Board of County Commissioners

Public Hearings

November 13, 2018



RZ-18-09-045 – 4925 S. Orange Blossom Trail Planning and Zoning Commission Appeal

Case: RZ-18-09-045

Appellant: Paul S. Pabla and Daljit L. Pabla

Applicant: Paul S. Pabla and Daljit L. Pabla

District: 3

Acreage: 0.26-gross acre

Location: 4925 S. Orange Blossom Trail; or generally located on the

east side of S. Orange Blossom Trail, approximately 1,600

feet south of Holden Avenue

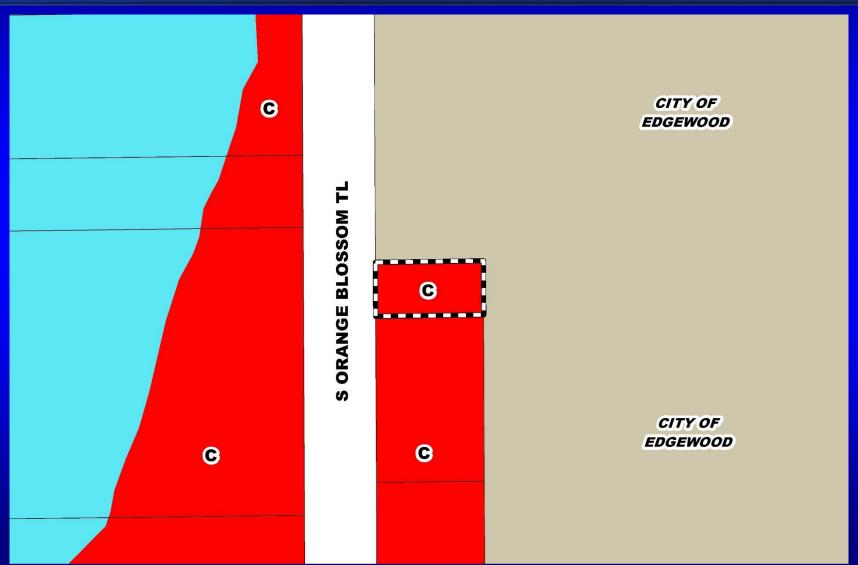
From: C-1 (Retail Commercial District)

To: C-2 (General Commercial District)

Proposed Use: Automobile Sales

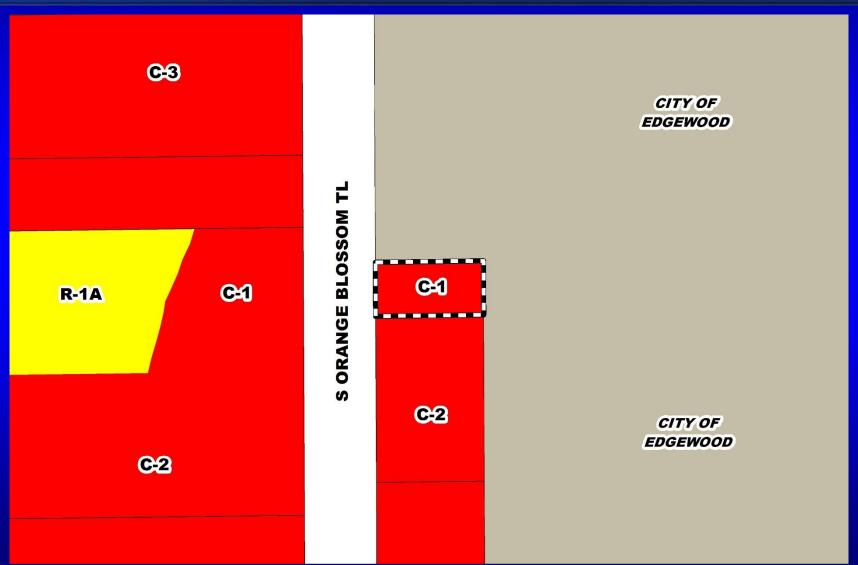


RZ-18-09-045 – 4925 S. Orange Blossom Trail Planning and Zoning Commission Appeal Future Land Use Map





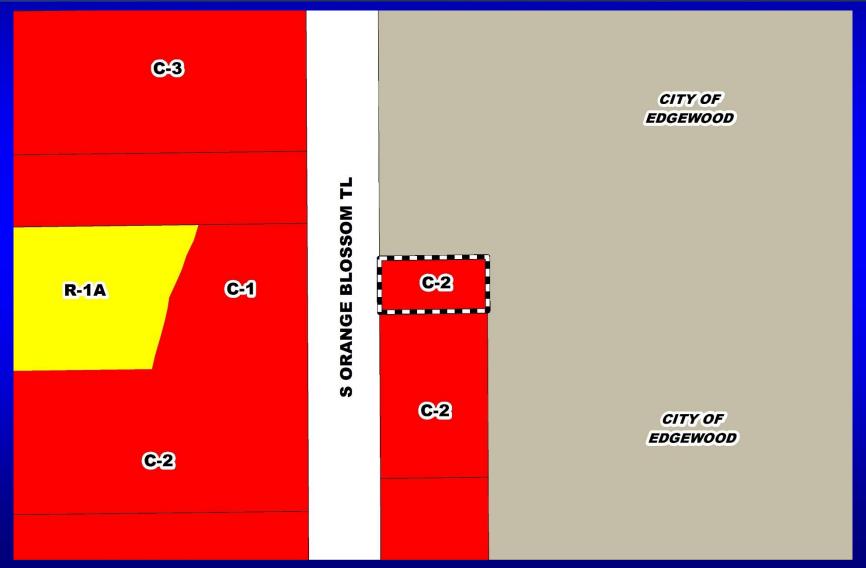
RZ-18-09-045 – 4925 S. Orange Blossom Trail Planning and Zoning Commission Appeal Zoning Map





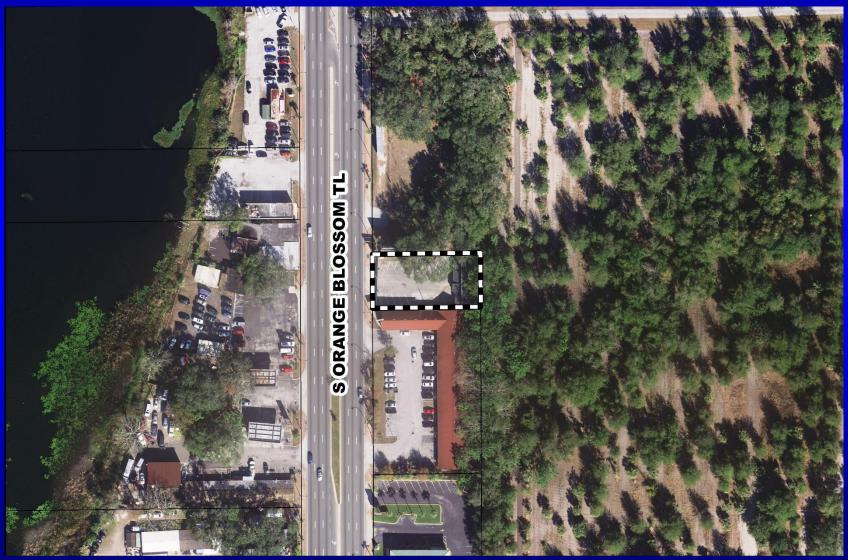
RZ-18-09-045 – 4925 S. Orange Blossom Trail Planning and Zoning Commission Appeal

Expanded Zoning Map





RZ-18-09-045 – 4925 S. Orange Blossom Trail Planning and Zoning Commission Appeal Aerial Map





Action Requested

Make a finding of inconsistency with the Comprehensive Plan and DENY the requested C-2 (General Commercial District) zoning.

District 3



Meadow Woods East Area Relief High School Planned Development / Land Use Plan

Case: LUP-18-09-278

Project Name: Meadow Woods East Area Relief High School PD/LUP

Applicant: Julie C. Salvo, Orange County Public Schools

District: 4

Acreage: 55.01 gross acres (overall PD)

Location: Generally located on the north side of J Lawson Boulevard

and the east side of Victoria Falls Drive

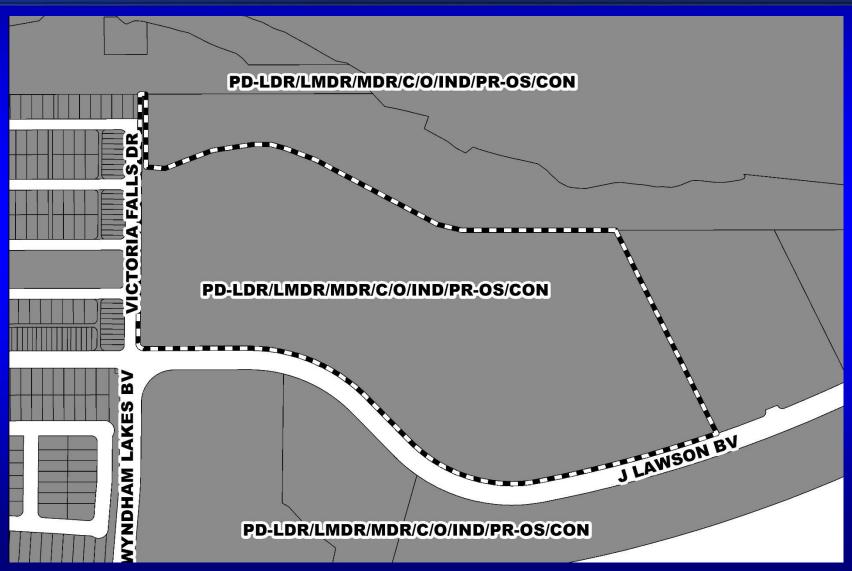
Request: To remove 55.01 gross acres from the Ginn Property PD to

create a new PD to construct a public high school with a

maximum capacity of 3,500 students.

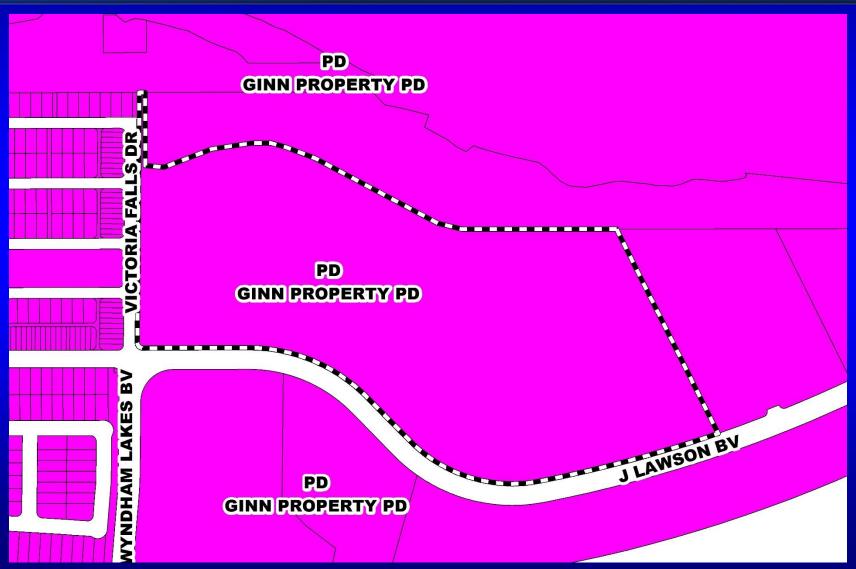


Meadow Woods East Area Relief High School Planned Development / Land Use Plan Future Land Use Map





Meadow Woods East Area Relief High School Planned Development / Land Use Plan Zoning Map



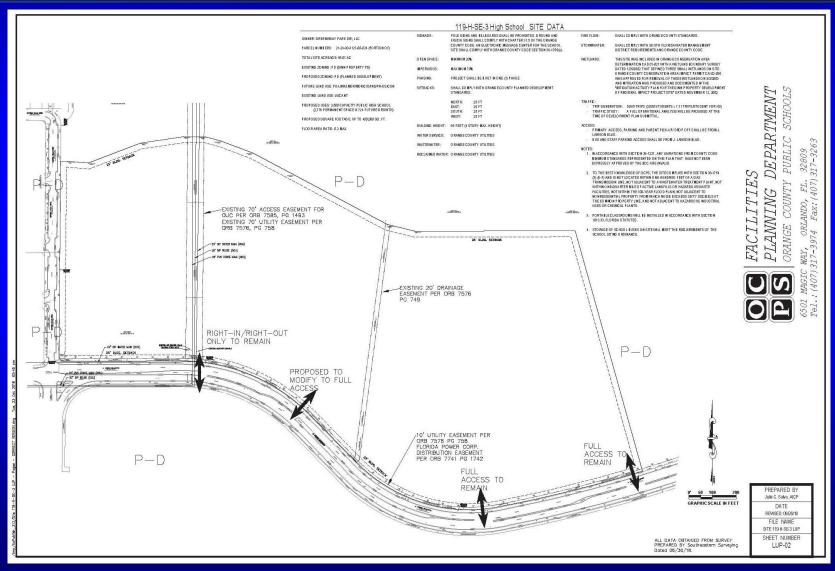


Meadow Woods East Area Relief High School Planned Development / Land Use Plan Aerial Map





Meadow Woods East Area Relief High School Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Meadow Woods East Area Relief High School Planned Development / Land Use Plan (PD/LUP) dated "Received October 16, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.

- AND -

Approve Consent Item D.4

District 4



Hannah Smith Property Planned Development / Land Use Plan

Case: CDR-18-05-182

Project Name: Hannah Smith PD/LUP

Applicant: McCarley Davis, Epoch Properties, LLC

District: 1

Acreage: 73.59 gross acres (overall PD)

9.98 gross acres (affected parcel only)

Location: Generally located east of Palm Parkway, west of Interstate 4,

and south of Daryl Carter Parkway

Request: To add a waiver from Orange County Code Section 38-

1394.1(a)(2) for Parcel 14-24-28-0000-00-027 to allow for

multi-family developments to have tree planting requirements around the building base area per Section 24-

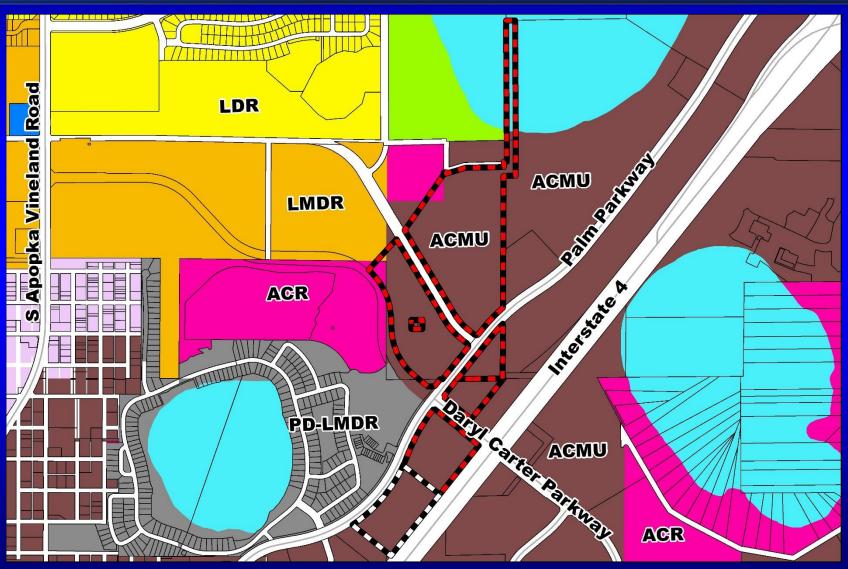
4(d)(2), in lieu of one (1) canopy tree for each one hundred

(100) square feet of green space. No change to the

development program or standards are proposed.

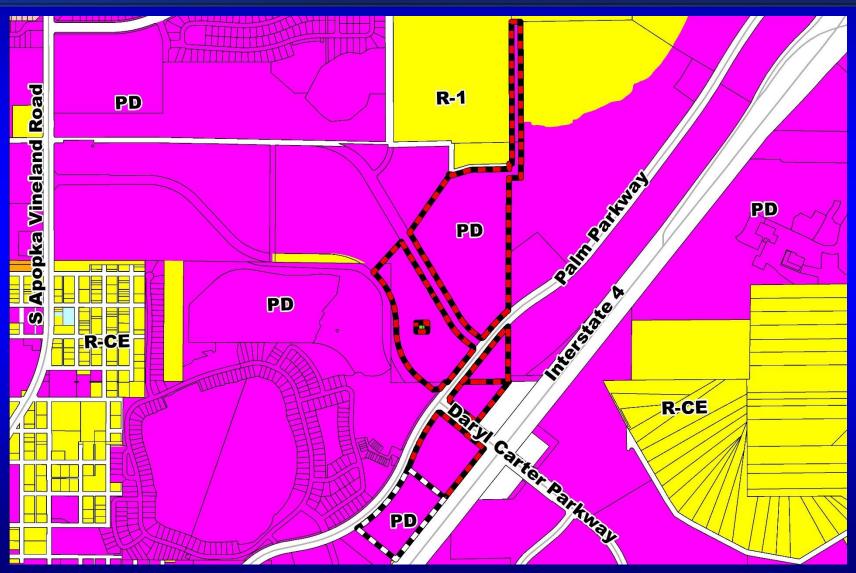


Hannah Smith Property Planned Development / Land Use Plan Future Land Use Map





Hannah Smith Property Planned Development / Land Use Plan Zoning Map





Hannah Smith Planned Development / Land Use Plan Aerial Map





Hannah Smith Property Planned Development / Land Use Plan **Overall Land Use Plan**

SITE DATA TOTAL NO. OF ACRES

TRIP GENERATION

Land Use	Hosel	Timeshare	Commercial	Residential	Total
UnitySq Ft.	282 reems	564 urets	487,765 ag ft	250	N/A
Trip Rate	10.15/exors	53/mit	167.59/1,000 sq ft	6.65 Du	N/A
Trip	2.834	2.989	81,745	1,663	89,658

		LAND USE C	ONVERSION TABLE		
Land Use	Trip Rass	One Herel Room	One Timoduse Unit	L000 sf of Connecreal	One Multi-Family Unit
Hotel	10:19/soors		0.52 reems	16.4 recents	0.65 recens
Timeshare	5.3/unit	1.92 units		31.5 uren	1.25 umb
Commercial	167.59/1.000 sq ft	60.8 sf	31.6 sf		39.68.57
Multi-family	6.65/De	1.5 Da	0.80 Du	25.2 Du	

	AGE POPULA	
TOTAL S	DEDENTS:	- 1

Land Ux	DU	post	Elementary Students	SGR	Middle School:	SGR	High School
Multi-Family	250	0.149	37	.063	16	0.070	18

	Multi-Family
Max Building Height	75' (6-staries)
Min Let Width	
Min Let Depth	0.770.070
Min Living Area	500 st
Mos Let Coverage	0.36
Sethooks	100
Front	20"
Reac	20'
Side	201
Corner/Side Street	15'
NHWE	90'
PD Forimeter	25'
Building Separation	30"

PERMITTED AND PROHIBITAL USES SHALL BE THOSE SPECIFIED IN POLICIES 1.1.3
AND 1.16 OF THE 1-DRIVE ACTIVITY CENTER PLAN.

REFER TO DEVELOPMENT STANDARDS TABLE MAX RESIDENTIAL HEIGHT:

0.34 F.A.R. LSOFA.R. 60 UNITS PER ACRE MIN 12 UNITS/AC., MAX 30 UNITS/AC. EAR (DENSITY

SIGNAGE BILLBOARES AND POLE SIGNS SHALL BE PROFIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH ORANGE COUNTY CODE CHAPTER 31.5 BLENA VISTA NORTH STANDARDS.

WILL COMPLY WITH SECTION 38.1393.1 OF THE ORANGE COUNTY LDC. EANDSCAPING ACMU WILL COMPLY WITH CHAPTER 24 AND CHAPTER 38, DIVISION 9. OF THE ORANGE COUNTY LDC.

OPEN SPACE:

PHASING

MULTIPHASES, EXACT NUMBER OF PRASES WILL BE DETERMINED LATER. NON-RESIDENITIAL WILL COMPLY WITH SECTION 34.1393.1 OF THE GRANGE SETRACKS

INTERSTATE 4: PD BOUNDARY

WILL COMPLY WITH ORANGE COUNTY STANDARDS.

IN ACCORDANCE WITH ORANGE COUNTY AND SOUTH PLOBIDA WATER
MANAGEMENT REQUIREMENTS.

LIBRIDIANUS.
THIS CORE SECTION IS NOT PRACTICAL AS THE DWY STANDARDS OF SECTION 38-1394.2 (1) RESURE
THIS CORE SECTION IS NOT PRACTICAL AS THE DWY STANDARDS OF SECTION 38-1394.2 (1) RESURE TO
FLANT OF TOWN-RICH CALLED AND A HIGHET OF PROPERTIES (10) SOURCE FEET AS THE TRIES.
RICH SECLIORIES TOWN CARRIES CARRIES AND IS NOT PRACTICAL RESURED THE BIRD LINE SECURITY
FOR THE SECTION THE SECTION AND THE SECTION AND THE SECTION OF THE SECTION O

ACCESS:
ACCESS ALDING DARYL CARTER PARKWAY IN ACCORDANCE WITH THE ACTIVITY CENTER TURKEY LAKE ROAD AGREEMENT WHICH PROVIDES FOR THE FOLLOWING:

- 1. THE HANNAH SMITH PROPERTY SHALL BE SERVED BY NOT LESS THAN FIVE SERVICE MEDIAN OPENINGS IN SEGMENT B.
- 2. BACH FULL SERVICE MEDIAN O IPENNO SHALL BE NOT LESS THAM 450 FEET FROM ANY OTHER FULL SERVICE MEDIAN OFFINNER PROVIDED, HOWEVER, THE COUNTY POINTERS REALL HAVE THE AUTHORY TO AULDIVILESS DISTANCE SETWEET FULL SERVICE MEDIAN OFFINNES THAN PROVIDED HEREM, AS MAY BE RECEISTATED SYSTEM DESIGN OR GOOD.
- 3. RIGHT-IN RIGHT-OUT ACCESS POINTS SHALL NOT BE LESS THAN 330 FEET RAVE THE MOTHURS TO ALLOW LEGS DISTANCE BETWEEN ANY RIGHT-INRIGHT-OUT ACCESS POINTS OR FULL SERVICE MEDIAN OPENINGS THAN PROVIDED HEREIN, AS MAY BE NECESSITATED BY SITE DESIGN OR SOCIO ENGINEERING PRACTICES AS DETERMINED BY THE COUNTY.

CHARTAL MOTTES:

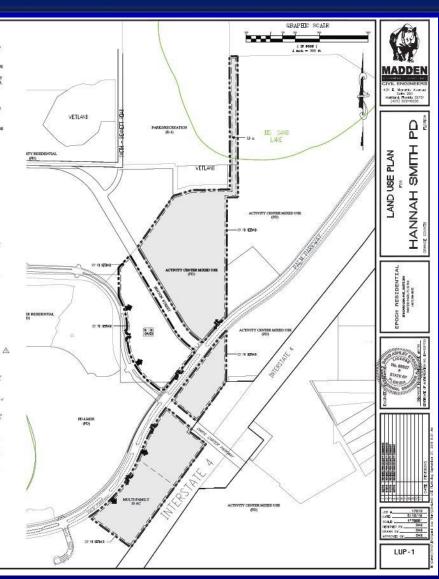
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CALCULATIONS. IN CORRECT TO INCLUDE NEW CLASS IS, AMOST
PARCELS BEAM, LAND AREA PROPOSED CONSEINATION AREA INCLUDED
CETEMBRETION (CA) AND AS A PROPOSED CONSEINATION AREA INCLUDED
CHARGE SEE SHALL THE CANADISC CONSEINATION AREA INCLUDED.

- OPEN SPACE WILL BE PROVIDED PER SEC. 38-1234 OF THE ORANGE COUNTY LDC. OPEN SPACE CALCULATIONS WILL BE PROVIDED AT PSPICE
- 3. IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BICC ARE INVALID.
- PER BCC CONDITION OF APPROVAL #3 FROM FEBRUARY 20, 2001, NO MOTORIZED WATERCRAFT SHALL BE PERMITTED ONTO BIG SAND LAKE
- 5. DEVELOPMENT STANDARDS FROM THE BUENA VISTA NORTH OVERLAY SECTION 38.1393) SHALL BE FOLLOWED UNLESS A WAIVER IS REQUESTED
- 6. PER THE PALM PARKWAY TO APOPKA-VINELAND CONNECTOR ROAD AGREEMENT, DARYL CARTER PARKWAY WILL BE DEDICATED TO GRANGE COUNTY. FENTON STREET WILL BE VACATED.

¥ NOT PART OF THIS RECKIEST

PREVIOUSLY APPROVED WAIVERS

A valver is requised from Orange Courty Code Section 26-1250(1) to expert a relationary building as of 20 for the review off water for the Province of an extract of the Province of the Provi





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Hannah Smith Property Planned Development / Land Use Plan (PD/LUP) dated "Received October 1, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Estates of Lake Hancock Planned Development / Land Use Plan

Case: LUP-18-08-252

Project Name: Estates of Lake Hancock PD/LUP

Applicant: Kathy Hattaway, Poulos & Bennett, LLC

District: 1

Acreage: 20.65 gross acres (overall PD)

Location: North of Lake Ledbetter and south of Lake Hancock, within

the Isles of Lake Hancock subdivision

Request: To rezone 20.65 gross acres from Planned Development

(PD) (Isles of Lake Hancock PD) to Planned Development (PD) (Estates of Lake Hancock PD) to allow for 4 detached single-family residential dwelling units, and to change a portion of the property from Estate District to Estate Rural

District, in order to allow for the keeping of horses on the

property in conjunction with a residential lot. The applicant is also requesting to comply with the "new code" of Horizon

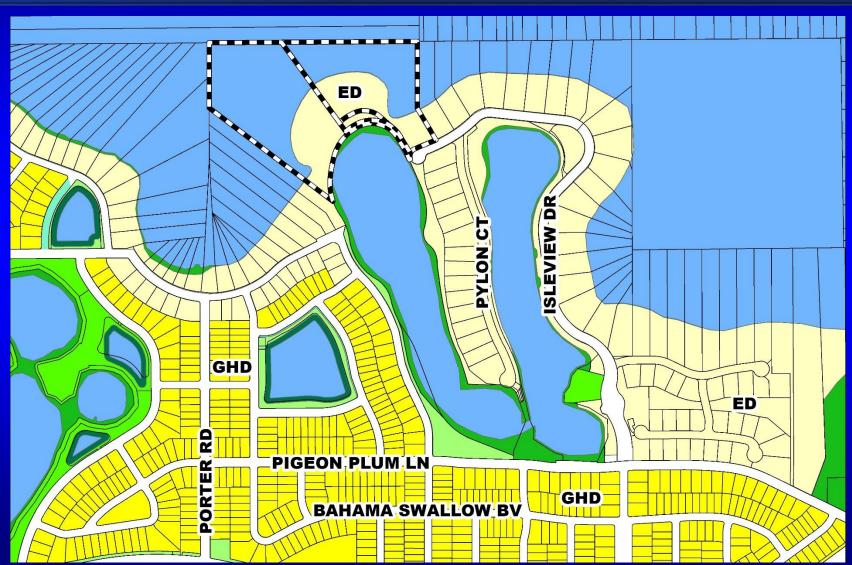
West in lieu of the "original code" pursuant to Section 38-

1381(a)(2).



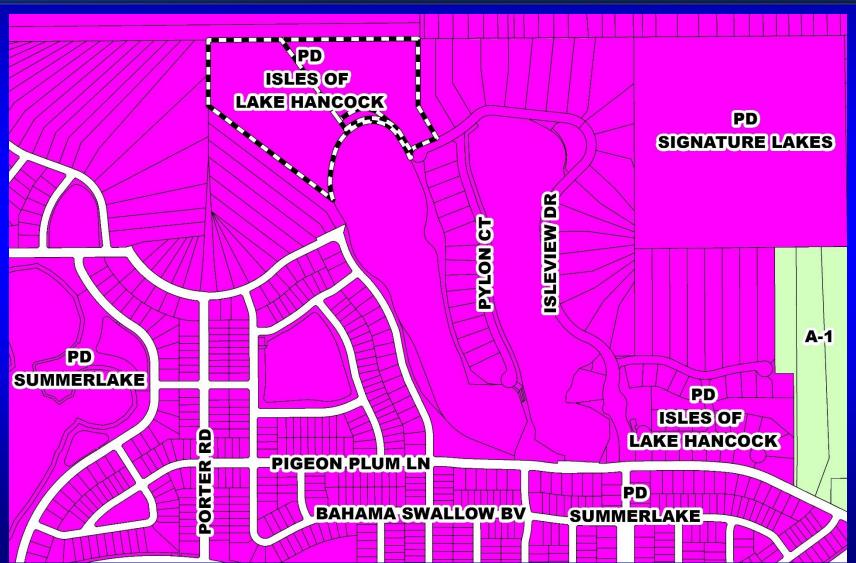
Estates of Lake Hancock Planned Development / Land Use Plan Estates of Lake Hancock

Future Land Use Map





Estates of Lake Hancock Planned Development / Land Use Plan Zoning Map



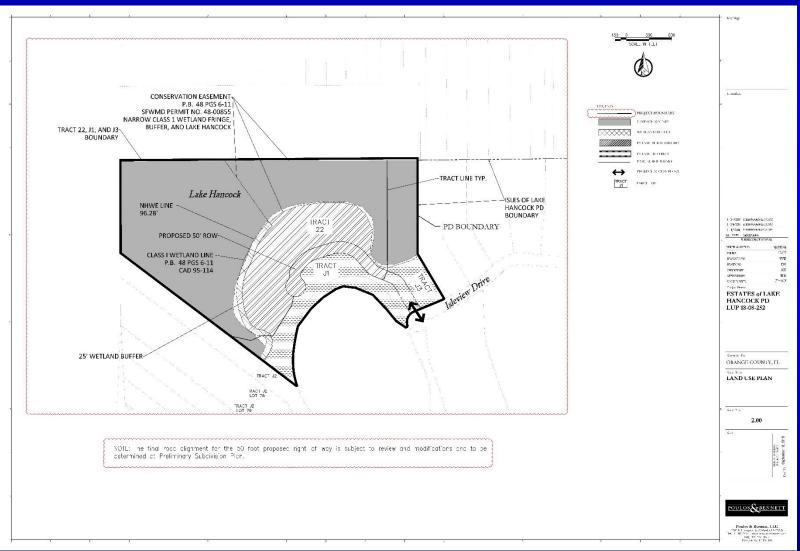


Estates of Lake Hancock Planned Development / Land Use Plan Aerial Map





Estates of Lake Hancock Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Estates of Lake Hancock Planned Development / Land Use Plan (PD/LUP) dated "Received September 24, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Spring Grove - Northeast Planned Development / Land Use Plan

Case: CDR-17-10-301

Project Name: Spring Grove – Northeast PD/LUP

Applicant: Kathy Hattaway, Poulos & Bennett, LLC

District: 1

Acreage: 103.05 gross acres (overall PD)

Location: 11900 Avalon Road; or generally located east of Avalon

Road, west of State Road 429, and south of Water Spring

Boulevard

Request: To change the designation of Parcel 26 from Apartment

District to Village Home District, reduce the number of units

from 353 to 221, and modify the Adequate Public Facilities

(APF) acreages for each parcel.

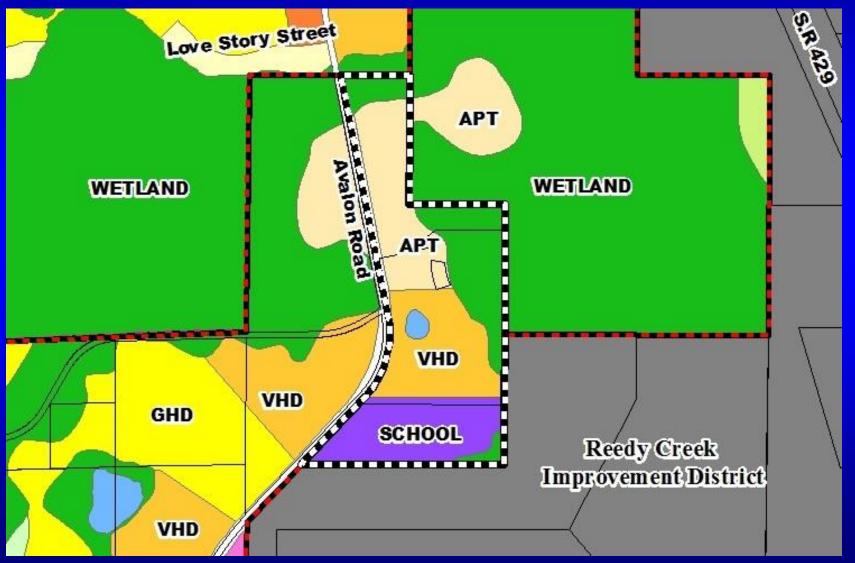
In addition, six (6) waivers from Orange County Code are being requested, which relate to lot frontage along mews,

alleyway designations, garage access, and thresholds for

APF land conveyance.

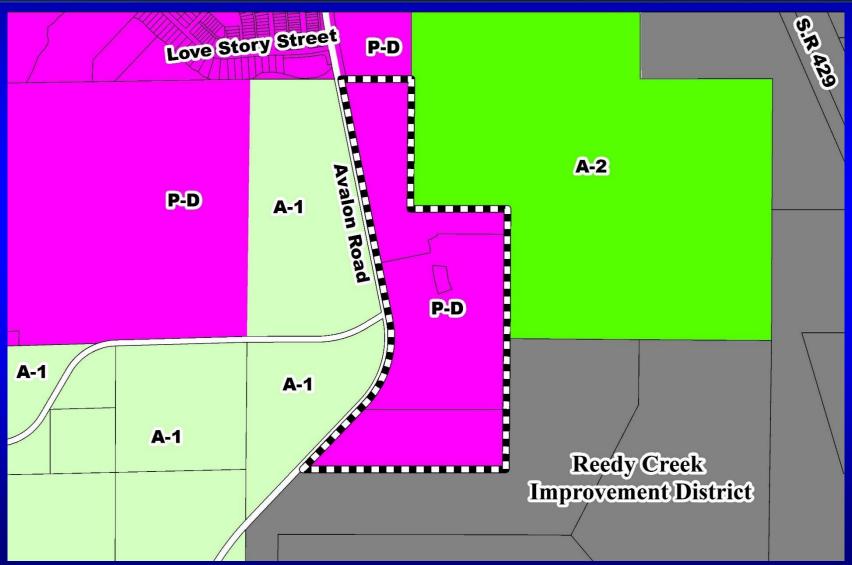


Spring Grove - Northeast Planned Development / Land Use Plan Future Land Use Map





Spring Grove - Northeast Planned Development / Land Use Plan Zoning Map



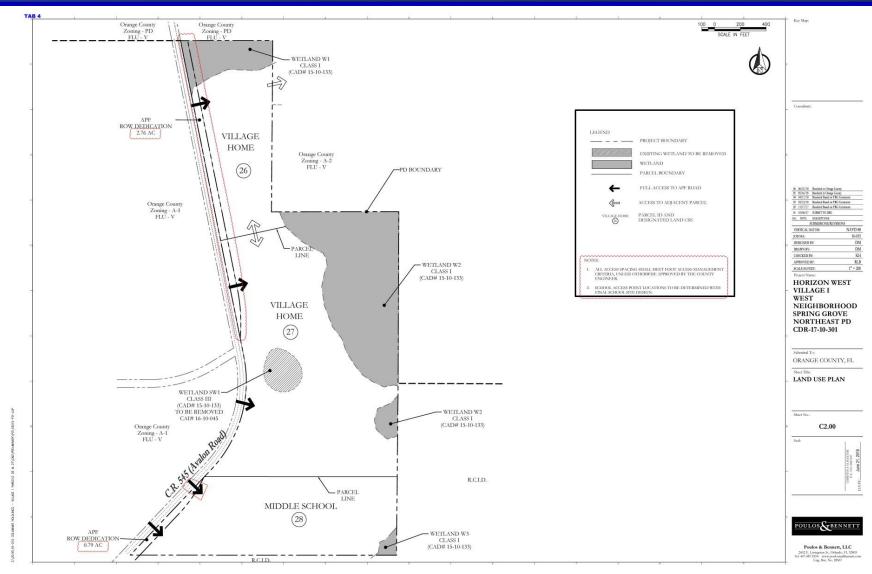


Spring Grove - Northeast Planned Development / Land Use Plan Aerial Map





Spring Grove - Northeast Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Spring Grove - Northeast Planned Development / Land Use Plan (PD/LUP) dated "Received June 21, 2018 subject to the conditions listed under the DRC Recommendation in the Staff Report.

- AND -

Approve Consent Item D.11

District 1



Spring Grove – Northeast PD / Horizon West Village I – Phase 2 – Parcel 26 & a portion of Parcel 27 PSP

Case: PSP-18-02-049

Project Name: Spring Grove – Northeast PD / Horizon West Village I –

Phase 2 – Parcel 26 & a portion of Parcel 27 PSP

Applicant: Eric Warren, Poulos & Bennett, LLC

District: 1

Acreage: 37.72 gross acres

Location: North of Flemings Road / East of Avalon Road

Request: To subdivide 37.72 acres in order to construct 85 single-

family residential dwelling units.

In addition, five waivers from Orange County Code are being requested to allow lots to front a mew, park, open space, etc., and to allow alley tracts in lieu of easements.



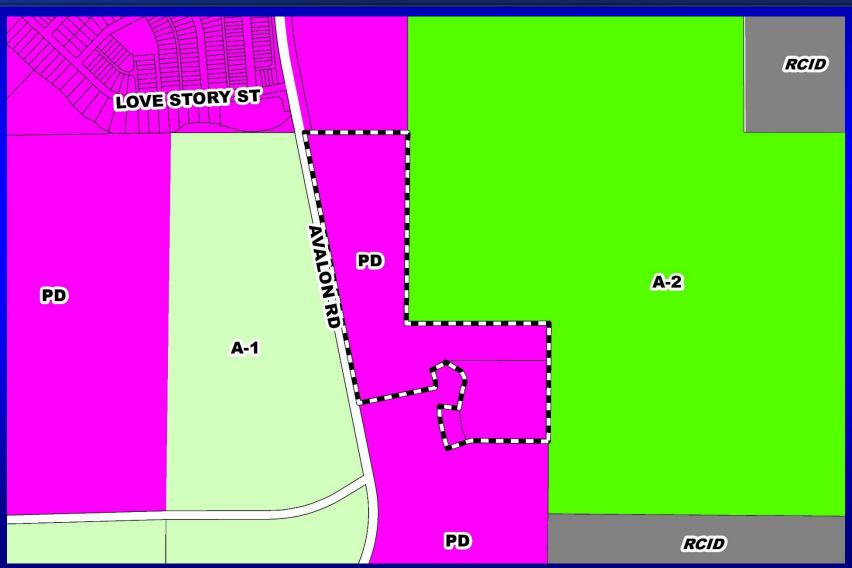
Spring Grove – Northeast PD / Horizon West Village I – Phase 2 – Parcel 26 & a portion of Parcel 27 PSP

Future Land Use Map





Spring Grove – Northeast PD / Horizon West Village I – Phase 2 – Parcel 26 & a portion of Parcel 27 PSP Zoning Map



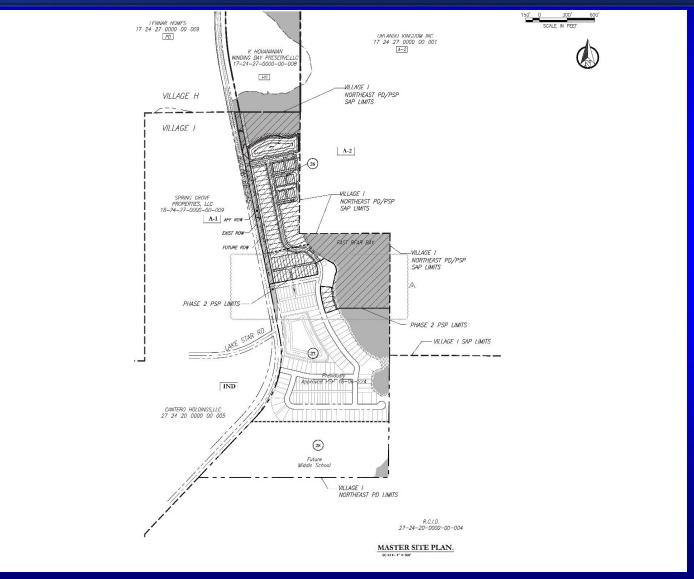


Spring Grove – Northeast PD / Horizon West Village I – Phase 2 – Parcel 26 & a portion of Parcel 27 PSP Aerial Map





Spring Grove – Northeast PD / Horizon West Village I – Phase 2 – Parcel 26 & a portion of Parcel 27 PSP Overall Preliminary Subdivision Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Spring Grove - Northeast Planned Development / Village I – Phase 2 – Parcel 26 & a portion of Parcel 27 Preliminary Subdivision Plan dated "Received October 1, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1