

Board of County Commissioners

Public Hearings

November 12, 2019



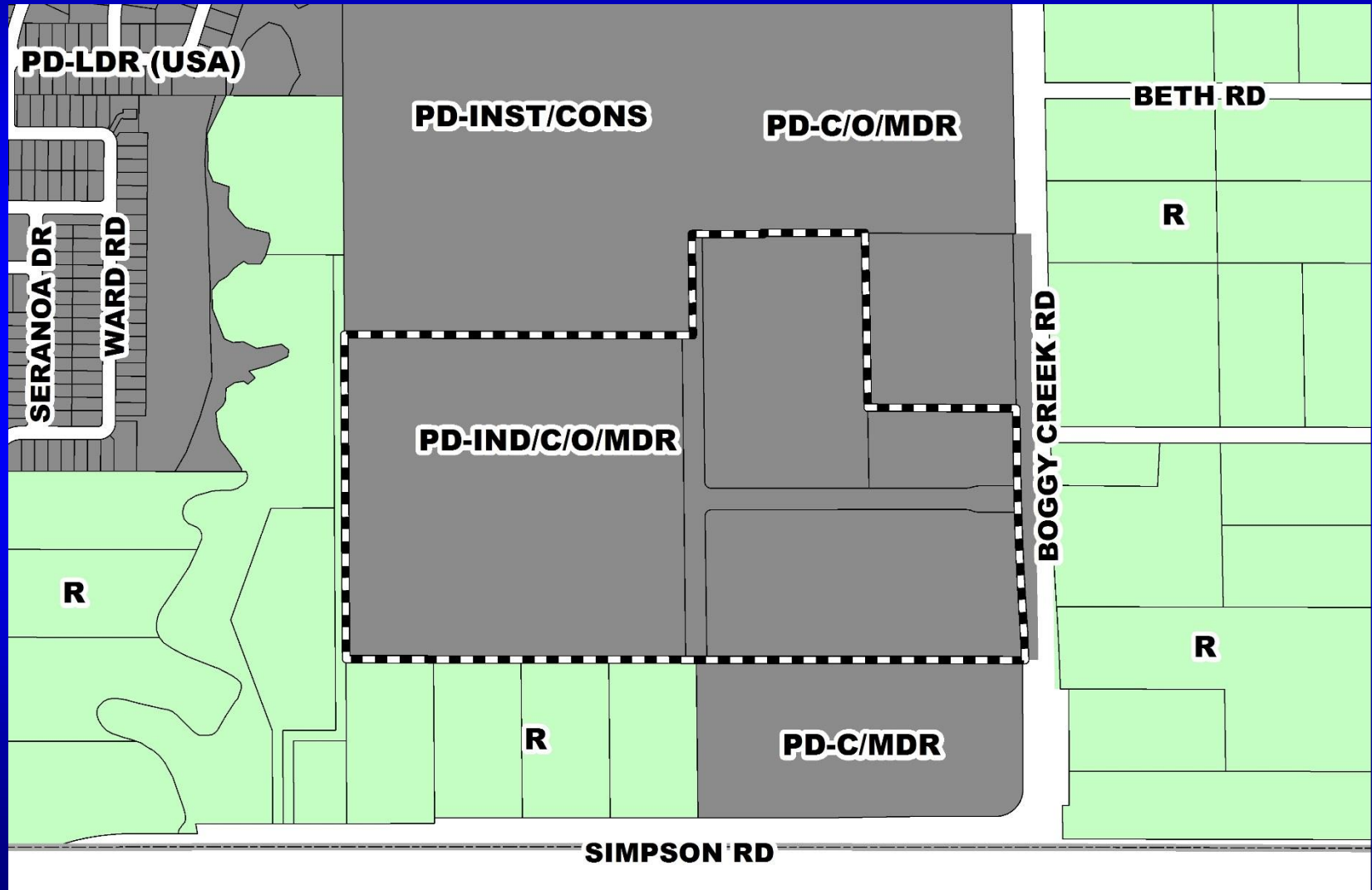
Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

- Case:** PSP-19-05-181
- Project Name:** Tyson Ranch Planned Development / Tyson Ranch Preliminary Subdivision Plan
- Applicant:** Claude Cassagnol, GTC Engineering Corporation
- District:** 4
- Acreage:** 73.81 gross acres
- Location:** Generally located north of Simpson Road and west of Boggy Creek Road.
- Request:** To create four (4) parcels and one (1) tract, in order to construct utility, stormwater, and road infrastructure.



Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

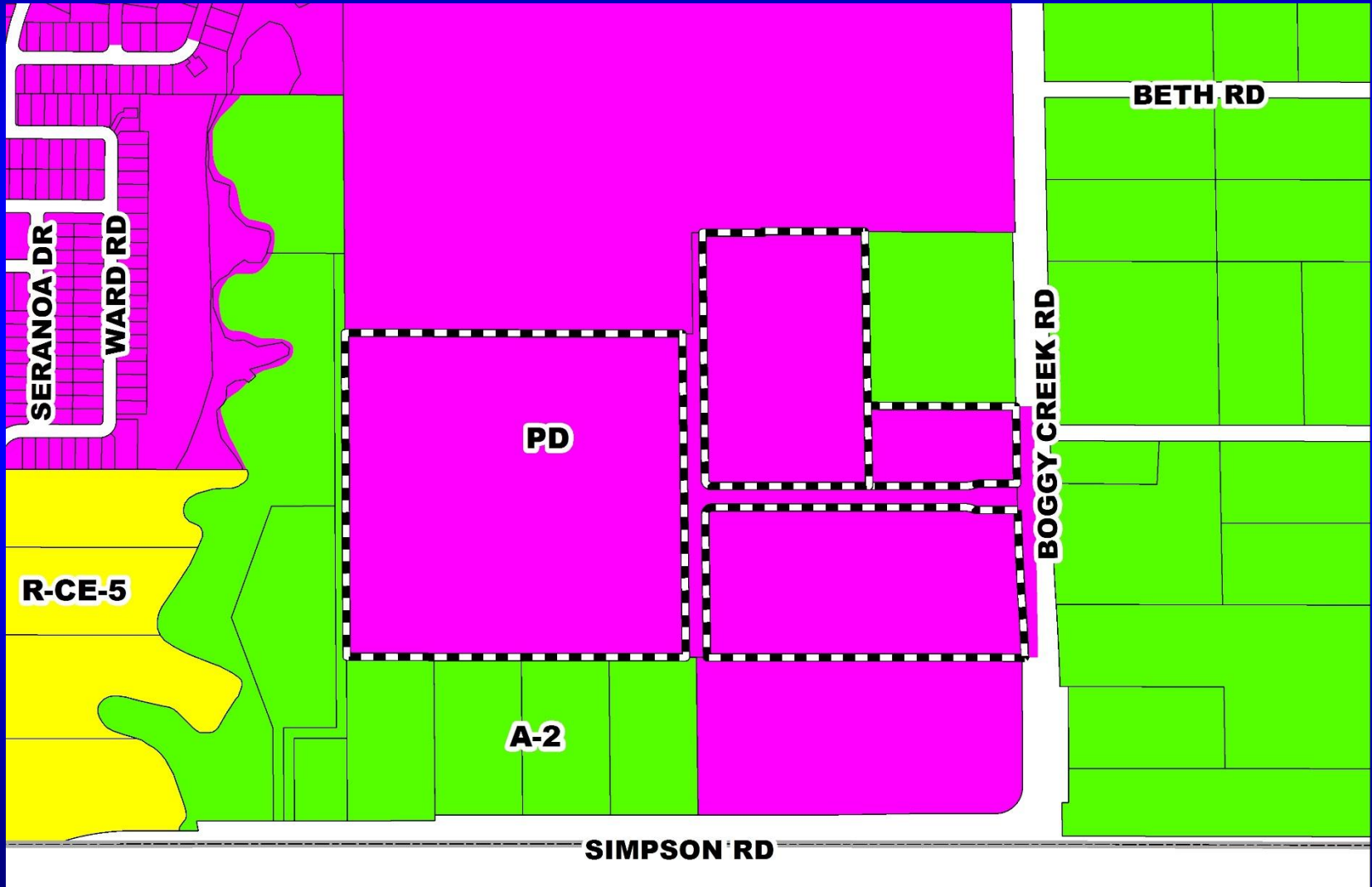
Future Land Use Map





Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

Zoning Map





Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Tyson Ranch PD / Tyson Ranch Infrastructure PSP dated “Received August 29, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

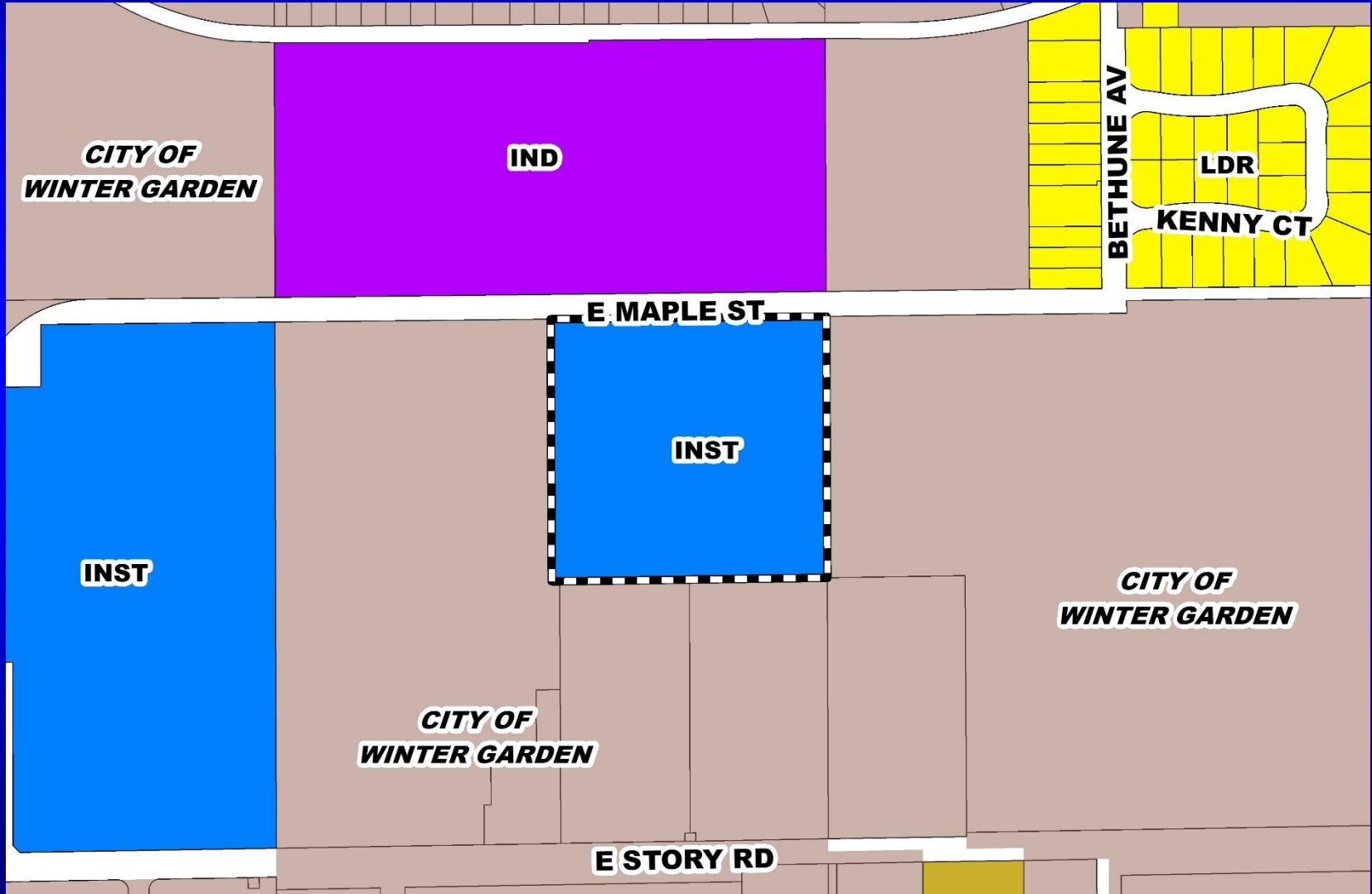


OCPS Northwest Maintenance Facility Planned Development / Land Use Plan

- Case:** LUP-19-01-045
- Project Name:** OCPS Northwest Maintenance Facility PD/LUP
- Applicant:** Julie C. Salvo, Orange County Public Schools
- District:** 1
- Acreage:** 9.68 gross acres
- Location:** 1100 E. Maple Street; or generally located on the south side of E. Maple Street, approximately 700 feet west of Bethune Avenue
- Request:** To rezone one (1) parcel containing 9.68 gross acres from R-2 (Residential District) to PD (Planned Development District), in order to repurpose an existing elementary school site into an OCPS maintenance facility and educational facility with agricultural uses. No waivers from Orange County Code are requested.

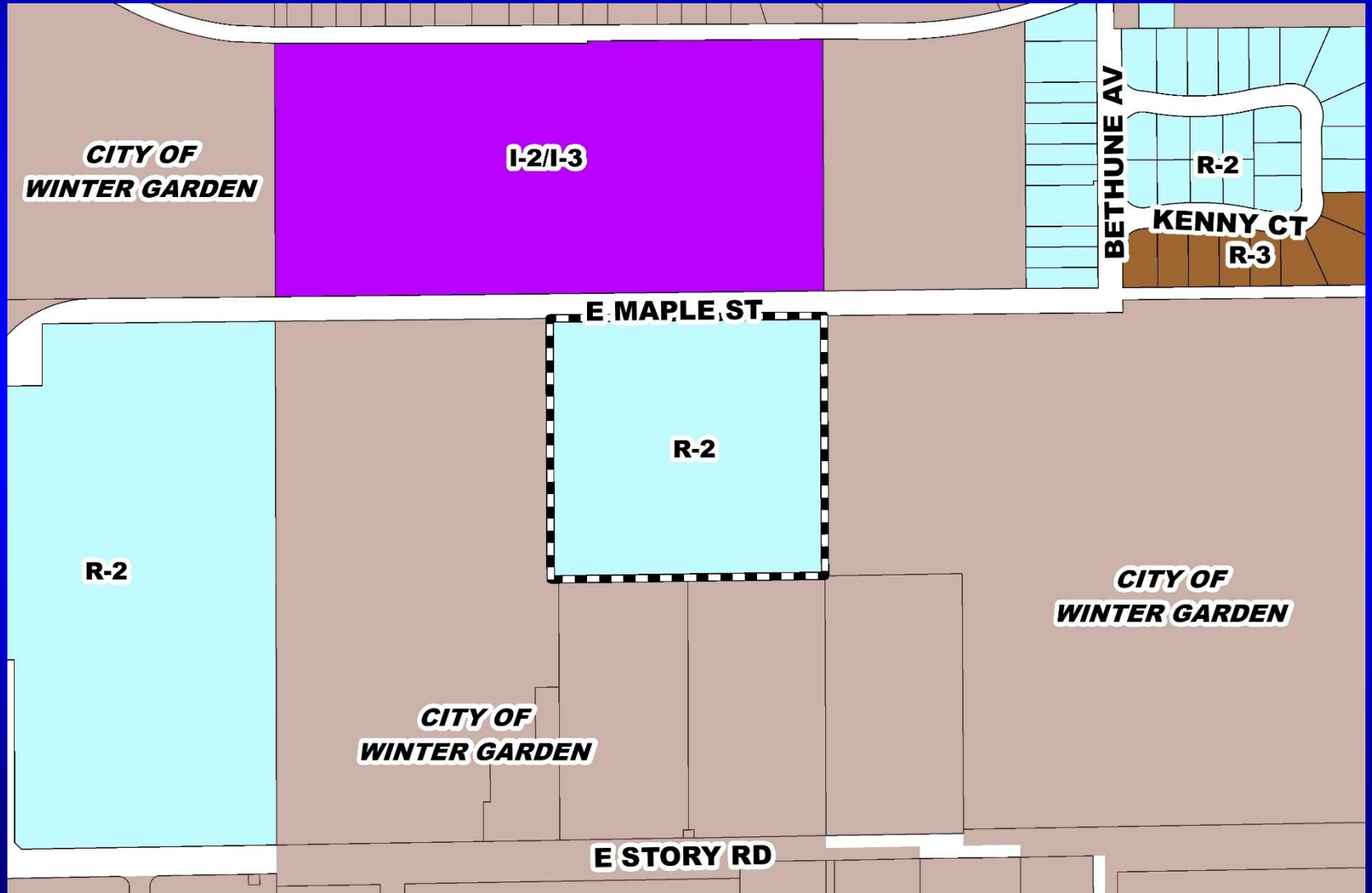


OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Future Land Use Map





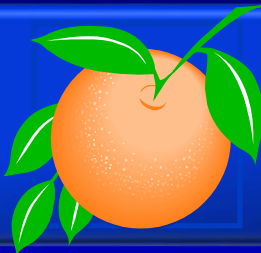
OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Zoning Map





OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Aerial Map





OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Overall Land Use Plan

OCPS NORTHWEST MAINTENANCE FACILITY PD/LUP

CASE #: LUP-19-01-045

SITE DATA

PARCEL NUMBERS: 12-22-27-6496-15-003
 TOTAL SITE ACREAGE: 9.68 AC
 LESS WETLAND ACREAGE: 0.00 AC
 TOTAL DEVELOPABLE ACRES: 9.68 AC

EXISTING ZONING: R-2 (RESIDENTIAL DISTRICT)
 PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
 FUTURE LAND USE: INST (INSTITUTIONAL)

PROPOSED USES: MAINTENANCE FACILITY (Note: Items intended to be located on property include white fleet parking for approximately 80 vehicles and 8 trailers, 1 bucket truck, 2 lift gate trucks, 1 small scissor lift, 1 large scissor lift, 1 auditorium lift, and 1 trailer. Hours of operation 6:30AM to 4:00PM.)
 EDUCATIONAL FACILITY (UNDER 550 CAPACITY) FOR AGES 18+ WITH AGRICULTURAL AMENITIES (Note: Animals currently residing on site include three chickens, eight goats, two miniature horses, one miniature donkey, two ducks, and three sheep.) The number and type of animals residing on the site may fluctuate as the educational program grows, but in no event shall the number and type of animals residing on site exceed the standards contained in Section 38-79(36), (41), and (49) of the Orange County Code.

BUILDING SQUARE FOOTAGE: 38,220 SQ. FT. SCHOOL
 FLOOR AREA RATIO (FAR): 38,220 / 421,660 = 0.09
 TRIP GENERATION: 580 (32,790 SQ. FT. X 15.50 FOR OFFICE)

SIGNAGE: SHALL COMPLY WITH ORANGE COUNTY PUBLIC SCHOOL SITING REGULATIONS CHAPTER 38
 NOTE: BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED.

BUFFERS: A BUFFER SHALL BE PROVIDED ON THE NORTHWEST CORNER OF THE PROPERTY TO BUFFER THE MAINTENANCE FACILITY FROM THE STREET.

OPEN SPACE: MINIMUM 25%
 IMPERVIOUS: MAXIMUM 70%

PHASING: PROJECT TO BE BUILT IN ONE PHASE

SETBACKS:
 NORTH: 35 FT
 EAST: 30 FT
 SOUTH: 50 FT
 WEST: 60 FT

BUILDING HEIGHT: 50 FEET (LIMITED TO 35 FEET WITHIN 100 FEET OF RESIDENTIAL) ALLOWED
 WATER SERVICE: CITY OF WINTER GARDEN
 WASTEWATER: CITY OF WINTER GARDEN
 FIREFLOW: SHALL COMPLY WITH ORANGE COUNTY STANDARDS
 STORMWATER: SHALL COMPLY WITH WATER MANAGEMENT DISTRICT REQUIREMENTS
 ACCESS: PRIMARY ACCESS SHALL BE FROM MAPLE STREET

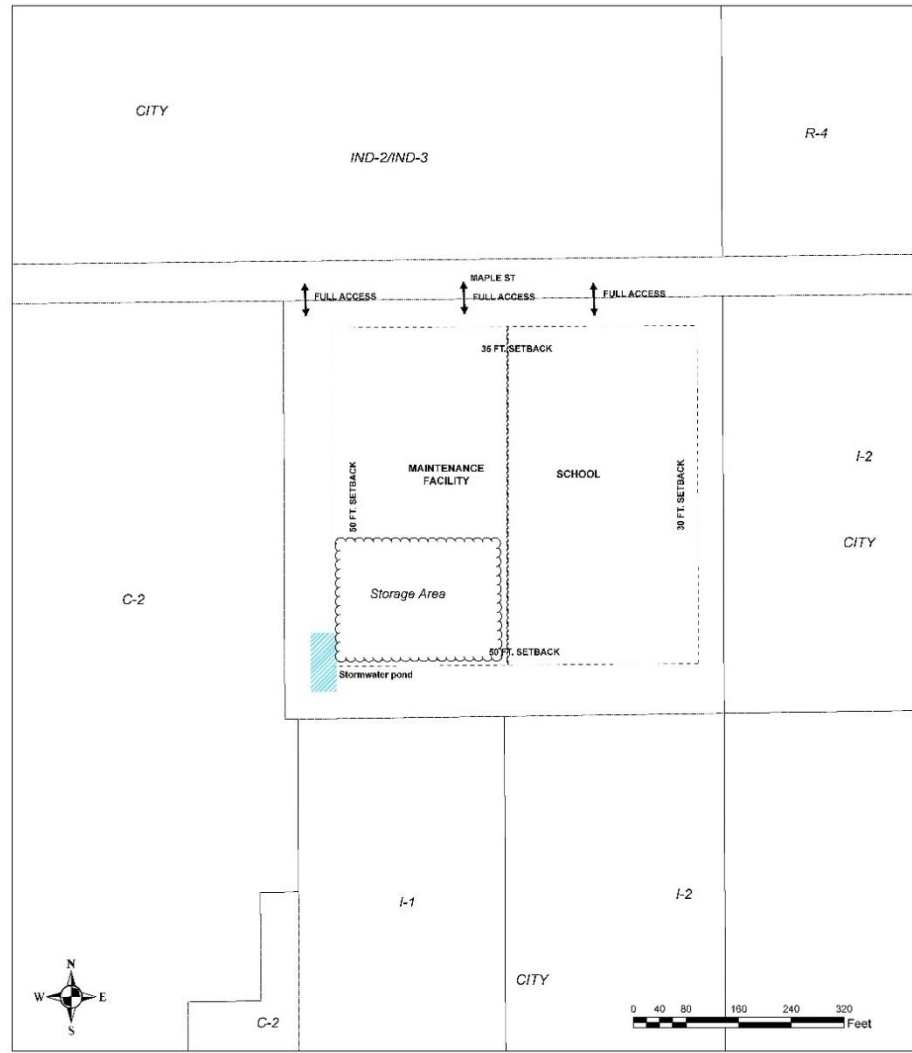
NOTES:

To the best knowledge of OCPS, the site complies with Section 38-1754 (3) (A-F) and is not located within one hundred feet of a gas transmission line, not adjacent to nonresidential property from which noise exceeds sixty decibels at the common property line, and not adjacent to hazardous industrial uses or chemical plants.

Animal excrement will not be stored within 100 feet of residential, in accordance with Section 38-79(36)(g).

Vehicle storage will be primarily located on the southwest portion of the property.

This site is located within the Wakiva Study Area, as established by the Wakiva Parkway and Projection Act, Section 36B.316 F.S. Any future development that may occur on this property will comply with applicable environmental standards.



ORANGE COUNTY PUBLIC SCHOOLS
FACILITIES PLANNING DEPARTMENT
 6501 Magic Way, Orlando, FL 32809
 Tel: (407) 317-3974 Fax: (407)-317-3263

PREPARED BY JCS/vva
DATE Created: 01-18-2019 Revised: 07-17-2019
FILE NAME OCPS Northwest Maintenance Facility
SHEET NUMBER LUP-02



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the OCPS Northwest Maintenance Facility Planned Development / Land Use Plan (PD/LUP) dated “Received July 17, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1

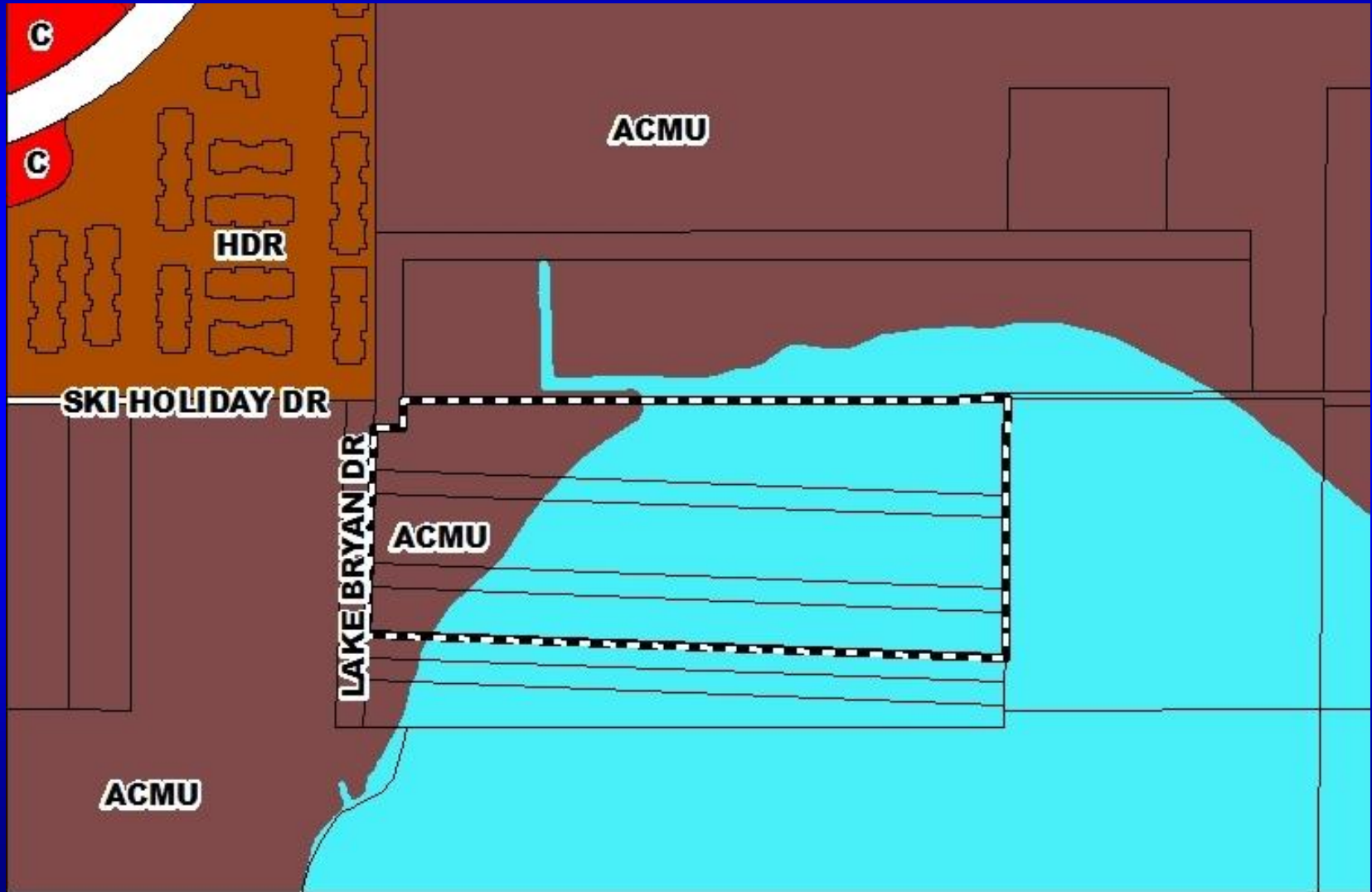


Paradise Cove Planned Development / Land Use Plan

- Case:** LUP-18-09-308
- Project Name:** Paradise Cove PD/LUP
- Applicant:** Darcy Unroe, Unroe Engineering, Inc.
- District:** 1
- Acreage:** 16.77 gross acres
- Location:** Generally located at the southeast corner of Ski Holiday Drive and Lake Bryan Drive.
- Request:** To rezone five (5) parcels containing 16.77 gross acres from A-2 to PD for a water sports rental, wedding, and banquet venue. Four (4) waivers from Orange County Code are requested to reduce building, pavement and normal high water elevation setbacks for existing structures.

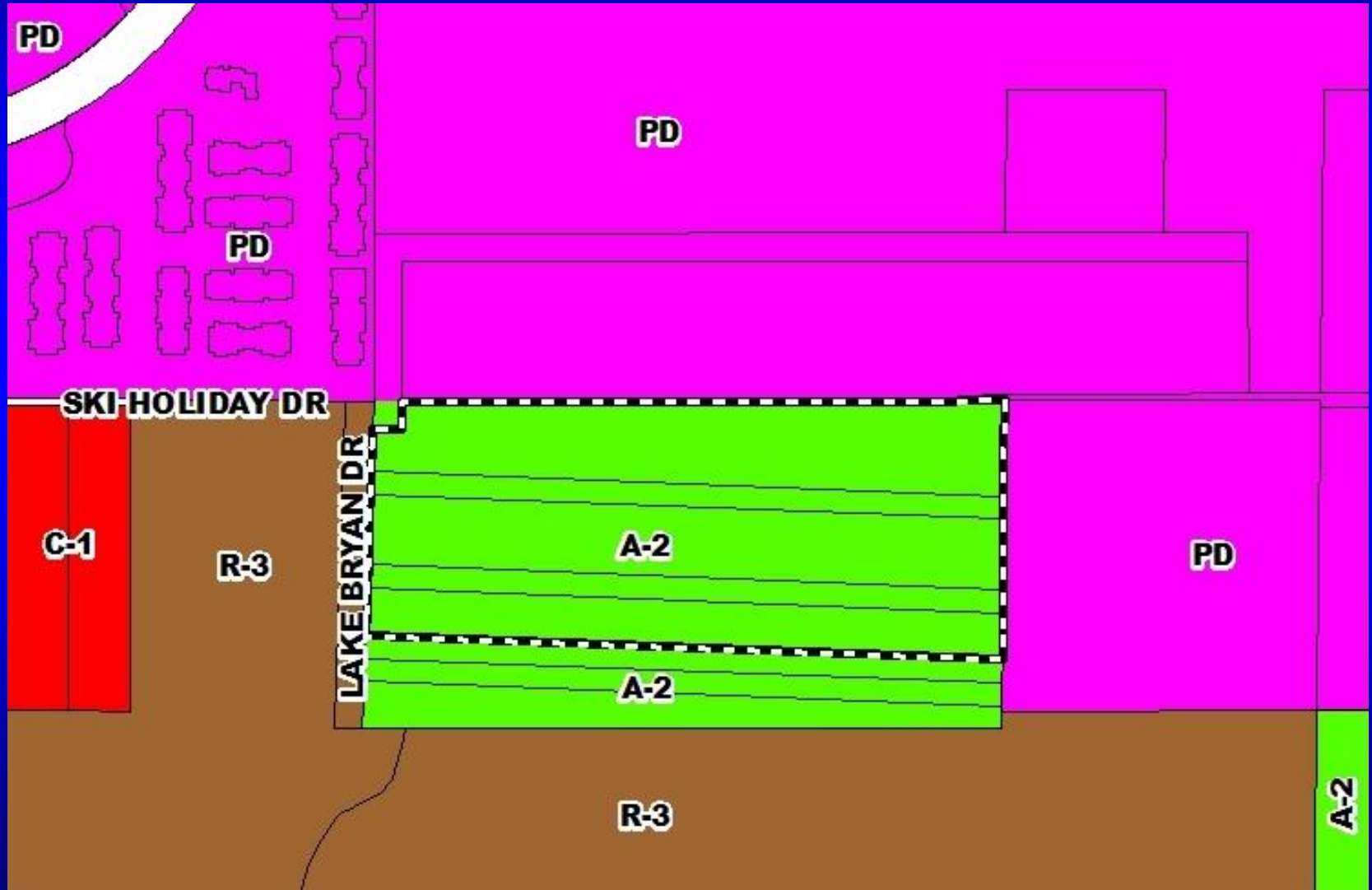


Paradise Cove Planned Development / Land Use Plan Future Land Use Map





Paradise Cove Planned Development / Land Use Plan Zoning Map



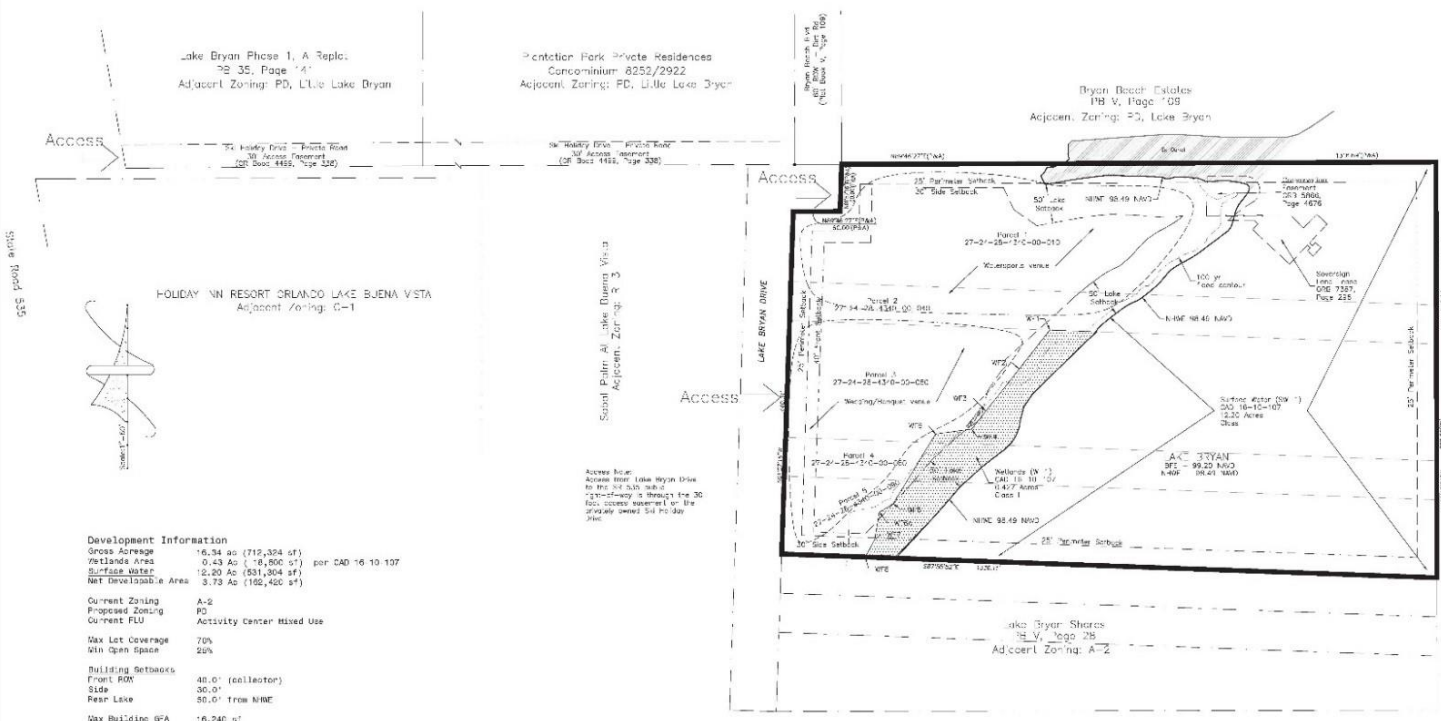


Paradise Cove Planned Development / Land Use Plan Aerial Map





Paradise Cove Planned Development / Land Use Plan Overall Land Use Plan



Development Information

Gross Acreage 16.34 ac (712,324 sq ft)
 Wetlands Area 0.43 Ac (18,800 sq ft) per CAD 16 10 107
 Surface Water 12.00 Ac (521,204 sq ft)
 NMT Developable Area 3.73 Ac (162,420 sq ft)

Current Zoning A-2
 Proposed Zoning PD
 Current FUI Activity Center Mixed Use

Max Lot Coverage 70%
 Min Open Space 20%

Building Setbacks
 Front ROW 48.0' (collector)
 Side 30.0'
 Rear Lake 50.0' from NIUG

Max Building BFA 16,240 sq ft
 Max Building FAR 0.70
 Max Building Heights 60' high max (2 stories)
 36' within 100' of SHB

Phasing Single Phase Development

Trip Generation (435) Multi-Purpose Recreational
 Peak Hour 4-8 PM 68 Trips (19,200 BFA max)

Unroe Engineering, Inc
 Civil Engineering/Planning/Scientific Evaluation
 P.O. Box 42000, Orlando, FL 32842-0042
 Business Authorization No. Lic. FC3200052, PI# (807) 599-0950

**Land Use Plan for
 Paradise Cove Wedding Venue**
 13820 Lake Bryan Trl., Orlando, Florida 32821

BP	Drawn
BP	Checked
1"=60'	Scale
4-28-13	Date
PSCP-LTP	Title
By: [Signature]	
LUP1	
2	of 5



Additional Conditions

24) Prior to the issuance of a building permit, the property owner shall record in the official records of Orange County an indemnification/Hold Harmless Agreement which indemnifies Orange County from any damages caused by flooding and shall inform all interested parties that the structure(s) are no closer than 2 feet from the normal high water elevation of Lake Bryan.



Additional Conditions

- 25) The applicant agrees that all activities and operations at the property shall comply with the Noise Control Ordinance, codified at Sections 15-176 through 15-191 of the Orange County Code. In addition, the applicant agrees that all activities and operations shall be subject to the following heightened noise/sound prohibitions, limitations and restrictions:**
- a. No impulsive sound (as defined by the Noise Control Ordinance) shall be permitted at any time;**
 - b. The maximum allowable sound level at the boundary of the property shall be 55 decibels (dB); and**
 - c. All outdoor speakers and other amplified sound shall be directed away from adjoining residential uses.**



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Paradise Cove Planned Development / Land Use Plan (PD/LUP) dated “Received June 6, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended.

District 1

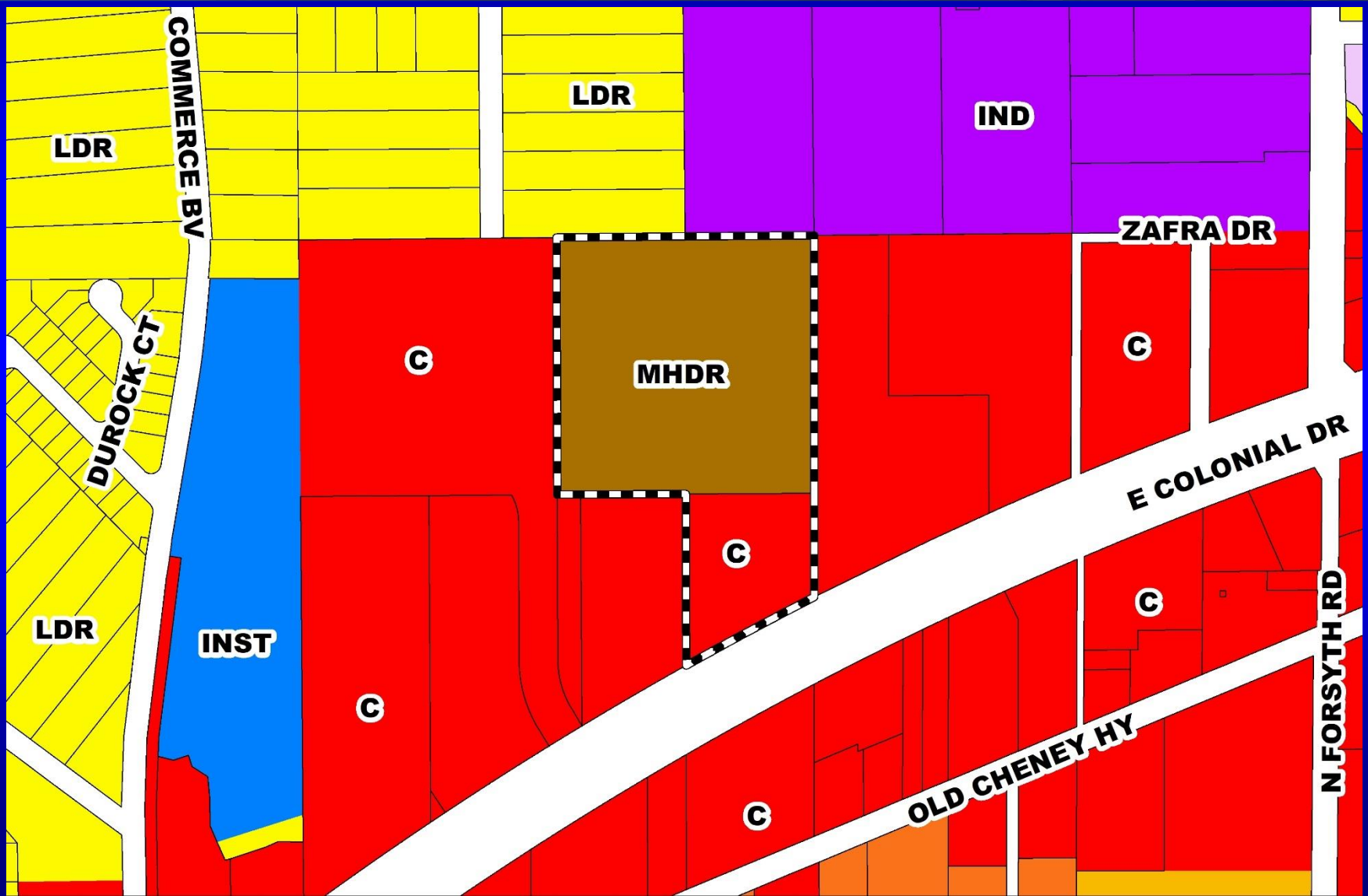


Wise Colonial Planned Development / Land Use Plan

- Case:** LUP-19-03-088
- Project Name:** Wise Colonial Planned Development / Land Use Plan
- Applicant:** Chris Dougherty, S&ME, Inc.
- District:** 5
- Acreage:** 12.77 gross acres
- Location:** 6525 and 6575 E. Colonial Drive; or generally located on the north side of E. Colonial Drive, approximately 1,400 feet west of N. Forsyth Road.
- Request:** To rezone two (2) parcels containing 12.77 gross acres from C-3 to PD, in order to develop 280 multi-family dwelling units and 19,600 square feet of C-1 (Retail Commercial) uses. Two (2) waivers related to setbacks and height are associated with this request.

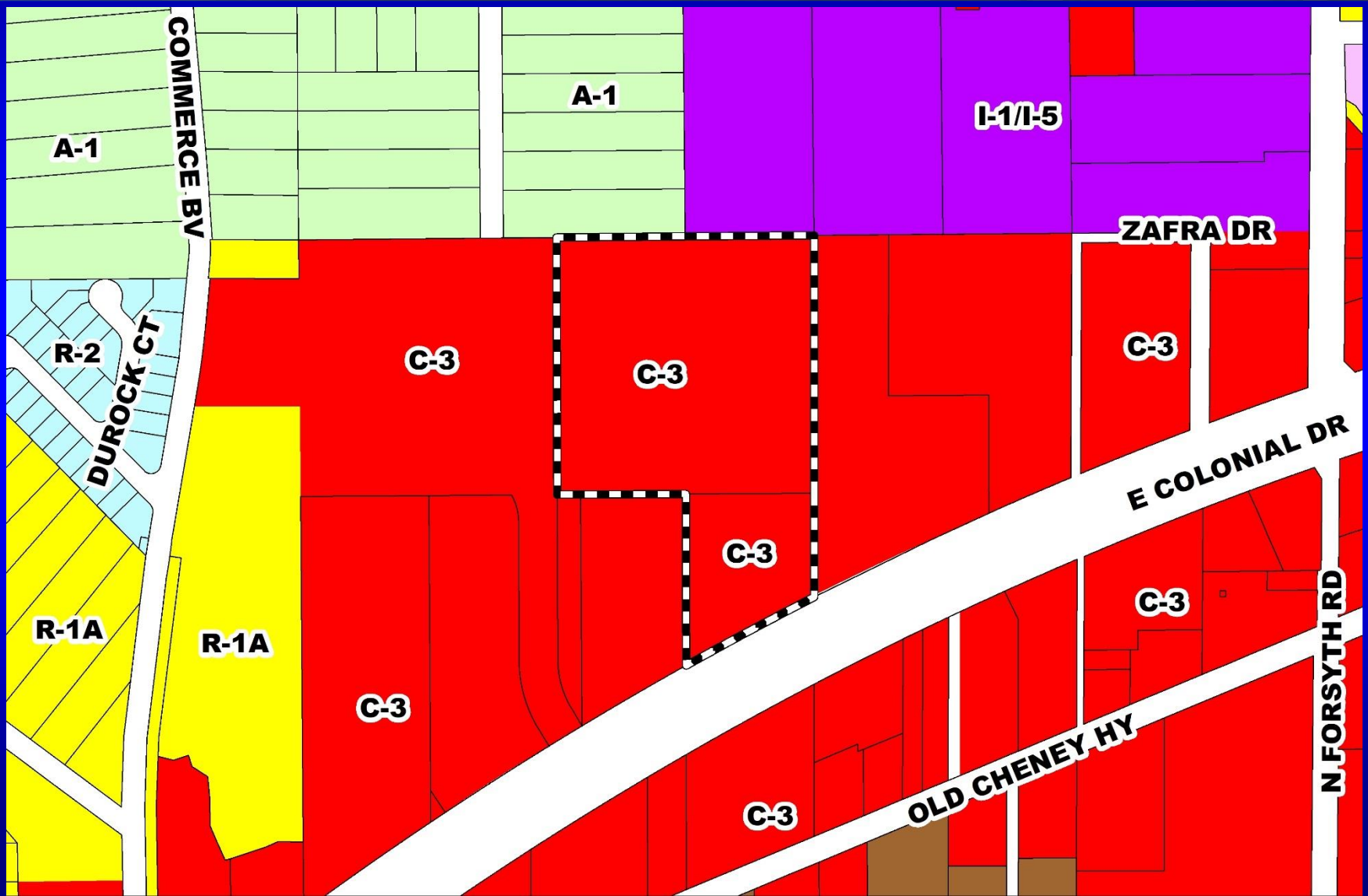


Wise Colonial Planned Development / Land Use Plan Future Land Use Map



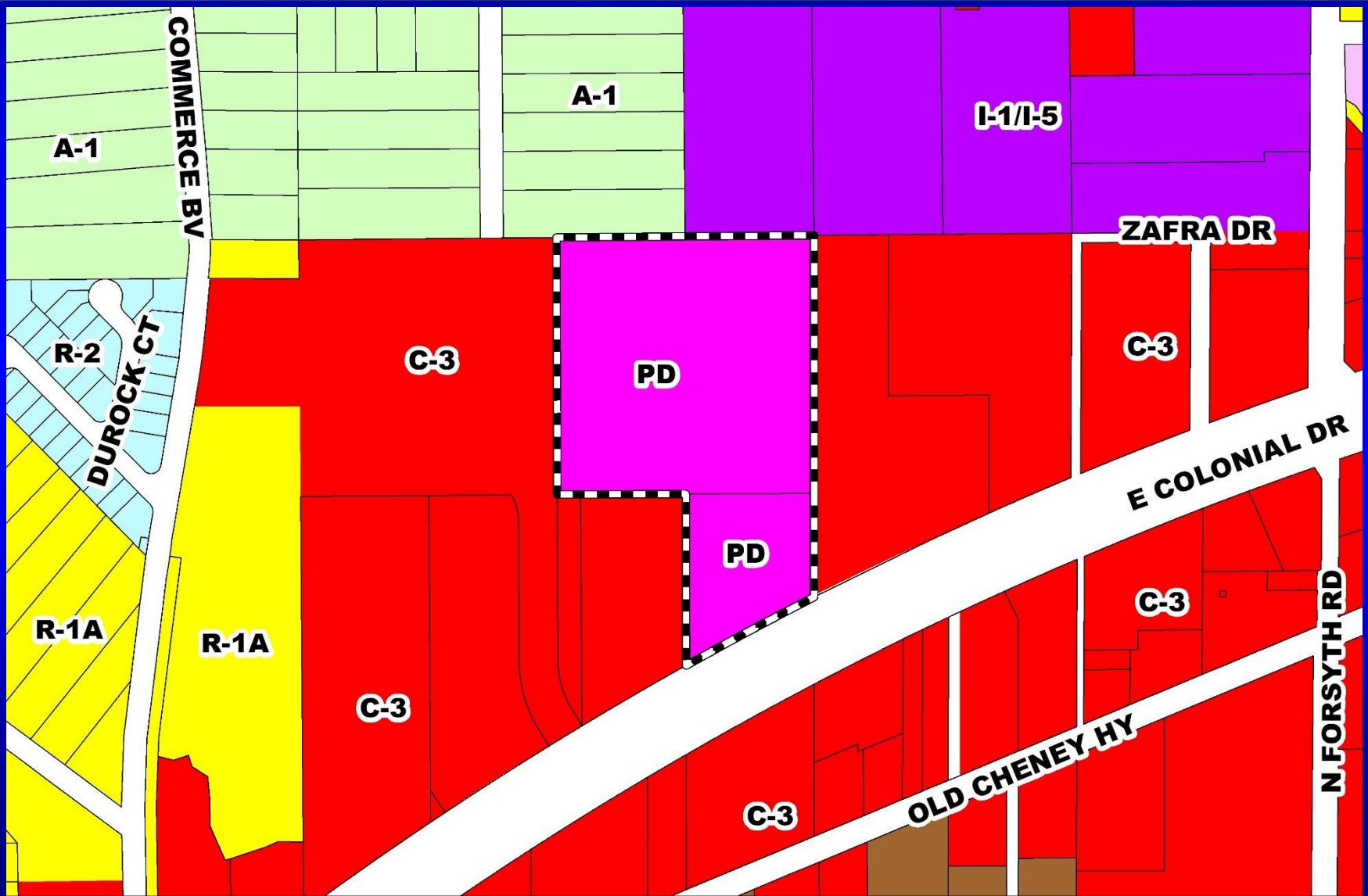


Wise Colonial Planned Development / Land Use Plan Zoning Map



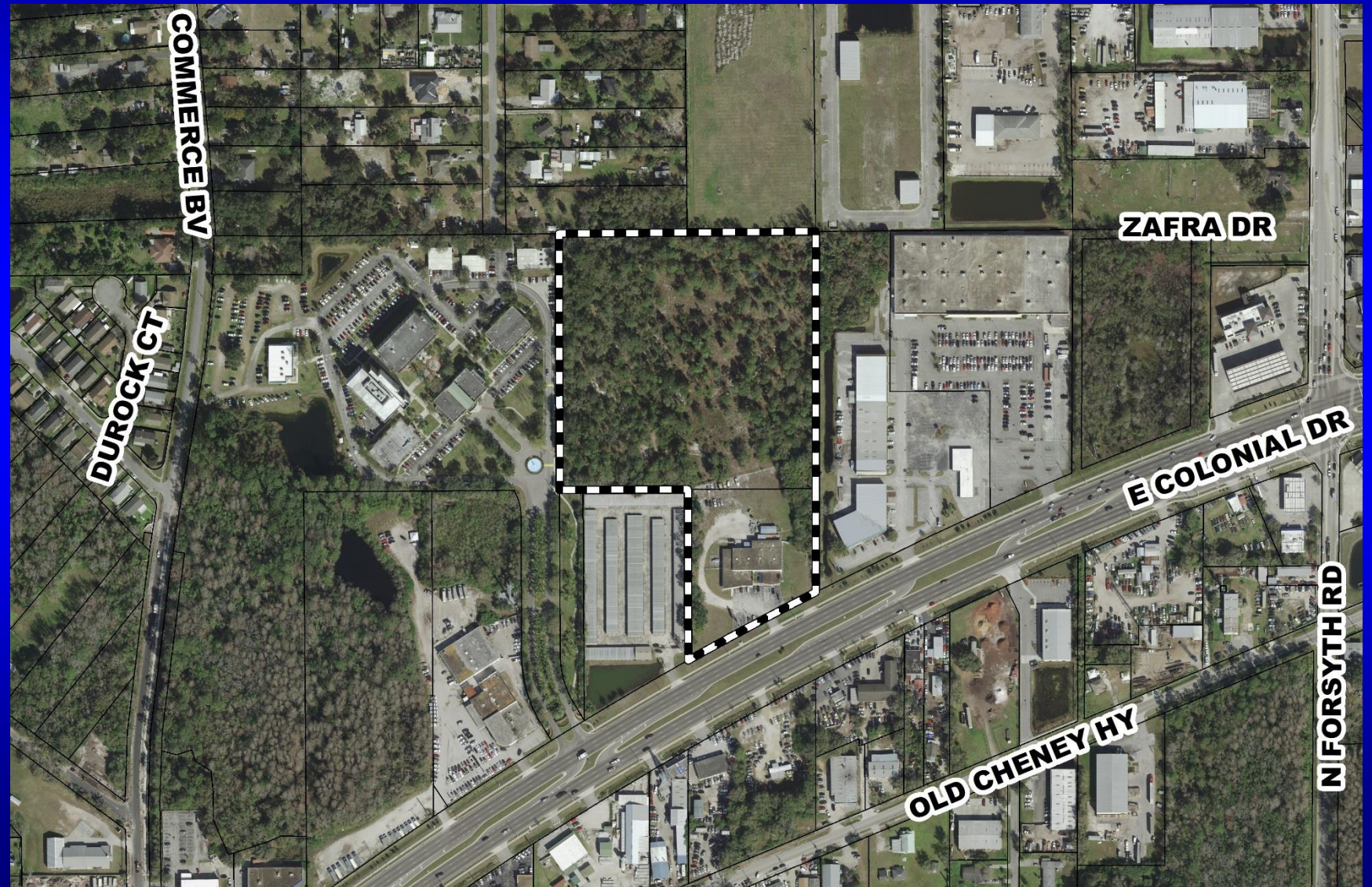


Wise Colonial Planned Development / Land Use Plan Proposed Zoning Map





Wise Colonial Planned Development / Land Use Plan Aerial Map



COMMERCE BV

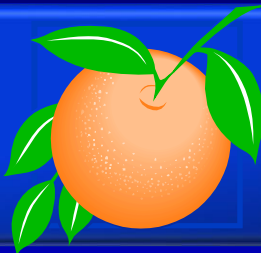
DUROCK CT

ZAFRA DR

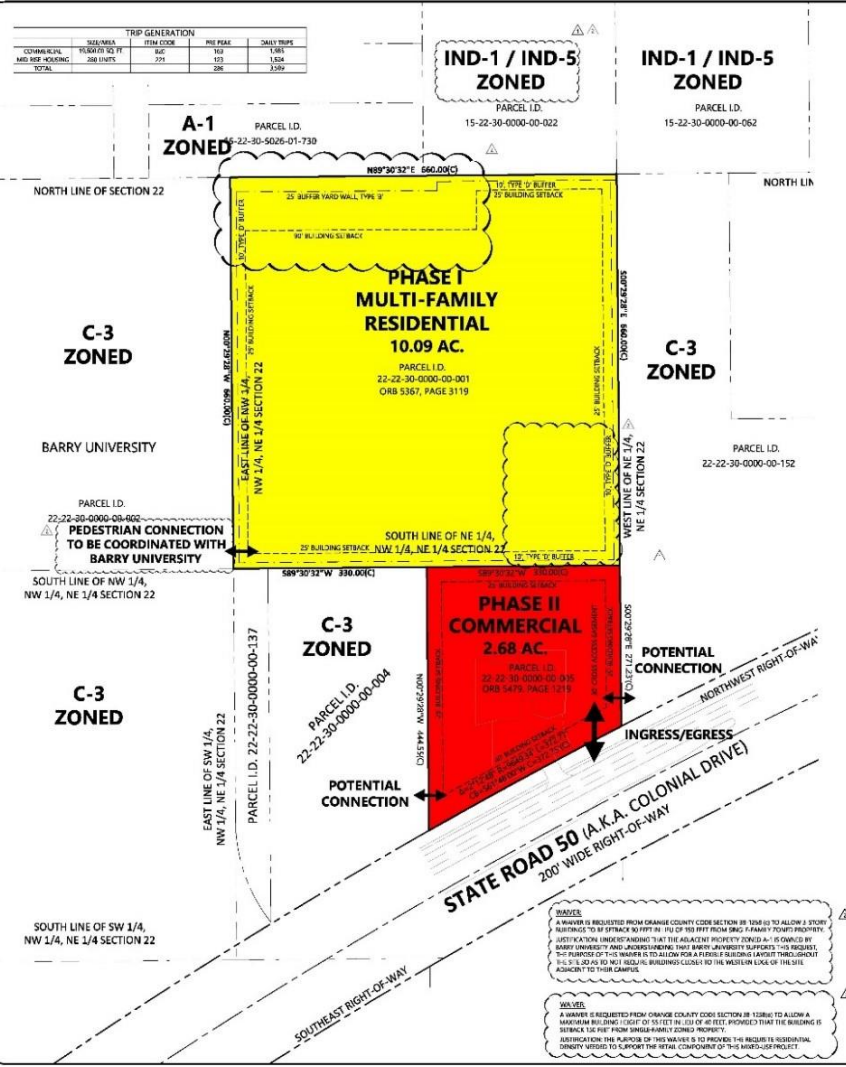
E COLONIAL DR

OLD CHENEY HY

N FORSYTH RD



Wise Colonial Planned Development / Land Use Plan Overall Land Use Plan



SITE DATA

PARCEL ID: 22-22-30-0000-00-001 & 22-22-30-0000-00-002
 MAP ADDRESS: 1815 EDGEWATER DRIVE, STE. 200, ORLANDO, FL 32807
 SITE ADDRESS: 1277 AC, 556261 SQ.FT.
 DRAINAGE UTILITY COMMISSION: ORANGE COUNTY UTILITIES
 SEWER SYSTEM: BALDWIN PARK 150 CAPACITY 3723 UNENROLLED, 855 ELEVATION 65 CAPACITY 1,345 UNENROLLED, 1345 WINTER PARK 150 CAPACITY 3723 UNENROLLED, 8355 C-3 (W) RESEARCH COMMERICAL DISTRICT
 CURRENT ZONING: PLANNED DEVELOPMENT
 PROPOSED ZONING: COMMERCIAL (C-3) OR IND-1/IND-5
 CURRENT FUI: MEDIAN / HIGH DENSITY RESIDENTIAL (MHD) (10.09 AC) & COM / COMMERCIAL (2.68 AC)
 PHASING: 2 PHASES PHASE 1: MULTI-FAMILY RESIDENTIAL - PHASE II: COMMERCIAL
 ADJACENT ZONING: NORTH: IND-1/IND-5 - INDUSTRIAL SOUTH: SR 50 COLONIAL DRIVE ROW EAST: C-3 - COMMERCIAL WEST: COMMERCIAL / MULTI-FAMILY RESIDENTIAL
 PROPOSED USE: ADJACENT LAND USE: NORTH: IND - LOW DENSITY RESIDENTIAL & IND - INDUSTRIAL SOUTH: SR 50 COLONIAL DRIVE ROW EAST: COM - COMMERCIAL WEST: COM - COMMERCIAL

PROPOSED FEATURES LEGEND

COMMERCIAL AREA
 RESIDENTIAL AREA

NOTES

- THE STORMWATER MANAGEMENT SYSTEMS SHALL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
- LANDSCAPING, BUFFERING & OPEN SPACE SHALL BE PROVIDED PER CHAPTER 24 OF ORANGE COUNTY CODE.
- SOLID WASTE MANAGEMENT / RECYCLING FACILITY PROXIMITY - THE APPLICANT / OWNER HAS AN AFFIRMATIVE OBLIGATION TO EXPRESSLY NOTIFY POTENTIAL PURCHASERS, BUILDERS AND/OR TENANTS OF THE LOCATION OF ANY APPROPRIATE FACILITY, INCLUDING A CONSPICUOUS NOTICE ON THE PLAT AND/OR A RECORDED RESTRICTIVE COVENANT, AS APPLICABLE, THAT THE PROPERTY ON THE NORTH-DELT BOUNDARY THAT IS NOT RESIDENTIAL CURRENTLY HAS A PERMIT FOR A CONCRETE CRUSHING FACILITY WHICH MAY BE THE SOURCE OF DUST, OIL, AND NOISE TO ADJACENT PROPERTIES IF IT IS NOT MANAGED PROPERLY.
- HABITAT: EVERY ELEMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS RELATING TO WILDLIFE AND PLANTS AFTER ASSESSMENT OF SPECIES, PLANT AND ANIMALS. THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERNS AND TO VERIFY AND CURE, IF NECESSARY, ANY REQUIRED HABITAT "REMITTING OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION.
- WATER DUST: NO FERTILIZERS, HERBICIDES OR PESTICIDES SHALL BE APPLIED TO THE PROPERTY UNLESS THEY ARE APPLIED IN ACCORDANCE WITH THE LABEL INSTRUCTIONS. PLANTING OF VEGETATION ON FRONT OF ACTIVITY CENTERS (SCHOOL, FITNESS, ETC) AND OTHER MEASURES, INCLUDING ORANGE COUNTY CODE CHAPTER 15 ENVIRONMENTAL CONTROL, SHALL BE COMPLIED WITH. SECTION 15.0811 SHALL BE COMPLIED WITH TO PREVENT UNCONTROLLED EMISSIONS OF PARTICULATE MATTER AND TO BE RECORDED. REASONABLE MEASURES AND SCHEDULES IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 62-280.32(2)(3) FOR UNCONTROLLED EMISSIONS ON PARTICULATE MATTER SHALL BE COMPLIED WITH.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE, AS MAY BE AMENDED.
- DEVELOPMENT SHALL COMPLY WITH ARTICLE IV, CHAPTER 8, ORANGE COUNTY CODE, AS MAY BE AMENDED.
- A 20' BUFFER WIDTH BUSINESS SIGNAGE SHALL BE PROVIDED FROM COLONIAL DRIVE (SR 50) TO THE MULTI-FAMILY RESIDENTIAL TRACT AS PART OF THE PHASE I DEVELOPMENT PLAT SUBMITTAL.
- BURLEIGH AND HOLE SEVE SHALL BE PROHIBITED. GROUND AND FACIA SIGNS SHALL COMPLY WITH CHAPTER 315.

COMMERCIAL TRACT

PROPOSED FLOOR AREA RATIO: 0.17 (18,600 SQ. FT.)
 SITE AREA: 2,68 AC (115,740 SQ.FT.)
 MINIMUM SURFACE LOT TO SET: 75'
 OPEN SPACE: 20%
 MAXIMUM BUILDING HEIGHT: 35 FEET
 PERMITTED USES: C-3 / ZONING DISTRICT
 BUILDING SETBACKS:
 FRONT: 30 FEET
 SIDE: 25 FEET
 REAR: 25 FEET
 CORNER: 25 FEET
 PROPOSED COMMERCIAL: 11,500 SQ. FT.

MULTI-FAMILY RESIDENTIAL TRACTS

PROPOSED BLDG UNIT: 280 UNITS
 PROPOSED DENSITY: 27% UNITS PER ACRE
 SITE AREA: 1,100 AC (47,600 SQ.FT.)
 OPEN SPACE: 20%
 PLANNED USES: RECREATIONAL AREA FOR THE MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH SECTION 88-1553.
 BUILDING SETBACKS:
 MAXIMUM BUILDING HEIGHT: 35 FEET
 PERMITTED USES: RECREATIONAL AREA FOR THE MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH SECTION 88-1553.
 BUILDING SETBACKS:
 FRONT: 30 FEET
 SIDE: 25 FEET
 REAR: 25 FEET
 BUFFER: 25 FEET UNITS WHERE 3-STORY BUILDING ADJACENT TO SINGLE FAMILY ZONED PROPERTIES, IN WHICH CASE THE SETBACK SHALL BE 30 FEET.
 15 FT. TYPE 'B' BUFFER ADJACENT TO NONRESIDENTIAL ZONED PROPERTIES.
 75 FT. TYPE 'B' BUFFER ON W/1/4 WHERE ADJACENT TO SINGLE-FAMILY ZONED PROPERTIES.

NOTES

- MULTI-FAMILY SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 88-228 UNLESS OTHERWISE HAVE BEEN EXPLICITLY APPROVED BY THE ORANGE COUNTY SOC.

1815 EDGEWATER DRIVE, STE. 200
 ORLANDO, FLORIDA 32804
 T 407.875.1273
 F 407.875.1278
 WWW.WISECOLONIAL.COM

WISE COLONIAL PD
 ORANGE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION	BY	DATE
1	05/11/2021	REVISION	...	...
2	05/11/2021	REVISION	...	...
3	05/11/2021	REVISION	...	...
4	05/11/2021	REVISION	...	...
5	05/11/2021	REVISION	...	...
6	05/11/2021	REVISION	...	...
7	05/11/2021	REVISION	...	...
8	05/11/2021	REVISION	...	...
9	05/11/2021	REVISION	...	...
10	05/11/2021	REVISION	...	...

PROJECT NUMBER: 527118093
 DRAWING NUMBER: C1.0
 LAND USE PLAN

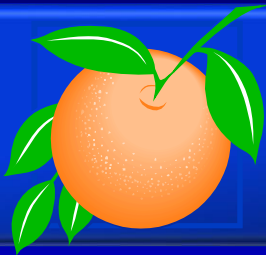
LUP-19-03-088



Action Requested

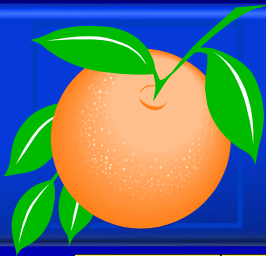
Make a finding of consistency with the Comprehensive Plan and approve the Wise Colonial Planned Development / Land Use Plan (PD/LUP), dated “Received July 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

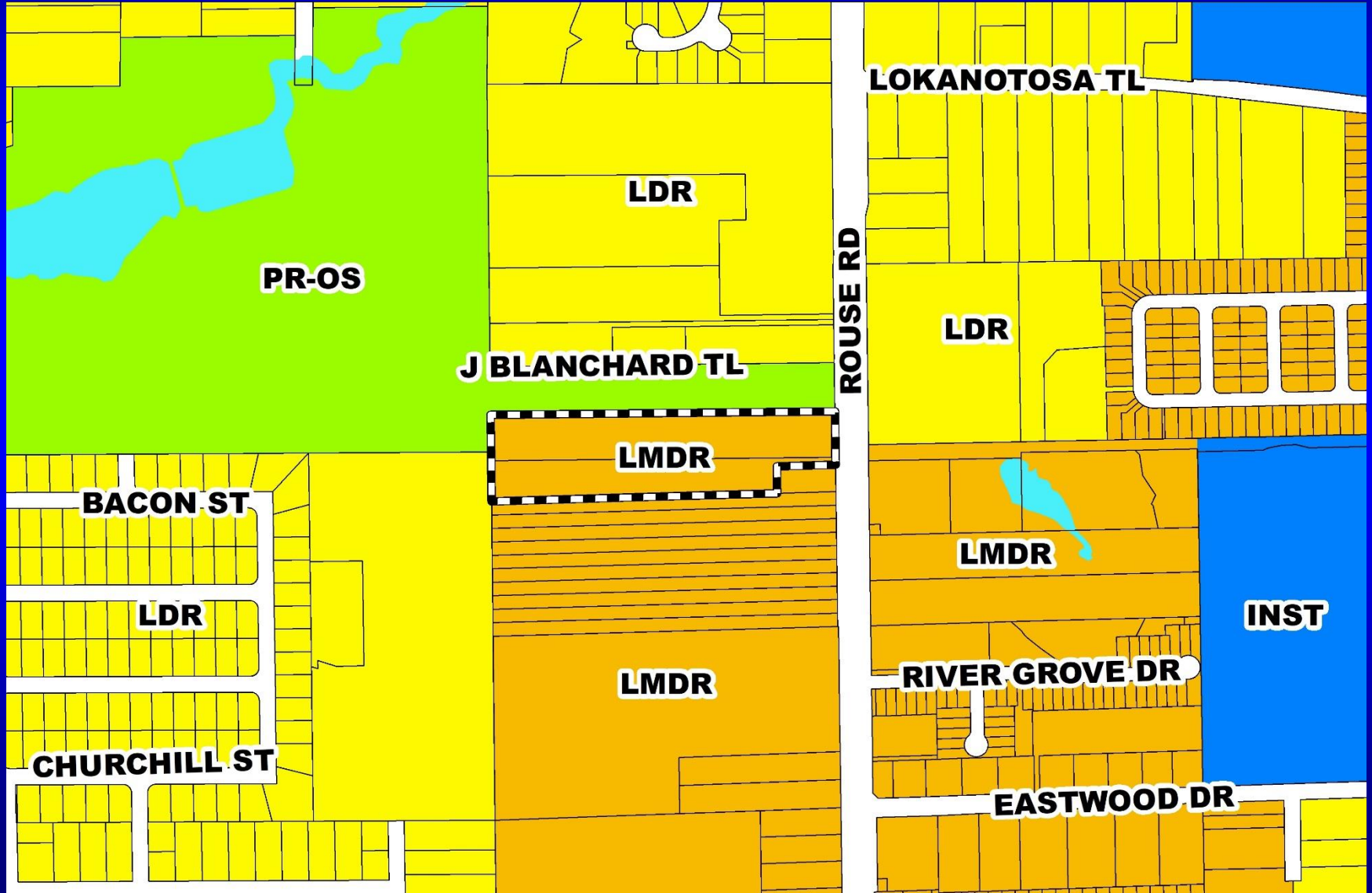


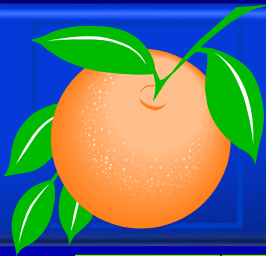
Rouse Road Townhomes Planned Development / Land Use Plan

- Case:** LUP-18-11-386
- Project Name:** Rouse Road Townhomes Planned Development / Land Use Plan
- Applicant:** Bryan Potts, Tannath Design, Inc.
- District:** 5
- Acreage:** 8.58 gross acres
6.96 developable acres
- Location:** 2460 and 2484 Rouse Road; generally south of Jay Blanchard Trail, and west of Rouse Road.
- Request:** To rezone two (2) parcels containing 8.58 gross acres from R-1 (Single-Family Dwelling District) to PD (Planned Development District), in order to construct fifty-four (54) attached residential dwelling units. One (1) waiver related to the PD Perimeter Setback is associated with this request.

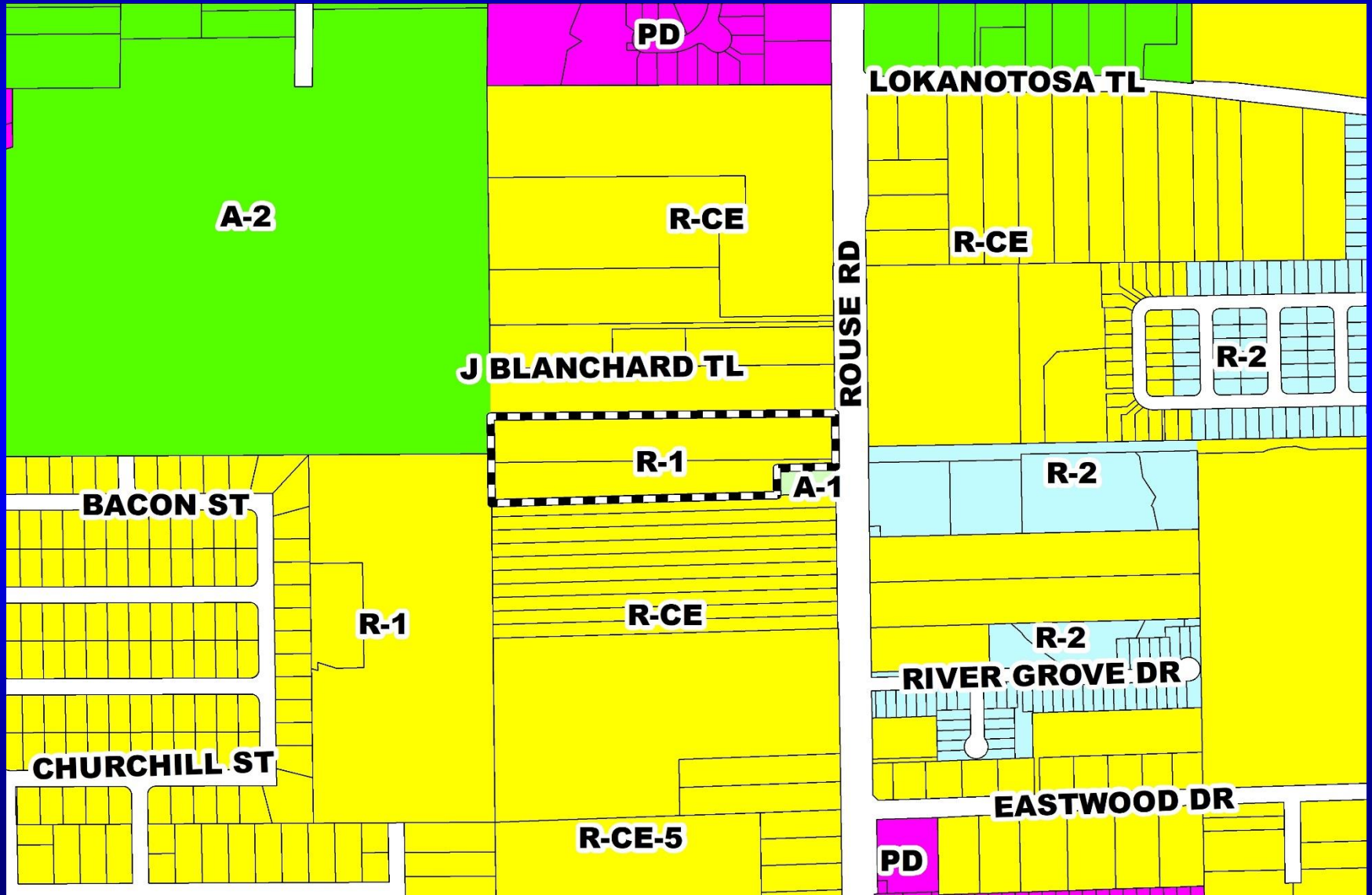


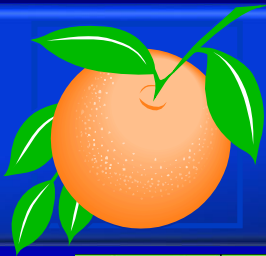
Rouse Road Townhomes Planned Development / Land Use Plan Future Land Use Map



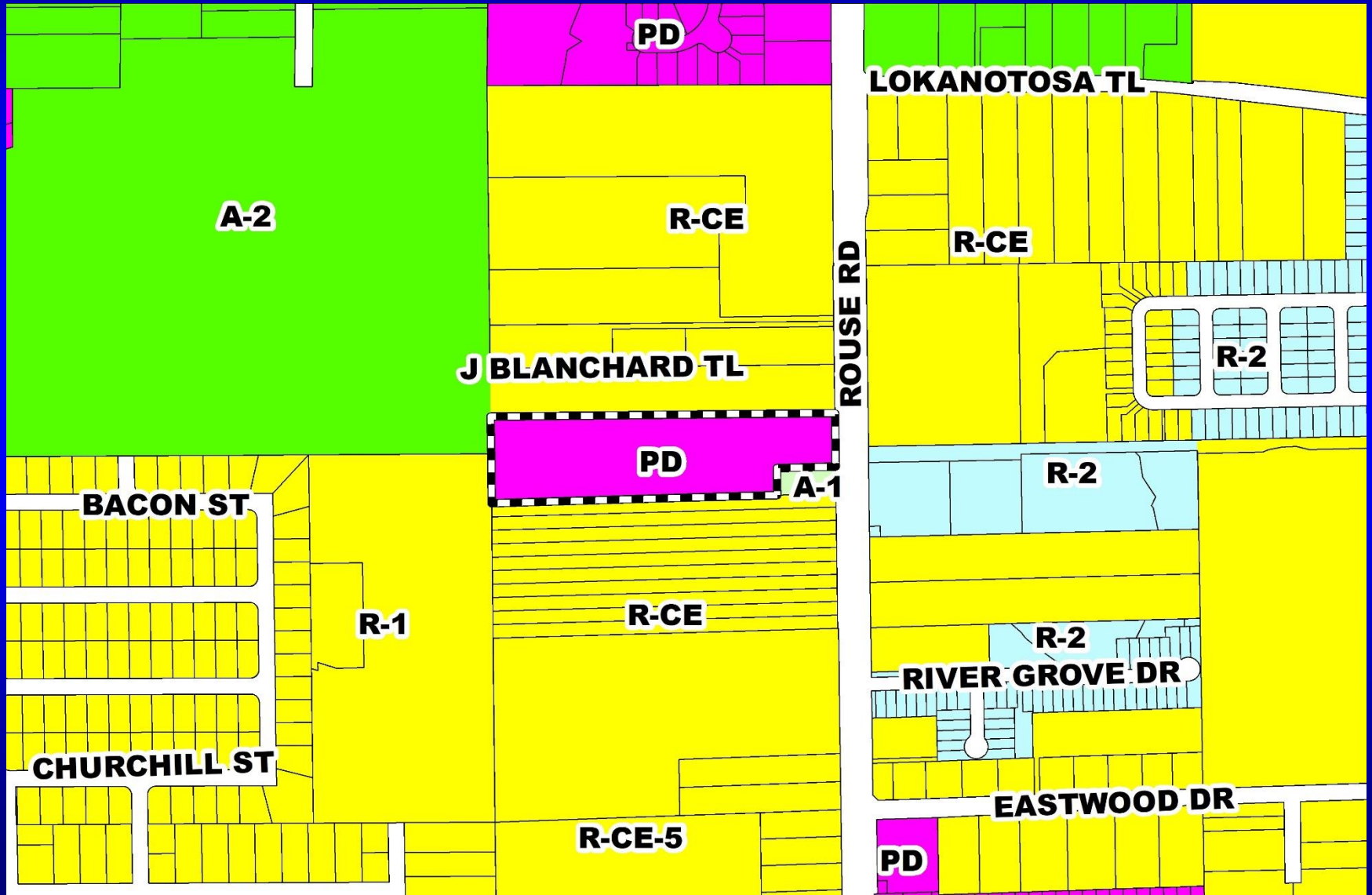


Rouse Road Townhomes Planned Development / Land Use Plan Zoning Map



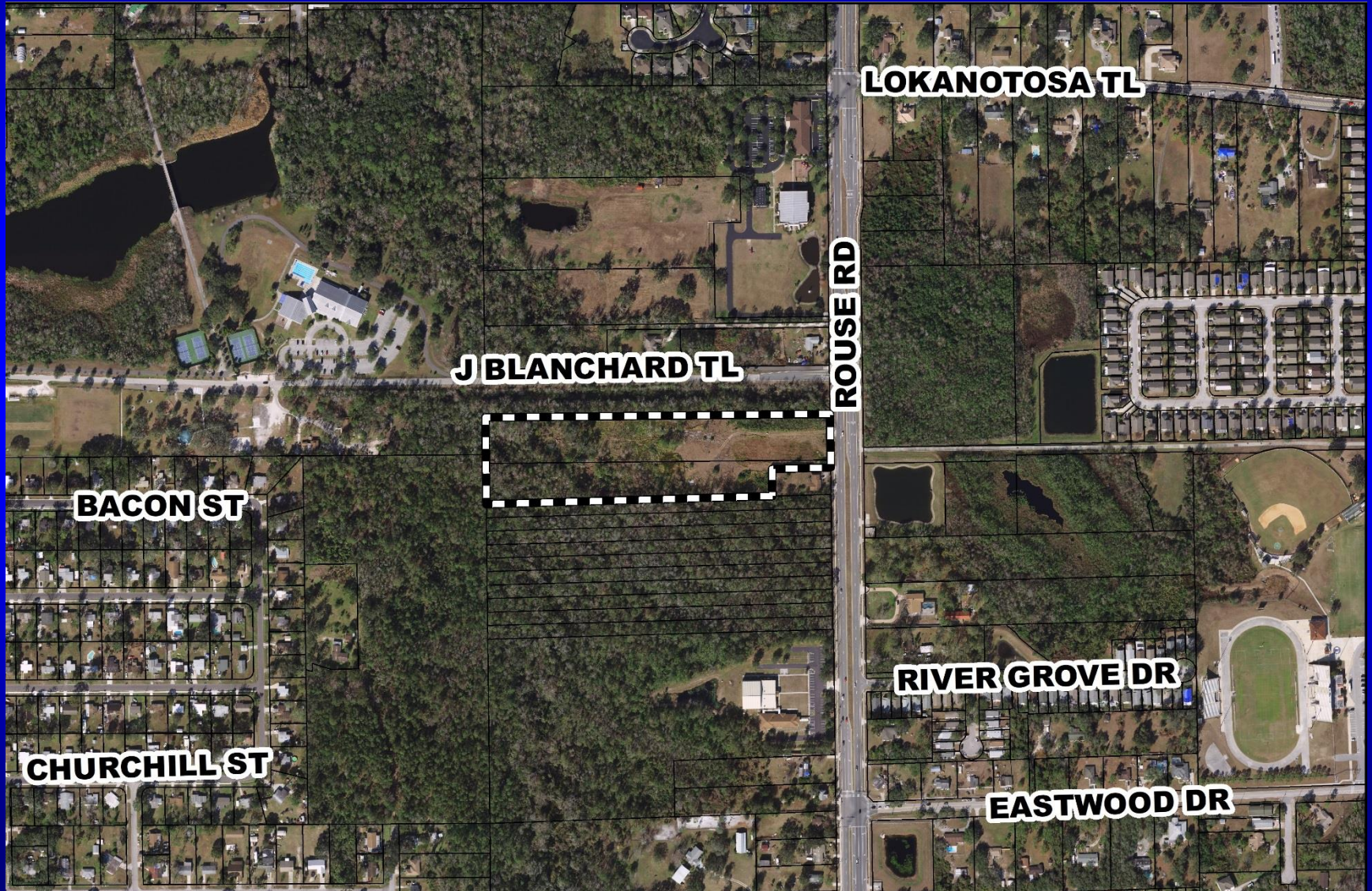


Rouse Road Townhomes Planned Development / Land Use Plan Proposed Zoning Map





Rouse Road Townhomes Planned Development / Land Use Plan Aerial Map



LOKANOTOSA TL

J BLANCHARD TL

ROUSE RD

BACON ST

CHURCHILL ST

RIVER GROVE DR

EASTWOOD DR



Action Requested

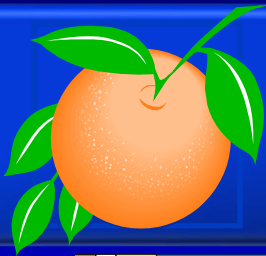
Make a finding of consistency with the Comprehensive Plan and approve the Rouse Road Townhomes Planned Development / Land Use Plan (PD/LUP), dated “July 19, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

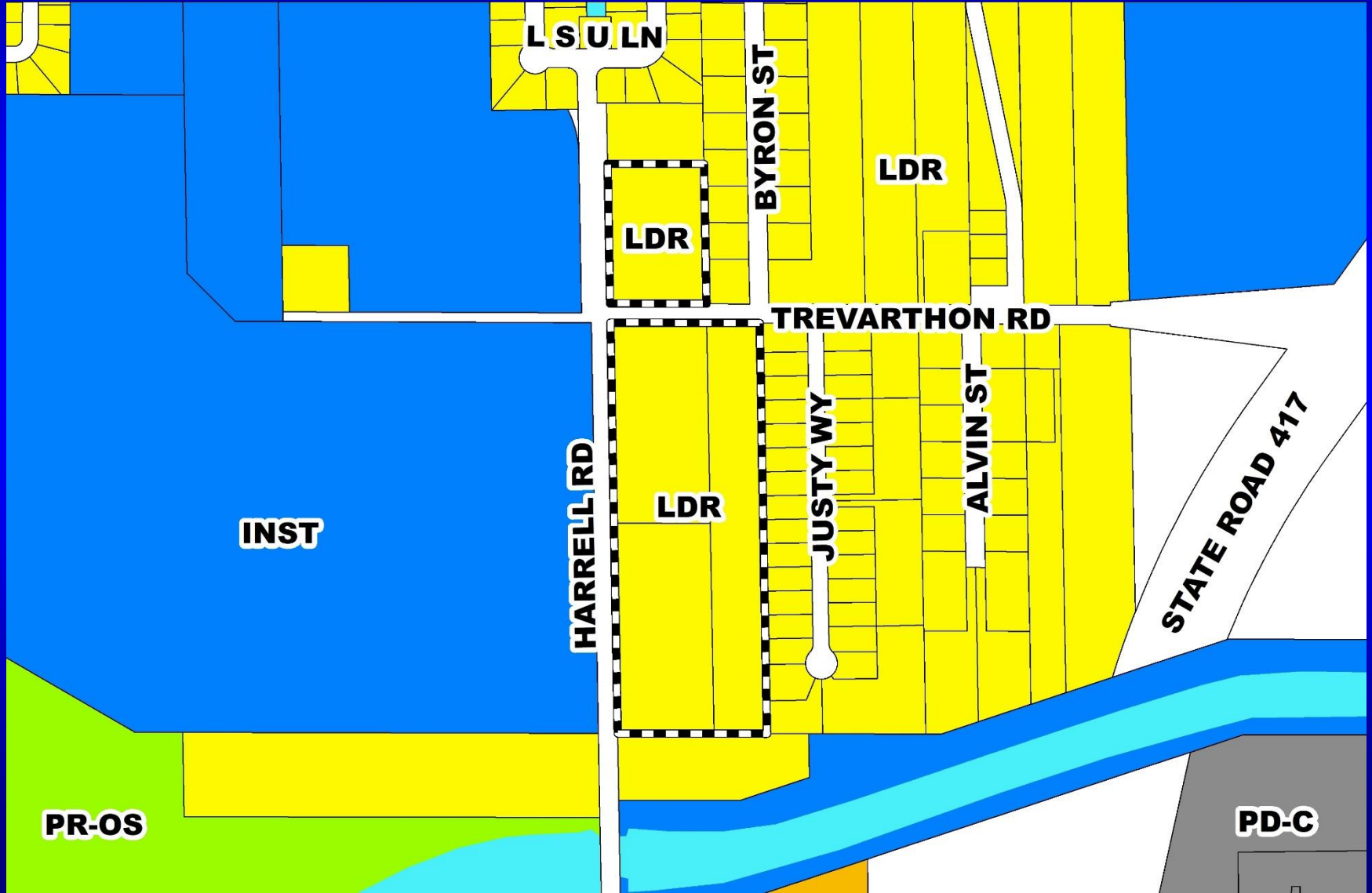


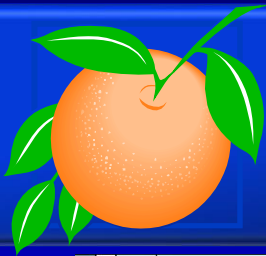
Harrell Oaks Planned Development / Land Use Plan

- Case:** LUP-19-02-074
- Project Name:** Harrell Oaks Planned Development / Land Use Plan
- Applicant:** Khaled Hussein
- Districts:** 3 and 5
- Acreage:** 16.90 gross acres
- Location:** Generally located east of Harrell Road, north and south of Trevarthon Road, and west of State Road 417.
- Request:** To rezone four (4) parcels containing 16.9 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District), in order to construct sixty-four (64) single-family detached dwelling units. One (1) waiver related to the PD Perimeter Setback is associated with this request.

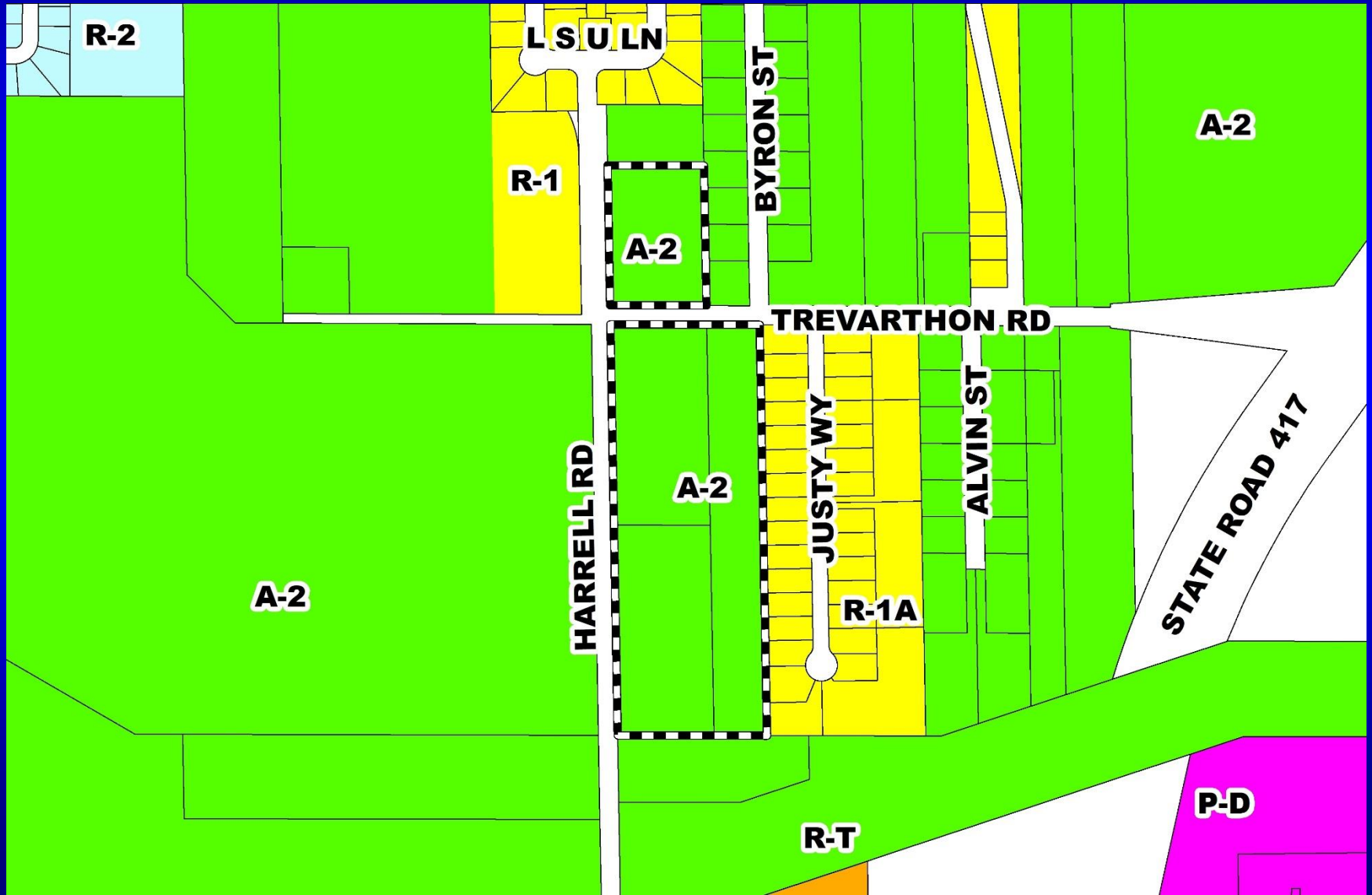


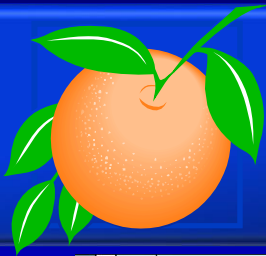
Harrell Oaks Planned Development / Land Use Plan Future Land Use Map



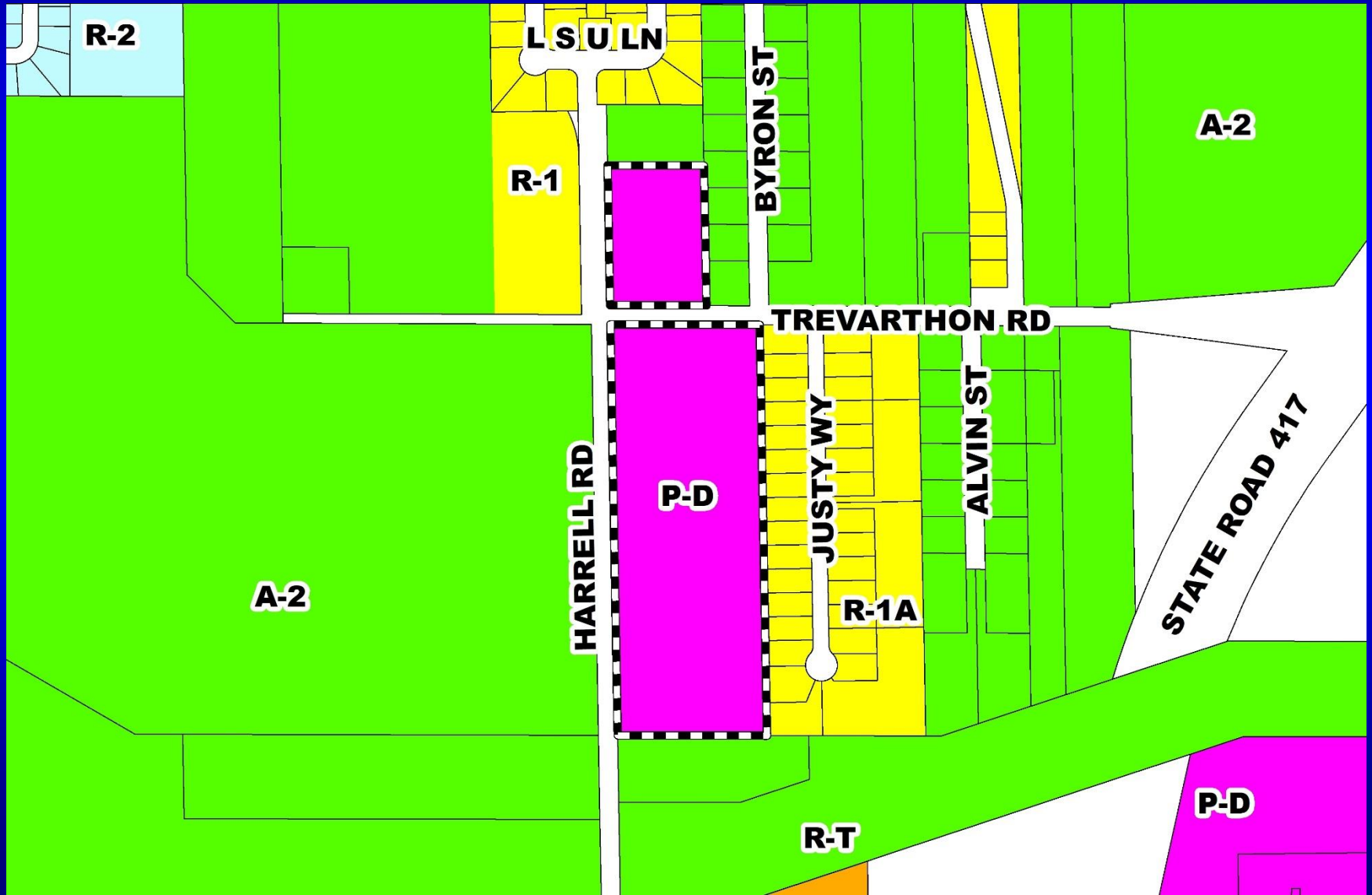


Harrell Oaks Planned Development / Land Use Plan Zoning Map





Harrell Oaks Planned Development / Land Use Plan Proposed Zoning Map



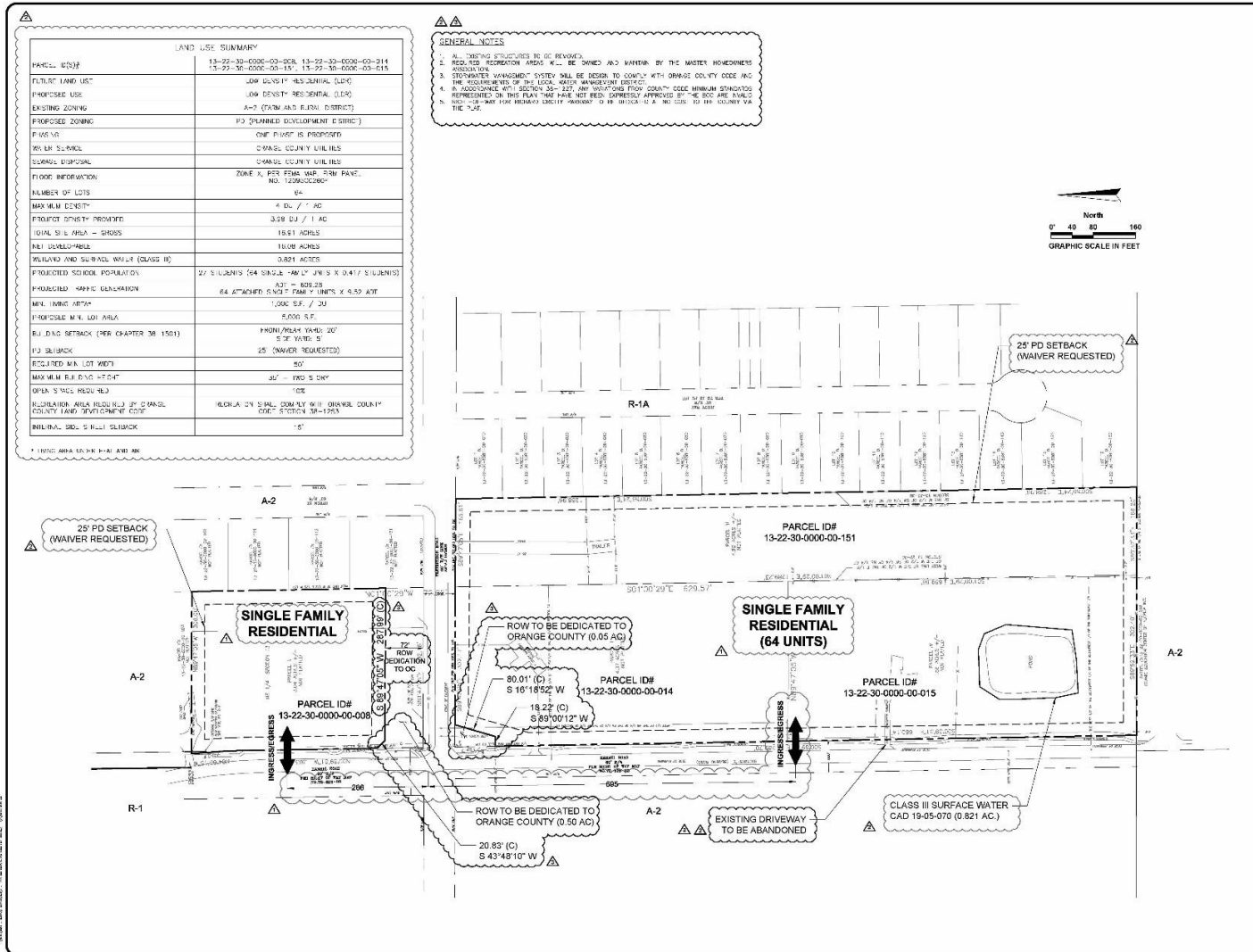


Harrell Oaks Planned Development / Land Use Plan Aerial Map



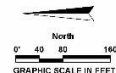


Harrell Oaks Planned Development / Land Use Plan Overall Land Use Plan



LAND USE SUMMARY	
PARCEL ID(S)	13-22-30-0000-00-00A, 13-22-30-0000-00-01A, 13-22-30-0000-00-01, 13-22-30-0000-00-01B
PLANNED LAND USE	LOW DENSITY RESIDENTIAL (LDR)
PROPOSED USE	LOW DENSITY RESIDENTIAL (LDR)
EXISTING ZONING	A-2 (PARTIAL) AND R-1A (DISTRICT)
PROPOSED ZONING	P3 PLANNED DEVELOPMENT (DISTRICT)
PLANS	ONE PLAN IS PROPOSED
WATER SERVICE	ORANGE COUNTY UTILITIES
SEWER DISPOSAL	ORANGE COUNTY UTILITIES
FLOOD INFORMATION	ZONE X PER FIRM MAP T-2001 PART, NO. 12563C0280
NUMBER OF LOTS	64
MAXIMUM DENSITY	4 DU / 1 AC
PROPOSED DENSITY PROVIDED	3.28 DU / 1 AC
TOTAL SITE AREA - GROSS	18.61 ACRES
NET DEVELOPABLE	10.08 ACRES
DEVELOPABLE SURFACE WATER (CLOSE ID)	0.821 ACRES
PROPOSED SCHOOL POPULATION	27 STUDENTS (64 SINGLE-FAMILY UNITS X 0.417 STUDENTS)
PROPOSED MATH EDUCATION	437 - 428.28 64 ATTACHED SINGLE-FAMILY UNITS X 6.85 AWT
MIN. TRAVEL SPEED	1,000 SF / 20
PROPOSED MIN. LOT AREA	5,000 SF
REJ. ROAD SETBACK (PER CHAPTER 38 1501)	FRONT/REAR: 20' / 5' OF YARDS
P3 SETBACK	25' (WAIVER REQUESTED)
REQUIRED MIN. LOT WIDTH	50'
MAXIMUM BUILDING HEIGHT	30' - 100% 2 STORY
OPEN SPACE REQUIRED	10%
ILLUSTRATION AREA REGULATED BY ORANGE COUNTY LAND MANAGEMENT CODE	REGULATED BY ORANGE COUNTY LAND MANAGEMENT CODE, SECTION 38-1503
MINIMUM SIDE SETBACK	10'

- GENERAL NOTES**
- ALL EXISTING STRUCTURES TO BE DEMOLISHED.
 - REQUIRED SETBACKS WILL BE SHOWN AND MAINTAINED BY THE MASTER HOMEOWNERS ASSOCIATION.
 - STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO COMPLY WITH ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
 - ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 - ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 - ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.



AVCON, INC.
CORPORATE OFFICE
1100 N. UNIVERSITY BLVD., SUITE 200
ORANGE, CA 92668
TEL: 714.771.1100
WWW.AVCON.COM

30% BUREAU FEE
R.F. PERM

SUBDIVISION PLAN

HARRELL OAKS

LAND USE PLAN

DESIGNED BY: AEM
DRAWN BY: AEM
CHECKED BY: RVB
APPROVED BY: RVB
DATE: 02-18-19

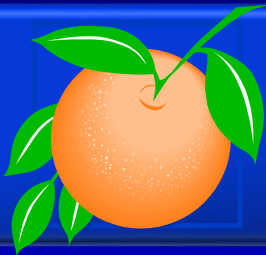
AVCON PROJECT No. 2019.0281.01



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Harrell Oaks Planned Development / Land Use Plan (PD/LUP), dated “July 3, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

Districts 3 and 5



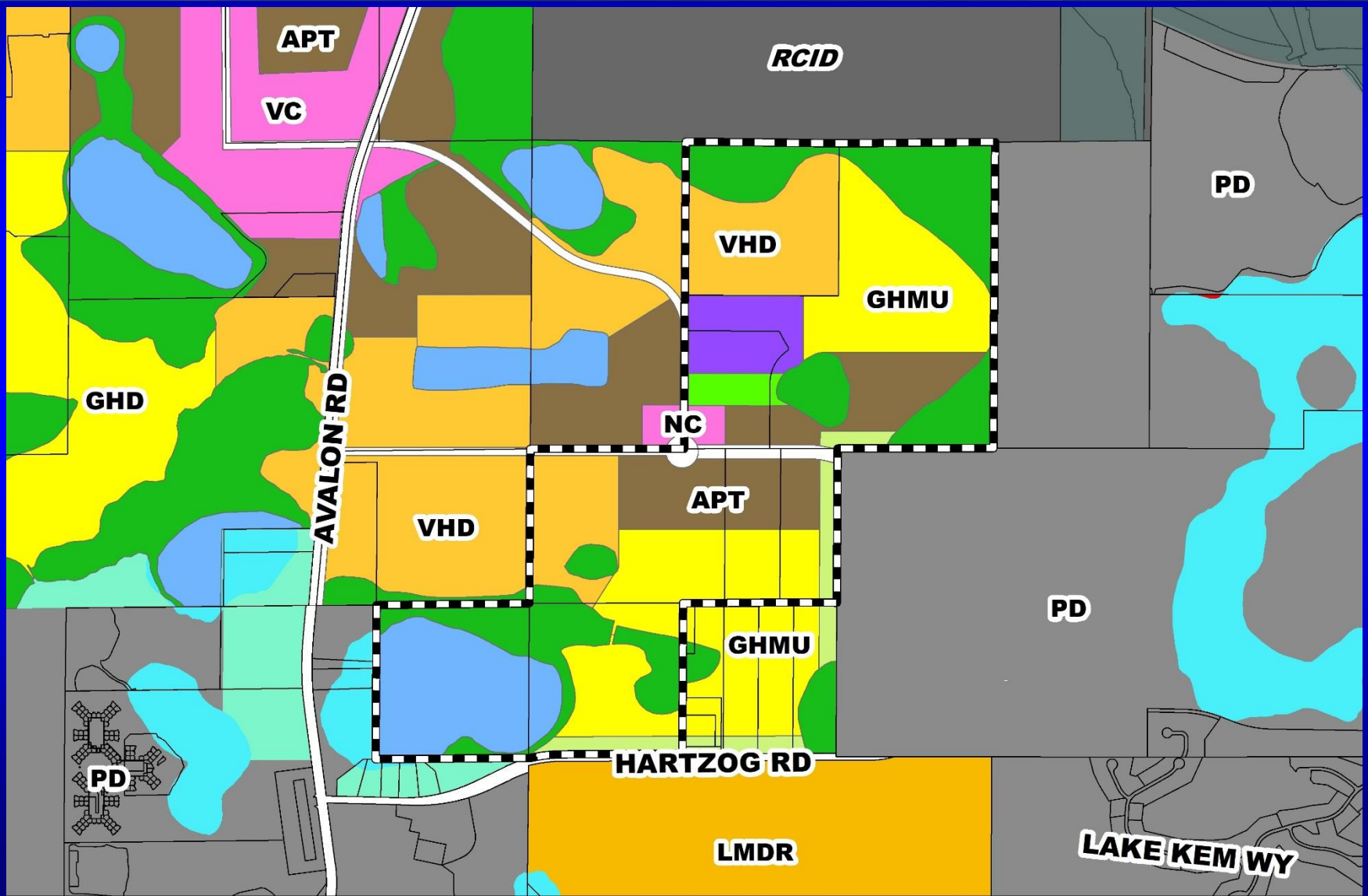
Withers

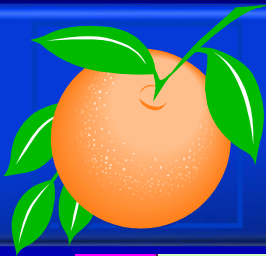
Planned Development / Land Use Plan

- Case:** LUP-18-10-355
- Project Name:** Withers Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 320.75 gross acres
- Location:** Generally east of Avalon Road, north of Hartzog Road, and south of Western Way.
- Request:** To rezone eight (8) parcels containing 320.75 gross acres from A-1 and A-2 to PD, in order to construct 814 residential units, 10,000 square feet of commercial uses, and future conveyance of an Adequate Public Facility (APF) park, a middle school, and an elementary school. Six (6) waivers to allow for alleys to be in tracts in lieu of easements; to allow for lots that front mews, parks, or open spaces to access through tracts or easements; and to allow the project to proceed beyond 5% of the approved entitlements prior to conveyance of the school sites.

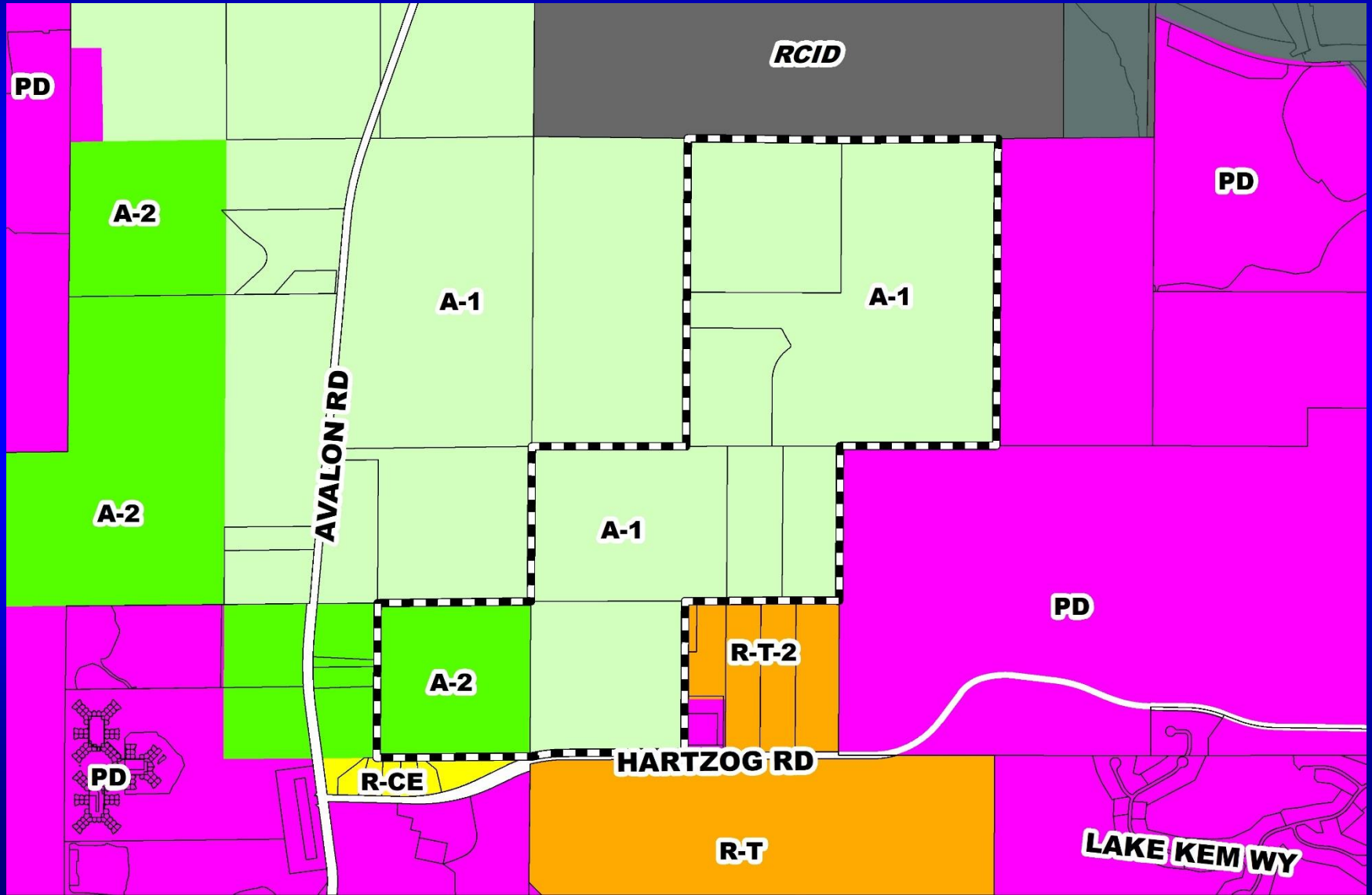


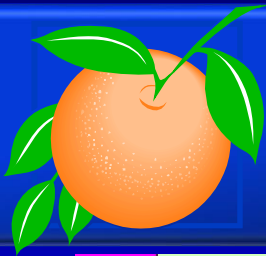
Withers Planned Development / Land Use Plan Future Land Use Map



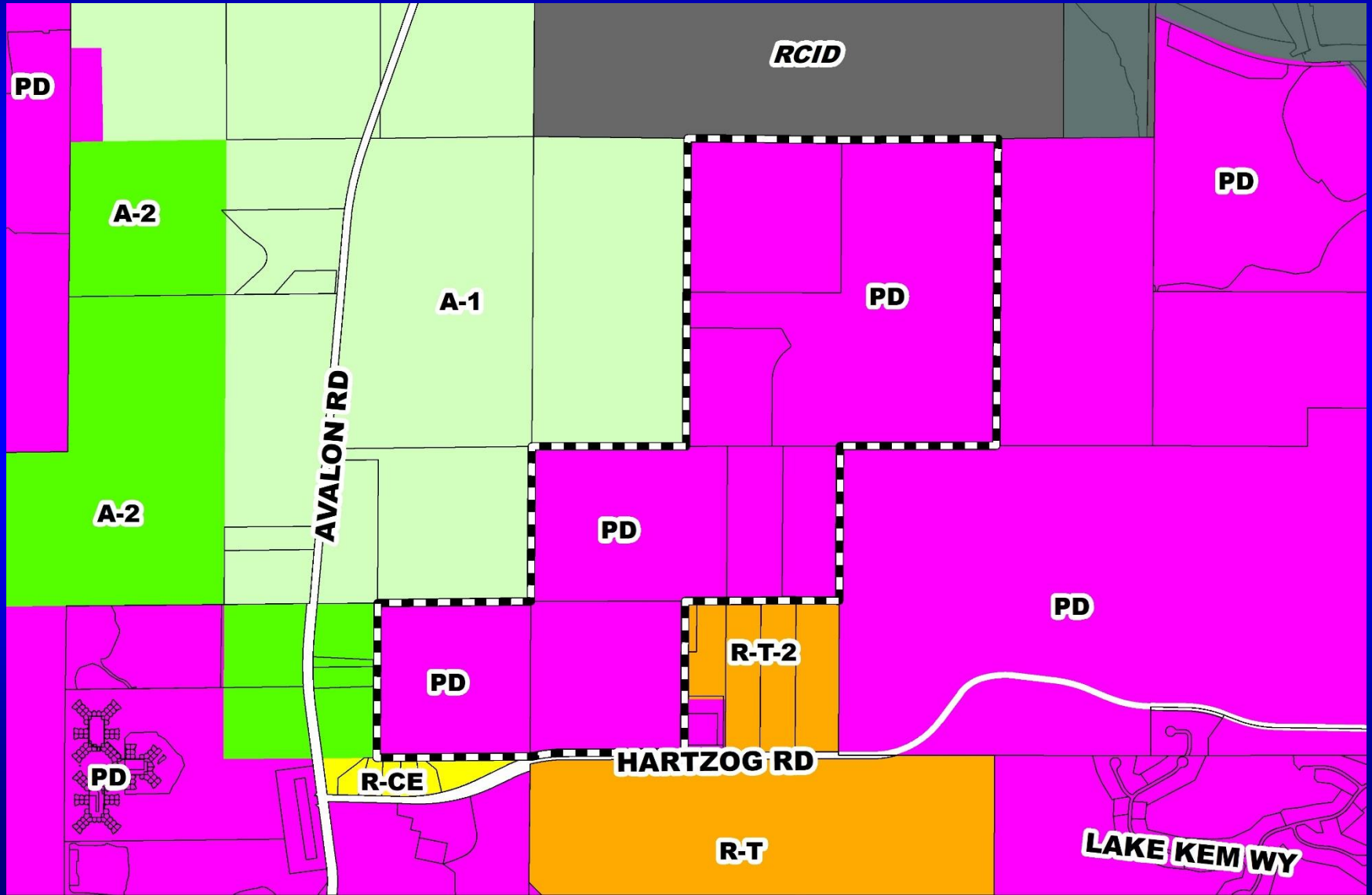


Withers Planned Development / Land Use Plan Zoning Map



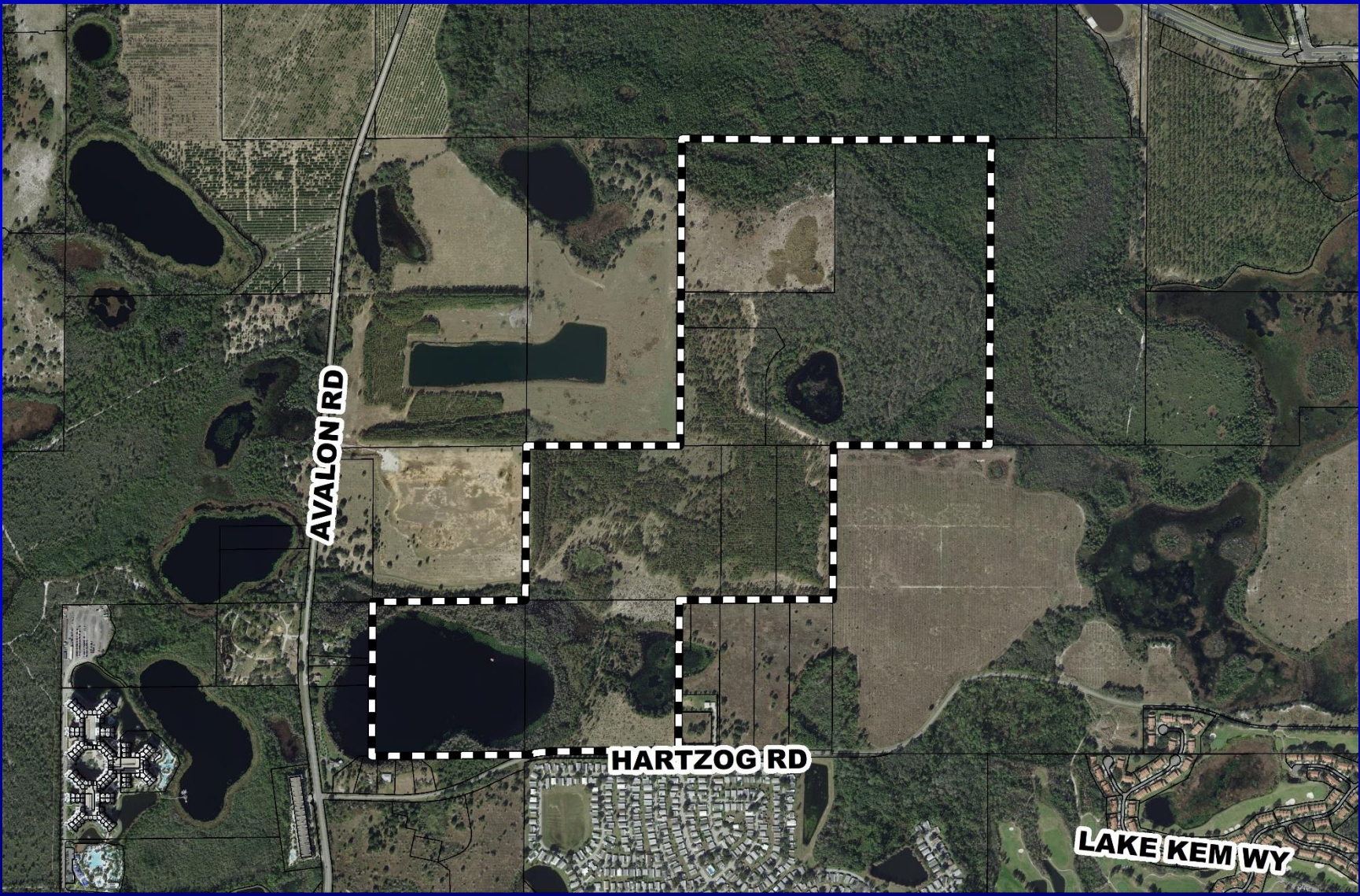


Withers Planned Development / Land Use Plan Proposed Zoning Map

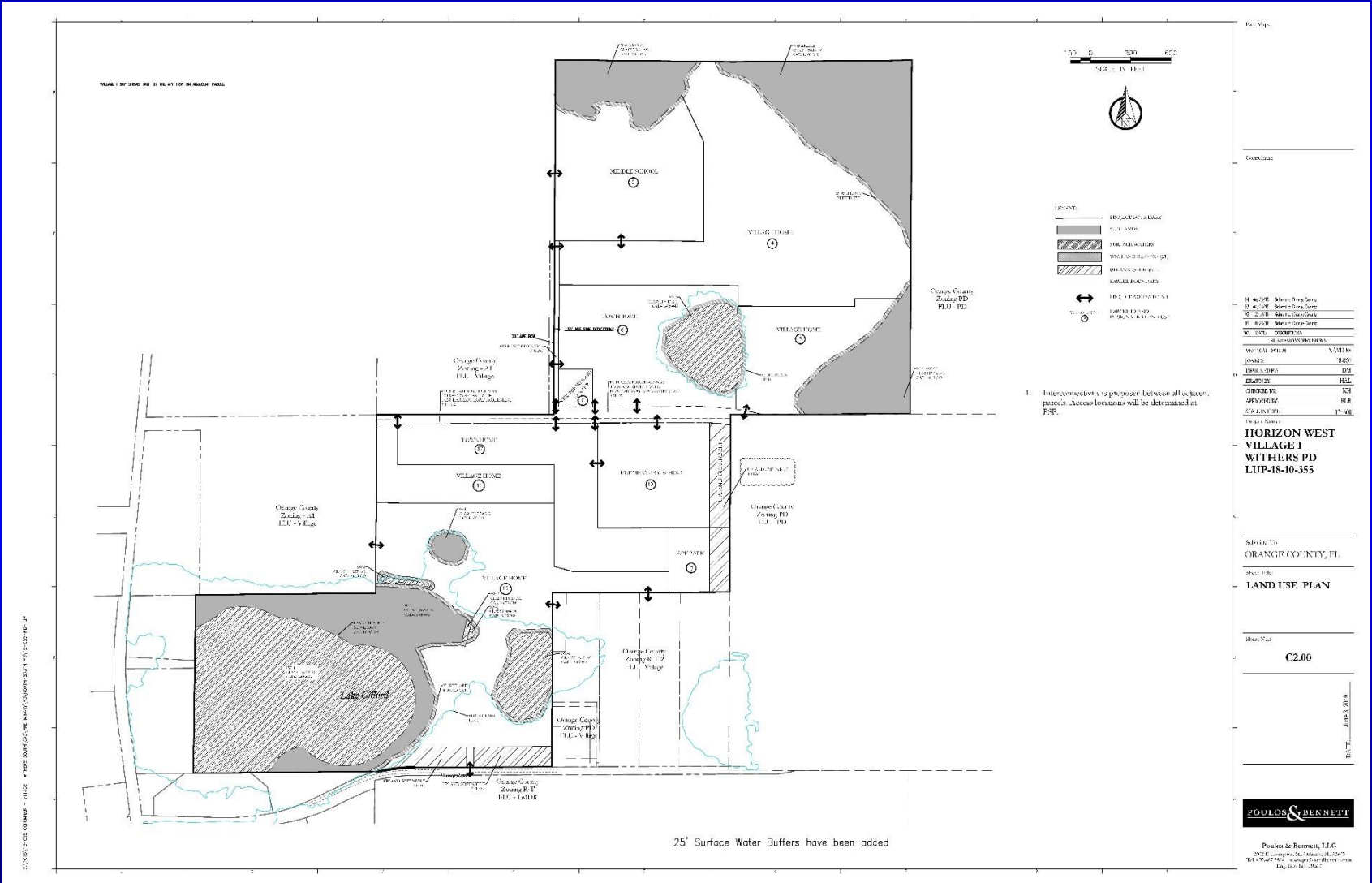
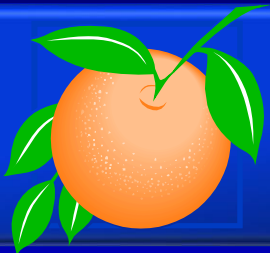




Withers Planned Development / Land Use Plan Aerial Map



Withers Planned Development / Land Use Plan Overall Land Use Plan



C:\Users\jcarroll\Desktop\Withers\Withers_LUP_18-10-355.dwg

25' Surface Water Buffers have been added



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Withers Planned Development / Land Use Plan (PD/LUP), dated “Received June 5, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

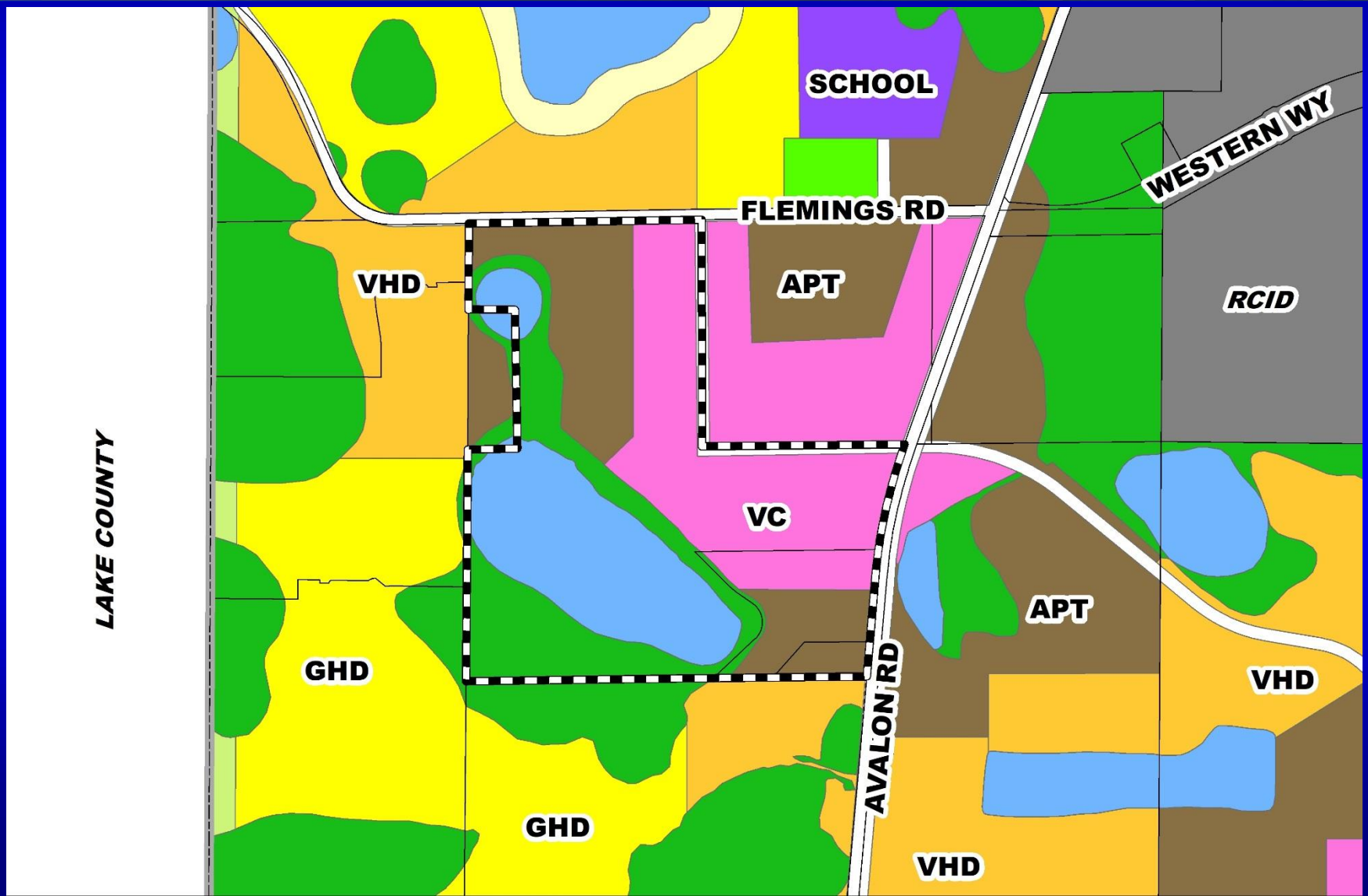


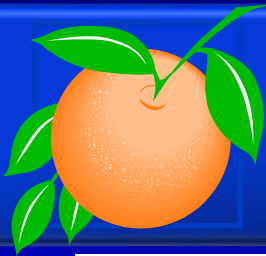
Lake Mac Planned Development / Land Use Plan

- Case:** LUP-18-07-225
- Project Name:** Lake Mac Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 107.57 gross acres
- Location:** Generally located on the west side of Avalon Road and south of Flemings Road.
- Request:** To rezone the subject parcels from A-1 (Citrus Rural District) and A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 399 single-family detached, attached, and multi-family residential dwelling units and 196,000 square feet of commercial uses. Fourteen (14) waivers to allow alleys in tracts in lieu of easements; allow lots that front mews, parks, or open spaces to access through tracts or easements and allow for the multi-family portion of the property to be integrated with the single-family portion by reducing the need for walls and setbacks.

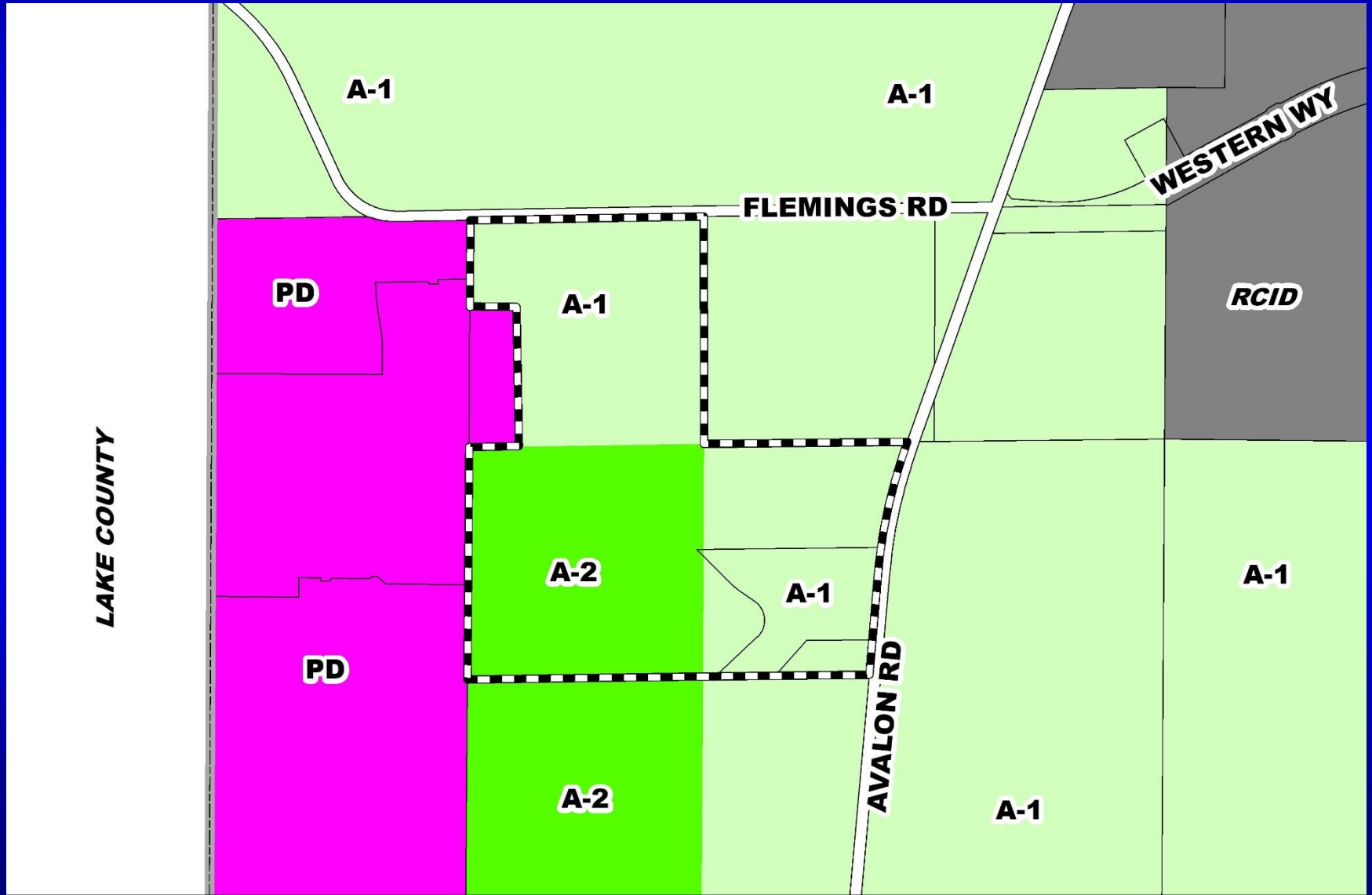


Lake Mac Planned Development / Land Use Plan Future Land Use Map



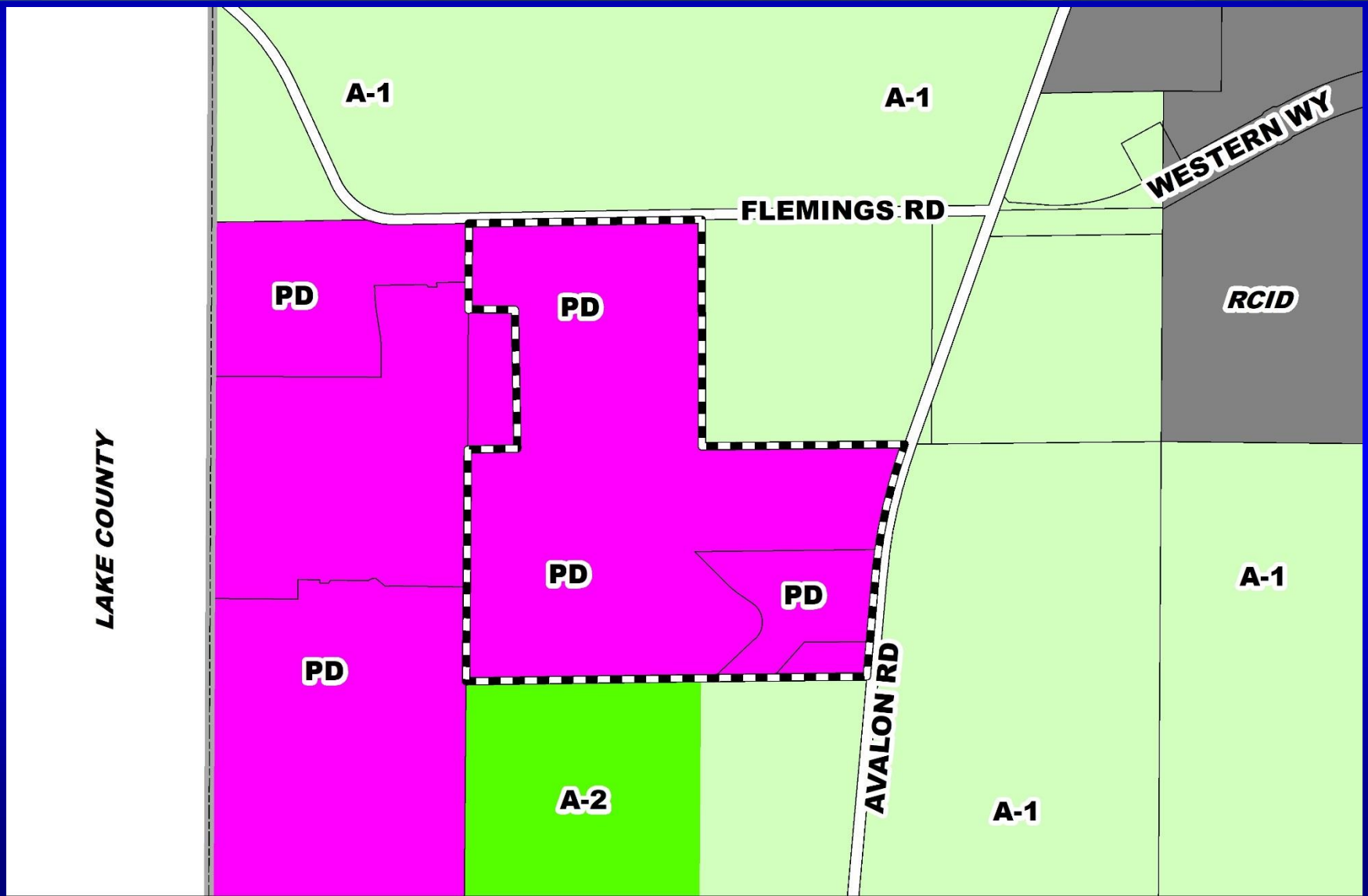


Lake Mac Planned Development / Land Use Plan Zoning Map





Lake Mac Planned Development / Land Use Plan Proposed Zoning Map





Lake Mac Planned Development / Land Use Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Lake Mac Planned Development / Land Use Plan (PD/LUP), dated “Received June 12, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

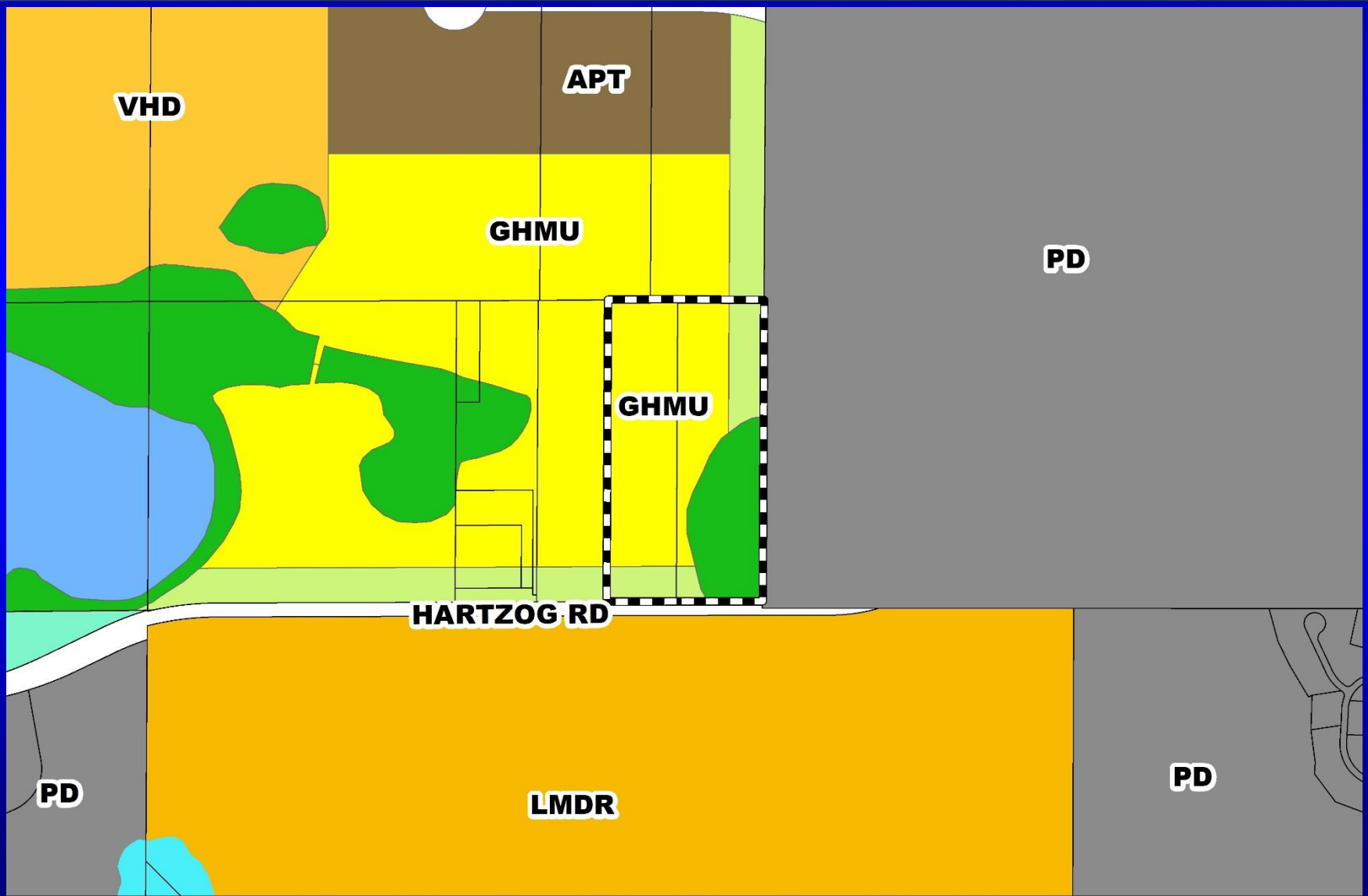


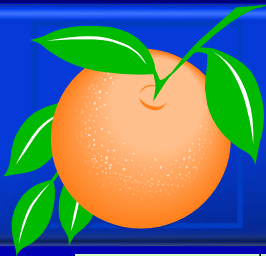
KRPC Hartzog Road Planned Development / Land Use Plan

- Case:** LUP-18-10-223
- Project Name:** KRPC Hartzog Road Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 19.90 gross acres
- Location:** 14080 Hartzog Road; or generally located on the north side of Hartzog Road, approximately 3,800 feet east of Avalon Road.
- Request:** To to rezone two (2) parcels containing 19.90 gross acres from R-T-2 to PD, in order to construct 54 single-family dwelling units.

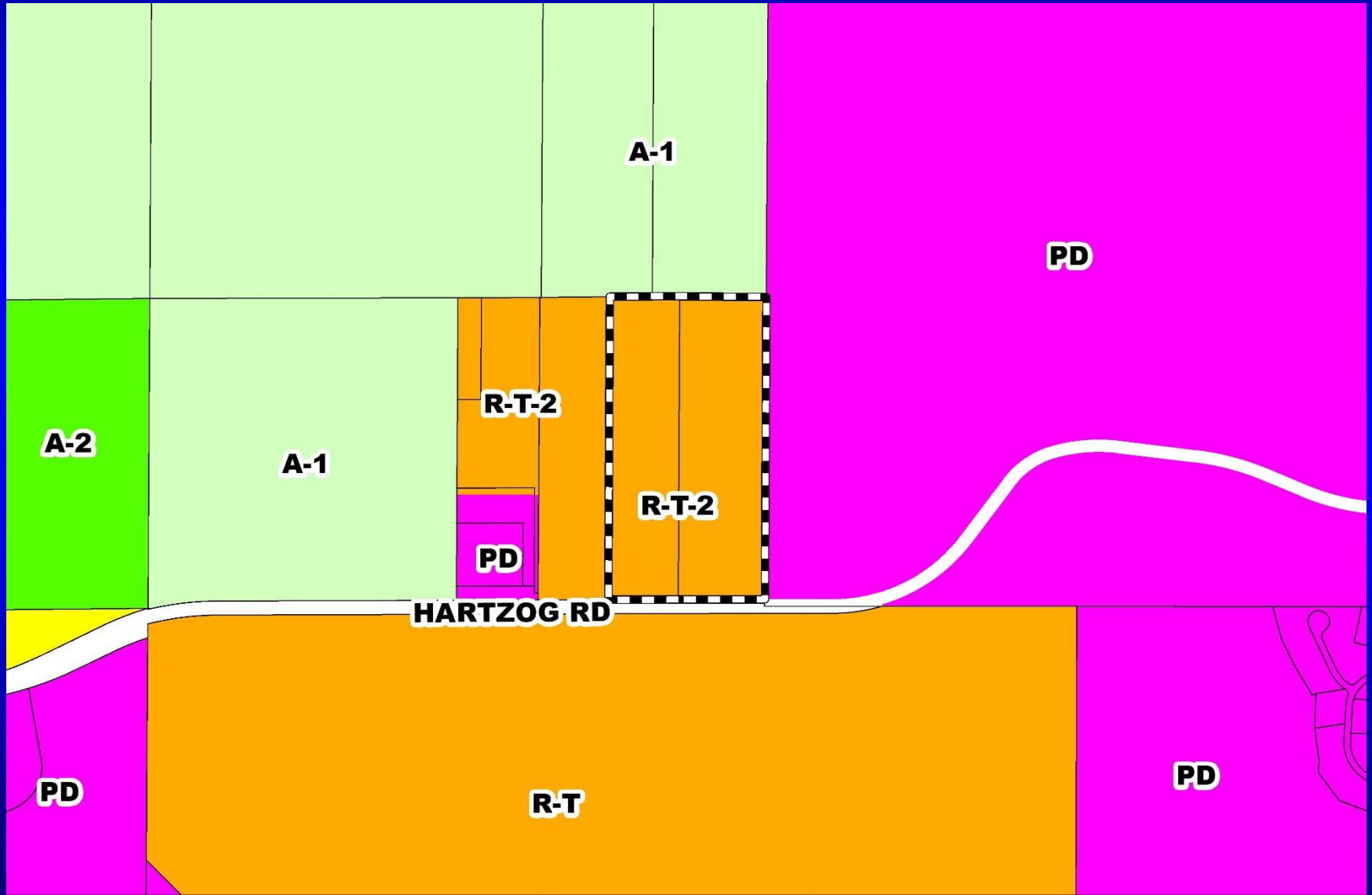


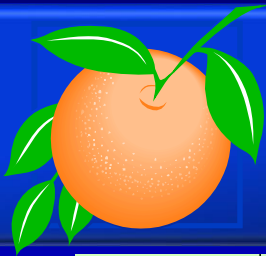
KRPC Hartzog Road Planned Development / Land Use Plan Future Land Use Map



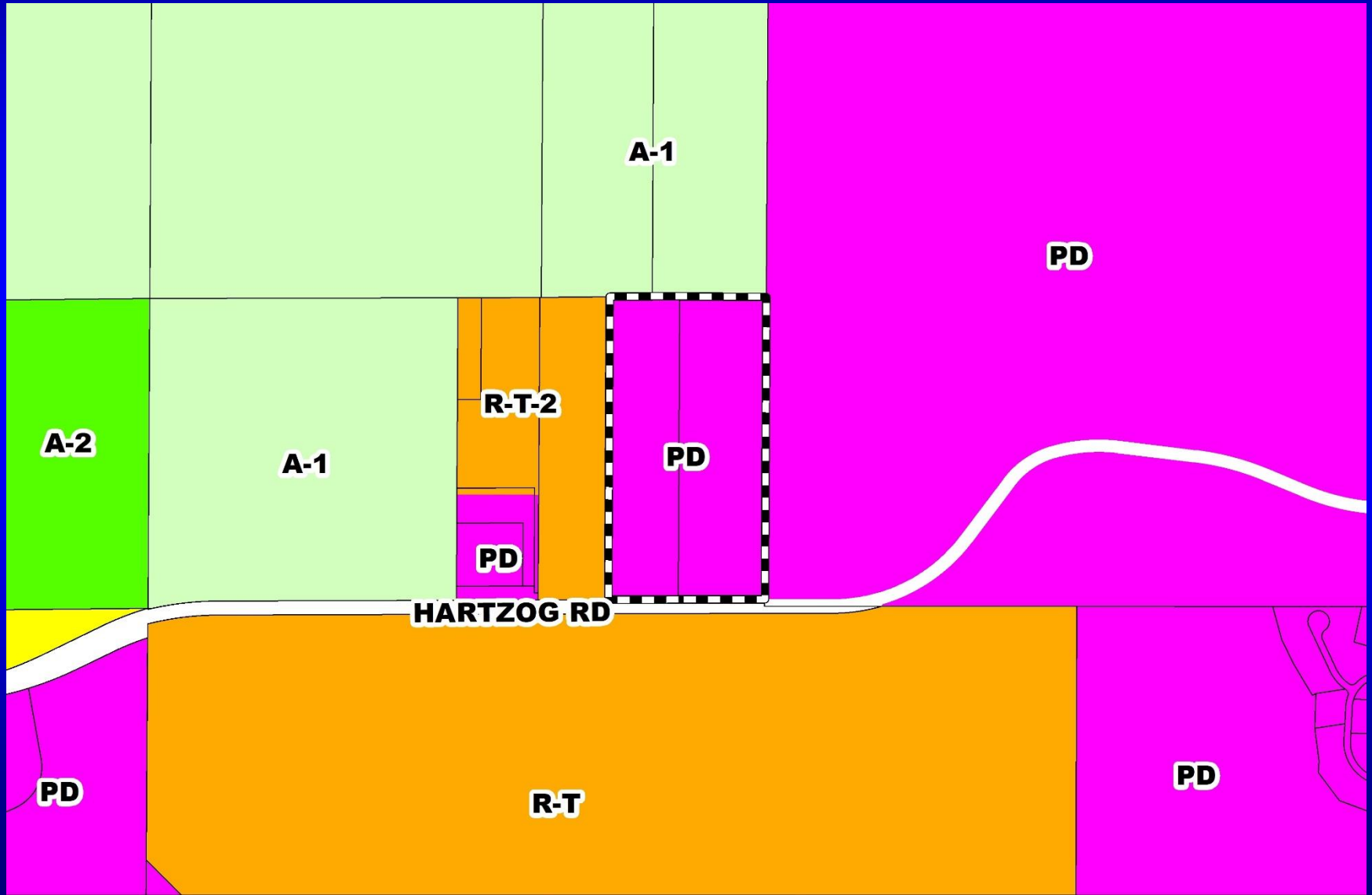


KRPC Hartzog Road Planned Development / Land Use Plan Zoning Map



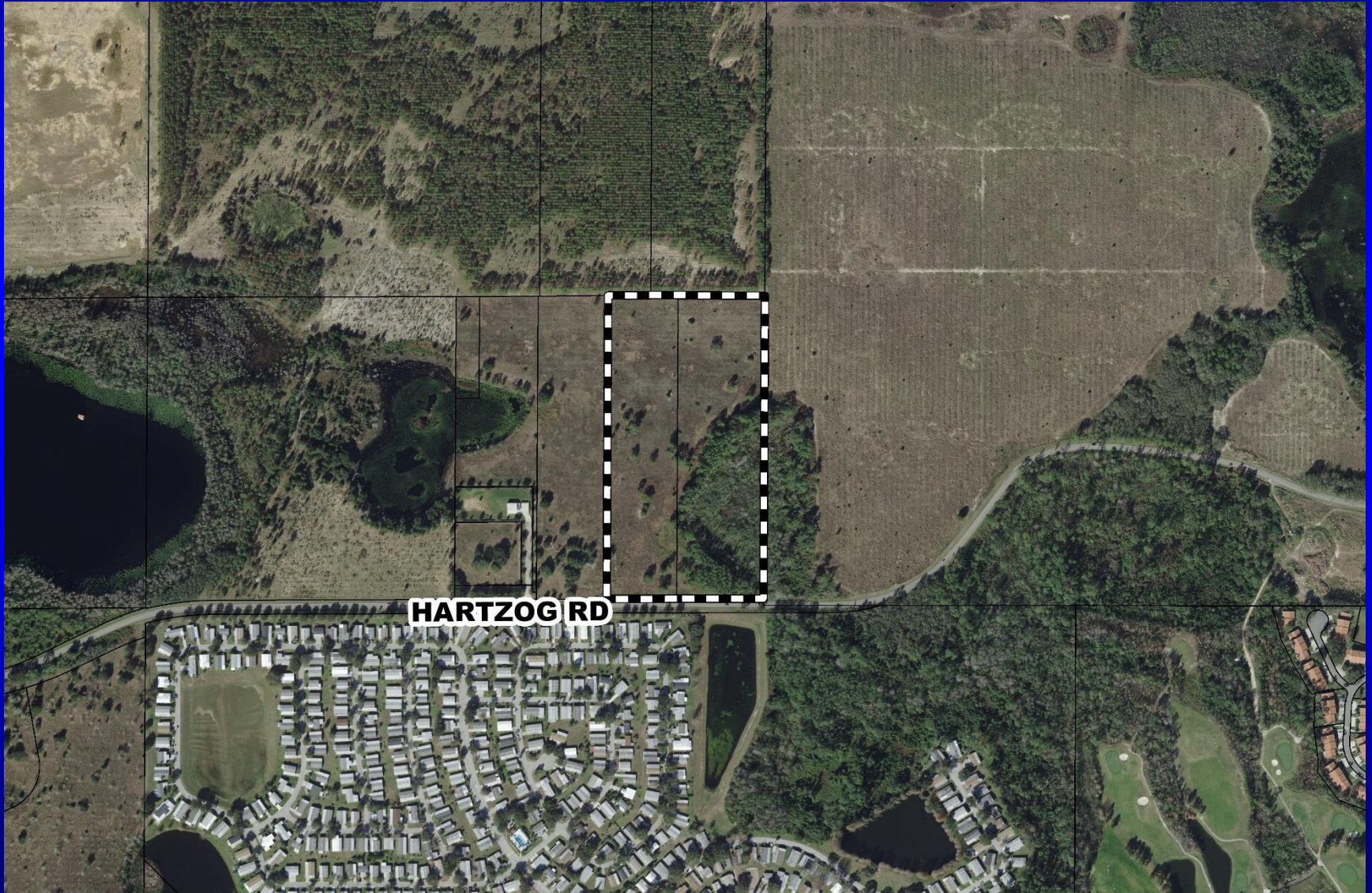


KRPC Hartzog Road Planned Development / Land Use Plan Proposed Zoning Map



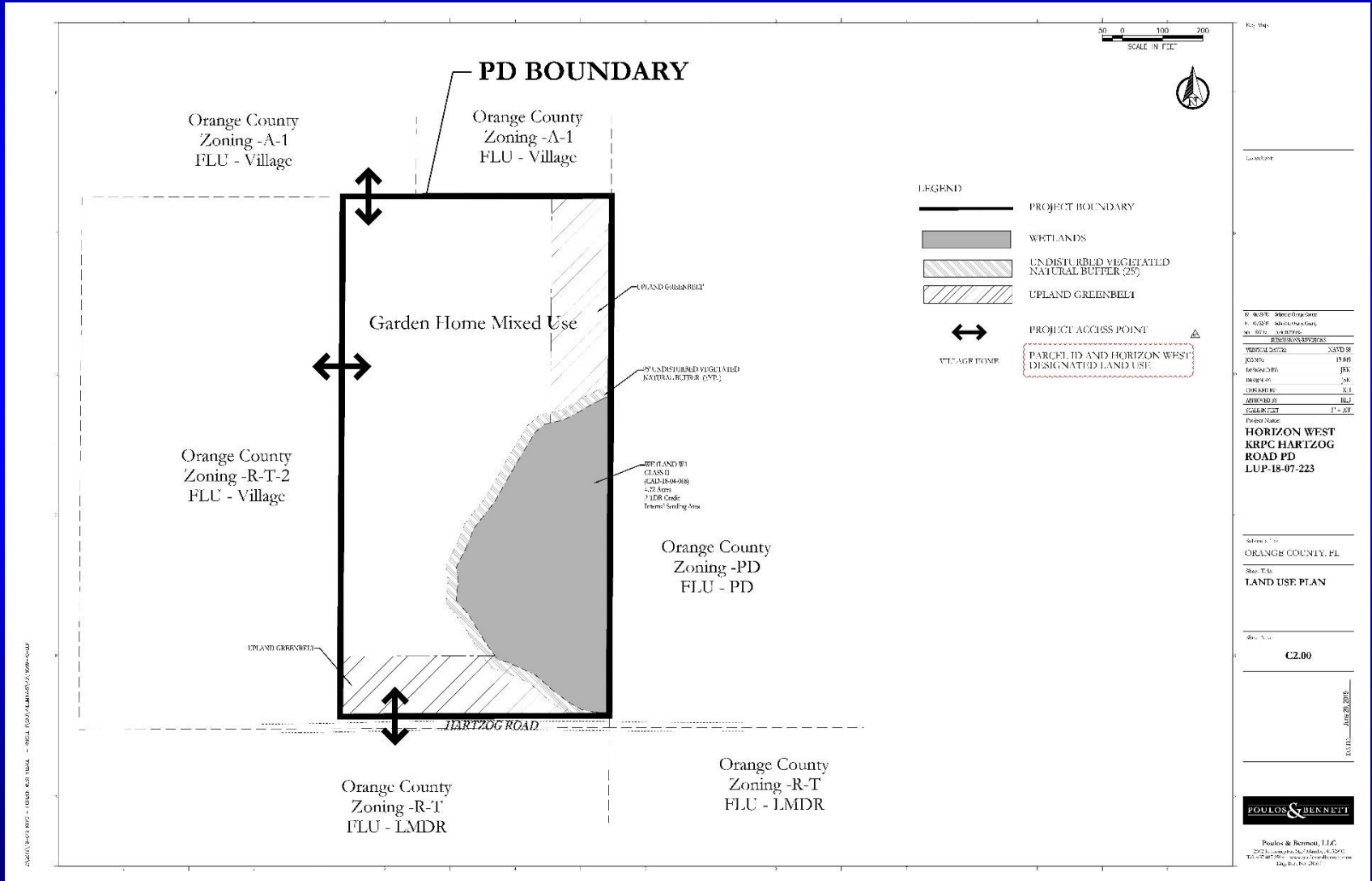


KRPC Hartzog Road Planned Development / Land Use Plan Aerial Map





KRPC Hartzog Road Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the KRPC Hartzog Road Planned Development / Land Use Plan (PD/LUP), dated “Received June 20, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

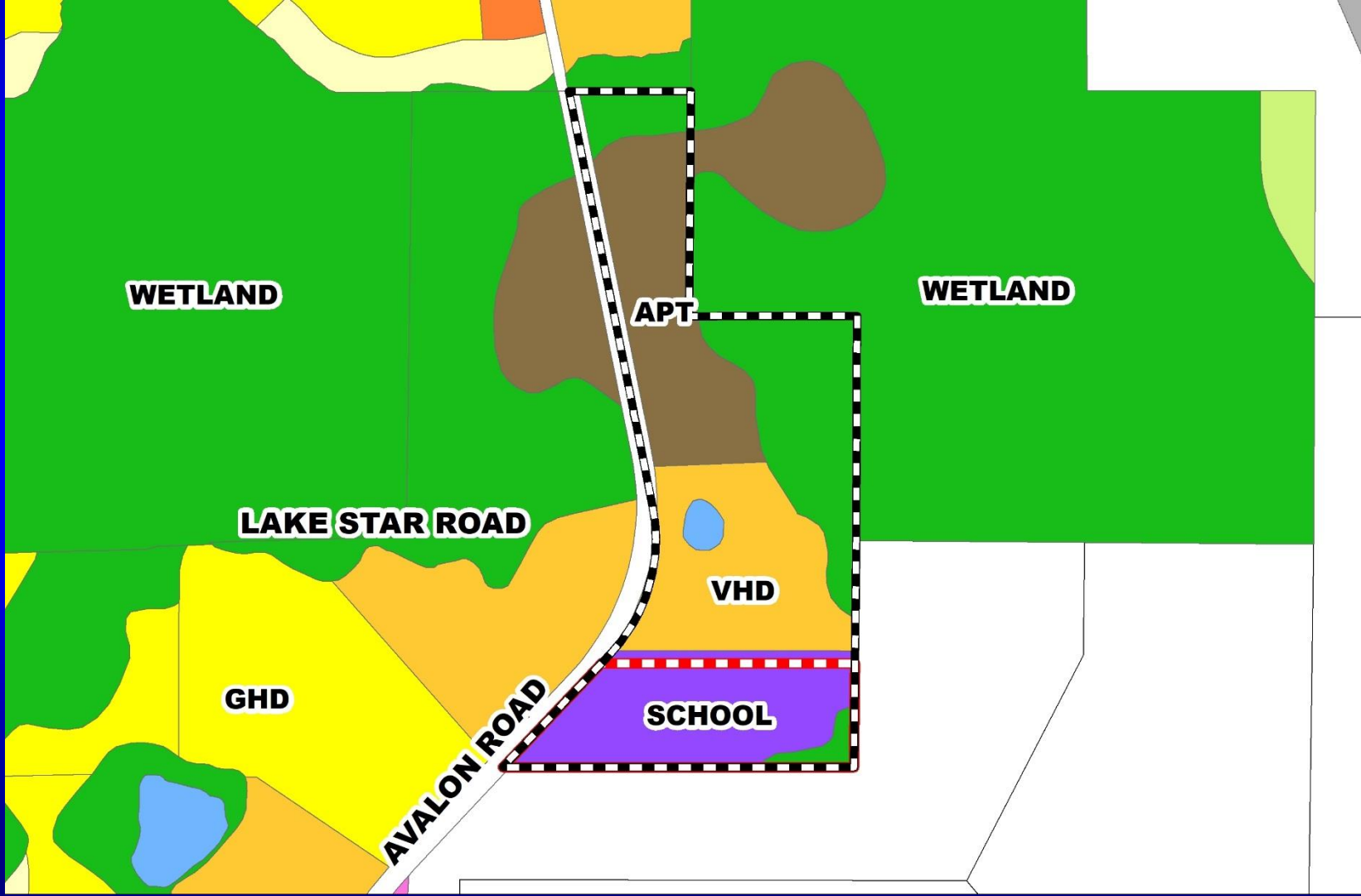


Spring Grove – Northeast Planned Development / Land Use Plan

- Case:** CDR-18-10-352
- Project Name:** Spring Grove – Northeast PD/LUP
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 103.05 gross acres (overall PD)
71.22 gross acres (affected parcel only)
- Location:** Generally located east of Avalon Road, west of State Road 429, and south of Water Spring Boulevard.
- Request:** To relocate the existing middle school site from Parcel 28 to the proposed Withers PD, decrease the number of dwelling units for Parcel 27 from 165 to 164, change the designation of Parcel 28 from School to Village Home District, and increase the number of dwelling units for Parcel 28 from 0 units to 107 units (an overall increase of 106 dwelling units). Five (5) waivers to allow alleys to be in tracts in lieu of easements and to allow lots that front mews, parks, or open spaces to access through tracts or easements.

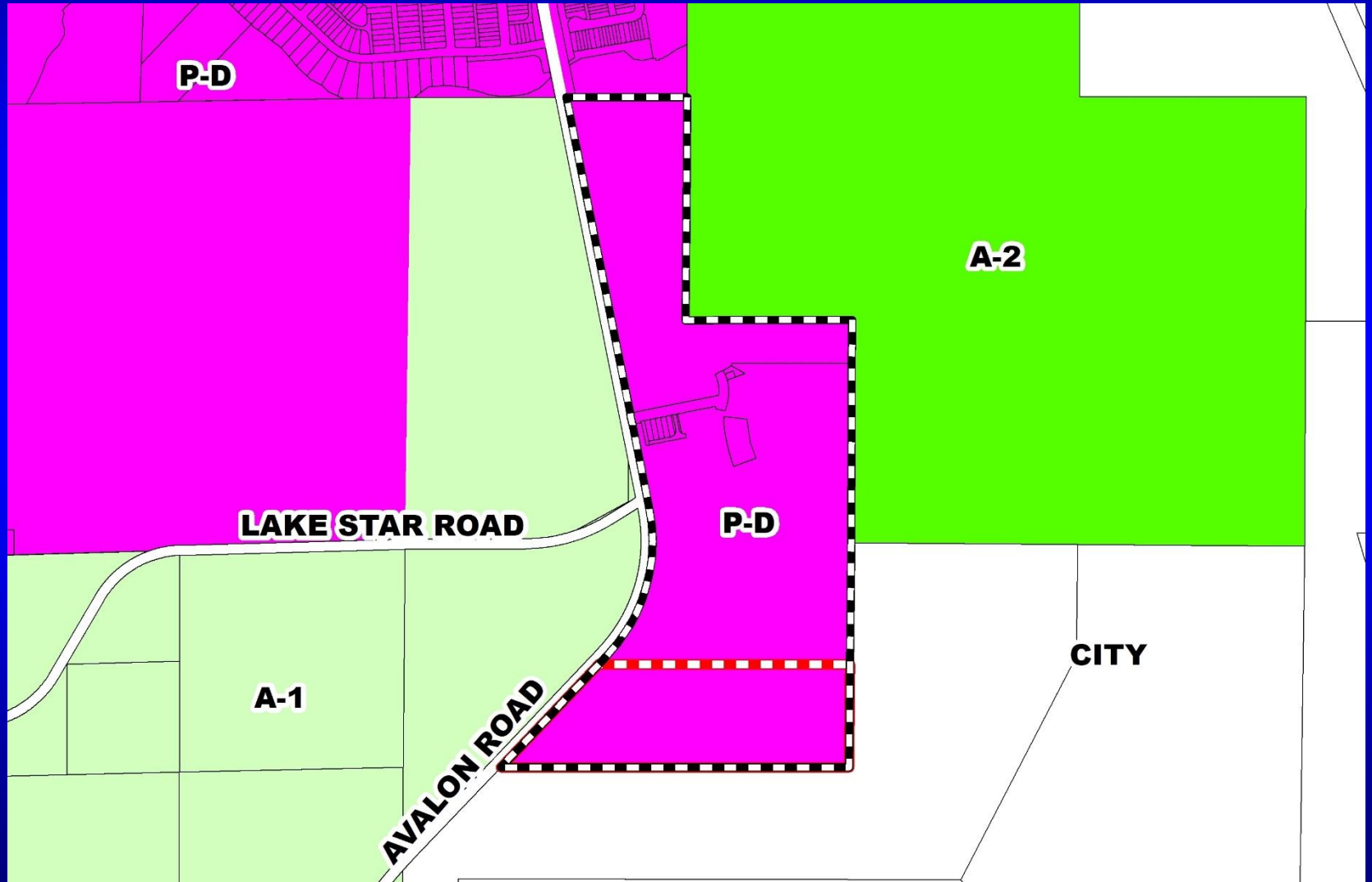


Spring Grove – Northeast Planned Development / Land Use Plan Future Land Use Map





Spring Grove – Northeast Planned Development / Land Use Plan Zoning Map



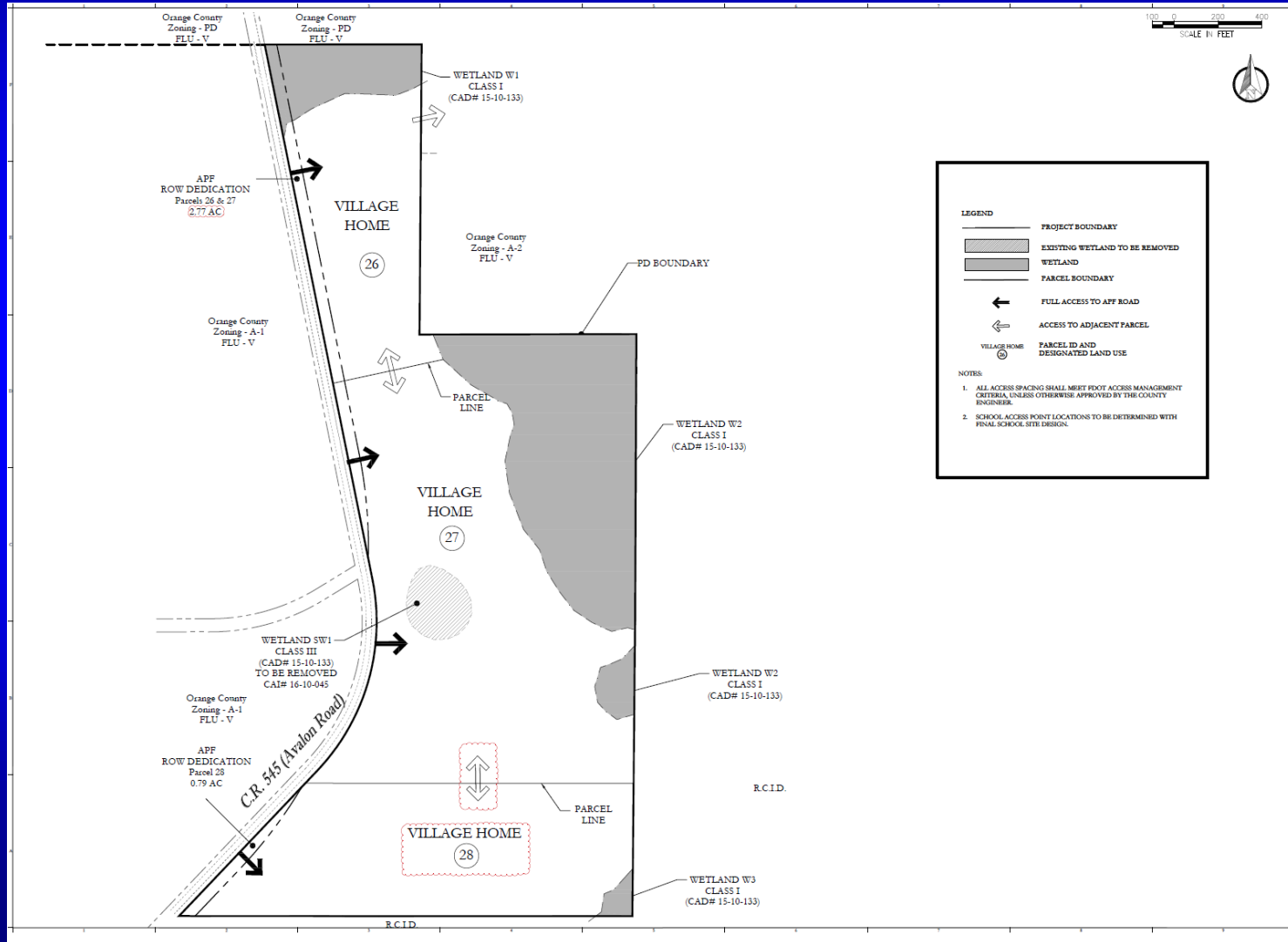


Spring Grove – Northeast Planned Development / Land Use Plan Aerial Map





Spring Grove – Northeast Planned Development / Land Use Plan Overall Land Use Plan





Amended Condition #9.a.

- a) **The following Education Condition of Approval shall apply:**
 - 1) **Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of May 9, 2016, and as amended on October 9, 2018, and as further amended on October 4, 2019 (“CEA 15-008”). Additionally, for purposes of CDR-18-10-352, the project contains 106 unvested units (the “Second Additional New Units,” as such term is defined in CEA 15-008) that are subject to the County’s school capacity policy (a/k/a the “Martinez Doctrine”). The developer has contracted with Spring Grove, LLC to acquire Owner’s Capacity Credits, as defined in CEA 15-008, and as established under the Capacity Enhancement Agreement by and between D.R. Horton, Inc. and the School Board dated August 18, 2006, recorded at O.R. Book 8845, Page 2062, as amended (“CEA # 05-030” and together with CEA 15-008, the Capacity Enhancement Agreements). The number of Owner’s Capacity Credits equals the number of Second Additional New Units. The County shall not record a plat for any of the Second Additional New Units until it receives notice from Orange County Public Schools that the developer has closed on the acquisition of the Owner’s Capacity Credits from Spring Grove, LLC. The developer shall comply with all provisions of the Capacity Enhancement Agreements.**



Amended Condition #9.a.

- 2) Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreements, the County shall immediately cease issuing building permits for any unvested units. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreements. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreements, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.
- 3) Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreements, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.
- 4) Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreements, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreements.



Amended Condition #9.a.

- 5) Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreements.



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Spring Grove-Northeast Planned Development / Land Use Plan (PD/LUP), dated “June 3, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report as amended.

District 1



Boggy Creek Crossings Planned Development / Land Use Plan

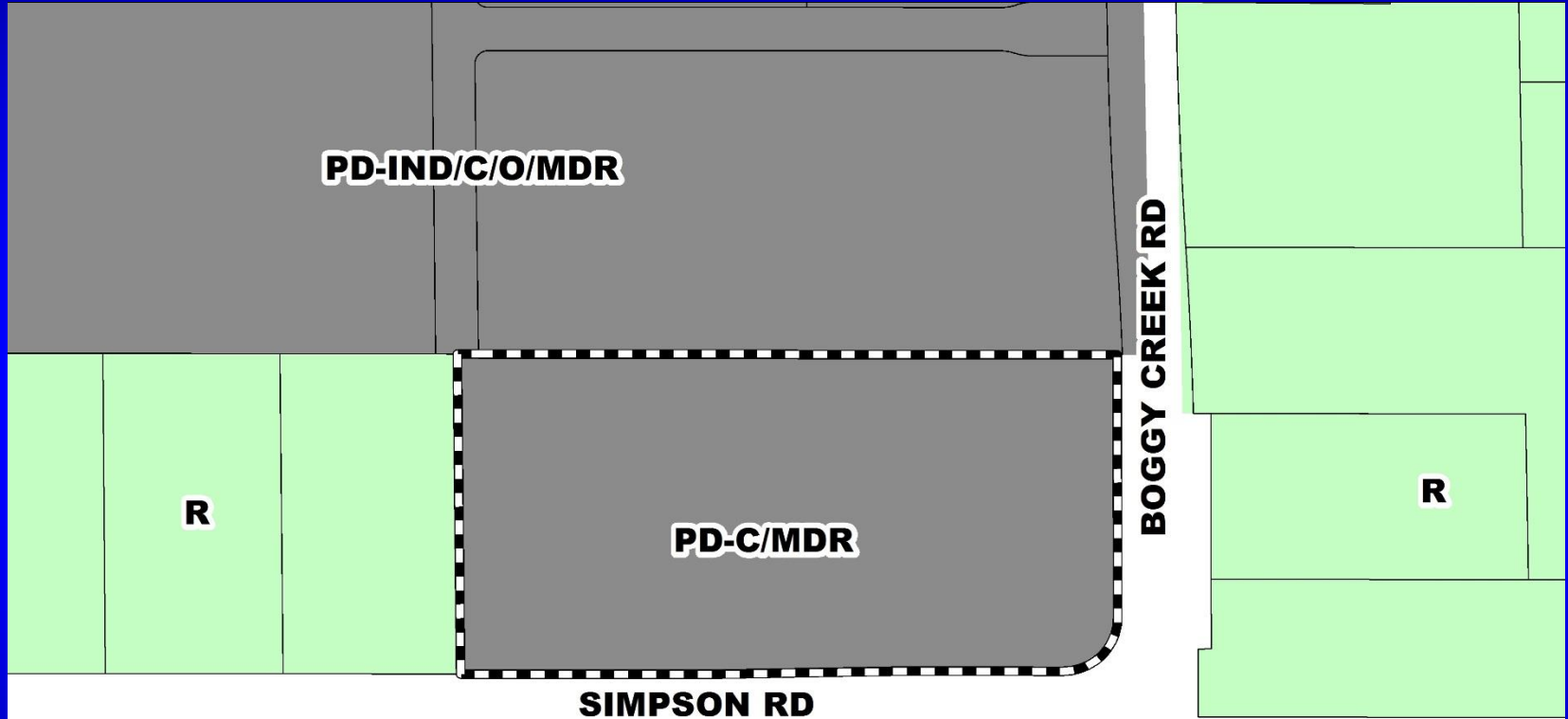
- Case:** CDR-18-12-412
- Project Name:** Boggy Creek Crossings PD/LUP
- Applicant:** Erika Hughes, VHB, Inc.
- District:** 4
- Acreage:** 16.74 gross acres
- Location:** 5757 Simpson Road, or generally located at the northwest corner of Simpson Road and Boggy Creek Road.
- Request:** To convert 124,250 square feet of commercial uses to 336 multi-family dwelling units. Ten (10) waivers related to accessory buildings, building setbacks, pavement setbacks, building height, and building separation are associated with this request.



Boggy Creek Crossings

Planned Development / Land Use Plan

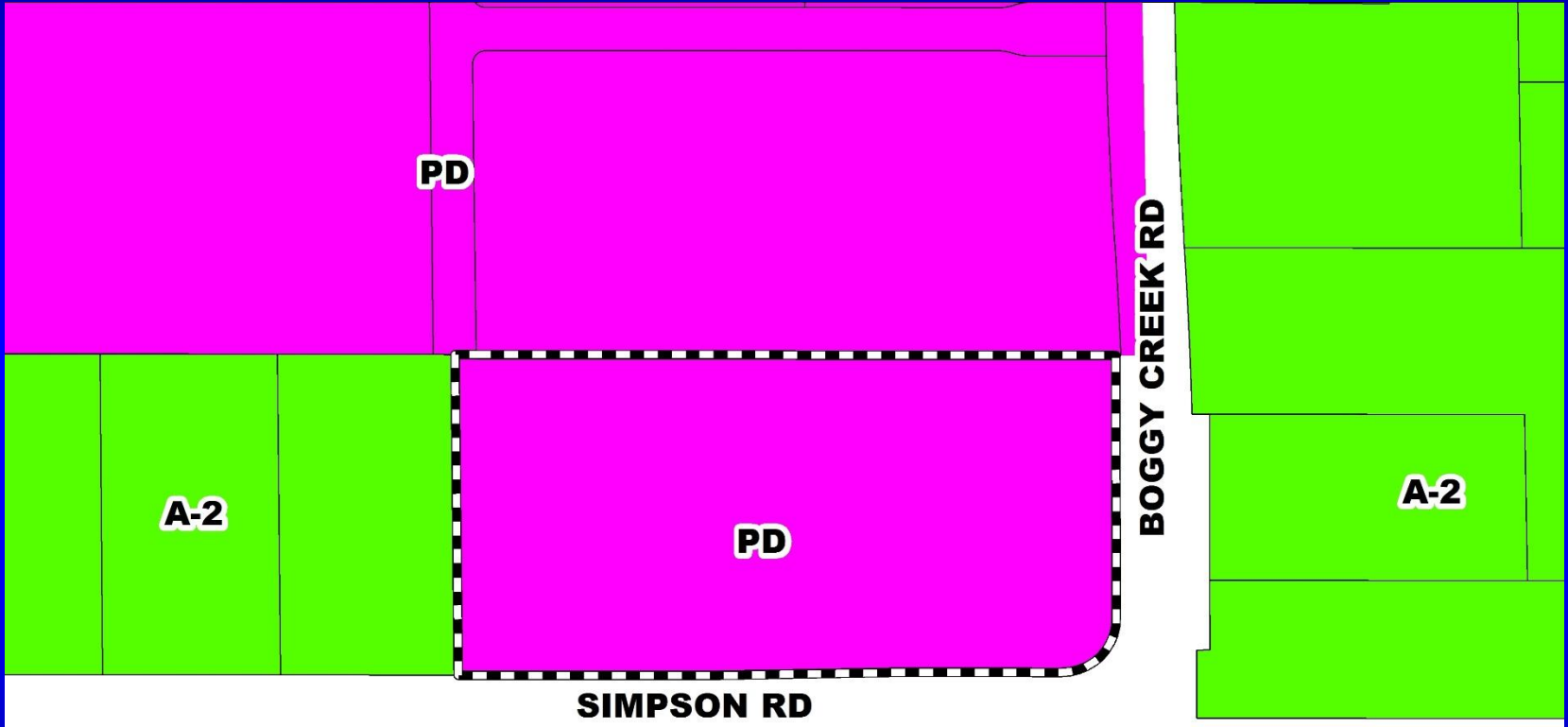
Future Land Use Map



ORANGE COUNTY/OSCEOLA COUNTY BOUNDARY



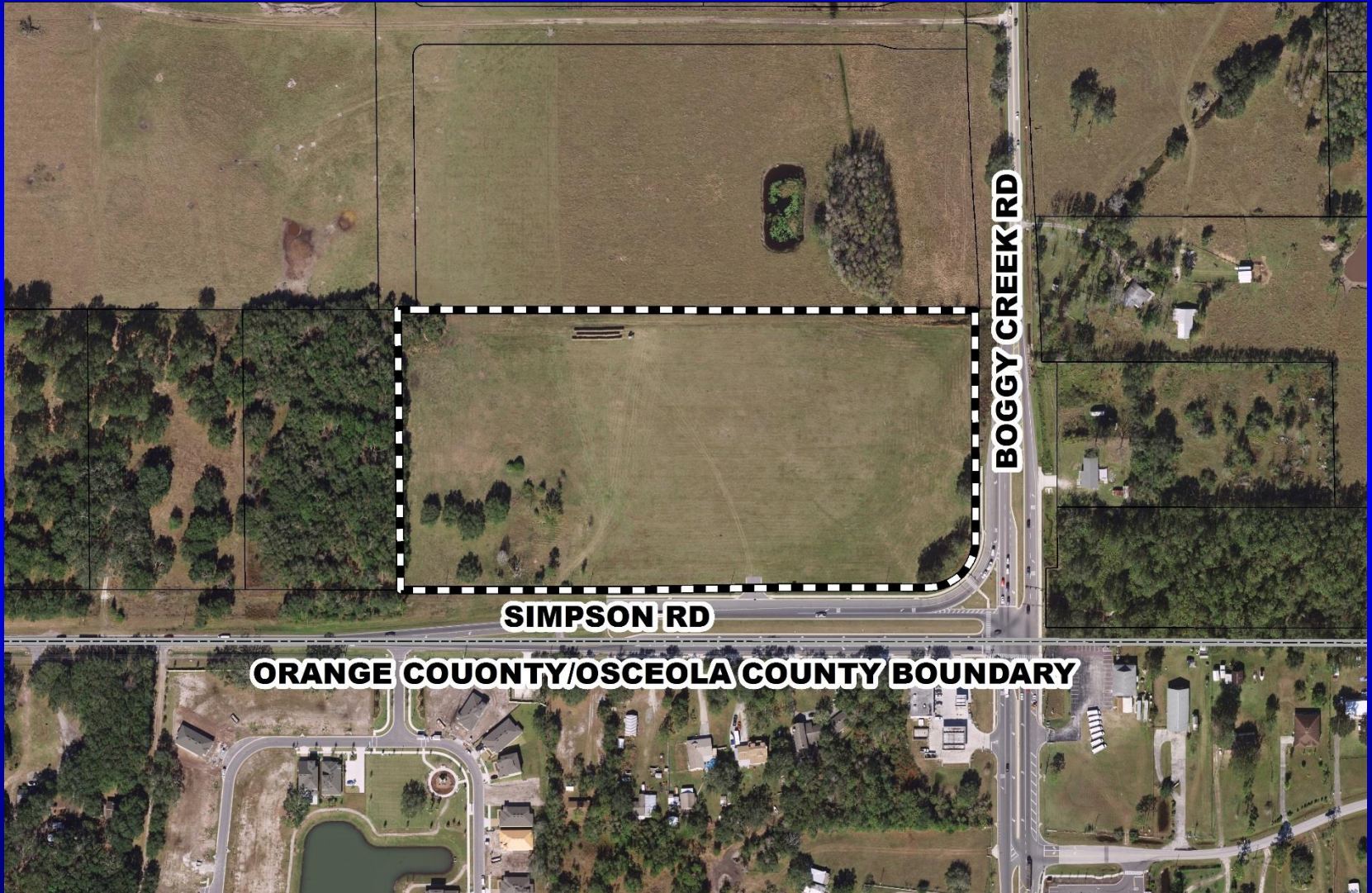
Boggy Creek Crossings Planned Development / Land Use Plan Zoning Map



ORANGE COUNTY/OSCEOLA COUNTY BOUNDARY



Boggy Creek Crossings Planned Development / Land Use Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Boggy Creek Crossings Planned Development / Land Use Plan (PD/LUP), dated “August 12, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

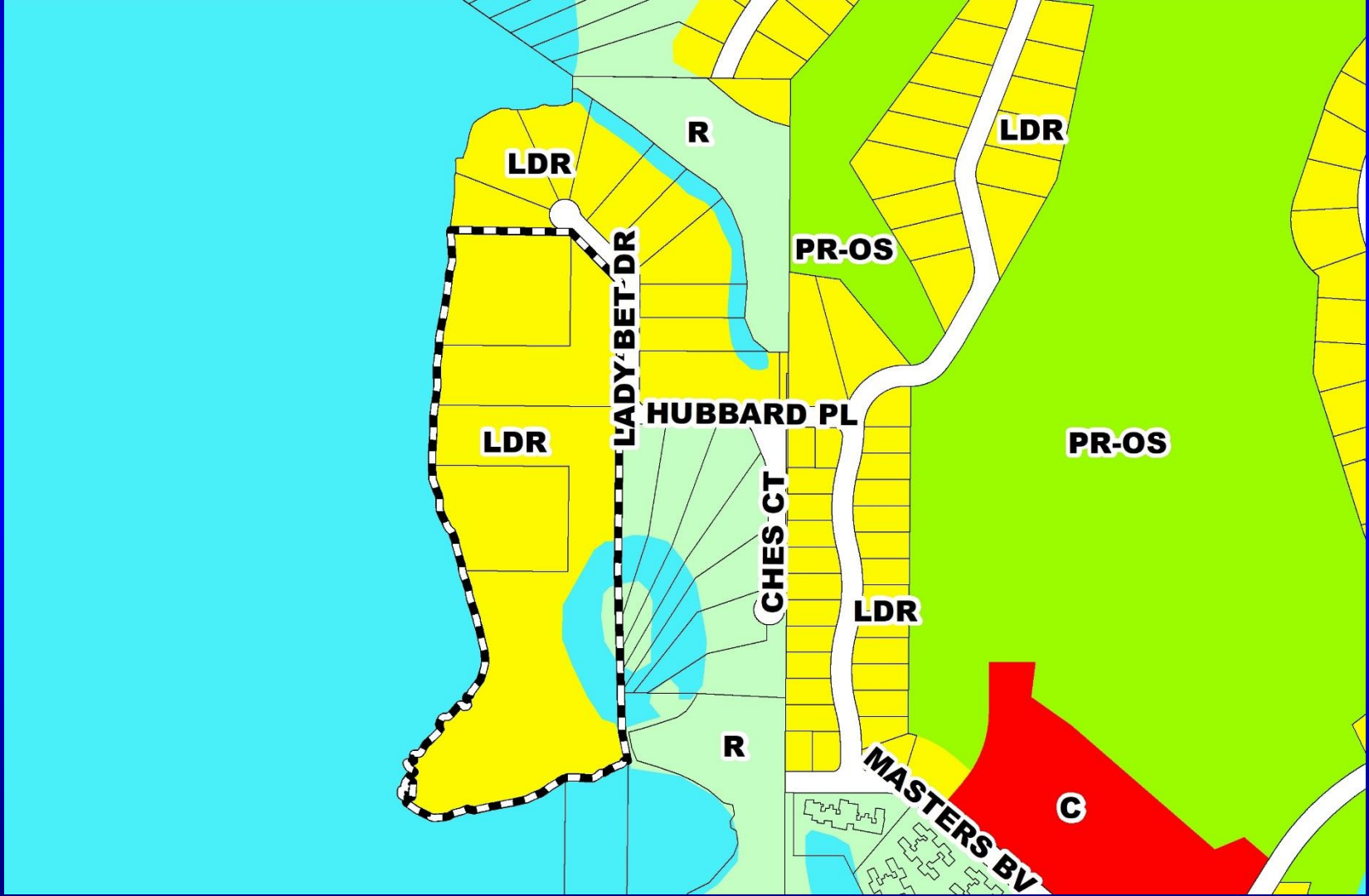


Hubbard Place Planned Development / Land Use Plan

- Case:** CDR-19-08-278
- Project Name:** Hubbard Place PD/LUP
- Applicant:** Jennifer Stickler, Kimley-Horn and Associates, Inc.
- District:** 1
- Acreage:** 16.59 gross acres
- Location:** 8997-9100 Hubbard Place; or generally located west of Hubbard Place, south of Lady Bet Drive, and east of Lake Tibet Butler.
- Request:** To reduce the number of lots from 13 to 11. Three (3) waivers related to placement, height, and size of accessory structures are associated with this request.

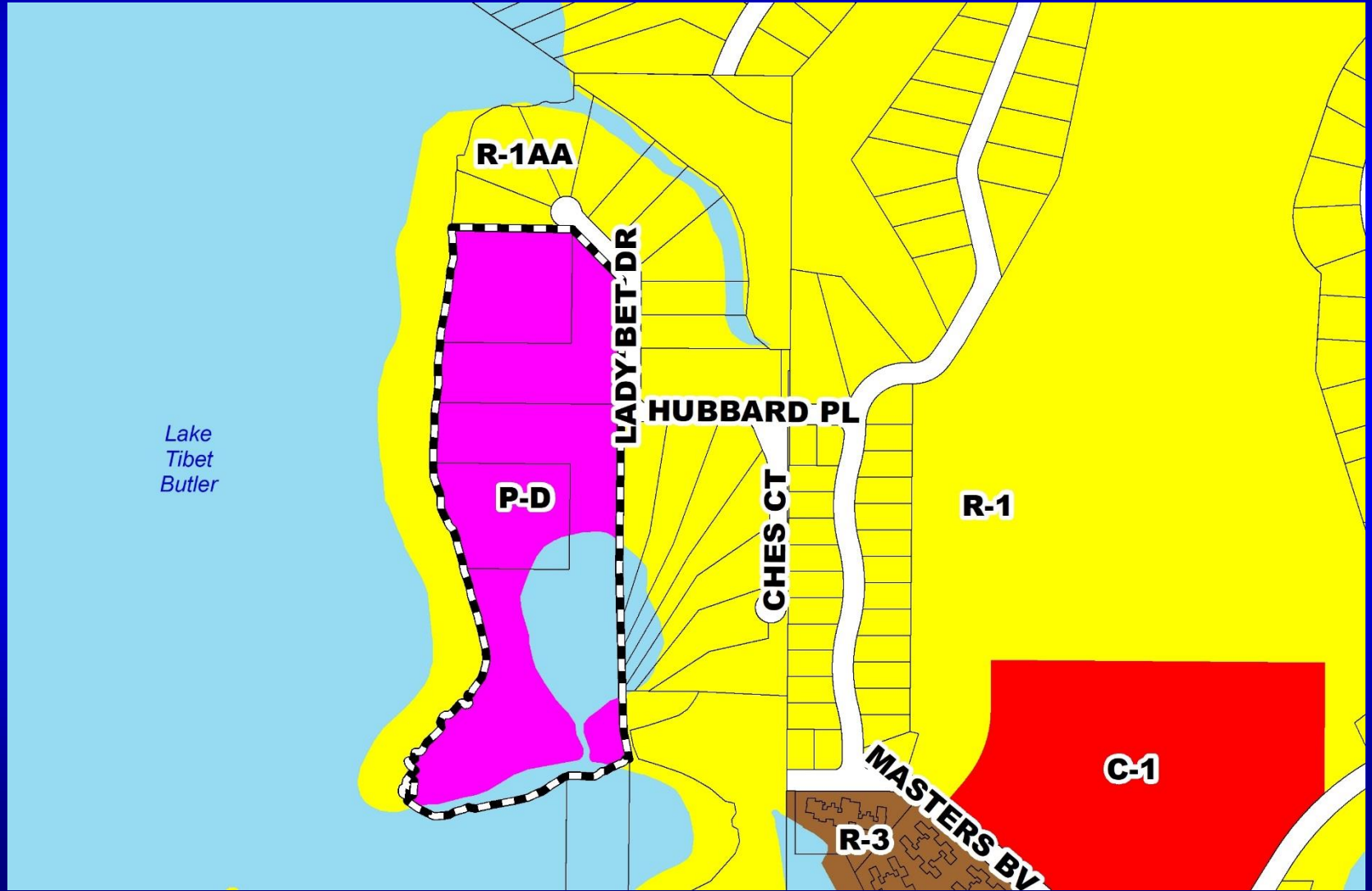


Hubbard Place Planned Development / Land Use Plan Future Land Use Map





Hubbard Place Planned Development / Land Use Plan Zoning Map



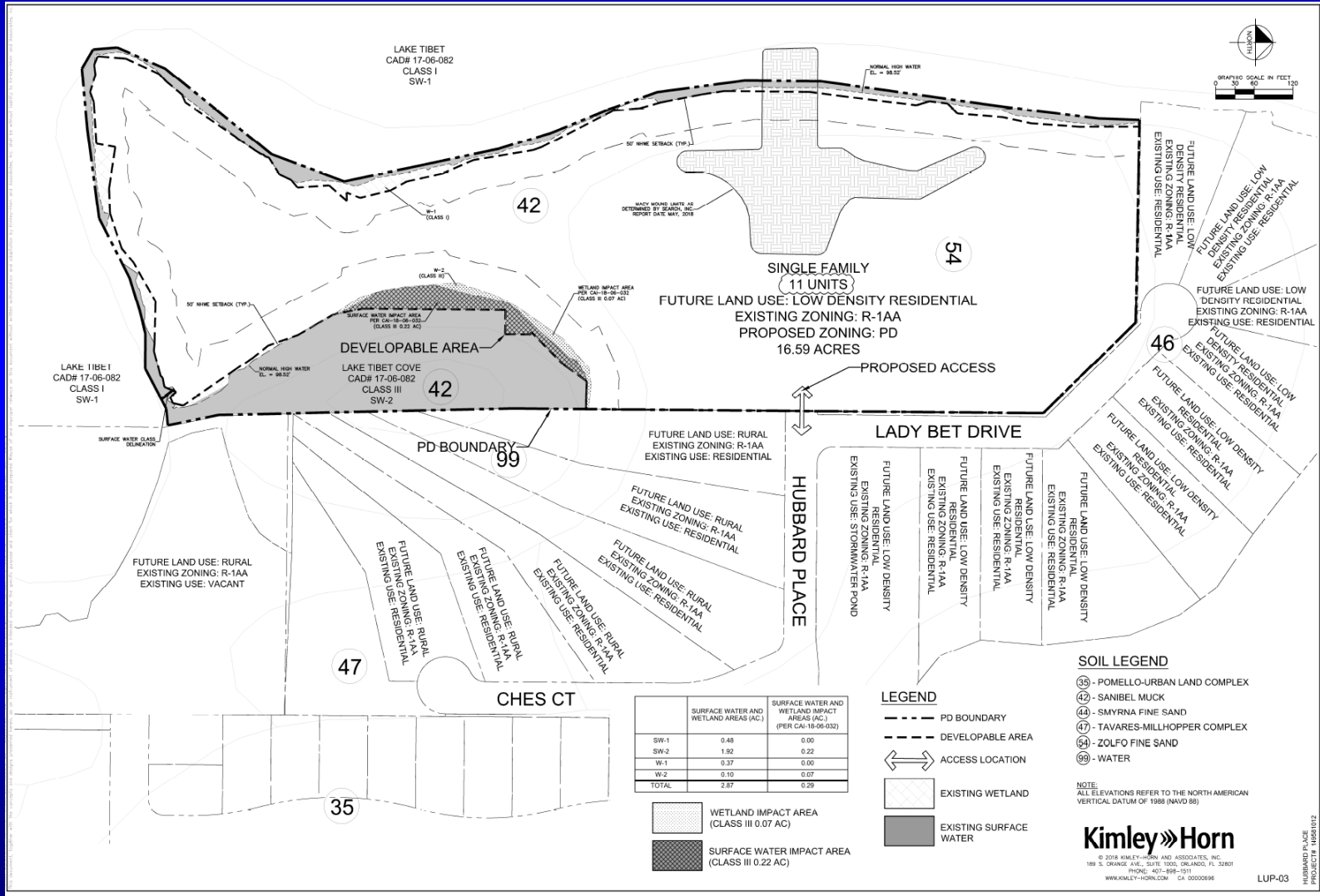


Hubbard Place Planned Development / Land Use Plan Aerial Map





Hubbard Place Planned Development / Land Use Plan Overall Land Use Plan



	SURFACE WATER AND WETLAND AREAS (AC.)	SURFACE WATER AND WETLAND IMPACT AREAS (AC.) (PER CAI-18-06-032)
SW-1	0.48	0.00
SW-2	1.52	0.22
W-1	0.37	0.00
W-2	0.10	0.07
TOTAL	2.87	0.29

	WETLAND IMPACT AREA (CLASS III 0.07 AC)
	SURFACE WATER IMPACT AREA (CLASS III 0.22 AC)

LEGEND

- PD BOUNDARY
- - - DEVELOPABLE AREA
- ↔ ACCESS LOCATION
- EXISTING WETLAND
- EXISTING SURFACE WATER



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Hubbard Place Planned Development / Land Use Plan (PD/LUP), dated “September 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

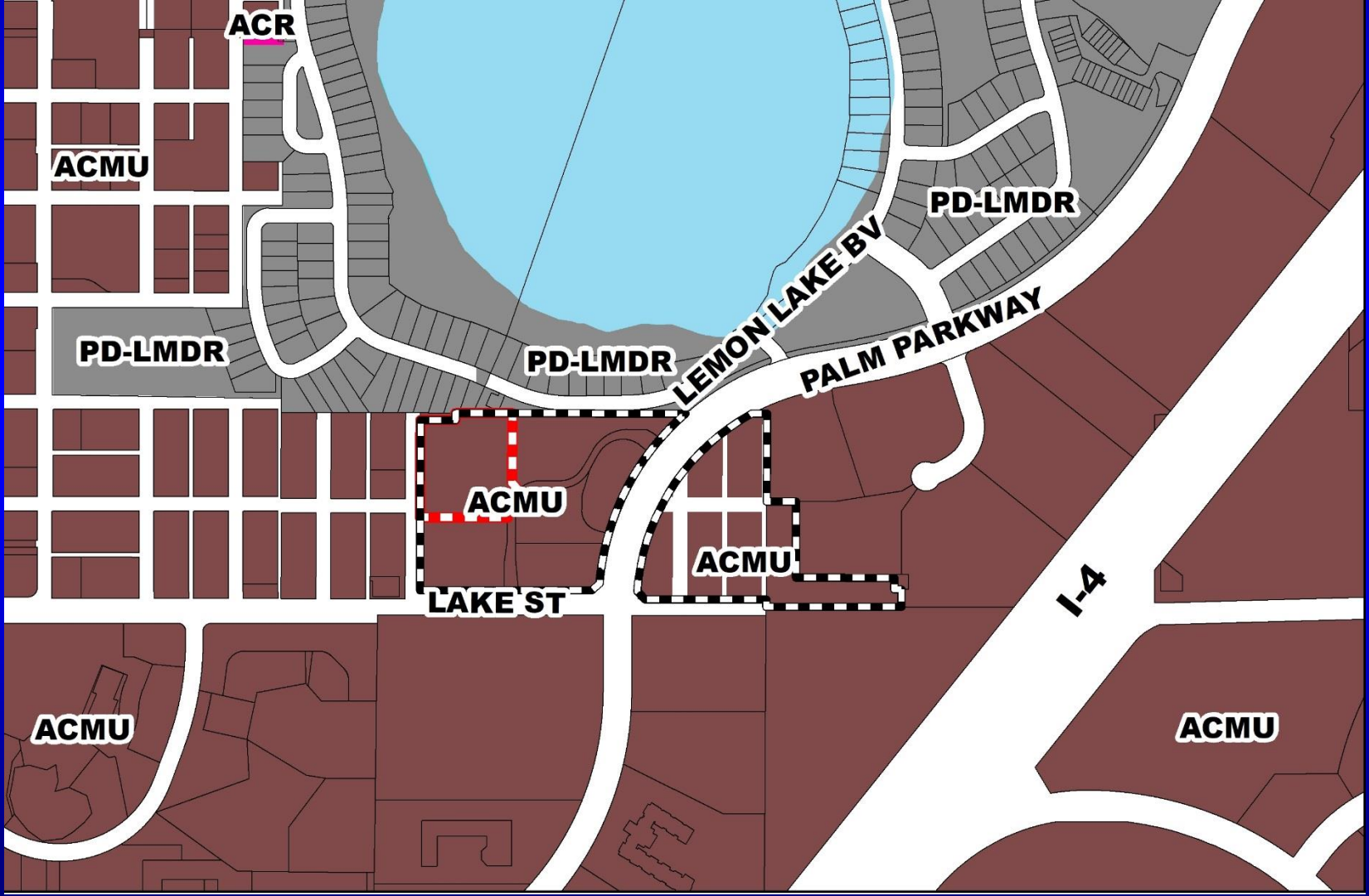


Buena Vista Park Planned Development / Land Use Plan

- Case:** CDR-19-06-217
- Project Name:** Buena Vista Park PD/LUP
- Applicant:** Jay R. Jackson, Kimley Horn and Associates, Inc.
- District:** 1
- Acreage:** 16.79 gross acres (overall PD)
2.52 gross acres (affected parcel only)
- Location:** 11942 Ravallo Resort Drive; or generally located on the west side of Ravallo Resort Drive and north of Lake Street.
- Request:** To request one (1) waiver from Orange County Code to allow one canopy tree for each 1,000 square feet of green space, in lieu of the required one per 100 square feet for PD Lot 5.

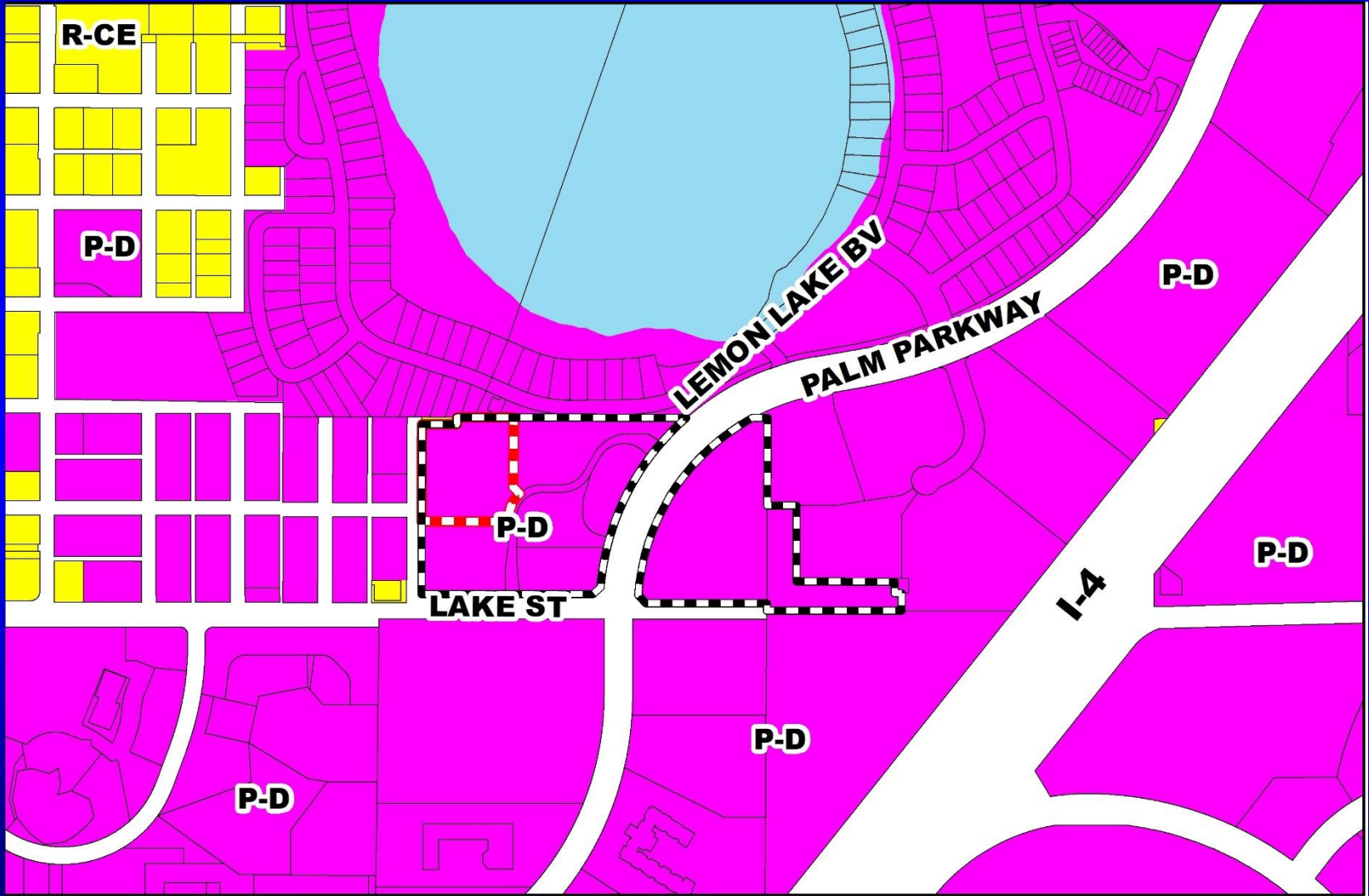


Buena Vista Park Planned Development / Land Use Plan Future Land Use Map



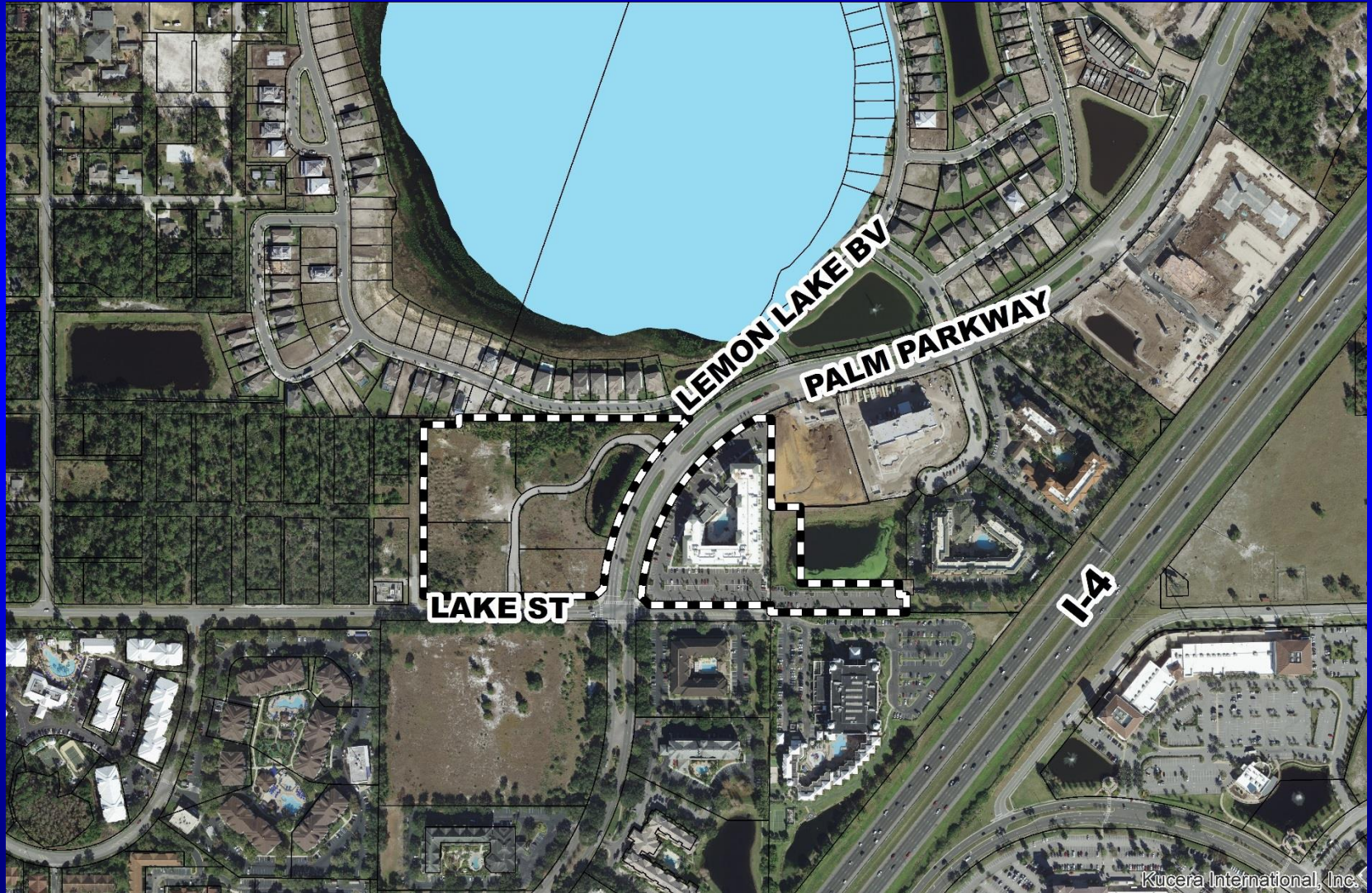


Buena Vista Park Planned Development / Land Use Plan Zoning Map





Buena Vista Park Planned Development / Land Use Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Buena Vista Park Planned Development / Land Use Plan (PD/LUP), dated “August 21, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Moss Park North PD / Parcel B Preliminary Subdivision Plan

- Case:** CDR-19-09-302
- Project Name:** Moss Park North PD / Parcel B PSP
- Applicant:** Marc Stehli, Poulos & Bennett, LLC
- District:** 4
- Acreage:** 62.10 gross acres
- Location:** Generally located north of Moss Park Road and east of State Road 417.
- Request:** To remove a portion of the July 10, 2018, BCC Condition of Approval #8, which states, “Temporary addressing must be provided for permits and the Certificate of Completion be issued prior to approval and recording of a plat.”



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Moss Park North PD / Parcel B PSP dated “Received April 4, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

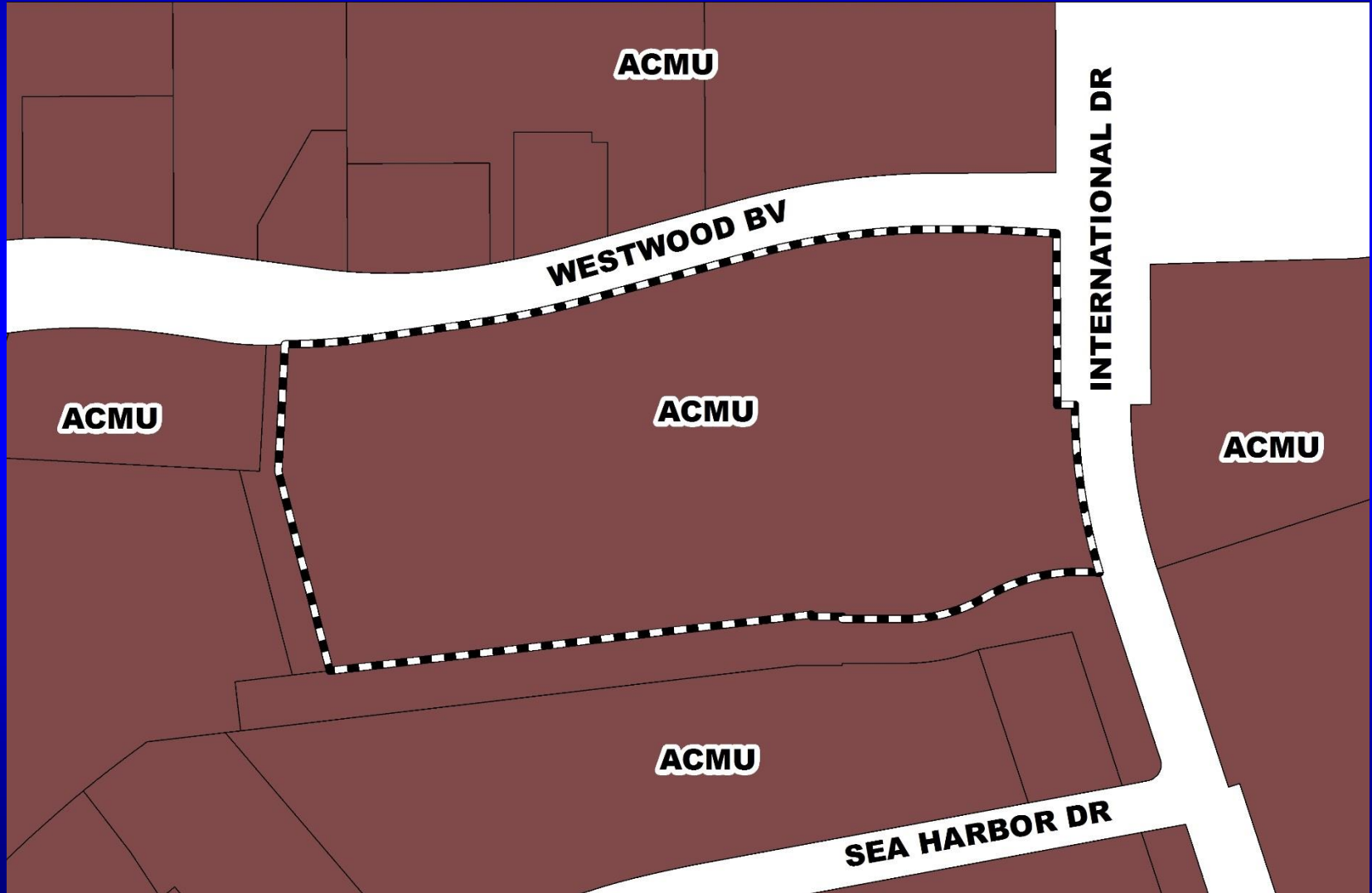


Orangewood N-1 Planned Development / Land Use Plan

- Case:** CDR-19-06-192
- Project Name:** Orangewood N-1 PD/LUP
- Applicant:** Jonathan P. Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- District:** 1
- Acreage:** 28.56 gross acres (affected parcel only)
- Location:** Generally located at the southwest corner of Westwood Boulevard and International Drive.
- Request:** To modify the approved Master Sign Plan to allow for four (4) ground signs. Three (3) waivers related to the number of signs permitted, maximum copy area, and sign separation requirements are associated with this request.

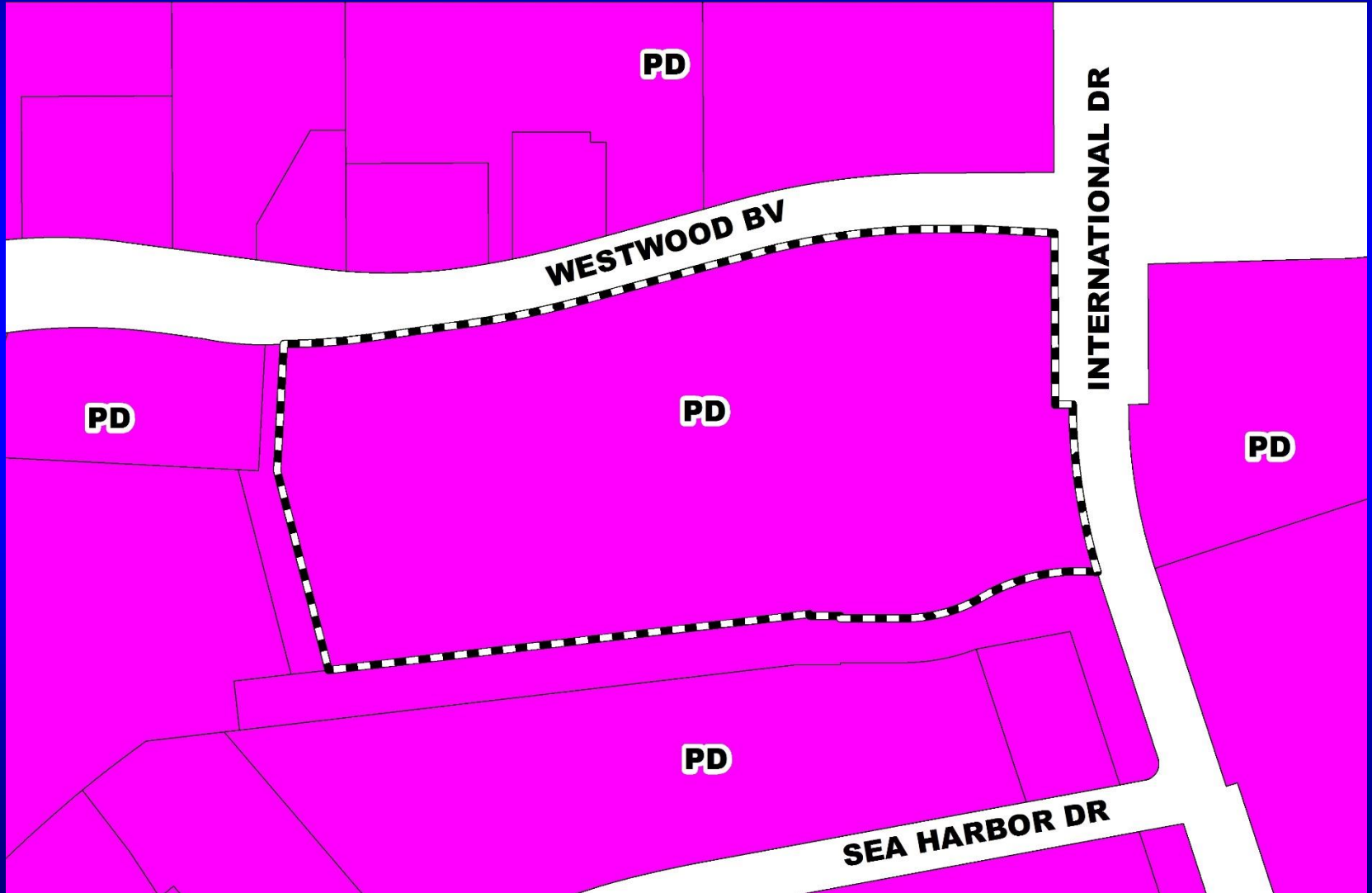


Orangewood N-1 Planned Development / Land Use Plan Future Land Use Map





Orangewood N-1 Planned Development / Land Use Plan Zoning Map





Orangewood N-1 Planned Development / Land Use Plan Aerial Map

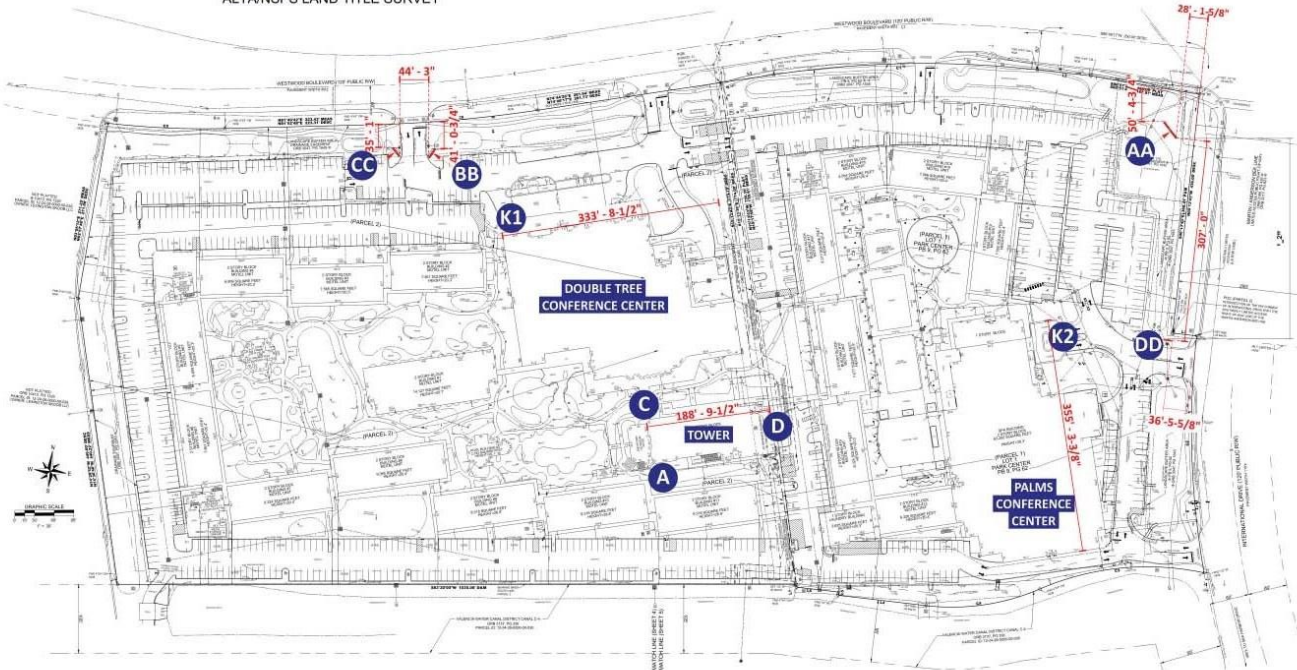




Orangewood N-1 Planned Development / Land Use Plan Master Sign Plan

SIGNAGE PLAN

ALTA/NSPS LAND TITLE SURVEY



SITE PLAN

SCALE: 1" = 150'-0"

DOUBLE TREE CONFERENCE CENTER		
LOCATION	PROPOSED	CODE MAX.
K1	80.0 SQ.FT.	200.0 SQ.FT.

PALMS CONFERENCE CENTER		
LOCATION	PROPOSED	CODE MAX.
K2	30.1 SQ.FT.	200.0 SQ.FT.

TOWER		
LOCATION	PROPOSED	CODE MAX.
A	102.6 SQ.FT.	
C	134.0 SQ.FT.	
D	166.3 SQ.FT.	
TOTAL	402.9 SQ.FT.	450.0 SQ.FT.

MONUMENT SIGNS		
LOCATION	PROPOSED	CODE MAX.
AA	190.6 SQ.FT.*	80.0 SQ.FT.
BB	110.0 SQ.FT.*	80.0 SQ.FT.
CC	110.0 SQ.FT.*	80.0 SQ.FT.
DD	110.0 SQ.FT.	80.0 SQ.FT.

*EXISTING GROUND SIGNS WITH COPY AREA AND LOCATION PREVIOUSLY APPROVED UNDER VARIANCE VA-11-01-106.

DOUBLETREE
BY HILTON

Design #	0821809R04 MSP
Sheet	6 of 21
Client	DOUBLETREE
Address	10100 INTERNATIONAL DR ORLANDO, FL
Account Rep.	J LEBIHAN
Designer	M KESTER
Date	07/19/2018
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	



chandersigns.com	
National Headquarters	14211 Commerce Blvd Fort Worth, TX 76155 817-342-1000 Fax 817-342-1044
San Antonio	3733 San Pedro Ave San Antonio, TX 78227 210-349-8888 Fax 210-349-8889
West Coast	1323 Leticia Street Merced, CA 95361 209-385-1000 Fax 209-385-1001
Northeast US	2021 Wood North Pitt Lynchburg, VA 42026 800-851-0800 Fax 800-851-0801
Florida	2024 South Hill Park Circle Chesapeake, VA 23027 800-851-0800 Fax 800-851-0801
Georgia	111 Woodbridge Place Dunwoody, GA 30328 770-406-1000 Fax 770-406-1001
South Texas	PO BOX 125, 206 Doral Drive Dallas, TX 75241 972-342-1000 Fax 972-342-1001

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THE CUSTOMER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE USE OF THE JUNCTION BOXES, CONDUIT RUNS, AND OTHER ELECTRICAL CONNECTIONS AND BEARING OF THE SIGN. SEE ALL ELECTRICAL CODES.





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Orangewood N-1 Planned Development / Land Use Plan (PD/LUP), dated “August 29, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the following modification to Condition #10:

10) Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated ~~November 8, 1984~~ January 28, 1985 shall apply:

District 1



Board of County Commissioners

Public Hearings

November 12, 2019