Board of County Commissioners

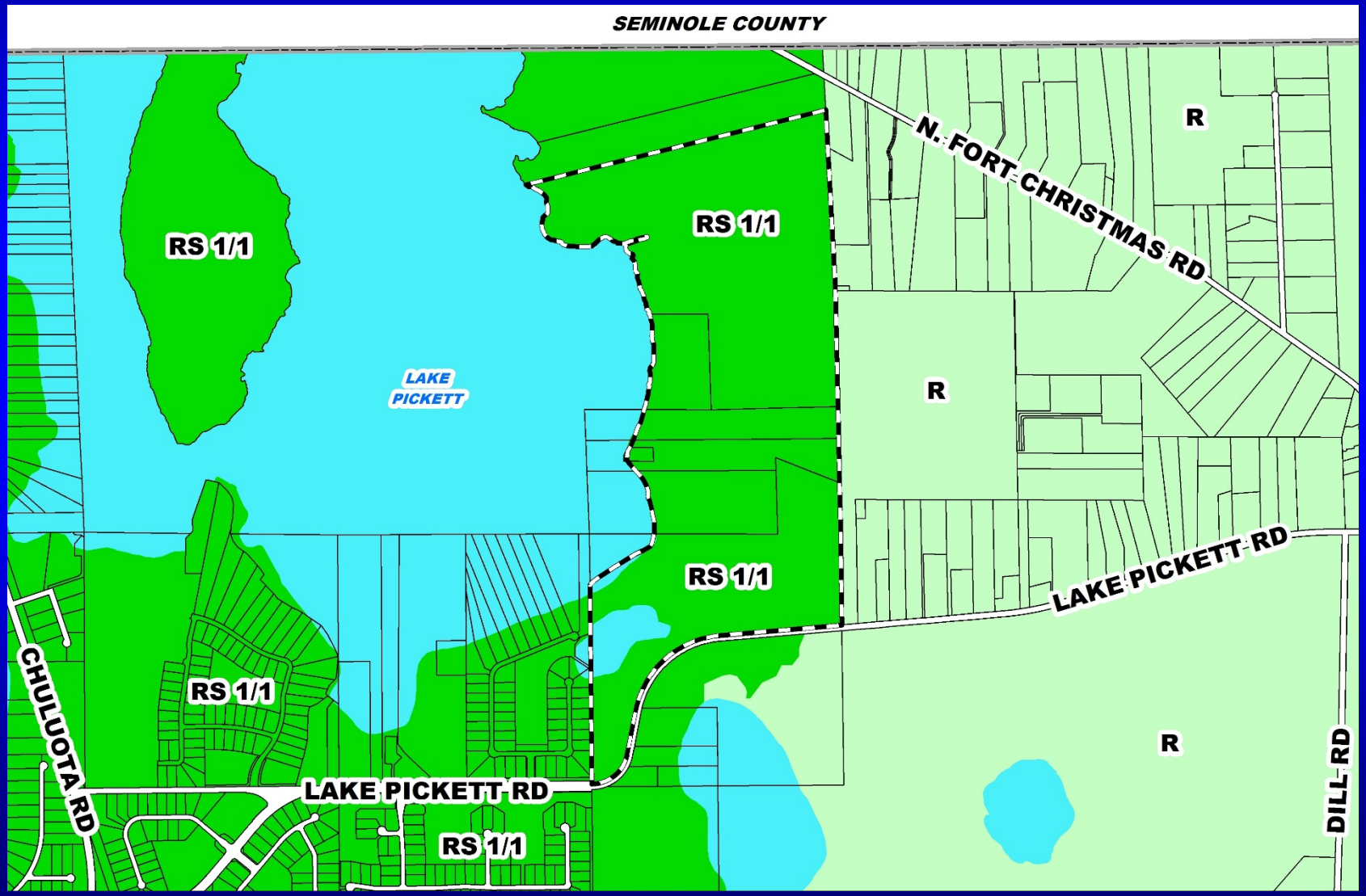
Public Hearings

August 22, 2017

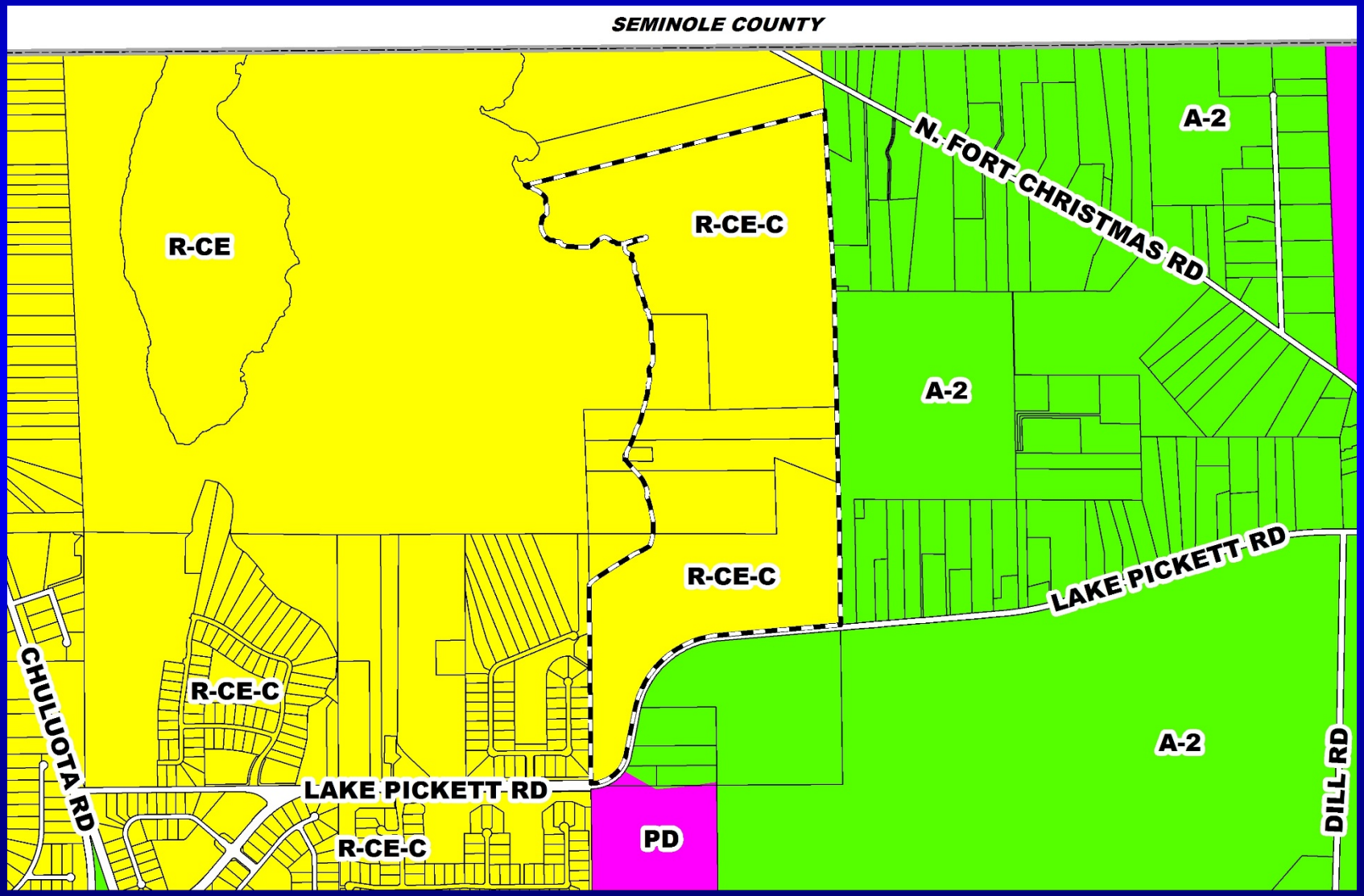
Lake Pickett Cluster Parcels 1, 2, & 3 Preliminary Subdivision Plan (PSP)

Case:	PSP-16-08-289
Project Name:	Lake Pickett Cluster Parcels 1, 2, & 3 PSP
Applicant:	David E. Axel, Axel Real Estate
District:	5
Acreage:	292.79 gross acres
Location:	North of Lake Pickett Road / East of Chuluota Road
Request:	To subdivide 292.79 acres in order to construct 235 single-family residential dwelling units. This project is subject to the concurrent approval of the Proportionate Share Agreement for this PSP, as recommended by the Road Agreement Committee (RAC) on May 17, 2017.

Lake Pickett Cluster Parcels 1, 2, & 3
Preliminary Subdivision Plan (PSP)
Future Land Use Map

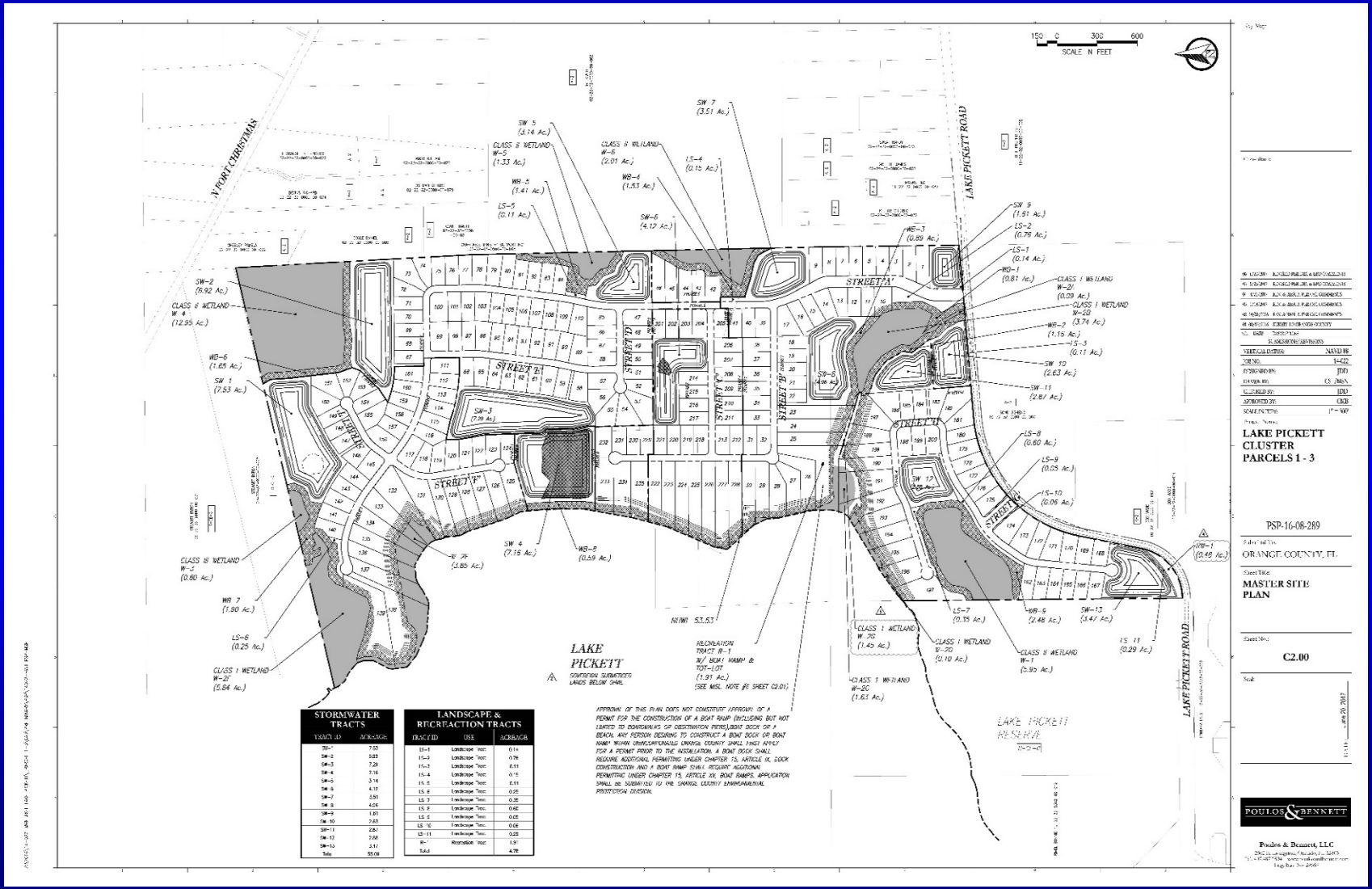


Lake Pickett Cluster Parcels 1, 2, & 3
Preliminary Subdivision Plan (PSP)
Zoning Map



Lake Pickett Cluster Parcels 1, 2, & 3
Preliminary Subdivision Plan (PSP)
Aerial Map

Lake Pickett Cluster Parcels 1, 2, & 3
Preliminary Subdivision Plan (PSP)



STORMWATER TRACTS	
TRACT ID	ACREAGE
SW-2	7.03
SW-3	5.80
SW-4	7.29
SW-5	7.16
SW-6	3.14
SW-7	4.19
SW-8	3.91
SW-9	4.06
SW-10	1.81
SW-11	2.63
SW-12	2.81
SW-13	3.47
Total	58.08

LANDSCAPE & RECREACTION TRACTS		
TRACT ID	USE	ACREAGE
LS-1	Landscape Tract	0.14
LS-2	Landscape Tract	0.79
LS-3	Landscape Tract	0.11
LS-4	Landscape Tract	0.15
LS-5	Landscape Tract	0.11
LS-6	Landscape Tract	0.25
LS-7	Landscape Tract	0.35
LS-8	Landscape Tract	0.60
LS-9	Landscape Tract	0.05
LS-10	Landscape Tract	0.06
LS-11	Landscape Tract	0.29
R-1	Recreation Tract	1.91
Total		4.78

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF A BOAT RAMP (INCLUDING BUT NOT LIMITED TO BOARDWALKS OR DESTINATION PIERS),BOAT DOCK OR A BEACH. ANY PERSON DESIRING TO CONSTRUCT A BOAT DOCK OR BOAT RAMP WITHIN UNINCORPORATED ORANGE COUNTY SHALL FIRST APPLY FOR A PERMIT PRIOR TO THE INSTALLATION. A BOAT DOCK SHALL REQUIRE ADDITIONAL PERMITTING UNDER CHAPTER 15, ARTICLE IX, DOCK CONSTRUCTION AND A BOAT RAMP SHALL REQUIRE ADDITIONAL PERMITTING UNDER CHAPTER 15, ARTICLE XV, BOAT RAMPS. APPLICATION SHALL BE SUBMITTED TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION.

Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Lake Pickett Cluster Parcels 1, 2, & 3 Preliminary Subdivision Plan (PSP) dated "Received June 21, 2017", subject to the conditions listed under the DRC Recommendation in the Staff Report.

- AND -

Approve Consent Agenda Item D.8

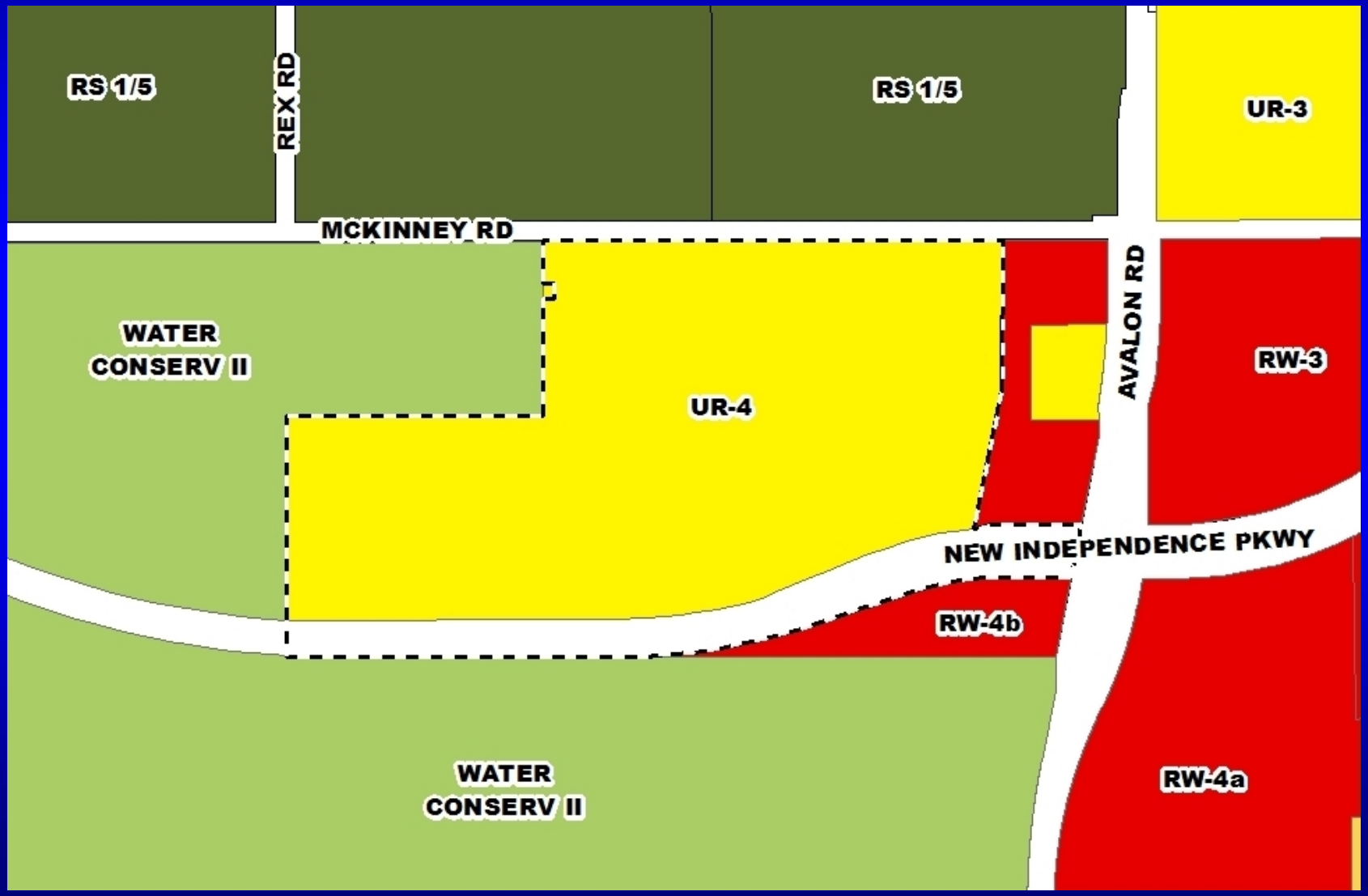
District 5

Wincey Groves - Hamlin West PD / Wincey Groves Subdivision PSP

Case:	PSP-16-03-102
Project Name:	Wincey Groves - Hamlin West PD / Wincey Groves Subdivision PSP
Applicant:	James G. Willard, Shutts & Bowen, LLP
District:	1
Acreage:	53.60 gross acres
Location:	South of McKinney Road / West of Avalon Road
Request:	To subdivide 53.60 acres in order to construct 177 single-family residential dwelling units.

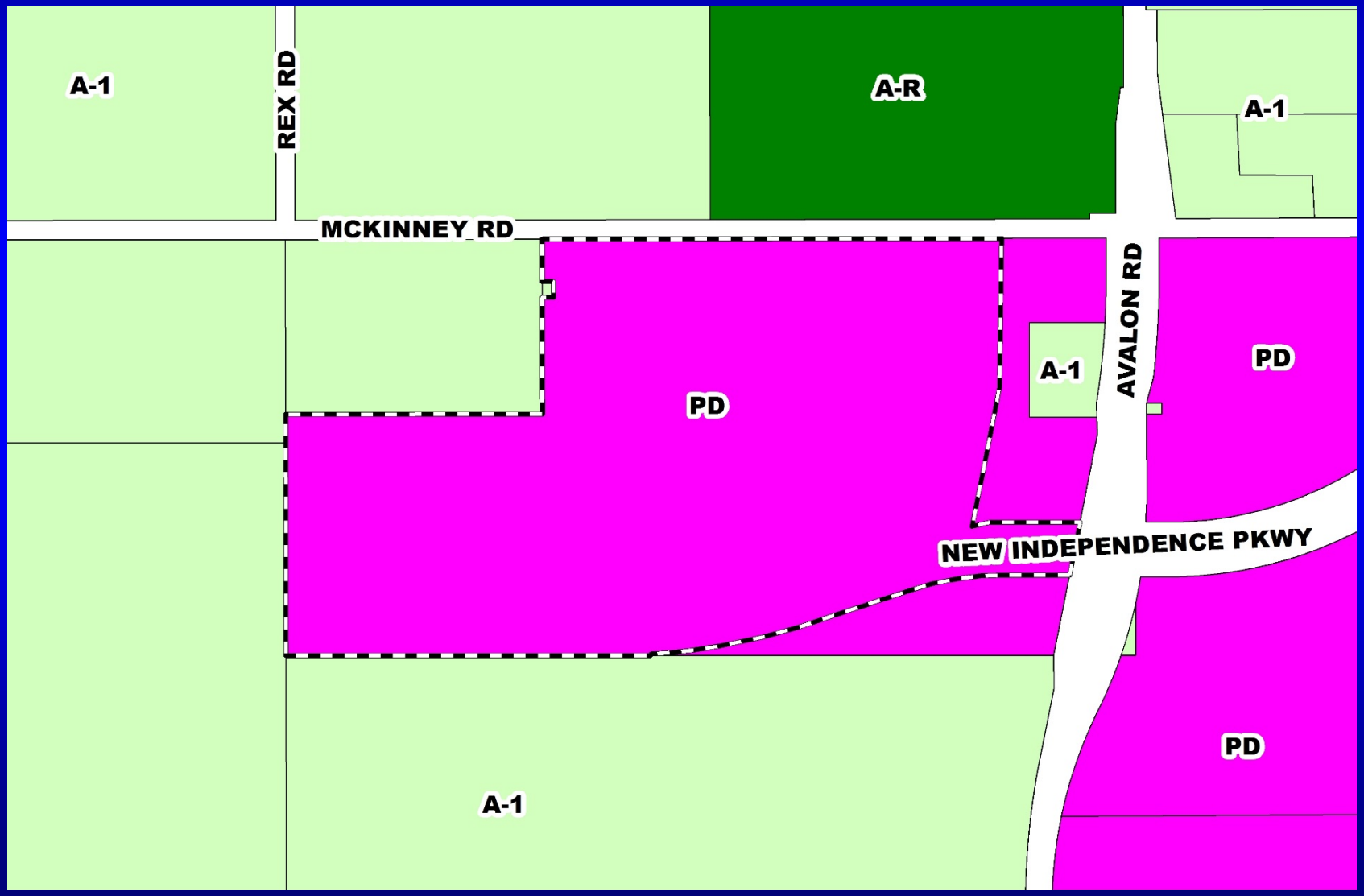
Wincey Groves - Hamlin West PD / Wincey Groves Subdivision PSP

Future Land Use Map



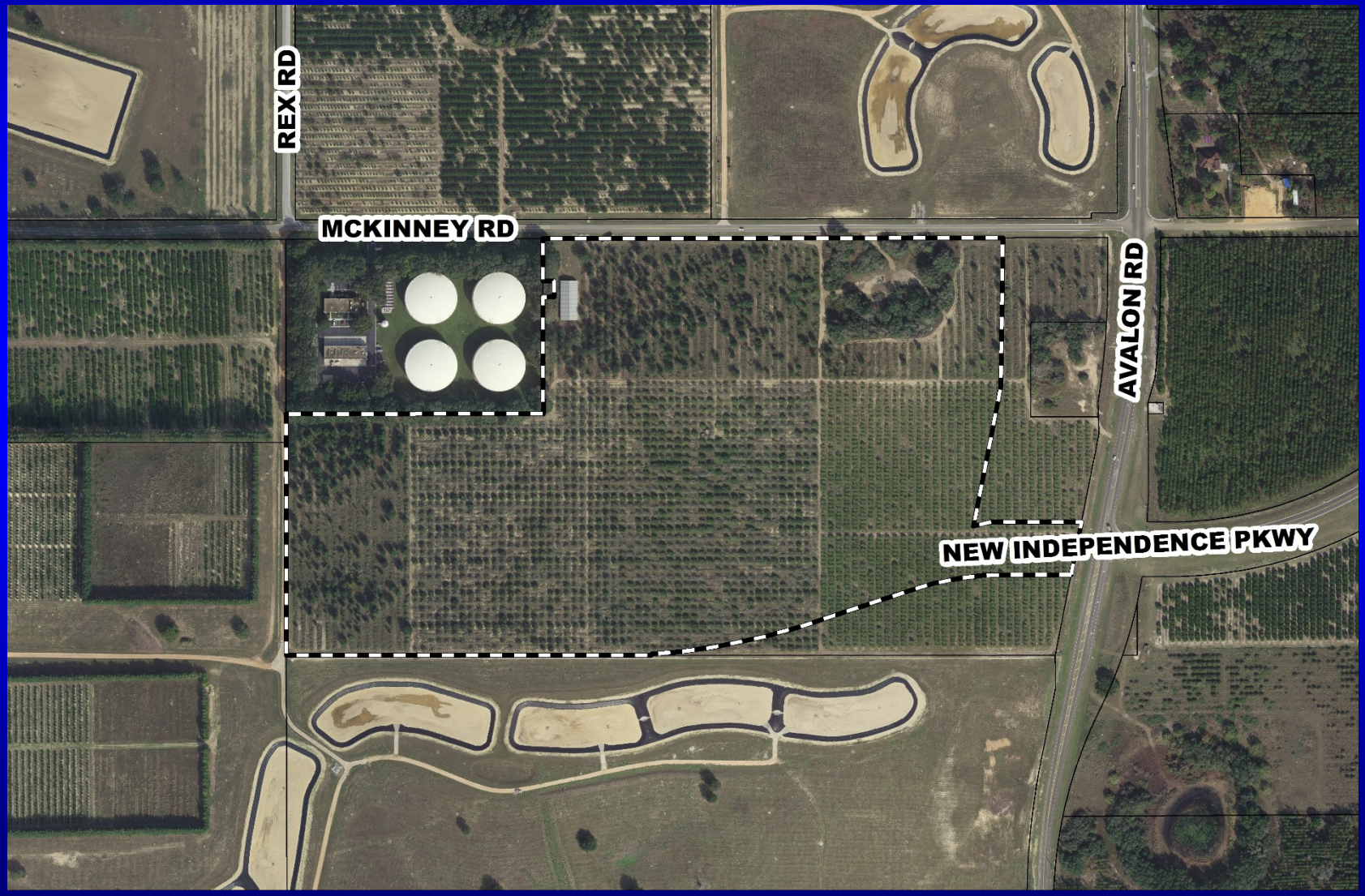
Wincey Groves - Hamlin West PD / Wincey Groves Subdivision PSP

Zoning Map

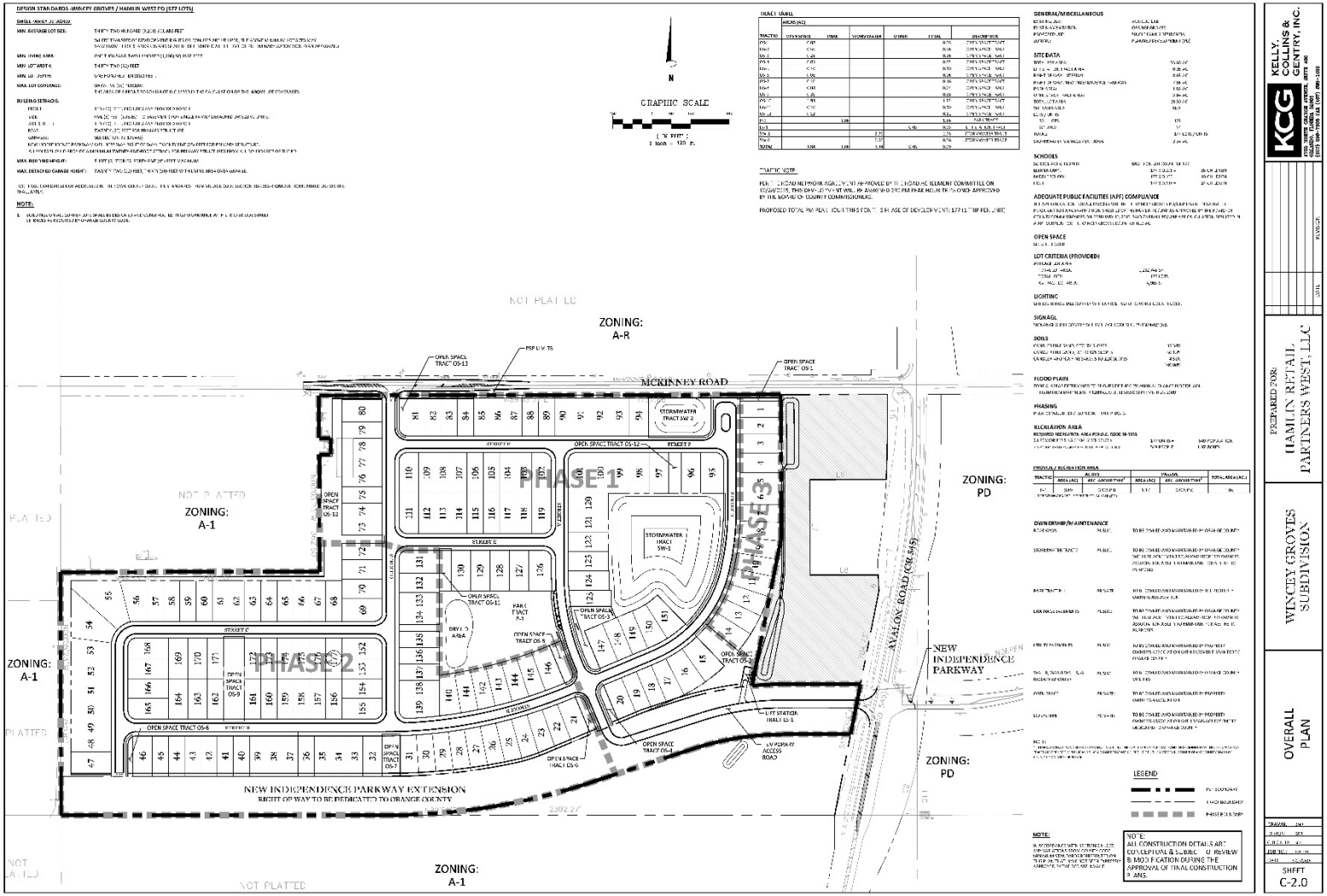


Wincey Groves - Hamlin West PD / Wincey Groves Subdivision PSP

Aerial Map



Wincey Groves - Hamlin West PD / Wincey Groves Subdivision PSP



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Wincey Groves – Hamlin West PD / Wincey Groves Subdivision Preliminary Subdivision Plan (PSP) dated "Received September 22, 2016", subject to the conditions listed under the DRC Recommendation in the staff report.

District 1

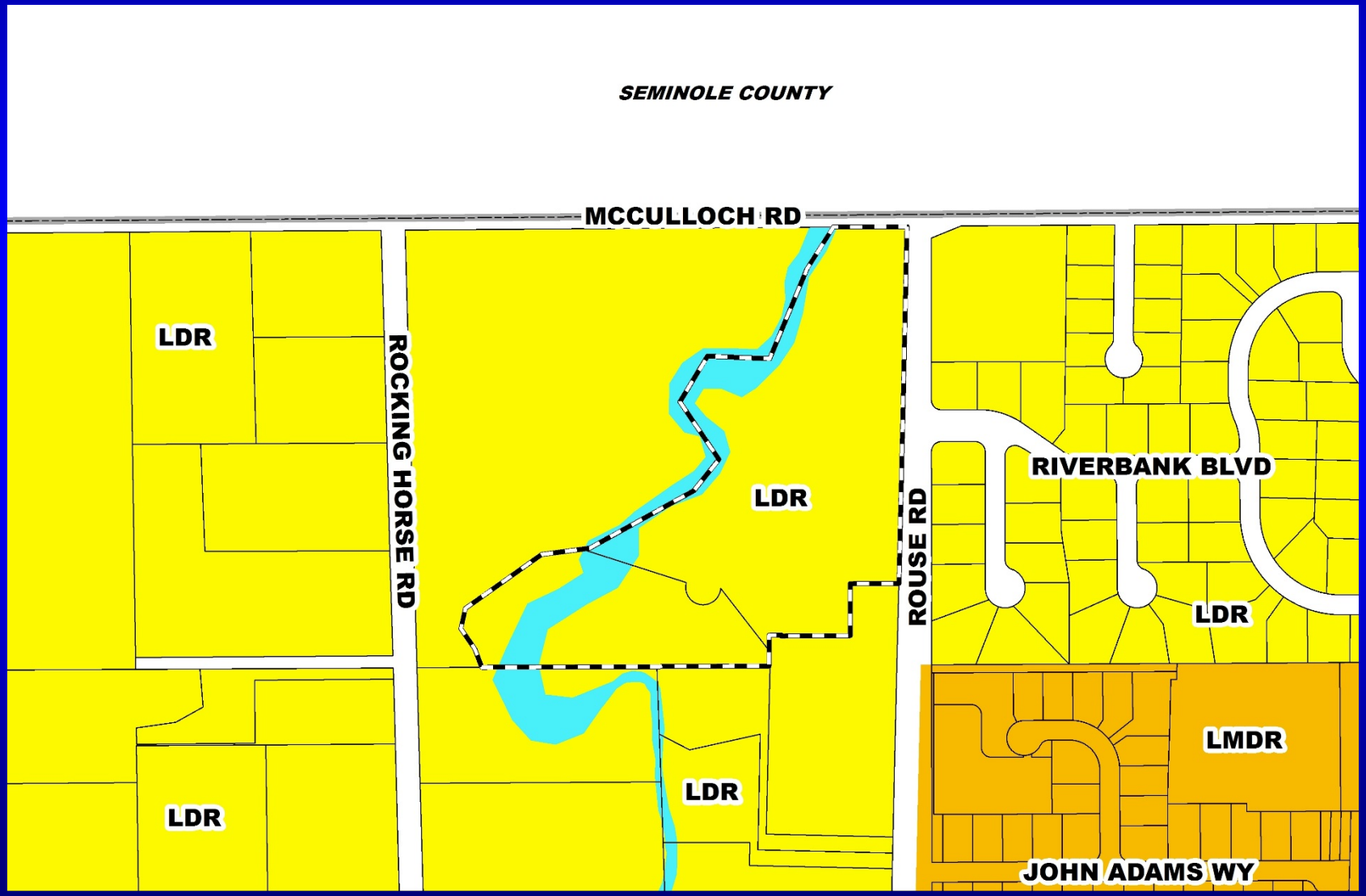
Hickory Nut Estates PD / Hickory Nut Estates Preliminary Subdivision Plan (PSP)

Case:	PSP-16-06-222
Project Name:	Hickory Nut Estates PD / Hickory Nut Estates PSP
Applicant:	Marc Stehli, Poulos & Bennett, LLC
District:	1
Acreage:	99.9 gross acres
Location:	East of Lake County – Orange County Line / South of Old YMCA Road
Request:	To subdivide 99.9 gross acres in order to construct forty (40) single-family residential dwelling units. Additionally, one (1) waiver from Orange County Code Section 38-1384(i)(4) relating to vehicular access is being requested.

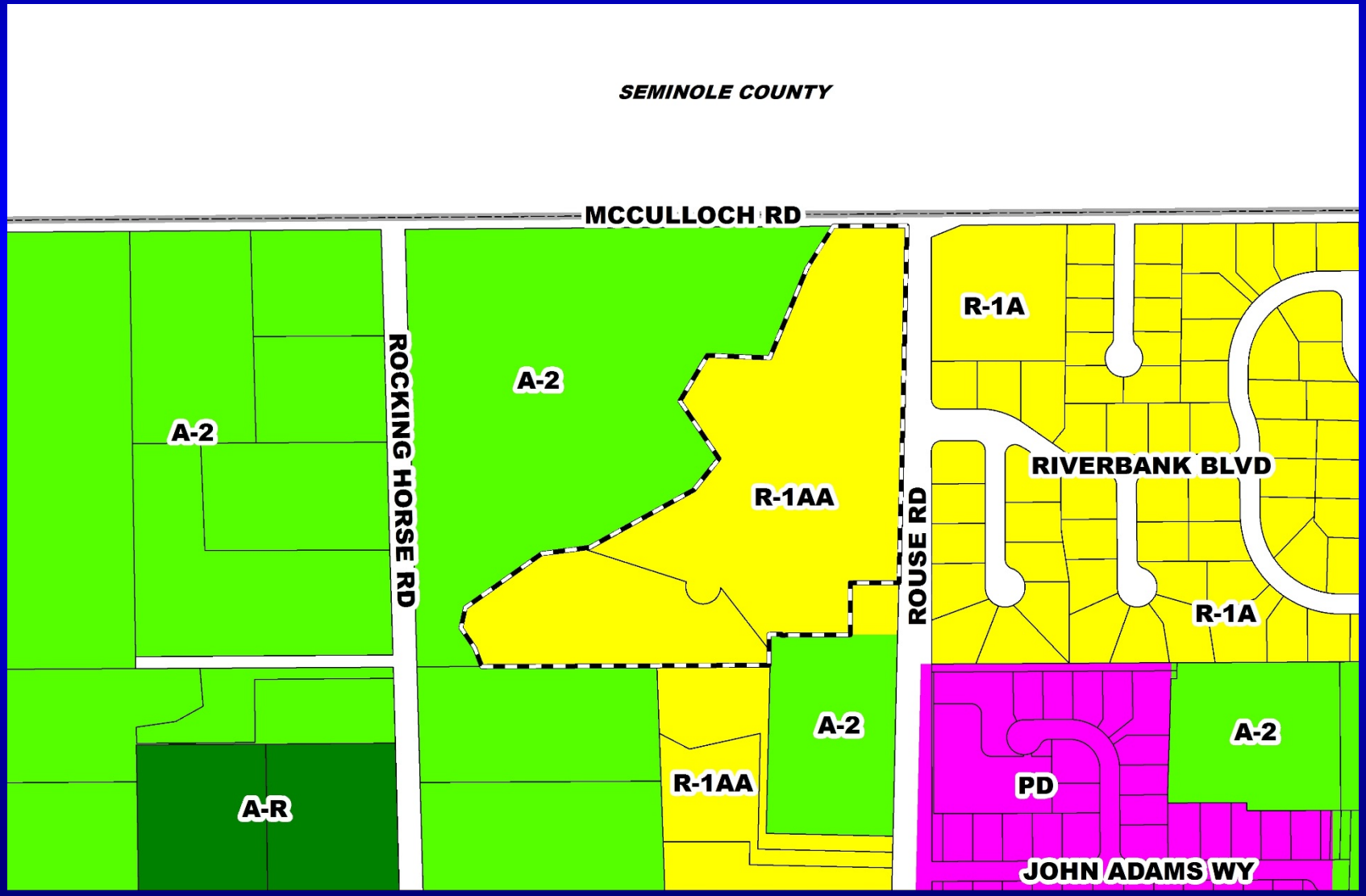
River Isle Preliminary Subdivision Plan (PSP) Development Review Committee (DRC) Appeal

Case:	DRCD-17-06-186
Project Name:	River Isle PSP
Appellant:	R. Wayne Harrod, The Harrod Group, Inc.
District:	5
Acreage:	15.15 gross acres
Location:	West of Rouse Road, South of the Orange County / Seminole County Line
Request:	To consider an appeal of the Development Review Committee's (DRC) June 14, 2017 determination that the River Isle Preliminary Subdivision Plan (PSP) dated "Received July 3, 2014" has expired.

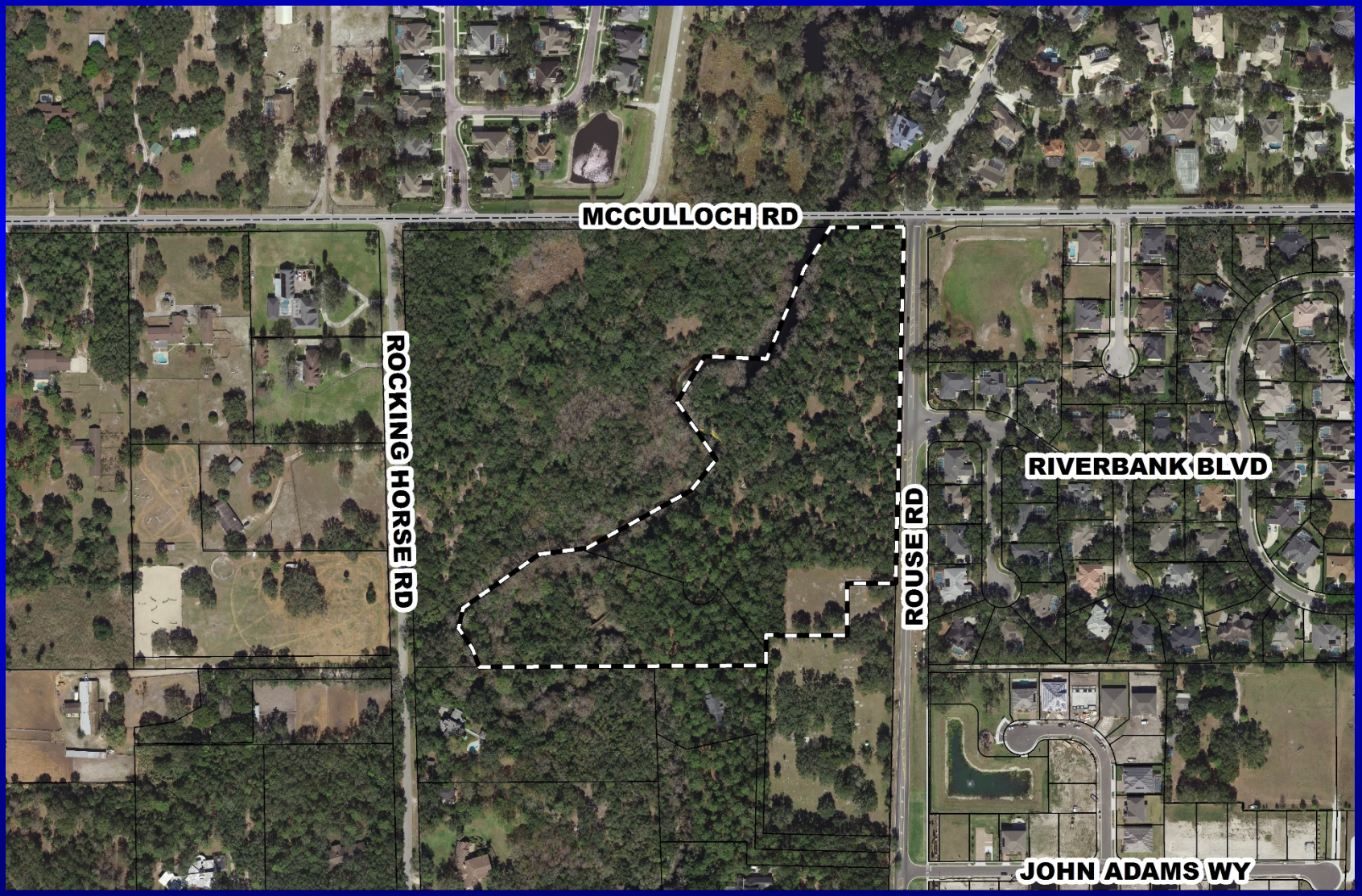
River Isle Preliminary Subdivision Plan (PSP)
Development Review Committee (DRC) Appeal
Future Land Use Map



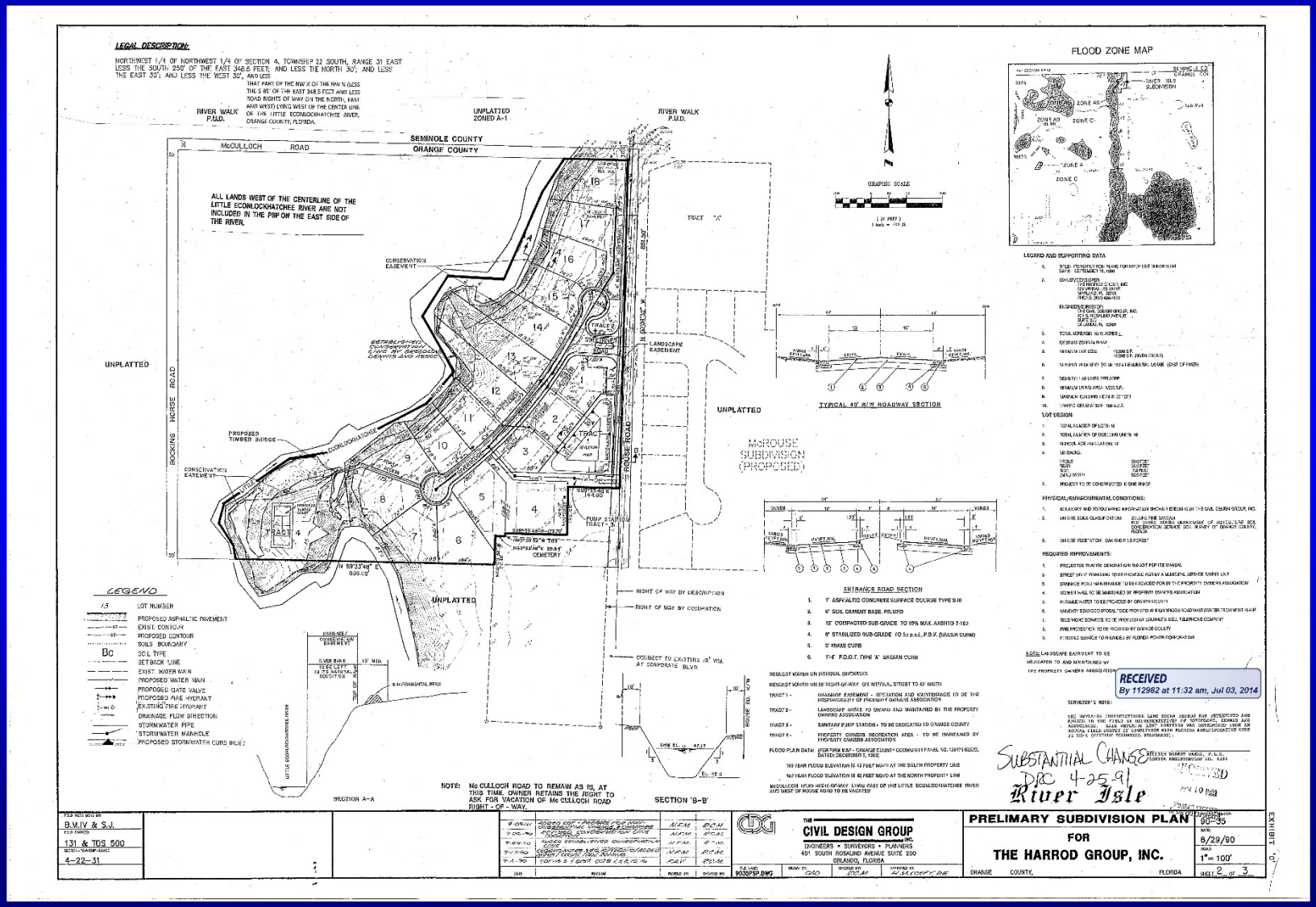
River Isle Preliminary Subdivision Plan (PSP)
Development Review Committee (DRC) Appeal
Zoning Map



River Isle Preliminary Subdivision Plan (PSP)
Development Review Committee (DRC) Appeal
Aerial Map



River Isle
Preliminary Subdivision Plan (PSP)



5/28/14 BCC Condition #1

Development shall conform to the River Isle Preliminary Subdivision Plan dated "Received July 3, 2014" 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 July 3, 2014" the condition of approval shall control to the extent of such conflict or inconsistency.

Action Requested

Uphold the June 14, 2017 Development Review Committee determination to affirm that the River Isle Preliminary Subdivision Plan dated "Received July 3, 2014" has expired.

District 5

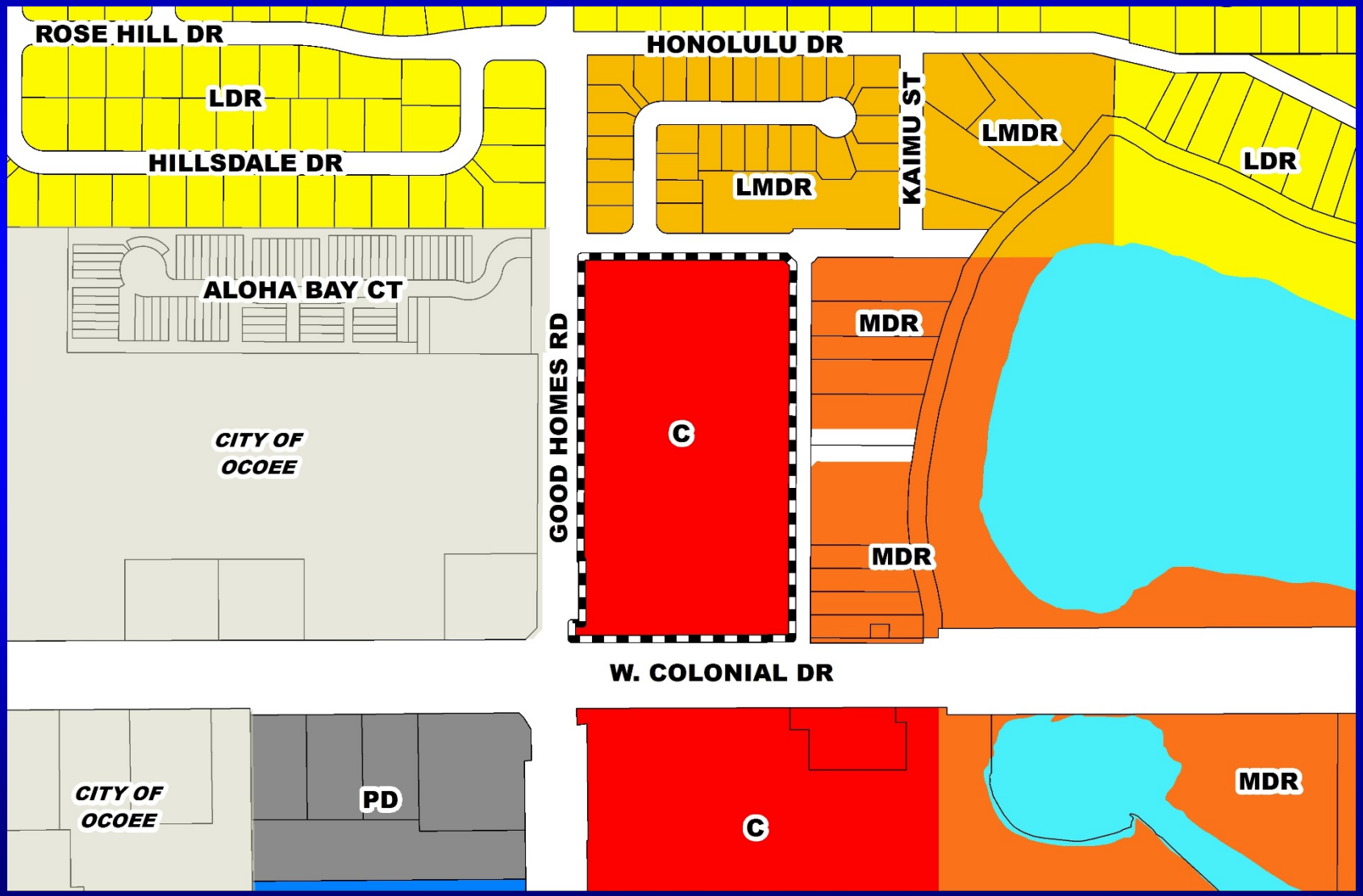
AIPO / South Orange Properties
Planned Development / Land Use Plan (PD / LUP)

Case:	CDR-17-03-067
Project Name:	AIPO / South Orange Properties PD/LUP
Applicant:	Alexis Crespo, Waldrop Engineering
District:	4
Acreage:	339.11 gross acres *(overall PD)* 247.89 gross acres *(affected parcel only)*
Location:	3001 & 4055 E. Wetherbee Road; or generally north of E. Wetherbee Road, approximately one mile west of Boggy Creek Road
Request:	To convert 115 single-family attached dwelling units into single-family detached dwelling units, eliminate the maximum amount of 50-foot wide single-family detached residential lots and the minimum amount of 60 and 70-foot wide detached single-family residential lots. Finally, the request also includes and one (1) waiver from Orange County Code to reduce the minimum lot widths for single-family detached residential lots from 50 feet to 40 feet.

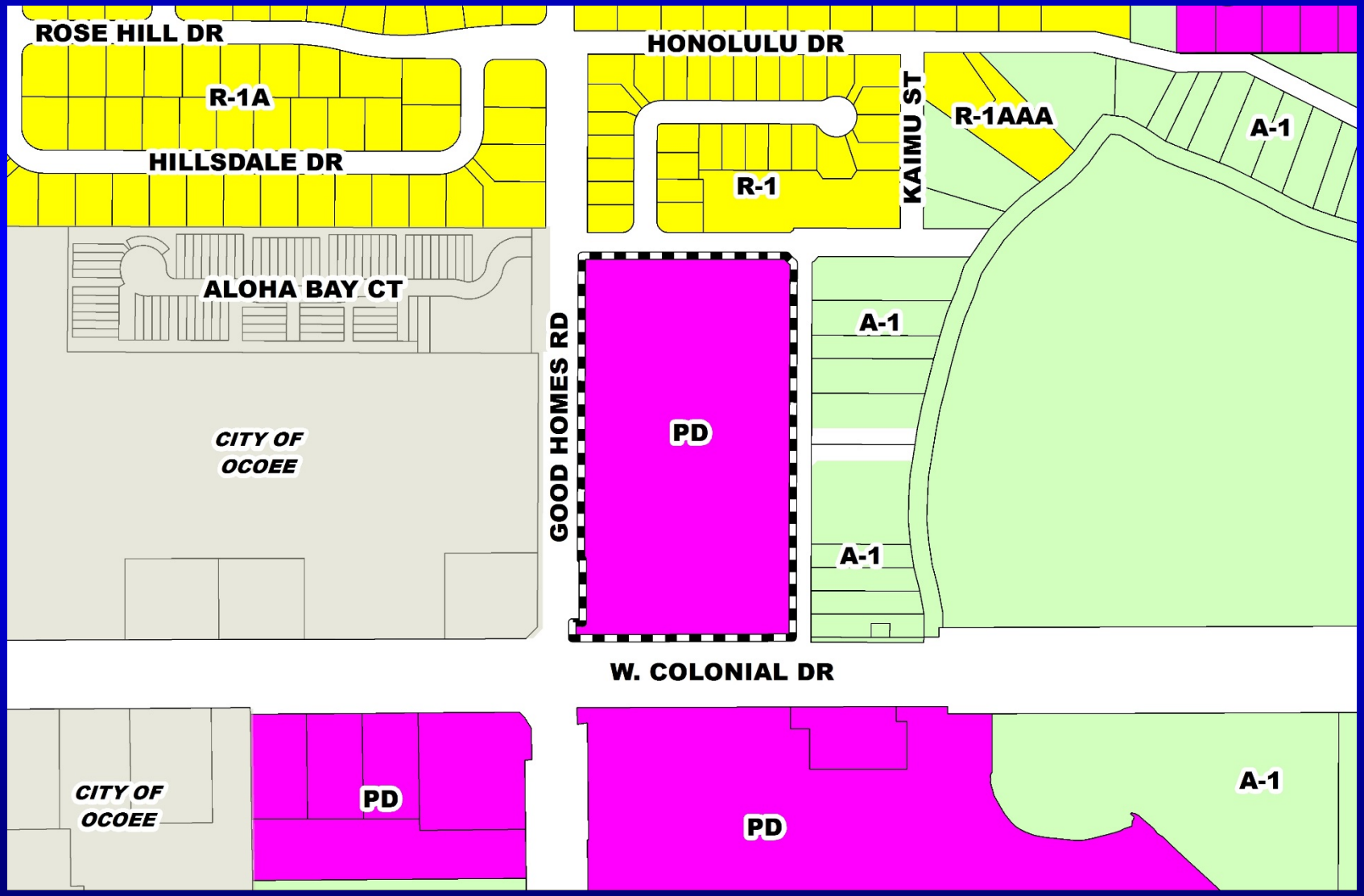
Centennial American Properties
Planned Development / Land Use Plan (PD/LUP)

Case:	**CDR-17-05-162**
Project Name:	**Centennial American Properties PD / LUP**
Applicant:	**Tara Tedrow – Lowndes, Drosdick, Doster, Kantor & Reed, P.A.**
District:	**6**
Acreage:	**8.99 gross acres *(overall PD)***
Location:	**751 Good Homes Road; generally located north of State Road 50 and east of Good Homes Road**
Request:	**To modify August 4, 1998 BCC Condition of Approval #7 to modify the prohibition on 24-hour facilities within the PD in order to construct a freestanding automatic teller machine (ATM) near the southwest corner of the property.**

Centennial American Properties
Planned Development / Land Use Plan (PD/LUP)
Future Land Use Map

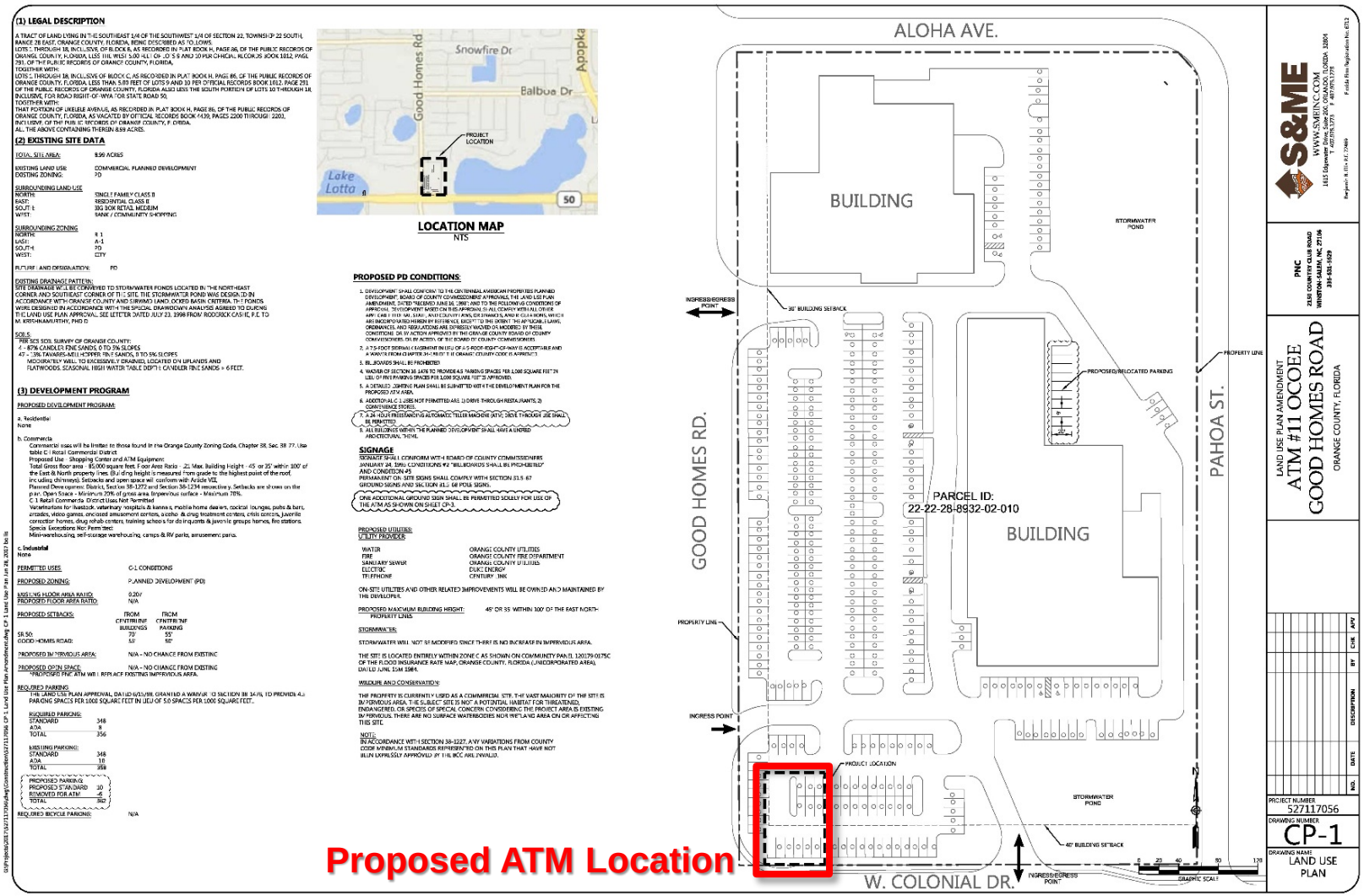


Centennial American Properties
Planned Development / Land Use Plan (PD/LUP)
Zoning Map



Centennial American Properties
Planned Development / Land Use Plan (PD/LUP)
Aerial Map

Centennial American Properties
Planned Development / Land Use Plan (PD/LUP)



Proposed ATM Location

Action Requested

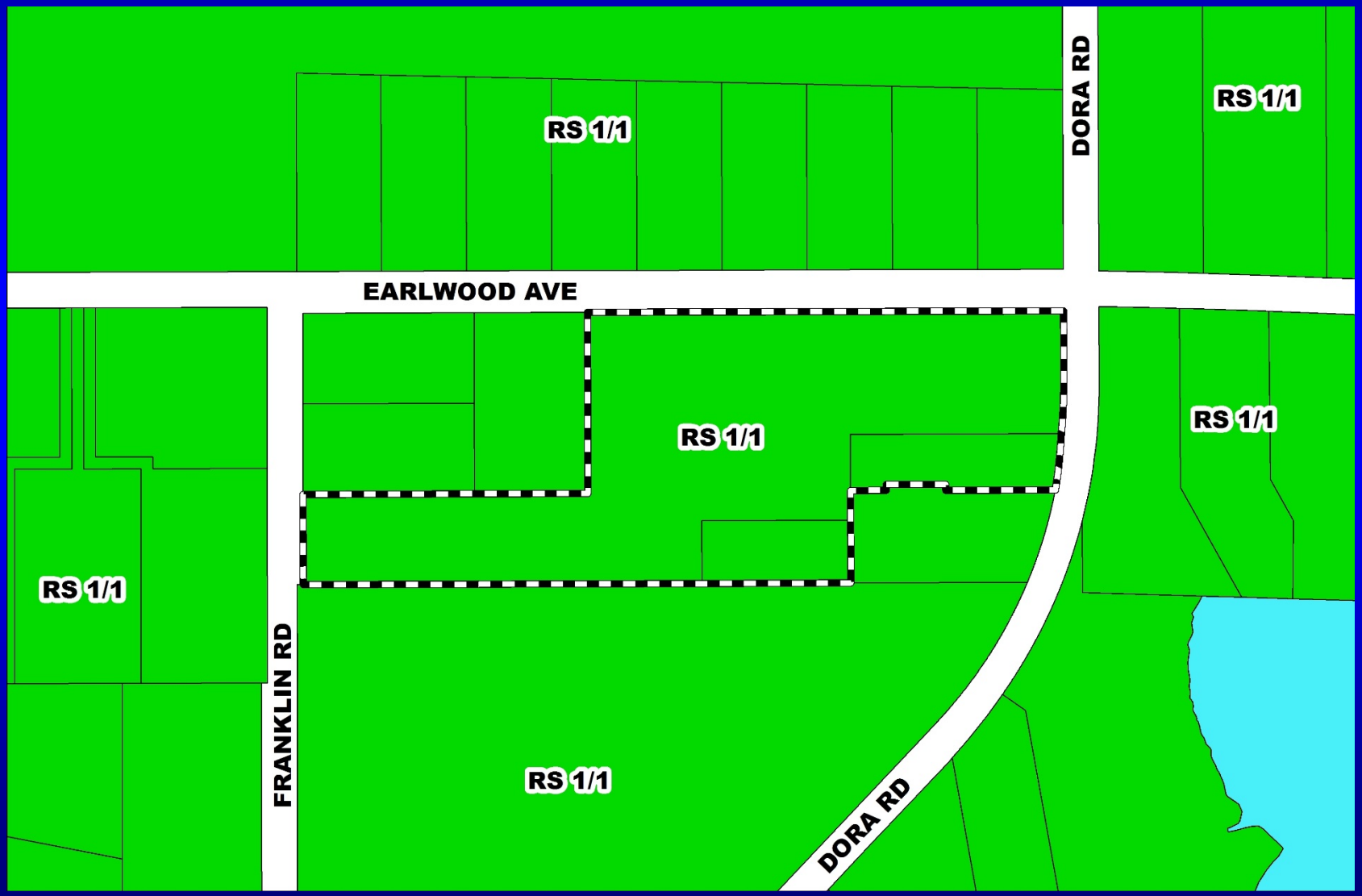
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Centennial American Properties Planned Development / Land Use Plan (PD/LUP) dated "Received July 3, 2017", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 6

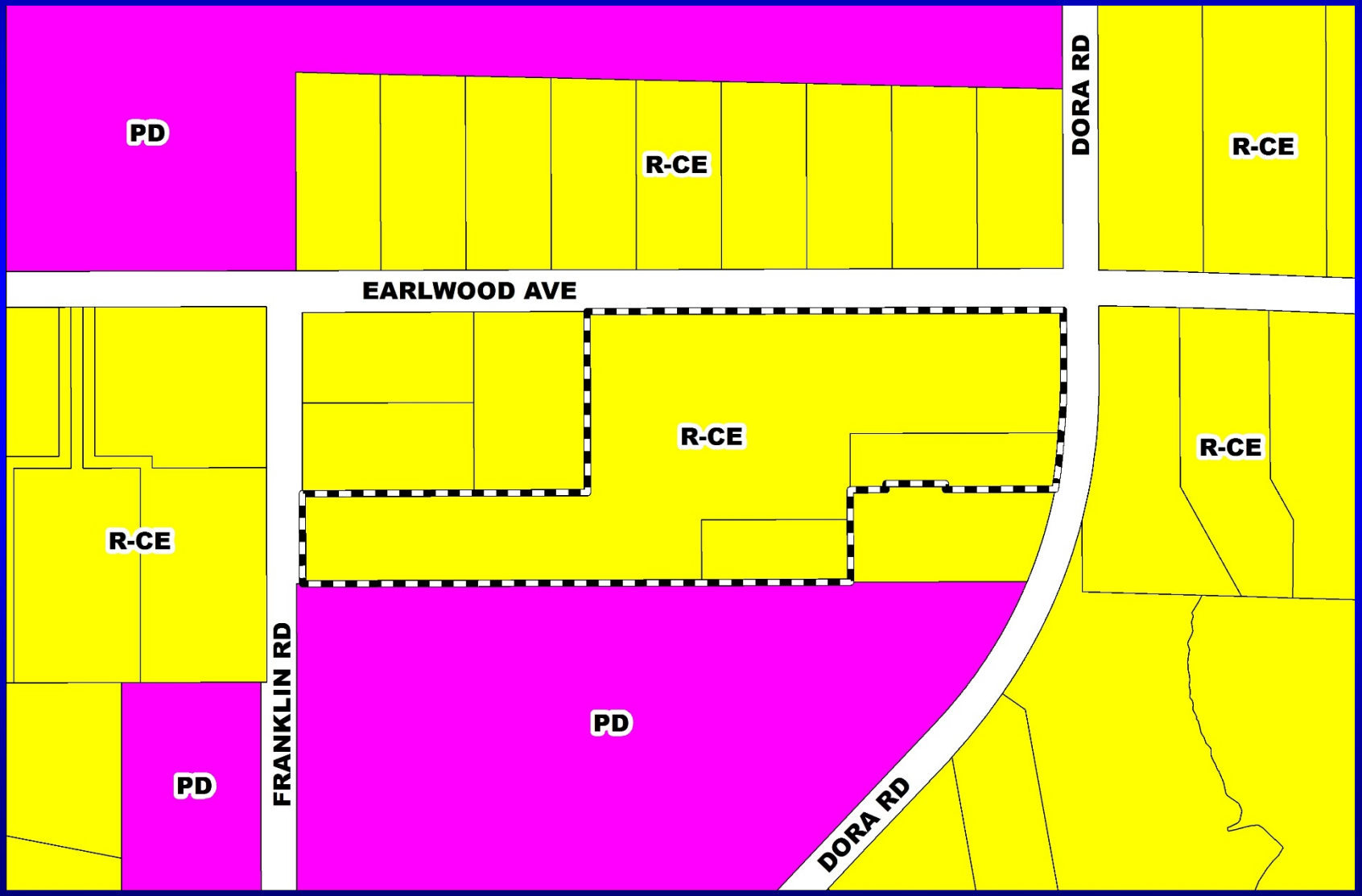
Dora Woods Estates
Preliminary Subdivision Plan (PSP)

Case:	**CDR-15-12-393**
Project Name:	**Dora Woods Estates PSP** ***(aka Tangerine Woods and Brooks Meadows)***
Applicant:	**Timothy Green, Green Consulting Group, Inc.**
District:	**2**
Acreage:	**8.68 gross acres**
Location:	**South of Earlwood Avenue / East of Franklin Road**
Request:	**To subdivide 8.68 acres in order to construct four (4) single-family detached residential dwelling units.**

Dora Woods Estates
Preliminary Subdivision Plan (PSP)
Future Land Use Map

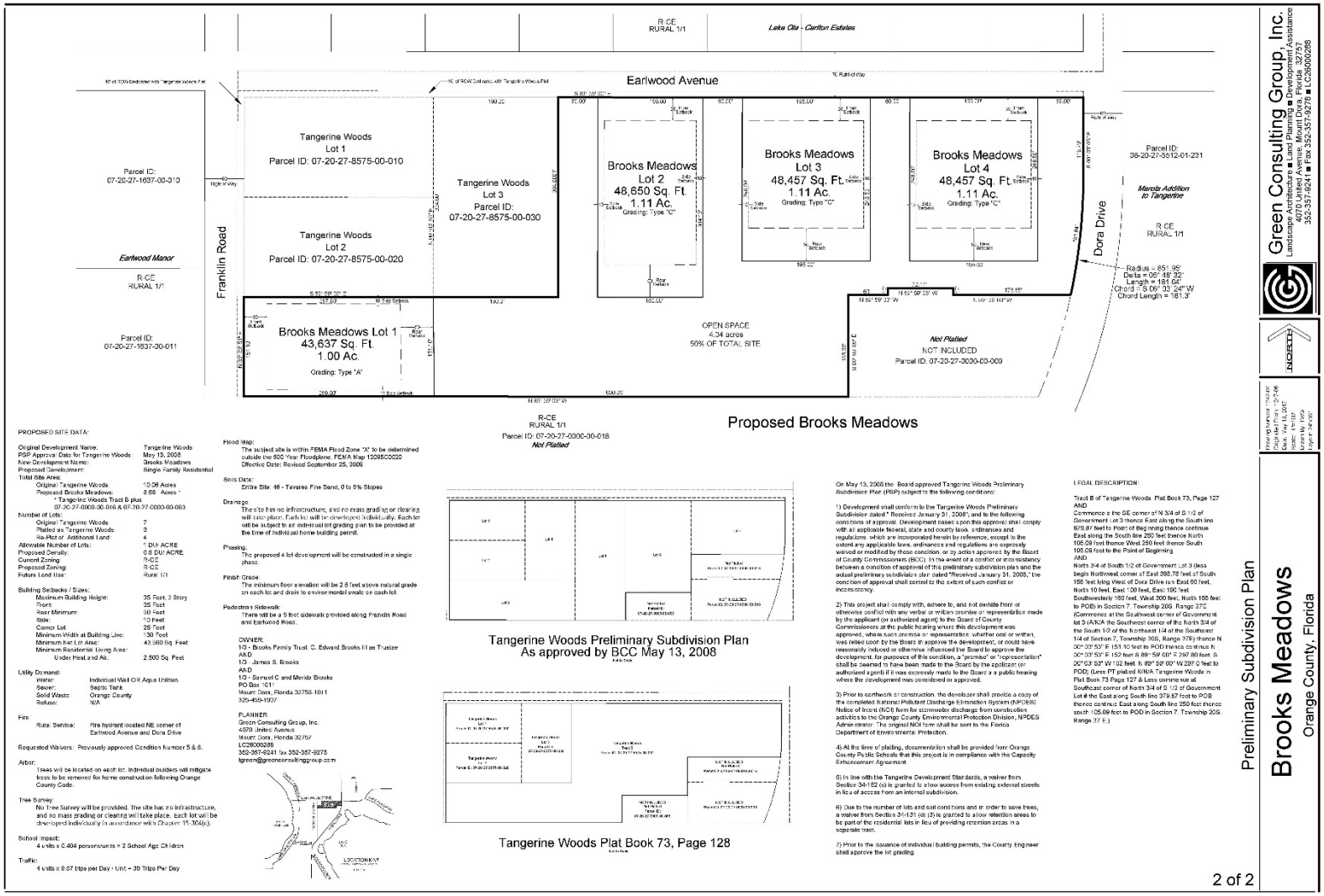


Dora Woods Estates
Preliminary Subdivision Plan (PSP)
Zoning Map



Dora Woods Estates
Preliminary Subdivision Plan (PSP)
Aerial Map

Dora Woods Estates
Preliminary Subdivision Plan (PSP)



PROPOSED SITE DATA:

Original Development Name:	Tangerine Woods
PSP Approval Date for Tangerine Woods:	May 13, 2008
New Development Name:	Brooks Meadows
Proposed Development:	Single Family Residential
Total Site Area:	
Original Tangerine Woods:	10.06 Acres
Proposed Brooks Meadows:	8.68 Acres *
* Tangerine Woods Tract B plus 07-20-27-0000-00-016 & 07-20-27-0000-00-063	
Number of Lots:	
Original Tangerine Woods:	7
Platted as Tangerine Woods:	3
Re-Plat of Additional Land:	4
Allowable Number of Lots:	1 DU/ ACRE
Proposed Density:	0.8 DU/ ACRE
Current Zoning:	R-CE
Proposed Zoning:	R-CE
Future Land Use:	Rural 1/1
Building Setbacks / Sizes:	
Maximum Building Height:	35 Feet, 2 Story
Front:	35 Feet
Rear Minimum:	50 Feet
Side:	10 Feet
Corner Lot:	25 Feet
Minimum Width at Building Line:	130 Feet
Minimum Net Lot Area:	43,560 Sq. Feet
Minimum Residential Living Area:	
Under Heat and Air:	2,500 Sq. Feet

Utility Demand:

Water:	Individual Well OR Aqua Utilities
Sewer:	Septic Tank
Solid Waste:	Orange County
Refuse:	N/A

Fire:

Rural Service:	Fire hydrant located NE corner of Earlwood Avenue and Dora Drive

Requested Waivers: Previously approved Condition Number 5 & 8.

Arbor:
Trees will be located on each lot. Individual builders will mitigate trees to be removed for home construction following Orange County Code.

Tree Survey:
No Tree Survey will be provided. The site has no infrastructure, and no mass grading or clearing will take place. Each lot will be developed individually in accordance with Chapter 15-304(c).

School Impact:
4 units x 0.404 persons/unit = 2 School Age Children

Traffic:
4 units x 8.87 trips per Day / Unit = 35 Trips Per Day

Flood Map:
The subject site is within FEMA Flood Zone "X" to be determined outside the 500 Year Floodplane. FEMA Map 12095C0020
Effective Date: Revised September 25, 2009

Soils Data:
Entire Site: 46 - Tavares Fine Sand, 0 to 5% Slopes

Drainage:
The site has no infrastructure, and no mass grading or clearing will take place. Each lot will be developed individually. Each lot will be subject to an individual lot grading plan to be provided at the time of individual home building permit.

Phasing:
The proposed 4 lot development will be constructed in a single phase.

Finish Grade:
The minimum floor elevation will be 2.5 feet above natural grade on each lot and drain to environmental swale on each lot.

Pedestrian Sidewalk:
There will be a 5 foot sidewalk provided along Franklin Road and Earlwood Road.

OWNER:
1/3 - Brooks Family Trust. C. Edward Brooks II as Trustee
AND
1/3 - James S. Brooks
AND
1/3 - Samuel C and Merida Brooks
PO Box 1011
Mount Dora, Florida 32756-1011
325-408-1907

PLANNER:
Green Consulting Group, Inc.
4070 United Avenue
Mount Dora, Florida 32757
LC26000288
352-357-6241 fax 352-357-9275
lgreen@greenconsultinggroup.com

Tangerine Woods Preliminary Subdivision Plan
As approved by BCC May 13, 2008

Tangerine Woods Plat Book 73, Page 128

On May 13, 2008 the Board approved Tangerine Woods Preliminary Subdivision Plan (PSP) subject to the following conditions:

1) Development shall conform to the Tangerine Woods Preliminary Subdivision dated " Received January 31, 2008", and to the following conditions of approval. 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 laws, ordinances and regulations are expressly waived or modified by these condition, or by action approved by the Board of County Commissioners (BCC). In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the actual preliminary subdivision plan dated "Received January 31, 2008," 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 at the public hearing where this development was approved, where such promise or representation, whether oral or written, was relied upon by the Board in approve the development, or could have reasonably induced or otherwise influenced the Board to approve the development. 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 or approved.

3) Prior to earthwork or construction, 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 Admin center. The original NOI form shall be sent to the Florida Department of Environmental Protection.

4) At the time of platting, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement.

5) In line with the Tangerine Development Standards, a waiver from Section 34-152 (a) is granted to allow access from existing external streets in lieu of access from an internal subdivision.

6) Due to the number of lots and soil conditions and in order to save trees, a waiver from Section 34-131 (d) (3) is granted to allow retention areas to be part of the residential lots in lieu of providing retention areas in a separate tract.

7) Prior to the issuance of individual building permits, the County Engineer shall approve the lot grading.

LEGAL DESCRIPTION:

Tract B of Tangerine Woods. Plat Book 73, Page 127
AND
Commence at the SE corner of N 3/4 of S 1/2 of Government Lot 3 thence East along the South line 679.87 feet to Point of Beginning thence continue East along the South line 250 feet thence North 105.09 feet thence West 250 feet thence South 105.09 feet to the Point of Beginning
AND
North 3/4 of South 1/2 of Government Lot 3 (less begin Northwest corner of East 386.78 feet of South 158 feet lying West of Dora Drive run East 90 feet, North 10 feet, East 100 feet, East 100 feet Southwesterly 160 feet, West 300 feet, North 155 feet to POB) in Section 7, Township 20S, Range 27E
(Commence at the Southwest corner of Government lot 3 (A/K/A the Southwest corner of the North 3/4 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 7, Township 20S, Range 27E) thence N 00° 03' 53" E 151.10 feet to POD thence continue N 00° 03' 53" E 152 feet S 89° 59' 00" E 297.80 feet S 00° 03' 53" W 152 feet N 89° 59' 00" W 297.0 feet to POD) (Less PT platted K/A/A Tangerine Woods in Plat Book 73 Page 127 & Less commencing at Southeast corner of North 3/4 of S 1/2 of Government Lot 4 the East along South line 379.87 feet to POB thence continue East along South line 250 feet thence south 105.09 feet to POD in Section 7, Township 20S Range 27 E)

2 of 2

Green Consulting Group, Inc.
Landscape Architecture ■ Land Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-6241 ■ Fax 352-357-9275 ■ LC26000288

NORTH

Drawing Number: 1 of 2
Original Plan: 12/27/08
Date: May 13, 2007
Scale: 1" = 100'
Drawn By: WVG
Engineer: Jay Gill

Preliminary Subdivision Plan

Brooks Meadows
Orange County, Florida

Action Requested

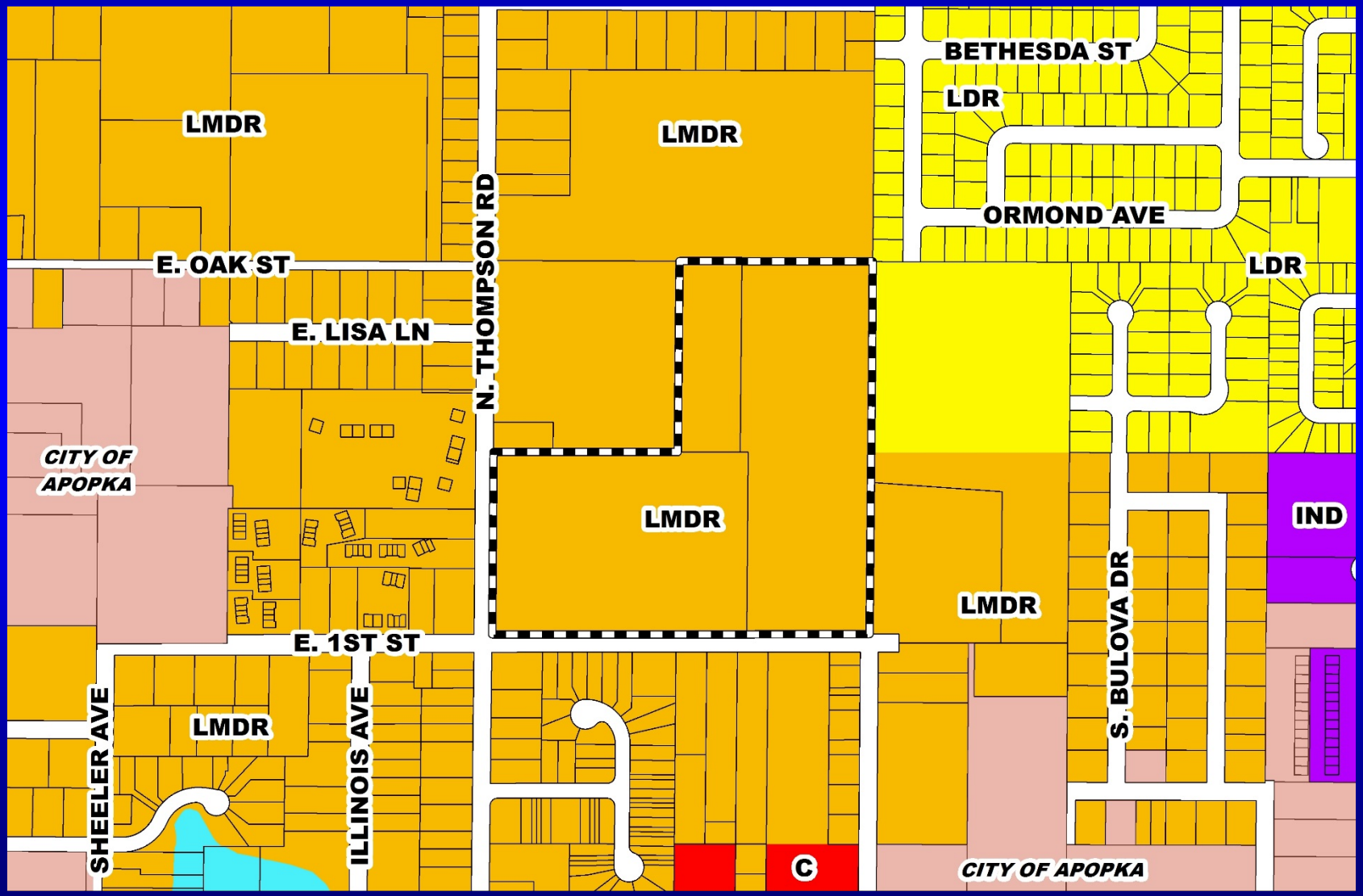
Make a finding of consistency with the Comprehensive Plan (CP) and approve the Dora Woods Estates PSP (aka Tangerine Woods and Brooks Meadows) dated "Received May 18, 2017", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

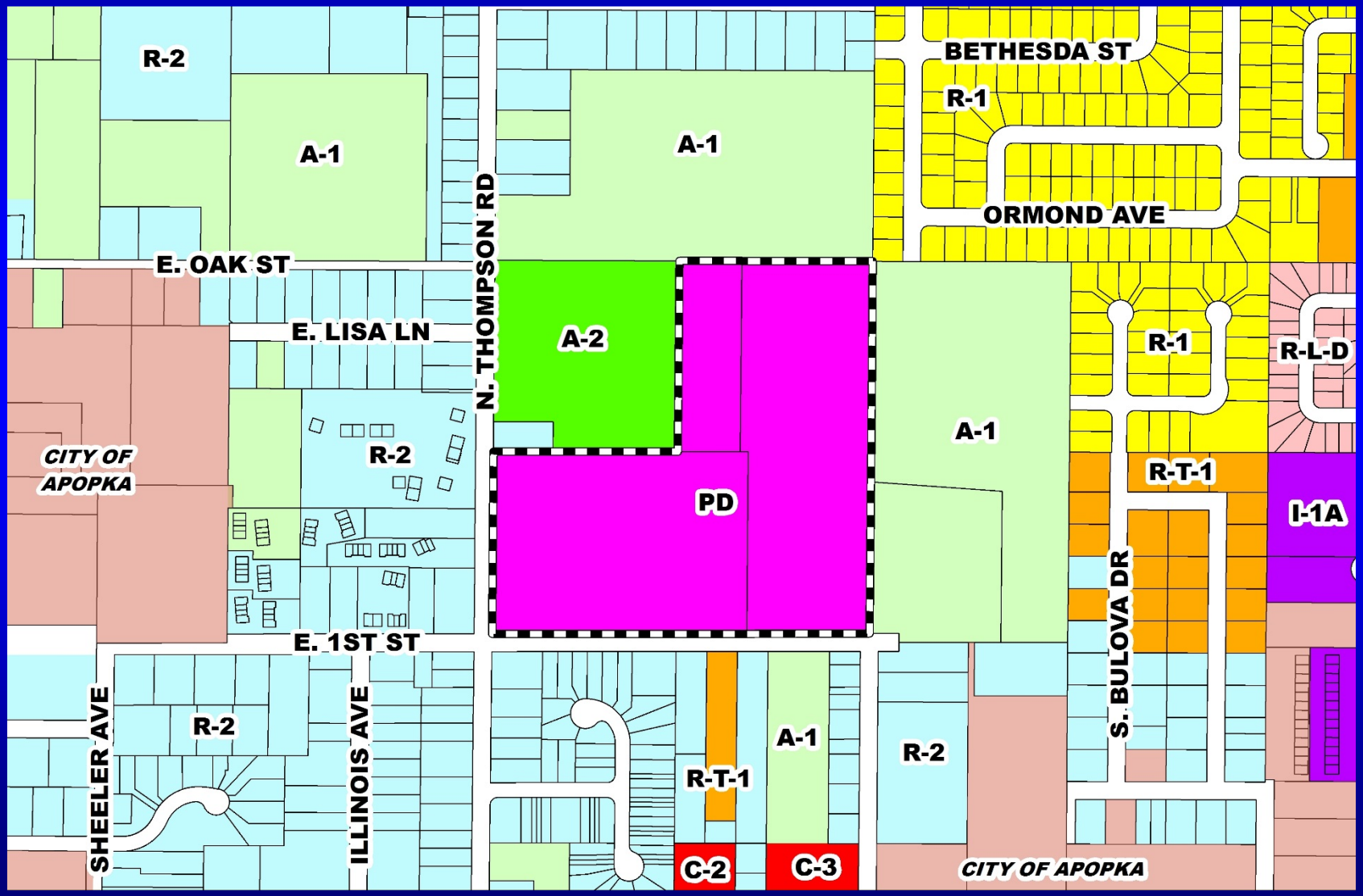
Thompson Road
Planned Development / Land Use Plan (PD / LUP)

Case:	CDR-17-05-142
Project Name:	Thompson Road PD/LUP
Applicant:	Rick Baldocchi, AVCON, Inc.
District:	2
Acreage:	27.40 gross acres
Location:	Generally located east of Thompson Road, approximately 1,300 feet north of E. Semoran Boulevard
Request:	To grant two (2) waivers from Orange County Code to eliminate the requirement to construct a wall or fence between the designated multi-family area of the PD adjacent to (or on the opposite side of a right-of-way from) single-family zoned property.

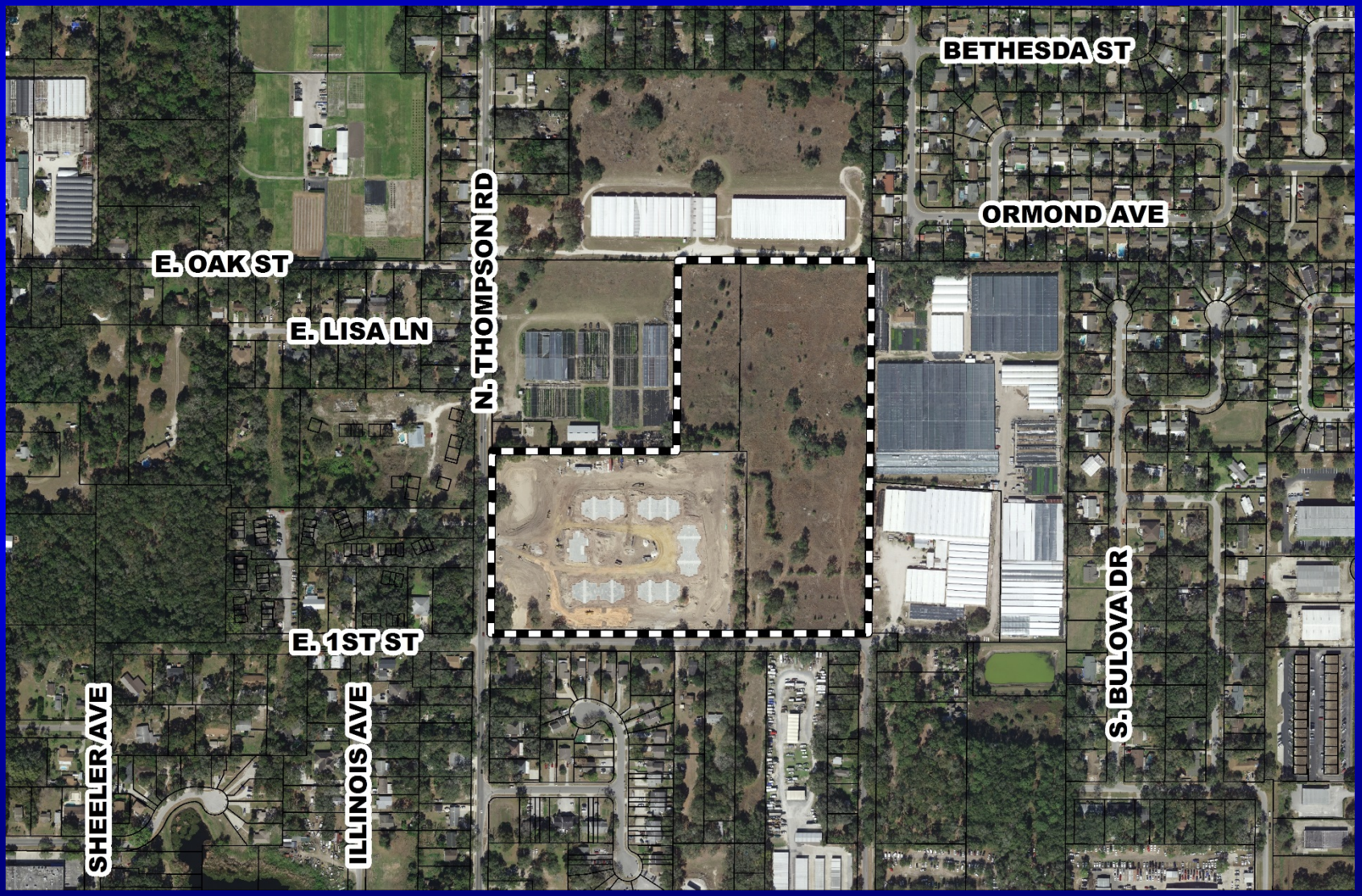
Thompson Road
Planned Development / Land Use Plan (PD / LUP)
Future Land Use Map



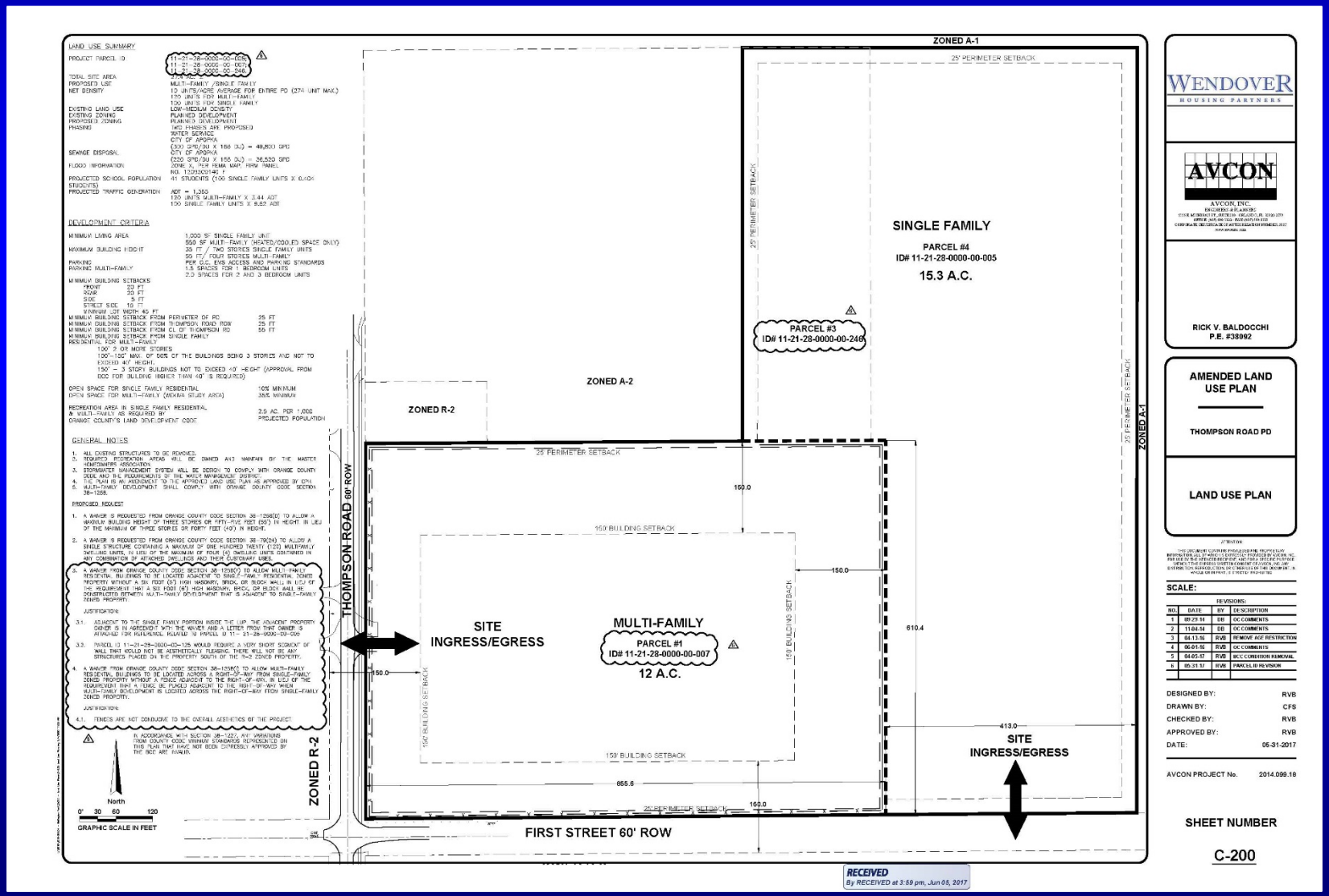
Thompson Road
Planned Development / Land Use Plan (PD / LUP)
Zoning Map

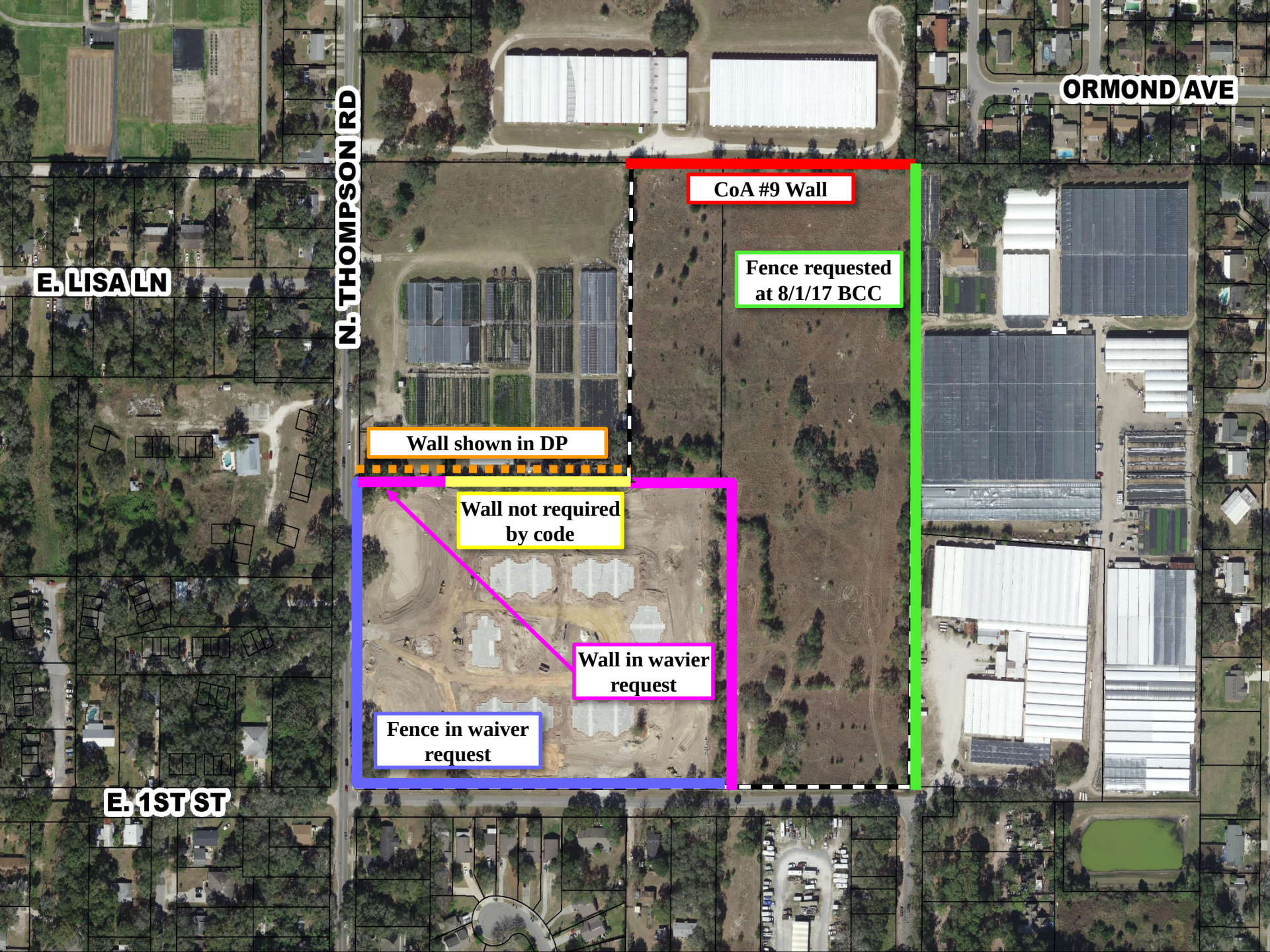


Thompson Road
Planned Development / Land Use Plan (PD / LUP)
Aerial Map



Thompson Road
Planned Development / Land Use Plan (PD / LUP)




ORMOND AVE
N. THOMPSON RD
E. LISA LN
E. 1ST ST
CoA #9 Wall
Fence requested at 8/1/17 BCC
Wall shown in DP
Wall not required by code
Wall in wavier request
Fence in waiver request

Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Thompson Road Planned Development / Land Use Plan (PD/LUP) dated "Received June 1, 2017", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

Board of County Commissioners

Public Hearings

August 22, 2017