

*Board of County Commissioners*

# Public Hearings

**September 22, 2020**

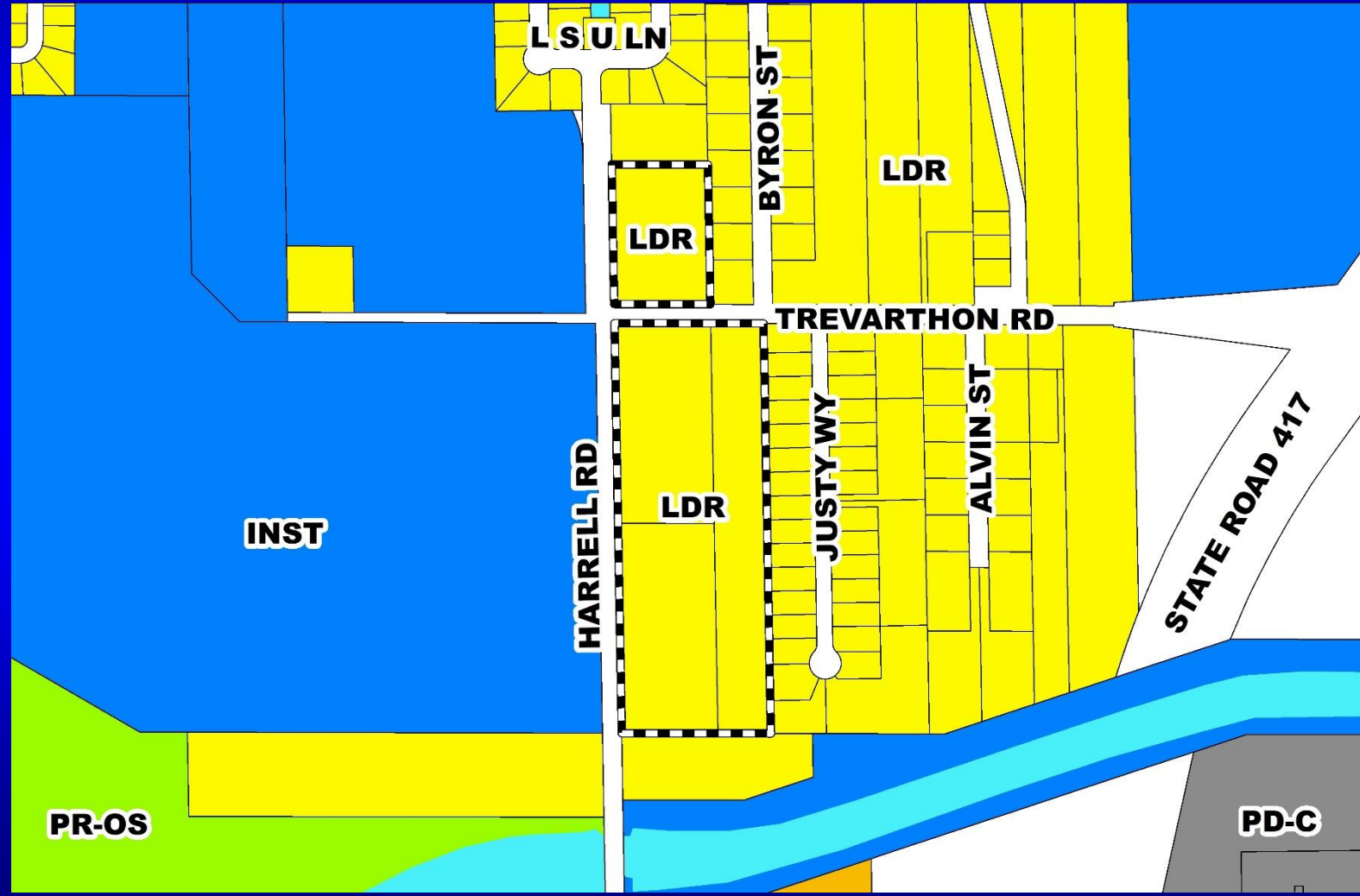


## Harrell Oaks PD / Harrell Oaks Preliminary Subdivision Plan

- Case:** PSP-19-12-431
- Project Name:** Harrell Oaks PD / Harrell Oaks PSP
- Applicant:** Rick V. Baldocchi, AVCON, Inc
- Districts:** 3 and 5
- Acreage:** 16.91 gross acres
- Location:** Generally located north and south of Trevarthon Road and east of Harrell Road
- Request:** To subdivide 16.91 acres in order to construct 63 single-family residential dwelling units.

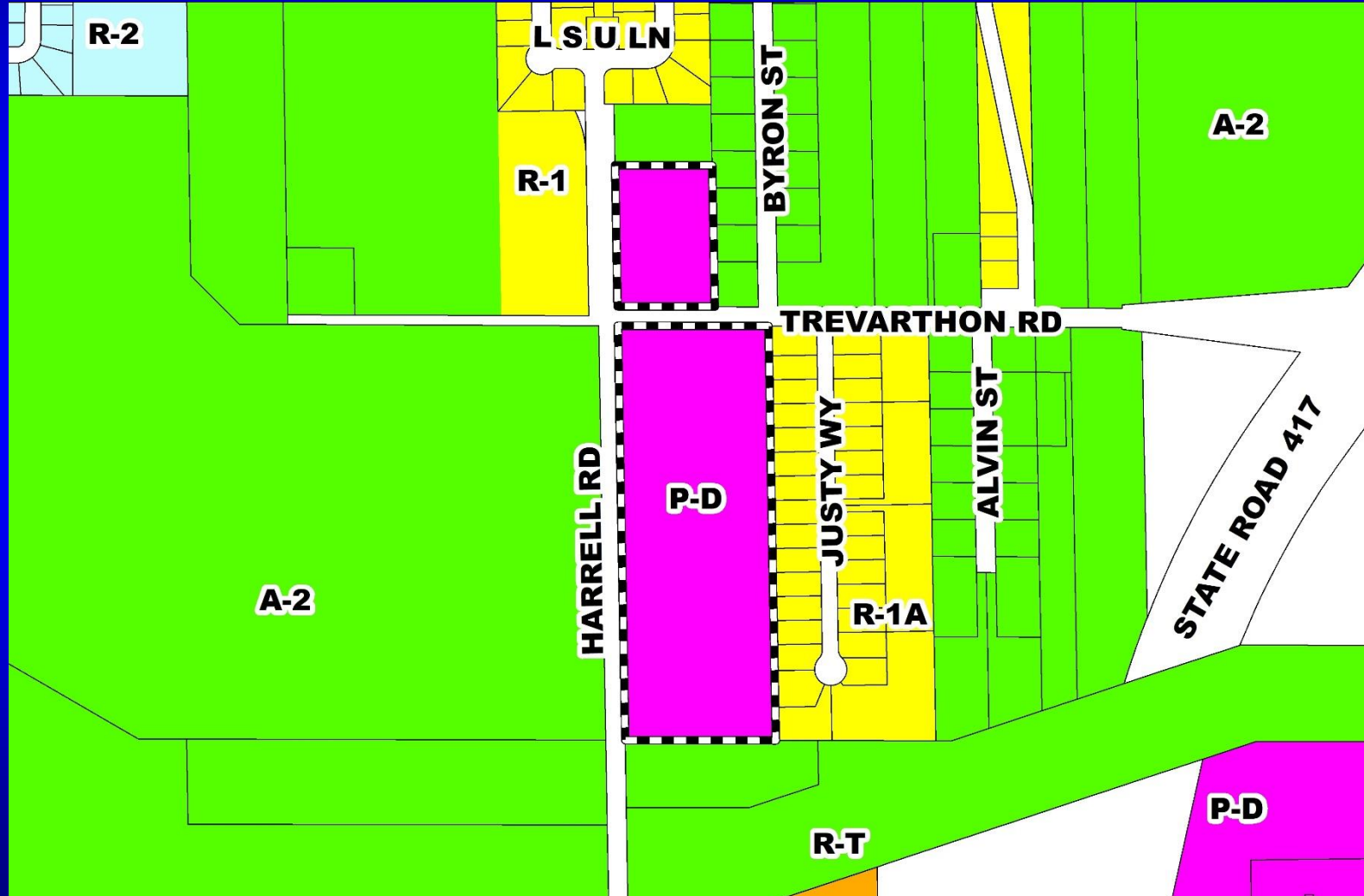


# Harrell Oaks PD / Harrell Oaks Preliminary Subdivision Plan Future Land Use Map





# Harrell Oaks PD / Harrell Oaks Preliminary Subdivision Plan Zoning Map

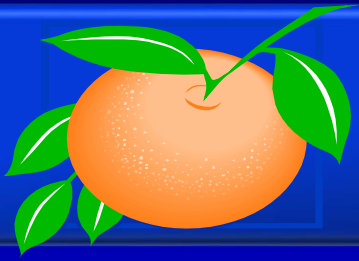




# Harrell Oaks PD / Harrell Oaks Preliminary Subdivision Plan Aerial Map







# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Sutton Lakes Planned Development / Land Use Plan (PD/LUP) dated “Received May 28, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



## **RZ-19-10-044 – Stephen Allen Planning and Zoning Commission (PZC) Board-Called Hearing**

- Case:** RZ-19-10-044
- Applicant:** Stephen Allen, Civil Corp Engineering, Inc.
- District:** 3
- Location:** 5177 Hoffner Ave; or generally located on the west side of Petroff Avenue, 230 feet north of Hoffner Avenue
- Acreage:** 3.90 gross acre
- From:** R-2 (Residential District) (Restricted)
- To:** R-2 (Residential District)
- Proposed Use:** Thirty-eight (38) single-family attached residential dwelling units





## **RZ-20-07-050 – Jim Hall**

# **Planning and Zoning Commission (PZC) Board-Called Hearing**

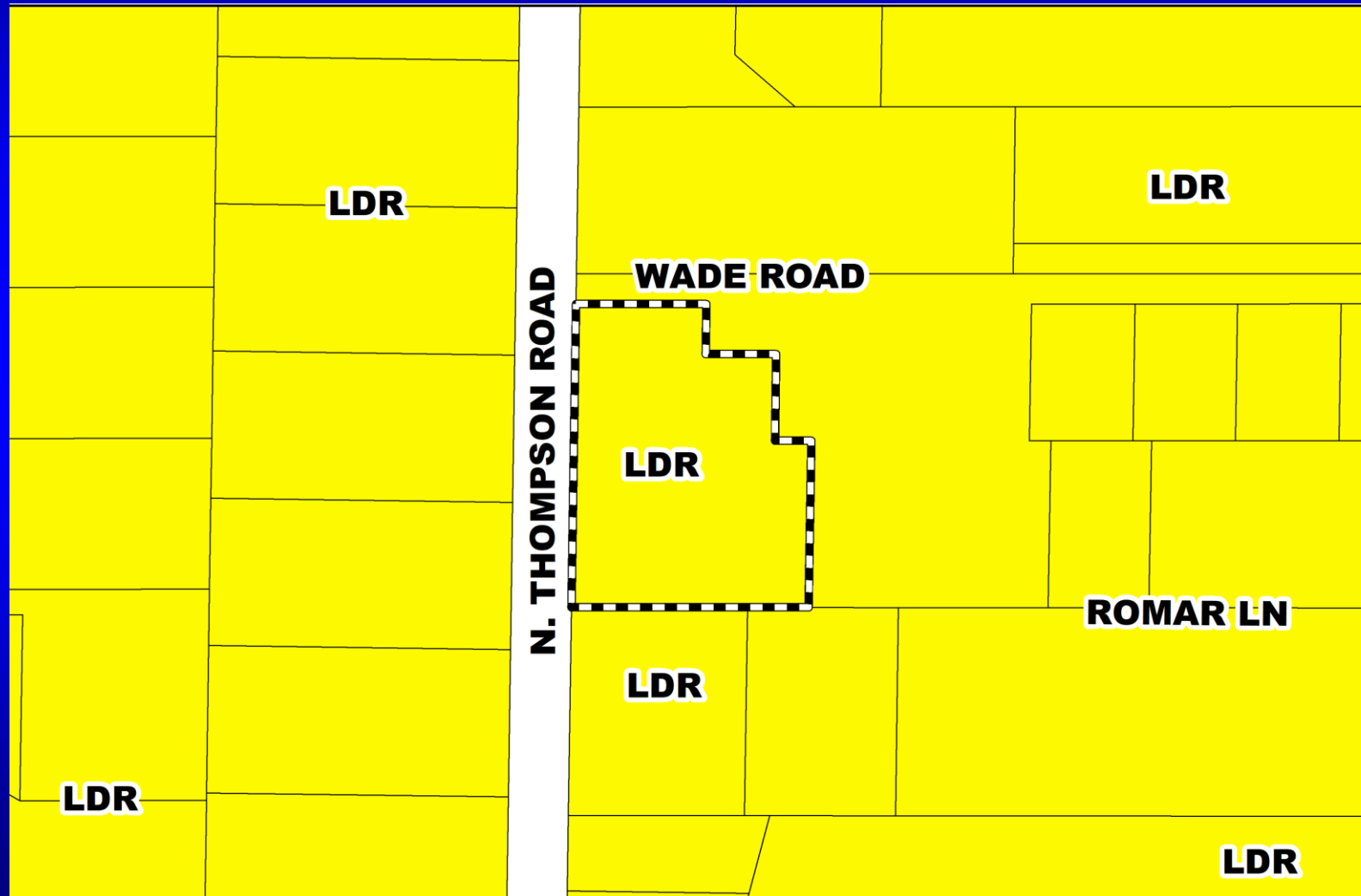
- Case:** RZ-20-07-050
- Applicant:** Jim Hall, Hall Development Services, Inc.
- District:** 2
- Location:** 561 N. Thompson Road, or generally located north of East Votaw Road approximately 580 feet south of Oak Point Circle on the east side of North Thompson Road
- Acreage:** 1.44 gross acre
- From:** A-1 (Citrus Rural District)
- To:** R-1 (Single-Family Dwelling District)
- Proposed Use:** Five (5) single-family detached dwelling units



**RZ-20-07-050 – Jim Hall**

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

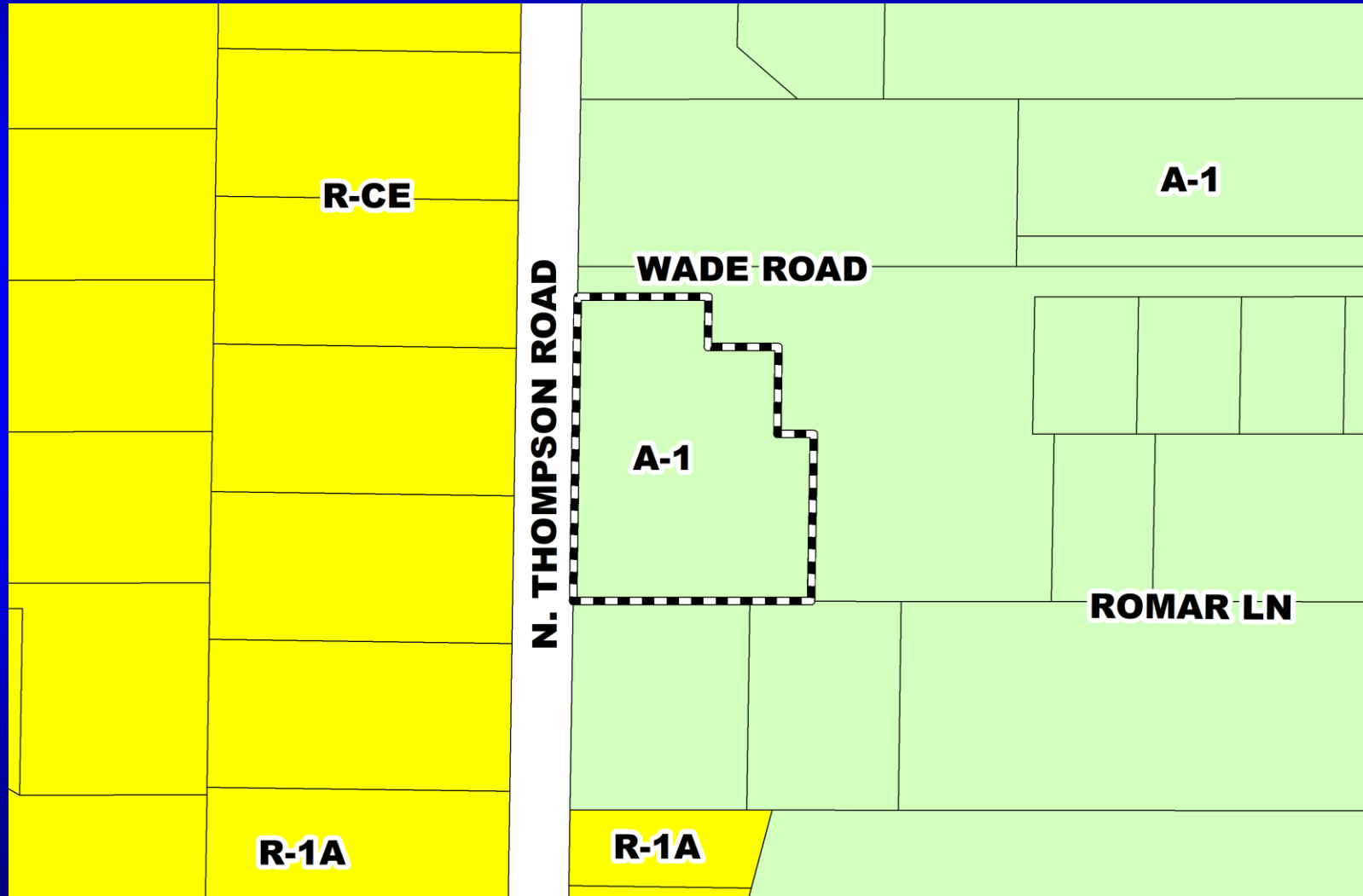
**Future Land Use Map**





**RZ-20-07-050 – Jim Hall**

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

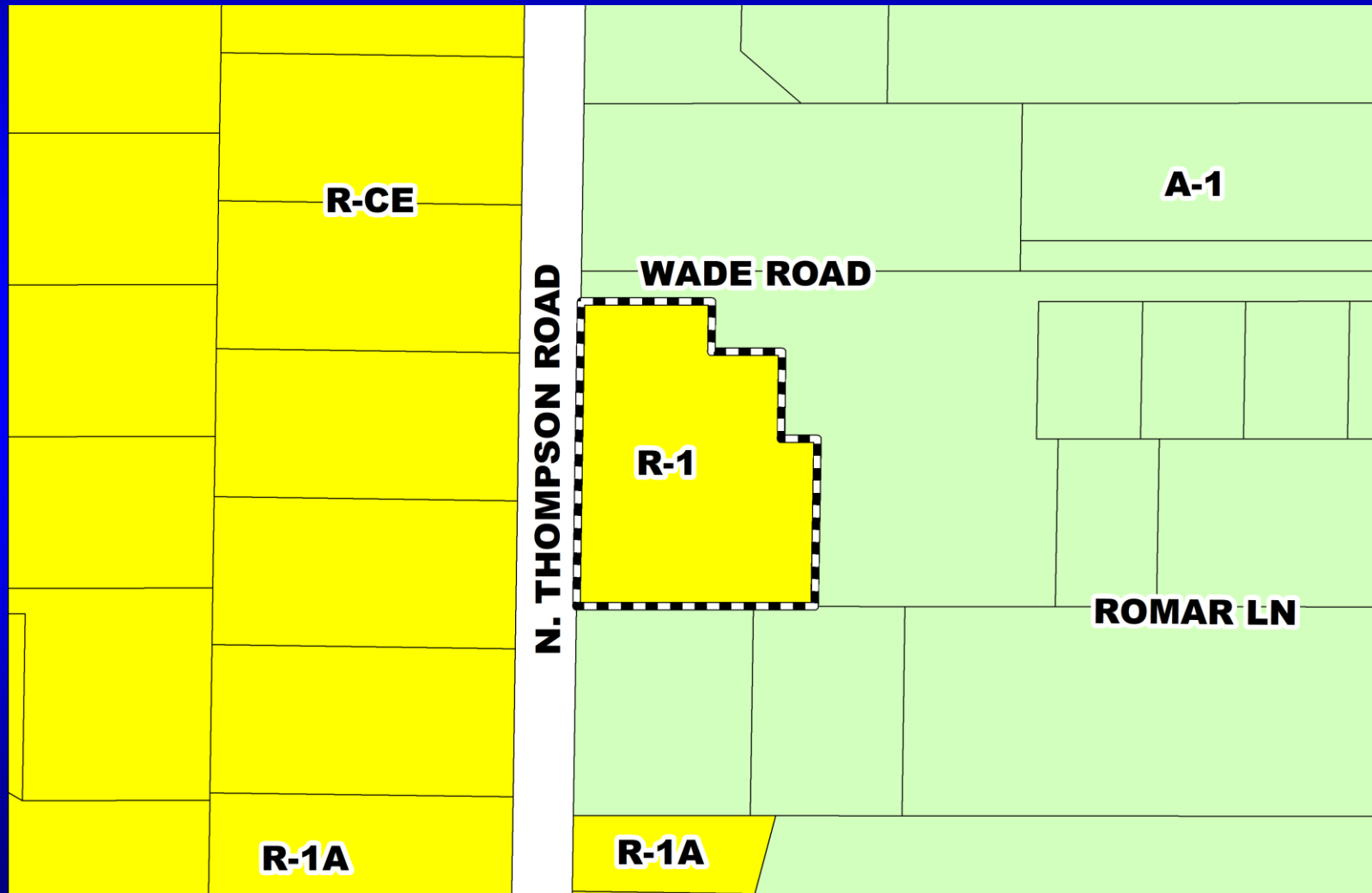




**RZ-20-07-050 – Jim Hall**

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

**Proposed Zoning Map**





**RZ-20-07-050 – Jim Hall**

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

**Aerial Map**





# New Restrictions

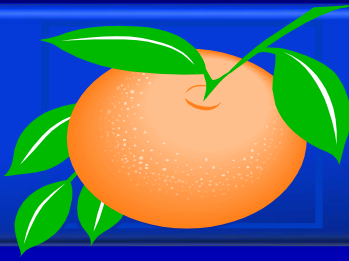
- 1. The subject property shall be limited to a maximum of four detached single-family residential units.**
- 2. The minimum lot size shall be 10,000 square feet.**
- 3. The minimum lot width shall be 70'.**



# 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 three restrictions, as presented.**

**District 2**



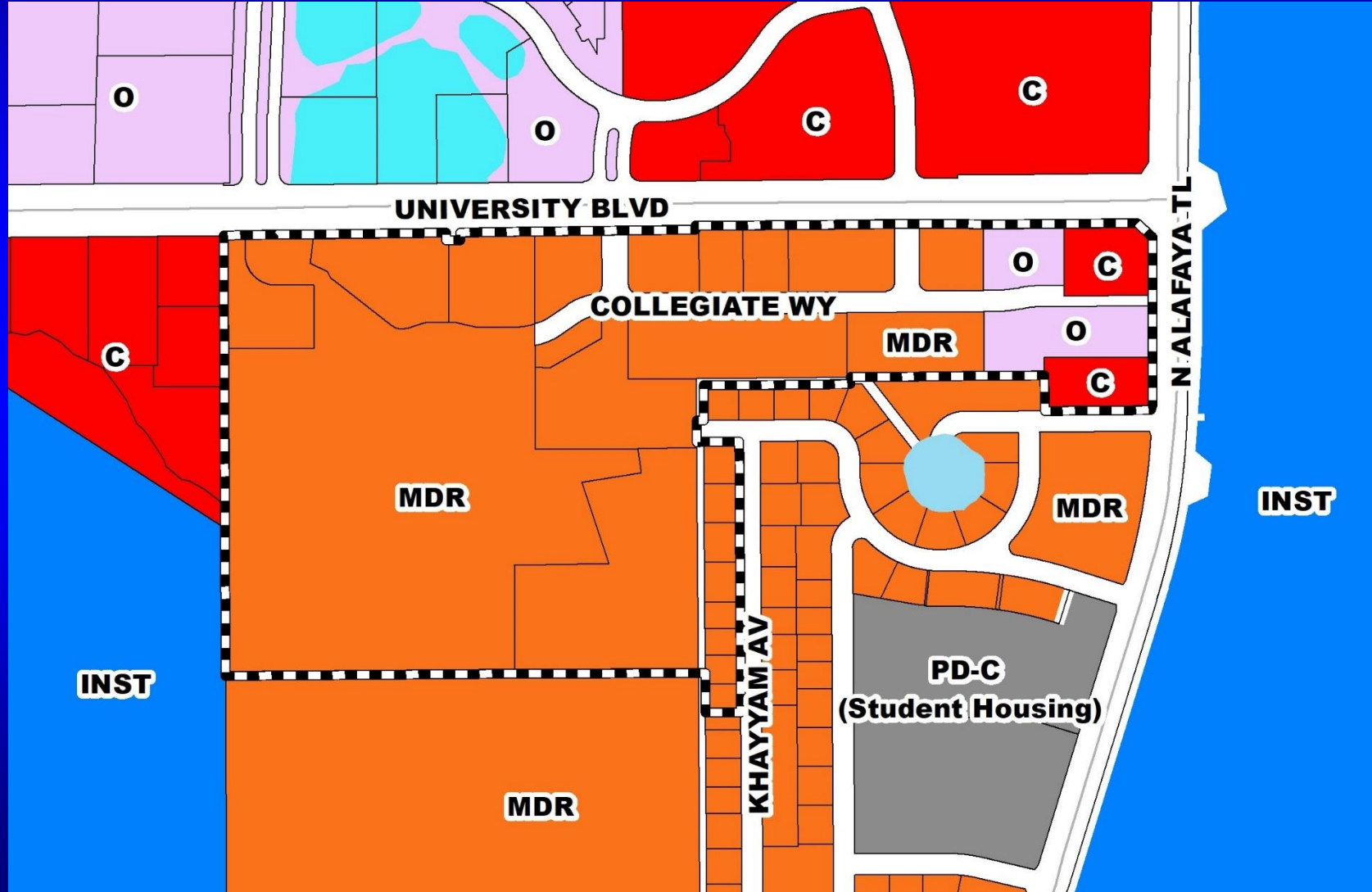
## Collegiate Village PD / Collegiate Village CVC – West Parcel Development Plan

- Case:** DP-19-12-419
- Project Name:** Collegiate Village PD / Collegiate Village CVC – West Parcel DP
- Applicant:** Michelle Heatherly, Demetree Global
- District:** 5
- Acreage:** 13.00 gross acres
- Location:** Generally located south of University Boulevard and west of North Alafaya Trail
- Request:** To construct a student housing development consisting of 366 units (1,100 beds) on a total of thirteen (13) gross acres.



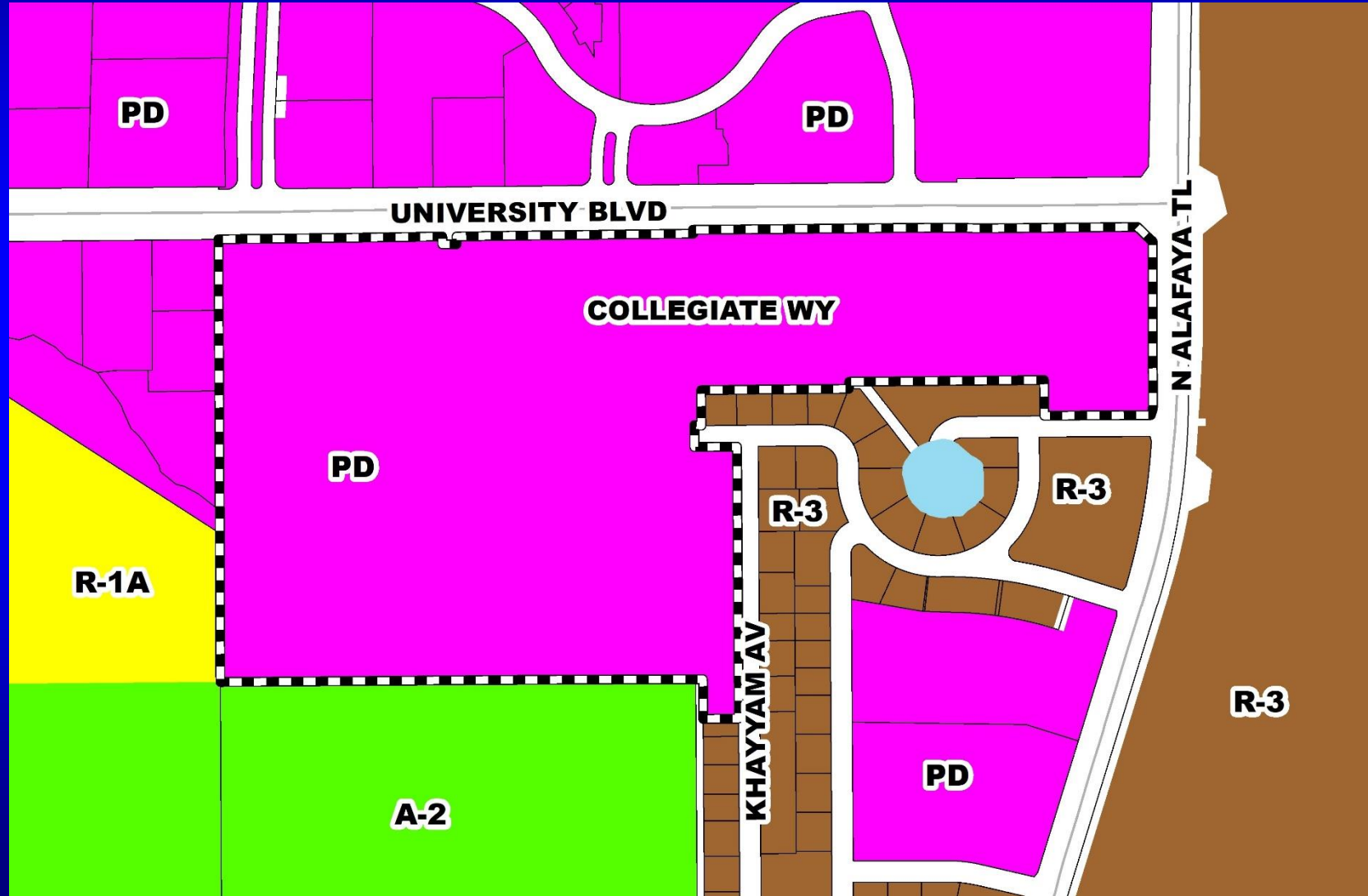


# Collegiate Village PD / Collegiate Village CVC – West Parcel Development Plan Future Land Use Map



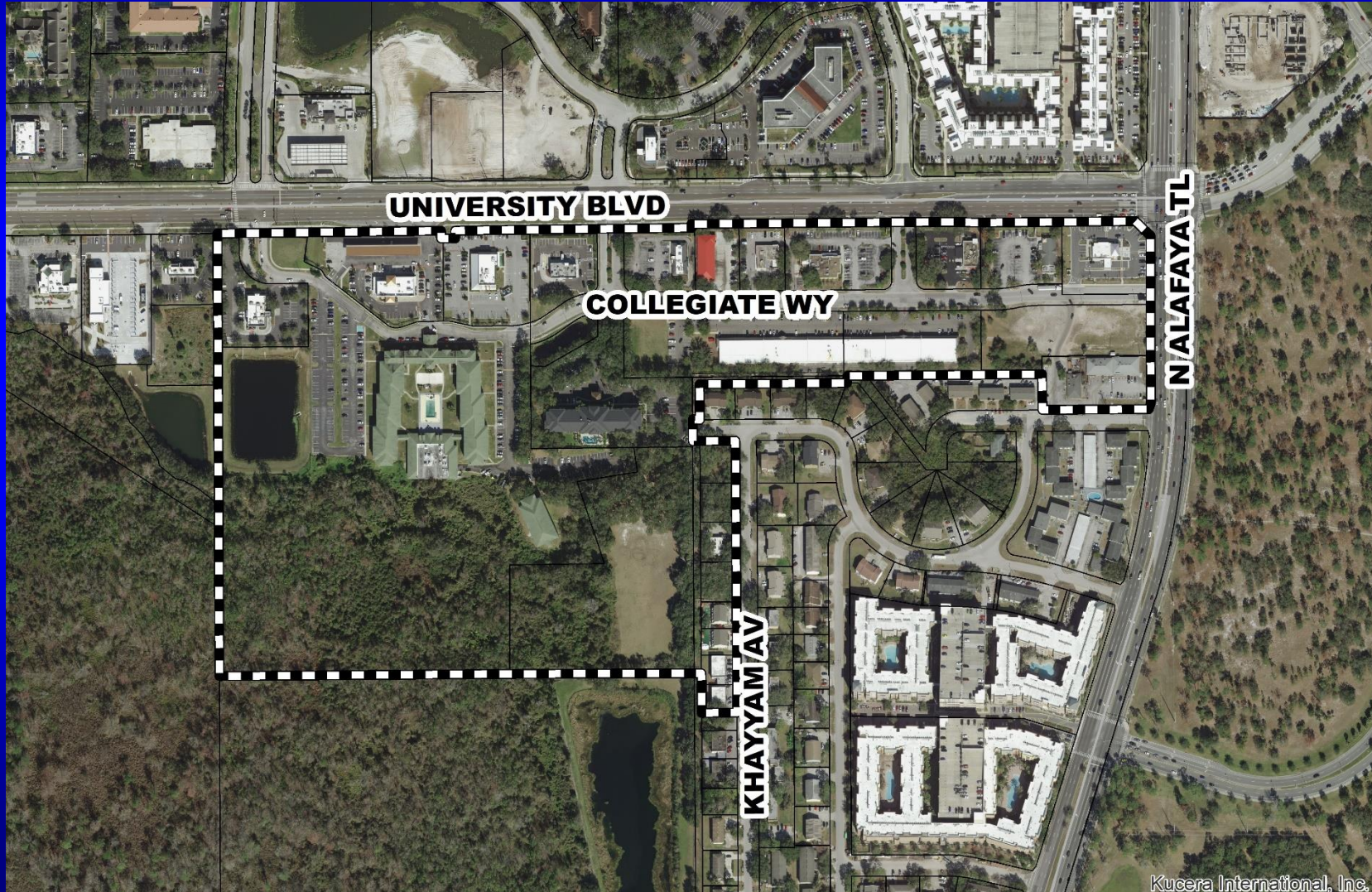


# Collegiate Village PD / Collegiate Village CVC – West Parcel Development Plan Zoning Map



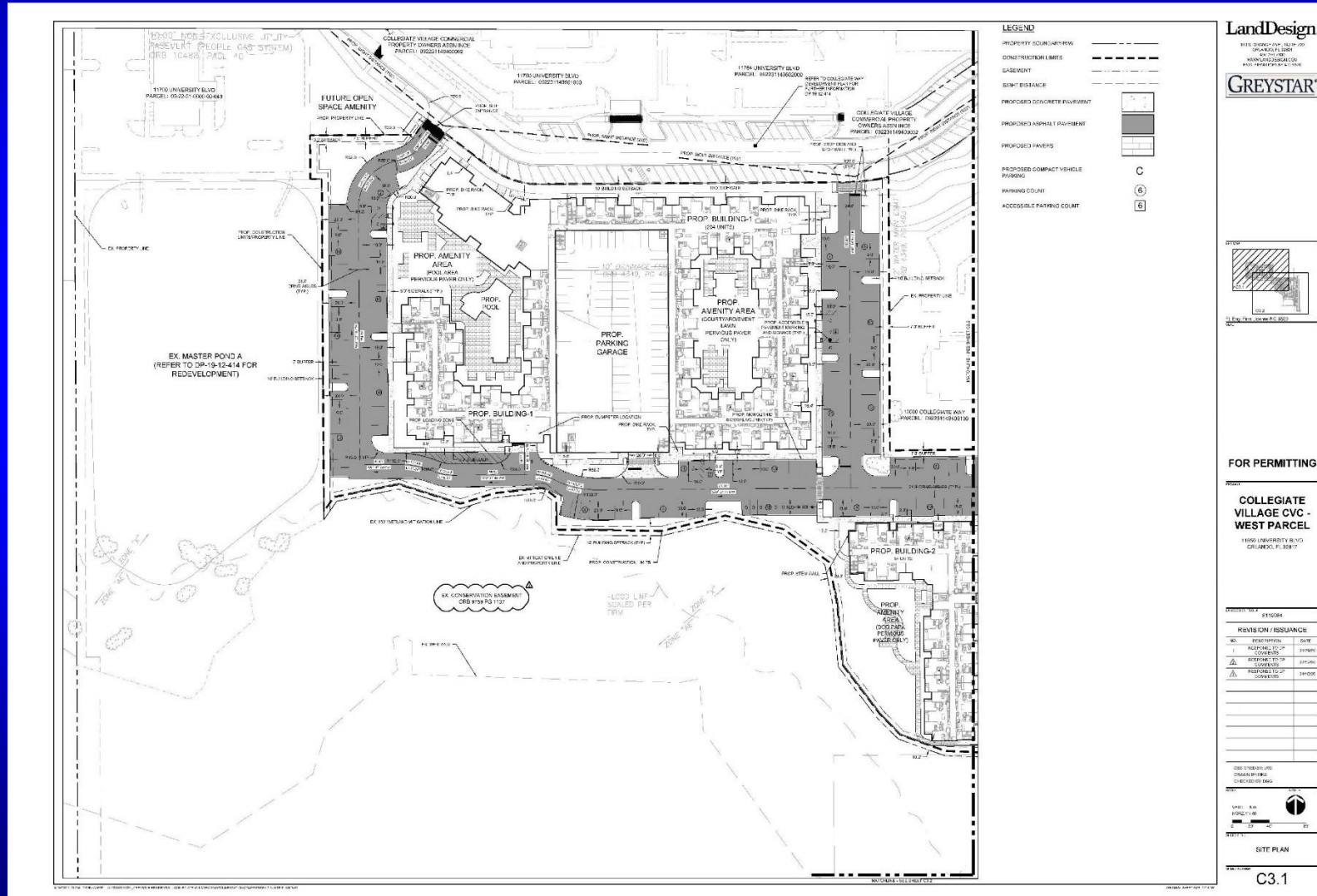


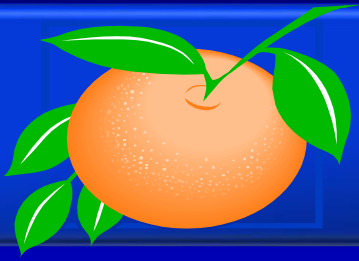
# Collegiate Village PD / Collegiate Village CVC – West Parcel Development Plan Aerial Map





# Collegiate Village PD / Collegiate Village CVC – West Parcel Development Plan Overall Development Plan





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Collegiate Village PD / Collegiate Village CVC – West Parcel DP dated “Received April 10, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**

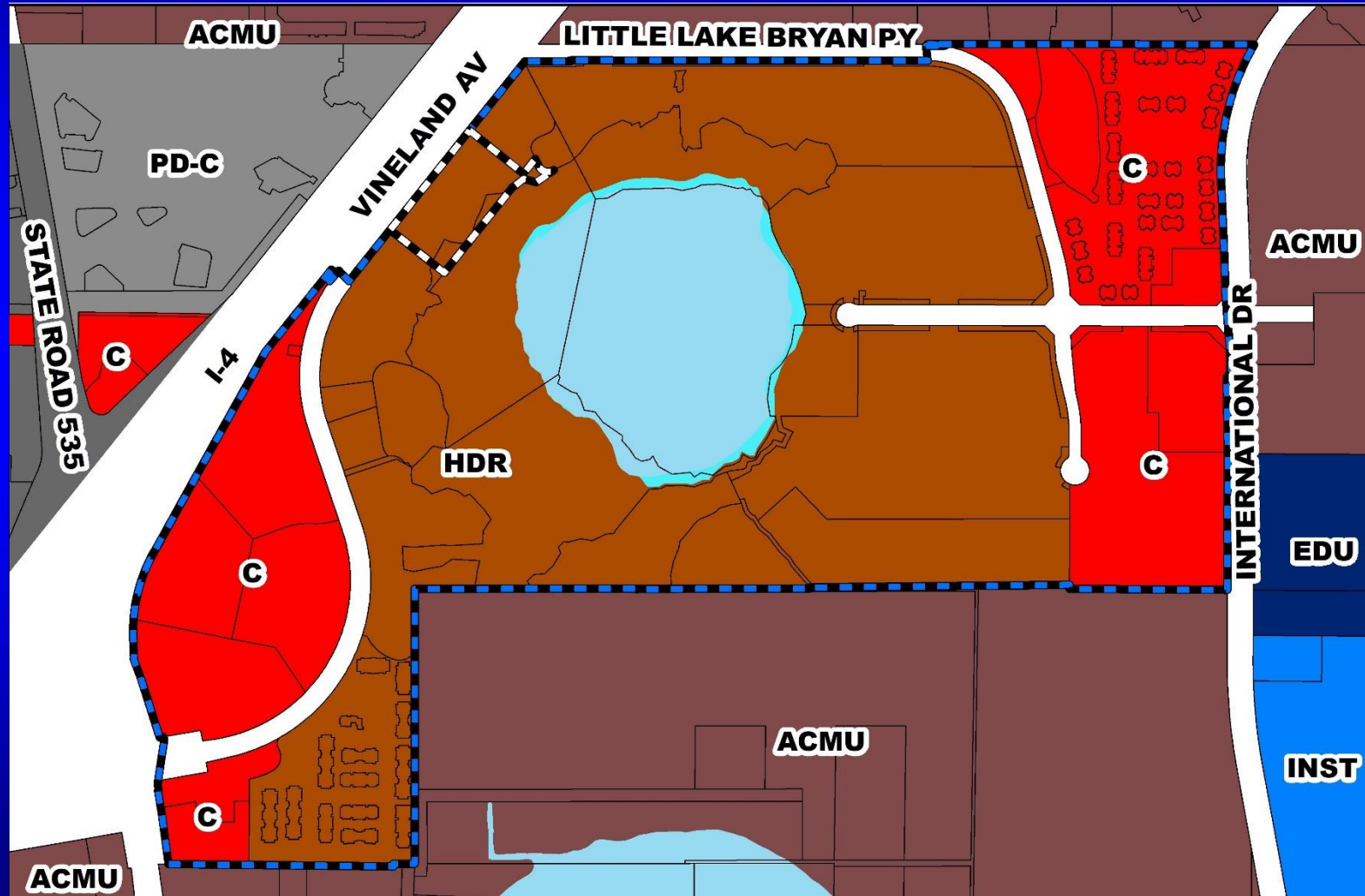


# Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan

- Case:** DP-19-11-377
- Project Name:** Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center DP
- Appellant:** Jonathan Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- Applicant:** Mitch Collins, Mitch Collins, P.E., Inc.
- District:** 1
- Acreage:** 4.74 gross acres
- Location:** Generally located south of Interstate 4 and east of State Road 535
- Request:** To consider an appeal of the Development Review Committee's (DRC) decision of May 27, 2020 to approve the Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan (DP) with certain conditions, specifically condition of approval #7, which required dedications of certain easements associated with the proposed widening of Vineland Avenue prior to construction plan approval.

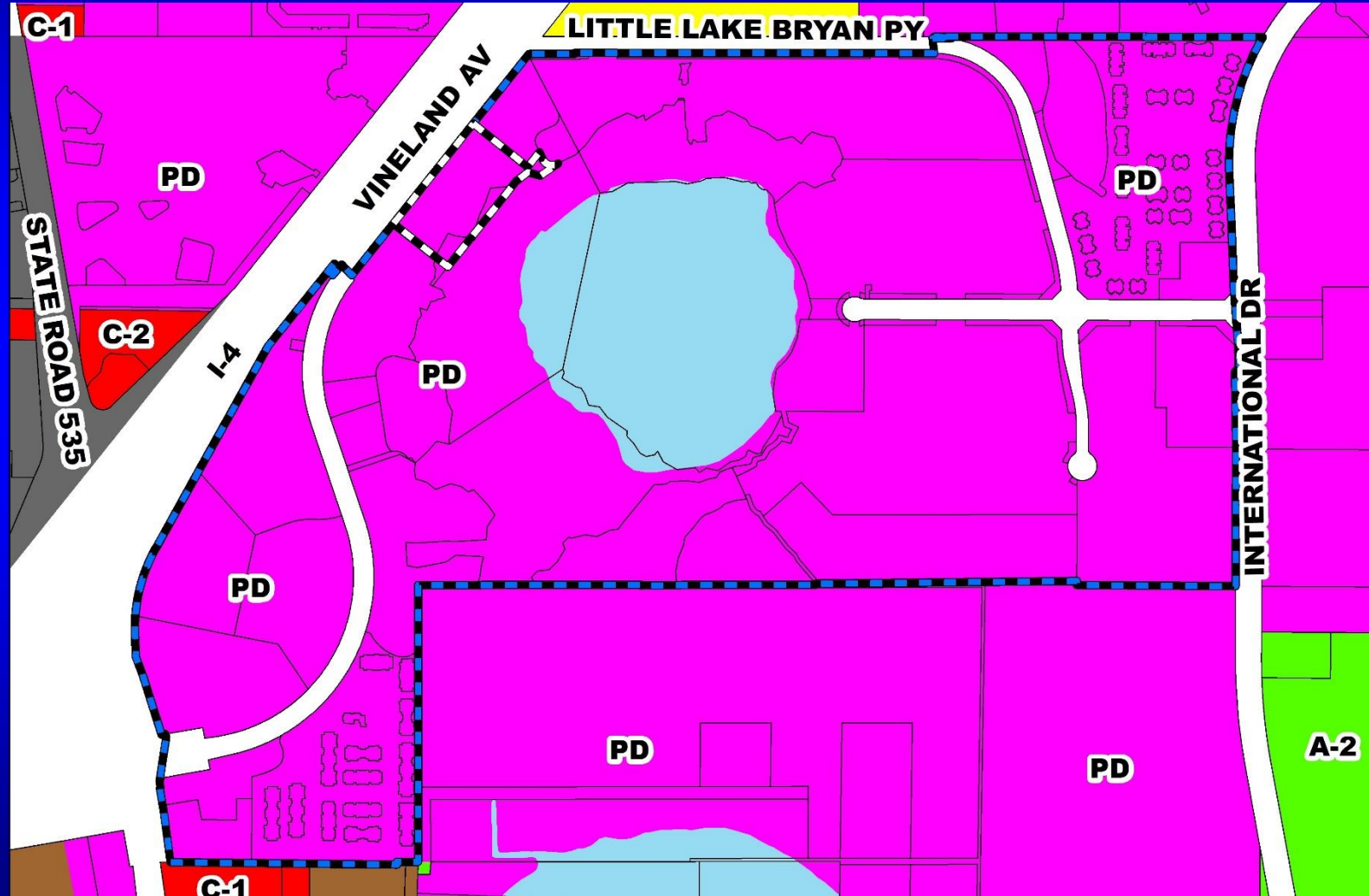


# Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan Future Land Use Map





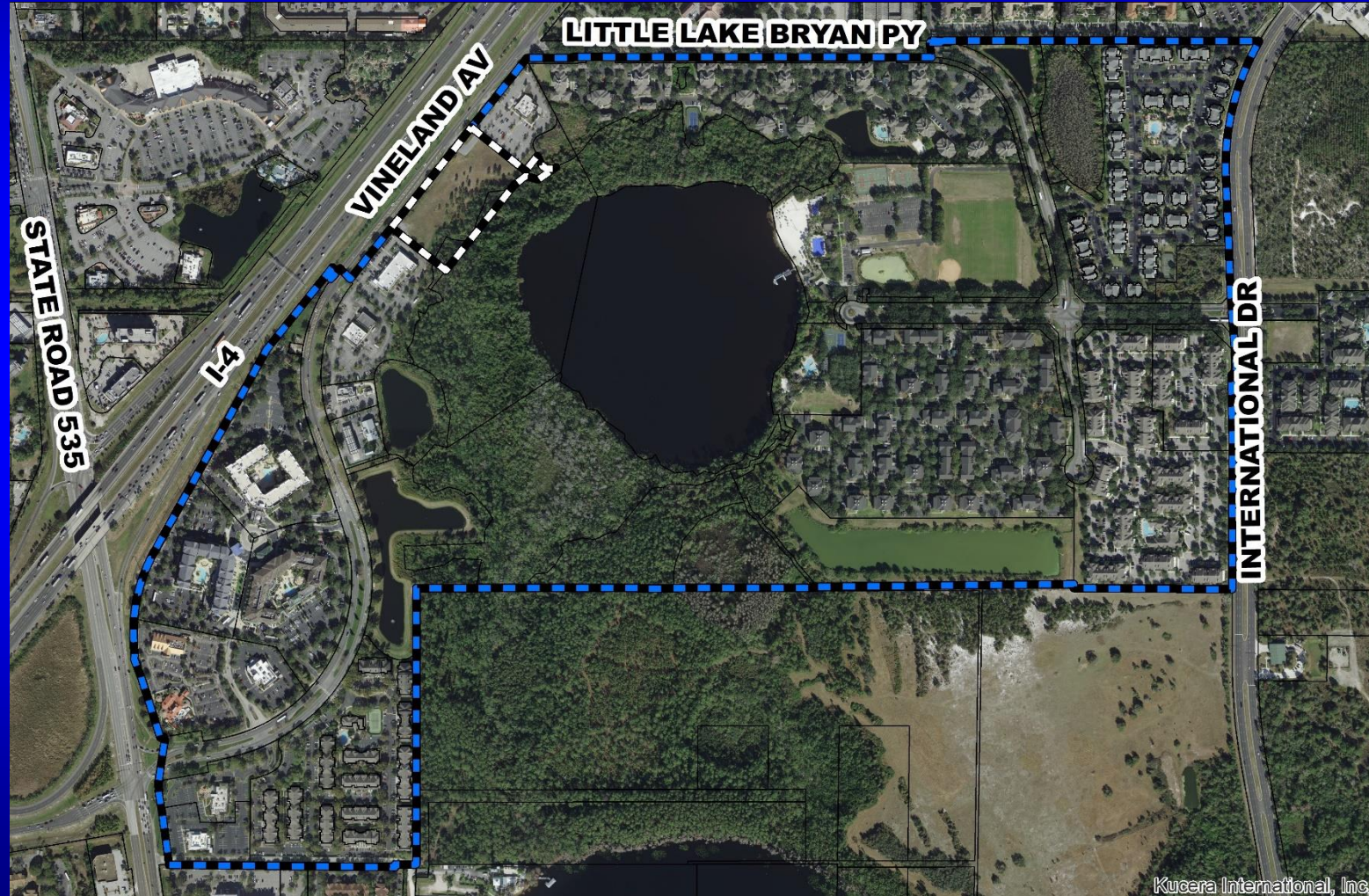
# Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan Zoning Map

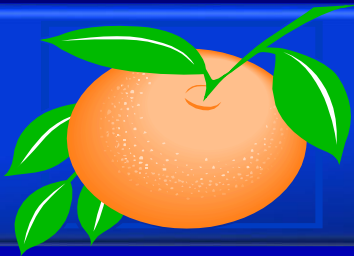






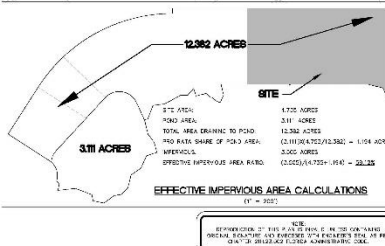
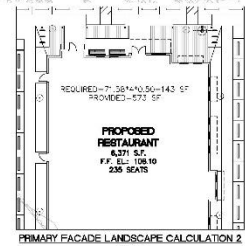
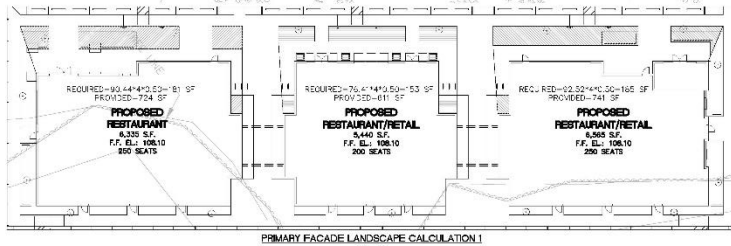
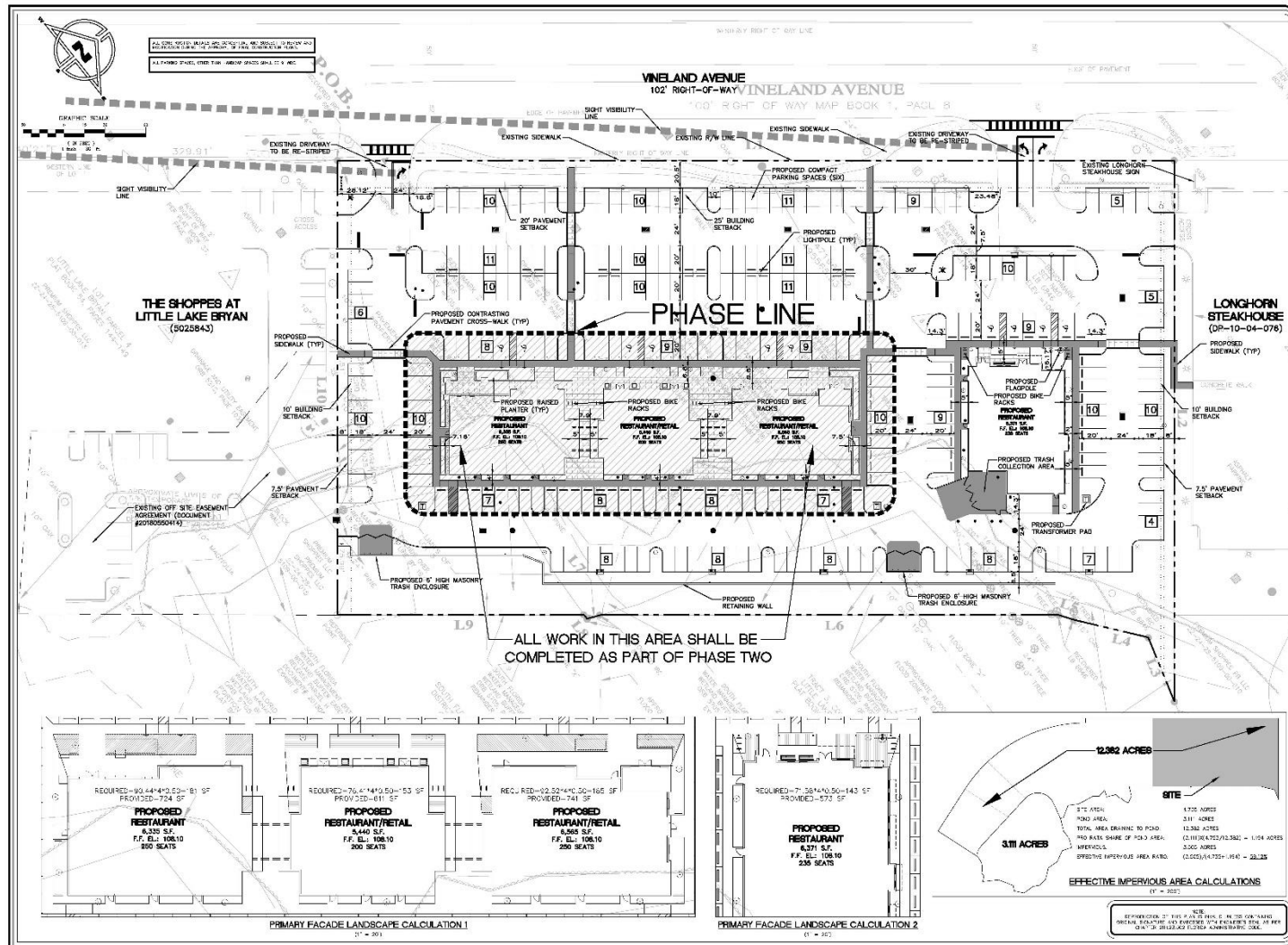
# Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan Aerial Map





# Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center Development Plan

## Overall Development Plan



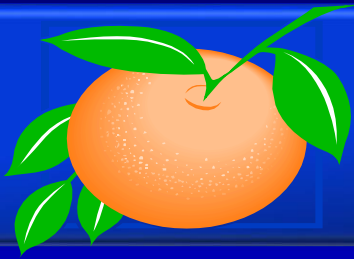
REV/DATE	BY
1	M.C.
2	M.C.
3	M.C.
4	M.C.
5	M.C.
6	M.C.
7	M.C.
8	M.C.
9	M.C.
10	M.C.

DEVELOPMENT PLAN (SITE)  
FOR  
LITTLE LAKE BRYAN PD/PARCEL 4/LOT 1  
LITTLE LAKE BRYAN CENTER DP  
VINELAND AVENUE  
ORANGE COUNTY, FLORIDA

100' WIDE EASEMENT FROM STATE ROAD 160 TO VINELAND AVENUE

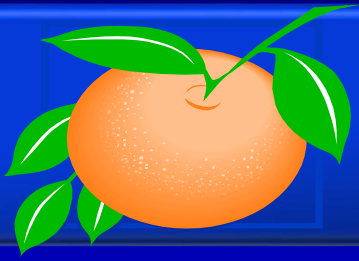


DRAWN BY: MC  
CHECKED BY: MC  
DATE: 8-8-20  
SCALE: 1" = 30'  
JOB NO: 29-003  
SHEET NO: DP-1  
OF 2



# Condition of Approval #7

The required road right-of-way and drainage and construction easements for Vineland Avenue, as identified by the approved Modified Preliminary Design Study, as defined in that certain Amended and Restated Vineland Pointe Agreement, recorded under Instrument Number #20160653429 in the Public Records of Orange County Florida, as has been and may further be amended, shall be conveyed or dedicated to the County prior to or in conjunction with construction plan approval.



# Action Requested

**Uphold the DRC action of May 27, 2020 and approve the Little Lake Bryan PD / Parcel 4 – Lot 1 – Little Lake Bryan Center DP dated “Received February 5, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

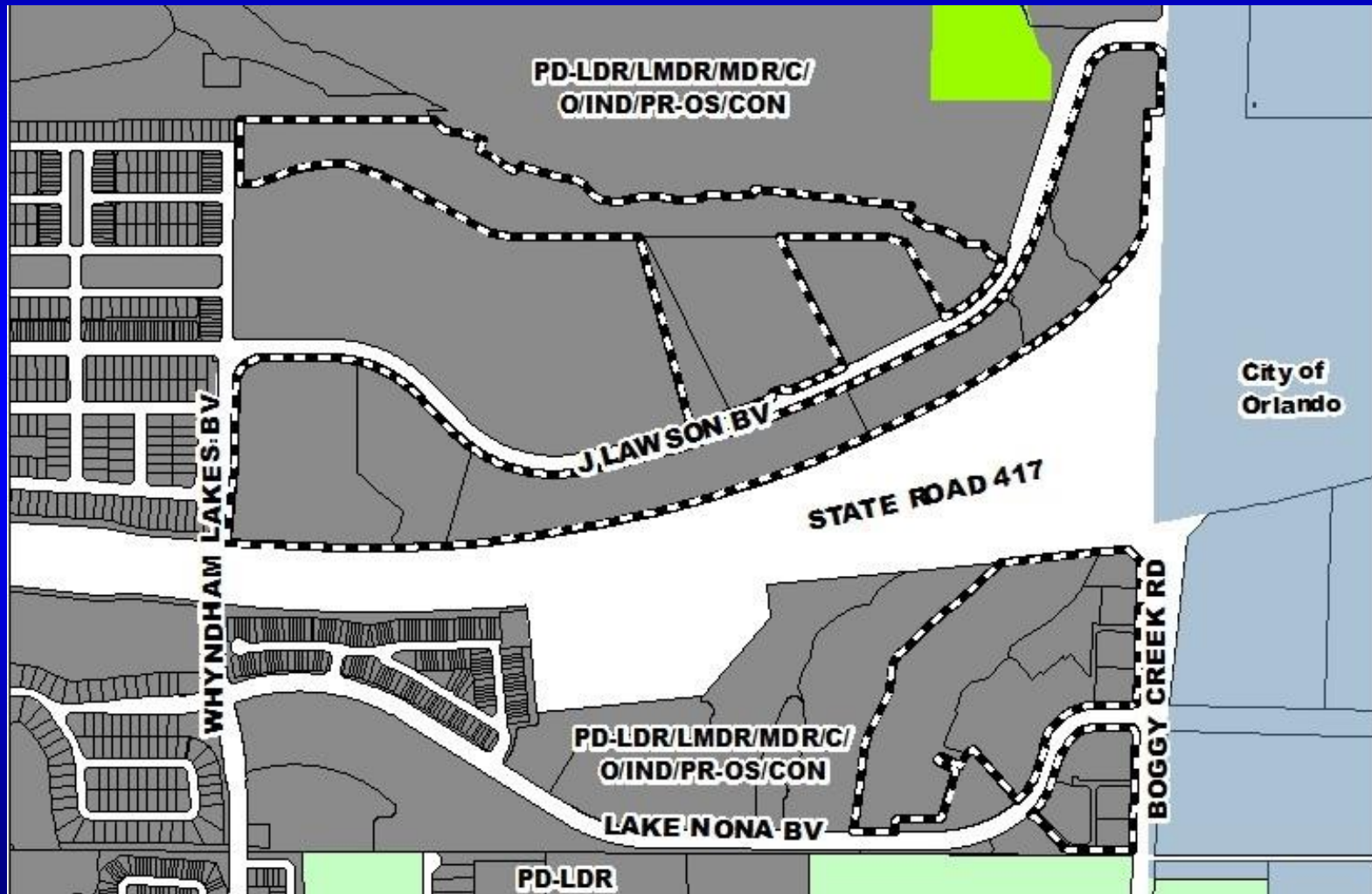


## **Ginn Property (aka Greenway Park) Planned Development / Land Use Plan**

- Case:** CDR-20-03-077
- Project Name:** Ginn Property (aka Greenway Park) PD
- Applicant:** Julie Salvo, Tavistock Development Company
- District:** 4
- Acreage:** 1,711.62 gross acres (overall PD)  
127.75 gross acres (affected parcels only)
- Location:** Generally located north and south of State Road 417 and west of Boggy Creek Road
- Request:** To allow for C-3 uses of animal shelters, boarding kennels, animal compounds, and training of animals with outruns or outdoor compounds on Parcel 5; and to reallocate commercial entitlements between PD Parcels 4, 5, & 6. Additionally, one (1) waiver from Orange County Code to allow the required parking to be calculated at 22 spaces in accordance with an approved parking study, in lieu of the required parking ratio of one space per 300 square feet is associated with this request.

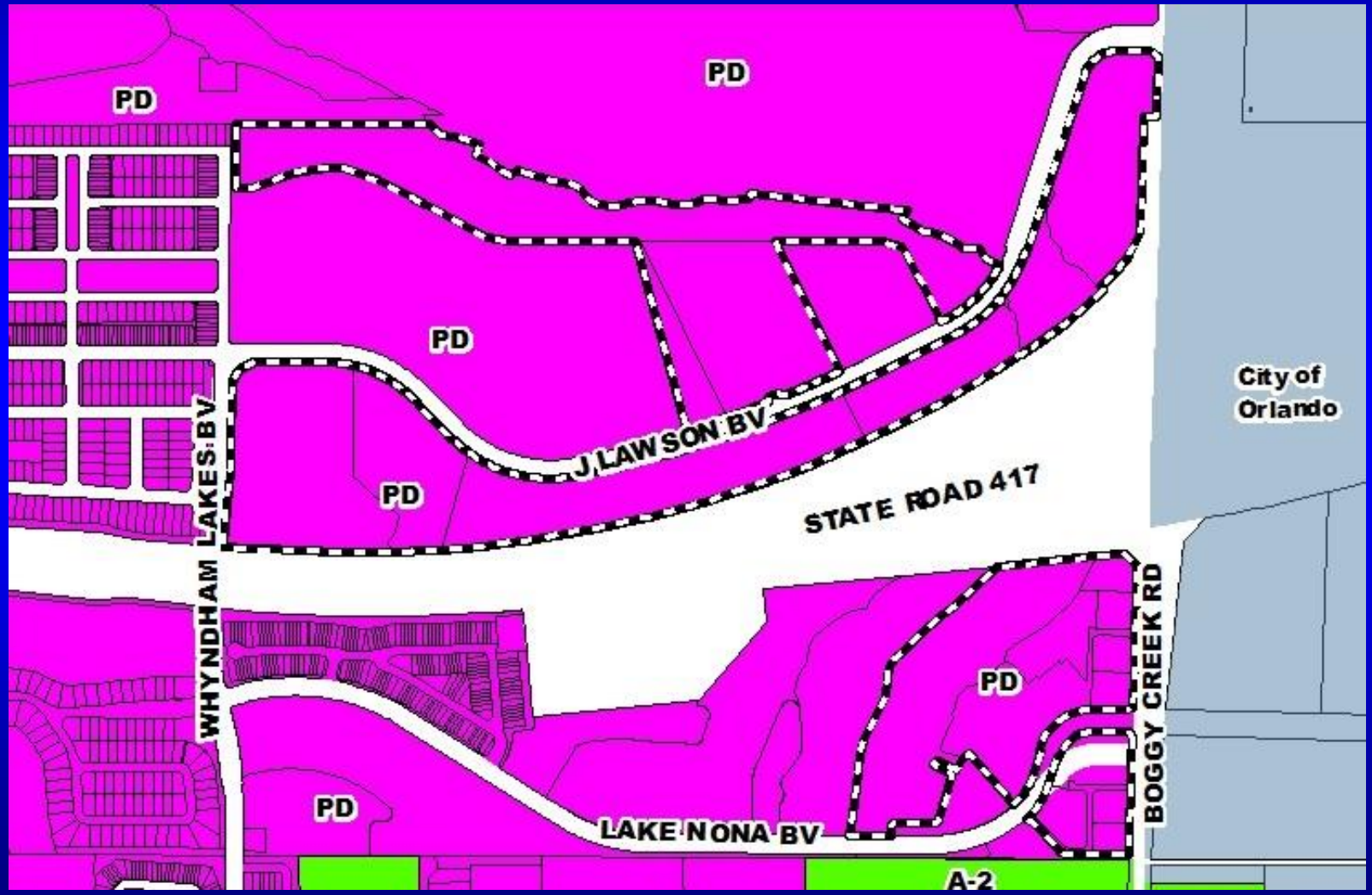


# Ginn Property (aka Greenway Park) Planned Development / Land Use Plan Future Land Use Map



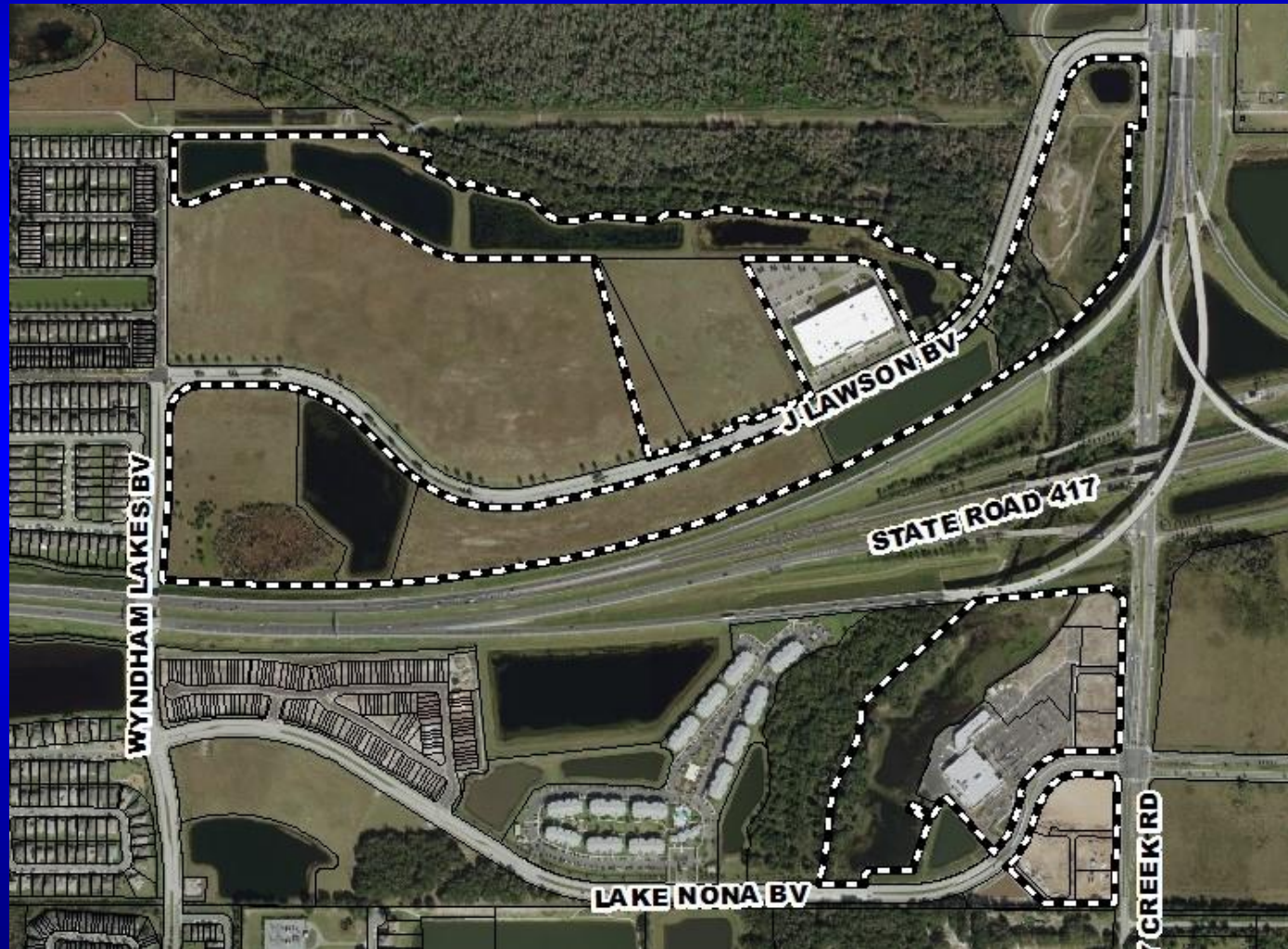


# Ginn Property (aka Greenway Park) Planned Development / Land Use Plan Zoning Map



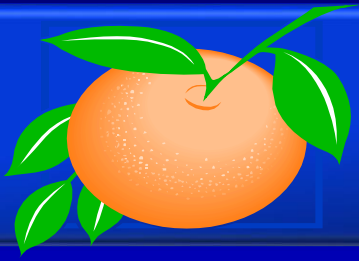


# Ginn Property (aka Greenway Park) Planned Development / Land Use Plan Aerial Map





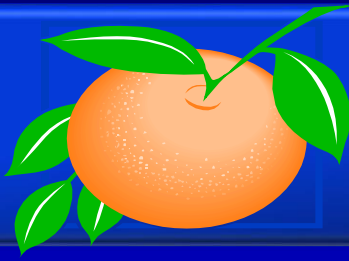




# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Ginn Property (aka Greenway Park) Planned Development / Land Use Plan (PD/LUP) dated “Received April 28, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**



## **Bargrove Property PD / Bargrove Preliminary Subdivision Plan**

- Case:** CDR-20-06-158
- Project Name:** Bargrove Property PD / Bargrove PSP
- Applicant:** Robert Paymayesh
- District:** 2
- Acreage:** 192.92 gross acres (overall PD)
- Location:** Generally located north of Sadler Road and east of U.S. 441
- Request:** To delete four (4) lots in order to reconfigure Active Park P-1 and Open Space OS-7, thereby eliminating BCC condition of approval #25; add two (2) lots on Street "B"; depict a phasing line; change grading type on Lots 41 – 46 and 74 – 86 from Type "A" to Type "C", and revise the cul-de-sac on Street "B".

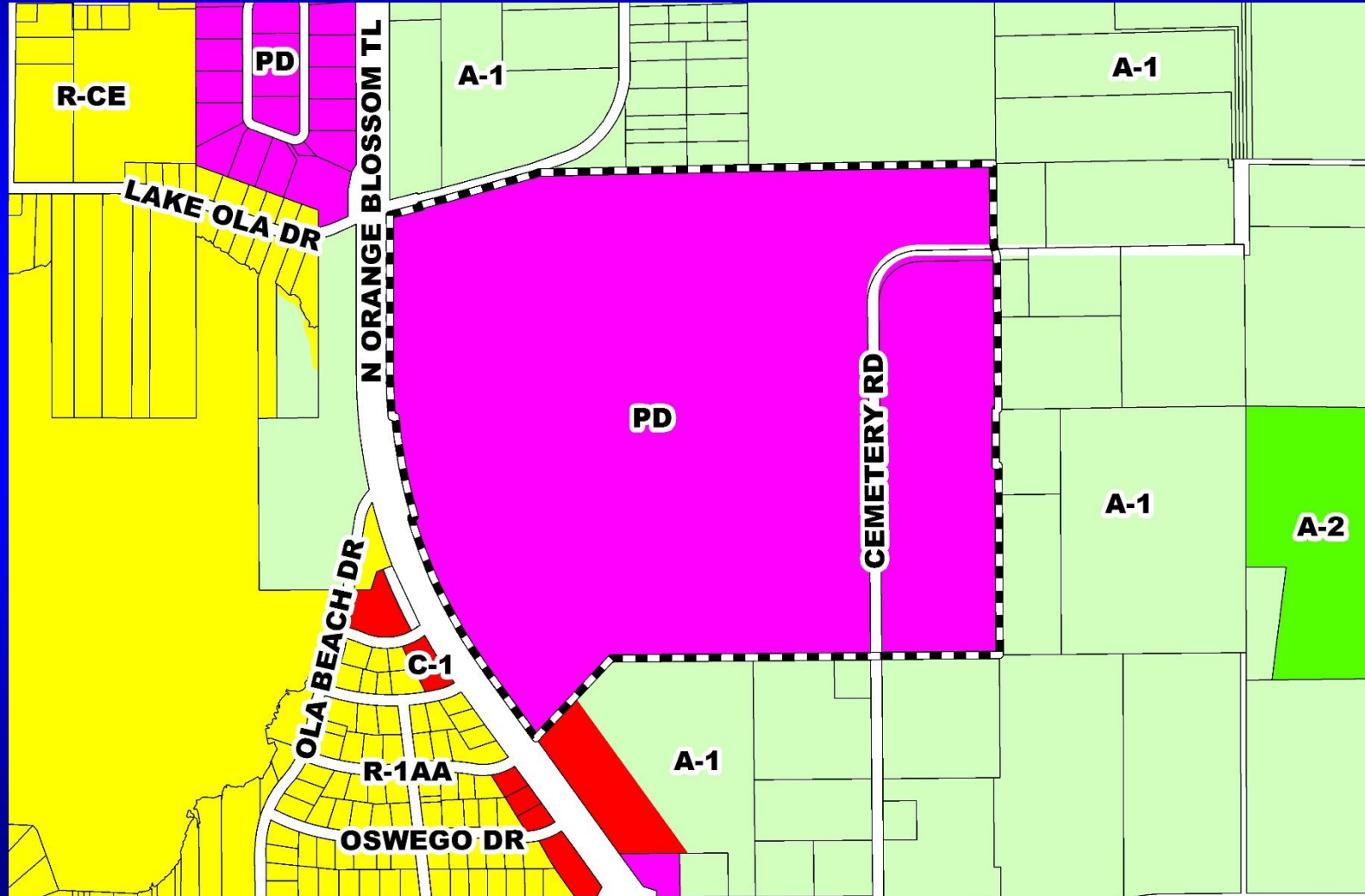


# Bargrove Property PD / Bargrove Preliminary Subdivision Plan Future Land Use Map





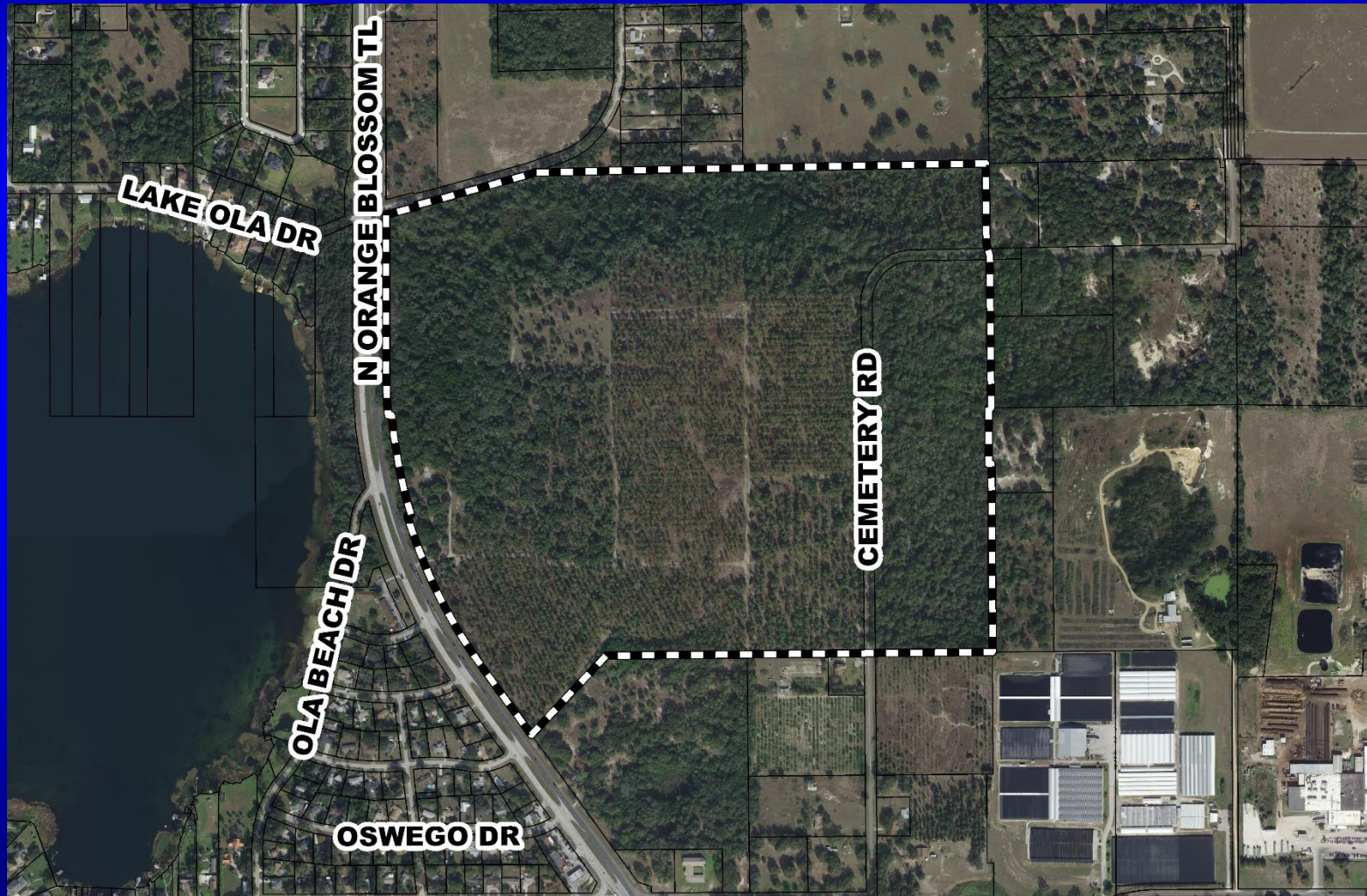
# Bargrove Property PD / Bargrove Preliminary Subdivision Plan Zoning Map





# Bargrove Property PD / Bargrove Preliminary Subdivision Plan

## Aerial Map











# Existing Condition of Approval #25

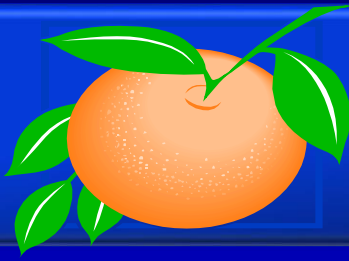
All residential properties adjacent to open space and park tracts OS-4, OS-7, and P-1 shall meet the following requirements: fencing adjacent to such open space and park tracts shall be prohibited, front yards for such properties shall face the open space / park tracts, all such residential properties shall have front-facing facades, and such open space and park tracts shall be accessible to other homeowners in the subdivision. All of the above requirements shall be included in the covenants, conditions, and restrictions (CC&Rs). For those lots fronting the open space and park tracts, the portion of the lot facing the street shall be treated as the front yard for setback purposes.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Bargrove Property PD / Bargrove PSP dated “Received August 3, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**



# Sunflower Trail Estates Planned Development / Land Use Plan

- Case:** CDR-20-07-191
- Project Name:** Sunflower Trail Estates PD
- Applicant:** Steven Thorp, Orange County Public Schools
- District:** 4
- Acreage:** 660.33 gross acres (overall PD)  
139.35 gross acres (affected parcels)
- Location:** Generally located east of Timber Springs Boulevard, west of Guy Road, between Timber Park Lane and Timber Isle Drive
- Request:** To modify BCC Condition of Approval #16 from October 6, 2015, to allow Electronic Message Centers (EMC) for public school facilities within the PD, subject to the provisions of Section 38-1755. All other EMCs shall be prohibited.

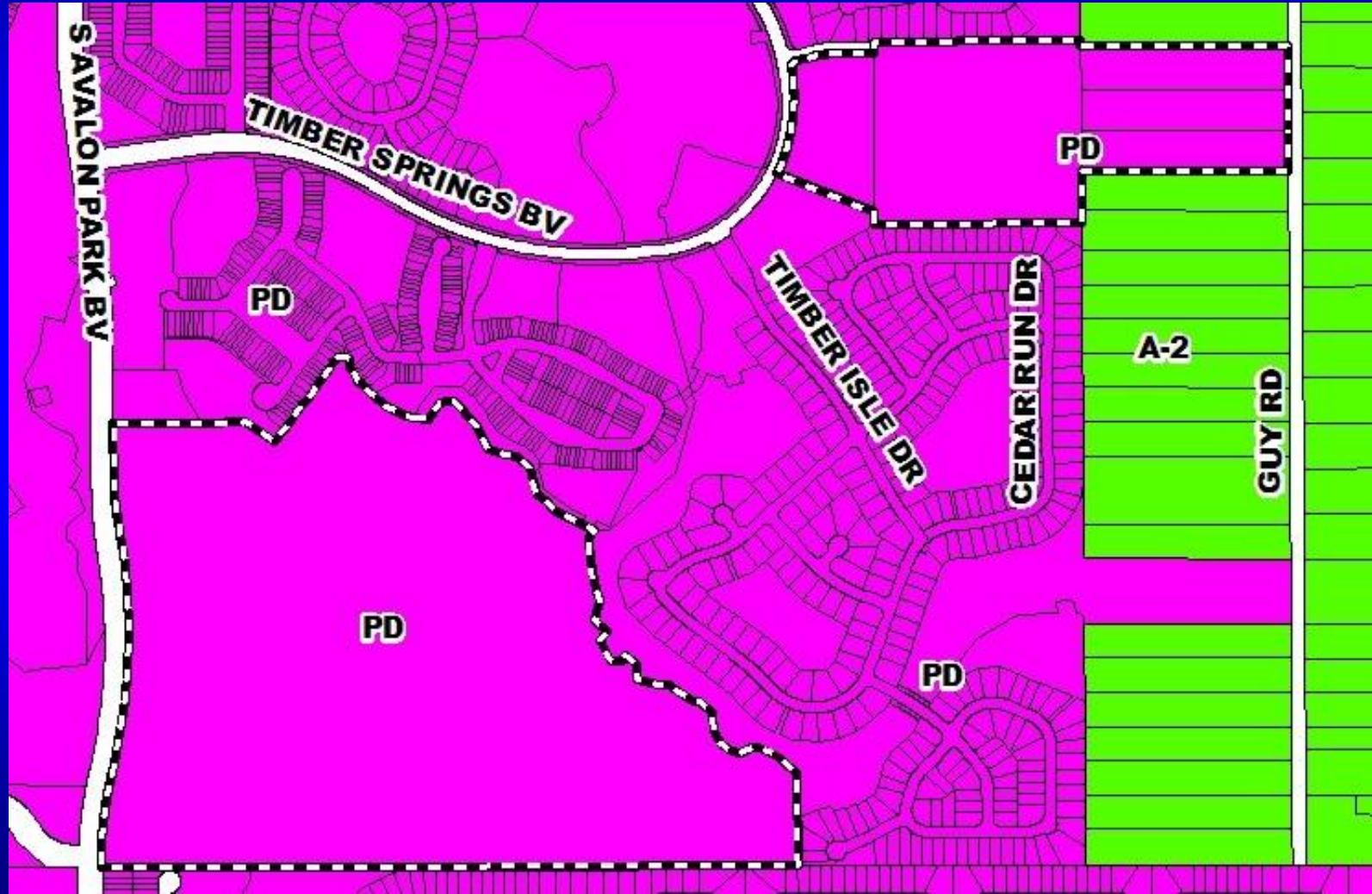


# Sunflower Trail Estates Planned Development / Land Use Plan Future Land Use Map





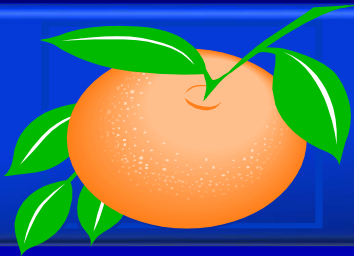
# Sunflower Trail Estates Planned Development / Land Use Plan Zoning Map





# Sunflower Trail Estates Planned Development / Land Use Plan Aerial Map

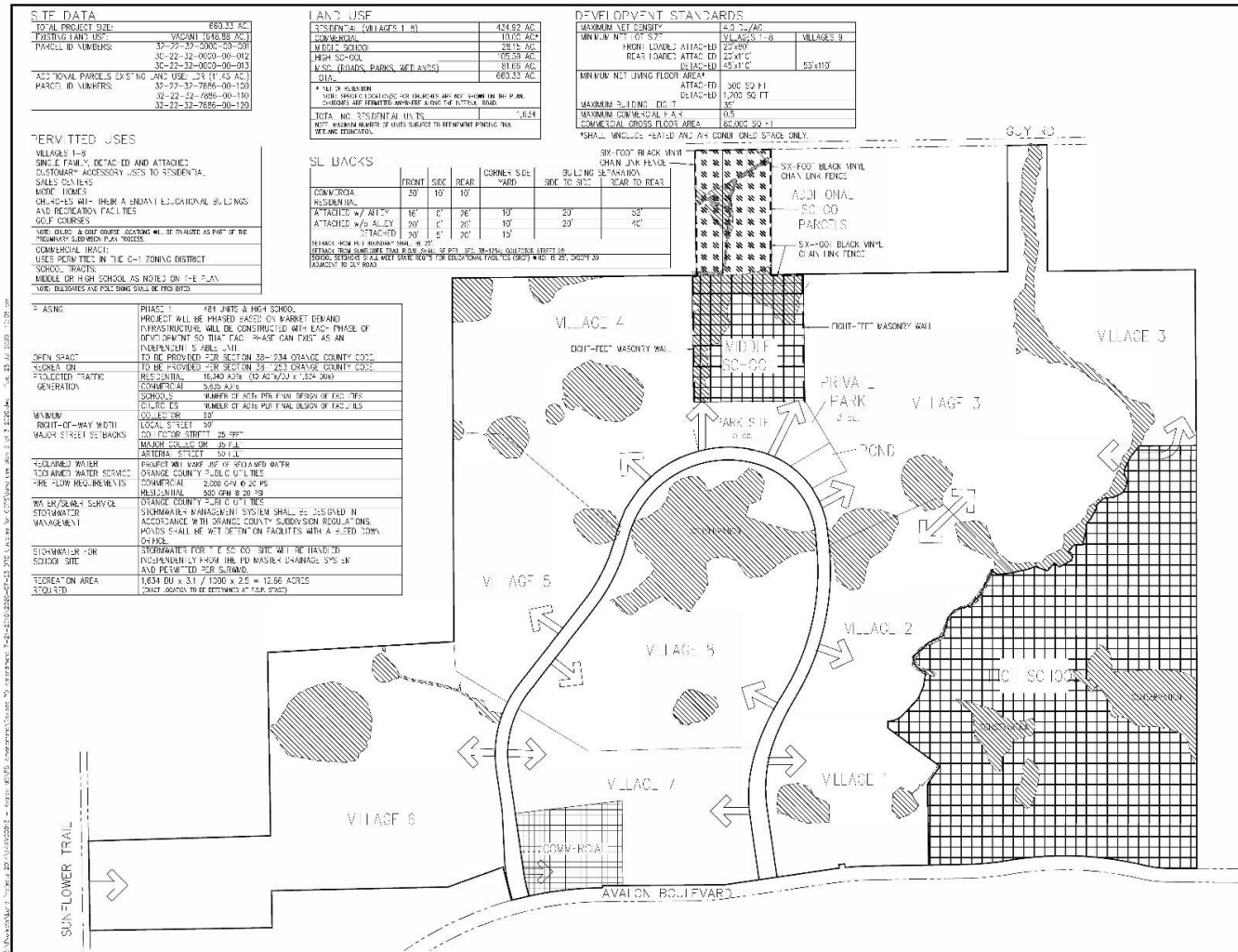




# Sunflower Trail Estates

## Planned Development / Land Use Plan

### Overall Land Use Plan



**SITE DATA**

TOTAL PROJECT SIZE	680.33 AC
EXISTING LAND USE	VACANT (SUNFLOWER TRAIL)
PARCEL ID NUMBERS	32-22-12-0000-00-012 32-22-12-0000-00-012 32-22-12-0000-00-013
ADJACENT PARCELS (SUNFLOWER TRAIL)	32-22-12-0000-00-012 32-22-12-0000-00-013 32-22-12-0000-00-014

**LAND USE**

RESIDENTIAL (VILLAGES 1-8)	434.92 AC
COMMERCIAL	10.00 AC
MIDDLE SCHOOL	28.10 AC
HIGH SCHOOL	106.31 AC
H.S. (EDUC. PARKS, WETLANDS)	31.10 AC
UTIL.	600.33 AC

**DEVELOPMENT STANDARDS**

MAXIMUM NET DENSITY	1.0 UNITS/AC
MIN. # OF UNITS	100 UNITS
MINIMUM NET FLOOR AREA	300 SQ FT
MAXIMUM BUILDING HEIGHT	12.00 FT
MAXIMUM COMMERCIAL FLOOR AREA	10,000 SQ FT
MAXIMUM COMMERCIAL FLOOR AREA	10,000 SQ FT

**PURPOSED USES**

VILLAGES 1-8  
SINGLE-FAMILY DETACHED AND ATTACHED CUSTOMARY ACCESSORY USES TO RESIDENTIAL SALES OFFICES  
SINGLE-FAMILY RESIDENTIAL  
SCHOOLS WITH THEIR APPROPRIATE EDUCATIONAL BUILDINGS AND RECREATION FACILITIES  
OFFICE COMPLEXES

**SETBACKS**

COMPLEX SIDE	FRONT	REAR	CORNER SIDE	SETBACK TO SETBACK	REAR TO REAR
RESIDENTIAL	10'	10'	10'	20'	40'
ATTACHED W/ ALLEY	10'	10'	10'	20'	40'
ATTACHED W/ ALLEY	10'	10'	10'	20'	40'

**DEVELOPMENT STANDARDS (CONT.)**

MINIMUM SETBACK FROM FRONT YARD	10'
MINIMUM SETBACK FROM REAR YARD	10'
MINIMUM SETBACK FROM CORNER	10'
MINIMUM SETBACK FROM ADJACENT LOT	10'

**PHASES**

PHASE 1	481 UNITS & HIGH SCHOOL
PHASE 2	PHASE 2 WILL BE PHASED SEPARATELY ON BARRETT BLVD AND PHASE 2 WILL BE CONSTRUCTED WITH EACH PHASE OF DEVELOPMENT SO THAT EACH PHASE CAN FIRST BE AN INDEPENDENT SUBDIVISION
PHASE 3	TO BE PROVIDED FOR SECTION 33-234 ORANGE COUNTY CODE TO BE PROVIDED FOR SECTION 33-223 ORANGE COUNTY CODE RESIDENTIAL 45,000 SQ FT (10 ADU'S) x 1,224 SQ FT

**SCHOOLS**

NUMBER OF ACTS PER FROM DESIGN OF FACILITIES	100
NUMBER OF ACTS PER FROM DESIGN OF FACILITIES	100
LOCAL STREET	30'
LOCAL STREET	20'
LOCAL STREET	20'
ARTERIAL STREET	50'

**WATER**

PROJECT WILL HAVE 10" 4012 WPD WATER	ORANGE COUNTY PUBLIC UTILITIES
PROJECT WILL HAVE 10" 4012 WPD WATER	ORANGE COUNTY PUBLIC UTILITIES
PROJECT WILL HAVE 10" 4012 WPD WATER	ORANGE COUNTY PUBLIC UTILITIES

**WATER (CONT.)**

PROJECT WILL HAVE 10" 4012 WPD WATER	ORANGE COUNTY PUBLIC UTILITIES
PROJECT WILL HAVE 10" 4012 WPD WATER	ORANGE COUNTY PUBLIC UTILITIES
PROJECT WILL HAVE 10" 4012 WPD WATER	ORANGE COUNTY PUBLIC UTILITIES



**LEGEND**

- SITE BOUNDARY
- WETLANDS
- SCHOOLS
- COMMERCIAL SITE
- ADDITIONAL SCHOOL ACREAGE

**LAND USE PLAN (AMENDED)**

**SUNFLOWER TRAIL ESTATES PD**

ORANGE COUNTY PUBLIC SCHOOLS  
6501 Magic Way, Building 230  
ORLANDO, FL 32805  
TELEPHONE: 407-311-3700  
FAX: 2672138



Scale: 1" = 100'

Job number: 15CNLR005  
File name: LAND USE PLAN 3 OF 3  
Date: AUGUST 13, 2015  
Drawn by: MJD  
Checked by: JAK  
Revisions: -

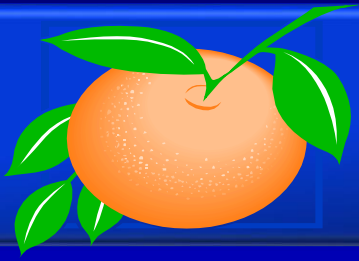
SHEET NUMBER  
2 OF 3



# New Condition of Approval #6

**Electronic Message Centers (EMC) shall be permitted for public school facilities within the PD, subject to the provisions of Section 38-1755. All other EMC's shall be prohibited.**





# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Sunflower Trail Estates Planned Development / Land Use Plan (PD/LUP) dated “July 9, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**

*Board of County Commissioners*

# Public Hearings

**September 22, 2020**