

Board of County Commissioners

Public Hearings

August 22, 2023



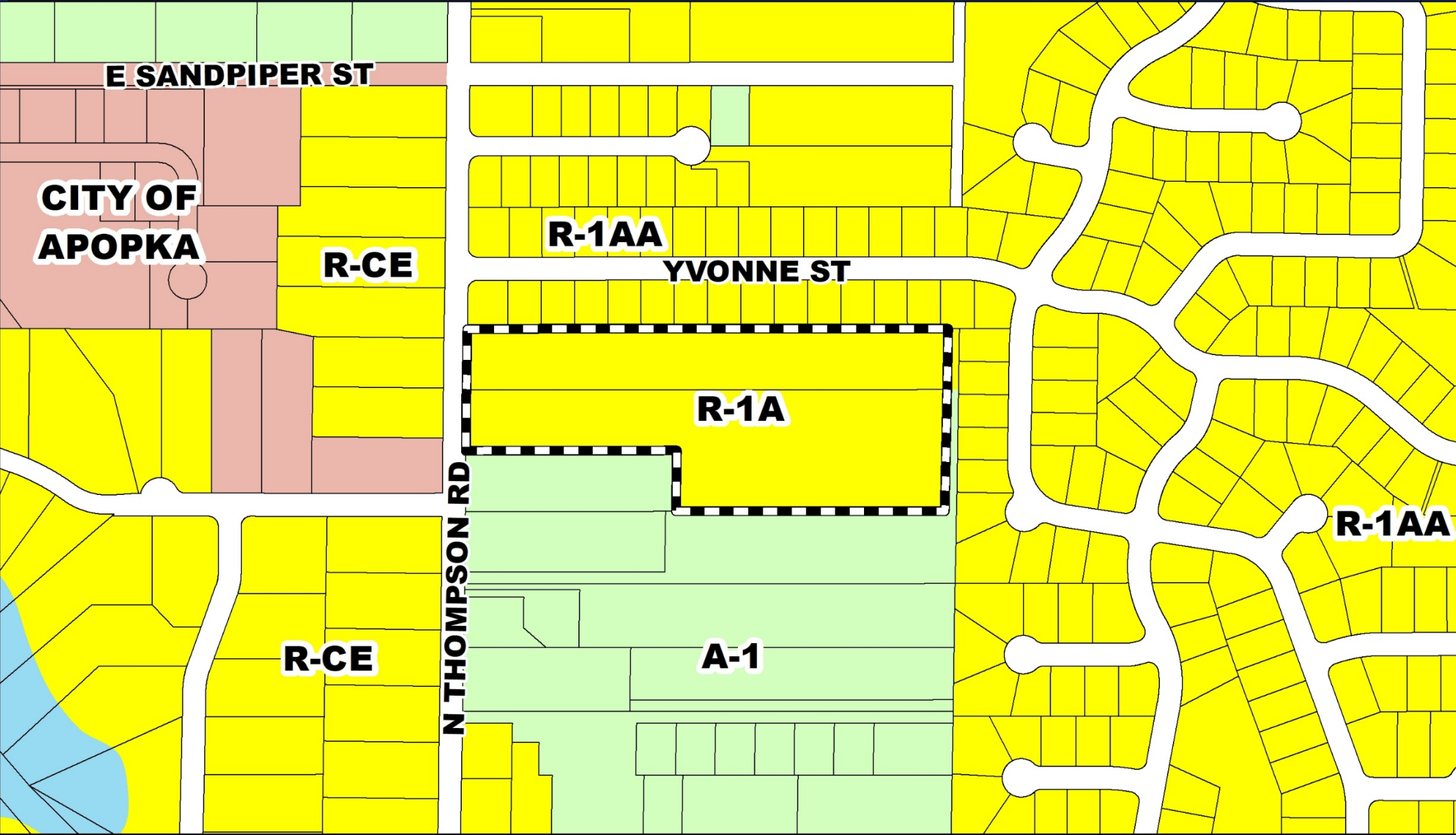
Thompson Heights Preliminary Subdivision Plan

Case:	PSP-22-01-006
Project Name:	Thompson Heights Preliminary Subdivision Plan
Applicant:	Geoffrey L. Summitt, GL Summitt Engineering, Inc.
District:	2
Location:	Generally located north of Votaw Rd, and east of Thompson Rd.
Acreage:	11.65 gross acres
Request:	To subdivide 11.65 acres, to construct 26 single-family residential dwelling units.



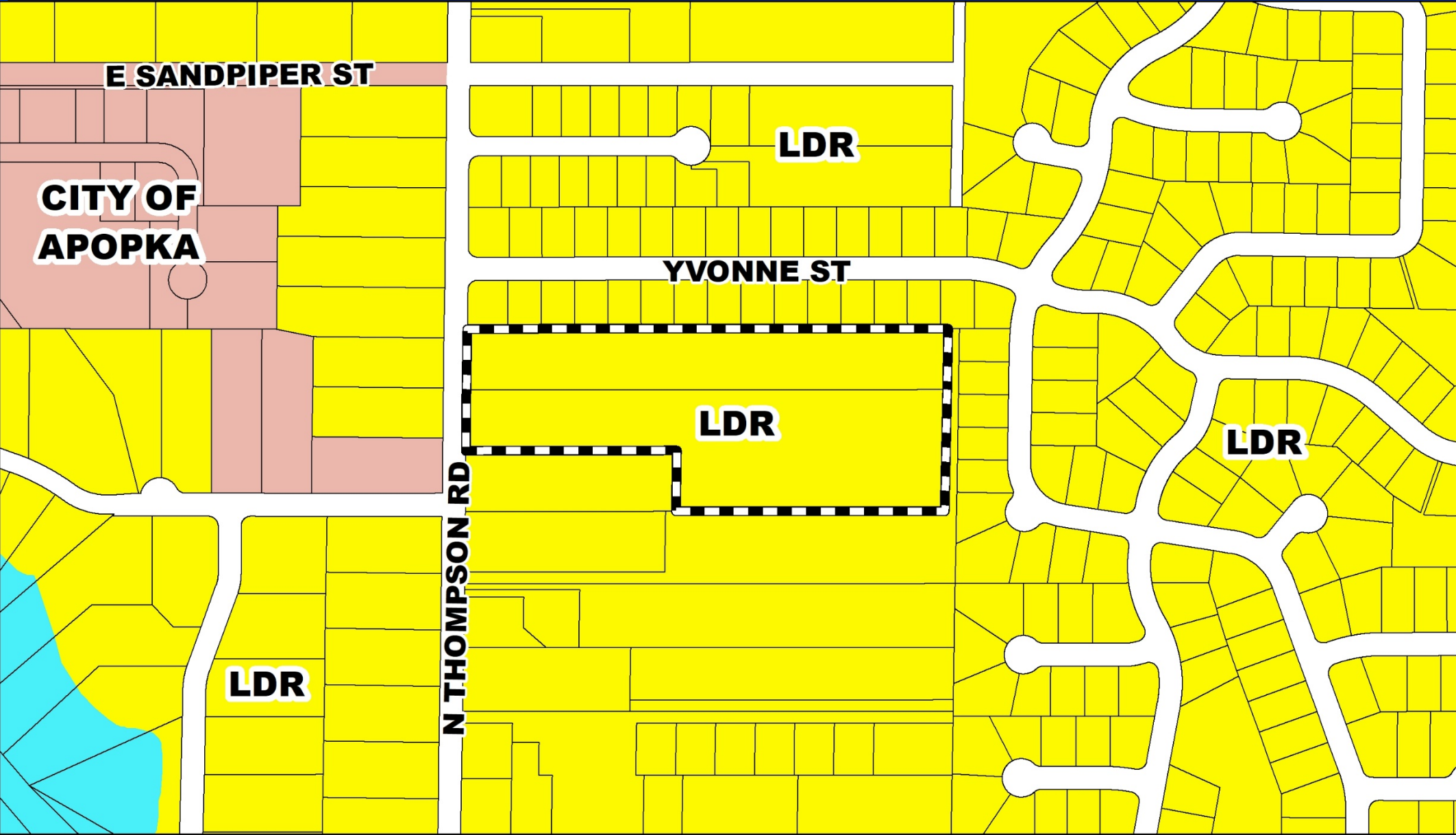
Thompson Heights Preliminary Subdivision Plan

Future Land Use Map



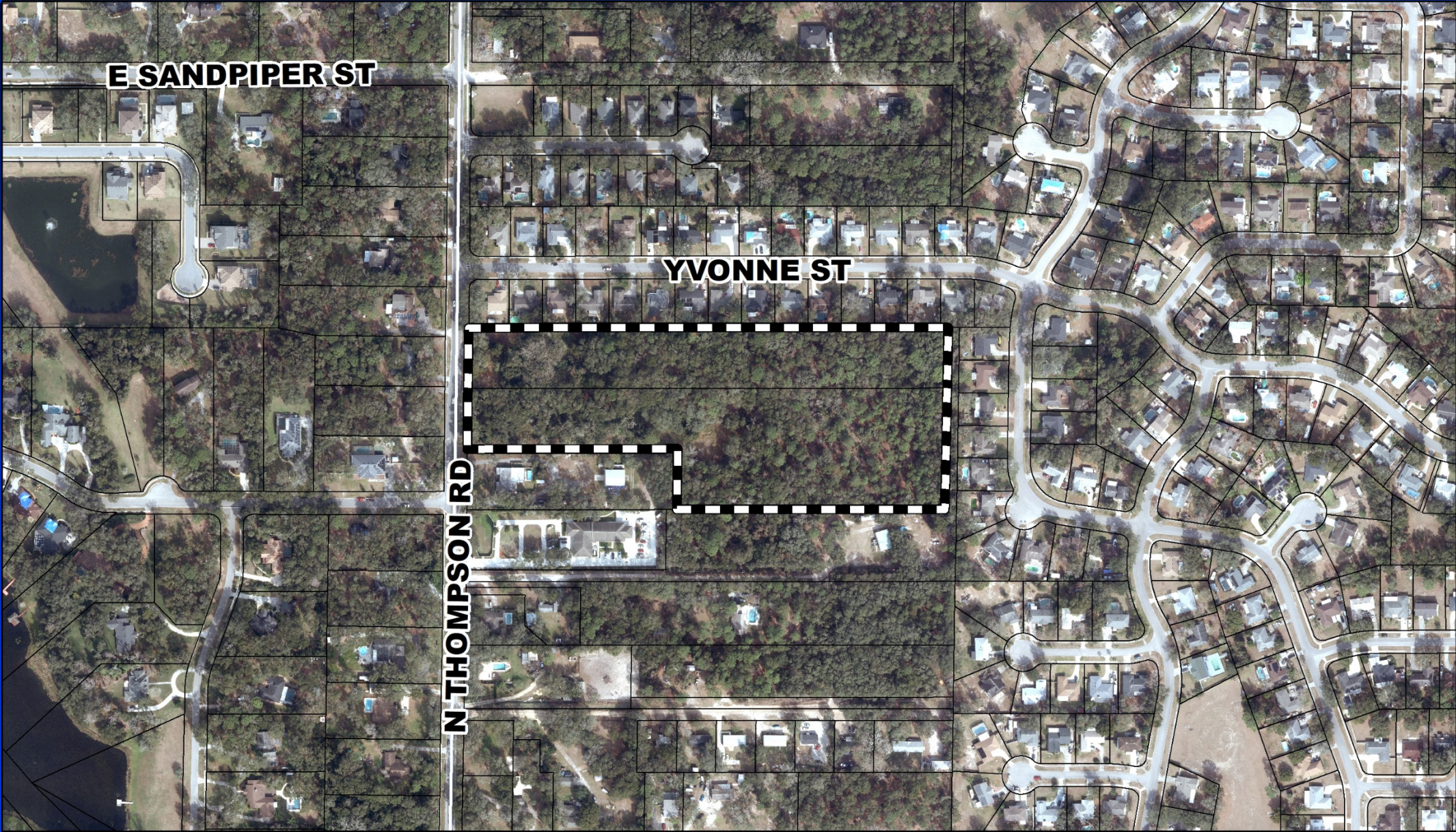


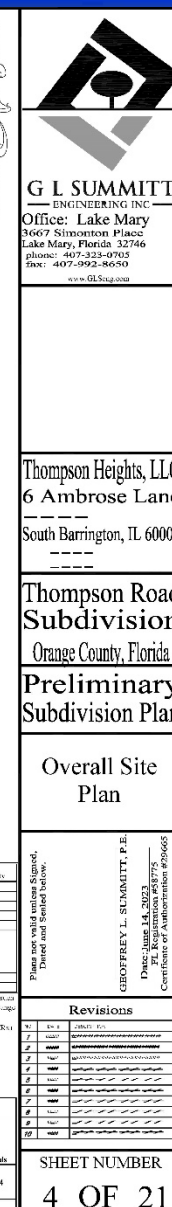
Thompson Heights Preliminary Subdivision Plan Zoning Map





Thompson Heights Preliminary Subdivision Plan Aerial Map







Thompson Heights Preliminary Subdivision Plan Revised Condition

14. So long as the development lies in the City of Apopka's Territorial Area under the City of Apopka/Orange County Amended and Restated Water, Wastewater and Reclaimed Water Territorial Agreement, the development shall connect to central water and wastewater service from the City of Apopka. Otherwise, the development shall connect to Orange County's central water and wastewater service.



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Thompson Heights PSP dated “Received July 6, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report , with the revised Condition #14

District 2



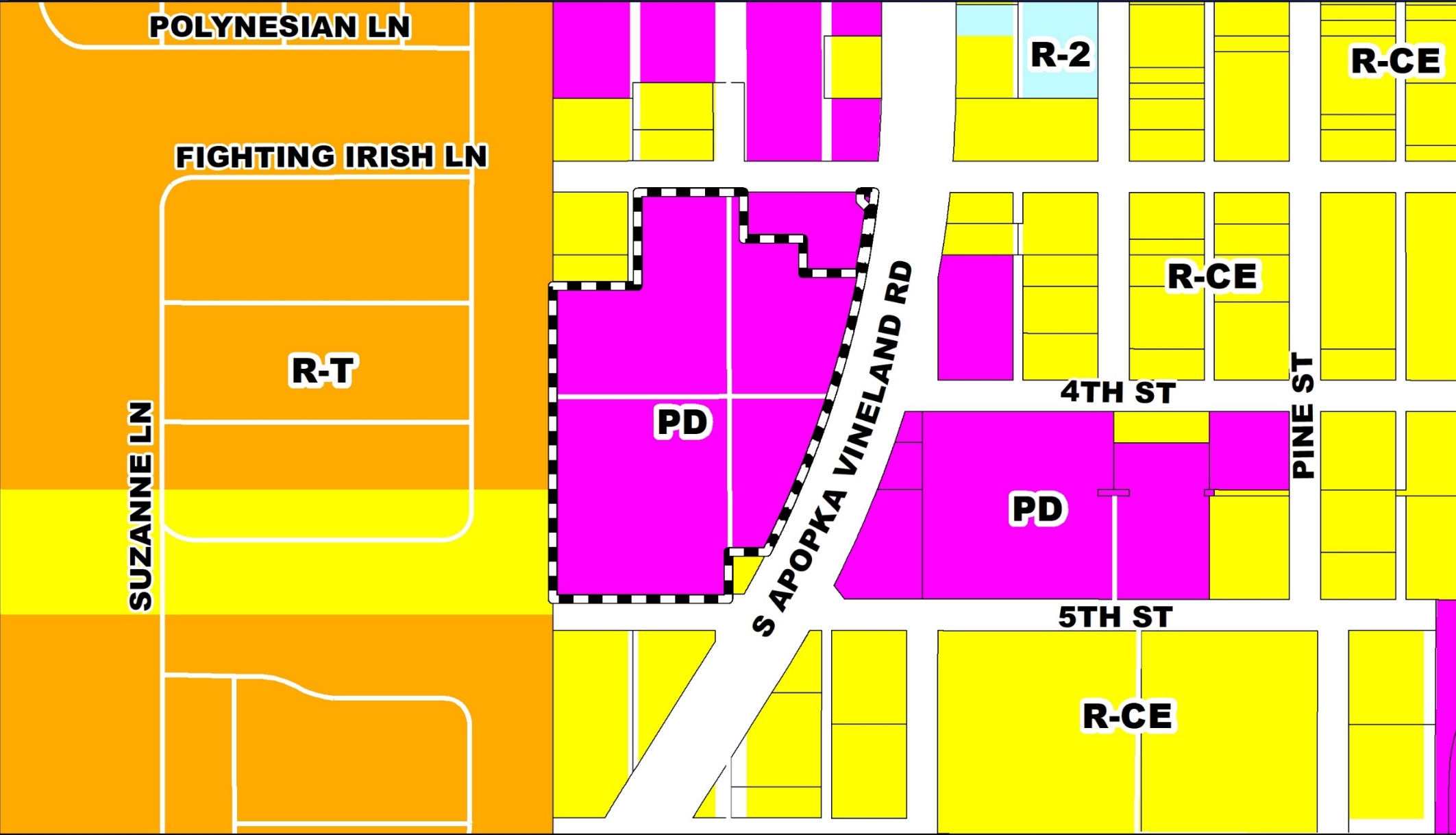
Buena Vista Commons Planned Development/Land Use Plan

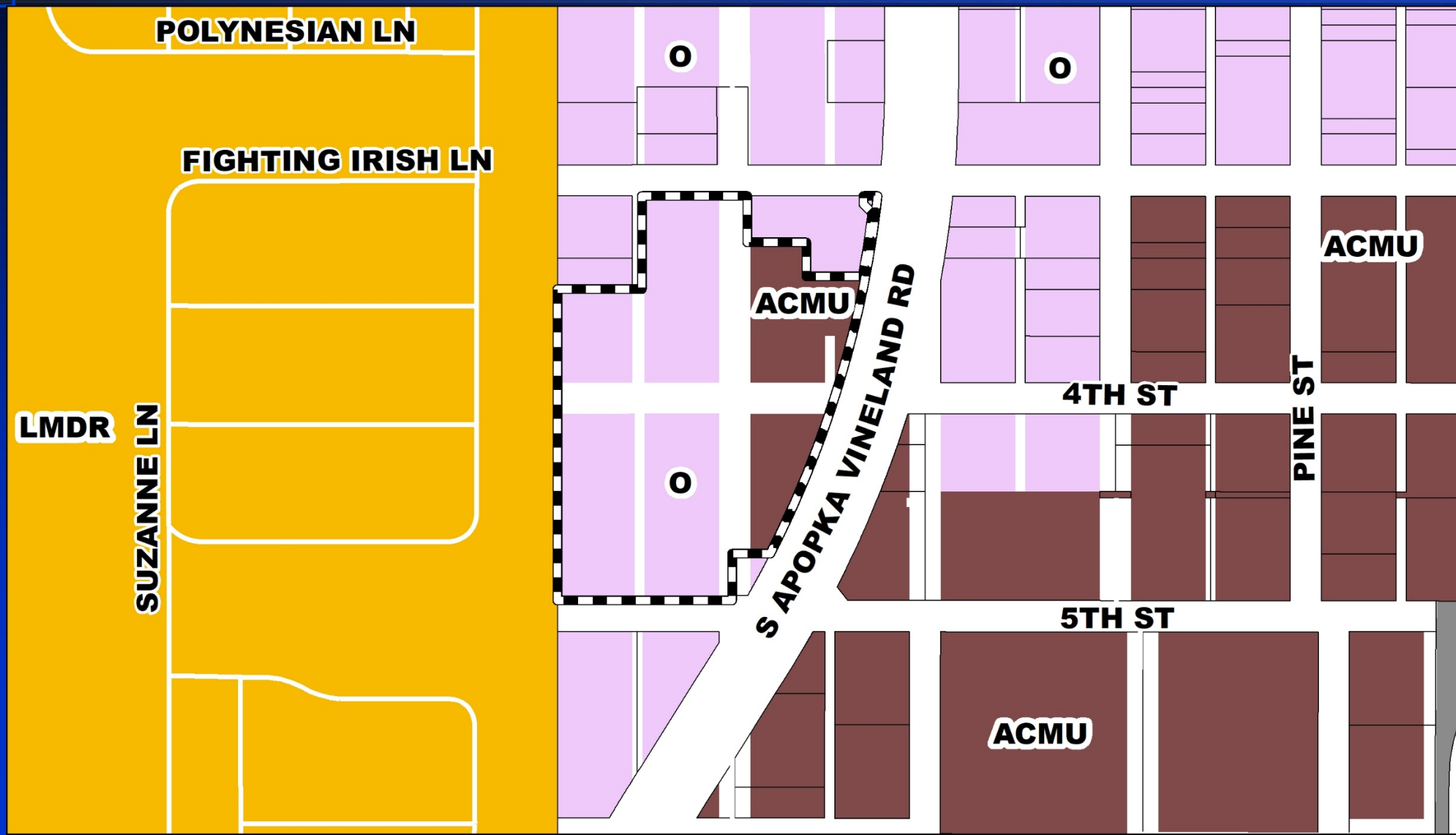
Case:	CDR-23-02-070
Applicant:	Joseph Kovecses, Lowndes Law Firm
District:	1
Location:	Generally located West of S. Apopka Vineland Road, south of Daryl Carter Parkway, and north of Lake Street.
Acreage:	8.52 gross acres (overall PD) 5.47 gross acres (affected area)
Request:	A Change Determination Request (CDR) to add private school as a permitted use.



Buena Vista Commons Planned Development/Land Use Plan

Future Land Use Map

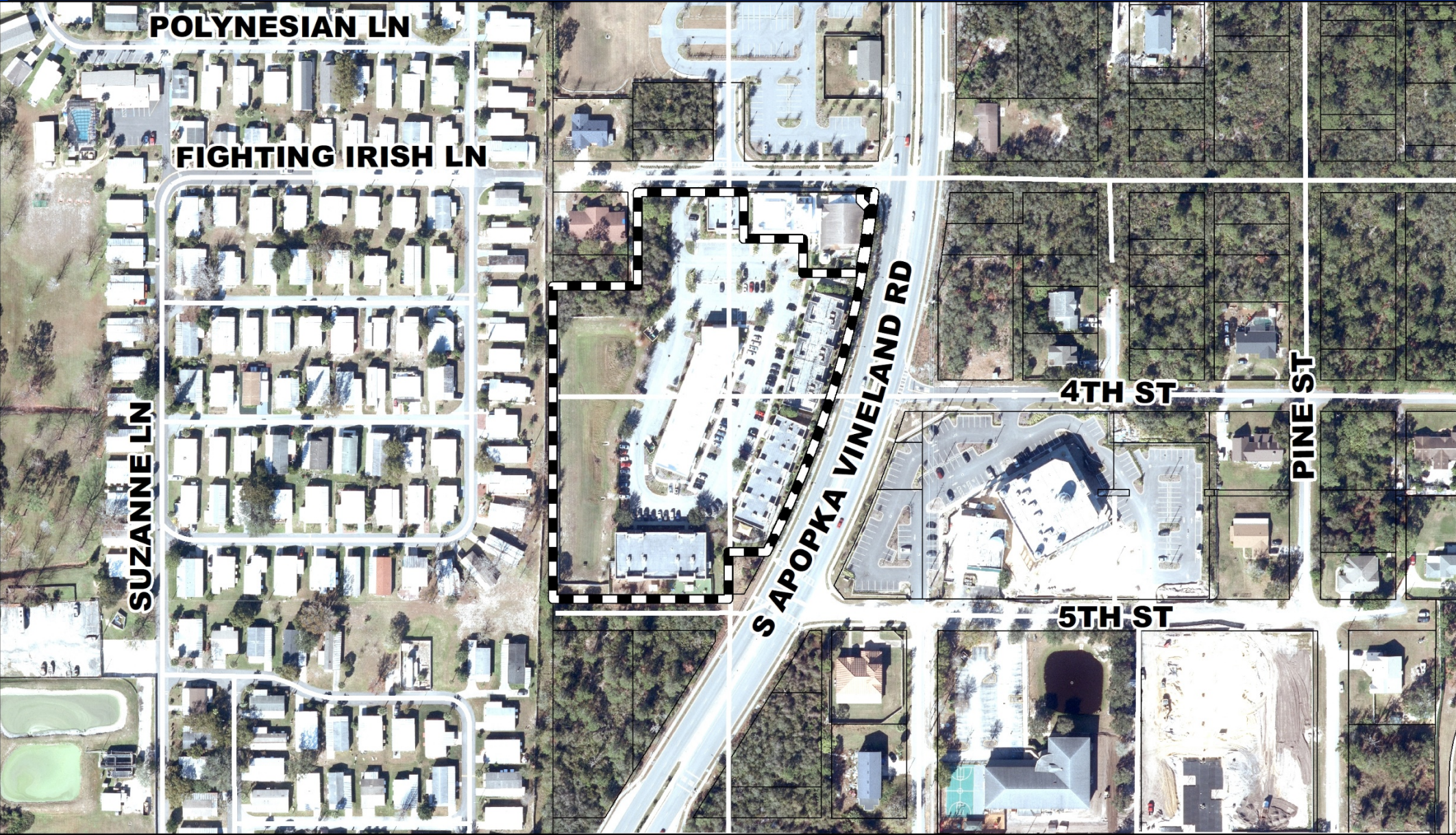






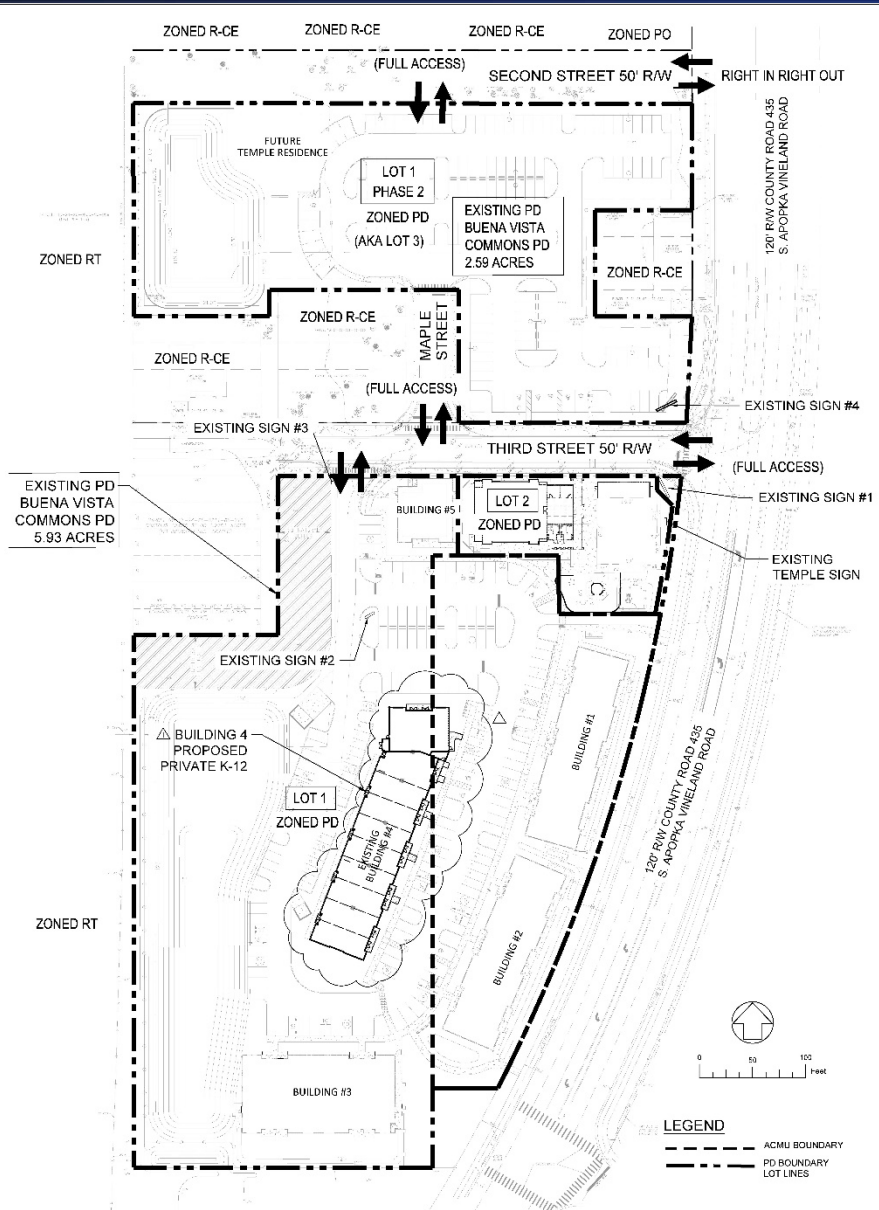
Buena Vista Commons Planned Development/Land Use Plan

Aerial Map





Buena Vista Commons Planned Development/Land Use Plan Overall Land Use Plan



BUENA VISTA COMMONS PD - LAND USE PLAN (AMENDMENT)

CASE NUMBER: CDR-23-02-070

REQUEST TO AMEND THE CURRENT LAND USE PLAN TO PERMIT A PRIVATE
SCHOOL (K-12) FOR BUILDING 4 ON LOT 1 (PARCEL 15-24-28-1080-01-000) OF THE
BUENA VISTA COMMONS PD



VICINITY MAP
N.T.S.

INDEX OF SHEETS

- LUP0.0 COVER SHEET
- LUP1.0 LAND USE PLAN
- LUP2.0 CONDITIONS OF APPROVAL
- LUP3.0 MASTER SIGN PLAN

BUENA VISTA COMMONS PD:

- LOT 1: 15-24-28-1080-01-000
- LOT 2: 15-24-28-1080-02-000
- LOT 3: 15-24-28-1079-01-000

EXISTING PD DESCRIPTION (LOTS 1 AND 2)

ALL OF BLOCK 58 AND A PORTION OF BLOCKS 57, 55 AND 56, TOGETHER WITH PORTIONS OF ROAD RIGHTS-OF-WAY AND ALLEYS LYING WITHIN AND BETWEEN SAID BLOCKS, ORANGE CENTER, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE S89°42'49"E ALONG THE NORTH LINE OF SAID SECTION 15 A DISTANCE OF 828.24 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 58 FOR A POINT OF BEGINNING; THENCE N00°02'23"W ALONG THE WEST LINE OF BLOCKS 58 AND 55 A DISTANCE OF 314.62 FEET TO THE NORTHWEST CORNER OF LOT 16, BLOCK 55 OF SAID PLAT OF ORANGE CENTER; THENCE S80°57'39"E ALONG THE NORTH LINE OF LOT 16, BLOCK 55 OF SAID PLAT OF ORANGE CENTER AND ITS EASTERLY EXTENSION A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 55 OF SAID PLAT OF ORANGE CENTER; THENCE N00°02'23"W A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 65 OF SAID PLAT OF ORANGE CENTER AND THE SOUTH RIGHT-OF-WAY LINE OF THIRD STREET; THENCE S81°57'39"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 376.47 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF APOPKA-VINELAND ROAD ALSO KNOWN AS COUNTY ROAD 435 PER OFFICIAL RECORDS BOOK 3383, PAGE 1966, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1667.89 FEET, A CHORD BEARING OF S18°42'30"W, A CHORD DISTANCE OF 600.22 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°43'55", A DISTANCE OF 103.51 FEET TO A POINT ON THE SOUTH LINE OF LOT 16, BLOCK 57 OF SAID PLAT OF ORANGE CENTER; THENCE N89°57'39"W ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION A DISTANCE OF 81.51 FEET; THENCE S00°02'23"E A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE N89°57'39"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 281.00 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 58 OF SAID PLAT OF ORANGE CENTER AND WEST LINE OF SAID BLOCK 58; THENCE N00°02'23"W ALONG SAID WEST LINE A DISTANCE OF 185.38 FEET TO THE POINT OF BEGINNING.

CONTAINS: 258,258 SQUARE FEET OR 5.929 ACRES MORE OR LESS.

EXISTING PD DESCRIPTION (LOT 1)

BUENA VISTA COMMONS PHASE 2 84444 LOT 1

CONTAINS: 2.59 ACRES MORE OR LESS.

DEVELOPER:

KARAM DUGGAL
8610 BOW COURT
ORLANDO, FL 32836
TEL: 407-363-4718
E-MAIL: RHCAKD@GMAIL.COM

CIVIL ENGINEER:

TERRA-MAX ENGINEERING, INC.
MONTAZ BARQ, P.E.
1507 SOUTH HAWAASSEE ROAD, SUITE 211
ORLANDO, FL 32835
TEL: 407-578-2763
E-MAIL: BARQMM@TERRAMAXINC.COM

APPLICANT:

THE CRENSHAW SCHOOL, INC.
DANIEL A. ARIN
PO BOX 11159
WINDERMERE, FL 34786
TEL: 321-888-6346
E-MAIL: DANIELA@CRENSHAWSCCHOOL.COM

SURVEYOR:

SHANNON SURVEYING, INC.
JAMES SHANNON
899 NORTH S.R. 434 - SUITE 2155
ALTA MONTA SPRINGS, FL 32714
TEL: 407-774-8372
E-MAIL: SHANNONSURV@AOL.COM

TME
TERRA-MAX ENGINEERING, INC.
1507 S. HAWAASSEE ROAD, SUITE 211
ORLANDO, FLORIDA 32835
TEL: (407) 578-2763 FAX: (407) 578-2363
VERTICAL DATUM: NAVD 88

NO.	REVISIONS	DATE	BY
1	ADD CITY COMMENTS	02/14/2023	MMB
2			
3			
4			
5			
6			
7			
8			
9			
10			

THE CRENSHAW SCHOOL
11444 SOUTH APOPKA VINELAND ROAD
ORANGE COUNTY, FLORIDA

SEAL
MONTAZ BARQ, P.E.
No. 48024
PE #48024
Terra-Max Engineering COA #26002

COVER SHEET
LUP0.0



Buena Vista Commons Planned Development/Land Use Plan Revised Condition

14.b. With the exception of Buildings 1 and 2, development shall be limited to Professional Office (PO) uses and the following four (4) uses: Church, Restaurant (no drive-thru), Community Center, Fitness Center, Martial Arts and Miscellaneous Aerobic Type Instruction; Building 4 uses shall include Private Schools (kindergarten, elementary, middle, junior high and high school).



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the Buena Vista Commons Planned Development / Land Use Plan (PD/LUP) dated “Received May 3, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report , with the revised Condition #14B

District 1



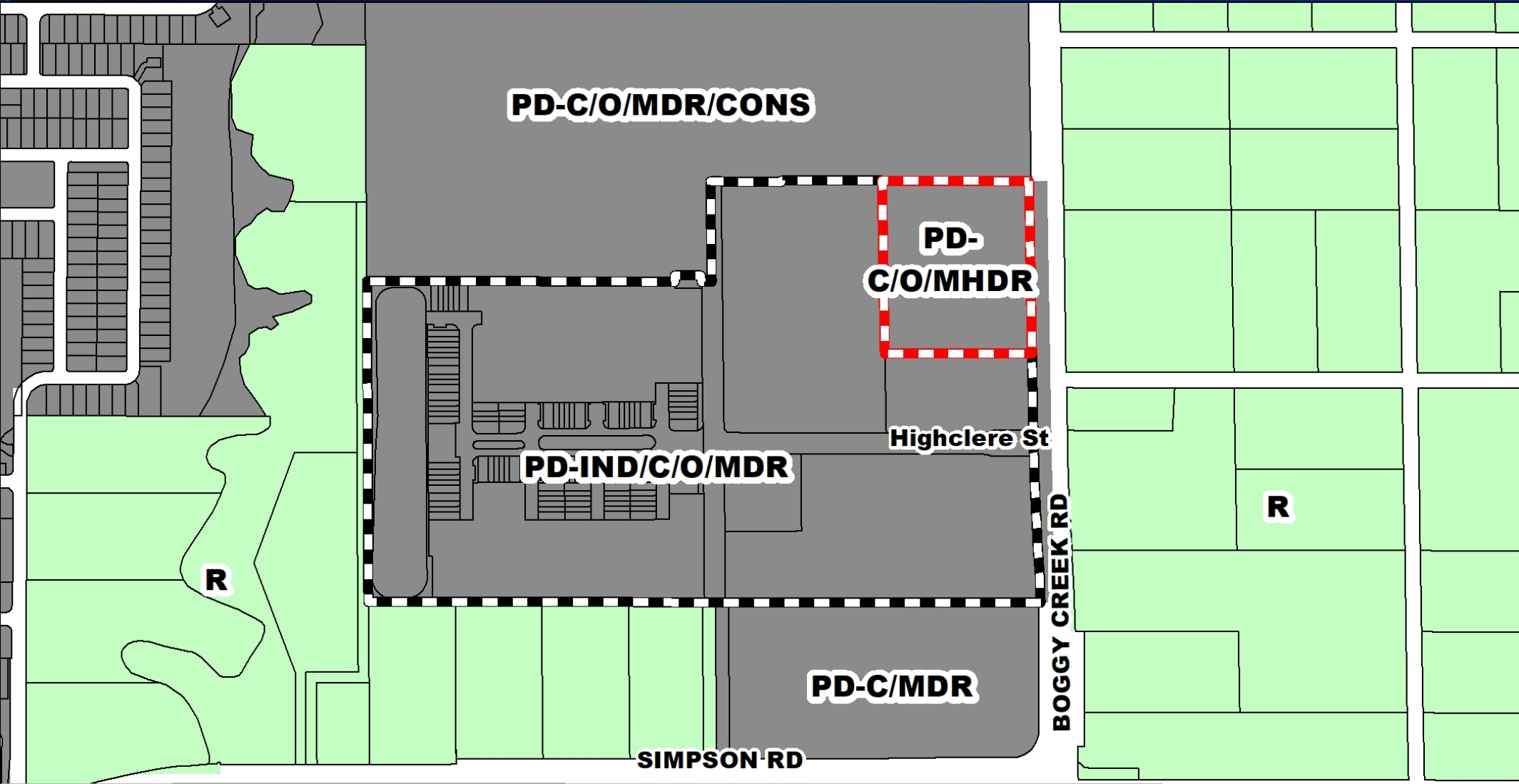
Tyson Ranch Planned Development/Land Use Plan Amendment

Case:	LUPA-22-08-278
Applicant:	Thomas Daly, Daly Design Group
District:	4
Location:	Generally located west of Boggy Creek Road, south of State Road 417 and north of Simpson Road.
Acreage:	73.81 acres (existing PD) 8.49 acres (addition) 82.31 acres (new total)
To:	A-2 (Citrus Rural District)
From:	PD (Planned Development District)
Request:	<p>A request to rezone 8.49 acres from A-2 (Farmland Rural District) into the existing adjacent Tyson Ranch Planned Development (PD) and add 325 multi-family units to PD Parcel 2.</p> <p>In addition, two (2) waivers are requested:</p> <ol style="list-style-type: none">1. A waiver from Section 38-1258(d) to allow 5-story (93' height) multi-family buildings within PD Parcel 2, in lieu of 3-stories and 40' in height.2. A waiver from Section 38-1254(2)(c) to allow a minimum 25' building setback from Boggy Creek Road right of way in lieu of 50' pursuant to Orange County Code



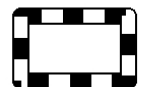
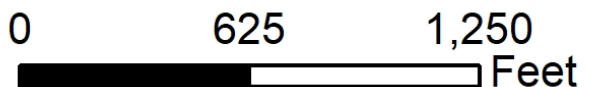
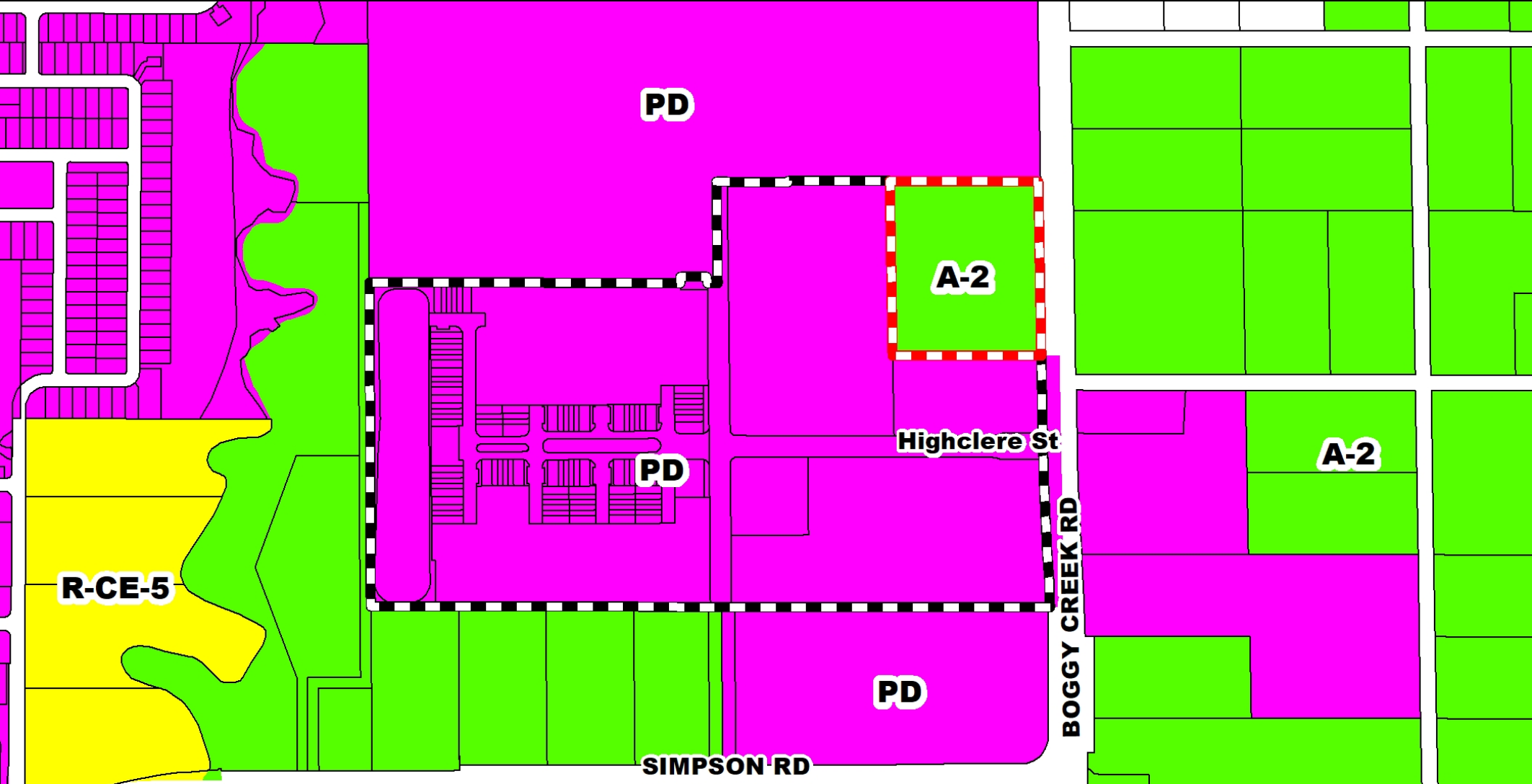
Tyson Ranch Planned Development/Land Use Plan Amendment

Future Land Use Map





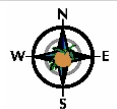
Tyson Ranch Planned Development/Land Use Plan Amendment Zoning Map



Existing PD

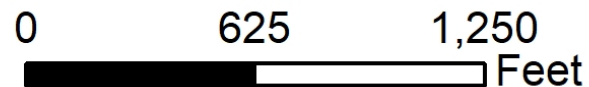
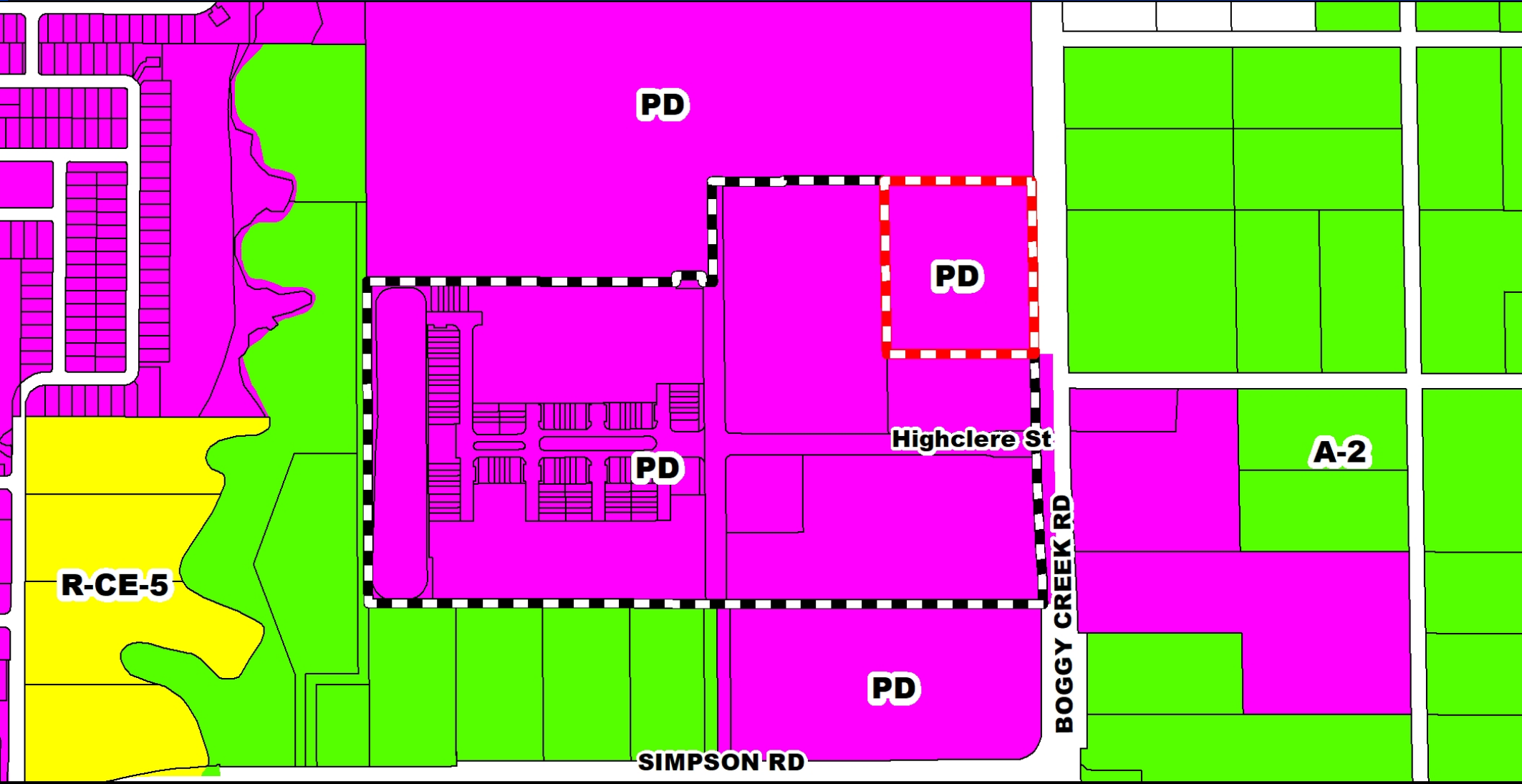


Added Property





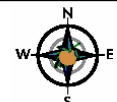
Tyson Ranch Planned Development/Land Use Plan Amendment Proposed Zoning Map



Existing PD

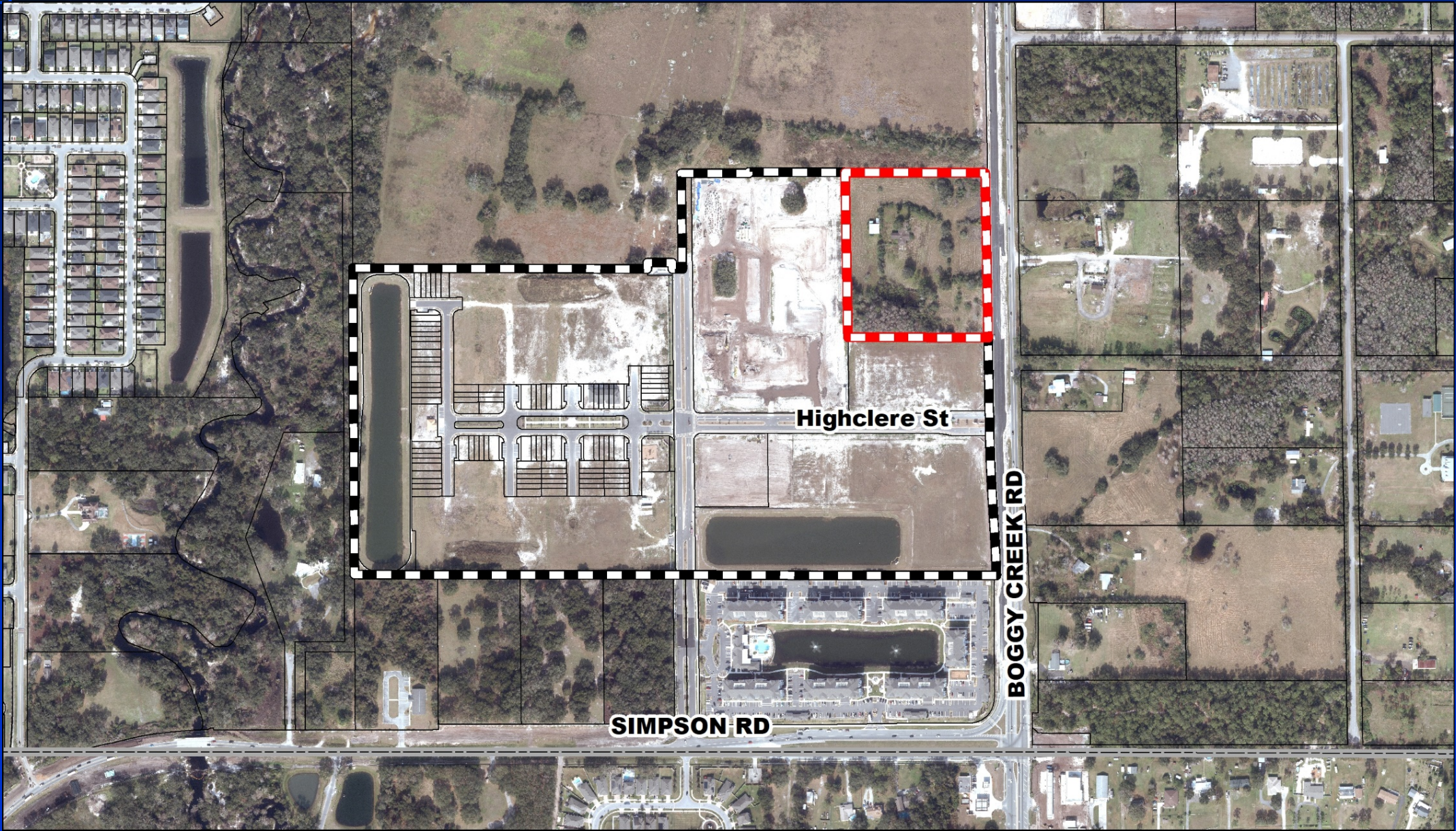


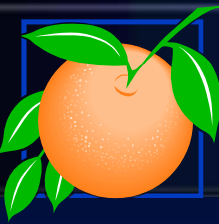
Added Property





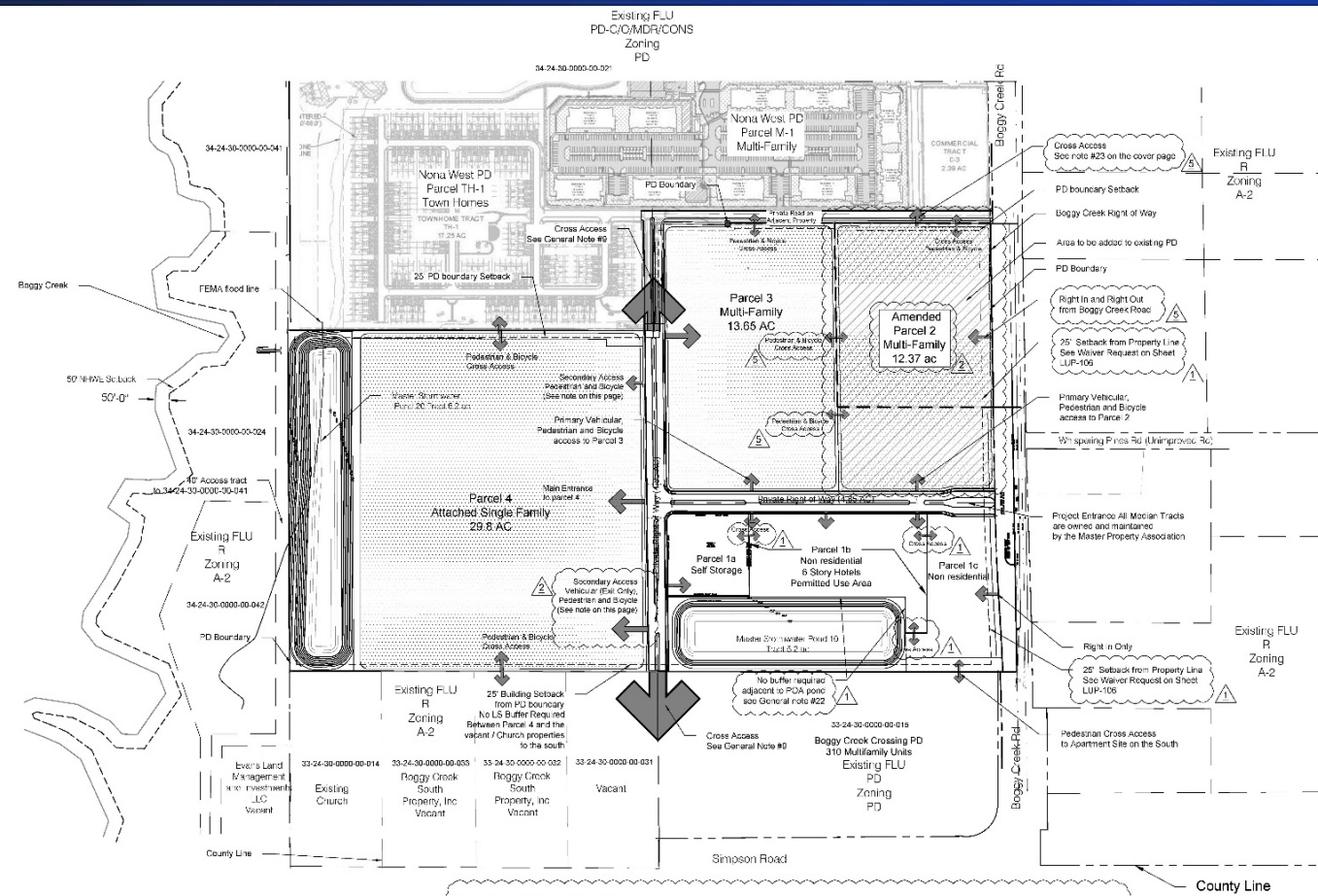
Tyson Ranch Planned Development/Land Use Plan Amendment Aerial Map





Tyson Ranch Planned Development/Land Use Plan Amendment

Overall Land Use Plan



Parcel 4 Access:

- One (1) Primary vehicular access point (Main Entrance) shall be provided as shown on this Land Use Plan to the north / south road.
- Two (2) Secondary access points (Pedestrian and Bicycle) from parcel 4 to the north / south road will be provided as shown in this plan. One (1) of the secondary access points shall also provide secondary vehicular (Exit Only) to the north / south road. The exact location and configuration of these secondary access points will be determined at the review of the preliminary subdivision plan for parcel 4.

- Approvals for Tyson Ranch PD:**
- A Mass Grading and Arbor Permit was approved for this site DP# 18-10-341.
 - A PSP infrastructure permit was approved for this site. PSP# 19-05-181.
 - A PSP / DP plan was approved for Parcel 4. PSP# 20-05-137.
 - A CEA was approved (OC-18-008).
 - A CAD application was approved with Orange County EPD. CAD# 15-09-117. All wetlands have been classified as class III.
 - Orange County Conservation Area Impact Permit CAI-16-01-000 was approved on November 16, 2016 to remove the Class III wetlands and Surface waters on site.
 - Change Determination to permit 4-story multi-family on parcel 3 was approved CDR# 21-05-164
 - Change Determination to permit screen enclosures 0' from side lot line on parcel 4 only was approved CDR# 22-03-079
 - Development Plan for a Self Storage use on a portion of Parcel 1 was approved DP# 21-11-355



day design group inc.

1	04/11/20	Submit to EDC for review	04/11/20	04/11/20
2	04/22/20	Review for site plan and zoning	04/22/20	04/22/20
3	05/05/20	Review for PD Submittal	05/05/20	05/05/20
4	05/12/20	Review for PD Submittal	05/12/20	05/12/20
5	05/20/20	Review for PD Submittal	05/20/20	05/20/20
6	06/01/20	Review for PD Submittal	06/01/20	06/01/20

Land Use Plan
Land Use Plan Amendment
Tyson Ranch PD
Orange County, Florida



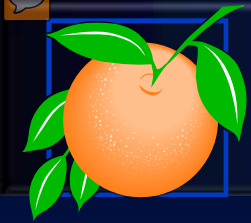
PROJECT NO.
1228
DATE
11-2007
DATE
AUG 22
SHEET



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the Tyson Ranch Planned Development / Land Use Plan (PD/LUP) dated “Received March 9, 2023”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 4



Board of County Commissioners

Public Hearings

August 22, 2023