

*Board of County Commissioners*

# Public Hearings

**December 17, 2019**

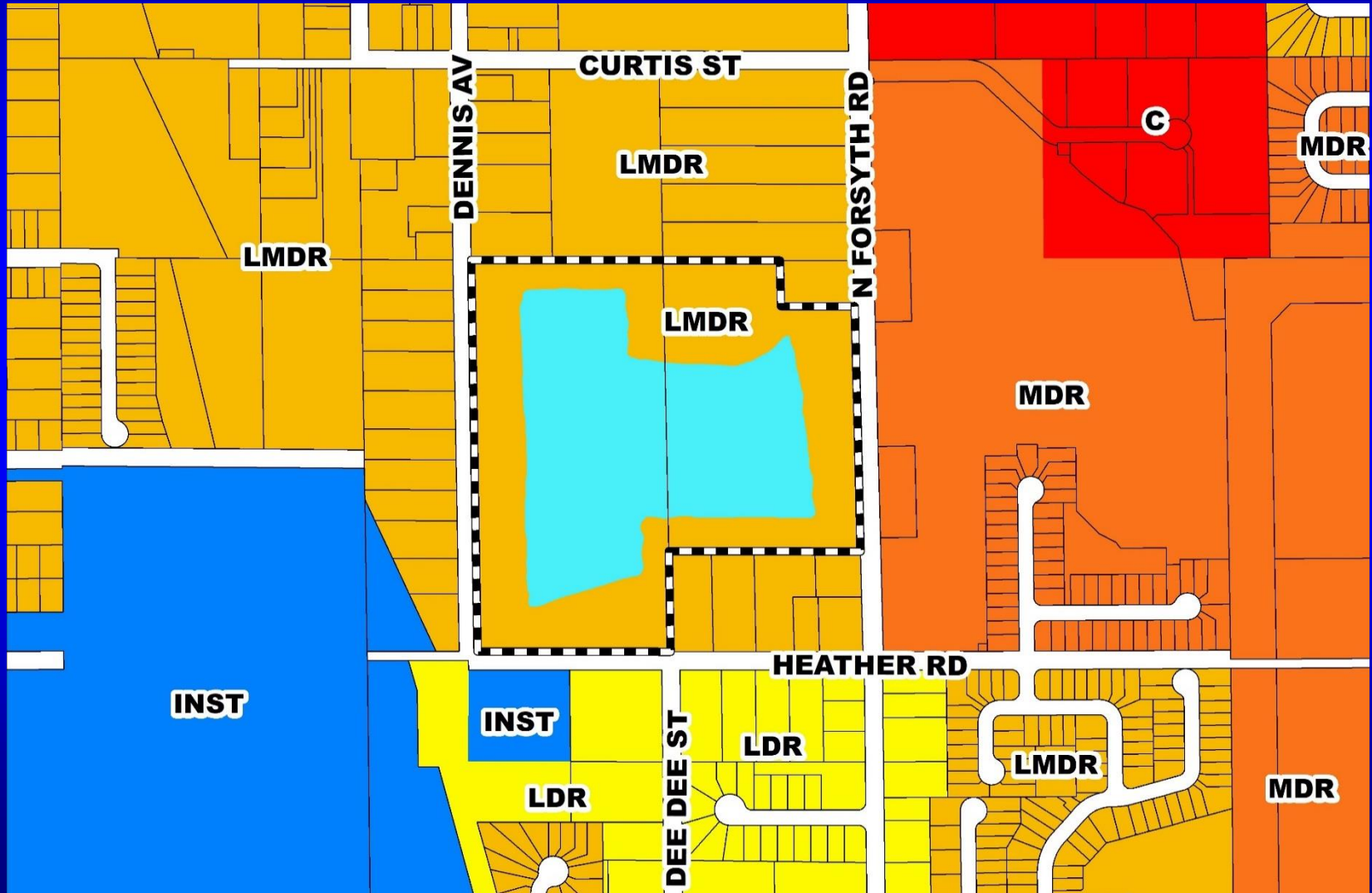


## **RZ-19-10-046 – Max Sabeti, New Earth Properties, LLLP Planning and Zoning Commission (PZC) Appeal**

- Case:** RZ-19-10-046
- Appellant:** Mike Alderman
- Applicant:** Max Sabeti, New Earth Properties, LLLP
- District:** 3
- Location:** 754 N. Forsyth Road; generally located west of N. Forsyth Road, east of Dennis Avenue, south of Curtis Street, and north of Heather Road.
- Acreage:** 31.51 gross acres
- From:** R-1A (Single-Family Dwelling District)
- To:** R-2 (Residential District)
- Proposed Use:** Fifty-Four (54) Single-Family Residential Dwelling Units

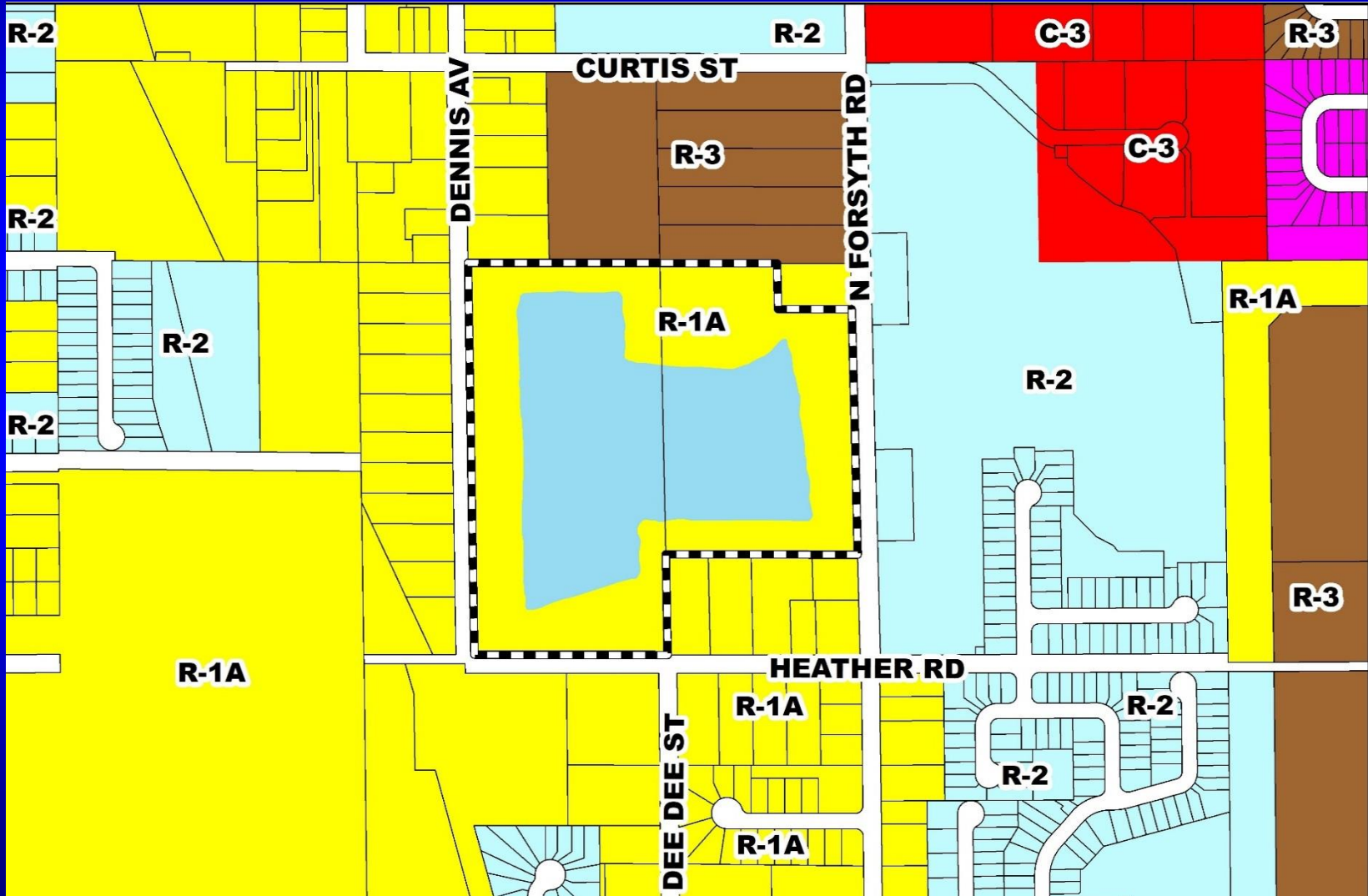


# RZ-19-10-046 – Max Sabeti, New Earth Properties, LLLP Planning and Zoning Commission (PZC) Appeal Future Land Use Map



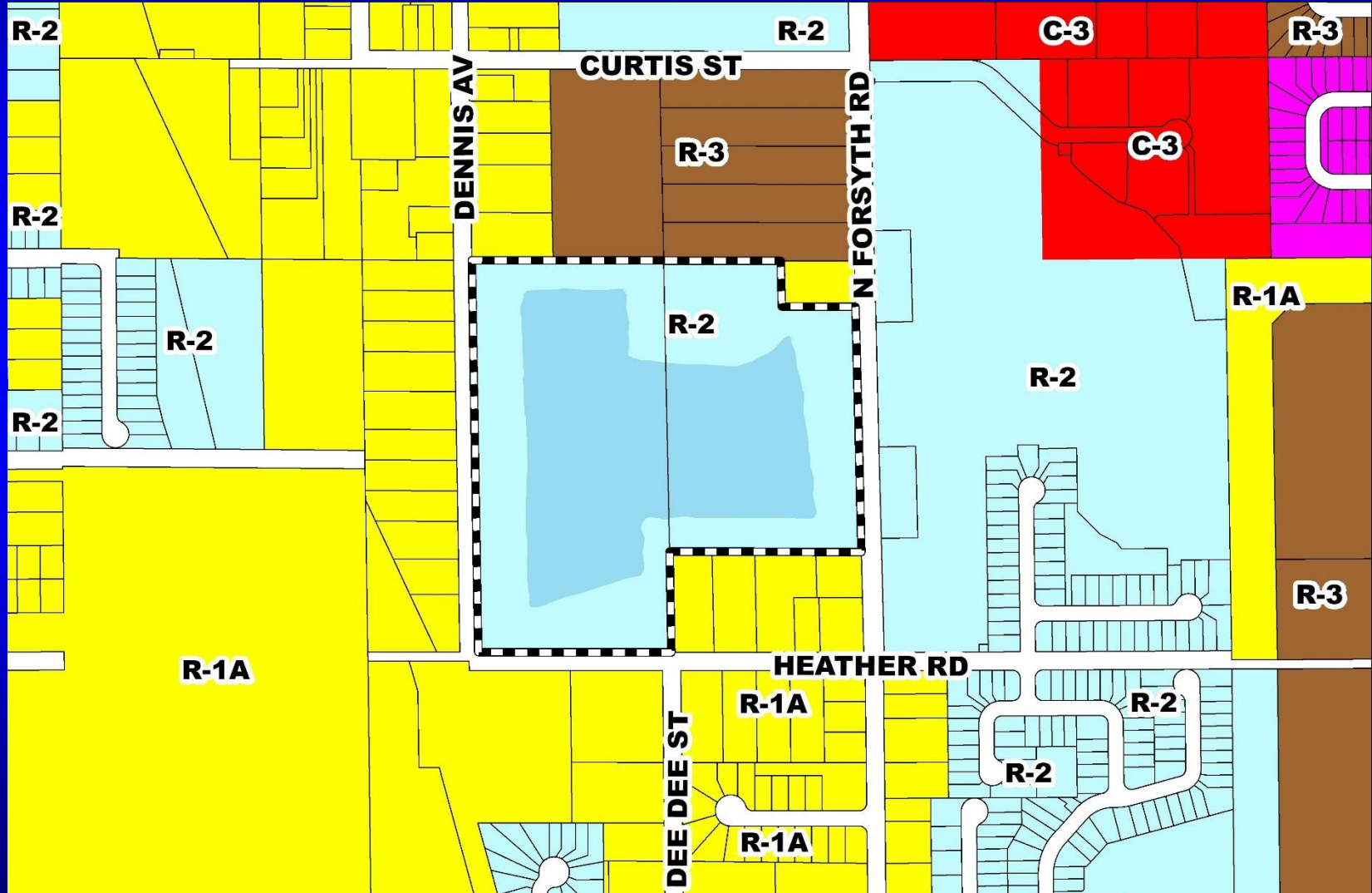


# RZ-19-10-046 – Max Sabeti, New Earth Properties, LLLP Planning and Zoning Commission (PZC) Appeal Zoning Map



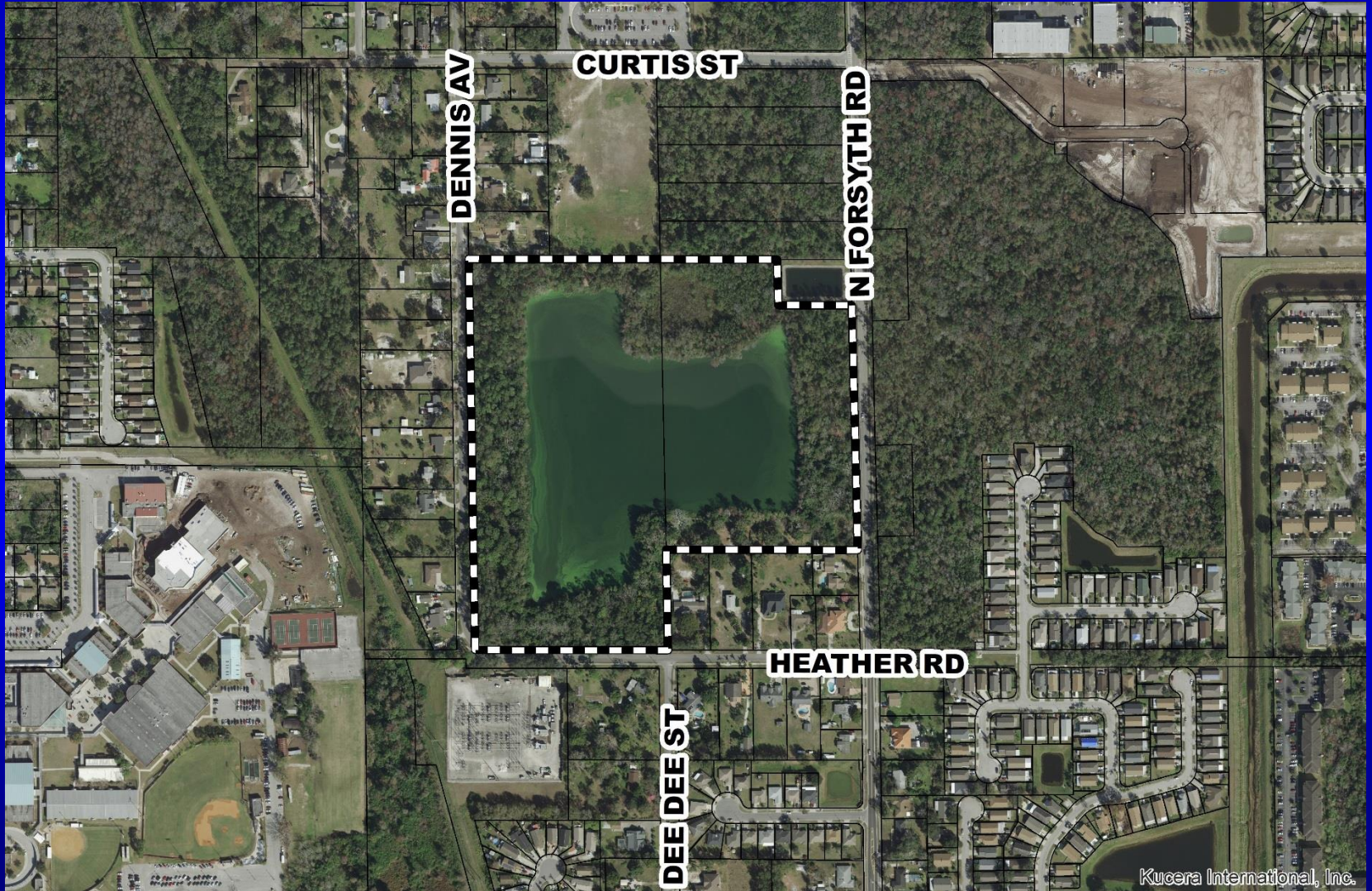


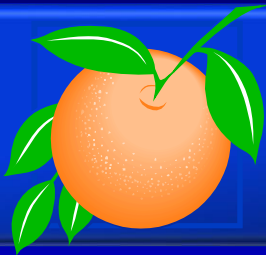
# RZ-19-10-046 – Max Sabeti, New Earth Properties, LLLP Planning and Zoning Commission (PZC) Appeal Proposed Zoning Map





# RZ-19-10-046 – Max Sabeti, New Earth Properties, LLLP Planning and Zoning Commission (PZC) Appeal Aerial Map





# Action Requested

## PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested R-2 (Residential District) zoning, subject to the following restriction:

1. Development shall be limited to a maximum of fifty-four (54) single-family dwelling units.

**District 3**



# **Brentwood Club Planning and Zoning Commission (PZC) Appeal**

**Case:** RZ-19-09-037

**Appellant:** James Catan

**Applicant:** James Catan

**District:** 1

**Location:** Brentwood Club Phase 2 Lots 8-28; or generally located on the west side of Castleford Point and Camberley Circle, north of Darlene Drive, and east of Kilgore Road

**Acreage:** 10.82 gross acres

**From:** R-1AA (Single-Family Dwelling District)

**To:** R-1AA (Single-Family Dwelling District)

**Proposed Use:** To modify June 12, 1989 BCC restriction #6 to reduce the required natural vegetative buffer and to remove BCC restriction #7 requiring a six-foot high fence where no natural vegetation existed along the western boundary.



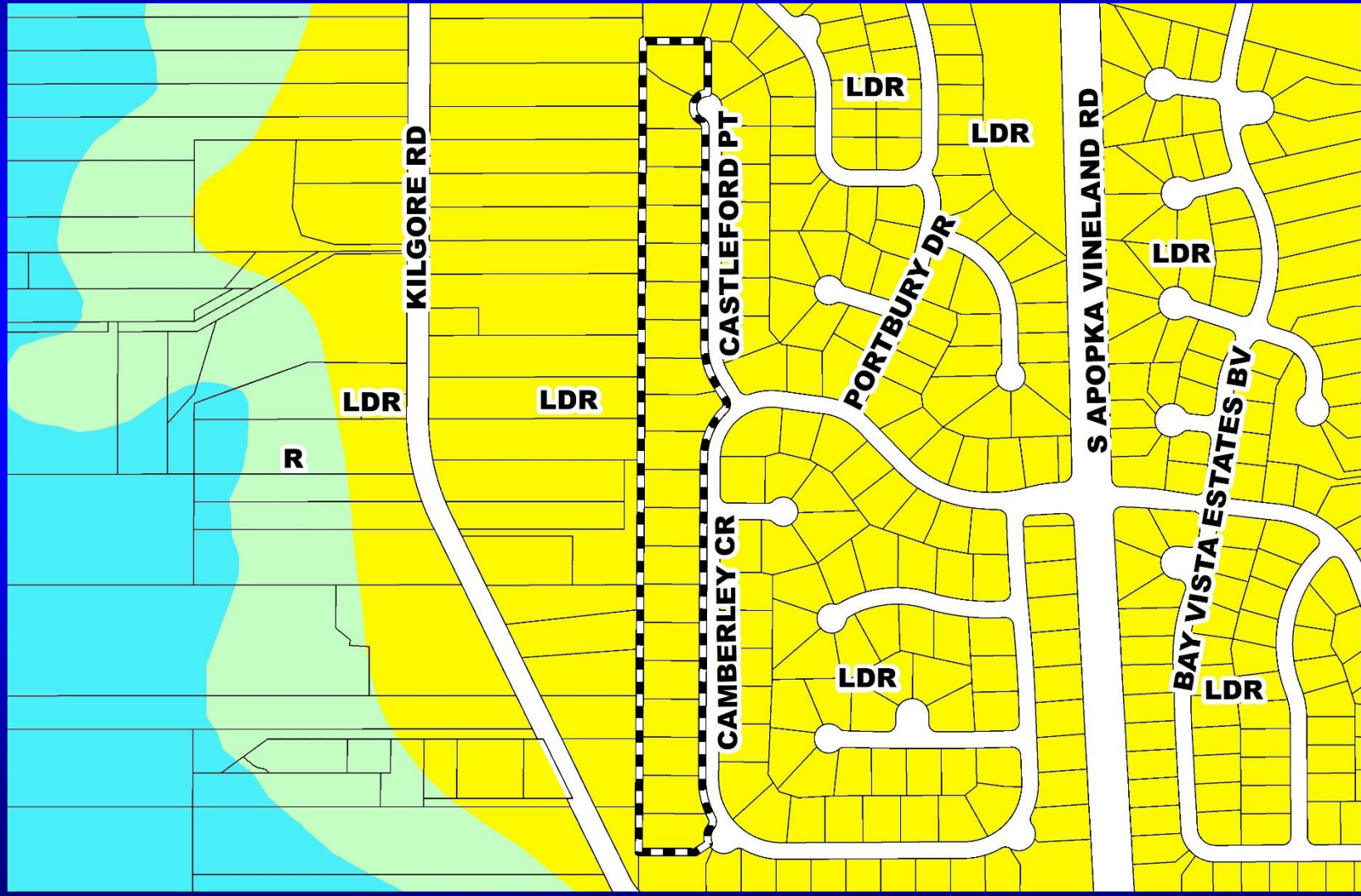


# **Brentwood Club Preliminary Subdivision Plan**

- Case:** CDR-19-08-267
- Project Name:** Brentwood Club Preliminary Subdivision Plan
- Applicant:** James Catan
- District:** 1
- Acreage:** 10.82 gross acres
- Location:** Brentwood Club Phase 2 Lots 8-28; or generally located on the west side of Castleford Point and Camberley Circle, north of Darlene Drive, and east of Kilgore Road
- Request:** To remove the October 16, 1989 BCC condition of approval #10 regarding installation of a fence along the western boundary where no natural vegetation exists, and to modify condition of approval #3 regarding CC&R's that prohibit clearing and removal of vegetation on the western 35 feet of the project boundary.



# Brentwood Club PZC Appeal and Preliminary Subdivision Plan Future Land Use Map



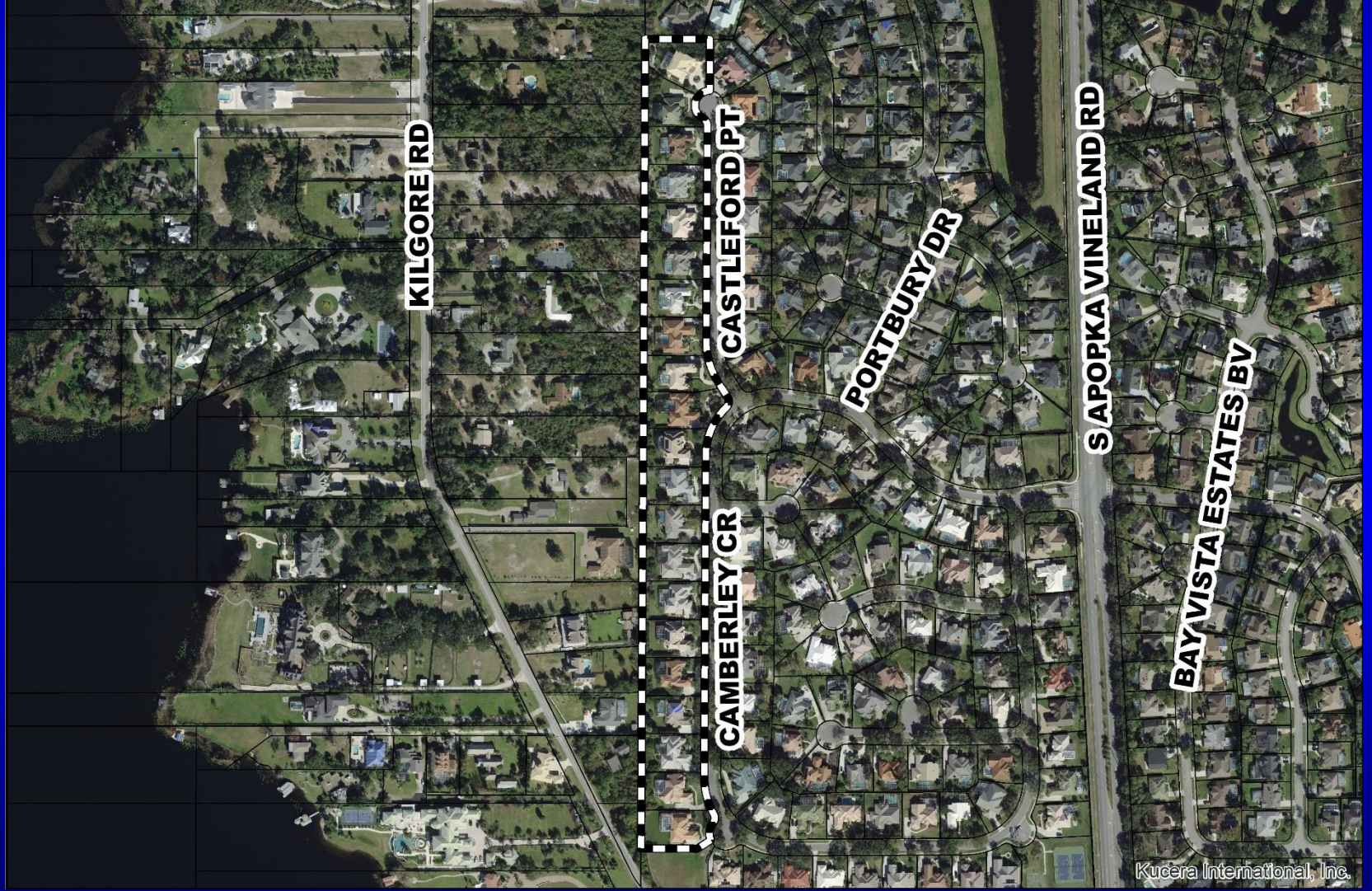


# Brentwood Club PZC Appeal and Preliminary Subdivision Plan Zoning Map



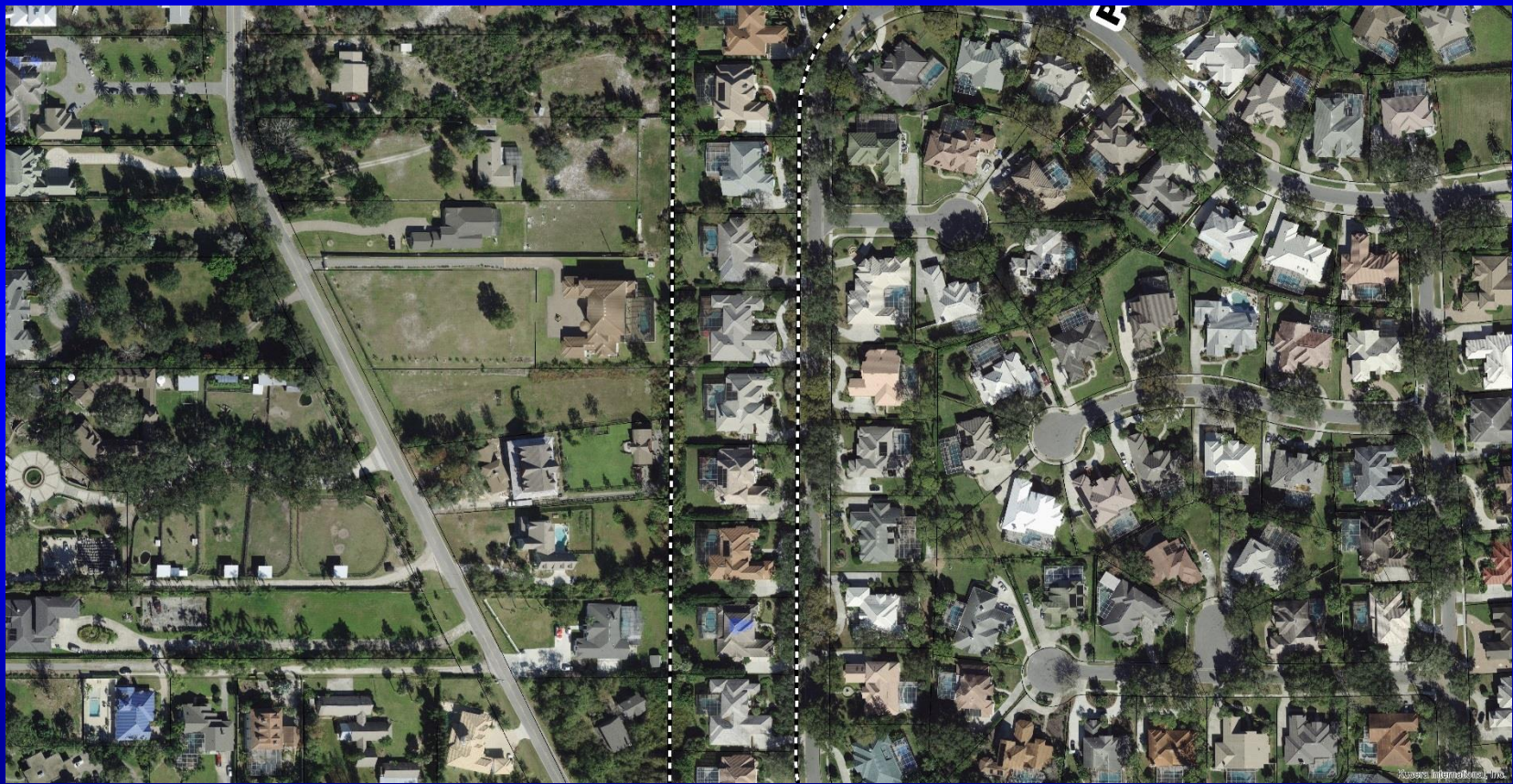


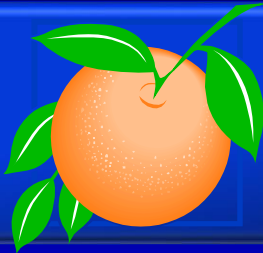
# Brentwood Club PZC Appeal and Preliminary Subdivision Plan Aerial Map



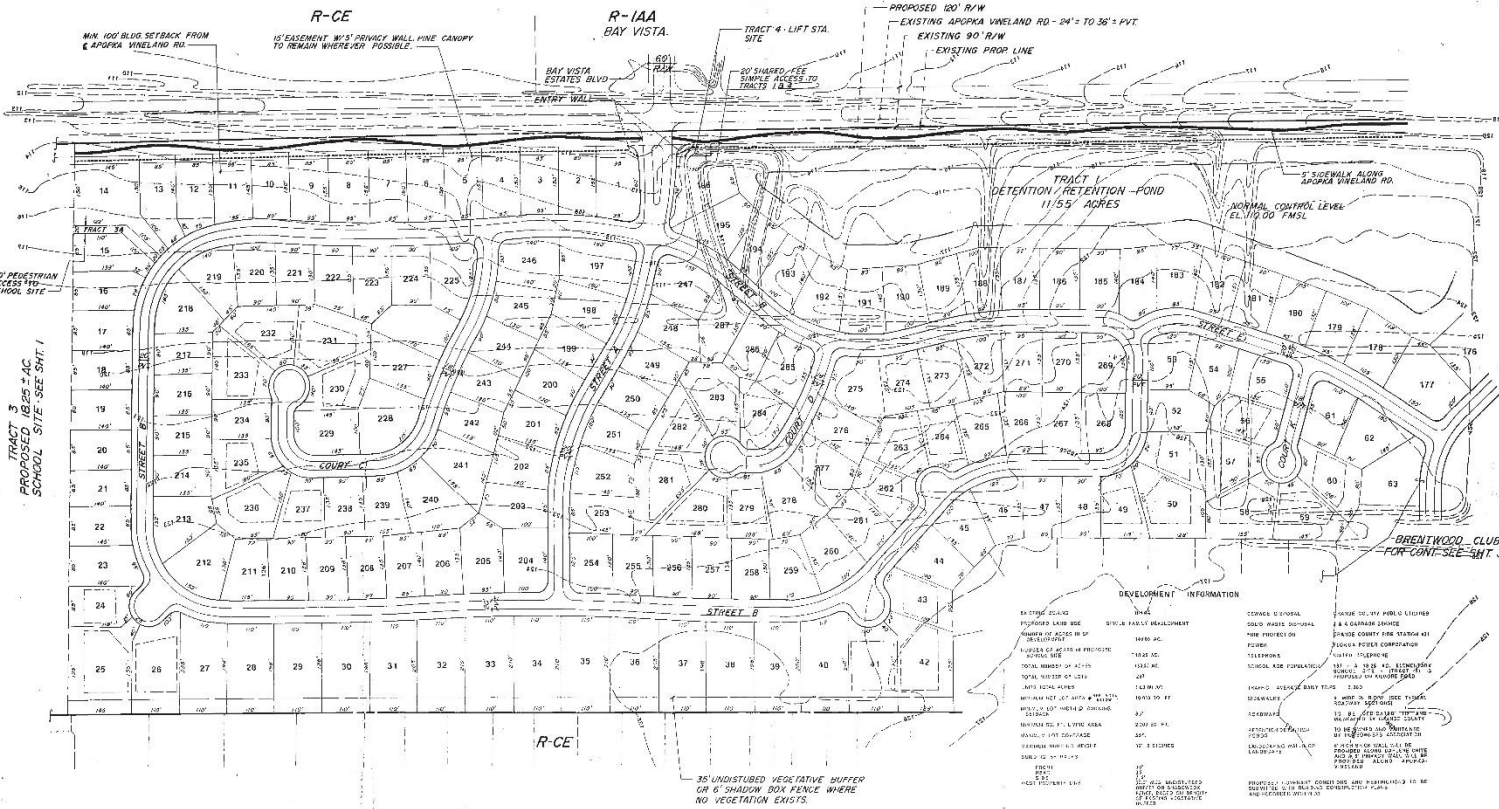


# Brentwood Club PZC Appeal and Preliminary Subdivision Plan Aerial Map





# Brentwood Club Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



**DEVELOPMENT INFORMATION**

EXISTING ZONING	RESIDUAL	GENERAL USE ZONING	RESIDUAL
PROPOSED ZONING	SUBSIDIARY DEVELOPMENT	SUBSIDIARY DEVELOPMENT	RESIDUAL
PROPOSED LOTS	1,155	PROPOSED LOTS	1,155
PROPOSED ACRES	11.55	PROPOSED ACRES	11.55
PROPOSED FEET	1,155	PROPOSED FEET	1,155
PROPOSED SQUARE FEET	1,155	PROPOSED SQUARE FEET	1,155
PROPOSED GROSS AREA	1,155	PROPOSED GROSS AREA	1,155
PROPOSED NET AREA	1,155	PROPOSED NET AREA	1,155
PROPOSED UNDISTURBED VEGETATIVE BUFFER	1,155	PROPOSED UNDISTURBED VEGETATIVE BUFFER	1,155
PROPOSED SHADOW BOX FENCE	1,155	PROPOSED SHADOW BOX FENCE	1,155
PROPOSED UNDISTURBED VEGETATIVE BUFFER	1,155	PROPOSED UNDISTURBED VEGETATIVE BUFFER	1,155
PROPOSED SHADOW BOX FENCE	1,155	PROPOSED SHADOW BOX FENCE	1,155
PROPOSED UNDISTURBED VEGETATIVE BUFFER	1,155	PROPOSED UNDISTURBED VEGETATIVE BUFFER	1,155
PROPOSED SHADOW BOX FENCE	1,155	PROPOSED SHADOW BOX FENCE	1,155

NOTES: DEVELOPER ASSUMES THE RIGHT TO PURSUE THE DEVELOPMENT AT FINAL ENGINEERING STAGE. CURRENTLY THE PROJECT IS PLANNED AS A SINGLE PHASE DEVELOPMENT.

\* 1/2 ACRE LOTS ARE PROVIDED ON THE WESTERN BOUNDARY & 1/3 ACRE LOTS ON THE SOUTHERN BOUNDARY.

DRAWN BY: J.C.  
DESIGN BY: J.C.  
CHECKED BY: J.C.  
APPROVED BY: J.C.

REVISED: 5-31-89  
8-22-89  
8-24-89

SEP 05 1989

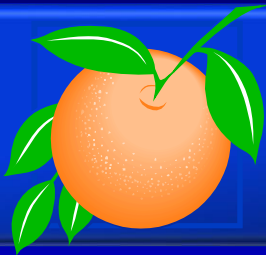
**MSA**  
MILLER-SELLEN ASSOCIATES, INC.  
255 EAST JESSIE O'CONNOR W/ 200 WEST UNIVERSITY AVENUE SUITE 200  
URBAN PLANNERS & ENGINEERS

## BRENTWOOD CLUB PRELIMINARY SUBDIVISION PLAN

TITLE: DEVELOPMENT PLAN  
JOB NO. 891911  
DATE: JUNE 26, 1989  
SCALE: 1"=100'

NORTH

SHEET 2 OF 5



# Action Requested

## PZC Recommendation – RZ-19-09-037

Make a finding of inconsistency with the Comprehensive Plan and deny the requested R-1AA (Single-Family Dwelling District) zoning.

## DRC Recommendation – CDR-19-08-267 (IF BCC APPROVES ASSOCIATED REZONING)

Make a finding of consistency with the Comprehensive Plan and approve the Brentwood Club Preliminary Subdivision Plan dated “Received November 7, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

**District 1**



# Ivey Groves Planned Development / Land Use Plan

- Case:** CDR-18-08-258
- Project Name:** Ivey Groves PD/LUP
- Applicant:** James H. McNeil, Jr., Akerman, LLP
- District:** 1
- Acreage:** 117.36 gross acres (overall PD)  
0.26 gross acre (*affected parcel only*)
- Location:** 10110 Royal Island Court, generally located west of Winter Garden Vineland Road and north of Vista Boulevard
- Request:** This case has been withdrawn by the applicant. No Board action is required.





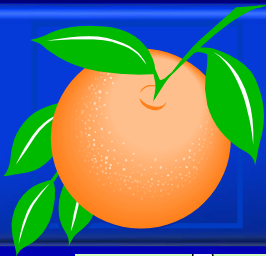
# Zellwood Station Planned Development / Land Use Plan

- Case:** CDR-18-12-418
- Project Name:** Zellwood Station Planned Development / Land Use Plan
- Applicant:** David Evans, Evans Engineering, Inc.
- District:** 2
- Acreage:** 843.00 gross acres (overall PD)  
71.34 gross acres (affected parcel only)
- Location:** 2600 Fairbluff Road, or generally located south of W. Ponkan Road and west of State Road 429
- Request:** To remove the age-restriction on the northwest 71.34 gross acres of the PD to allow for the development of 277 single-family dwelling units with school-aged children. No waivers from Orange County Code are proposed with this request.

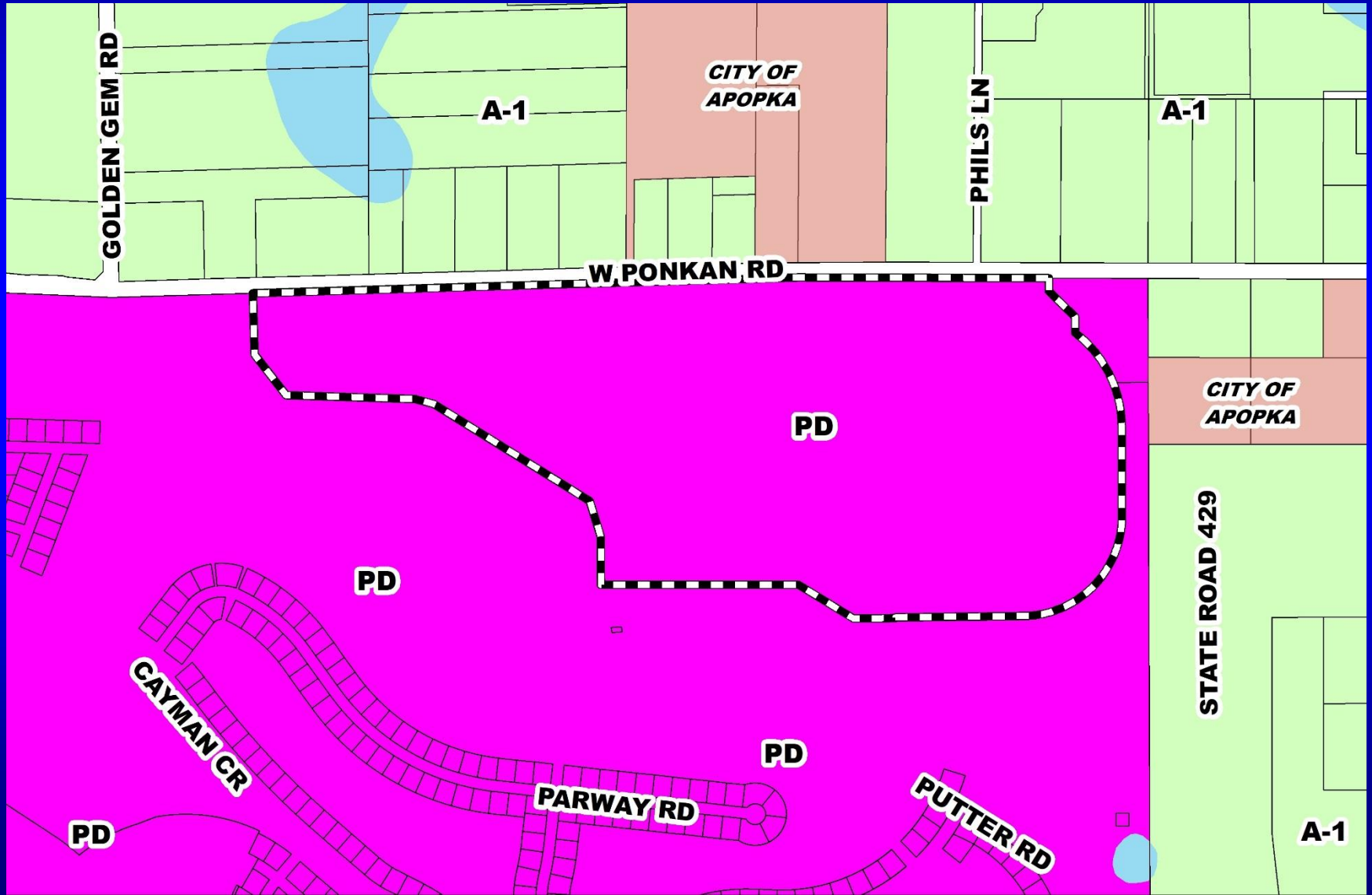


# Zellwood Station Planned Development / Land Use Plan Future Land Use Map



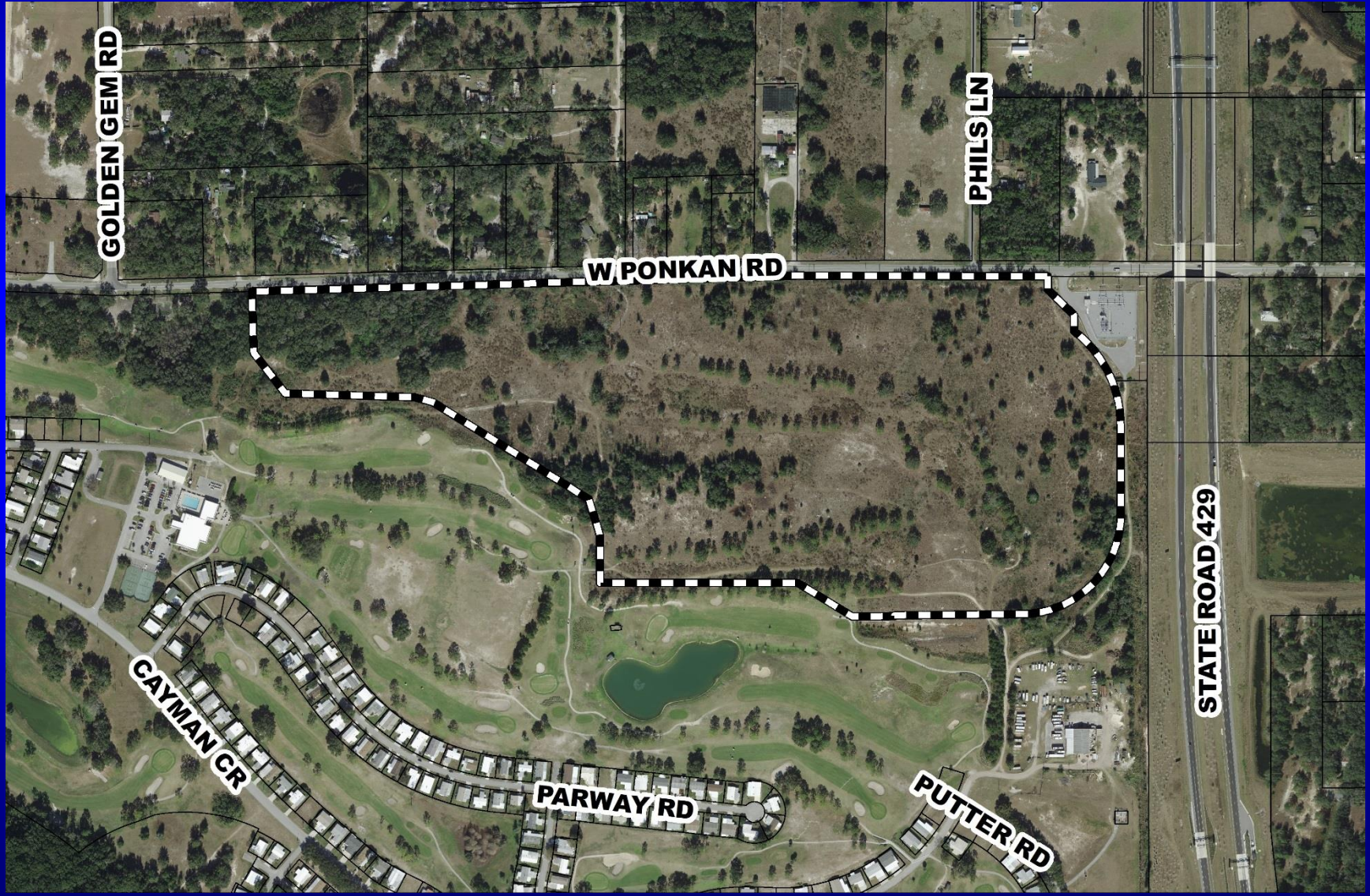


# Zellwood Station Planned Development / Land Use Plan Zoning Map





# Zellwood Station Planned Development / Land Use Plan Aerial Map







# Action Requested

**Make a finding of consistency with the Comprehensive Plan approve the Zellwood Station Planned Development / Land Use Plan (PD/LUP), dated “May 24, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**



# Silver Pines Planned Development / Land Use Plan

- Case:** CDR-18-08-259
- Project Name:** Silver Pines Planned Development / Land Use Plan
- Applicant:** Leigh Newton, Habitat of Greater Orlando & Osceola County
- District:** 6
- Acreage:** 84.64 gross acres (overall PSP)  
1.93 gross acres (affected parcels)
- Location:** Generally located south of Silver Star Road and west of North Pine Hills Road
- Request:** To create “Perimeter Lots” in Phase 3 on lots 5, 6, and 58-65, renumber the lots to 200-214, and reduce the minimum lot width of lots 200-214 from 75 feet to 50 feet, resulting in an increase of five lots.



# Silver Pines PD / Silver Pines Preliminary Subdivision Plan

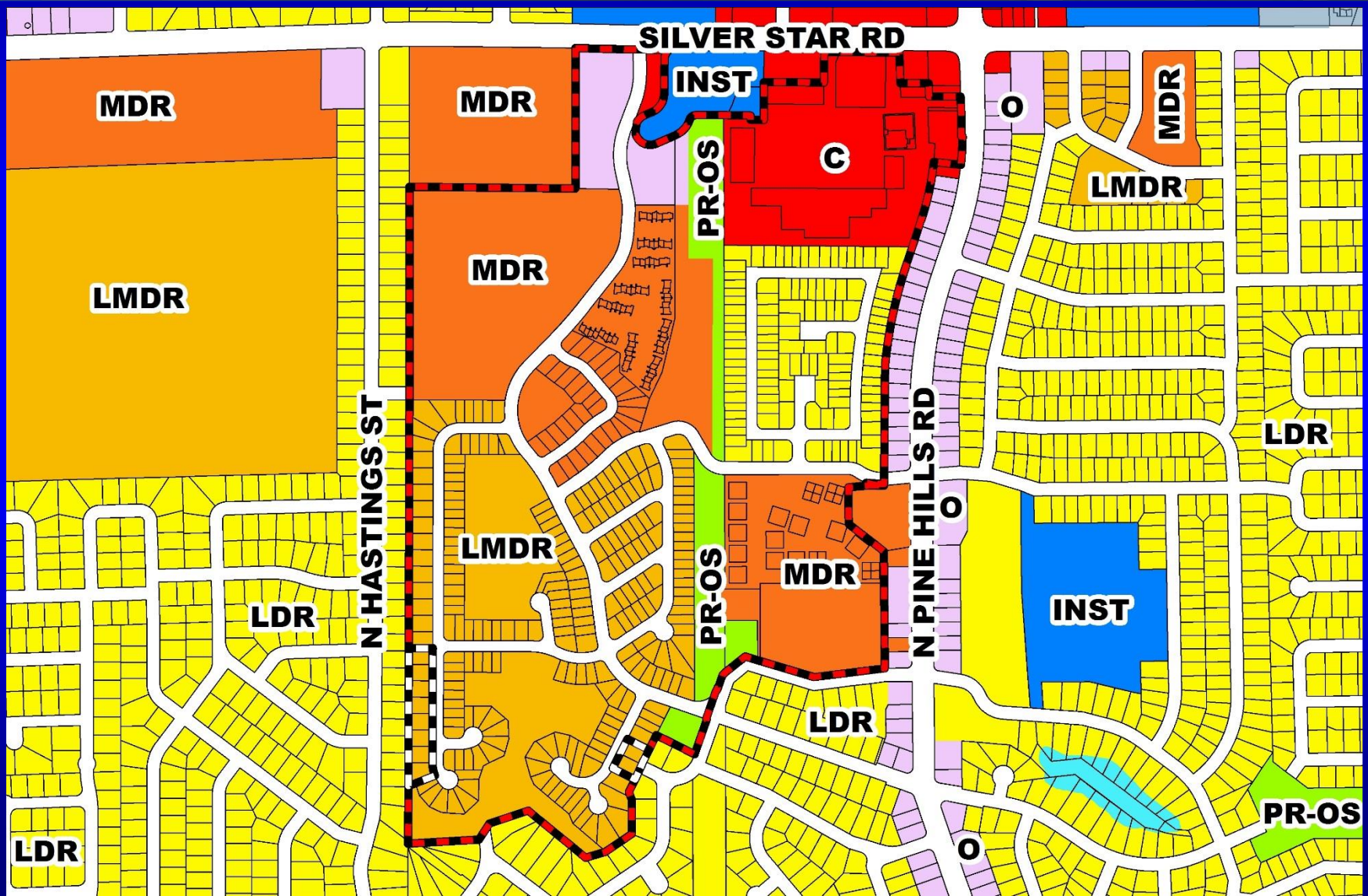
- Case:** CDR-18-08-260
- Project Name:** Silver Pines PD / Silver Pines Preliminary Subdivision Plan
- Applicant:** Danielle Van De Loo, Dewberry Engineers, Inc.
- District:** 6
- Acreage:** 84.64 gross acres (overall PSP)  
1.93 gross acres (affected parcels)
- Location:** Generally located south of Silver Star Road and west of North Pine Hills Road
- Request:** To change 10 lots that are 75 feet wide to 15 lots that are 50 feet wide, to remove the requirement for a community center and a tot lot in Phase III, and to remove the existing basketball court within Tract 5 of Phase III and convert it to passive open space.





# Silver Pines Planned Development / Land Use Plan and Preliminary Subdivision Plan

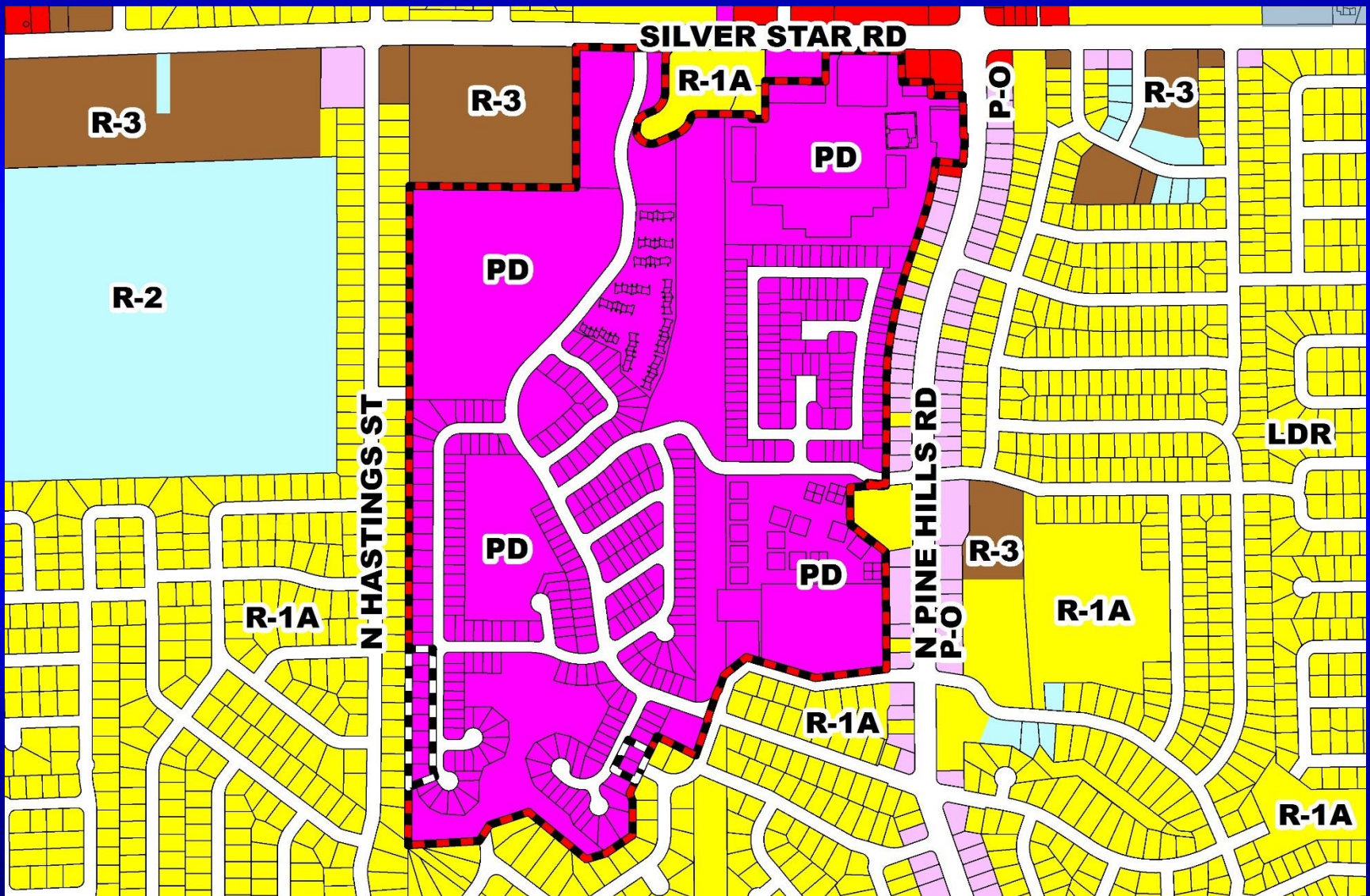
## Future Land Use Map





# Silver Pines Planned Development / Land Use Plan and Preliminary Subdivision Plan

## Zoning Map



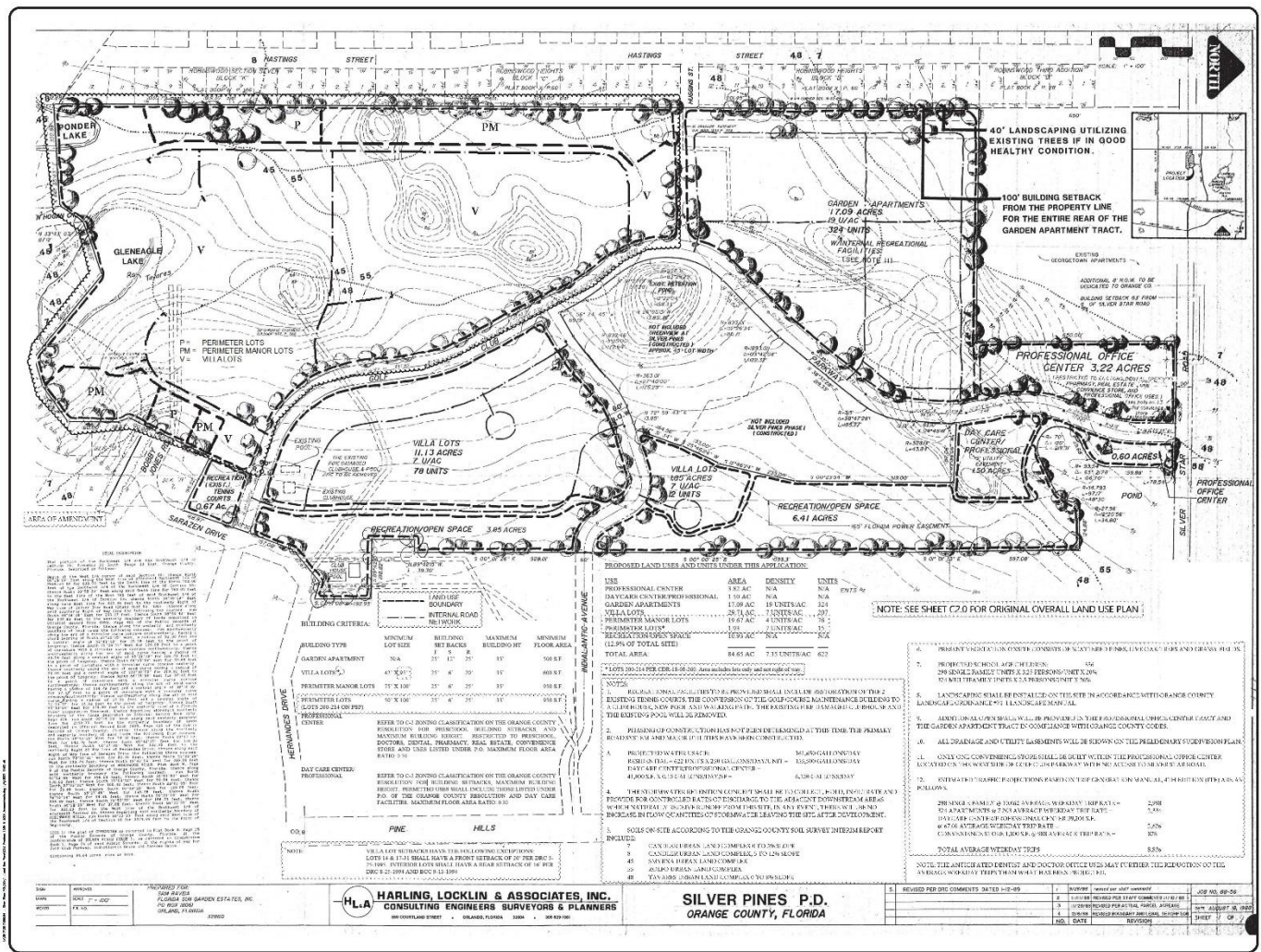


# Silver Pines Planned Development / Land Use Plan and Preliminary Subdivision Plan Aerial Map





# Silver Pines Planned Development / Land Use Plan and Preliminary Subdivision Plan Overall Land Use Plan



**SILVER PINES PD**  
**LAND USE PLAN**

**AREA OF AMENDMENT**

Original drawing done by others. All revisions included with it is submitted. Have been done for ease of reference.

REVISIONS:		
NO.	DATE	BY DESCRIPTION
1	10/15/15	EC: Revised per TRC/Land meeting
2	11/07/15	EC: Revised per TRC/Land meeting
3	11/07/15	EC: Revised per TRC/Land meeting
4		
5		
6		
7		
8		
9		
10		

DATE: August 16, 2018

**HLA HARLING, LOCKLIN & ASSOCIATES, INC.**  
CONSULTING ENGINEERS SURVEYORS & PLANNERS

**SILVER PINES P.D.**  
ORANGE COUNTY, FLORIDA

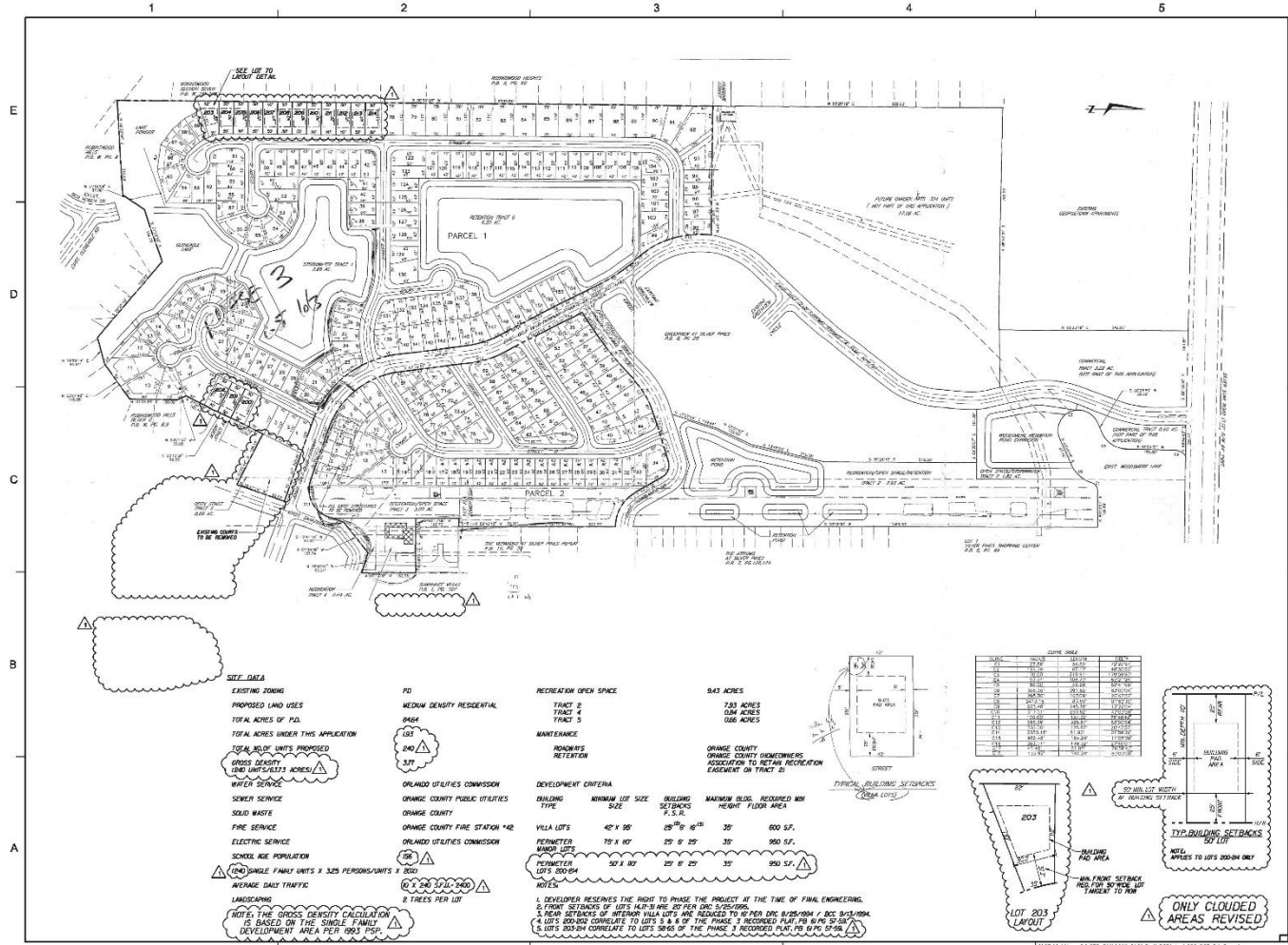
**SHEET NUMBER**

**C.1.0**



# Silver Pines Planned Development / Land Use Plan and Preliminary Subdivision Plan

## Overall Preliminary Subdivision Plan



**Dewberry**  
 Dewberry Engineers Inc.  
 3045 WINDY HOLLOW AVE  
 ORLANDO, FL 32835  
 PHONE: 407.328.8800  
 FAX: 407.328.8800  
 ENGINEERING LICENSE #254

**SILVER PINES P.D.**  
**PRELIMINARY**  
**SUBDIVISION PLAN**  
 ORANGE COUNTY, FLORIDA

10/02/09

SCALE NORTH  
 0' 150' 300'

**REVISIONS**

No.	DATE	BY	DESCRIPTION
1	9-6-10	MDL	REV PER COUNTY

**PROJECT #** 09104961  
**DRAWN BY** JTS  
**APPROVED BY** DMV  
**DATE** SEPTEMBER 2010  
**TITLE** SITE PLAN

**PROJECT:** 09104961-0000000000-0000000000  
**SHEET NO.** 3



# Action Requested

## DRC Recommendation - CDR-18-08-259

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Silver Pines Planned Development / Land Use Plan (PD/LUP) dated “Received October 11, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

## DRC Recommendation – CDR-18-08-260

Make a finding of consistency with the Comprehensive Plan and approve the Silver Pines PD / Silver Pines PSP dated “Received September 26, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

**District 6**

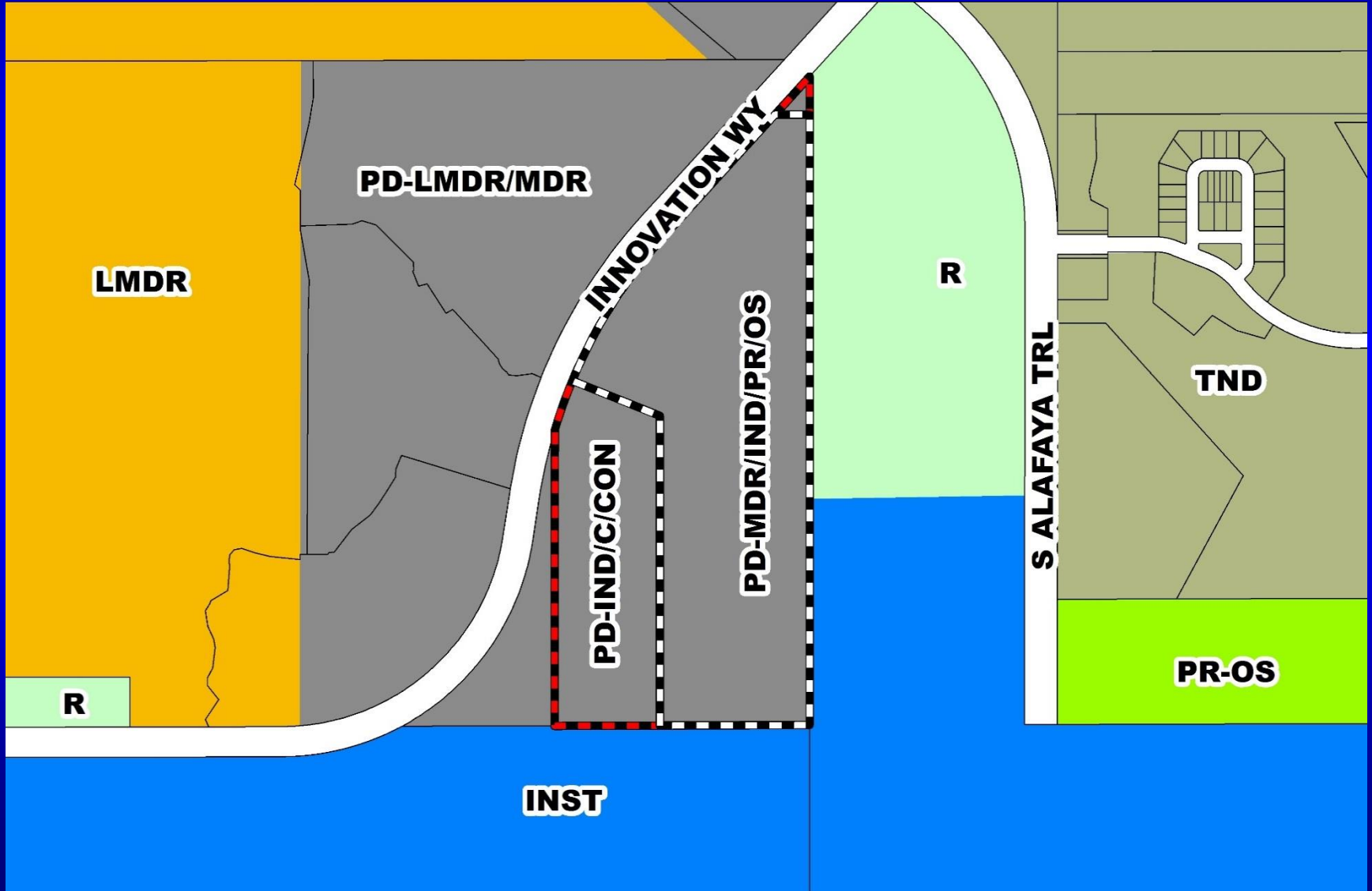


# Redditt Property Planned Development / Land Use Plan

<b>Case:</b>	CDR-19-03-098
<b>Project Name:</b>	Redditt Property Planned Development / Land Use Plan
<b>Applicant:</b>	Thomas R. Sullivan, Gray Robinson, P.A.
<b>District:</b>	4
<b>Acreage:</b>	46.38 gross acres (overall PD) 33.85 gross acres (affected parcel only)
<b>Location:</b>	4450 Innovation Way, or generally located south and east of Innovation Way, approximately 700 feet south and west of S. Alafaya Trail
<b>Request:</b>	To modify the development program to include 350 multi-family dwelling units and 110,647 square feet of industrial uses.



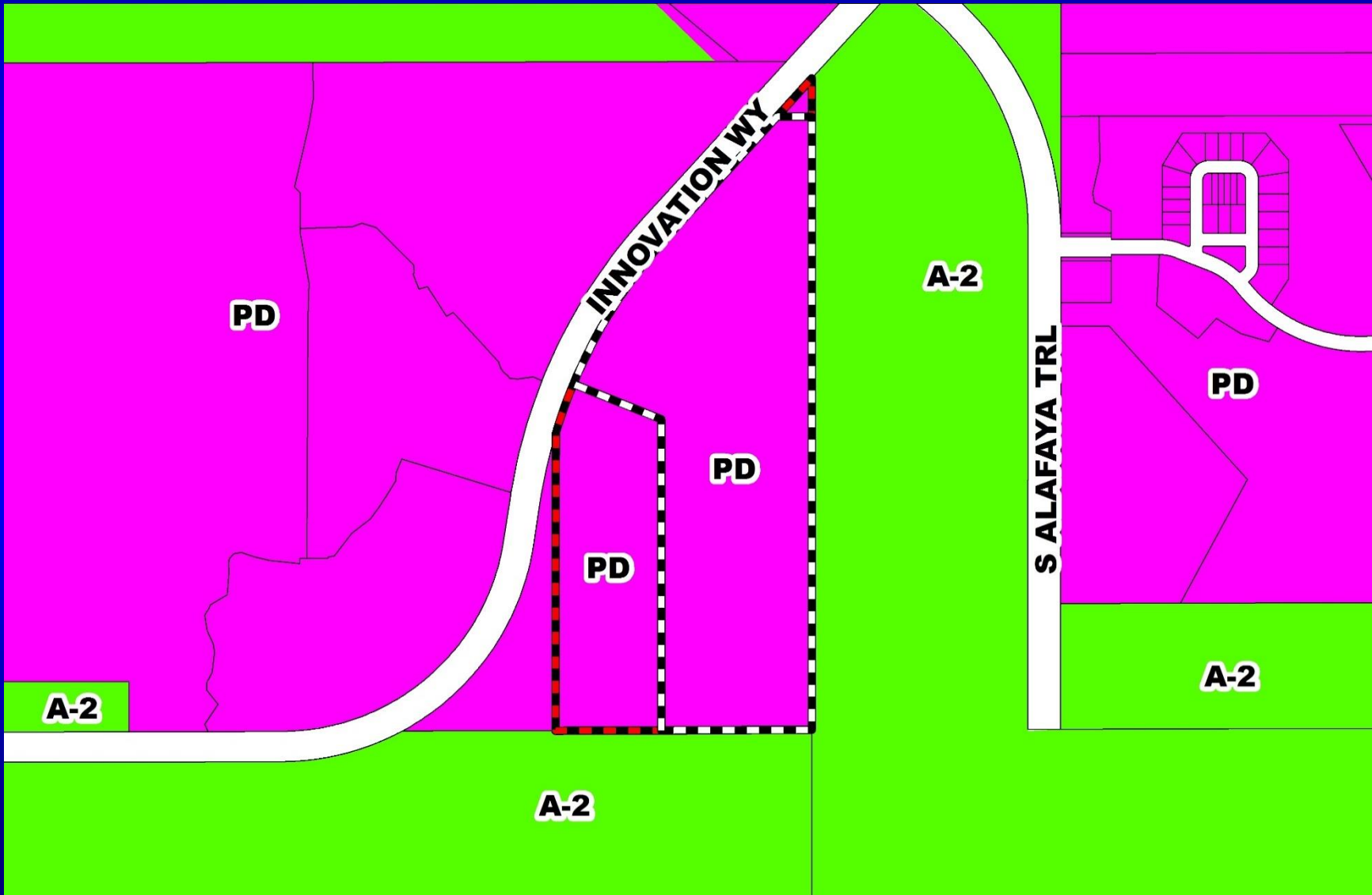
# Redditt Property Planned Development / Land Use Plan Future Land Use Map







# Redditt Property Planned Development / Land Use Plan Zoning Map



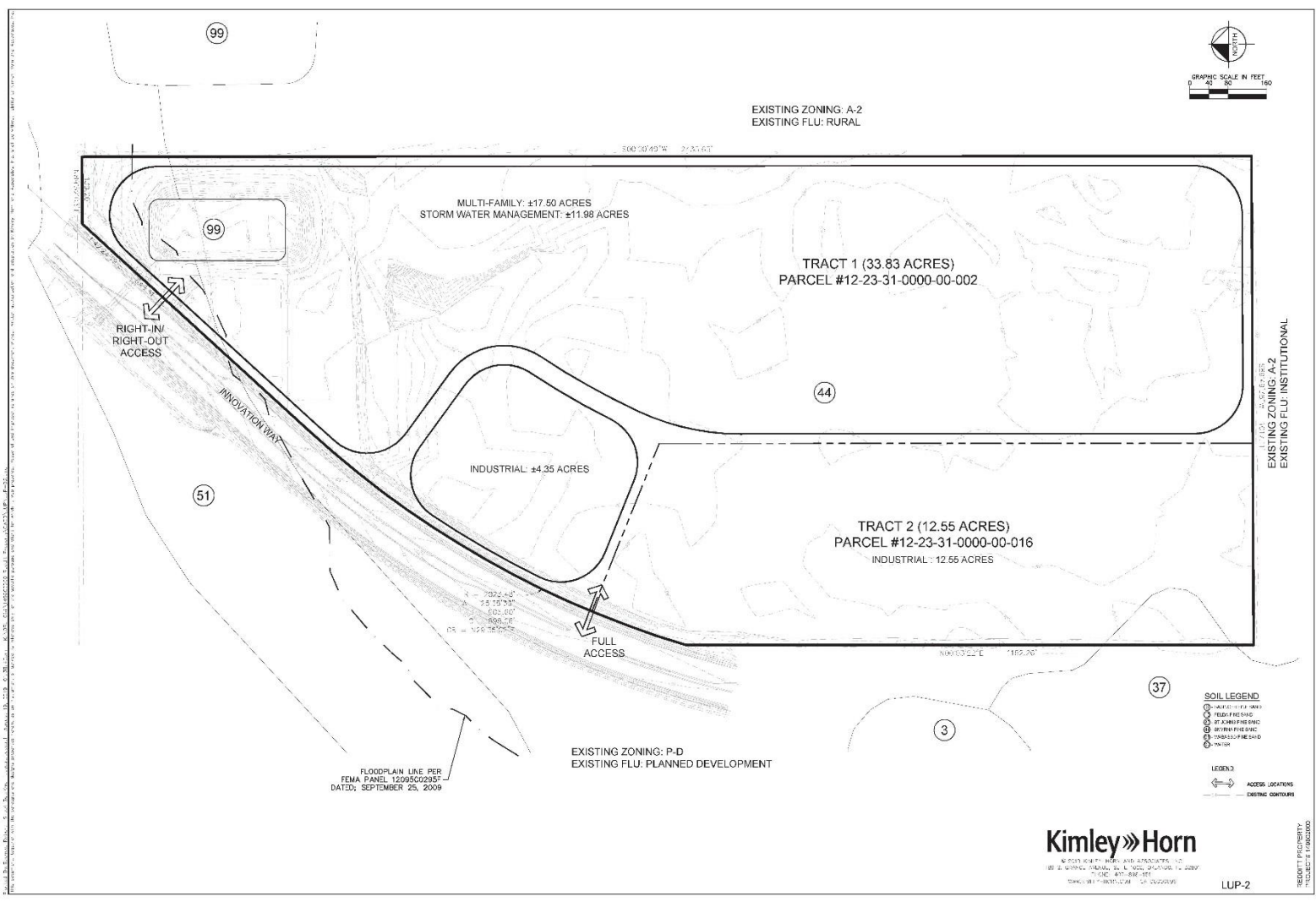


# Redditt Property Planned Development / Land Use Plan Aerial Map





# Redditt Property Planned Development / Land Use Plan Overall Land Use Plan





# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Redditt Property Planned Development / Land Use Plan (PD/LUP) dated “Received October 11, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**

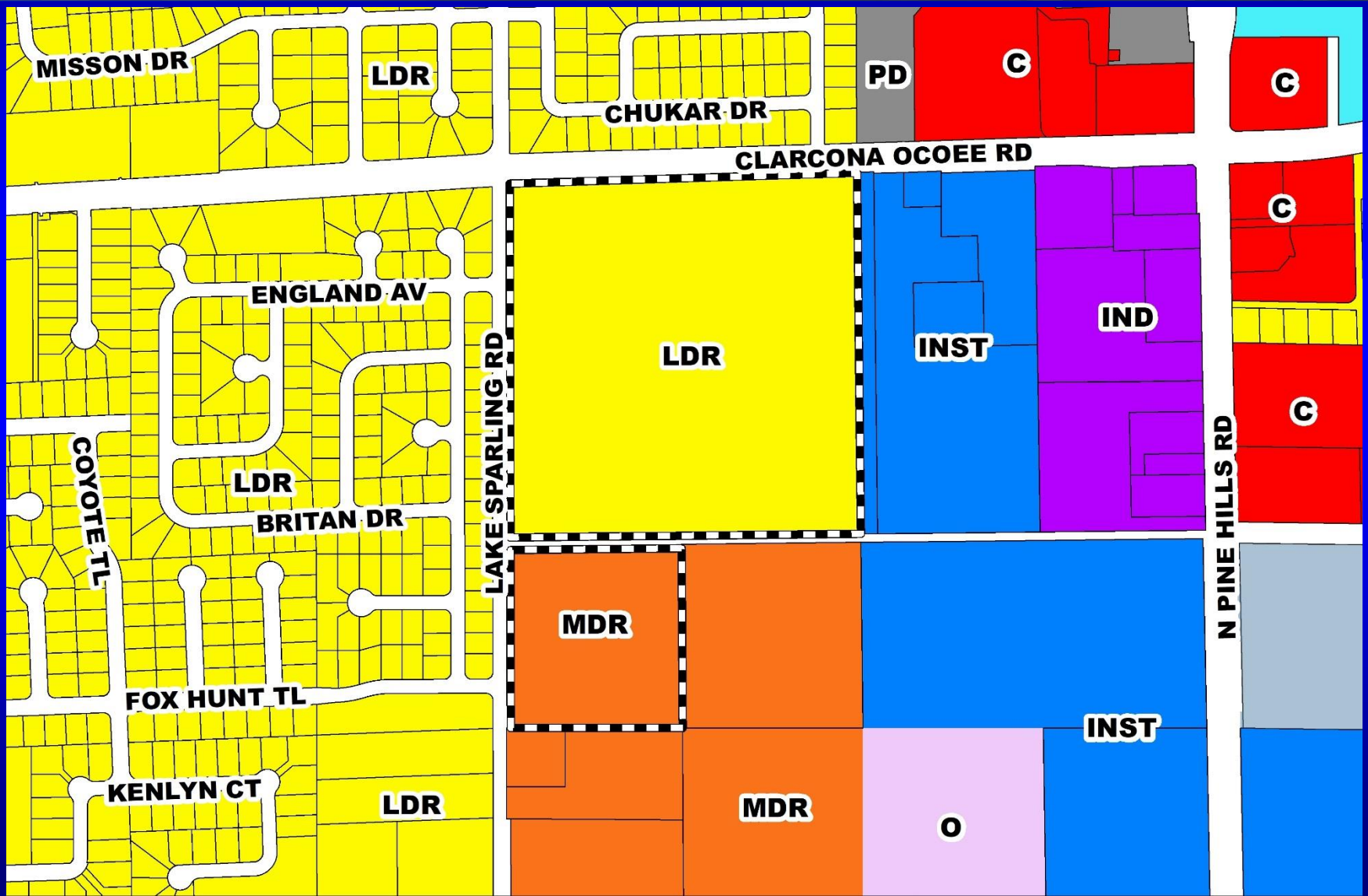


# Lake Sparling Planned Development / Land Use Plan

- Case:** CDR-19-07-247
- Project Name:** Lake Sparling Planned Development / Land Use Plan
- Applicant:** Iglesia Cristina Pentecostal de Orlando, Inc.
- District:** 2
- Acreage:** 45.75 gross acres
- Location:** 5850 Clarcona Ocoee Road, or generally south of Clarcona Ocoee Road and east of Lake Sparling Road
- Request:** To add an 18,000 square foot, 250 student daycare and early education use to the PD. No waivers from Orange County Code are requested.

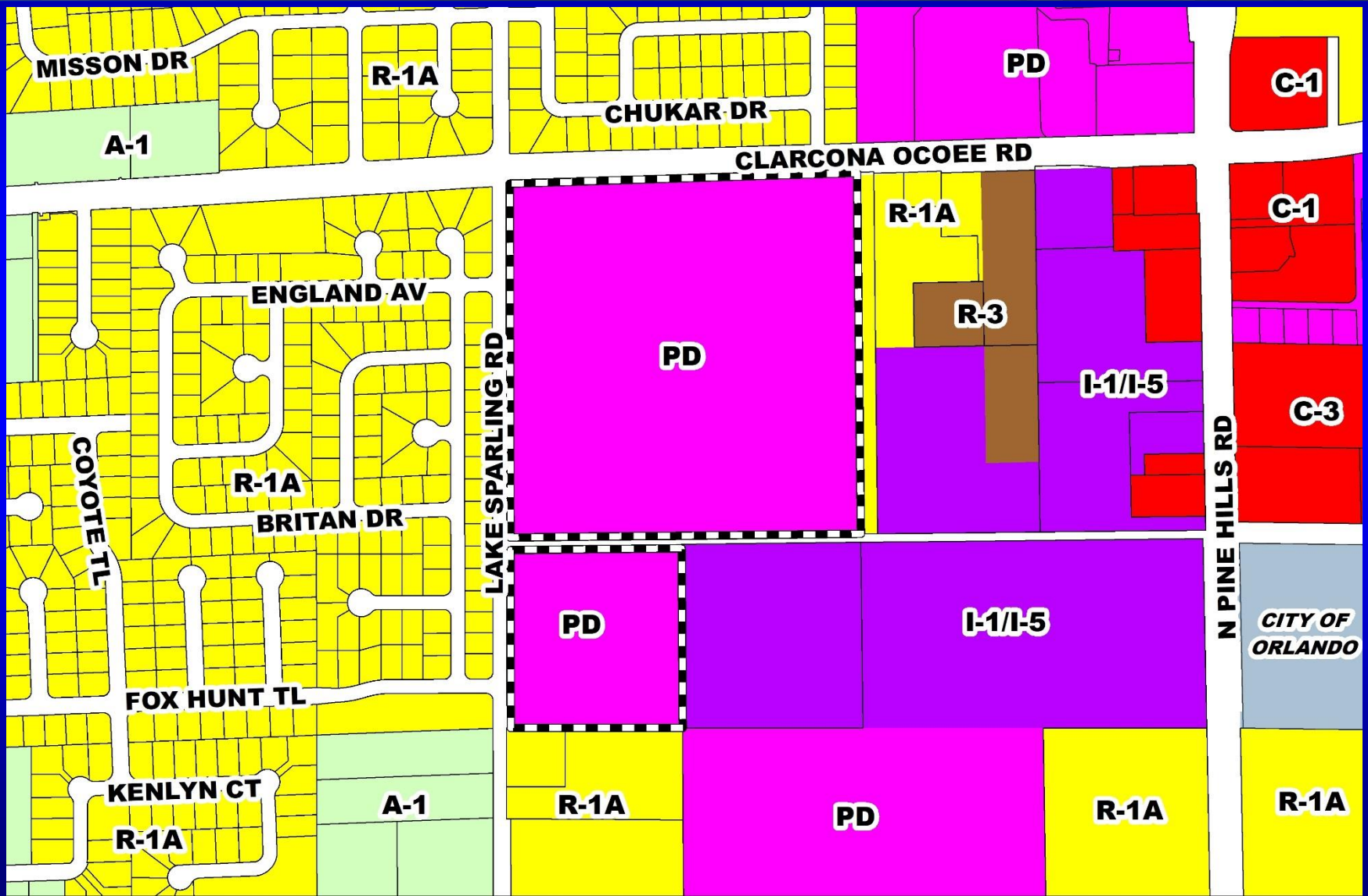


# Lake Sparling Planned Development / Land Use Plan Future Land Use Map





# Lake Sparling Planned Development / Land Use Plan Zoning Map





# Lake Sparling Planned Development / Land Use Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Lake Sparling Planned Development / Land Use Plan (PD/LUP) dated “Received October 4, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**



# **Alafaya Trail Property Planned Development / Land Use Plan**

- Case:** CDR-14-05-144
- Project Name:** Alafaya Trail Property Planned Development / Land Use Plan
- Applicant:** Brooks Stickler, Kimley-Horn and Associates, Inc.
- District:** 4
- Acreage:** 50.20 gross acres
- Location:** Generally located south of E. Colonial Drive and west of Alafaya Trail
- Request:** To increase retail / commercial (C-1) square footage from 174,000 to 304,000 (an increase of 130,000 square feet), while retaining 6,000 square feet of previously approved Professional Office (P-O) uses, reflect the conservation, impact, and mitigation of on-site wetlands per Conservation Area Impact (CAI) permit #CAI-14-08-025, and remove a note requiring the dedication of PD Tract A development rights to Orange County. One waiver is also being requested.



# Action Requested

**Continue this item to the January 28, 2020 Board meeting at 2:00 p.m.**

**District 4**

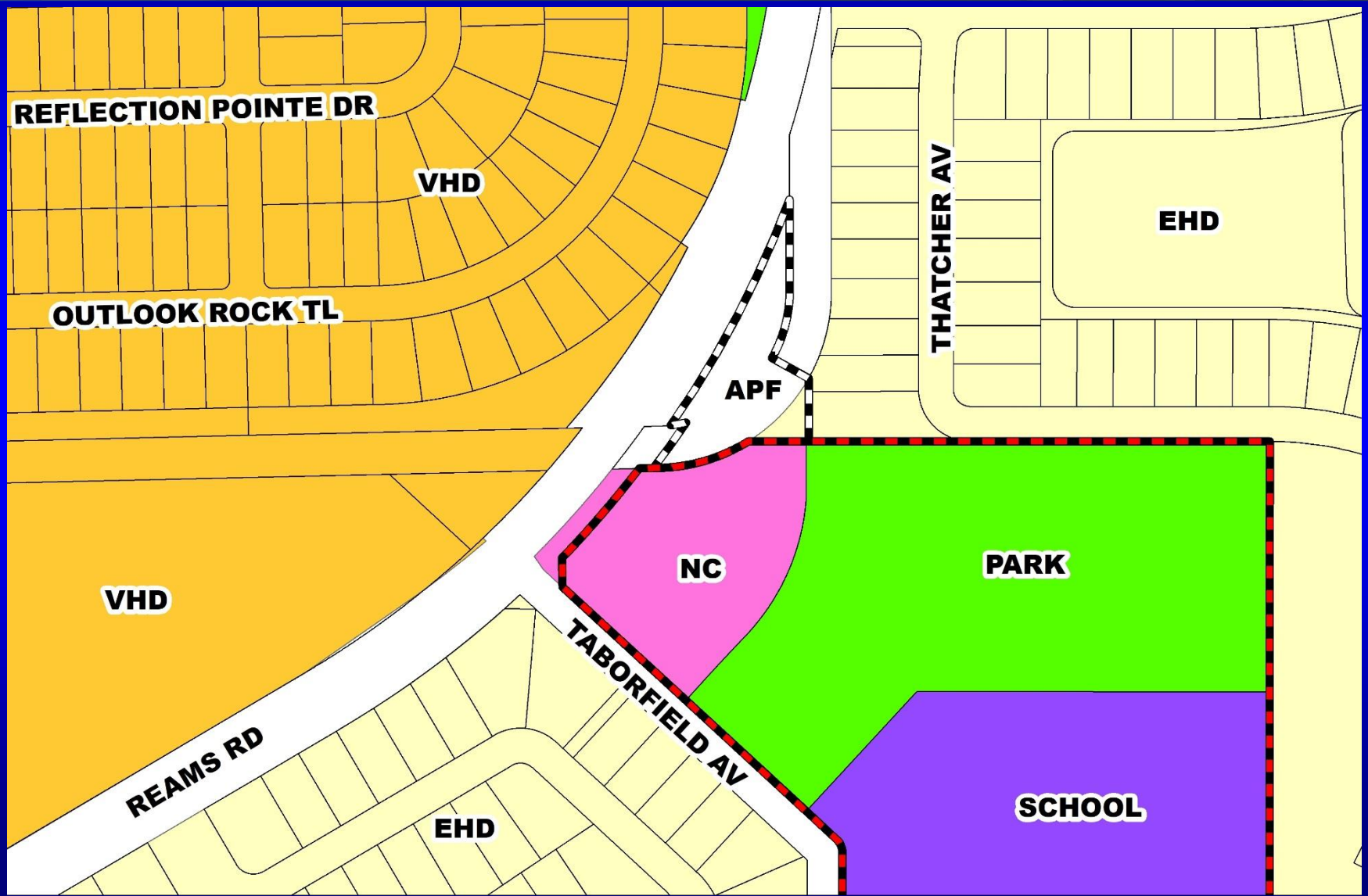


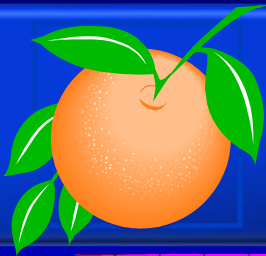
# Lake Reams Neighborhood Center Planned Development / Land Use Plan

- Case:** LUPA-19-08-269
- Project Name:** Lake Reams Neighborhood Center Planned Development / Land Use Plan
- Applicant:** Brian Denham, Denham Engineering, LLC.
- District:** 1
- Acreage:** 27.50 gross acres (existing PD)  
0.76 gross acres (portion of parcel to be aggregated)  
28.26 gross acres (overall aggregated PD)
- Location:** 9001 Taborfield Avenue; or generally located on the east side of Reams Road and north side of Taborfield Avenue
- Request:** To rezone one (1) parcel (Parcel ID #: 36-23-27-0000-00-002) containing 0.76 gross acres from PD (Lake Reams Neighborhood Planned Development District) to PD (Lake Reams Neighborhood Center Planned Development District), in order to construct a stormwater pond serving PD Parcel 3 (Neighborhood Commercial District). One (1) waiver related to parking is requested.

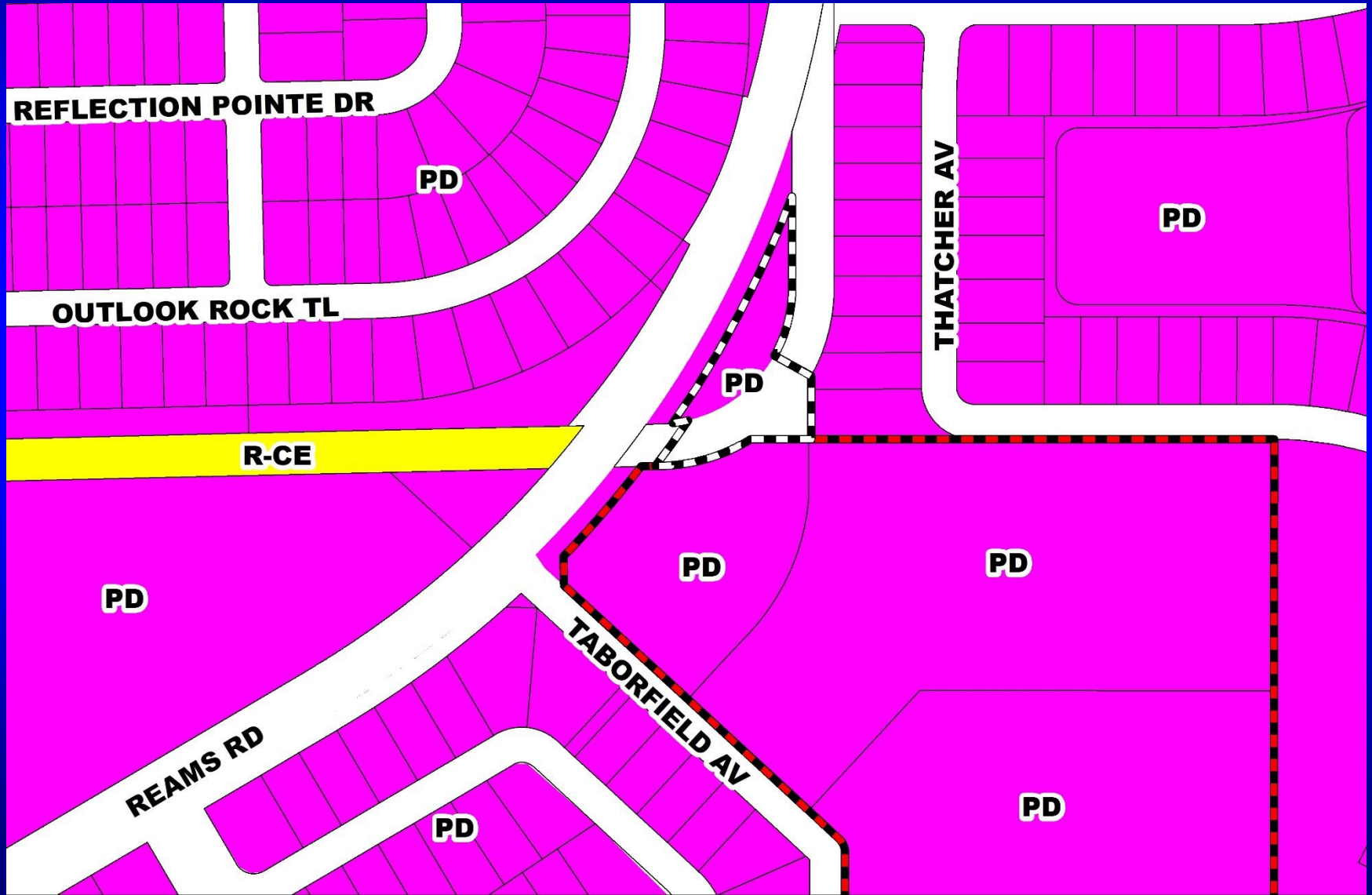


# Lake Reams Neighborhood Center Planned Development / Land Use Plan Future Land Use Map





# Lake Reams Neighborhood Center Planned Development / Land Use Plan Zoning Map

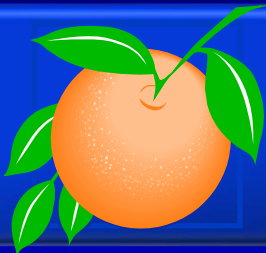




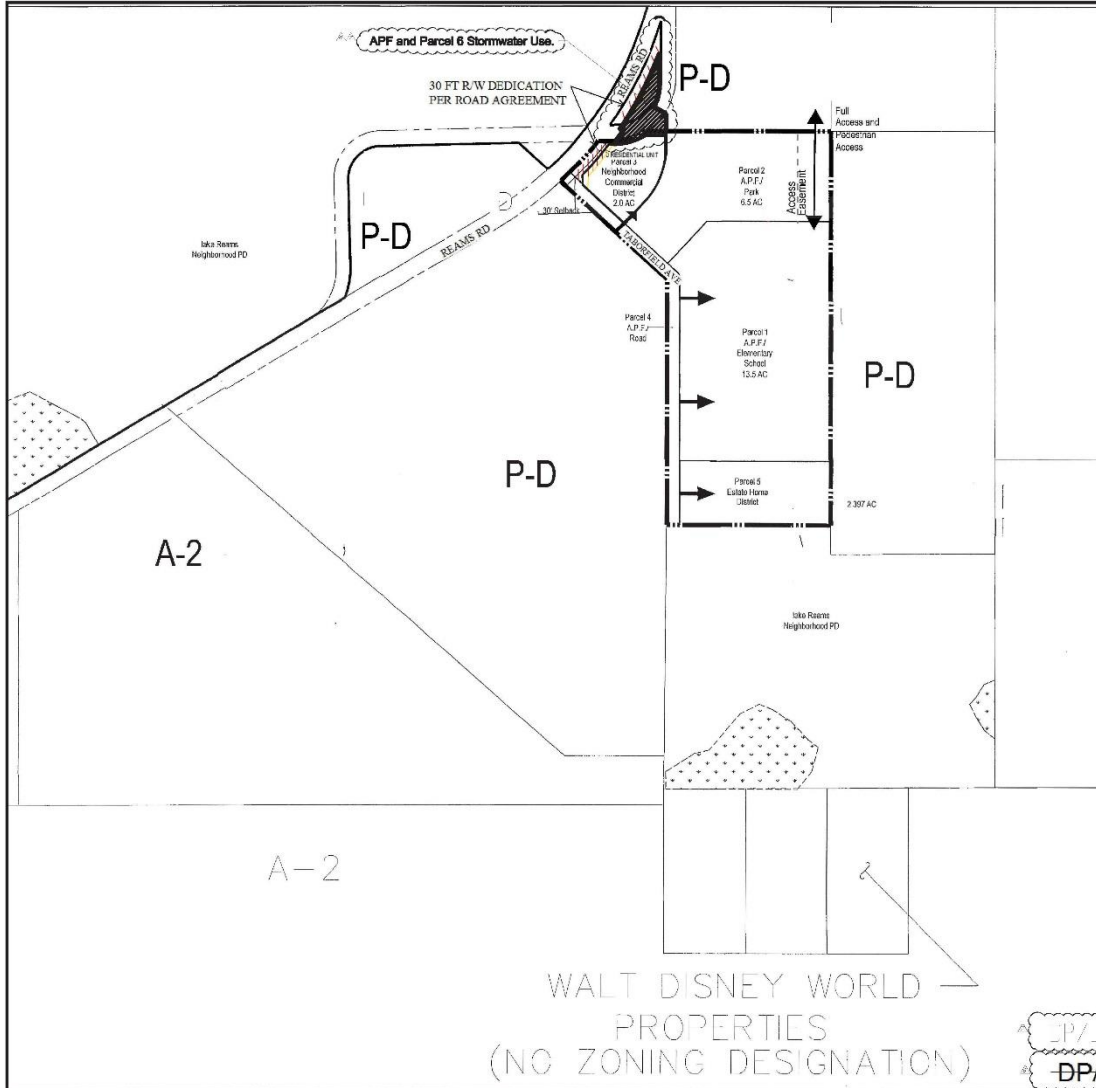
# Lake Reams Neighborhood Center Planned Development / Land Use Plan Aerial Map







# Lake Reams Neighborhood Center Planned Development / Land Use Plan Overall Land Use Plan



### BCC Conditions of Approval July 8, 2003

- Development shall conform to the LUP, dated "Received April 18, 2003," and to the following conditions of approval. Development based upon this approval shall comply with all other applicable federal, state and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent the applicable laws, ordinances, and regulations are expressly waived or modified by these conditions, or by action approved by the Board of County Commissioners (BCC), or by action of the BCC.
- The uses, densities, and intensities, and all of the conditions of approval of the PD/LUP have been negotiated and agreed to by both the applicant and the County. The PD/LUP constitutes an agreement between the parties. The applicant and the applicant's successors in interest have the contract right to develop the PD with the uses, densities, and intensities approved by the County, subject to the restrictions and requirements in the conditions of approval, and neither the applicant nor the County shall have the right to increase or decrease the property, or otherwise alter the uses, densities, and intensities, or to delete, waive, or amend any condition of approval except through an amendment to the PD/LUP that is negotiated by both parties.
- The developer shall obtain wastewater and water services from Orange County subject to County rate resolutions and ordinances.
- Prior to construction plan approval, master stormwater management, water, and wastewater plans, including preliminary calculations, shall be approved prior to approval of construction plans.
- At the time of approval of a plat for a single-family residential unit project, the developer shall have prepared and submitted for review a document containing Covenants, Conditions, and Restrictions (CC&Rs) for the property being platted. The CC&Rs, which shall be recorded simultaneously with the recording of the plat, shall include a provision incorporating, verbatim, the following requirements:
  - The same front facade for single-family residential units may not be repeated more than 5 times within 1/4 mile length for both sides of any street, and shall be separated by at least 2 units with different facades.
  - House front facades shall be varied and articulated to provide visual interest to pedestrians along the street frontage. The front facade of the main body of the house shall not exceed 40 feet in length, except for wings or "L"s, which are setback from the facade. In no case shall more than 50 percent of the front facade of a house consist of an unobstructed block wall or garage door.
  - At least 50 percent of all single-family residential units shall have a front porch. A front porch shall be a minimum of 7 feet in depth and cover a minimum 10 feet in width or 1/3 of the front facade, whichever is greater.
  - Flat roofs shall be prohibited.
  - Unless otherwise prohibited by the CC&Rs, fencing in the front yard shall be located within 3 feet of the sidewalk to define the separation of public and private spaces. Such fences shall be no higher than 3 feet 6 inches and limited to decorative wrought iron or wood picket style.

The provision of the CC&Rs incorporating the above referenced requirements shall not be amended, removed, or superseded without the prior approval of the BCC, which approval may be withheld in the Board's sole discretion, and the CC&Rs shall contain a statement to that effect.



**Denham Engineering, LLC**  
3212 Timberview Terrace  
Orlando, FL 32819  
Office - 407-217-5487  
brian@DenhamENG.com  
www.DenhamENG.com

**Alliance Windermere, LLC**  
2201 Waukegan Rd.,  
Suite 120, Bannockburn,  
IL 60015

**Lake Reams Neighborhood Center PD, Lakeside Village Orange County, FL**

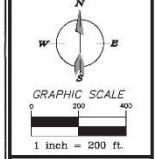
**PD Land Use Plan**

**Land Use Plan**

Revisions	
01	Issue
2	08-24-03 Submitted by Others
3	09-09-03 Not Submitted by Others
4	10-14-03 Not Submitted by Others
5	11-11-03 Not Submitted by Others
6	12-10-03 Not Submitted by Others
7	01-20-04 Not Submitted by Others, 02/10/04
8	02-20-04 Not Submitted
9	03-10-04 Not Submitted
10	03-23-04 Not Submitted

Plans not valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.  
Date: 08-07-19  
FL Registration #59008  
Certificate of Authorization #29666



DP/LUP Amendment Plan 08-07-19  
DP/LUP Amendment Plan 11-30-15

Sheet Number  
**PD5 of 8**



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Lake Reams Neighborhood Center Planned Development / Land Use Plan (PD/LUP) dated “Received October 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



*Board of County Commissioners*

# Public Hearings

**December 17, 2019**