

Board of County Commissioners

Public Hearings

May 21, 2019

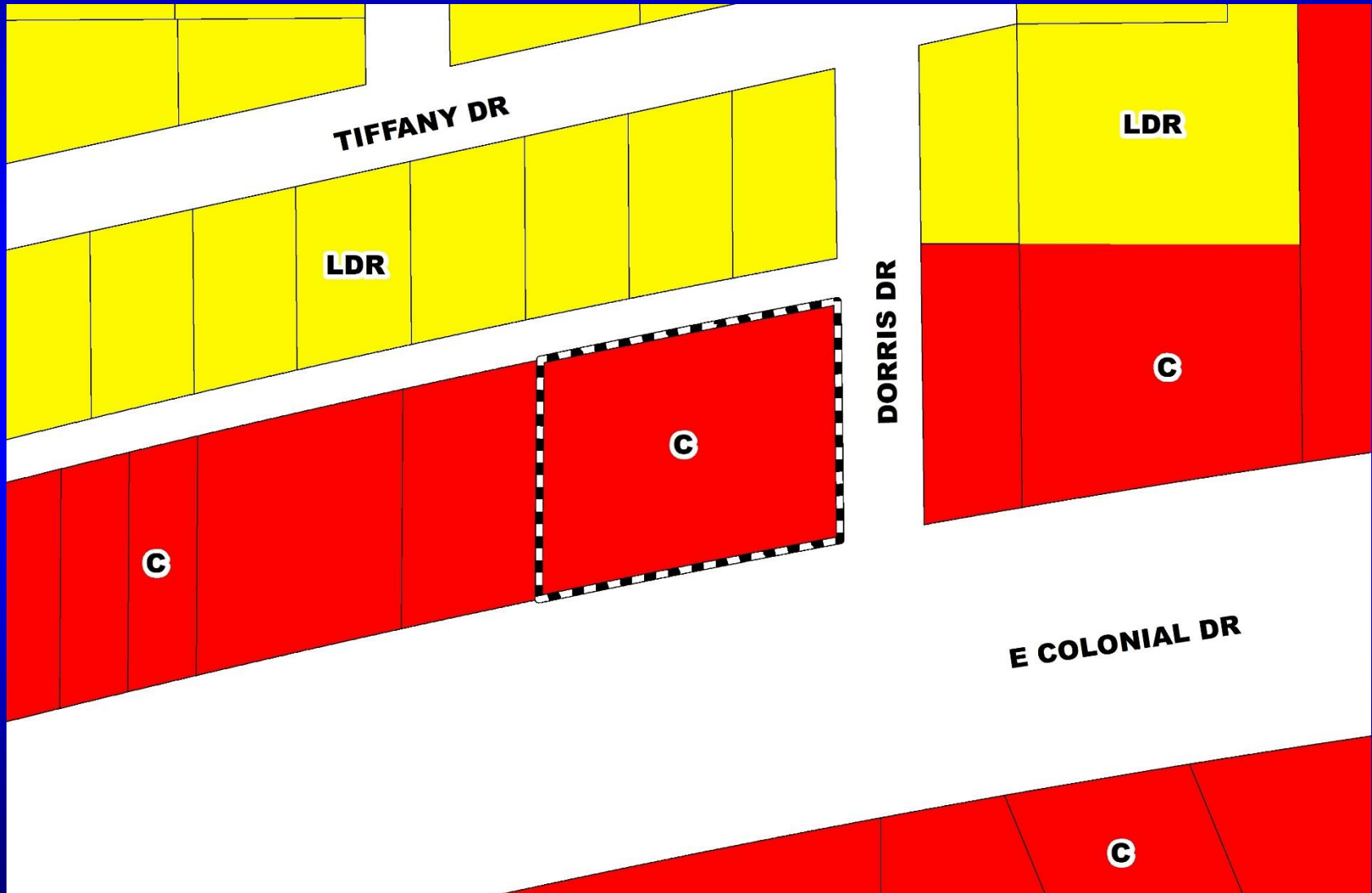


RZ-19-01-061 – Michael D. Harding, MHarding Enterprises, Inc. Planning and Zoning Commission (PZC) Appeal

Case:	RZ-19-01-061
Appellant:	Michael D. Harding, MHarding Enterprises, Inc.
Applicant:	Michael D. Harding, MHarding Enterprises, Inc.
District:	5
Location:	7309 E. Colonial Drive; or generally located on the north side of E. Colonial Drive, the west side of Dorris Drive, approximately 1,100 feet east of N. Forsyth Road
Acreage:	0.83-gross acre
From:	C-1 (Retail Commercial District)
To:	C-2 (General Commercial District)
Proposed Use:	Outdoor storage and display of merchandise and overnight vehicle parking

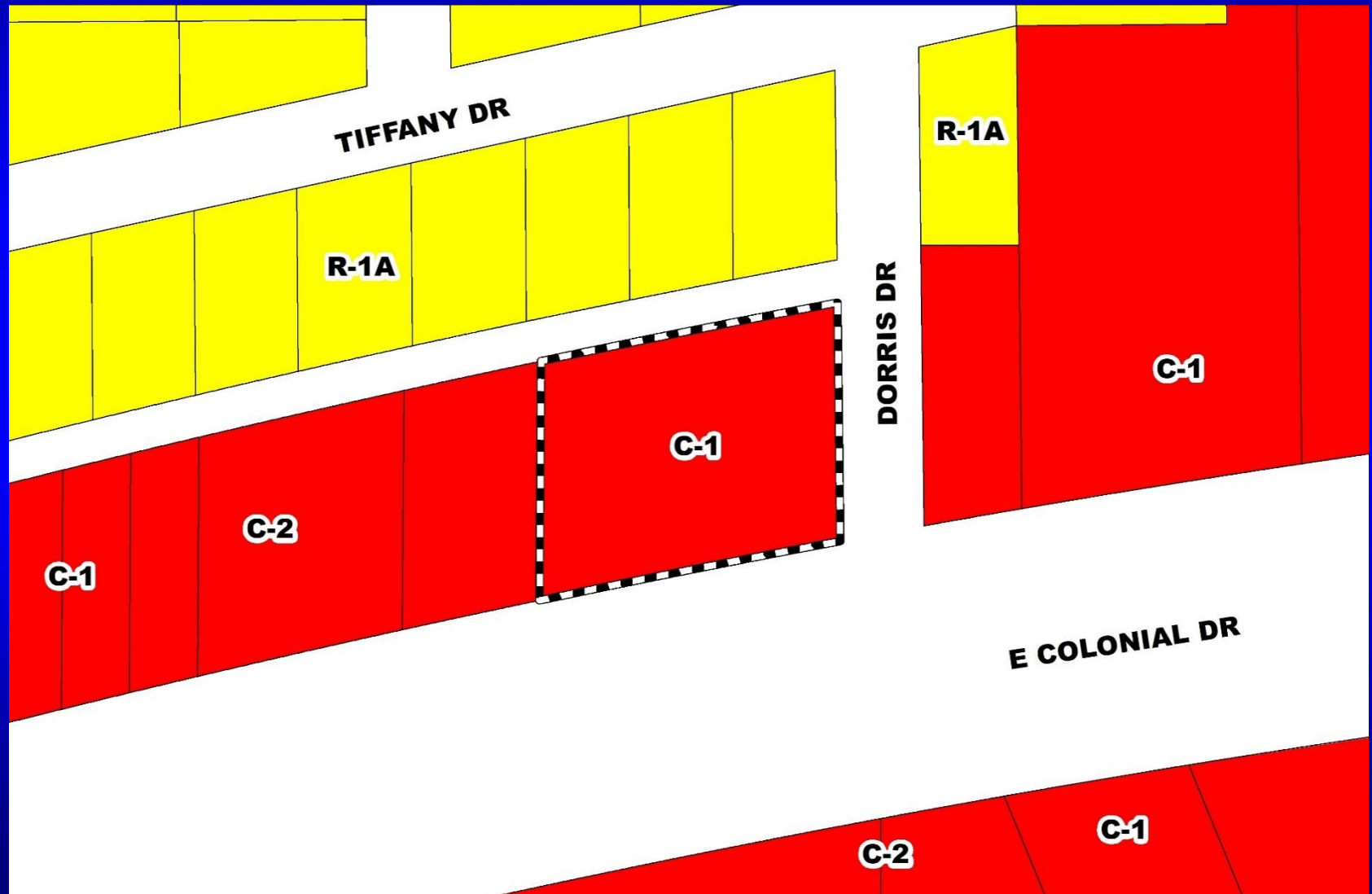


RZ-19-01-061 – Michael D. Harding, MHarding Enterprises, Inc.
Planning and Zoning Commission (PZC) Appeal
Future Land Use Map





RZ-19-01-061 – Michael D. Harding Planning and Zoning Commission (PZC) Appeal Zoning Map





**RZ-19-01-061 – Michael D. Harding, MHarding Enterprises, Inc.
Planning and Zoning Commission (PZC) Appeal
Aerial Map**





Action Requested

PZC Recommendation

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

District 5



Monk Property PD / Monk Property Preliminary Subdivision Plan

Case: PSP-18-10-340

Project Name: Monk Property PD / Monk Property PSP

Applicant: James Hoffman, VHB, Inc.

District: 1

Acreage: 49.57 gross acres

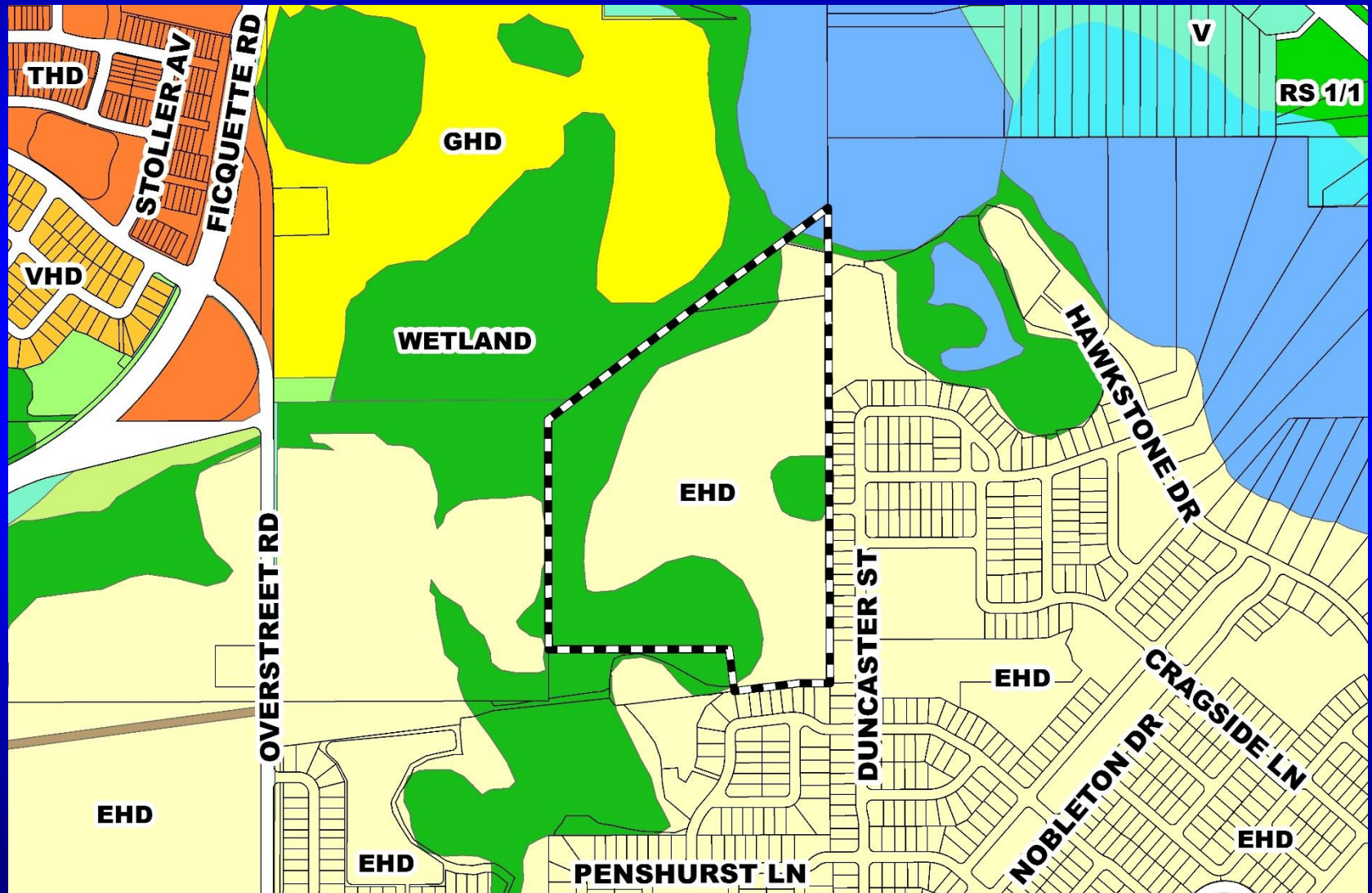
Location: North of Overstreet Road / South of Winter Garden Vineland Road

Request: To subdivide 49.57 acres in order to construct 81 single-family detached dwelling units.

Additionally, two (2) waivers from Orange County Code are requested to 1) allow a minimum rear yard setback of 20' for lots not abutting the adjacent property along the eastern property line, in lieu of 25' and 2) to allow lots greater than 50' in width that face neighborhood squares or parks to be front loaded.

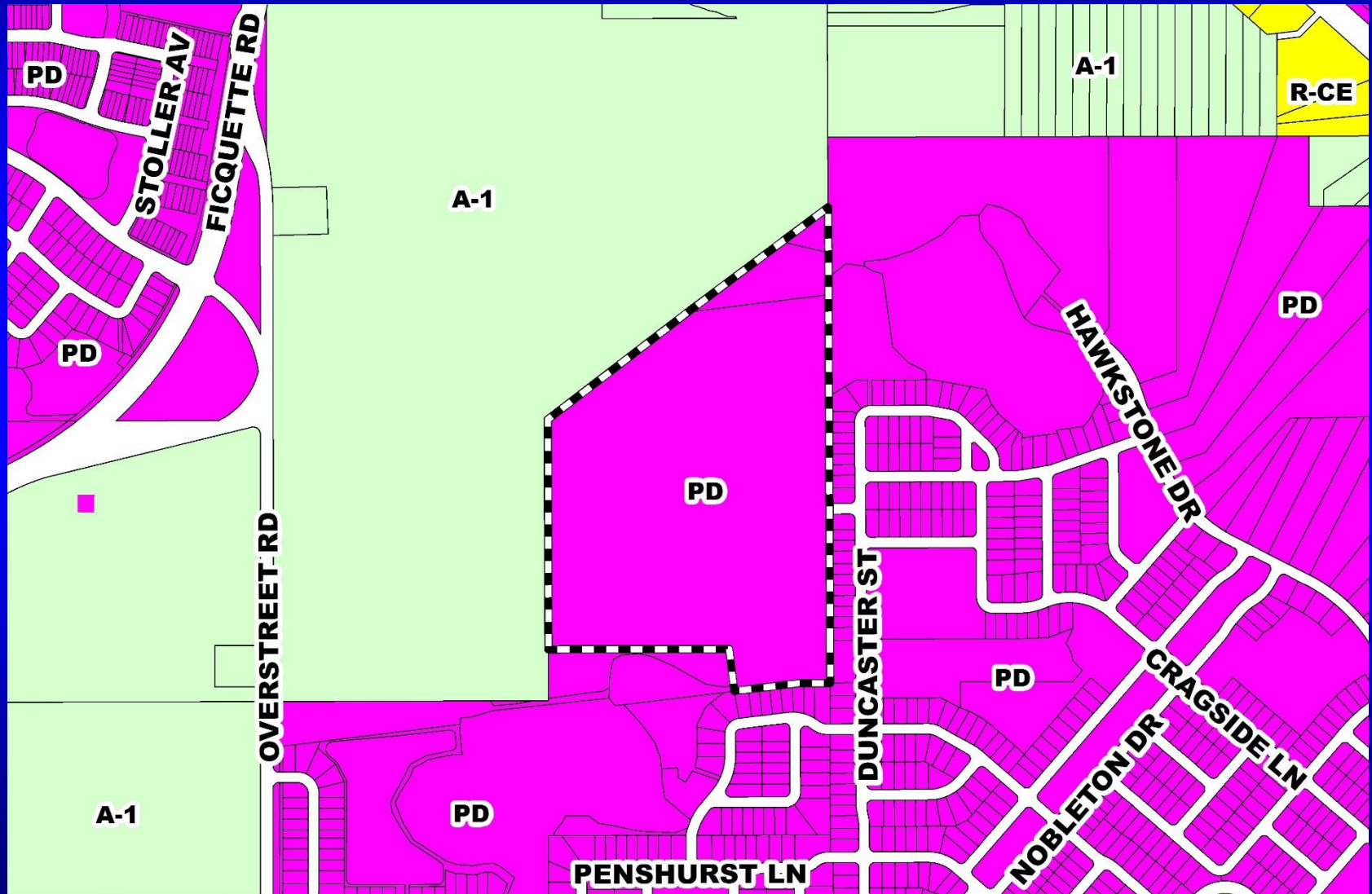


Monk Property PD / Monk Property Preliminary Subdivision Plan Future Land Use Map



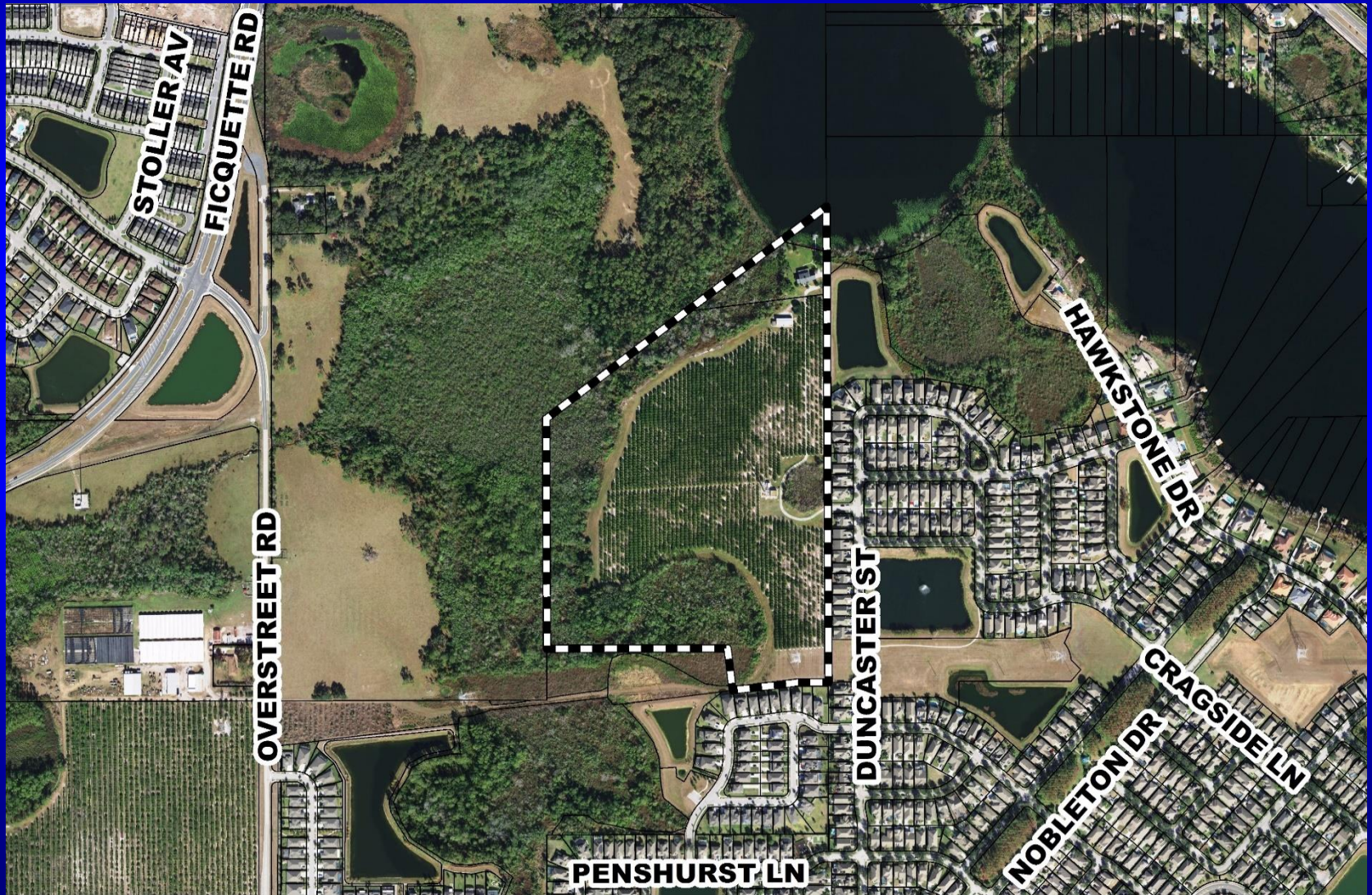


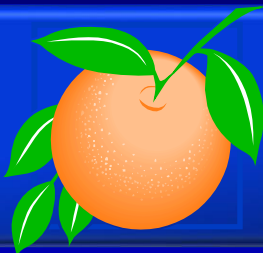
Monk Property PD / Monk Property Preliminary Subdivision Plan Zoning Map





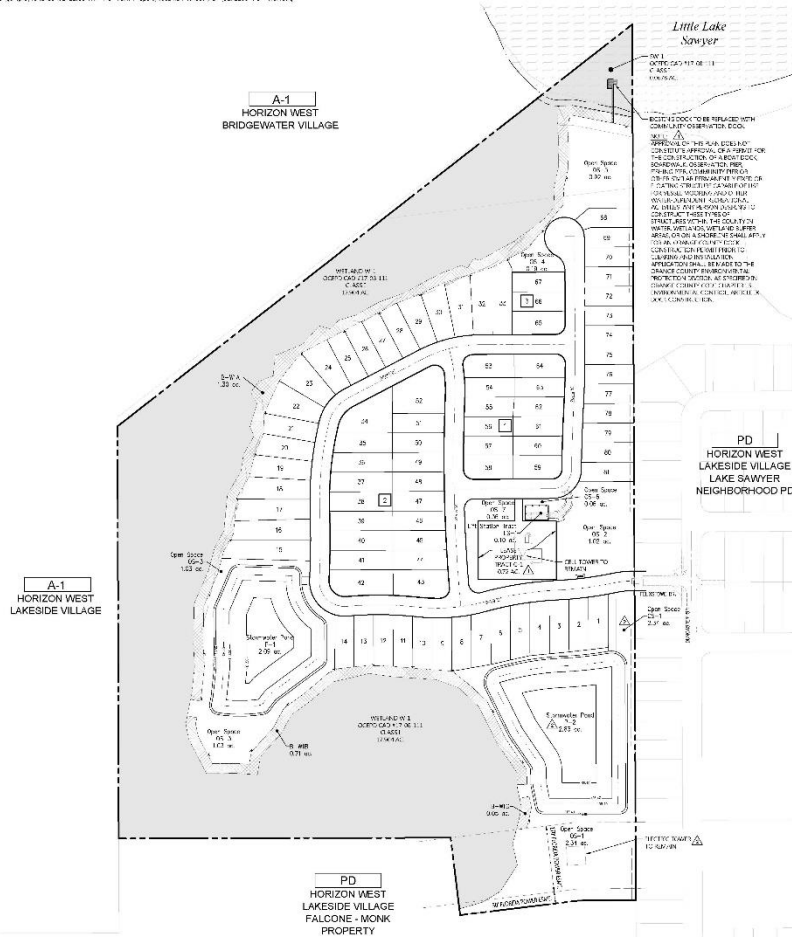
Monk Property PD / Monk Property Preliminary Subdivision Plan Aerial Map





Monk Property PD / Monk Property Preliminary Subdivision Plan Preliminary Subdivision Plan

Monk Property PD / Monk Property Preliminary Subdivision Plan / Preliminary Subdivision Plan



Block Size Chart	
Block #	Per Acre (sq. ft.)
1	1,000
2	1,000
3	1,000
4	1,000
5	1,000
6	1,000
7	1,000
8	1,000
9	1,000
10	1,000
11	1,000
12	1,000
13	1,000
14	1,000
15	1,000
16	1,000
17	1,000
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85	1,000
86	1,000
87	1,000
88	1,000
89	1,000
90	1,000
91	1,000
92	1,000
93	1,000
94	1,000
95	1,000
96	1,000
97	1,000
98	1,000
99	1,000
100	1,000

Open Space Table	
Open Space	Area
0-1	2.0
0-2	1.0
0-3	1.0
0-4	1.0
0-5	1.0
0-6	1.0
0-7	1.0
0-8	1.0
0-9	1.0
1-0	1.0
1-1	1.0
1-2	1.0
1-3	1.0
1-4	1.0
1-5	1.0
1-6	1.0
1-7	1.0
1-8	1.0
1-9	1.0
2-0	1.0
2-1	1.0
2-2	1.0
2-3	1.0
2-4	1.0
2-5	1.0
2-6	1.0
2-7	1.0
2-8	1.0
2-9	1.0
3-0	1.0
3-1	1.0
3-2	1.0
3-3	1.0
3-4	1.0
3-5	1.0
3-6	1.0
3-7	1.0
3-8	1.0
3-9	1.0
4-0	1.0
4-1	1.0
4-2	1.0
4-3	1.0
4-4	1.0
4-5	1.0
4-6	1.0
4-7	1.0
4-8	1.0
4-9	1.0
5-0	1.0
5-1	1.0
5-2	1.0
5-3	1.0
5-4	1.0
5-5	1.0
5-6	1.0
5-7	1.0
5-8	1.0
5-9	1.0
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6-2	1.0
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6-4	1.0
6-5	1.0
6-6	1.0
6-7	1.0
6-8	1.0
6-9	1.0
7-0	1.0
7-1	1.0
7-2	1.0
7-3	1.0
7-4	1.0
7-5	1.0
7-6	1.0
7-7	1.0
7-8	1.0
7-9	1.0
8-0	1.0
8-1	1.0
8-2	1.0
8-3	1.0
8-4	1.0
8-5	1.0
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8-7	1.0
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8-9	1.0
9-0	1.0
9-1	1.0
9-2	1.0
9-3	1.0
9-4	1.0
9-5	1.0
9-6	1.0
9-7	1.0
9-8	1.0
9-9	1.0

Lot Size Chart				
Parcel #	Type	Min. Avg. Size (Sq. Ft.)	Max. Avg. Size (Sq. Ft.)	Lot Count
1	Residential	2500	5000	10

Trip Allocation Chart				
Phase	Units	Unit Type	Trip Factor	Trips
1	1	Single Family	1.0	1.0
2	1	Single Family	1.0	1.0
3	1	Single Family	1.0	1.0
4	1	Single Family	1.0	1.0
5	1	Single Family	1.0	1.0
6	1	Single Family	1.0	1.0
7	1	Single Family	1.0	1.0
8	1	Single Family	1.0	1.0
9	1	Single Family	1.0	1.0
10	1	Single Family	1.0	1.0
11	1	Single Family	1.0	1.0
12	1	Single Family	1.0	1.0
13	1	Single Family	1.0	1.0
14	1	Single Family	1.0	1.0
15	1	Single Family	1.0	1.0
16	1	Single Family	1.0	1.0
17	1	Single Family	1.0	1.0
18	1	Single Family	1.0	1.0
19	1	Single Family	1.0	1.0
20	1	Single Family	1.0	1.0
21	1	Single Family	1.0	1.0
22	1	Single Family	1.0	1.0
23	1	Single Family	1.0	1.0
24	1	Single Family	1.0	1.0
25	1	Single Family	1.0	1.0
26	1	Single Family	1.0	1.0
27	1	Single Family	1.0	1.0
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29	1	Single Family	1.0	1.0
30	1	Single Family	1.0	1.0
31	1	Single Family	1.0	1.0
32	1	Single Family	1.0	1.0
33	1	Single Family	1.0	1.0
34	1	Single Family	1.0	1.0
35	1	Single Family	1.0	1.0
36	1	Single Family	1.0	1.0
37	1	Single Family	1.0	1.0
38	1	Single Family	1.0	1.0
39	1	Single Family	1.0	1.0
40	1	Single Family	1.0	1.0
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43	1	Single Family	1.0	1.0
44	1	Single Family	1.0	1.0
45	1	Single Family	1.0	1.0
46	1	Single Family	1.0	1.0
47	1	Single Family	1.0	1.0
48	1	Single Family	1.0	1.0
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95	1	Single Family	1.0	1.0
96	1	Single Family	1.0	1.0
97	1	Single Family	1.0	1.0
98	1	Single Family	1.0	1.0
99	1	Single Family	1.0	1.0
100	1	Single Family	1.0	1.0

Unit Count Table		
Phase	Unit Type	Total Units
1	Single Family	100
2	Single Family	100
3	Single Family	100
4	Single Family	100
5	Single Family	100
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8	Single Family	100
9	Single Family	100
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97	Single Family	100
98	Single Family	100
99	Single Family	100
100	Single Family	100

GENERAL SITE DATA:

PROJECT NAME	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
OWNER	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
DESIGNER	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
DATE	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
SCALE	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT LOCATION	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT DESCRIPTION	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT PURPOSE	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT SCOPE	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT BOUNDARY	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT AREA	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT PERMIT	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT STATUS	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT CONTACT	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT PHONE	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT FAX	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT EMAIL	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT WEBSITE	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT ADDRESS	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT CITY	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT STATE	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT ZIP	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT COUNTY	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT COUNTRY	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT REGION	MONK PROPERTY PD / MONK PROPERTY PRELIMINARY SUBDIVISION PLAN
PROJECT ZONE	MON



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Monk Property Planned Development / Monk Property Preliminary Subdivision Plan dated “Received April 10, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

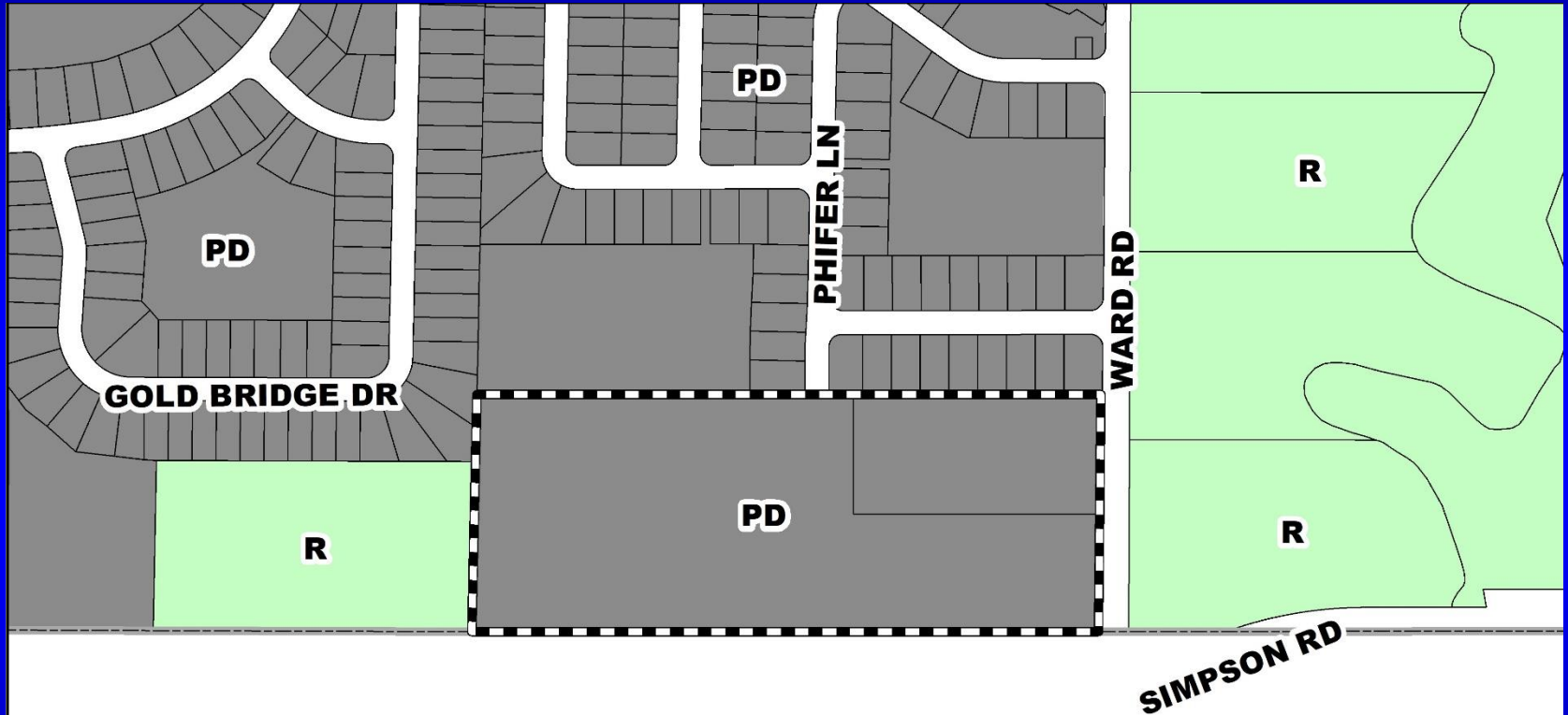


Bishop PD / Bishop Landing Phase 3 Preliminary Subdivision Plan

Case:	PSP-18-10-325
Project Name:	Bishop PD / Bishop Landing Phase 3 PSP
Applicant:	Tony Reddeck, GAI Consultants, Inc.
District:	4
Acreage:	14.83 gross acres
Location:	North of Simpson Road / West of Ward Road
Request:	To subdivide 14.83 acres in order to construct 53 single-family detached dwelling units.



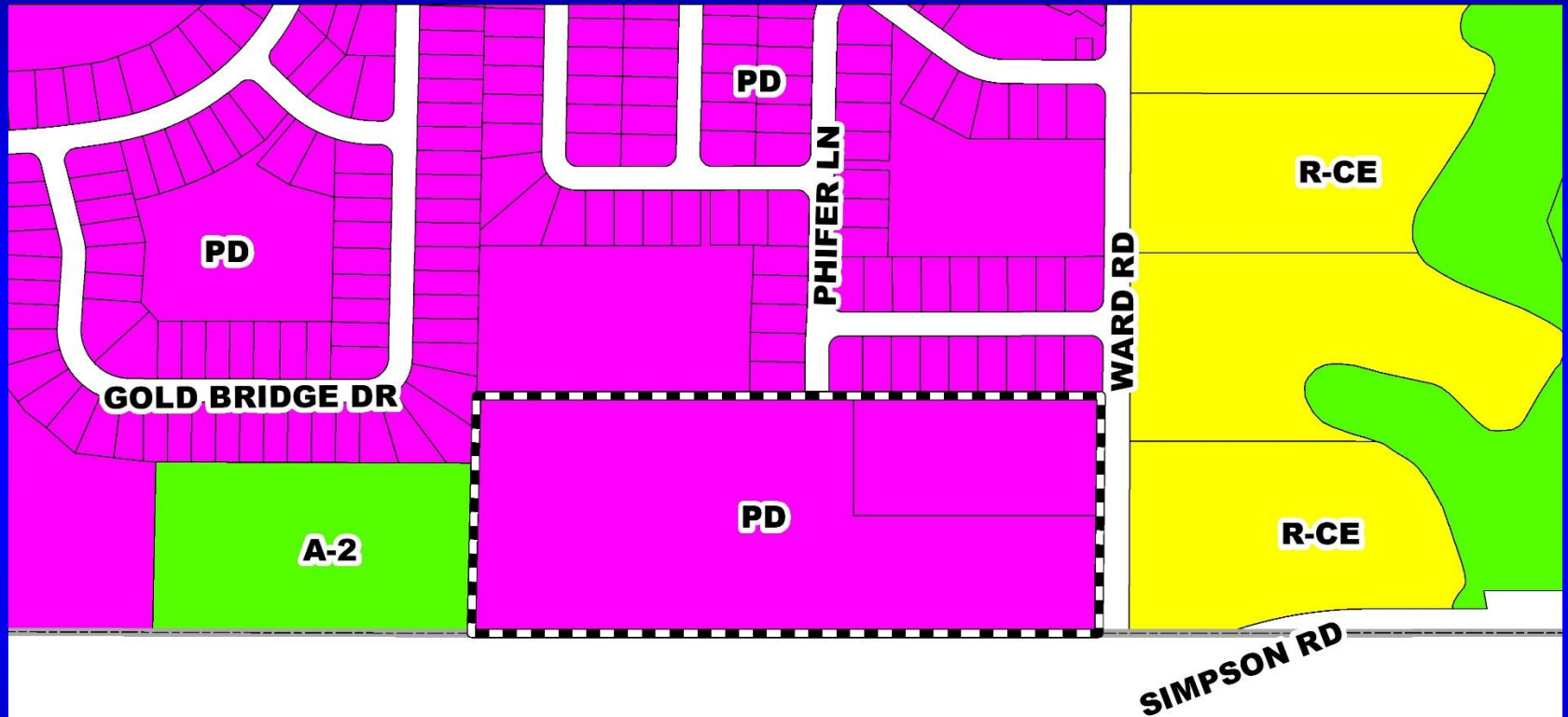
Bishop PD / Bishop Landing Phase 3 Preliminary Subdivision Plan Future Land Use Map



OSCEOLA COUNTY



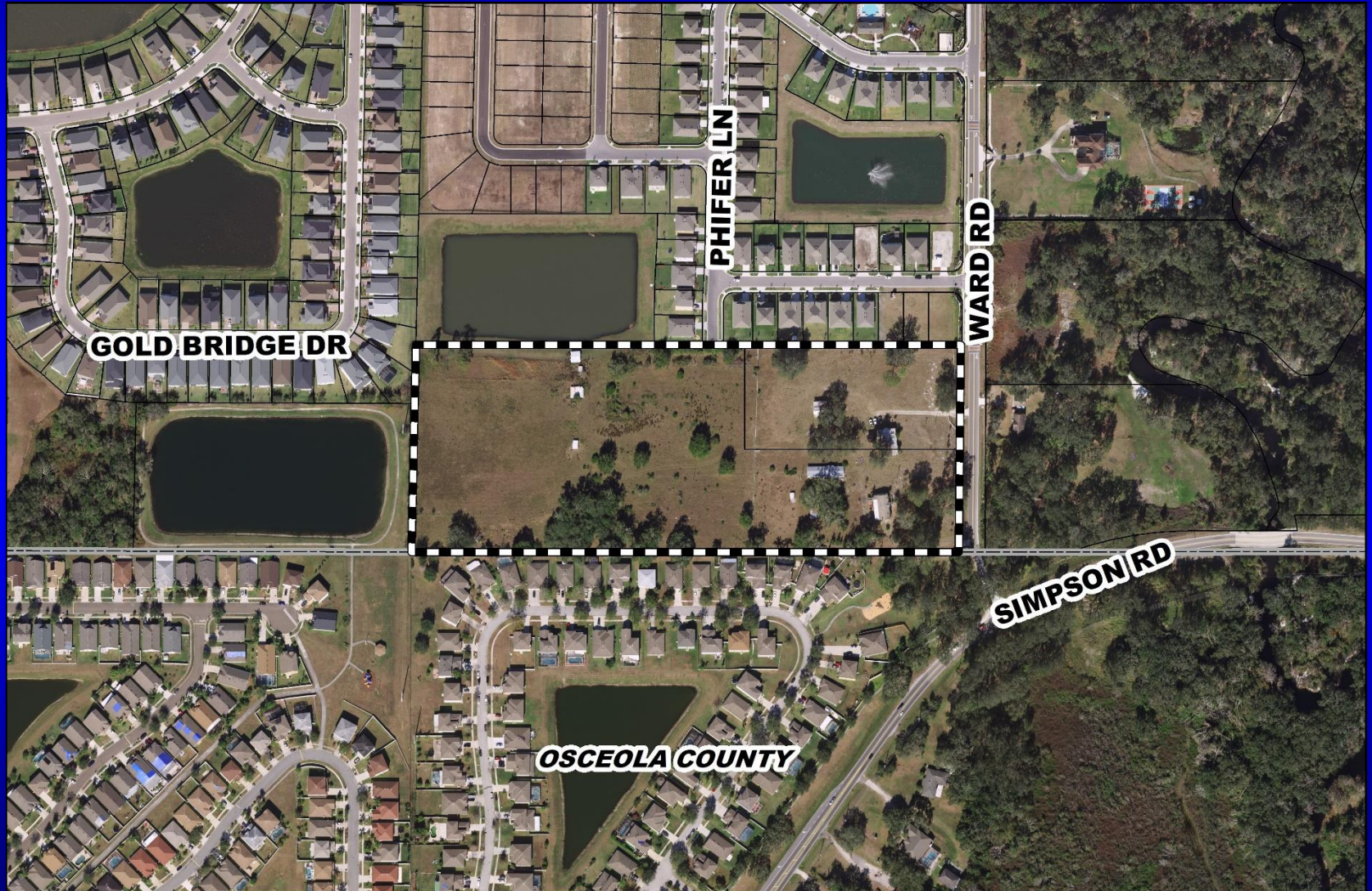
Bishop PD / Bishop Landing Phase 3 Preliminary Subdivision Plan Zoning Map

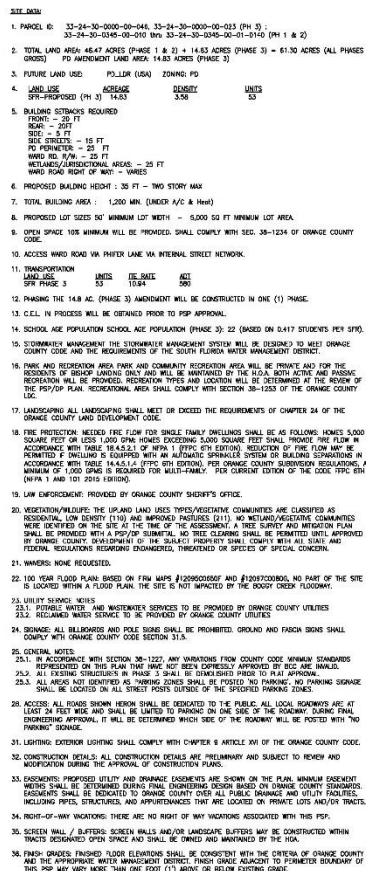


OSCEOLA COUNTY



Bishop PD / Bishop Landing Phase 3 Preliminary Subdivision Plan Aerial Map





LAND USE CALCULATIONS					
TRACT	USE	ACERAGE	% CREDIT	ACR/TACT TOWARD REQUIRED OPEN SPACE	OWNERSHIP/MAINTENANCE RESPONSIBILITY
A	STORMWATER	2.6	SEE NOTE 1 BELOW	1.33	SEE NOTE 2 BELOW
B	STORMWATER	1.97	SEE NOTE 1 BELOW	0	SEE NOTE 2 BELOW
C	OPEN SPACE/RECREATION	0.44	100%	0.44	HGA
D	OPEN SPACE/RECREATION	0.33	100%	0.33	HGA
E	FUTURE RIGHT-OF-WAY	0.00	SEE NOTE 2	0	ORANGE COUNTY
TOTAL OPEN SPACE PROVIDED				1.88	

NOTES:


1. NEITHER STORMWATER TRACTS OR CONSERVATION TRACTS OPEN SPACE SHALL ACCOUNT INDIVIDUALLY FOR MORE THAN 20% OF THE TOTAL OPEN SPACE PROVIDED. THE COMBINED AMOUNT OF BOTH OPEN SPACES SHALL NOT ACCOUNT FOR MORE THAN 30% OF THE TOTAL OPEN SPACE PROVIDED.


2. THE TRACT SHALL BE MAINTAINED BY ORANGE COUNTY WITH THE AGREEMENT TO ALLOW HIGH ACCESS TO THE TRACT FOR PEDESTRIAN PURPOSES.

3. THE TRACT & FUTURE RIGHT-OF-WAY WILL BE DEDICATED TO ORANGE COUNTY VIA PLAT.

OPEN SPACE / RECREATION UNIT / POUNDS

OPEN SPACE PROVIDED:	100 ± x 1.64 AC = 1.64 AC
RECREATION/POUNDS REQUIRED:	131 UNITS @ 0.00735 = 0.94 ACRES
	(2.5 ACRES PER 1000 POPULATION AT 1.31 PERSONS PER UNIT)

ACTIVE RECREATION AREA PROVIDED - GROUP D: 0.205 ACRES 

PASSIVE RECREATION AREA PROVIDED - GROUP C: 0.205 ACRES 

FOR LOC SEC 34-13120

TRACT & FUTURE RIGHT-OF-WAY

OVERALL SITE PLAN		BISHOP LANDING PHASE 3 ORANGE COUNTY, FLORIDA		<table border="1"> <tr> <td>SCALE:</td> <td>AS SHOWN</td> </tr> <tr> <td>DATE:</td> <td>10/11/2019</td> </tr> <tr> <td>DRAWN:</td> <td>LCF</td> </tr> <tr> <td>CHECKED:</td> <td>CNL</td> </tr> <tr> <td>APPROVED:</td> <td>RSC</td> </tr> </table>		SCALE:	AS SHOWN	DATE:	10/11/2019	DRAWN:	LCF	CHECKED:	CNL	APPROVED:	RSC														
SCALE:	AS SHOWN																												
DATE:	10/11/2019																												
DRAWN:	LCF																												
CHECKED:	CNL																												
APPROVED:	RSC																												
 <p>gai consultants 430 800 815 SOUTH FLORIDA AVE. SUITE 700 ORANGE, FLORIDA 32668 PHONE: (407) 431-5336</p>		<p>PROJECT NO: 101901-00 A17093.00</p>		<table border="1"> <tr> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> </tr> <tr> <td>10/11/2019</td> <td>10/11/2019</td> <td>10/11/2019</td> <td>10/11/2019</td> <td>10/11/2019</td> <td>10/11/2019</td> </tr> <tr> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> </tr> <tr> <td>10/11/2019</td> <td>10/11/2019</td> <td>10/11/2019</td> <td>10/11/2019</td> <td>10/11/2019</td> <td>10/11/2019</td> </tr> </table>		DATE	DATE	DATE	DATE	DATE	DATE	10/11/2019	10/11/2019	10/11/2019	10/11/2019	10/11/2019	10/11/2019	DATE	DATE	DATE	DATE	DATE	DATE	10/11/2019	10/11/2019	10/11/2019	10/11/2019	10/11/2019	10/11/2019
DATE	DATE	DATE	DATE	DATE	DATE																								
10/11/2019	10/11/2019	10/11/2019	10/11/2019	10/11/2019	10/11/2019																								
DATE	DATE	DATE	DATE	DATE	DATE																								
10/11/2019	10/11/2019	10/11/2019	10/11/2019	10/11/2019	10/11/2019																								
PROJECT NO: 101901-00		A17093.00		REV: 010																									



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Bishop Planned Development / Bishop Landing Phase 3 Preliminary Subdivision Plan dated “Received April 4, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



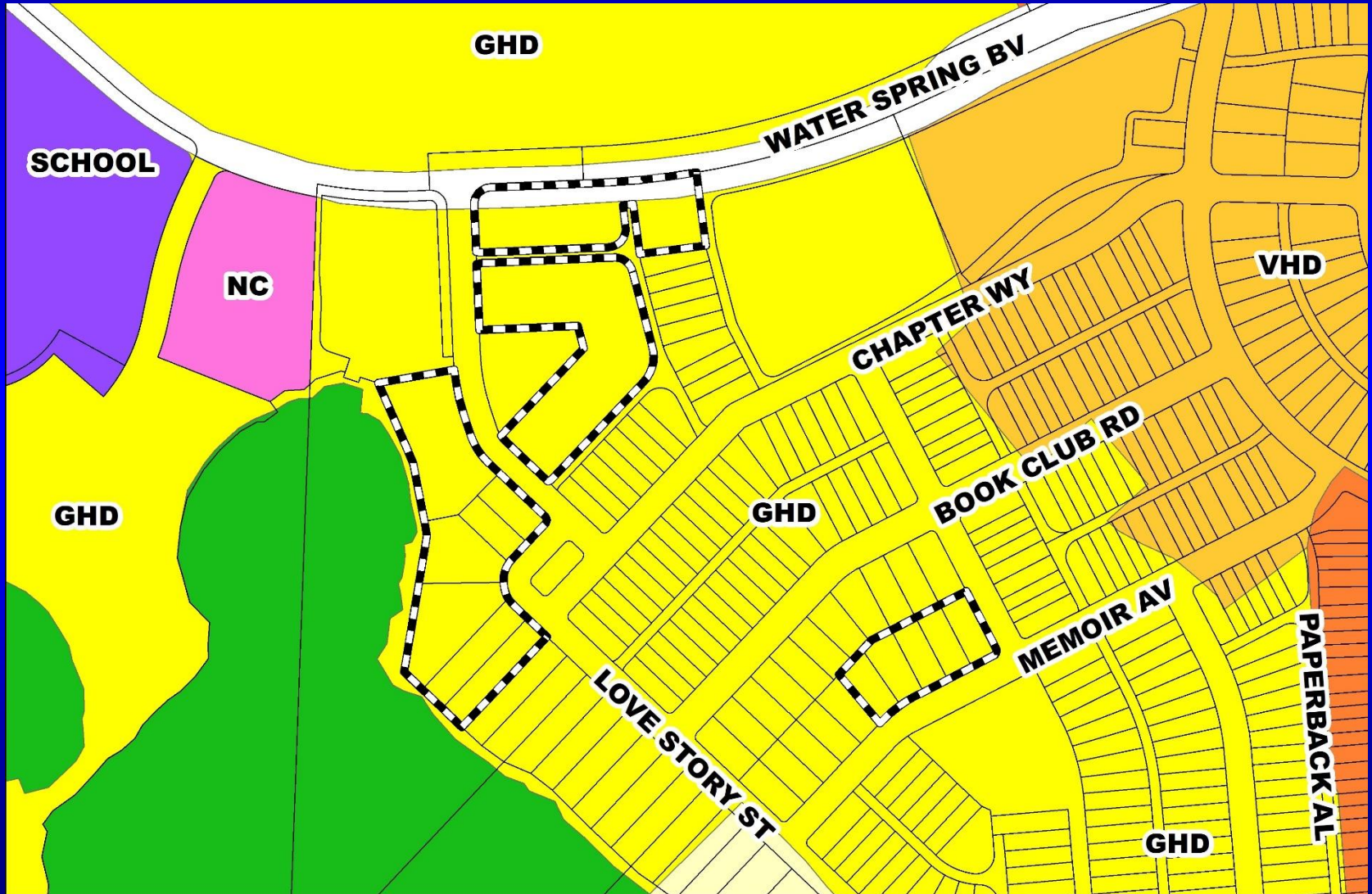
Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4, & 1B-5 Preliminary Subdivision Plan

Case:	CDR-18-06-188
Project Name:	Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4, & 1B-5 PSP
Applicant:	Eric Warren, Poulos & Bennett, LLC
District:	1
Acreage:	44.29 gross acres
Location:	South of Flamingo Crossings Boulevard, West of Avalon Road
Request:	To add 9 townhouses and 20 single-family dwelling units, renumber the lots in Phase 1B-4, revise a previously approved waiver from July 11, 2017 BCC to add lots specifically from the PSP, and to request a waiver to allow front loaded lots to face a neighborhood square or park.



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

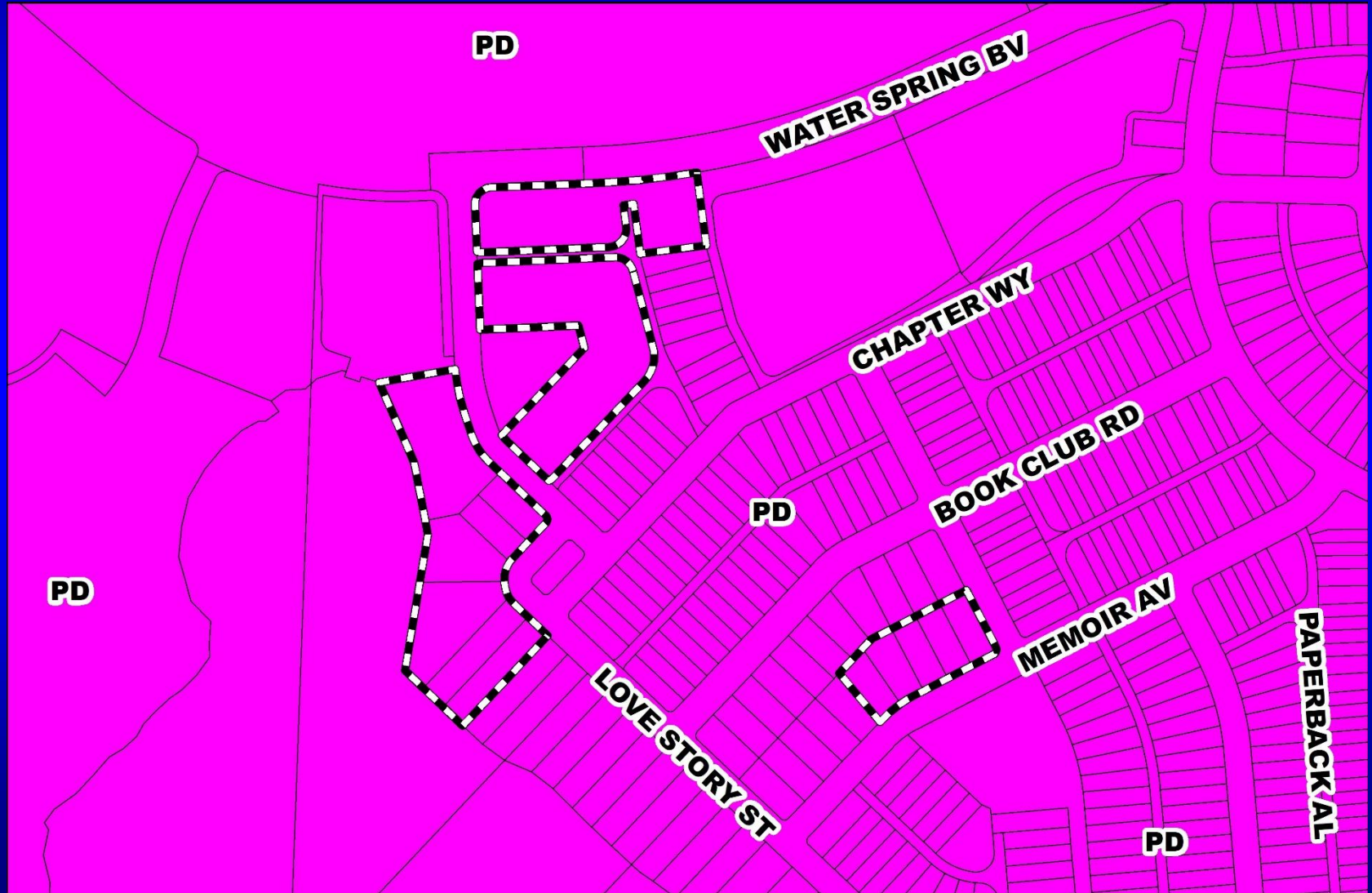
Future Land Use Map





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

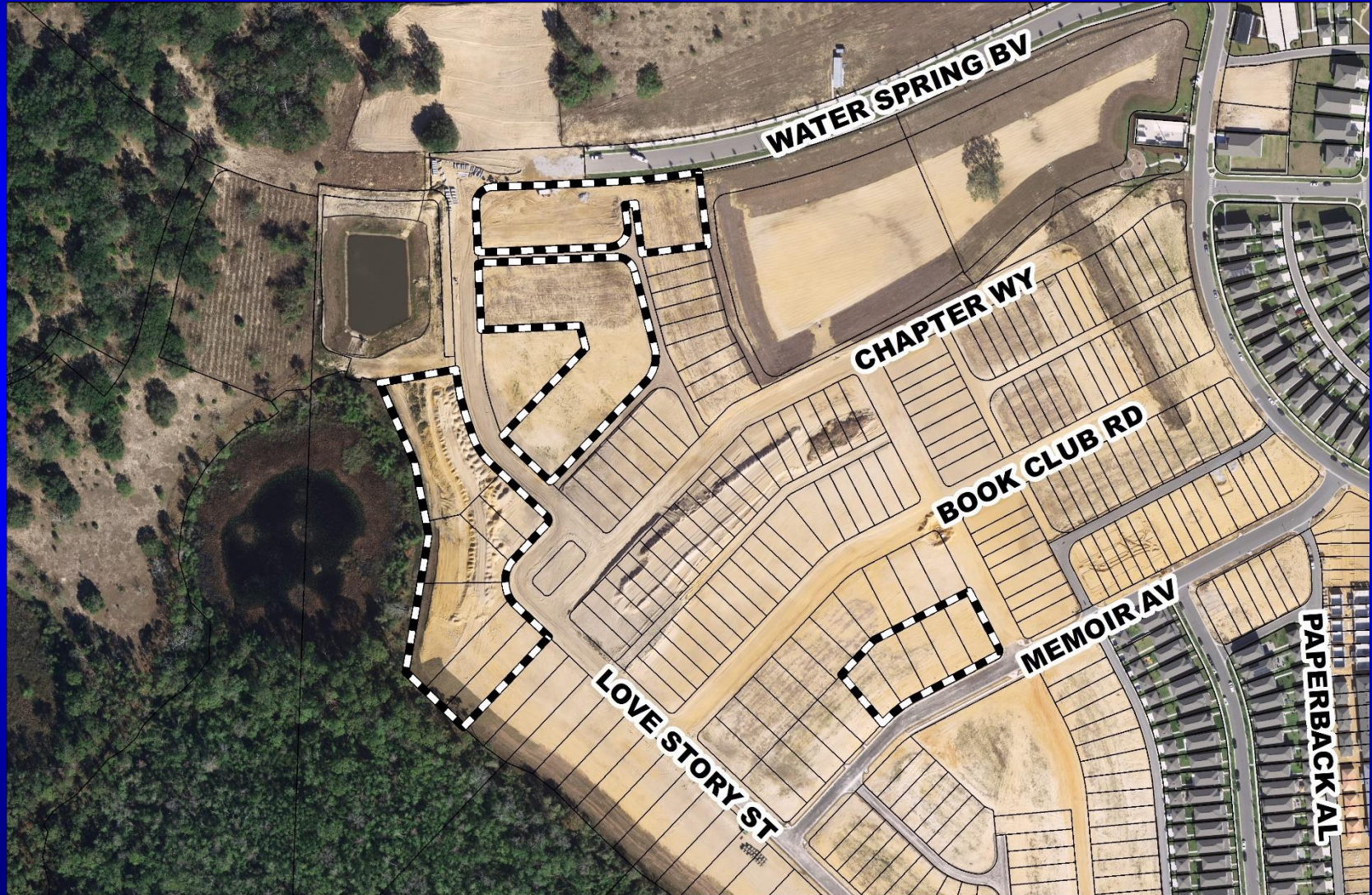
Zoning Map

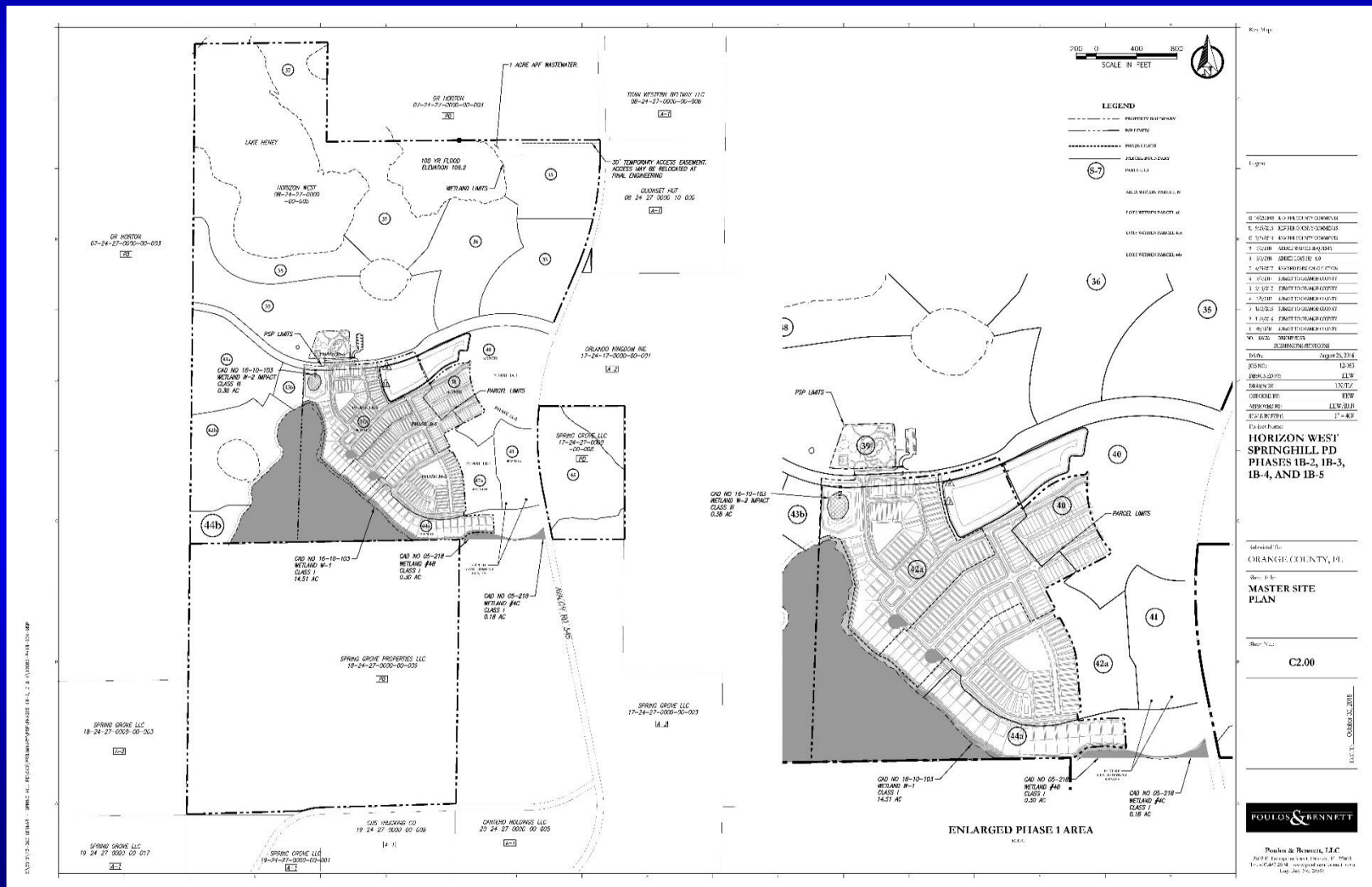




Springhill PD / Springhill Phases 1B-2, 1B-3, 1B-4, & 1B-5 Preliminary Subdivision Plan

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 November 2, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Orangewood N-2 PD / Grande Pines Parcel 11D Preliminary Subdivision Plan

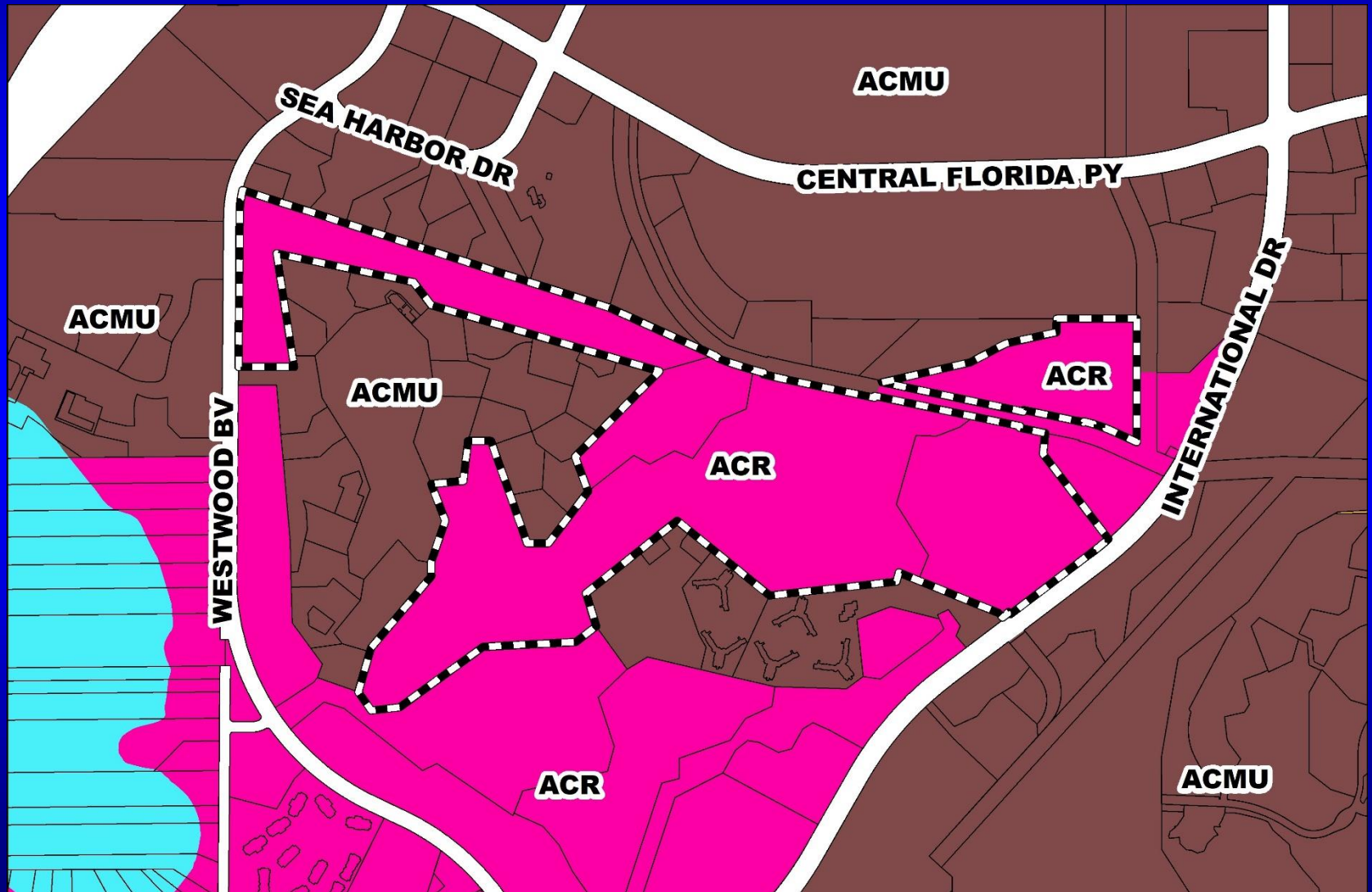
Case:	CDR-18-07-231
Project Name:	Orangewood N-2 PD / Grande Pines Parcel 11D PSP
Applicant:	James McNeil, Jr., Akerman, LLP
District:	1
Acreage:	118.78 gross acres
Location:	South Central Florida Parkway / East of Westwood Boulevard
Request:	To change the use from single-family residential to short-term rental; add a site plan for proposed amenity included in Phase 1 Park P-1; revise the PSP boundary to remove the commercial tracts fronting International Drive; and to add gates off International Drive and Westwood Boulevard



Orangewood N-2 PD / Grande Pines Parcel 11D

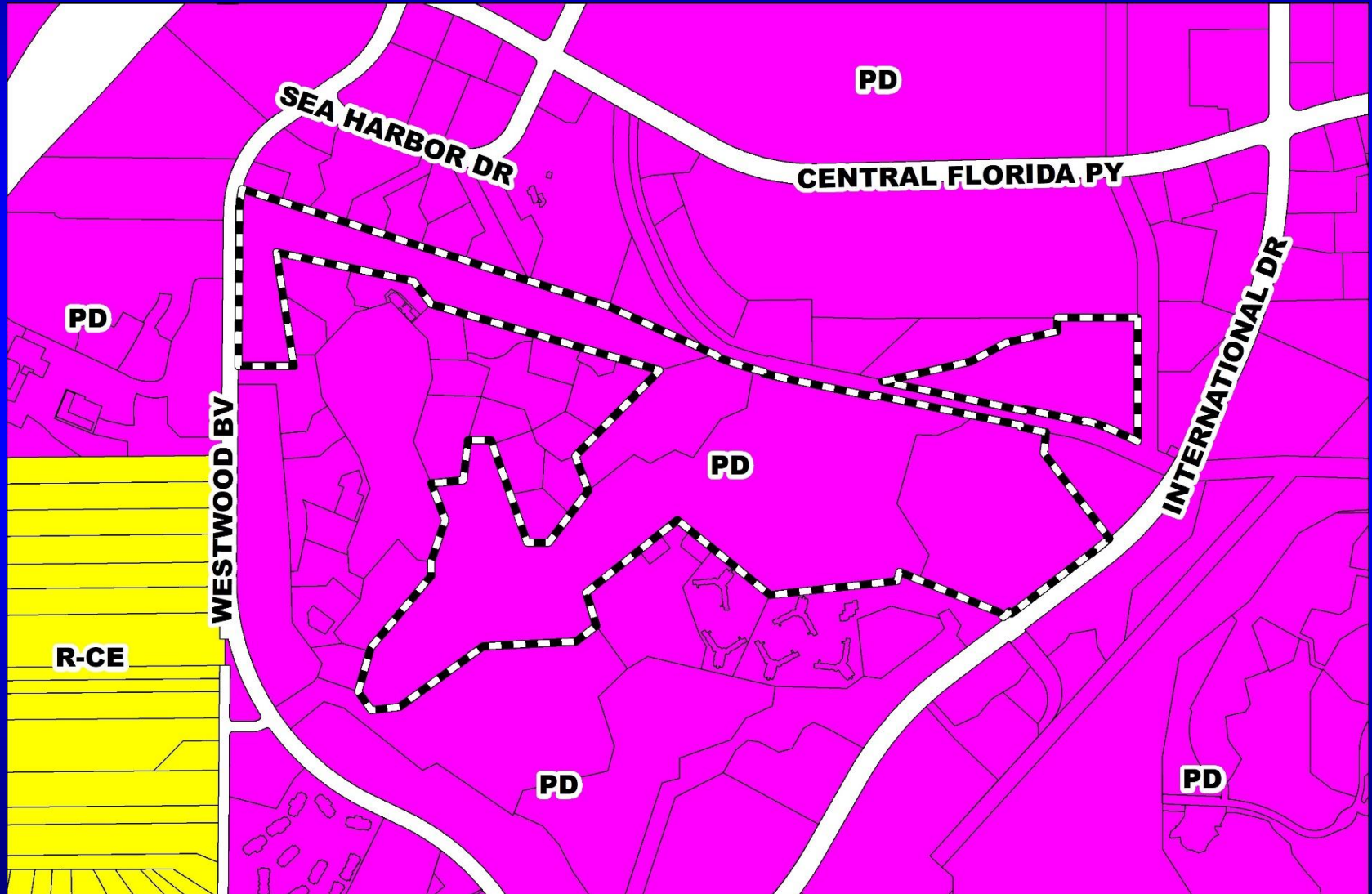
Preliminary Subdivision Plan

Future Land Use Map





Orangewood N-2 PD / Grande Pines Parcel 11D Preliminary Subdivision Plan Zoning Map

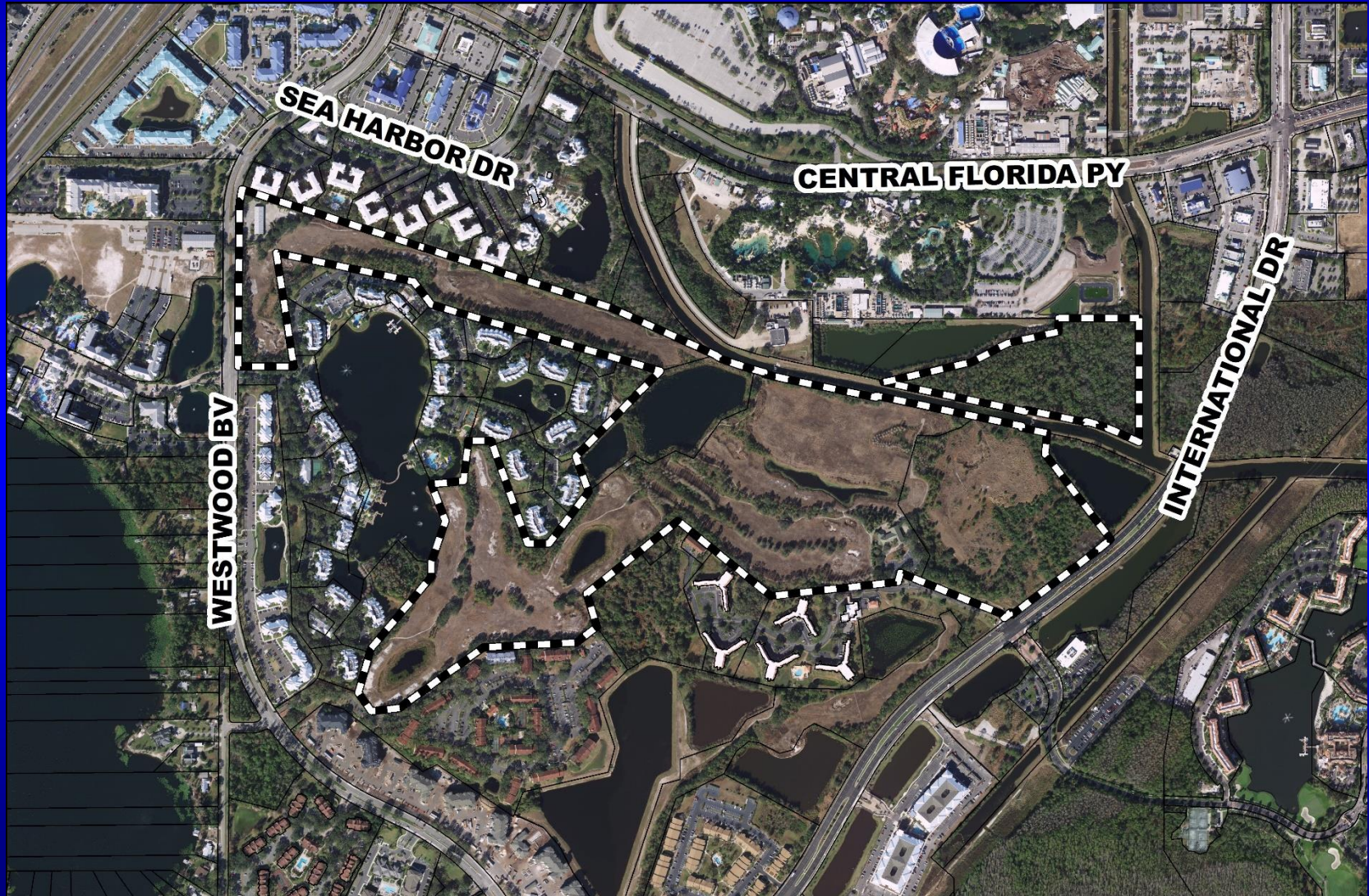




Orangewood N-2 PD / Grande Pines Parcel 11D

Preliminary Subdivision Plan

Aerial Map

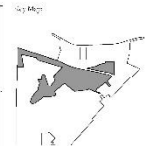
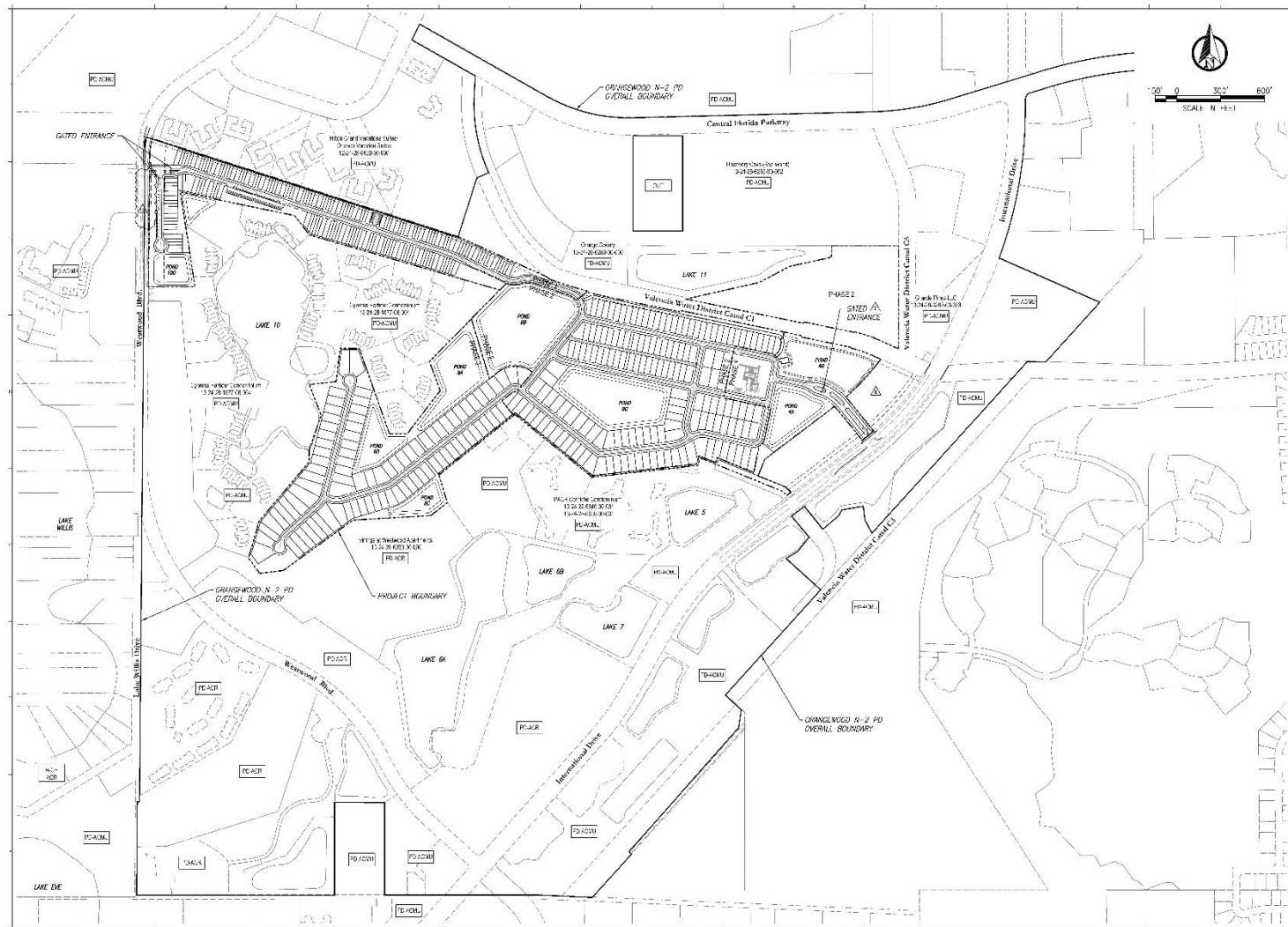




Orangewood N-2 PD / Grande Pines Parcel 11D

Preliminary Subdivision Plan

Preliminary Subdivision Plan



GRANDE PINES
PSP-15-03-060
CDR 18-07-231

ORANGE COUNTY, FL
MASTER SITE PLAN

C2.00

POULOS & BENNETT
Poulos & Bennett, LLC
1801 S. 1st Street, Suite 100, Orlando, FL 32801
407.451.1111



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Orangewood N-2 Planned Development / Grande Pines Parcel 11D Preliminary Subdivision Plan dated “Received March 29, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Board of County Commissioners

Public Hearings

May 21, 2019