



Interoffice Memorandum

DATE: December 8, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental and Development
Services Department

**CONTACT PERSON: Joe Kunkel, P.E., DRC Chairman
Development Review Committee
Public Works Department
(407) 836-7971**

SUBJECT: January 10, 2023 – Public Hearing
Adam Smith, VHB, Inc.
The Grow PD - RP / The Grow - Parcels F1 & F2 PSP
Case # PSP-22-03-087 / District 5
(Related to CAI-22-03-023)

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of October 5, 2022, to approve The Grow Planned Development (PD) – Regulating Plan (RP) / The Grow – Parcels F1 and F2 Preliminary Subdivision Plan (PSP) to subdivide 732.52 acres, generally located north of East Colonial Drive and east of Chuluota Road, in order to construct 1,070 single-family detached residential dwelling units and 122 single-family attached residential dwelling units.

In addition, a waiver from Orange County Code Section 34-152(c) is requested to allow lots to front a meadow, park, open space, etc., instead of a County roadway.

The Grow Planned Development – Regulating Plan (PD-RP) was originally approved by the Board on September 20, 2016, and the original development program consists of up to 2,078 residential dwelling units, 172,000 non-residential square feet; and features an elementary school, community park, community gardens, a working farm, and an equestrian facility. The project also incorporates conservation best management practices, neighborhood design principles, interconnected open space systems, and streets with a strong pedestrian / bicycle orientation. This PSP was reviewed for consistency with the regulations and development standards approved with the Grow PD-RP.

This item was continued from the November 29, 2022, Board Meeting.

The required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PSP may be found in the Planning Division for further reference.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan and approve The Grow PD – RP / The Grow – Parcels F1 & F2 PSP dated “Received October 6, 2022”, subject to the conditions listed under the DRC Recommendation in the Staff Report. District 5

JVW/JK/lme
Attachments

CASE # PSP-22-03-087

Commission District # 5

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of October 5, 2022, to approve The Grow Planned Development (PD) – Regulating Plan (RP) / The Grow – Parcels F1 and F2 Preliminary Subdivision Plan (PSP) to subdivide 732.52 acres, generally located north of East Colonial Drive and east of Chuluota Road, in order to construct 1,070 single-family detached residential dwelling units and 122 single-family attached residential dwelling units.

In addition, a waiver from Orange County Code Section 34-152(c) is requested to allow lots to front a meadow, park, open space, etc., instead of a County roadway.

This item was continued from the November 29, 2022, Board Meeting.

2. PROJECT ANALYSIS

- A. Location: North of East Colonial Drive / East of Chuluota Road
- B. Parcel ID: 08-22-32-0000-00-005, 18-22-32-0000-00-001
- C. Total Acres: 732.52 gross acres
- D. Water Supply: Orange County Utilities
- E. Sewer System: Orange County Utilities
- F. Schools: East Lake ES – Enrolled: 493 / Capacity: 682
Corner Lake MS – Enrolled: 823 / Capacity: 1,066
East River HS – Enrolled: 2,042 / Capacity: 3,003
- G. School Population: 490
- H. Parks: Bithlo Community Park – 2.2 Miles
- I. Proposed Use: 1,070 Single-Family Detached Dwelling Units
122 Single-Family Attached Dwelling Units
- J. Site Data: Maximum Building Height: 3-Stories
Minimum Living Area: 500 Square Feet
Minimum Lot Width: 20'
Building Setbacks:
10' – 25' Front
3' – 50' Rear
0' – 25' Side

10' Side Street
50' NHWE

K. Fire Station: Station 82 - 500 North Story Partin Road

L. EPD: This site is located within the Econlockhatchee River Protection Ordinance area.

CAD-16-02-021 identified 232.03 acres of wetlands and surface waters and 42.84 acres of required upland buffers within parcels F1 & F2:

205 acres of Class I wetlands, which include large forested communities that are greater than 40 acres in size; including all of Lake Tanner and a portion of Corner Lake;

4.87 acres of Class II wetlands, which include forested communities that are larger than five acres in size, but less than 40 acres;

21.49 acres of Class III wetlands, which include several smaller, isolated freshwater marshes, intermittent ponds, and vegetated non-forested wetlands less than five acres in size;

0.67 acre of Class III surface waters, mainly ditches, that are less than five acres in size; and,

42.84 acres of required upland buffers pursuant to the Econlockhatchee River Protection Ordinance, Chapter 15, Article XI, Section 15-442(f) associated with Class I and II conservation areas.

The applicants are proposing direct impacts to 0.07 acre of Class I wetlands, 7.94 acres of Class III wetlands and surface waters, and 0.29 acre of upland buffer impacts under CAI-22-03-023. The project will also result in 0.52 acre of secondary wetland impacts.

Wildlife corridors and potential wildlife crossings and signage are depicted on the site plan.

Approval of this plan does not constitute approval of a permit for the construction of a boat dock (including: boardwalks or observation piers in wetlands or in wetland buffer areas) or a boat ramp. These structures shall require additional permitting under Orange County Code Chapter 15, Article IX Boat Dock Ordinance and Article XV Boat Ramps.

M. Transportation: Road Network and Mitigation Agreement for The Grow (a/k/a Lake Pickett South) approved on September 20, 2016 and Recorded at 20160525906 to fund transportation improvements and provide for a road network to mitigate the traffic impacts for the development.

A First Amendment to Road Network and Mitigation recorded as document #20200043235 was approved by the BCC on January 14, 2020.

Based on the concurrency management system dated March 10, 2022 2022, there are multiple failing roadways within the project's impact area along Chuluota Road from Colonial Drive to Lake Pickett Road, and Colonial Drive E from Woodbury Road to Chuluota Road (4 segments). This information is dated and subject to change.

Transportation Concurrency is required to be met per the Terms of the First Amendment to the Road Network Agreement.

3. COMPREHENSIVE PLAN

The subject property has an underlying Future Land Use Map (FLUM) designation of Lake Pickett (LP). The zoning for the subject property is PD-RP which is consistent with the FLUM designation.

4. ZONING

PD (Planned Development District) (The Grow PD - RP)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to The Grow Planned Development - Regulating Plan; Orange County Board of County Commissioners (BCC) approvals; The Grow Parcels F1 and F2 Preliminary Subdivision Plan dated "Received October 6, 2022," and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the BCC, or by action of the BCC. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received October 6, 2022," the condition of approval shall control to the extent of such conflict or inconsistency.

2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this preliminary subdivision plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land

Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).

6. All stormwater facilities must be designed, permitted, and constructed consistent with Chapter 15, Article XI, Econlockhatchee River Protection, Orange County Code as may be amended.
7. The stormwater management system shall be designed to retain the 100-year/24- hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall s all be provided to assure overflow does not cause flooding of surrounding areas.
8. Prior to construction plan approval, documentation with supporting calculations shall be submitted which certifies that the existing drainage system and ponds have the capacity to accommodate this development and that this project is consistent with the approved master drainage plan (MDP) for this PD.
9. Prior to construction plan approval, documentation must be provided certifying that this project has the legal right to tie into the master drainage system.
10. Roads and drainage system(s), including any retention pond(s), will be owned and maintained by Orange County with a Municipal Service Benefit Unit (MSBU) established for stormwater system functionality. Routine maintenance, including mowing, beyond that provided by the County, shall be the responsibility of the Homeowners' Association.
11. A Municipal Service Benefit Unit (MSBU) shall be established for the standard operation and maintenance of street lighting inventory including leasing, fuel, and energy costs for this project. Street lighting fixtures, poles, and luminaries used in this project shall be selected from the approved inventory list supplied by the Orange County Comptroller. Street lighting fixtures, poles, and luminaries used in this project shall be supplied and installed by the utility company that services the area of the project, as authorized by law or agreement, and thereafter maintains the street lighting inventory. The developer shall obtain approval of the street lighting fixtures, poles, and luminaries from the Orange County Comptroller Special Assessments Department via a "Letter of Commitment" prior to the installation of the street lighting fixtures, poles, and luminaries and prior to the plat being recorded by Orange County Comptroller Official Records section. All installation costs and street lighting operational costs prior to the effective date of

- the MSBU approval by the Orange County Board of County Commissioners shall be the sole responsibility of the developer.
12. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Construction Plan submittal and must be approved prior to Construction Plan approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
 13. Prior to plat recordation for any phase of this Preliminary Subdivision Plan, the various properties shall be reconfigured and deeds recorded in the public records of Orange County so as to not create divided interest in any lot, tract, and/or parcel.
 14. A mandatory pre-application/sufficiency review meeting for the plat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application/ sufficiency review meeting prior to formal submittal of the plat to the County.
 15. Development rights, other than for farming and directly related recreation uses, shall be dedicated to Orange County for those lands identified within the Community Garden use areas as depicted on Figure 2.3(1), The Grow Planned Development / Regulating Plan.
 16. Habitat Crossings within roadway rights-of-way must designed for the appropriate Florida species in accordance with the latest Federal Highway Administration (FHWA) specifications as published in the "Wildlife Crossing Structure Handbook Design and Evaluation in North America" Manual.

The developer shall be required to show and include said crossings and signage on the PSP subject to staff's determination that: (A) the crossings can be installed within the right-of-way depicted on the approved PSP, thus not requiring additional wetland and/or upland buffer impacts; and (B) the improvements will not create sight distance problems or other safety concerns. The wildlife crossings shall consider terrestrial and aquatic species as appropriate.

17. In accordance with FEMA requirements, a Letter of Map Change (LOMC) may be required from the owner/engineer. New development within the 100-year floodplain where no established Base Flood Elevations (BFE) have been identified must perform a study to establish the BFE prior to construction plan review. Compensation storage must be provided for all floodwater displaced by development within 100-year floodplain in accordance with Orange County Ordinance 2021-37, and as may be amended from time to time.
18. In addition to maintaining any streetscape pursuant to Section 3 of the Regulating Plan, the Master POA shall also be responsible for ownership and maintenance of the Multi-Use Trail. The Multi-Use Trail shall be placed within a Multi-Use Trail Easement outside of the Right-of-Way throughout the PSP. All

- Trails crossing the Right-of-Way will require a Right-of-Way Use Agreement/Permit.
19. Prior to approval of the first construction plan associated with this PSP, a master drainage plan consistent with Orange County Code 34-229 must be submitted and approved as a separate E-permit.
 20. If not already conveyed with APF lands, the Right-of-Way for a turn-lane at Street JJ (not depicted), must be conveyed to Orange County prior to Phase 11D Certificate of Completion.
 21. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC).
 22. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
 23. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
 24. Approval of this plan does not constitute approval of a permit for the construction of a boat dock, boardwalk, observation pier, fishing pier, community pier or other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits.
 25. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

26. The applicant shall comply with the Florida Department of Environmental Protection rule 62-302.700 Special Protection, Outstanding Florida Waters, Outstanding Natural Resource Waters. No degradation of water quality, other than that allowed in Florida Administrative Code 62-4.242(2) and (3), F.A.C., is to be permitted in Outstanding Florida Waters and Outstanding national Resource Waters, respectively, notwithstanding any other Department rules that allow water quality lowering.
27. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
28. The site shall be stabilized following grubbing, clearing, earth work or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.
29. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the National Pollutant Discharge Elimination System (NPDES) Supervisor at the Orange County Environmental Protection Division for details.
30. Approval of this plan does not constitute approval of a permit for the construction of a boat ramp. Any person desiring to construct a boat ramp shall apply to the Orange County Environmental Protection Division as specified in Orange County Code Chapter 15 Environmental Control, Article XV Boat Ramps, prior to installation, for an Orange County Boat Ramp Facility Permit, as well as to any other Orange County Division(s) for any other applicable permits.

31. This site is adjacent to lands that are owned by Orange County and the St. Johns River Water Management District (SJRWMD). The property is managed by the SJRWMD. The applicant/owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that the adjacent land use includes publicly managed property. The notice shall indicate that the adjacent property will require the use of resource management practices that may result in periodic temporary conditions that may limit outdoor activities. These practices will include, but not be limited to, ecological burning, pesticide and herbicide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary for proper resource management.
32. The Econlockhatchee River Basin has designated impaired water bodies, therefore, any portions of the project that will discharge into the surface water shall comply with the Impaired Waters Rule, Chapter 62-303 of the Florida Administrative Code.
33. The project shall comply with the terms and conditions of that certain Road Network and Mitigation Agreement The Grow approved on September 20, 2016 and recorded at Document #20160525906 Public Records of Orange County, Florida, as may be amended.
34. Transportation Concurrency is required to be met per the Terms of the First Amendment to the Road Network Agreement.
35. Right-of-Way is required for Lake Pickett Road and for Tanner Road intersection improvement. Conveyance of the required right-of-way shall be in accordance with the BCC approved APF Agreement recorded as Document #20160548840 of the Orange County Records. The APF Agreement requires the conveyance to be by general warranty deed, free and clear of all liens and encumbrances, except for easements of record acceptable to County, if any. The conveyance to the County will occur after final, non-appealable approval of the Grow PD and (i) in conjunction with, but prior to, the approval and recording of the plats of Parcels T2-1 and T2- 2, with the portions of the Road Right-of-Way adjacent to each such parcel being conveyed prior to approval of the plat for each such Parcel, respectively, or (ii) no later than one hundred twenty (120) days following the delivery by County, and receipt by the Owners, of written notice that County desires consummation of such conveyances, whichever occurs first.
36. Transportation Concurrency will need to be obtained through the terms of the approved Road Network Agreement prior to Plat approval.

37. The plat and the Conditions, Covenants, and Restrictions (CC&Rs) for this project shall notify homeowners of the following: Homeowners own and maintain their individual water and reclaimed water services which extend to their homes from public water and reclaimed water meters located adjacent to public road right-of-way and/or public utility easements. The owners of the affected lots shall be granted access to HOA-owned tracts for the purpose of maintaining their water and reclaimed water services.
38. Prior to construction plan approval, the Developer shall provide an acceptable utility corridor for the CIP reclaimed water main, that meets Orange County Utilities Standards and Specifications, extends from East Colonial Drive to the APF Utility tract, is located outside of wetlands (or with the impacts to existing wetlands mitigated as set forth in the APF agreement), and is exclusive of easements and buffers. The utility corridor must be approved by Orange County Utilities.
39. A Utilities Developer Agreement related to the extension and oversizing of utility mains included in this PSP may be required. If required, an agreement must be approved by the BCC prior to construction plan approval.
40. Prior to approval of the first construction plan set for residential or commercial development within the Grow Regulating Plan/PD or prior to the certificate of completion for the roadway shown in this PSP, the easement for the 20-inch Orange County Utilities RWM shall be conveyed to the County. The easement shall extend from East Colonial Drive along APF Street A and Street B to the APF tract access. The easement shall be located outside of wetlands (or with the impacts to existing wetlands mitigated as set forth in the APF Agreement), and shall be exclusive of easements and buffers.
41. Where public gravity main will be located within alleyways, the distance from structure to structure shall be a minimum of 38 feet. To meet this requirement, the Side and Rear Setbacks for affected lots on the PSP shall be a minimum of 19 feet from the center of alley based on the utility configuration shown in the PSP.
42. A Master Utility Plan (MUP) for the PSP, including hydraulically dependent development, shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PSP shall be consistent with approved and up-to-date Master Utility Plans (MUPs) for the PSP and the Lake Pickett Study Area Transmission Systems. MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUPs and updates must be approved prior to Construction Plan approval.

43. Per the Grow Regulating Plan/PD APF agreement, the 3-acre APF tract for Reclaimed Water Storage and Re-Pump Facility within The Grow PD shall be conveyed to the County prior to approval of the first construction plan set within The Grow PD. The tract shall have a minimum width of 300 feet and be located no more than 1,000 feet from a public road, with a 30-foot minimum width utility and access tract connection to public right-of-way. The tract(s) shall have a typical average slope of 5 percent or less over the existing grade, have an elevation above the 100 year flood plain, be located outside of wetlands (or with the impacts to existing wetlands mitigated as set forth in the APF Agreement), and shall be exclusive of easements and buffers. The developer shall be responsible for obtaining any permits necessary to meet the above requirements including, but not limited to, mass grading, wetland, buffer, and floodplain permits prior to conveyance to Orange County. The developer shall be responsible for completing any work associated with the permits prior to conveyance to Orange County.
44. In order to comply with the intent of Section 177.091(18), F.S., as may be amended, lot numbers at plat must be consecutive and consistent with the PSP. Failure to meet this requirement may require a change to the PSP and may delay approval of the plat.
45. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
46. Short term / transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
47. New streets that are extensions of or in alignment with existing streets shall bear the same names as those borne by such existing streets.
48. Unless otherwise specified to the County's satisfaction in the PSP, a Development Plan, in conformance with the requirements of Section 34-131(b) (20), including the appropriate group type, is required for the park / recreation tract(s) within this Preliminary Subdivision Plan (PSP), or phase thereof, as appropriate. Regardless of whether the park / recreation tract is included in the PSP or approved via a separate Development Plan, the park / recreation area tract(s) shall be constructed in conjunction with the subdivision infrastructure and completed prior to issuance of the Certificate of Completion (C of C) for the infrastructure for the phase in which the park / recreation tract(s) is located. Temporary Addressing must be provided for permits and the C of C must be issued prior to approval and recording of a plat.
49. All fencing abutting open space tracts that are 25 ft. wide or less, or that are not visible from rights-of-way, shall be limited to 50 percent opaque, such as aluminum picket or similar, up to 6 feet tall, or opaque up to 4 feet tall.

50. Any lot with a side yard facing an open space tract, park or recreation area shall be visually treated as a corner lot with an abutting side street. The tract, park or recreation area facing facades shall repeat the architectural trim and finishes which are provided on the front façade - including windows, window surrounds, shutters, muntins, eave brackets, expression line, and decorative veneer.

51. A waiver from Orange County Code Section 34-152(c) is granted to allow lots to front a mew, open space, etc., in lieu of a County roadway.

Zoning Map

PSP-22-03-087



 Subject Property



 Subject Property

Zoning Map

ZONING: PD (Planned Development District)

APPLICANT: Adam Smith - VHB Inc

LOCATION: North of State Road 50 (East Colonial Drive) and South of Lake Pickett Road / East of Chuluota Road / West of South Tanner Road

TRACT SIZE: 732.52 acres

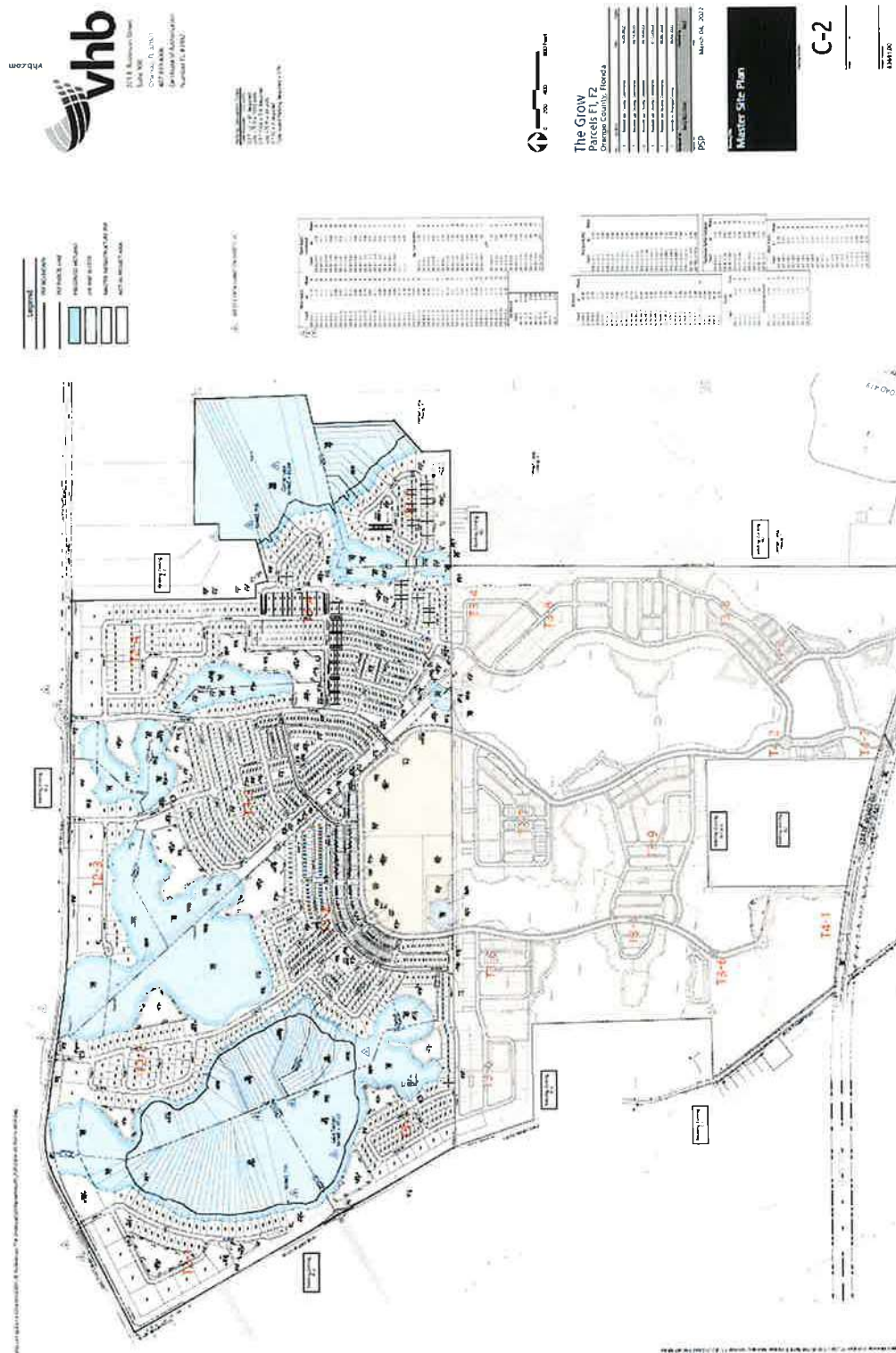
DISTRICT: # 5

S/T/R: 08/22/32 & 18/22/32

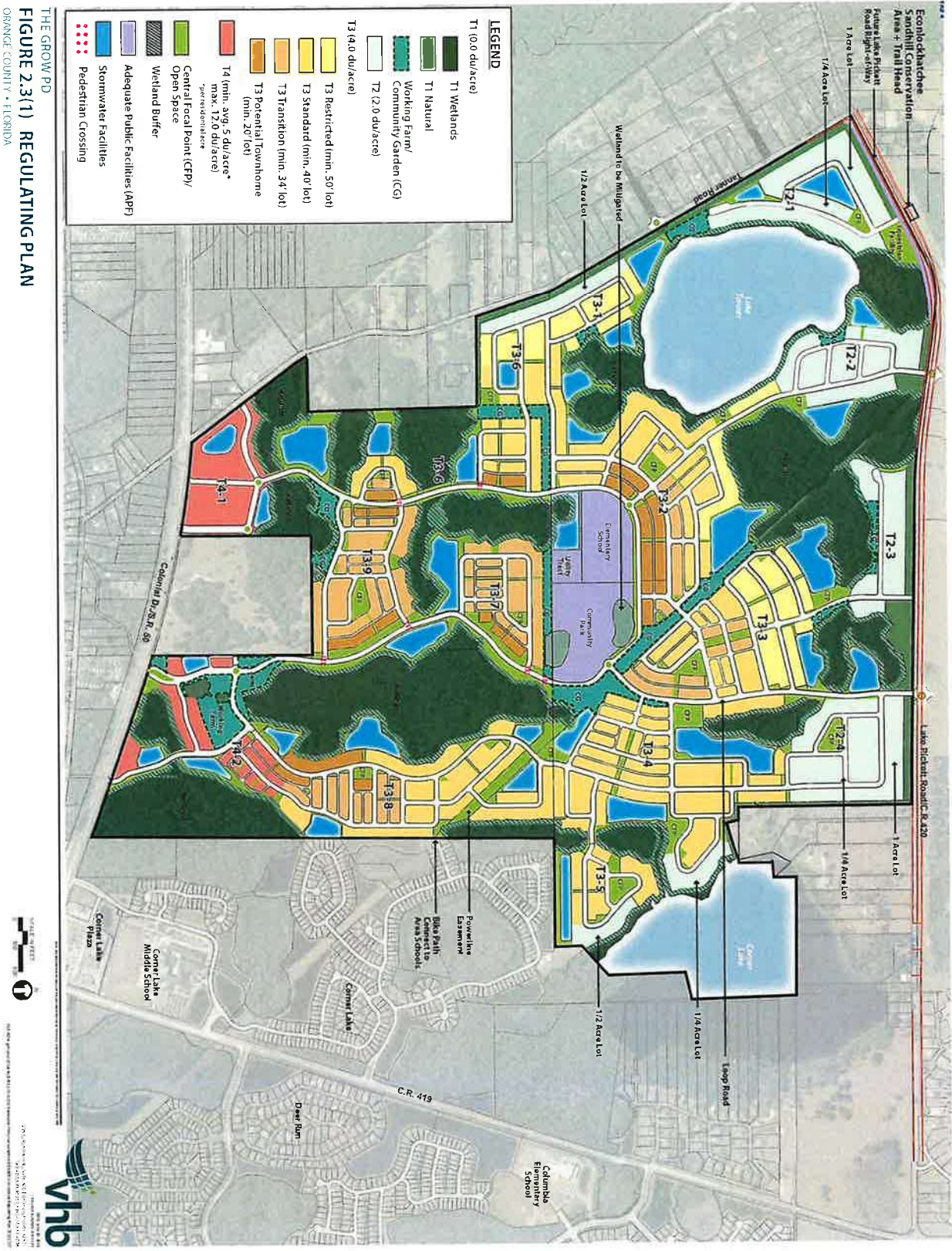
1 inch = 1,500 feet



Site Plan Sheet



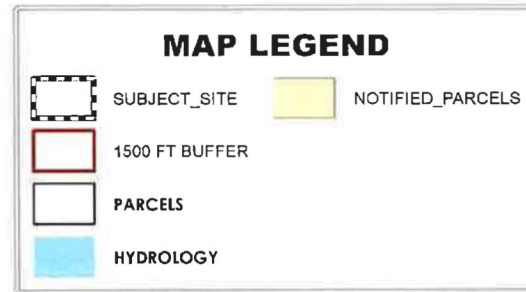
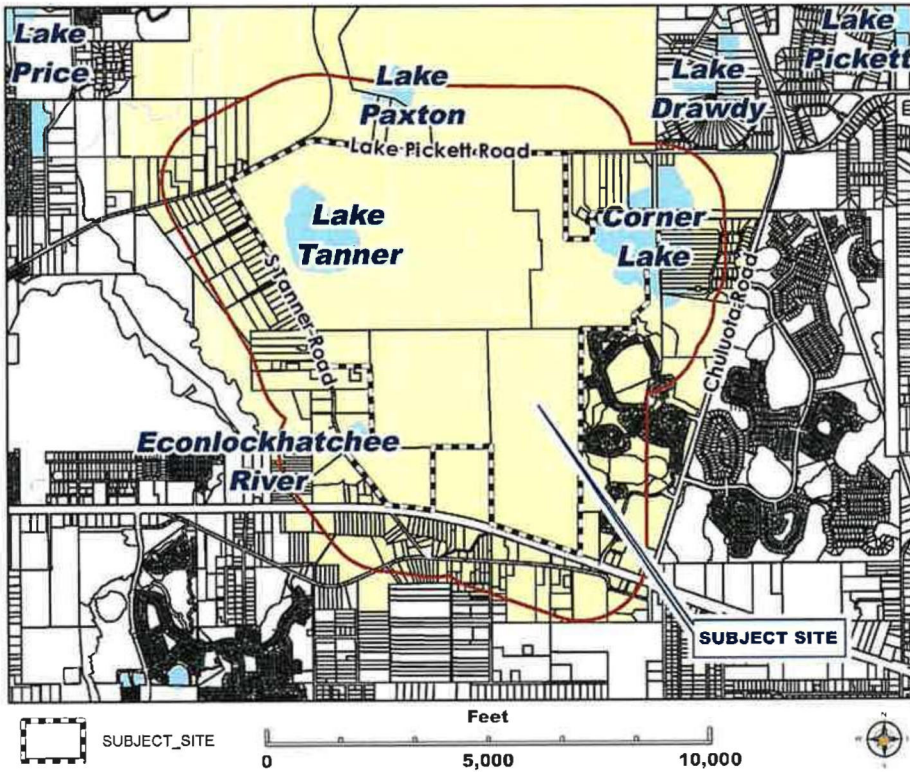
The Grow PD - Regulating Plan



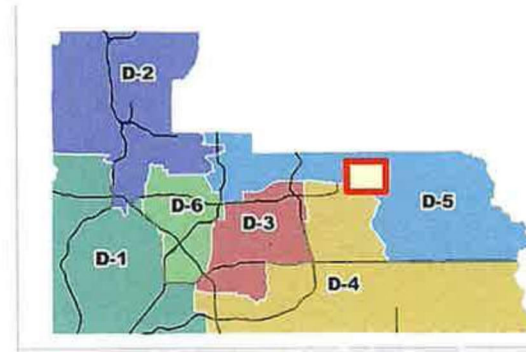


Public Notification Map

The Grow PD - RP / The Grow - Parcels F1 & F2 PSP-22-03-087



BUFFER DISTANCE: 1500
OF NOTICES: 757



S:\Business Systems\Board Administration\5_ SUBSTANTIAL CHANGE\2022\DRG\The Grow PD - RP Parcels F1 & F2_PSP-22-03-087\PSP-22-03-

Notification Map

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: January 10, 2023