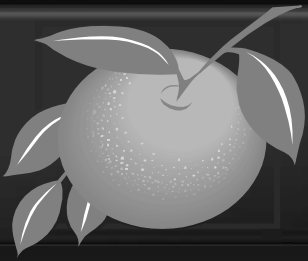


Board of County Commissioners

Public Hearings

December 13, 2022



Neoteric at Dr. Phillips Preliminary Subdivision Plan

Case: PSP-21-02-046

Project Name: Neoteric at Dr. Phillips Preliminary Subdivision Plan

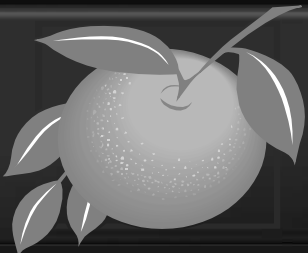
Applicant: Gregory Crawford, Florida Engineering Group

District: 1

Acreage: 8.19 gross acres

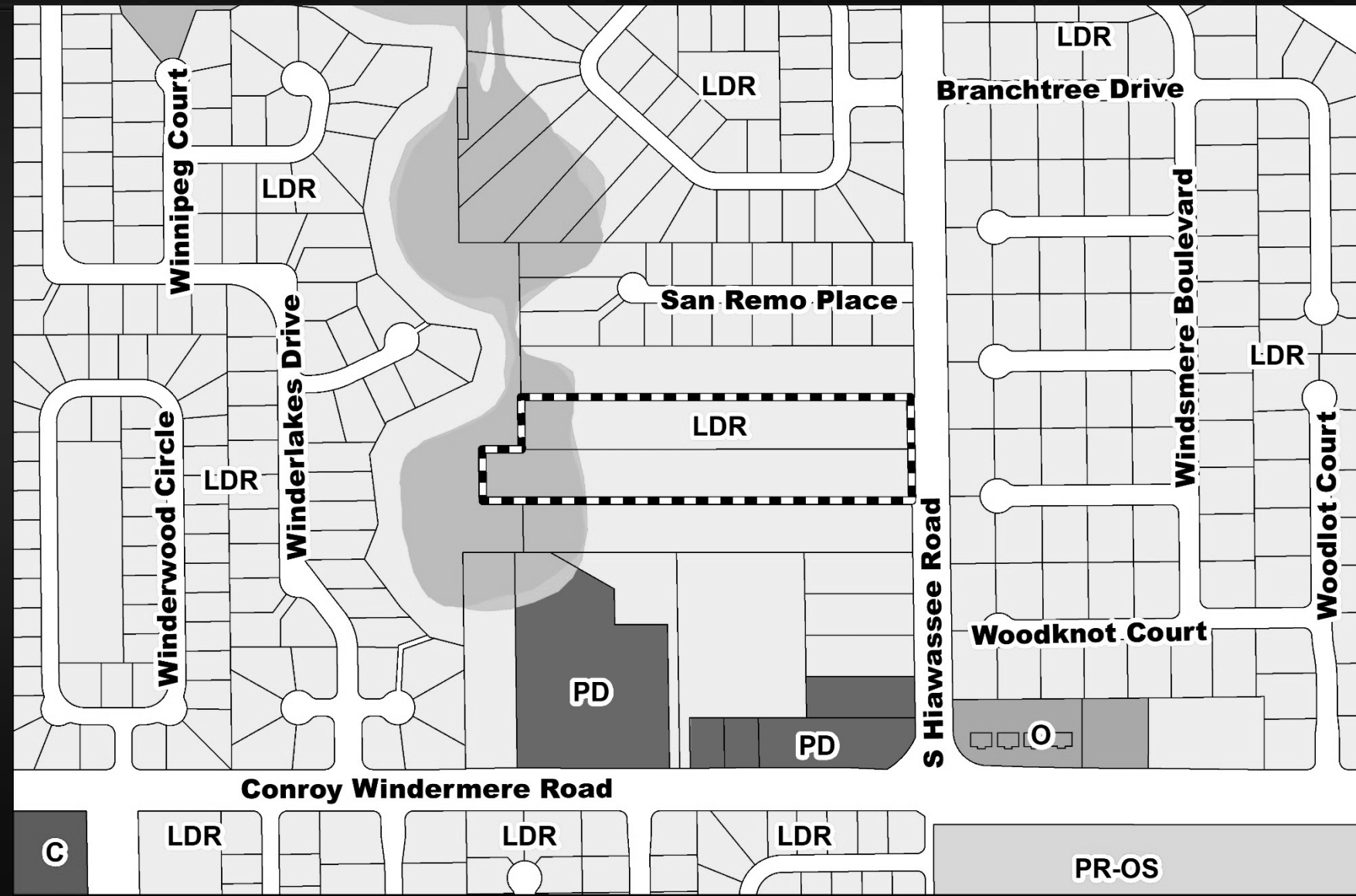
Location: North of Conroy Windermere Road / West of South Hiawassesee Road

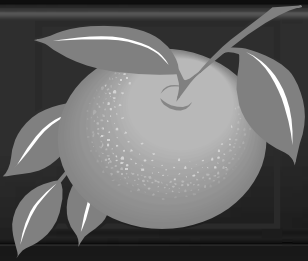
Request: To subdivide 8.19 acres in order to construct 16 single-family residential dwelling units.



Neoteric at Dr. Phillips Preliminary Subdivision Plan

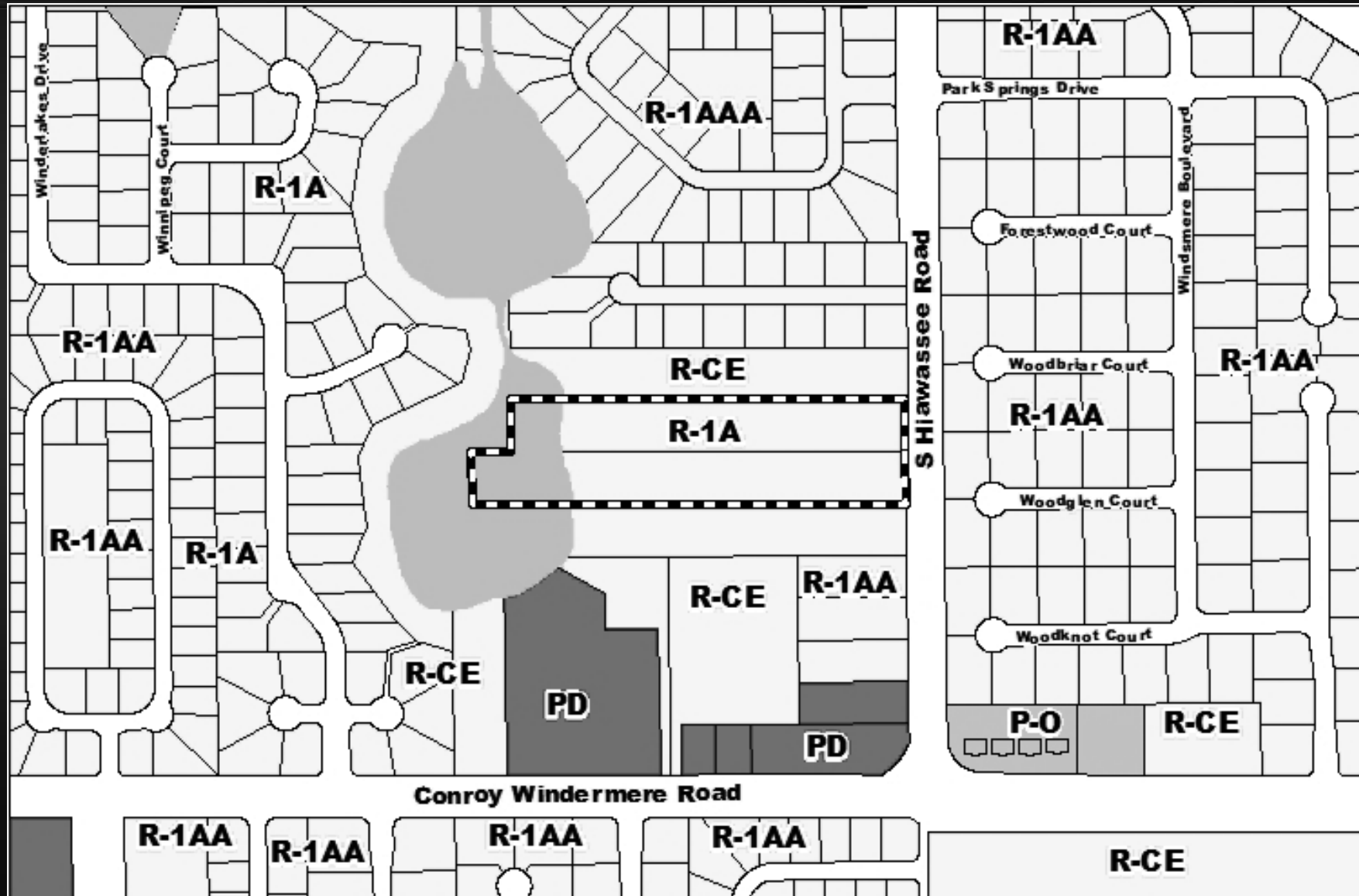
Future Land Use Map

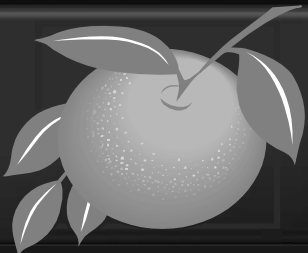




Neoteric at Dr. Phillips Preliminary Subdivision Plan

Zoning Map

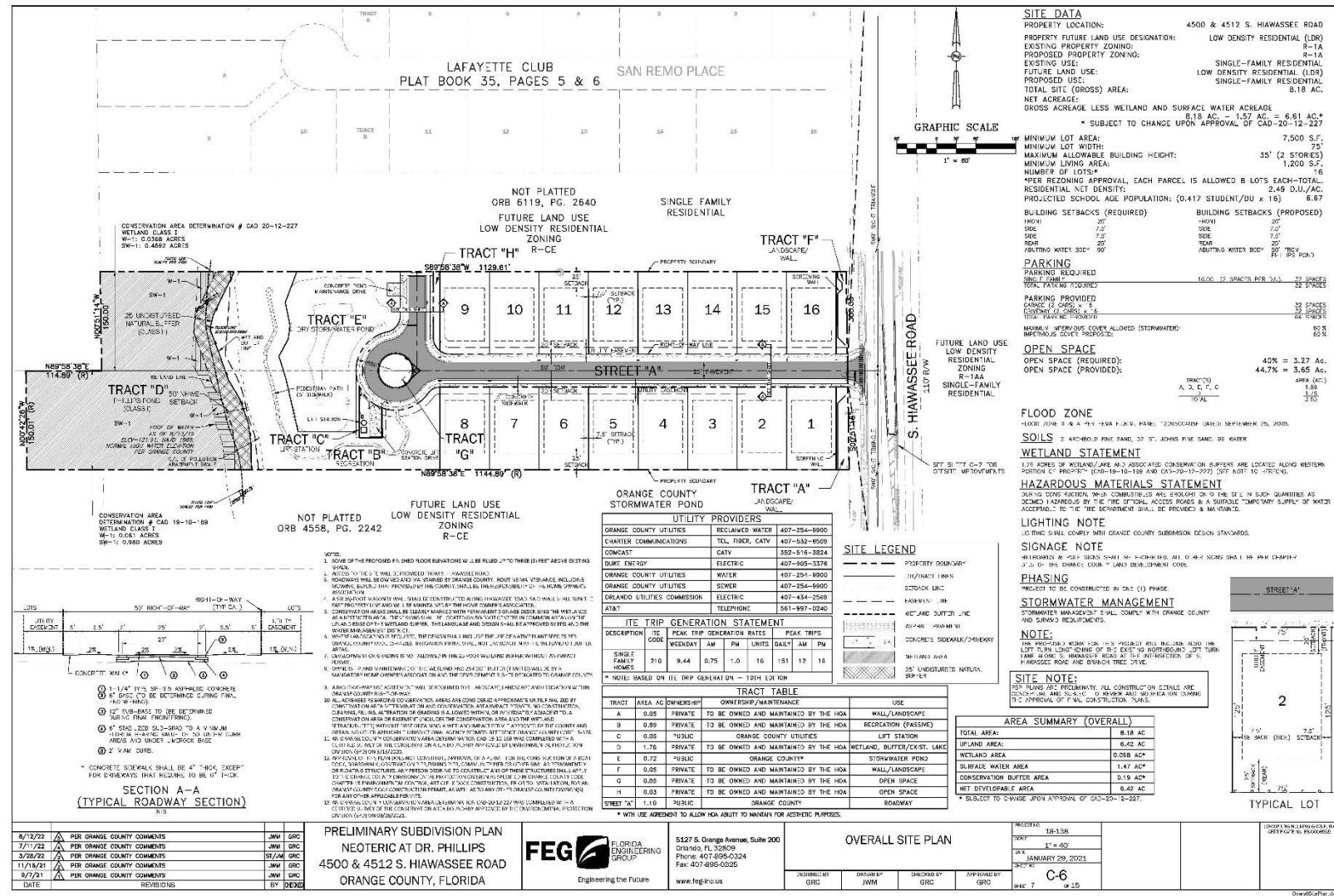


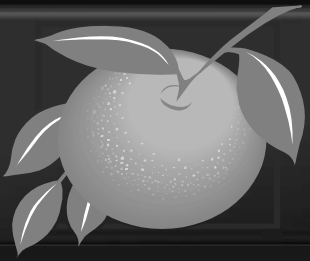


Neoteric at Dr. Phillips Preliminary Subdivision Plan

Aerial Map







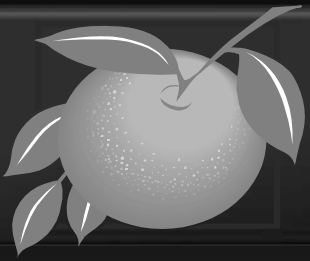
Neoteric at Dr. Phillips Preliminary Subdivision Plan

New Condition of Approval

Proposed New Conditions :

25. An operational analysis/concurrency study from the intersection of Hiawassee Road and Branchtree Drive south to the intersection of Hiawassee Road and Conroy Windermere Road must be submitted to, and approved by, Orange County prior to approval of site construction plans to address the following factors, as applicable: posted speeds, trip distribution, signal warrant analysis, deceleration lane, turn lane storage, traffic volume, turning movements, sight distance, and safety.

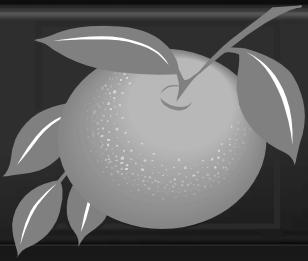
26. An eight foot (8') masonry wall shall be constructed at developer's expense along the back of lots 9 through 16 as reflected on PSP-21-02-046 dated "received August 16, 2022"; such wall shall be placed in an easement which shall be dedicated to the HOA and depicted on the final engineering plans and plat. The HOA shall be responsible for the maintenance of the wall.



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Neoteric at Dr. Phillips Preliminary Subdivision Plan dated “Received August 16, 2022,” subject to the 24 conditions listed under the DRC Recommendation in the staff report.

District 1



Enclave at Lake Holden Preliminary Subdivision Plan

Case: PSP-21-03-071

Project Name: Enclave at Lake Holden Preliminary Subdivision Plan

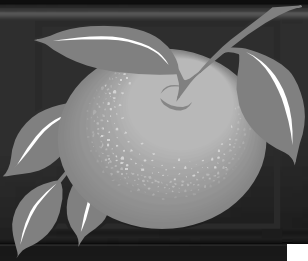
Applicant: Edward Durruthy, Castle & Cooke Real Estate Services

District: 3

Acreage: 13.30 gross acres

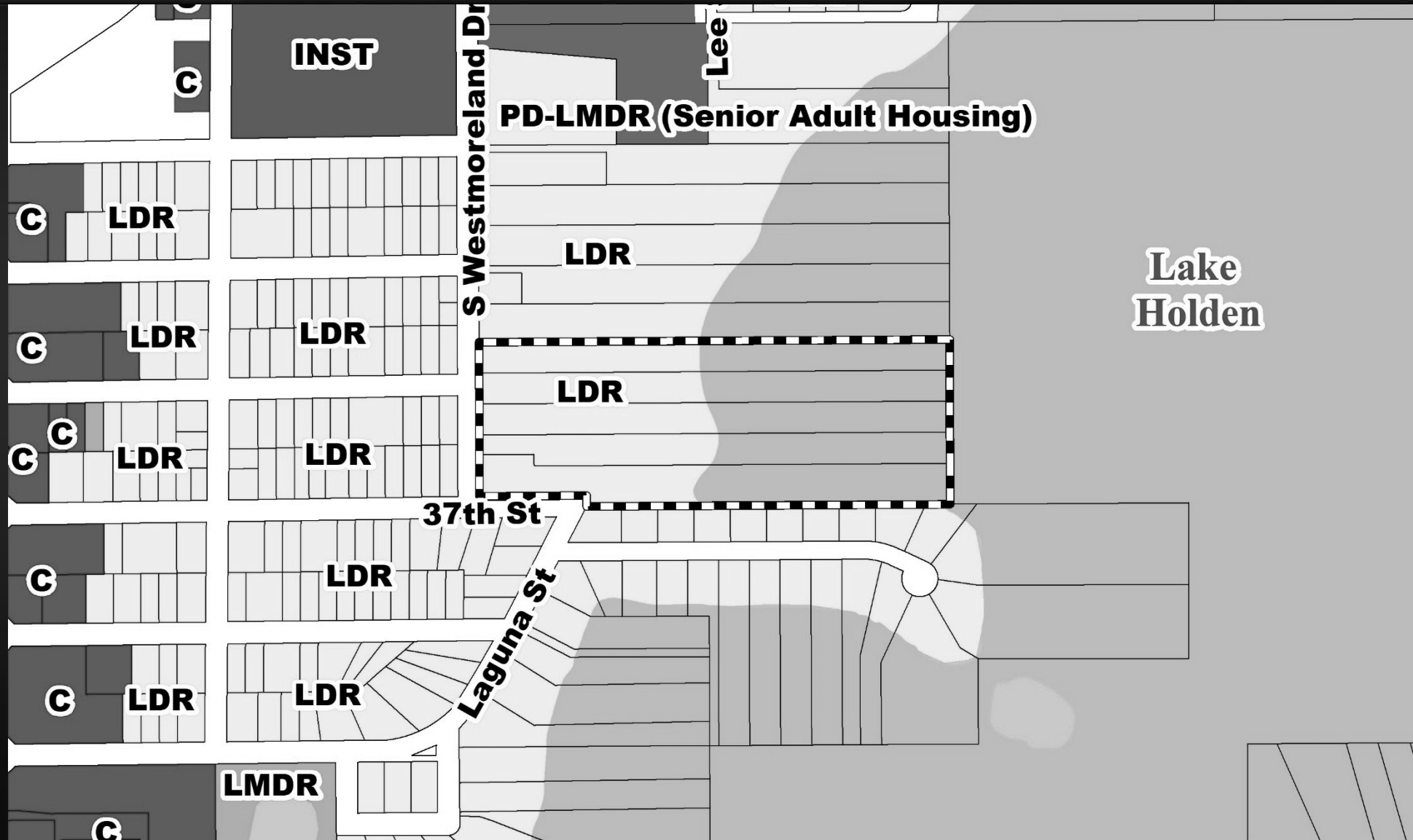
Location: North of West Lake Holden Point / East of South Westmoreland Drive

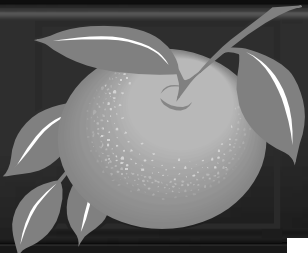
Request: To subdivide 13.30 acres in order to construct 11 single-family residential dwelling units.



Enclave at Lake Holden Preliminary Subdivision Plan

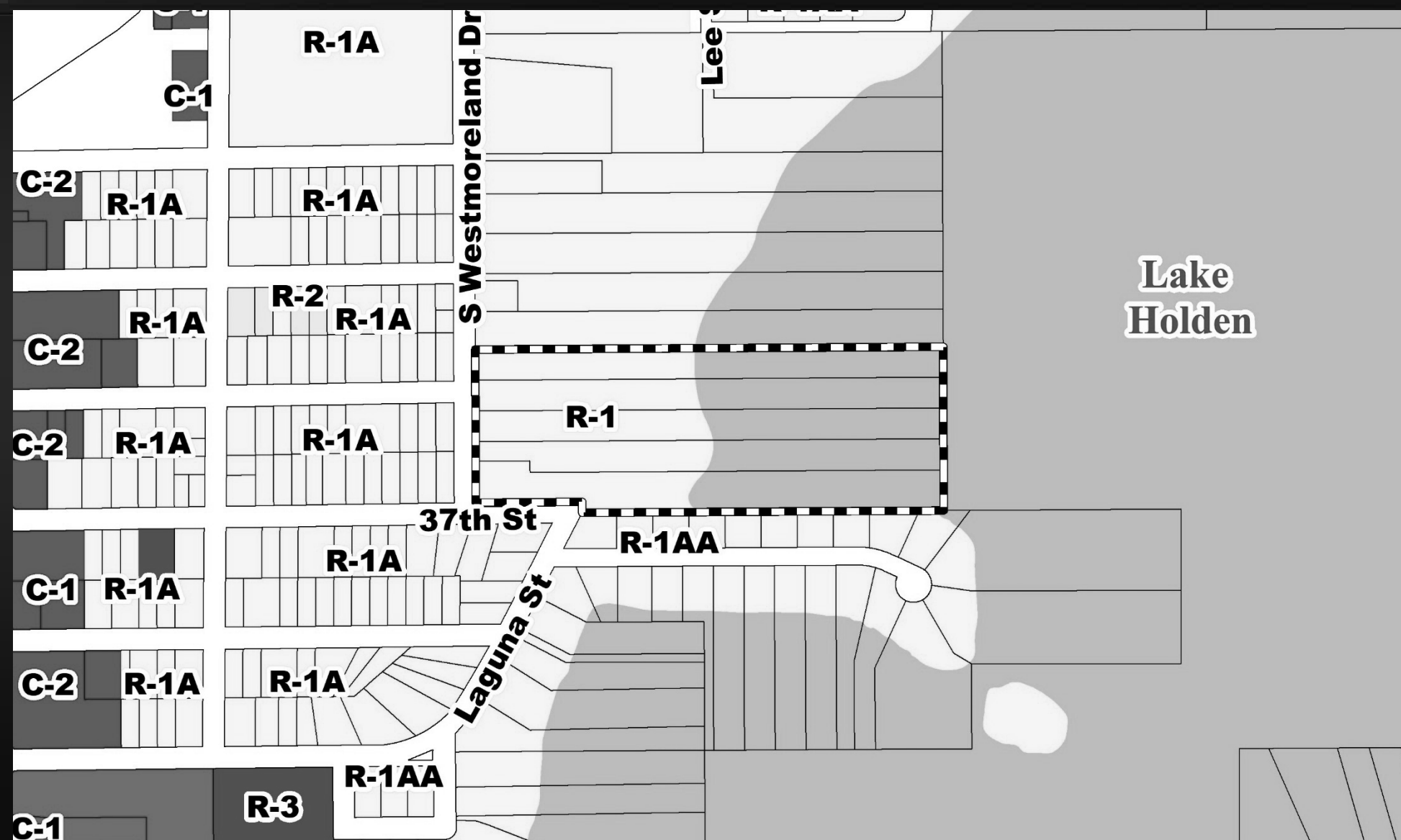
Future Land Use Map

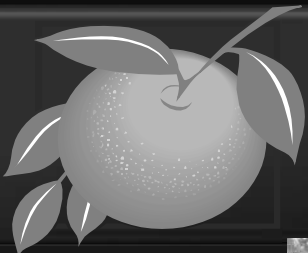




Enclave at Lake Holden Preliminary Subdivision Plan

Zoning Map

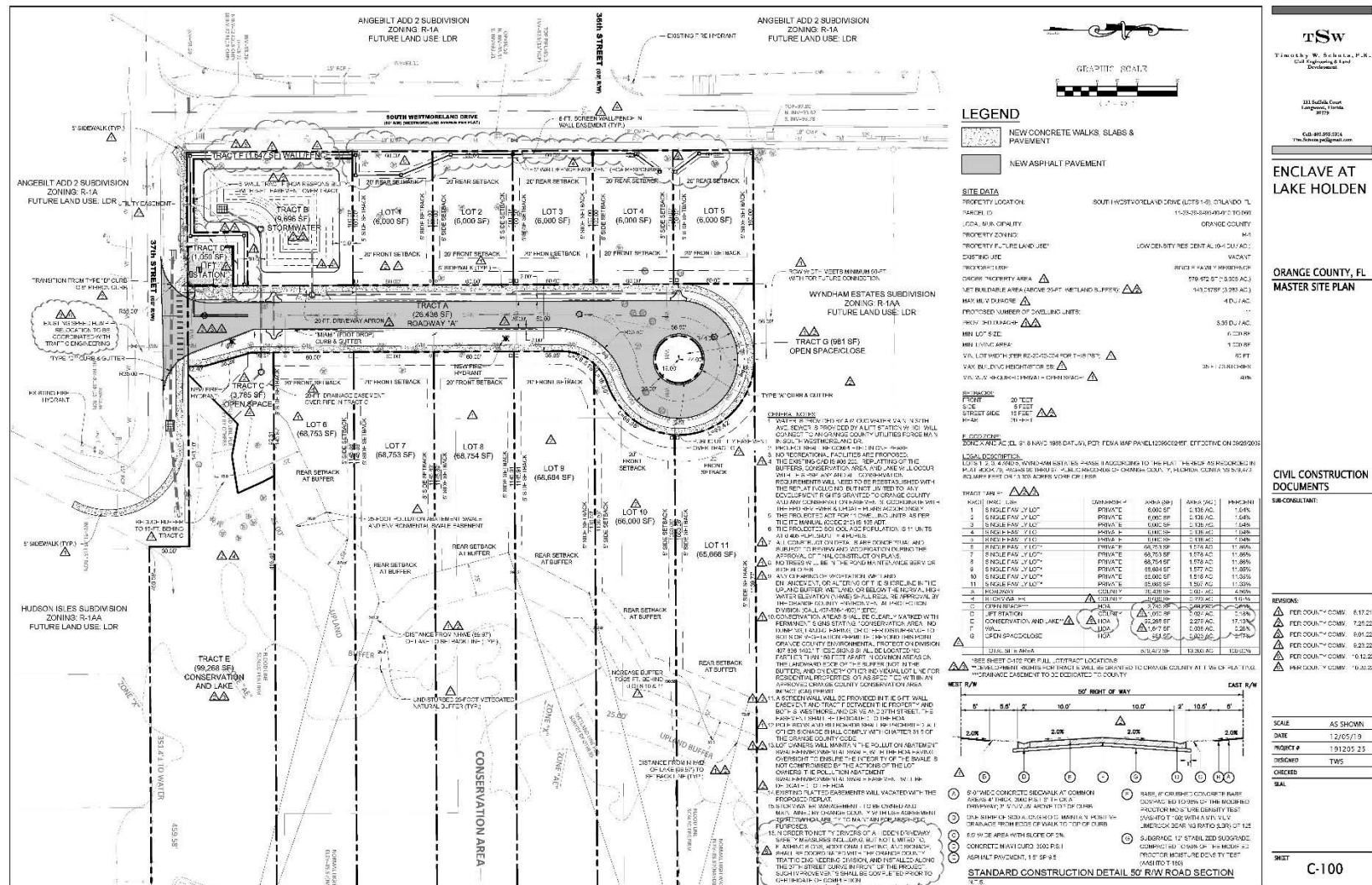


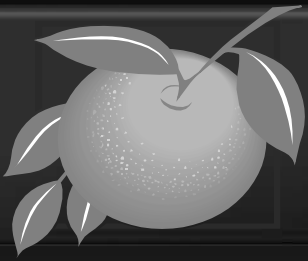


Enclave at Lake Holden Preliminary Subdivision Plan

Aerial Map





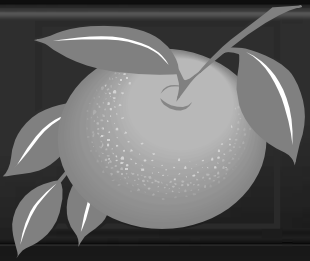


Enclave at Lake Holden Preliminary Subdivision Plan

New Conditions of Approval

Proposed New Conditions :

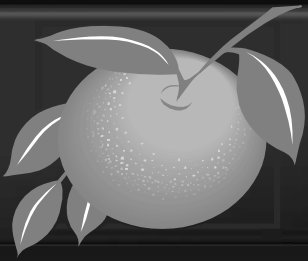
- 29. There shall be no lake access from “Tract E” including a prohibition on community boat ramps and docks.**
- 30. Minimum living area shall be 2,500 square feet.**
- 31. A decorative masonry wall six feet in height shall be provided within “Tract F”, adjacent to the South Westmoreland Drive right-of-way. No less than four “cut outs” shall be provided along the masonry wall, in order to preserve existing trees or provide additional understory trees.**
- 32. Any fencing within the common areas or HOA owned tracts shall be black aluminum or wrought iron style fencing.**



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Enclave at Lake Holden Preliminary Subdivision Plan dated “Received October 24, 2022,” subject to the 28 conditions listed under the DRC Recommendation in the staff report.

District 3



Westover Ridge Subdivision Preliminary Subdivision Plan

Case: PSP-22-03-077

Project Name: Westover Ridge Subdivision Preliminary Subdivision Plan

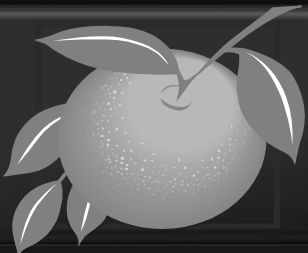
Applicant: Rogerio Xavier, New York Group & Company, LLC

District: 1

Acreage: 6.66 gross acres

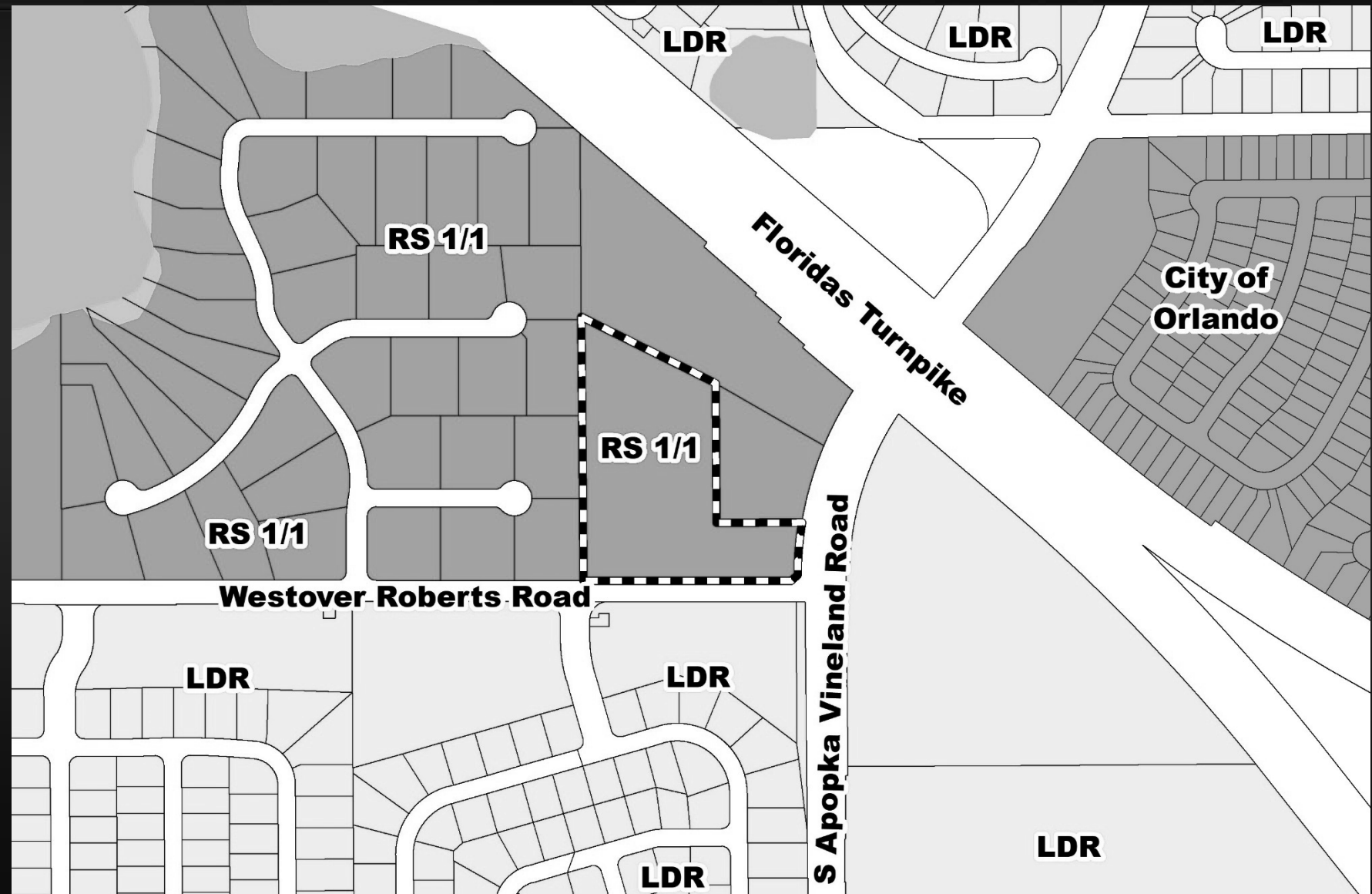
Location: North of Westover Roberts Road / West of South
Apopka Vineland Road

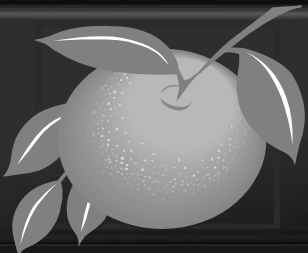
Request: To construct 6 single-family residential dwelling units.



Westover Ridge Subdivision Preliminary Subdivision Plan

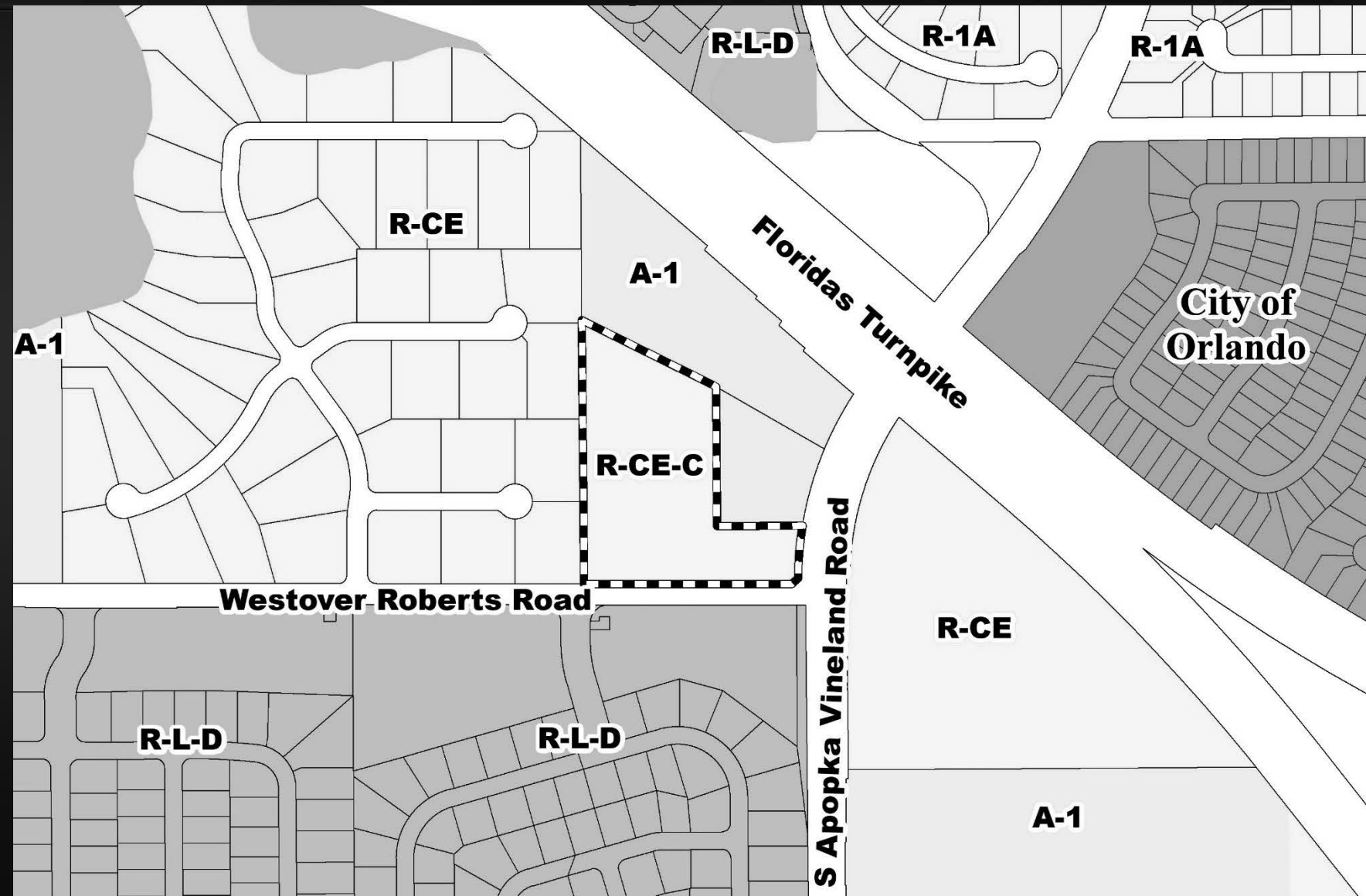
Future Land Use Map

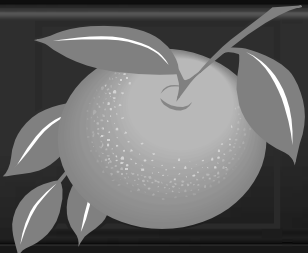




Westover Ridge Subdivision Preliminary Subdivision Plan

Zoning Map

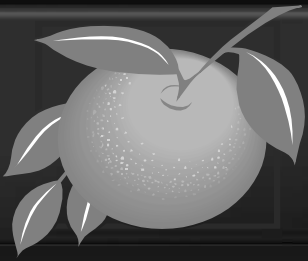




Westover Ridge Subdivision Preliminary Subdivision Plan

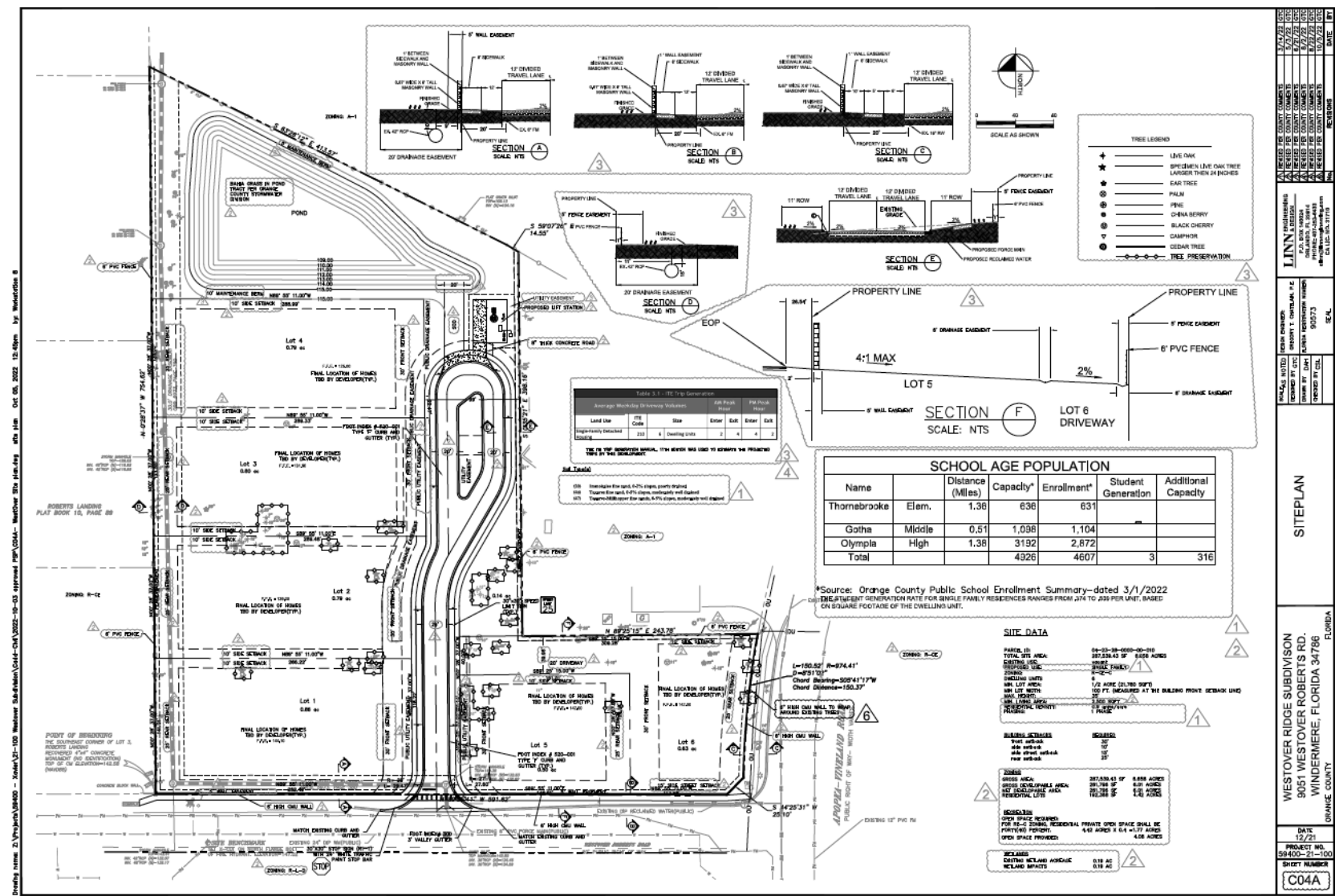
Aerial Map





Westover Ridge Subdivision Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



Drawn by: 2/1/2022
Checked by: 2/1/2022
Approved by: 2/1/2022
Scale: 1" = 100'

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------------------|
| 1 | 12/21/2021 | PRELIMINARY SUBDIVISION PLAN |
| 2 | 12/21/2021 | PRELIMINARY SUBDIVISION PLAN |
| 3 | 12/21/2021 | PRELIMINARY SUBDIVISION PLAN |
| 4 | 12/21/2021 | PRELIMINARY SUBDIVISION PLAN |
| 5 | 12/21/2021 | PRELIMINARY SUBDIVISION PLAN |
| 6 | 12/21/2021 | PRELIMINARY SUBDIVISION PLAN |
| 7 | 12/21/2021 | PRELIMINARY SUBDIVISION PLAN |
| 8 | 12/21/2021 | PRELIMINARY SUBDIVISION PLAN |
| 9 | 12/21/2021 | PRELIMINARY SUBDIVISION PLAN |
| 10 | 12/21/2021 | PRELIMINARY SUBDIVISION PLAN |

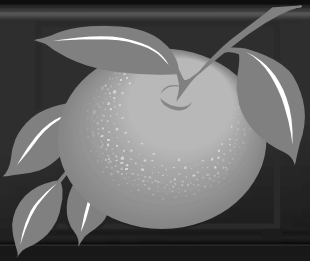
DATE 12/21/2021

PROJECT NO. 2021-001

SHEET NUMBER C04A

WESTOVER RIDGE SUBDIVISION
9001 WESTOVER RIDGE RD.
WINDERMERE, FLORIDA 34786

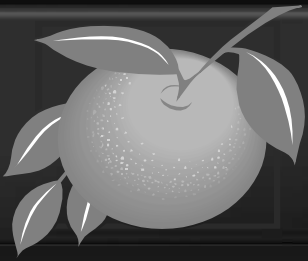
FLORIDA
CREATED BY: [Name]
DATE: [Date]



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Westover Ridge Subdivision Preliminary Subdivision Plan dated “Received August 30, 2022,” subject to the 22 conditions listed under the DRC Recommendation in the staff report.

District 1



Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan

Case: PSP-22-06-220

Project Name: Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan

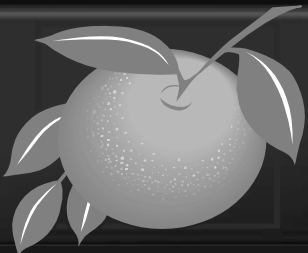
Applicant: Robert Paymayesh, PE Group, LLC

District: 1

Acreage: 29.89 gross acres

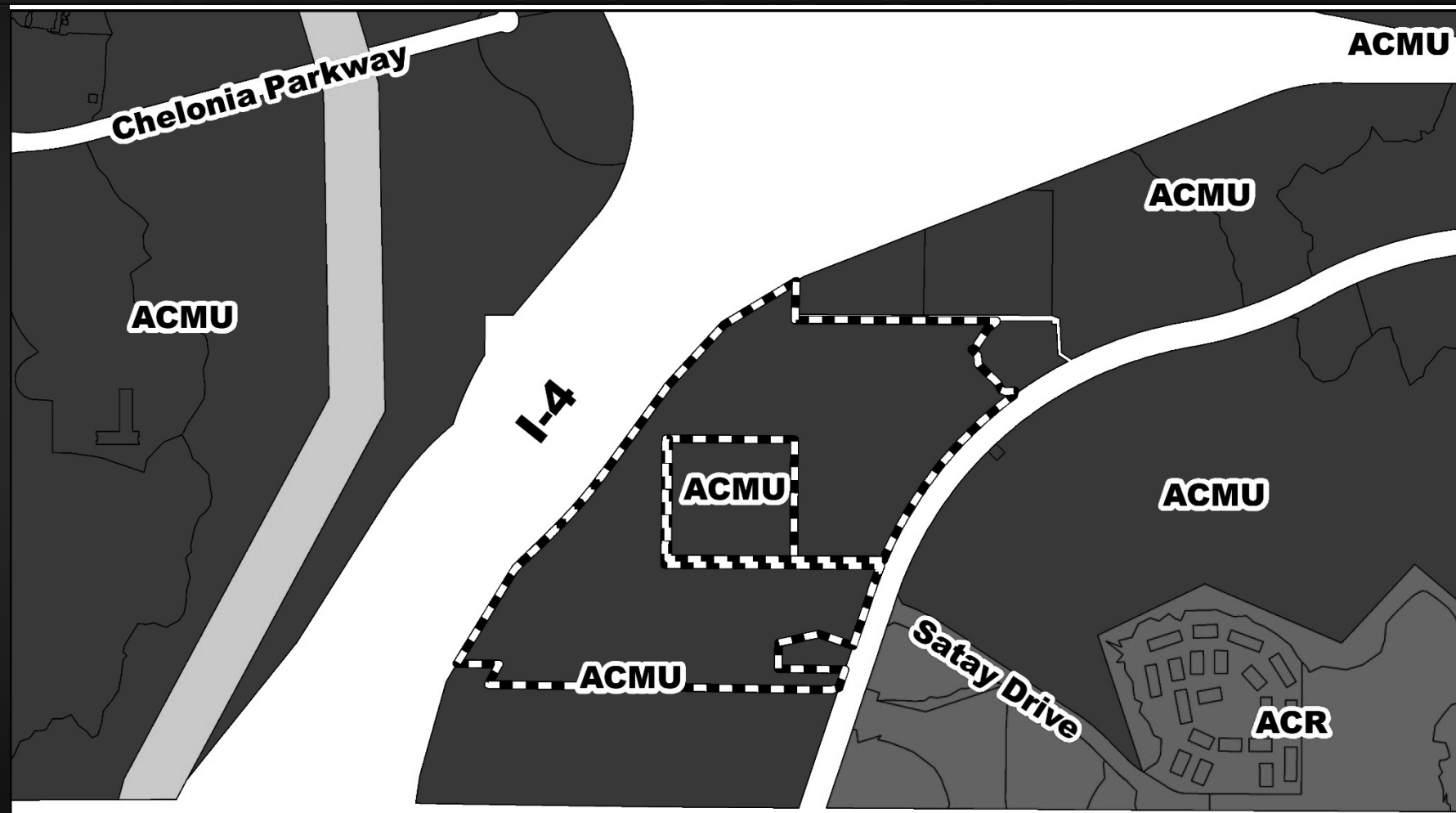
Location: Northwest of South International Drive / East of Interstate 4

Request: To subdivide 29.89 acres in order to construct one lot.

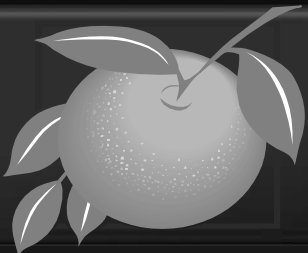


Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan

Future Land Use Map

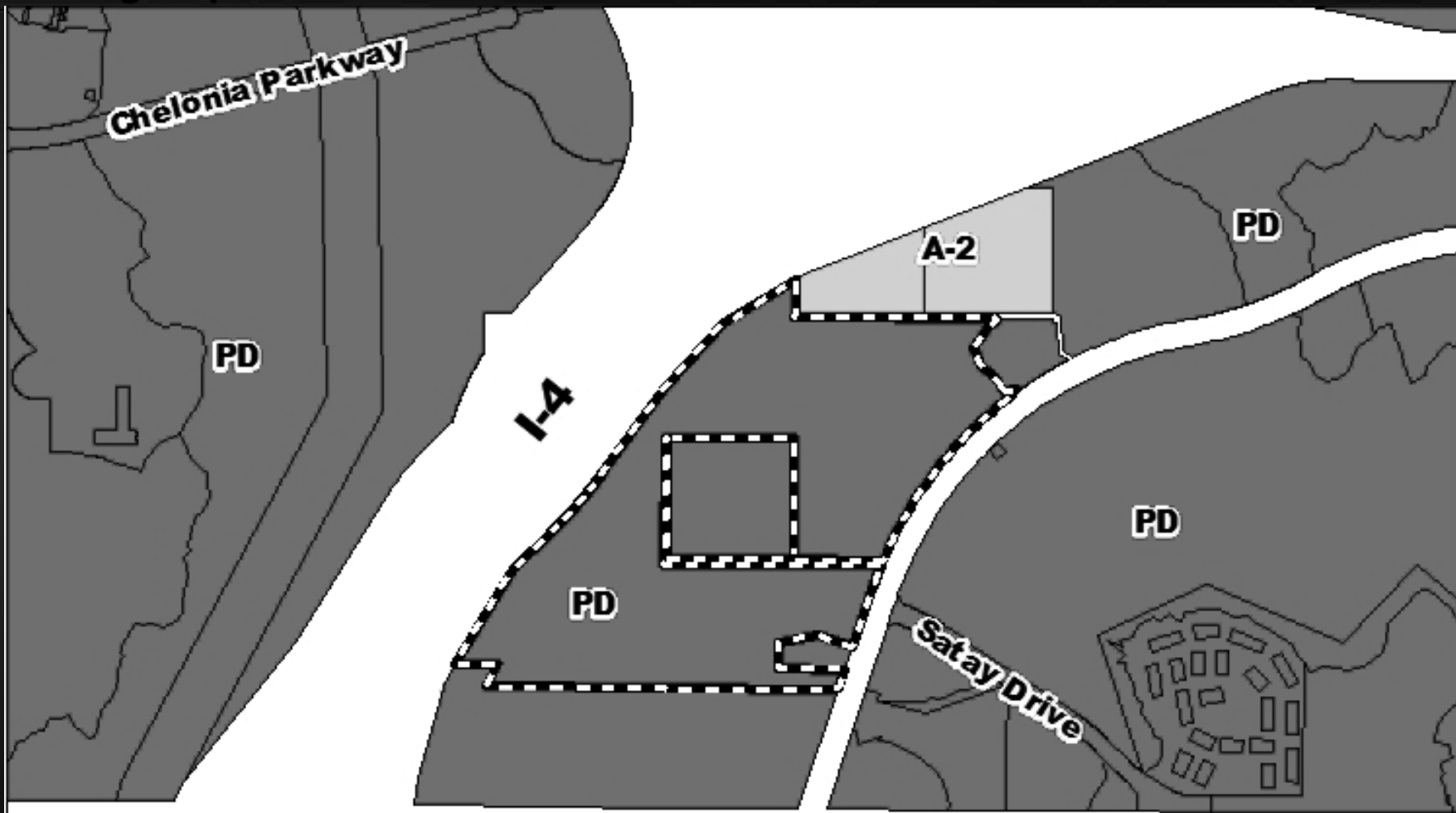


ORANGE/OSCEOLA COUNTY LINE

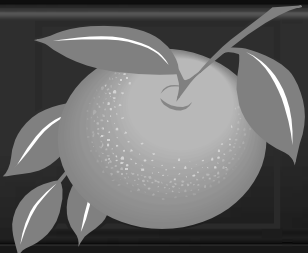


Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan

Zoning Map

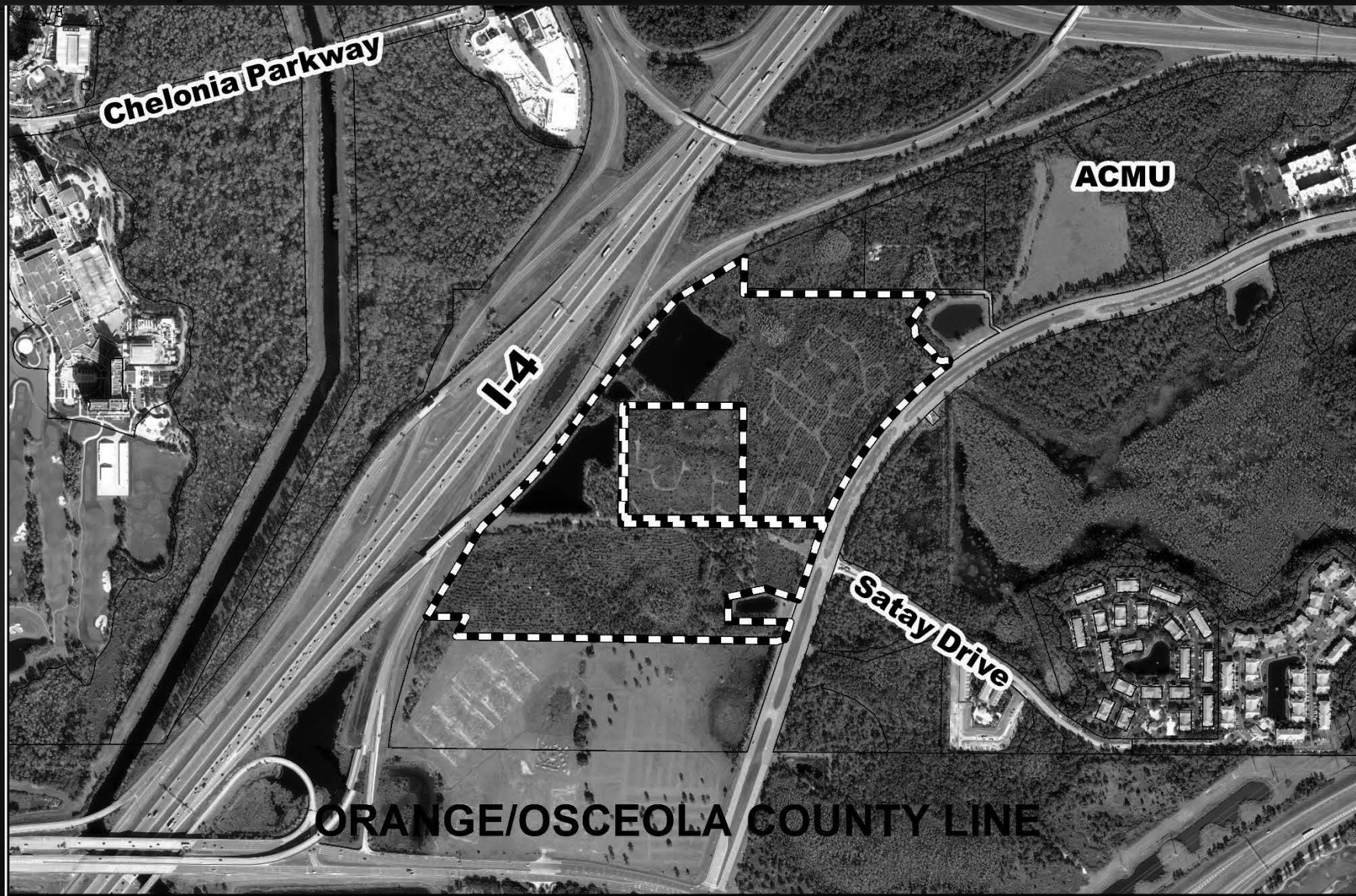


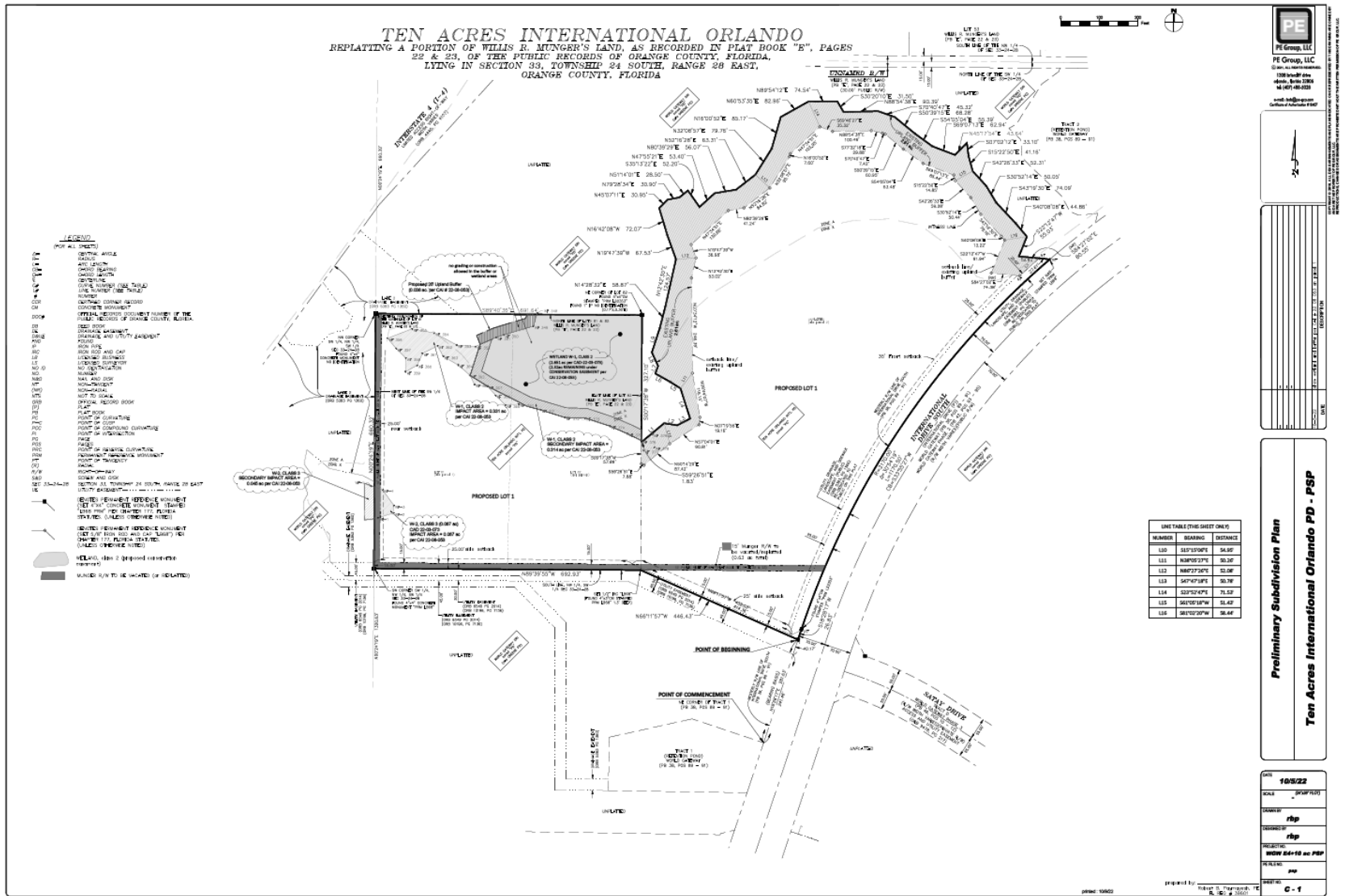
ORANGE / OSCEOLA COUNTY LINE

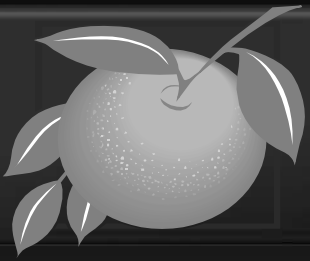


Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan

Aerial Map



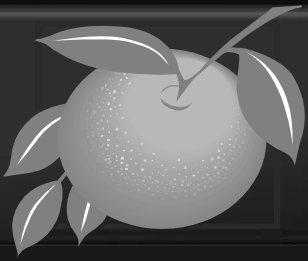




Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan dated “Received October 10, 2022,” subject to the 21 conditions listed under the DRC Recommendation in the staff report.

District 1



Sable Village Preliminary Subdivision Plan

Case: PSP-21-09-276

Project Name: Sable Village Preliminary Subdivision Plan

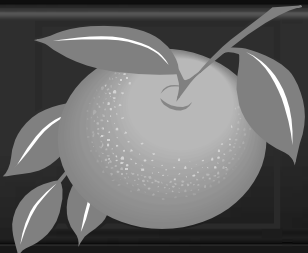
Applicant: Momtaz Barq, Terra-Max Engineering, Inc

District: 2

Acreage: 6.83 gross acres

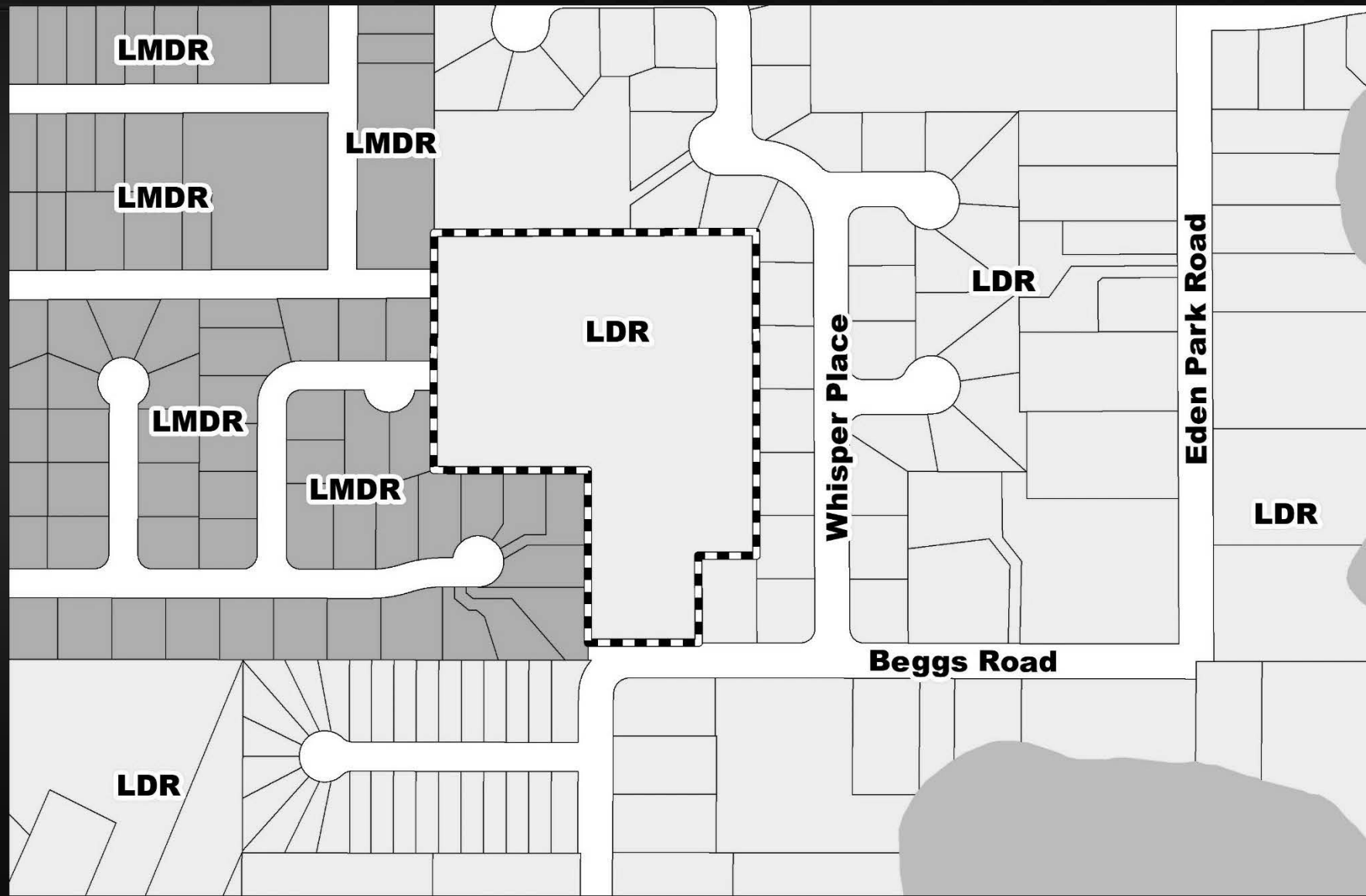
Location: Northwest of Beggs Road / East of North Orange Blossom Trail

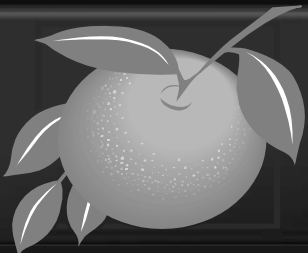
Request: To construct 24 single-family residential dwelling units



Sable Village Preliminary Subdivision Plan

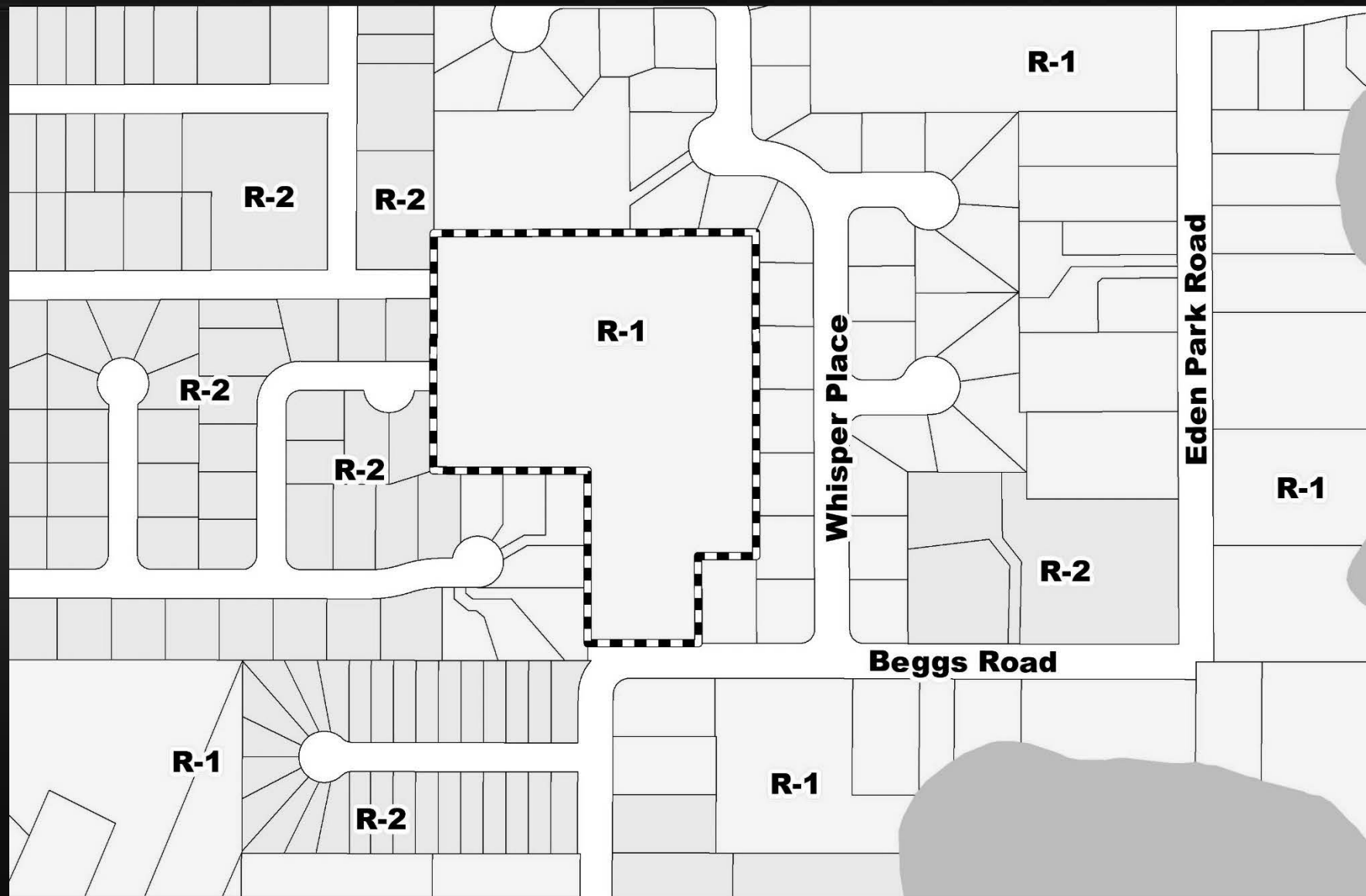
Future Land Use Map

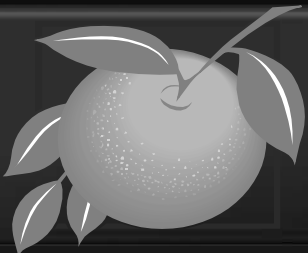




Sable Village Preliminary Subdivision Plan

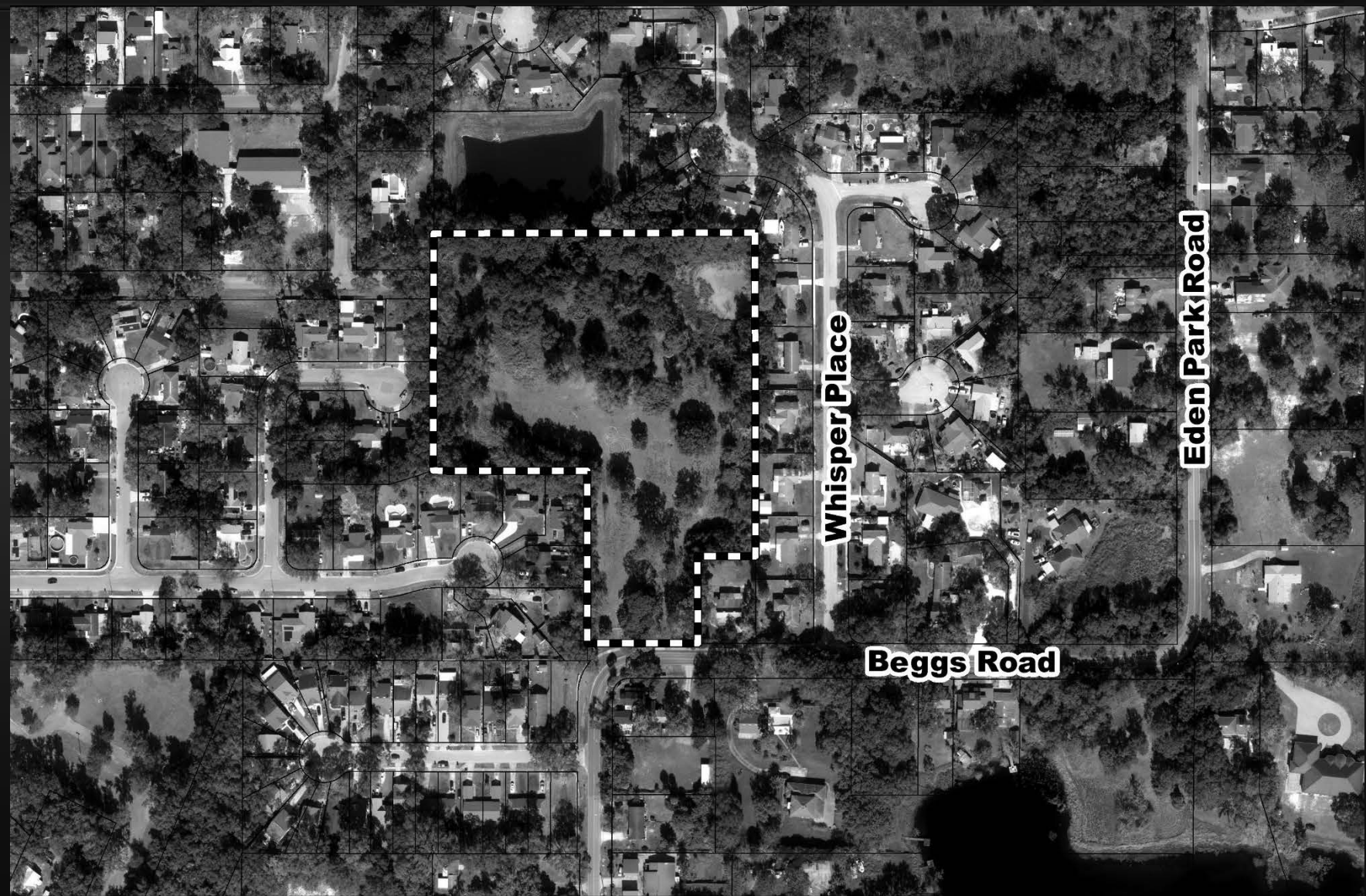
Zoning Map

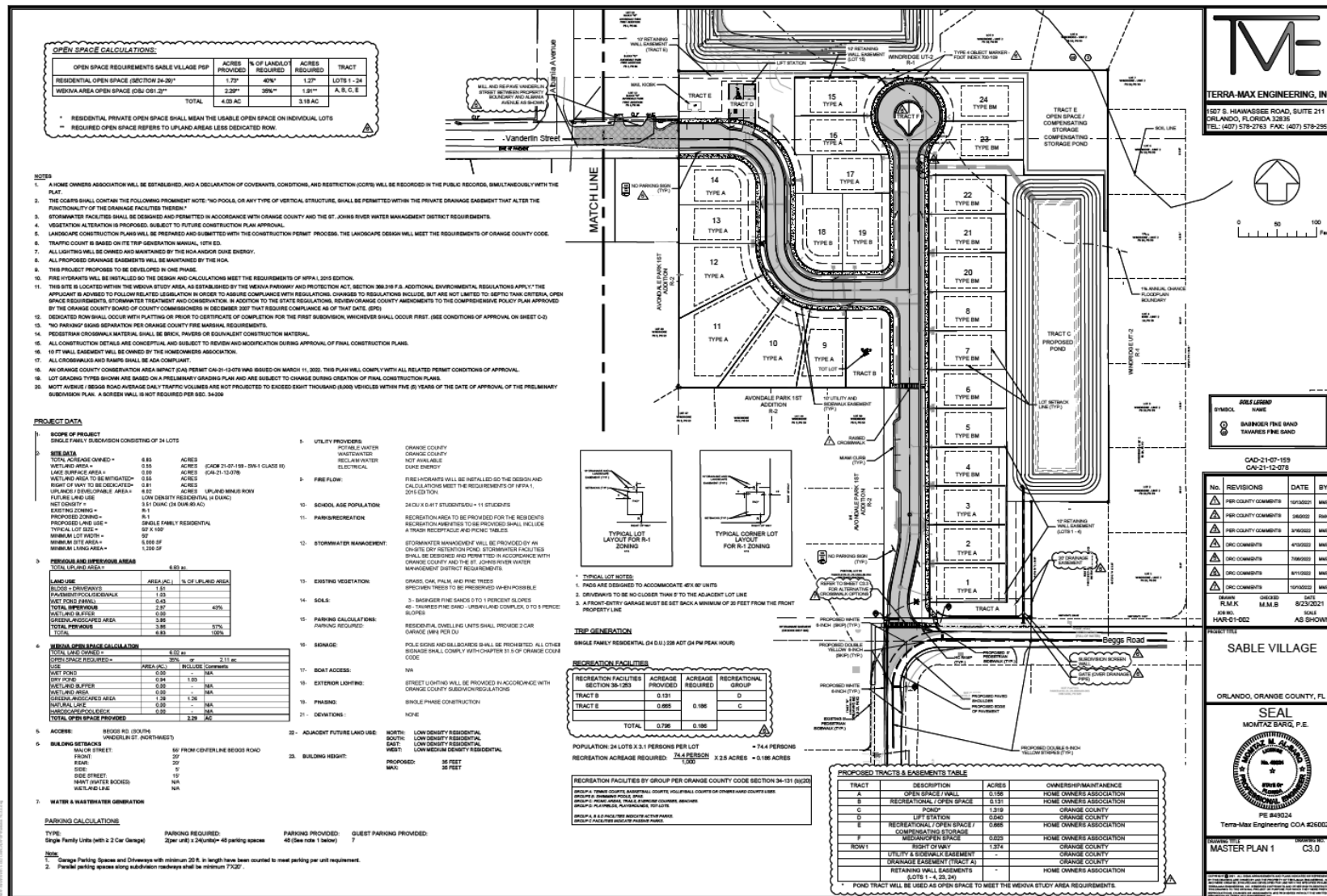


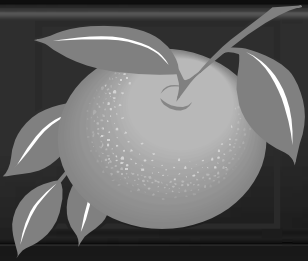


Sable Village Preliminary Subdivision Plan

Aerial Map







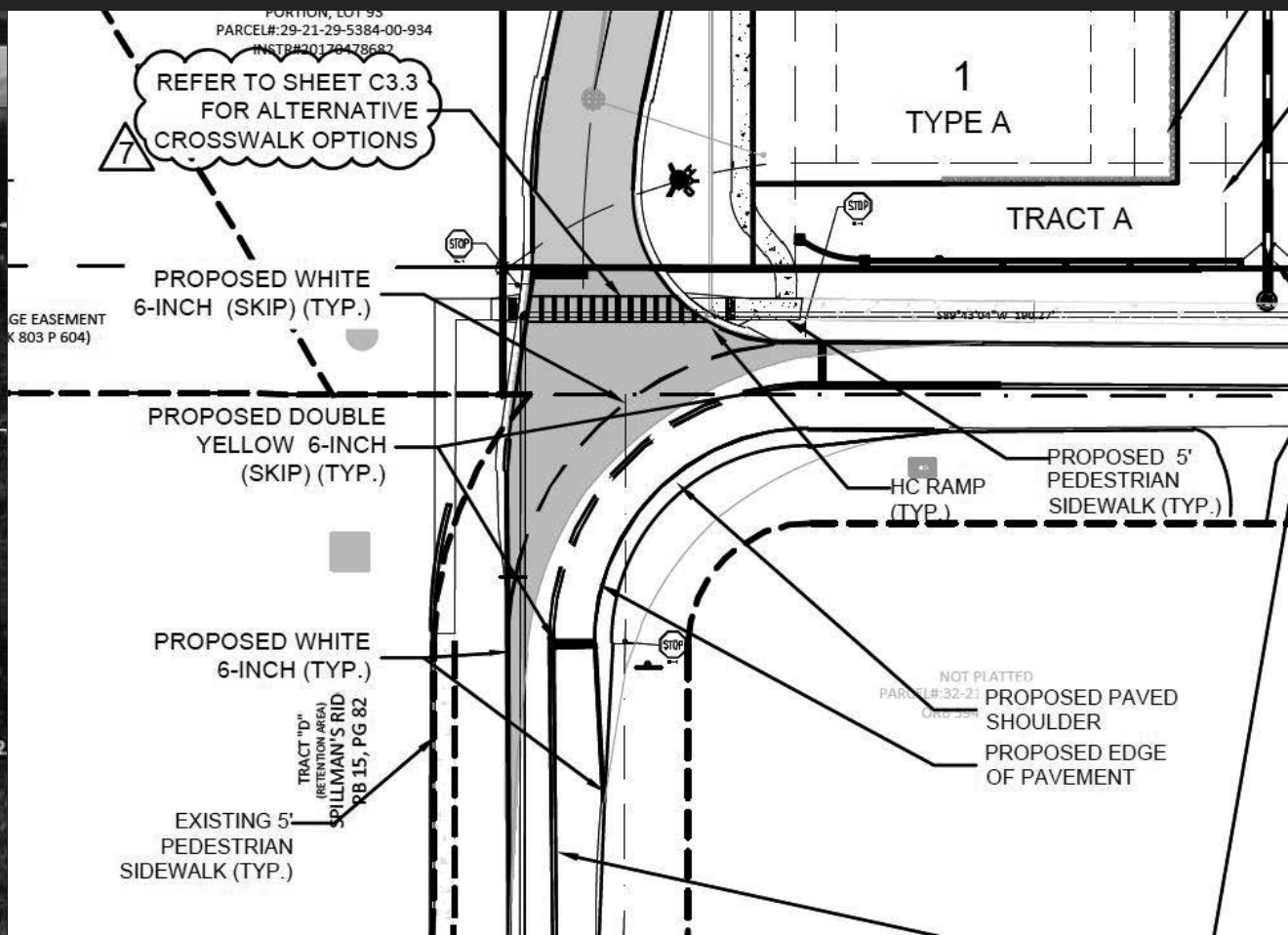
Sable Village Preliminary Subdivision Plan

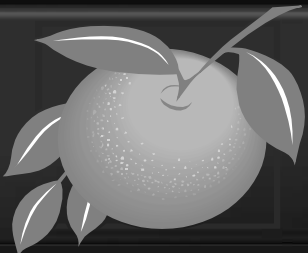
Road Improvements

Current Condition



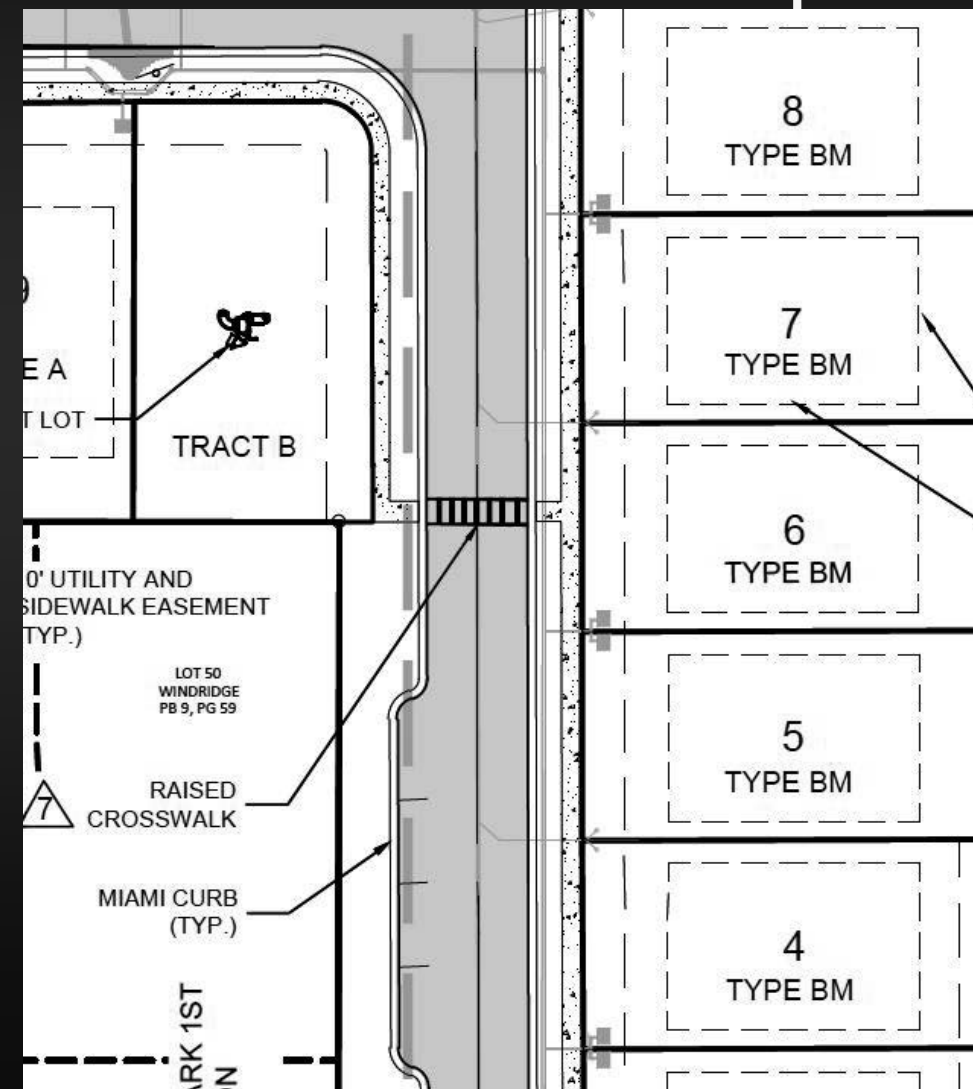
Proposed T-Intersection and 3-Way Stop

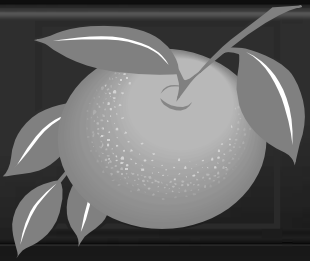




Sable Village Preliminary Subdivision Plan Road Improvements

Raised cross walk within the subdivision to reduce speed along the subdivision road





Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Sable Village Preliminary Subdivision Plan dated “Received October 26, 2022,” subject to the 30 conditions listed under the DRC Recommendation in the staff report.

District 2



Board of County Commissioners

Public Hearings

December 13, 2022