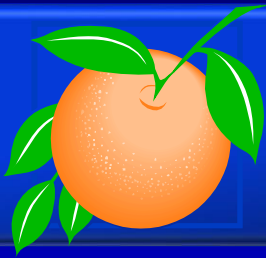


A stylized illustration of an orange with several leaves, rendered in shades of blue and yellow, positioned in the background of the slide.

*Board of County Commissioners*

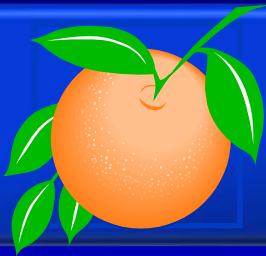
# Public Hearings

**October 2, 2018**



## VOA - Nerbonne Planned Development / Land Use Plan

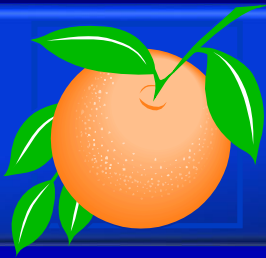
|                      |                                                                                                                                                                     |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case:</b>         | CDR-18-03-076                                                                                                                                                       |
| <b>Project Name:</b> | VOA-Nerbonne PD/LUP                                                                                                                                                 |
| <b>Applicant:</b>    | Jay R. Jackson, P.E., Kimley-Horn and Associates, Inc.                                                                                                              |
| <b>District:</b>     | 1                                                                                                                                                                   |
| <b>Acreage:</b>      | 42.68 gross acres ( <i>overall PD</i> )<br>8.21 gross acres ( <i>affected parcel only</i> )                                                                         |
| <b>Location:</b>     | Generally located south of International Drive and east of the Daryl Carter Parkway extension.                                                                      |
| <b>Request:</b>      | To add a conversion matrix, allow self-storage as a permitted use on Tract 3, and convert twenty-three (23) hotel rooms to 94,500 square feet of self-storage uses. |



# Action Requested

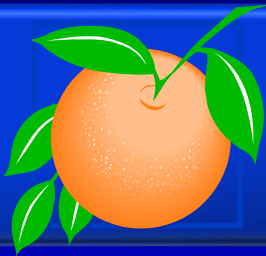
**Continue the public hearing for the VOA-Nerbonne  
Planned Development / Land Use Plan (PD/LUP) –  
Case # CDR-18-03-076 to the October 16, 2018 BCC  
Meeting at 2:00 P.M.**

**District 1**



## **The Home Depot at Lee Road & I-4 Preliminary Subdivision Plan (PSP)**

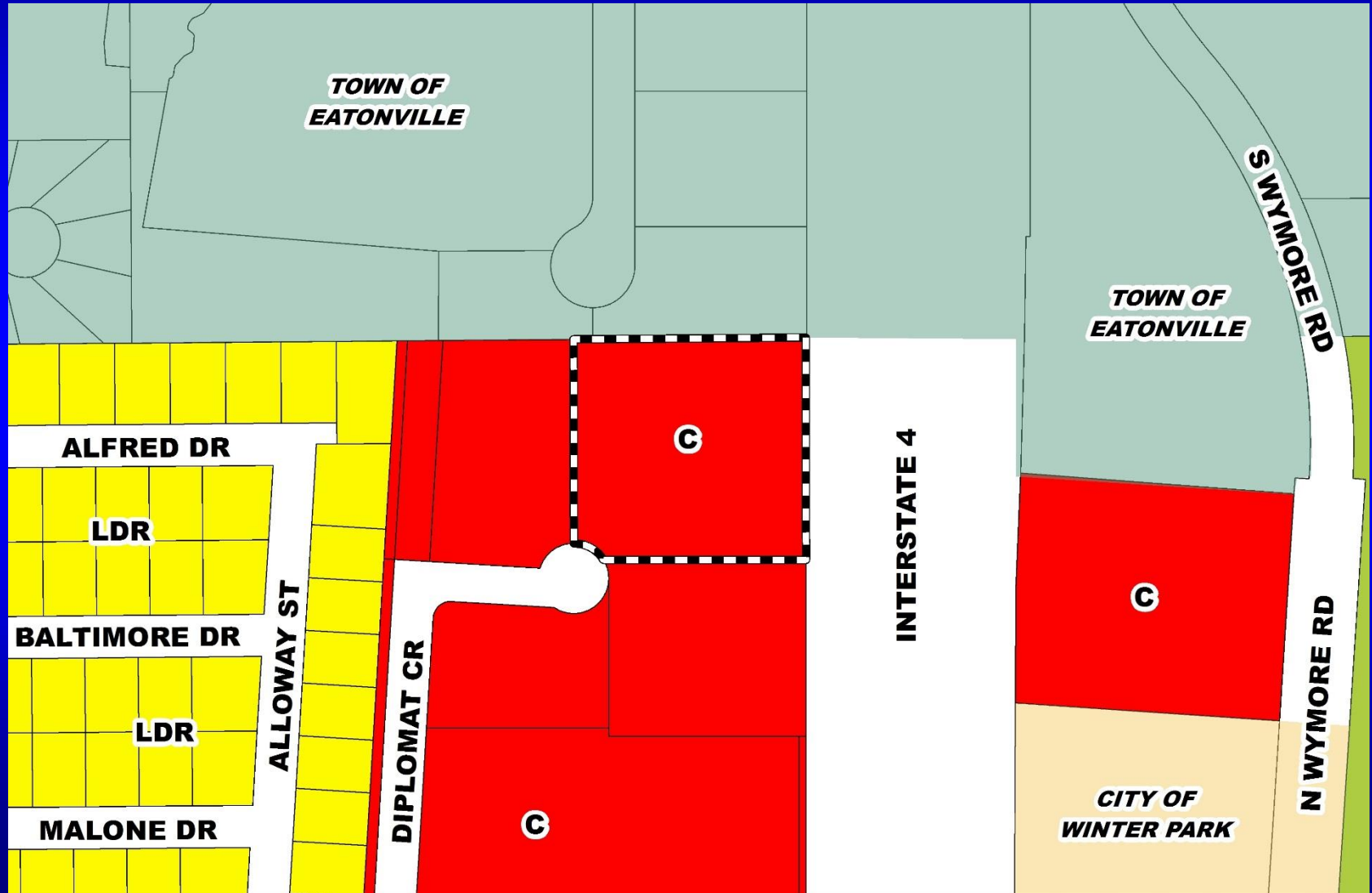
|                      |                                                                                                                                                                                                                                                                                                   |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case:</b>         | CDR-18-01-006                                                                                                                                                                                                                                                                                     |
| <b>Project Name:</b> | The Home Depot at Lee Road & I-4 PSP                                                                                                                                                                                                                                                              |
| <b>Applicant:</b>    | Linda Dodge, Orlando Executive Park, LLC                                                                                                                                                                                                                                                          |
| <b>District:</b>     | 2                                                                                                                                                                                                                                                                                                 |
| <b>Acreage:</b>      | 21.21 gross acres                                                                                                                                                                                                                                                                                 |
| <b>Location:</b>     | North of Lee Road / West of Interstate 4                                                                                                                                                                                                                                                          |
| <b>Request:</b>      | To remove the September 18, 2001 BCC Condition of Approval #3 which required the existing billboard to be removed at the termination of the lease agreement (July 13, 2013), with no lease options permitted. The applicant is proposing to delete this condition in order to keep the billboard. |

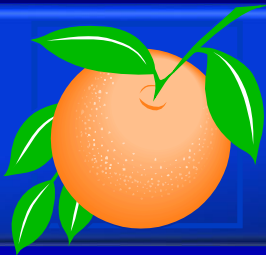


# The Home Depot at Lee Road & I-4

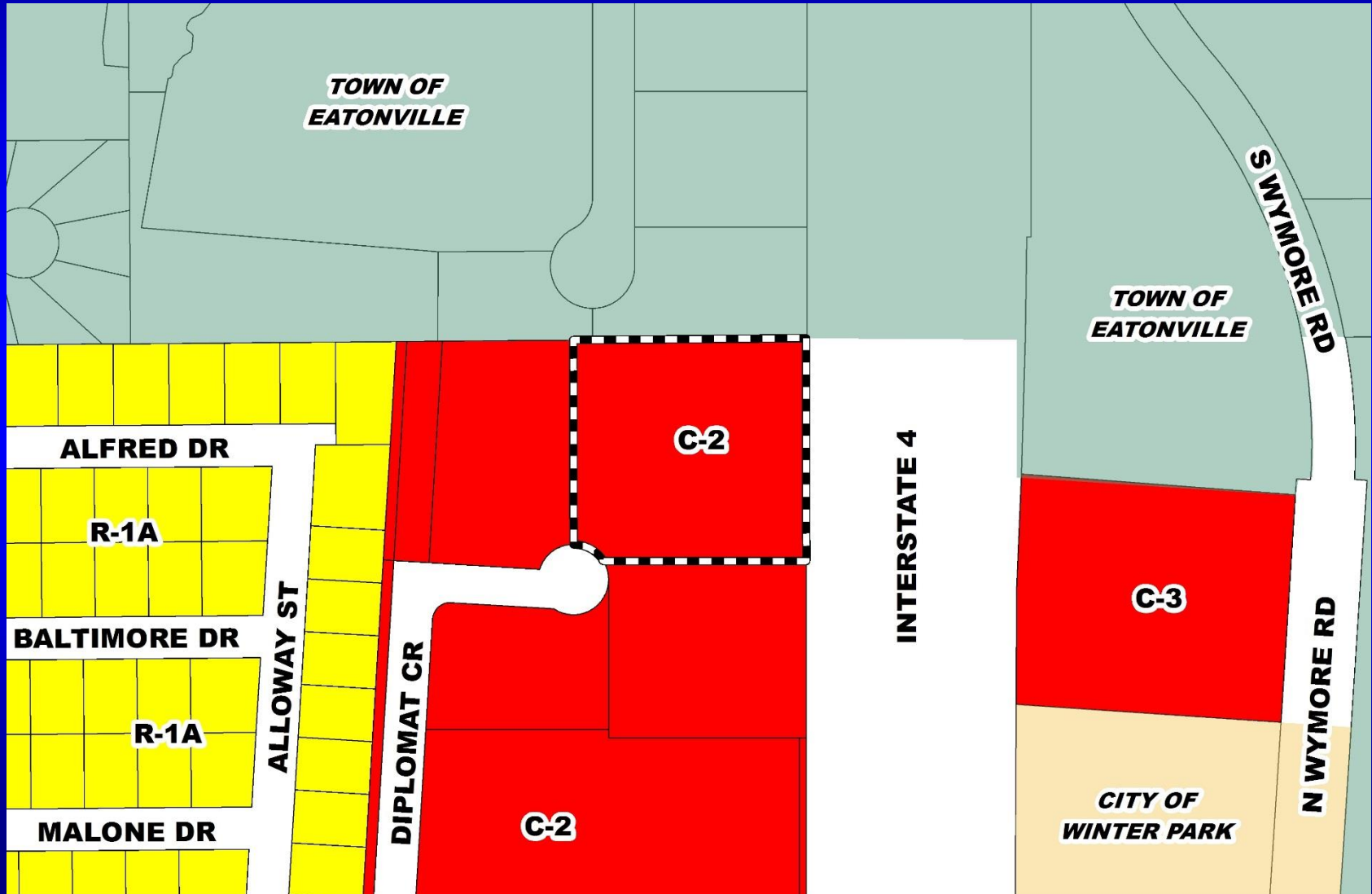
## Preliminary Subdivision Plan (PSP)

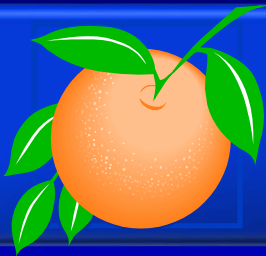
### Future Land Use Map



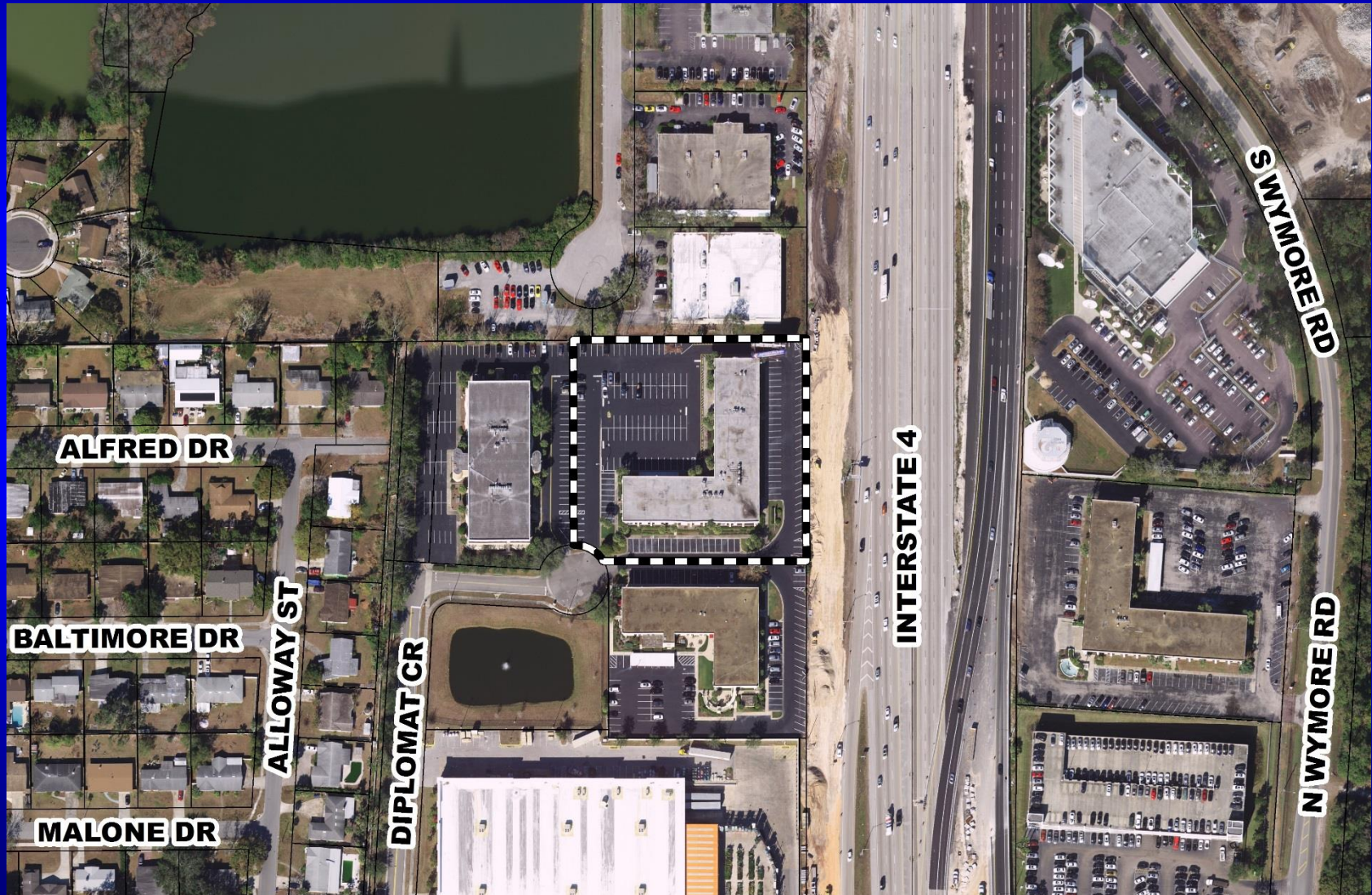


# The Home Depot at Lee Road & I-4 Preliminary Subdivision Plan (PSP) Zoning Map





# The Home Depot at Lee Road & I-4 Preliminary Subdivision Plan (PSP) Aerial Map

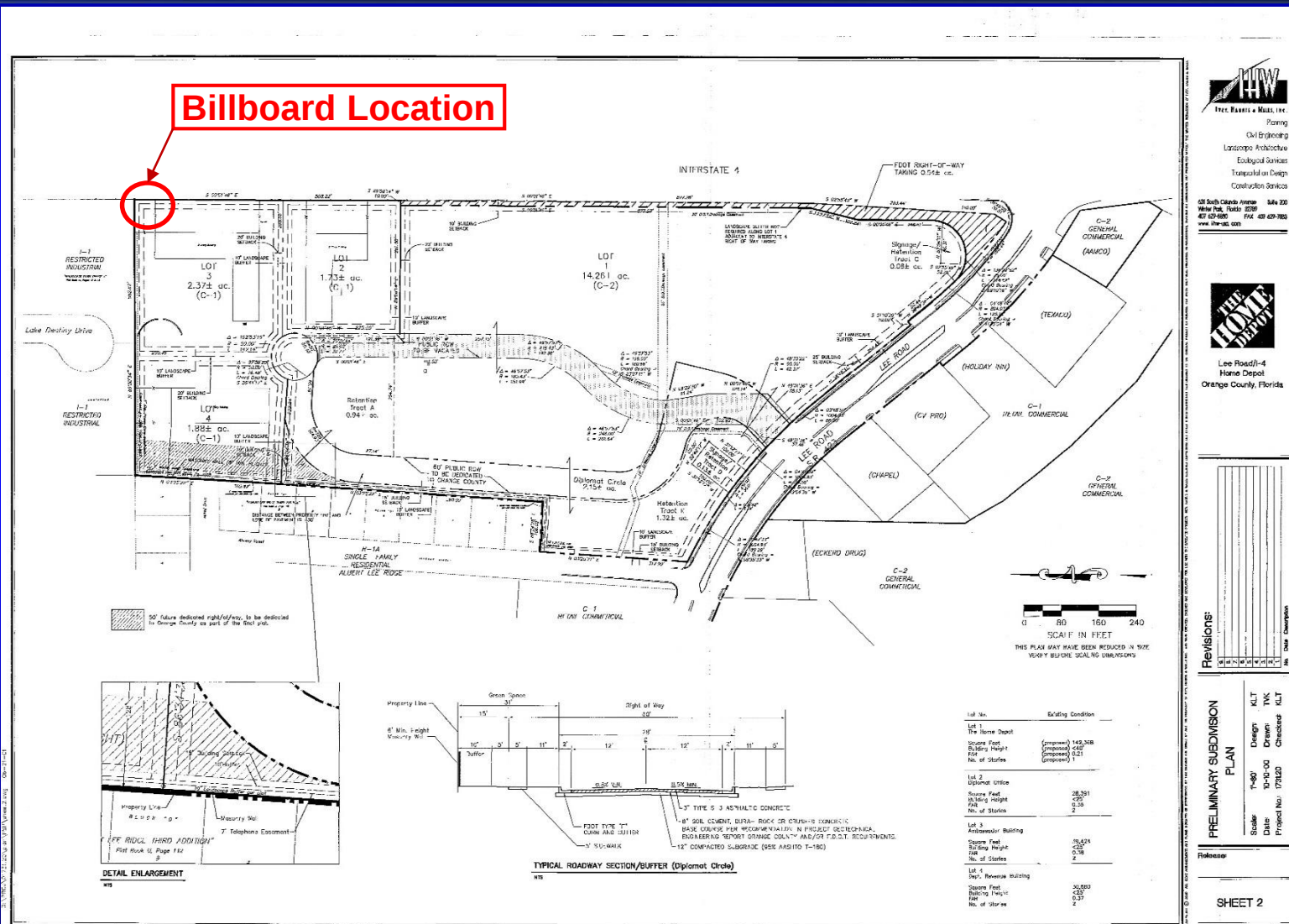




# The Home Depot at Lee Road & I-4

## Preliminary Subdivision Plan (PSP)

### Overall Preliminary Subdivision Plan





# The Home Depot at Lee Road & I-4 Preliminary Subdivision Plan (PSP) September 16, 2001 Conditions of Approval

Jun-30-04 07:25am From:DEVELOPMENT ENGINEERING 407 836 8003 T-434 P 003/007 F-639

September 18, 2001

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2. The uses listed on the amended land use plan shall be permitted only if related to the operation of Valencia Community College.
3. Billboards and pole signs shall be prohibited. All other signs shall comply with the Orange County Sign Regulations. A master sign plan shall be submitted to and approved by the Planning and Zoning Division prior to approval of construction plans.
4. Master water and wastewater plans including preliminary calculations shall be approved prior to approval of construction plans.
5. Communication towers shall be considered a permitted use. However, specific tower locations are not approved with this plan and shall require development plan approval. All towers shall comply with Section 38-1427, Orange County Code. Any variances from these regulations shall be processed through the Board of Zoning Adjustment.

## PRELIMINARY SUBDIVISION PLAN (PSP) PUBLIC HEARING THE HOME DEPOT AT LEE ROAD AND I-4 PSP, DISTRICT 2

Notice was given that the Board of County Commissioners would hold a public hearing to consider The Home Depot at Lee Road and I-4 Preliminary Subdivision Plan, submitted in accordance with Chapter 65-2015, Laws of Florida, and Article VI of the Orange County Subdivision Regulations; on property generally located west of Interstate 4, north of Lee Road; District 2; Section 2, Township 22, Range 29; Orange County, Florida (the legal property description is on file).

### Staff Report

Staff reviewed the request and the Development Review Committee's recommendation of approval subject to conditions.

### Appearances

The following persons addressed the Board regarding the plan:

- Charles W. Clayton, Jr. (no address given).
- Kevin Workman, 1755 The Exchange, Atlanta Georgia; for the developer.

September 18, 2001

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Jun-30-04 07:25am From:DEVELOPMENT ENGINEERING 407 836 8003 T-434 P 003/007 F-639

September 18, 2001

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- Kenneth M. Clayton, Esquire; Clayton & McCulloh P.A.; 1065 Maitland Center, Maitland, Florida.
- Daryl Nelson (no address given).
- Cathy Wickman, 5325 Alloway Street, Orlando, Florida.
- Danny Maxy (no address given).
- Merril Brick (no address given).

### Discussion

The County Chairman closed the public hearing and opened the matter for Board discussion.

### Action

Upon a motion by Commissioner Sindler, seconded by Commissioner Johnson, and carried with all members present and voting AYE by voice vote, the Board approved The Home Depot at Lee Road and I-4 Preliminary Subdivision Plan (PSP) on the above-described property, subject to the following conditions:

1. Development shall conform to The Home Depot at Lee Road and Interstate 4 Preliminary Subdivision, dated "Received July 12, 2001," and to the following conditions of approval. Development based upon this approval shall comply with all other applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent [the applicable laws, ordinances, and regulations] are expressly waived or modified by these conditions, or by action approved by the Board of County Commissioners (BCC), or by action of the BCC.

Preliminary Subdivision Plan approval automatically expires on September 18, 2002, in accordance with the Orange County Subdivision Regulations as amended.

2. Prior to construction plan approval, a master stormwater management plan shall be submitted to the County engineer for review and approval.

September 18, 2001

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# The Home Depot at Lee Road & I-4

## Preliminary Subdivision Plan (PSP)

### September 16, 2001 Conditions of Approval

Jun-30-04 07:25am From:DEVELOPMENT ENGINEERING 407 836 8003 T-434 P 004/007 F-639

September 18, 2001

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3. Pole signs, billboards, and outdoor storage and display are prohibited. Prior to the first building permit, the existing pole sign shall be removed. The existing billboard shall be removed at the termination of the lease agreement (July 13, 2013), with no lease options to be exercised.
4. New development shall conform to the commercial design standards as adopted by the BCC on June 19, 2001.
5. The special exception allowing a heliport shall be voided with this PSP.
6. A waiver is granted for Lot 1 to allow 584 parking spaces in lieu of 712 required parking spaces in order to accommodate the expansion of a Florida Department of Transportation (FDOT) retention pond for Interstate 4 improvements and to ensure compliance with the Commercial Design Standards Ordinance.
7. A waiver is granted to allow existing landscaping, parking, and setbacks for the existing buildings on Lots 2 and 3.
8. A waiver is granted on Lot 4 for existing parking, landscaping, and setbacks within the dedicated, unopened right-of-way for the Diplomat Circle Extension extending along the western boundary of Lot 4 to the northern boundary of Lot 4 until commencement of construction of the Diplomat Circle Extension. Upon redevelopment of Lots 2, 3, or 4, the waivers granted in conditions 7 and 8 shall cease to apply to the redeveloped lot or lots.

As amended below.

#### Action

Upon a motion by Commissioner Jacobs, seconded by Commissioner Hartage, and carried with County Chairman Crotty, and Commissioners Jacobs, Sindler, Johnson, Edwards, and Hartage voting AYE by voice vote; Commissioner Hoenstine voting NO by voice vote; the Board amended the main motion to add the following condition:

Jun-30-04 07:26am From:DEVELOPMENT ENGINEERING 407 836 8003 T-434 P 005/007 F-639

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- The six-foot (6') wall along the west boundary shall be masonry block with a stucco finish on both sides;

and further, revised Condition 3 to read as follows: Pole signs, billboards, and outdoor storage and display are prohibited. Prior to issuance of the first building permit, the existing pole sign shall be removed at no cost to and without any compensation from Orange County. The existing billboard shall be removed not later than 60 days after the end of the current term of the existing lease agreement (July 13, 2013), at no cost to and without any compensation from Orange County; no lease options or extensions may be exercised; as amended below.

#### Action

A motion by Commissioner Hoenstine, seconded by Commissioner Edwards, with Commissioners Hoenstine and Edwards voting AYE by voice vote; County Chairman Crotty and Commissioners Jacobs, Sindler, Johnson, and Hartage voting NO by voice vote; to amend the above motion revising proposed Condition 3 to read as follows: "Pole signs, billboards, and outdoor storage and display are prohibited. Prior to the first building permit, the existing pole sign shall be removed"; failed.

#### MEETING ADJOURNED

The County Chairman adjourned the Board of County Commissioners meeting and convened as the Orange County Library District Governing Board. The following were present:

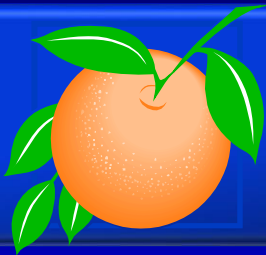
- County Chairman Richard Crotty
- Commissioners Teresa Jacobs, Bob Sindler, Mary I. Johnson, Clarence Hoenstine, Ted Edwards, and Homer Hartage
- City of Orlando Commissioner Patty Sheehan
- County Administrator Ajit Lalchandani
- County Attorney Tom Wilkes
- Deputy Clerk Rosilyn Stapleton

September 18, 2001

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September 18, 2001

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**Letter to Orange County  
dated May 18, 2001 indicating  
applicant's agreement of a  
condition of approval that the  
billboard be removed upon  
expiration of the lease  
agreement on July 31, 2013.**

May 29 01 12:28p

p. 3

*Claytons' Realty*

REALTORS  
611 WYMORE ROAD  
WINTER PARK, FLORIDA 32789  
(407) 644-6200 FAX (407) 644-6646

VIA CERTIFIED MAIL  
# 7099 3400 0000 1854 6750

May 18, 2001

Mr. Bryan Parker  
President and General Manager  
Eller Media  
5333 Old Winter Garden Road  
Orlando, FL 32811

RE: Lease Agreement # 14257 Dated June 29, 1993

Dear Bryan:

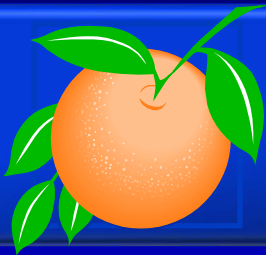
As you know, we are in the process of requesting the approval of a preliminary subdivision plan to provide for the sale of a portion of the Orlando Executive Park to Home Depot. As part of this process we have agreed to a condition of approval from Orange County that the existing Eller Media billboard at the northeast corner of the site be removed upon the expiration of our Lease Agreement on July 31, 2013.

This letter is to serve as notification that pending approval of the Preliminary Subdivision Plan by the Orange County Board of County Commissioners, the Lessor will not extend the above referenced Lease Agreement beyond its termination date of July 31, 2013, nor will the Lessor enter into any new Lease Agreement for the billboard at that location.

I appreciate your consideration in this matter and should you have any questions please feel free to contact me.

Sincerely,

  
W. Malcolm Clayton



**Letter to Orange County  
dated May 29, 2001  
indicating that the applicant  
notified Eller Media that the  
Lease Agreement will not be  
renewed beyond the July 31,  
2013 termination date.**

May 29 01 12:28p

p. 2

*Claytons' Realty*

REALTORS  
611 WYMORE ROAD  
WINTER PARK, FLORIDA 32789  
(407) 644-6200 FAX (407) 644-8646

May 29, 2001

Ms. Tina Demostene  
Senior Planner  
Orange County Planning  
201 S. Rosalind Avenue  
Second Floor  
Orlando, FL 32802-1393

RE: Home Depot Preliminary Subdivision Plan  
Northwest Corner of Lee Road and I-4

Dear Ms. Demostene:

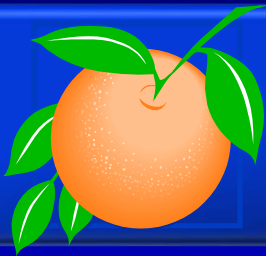
Pursuant to the Condition for Approval of the Home Depot at Lee road and I-4 Preliminary Subdivision Plan, I have enclosed a copy of our letter to Eller Media notifying them that we will not renew our Lease Agreement beyond its termination date of July 31, 2013.

I have also enclosed a copy of the certified mail return receipt showing that Eller Media has received the original of the enclosed letter.

I appreciate your continued attention to this matter and should you have any questions, please feel free to call me at (407) 644-6200.

Sincerely,

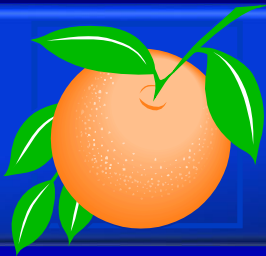
*W. Malcolm Clayton*  
W. Malcolm Clayton



# Action Requested

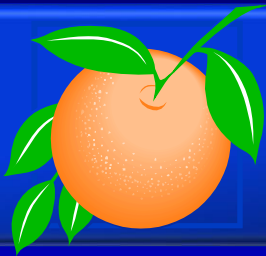
**Deny the request to remove the Condition of Approval #3 from the September 18, 2001 BCC hearing.**

**District 2**



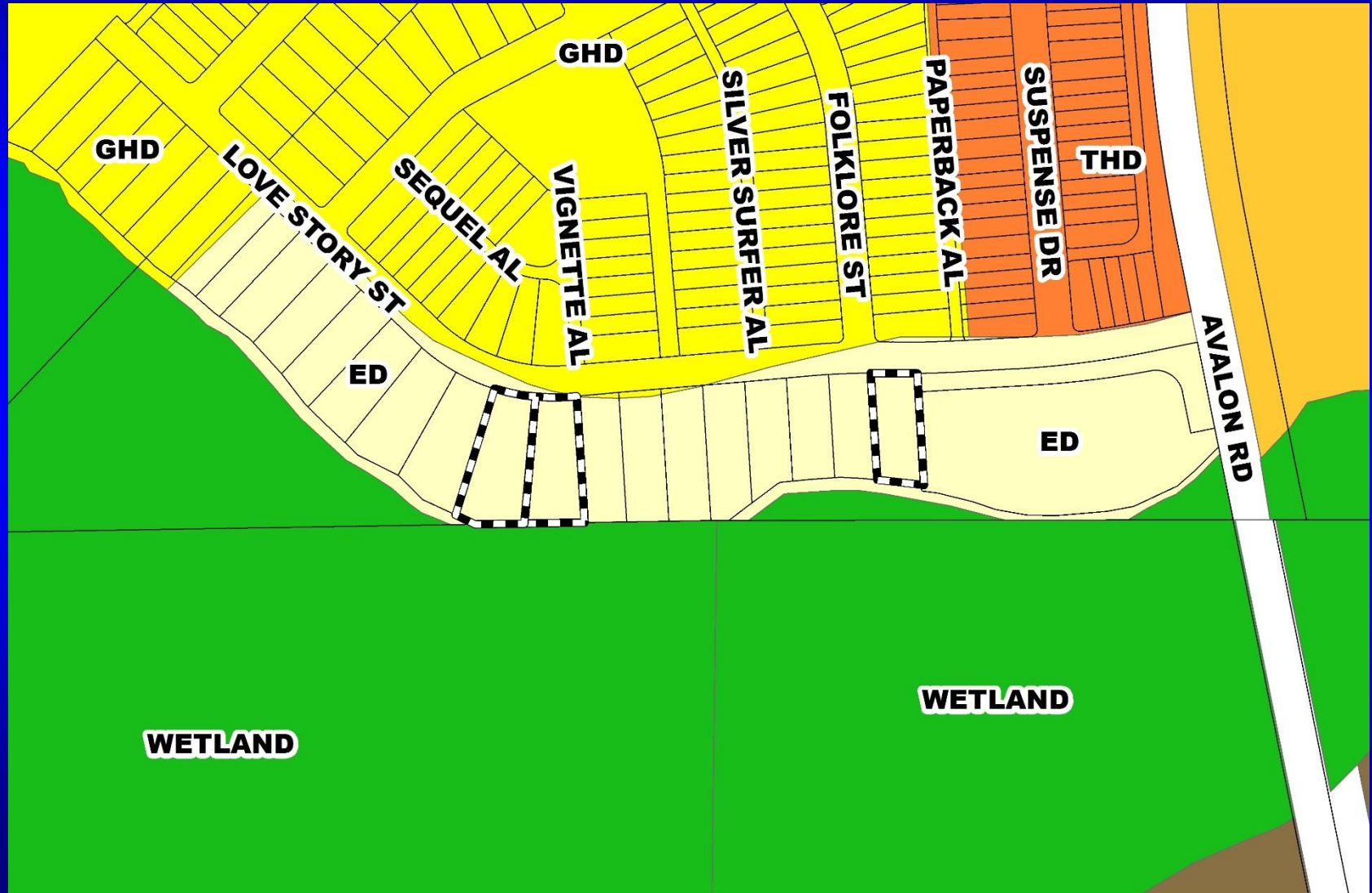
## **Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4 & 1B-5 Preliminary Subdivision Plan (PSP)**

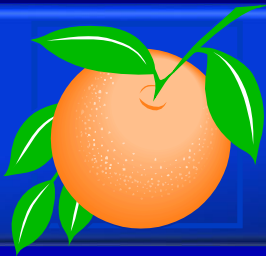
|                      |                                                                                                                                                                                                                                                                      |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case:</b>         | CDR-18-06-208                                                                                                                                                                                                                                                        |
| <b>Project Name:</b> | Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4 & 1B-5 PSP                                                                                                                                                                                                        |
| <b>Applicant:</b>    | Donn Sharpe, Lennar Homes, LLC                                                                                                                                                                                                                                       |
| <b>District:</b>     | 1                                                                                                                                                                                                                                                                    |
| <b>Acreage:</b>      | 69.59 gross acres (overall PSP)                                                                                                                                                                                                                                      |
| <b>Location:</b>     | South of Hickorynut Lake / West of Avalon Road                                                                                                                                                                                                                       |
| <b>Request:</b>      | To grant a waiver from Orange County Code Section 38-1384(g)(2), to allow for a minimum garage setback from the nearest adjacent plane of the primary structure of zero feet in lieu of 10 feet for Lots 162, 170, and 171 of the Storey Grove Phase 1B-2 plat only. |



# Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4 & 1B-5 Preliminary Subdivision Plan (PSP)

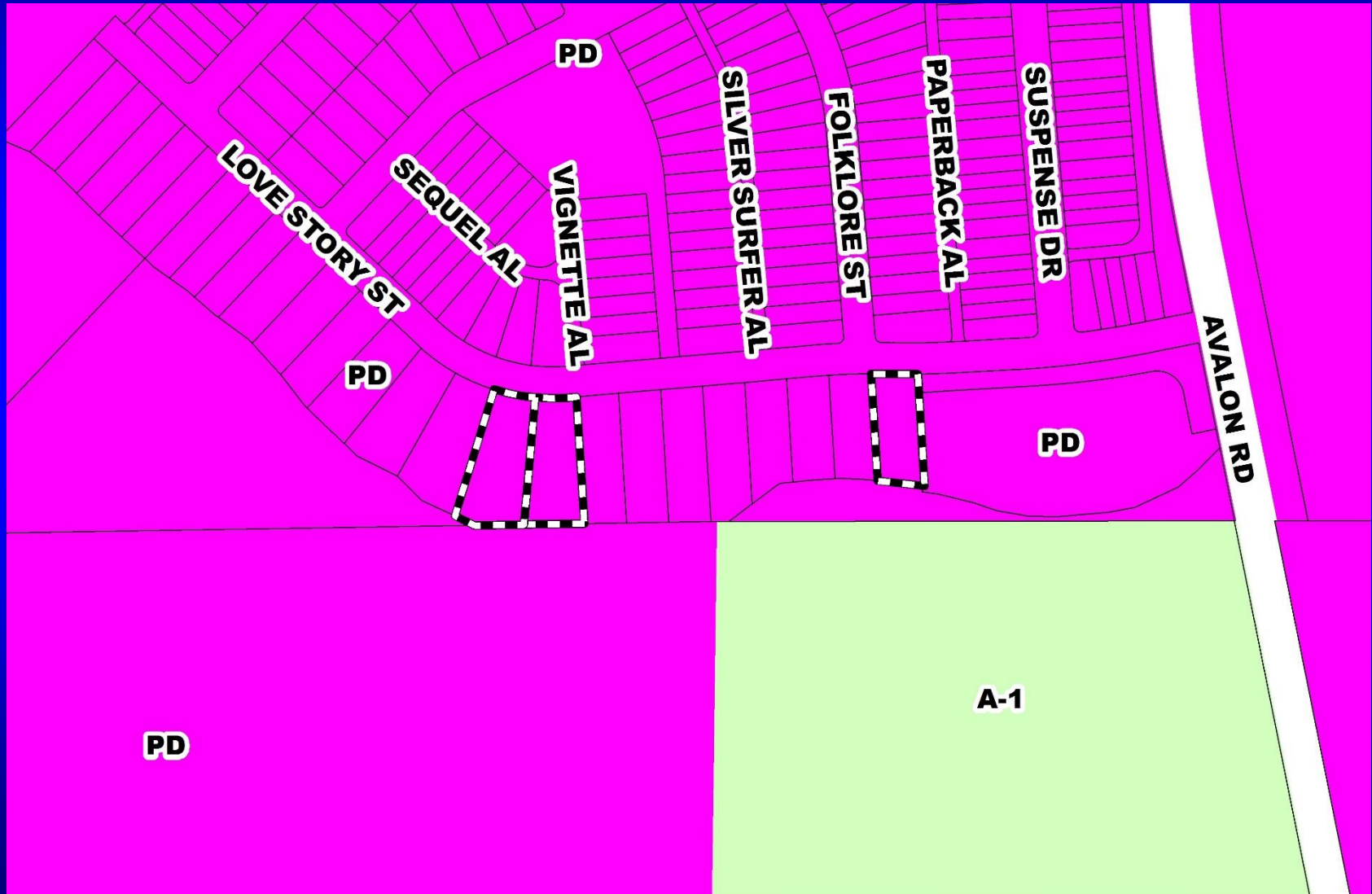
## Future Land Use Map





# Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4 & 1B-5 Preliminary Subdivision Plan (PSP)

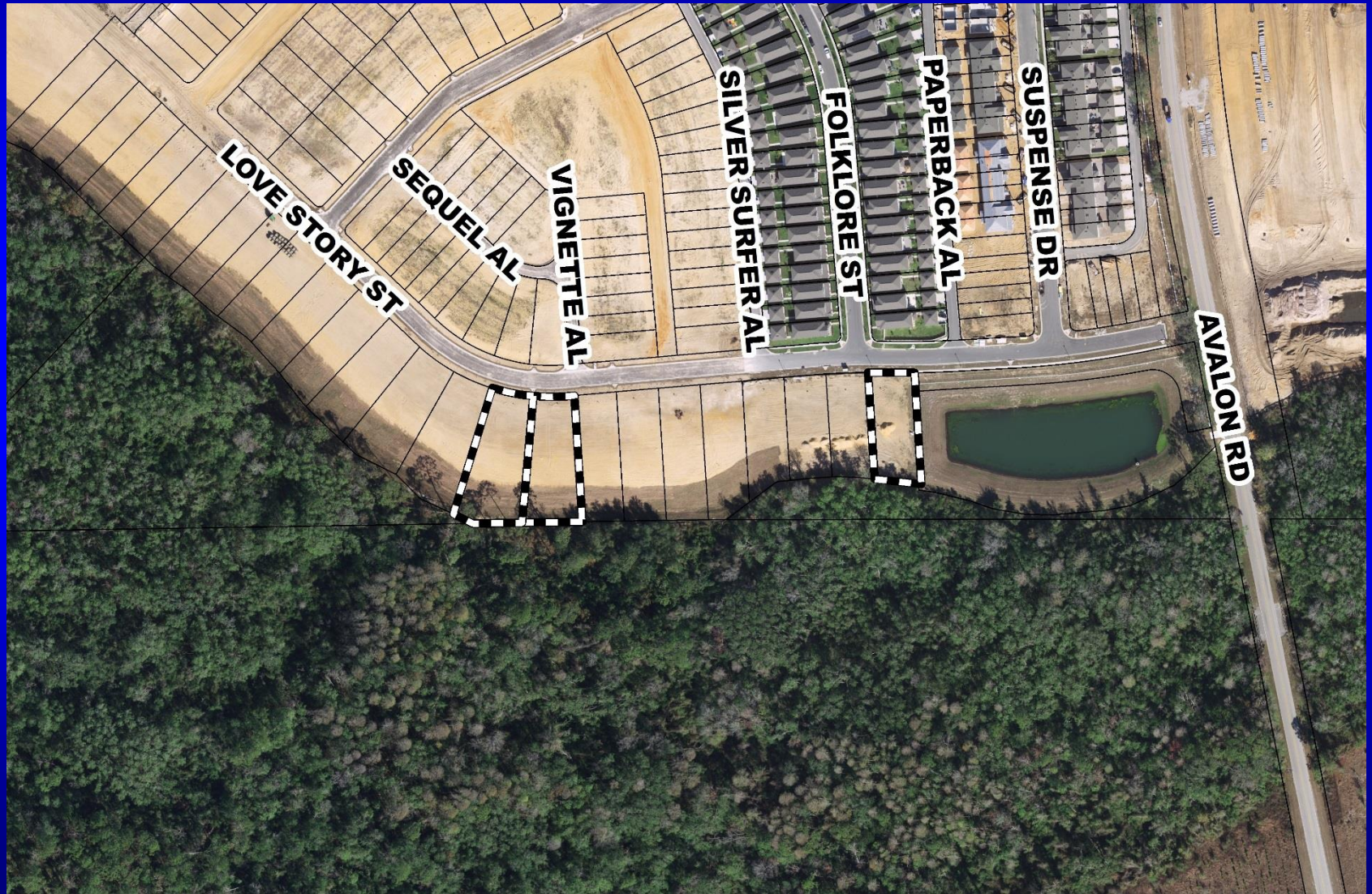
## Zoning Map



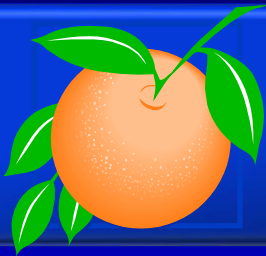


# Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4 & 1B-5 Preliminary Subdivision Plan (PSP)

Aerial Map







# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Springhill Planned Development / Springhill Phases 1B-2, 1B-3, 1B-4 & 1B-5 Preliminary Subdivision Plan dated “Received August 2, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



***Board of County Commissioners***

# **Public Hearings**

**October 2, 2018**