

Board of County Commissioners

Public Hearings

August 20, 2019



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

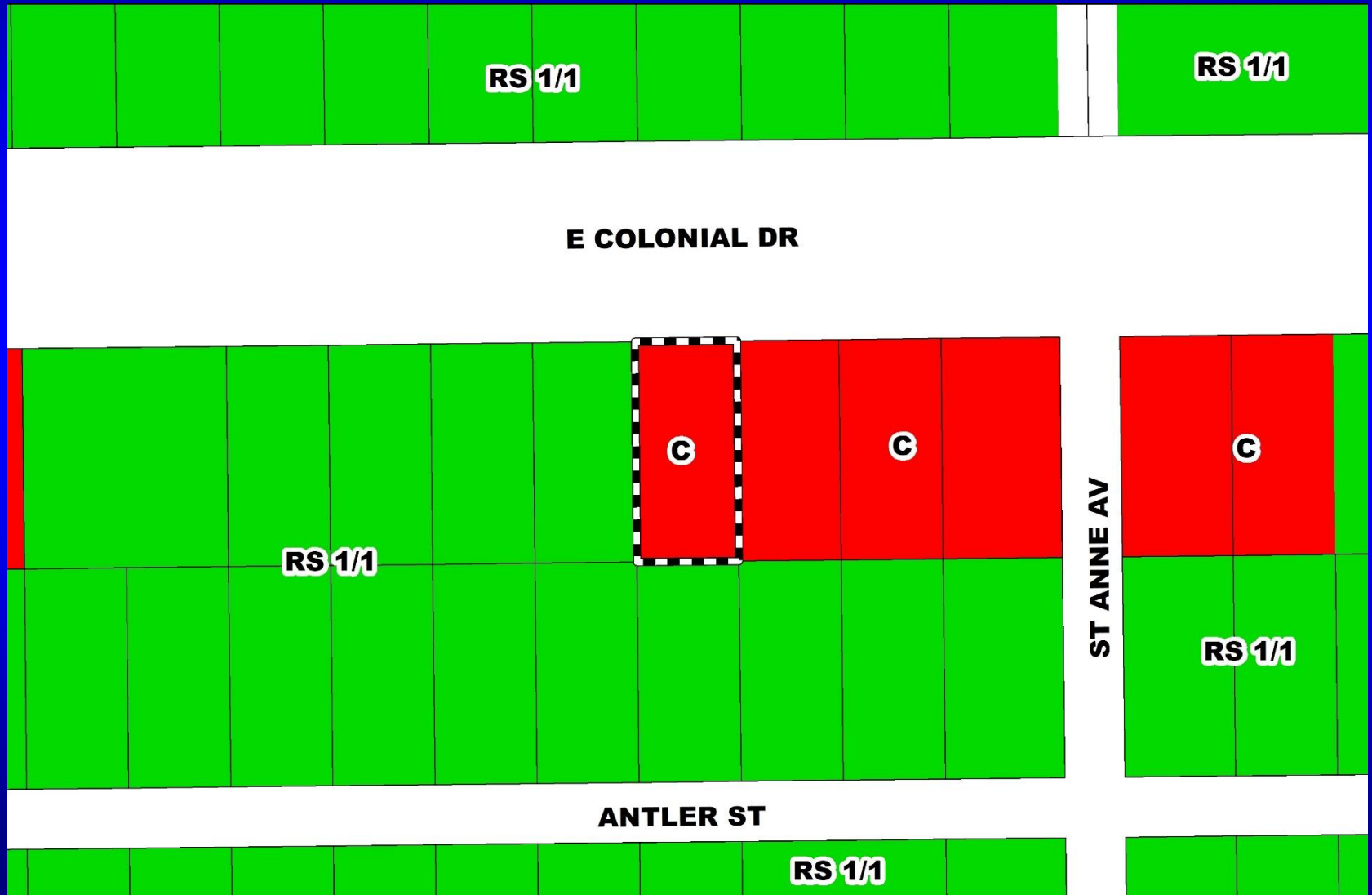
Case:	RZ-19-06-015
Applicant:	James R. Morrison, Florida Manufactured Home Sales, LLC
Appellant:	James R. Morrison, Florida Manufactured Home Sales, LLC
District:	2
Location:	25140 E. Colonial Drive; or generally located on the south side of E. Colonial Drive, approximately 325 feet west of St. Anne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



RZ-19-06-015 – James R. Morrison

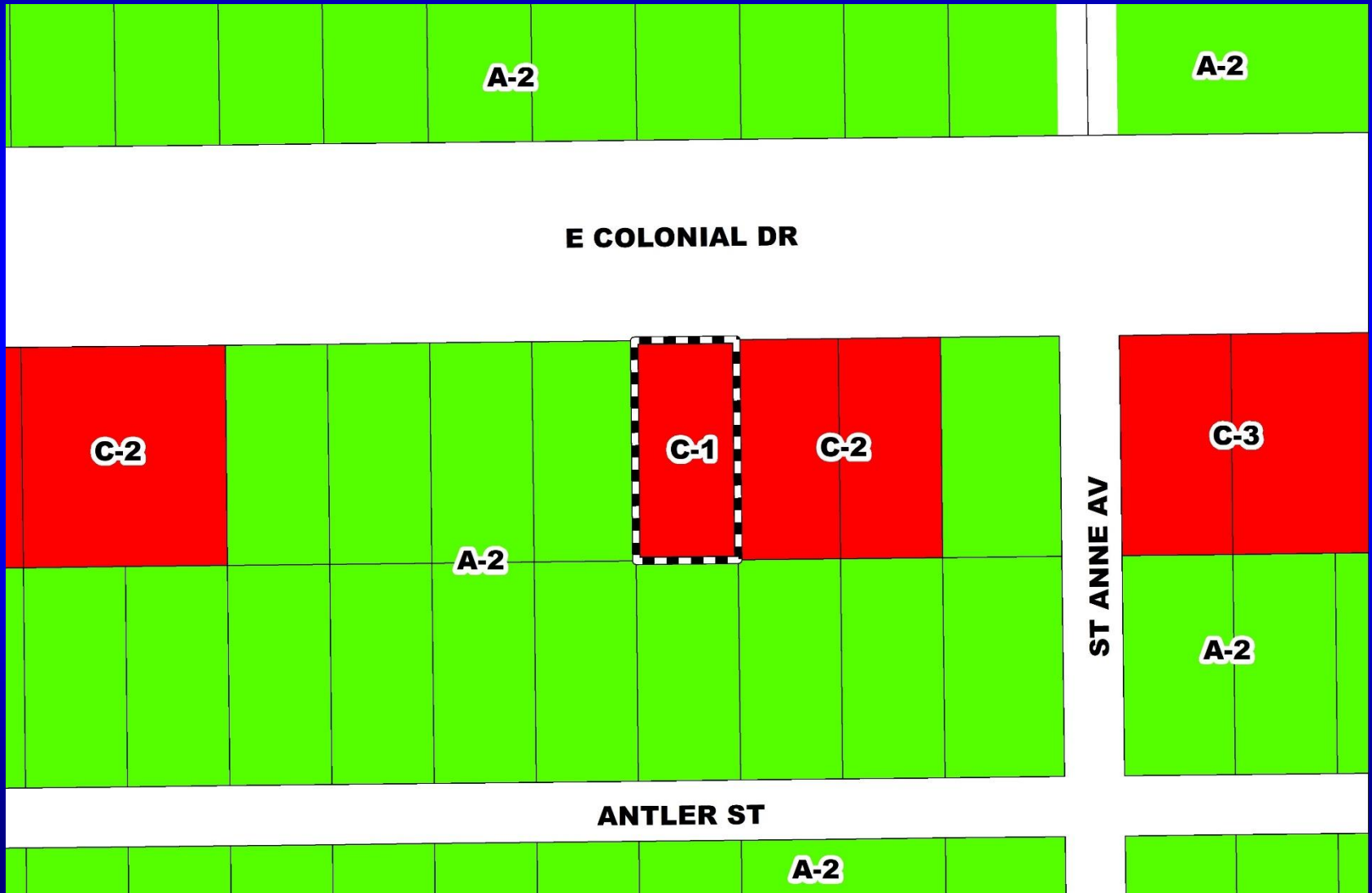
Planning and Zoning Commission (PZC) Appeal

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

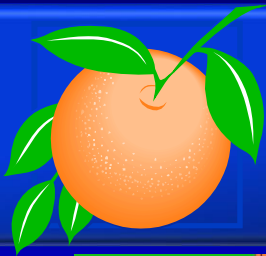
Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested C-2 (General Commercial District) zoning.

District 5

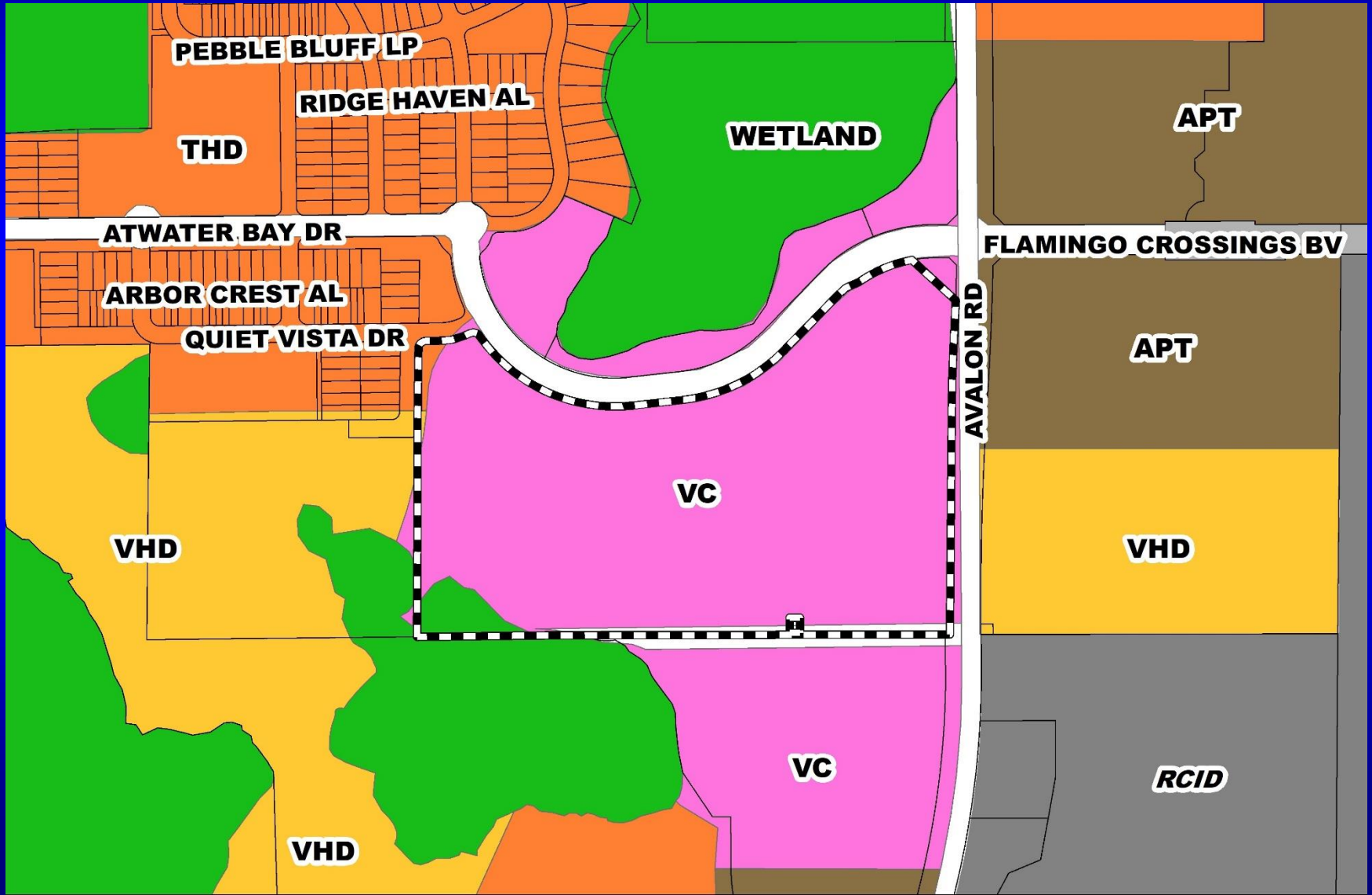


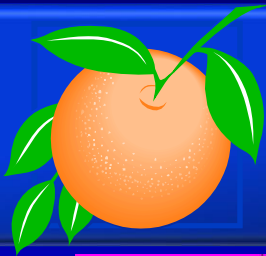
Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan

- 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.

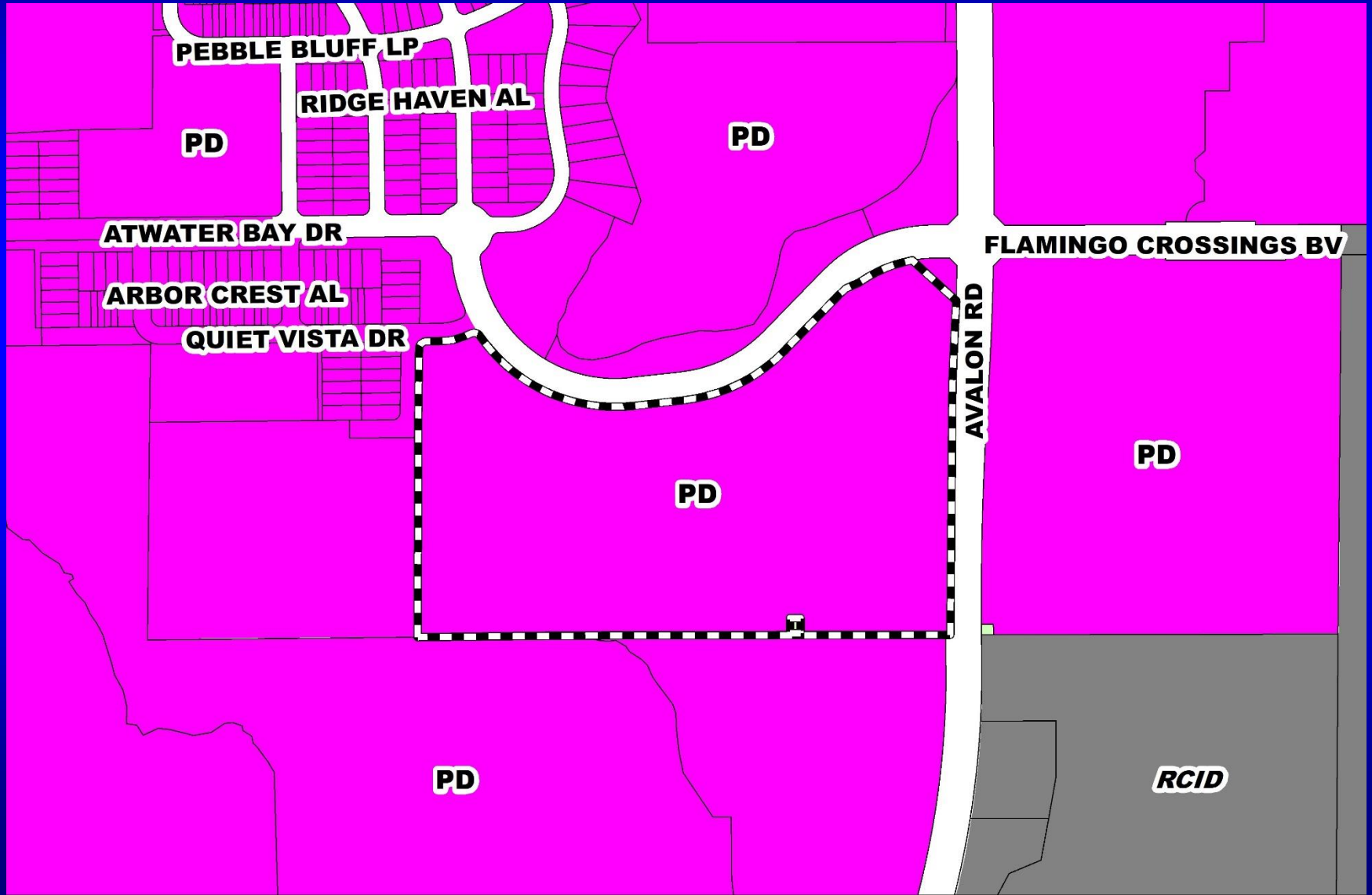


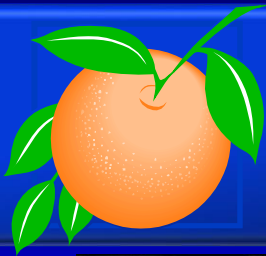
Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan Future Land Use Map





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

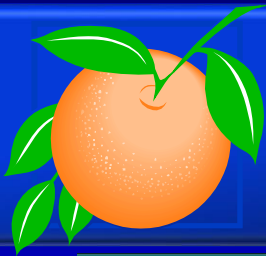
Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Waterleigh Village Center Parcel 13 PSP dated “Received June 28, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

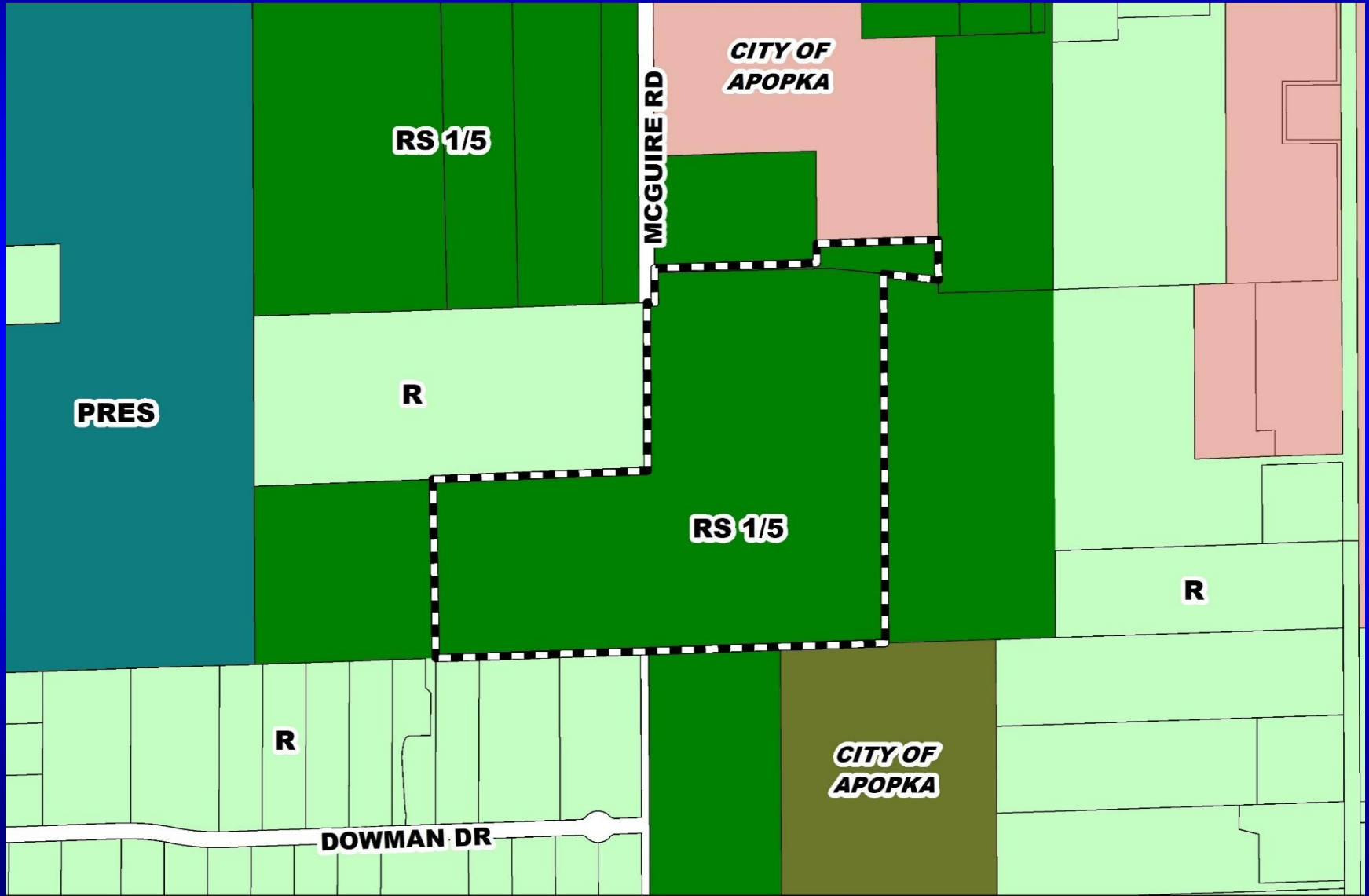


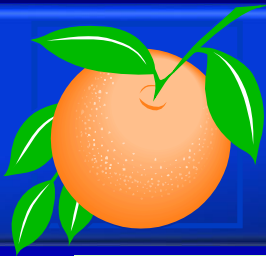
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan

- 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.

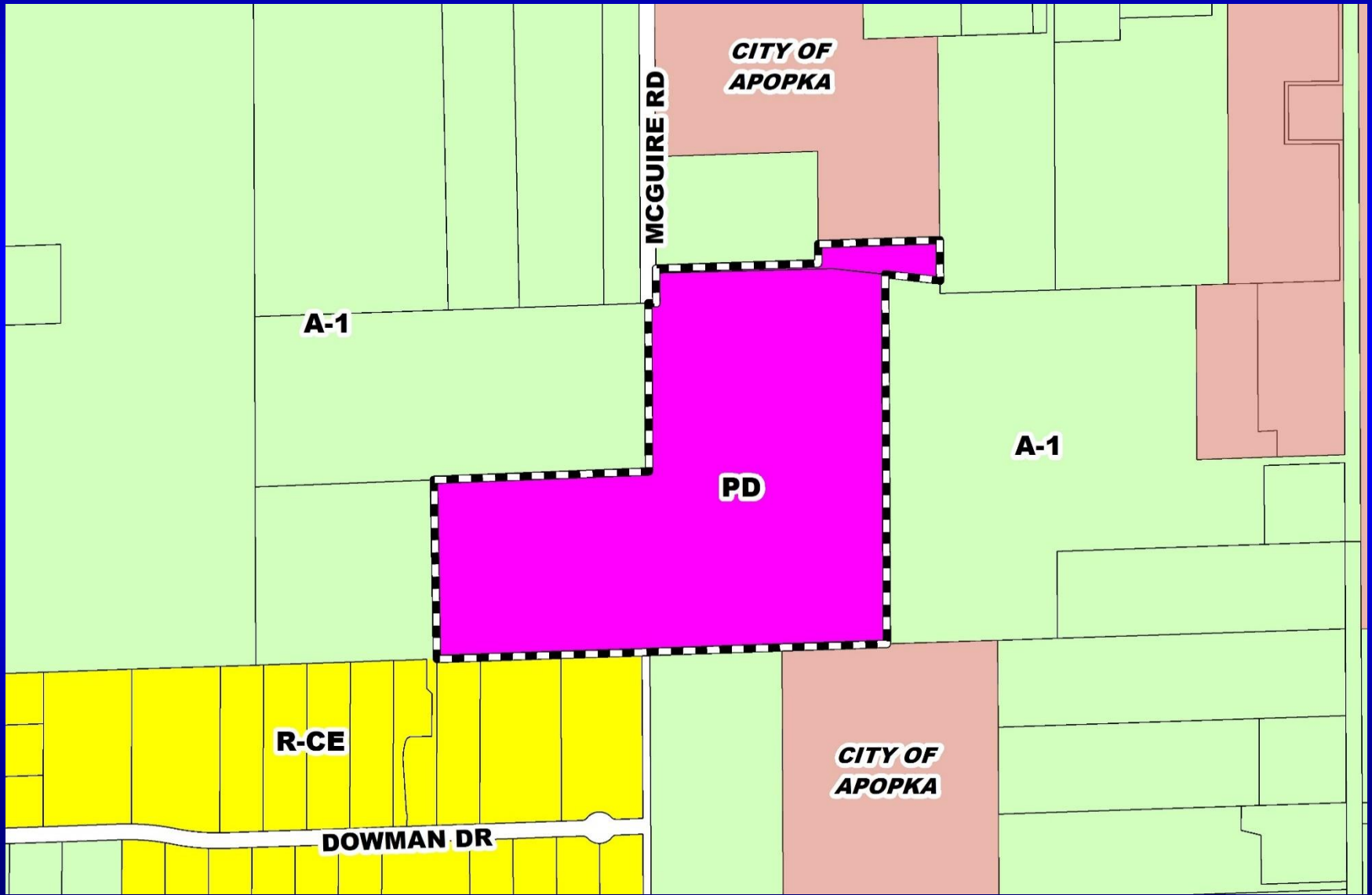


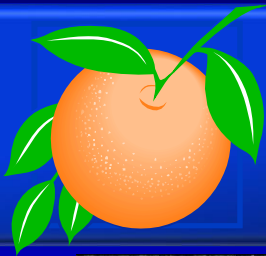
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Future Land Use Map





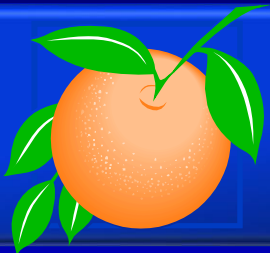
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Zoning Map





Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Aerial Map





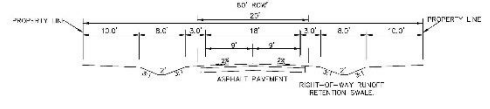
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan

Preliminary Subdivision Plan

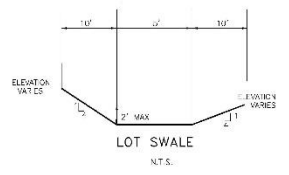
LAND USE TABLE

TRAC / LOT	AREA (SQ)	TOTAL AREA (AC)	*POA/P-PRIVATE
TRAC A (ROW)	48,558 SF	3.32 AC	POA
TRAC B (ROW)	201,500 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	44,800 SF	1.03 AC	PRIVATE
LOT 8	44,208 SF	1.02 AC	PRIVATE
LOT 9	42,105 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	32,707 SF	0.75 AC	PRIVATE
LOT 13	48,533 SF	0.89 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

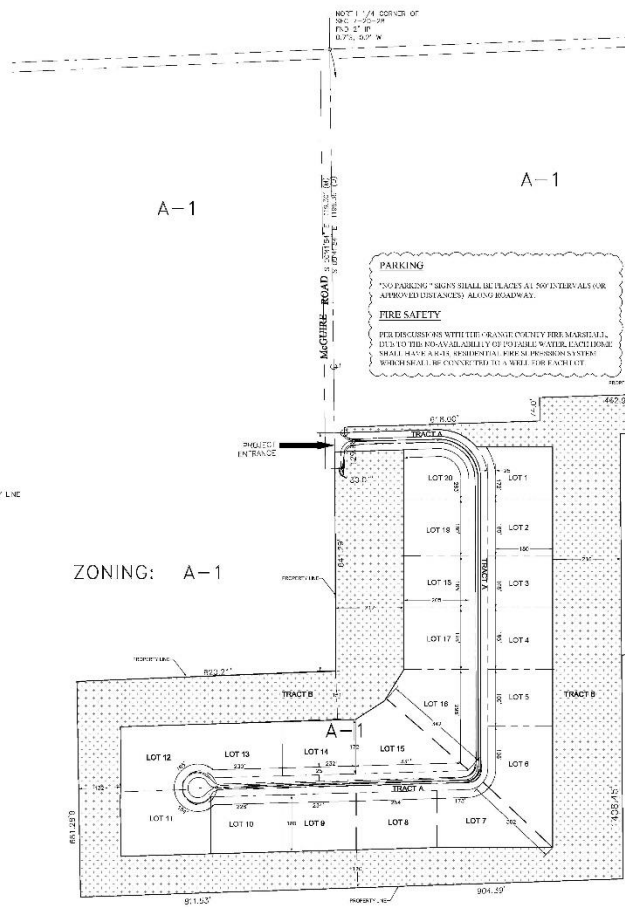


ROADWAY CROSS SECTION
N.S.



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 EARLIEST OF PLANTING, DEMOLITION, SITE CLEARING, GRADING, STUDIES, 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 BISHOPIDE (EBR) A SOIL FLUORANT 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.

PARKING
NO PARKING SPACES SHALL BE PLACED AT 50' INTERVALS (OR APPROVED INTERVALS) ALONG ROADWAY.

FIRE SAFETY
FIRE RESISTANCE WITH THE ORANGE COUNTY FIRE MARSHAL'S OFFICE TO FIRE RESISTANCE SHALL BE USABLE WITH EXTERIOR WALLS SHALL HAVE A RATED ASSEMBLY FIRE PROTECTION SYSTEMS. SYSTEMS SHALL BE CONNECTED TO A WELLS FIRE HYDRANT.

OPEN SPACE (TRACT B)

WAIVERS REQUESTED

A WAIVER FROM ORANGE COUNTY CODE SECTION 34-208 (c) TO ALLOW THE SUBDIVISION WITHOUT STREET LIGHTING IN LIEU OF INSTALLATION OF STREET LIGHTS.

A WAIVER FROM ORANGE COUNTY CODE SECTION 34-171 (c) TO ELIMINATE THE REQUIREMENT OF CONSTRUCTING 4 FOOT WIDE SIDEWALKS ON BOTH SIDES OF THE STREET.

NOTES:
MAXIMUM BUILDING HEIGHT: 3' 0"

REVISIONS

(4) CANDLEWICK TRAIL AND - SEE TYPE A SHEET FOR DETAILS AND DIMENSIONS FOR CANDLEWICK TRAIL AND DIMENSIONS FOR CANDLEWICK TRAIL.

ALL OPEN SPACE OWNED BY THE PROPERTY OWNERS ASSOCIATION SHALL BE OPEN TO THE GENERAL PUBLIC. FIRE SHALL BE PROVIDED IN THE SUBDIVISION VIA PUMP, CISTERN AND RESERVOIR.

PROPOSED CONSTRUCTION SHALL MAINTAIN EXISTING GRADES AT THE PROPERTY LINE.

PAVEMENT ABUTMENT SWALES SHALL BE PROVIDED ON EACH LOT AND WITHIN THE RIGHT OF WAY AT THE ORANGE COUNTY AND STATE HIGHWAY WATER MANAGEMENT FACILITY TRAIL.

ALL RECORDS SHALL COMPLY WITH CHAPTER 317 OF THE ORANGE COUNTY CODE OF ORDINANCES.

**RAINBOW RIDGE
PRELIMINARY SUBDIVISION PLAN
ORANGE COUNTY**

NO.	DATE	DESCRIPTION

Prepared by: MCL Consulting, LLC
Checked by: MCL Consulting, LLC
Reviewed by: MCL Consulting, LLC
Approved by: MCL Consulting, LLC
Date: 08/21/2024
Scale: AS SHOWN
Sheet No.: 2
SITE PLAN



Action Requested

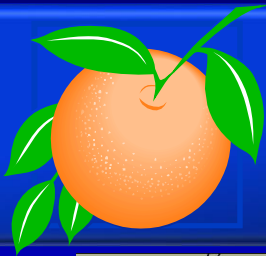
Make a finding of consistency with the Comprehensive Plan and approve the Rainbow Ridge PD / Rainbow Ridge PSP dated “Received June 18, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

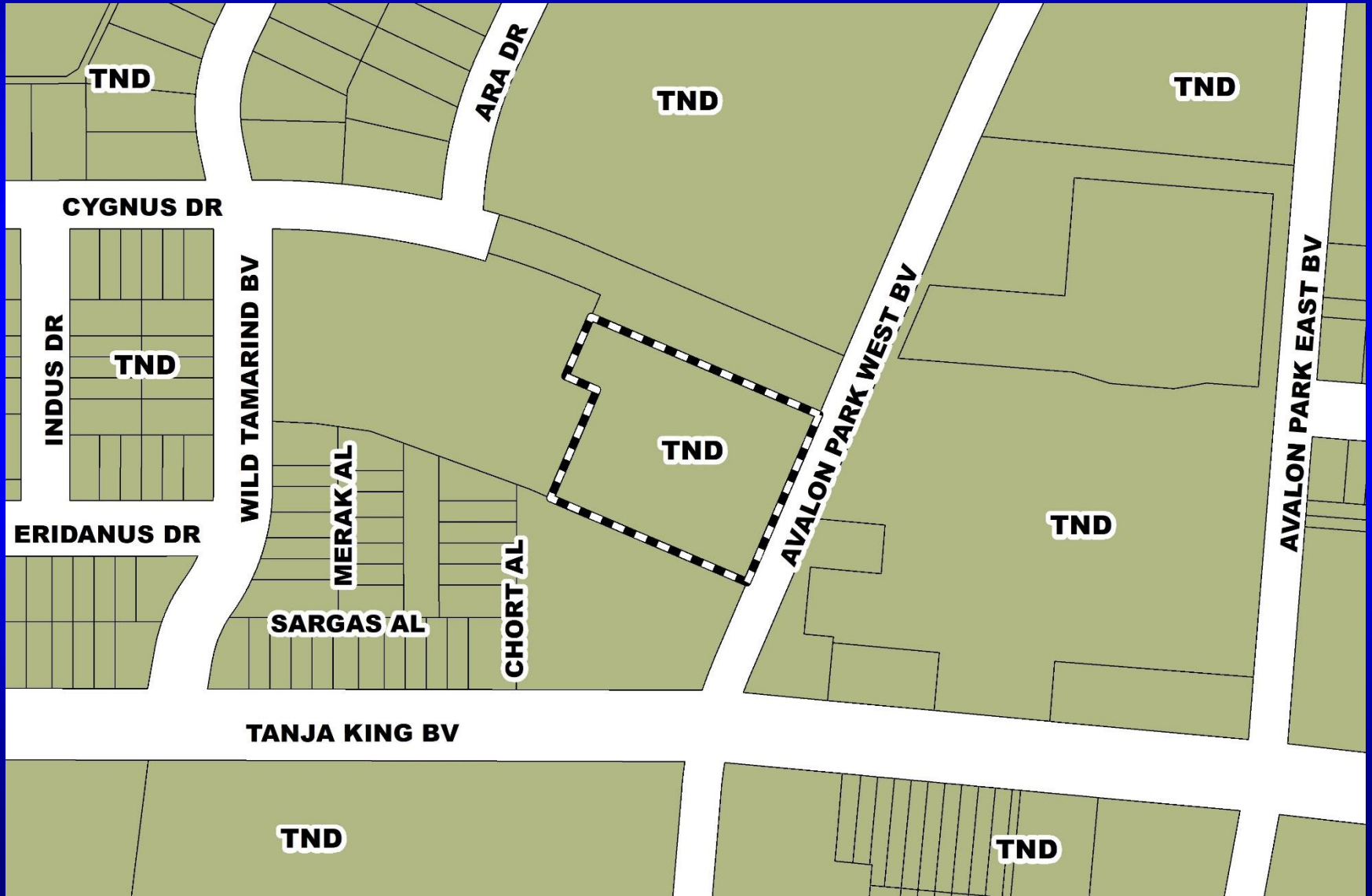


Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan

- 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.



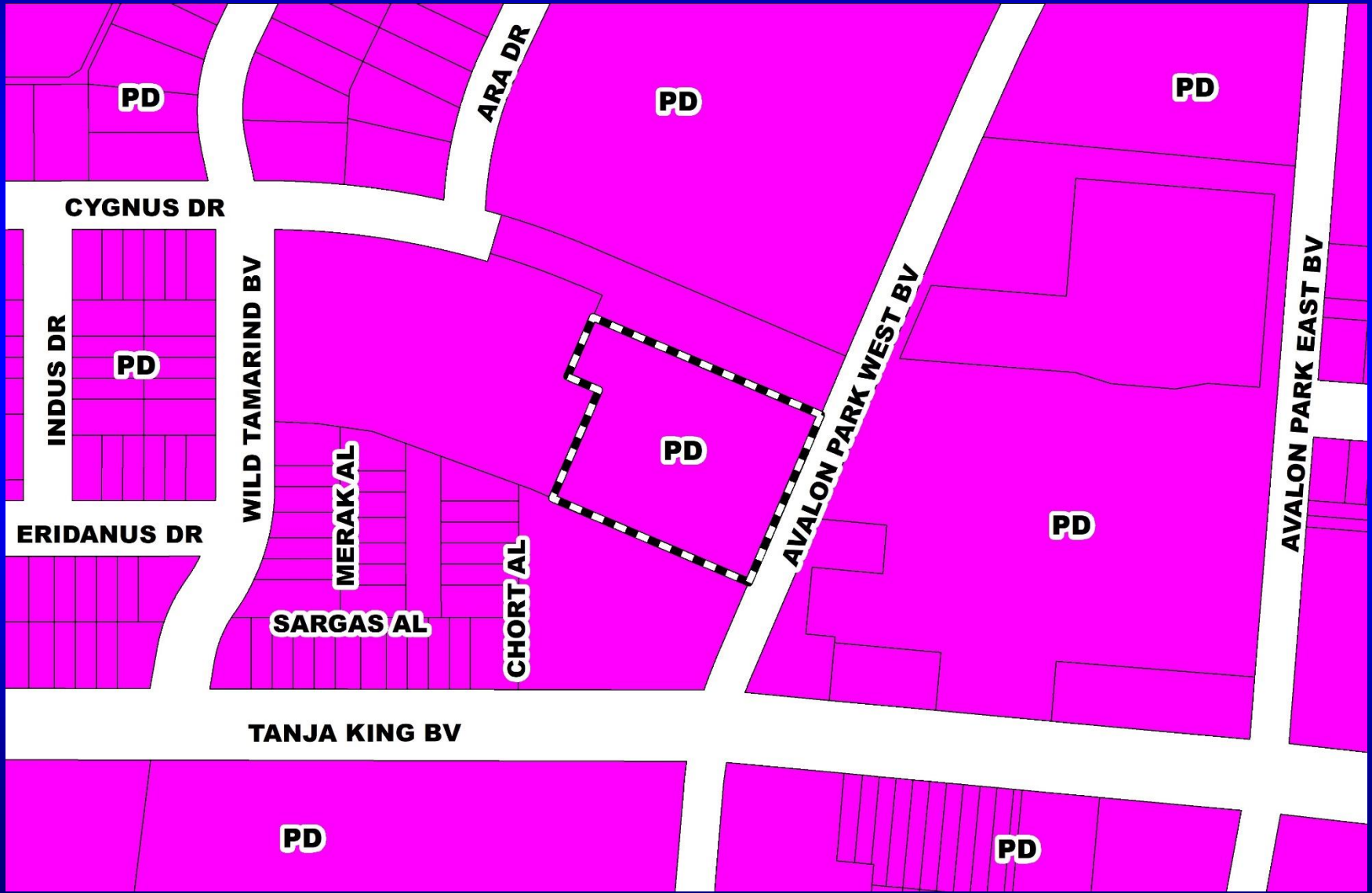
Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Future Land Use Map

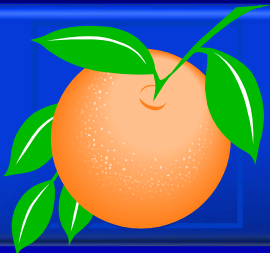




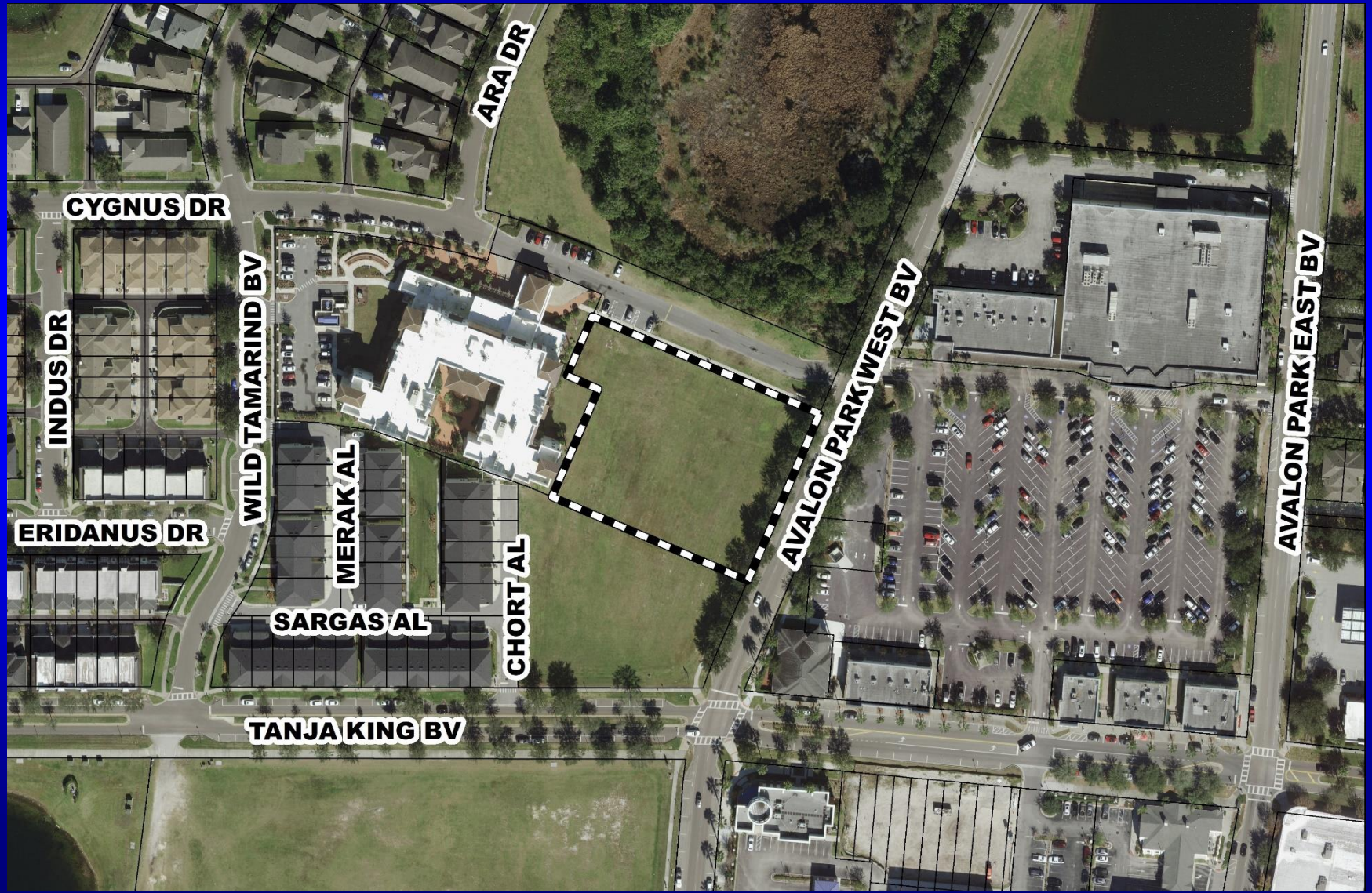
Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan

Zoning Map





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





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

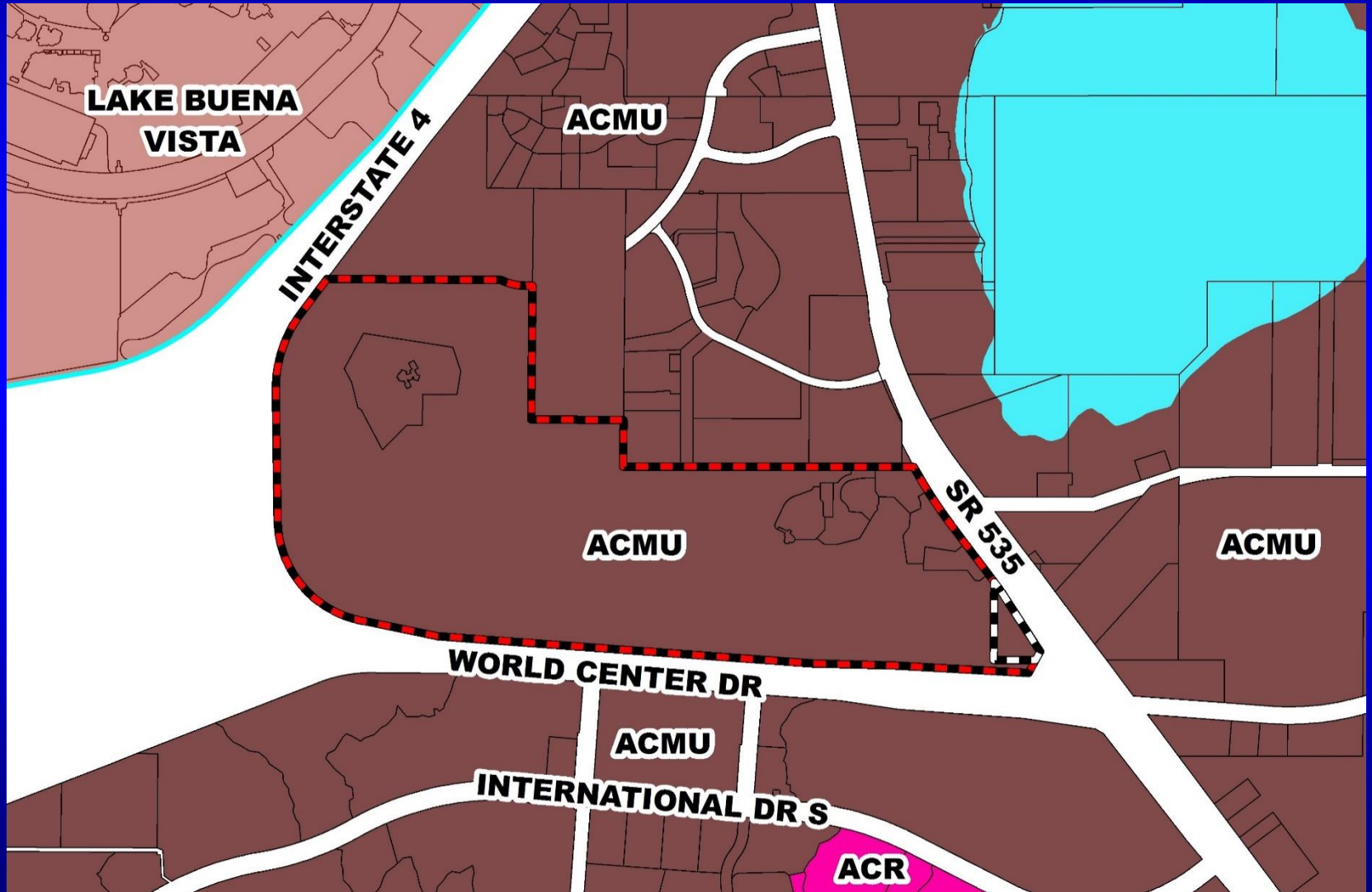


Marriott World Center Planned Development / Land Use Plan

- 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.

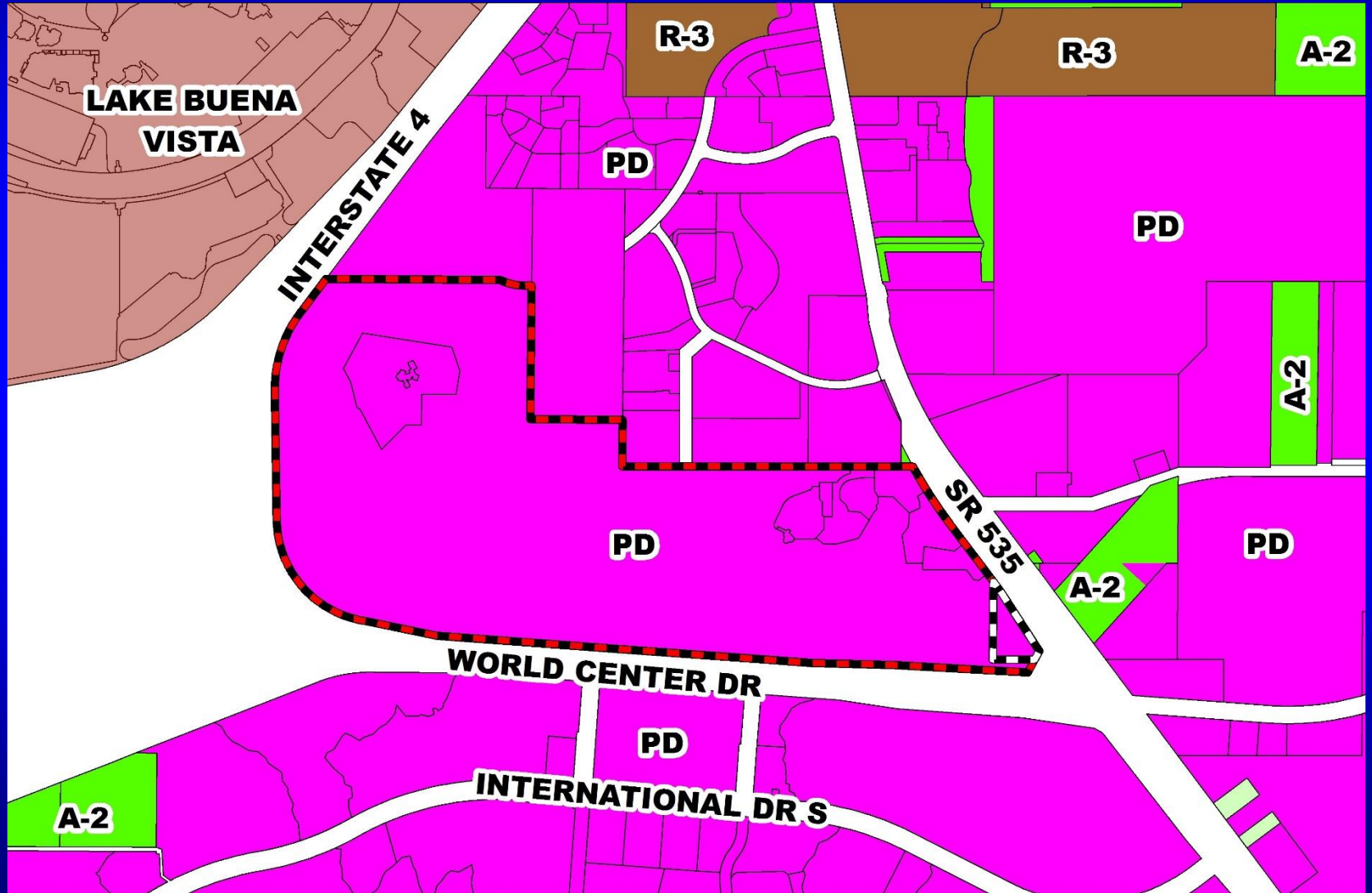


Marriott World Center Planned Development / Land Use Plan Future Land Use Map





Marriott World Center Planned Development / Land Use Plan Zoning Map





Marriott World Center Planned Development / Land Use Plan Aerial Map



Marriott World Center

Planned Development / Land Use Plan

Overall Land Use Plan

CASE # CDR -19-01-000
 PARCEL ID #: 34-24-28-0000-00-047

LEGAL DESCRIPTION
 BEGINNING AT THE NORTH-WEST CORNER OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 89 DEGREES 56 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 34, 700.00 FEET TO THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE S00 DEGREES 00 MINUTES 00 SECONDS EAST 688.58 FEET ALONG SAID NORTH LINE TO THE SOUTH-WEST CORNER OF THE 1/4 ACRES IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE S00 DEGREES 00 MINUTES 00 SECONDS EAST 688.58 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXISTING ALLOWED USES

Office	42,000
Quality restaurant	2,088
High turnover restaurant	2,874
Fast food restaurant	9,059
Convenience market and gas	16,530
Pharmacy w/ drive-in	2,592
Retail	3,026
Bank w/ drive-thru	4,066

CONVERSION MATRIX (TO) BY 200 SF

From	Office	Quality restaurant	High turnover restaurant	Fast food restaurant	Convenience market and gas	Pharmacy w/ drive-in	Bank w/ drive-thru	Retail	Amusement
Office	1	0.478	0.646	1.19	0.80	0.771	0.90	0.468	0.44
Quality restaurant	2.088	1	1.27	2.29	1.25	1.21	1.34	0.70	0.67
High turnover restaurant	2.874	1.378	1	1.16	1.74	1.667	1.90	1.07	1.03
Fast food restaurant	9.059	4.559	3.165	1	1.51	1.579	1.807	2.228	2.171
Convenience market and gas	16.530	7.816	5.782	1.817	1	1.118	1.253	1.698	1.636
Pharmacy w/ drive-in	2.592	1.290	0.927	0.96	0.789	1	1.118	1.067	1.034
Retail	3.026	1.449	1.033	0.93	1.124	1.118	1.253	1	0.963
Bank w/ drive-thru	4.066	1.847	1.313	1.47	1.44	1.118	1.253	1.698	1.636

OVERALL DEVELOPMENT PROGRAM

CURRENT ENTITLED USE	DENSITY	APPROVED	BUILD
Office (SQ)	9.28/M ²	2003	2003
TIME SHARE UNITS	1.4 UNITS/Ac	311	248
CHANGING USES AT PARCELS 1*		42000*	0
EXISTING SPACES (SQ)	0.05/FAC	418000	418000
PARKING SPACES		2960	2075
SOIL EROSION		18	18
*REQUESTED DEVELOPMENT AT PARCEL TO FOLLOWING EQUIVALENT USE			
OFFICE (SQ)		6900	
RESTAURANTS (SQ)		4200	
RETAIL (SQ)		7000	

PARCEL D AT MARRIOTT WORLD PD

Total Allocated / Existing Use	Equivalent Proposed Use (sq. ft.)	Conversion matrix per Approved PD	Equivalent Office Space (sq. ft.)
Proposed Office	6,900	1000 (O) = 1000 (O)	6,900
Future Use - High Quality Restaurant	5,000	1000 (O) = 478 (RQ)	10,438
Future Use - High Turnover/Takeout Restaurant	1,200	1000 (O) = 348 (RTR)	3,488
Future Use - Retail	7,000	1000 (O) = 330 (Reta)	11,212
Total Equivalent Office Space			41,900

TOTAL AREA OF SITE - 2.36 AC



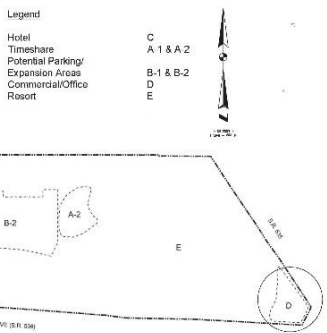
LOCATION MAP

CONTACTS:

OWNER:
 WORLD CENTER PLAZA LLC
 10422 WITTEBERG WAY,
 ORLANDO, FL 32832-7023

DEVELOPER:
 Mr. ATHER KHAN & NIZAM KHAN
 PATRONUS INVESTMENT
 10422 WITTEBERG WAY
 ORLANDO, FL 32832
 Ph. 407-729-7749

ENGINEER:
 SHRIDHAR S. RAO, MS. PE
 LANDSMART CONSULTANTS
 13659 GYNSHEL DRIVE
 WINTER GARDEN, FL 34787
 Ph. 407-894 5148
 shr@landsmartconsultants.com



NOTICE: ANY AND ALL RIGHTS RESERVED BY THE DEVELOPER OR THE OWNER OF THIS PROJECT. THIS PLAN IS THE PROPERTY OF THE DEVELOPER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER. THE DEVELOPER IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE, INCLUDING BUT NOT LIMITED TO, THE INFORMATION OBTAINED FROM THE DEVELOPER'S OFFICE. THE DEVELOPER IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE, INCLUDING BUT NOT LIMITED TO, THE INFORMATION OBTAINED FROM THE DEVELOPER'S OFFICE.

RECEIVED
 By DRC OFFICE at 4:28 pm, Mar 05, 2019

SITE PD PLAN

Land Use	ITE Code	Trip Rate	Pass By %	New Rate
Office	710	16.37	0%	16.37
Quality Restaurant	931	89.95	62%	34.18
High Turnover Restaurant	932	127.15	63%	47.05
Fast Food Restaurant	934	496.52	70%	148.96
Convenience Market w/ Gas	853	845.6	68%	270.59
Pharmacy w/ Drive-thru	881	88.16	50%	44.08
Retail	820	154.79	68%	49.53
Bank w/ Drive-thru	912	246.49	73%	66.55
Amusement/Fitness	493	43.00	0%	43.00

SUMMARY OF TRIPS GENERATED PER ITE CODE

Total Allocated / Existing Use	Approved PD (sq. ft.)	Equivalent Proposed Use (sq. ft.)	ITE CODE NO.	Trip Rate	ESTIMATED AVERAGE DAILY TRIPS (ADTT)	PASS BY %	ADJUSTED PASS TRIPS (ADPT)	ESTIMATED AVERAGE DAILY TRIPS (ADDT)
Proposed Office	42,000	6,900	710	16.37	113	0	113	113
Future Use - High Quality Restaurant		5,000	931	89.95	450	62%	168	171
Future Use - High Turnover/Takeout Restaurant		1,200	932	127.15	153	63%	56	58
Future Use - Shopping Center/Retail		7,000	820	154.79	1084	68%	485	347
Total					1,799		762	687

*Note The Average Daily Trips in the Current Approved PD is Based on Adjusted Pass By Trips

AMENDED LAND USE PLAN - SITE DATA

PROJECT NAME: MARRIOTT ORLANDO WORLD CENTER – AMENDED LAND USE PLAN

LEGAL DESCRIPTION: PORTION OF SECTIONS 28, 33 AND 34, TOWNSHIP 24 SOUTH, RANGE 28 EAST

GROSS ACREAGE: 4205.96 ACRES (TOTAL MARRIOTT ORLANDO WORLD CENTER SITE)

EXISTING STREET INTERSECTIONS: I-4/SR 536 INTERCHANGE & RIGHTS-OF-WAY SR 535/SR 536 INTERSECTION SR 535/LAKE BRYAN DRIVE INTERSECTION PROGRESS ENERGY CORPORATION UTILITY EASEMENT SOUTH AND EAST OF SUBJECT SITE

APPROVED SITE USES: 2003 HOTEL ROOMS, 418,000 SF MEETING SPACE, RESTAURANT, HEALTH CLUB, RECREATION COURTS; 333 TIMESHARE UNITS, 18 HOLE GOLF COURSE, POOL

PARCEL D
 6,900 sq. ft. OFFICE & C-1 USES INCLUDING 6,200 sq. ft. RESTAURANT and 7,000 sq. ft. RETAIL

DENSITY: 9.6 DU/ACRE FOR HOTEL; 1.4 VILLAS/ACRE FOR TIMESHARE

TOTAL SQUARE FOOTAGE OF COMMERCIAL, INDUSTRIAL OR FAR: ALL MEETING, RESTAURANT, LOBBY AND CIRCULATION SPACE ANCILLARY TO THE HOTEL LAND USE

FLOOD/FLOOR ELEVATIONS: THE MARRIOTT DEVELOPMENT IS NOT WITHIN THE 100-YEAR FLOODPLAIN. THE 100-YEAR/72-HOUR FLOOD ELEVATION IS 103.30. THE MINIMUM FINISHED FLOOR ELEVATION FROM THE ORIGINAL SFMWD PERMIT IS 106.00. THE PROPOSED FINISHED FLOOR ELEVATION (106.50) IS ABOVE THE 100-YEAR/72-HOUR FLOOD ELEVATION OF APPROXIMATELY ELEVATION 103.30.

MAXIMUM BUILDING HEIGHT: APPROVED UP TO FIVE (5) STORIES, ANY PROPOSED STRUCTURE OVER 200 FEET SHALL REQUIRE FAA APPROVAL. APPROVED UP TO TWENTY-EIGHT STORIES

HOTEL:

BUILDING SETBACKS:

SR 535 R/W:	60'
SR 536 R/W:	60'
I-4 R/W:	75'
PROPERTY LINE:	25'

TRAFFIC:

AVERAGE DAILY TRIPS ACTUAL (FROM 11/2004 SURVEY):
 TOTAL DAILY: 13,541
 EXTERNAL AM PEAK: 901
 EXTERNAL PM PEAK: 1,723
 APPROVED UNENCUMBERED TRIPS: 14,112

ADDITIONAL TRIPS PROPOSED USING PASS-BY METHOD 687

MARRIOTT WORLD CENTER PD LAND USE PLAN CDR-19-01-000-DISTRICT 1



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

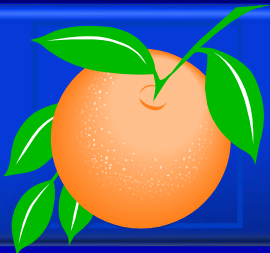
Applicant: Adam Smith, VHB, Inc.

District: 1

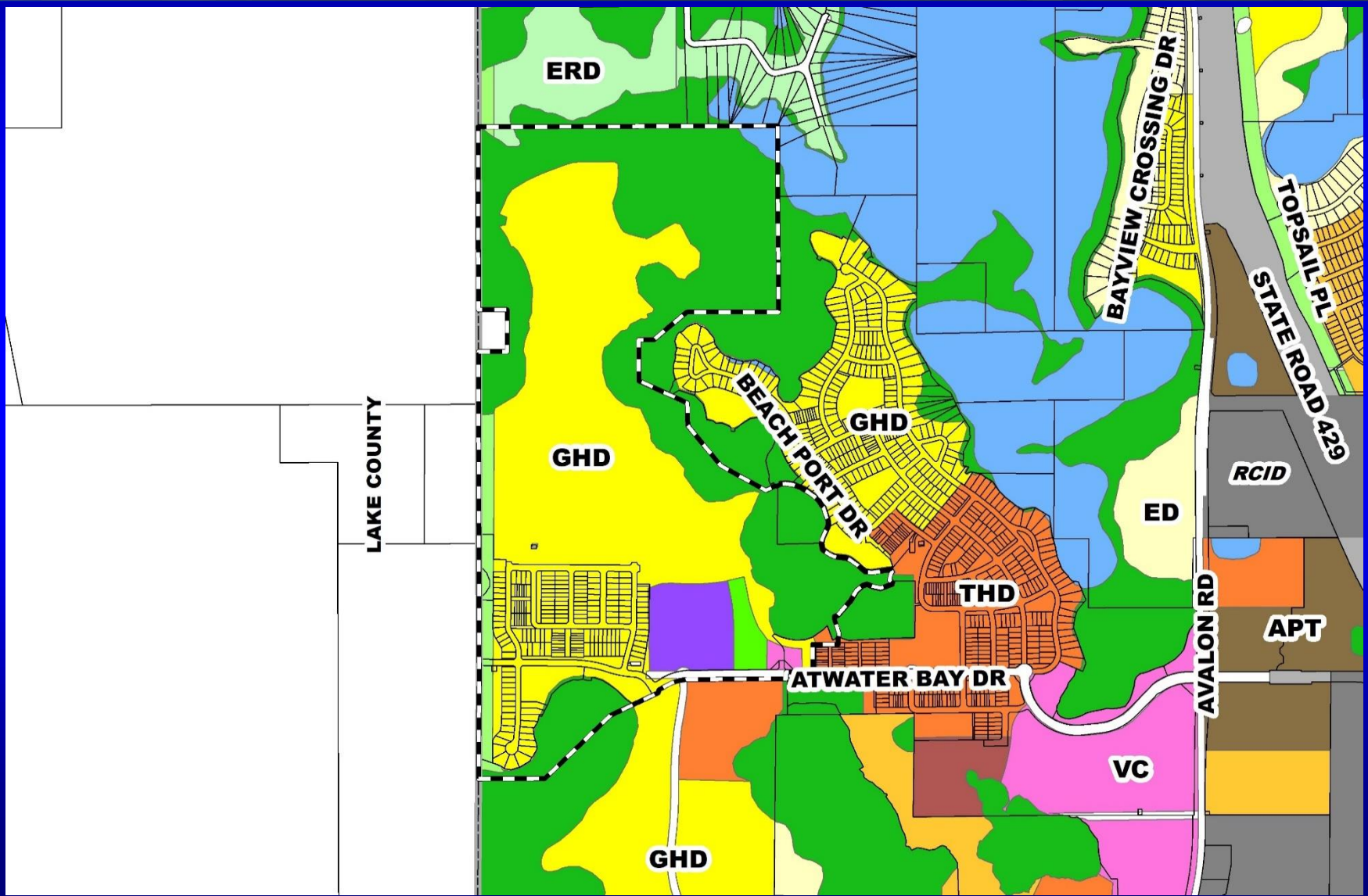
Acreage: 355.02 gross acres

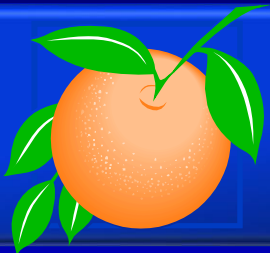
Location: West of Avalon Road / South of Old YMCA Road

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.

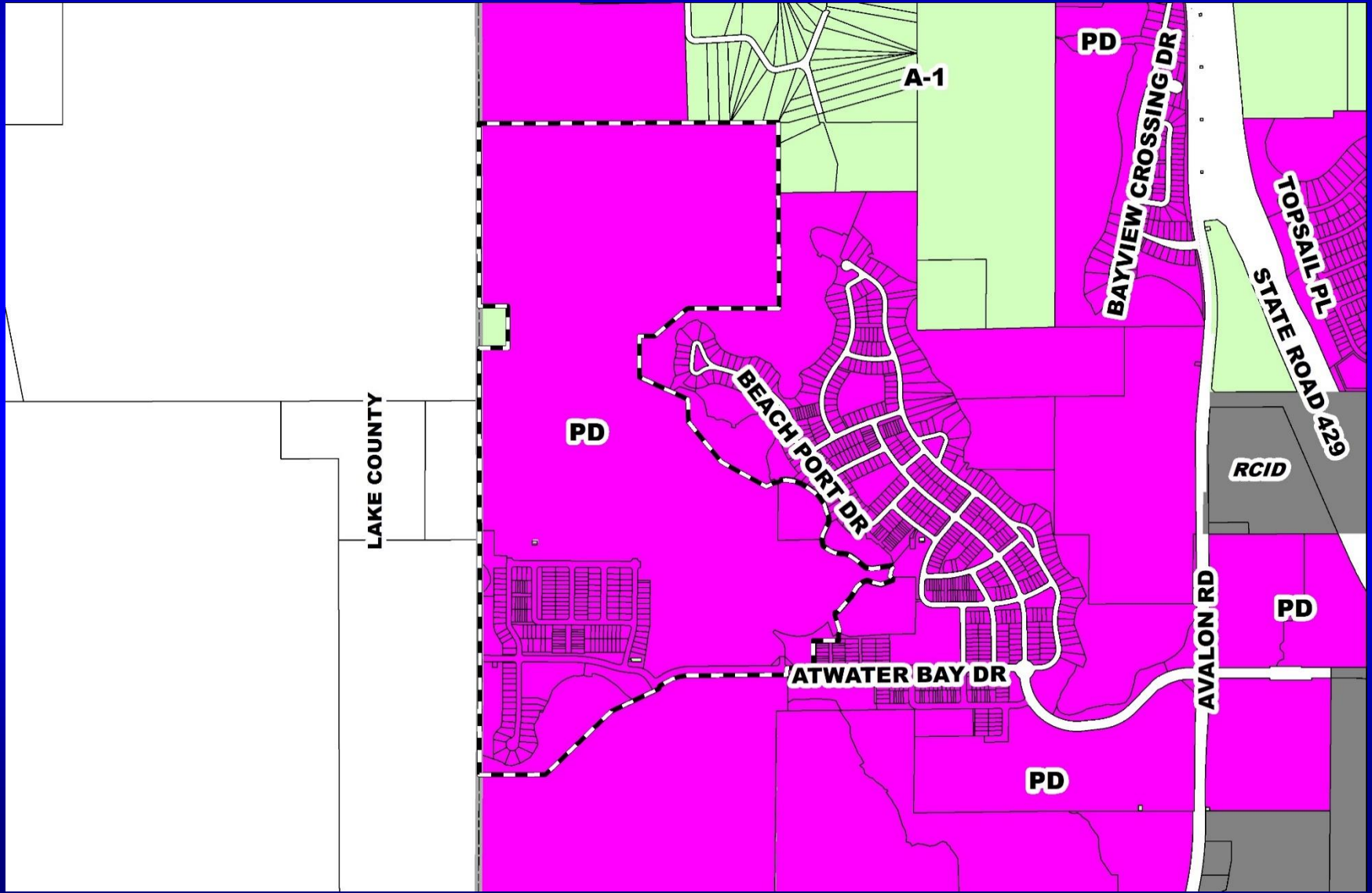


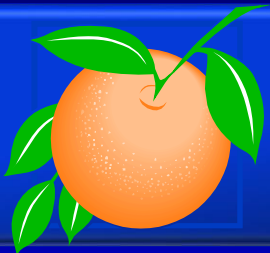
Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Future Land Use Map





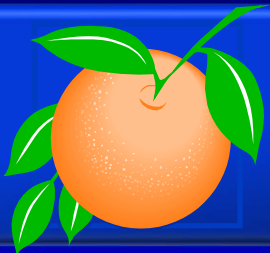
Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Zoning Map



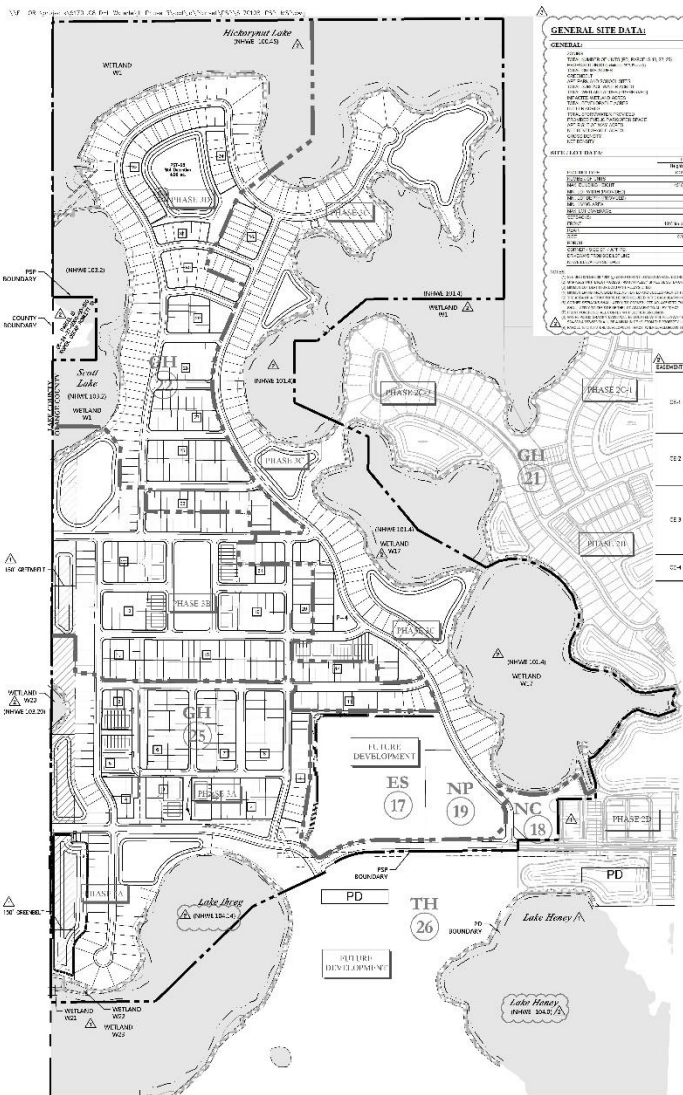


Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Aerial Map





Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan



GENERAL SITE DATA table with columns for GENERAL, UTILITIES, and other site characteristics.

Block Size Chart table with columns for Block ID, Phase, and Area.

Average Block Perimeter Chart table with columns for Phase and Perimeter.

Lot Chart table with columns for Lot Type, Phase, and Lot Count.

Technical notes and specifications including sections for GENERAL NOTES, UTILITIES, LIGHTING, and TABLES for TOPOGRAPHY and PUBLIC SPACE.

Project information including vhb logo, address (275 E. Robinson Street), date (Jun 14 2018), and sheet number (C-2).



Action Requested

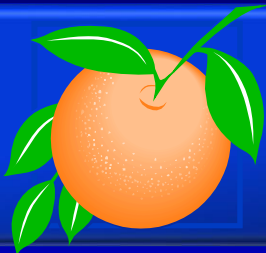
Make a finding of consistency with the Comprehensive Plan (CP) and approve the Waterleigh PD / Phase 3 PSP dated “Received May 30, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

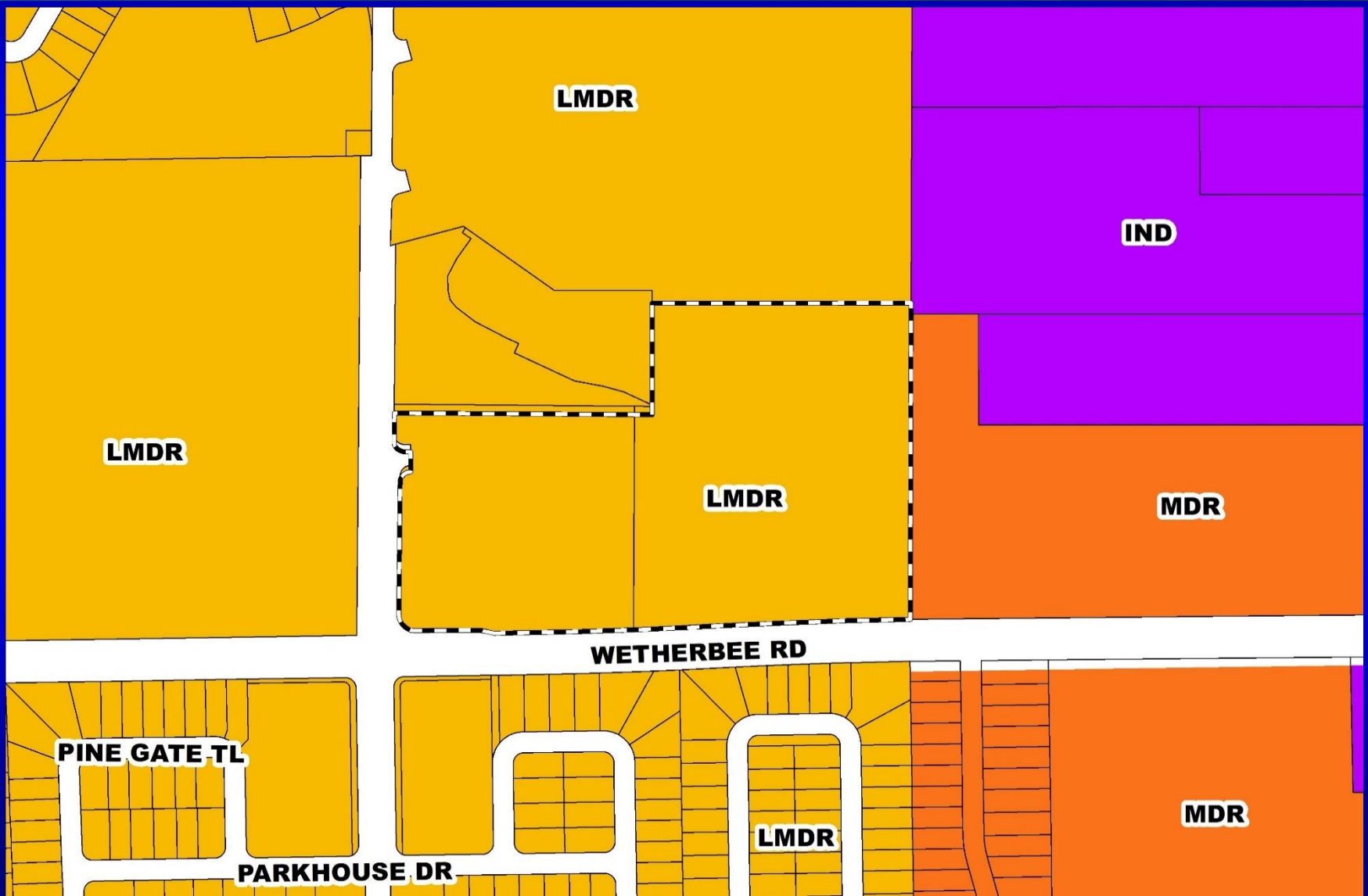


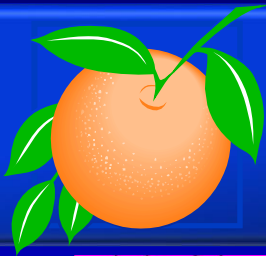
AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan

- 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.

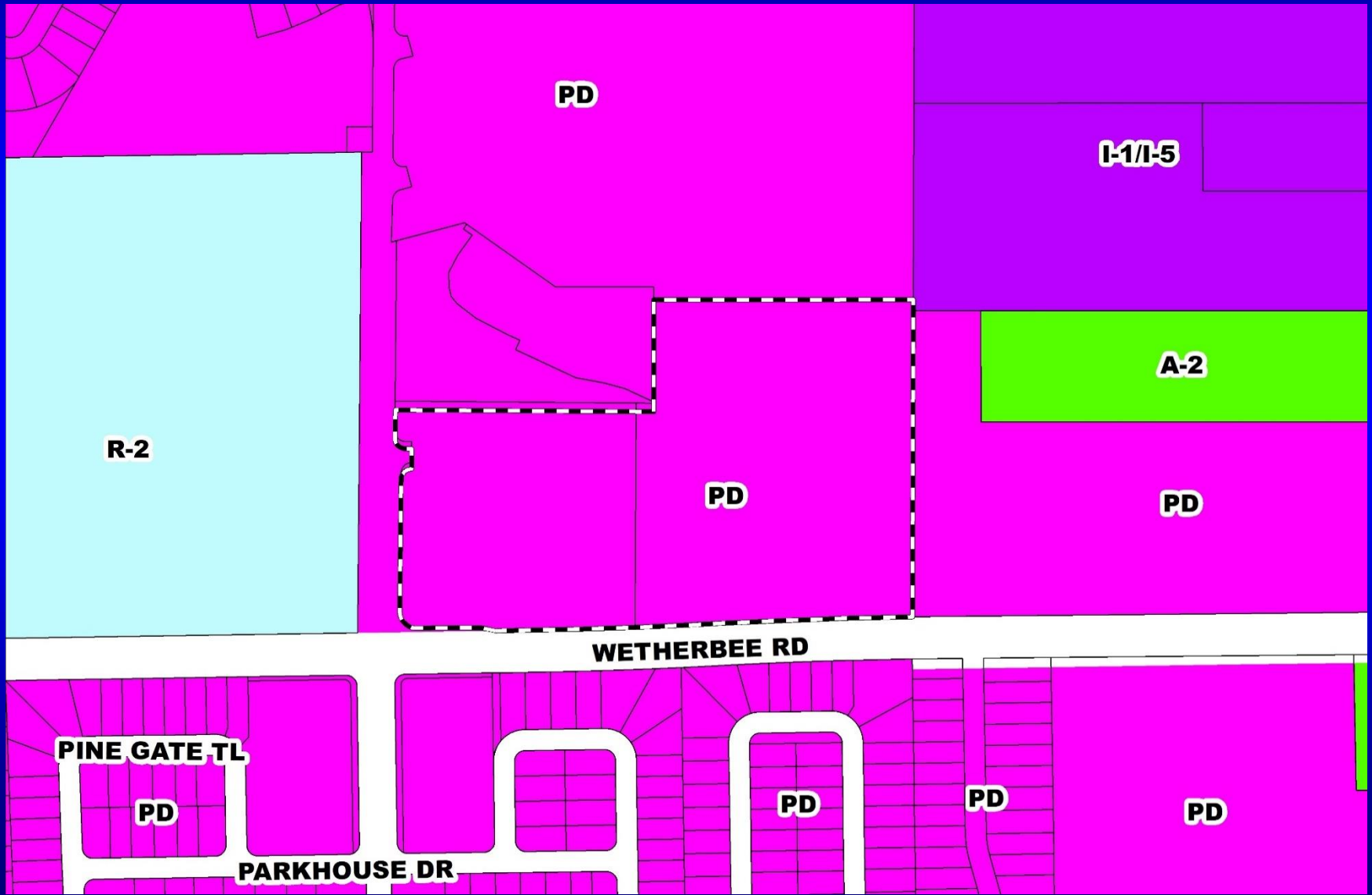


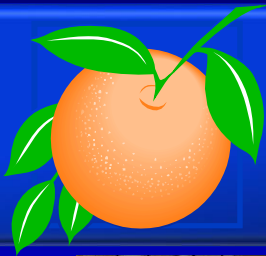
AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Future Land Use Map





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

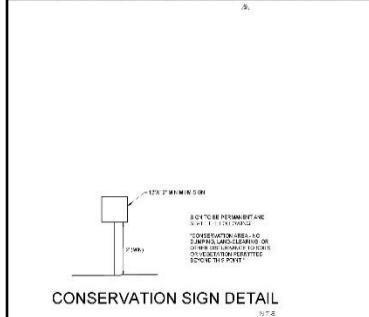
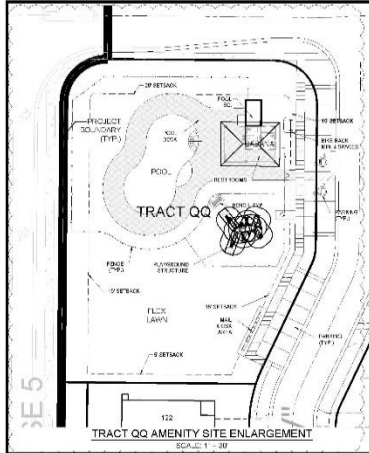
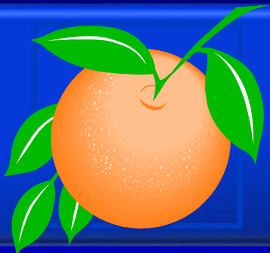




AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Aerial Map



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



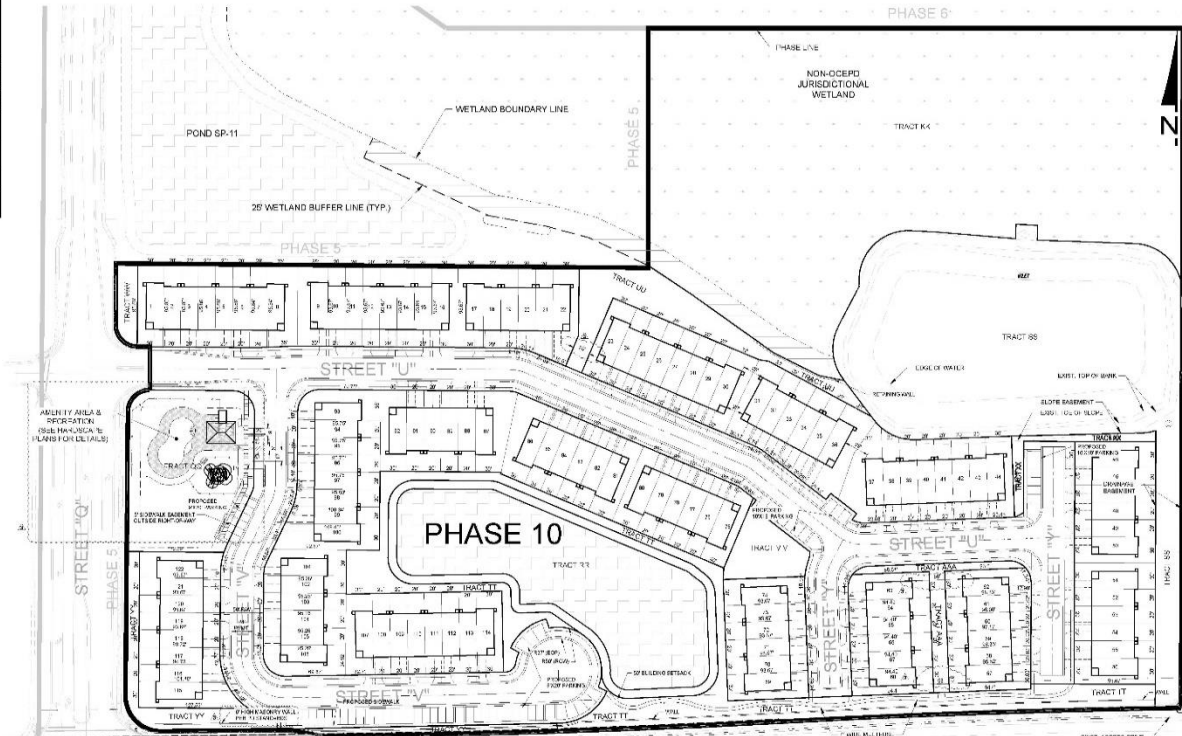
SITE NOTES:

1. THE PROPOSED LOTS AND TRACTS ARE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES OF THE CITY OF SOUTH ORANGE, FLORIDA AND THE STATE OF FLORIDA. THE APPLICANT IS RESPONSIBLE TO VERIFY THE APPLICABLE REGULATIONS AND ORDINANCES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SOUTH ORANGE, FLORIDA AND THE STATE OF FLORIDA.
2. THE PROPOSED LOTS AND TRACTS ARE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES OF THE CITY OF SOUTH ORANGE, FLORIDA AND THE STATE OF FLORIDA. THE APPLICANT IS RESPONSIBLE TO VERIFY THE APPLICABLE REGULATIONS AND ORDINANCES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SOUTH ORANGE, FLORIDA AND THE STATE OF FLORIDA.
3. THE PROPOSED LOTS AND TRACTS ARE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES OF THE CITY OF SOUTH ORANGE, FLORIDA AND THE STATE OF FLORIDA. THE APPLICANT IS RESPONSIBLE TO VERIFY THE APPLICABLE REGULATIONS AND ORDINANCES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SOUTH ORANGE, FLORIDA AND THE STATE OF FLORIDA.
4. THE PROPOSED LOTS AND TRACTS ARE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES OF THE CITY OF SOUTH ORANGE, FLORIDA AND THE STATE OF FLORIDA. THE APPLICANT IS RESPONSIBLE TO VERIFY THE APPLICABLE REGULATIONS AND ORDINANCES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SOUTH ORANGE, FLORIDA AND THE STATE OF FLORIDA.

PROPOSED LOT COUNT
122 TOWNHOME UNITS

LEGEND

- 15 FT. OF ANY LINE
- 10 FT. OF ANY LINE
- - - - - 5 FT. OF ANY LINE
- - - - - 2 FT. OF ANY LINE
- - - - - 1 FT. OF ANY LINE
- WETLAND DETRIMENT
- WETLAND OBSTRUCTION
- 5 FT. BUFFER



WITHERS ROAD
O.R.B. 912; Page 1094 and O.R.B. 512; Page 1134

WALDROP ENGINEERING

1000 WOODLAND PARK PHASE 10 PRELIMINARY SUBDIVISION PLAN
DATE: 08/20/2024
SCALE: AS SHOWN
PROJECT NO.: 24-001

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

NO.	REVISION	DATE

DATE: 08/20/2024
SCALE: AS SHOWN
PROJECT NO.: 24-001
SHEET NUMBER: 1094-25-01
TOTAL SHEETS: 25



Action Requested

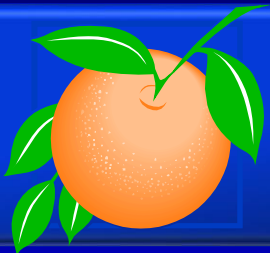
Make a finding of consistency with the Comprehensive Plan and approve the AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 PSP dated “Received April 2, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

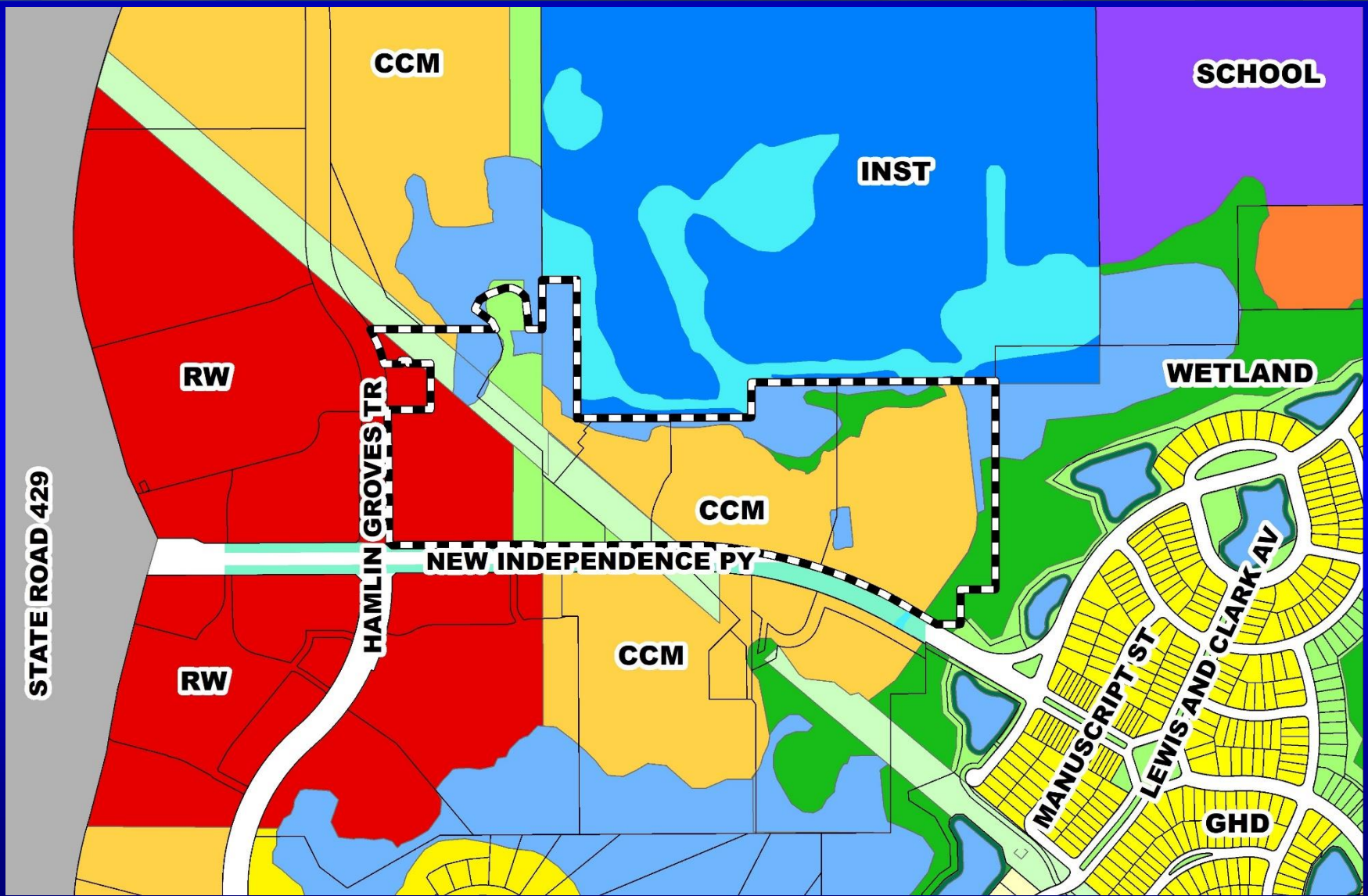


Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP)

- 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.

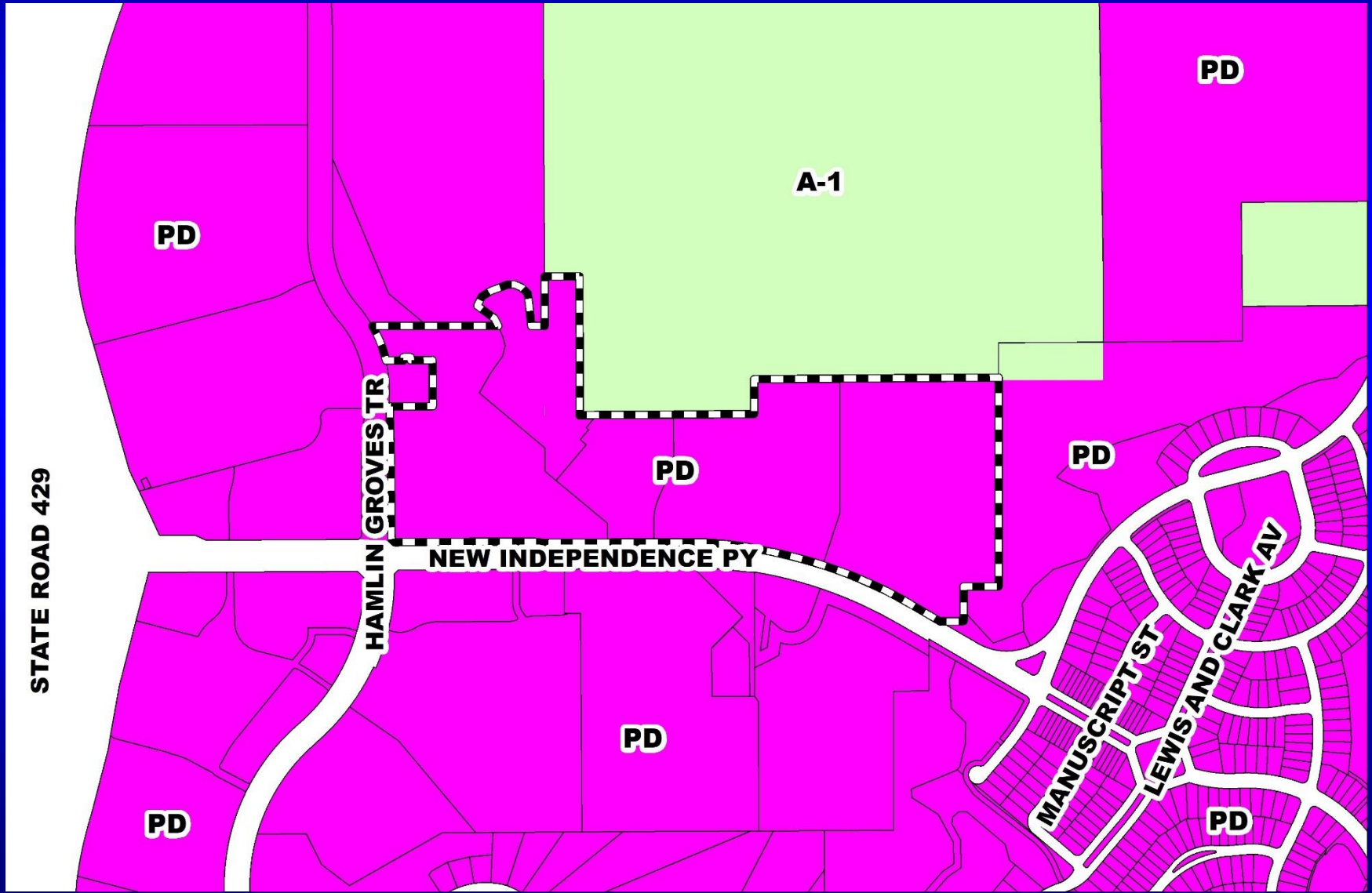


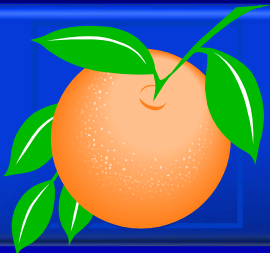
Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Future Land Use Map





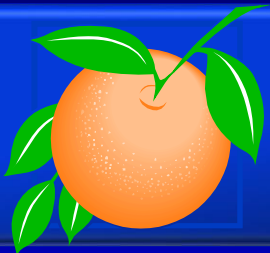
Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Zoning Map



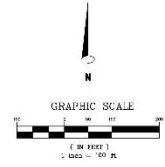
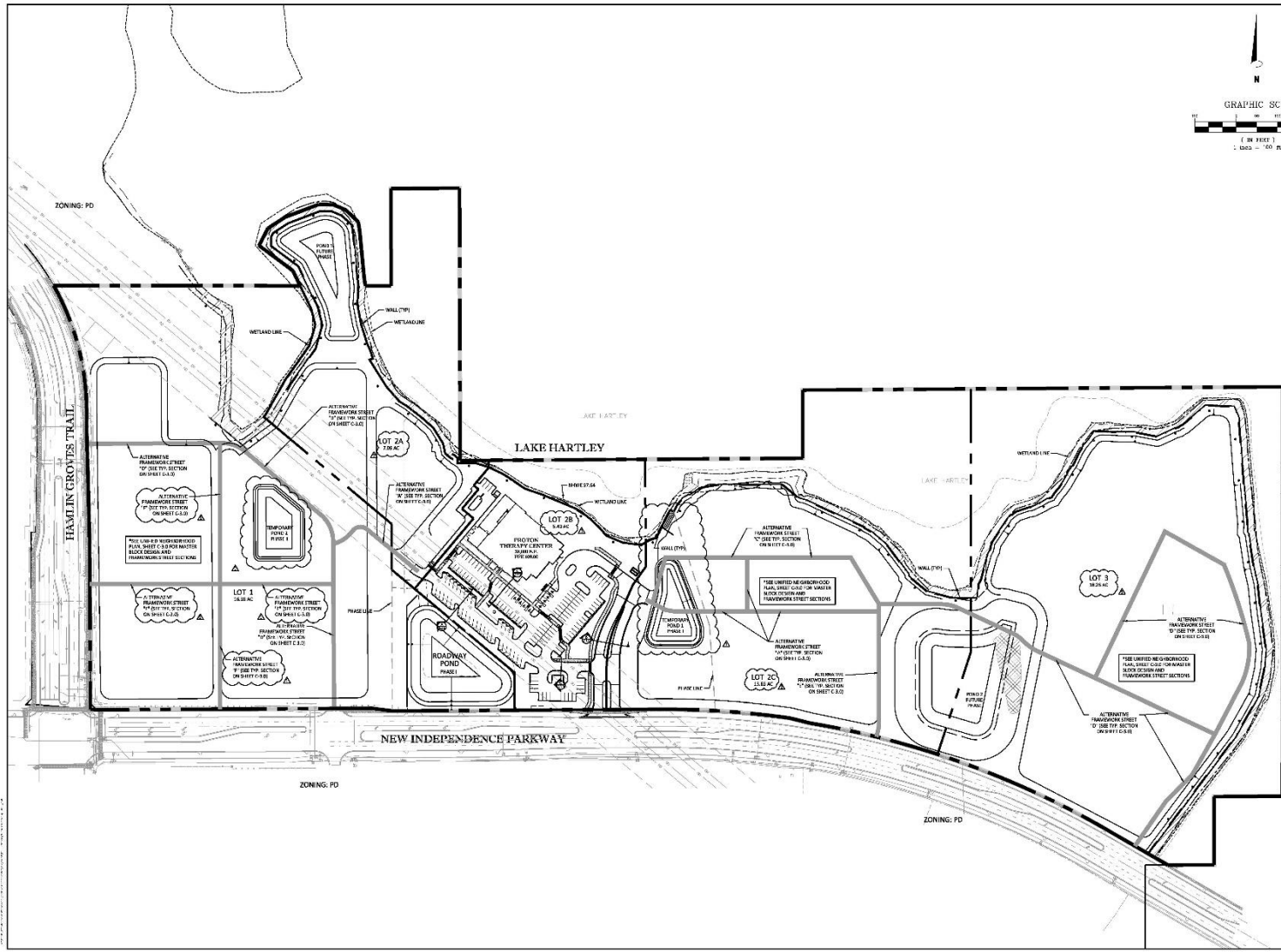


Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Aerial Map





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



 KCG <small>KELLY COLLINS & GENTRY, INC. 1000 MARKET AVENUE, SUITE 400 COLUMBUS, OHIO 43215 (614) 441-1000 FAX (614) 441-1001</small>
PREPARED FOR: PCTP HAMLIN, LLC
HAMLIN EAST PROTON THERAPY CENTER
PRELIMINARY SUBDIVISION PLAN
DRAWN BY: [] CHECKED BY: [] DATE: [] SHEET: [] OF [] SCALE: []
SHEET C-2.0



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



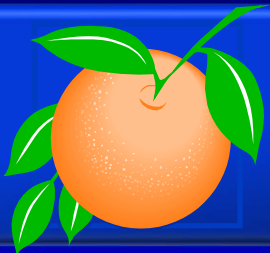
Grassmere Reserve Planned Development / Land Use Plan

- 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."

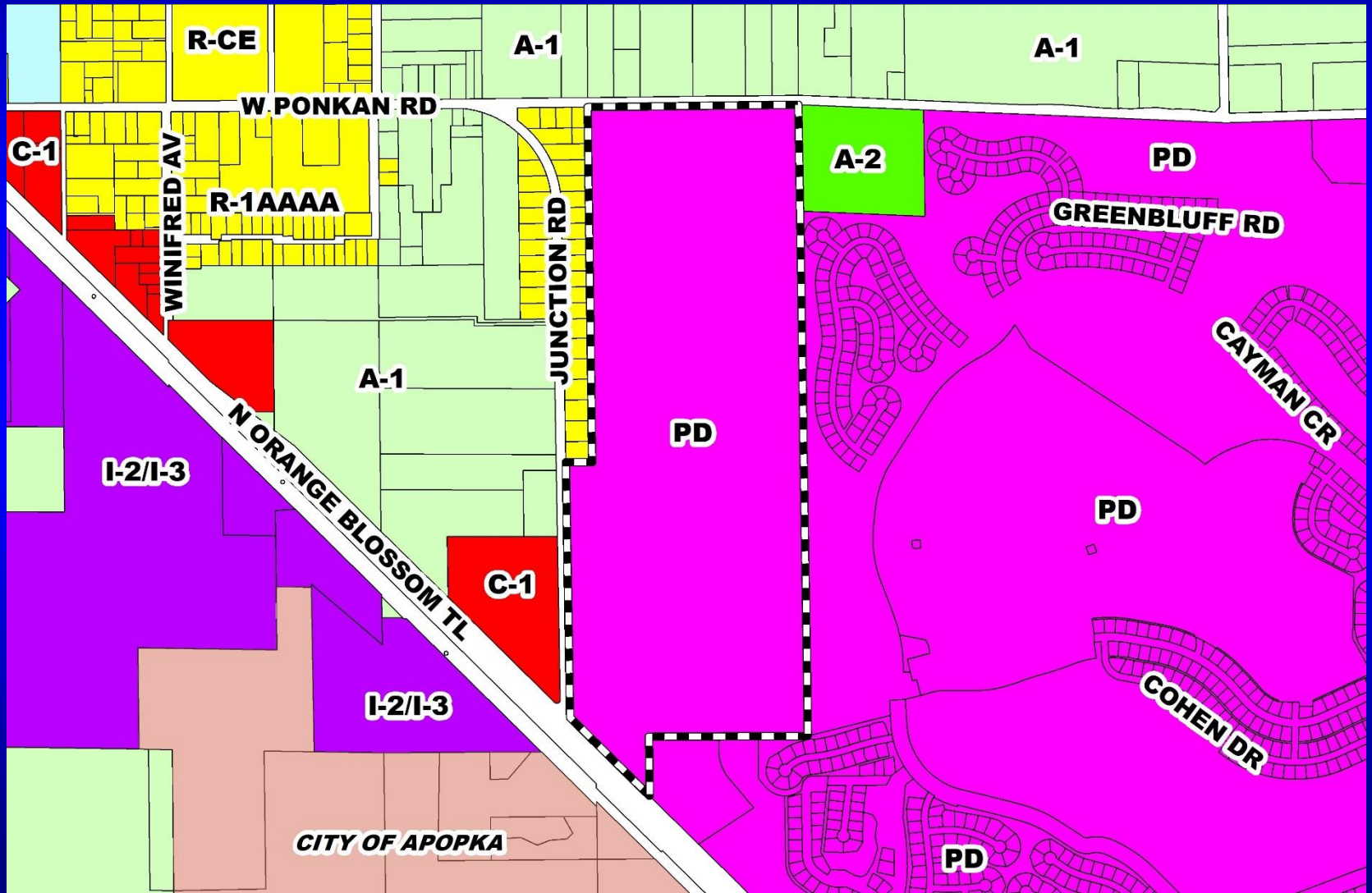


Grassmere Reserve Planned Development / Land Use Plan Future Land Use Map



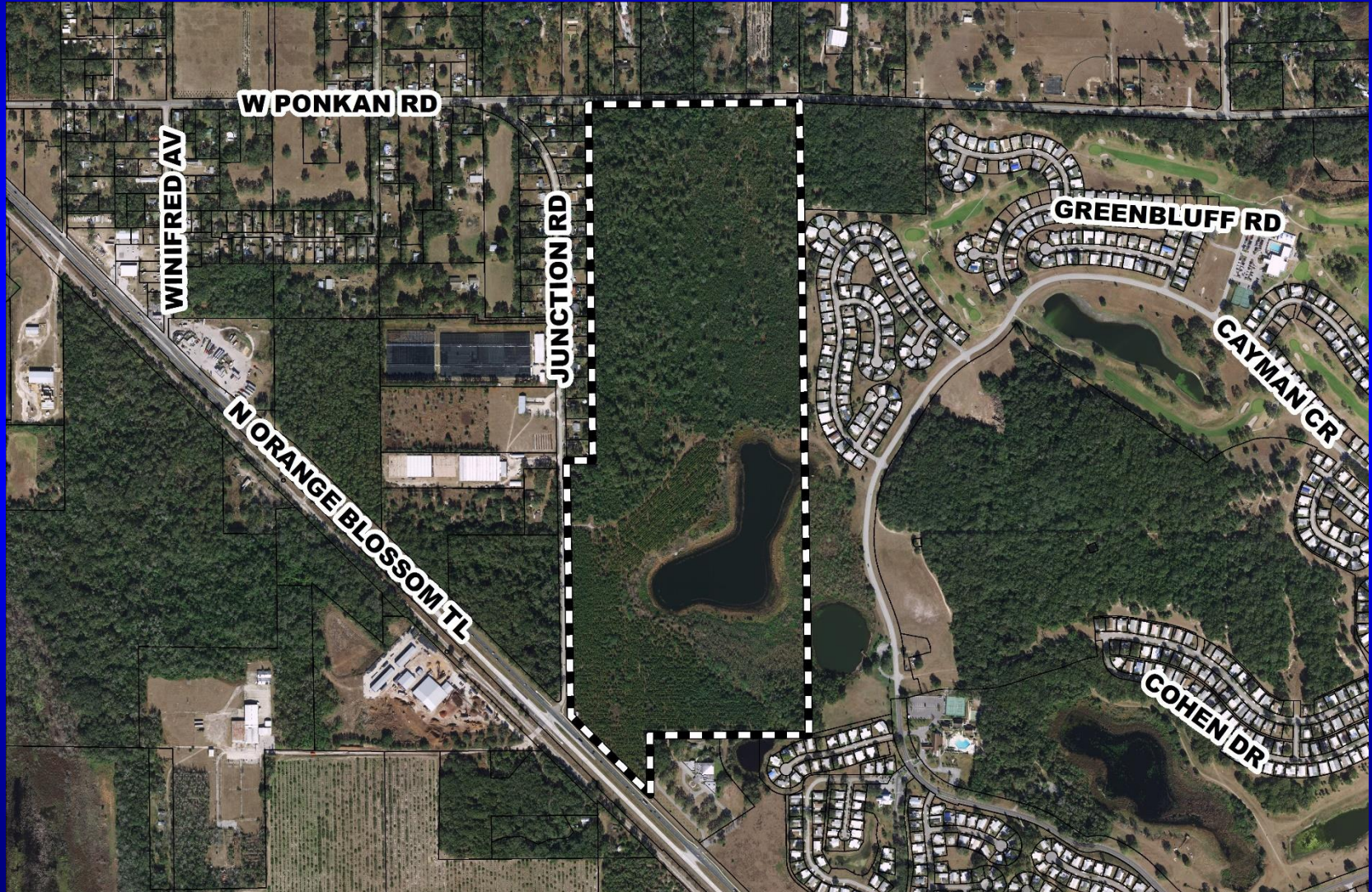


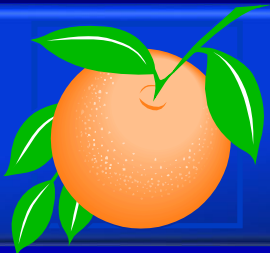
Grassmere Reserve Planned Development / Land Use Plan Zoning Map





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.

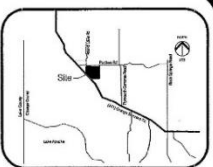
Grassmere Reserve Parcel ID# 26-20-27-0000-00-020 Planned Development Land Use Plan Orange County, Florida Nov 2005

- 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

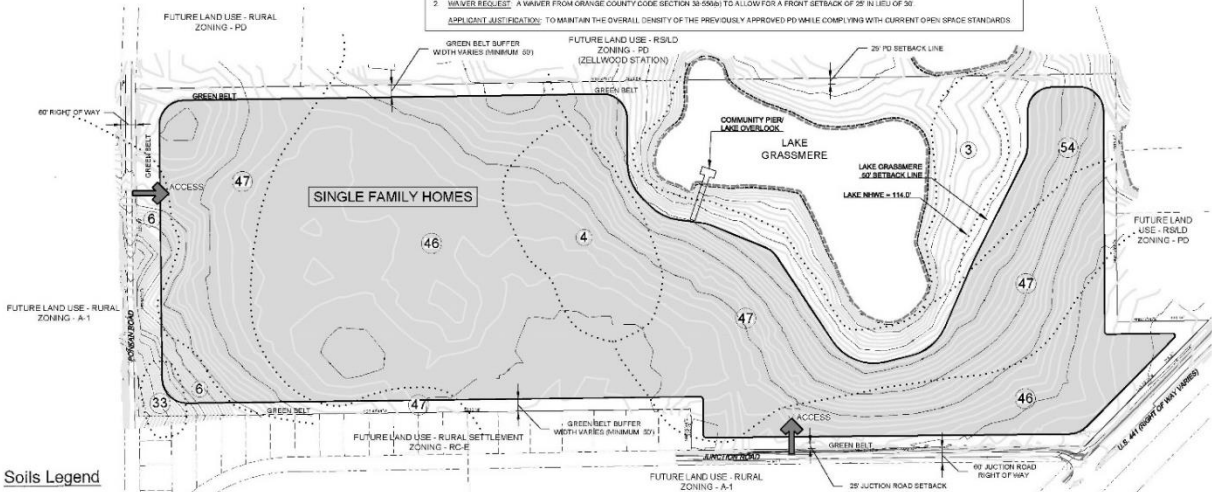
PARCEL ID NUMBER	26-20-27-0000-00-020
GROSS AREA	128.08 ACRES
LAKE GRASSMERE	24.90 ACRES
GLASS BELT/LAKE	3 ACRES
NET LAND AREA	100.92 ACRES
PROPOSED LOTS	104 UNITS
PROPOSED DENSITY	1.04 UNITS/ACRE
CURRENT LAND USE	RURAL SETTLEMENT 1/1 PD
REQUIRED OPENSPACE (10%)	10.09 ACRES
REQUIRED RECREATION	0.80 ACRES
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
ONLY TIPS GENERATED (UTE 10TH ED.)	903 TIPS



Location Map

GRANTED WAIVERS PER BCC APPROVAL DATE 1/8/19

- WAIVER REQUEST:** 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.
- WAIVER REQUEST:** 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 SHALL 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 GEOSPATIAL LIMITS OF THE VIENNA STUDY AREA. AS ESTABLISHED BY THE VIENNA PARKWAY AND PROTECTION ACT, SECTION 26-31P-5. SPECIAL AREA REGULATIONS APPLY. IN ADDITION TO THE STATE REGULATIONS, LOCAL POLICES ARE INCLUDED IN ORANGE COUNTY COMPRISED OF THE PLAN 2019-020. FUTURE LAND USE EIGHTH BUT NOT LIMITED TO OBJECTIVE PLUGS & 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.

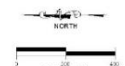
Soils Legend

- 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

OWNER/DEVELOPER BOY GRASSMERE LLC 1616 W. GARDEN BLVD SUITE 232 TAMPA, FL 33609 613-321-1964 CONTACT: FRANK BOWBECK	CIVIL ENGINEER NVE, INC. 201 SOUTH BUMBY AVE ORLANDO, FL 32835 407-698-3317 CONTACT: JASON P. MAHONEY, P.E.	ENVIRONMENTAL CONSULTANT BO-TREN CONSULTANT 3026 EAST SOUTH STREET ORLANDO, FL 32835 407-894-3288 CONTACT: JOHN NIKOLG
APPLICANT/AGENT GRAY ROBSON 301 SAST FINE STREET SUITE 1400 ORLANDO, FL 32801 407-843-8880 CONTACT: THOMAS SULLIVAN	SURVEYOR ALLEN & COMPANY PROFESSIONAL SURVEYORS & MAPPERS 16 EAST PLANT STREET WINTER GARDEN, FL 34787 407-894-3388 CONTACT: JAMES L. RECKMAN	

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