

**ORANGE**



**COUNTY**  
**F L O R I D A**

# Meeting and Public Hearing

June 2, 2026

**Board of County Commissioners**

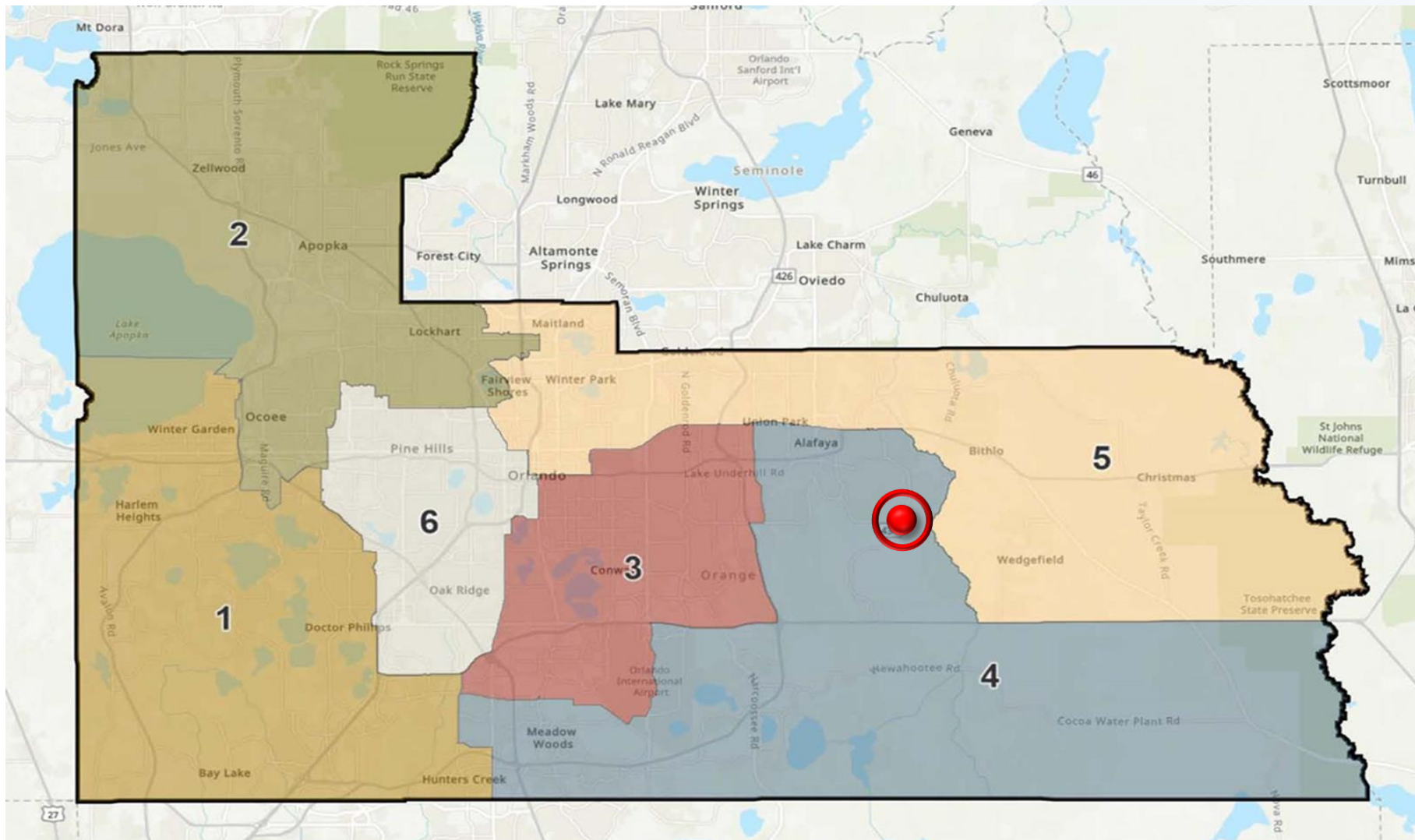
# Board of County Commissioners

## C. Preliminary Subdivision Plan Public Hearing

# **Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP) / Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan / Development Plan**

- Case:** PSP-25-07-164
- Applicant:** Blake Wagner, Kimley-Horn & Associates, Inc
- District:** 4
- Acreage:** 0.69 acres (affected area)
- Location:** Generally located at the intersection of Tanja King Boulevard and Avalon Park S. Boulevard.
- Request:** To subdivide 0.69 acres into 8 lots and associated infrastructure to be developed with live-work units.

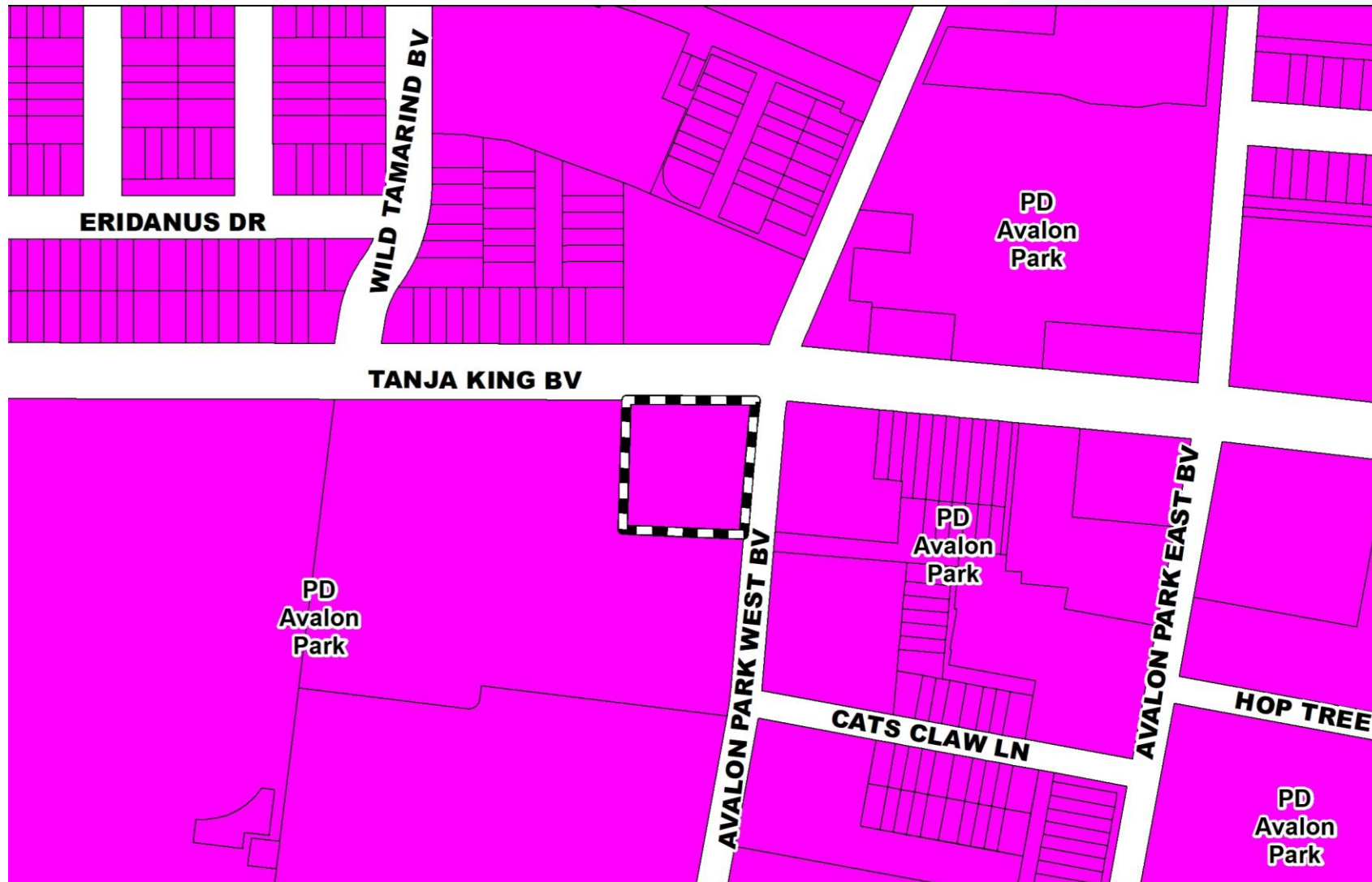
# DISTRICT MAP



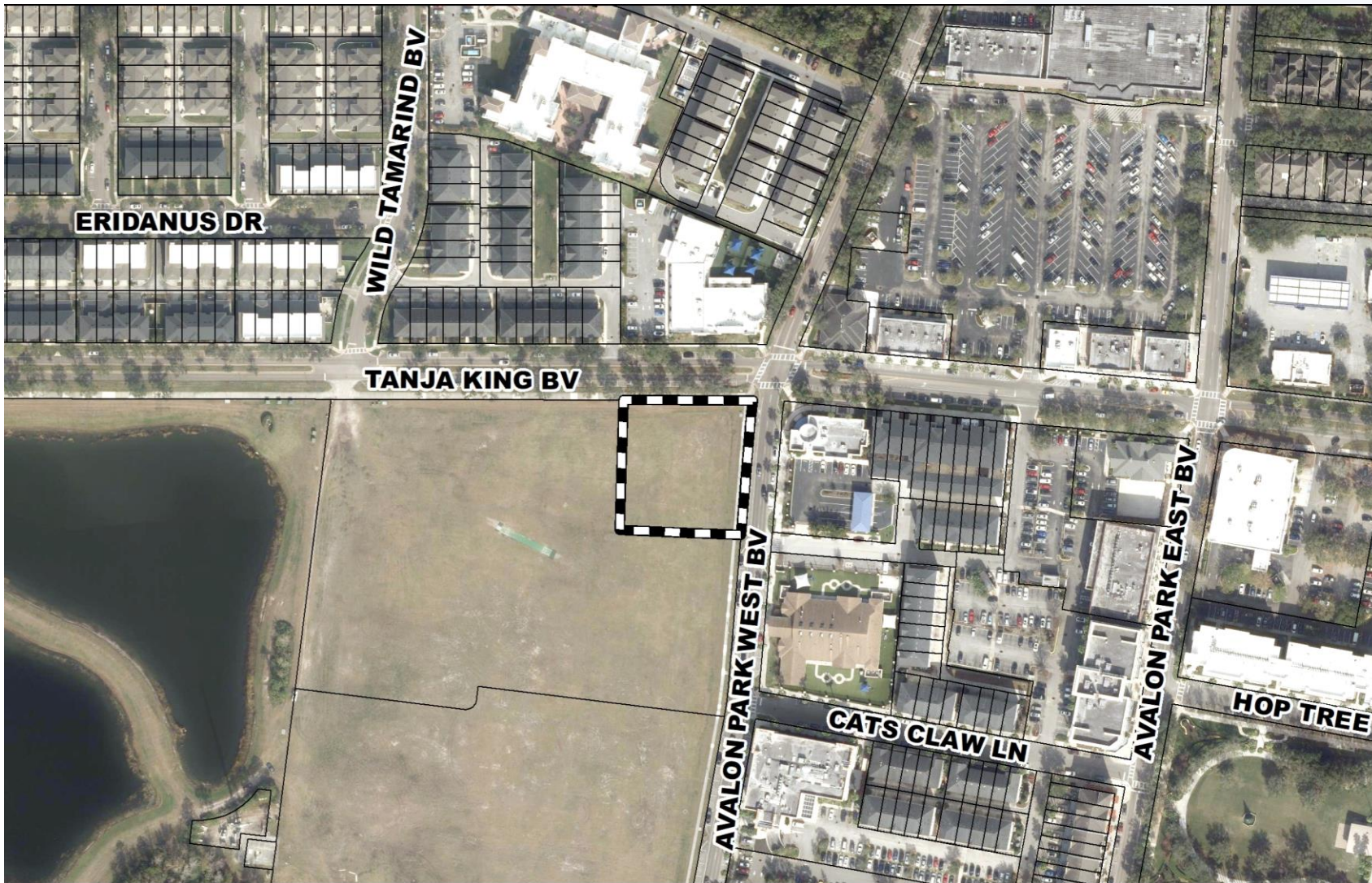
# Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP) / Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan / Development Plan Future Land Use



# Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP) / Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan / Development Plan Zoning



# Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP) / Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan / Development Plan Aerial





# Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP) / Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan / Development Plan Elevation

KEY NOTES	
TAG	SPECIFICATION
1	DIMENSIONAL ASPHALT SHINGLES
2	SMOOTH STUCCO FINISH, ALABASTER SHERWIN WILLIAMS 7008
3	RAISED SMOOTH STUCCO EXPRESSION LINE, ALABASTER SHERWIN WILLIAMS 7008
4	RAISED SMOOTH STUCCO BANDING, CHARCOAL SHERWIN WILLIAMS 2739
6	HARDE BOARD & BATTEN BANDING, ALABASTER SHERWIN WILLIAMS 7008
6	SMOOTH HARDE TRIM, CHARCOAL, SHERWIN WILLIAMS 2739
7	BLACK METAL AWNING
8	BLACK METAL GUARDRAIL
9	NEW DOOR (TYP.), SEE SHEET 02.1
10	NEW WINDOW (TYP.), SEE SHEET 02.1
11	NEW GARAGE DOOR (TYP.), SEE SHEET 02.1
12	DECORATIVE METAL BRACKET, BLACK
13	DECORATIVE VENT
14	OFF-RODGE ROOF VENT (TYP.)
15	SMOOTH HARDE TRIM, ALABASTER SHERWIN WILLIAMS 7008



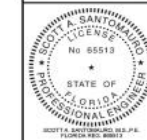
EAST ELEVATION  
1/8"=1'-0"



WEST ELEVATION  
1/8"=1'-0"

REV	DESCRIPTION	DATE
1	PLAN REVIEW COMMENTS	03/10/20
2	PLAN REVIEW COMMENTS	04/17/20

THIS SET HAS BEEN DIGITALLY  
SIGNED AND SEALED BY SCOTT A.  
SANTANA ON THE DATE  
ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS  
DOCUMENT ARE NOT CONSIDERED  
SIGNED AND SEALED AND THE  
SIGNATURE MUST BE VERIFIED ON  
ANY ELECTRONIC COPIES.



SHEET TITLE  
EXTERIOR  
ELEVATIONS

CAPT/STH  
PHONE: 321.251.6008  
3925 AVALON PARK EAST BLD.  
ORLANDO, FL 32829

PROJECT  
BIG 8 LIVE WORKS TOWN HOMES  
AVALON PARK BLDG. FL 32829

DBSS  
Engineering and Design Services

CHECKED: WSP/PE  
JOB: DBSS - BIG 8  
SCALE: AS NOTED  
DATE: 02/16/2020

09

SHT 3 OF 4

# ACTION REQUESTED

## DRC Recommendation

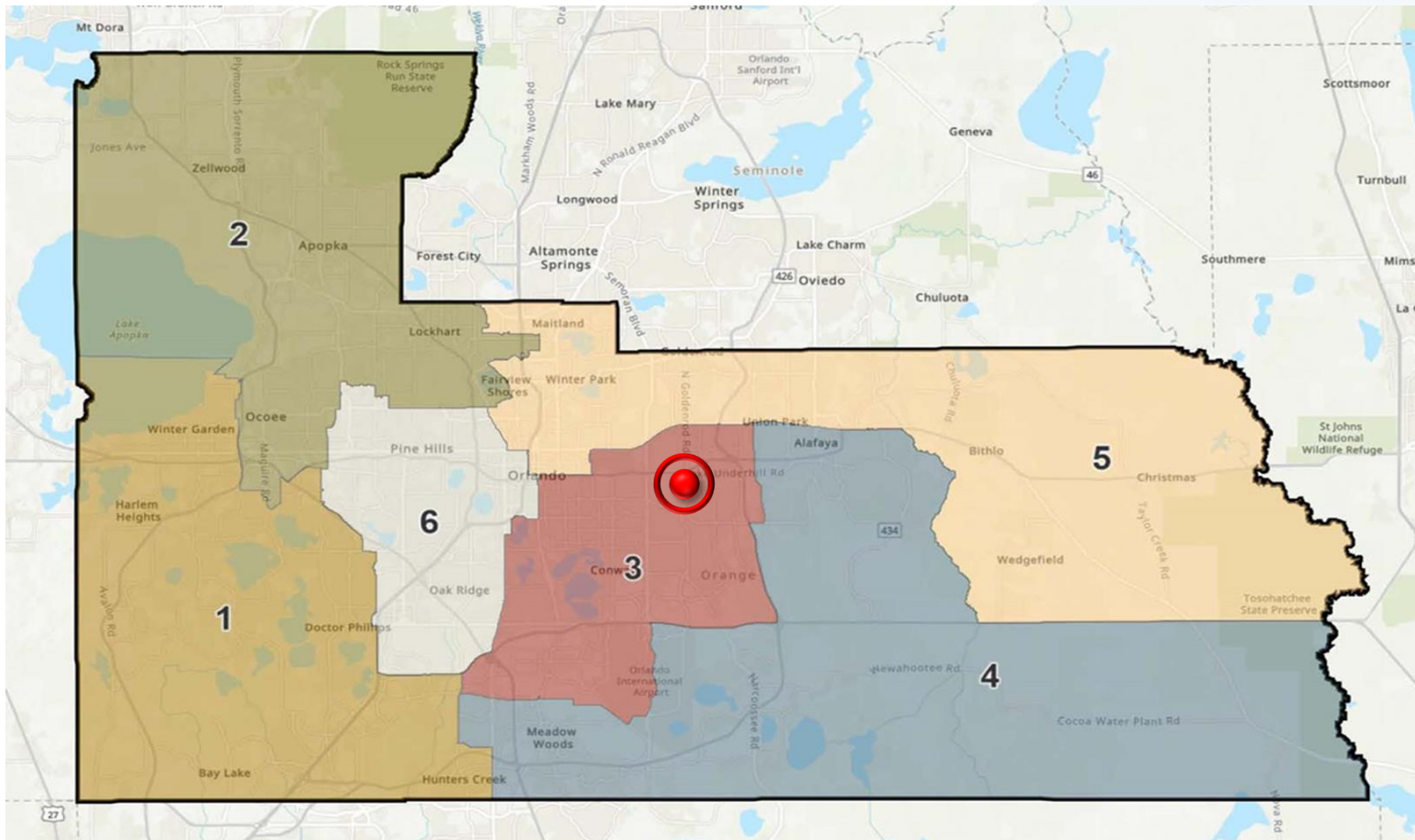
- **Make a finding of consistency with the Comprehensive Plan and APPROVE the Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP) / Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan (PSP) / Development Plan (DP) received April 9, 2026, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.**

**District 4**

# South Goldenrod Townhomes Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP)

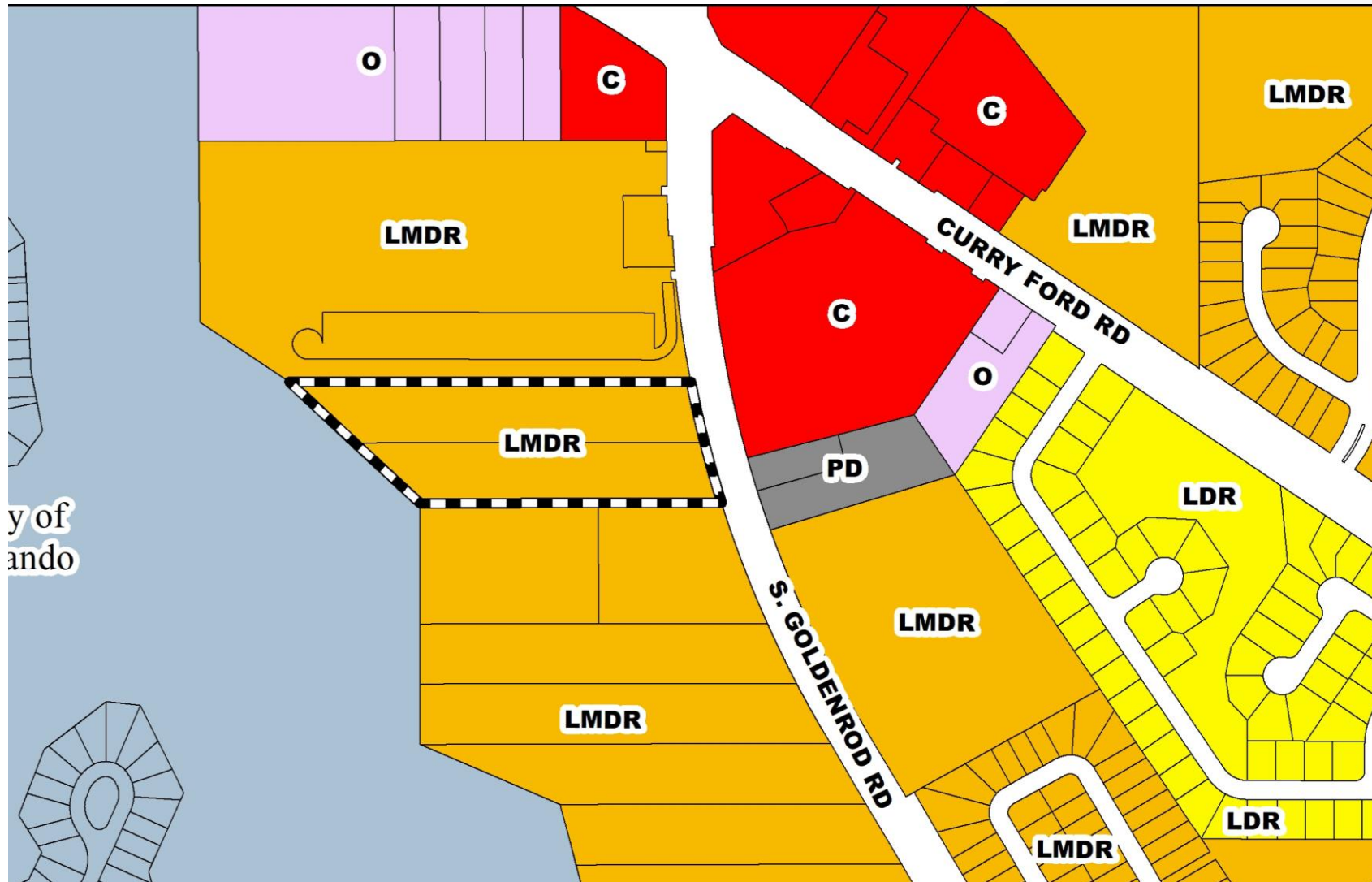
<b>Case:</b>	<b>PSP-25-05-093</b>
<b>Applicant:</b>	<b>Jason Rostek, Land Design, Inc.</b>
<b>District:</b>	<b>3</b>
<b>Acreage:</b>	<b>6.84 gross acres 4.81 developable acres</b>
<b>Location:</b>	<b>Generally located west of South Goldenrod Road, south of Curry Ford Road, east of 436, and north of Pershing Avenue.</b>
<b>Request:</b>	<b><i>(Continued from April 21, 2026 and May 19, 2026)</i> To subdivide 6.84 acres in order to construct 38 single-family attached residential dwelling units.</b>

# DISTRICT MAP

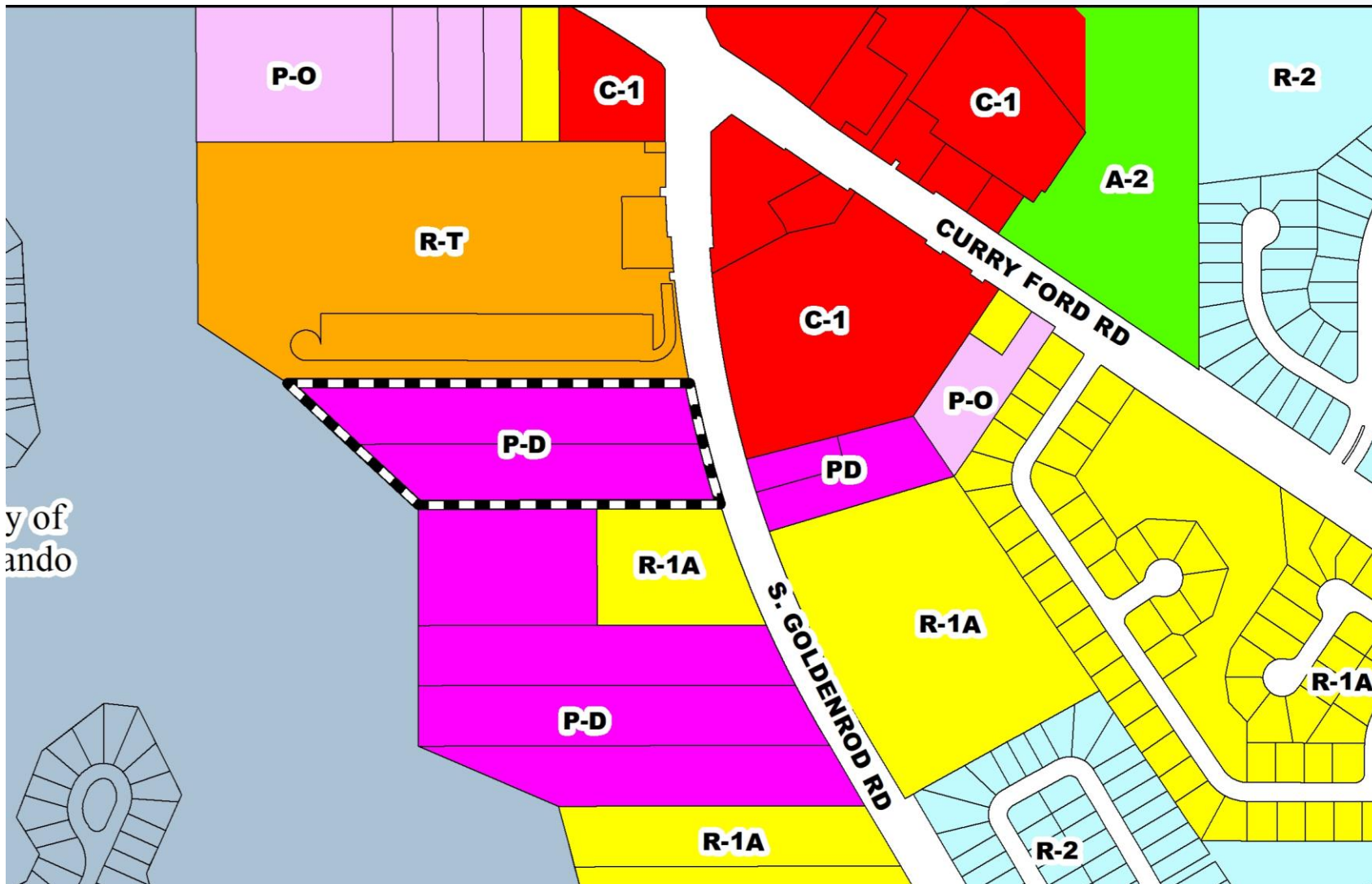


# South Goldenrod Townhomes Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP)

## Future Land Use



# South Goldenrod Townhomes Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP) Zoning



# South Goldenrod Townhomes Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP) Aerial





# ACTION REQUESTED

## DRC Recommendation

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the South Goldenrod Townhomes Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP) received February 6, 2026, in order to create 38 townhouse units subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.**

**District 3**