



Board of County Commissioners

Public Hearings

September 11, 2018



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

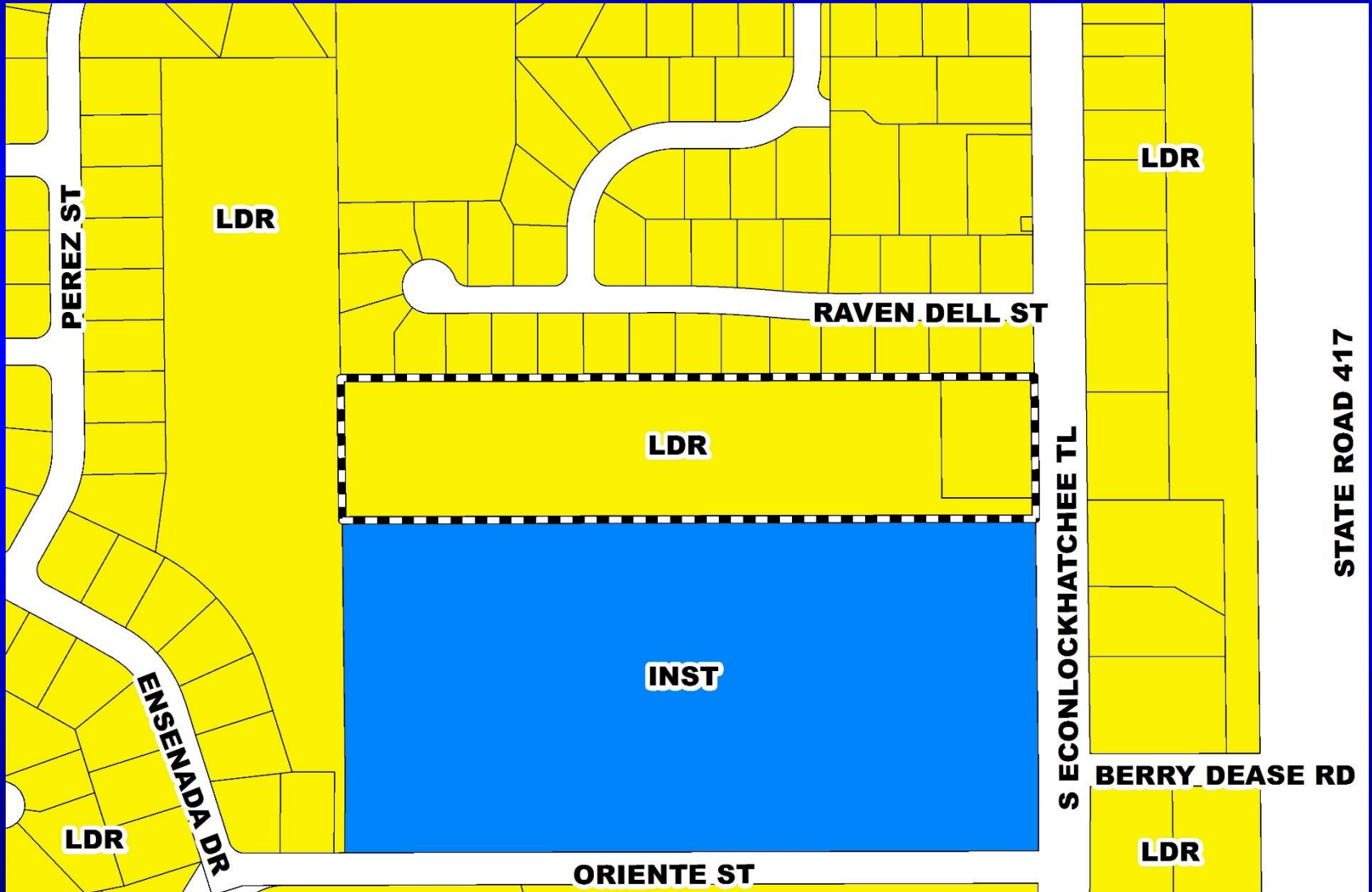
Case:	RZ-18-07-039
Appellant:	Denise L. Calabrese, Econ Oaks HOA
Applicant:	Alexander Rey, Rey Homes
District:	3
Acreage:	7.73 gross acres
Location:	1302 S. Econlockhatchee Trail, or generally located on the west side of S. Econlockhatchee Trail, approximately 650 feet north of Oriente Street
From:	R-1AA (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

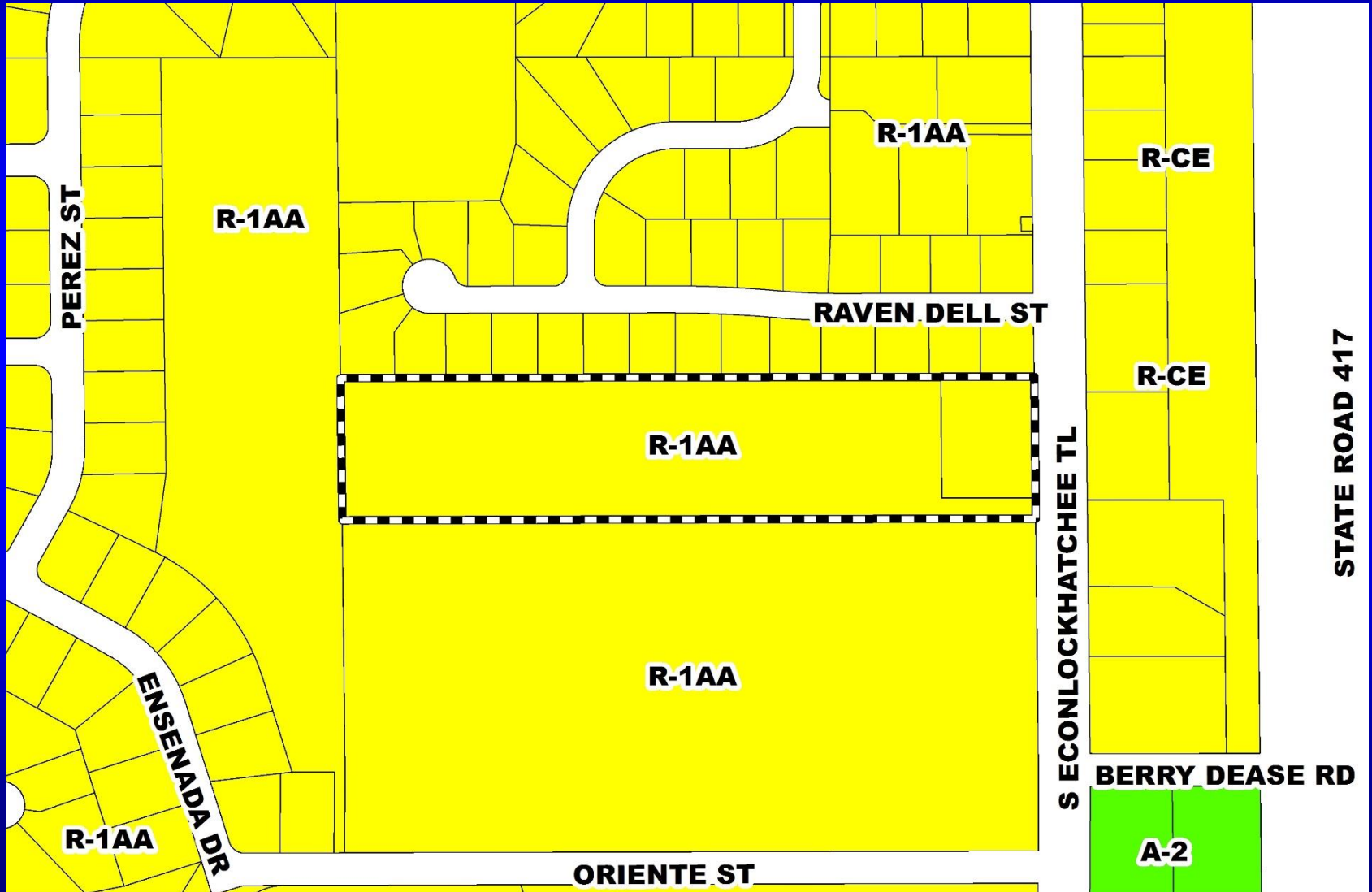


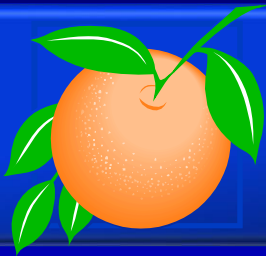


RZ-18-07-039 – 1302 S. Econlockhatchee Trail

Planning and Zoning Commission Appeal

Zoning Map

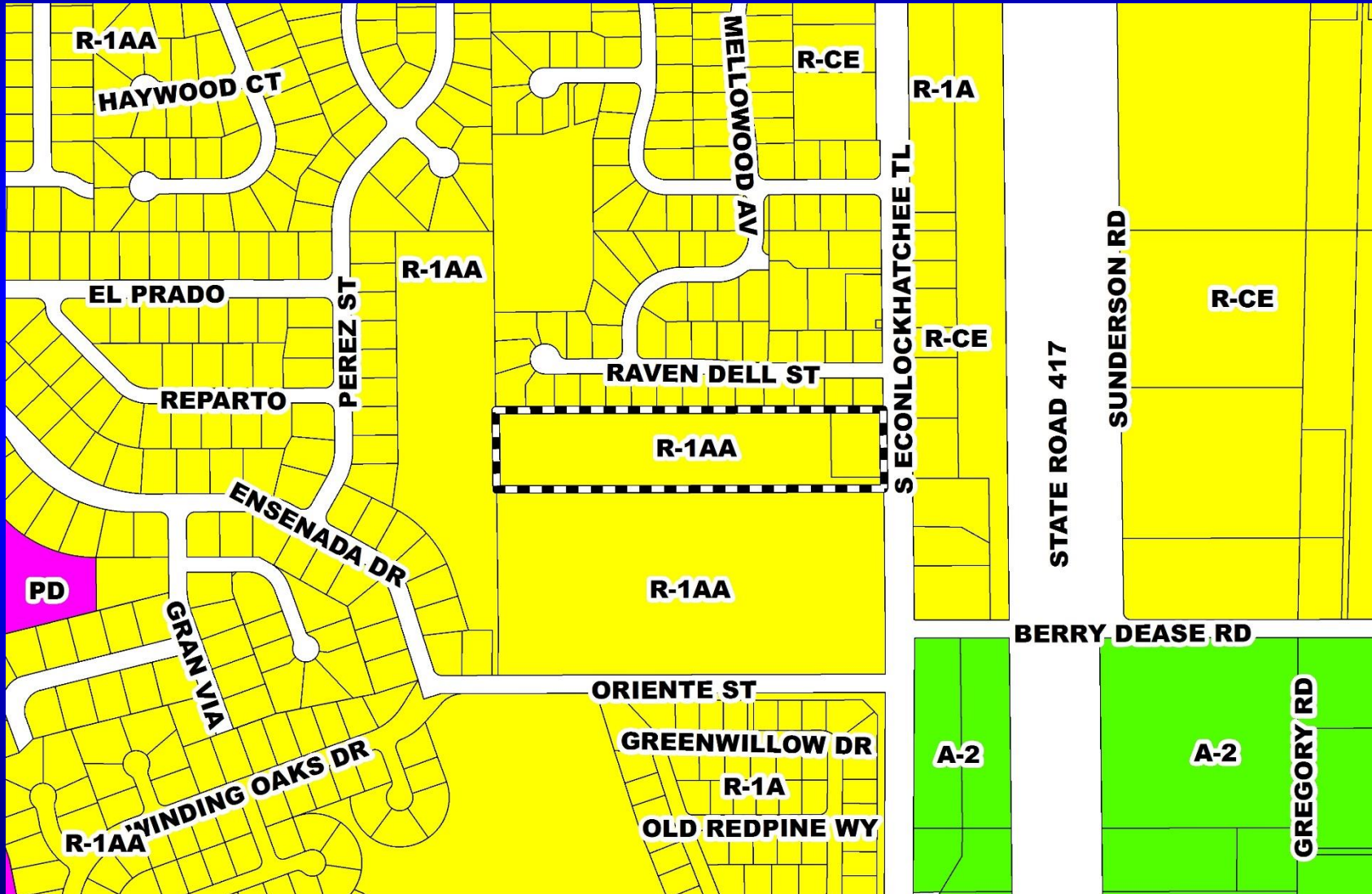




RZ-18-07-039 – 1302 S. Econlockhatchee Trail

Planning and Zoning Commission Appeal

Expanded Zoning Map

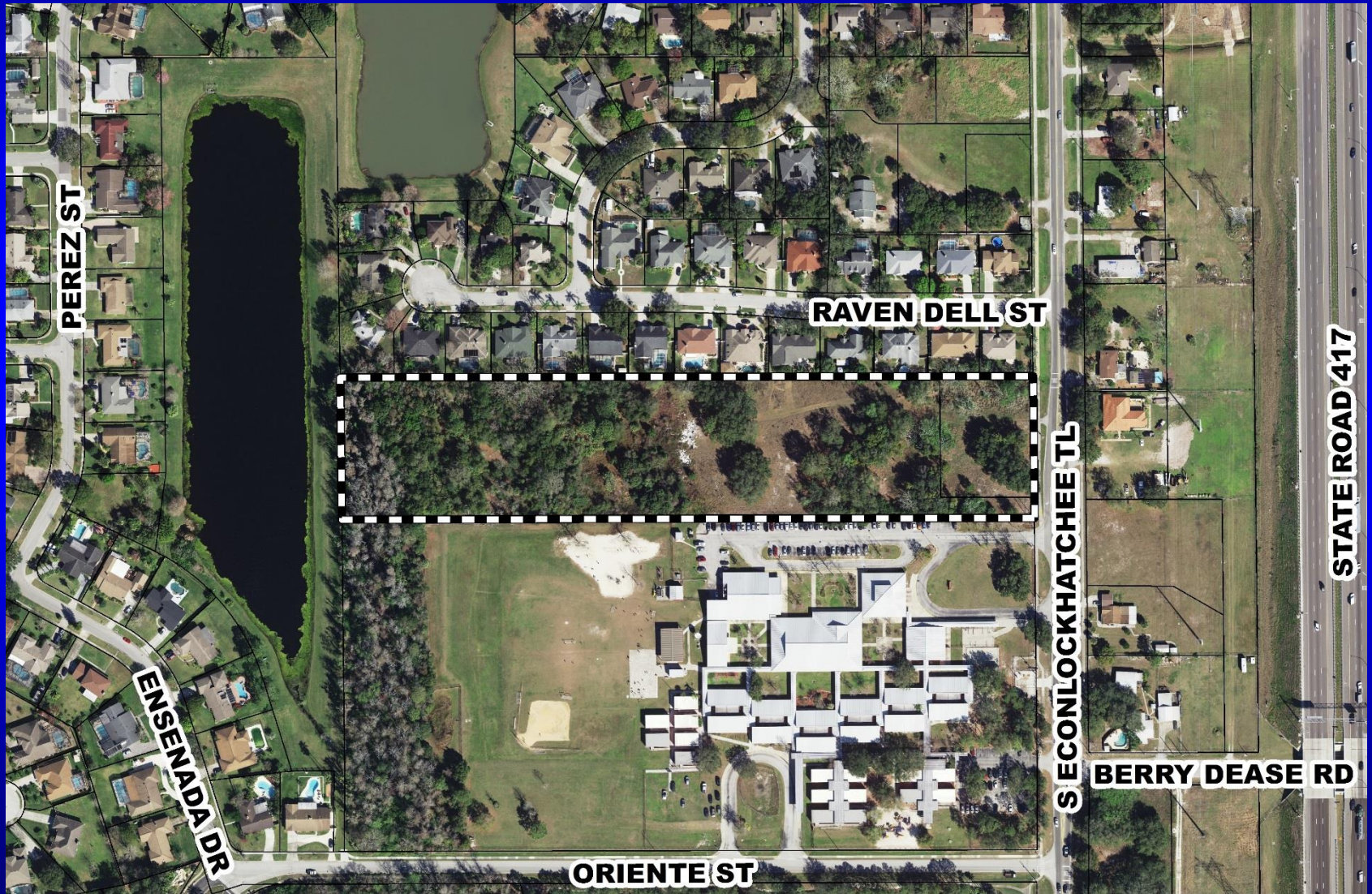




RZ-18-07-039 – 1302 S. Econlockhatchee Trail

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

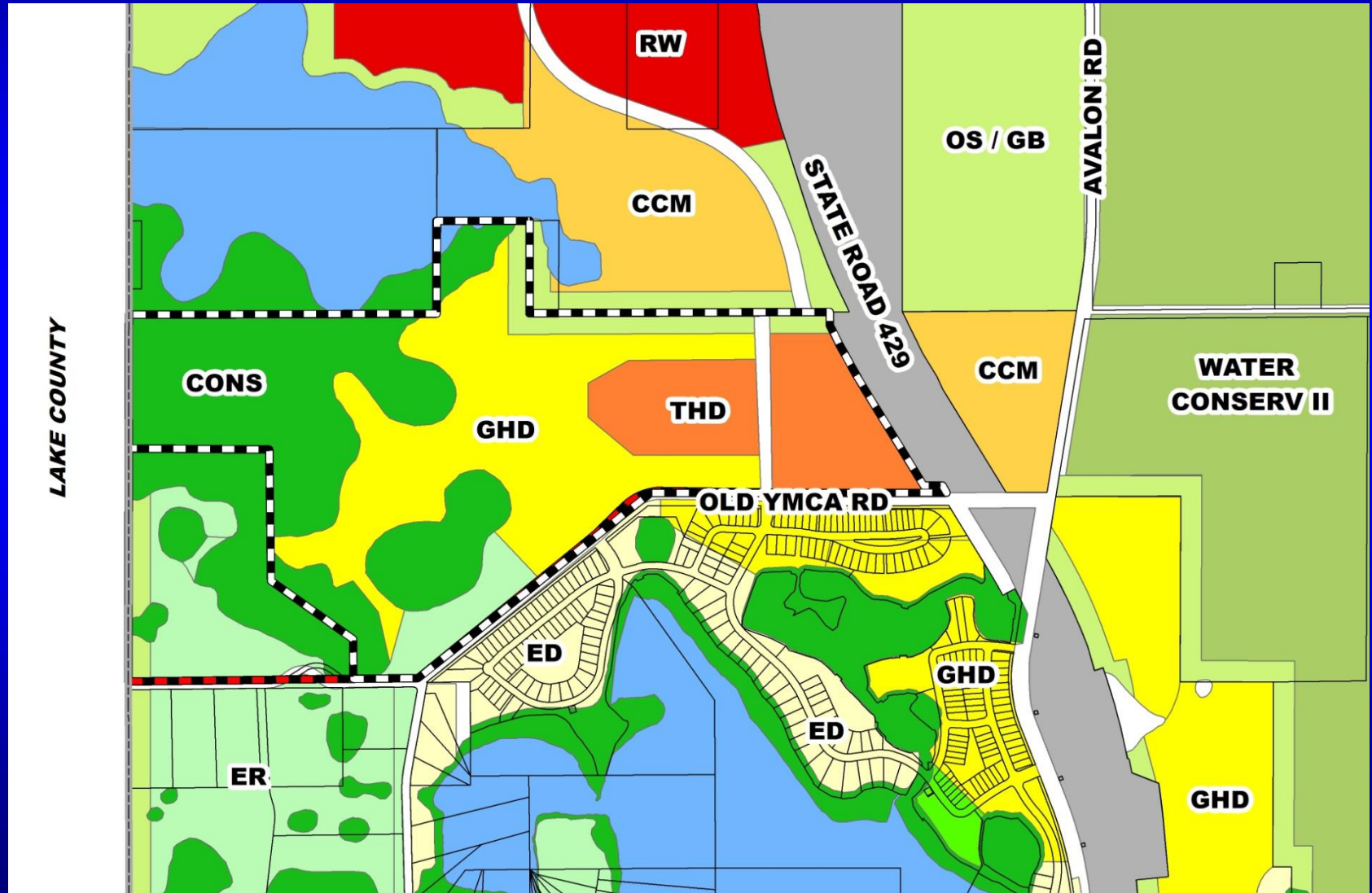


Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP

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.

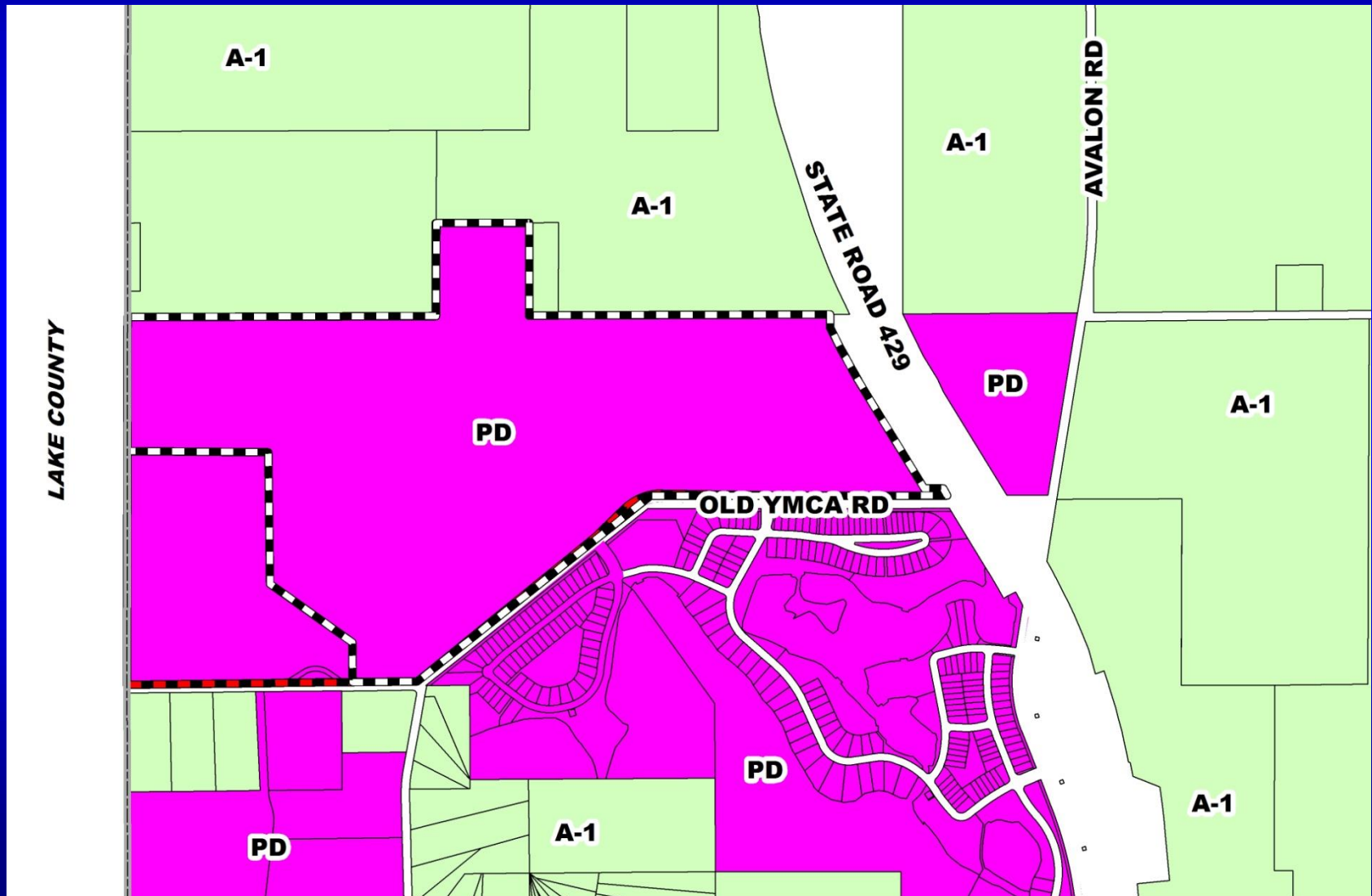


Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP Future Land Use Map





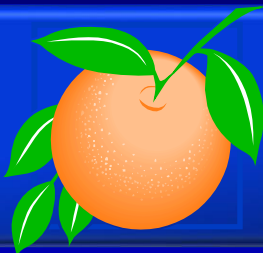
Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP Zoning Map





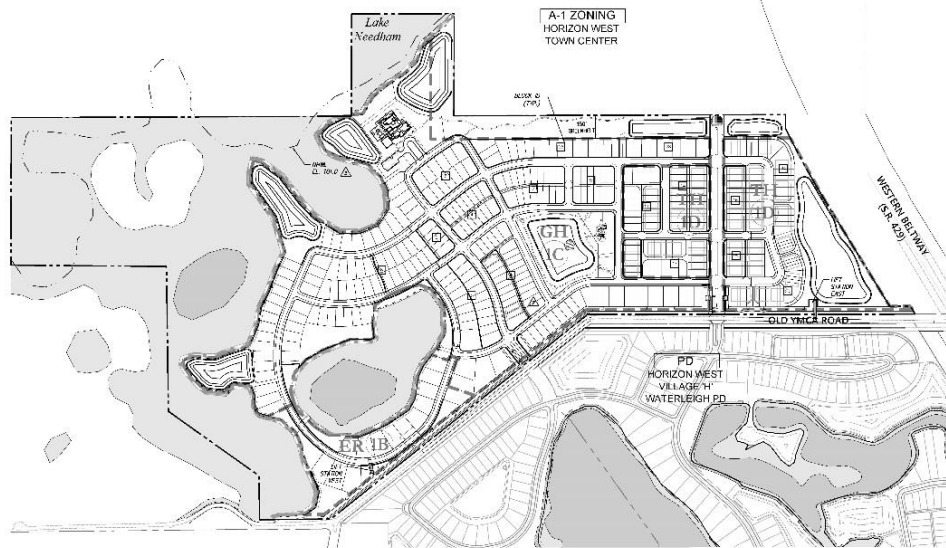
Zanzibar Property PD / Zanzibar Property Phases 1-4 PSP & Tract P-2 DP Aerial Map





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

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



Parcel #	Type	Min. Area Required (sq. ft.)	Avg. Lot Area (sq. ft.)	Lot Count
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
Parcel 47	Open Space	10,000	10,000	10
Parcel 48	Open Space	10,000	10,000	10
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Parcel 55	Open Space	10,000	10,000	10
Parcel 56	Open Space	10,000	10,000	10
Parcel 57	Open Space	10,000	10,000	10
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
Parcel 63	Open Space	10,000	10,000	10
Parcel 64	Open Space	10,000	10,000	10
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Parcel 66	Open Space	10,000	10,000	10
Parcel 67	Open Space	10,000	10,000	10
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Parcel 97	Open Space	10,000	10,000	10
Parcel 98	Open Space	10,000	10,000	10
Parcel 99	Open Space	10,000	10,000	10
Parcel 100	Open Space	10,000	10,000	10

Block ID	Perimeter (ft.)
1	1,000
2	1,100
3	1,200
4	1,300
5	1,400
6	1,500
7	1,600
8	1,700
9	1,800
10	1,900
11	2,000
12	2,100
13	2,200
14	2,300
15	2,400
16	2,500
17	2,600
18	2,700
19	2,800
20	2,900
21	3,000
22	3,100
23	3,200
24	3,300
25	3,400
26	3,500
27	3,600
28	3,700
29	3,800
30	3,900
31	4,000
32	4,100
33	4,200
34	4,300
35	4,400
36	4,500
37	4,600
38	4,700
39	4,800
40	4,900
41	5,000
42	5,100
43	5,200
44	5,300
45	5,400
46	5,500
47	5,600
48	5,700
49	5,800
50	5,900
51	6,000
52	6,100
53	6,200
54	6,300
55	6,400
56	6,500
57	6,600
58	6,700
59	6,800
60	6,900
61	7,000
62	7,100
63	7,200
64	7,300
65	7,400
66	7,500
67	7,600
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70	7,900
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72	8,100
73	8,200
74	8,300
75	8,400
76	8,500
77	8,600
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80	8,900
81	9,000
82	9,100
83	9,200
84	9,300
85	9,400
86	9,500
87	9,600
88	9,700
89	9,800
90	9,900
91	10,000
92	10,100
93	10,200
94	10,300
95	10,400
96	10,500
97	10,600
98	10,700
99	10,800
100	10,900
101	11,000
102	11,100
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124	13,300
125	13,400
126	13,500
127	13,600
128	13,700
129	13,800
130	13,900
131	14,000
132	14,100
133	14,200
134	14,300
135	14,400
136	14,500
137	14,600
138	14,700
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140	14,900
141	15,000
142	15,100
143	15,200
144	15,300
145	15,400
146	15,500
147	15,600
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149	15,800
150	15,900
151	16,000
152	16,100
153	16,200
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157	16,600
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165	17,400
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170	17,900
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172	18,100
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233	24,200
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240	24,900
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243	25,200
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250	25,900
251	26,000
252	26,100
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264	27,300
265	27,400
266	27,500
267	27,600
268	27,700
269	27,800
270	27,900
271	28,000
272	28,100
273	28,200
274	28,300
275	28,400
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323	33,200
324	33,300
325	33,400
326	33,500
327	33,600
328	33,700
329	33,800
330	33,900
331	34,000
332	34,100
333	34,200
334	34,300
335	34,400



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.

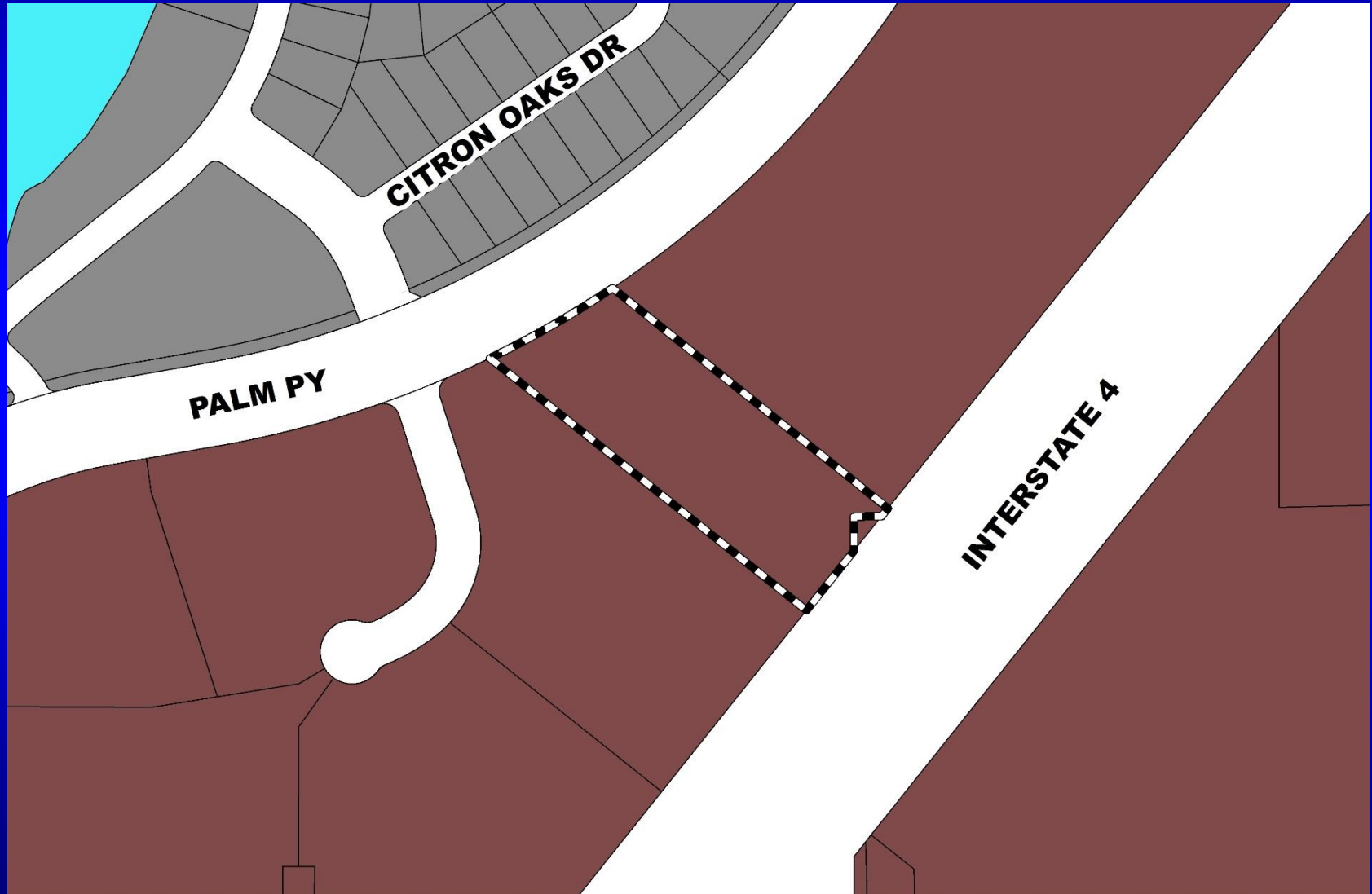


Ruby Lake Planned Development / Land Use Plan

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.

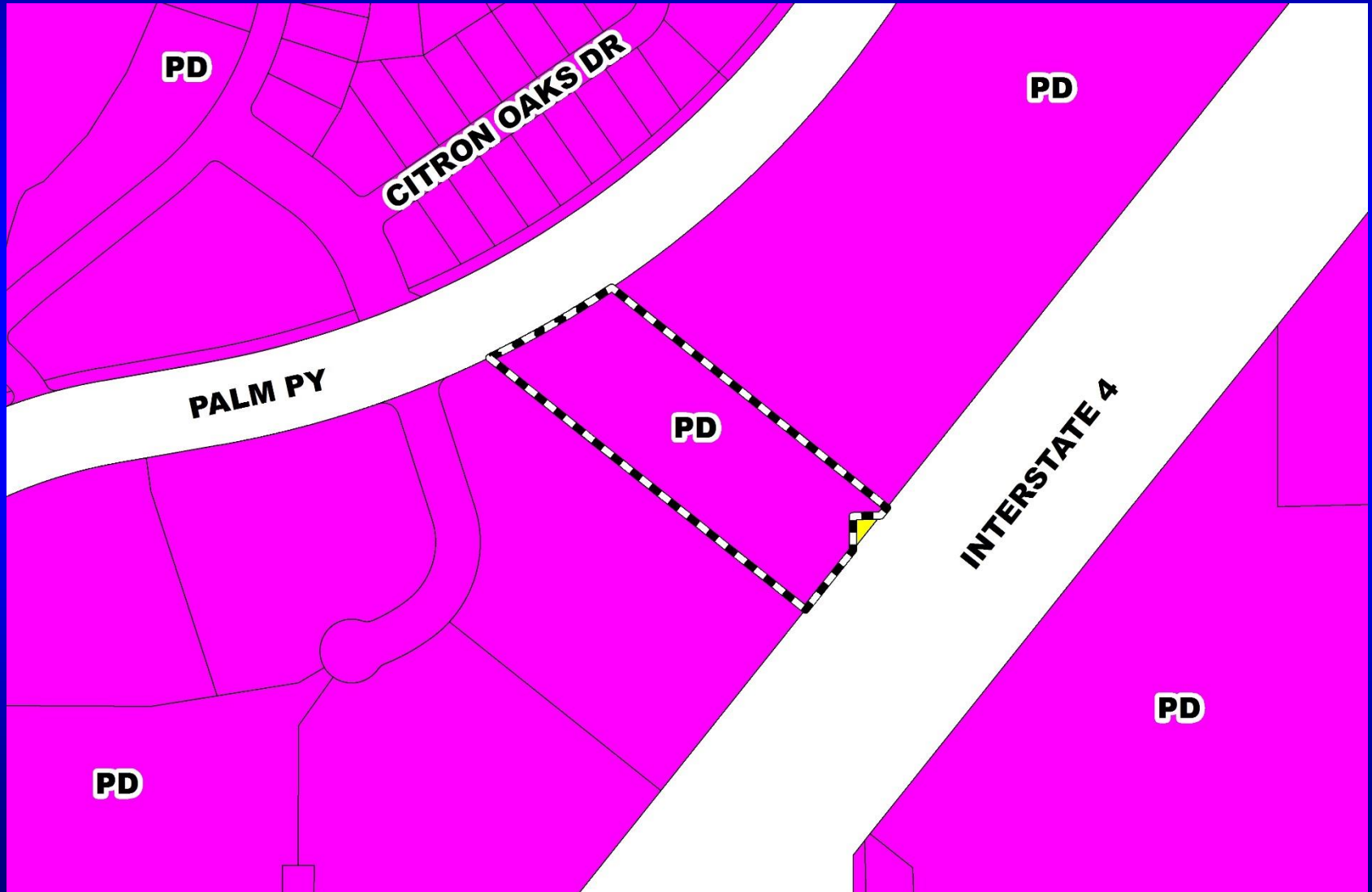


Ruby Lake Planned Development / Land Use Plan Future Land Use Map





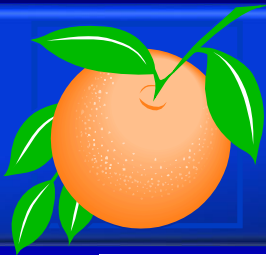
Ruby Lake Planned Development / Land Use Plan Zoning Map



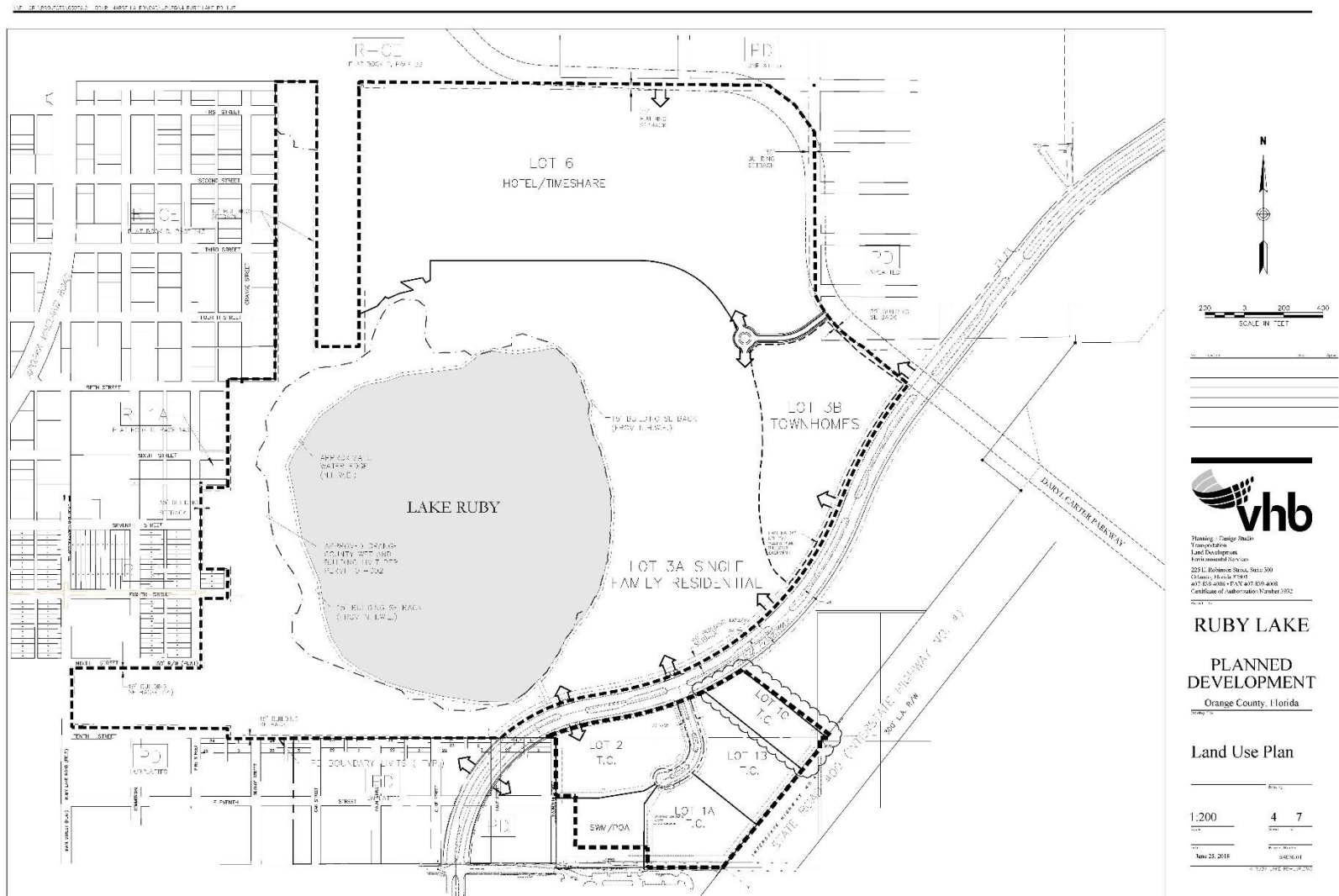


Ruby Lake Planned Development / Land Use Plan Aerial Map





Ruby Lake Planned Development / Land Use Plan Overall Land Use Plan



June 25, 2018 10:53:15 AM C:\GIS\Ruby Lake\Ruby Lake\Ruby Lake.dwg 6/25/2018 10:53:15 AM



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