

Amendment 2023-1-A-4-2 & CDR-23-01-023

Applicant: Jim Hall, HDSi

Future Land Use Map (FLUM) Request:

From: Parks and Recreation/Open Space (PR/OS)

To: Low Density Residential (LDR)

PD Substantial Change (PD Tract 27):

From: Open Space / Recreation / Water Body

To: Residential – Low Density

Acreage 40.12 acres

Proposal Up to 125 single-family residences



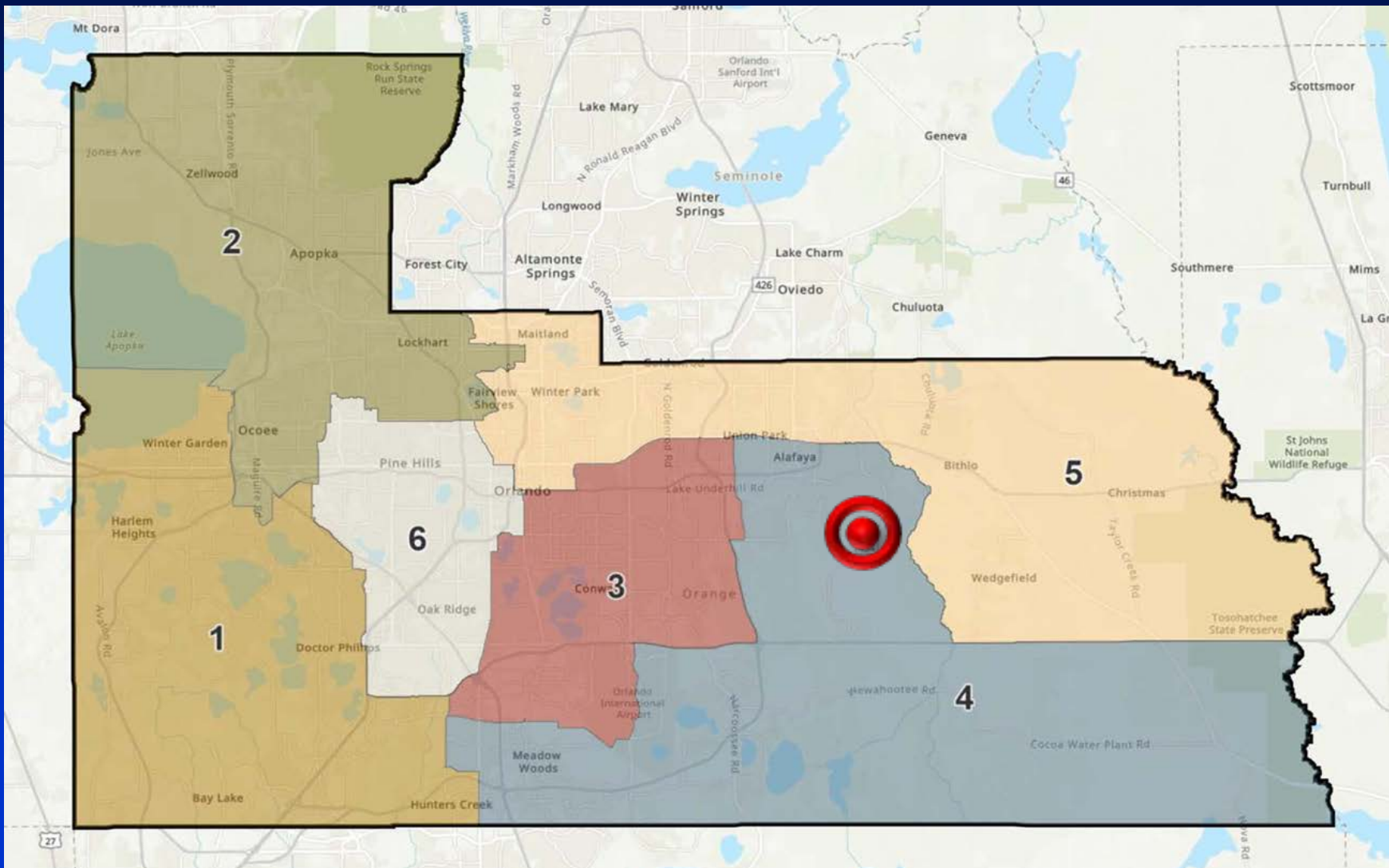
2023-1 Regular Cycle Amendment Process

- **Transmittal public hearings**
 - LPA – January 19, 2023
 - BCC – February 21, 2023
- **State and regional agency comments**
 - No comments
- **Adoption public hearings**
 - LPA – May 18, 2023
 - BCC – June 20, 2023 (continued)
 - August 8, 2023 (Board decision only)

Amendment 2023-1-A-4-2



Location



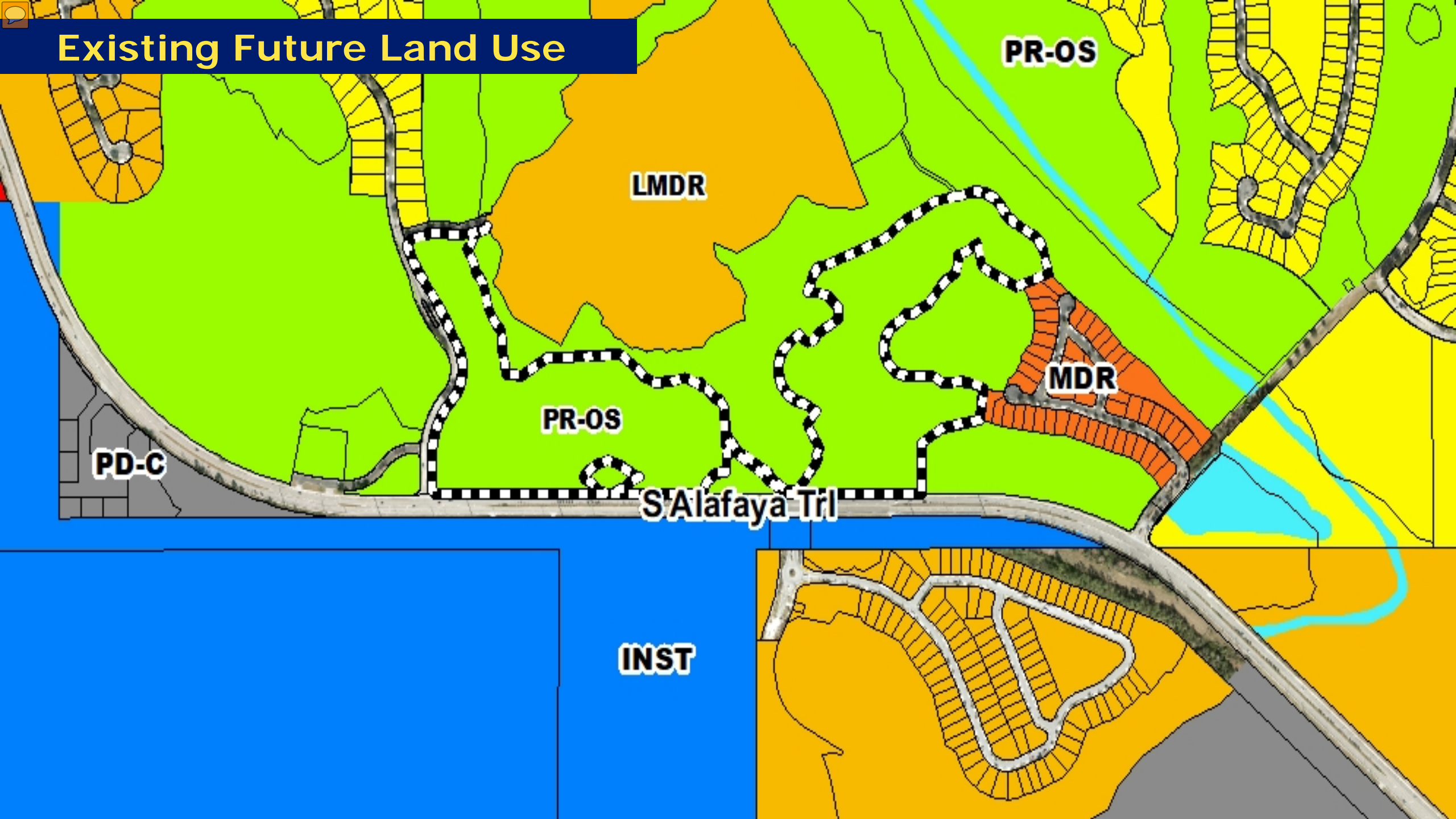
Aerial Photo

NORTHAMPTON AVE

S ALAFAYA TL



Existing Future Land Use



Proposed Future Land Use



Existing Zoning

P-D
Stoneybrook

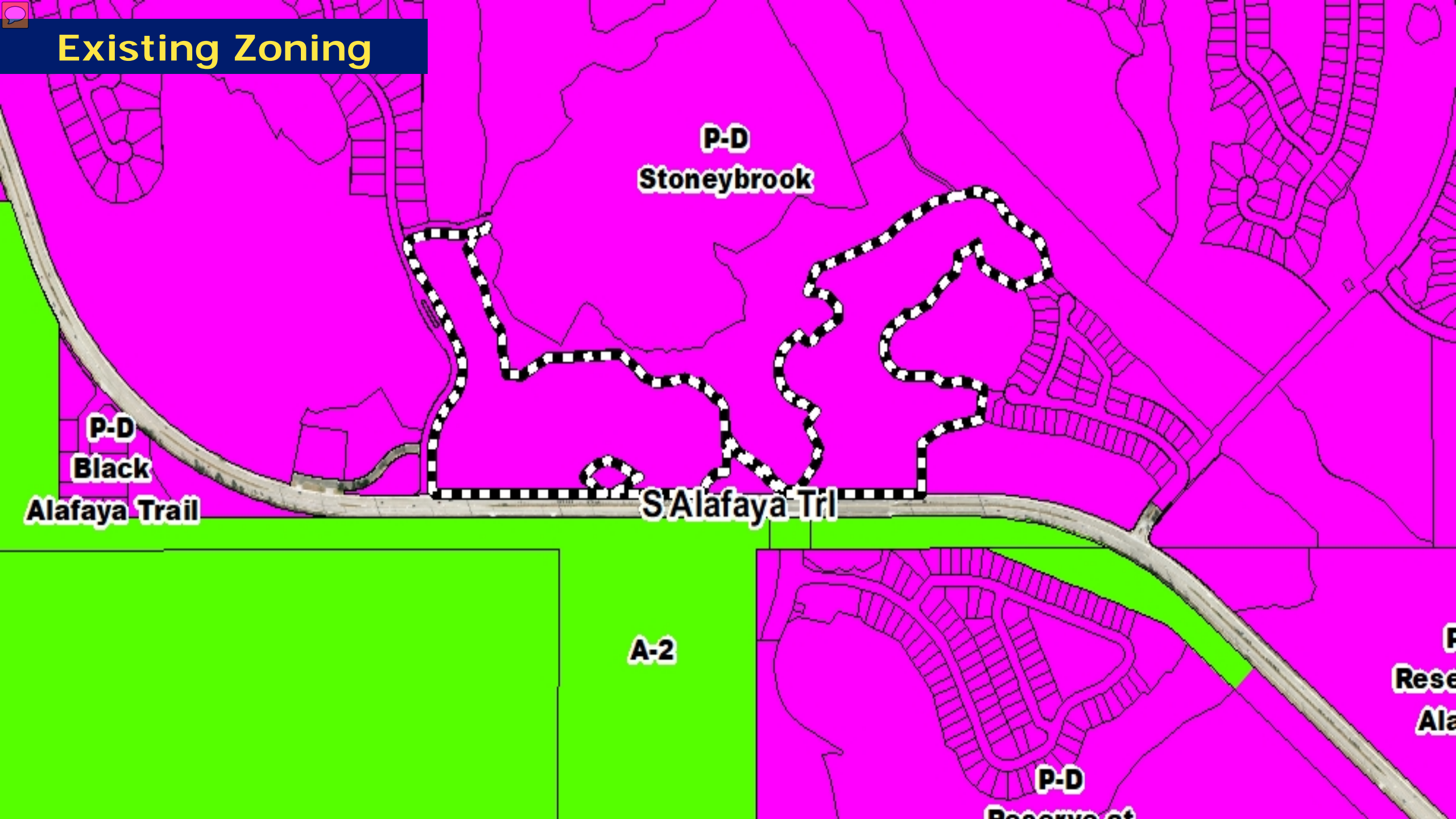
P-D
Black
Alafaya Trail

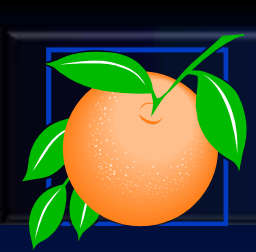
S Alafaya Trl

A-2

P-D
Reserve of

P
Rese
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Community Meeting Summary

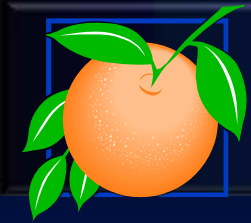
December 14, 2022

Avalon Middle School

- **Attendance – 60 Residents**

- Concerns:

 - Stormwater management



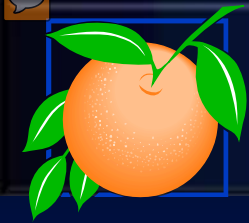
Additional Condition

#17) The Amended and Restated Agreement regarding the Stoneybrook East Golf Course and Single-Family Homes dated June 28, 2022, between Stoneybrook Master Assoc., Inc., and SBEGC, LLC, shall be recorded by those parties not later than thirty (30) days after the applicable periods to challenge the comprehensive plan amendment and the PD rezoning have expired, unless the comprehensive plan amendment and/or the PD rezoning are challenged, in which event the Agreement shall be recorded by those parties not later than thirty (30) days after the challenge(s), including any subsequent appeals, have been resolved, with the comprehensive plan amendment and the PD rezoning decisions being upheld, affirmed, or otherwise left undisturbed.



Additional Condition

#18) A stormwater analysis and design incorporating the requirements of Orange County Code Chapter 34, Article VII, Stormwater Management, and Orange County Code Chapter 19, Floodplain Management, including, but not limited to, an update to the Master Drainage Plan pursuant to Section 34-229 and Water Management District Standards, shall be prepared, submitted, reviewed, and accepted by Orange County Public Works as part of the Preliminary Subdivision Plan submittal, with all of the foregoing and any and all work in any way required by, or in any way related to, the updated Master Drainage Plan, regardless of what property or stormwater is affected thereby, to be performed and paid for by SBEGC, LLC and its successors and assigns, with no work, expense or cost to the Stoneybrook Master Assoc., Inc. or any Stoneybrook Master Assoc., Inc. homeowner.



Recommended Action

2023-1-A-4-2:

ADOPT

Ordinance:

APPROVE

CDR-23-01-023:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT Amendment 2023-1-A-4-2, Parks and Recreation / Open Space (PR-OS) to Low Density Residential (LDR);**
- **APPROVE the associated Ordinance; and**
- **APPROVE the PD Substantial Change CDR-23-01-023 to the Stoneybrook Planned Development / Land Use Plan (PD/LUP), dated "Received May 5, 2023, subject to the nineteen (19) conditions in the staff report, plus the two (2) additional conditions as presented.**