# **Board of County Commissioners**

# Public Hearings November 13, 2018

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

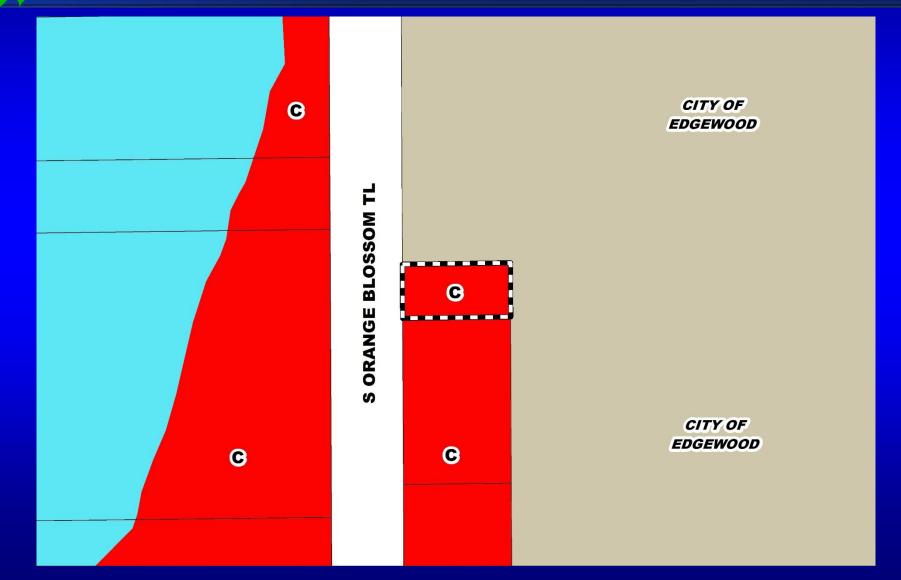
Case:	RZ-18-09-045
Appellant:	Paul S. Pabla and Daljit L. Pabla

- Applicant: Paul S. Pabla and Daljit L. Pabla
- District:
- Acreage: 0.26-gross acre

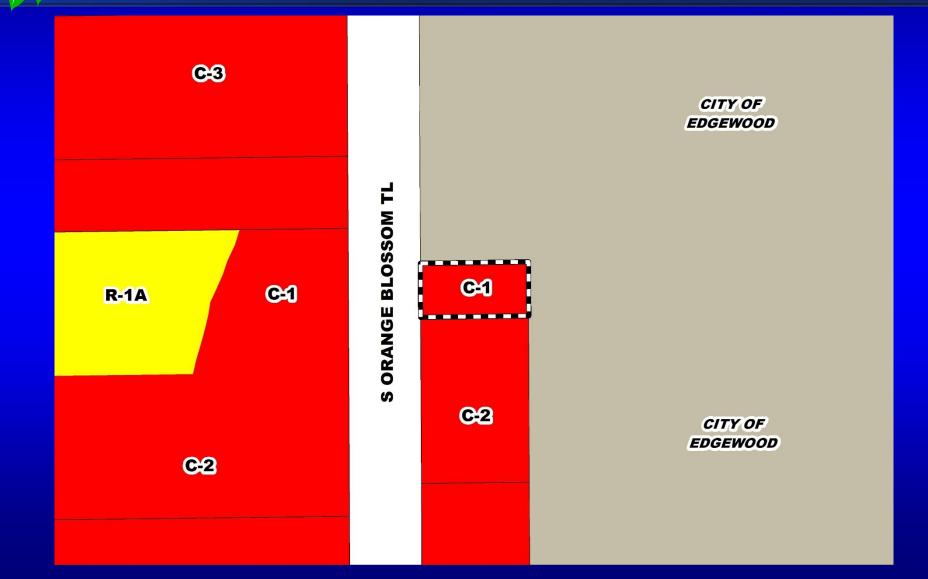
3

- 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

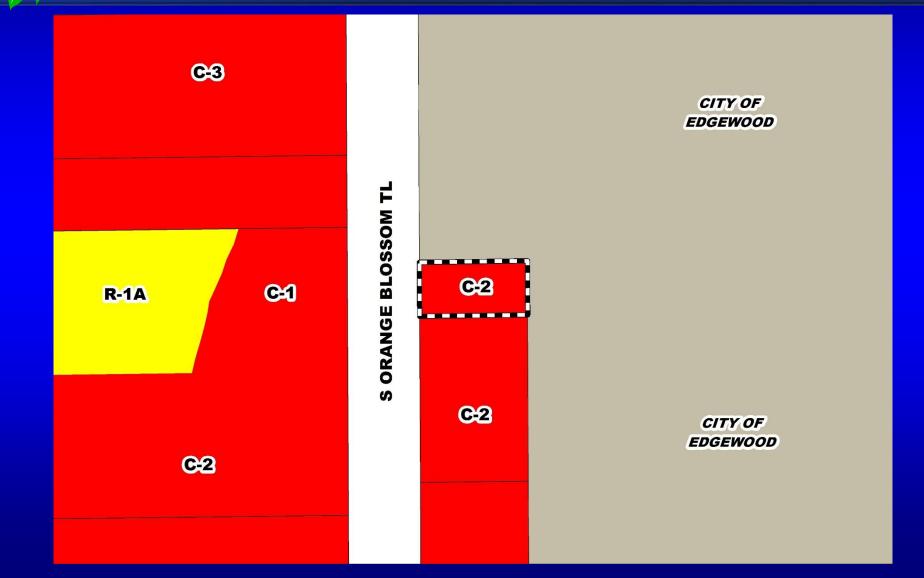
# RZ-18-09-045 – 4925 S. Orange Blossom Trail Planning and Zoning Commission Appeal Future Land Use Map



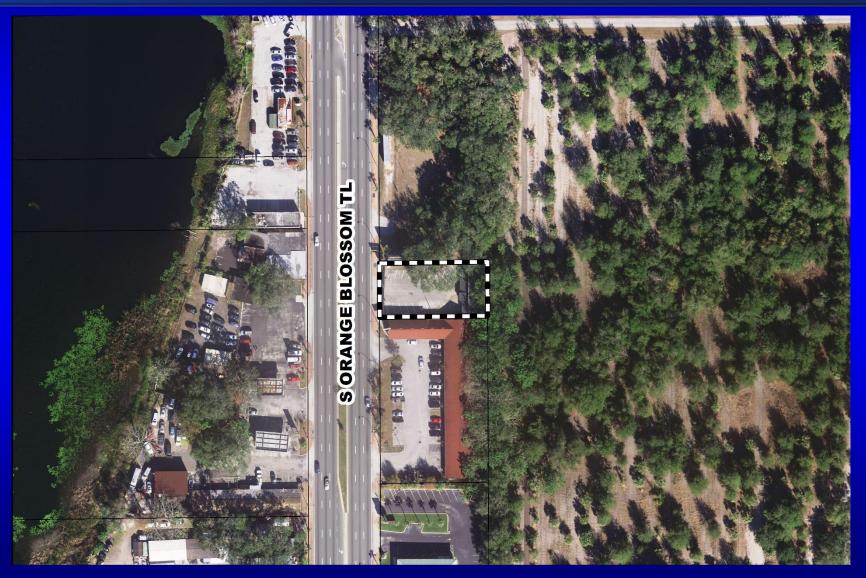
# RZ-18-09-045 – 4925 S. Orange Blossom Trail Planning and Zoning Commission Appeal Zoning Map



# 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**

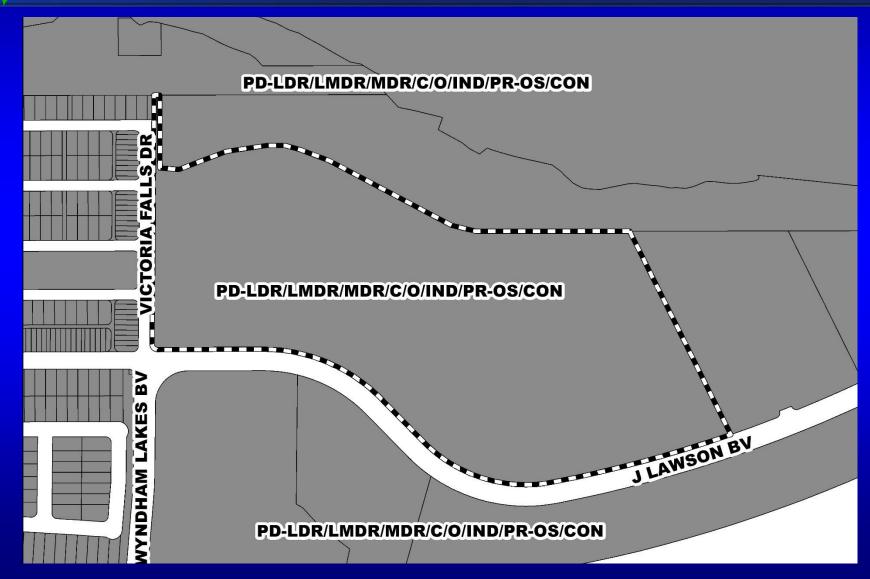
Make a finding of inconsistency with the Comprehensive Plan and DENY the requested C-2 (General Commercial District) zoning.

**District 3** 

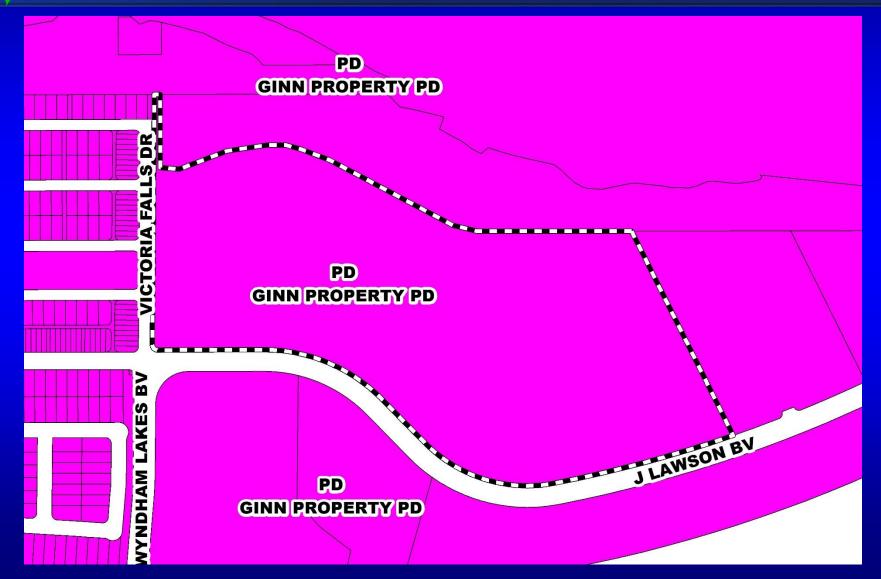
# Meadow Woods East Area Relief High School Planned Development / Land Use Plan

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



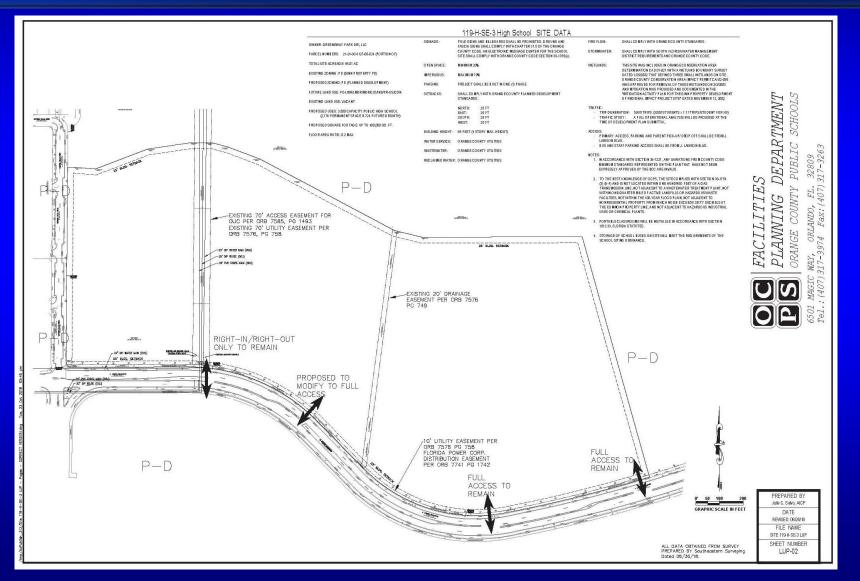
# Meadow Woods East Area Relief High School Planned Development / Land Use Plan Zoning Map



# 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** 

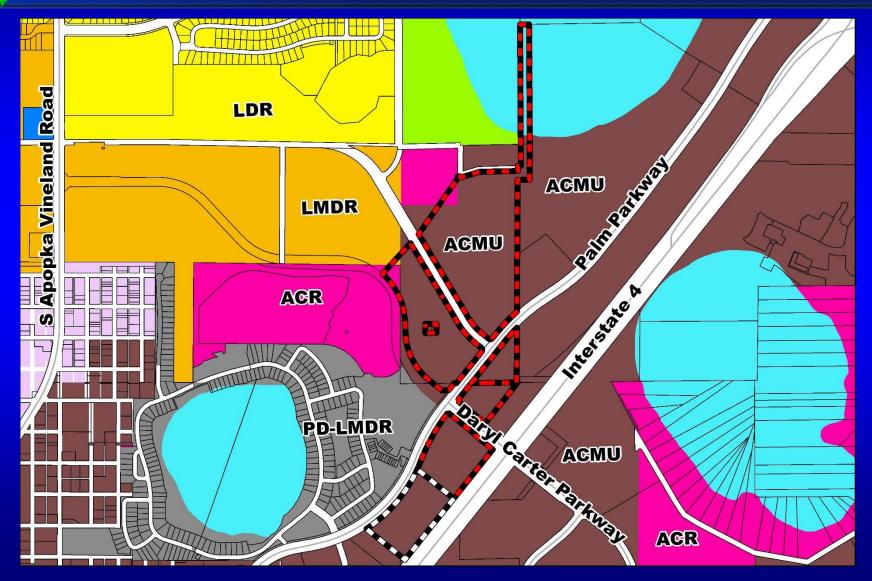
**District 4** 



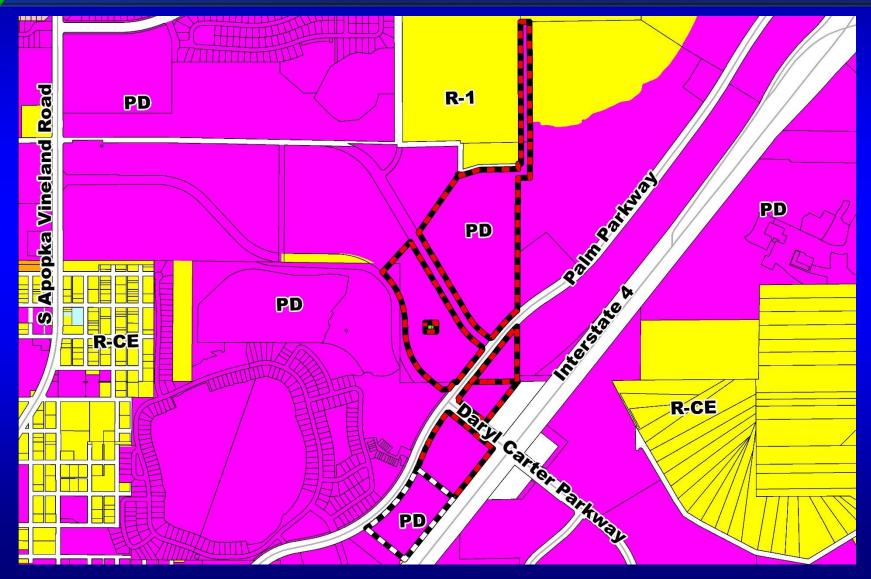
# Hannah Smith Property Planned Development / Land Use Plan

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 ALL ACREAGE REGARDING WETLAN ARE CONSIDERED APPROXIMATE U CONSERVATION AREA DETERMINAT CONSERVATION AREA IMPACT PERI CONSERVATION AREA IMPACT PERI NG WETLANDS AND BUFFERS DOMATE UNTIL FINALIZED BY A LAKE TOTAL DEVELOPABLE ACRES 28 AC EXISTING ZONING PLANNED DEVELOPMENT (PD) PLANNED DEVELOPMENT (PD) ACTIVITY CENTER MIXED USE 0 PROPOSED ZONIN PUTURE LAND US TRIP GENERATION es the estimated ineffic of the manual reasons Timishan 564 urata 5.3/unit 2.989 487,765 ag ft 250 167.99/1,000 ag ft 6.65Th 81,345 1,063 Land uses within the Activity Center Mixed Use Pareels may be exchanged based on traffic equivalents as listed below LAND USE CONVERSION TABLE

Land Use	Trip Rate	One Head Room	One Timoshate Unit	1,000 sf of Conneccul	One Multi-Fat Unit
Hotel	10.19hoore		0.52 rooms	16.4 100826	0.65 HOURS
Tirreshare	3.3 unit	1.92 antis	STATISTICS OF STATISTICS	J1.5 units	1.25 units
Commercial	167.99/1.000 sq ft	60.8 st	31.6 sf		39.68 st
Multi-family	6.65(De	1.5 Da	0.80 Du	25.2 Da	

### The proposed Antivity Center: Mixed Use genrels are envisioned as a mixed use catagory. This land use can be sables ided into antice-are mereds or contain mixed uses within a parcel or a structure.

SCHOOL AGE P							
Land Use	DU <sub>2</sub>	SCIR	Elenemary Students	OGR	Middle School :	OGR	High School
Multi-Family	2.90	0.149	37	.063	16	0.070	18

### DEVELOPMENT STANDARDS

RESE		

	Multi-Family
Max Bailding Height	75' (6-stories)
Min Let Width	
MiniLet Depth	0.000
Min Living Area	500 sf
Mos Lee Coverage	0.30
Sethocks	127-1
Front	20'
Rear	25
Side	201
Corner/Sido Street	15'
NHWE	90'
PD Perimeter	25'
Balking Separation	30'

### PERMITTED AND PROHIBITAL USES SHALL BE THOSE SPECIFIED IN POLICIES 1.1.3 AND 1.1.5 OF THE I-DRIVE ACTIVITY CENTER PLAN. COMMERCIAL USES: REFER TO DEVELOPMENT STANDARDS TABLE MAX RESIDENTIAL HEIGHT. 0.34 F.A.R. 1.50 F.A.R. 60 UNITS PER ACRE MIN 12 UNITS/AC., MAX 30 UNITS/AC. EAR (DENSITY XIMMERCIAL. OFFICE HOTEL/TIMESHARE RESIDENTIAL SIGNAGE BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED. GROUND AND FASCIA SIONS SHALL COMPLY WITH ORANGE COUNTY CODE CHAPTER 31.5 BLENA VISTA NORTH STANDARDS. INFERS WILL COMPLY WITH SECTION 38.1395.1 OF THE ORANGE COUNTY LDC. LANDSCAPING ACMU WILL COMPLY WITH CHAPTER 24 AND CHAPTER 38: DIVISION 9: OF THE ORANGE COUNTY LDC OPEN SPACE: 75.84 PHASING MULTLPHASES, EXACT NUMBER OF PHASES WILL BE DETERMINED LATER. NON-RESIDENTIAL WILL COMPLY WITH SECTION 34.1393.1 OF THE ORANGE SETBACKS COUNTY LDC. PLEASE REPER TO THE RESIDE TABLE FOR RESIDENTIAL SETBACKS ADDITIONAL SETBACKS INCLUDE FROM PALM PARK WAY 20 NTIAL DEVELOPMENT STANDARD 20 FEET INTERSTATE 4: PD BOUNDARY 25 FEET WATER MERVICE: WASTEWATER: RECLAIMED WATER: ORANGE COUNTY SINDKE COANTY WILL COMPLY WITH ORANGE COUNTY STANDARDS IN ACCORDANCE WITH ORANGE COUNTY AND SOUTH FLORIDA WATER MANAGEMENT REQUIREMENTS. FIREFLOW: STORMWATER: ------

### $\begin{array}{l} \\ \hline \textbf{Lenseline} \\ \textbf{R} = \textbf{R$

<u>UNTERPAIRS</u> THE COLOR ME NOT PRACTICAL AS THE DWG STANDARDS OF SECTION 38-1384.5 (1) BECAUE ELANT THE STORE FOUN-HOLT CALIFOR AND 4 HOLHT OF FOUNTERS (16) FOOT IT IS NOT FRAMELE TO FLANT ONE FOUN-HOLT CALIFORMET AND THE CALEFORM AND A HARMED (10) SOLVALE FORT AS THE THESE MOLT OF CLORED TO CALOR TOPOLOGIES AND A HARMED AL FRAMEWOR THE FOLLOWER HARMED MOLT OF CLORED TO CALOR TOPOLOGIES AND A HARMED AL FRAMEWOR THE FOLLOWER HARMED

### ACCESS: ACCESS ALONG DARYL CARTER PARKWAY IN ACCORDANCE WITH THE ACTIVITY CENTER TURKEY LAKE ROAD ACREEMENT WHICH PROVIDES FOR THE FOLLOWING:

### 1. THE HANNAH SMITH PROPERTY SHALL BE SERVED BY NOT LESS THAN FIVE SERVICE MEDIAN OPENINGS IN SEGMENT B.

- SERVICE INSURING MEDIANO OPENING SHALL DE NOT LESS THAN 650 FEET FROM ANY OTHER FALL SERVICE MEDIAN OPENING INFONDED, HOMEVER, THE COLIFY DININEER SHALL HAVE THE AUTORNICE INFONDED HOMEVERS DISTANCE BETWEEN FULL SERVICE MEDIAN OPENING THAN PROVIDED HEREIN, AS MAY DE INCESSITATE DIS TIES DESIN OR GOOD HEREIN, AS MAY DE INCESSITATE DIS TIES DESIN OR GOOD INGINEERING PRACTICES AS DETERMINED BY THE COUNTY ENGINEER.
- 3. RIGHT-IN RIGHT-OUT ACCESS POINTS SHALL NOT BE LESS THAN 330 FEET FROM ANY OTHER RIGHT-IN/RIGHT-OUT ACCESS OUT OF FULL SERVICE WEDIAN OPENING, PROVIDED, HOWEVER, THE COUNTY ENGINEE HAVE THE AUTHORITY TO ALLOW LESS DISTANCE BETWEEN ANY RIGHT-INRIGHT-OUT ACCESS POINTS OR FULL SERVICE MEDIAN OPENINGS THAN PROVIDED HEREIN, AS MAY BE NECESSITATED BY SITE DESIGN OR GOOD ENGINEERING PRACTICES AS DETERMINED BY THE COUNTY

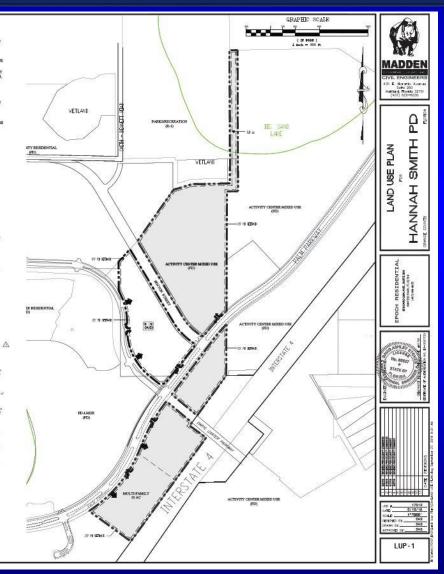
- DIVISION.
- LEVEL.
- CODE MININUM STANDARDS REPRESENTED ON THIS PARA THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
- FROM THIS DEVELOPMENT
- SECTION 38.1593) SHALL BE FOLLOWED UNLESS A WAIVER IS REQUESTED
- AGREEMENT, DARYL CARTER PARKWAY WILL BE DEDICATED TO ORANGE COUNTY. FENTON STREET WILL BE VACATED.

\* NOT PART OF THIS RECUEST

### PREVIOUSLY APPROVED WAIVERS

A

- As single family may eccor in the Hannik Vanh PO as it did in the Buby Lake PD a waver is required the Orange County Code Sector SOLVEST in allow for some man building length of 75 feet (is secred) for mult limitly buildings internet of two RP D with a separation of 15 feet from angle-damb tests in the of the protonty based requirements. All other requirements of this section will will apply.
- Anaphratist, The proposed multi-Smith development is introduct to the integrated into the overall network on integrated by PD. This scatter was previously approved for the Rady Lake PD vehicle a portion is being consequenced into the Tananki Study PD. This scatter is required to even or constanting with the surrounding development in the avera Rady Lake.
- A various in required from Orange Courty Code Section 26-1250() to copera a minimum building on of 28 for threeword at and scherby building a internal of to the FP with no increase in properties to all maximum builds. In the of a minimum sequencies of 26 for the toron buildings, 40 for the three-buildings, and properties any analysis increases the additional building building.
- or. Dist waters wate previously approved for the Ruby Lake PO2 solution provident of to being manuferred one for Hannah Smith PD1. This waters is requested to ensure consistency with the surrounding development in the area (Ruba Luke)
- A service is required from Origing Courty Code Section 28:1251(0)(1) allow the maximum overage of all backlags to not exceed 1751 of the gave load ones attenue of the PD, in lies of the maximum overage of a backlags on exceeding 49% of the grows load one area.
  - cation: This watter ison previously approved for the Ruby Lake PD: which a portion of its hole maniferred fore the Hamah Smith ED. This water is requested in mome consistent



- 2. OPEN SPACE WILL BE PROVIDED PER SEC. 38-1234 OF THE ORANGE COUNTY LDC. OPEN SPACE CALCULATIONS WILL BE PROVIDED AT PSPADP
- 3. IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY
- 4. PER BCC CONDITION OF APPROVAL #3 FROM FEBRUARY 20, 2201, NO MOTORIZED WATERCRAFT SMALL BE PERMITTED ONTO BIG SAND LAKE
- 5. DEVELOPMENT STANDARDS FROM THE BUENA VISTA NORTH OVERLAY AND GRANTED BY THE BCC
- 8. PER THE PALM PARKWAY TO APOPIKA-VINELAND CONNECTOR ROAD

# **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

1

**Applicant:** 

**District:** 

Project Name: Estates of Lake Hancock PD/LUP

Kathy Hattaway, Poulos & Bennett, LLC

Acreage: 20.65 gross acres (overall PD)

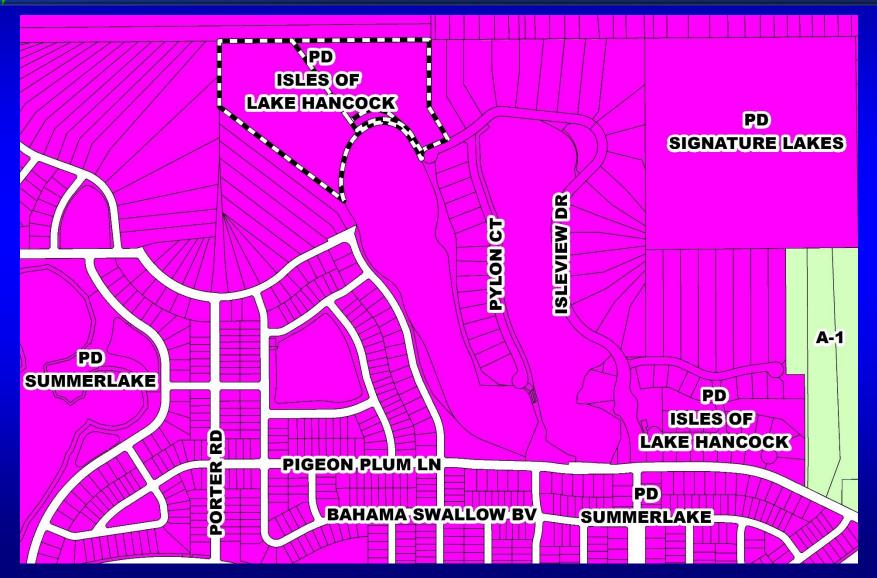
Location: North of Lake Ledbetter and south of Lake Hancock, within the Isles of Lake Hancock subdivision

**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 Future Land Use Map



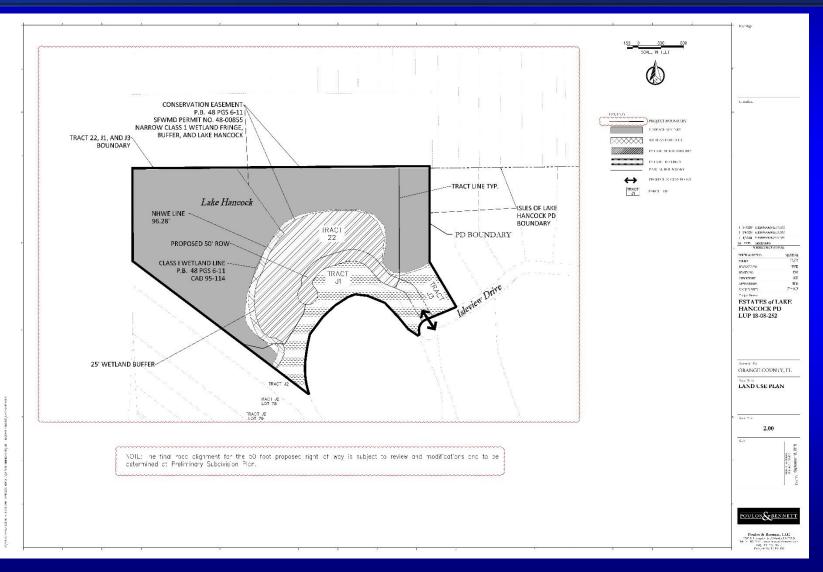
# Estates of Lake Hancock Planned Development / Land Use Plan Zoning Map



# 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.

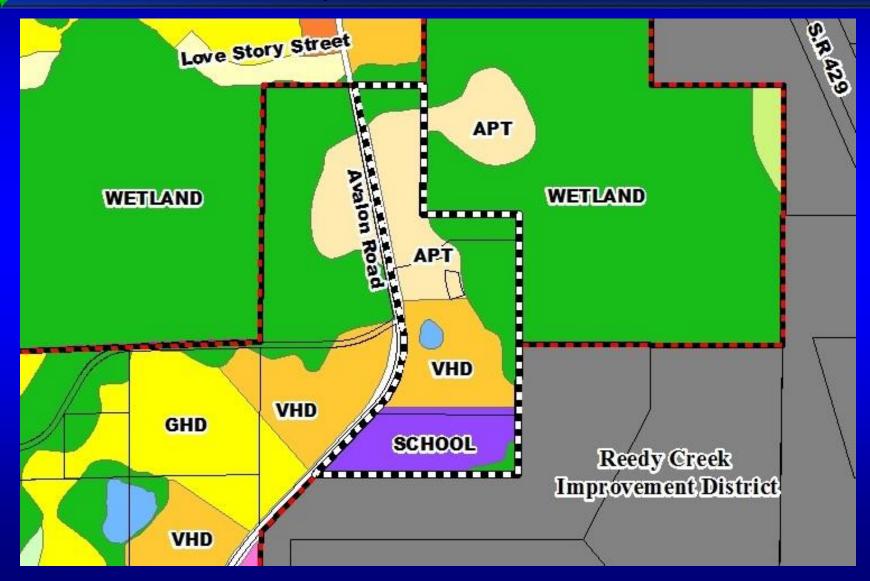
**District 1** 

# **Spring Grove - Northeast Planned Development / Land Use Plan**

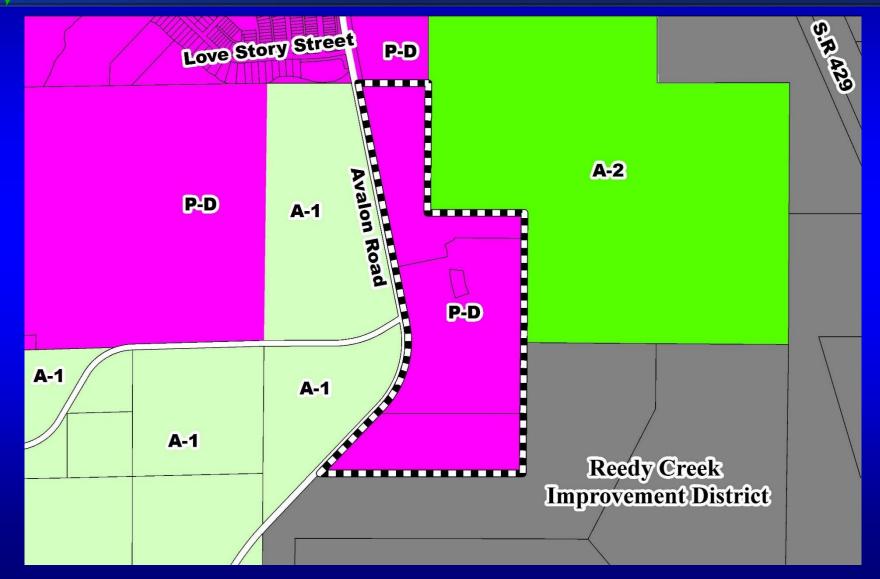
Case:	CDR-17-10-301
Project Name:	Spring Grove – Northeast PD/LUP
Applicant:	Kathy Hattaway, Poulos & Bennett, LLC
District:	1
Acreage:	103.05 gross acres <i>(overall PD)</i>
Location:	11900 Avalon Road; or generally located east of Avalon Road, west of State Road 429, and south of Water Spring Boulevard
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



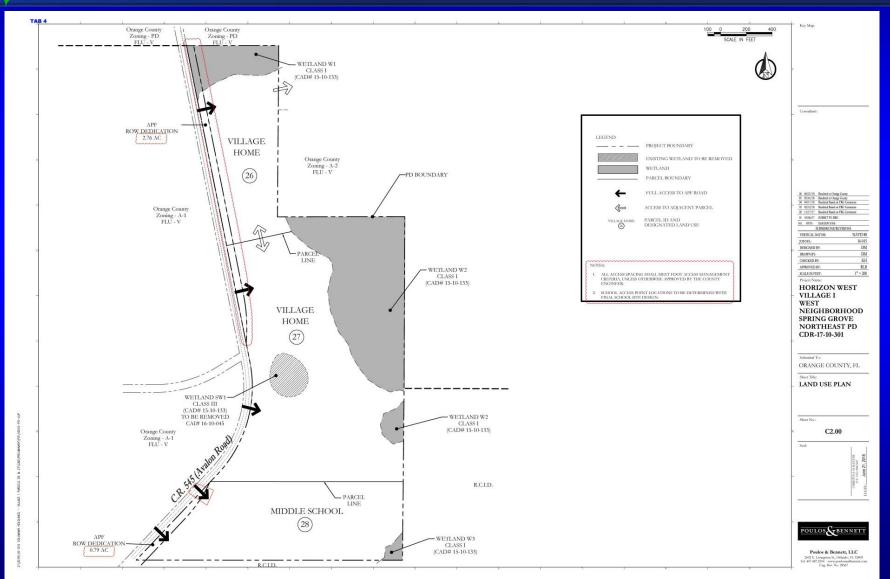
# Spring Grove - Northeast Planned Development / Land Use Plan Zoning Map



# 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

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:

Acreage: 37.72 gross acres

1

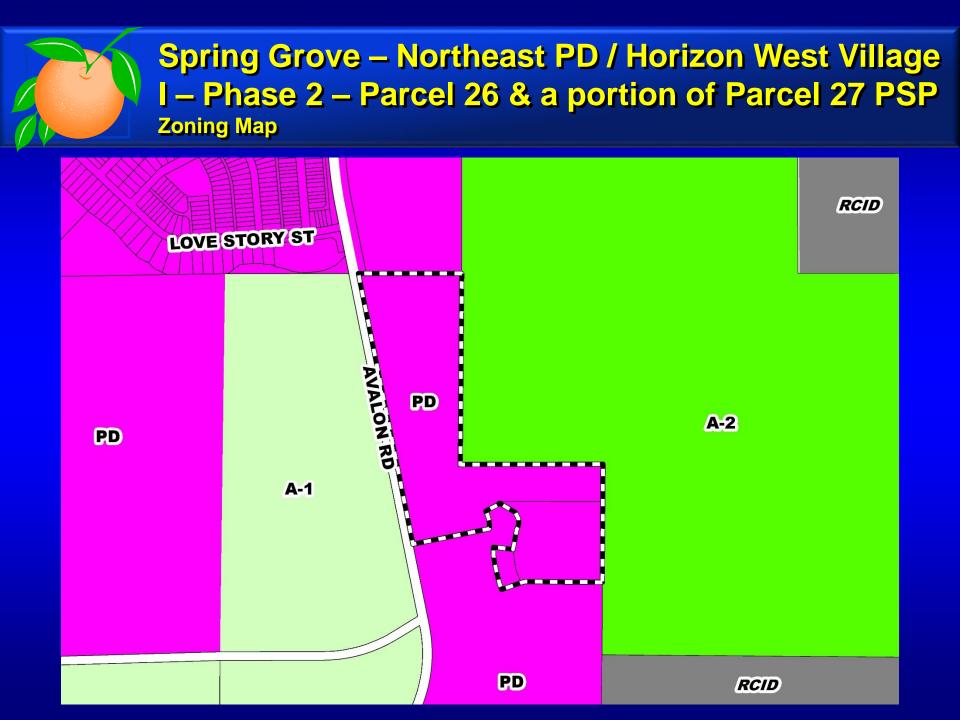
**Location:** North of Flemings Road / East of Avalon Road

Request:To subdivide 37.72 acres in order to construct 85 single-<br/>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

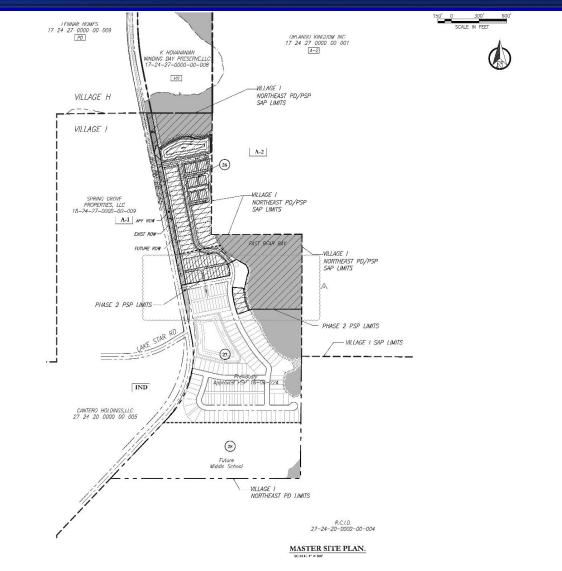




# Spring Grove – Northeast PD / Horizon West Village I – Phase 2 – Parcel 26 & a portion of Parcel 27 PSP Aerial Map



# 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**