

Board of County Commissioners

Public Hearings

October 22, 2019



Springhill PD / Horizon West Springhill Phase 2 PSP Preliminary Subdivision Plan

Case:	PSP-19-02-073
Project Name:	Springhill PD / Horizon West Springhill Phase 2 PSP
Applicant:	Eric Warren, Poulos & Bennett, LLC
District:	1
Acreage:	44.21 gross acres
Location:	Generally located south of Flamingo Crossings Boulevard and west of Avalon Road
Request:	To subdivide 44.21 acres in order to construct 134 single-family units. Waivers from Orange County Code are requested to address lot orientation, alley designation as a tract in lieu of an easement, and pedestrian connection in lieu of a street.

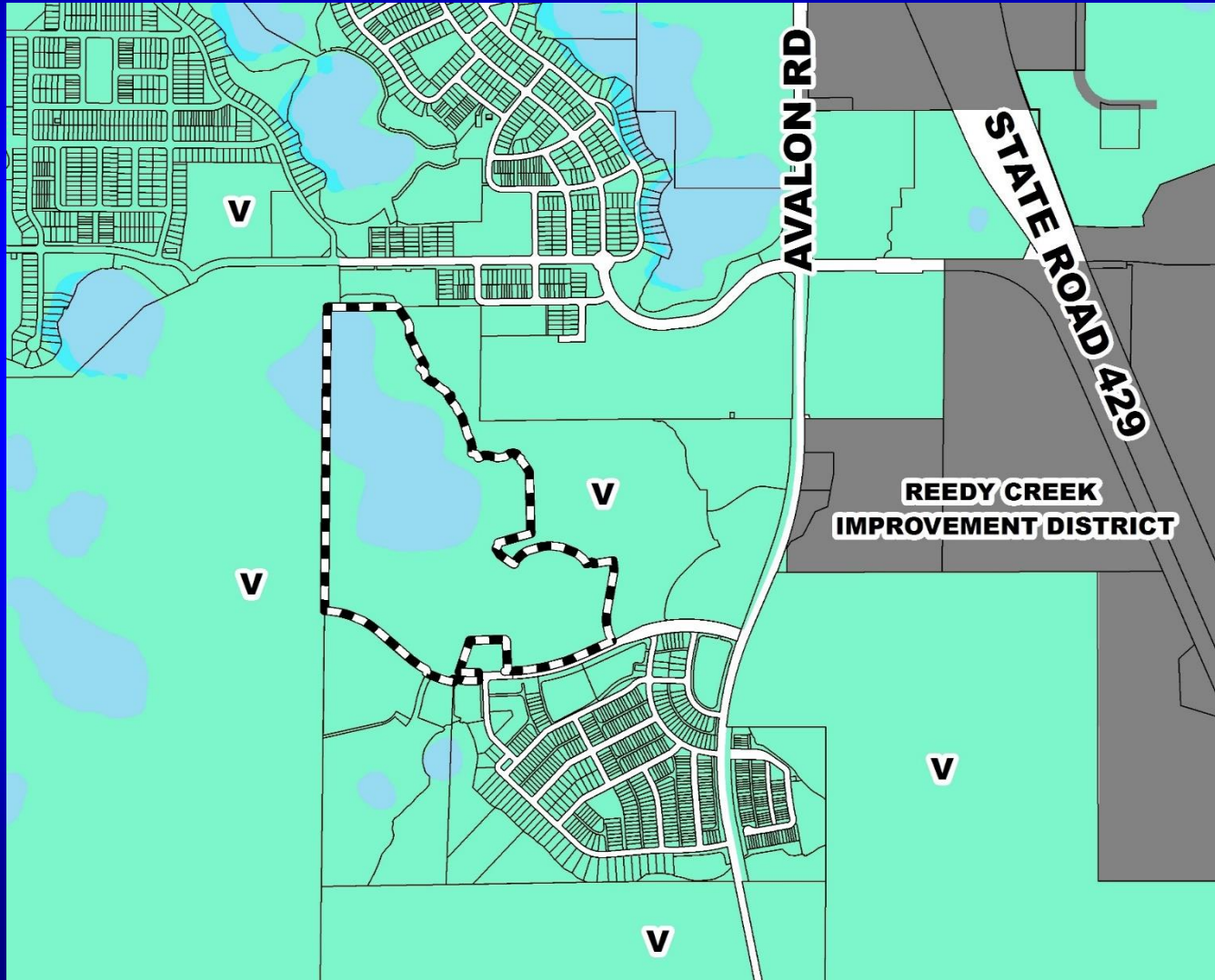


Springhill PD / Horizon West Springhill Phase 2 PSP Preliminary Subdivision Plan Future Land Use Map





Springhill PD / Horizon West Springhill Phase 2 PSP Preliminary Subdivision Plan Zoning Map





Springhill PD / Horizon West Springhill Phase 2 PSP Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Springhill PD / Horizon West Springhill Phase 2 preliminary Subdivision Plan (PSP) dated “Received August 26, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



RZ-19-07-023 – Nazem Sarkis Planning and Zoning Commission (PZC) Board-Called Hearing

Case: RZ-19-07-023

Applicant: Nazem Sarkis, I.T.I.G., Inc.

District: 3

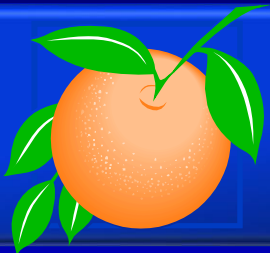
Location: 7105 S. Orange Avenue, or generally located at the southeast corner of the intersection of S. Orange Avenue and Nela Avenue

Acreage: 0.81 gross acres

From: C-1 (Retail Commercial District)

To: C-2 (General Commercial District)

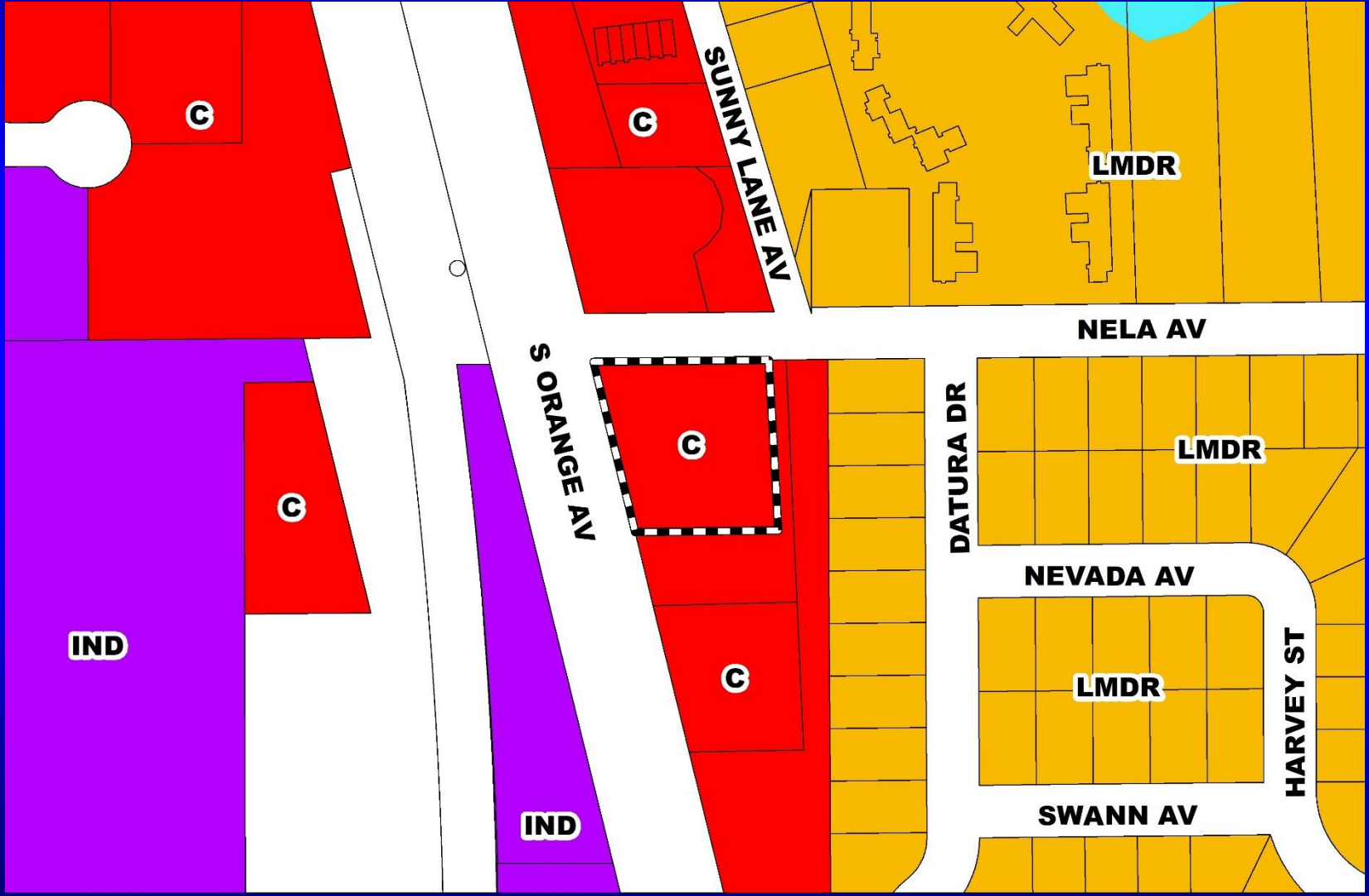
Proposed Use: Permitted C-2 uses



RZ-19-07-023 – Nazem Sarkis

Planning and Zoning Commission (PZC) Board-Called Hearing

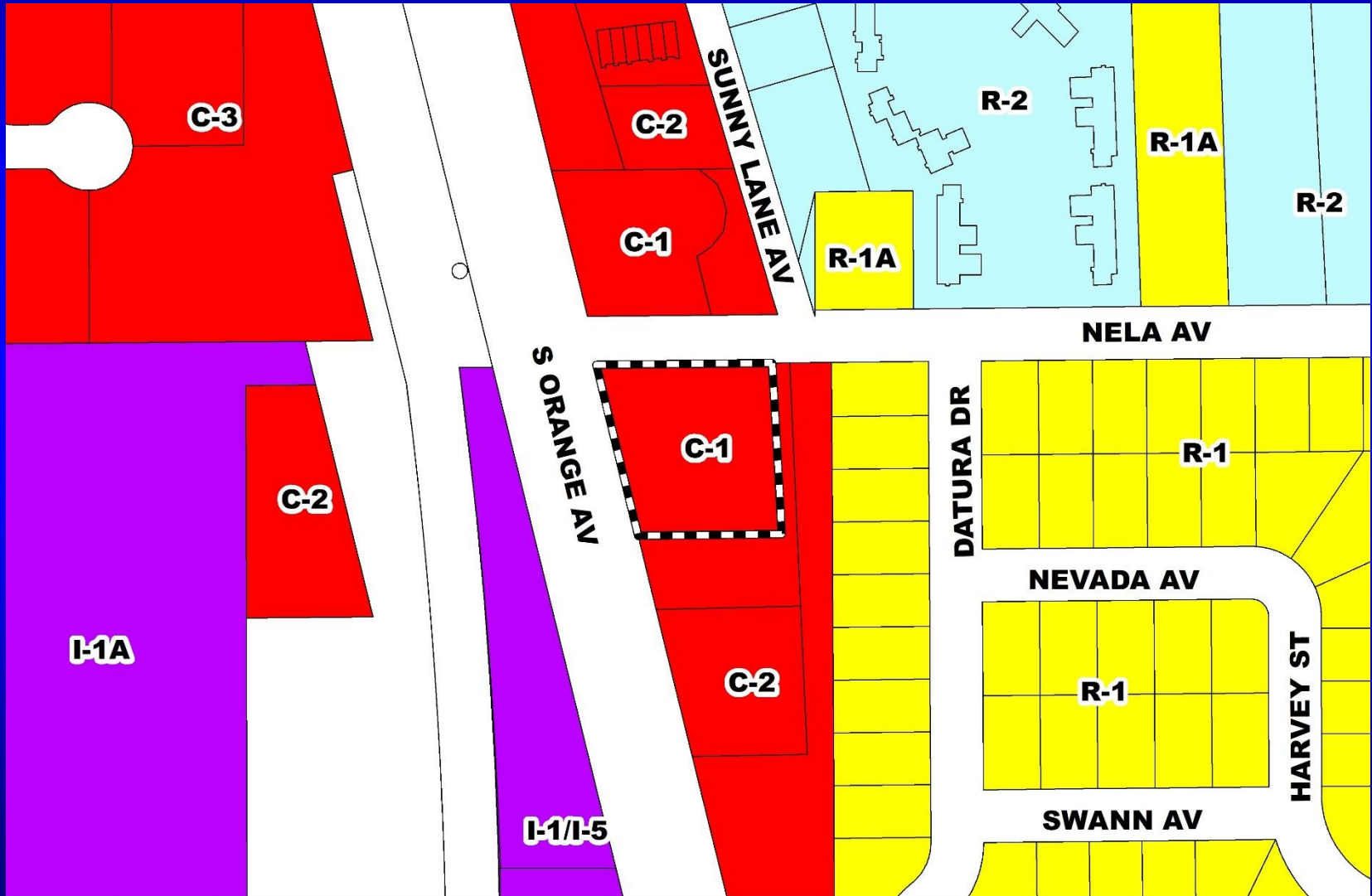
Future Land Use Map





RZ-19-07-023 – Nazem Sarkis

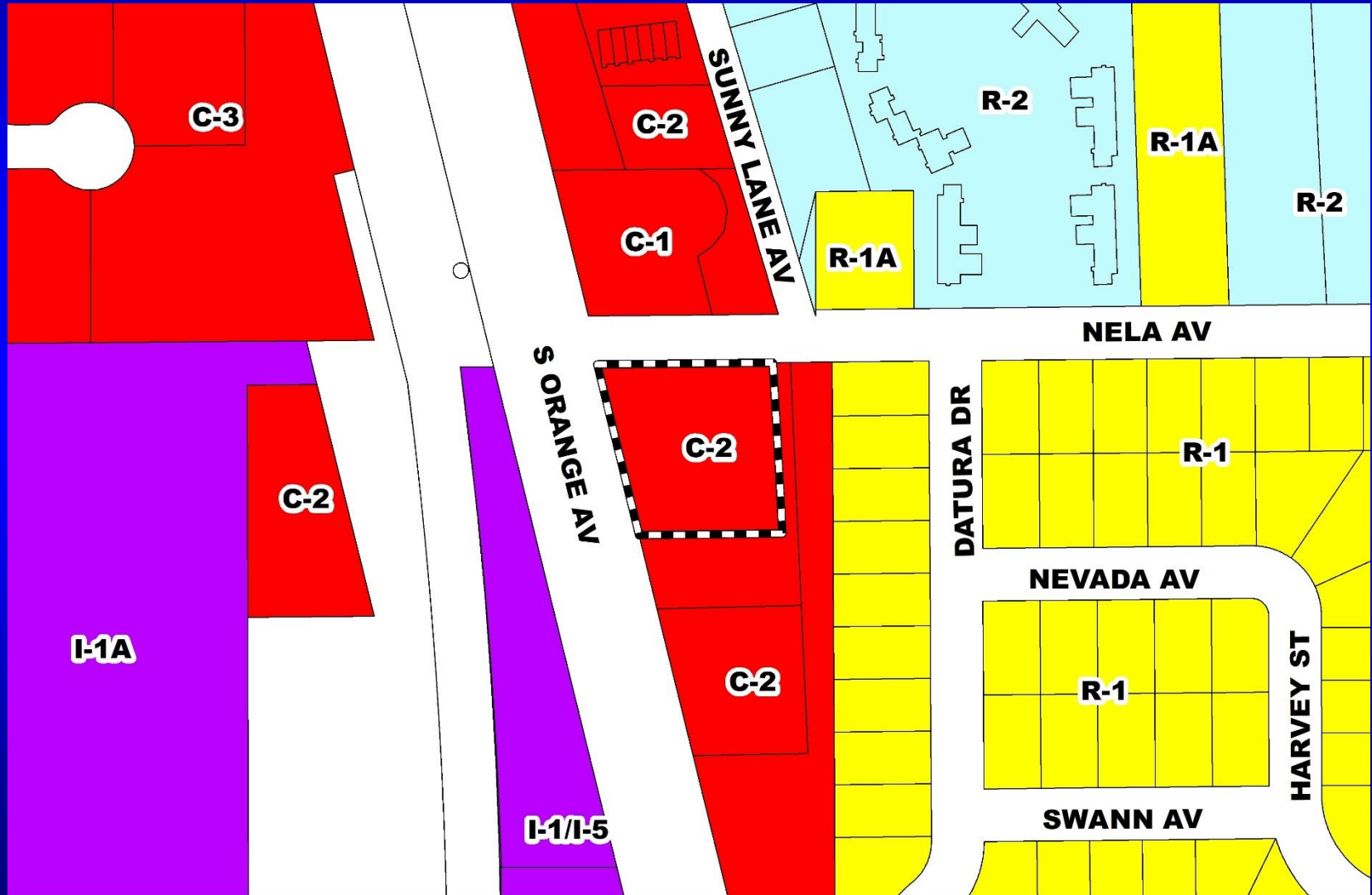
Planning and Zoning Commission (PZC) Board-Called Hearing Zoning Map





RZ-19-07-023 – Nazem Sarkis

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

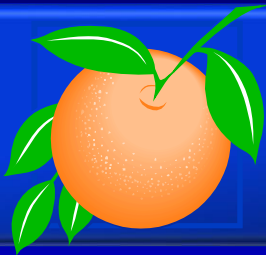




RZ-19-07-023 – Nazem Sarkis

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





Action Requested

PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-2 (General Commercial District) zoning, subject to the following restrictions:

- 1) The following C-2 zoning district uses shall be prohibited:
 - a. New and Used Automobile Dealers;
 - b. Portable Food and Drink Vendors;
 - c. Open Air Markets; and
 - d. Automotive Repair, Auto Painting, and Body Shops

District 3



Action Requested

Restrictions

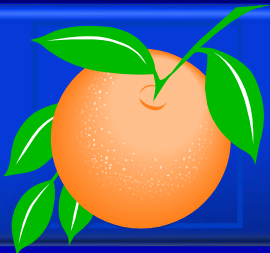
- 2) New billboards and pole signs shall be prohibited; and
- 3) The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping and paved surfaces) prior to the accommodation of any C-2 uses.

District 3



RZ-19-04-003 – Ossama Salama Planning and Zoning Commission (PZC) Board-Called Hearing

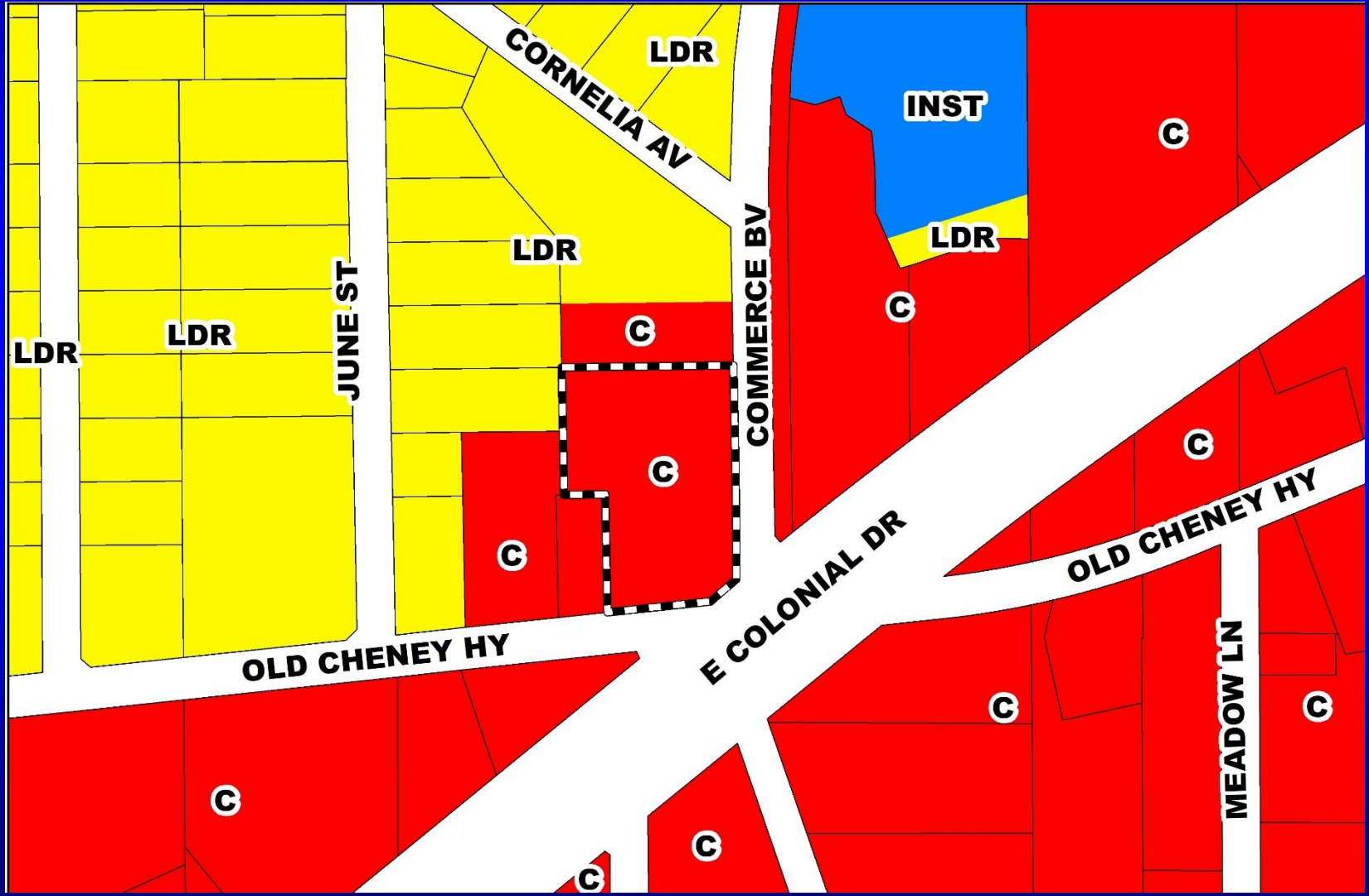
- Case:** RZ-19-04-003
- Applicant:** Ossama Salama, Sam’s Towing, Inc.
- District:** 5
- Location:** 6139 E. Colonial Drive, generally located northwest of E. Colonial Drive, north of Old Cheney Highway, west of Commerce Boulevard, east of June Street, and south of Cornelia Avenue
- Acreage:** 2.04 gross acres
- From:** C-2 (General Commercial District)
- To:** C-3 (Wholesale Commercial District)
- Proposed Use:** Automobile towing and junk yard



RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

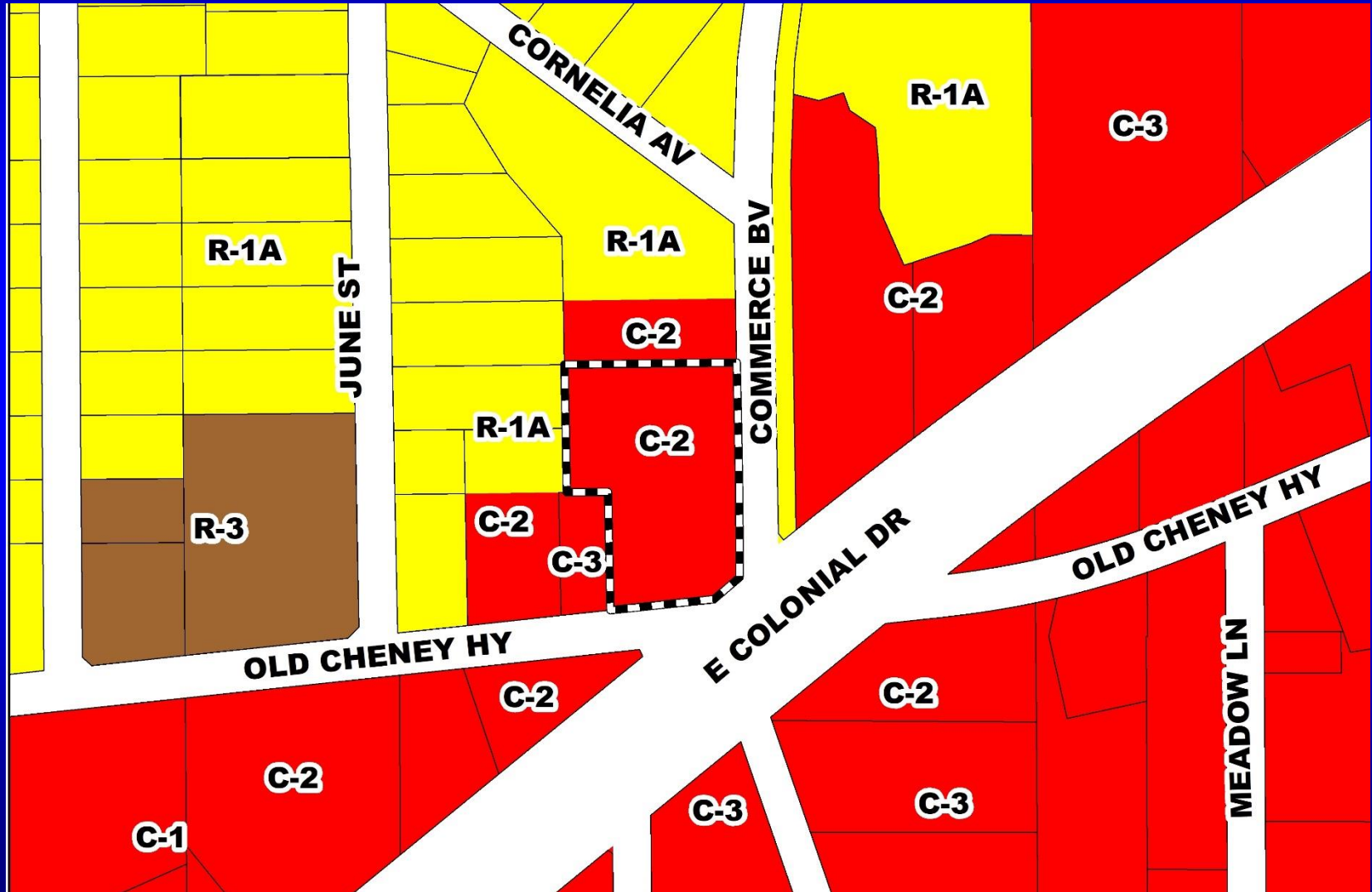
Future Land Use Map

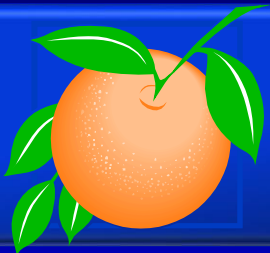




RZ-19-04-003 – Ossama Salama

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

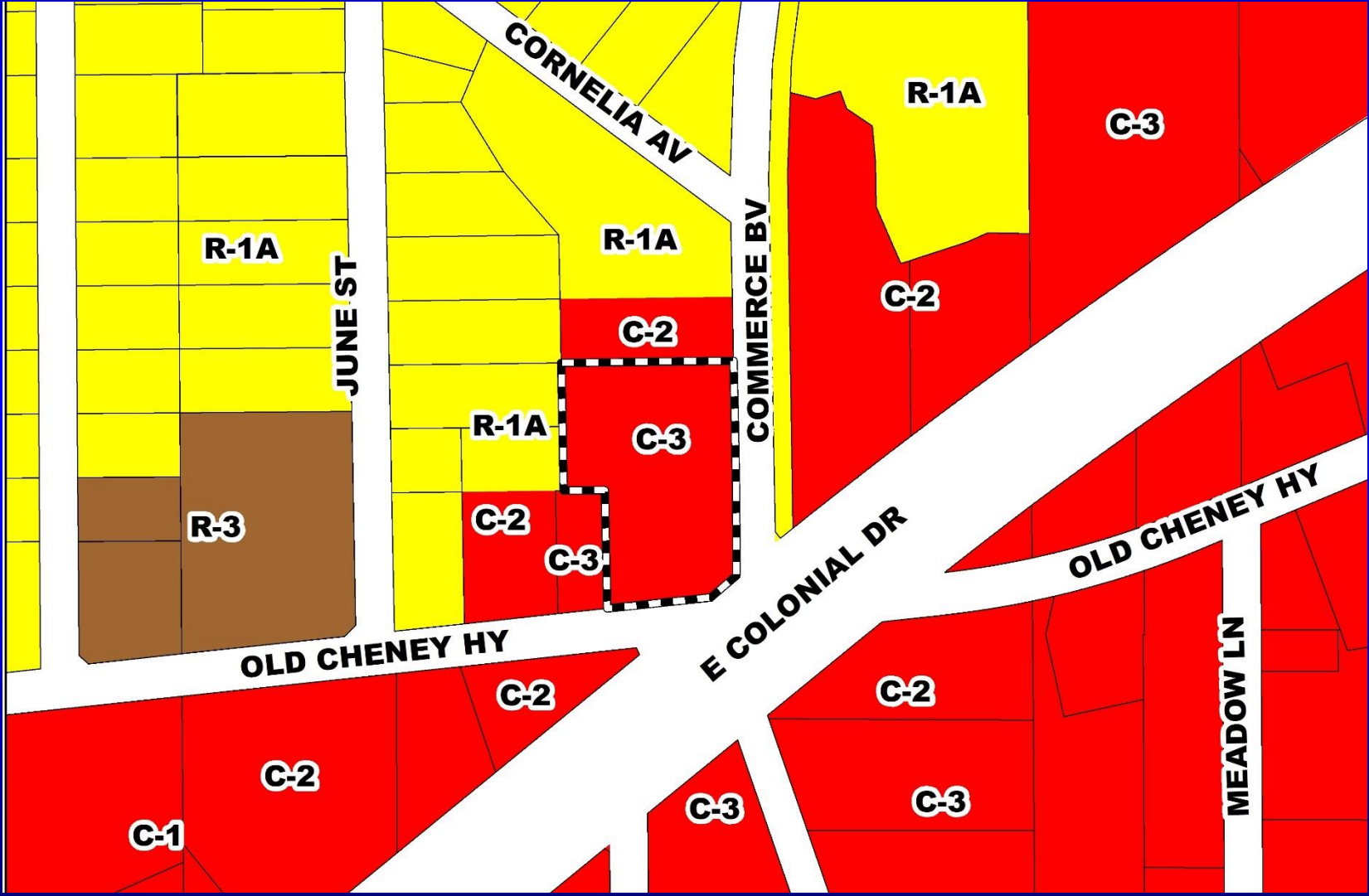


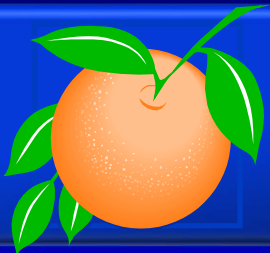


RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

Proposed Zoning Map





RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

Aerial Map





Action Requested

PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall on the southern 50' of the property line along Commerce Boulevard.

District 5



Polo Glen PD / Polo Glen at Lake Betty DP Development Review Committee Appeal

- Case:** DP-18-02-050
- Project Name:** Polo Glen PD / Polo Glen at Lake Betty DP
- Appellant:** Christopher Roper, Akerman, LLP
- Applicant:** Dave Schmitt, DSE Dave Schmitt Engineering
- District:** 2
- Acreage:** 45.75 gross acres
- Location:** Generally located north of Maitland Boulevard and east of South Orange Blossom Trail
- Request:** To construct 336 multi-family residential dwelling units on a total of 45.75 gross acres of which 28.70 acres are developable.



RZ-19-07-019 – Robert Paymayesh Planning and Zoning Commission Appeal

- Case:** RZ-19-07-019
- Appellant:** Rick Pelzer, Rebecca Pelzer, Tami Salter, Colin Salter, Victoria Villegas, Dilmar Villegas, Cassie Lynch, and Stephen Toth
- Applicant:** Robert Paymayesh, College Park RBP, LLC
- District:** 3
- Location:** 8901 Curry Ford Road; generally located north of Curry Ford Road, west of S Econlockhatchee Trail, and east of S Chickasaw Trail
- Acreage:** 4.85 gross acres
- From:** A-2 (Farmland Rural District)
- To:** R-1 (Single Family Dwelling District)
- Proposed Use:** Thirteen (13) single-family residential dwelling units.



Alafaya Trail Property Planned Development / Land Use Plan

- Case:** CDR-14-05-144
- Project Name:** Alafaya Trail Property Planned Development / Land Use Plan
- Applicant:** Brooks Stickler, Kimley-Horn and Associates, Inc.
- District:** 4
- Acreage:** 50.20 gross acres
- Location:** Generally located south of E. Colonial Drive and west of Alafaya Trail.
- Request:** To increase retail / commercial (C-1) square footage from 174,000 to 304,000 (an increase of 130,000 square feet), while retaining 6,000 square feet of previously approved Professional Office (P-O) uses, reflect the conservation, impact, and mitigation of on-site wetlands per Conservation Area Impact (CAI) permit #CAI-14-08-025, and remove a note requiring the dedication of PD Tract A development rights to Orange County. One waiver is also being requested.



Action Requested

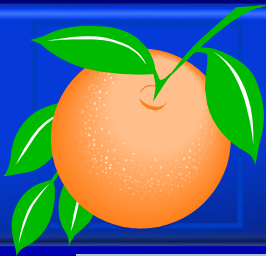
**Continue case CDR-14-05-144 to the December 3, 2019
BCC meeting at 2:00 p.m.**

District 4

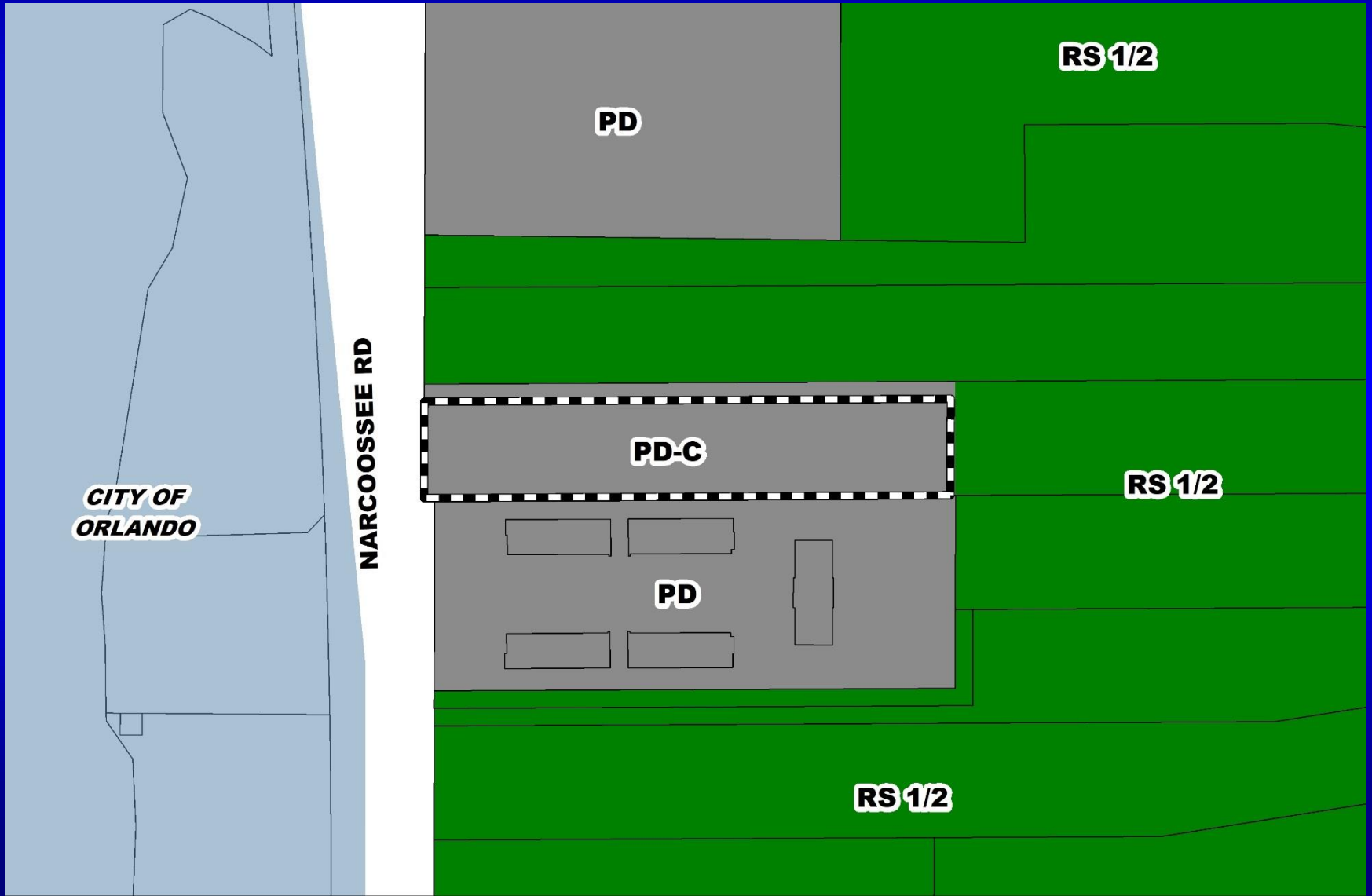


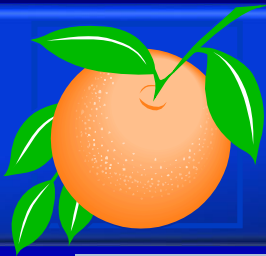
Nona Center Planned Development / Land Use Plan

- Case:** CDR-19-05-169
- Project Name:** Nona Center Planned Development / Land Use Plan
- Applicant:** Paul N. Medley, PNM Architecture
- District:** 4
- Acreage:** 1.52 gross acres
- Location:** 1739 Narcoossee Road; or generally located on the east side of Narcoossee Road and south of Kirby Smith Road
- Request:** To request a waiver to allow a maximum building height of 40 feet within 100 feet of any residential zoned property, in lieu of 35 feet.

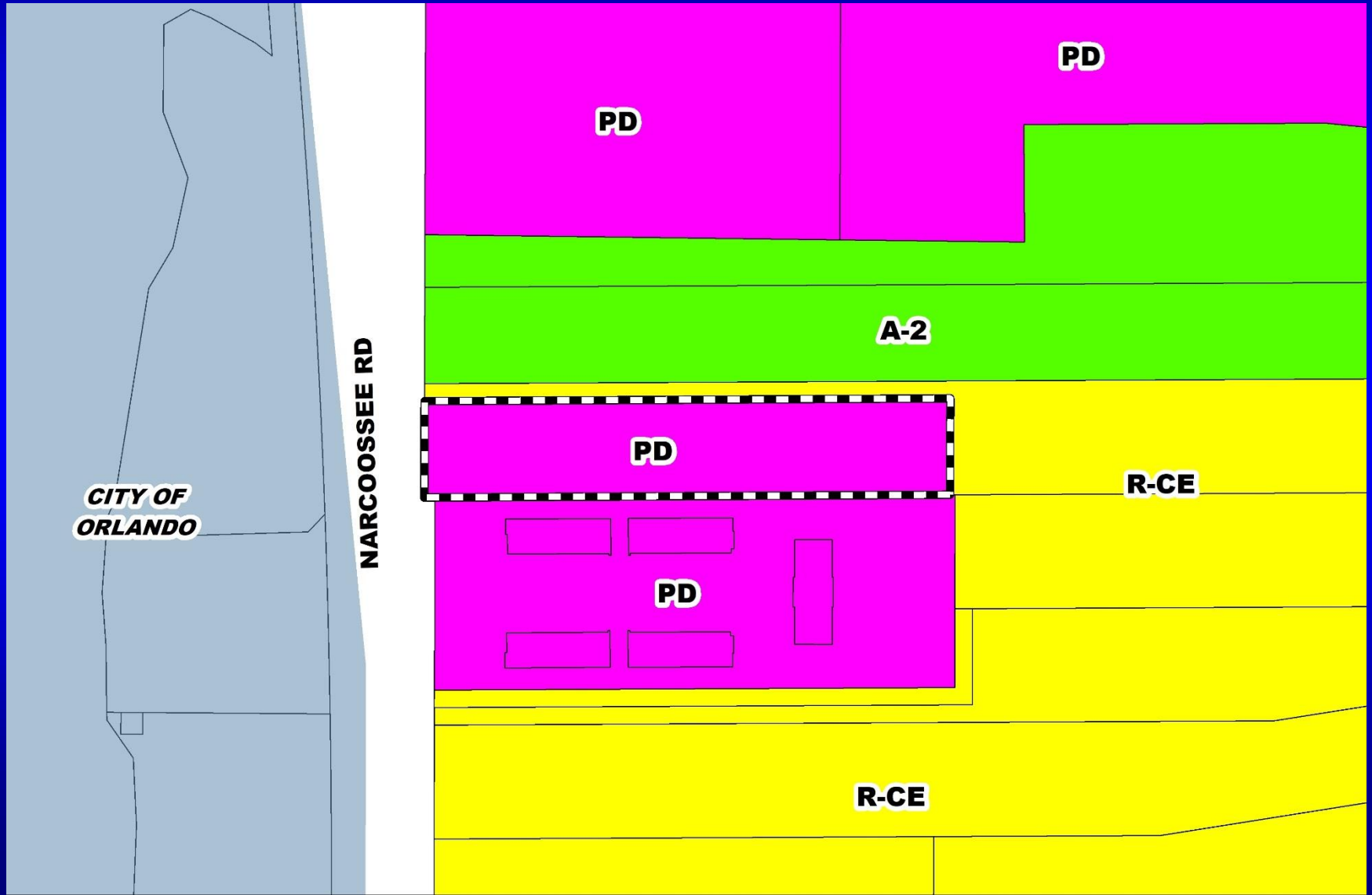


Nona Center Planned Development / Land Use Plan Future Land Use Map



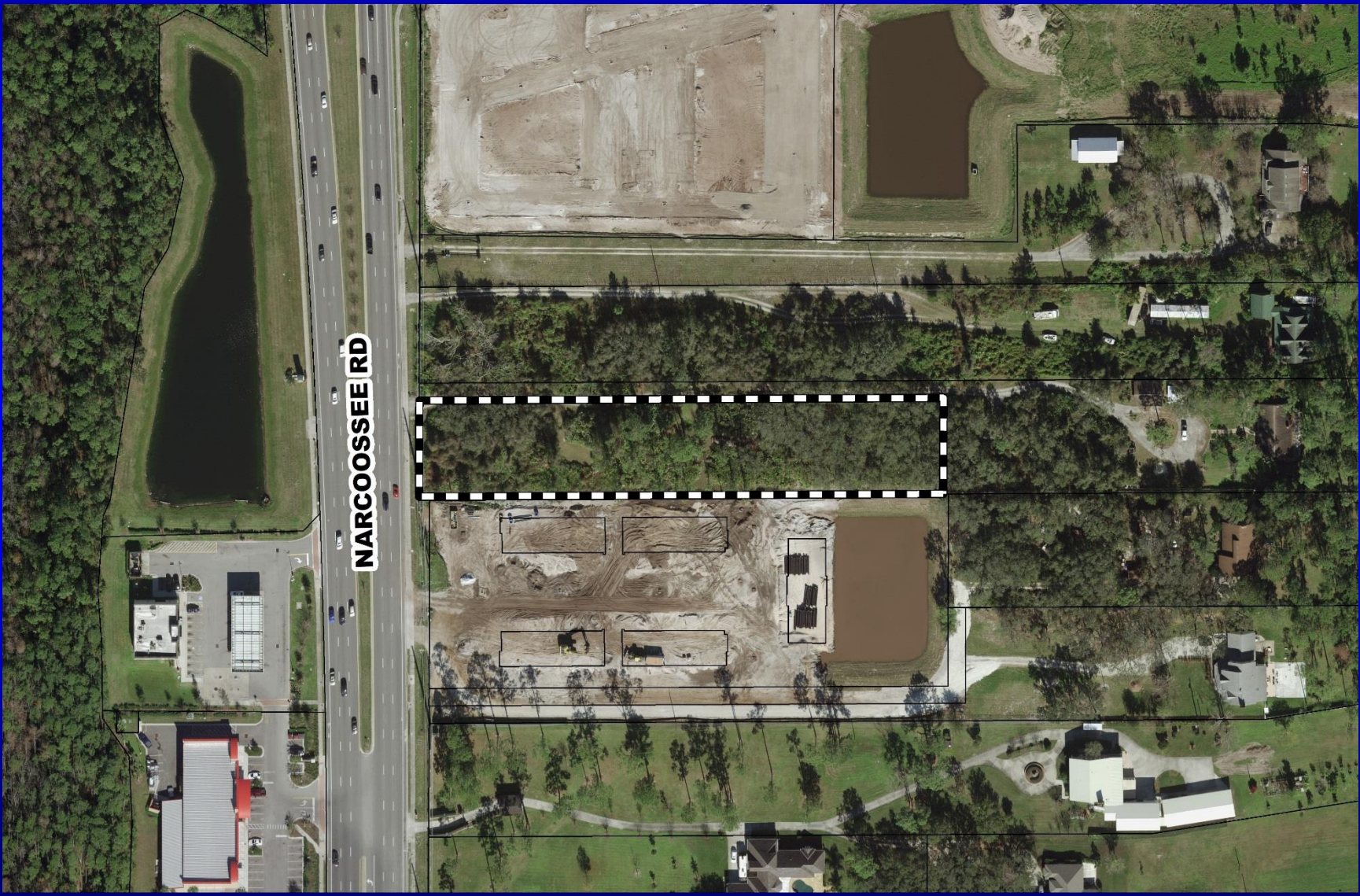


Nona Center Planned Development / Land Use Plan Zoning Map

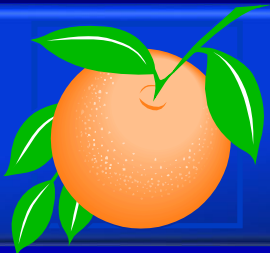




Nona Center Planned Development / Land Use Plan Aerial Map



NARCOOSSEE RD



Nona Center Planned Development / Land Use Plan Overall Land Use Plan



LOCATION MAP

LEGAL DESCRIPTION

THE WEST 80 FEET OF THE SOUTH 150 FEET OF THE NORTH 1/4 FEET OF THE SOUTHWEST QUARTER, SECTION 17, TOWNSHIP 24 SOUTH, RANGE 31 EAST, LESS RIGHT-OF-WAY FOR STATE ROAD NO. 16, ON WEST.

**NONA CENTER
LAND USE PLAN
CHANGE DETERMINATION REQUEST**
CASE NUMBER CDR -19-05-169
PARCEL ID #17-24-31-0000-00-053
ORANGE COUNTY, FL
MAY 2019

SHEET INDEX

01 LAND USE PLAN: CDR
02 SPECIAL CONDITIONS AND MINUTES

RECEIVED
By DRC Office at 4:45 pm, Aug 08, 2019



PNM
ARCHITECTURE

PAUL N MEDLEY
Architect
AIA NCARB

101 Smokerise Blvd
Longwood FL 32779
PHONE NUMBER 407-701-6410
WWW.PNMARCHITECTURE.COM

08919 PNM ARCHITECTURE THIS DESIGN AND DRAWING IS THE EXCLUSIVE PROPERTY OF PNM ARCHITECTURE. ANY USE OR REPRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF PNM ARCHITECTURE IS STRICTLY PROHIBITED.

SEAL AR # 96512

PROJECT
NONA CENTER LUP
17248 MANCROSS RD
ORANGE COUNTY, FL
LAND USE PLAN

REVISION DATES
7-22-19
8-1-19

DATE
5-13-19

SHEET TITLE
LAND USE PLAN
CHANGE
DETERMINATION
REQUEST

SHEET NUMBER

C1

PROJECT NO.
017-18

DESIGN GUIDELINES

- THE PURPOSE OF THESE DESIGN STANDARDS AND GUIDELINES IS TO CREATE A HIGH QUALITY BUILT ENVIRONMENT. FURTHER, A MINIMUM STANDARD FOR BUILDING DESIGN CONTRIBUTES TO CLIMATE AND FUTURE ECONOMIC VIABILITY OF THE AREA AND RAISES THE OVERALL QUALITY OF LIFE IN THE COMMUNITY. THE FOLLOWING STANDARDS AND GUIDELINES ARE IN ADDITION TO THOSE WITH THE ORANGE COUNTY ARCHITECTURAL STANDARDS AND ORDINANCES. THESE STANDARDS AND ORDINANCES APPLY TO ALL PRINCIPAL USES WHETHER ON PARCEL OR OUT-PARCELS AND TO FREE STANDING, ACCESSORY OR SECONDARY USES, SUCH AS KIOSKS, TICKET BOOTHS, ETC.
1. BUILDING LOCATION, BUILDING MASSING AND THE FINISH MATERIALS ARE TO EMPHASIZE A PEDESTRIAN SCALE.
 2. ARCHITECTURAL FEATURES SHALL EMPHASIZE A HUMAN SCALE RELATIONSHIP.
 3. SITE PLANS SHALL BE SUBMITTED WHICH ADDRESS PEDESTRIAN CIRCULATION.
 4. THE ARCHITECTURAL STYLE SHALL BE SUCH THAT IT SUPPORTS A UNIFIED AND INTEGRATED APPROACH.
 5. THE EXTERIOR WALLS OF A BUILDING MUST BE ARTICULATED WITH A COHESIVE STYLE AND USE OF COMPLEMENTARY MATERIALS ON ALL SIDES.
 6. ALL FACADES MUST HAVE RECOGNIZABLE BASE, MIDDLE AND TOP FACADES MUST ALSO INCLUDE AN ACCESSION LINE THAT RELINQUISHES THE TRANSITION BETWEEN THE GROUND FLOOR LEVEL AND BASE INDIVIDUAL FLOOR.
 7. AWNINGS, IF ANY SHOULD BE ARCHITECTURALLY COHERENT WITH THE BUILDING IN TERMS OF DESIGN, SIZE, MATERIALS AND COLOR.
 8. SIGNS VISIBLE FROM AND ADJACENT TO RESIDENTIAL AREAS, WHICH ARE NOT PRIMARY FACADES, SHALL BE TREATED IN THE SAME MANNER AS A SECONDARY FACADE FOR ORANGE COUNTY ARCHITECTURAL DESIGN GUIDELINES.
 9. ELEVATIONS AND RENDERINGS ARE REQUIRED OF ALL SIDES AND ARE TO SHOW AND IDENTIFY ALL MATERIALS USED BOTH FOR EXTERIOR WALLS AND ROOFS. THE ELEVATIONS AND RENDERINGS SHALL SHOW THE PROPOSED ARCHITECTURAL STYLE INCLUDING ANY SPECIAL STYLE FEATURES AND TREATMENTS. SUBMITTAL OF THIS MATERIAL IS REQUIRED CONCURRENT WITH DEVELOPMENT PLAN SUBMITTAL.
 10. CLEAR SIGNAGE ON BUILDING OR AROUND THAT USE PRIMARY COLORS, ARE HIGH CONTRAST, BLACK OR ARE NEON IN NATURE SHALL NOT BE PERMITTED.
 11. SERVICE AREAS AND DISPLAY AREAS SHALL BE SITUATED AWAY FROM AN ADJACENT RESIDENTIAL USE.
 12. NO PART OF A PUMPSTATION OR MATERIALS STORE WITH THE SERVICE AREA SHALL EXTEND ABOVE THE REQUIRED MASONRY WALL.
 13. THE MASONRY WALL SHALL BE DECORATIVELY FINISHED CONCRETE MASONRY, BRICK, STUCCO, OR OTHER MATERIAL COMPATIBLE WITH THE EXTERIOR OF THE PRINCIPAL BUILDING.

4. EACH FENCE SHALL BE 100' HIGH A DECORATIVE OR GATE EQUAL IN HEIGHT TO THE MASONRY WALL.

13. EACH SERVICE AREA, LOADING DOCK OR HUMPER REQUIRES SCREENING AND FENCING SHALL FOLLOW COMPLY WITH CHAPTER 24.4 LANDSCAPE REQUIREMENTS.
14. COMMERCIAL AND OTHER DEVELOPMENT ON THE SITE SHALL HAVE A UNIFIED DEVELOPMENT WITH CONSISTENT ARCHITECTURAL LANGUAGE AND LANDSCAPE DESIGN THROUGHOUT.
15. MAXIMUM LIGHT POLE HEIGHT FROM FINISHED GRADE TO TOP OF LIGHT FIXTURES SHALL BE TWENTY-FOUR (24) FEET.
16. POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. GROUND AND FACIA SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE.
18. EXTERIOR SIGNS SHALL BE LIT WITH EXTERNAL LIGHT SOURCES ONLY. LIGHT SOURCES SHALL BE SHIELDED, SHIELDED AND POINTED TOWARD THE SIGN FACE TO THAT SHIELDS GLARE ONTO ANY ADJACENT LOW ADJACENT PROPERTIES, OR BACKWARD IS COMPLETELY AVOIDED.

EXISTING DRIVEWAYS APPROXIMATELY 40' FROM MANCROSS ROAD TO THE ADJACENT PROPERTIES TO THE NORTH & SOUTH SHALL BE COORDINATED WITH THE ADJACENT PROPERTY OWNERS, ORANGE COUNTY & BOLDED OVER THE SITE MAP.

EXISTING PLUMBING DETAILMENT 1/2 DIMENSION

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EXISTING DRIVEWAYS APPROXIMATELY 40' FROM MANCROSS ROAD TO THE ADJACENT PROPERTIES TO THE NORTH & SOUTH SHALL BE COORDINATED WITH THE ADJACENT PROPERTY OWNERS, ORANGE COUNTY & BOLDED OVER THE SITE MAP.

SOILS LEGEND

- 24 POMELLO FINE SAND
- 44 SHYRRA-SUMRINA
- 24 ZOLFO FINE SAND

SITE DATA

- PROXIMATELY LOCATED TO:
11738 MANCROSS RD
ORANGE, FL 32828
- PARCEL ID:
17-24-31-0000-00-053
- LAND AREA: 1.52 AC.
- PLANNED LAND USE:
EXISTING PLANNED DEVELOPMENT - COMMERCIAL
- PROXIMATE ZONING:
EXISTING ZONING:
PROPOSED ZONING: NO CHANGE
- MINIMUM OPEN SPACE: 20%
- INFRASTRUCTURE:
POTENTIAL WATER USE:
WALL WATER: ORANGE COUNTY
SEWER WATER: PROVIDENCE, ORANGE COUNTY
- TERRAIN GENERATION:
GUTTER: 1/8" TO 1/4" (PER 311.4.3.2.4)
RETAIN: 3/8" TO 1/2" (PER 311.4.3.2.4)
- DEVELOPMENT CRITERIA:
TOTAL SQUARE FOOTAGE: 211,310 SF
PROPOSED FLOOR AREA RATIO: 0.33 MAX
MAX. IMPERVIOUS AREA: 70%
- FENCING CRITERIA:
MINIMUM FENCING HEIGHT: 6' (AWAY FROM GRASS)
- BUILDING SETBACKS:
NORTH: 5' (AWAY FROM GRASS)
SOUTH: 2'
EAST: 2'
- PERMITTED USE CATEGORY: P-O & C-1
- PROHIBITED USE: STRIP COMMERCIAL
- BUILDING HEIGHT: 40' (AWAY FROM GRASS)
- SCHOOL: AOR CHS 2709061A

DESIGN GUIDELINES

16. SIGN MATERIAL SHALL MATCH THE MATERIAL AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING.
 17. RESIDENTIAL PORTION SHALL HAVE 10' FOOT PER EMPLOYEES ACCESS TO MANCROSS ROAD, AS REQUIRED BY CODE.
 22. ALL UTILITY LINES SHALL BE PLACED UNDERGROUND.
 23. ABOVE GROUND OUTLETS, FOR MOUNTED TRASH RECYCLERS, REFRIGERATORS, METERS, BACK FLOW PREVENTERS OR THE LIKE SHALL BE SCREENED FROM PUBLIC VIEW. SUBJECT TO ACCESS REQUIREMENTS, WITH A MINIMUM 5' WIDE REWORKING LANDSCAPE BUFFER AREA. SCREENS SHALL BE AT LEAST 3 FT. TALL AND 75% OPAQUE AT PLANTING AND GROW TO A HEIGHT AND DENSITY CAPABLE OF COMPLETELY SCREENING THE EQUIPMENT. THE ABOVE GROUND UTILITY EQUIPMENT MAY BE PAINTED BLACK OR GREEN AND THEN MAINTAINED ACCORDINGLY.
 24. ALL ROOF TOP EQUIPMENT AND UTILITIES SHALL NOT BE VISIBLE FROM PUBLIC VIEW. ANY PARAPET WALL, ROOF STRUCTURE, OR SIMILAR SCREENING APPROACH SHALL BE SIMILAR TO AND COMPATIBLE WITH IS NOT INTEGRAL TO THE PRIMARY STRUCTURE.
 25. OUTDOOR STORAGE IS PROHIBITED.
 26. BUILDING ELEVATIONS WILL BE PROVIDED FOR COMPLIANCE FOR PERMITTED BY THE PLANNING/DESIGN ARCHITECTURAL STAFF.
 28. THERE SHALL BE A 2 STORY HEIGHT LIMIT WITHIN 40' OF THE HIGH WATER LEVEL.
 29. LIST OF USES OF USES:
PROHIBITED USE: P-O & C-1 (PER 311.4.3.2.4)
PROHIBITED USE: STRIP COMMERCIAL.
- NOTES:
1. PROJECT INFRASTRUCTURE WILL BE DEVELOPED IN ONE PHASE.
2. OPEN SPACE SHALL COMPLY WITH SECTION 38-124 OF THE ORANGE COUNTY LDC.
3. SOIL INFORMATION KNOWN ON THIS PLAN IS BASED UPON THE USGS SOIL SURVEY.
4. THIS PROJECT WILL BE DESIGNED WITH A CENTRAL STORMWATER MANAGEMENT FACILITY UNDER CRITERIA IN ACCORDANCE WITH ORANGE COUNTY AND WPMO STANDARDS.
5. POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. GROUND AND FACIA SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE.
6. ANY VARIATIONS FROM COUNTY CODES MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
7. CROSS ACCESS EASEMENTS TO THE ADJACENT PROPERTY TO THE NORTH AND SOUTH SHALL BE REQUIRED AND SHALL BE INCLUDED OVER THE SITE MAP ACCESS.



Action Requested

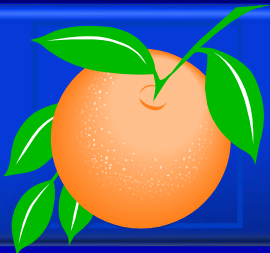
Make a finding of consistency with the Comprehensive Plan and approve the Nona Center Planned Development / Land Use Plan (PD/LUP), dated “August 8, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

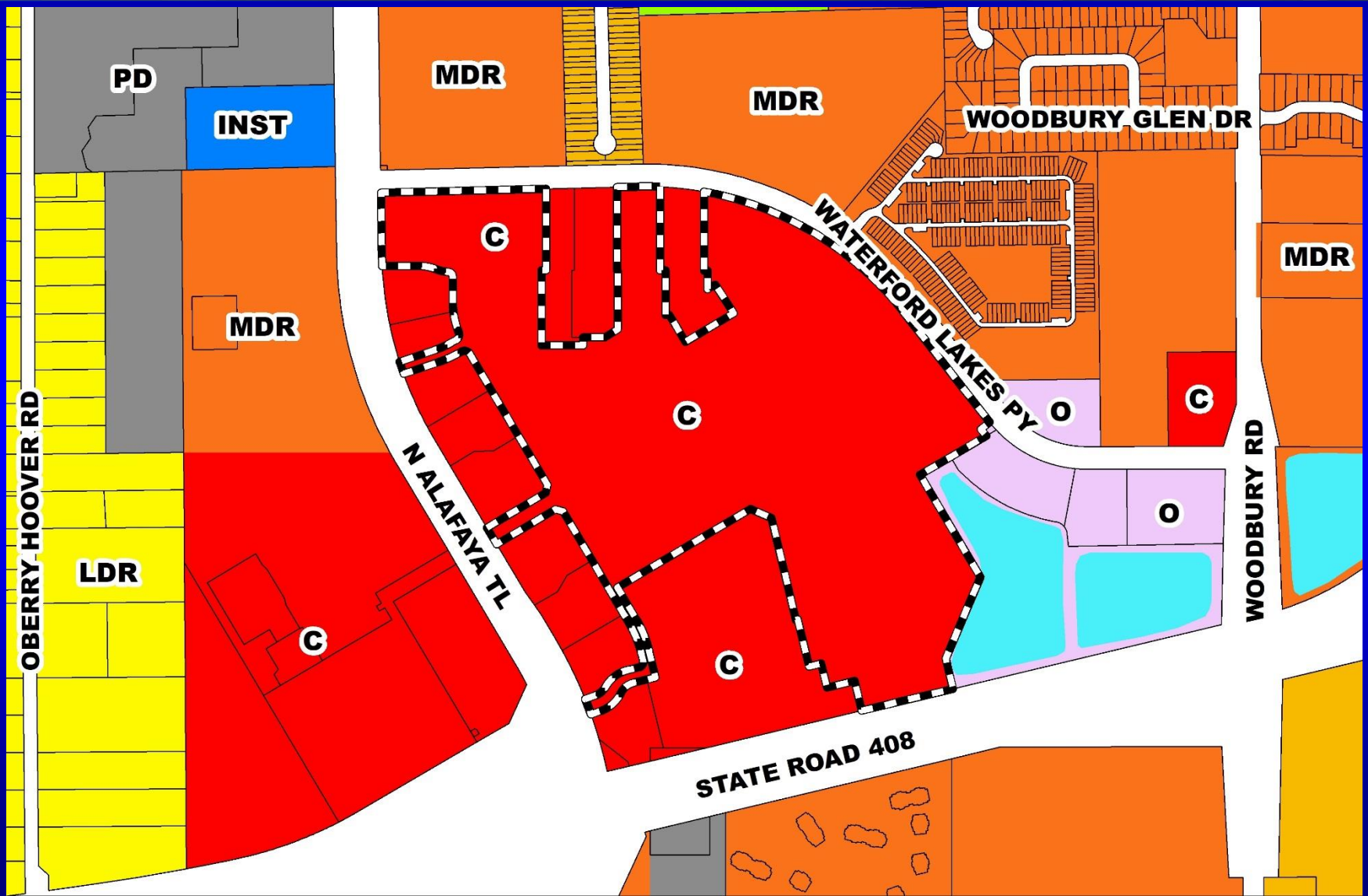


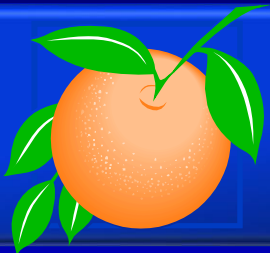
Waterford Lakes Town center Planned Development / Land Use Plan

- Case:** CDR-19-06-216
- Project Name:** Waterford Lakes Town Center Planned Development / Land Use Plan
- Applicant:** Lynda Glinski, Waterford Lakes Town Center, LLC
- District:** 4
- Acreage:** 1,344.00 gross acres (overall PD)
74.12 gross acres (affected parcel only)
- Location:** 331 N. Alafaya Trail; or generally located on the east side of N. Alafaya Trail, north of State Road 408, and south of Waterford Lakes Parkway
- Request:** To expand the special event area within PD Parcels 4 and 5.

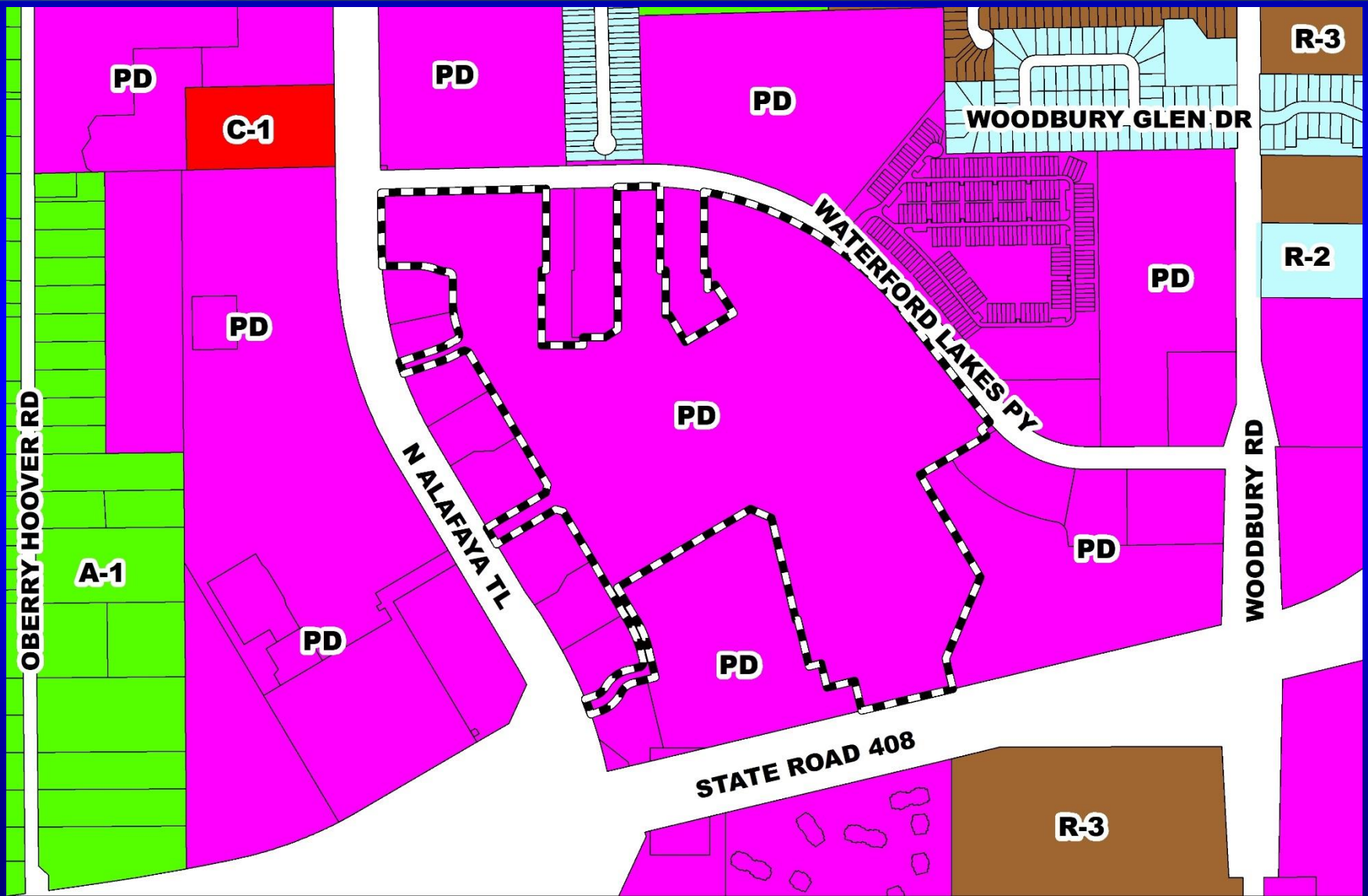


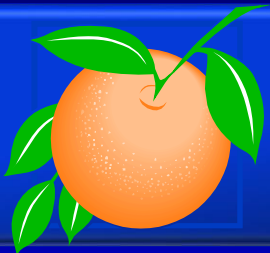
Waterford Lakes Town center Planned Development / Land Use Plan Future Land Use Map





Waterford Lakes Town center Planned Development / Land Use Plan Zoning Map





Waterford Lakes Town center Planned Development / Land Use Plan Aerial Map





Waterford Lakes Town center Planned Development / Land Use Plan Overall Land Use Plan (Special Events Area)



This drawing may have been prepared from architectural and engineering plans and may not have been field verified. This plan is provided for information and reference purposes only and may not be relied upon for any use without the responsibility of the user. Successors in title are notified that the actual project, construction and other details will be shown on the drawings as they are approved. The actual project, construction and other details will be shown on the drawings as they are approved. The actual project, construction and other details will be shown on the drawings as they are approved.

MODIFIED: January 30, 2019



WATERFORD LAKES TOWN CENTER
413 NORTH ALAFAYA TRAIL
ORANGE COUNTY, FL 32828
WASHINGTON PRIME GROUP
CORP # 004508



Action Requested

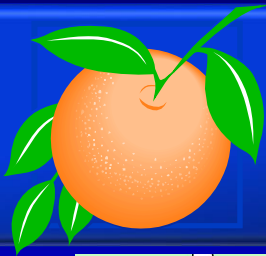
Make a finding of consistency with the Comprehensive Plan and approve the Waterford Lakes Planned Development / Land Use Plan (PD/LUP), dated “August 1, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



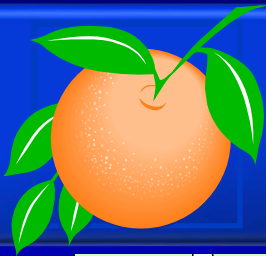
Zellwood Station Planned Development / Land Use Plan

Case:	CDR-18-12-418
Project Name:	Zellwood Station Planned Development / Land Use Plan
Applicant:	David Evans, Evans Engineering, Inc.
District:	2
Acreage:	843.00 gross acres (overall PD) 71.34 gross acres (affected parcel only)
Location:	2600 Fairbluff Road, or generally located south of W. Ponkan Road and west of State Road 429
Request:	To remove the age-restriction on the northwest 71.34 gross acres of the PD to allow for the development of 277 single-family dwelling units with school-aged children. No waivers from Orange County Code are proposed with this request.

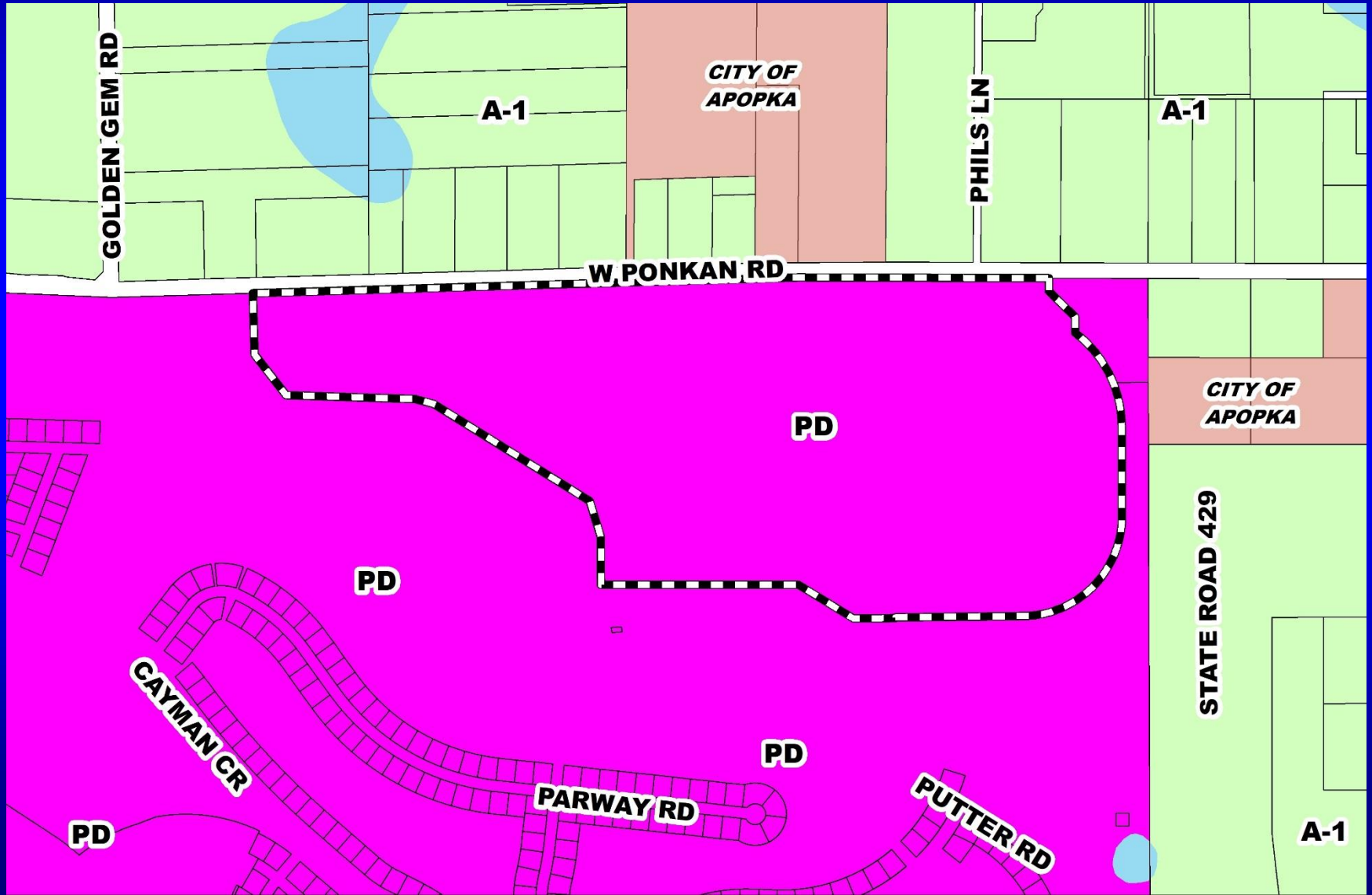


Zellwood Station Planned Development / Land Use Plan Future Land Use Map



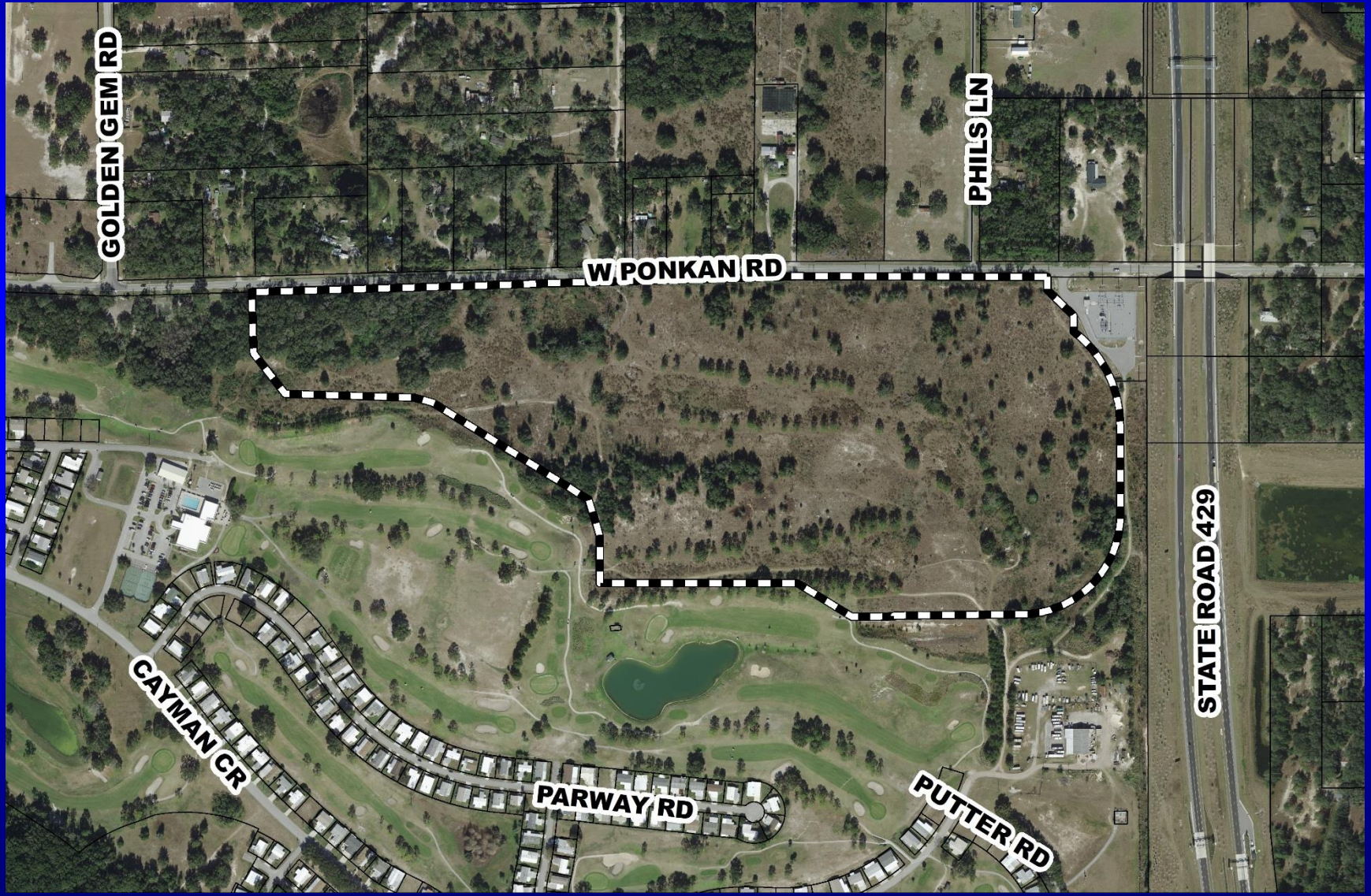


Zellwood Station Planned Development / Land Use Plan Zoning Map





Zellwood Station Planned Development / Land Use Plan Aerial Map





Action Requested

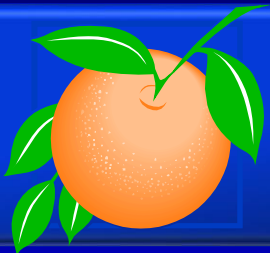
Make a finding of consistency with the Comprehensive Plan and approve the Zellwood Station Planned Development / Land Use Plan (PD/LUP), dated “May 24, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

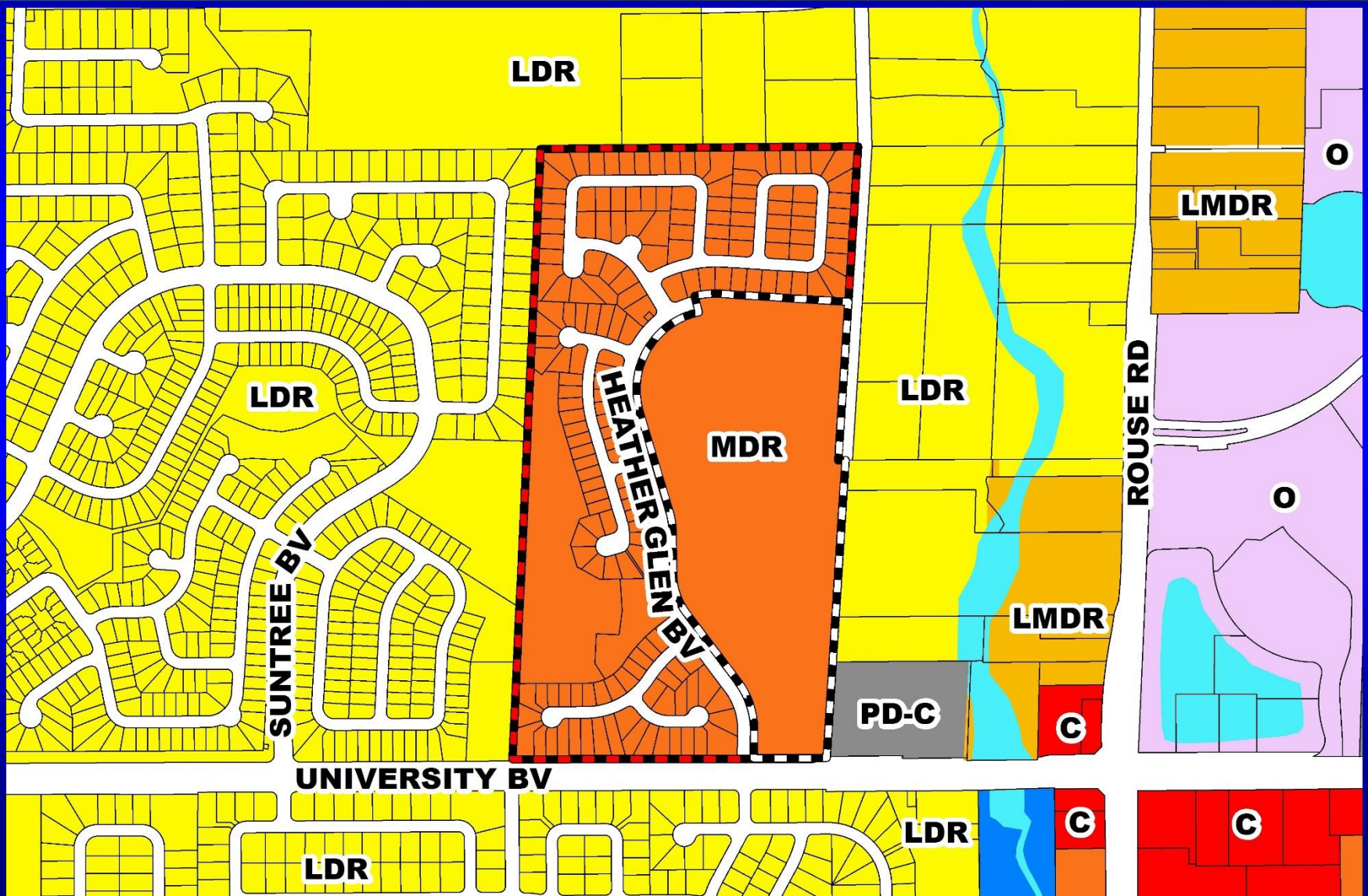


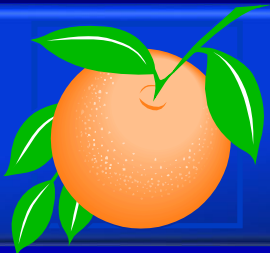
The Glenn Planned Development / Land Use Plan

- Case:** CDR-19-03-115
- Project Name:** The Glenn Planned Development / Land Use Plan
- Applicant:** William Burkett, Burkett Engineering
- District:** 5
- Acreage:** 80.00 gross acres (overall PD)
30.23 gross acres (affected parcel only)
- Location:** Generally located north of University Boulevard and east of Heather Glen Boulevard
- Request:** To add 60 multi-family dwelling units to the development program in Phase I. Additionally, the applicant has requested four waivers related to building height, building setbacks, and building separation requirements.

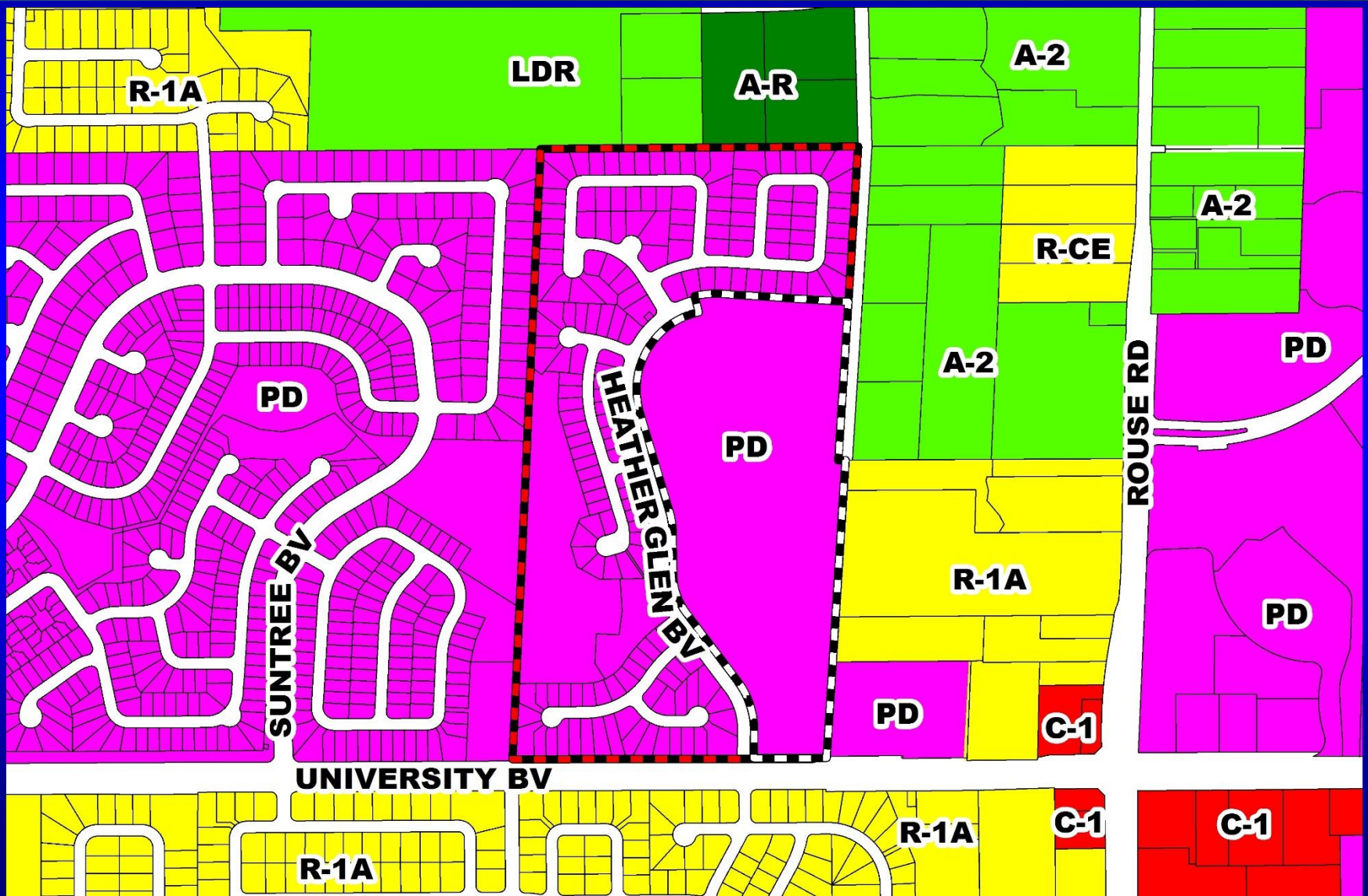


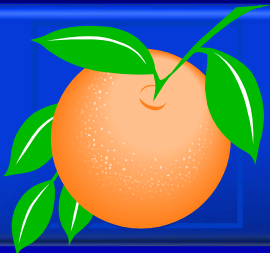
The Glenn Planned Development / Land Use Plan Future Land Use Map



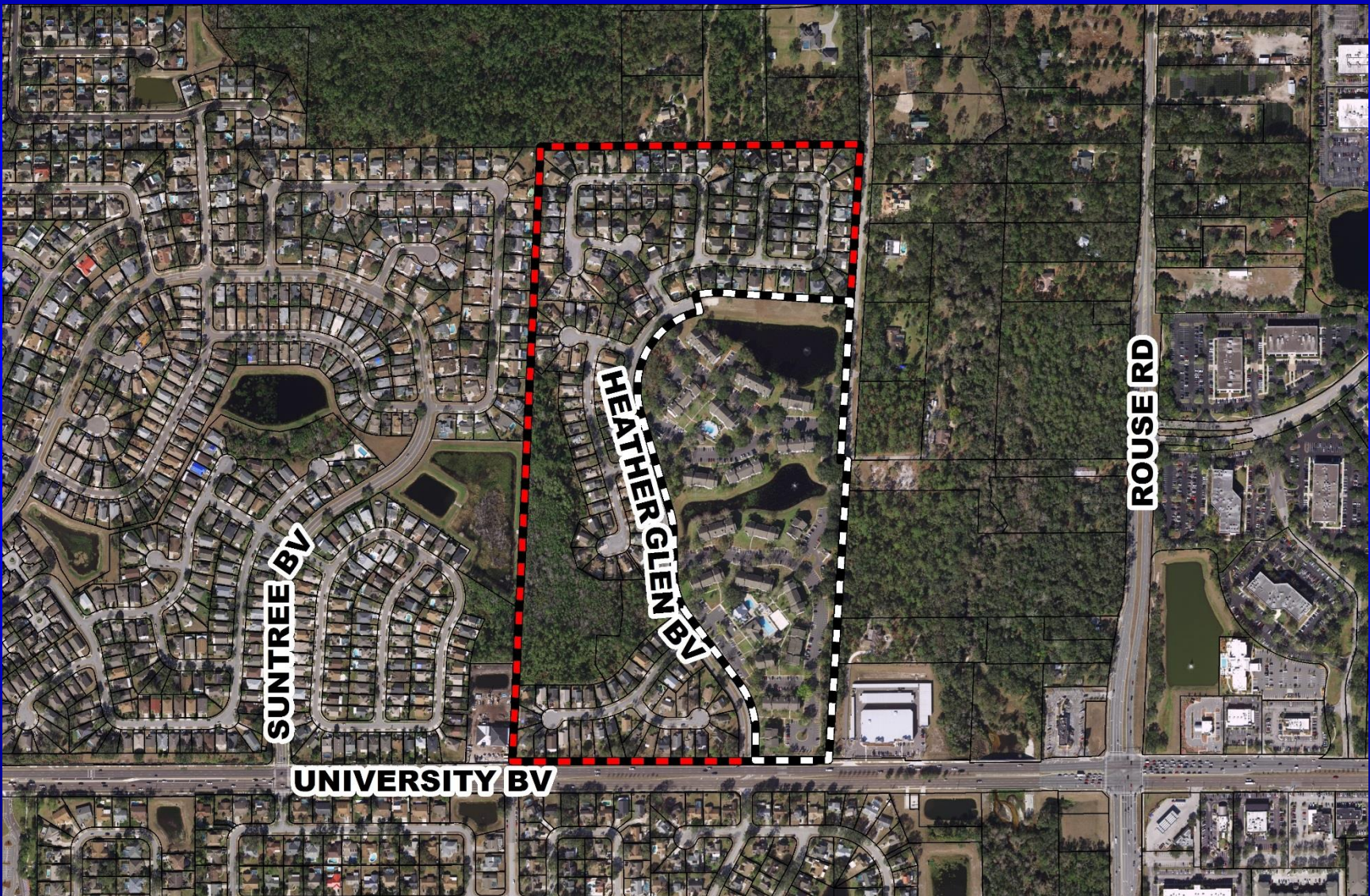


The Glenn Planned Development / Land Use Plan Zoning Map



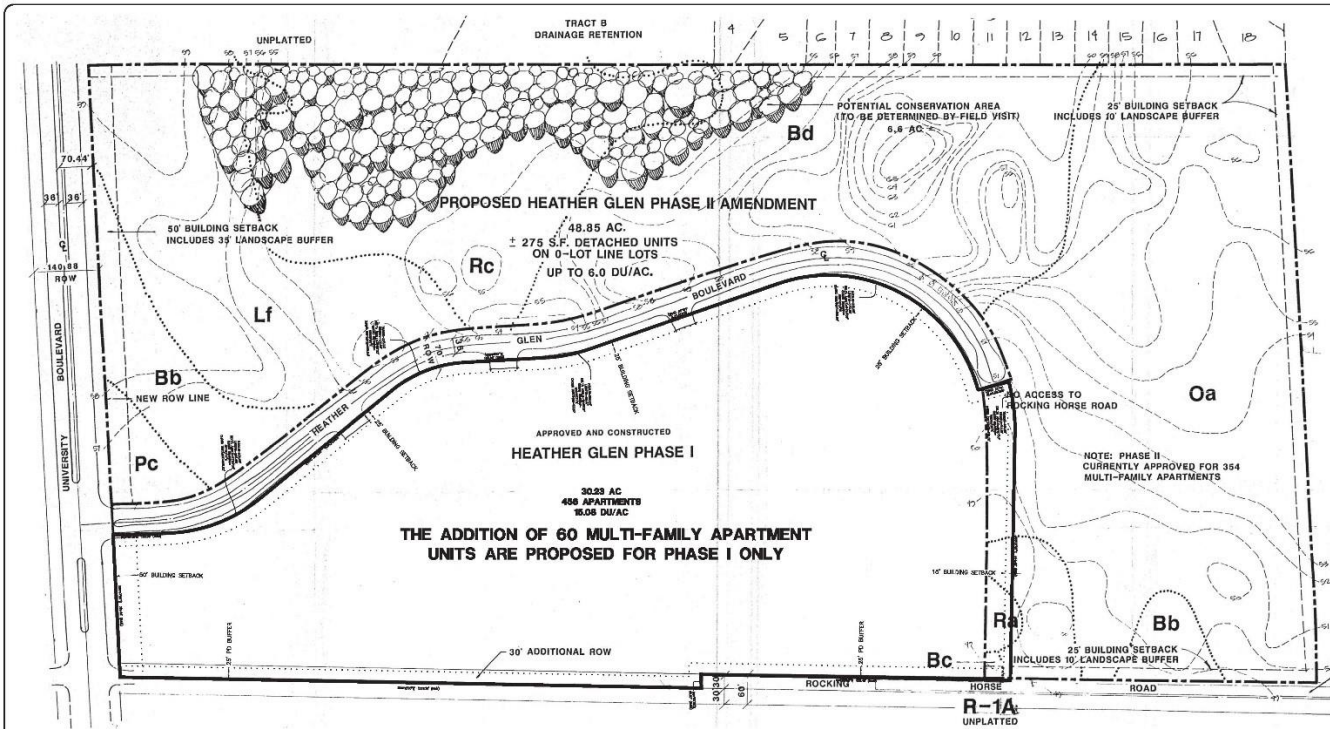


The Glenn Planned Development / Land Use Plan Aerial Map

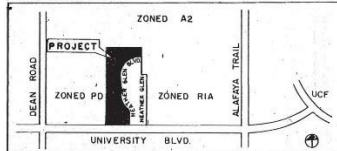




The Glenn Planned Development / Land Use Plan Overall Land Use Plan



LOCATION MAP



**LAND USE PLAN
HEATHER GLEN P.D.
(FORMERLY STRAW RIDGE PD)**
OWNER: MATTAPAN TRUST TEL: 422-4040
PROPOSED PHASE II AMENDMENT

SITE DATA TOTAL PROJECT

TOTAL UNITS ORIGINALLY APPROVED (3.5 DU/AC MAXIMUM) 750
PHASE I: 456
PHASE II: 275*
 NET REDUCTION IN DWELLING UNITS 475
 *PHASE II SHALL BE ZONED AND PERMITTED.

P.D. LEGAL DESCRIPTION

THE EAST 1/2 OF THE SOUTHWEST 1/4, LESS THE RIGHT OF WAY FOR UNIVERSITY BOULEVARD, SECTION 5, TOWNSHIP 22 SOUTH, RANGE 31 EAST, GRANGE COUNTY, FLORIDA, LESS THE EAST 20 FEET OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4.

SOILS LEGEND

- Bd - Blanton Fine Sand
- Bd1 - Blanton Fine Sand
- Lf - Leon Fine Sand
- Oa - Ono Fine Sand
- Pc - Pomona Fine Sand
- Rc - Rutledge Fine Sand
- Rc1 - Rutledge Heavy Fine Sand

NOTE

* SITE DATA FOR PHASE II IS LOCATED ON SHEET 4.

SITE DATA PHASE II

PHASE II GROSS ACREAGE	48.85	PROJECTED SCHOOL AGE CHILDREN	179 CHILDREN (275 UNITS X 3.175 PERSONS/UNIT X .55)
EXISTING ZONING	PD	100 YEAR FLOOD	NOT APPLICABLE
EXISTING LAND USE	VACANT	VEGETATION	NEED VEGETATION INCLUDING SCATTERED OAKS AND PINES
PROPOSED LAND USE		PRISING	1 PHASE
		BUILDING SETBACK CRITERIA	
		- UNIVERSITY BOULEVARD	50 FT
		- ALL IND. & PROPERTY LINES	25 FT
		UTILITIES	
		- WATER (10,000 GPD)	GRANGE COUNTY PUBLIC UTILITIES DIVISION
		- SEWER (100,700 GPD)	ON SITE - SEWER/STORMWATER DISCHARGE IN ACCORDANCE WITH GRANGE COUNTY, FLORIDA, DEER AND OTHER AGENCY CRITERIA.
		- STORMWATER	
OPEN SPACE/RECREATION	310.5 ACRES (EAST OF PHASE II GROSS LAND AREA EXCLUSIVE OF CONSERVATION AREA (48.85 ACRES - 6.8 ACRES X .55))		
	7.8 ACRES (75%) OF OPEN SPACE LOCATED IN PHASE I		
RECREATION	32.33 ACRES (275 UNITS X 3.1 PERSONS/UNIT = 852 PERSONS X .0025 ACRES RECREATION/PERSON).		

cmassociates
 Urban & Environmental Planning & Landscape Architects
 500 Delaney Avenue, Orlando, Florida 32801 (305) 422-4040

Burkett
 engineering
 CONSULTANTS
 100 E. Robinson Street, Suite 200, Orlando, Florida 32801
 (407) 841-1111
 www.burkett-engineering.com

**HEATHER GLEN P.D.
(FORMERLY STRAW RIDGE P.D.)
PROPOSED PHASE II AMENDMENT**

**HEATHER GLEN P.D. (FORMERLY STRAW RIDGE P.D.)
CHANGE DETERMINATION
FOR HORIZON REALTY ADVISORS
EXISTING LAND USE PLAN**

DATE: 4/23/19
 PROJECT NO: 1905.10
 DRAWN BY: VP
 CHECKED BY: WEB
 DATE: 10/10/86
 SCALE: 1" = 100'
 DRAWN BY: [Signature]

10/20/86
 DATE REV. [Signature]

DATE: 4/23/19
 PROJECT NO: 1905.10
 DRAWN BY: VP
 CHECKED BY: WEB
 DATE: 10/10/86
 SCALE: 1" = 100'
 DRAWN BY: [Signature]

10/20/86
 DATE REV. [Signature]

DATE: 4/23/19
 PROJECT NO: 1905.10
 DRAWN BY: VP
 CHECKED BY: WEB
 DATE: 10/10/86
 SCALE: 1" = 100'
 DRAWN BY: [Signature]

10/20/86
 DATE REV. [Signature]

DATE: 4/23/19
 PROJECT NO: 1905.10
 DRAWN BY: VP
 CHECKED BY: WEB
 DATE: 10/10/86
 SCALE: 1" = 100'
 DRAWN BY: [Signature]

10/20/86
 DATE REV. [Signature]



Action Requested

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Zellwood Station Planned Development / Land Use Plan (PD/LUP), dated “May 24, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



Board of County Commissioners

Public Hearings

October 22, 2019