

Board of County Commissioners

Public Hearings

July 28, 2020

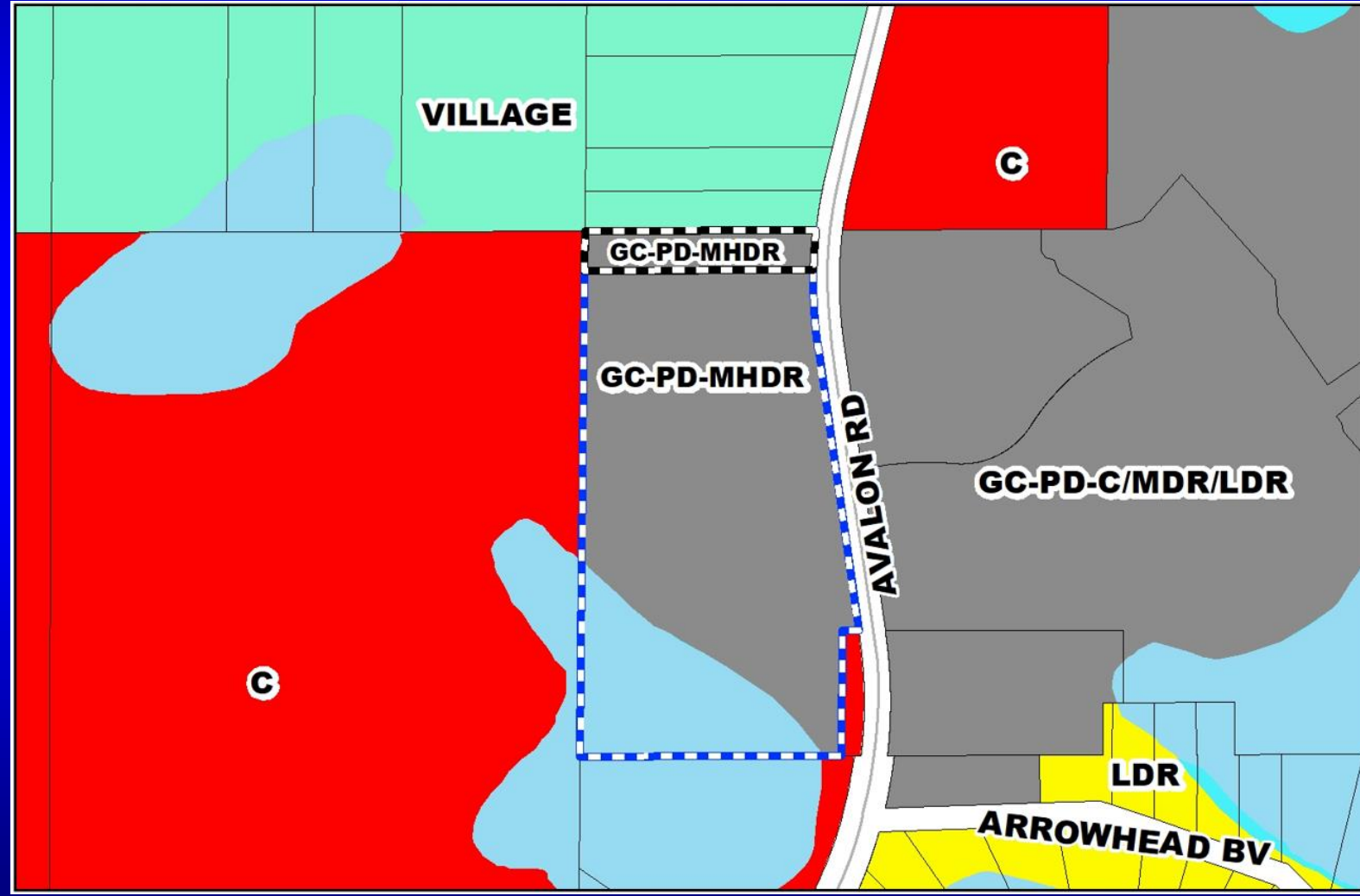


The Registry on Grass Lake Planned Development / Land Use Plan

- Case:** LUPA-19-08-262
- Project Name:** The Registry on Grass Lake Planned Development
- Applicant:** Robert Reese, Brossier Corporation
- District:** 1
- Acreage:** 1.33 gross acres (parcel to be added)
17.01 gross acres (existing PD parcel)
- Location:** 14506 Avalon Road; Generally located on the west side of Avalon Road, approximately 1,445 feet south of Grove Blossom Way.
- Request:** To rezone one parcel containing 1.33 acres from A-1 (Citrus Rural District) to PD (Planned Development District) and incorporate the subject parcel into The Registry on Grass Lake PD. Additionally, four (4) waivers from Orange County Code related to building height and setbacks are associated with this request. No additional entitlements are requested.

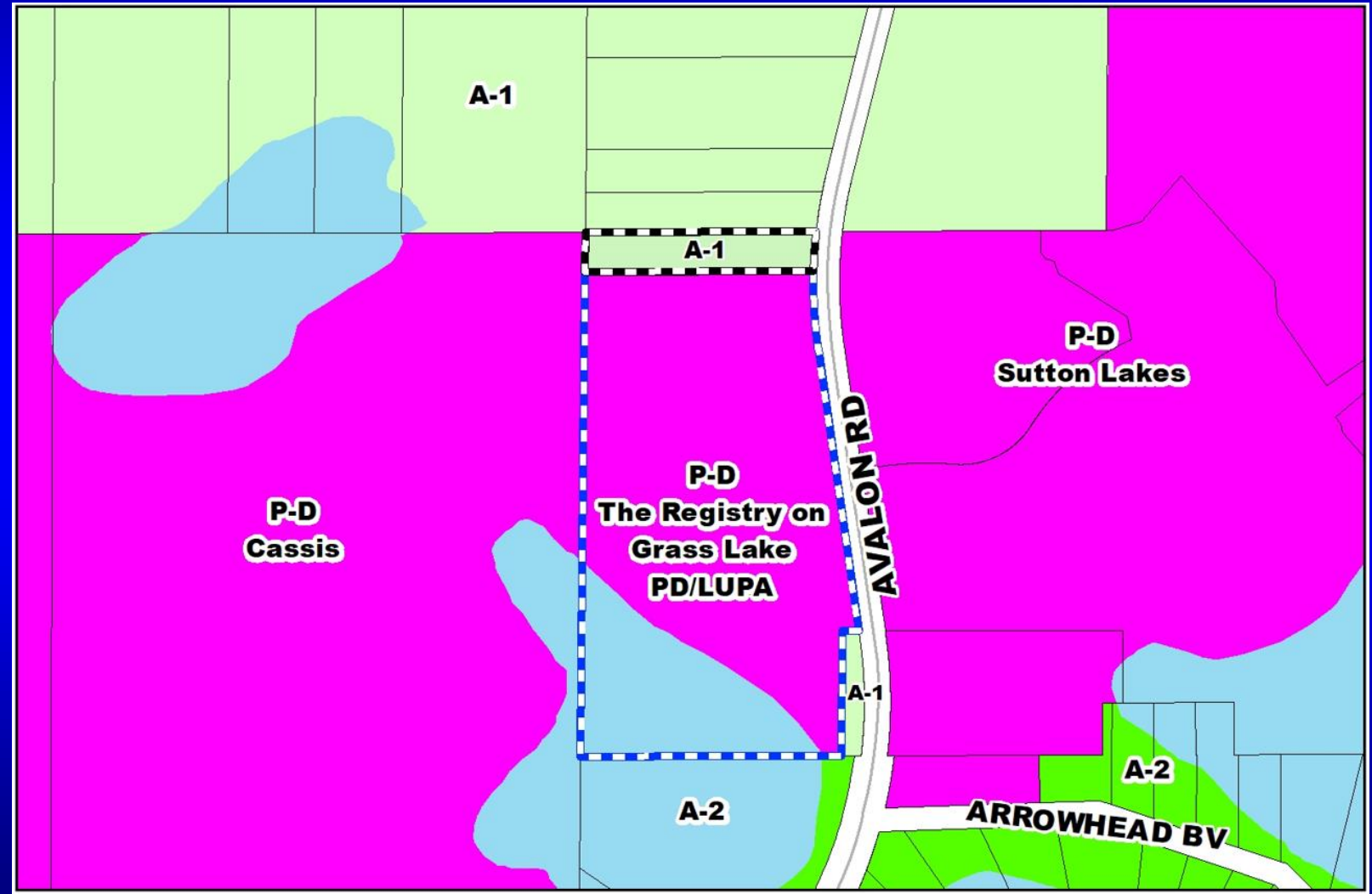


The Registry on Grass Lake Planned Development / Land Use Plan Future Land Use Map



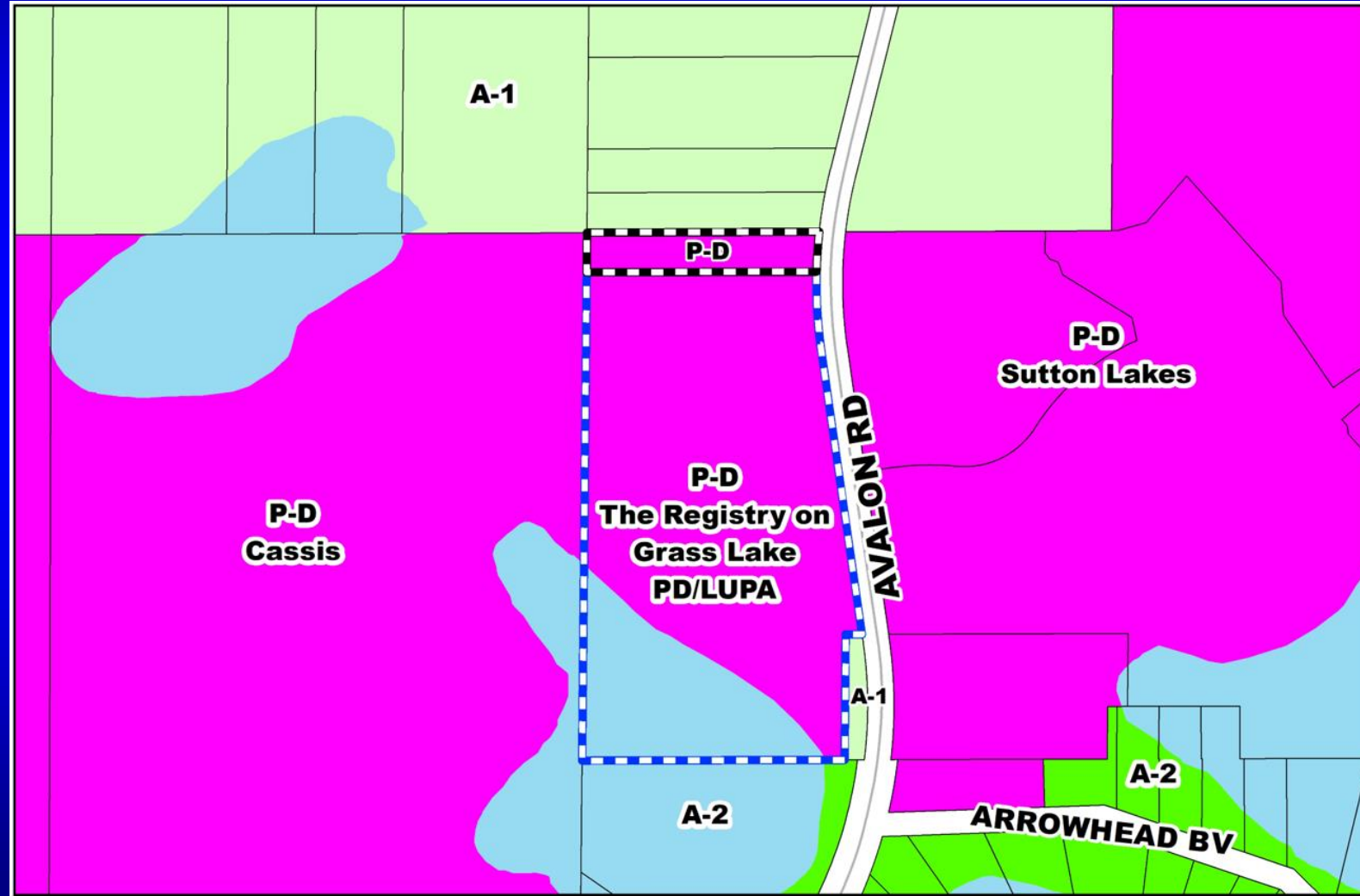


The Registry on Grass Lake Planned Development / Land Use Plan Zoning Map





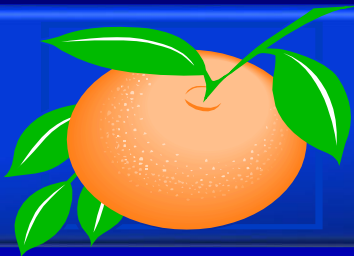
The Registry on Grass Lake Planned Development / Land Use Plan Proposed Zoning Map



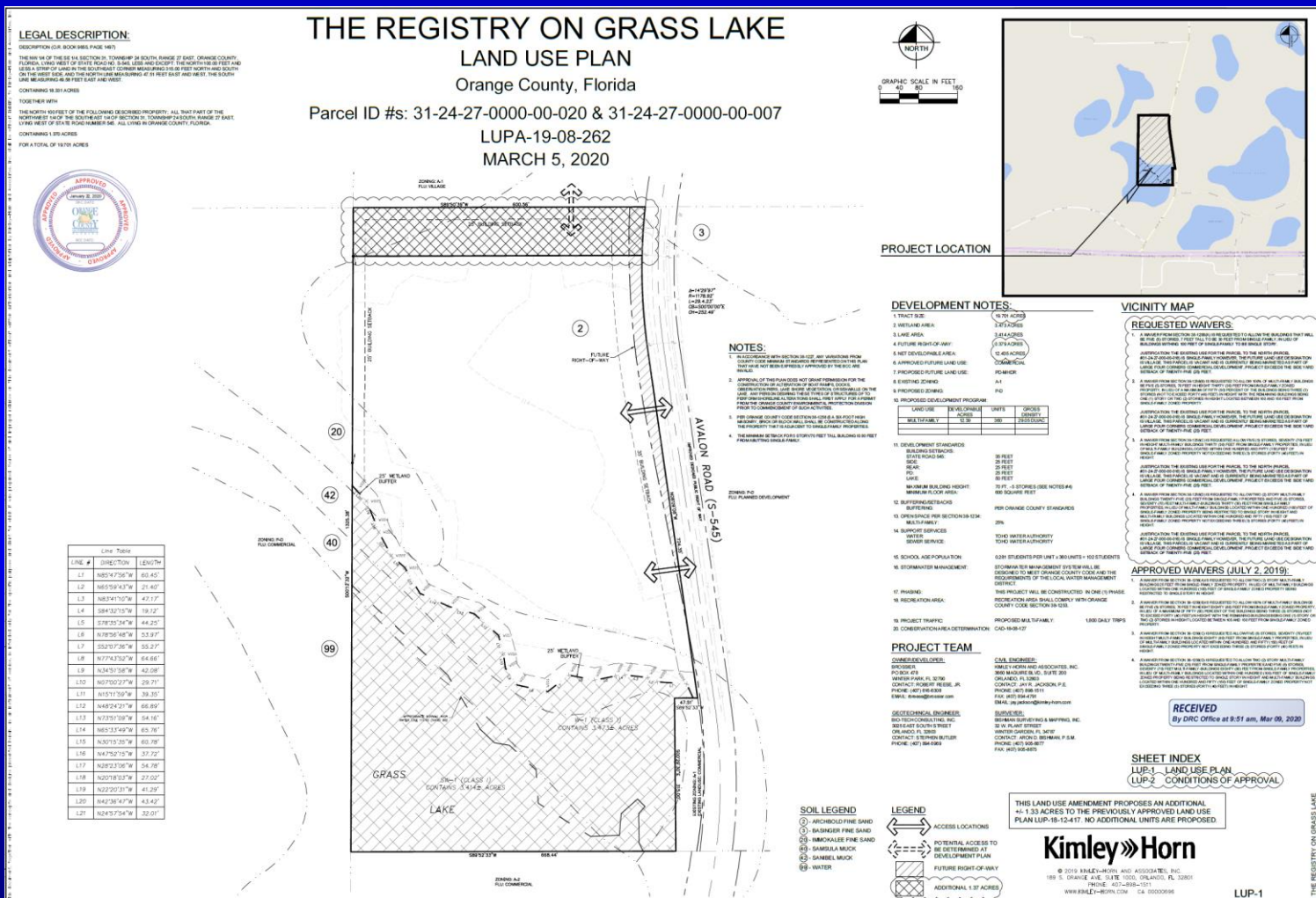


The Registry on Grass Lake Planned Development / Land Use Plan Aerial Map





The Registry on Grass Lake Planned Development / Land Use Plan Overall Land Use Plan





Additional Condition of Approval

11. Prior to approval of the first PSP / DP, applicant shall amend CEA-OC-18-040 to include the property added to the PD by LUPA-19-08-262.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Registry on Grass Lake Planned Development / Land Use Plan (PD/LUP) dated “Received March 9, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended, and approve Consent Agenda items K.4 and K.5, which are the associated road agreements.

District 1

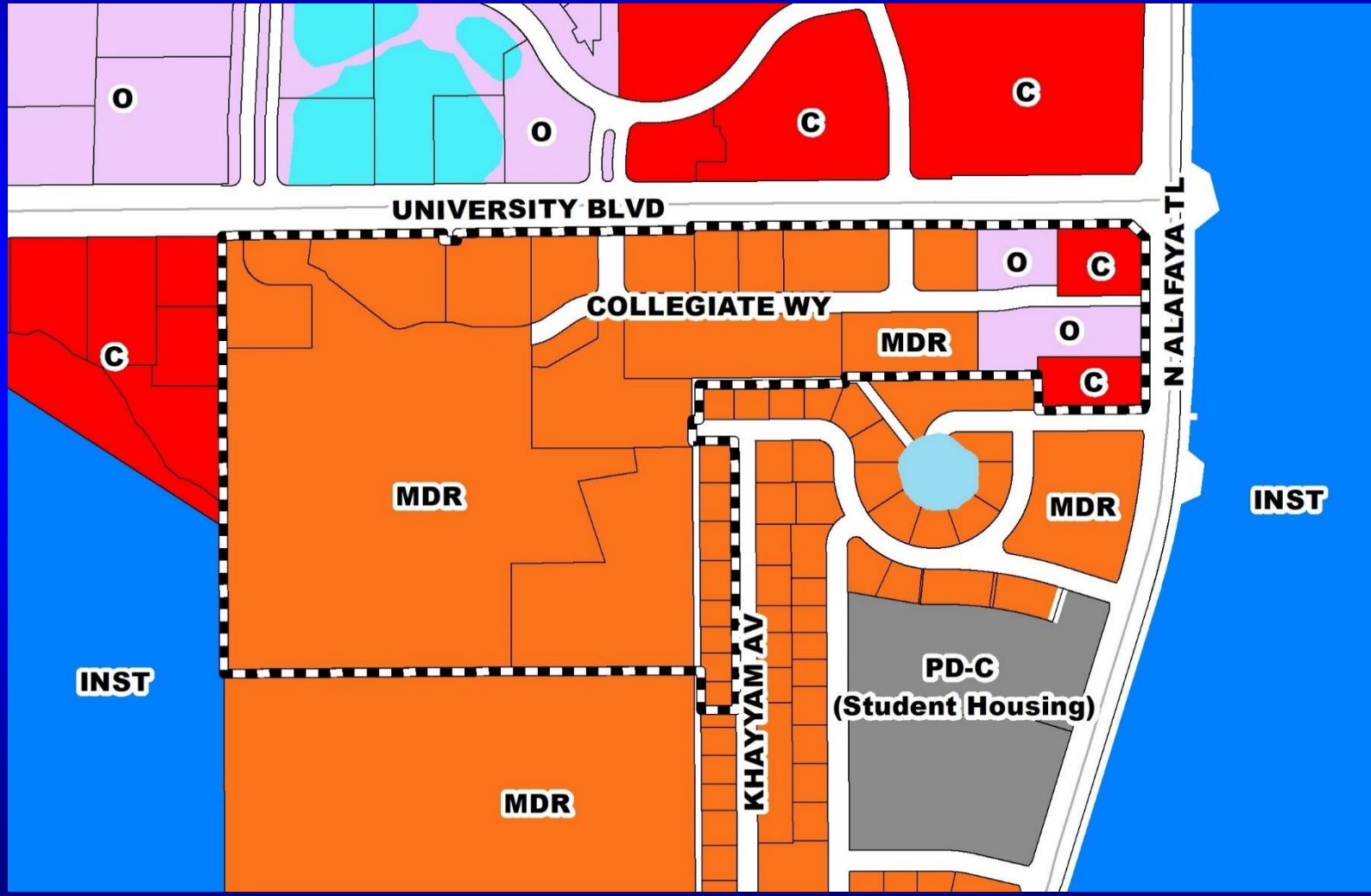


Collegiate Village Planned Development / Land Use Plan

- Case:** LUPA-19-11-394
- Project Name:** Collegiate Village PD
- Applicant:** Michelle Heatherly, Demetree Global
- District:** 5
- Acreage:** 0.73 acres (portion to be rezoned)
54.25 acres (overall PD)
- Location:** Generally located south of University Boulevard and west of Alafaya Trail.
- Request:** To rezone 0.73 acre from R-3 (Multiple-Family Dwelling District) (Parcel # 10-22-31-9652-10-100) to PD (Planned Development District). Additionally, three (3) waivers from Orange County Code related to parking, building setbacks, and recreation requirements are associated with this request.

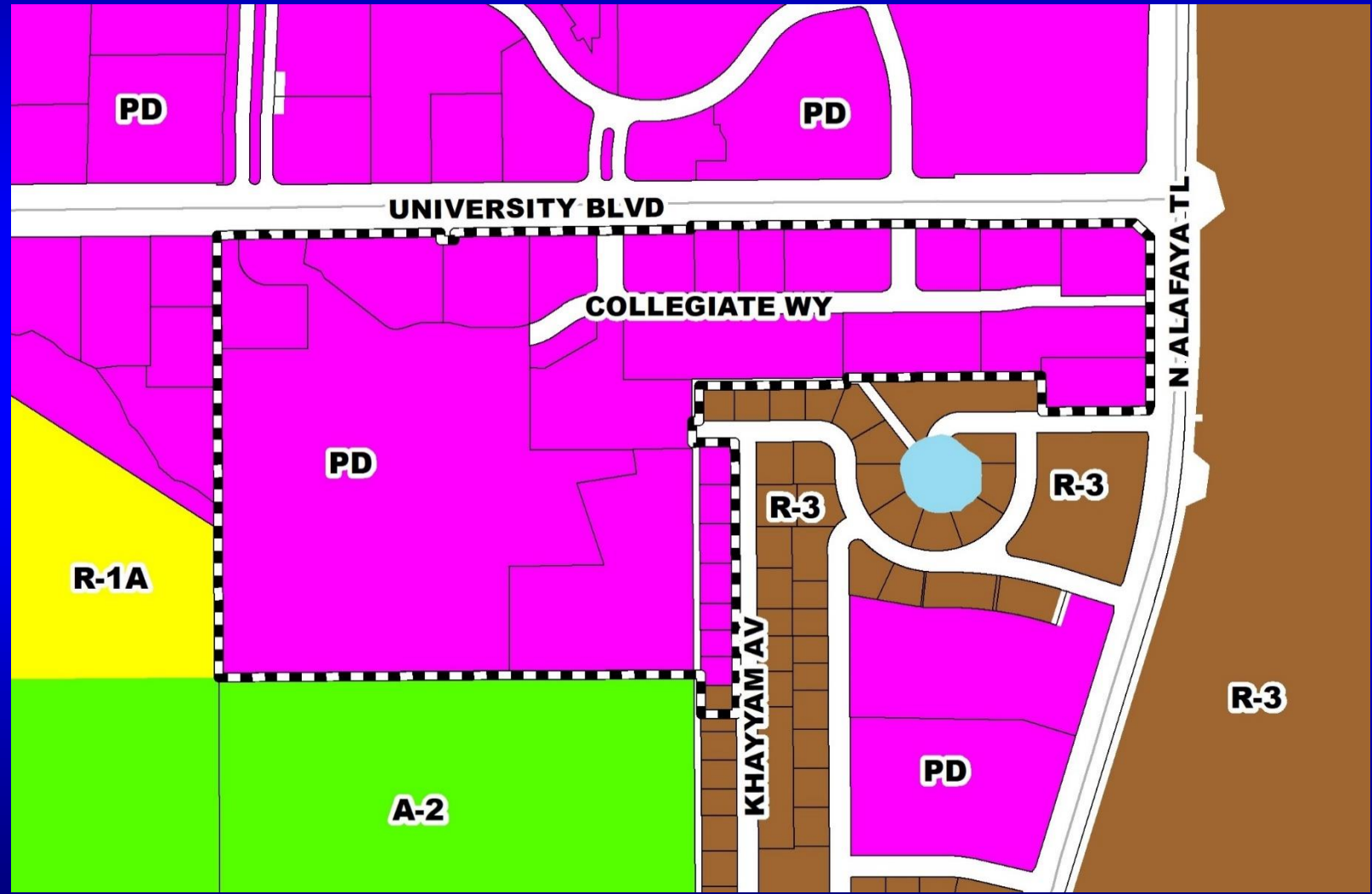


Collegiate Village Planned Development / Land Use Plan Future Land Use Map



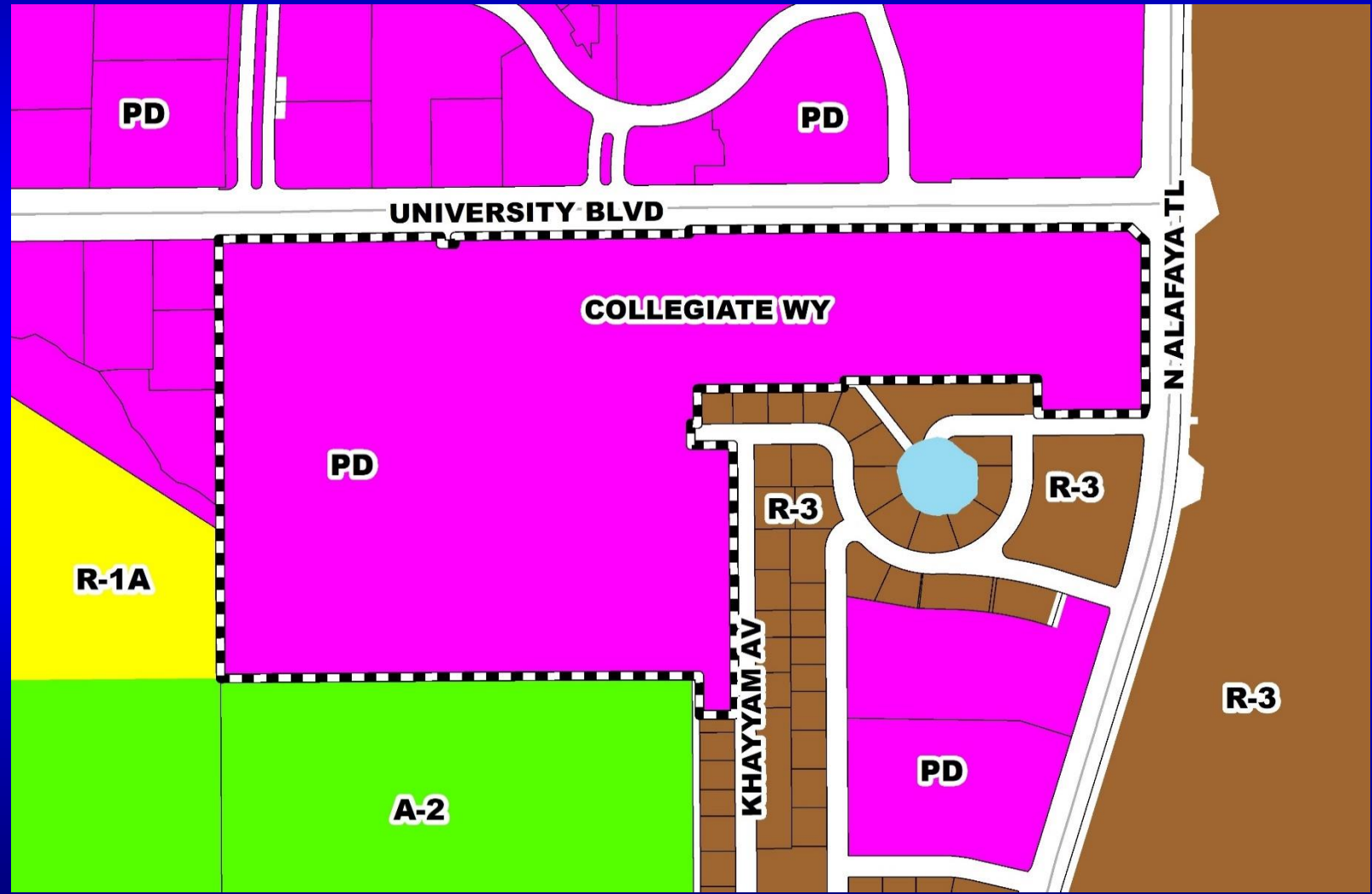


Collegiate Village Planned Development / Land Use Plan Zoning Map





Collegiate Village Planned Development / Land Use Plan Proposed Zoning Map





Collegiate Village Planned Development / Land Use Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Collegiate Village Planned Development / Land Use Plan dated “Received February 13, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 5



RZ-20-03-019 – Geoff Summitt Planning and Zoning Commission (PZC) Board-Called Hearing

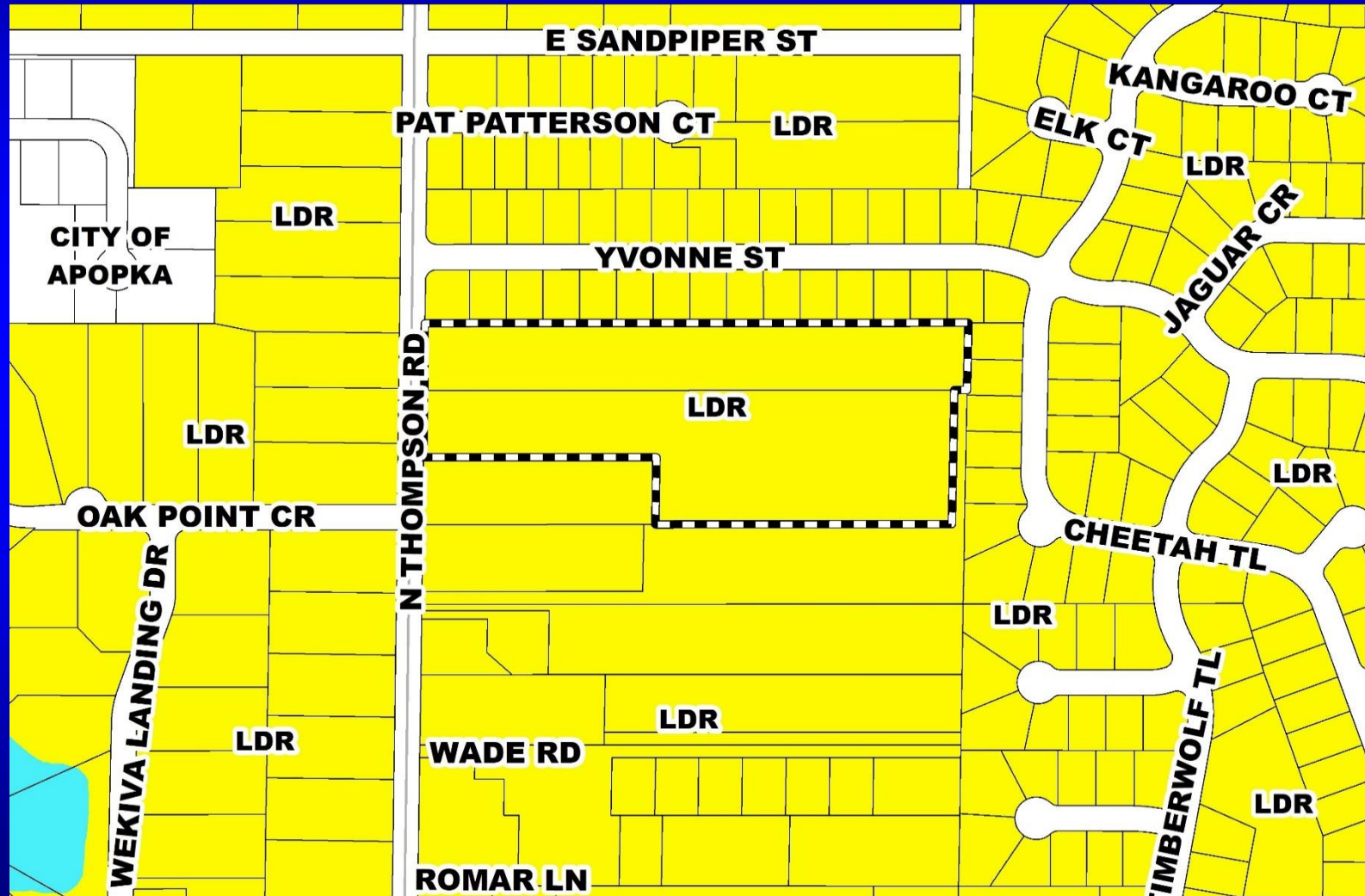
- Case:** RZ-20-03-019
- Applicant:** Geoff Summitt, G.L. Summit Engineering Inc.
- District:** 2
- Location:** 615 & 627 N. Thompson Road; or generally located east of N. Thompson Road and north of Votaw Road
- Acreage:** 11.70 gross acre
- From:** A-1 (Citrus Rural District)
- To:** R-1 (Single-Family Dwelling District)
- Proposed Use:** Forty (40) single-family detached residential dwelling units



RZ-20-03-019 – Geoff Summitt

Planning and Zoning Commission (PZC) Board-Called Hearing

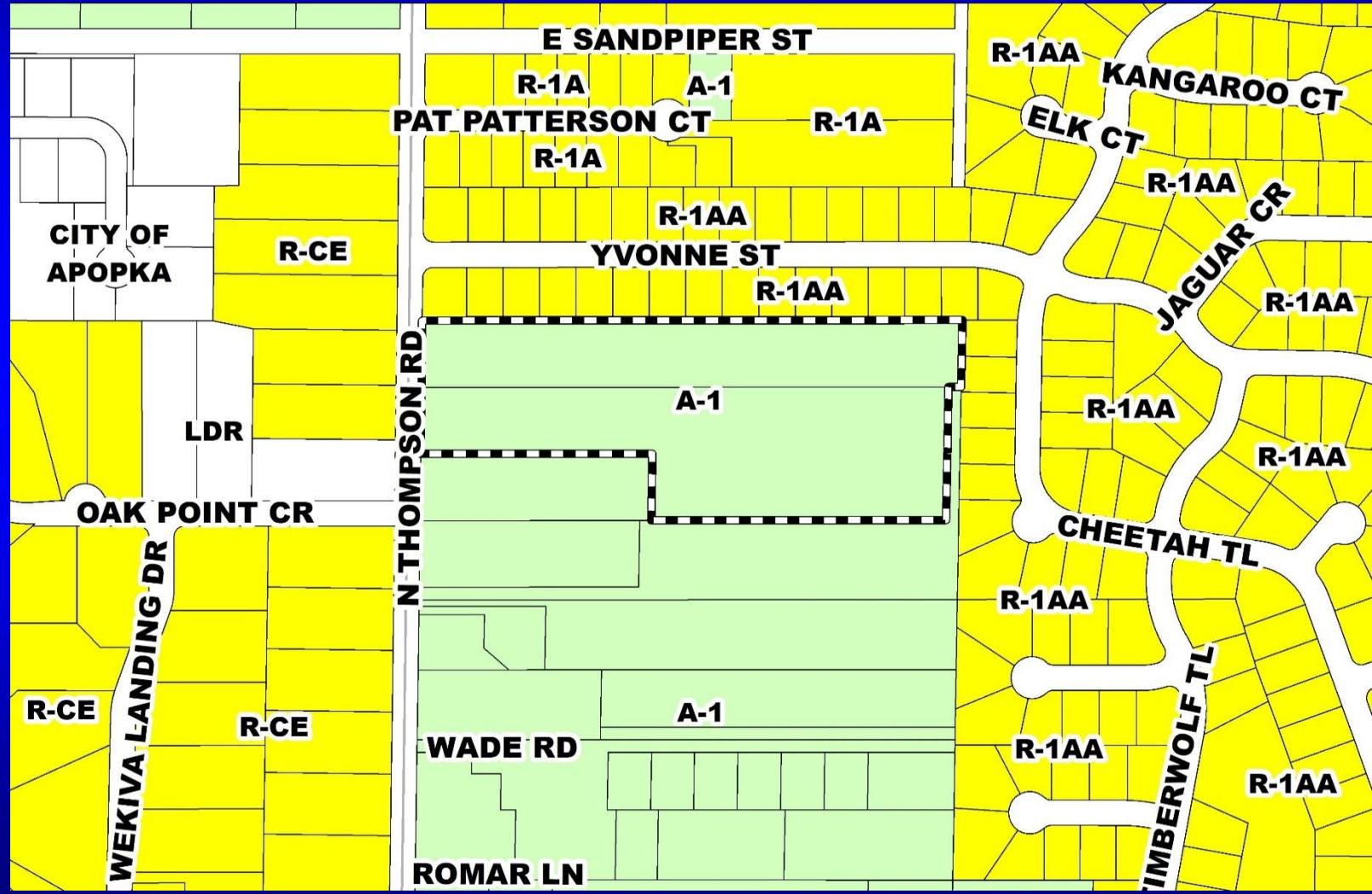
Future Land Use Map





RZ-20-03-019 – Geoff Summitt

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

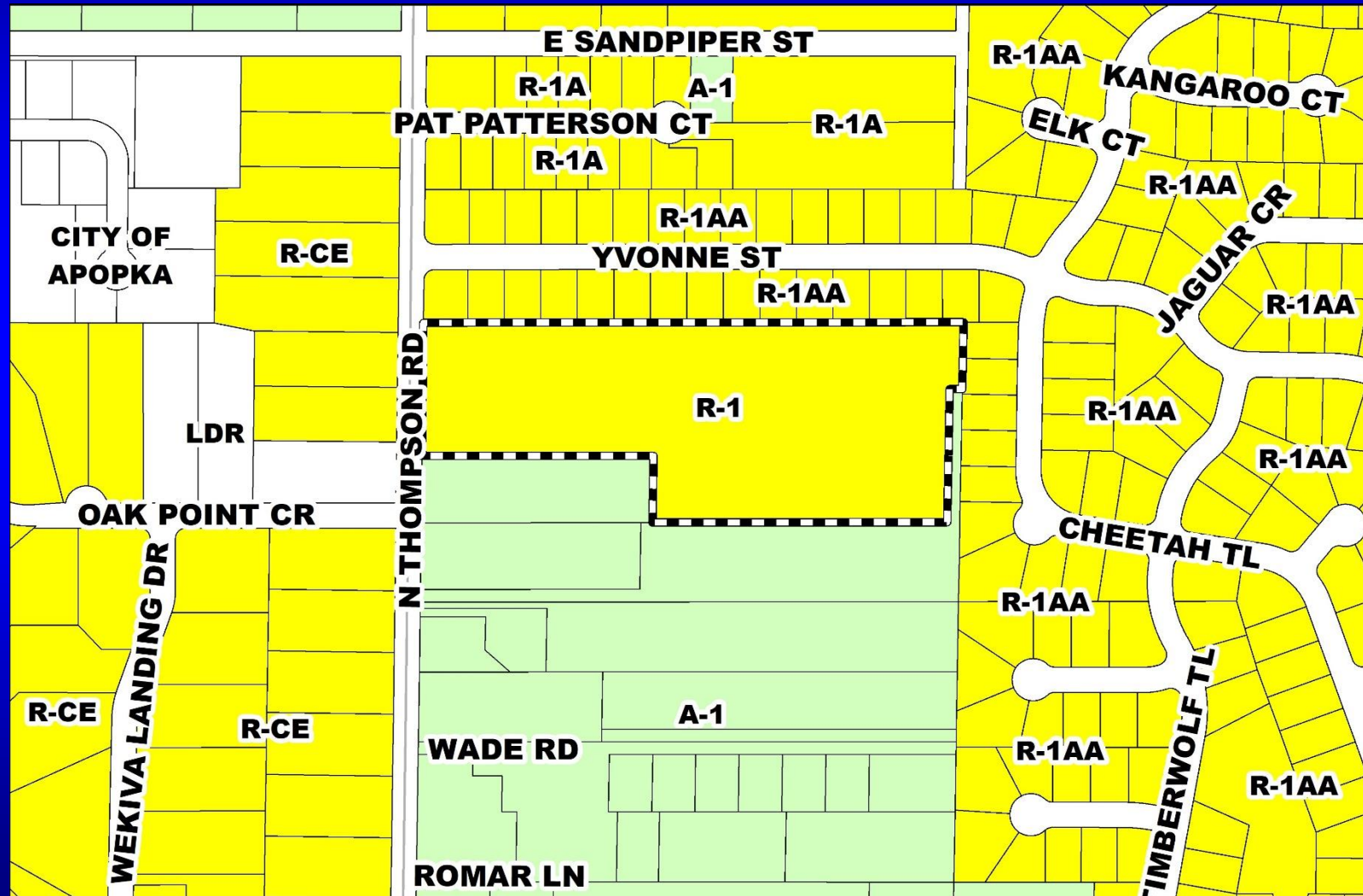




RZ-20-03-019 – Geoff Summitt

Planning and Zoning Commission (PZC) Board-Called Hearing

Proposed Zoning Map





RZ-20-03-019 – Geoff Summitt

Planning and Zoning Commission (PZC) Board-Called Hearing

Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the requested R-1 (Single Family Dwelling District) zoning, subject to the restriction listed in the staff report.

District 2



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 (1/3) acre within Phases 2, 3, 5 & 6

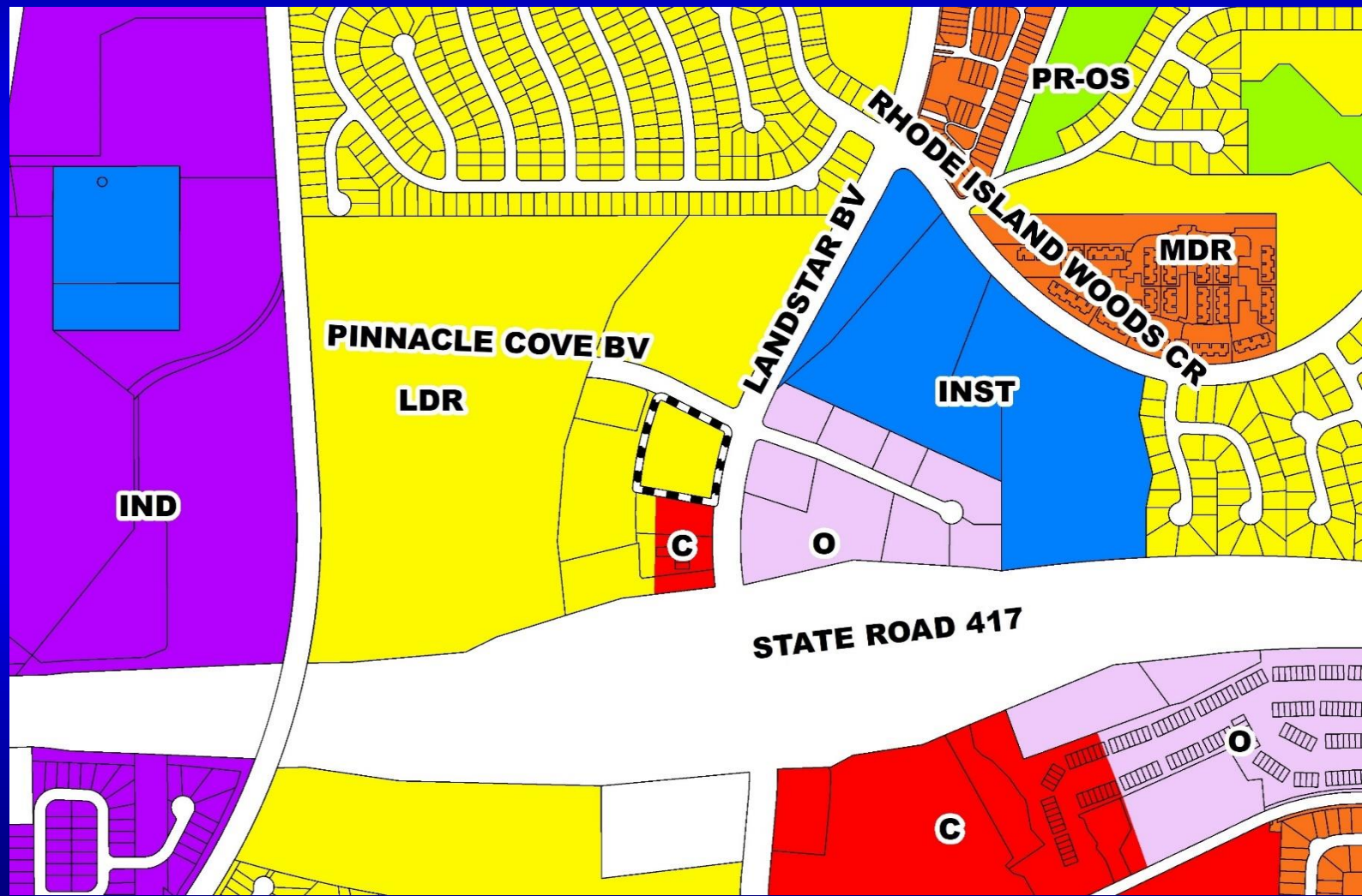


Meadow Woods Planned Development / Land Use Plan

- Case:** CDR-18-05-144
- Project Name:** Meadow Woods PD
- Applicant:** Barry Johnson, Miller Johnson Law, P.L.
- District:** 4
- Acreage:** 3,324.78 gross acres (overall PD)
2.83 gross acres (affected parcel only)
- Location:** 13450 Landstar Boulevard; generally located north of State Road 417, west of Landstar Boulevard, and south of Pinnacle Cove Boulevard
- Request:** To allow outdoor storage of boats, recreational vehicles, trailers and vehicles, but not the rental or display of U-Hauls or moving trucks, on PD Parcel 12.1. No waivers are associated with this request.

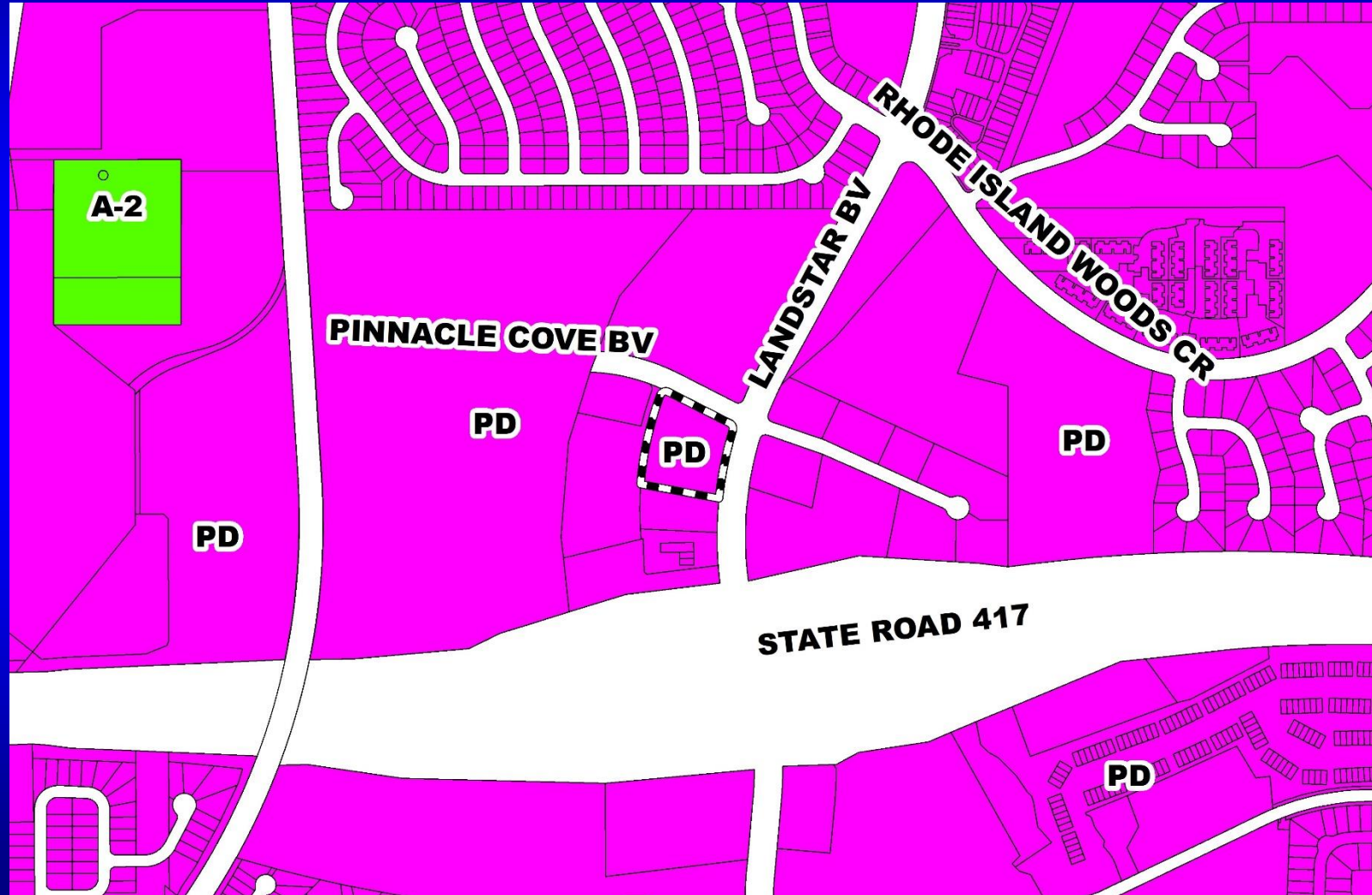


Meadow Woods Planned Development / Land Use Plan Future Land Use Map



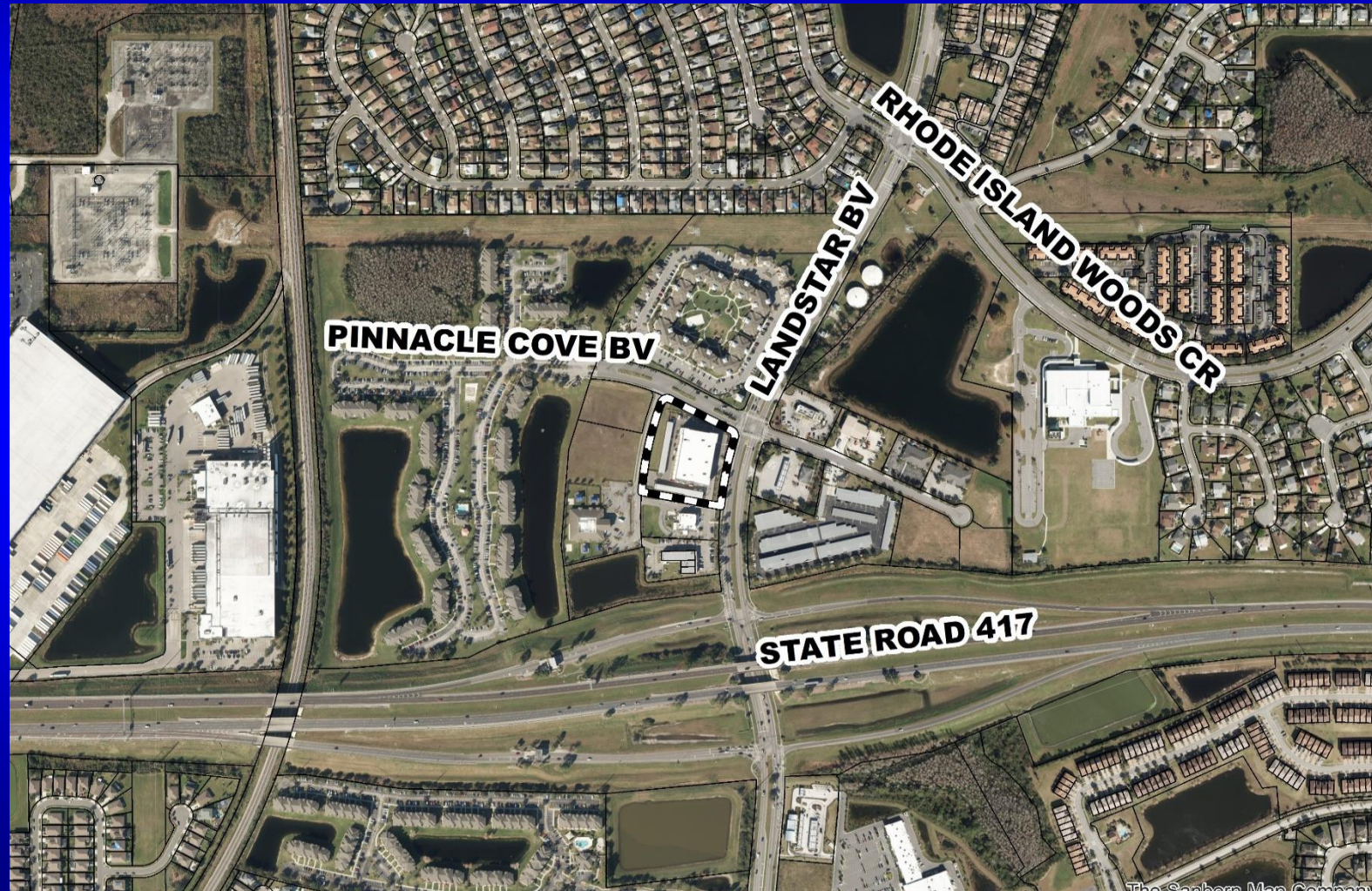


Meadow Woods Planned Development / Land Use Plan Zoning Map



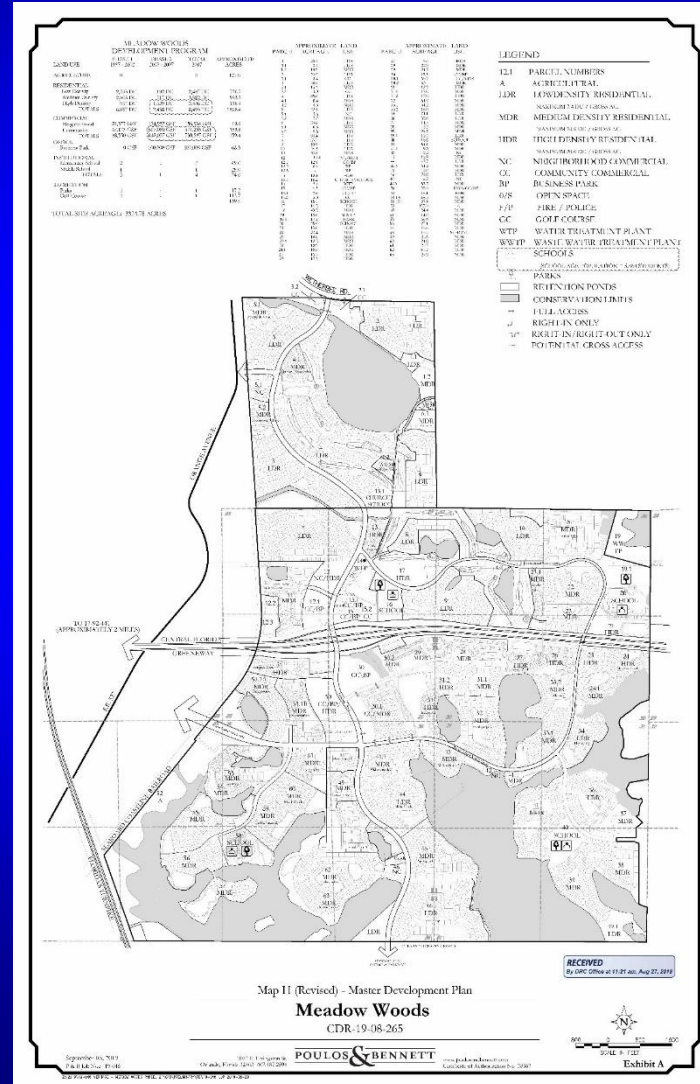


Meadow Woods Planned Development / Land Use Plan Aerial Map





Meadow Woods Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Meadow Woods Planned Development / Land Use Plan (PD/LUP), dated “Received August 27, 2018” subject to the conditions listed under the DRC Recommendation in the Staff Report, and approve Consent Agenda item K.2, which is the associated change to the Meadow Woods Development Order.

District 4

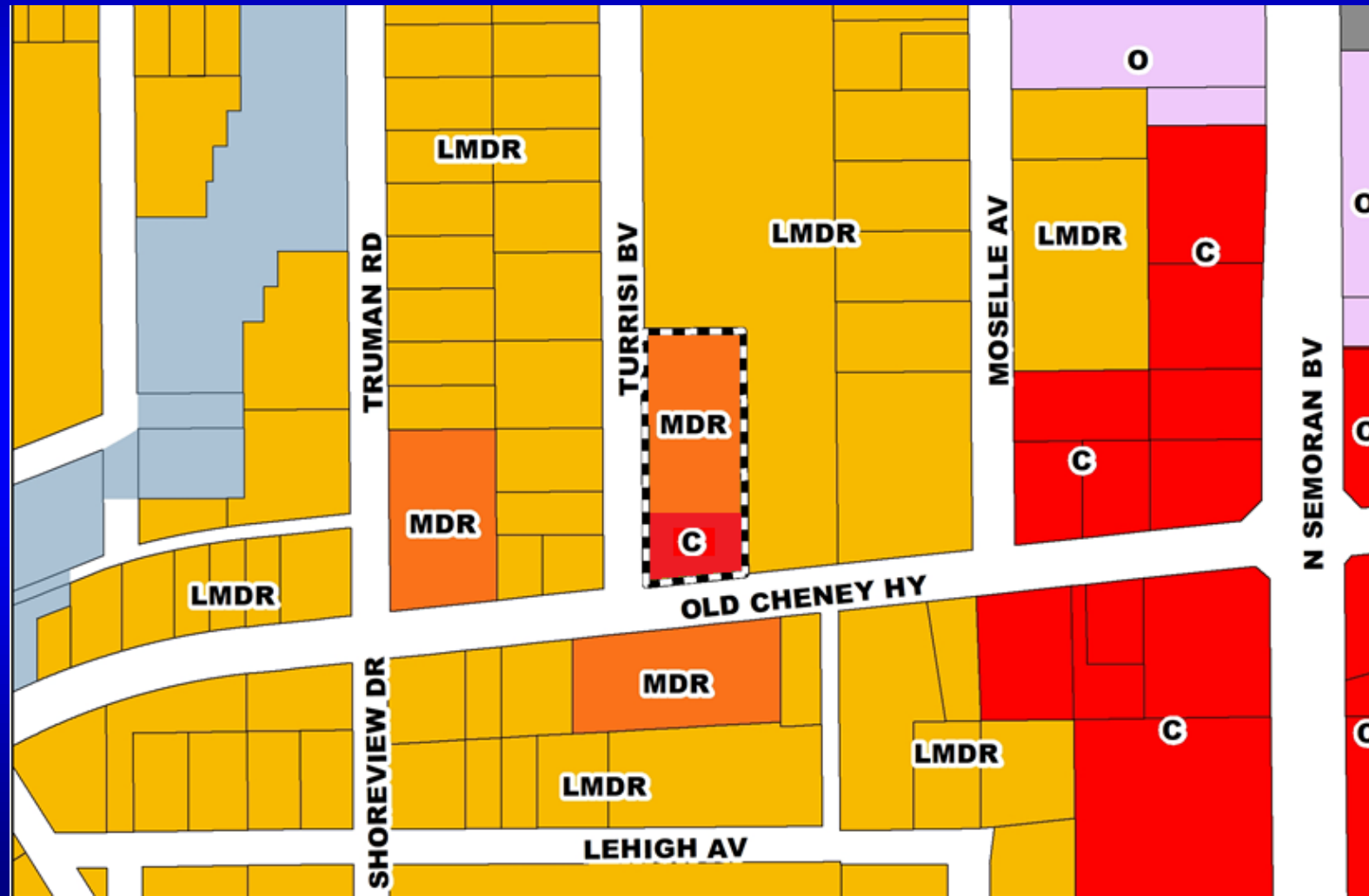


Old Cheney Townhomes Planned Development / Land Use Plan

- Case:** LUP-19-06-225
- Project Name:** Old Cheney Townhomes PD
- Applicant:** Neel Shivcharran, Galleon Consulting Group, LLC
- District:** 5
- Acreage:** 1.14 gross acres
- Location:** 5565 Old Cheney Highway; or generally at the northeast corner of the Old Cheney Highway and Turrisi Boulevard intersection
- Request:** To construct ten (10) attached single-family residential dwelling units. Additionally, there are nine (9) waivers from Orange County Code related to setbacks, buffering, recreation requirements, and right-of-way associated with this request.

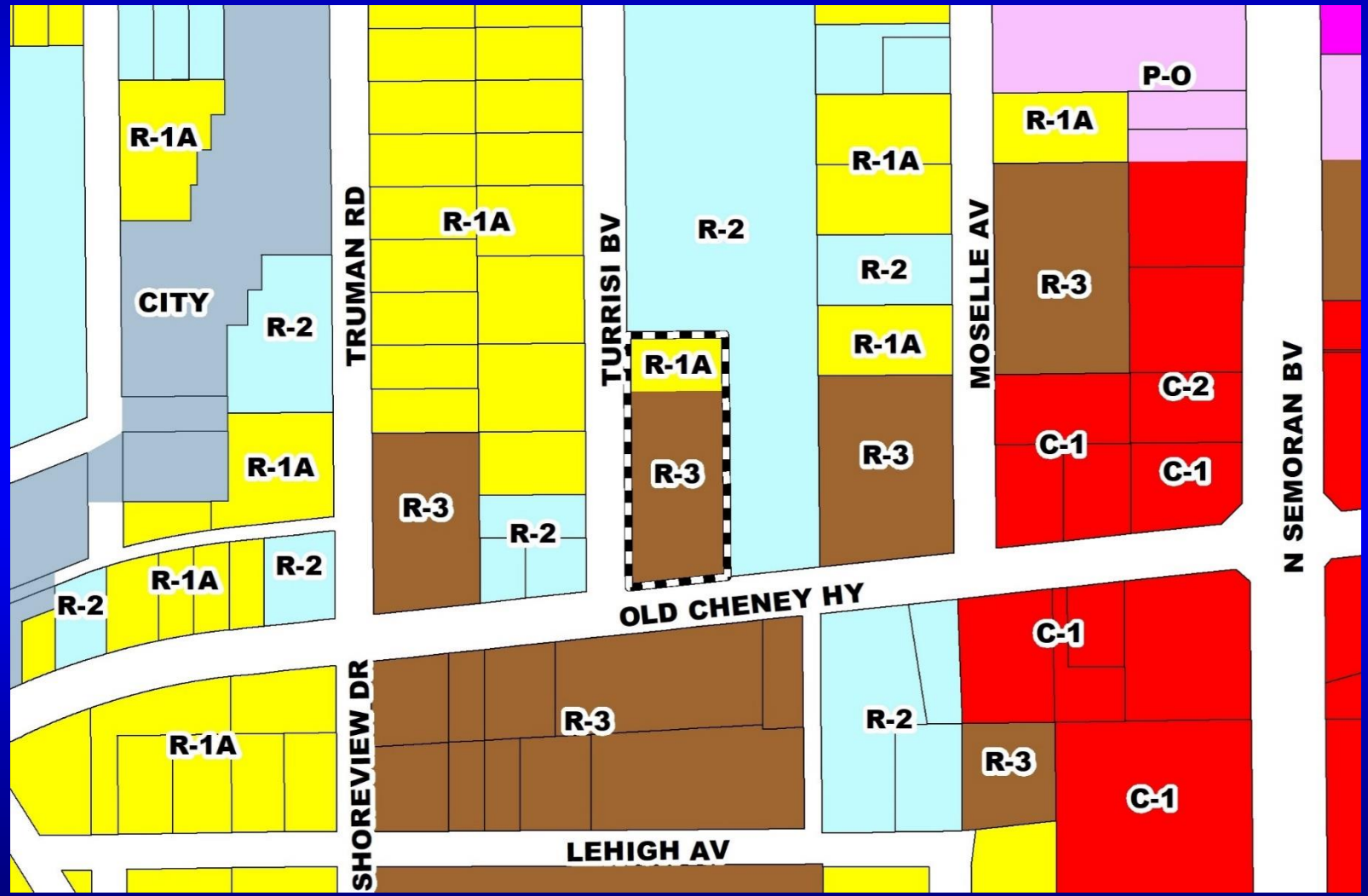


Old Cheney Townhomes Planned Development / Land Use Plan Future Land Use Map



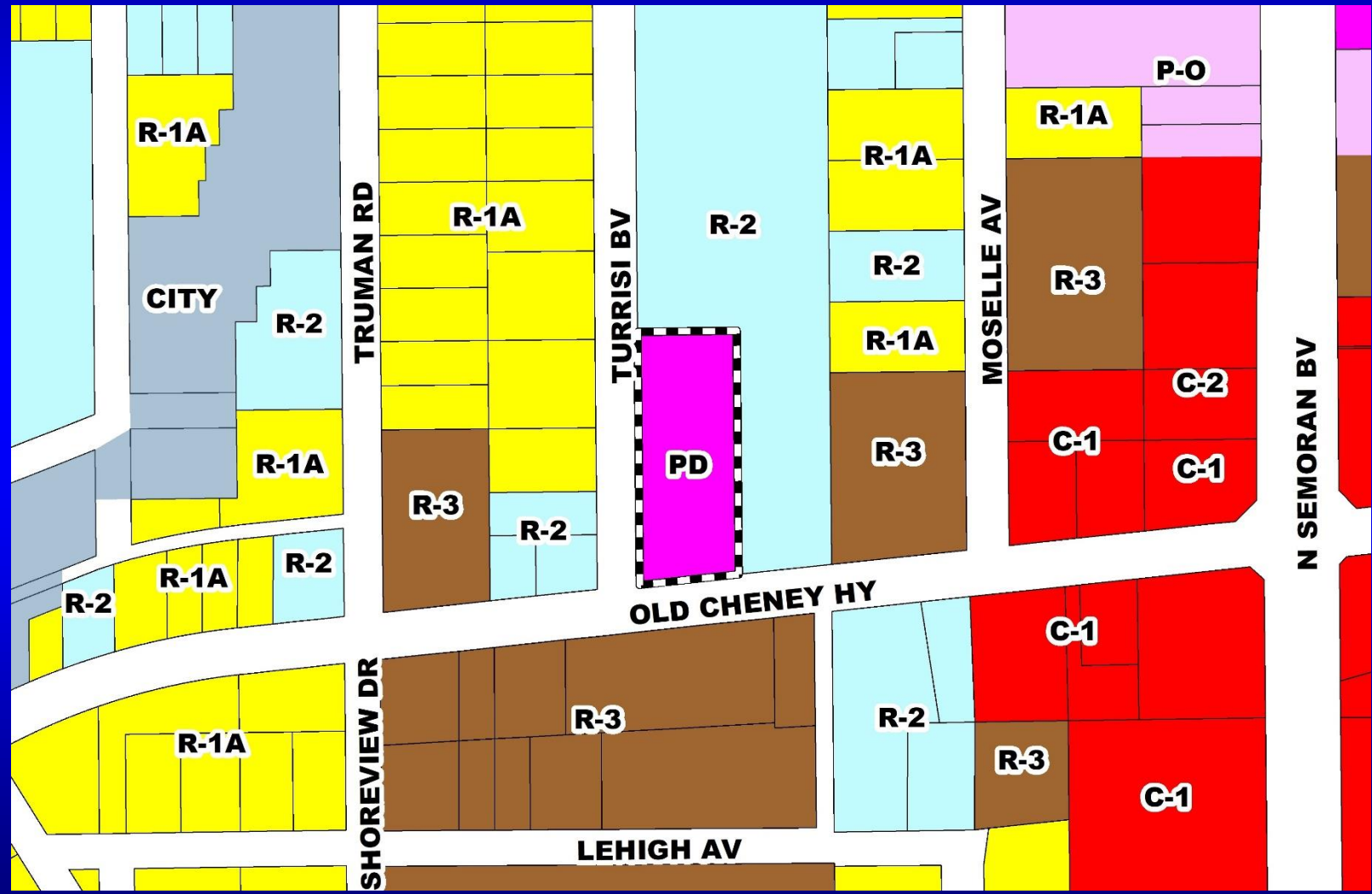


Old Cheney Townhomes Planned Development / Land Use Plan Zoning Map





Old Cheney Townhomes Planned Development / Land Use Plan Proposed Zoning Map





Old Cheney Townhomes Planned Development / Land Use Plan Aerial Map

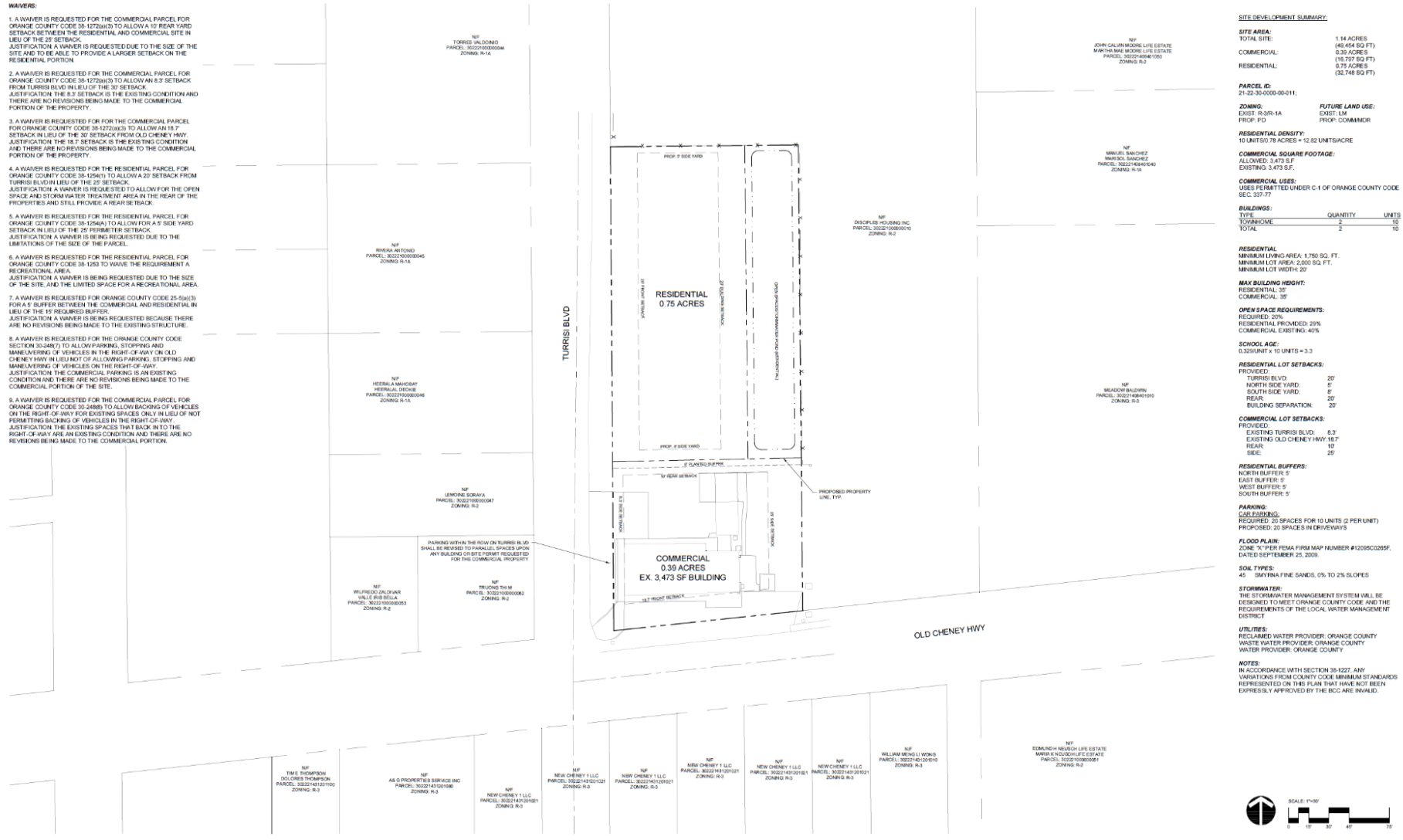




Old Cheney Townhomes Planned Development / Land Use Plan Overall Land Use Plan

WAIVERS:

1. A WAIVER IS REQUESTED FOR THE COMMERCIAL PARCEL FOR ORANGE COUNTY CODE 38-12726(K) TO ALLOW A 10' REAR YARD SETBACK BETWEEN THE RESIDENTIAL AND COMMERCIAL SITE IN LIEU OF THE 20' SETBACK.
JUSTIFICATION: A WAIVER IS REQUESTED DUE TO THE SIZE OF THE SITE AND TO BE ABLE TO PROVIDE A LARGER SETBACK ON THE RESIDENTIAL PORTION.
2. A WAIVER IS REQUESTED FOR THE COMMERCIAL PARCEL FOR ORANGE COUNTY CODE 38-12726(K) TO ALLOW AN 8.2' SETBACK FROM TURRISI BLVD IN LIEU OF THE 30' SETBACK.
JUSTIFICATION: THE 8.2' SETBACK IS THE EXISTING CONDITION AND THERE ARE NO REVISIONS BEING MADE TO THE COMMERCIAL PORTION OF THE PROPERTY.
3. A WAIVER IS REQUESTED FOR THE COMMERCIAL PARCEL FOR ORANGE COUNTY CODE 38-12726(K) TO ALLOW AN 18.7' SETBACK IN LIEU OF THE 30' SETBACK FROM OLD CHENEY HWY.
JUSTIFICATION: THE 18.7' SETBACK IS THE EXISTING CONDITION AND THERE ARE NO REVISIONS BEING MADE TO THE COMMERCIAL PORTION OF THE PROPERTY.
4. A WAIVER IS REQUESTED FOR THE RESIDENTIAL PARCEL FOR ORANGE COUNTY CODE 38-1254(I) TO ALLOW A 20' SETBACK FROM TURRISI BLVD IN LIEU OF THE 25' SETBACK.
JUSTIFICATION: A WAIVER IS REQUESTED TO ALLOW FOR THE OPEN SPACE AND STORM WATER TREATMENT AREA IN THE REAR OF THE PROPERTIES AND STILL PROVIDE A REAR SETBACK.
5. A WAIVER IS REQUESTED FOR THE RESIDENTIAL PARCEL FOR ORANGE COUNTY CODE 38-1254(A) TO ALLOW FOR A 9' SIDE YARD SETBACK IN LIEU OF THE 25' PERIMETER SETBACK.
JUSTIFICATION: A WAIVER IS BEING REQUESTED DUE TO THE LIMITATIONS OF THE SIZE OF THE PARCEL.
6. A WAIVER IS REQUESTED FOR THE RESIDENTIAL PARCEL FOR ORANGE COUNTY CODE 38-1253 TO WAIVE THE REQUIREMENT A RECREATIONAL AREA.
JUSTIFICATION: A WAIVER IS BEING REQUESTED DUE TO THE SIZE OF THE SITE, AND THE LIMITED SPACE FOR A RECREATIONAL AREA.
7. A WAIVER IS REQUESTED FOR ORANGE COUNTY CODE 25-59a(3) FOR A 5' BUFFER BETWEEN THE COMMERCIAL AND RESIDENTIAL IN LIEU OF THE 10' REQUIRED BUFFER.
JUSTIFICATION: A WAIVER IS BEING REQUESTED BECAUSE THERE ARE NO REVISIONS BEING MADE TO THE EXISTING STRUCTURE.
8. A WAIVER IS REQUESTED FOR THE ORANGE COUNTY CODE SECTION 30-24(d) TO ALLOW PARKING, STOPPING AND MANEUVERING OF VEHICLES IN THE RIGHT-OF-WAY ON OLD CHENEY HWY IN LIEU OF ALLOWING PARKING, STOPPING AND MANEUVERING OF VEHICLES ON THE RIGHT-OF-WAY.
JUSTIFICATION: THE COMMERCIAL PARKING IS AN EXISTING CONDITION AND THERE ARE NO REVISIONS BEING MADE TO THE COMMERCIAL PORTION OF THE SITE.
9. A WAIVER IS REQUESTED FOR THE COMMERCIAL PARCEL FOR ORANGE COUNTY CODE 38-2488 TO ALLOW BACKING OF VEHICLES ON THE RIGHT-OF-WAY FOR EXISTING SPACES ONLY IN LIEU OF NOT PERMITTING BACKING OF VEHICLES IN THE RIGHT-OF-WAY.
JUSTIFICATION: THE EXISTING SPACES THAT BACK IN TO THE RIGHT-OF-WAY ARE AN EXISTING CONDITION AND THERE ARE NO REVISIONS BEING MADE TO THE COMMERCIAL PORTION.



SITE DEVELOPMENT SUMMARY:

SITE AREA: 1.14 ACRES
 TOTAL SITE: 468,454 SQ. FT.
 COMMERCIAL: 0.39 ACRES (176,707 SQ. FT.)
 RESIDENTIAL: 0.75 ACRES (32,748 SQ. FT.)

PARCEL ID: 21-22-30-0000-00011

ZONING: EXIST: R-3S-1A FUTURE LAND USE: EXIST: LM PROP: PD

RESIDENTIAL DENSITY: 10 UNITS/0.78 ACRES = 12.82 UNITS/ACRE

COMMERCIAL SQUARE FOOTAGE: ALLOWED: 3,473 S.F. EXISTING: 3,473 S.F.

COMMERCIAL USES: USES PERMITTED UNDER C-1 OF ORANGE COUNTY CODE SEC. 333-77

BUILDINGS:	TYPE	QUANTITY	UNITS
	TOWNHOME	2	10
	TOTAL	2	10

RESIDENTIAL: MINIMUM PAVING AREA: 1,750 SQ. FT. MINIMUM LOT AREA: 2,000 SQ. FT. MINIMUM LOT WIDTH: 20'

MAX BUILDING HEIGHT: RESIDENTIAL: 35' COMMERCIAL: 35'

OPEN SPACE REQUIREMENTS: REQUIRED: 20% RESIDENTIAL PROVIDED: 20% COMMERCIAL EXISTING: 40%

SCHOOL AGE: 0.32/UNIT x 10 UNITS = 3.3

RESIDENTIAL LOT SETBACKS: PROVIDED: TURRISI BLVD: 20' NORTH SIDE YARD: 8' SOUTH SIDE YARD: 8' REAR: 20' BUILDING SEPARATION: 20'

COMMERCIAL LOT SETBACKS: PROVIDED: EXISTING TURRISI BLVD: 8.2' EXISTING OLD CHENEY HWY: 18.7' REAR: 10' SIDE: 25'

RESIDENTIAL BUFFERS: NORTH BUFFER: 5' EAST BUFFER: 5' WEST BUFFER: 5' SOUTH BUFFER: 5'

PARKING: CAR SPACES: REQUIRED: 20 SPACES FOR 10 UNITS (2 PER UNIT) PROVIDED: 20 SPACES IN DRIVEWAYS

FLOOD PLAN: ZONE: "X" PER FEMA FIRM MAP NUMBER #1205C0265F, DATED SEPTEMBER 25, 2009.

SOIL TYPES: 45 - SAND/FINE SANDS, 0% TO 2% SLOPES

STORMWATER: THE STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT

UTILITIES: RECLAIMED WATER PROVIDER: ORANGE COUNTY WASTE WATER PROVIDER: ORANGE COUNTY WATER PROVIDER: ORANGE COUNTY

NOTES: IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.

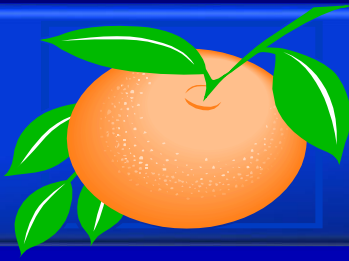




Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Old Cheney Townhomes Planned Development / Land Use Plan (PD/LUP) dated “Received February 14, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 5



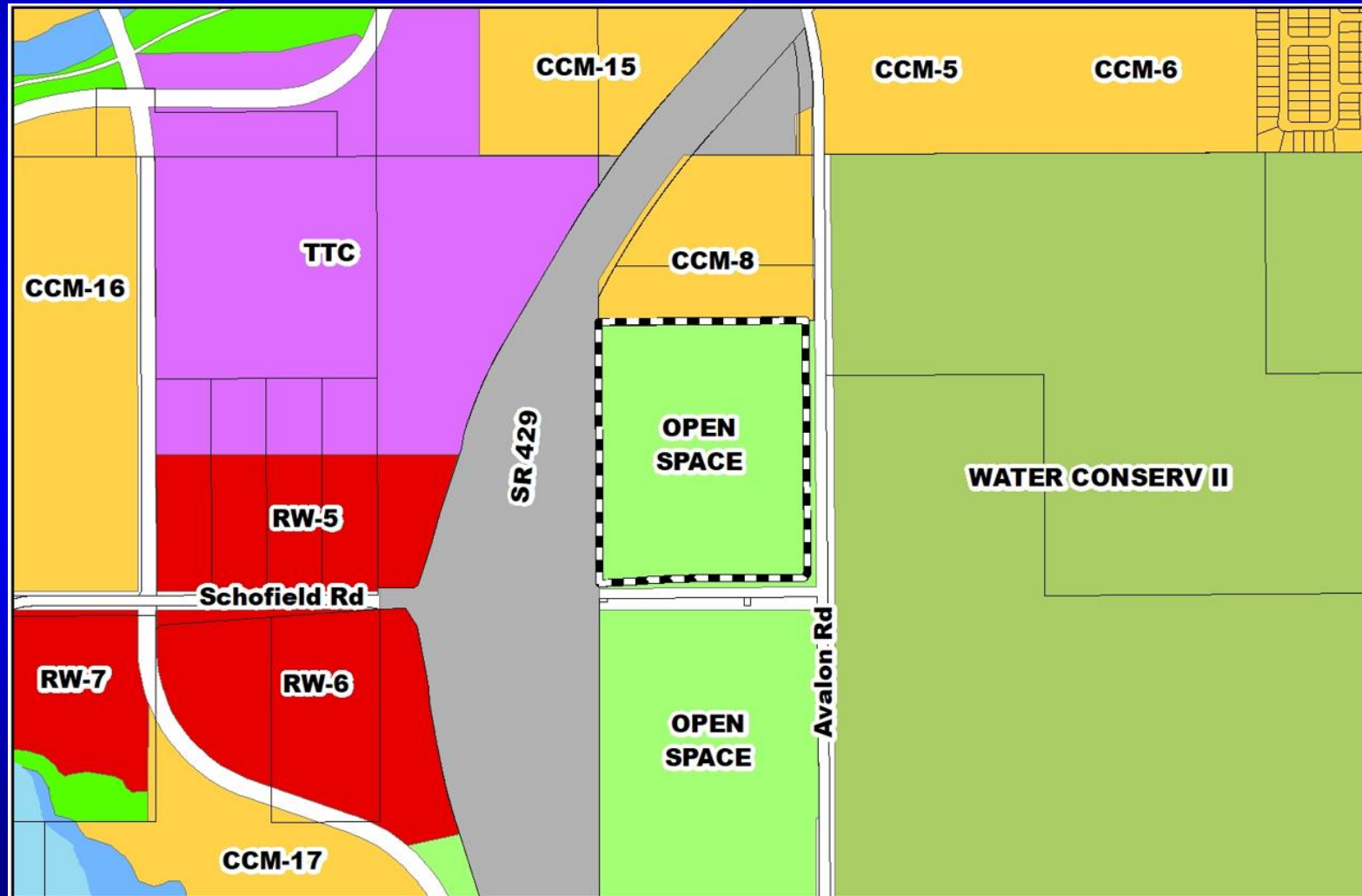
West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan

- Case:** LUP-19-01-044
- Project Name:** West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower PD
- Applicant:** Mary D. Solik, Doty Solik Law, P.A.
- District:** 1
- Acreage:** 44.03 gross acres
- Location:** 7902 Avalon Road; generally north of Schofield Road and west of Avalon Road.
- Request:** To allow for the use of an existing landfill and a new 140-foot tall monopole communication tower. No waivers are associated with this request.



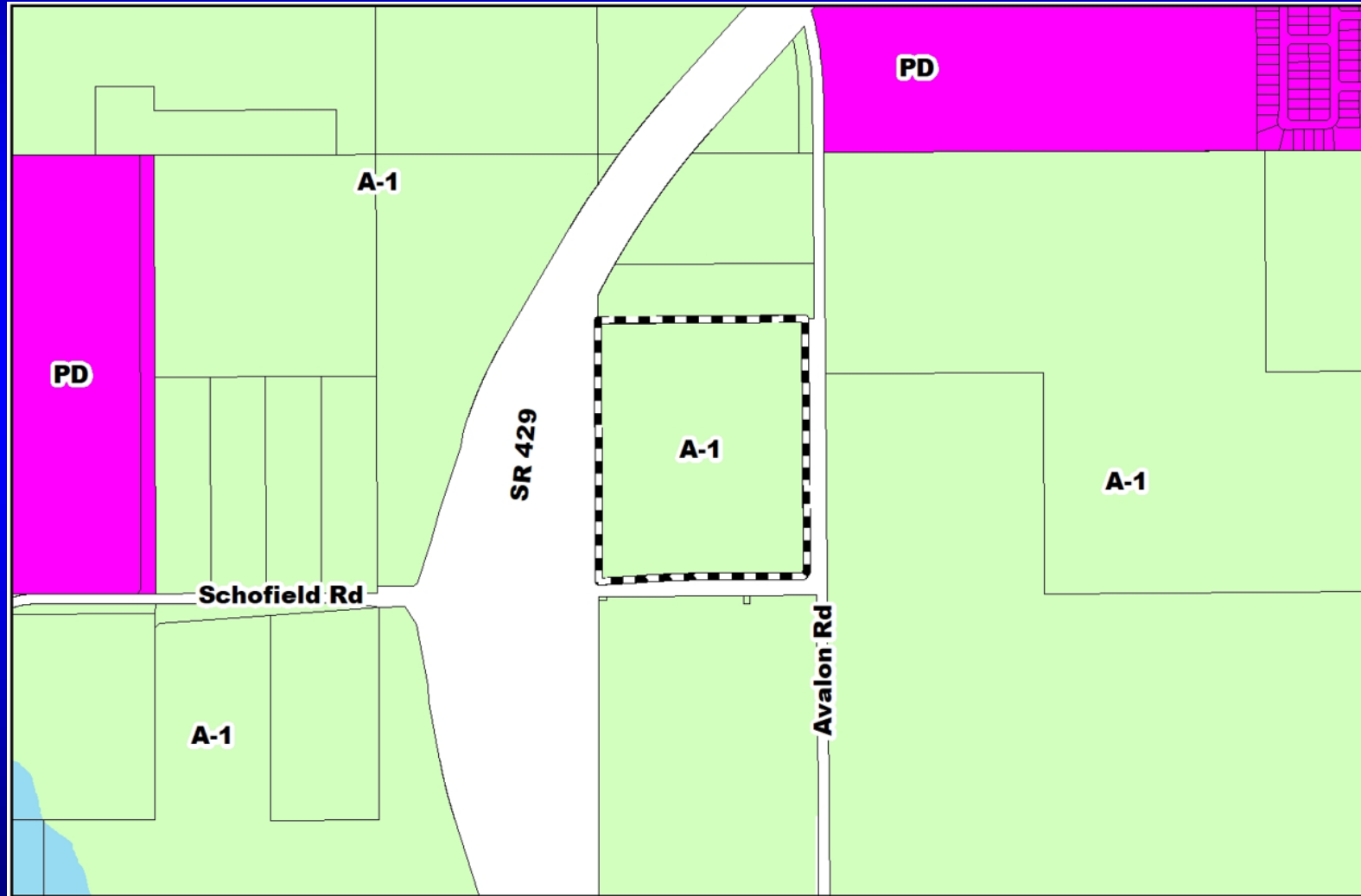
West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan

Future Land Use Map





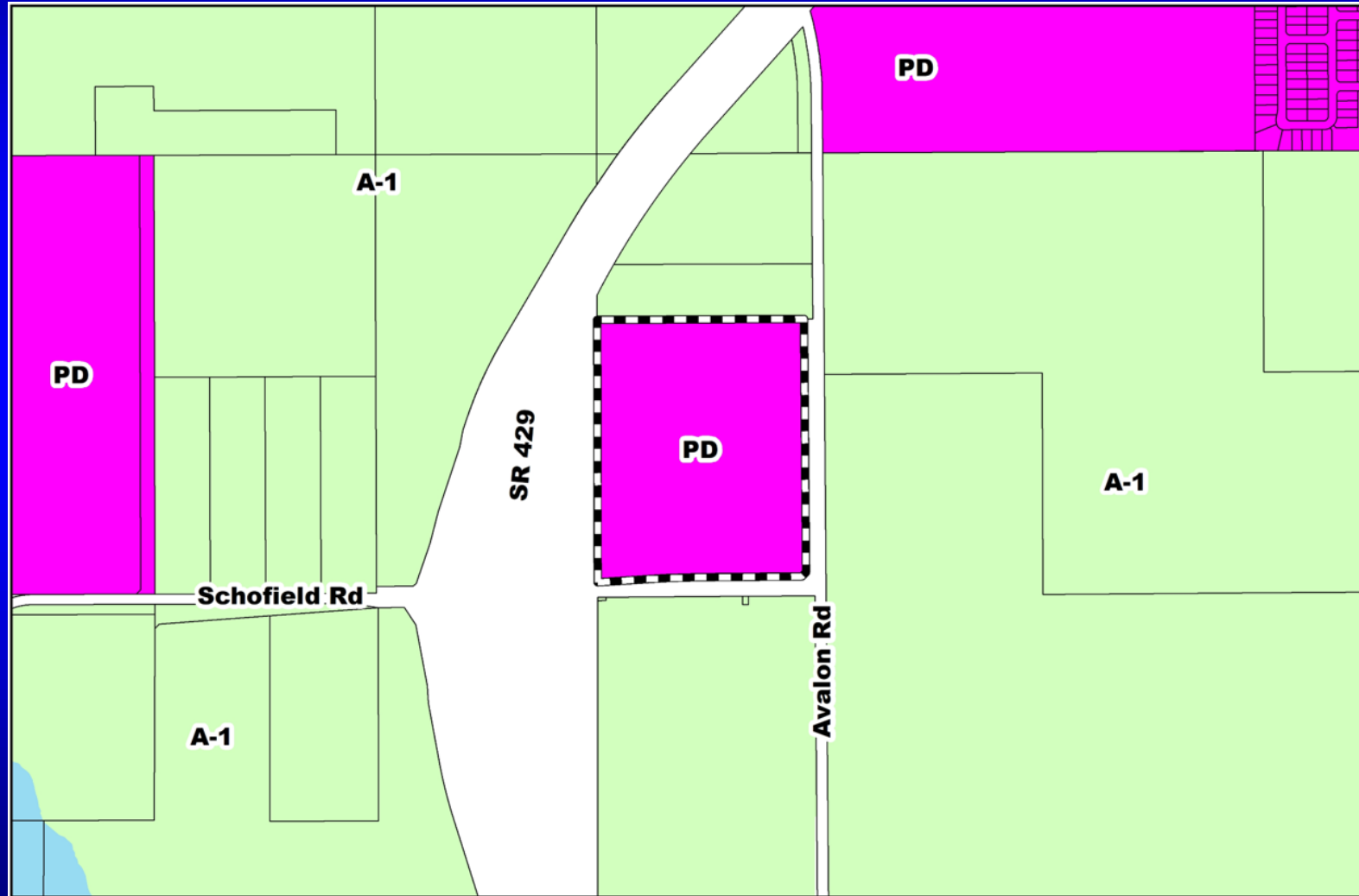
West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan Zoning Map





West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan

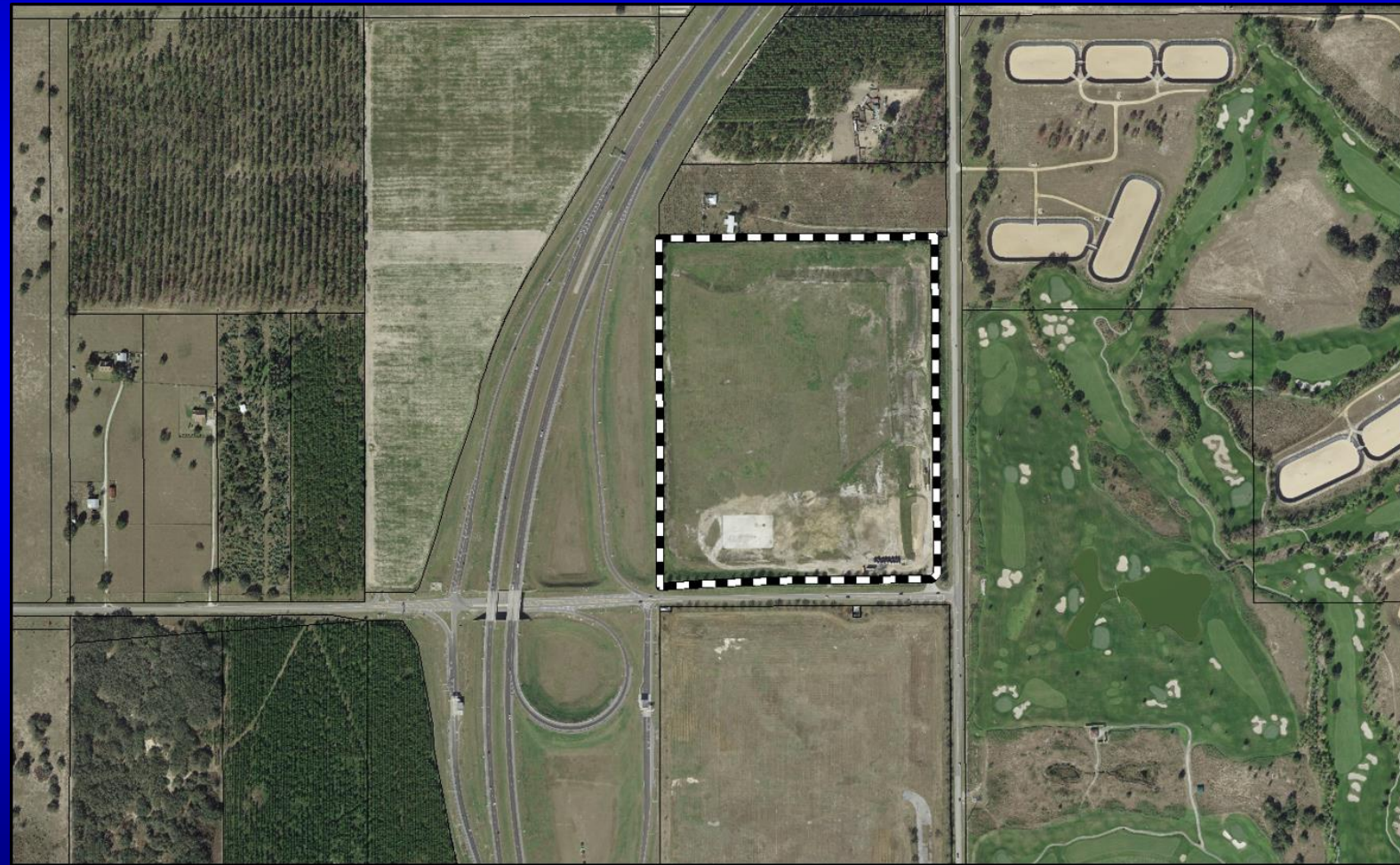
Proposed Zoning Map





West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan

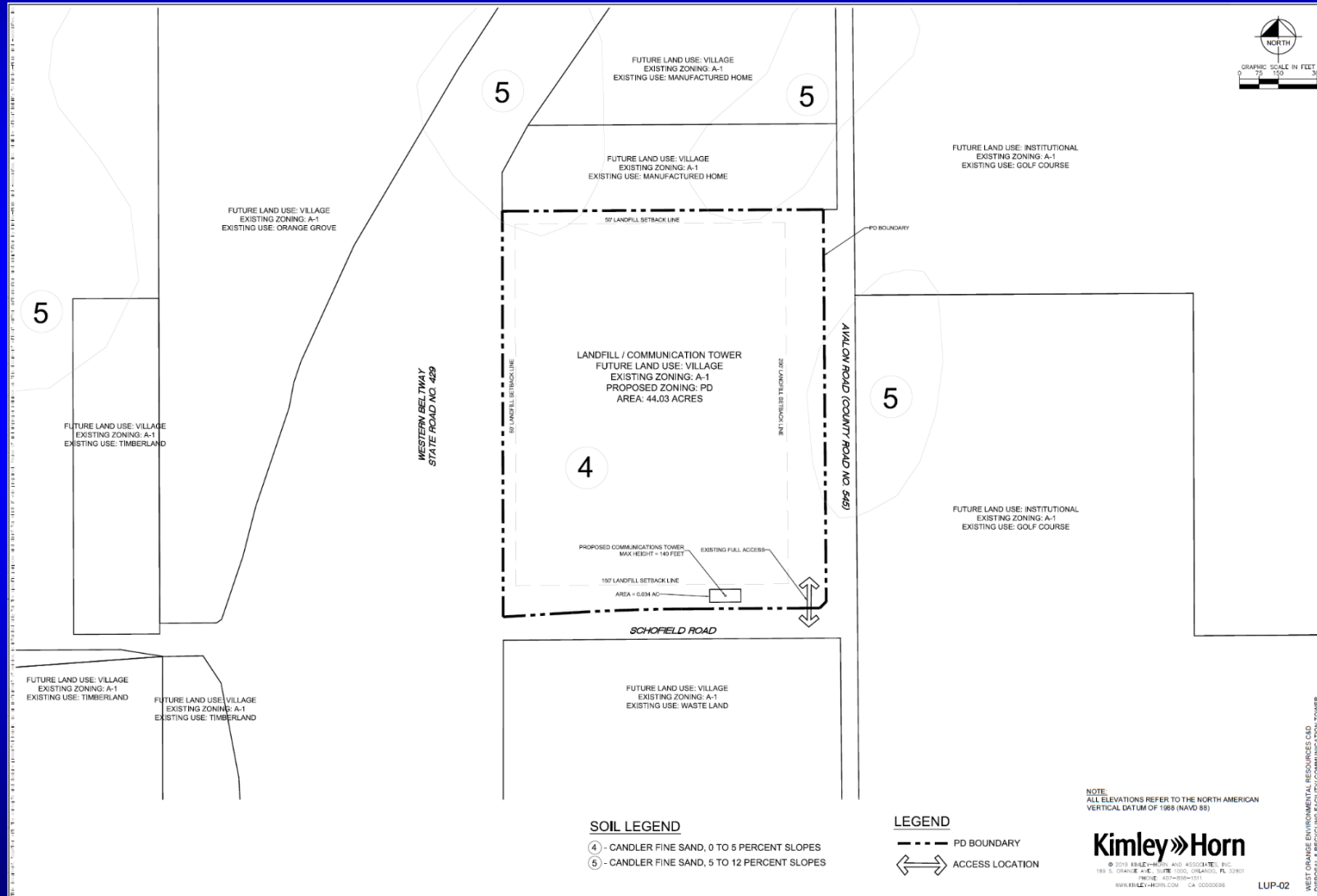
Aerial Map





West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan

Overall Land Use Plan



SOIL LEGEND
 ④ - CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
 ⑤ - CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES

LEGEND
 - - - PD BOUNDARY
 ↔ ACCESS LOCATION

NOTE:
 ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

Kimley»Horn
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LUP-02

WEST ORANGE ENVIRONMENTAL RESOURCES C&D DISPOSAL & RECYCLING FACILITY / COMMUNICATION TOWER PROJECT & ASSOCIATED



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan (PD/LUP) dated “Received October 4, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report and approve Consent Agenda item K.3, which is the associated Adequate Public Facilities Agreement.

District 1

Board of County Commissioners

Public Hearings

July 28, 2020