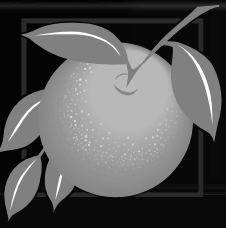




***Board of County Commissioners***

# **Public Hearings**

**May 23, 2023**



# **Regulating Plan/Silverleaf South Tract A Subdivision Preliminary Subdivision Plan (PSP)**

**Case:** **PSP-22-04-124**

**Applicant:** **Scott M. Gentry, Kelly, Collins & Gentry, Inc.**

**District:** **1**

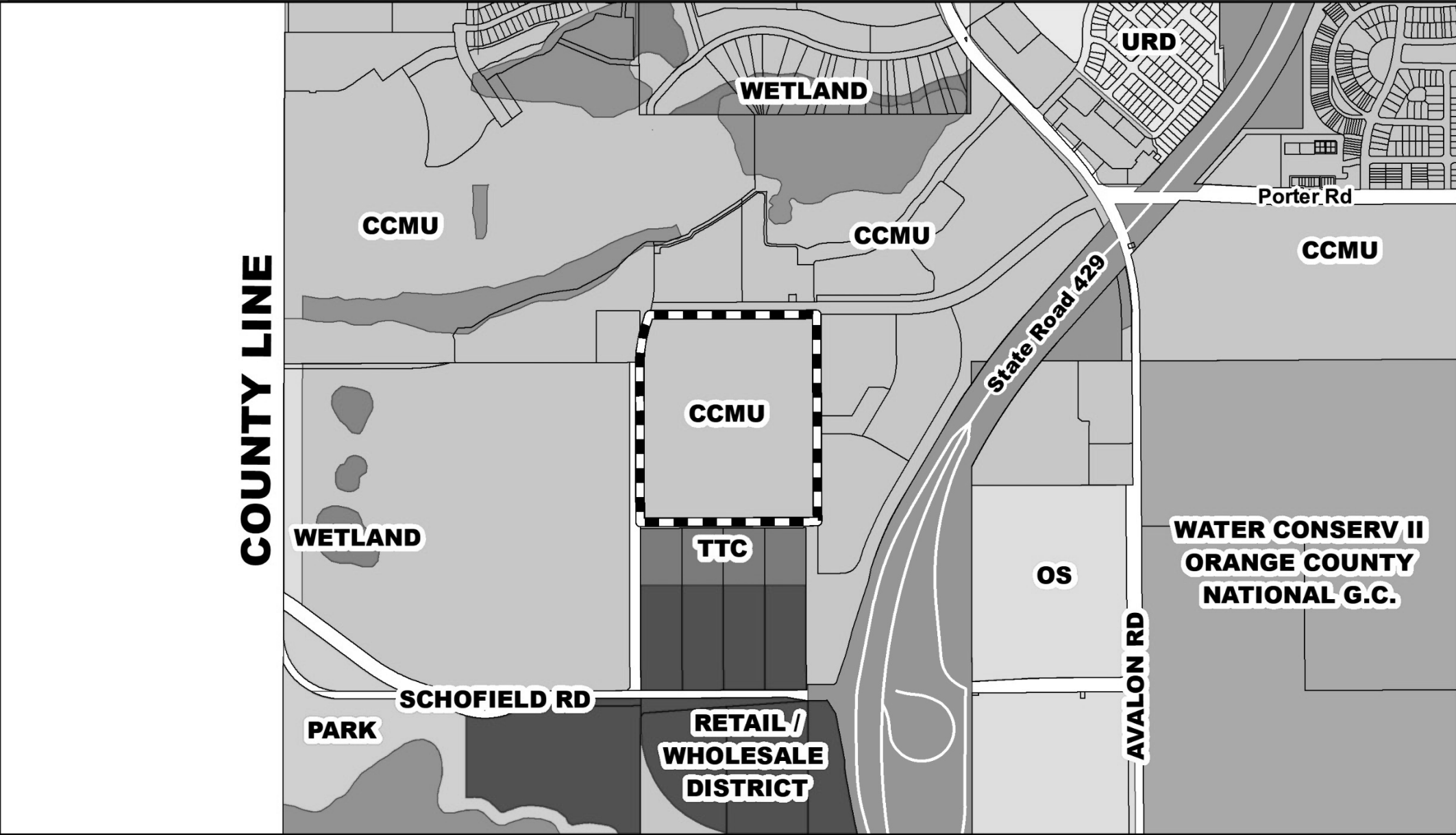
**Location:** **North of Schofield Road / West of Avalon Road**

**Acreage:** **53.61 gross acres**

**Request:** **To subdivide 53.61 acres to construct 293 single-family residential dwelling units.**

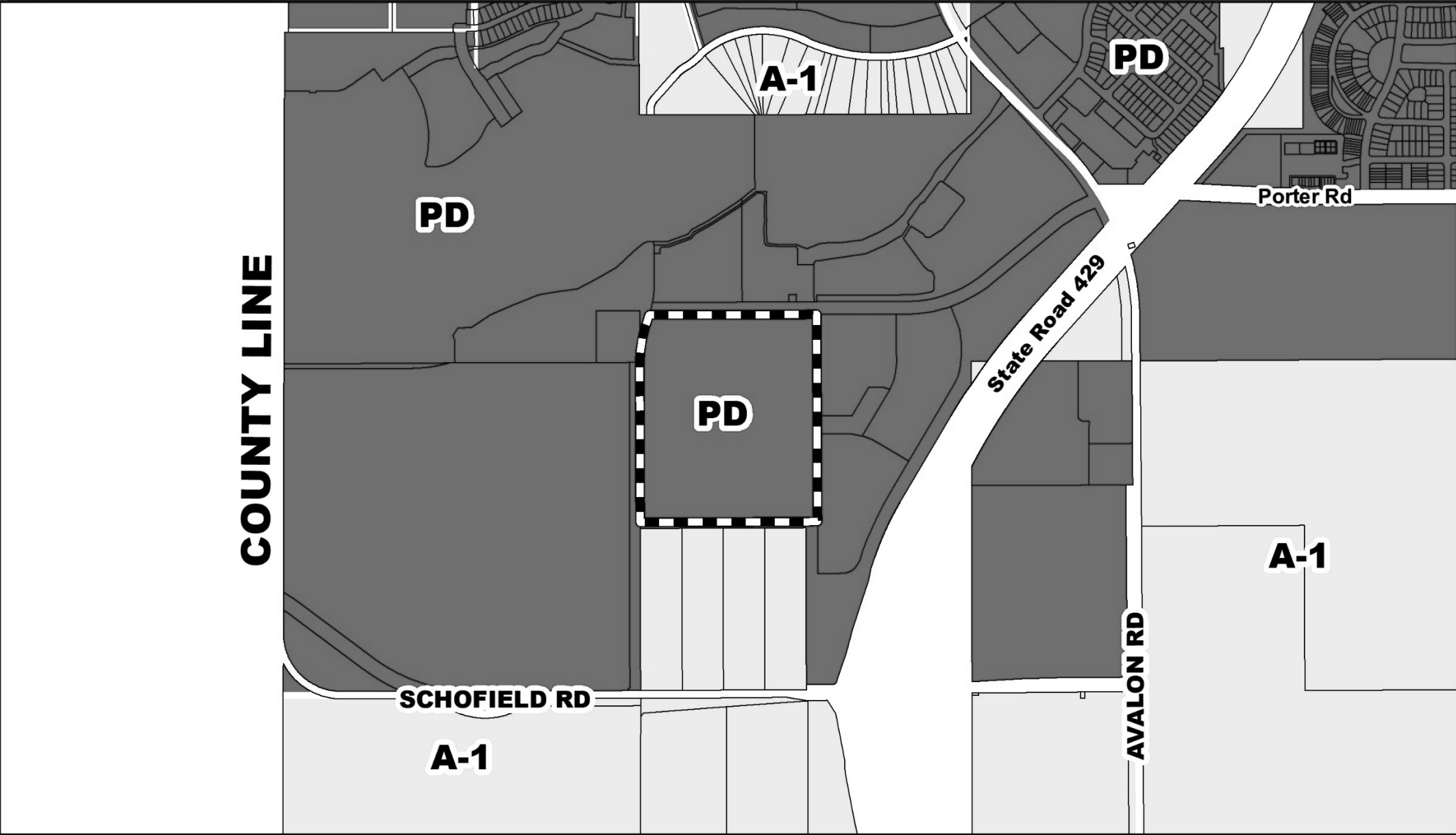


# Regulating Plan/Silverleaf South Tract A Subdivision Preliminary Subdivision Plan Horizon West Map





# Regulating Plan/Silverleaf South Tract A Subdivision Preliminary Subdivision Plan Zoning Map





# Regulating Plan/Silverleaf South Tract A Subdivision Preliminary Subdivision Plan Aerial Map



**COUNTY LINE**

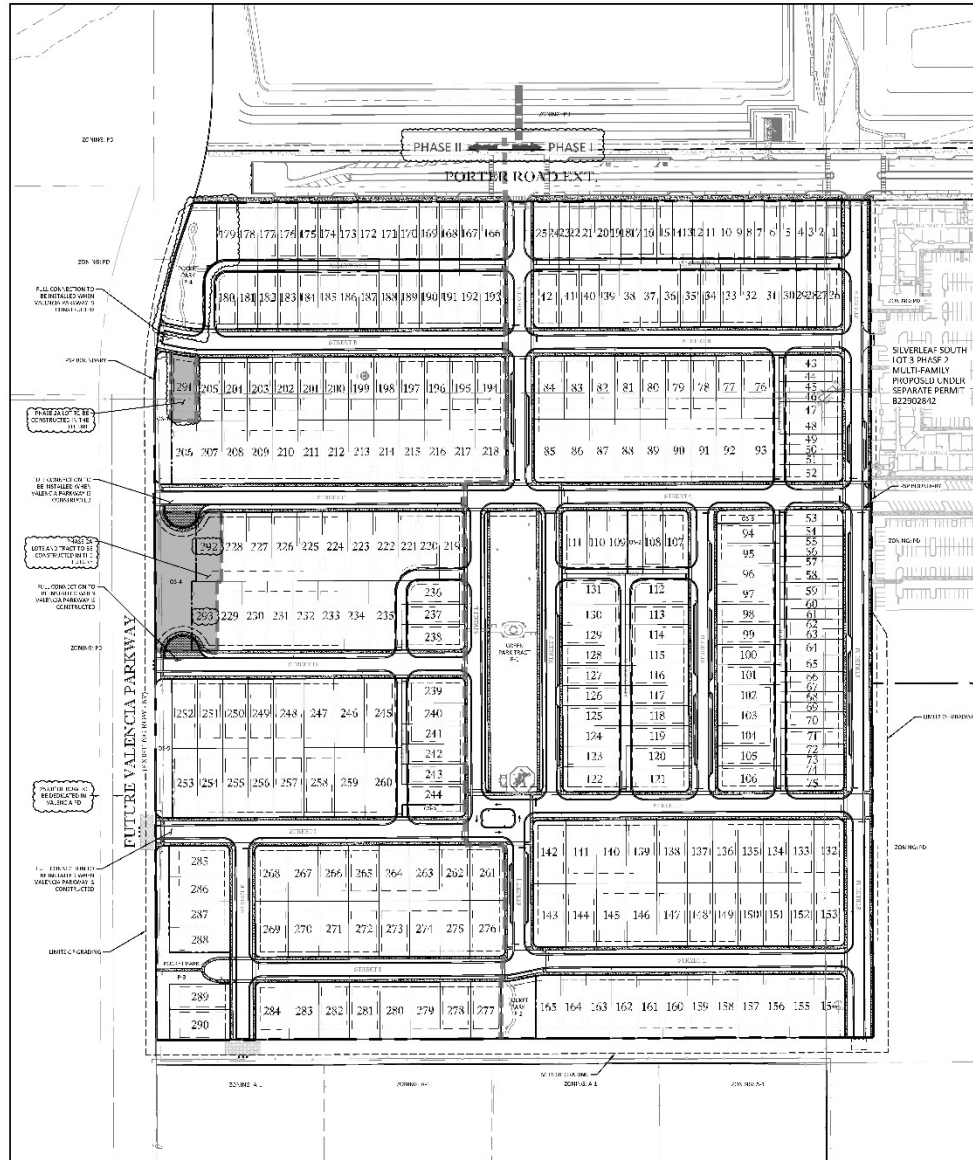
**SCHOFIELD RD**

**State Road 429**

**AVALON RD**

**Porter Rd**

# Regulating Plan/Silverleaf South Tract A Subdivision Preliminary Subdivision Plan Overall Site Plan



TRACT ID	AREA (AC)	DESCRIPTION
1	1.00	RESIDENTIAL
2	1.00	RESIDENTIAL
3	1.00	RESIDENTIAL
4	1.00	RESIDENTIAL
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250	1.00	RESIDENTIAL

REQUIREMENT	REQUIRED SPACES	PROVIDED
MINIMUM REQUIRED	100	100
PROVIDED	100	100

TYPE OF SEWERATION	FEET PER INCH	FEET PER INCH	FEET PER INCH
SEWER	1.00	1.00	1.00
STORM	1.00	1.00	1.00

- NOTES:**
1. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER, COUNTY ENGINEER AND THE STATE ENGINEER. THE CITY ENGINEER'S APPROVAL IS REQUIRED FOR THE SUBDIVISION TO BE RECORDED.
  2. ALL LOTS ARE TO BE DEeded TO THE CITY OF SAN JOSE. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DEEDING PROCESS.
  3. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DEEDING PROCESS. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DEEDING PROCESS.
  4. ALL LOTS ARE TO BE DEeded TO THE CITY OF SAN JOSE. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DEEDING PROCESS.

ITEM	REQUIREMENT	COMMENTS
ROADWAYS	TO BE OWNED BY THE CITY OF SAN JOSE	
ALLEYS	TO BE OWNED BY THE CITY OF SAN JOSE	
STREETS	TO BE OWNED BY THE CITY OF SAN JOSE	
SEWER MAINS	TO BE OWNED BY THE CITY OF SAN JOSE	
STORM MAINS	TO BE OWNED BY THE CITY OF SAN JOSE	
WATER MAINS & SERVICE LINES	TO BE OWNED BY THE CITY OF SAN JOSE	
OTHER UTILITIES	TO BE OWNED BY THE CITY OF SAN JOSE	
LANDSCAPE MAINTENANCE	TO BE OWNED BY THE CITY OF SAN JOSE	

ITEM	REQUIREMENT	COMMENTS
GENERAL	TO BE OWNED BY THE CITY OF SAN JOSE	
MISCELLANEOUS	TO BE OWNED BY THE CITY OF SAN JOSE	

ITEM	REQUIREMENT	COMMENTS
ADDITIONAL PUBLIC FACILITIES (APF)	TO BE OWNED BY THE CITY OF SAN JOSE	

ITEM	REQUIREMENT	COMMENTS
OPEN SPACE	TO BE OWNED BY THE CITY OF SAN JOSE	

ITEM	REQUIREMENT	COMMENTS
LOT / BUILDING CRITERIA	TO BE OWNED BY THE CITY OF SAN JOSE	

ITEM	REQUIREMENT	COMMENTS
PERVIOUS / IMPERVIOUS AREAS	TO BE OWNED BY THE CITY OF SAN JOSE	

**RECREATION AREA**  
RECREATION AREA SHALL BE PROVIDED AS PER THE CITY ENGINEER'S REQUIREMENTS. THE RECREATION AREA SHALL BE PROVIDED AS PER THE CITY ENGINEER'S REQUIREMENTS.

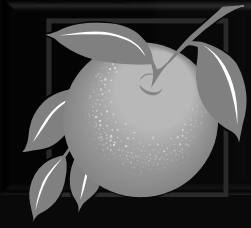
**KCG**  
KELLY, COLLINS & GENTRY, INC.  
1000 WEST CENTER AVENUE, SUITE 200  
SAN JOSE, CA 95128  
(408) 298-1148

**DREAM FINDER HOMES**  
1000 WEST CENTER AVENUE, SUITE 200  
SAN JOSE, CA 95128  
(408) 298-1148

**SILVERLEAF SOUTH SUBDIVISION PSP**

**OVERALL PLAN**

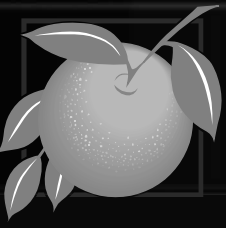
SHEET C-2.0



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE Silverleaf PD - RP / Silverleaf South Tract A Subdivision PSP dated “Received March 30, 2023”, subject to the 27 conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# Oaks at Lake Standish Preliminary Subdivision Plan

**Case:** PSP-22-04-138

**Applicant:** Victor O. Perea, Burkett Engineering

**District:** 2

**Location:** South of West Lester Road / East of Plymouth Sorrento Road

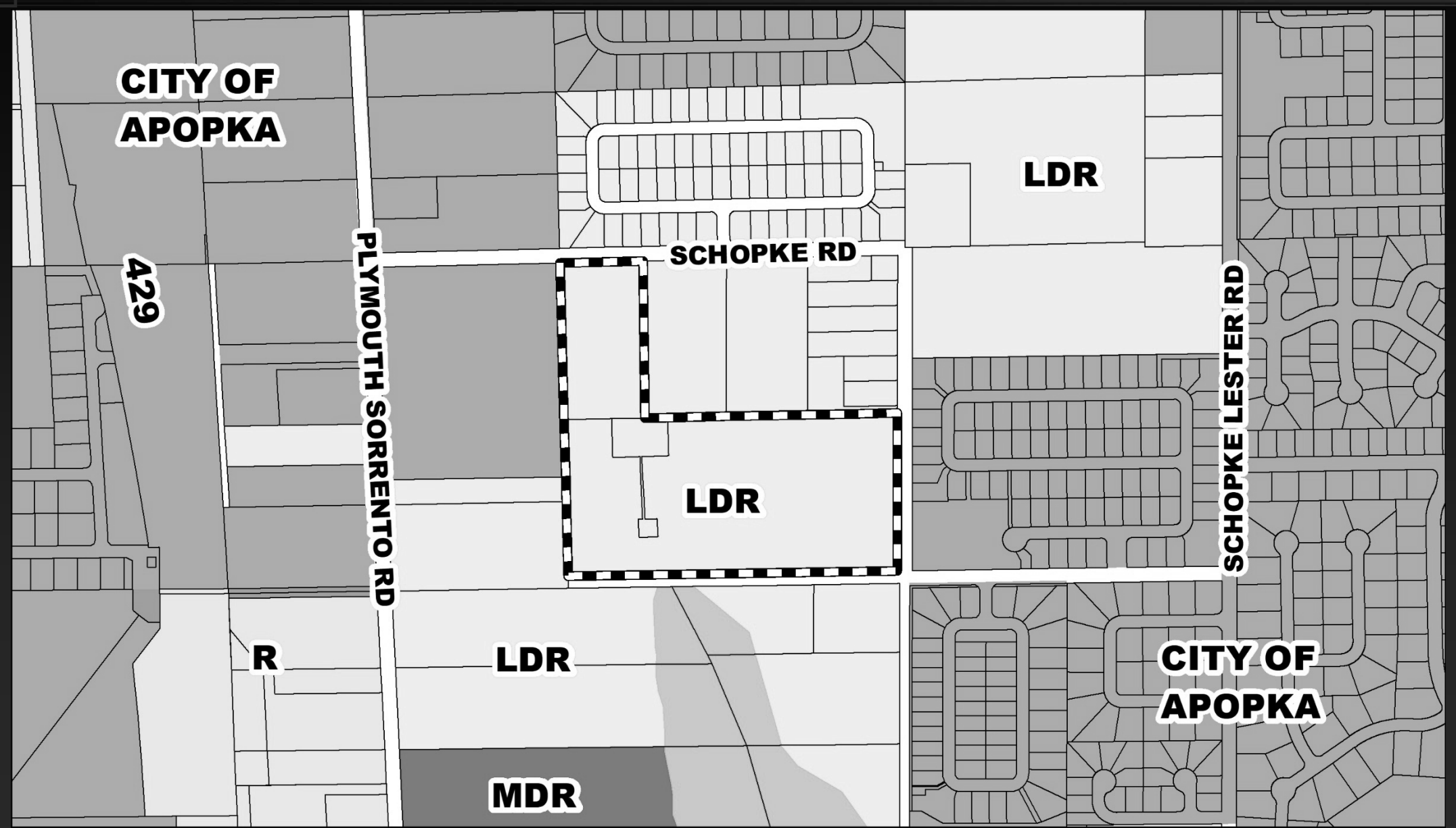
**Acreage:** 24.72 gross acres

**Request:** To subdivide 24.72 acres to construct 80 single-family residential dwelling units.



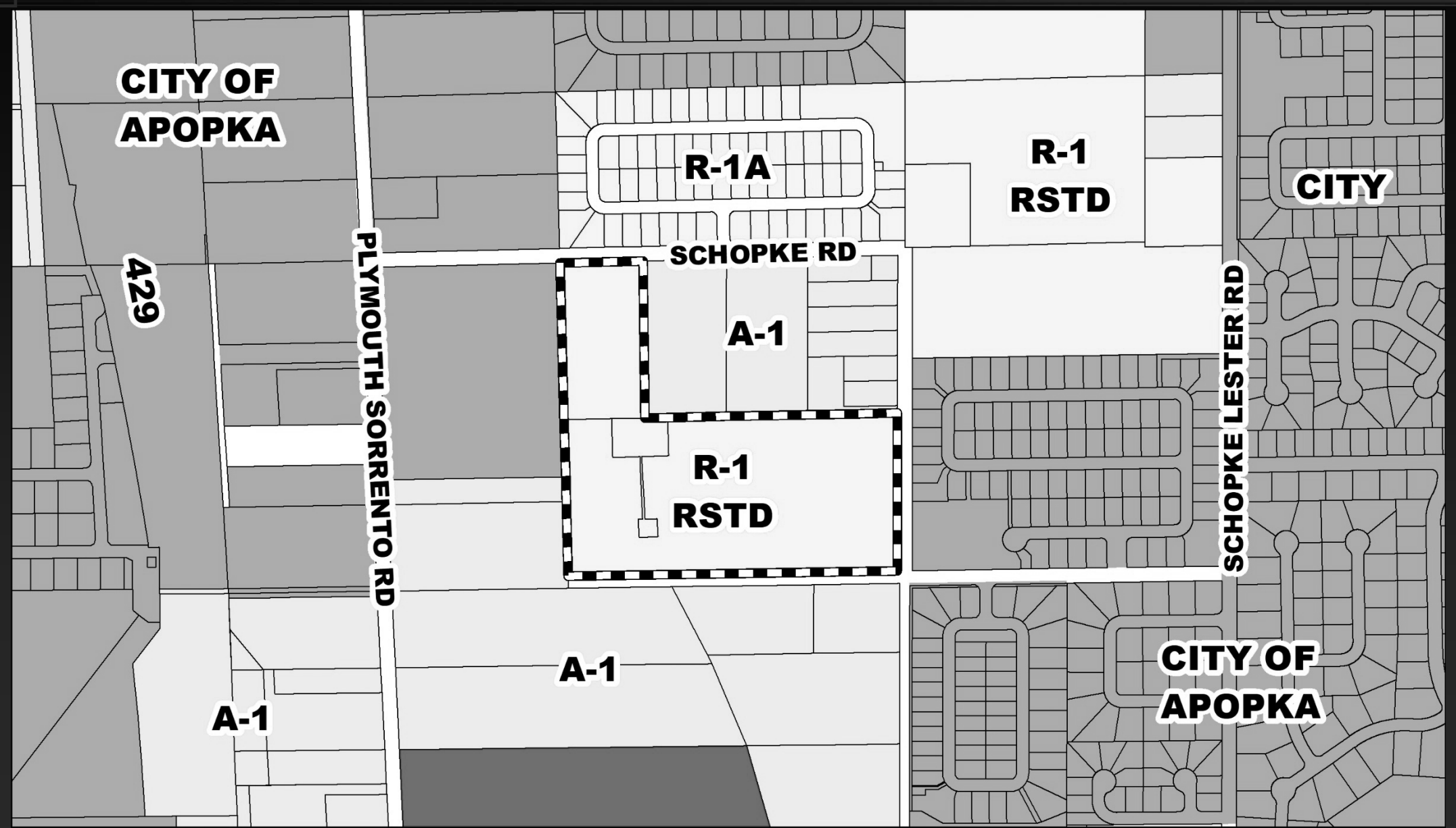


# Oaks at Lake Standish Preliminary Subdivision Plan Future Land Use Map





# Oaks at Lake Standish Preliminary Subdivision Plan Zoning Map





# Oaks at Lake Standish Preliminary Subdivision Plan Aerial Map



**PALMETTO RIDGE CR**

**SCHOPKE RD**

**429 WEKIVA PK**

**KIOWA AV**

**PLYMOUTH SORRENTO RD**

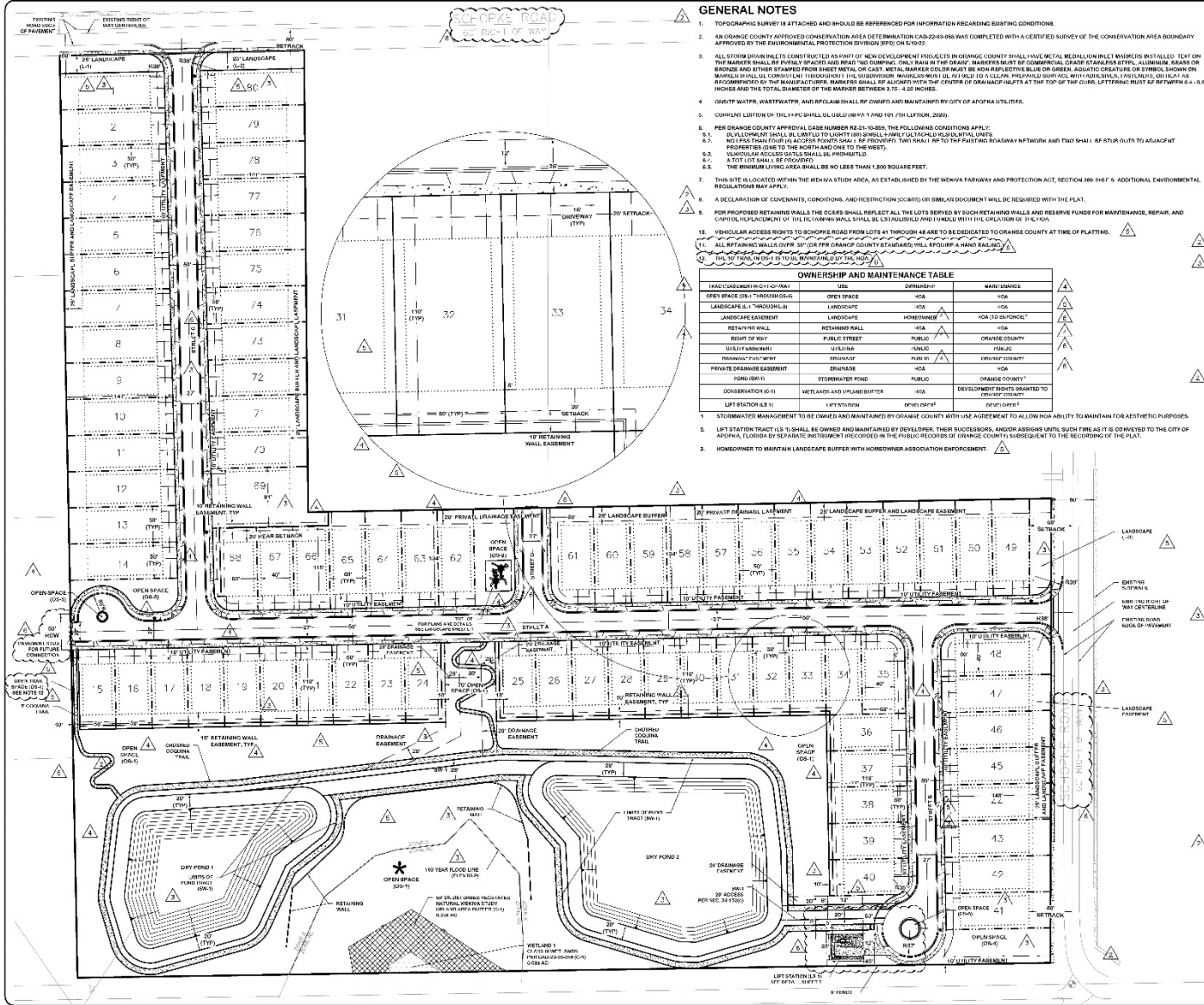
**SCHOPKE LESTER RD**

**ERROL WOODS DR**

**STORMWAY CT**

**ELLEN LN**

# Oaks at Lake Standish Preliminary Subdivision Plan Overall Site Plan



**GENERAL NOTES**

- TOPOGRAPHIC SURVEY IS ATTACHED AND SHOULD BE REFERENCED FOR INFORMATION REGARDING EXISTING CONDITIONS.
- AN ORANGE COUNTY APPROVED CONSERVATION AREA DETERMINATION (CA) 20-043-066 WAS COMPLETED WITH A CERTIFIED SURVEY OF THE CONSERVATION AREA BOUNDARY APPROVED BY THE ENVIRONMENTAL PROTECTION DIVISION (EPPD) ON 10/05.
- ALL FORMER DRIVE PALLETS CONSIDERED AS PART OF NEW DEVELOPMENT PROJECTS IN ORANGE COUNTY SHALL HAVE ACTUAL METALLIC PILE MARKERS INSTALLED. TEXT ON THE MARKERS SHALL BE 1" HIGH PALLETS AND BEAR "NO TURNING ONLY RAILER TOP BRANCH" MARKERS MUST BE COMMERCIAL GRADE 1" DIAMETER STEEL. ALUMINUM BEANS OR BRONZE AND EITHER STAMPED FROM SHEET METAL OR CAST METAL. MARKER COLOR MUST BE NON-REFLECTIVE BLUE OR GREEN. AQUATIC CREATURES OR SYMBOL SHOWN ON MARKERS SHALL BE 1/4" HIGH. PALLETS SHALL BE 1/4" THICK. ONLY RAILER TOP BRANCH MARKERS WILL BE USED. ONLY COLOR PAINTED DRIVE PALLETS WITH BLUE OR GREEN. (CA 20-043-066) PALLETS SHALL BE 1/4" THICK AND 1/4" HIGH. PALLETS SHALL BE 1/4" THICK AND 1/4" HIGH. PALLETS SHALL BE 1/4" THICK AND 1/4" HIGH. PALLETS SHALL BE 1/4" THICK AND 1/4" HIGH.
- ON-POST WATER, WASTEWATER, AND SEWAGE SHALL BE OWNED AND MAINTAINED BY CITY OF APOPKA UTILITIES.
- CURBLINE LITERATURE ON THE 1/4" PALLETS SHALL BE 1/4" AND 1/4" (7/16" LETTER, 2000).
- PER ORANGE COUNTY APPROVAL CASE NUMBER RZ-21-10-050, THE FOLLOWING CONDITIONS APPLY:
  - DEVELOPER SHALL BE LIABLE TO LIGHTEN (OR) SHIELD A FULLY UTILIZED RESIDENTIAL UNITS.
  - NO MORE THAN FOUR (4) ACCESS POINTS SHALL BE PROVIDED. TWO SHALL BE TO THE EXISTING ROADWAY NETWORK AND TWO SHALL BE AT CURB TO ADJACENT PROPERTIES (ONE TO THE NORTH AND ONE TO THE WEST).
  - VEHICULAR ACCESS SHALL BE PROMINENTLY MARKED.
  - A TOTAL OF SHALL BE PROVIDED.
  - THE MINIMUM LIVING AREA SHALL BE NO LESS THAN 1,300 SQUARE FEET.
- THIS SITE IS LOCATED WITHIN THE WENHA STUDY AREA, AS ESTABLISHED BY THE WENHA PARKWAY AND PROTECTION ACT, SECTION 360-3167.5. ADDITIONAL ENVIRONMENTAL REGULATIONS MAY APPLY.
- A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R) OR SIMILAR DOCUMENT WILL BE REQUIRED WITH THE PLAT.
- FOR PROPOSED RETAINING WALLS THE OWNER SHALL PERFORM ALL THE WORKS NECESSARY TO MAINTAIN, REPAIR, AND REPLACE THE WALLS. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND CAPITAL REPLACEMENT OF THE WALLS. THE WALLS SHALL BE CONSTRUCTED AND FINISHED WITH THE QUALITY OF THE CITY OF APOPKA.
- VEHICULAR ACCESS RIGHTS TO BRIDGE ROAD FROM LOTS 41 THROUGH 48 ARE TO BE DEDICATED TO ORANGE COUNTY AT TIME OF PLATING.
  - ALL RETAINING WALLS OVER 3' OR PER ORANGE COUNTY STANDARDS SHALL BE CONSTRUCTED WITH A HAND RAILING.
  - THE 3' WALL SHALL BE 18" TO 24" HIGH AND 18" TO 24" WIDE.

**OWNERSHIP AND MAINTENANCE TABLE**

TRACT DESCRIPTION (IF APPLICABLE)	USE	OWNERSHIP	MAINTENANCE
OPEN SPACE (20' WIDE)	OPEN SPACE	HOA	HOA
LANDSCAPE (18' THROUGH 24')	LANDSCAPE	HOA	HOA
LANDSCAPE EASEMENT	LANDSCAPE	HOMEOWNER	HOA (TO ENFORCE)
RETAINING WALL	RETAINING WALL	HOA	HOA
RIGHT OF WAY	PUBLIC STREET	PUBLIC	ORANGE COUNTY
UTILITY EASEMENT	UTILITY	UTILITY	UTILITY
DEVELOPMENT EASEMENT	DEVELOPMENT	HOA	ORANGE COUNTY
PRIVATE DRAINAGE EASEMENT	PRIVATE	HOA	HOA
CONSERVATION (E.P.)	CONSERVATION	HOA	ORANGE COUNTY
LIFT STATION (E.P.)	LIFT STATION	HOA	ORANGE COUNTY

STORMWATER MANAGEMENT TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITH USE AGREEMENT TO ALLOW HOA ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES.

- LIFT STATION TRACT 15-1 SHALL BE OWNED AND MAINTAINED BY DEVELOPER, THEIR SUCCESSORS, AND/OR ASSIGNS UNTIL SUCH TIME AS IT IS CONVEYED TO THE CITY OF APOPKA, FLORIDA BY SEPARATE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY SUBSEQUENT TO THE RECORDING OF THE PLAT.
- HOMEOWNER TO MAINTAIN LANDSCAPE BUFFER WITH HOMEOWNER ASSOCIATION ENFORCEMENT.

**KEY NOTES**

**OWNER**  
BRIDGEWELL PREFERRED INCOME, LP  
2400 E. COX DRUM DRIVE, SUITE 200  
ORLANDO, FL 32838  
(407) 242-5000  
owner@bridgewell.com

**SURVEYOR**  
JOHNATHAN SURVEYING, INC.  
800 CROSS PRAIRIE PARKWAY  
WINTERBURN, FL 32784  
(407) 947-2119  
jns@johnathansurveying.com

**ENVIRONMENTAL**  
MOORE & ASSOCIATES  
307 BOWMAN ROAD  
CLEMONT, FL 34716  
(352) 398-2000  
environment@moore.com

**CIVIL ENGINEER**  
BURKETT ENGINEERING INC.  
SUITE 201  
101 E. ROBINSON STREET  
ORLANDO, FL 32801  
(407) 242-1200  
cb@burkettengineering.com

**SITE DATA**

TRACT NO.	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89
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**BUILDING SETBACKS**

FRONT	30 FT
REAR	30 FT
SIDE	5 FT

**SITE AREAS**

PROP SUBDIVISION	24.99 AC
WETLAND	0.03 AC
SWPM TRACT 1	6.09 AC (25%)
SWPM TRACT 2	4.37 AC (18%)
REST OF PLOT	6.52 AC (27%)

**POTABLE WATER & WASTEWATER**  
TO BE PROVIDED BY CITY OF APOPKA UTILITIES

**WASTEWATER**  
UNITS @ 400 GPD = 0 GPD  
UNITS @ 600 GPD = 0 GPD

**REUSE WATER**  
PROVIDED BY CITY OF APOPKA UTILITIES

**TRAFFIC**  
DAILY TRIPS: 30 UNITS @ 3.4 TRIPS PER UNIT = 102 TRIPS  
PEAK HOUR: 30 UNITS @ 3.9 TRIPS PER UNIT = 117 TRIPS  
1 TRIP GENERATION, 10% LUTION

**STUDENT GENERATION RATES (SGR)**

SGR TOTAL	0.06673 UNITS = 6.673
SGR ES	0.03477 UNITS = 3.477
SGR MS	0.11473 UNITS = 11.473
SGR HS	0.16783 UNITS = 16.783

**PHASING**  
THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE

**STREET SETBACKS**  
MINOR ARTERIAL, URBAN: 60' AND 50'

**LEGEND**

- PROPOSED SUBDIVISION
- LOT LINE
- FACTORY T & S
- STREET R/W
- OPEN SPACE TO INCLUDE CRUSHED COQUINA TRAIL
- WETLAND SUPPORT
- WETLAND 200' WIDE

**GRAPHIC SCALE**

DATE: 1/20/2023  
PROJECT NO: 2108.11  
DRAWN BY: VOP  
DESIGNED BY: WEB  
CHECKED BY: CA

OWNER: BRIDGEWELL PREFERRED INCOME, LP  
ENGINEER: BURKETT ENGINEERING, INC.  
CERT. OF AUTH. NO. 7065

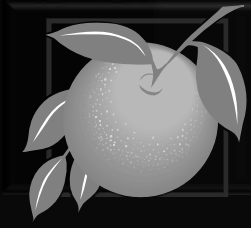
SHEET NO. 4 OF:

**Burkett engineering CONSULTANTS**

**CIVIL ENGINEERING CONSULTANTS**

**OAKS AT LAKE STANDISH PRELIMINARY SUBDIVISION PLAN BRIDGEWELL PREFERRED INCOME, LP PRELIMINARY SUBDIVISION PLAN**

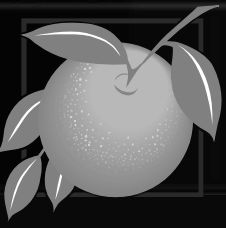




# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE the Oaks at Lake Standish PSP dated “Received April 12, 2023”, subject to the 26 conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**

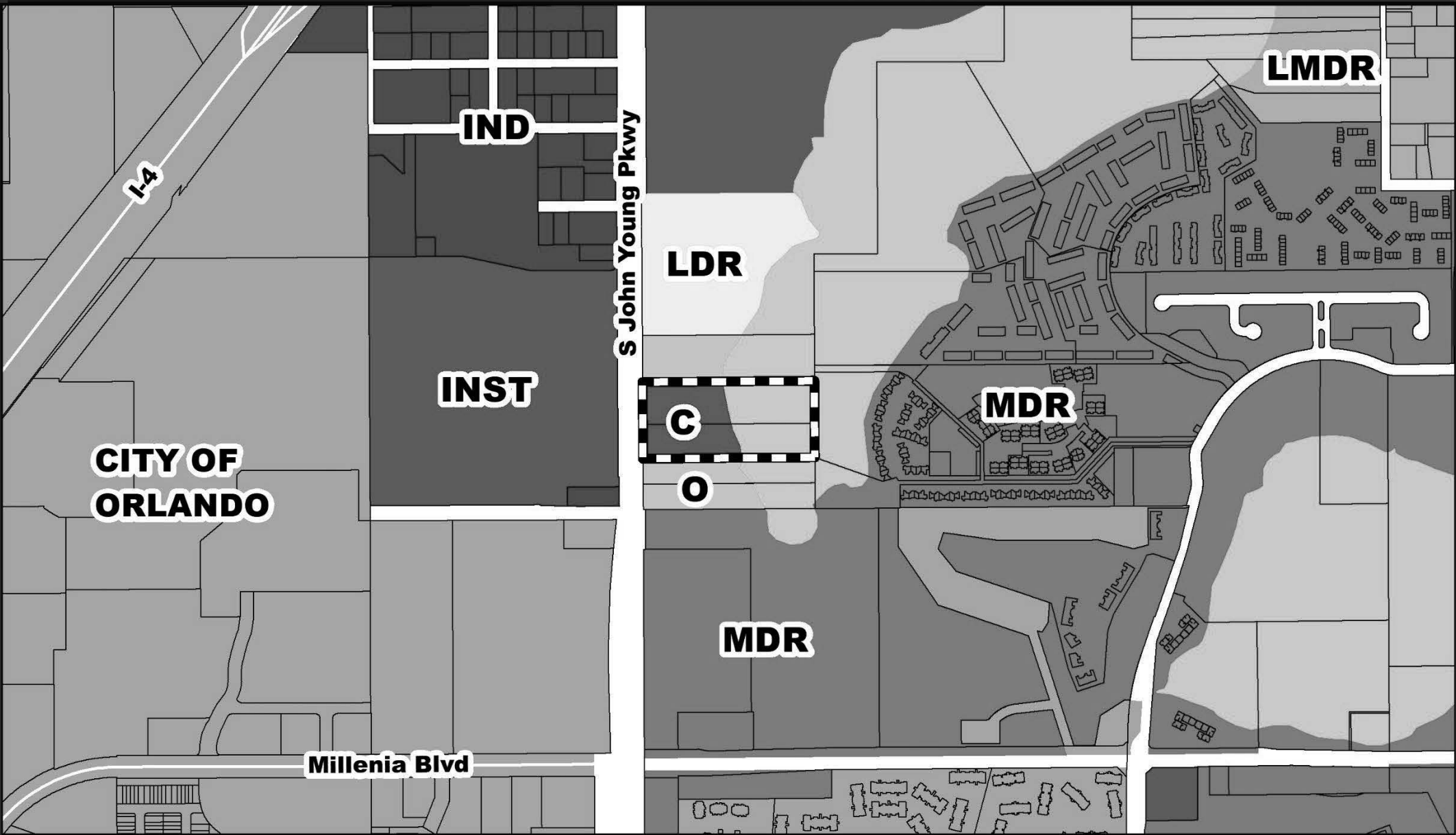


# **Pet Alliance of Greater Orlando Planned Development/Land Use Plan (PD/LUP)**

- Case:** CDR-22-10-303
- Applicant:** Rick V. Baldocchi, P.E., AVCON, Inc.
- District:** 6
- Location:** 4311 & 4319 S John Young Parkway; generally located on the east side of S John Young Parkway, approximately 3,000 feet south of the I-4 interchange, and across the street from the Orange County Public Works facility.
- Acreage:** 8.14 gross acres
- Request:** To modify previous conditions of approval dated March 9th, 2021, which restricted outdoor runs to the southern portion of the property. In addition, the applicant has requested the following waiver from Orange County Code:
- 1. A waiver from Section 38-1476 of Orange County Code Section 38-1476 of Orange County to allow for a reduction in the required quantity of off-street parking spaces to 1 space per 443 square feet of office, animal shelter and run area, in lieu of 1 space per 300 square feet of office, animal shelter, and run area.**



# Pet Alliance of Greater Orlando PD/LUP Future Land Use Map





# Pet Alliance of Greater Orlando PD/LUP Zoning Map







# Pet Alliance of Greater Orlando PD/LUP Aerial Map



**I-4**

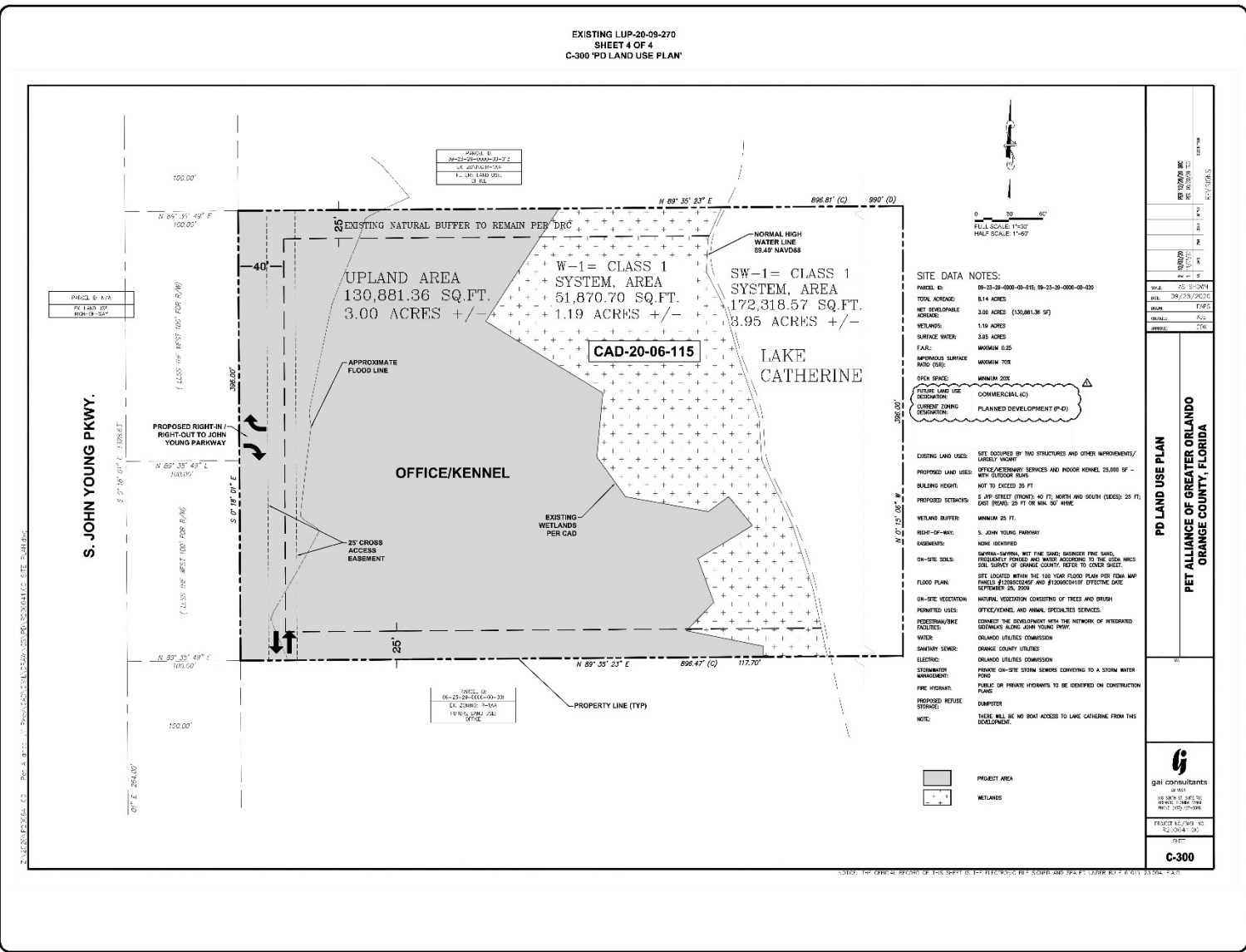
**S John Young Pkwy**

**Millenia Blvd**



# Pet Alliance of Greater Orlando PD/LUP Overall Land Use Plan

EXISTING LUP-20-09-270  
SHEET 4 OF 4  
C-300 'PD LAND USE PLAN'



**SITE DATA NOTES:**  
 PARCEL ID: 09-30-000-00-015 09-20-000-00-020  
 TOTAL ACRES: 6.14 ACRES  
 NET DEVELOPABLE ACRES: 3.00 ACRES (130,881.36 SQ FT)  
 WETLANDS: 1.19 ACRES  
 SURFACE WATER: 3.85 ACRES  
 F.A.R.: WOODM 0.25  
 APPROXIMATE SURFACE WATERS (FEET): WOODM 708

OPEN SPACE: MINIMUM 20%  
 FUTURE LAND USE DESIGNATION: COMMERCIAL (C3)  
 CURRENT ZONING DESIGNATION: PLANNED DEVELOPMENT (P-D)

EXISTING LAND USES: SITE OCCUPIED BY TWO STRUCTURES AND OTHER IMPROVEMENTS/UTILITY WORK  
 PROPOSED LAND USES: OFFICE/RETAIL SERVICES AND HOOD KENNEL 25,000 SF - WITH DESIGN RULES  
 BUILDING HEIGHTS: NOT TO EXCEED 35 FT  
 PROPOSED SETBACKS: S J.P. STREET (FRONT): 40 FT. NORTH AND SOUTH (SIDE): 25 FT. EAST (REAR): 25 FT. OR MIN. 30' WERE

WETLAND BUFFER: MINIMUM 25 FT.  
 RIGHT-OF-WAY: S. JOHN YOUNG PARKWAY  
 EROSIONMENTS: NONE SHOWN  
 ON-SITE SOILS: SURFICIAL SANDS, WET FLAT SAND; BISCAYNE FINE SAND, FREQUENTLY FLOODED AND WATERS ACCORDING TO THE USGS NICES SOIL SURVEY OF ORANGE COUNTY, FLORIDA TO COLOR BROWN

FLOOD PLAN: SITE LOCATED WITHIN THE 100 YEAR FLOOD PLAN PER FEMA MAP FIRMED 15 SEPTEMBER 2010 AND #15090304101 OFFICINE DATE SEPTEMBER 20, 2010

ON-SITE VEGETATION: NATURAL VEGETATION CONSISTING OF TREES AND BRUSH

PROPOSED UTILITIES: OFFICE/RETAIL AND ANIMAL SPECIALTIES SERVICES  
 RECREATION/FACILITIES: CONSERVE THE DEVELOPMENT WITH THE NETWORK OF INTEGRATED SEWERLARS ALONG JOHN YOUNG PKWY.

WATER: ORANGE UTILITIES COMMISSION  
 SANITARY SEWER: ORANGE COUNTY UTILITIES  
 ELECTRIC: ORANGE UTILITIES COMMISSION

STORMWATER MANAGEMENT: PRIVATE ON-SITE STORM SEWERS CONVEYING TO A STORM WATER POND  
 FEE HYDRANT: PUBLIC OR PRIVATE HYDRANTS TO BE IDENTIFIED ON CONSTRUCTION PLANS  
 PROPOSED REFUSE STORAGE: DUMPSTER

NOTE: THERE WILL BE NO BOAT ACCESS TO LAKE CATHERINE FROM THIS DEVELOPMENT.

PROJECT AREA  
 WETLANDS

**PD LAND USE PLAN**  
**PET ALLIANCE OF GREATER ORLANDO**  
**ORANGE COUNTY, FLORIDA**

gri consultants  
 2015  
 1100 N. GULF BLVD. SUITE 100  
 ORLANDO, FL 32837  
 PHONE: 407.261.1100  
 FAX: 407.261.1101  
 WWW.GRICONSULTANTS.COM

PROJECT NO: 2022-0609-01  
 SHEET NO: C-103



RICK V. BALDOCCHI  
P.E. #38092

PET ALLIANCE OF GREATER ORLANDO

LUP CHANGE DETERMINATION

EXISTING LUP - SHEET 4 OF 4

ATTENTION:  
 THIS DOCUMENT CONTAINS INFORMATION THAT IS PROPRIETARY TO AVCON AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

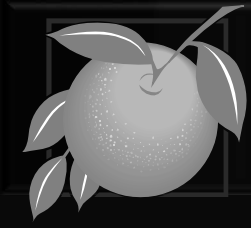
SCALE:

NO.	DATE	BY	DESCRIPTION
1	12-09-2022	REV	TWO COMMENTS (REV1)

DESIGNED BY: RVB  
 DRAWN BY: BRE  
 CHECKED BY: RVB  
 APPROVED BY: RVB  
 DATE: 03-22-2023

AVCON PROJECT No. 2022 0609-01

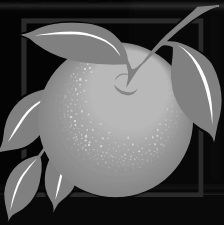
SHEET NUMBER  
**C-103**



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the Pet Alliance of Greater Orlando Planned Development / Land Use Plan (PD/LUP) dated “Received March 22, 2023”, subject to the 12 conditions listed under the DRC Recommendation in the Staff Report.**

**District 6.**



# Hamlin Southwest PD– Unified Neighborhood Plan/Hamlin Southwest Overall Infrastructure PSP/Hamlin Southwest Medical Offices Master DP

**Case:** CDR-22-06-206

**Applicant:** Scott Gentry, Kelly, Collins & Gentry, Inc.

**District:** 1

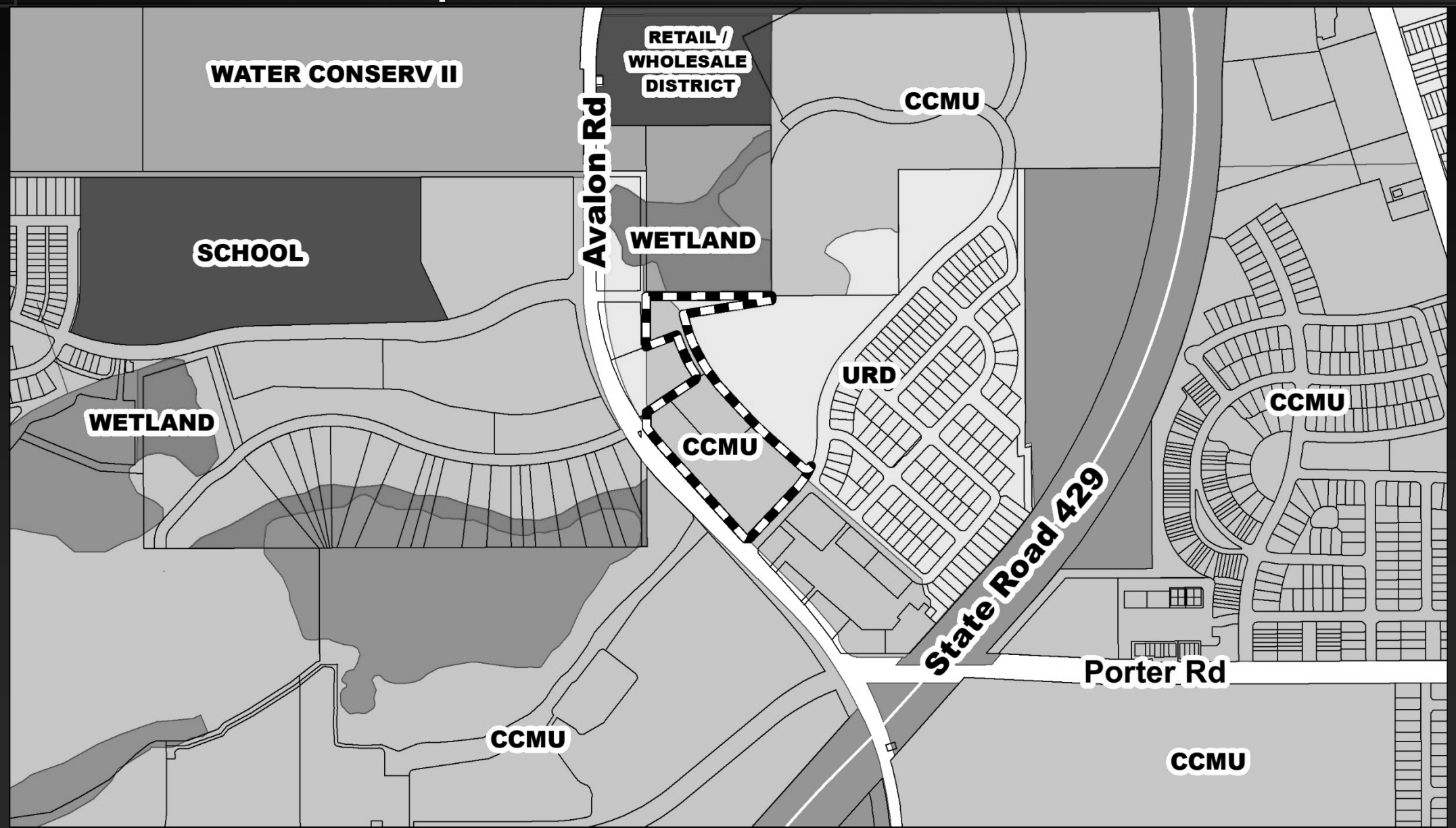
**Location:** South of New Independence Parkway / West of State Road 429

**Acreage:** 10.78 gross acres

**Request:** To add Buildings M, N, and O within Lot 2, add self-storage as a permitted use and associated design standards to the Plan, and to construct Building O.

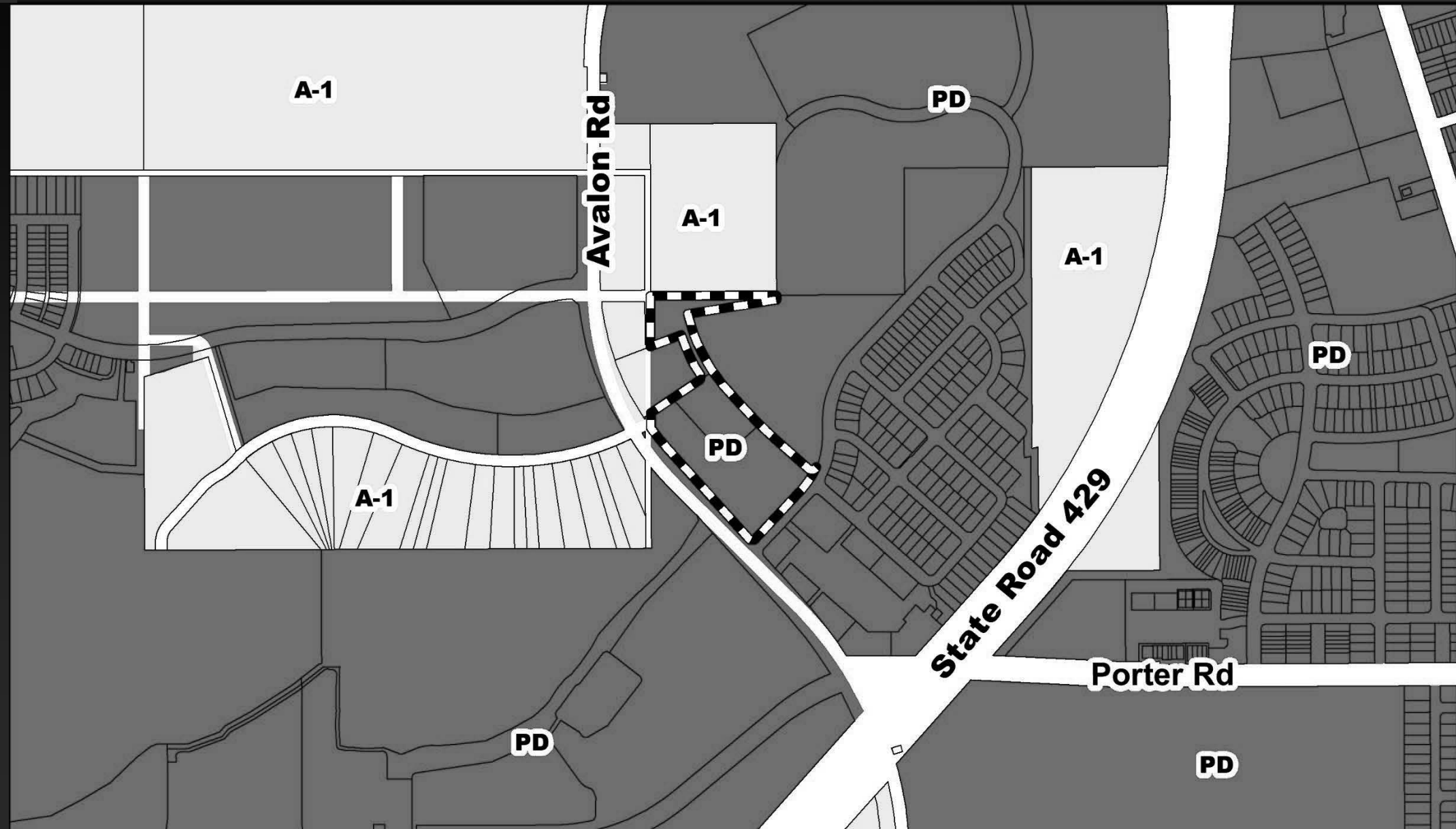


# Hamlin Southwest PD– Unified Neighborhood Plan/Hamlin Southwest Overall Infrastructure PSP/Hamlin Southwest Medical Offices Master DP Horizon West Map



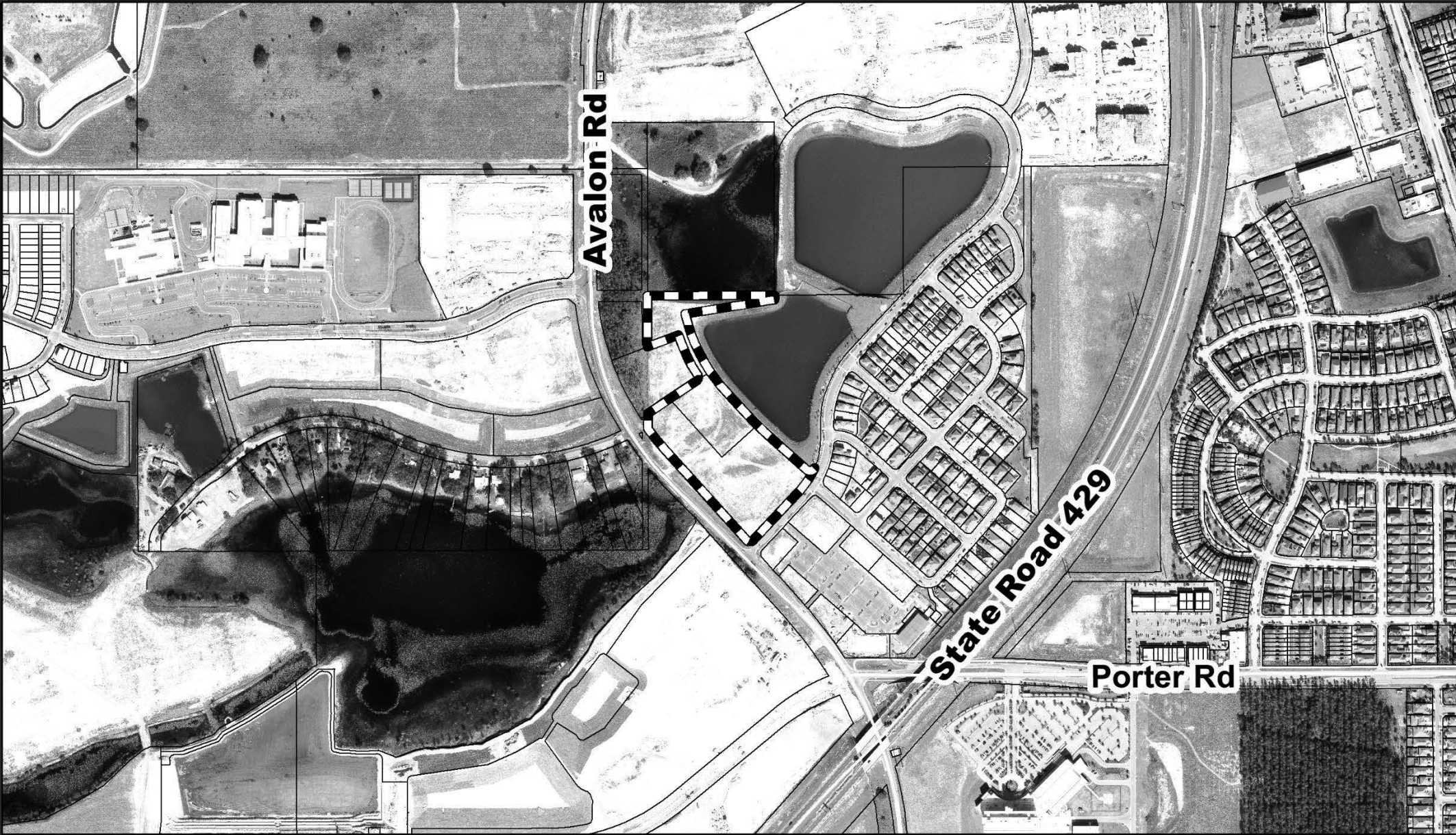


# Hamlin Southwest PD– Unified Neighborhood Plan/Hamlin Southwest Overall Infrastructure PSP/Hamlin Southwest Medical Offices Master DP Zoning Map

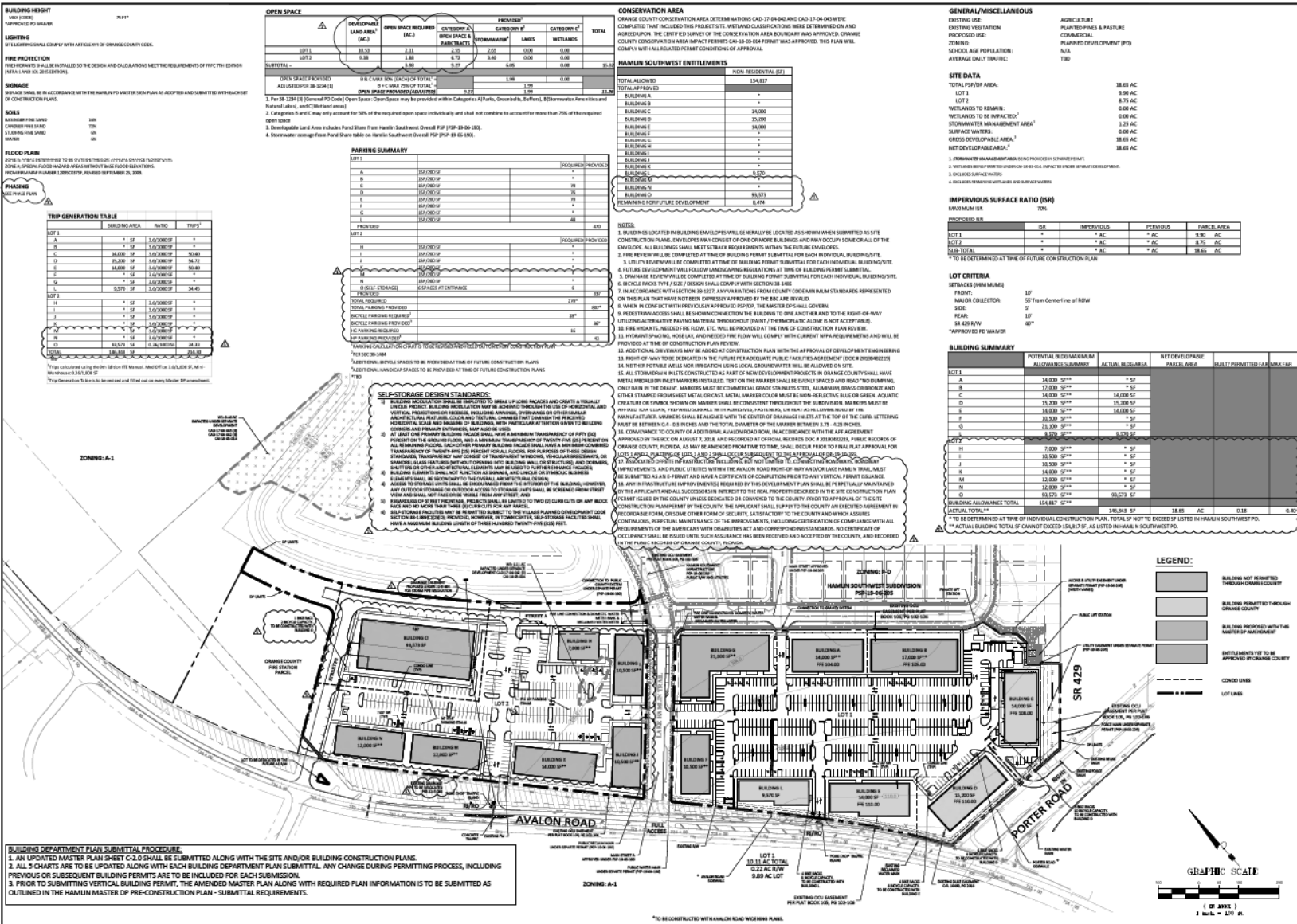




# Hamlin Southwest PD– Unified Neighborhood Plan/Hamlin Southwest Overall Infrastructure PSP/Hamlin Southwest Medical Offices Master DP Aerial Map



# Hamlin Southwest PD – Unified Neighborhood Plan/Hamlin Southwest Overall Infrastructure PSP/Hamlin Southwest Medical Offices Master DP Overall Land Use Plan



**BUILDING HEIGHT**  
MAX. ZONING REQUIREMENT: 75 FT.  
\*APPROVED BY HAMLIN

**LIGHTING**  
BY LAMP TYPE SHALL COMPLY WITH ARTICLE 10.03 OF CHANGES COUNTY CODE.

**FIRE PROTECTION**  
THE PROJECT SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF IFPC, THE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM FIRE FIGHTING PLAN AS ACCEPTED AND SUBMITTED WITH SUBMITTAL TO CHANGES COUNTY.

**NOISE**  
SOUND LEVELS SHALL BE MONITORED TO ENSURE THEY DO NOT EXCEED THE REQUIREMENTS OF THE LOCAL ORDINANCES.

**FLOOD PLAIN**  
AREAS IDENTIFIED TO BE COVERED BY THE FEMA FLOOD PLAIN MAPS SHALL BE IDENTIFIED ON THE MASTER PLAN AND SHALL BE CONSIDERED FOR FLOOD MITIGATION.

**TRIP GENERATION TABLE**

USE	BUILDING AREA	RATIO	TRIP/F
A	34,000 SF	0.000000	0
B	14,000 SF	0.000000	0
C	14,000 SF	0.000000	0
D	14,000 SF	0.000000	0
E	14,000 SF	0.000000	0
F	14,000 SF	0.000000	0
G	14,000 SF	0.000000	0
H	14,000 SF	0.000000	0
I	14,000 SF	0.000000	0
J	14,000 SF	0.000000	0
K	14,000 SF	0.000000	0
L	14,000 SF	0.000000	0
STORAGE	14,000 SF	0.000000	0
OPEN SPACE	14,000 SF	0.000000	0
TOTAL			

**OPEN SPACE**

LOT #	DEVELOPABLE LAND AREA (AC)	OPEN SPACE REQUIRED (AC)	CATEGORY A	CATEGORY B	CATEGORY C	TOTAL
LOT 1	33.50	3.31	0.00	2.26	0.00	2.26
LOT 2	33.50	3.31	0.00	2.26	0.00	2.26
TOTAL						

**CONSERVATION AREA**

ORANGE COUNTY CONSERVATION AREA DETERMINATION MAP (2013-2030) AND (2013-2030) ARE REFERENCED TO THE PROJECT SITE. THE PROJECT SITE IS DESIGNATED AS A CONSERVATION AREA BOUNDARY MAP APPROVED BY ORANGE COUNTY CONSERVATION AREA BOARD AND SUBJECT TO ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVAL.

**CONSERVATION AREA**

TOTAL ALLOCATED	NON-RESIDENTIAL (SF)
TOTAL ALLOCATED	15,000
TOTAL APPROVED	15,000
BUILDING A	0
BUILDING B	0
BUILDING C	0
BUILDING D	0
BUILDING E	0
BUILDING F	0
BUILDING G	0
BUILDING H	0
BUILDING I	0
BUILDING J	0
BUILDING K	0
BUILDING L	0
STORAGE	0
OPEN SPACE	0
TOTAL	0

**HAMLIN SOUTHWEST UTILITIES**

UTILITIES	AMOUNT
TOTAL REQUIRED	15,000
TOTAL PROVIDED	15,000
REMAINING FOR FUTURE DEVELOPMENT	0

**CONSERVATION AREA**

ORANGE COUNTY CONSERVATION AREA DETERMINATION MAP (2013-2030) AND (2013-2030) ARE REFERENCED TO THE PROJECT SITE. THE PROJECT SITE IS DESIGNATED AS A CONSERVATION AREA BOUNDARY MAP APPROVED BY ORANGE COUNTY CONSERVATION AREA BOARD AND SUBJECT TO ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVAL.

**GENERAL/MISCELLANEOUS**

EXISTING USE: AGRICULTURE  
EXISTING VEGETATION: PLANTED TREES & PASTURE  
PROPOSED USE: COMMERCIAL  
ZONING: PLANNED DEVELOPMENT (PD)  
SCHOOL AGE POPULATION: N/A  
AVERAGE DAILY TRAFFIC: TWO

**PERVIOUS SURFACE RATIO (PSR)**

PSR	PSR	IMPERVIOUS	PERVIOUS	PARCEL AREA
PROPOSED PSR	10%			
LOT 1	10%			8.00 AC
LOT 2	10%			8.00 AC
LOT 3	10%			8.00 AC
TOTAL	10%			24.00 AC

**IMPERVIOUS SURFACE RATIO (ISR)**

ISR	ISR	IMPERVIOUS	PERVIOUS	PARCEL AREA
PROPOSED ISR	10%			
LOT 1	10%			8.00 AC
LOT 2	10%			8.00 AC
LOT 3	10%			8.00 AC
TOTAL	10%			24.00 AC

**LOT CRITERIA**

STITCHES (MINIMUM): 10  
FRONT: 10'  
MAJOR COLLECTION: 50' FROM CENTERLINE OF ROW  
SIDE: 10'  
REAR: 10'  
SEADWALL: 40'  
\*APPROVED BY WVF

**BUILDING SUMMARY**

LOT #	POTENTIAL BLDG MAXIMUM ALLOWANCE SUMMARY	ACTUAL BLDG AREA	NET DEVELOPABLE PARCEL AREA	QUALITY PERMITTED PARCEL AREA
LOT 1				
A	34,000 SF	34,000 SF	8.00 AC	8.00 AC
B	14,000 SF	14,000 SF	3.33 AC	3.33 AC
C	14,000 SF	14,000 SF	3.33 AC	3.33 AC
D	14,000 SF	14,000 SF	3.33 AC	3.33 AC
E	14,000 SF	14,000 SF	3.33 AC	3.33 AC
F	14,000 SF	14,000 SF	3.33 AC	3.33 AC
G	14,000 SF	14,000 SF	3.33 AC	3.33 AC
H	14,000 SF	14,000 SF	3.33 AC	3.33 AC
I	14,000 SF	14,000 SF	3.33 AC	3.33 AC
J	14,000 SF	14,000 SF	3.33 AC	3.33 AC
K	14,000 SF	14,000 SF	3.33 AC	3.33 AC
L	14,000 SF	14,000 SF	3.33 AC	3.33 AC
TOTAL				

**BUILDING DEPARTMENT PLAN SUBMITTAL PROCEDURE**

1. AN UPDATED MASTER PLAN SHEET C-2.0 SHALL BE SUBMITTED ALONG WITH THE SITE AND/OR BUILDING CONSTRUCTION PLAN.
2. ALL CHARTS ARE TO BE UPDATED ALONG WITH EACH BUILDING DEPARTMENT PLAN SUBMITTAL. ANY CHANGE DURING PERMITTING PROCESS, INCLUDING PREVIOUS OR SUBSEQUENT BUILDING PERMITS ARE TO BE INCLUDED FOR EACH SUBMISSION.
3. PRIOR TO SUBMITTING VERTICAL BUILDING PERMIT, THE APPROVED MASTER PLAN ALONG WITH REQUIRED PLAN INFORMATION IS TO BE SUBMITTED AS OUTLINED IN THE HAMLIN MASTER OF PRE-CONSTRUCTION PLAN - SUBMITTAL REQUIREMENTS.

**KELLER & GENTRY, INC.**  
2700 N. STATE STREET, SUITE 100, ORLANDO, FL 32837  
(407) 855-1100

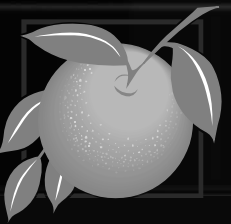
**PREPARED FOR:**  
**HAMLIN RETAIL PARTNERS WEST, LLC**

**HAMLIN SOUTHWEST MEDICAL OFFICES MASTER DP**

**OVERALL PLAN**

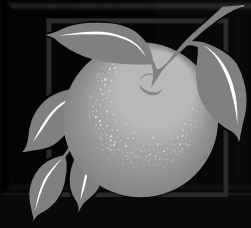
**SHEET**  
C-2.0





# Hamlin Southwest PD– Unified Neighborhood Plan/Hamlin Southwest Overall Infrastructure PSP/Hamlin Southwest Medical Offices Master DP Building Elevation

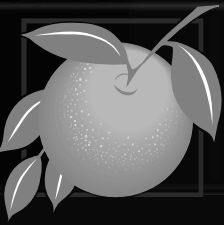




# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE the Hamlin Southwest PD - UNP / Hamlin Southwest Overall Infrastructure PSP / Hamlin Southwest Medical Offices Master DP dated “Received April 20, 2023”, subject to the 13 conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

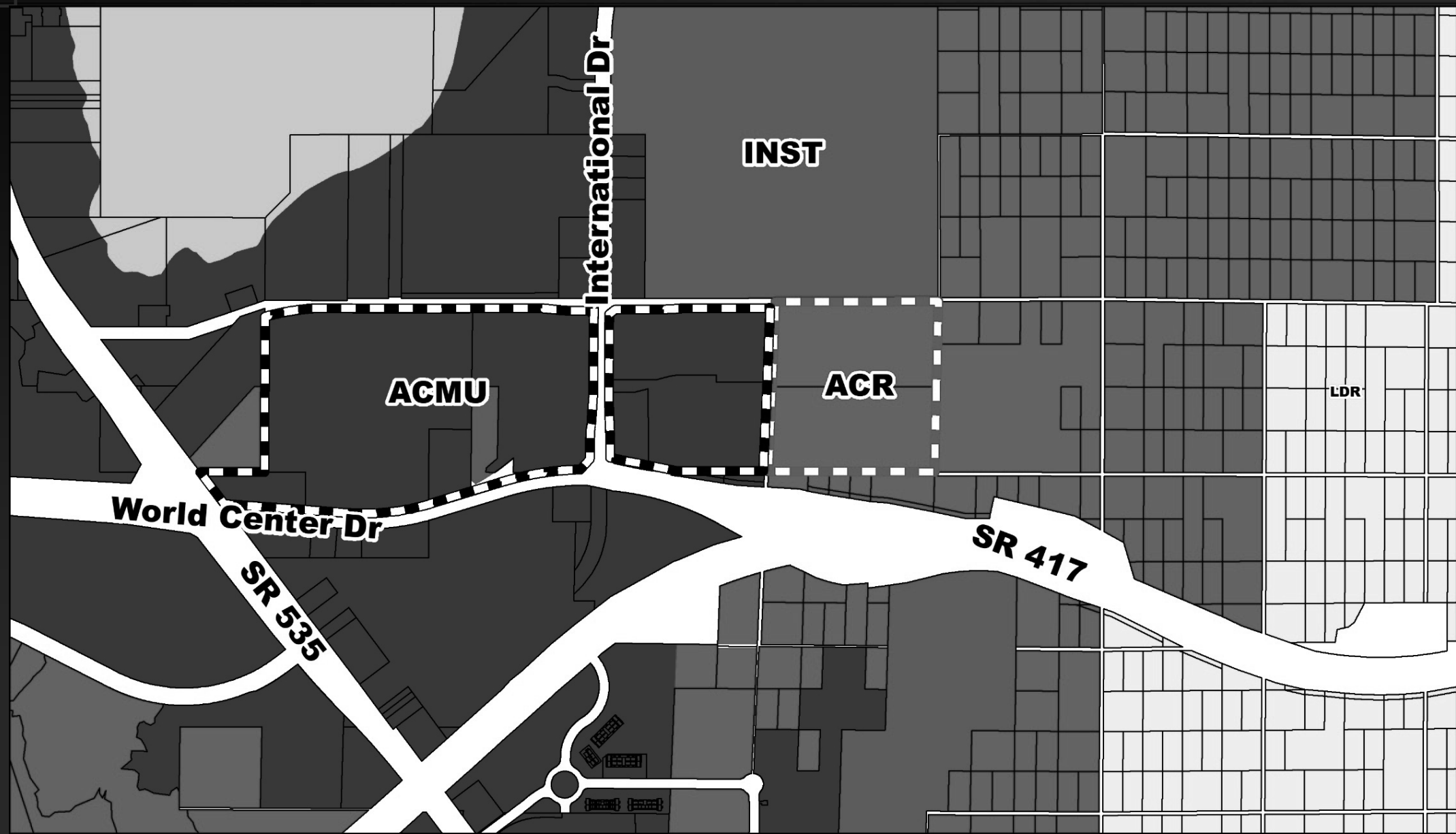


# Nadeen-Tanmore II Planned Development (PD)

- Case:** LUPA-22-08-274
- Applicant:** Brandon Sansaricq, Kimley Horn & Associates, Inc.
- District:** 1
- Location:** North of World Center Drive, East of International Drive
- Acreage:** 129.89 gross acres (existing PD)  
41.23 gross acres (additional property)  
171.12 gross acres (new total PD)
- To:** A-2 (Farmland Rural District)
- From:** PD (Planned Development District)
- Request:** To rezone 41.23 acres from A-2 (Farmland Rural District) to PD (Planned Development District) and add the property into the Nadeen-Tanmore II PD and convert 80,473 square feet of commercial on PD Parcel 4 into 415 multi-family residential dwelling units. In addition, the applicant has requested the following waivers from Orange County Code:
1. A waiver from Section 38-1476 is requested to provide 1.69 parking spaces per one (1) dwelling unit in lieu of the required 1.5 parking spaces per one (1) bedroom apartment and 2 parking spaces per two (2) & three (3) bedroom apartments.
  2. A waiver from Section 38-1254(1) is requested for the northern boundary of parcel 4 to allow a ten (10) feet PD setback for the multi-family building in lieu of the required setback of twenty-five (25) feet from all boundaries of the PD for all buildings in excess of two stories increasing the setback due to additional structural height.

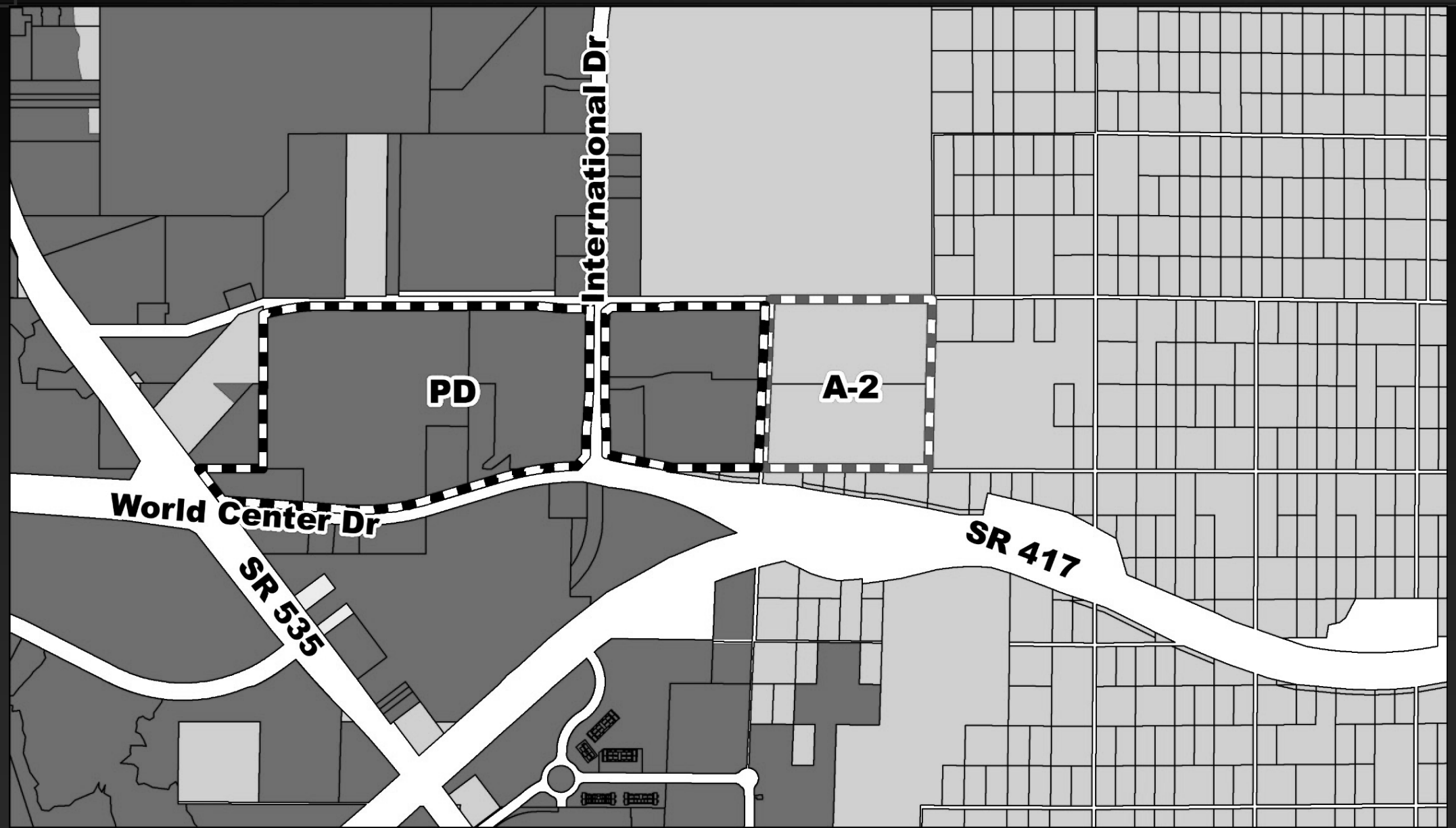


# Nadeen-Tanmore II Planned Development (PD) Future Land Use Map



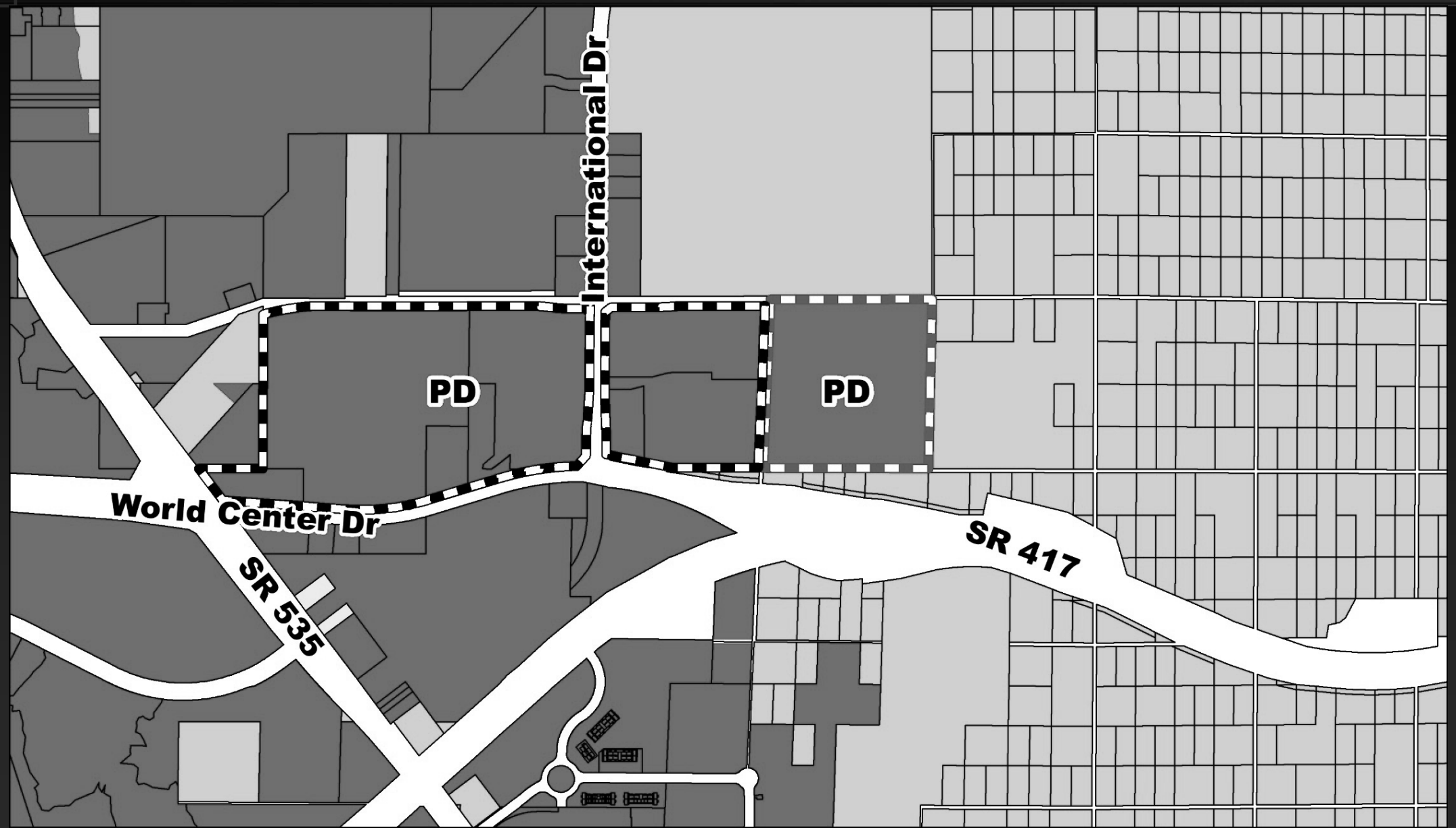


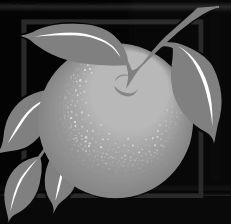
# Nadeen-Tanmore II Planned Development (PD) Zoning Map



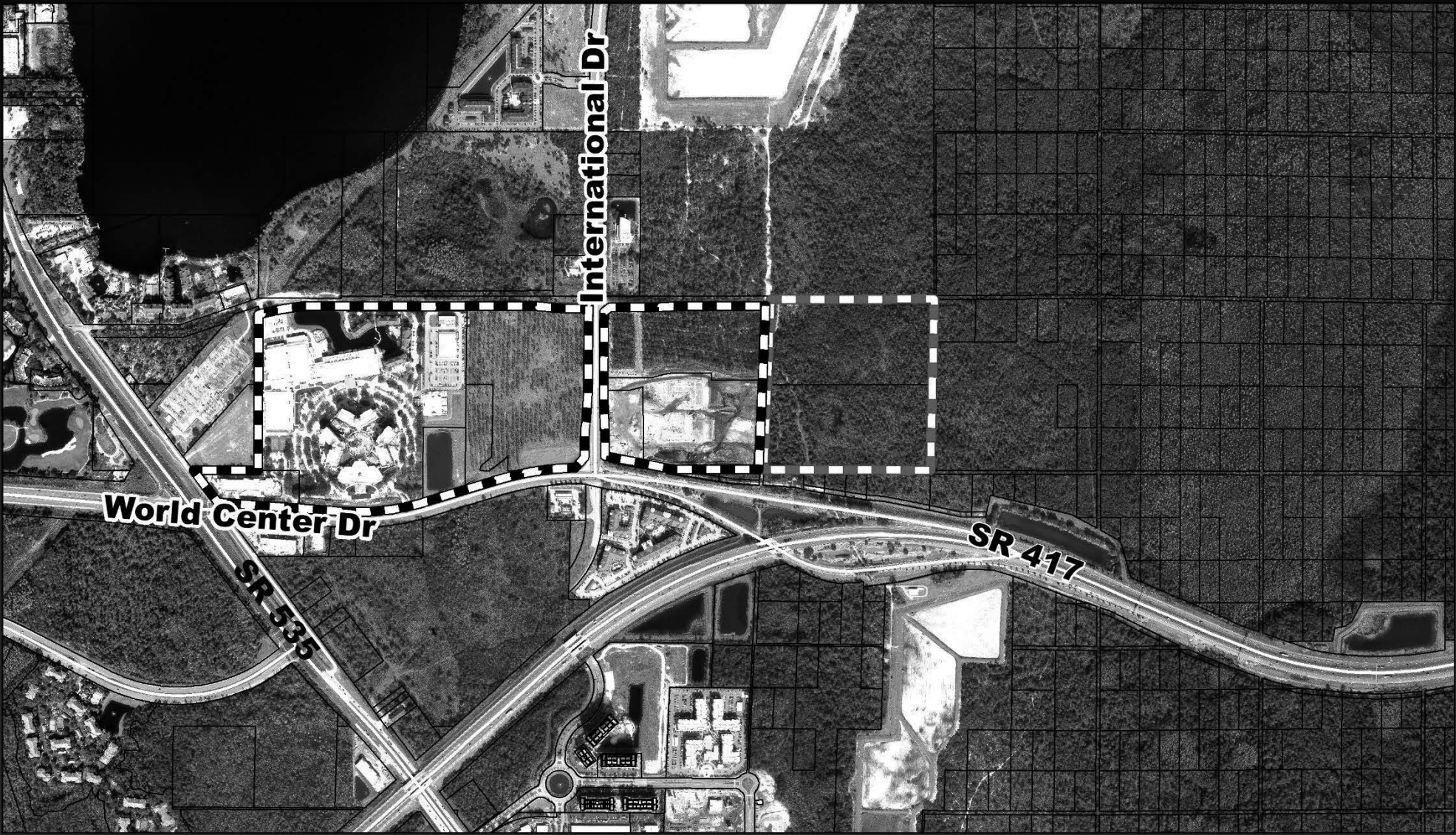


# Nadeen-Tanmore II Planned Development (PD) Proposed Zoning Map

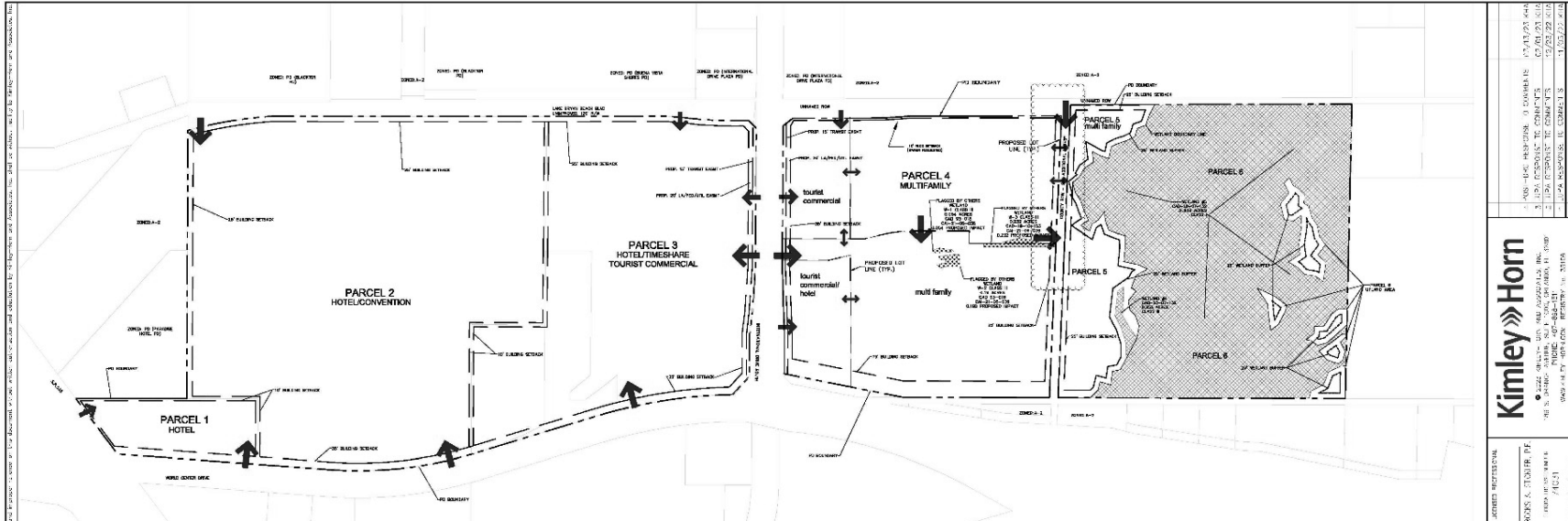




# Nadeen-Tanmore II Planned Development (PD) Aerial Map



# Nadeen-Tanmore II Planned Development (PD) Overall Land Use Plan



**A. GENERAL SITE DATUM**

PARCEL ID #: 34-24-00-00-00-02, 34-24-00-00-00-01 & 3074, 34-24-00-00-00-03  
 34-24-00-00-00-01 & 34-24-00-00-00-02 & 34-24-00-00-00-03  
 1422 International Drive, SUITE 1000 Center Drive  
 ACR# 1 - ACR  
 PD NAME: C/O HORNBY LTD. (170) (170) (170) (170) (170) (170)  
 ALL uses compatible with ACR# 1 & ACR

**PROPOSED USE**

Parcel 1: HOTEL  
 Parcel 2: HOTEL/CONVENTION  
 Parcel 3: HOTEL/MESHARE TOURIST COMMERCIAL  
 Parcel 4: MULTIFAMILY  
 Parcel 5: MULTIFAMILY  
 Parcel 6: MULTIFAMILY

**DEVELOPABLE LAND AREA (ha)**

Parcel	1	2	3	4	5	6
Area (ha)	4.756	54.207	33.024	37.896	27.723	21.897

**EXISTING LAND USE**

Parcel 1: Hotel  
 Parcel 2: Hotel/Convention  
 Parcel 3: Hotel/Meshare  
 Parcel 4: Multifamily  
 Parcel 5: Multifamily  
 Parcel 6: Multifamily

**PROPOSED LAND USE**

Parcel 1: Hotel  
 Parcel 2: Hotel/Convention  
 Parcel 3: Hotel/Meshare  
 Parcel 4: Multifamily  
 Parcel 5: Multifamily  
 Parcel 6: Multifamily

**PROPOSED DENSITY CALCULATIONS**

Parcel	1	2	3	4	5	6
Area (ha)	4.756	54.207	33.024	37.896	27.723	21.897
Units	100	1000	1000	1000	1000	1000
Density (units/ha)	21.0	18.4	30.3	26.4	36.1	45.7

**D. TRIP EQUIVALENCY MATRIX**

Use	Hotel	Commercial	Multi-Family
Hotel	1.0	0.5	0.5
Commercial	0.5	1.0	0.5
Multi-Family	0.5	0.5	1.0

**E. DEVELOPMENT STANDARDS**

Standard	Hotel	Commercial	Multi-Family
Maximum Height	250m	250m	250m
Minimum Height	15m	15m	15m
Setback	10m	10m	10m

**B. DEVELOPMENT PROGRAM**

**CURRENT APPROVED LAND USE PLAN ENTITLEMENTS**

Use	Hotel	Commercial	Multi-Family
Hotel	100	0	0
Commercial	0	100	0
Multi-Family	0	0	100

**PROPOSED LAND USE ENTITLEMENTS**

Use	Hotel	Commercial	Multi-Family
Hotel	100	0	0
Commercial	0	100	0
Multi-Family	0	0	100

**PROPOSED TRIP GENERATION & BUILDOUT for all parcels**

Parcel	1	2	3	4	5	6
Hotel	100	1000	1000	1000	1000	1000
Commercial	0	0	0	0	0	0
Multi-Family	0	0	0	0	0	0

**ACCESS POINT (BLURB)**

**ACCESS POINT (PEEL ACCESS)**

**DEVELOPMENT PROGRAM notes:**

Proposed uses and the mix of uses on parcels may be altered by using the "EQUIVALENCY MATRIX".

Commercial uses shall be consistent with uses permitted in International Drive Activity Center Element Comprehensive Plan Policy # 1.1.3, # 1.1.6 or other uses deemed consistent by the County Zoning Dept.

Manure Estimation may be indicated by Developer as required or indicated if not needed to access adjacent properties.

Access points and other improvements shown are conceptual and subject to change with final design.

FUTURE DEVELOPMENT WILL CONFORM WITH INTERNATIONAL DRIVE GUIDELINES. EXISTING DEVELOPMENT ON PARCELS 1 & 2 SHALL NOT BE REQUIRED TO ABIDE BY THE CURRENT INTERNATIONAL DRIVE STANDARDS FOR PARKING SETTINGS AND PARKING ORIENTATION.

Multi-family use at Parcel 4 is for Long Term Residential Use only. Short term transient rental is not permitted.

**MISC DATA**

International Drive, 50' TYP. OR 75' TYP. Access to individual and shared lots on corner of the site will be before proposed PD scope.

EXISTING VEGETATION: Primary vegetation to be preserved. Other plants shall be a STIMULANT.

SOIL: ASH/CLAY. NOT RECORDED BY THIS PROJECT. IN PLACE.

ASBESTOS: ASBESTOS SURVEY HAS BEEN CONDUCTED. NO HAZARDOUS ASBESTOS HAS BEEN IDENTIFIED. NO HAZARDOUS ASBESTOS HAS BEEN IDENTIFIED. NO HAZARDOUS ASBESTOS HAS BEEN IDENTIFIED.

WATER: Orange County Utilities

SEWER: Orange County Utilities

STORM WATER: Orange County Utilities

FIRE PROTECTION: ORANGE COUNTY FIRE RESCUE

ELECTRIC SERVICE: ORANGE COUNTY UTILITIES

FIRE FLOOD: Small area ORANGE COUNTY JURISDICTION. Views are not as type 4 intensity.

STORM WATER MANAGEMENT SYSTEM: Orange County Utilities

POLICE: Provided by Orange County Sheriff's Office.

FIRE, POLICE, MANAGER: ORANGE COUNTY UTILITIES

RECORDS & STORAGE: ORANGE COUNTY UTILITIES

CONTRACTOR: ORANGE COUNTY UTILITIES

DESIGN: ORANGE COUNTY UTILITIES

CONSTRUCTION: ORANGE COUNTY UTILITIES

OPERATION: ORANGE COUNTY UTILITIES

MAINTENANCE: ORANGE COUNTY UTILITIES

REPAIR: ORANGE COUNTY UTILITIES

REPLACEMENT: ORANGE COUNTY UTILITIES

REMOVAL: ORANGE COUNTY UTILITIES

RECONSTRUCTION: ORANGE COUNTY UTILITIES

RENOVATION: ORANGE COUNTY UTILITIES

RESTORATION: ORANGE COUNTY UTILITIES

REUSE: ORANGE COUNTY UTILITIES

RECYCLING: ORANGE COUNTY UTILITIES

REPAIR: ORANGE COUNTY UTILITIES

REPLACEMENT: ORANGE COUNTY UTILITIES

REMOVAL: ORANGE COUNTY UTILITIES

RECONSTRUCTION: ORANGE COUNTY UTILITIES

RENOVATION: ORANGE COUNTY UTILITIES

RESTORATION: ORANGE COUNTY UTILITIES

REUSE: ORANGE COUNTY UTILITIES

**Kimley»Horn**

Professional Engineer  
 License No. 10000  
 State of Florida

Project No. 2022-001  
 Date: 12/15/2022

Site Plan  
 Nadeen-Tanmore II PD

Scale: 1" = 100'

Sheet No. C-1

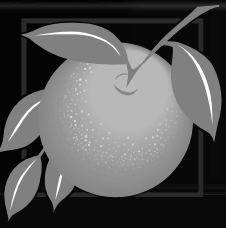




# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE of the Nadeen-Tanmore II Planned Development (PD), dated “Received March 14, 2023”, subject to the 16 conditions listed under the DRC Recommendation in the staff report.**

**District 1**



## Kendell Keith – Lot Split Appeal

**Case:** DRCA-23-02-066

**Applicant:** Kendell Keith

**Appellant:** Alison M. Yurko Esq.

**District:** 1

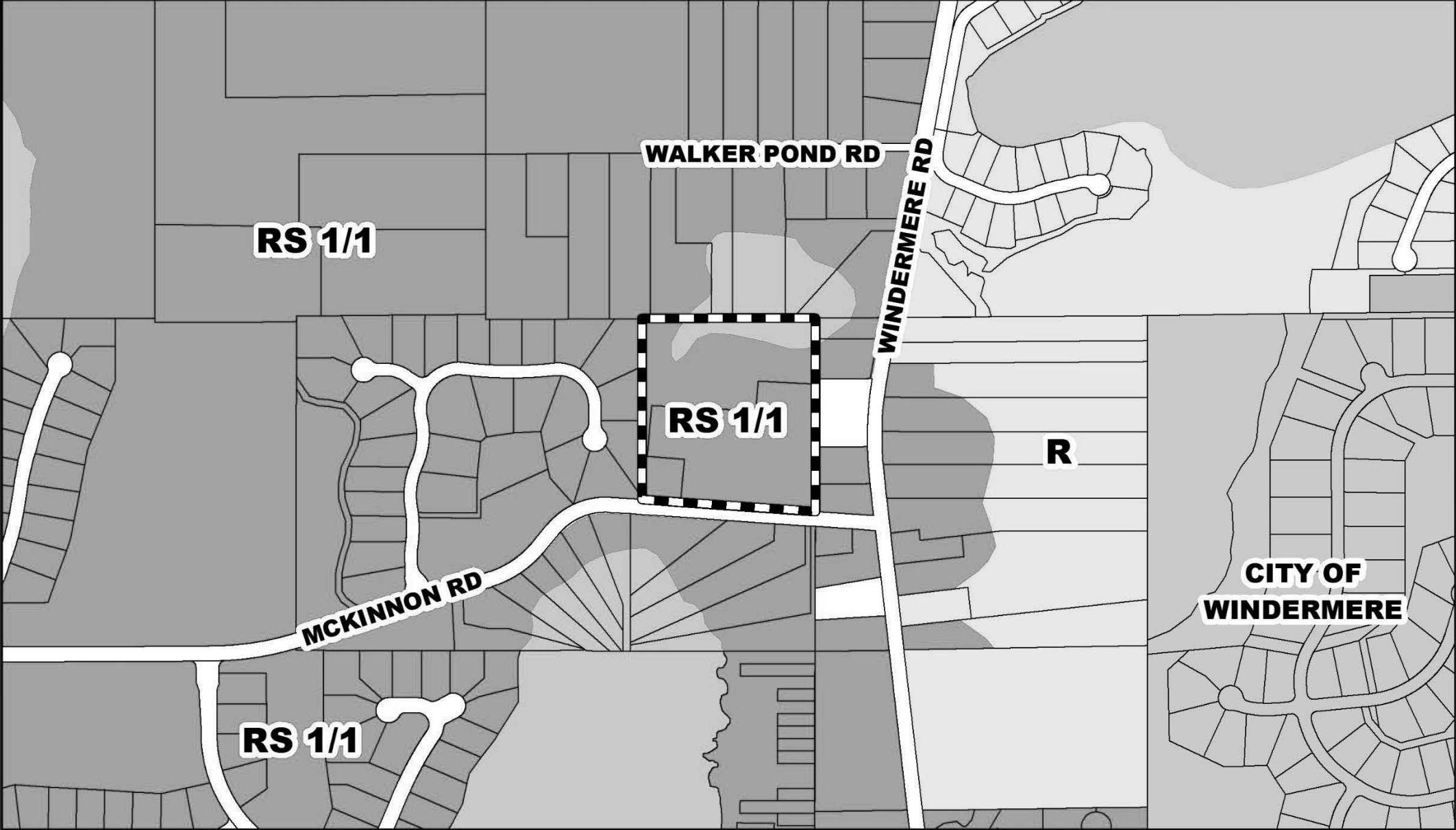
**Location:** North of McKinnon Road / West of Windermere Road

**Acreage:** 9.89 gross acres

**Request:** To split to create 7 new lots from the parent parcel. Each lot meets the development standards for the R-CE Zoning District.

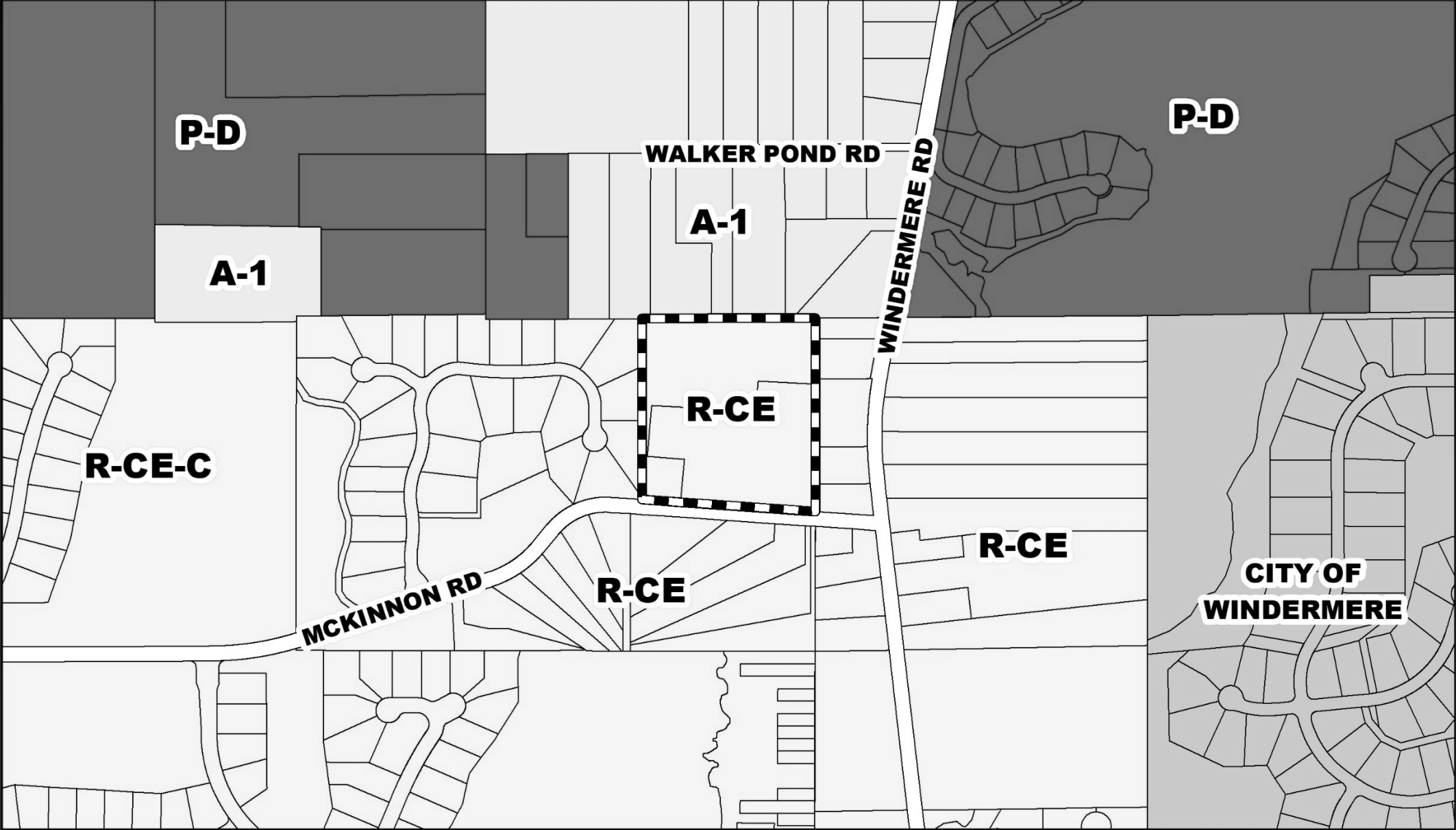


# Kendell Keith – Lot Split Appeal Future Land Use Map



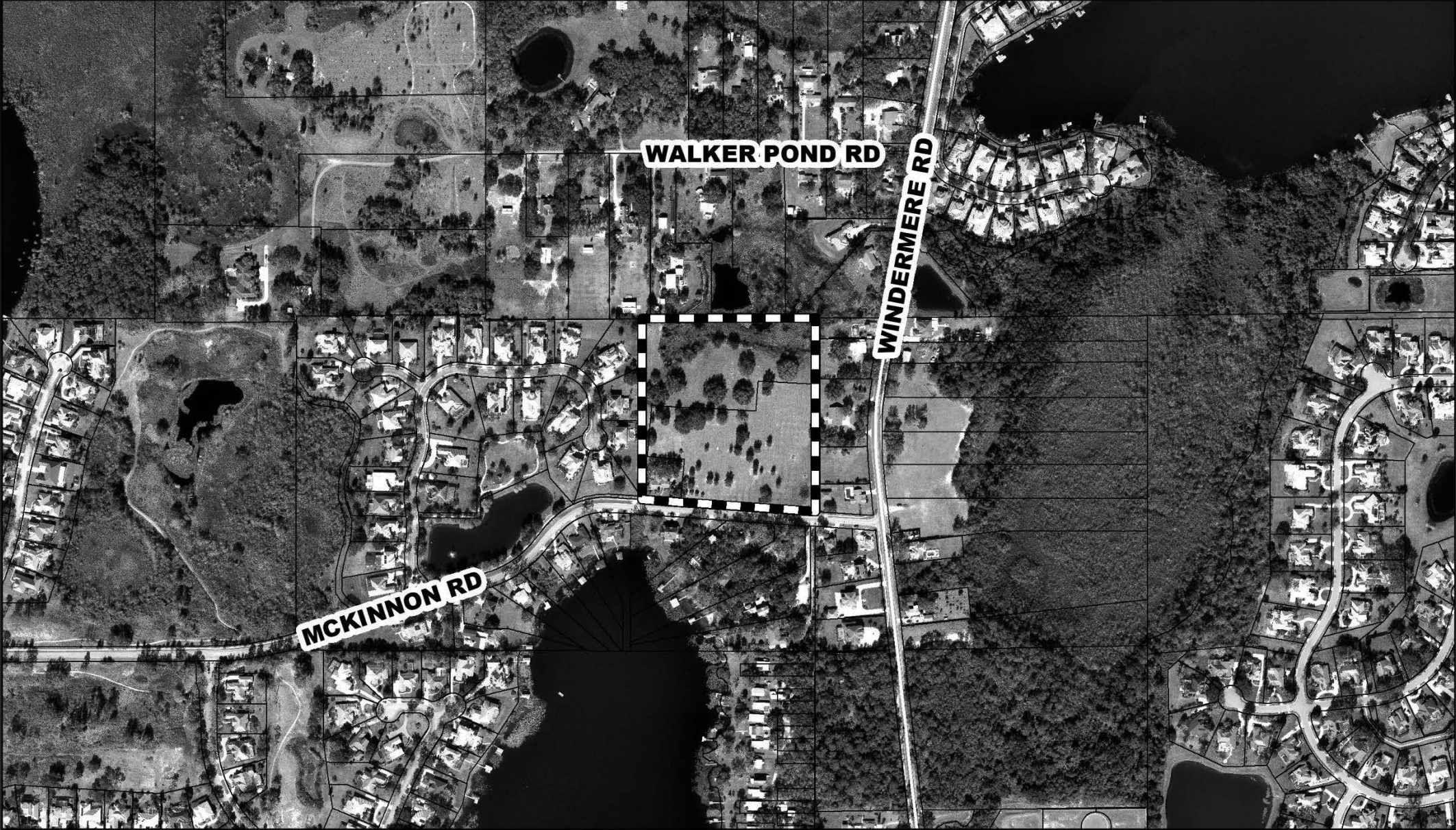


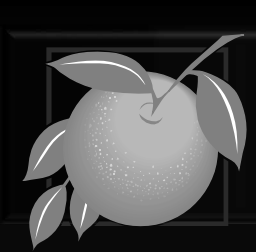
# Kendell Keith – Lot Split Appeal Zoning Map





# Kendell Keith – Lot Split Appeal Aerial Map

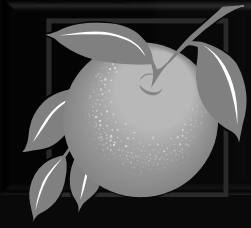




# Kendell Keith – Lot Split Appeal

## Proposed Lot Split





# Action Requested

**Uphold the DRC action of March 22, 2023 and deny the lot split.**

**District 1**



***Board of County Commissioners***

# **Public Hearings**

**May 23, 2023**