

*Board of County Commissioners*

# Public Hearings

**April 21, 2020**



# Lake Steer Preliminary Subdivision Plan

**Case:** PSP-18-09-295

**Project Name:** Lake Steer PSP

**Applicant:** Major Stacey, B & S Engineering Consultants, LLC

**District:** 1

**Acreage:** 16.96 gross acres

**Location:** Generally south of Lexington View Lane and east of South Apopka Vineland Road

**Request:** To subdivide 16.96 acres in order to construct 13 single-family residential dwelling units. Two (2) waivers related to roadway screen walls and open drainage facilities are associated with this request.



# Lake Steer Preliminary Subdivision Plan Future Land Use Map







# Lake Steer Preliminary Subdivision Plan Zoning Map







# Lake Steer Preliminary Subdivision Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Lake Steer Subdivision Preliminary Subdivision Plan (PSP) dated “Received January 31, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**





# Grassmere Reserve PD / Grassmere Reserve Preliminary Subdivision Plan

**Case:** PSP-19-07-244

**Project Name:** Grassmere Reserve PD / Grassmere Reserve PSP

**Applicant:** Brian H. Warren, NV5, Inc.

**District:** 2

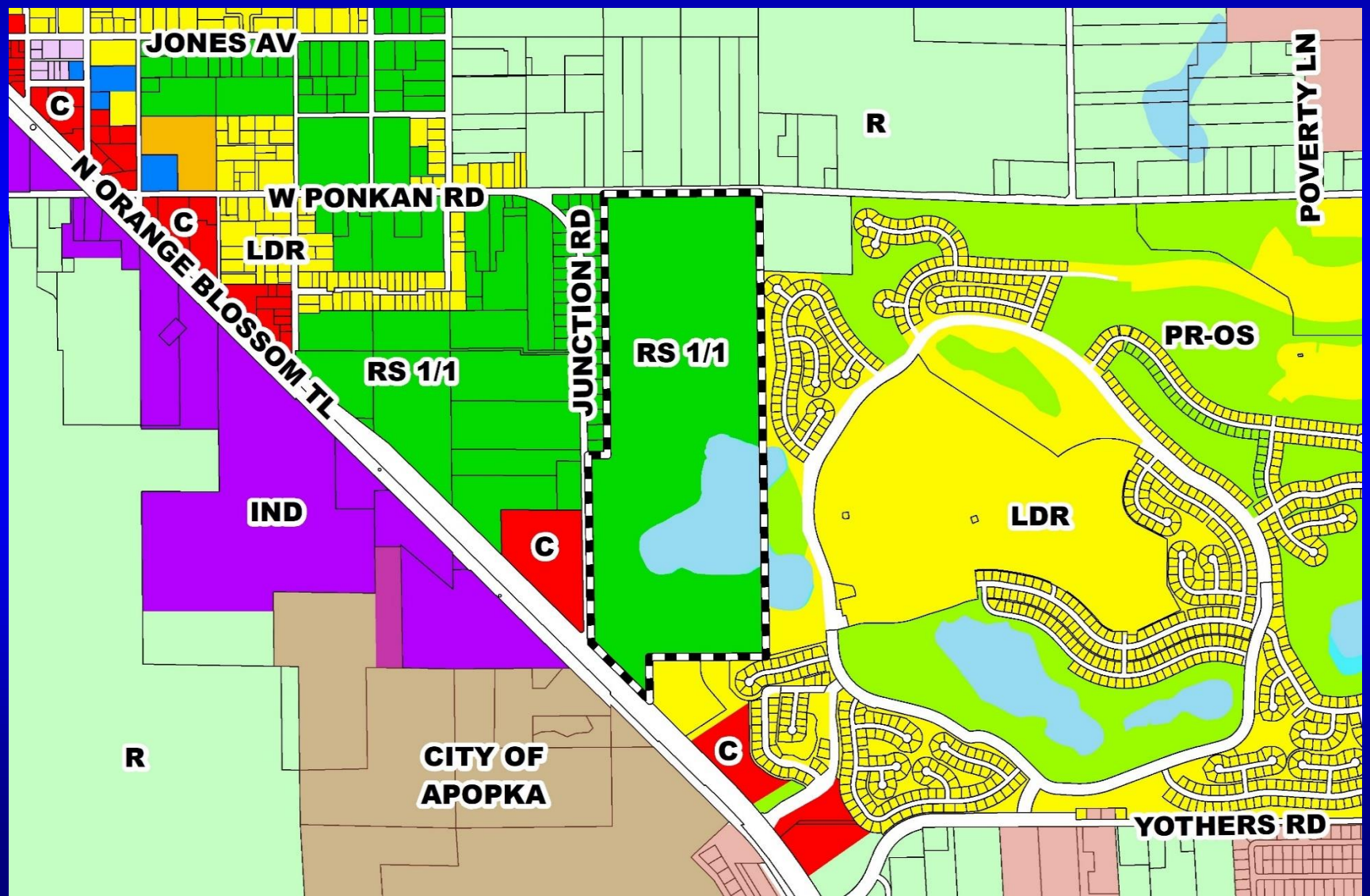
**Acreage:** 124.08 gross acres

**Location:** Generally located south of West Ponkan Road and east of Junction Road

**Request:** To subdivide 124.08 acres in order to construct 98 single-family residential dwelling units.

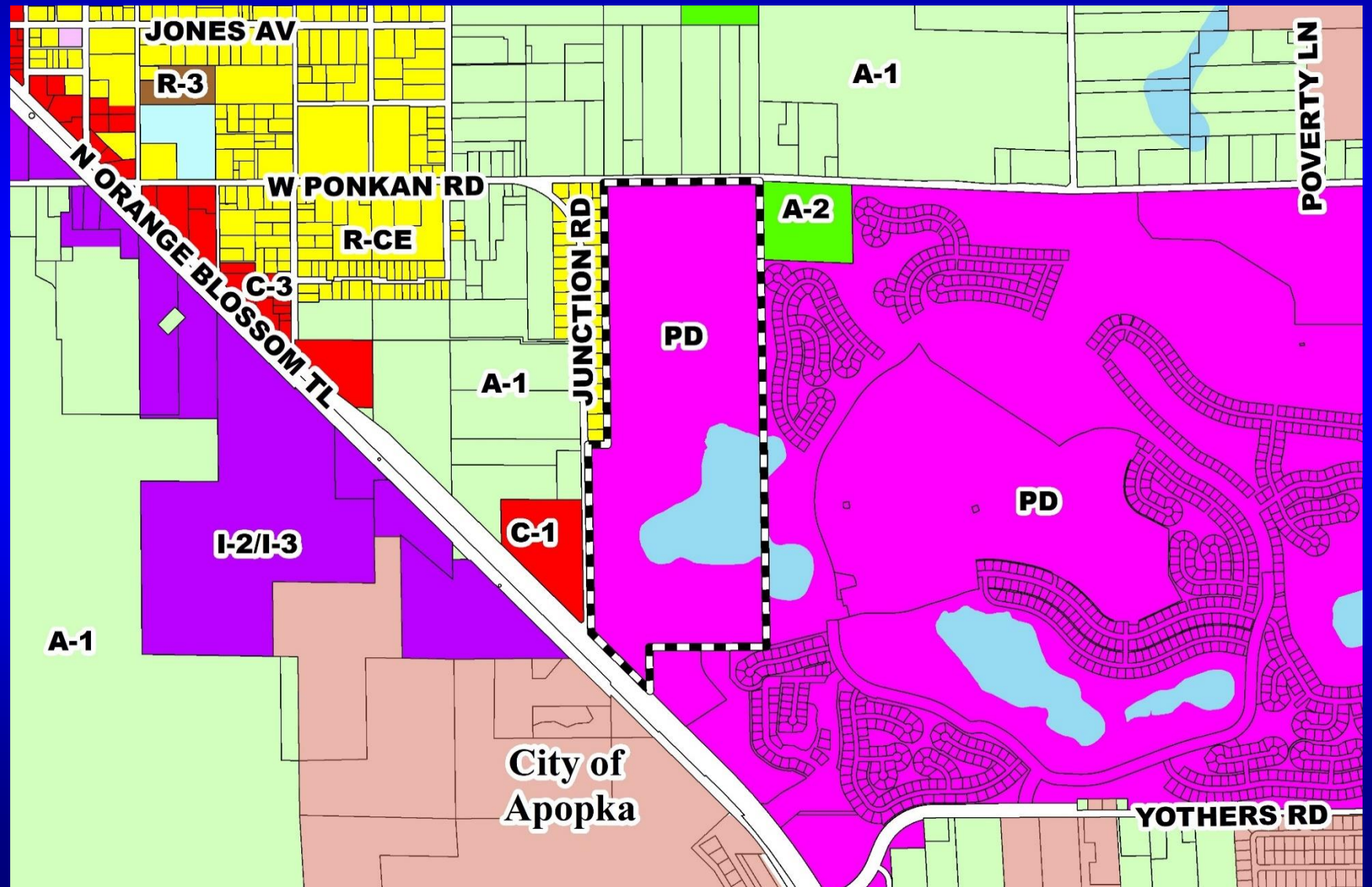


# Grassmere Reserve PD / Grassmere Reserve Preliminary Subdivision Plan Future Land Use Map





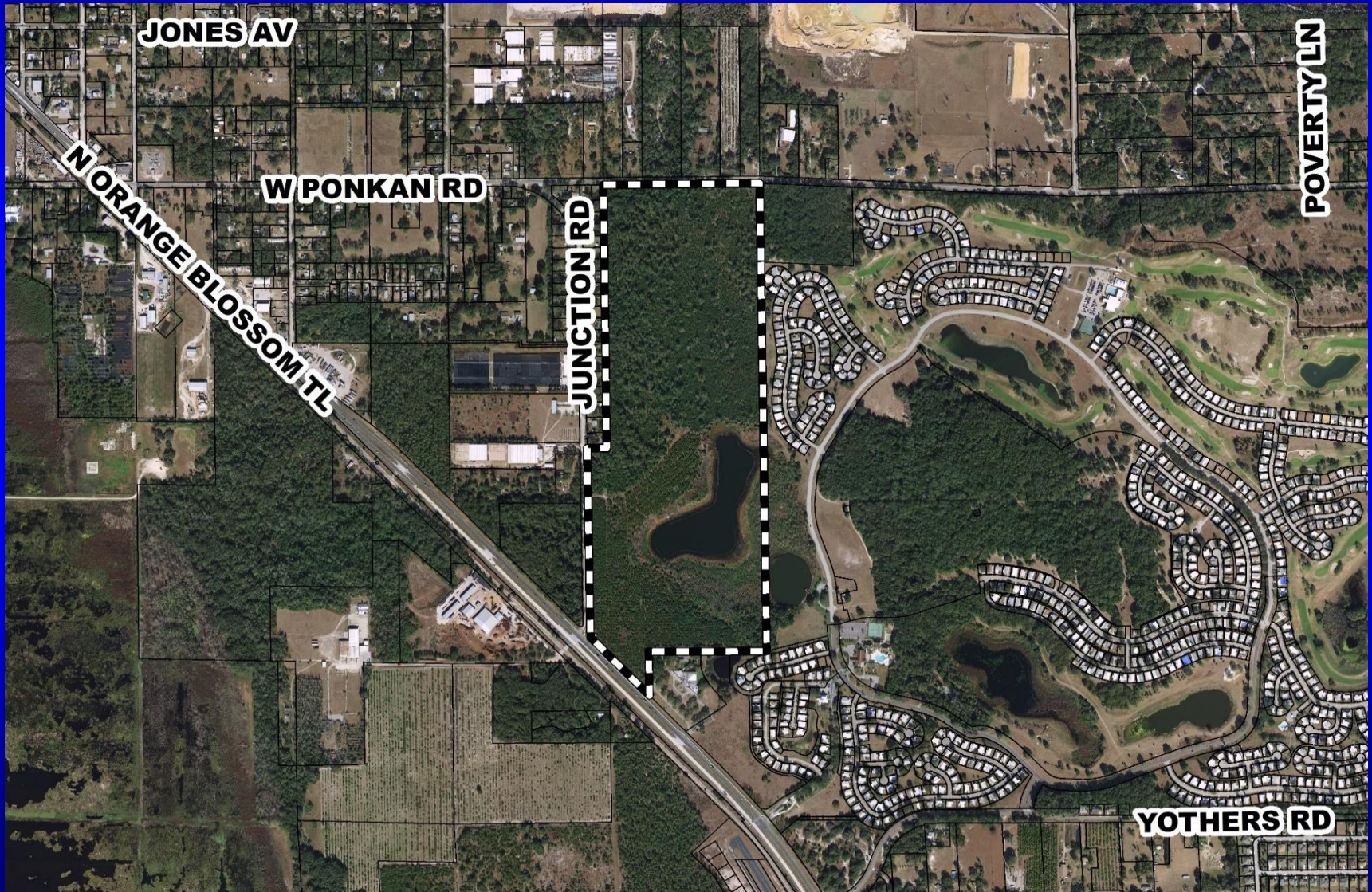
# Grassmere Reserve PD / Grassmere Reserve Preliminary Subdivision Plan Zoning Map







# Grassmere Reserve PD / Grassmere Reserve Preliminary Subdivision Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Grassmere Reserve PD / Grassmere Reserve PSP dated “Received March 2, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**





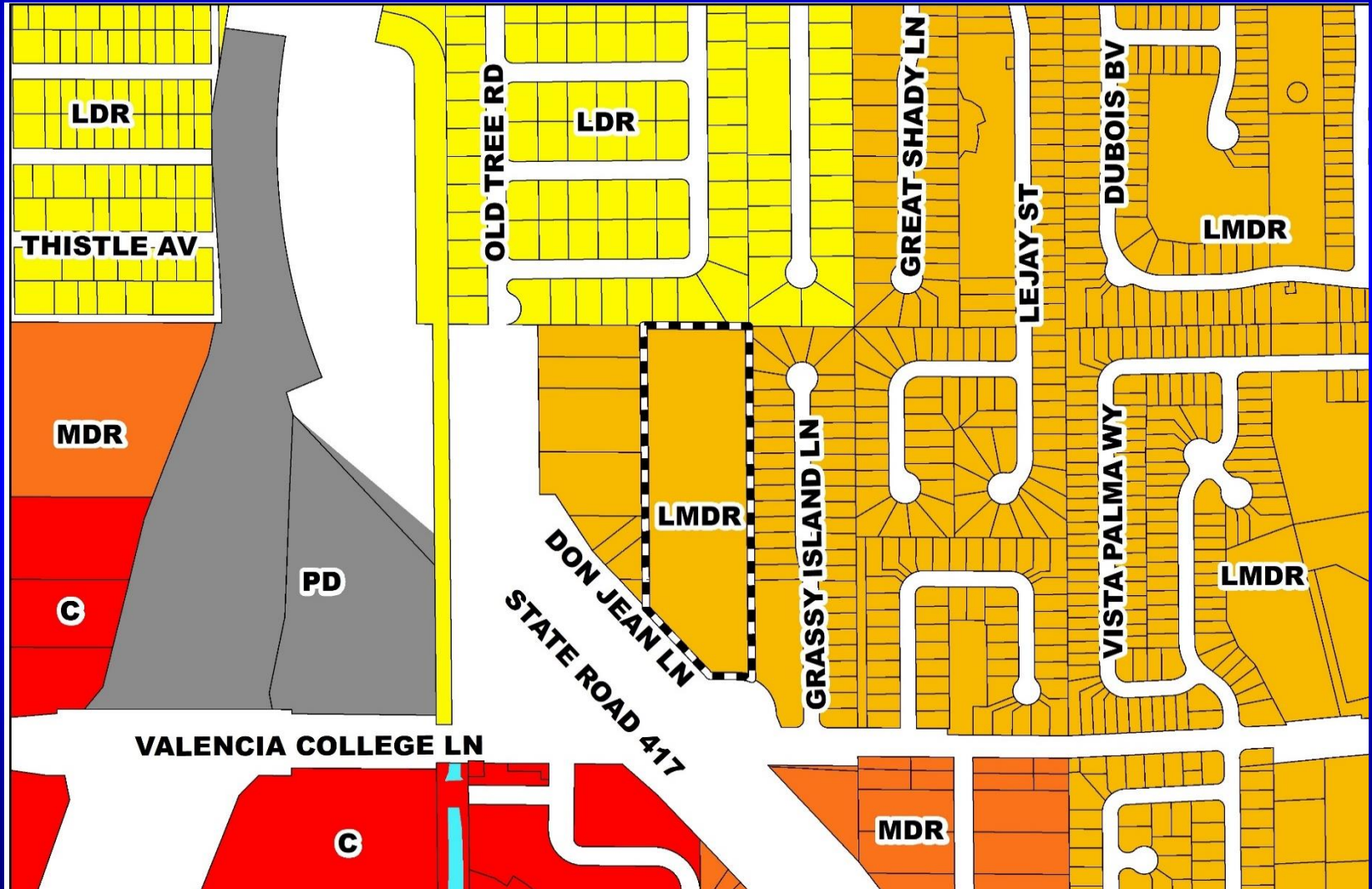
# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan

- Case:** PSP-17-11-357
- Project Name:** Valencia Subdivision PD / Valencia College Lane  
Subdivision PSP
- Applicant:** Val P. Taylor, Hamilton Engineering & Surveying, Inc.
- District:** 3
- Acreage:** 7.91 gross acres
- Location:** Generally located north of Valencia College Lane and east of  
State Road 417
- Request:** To subdivide 7.91 acres in order to construct 60 single-  
family attached residential dwelling units.



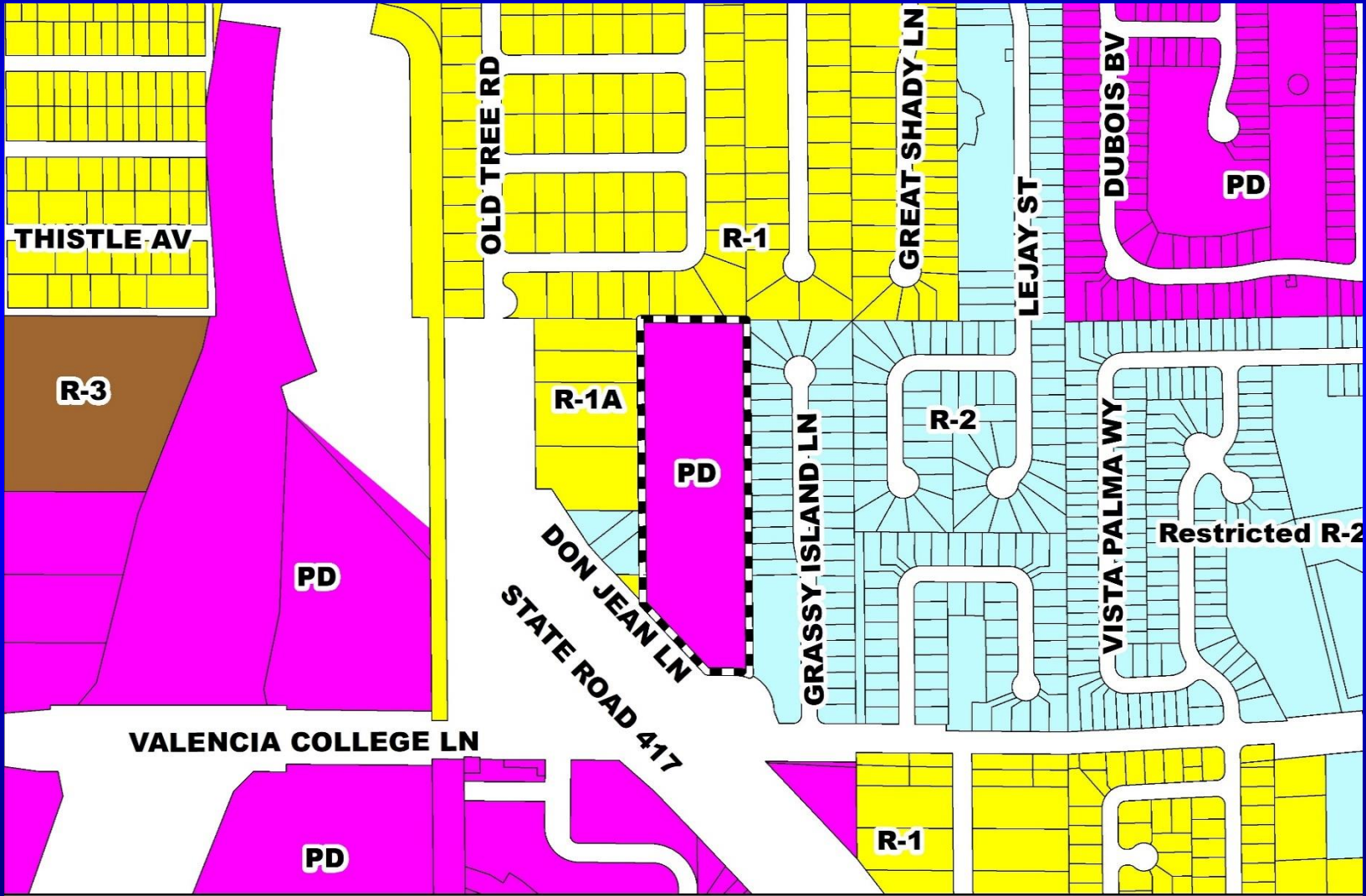
# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan

## Future Land Use Map





# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Zoning Map

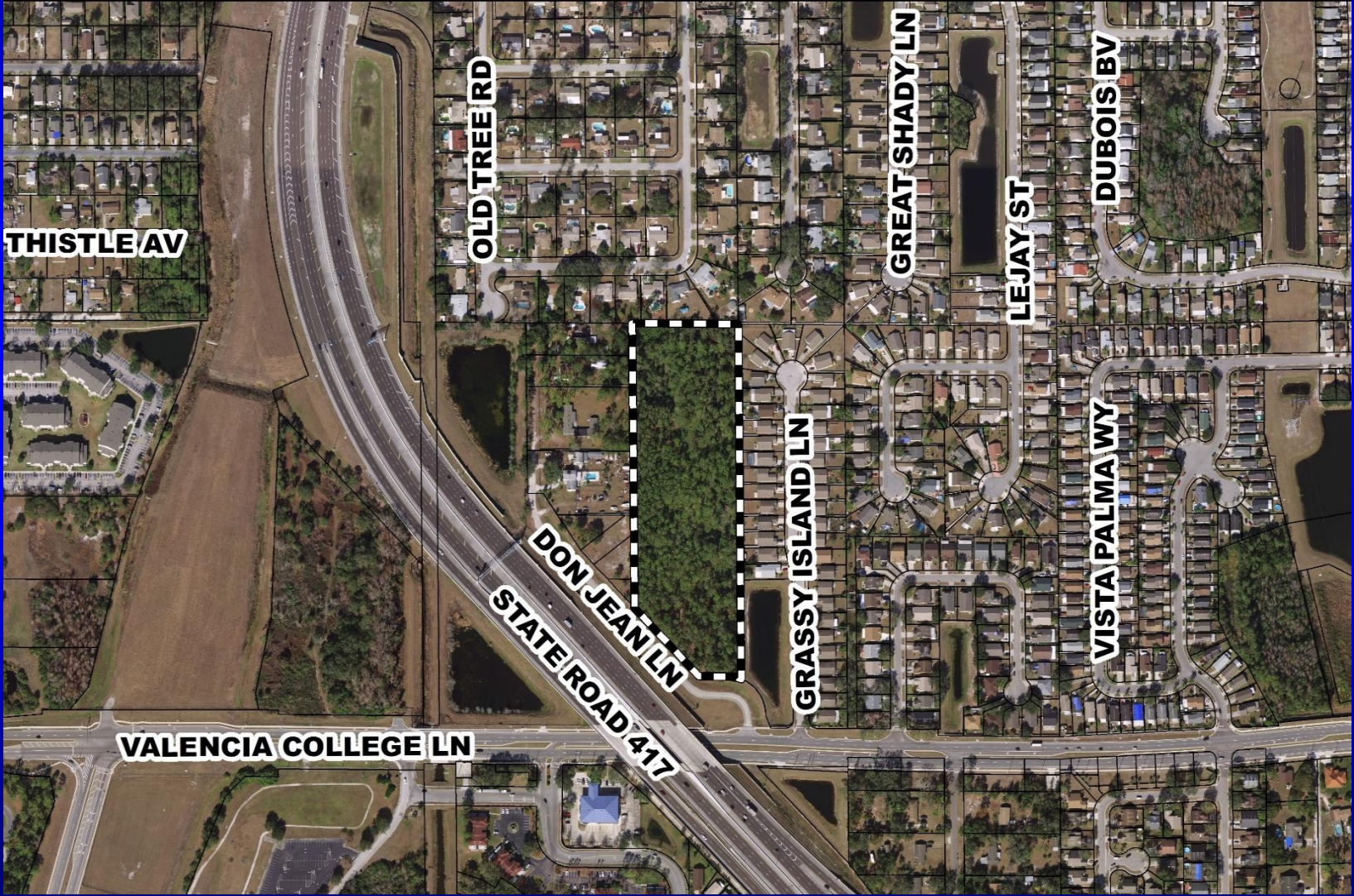






# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan

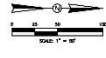
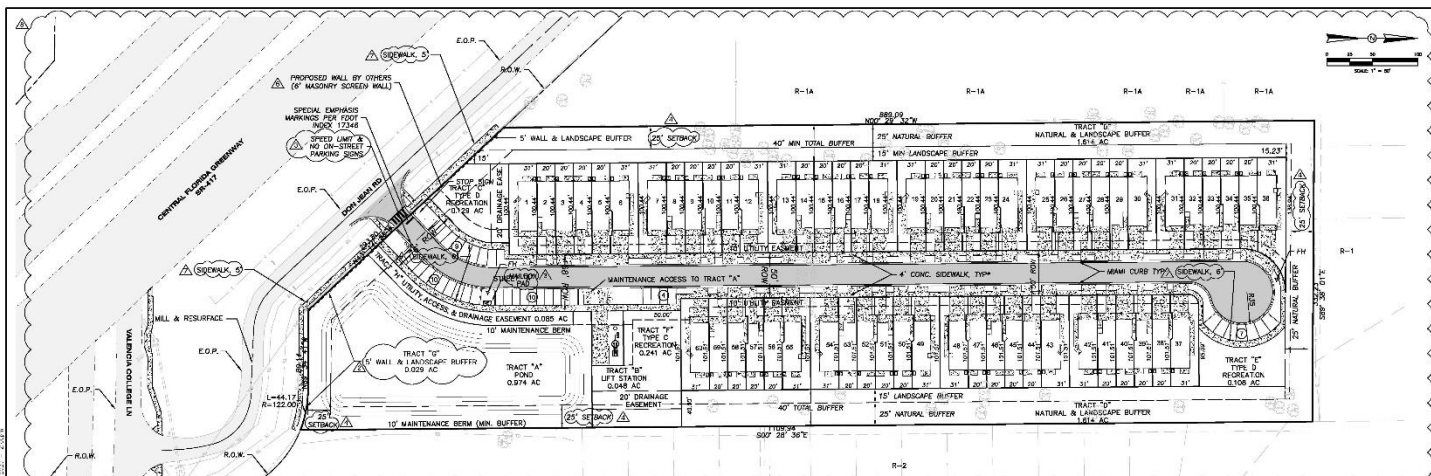
## Aerial Map



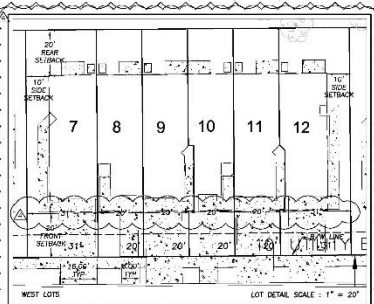
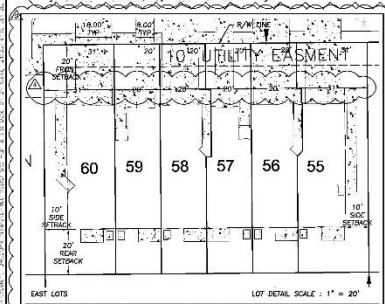




# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



**HAMILTON**  
ENGINEERING & SURVEYING, INC.  
1100 S.W. 10TH AVENUE, SUITE 200  
MIAMI, FL 33135  
TEL: 305.375.7000  
WWW.HAMILTONENGINEERING.COM



PARKING TABLE		
	ON-STREET PARKING	OFF-STREET PARKING
SINGLE DRIVEWAY	20	20
DOUBLE DRIVEWAY	80	20
REQUIRED	100	40
PROVIDED	100	40

**PARKING NOTE:**  
1. ALL DRIVEWAYS AND DRIVEWAYS SHALL BE PROTECTED, CURED AND FINISHED TO MEET THE REQUIREMENTS OF THE FLORIDA ROAD AND TRAIL ACT.  
2. ALL DRIVEWAYS SHALL COMPLY WITH CHAPTER 31.5-75 OF THE ORANGE COUNTY CODE.  
3. ALL DRIVEWAYS SHALL BE CONCRETE OR ASPHALT.  
4. ALL DRIVEWAYS SHALL BE 12' WIDE.  
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20. ALL DRIVEWAYS SHALL BE 12' WIDE.

GENERAL SITE DATA	
PARCEL #	24-22-30-0000-00-002
ZONING	PD - PLANNED DEVELOPMENT
FUTURE LAND USE	PD - PLANNED DEVELOPMENT
JURISDICTION	ORANGE COUNTY
PROJECT AREA (SEC. 24, 122, R30)	7.919
PROPOSED DEVELOPMENT	ATTACHED SINGLE FAMILY
PROPOSED LOT TOTAL	60
MINIMUM LIVING AREA	1,000 S.F. / DU
NET UNITS PER ACRE (RESIDENTIAL DENSITY)	7.58 UNITS PER ACRE
MINIMUM LOT WIDTH	20'
MINIMUM LOT DEPTH	100'
MAXIMUM BUILDING HEIGHT	35' - TWO STORY
MAXIMUM BUILDING LOT COVERAGE	60%
OPEN SPACE REQUIREMENTS	10%
RECREATION AREA (2.5 AC/1000 RESIDENCES) (3.1 RESIDENCES/HOUSEHOLD)	0.465 ACRES
PREDICTED SCHOOL POPULATION (80 DWELLING UNITS X 2.648 STUDENTS)	212 STUDENTS
THE AVERAGE DAILY TRIPS (80 LOTS X 0.81 ADI)	ADT = 348.8
FIRE PROTECTION ORANGE COUNTY FIRE RESCUE	1,000 GPM
EXISTING VEGETATION	WOODED
STORMWATER	STORMWATER FACILITY ON SITE
PHASING SCHEDULE	SINGLE PHASE PROJECT
IMPACTED WETLAND AREA	NO WETLANDS ON SITE PER CAD-18-01-009
MINIMUM LOT AREA	1,000 S.F.

**STREET SIGNS**

**NO LEFT TURN PERMITTED**  
**STOP**  
**SPEED LIMIT 5**

**NOTES:**  
1. LETTER TO BE HELVETICA MEDIUM AS SHOWN ABOVE.  
2. CONSTRUCT SITE GRAPHIC SIGNS FROM 16 GA. GALV. STEEL OR 2024 ALUMINUM. USE CAPS AND LOWER CASE LETTERS FOR ALL.  
3. MESSAGE (OTHER THAN ALPHA-NUMERICS) IN POST OFFICE SIGNS.  
4. SIZE EACH LETTER FOR A GIVEN "LEGIBILITY DISTANCE" AS FOLLOWS, EXCEPT IF LIGHTING IS POOR REDUCE EACH DISTANCE BY HALF.  
5. CAP HEIGHT LETTER MAX. 80"-0"  
6. CAP HEIGHT LETTER MAX. 100"-0"  
7. CAP HEIGHT LETTER MAX. 200"-0"  
8. CAP HEIGHT LETTER MAX. 300"-0"

**OPEN SPACE CALCULATIONS:**  
10% OF TOTAL PROJECT AREA (10% X 7.919 AC.)  
TOTAL REQUIRED: 0.792 AC.  
TOTAL PROVIDED: 0.792 AC.

**RECREATION SPACE CALCULATIONS:**  
RECREATION SPACE REQUIRED:  
3.1 RESIDENCES/HOUSEHOLD (3.1 RESIDENCES/HOUSEHOLD) X 0.15 AC. = 0.465 AC.  
TOTAL REQUIRED: 0.465 AC.  
TOTAL PROVIDED: 0.465 AC.

TRACT TABLE						
TRACT	LAND USE	AREA (AC.)	MAINTENANCE	OPEN SPACE	RECREATION AREA	OWNERSHIP
A	STORM WATER POND	0.974	ORANGE COUNTY/H.O.A.	0.508		ORANGE COUNTY
B	LEFT STATION	0.048	ORANGE COUNTY	0.000		ORANGE COUNTY
C	TYPE O RECREATION	0.129	H.O.A.	0.118	0.118	H.O.A.
D	NATURAL/LANDSCAPE BUFFER	1.732	H.O.A.	1.674		H.O.A.
E	TYPE D RECREATION	0.108	H.O.A.	0.108	0.108	H.O.A.
F	TYPE C RECREATION	0.241	H.O.A.	0.239	0.239	H.O.A.
G	WALL/LANDSCAPE BUFFER	0.029	H.O.A.	0.029		H.O.A.
LOTS	SINGLE FAMILY	3.300	LOT OWNER			LOT OWNER
RIGHT OF WAY	ROADWAY IMPROVEMENTS	1.349	ORANGE COUNTY			ORANGE COUNTY
H	UTILITY, ACCESS, DRAINAGE EASEMENT	0.085	H.O.A.	0.0850		H.O.A.
SUM TOTALS		7.9950		2.7010	0.4650	

**TRACT TABLE NOTE:**  
1. (STORMWATER MANAGEMENT) - TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITH USE AGREEMENT TO ALLOW HOA ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES.  
2. ALL PERPENDICULAR PARKING SHALL BE THE RESPONSIBILITY OF THE HOA.

**GENERAL NOTES:**  
1. ALL DRIVEWAYS SHALL BE CONCRETE OR ASPHALT.  
2. ALL DRIVEWAYS SHALL BE 12' WIDE.  
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SETBACKS TABLE	
FRONT	20'-0"
BACK	20'-0"
SIDE/STREET	15'-0"
END LOTS	10'-0"
SIZE TO SIDE	20'-0"
REAR TO REAR/FRONT TO FRONT	60'-0"

MASTER SITE PLAN & SITE DATA  
VALENCIA SUBDIVISION  
8885 VALENCIA COLLEGE LANE, ORLANDO  
ORANGE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
1	01/15/2024	PRELIMINARY SUBDIVISION PLAN
2	01/15/2024	PRELIMINARY SUBDIVISION PLAN
3	01/15/2024	PRELIMINARY SUBDIVISION PLAN
4	01/15/2024	PRELIMINARY SUBDIVISION PLAN
5	01/15/2024	PRELIMINARY SUBDIVISION PLAN
6	01/15/2024	PRELIMINARY SUBDIVISION PLAN
7	01/15/2024	PRELIMINARY SUBDIVISION PLAN
8	01/15/2024	PRELIMINARY SUBDIVISION PLAN
9	01/15/2024	PRELIMINARY SUBDIVISION PLAN
10	01/15/2024	PRELIMINARY SUBDIVISION PLAN

APP'D: [Signature]  
DATE: 01/15/2024  
SCALE: AS SHOWN  
SHEET NO. 1 OF 1  
PROJECT NO. 24-22-30-0000-00-002  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 01-15-2024





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Valencia Subdivision PD / Valencia College Lane Subdivision PSP dated “Received February 27, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**



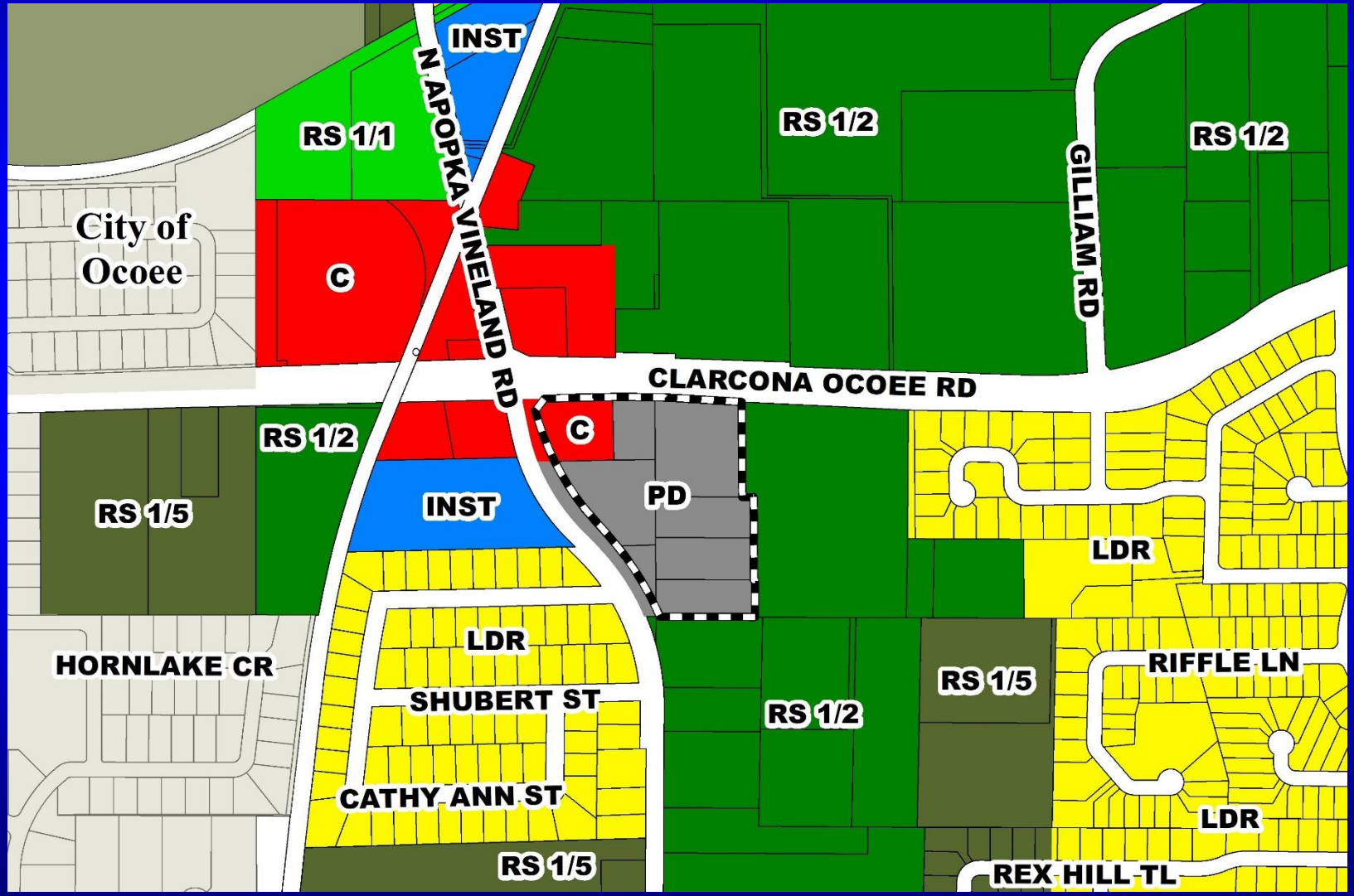
# **Epic Retail Clarcona PD / Epic Retail Clarcona Preliminary Subdivision Plan / Lot 1 – Wawa DP**

- Case:** PSP-19-01-039
- Project Name:** Epic Retail Clarcona PD / Epic Retail Clarcona PSP / Lot 1 – Wawa DP
- Applicant:** Ronald Henson, AVID Group
- District:** 2
- Acreage:** 9.79 gross acres
- Location:** Generally located south of Clarcona Ocoee Road and east of Apopka Vineland Road
- Request:** To subdivide 9.79 acres into three lots and construct a 6,119 square foot Wawa on Lot 1.



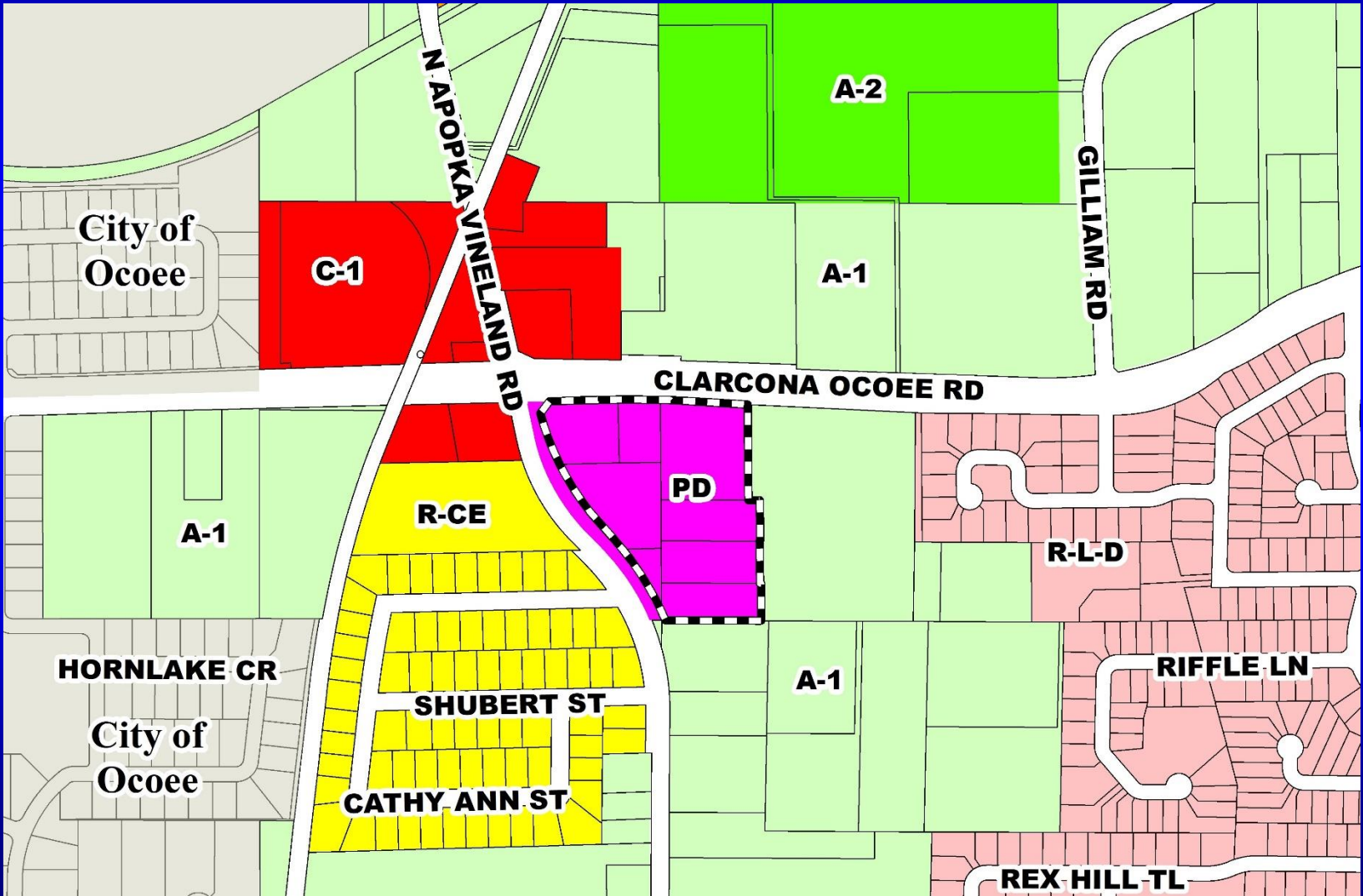


# Epic Retail Clarcona PD / Epic Retail Clarcona Preliminary Subdivision Plan / Lot 1 – Wawa DP Future Land Use Map





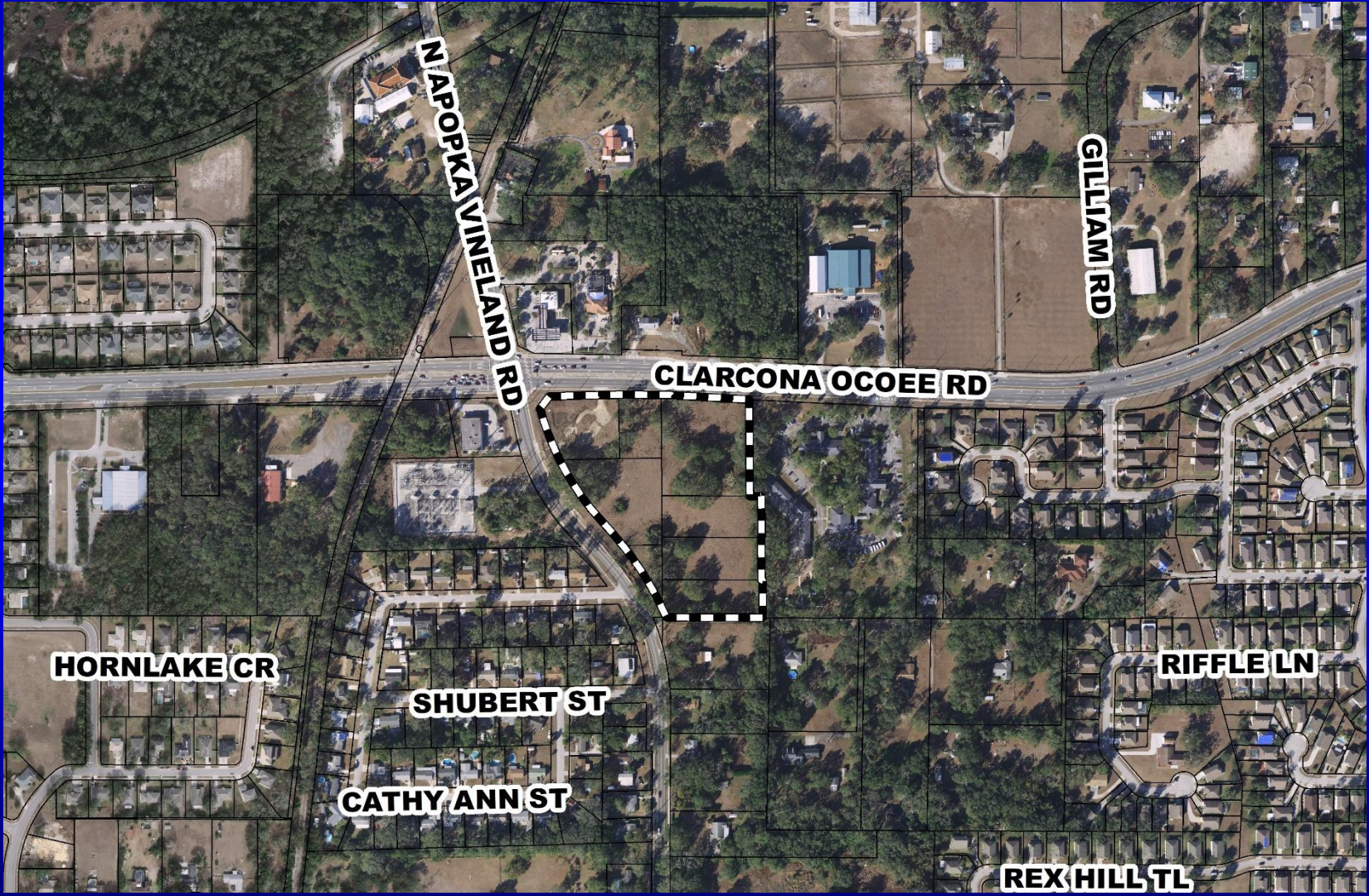
# Epic Retail Clarcona PD / Epic Retail Clarcona Preliminary Subdivision Plan / Lot 1 – Wawa DP Zoning Map







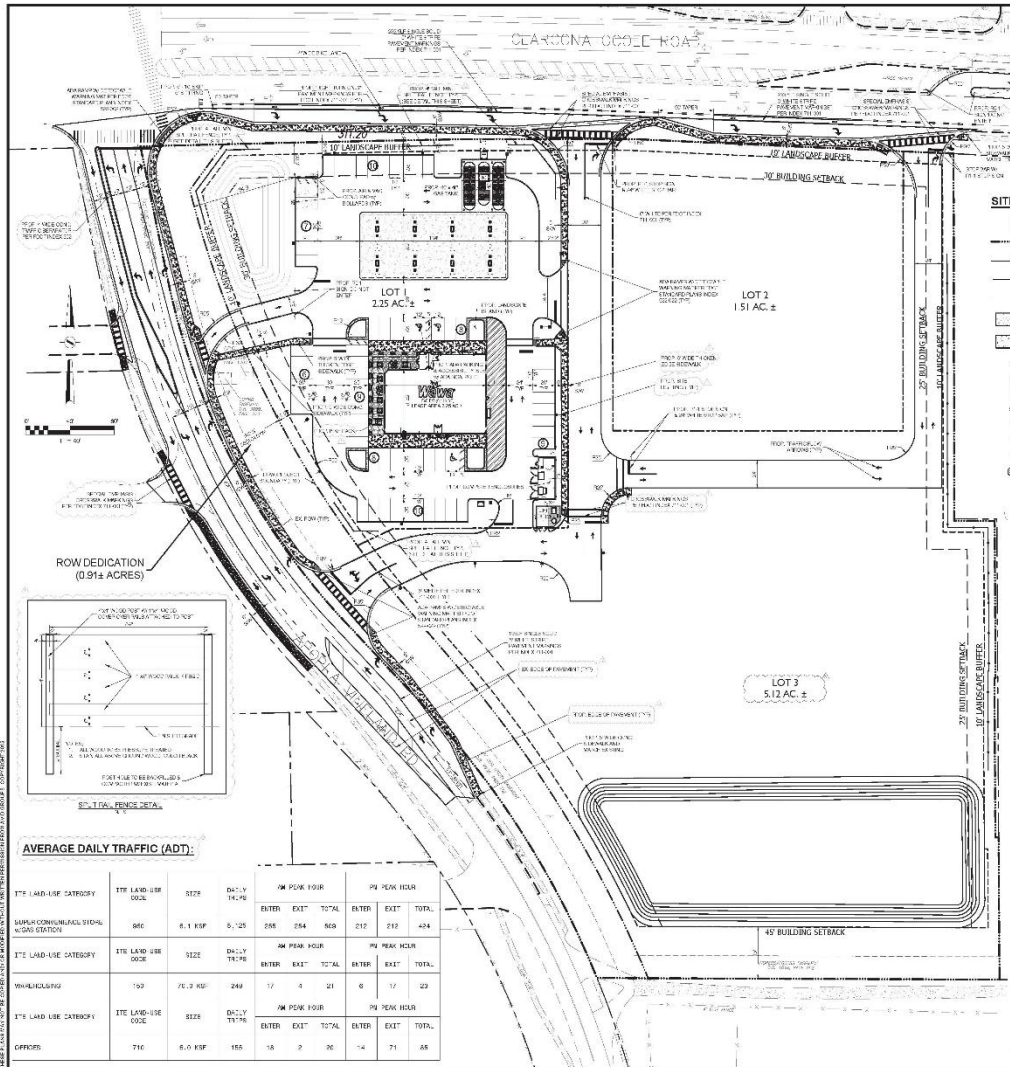
# Epic Retail Clarcona PD / Epic Retail Clarcona Preliminary Subdivision Plan / Lot 1 – Wawa DP Aerial Map







# Epic Retail Clarcona PD / Epic Retail Clarcona Preliminary Subdivision Plan / Lot 1 – Wawa DP Overall Preliminary Subdivision Plan



- SITE LEGEND**
- ⊕ 4'-0" C&G PARKING
  - ⊕ 8' C&G PARKING
  - ⊕ 12' C&G PARKING
  - ⊕ 16' C&G PARKING
  - ⊕ 20' C&G PARKING
  - ⊕ 24' C&G PARKING
  - ⊕ 28' C&G PARKING
  - ⊕ 32' C&G PARKING
  - ⊕ 36' C&G PARKING
  - ⊕ 40' C&G PARKING
  - ⊕ 44' C&G PARKING
  - ⊕ 48' C&G PARKING
  - ⊕ 52' C&G PARKING
  - ⊕ 56' C&G PARKING
  - ⊕ 60' C&G PARKING
  - ⊕ 64' C&G PARKING
  - ⊕ 68' C&G PARKING
  - ⊕ 72' C&G PARKING
  - ⊕ 76' C&G PARKING
  - ⊕ 80' C&G PARKING
  - ⊕ 84' C&G PARKING
  - ⊕ 88' C&G PARKING
  - ⊕ 92' C&G PARKING
  - ⊕ 96' C&G PARKING
  - ⊕ 100' C&G PARKING
  - ⊕ 104' C&G PARKING
  - ⊕ 108' C&G PARKING
  - ⊕ 112' C&G PARKING
  - ⊕ 116' C&G PARKING
  - ⊕ 120' C&G PARKING
  - ⊕ 124' C&G PARKING
  - ⊕ 128' C&G PARKING
  - ⊕ 132' C&G PARKING
  - ⊕ 136' C&G PARKING
  - ⊕ 140' C&G PARKING
  - ⊕ 144' C&G PARKING
  - ⊕ 148' C&G PARKING
  - ⊕ 152' C&G PARKING
  - ⊕ 156' C&G PARKING
  - ⊕ 160' C&G PARKING
  - ⊕ 164' C&G PARKING
  - ⊕ 168' C&G PARKING
  - ⊕ 172' C&G PARKING
  - ⊕ 176' C&G PARKING
  - ⊕ 180' C&G PARKING
  - ⊕ 184' C&G PARKING
  - ⊕ 188' C&G PARKING
  - ⊕ 192' C&G PARKING
  - ⊕ 196' C&G PARKING
  - ⊕ 200' C&G PARKING
- STRIPING NOTES:**
1. TYPICAL PARKING STOPS SHALL BE STRIPED WITH A WHITE STRIPE
  2. SIDEWALKS FOR PARKING
  3. STRIPING AND PREVENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- PROPOSED CONSTRUCTION NOTES:**
1. ALL CURB RIGHTS TO BE SET AT FACE OF CURB UNLESS OTHERWISE NOTED
  2. ALL DRIVEWAYS FOR PERMISSIBLE PARKING LOTS ARE SUBJECT TO THE FACE OF CURB UNLESS OTHERWISE NOTED
  3. CONCRETE DRIVEWAYS SHALL BE CONFORMANT TO THE STANDARD SPECIFICATIONS FOR CONCRETE AND REINFORCEMENT (AASHTO) (M 309) (REV. 11/01)
  4. 8" FINISH WALLS SHALL BE CONFORMANT TO THE STANDARD SPECIFICATIONS FOR CONCRETE AND REINFORCEMENT (AASHTO) (M 309) (REV. 11/01)
- MAINTENANCE OF TRAFFIC NOTES:**
1. POST SIGNAGE MAINTENANCE OF TRAFFIC RIGHTS TO FOOT STANDARD PLANS REFS. 103-200, 103-201, 103-202 & 103-203
  2. POST SIGNAGE MAINTENANCE OF TRAFFIC RIGHTS TO FOOT STANDARD PLANS REFS. 103-200, 103-201, 103-202 & 103-203

**STATEMENT OF INTENT:**  
THE APPLICANT PROPOSES TO CONSTRUCT A 2.25 ACRES TO PROVIDE A C&G IN PRODUCTION ON A 2.25 ACRES TRACT. THE PROPOSED CONSTRUCTION SHALL BE CONFORMANT TO THE STANDARD SPECIFICATIONS FOR CONCRETE AND REINFORCEMENT (AASHTO) (M 309) (REV. 11/01) AND THE PROPOSED SIGNAGE SHALL BE CONFORMANT TO THE STANDARD SPECIFICATIONS FOR CONCRETE AND REINFORCEMENT (AASHTO) (M 309) (REV. 11/01).

**PROPERTY OWNER:** AVID DEVELOPMENT, LLC  
**EXISTING TRACT SIZE:** 2.25 ACRES  
**PROPERTY LOCATION:** SOUTH-EAST CORNER OF AVONDA VILLAGE ROAD AND CLARCONA OCEAN ROAD, CLARCONA, FLORIDA 32809  
**MINIMUM LOT AREA (SF):** 10,000 SF  
**PROPERTY ZONING:** COMMERCIAL, PLANNED DEVELOPMENT, AND RETAIL, CLARCONA

**LEGAL DESCRIPTION:** 2.25 ACRES OF LAND IN LOT 1 OF A 2.25 ACRES TRACT, CLARCONA, FLORIDA  
**FUTURE LAND USE:** COMMERCIAL, PLANNED DEVELOPMENT, AND RETAIL, CLARCONA

**PROPOSED LOT SIZE:** 2.25 ACRES  
**LOT 1 (WAVA) 2.25 ACRES**  
**IMPERVIOUS AREA:** 25%  
**OPEN SPACE:** 75%  
**BUILDING CONSTRUCTION TYPE:** TYPE 1B

**MAX. BUILDING HEIGHT:** 35 FT. (35 FT. OR LESS) WITHIN THE CENTRAL DISTRICT

**BUILDING SETBACK REQUIREMENTS:**  
REAR SETBACK: 25 FT.  
FRONT SETBACK: 25 FT.  
SIDE SETBACK: 25 FT.

**LOT 1 COVERAGE CALCULATIONS:**

	EXISTING	PROPOSED
BUILDING AREA	0 SF	1,175 SF
OFFICE AREA	0 SF	1,175 SF
DECK/PAVING AREA	0 SF	2,250 SF
TOTAL IMPERVIOUS AREA	0 SF	3,600 SF
TOTAL PERVIOUS AREA	97,876 SF	27,222 SF
TOTAL SITE AREA	97,876 SF	105,000 SF

**LOT 1 CATEGORY & OPEN SPACE AREA:**  
AREA: 2.25 ACRES  
TYPE: 1B

**PARKING (REQUIRED):**  
1.175 SPACES PER 1,000 SF OF GROSS AREA PLUS 1 PARKING SPACE PER 4,000 SF OF GROSS AREA  
1.175 SPACES PER 1,000 SF OF GROSS AREA PLUS 1 PARKING SPACE PER 4,000 SF OF GROSS AREA  
TOTAL REQUIRED: 1.175 SPACES PER 1,000 SF OF GROSS AREA PLUS 1 PARKING SPACE PER 4,000 SF OF GROSS AREA

**PARKING (PROPOSED):**  
STANDARD MINIMUM SPACES - 34  
TOTAL PROPOSED: 34 SPACES PER 1,000 SF OF GROSS AREA PLUS 1 PARKING SPACE PER 4,000 SF OF GROSS AREA

**BICYCLE PARKING:**  
REQUIRED: 1 SPACES PER 1,000 SF OF GROSS AREA PLUS 1 BICYCLE PARKING SPACE PER 4,000 SF OF GROSS AREA  
PROPOSED: 34 BICYCLE PARKING SPACES PER 1,000 SF OF GROSS AREA PLUS 1 BICYCLE PARKING SPACE PER 4,000 SF OF GROSS AREA

**FLOOD ZONE:**  
THE PROPERTY IS IN FLOOD ZONE X-1 AS PER FEDERAL NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP NO. 22087-1002T, DATED 02/20/2010.

**AVERAGE DAILY TRAFFIC (ADT):**

ITE LAND-USE CATEGORY	ITE LAND-USE CODE	SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
SMALL COMMERCIAL SIGNAGE (NO GAS STATION)	560	8.1 KSF	6,125	258	254	512	212	210	424
ITE LAND-USE CATEGORY	ITE LAND-USE CODE	SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
RETAIL	750	75.0 KSF	244	17	0	23	0	17	23
ITE LAND-USE CATEGORY	ITE LAND-USE CODE	SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
OFFICES	710	6.0 KSF	166	18	2	20	14	71	85

**AVOID GROUP**

**Epic Development, LLC**

**Epic Retail Clarcona PSP / Lot 1 - Wawa DP**

**ORANGE COUNTY, FLORIDA**

**HORIZONTAL CONTROL PLAN**

03





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Epic Retail Clarcona PD / Epic Retail Clarcona PSP / Lot 1 – Wawa DP dated “Received January 31, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**



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

**Case:** RZ-19-10-044

**Applicant:** Stephen Allen, Civil Corp Engineering, Inc.

**District:** 3

**Location:** 5177 Hoffner Ave; or generally located on the west side of Petroff Avenue, 230 feet north of Hoffner Avenue

**Acreage:** 3.90 gross acre

**From:** R-2 (Residential District) (Restricted)

**To:** R-2 (Residential District)

**Proposed Use:** Thirty-eight (38) single-family attached residential dwelling units



# **RZ-19-11-055 – Kathy Hattaway, Poulos & Bennett, LLC. Planning and Zoning Commission (PZC) Board-Called Hearing**

**Case:** RZ-19-11-055

**Applicant:** Kathy Hattaway, Poulos & Bennett, LLC

**District:** 5

**Location:** Generally located west side of TV Tower Road, north of Lake Pickett Road, and southwest of North Fort Christmas Road

**Acreage:** 292.79-gross acre  
253.26-net developable acres

**From:** R-CE-C (Country Estate Cluster District)

**To:** R-CE-C (Country Estate Cluster District)

**Proposed Use:** To amend the Lake Pickett Cluster Plan to allow non-lakefront lots sizes to be one-third acre within Phases 2, 3, 5 & 6





*Board of County Commissioners*

# Public Hearings

**April 21, 2020**