

*Board of County Commissioners*

# Public Hearings

May 5, 2020

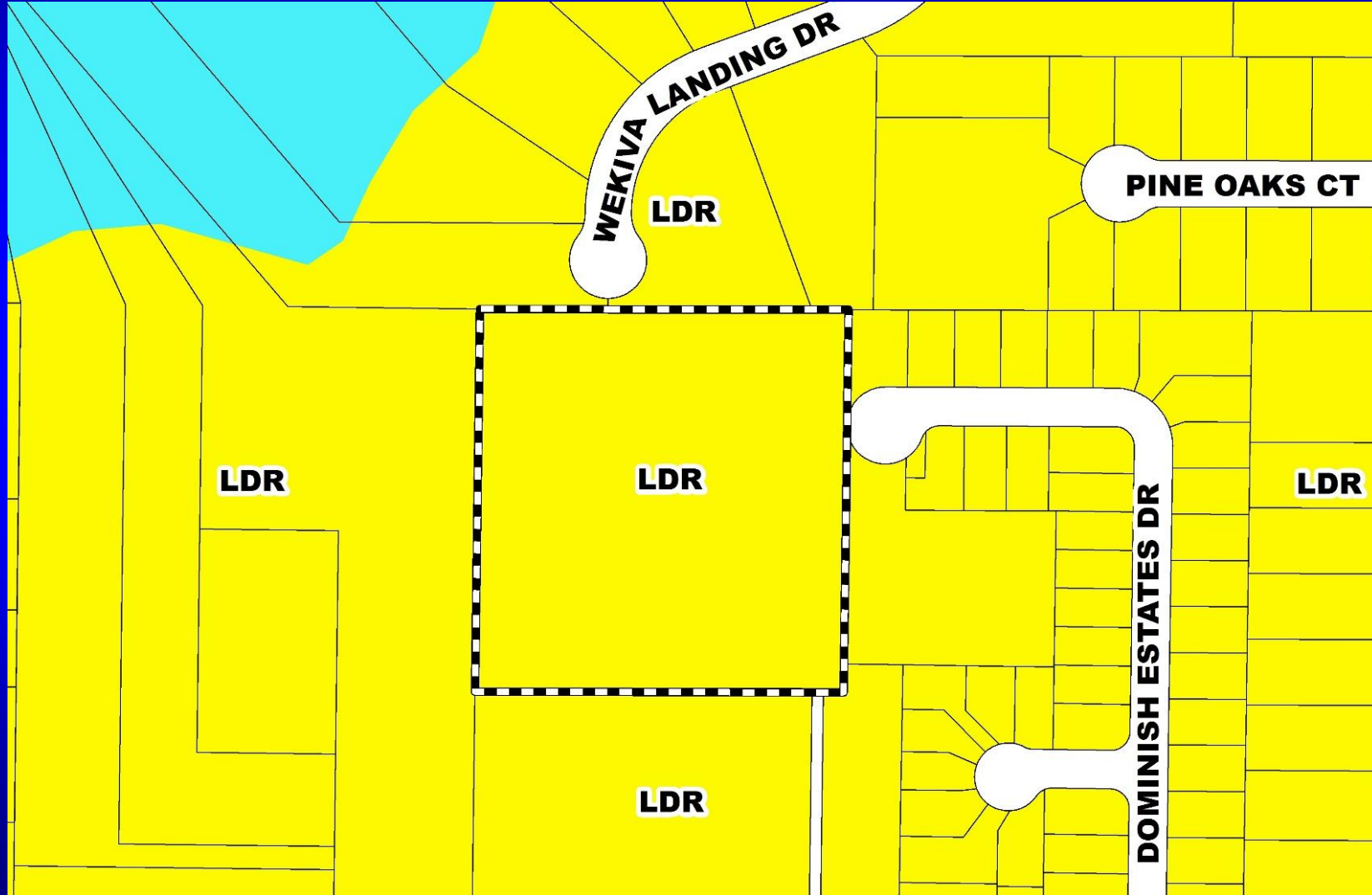


## **Misty Woods Phase 2 Preliminary Subdivision Plan**

- Case:** PSP-19-08-283
- Project Name:** Misty Woods Phase 2 PSP
- Applicant:** Mike Solitro, 1007 Votaw, LLC
- District:** 2
- Acreage:** 5.47 gross acres
- Location:** Generally located north of Votaw Road and west of Thompson Road
- Request:** To subdivide 5.47 acres in order to construct 20 single-family residential dwelling units. No Waivers are associated with this request.

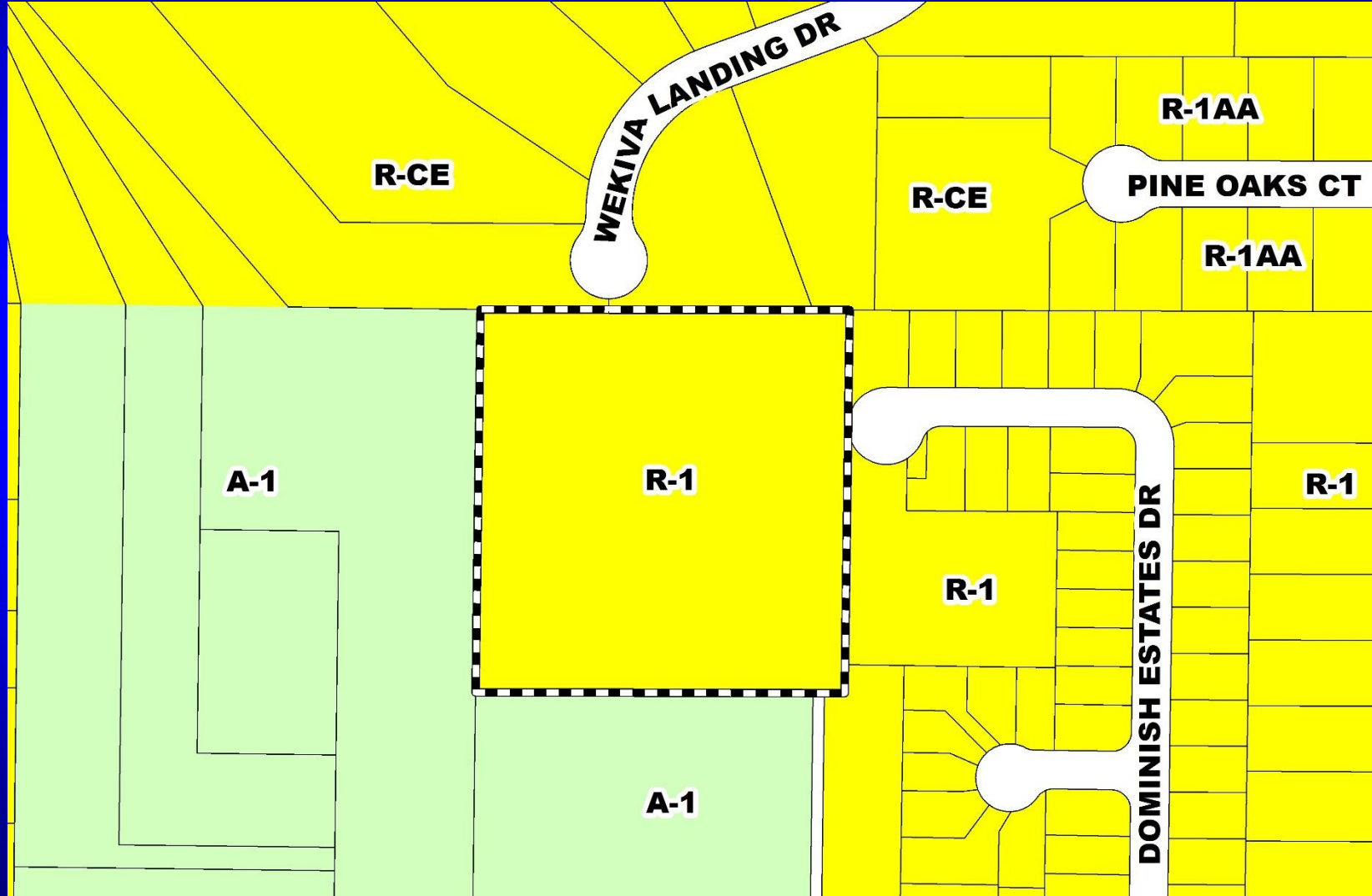


# Misty Woods Phase 2 Preliminary Subdivision Plan Future Land Use Map





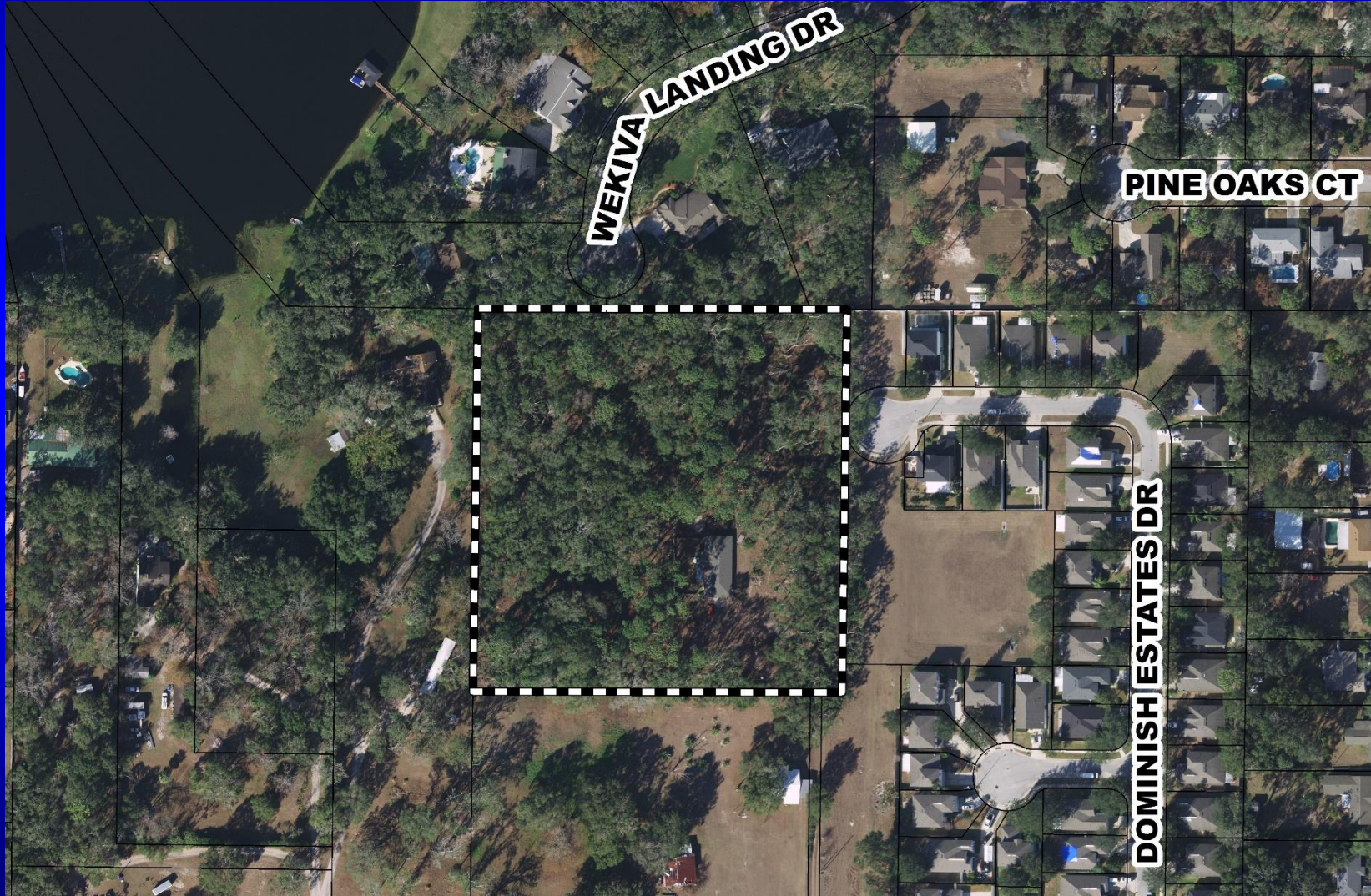
# Misty Woods Phase 2 Preliminary Subdivision Plan Zoning Map







# Misty Woods Phase 2 Preliminary Subdivision Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Misty Woods Phase 2 PSP dated “Received March 13, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**

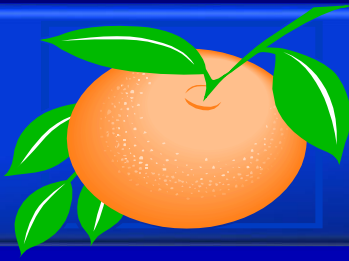


# Application Summary

**The following public hearings will be opened together:**

- **Lake Reams Neighborhood PD - CDR-15-10-293 & Consent Item G.4 (APF Agreement)**
- **Lake Reams Neighborhood PD / DevelopCo – Reams Road PSP - PSP-16-12-421**
- **Conservation Area Impact Permit - CAI-17-04-014**



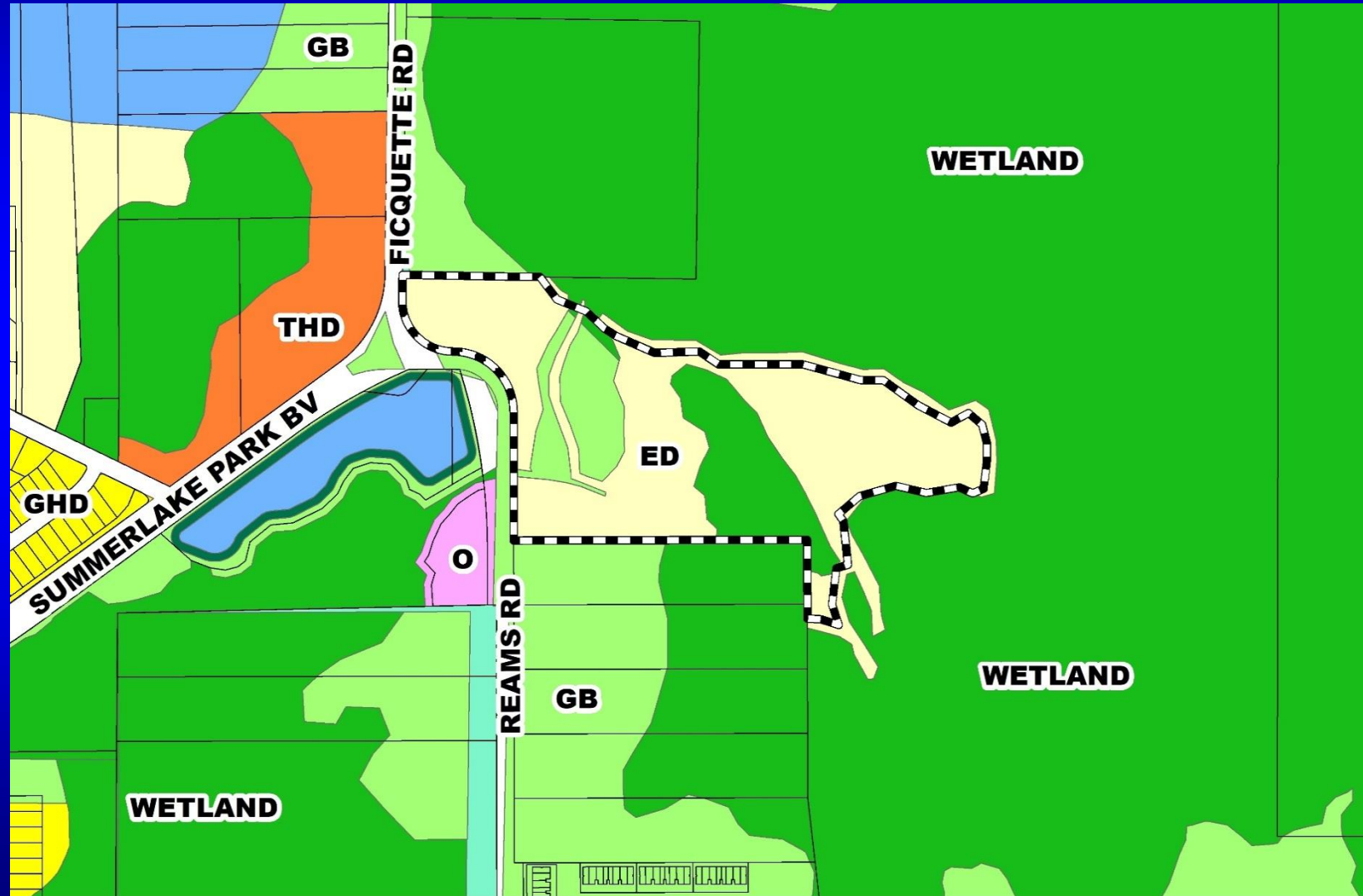


## Lake Reams Neighborhood Planned Development / Land Use Plan

- Case:** CDR-15-10-293
- Project Name:** Lake Reams Neighborhood PD
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 1,174.90 gross acres (overall PD)  
306.89 gross acres (affected parcel only)
- Location:** Generally located east of the intersection of Reams Road and Ficquette Road
- Request:** To modify the wetland boundary and acres to accurately reflect CAD-15-05-066, to increase Parcel 25 acreage from 11.3 acres to 26.3 acres, and change the land use district from Upland Greenbelt / Wetlands to Estate District to allow 57 units through the use of 26 Transfer of Development Rights credits from PD Parcel 23. Additionally, one (1) waiver to reduce the minimum lot width to sixty (60) feet, in lieu of eighty-five (85) feet is requested.

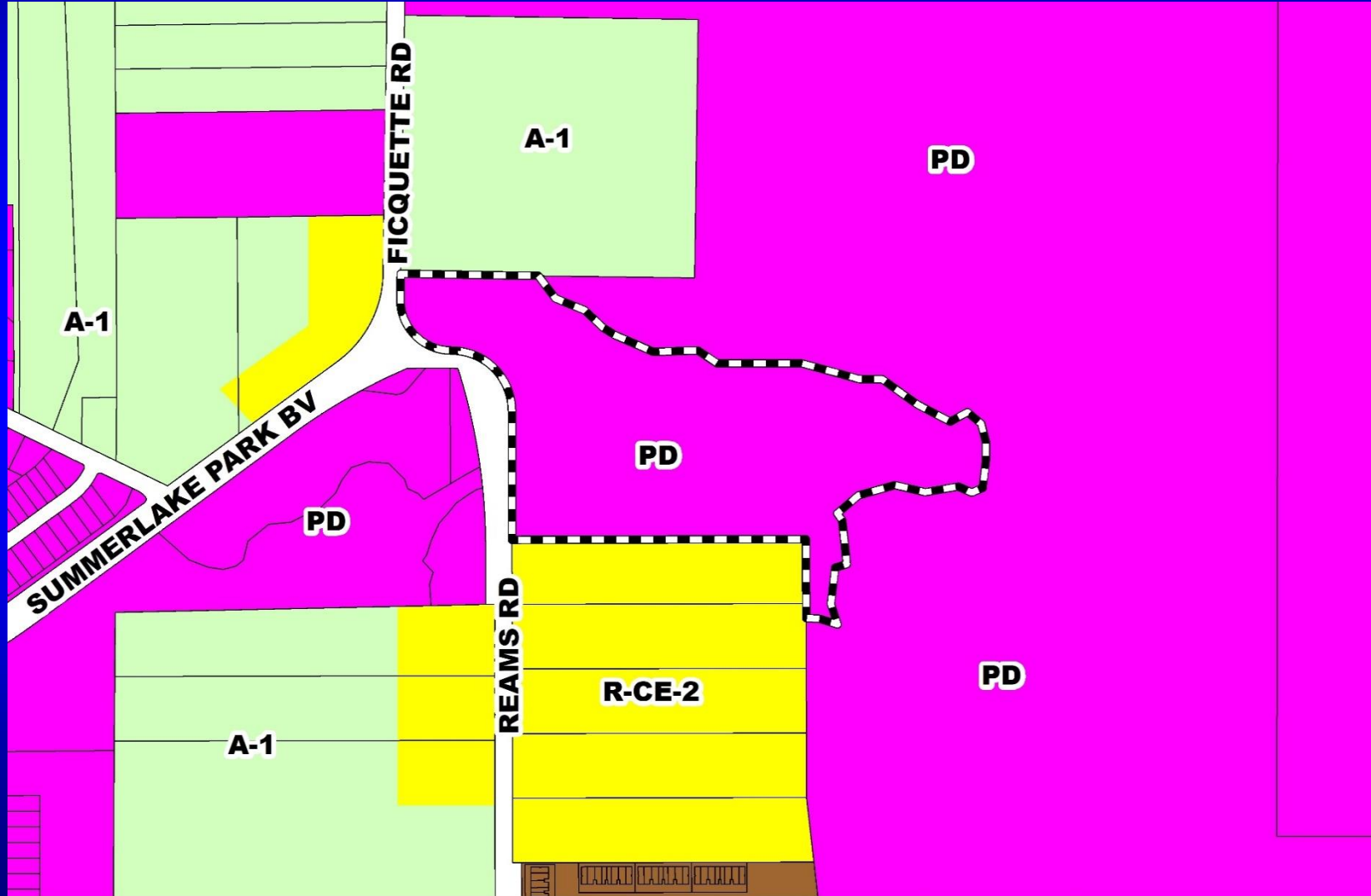


# Lake Reams Neighborhood Planned Development / Land Use Plan Future Land Use Map





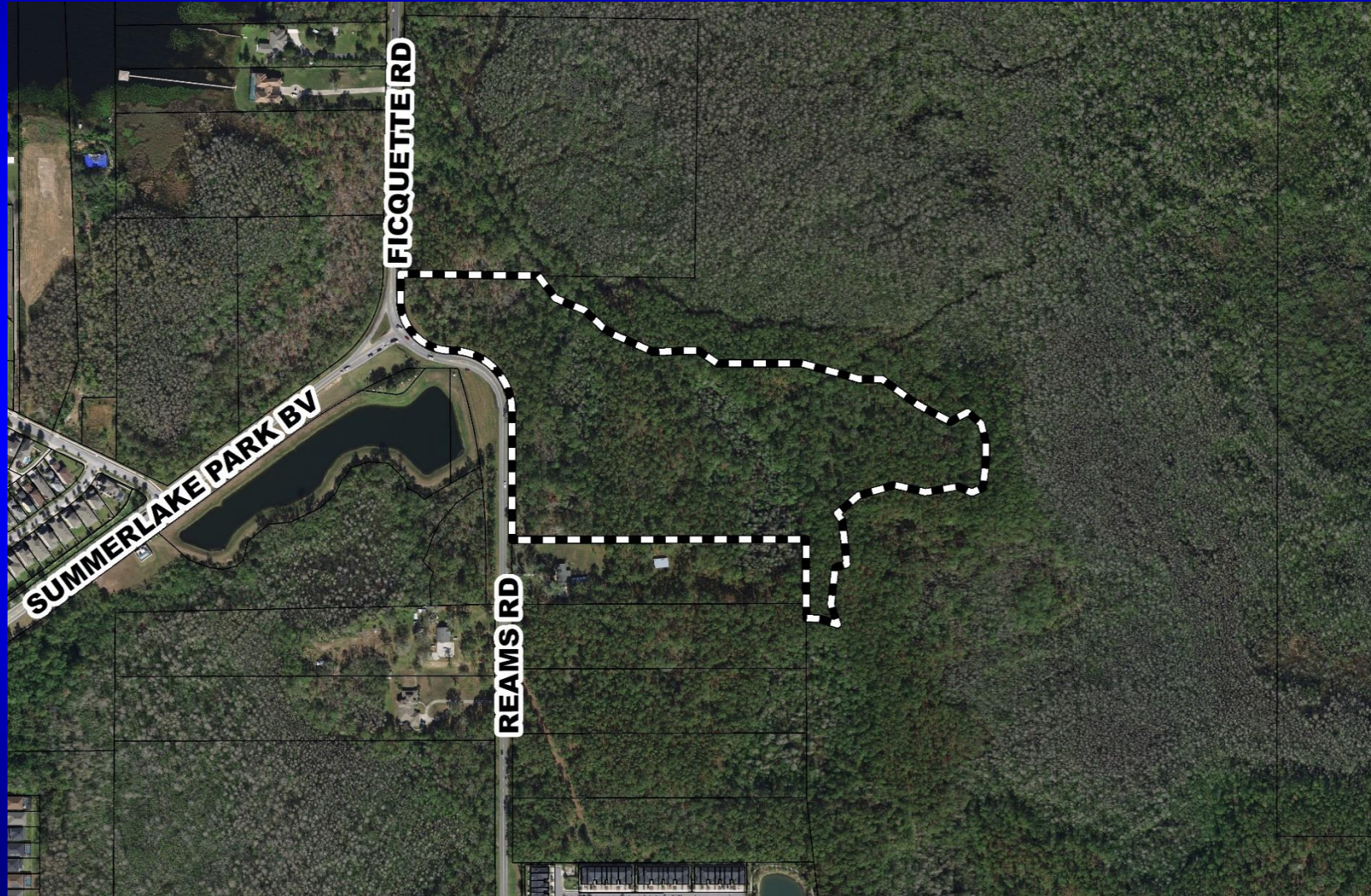
# Lake Reams Neighborhood Planned Development / Land Use Plan Zoning Map



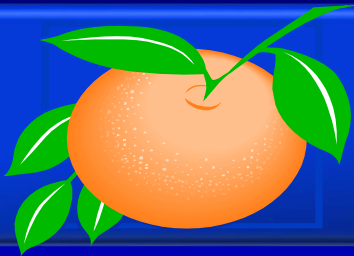




# Lake Reams Neighborhood Planned Development / Land Use Plan Aerial Map

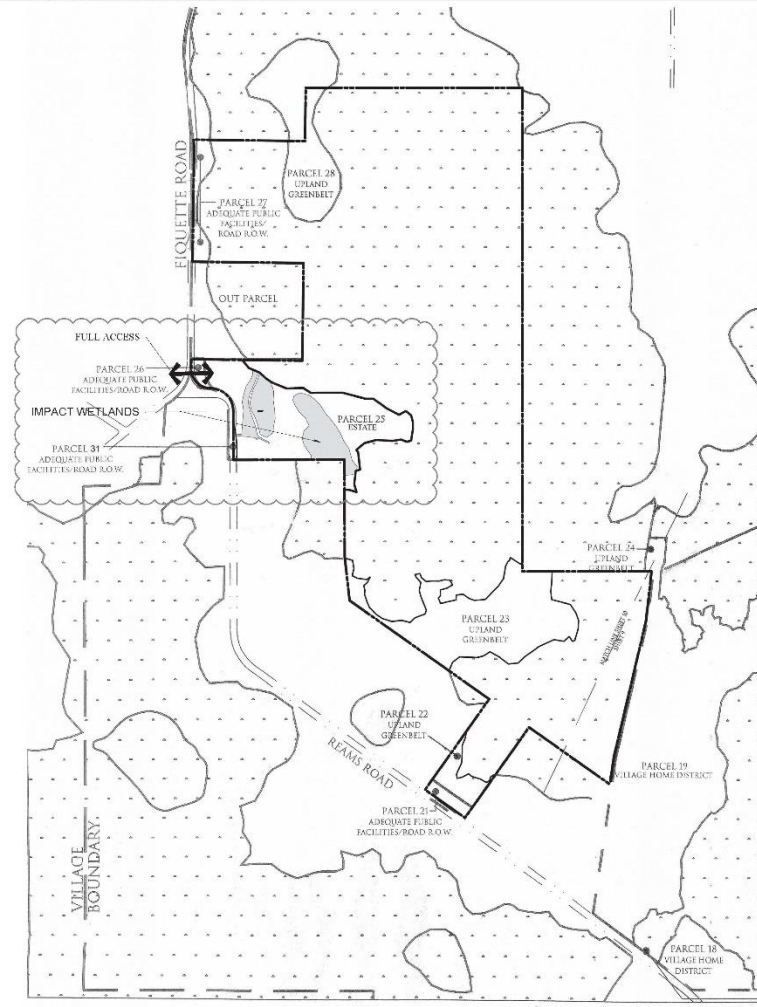






# Lake Reams Neighborhood Planned Development / Land Use Plan Overall Land Use Plan

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**LAND USE PLAN COMPARISON CHART**

Parcel No.	Land Use District	Approved		Proposed		Approved		Proposed	
		Gross Land Area	Net Dev. Area	D.U.	D.U. / AC	D.U.	D.U. / AC	D.U. / AC	S.F.
2	Townhome/Apartment	24.0	15.4	383	383	19.7	19.7		
3	Townhome/Apartment	21.0	17.7	120	120	5.8	5.8		
4	Village Home	100.0	118.4	704	725	5.4	5.3		
6	AMP Park	6.1							
8	AMP ROW	16.2							
9	Neighborhood Commercial	1.3	5.7						20,000
10	AMP Park	6.1							
11	AMP Elementary School	15.3							
12	Single Home	24.0	17.6	105	105	5.9	5.9		
13	AMP ROW	1.3							
14	AMP ROW	2.9							
16	Village Home	185.0	54.7	387	387	2.1	2.1		
17	AMP Preserve	8.3							
18	Single Home	7.4	4.7	28	28	0.0	0.0		
19	Single Home	66.1	48.4	183	183	3.8	3.8		
20	AMP ROW	0.2							
21	AMP ROW	0.5							
22	Upland Greenbel	3.8							
23	Upland Greenbel	16.4							
24	Upland Greenbel	1.3							
25	Upland Greenbel	26.3	13,500		0.7		0.0		
26	AMP ROW	1.6							
27	AMP ROW	2.5							
28	Upland Greenbel	8.3							
29	AMP ROW	0.2							
30	AMP ROW	0.3							
31	AMP ROW	0.3							
	Green Line Area	571.3							
	Wetlands	154.5							
	Leaves	147.8							
<b>Total</b>		<b>1,774.1</b>	<b>318.8</b>	<b>1,927</b>	<b>1,994</b>	<b>6.1</b>	<b>6.2</b>		<b>20,000</b>

**PERMIT INFORMATION**

	Permit 1	Permit 2	Permit 3	Permit 4	Permit 5	Permit 6	Permit 7	Permit 8	Permit 9	Permit 10
Approved/Not	220	220	650	187	506	18	172	0	0	0
Permit 1: 1.1 to 1.2 (Includes 1.1a from District 18) Permit 18										
Approved/Not	220	220	650	187	506	7	183	0	0	0
Permit 2: 7.1 to 7.9 (Includes 7.1a from District 5)										
Approved/Not	400	400	400	382	396	2	383	0	0	0
Permit 3: 1.1 to 1.2 (Includes 1.1a from District 5)										
Approved/Not	220	220	650	187	506	7	183	0	0	0
Permit 4: 1.1 to 1.2 (Includes 1.1a from District 5)										
Approved/Not	21	21	21							
Permit 5: 1.1 to 1.2 (Includes 1.1a from District 5)										
Approved/Not	183	183	783	185	509	0	183	0	0	0
Permit 6: 7.1 to 7.9 (Includes 7.1a from District 5)										
Approved/Not	381	381	776	379	387	2	383	0	0	0
Permit 7: 1.1 to 1.2 (Includes 1.1a from District 5)										
Approved/Not	181	181	731	185	509	2	183	0	0	0
Permit 8: 7.1 to 7.9 (Includes 7.1a from District 5)										
Approved/Not	381	381	731	185	509	2	183	0	0	0

**LEGEND**

- Submittal SUBJECT PROPERTY
- PROJECT LINE
- LAKE REAMS VILLAGE BOUNDARY
- WETLAND
- IMPACTED WETLANDS



**vhb**

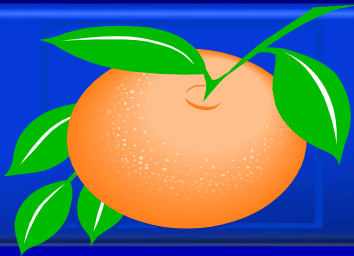
Planning  
114 W. 10th Street  
Land Development  
Environmental Section  
220 N. Broadway, Suite 5, 4th Floor  
Orlando, Florida 32801  
407.520.8600 • FAX: 407.520.4008  
Certificate of Accreditation Number 2952

Lake Reams  
Neighborhood PD

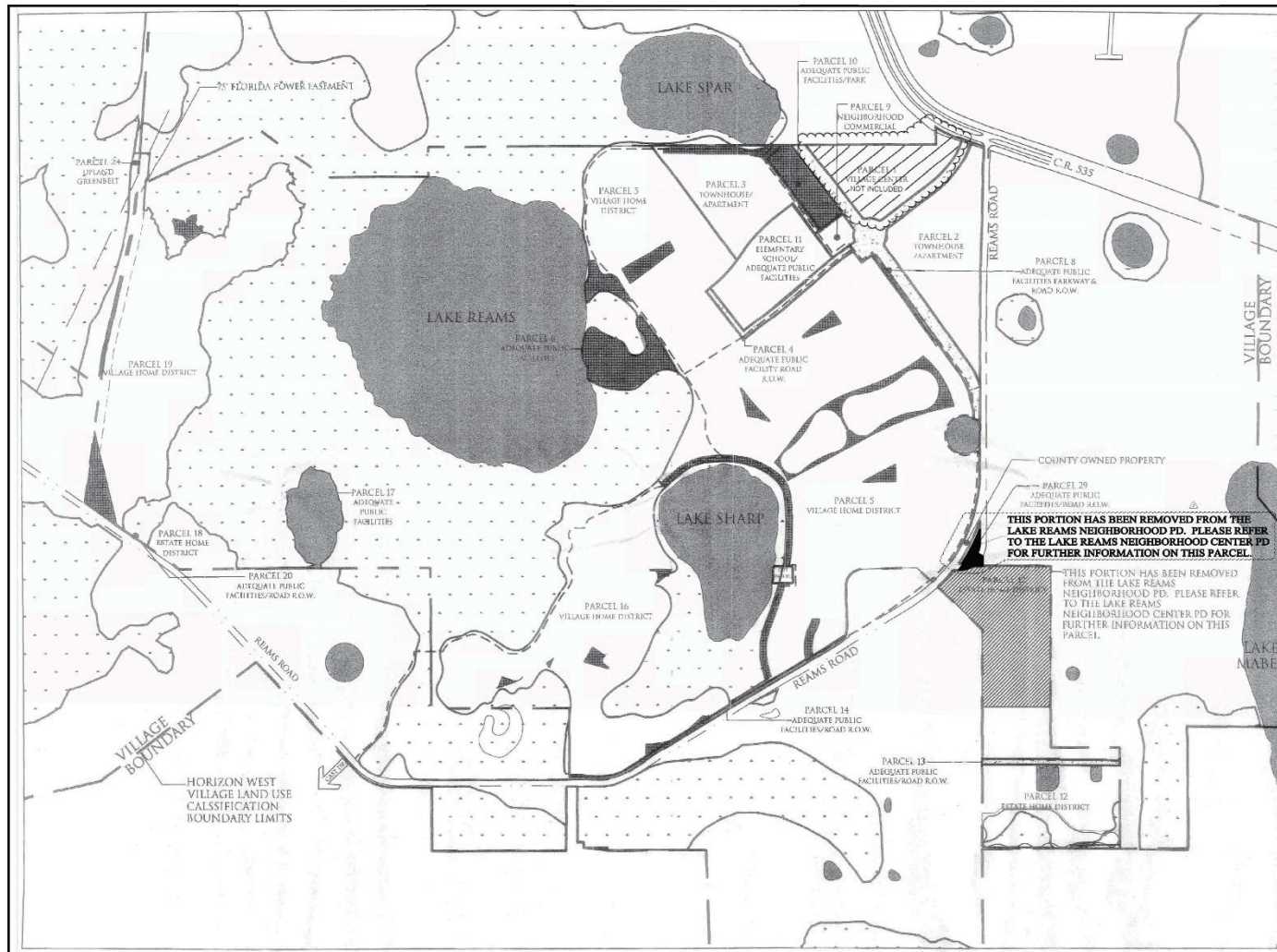
Orange County, Florida

LAND  
USE PLAN

REV	DATE	BY	APP'D	DESCRIPTION
01	01/20/10	MM	MM	PRELIMINARY
02	01/20/10	MM	MM	REVISED
03	01/20/10	MM	MM	REVISED



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



Ephesian 6-11-17

**Denham**  
Engineering, LLC

5212 Timberview Terrace  
Orlando, FL 32819  
Office - 407-217-5487  
E-mail: DenhamENCL.com  
www.DenhamENGL.com

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

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

**Land Use  
Plan  
Public Parks  
& Open  
Space**

Revisions

No.	Date	Description
1	06-11-17	Initial Submission to Client
2	06-12-17	Revised Submission per Client
3	06-18-17	Final Submission, 100% CDR
4	06-18-17	Final County Submission, 100%
5		
6		
7		
8		

Please not valid unless Signed,  
Dated and Sealed below.

J. Brian Denham, P.E.  
Date: 06-11-17  
P.E. Registration #15009  
Certificate of Authorization #23664

N

W E S

GRAPHIC SCALE  
0 200 400  
1 inch = 200 ft.

Sheet Number  
**3**



# Timeline (FLUM)

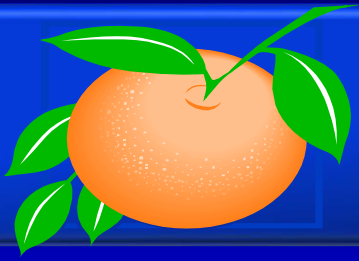
- **February 2015:** Application submitted for FLUM amendment from Greenbelt to Village Home District for 284 single-family units on 70 acres (north and south tracts)
- **May 2015:** First community meeting
- **June 2015:** Second community meeting was held and applicant reduced request to Estate District with 75 units on northern property only
- **July 2015:** BCC transmits only northern property to State
- **November 2015:** BCC adopts FLUM to Estate District



# Timeline (PD CDR)

- **October 2015:** Change Determination Request submitted for 74 units to be located on the northern property only
- **August 2018:** DRC recommends approval of PD CDR for 74 units
- **August 2019:** BCC remands project back to DRC to reduce units and wetland impacts
- **March 2019:** DRC recommends approval of PD CDR for 57 units
- **May 2020:** Today's hearing





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Lake Reams Neighborhood Planned Development / Land Use Plan (PD/LUP) dated “Received February 13, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# Lake Reams Neighborhood PD / DevelopCo – Reams Road Preliminary Subdivision Plan

- Case:** PSP-16-12-421
- Project Name:** Lake Reams Neighborhood PD / Developco – Reams Road PSP
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 306.89 gross acres
- Location:** Generally located east of the intersection of Reams Road and Ficquette Road
- Request:** To subdivide 306.89 acres in order to construct 57 single-family detached residential dwelling units. Additionally, one (1) waiver to allow Tract CSA-1 to be accessed through the HOA Park Tract (P-1), in lieu of an access width of 20' to a dedicated public paved street is requested.





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Lake Reams Neighborhood PD / Developco – Reams Road PSP dated “Received February 11, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**





# Action Requested Summary

## PD Substantial Change - CDR-15-10-293

- Approval, Subject to Conditions; and Approval of Consent Item G.4

## Preliminary Subdivision Plan - PSP-16-12-421

- Approval, Subject to Conditions

## Conservation Area Impact Permit - CAI-17-04-014

- Approval, Subject to Conditions

**District 1**

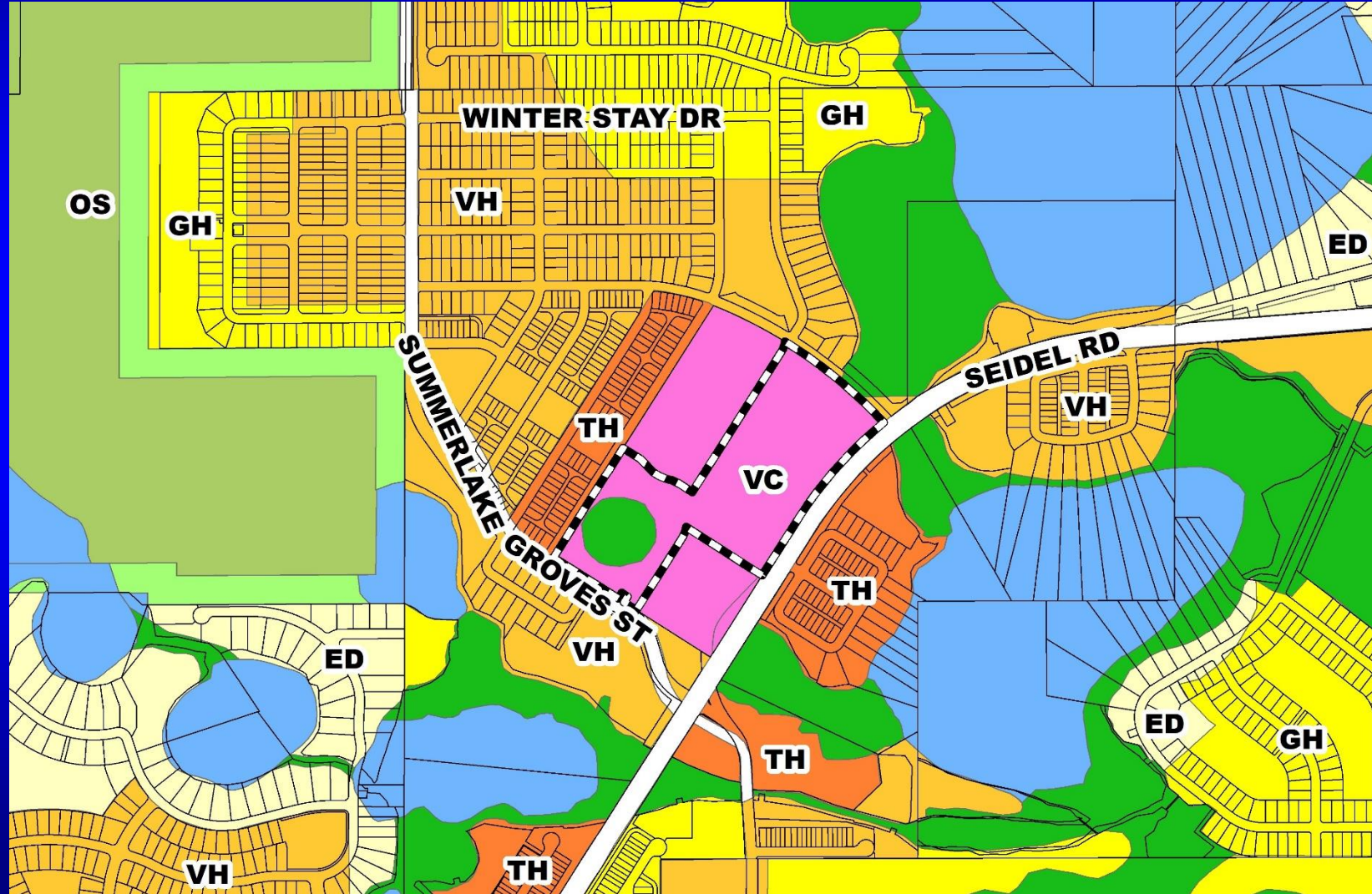


## Village F Master PD / The Mark at Horizon West Development Plan

- Case:** DP-19-09-295
- Project Name:** Village F Master PD / The Mark at Horizon West DP
- Applicant:** Jennifer Stickler, Kimley-Horn & Associates, Inc.
- District:** 1
- Acreage:** 21.00 gross acres
- Location:** Generally located south of Seton Creek Boulevard and west of Seidel Road
- Request:** To construct 95,568 square feet of retail development and 4,700 square feet of outdoor seating on a total of 21 acres. No waivers are associated with this request.



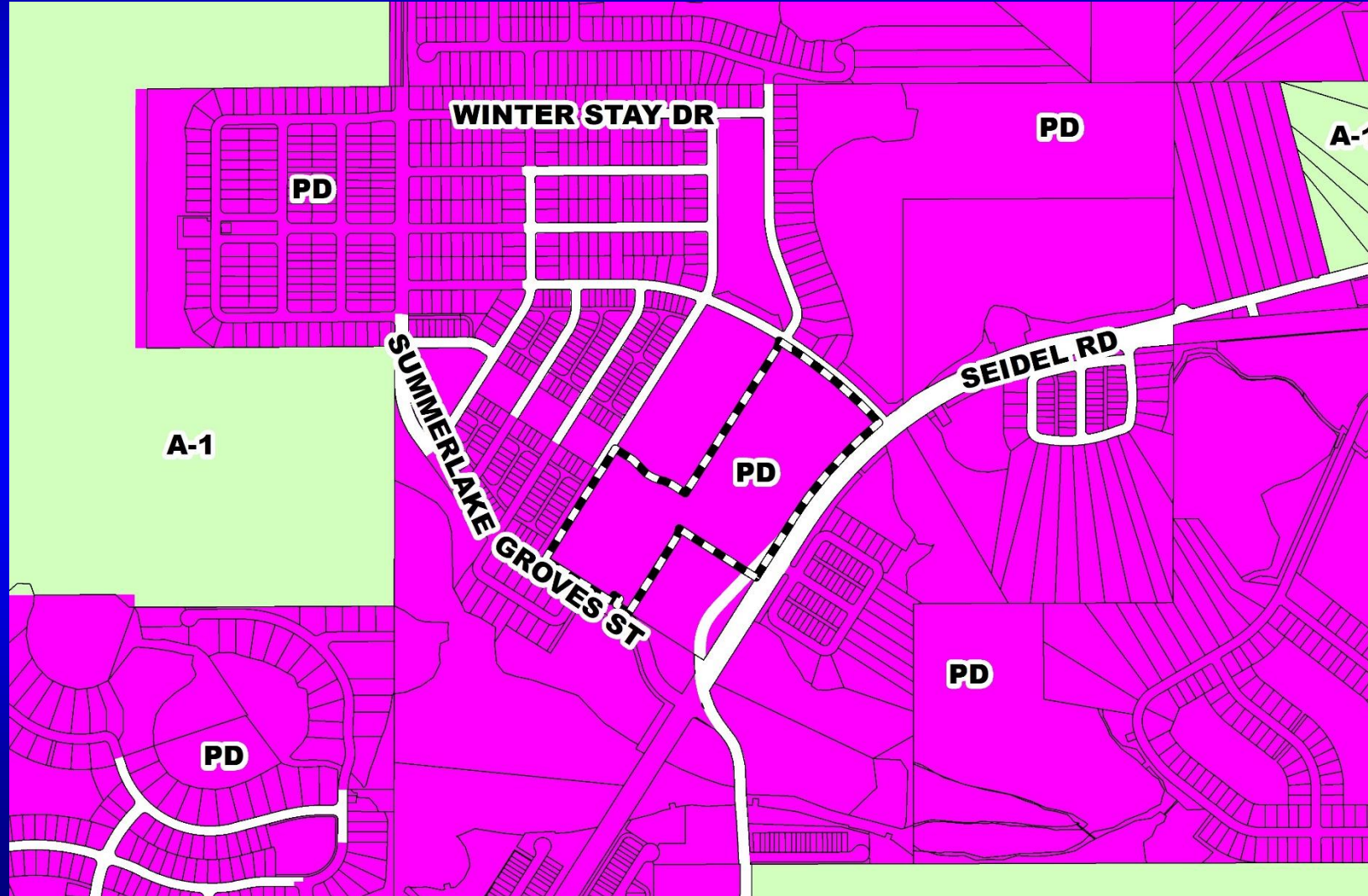
# Village F Master PD / The Mark at Horizon West Development Plan Future Land Use Map







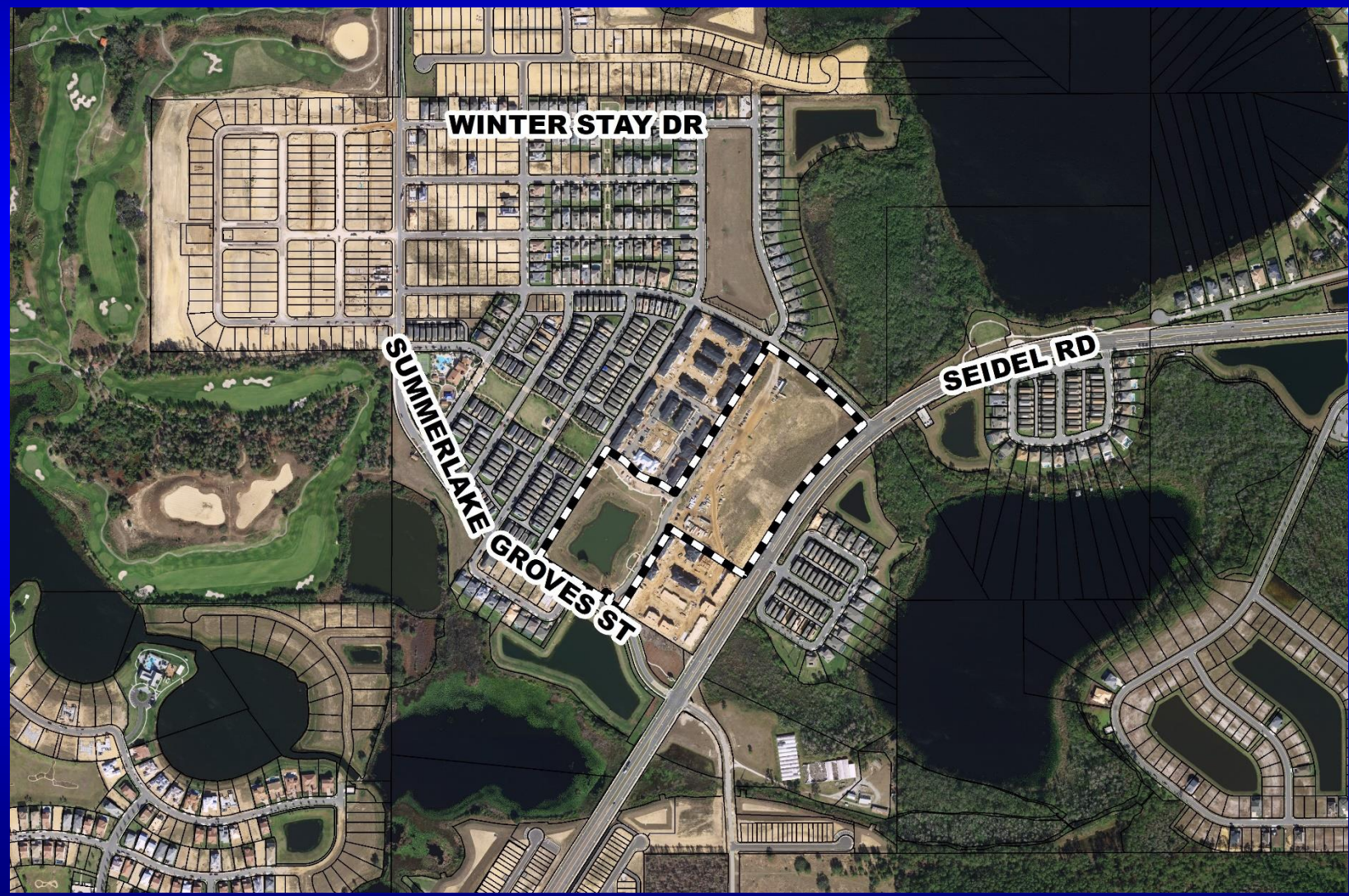
# Village F Master PD / The Mark at Horizon West Development Plan Zoning Map







# Village F Master PD / The Mark at Horizon West Development Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / The Mark at Horizon West DP dated “Received March 20, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# **RZ-20-01-070 – Mustapha Moutchou**

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

- Case:** RZ-20-01-070
- Applicant:** Mustapha Moutchou
- District:** 6
- Location:** 6011 Old Winter Garden Road, 130 Condor Road and 134 Condor Road; or generally northwest of the intersection of Old Winter Garden Road and Condor Road
- Acreage:** 0.97-gross acre
- From:** C-1 (Retail Commercial District) and R-3 (Multi-Family Dwelling District)
- To:** C-1 (Retail Commercial District) and C-2 (General Commercial District)
- Proposed Use:** Gas Station, Auto Sales, and Auto Repair

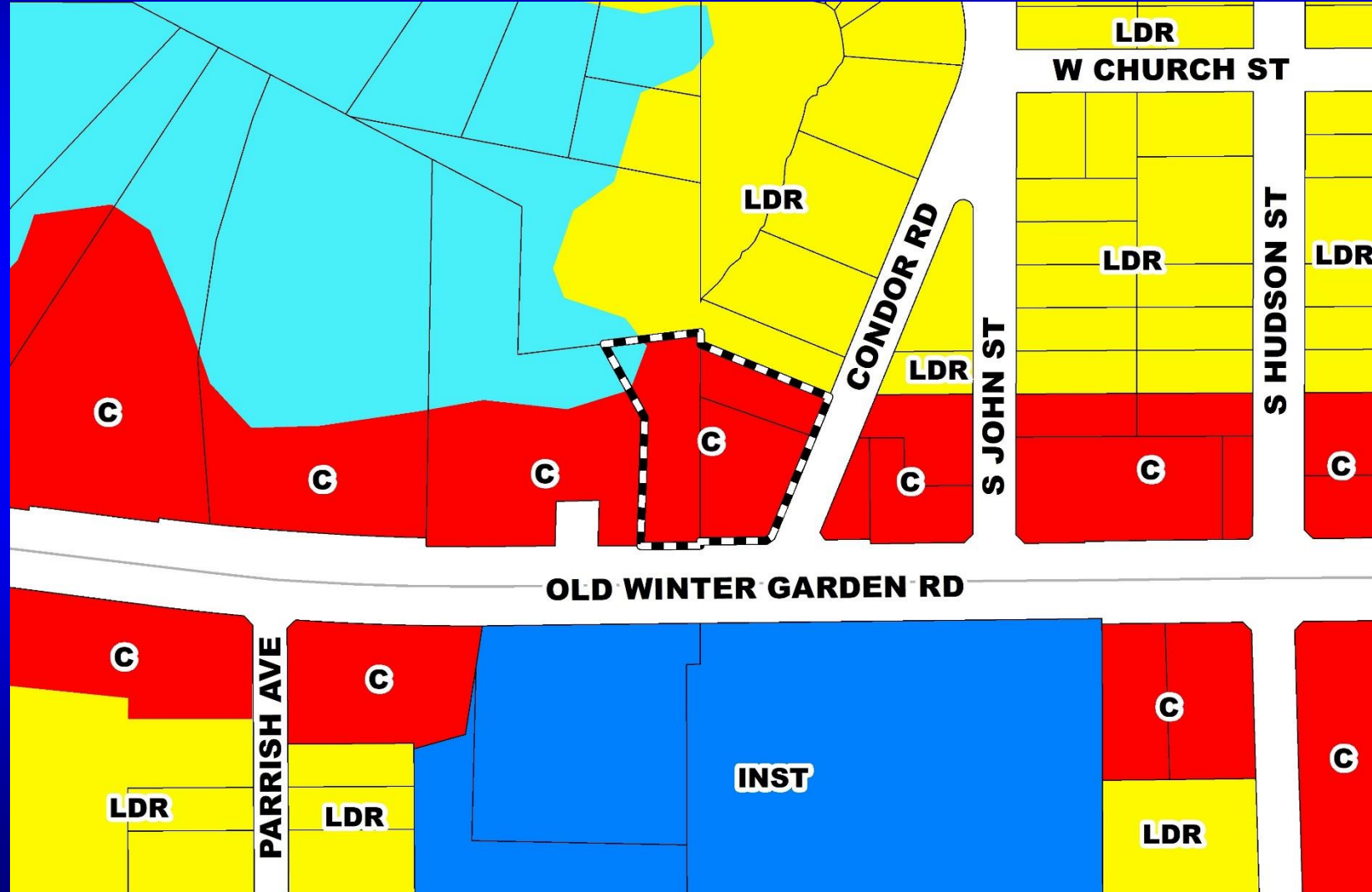




# RZ-20-01-070 – Mustapha Moutchou

## Planning and Zoning Commission (PZC) Board-Called Hearing

### Future Land Use Map



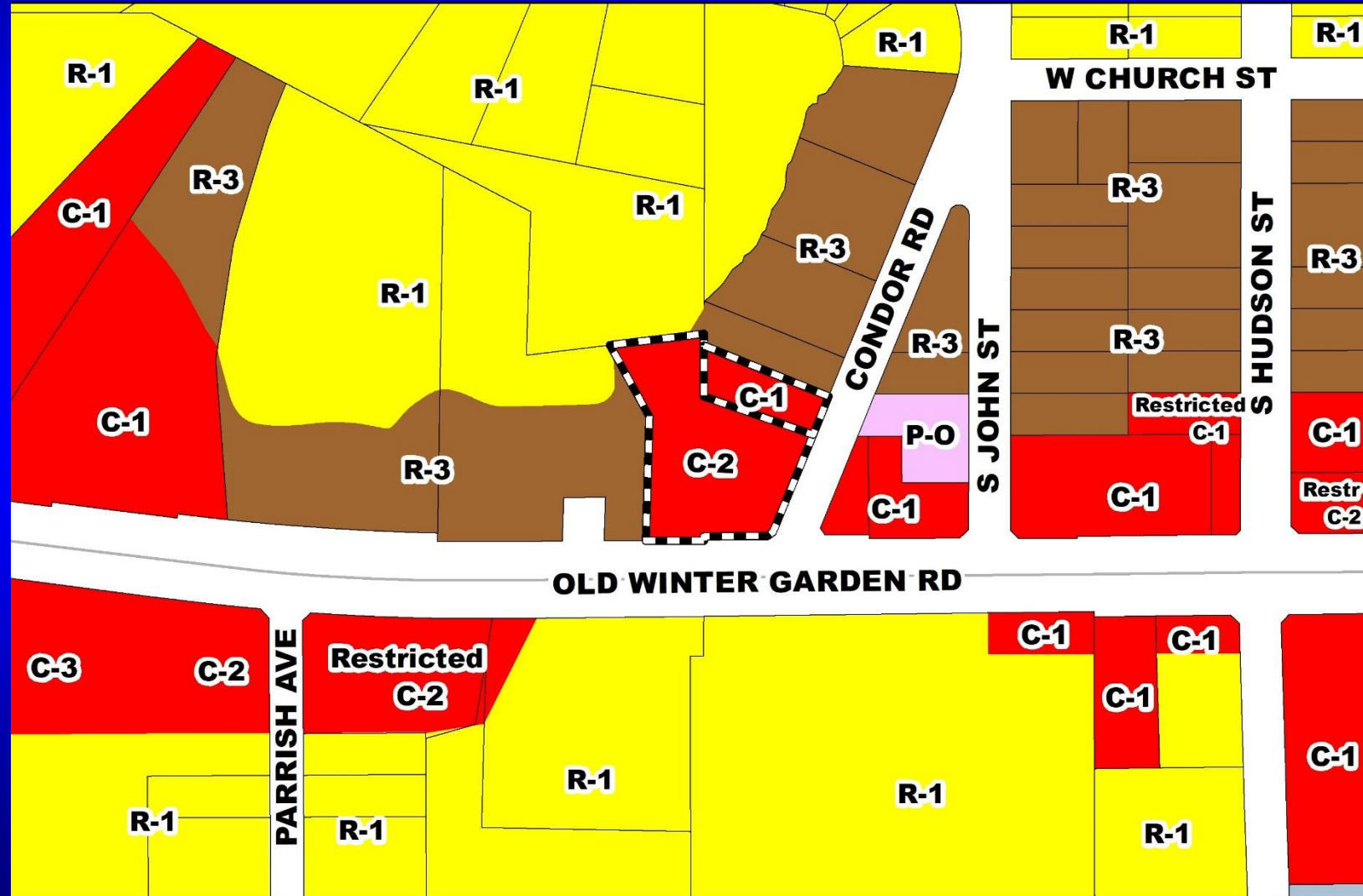




# RZ-20-01-070 – Mustapha Moutchou

## Planning and Zoning Commission (PZC) Board-Called Hearing

### Proposed Zoning Map







# RZ-20-01-070 – Mustapha Moutchou

## Planning and Zoning Commission (PZC) Board-Called Hearing

### Aerial Map







# Action Requested

## PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the C-1 (Retail Commercial District) for all three parcels, subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited; and
- 2) The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping and paved surfaces) prior to the accommodation of any non-residential uses; and
- 3) Parcels 25-22-28-7804-00-010, 25-22-28-6424-01-160 and 25-22-28-6424-01-170 shall be aggregated into one (1) lot prior to the issuance of any use permit; and
- 4) Vehicular access shall only be allowed from Old Winter Garden Road, and prohibited from Condor Road; and
- 5) A six (6) foot masonry wall shall be constructed along the northern property line adjacent to the residential use.

**District 6**

*Board of County Commissioners*

# Public Hearings

May 5, 2020