



Board of County Commissioners

Public Hearings

August 20, 2019



RZ-19-06-015 – James R. Morrison Planning and Zoning Commission (PZC) Appeal

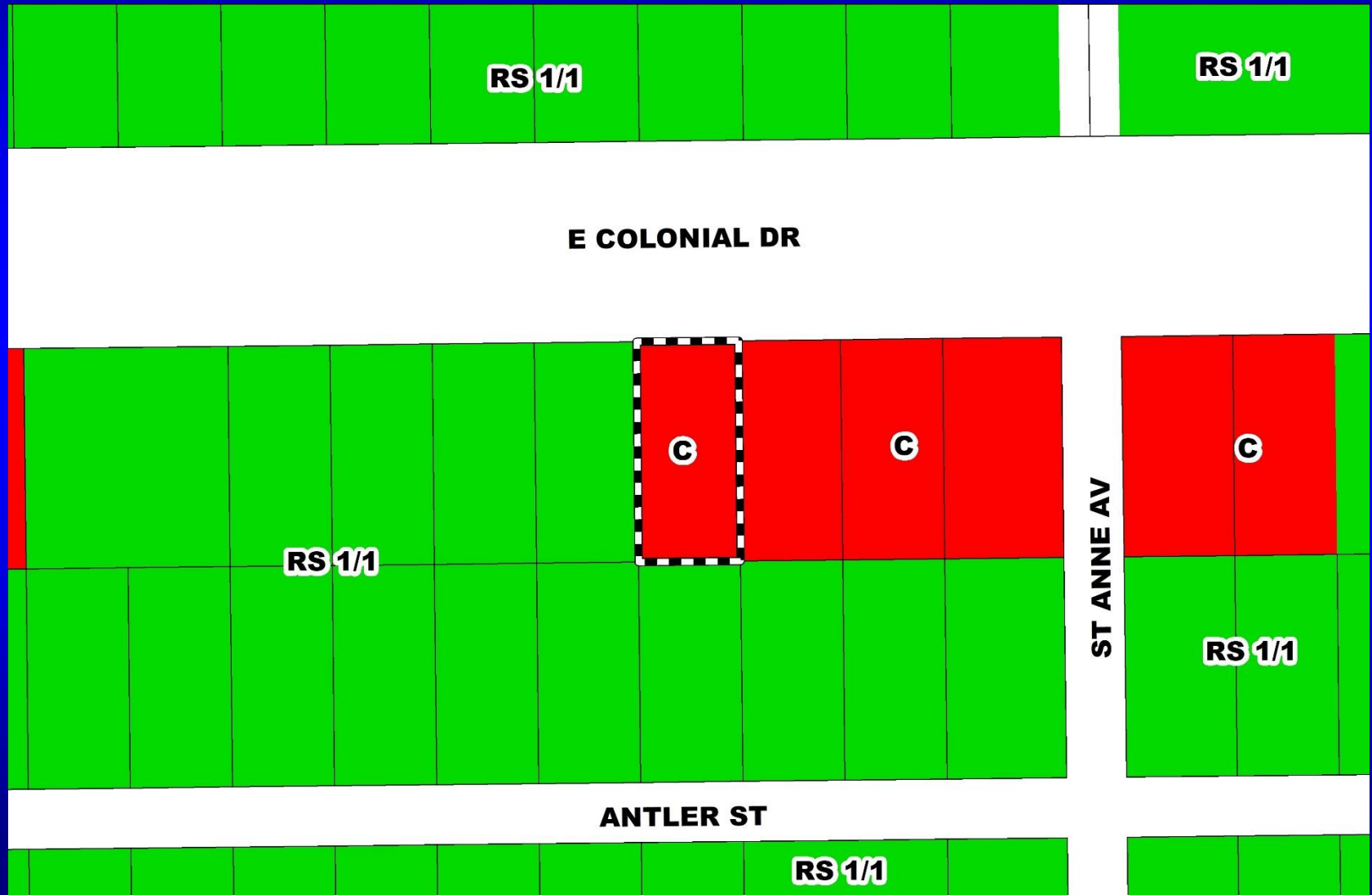
Case:	RZ-19-06-015
Applicant:	James R. Morrison, Florida Manufactured Home Sales, LLC
Appellant:	James R. Morrison, Florida Manufactured Home Sales, LLC
District:	2
Location:	25140 E. Colonial Drive; or generally located on the south side of E. Colonial Drive, approximately 325 feet west of St. Anne Avenue
Acreage:	0.52-gross acre
From:	C-1 (Retail Commercial District)
To:	C-2 (General Commercial District)
Proposed Use:	Outdoor sales, display and storage of mobile homes and sheds



RZ-19-06-015 – James R. Morrison

Planning and Zoning Commission (PZC) Appeal

Future Land Use Map

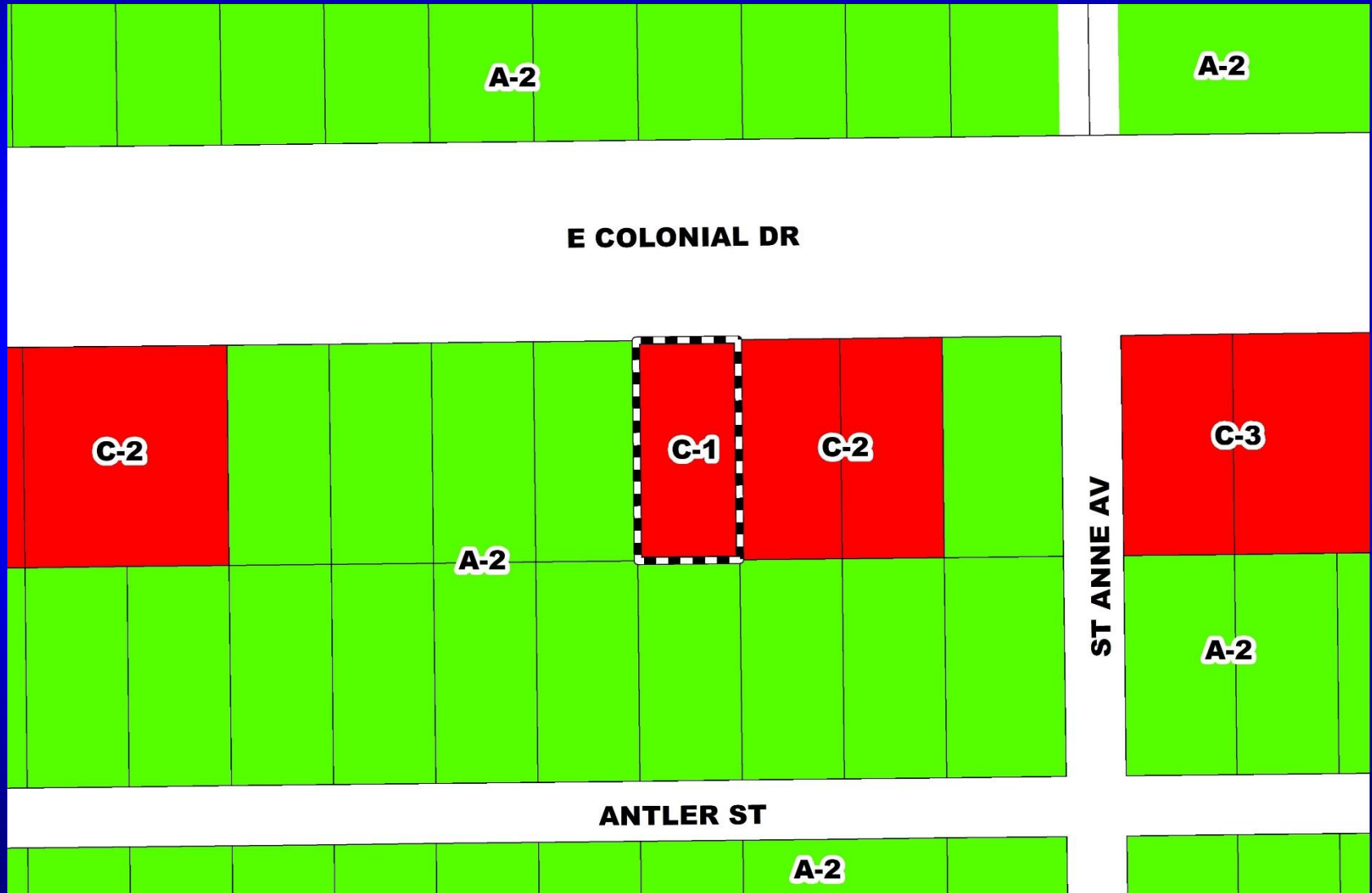




RZ-19-06-015 – James R. Morrison

Planning and Zoning Commission (PZC) Appeal

Zoning Map





RZ-19-06-015 – James R. Morrison

Planning and Zoning Commission (PZC) Appeal

Aerial Map





Action Requested

PZC Recommendation

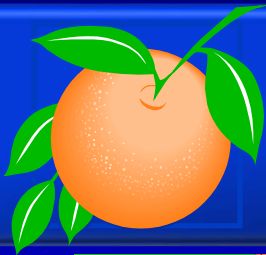
Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested C-2 (General Commercial District) zoning.

District 5



Waterleigh PD / Waterleigh Village Center Parcel 13 Preliminary Subdivision Plan

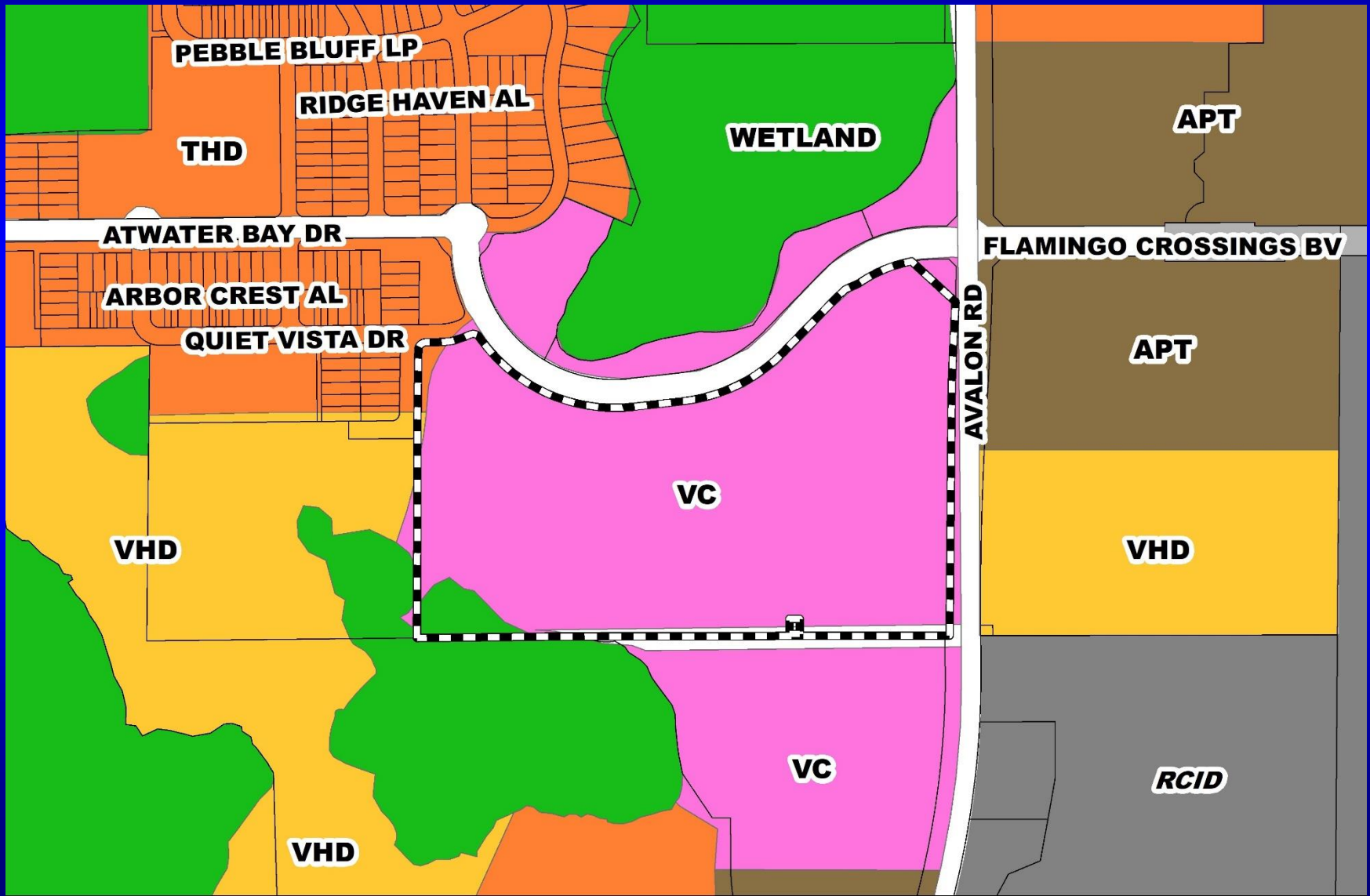
Case:	PSP-18-09-302
Project Name:	Waterleigh PD / Waterleigh Village Center Parcel 13 PSP
Applicant:	Adam Smith, VHB, Inc.
District:	1
Acreage:	38.37 gross acres
Location:	South of Waterway Passage Drive / West of Avalon Road
Request:	To subdivide 38.37 acres in order to create six lots (1, 2A, 2B, 2C, 2D, 2E) with infrastructure, and a pond tract (P-1), in order to allow future development of 351 multi-family residential dwelling units, 105,000 square feet of commercial, and 79,453 square feet of office uses within the Village Center District.

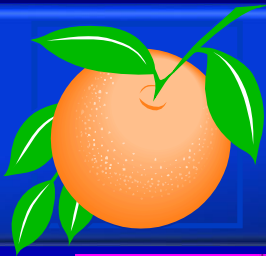


Waterleigh PD / Waterleigh Village Center Parcel 13

Preliminary Subdivision Plan

Future Land Use Map

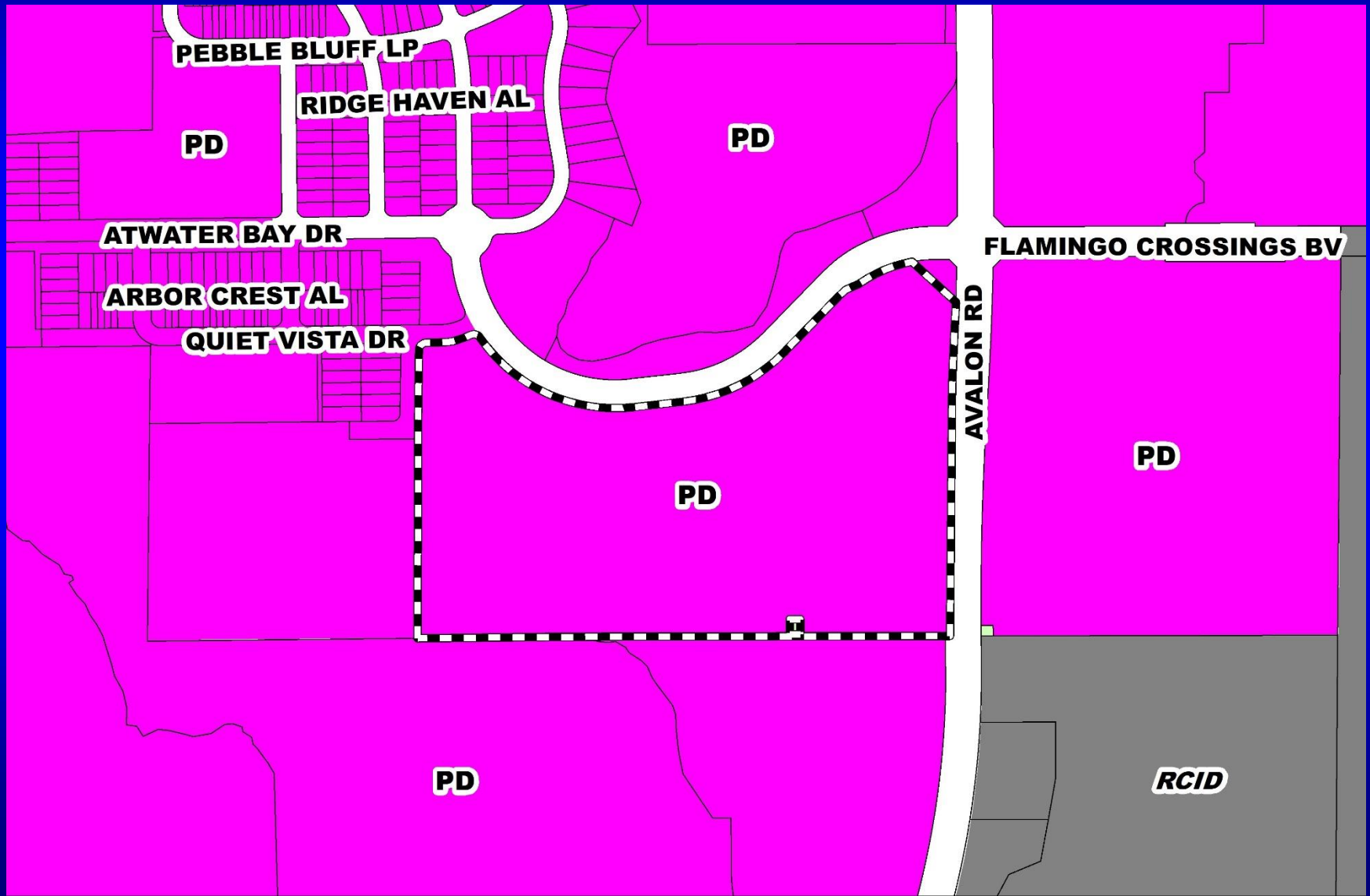


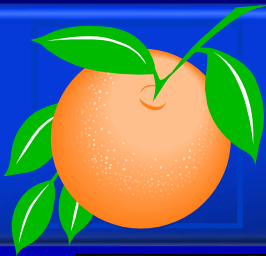


Waterleigh PD / Waterleigh Village Center Parcel 13

Preliminary Subdivision Plan

Zoning Map





Waterleigh PD / Waterleigh Village Center Parcel 13

Preliminary Subdivision Plan

Aerial Map





DATE: Jun. 28, 2019 61701.10



Action Requested

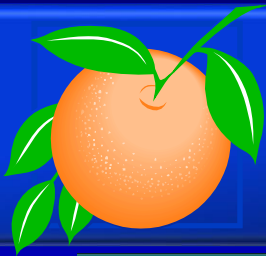
Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Waterleigh Village Center Parcel 13 PSP dated “Received June 28, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

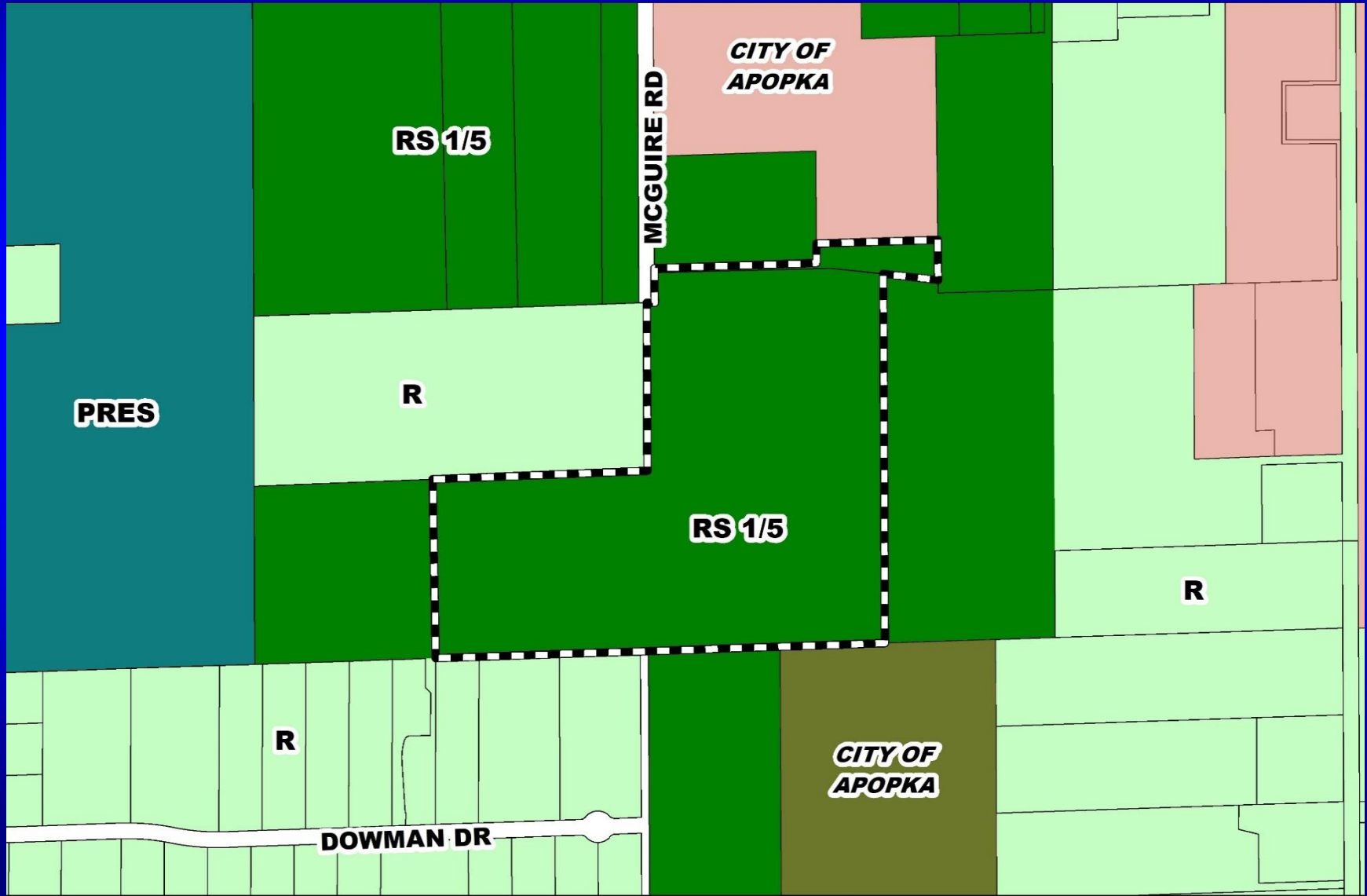


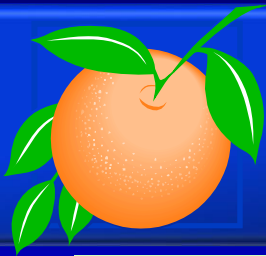
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan

Case:	PSP-15-10-304
Project Name:	Rainbow Ridge PD / Rainbow Ridge PSP
Applicant:	Larry Poliner, RCE Consultants, LLC
District:	2
Acreage:	43.99 gross acres
Location:	South of Haas Road / East of Plymouth Sorrento Road
Request:	To subdivide 43.99 acres in order to construct 20 detached single-family residential dwelling units. In addition, two (2) waivers from Orange County Code are requested to eliminate the required street lighting and four-foot wide sidewalks on both sides of the street.

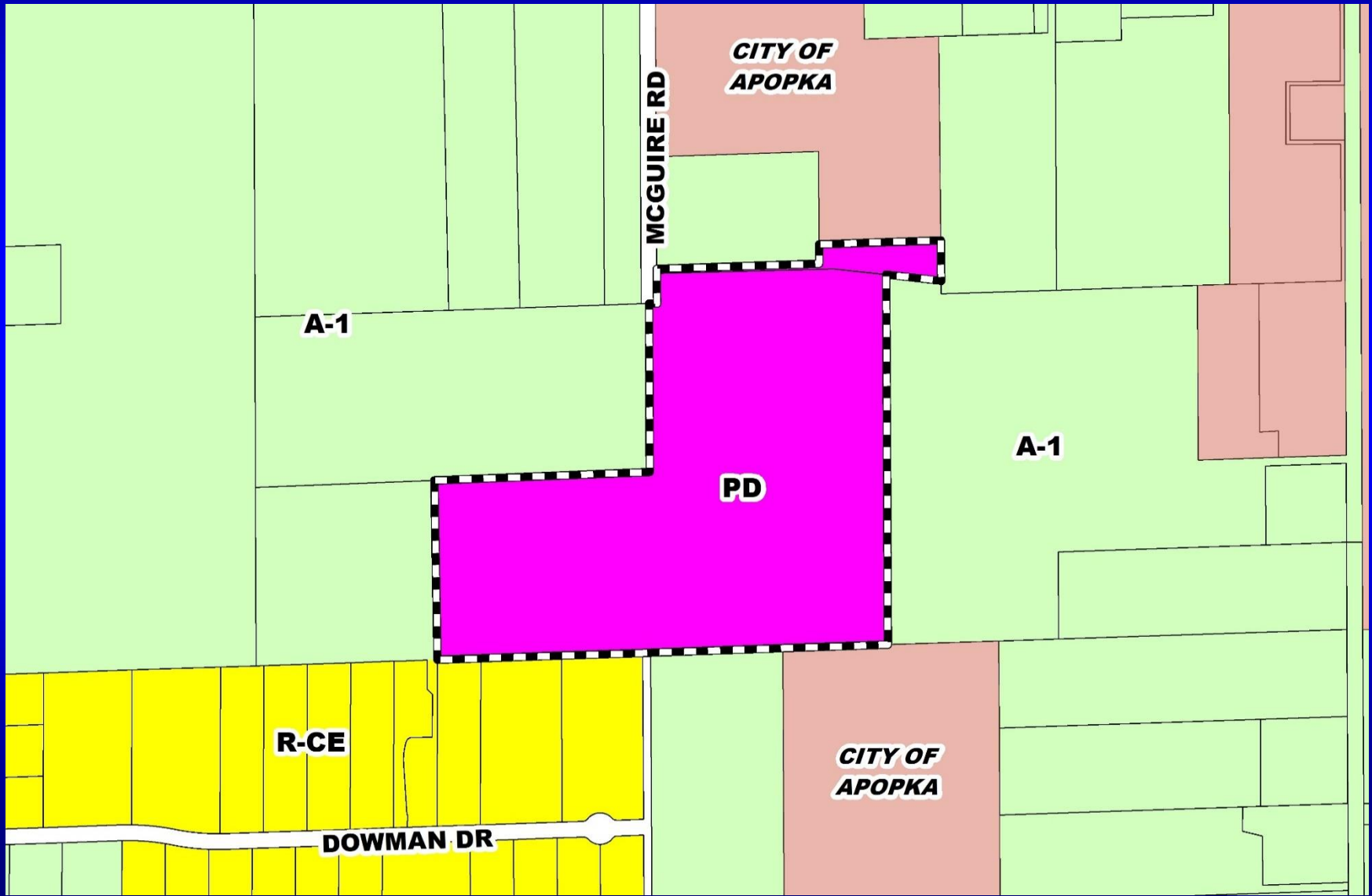


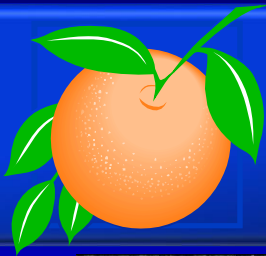
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Future Land Use Map



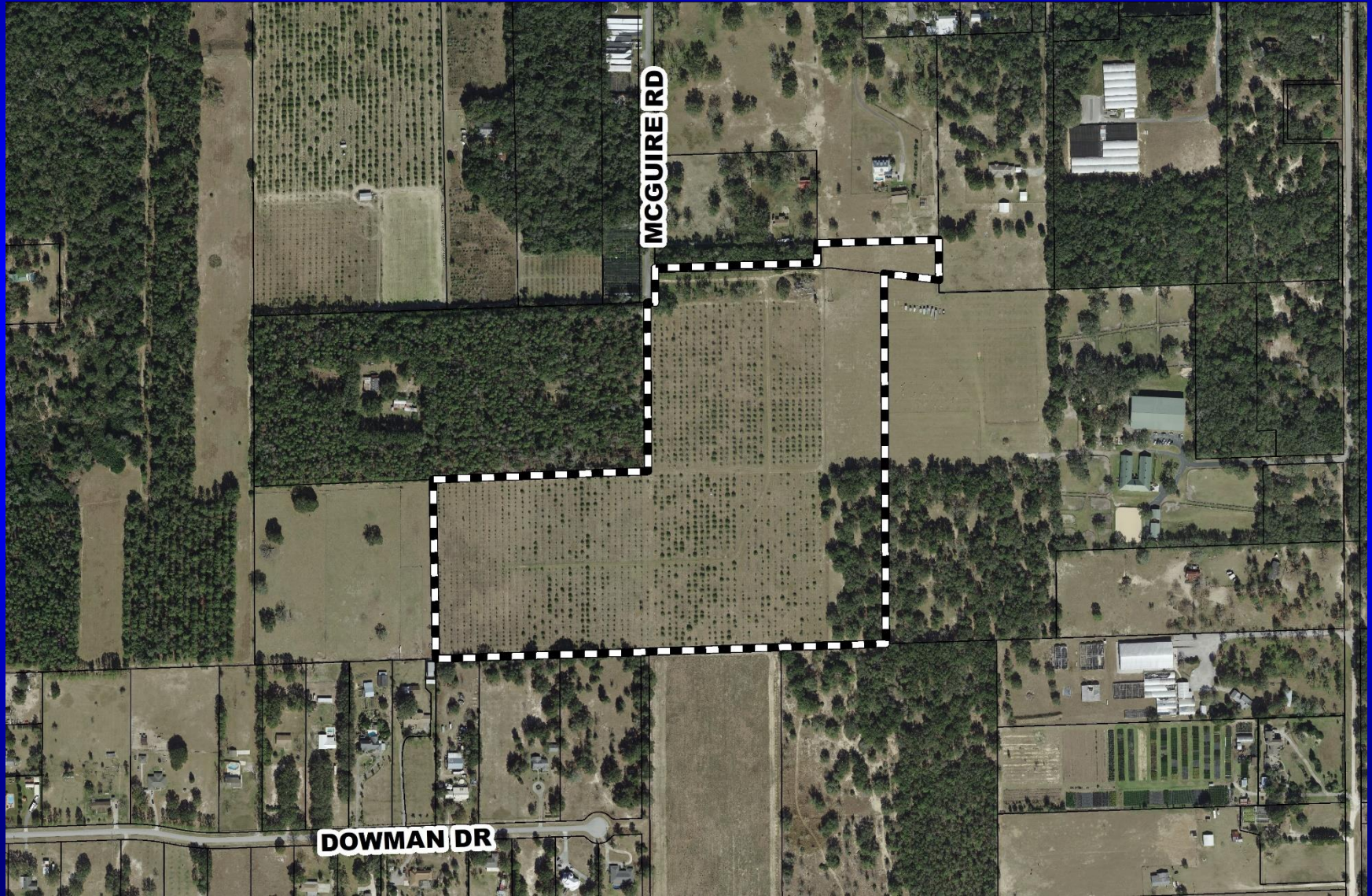


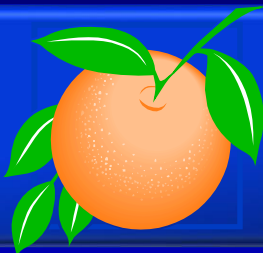
Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Zoning Map





Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan Aerial Map





Rainbow Ridge PD / Rainbow Ridge Preliminary Subdivision Plan

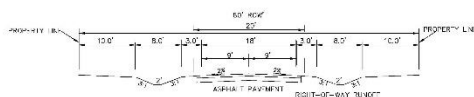
Preliminary Subdivision Plan

LAND USE TABLE

TRAC / LOT	AREA (SQ)	TOTAL AREA (AC)	POA / PRIVATE
TRAC A (ROW)	48,558 SF	3.32 AC	POA
TRAC B (ROW)	301,500 SF	22.00 AC	POA
LOT 1	37,434 SF	0.74 AC	PRIVATE
LOT 2	37,159 SF	0.73 AC	PRIVATE
LOT 3	37,159 SF	0.73 AC	PRIVATE
LOT 4	37,012 SF	0.72 AC	PRIVATE
LOT 5	34,203 SF	0.73 AC	PRIVATE
LOT 6	54,311 SF	1.24 AC	PRIVATE
LOT 7	44,866 SF	1.03 AC	PRIVATE
LOT 8	44,866 SF	1.03 AC	PRIVATE
LOT 9	44,866 SF	1.03 AC	PRIVATE
LOT 10	44,866 SF	1.03 AC	PRIVATE
LOT 11	51,836 SF	1.18 AC	PRIVATE
LOT 12	52,077 SF	1.21 AC	PRIVATE
LOT 13	38,633 SF	0.89 AC	PRIVATE
LOT 14	38,647 SF	0.91 AC	PRIVATE
LOT 15	50,104 SF	1.15 AC	PRIVATE
LOT 16	48,351 SF	1.11 AC	PRIVATE
LOT 17	38,925 SF	0.87 AC	PRIVATE
LOT 18	52,124 SF	1.24 AC	PRIVATE
LOT 19	35,113 SF	0.81 AC	PRIVATE
LOT 20	30,500 SF	0.70 AC	PRIVATE

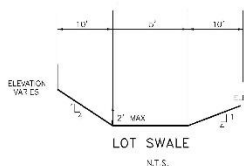
TOTAL AREA = 43.89 ACRES

*PROPERTY OWNERS ASSOCIATION



ROADWAY CROSS SECTION

N.S.



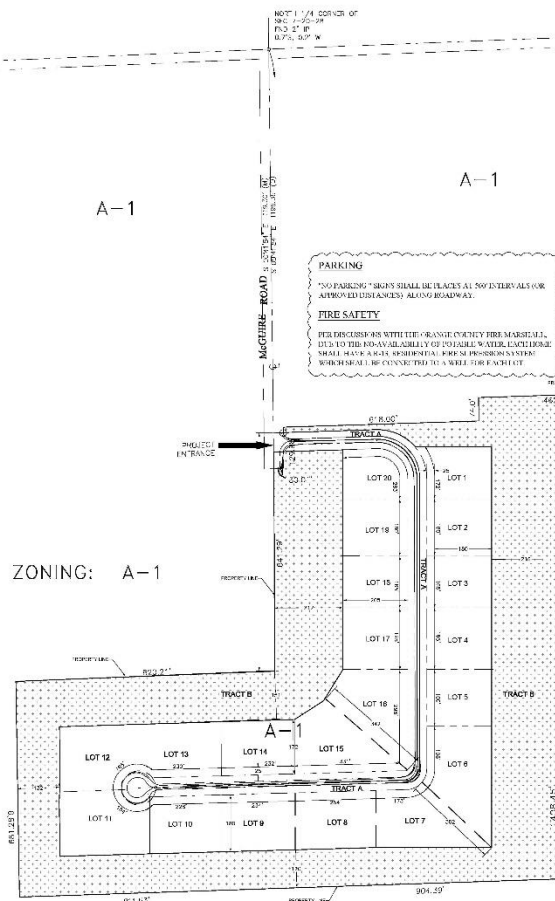
LOT SWALE

N.T.S.

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE WECIVA STUDY AREA, AS ESTABLISHED BY THE WECIVA PARKWAY AND PROTECTION ACT, SECTION 368.316 OF THE FLORIDA STATUTES (F.S.). ADDITIONAL ENVIRONMENTAL REGULATIONS APPLY.

ZONING: A-1



1) THIS SITE HAS A PRIOR AGRICULTURAL LAND USE (CITRUS GROVES) THAT MAY HAVE RESULTED IN SOIL AND/OR GROUNDWATER CONTAMINATION. PRIOR TO THE EARLIER OF PLATING, DEMOLITION, SITE CLEARING, GRADING, GRUBBING, REVIEW OF MASS GRADING OR CONSTRUCTION PLANS, THE APPLICANT SHALL PROVIDE DOCUMENTATION TO ASSURE COMPLIANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) REGULATION 62-777 CONTAMINANT CLEANUP TARGET LEVELS AND ANY OTHER CONTAMINANT CLEANUP TARGET LEVELS FOUND TO APPLY DURING FURTHER INVESTIGATIONS, TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION AND DEVELOPMENT ENGINEERING DIVISION.

2) THIS SITE IS LOCATED WITHIN AN ETHYLENE BIFURCATION (EBR) A SOIL FLUVIDAL GROUNDWATER CONTAMINATION ZONE (DELIBERATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)). ANY NEW WATER WELLS WILL REQUIRE SPECIAL PERMITTING FOR FLORIDA ADMINISTRATIVE CODE FAC 62-777, WHICH INCLUDES SPECIFIC CONSTRUCTION AND/OR TREATMENT REQUIREMENTS.

PARKING

NO PARKING SIGN SHALL BE PLACED AT 50' INTERVALS (FOR APPROVED DISTANCES) ALONG ROADWAY.

FIRE SAFETY

PLANS CONFORM WITH THE FLORIDA STATE FIRE MARSHAL'S (FSFM) FIRE MARSHAL'S (FSFM) REQUIREMENTS FOR FIRE SAFETY. THE APPLICANT SHALL HAVE A RATED RESIDENTIAL FIRE PROTECTION SYSTEM (RATED) BE CONNECTED TO A WELL FOR FIRE PROTECTION.

OPEN SPACE (TRACT B)

WARRANTS REQUESTED

A WAIVER FROM ORANGE COUNTY CODE SECTION 34-208 (C) TO ALLOW THE SUBDIVISION WITHOUT STREET LIGHTING IN LIEU OF INSTALLATION OF STREET LIGHTS.

A WAIVER FROM ORANGE COUNTY CODE SECTION 34-171 (C) TO ELIMINATE THE REQUIREMENT OF CONSTRUCTING 4 FOOT WIDE SIDEWALKS ON BOTH SIDES OF THE STREET.

NOTES:

MAXIMUM BUILDING HEIGHT: 30'

REMARKS

(A) CANTERLEAF/OKLAHOMA LAND - 300' TYPE A

REMARKS: THIS SITE IS A 150' X 150' PLOT OF LAND.

ALL OPEN SPACE OWNED BY THE PROPERTY OWNERS ASSOCIATION SHALL BE OPEN TO THE GENERAL PUBLIC. FIRE SHALL BE NOTIFIED IN THE SUBDIVISION CONVEYANCE DOCUMENTS AND RECORDS.

PROPOSED LOT GRADIENTS MAY VARY MORE THAN 1% FROM THE EXISTING GRADES AT THE PROPERTY LINE.

PAVEMENT ABUTMENT SPALLS SHALL BE PROVIDED ON EACH LOT AND WITHIN THE RIGHT OF WAY FOR ORANGE COUNTY AND ST. JOES RIVER WATER MANAGEMENT DISTRICT.

ALL RECORDS SHALL COMPLY WITH CHAPTER 317 OF THE ORANGE COUNTY CODE OF ORDINANCES.

RAINBOW RIDGE
PRELIMINARY SUBDIVISION PLAN
ORANGE COUNTY

NO.	DATE	REVISION
1	01/11/2024	INITIAL

ME Consulting, LLC
477 Avenue B
Alachua, Florida 32001
904-481-1803
MEConsulting@meconsulting.com

Seal of the County of Orange, Florida

Orange County
1000 North
1000 North
1000 North

PROJECT
SUBMIT
SUBMIT
SUBMIT

DATE
DATE
DATE

SCALE
SCALE
SCALE

SITE PLAN
2



Action Requested

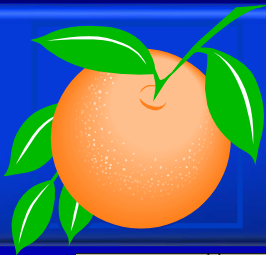
Make a finding of consistency with the Comprehensive Plan and approve the Rainbow Ridge PD / Rainbow Ridge PSP dated “Received June 18, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

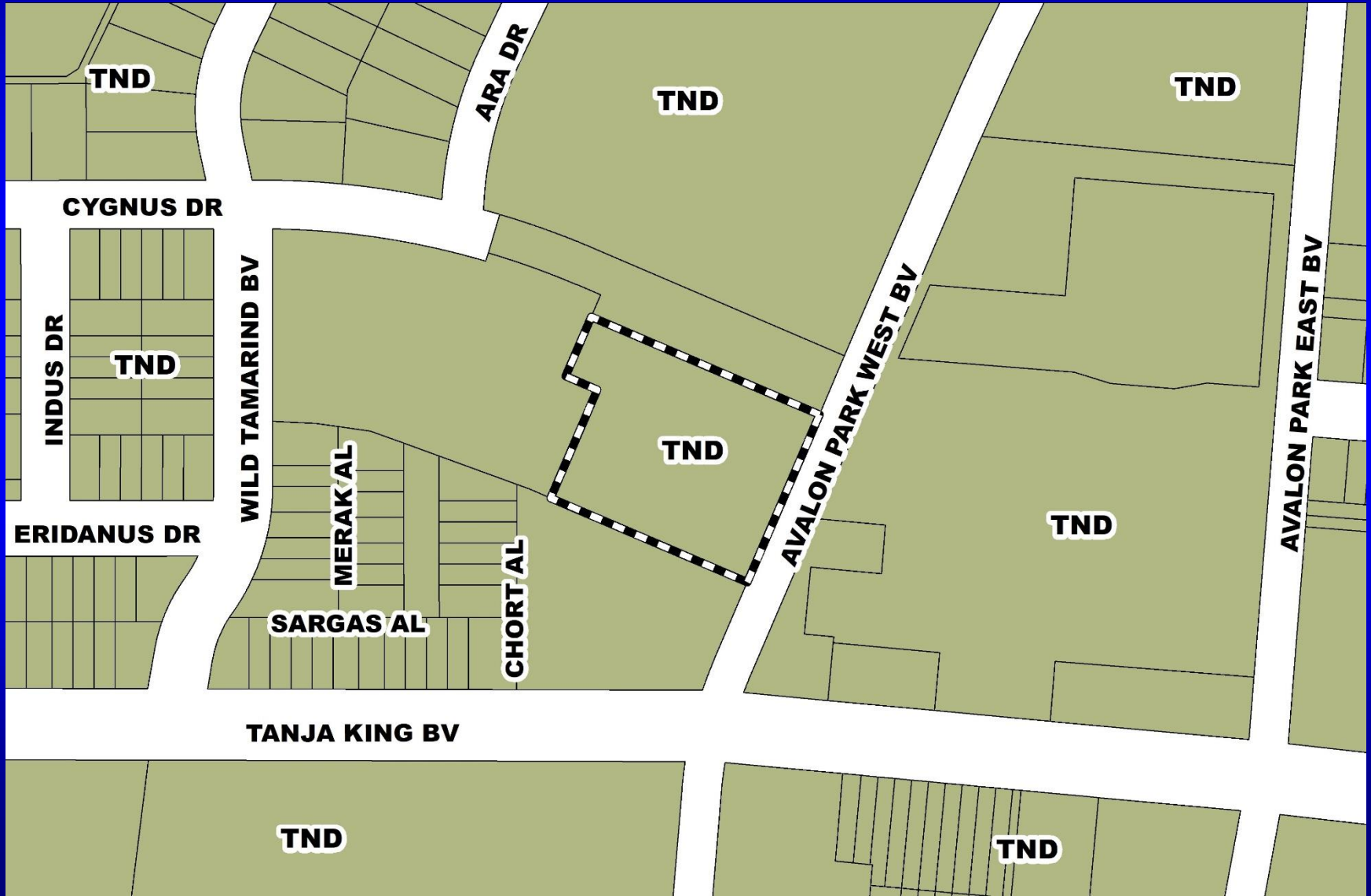


Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan

Case:	PSP-18-12-403
Project Name:	Avalon Park PD / Avalon Town Center Townhomes PSP
Applicant:	Steve Mellich, Mellich Blenden Engineering, LLC
District:	4
Acreage:	1.45 gross acres
Location:	North of Tanja King Boulevard / West of Avalon Park West Boulevard
Request:	To subdivide 1.45 acres in order to construct 24 attached single-family residential dwelling units. In addition, one (1) waiver from Orange County Code to allow the lots to front a new, open space, etc., instead of a County roadway. Legal access will be through a ingress/egress easement shown on the plat.

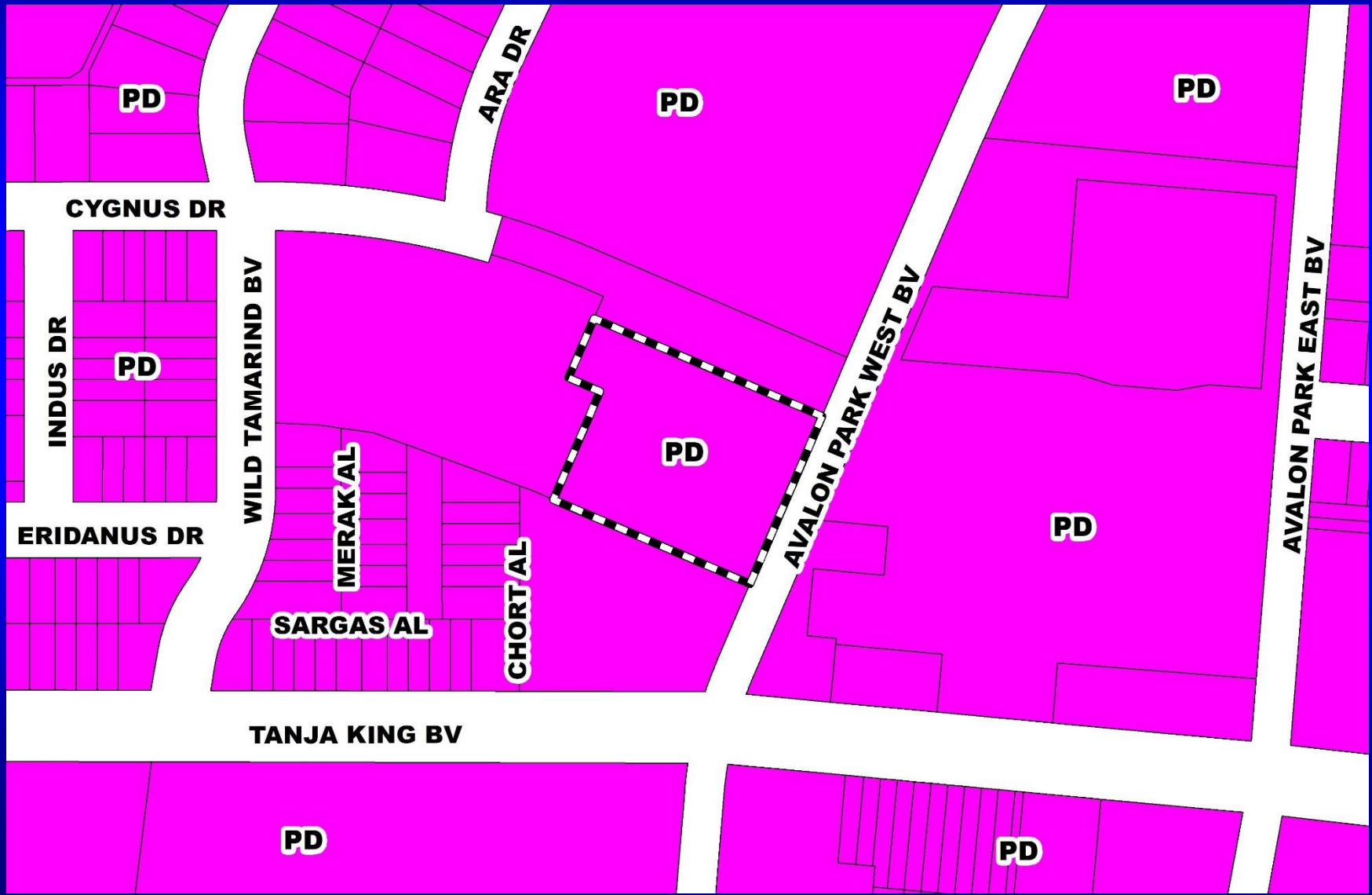


Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Future Land Use Map



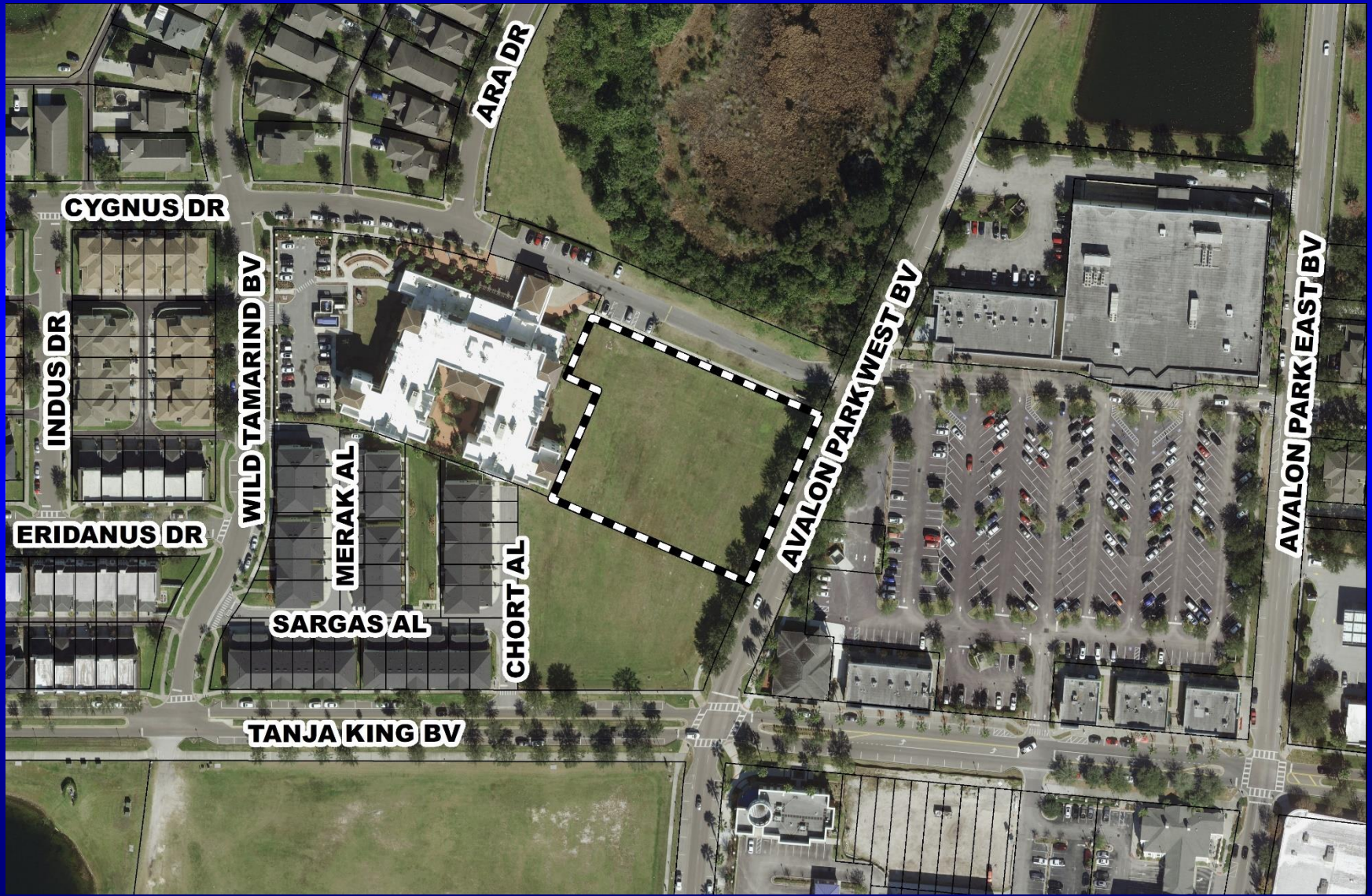


Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Zoning Map





Avalon Park PD / Avalon Town Center Townhomes Preliminary Subdivision Plan Aerial Map







Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Avalon Park PD / Avalon Town Center Townhomes PSP dated “Received July 8, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



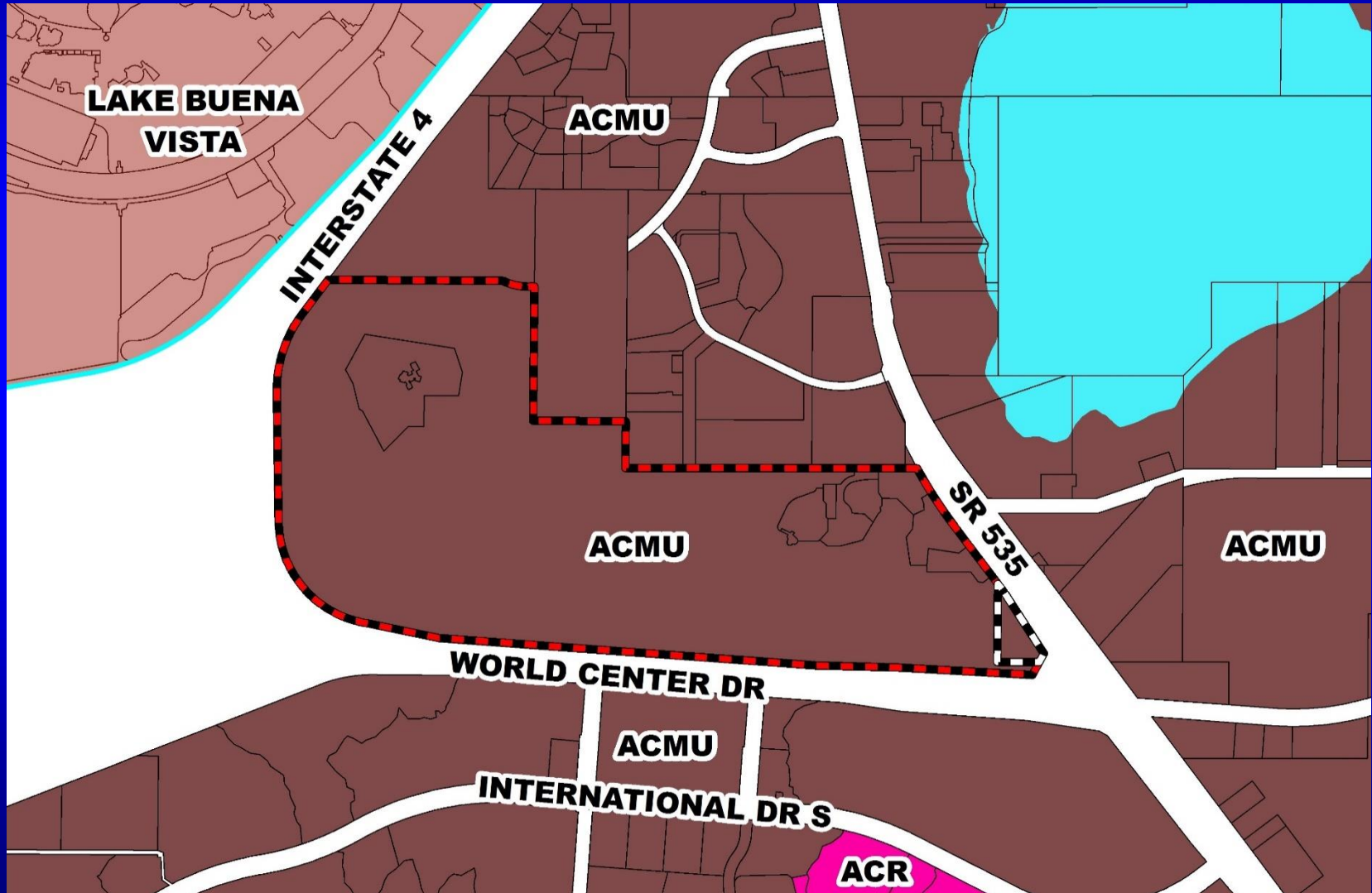
Marriott World Center Planned Development / Land Use Plan

Case:	CDR-19-01-000
Project Name:	Marriott World Center PD/LUP
Applicant:	Nizam Kahn, World Center Plaza, LLC
District:	1
Acreage:	205.96 gross acres (<i>overall PD</i>) 2.35 gross acre (<i>affected parcel only</i>)
Location:	14344 State Road 535; or generally located north of World Center Drive and west of State Road 535
Request:	To request a waiver from Orange County Code Section 38-1287(4) to allow a 7.5 foot wide front pavement setback, in lieu of the 25 foot wide front setback.



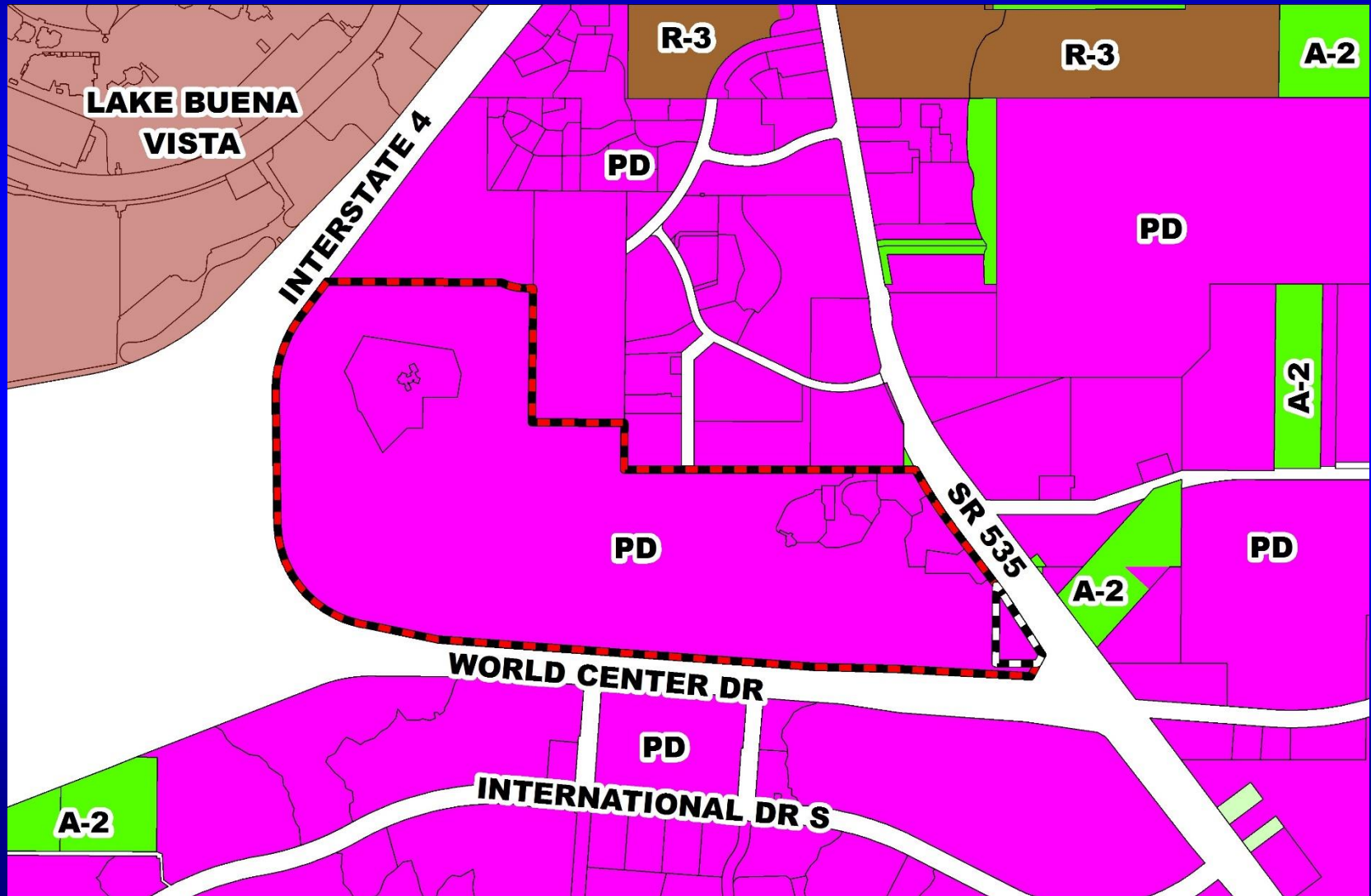
Marriott World Center Planned Development / Land Use Plan

Future Land Use Map





Marriott World Center Planned Development / Land Use Plan Zoning Map





Marriott World Center Planned Development / Land Use Plan Aerial Map



SITE PD PLAN



Action Requested

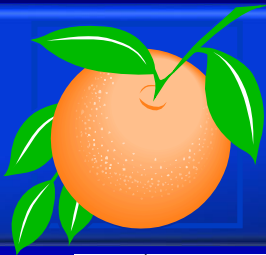
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Marriott World Center Planned Development / Land Use Plan (PD/LUP) dated “Received March 5, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

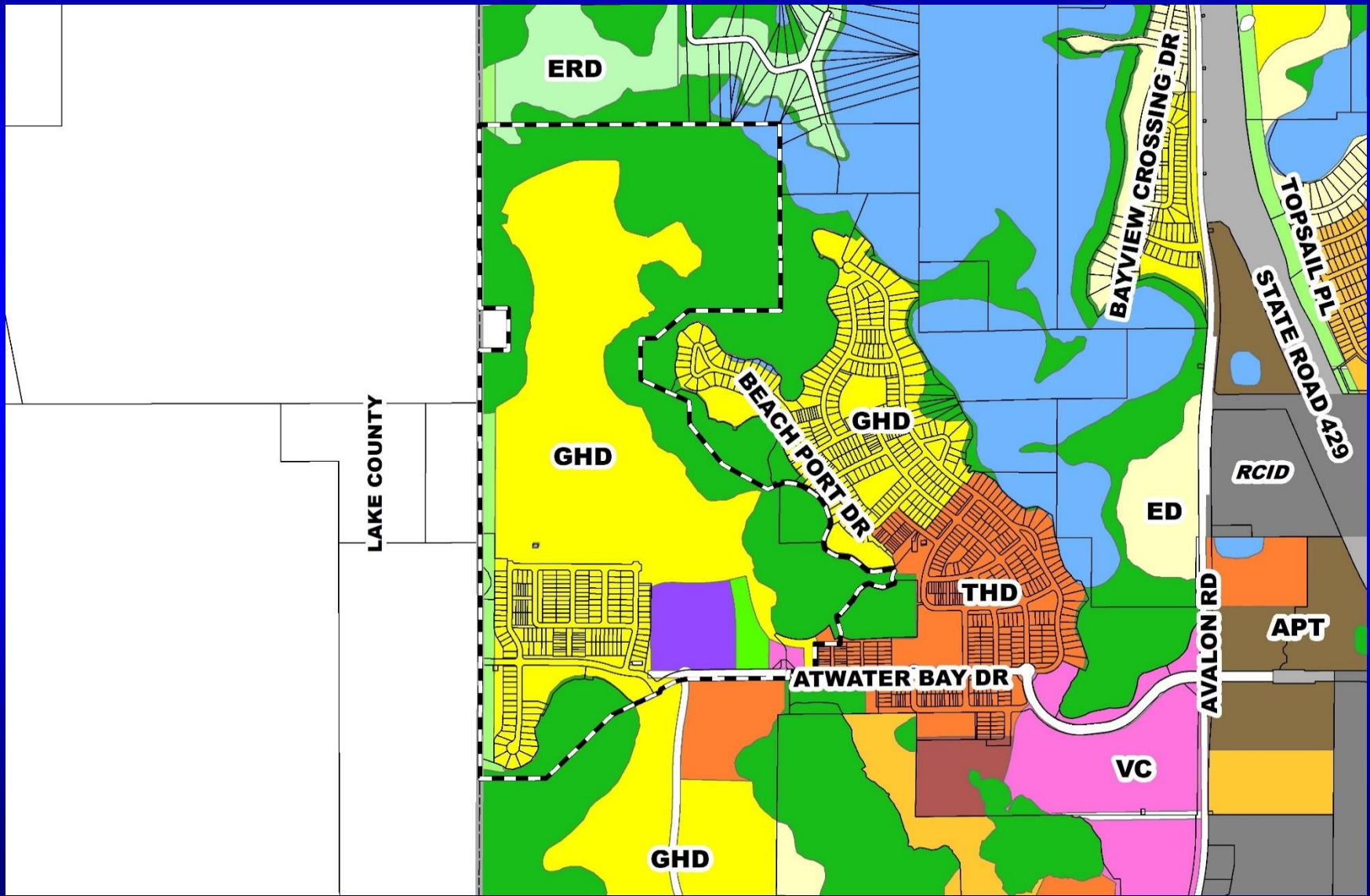


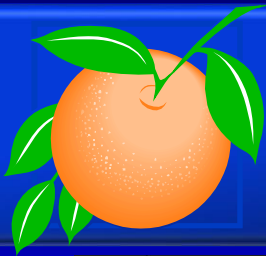
Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan

Case:	CDR-19-06-227
Project Name:	Waterleigh PD / Waterleigh Phase 3 PSP
Applicant:	Adam Smith, VHB, Inc.
District:	1
Acreage:	355.02 gross acres
Location:	West of Avalon Road / South of Old YMCA Road
Request:	To modify the August 21, 2018, BCC Condition of Approval #19, by removing the portion which mandates the requirement for temporary addressing to be provided for permits and the Certificate of Completion to be issued prior to approval and recording of the plat, and the requirement of all required inspections to be complete and approved prior to issuance of a Certificate of Occupancy.

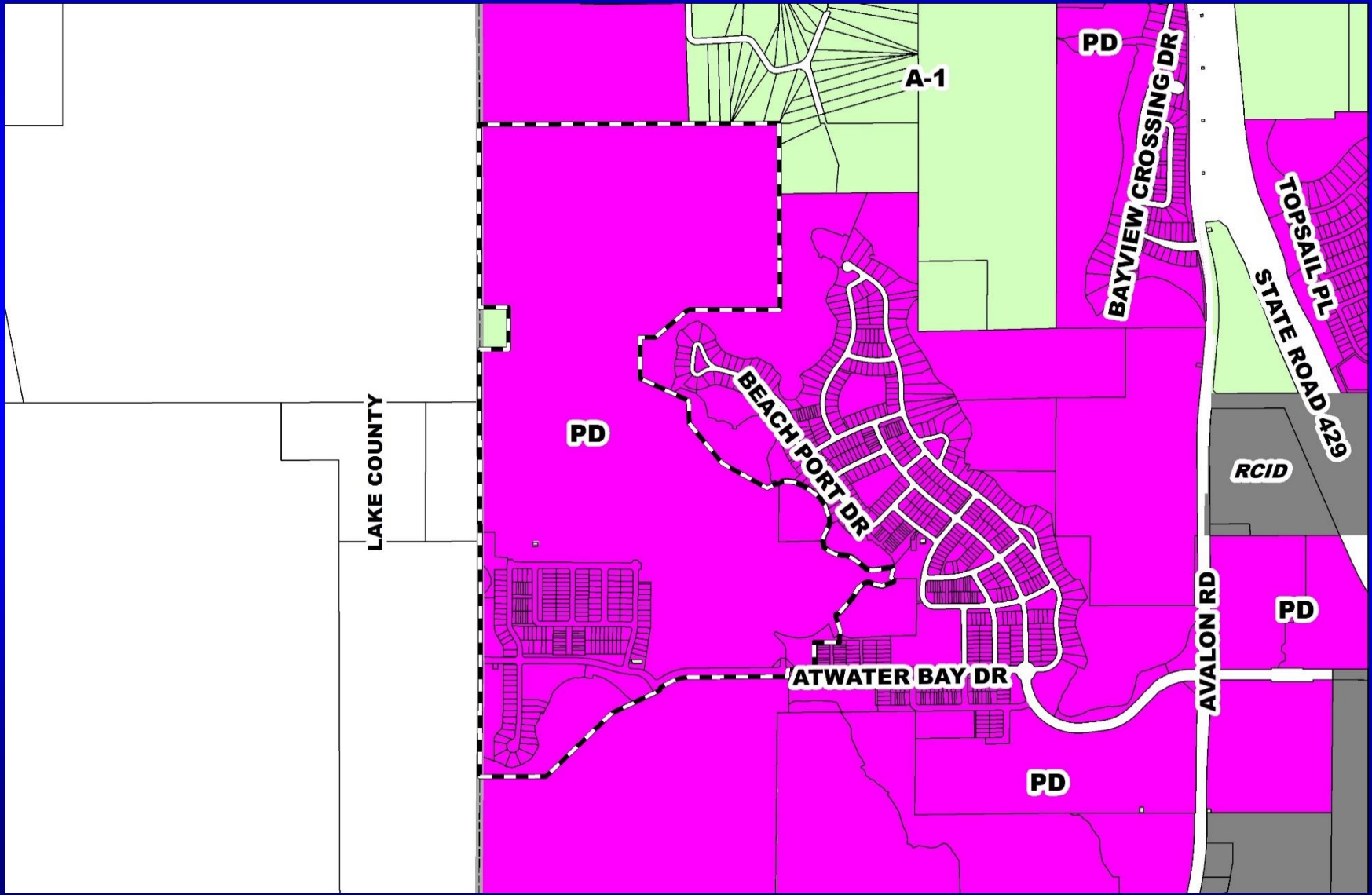


Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Future Land Use Map





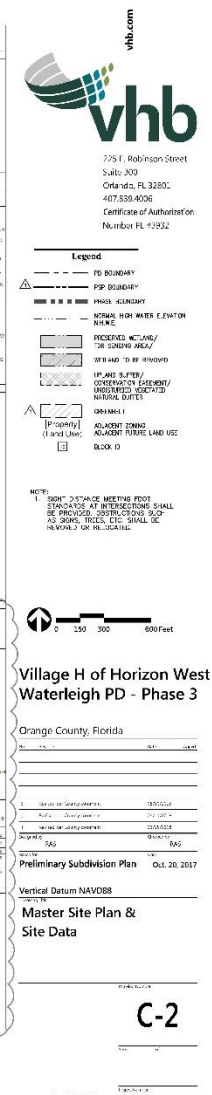
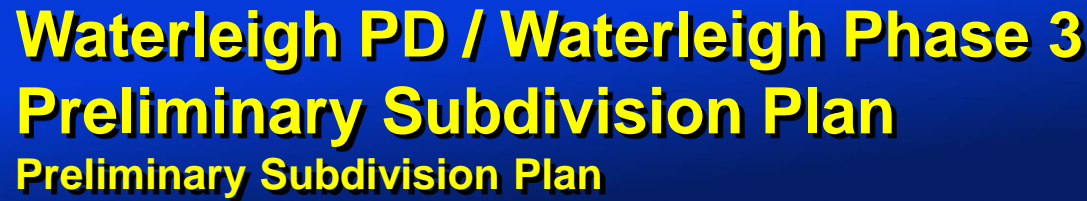
Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Zoning Map





Waterleigh PD / Waterleigh Phase 3 Preliminary Subdivision Plan Aerial Map







Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Waterleigh PD / Phase 3 PSP dated “Received May 30, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

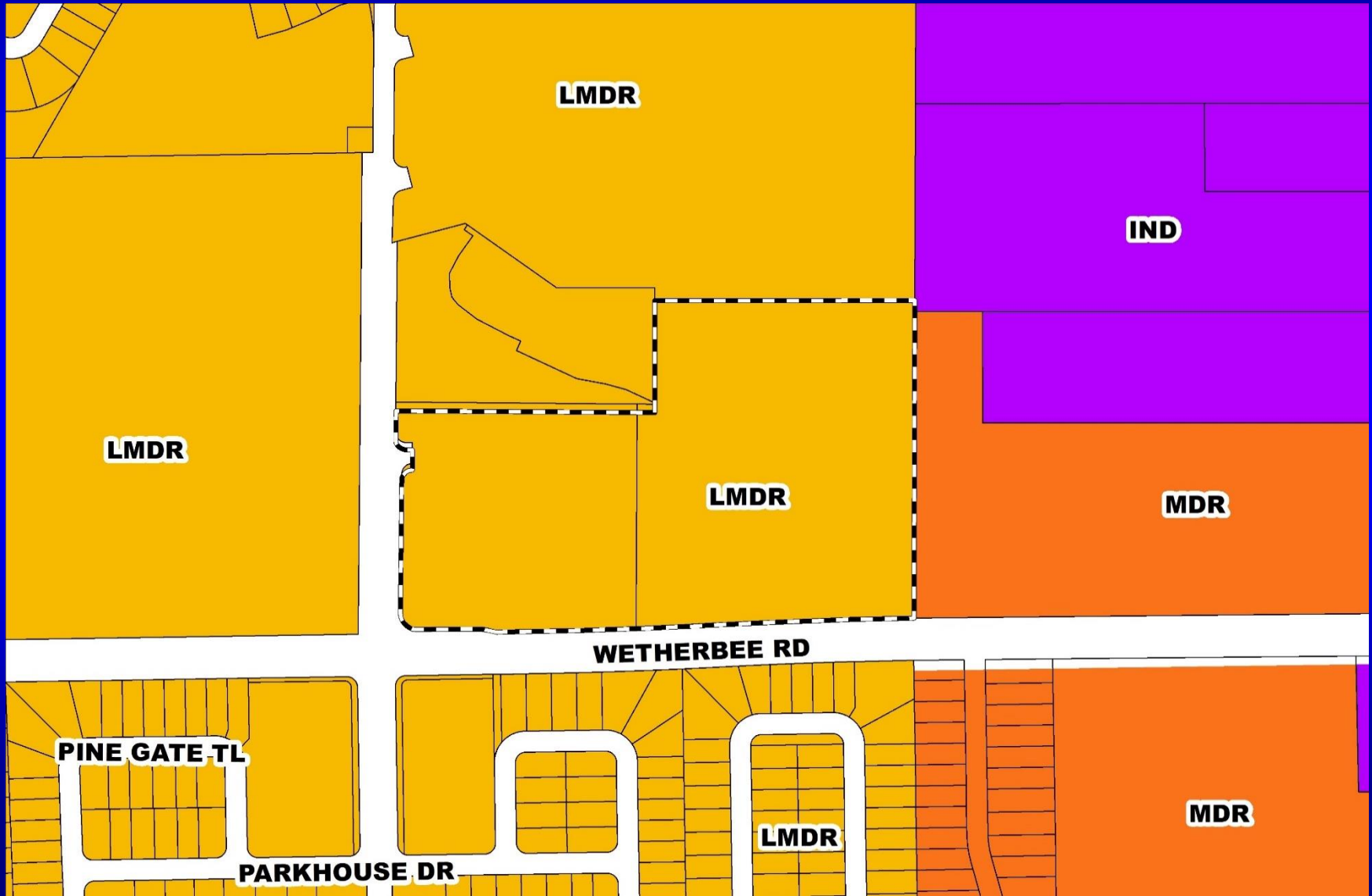


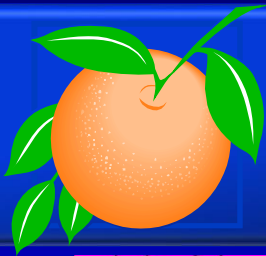
AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan

Case:	CDR-19-06-199
Project Name:	AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 PSP
Applicant:	Matt Young, Taylor Morrison Homes
District:	4
Acreage:	18.69 gross acres
Location:	North of E. Wetherbee Road / Southwest of Boggy Creek Road
Request:	To modify the June 5, 2018, BCC Condition of Approval #21 by removing the portion which mandates the requirement for temporary addressing to be provided for permits and the Certificate of Completion to be issued prior to approval and recording of the plat, and the requirement of all required inspections to be complete and approved prior to issuance of a Certificate of Occupancy.

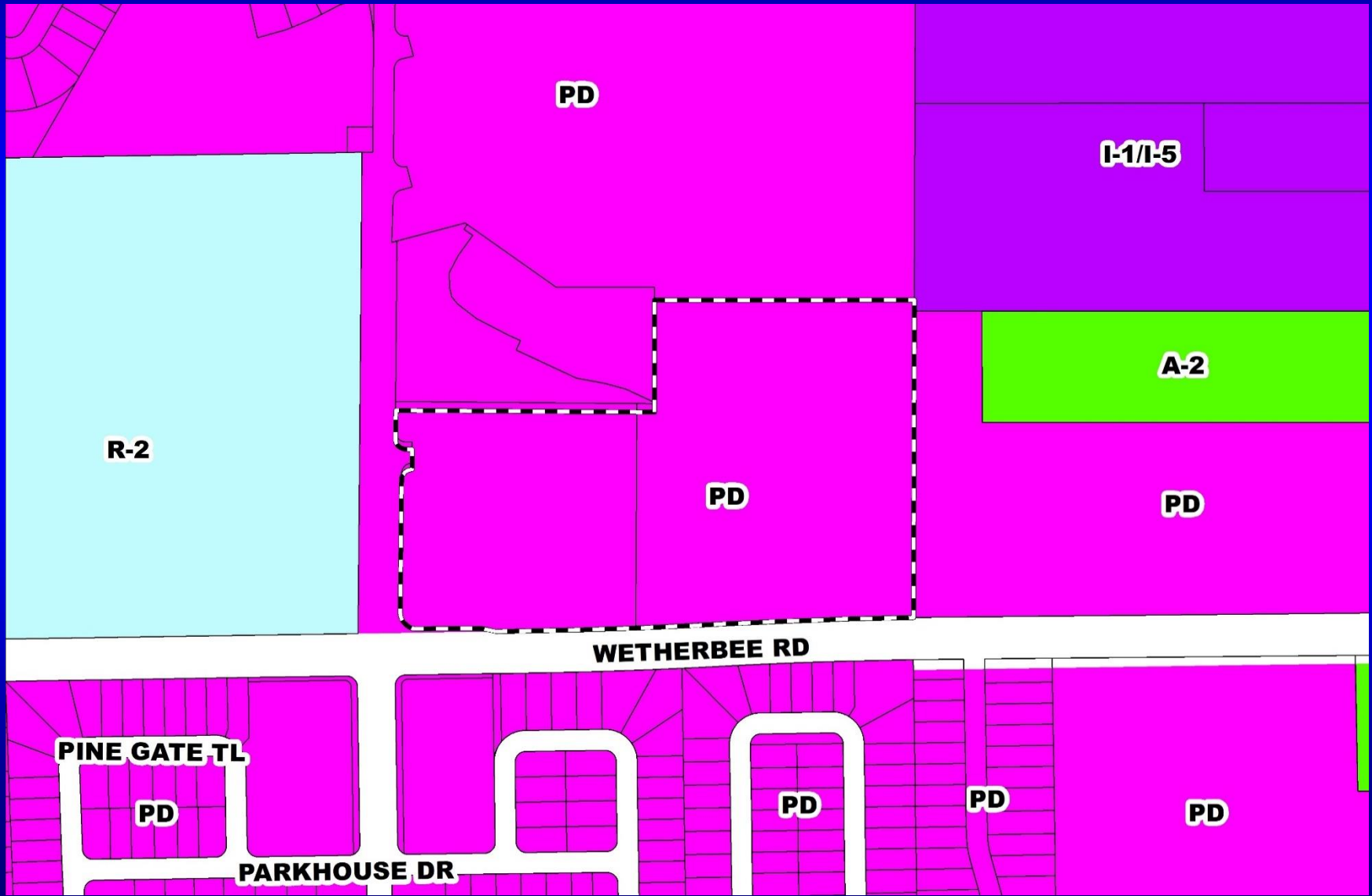


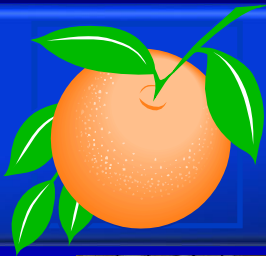
AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Future Land Use Map





AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Zoning Map





AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 Preliminary Subdivision Plan Aerial Map





Action Requested

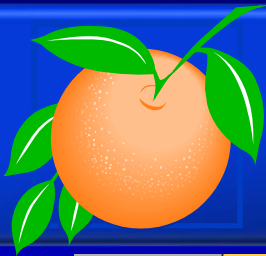
Make a finding of consistency with the Comprehensive Plan and approve the AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 PSP dated “Received April 2, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

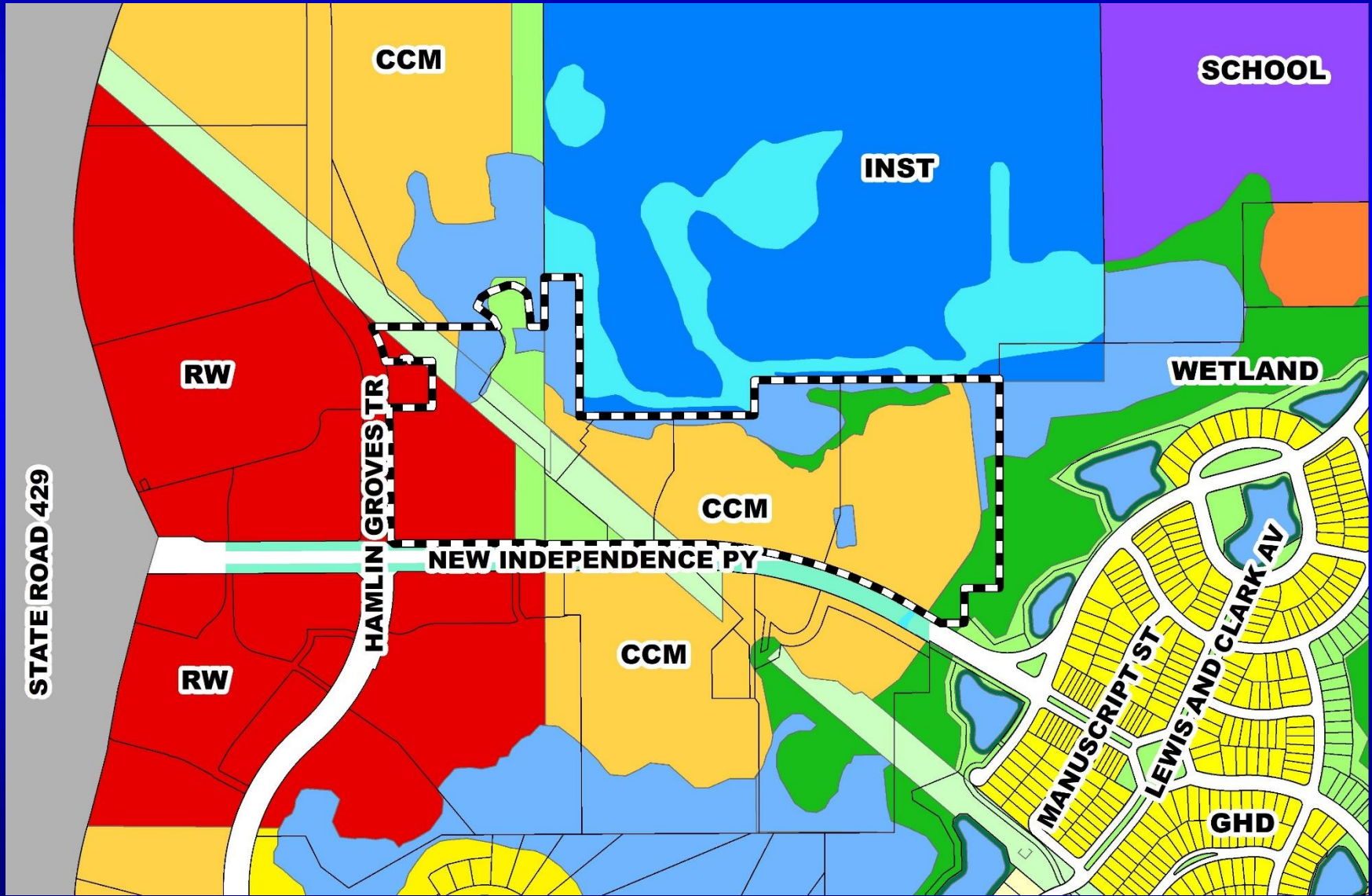


Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP)

Case:	CDR-19-03-086
Project Name:	Hamlin PD-UNP / Hamlin East Proton Therapy Center PSP/DP
Applicant:	Scott Gentry, Kelly, Collins & Gentry, Inc.
District:	1
Acreage:	60.78 gross acres
Location:	North of New Independence Parkway / East of Hamlin Groves Trail
Request:	To construct two temporary ponds to serve the Proton site and Lot 1, modify Framework Streets D and F, and split Lot 2 into three parcels for a total of five lots within the Preliminary Subdivision Plan.

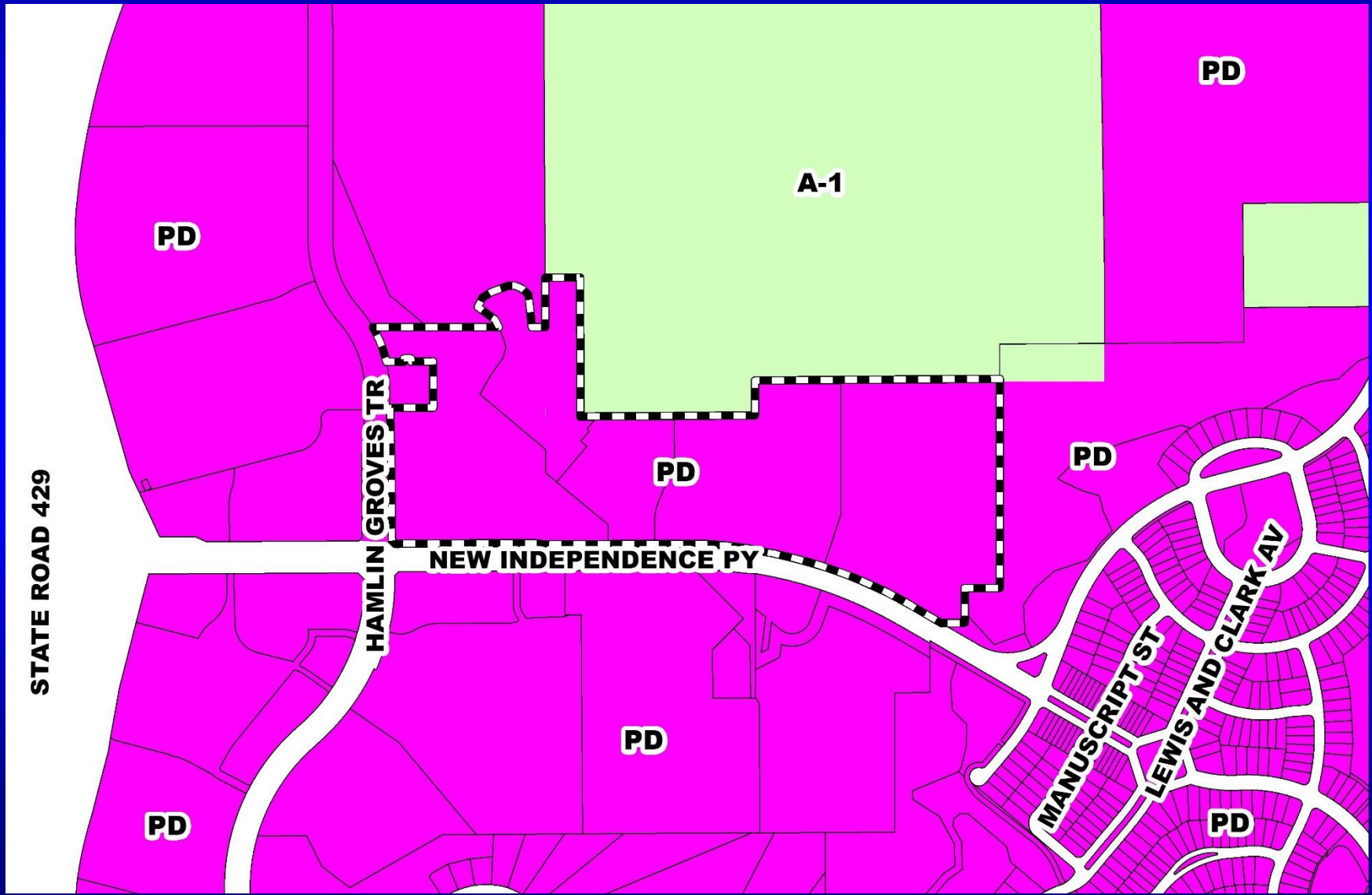


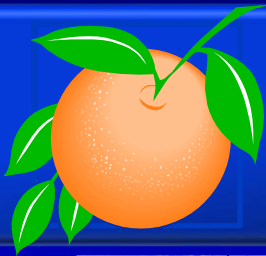
Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Future Land Use Map





Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Zoning Map



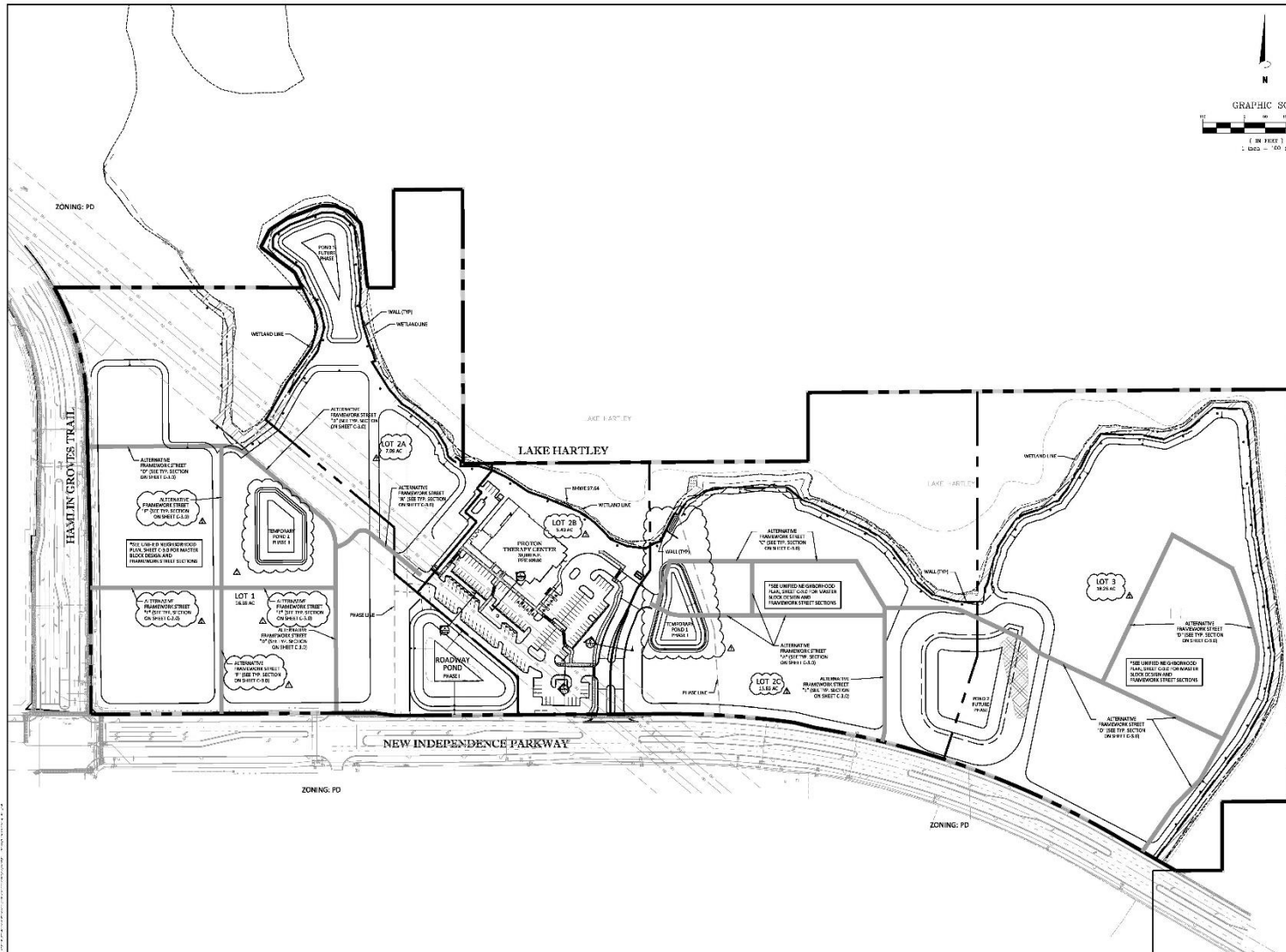


Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Aerial Map





Hamlin PD-UNP / Hamlin East Proton Therapy Center Preliminary Subdivision Plan (PSP) / Development Plan (DP) Preliminary Subdivision Plan / Development Plan



KCG KELLY COLLINS & GENTRY, INC. 1000 NORTH JEFFERSON AVENUE, SUITE 400 DENVER, COLORADO 80202 TEL: 303.733.1000 FAX: 303.733.1001	DATE: 10/1/2010
	BY: JLM
	REVISION: 10/1/2010
	REVISION: 10/1/2010
PREPARED FOR: PCT HAMLIN, LLC	
HAMLIN EAST PROTON THERAPY CENTER	
PRELIMINARY SUBDIVISION PLAN	
SHEET C-2.0	



Action Requested

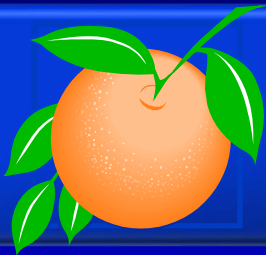
Make a finding of consistency with the Comprehensive Plan and approve the Hamlin PD - UNP / Hamlin East Proton Therapy Center PSP / DP dated "Received June 3, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Grassmere Reserve Planned Development / Land Use Plan

Case:	CDR-19-04-133
Project Name:	Grassmere Reserve PD/LUP
Applicant:	Thomas Sullivan, Gray Robinson, P.A.
District:	2
Acreage:	128.87 gross acres (<i>overall PD</i>)
Location:	2523 Junction Road; or generally located east of Junction Road, north of N. Orange Blossom Trail, and south of W. Ponkan Road
Request:	<p>To remove a BCC Condition of Approval from June 13, 2006, which was amended as January 8, 2019 Condition of Approval #18b, which stated:</p> <p>"At the Preliminary Subdivision Plan (PSP) stage, the applicant shall propose a 5-acre park. The density for the park shall be relocated within the project and shall count towards the applicant's recreation requirements."</p>

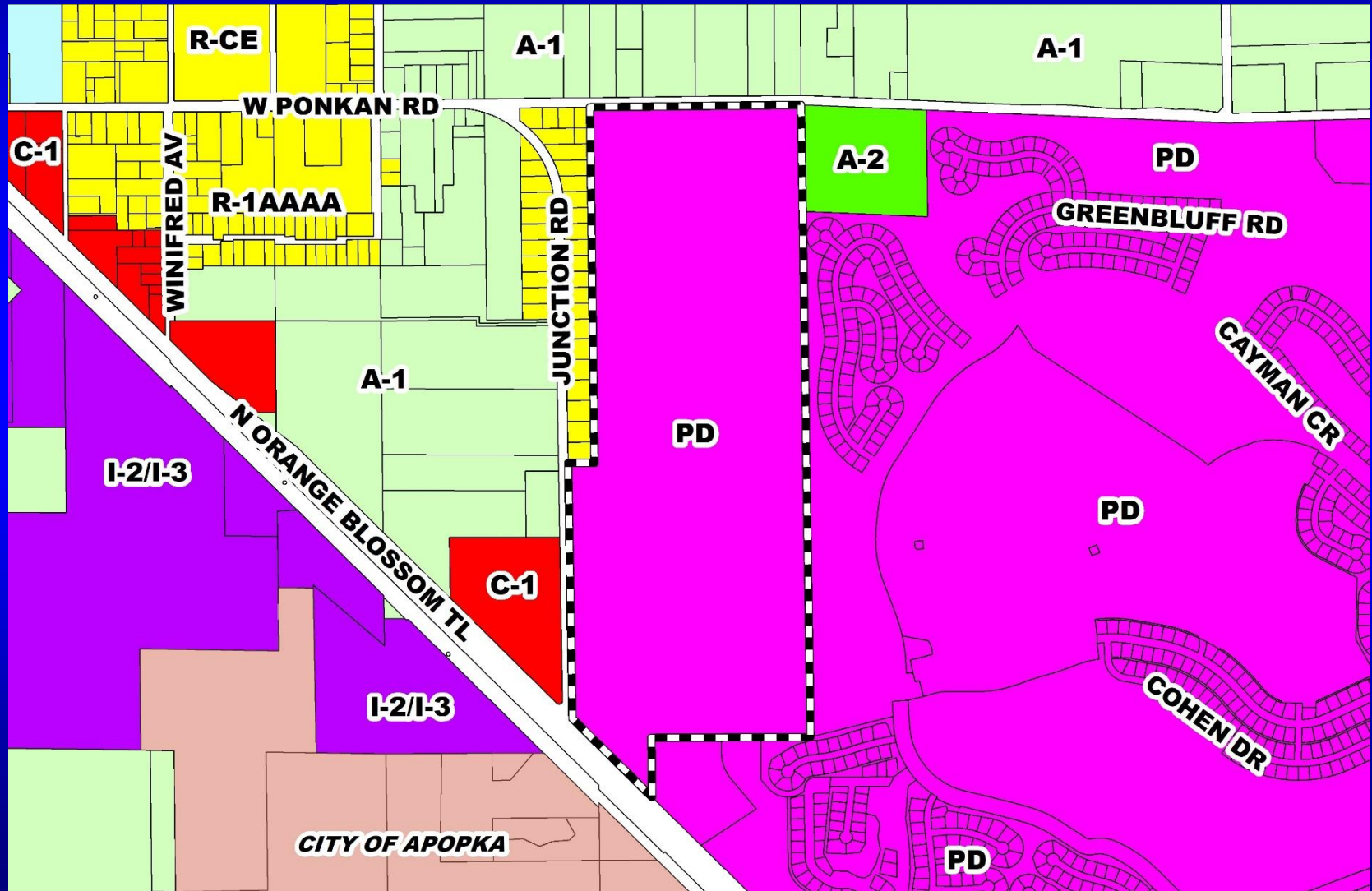


Grassmere Reserve Planned Development / Land Use Plan Future Land Use Map



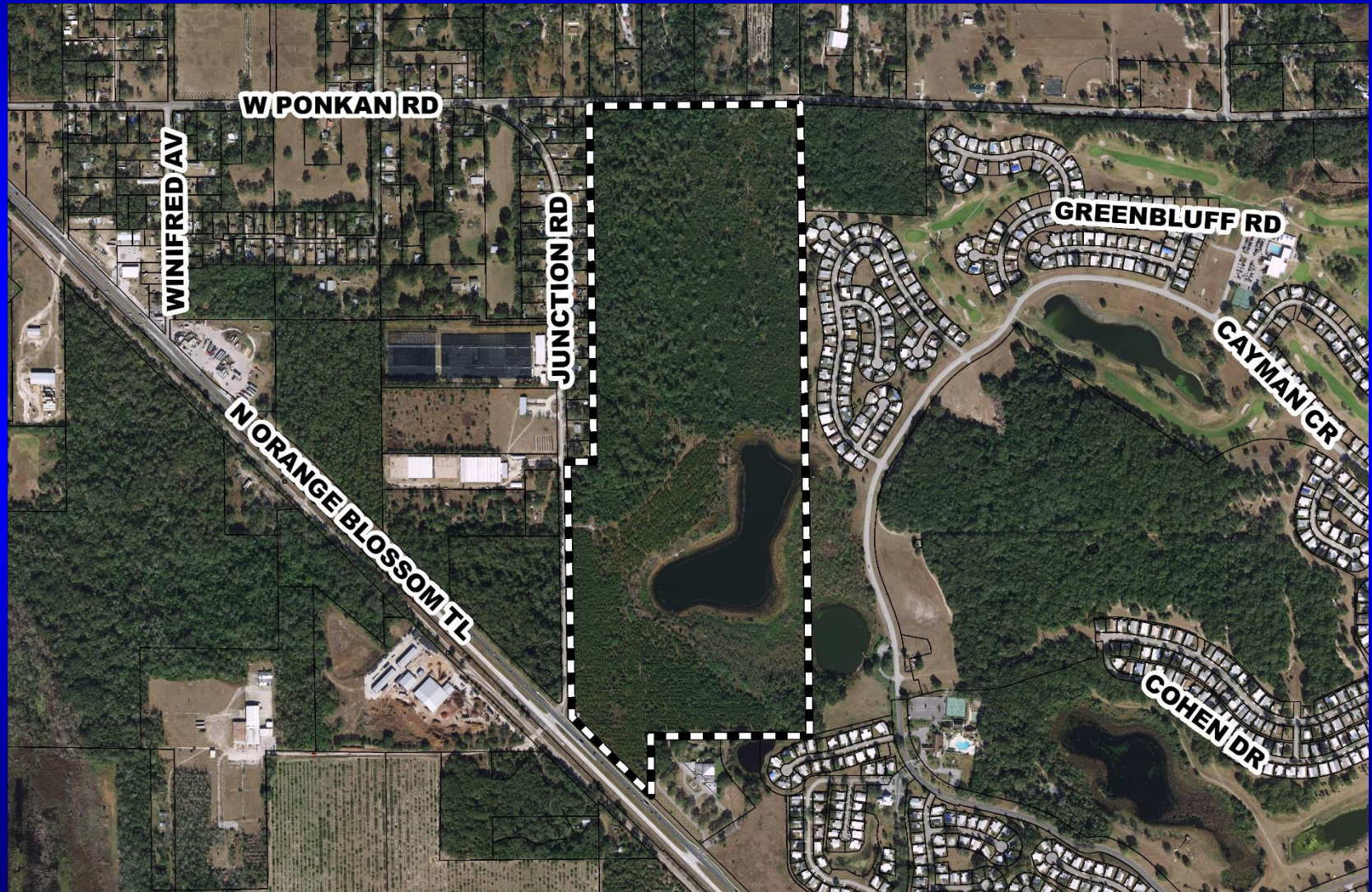


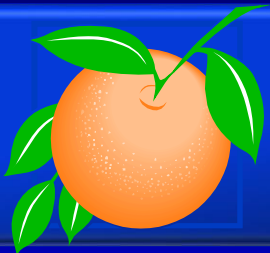
Grassmere Reserve Planned Development / Land Use Plan Zoning Map





Grassmere Reserve Planned Development / Land Use Plan Aerial Map





Grassmere Reserve

Planned Development / Land Use Plan

Overall Land Use Plan

TITLE LEGAL DESCRIPTION

East 1/2 of Northwest 1/4 and Northeast 1/4 of Southwest 1/4, Section, Section 26, Township 20 South, Range 27 East, Orange County, Florida, EXCEPTING a strip 1/2 mile wide across the South and of said Northeast 1/4 of Section 26, Township 20 South, Range 27 East.

ALSO, beginning at the Southeast corner of Southwest corner of Southwest 1/4 of Northwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence running West along the quarter section line of said 33 lots, thence North 63 degrees 33' 16" E, thence South 1/2 mile to place of beginning, EXCEPT that portion thereof lying West of the County Road, conveyed to Lucien Dixon.

ALSO, beginning at the Northeast corner of Northwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida thence West 210 feet, thence South 1,112 feet, thence East 210 feet, thence North 1,112 feet to place of beginning.

ALSO, one acre square in the Southeast corner of Northwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida.

Less and Except Road Right of Way.

ALSO, beginning at the Northeast corner of Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence Southerly along the line dividing the quarter sections 177 feet, more or less, to the new County Road, thence Northwesterly by said road 244 feet, more or less, to the line formerly of J.A. Walker, thence Easterly along the North boundary of the said Southwest 1/4 of Southwest 1/4 169 feet, more or less, to place of beginning.

ALSO, begin at the Northeast corner of Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run thence South 120 feet to a stake, thence in a Southerly direction and parallel with the State Road distance of 474.53 feet, thence North 560 feet, thence West 330 feet, thence South 99 feet to the Point of Beginning.

LESS and EXCEPT Road Right by the Order of Taking recorded in Minute Book 6, Page 116 and by the Deed recorded in Deed Book 586, Page 560, Public Records of Orange County, Florida.

Containing 120.08 acres, more or less.

Grassmere Reserve

Parcel ID# 26-20-27-0000-00-020

Planned Development Land Use Plan Orange County, Florida

Nov 2005

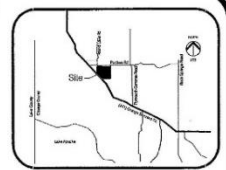
Revisions

- 1/29/06 - Revised Per DRC comments dated 1/11/06
- 2/21/06 - Revised Per staff comments dated 2/20/06
- 7/20/18 - Revision to Minimum Lot Size
- 10/15/18 - Revised per TRG comments dated 9/5/18
- 11/05/18 - Revised per TRG comments dated 11/2/18
- 11/13/18 - Revised per DRC comments dated 11/12/18
- 06/07/19 - Revised per DRC comments dated 06/04/19
- 06/26/19 - Revised per staff comments dated 6/24/19

ORANGE COUNTY CASE # CDR-19-04-133

SITE DATA

PARCEL ID NUMBER	26-20-27-0000-00-020
GROSS LAND AREA	120.08 ACRES
LAKE GRASSMERE	34.90 ACRES
CLAS. W/IN LAKE	3.2 ACRES
NET LAND AREA	106.92 ACRES
PROPOSED UNITS	100 UNITS
PROPOSED DENSITY	1.04 UNITS/ACRE
CURRENT LAND USE	RURAL SETTLEMENT 1/1
REQUIRED OPEN SPACE (ONS)	10.30 ACRES
REQUIRED RECREATION	0.80 ACRES
NUMBER OF UNITS	1
TYPE OF UNITS	SINGLE FAMILY HOMES
MINIMUM LOT SIZE	70' X 120'
MAXIMUM BUILDING HEIGHT (2 STORY)	30'
MIN. NET LIVING AREA (UNDER HEAT & AIR)	1,360 SQUARE FEET
SCHOOL AGE POPULATION	40 CHILDREN
LOT SETBACK	
FRONT	20'
REAR	20'
SIDE	10'
LAKE GRASSMERE	30' FROM HWY
OR 44' (MAJOR RURAL ARTERIAL)	GREATER OF 30' FROM PROPERTY LINE OR 100' FROM CL OF HWY FOR STRUCTURES OR 100' FROM CL OF HWY FOR PARKING AREAS
PD PERIMETER SETBACK	20'
JUNCTION ROAD	20'
VIENNA OPEN SPACE CALCULATION	66.30 ACRES
PD TRIPS GENERATED (ITE 10TH ED.)	100 TRIPS
ONLY TRIPS GENERATED (ITE 10TH ED.)	100 TRIPS

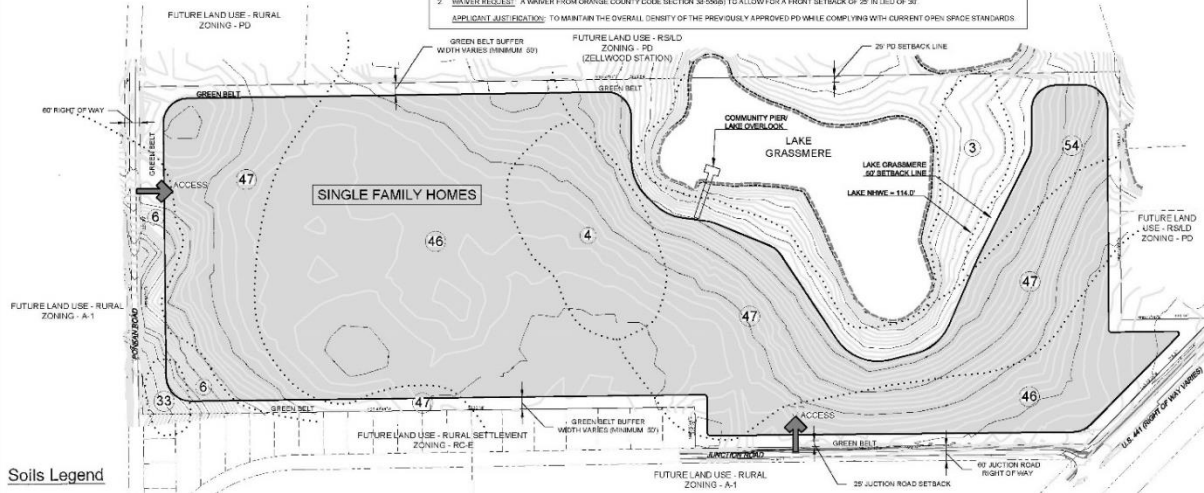


Location Map

GRANTED WAIVERS PER BCC APPROVAL DATE 1/8/19

1. **WALKER REQUEST:** A WAIVER FROM ORANGE COUNTY CODE SECTION 36-550(a) TO ALLOW A MINIMUM LOT SIZE OF 70' BY 120' (14,400 SQUARE FEET OF LOT AREA) IN LIEU OF CODE REQUIRED MINIMUM LOT WIDTH OF 100' AND 105' ACRES (14,520 SQUARE FEET OF LOT AREA) FOR LOTS WITH CENTRAL WATER SERVICE.
2. **WALKER REQUEST:** A WAIVER FROM ORANGE COUNTY CODE SECTION 36-550(b) TO ALLOW FOR A FRONT SETBACK OF 20' IN LIEU OF 30'.

- APPLICANT JUSTIFICATION:** TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.
- APPLICANT JUSTIFICATION:** TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.



Soils Legend

- 3 Basinger find sand, depressional
- 4 Candler fine sand, 0 - 5% slopes
- 6 Candler-Apopka fine sands, 5% - 12%
- 33 Pits
- 46 Tavares fine sand, 0-5%
- 47 Tavares Millhopper fine sands 0-5% slopes
- 54 Zolfo fine sand

OWNER/DEVELOPER
BOY GRASSMERE LLC
1616 W. GENESEE BLVD SUITE 202
TAMPA, FL 33609
613-321-1849
CONTACT: FRANK BOMBARDIER

APPLICANT/AGENT

GRAY ROBINSON
301 EAST FINE STREET
SUITE 1400
ORLANDO, FL 32801
407-843-8880
CONTACT: THOMAS BULLIVANT

CIVIL ENGINEER

NVE INC.
201 SOUTH HUNTER AVE
ORLANDO, FL 32803
407-698-3317
CONTACT: JASON P. MANNING, P.E.

SURVEYOR

ALLEN & COMPANY
PROFESSIONAL SURVEYORS
& MAPPERS
18 EAST PLANT STREET
WINTER GARDEN, FL 32787
407-854-3388
CONTACT: JAMES L. NICKMAN

ENVIRONMENTAL CONSULTANT

BOYCHON CONSULTANT
309 EAST SOUTH STREET
ORLANDO, FL 32803
407-854-5588
CONTACT: JOHN KIRKLOG

THE BCC CONDITIONS OF APPROVAL
(DATED 1/8/19) ARE INCLUDED ON PAGE 2

RECEIVED

By Sapho at 4:33 pm, Jun 26, 2019

GENERAL NOTES

1. STREETS AND INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY SHALL BE PUBLICLY OWNED.
2. BUFFER, LANDSCAPING, RECREATION AND COMMON AREAS SHALL BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
3. PROJECT INFRASTRUCTURE SHALL BE DEVELOPED IN ONE PHASE.
4. ALL STORMWATER PONDS TO BE DESIGNED IN ACCORDANCE WITH SURROUNDING ORANGE COUNTY STANDARDS. PONDS TO BE OWNED & MAINTAINED BY ORANGE COUNTY WASTEWATER TREATMENT PLANT.
5. UTILITIES PROVIDED BY THE CITY OF APOPKA.
6. UTILITIES SHALL CONSIDER LANDSCAPING, BERMING, OPEN RAIL FENCING, AND EXISTING TREES.
7. AN ORANGE COUNTY CONSERVATION AREA DETERMINATION APPLICATION NEEDS TO BE COMPLETE PRIOR TO PERFORM APPROVAL.
8. ALL ACRES REQUIRING CONSERVATION AREAS INCLUDING WETLANDS AND BUFFER ARE CONSIDERED APPROXIMATE. UNITS, MAINTAINED BY CONSERVATION AREA DETERMINATIONS AND CONSERVATION ARE IMPACT PERMITS. APPROVAL OF THIS PLAN DOES NOT PERMIT ANY PROPOSED CONSERVATION IMPACTS.
9. NOTIFICATION THAT THE SITE IS IN THE VICINITY OF A LANDFILL WILL BE REQUIRED TO BE PLACED IN THE HOMEOWNER'S ASSOCIATION DOCUMENTS.
10. A FENCED WALL ALONG U.S. HWY 171 WILL BE EVALUATED ON THE PRELIMINARY SUBDIVISION PLAN (PSP).
11. LAKE GRASSMERE SHALL BE LIMITED TO NON-MOTORIZED WATER CRAFT.
12. ACTUAL NUMBER OF HOMES ALLOWED ON THE SITE WILL BE DETERMINED ONCE THE LIMITS AND ACREAGE OF CONSERVATION AREAS HAS BEEN CONFIRMED THROUGH THE CONSERVATION AREA DETERMINATION PROCESS.
13. RECREATION AREAS SHALL COMPLY WITH ORANGE COUNTY CODE.
14. THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE WETLAND STUDY AREA. AS ESTABLISHED BY THE WETLAND HAZARD AND PROTECTION ACT, SECTION 306.101.5. SPECIAL AREA REGULATIONS APPLY. IN ADDITION TO THE STATE REGULATIONS, LOCAL POLICIES ARE INCLUDED IN ORANGE COUNTY COMPREHENSIVE PLAN 2010-2020. FUTURE LAND USE ELIGIBLE BUT NOT LIMITED TO OBJECTIVE FLOOD WETLAND.
15. IN ACCORDANCE WITH SECTION 18-122, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
16. APPROVAL OF THIS REQUEST DOES NOT GRANT ANY APPROVALS FOR CONSTRUCTION OR ALTERATION OF ROAD, DAMS, DOCKS, DECKS, OBSERVATION PERIS, LAKE SHORE VEGETATION, OR SEA WALLS ON THE LAKE.

PAGE 1 OF 2

NVE5

201 S. BUMBY AVE.
ORLANDO, FL
407-596-5177
WWW.NVE5.COM

CERTIFICATE OF AUTHORIZATION # 20065



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Grassmere Reserve Planned Development / Land Use Plan (PD/LUP) dated “Received June 26, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2



Board of County Commissioners

Public Hearings

August 20, 2019