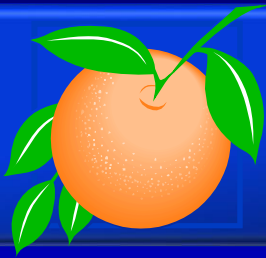




Board of County Commissioners

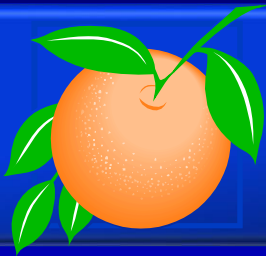
Public Hearings

September 11, 2018



RZ-18-07-039 – 1302 S. Econlockhatchee Trail Planning and Zoning Commission Appeal

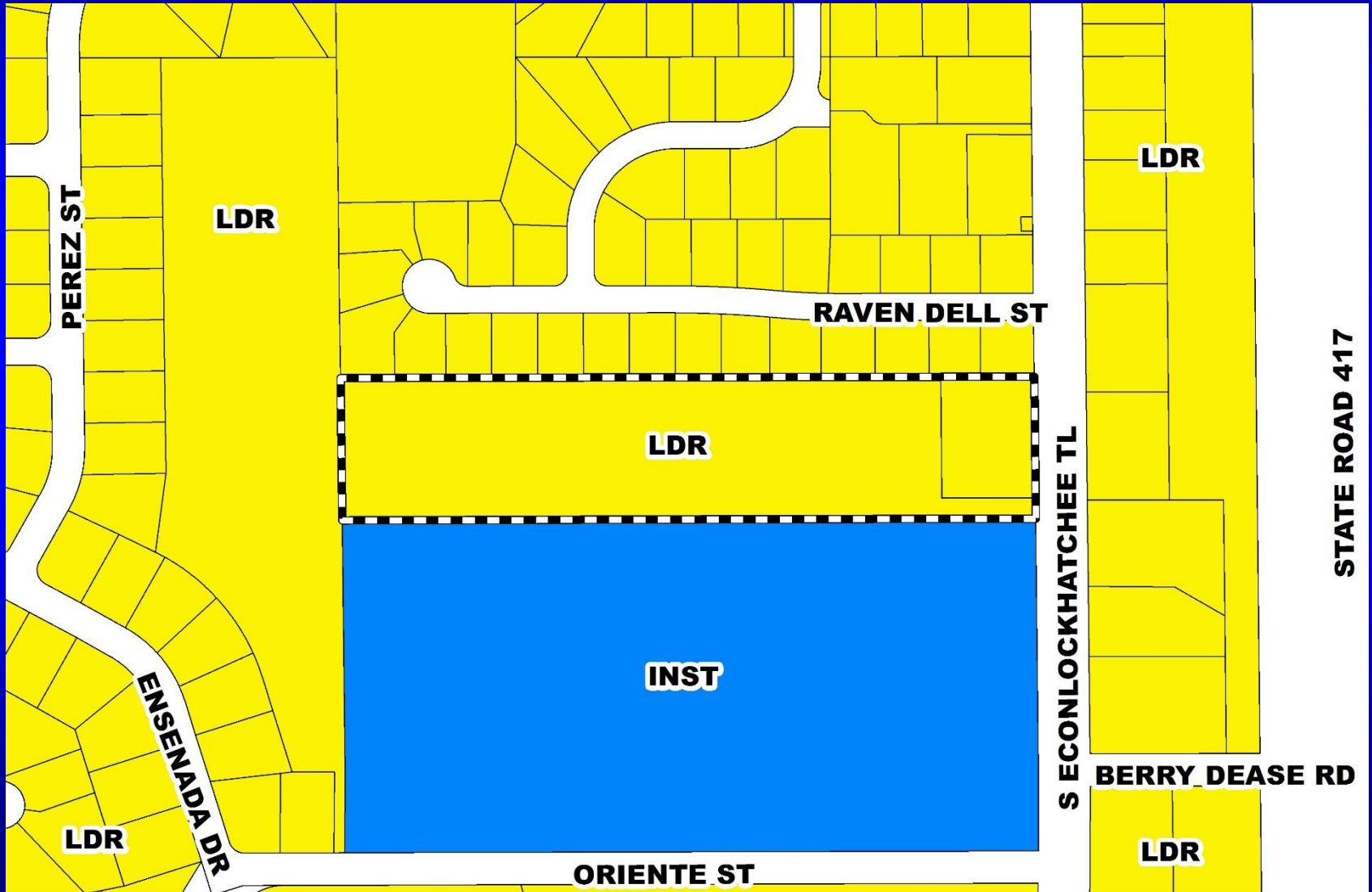
Case:	RZ-18-07-039
Appellant:	Denise L. Calabrese, Econ Oaks HOA
Applicant:	Alexander Rey, Rey Homes
District:	3
Acreage:	7.73 gross acres
Location:	1302 S. Econlockhatchee Trail, or generally located on the west side of S. Econlockhatchee Trail, approximately 650 feet north of Oriente Street
From:	R-1AA (Single-Family Dwelling District)
To:	R-1A (Single-Family Dwelling District)
Proposed Use:	Twenty-three (23) Single-Family Detached Dwelling Units

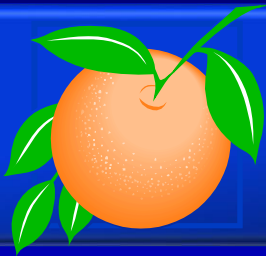


RZ-18-07-039 – 1302 S. Econlockhatchee Trail

Planning and Zoning Commission Appeal

Future Land Use Map

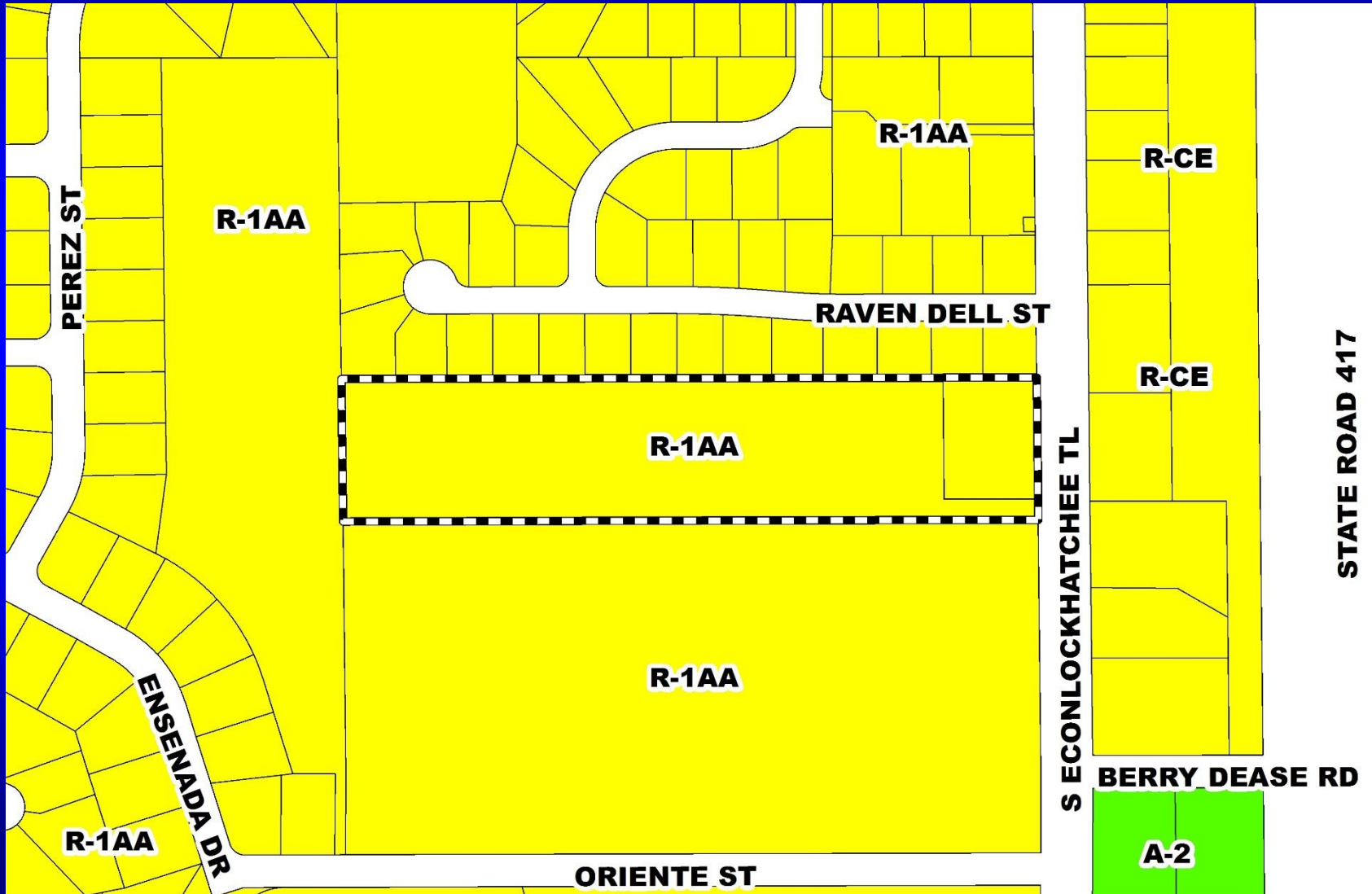


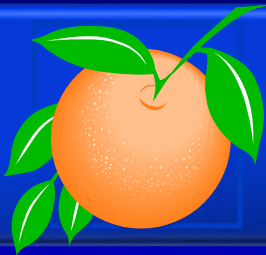


RZ-18-07-039 – 1302 S. Econlockhatchee Trail

Planning and Zoning Commission Appeal

Zoning Map

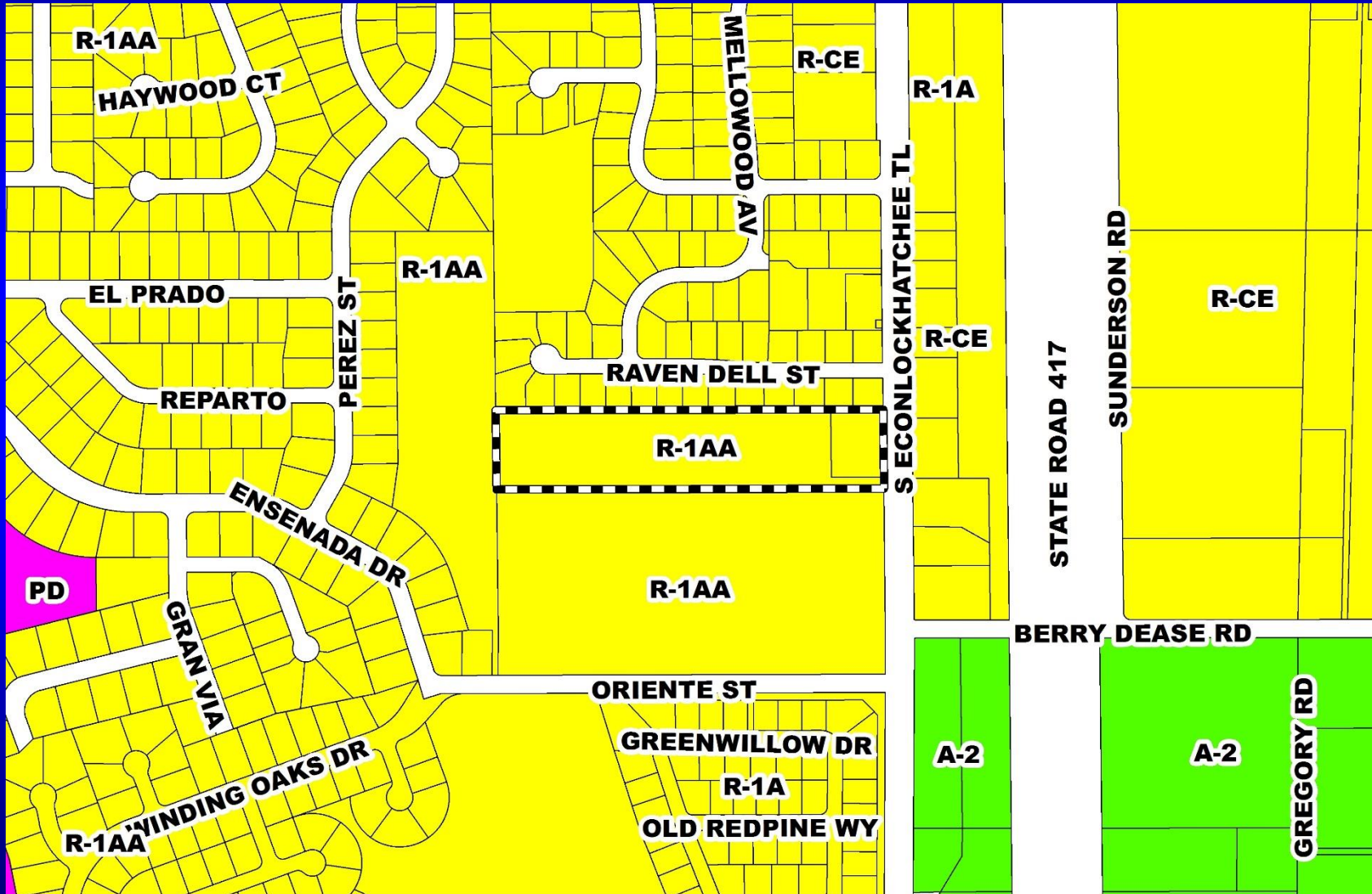




RZ-18-07-039 – 1302 S. Econlockhatchee Trail

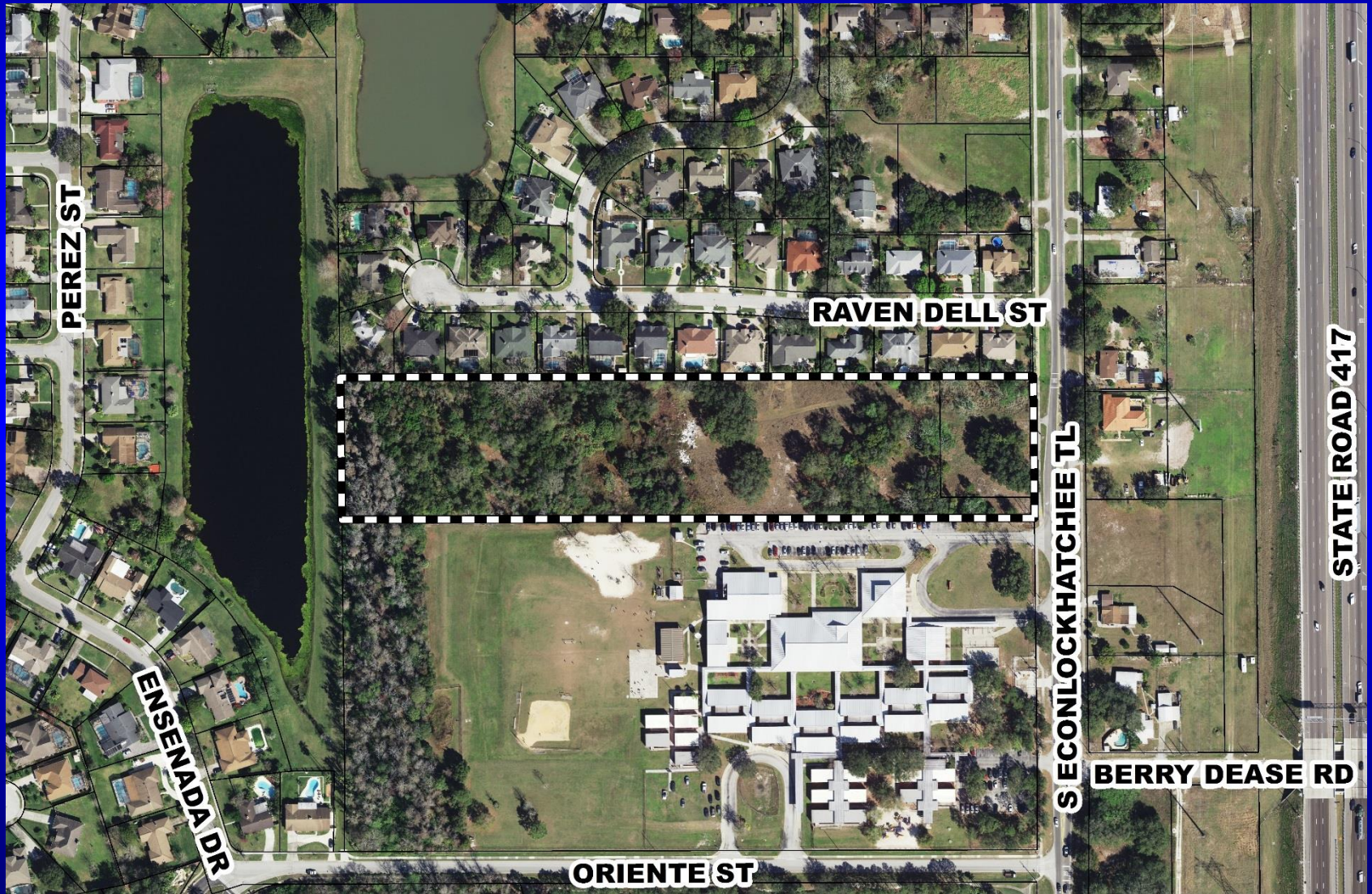
Planning and Zoning Commission Appeal

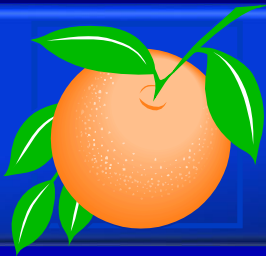
Expanded Zoning Map





RZ-18-07-039 – 1302 S. Econlockhatchee Trail Planning and Zoning Commission Appeal Aerial Map

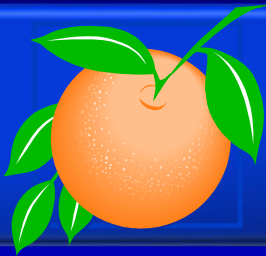




Action Requested

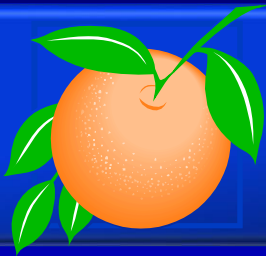
Make a finding of consistency with the Comprehensive Plan and approve the requested R-1A (Single-Family Dwelling District) zoning, subject to the restrictions listed under the PZC Recommendation in the Staff Report.

District 3

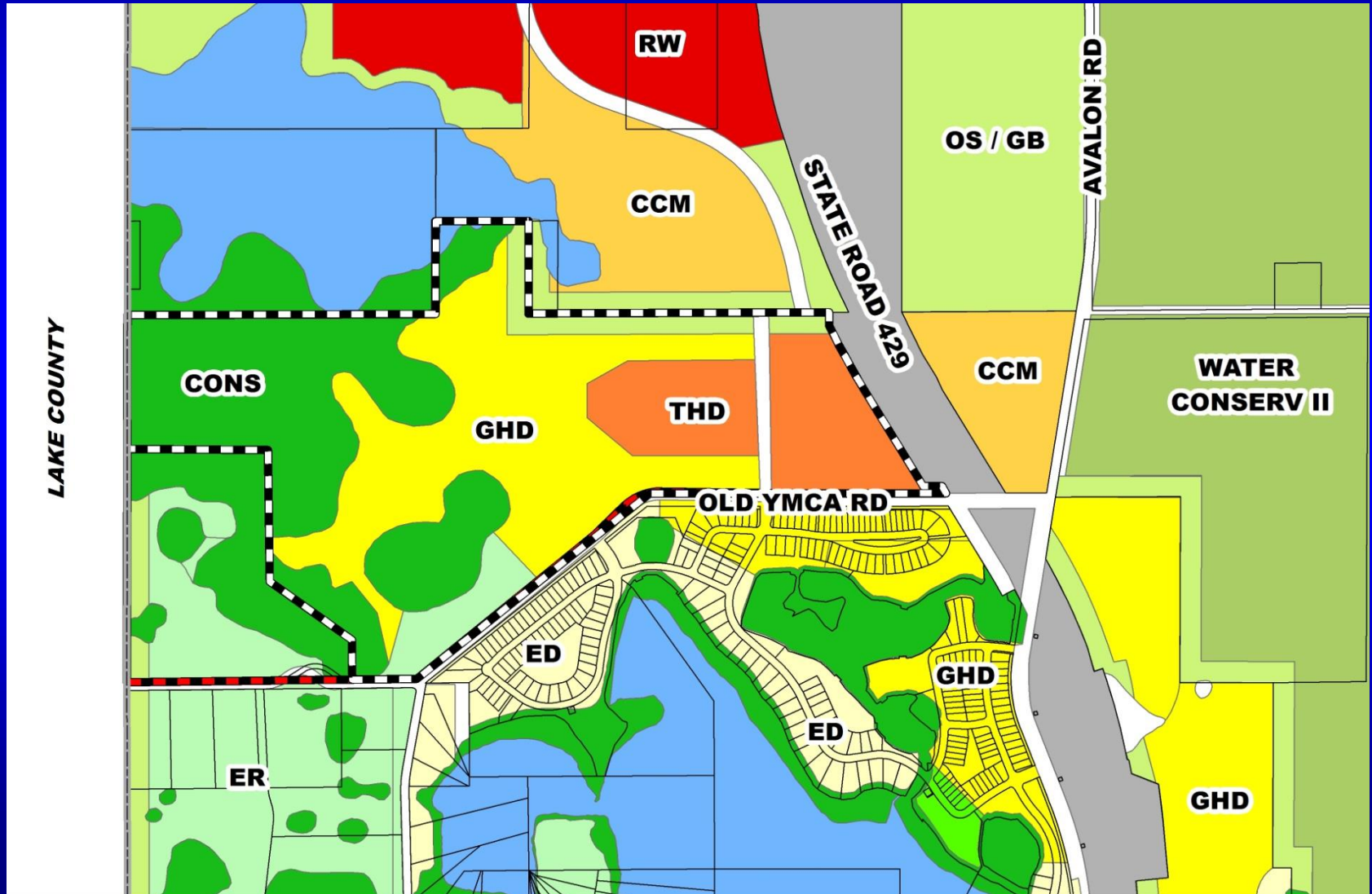


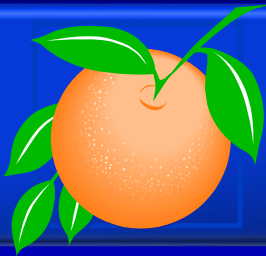
Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP

Case:	CDR-17-01-010
Project Name:	Zanzibar Property Planned Development / Zanzibar Property Phases 1 – 4 Preliminary Subdivision Plan (PSP) / Tract P-2 Development Plan (DP)
Applicant:	Adam Smith, VHB, Inc.
District:	1
Acreage:	209.41 gross acres
Location:	North of Old YMCA Road / West of Avalon Road
Request:	To add 248 single-family residential dwelling units in Phases 2, 3 and 4, in addition to the approved 213 units in Phase 1 for a total of 461 units overall, and construct a 4.17 acre amenity tract P-2.

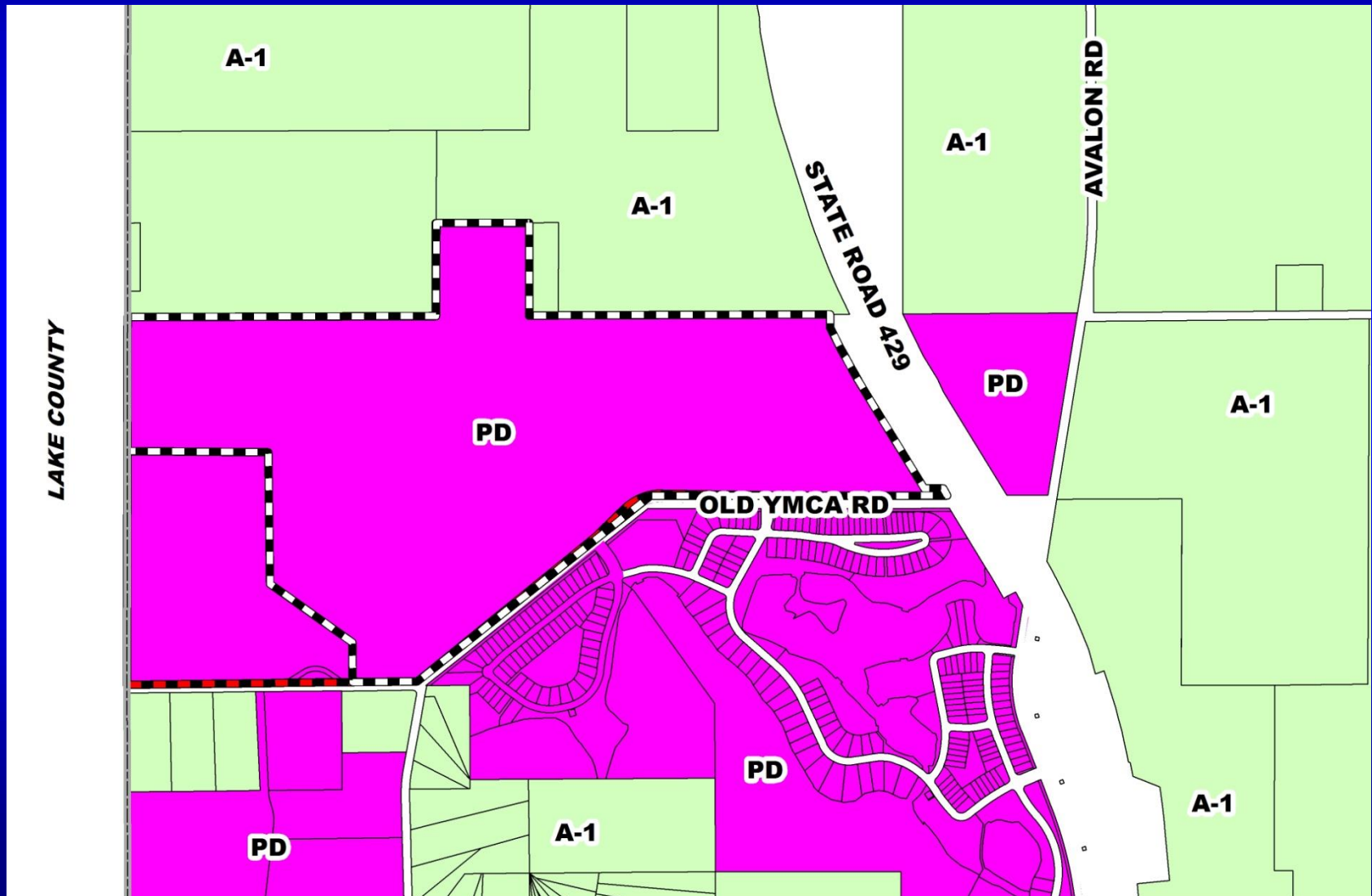


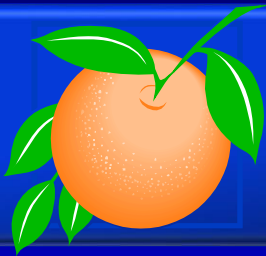
Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP Future Land Use Map





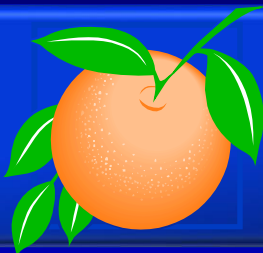
Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP Zoning Map





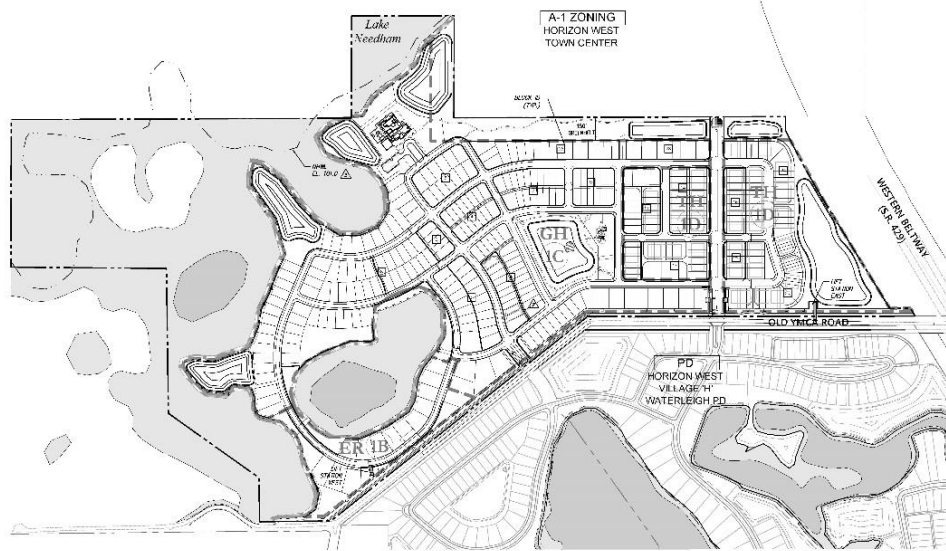
Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP Aerial Map





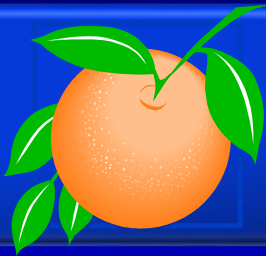
Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP Overall Land Use Plan

Site Plan for Zanzibar PD - Overall Land Use Plan



Lot Size Chart						
Parcel #	Type	Min. Area Required (sq. ft.)	Avg. Lot Area Provided (sq. ft.)	Lot Count	Notes	
Parcel 10	Open Space	10,000	10,000	10		
Parcel 11	Open Space	10,000	10,000	10		
Parcel 12	Open Space	10,000	10,000	10		
Parcel 13	Open Space	10,000	10,000	10		
Parcel 14	Open Space	10,000	10,000	10		
Parcel 15	Open Space	10,000	10,000	10		
Parcel 16	Open Space	10,000	10,000	10		
Parcel 17	Open Space	10,000	10,000	10		
Parcel 18	Open Space	10,000	10,000	10		
Parcel 19	Open Space	10,000	10,000	10		
Parcel 20	Open Space	10,000	10,000	10		
Parcel 21	Open Space	10,000	10,000	10		
Parcel 22	Open Space	10,000	10,000	10		
Parcel 23	Open Space	10,000	10,000	10		
Parcel 24	Open Space	10,000	10,000	10		
Parcel 25	Open Space	10,000	10,000	10		
Parcel 26	Open Space	10,000	10,000	10		
Parcel 27	Open Space	10,000	10,000	10		
Parcel 28	Open Space	10,000	10,000	10		
Parcel 29	Open Space	10,000	10,000	10		
Parcel 30	Open Space	10,000	10,000	10		
Parcel 31	Open Space	10,000	10,000	10		
Parcel 32	Open Space	10,000	10,000	10		
Parcel 33	Open Space	10,000	10,000	10		
Parcel 34	Open Space	10,000	10,000	10		
Parcel 35	Open Space	10,000	10,000	10		
Parcel 36	Open Space	10,000	10,000	10		
Parcel 37	Open Space	10,000	10,000	10		
Parcel 38	Open Space	10,000	10,000	10		
Parcel 39	Open Space	10,000	10,000	10		
Parcel 40	Open Space	10,000	10,000	10		
Parcel 41	Open Space	10,000	10,000	10		
Parcel 42	Open Space	10,000	10,000	10		
Parcel 43	Open Space	10,000	10,000	10		
Parcel 44	Open Space	10,000	10,000	10		
Parcel 45	Open Space	10,000	10,000	10		
Parcel 46	Open Space	10,000	10,000	10		
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Parcel 56	Open Space	10,000	10,000	10		
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Parcel 58	Open Space	10,000	10,000	10		
Parcel 59	Open Space	10,000	10,000	10		
Parcel 60	Open Space	10,000	10,000	10		
Parcel 61	Open Space	10,000	10,000	10		
Parcel 62	Open Space	10,000	10,000	10		
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Parcel 93	Open Space	10,000	10,000	10		
Parcel 94	Open Space	10,000	10,000	10		
Parcel 95	Open Space	10,000	10,000	10		
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Parcel 97	Open Space	10,000	10,000	10		
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Parcel 99	Open Space	10,000	10,000	10		
Parcel 100	Open Space	10,000	10,000	10		

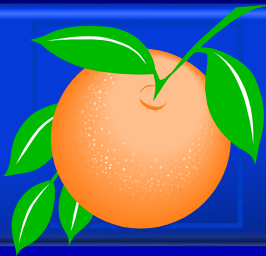
Block Size Chart	
Block ID *	Perimeter (ft.)
1	1,007
2	1,171
3	2,407
4	1,115
5	1,212
7	1,585
9	875



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Zanzibar Property Planned Development / Zanzibar Property Phases 1 – 4 Preliminary Subdivision Plan & Tract P-2 Development Plan dated “Received October 23, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report and the following additional conditions of approval:

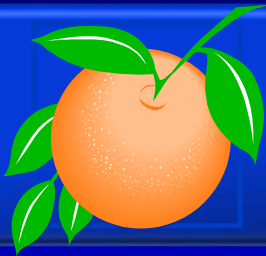
District 1



Action Requested

New Condition of Approval #17:

“The PSP property is subject to that certain Adequate Public Facilities Agreement recorded on December 3, 2013 in Official Records Book 10732, Page 3563, Public Records of Orange County, Florida, as amended by that certain First Amendment to Adequate Public Facility Agreement recorded on June 23, 2016 as Doc # 20160325606 in the Public Records of Orange County, Florida (collectively, the “APF Agreement”). In connection with the processing of the Hawksmoor Phase 1 PSP (Case No. PSP-15-07-200), Mattamy Orlando LLC, a Delaware limited liability company (“Mattamy”) purchased 0.53 acres of APF Credits from Orange County, Florida, leaving the PSP property with an APF deficit balance of 5.75 acres. In order to satisfy its remaining APF deficit balance, Mattamy may, pursuant to Section 5.2 of the Amended and Restated Village H Cooperation Agreement recorded on February 20, 2013 in Official Records Book 10525, Page 1893, Public Records of Orange County, Florida, pay the Village H Escrow Agent a fee-in-lieu (at such value per APF acre as is then established by Orange County in accordance with FLU 4.1.10 of the Orange County Comprehensive Plan) directly to the Village H Escrow Agent. Upon payment of the fee-in-lieu to the Village H Escrow Agent and the Village H Escrow Agent’s issuance of a receipt acknowledging that such fee has been paid, Mattamy will deliver a copy of the receipt to the Orange County Planning Division (the “Planning Division”), for review and confirmation of the satisfaction of Mattamy’s APF deficit under the APF Agreement.”

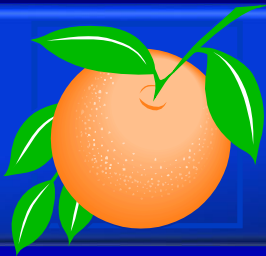


Action Requested

New Conditions of Approval:

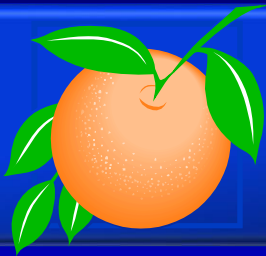
18. Applicant will install two speed tables on Old YMCA Road approaching the Zanzibar project access points and will coordinate such installation with the County Traffic Engineer on proper spacing and placement.
19. Applicant will install a post-mounted flashing beacon west of the crest of the vertical curve for eastbound Old YMCA Road drivers as the approach the easternmost Zanzibar project access/Marina Bay Drive intersection. The flashing beacon “Cross Traffic When Flashing” would be activated by vehicles approaching Old YMCA Road from the Zanzibar project and Marina Bay Drive. The installation will be coordinated with the County Traffic Engineer for proper placement.
20. Applicant will install two other post-mounted flashing beacons, one for the easternmost Zanzibar project access at Old YMCA Road and one for the Marina Bay Drive approach to Old YMCA Road. The flashing beacons “Vehicle Approaching When Flashing” would be activated by eastbound vehicles west of the crest of the vertical curve on Old YMCA Road. The installation will be coordinated with the County Traffic Engineer for proper placement.

Condition #17 in the Staff Report will become New Condition #21.



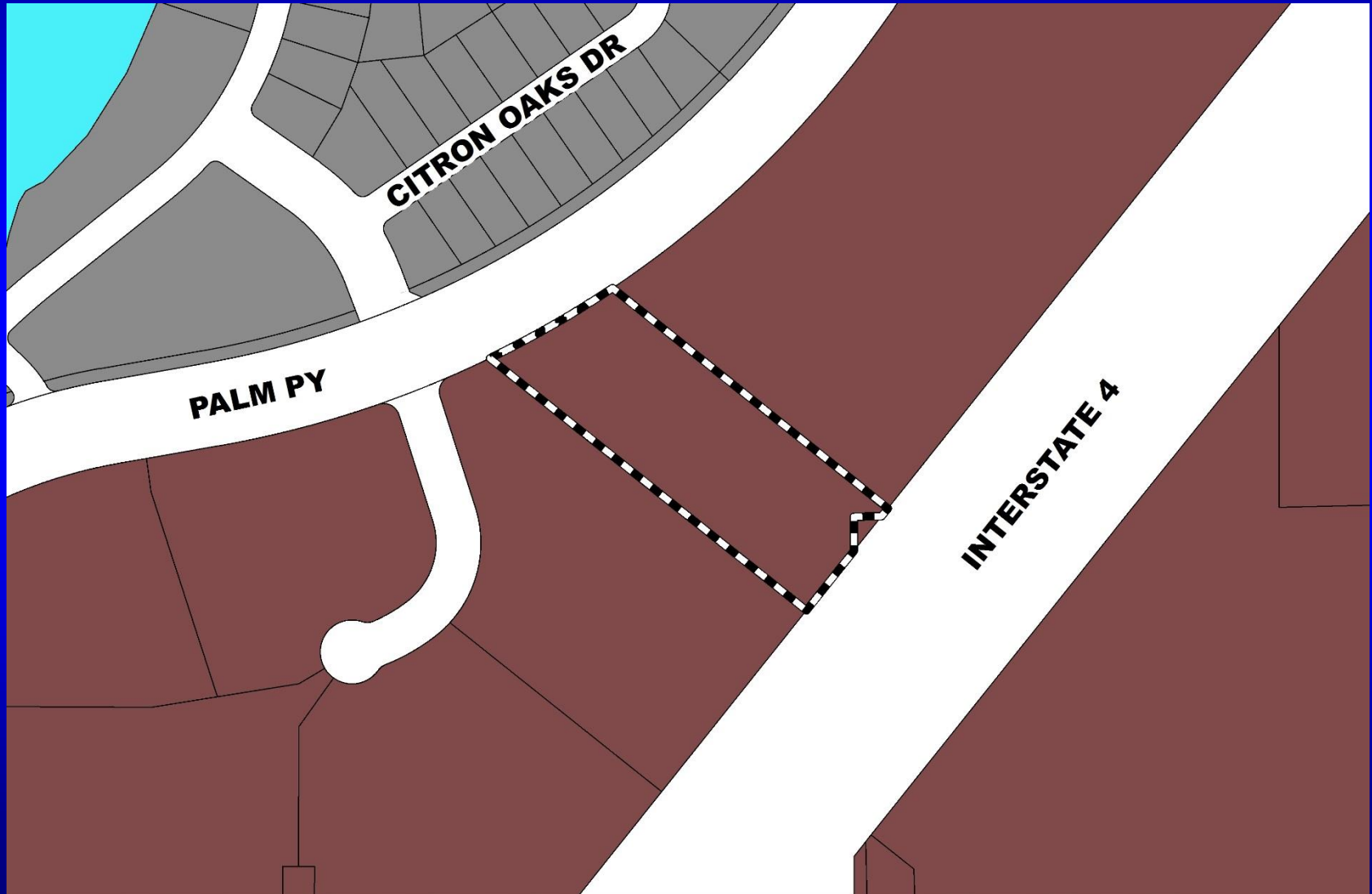
Ruby Lake Planned Development / Land Use Plan

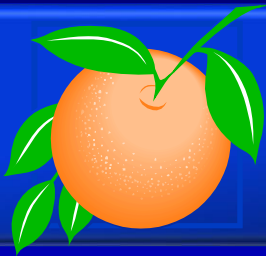
Case:	CDR-18-05-176
Project Name:	Ruby Lake PD/LUP
Applicant:	Miranda Fitzgerald, Lowndes, Drosdick, Doster, Kantor and Reed, P.A.
District:	1
Acreage:	244.86 gross acres (<i>overall PD</i>) 2.75 gross acres (<i>affected parcel only</i>)
Location:	Generally located east of Palm Parkway and west of Interstate 4
Request:	To request three waivers from Orange County Code for PD Lot 1C relating to canopy tree requirements of the Buena Vista North Overlay District, reduction of the PD Perimeter setback, and reduction of the setbacks of commercial buildings adjacent to residential uses.



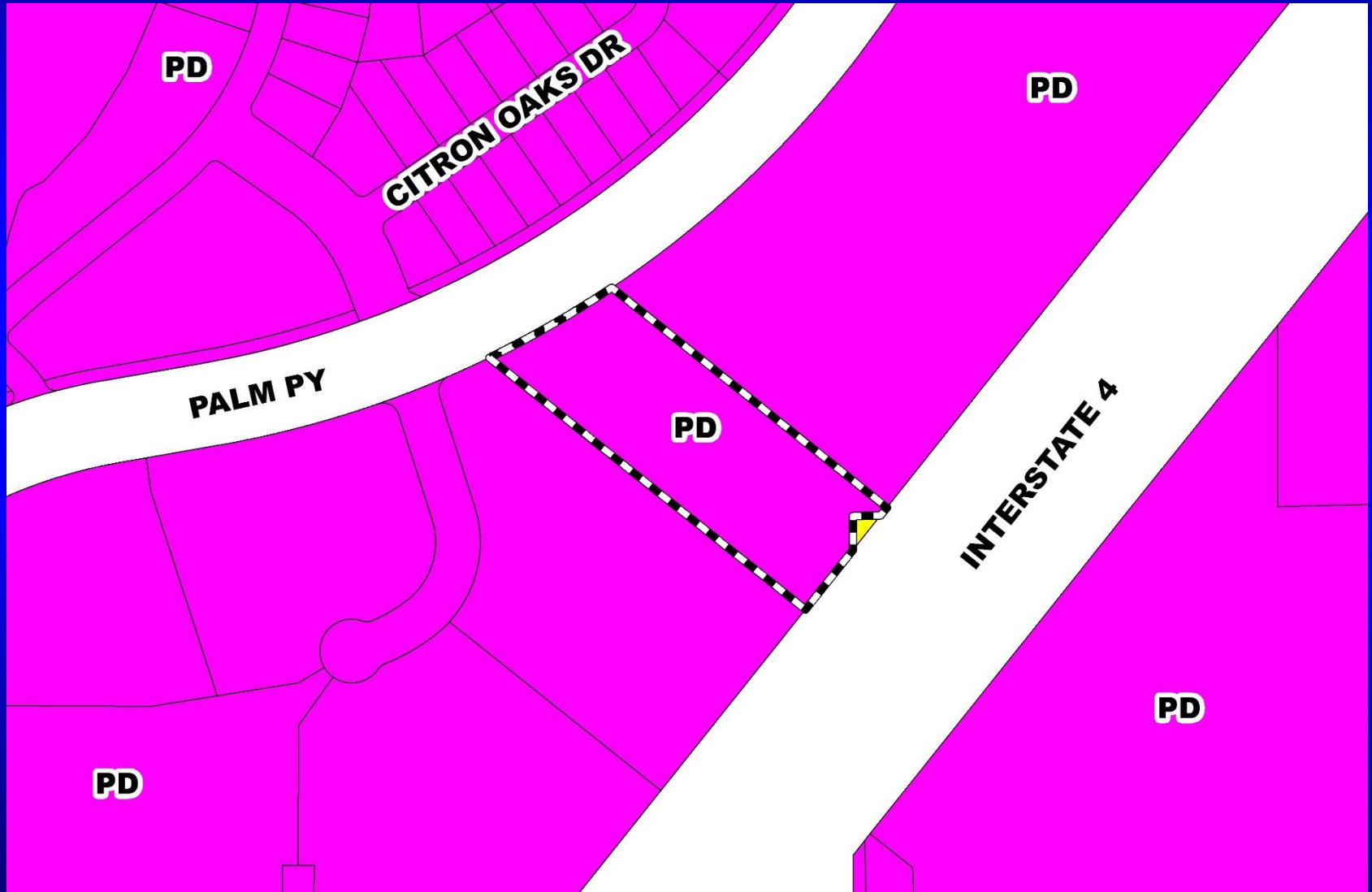
Ruby Lake Planned Development / Land Use Plan

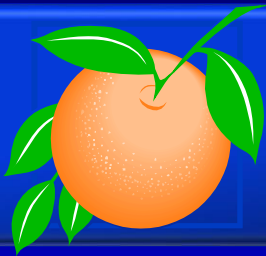
Future Land Use Map





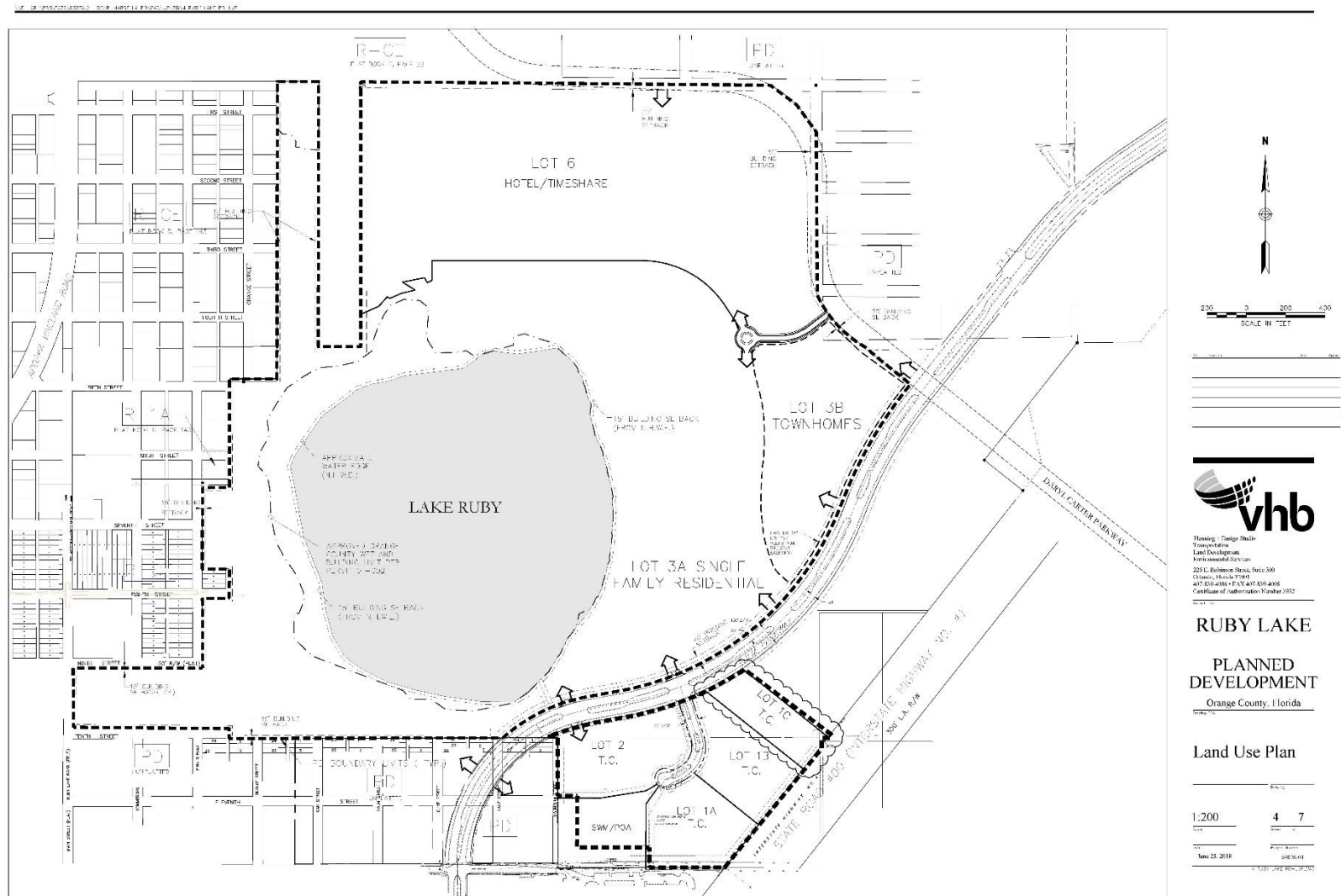
Ruby Lake Planned Development / Land Use Plan Zoning Map

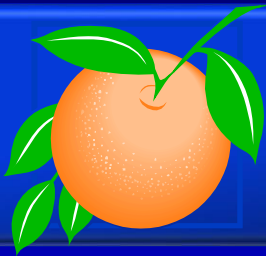




Ruby Lake Planned Development / Land Use Plan Aerial Map







Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Ruby Lake Planned Development / Land Use Plan (PD/LUP) dated “Received June 26, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Board of County Commissioners

Public Hearings

September 11, 2018