

Board of County Commissioners

Public Hearings

December 3, 2019



RZ-19-04-003 – Ossama Salama Planning and Zoning Commission (PZC) Board-Called Hearing

Case: RZ-19-04-003

Applicant: Ossama Salama, Sam's Towing, Inc.

District: 5

Location: 6139 E. Colonial Drive, generally located northwest of E. Colonial Drive, north of Old Cheney Highway, west of Commerce Boulevard, east of June Street, and south of Cornelia Avenue

Acreage: 2.04 gross acres

From: C-2 (General Commercial District)

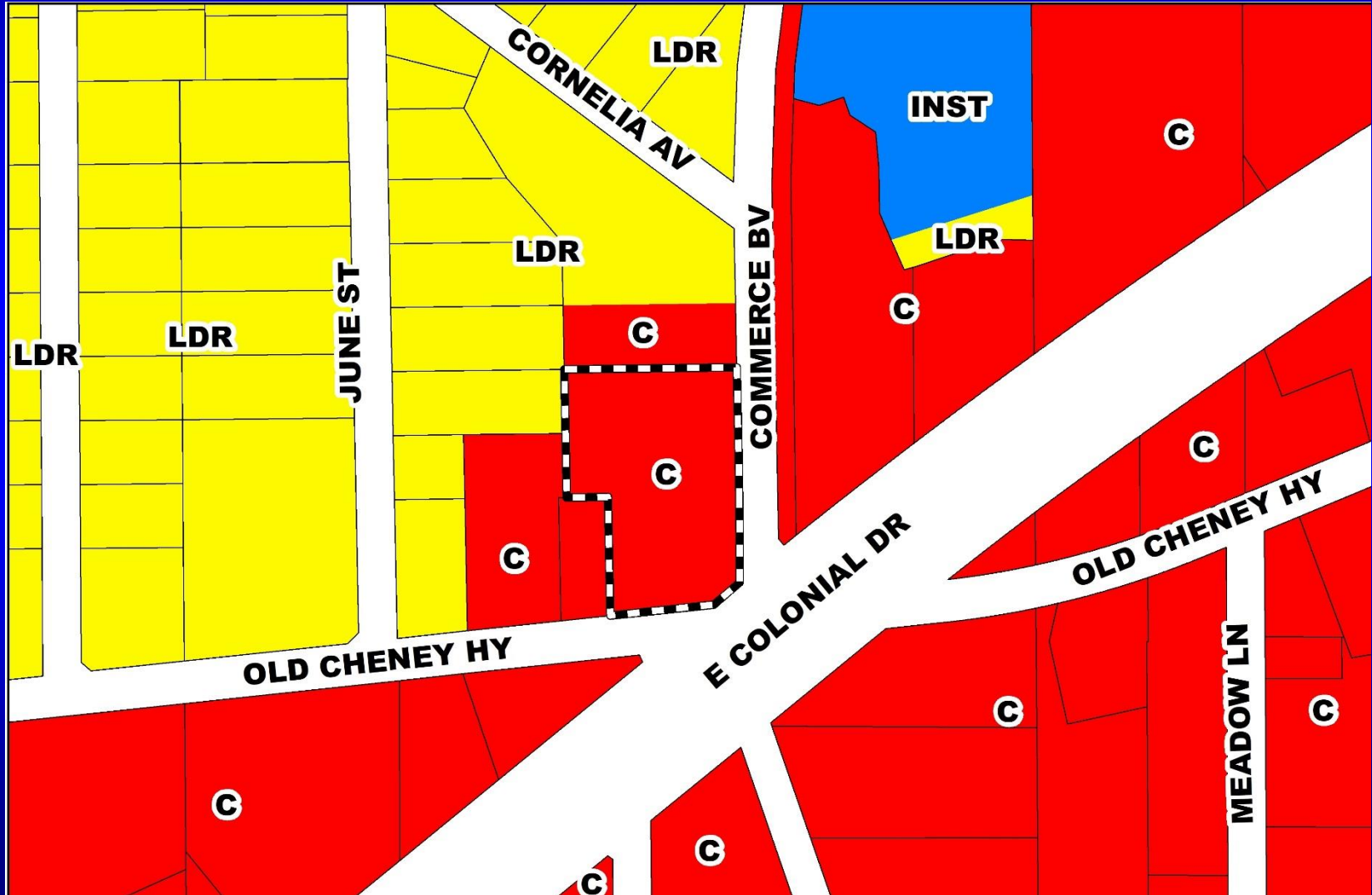
To: C-3 (Wholesale Commercial District)

Proposed Use: Automobile towing and junk yard



RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing Future Land Use Map

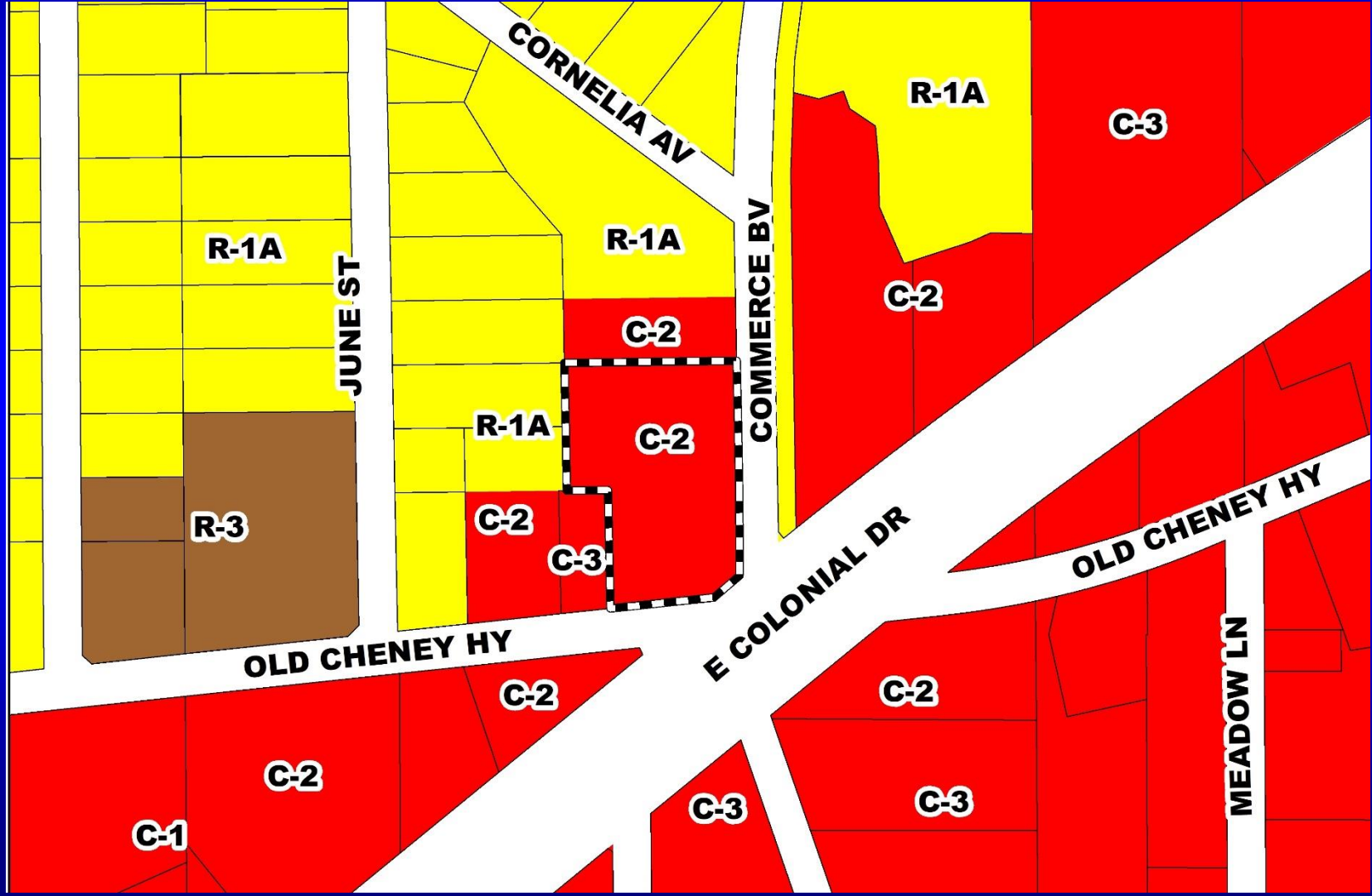




RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

Zoning Map

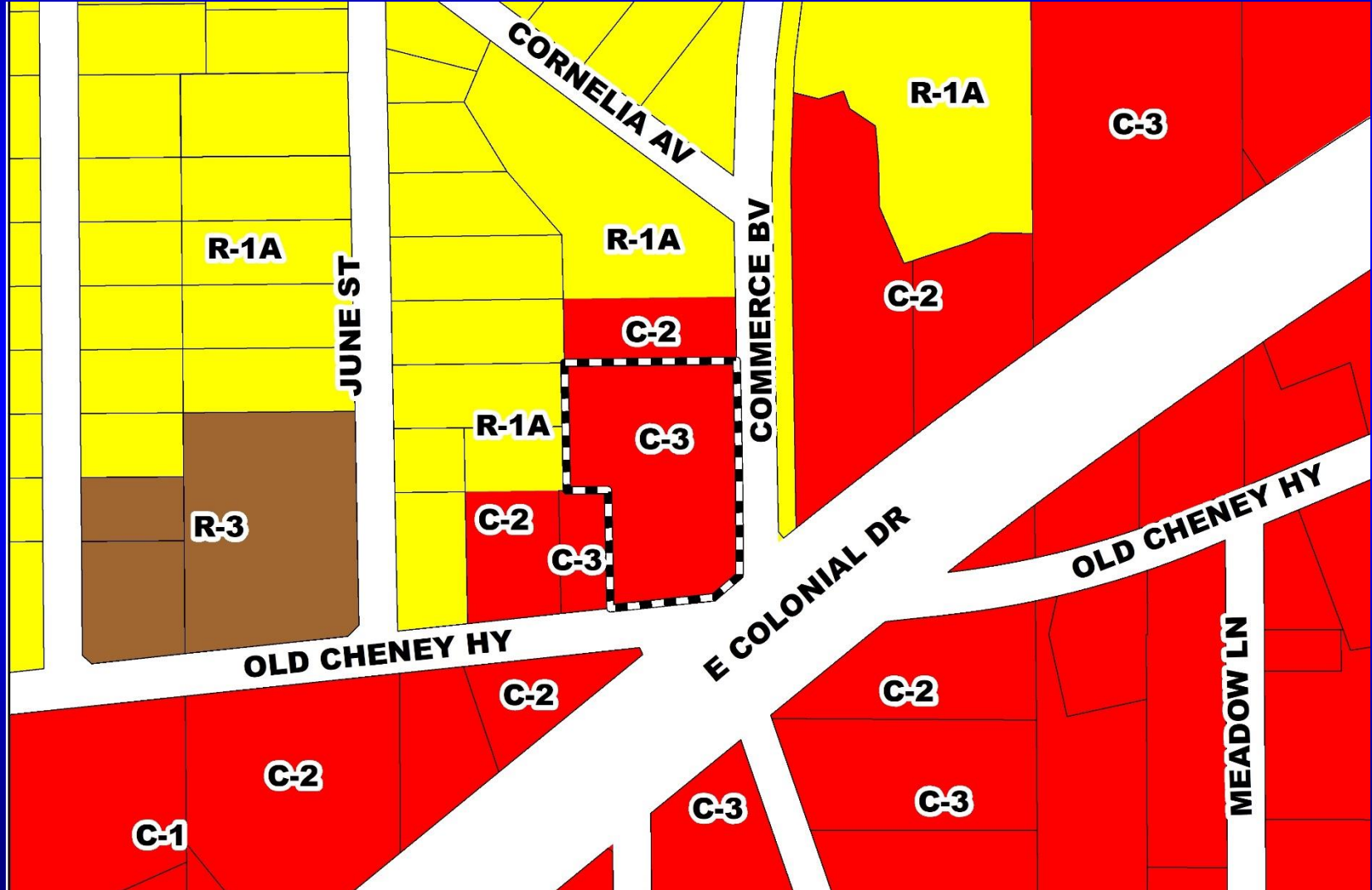




RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

Proposed Zoning Map





RZ-19-04-003 – Ossama Salama

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 C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall on the southern 50' of the property line along Commerce Boulevard.

District 5



Action Requested

Replacement Restriction #4

- 4) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on along the eastern property line adjacent to Commerce Boulevard.



Action Requested

Staff Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges along the eastern property line adjacent to Commerce Boulevard.

District 5

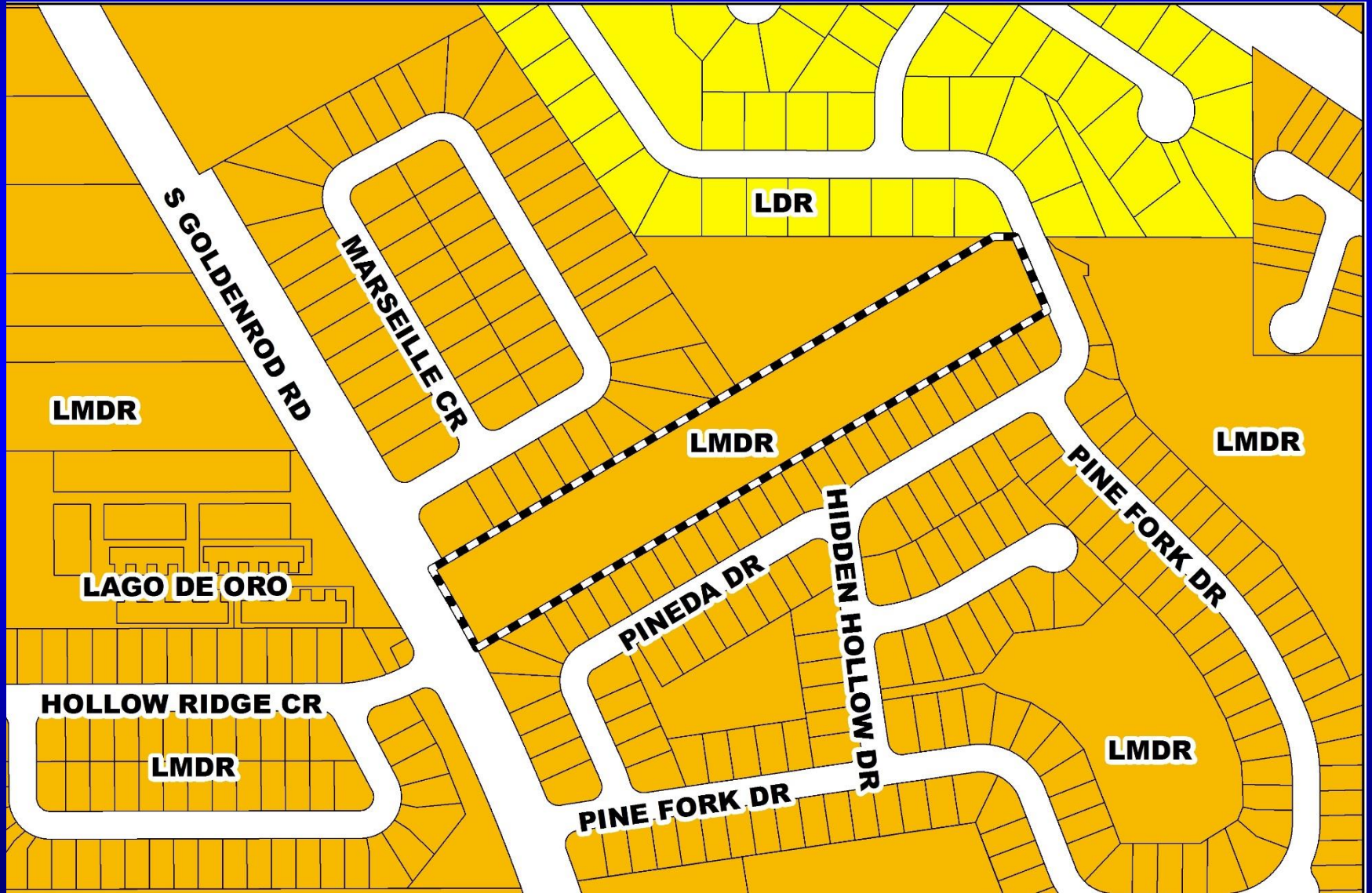


Mary Creek at Goldenrod Preliminary Subdivision Plan

- Case:** PSP-18-02-061
- Project Name:** Mary Creek at Goldenrod Preliminary Subdivision Plan
- Applicant:** Ashraf Masoud, Dreams Company for Trading & Construction USA, Inc.
- District:** 3
- Acreage:** 4.55 gross acres
- Location:** Generally located south of Curry Ford Road and east of Goldenrod Road
- Request:** To subdivide 4.55 acres in order to construct 40 attached single-family residential dwelling units.

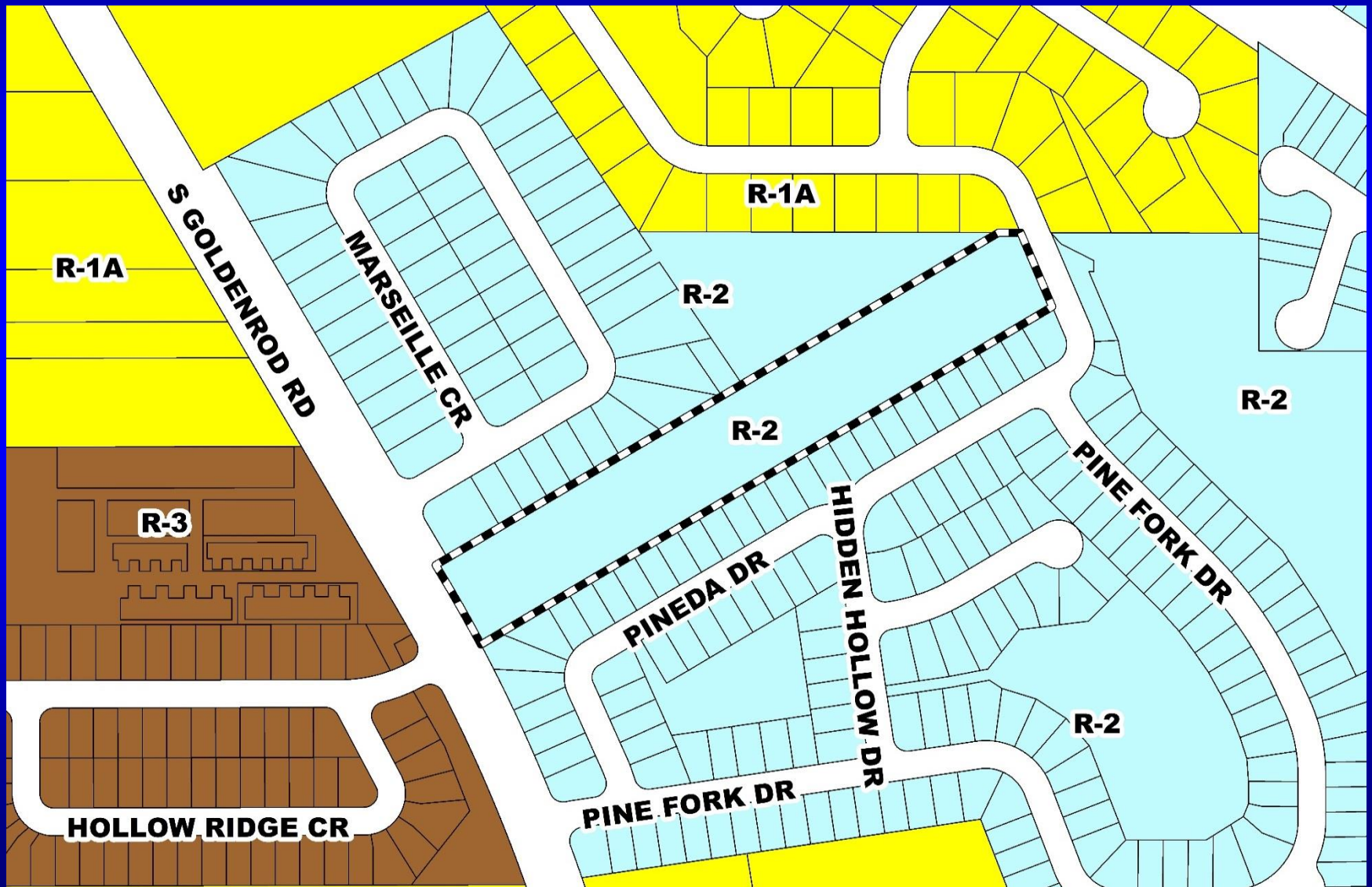


Mary Creek at Goldenrod Preliminary Subdivision Plan Future Land Use Map



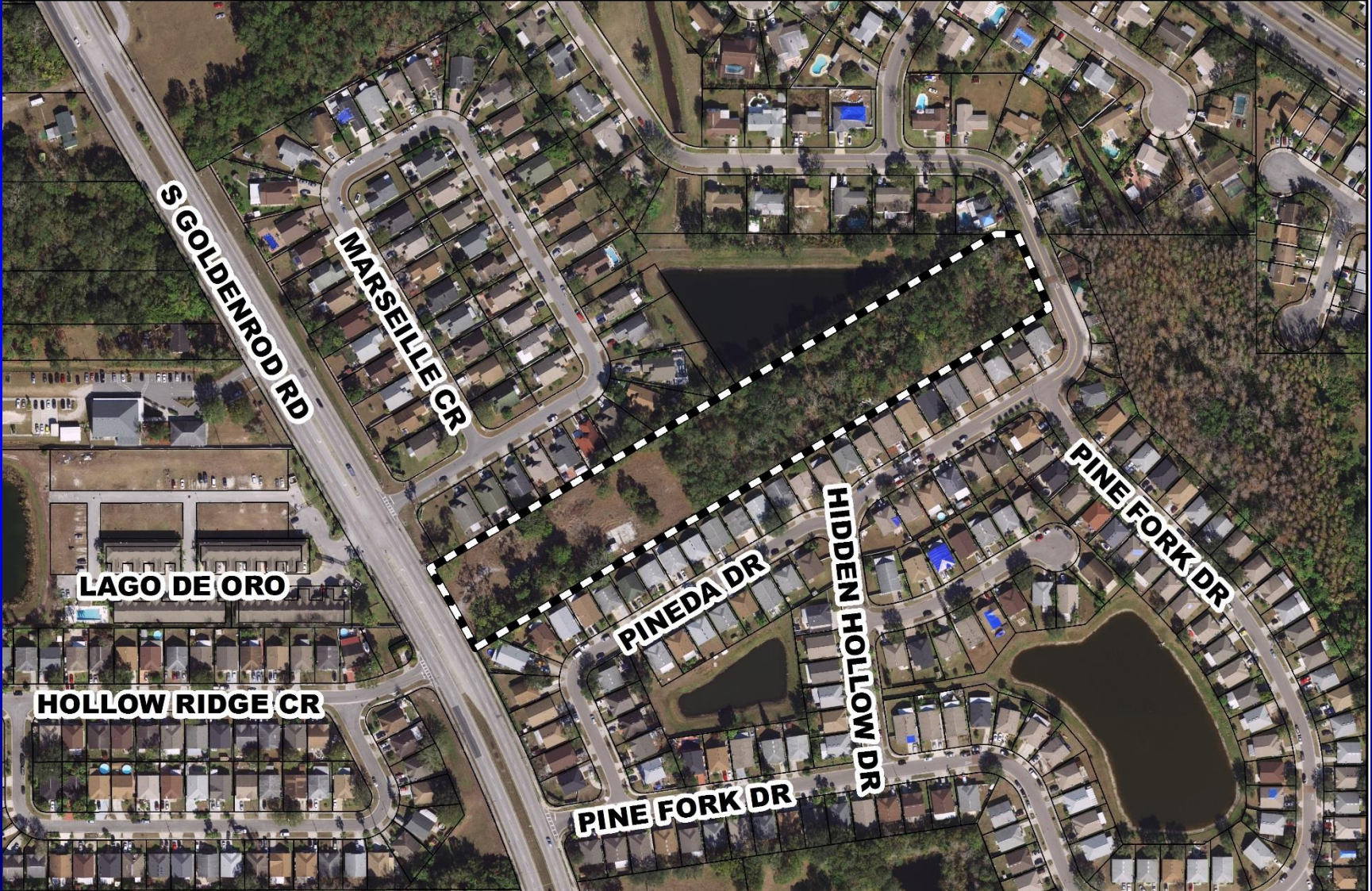


Mary Creek at Goldenrod Preliminary Subdivision Plan Zoning Map





Mary Creek at Goldenrod Preliminary Subdivision Plan Aerial Map





Mary Creek at Goldenrod Preliminary Subdivision Plan Overall Preliminary Subdivision Plan

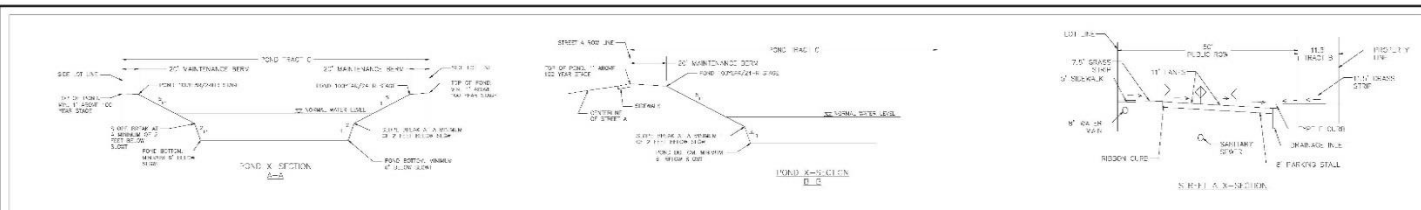


TABLE 1

MIN. PAVED LOT AREA	2000 SF
MIN. PAVED LOT W. DIM.	30 FT
MIN. PAVED LOT D. DIM.	30 FT
MIN. PAVED LOT AREA	2000 SF
MIN. PAVED LOT W. DIM.	30 FT
MIN. PAVED LOT D. DIM.	30 FT
MIN. PAVED LOT AREA	2000 SF
MIN. PAVED LOT W. DIM.	30 FT
MIN. PAVED LOT D. DIM.	30 FT

GENERAL NOTES:

1. THIS SUBDIVISION IS ALSO AN INTERIM DEVELOPMENT TO BE MADE AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
2. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED TO CLEAR THE LOTS.
3. ALL EXISTING UTILITIES SHALL BE DEVELOPED TO CLEAR THE LOTS.
4. A. ALL EXISTING UTILITIES SHALL BE DEVELOPED TO CLEAR THE LOTS.
5. ALL EXISTING UTILITIES SHALL BE DEVELOPED TO CLEAR THE LOTS.

UTILITIES AND ERECTION NOTES:

1. ALL UTILITIES SHALL BE DEVELOPED TO CLEAR THE LOTS.
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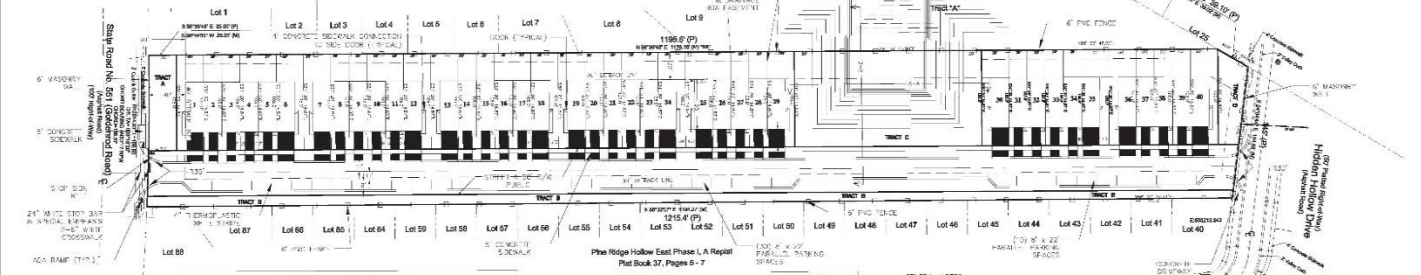
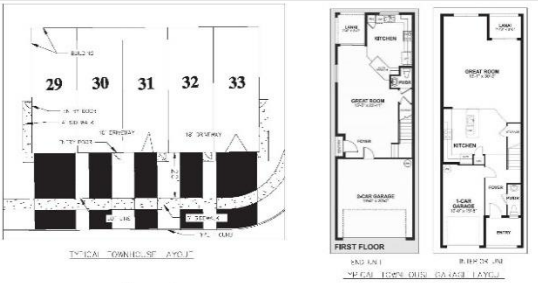


TABLE 2: DIMENSIONS OF ALL MARKED AREAS

NO.	DESCRIPTION	DIMENSIONS	AREA	MARK
1	OPEN SPACE	476 x 2376	1120.8 SF	NOA
2	OPEN SPACE	156 x 2197	342.6 SF	NOA
3	OPEN SPACE	600 x 2197	1319.1 SF	NOA
4	OPEN SPACE	156 x 2376	370.6 SF	NOA
5	OPEN SPACE	156 x 2376	370.6 SF	NOA
6	OPEN SPACE	156 x 2376	370.6 SF	NOA
7	OPEN SPACE	156 x 2376	370.6 SF	NOA
8	OPEN SPACE	156 x 2376	370.6 SF	NOA
9	OPEN SPACE	156 x 2376	370.6 SF	NOA
10	OPEN SPACE	156 x 2376	370.6 SF	NOA
11	OPEN SPACE	156 x 2376	370.6 SF	NOA
12	OPEN SPACE	156 x 2376	370.6 SF	NOA
13	OPEN SPACE	156 x 2376	370.6 SF	NOA
14	OPEN SPACE	156 x 2376	370.6 SF	NOA
15	OPEN SPACE	156 x 2376	370.6 SF	NOA
16	OPEN SPACE	156 x 2376	370.6 SF	NOA
17	OPEN SPACE	156 x 2376	370.6 SF	NOA
18	OPEN SPACE	156 x 2376	370.6 SF	NOA
19	OPEN SPACE	156 x 2376	370.6 SF	NOA
20	OPEN SPACE	156 x 2376	370.6 SF	NOA
21	OPEN SPACE	156 x 2376	370.6 SF	NOA
22	OPEN SPACE	156 x 2376	370.6 SF	NOA
23	OPEN SPACE	156 x 2376	370.6 SF	NOA
24	OPEN SPACE	156 x 2376	370.6 SF	NOA
25	OPEN SPACE	156 x 2376	370.6 SF	NOA
26	OPEN SPACE	156 x 2376	370.6 SF	NOA
27	OPEN SPACE	156 x 2376	370.6 SF	NOA
28	OPEN SPACE	156 x 2376	370.6 SF	NOA
29	OPEN SPACE	156 x 2376	370.6 SF	NOA
30	OPEN SPACE	156 x 2376	370.6 SF	NOA
31	OPEN SPACE	156 x 2376	370.6 SF	NOA
32	OPEN SPACE	156 x 2376	370.6 SF	NOA
33	OPEN SPACE	156 x 2376	370.6 SF	NOA
34	OPEN SPACE	156 x 2376	370.6 SF	NOA
35	OPEN SPACE	156 x 2376	370.6 SF	NOA
36	OPEN SPACE	156 x 2376	370.6 SF	NOA
37	OPEN SPACE	156 x 2376	370.6 SF	NOA
38	OPEN SPACE	156 x 2376	370.6 SF	NOA
39	OPEN SPACE	156 x 2376	370.6 SF	NOA
40	OPEN SPACE	156 x 2376	370.6 SF	NOA
41	OPEN SPACE	156 x 2376	370.6 SF	NOA
42	OPEN SPACE	156 x 2376	370.6 SF	NOA
43	OPEN SPACE	156 x 2376	370.6 SF	NOA
44	OPEN SPACE	156 x 2376	370.6 SF	NOA
45	OPEN SPACE	156 x 2376	370.6 SF	NOA
46	OPEN SPACE	156 x 2376	370.6 SF	NOA
47	OPEN SPACE	156 x 2376	370.6 SF	NOA
48	OPEN SPACE	156 x 2376	370.6 SF	NOA
49	OPEN SPACE	156 x 2376	370.6 SF	NOA
50	OPEN SPACE	156 x 2376	370.6 SF	NOA
51	OPEN SPACE	156 x 2376	370.6 SF	NOA
52	OPEN SPACE	156 x 2376	370.6 SF	NOA
53	OPEN SPACE	156 x 2376	370.6 SF	NOA
54	OPEN SPACE	156 x 2376	370.6 SF	NOA
55	OPEN SPACE	156 x 2376	370.6 SF	NOA
56	OPEN SPACE	156 x 2376	370.6 SF	NOA
57	OPEN SPACE	156 x 2376	370.6 SF	NOA
58	OPEN SPACE	156 x 2376	370.6 SF	NOA
59	OPEN SPACE	156 x 2376	370.6 SF	NOA
60	OPEN SPACE	156 x 2376	370.6 SF	NOA
61	OPEN SPACE	156 x 2376	370.6 SF	NOA
62	OPEN SPACE	156 x 2376	370.6 SF	NOA
63	OPEN SPACE	156 x 2376	370.6 SF	NOA
64	OPEN SPACE	156 x 2376	370.6 SF	NOA
65	OPEN SPACE	156 x 2376	370.6 SF	NOA
66	OPEN SPACE	156 x 2376	370.6 SF	NOA
67	OPEN SPACE	156 x 2376	370.6 SF	NOA
68	OPEN SPACE	156 x 2376	370.6 SF	NOA
69	OPEN SPACE	156 x 2376	370.6 SF	NOA
70	OPEN SPACE	156 x 2376	370.6 SF	NOA
71	OPEN SPACE	156 x 2376	370.6 SF	NOA
72	OPEN SPACE	156 x 2376	370.6 SF	NOA
73	OPEN SPACE	156 x 2376	370.6 SF	NOA
74	OPEN SPACE	156 x 2376	370.6 SF	NOA
75	OPEN SPACE	156 x 2376	370.6 SF	NOA
76	OPEN SPACE	156 x 2376	370.6 SF	NOA
77	OPEN SPACE	156 x 2376	370.6 SF	NOA
78	OPEN SPACE	156 x 2376	370.6 SF	NOA
79	OPEN SPACE	156 x 2376	370.6 SF	NOA
80	OPEN SPACE	156 x 2376	370.6 SF	NOA
81	OPEN SPACE	156 x 2376	370.6 SF	NOA
82	OPEN SPACE	156 x 2376	370.6 SF	NOA
83	OPEN SPACE	156 x 2376	370.6 SF	NOA
84	OPEN SPACE	156 x 2376	370.6 SF	NOA
85	OPEN SPACE	156 x 2376	370.6 SF	NOA
86	OPEN SPACE	156 x 2376	370.6 SF	NOA
87	OPEN SPACE	156 x 2376	370.6 SF	NOA
88	OPEN SPACE	156 x 2376	370.6 SF	NOA

GENERAL NOTES:

1. THIS SUBDIVISION IS ALSO AN INTERIM DEVELOPMENT TO BE MADE AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
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MARY CREEK AT GOLDENROD DEVELOPMENT PLANS

BCA CONSULTING, LLC
1000 S. 10th St.
Tulsa, Oklahoma 74106
Phone: (918) 438-1111
www.bcaconsulting.com

Project of Record

Scale
1" = 100' (AS SHOWN)
1" = 50' (AS SHOWN)
1" = 20' (AS SHOWN)

DATE
11/11/2024

BY
[Signature]

CHECKED BY
[Signature]

DATE
11/11/2024

SCALE
1" = 100' (AS SHOWN)
1" = 50' (AS SHOWN)
1" = 20' (AS SHOWN)



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Mary Creek at Goldenrod Preliminary Subdivision Plan dated “Received September 30, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3

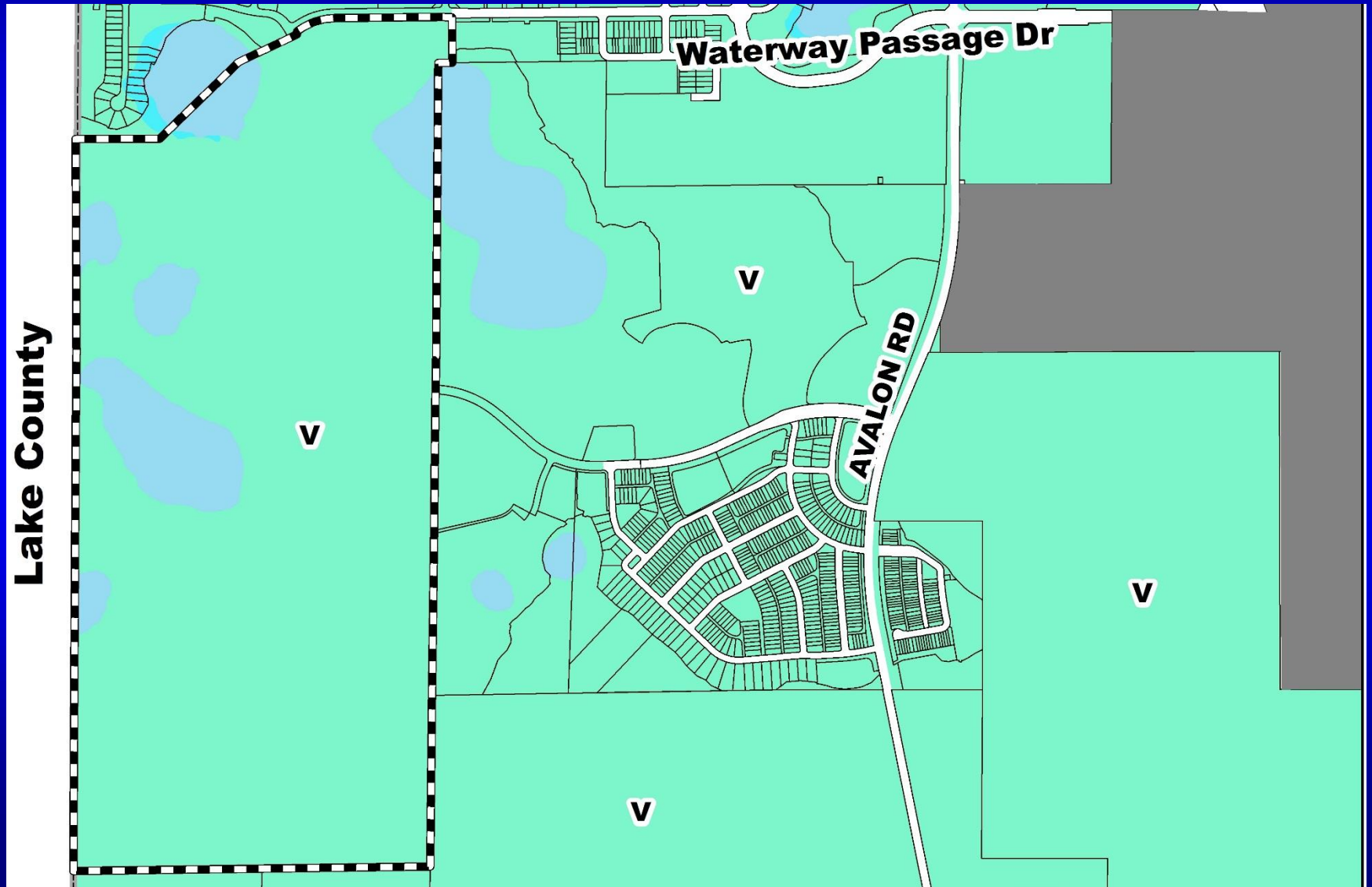


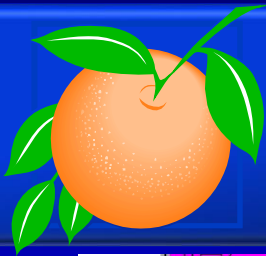
Waterleigh Planned Development D / Phase 4 Preliminary Subdivision Plan

- Case:** PSP-18-10-339
- Project Name:** Waterleigh Planned Development / Phase 4 Preliminary Subdivision Plan
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 234.40 gross acres
- Location:** Generally located west of Avalon Road and north of West Irlo Bronson Memorial Highway (U.S. 192)
- Request:** To construct 421 single-family detached units and 167 single-family attached units for a total of 588 dwelling units. Three (3) waivers from Orange County Code related to lot access and orientation are proposed with this request.

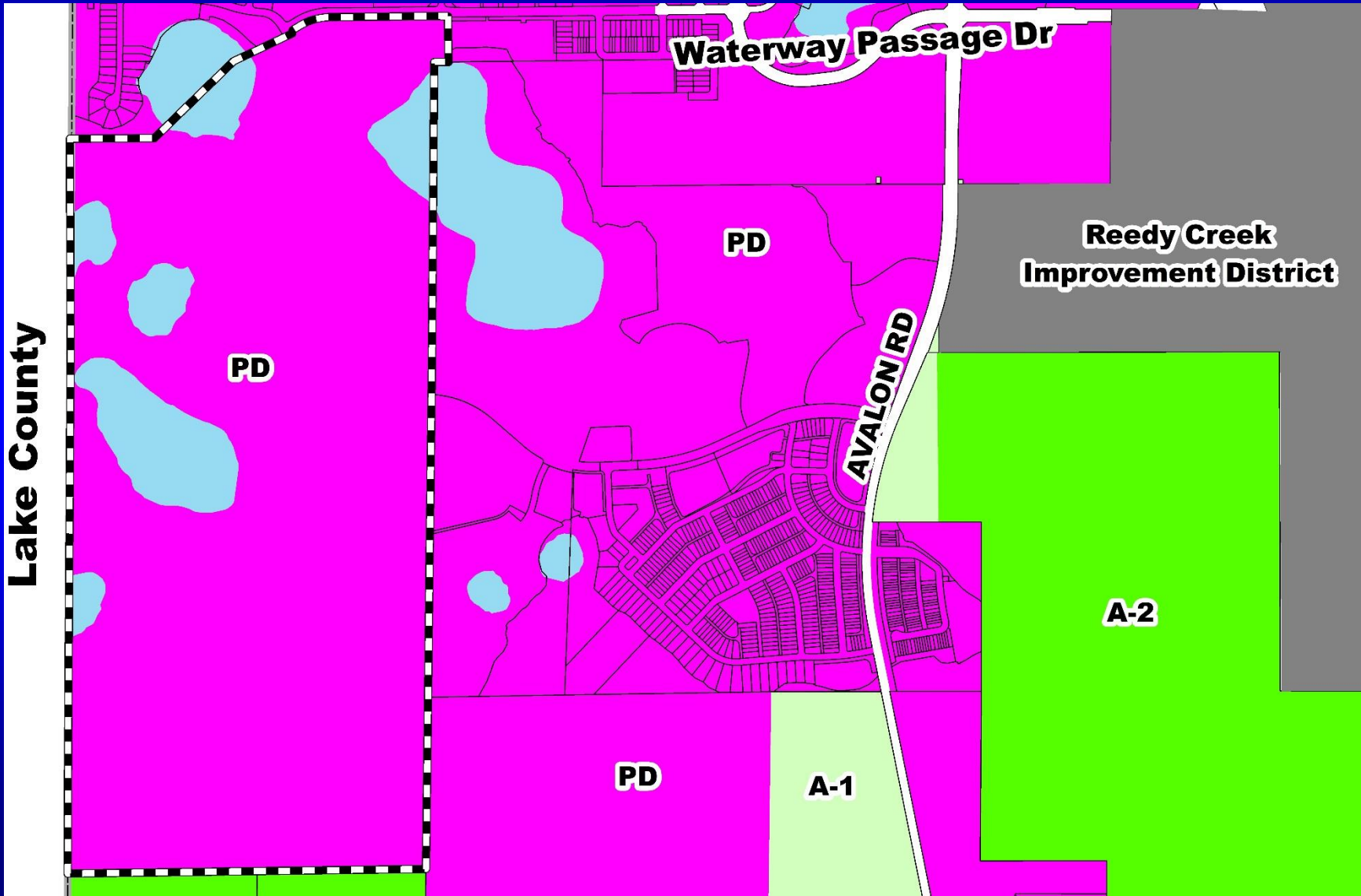


Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Future Land Use Map



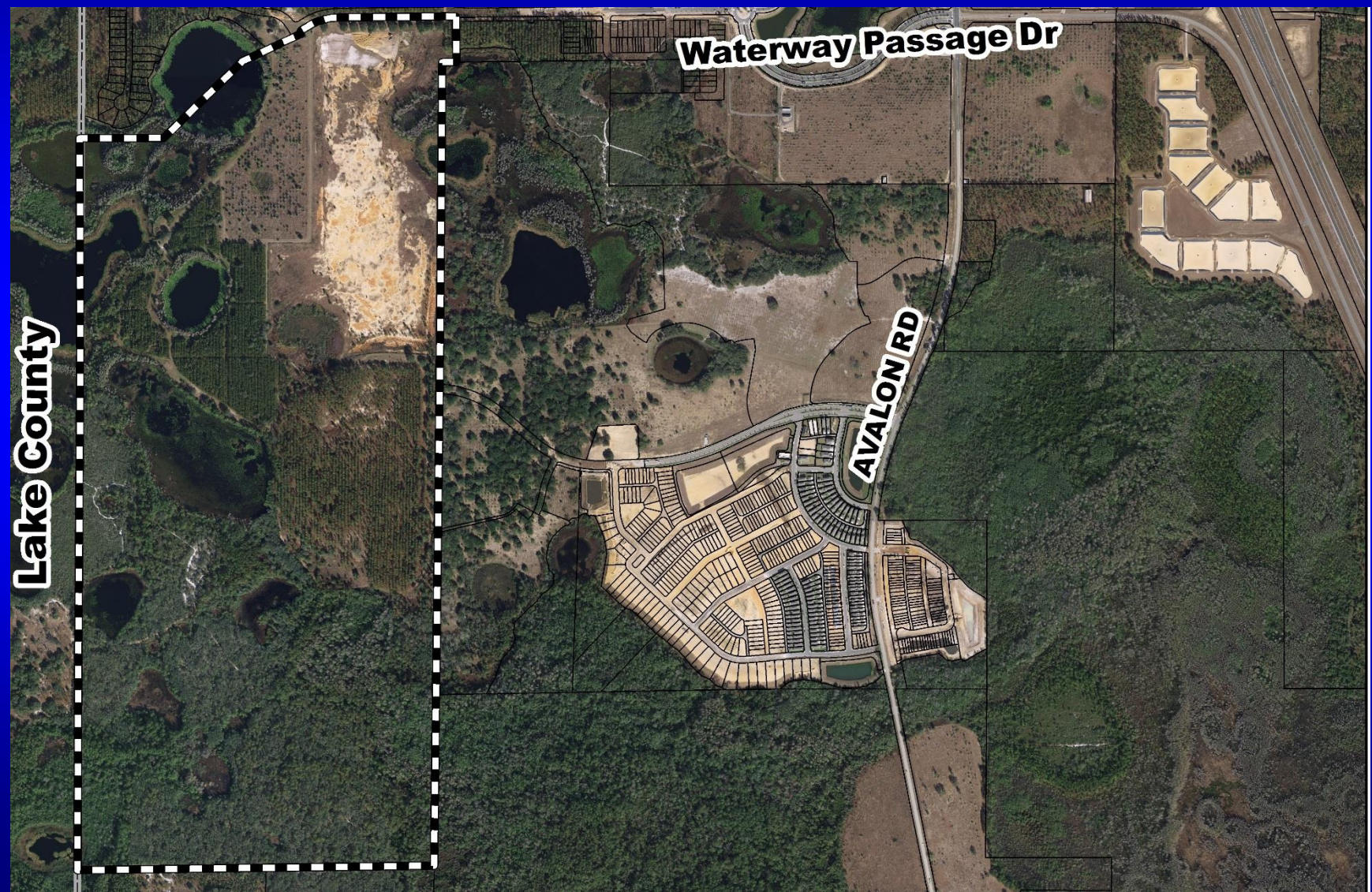


Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Zoning Map





Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Phase 4 PSP dated “Received September 20, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

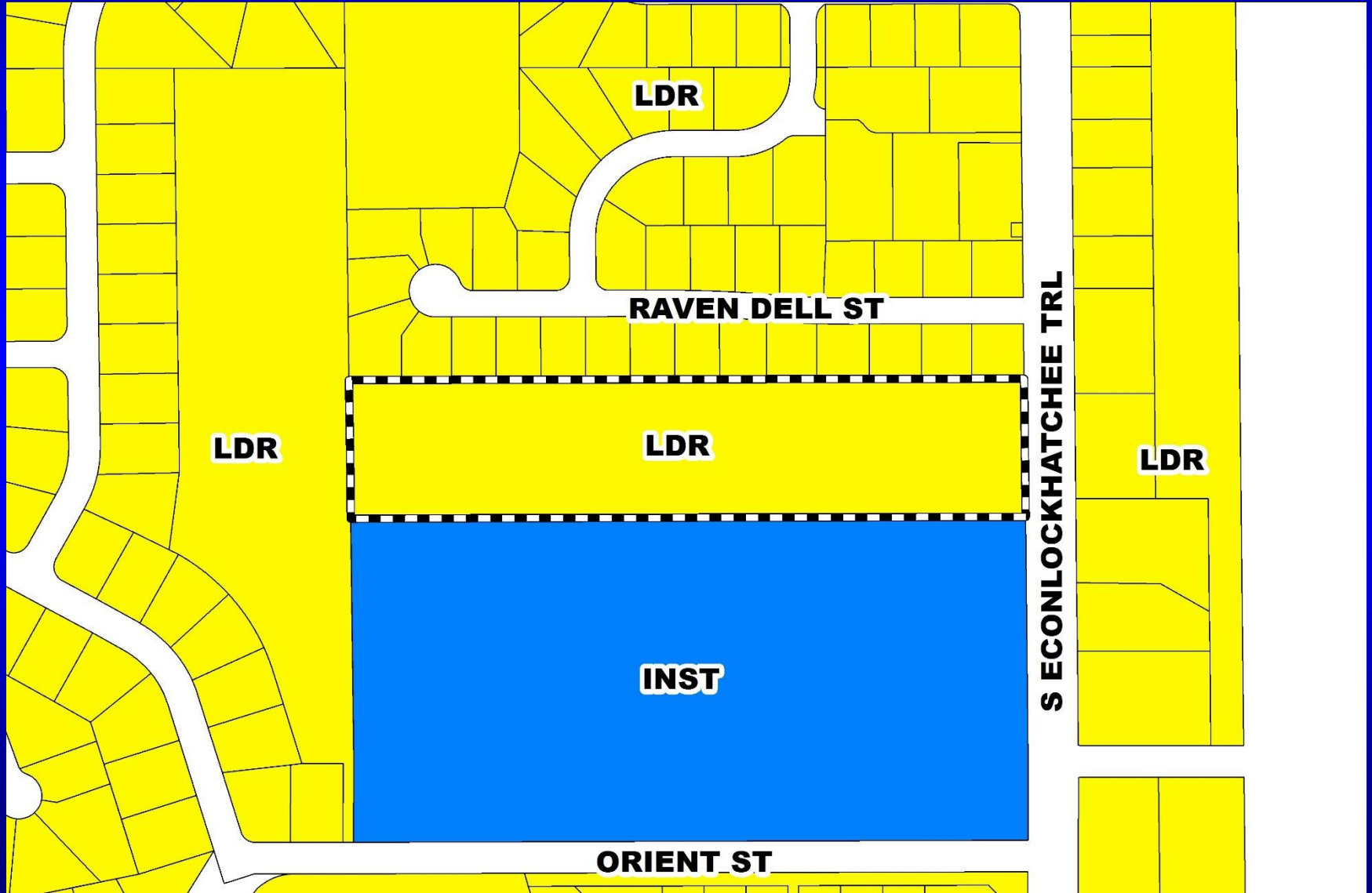


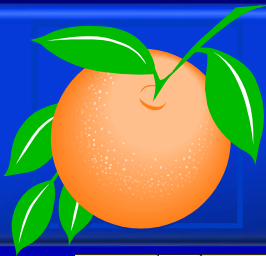
Eagles Landing Preliminary Subdivision Plan

Case:	PSP-18-10-321
Project Name:	Eagles Landing Preliminary Subdivision Plan
Applicant:	Limaris Ramos, Primera Construction Corporation
District:	3
Acreage:	7.75 gross acres
Location:	Generally located north of Curry Ford Road and west of South Econlockhatchee Trail
Request:	To subdivide 7.75 acres in order to construct 23 single-family residential dwelling units.

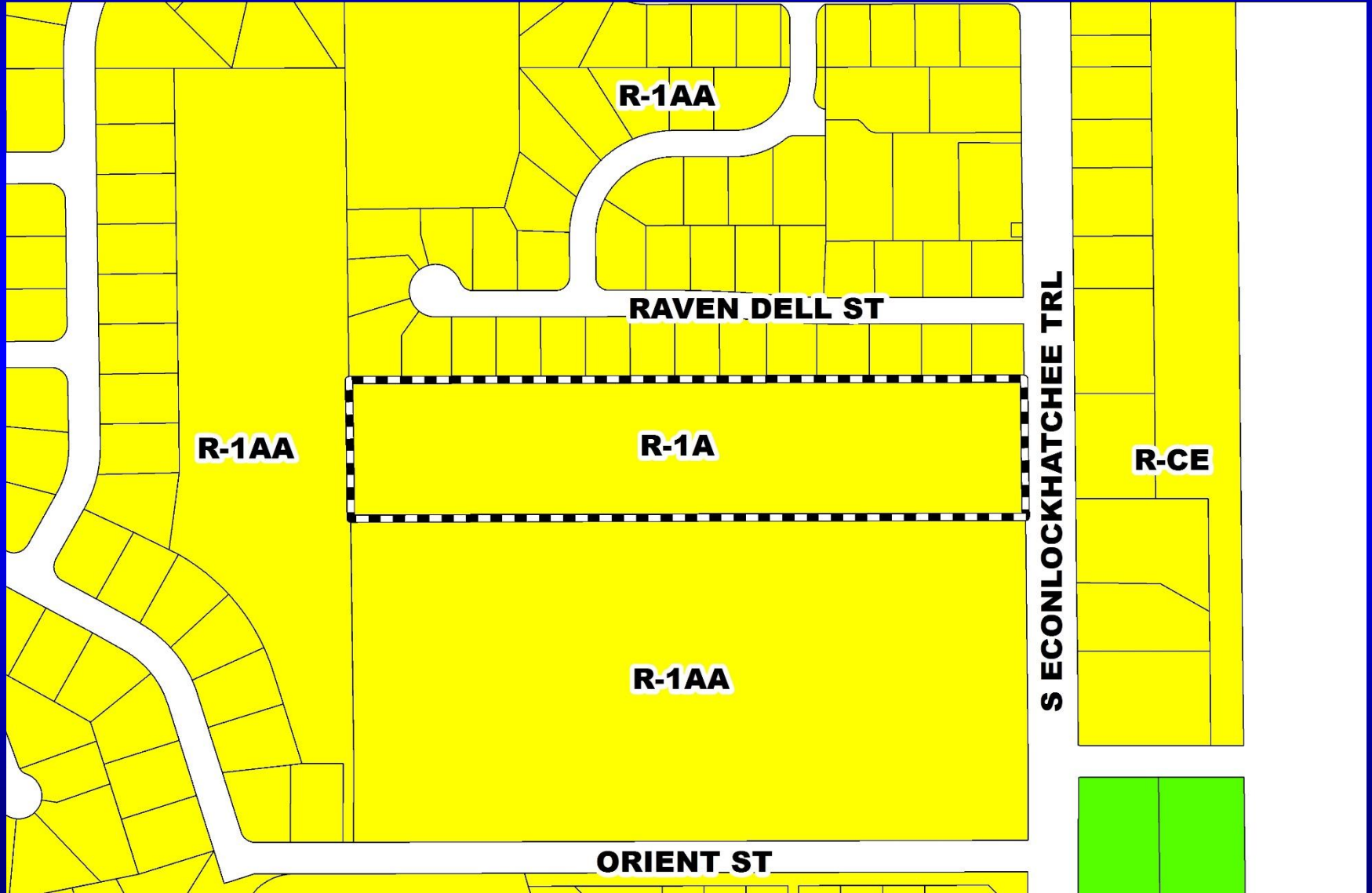


Eagles Landing Preliminary Subdivision Plan Future Land Use Map



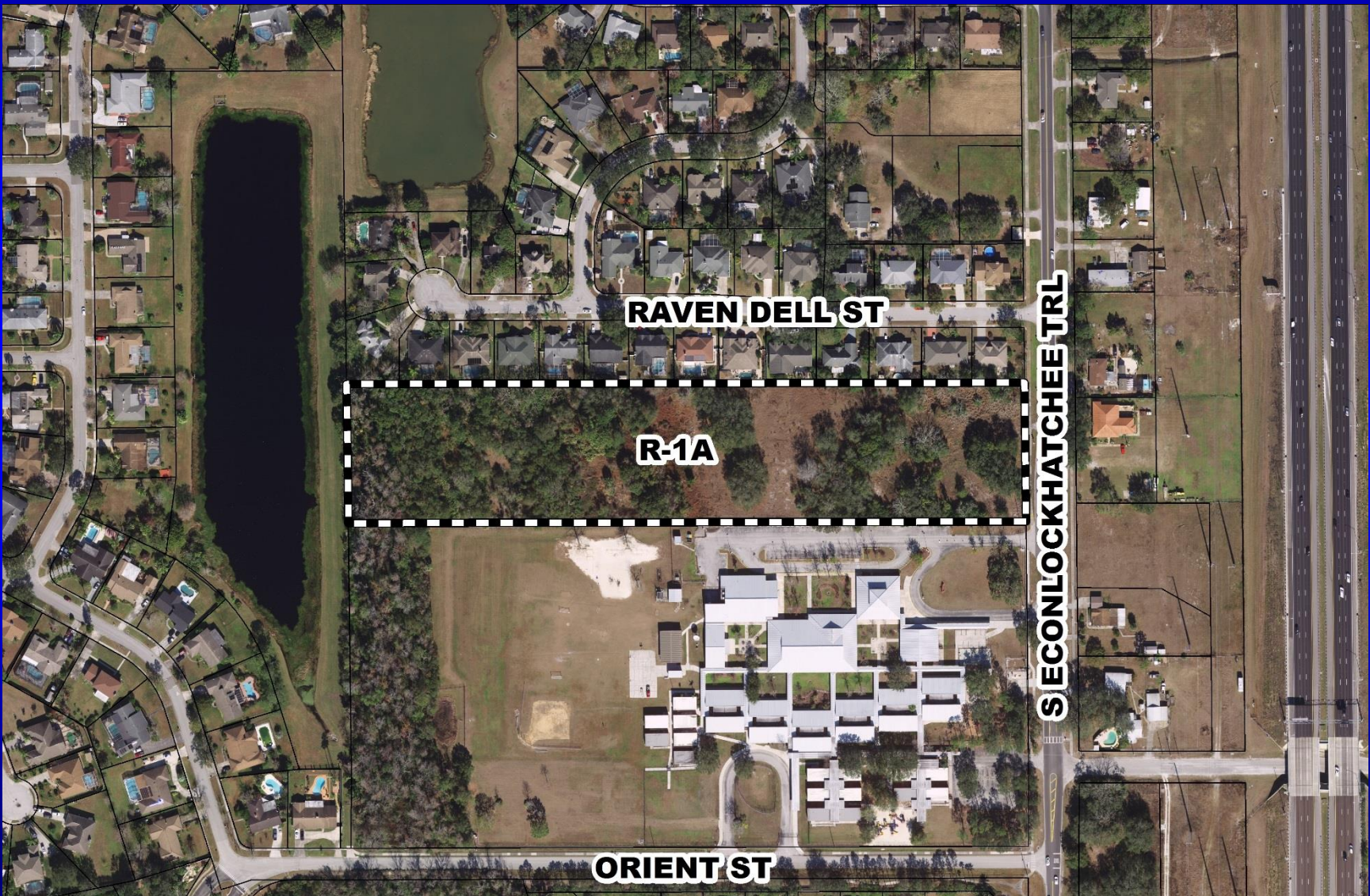


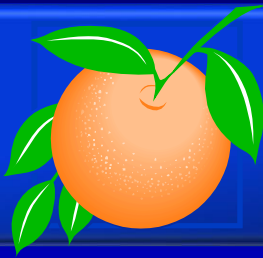
Eagles Landing Preliminary Subdivision Plan Zoning Map





Eagles Landing Preliminary Subdivision Plan Aerial Map





Eagles Landing Preliminary Subdivision Plan Overall Preliminary Subdivision Plan

SITE DATA:

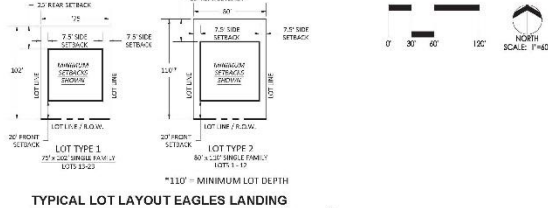
PARCEL ID: 75-02-31-0000-000-300 / 75-02-31-0000-000-300
 PROJECT AREA: 3.77 AC.
 WITHIN CONSERVATION: 6.33 AC.
 WETLANDS/CRIPES: 6.52 AC.
 ALL DEVELOPABLE AREA: 7.22 AC.
 EXISTING FLOODLAND USE: RM-30
 CARRIAGE CORRIDOR: 30'
 (5) OFFER SPACE REQ: 40% FREE LOT, (2) ARE ALL 40% OR MORE OPEN SPACE
 TOTAL OPEN SPACE: 3.47
 LOTS PROPOSED: 23
 MAX. LOT AREA: 50,111 SF (1,132 SQ. FT.)
 PROPOSED DENSITY: 56 UNITS PER ACRE (LOT 15-23)
 MAXIMUM LOT AREA: 3,100 SQ. FT.
 MAX. BUILDING HEIGHT: 35 (3 STOREY, 1.235) (LOTS 1-14)
 DUAL NO SETBACKS: FRONT 30
 REAR 25
 SIDE 7.5
 TRIP GENERATION: 21,125 V/L/H @ 200 FPM/SWT
 SCHEDULED CHURNS: 6,478 V/S @ 9-A

LEGEND

- PROPERTY BOUNDARY
- TWENTY-FIVE FOOT
- LOT LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- TIE-INS DRAINAGE EASEMENT
- WATER MAIN
- FIRE (WATER), SATELITE VALVE
- SANITARY SEWER LINE, SANITARY MANHOLE
- STORM SEWER
- STORM INLETS, MANHOLES

NOTES:

1. ALL TRACTS TO HAVE A TYPICAL UTILITY EASEMENT.
2. LOTS 1-12 SHALL NOT BE FENCED ONE STORY IN HEIGHT. LOTS 13-23 SHALL NOT EXCEED 34' FRONT SETBACK FROM FRONT.
3. FENCE SHALL BE FENCED, GROUND-AND-FASCIA 3/4" X 3/4" COPIED WITH CHAPTER 33 OF THE ORANGE COUNTY CODE.
4. ALL TRACTS SHALL BE 110' MINIMUM LOT DEPTH.



CONSERVATION AREA SIGN DETAIL



CONSERVATION AREA SIGN



LOT #	AREA	LOT #	AREA
1	0.21	15	3.6
2	0.20	16	3.6
3	0.20	17	3.6
4	0.20	18	3.6
5	0.20	19	3.6
6	0.20	20	3.6
7	0.20	21	3.6
8	0.20	22	3.6
9	0.20	23	3.6
10	0.20		
11	0.20		
12	0.21		

SIDWALK DETAIL



TYPICAL INTERIOR ROADWAY CROSS SECTION



BOYD CIVIL
 ENGINEERING
 4594 Highway 100 East
 Ocala, Florida 32067
 Phone: (352) 369-4447
 Fax: (352) 369-4448
 Certified by State of Florida, 370181

EAGLES LANDING
 PRELIMINARY SUBDIVISION PLAN
 SHEET NO. 3.00

DATE: 01/11/2019
SCALE: AS SHOWN
PROJECT NO.: 130,000
DESIGNED BY: DPM
CHECKED BY: JJC
SHEET NO.: 3.00

PLANNING & DESIGN SERVICES, INC. 1001 North East 13th Street, Suite 200, Fort Lauderdale, Florida 33304
 PROJECT NO.: 130,000 - EAGLES LANDING PHASE I PRELIMINARY SUBDIVISION PLAN



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Eagles Landing Preliminary Subdivision Plan dated “Received October 14, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3

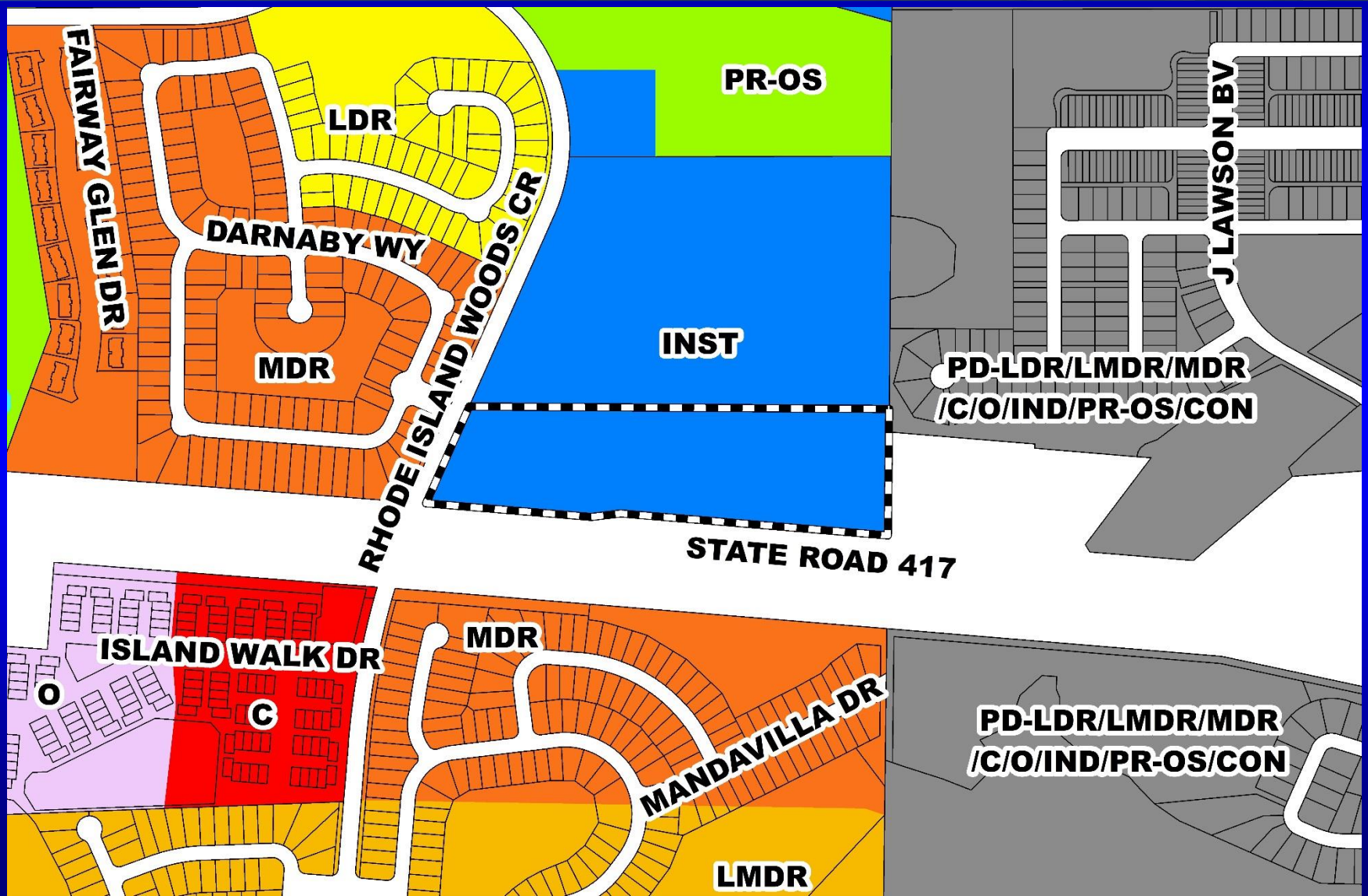


Meadow Woods Planned Development / Land Use Plan

- Case:** CDR-19-08-265
- Project Name:** Meadow Woods Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 4
- Acreage:** 3,324.78 gross acres (overall PD)
13.38 gross acres (affected parcel only)
- Location:** Generally located north of State Road 417 and east of Rhode Island Woods Circle
- Request:** To use the approved conversion matrix to convert 22,100 square feet of existing retail commercial entitlements to 68 single-family attached residential units on Parcel 21.

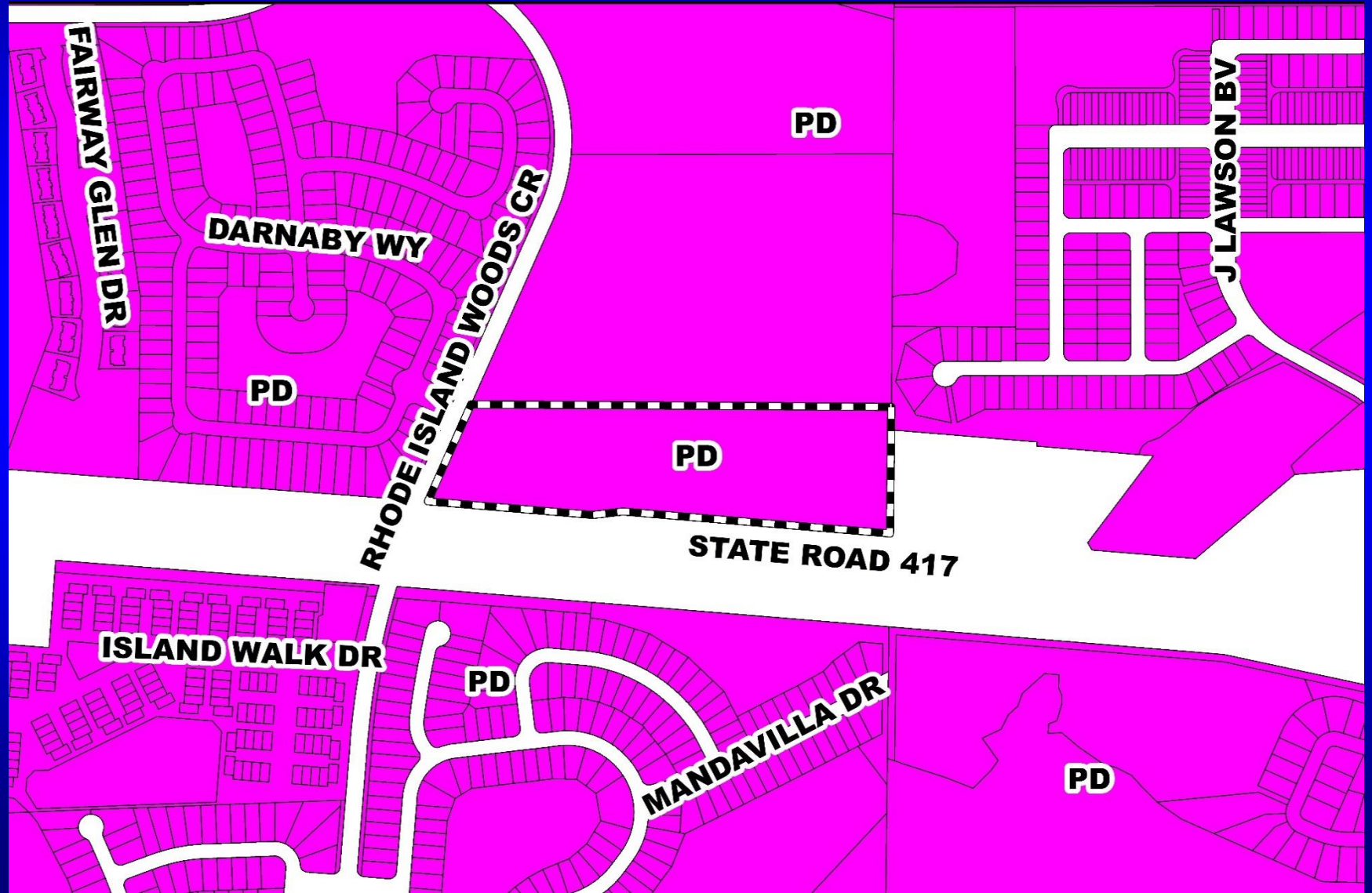


Meadow Woods Planned Development / Land Use Plan Future Land Use Map



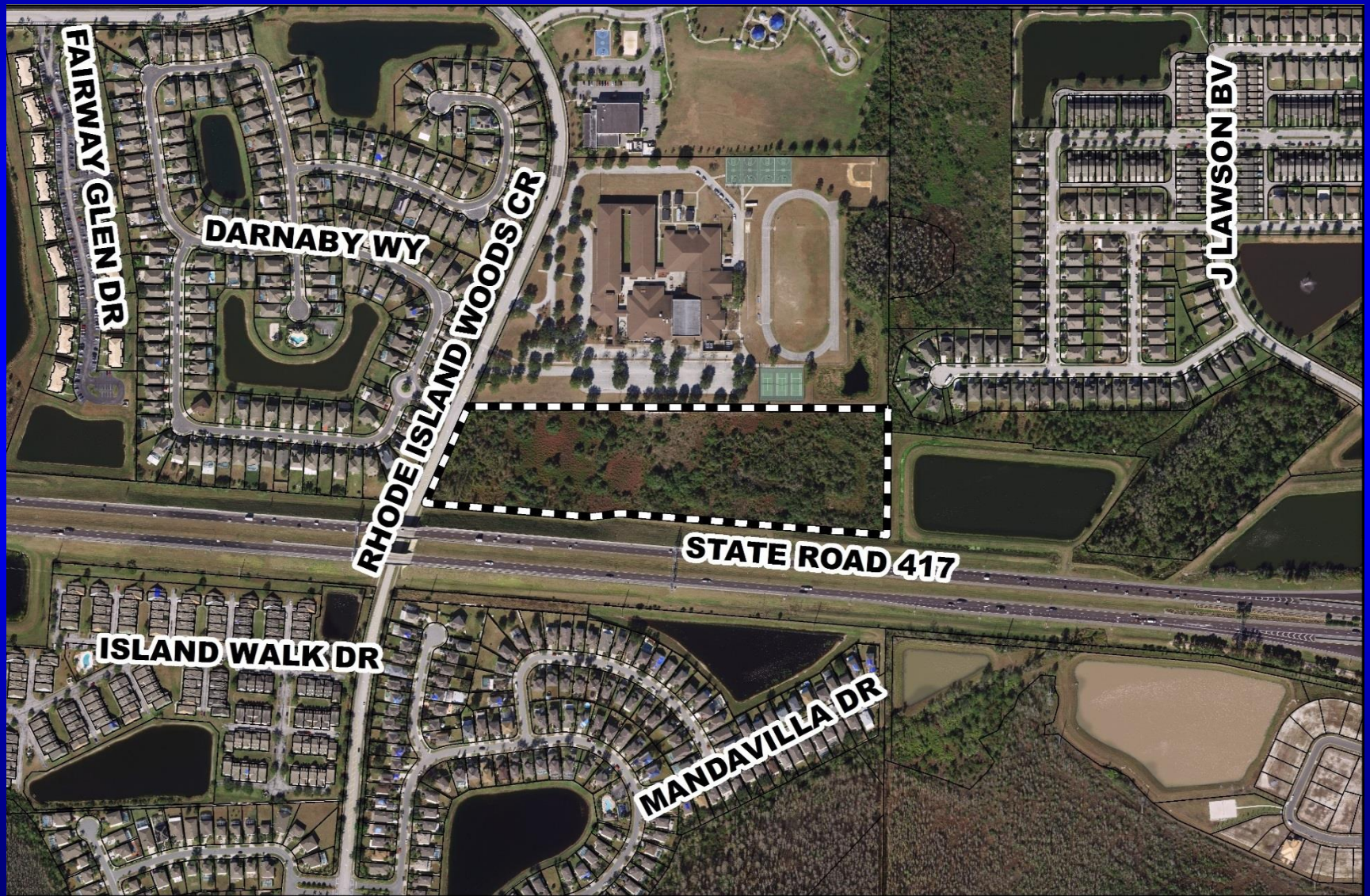


Meadow Woods Planned Development / Land Use Plan Zoning Map



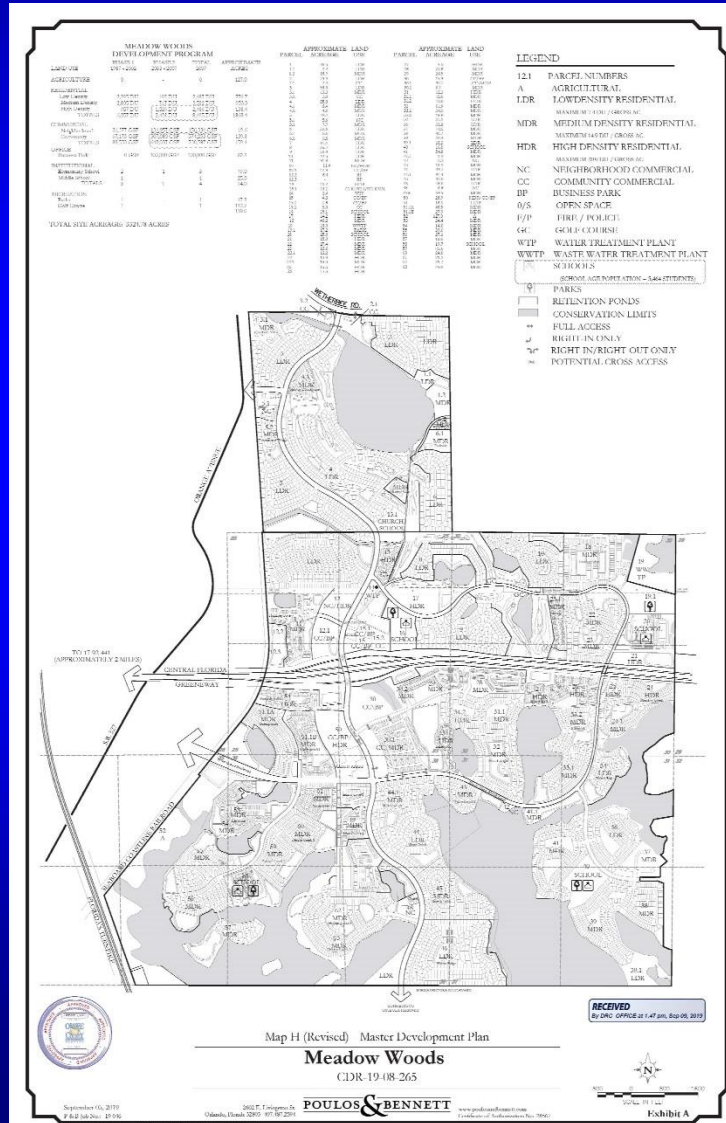


Meadow Woods Planned Development / Land Use Plan Aerial Map





Meadow Woods Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

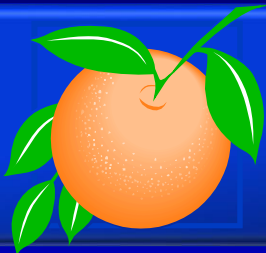
Make a finding of consistency with the Comprehensive Plan and approve the Meadow Woods Planned Development / Land Use Plan (PD/LUP), dated “Received September 9, 2019” subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

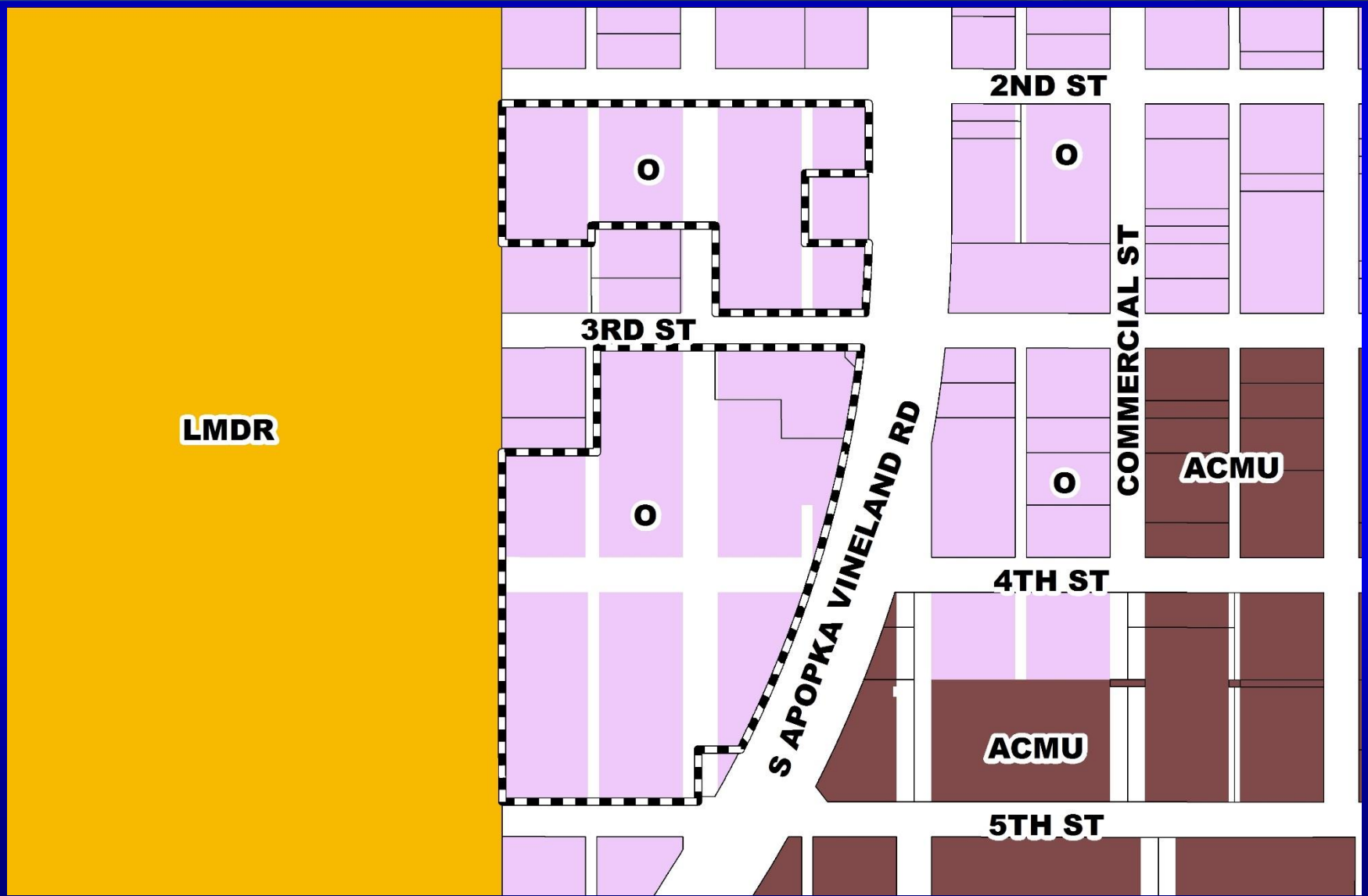


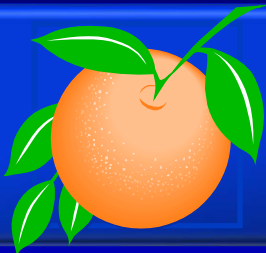
Buena Vista Commons Planned Development / Land Use Plan

- Case:** CDR-19-06-191
- Project Name:** Buena Vista Commons Planned Development / Land Use Plan
- Applicant:** Constance Silver, Tri3 Civil Engineering Design Studio, Inc.
- District:** 1
- Acreage:** 8.52 gross acres (overall PD)
- Location:** 11414 and 11444 S. Apopka Vineland Road; or generally located on the west side of S. Apopka Vineland Road and the south side of 3rd Street.
- Request:** To request two (2) waivers from Orange County Code related to landscaping.

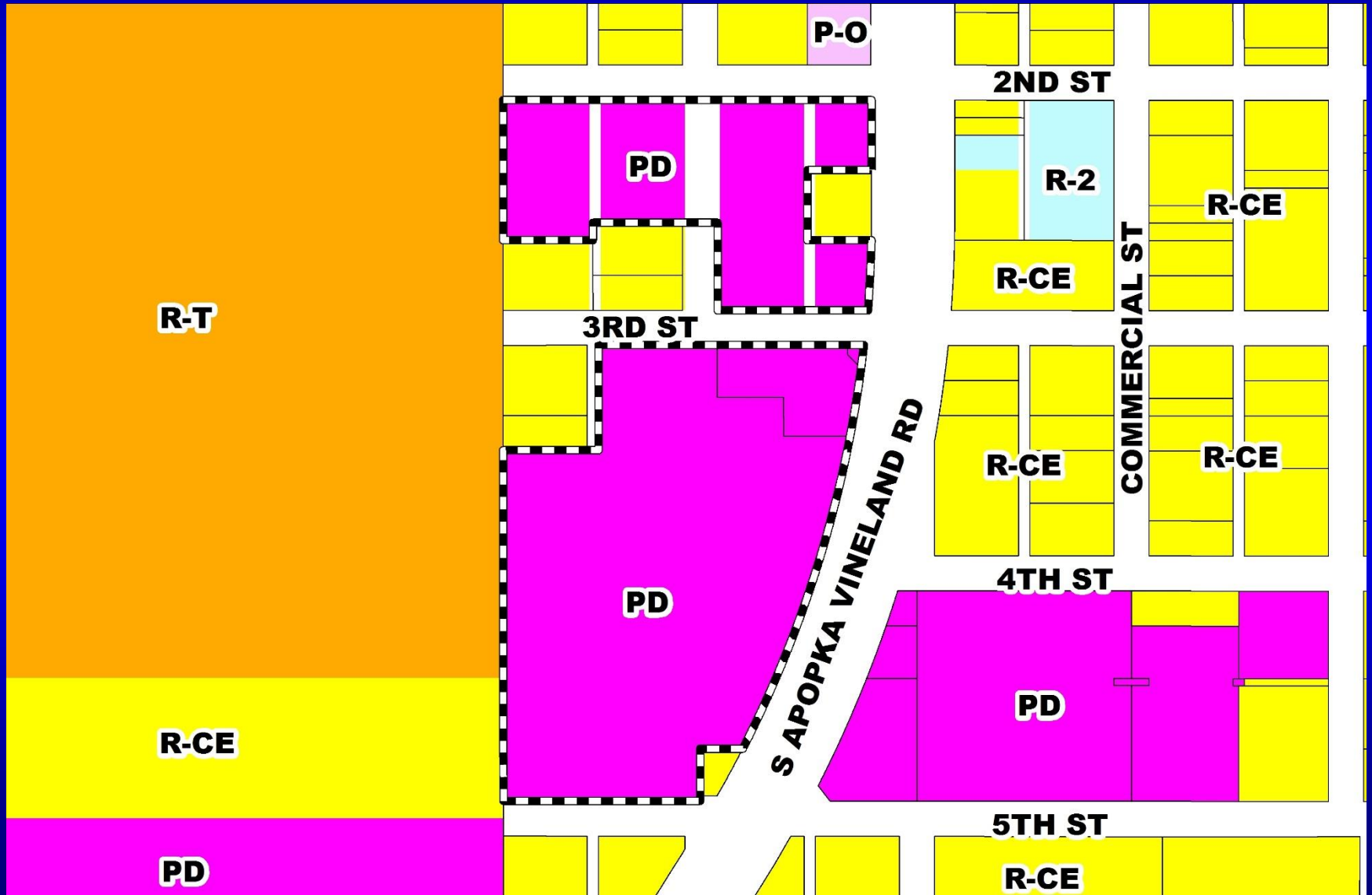


Buena Vista Commons Planned Development / Land Use Plan Future Land Use Map





Buena Vista Commons Planned Development / Land Use Plan Zoning Map



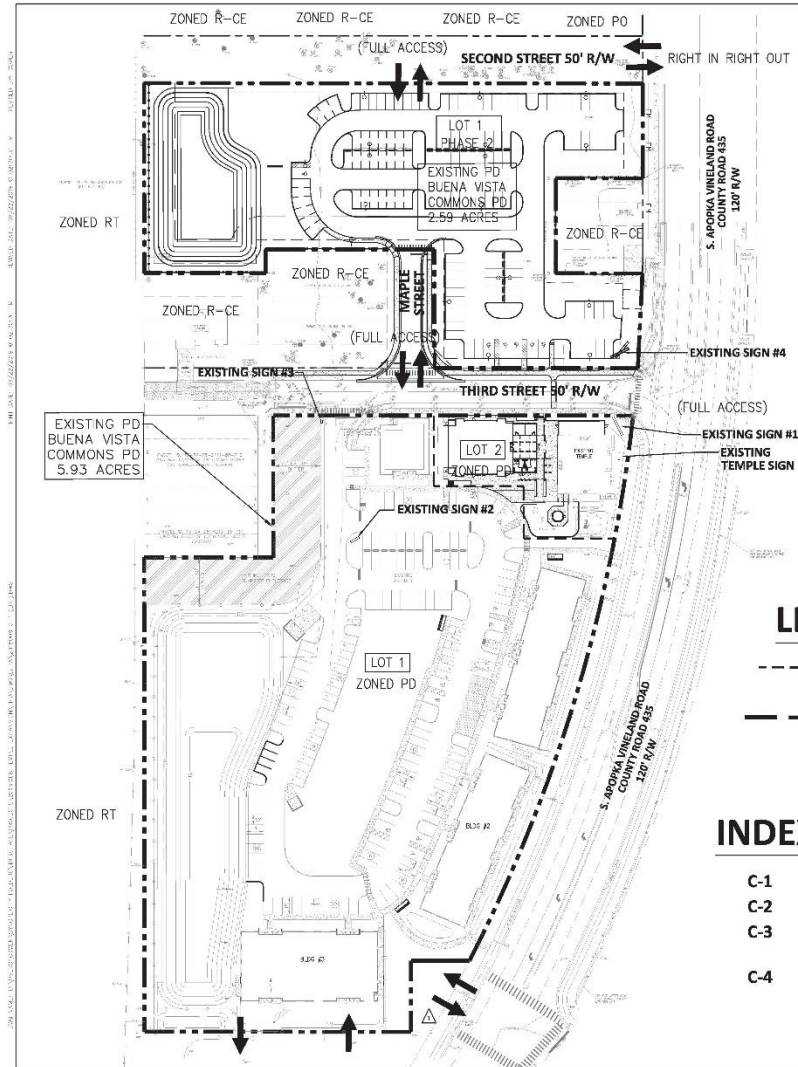


Buena Vista Commons Planned Development / Land Use Plan Aerial Map





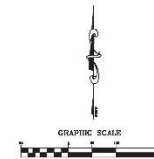
Buena Vista Commons Planned Development / Land Use Plan Overall Land Use Plan



BUENA VISTA COMMONS PD - LAND USE PLAN (AMENDMENT)

CASE NUMBER - CDR-19-06-191 ▲

- 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



VICINITY MAP
N.T.S.

LEGEND

- LOT LINES
- - - - - PD BOUNDARY

INDEX OF SHEETS

- C-1 OVERALL LUP
- C-2 LUP
- C-3 LUP CONDITIONS OF APPROVAL
- C-4 MASTER SIGN PLAN

Developer:
MR. KARAM DUGGAL
 5525 BOW COURT
 ORLANDO, FL 32836
 PHO: 407-963-4718
 RHCARD@GMAIL.COM

Surveyor:
SHANNON SURVEYING, INC.
 499 NORTH S.R. 434 - SUITE 2155
 ALTAMONTE SPRING, FLORIDA, 32714
 PHO: 407-774-8972
 ATTN: JAMES SHANNON
 SHANNONSURV@AOL.COM

Civil Engineer:
**TRI³ CIVIL ENGINEERING
 DESIGN STUDIO, INC.**
 P.O. BOX 530062
 LONGWOOD, FL 32752-0062
 PHO: 407-488-9455
 FAX: 407-641-9995
 ATTN: CONSTANCE D. SILVER, PE, LEED AP
 COWENS@TRI3-ENG.COM

RECEIVED
 By DMC Office at 1:04 pm, Sep 10, 2019



**Civil Engineering
 Design Studio, Inc.**
 P.O. Box 530062
 Longwood, Florida 32752-0062
 PH: 407-488-9455 Fax: 407-641-9995
 CERT. STATE OF FLORIDA # 2012

BUENA VISTA COMMONS PD

Orlando, Florida
 ENGINEER'S SEAL

CONSTANCE D. SILVER, P.E., LEED AP
 FLORIDA LICENSE #04942

ISSUED:	DATE:
ORANGE CO DMC	06/04/19

REV.	DATE	DESCRIPTION
1	06/22/19	ORANGE CO TRG

OVERALL LAND USE PLAN

Sheet Title	
JOB NO.	2015.008
SCALE:	AS SHOWN
DATE:	06/04/19
DESIGN:	CD
DRAWN:	CD
CHECKED:	CD

C-1

Sheet No. 1 OF 4



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 September 10, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

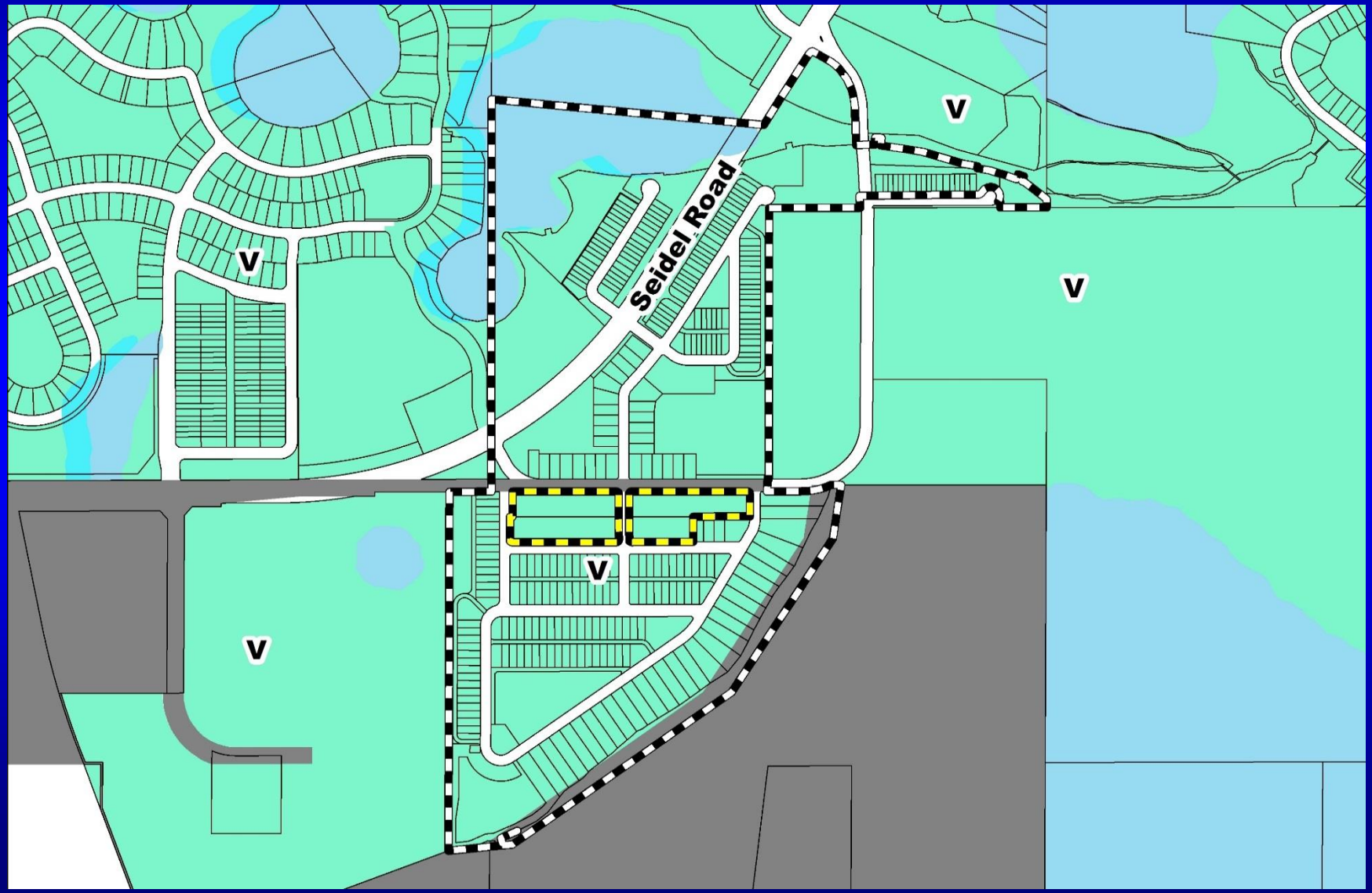


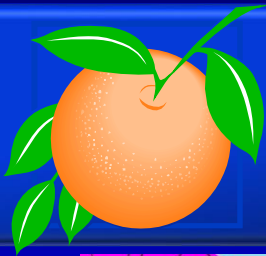
Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan

- Case:** CDR-19-09-306
- Project Name:** Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 114.89 gross acres (overall PD)
5.23 gross acres (affected parcels only)
- Location:** Generally located south of Summerlake Groves Street and East of Seidel Road
- Request:** To add thirty-five (35) units in the future development parcels in the previously approved Preliminary Subdivision Plan for Phase 1 and Phase 2B.

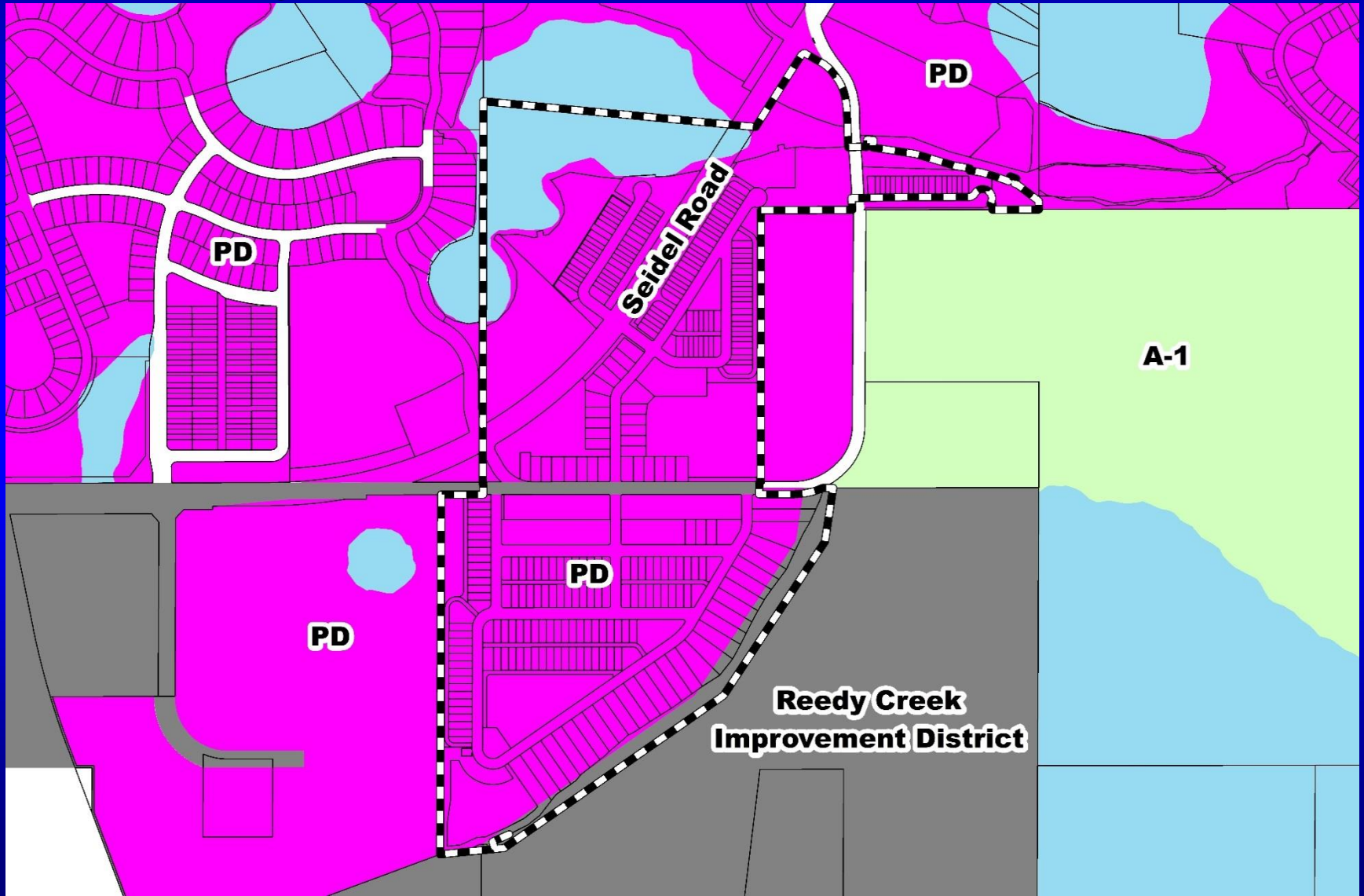


Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Future Land Use Map





Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Zoning Map



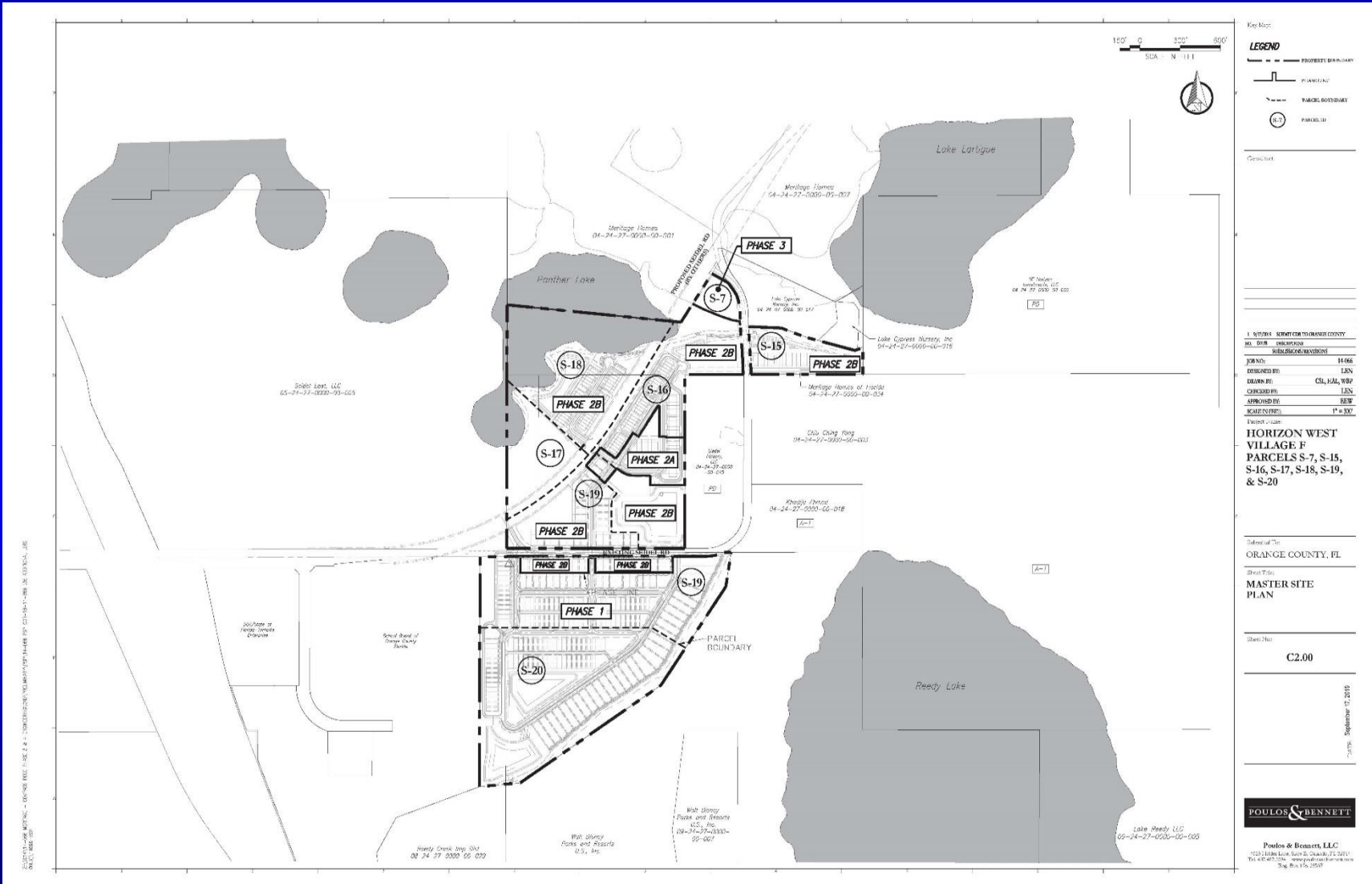


Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Aerial Map





Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



Key Map

LEGEND

--- PROPERTY BOUNDARY

--- PARCEL BOUNDARY

○ S-7 PARCEL ID

Contract

1. SUBDIVISION SUBJECT TO ORANGE COUNTY

NO. OF PARCELS	11406
DESIGNED BY	LBN
DRAWN BY	CSL, HJA, WBP
CHECKED BY	LBN
APPROVED BY	LSW
SCALE (PLOT)	1" = 300'

Project - Location
HORIZON WEST VILLAGE F
PARCELS S-7, S-15, S-16, S-17, S-18, S-19, & S-20

Title of the
ORANGE COUNTY, FL
 Sheet Title:
MASTER SITE PLAN

Sheet No.:
C2.00

Date:
 September 17, 2019

Poulos & Bennett, LLC
 10125 Lakeside Lane, Suite 200, Orlando, FL 32827
 Tel: 407-477-0700, www.poulosandbenett.com
 Eng. Reg. No. 35587

SUBDIVISION MAPS - ORANGE COUNTY - COMMISSIONER OF COUNTY CLERK'S OFFICE - 2019-09-17 10:48:26 AM - 2019-09-17 10:48:26 AM



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP dated “Received October 2, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



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 case CDR-14-05-144 to the December 17, 2019
BCC meeting at 2:00 p.m.**

District 4

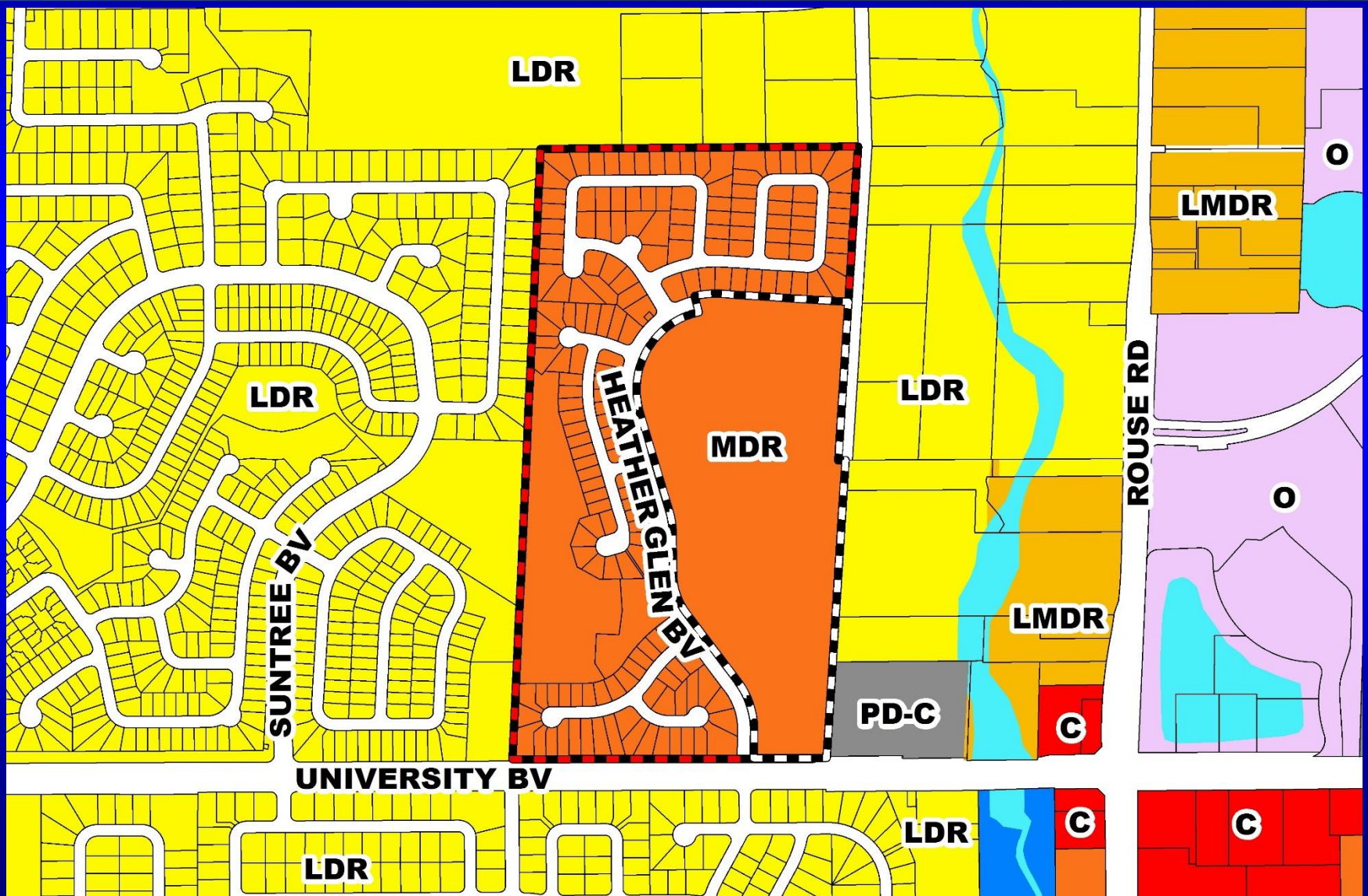


The Glenn Planned Development / Land Use Plan

- Case:** CDR-19-03-115
- Project Name:** The Glenn Planned Development / Land Use Plan
- Applicant:** William Burkett, Burkett Engineering
- District:** 5
- Acreage:** 80.00 gross acres (overall PD)
30.23 gross acres (affected parcel only)
- Location:** Generally located north of University Boulevard and east of Heather Glen Boulevard
- Request:** To add 60 multi-family dwelling units to the development program in Phase I. Additionally, the applicant has requested four waivers related to building height, building setbacks, and building separation requirements.

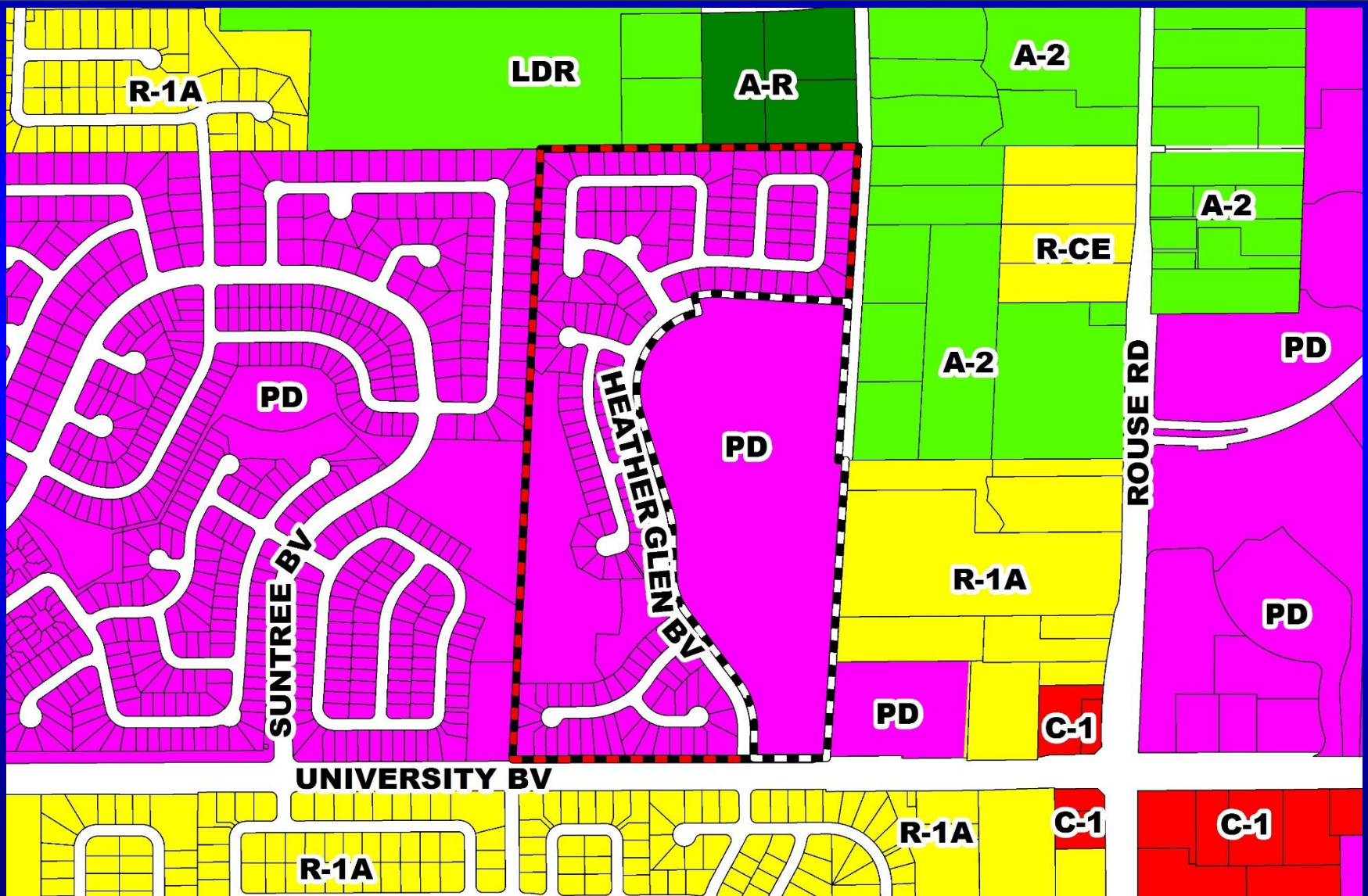


The Glenn Planned Development / Land Use Plan Future Land Use Map



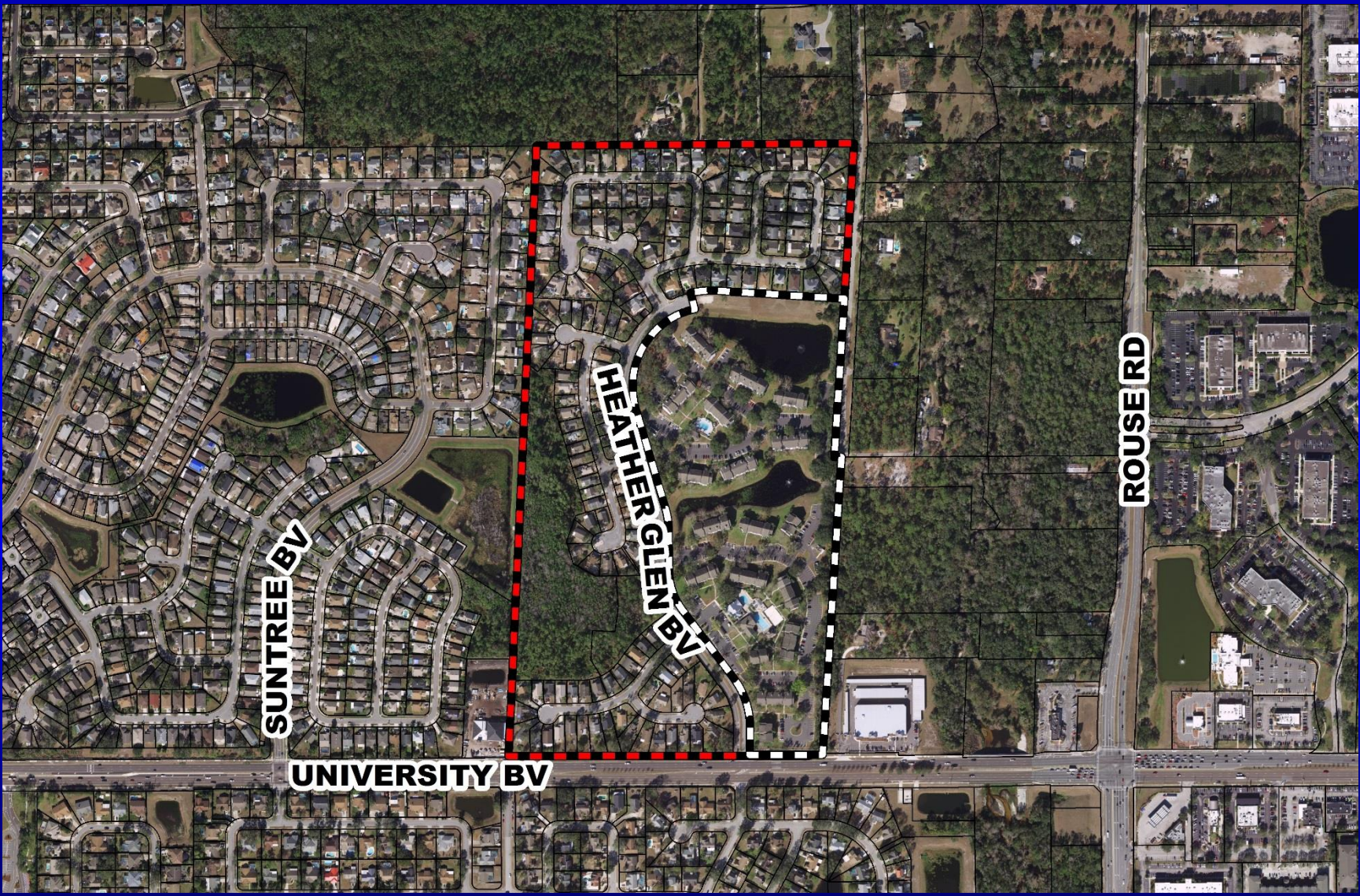


The Glenn Planned Development / Land Use Plan Zoning Map



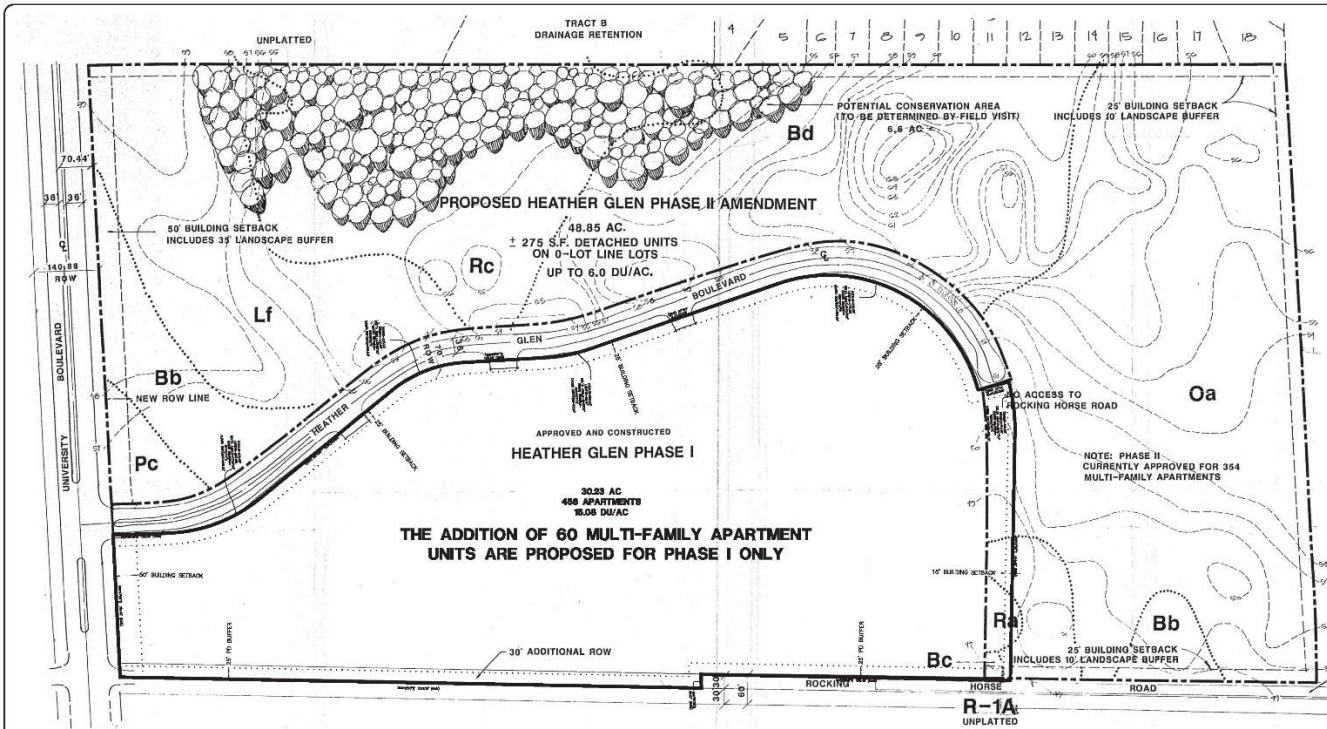


The Glenn Planned Development / Land Use Plan Aerial Map

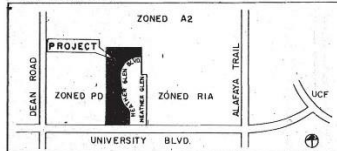




The Glenn Planned Development / Land Use Plan Overall Land Use Plan



LOCATION MAP



**LAND USE PLAN
HEATHER GLEN P.D.
(FORMERLY STRAW RIDGE PD)**
OWNER: MATTAPAN TRUST TEL. 422-4040
PROPOSED PHASE II AMENDMENT

SITE DATA TOTAL PROJECT

TOTAL UNITS ORIGINALLY APPROVED (9.5 DU/AC MAXIMUM) 750
PHASE I: 456
PHASE II: 275*
 NET REDUCTION IN DWELLING UNITS 475
 *PHASE II SHALL NOT EXCEED 60 UNITS.

P.D. LEGAL DESCRIPTION

THE EAST 1/2 OF THE SOUTHWEST 1/4, LESS THE RIGHT OF WAY FOR UNIVERSITY BOULEVARD, SECTION 5, TOWNSHIP 22 SOUTH, RANGE 31 EAST, GRANGE COUNTY, FLORIDA, LESS THE EAST 20 FEET OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4.

SOILS LEGEND

- Bd - Blanton Fine Sand
- Bd1 - Blanton Fine Sand
- Lf - Leon Fine Sand
- Oa - Ono Fine Sand
- Pc - Pomona Fine Sand
- Rc - Rutledge Fine Sand
- Rc1 - Rutledge Heavy Fine Sand

NOTE

* SITE DATA FOR PHASE II IS LOCATED ON SHEET 4.

SITE DATA PHASE II

PHASE II GROSS ACREAGE	48.85
EXISTING ZONING	PD
EXISTING LAND USE	VACANT
PROPOSED LAND USE	<ul style="list-style-type: none"> - RESIDENTIAL - TOTAL NO. DWELLING UNITS UP TO 6.0 DU/AC - MAXIMUM GROSS DWELLY - MINIMUM NET LOT AREA - MINIMUM NET LIVING AREA - MAXIMUM BUILDING HEIGHT
OPEN SPACE/RECREATION	210.5 ACRES (EAST OF PHASE II GROSS LAND AREA EXCLUSIVE OF CONSERVATION AREA (48.85 ACRES - 6.8 ACRES X .25)) 7.8 ACRES (75%) OF OPEN SPACE LOCATED IN PHASE I FINAL OPEN SPACE ACREAGE DEPENDENT UPON FINAL DETERMINATION OF CONSERVATION AREA. 22.33 ACRES (275 UNITS X 3.1 PERSONS/UNIT = 852 PERSONS X .2625 ACRES RECREATION/PERSON).
RECREATION	

PROJECTED SCHOOL AGE CHILDREN	179 CHILDREN (275 UNITS X 3.175 PERSONS/UNIT X .25)
100 YEAR FLOOD VEGETATION	NOT APPLICABLE
PRISING	NEED VEGETATION INCLUDING SCATTERED OAKS AND PINES
BUILDING SETBACK CRITERIA	1 PHASE
UTILITIES	<ul style="list-style-type: none"> - UNIVERSITY BOULEVARD 50 FT - ALL GAS & PROPERTY LINES 25 FT - WATER (80,000 GPD) - SEWER (80,700 GPD) - STORMWATER
AVY WATERS FROM SUBDIVISION REGULATIONS, IF ANY, WILL BE DETERMINED AT DEVELOPMENT PLAN APPROVAL STAGE.	GRANGE COUNTY PUBLIC UTILITIES DIVISION GRANGE COUNTY PUBLIC UTILITIES DIVISION ON-SITE - SEWER/STORMWATER REUSE/RECYCLE IN ACCORDANCE WITH GRANGE COUNTY, FLORIDA, DEER AND OTHER AGENCY CRITERIA.

cmassociates
 Urban & Environmental Planning & Landscape Architects
 500 Delaney Avenue, Orlando, Florida 32801 (305) 422-4040

**HEATHER GLEN P.D.
(FORMERLY STRAW RIDGE P.D.)
PROPOSED PHASE II AMENDMENT**

DATE: 4/23/19
 PROJECT NO: 1905.10
 DRAWN BY: VP
 CHECKED BY: WEB
 DATE: 10/10/86
 SCALE: 1" = 100'
 DRAWN BY: [Signature]

Burkett
 engineering
 CONSULTANTS
 100 E. Robinson Street, Suite 200, Orlando, Florida 32801
 www.burkettengineering.com

**HEATHER GLEN P.D. (FORMERLY STRAW RIDGE P.D.)
CHANGE DETERMINATION
FOR HORIZON REALTY ADVISORS
EXISTING LAND USE PLAN**

REG. # 30643
 COUNTY REGISTRATION NO. 1102
 SHEET NO. **3**
 OF 6



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve The Glenn Planned Development / Land Use Plan (PD/LUP), dated “May 22, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

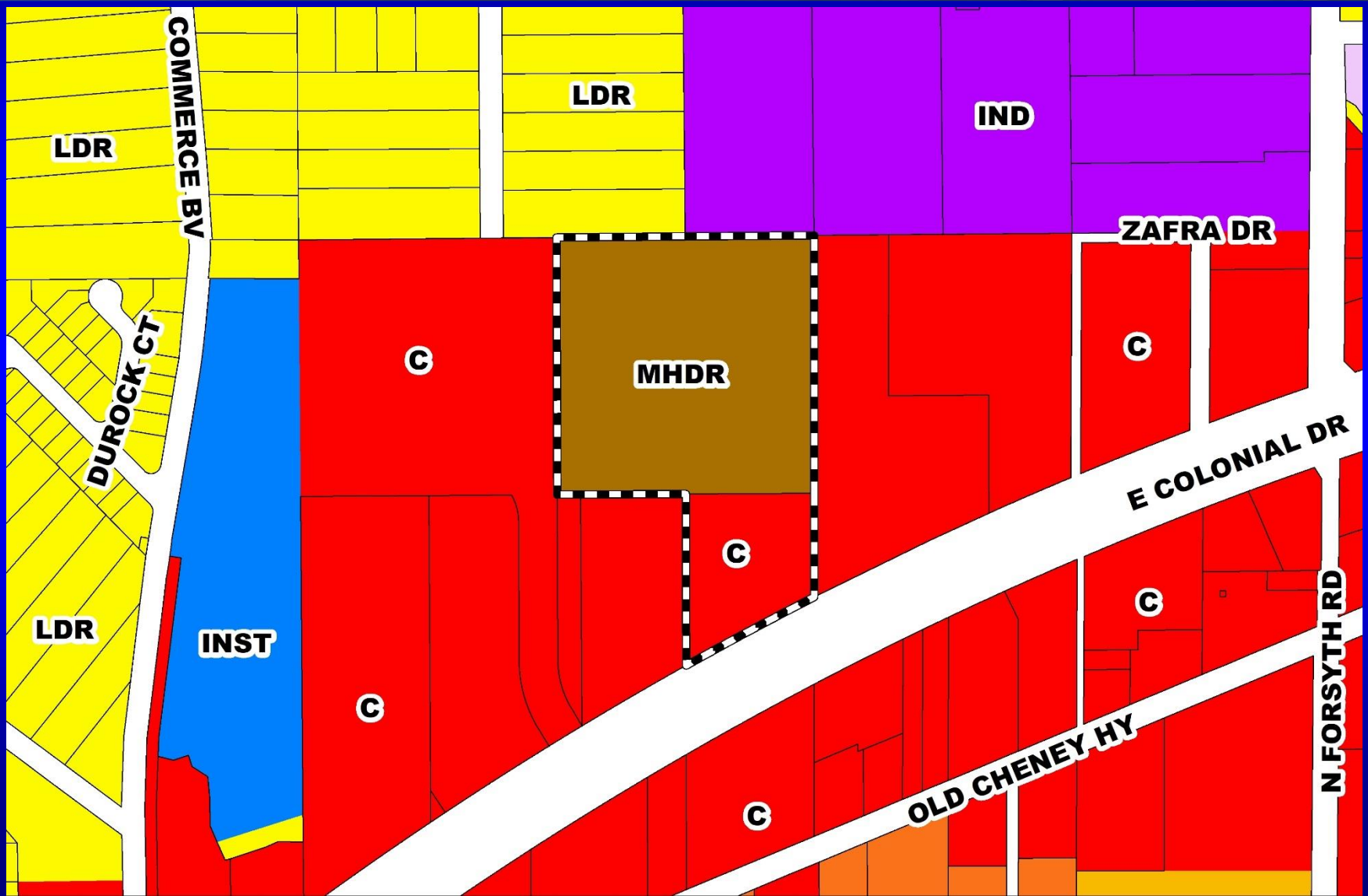


Wise Colonial Planned Development / Land Use Plan

- Case:** LUP-19-03-088
- Project Name:** Wise Colonial Planned Development / Land Use Plan
- Applicant:** Chris Dougherty, S&ME, Inc.
- District:** 5
- Acreage:** 12.77 gross acres
- Location:** 6525 and 6575 E. Colonial Drive; or generally located on the north side of E. Colonial Drive, approximately 1,400 feet west of N. Forsyth Road.
- Request:** To rezone two (2) parcels containing 12.77 gross acres from C-3 to PD, in order to develop 280 multi-family dwelling units and 19,600 square feet of C-1 (Retail Commercial) uses. Two (2) waivers related to setbacks and height are associated with this request.

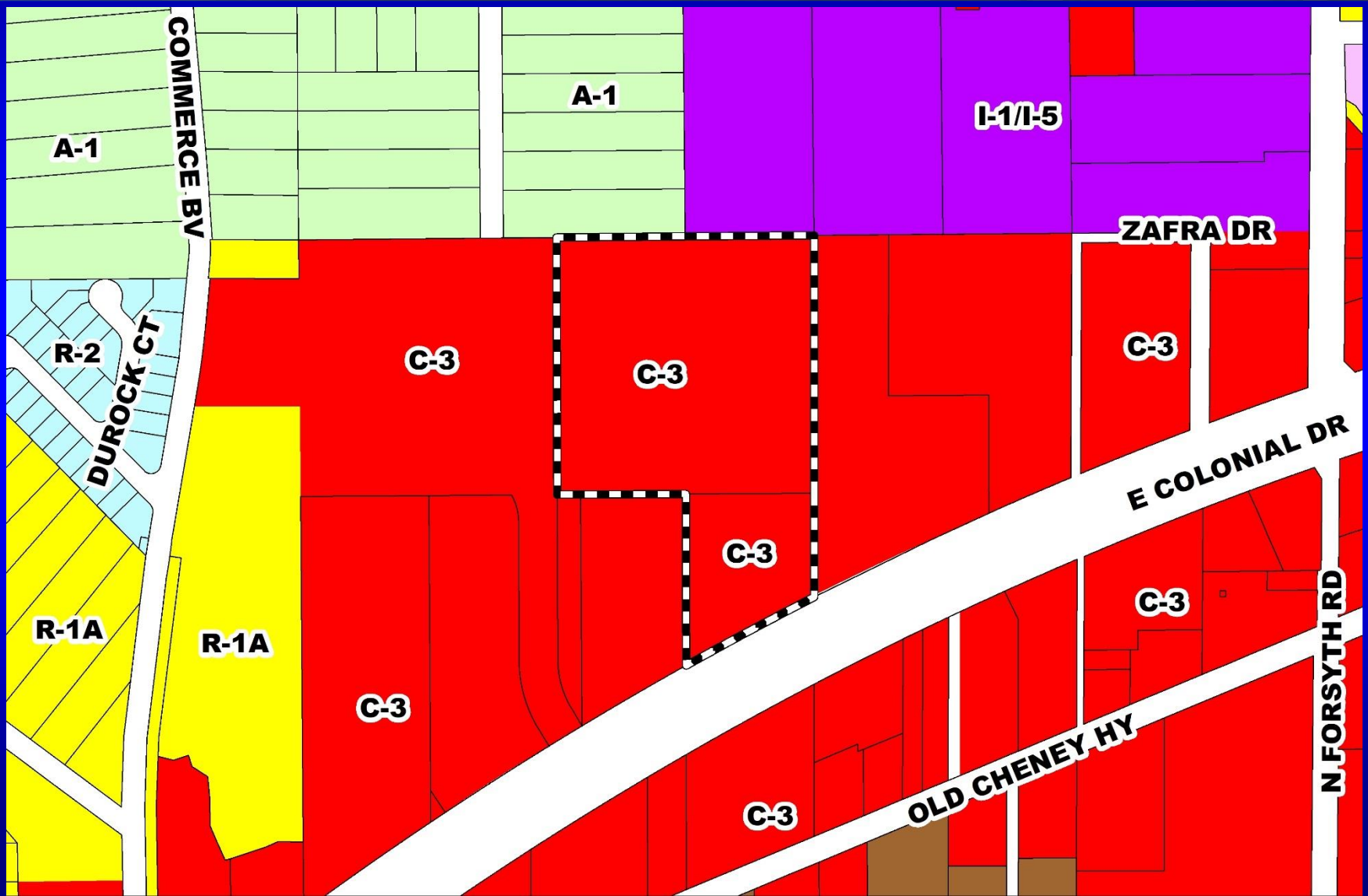


Wise Colonial Planned Development / Land Use Plan Future Land Use Map



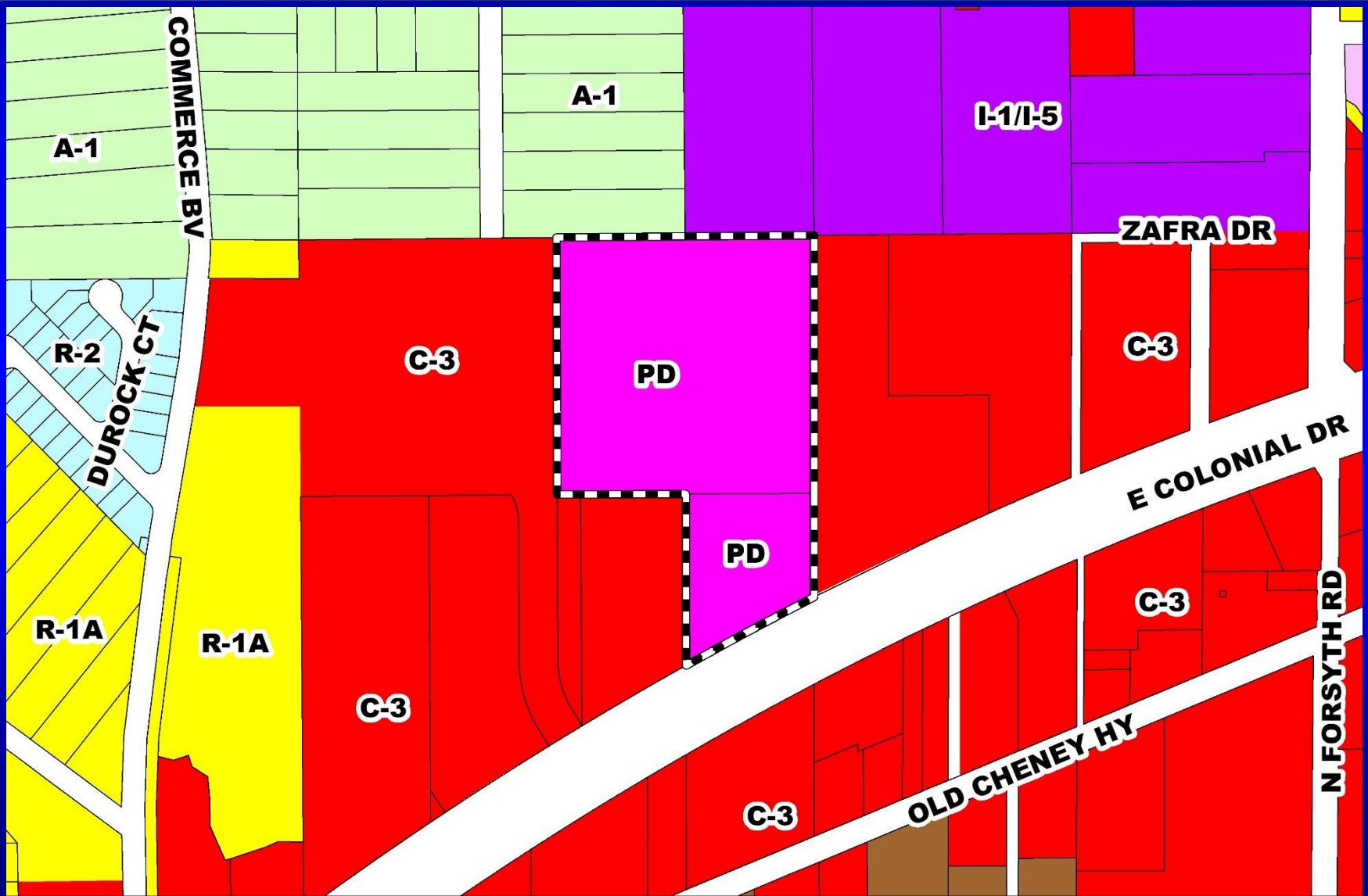


Wise Colonial Planned Development / Land Use Plan Zoning Map



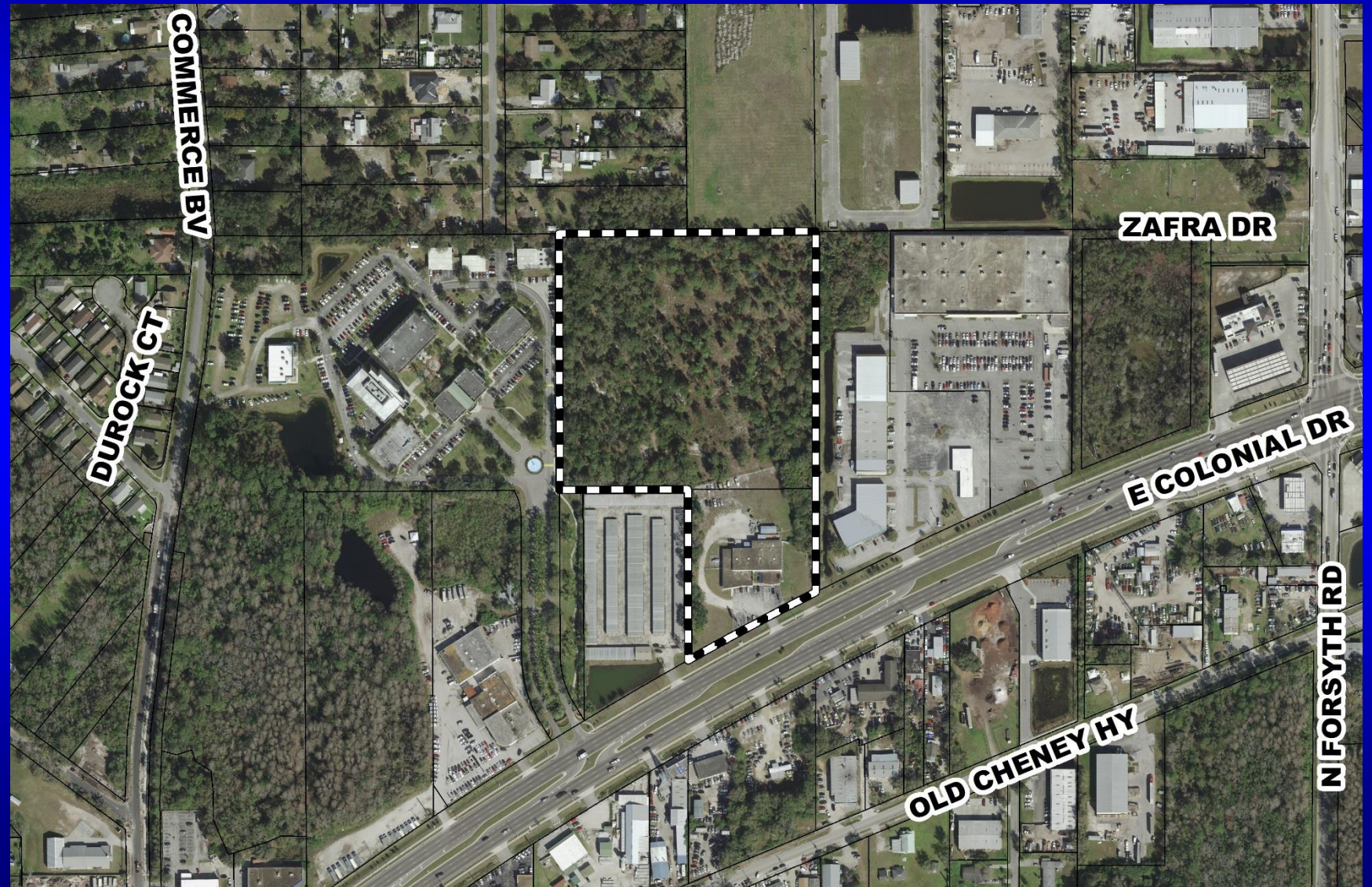


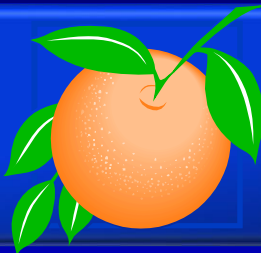
Wise Colonial Planned Development / Land Use Plan Proposed Zoning Map



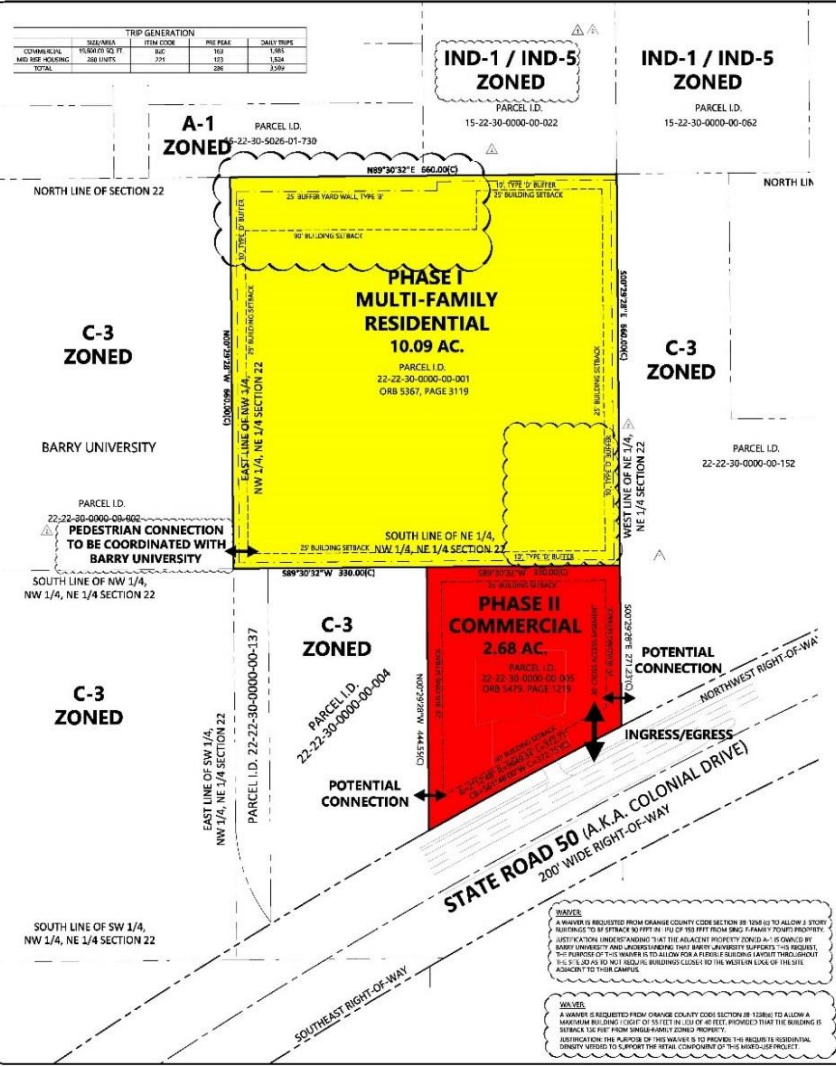


Wise Colonial Planned Development / Land Use Plan Aerial Map





Wise Colonial Planned Development / Land Use Plan Overall Land Use Plan



SITE DATA

PARCEL ID: 22-22-30-0000-00-001 & 22-22-30-0000-00-002
 1815 EGGWATER DRIVE, STE. 200
 ORLANDO, FL 32804
 7 031 875 1278
 www.wisecolonial.com

PROPOSED FEATURES LEGEND

COMMERCIAL AREA
 RESIDENTIAL AREA

NOTES

- THE WASTE/WATER MANAGEMENT SYSTEMS WILL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
- LANDSCAPING, BARRIERS, AND OPEN SPACE SHALL BE PROVIDED PER CHAPTER 24 OF ORANGE COUNTY CODE.
- SOLID WASTE MANAGEMENT / RECYCLING FACILITY PROXIMITY - THE APPLICANT / OWNER HAS AN AFFIRMATIVE OBLIGATION TO EXPRESSLY NOTIFY POTENTIAL PURCHASERS, BUILDERS, AND/OR TENANTS OF THE LOCATION OF ANY APPROPRIATE FACILITIES, INCLUDING A CONSPICUOUS NOTICE ON THE PLAT AND/OR A RECORDED RESTRICTIVE COVENANT, AS APPLICABLE, THAT THE PROPERTY ON THE NORTH-DEET BOUNDARY THAT IS NOT RESIDENTIAL CURRENTLY HAS A PERMIT FOR A CONCRETE CURBSIDE FACILITY WHICH MAY BE THE SOURCE OF OFFICE DUST AND NOISE TO ADJACENT PROPERTIES IF IT IS NOT MANAGED PROPERLY.
- HABITAT: SURVEY ELEMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS RELATING TO WILDLIFE AND PLANTS. AFTER ASSESSMENT OF OFFICE PROGRAMMING, THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERNS AND TO VERIFY AND CORRECT, IF NECESSARY, ANY REQUIRED HABITAT "REMITTING OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION.
- OFFICE DUST: THE APPLICANT SHALL ALLOW OR PERMIT THE EMISSIONS OF UNCONTROLLED PARTICULATE MATTER FROM ANY ACTIVITY, INCLUDING UNLOADING, MOVING, OR TRANSPORTATION OF MATERIALS, CONCRETE, OR ALUMINUM, EMULSION OR WAXING, OR ANY OTHER MATERIALS, INCLUDING THE USE OF MACHINERY, TO BE LIMITED TO THE MINIMUM NECESSARY TO COMPLETE THE WORK. THE APPLICANT SHALL TAKE ALL REASONABLE PRECAUTIONS AND MEASURES TO PREVENT OR MINIMIZE THE EMISSIONS OF PARTICULATE MATTER AND TO BE RESPONSIBLE FOR THE EMISSIONS OF PARTICULATE MATTER. THE APPLICANT SHALL ADOPT AND ENFORCE AN ENVIRONMENTAL PROTECTION PLAN THAT IS APPROVED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FL-DEP) FOR UNCONTROLLED EMISSIONS OF PARTICULATE MATTER. DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE, AIRBORNE NOISE IMPACT ANALYSIS, AS MAY BE AMENDED.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE FOR AIRBORNE NOISE IMPACT ANALYSIS, AS MAY BE AMENDED.
- A 20' BUFFER WIDTH REQUIREMENT SHALL BE PROVIDED FROM COLONIAL DRIVE (E.A. 30) TO THE MULTI-FAMILY RESIDENTIAL TRACT AS PART OF THE PHASE II DEVELOPMENT PLAT SUBMITTAL.
- BURLEIGH AND HOLE SEVE SHALL BE PROHIBITED. GROUND AND FACIA SIGNS SHALL COMPLY WITH CHAPTER 315.

COMMERCIAL TRACT

PROPOSED FLOOR AREA RATIO: 0.17 (18,600 SQ. FT.)
 SITE AREA: 2.68 AC (115,740 SQ. FT.)
 MINIMUM SURFACE LOT: 750'
 OPEN SPACE: 20%
 MAXIMUM BUILDING HEIGHT: 35 FEET
 PERMITTED USES: C-1 / ZONING DISTRICT
 BUILDING SETBACKS:
 FRONT: 30 FEET
 SIDE: 25 FEET
 REAR: 25 FEET
 CORNER: 25 FEET
 PROPOSED COMMERCIAL: 11,800 SQ. FT.

MULTI-FAMILY RESIDENTIAL TRACTS

PROPOSED MINIMUM: 280 UNITS
 PROPOSED DENSITY: 272 UNITS PER ACRE
 SITE AREA: 1159 AC (50,180 SQ. FT.)
 OPEN SPACE: 20%
 PLANNED USES:
 RECREATION AREA FOR THE MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH SECTION 88-255.
 MAXIMUM BUILDING HEIGHT: 55 FEET
 BUILDING SETBACKS:
 FRONT: 35 FEET
 SIDE: 25 FEET
 REAR: 25 FEET
 BUFFER: 25 FEET UNITS WHERE 3-STORY BUILDING ADJACENT TO SINGLE-FAMILY ZONED PROPERTIES, IN WHICH CASE THE SETBACK SHALL BE 30 FEET.
 10 FT. TYPE 'D' BUFFER ADJACENT TO NONRESIDENTIAL ZONED PROPERTIES.
 25 FT. TYPE 'D' BUFFER ON THE WAY WHERE ADJACENT TO SINGLE-FAMILY ZONED PROPERTIES.

NOTES

- MULTI-FAMILY SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 88-258 UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE ORANGE COUNTY SOC.

1815 EGGWATER DRIVE, STE. 200
 ORLANDO, FLORIDA 32804
 7 031 875 1278
 www.wisecolonial.com

WISE COLONIAL PD
 ORANGE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
1	05/11/2021	REVISION: COUNTY COMMENTS
2	05/11/2021	REVISION: COUNTY COMMENTS
3	05/11/2021	REVISION: RESIDENTIAL COMMENTS
4	05/11/2021	REVISION: RESIDENTIAL COMMENTS
5	05/11/2021	REVISION: RESIDENTIAL COMMENTS

PROJECT NUMBER: 527118093
 DRAWING NUMBER: C1.0
 DRAWING NAME: LAND USE PLAN

LUP-19-03-088



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Wise Colonial Planned Development / Land Use Plan (PD/LUP), dated “Received July 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



Board of County Commissioners

Public Hearings

December 3, 2019