

ORANGE



COUNTY
FLORIDA

Meeting and Public Hearing

June 2, 2026

Board of County Commissioners

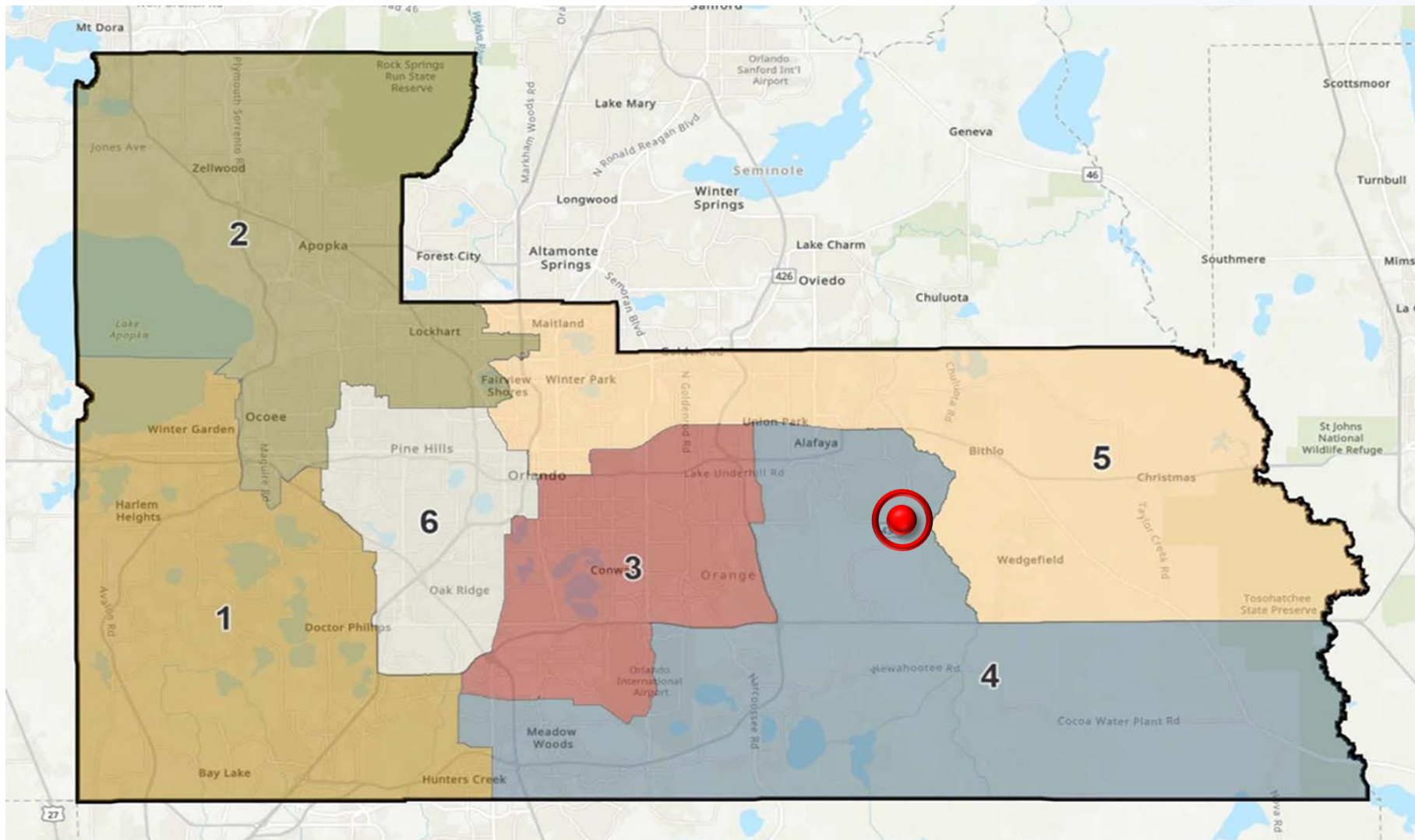
Board of County Commissioners

C. Preliminary Subdivision Plan Public Hearing

Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP) / Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan / Development Plan

Case:	PSP-25-07-164
Applicant:	Blake Wagner, Kimley-Horn & Associates, Inc
District:	4
Acreage:	0.69 acres (affected area)
Location:	Generally located at the intersection of Tanja King Boulevard and Avalon Park S. Boulevard.
Request:	To subdivide 0.69 acres into 8 lots and associated infrastructure to be developed with live-work units.

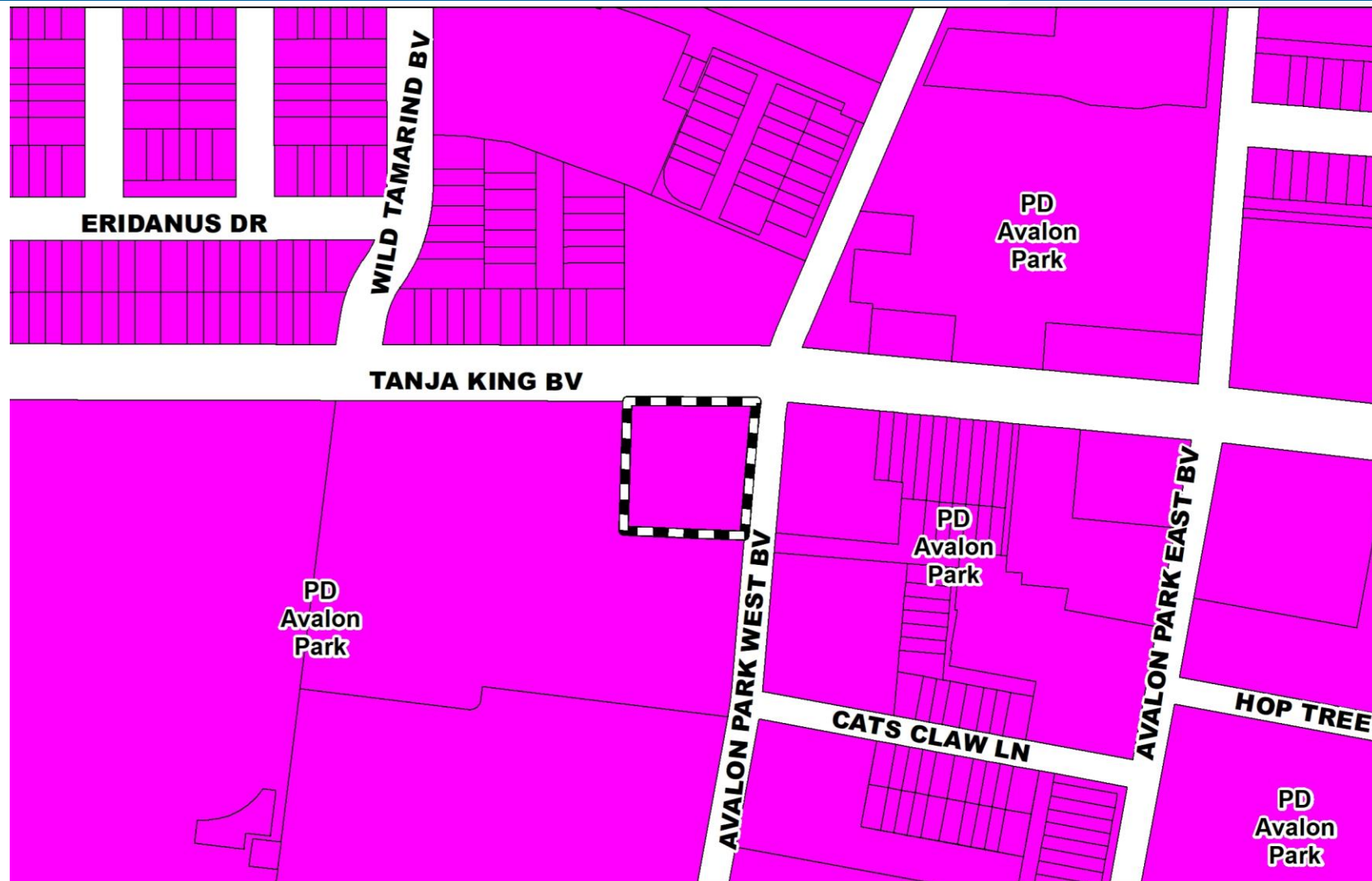
DISTRICT MAP



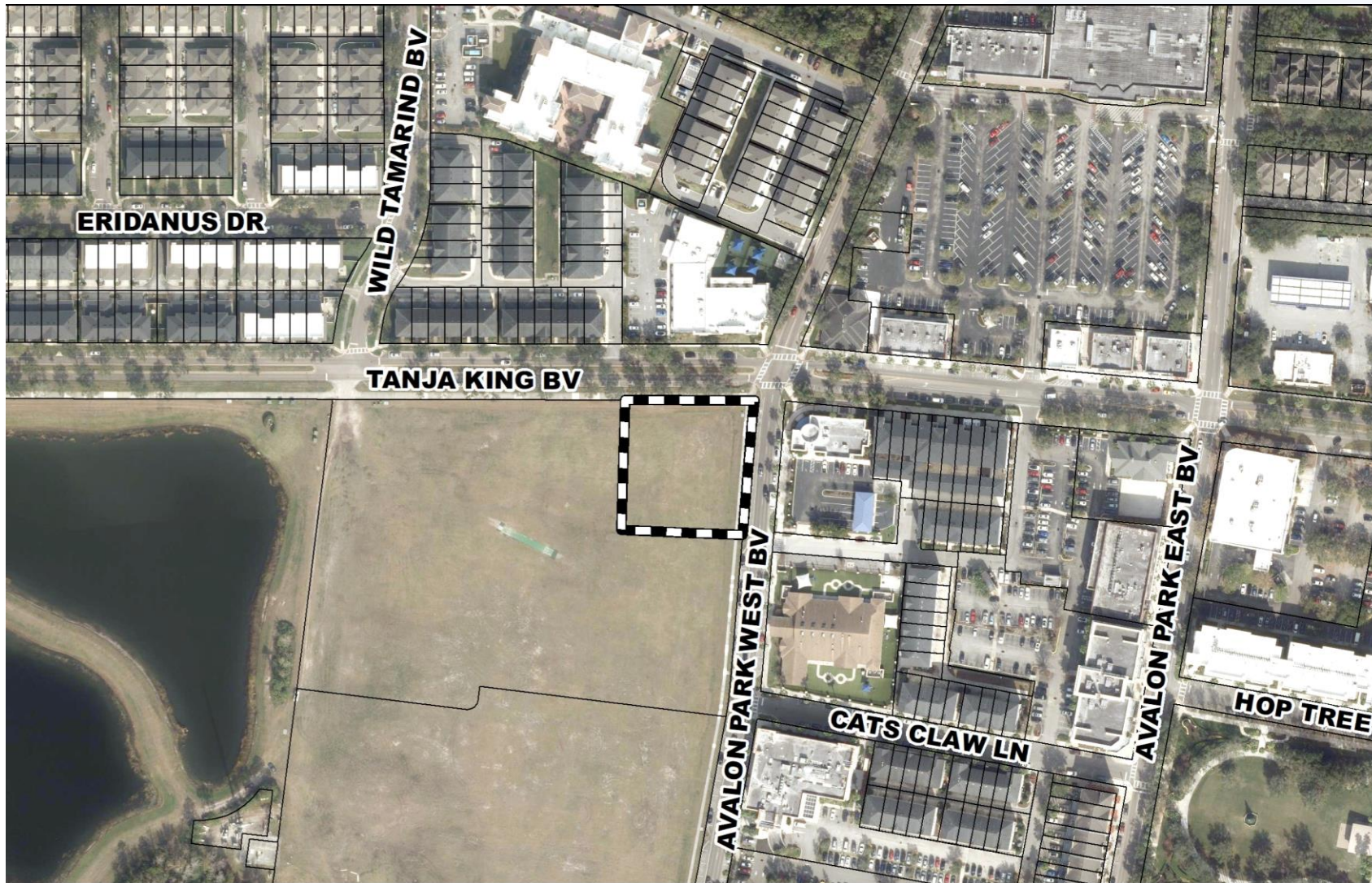
Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP) / Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan / Development Plan Future Land Use



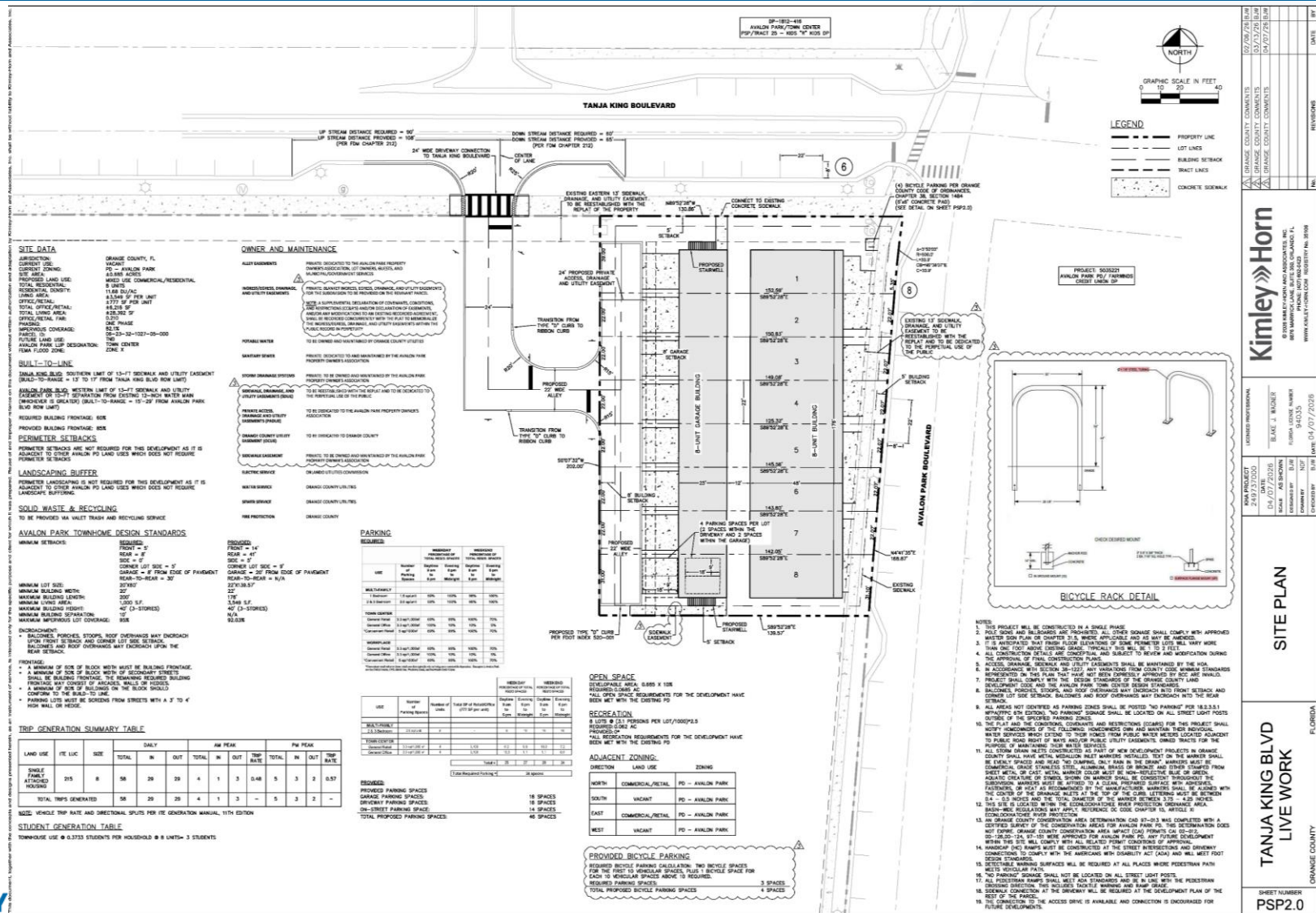
Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP) / Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan / Development Plan Zoning



Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP) / Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan / Development Plan Aerial



Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP) / Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan / Development Plan Overall Preliminary Subdivision Plan



Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP) / Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan / Development Plan Elevation

KEY NOTES

TAG	SPECIFICATION
[1]	DIMENSIONAL ASPHALT SHINGLES
[2]	SMOOTH STUCCO FINISH, ALABASTER SHERWIN WILLIAMS 7008
[3]	ROUGH STUCCO EXPRESSION FINISH, ALABASTER SHERWIN WILLIAMS 7008
[4]	RASSED SMOOTH-STUCCO BANDING, CHARCOAL, SHERWIN WILLIAMS 2739
[5]	HARDE BOARD & BATTEN BONGS, ALABASTER SHERWIN WILLIAMS 7008
[6]	SMOOTH HARDE TRIM, CHARCOAL, SHERWIN WILLIAMS 2739
[7]	BLACK METAL JAWING
[8]	BLACK METAL GUARDRAIL
[9]	NEW DOOR (TYP.) SEE SHEET 02.1
[10]	NEW WINDOW (TYP.) SEE SHEET 02.1
[11]	NEW GARAGE DOOR (TYP.) SEE SHEET 02.1
[12]	DECORATIVE METAL BRACKET, BLACK
[13]	DECORATIVE VENT
[14]	OFF-RIDGE ROOF VENT (TYP.)
[15]	SMOOTH HARDE TRIM, ALABASTER SHERWIN WILLIAMS 7008



EAST ELEVATION
1/8"=1'-0"



WEST ELEVATION

03/16/20	PLAN REVIEW COMMENTS	
04/07/20	PLAN REVIEW COMMENTS	
5	PLAN REVIEW COMMENTS	
6	PLAN REVIEW COMMENTS	
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SCOTT C. SANTONICHI ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.		
PROJECT BIG 8 LIVE WORKS TOWN HOMES AVALON PARK BLVD, FL 33028		
SHEET TITLE EXTERIOR ELEVATIONS		
DESIGN 0860 - BIG 8 N/A NOTED TO BE DONE		
DATE 08/16/20		
DBSS INC. 0867171 PHONE 321 251 6008 3902 AVALON PARK EAST BLVD AVALON PARK, FL 33028		
09		

ACTION REQUESTED

DRC Recommendation

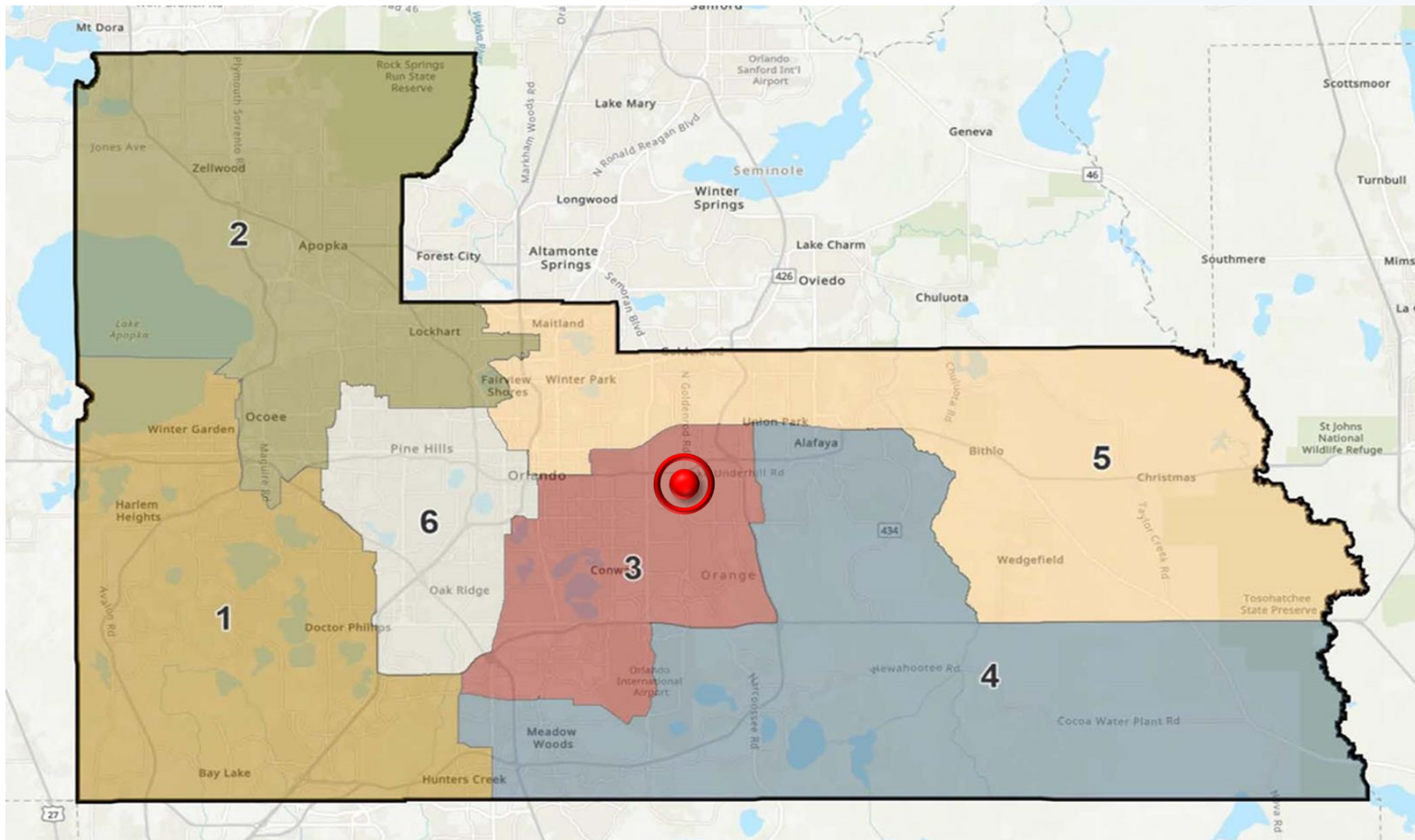
- **Make a finding of consistency with the Comprehensive Plan and APPROVE the Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP) / Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan (PSP) / Development Plan (DP) received April 9, 2026, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.**

District 4

South Goldenrod Townhomes Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP)

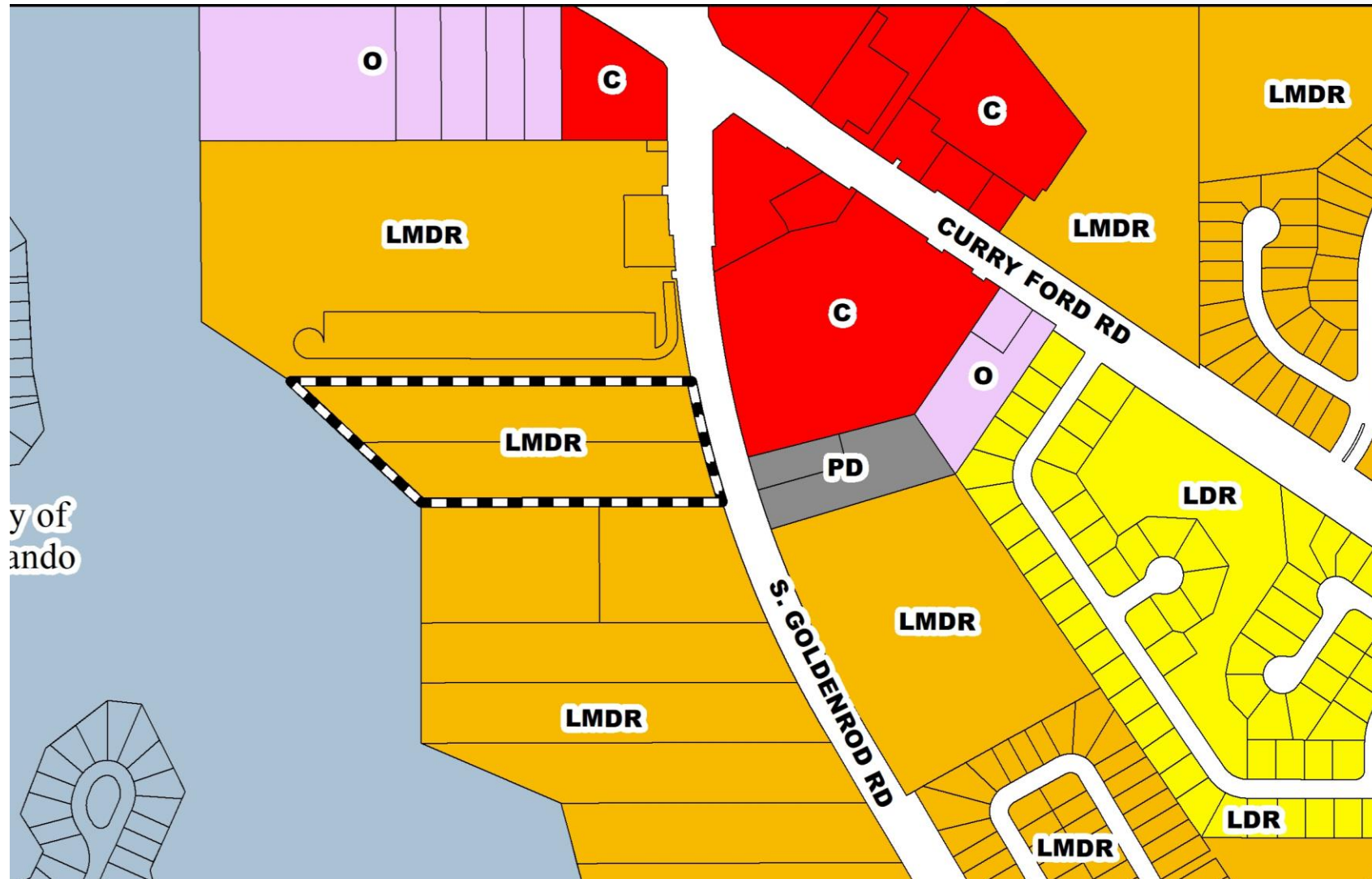
Case:	PSP-25-05-093
Applicant:	Jason Rostek, Land Design, Inc.
District:	3
Acreage:	6.84 gross acres 4.81 developable acres
Location:	Generally located west of South Goldenrod Road, south of Curry Ford Road, east of 436, and north of Pershing Avenue.
Request:	<i>(Continued from April 21, 2026 and May 19, 2026)</i> To subdivide 6.84 acres in order to construct 38 single-family attached residential dwelling units.

DISTRICT MAP

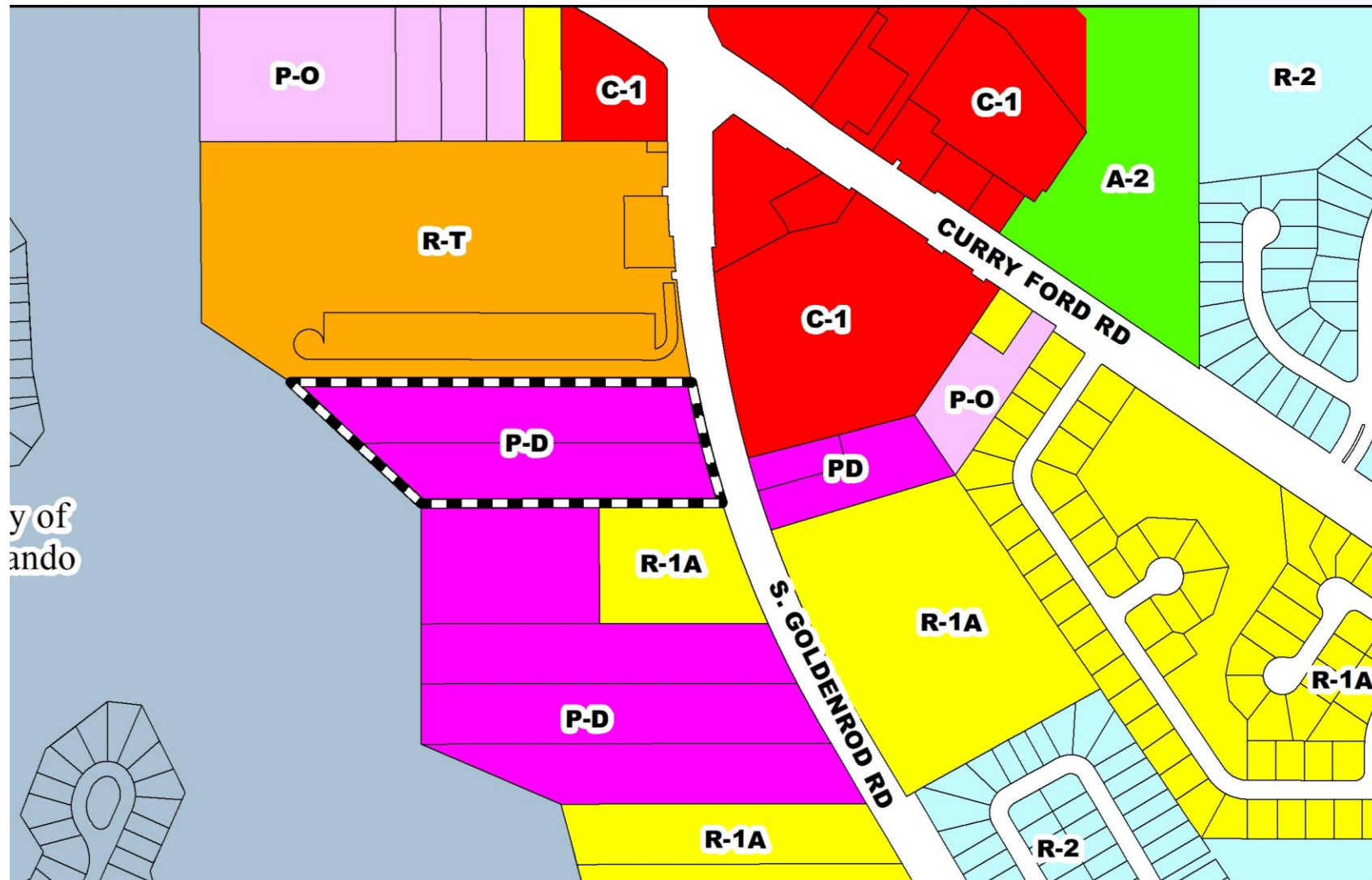


South Goldenrod Townhomes Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP)

Future Land Use



South Goldenrod Townhomes Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP) Zoning



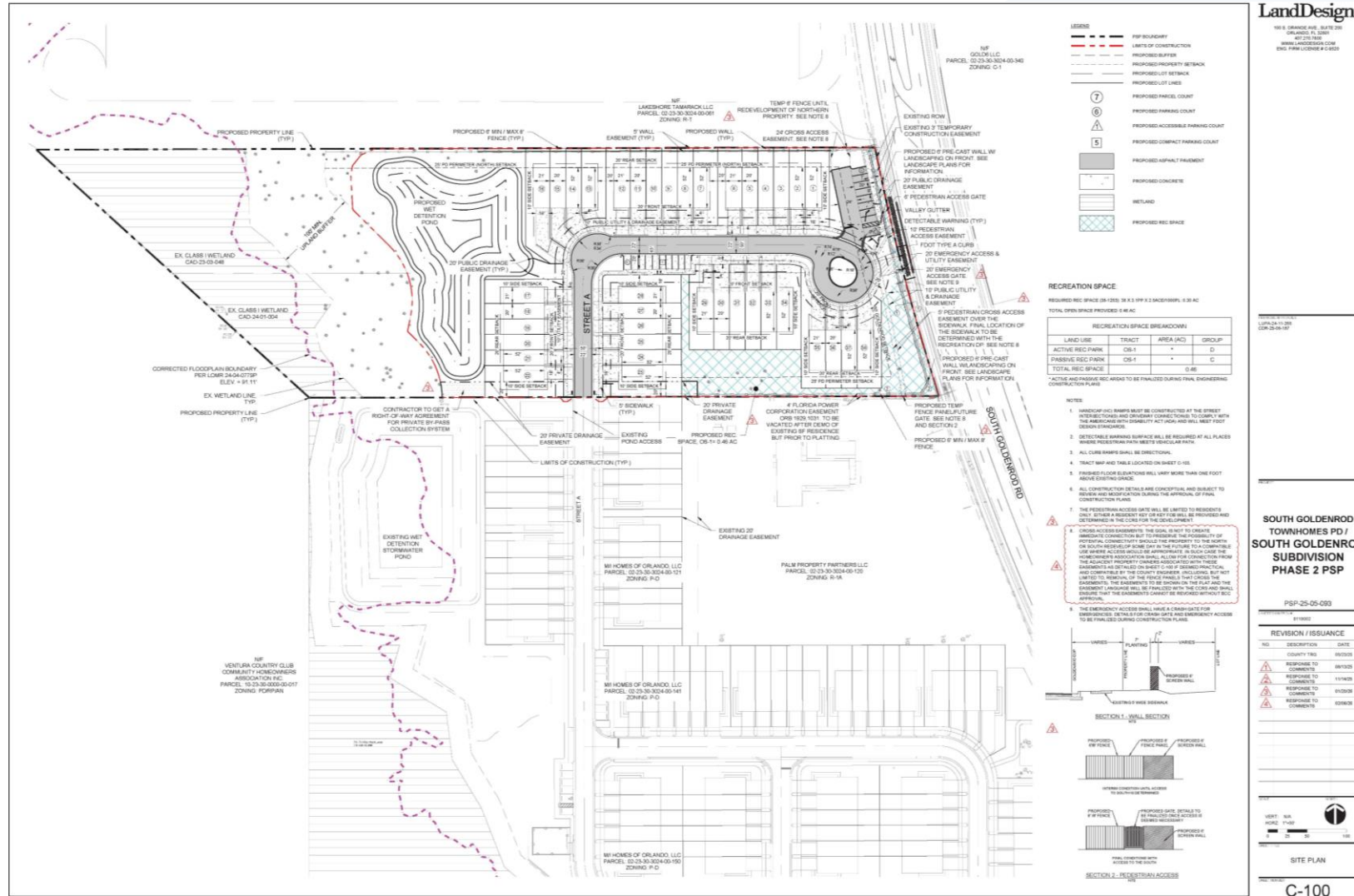
South Goldenrod Townhomes Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP)

Aerial



South Goldenrod Townhomes Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP)

Overall Preliminary Subdivision Plan



ACTION REQUESTED

DRC Recommendation

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the South Goldenrod Townhomes Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP) received February 6, 2026, in order to create 38 townhouse units subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.**

District 3