

Board of County Commissioners

Public Hearings

July 28, 2020

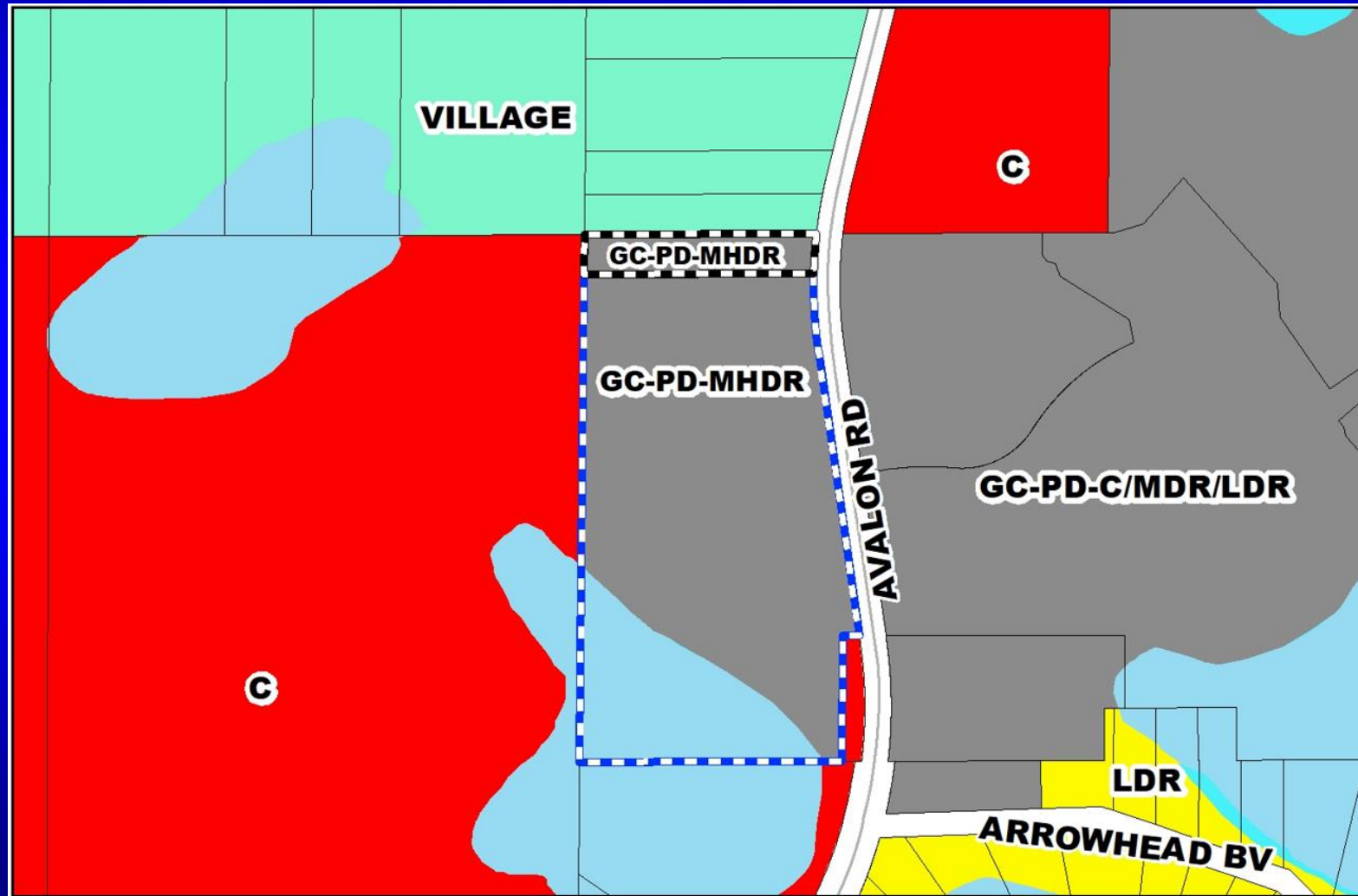


The Registry on Grass Lake Planned Development / Land Use Plan

- Case:** LUPA-19-08-262
- Project Name:** The Registry on Grass Lake Planned Development
- Applicant:** Robert Reese, Brossier Corporation
- District:** 1
- Acreage:** 1.33 gross acres (parcel to be added)
17.01 gross acres (existing PD parcel)
- Location:** 14506 Avalon Road; Generally located on the west side of Avalon Road, approximately 1,445 feet south of Grove Blossom Way.
- Request:** To rezone one parcel containing 1.33 acres from A-1 (Citrus Rural District) to PD (Planned Development District) and incorporate the subject parcel into The Registry on Grass Lake PD. Additionally, four (4) waivers from Orange County Code related to building height and setbacks are associated with this request. No additional entitlements are requested.

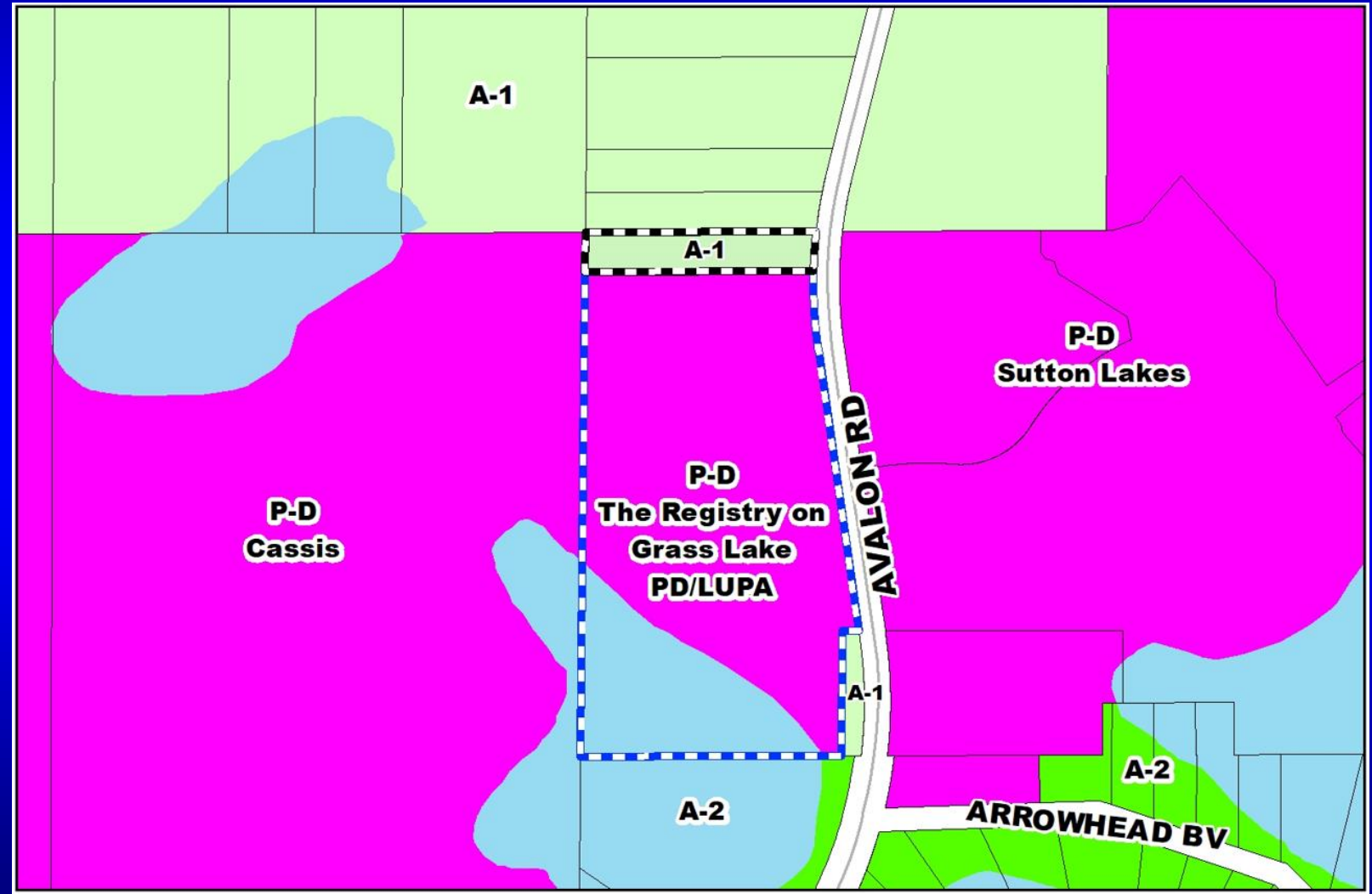


The Registry on Grass Lake Planned Development / Land Use Plan Future Land Use Map



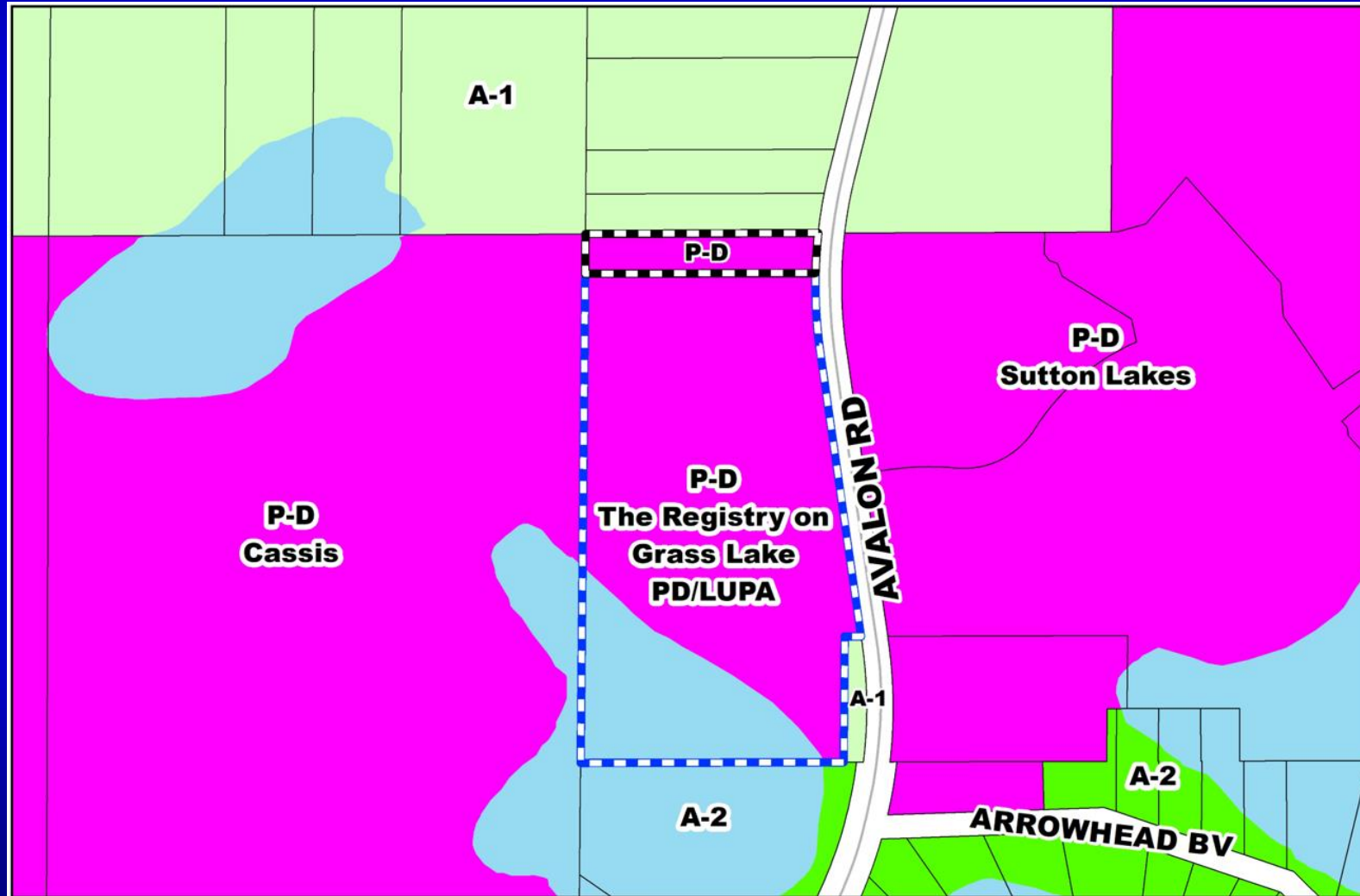


The Registry on Grass Lake Planned Development / Land Use Plan Zoning Map





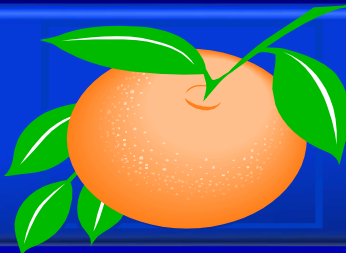
The Registry on Grass Lake Planned Development / Land Use Plan Proposed Zoning Map





The Registry on Grass Lake Planned Development / Land Use Plan Aerial Map





The Registry on Grass Lake Planned Development / Land Use Plan Overall Land Use Plan

LEGAL DESCRIPTION:
DESCRIPTION FOR BOOKS 1681-1687
THE S&W OF THE S&W 1/4 SECTION 24, TOWNSHIP 24 SOUTH RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LOTS 100 WEST OF STATE ROAD 13, SAID LOTS AND OCCUPY THE NORTHERN 60 FEET AND A STRIP OF LAND IN THE SOUTHWEST CORNER MEASURED TO 60 FEET NORTH AND SOUTH TO THE WEST LINE AND THE NORTH LINE MEASURED TO 60 FEET EAST AND WEST, THE SOUTH LINE MEASURED TO 60 FEET EAST AND WEST.

CONTAINING 16.26 ACRES

TOGETHER WITH
THE NORTH 1/2 PART OF THE FOLLOWING DESCRIBED PROPERTY: ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 SOUTH RANGE 27 EAST, 1/2 WEST OF STATE ROAD NUMBER 16, SAID LOTS IN ORANGE COUNTY, FLORIDA, CONTAINING 17.6 ACRES

FOR A TOTAL OF 33.92 ACRES

THE REGISTRY ON GRASS LAKE LAND USE PLAN

Orange County, Florida

Parcel ID #: 31-24-27-0000-00-020 & 31-24-27-0000-00-007

LUPA-19-08-262
MARCH 5, 2020

PROJECT LOCATION

APPROVED
ORANGE COUNTY
PLANNING AND ZONING DEPARTMENT

NOTES:

- ALL DEVELOPMENT WITHIN SECTION 24, TOWNSHIP 24 SOUTH RANGE 27 EAST, ORANGE COUNTY, FLORIDA, SHALL BE SUBJECT TO THE REQUIREMENTS OF THE LUPA AND THE LUPA SHALL BE SUBJECT TO THE REQUIREMENTS OF THE LUPA AND THE LUPA SHALL BE SUBJECT TO THE REQUIREMENTS OF THE LUPA.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE PERMISSION FOR THE CONSTRUCTION OF A STRUCTURE OR OTHER DEVELOPMENT ON THE LAND OR THE INSTALLATION OF UTILITIES OR OTHER DEVELOPMENT ON THE LAND OR THE INSTALLATION OF UTILITIES OR OTHER DEVELOPMENT ON THE LAND.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

DEVELOPMENT NOTES:

1. TRUCK STOP
2. WETLAND AREA
3. LAKE AREA
4. EXISTING ROAD RIGHT-OF-WAY
5. NET DEVELOPABLE AREA
6. APPROVED FUTURE LAND USE
7. PROPOSED DEVELOPMENT PROGRAM
8. EXISTING ZONING
9. PROPOSED DEVELOPMENT PROGRAM

LAND USE	DEVELOPABLE ACRES	UNITS	DENSITY
MULTIFAMILY	15.33	200	13.00

VICINITY MAP

REQUESTED WAIVERS:

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE PERMISSION FOR THE CONSTRUCTION OF A STRUCTURE OR OTHER DEVELOPMENT ON THE LAND OR THE INSTALLATION OF UTILITIES OR OTHER DEVELOPMENT ON THE LAND.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE PERMISSION FOR THE CONSTRUCTION OF A STRUCTURE OR OTHER DEVELOPMENT ON THE LAND OR THE INSTALLATION OF UTILITIES OR OTHER DEVELOPMENT ON THE LAND.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE PERMISSION FOR THE CONSTRUCTION OF A STRUCTURE OR OTHER DEVELOPMENT ON THE LAND OR THE INSTALLATION OF UTILITIES OR OTHER DEVELOPMENT ON THE LAND.

APPROVED WAIVERS (JULY 2, 2019):

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE PERMISSION FOR THE CONSTRUCTION OF A STRUCTURE OR OTHER DEVELOPMENT ON THE LAND OR THE INSTALLATION OF UTILITIES OR OTHER DEVELOPMENT ON THE LAND.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE PERMISSION FOR THE CONSTRUCTION OF A STRUCTURE OR OTHER DEVELOPMENT ON THE LAND OR THE INSTALLATION OF UTILITIES OR OTHER DEVELOPMENT ON THE LAND.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE PERMISSION FOR THE CONSTRUCTION OF A STRUCTURE OR OTHER DEVELOPMENT ON THE LAND OR THE INSTALLATION OF UTILITIES OR OTHER DEVELOPMENT ON THE LAND.

PROJECT TEAM

CONSULTING ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
PHONE: 407-886-8888
FAX: 407-886-8889

SOIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
PHONE: 407-886-8888
FAX: 407-886-8889

SOILS ENGINEER:
SOILS CONSULTANTS, INC.
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
PHONE: 407-886-8888
FAX: 407-886-8889

SOIL LEGEND

- 1. ARCHBOLD FINE SAND
- 2. BASSINGER FINE SAND
- 3. IMMOKALEE FINE SAND
- 4. SAMBULA MUCK
- 5. SAMBULA MUCK
- 6. WATER

LEGEND

- ACCESS LOCATIONS
- POTENTIAL ACCESS TO DEVELOPMENT PLAN
- FUTURE RIGHT-OF-WAY
- ADDITIONAL 1.37 ACRES

RECEIVED
By DRC Office at 9:51 am, Mar 09, 2020

SHEET INDEX
LUP-1 - LAND USE PLAN
LUP-2 - CONDITIONS OF APPROVAL

THIS LAND USE AMENDMENT PROPOSES AN ADDITIONAL 1.33 ACRES TO THE PREVIOUSLY APPROVED LAND USE PLAN LUP-19-08-262. NO ADDITIONAL UNITS ARE PROPOSED.

Kimley-Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
100 S. ORANGE AVE., SUITE 200, ORLANDO, FL 32801
PHONE: 407-886-8888
WWW.KIMLEY-HORN.COM SA 00000006

LUP-1

Line Table

LINE #	DIRECTION	LENGTH
1.1	N80°47'56"W	80.45'
1.2	S89°59'43"W	21.40'
1.3	N82°41'07"W	41.17'
1.4	S84°32'15"W	19.12'
1.5	S78°25'24"W	44.25'
1.6	N78°36'54"W	53.97'
1.7	S52°19'36"W	55.27'
1.8	N77°43'52"W	64.66'
1.9	S26°51'28"W	42.08'
1.10	N67°02'27"W	29.71'
1.11	N55°11'59"W	38.30'
1.12	N48°24'21"W	66.89'
1.13	N73°11'59"W	64.16'
1.14	N65°13'49"W	65.76'
1.15	N20°19'25"W	60.79'
1.16	N4°52'15"W	51.72'
1.17	N28°23'56"W	54.78'
1.18	N20°18'03"W	27.00'
1.19	N22°02'31"W	41.29'
1.20	N42°36'47"W	43.42'
1.21	N42°57'54"W	32.01'

GRASS
LAKE

36" (CLASS I)
CONTAINS 3,414.6 ACRES

36" (CLASS I)
CONTAINS 3,414.6 ACRES

36" (CLASS I)
CONTAINS 3,414.6 ACRES



Additional Condition of Approval

11. Prior to approval of the first PSP / DP, applicant shall amend CEA-OC-18-040 to include the property added to the PD by LUPA-19-08-262.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Registry on Grass Lake Planned Development / Land Use Plan (PD/LUP) dated “Received March 9, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended, and approve Consent Agenda items K.4 and K.5, which are the associated road agreements.

District 1

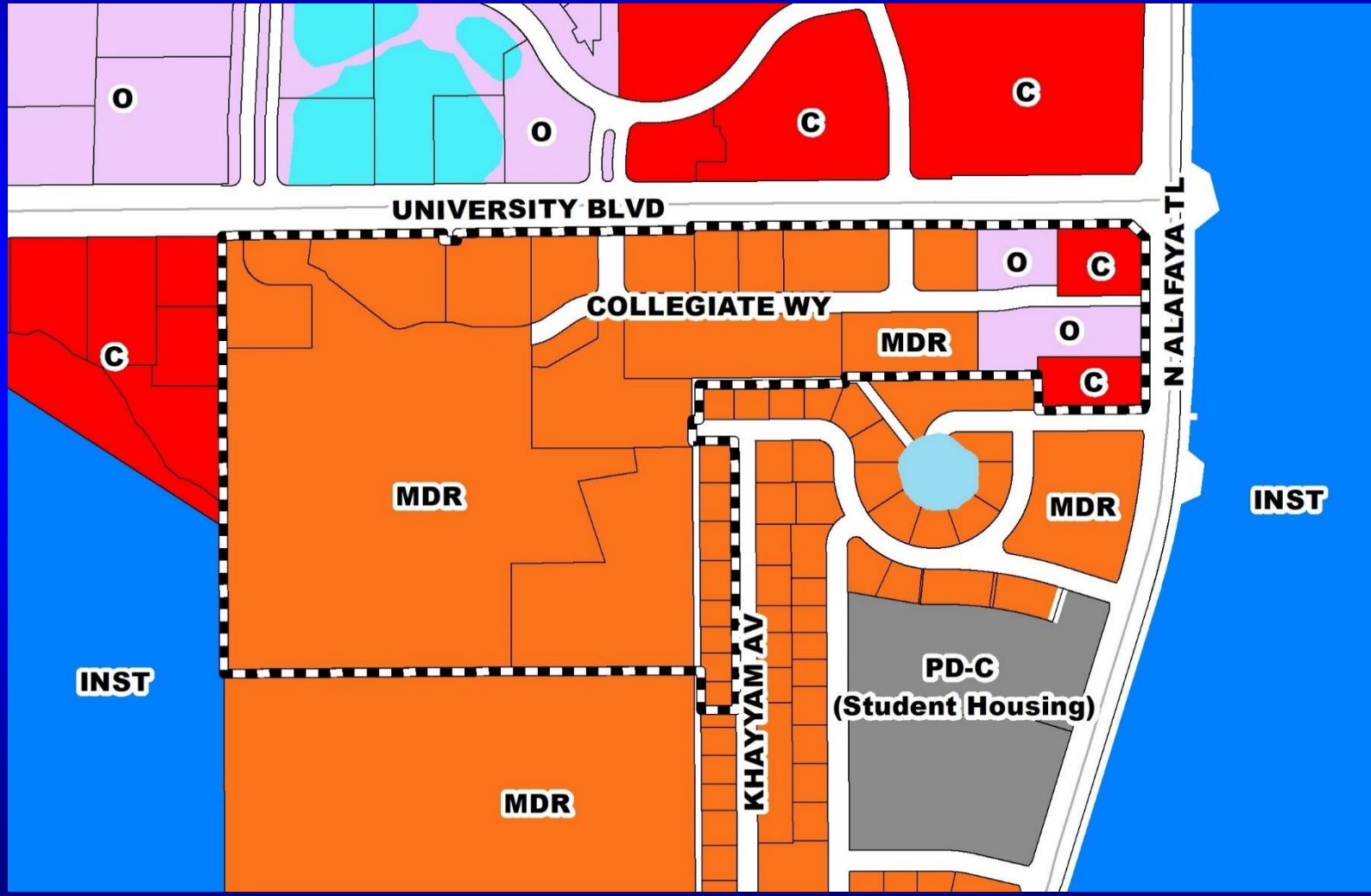


Collegiate Village Planned Development / Land Use Plan

- Case:** LUPA-19-11-394
- Project Name:** Collegiate Village PD
- Applicant:** Michelle Heatherly, Demetree Global
- District:** 5
- Acreage:** 0.73 acres (portion to be rezoned)
54.25 acres (overall PD)
- Location:** Generally located south of University Boulevard and west of Alafaya Trail.
- Request:** To rezone 0.73 acre from R-3 (Multiple-Family Dwelling District) (Parcel # 10-22-31-9652-10-100) to PD (Planned Development District). Additionally, three (3) waivers from Orange County Code related to parking, building setbacks, and recreation requirements are associated with this request.

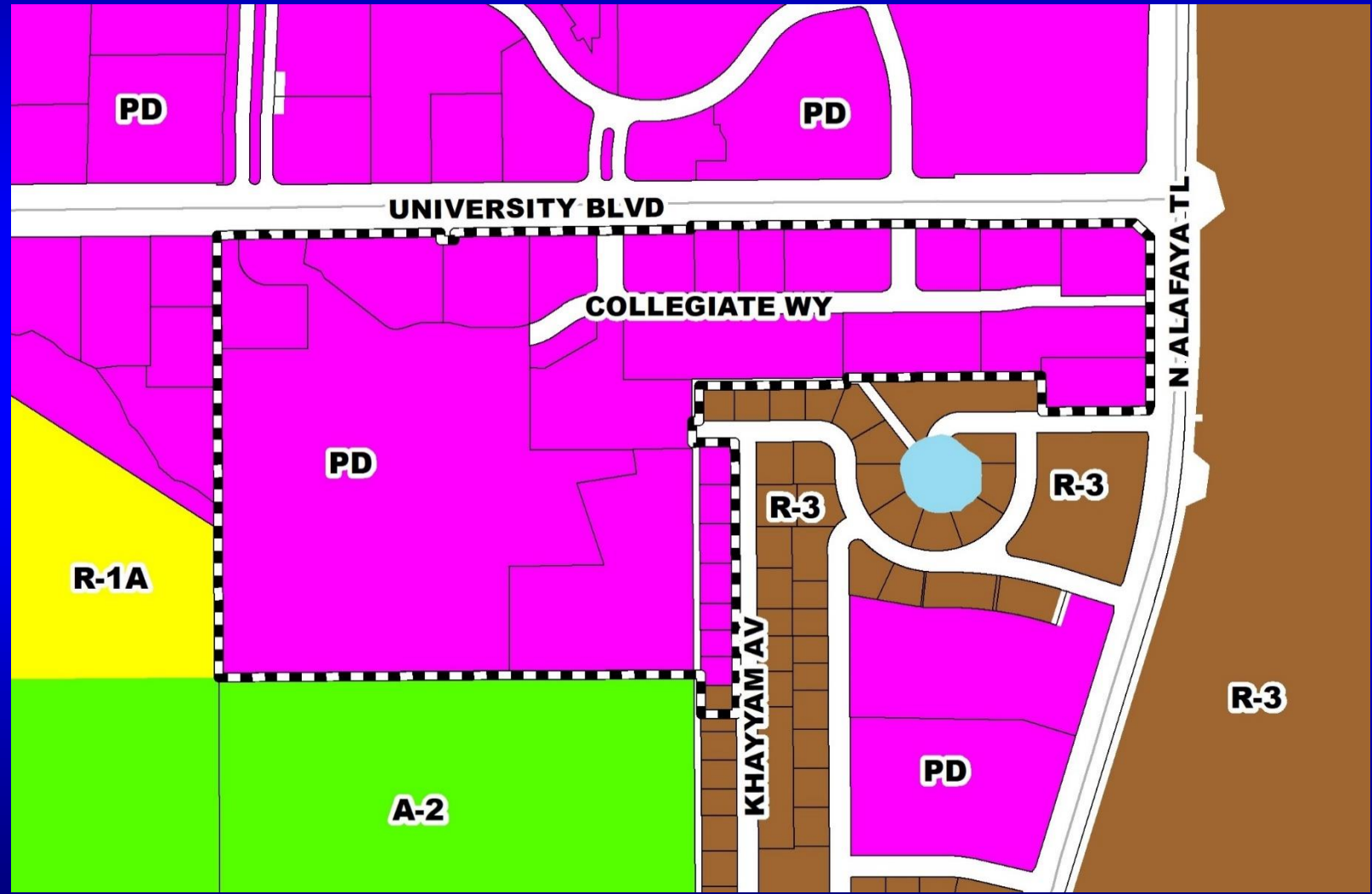


Collegiate Village Planned Development / Land Use Plan Future Land Use Map



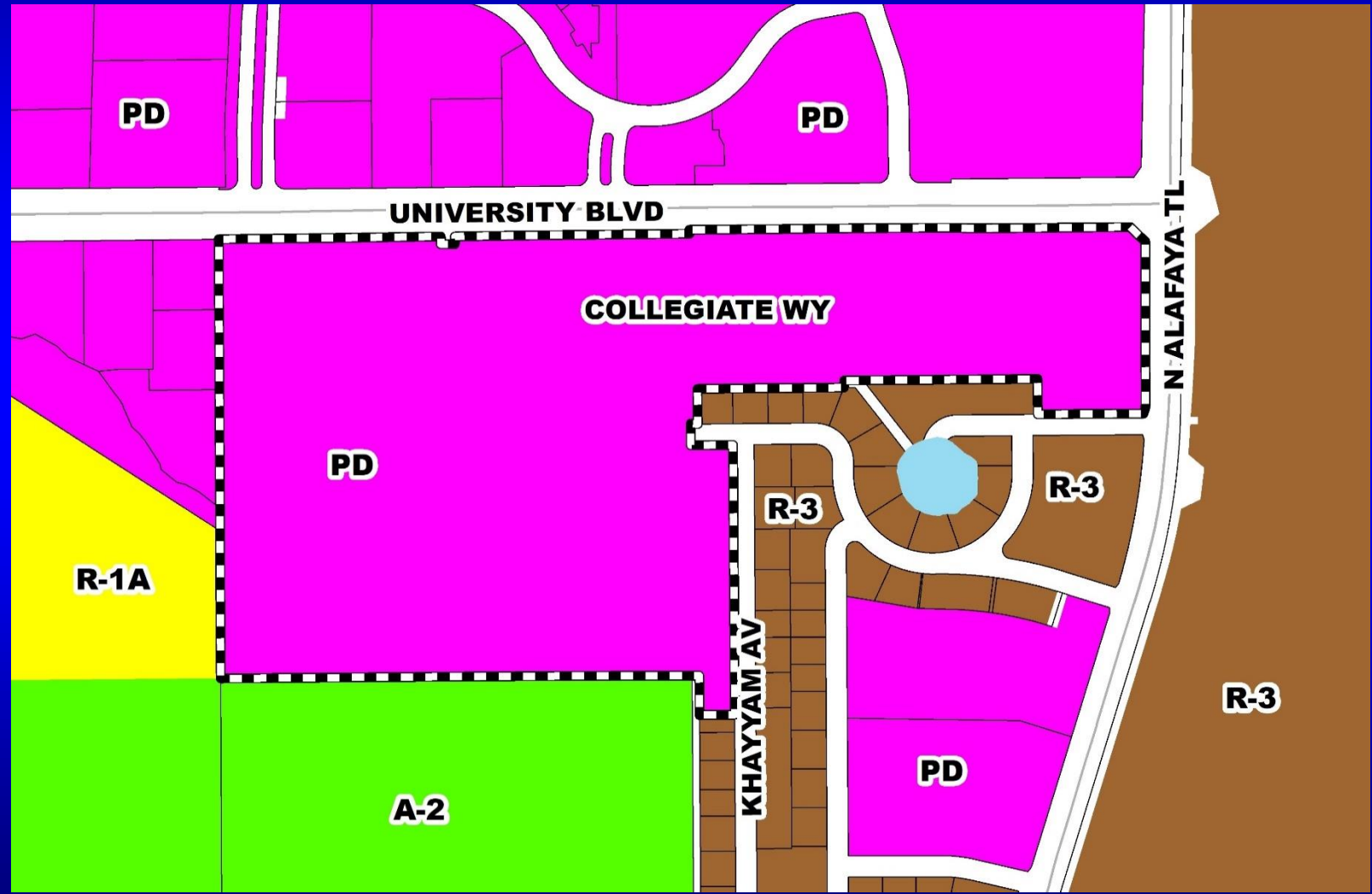


Collegiate Village Planned Development / Land Use Plan Zoning Map





Collegiate Village Planned Development / Land Use Plan Proposed Zoning Map



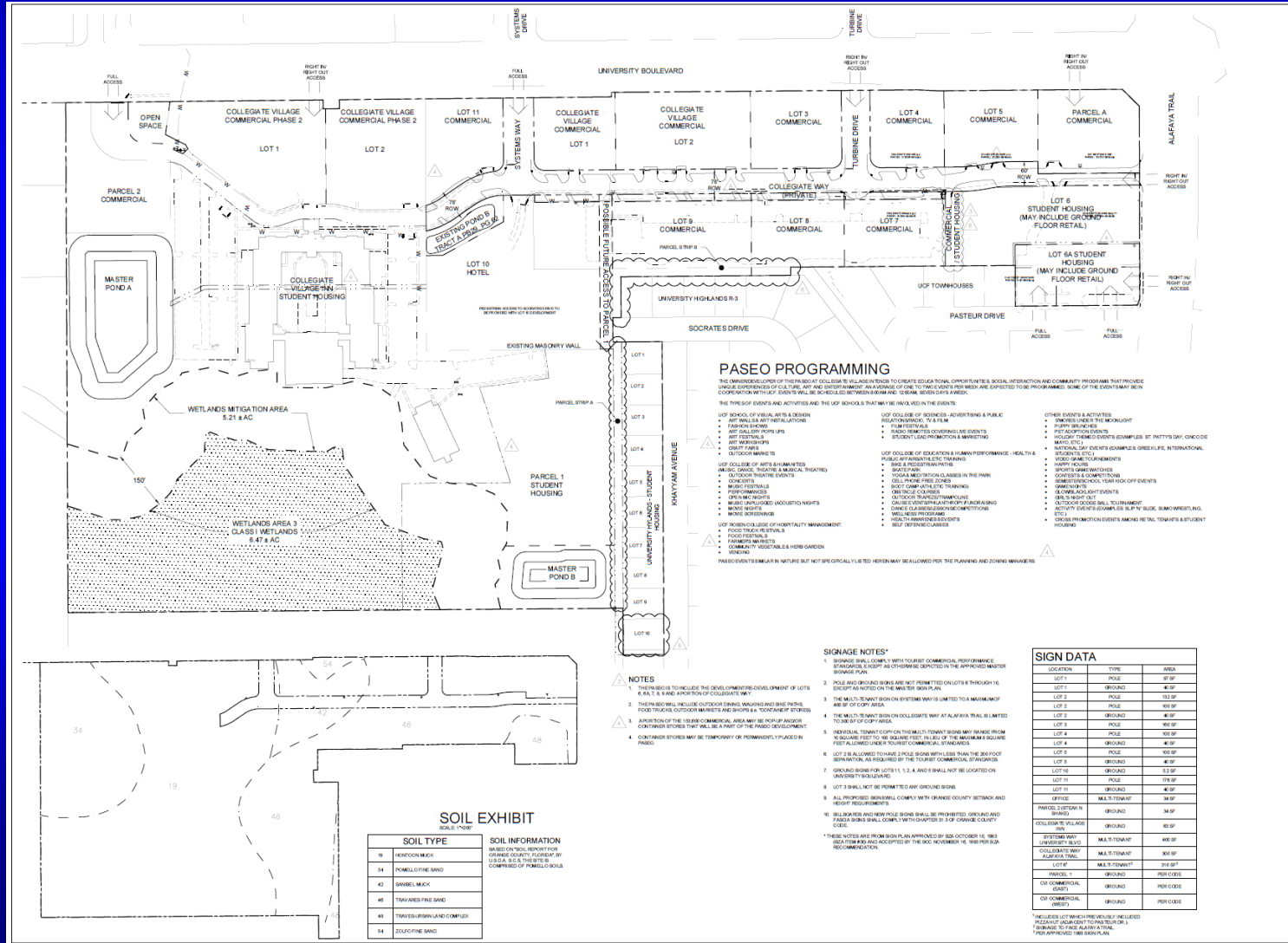


Collegiate Village Planned Development / Land Use Plan Aerial Map





Collegiate Village Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Collegiate Village Planned Development / Land Use Plan dated “Received February 13, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 5



RZ-20-03-019 – Geoff Summitt Planning and Zoning Commission (PZC) Board-Called Hearing

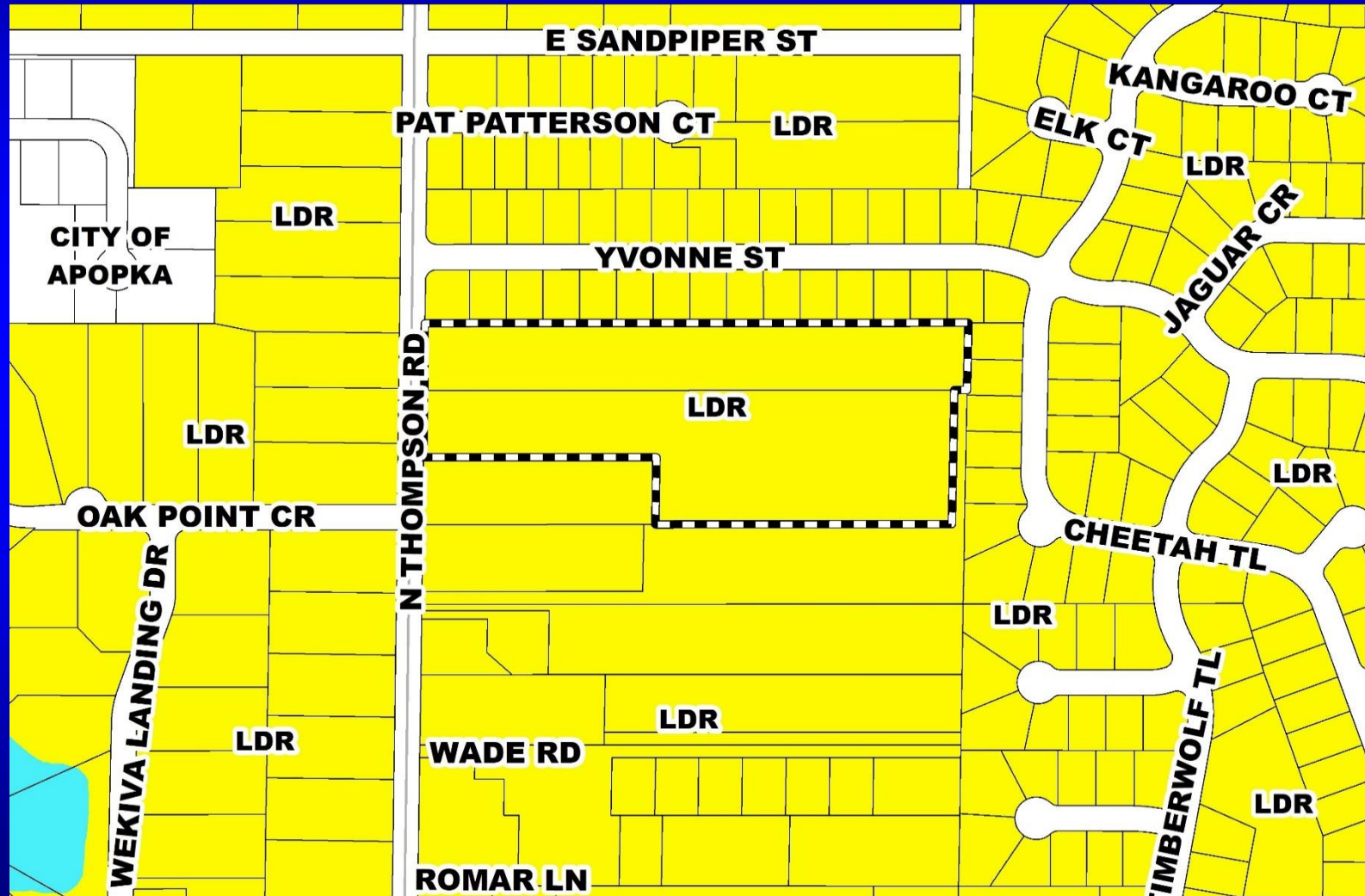
- Case:** RZ-20-03-019
- Applicant:** Geoff Summitt, G.L. Summit Engineering Inc.
- District:** 2
- Location:** 615 & 627 N. Thompson Road; or generally located east of N. Thompson Road and north of Votaw Road
- Acreage:** 11.70 gross acre
- From:** A-1 (Citrus Rural District)
- To:** R-1 (Single-Family Dwelling District)
- Proposed Use:** Forty (40) single-family detached residential dwelling units



RZ-20-03-019 – Geoff Summitt

Planning and Zoning Commission (PZC) Board-Called Hearing

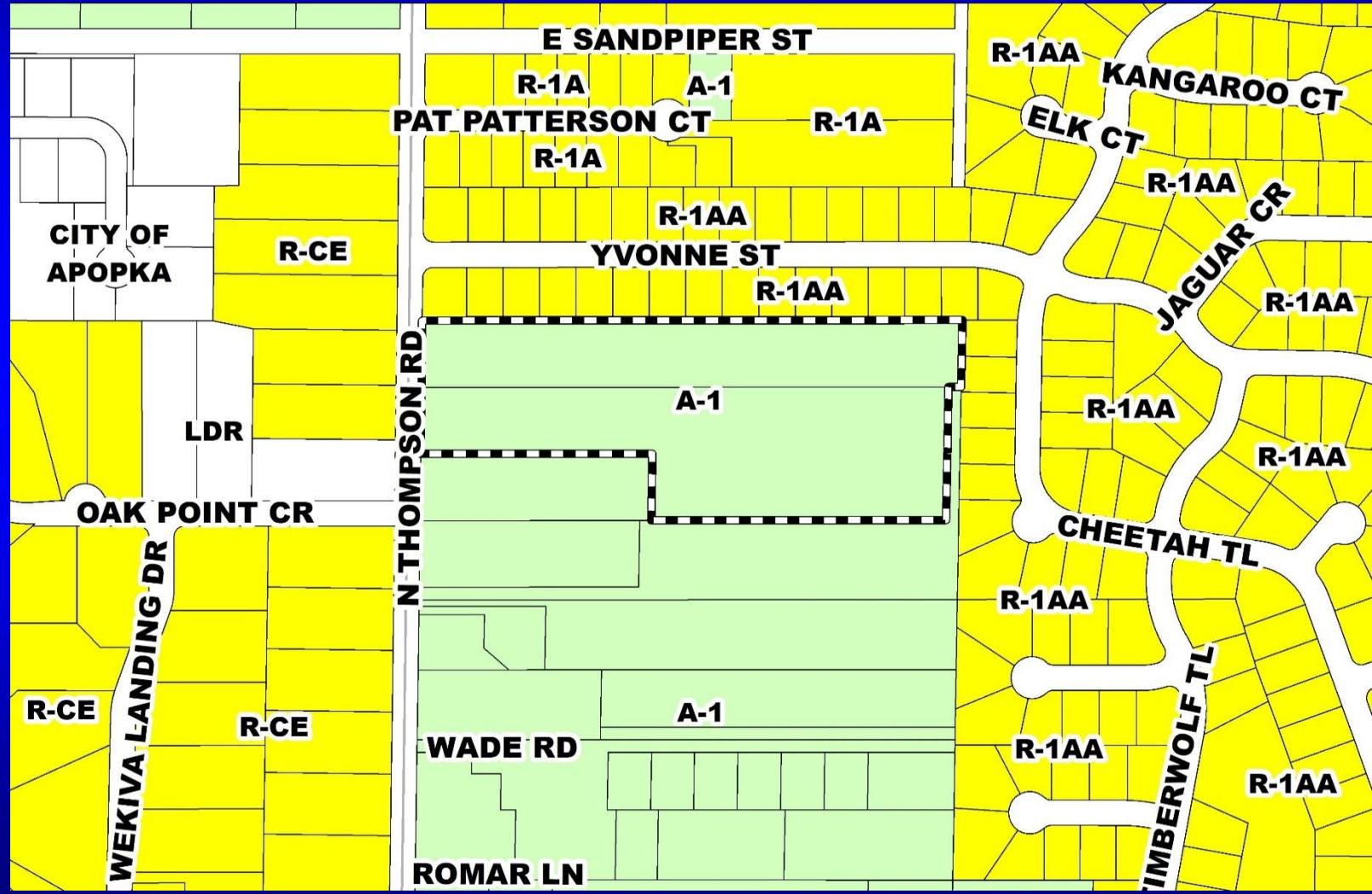
Future Land Use Map





RZ-20-03-019 – Geoff Summitt

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

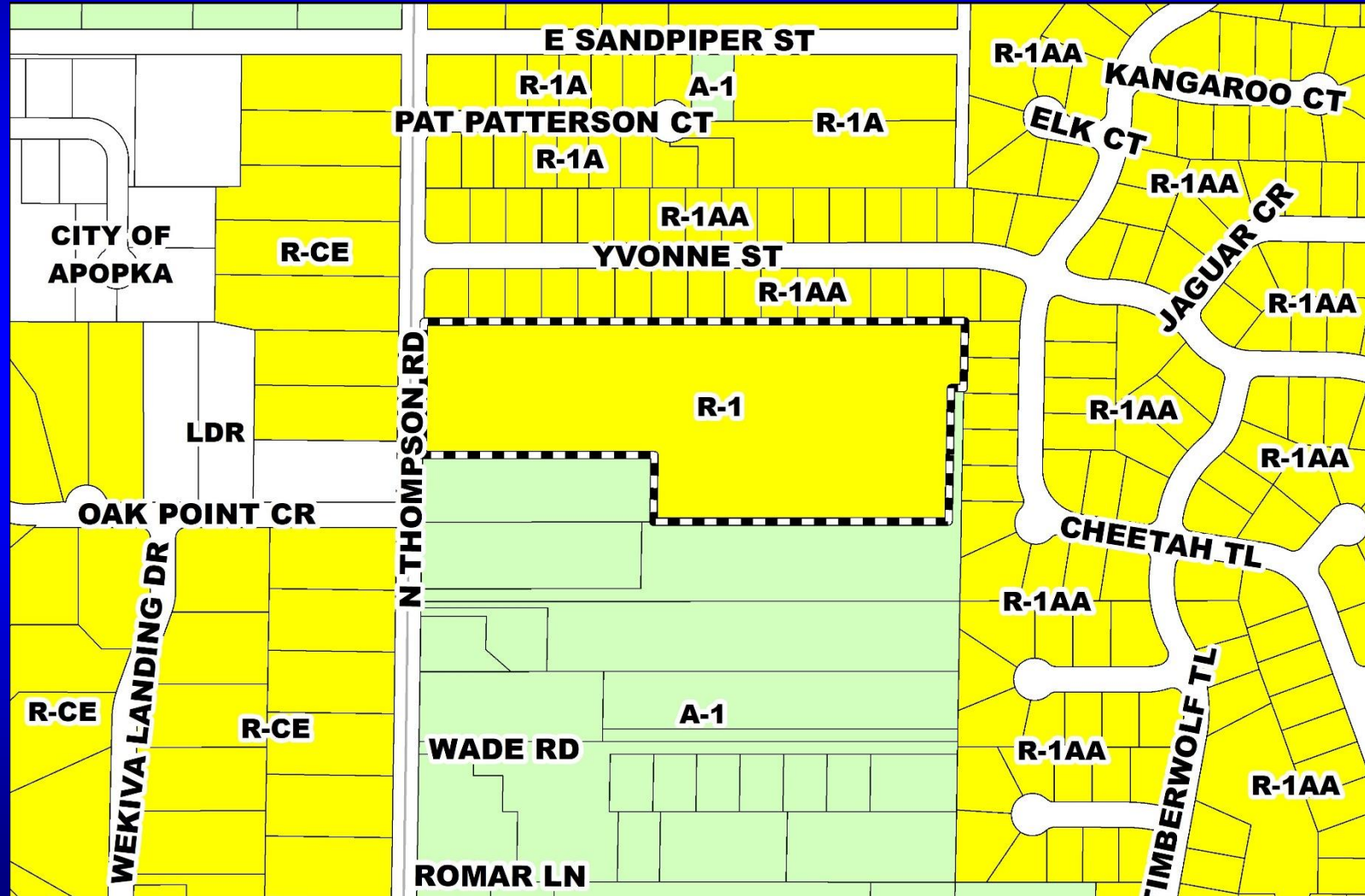




RZ-20-03-019 – Geoff Summitt

Planning and Zoning Commission (PZC) Board-Called Hearing

Proposed Zoning Map





RZ-20-03-019 – Geoff Summitt

Planning and Zoning Commission (PZC) Board-Called Hearing

Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the requested R-1 (Single Family Dwelling District) zoning, subject to the restriction listed in the staff report.

District 2



RZ-19-11-055 – Kathy Hattaway, Poulos & Bennett, LLC. Planning and Zoning Commission (PZC) Board-Called Hearing

- Case:** RZ-19-11-055
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 5
- Location:** Generally located west side of TV Tower Road, north of Lake Pickett Road, and southwest of North Fort Christmas Road
- Acreage:** 292.79-gross acre
253.26-net developable acres
- From:** R-CE-C (Country Estate Cluster District)
- To:** R-CE-C (Country Estate Cluster District)
- Proposed Use:** To amend the Lake Pickett Cluster Plan to allow non-lakefront lots sizes to be one-third (1/3) acre within Phases 2, 3, 5 & 6

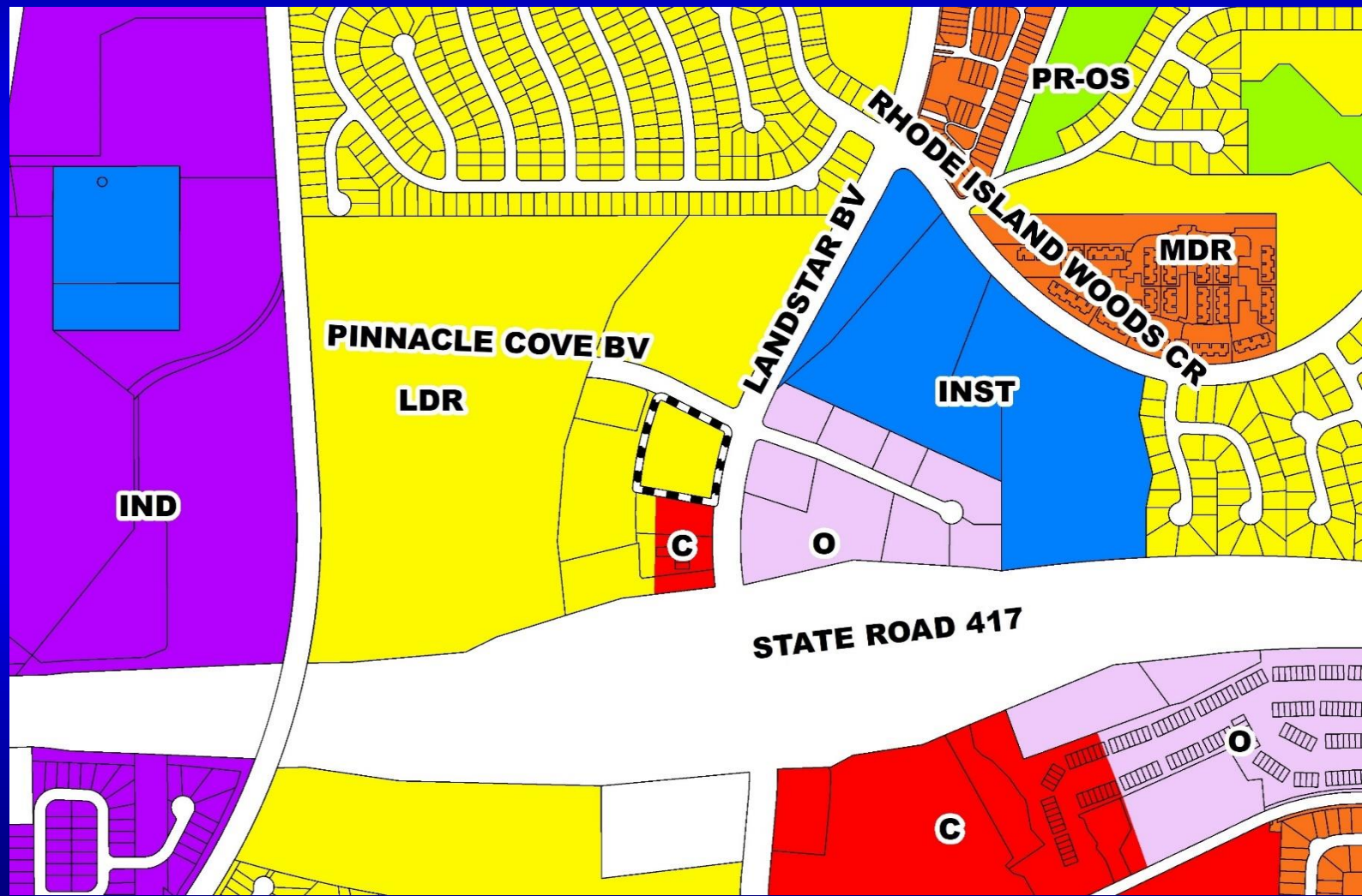


Meadow Woods Planned Development / Land Use Plan

- Case:** CDR-18-05-144
- Project Name:** Meadow Woods PD
- Applicant:** Barry Johnson, Miller Johnson Law, P.L.
- District:** 4
- Acreage:** 3,324.78 gross acres (overall PD)
2.83 gross acres (affected parcel only)
- Location:** 13450 Landstar Boulevard; generally located north of State Road 417, west of Landstar Boulevard, and south of Pinnacle Cove Boulevard
- Request:** To allow outdoor storage of boats, recreational vehicles, trailers and vehicles, but not the rental or display of U-Hauls or moving trucks, on PD Parcel 12.1. No waivers are associated with this request.

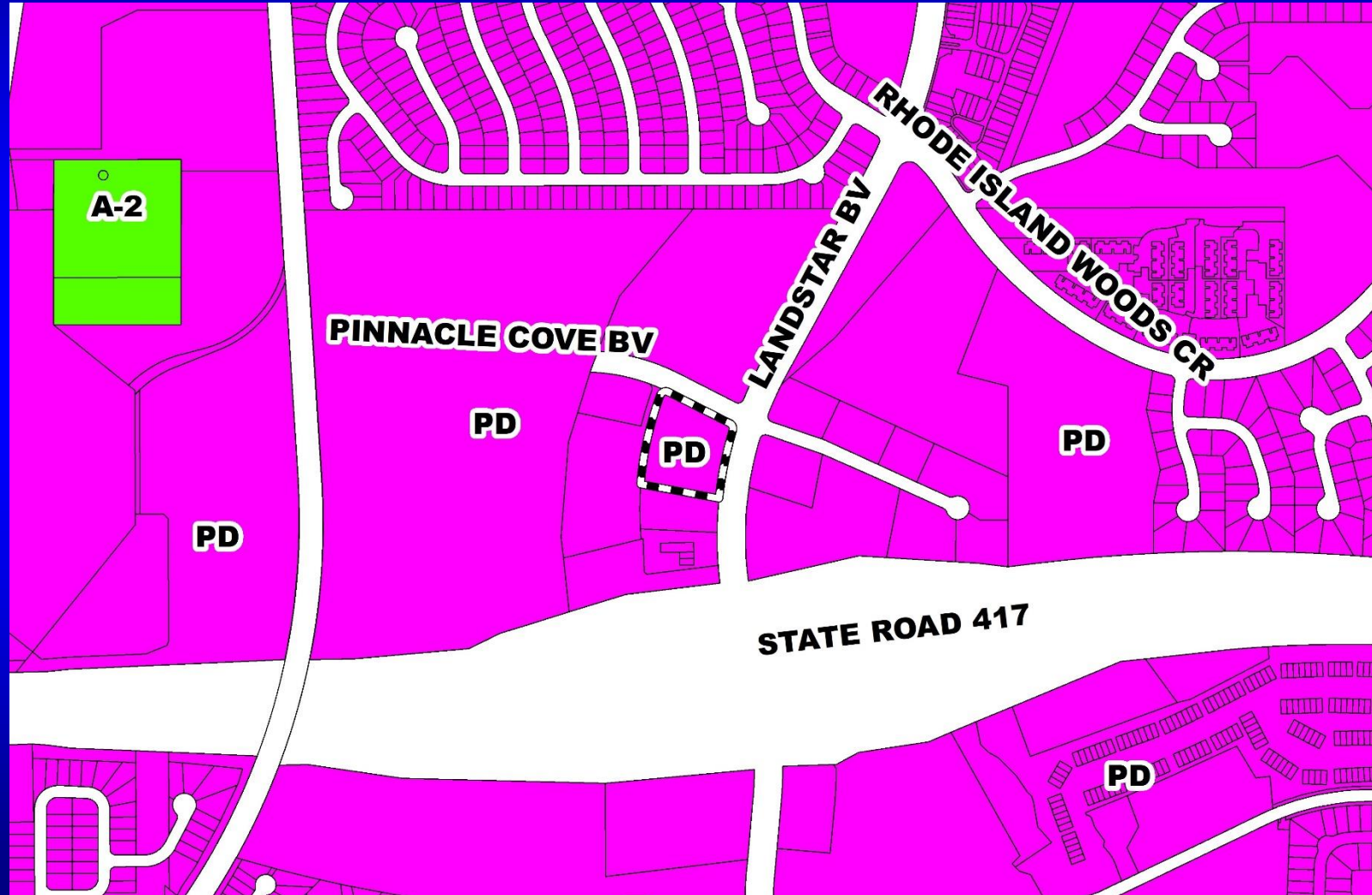


Meadow Woods Planned Development / Land Use Plan Future Land Use Map



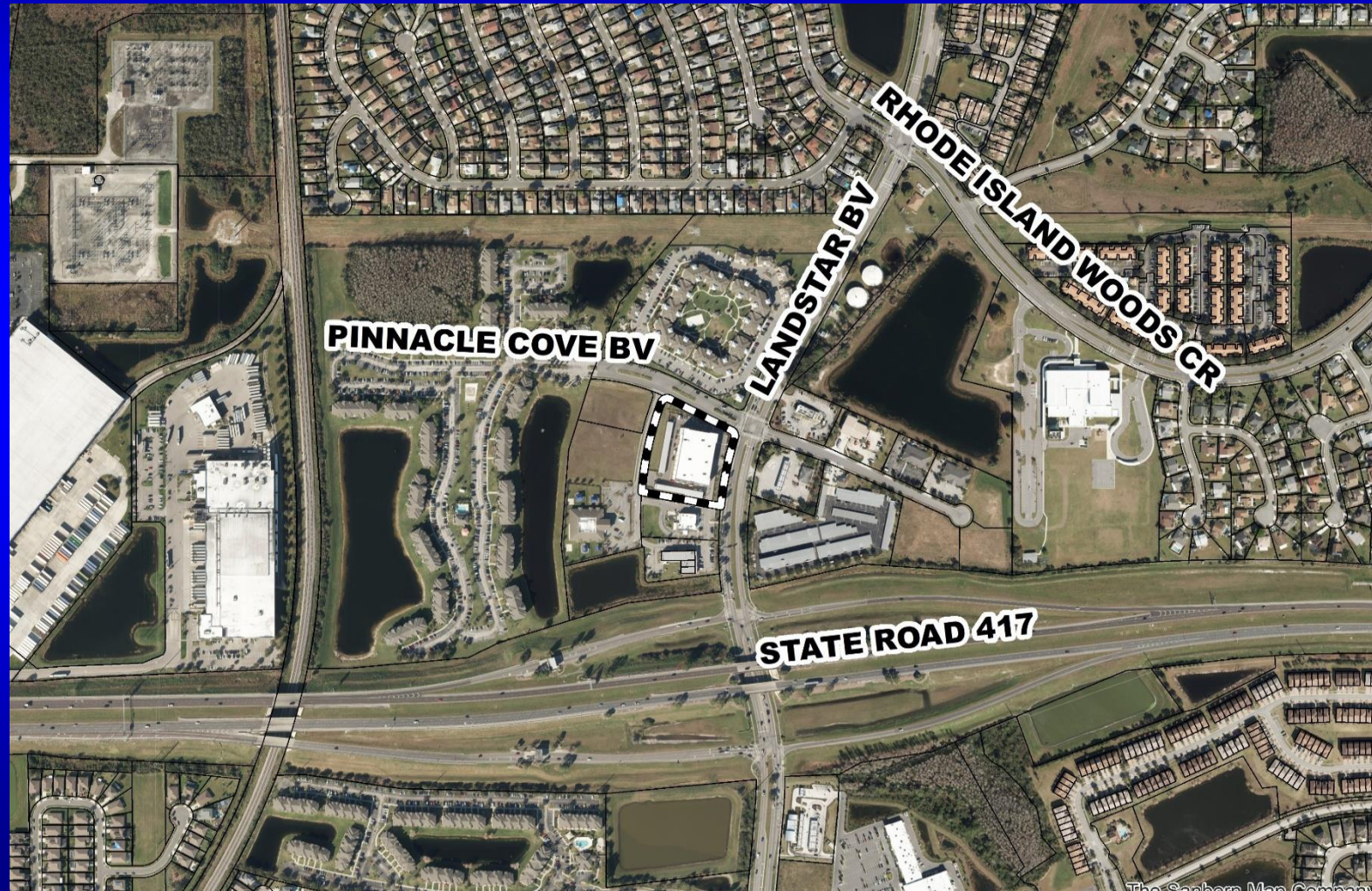


Meadow Woods Planned Development / Land Use Plan Zoning Map



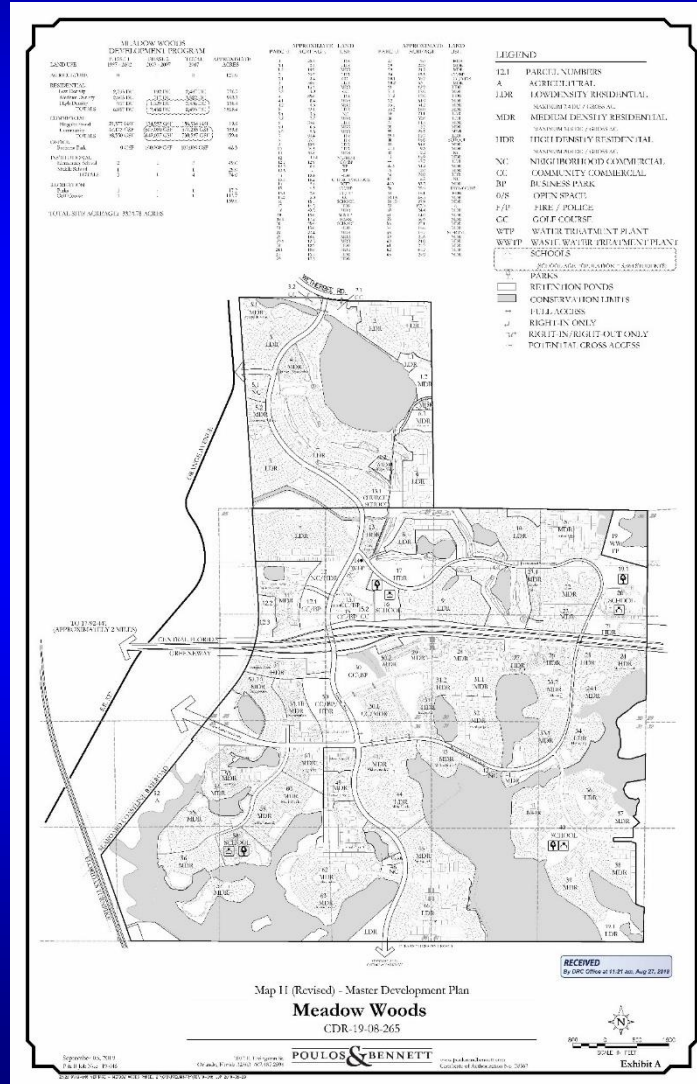


Meadow Woods Planned Development / Land Use Plan Aerial Map





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

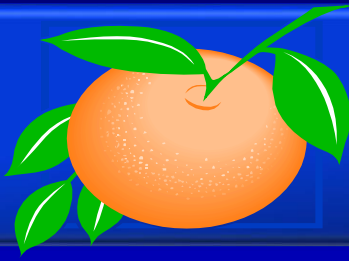




Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Meadow Woods Planned Development / Land Use Plan (PD/LUP), dated “Received August 27, 2018” subject to the conditions listed under the DRC Recommendation in the Staff Report, and approve Consent Agenda item K.2, which is the associated change to the Meadow Woods Development Order.

District 4

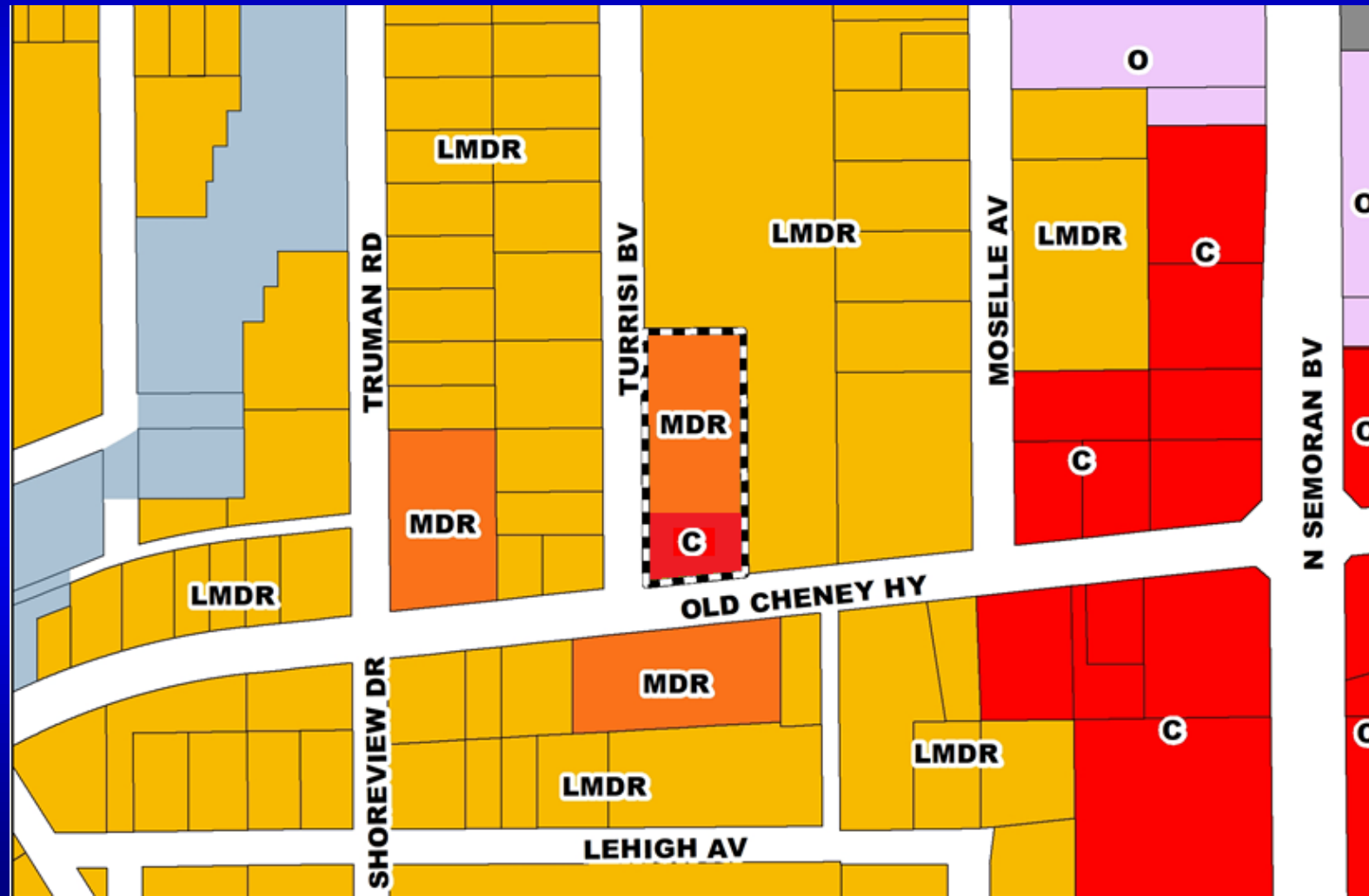


Old Cheney Townhomes Planned Development / Land Use Plan

- Case:** LUP-19-06-225
- Project Name:** Old Cheney Townhomes PD
- Applicant:** Neel Shivcharran, Galleon Consulting Group, LLC
- District:** 5
- Acreage:** 1.14 gross acres
- Location:** 5565 Old Cheney Highway; or generally at the northeast corner of the Old Cheney Highway and Turrisi Boulevard intersection
- Request:** To construct ten (10) attached single-family residential dwelling units. Additionally, there are nine (9) waivers from Orange County Code related to setbacks, buffering, recreation requirements, and right-of-way associated with this request.

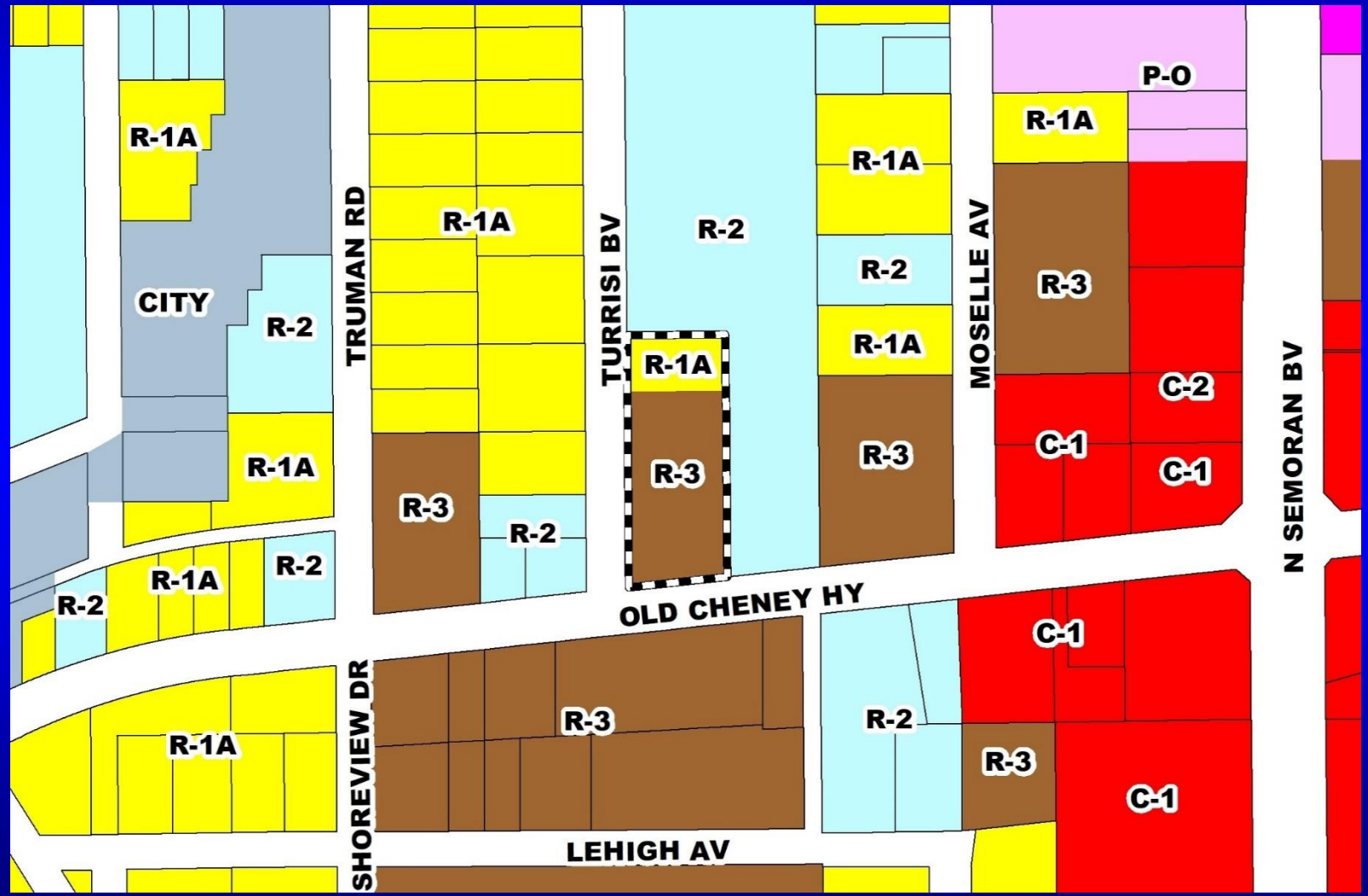


Old Cheney Townhomes Planned Development / Land Use Plan Future Land Use Map



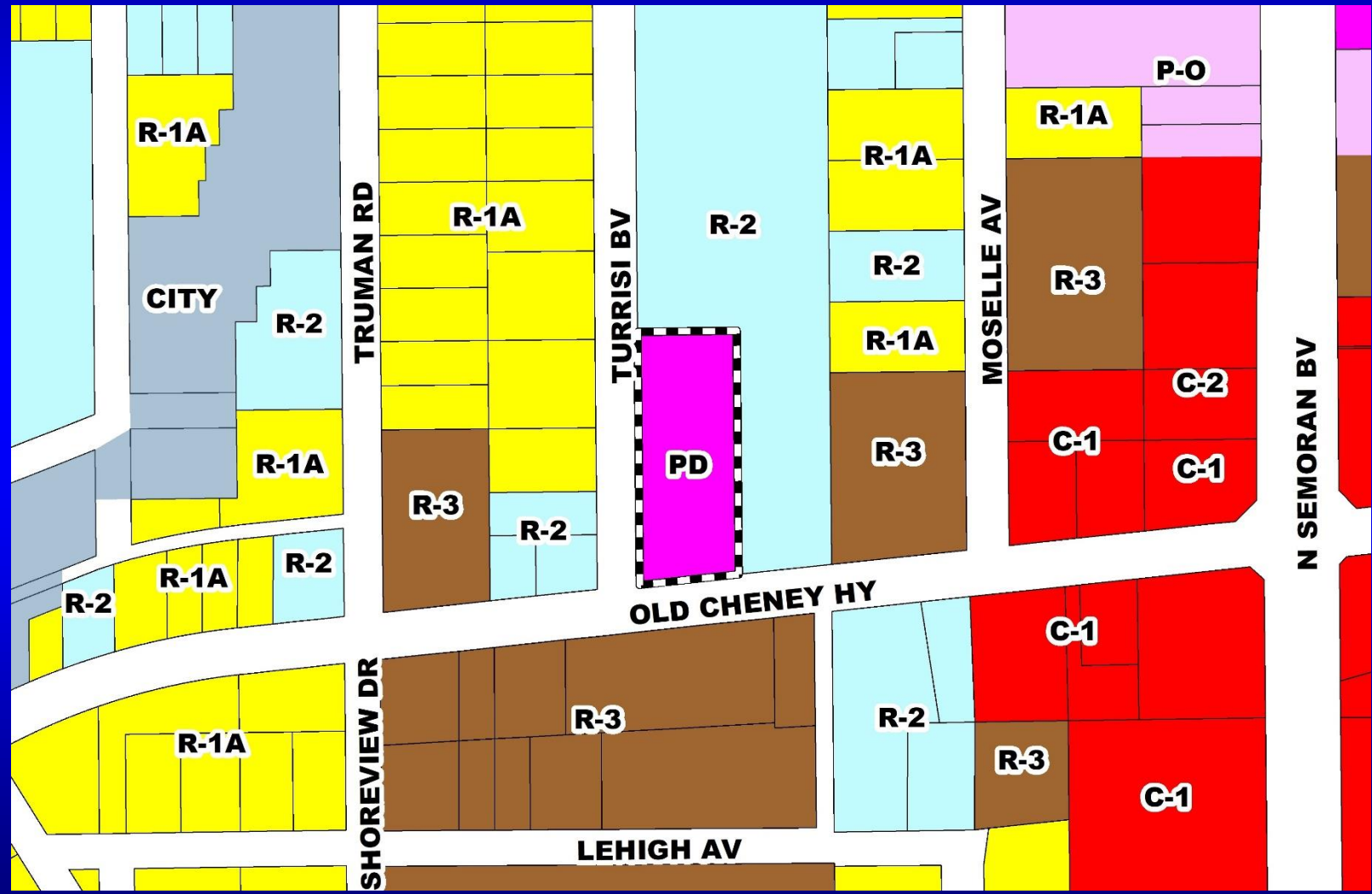


Old Cheney Townhomes Planned Development / Land Use Plan Zoning Map





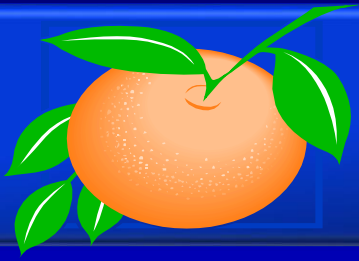
Old Cheney Townhomes Planned Development / Land Use Plan Proposed Zoning Map





Old Cheney Townhomes Planned Development / Land Use Plan Aerial Map

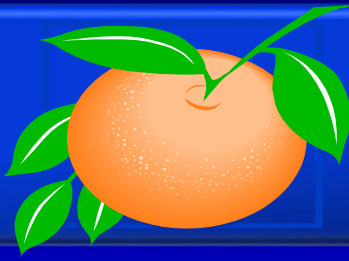




Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Old Cheney Townhomes Planned Development / Land Use Plan (PD/LUP) dated “Received February 14, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 5



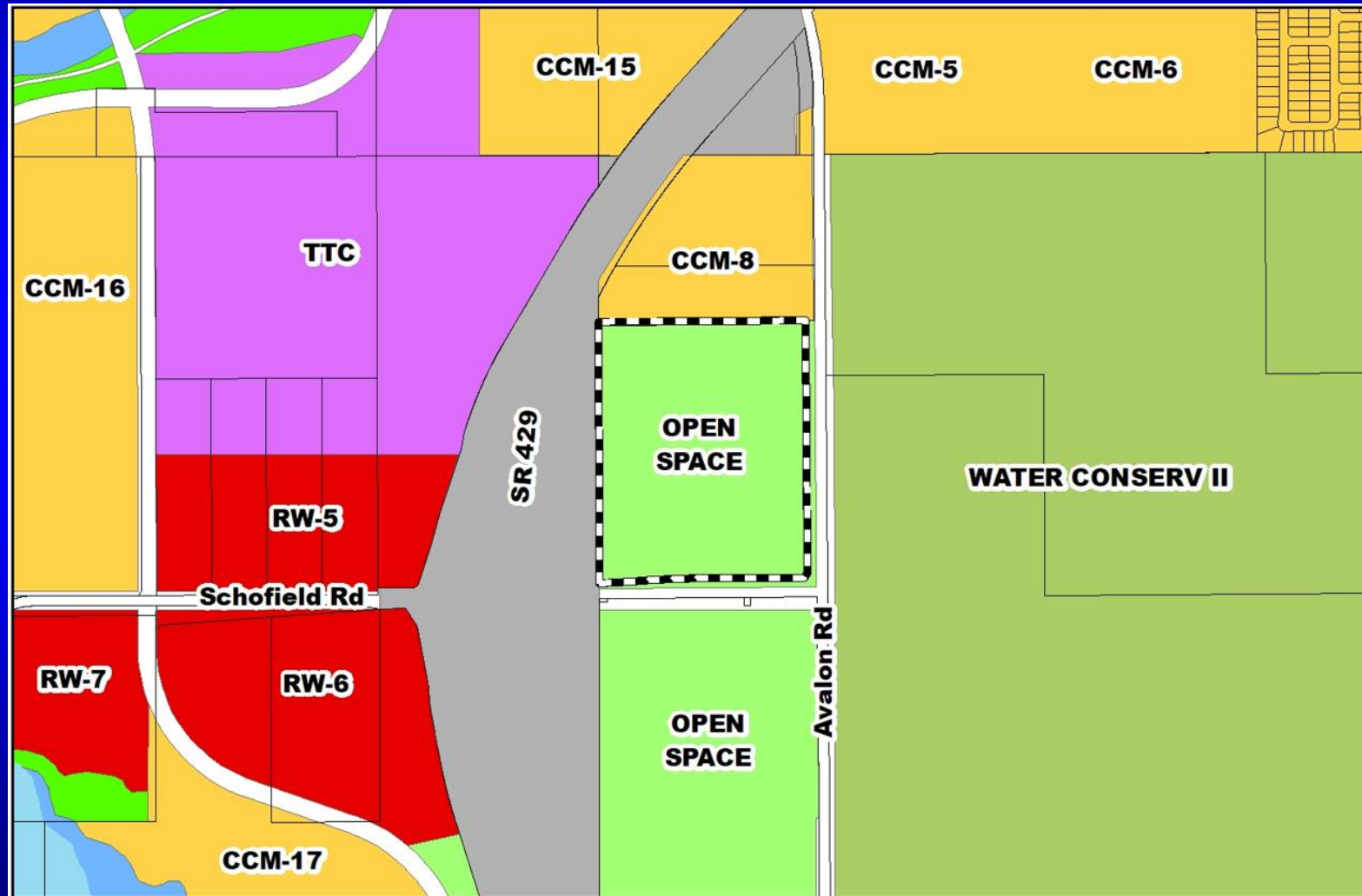
West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan

- Case:** LUP-19-01-044
- Project Name:** West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower PD
- Applicant:** Mary D. Solik, Doty Solik Law, P.A.
- District:** 1
- Acreage:** 44.03 gross acres
- Location:** 7902 Avalon Road; generally north of Schofield Road and west of Avalon Road.
- Request:** To allow for the use of an existing landfill and a new 140-foot tall monopole communication tower. No waivers are associated with this request.



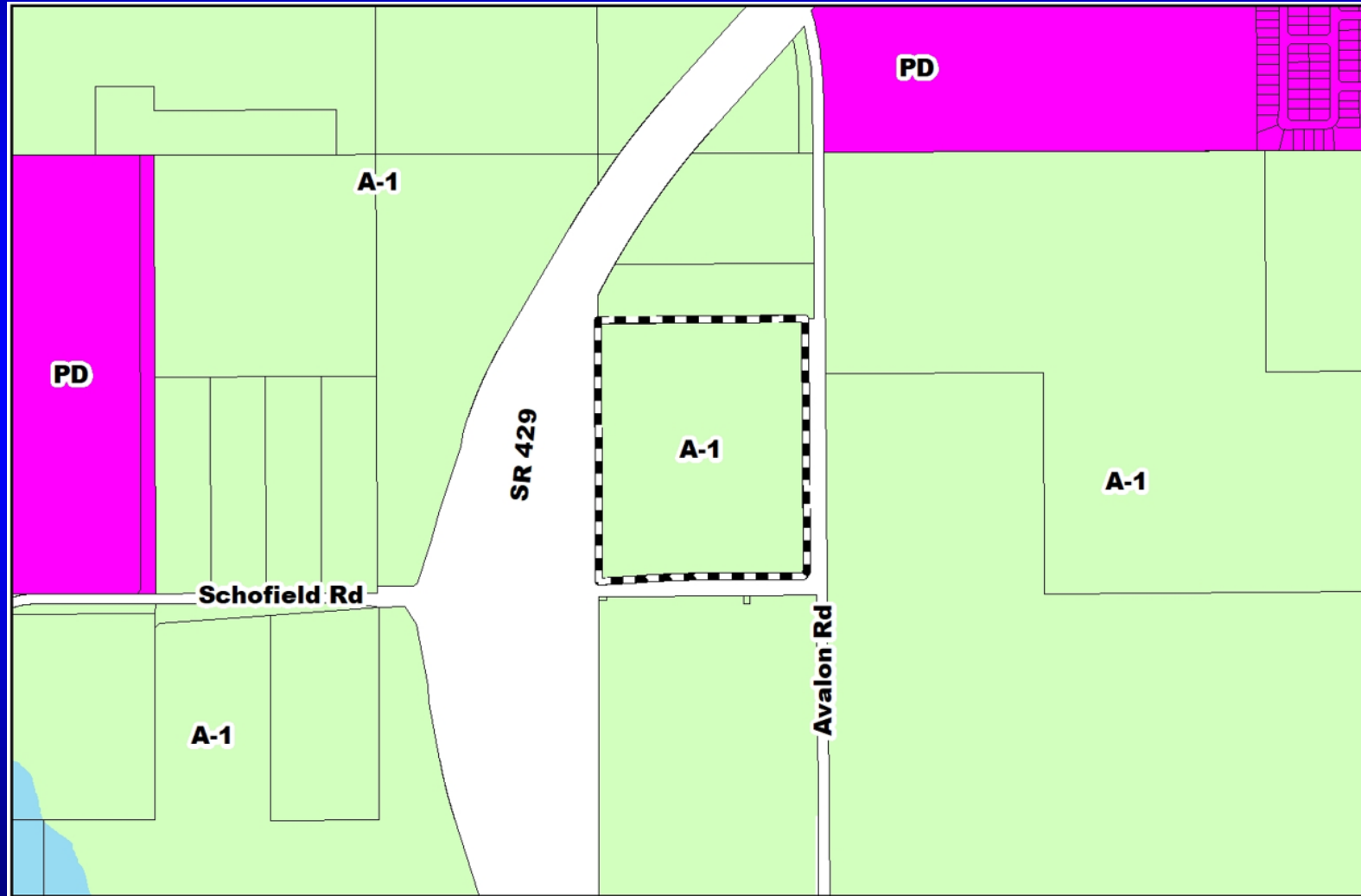
West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan

Future Land Use Map





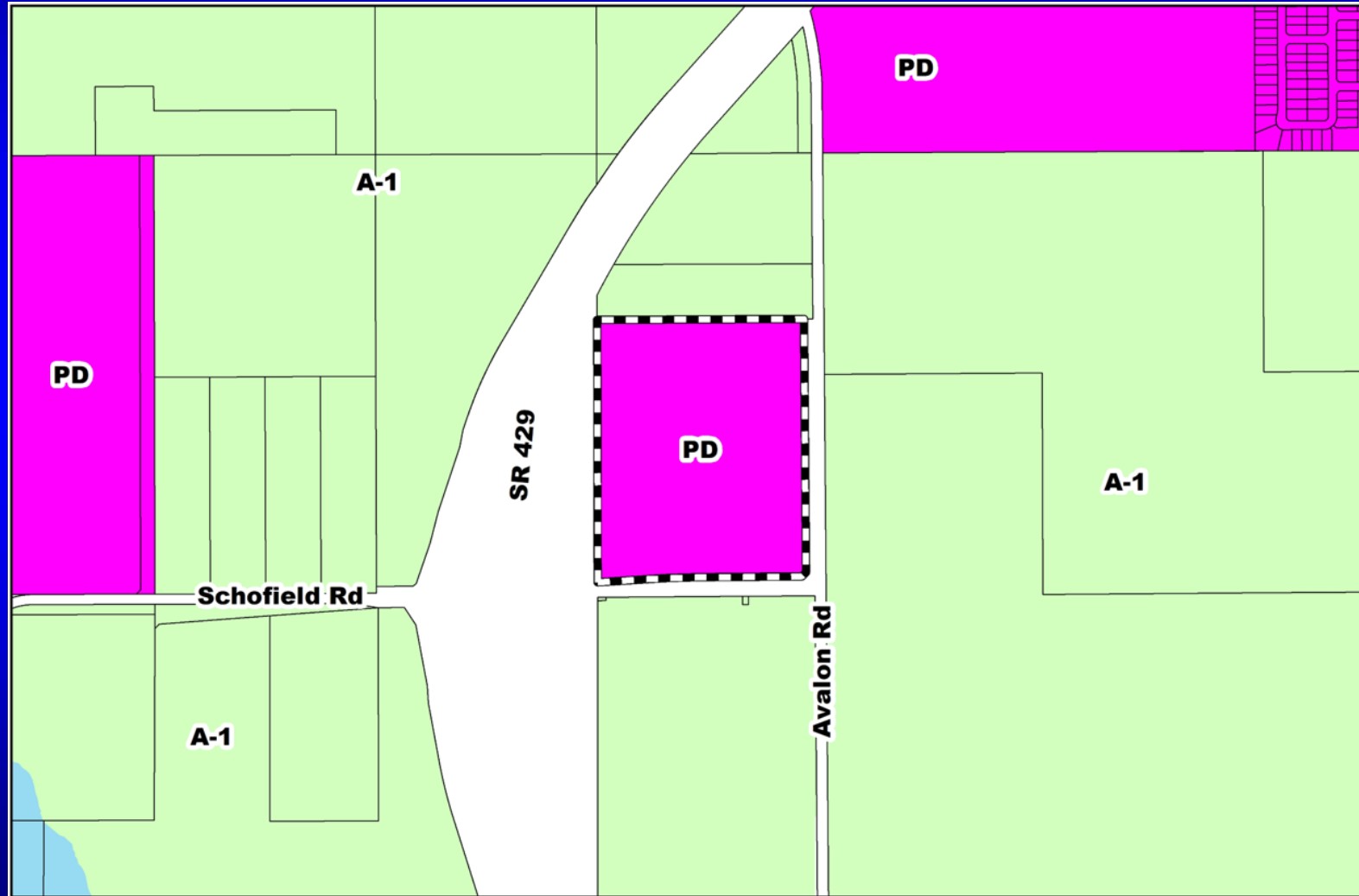
West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan Zoning Map





West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan

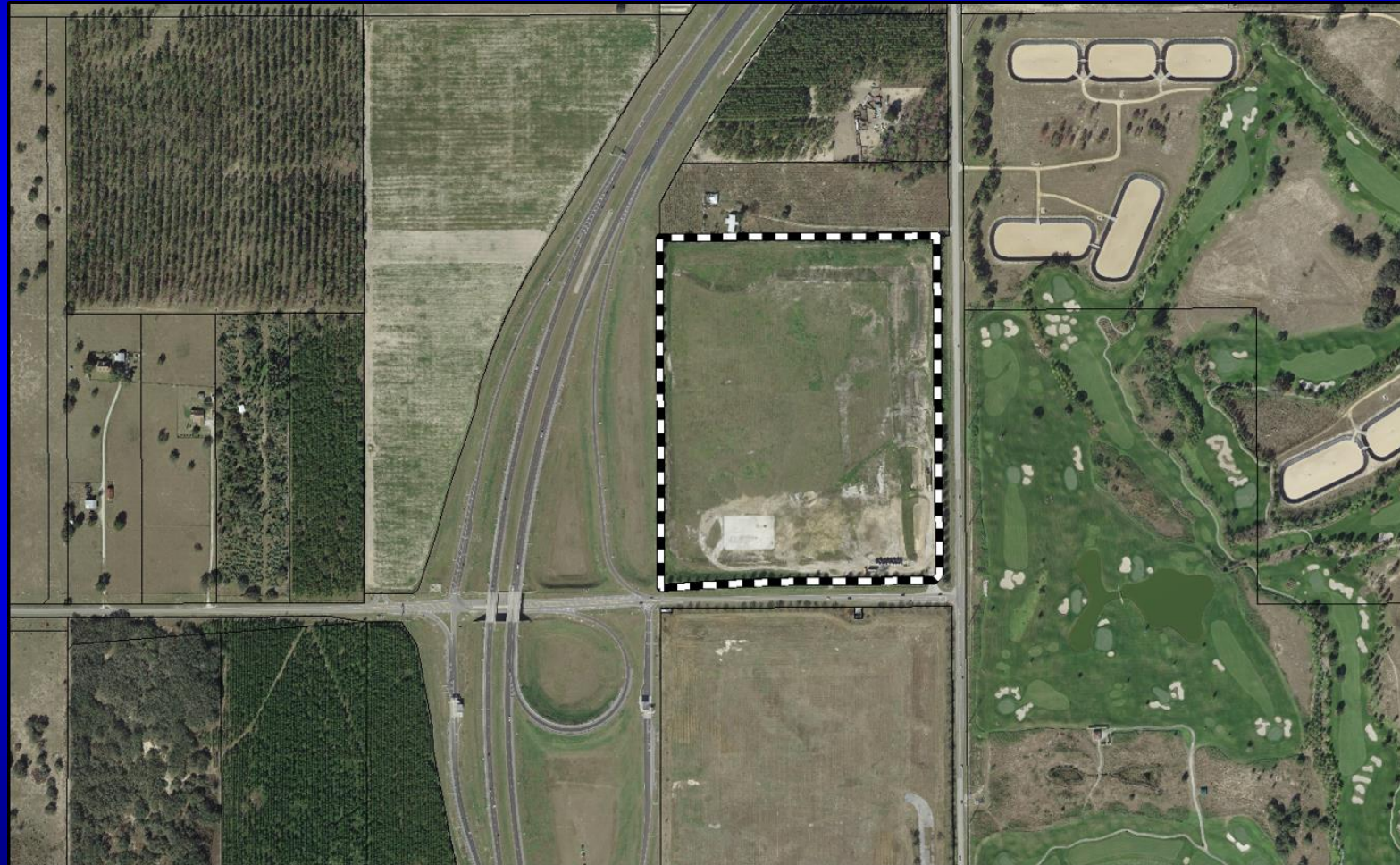
Proposed Zoning Map





West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan

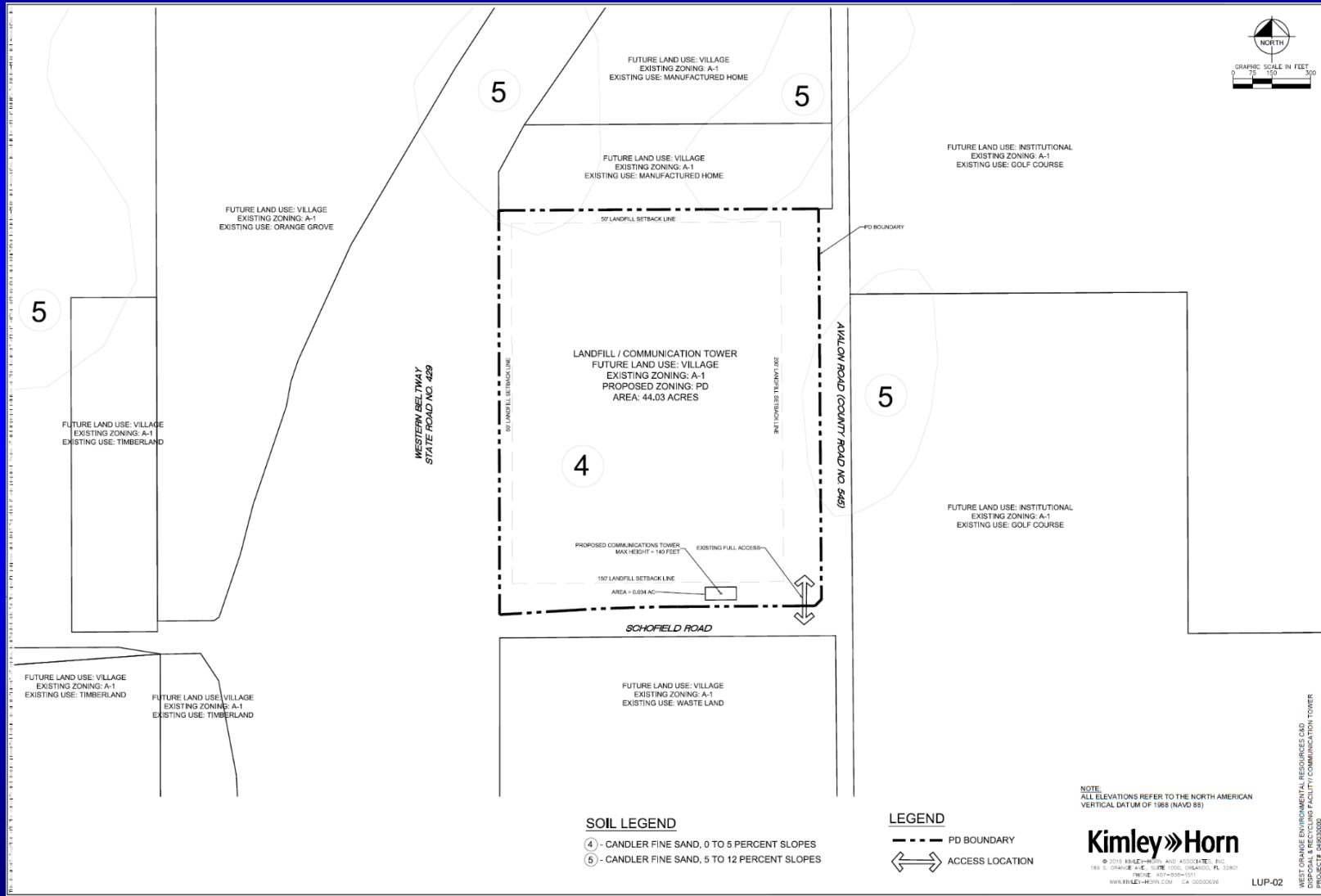
Aerial Map





West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan

Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the West Orange Environmental Resources C&D Disposal & Recycling Facility / Communication Tower Planned Development / Land Use Plan (PD/LUP) dated “Received October 4, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report and approve Consent Agenda item K.3, which is the associated Adequate Public Facilities Agreement.

District 1

Board of County Commissioners

Public Hearings

July 28, 2020