



Board of County Commissioners

Public Hearings

October 22, 2019



Springhill PD / Horizon West Springhill Phase 2 PSP Preliminary Subdivision Plan

Case:	PSP-19-02-073
Project Name:	Springhill PD / Horizon West Springhill Phase 2 PSP
Applicant:	Eric Warren, Poulos & Bennett, LLC
District:	1
Acreage:	44.21 gross acres
Location:	Generally located south of Flamingo Crossings Boulevard and west of Avalon Road
Request:	To subdivide 44.21 acres in order to construct 134 single-family units. Waivers from Orange County Code are requested to address lot orientation, alley designation as a tract in lieu of an easement, and pedestrian connection in lieu of a street.



Springhill PD / Horizon West Springhill Phase 2 PSP

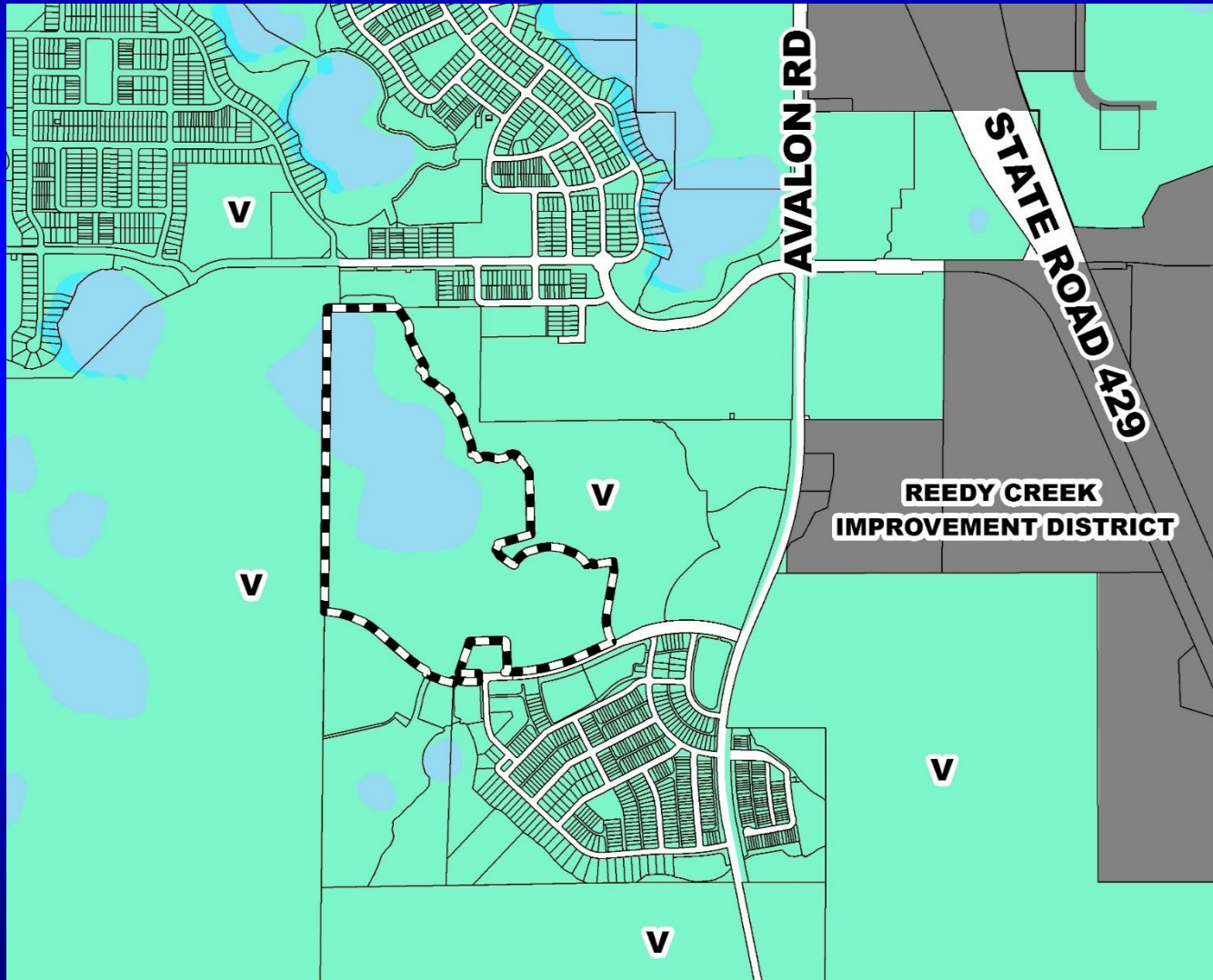
Preliminary Subdivision Plan

Future Land Use Map





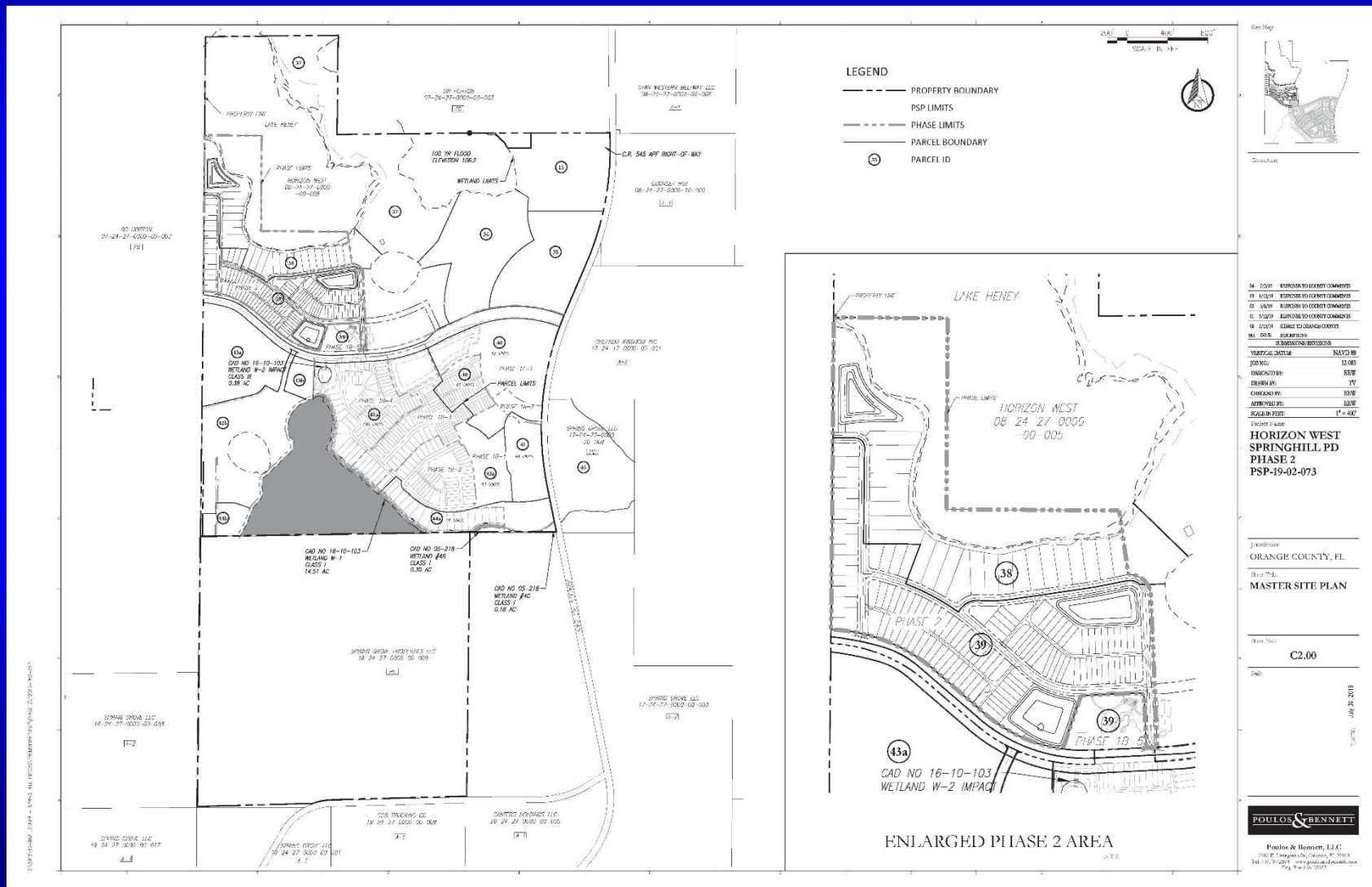
Springhill PD / Horizon West Springhill Phase 2 PSP Preliminary Subdivision Plan Zoning Map





Springhill PD / Horizon West Springhill Phase 2 PSP Preliminary Subdivision Plan Aerial Map







Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Springhill PD / Horizon West Springhill Phase 2 preliminary Subdivision Plan (PSP) dated “Received August 26, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



RZ-19-07-023 – Nazem Sarkis

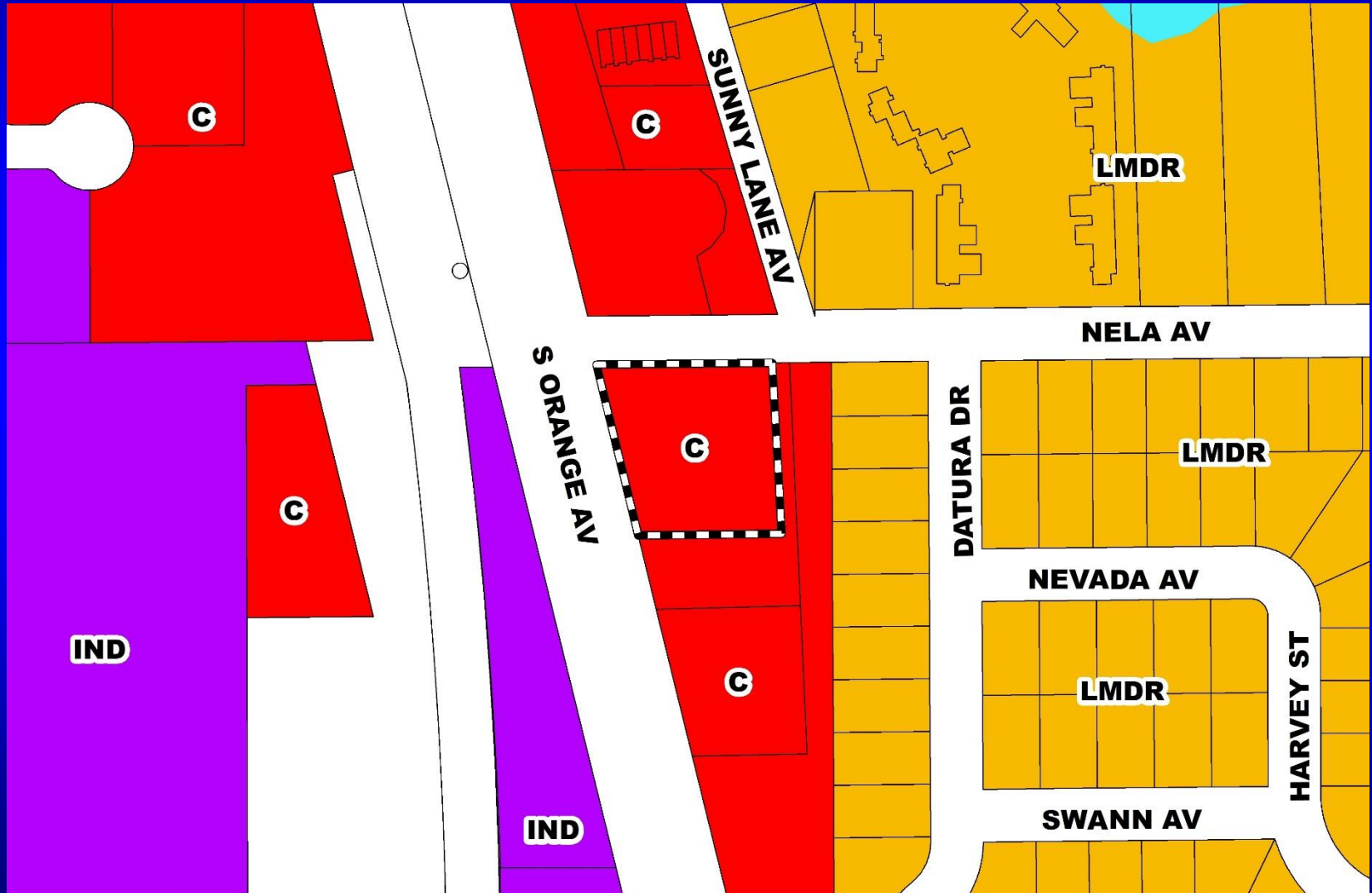
Planning and Zoning Commission (PZC) Board-Called Hearing

Case:	RZ-19-07-023
Applicant:	Nazem Sarkis, I.T.I.G., Inc.
District:	3
Location:	7105 S. Orange Avenue, or generally located at the southeast corner of the intersection of S. Orange Avenue and Nela Avenue
Acreage:	0.81 gross acres
From:	C-1 (Retail Commercial District)
To:	C-2 (General Commercial District)
Proposed Use:	Permitted C-2 uses



RZ-19-07-023 – Nazem Sarkis

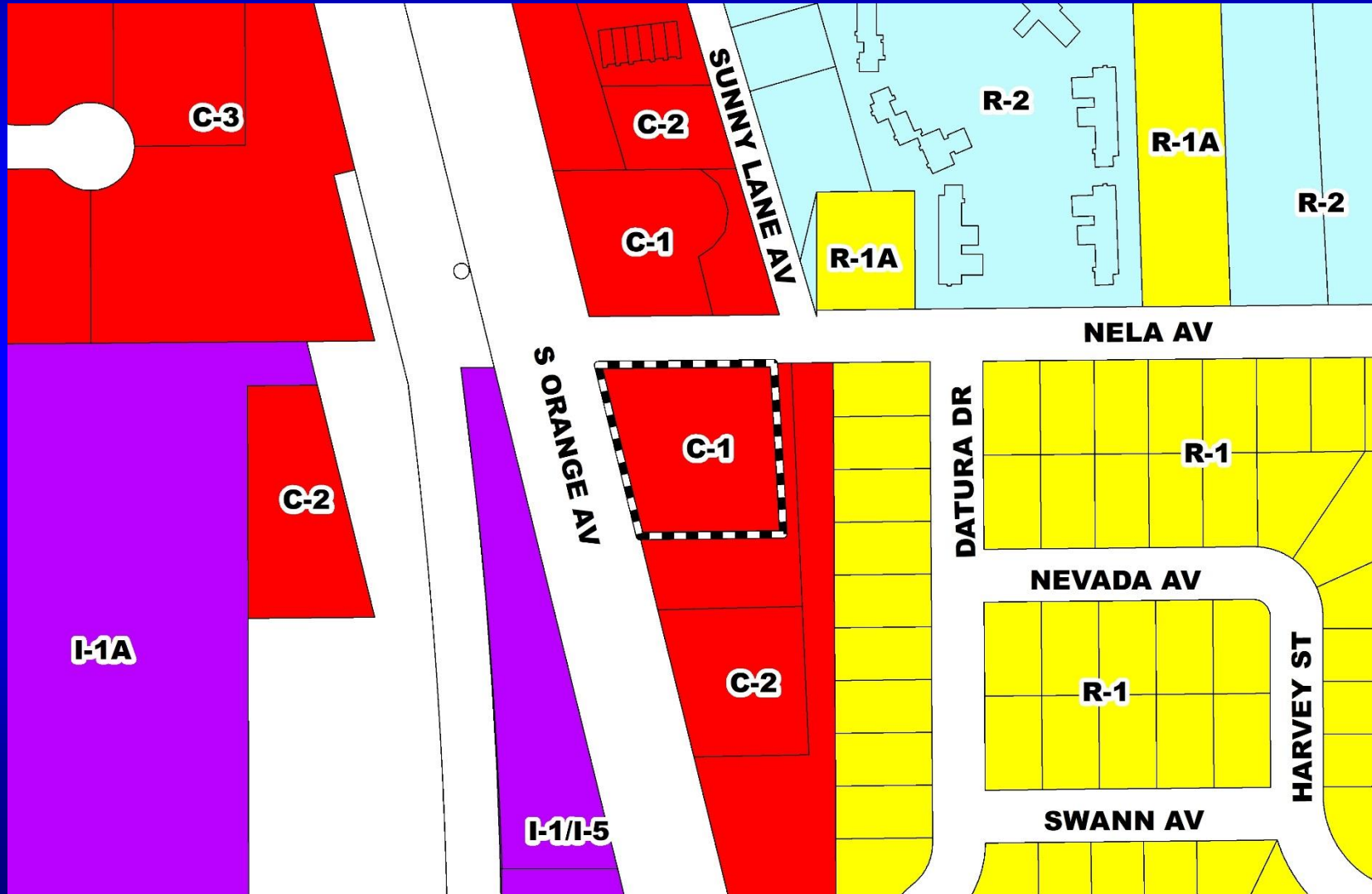
Planning and Zoning Commission (PZC) Board-Called Hearing Future Land Use Map





RZ-19-07-023 – Nazem Sarkis

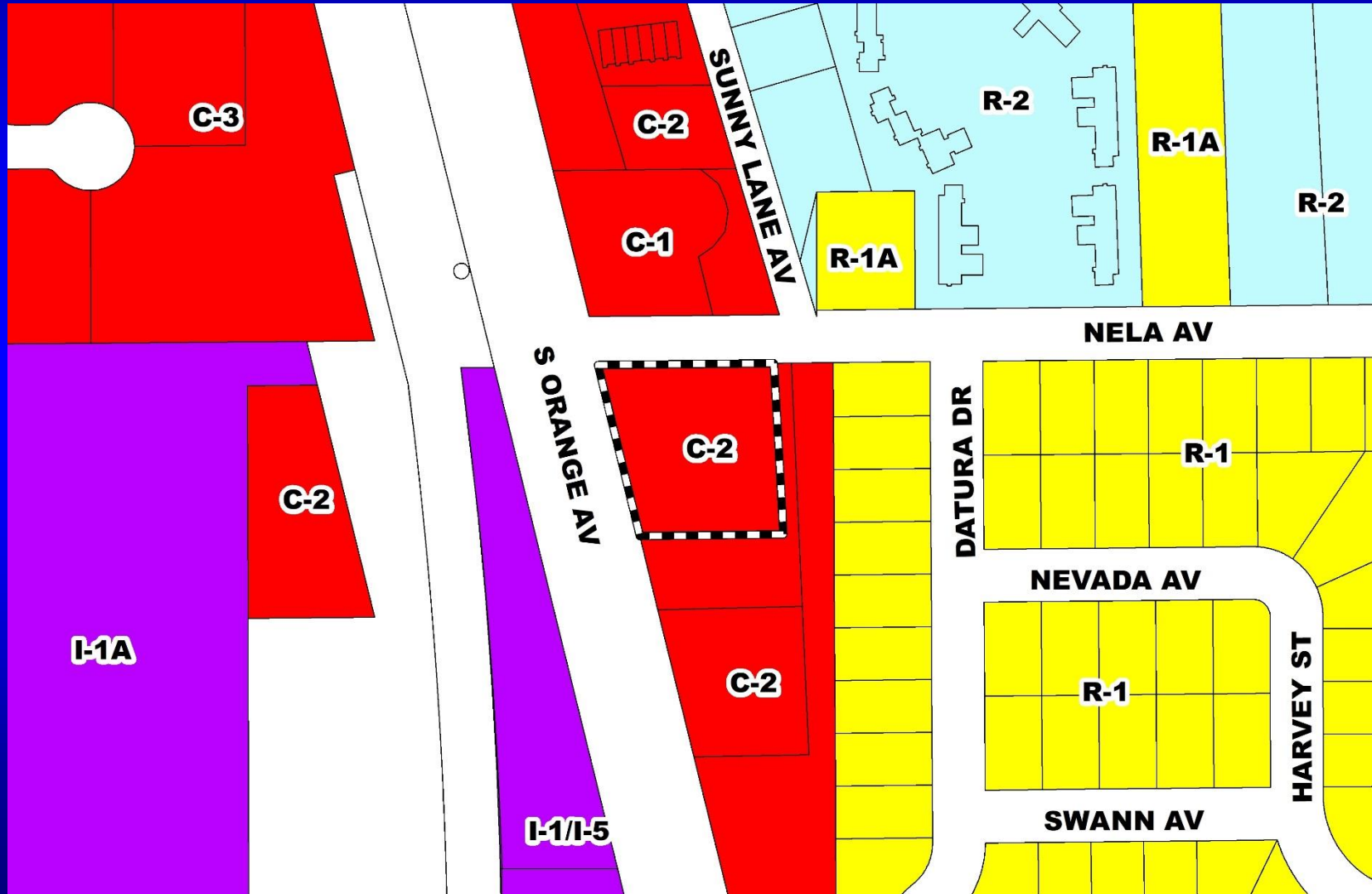
Planning and Zoning Commission (PZC) Board-Called Hearing Zoning Map





RZ-19-07-023 – Nazem Sarkis

Planning and Zoning Commission (PZC) Board-Called Hearing Proposed Zoning Map





RZ-19-07-023 – Nazem Sarkis

**Planning and Zoning Commission (PZC) Board-Called Hearing
Aerial Map**





Action Requested

PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-2 (General Commercial District) zoning, subject to the following restrictions:

- 1) The following C-2 zoning district uses shall be prohibited:
 - a. New and Used Automobile Dealers;
 - b. Portable Food and Drink Vendors;
 - c. Open Air Markets; and
 - d. Automotive Repair, Auto Painting, and Body Shops

District 3



Action Requested

Restrictions

- 2) New billboards and pole signs shall be prohibited; and
- 3) The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping and paved surfaces) prior to the accommodation of any C-2 uses.

District 3



RZ-19-04-003 – Ossama Salama

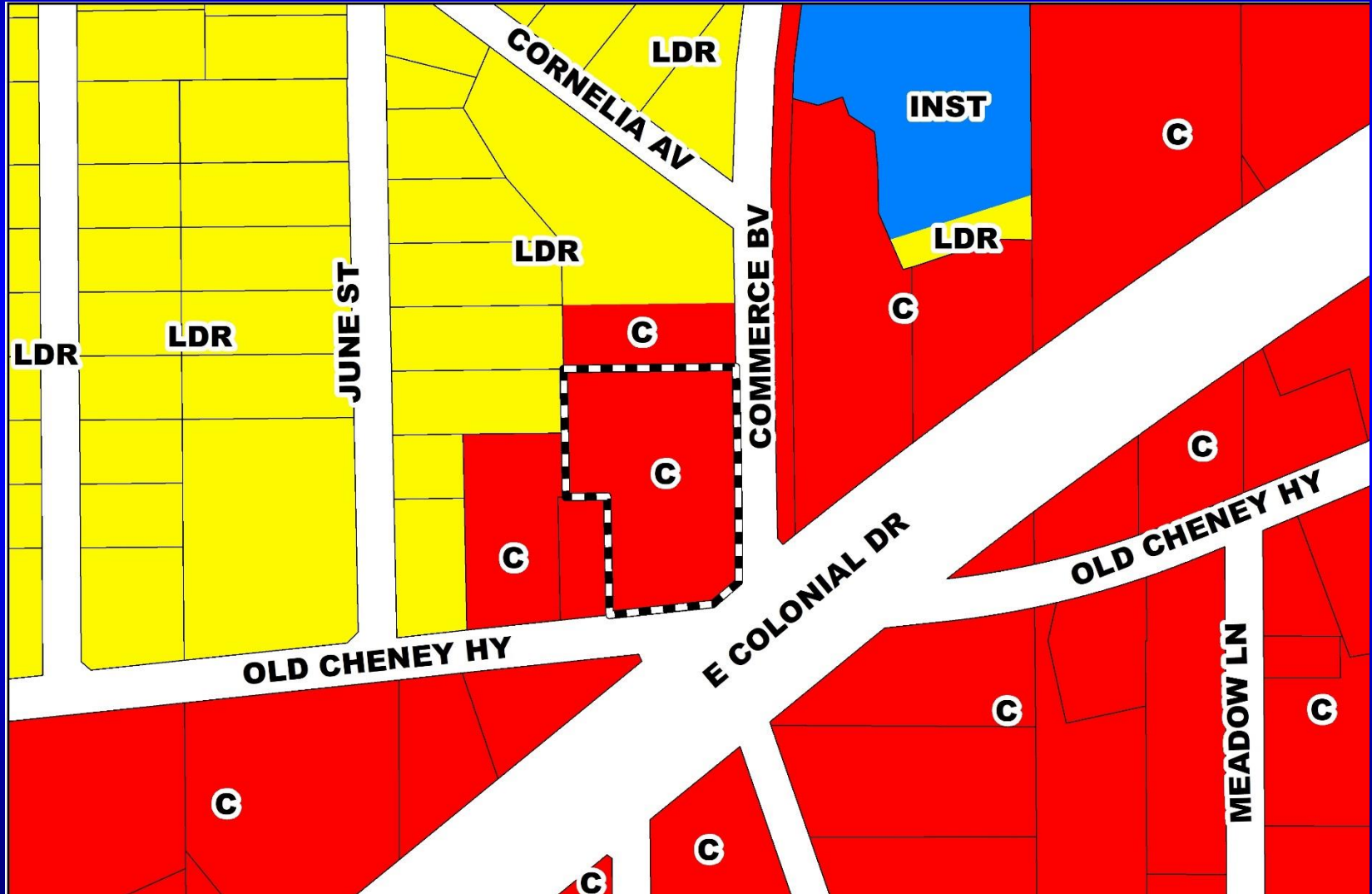
Planning and Zoning Commission (PZC) Board-Called Hearing

Case:	RZ-19-04-003
Applicant:	Ossama Salama, Sam's Towing, Inc.
District:	5
Location:	6139 E. Colonial Drive, generally located northwest of E. Colonial Drive, north of Old Cheney Highway, west of Commerce Boulevard, east of June Street, and south of Cornelia Avenue
Acreage:	2.04 gross acres
From:	C-2 (General Commercial District)
To:	C-3 (Wholesale Commercial District)
Proposed Use:	Automobile towing and junk yard



RZ-19-04-003 – Ossama Salama

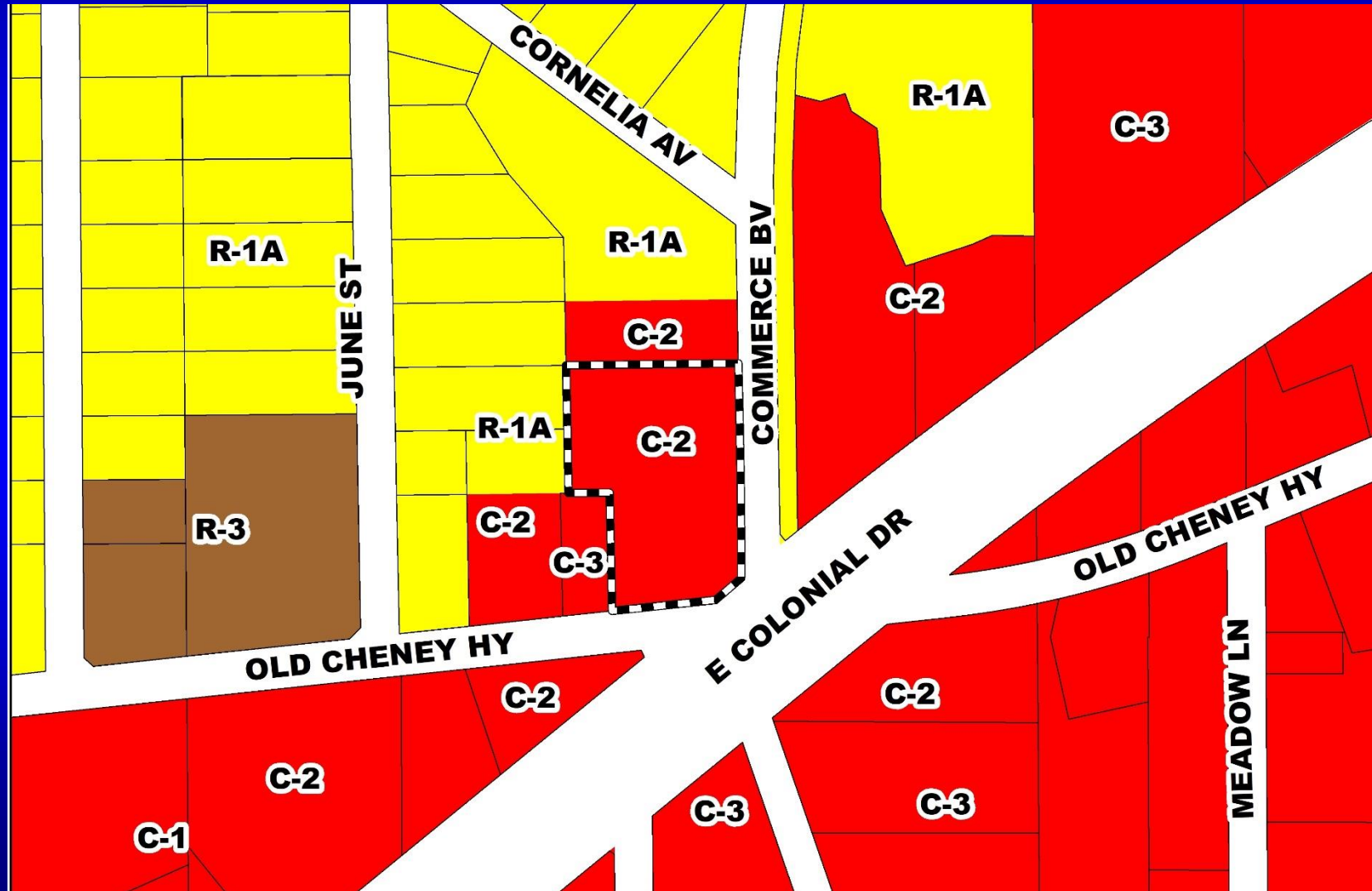
Planning and Zoning Commission (PZC) Board-Called Hearing Future Land Use Map





RZ-19-04-003 – Ossama Salama

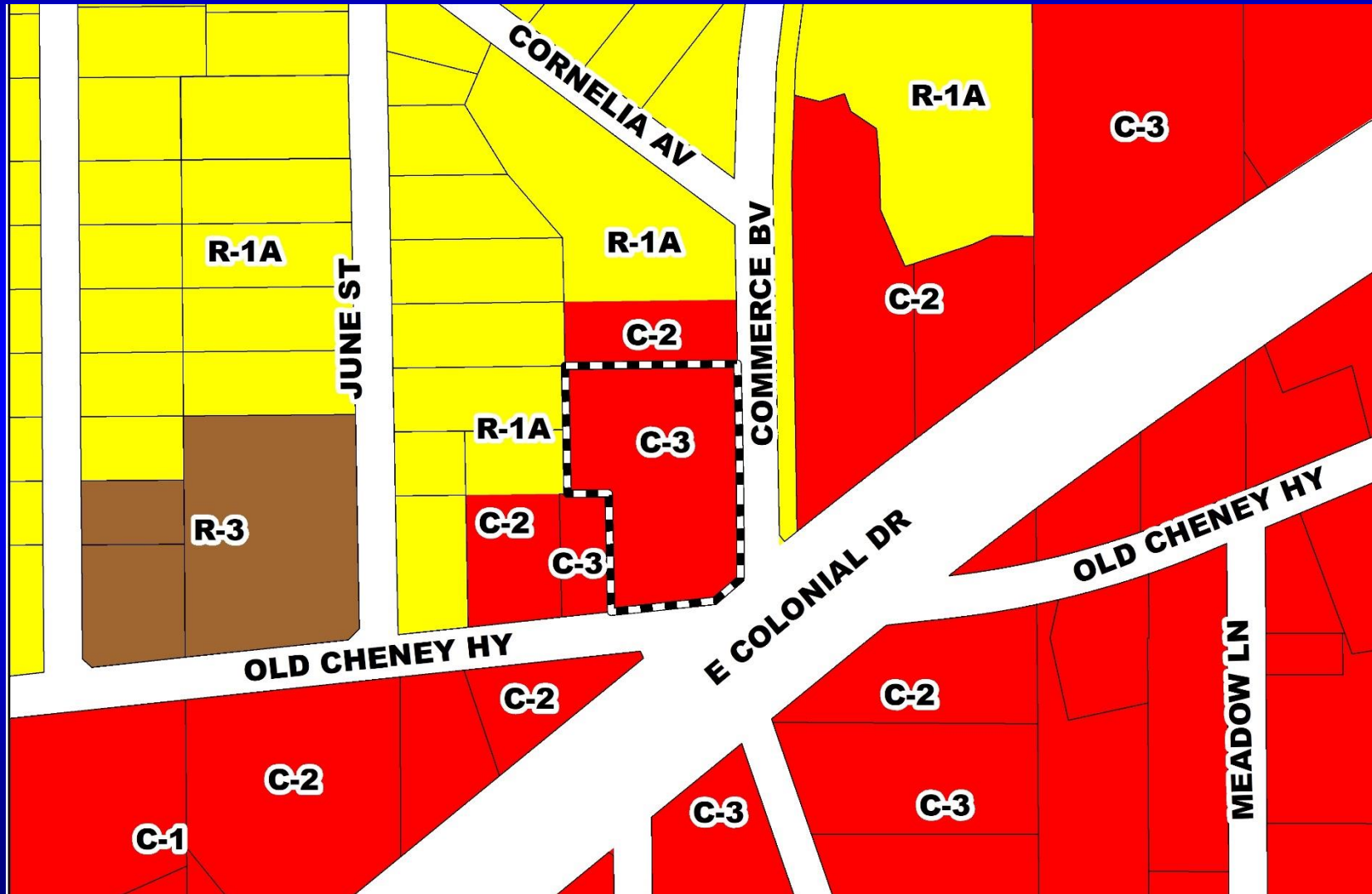
Planning and Zoning Commission (PZC) Board-Called Hearing Zoning Map





RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing Proposed Zoning Map





RZ-19-04-003 – Ossama Salama

Planning and Zoning Commission (PZC) Board-Called Hearing

Aerial Map





Action Requested

PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and approve the requested C-3 (Wholesale Commercial District), subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicle stacking shall be prohibited;
- 3) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on the southern property line between the existing building and the western property boundary; and
- 4) The applicant / developer shall provide a 6' concrete wall on the southern 50' of the property line along Commerce Boulevard.

District 5



Polo Glen PD / Polo Glen at Lake Betty DP Development Review Committee Appeal

Case:	DP-18-02-050
Project Name:	Polo Glen PD / Polo Glen at Lake Betty DP
Appellant:	Christopher Roper, Akerman, LLP
Applicant:	Dave Schmitt, DSE Dave Schmitt Engineering
District:	2
Acreage:	45.75 gross acres
Location:	Generally located north of Maitland Boulevard and east of South Orange Blossom Trail
Request:	To construct 336 multi-family residential dwelling units on a total of 45.75 gross acres of which 28.70 acres are developable.



RZ-19-07-019 – Robert Paymayesh Planning and Zoning Commission Appeal

Case:	RZ-19-07-019
Appellant:	Rick Pelzer, Rebecca Pelzer, Tami Salter, Colin Salter, Victoria Villegas, Dilmar Villegas, Cassie Lynch, and Stephen Toth
Applicant:	Robert Paymayesh, College Park RBP, LLC
District:	3
Location:	8901 Curry Ford Road; generally located north of Curry Ford Road, west of S Econlockhatchee Trail, and east of S Chickasaw Trail
Acreage:	4.85 gross acres
From:	A-2 (Farmland Rural District)
To:	R-1 (Single Family Dwelling District)
Proposed Use:	Thirteen (13) single-family residential dwelling units.



Alafaya Trail Property Planned Development / Land Use Plan

Case:	CDR-14-05-144
Project Name:	Alafaya Trail Property Planned Development / Land Use Plan
Applicant:	Brooks Stickler, Kimley-Horn and Associates, Inc.
District:	4
Acreage:	50.20 gross acres
Location:	Generally located south of E. Colonial Drive and west of Alafaya Trail.
Request:	To increase retail / commercial (C-1) square footage from 174,000 to 304,000 (an increase of 130,000 square feet), while retaining 6,000 square feet of previously approved Professional Office (P-O) uses, reflect the conservation, impact, and mitigation of on-site wetlands per Conservation Area Impact (CAI) permit #CAI-14-08-025, and remove a note requiring the dedication of PD Tract A development rights to Orange County. One waiver is also being requested.



Action Requested

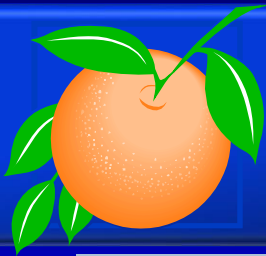
**Continue case CDR-14-05-144 to the December 3, 2019
BCC meeting at 2:00 p.m.**

District 4

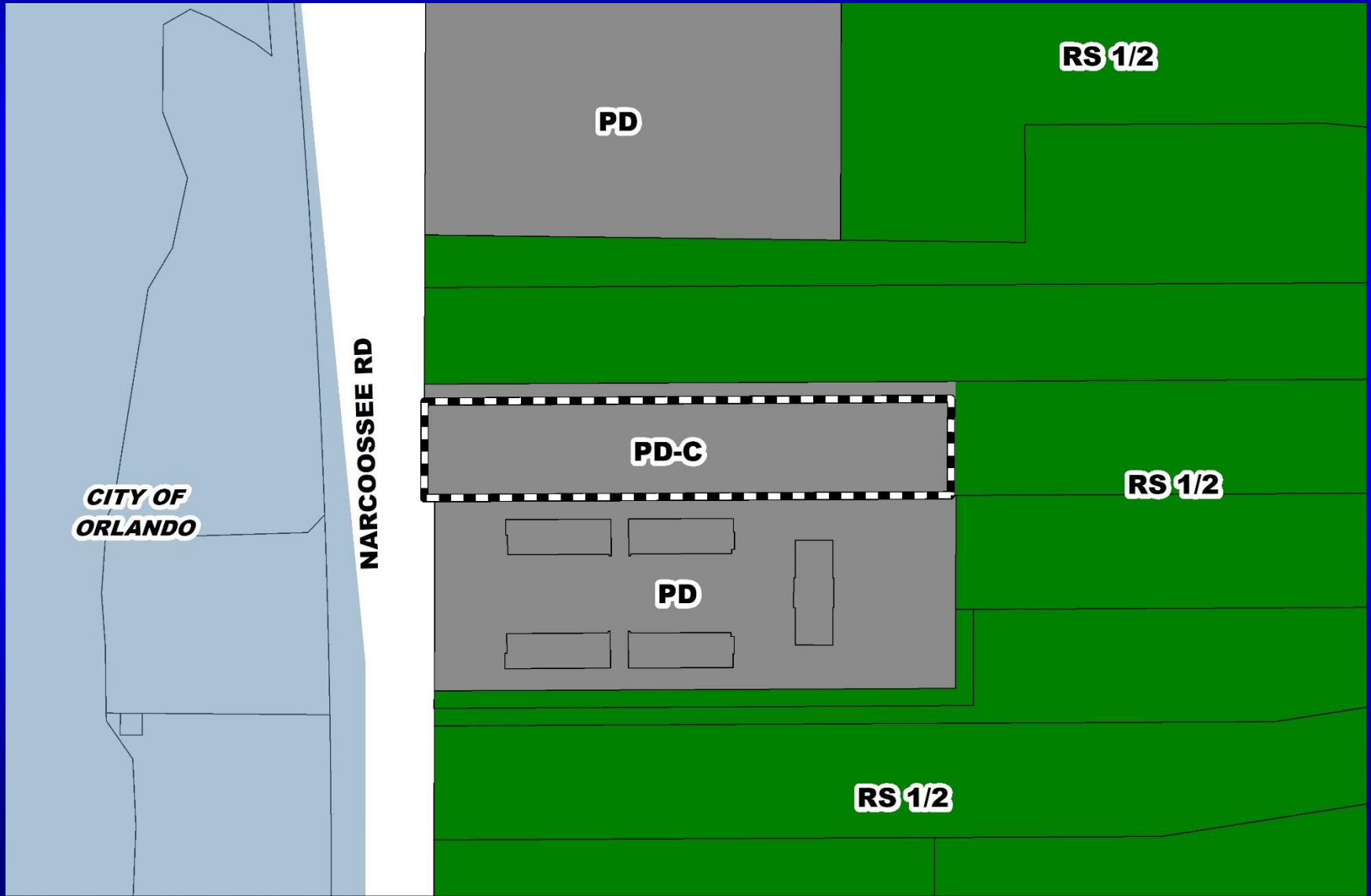


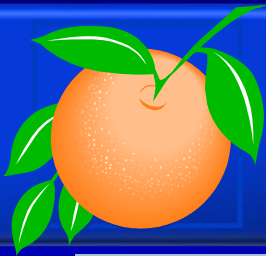
Nona Center Planned Development / Land Use Plan

Case:	CDR-19-05-169
Project Name:	Nona Center Planned Development / Land Use Plan
Applicant:	Paul N. Medley, PNM Architecture
District:	4
Acreage:	1.52 gross acres
Location:	1739 Narcoossee Road; or generally located on the east side of Narcoossee Road and south of Kirby Smith Road
Request:	To request a waiver to allow a maximum building height of 40 feet within 100 feet of any residential zoned property, in lieu of 35 feet.

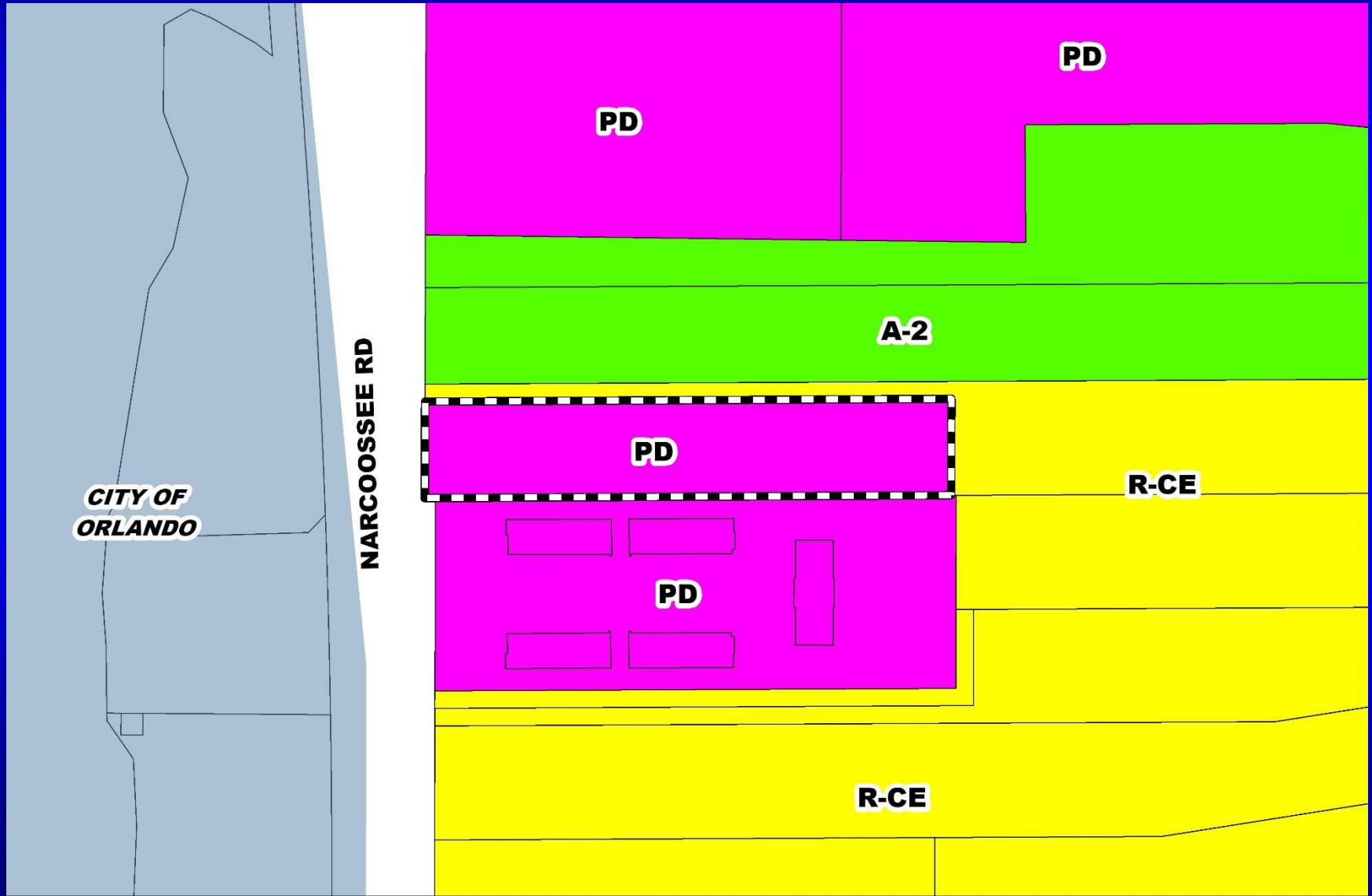


Nona Center Planned Development / Land Use Plan Future Land Use Map





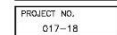
Nona Center Planned Development / Land Use Plan Zoning Map





Nona Center Planned Development / Land Use Plan Aerial Map







Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Nona Center Planned Development / Land Use Plan (PD/LUP), dated “August 8, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

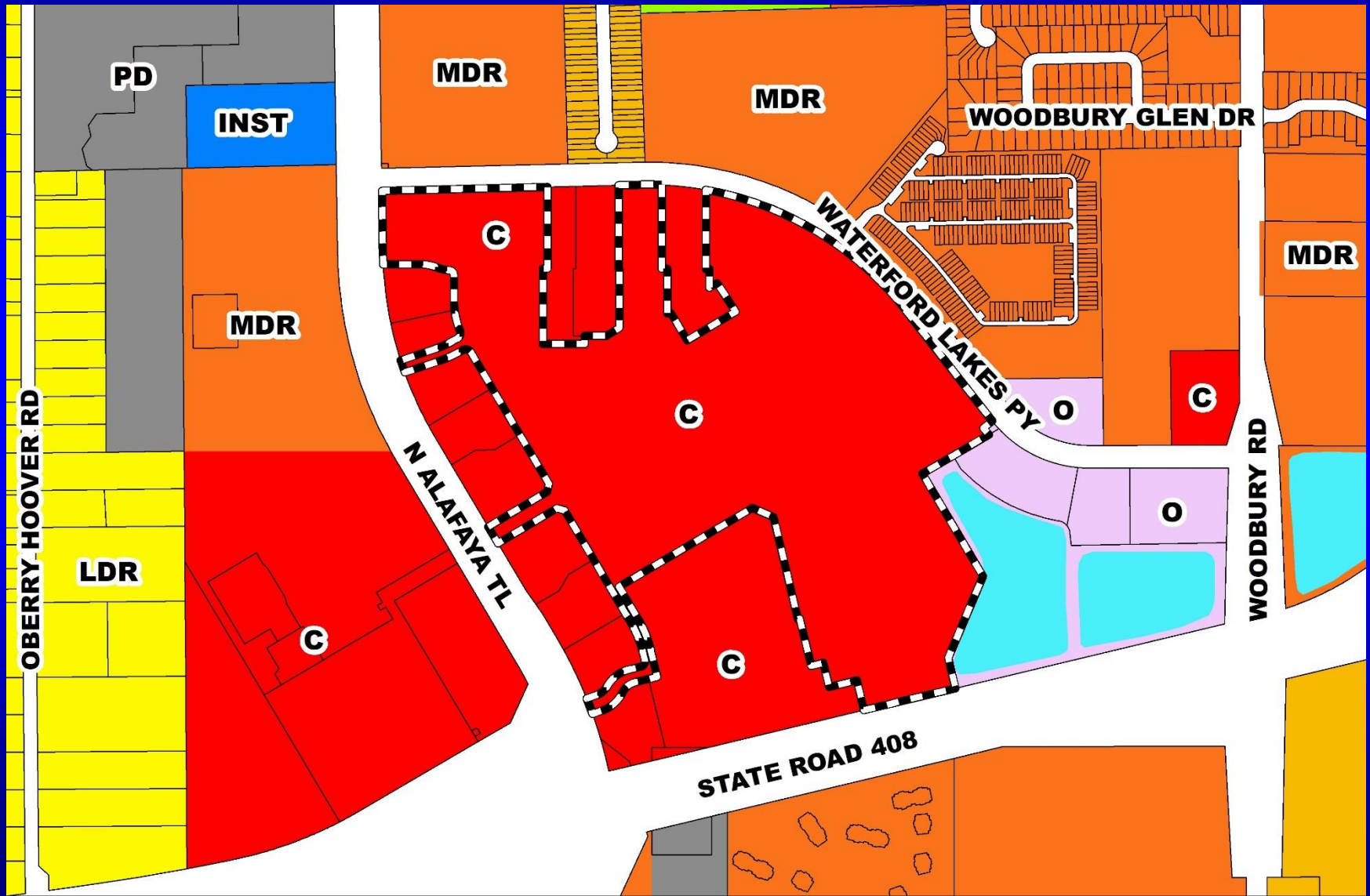


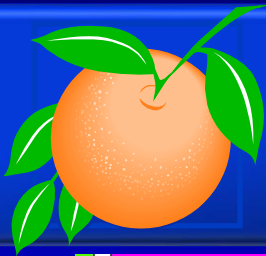
Waterford Lakes Town center Planned Development / Land Use Plan

Case:	CDR-19-06-216
Project Name:	Waterford Lakes Town Center Planned Development / Land Use Plan
Applicant:	Lynda Glinski, Waterford Lakes Town Center, LLC
District:	4
Acreage:	1,344.00 gross acres (overall PD) 74.12 gross acres (affected parcel only)
Location:	331 N. Alafaya Trail; or generally located on the east side of N. Alafaya Trail, north of State Road 408, and south of Waterford Lakes Parkway
Request:	To expand the special event area within PD Parcels 4 and 5.

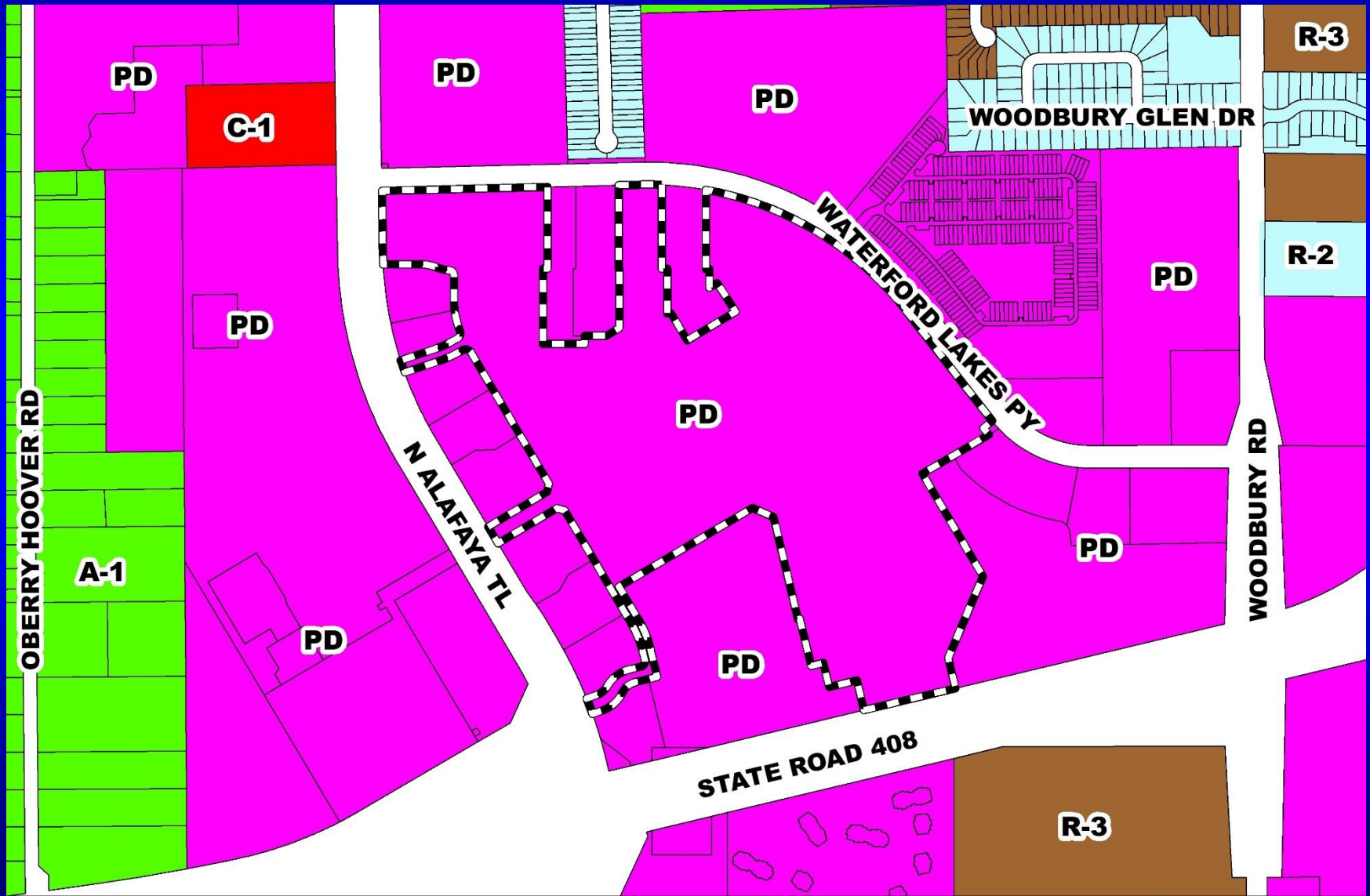


Waterford Lakes Town center Planned Development / Land Use Plan Future Land Use Map





Waterford Lakes Town center Planned Development / Land Use Plan Zoning Map





Waterford Lakes Town center Planned Development / Land Use Plan Aerial Map





Waterford Lakes Town center Planned Development / Land Use Plan Overall Land Use Plan (Special Events Area)



This drawing may have been prepared from architectural and engineering plans and may not have been field verified. This drawing is provided for planning and informational purposes only and may not be relied upon for any and all other purposes. The drawing is not intended to be used for any and all other purposes. The drawing is not intended to be used for any and all other purposes. The drawing is not intended to be used for any and all other purposes.

WEB PLAN

0 65 130 260 390 520



WATERFORD LAKES TOWN CENTER
413 NORTH ALAFAYA TRAIL
ORANGE COUNTY, FL 32828
CORP# 004508

**WASHINGTON
PRIME GROUP**

MODIFIED: January 30, 2019



Action Requested

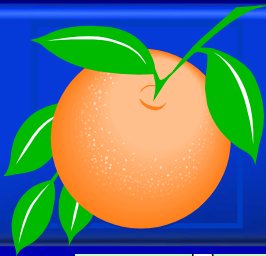
Make a finding of consistency with the Comprehensive Plan and approve the Waterford Lakes Planned Development / Land Use Plan (PD/LUP), dated “August 1, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

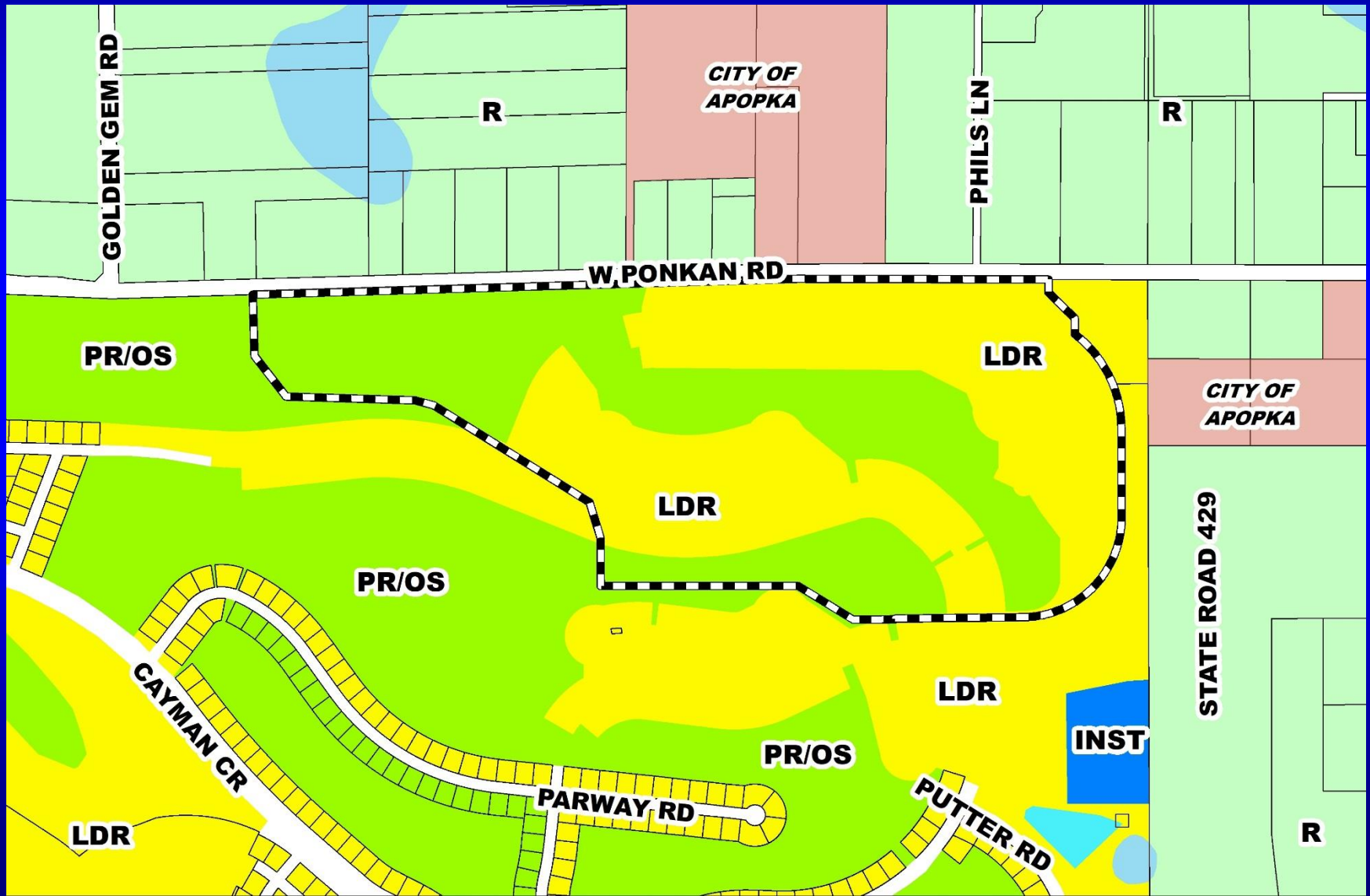


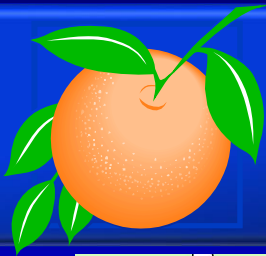
Zellwood Station Planned Development / Land Use Plan

Case:	CDR-18-12-418
Project Name:	Zellwood Station Planned Development / Land Use Plan
Applicant:	David Evans, Evans Engineering, Inc.
District:	2
Acreage:	843.00 gross acres (overall PD) 71.34 gross acres (affected parcel only)
Location:	2600 Fairbluff Road, or generally located south of W. Ponkan Road and west of State Road 429
Request:	To remove the age-restriction on the northwest 71.34 gross acres of the PD to allow for the development of 277 single- family dwelling units with school-aged children. No waivers from Orange County Code are proposed with this request.

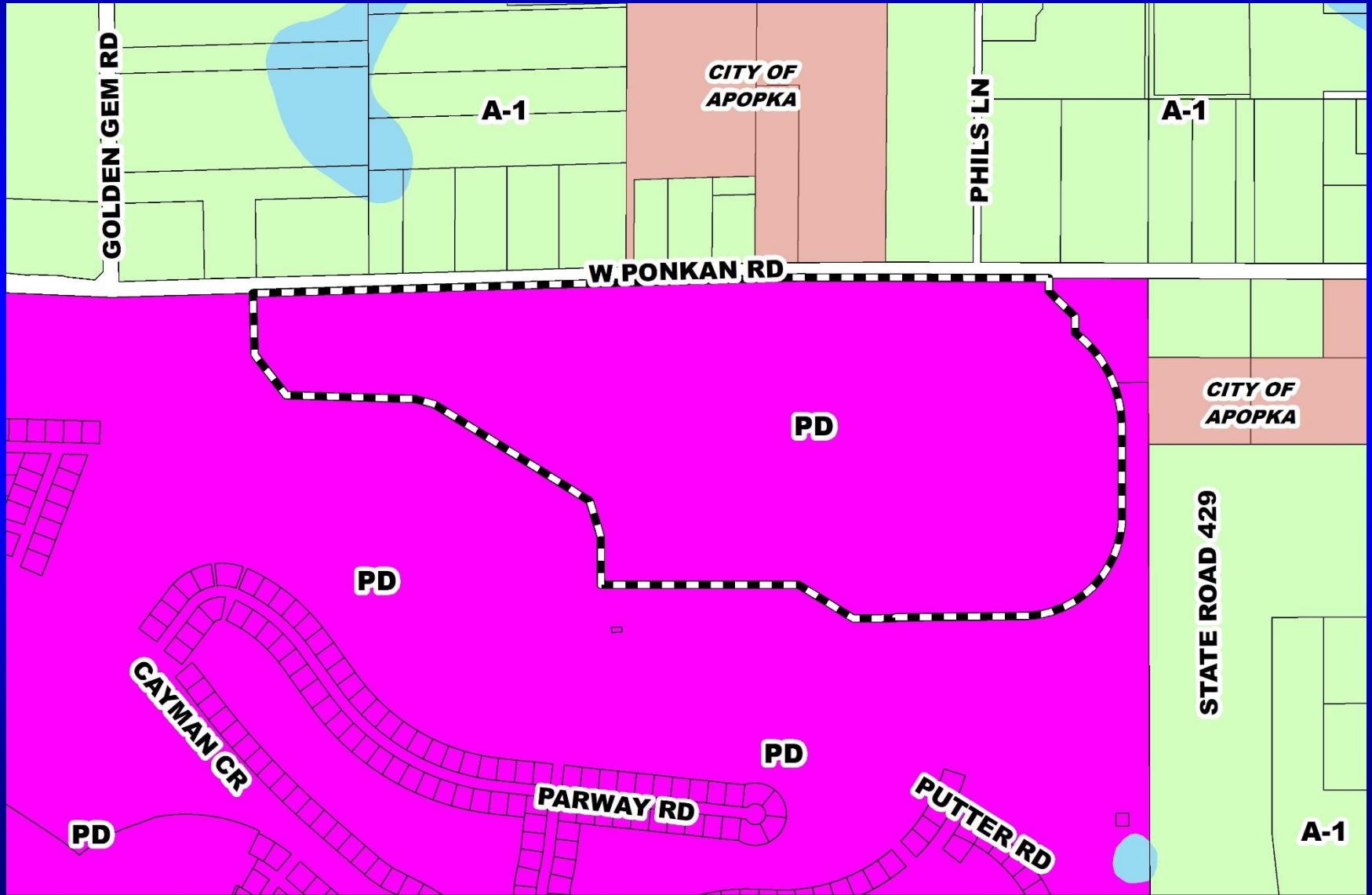


Zellwood Station Planned Development / Land Use Plan Future Land Use Map



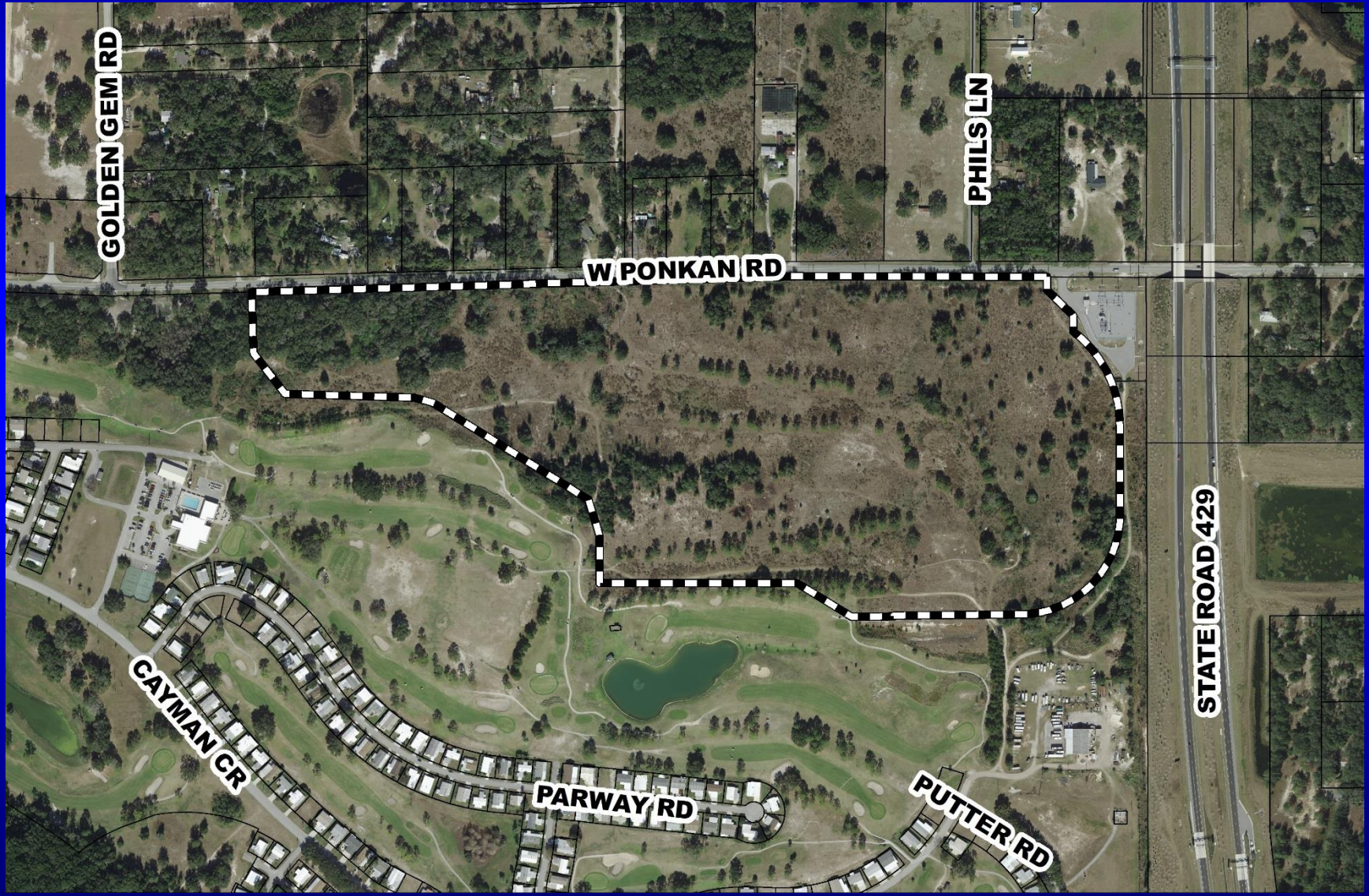


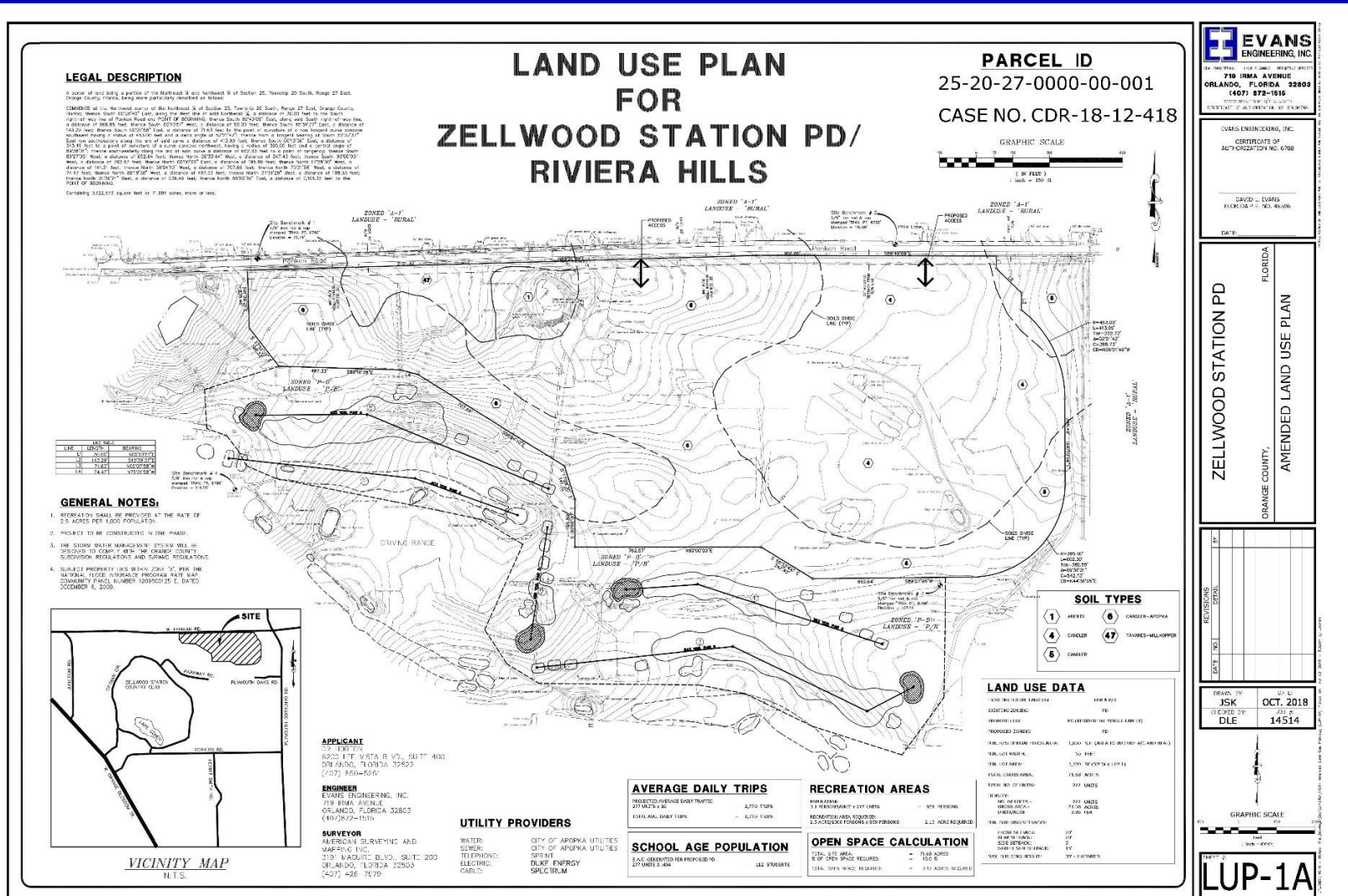
Zellwood Station Planned Development / Land Use Plan Zoning Map





Zellwood Station Planned Development / Land Use Plan Aerial Map







Action Requested

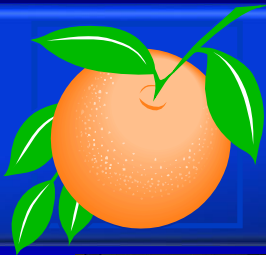
Make a finding of consistency with the Comprehensive Plan and approve the Zellwood Station Planned Development / Land Use Plan (PD/LUP), dated “May 24, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

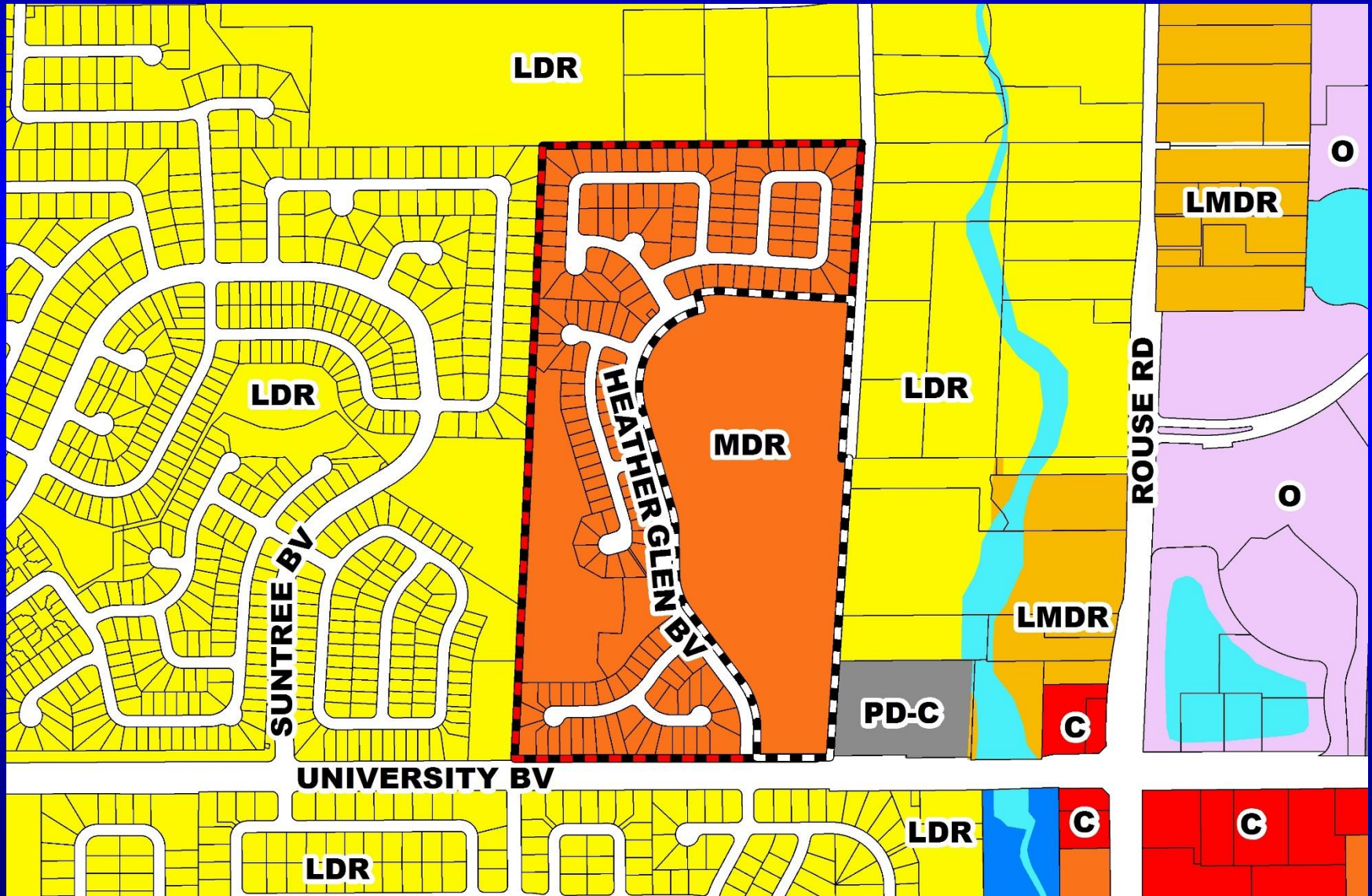


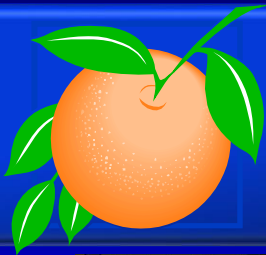
The Glenn Planned Development / Land Use Plan

Case:	CDR-19-03-115
Project Name:	The Glenn Planned Development / Land Use Plan
Applicant:	William Burkett, Burkett Engineering
District:	5
Acreage:	80.00 gross acres (overall PD) 30.23 gross acres (affected parcel only)
Location:	Generally located north of University Boulevard and east of Heather Glen Boulevard
Request:	To add 60 multi-family dwelling units to the development program in Phase I. Additionally, the applicant has requested four waivers related to building height, building setbacks, and building separation requirements.

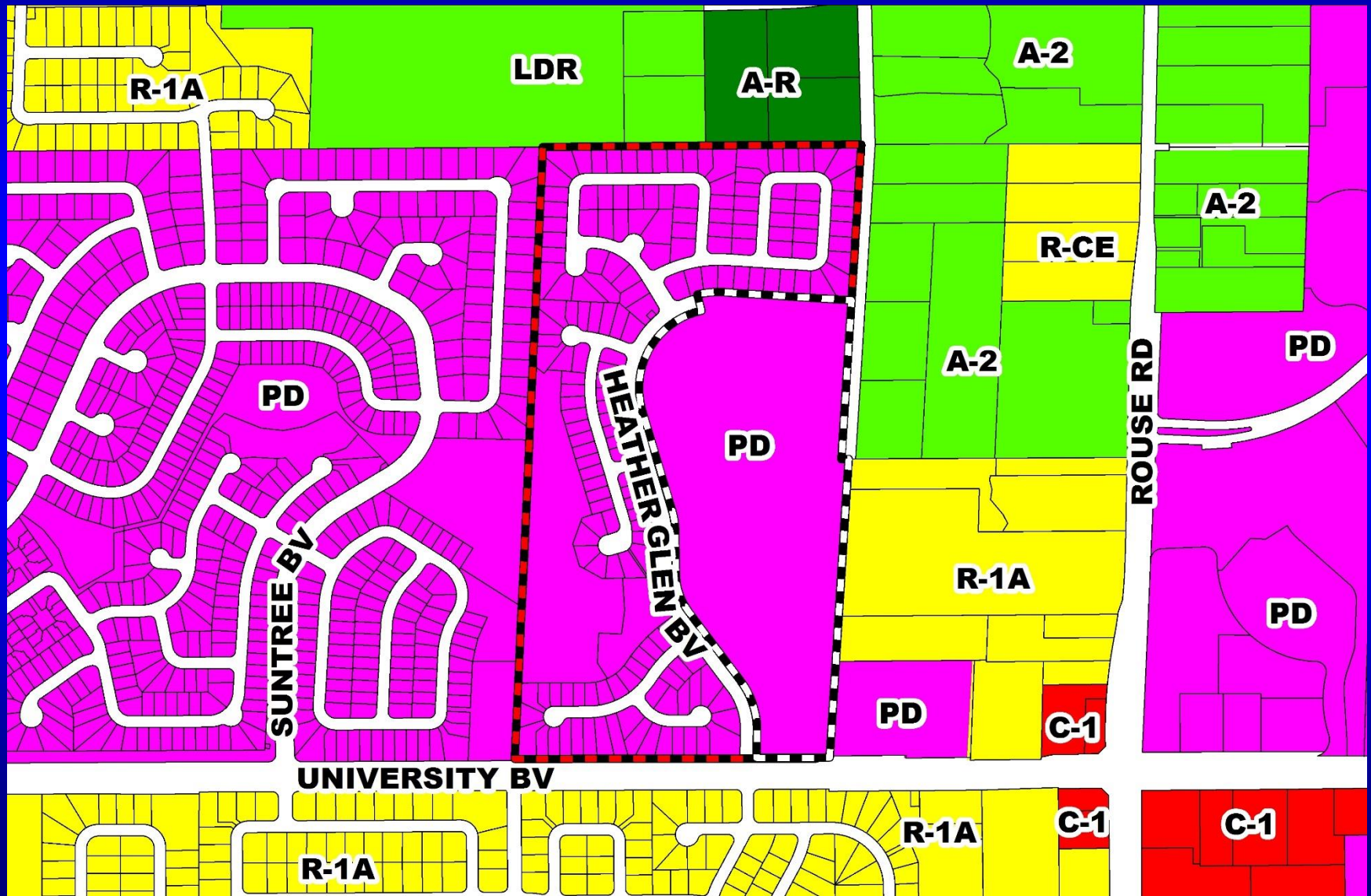


The Glenn Planned Development / Land Use Plan Future Land Use Map



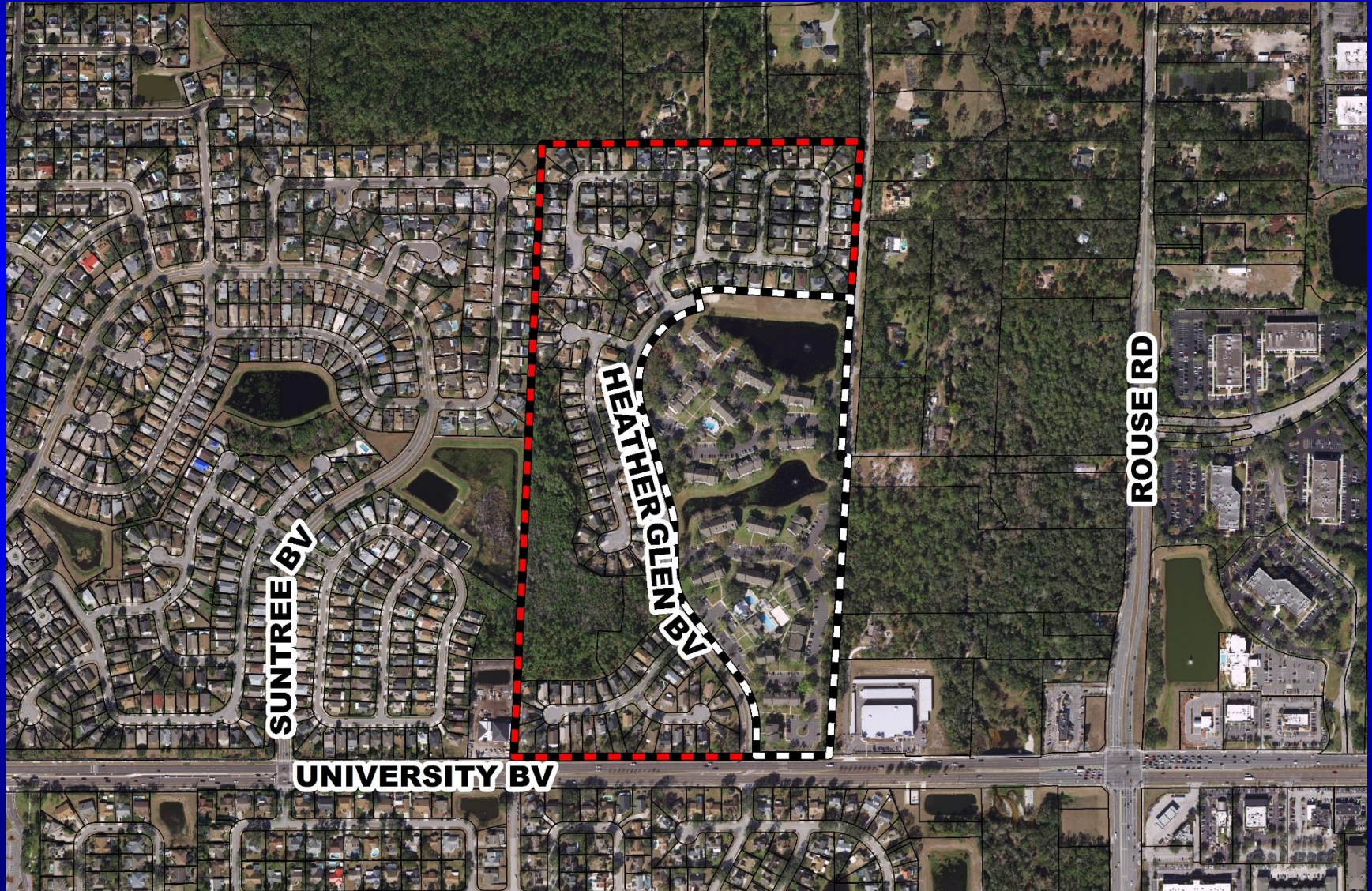


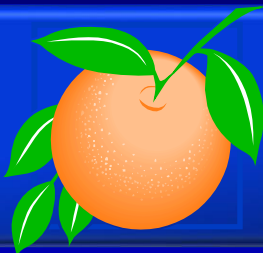
The Glenn Planned Development / Land Use Plan Zoning Map



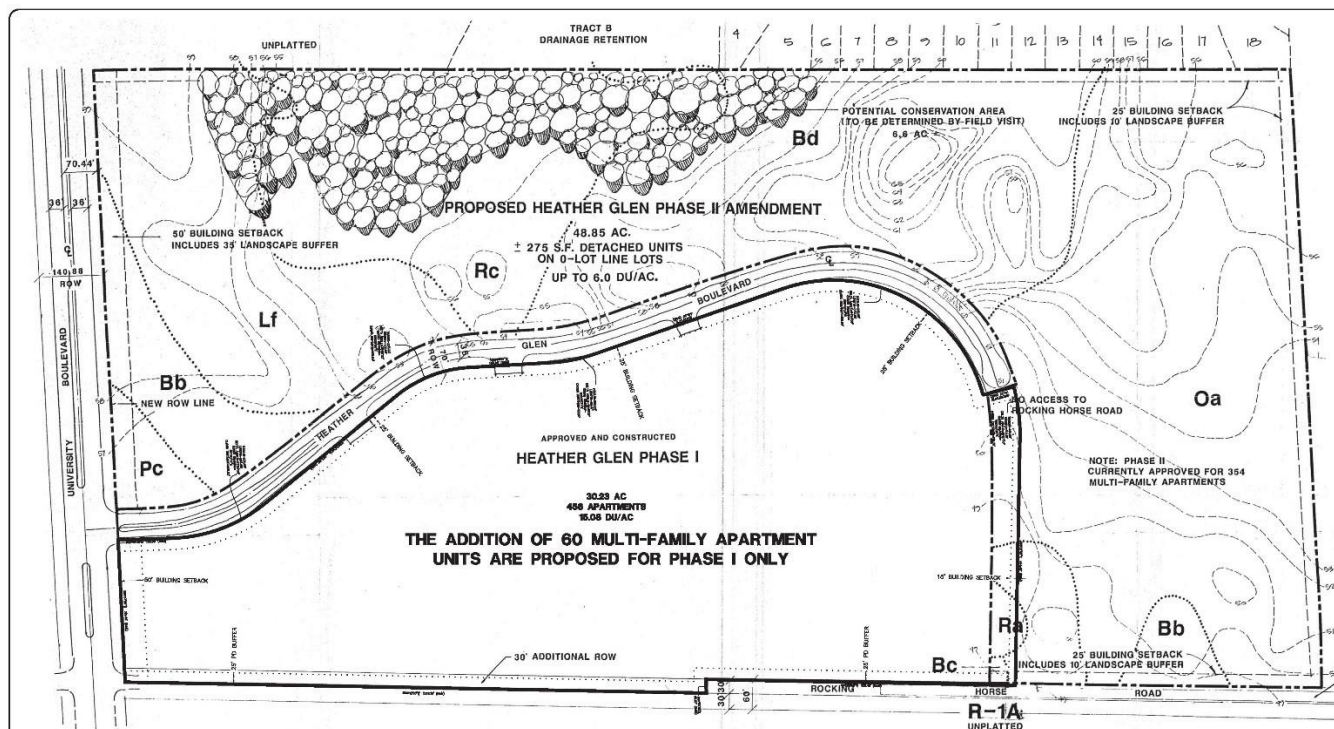


The Glenn Planned Development / Land Use Plan Aerial Map

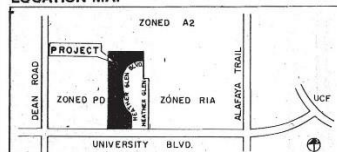




The Glenn Planned Development / Land Use Plan Overall Land Use Plan



LOCATION MAP



**LAND USE PLAN
HEATHER GLEN P.D.
(FORMERLY STRAW RIDGE PD)**
OWNER: MATTAPAN TRUST TEL. 422-4040
PROPOSED PHASE II AMENDMENT

SITE DATA TOTAL PROJECT

TOTAL UNITS ORIGINALLY APPROVED (9.3 DU/AC MAXIMUM) **750**
TOTAL UNITS PROPOSED **PHASE I: 488**
PHASE II: 275*
NET REDUCTION IN DWELLING UNITS **15**
*PHASE II SHALL BE CONSIDERED AS PROPOSED.

P.D. LEGAL DESCRIPTION

THE EAST 1/2 OF THE SOUTHWEST 1/4, LESS THE RIGHT OF WAY FOR UNIVERSITY BOULEVARD, SECTION 5, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST 20 FEET OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4, CONTAINING 181.4 ACRES.

SOILS LEGEND

Bd Blanton Fine Sand
Bb Blanton Fine Sand
Lf Leon Fine Sand
Oa One Fine Sand
Pc Pomona Fine Sand
Ra Rutledge Fine Sand
Rc Rutledge Mucky Fine Sand

NOTE

1. SITE DATA FOR PHASE I IS LOCATED ON SHEET 4.

SITE DATA PHASE II

PHASE II GROSS ACRES 48.85
EXISTING ZONING PD
EXISTING LAND USE VACANT
PROPOSED LAND USE

• RESIDENTIAL
• TOTAL NO. DWELLING UNITS 1 - 275 (0)
• MAXIMUM GROSS DWELLY 3,600 SF
• MAXIMUM NET LOT SIZE 90' X 120' (2 STORIES) (35')

OPEN SPACE/RECREATION

7.8 ACRES (75%) OF OPEN SPACE LOCATED IN PHASE I
FINAL OPEN SPACE ACRES DEPENDENT UPON FINAL DETERMINATION OF CONSERVATION AREA
12-13 ACRES (275 UNITS X 3.1 PERSONS/UNIT - 852 PERSONS X .0025 ACRES RECREATION/PERSON).

SINGLE FAMILY DETACHED UNITS ON 100' LOT LINE LOTS
1 - 275 (0)
UP TO 6.0 DU/AC
3,600 SF
90' X 120' (2 STORIES) (35')

110.5 ACRES (80% OF PHASE II GROSS LAND AREA EXCLUSIVE OF CONSERVATION AREA (48.85 AC.) - 6.8 ACRES X .553)

7.8 ACRES (75%) OF OPEN SPACE LOCATED IN PHASE I

RECREATION

PROJECTED SCHOOL AGE CHILDREN

100 YEAR FLOOD VEGETATION

PHASING

BUILDING SETBACK CRITERIA
• UNIVERSITY BOULEVARD 50 FT
• ALL LOTS 4 PROPERTY LINES 25 FT

UTILITIES
• WATER (10,000 GPD)
• SEWER (10,000 GPD)
• STORMWATER

ANY WAIVERS FROM SUBDIVISION REGULATIONS, IF ANY, WILL BE DETERMINED AT DEVELOPMENT PLAN APPROVAL STAGE.

179 CHILDREN (275 UNITS X 3.1 PERSONS/UNIT X .55)

NOT APPLICABLE
NEED VEGETATION INCLUDING SCATTERED OAKS AND PINES

1 PHASE

ORANGE COUNTY PUBLIC UTILITIES DIVISION
ORANGE COUNTY PUBLIC UTILITIES DIVISION
ON-SITE - RECREATION/RECREATION IN ACCORDANCE WITH ORANGE COUNTY, FLORIDA, AND OTHER AGENCY CRITERIA.

ANY WAIVERS FROM SUBDIVISION REGULATIONS, IF ANY, WILL BE DETERMINED AT DEVELOPMENT PLAN APPROVAL STAGE.

DATE: 10/10/86
SCALE: 1" = 100'
DRAWN BY: [Signature]

cmiassociates
Urban & Environmental Planning & Landscape Architects
500 DeSoto Avenue, Orlando, Florida 32801 (305) 422-4040

**HEATHER GLEN P.D.
(FORMERLY STRAW RIDGE P.D.)
PROPOSED PHASE II AMENDMENT**

Burkett
CIVIL ENGINEERING
CONSULTANTS
100 E. Robinson Street, Suite 200, Orlando, Florida 32801
(407) 425-1111
www.burkett-engineering.com

**HEATHER GLEN P.D. (FORMERLY STRAW RIDGE P.D.)
CHANGE DETERMINATION
FOR HORIZON REALTY ADVISORS
EXISTING LAND USE PLAN**

DATE: 4/23/19
PROJECT NO: 1905.10
DRAWN BY: VP
CHECKED BY: VP
DATE: 10/10/86
SCALE: 1" = 100'
DRAWN BY: [Signature]

REEL: 8-1043
ORANGE COUNTY PUBLIC UTILITIES DIVISION
ORANGE COUNTY PUBLIC UTILITIES DIVISION
ON-SITE - RECREATION/RECREATION IN ACCORDANCE WITH ORANGE COUNTY, FLORIDA, AND OTHER AGENCY CRITERIA.
ANY WAIVERS FROM SUBDIVISION REGULATIONS, IF ANY, WILL BE DETERMINED AT DEVELOPMENT PLAN APPROVAL STAGE.

SHEET NO.
3
OF 6



Action Requested

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Zellwood Station Planned Development / Land Use Plan (PD/LUP), dated “May 24, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



Board of County Commissioners

Public Hearings

October 22, 2019