

ORANGE



COUNTY
F L O R I D A

Meeting and Public Hearing

March 10, 2026

Board of County Commissioners

ORANGE



COUNTY
F L O R I D A

Appeal Public Hearing

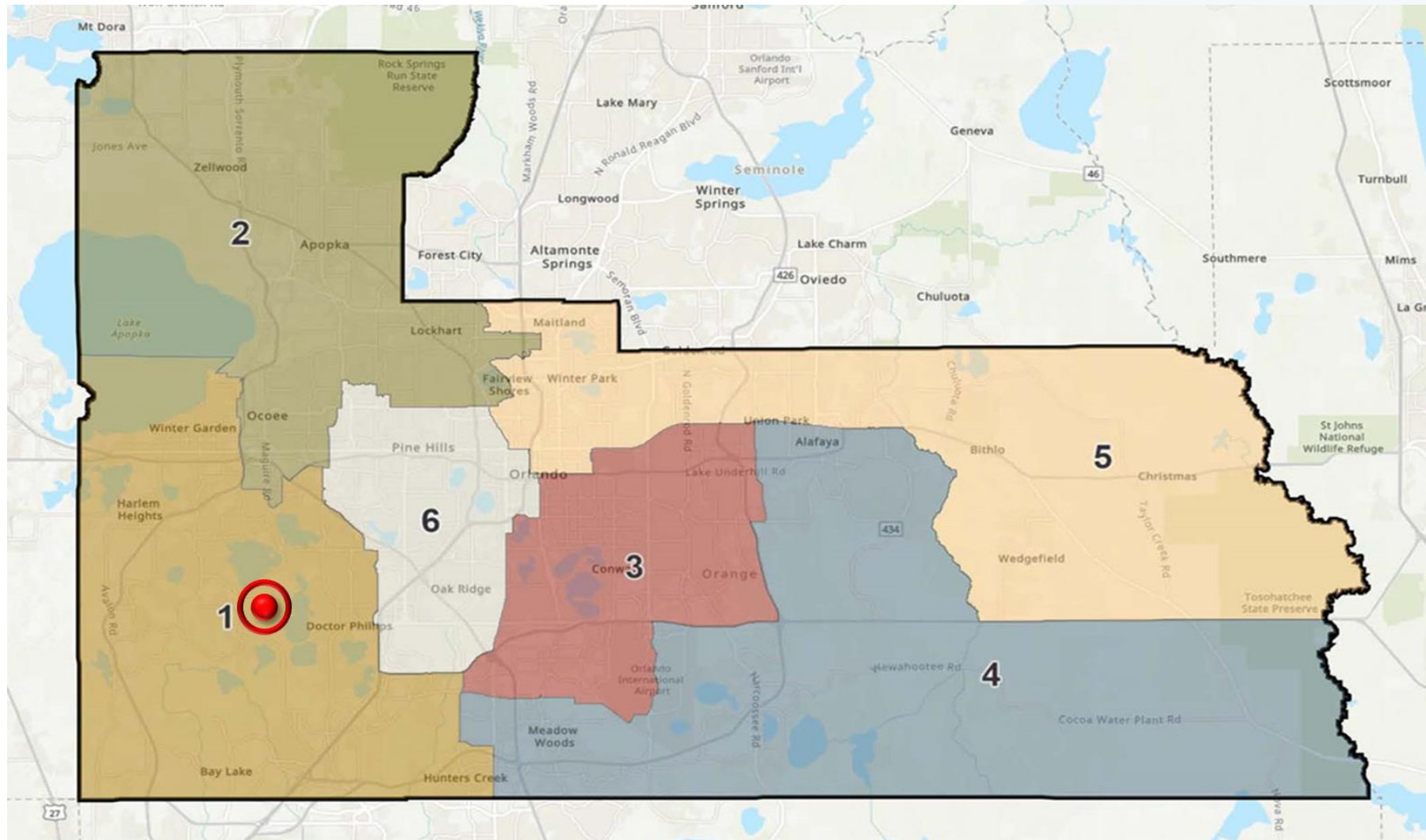
March 10, 2025

Board of County Commissioners

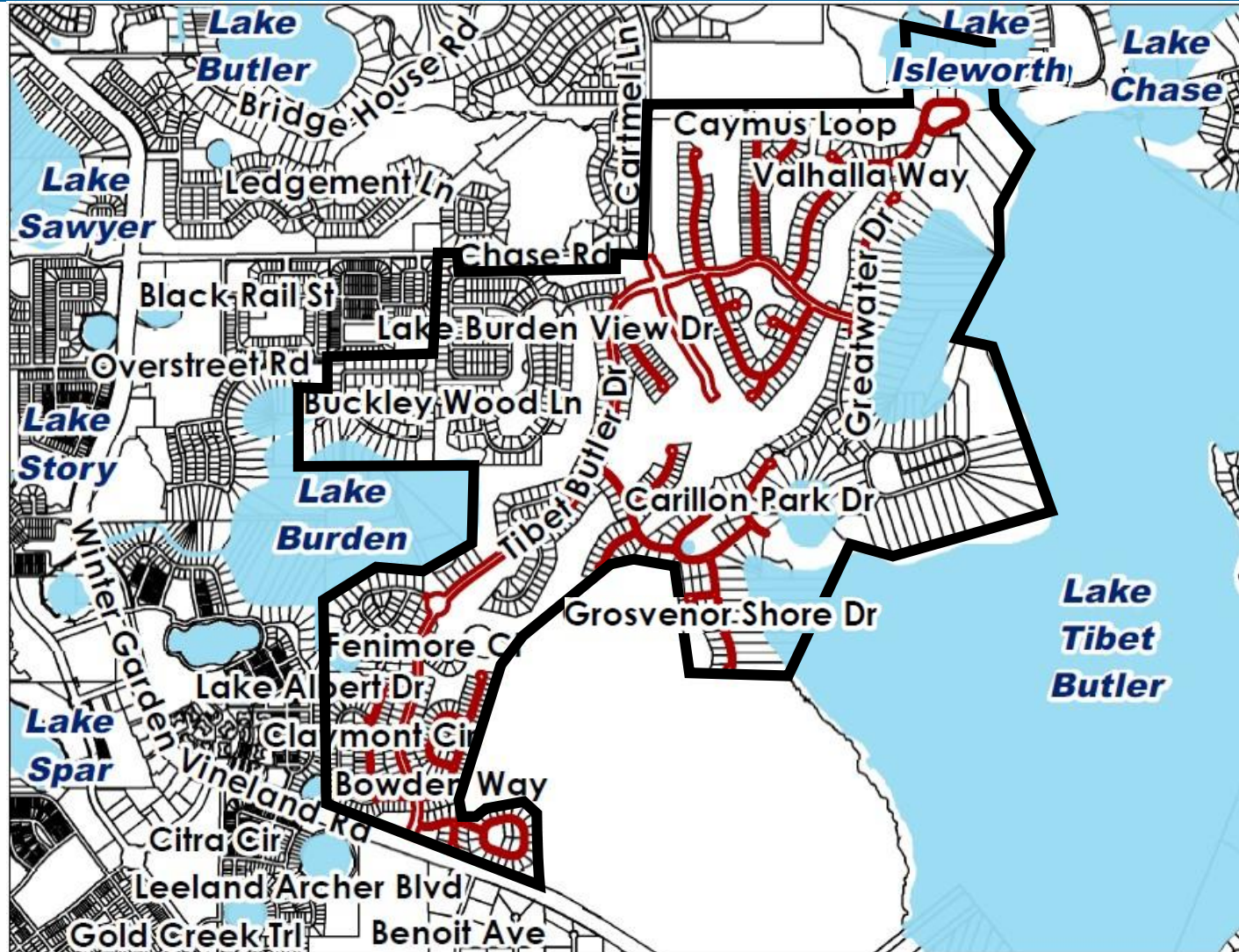
BACKGROUND

APPLICANT:	Mike Stewart on Behalf of the Keene's Pointe Community Association
CASE:	DRCA-25-06-143
LOCATION:	Generally located north and east of Winter Garden Vineland Road and west of Lake Tibet.
TRACT SIZE:	807 total gross acres
DISTRICT:	1
REQUEST:	An appeal of the Development Review Committee's (DRC) decision of December 3, 2025, to uphold the Zoning Manager's decision regarding the denial of Tree Removal Permit (TRP) TRP-25-04-068 and the Notice of Violation (NOV) issued under FIR-25-05-0295.

LOCATION MAP



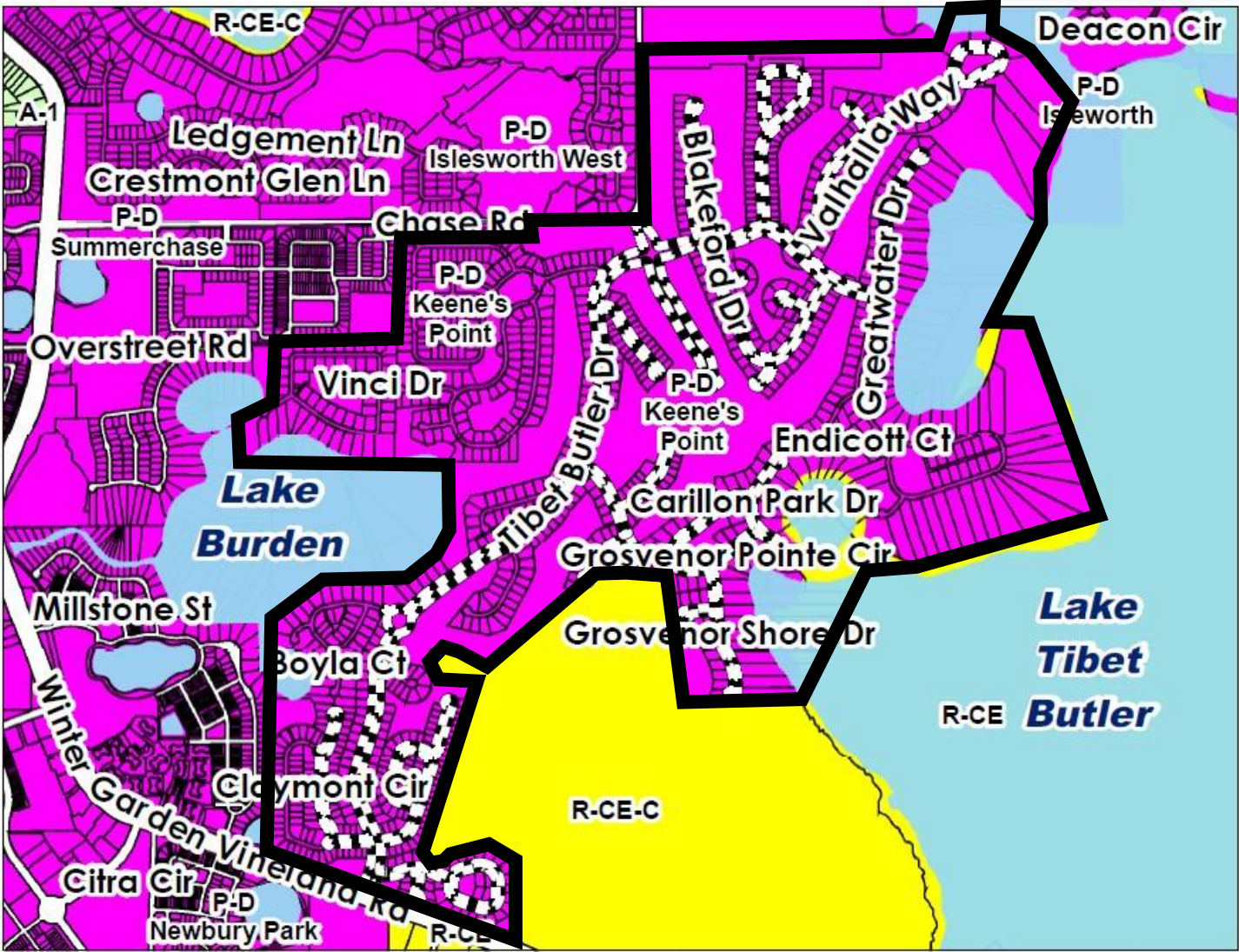
LOCATION MAP



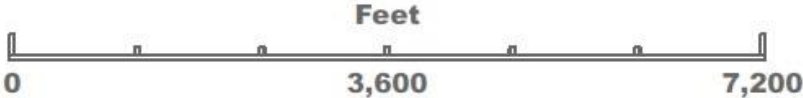
SUBJECT SITE



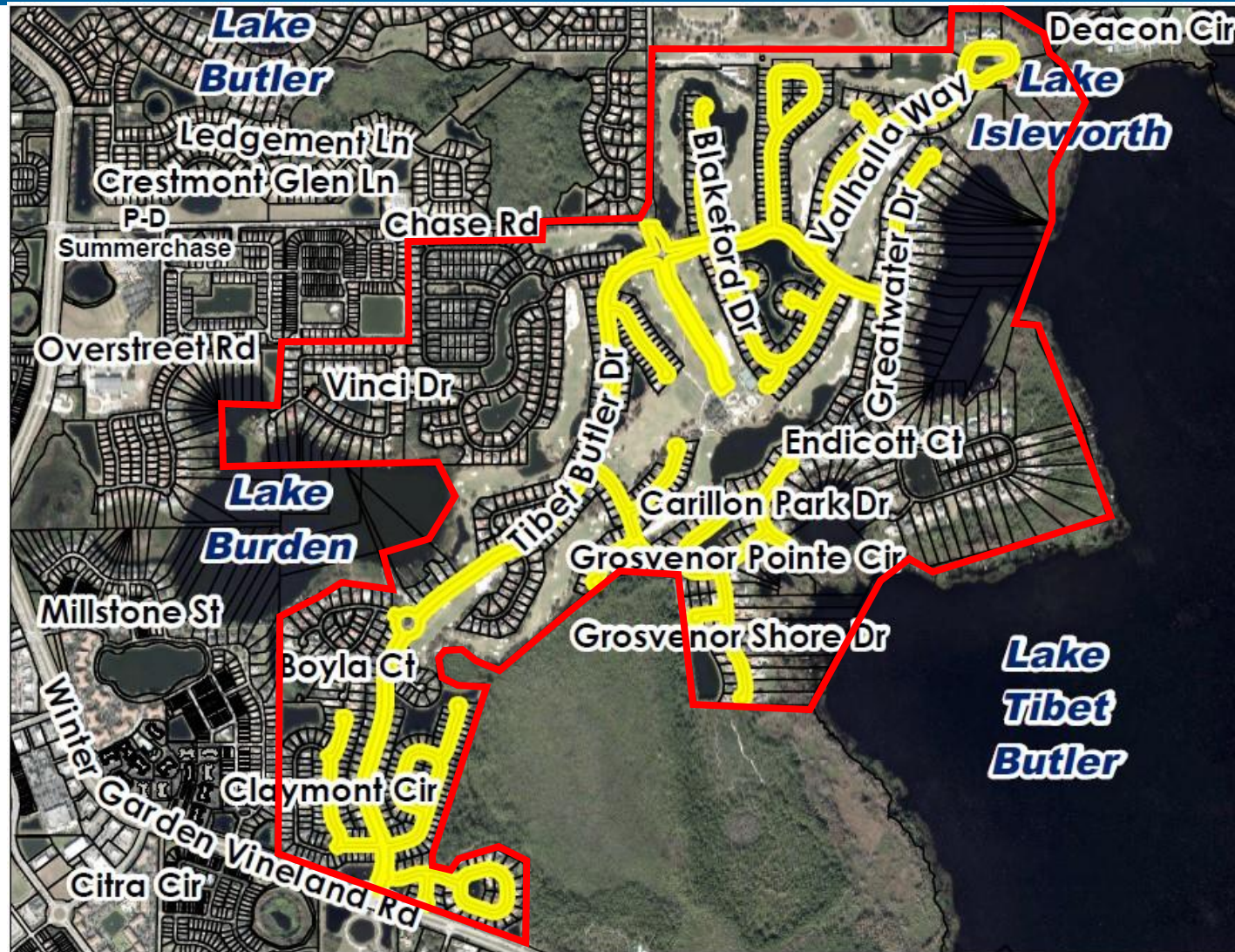
ZONING MAP



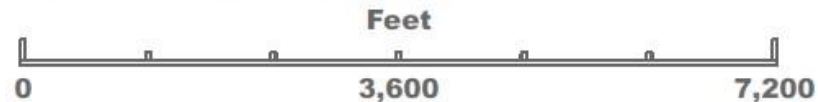
SUBJECT SITE



AERIAL MAP

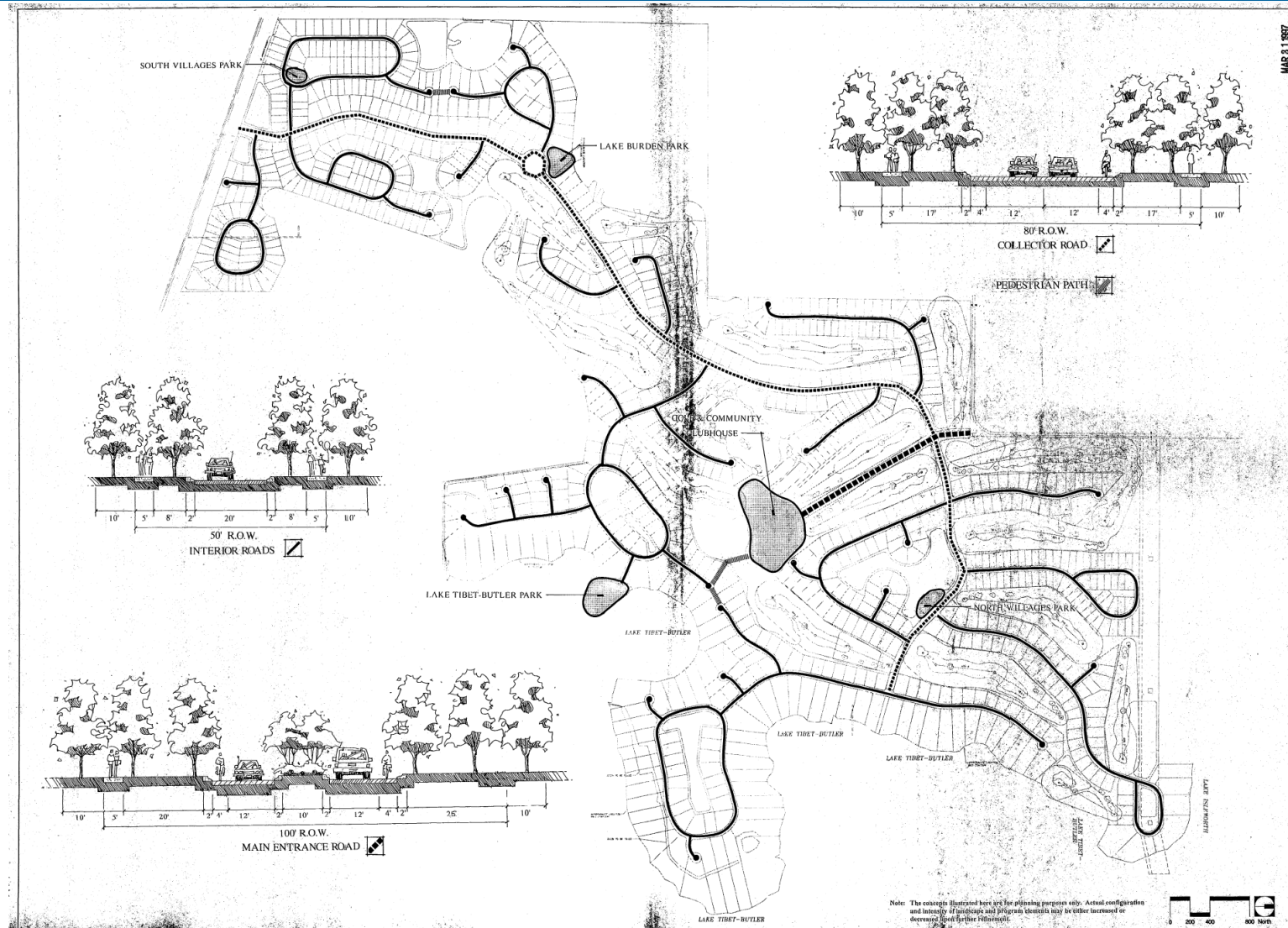


SUBJECT SITE



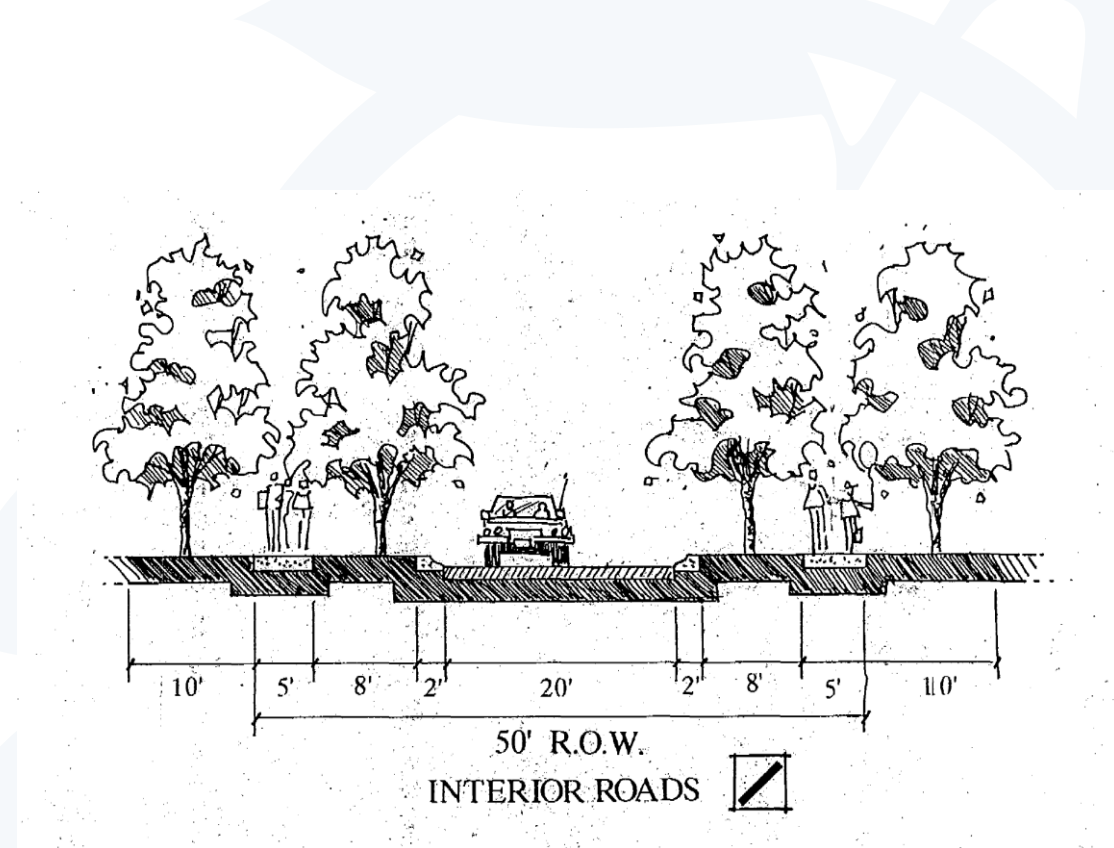
BACKGROUND

- 1997: Keene's Pointe Master Preliminary Subdivision Plan (PSP) was approved for 916 residential lots
 - The plan included private streets with street trees



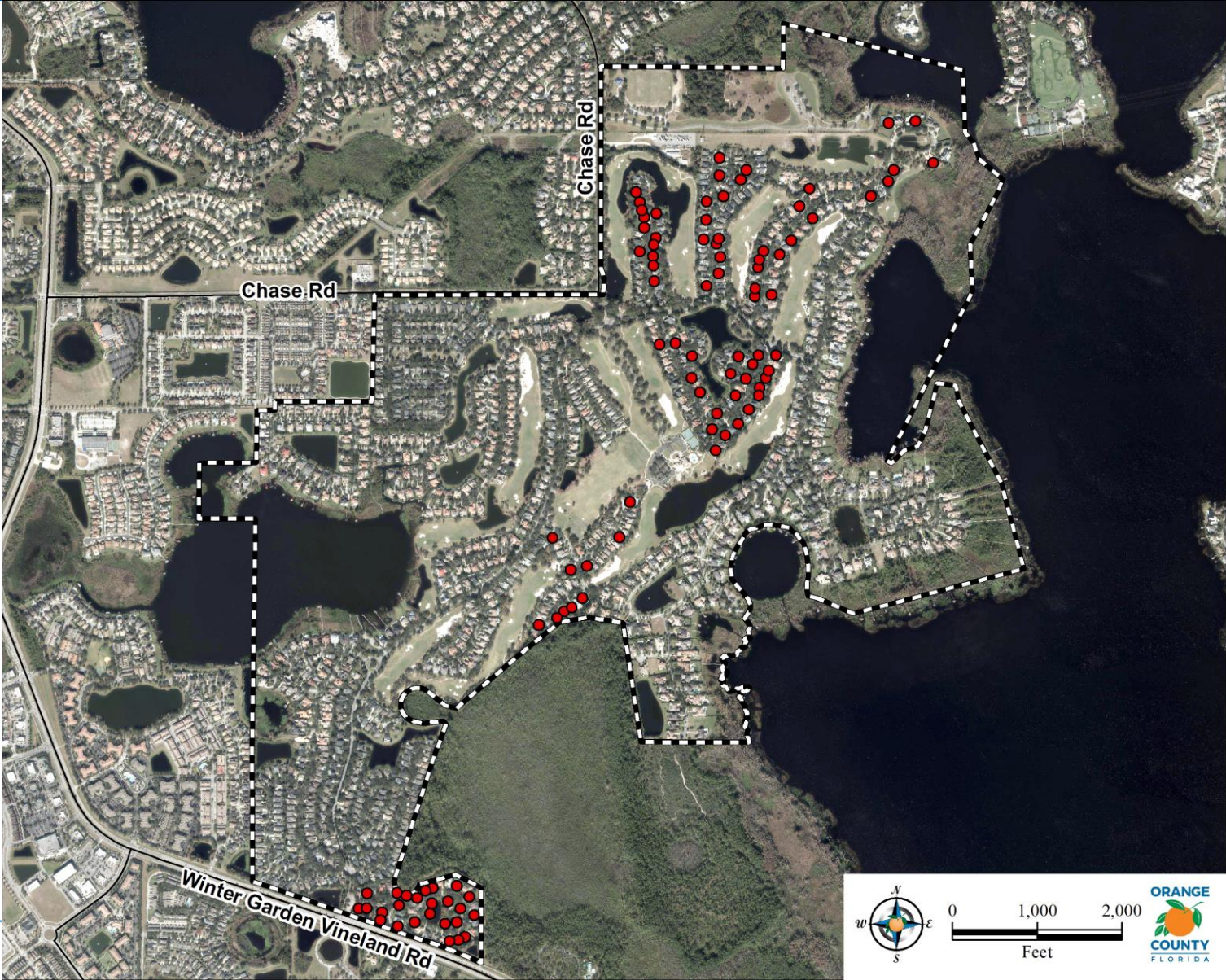
BACKGROUND

- April 18, 2025: The Keene's Pointe Community Association submitted a Tree Removal Permit requesting removal of 130 trees located in private streets throughout the community.
 - All trees requested for removal are located on interior roads as identified on the PSP.
 - Per the application, the reason for the removal is “road repair and repaving of multiple streets”.



AERIAL

Approximate location of tree removal requests



BACKGROUND

- April 30, 2025: Zoning staff, including three International Society of Arboriculture (ISA) certified arborists, conducted an inspection of the site.
 - Based on the ISA Tree Risk Assessment Qualification (TRAQ) program, a Level 1 Limited Visual Assessment was performed on each tree requested for removal.
 - During the site visit, it was discovered that two Live Oaks measuring 16- and 17- inches diameter at breast height (DBH) had been removed without a permit.



BACKGROUND

- May 13, 2025: The tree removal permit was denied as it did not meet the criteria for approval for tree removal permits of Sec. 15-301(a) of County Code.
- May 15, 2025: A notice of violation was issued to the property owner, Keene's Pointe Community Association, Inc. for removal of two trees without a permit.
 - Violation requires restoration plan, including mitigation for trees removed.
 - The property owner is responsible for violations that occur on their property.

BACKGROUND

- June 11, 2025: Applicant appealed both the violation notice and the TRP denial to the DRC.
- July 9, 2025 : The appeal was heard at the DRC meeting and no action was taken. Applicant was directed to provide:
 - A utility survey
 - Plans for the proposed road and infrastructure improvements
 - A more detailed tree risk assessment report for each requested tree
 - Documentation regarding the health of the trees that were removed in relation to the violation

BACKGROUND

- August 8, 2025: The applicant submitted an after-the-fact report from an arborist to Zoning for tree #335 (16-inch Live Oak).
 - Report references F.S.163.045 as justification for the removal of the tree.
 - This statute allows for removal of trees on residential (single-family) properties.
 - Tree was located in a private street – not on a single-family residential lot as required by the statute
- No reports or documentation were submitted for Tree #193 (17-inch Live Oak).
- For the tree removal permit request, no additional plans, utility surveys, or reports, such as a detailed tree risk assessment, were provided as requested by the DRC.

BACKGROUND

- December 3, 2025: The request was heard again at the DRC meeting at the request of the applicant.
 - The DRC voted to uphold the decision regarding the Notice of Violation.
 - The DRC voted to uphold the denial of Tree Removal Permit.
- January 2, 2026: The applicant appealed the DRC's decision to the BCC.

RELEVANT CODE SECTIONS

Sec. 15-301. - Applicability of requirements; application.

(a) Requirements. ... The zoning manager may issue a permit for tree removal as requested on the application if two (2) or more of the following conditions exist, as applicable:

(1) The tree constitutes an unreasonable impediment to development of a permitted use of the property by virtue of its location in a buildable area where structures or improvements are to be placed and no suitable alternatives exist; or

(2) For developed property, the tree is diseased, injured, in danger of falling, too close to an existing or proposed structure so as to endanger the structure with a high tree risk rating according to the tree risk management methodology, interferes with utility services, creates unsafe vision clearances, or conflicts with other ordinances or regulations; or

RELEVANT CODE SECTIONS

Sec. 15-301. - Applicability of requirements; application. (continued)

(3)The tree has been destroyed or has died; or.

(4)The county requires the tree to be removed;

(5)The regulated tree proposed to be removed is too close in proximity to another regulated, specimen, or heritage tree to permit normal growth and development of the affected tree; or

(6)The tree is not a specimen or heritage tree; or

(7)The tree cannot be relocated on or off the site.

SITE PHOTOS

Per the applicant's submittal:

- *Damage- Curb (by tree)*
- *Damage- Road (by tree)*
- *Damage-Sidewalk (by tree)*
- *Included bark in junctures of leaders and branches*
- *Leaning trunk/stem*
- *Roots above soil surface (exposed)*
- *Trunk damage- Wound or cut*



April 30, 2025 12:53 PM

SITE PHOTOS

Per the applicant's submittal:

- *Damage- Curb (by tree)*
- *Damage- Road (by tree)*
- *Damage-Sidewalk (by tree)*
- *Included bark in junctures of leaders and branches*
- *Roots above soil surface (exposed)*



SITE PHOTOS

Per the applicant's submittal:

- *Damage- Curb (by tree)*
- *Damage- Road (by tree)*
- *Damage-Sidewalk (by tree)*
- *Hatracked (stub cuts severe on most leaders)*
- *Included bark in junctures of leaders and branches*
- *Roots above soil surface (exposed)*



April 30, 2025 12:52 PM

SITE PHOTOS

Per the applicant's submittal:

- *Damage- Curb (by tree)*
- *Damage- Road (by tree)*
- *Damage-Sidewalk (by tree)*
- *Included bark in junctures of leaders and branches,*
- *Roots above soil surface (exposed)*
- *Utility-Underground within root zone*



SITE PHOTOS

Per the applicant's submittal:

- *DBH = 19"*
 - Measured 24" by County – Specimen tree
- *Damage- Curb (by tree)*
- *Damage- Road (by tree)*
- *Included bark in junctures of leaders and branches*



April 30, 2025 10:42 AM

SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



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SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



RELEVANT CODE SECTIONS

Sec. 15-278. - Tree removal permits; generally.

(a) It shall be unlawful for any person to, or cause to, destroy, permanently injure, or remove any regulated tree as defined in this article without first obtaining a tree removal permit or other removal authorization or otherwise establish that the regulated tree qualifies for an exception or exemption as provided in this article.

Sec. 15-284. - Enforcement and penalty.

(b) Corrective action for violation. Where a violation of this article has occurred, remedial action must be taken to restore the property consistent with a permit for restoration approved by the zoning manager or authorization of the impacts in compliance with the article, if associated with a development project....

RELEVANT CODE SECTIONS

Sec. 15-278. - Tree removal permits; generally.

(c)Penalty for violation....A violation determined to impact a tree shall be subject to one (1) or more administrative penalties as follows:

(2)One hundred six dollars (\$106.00) per DBH inch if verified on-site;

- Two trees were removed without approval:
 - Any inches removed must be replaced at a 1:1 ratio.
 - The penalty fine is \$1,696 for the 16-inch tree and \$1,802 for the 17-inch tree for a total fine amount of \$3,498, or tree replacement/replanting of 33 inches on site, or a mixture of both to satisfy violation.

SITE PHOTOS

Tree # 193
(17-inch Live Oak)
Removed without a permit



SITE PHOTOS

Tree #335
(16-inch Live Oak)
Removed without a permit



SUMMARY

- The Zoning division denied the tree removal permit for the removal of 130 trees as it did not meet the criteria for approval.
- A violation for removal of two trees without a permit was issued.
- For the tree removal request, no additional plans, utility surveys, or reports, such as a detailed tree risk assessment, were provided as requested by the DRC.
- DRC upheld the Zoning Manager's decision regarding:
 - The notice of violation.
 - The denial of the tree removal permit.

ACTION REQUESTED

Make a finding to UPHOLD the Development Review Committee (DRC) action of December 3, 2025, to UPHOLD the Zoning Manager's decision regarding the Tree Removal Permit (TRP) TRP-25-04-068 and the Notice of Violation (NOV) issued under FIR-25-05-0295 for a violation of Chapter 15, Article VIII.

District 1

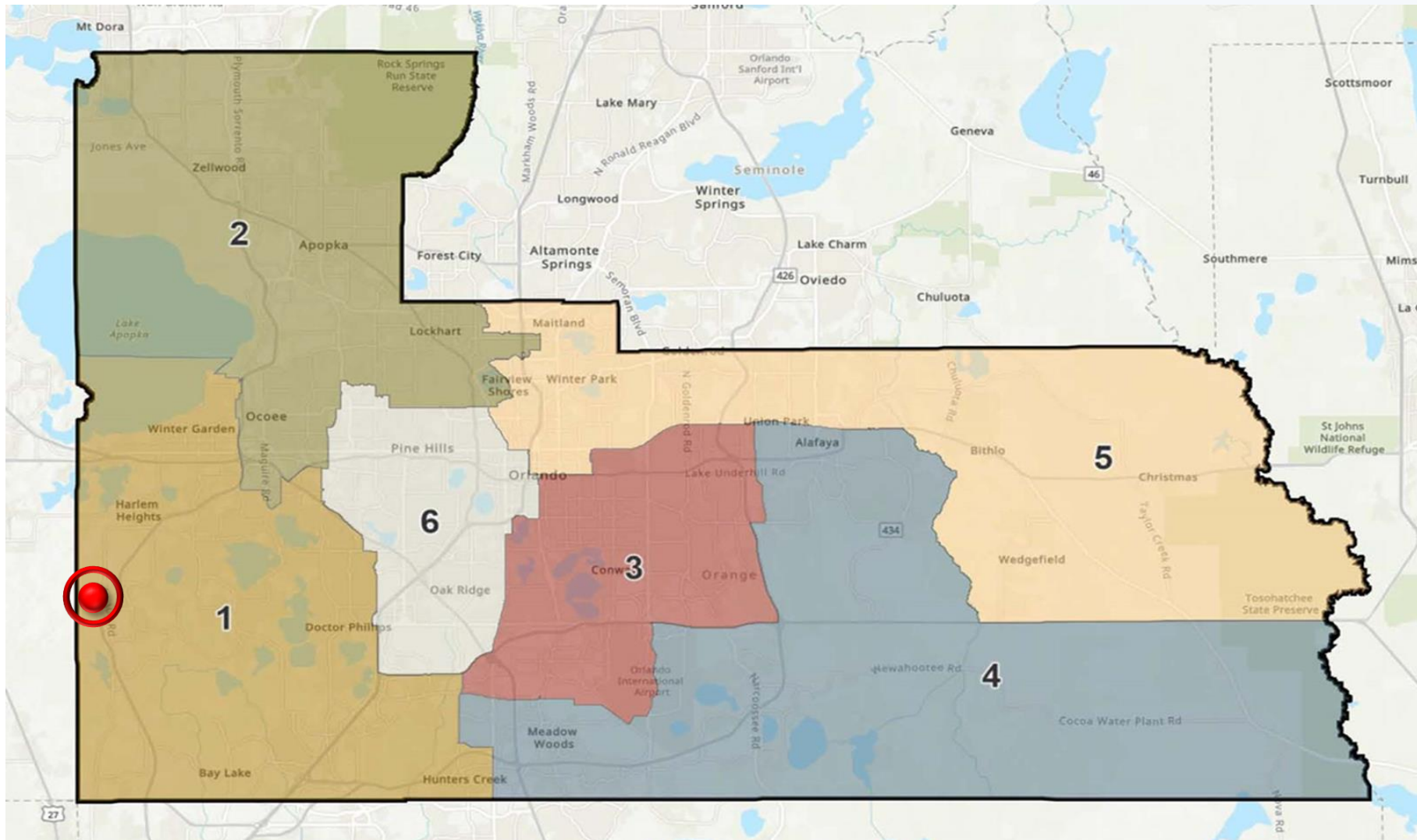
Board of County Commissioners

E. Preliminary Subdivision Plan Public Hearings

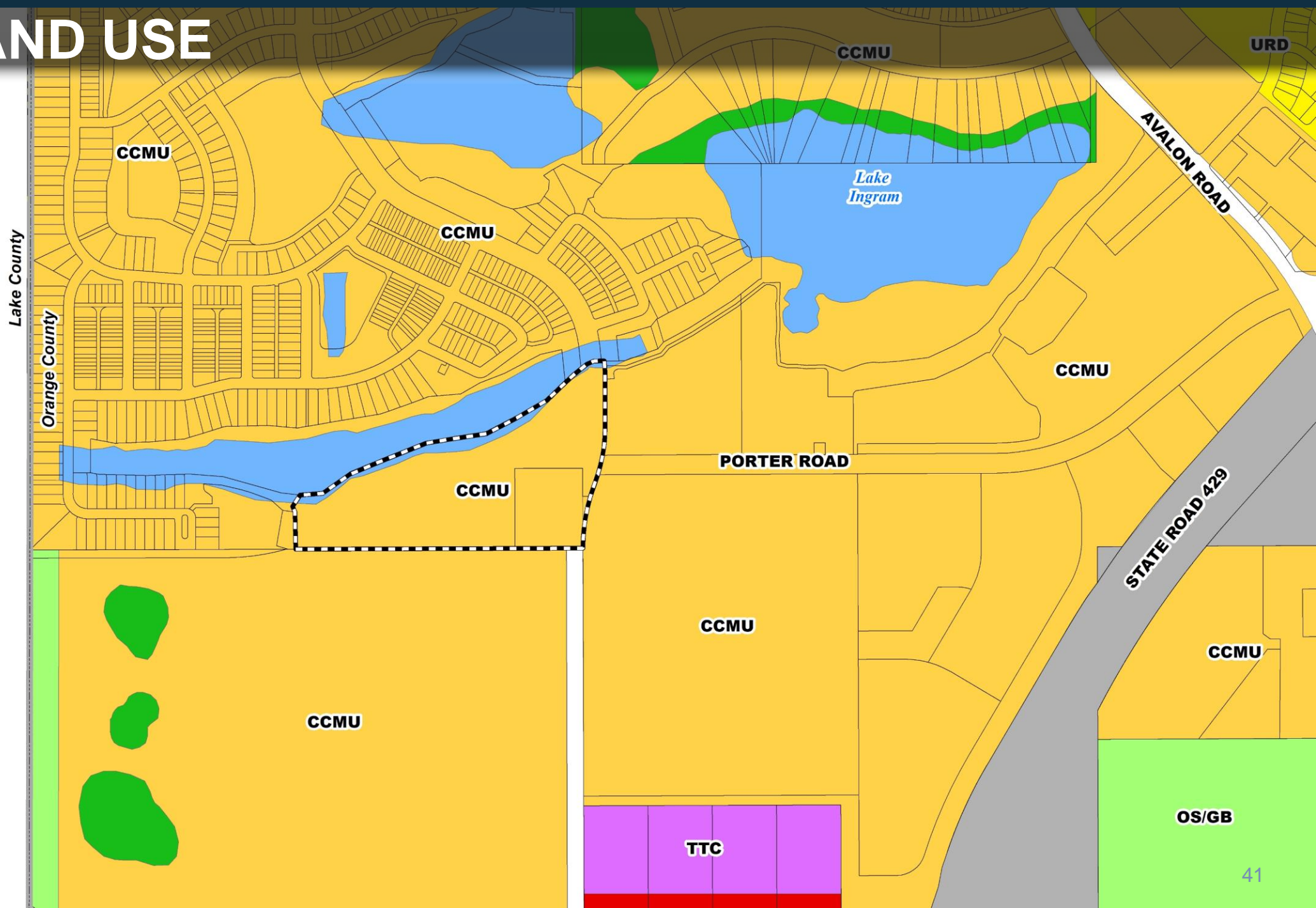
Silverleaf Planned Development (PD) - Regulating Plan (RP) / Phase 4 Preliminary Subdivision Plan (PSP)

Case:	PSP-25-03-071
Applicant:	Marc Stehli, Poulos & Bennett, LLC
District:	1
Acreage:	20.36 gross acres
Location:	Generally located west of Porter Road, south of McKinney Road, north of Schofield Road, and east of the Orange County and Lake County line.
Request:	To subdivide 20.36 acres for 50 single-family residential lots with associated tracts and infrastructure.

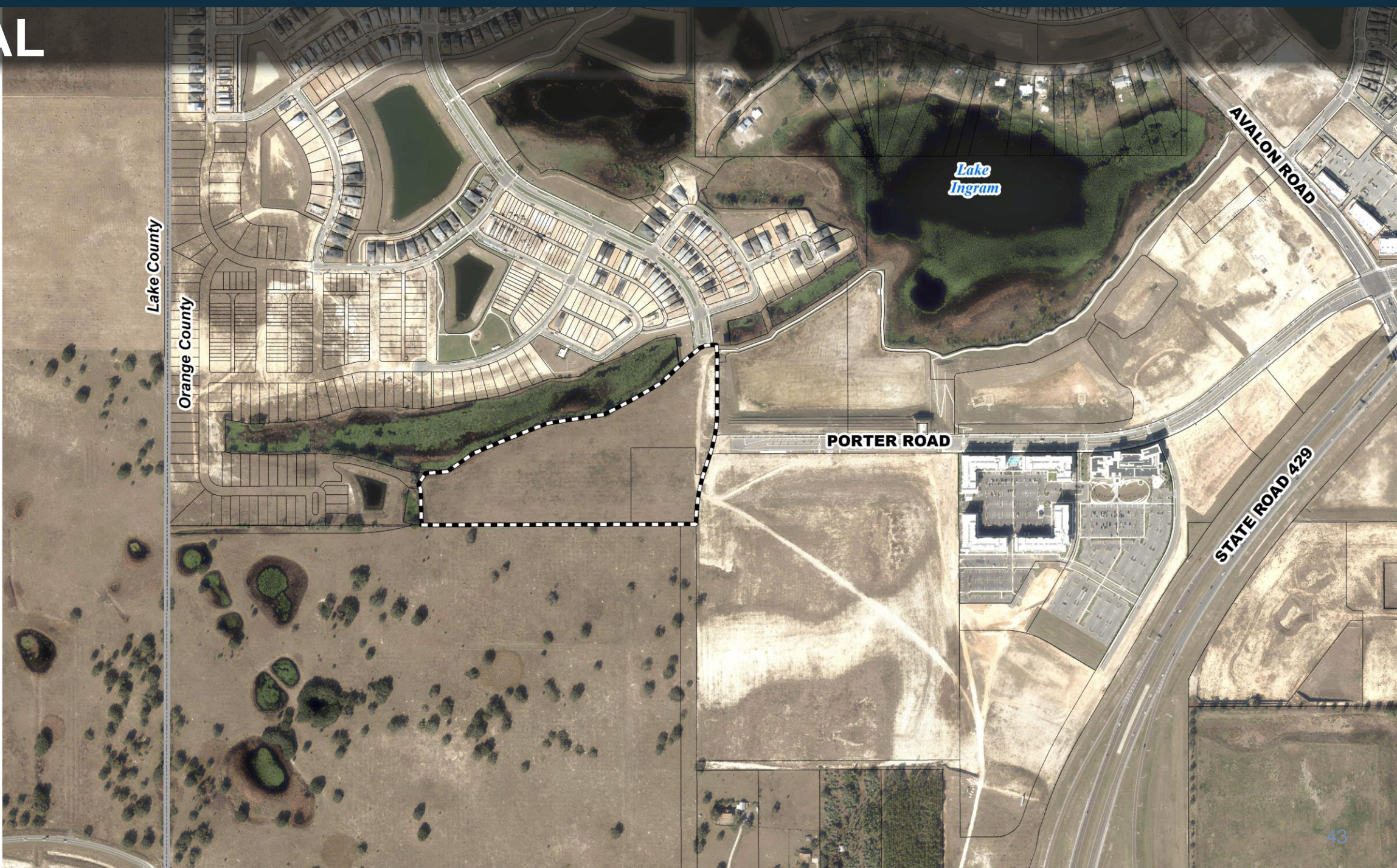
DISTRICT MAP



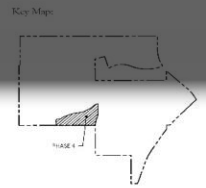
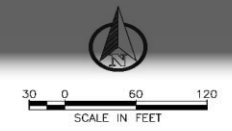
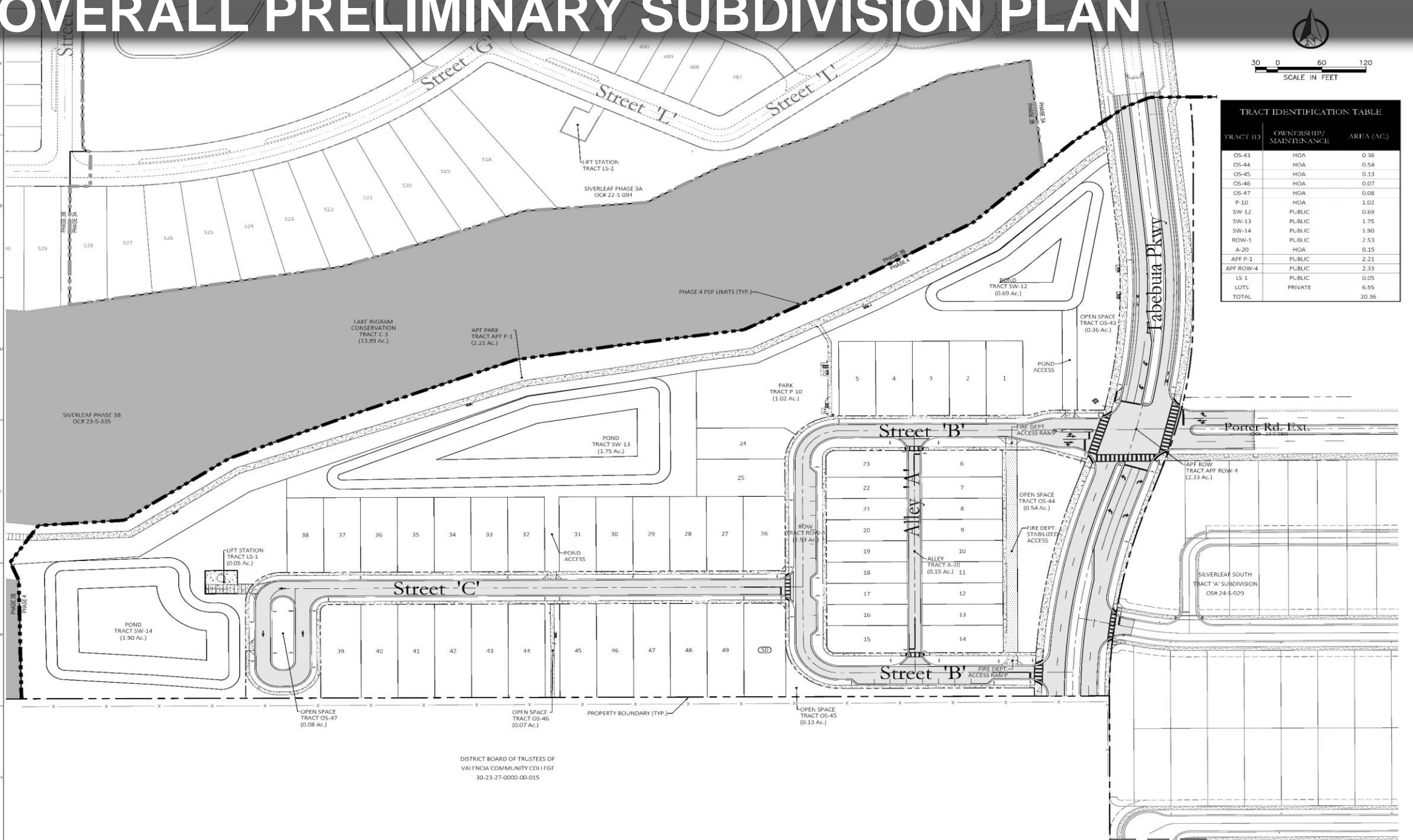
FUTURE LAND USE



AERIAL



OVERALL PRELIMINARY SUBDIVISION PLAN



TRACT IDENTIFICATION TABLE		
TRACT ID	OWNERSHIP/ MAINTENANCE	AREA (AC)
OS-43	HOA	0.36
OS-44	HOA	0.54
OS-45	HOA	0.13
OS-46	HOA	0.07
OS-47	HOA	0.08
P-10	HOA	1.02
SW-12	PUBLIC	0.69
SW-13	PUBLIC	1.75
SW-14	PUBLIC	1.90
ROW-1	PUBLIC	2.53
A-20	HOA	0.15
APF P-1	PUBLIC	2.21
APF ROW-4	PUBLIC	2.33
LS 1	PUBLIC	0.05
LOTS	PRIVATE	6.55
TOTAL		20.36

- Consultant:
5. 01/05/2024: RESUBMIT TO ORANGE COUNTY
 4. 12/23/2023: RESUBMIT TO ORANGE COUNTY
 3. 11/1/2023: RESUBMIT TO ORANGE COUNTY
 2. 10/26/2023: RESUBMIT TO ORANGE COUNTY
 1. 09/25/2023: RESUBMIT TO ORANGE COUNTY
 - 04/02/2023: SUBMIT TO ORANGE COUNTY
- NO DATE: DISCUSSIONS/REVISIONS
- Vertical Datum: NAVD 88
 Job No.: 24-151
 Designed By: KML
 Drawn By: EBFW
 Checked By: KML
 Approved By: MDS
 Scale in Feet: 1" = 60'

SILVERLEAF PD-RP/ SILVERLEAF PHASE 4 PSP

PSP-25-03-071

Submitted To:
ORANGE COUNTY, FL

Sheet Title:
SITE PLAN

Sheet No.:
C2.00

Scale:

DATE: JUNE 5, 2024

DISTRICT BOARD OF TRUSTEES OF
VAI FANCIA COMMUNITY CD II I FG
30-23-27-0000-00-015

POULOS & BENNETT
 a Pape-Dawson company

Poulos & Bennett, LLC
 2662 E. Livingston St., Orlando, FL 32803
 Tel: 407-487-2504 www.poulosandbennett.com
 Lic. No. 25626

MOTION

DRC Recommendation

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the Silverleaf Planned Development (PD) – Regulating Plan (RP) / Phase 4 Preliminary Subdivision Plan (PSP) dated “Received January 6, 2026”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report**

District 1

Eagle Creek Planned Development (PD) / Parcel O-1 Preliminary Subdivision Plan (PSP)

Case: PSP-25-08-192

Applicant: John Prowell, VHB, Inc.

District: 4

Acreage: 10.64 gross acres

Location: Generally located south of Tyson Road, east of Narcoossee Road, west of Kirby Smith Road, and north of Eagle Creek Sanctuary Boulevard.

Request: *This case was continued from the January 27, 2026 BCC Public Hearing in order to allow for a Community Meeting to be held.*

To subdivide Parcel O-1 into 17 single-family lots, and to modify Golf Course Hole 5 by adding a dry retention pond.

In addition, a waiver from Orange County Code Section 34-152(c) is requested to allow the 20 ft. frontage for SW-1 to be along Emerson Lake Boulevard, in lieu of the required access from an internal subdivision street (Street A).

Community Meeting Summary

Topics of concern from residents included:

- Traffic
- Stormwater
- Decreased property values
- Strain on HOA infrastructure
- Confusion regarding requested waiver
- Precedent-setting for future golf course redevelopment

MOTION

DRC Recommendation

- **Make a finding of consistency with the Comprehensive Plan and APPROVE Eagle Creek Planned Development (PD) / Parcel O-1 Preliminary Subdivision Plan (PSP) dated “Received December 4, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.**

District 4