

*Board of County Commissioners*

# Public Hearings

**July 16, 2019**

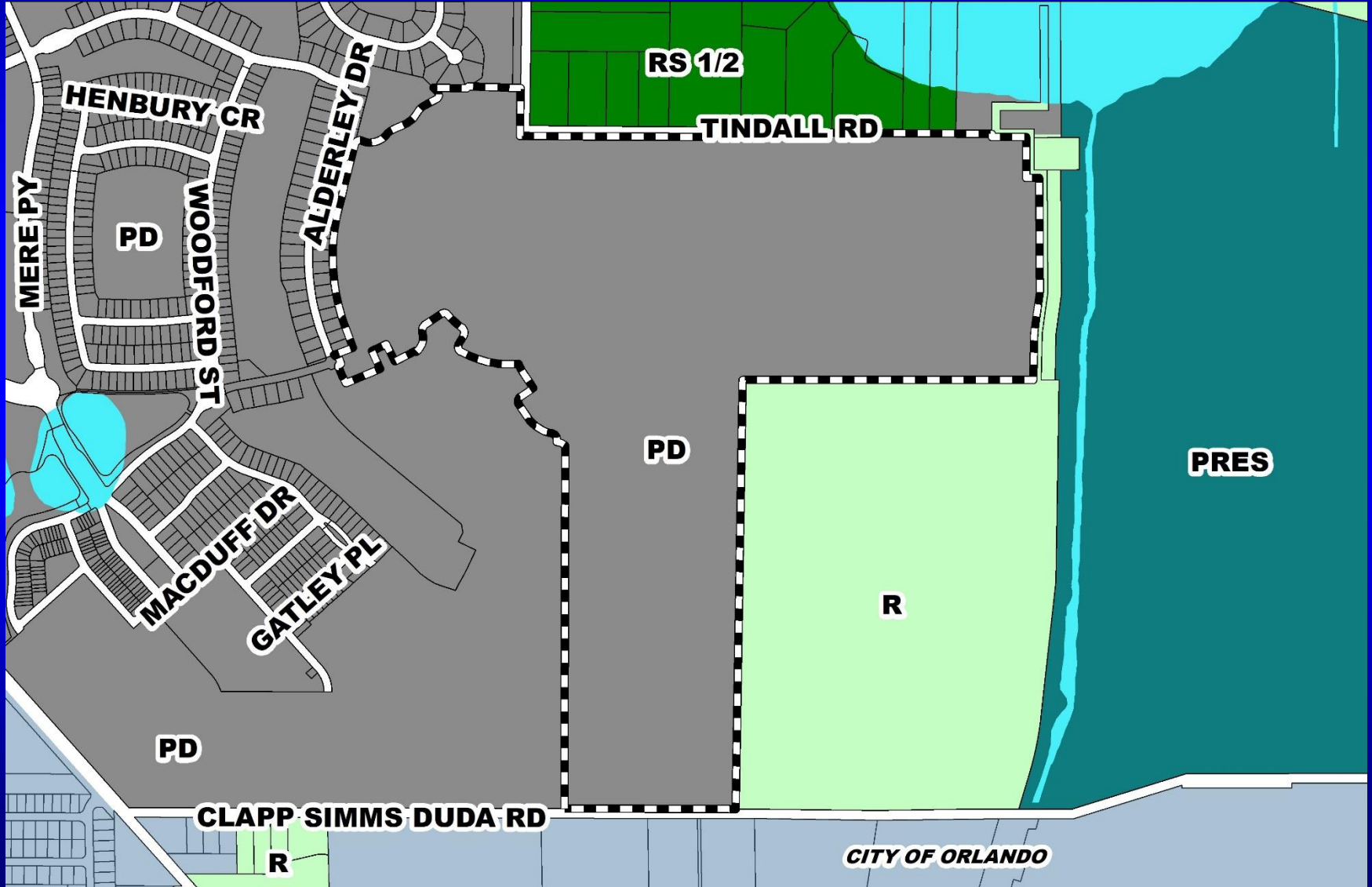


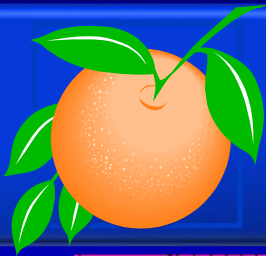
# **Eagle Creek PD / Village I Preliminary Subdivision Plan**

- Case:** PSP-16-02-063
- Project Name:** Eagle Creek PD / Village I PSP
- Applicant:** Adam Smith, VHB, Inc.
- District:** 4
- Acreage:** 234.24 gross acres
- Location:** North of Clapp Simms Duda Road / East of Narcoossee Road
- Request:** To subdivide 234.24 acres in order to construct 294 single-family residential dwelling units. This project is a gated community.

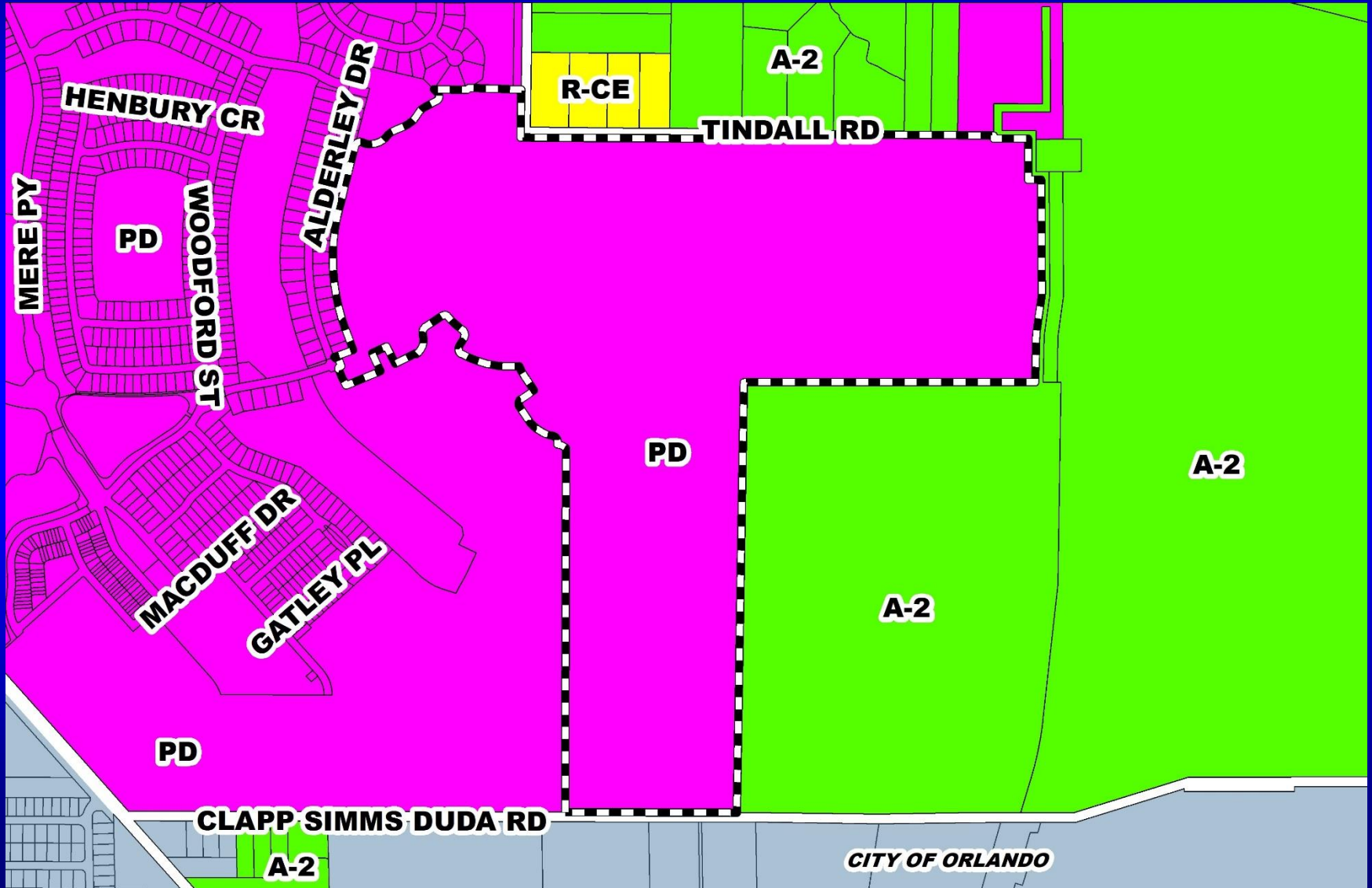


# Eagle Creek PD / Village I Preliminary Subdivision Plan Future Land Use Map





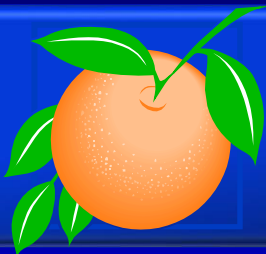
# Eagle Creek PD / Village I Preliminary Subdivision Plan Zoning Map



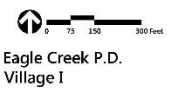
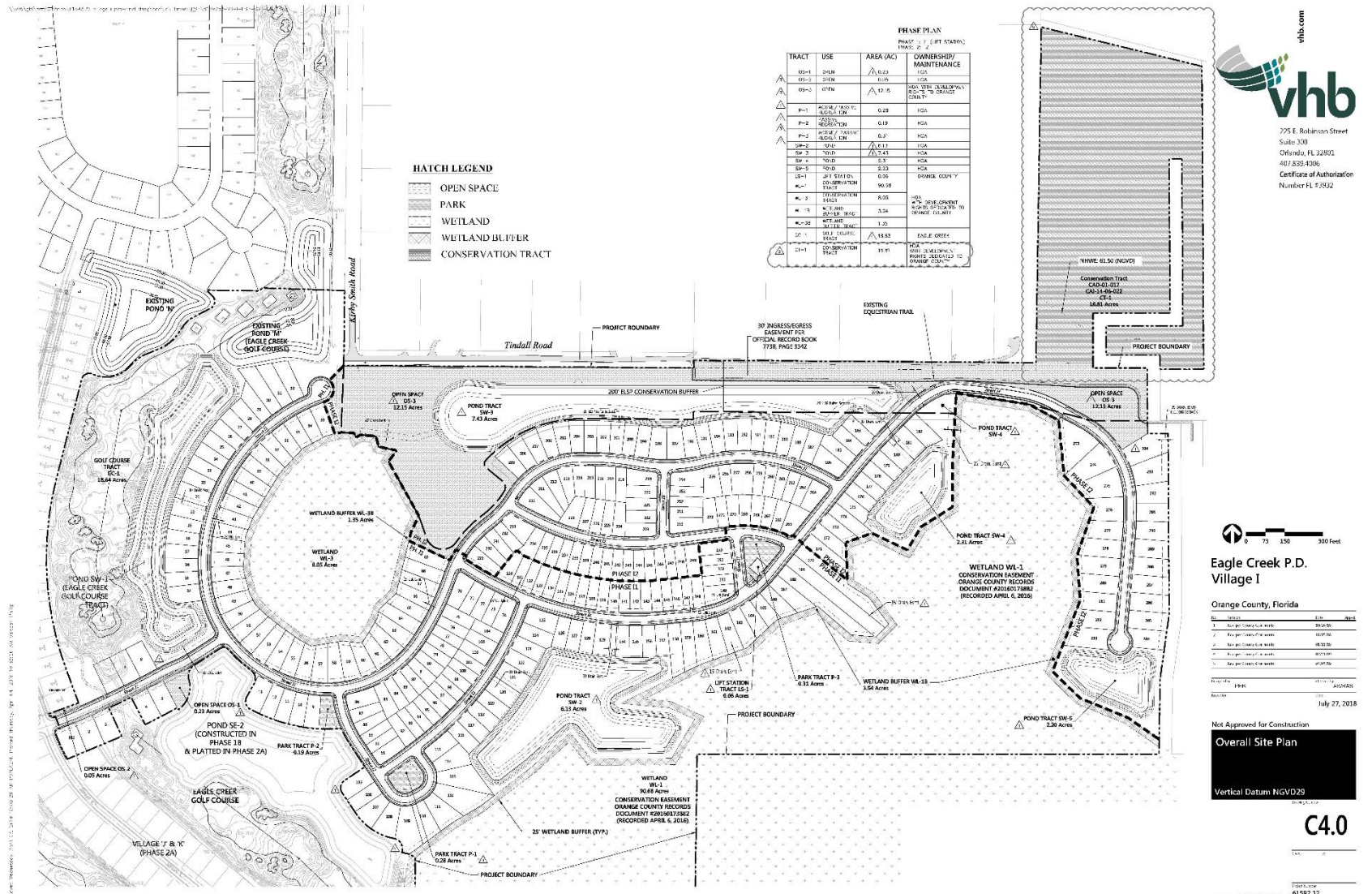


# Eagle Creek PD / Village I Preliminary Subdivision Plan Aerial Map





# Eagle Creek PD / Village I Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



**Eagle Creek P.D. Village I**

Orange County, Florida

NO.	DATE	DESCRIPTION
1	04/06/2018	Initial Review
2	04/06/2018	Final Review
3	04/06/2018	Final Review
4	04/06/2018	Final Review
5	04/06/2018	Final Review
6	04/06/2018	Final Review
7	04/06/2018	Final Review
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98	04/06/2018	Final Review
99	04/06/2018	Final Review
100	04/06/2018	Final Review

Not Approved for Construction

**Overall Site Plan**

Vertical Datum NGVD29

**C4.0**



# Replacement Language Condition of Approval #2

**#2: This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.**



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Eagle Creek Planned Development / Village I Preliminary Subdivision Plan dated “Received May 28, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the referenced revision to Condition of Approval #2.**

**District 4**





# **Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan**

**Case:** PSP-18-11-374

**Project Name:** Springhill PD / Storey Grove Phase 3 PSP

**Applicant:** Kevin P. White, Waldrop Engineering

**District:** 1

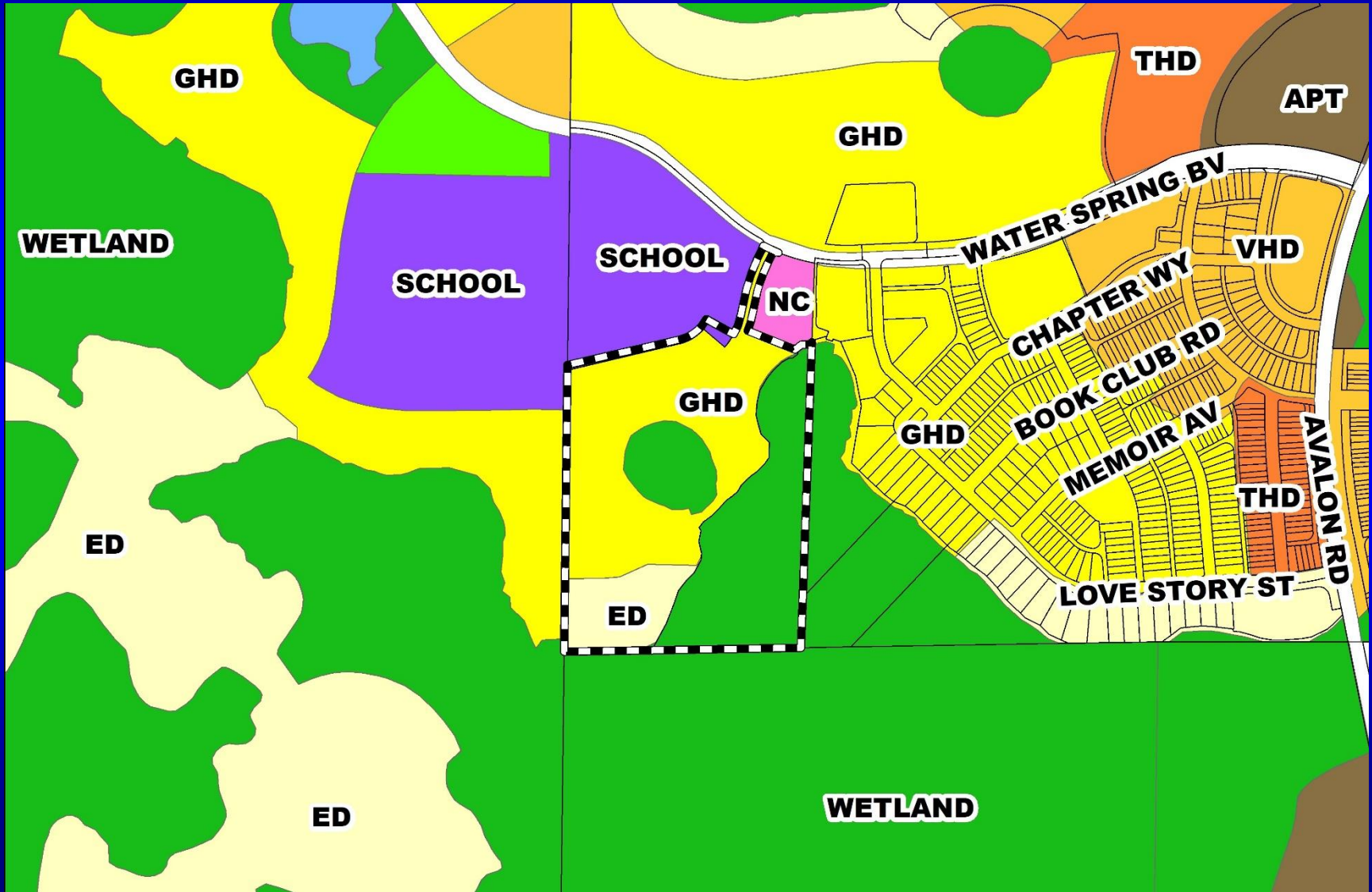
**Acreage:** 34.86 gross acres

**Location:** South of Water Springs Boulevard / West of Avalon Road

**Request:** To subdivide 34.86 acres in order to construct 65 single-family residential dwelling units

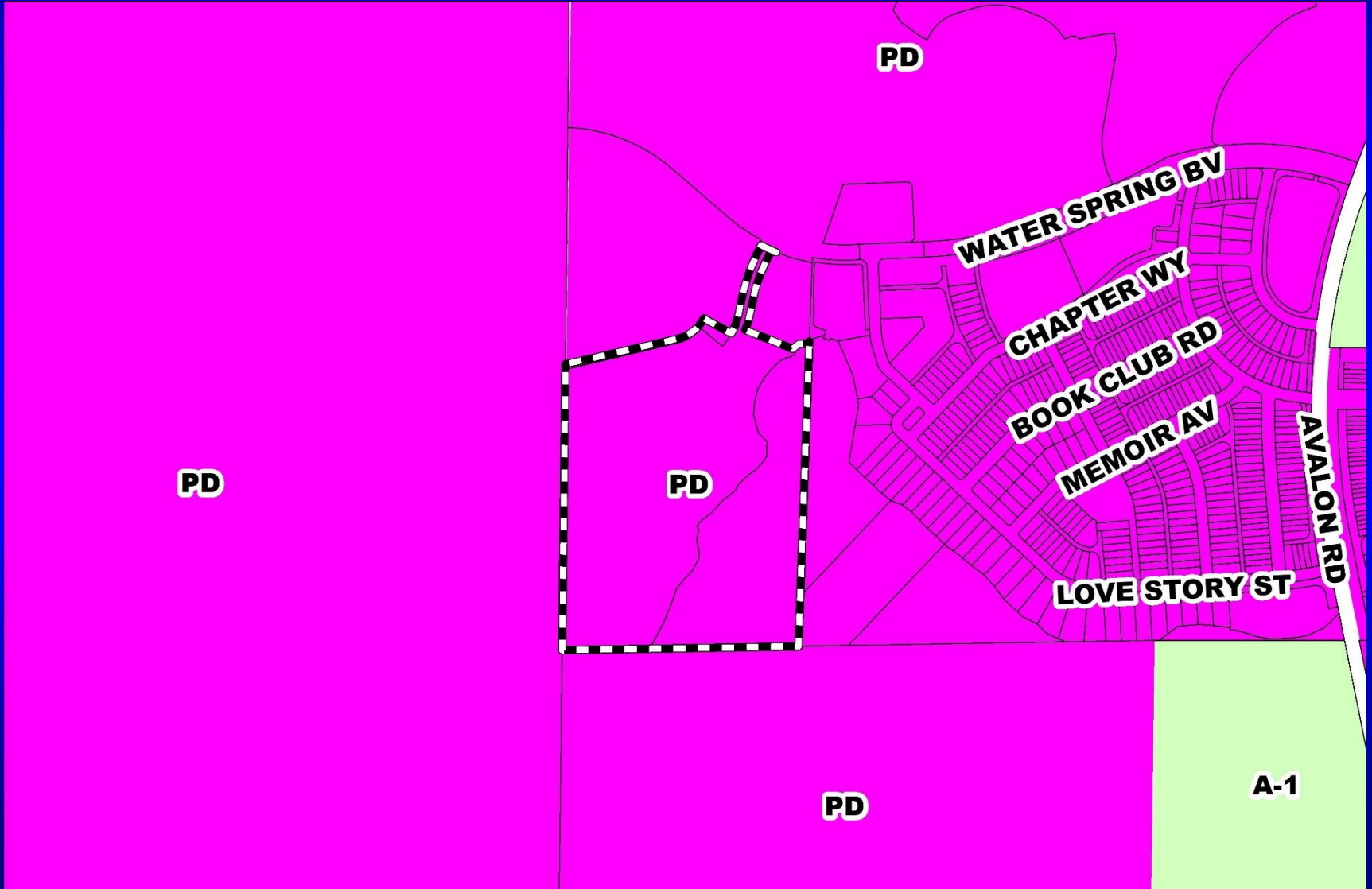


# Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan Future Land Use Map





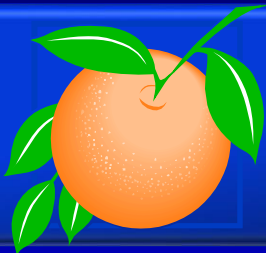
# Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan Zoning Map



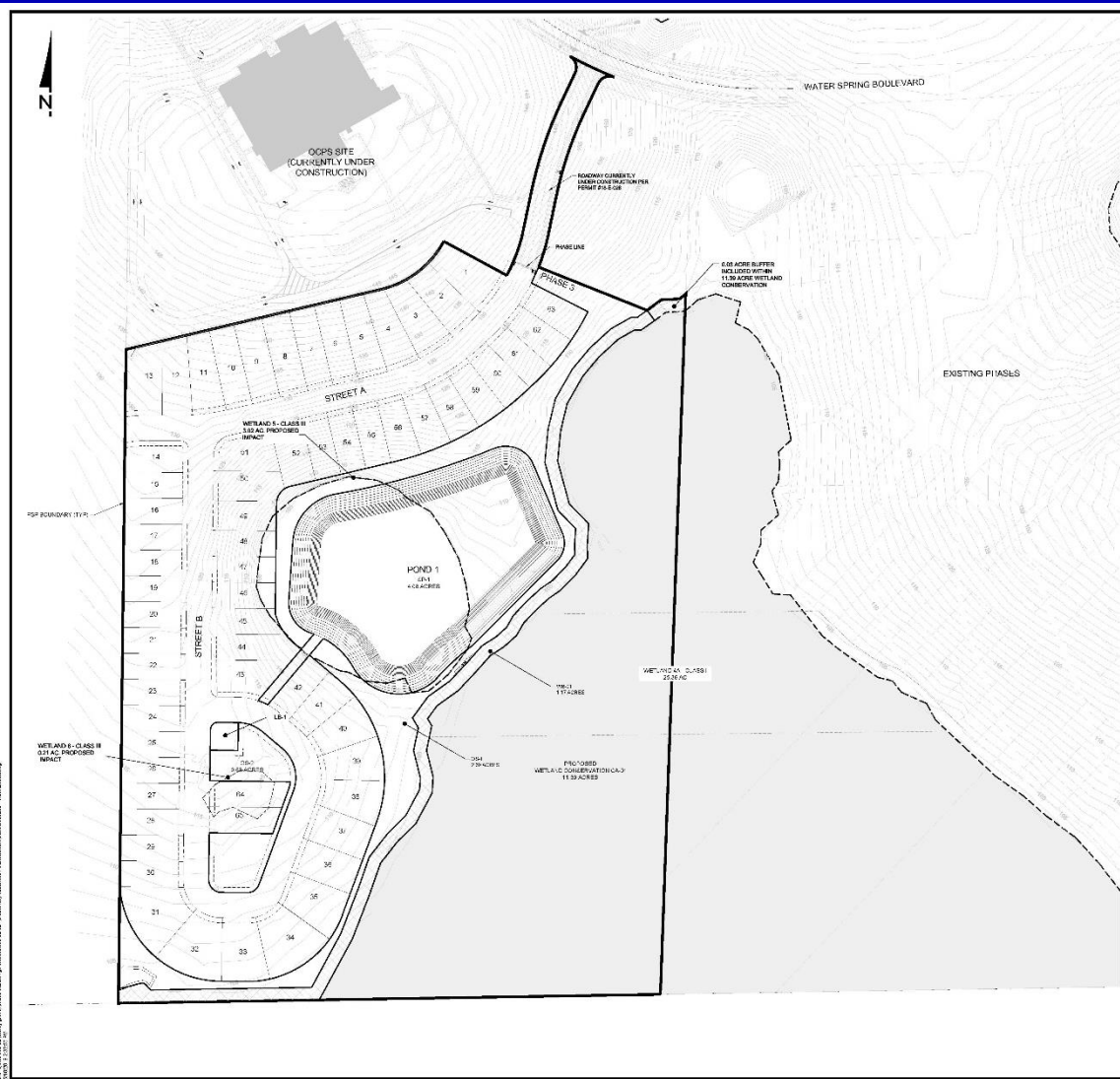


# Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan Aerial Map





# Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



TRACT TABLE			
TRACT NUMBER	AREA (AC)	EXISTING USE	COMMITTED BOUNDARY RANGE
58-41	17.70	2.5 AC WETLAND BUFFER	OWNER'S WANTS TO INCLUDE THIS TRACT IN A FUTURE PHASE 3 DEVELOPMENT PROJECT. THIS TRACT IS NOT BEING SUBMITTED FOR CONVEYANCE.
58-1	1.11	LOT 11 PARCEL	OWNER'S WANTS TO INCLUDE THIS TRACT IN A FUTURE PHASE 3 DEVELOPMENT PROJECT. THIS TRACT IS NOT BEING SUBMITTED FOR CONVEYANCE.
58-2	2.08 AC	OPEN SPACE	OWNER'S WANTS TO INCLUDE THIS TRACT IN A FUTURE PHASE 3 DEVELOPMENT PROJECT. THIS TRACT IS NOT BEING SUBMITTED FOR CONVEYANCE.
58-3	3.02 AC	LOT 12 PARCEL	OWNER'S WANTS TO INCLUDE THIS TRACT IN A FUTURE PHASE 3 DEVELOPMENT PROJECT. THIS TRACT IS NOT BEING SUBMITTED FOR CONVEYANCE.
58-4	4.07 AC	STORMWATER RETENTION BASIN	OWNER'S WANTS TO INCLUDE THIS TRACT IN A FUTURE PHASE 3 DEVELOPMENT PROJECT. THIS TRACT IS NOT BEING SUBMITTED FOR CONVEYANCE.
58-5	7.58 AC	WETLAND BUFFER	OWNER'S WANTS TO INCLUDE THIS TRACT IN A FUTURE PHASE 3 DEVELOPMENT PROJECT. THIS TRACT IS NOT BEING SUBMITTED FOR CONVEYANCE.

NOTE: THIS TRACT TABLE IS INTENDED TO BE USED IN CONJUNCTION WITH THE TRACT MAP AND SHALL BE VOID WITHOUT THE TRACT MAP AND SHALL BE VOID WITHOUT THE TRACT MAP.

**LEGEND**

- 10 FT WETLAND BUFFER
- 50 FT WETLAND BUFFER
- WETLAND BUFFER
- 10' BOUNDARY
- WETLAND CONSERVATION AREA
- WETLAND BUFFER AREA



**WALDRUP ENGINEERING**  
10000 WOODBRIDGE DRIVE, SUITE 100, WOODBRIDGE, VA 22191  
 (703) 596-1000  
 WWW.WALDRUPENGINEERING.COM

**SPRINGHILL PD /  
STOREY GROVE PHASE 3**  
 CLIENT: LENNAR HOMES, LLC

OVERALL TRACT MAP

<p>1. PREPARED BY: WALDRUP ENGINEERING</p> <p>2. CHECKED BY: WALDRUP ENGINEERING</p> <p>3. DATE: 08/11/2023</p> <p>4. PROJECT: SPRINGHILL PD / STOREY GROVE PHASE 3</p>	<p>SCALE: AS SHOWN</p> <p>DATE: 08/11/2023</p> <p>PROJECT: SPRINGHILL PD / STOREY GROVE PHASE 3</p> <p>CLIENT: LENNAR HOMES, LLC</p> <p>OVERALL TRACT MAP</p>
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# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Springhill PD / Storey Grove Phase 3 Preliminary Subdivision Plan dated “Received May 28, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

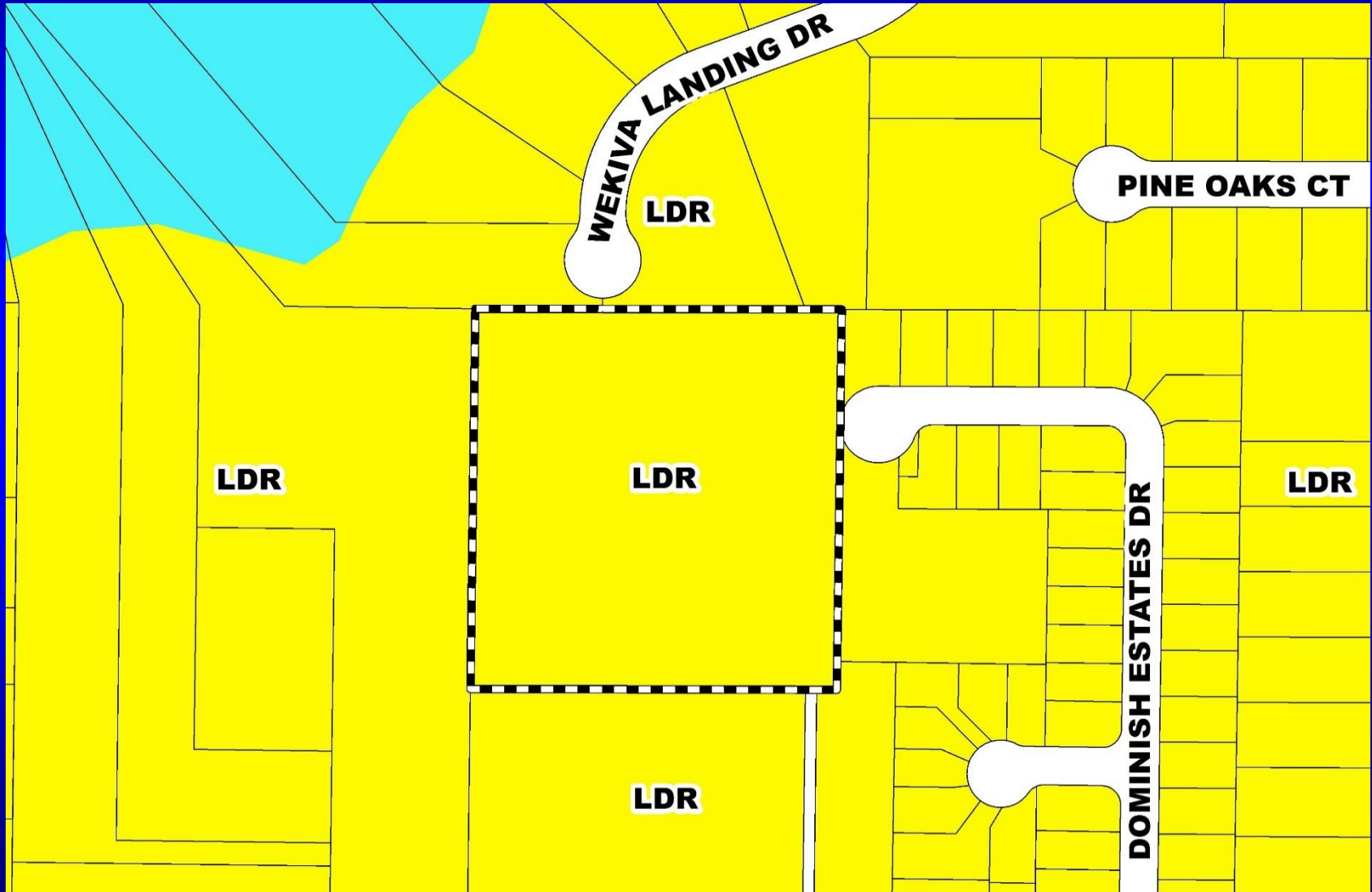


## **RZ-19-01-057 – Justin Solitro Planning and Zoning Commission (PZC) Board-Called Hearing**

- Case:** RZ-19-01-057
- Applicant:** Justin Solitro
- District:** 2
- Location:** 1007 Votaw Road; or generally located north of Votaw Road, west of Dominish Estates Drive, south of Wekiva Landing Drive, and east of Via Florence Drive
- Acreage:** 5.46 gross acres
- From:** R-1 (Single-Family Dwelling District) (Restricted)
- To:** R-1 (Single-Family Dwelling District)
- Proposed Use:** Remove a 10 dwelling unit restriction in order to construct 20 single-family dwelling units.



**RZ-19-01-057 – Justin Solitro**  
**Planning and Zoning Commission (PZC) Board-Called Hearing**  
**Future Land Use Map**

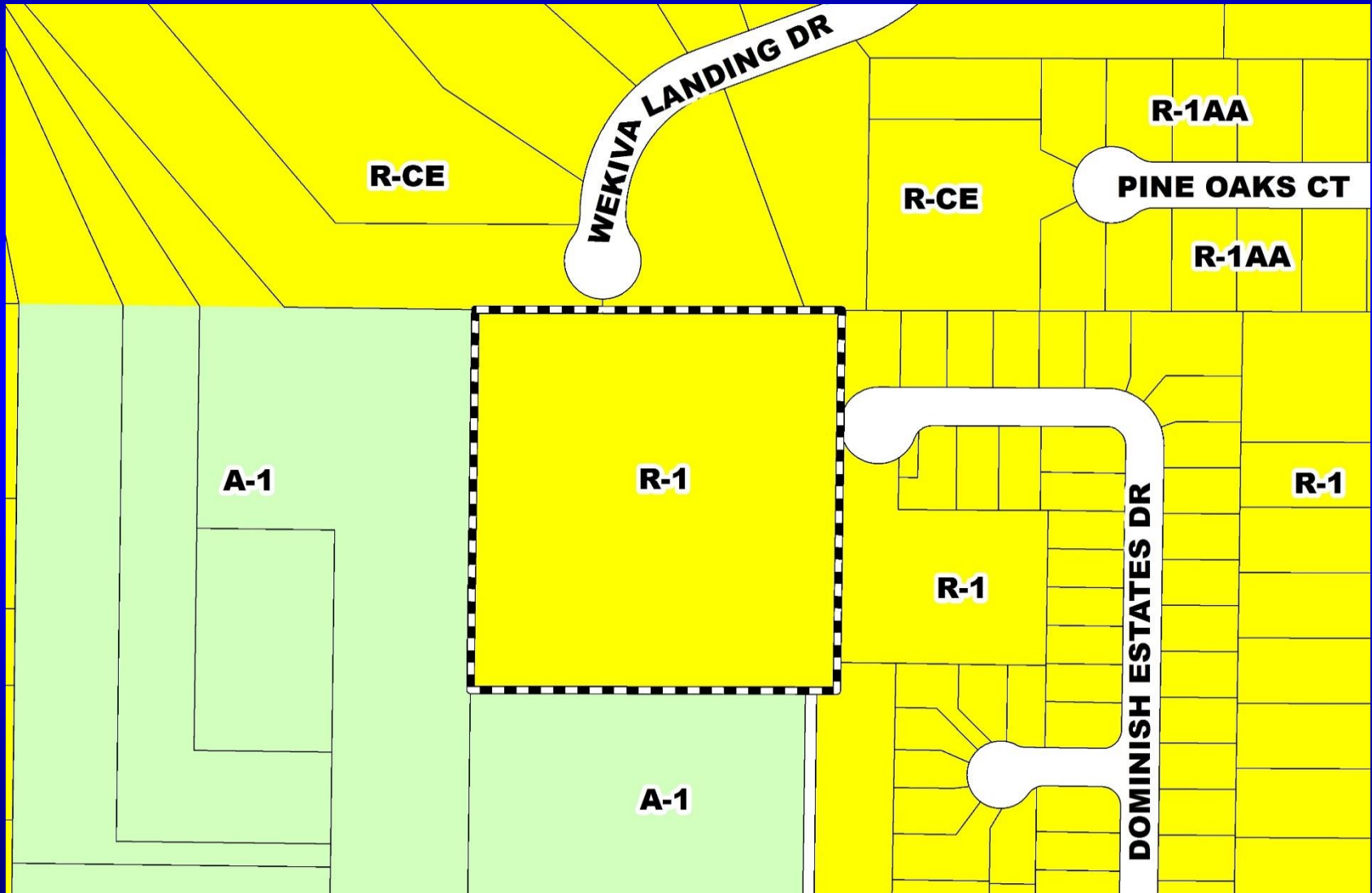






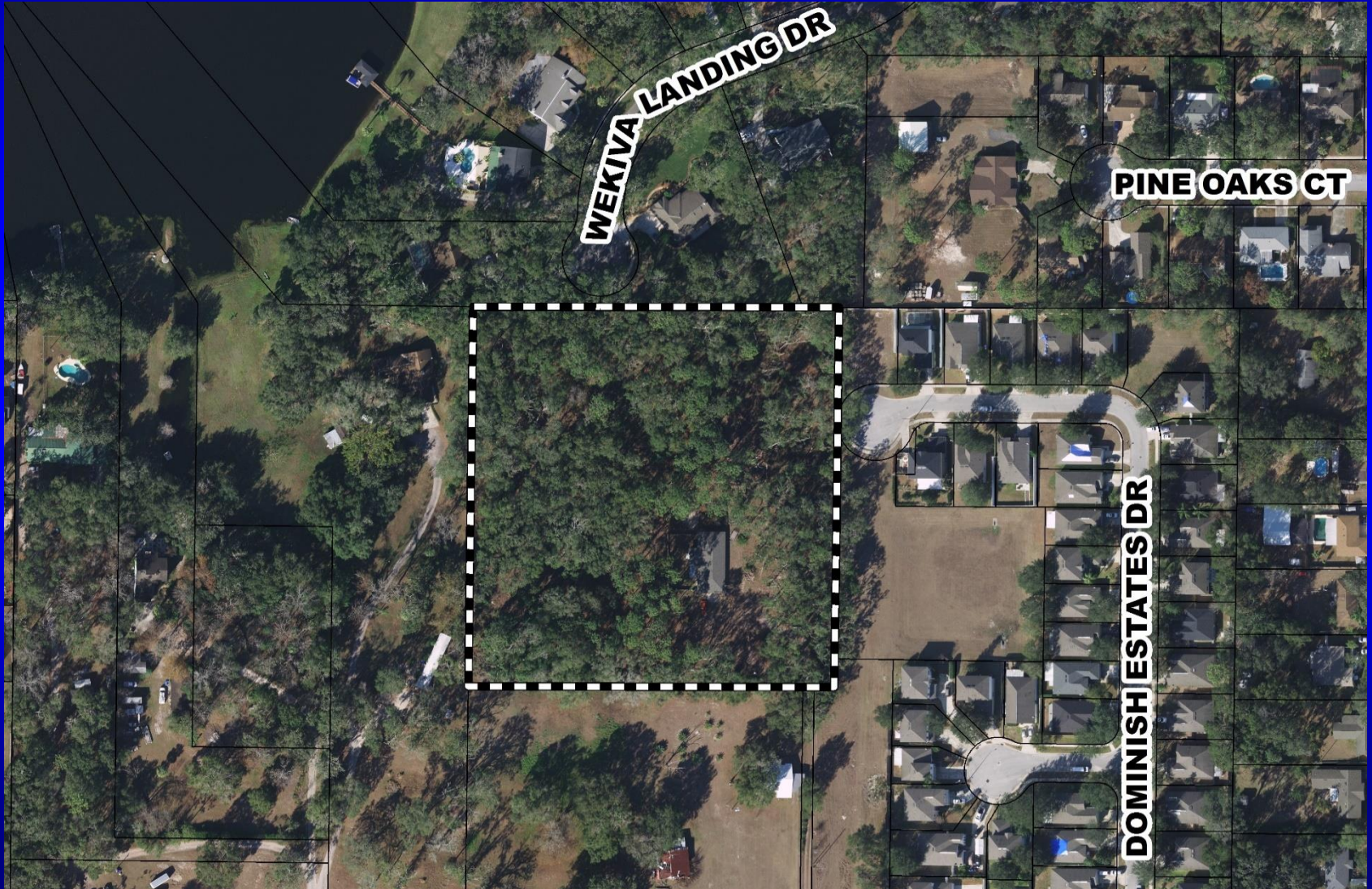
**RZ-19-01-057 – Justin Solitro**

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





**RZ-19-01-057 – Justin Solitro**  
**Planning and Zoning Commission (PZC) Board-Called Hearing**  
**Aerial Map**





# Action Requested

## PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and APPROVE the requested R-1 (Single-Family Dwelling District) zoning, subject to the following restrictions:

- 1) The subject property shall be limited to a maximum of twenty (20) lots with single-family detached residential dwelling units; and
- 2) A fifty (50) foot vehicular cross-access easement shall be provided at the time of Preliminary Subdivision Plan (PSP) to the south.

District 2

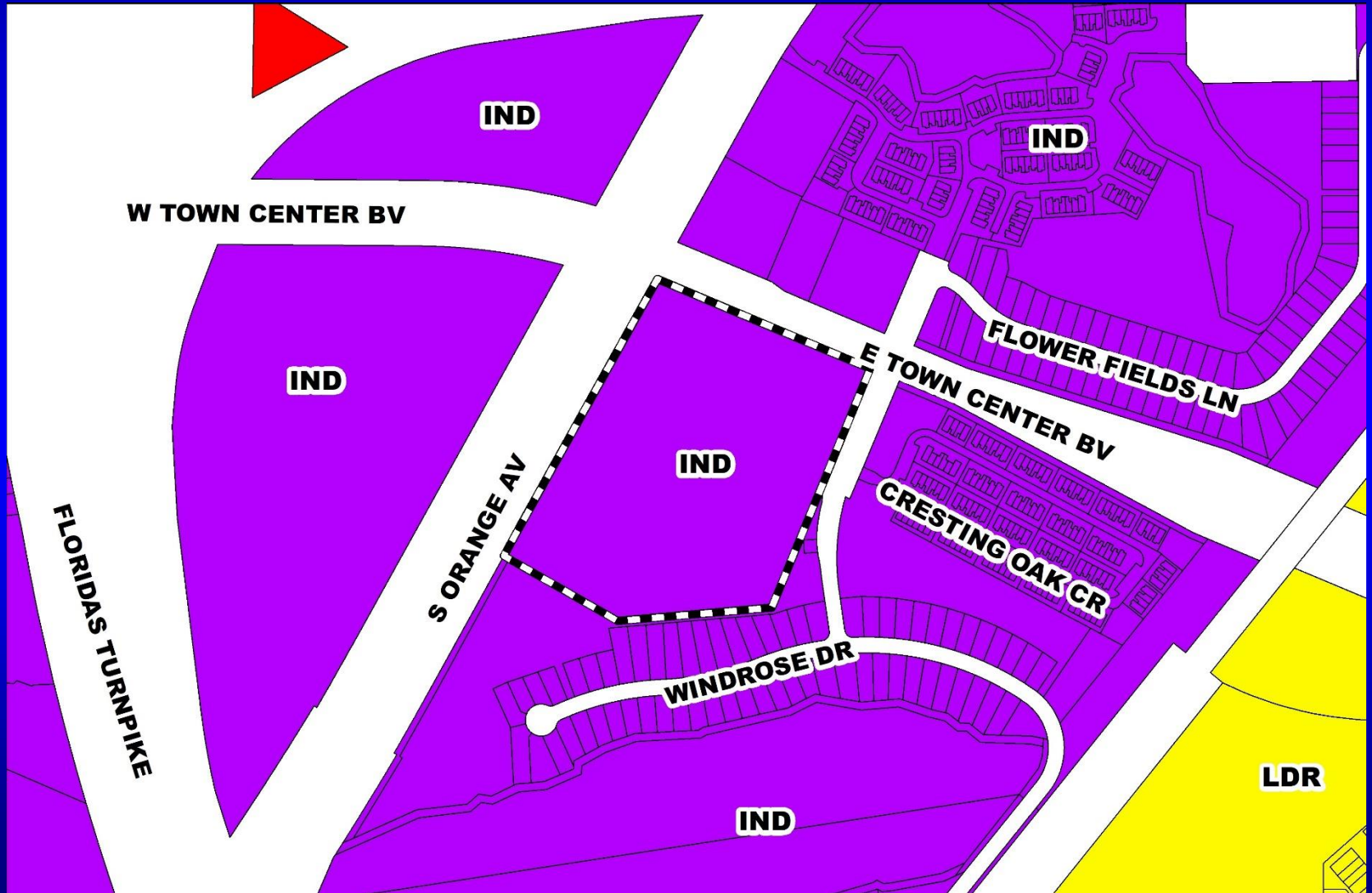


# Southchase Planned Development / Land Use Plan

- Case:** CDR-18-05-149
- Project Name:** Southchase PD/LUP
- Applicant:** Miranda Fitzgerald, Lowndes, Drosdick, Doster, Kantor, & Reed, P.A.
- District:** 4
- Acreage:** 3,115.10 gross acres (overall PD)  
17.43 gross acres (*affected parcels only*)
- Location:** Generally located on the south side of E. Town Center Boulevard and on the east side of S. Orange Avenue
- Request:** To convert 95,000 square feet of commercial uses into 281,160 square feet of industrial distribution (high cube) uses on PD Parcel 29A using a trip equivalency matrix.
- Additionally, the list of permitted uses within the Industrial category is being amended to reflect the uses permitted within the I-2 zoning district in effect at the date of the initial approval of the Southchase PD and DRI.
- Lastly, one (1) waiver from Orange County Code is requested to increase the maximum impervious surface coverage to 80%.

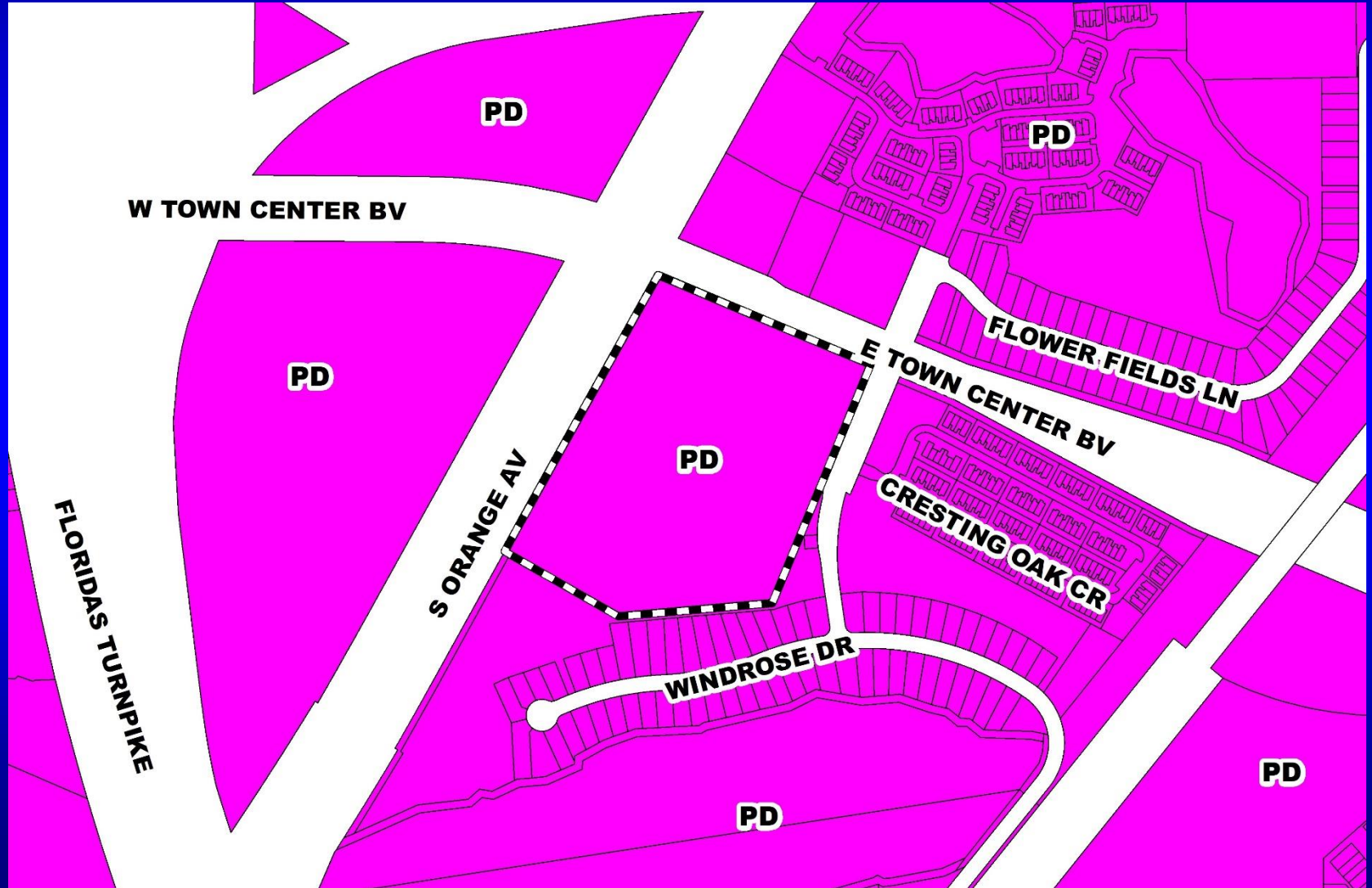


# Southchase Planned Development / Land Use Plan Future Land Use Map





# Southchase Planned Development / Land Use Plan Zoning Map



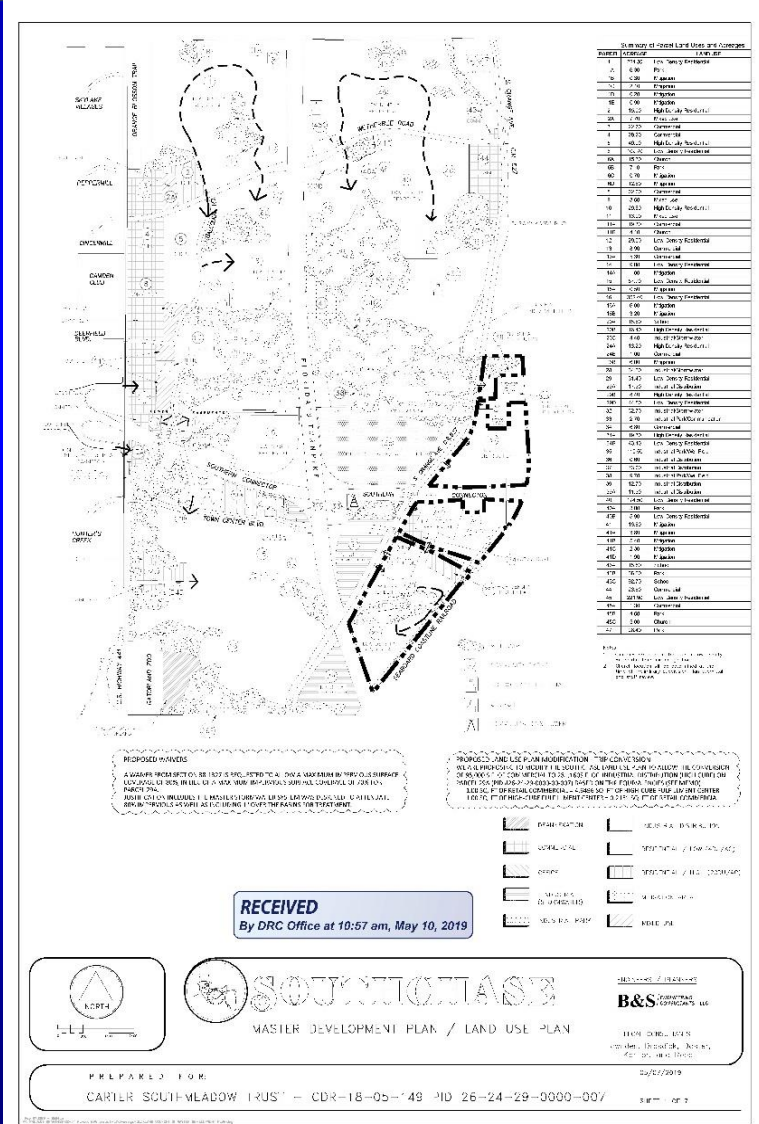


# Southchase Planned Development / Land Use Plan Aerial Map

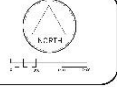





# Southchase Planned Development / Land Use Plan Overall Land Use Plan



**RECEIVED**  
By DRC Office at 10:57 am, May 10, 2019



PREPARED FOR  
**CARLE SOUTH-MADAW (RUS) - CDR-18-05-149 - PD 26-24-29-0000-007**



**SOUTHCHASE**  
MASTER DEVELOPMENT PLAN / LAND USE PLAN

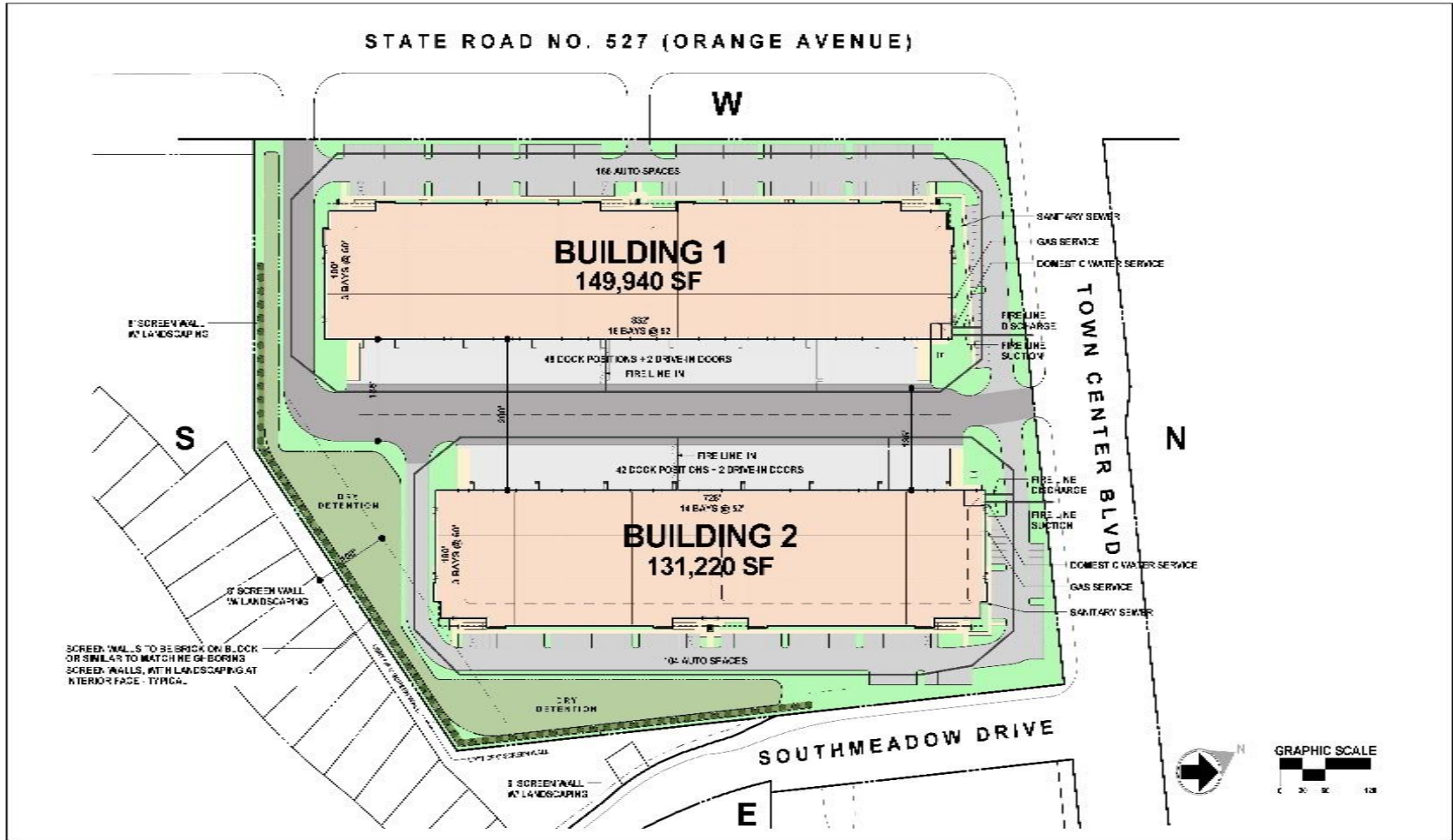
PREPARED BY  
**B&S**  
BENTON & BOWLES  
SMITH & BOWEN  
SUNBELT  
TAYLOR & HARRISON  
WOLFE & BERENSON  
WYATT TAYLOR & KAPOOR

DATE: 05/07/2019  
PROJECT: SOUTHCHASE, SOUTHCHASE  
SCALE: AS SHOWN





# Southchase Planned Development / Land Use Plan Conceptual Site Plan



**MACGREGOR ASSOCIATES ARCHITECTS**  
 2707 W. Parkway Suite 200  
 Tallahassee, FL 32310  
 Phone: 904.438.3328  
 Fax: 904.438.3323

**JOHNSON DEVELOPMENT ASSOCIATES, INC.**  
 REAL ESTATE DEVELOPERS  
 124 S. W. 15th Street, Suite 403  
 Southchase, FL 32909  
 Tel: 904.655.3663 Fax: 904.344.6196

**SOUTHMEADOW SPEC BUILDING**  
 ORLANDO, FLORIDA

**SITE PLAN**  
 2011-11-16  
**A-5.3e**



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Southchase Planned Development / Land Use Plan (PD/LUP), dated “Received May 10, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**- AND -**

**Approve Consent Item G.3**

**District 4**



*Board of County Commissioners*

# Public Hearings

**July 16, 2019**