

A stylized illustration of an orange with several leaves, rendered in shades of blue and yellow, positioned in the background of the slide.

Board of County Commissioners

Public Hearings

January 9, 2018



Waterleigh PD / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 PSP

Case: PSP-17-05-170

Project Name: Waterleigh PD / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 PSP

Applicant: Adam Smith, VHB, Inc.

District: 1

Acreage: 132.12 gross acres

Location: West of Avalon Road / South of Old YMCA Road

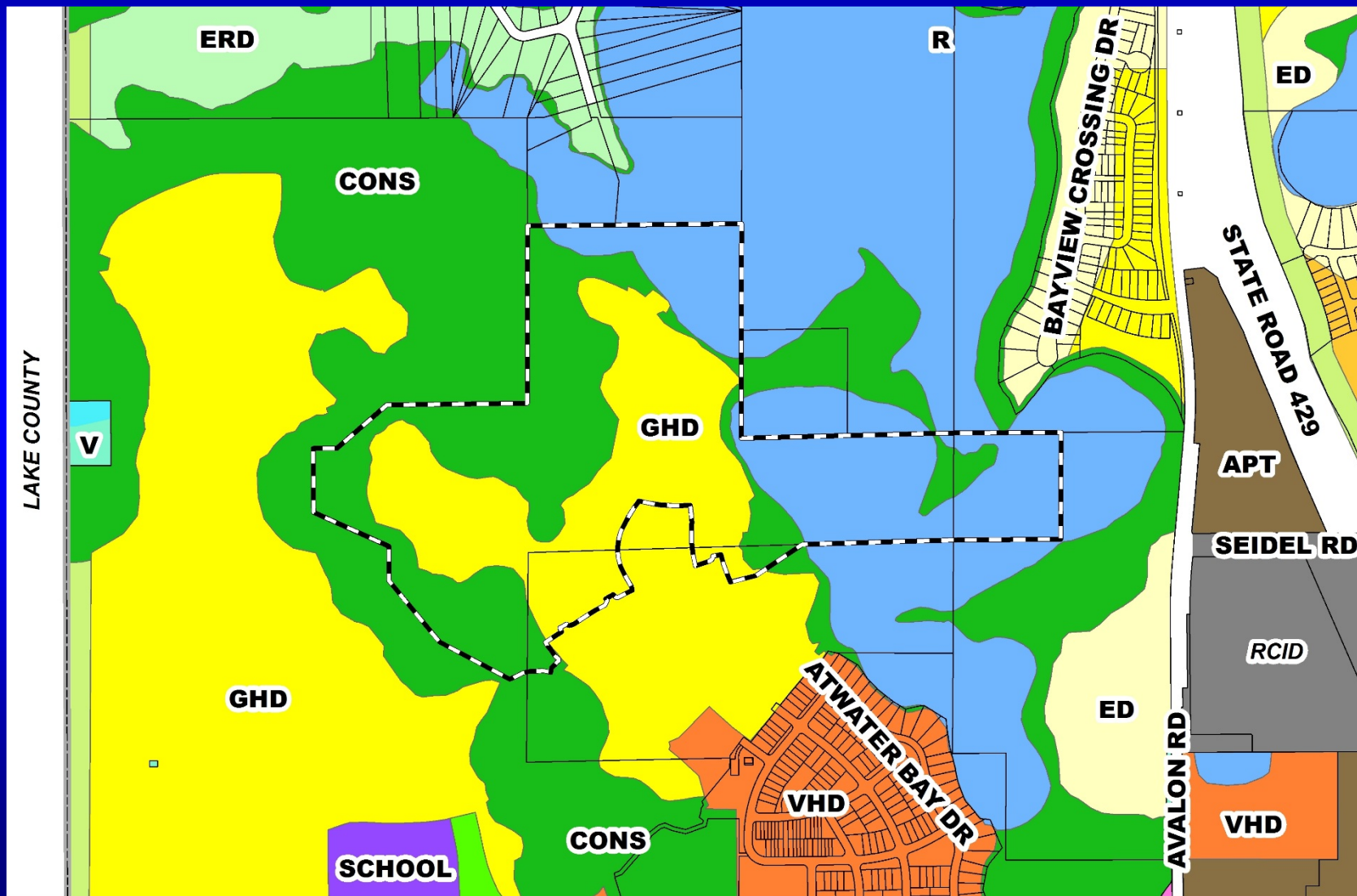
Request: To subdivide 132.12 gross acres in order to construct a sixty-four (64) single-family residential dwelling unit subdivision.

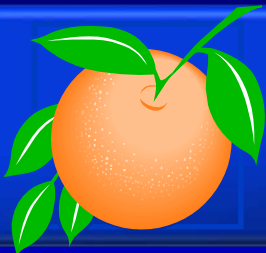
Additionally, one (1) waiver from Orange County Code Section 34-152(c) to allow Lots 496-501 and 514-519 to front a new in lieu of the 20 foot access to a dedicated public paved street. Legal access to these lots shall be through a platted ingress/egress easement and/or alley tract.



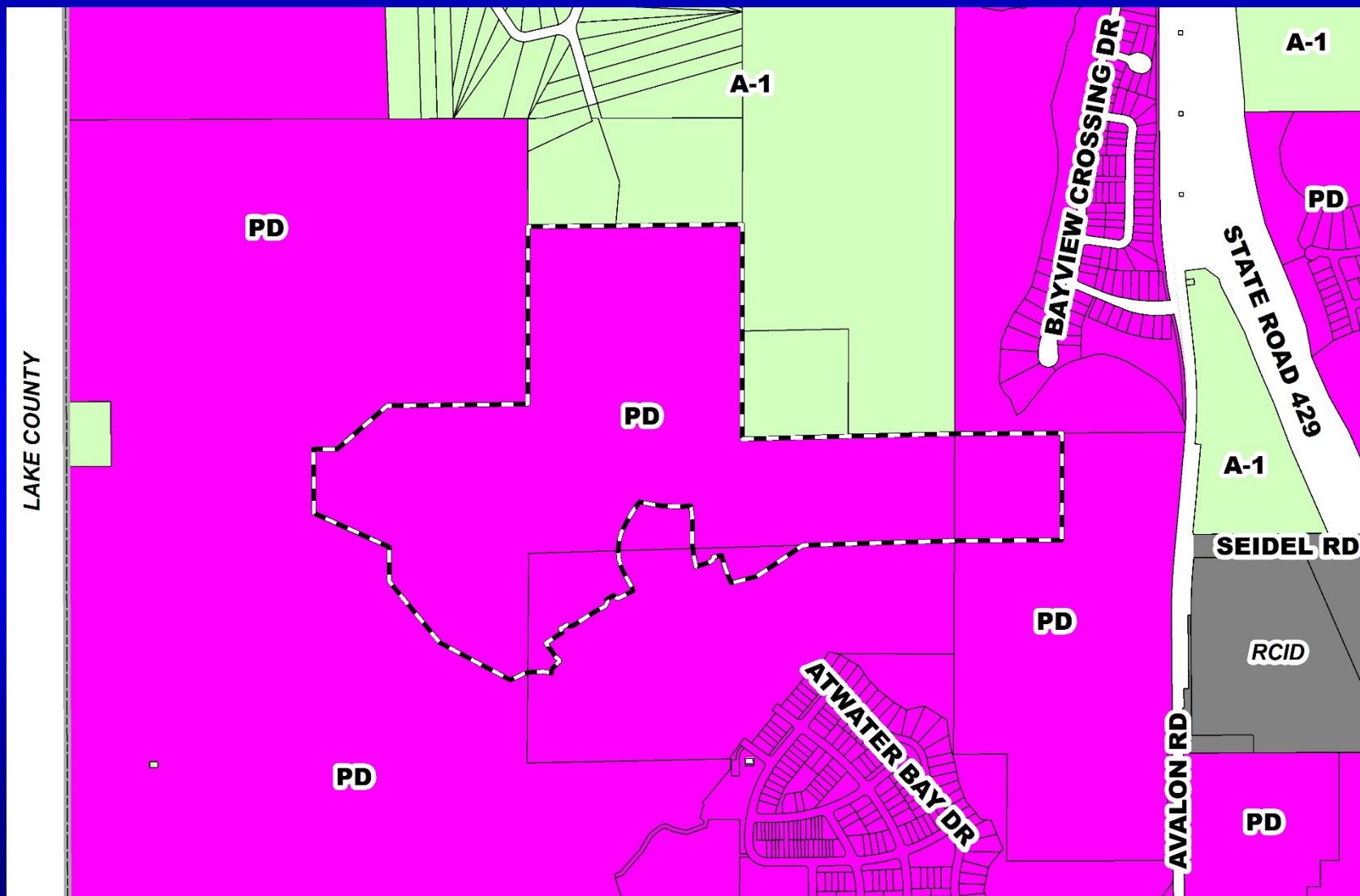
Waterleigh PD / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 PSP

Future Land Use Map





Waterleigh PD / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 PSP Zoning Map

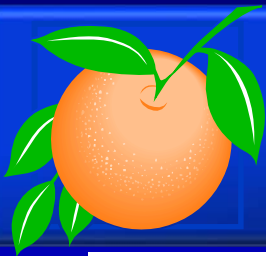




Waterleigh PD / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 PSP

Aerial Map





Waterleigh PD / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 PSP

Lot Chart

Lot Type	Parcel 21 Lot Count
20' Frontage	0
40' Rear Lot	18
50' Front Lot	25
60' Front Lot	10
80' Front Lot	0
Total	64

MATCHLINE - SEE SHEET C-7

MATCHLINE - SEE SHEET C-7

Legend

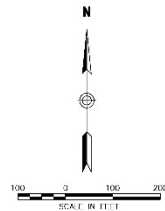
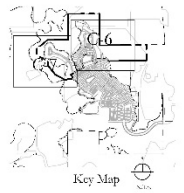
- PSP BOUNDARY
- PHASE LIMITS
- NORMAL HIGH WATER ELEVATION
- REPROPOSED WETLAND / TOP SHOWN WITH /
- WETLAND TO BE REMOVED
- UPLAND BUFFER / CONSERVATION OR EASEMENT / UNDEVELOPED / WETLAND NATURAL BUFFER

WETLAND LOT ENCLAVES ARE MEASURED ACROSS THE WETLAND TO BACK PROPERTY.

Lot	Area	Notes
101	75.55 AC	Net GSD 26.041
102	7.48 AC	Net GSD 26.041
103	0.75 AC	Net GSD 26.041
104	0.39 AC	Net GSD 26.041
105	2.4 AC	Net GSD 26.041
106	1.13 AC	Net GSD 26.041



Village II of Horizon West
Waterleigh PD
Parcel 21
Orange County, Florida



Revised	By	Date
1	Revise per County approval	06/05/2017
2	Revise per County approval	06/05/2017
3	Revise per County approval	07/12/2017
4	Revised to S.D.	06/05/2017
5	Revised to S.D.	06/05/2017
6	Revised to S.D.	06/05/2017
7	Revised to S.D.	06/05/2017
8	Revised to S.D.	06/05/2017
9	Revised to S.D.	06/05/2017
10	Revised to S.D.	06/05/2017
11	Revised to S.D.	06/05/2017
12	Revised to S.D.	06/05/2017
13	Revised to S.D.	06/05/2017
14	Revised to S.D.	06/05/2017
15	Revised to S.D.	06/05/2017
16	Revised to S.D.	06/05/2017
17	Revised to S.D.	06/05/2017
18	Revised to S.D.	06/05/2017
19	Revised to S.D.	06/05/2017
20	Revised to S.D.	06/05/2017
21	Revised to S.D.	06/05/2017
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24	Revised to S.D.	06/05/2017
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26	Revised to S.D.	06/05/2017
27	Revised to S.D.	06/05/2017
28	Revised to S.D.	06/05/2017
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30	Revised to S.D.	06/05/2017
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84	Revised to S.D.	06/05/2017
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90	Revised to S.D.	06/05/2017
91	Revised to S.D.	06/05/2017
92	Revised to S.D.	06/05/2017
93	Revised to S.D.	06/05/2017
94	Revised to S.D.	06/05/2017
95	Revised to S.D.	06/05/2017
96	Revised to S.D.	06/05/2017
97	Revised to S.D.	06/05/2017
98	Revised to S.D.	06/05/2017
99	Revised to S.D.	06/05/2017
100	Revised to S.D.	06/05/2017

(Village II) of Horizon West
Waterleigh PD -
Phases 2C-1, 2C-2 and 2C-3
Portion of Parcel 21
Orange County, Florida
Preliminary Subdivision Plan

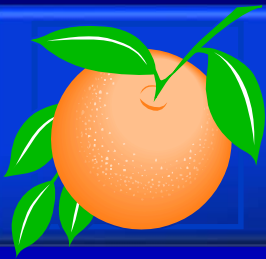
Diana (KAYD 88)
Surveyor
Site Plan

C-6

Scale: 1" = 100'

North Arrow

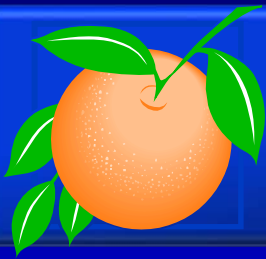
Scale: 1" = 100'



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Waterleigh Planned Development (PD) / Waterleigh Phases 2C-1, 2C-2, 2C-3, and a portion of Parcel 21 Preliminary Subdivision Plan (PSP) dated “Received November 13, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

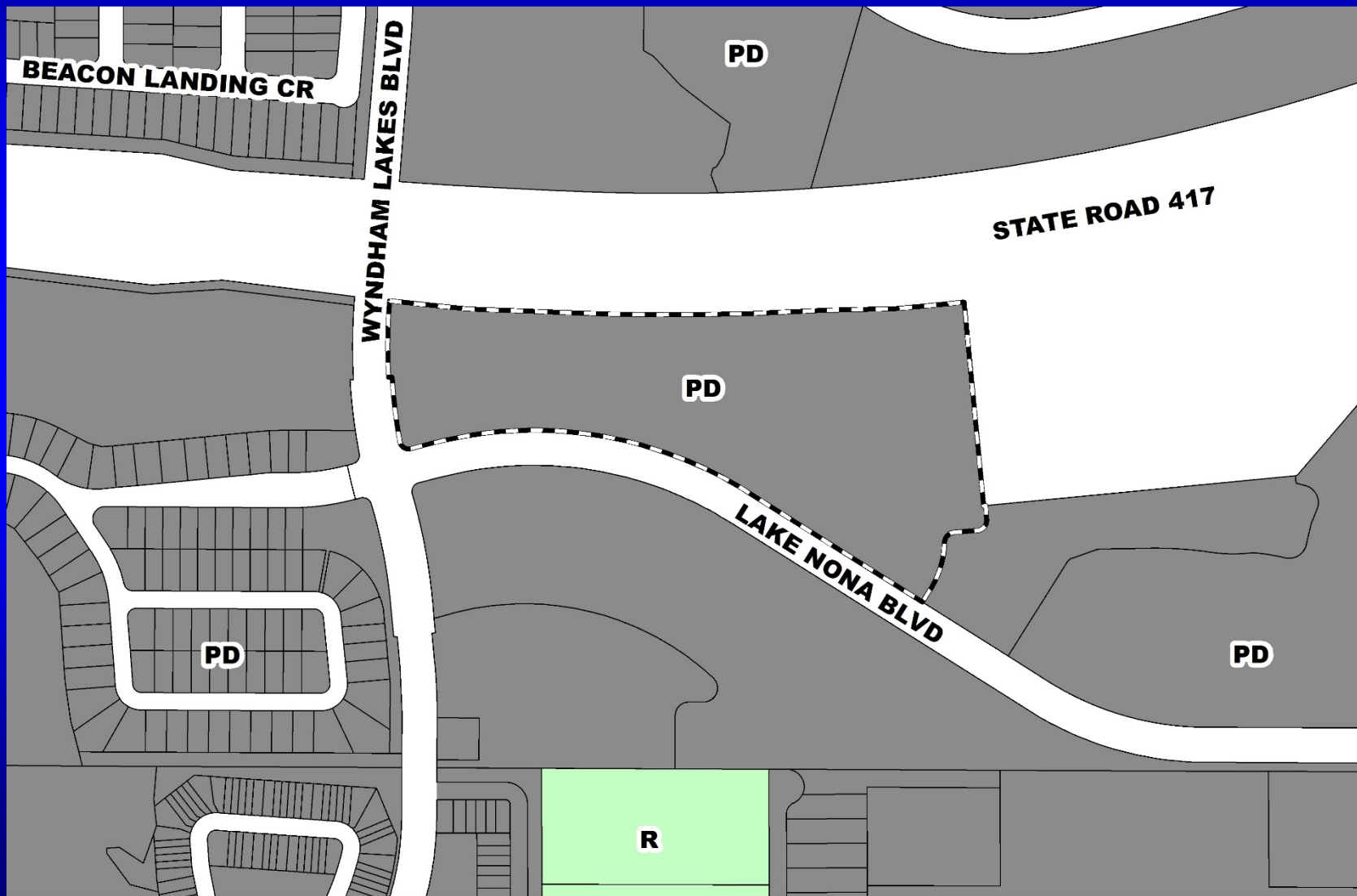


Ginn Property PD / Greeneway Park Parcel 1A Townhomes Preliminary Subdivision Plan (PSP)

Case:	PSP-17-09-276
Project Name:	Ginn Property PD / Greeneway Park Parcel 1A Townhomes PSP
Applicant:	Heather Isaacs, Greeneway Park DRI, LLC
District:	4
Acreage:	19.12 gross acres
Location:	North of Lake Nona Boulevard / East of Wyndham Lakes Boulevard
Request:	To subdivide 19.12 gross acres in order to construct one hundred fifty-eight (158) attached single-family residential dwelling units.

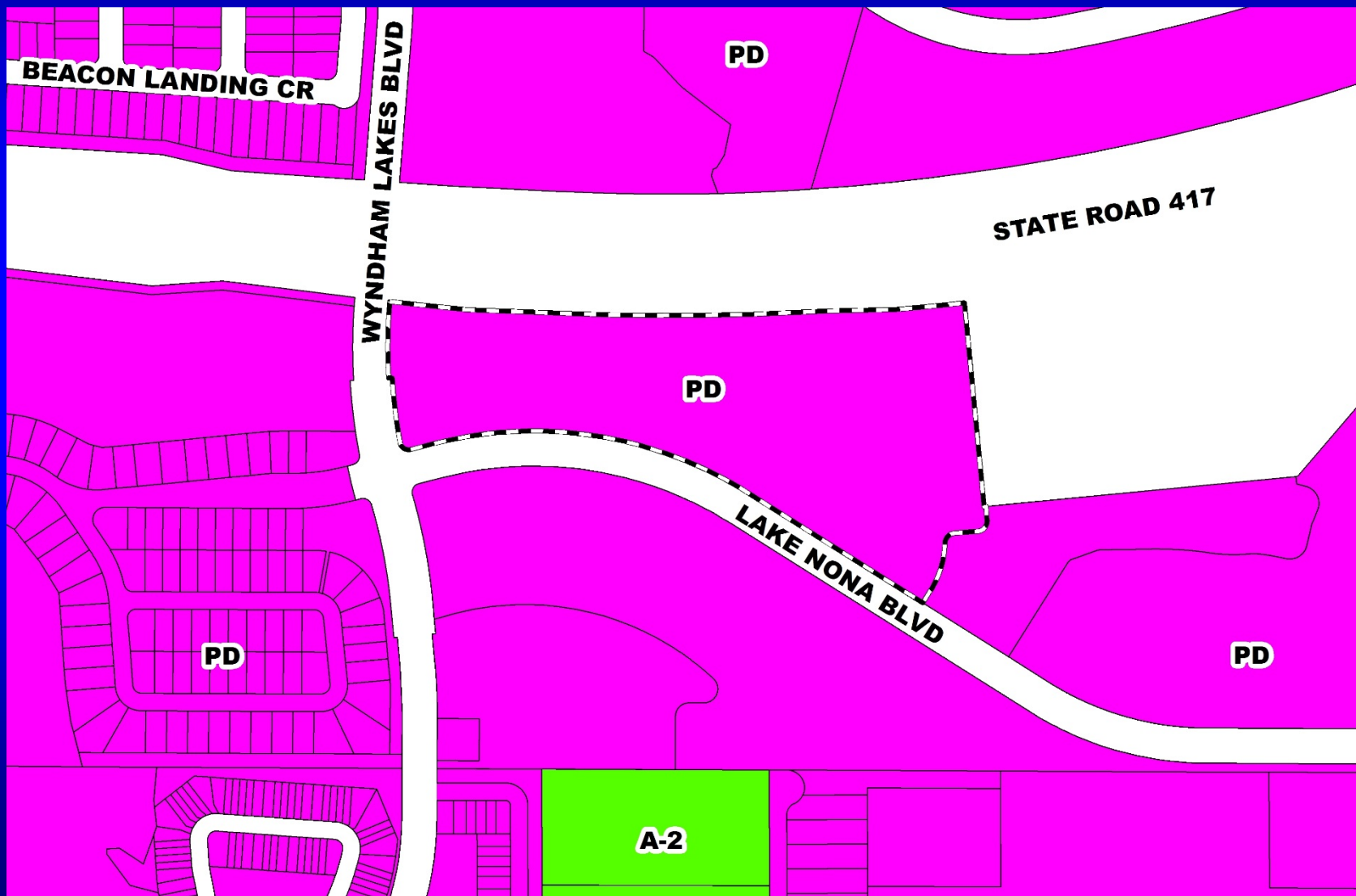


Ginn Property PD / Greenway Park Parcel 1A Townhomes Preliminary Subdivision Plan (PSP) Future Land Use Map





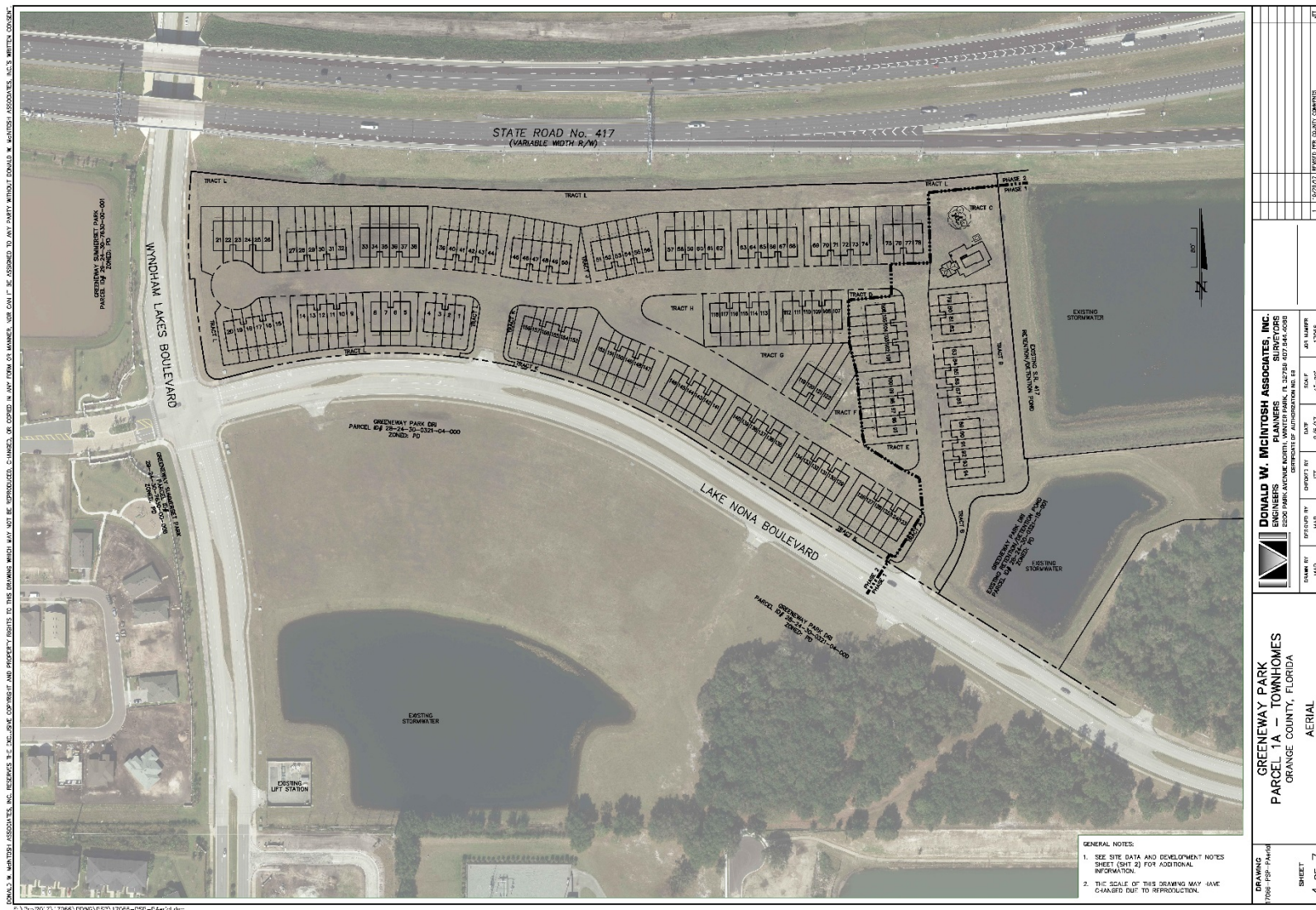
Ginn Property PD / Greenway Park Parcel 1A Townhomes Preliminary Subdivision Plan (PSP) Zoning Map





Ginn Property PD / Greenway Park Parcel 1A Townhomes Preliminary Subdivision Plan (PSP) Aerial Map



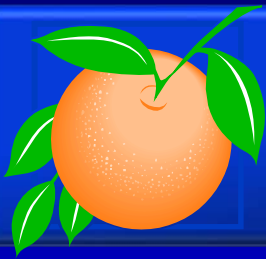




Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Ginn Property Planned Development (PD) / Greenway Park Parcel 1A Townhomes Preliminary Subdivision Plan (PSP) dated “Received November 13, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

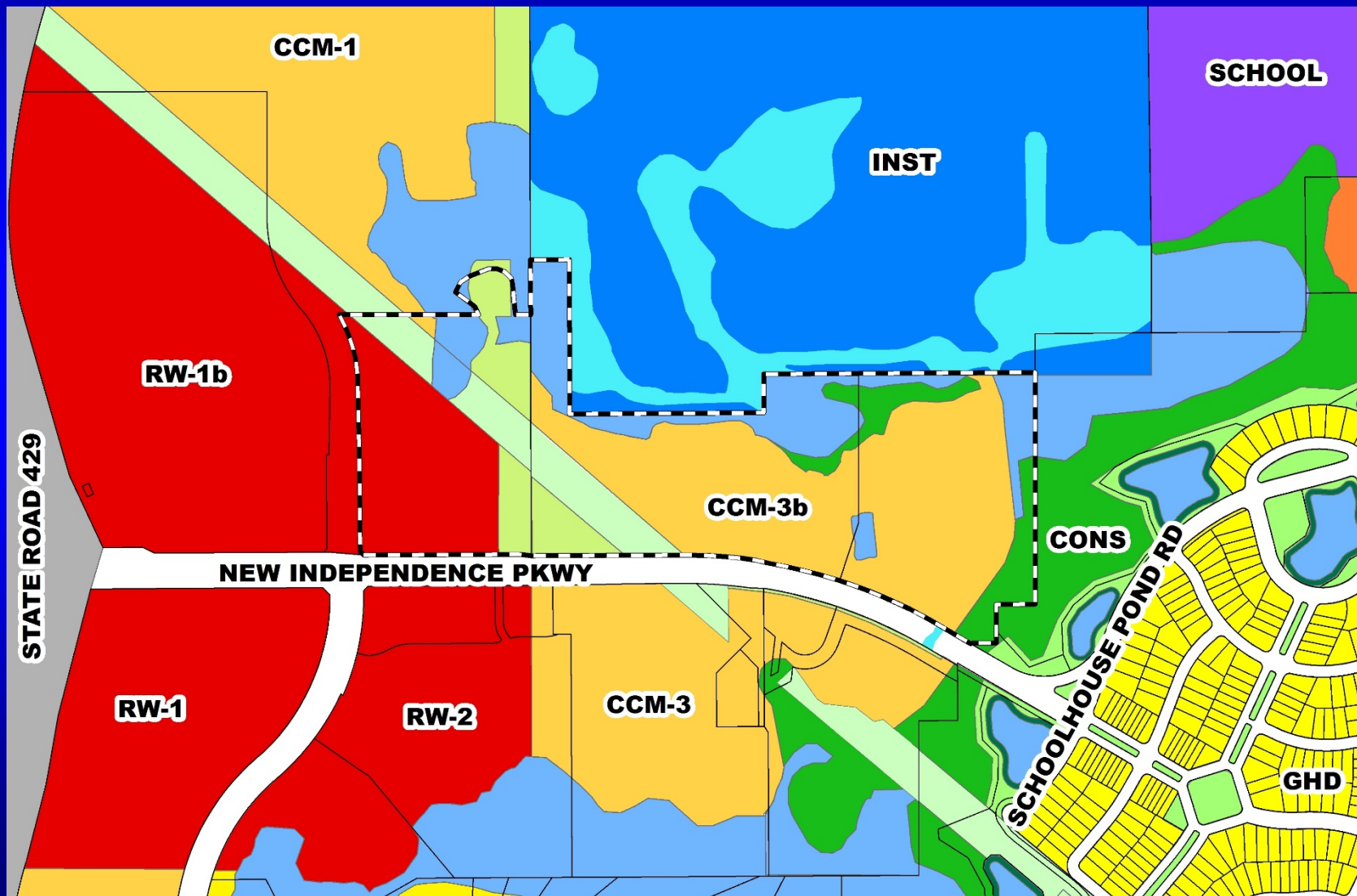


Hamlin PD / Hamlin East Proton Therapy Center Preliminary Subdivision Plan / Development Plan

Case:	PSP-17-08-253
Project Name:	Hamlin PD / Hamlin East Proton Therapy Center PSP/DP
Applicant:	Scott Gentry, Kelly, Collins, & Gentry, Inc.
District:	1
Acreage:	60.78 gross acres
Location:	North of New Independence Parkway / East of Hamlin Groves Trail
Request:	<p>To subdivide 60.78 gross acres in order to create three (3) lots and construct a 38,000 square foot health care facility on Lot 2.</p> <p>Additionally, one (1) waiver from Orange County Code Section 38.1501 is being requested to allow a five (5) foot setback from the Normal High Water Elevation (NHWE), in lieu of the required fifty (50) foot setback from the NHWE.</p>

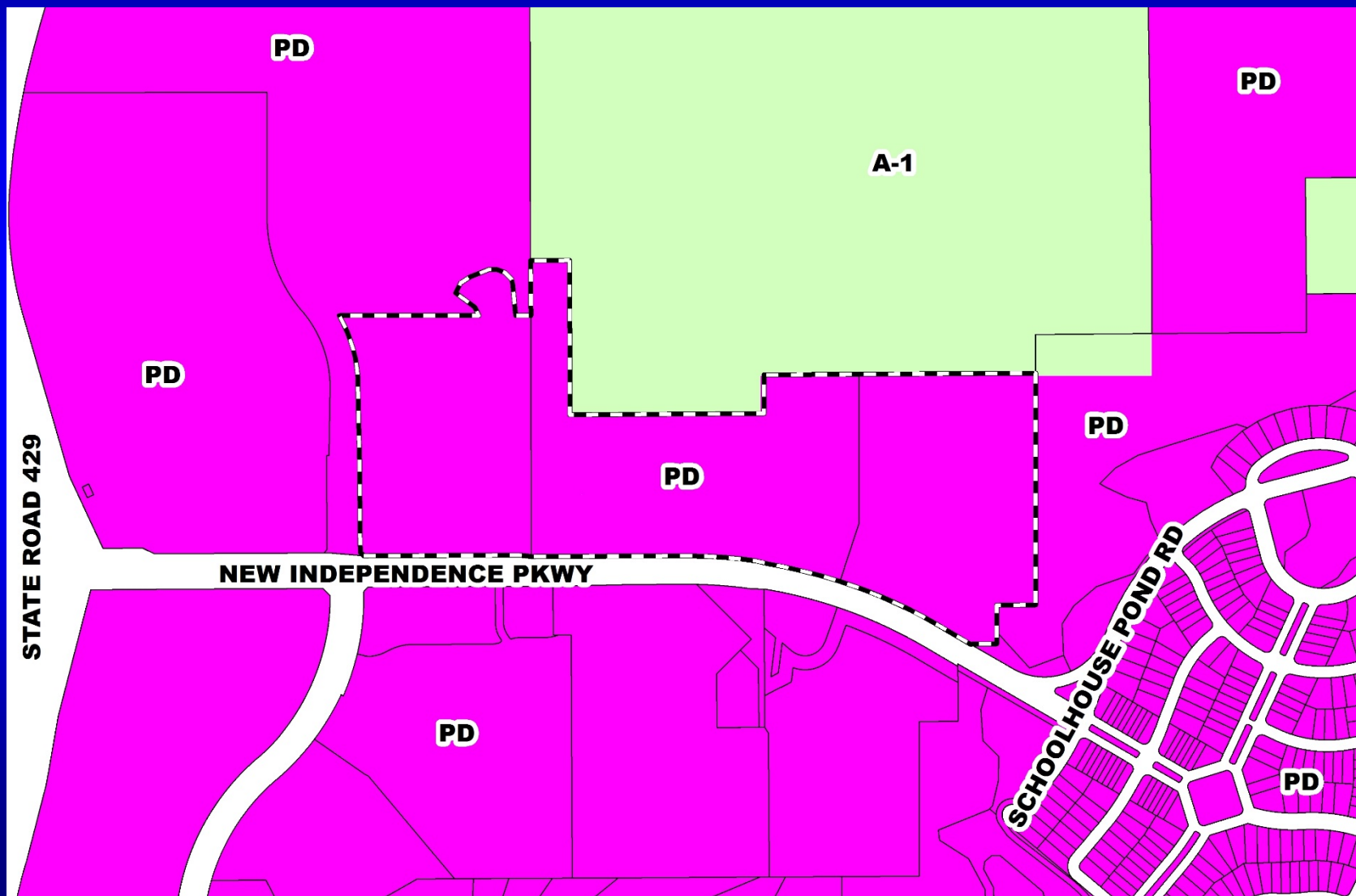


Hamlin PD / Hamlin East Proton Therapy Center Preliminary Subdivision Plan / Development Plan Future Land Use Map



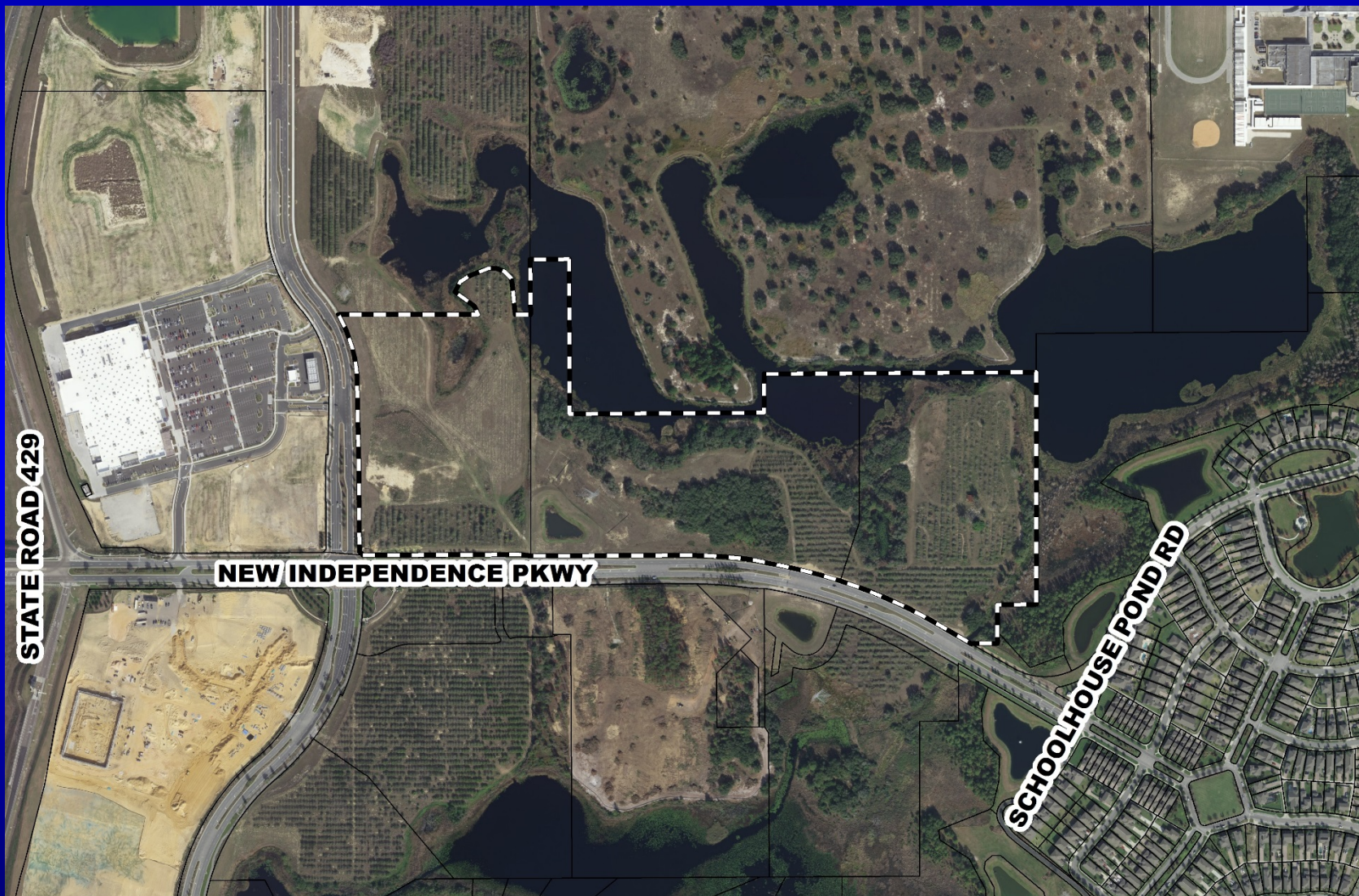


Hamlin PD / Hamlin East Proton Therapy Center Preliminary Subdivision Plan / Development Plan Zoning Map





Hamlin PD / Hamlin East Proton Therapy Center Preliminary Subdivision Plan / Development Plan Aerial Map



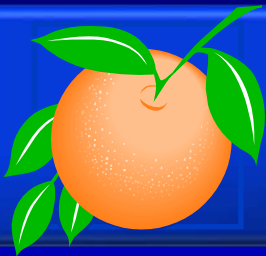


PREPARED FOR:
PROVISION
PROTON CENTER
ATTN: HAMILIN, JIC

HAMLIN EAST
PROTON THERAPY
CENTER

PRELIMINARY
SUBDIVISION
PLAN

SHEET
C-2.0



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Hamlin Planned Development (PD) / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) dated “Received November 17, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



River Run at Valencia Planned Development / Land Use Plan (PD/LUP)

Case: LUP-17-05-172

Project Name: River Run at Valencia PD / LUP

Applicant: Ian McCook, Nvision Development Management Services

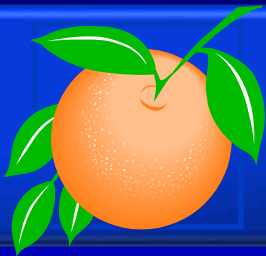
District: 3

Acreage: 12.30 gross acres

Location: 113 S. Econlockhatchee Trail; or generally north of State road 417 and east of N. Econlockhatchee Trail

Request: To rezone 12.30 gross acres from R-CE (Country Estate District) to PD (Planned Development District) in order to construct a 456 bed / 114 unit student housing project.

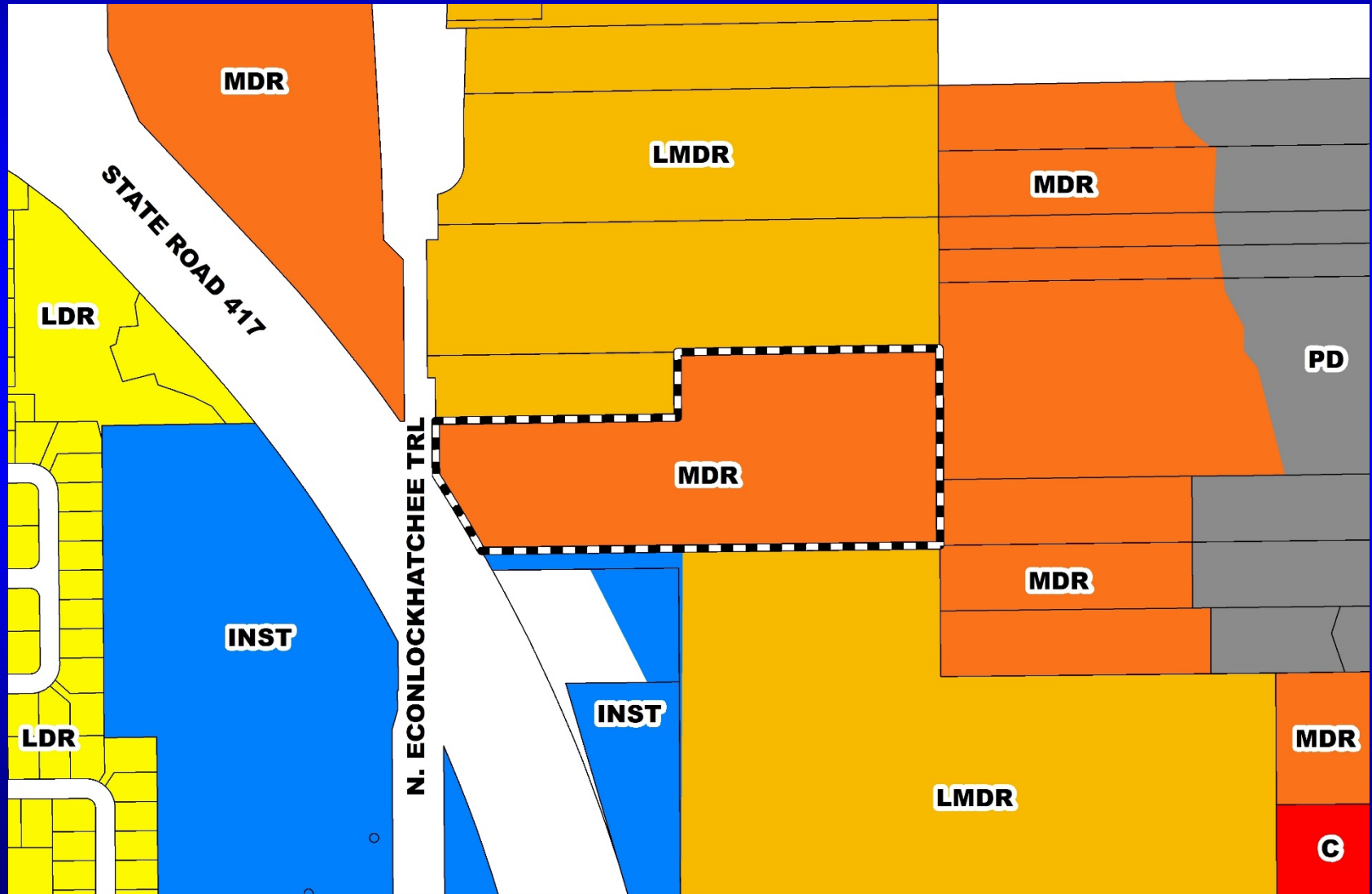
Additionally, four (4) waivers from Orange County Code are being requested relating to building setbacks & height, wall requirements, and density calculation.

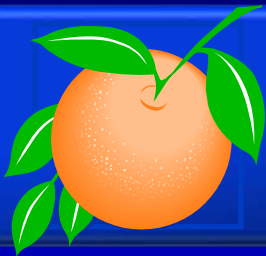


River Run at Valencia

Planned Development / Land Use Plan (PD/LUP)

Future Land Use Map

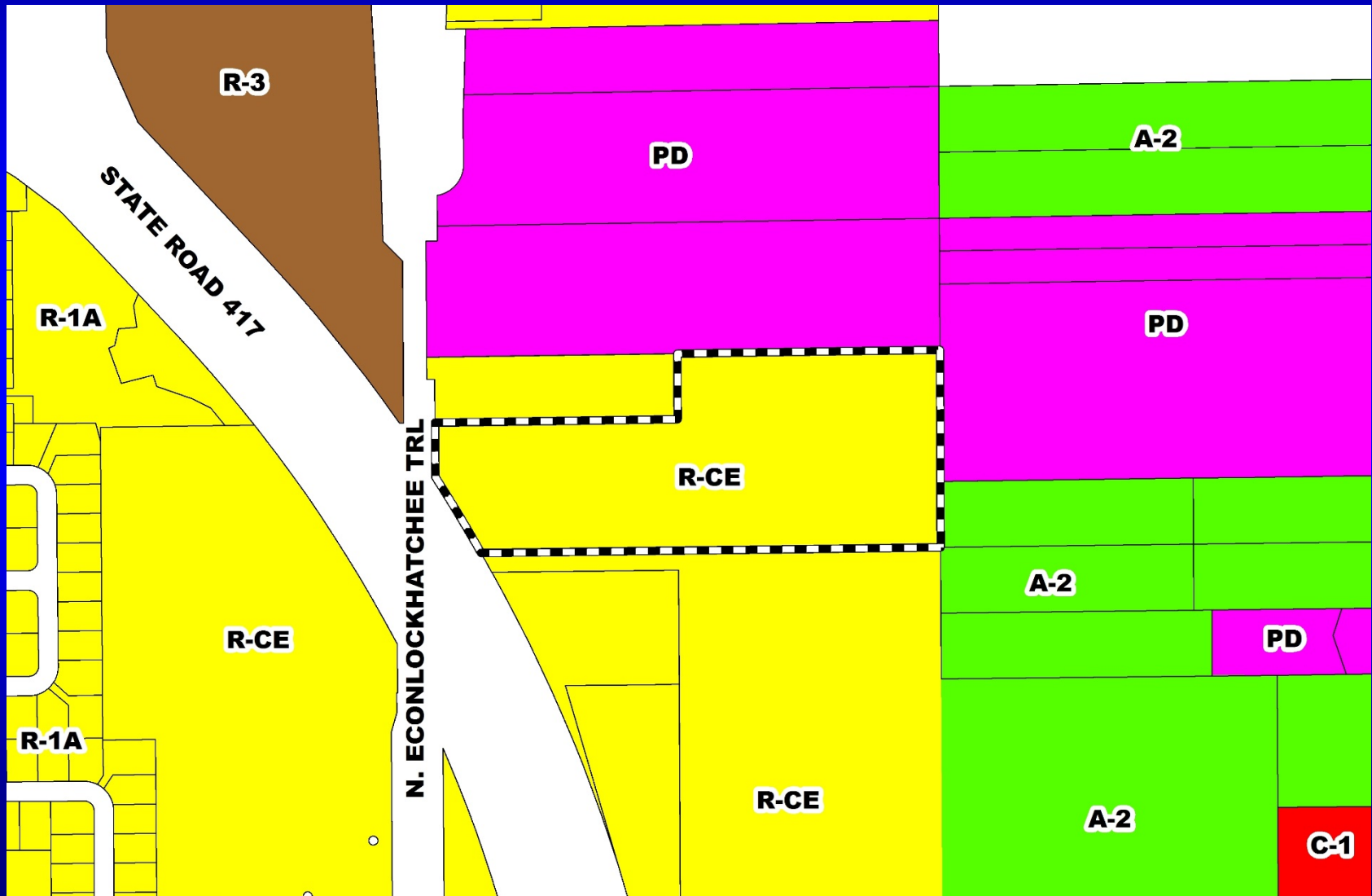


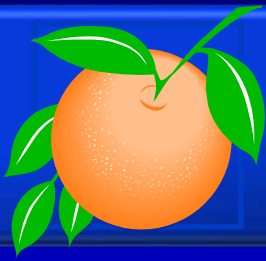


River Run at Valencia

Planned Development / Land Use Plan (PD/LUP)

Zoning Map

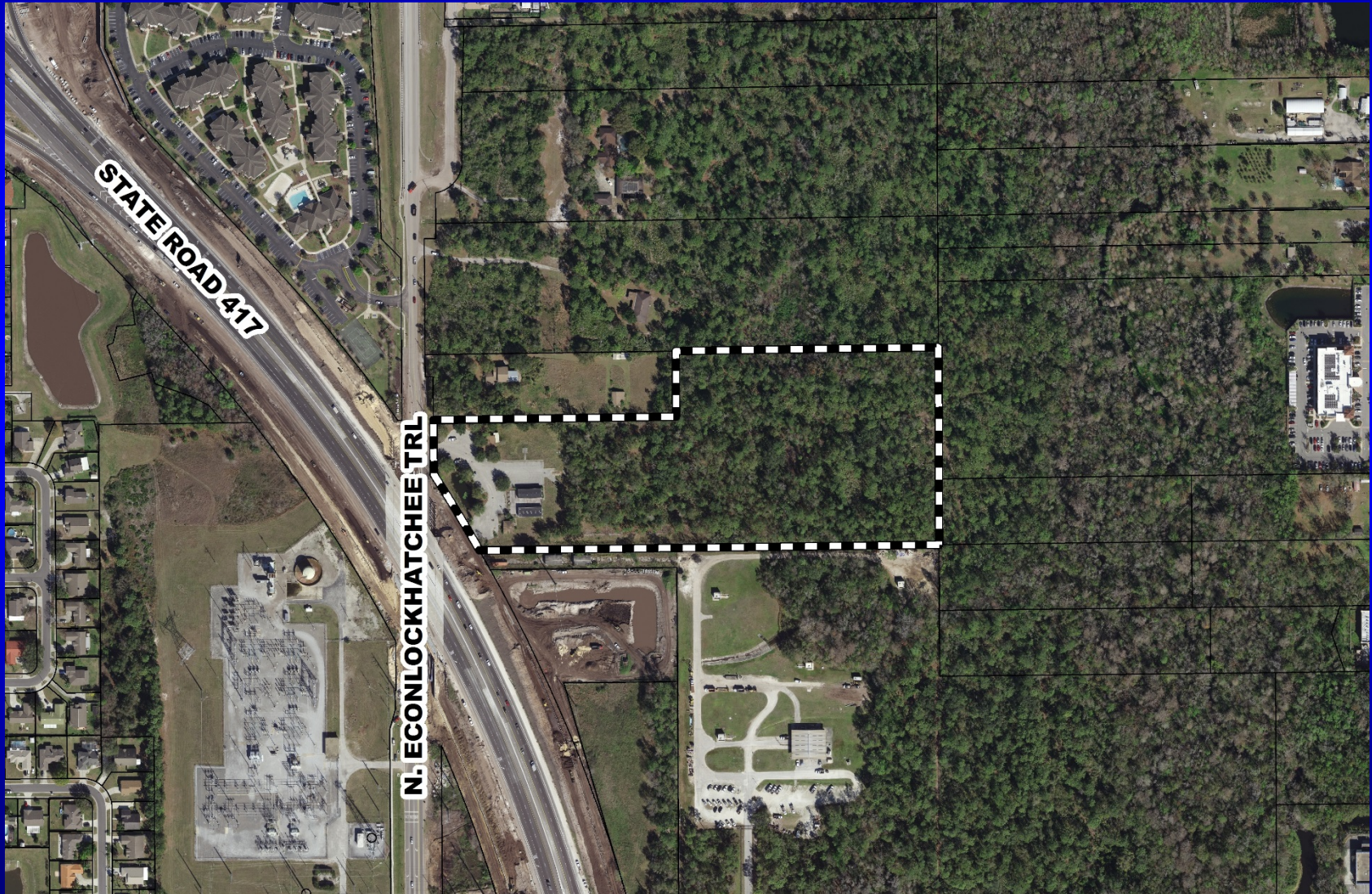


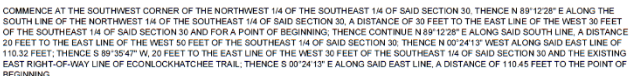


River Run at Valencia

Planned Development / Land Use Plan (PD/LUP)

Aerial Map





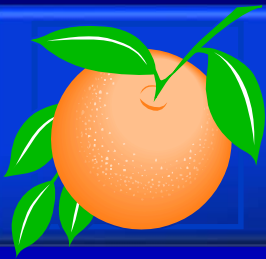
RIVER RUN AT VALENCIA			
DEVELOPMENT NOTES FOR LAND USE			
PROPOSED DEVELOPMENT PROGRAM		STUDENT HOUSING DEV.	
PARCEL ID: N0		30-22-31-0000-00-022	
PARCEL ADDRESS		113 S ECONLOCKER TRAIL	
CURRENT ZONING		RCE	
PROPOSED ZONING		PD	
APPROVED FUTURE LAND USE		MEDIUM DENSITY RES.	
MAXIMUM APT. BUILDING HEIGHT		60 FT.	
PROPOSED NO. OF PHYSICAL UNITS		178 UNITS	
PROPOSED NO. OF BEDS		456 BEDS	
PROPOSED NUMBER OF UNITS PER COMP PLAN (4 BEDS = UNIT)		114 UNITS	
TRACT SIZE		12.18 AC.	
TOTAL WETLAND AREA PER ORANGE COUNTY CAG #R-026		3.27 AC.	
DEVELOPABLE ACREAGE AREA		8.91 AC.	
PROPOSED DEVELOP PER COMP PLAN (114 UNITS = 8.91 DEVELOPABLE ACRES)		12.79 UNITS/AC.	
MINIMUM SQ FT OF LIVING AREA		500 SQ. FT.	
PARKING SPACE TO BED RATIO		1:1	
PROPOSED BUILDING SETBACKS FROM PROPERTY LINES			
FRONT		75.0 FT.	
REAR		25.0 FT.	
1 STORY CLUBHOUSE SETBACK ON NORTH SIDE		25.0 FT.	
4 STORY APT. BLDG. SETBACK FROM SOUTH PROPERTY LINE		25.0 FT.	
4 STORY APT. BLDG. SETBACK FROM NORTH PROPERTY LINE		150.0 FT.	
LANDSCAPE BUFFER PROVIDED			
WEST (FRONT)		15.0 FT.	
EAST		25.0 FT.	
NORTH		25.0 FT.	
SOUTH		25.0 FT.	
SUPPORT SERVICES PROVIDER			
WATER		ORANGE COUNTY UTILITIES	
SEWER		ORANGE COUNTY UTILITIES	



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the River Run at Valencia Planned Development / Land Use Plan (PD/LUP) dated “Received September 26, 2017”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 3



Vista Centre Lots 6 & 7

Planned Development / Land Use Plan (PD/LUP)

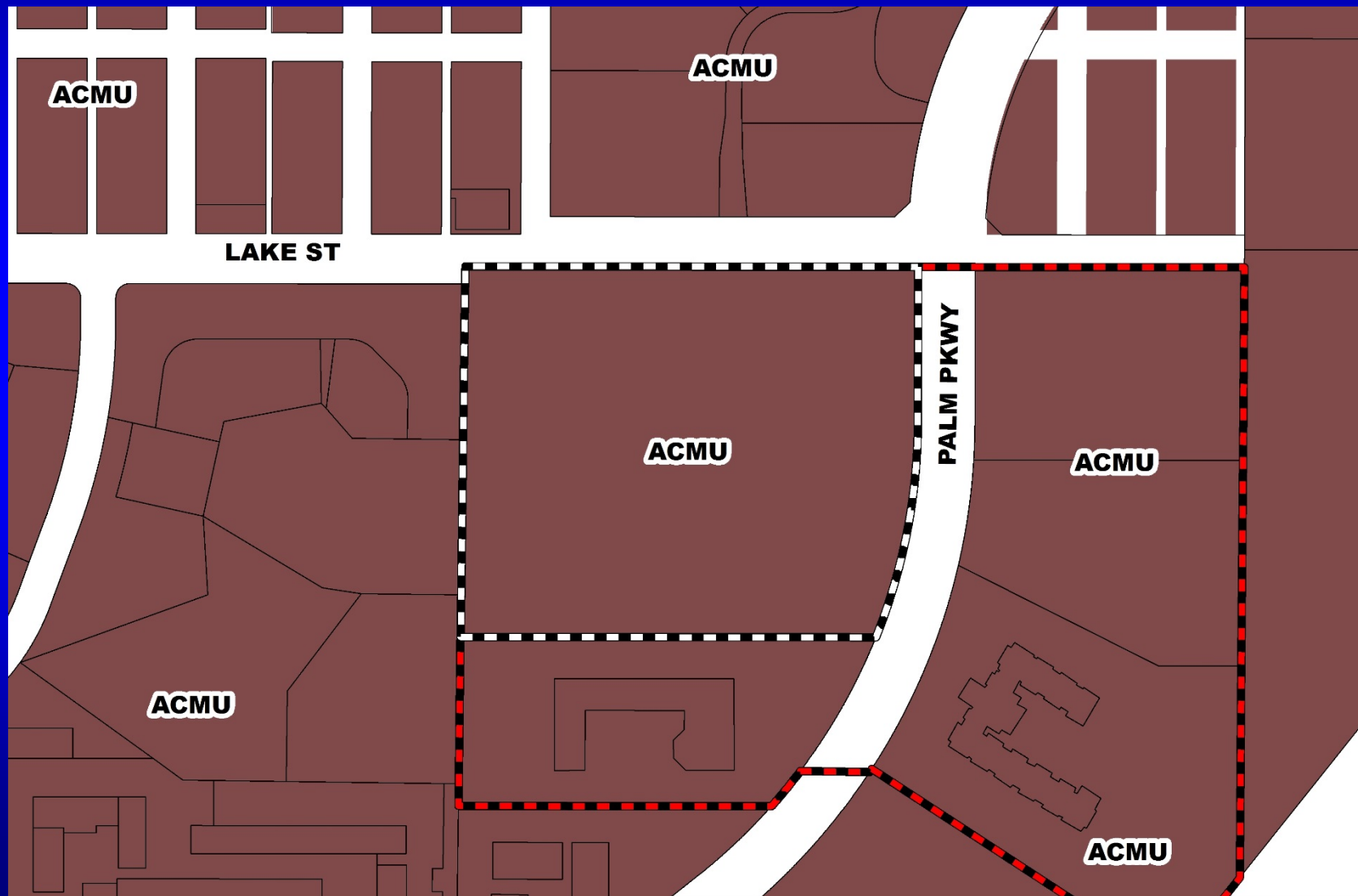
Case:	CDR-16-12-418
Project Name:	Vista Centre Lots 6 & 7 PD / LUP
Applicant:	Jonathan Huels, Lowndes, Drosdick, Doster, Kantor and Reed, P.A.
District:	1
Acreage:	27.80 gross acres (<i>overall PD</i>) 15.34 gross acres (<i>affected parcel only</i>)
Location:	8175 Palm Parkway; west of Palm Parkway, south of Lake Street
Request:	To add up to 300 multi-family units to PD Lot 7 by using an equivalency matrix and to modify an April 23, 1991 BCC condition of approval to reduce the required setback along the north property line adjacent to Lake Street from 60 feet to 40 feet. In addition, three (3) waivers from Orange County Code are being requested only for PD Lot 7 regarding building setbacks, placement, and height.



Vista Centre Lots 6 & 7

Planned Development / Land Use Plan (PD/LUP)

Future Land Use Map

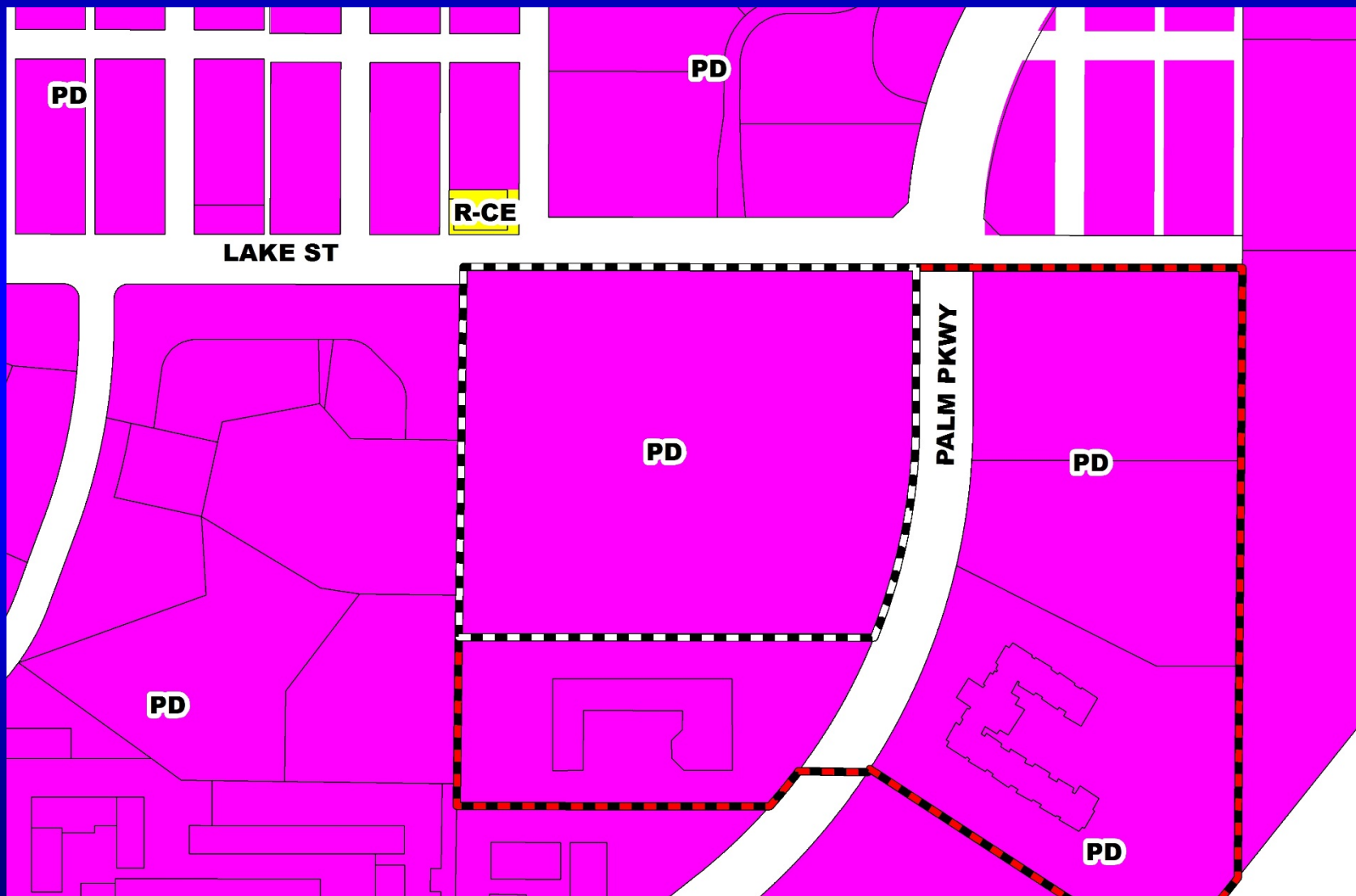




Vista Centre Lots 6 & 7

Planned Development / Land Use Plan (PD/LUP)

Zoning Map

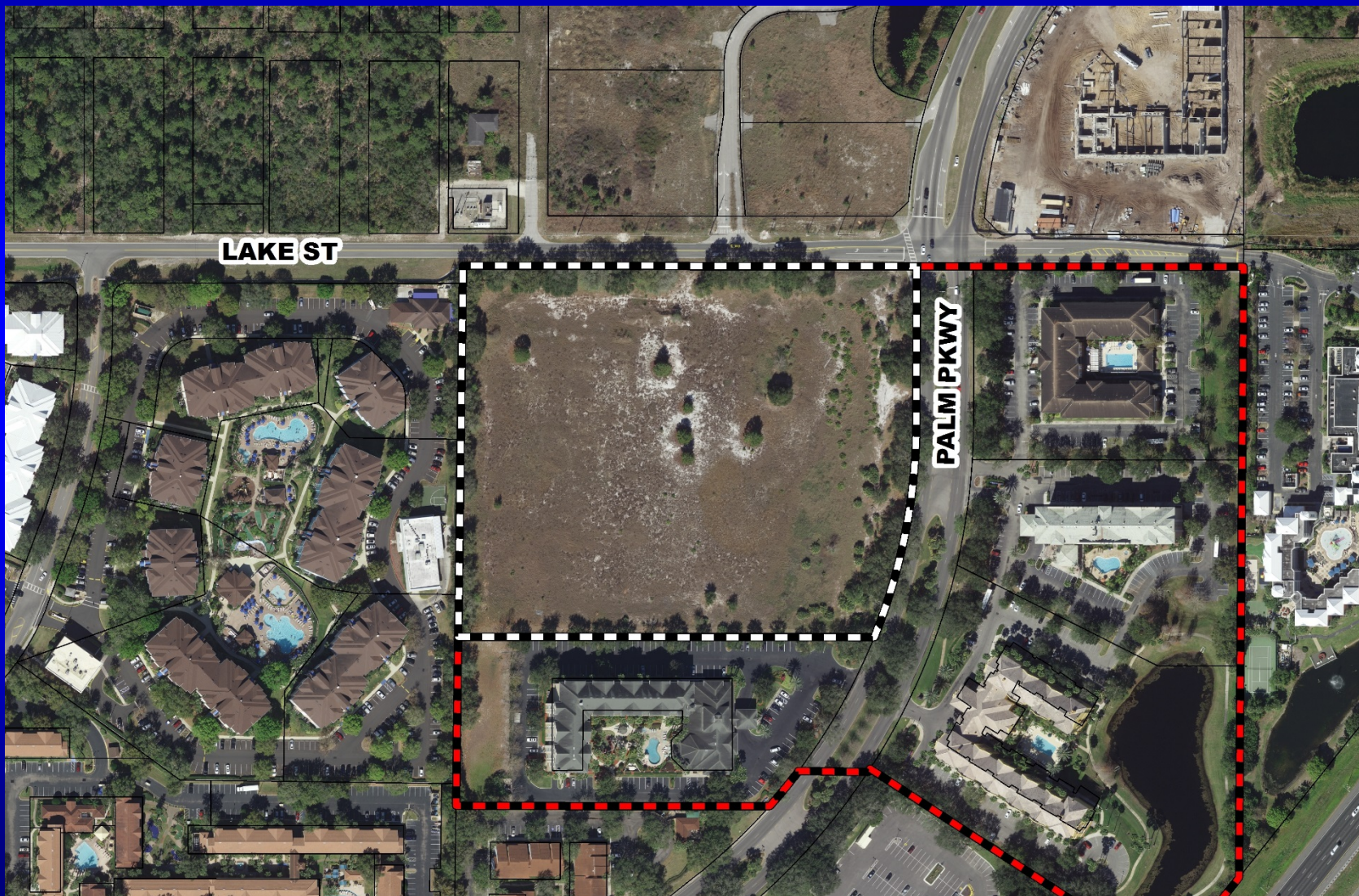




Vista Centre Lots 6 & 7

Planned Development / Land Use Plan (PD/LUP)

Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Vista Centre Lots 6 & 7 Planned Development / Land Use Plan (PD/LUP) dated “Received November 9, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Board of County Commissioners

Public Hearings

January 9, 2018