

*Board of County Commissioners*

# Public Hearings

**August 20, 2019**



# **RZ-19-06-015 – James R. Morrison Planning and Zoning Commission (PZC) Appeal**

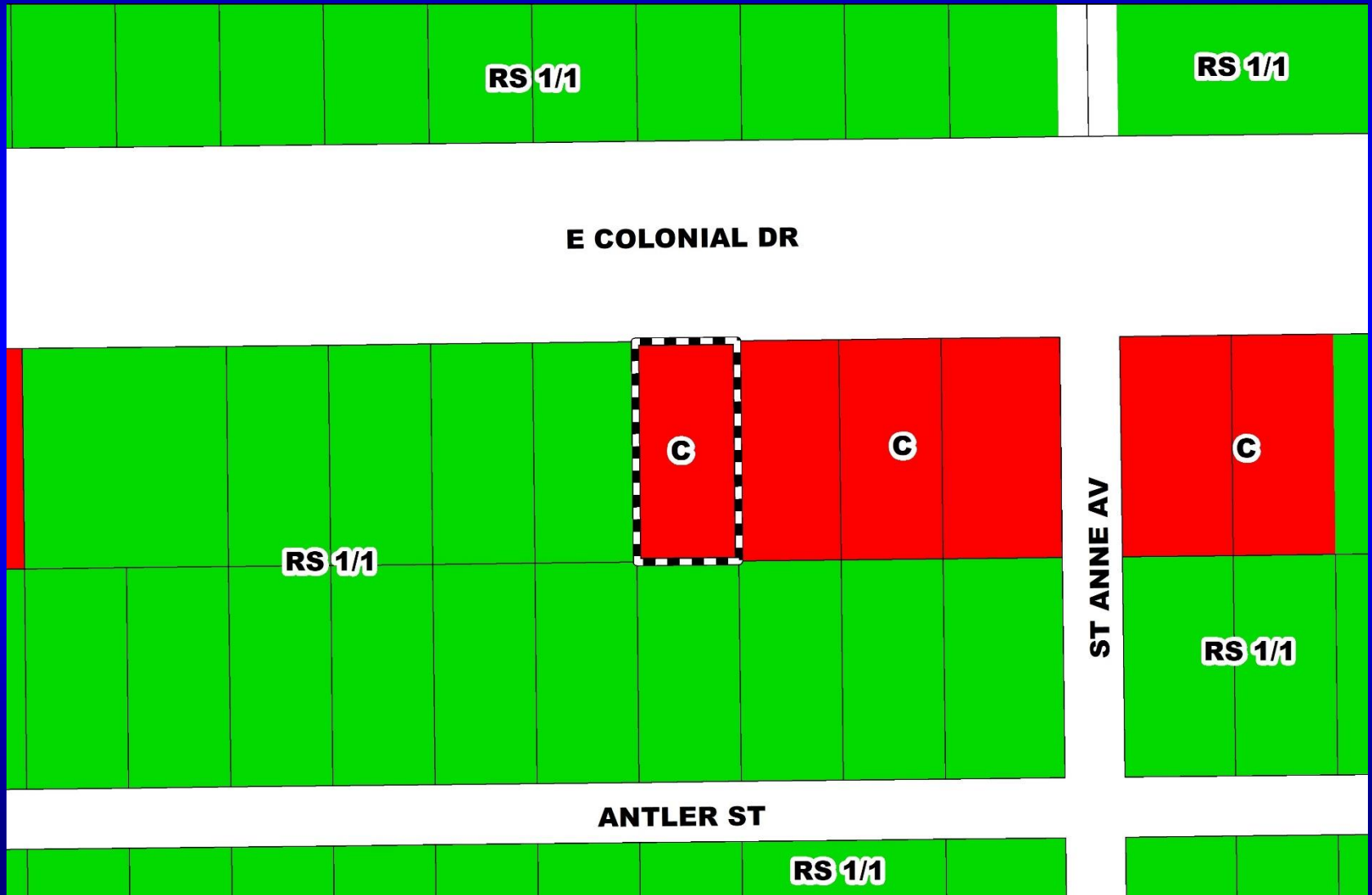
<b>Case:</b>	RZ-19-06-015
<b>Applicant:</b>	James R. Morrison, Florida Manufactured Home Sales, LLC
<b>Appellant:</b>	James R. Morrison, Florida Manufactured Home Sales, LLC
<b>District:</b>	2
<b>Location:</b>	25140 E. Colonial Drive; or generally located on the south side of E. Colonial Drive, approximately 325 feet west of St. Anne Avenue
<b>Acreage:</b>	0.52-gross acre
<b>From:</b>	C-1 (Retail Commercial District)
<b>To:</b>	C-2 (General Commercial District)
<b>Proposed Use:</b>	Outdoor sales, display and storage of mobile homes and sheds



# RZ-19-06-015 – James R. Morrison

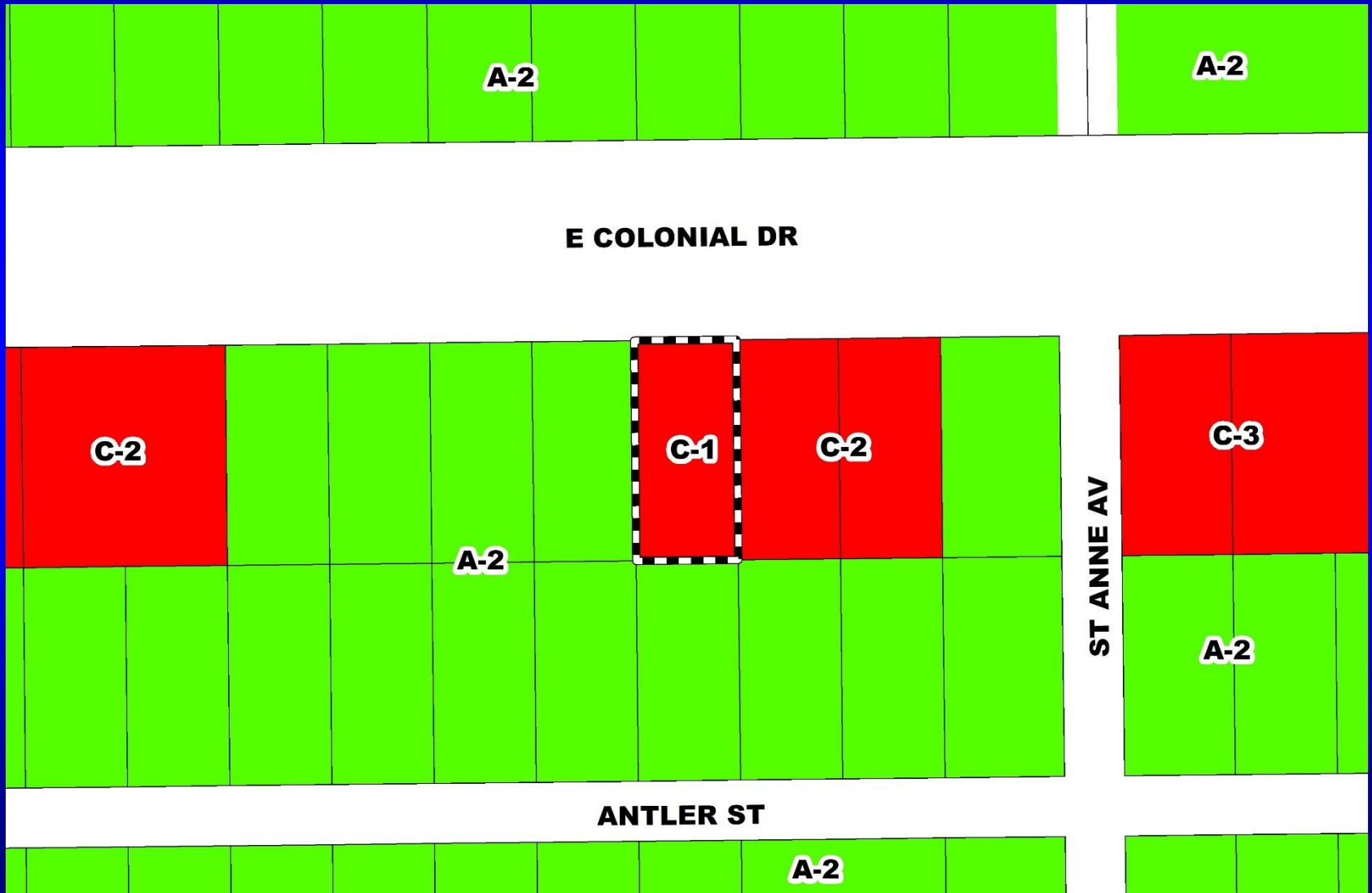
## Planning and Zoning Commission (PZC) Appeal

### Future Land Use Map





# RZ-19-06-015 – James R. Morrison Planning and Zoning Commission (PZC) Appeal Zoning Map

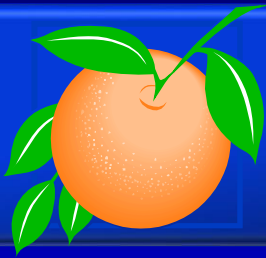






# RZ-19-06-015 – James R. Morrison Planning and Zoning Commission (PZC) Appeal Aerial Map





# Action Requested

## PZC Recommendation

Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested C-2 (General Commercial District) zoning.

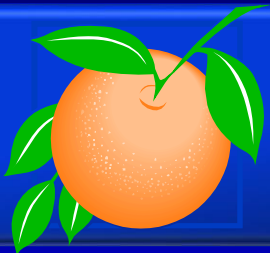
District 5



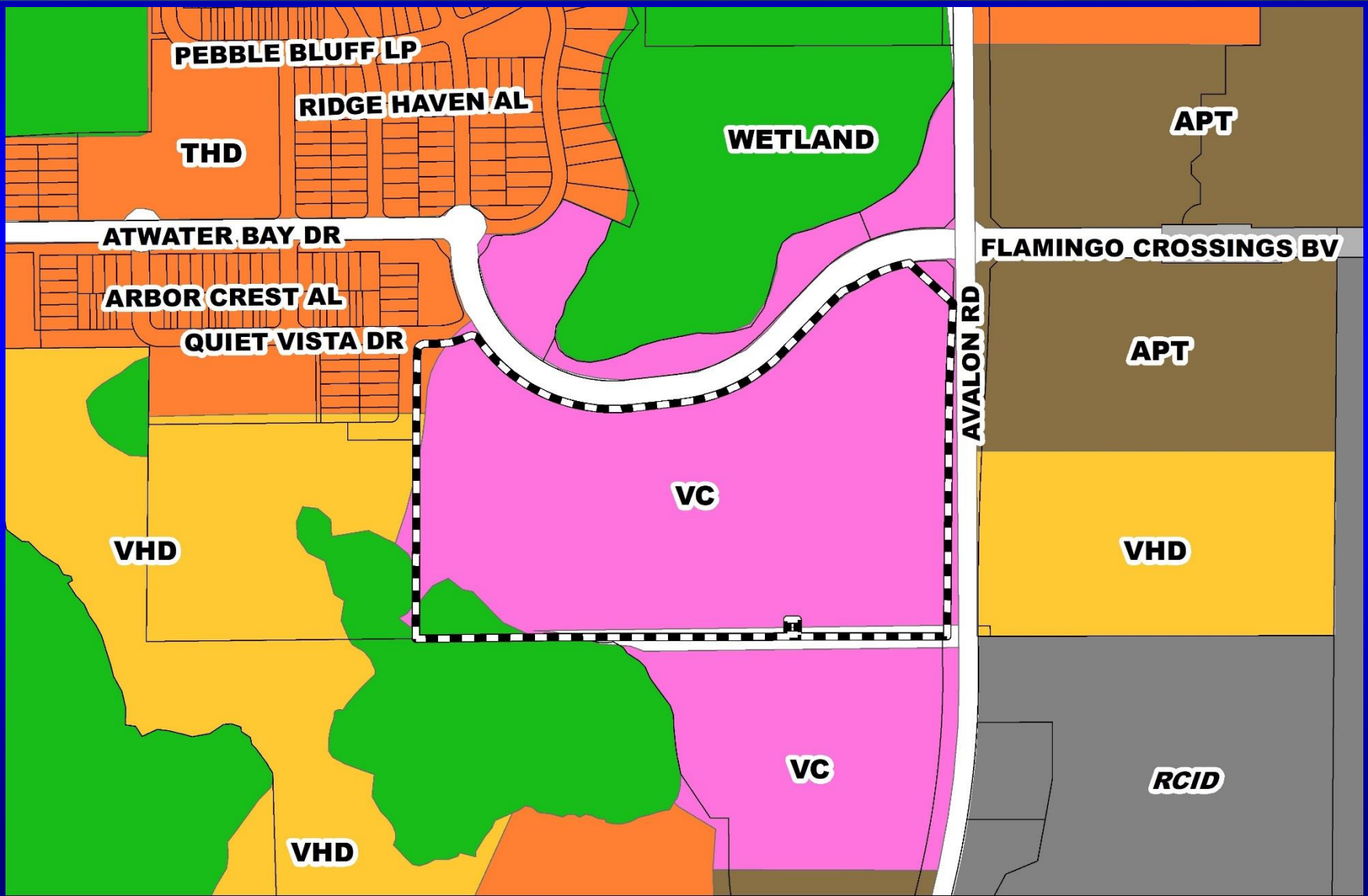


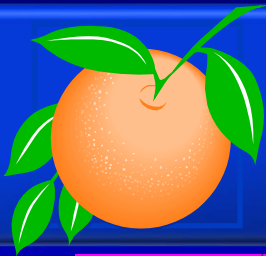
# **Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan**

- Case:** PSP-18-09-302
- Project Name:** Waterleigh PD / Waterleigh Village Center Parcel 13 PSP
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 38.37 gross acres
- Location:** South of Waterway Passage Drive / West of Avalon Road
- Request:** To subdivide 38.37 acres in order to create six lots (1, 2A, 2B, 2C, 2D, 2E) with infrastructure, and a pond tract (P-1), in order to allow future development of 351 multi-family residential dwelling units, 105,000 square feet of commercial, and 79,453 square feet of office uses within the Village Center District.

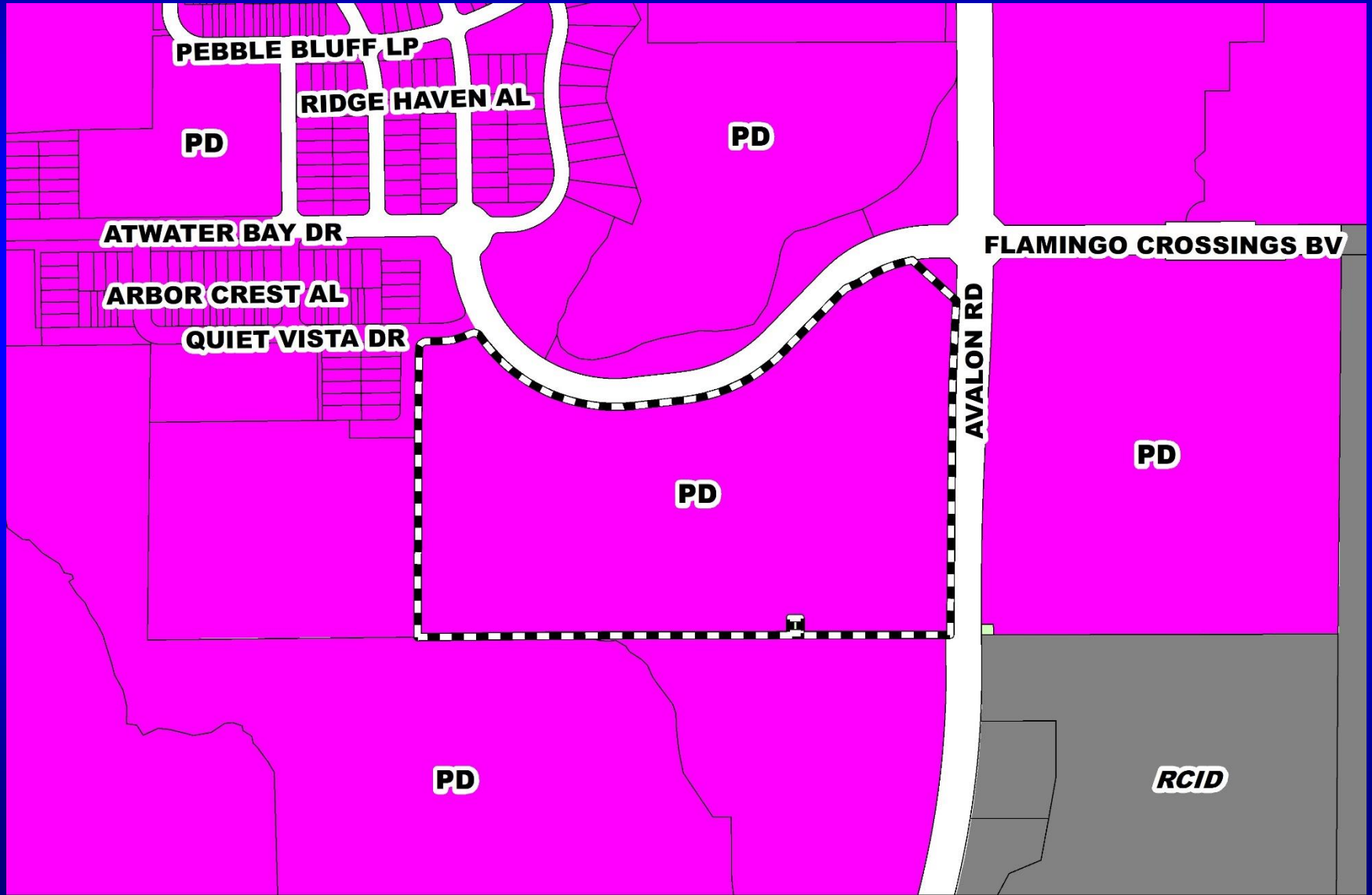


# Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan Future Land Use Map

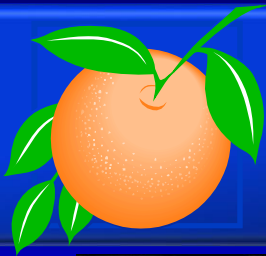




# Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan Zoning Map







# Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Waterleigh Village Center Parcel 13 PSP dated “Received June 28, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

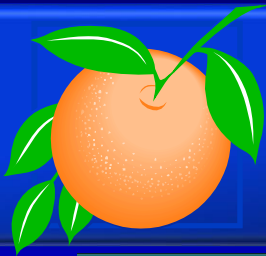
**District 1**



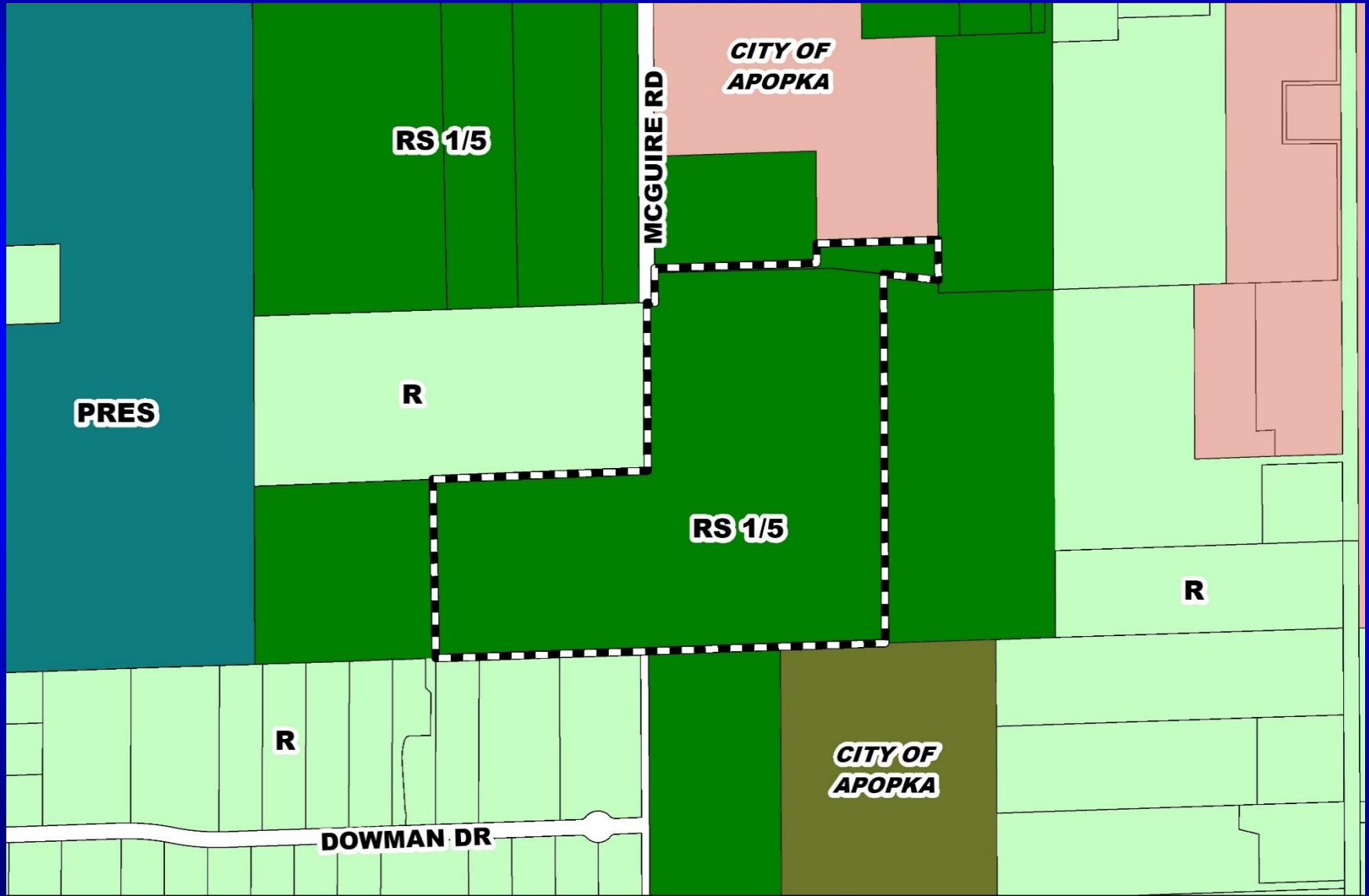


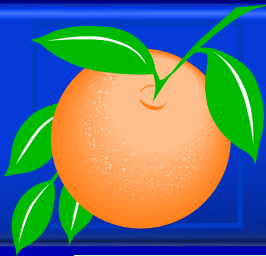
# Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan

- Case:** PSP-15-10-304
- Project Name:** Rainbow Ridge PD / Rainbow Ridge PSP
- Applicant:** Larry Poliner, RCE Consultants, LLC
- District:** 2
- Acreage:** 43.99 gross acres
- Location:** South of Haas Road / East of Plymouth Sorrento Road
- Request:** To subdivide 43.99 acres in order to construct 20 detached single-family residential dwelling units.
- In addition, two (2) waivers from Orange County Code are requested to eliminate the required street lighting and four-foot wide sidewalks on both sides of the street.

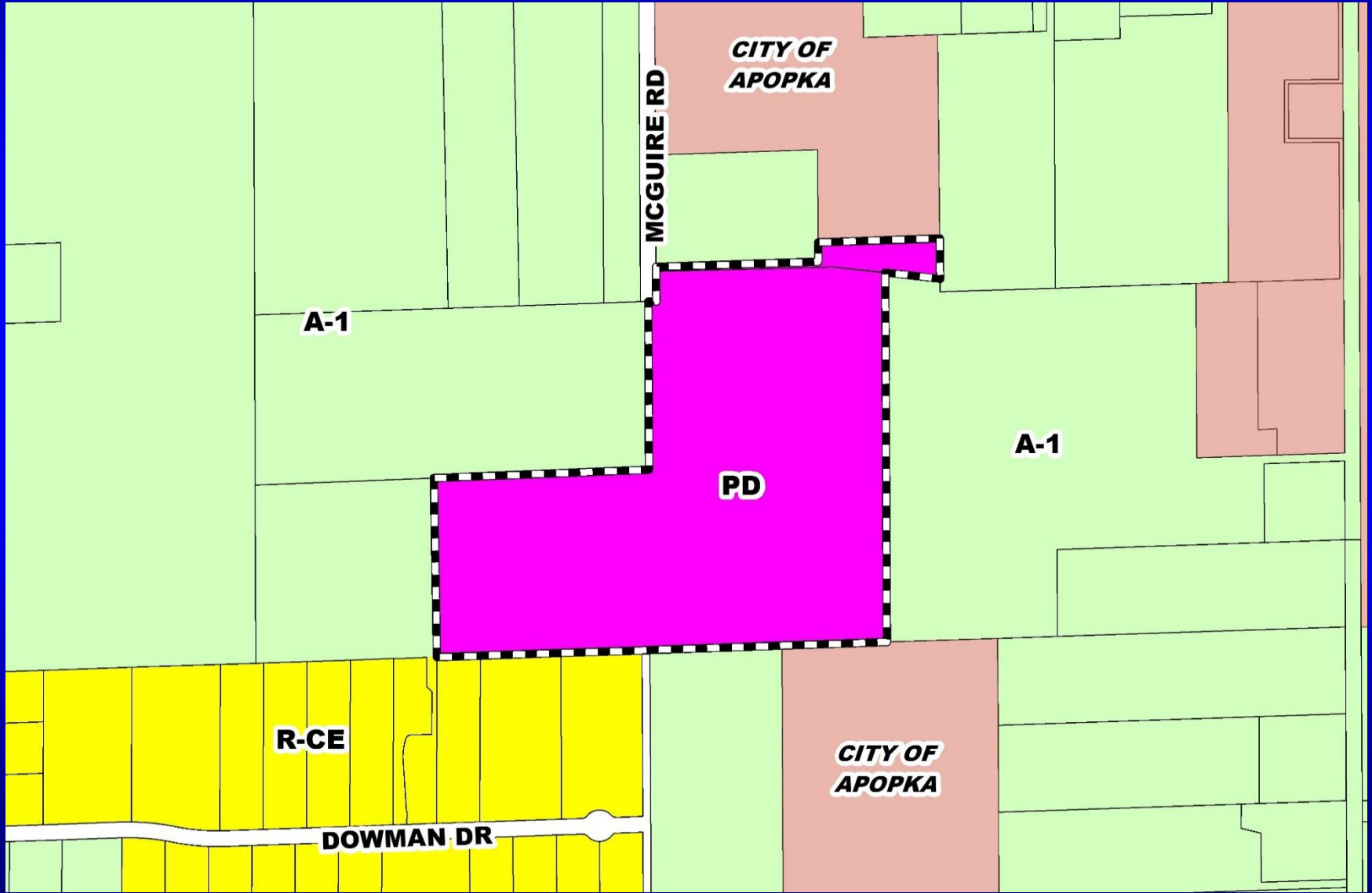


# Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Future Land Use Map

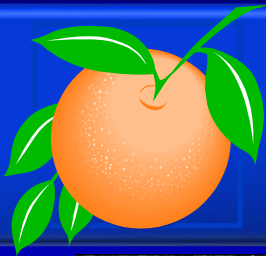




# Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Zoning Map







# Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Aerial Map







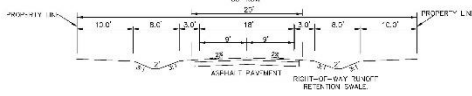
# Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan

## Preliminary Subdivision Plan

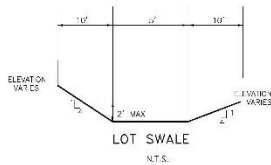
LAND USE TABLE

TRAC / LOT	AREA (SQ)	TOTAL AREA (AC)	*POA/P-PRIVATE
TRAC A (ROW)	48,558 SF	3.32 AC	POA
TRAC B (ROW)	201,598 SF	22.50 AC	POA
LOT 1	31,434 SF	0.74 AC	PRIVATE
LOT 2	31,159 SF	0.73 AC	PRIVATE
LOT 3	31,255 SF	0.72 AC	PRIVATE
LOT 4	37,012 SF	0.86 AC	PRIVATE
LOT 5	34,203 SF	0.79 AC	PRIVATE
LOT 6	54,311 SF	1.25 AC	PRIVATE
LOT 7	44,866 SF	1.03 AC	PRIVATE
LOT 8	44,838 SF	1.02 AC	PRIVATE
LOT 9	42,165 SF	0.97 AC	PRIVATE
LOT 10	40,443 SF	0.93 AC	PRIVATE
LOT 11	51,838 SF	1.19 AC	PRIVATE
LOT 12	32,757 SF	0.75 AC	PRIVATE
LOT 13	48,533 SF	1.11 AC	PRIVATE
LOT 14	38,847 SF	0.91 AC	PRIVATE
LOT 15	50,104 SF	1.15 AC	PRIVATE
LOT 16	48,381 SF	1.11 AC	PRIVATE
LOT 17	38,225 SF	0.87 AC	PRIVATE
LOT 18	32,124 SF	0.74 AC	PRIVATE
LOT 19	35,113 SF	0.81 AC	PRIVATE
LOT 20	30,500 SF	0.70 AC	PRIVATE
TOTAL AREA = 43.89 ACRES			

\*PROPERTY OWNERS ASSOCIATION

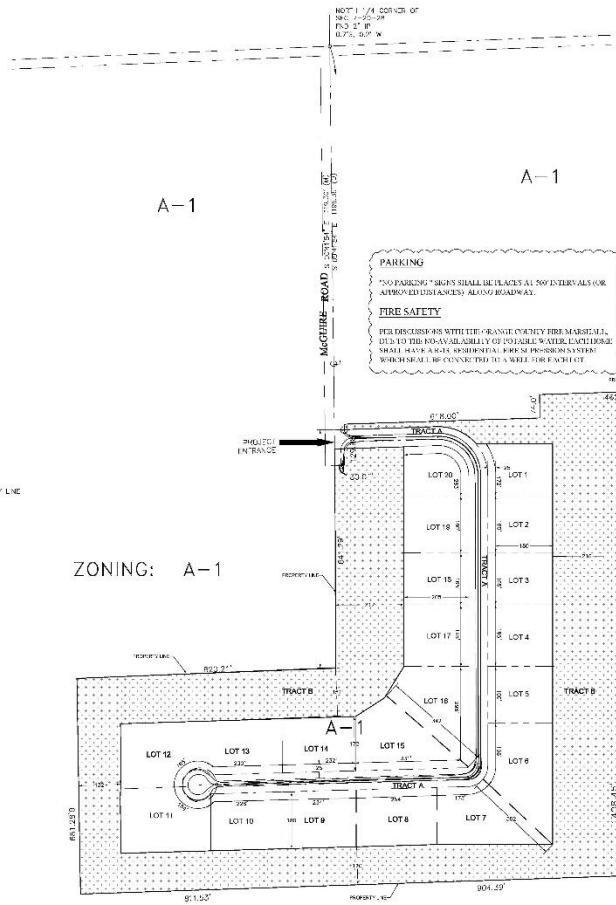


ROADWAY CROSS SECTION



ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE WEKIVA STUDY AREA, AS ESTABLISHED BY THE WEKIVA PARKWAY AND PROTECTION ACT, SECTION 369.316 OF THE FLORIDA STATUTES (F.S.). ADDITIONAL ENVIRONMENTAL REGULATIONS APPLY.



1) THIS SITE HAS A PAST AGRICULTURAL LAND USE (CITRUS GROVES) THAT MAY HAVE RESULTED IN SOIL AND/OR GROUNDWATER CONTAMINATION. PRIOR TO THE START OF PLANTING, DEMOLITION, SITE CLEARING, GRADING, SITEWORK, REVIEW OF MASS GRADING OR CONSTRUCTION PLANS, THE APPLICANT SHALL PROVIDE DOCUMENTATION TO ASSURE COMPLIANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) REGULATION 62-777 CONTAMINANT CLEANUP TARGET LEVELS, AND ANY OTHER CONTAMINANT CLEANUP TARGET LEVELS FOUND TO APPLY DURING FURTHER INVESTIGATIONS, TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION AND DEVELOPMENT ENGINEERING DIVISIONS.

2) THIS SITE IS LOCATED WITHIN AN ETHYLENE DIBROMIDE (EDB) A SOIL PLUMMANT GROUNDWATER CONTAMINATION ZONE (RELEASER) BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). ANY NEW WATER WELLS WILL REQUIRE SPECIAL PERMITTING FROM FLORIDA ADMINISTRATIVE CODE FAC 62-927, WHICH INCLUDES SPECIFIC CONSTRUCTION AND/OR TREATMENT REQUIREMENTS.

RAINBOW RIDGE  
PRELIMINARY SUBDIVISION PLAN  
ORANGE COUNTY

DATE	
REVISIONS	
NO.	
DATE	
BY	
DESCRIPTION	

MCL Consulting, LLC  
 4615 Avenue 80th  
 Jacksonville, Florida 32216  
 904-421-2603  
 MCLConsulting@att.net

Engineer of Record  
 License No. 12000  
 MCL Consulting, LLC  
 4615 Avenue 80th  
 Jacksonville, Florida 32216

PROJECT NO. 201801  
 SHEET NO. 2  
 DATE: MAY 2018  
 SCALE: AS SHOWN  
 SITE PLAN



# Action Requested

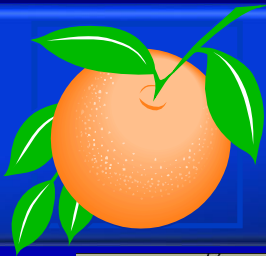
**Make a finding of consistency with the Comprehensive Plan and approve the Rainbow Ridge PD / Rainbow Ridge PSP dated “Received June 18, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**

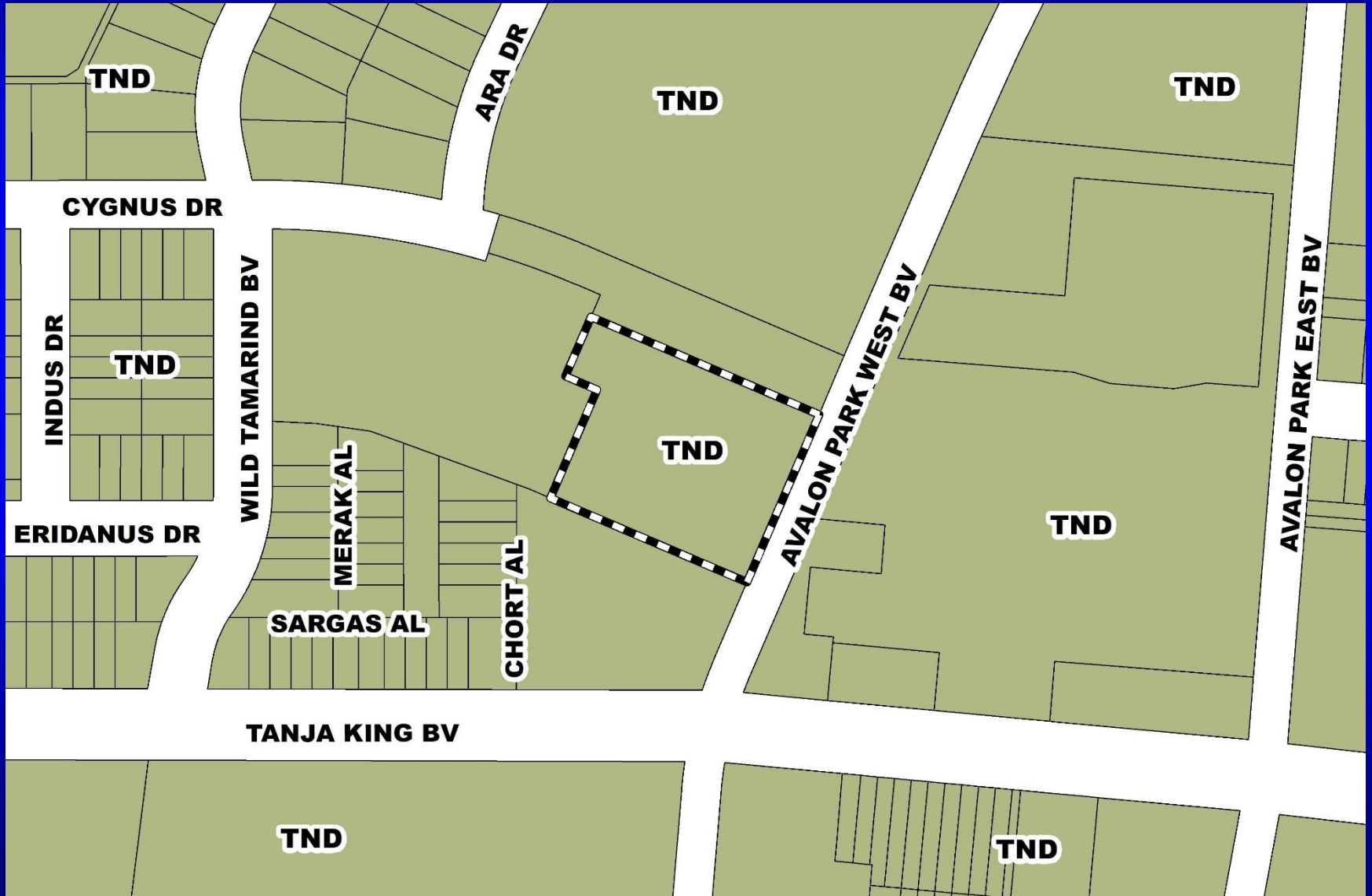


# Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan

- Case:** PSP-18-12-403
- Project Name:** Avalon Park PD / Avalon Town Center Townhomes PSP
- Applicant:** Steve Mellich, Mellich Blenden Engineering, LLC
- District:** 4
- Acreage:** 1.45 gross acres
- Location:** North of Tanja King Boulevard / West of Avalon Park West Boulevard
- Request:** To subdivide 1.45 acres in order to construct 24 attached single-family residential dwelling units.
- In addition, one (1) waiver from Orange County Code to allow the lots to front a mew, open space, etc., instead of a County roadway. Legal access will be through a ingress/egress easement shown on the plat.



# Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Future Land Use Map

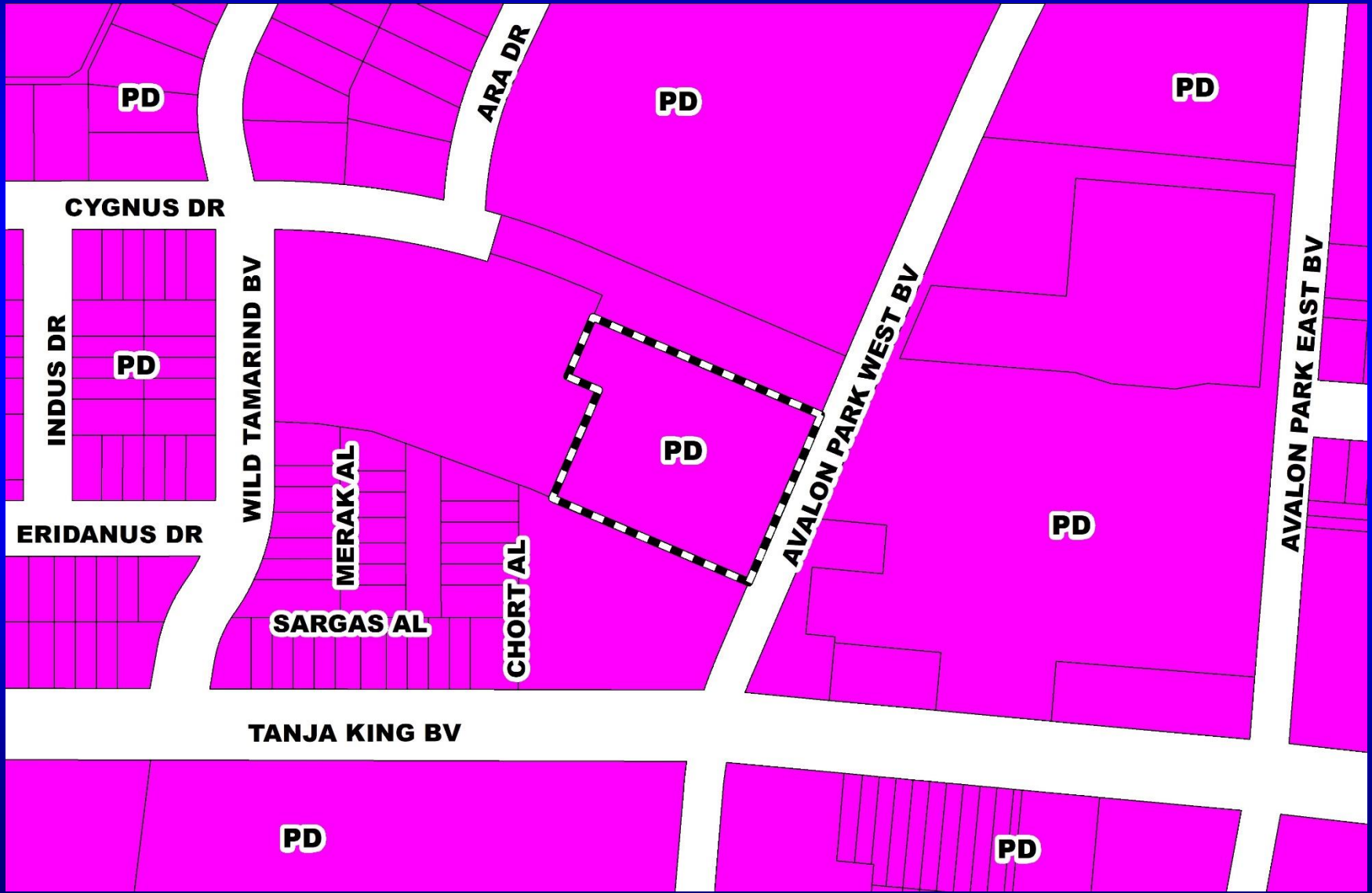






# Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan

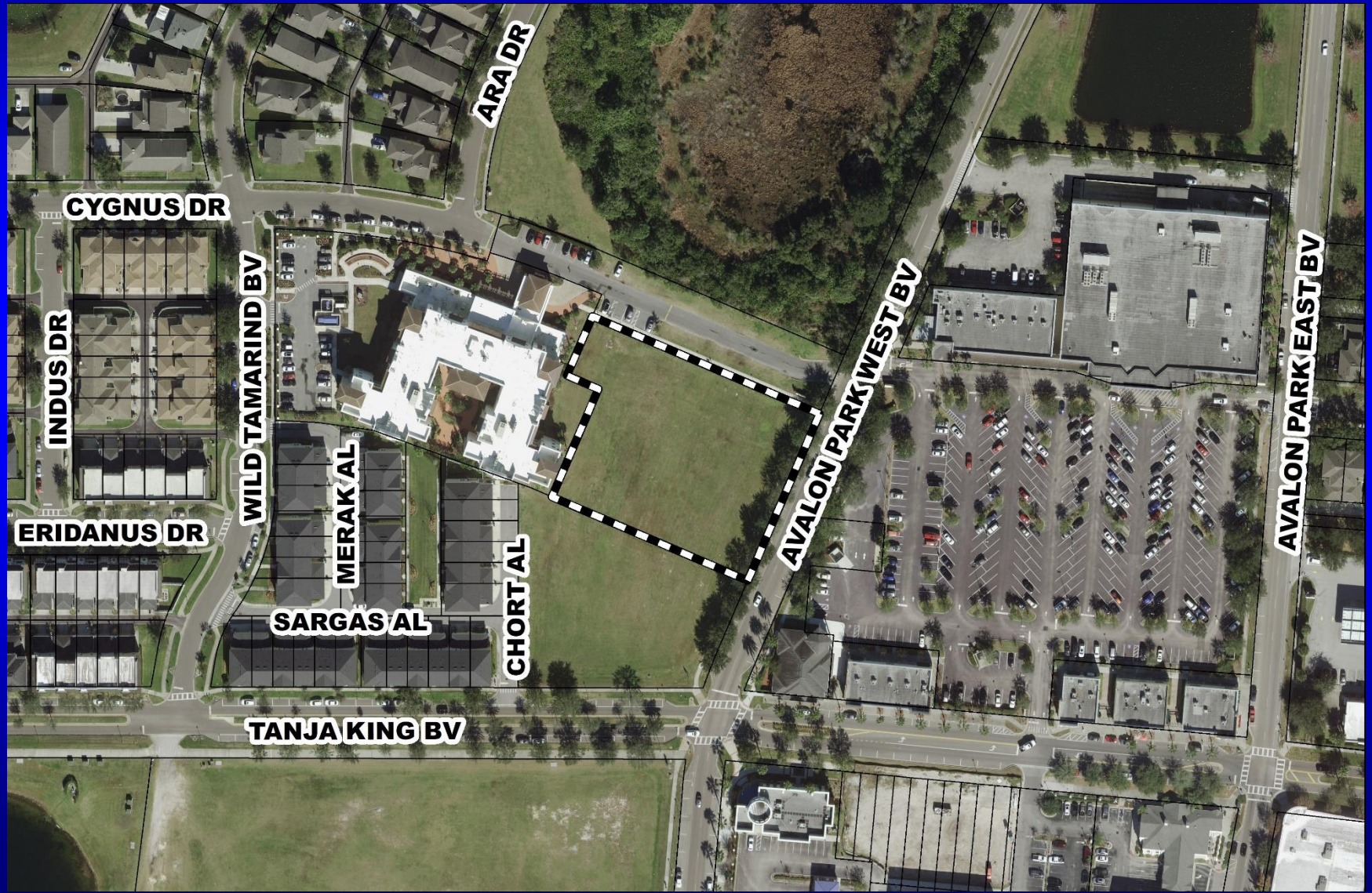
## Zoning Map







# Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Aerial Map



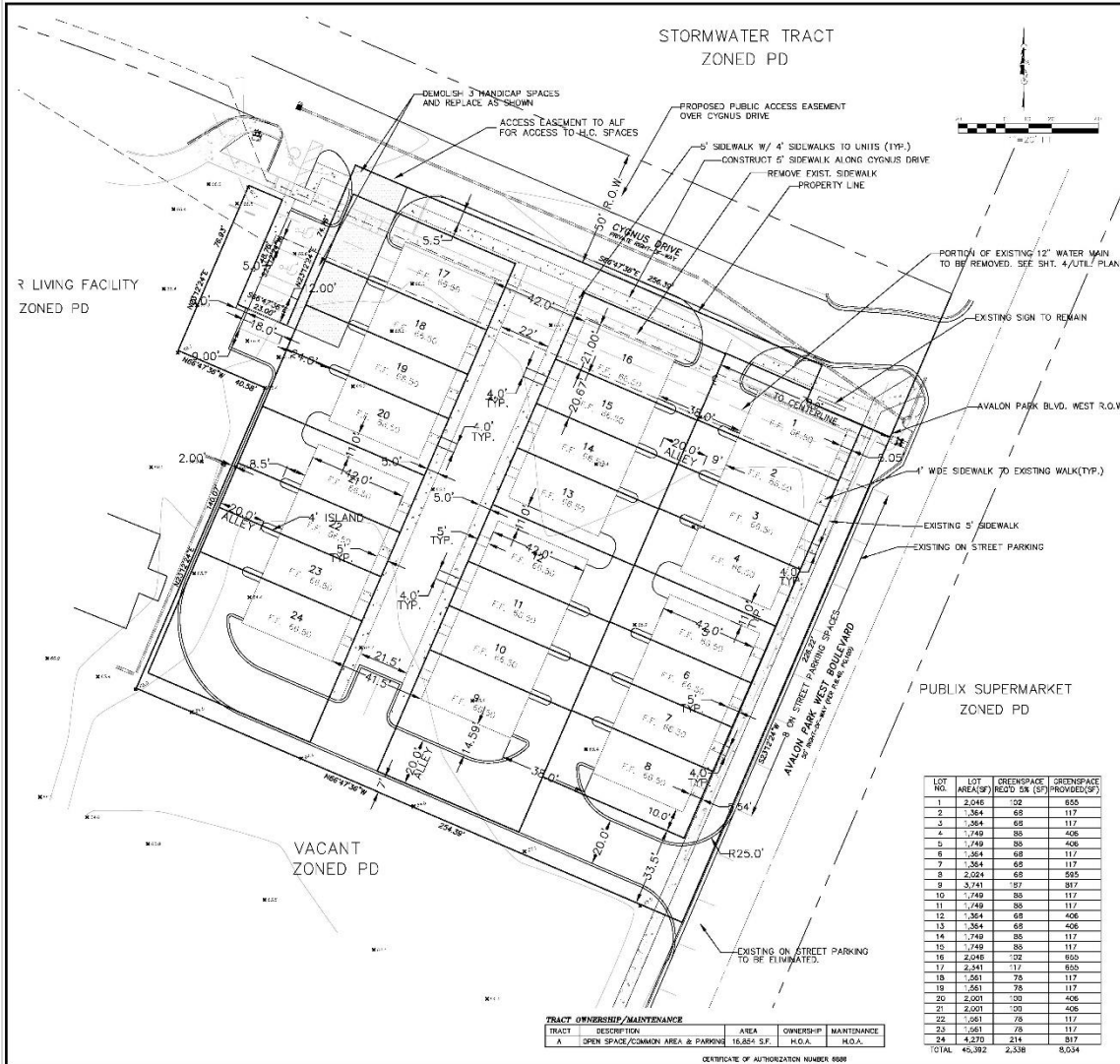




# Avalon Park PD / Avalon Town Center Townhomes

## Preliminary Subdivision Plan

### Preliminary Subdivision Plan



#### SITE DATA

**GENERAL:**  
 CURRENT USE: VACANT  
 LAND USE: PLANNED DEVELOPMENT  
 CURRENT ZONING: PD  
 PROPOSED USE: RESIDENTIAL TOWNHOMES  
 GROSS LAND AREA: 1.68 AC  
 METLANDS: 0.00 AC  
 NET DEVELOPABLE AREA: 1.68 ACRES  
 MAXIMUM IMPROVED AREA: 1.68 ACRES  
 PROPOSED IMPROVED AREA: 1.68 ACRES (24 X 30)  
 DRIVE SPACE: 0.00 ACRES (24 X 30)

**RESIDENTIAL DATA:**  
 PROPOSED RESIDENTIAL UNITS: 24  
 PROPOSED DENSITY: 24/1.68 = 14.28 DU/AC  
 MINIMUM LOT WIDTH: 22'0"  
 MINIMUM LOT SIZE: 22' X 30'  
 MAXIMUM BUILDING HEIGHT: 35' (3 STOREYS)  
 MINIMUM LOT DEPTH: 47' MAX  
 MAXIMUM BUILDING LENGTH: 22'  
 MINIMUM LIVING AREA: 220 SF (HEATED AND COOLED ONLY)  
 PROJECT SCHOOL AGE POPULATION: 7 STUDENTS (24 X 0.250)  
 PROPOSED TRAFFIC IMPACT: 106 A.D. (24 X 7)  
 PHASING: 1 PHASE

**SETRBACKS:**  
 FRONT: 5' MIN.  
 REAR: 0' FEET  
 SIDE: 0' FEET  
 CORNER LOT: 5' MIN.  
 FROM GARAGE TO E.P.C.: 5' MIN.  
 REAR TO REAR: 30' MIN.  
 BLOCK SEPARATION: 10' MIN.  
 REAR SETBACK FOR GRAVITY SEWER IN ALLEY: 15'

**REQUIRED:** 80% OF THE BUILDINGS ON THE BLOCK SHOULD CONFORM TO THE BUILD-TO LINE.  
 PROVIDED: 100% OF THE BUILDINGS ON THE BLOCK CONFORM TO THE BUILD-TO LINE.  
 REQUIRED: PARKING LOTS MUST BE SCREENED FROM STREETS WITH A 3' TALL WALL OR HEDGE.

**PRELIMINARY STORMWATER CALCULATIONS**  
 THIS SITE IS PART OF BASIN #10A OF THE AVALON MASTER STORMWATER PLAN. STORMWATER TREATMENT IS PROVIDED IN PHASE #1A.

**SERVICE PROVIDERS**  
 WATER AND WASTEWATER: ORANGE COUNTY UTILITIES  
 SOLID WASTE: ORANGE COUNTY UTILITIES  
 ELECTRIC SERVICE: DUKES ENERGY  
 M.S.U.: M.S.U.  
 FIRE: ORANGE COUNTY  
 POLICE: ORANGE COUNTY SHERIFF DEPT.

**RECREATION PROVIDED**  
 ALL RECREATION REQUIREMENTS FOR THE PD HAVE BEEN MET WITHIN THE EXISTING PD AND ARE IN COMPLIANCE.

**PARKING REQUIREMENTS**  
 SPACES REQUIRED: TOWNHOME LOTS 3 X 3 = 24 X 3 = 48 SPACES  
 PARKING PROVIDED: 48 CARSPACE SPACES + 4 ON-STREET = 52 STREET PARKING = 60 SPACES

**NOTES**  
 1. EXISTING STRUCTURES AND SHEDS MUST BE REMOVED PRIOR TO CONSTRUCTION  
 2. STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED ACCORDING TO ORANGE COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS  
 3. THIS PROJECT WILL COMPLY WITH THE CURRENT ORANGE COUNTY AERIAL ORDINANCE.  
 4. THIS PROJECT IS A SINGLE PHASE PROJECT.  
 5. SIGNAGE AND HOV-2 SIGNS SHALL BE PROVIDED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH THE MASTER SIGN PLAN.  
 6. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.  
 7. THE 10' SIDEWALK AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE HOA.  
 8. THE 20' ACCESS, EASEMENT AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE HOA.  
 9. IN ACCORDANCE WITH SECTION 20-1223, ANY VARIATION FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE HOA ARE WAIVED.  
 10. PROJECT SHALL COMPLY WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN CHAPTER 9 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE AND THE AVALON PARK COMMERCIAL DESIGN STANDARDS.  
 11. EXISTING AND PROPOSED STOPS AND ROOF OVERHANGS MAY OVERCROW INTO FRONT SETBACK AND CORNER LOT SIDE SETBACK, BALCONIES AND ROOF OVERHANGS MAY OVERCROW INTO THE REAR SETBACK.  
 12. ALL AREAS NOT IDENTIFIED AS PARKING ZONES SHALL BE POSTED "NO PARKING" PER THE LATEST IUTMATIC SIGN SYSTEMS. NO PARKING SIGNAGE SHALL BE LOCATED ON ALL STREET LIGHT POLES OUTSIDE OF THE SPECIFIED PARKING ZONES.  
 13. THE PROJECT SHALL NOTIFY HOMEOWNERS OF THE FOLLOWING: HOMEOWNERS OWN AND MAINTAIN THEIR INDIVIDUAL WATER SERVICES WHICH EXTEND TO THEIR HOMES FROM PUBLIC WATER METERS LOCATED ADJACENT TO PUBLIC ROAD RIGHT OF WAY AND/OR PUBLIC UTILITY FACILITIES. THE OWNERS OF THE SPECIFIED LOTS SHALL BE GRANTED ACCESS TO HOA-COMMANDED TRACTS FOR THE PURPOSE OF MAINTAINING THEIR WATER SERVICES.  
 14. A HOMEOWNERS HOV-2 CLEAR ZONE IS REQUIRED FROM THE FRONT OF BUILDINGS. MINIMUM 15'-0" FOOT ZONE CLEAR OF FINISH 4" X 20" FOOT UTILITY EASEMENT CENTERED ON THE CENTER OF PARKING AND DRIVEWAYS. FINISH DRIVEWAY SHALL BE THREE FEET FROM THE CENTER OF THE ALLEY. GRAVITY SERVICE CHASIS SHALL BE LOCATED APPROXIMATELY TWO FEET FROM THE EDGE OF PARKING AND DRIVEWAYS. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR THEIR OWN WATER SERVICES. GRAVITY SERVICE CHASIS SHALL BE LOCATED APPROXIMATELY TWO FEET FROM THE EDGE OF PARKING AND DRIVEWAYS. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR THEIR OWN WATER SERVICES. GRAVITY SERVICE CHASIS SHALL BE LOCATED APPROXIMATELY TWO FEET FROM THE EDGE OF PARKING AND DRIVEWAYS. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR THEIR OWN WATER SERVICES.  
 15. ALL STORM DRAIN INLETS CONSTRUCTED AS PART OF NEW DEVELOPMENT PROJECTS IN THIS TRACT SHALL BE CONCRETE, SQUARE MANHOLE WITH METAL MARKERS INSTALLED. TEXT ON THE MARKER SHALL BE EVENLY SPACED AND READ "NO JUMPING, ONLY RAIN IN THE DRAIN". MARKERS SHALL BE CONCRETE, SQUARE MANHOLE WITH METAL MARKERS INSTALLED. TEXT ON THE MARKER SHALL BE CONSIDERED THROUGHOUT THE SUBDIVISION. MARKERS MUST BE ATTACHED TO A SMOOTH PREPARED SURFACE WITH ADHESIVE, FASTENERS OR HEAT AS RECOMMENDED BY THE MANUFACTURER. MARKERS SHALL BE ALIGNED WITH THE CENTER OF THE DRAINAGE INLETS AT THE TOP OF THE CURB. LETTERING MUST BE BETWEEN 0.4 - 0.5 INCHES AND THE TOTAL DIAMETER OF THE MARKER BETWEEN 3.75 - 4.25 INCHES.

LOT NO.	LOT AREA(SF)	GREENSPACE PROVIDED(SF)	GREENSPACE REQUIRED(SF)
1	2,046	102	850
2	1,564	68	117
3	1,564	68	117
4	1,749	88	406
5	1,749	88	406
6	1,564	68	117
7	1,564	68	117
8	2,024	68	595
9	3,741	197	817
10	1,749	88	117
11	1,749	88	117
12	1,564	68	406
13	1,564	68	406
14	1,749	88	117
15	1,749	88	117
16	2,046	102	850
17	2,041	117	850
18	1,561	78	117
19	1,561	78	117
20	2,001	100	406
21	2,001	100	406
22	1,561	78	117
23	1,561	78	117
24	4,270	214	817
TOTAL	45,392	2,308	8,034

**TRACT OWNERSHIP/MAINTENANCE**

TRACT	DESCRIPTION	AREA	OWNERSHIP	MAINTENANCE
A	OPEN SPACE/COMMON AREA & PARKING	16,864 SF.	H.O.A.	H.O.A.

CERTIFICATE OF AUTHORIZATION NUMBER 8088

DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE

SCALE: 1" = 20'

PROJECT NO.: 19-018

SHEET: 3 OF 7

AVALON TOWNHOMES SITE PLAN

M.B. MELLICHAMPE ENGINEERING, INC.  
 1400 W. UNIVERSITY AVENUE, SUITE 100  
 AUSTIN, TEXAS 78705  
 TEL: 512.441.9999  
 FAX: 512.441.9998  
 LICENSE NO. 10233



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Avalon Park PD / Avalon Town Center Townhomes PSP dated “Received July 8, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**

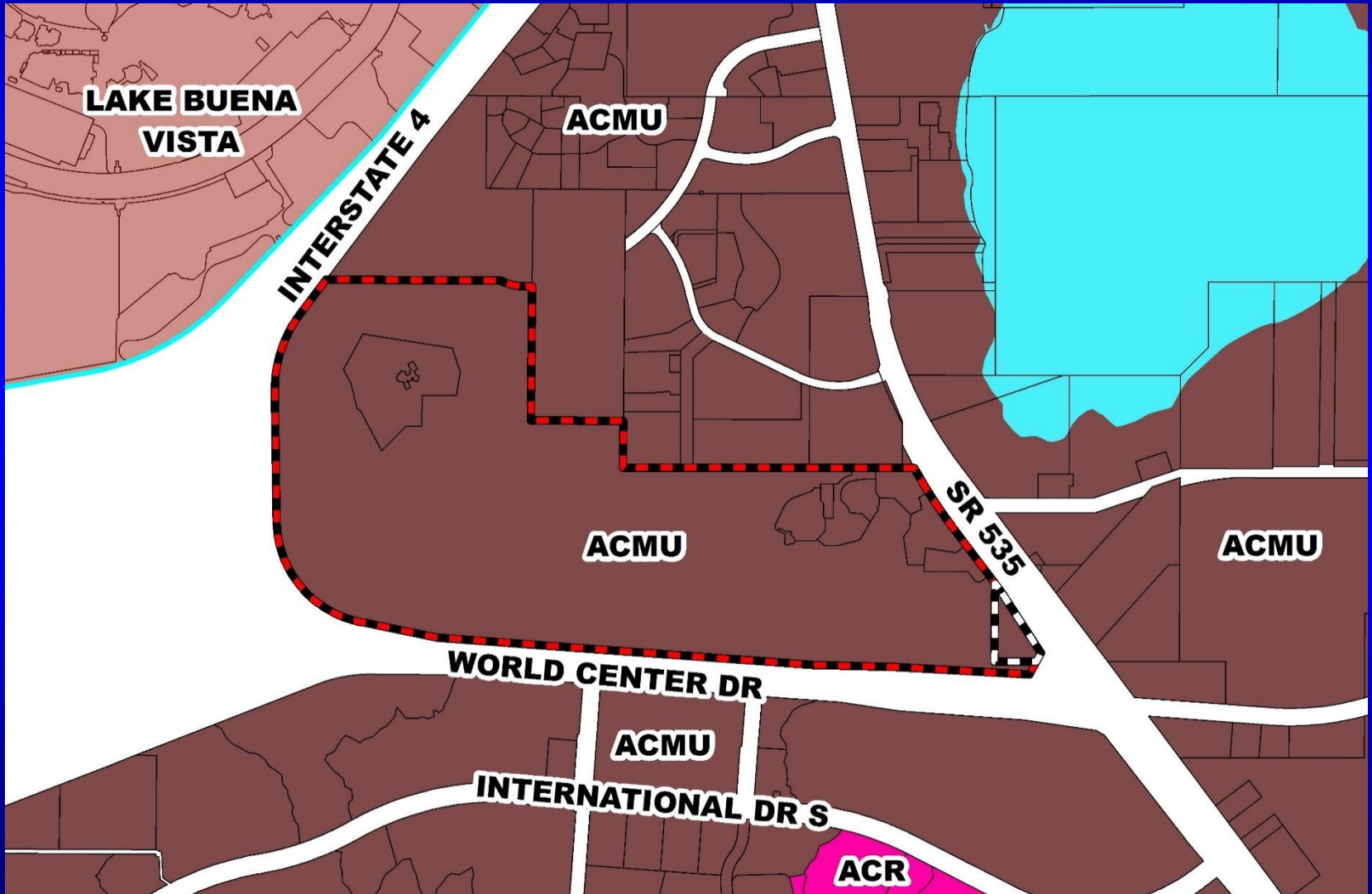


# Marriott World Center Planned Development / Land Use Plan

- Case:** CDR-19-01-000
- Project Name:** Marriott World Center PD/LUP
- Applicant:** Nizam Kahn, World Center Plaza, LLC
- District:** 1
- Acreage:** 205.96 gross acres (*overall PD*)  
2.35 gross acre (*affected parcel only*)
- Location:** 14344 State Road 535; or generally located north of World Center Drive and west of State Road 535
- Request:** To request a waiver from Orange County Code Section 38-1287(4) to allow a 7.5 foot wide front pavement setback, in lieu of the 25 foot wide front setback.



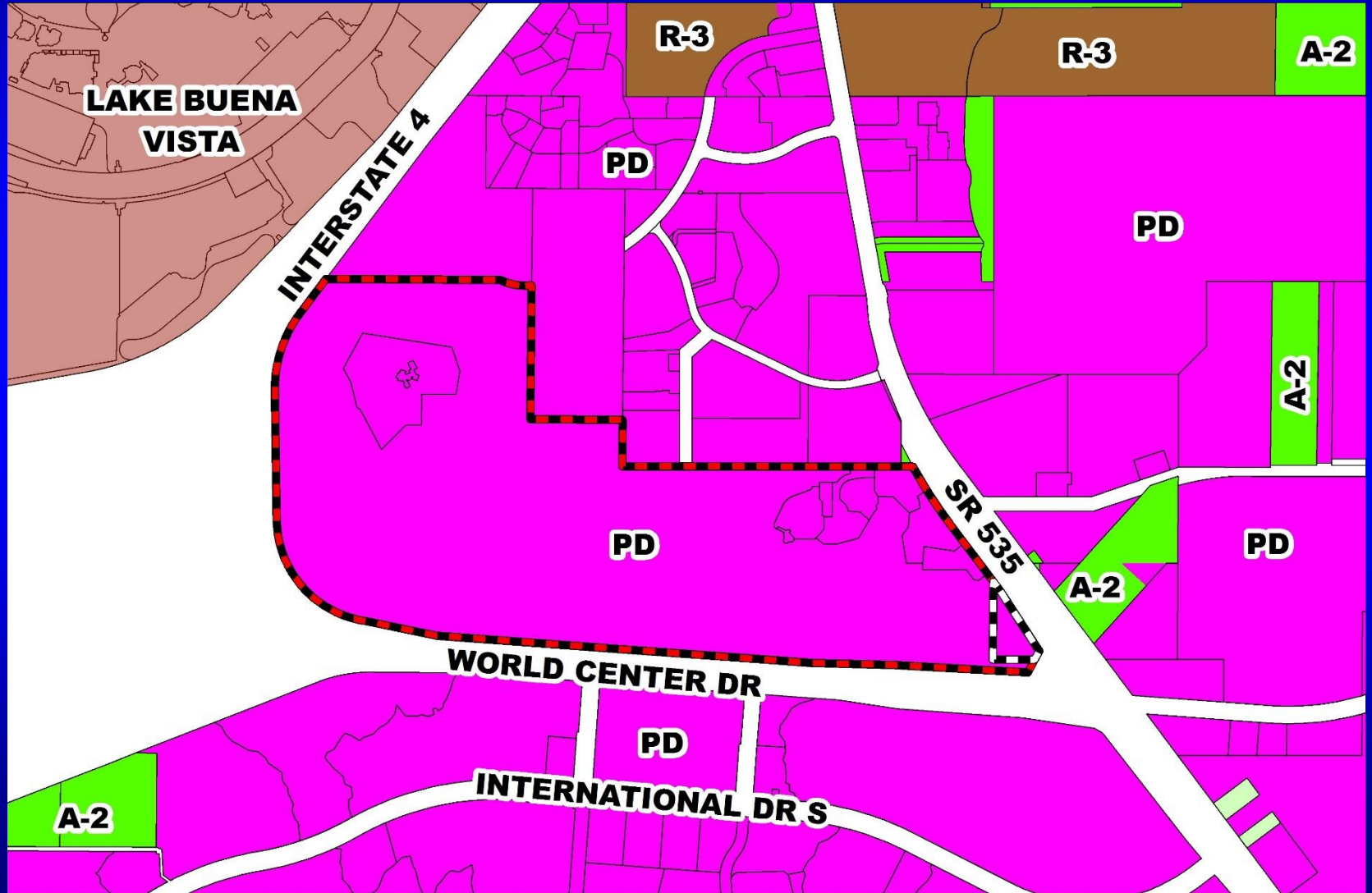
# Marriott World Center Planned Development / Land Use Plan Future Land Use Map







# Marriott World Center Planned Development / Land Use Plan Zoning Map







# Marriott World Center 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 Marriott World Center Planned Development / Land Use Plan (PD/LUP) dated “Received March 5, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# **Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan**

**Case:** CDR-19-06-227

**Project Name:** Waterleigh PD / Waterleigh Phase 3 PSP

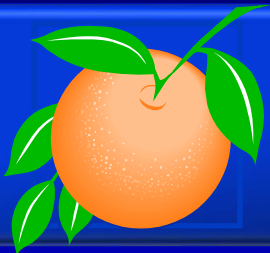
**Applicant:** Adam Smith, VHB, Inc.

**District:** 1

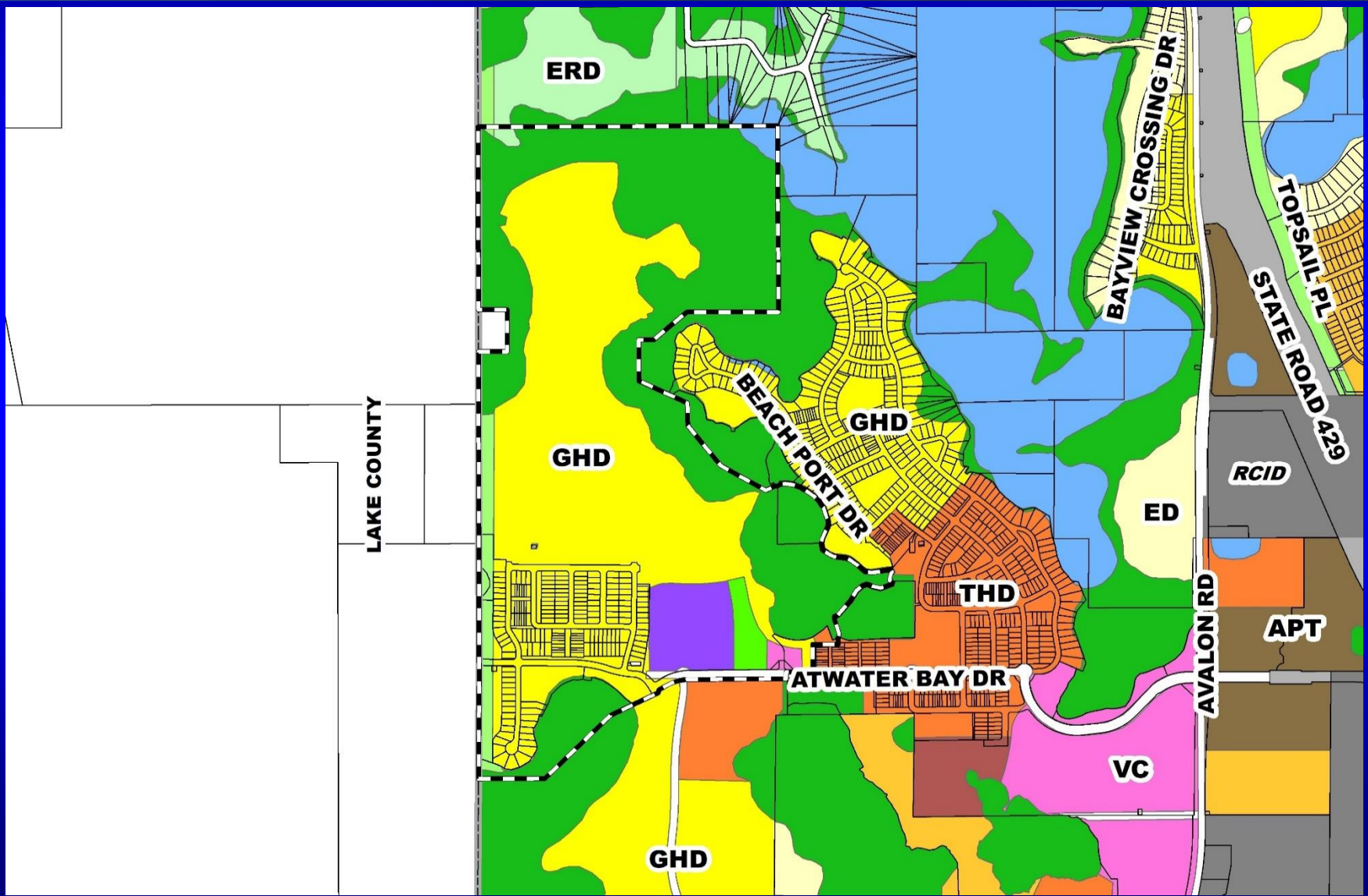
**Acreage:** 355.02 gross acres

**Location:** West of Avalon Road / South of Old YMCA Road

**Request:** To modify the August 21, 2018, BCC Condition of Approval #19, by removing the portion which mandates the requirement for temporary addressing to be provided for permits and the Certificate of Completion to be issued prior to approval and recording of the plat, and the requirement of all required inspections to be complete and approved prior to issuance of a Certificate of Occupancy.



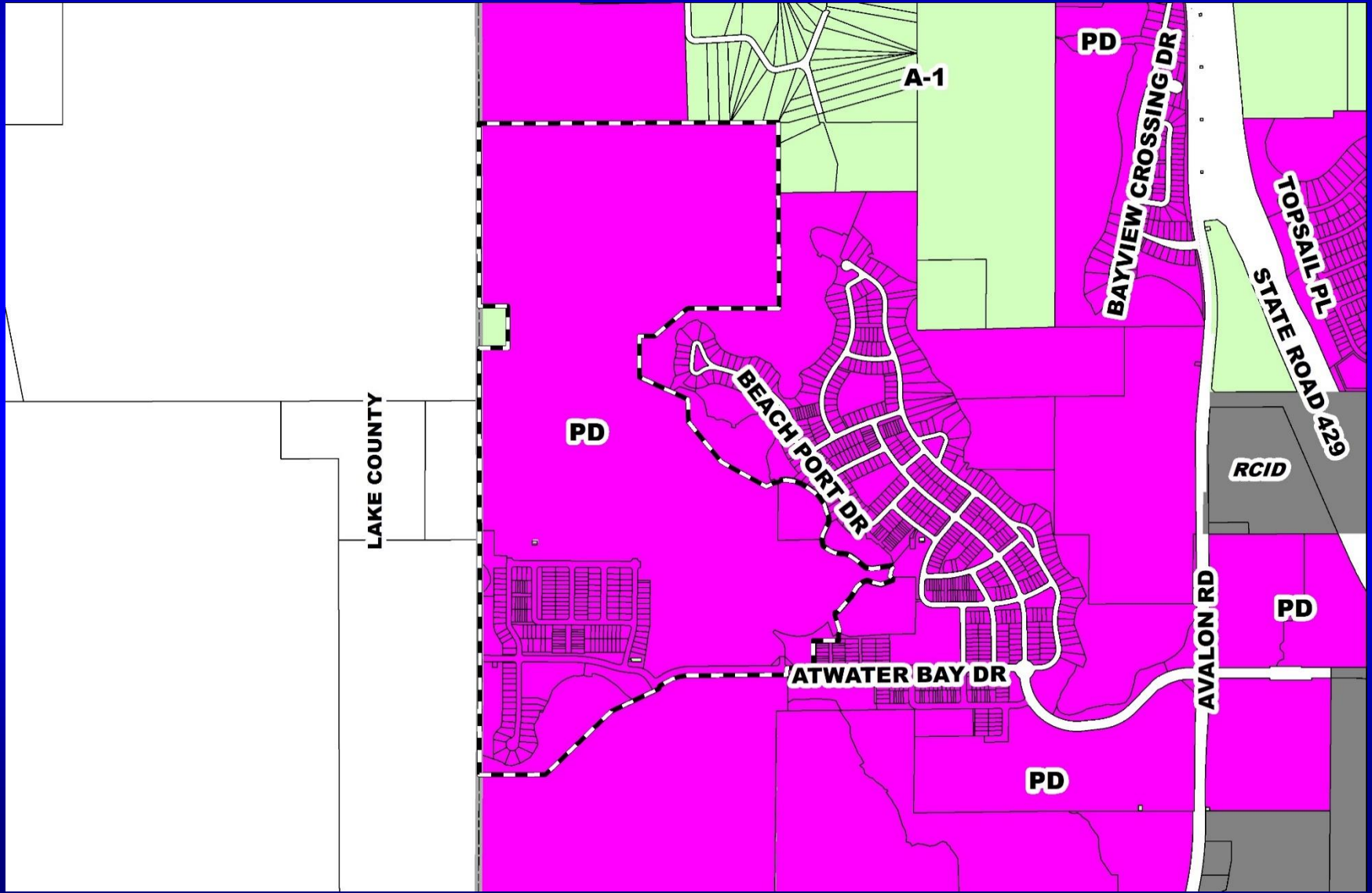
# Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Future Land Use Map







# Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Zoning Map







# Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Waterleigh PD / Phase 3 PSP dated “Received May 30, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

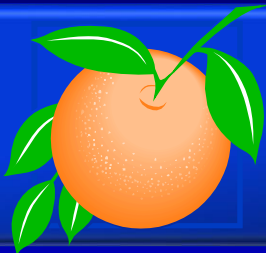
**District 1**



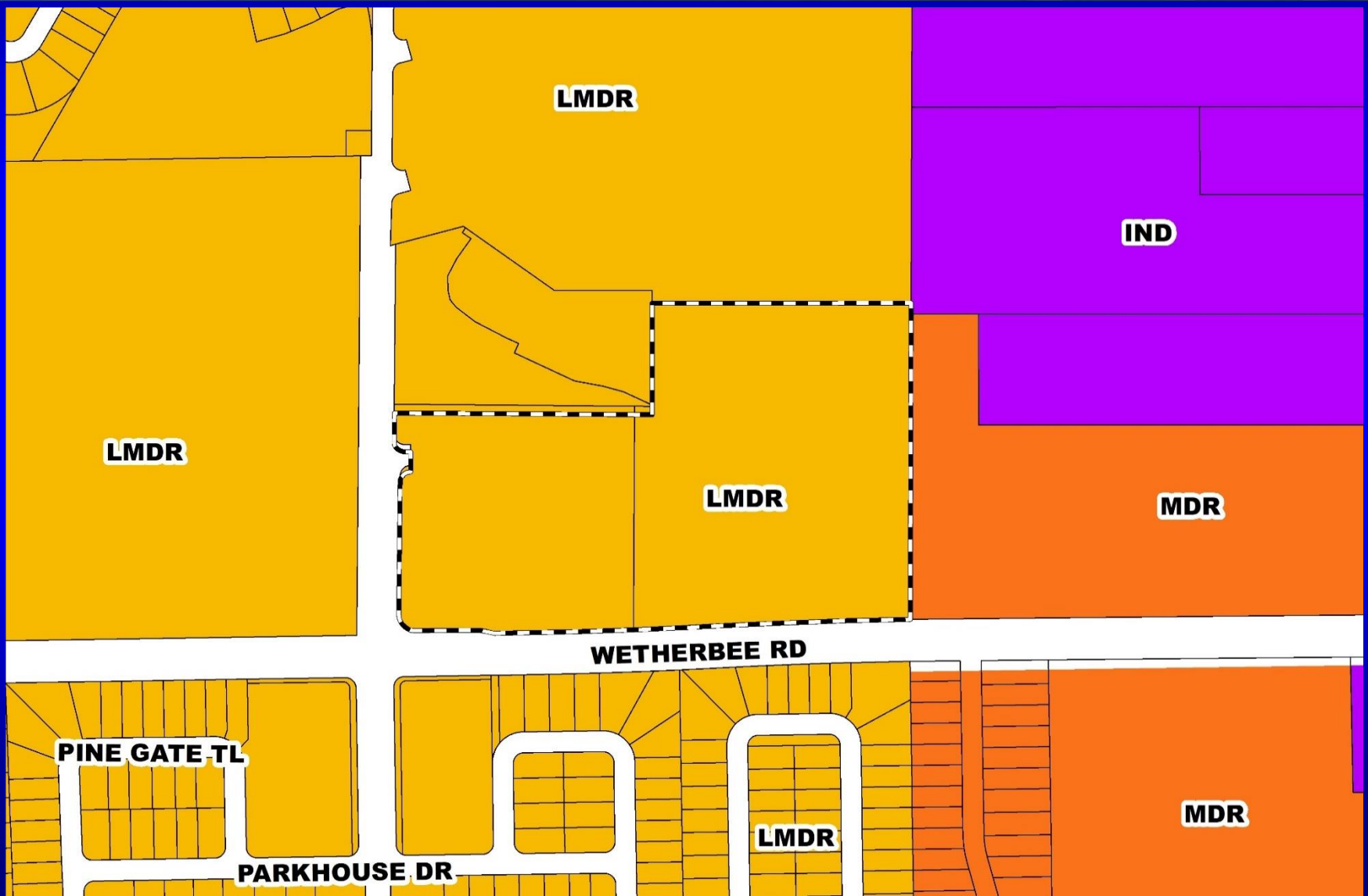


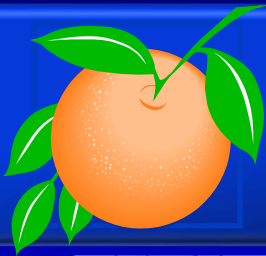
## **AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan**

- Case:** CDR-19-06-199
- Project Name:** AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 PSP
- Applicant:** Matt Young, Taylor Morrison Homes
- District:** 4
- Acreage:** 18.69 gross acres
- Location:** North of E. Wetherbee Road / Southwest of Boggy Creek Road
- Request:** To modify the June 5, 2018, BCC Condition of Approval #21 by removing the portion which mandates the requirement for temporary addressing to be provided for permits and the Certificate of Completion to be issued prior to approval and recording of the plat, and the requirement of all required inspections to be complete and approved prior to issuance of a Certificate of Occupancy.

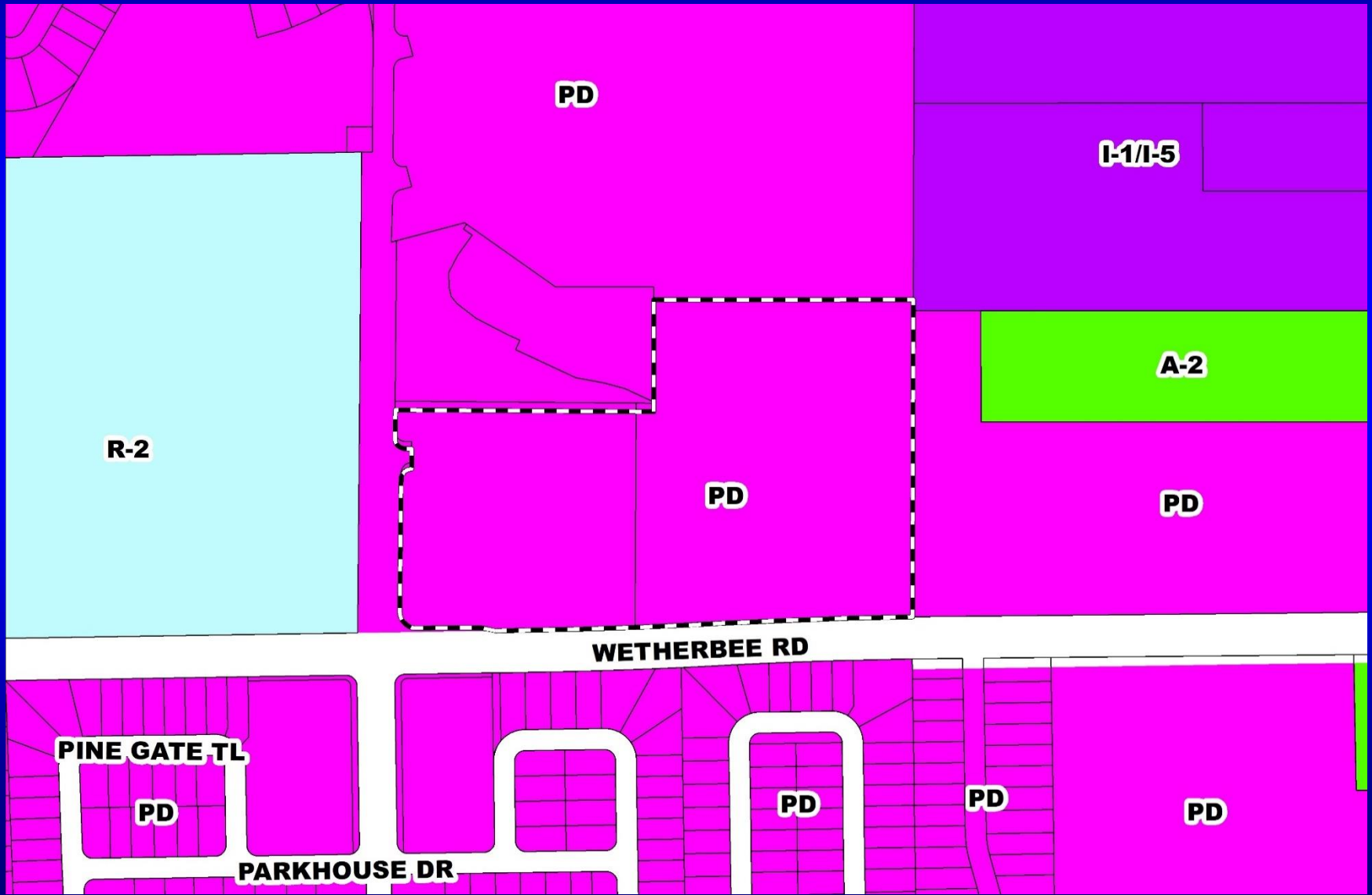


# AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Future Land Use Map

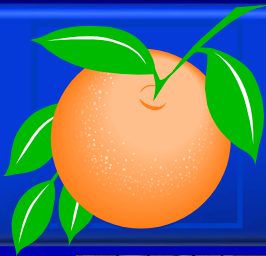




# AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Zoning Map







# AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Aerial Map



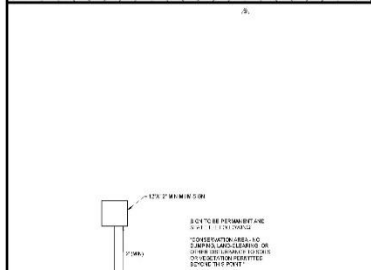
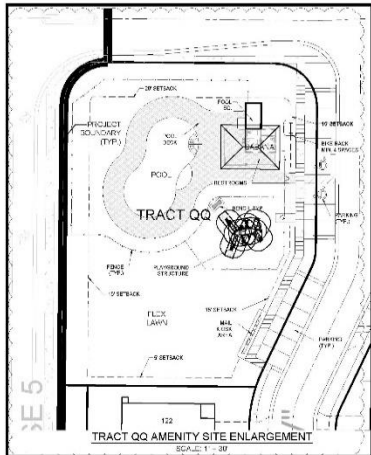
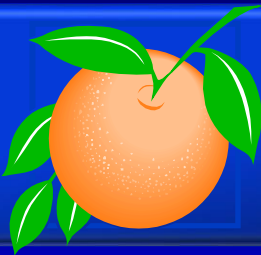
**WETHERBEE RD**

**PINE GATE TL**

**PARKHOUSE DR**



# AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Preliminary Subdivision Plan

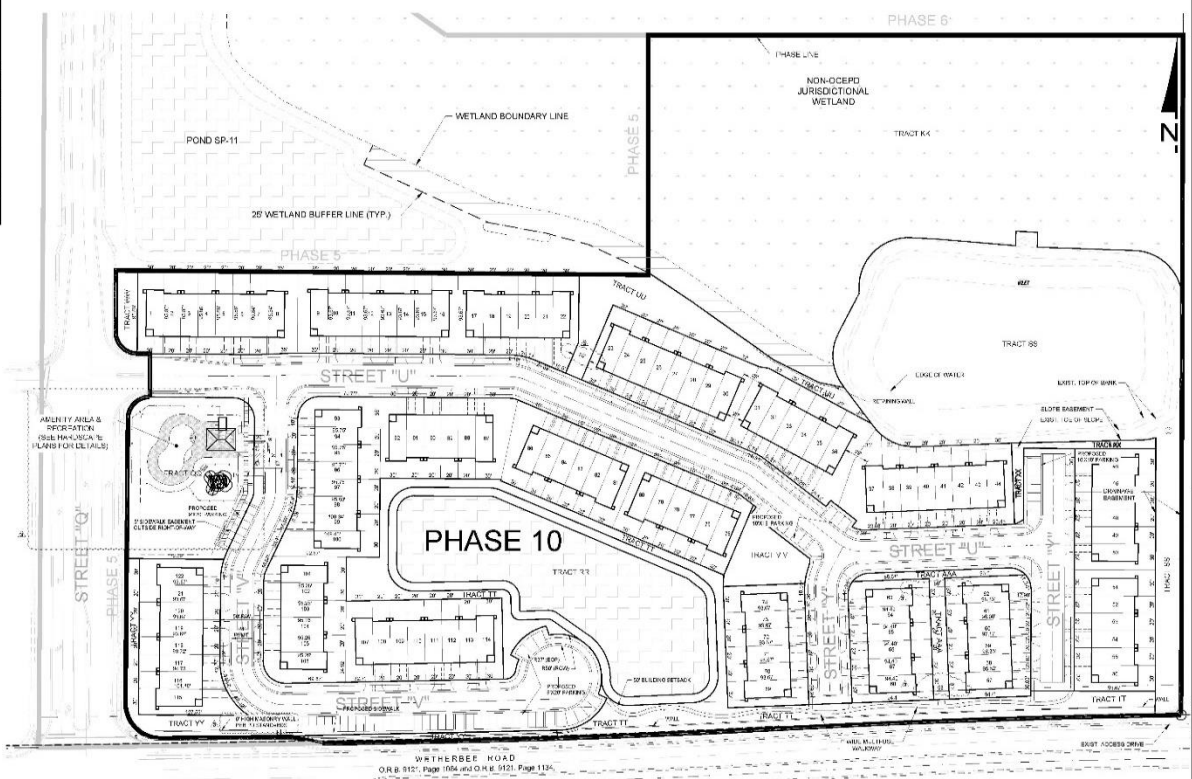


- SITE NOTES:**
1. THE PROPOSED LOT COUNT IS BASED ON THE ASSUMPTIONS LISTED IN THE NOTES TO THE PLAN. THE PROPOSED LOT COUNT IS BASED ON THE ASSUMPTIONS LISTED IN THE NOTES TO THE PLAN. THE PROPOSED LOT COUNT IS BASED ON THE ASSUMPTIONS LISTED IN THE NOTES TO THE PLAN. THE PROPOSED LOT COUNT IS BASED ON THE ASSUMPTIONS LISTED IN THE NOTES TO THE PLAN.
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**PROPOSED LOT COUNT**  
122 TOWNHOME UNITS

**LEGEND**

---	15 FT. OF ANY LINE
---	10 FT. OF ANY LINE
---	5 FT. OF ANY LINE
---	3 FT. OF ANY LINE
---	2 FT. OF ANY LINE
---	1 FT. OF ANY LINE
---	0 FT. OF ANY LINE



**WALDROP ENGINEERING**  
1111 W. UNIVERSITY BLVD., SUITE 100  
ORLANDO, FL 32817  
TEL: 407.251.1111  
FAX: 407.251.1112  
WWW.WALDROPENGINEERING.COM

PRELIMINARY SUBDIVISION PLANS  
**WOODLAND PARK PHASE 10**  
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.  
SITE PLAN

DATE:	01/15/2025
SCALE:	AS SHOWN
PROJECT NO.:	24-0000000000
DRAWN BY:	JM
CHECKED BY:	JM
DATE PLOTTED:	01/15/2025
PLOTTED BY:	JM
SCALE:	AS SHOWN
DATE PLOTTED:	01/15/2025
PLOTTED BY:	JM

WITHERSPEE ROAD  
O.R.B. 512, Page 1094 and O.R.B. 512, Page 1134



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 PSP dated “Received April 2, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**



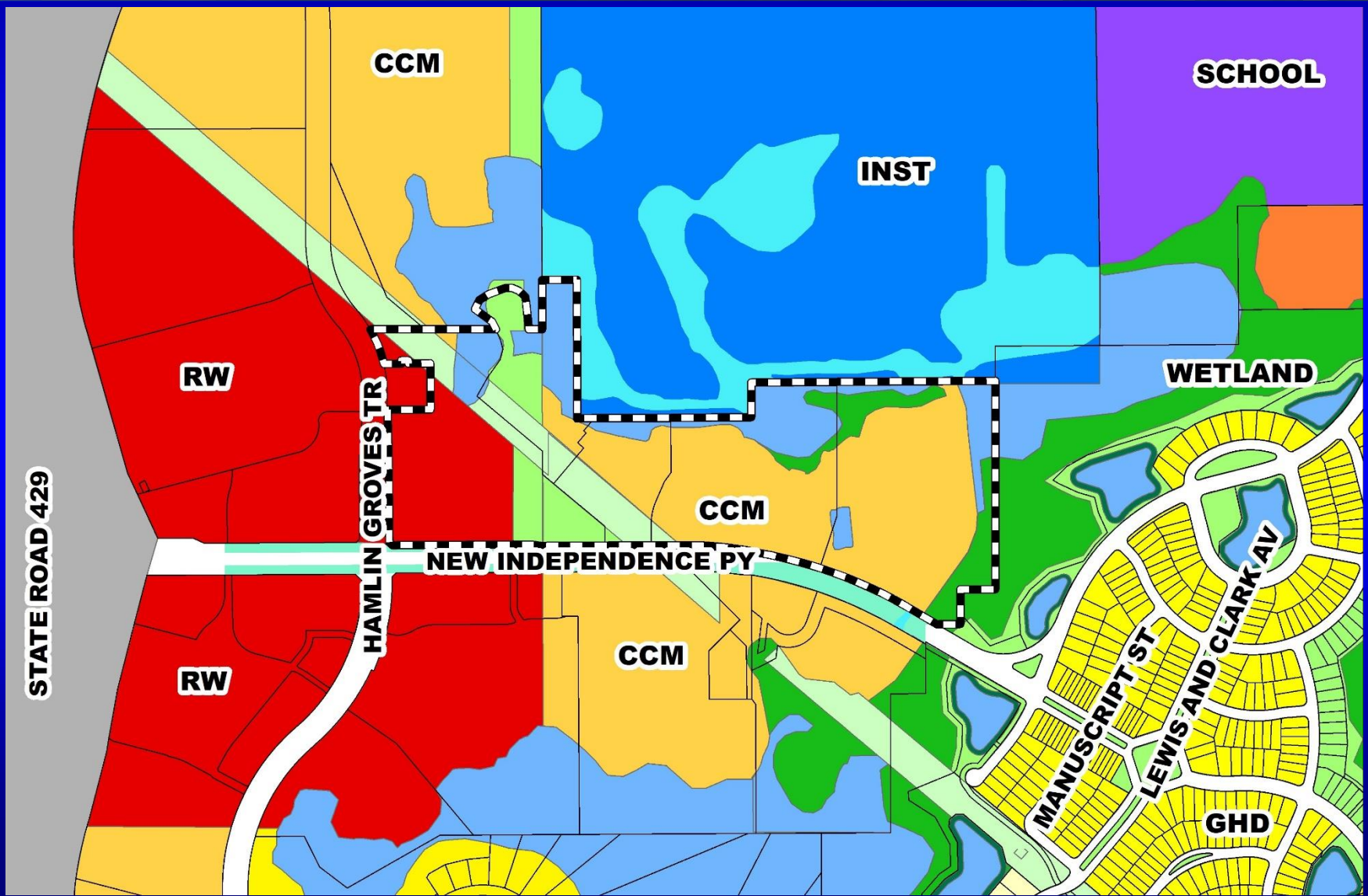
# Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP)

- Case:** CDR-19-03-086
- Project Name:** Hamlin PD-UNP / Hamlin East Proton Therapy Center  
PSP/DP
- Applicant:** Scott Gentry, Kelly, Collins & Gentry, Inc.
- District:** 1
- Acreage:** 60.78 gross acres
- Location:** North of New Independence Parkway / East of Hamlin  
Groves Trail
- Request:** To construct two temporary ponds to serve the Proton site and Lot 1, modify Framework Streets D and F, and split Lot 2 into three parcels for a total of five lots within the Preliminary Subdivision Plan.



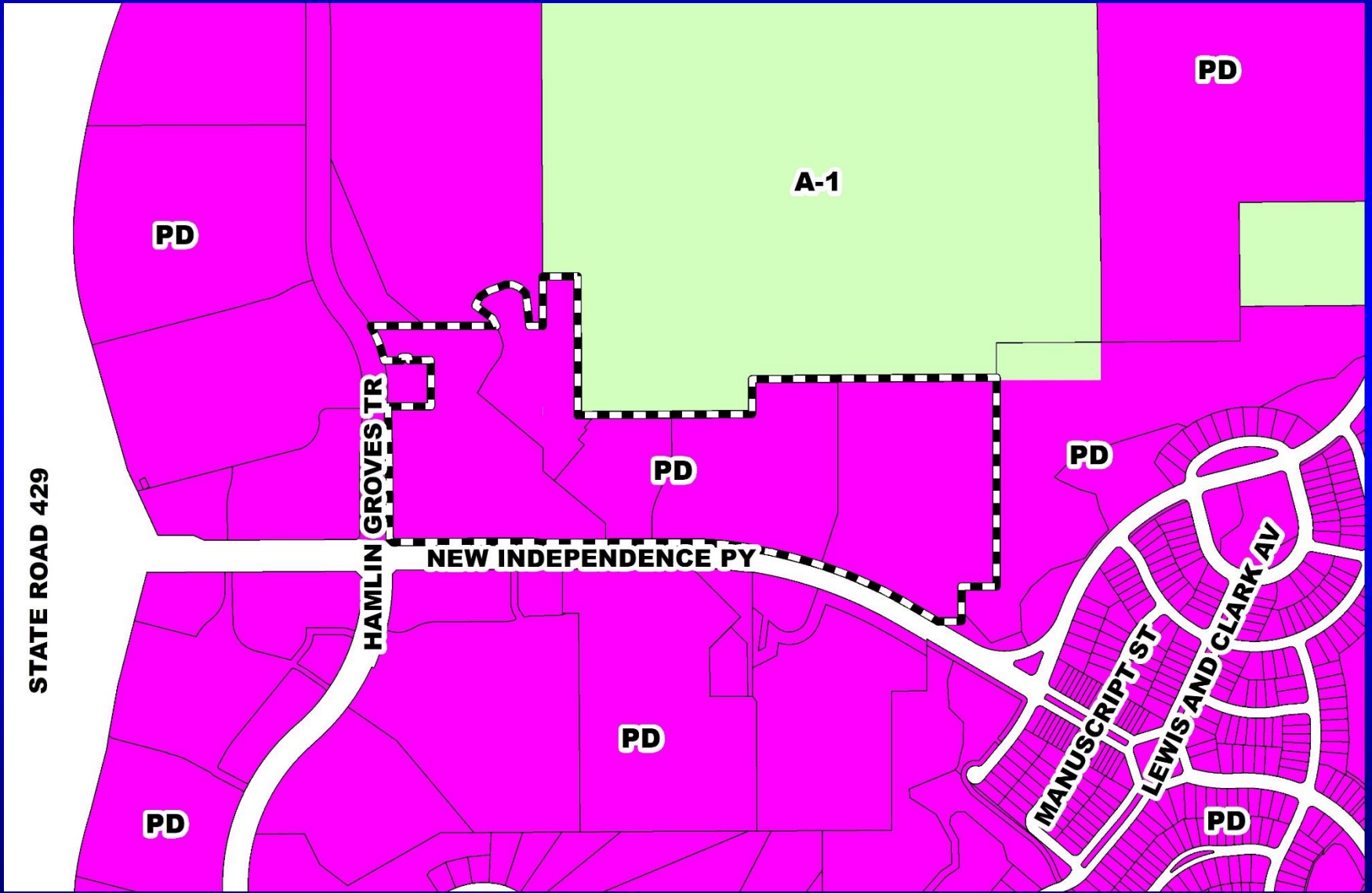


# Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Future Land Use Map





# Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Zoning Map







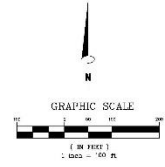
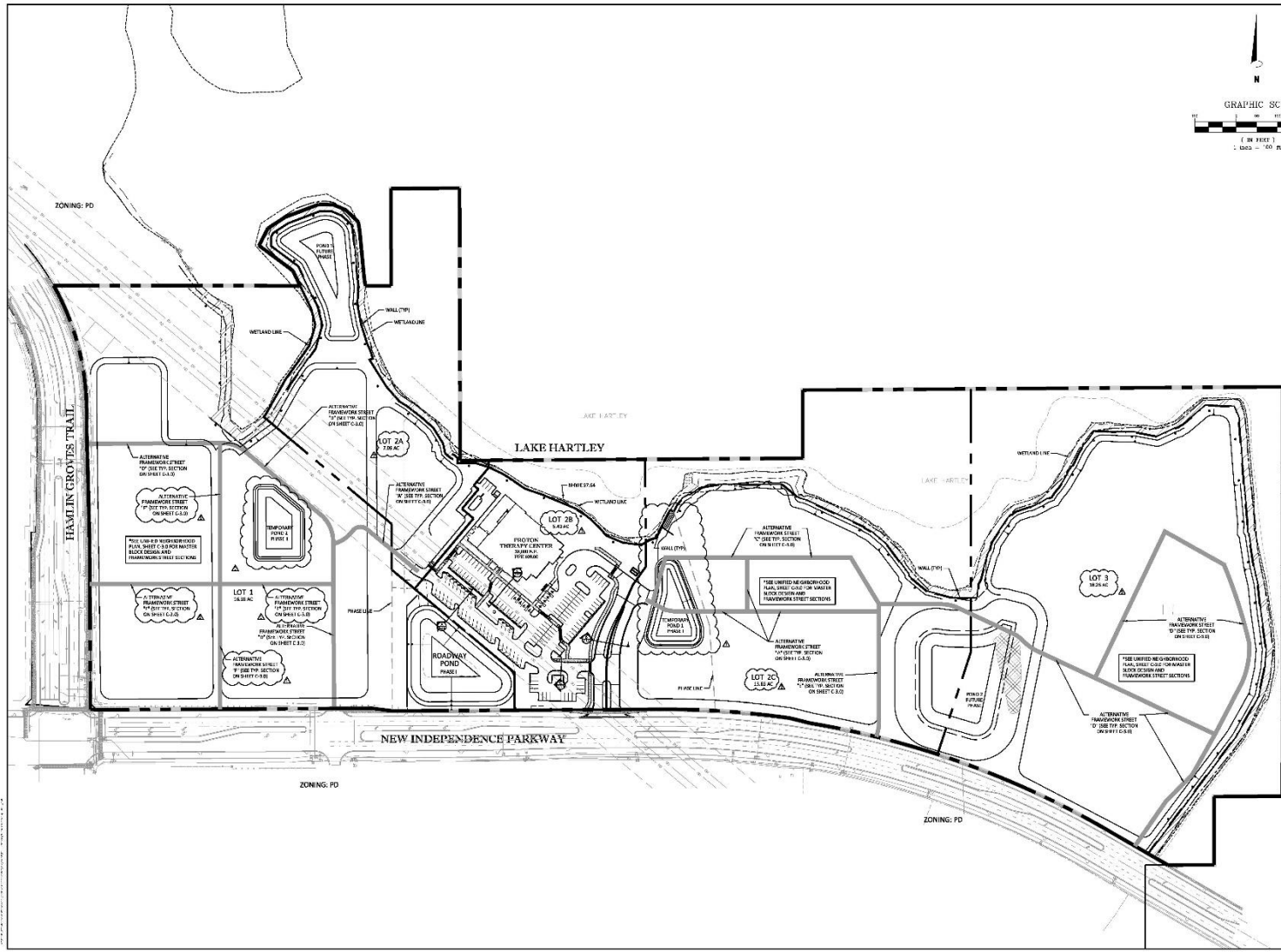
# Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Aerial Map







# Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Preliminary Subdivision Plan / Development Plan



 <b>KCG</b> <small>KELLY COLLINS &amp; GENTRY, INC.          1000 MARKET AVENUE, SUITE 200          COLUMBUS, OHIO 43215          (614) 441-1000 FAX (614) 441-1001</small>
PREPARED FOR: <b>PCTP HAMLIN, LLC</b>
<b>HAMLIN EAST          PROTON THERAPY          CENTER</b>
<b>PRELIMINARY          SUBDIVISION          PLAN</b>
SHEET <b>C-2.0</b>



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Hamlin PD - UNP / Hamlin East Proton Therapy Center PSP / DP dated "Received June 3, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# Grassmere Reserve Planned Development / Land Use Plan

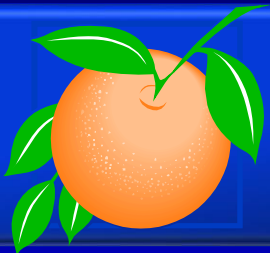
- Case:** CDR-19-04-133
- Project Name:** Grassmere Reserve PD/LUP
- Applicant:** Thomas Sullivan, Gray Robinson, P.A.
- District:** 2
- Acreage:** 128.87 gross acres (*overall PD*)
- Location:** 2523 Junction Road; or generally located east of Junction Road, north of N. Orange Blossom Trail, and south of W. Ponkan Road
- Request:** To remove a BCC Condition of Approval from June 13, 2006, which was amended as January 8, 2019 Condition of Approval #18b, which stated:
- "At the Preliminary Subdivision Plan (PSP) stage, the applicant shall propose a 5-acre park. The density for the park shall be relocated within the project and shall count towards the applicant's recreation requirements."



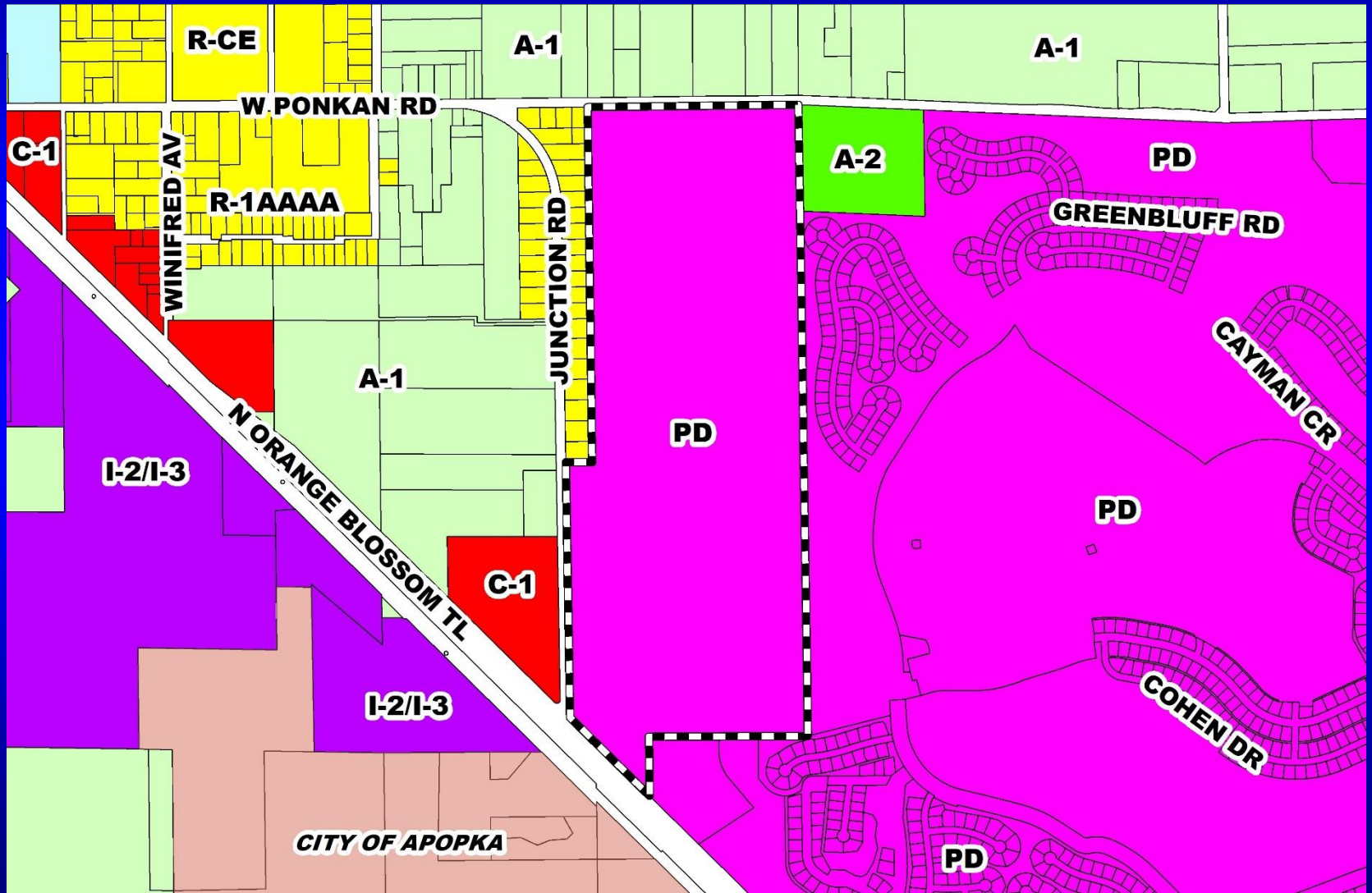


# Grassmere Reserve Planned Development / Land Use Plan Future Land Use Map





# Grassmere Reserve Planned Development / Land Use Plan Zoning Map







# Grassmere Reserve Planned Development / Land Use Plan Aerial Map







# Grassmere Reserve Planned Development / Land Use Plan Overall Land Use Plan

### TITLE LEGAL DESCRIPTION

East 1/2 of Northwest 1/4 and Northeast 1/4 of Southwest 1/4, Section, Section 26, Township 20 South, Range 27 East, Orange County, Florida, EXCEPTING a strip 63 feet wide across the South and of said Northeast 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East.

ALSO, beginning at the Southeast corner of Southwest corner of Southwest 1/4 of Northwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence running West along the quarter section line 6 chains 33 links, thence North 6 chains 33 links, thence South 6 chains 33 links to place of beginning, EXCEPT that portion thereof lying West of the County Road, conveyed by Lucian Dixon.

ALSO, beginning at the Northeast corner of Northwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida thence West 210 feet, thence South 1,112 feet, thence East 210 feet, thence North 1,112 feet to place of beginning.

ALSO, one acre square in the Southeast corner of Northwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida.

Less and Except Road Right of Way.

ALSO, beginning at the Northeast corner of Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence Southerly along the line dividing the quarter sections 177 feet, more or less, to the new County Road, thence Northwesterly by said road 244 feet, more or less, to the line formerly of J.A. Walker, thence Easterly along the North boundary of the said Southwest 1/4 of Southwest 1/4 169 feet, more or less, to place of beginning.

ALSO, begin at the Northeast corner of Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run thence South 120 feet to a stake, thence in a Southwesterly direction and parallel with the State Road distance of 674.53 feet, thence North 560 feet, thence West 330 feet, thence South 99 feet to the Point of Beginning.

LESS and EXCEPT Road Right by the Order of Taking recorded in Minute Book 6, Page 116 and by the Deed recorded in Deed Book 586, Page 580, Public Records of Orange County, Florida.

Containing 128.08 acres, more or less.

## Grassmere Reserve

### Parcel ID# 26-20-27-0000-00-020

### Planned Development Land Use Plan

#### Orange County, Florida

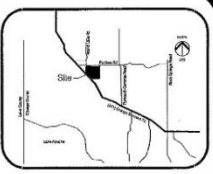
Nov 2005

- Revisions
- 1/29/06 - Revised Per DRC comments dated 1/11/06 c/s
  - 2/21/06 - Revised Per staff comments dated 2/20/06 c/s
  - 7/20/18 - Revision to Minimum Lot Size
  - 10/15/18 - Revised per TRG comments dated 9/5/18
  - 11/05/18 - Revised per DRC comments dated 11/2/18
  - 11/13/18 - Revised per DRC comments dated 11/12/18
  - 06/07/19 - Revised per DRC comments dated 06/04/19
  - 06/26/19 - Revised per staff comments dated 6/24/19

### ORANGE COUNTY CASE # CDR-19-04-133

#### SITE DATA

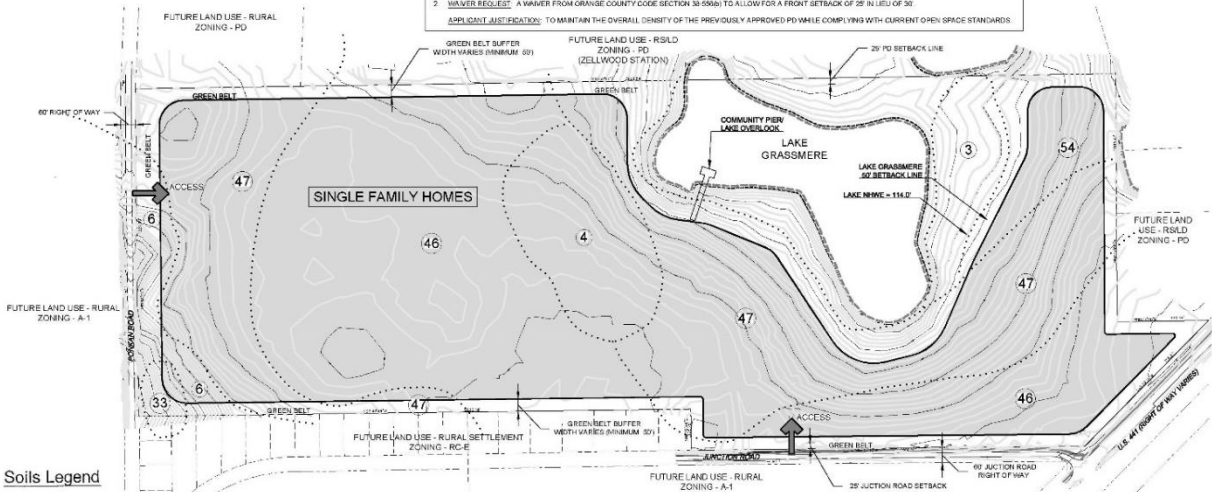
PARCEL ID NUMBER	26-20-27-0000-00-020
GROSS AREA	128.08 ACRES
LAKE GRASSMERE	24.90 ACRES
GLASS BELT WETLANDS	3.2 ACRES
NET LAND AREA	100.92 ACRES
PROPOSED LOTS	104 ACRES
PROPOSED DENSITY	1.04 ACRES
CURRENT LAND USE	RURAL SETTLEMENT 1/1 PD
PROPOSED ZONING	1.20 ACRES
REQUIRED OPENSPACE (10%)	0.80 ACRES
REQUIRED RECREATION	1.04 ACRES
NUMBER OF UNITS	1
TYPE OF UNITS	SINGLE FAMILY HOMES
MINIMUM LOT SIZE	70 X 150
MAXIMUM BUILDING HEIGHT (2 STORY)	30'
MIN. NET LIVING AREA UNDER HEAT & AIR	1,500 SQUARE FEET
SCHOOL AGE POPULATION	45 CHILDREN
LOT SETBACK	
FRONT	20'
REAR	20'
SIDE	10'
LAKE GRASSMERE	60' FROM PROPERTY LINE OR 100' FROM CL OF RW FOR STRUCTURES OR 100' FROM CL OF RW FOR PARKING AREAS
OR 44' WALKER RURAL (ARTERIAL)	
PD PERIMETER SETBACK	20'
JUNCTION ROAD	20'
VIENNA OPEN SPACE CALCULATION	15% (OPEN SPACE PROVIDED)
PA TIPS GENERATED (UTE 10TH ED.)	100 TIPS
DRY TIPS GENERATED (UTE 10TH ED.)	803 TIPS



Location Map

### GRANTED WAIVERS PER BCC APPROVAL DATE 1/8/19

- WALKER WAIVER:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-556(1) TO ALLOW A FRONT SETBACK OF 25' IN LIEU OF 30' IN LIEU OF CODE REQUIRED MINIMUM LOT WIDTH OF 150' AND 10 ACRES (14,528 SQUARE FEET OF LOT AREA) FOR LOTS WITH CENTRAL WATER SERVICES.  
**APPLICANT JUSTIFICATION:** TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.
- WALKER WAIVER:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-556(1) TO ALLOW FOR A FRONT SETBACK OF 25' IN LIEU OF 30'.  
**APPLICANT JUSTIFICATION:** TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.



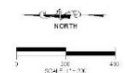
- #### GENERAL NOTES
- STREETS AND INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY SHALL BE PUBLICLY OWNED.
  - SUFFER, LANDSCAPING, RECREATION AND COMMON AREAS WILL BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - PROJECT INFRASTRUCTURE WILL BE DIVIDED IN ONE PHASE.
  - ALL STORMWATER PONDS TO BE DESIGNED IN ACCORDANCE WITH CURRENT ORANGE COUNTY STANDARDS. PONDS TO BE OWNED & MAINTAINED BY ORANGE COUNTY AS PART OF STORMWATER SYSTEM FUNCTIONALITY.
  - UTILITIES PROVIDED BY THE CITY OF APOPKA.
  - UTILITIES WILL CONSIST OF LANDSCAPING, BIRTHING, OPEN BAIL FENCING, AND EXISTING TREES.
  - AN ORANGE COUNTY CONSERVATION AREA DETERMINATION APPLICATION NEEDS TO BE COMPLETE PRIOR TO PERIOD APPROVAL.
  - ALL ACRESSES REGARDING CONSERVATION AREAS INCLUDING WETLANDS AND BUFFER ARE CONSIDERED APPROXIMATE UNITS. FINALIZED BY CONSERVATION AREA DETERMINATIONS AND CONSERVATION ARE IMPACT PERMITS. APPROVAL OF THIS PLAN DOES NOT PRESENT ANY PROPOSED CONSERVATION IMPACTS.
  - NOTIFICATION THAT THE SITE IS IN THE VICINITY OF A LANDFILL WILL BE REQUIRED TO BE PLACED IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
  - IF A MASONRY WALL ALONG U.S. 41 WILL BE EVALUATED ON THE PRELIMINARY SUBDIVISION PLAN (PSP).
  - LAKE GRASSMERE SHALL BE LIMITED TO NON-MOTORIZED WATER CRAFT.
  - ACTUAL NUMBER OF HOMES ALLOWED ON THE SITE WILL BE DETERMINED ONCE THE BRITTS AND ACREAGE OF CONSERVATION AREAS HAS BEEN CONFIRMED THROUGH THE CONSERVATION AREA DETERMINATION PROCESS.
  - RECREATION AREAS SHALL COMPLY WITH ORANGE COUNTY CODE.
  - THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE VIENNA STUDY AREA. AS ESTABLISHED BY THE VIENNA PARKWAY AND PROTECTION ACT, SECTION 26B.31P-5. SPECIAL AREA REGULATIONS APPLY. IN ADDITION TO THE STATE REGULATIONS, LOCAL POLICES ARE INCLUDED IN ORANGE COUNTY COMPRISED OF THE PLAN 2015-2020. FUTURE LAND USE EIGHTH BUT NOT LIMITED TO OBJECTIVE FLUGS & VIENNA.
  - IN ACCORDANCE WITH SECTION 18-122, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
  - APPROVAL OF THIS REQUEST DOES NOT GRANT ANY APPROVALS FOR CONSTRUCTION OR A TREATMENT OF SOIL BANKS, ROCKS, DECKS, OBSERVATION PERS, LAKE SHORE VEGETATION, OR SEA WALLS ON THE LAKE.

- #### Soils Legend
- 3 Basinger find sand, depressional
  - 4 Candler fine sand, 0 - 5% slopes
  - 6 Candler-Apopka fine sands, 5% - 12%
  - 33 Pits
  - 46 Tavares fine sand, 0-5%
  - 47 Tavares Millhopper fine sands 0-5% slopes
  - 54 Zolfo fine sand

- |  |  |   |
|--|--|---|
| <b>OWNER/DEVELOPER</b><br>BOY GRASSMERE LLC<br>1616 W GARDEN BLVD SUITE 232<br>TAMPA, FL 33609<br>613-321-1964<br>CONTACT: FRANK BOWBECK<br><b>APPLICANT/AGENT</b><br>GRAV ROBSON<br>301 54ST FINE STREET<br>SUITE 1400<br>ORLANDO, FL 32801<br>407-843-6880<br>CONTACT: THOMAS SULLIVAN | <b>CIVIL ENGINEER</b><br>NVE, INC.<br>201 SOUTH BUMBY AVE<br>ORLANDO, FL 32835<br>407-698-3317<br>CONTACT: JASON P. MAHONEY, P.E.<br><b>SURVEYOR</b><br>ALLEN & COMPANY<br>PROFESSIONAL SURVEYORS<br>& MAPPERS<br>16 EAST PLANT STREET<br>WINTER GARDEN, FL 34787<br>407-894-3388<br>CONTACT: JAMES L. RECKMAN | <b>ENVIRONMENTAL CONSULTANT</b><br>BO-TREN CONSULTANT<br>3026 EAST SOUTH STREET<br>ORLANDO, FL 32835<br>407-894-3388<br>CONTACT: JOHN MCKLOGG |
|--|--|---|

THE BCC CONDITIONS OF APPROVAL  
(DATED 1/8/19) ARE INCLUDED ON PAGE 2

RECEIVED  
By Sapho at 4:33 pm, Jun 26, 2019



**NV5**  
201 S. BUMBY AVE.  
ORLANDO, FL  
(407) 898-3317  
WWW.NV5.COM  
CERTIFICATE OF AUTHORIZATION # 20005



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Grassmere Reserve Planned Development / Land Use Plan (PD/LUP) dated “Received June 26, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**



*Board of County Commissioners*

# Public Hearings

**August 20, 2019**