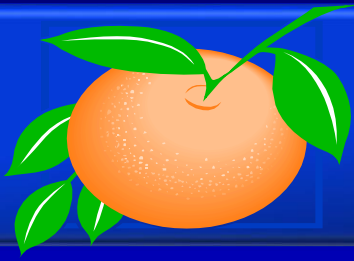


Board of County Commissioners

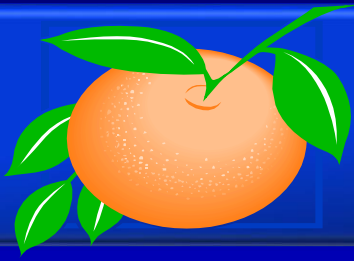
Public Hearings

January 26, 2021



Tyson Ranch PD / Parcel 4 – Tyson Ranch Townhomes Preliminary Subdivision Plan

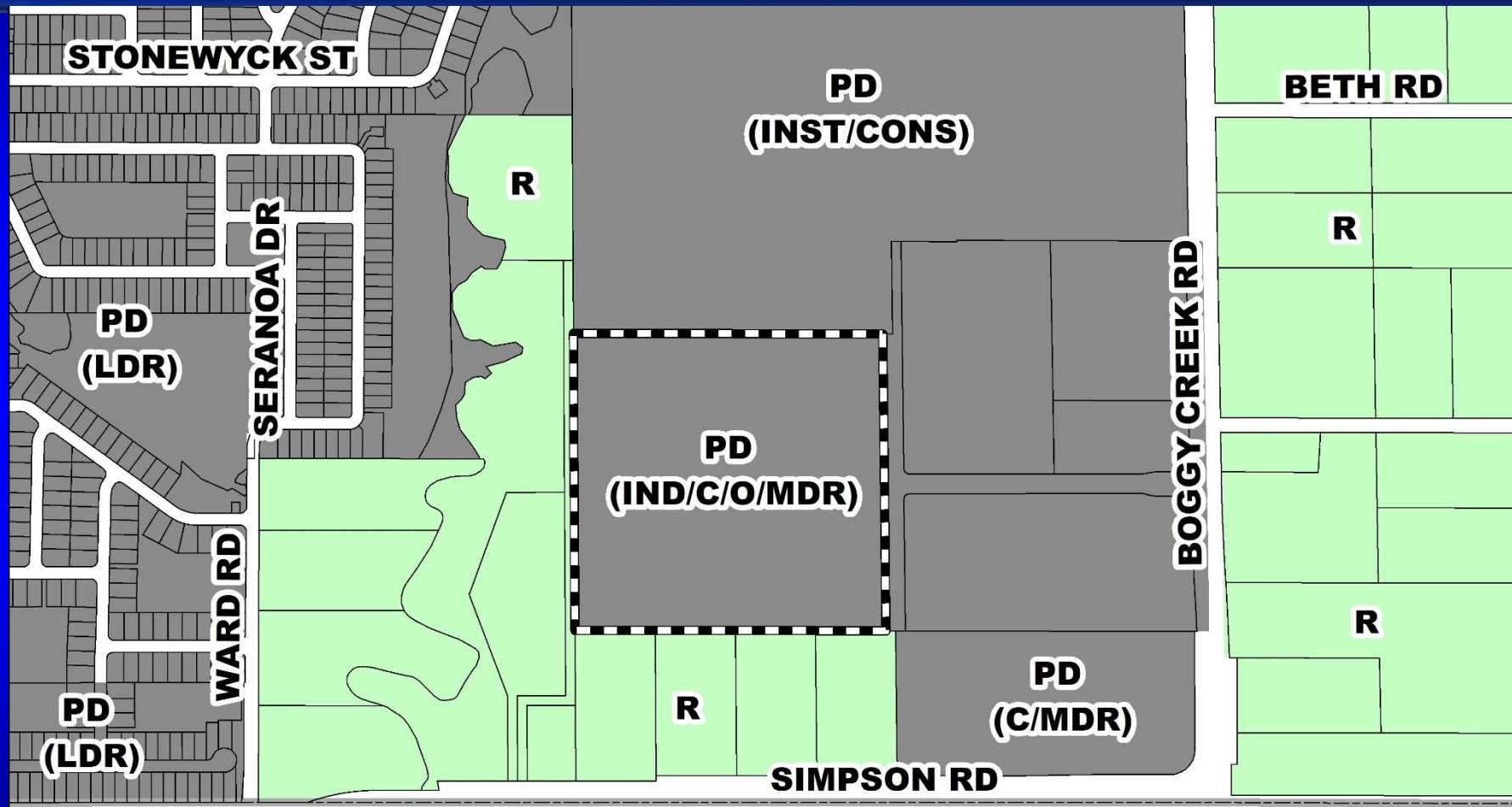
Case:	PSP-20-05-137
Project Name:	Tyson Ranch PD / Parcel 4 – Tyson Ranch Townhomes PSP
Applicant:	Thomas Daly, Daly Design Group
Districts:	4
Acreage:	35.94 gross acres
Location:	Generally located north of Simpson Road and west of Boggy Creek Road
Request:	To subdivide 35.94 acres in order to construct 318 single-family attached residential dwelling units and park tracts. This project is proposed to be a gated community under Sections 34-280, 34-290, and 34-291 of Orange County Code.



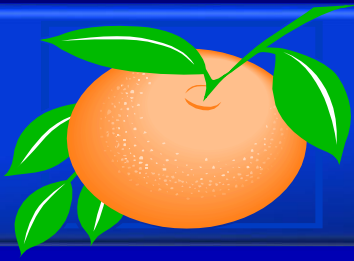
Tyson Ranch PD / Parcel 4 – Tyson Ranch Townhomes

Preliminary Subdivision Plan

Future Land Use Map

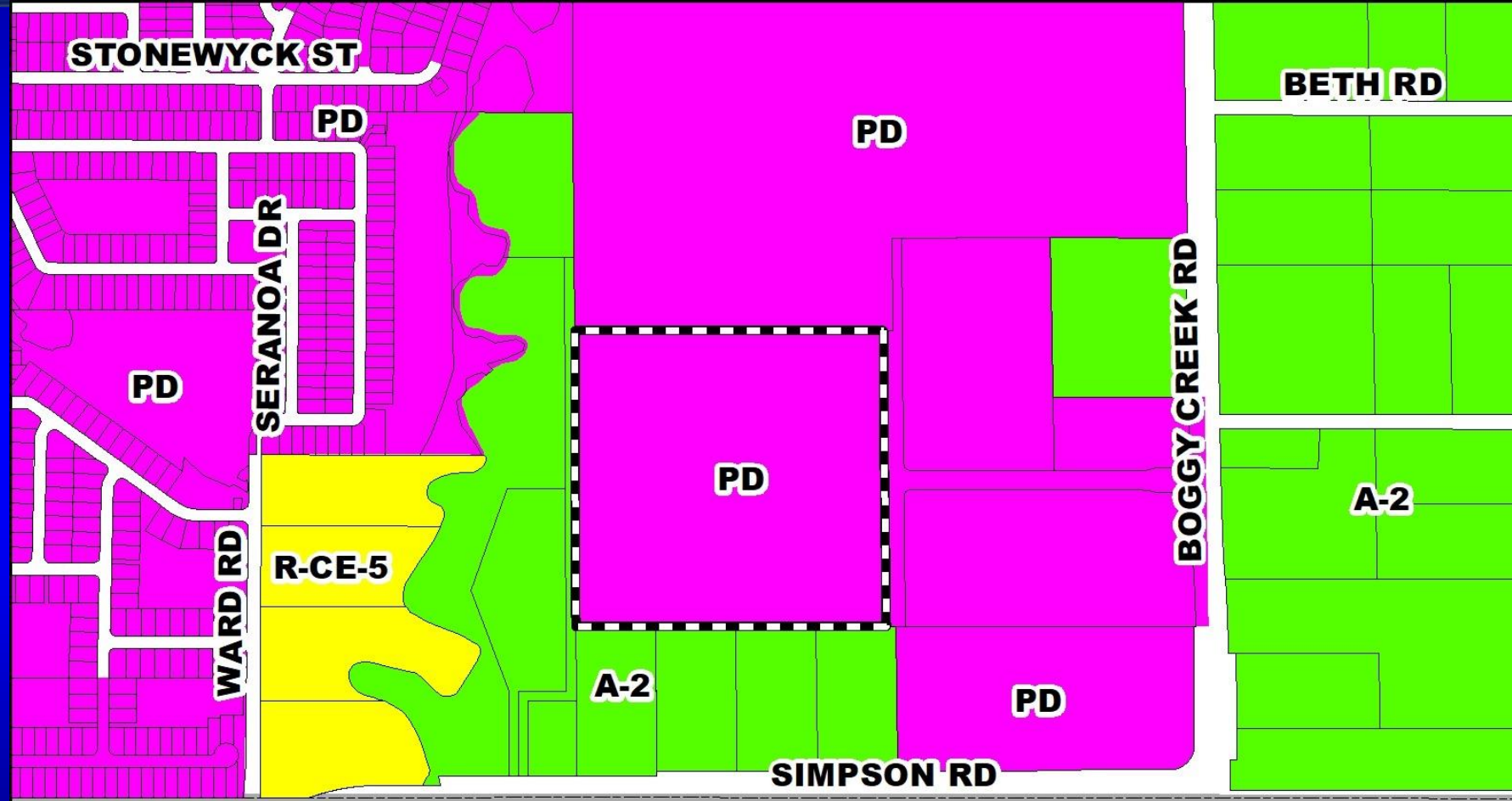


ORANGE COUNTY / OSCEOLA COUNTY LINE

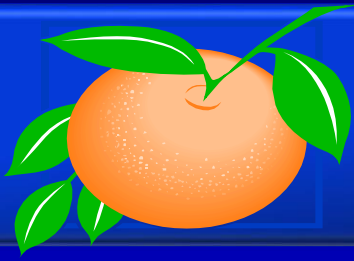


Tyson Ranch PD / Parcel 4 – Tyson Ranch Townhomes Preliminary Subdivision Plan

Zoning Map



ORANGE COUNTY / OSCEOLA COUNTY LINE



Tyson Ranch PD / Parcel 4 – Tyson Ranch Townhomes Preliminary Subdivision Plan

Aerial Map





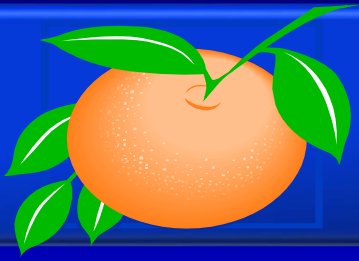
Tract Notes:

1. At the developers discretion, construction of any features including, but not limited to, wetlands and irrigation within buffer Tracts OSE-1, OSE-2, OSE-3, OSE-4 and OSE-5 may be installed with Phase 1 development.
2. Project access is provided by Tract A at the approved infrastructure plan PSP 19 05 181.
3. Tract PSW-1 is a private pond owned and maintained by the Parcel A HOA. Tract PSW-1 has been approved by the SFPMAD and George County EPC (Pond 20 of the approved 19-10-34-161). All necessary drainage easements shall be granted at the time of parcel A final plat.
4. Recreation Tracts P-1, P-2 and P-3 shall be installed with Phase 1 development. Recreation tract P-4 will be installed with Phase 3 development and P-5 as Phase 3 development.
5. The master lot plan is shown for informational purposes only. The LR# Station 100+00 is shown for informational purposes only. Tract R55-2 is shown for informational purposes only.

Tract Plan
Preliminary subdivision/Development Plan
Tyson Ranch townhomes



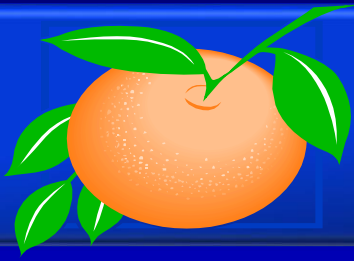
PRELIMINARY NO.
 1228c
 SCALE
 1"=60'
 DATE
 April 2020
 SHEET
 PSP-102



Action Requested

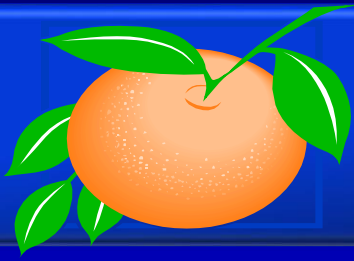
Make a finding of consistency with the Comprehensive Plan and approve the Tyson Ranch PD / Parcel 4 – Tyson Ranch Townhomes PSP / DP dated “Received November 30, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



Springhill PD / Springhill Phase 4 Preliminary Subdivision Plan

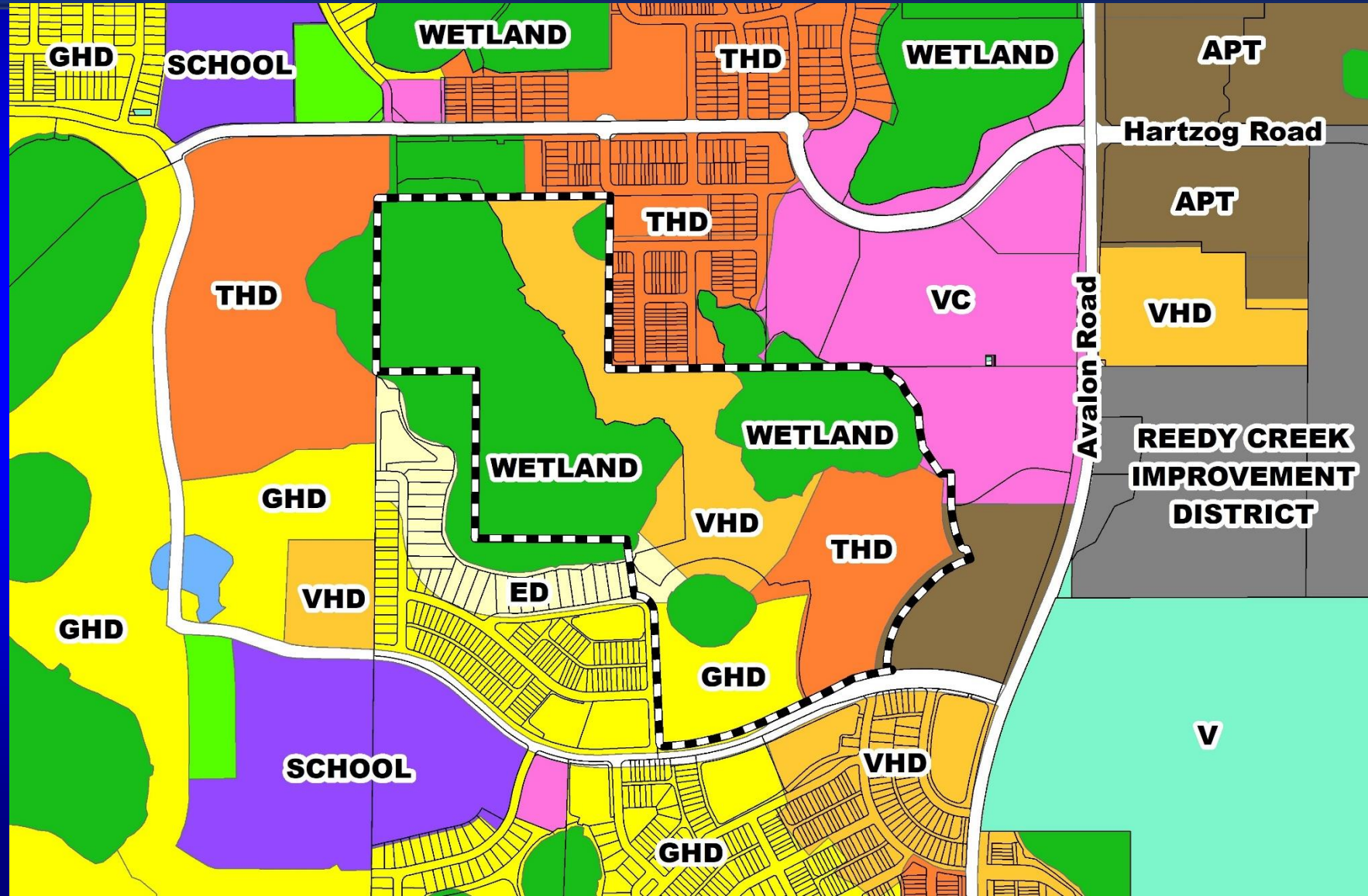
Case:	PSP-20-03-088
Project Name:	Springhill PD / Springhill Phase 4 PSP
Applicant:	Eric Warren, Poulos & Bennett, LLC
Districts:	1
Acreage:	72.54 gross acres
Location:	Generally located south of Flamingo Crossings Boulevard and west of Avalon Road
Request:	To subdivide 72.54 acres in order to construct 216 single-family attached and detached residential dwelling units. This request also includes four waivers from County Code to allow for mews product and for alleys to be in tracts in lieu of easements on individual lots.

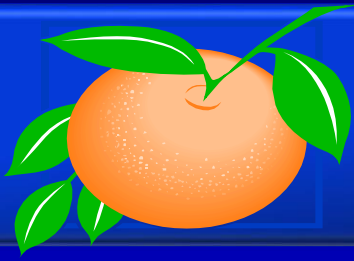


Springhill PD / Springhill Phase 4

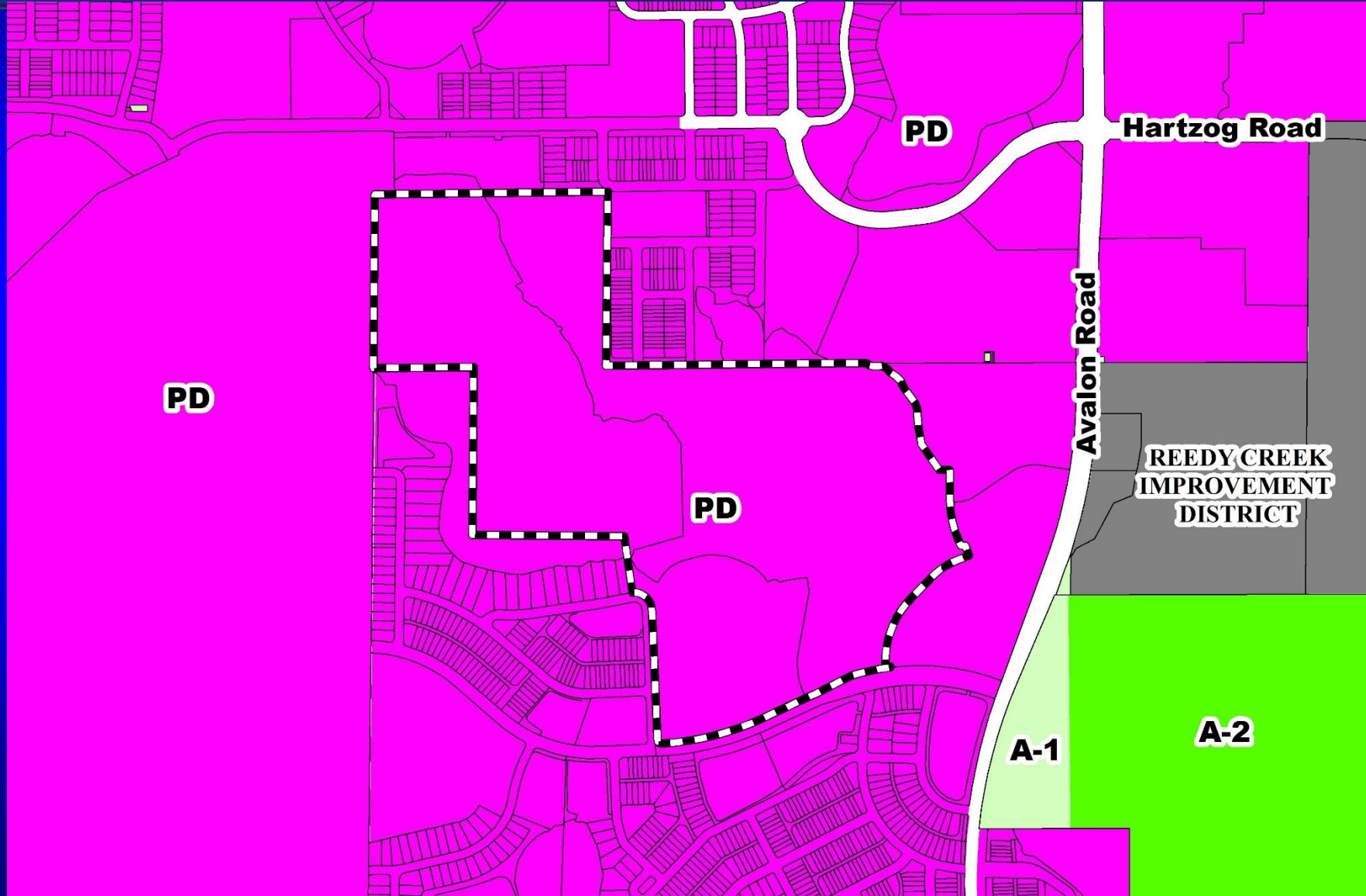
Preliminary Subdivision Plan

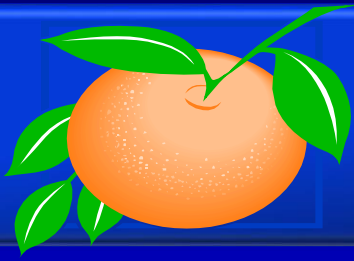
Future Land Use Map





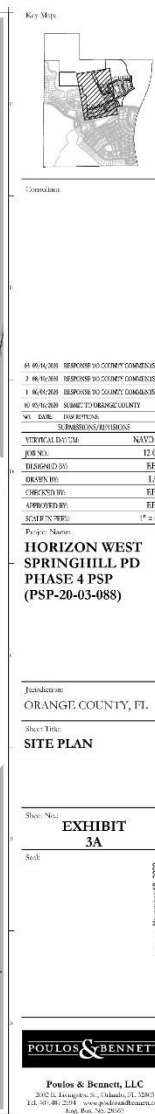
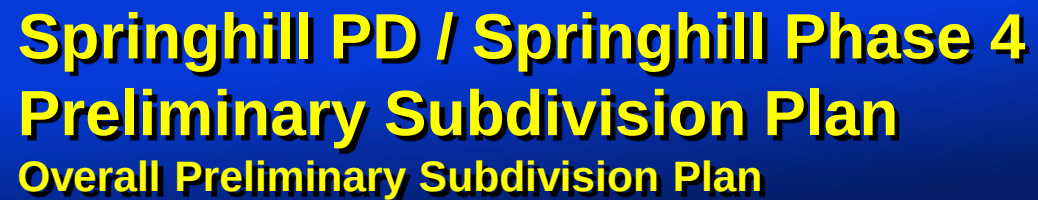
Springhill PD / Springhill Phase 4 Preliminary Subdivision Plan Zoning Map

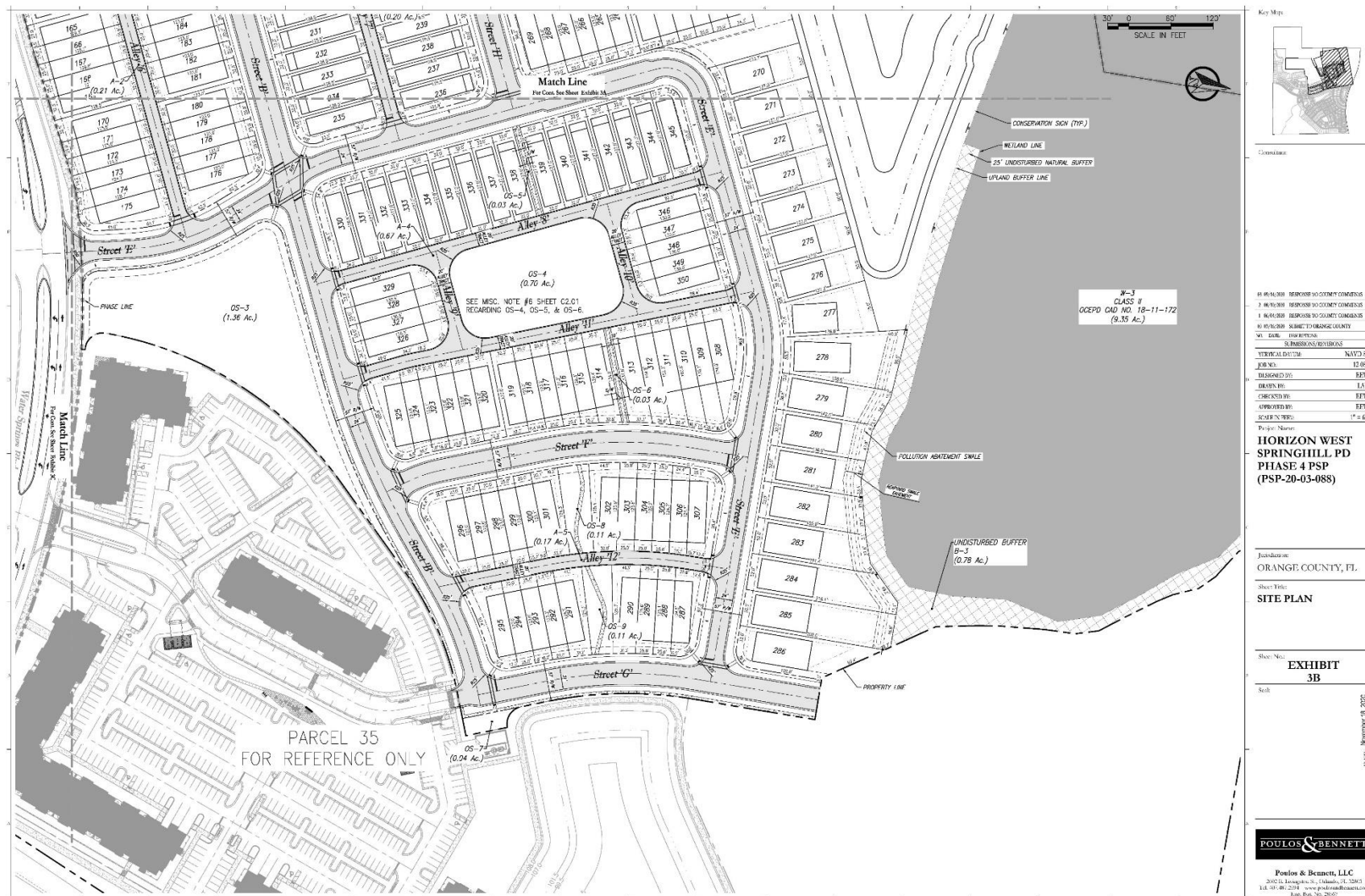
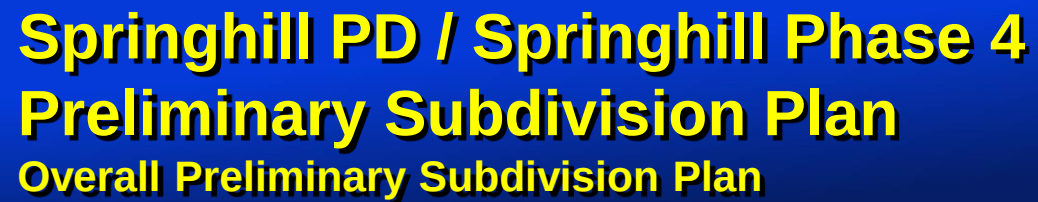


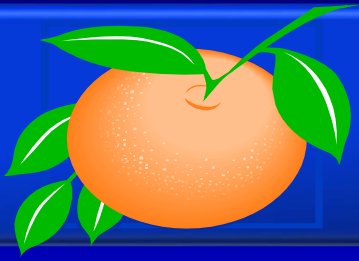


Springhill PD / Springhill Phase 4 Preliminary Subdivision Plan Aerial Map



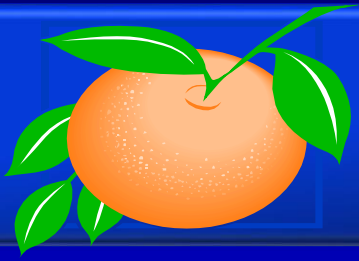






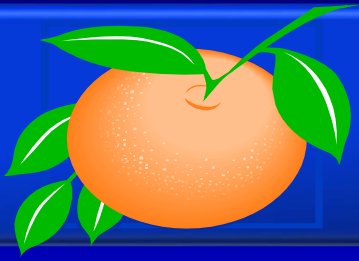
Removal of COAs 29 and 30

- ~~29. Developer shall provide soil stabilization along all sides of pond D-11 using compaction grouting or another substantially similar method, such method to be approved by the County and certified by a Professional Geotechnical Engineer registered in the state of Florida.~~
- ~~30. Concurrently with the first submittal of any phase of the construction plans, an additional geotechnical investigation of all sides of the depressional area / karst feature shall be submitted for a timely review and acceptance in accordance with the usual County review procedures.~~



Modification to COA 31

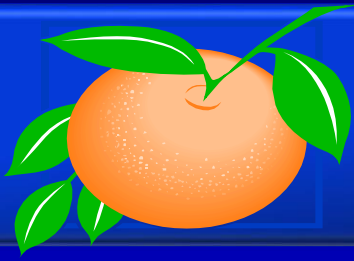
31. The declaration of covenants, conditions, and restrictions shall contain a statement notifying buyers that the retention pond adjacent to lots 214 through 226 and lots 245, as depicted in the preliminary subdivision plan dated “Received November 6, 2020”, was constructed above a known depressional area for which a hydrogeological study to confirm soil stability ~~may or may not have been~~ was conducted.



Action Requested

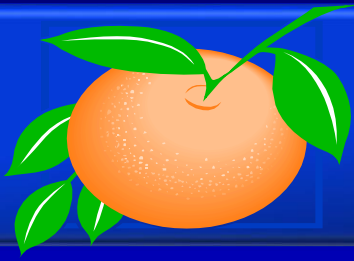
Make a finding of consistency with the Comprehensive Plan and approve the Springhill PD / Springhill Phase 4 PSP dated “Received November 6, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the elimination of conditions #29 and #30 and the modification to condition #31 as presented.

District 1



Golden Keys Condo Planned Development / Land Use Plan

Case:	LUP-18-06-204
Project Name:	Golden Keys Condo Planned Development / Land Use Plan
Applicant:	Quang Lam, Lam Civil Engineering, Inc.
District:	3
Acreage:	4.35 gross acres
Location:	2143 S. Goldenrod Road; or generally located on the east side of Goldenrod Road, approximately 740 feet north of Curry Ford Road.
Request:	To rezone 4.35 gross acres from R-1A (Single-Family Dwelling District) to PD (Planned Development District), in order to construct thirty (30) multi-family dwelling units. Two (2) waivers from Orange County Code related to building setbacks and building separation are associated with this request.



Energy Air Lots 1, 2, 3, & 4 Preliminary Subdivision Plan

Case: CDR-20-08-231

Project Name: Energy Air Lots 1, 2, 3, & 4 PSP

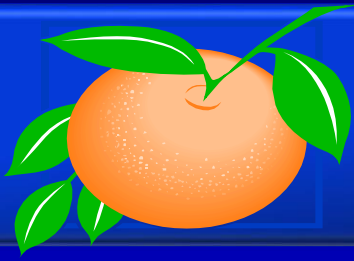
Applicant: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed P.A.

District: 2

Acreage: 12.84 gross acres

Location: Generally located east of North Pine Hills Road and south of Beggs Road

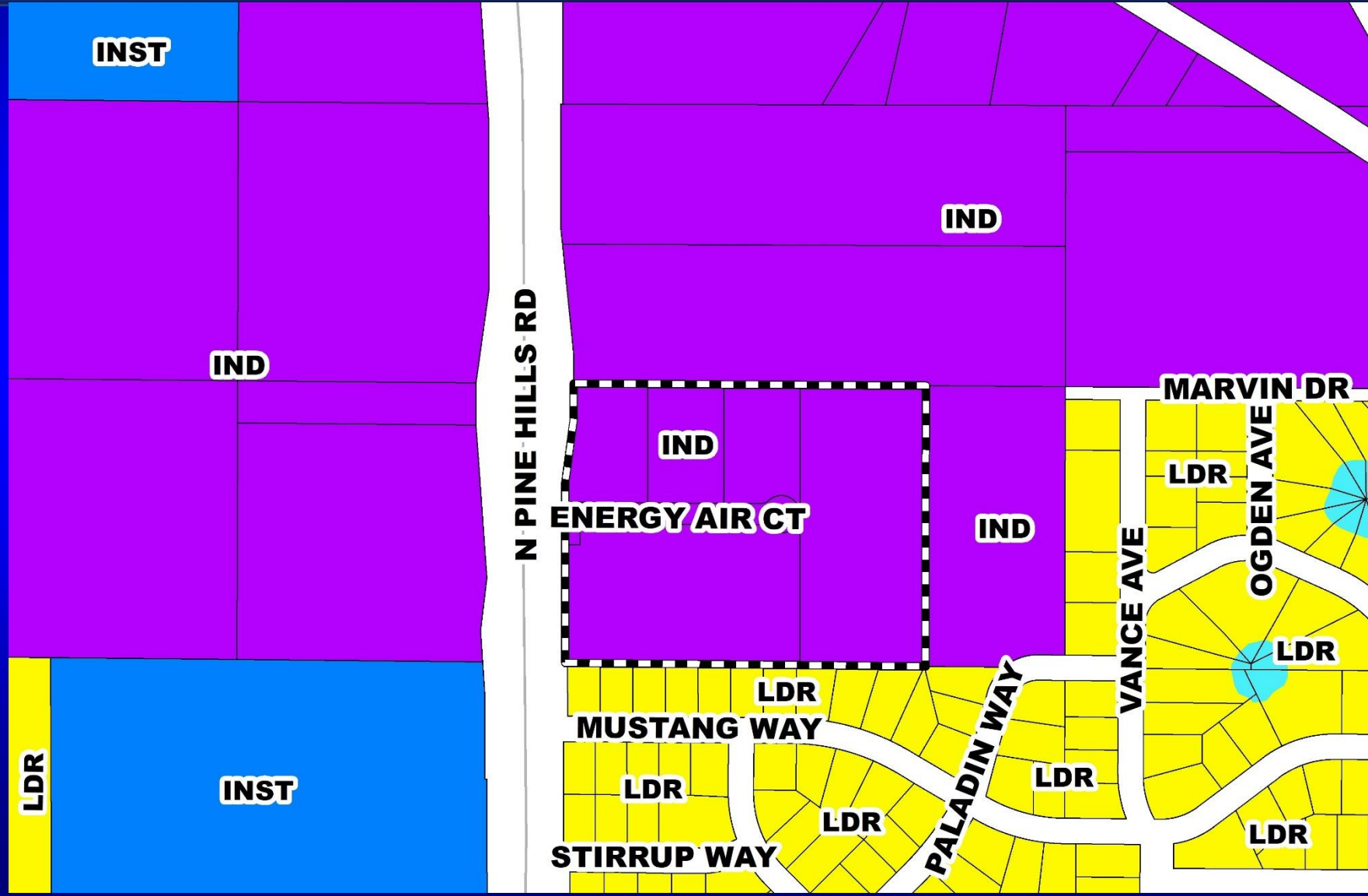
Request: To combine Lots 1 – 3 into new Lot 1A, remove the outside / outdoor storage and display restrictions from new Lot 1A, remove residential gated community requirements, and combine Lot 4 and Tracts A and B into new Lot 2A. The request also includes the removal of Board condition of approval #8 from March 8, 2005 to remove the requirement for a Property Owners' Association, as the shared private road and stormwater pond are both proposed to be aggregated into Lot 2A.

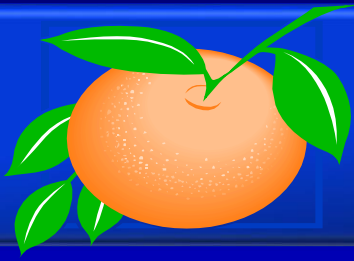


Energy Air Lots 1, 2, 3, & 4

Preliminary Subdivision Plan

Future Land Use Map

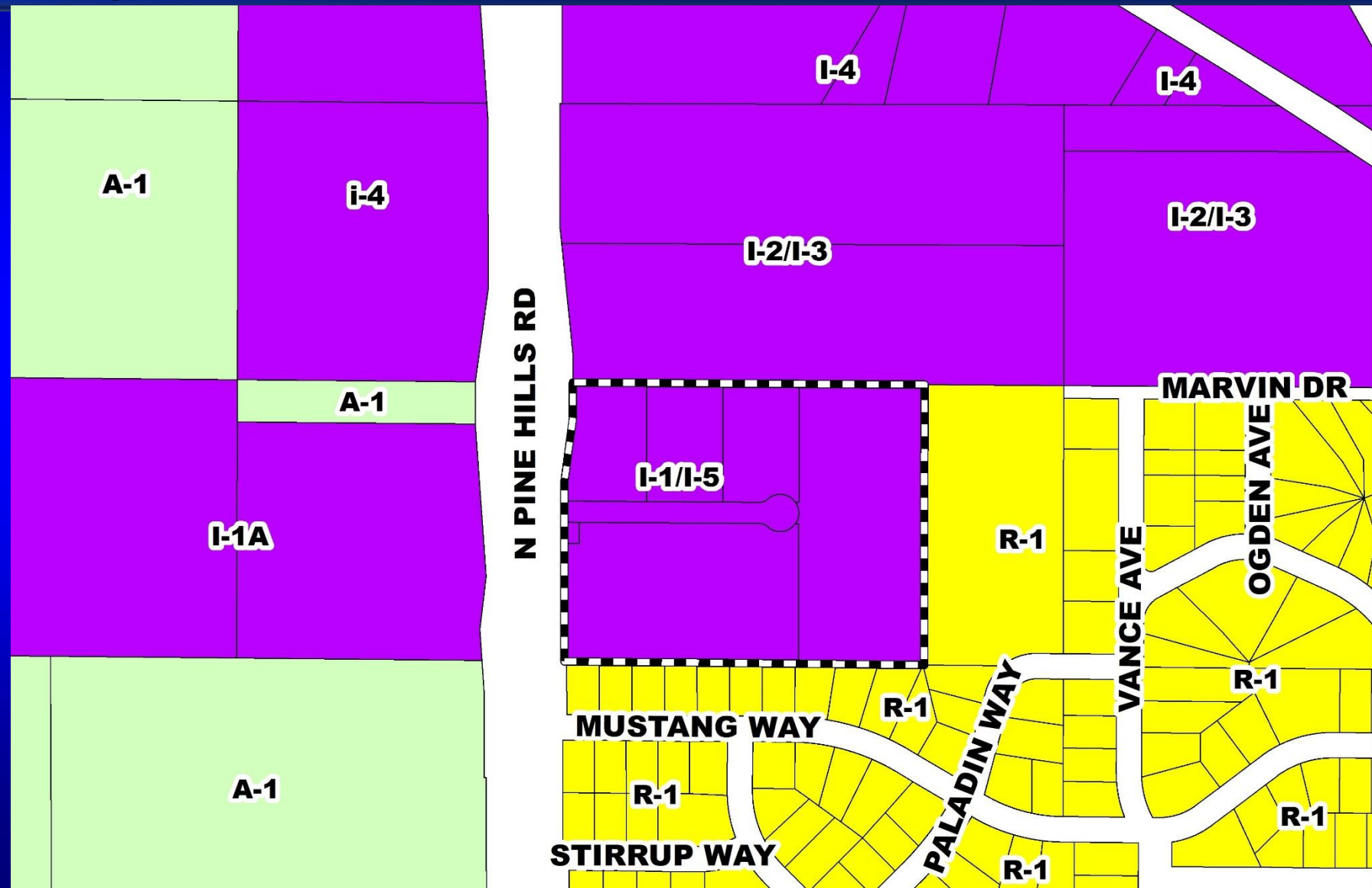


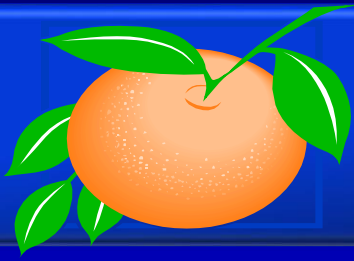


Energy Air Lots 1, 2, 3, & 4

Preliminary Subdivision Plan

Zoning Map

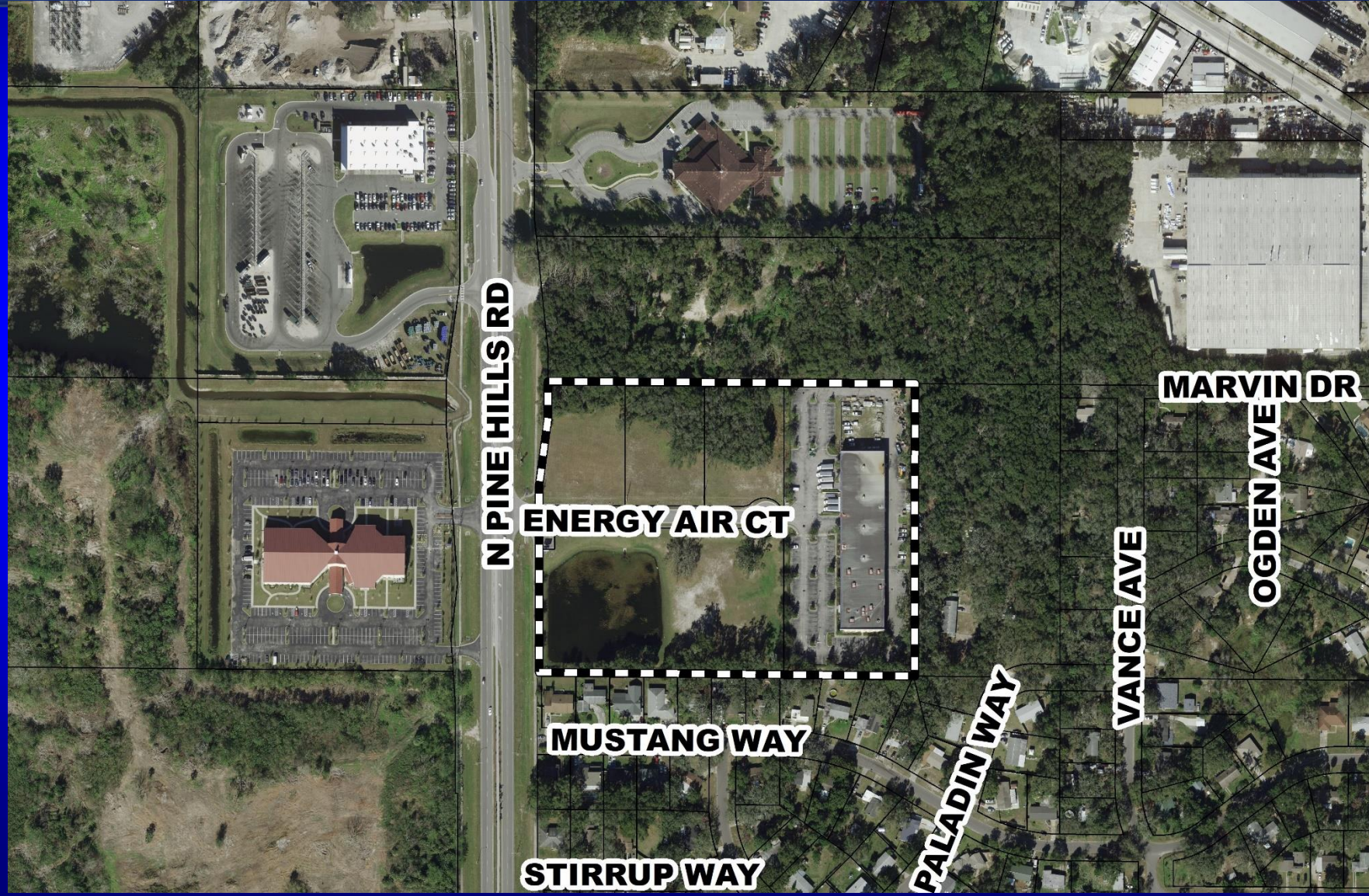


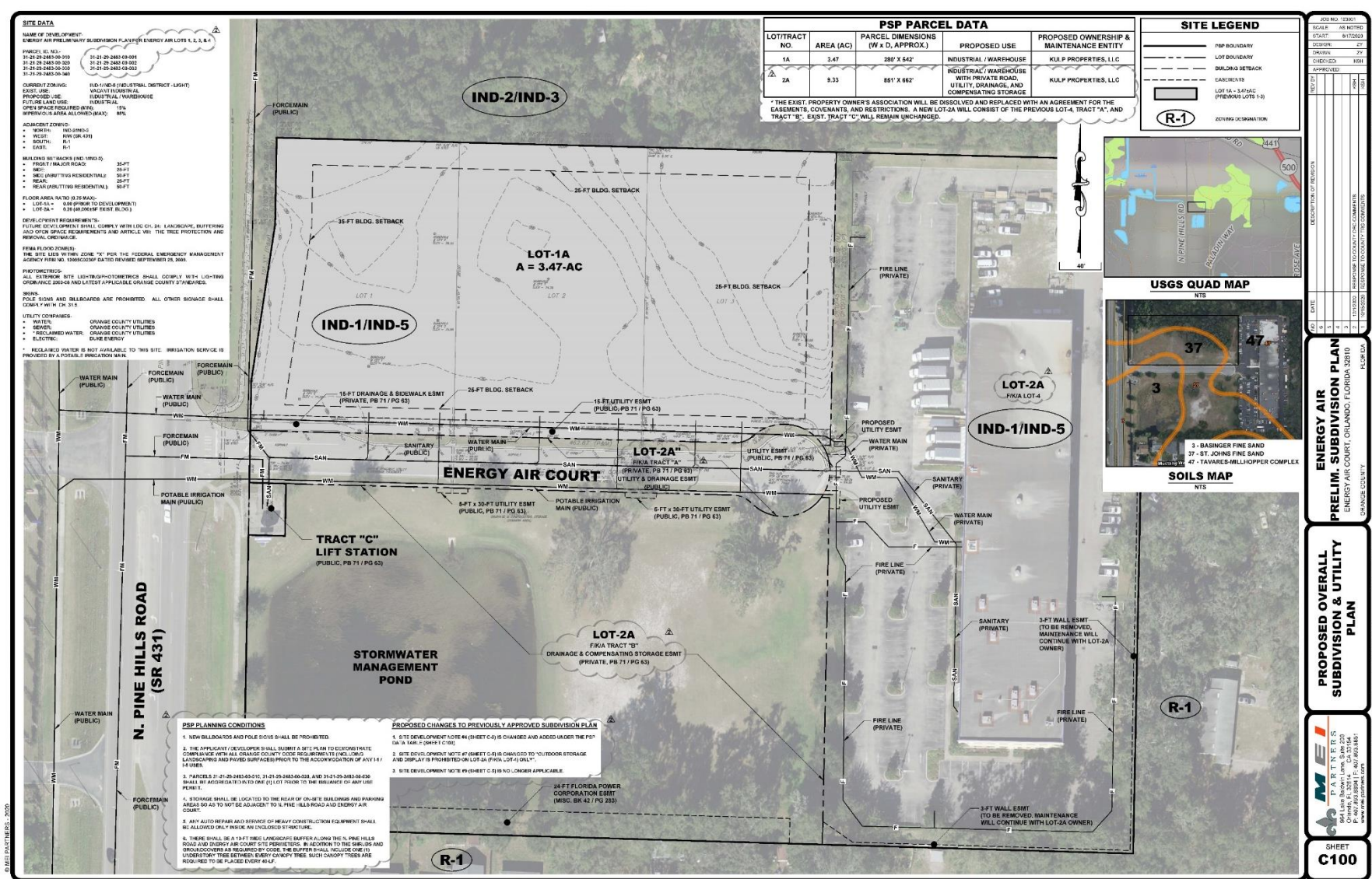
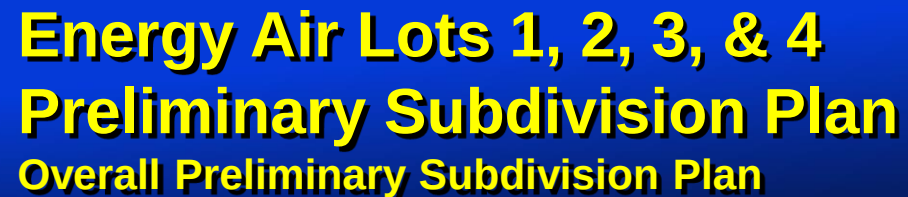


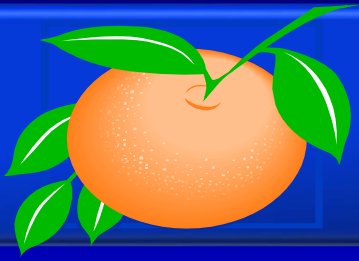
Energy Air Lots 1, 2, 3, & 4

Preliminary Subdivision Plan

Aerial Map

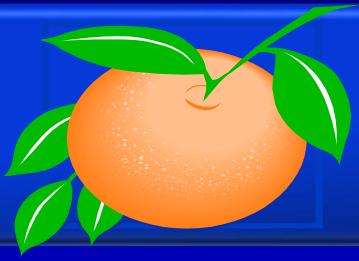






Existing Condition 8 To Be Removed

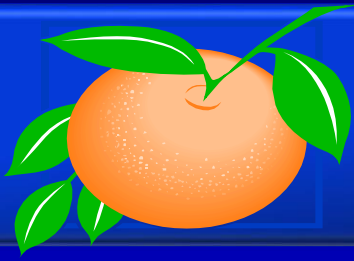
The streets and drainage of this industrial subdivision shall be private, but not gated. The streets and drainage shall be owned and maintained by a Property Owners' Association. The subdivision shall comply with all applicable requirements of Orange County Code 34-280 and 34-290.



Action Requested

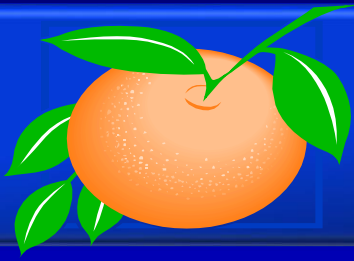
Make a finding of consistency with the Comprehensive Plan and approve the Energy Air Lots 1, 2, 3 & 4 PSP dated “Received December 7, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2



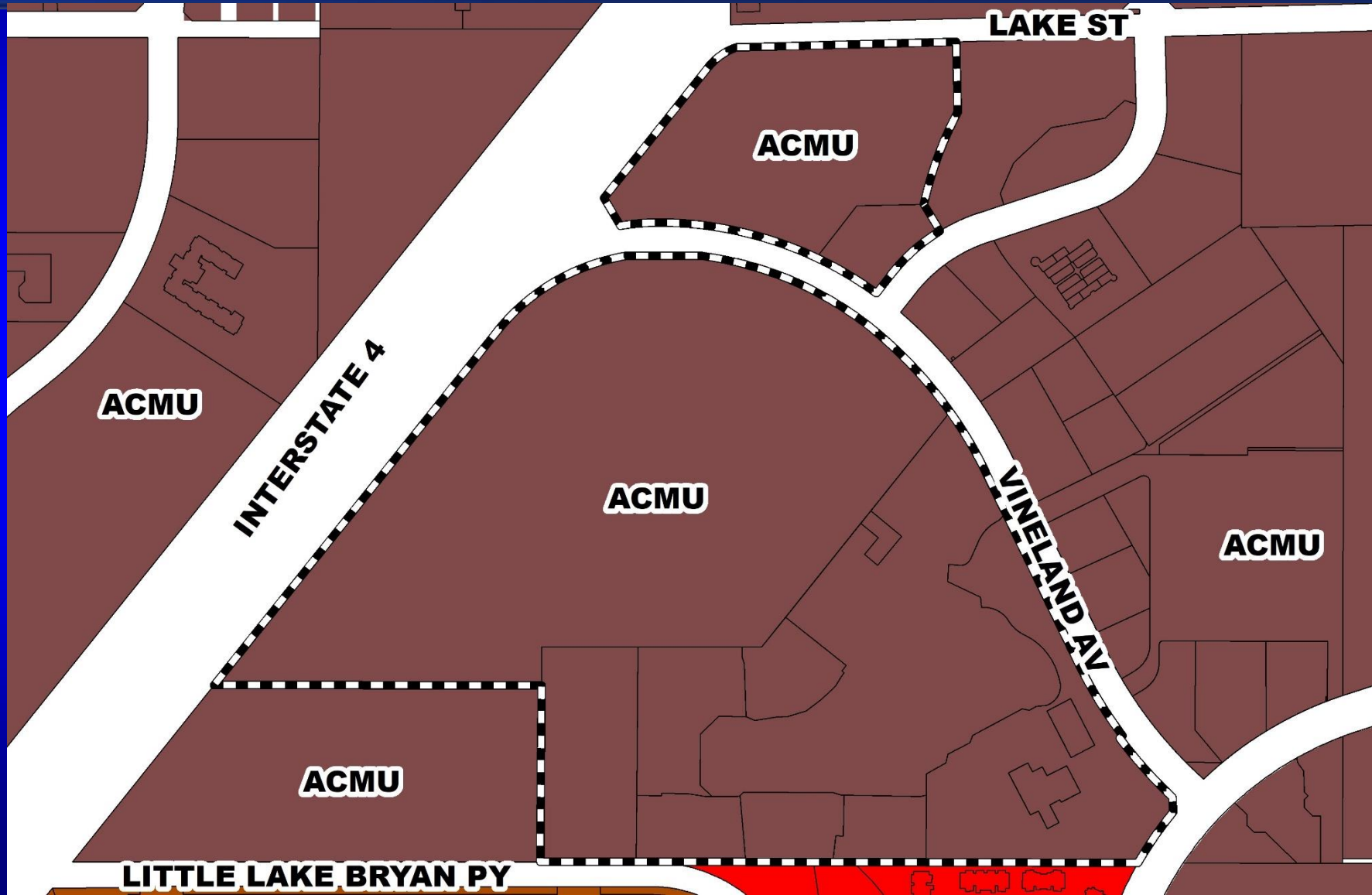
Barry W. Corporation Tract Planned Development / Land Use Plan

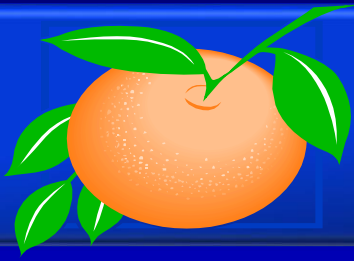
Case:	CDR-19-12-405
Project Name:	Barry W. Corporation Tract PD
Applicant:	Jay Jackson, Kimley-Horn & Associates Inc.
District:	1
Acreage:	99.79 gross acres
Location:	Generally located north and south of Vineland Avenue and east of Interstate 4
Request:	To to update the Master Sign Plan and request four (4) waivers from Orange County Code related to signage.



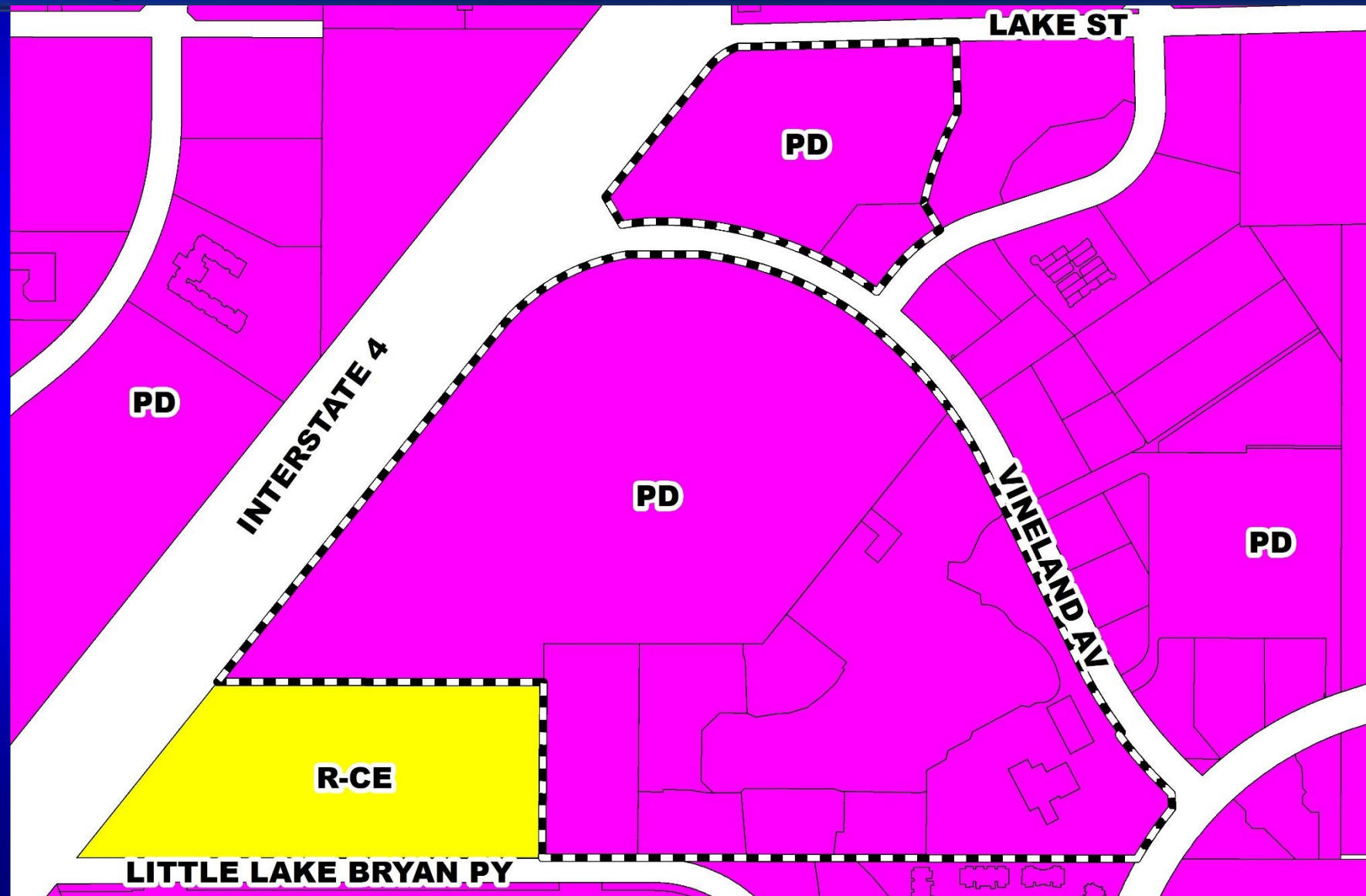
Barry W. Corporation Tract Planned Development / Land Use Plan

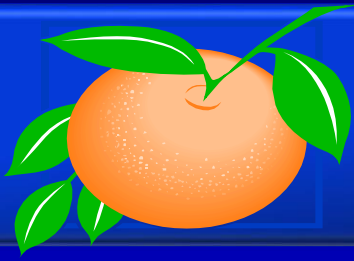
Future Land Use Map



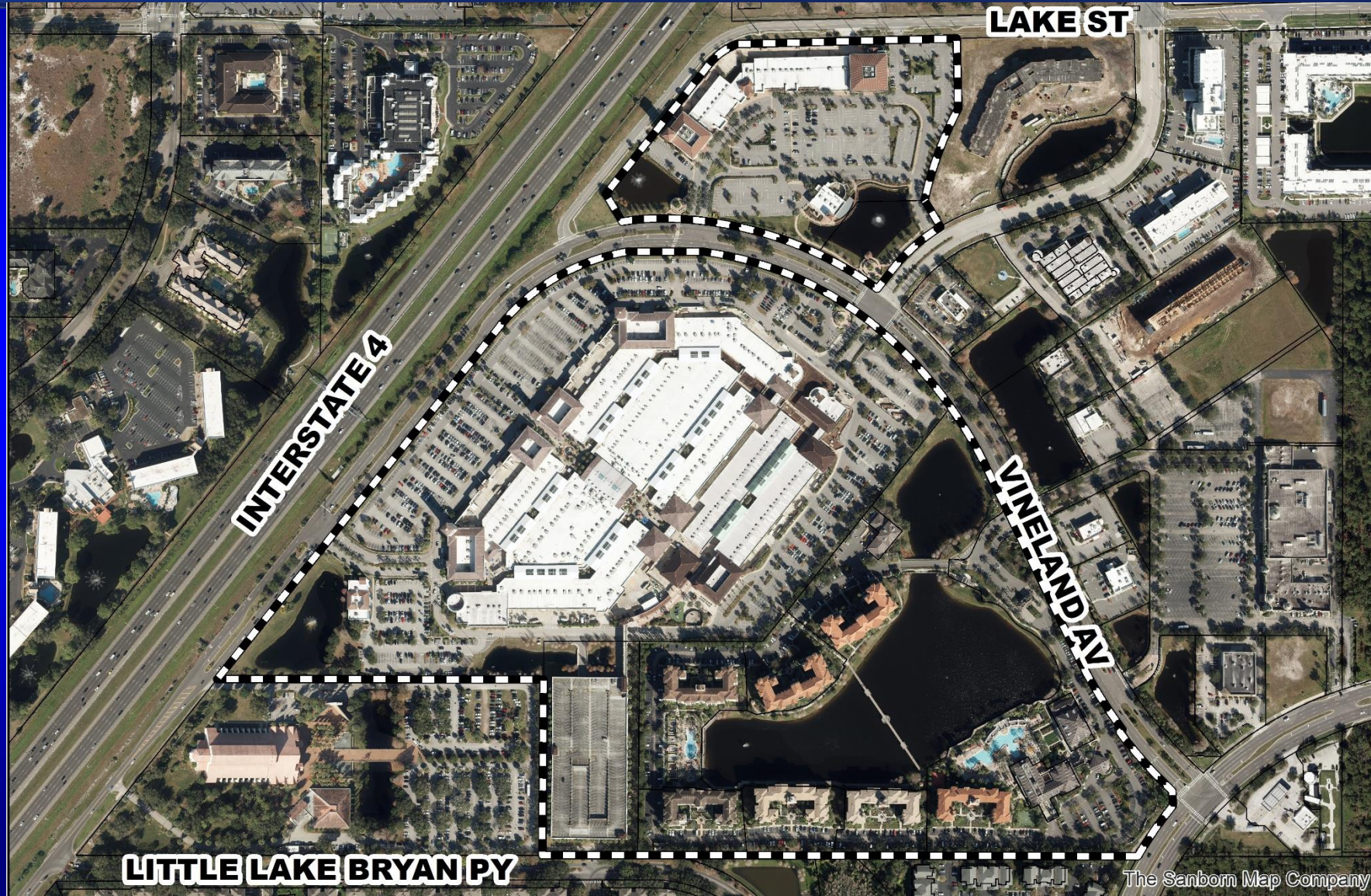


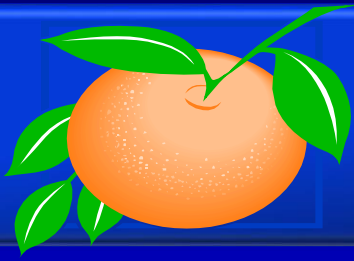
Barry W. Corporation Tract Planned Development / Land Use Plan Zoning Map



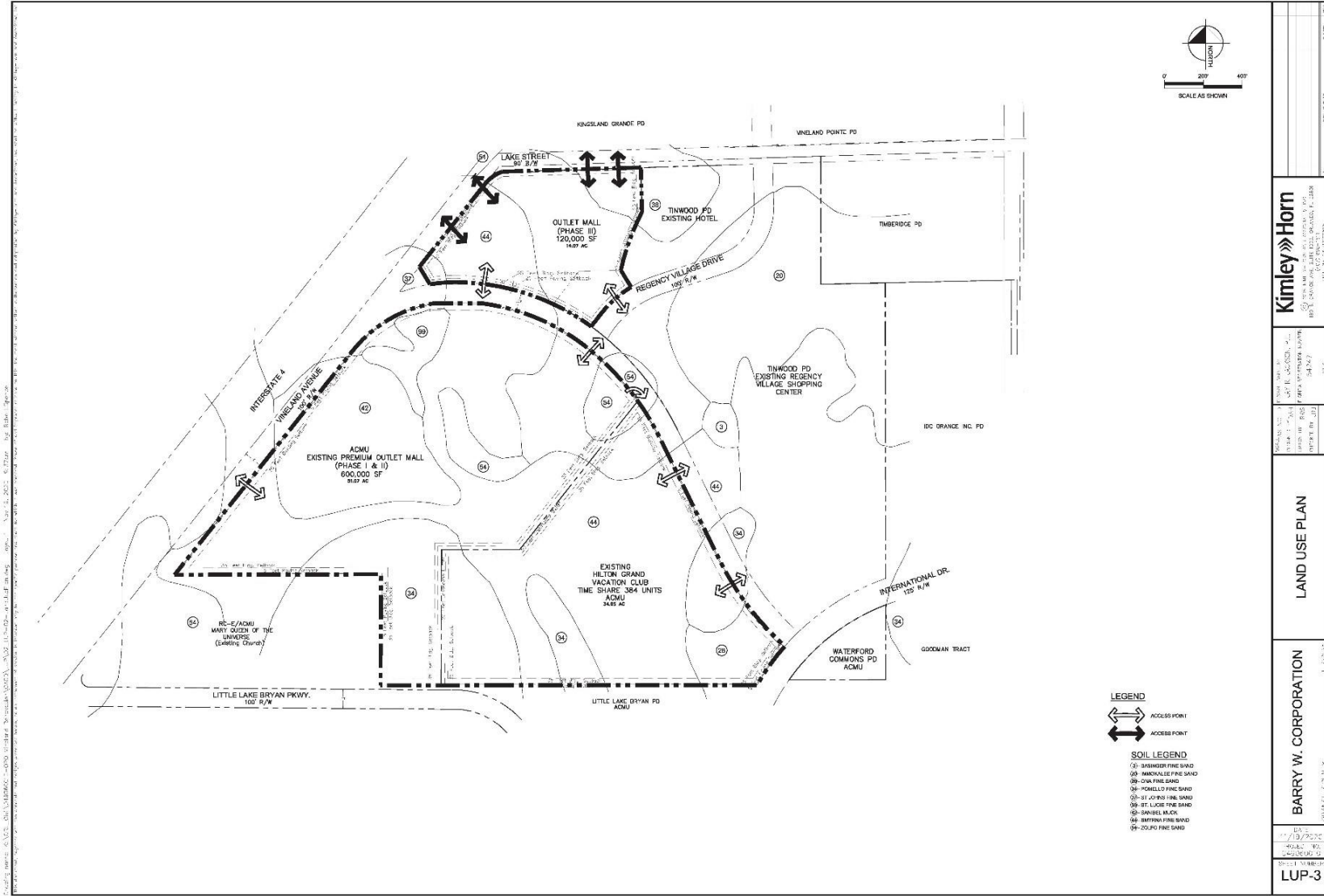


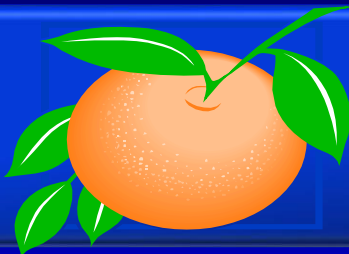
Barry W. Corporation Tract Planned Development / Land Use Plan Aerial Map



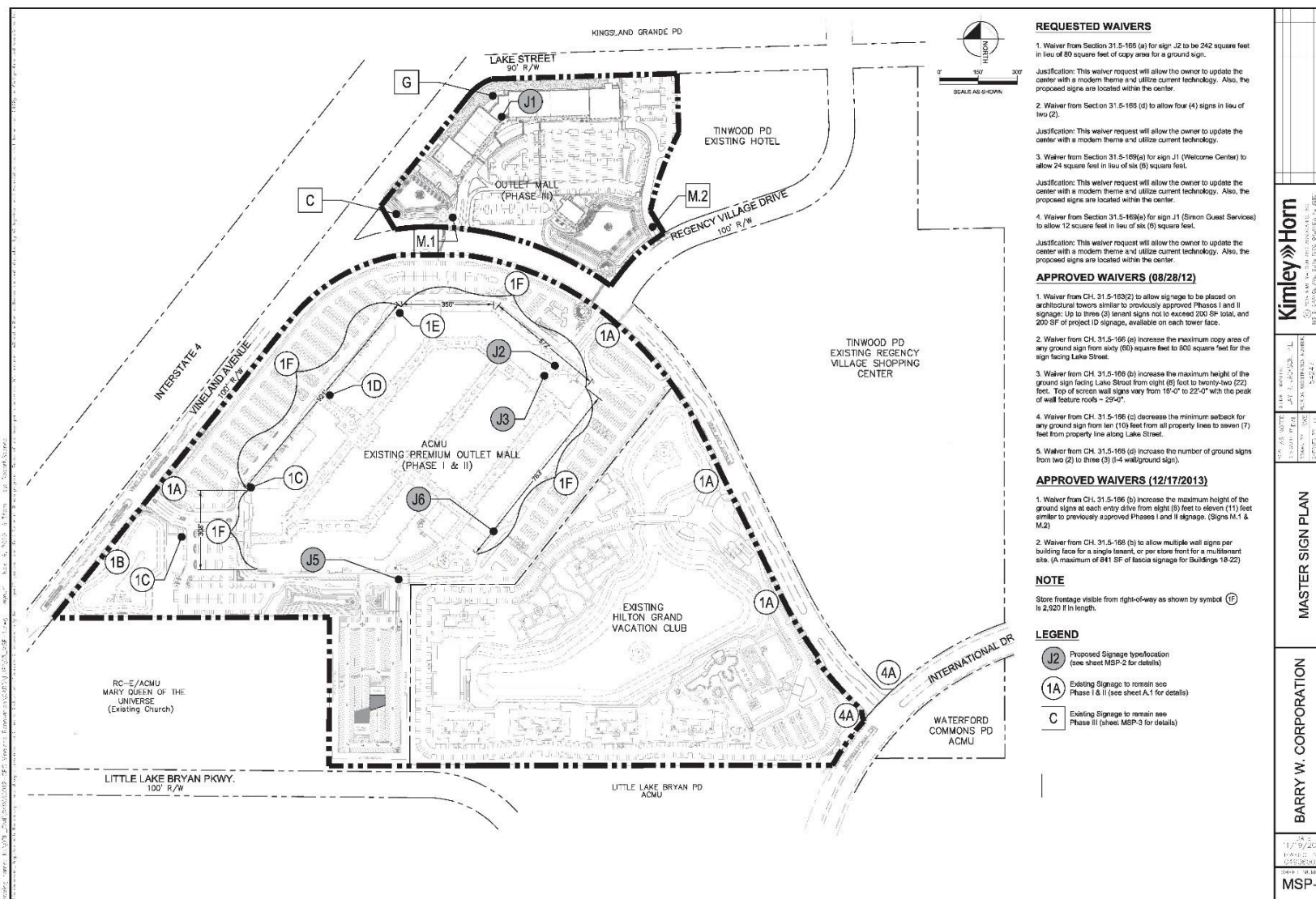


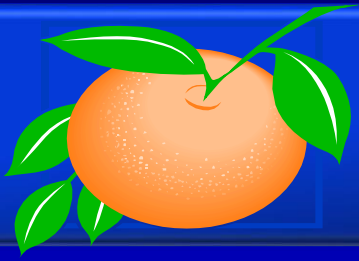
Barry W. Corporation Tract Planned Development / Land Use Plan Overall Land Use Plan





Barry W. Corporation Tract Planned Development / Land Use Plan Overall Master Sign Plan

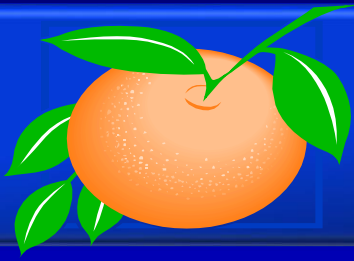




Action Requested

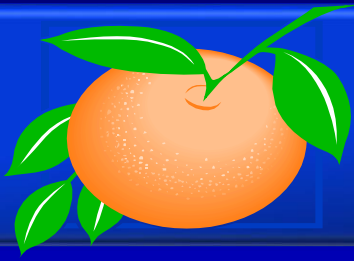
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Barry W. Corporation Tract Planned Development / Land Use Plan (PD/LUP) dated “Received November 19, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

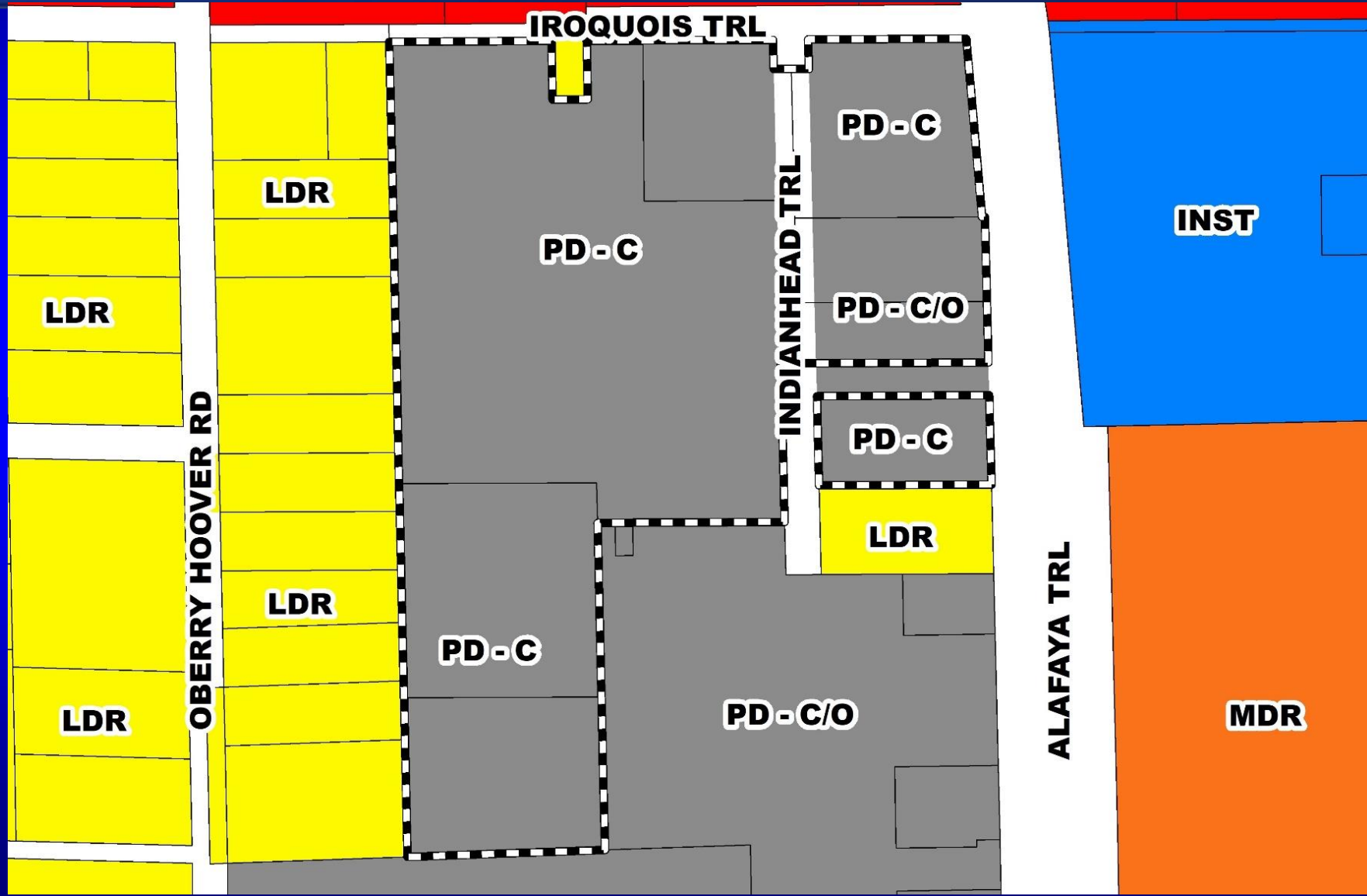


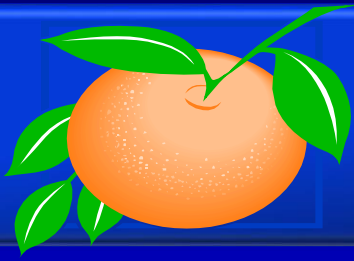
Waterford Oaks Planned Development / Land Use Plan

Case:	CDR-19-11-361
Project Name:	Waterford Oaks PD
Applicant:	Mitch Collins, Mitch Collins P.E., Inc.
District:	4
Acreage:	21.952 gross acres (overall PD)
Location:	Generally located south of E. Colonial Drive and west of Alafaya Trail
Request:	To incorporate vacated portions of Indianhead Trail and include 1.18 acres of primary wetland impacts, 0.26 acre of upland buffer impacts, and 0.48 acre of secondary impacts. No waivers are associated with this request.

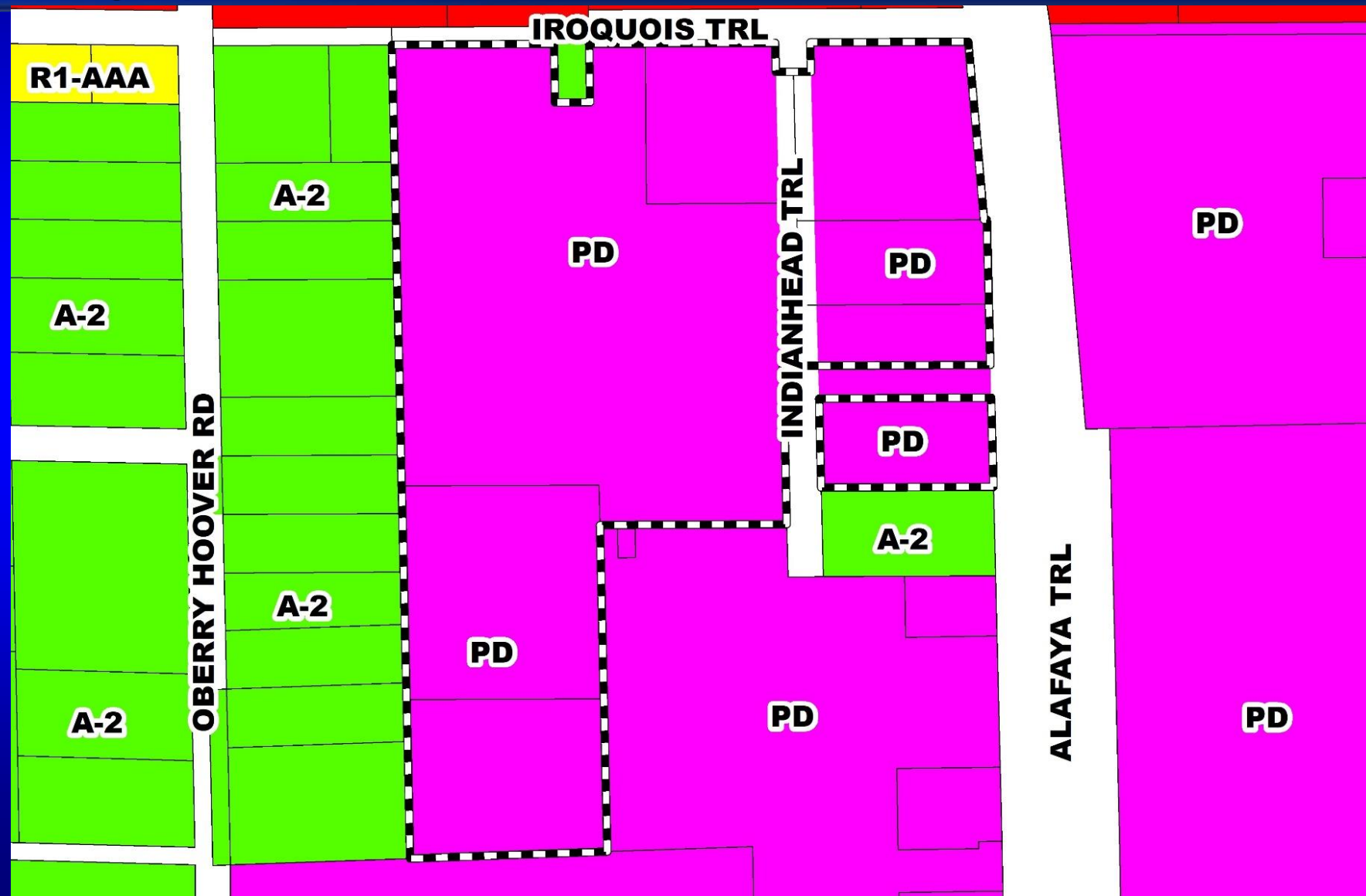


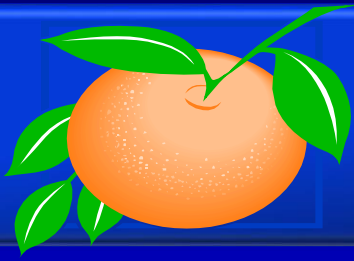
Waterford Oaks Planned Development / Land Use Plan Future Land Use Map





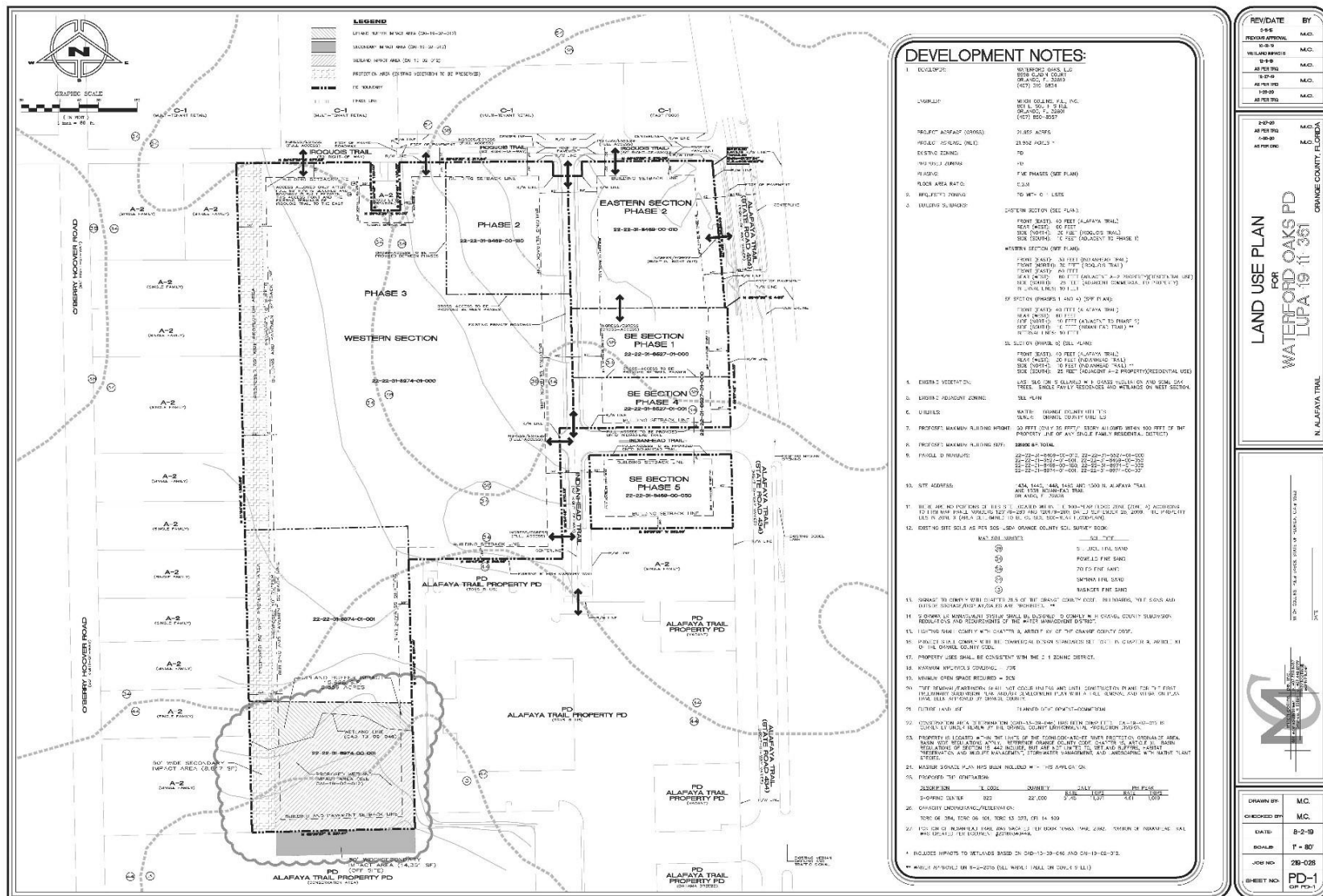
Waterford Oaks Planned Development / Land Use Plan Zoning Map

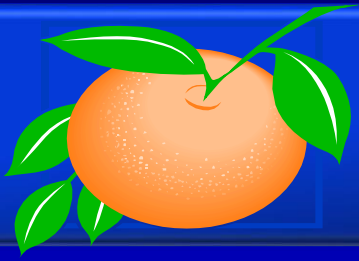




Waterford Oaks Planned Development / Land Use Plan Aerial Map

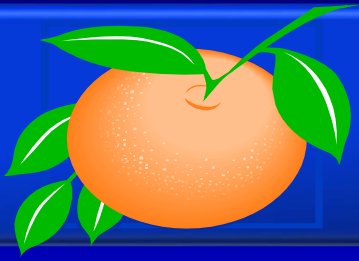






New Condition #9

9. The developer / applicant shall preserve a 100' wide wetland area and upland buffer area adjacent to the western property line of parcel identification number 22-22-31-8974-00-001, as shown on associated Conservation Area Impact Permit CAI-19-02-012.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Waterford Oaks Planned Development / Land Use Plan (PD/LUP) dated “Received February 27, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the addition of new COA #9 and the renumbering of staff report COAs #9 - #11, as presented.

District 4

Board of County Commissioners

Conservation Area Impact Permit Application

CAI-19-02-012

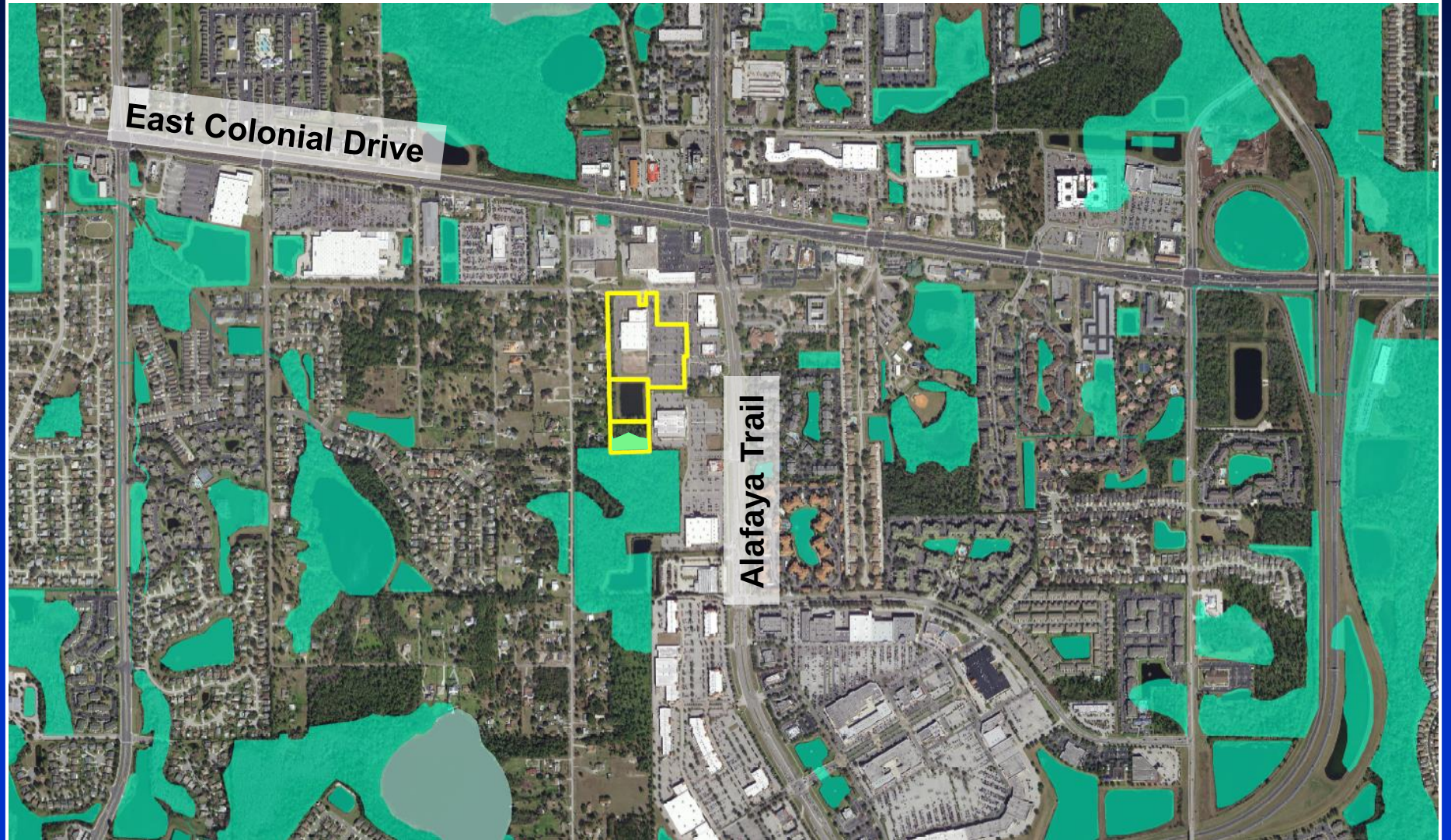
Applicant: Bluerock Development, LLC

January 26, 2021



Location Map - Wetlands

 Wetlands



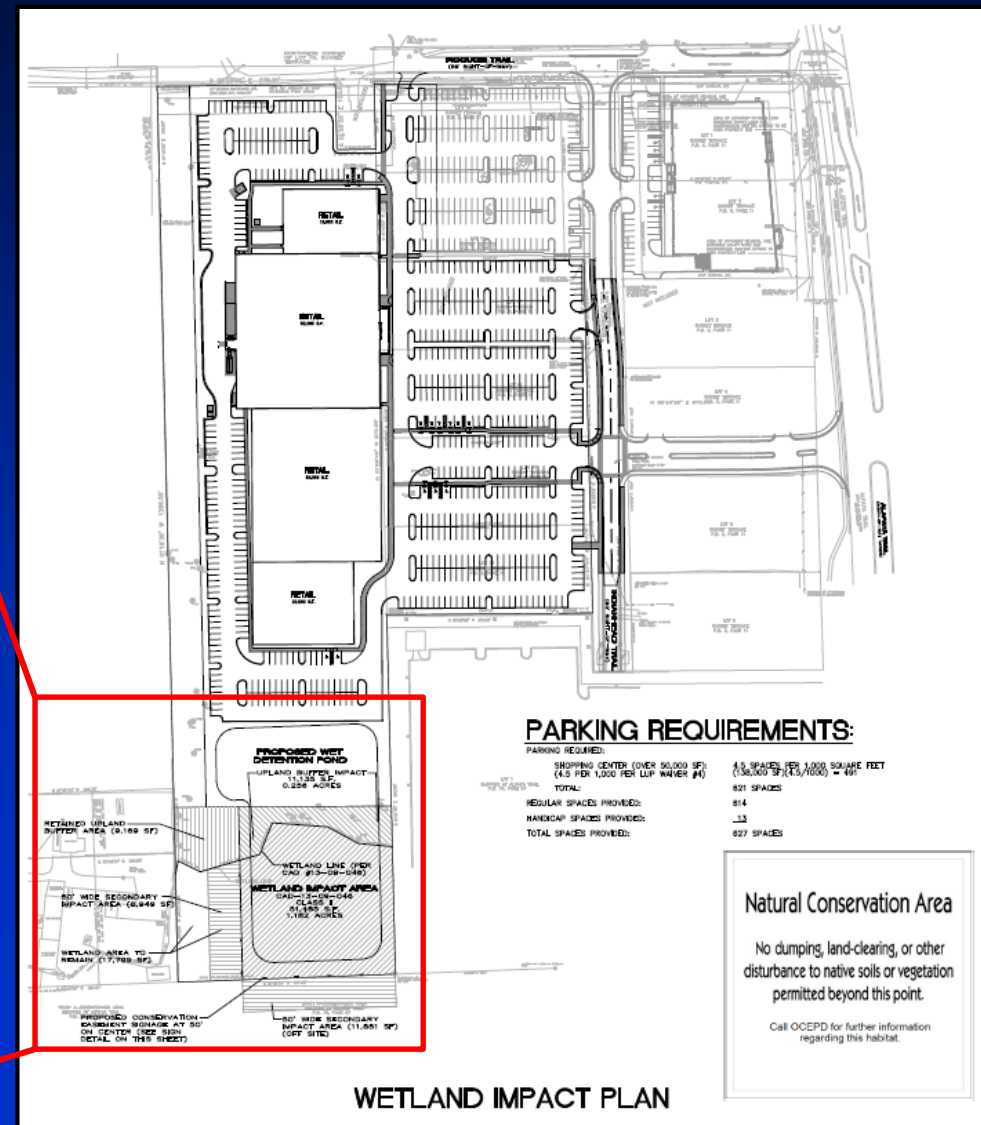
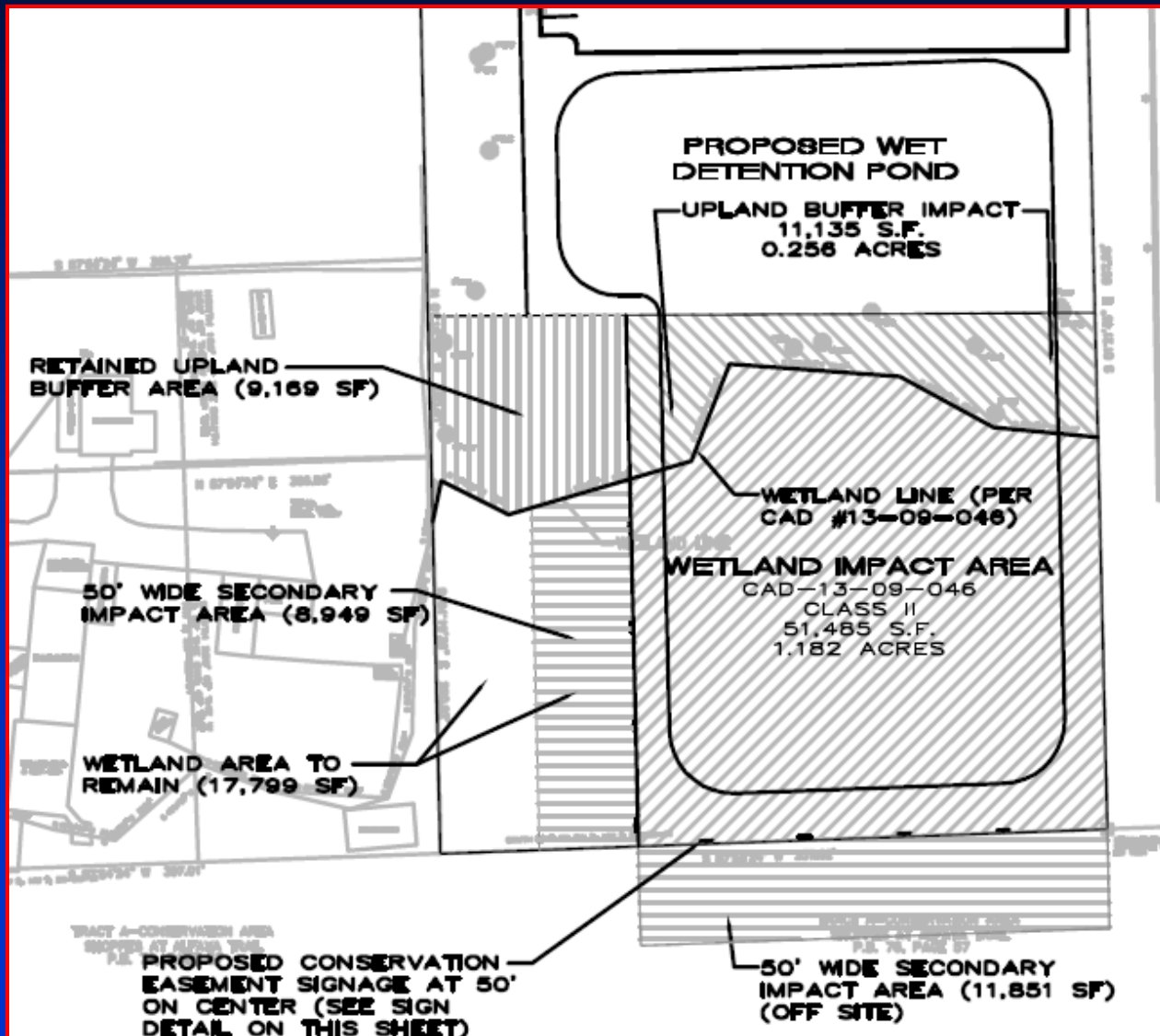


Current Conditions

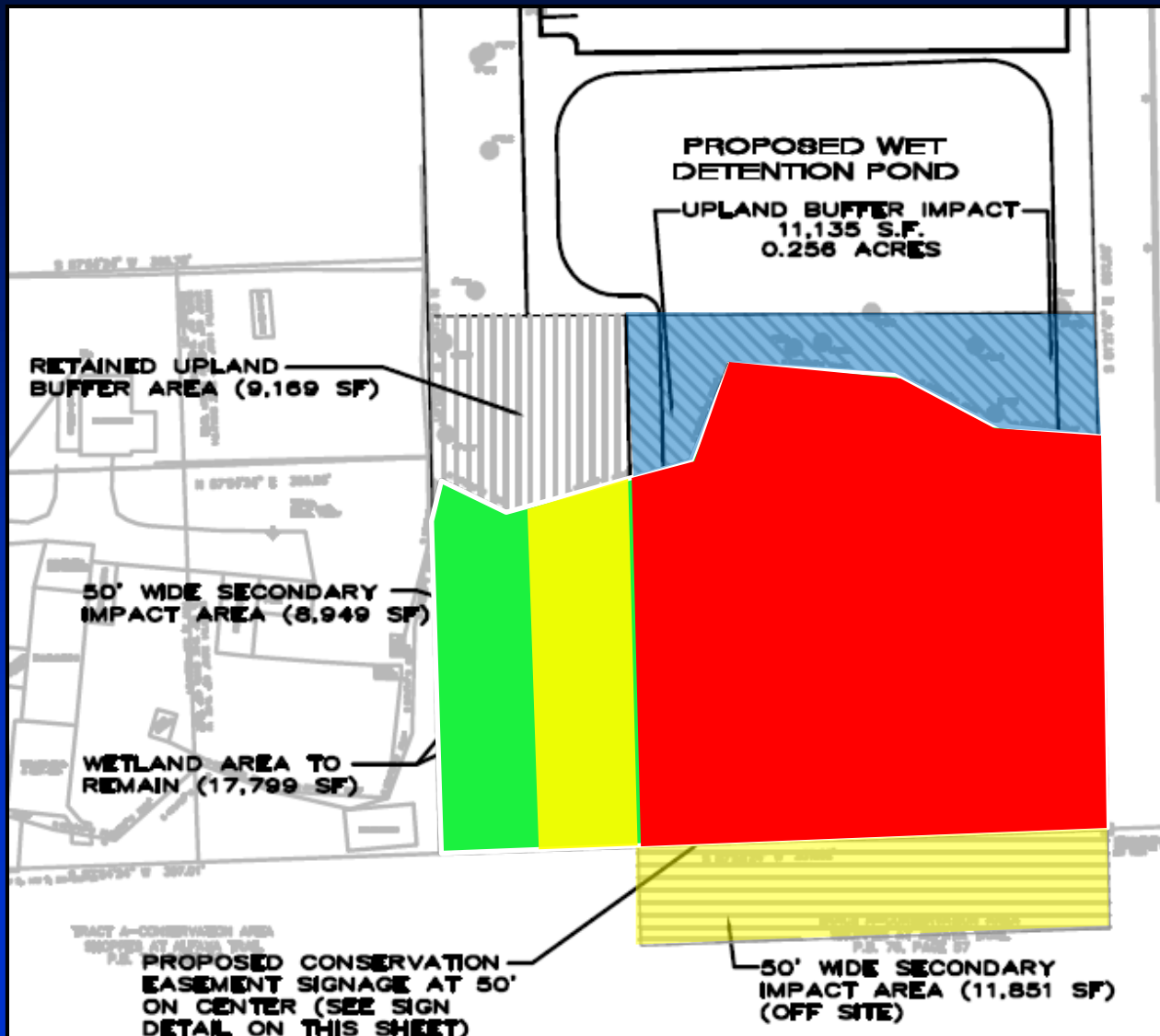




Site Plan



Site Plan



1.59 acres of Class II wetlands



1.18 acres of Class II wetland impacts

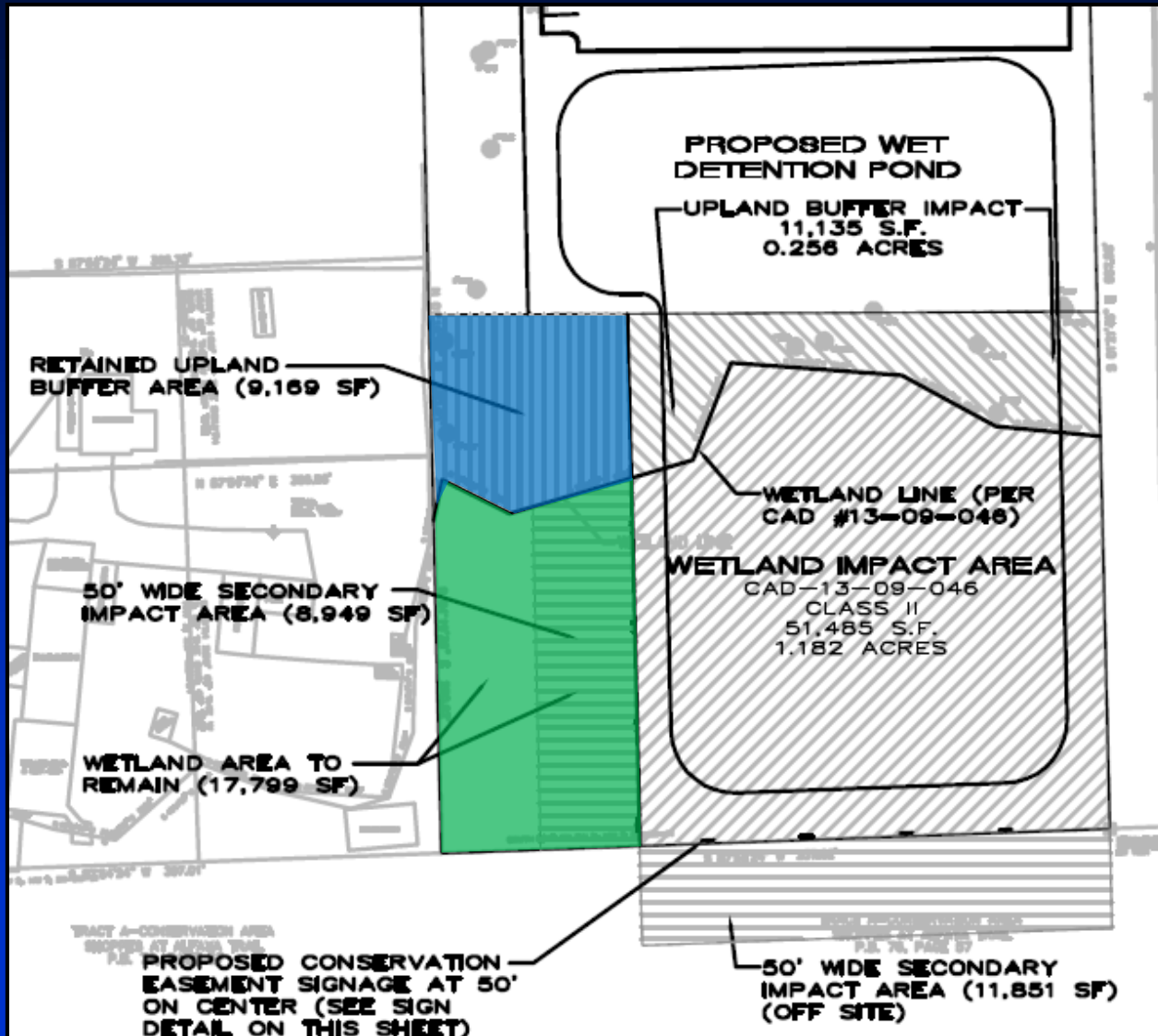


0.26 acre of upland buffer impacts



0.48 acre of secondary wetland impacts

Site Plan



 0.41 acre of Class II wetland to remain

 0.21 acre of upland buffer to remain



Mitigation

- The proposed mitigation plan includes the purchase of 0.92 credits from the TM-Econ Mitigation Bank, Phases 1-3.
- In addition, conservation area signage will be placed along the remaining onsite wetland and upland buffer.

- **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.**



Review Criteria

- **Chapter 15, Article XI: Econlockhatchee River Protection**
 - **Sec. 15-442(a) states: A survey of those species designated as endangered, threatened or species of special concern...shall be required as part of all development applications where there is reasonable expectation, based upon the range and habitat requirements of these species, that such species utilize any habitat within the boundaries of the Econ River Basin which is the subject of the development application...**
 - **Sec. 15-442(f) states: Upland buffers averaging fifty (50) feet in width with a minimum of twenty-five (25) feet in width shall be required for class I and II conservation areas....**



Finding

- EPD has evaluated the CAI permit application and required documentation and has made a finding that the request is consistent with Orange County Code, Chapter 15, Article X, Wetland Conservation Areas Ordinance and Article XI, Econlockhatchee River Protection Ordinance and recommends approval.



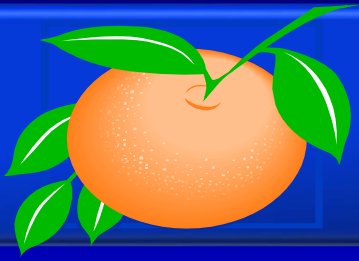
Action Requested

- **Acceptance of the findings and recommendation of Environmental Protection Division staff and approval of Conservation Area Impact Permit CAI-19-02-012 for Bluerock Development, LLC, Waterford Oaks Project. District 4**



Potential Joint Use Stormwater Pond

- The southern portion of the project area abuts a commercial development known as the Shoppes at Alafaya (Shoppes) that was approved for a permit modification in January 2020 to expand.
- The Shoppes expansion includes an oversized stormwater pond capable of retaining all stormwater from Shoppes, and potentially the stormwater from the Waterford Oaks project site.
- The two property owners have had discussions with County staff to coordinate utilization of the joint-use pond.
- In the event the joint-use stormwater pond is constructed and available on the Shoppes project prior to the wetland impacts occurring on the Waterford Oaks project, the applicant will be required by a permit condition to connect to that stormwater pond and not impact the wetlands associated with this CAI permit application.



Actions Requested

- Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Waterford Oaks Planned Development / Land Use Plan (PD/LUP) dated “Received February 27, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the addition of new COA #9 and the renumbering of staff report COAs #9 - #11, as presented.
- Acceptance of the findings and recommendation of Environmental Protection Division staff and approval of Conservation Area Impact Permit CAI-19-02-012 for Bluerock Development, LLC, Waterford Oaks Project.

District 4

Board of County Commissioners

Public Hearings

January 26, 2021