development / Land Use Plan

- 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.

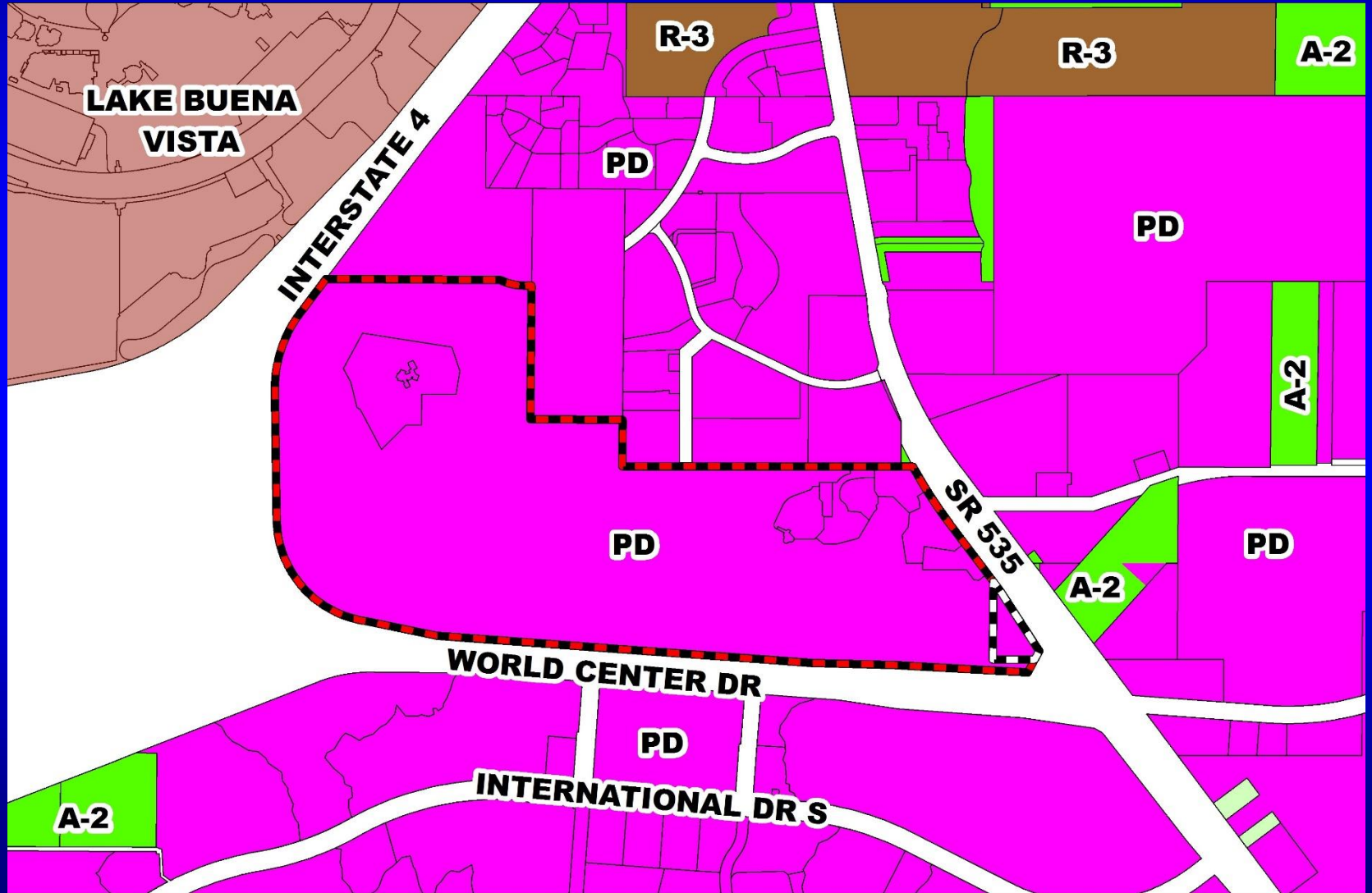


Marriott World Center Planned Development / Land Use Plan Future Land Use Map





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

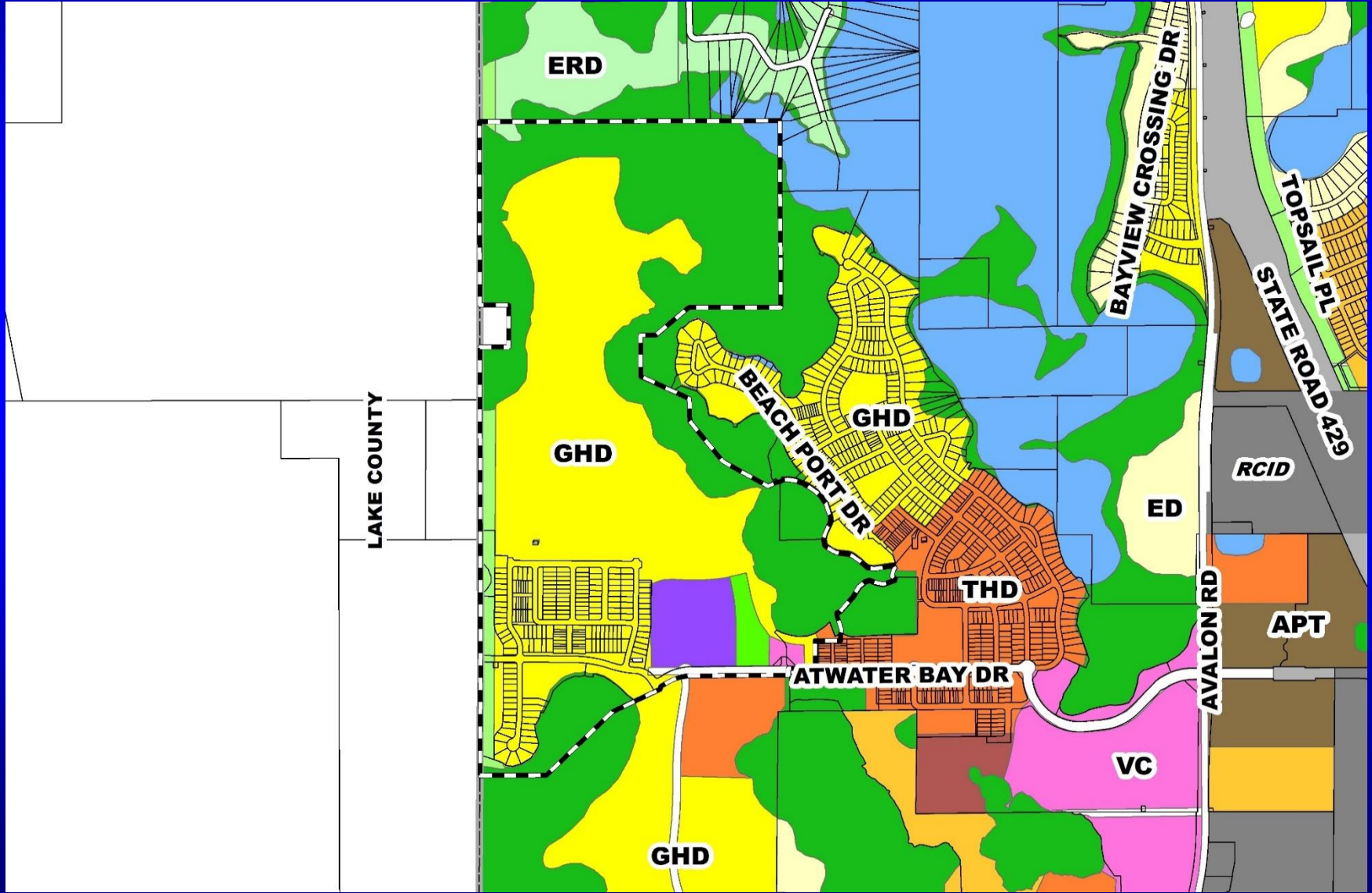
Acreage: 355.02 gross acres

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.

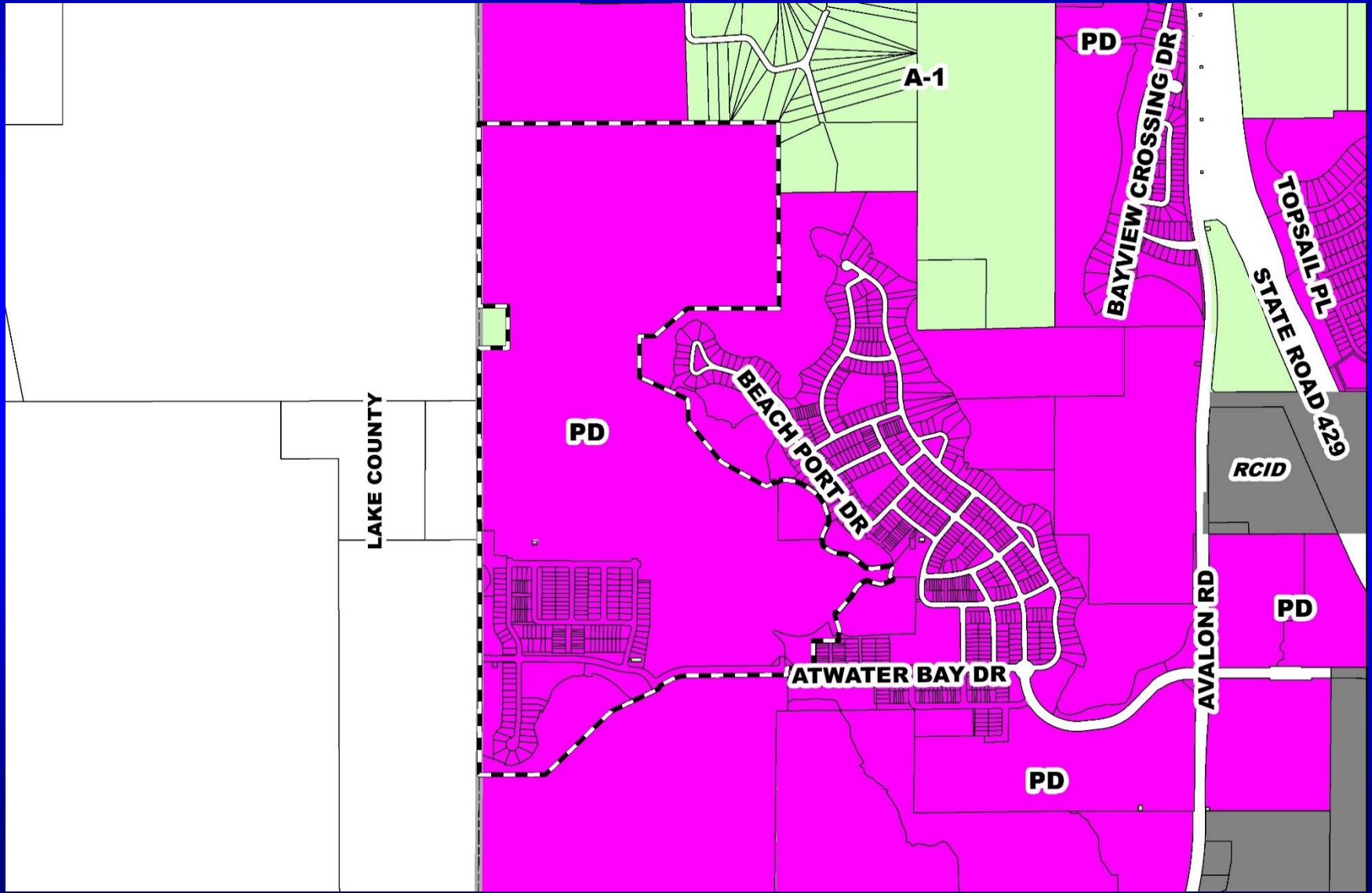


Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Future Land Use Map





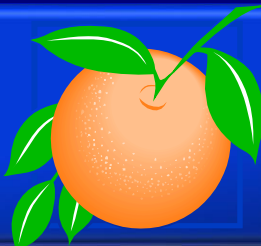
Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Zoning Map





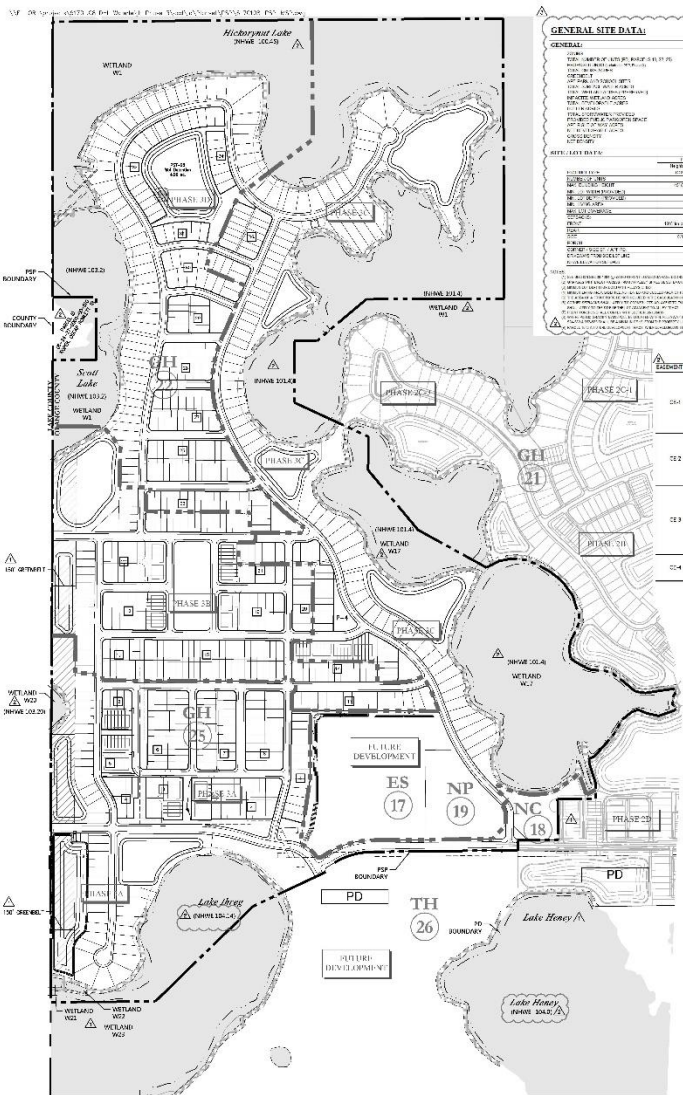
Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Aerial Map





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

vhb.com
vhb
 725 E. Robinson Street
 Suite 300
 Orla, FL 32801
 407.839.4006
 Certifications of Authorization
 Number FL 41932



GENERAL SITE DATA:

OWNER: [REDACTED]
 PROJECT: [REDACTED]
 ADDRESS: [REDACTED]
 COUNTY: [REDACTED]
 ZONING: [REDACTED]
 PREPARED BY: [REDACTED]
 DATE: [REDACTED]

ITEM	DESCRIPTION	AMOUNT	UNIT
1	Phase 1A	10	Acres
2	Phase 1B	10	Acres
3	Phase 1C	10	Acres
4	Phase 1D	10	Acres
5	Phase 1E	10	Acres
6	Phase 1F	10	Acres
7	Phase 1G	10	Acres
8	Phase 1H	10	Acres
9	Phase 1I	10	Acres
10	Phase 1J	10	Acres
11	Phase 1K	10	Acres
12	Phase 1L	10	Acres
13	Phase 1M	10	Acres
14	Phase 1N	10	Acres
15	Phase 1O	10	Acres
16	Phase 1P	10	Acres
17	Phase 1Q	10	Acres
18	Phase 1R	10	Acres
19	Phase 1S	10	Acres
20	Phase 1T	10	Acres
21	Phase 1U	10	Acres
22	Phase 1V	10	Acres
23	Phase 1W	10	Acres
24	Phase 1X	10	Acres
25	Phase 1Y	10	Acres
26	Phase 1Z	10	Acres

Block Size Chart

Block ID	Perimeter (ft)	Area (sq ft)	Area (Acres)
1	100	1000	0.023
2	150	2250	0.052
3	200	4000	0.091
4	250	6250	0.143
5	300	9000	0.206
6	350	12250	0.281
7	400	16000	0.366
8	450	20250	0.463
9	500	25000	0.574
10	550	30250	0.698
11	600	36000	0.827
12	650	42250	0.961
13	700	49000	1.100
14	750	56250	1.254
15	800	64000	1.423
16	850	72250	1.607
17	900	81000	1.806
18	950	90250	2.020
19	1000	100000	2.247
20	1050	110250	2.488
21	1100	121000	2.744
22	1150	132250	3.016
23	1200	144000	3.294
24	1250	156250	3.588
25	1300	169000	3.898
26	1350	182250	4.214
27	1400	196000	4.546
28	1450	210250	4.894
29	1500	225000	5.158
30	1550	240250	5.438
31	1600	256000	5.734
32	1650	272250	6.046
33	1700	289000	6.374
34	1750	306250	6.718
35	1800	324000	7.078
36	1850	342250	7.454
37	1900	361000	7.846
38	1950	380250	8.254
39	2000	400000	8.678
40	2050	420250	9.118
41	2100	441000	9.574
42	2150	462250	10.046
43	2200	484000	10.534
44	2250	506250	11.038
45	2300	529000	11.558
46	2350	552250	12.094
47	2400	576000	12.646
48	2450	600250	13.214
49	2500	625000	13.798
50	2550	650250	14.398
51	2600	676000	15.014
52	2650	702250	15.646
53	2700	729000	16.294
54	2750	756250	16.958
55	2800	784000	17.638
56	2850	812250	18.334
57	2900	841000	19.046
58	2950	870250	19.774
59	3000	900000	20.518
60	3050	930250	21.278
61	3100	961000	22.054
62	3150	992250	22.846
63	3200	1024000	23.654
64	3250	1056250	24.478
65	3300	1089000	25.318
66	3350	1122250	26.174
67	3400	1156000	27.046
68	3450	1190250	27.934
69	3500	1225000	28.838
70	3550	1260250	29.758
71	3600	1296000	30.694
72	3650	1332250	31.646
73	3700	1369000	32.614
74	3750	1406250	33.598
75	3800	1444000	34.598
76	3850	1482250	35.614
77	3900	1521000	36.646
78	3950	1560250	37.694
79	4000	1600000	38.758
80	4050	1640250	39.838
81	4100	1681000	40.934
82	4150	1722250	42.046
83	4200	1764000	43.174
84	4250	1806250	44.318
85	4300	1849000	45.478
86	4350	1892250	46.654
87	4400	1936000	47.846
88	4450	1980250	49.054
89	4500	2025000	50.278
90	4550	2070250	51.518
91	4600	2116000	52.774
92	4650	2162250	54.046
93	4700	2209000	55.334
94	4750	2256250	56.638
95	4800	2304000	57.958
96	4850	2352250	59.294
97	4900	2401000	60.646
98	4950	2450250	62.014
99	5000	2500000	63.398
100	5050	2550250	64.798

Average Block Perimeter Chart

Block Size	Average Perimeter (ft)
100	100
150	150
200	200
250	250
300	300
350	350
400	400
450	450
500	500
550	550
600	600
650	650
700	700
750	750
800	800
850	850
900	900
950	950
1000	1000

Lot Chart

Lot Type	Phase 1A	Phase 1B	Phase 1C	Phase 1D	Total Lot Count
1P (Front Lot)	20	20	20	20	80
2P (Rear Lot)	20	20	20	20	80
3P (Front Lot)	20	20	20	20	80
4P (Rear Lot)	20	20	20	20	80
5P (Front Lot)	20	20	20	20	80
6P (Rear Lot)	20	20	20	20	80
7P (Front Lot)	20	20	20	20	80
8P (Rear Lot)	20	20	20	20	80
9P (Front Lot)	20	20	20	20	80
10P (Rear Lot)	20	20	20	20	80
11P (Front Lot)	20	20	20	20	80
12P (Rear Lot)	20	20	20	20	80
13P (Front Lot)	20	20	20	20	80
14P (Rear Lot)	20	20	20	20	80
15P (Front Lot)	20	20	20	20	80
16P (Rear Lot)	20	20	20	20	80
17P (Front Lot)	20	20	20	20	80
18P (Rear Lot)	20	20	20	20	80
19P (Front Lot)	20	20	20	20	80
20P (Rear Lot)	20	20	20	20	80

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	Topographic Open Space	Required Topographic Open Space	Actual Topographic Open Space
1	100	100	100
2	150	150	150
3	200	200	200
4	250	250	250
5	300	300	300
6	350	350	350
7	400	400	400
8	450	450	450
9	500	500	500
10	550	550	550
11	600	600	600
12	650	650	650
13	700	700	700
14	750	750	750
15	800	800	800
16	850	850	850
17	900	900	900
18	950	950	950
19	1000	1000	1000
20	1050	1050	1050
21	1100	1100	1100
22	1150	1150	1150
23	1200	1200	1200
24	1250	1250	1250
25	1300	1300	1300
26	1350	1350	1350
27	1400	1400	1400
28	1450	1450	1450
29	1500	1500	1500
30	1550	1550	1550
31	1600	1600	1600
32	1650	1650	1650
33	1700	1700	1700
34	1750	1750	1750
35	1800	1800	1800
36	1850	1850	1850
37	1900	1900	1900
38	1950	1950	1950
39	2000	2000	2000
40	2050	2050	2050
41	2100	2100	2100
42	2150	2150	2150
43	2200	2200	2200
44	2250	2250	2250
45	2300	2300	2300
46	2350	2350	2350
47	2400	2400	2400
48	2450	2450	2450
49	2500	2500	2500
50	2550	2550	2550
51	2600	2600	2600
52	2650	2650	2650
53	2700	2700	2700
54	2750	2750	2750
55	2800	2800	2800
56	2850	2850	2850
57	2900	2900	2900
58	2950	2950	2950
59	3000	3000	3000
60	3050	3050	3050
61	3100	3100	3100
62	3150	3150	3150
63	3200	3200	3200
64	3250	3250	3250
65	3300	3300	3300
66	3350	3350	3350
67	3400	3400	3400
68	3450	3450	3450
69	3500	3500	3500
70	3550	3550	3550
71	3600	3600	3600
72	3650	3650	3650
73	3700	3700	3700
74	3750	3750	3750
75	3800	3800	3800
76	3850	3850	3850
77	3900	3900	3900
78	3950	3950	3950
79	4000	4000	4000
80	4050	4050	4050
81	4100	4100	4100
82	4150	4150	4150
83	4200		



Action Requested

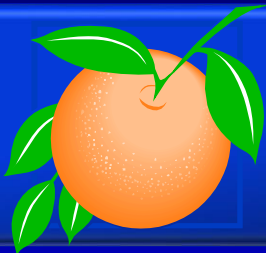
Make a finding of consistency with the Comprehensive Plan (CP) and approve the Waterleigh PD / Phase 3 PSP dated “Received May 30, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

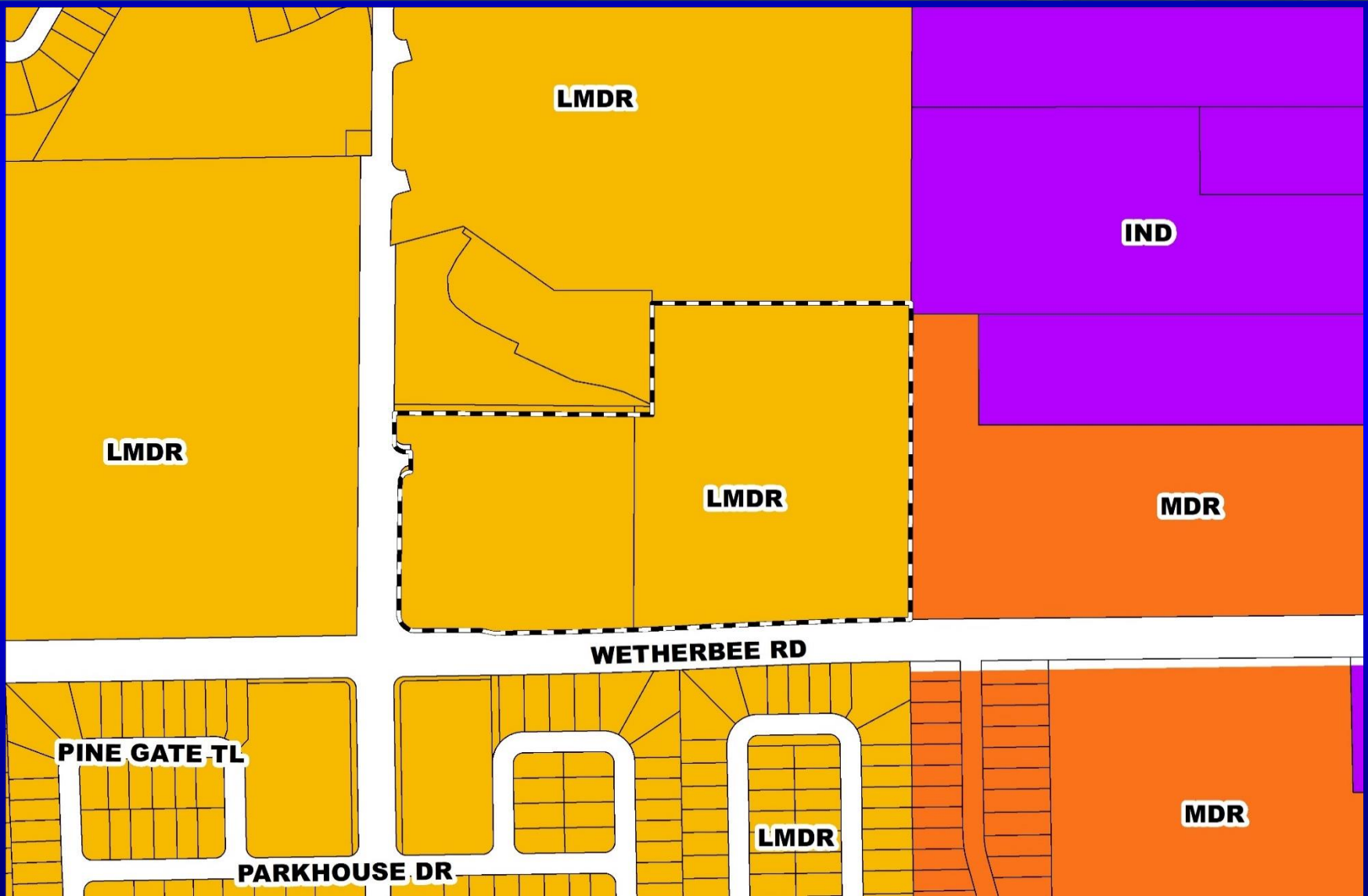


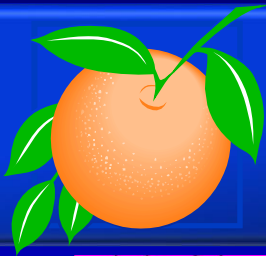
AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan

- 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.

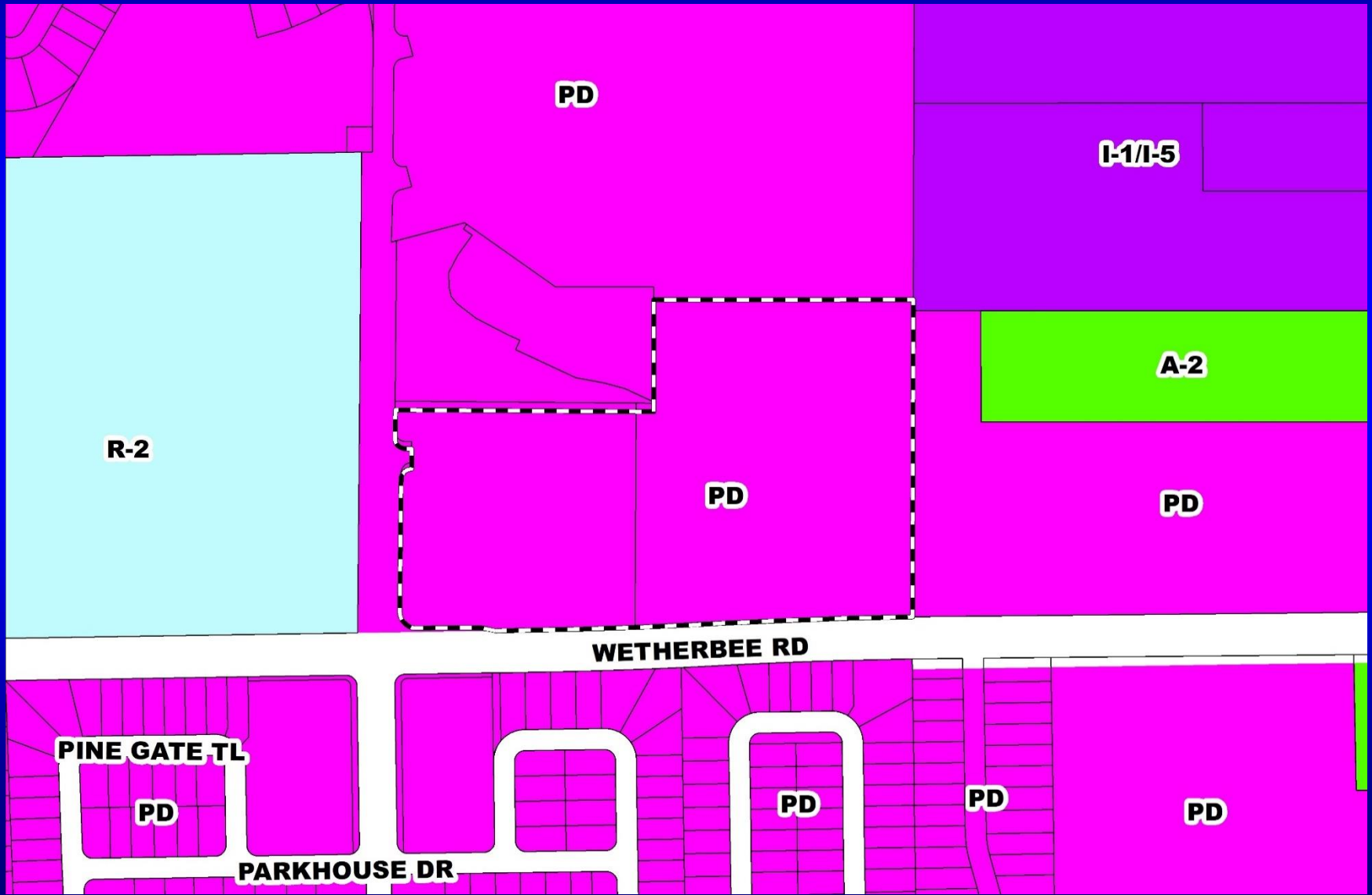


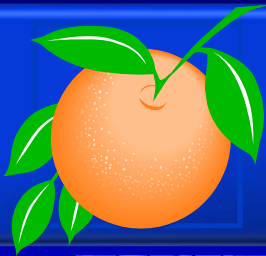
AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Future Land Use Map



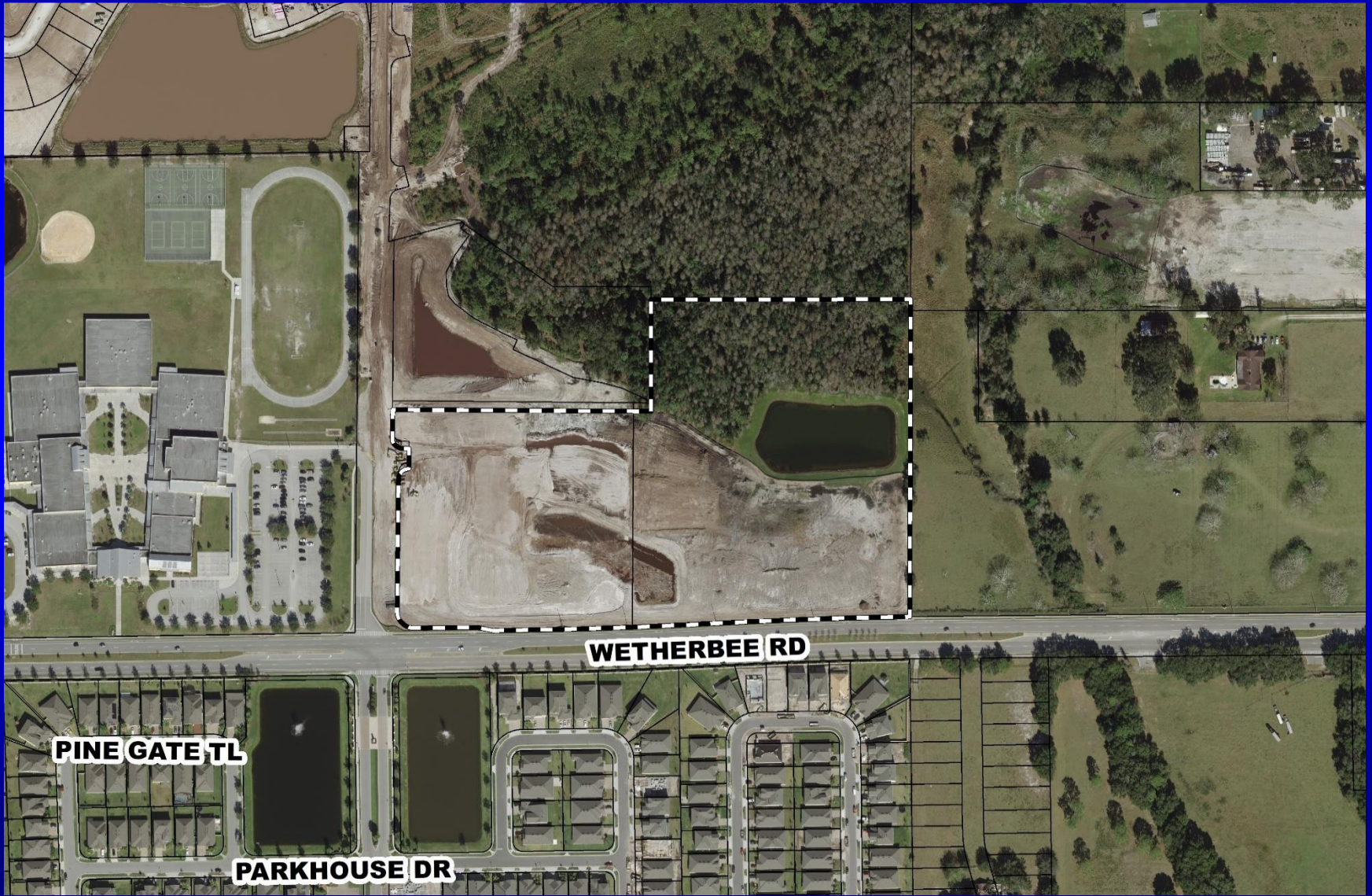


AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Zoning Map





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



WETHERBEE RD

PINE GATE TL

PARKHOUSE DR



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

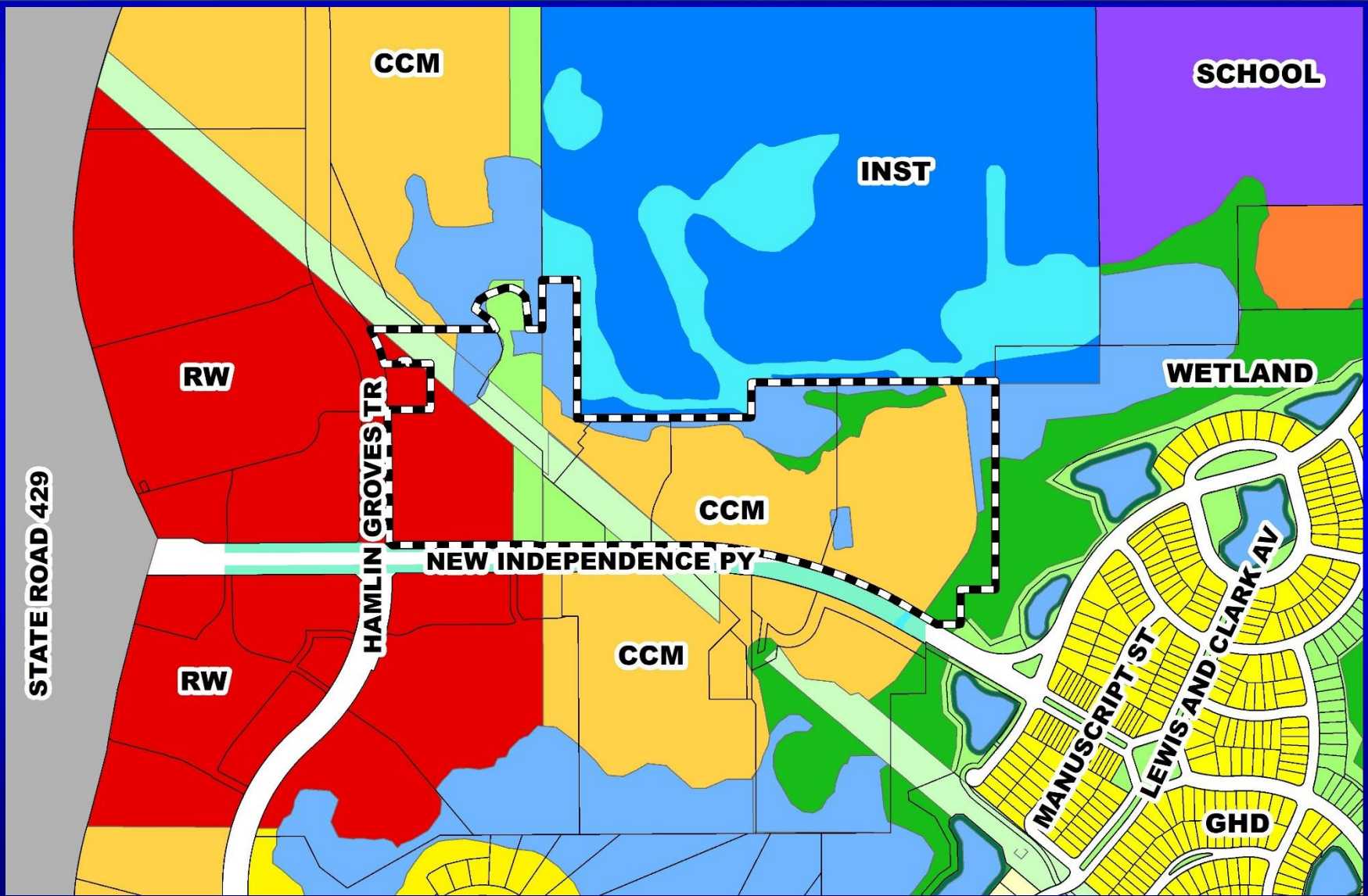


Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP)

- 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.

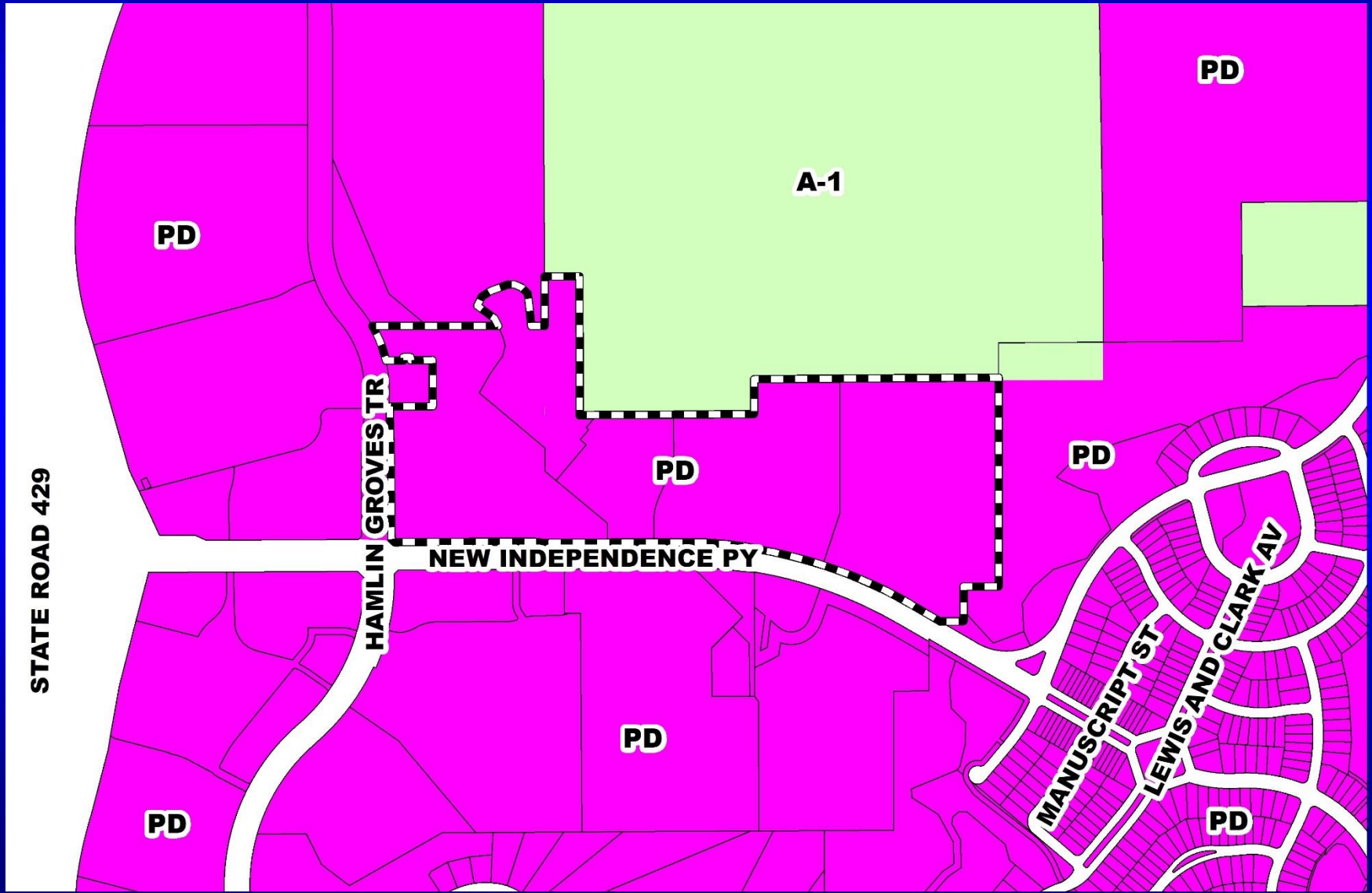


Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Future Land Use Map





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



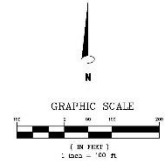
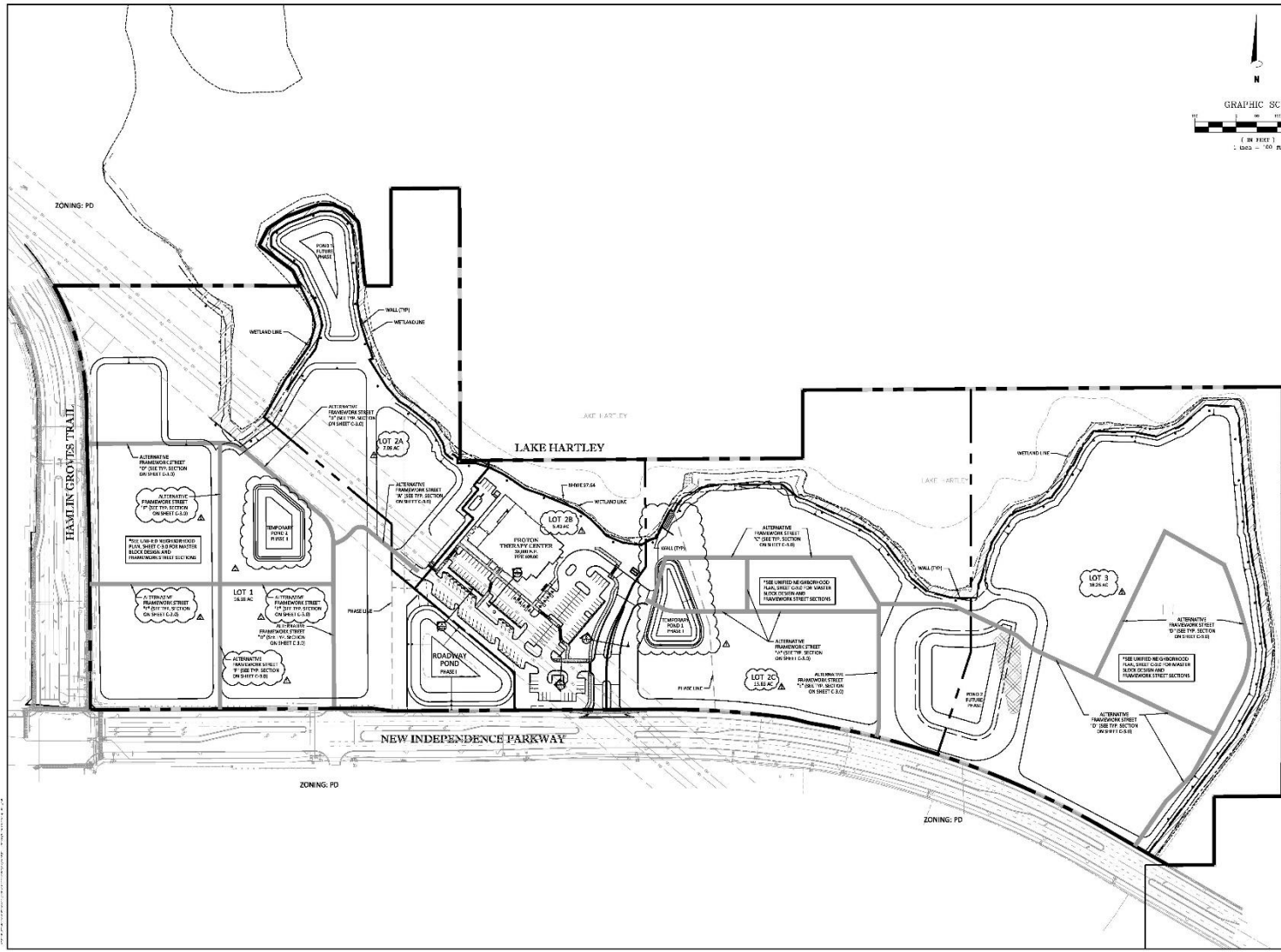


Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Aerial Map





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




PREPARED FOR: PCTT HAMLIN, LLC
HAMLIN EAST PROTON THERAPY CENTER
PRELIMINARY SUBDIVISION PLAN
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

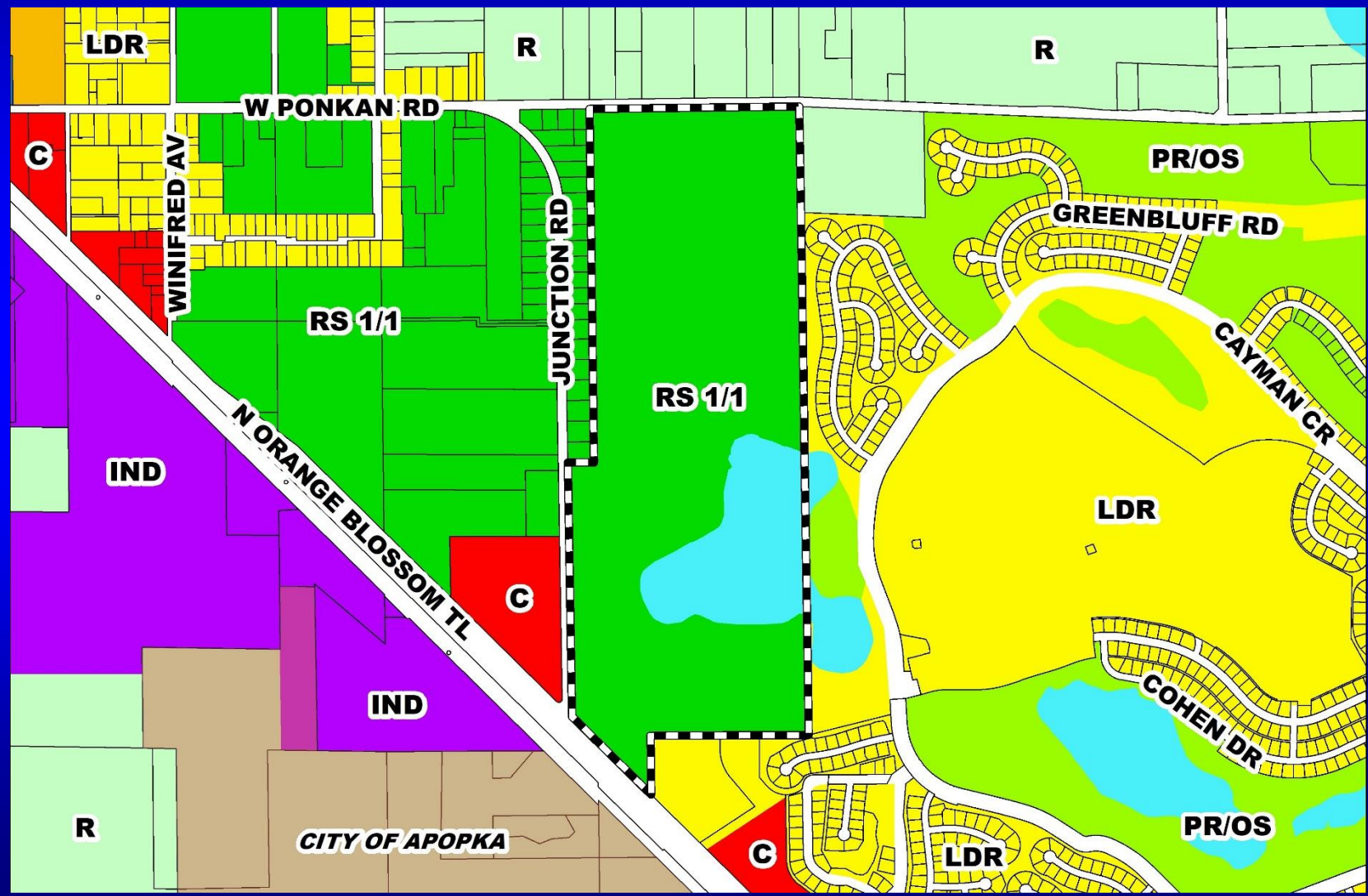


Grassmere Reserve Planned Development / Land Use Plan

- 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."

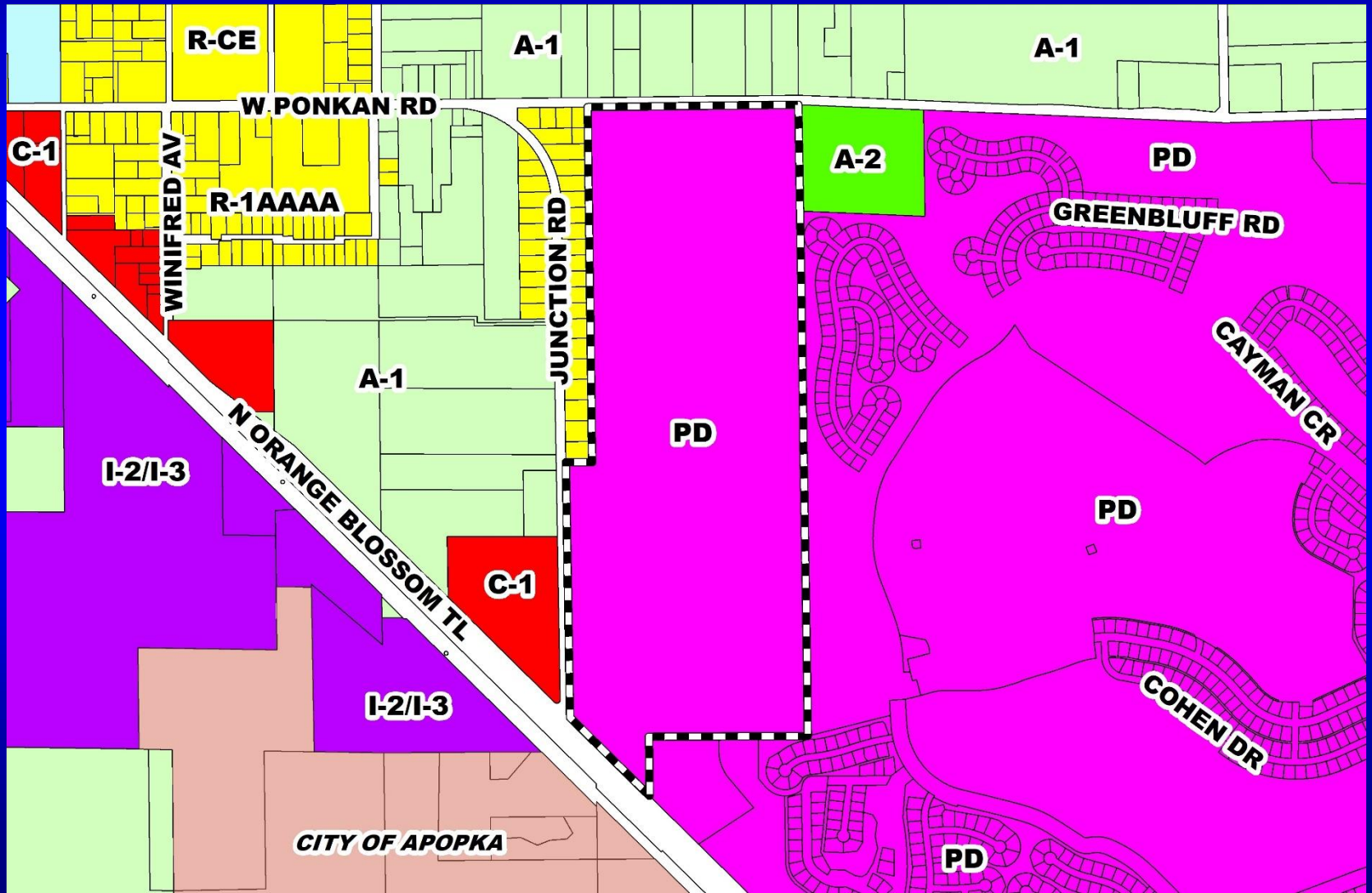


Grassmere Reserve Planned Development / Land Use Plan Future Land Use Map



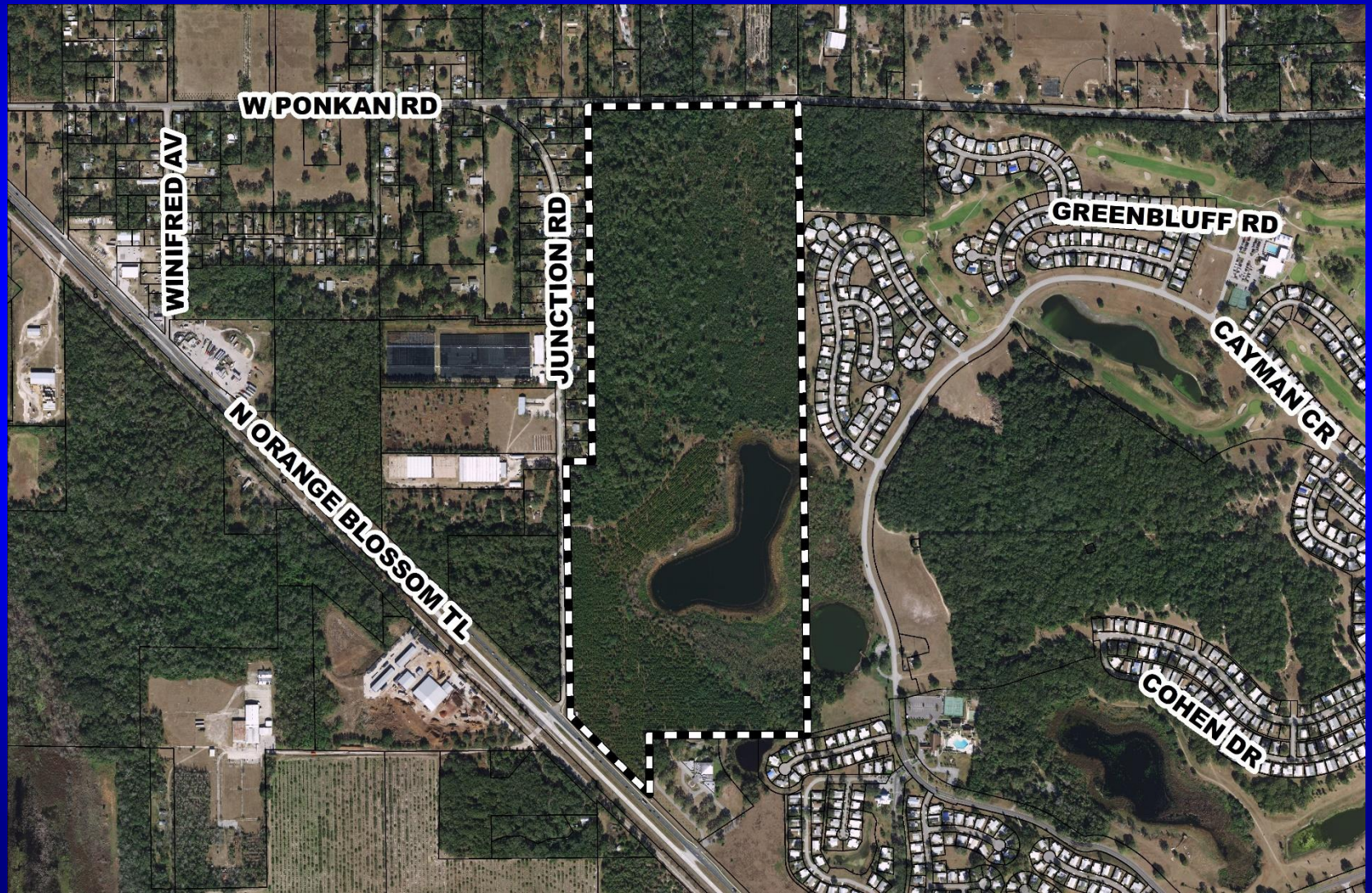


Grassmere Reserve Planned Development / Land Use Plan Zoning Map





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 63 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.

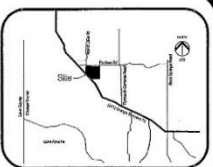
Grassmere Reserve Parcel ID# 26-20-27-0000-00-020 Planned Development Land Use Plan Orange County, Florida Nov 2005

- 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

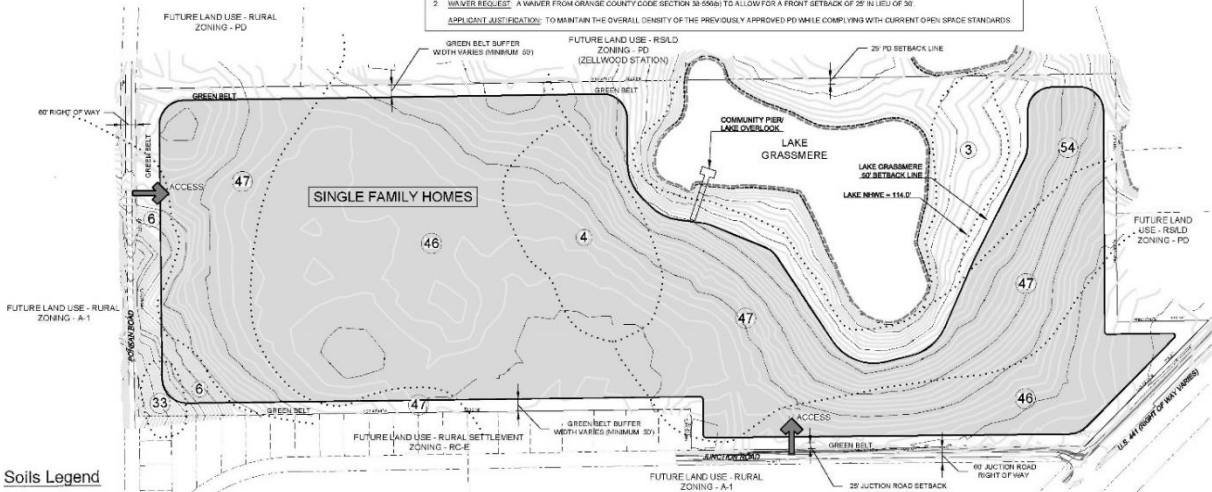
PARCEL ID NUMBER	26-20-27-0000-00-020
GROSS AREA	128.08 ACRES
LAKE GRASSMERE	24.90 ACRES
GLASS BELT/LAKE	3.2 ACRES
NET LAND AREA	100.92 ACRES
PROPOSED LOTS	104 ACRES
PROPOSED DENSITY	1.04 ACRES
CURRENT LAND USE	RURAL SETTLEMENT 1/1 PD
PROPOSED ZONING	1.20 ACRES
REQUIRED OPENSPACE (10%)	0.80 ACRES
REQUIRED RECREATION	1
NUMBER 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
OR 41' WALKER RURAL (ARTERIAL)	100' FROM CL OF RR FOR STRUCTURES OR
	100' FROM CL OF RR FOR PARKING AREAS
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 25' 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 25' IN LIEU OF 30'.
APPLICANT JUSTIFICATION: TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.



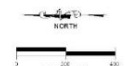
- ### GENERAL NOTES
- STREETS AND INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY SHALL BE PUBLICLY OWNED.
 - SUFFER, LANDSCAPING, RECREATION AND COMMON AREAS WILL BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - PROJECT INFRASTRUCTURE WILL BE DIVIDED IN ONE PHASE.
 - ALL STORMWATER PONDS TO 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 GEOGRAPHICAL LIMITS OF THE VIENNA STUDY AREA. AS ESTABLISHED BY THE VIENNA PARKWAY AND PROTECTION ACT, SECTION 26B.31P-5. SPECIAL AREA REGULATIONS APPLY. IN ADDITION TO THE STATE REGULATIONS, LOCAL POLICIES ARE INCLUDED IN ORANGE COUNTY COMPACT DEVELOPMENT PLAN 2010-2020. FUTURE LAND USE EIGHTH BUT NOT LIMITED TO OBJECTIVE FUGS & 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 ALTERATION OF ROAD BARRIERS, FENCES, 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

OWNER/DEVELOPER BOY GRASSMERE LLC 1616 W GARDEN BLVD SUITE 232 TAMPA, FL 33609 407-831-1964 CONTACT: FRANK BOWBECK	CIVIL ENGINEER NVE, INC. 201 SOUTH BUMBY AVE ORLANDO, FL 32835 407-698-3317 CONTACT: JASON P. MAHONEY, P.E.	ENVIRONMENTAL CONSULTANT BO-TREN CONSULTANT 3026 EAST SOUTH STREET ORLANDO, FL 32835 407-894-2585 CONTACT: JOHN NIKOLG
APPLICANT/AGENT GRAV ROBSON 301 5457 FINE STREET SUITE 1400 ORLANDO, FL 32809 407-843-6880 CONTACT: THOMAS SULLIVAN	SURVEYOR ALLEN & COMPANY PROFESSIONAL SURVEYORS & MAPPERS 16 EAST PLANT STREET WINTER GARDEN, FL 34787 407-894-9388 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