

CASE # PSP-25-07-164

Commission District # 4

1. GENERAL INFORMATION

Applicant: Blake Wagner - Kimley-Horn & Associates, Inc.

Owner: Sitex Properties USA, Inc.

Project Name: Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP) / Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan (PSP) / Development Plan (DP)

Hearing Type: Preliminary Subdivision Plan (PSP)

Request: To subdivide 0.69 acres into 8 lots and associated infrastructure to be developed with live-work units.

2. PROJECT INFORMATION

A. Overview: The subject property is located at the intersection of Tanja King Boulevard and Avalon Park S. Boulevard. The subject property is located within the Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP). The subject property has a Future Land Use Map (FLUM) designation of Traditional Neighborhood Development (TND), and is zoned PD. The Avalon Park Town Center PD allows for a mix of residential and commercial uses. The surrounding area consists of commercial and mixed-use buildings to the east, townhomes and commercial to the north, and a future townhomes development to the south. Through this Preliminary Subdivision Plan (PSP) / Development Plan (DP), the applicant is seeking to subdivide 0.69 acres into 8 lots, with associated infrastructure, to be developed with live-work units.

B. Location: South of Tanja King Blvd. / East of Avalon Park S. Blvd.

C. Parcel ID(s): 06-23-32-1027-05-000 (a portion of)

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D. Total Acres:	0.69 acres (affected area)
E. Water Supply:	Orange County Utilities
F. Sewer System:	Orange County Utilities
G. Schools:	Stone Lakes ES Enrollment: 554 / Capacity: 828 Avalon MS Enrollment: 789 / Capacity: 1,071 Timber Creek HS Enrollment: 3,216 / Capacity: 2,738
H. School Population:	3
I. Parks:	Innovation Way Trail - 0.6 miles
J. Proposed Use:	8 lots with live-work units
K. Site Data:	Maximum Building Height: 40' Minimum Living Area: 1,000 Minimum Lot Width: 20' Building Setbacks: Front: 5' Rear: 8' Side: 0' Corner Lot: 5' Garage: 8' Rear-to-Rear: 30'
L. Fire Station:	Fire station 87- 2233 Crown Hill Blvd.
M. Public Notification:	The notification area for this public hearing extended beyond 500 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. Three hundred and sixty (360) notices were mailed to those property owners in the mailing area.
N. Community Meeting Summary:	A community meeting was not required for this case.
O. Transportation:	Existing/Valid transportation capacity entitlements not found. This development will require transportation capacity via a Capacity Encumbrance Letter (CEL) application.

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This development may be located near failing roadway(s) within Orange County. If so, this deficiency requires a Transportation Impact Analysis (TIA) submitted with the CEL application Submittal Package. Please refer to the Submittal Requirements on the CEL application for further information. The owner will have the option to remedy the deficiencies by entering into a Proportionate Share Agreement with Orange County.

Based on the recently approved Standard Procedures Manual for Specific Transportation Analysis Methodology Plan (STAMP), published February 27, 2024 (Sec.30-562-2 of the Code of Ordinances), an operational traffic analysis study (intersection analysis) will be required at DP level for proposed developments projected to generate 50 or more net PM peak hour vehicle trips. The operational traffic study will be based on the most updated STAMP.

P. Environmental Protection Division:

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

There are wetlands adjacent to the south/southwest. No construction, clearing, filling, alteration or grading is allowed within or immediately adjacent to a conservation area or easement (includes the conservation area and the wetland setback/buffer) without first obtaining a Conservation Area Impact (CAI) permit approved by the county and obtaining other applicable jurisdictional agency permits.

This site is located approximately 1 mile west of the Hal Scott Preserve managed by St. Johns River Water Management District and Orange County.

The nearby property may require the use of resource management practices that may result in periodic temporary conditions that may limit outdoor activities. These practices may include, but not limited to, ecological burning, pesticide and herbicide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary for proper resource management. This site could be adversely impacted by existing solid waste management activities from the Orange County Landfill located approximately 2 miles to the southwest. Potential odor and noise disturbance to residents should be considered during design. Prospective property owners should be notified of this proximity.

Use caution to prevent erosion during construction along the boundary of the property, into surface waters, wetlands and buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. Minimize the extent of area exposed at one time, apply perimeter controls where necessary, and perform maintenance checks every seven (7) days and after every 1/2 inch rain. The construction entry area shall be designed to prevent trucks from tracking soil onto local roads and the affected storm drainage system shall be protected. This may require periodic street sweeping.

Any miscellaneous regulated solid waste found or generated onsite including land clearing debris, construction and demolition debris, tires, garbage, and hazardous waste shall be properly managed through recycling and/or off-site disposal in accordance with local, state, and federal regulations.

Q. Comprehensive Plan:

The subject property has a Future Land Use Map (FLUM) designation of Traditional Neighborhood Development (TND) and is currently zoned Planned Development (PD) which is consistent with the FLUM designation. The request is consistent with the comprehensive plan.

R. Zoning:

PD (Planned Development)

3. REQUESTED ACTION:

Development Review Committee (DRC) Recommendation – (April 8, 2026)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Avalon Park PD / Town Center PSP / Tract 5B - Tanja King Boulevard Live-Work PSP / DP dated "Received April 9, 2026," subject to the following conditions:

1. Development shall conform to the Avalon Park Planned Development; Board approvals; Town Center Preliminary Subdivision Plan; Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan / Development Plan dated "Received April 9, 2026" and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the Board, or by action of the Board. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received April 9, 2026," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, as may be amended, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the

applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this preliminary subdivision plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
7. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water, wastewater, and reclaimed water systems have been designed to support all development within the DP, and that construction plans are consistent with an approved and up-to-date Master Utility Plan for the PD.
8. Prior to construction plan approval, documentation with supporting calculations shall be submitted which certifies that the existing drainage system and ponds have the capacity to accommodate this development and that this project is consistent with the previously approved drainage plan for this PSP. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.

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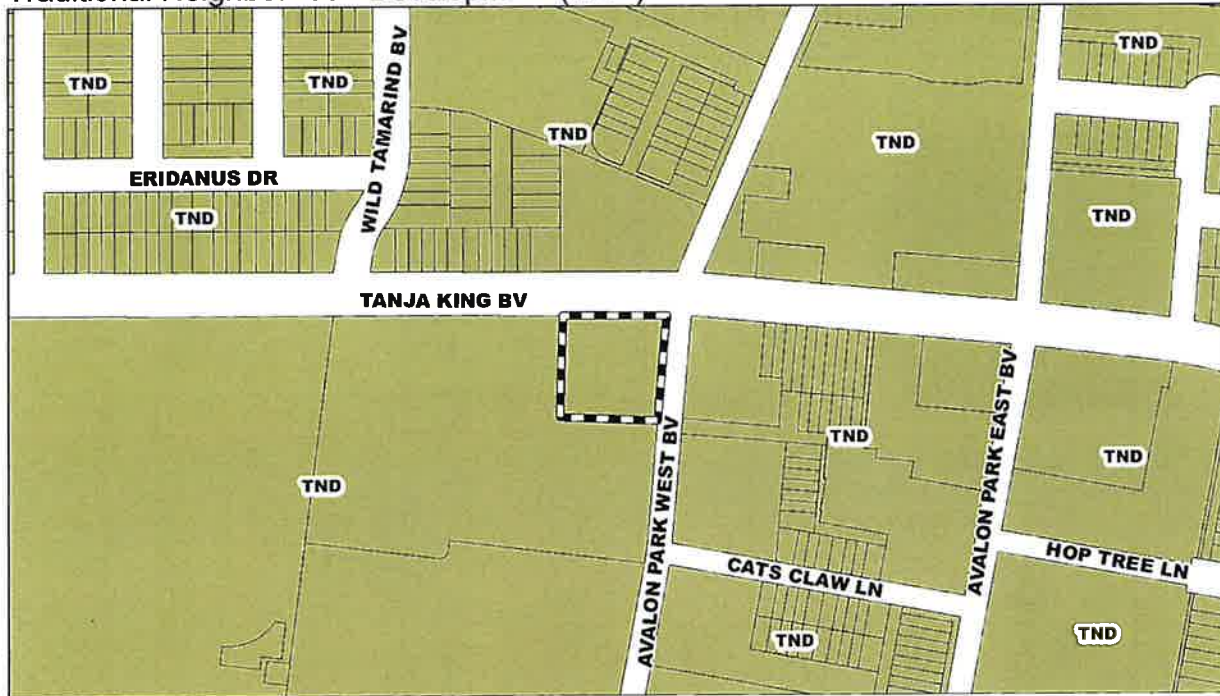
9. A mandatory pre-application/sufficiency review meeting for the plat/replat shall be required prior to plat submittal and concurrent with construction plan submittal. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application/ sufficiency review meeting prior to formal submittal of the plat to the County.
10. Unless otherwise allowed by County Code, the property shall be platted/replatted prior to the issuance of any vertical building permits.
11. A Municipal Service Benefit Unit (MSBU) shall be established for the standard operation and maintenance of street lighting inventory including leasing, fuel, and energy costs for this project. Street lighting fixtures, poles, and luminaries used in this project shall be selected from the approved inventory list supplied by the Orange County Comptroller. Street lighting fixtures, poles, and luminaries used in this project shall be supplied and installed by the utility company that services the area of the project, as authorized by law or agreement, and thereafter maintains the street lighting inventory. The developer shall obtain approval of the street lighting fixtures, poles, and luminaries from the Orange County Comptroller Special Assessments Department via a "Letter of Commitment" prior to the installation of the street lighting fixtures, poles, and luminaries and prior to the plat being recorded by Orange County Comptroller Official Records section. All installation costs and street lighting operational costs prior to the effective date of the MSBU approval by the Orange County Board of County Commissioners shall be the sole responsibility of the developer.
12. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the Orange County Environmental Protection Division National Pollutant Discharge Elimination System (NPDES) Supervisor at NPDES@ocfl.net for details.
13. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Supervisor at NPDES@ocfl.net. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
14. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC).
15. Unless otherwise specified to the County's satisfaction in the PSP, a Development Plan, in conformance with the requirements of Section 34-131(b) (20), including the appropriate group type, is required for the park / recreation tract(s) within this Preliminary Subdivision Plan (PSP), or phase thereof, as appropriate. Regardless of whether the park / recreation tract is included in the PSP or approved via a

separate Development Plan, the park / recreation area tract(s) shall be constructed in conjunction with the subdivision infrastructure and completed prior to issuance of the Certificate of Completion (C of C) for the infrastructure for the phase in which the park / recreation tract(s) is located.

16. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
17. Pole signs and billboards are prohibited. All other signage shall comply with approved master sign plan or Chapter 31.5, where applicable and as may be amended.
18. Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended; unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.
19. "No Parking" signage shall be installed within the development, per the approved plan, prior to the county issued certificate of completion for the infrastructure.
20. Prior to construction plan approval, documentation must be provided certifying that this project has the legal right to tie into the master drainage system.

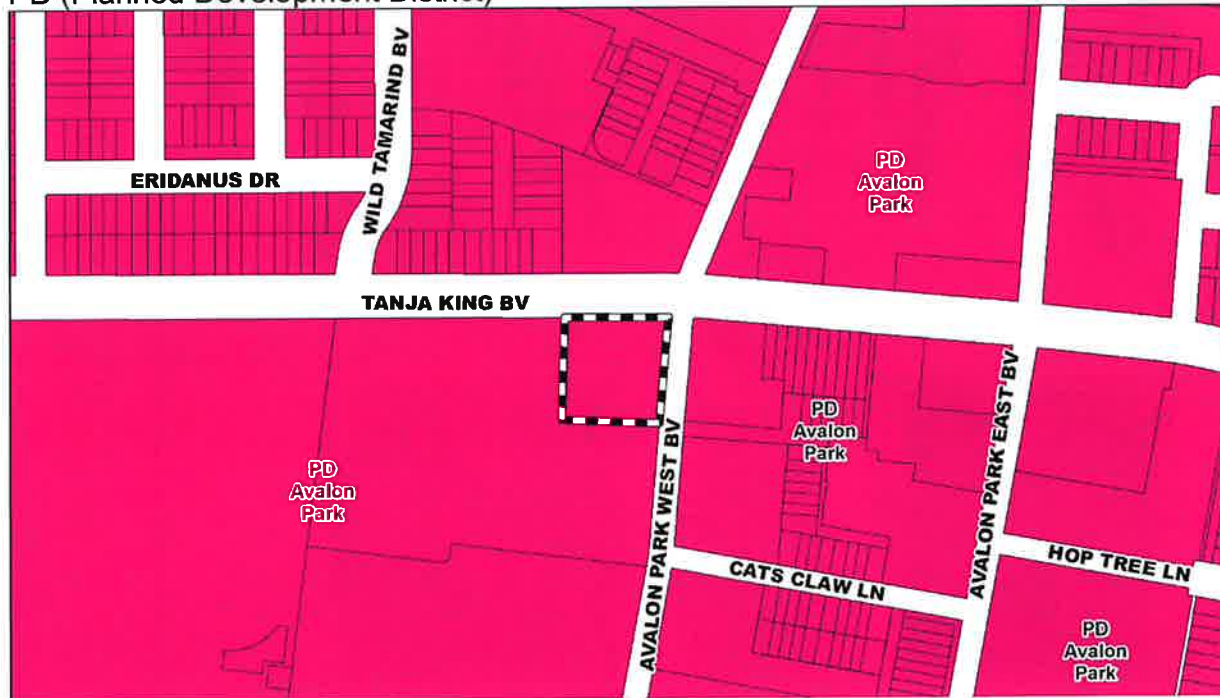
FUTURE LAND USE

Traditional Neighborhood Development (TND)



ZONING

PD (Planned Development District)



**Avalon Park PD / Town Center PSP / Tract 5B - Tanja King
 Boulevard Live-Work PSP / DP (Cover Sheet)**

**AVALON PARK PD / AVALON PARK
 TOWN CENTER PSP / TANJA KING
 BOULEVARD LIVE-WORK
 PRELIMINARY SUBDIVISION PLAN**

PSP-25-07-164
 PARCEL #: 06-23-32-1027-05-000
 ORANGE COUNTY, FLORIDA
 APRIL 07, 2026

**SECTION 06, TOWNSHIP 23S, RANGE 32E
 LOCATION MAP**

SOILS MAP

USGS QUAD MAP

AERIAL PHOTOGRAPH

SHEET LIST TABLE

Sheet Number	Sheet Title
PSP1.0	COVER SHEET
PSP2.0	EXISTING CONDITIONS
PSP2.1	SITE PLAN
PSP2.2	SIGNING & PAVEMENT
PSP2.3	OVERALL VISION PLAN
PSP3.0	LOT DIMENSION PLAN
PSP4.0	FIRE TRUCK ROUTING PLAN
PSP5.0	PAVING GRADING AND DRAINAGE PLAN
L1.00	UTILITY PLAN
L1.10	LANDSCAPE PLAN
L1.20	SURVEY
A1.1	1ST FLOOR ASSEMBLY PLAN
A1.2	2ND FLOOR ASSEMBLY PLAN
A2.1	3RD FLOOR ASSEMBLY PLAN
A3.1	UNIT 102 FLOOR PLANS
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS
A8	EXTERIOR ELEVATIONS
A9	EXTERIOR ELEVATIONS
A10	EXTERIOR ELEVATIONS

UTILITY PROVIDERS

WATER, SEWER AND GAS: ORANGE COUNTY WATER AND SEWER DEPARTMENT, 1000 N. ORANGE AVENUE, ORANGE, FL 32839, PHONE: (407) 836-6000

POWER: FLORIDA POWER AND LIGHTS COMPANY, 6700 W. PALM BEACH BLVD, WEST PALM BEACH, FL 33411, PHONE: (561) 838-1111

CABLE/TELEPHONE: VERIZON WIRELESS, 1000 N. ORANGE AVENUE, ORANGE, FL 32839, PHONE: (407) 836-6000

PROJECT TEAM

OWNER: TANJA KING, 1000 N. ORANGE AVENUE, ORANGE, FL 32839, PHONE: (407) 836-6000

DEVELOPER: KIMLEY-HORN AND ASSOCIATES, INC., 1000 N. ORANGE AVENUE, ORANGE, FL 32839, PHONE: (407) 836-6000

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC., 1000 N. ORANGE AVENUE, ORANGE, FL 32839, PHONE: (407) 836-6000

SUBCONTRACTORS: KIMLEY-HORN AND ASSOCIATES, INC., 1000 N. ORANGE AVENUE, ORANGE, FL 32839, PHONE: (407) 836-6000

LEGAL DESCRIPTION

SECTION 06, TOWNSHIP 23S, RANGE 32E, ORANGE COUNTY, FLORIDA

THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS PART OF THE SECTION 06, TOWNSHIP 23S, RANGE 32E, ORANGE COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF SECTION 06, TOWNSHIP 23S, RANGE 32E, ORANGE COUNTY, FLORIDA, FILED FOR RECORD IN PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BOOK 23, PAGE 32.

RECEIVED

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Elevations (East)

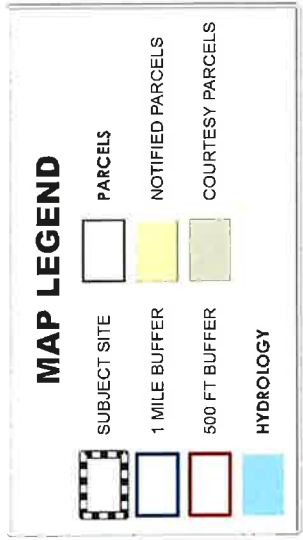
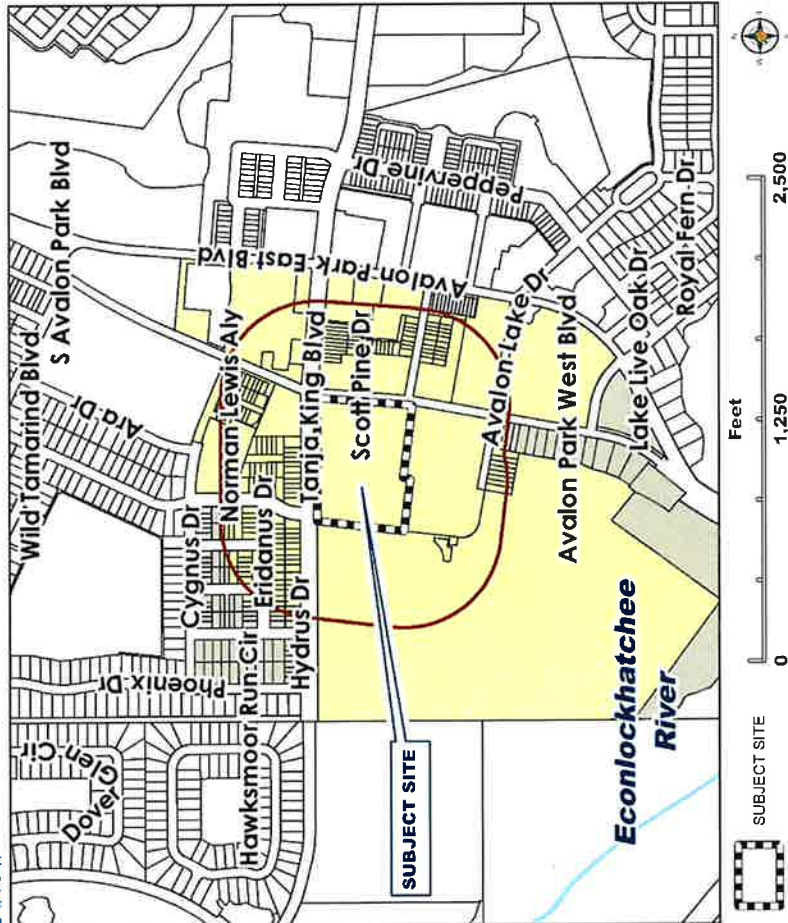


Notification Map

B:\Business Systems\Board Administrators\SUBSTANTIAL CHANGE\2026\DRC\Avalon Park PD Town Center PSP Tract 5B - Tanja King Boi

Public Notification Map

PSP-25-07-164



BUFFER DISTANCE: 500
 # OF NOTICES: 360

