



Board of County Commissioners

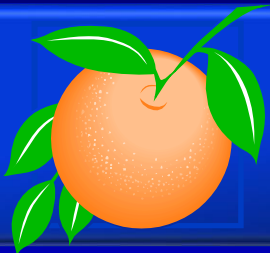
Public Hearings

November 12, 2019



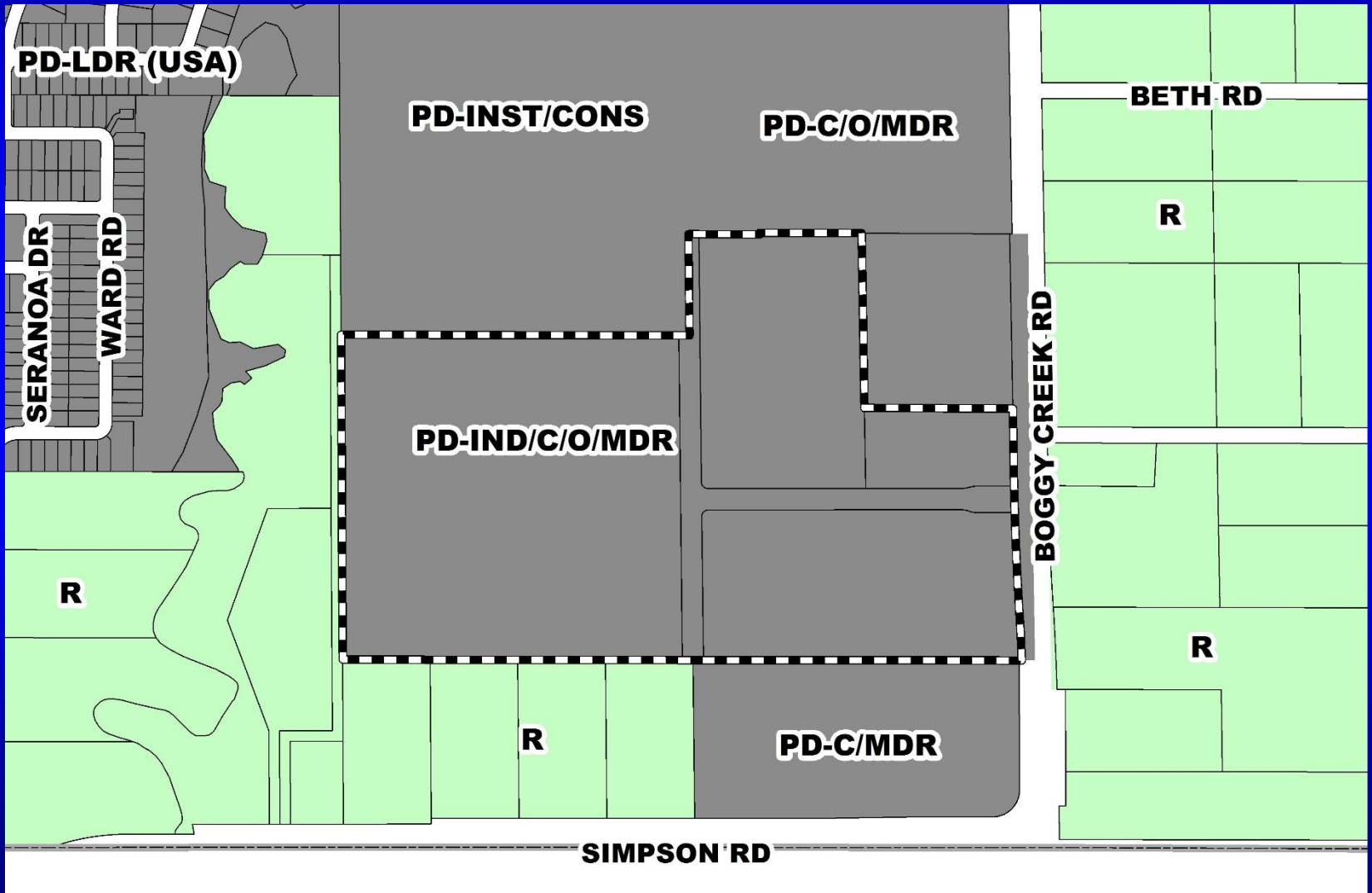
Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

Case:	PSP-19-05-181
Project Name:	Tyson Ranch Planned Development / Tyson Ranch Preliminary Subdivision Plan
Applicant:	Claude Cassagnol, GTC Engineering Corporation
District:	4
Acreage:	73.81 gross acres
Location:	Generally located north of Simpson Road and west of Boggy Creek Road.
Request:	To create four (4) parcels and one (1) tract, in order to construct utility, stormwater, and road infrastructure.



Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

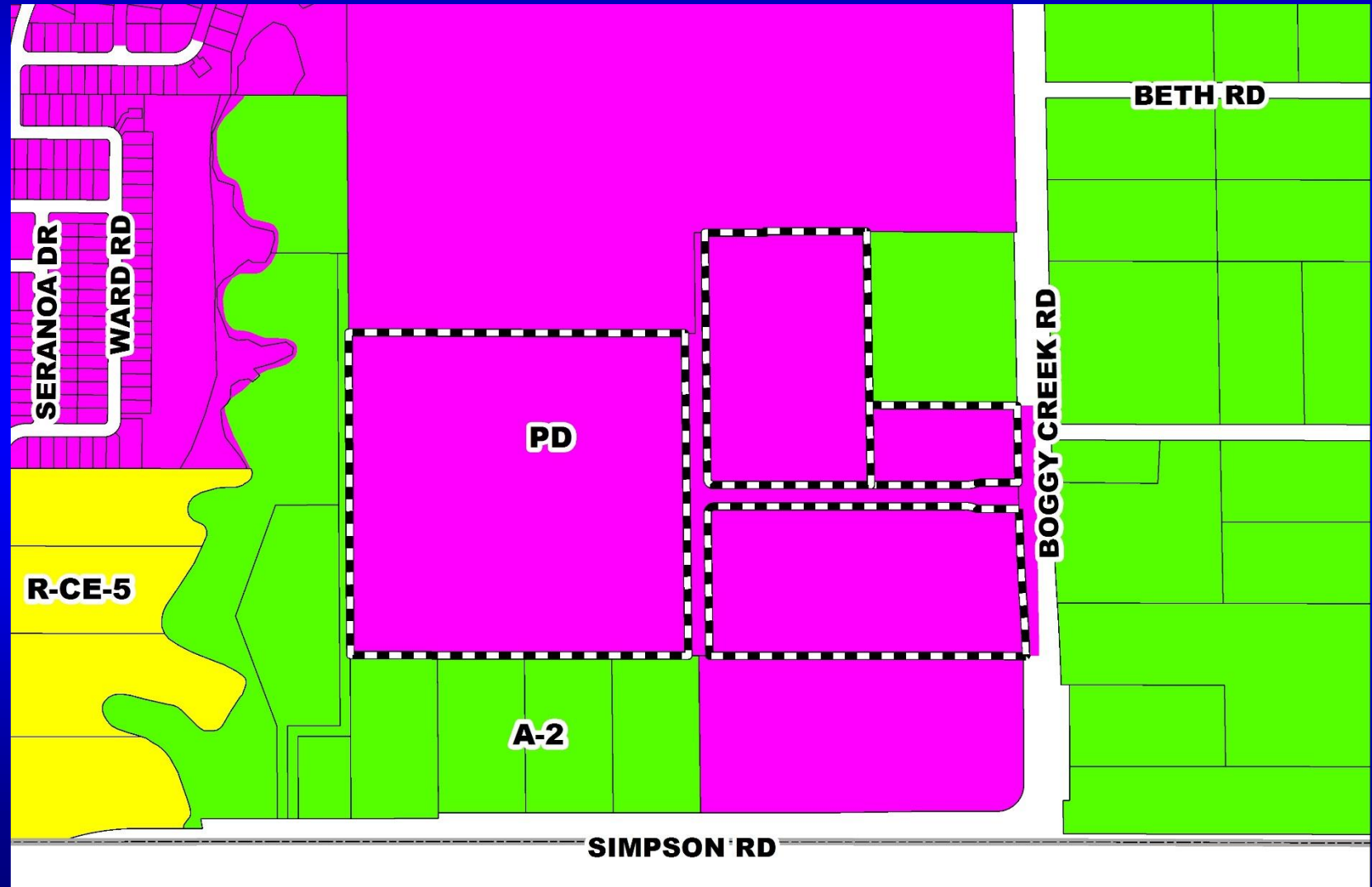
Future Land Use Map





Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

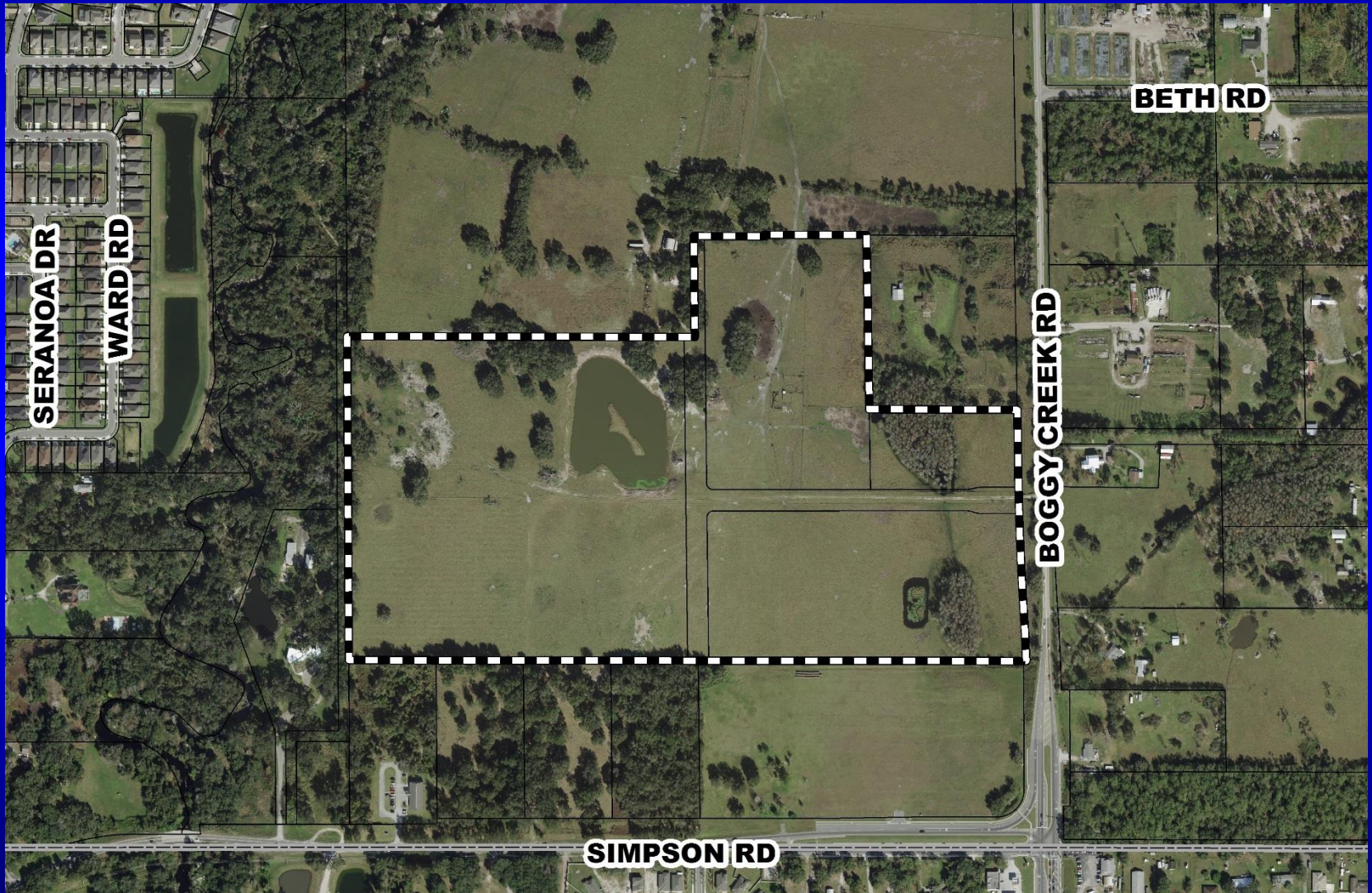
Zoning Map

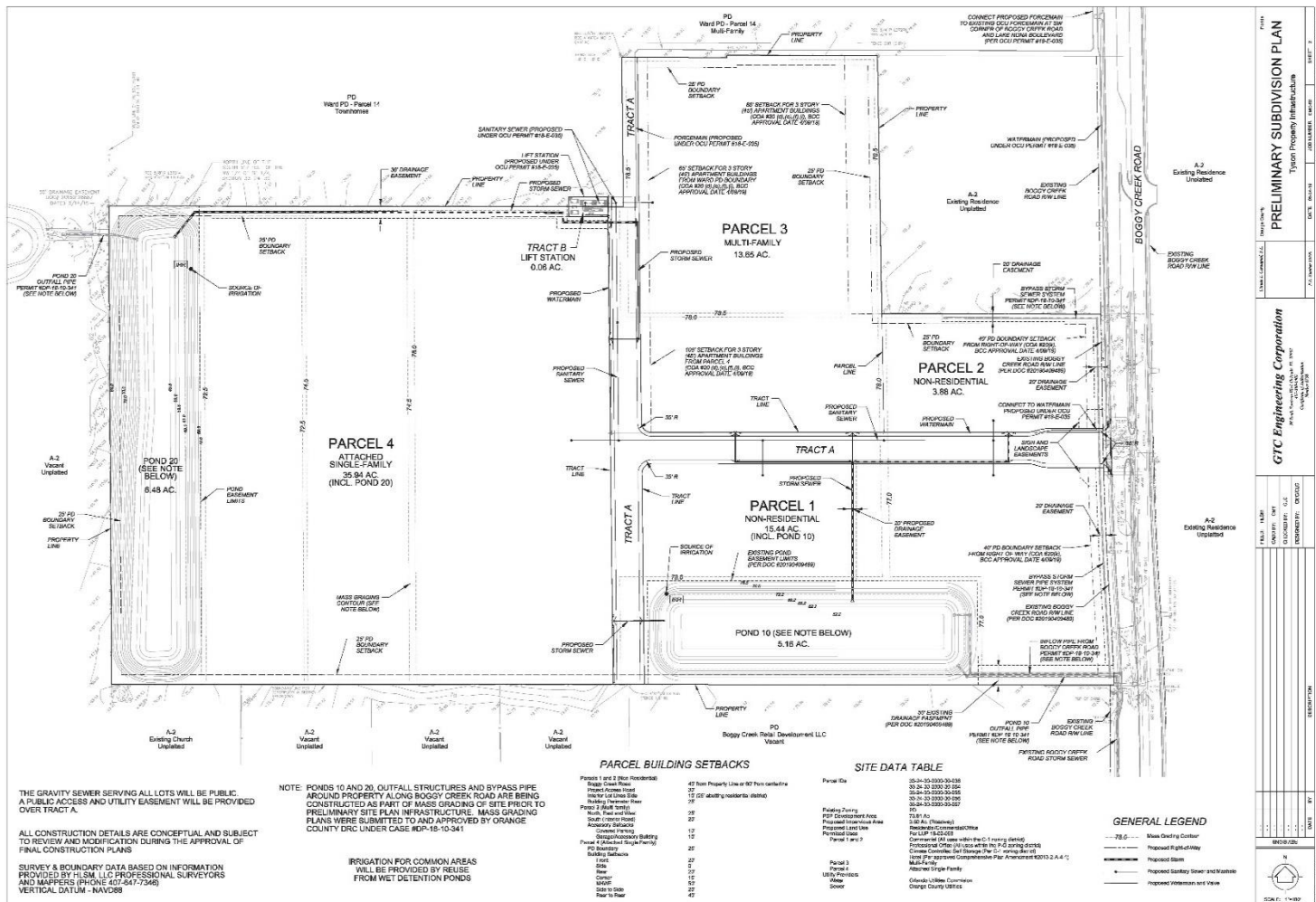




Tyson Ranch Planned Development / Tyson Ranch Infrastructure Preliminary Subdivision Plan

Aerial Map







Action Requested

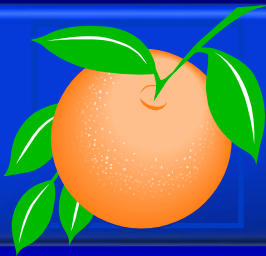
Make a finding of consistency with the Comprehensive Plan and approve the Tyson Ranch PD / Tyson Ranch Infrastructure PSP dated “Received August 29, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

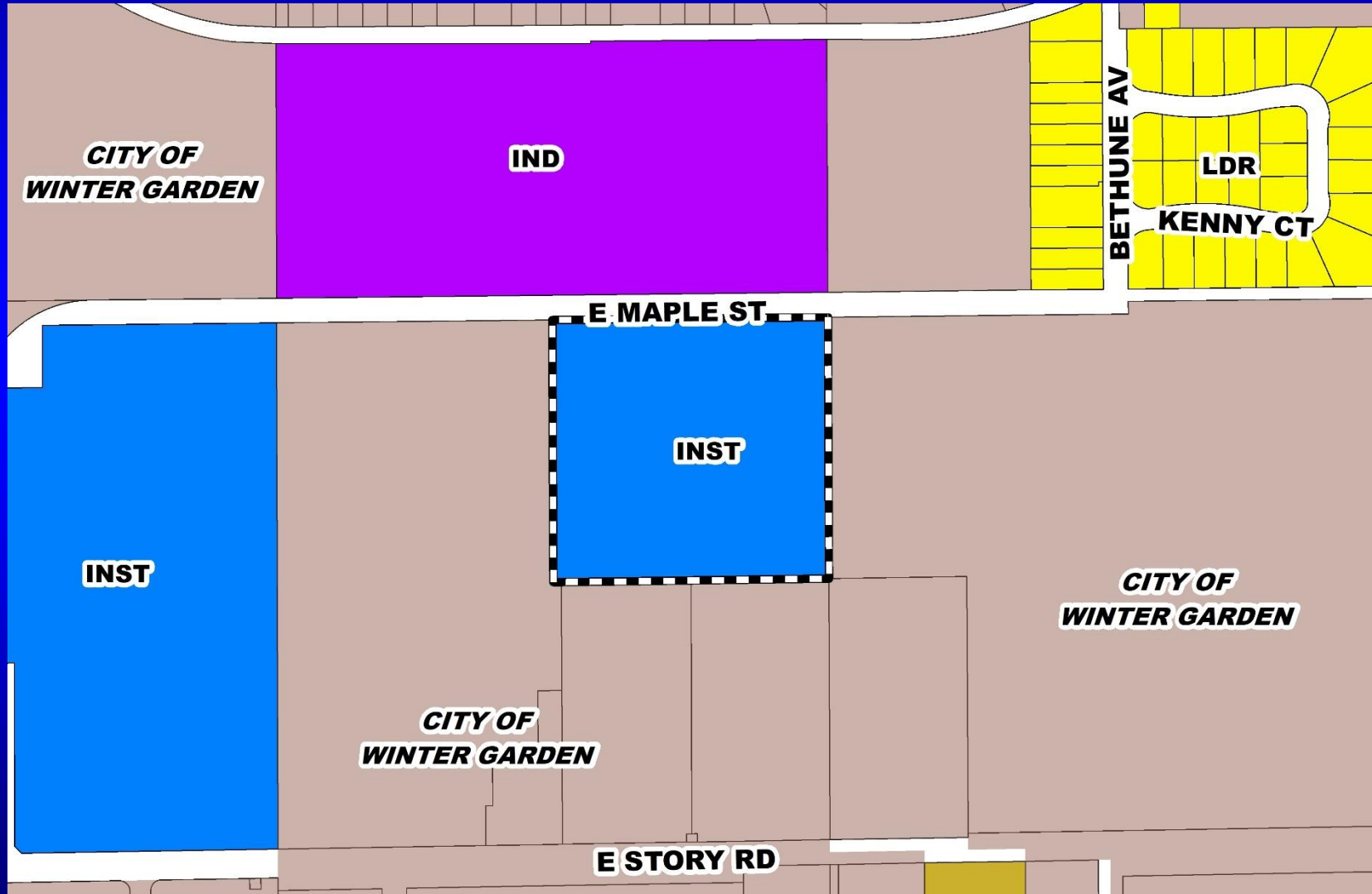


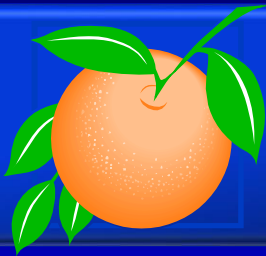
OCPS Northwest Maintenance Facility Planned Development / Land Use Plan

Case:	LUP-19-01-045
Project Name:	OCPS Northwest Maintenance Facility PD/LUP
Applicant:	Julie C. Salvo, Orange County Public Schools
District:	1
Acreage:	9.68 gross acres
Location:	1100 E. Maple Street; or generally located on the south side of E. Maple Street, approximately 700 feet west of Bethune Avenue
Request:	To rezone one (1) parcel containing 9.68 gross acres from R-2 (Residential District) to PD (Planned Development District), in order to repurpose an existing elementary school site into an OCPS maintenance facility and educational facility with agricultural uses. No waivers from Orange County Code are requested.

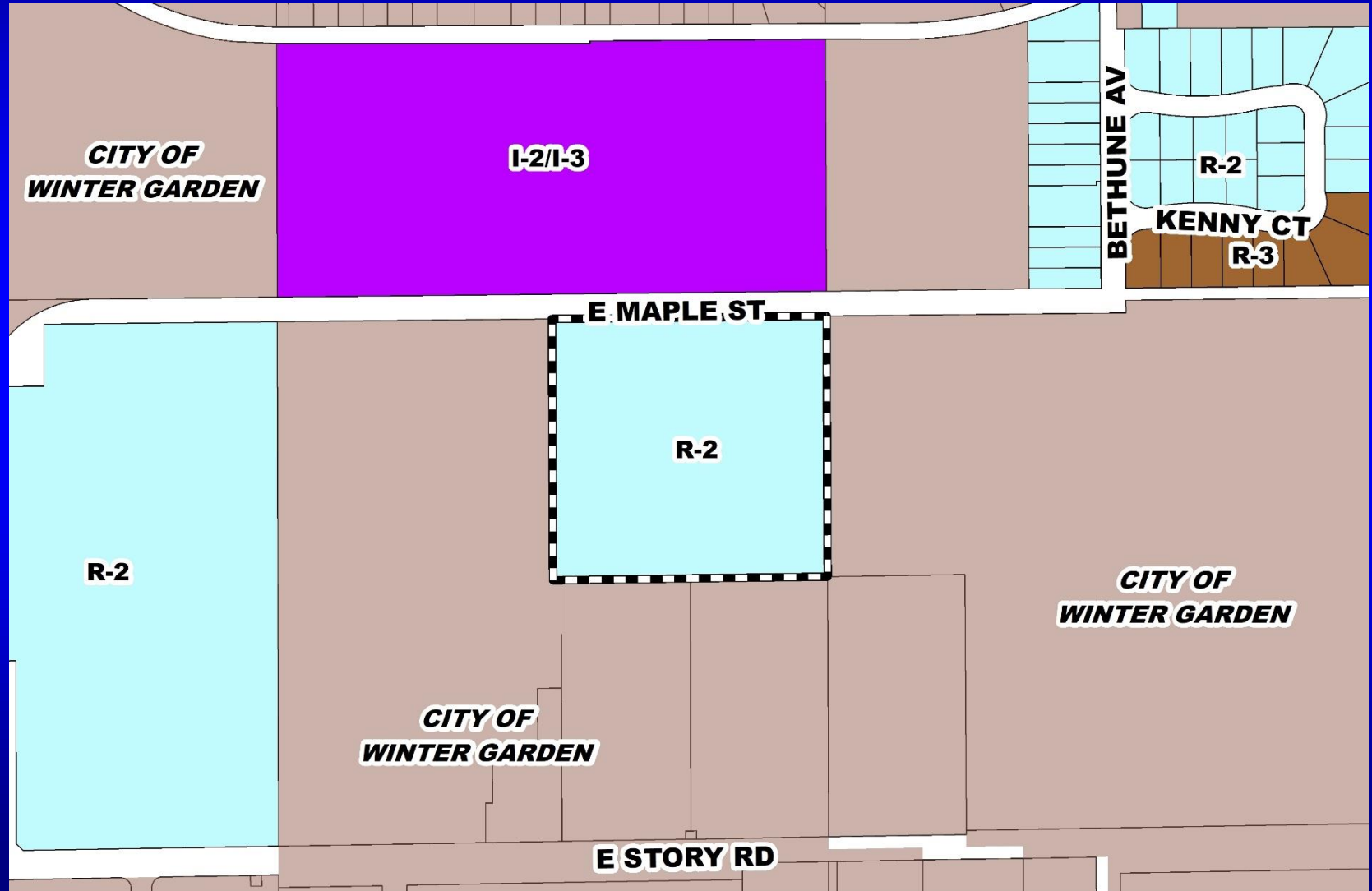


OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Future Land Use Map





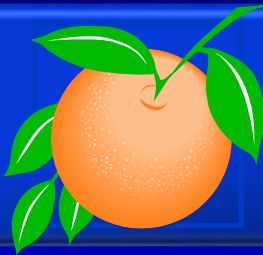
OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Zoning Map





OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Aerial Map





OCPS Northwest Maintenance Facility Planned Development / Land Use Plan Overall Land Use Plan

OCPS NORTHWEST MAINTENANCE FACILITY PD/LUP

CASE #: LUP-19-01-045

SITE DATA

PARCEL NUMBERS: 12-22-27-6496-15-003
TOTAL SITE ACREAGE: 9.68 AC
LESS WETLAND ACREAGE: 0.00 AC
TOTAL DEVELOPABLE ACRES: 9.68 AC

EXISTING ZONING: R-2 (RESIDENTIAL DISTRICT)

PROPOSED ZONING: PD (PLANNED DEVELOPMENT)

FUTURE LAND USE: INST (INSTITUTIONAL)

PROPOSED USES: MAINTENANCE FACILITY (Note: Items intended to be located on property include white fleet parking for approximately 80 vehicles and 8 trailers, 1 bucket truck, 2 lift gate trucks, 1 small scissor lift, 1 large scissor lift, 1 auditorium lift, and 1 trailer. Hours of operation 6:30AM to 4:00PM.)
EDUCATIONAL FACILITY (UNDER 550 CAPACITY) FOR AGES 18+ WITH AGRICULTURAL AMENITIES (Note: Animals currently residing on site include three chickens, eight goats, two miniature horses, one miniature donkey, two ducks, and three sheep.) The number and type of animals residing on the site may fluctuate as the educational program grows, but in no event shall the number and type of animals residing on site exceed the standards contained in Section 38-79(36), (41), and (49) of the Orange County Code.

BUILDING SQUARE FOOTAGE: 38,220 SQ. FT. SCHOOL

FLOOR AREA RATIO (FAR): 38,220 / 421,660 = 0.09

TRIP GENERATION: 580 (32,790 SQ. FT. X 15.50 FOR OFFICE)

SIGNAGE: SHALL COMPLY WITH ORANGE COUNTY PUBLIC SCHOOL SITING REGULATIONS CHAPTER 38
NOTE: BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED.

BUFFERS: A BUFFER SHALL BE PROVIDED ON THE NORTHWEST CORNER OF THE PROPERTY TO BUFFER THE MAINTENANCE FACILITY FROM THE STREET.

OPEN SPACE: MINIMUM 25%

IMPERVIOUS: MAXIMUM 70%

PHASING: PROJECT TO BE BUILT IN ONE PHASE

SETBACKS:
NORTH: 35 FT
EAST: 30 FT
SOUTH: 50 FT
WEST: 50 FT

BUILDING HEIGHT: 50 FEET (LIMITED TO 35 FEET WITHIN 100 FEET OF RESIDENTIAL) ALLOWED

WATER SERVICE: CITY OF WINTER GARDEN

WASTEWATER: CITY OF WINTER GARDEN

FIREFLOW: SHALL COMPLY WITH ORANGE COUNTY STANDARDS

STORMWATER: SHALL COMPLY WITH WATER MANAGEMENT DISTRICT REQUIREMENTS

ACCESS: PRIMARY ACCESS SHALL BE FROM MAPLE STREET

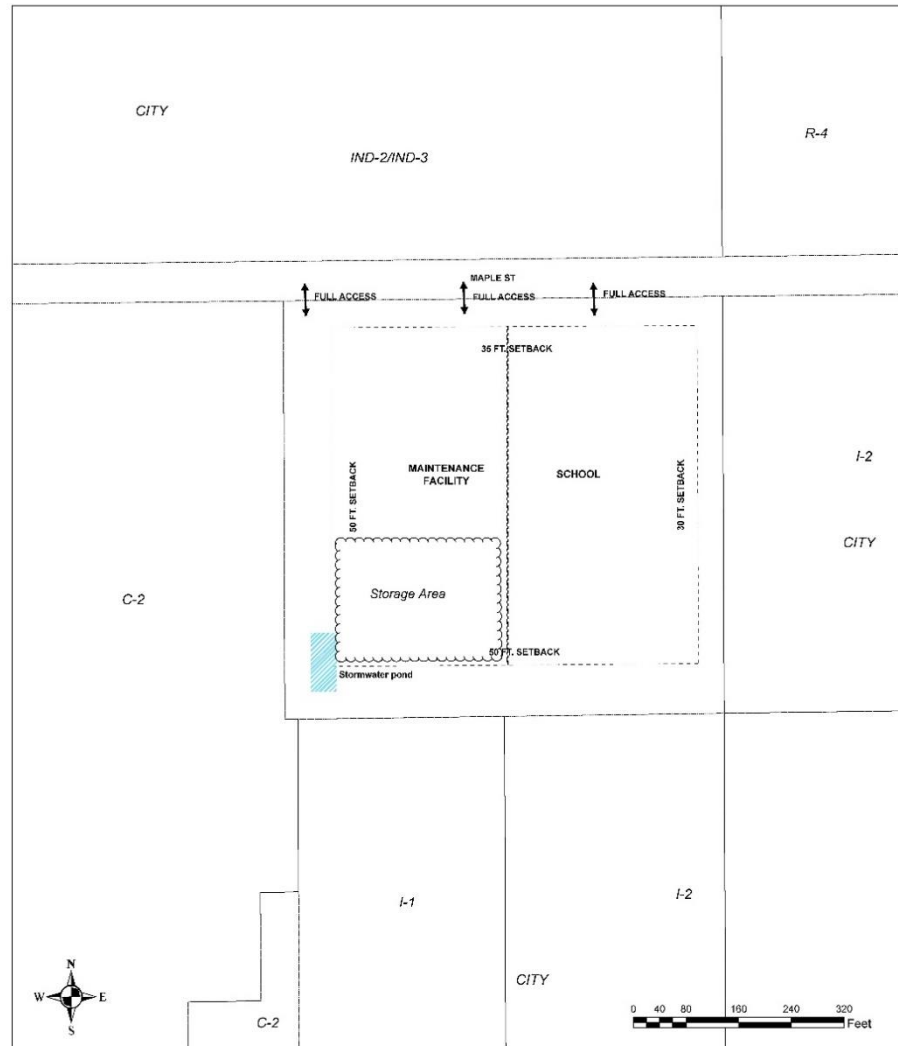
NOTES:

To the best knowledge of OCPS, the site complies with Section 38-1754 (3) (A-F) and is not located within one hundred feet of a gas transmission line, not adjacent to nonresidential property from which noise exceeds sixty decibels at the common property line, and not adjacent to hazardous industrial uses or chemical plants.

Animal excrement will not be stored within 100 feet of residential, in accordance with Section 38-79(36)(g).

Vehicle storage will be primarily located on the southwest portion of the property.

This site is located within the Wakiva Study Area, as established by the Wakiva Parkway and Protection Act, Section 369.316 F.S. Any future development that may occur on this property will comply with applicable environmental standards.



ORANGE COUNTY PUBLIC SCHOOLS
FACILITIES PLANNING DEPARTMENT
6501 Magic Way, Orlando, FL 32809
Tel: (407) 317-3974 Fax: (407) 317-3263



PREPARED BY
JCS/VA

DATE
Created: 01-18-2019
Revised: 07-17-2019

FILE NAME
OCPS Northwest Maintenance Facility

SHEET NUMBER
LUP-02



Action Requested

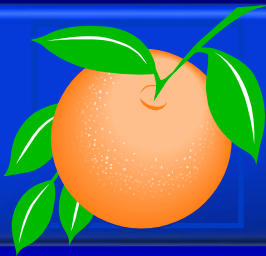
Make a finding of consistency with the Comprehensive Plan (CP) and approve the OCPS Northwest Maintenance Facility Planned Development / Land Use Plan (PD/LUP) dated “Received July 17, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1



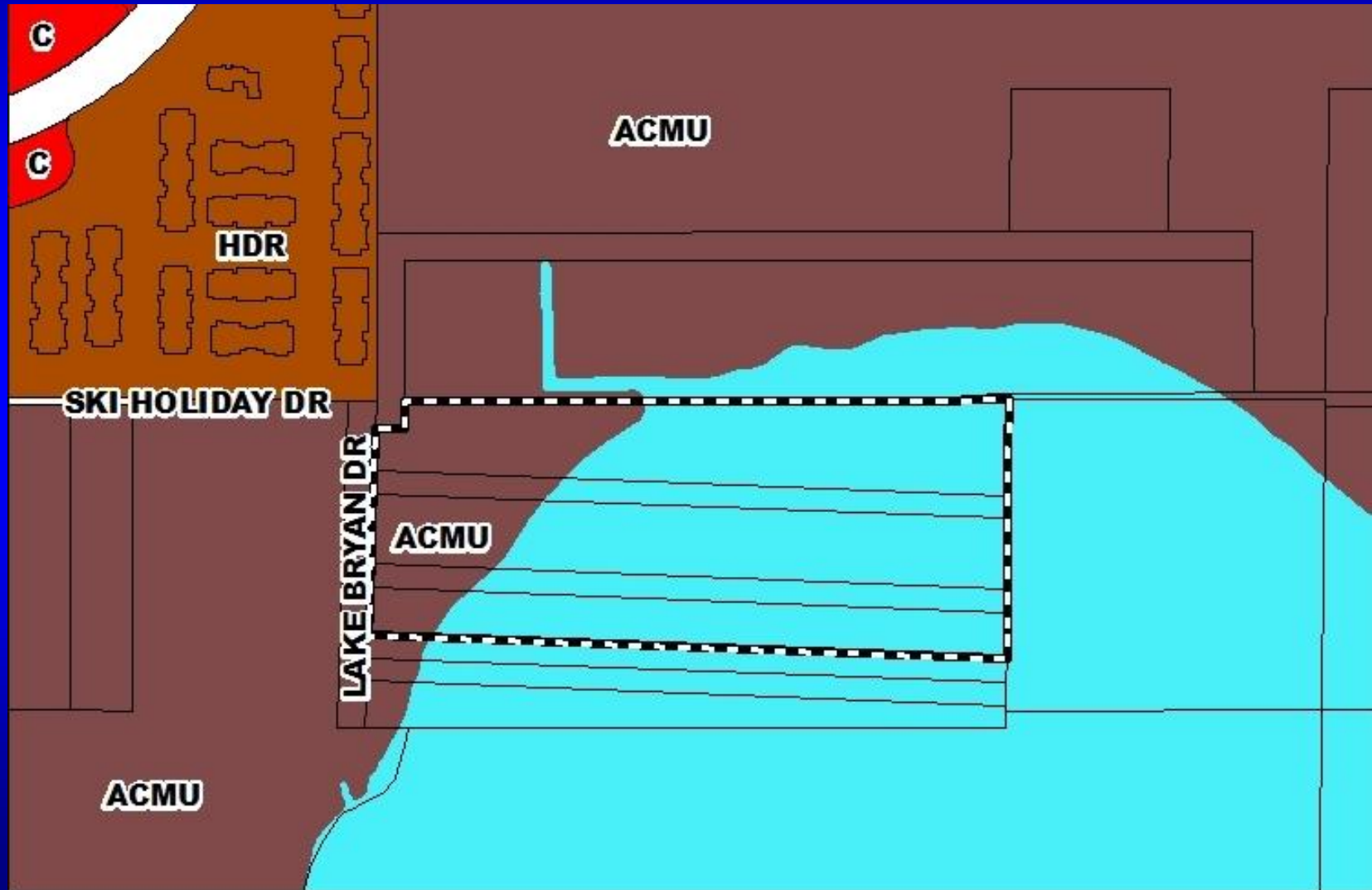
Paradise Cove Planned Development / Land Use Plan

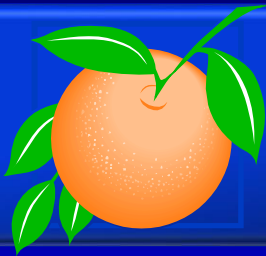
Case:	LUP-18-09-308
Project Name:	Paradise Cove PD/LUP
Applicant:	Darcy Unroe, Unroe Engineering, Inc.
District:	1
Acreage:	16.77 gross acres
Location:	Generally located at the southeast corner of Ski Holiday Drive and Lake Bryan Drive.
Request:	To rezone five (5) parcels containing 16.77 gross acres from A-2 to PD for a water sports rental, wedding, and banquet venue. Four (4) waivers from Orange County Code are requested to reduce building, pavement and normal high water elevation setbacks for existing structures.



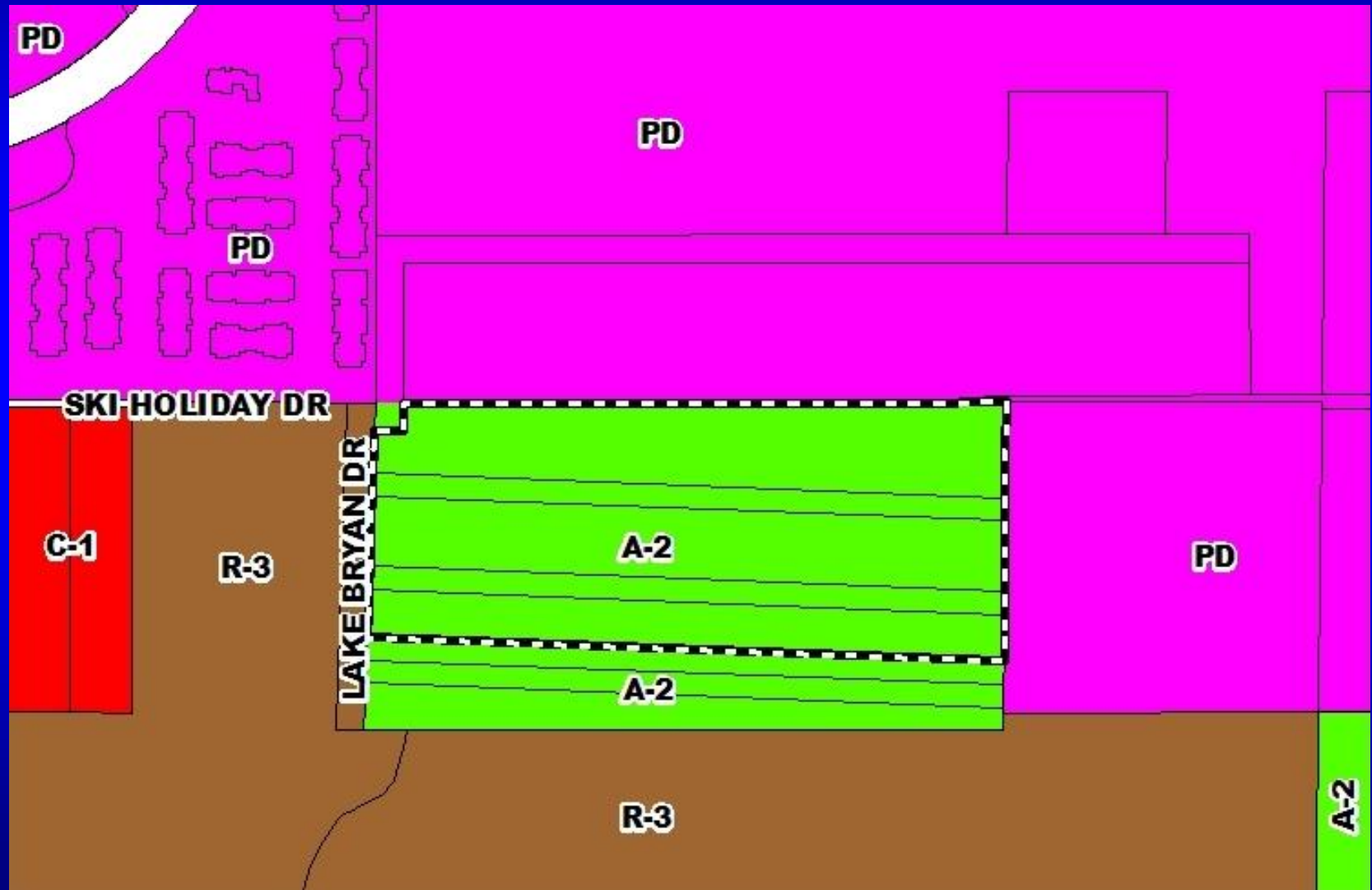
Paradise Cove Planned Development / Land Use Plan

Future Land Use Map





Paradise Cove Planned Development / Land Use Plan Zoning Map





Paradise Cove Planned Development / Land Use Plan Aerial Map





Additional Conditions

24) Prior to the issuance of a building permit, the property owner shall record in the official records of Orange County an indemnification/Hold Harmless Agreement which indemnifies Orange County from any damages caused by flooding and shall inform all interested parties that the structure(s) are no closer than 2 feet from the normal high water elevation of Lake Bryan.



Additional Conditions

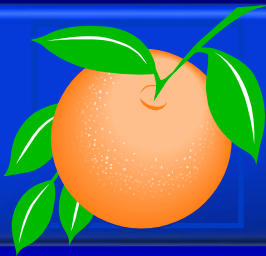
- 25) The applicant agrees that all activities and operations at the property shall comply with the Noise Control Ordinance, codified at Sections 15-176 through 15-191 of the Orange County Code. In addition, the applicant agrees that all activities and operations shall be subject to the following heightened noise/sound prohibitions, limitations and restrictions:**
- a. No impulsive sound (as defined by the Noise Control Ordinance) shall be permitted at any time;**
 - b. The maximum allowable sound level at the boundary of the property shall be 55 decibels (dB); and**
 - c. All outdoor speakers and other amplified sound shall be directed away from adjoining residential uses.**



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Paradise Cove Planned Development / Land Use Plan (PD/LUP) dated “Received June 6, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended.

District 1



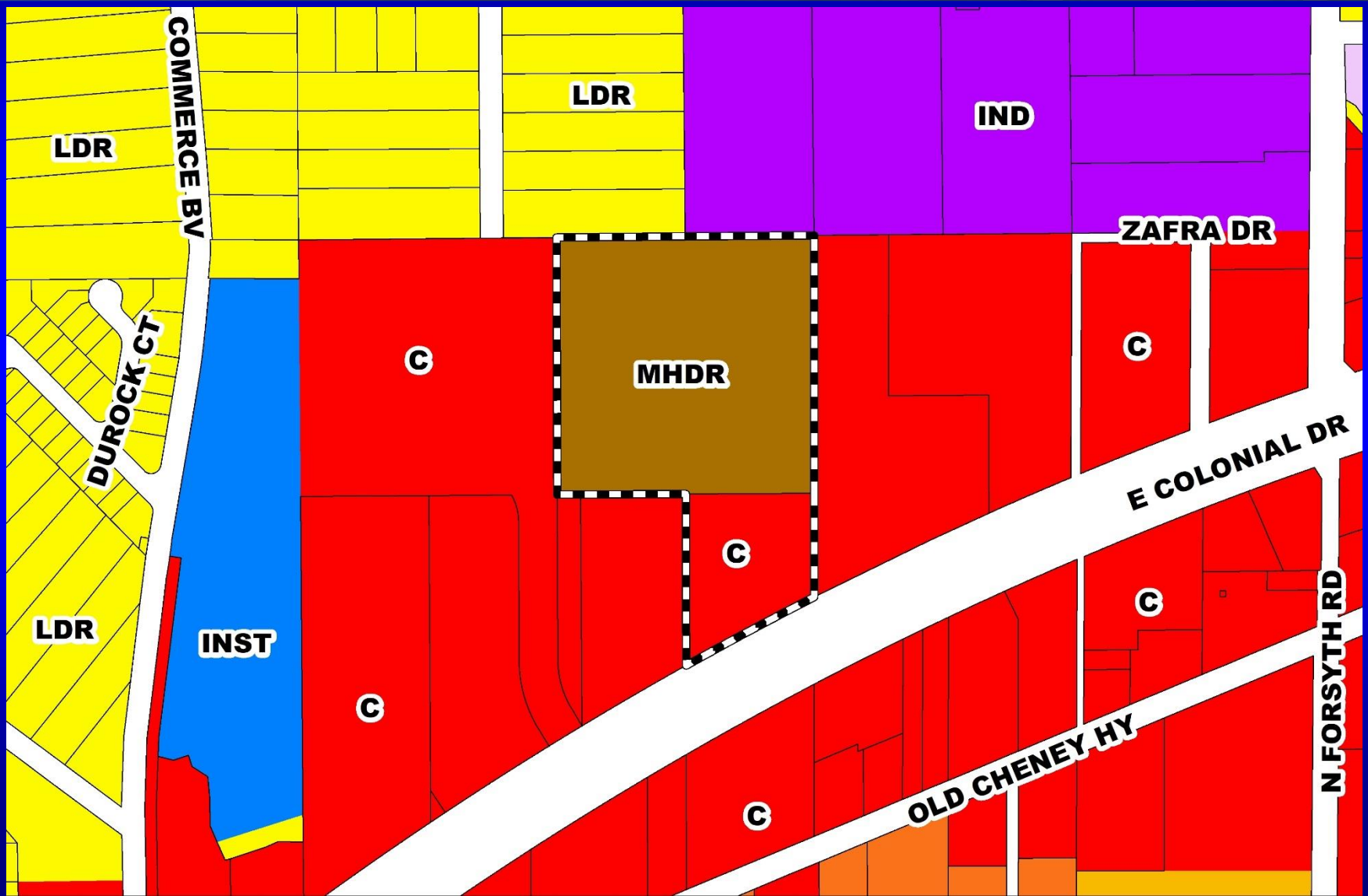
Wise Colonial Planned Development / Land Use Plan

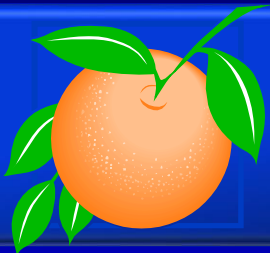
Case:	LUP-19-03-088
Project Name:	Wise Colonial Planned Development / Land Use Plan
Applicant:	Chris Dougherty, S&ME, Inc.
District:	5
Acreage:	12.77 gross acres
Location:	6525 and 6575 E. Colonial Drive; or generally located on the north side of E. Colonial Drive, approximately 1,400 feet west of N. Forsyth Road.
Request:	To rezone two (2) parcels containing 12.77 gross acres from C-3 to PD, in order to develop 280 multi-family dwelling units and 19,600 square feet of C-1 (Retail Commercial) uses. Two (2) waivers related to setbacks and height are associated with this request.



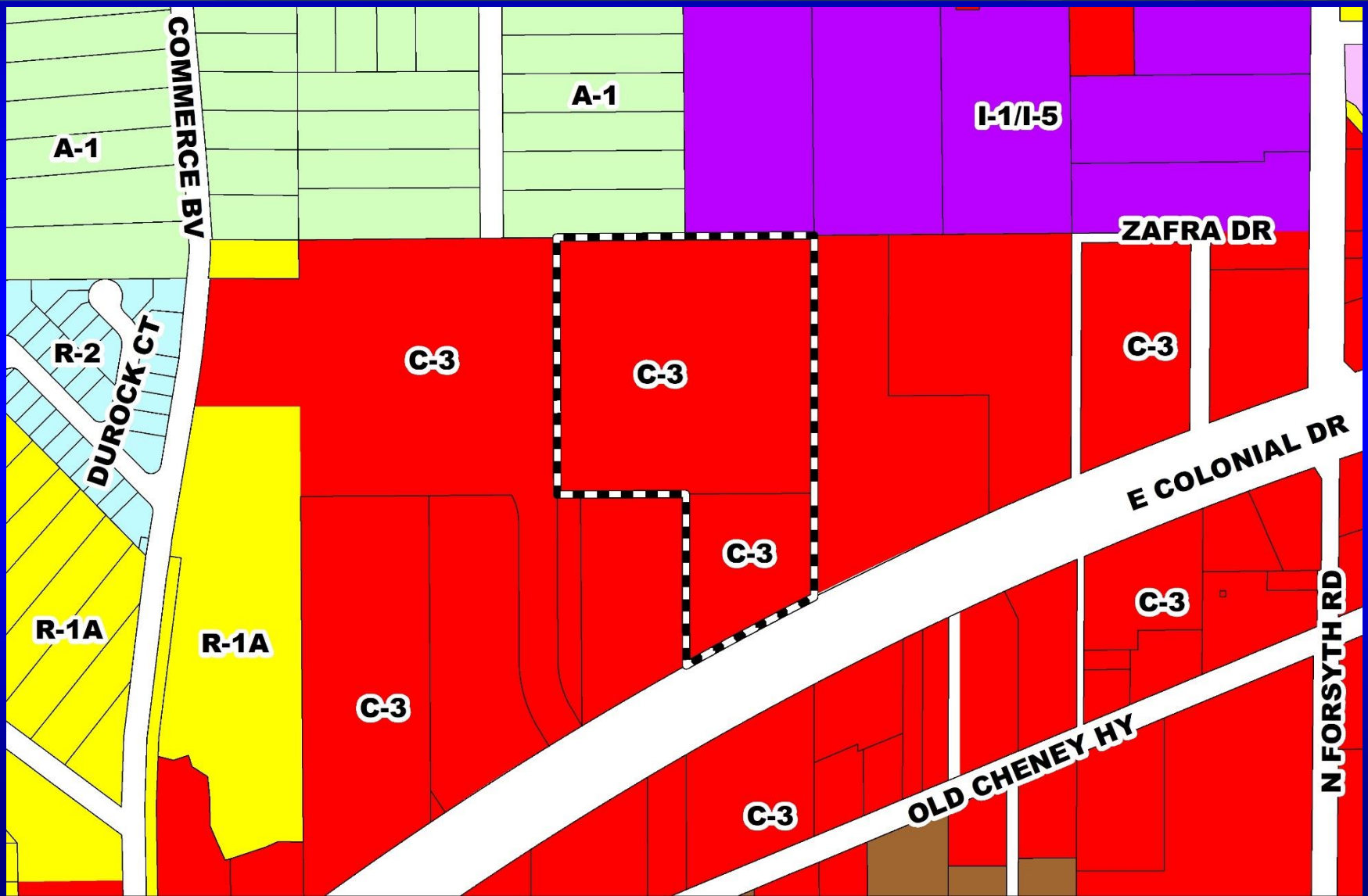
Wise Colonial Planned Development / Land Use Plan

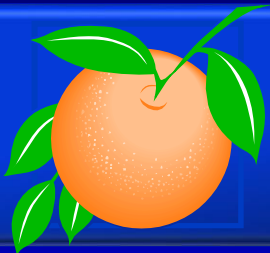
Future Land Use Map



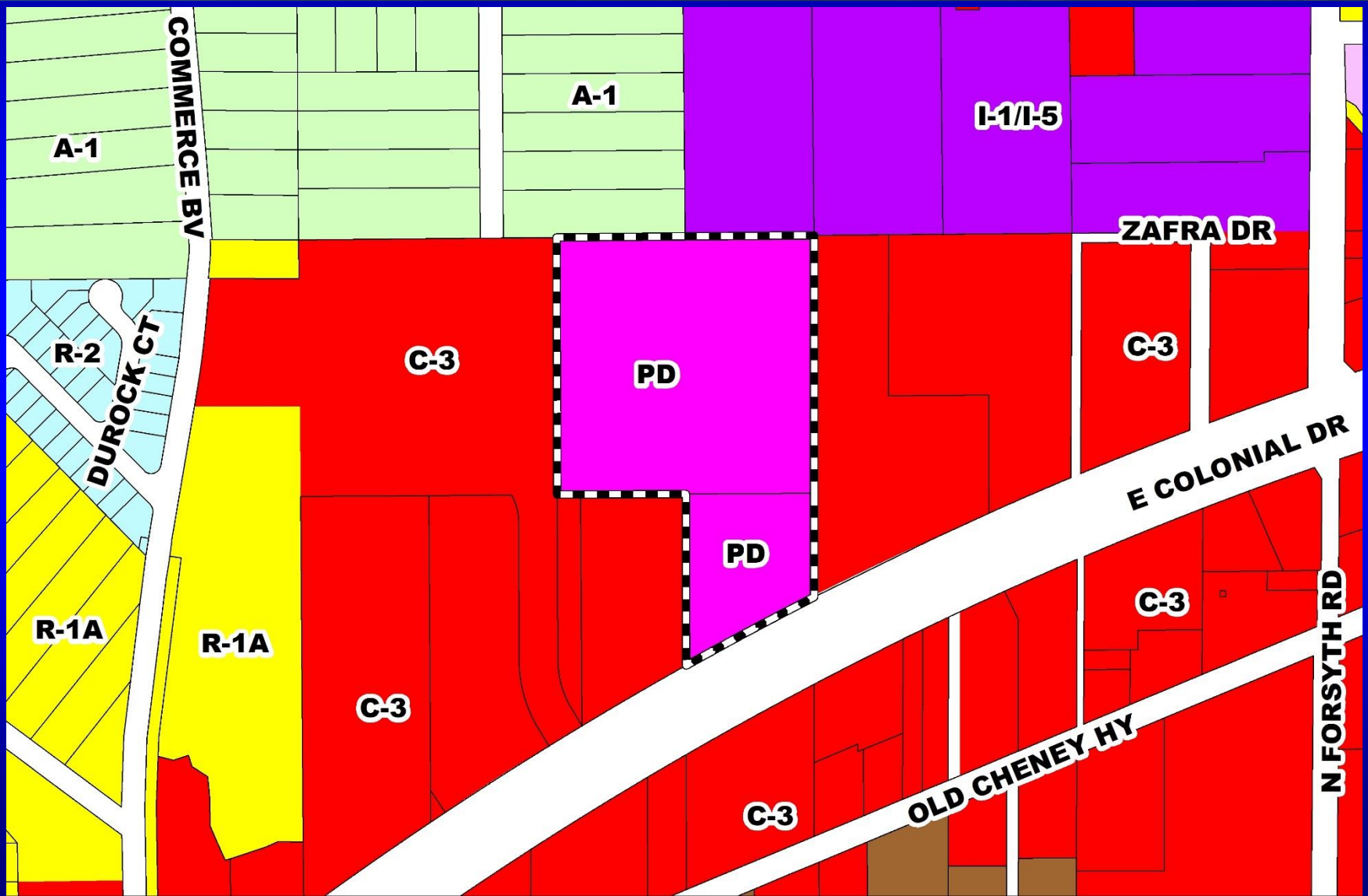


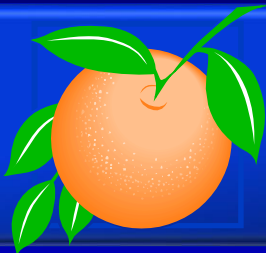
Wise Colonial Planned Development / Land Use Plan Zoning Map





Wise Colonial Planned Development / Land Use Plan Proposed Zoning Map





Wise Colonial Planned Development / Land Use Plan Aerial Map







Action Requested

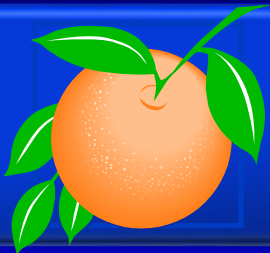
Make a finding of consistency with the Comprehensive Plan and approve the Wise Colonial Planned Development / Land Use Plan (PD/LUP), dated “Received July 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



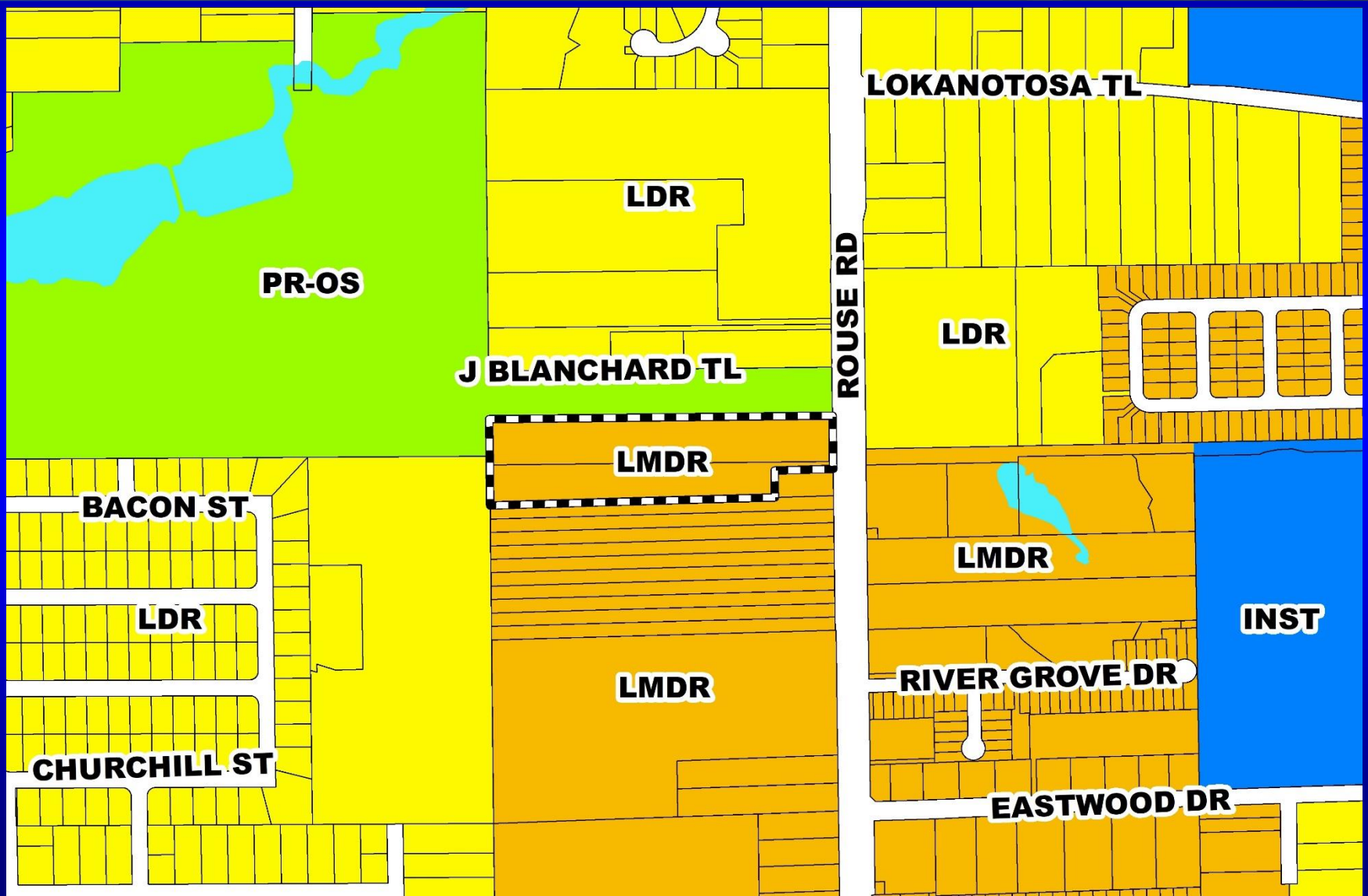
Rouse Road Townhomes Planned Development / Land Use Plan

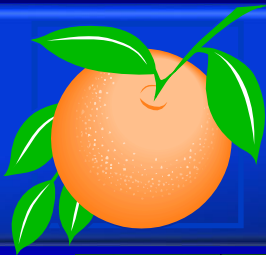
Case:	LUP-18-11-386
Project Name:	Rouse Road Townhomes Planned Development / Land Use Plan
Applicant:	Bryan Potts, Tannath Design, Inc.
District:	5
Acreage:	8.58 gross acres 6.96 developable acres
Location:	2460 and 2484 Rouse Road; generally south of Jay Blanchard Trail, and west of Rouse Road.
Request:	To rezone two (2) parcels containing 8.58 gross acres from R-1 (Single-Family Dwelling District) to PD (Planned Development District), in order to construct fifty-four (54) attached residential dwelling units. One (1) waiver related to the PD Perimeter Setback is associated with this request.



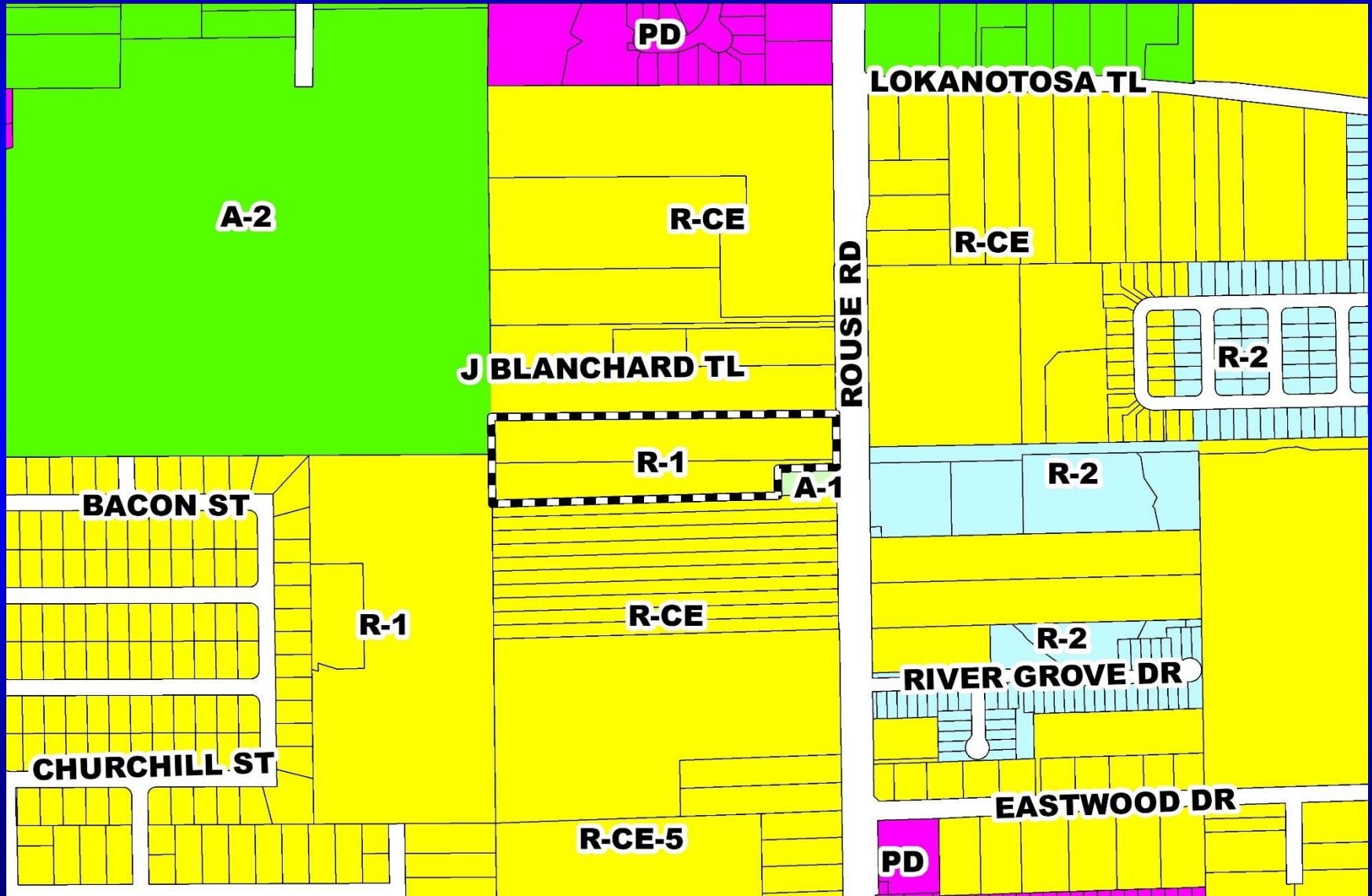
Rouse Road Townhomes Planned Development / Land Use Plan

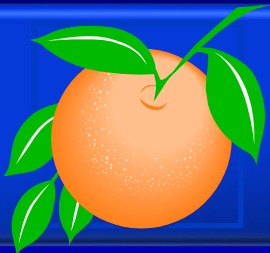
Future Land Use Map





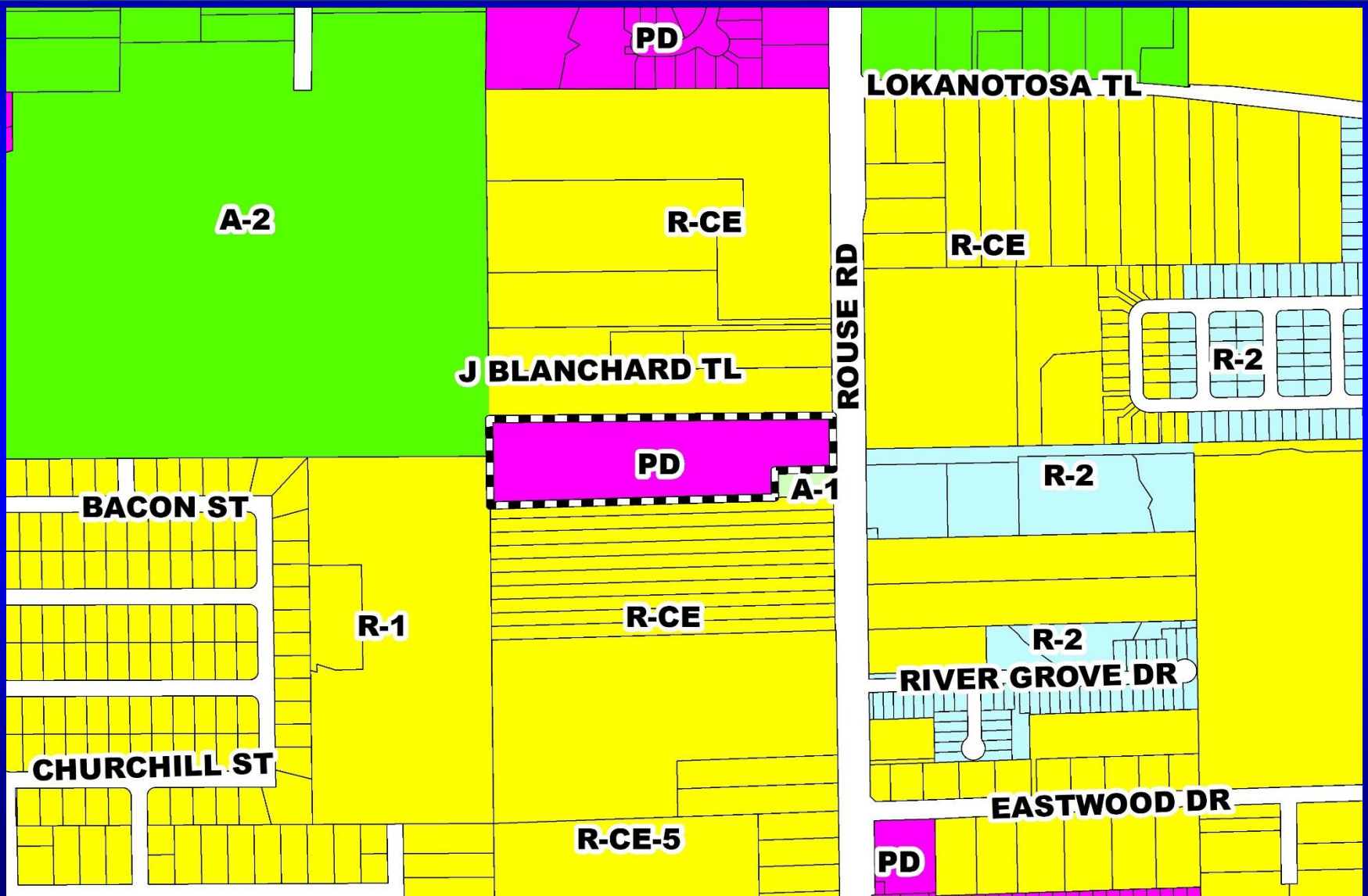
Rouse Road Townhomes Planned Development / Land Use Plan Zoning Map

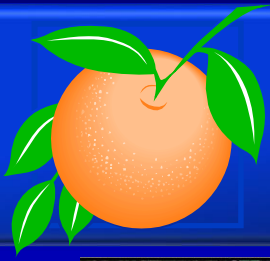




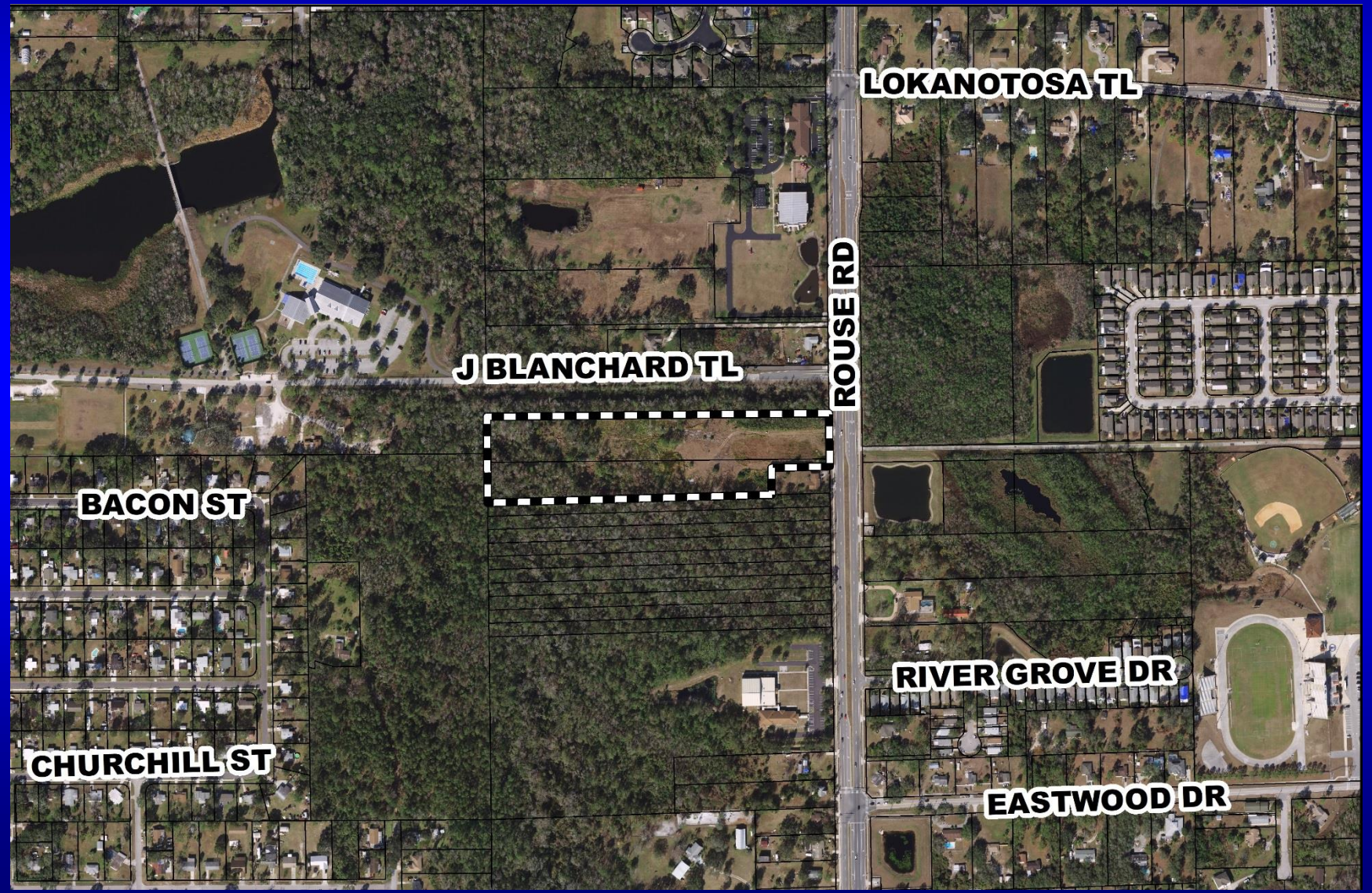
Rouse Road Townhomes Planned Development / Land Use Plan

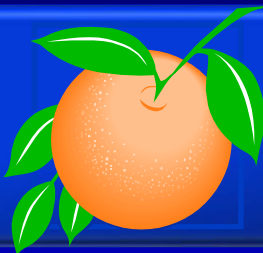
Proposed Zoning Map





Rouse Road Townhomes Planned Development / Land Use Plan Aerial Map

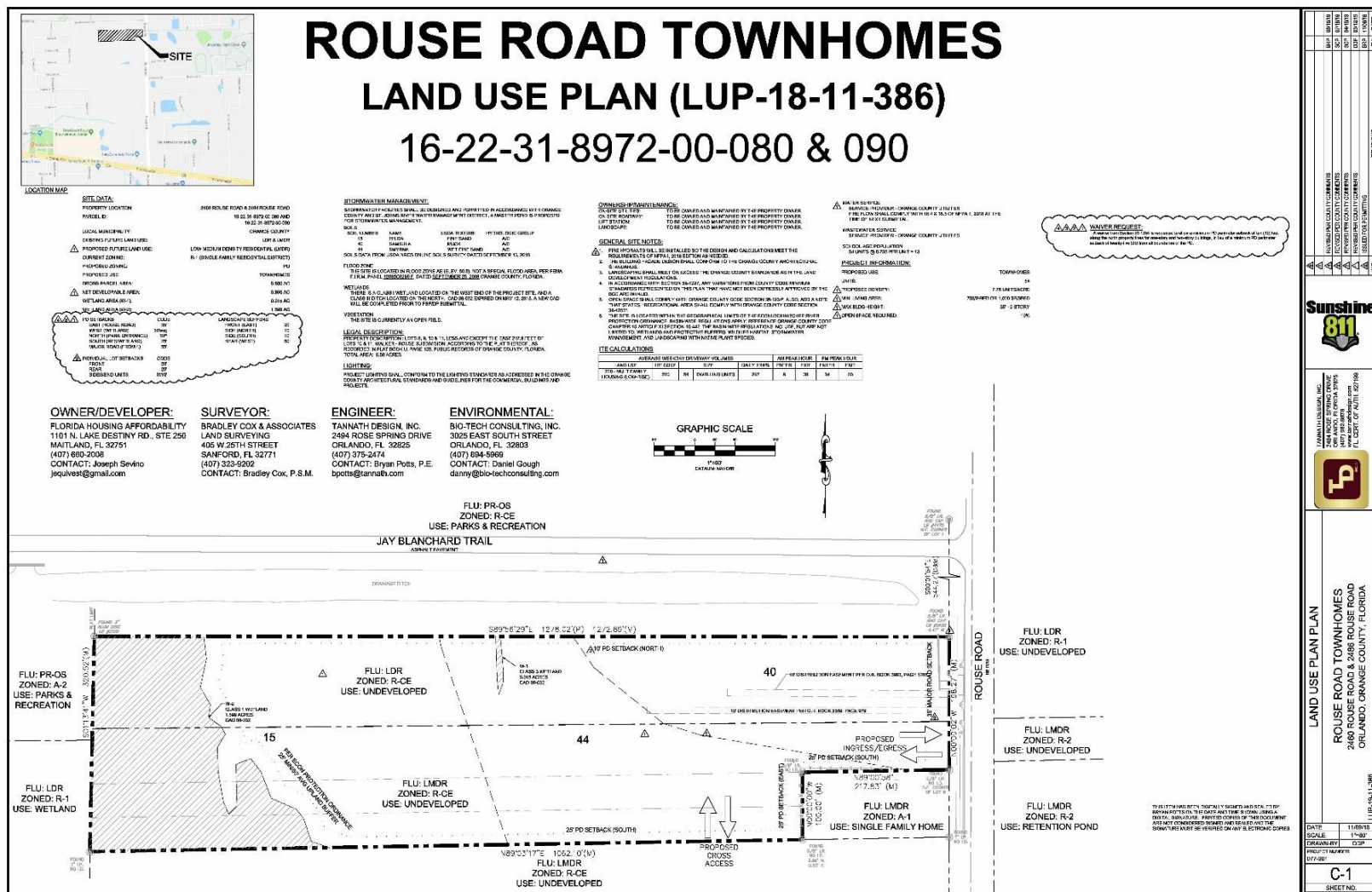




Rouse Road Townhomes

Planned Development / Land Use Plan

Overall Land Use Plan





Action Requested

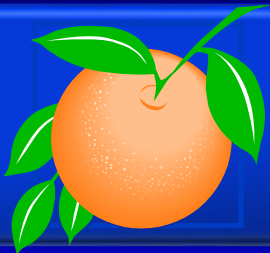
Make a finding of consistency with the Comprehensive Plan and approve the Rouse Road Townhomes Planned Development / Land Use Plan (PD/LUP), dated “July 19, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

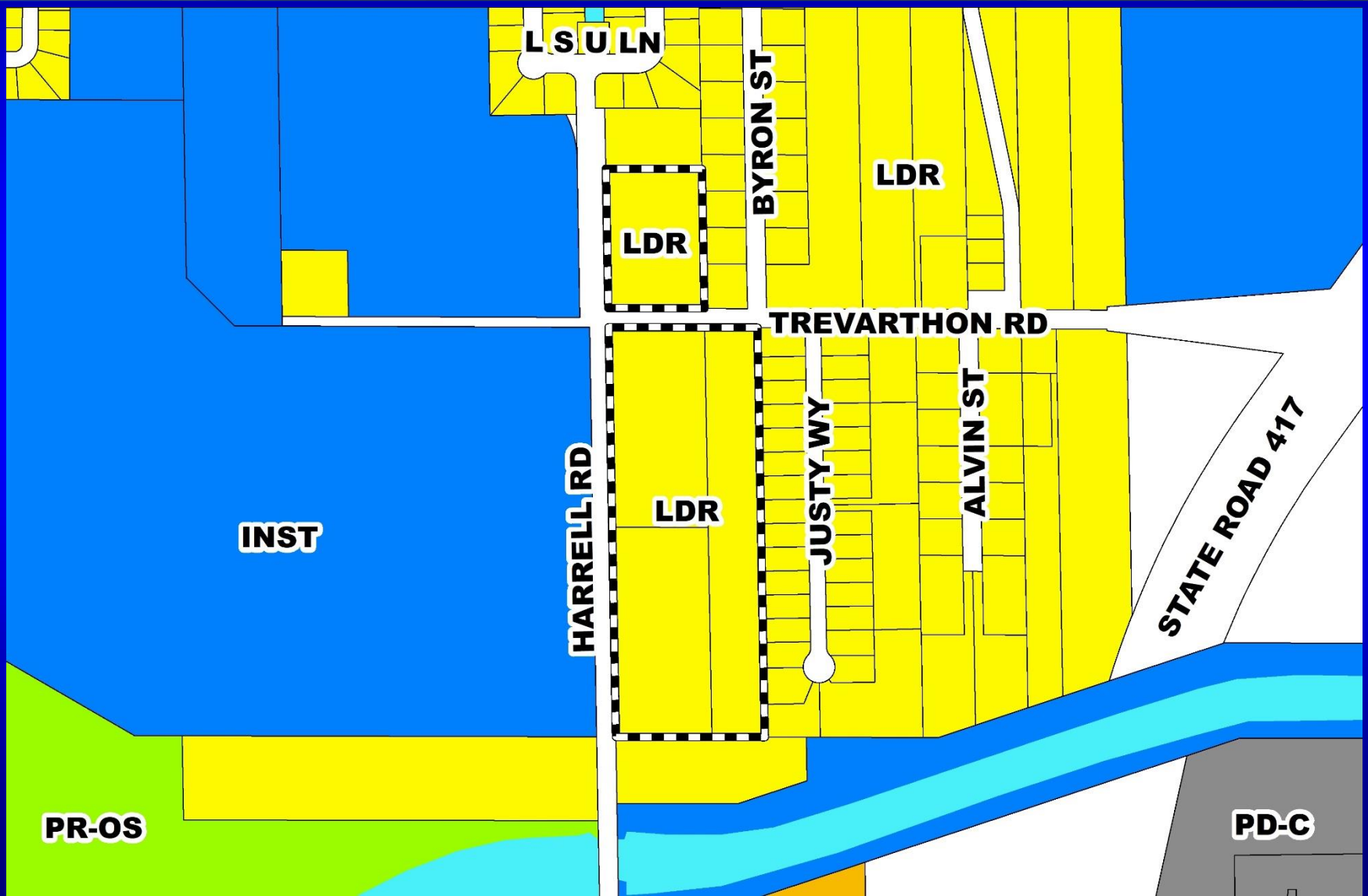


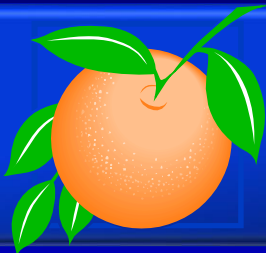
Harrell Oaks Planned Development / Land Use Plan

Case:	LUP-19-02-074
Project Name:	Harrell Oaks Planned Development / Land Use Plan
Applicant:	Khaled Hussein
Districts:	3 and 5
Acreage:	16.90 gross acres
Location:	Generally located east of Harrell Road, north and south of Trevarthon Road, and west of State Road 417.
Request:	To rezone four (4) parcels containing 16.9 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District), in order to construct sixty-four (64) single-family detached dwelling units. One (1) waiver related to the PD Perimeter Setback is associated with this request.

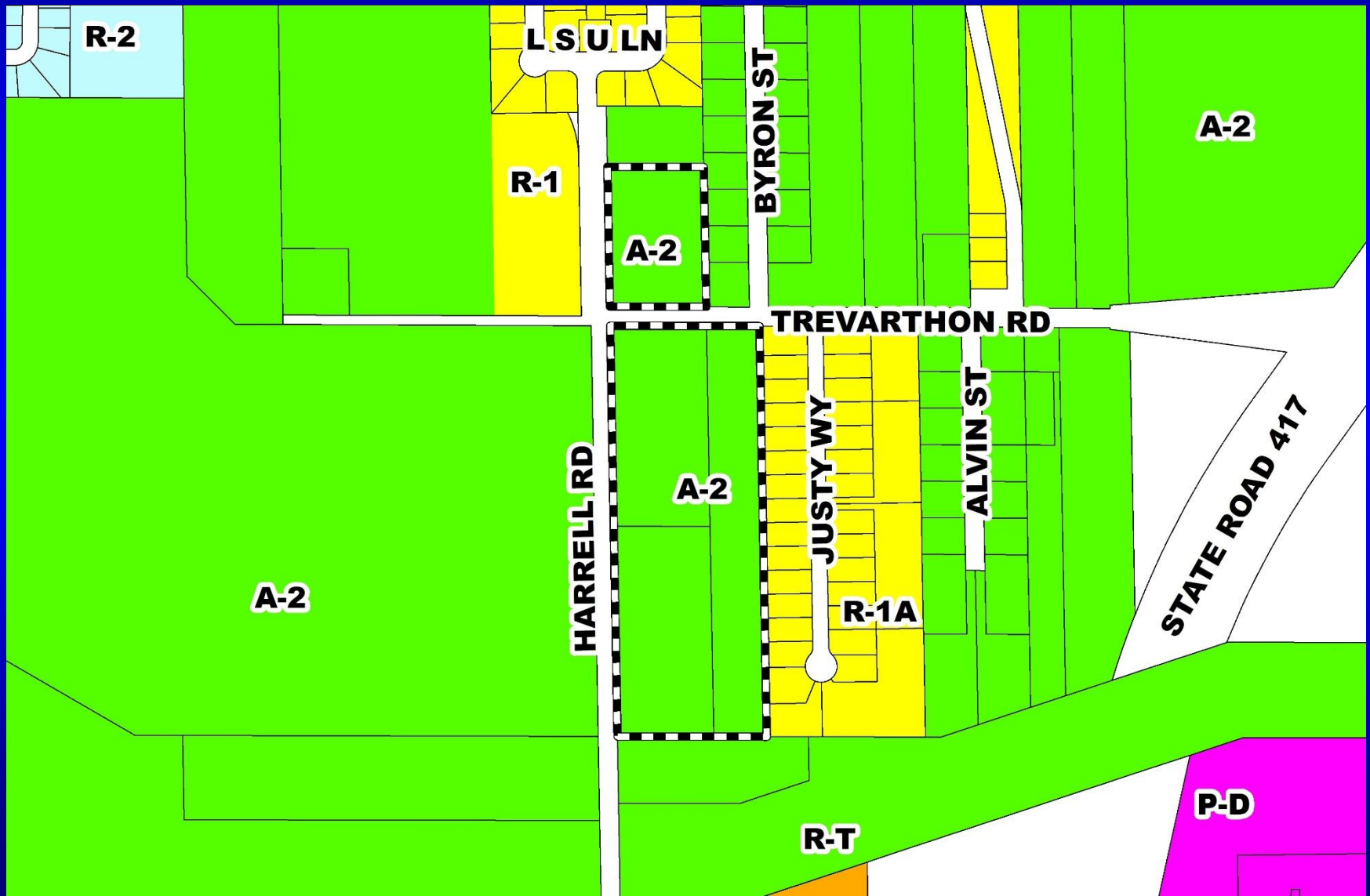


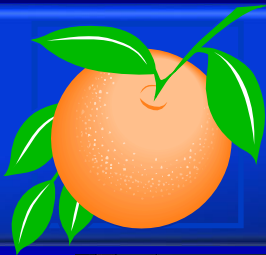
Harrell Oaks Planned Development / Land Use Plan Future Land Use Map



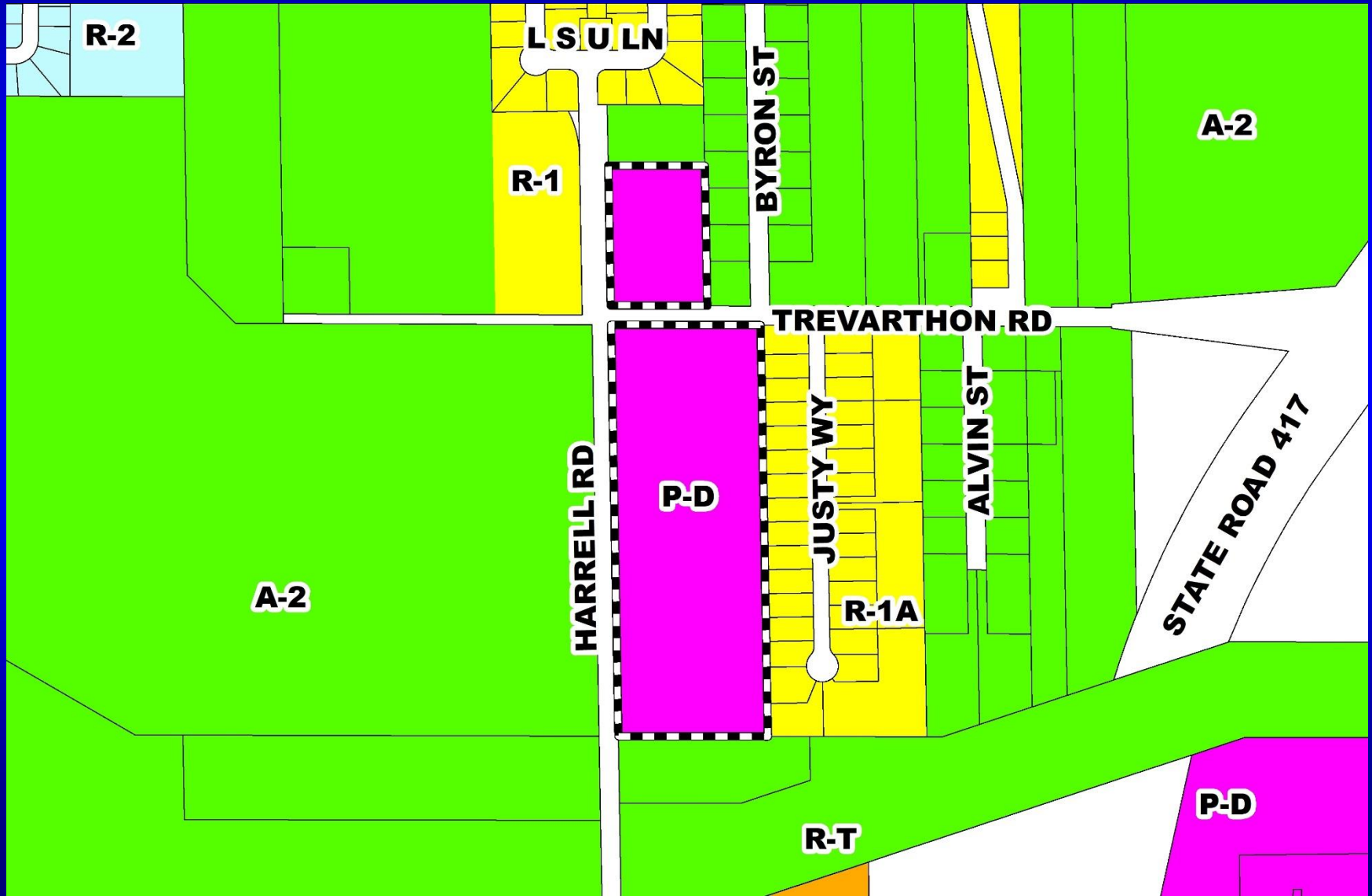


Harrell Oaks Planned Development / Land Use Plan Zoning Map





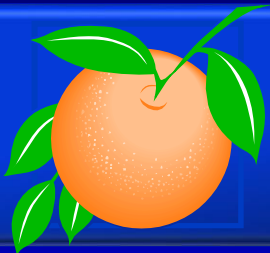
Harrell Oaks Planned Development / Land Use Plan Proposed Zoning Map



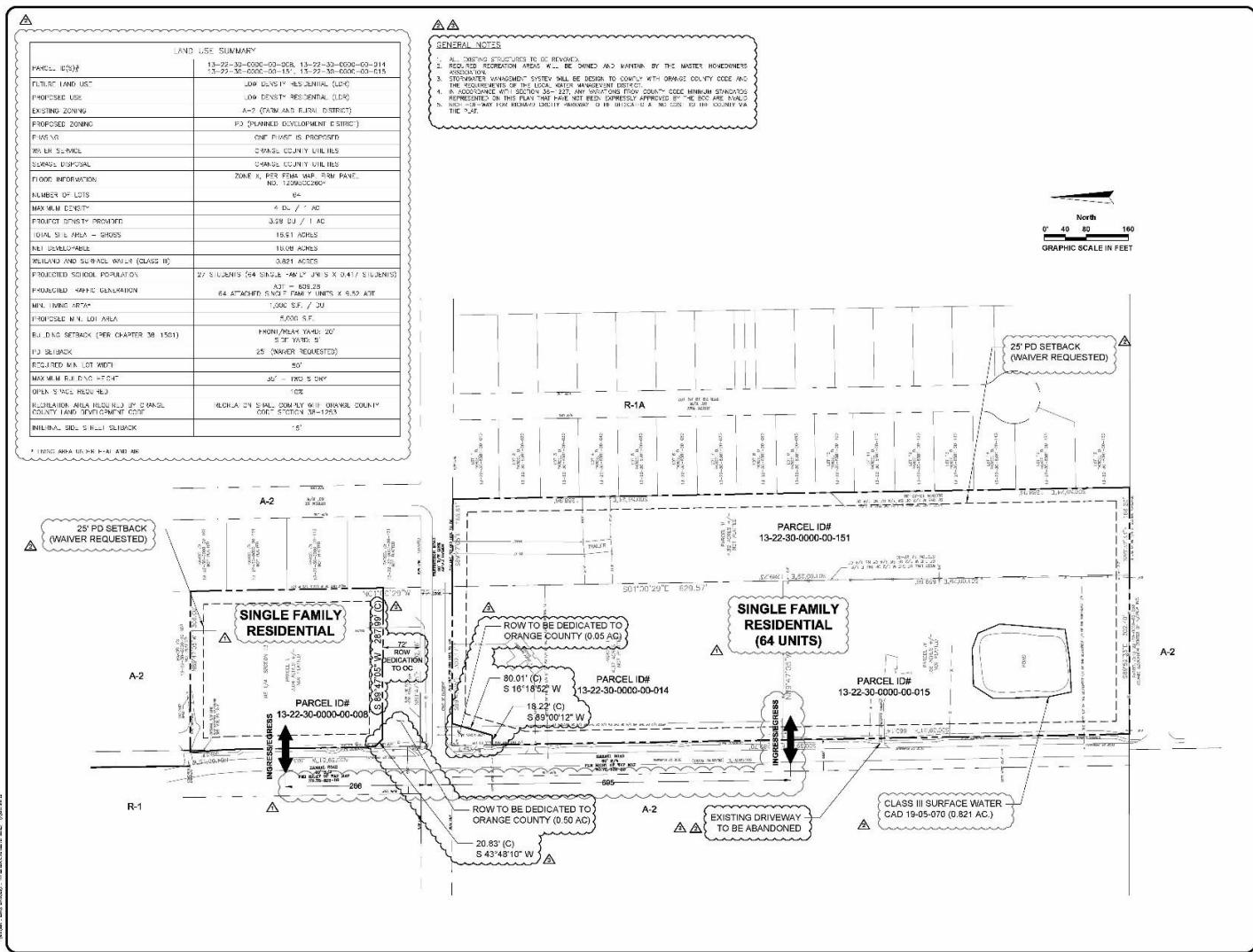


Harrell Oaks Planned Development / Land Use Plan Aerial Map





Harrell Oaks Planned Development / Land Use Plan Overall Land Use Plan



AVCON, INC.
10000 N. W. 10th Ave., Suite 100
Miami, FL 33150
(305) 555-1000
WWW.AVCON.COM

SUBDIVISION
PLAN

HARRELL OAKS

LAND USE PLAN

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SCALE:

NO.	DATE	BY	DESCRIPTION
1	04/18/18	ADM	REV. PER TRC COMMENTS
2	05/01/18	ADM	REV. PER TRC COMMENTS
3	05/01/18	ADM	REV. PER TRC COMMENTS
4	05/01/18	ADM	REV. PER TRC COMMENTS
5	05/01/18	ADM	REV. PER TRC COMMENTS
6	05/01/18	ADM	REV. PER TRC COMMENTS
7	05/01/18	ADM	REV. PER TRC COMMENTS
8	05/01/18	ADM	REV. PER TRC COMMENTS
9	05/01/18	ADM	REV. PER TRC COMMENTS
10	05/01/18	ADM	REV. PER TRC COMMENTS

DESIGNED BY: AEM
DRAWN BY: AEM
CHECKED BY: RVB
APPROVED BY: RVB
DATE: 02-15-19

AVCON PROJECT No. 2019.0281.01



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Harrell Oaks Planned Development / Land Use Plan (PD/LUP), dated “July 3, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

Districts 3 and 5



Withers Planned Development / Land Use Plan

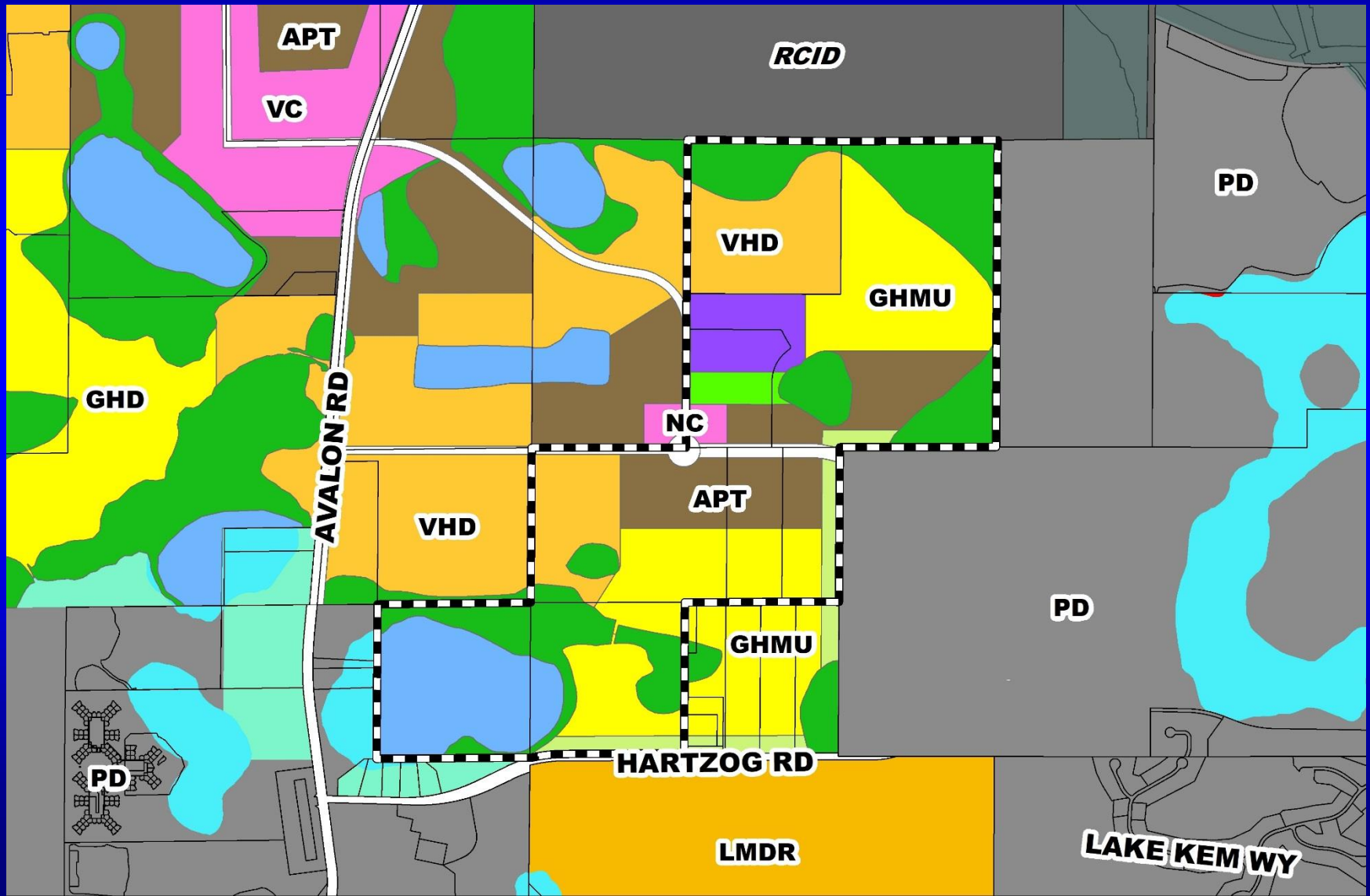
Case:	LUP-18-10-355
Project Name:	Withers Planned Development / Land Use Plan
Applicant:	Kathy Hattaway, Poulos and Bennett, LLC
District:	1
Acreage:	320.75 gross acres
Location:	Generally east of Avalon Road, north of Hartzog Road, and south of Western Way.
Request:	To rezone eight (8) parcels containing 320.75 gross acres from A-1 and A-2 to PD, in order to construct 814 residential units, 10,000 square feet of commercial uses, and future conveyance of an Adequate Public Facility (APF) park, a middle school, and an elementary school. Six (6) waivers to allow for alleys to be in tracts in lieu of easements; to allow for lots that front mews, parks, or open spaces to access through tracts or easements; and to allow the project to proceed beyond 5% of the approved entitlements prior to conveyance of the school sites.

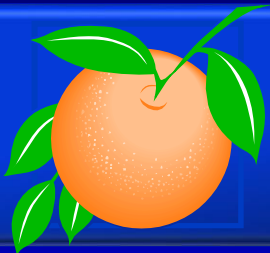


Withers

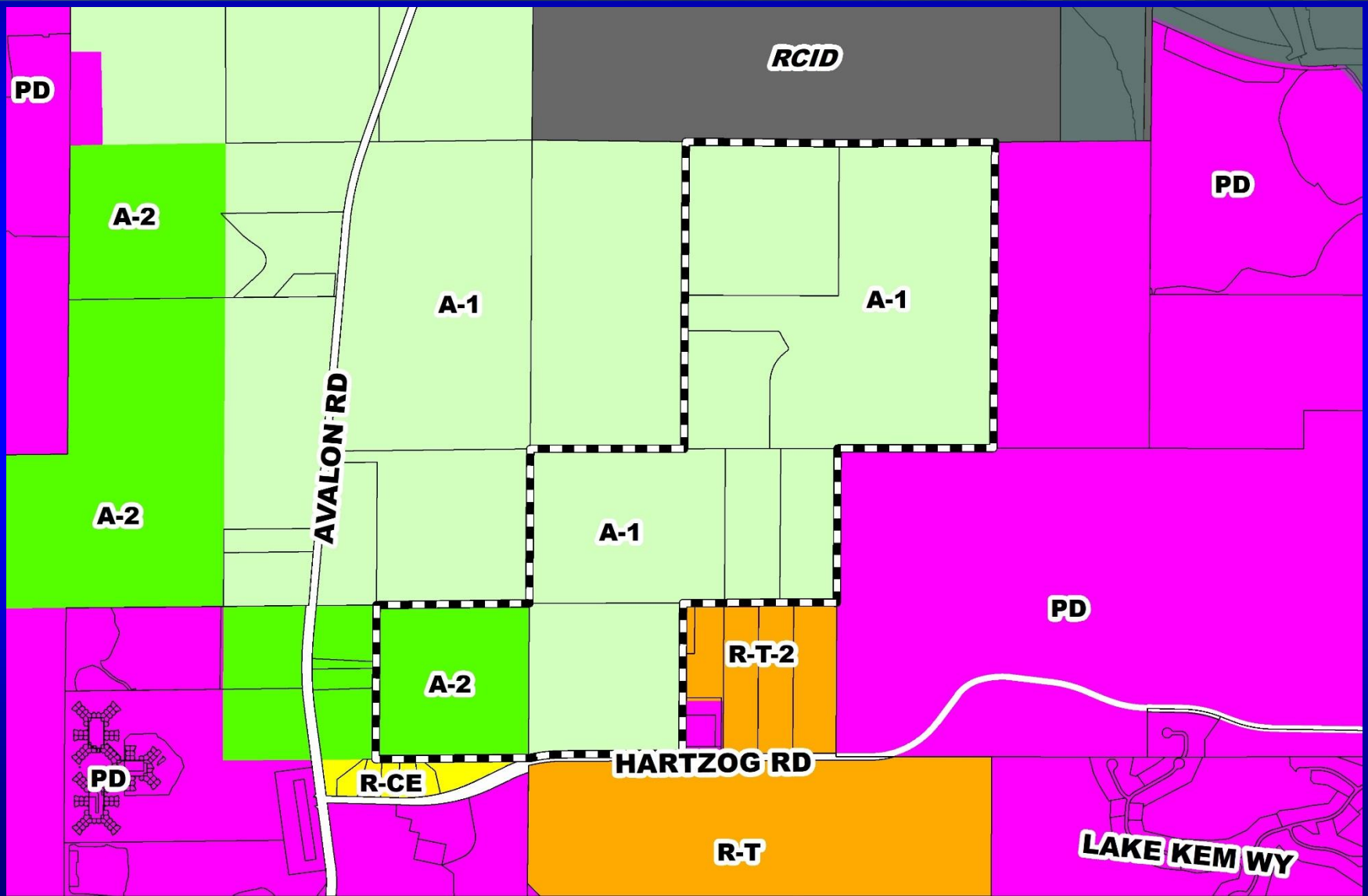
Planned Development / Land Use Plan

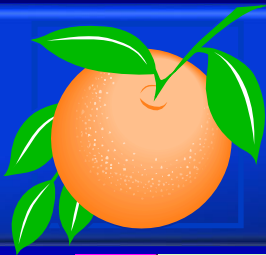
Future Land Use Map



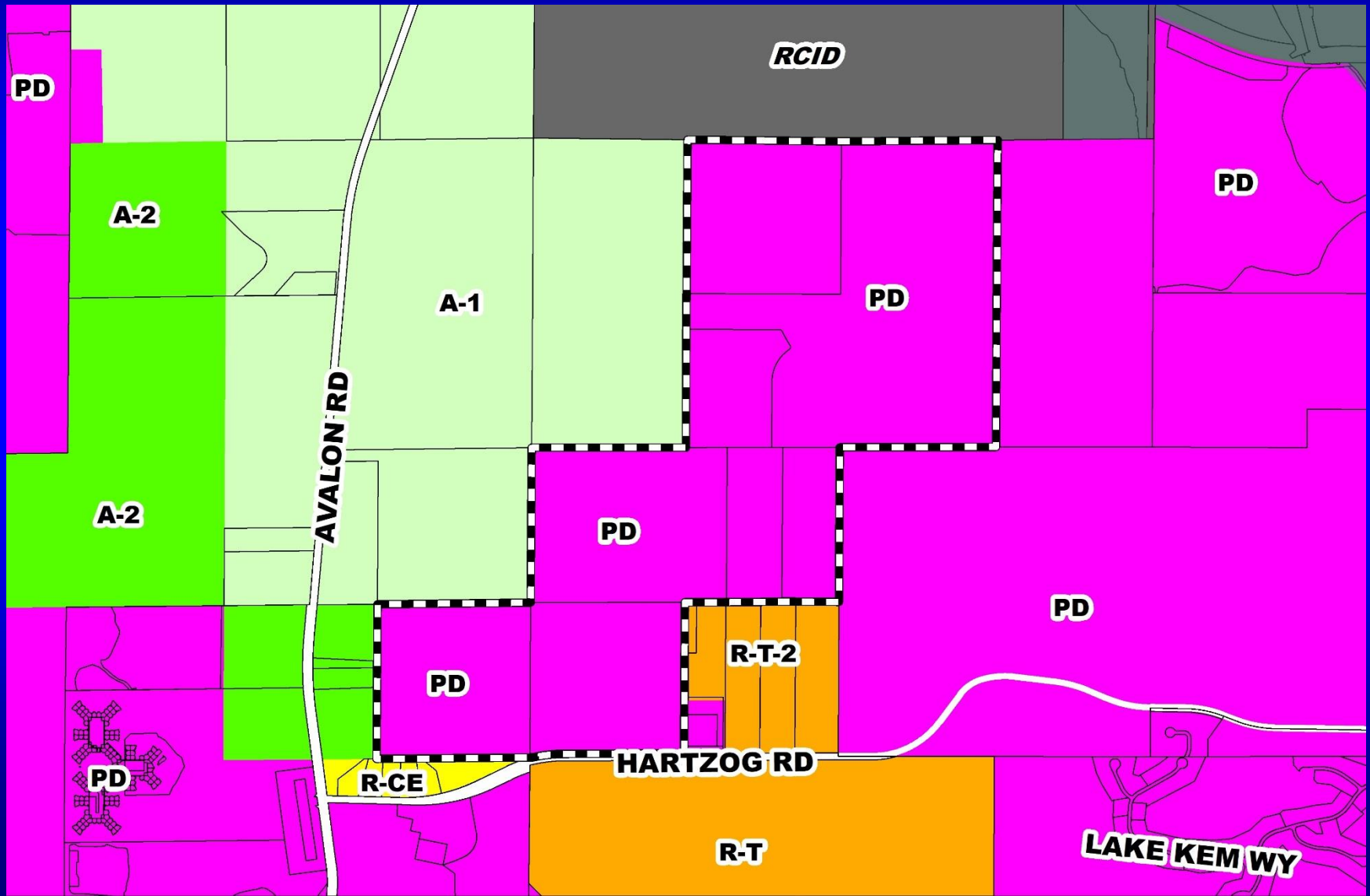


Withers Planned Development / Land Use Plan Zoning Map



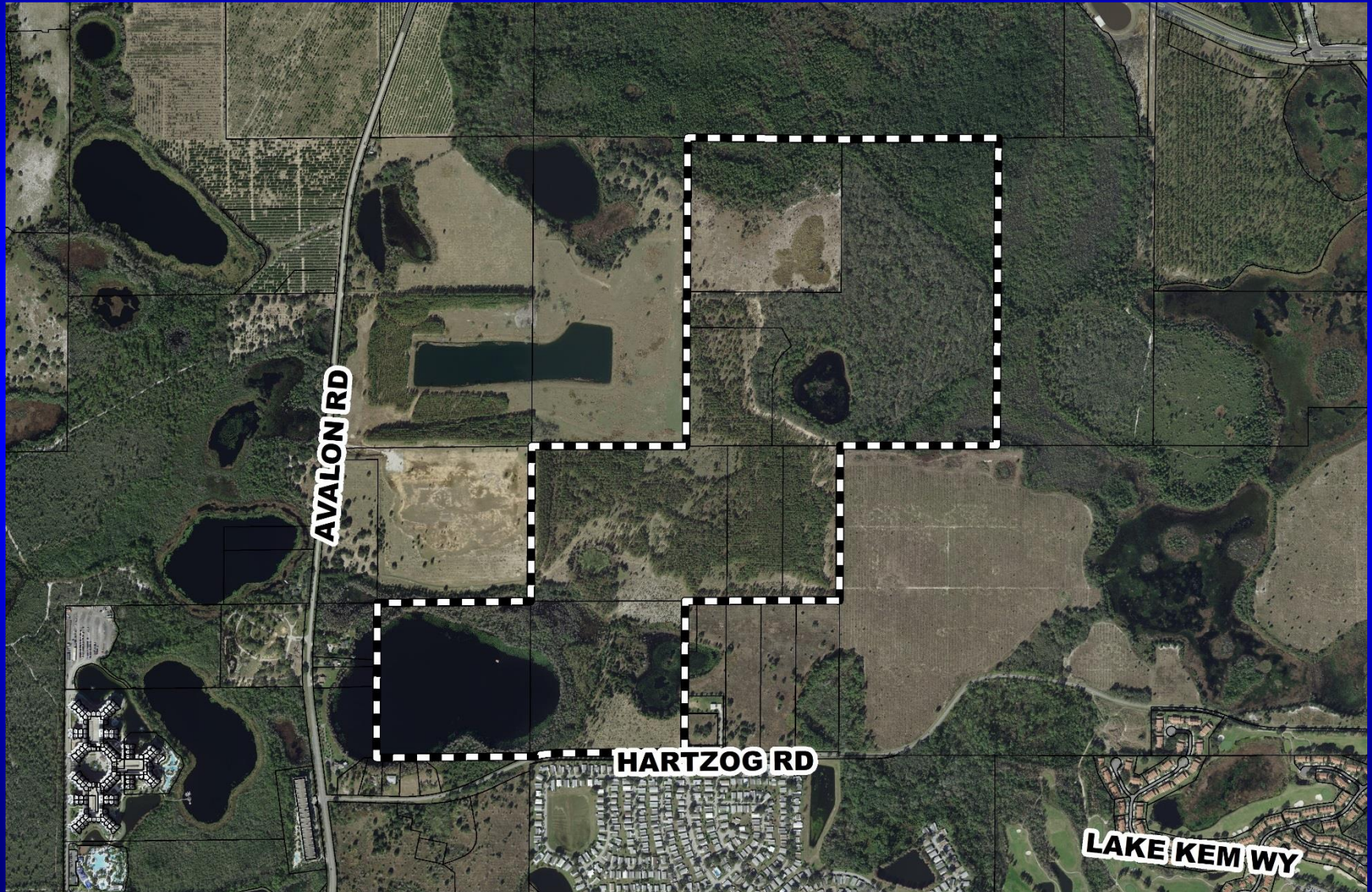


Withers Planned Development / Land Use Plan Proposed Zoning Map



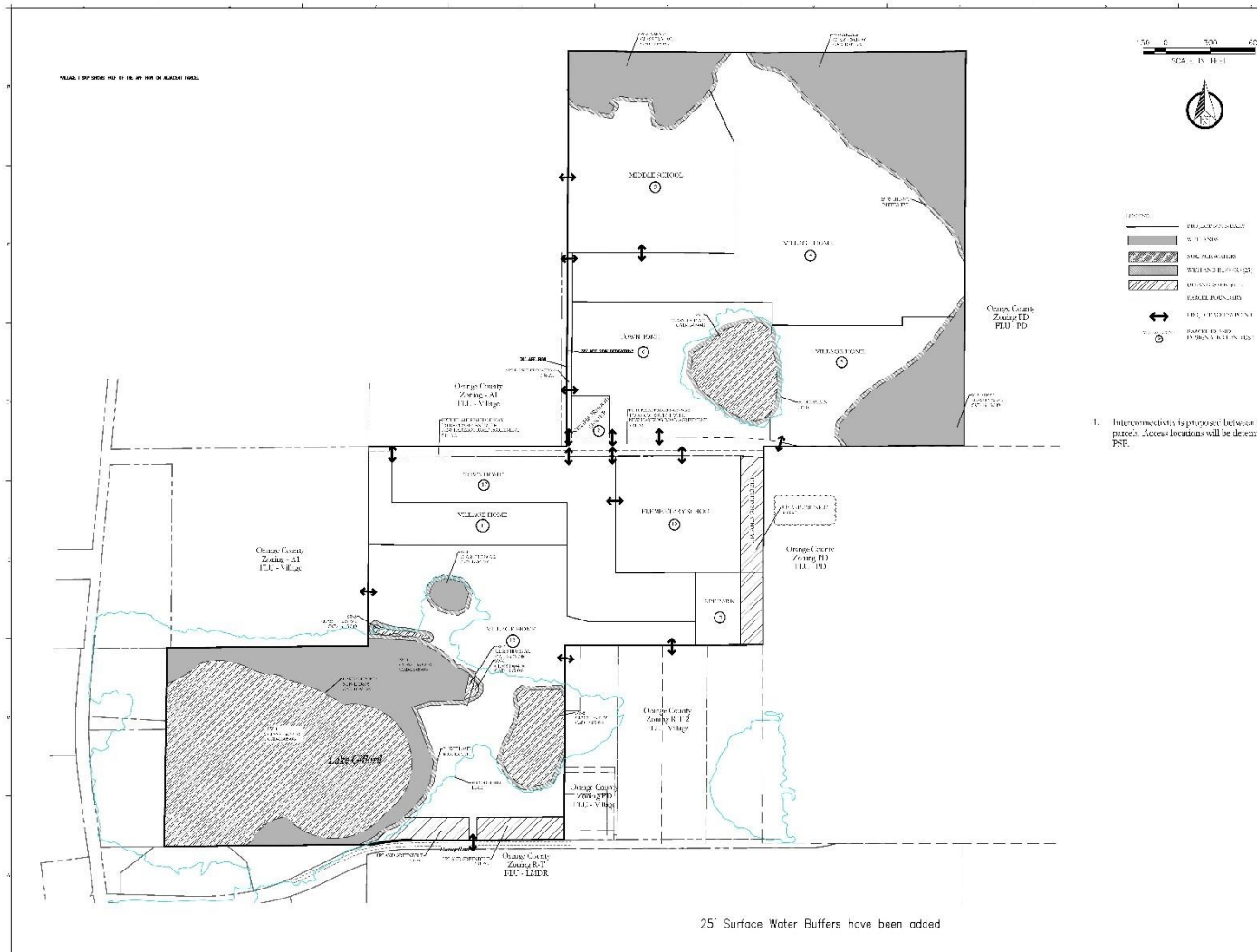


Withers Planned Development / Land Use Plan Aerial Map





Withers Planned Development / Land Use Plan Overall Land Use Plan



Scale: 1" = 100'

North Arrow

Legend

Orange County Zoning - A1 FLU - Village

Orange County Zoning - R1 FLU - Village

Orange County Zoning - R2 FLU - Village

Orange County Zoning - R3 FLU - Village

Orange County Zoning - R4 FLU - Village

Orange County Zoning - R5 FLU - Village

Orange County Zoning - R6 FLU - Village

Orange County Zoning - R7 FLU - Village

Orange County Zoning - R8 FLU - Village

Orange County Zoning - R9 FLU - Village

Orange County Zoning - R10 FLU - Village

Orange County Zoning - R11 FLU - Village

Orange County Zoning - R12 FLU - Village

Orange County Zoning - R13 FLU - Village

Orange County Zoning - R14 FLU - Village

Orange County Zoning - R15 FLU - Village

Orange County Zoning - R16 FLU - Village

Orange County Zoning - R17 FLU - Village

Orange County Zoning - R18 FLU - Village

Orange County Zoning - R19 FLU - Village

Orange County Zoning - R20 FLU - Village

Orange County Zoning - R21 FLU - Village

Orange County Zoning - R22 FLU - Village

Orange County Zoning - R23 FLU - Village

Orange County Zoning - R24 FLU - Village

Orange County Zoning - R25 FLU - Village

Orange County Zoning - R26 FLU - Village

Orange County Zoning - R27 FLU - Village

Orange County Zoning - R28 FLU - Village

Orange County Zoning - R29 FLU - Village

Orange County Zoning - R30 FLU - Village

Orange County Zoning - R31 FLU - Village

Orange County Zoning - R32 FLU - Village

Orange County Zoning - R33 FLU - Village

Orange County Zoning - R34 FLU - Village

Orange County Zoning - R35 FLU - Village

Orange County Zoning - R36 FLU - Village

Orange County Zoning - R37 FLU - Village

Orange County Zoning - R38 FLU - Village

Orange County Zoning - R39 FLU - Village

Orange County Zoning - R40 FLU - Village

Orange County Zoning - R41 FLU - Village

Orange County Zoning - R42 FLU - Village

Orange County Zoning - R43 FLU - Village

Orange County Zoning - R44 FLU - Village

Orange County Zoning - R45 FLU - Village

Orange County Zoning - R46 FLU - Village

Orange County Zoning - R47 FLU - Village

Orange County Zoning - R48 FLU - Village

Orange County Zoning - R49 FLU - Village

Orange County Zoning - R50 FLU - Village

Orange County Zoning - R51 FLU - Village

Orange County Zoning - R52 FLU - Village

Orange County Zoning - R53 FLU - Village

Orange County Zoning - R54 FLU - Village

Orange County Zoning - R55 FLU - Village

Orange County Zoning - R56 FLU - Village

Orange County Zoning - R57 FLU - Village

Orange County Zoning - R58 FLU - Village

Orange County Zoning - R59 FLU - Village

Orange County Zoning - R60 FLU - Village

Orange County Zoning - R61 FLU - Village

Orange County Zoning - R62 FLU - Village

Orange County Zoning - R63 FLU - Village

Orange County Zoning - R64 FLU - Village

Orange County Zoning - R65 FLU - Village

Orange County Zoning - R66 FLU - Village

Orange County Zoning - R67 FLU - Village

Orange County Zoning - R68 FLU - Village

Orange County Zoning - R69 FLU - Village

Orange County Zoning - R70 FLU - Village

Orange County Zoning - R71 FLU - Village

Orange County Zoning - R72 FLU - Village

Orange County Zoning - R73 FLU - Village

Orange County Zoning - R74 FLU - Village

Orange County Zoning - R75 FLU - Village

Orange County Zoning - R76 FLU - Village

Orange County Zoning - R77 FLU - Village

Orange County Zoning - R78 FLU - Village

Orange County Zoning - R79 FLU - Village

Orange County Zoning - R80 FLU - Village

Orange County Zoning - R81 FLU - Village

Orange County Zoning - R82 FLU - Village

Orange County Zoning - R83 FLU - Village

Orange County Zoning - R84 FLU - Village

Orange County Zoning - R85 FLU - Village

Orange County Zoning - R86 FLU - Village

Orange County Zoning - R87 FLU - Village

Orange County Zoning - R88 FLU - Village

Orange County Zoning - R89 FLU - Village

Orange County Zoning - R90 FLU - Village

Orange County Zoning - R91 FLU - Village

Orange County Zoning - R92 FLU - Village

Orange County Zoning - R93 FLU - Village

Orange County Zoning - R94 FLU - Village

Orange County Zoning - R95 FLU - Village

Orange County Zoning - R96 FLU - Village

Orange County Zoning - R97 FLU - Village

Orange County Zoning - R98 FLU - Village

Orange County Zoning - R99 FLU - Village

Orange County Zoning - R100 FLU - Village

25' Surface Water Buffers have been added

Project Name: HORIZON WEST VILLAGE I WITHERS PD LUP-18-10-355

Submitted to: ORANGE COUNTY, FL

Project No.: LAND USE PLAN

Sheet No.: C2.00

Date: June 3, 2019

Prepared by: POULOS & BENNETT

Poulos & Bennett, LLC
2021 E. University Ave., Suite 400
Tallahassee, FL 32310
Tel: 904.487.7662 Fax: 904.487.7663
Email: info@poulosandbennett.com



Action Requested

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

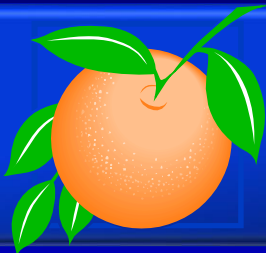
District 1



Lake Mac

Planned Development / Land Use Plan

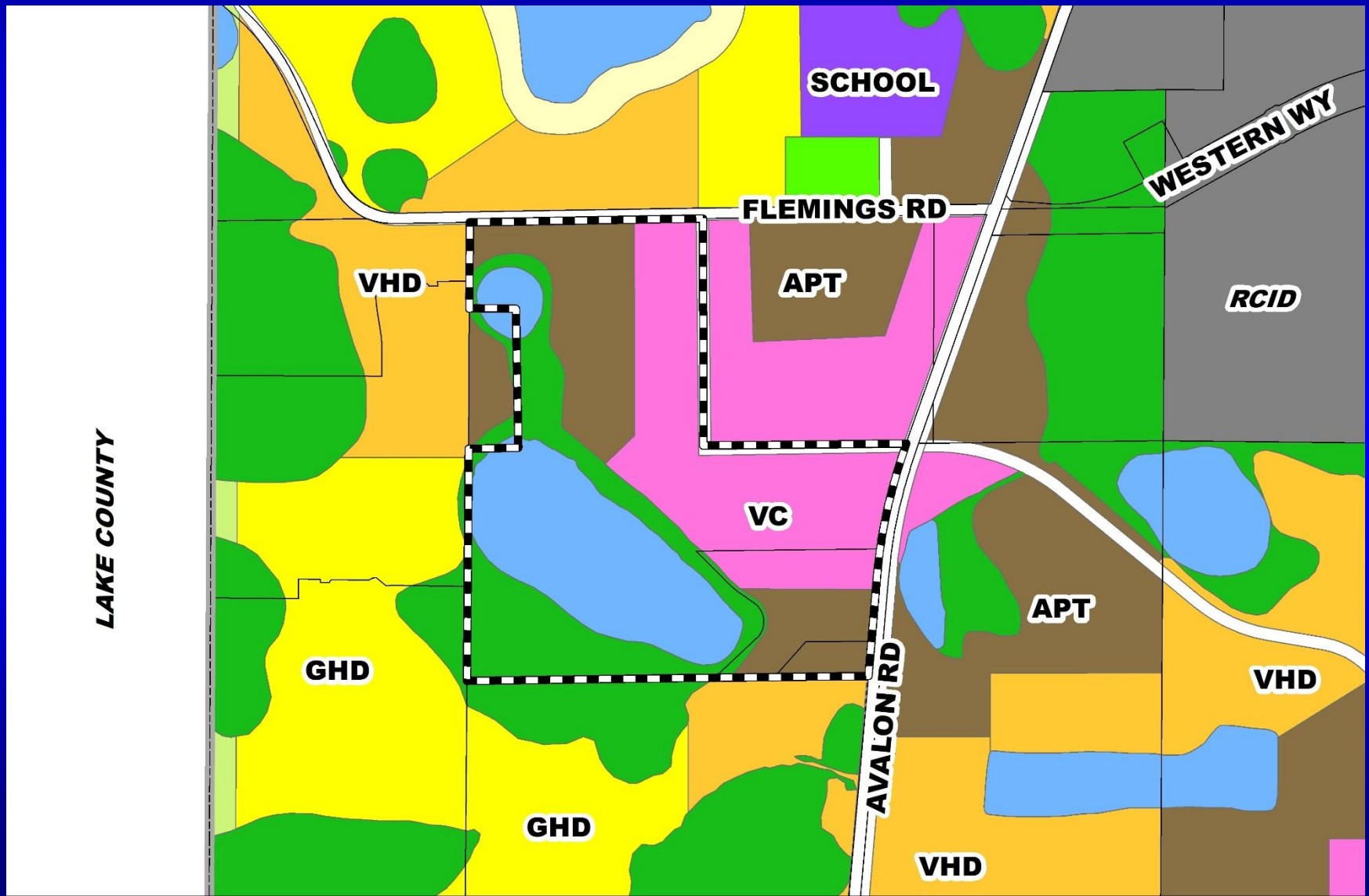
Case:	LUP-18-07-225
Project Name:	Lake Mac Development / Land Use Plan
Applicant:	Kathy Hattaway, Poulos and Bennett, LLC
District:	1
Acreage:	107.57 gross acres
Location:	Generally located on the west side of Avalon Road and south of Flemings Road.
Request:	To rezone the subject parcels from A-1 (Citrus Rural District) and A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 399 single-family detached, attached, and multi-family residential dwelling units and 196,000 square feet of commercial uses. Fourteen (14) waivers to allow alleys in tracts in lieu of easements; allow lots that front mews, parks, or open spaces to access through tracts or easements and allow for the multi-family portion of the property to be integrated with the single-family portion by reducing the need for walls and setbacks.

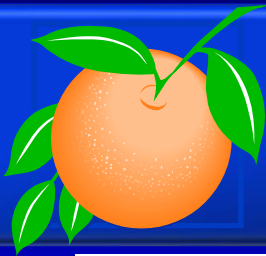


Lake Mac

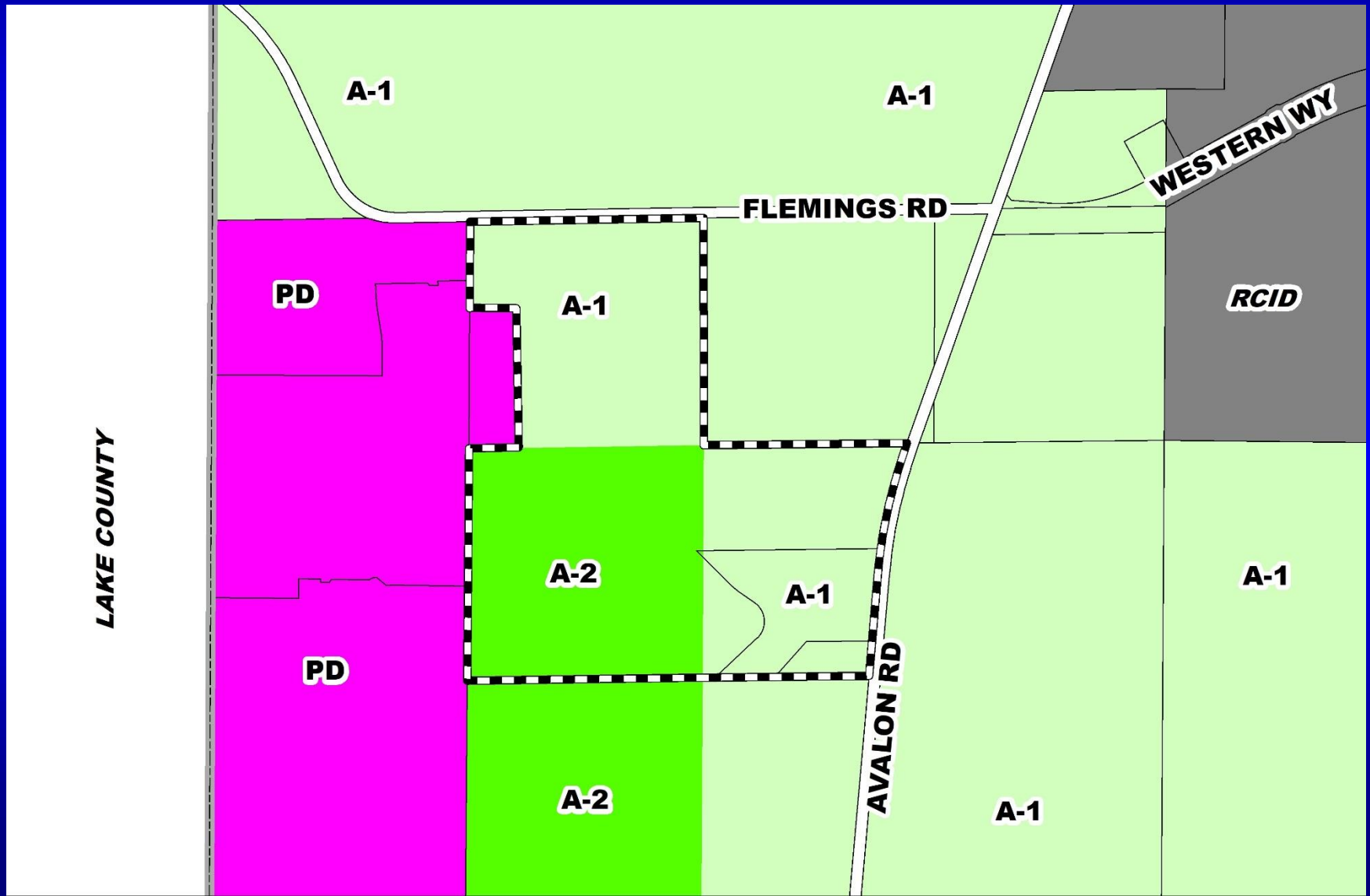
Planned Development / Land Use Plan

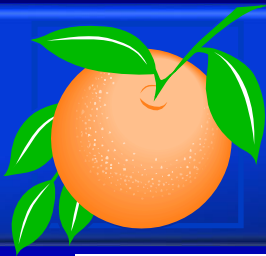
Future Land Use Map



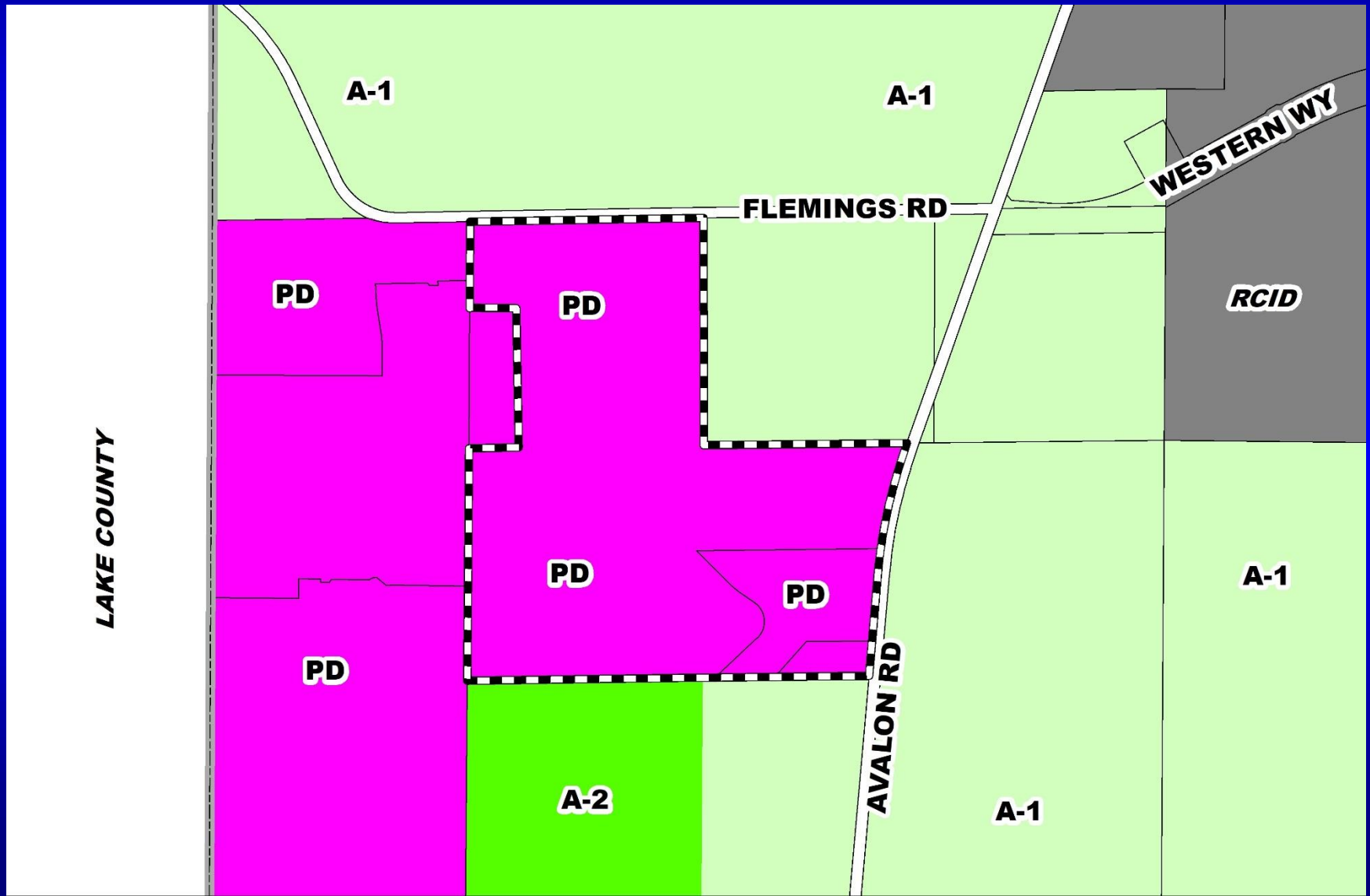


Lake Mac Planned Development / Land Use Plan Zoning Map





Lake Mac Planned Development / Land Use Plan Proposed Zoning Map





Lake Mac Planned Development / Land Use Plan Aerial Map





Action Requested

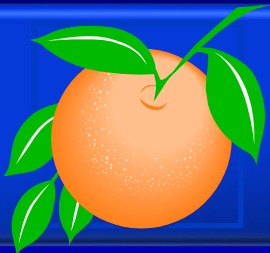
Make a finding of consistency with the Comprehensive Plan and approve the Lake Mac Planned Development / Land Use Plan (PD/LUP), dated “Received June 12, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

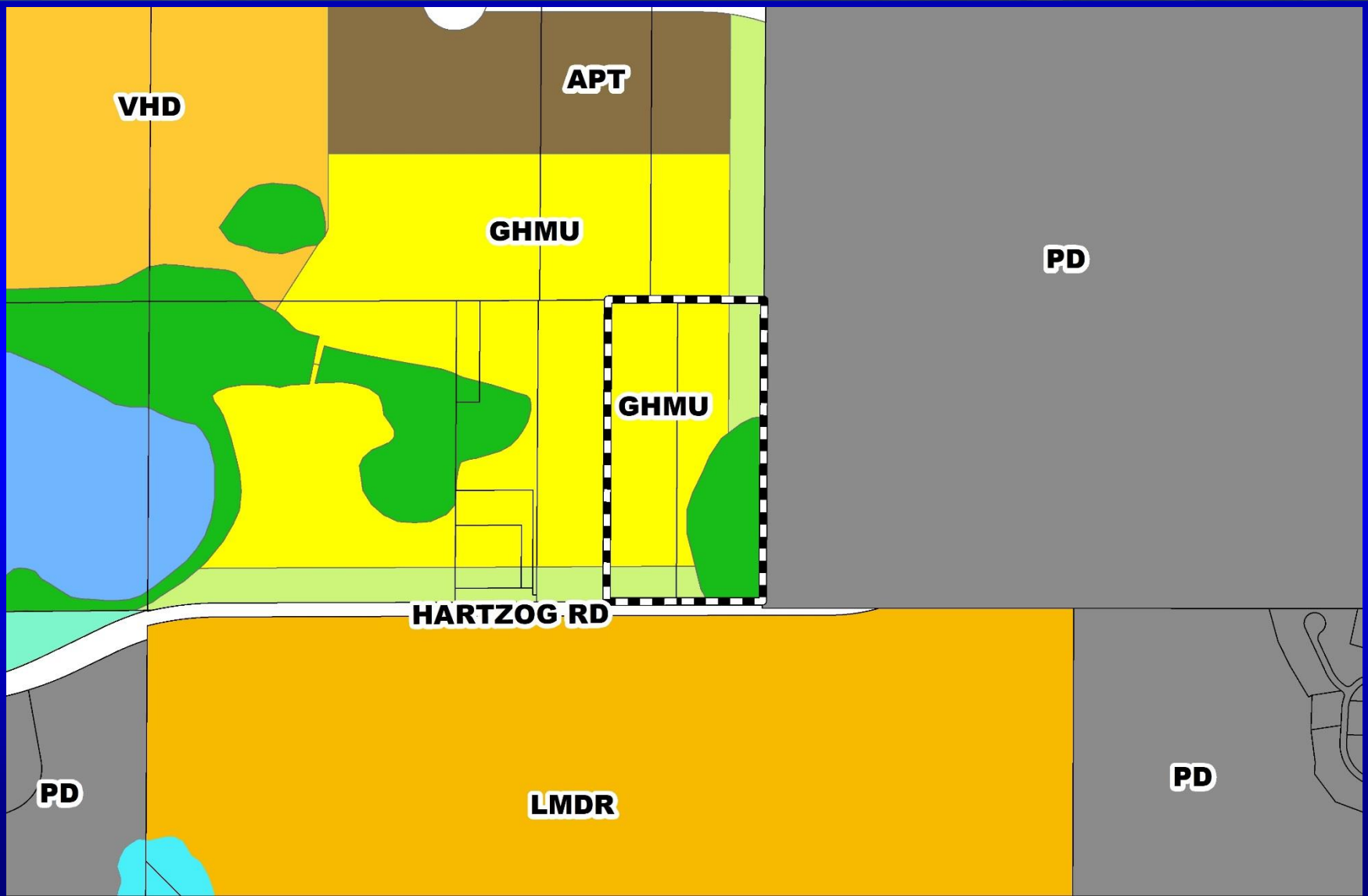


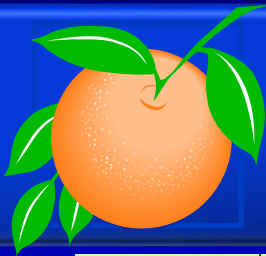
KRPC Hartzog Road Planned Development / Land Use Plan

Case:	LUP-18-10-223
Project Name:	KRPC Hartzog Road Planned Development / Land Use Plan
Applicant:	Kathy Hattaway, Poulos and Bennett, LLC
District:	1
Acreage:	19.90 gross acres
Location:	14080 Hartzog Road; or generally located on the north side of Hartzog Road, approximately 3,800 feet east of Avalon Road.
Request:	To to rezone two (2) parcels containing 19.90 gross acres from R-T-2 to PD, in order to construct 54 single-family dwelling units.

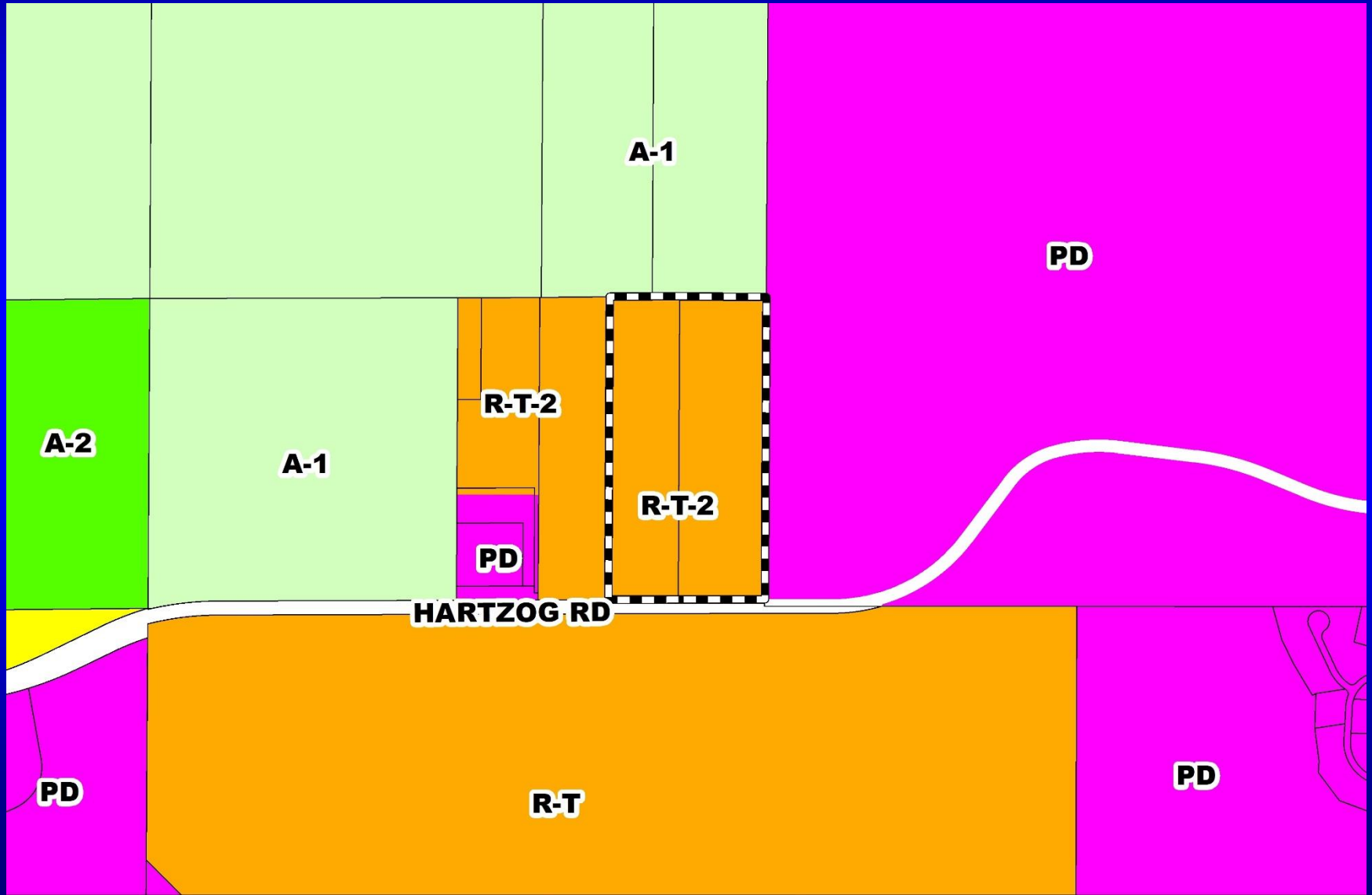


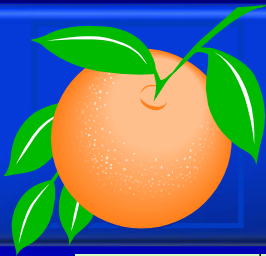
KRPC Hartzog Road Planned Development / Land Use Plan Future Land Use Map



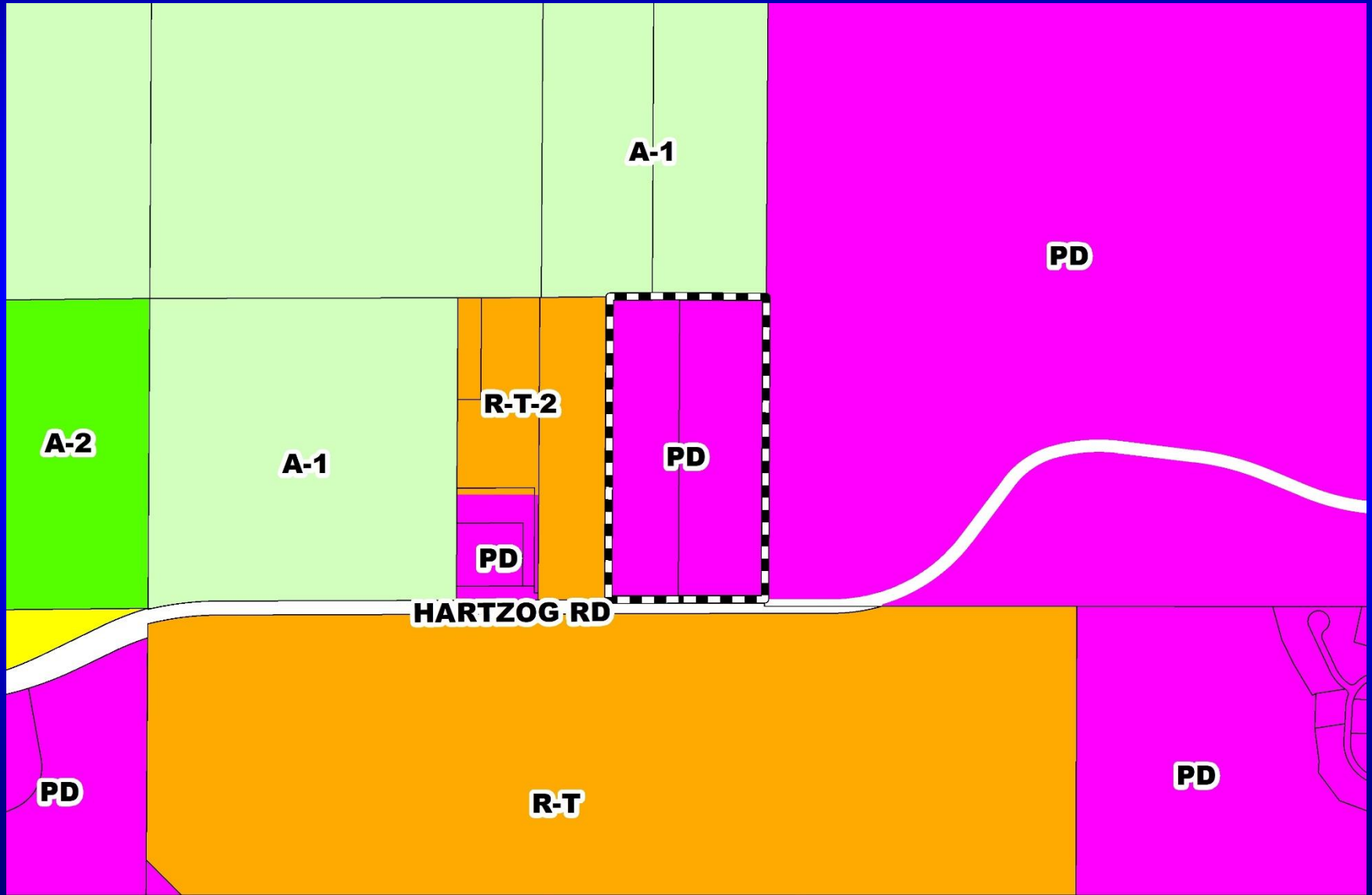


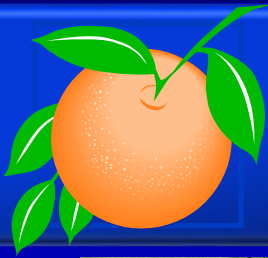
KRPC Hartzog Road Planned Development / Land Use Plan Zoning Map



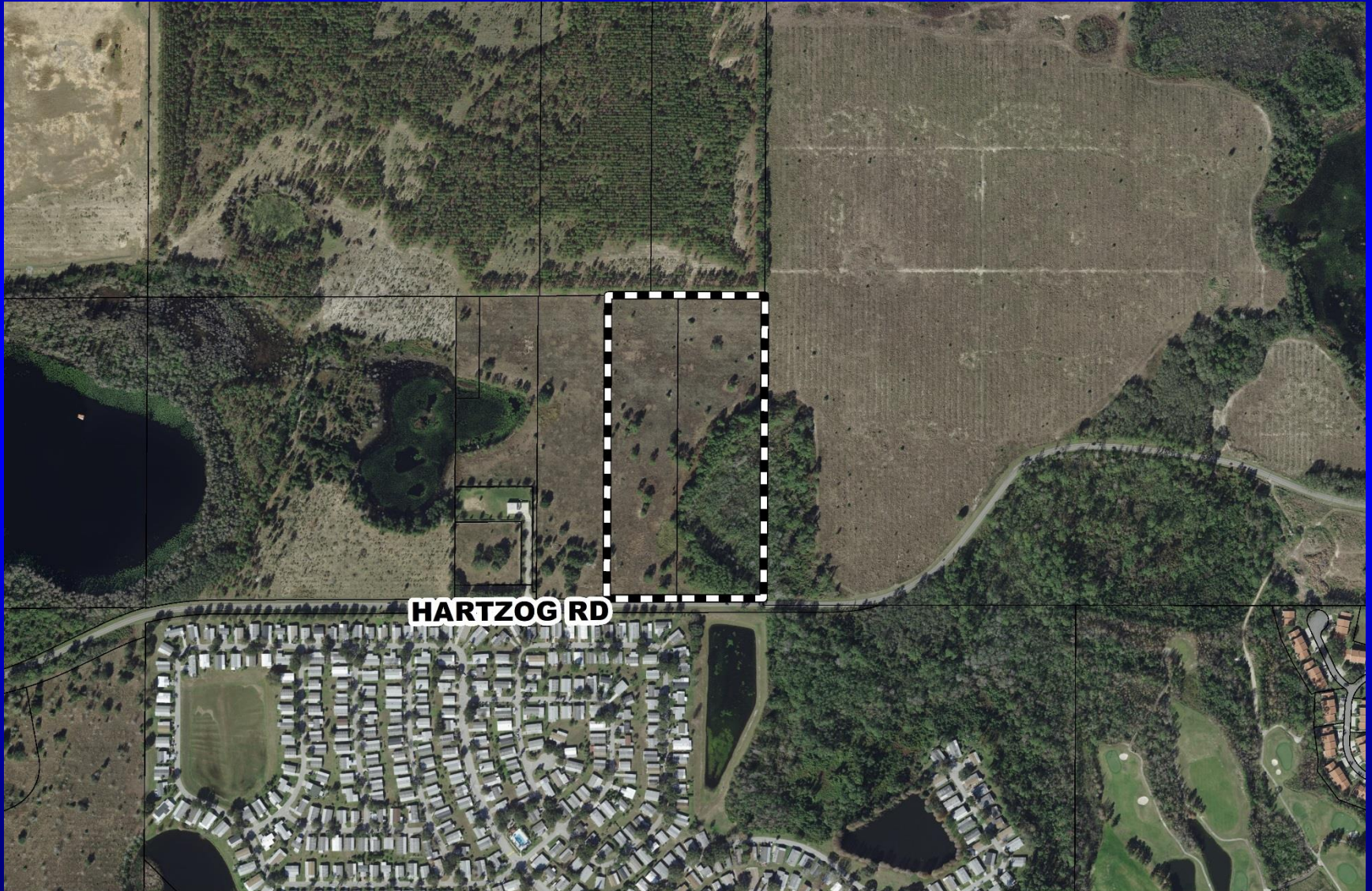


KRPC Hartzog Road Planned Development / Land Use Plan Proposed Zoning Map





KRPC Hartzog Road Planned Development / Land Use Plan Aerial Map







Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the KRPC Hartzog Road Planned Development / Land Use Plan (PD/LUP), dated “Received June 20, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



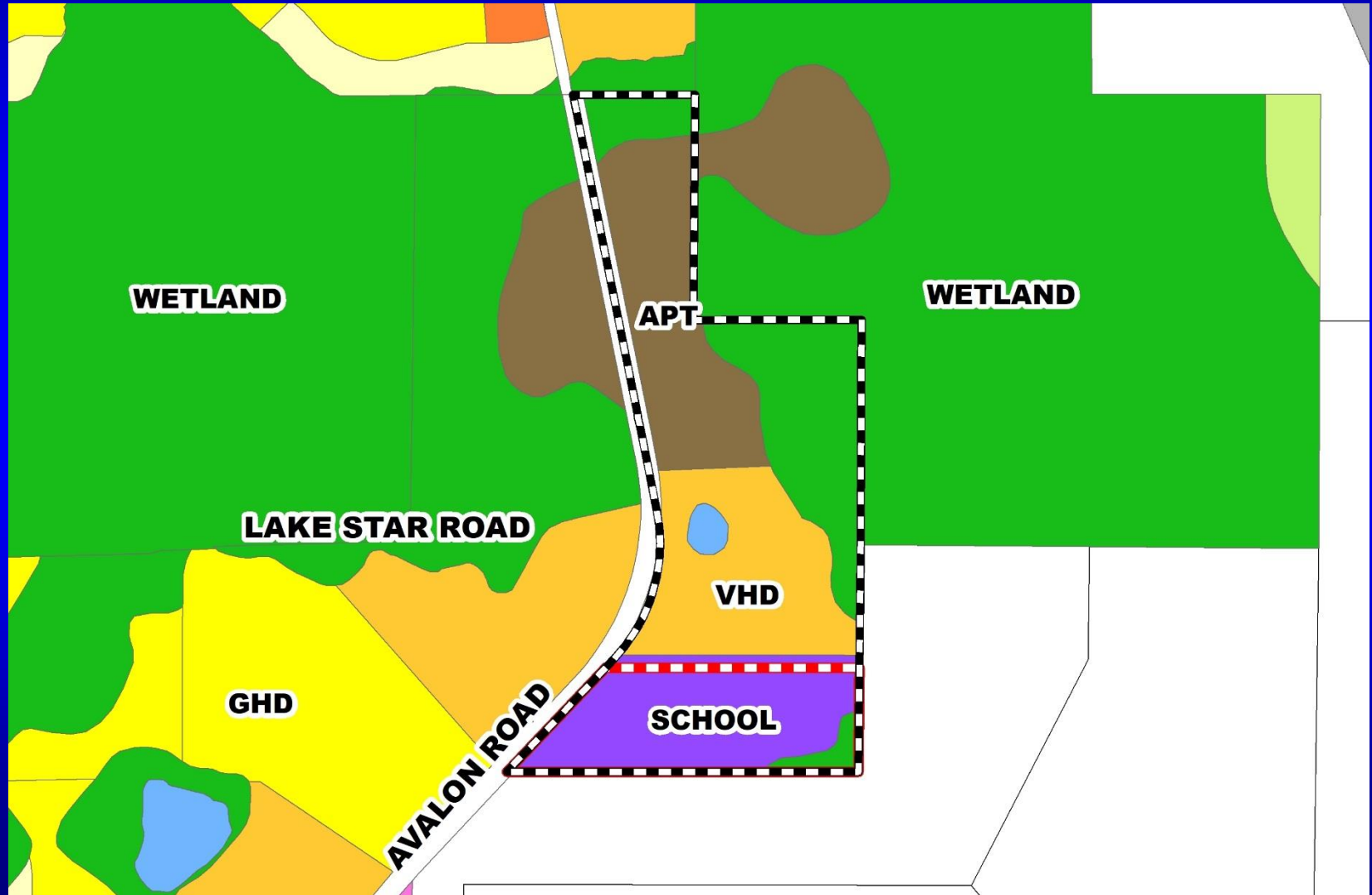
Spring Grove – Northeast Planned Development / Land Use Plan

Case:	CDR-18-10-352
Project Name:	Spring Grove – Northeast PD/LUP
Applicant:	Kathy Hattaway, Poulos and Bennett, LLC
District:	1
Acreage:	103.05 gross acres (overall PD) 71.22 gross acres (affected parcel only)
Location:	Generally located east of Avalon Road, west of State Road 429, and south of Water Spring Boulevard.
Request:	To relocate the existing middle school site from Parcel 28 to the proposed Withers PD, decrease the number of dwelling units for Parcel 27 from 165 to 164, change the designation of Parcel 28 from School to Village Home District, and increase the number of dwelling units for Parcel 28 from 0 units to 107 units (an overall increase of 106 dwelling units). Five (5) waivers to allow alleys to be in tracts in lieu of easements and to allow lots that front mews, parks, or open spaces to access through tracts or easements.



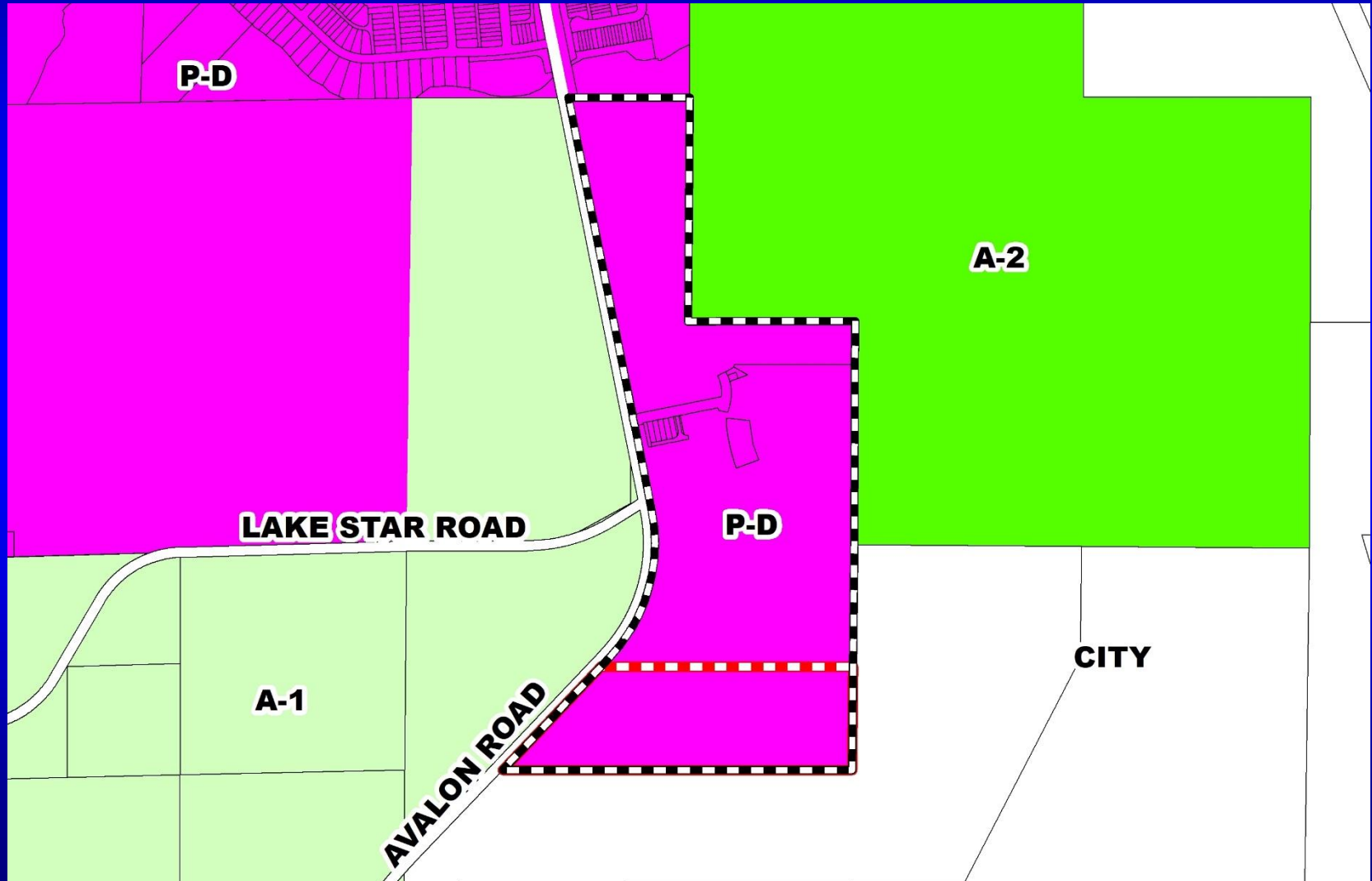
Spring Grove – Northeast Planned Development / Land Use Plan

Future Land Use Map





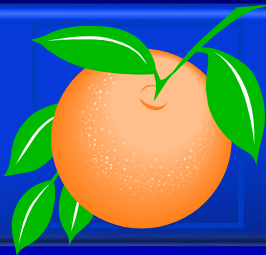
Spring Grove – Northeast Planned Development / Land Use Plan Zoning Map



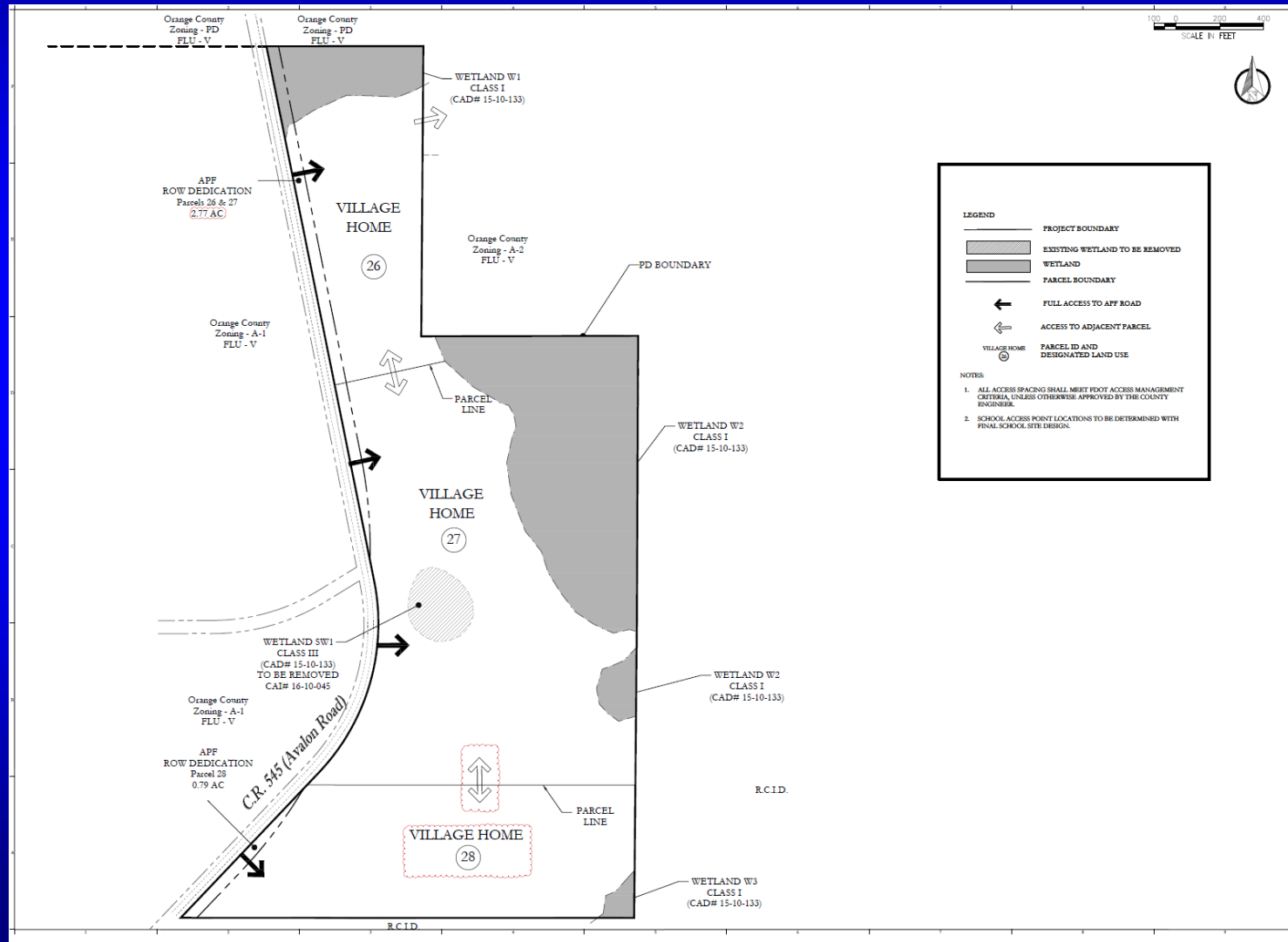


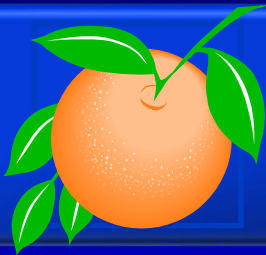
Spring Grove – Northeast Planned Development / Land Use Plan Aerial Map





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





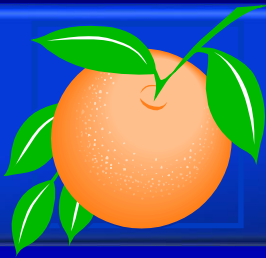
Amended Condition #9.a.

- a) The following Education Condition of Approval shall apply:
 - 1) Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of May 9, 2016, and as amended on October 9, 2018, and as further amended on October 4, 2019 ("CEA 15-008"). Additionally, for purposes of CDR-18-10-352, the project contains 106 unvested units (the "Second Additional New Units," as such term is defined in CEA 15-008) that are subject to the County's school capacity policy (a/k/a the "Martinez Doctrine"). The developer has contracted with Spring Grove, LLC to acquire Owner's Capacity Credits, as defined in CEA 15-008, and as established under the Capacity Enhancement Agreement by and between D.R. Horton, Inc. and the School Board dated August 18, 2006, recorded at O.R. Book 8845, Page 2062, as amended ("CEA # 05-030" and together with CEA 15-008, the Capacity Enhancement Agreements). The number of Owner's Capacity Credits equals the number of Second Additional New Units. The County shall not record a plat for any of the Second Additional New Units until it receives notice from Orange County Public Schools that the developer has closed on the acquisition of the Owner's Capacity Credits from Spring Grove, LLC. The developer shall comply with all provisions of the Capacity Enhancement Agreements.



Amended Condition #9.a.

- 2) Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreements, the County shall immediately cease issuing building permits for any unvested units. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreements. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreements, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.
- 3) Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreements, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.
- 4) Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreements, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreements.



Amended Condition #9.a.

- 5) Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreements.



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Spring Grove-Northeast Planned Development / Land Use Plan (PD/LUP), dated “June 3, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report as amended.

District 1

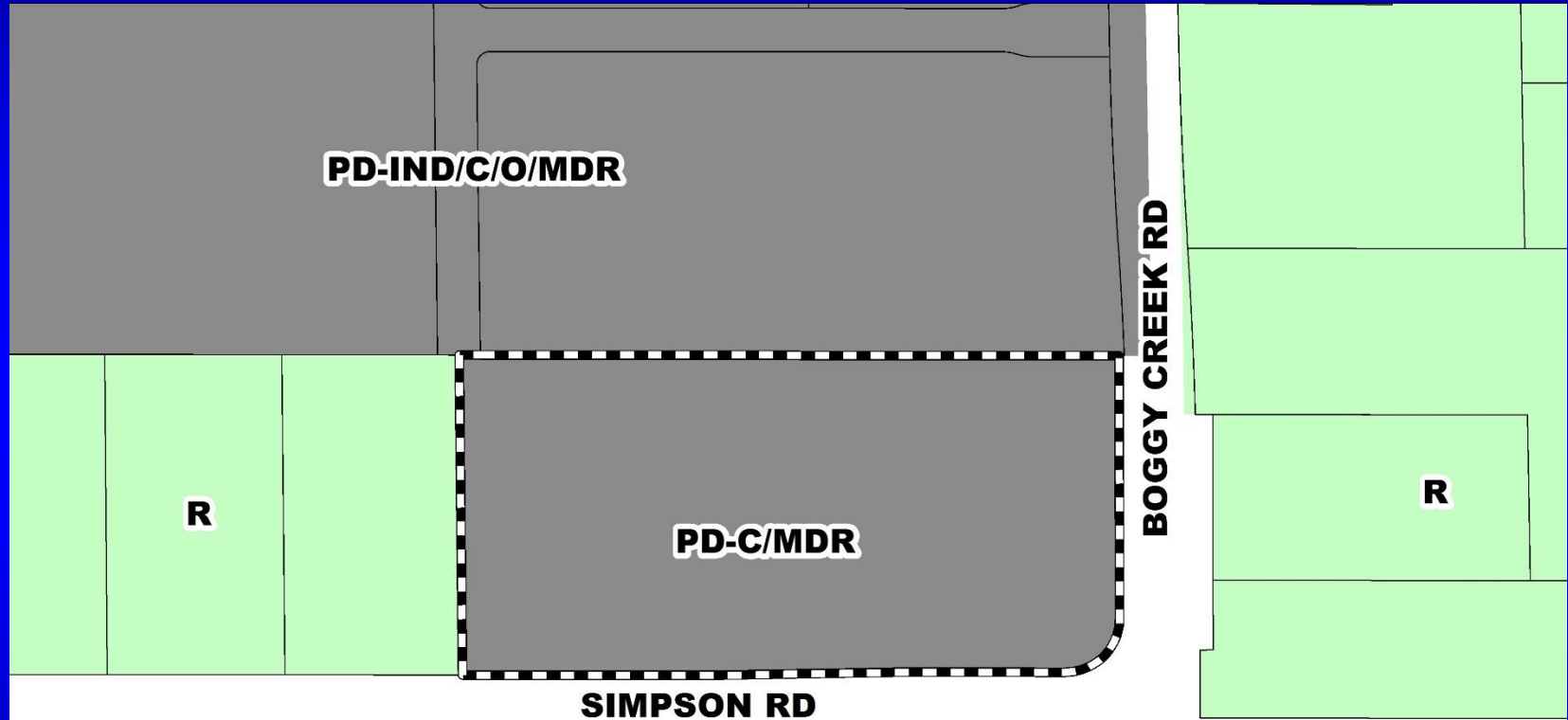


Boggy Creek Crossings Planned Development / Land Use Plan

Case:	CDR-18-12-412
Project Name:	Boggy Creek Crossings PD/LUP
Applicant:	Erika Hughes, VHB, Inc.
District:	4
Acreage:	16.74 gross acres
Location:	5757 Simpson Road, or generally located at the northwest corner of Simpson Road and Boggy Creek Road.
Request:	To convert 124,250 square feet of commercial uses to 336 multi-family dwelling units. Ten (10) waivers related to accessory buildings, building setbacks, pavement setbacks, building height, and building separation are associated with this request.



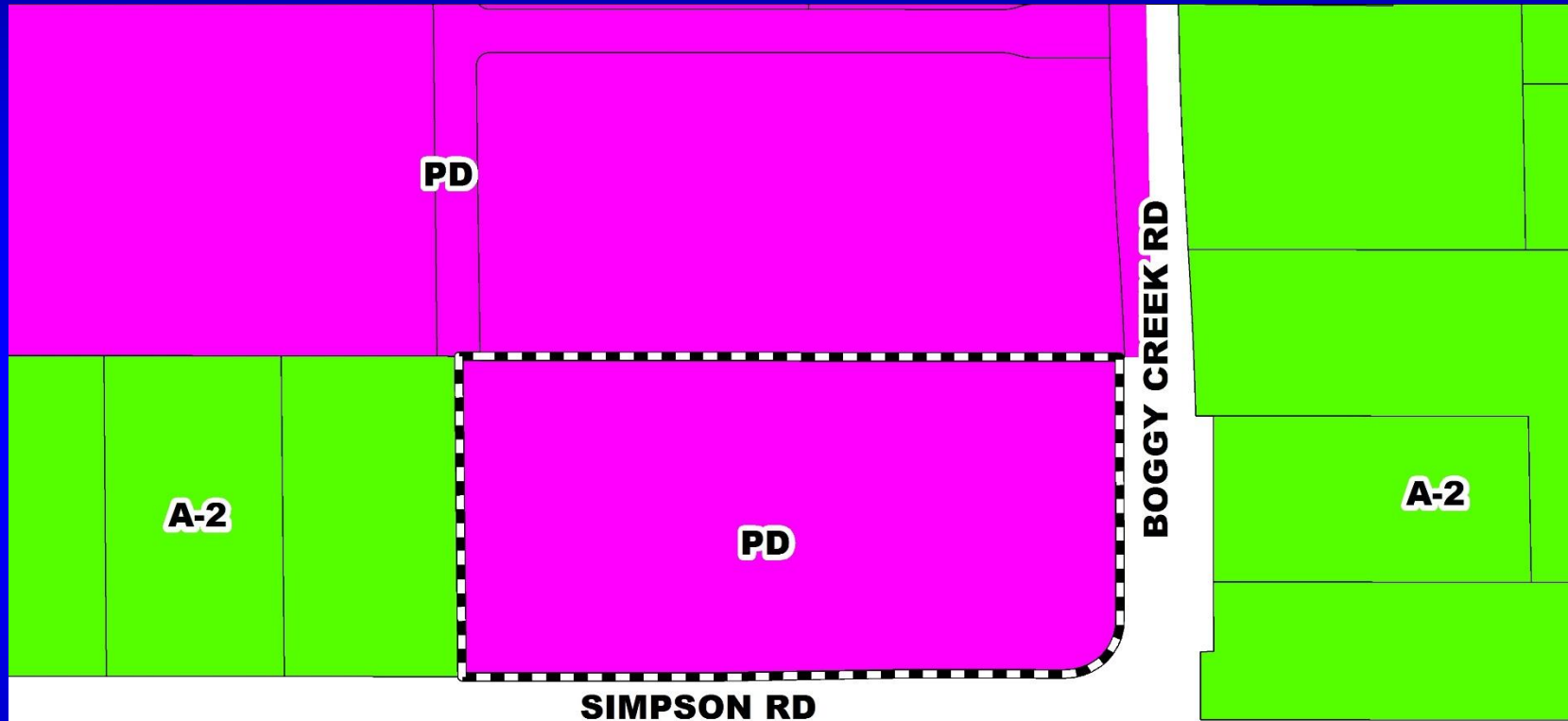
Boggy Creek Crossings Planned Development / Land Use Plan Future Land Use Map



ORANGE COUNTY/OSCEOLA COUNTY BOUNDARY



Boggy Creek Crossings Planned Development / Land Use Plan Zoning Map



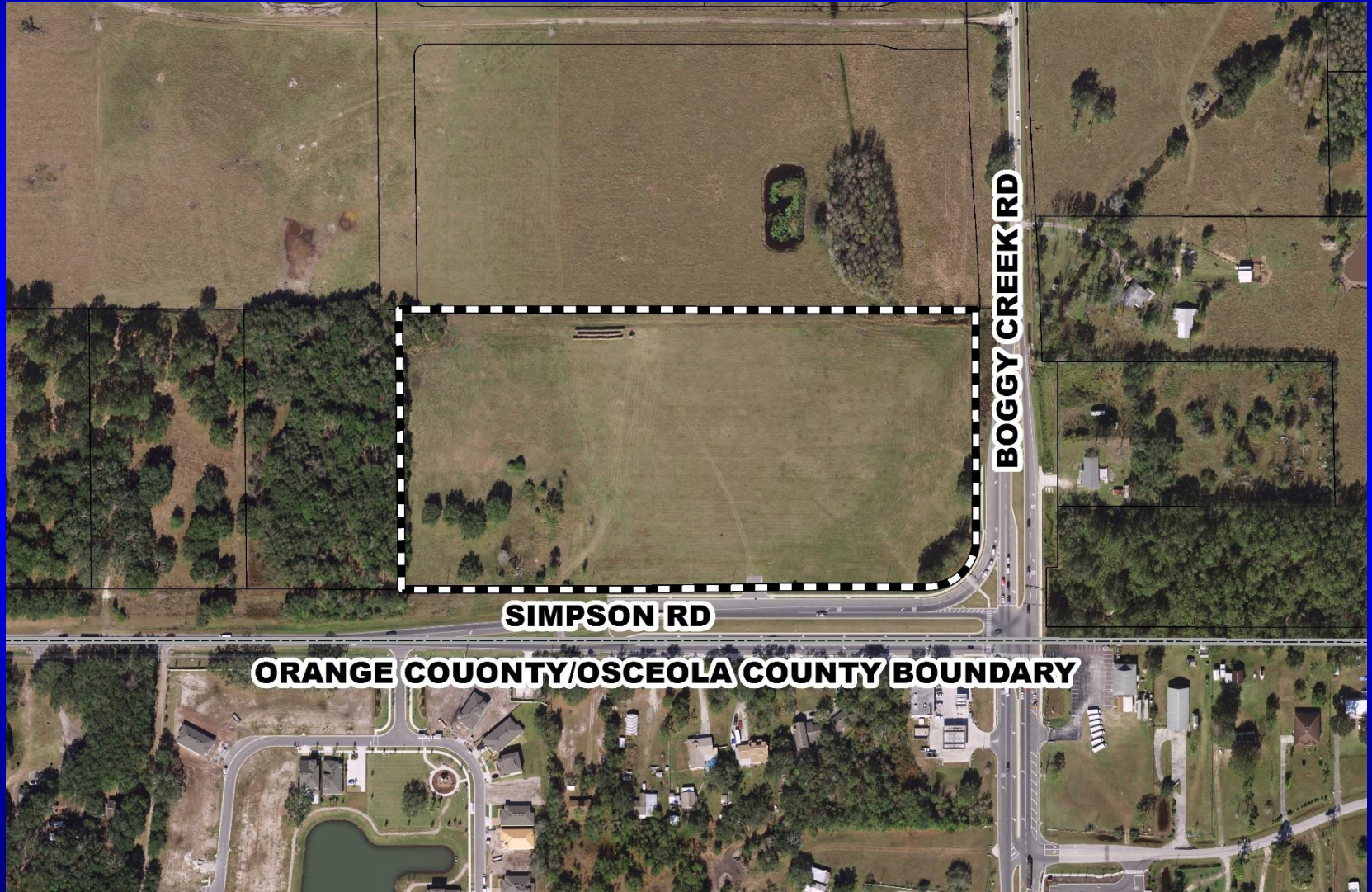
ORANGE COUNTY/OSCEOLA COUNTY BOUNDARY



Boggy Creek Crossings

Planned Development / Land Use Plan

Aerial Map





C-9

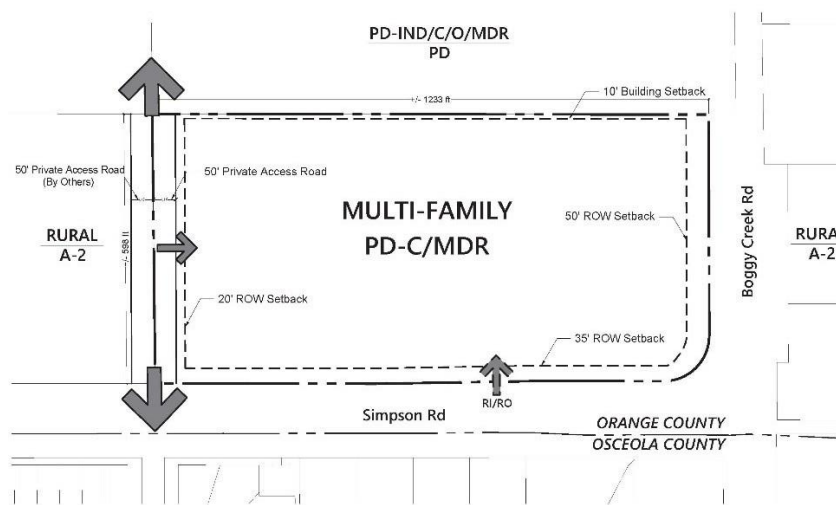
_____ Drawing _____

Name _____ Date _____

Project Number _____

Date July 12, 2019 GSPC600

_____ GSPC600 _____





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Boggy Creek Crossings Planned Development / Land Use Plan (PD/LUP), dated “August 12, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

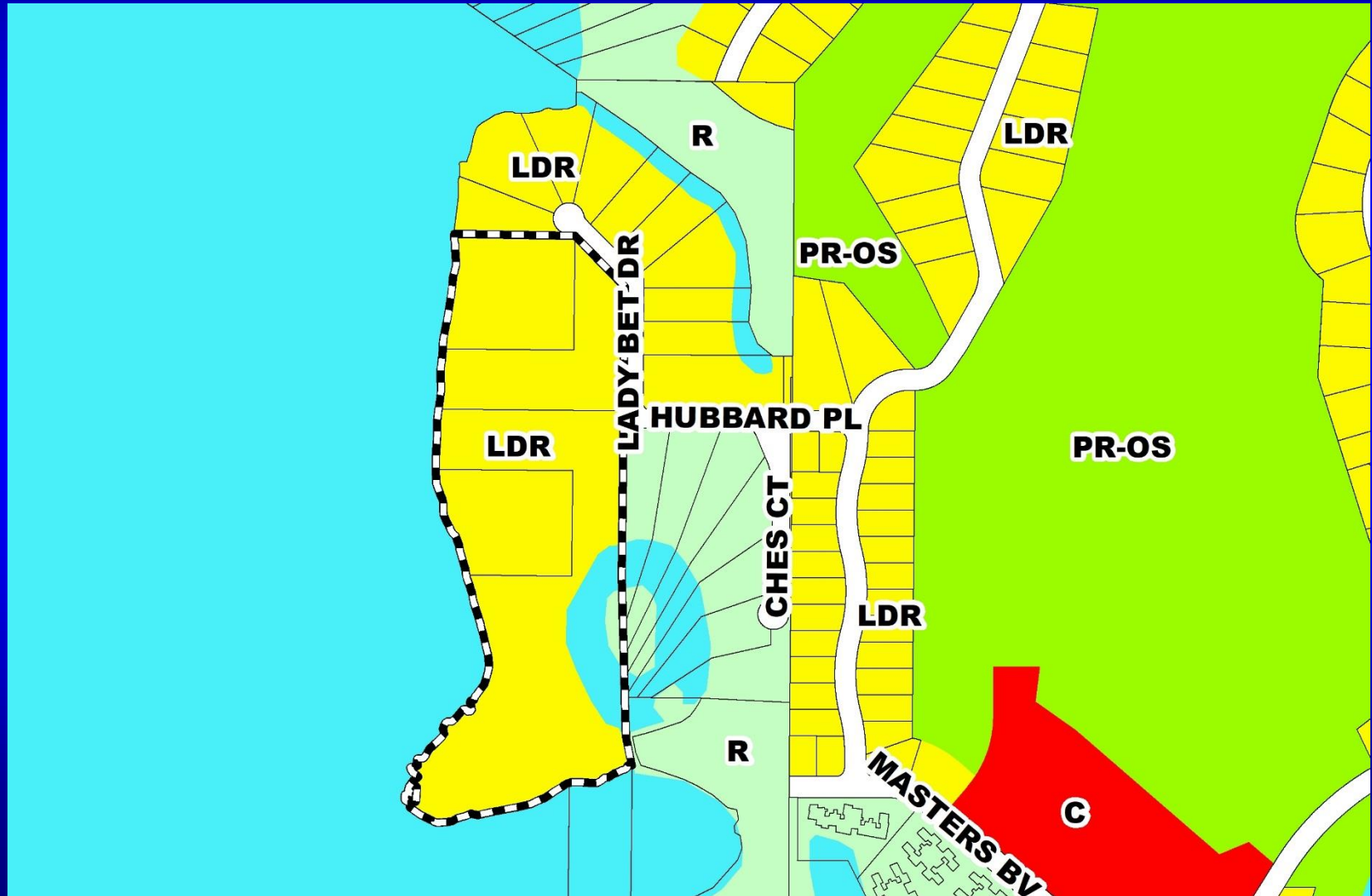


Hubbard Place Planned Development / Land Use Plan

Case:	CDR-19-08-278
Project Name:	Hubbard Place PD/LUP
Applicant:	Jennifer Stickler, Kimley-Horn and Associates, Inc.
District:	1
Acreage:	16.59 gross acres
Location:	8997-9100 Hubbard Place; or generally located west of Hubbard Place, south of Lady Bet Drive, and east of Lake Tibet Butler.
Request:	To reduce the number of lots from 13 to 11. Three (3) waivers related to placement, height, and size of accessory structures are associated with this request.

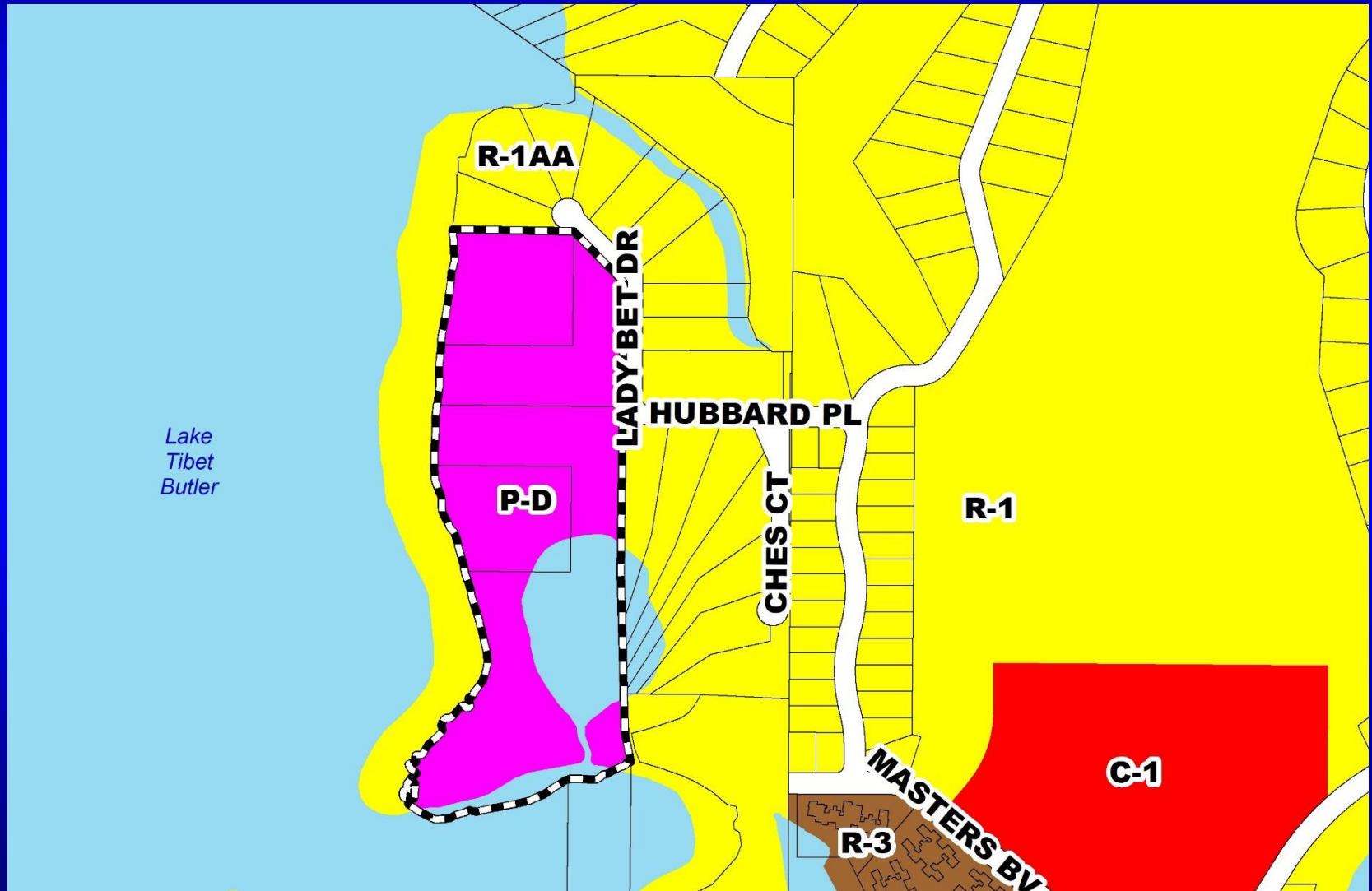


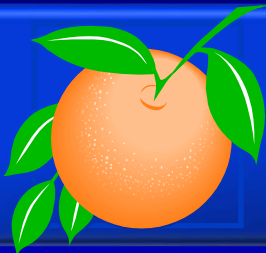
Hubbard Place Planned Development / Land Use Plan Future Land Use Map



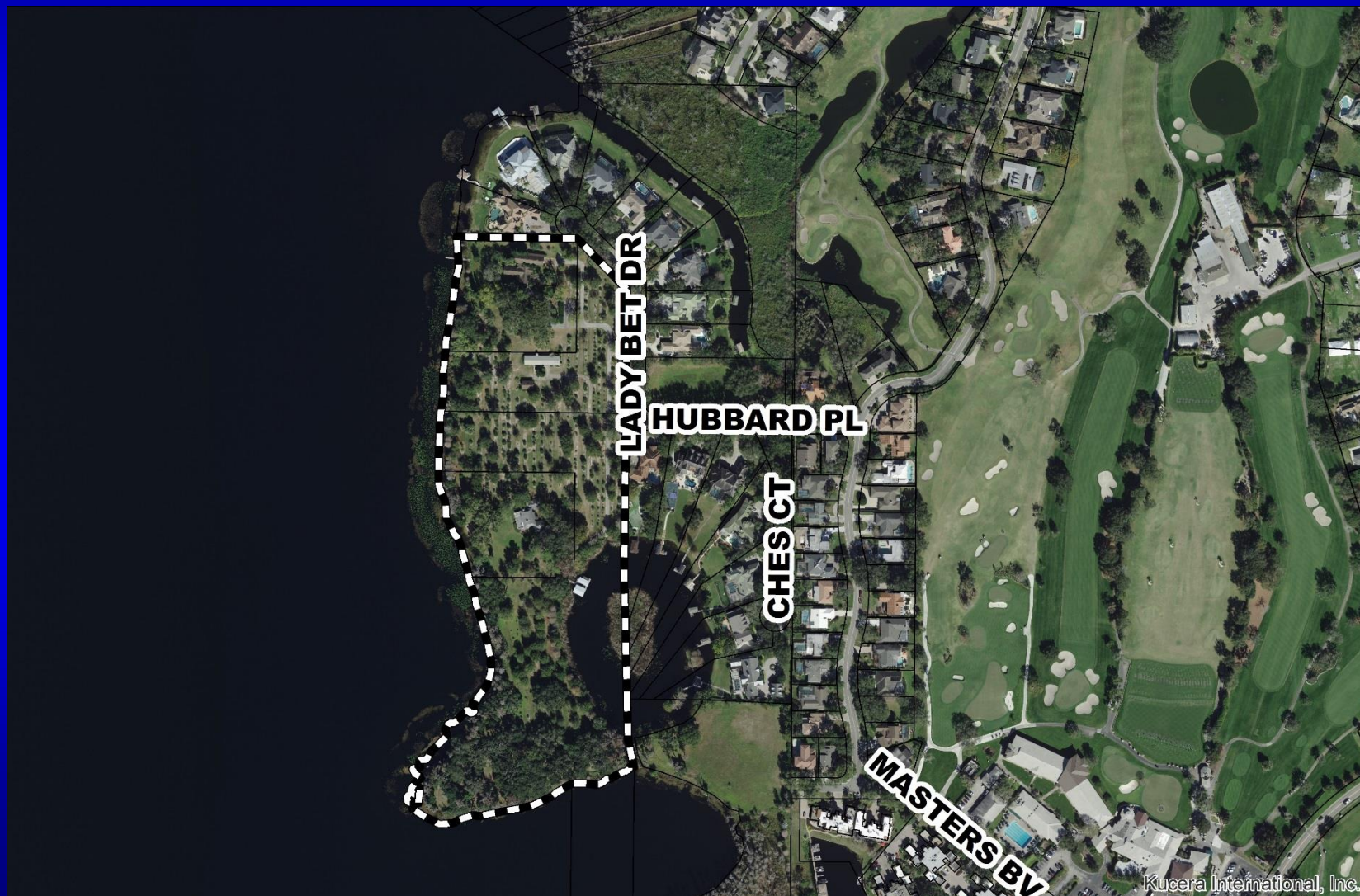


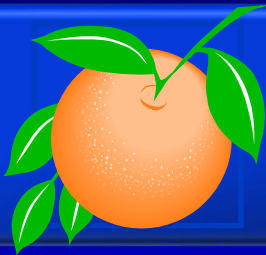
Hubbard Place Planned Development / Land Use Plan Zoning Map



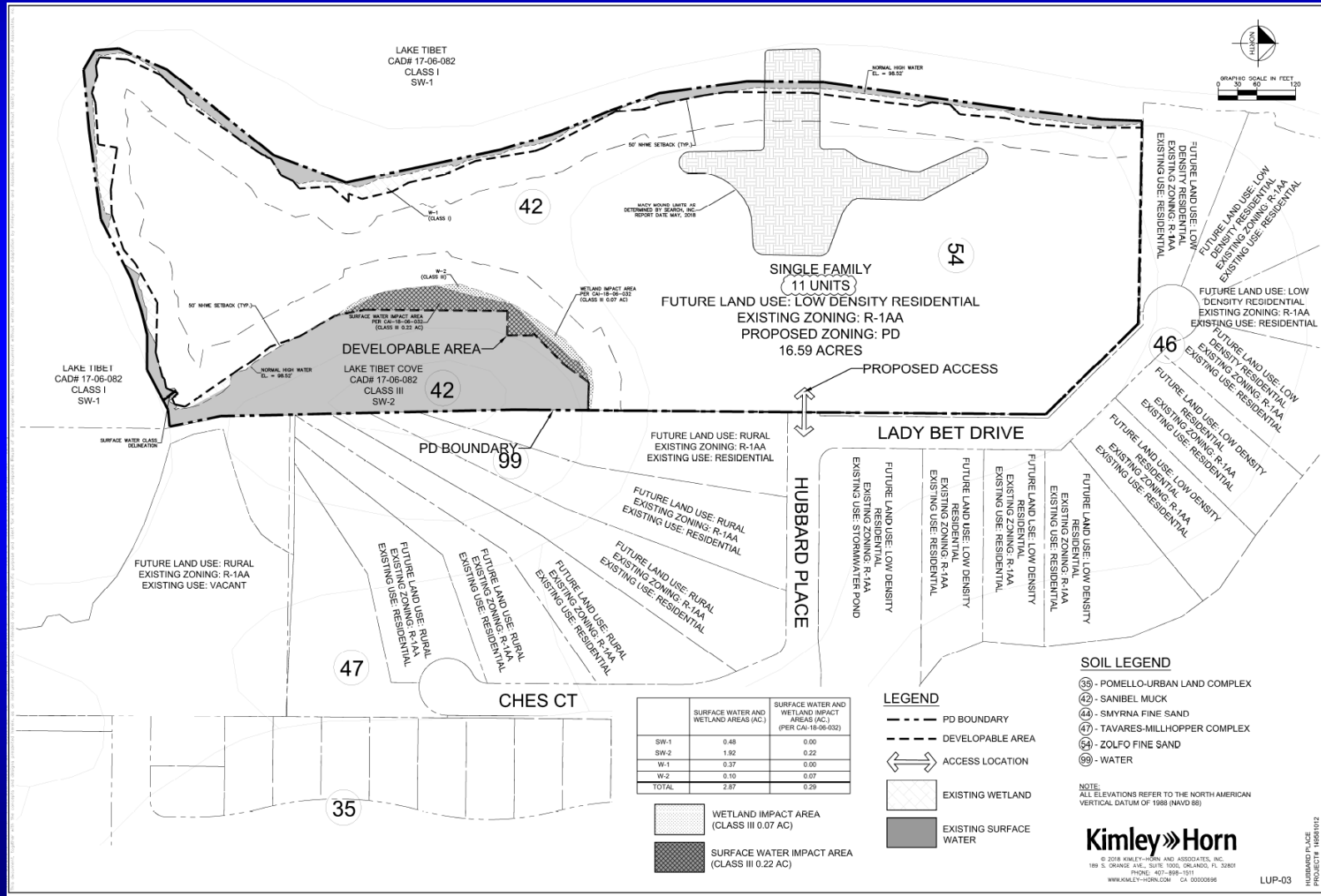


Hubbard Place Planned Development / Land Use Plan Aerial Map





Hubbard Place Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

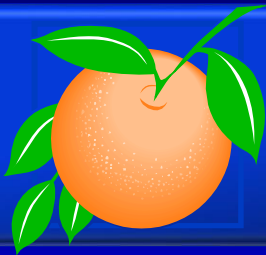
Make a finding of consistency with the Comprehensive Plan and approve the Hubbard Place Planned Development / Land Use Plan (PD/LUP), dated “September 16, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

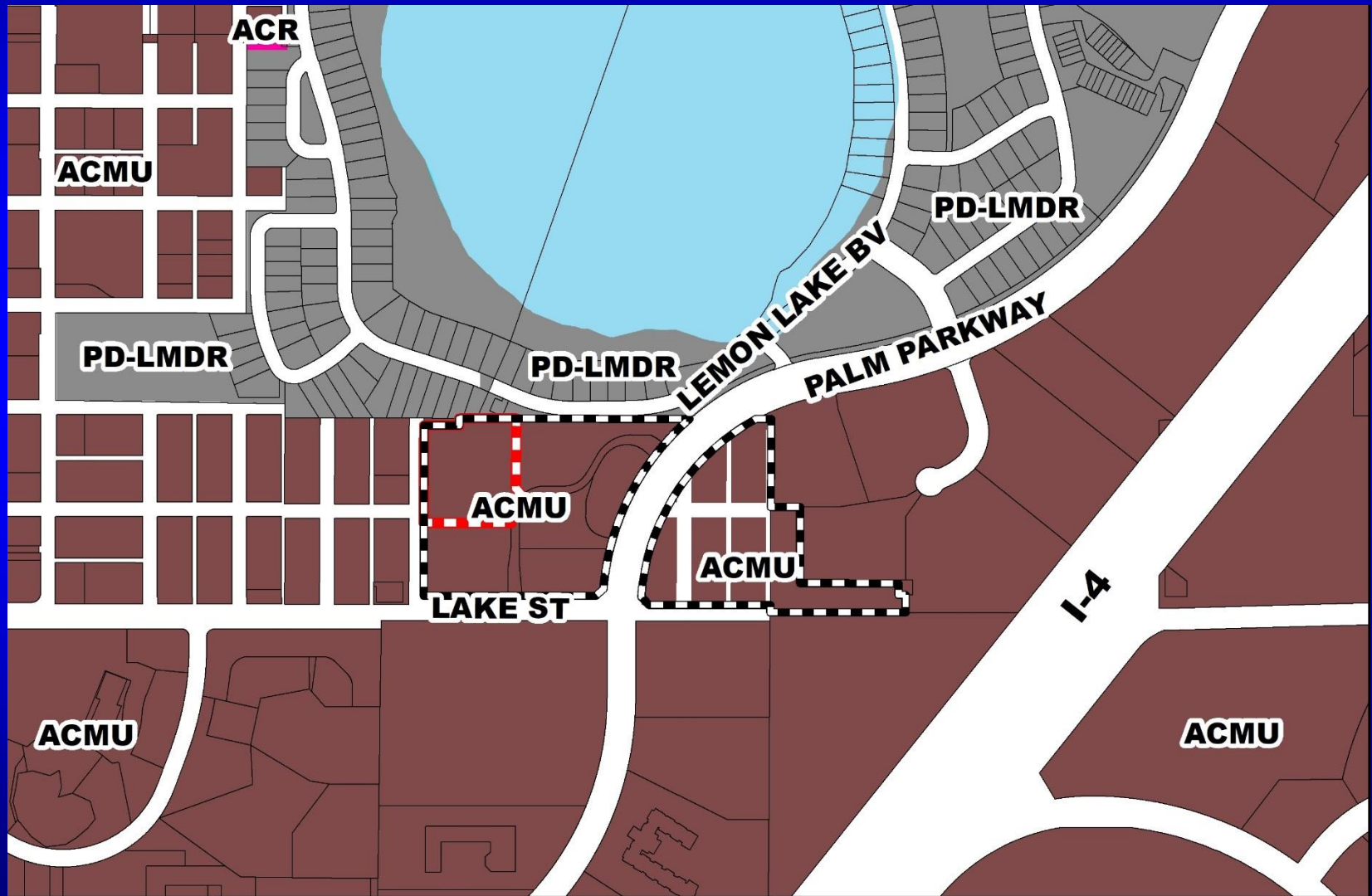


Buena Vista Park Planned Development / Land Use Plan

Case:	CDR-19-06-217
Project Name:	Buena Vista Park PD/LUP
Applicant:	Jay R. Jackson, Kimley Horn and Associates, Inc.
District:	1
Acreage:	16.79 gross acres (overall PD) 2.52 gross acres (affected parcel only)
Location:	11942 Ravallo Resort Drive; or generally located on the west side of Ravallo Resort Drive and north of Lake Street.
Request:	To request one (1) waiver from Orange County Code to allow one canopy tree for each 1,000 square feet of green space, in lieu of the required one per 100 square feet for PD Lot 5.

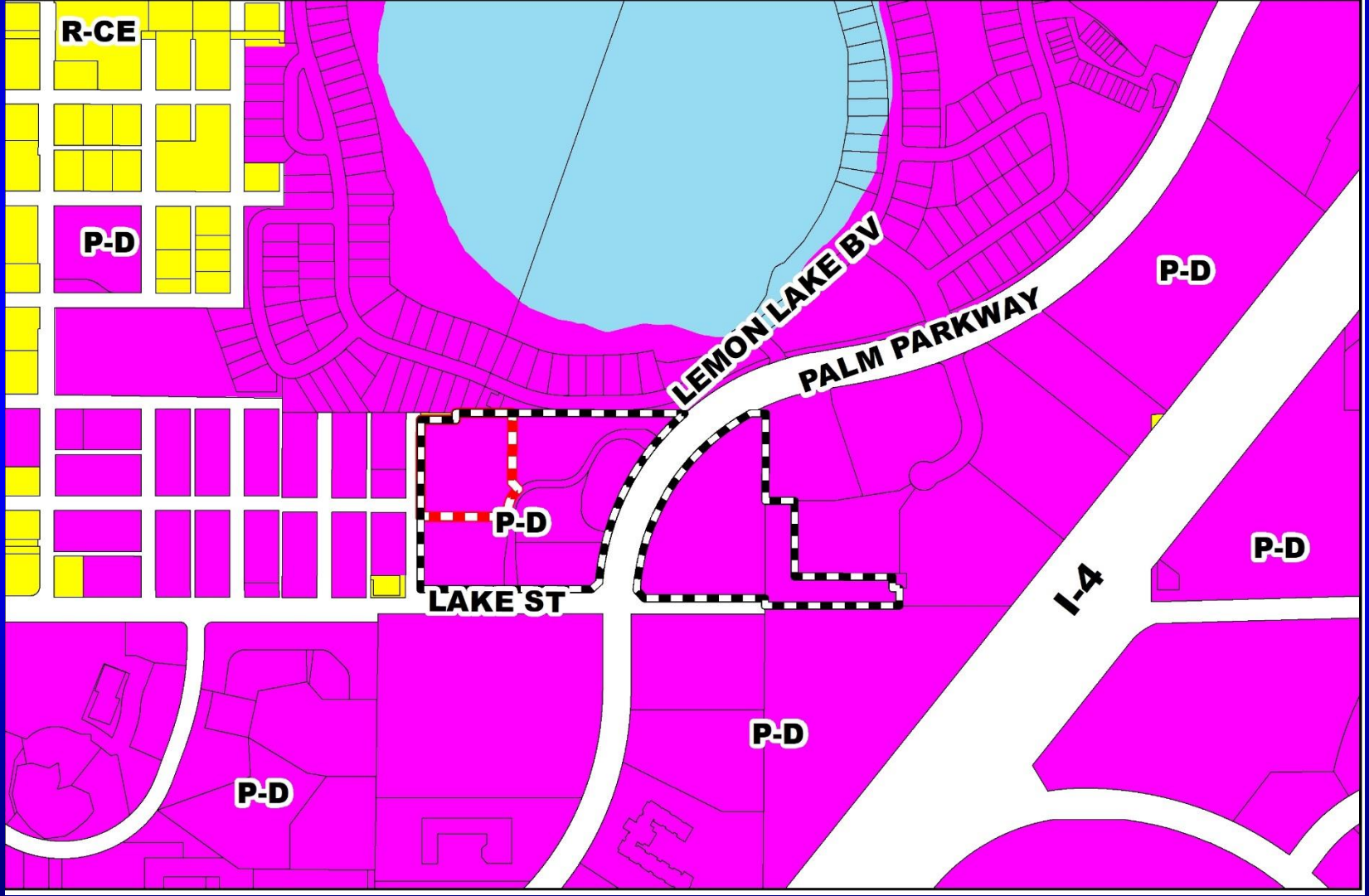


Buena Vista Park Planned Development / Land Use Plan Future Land Use Map



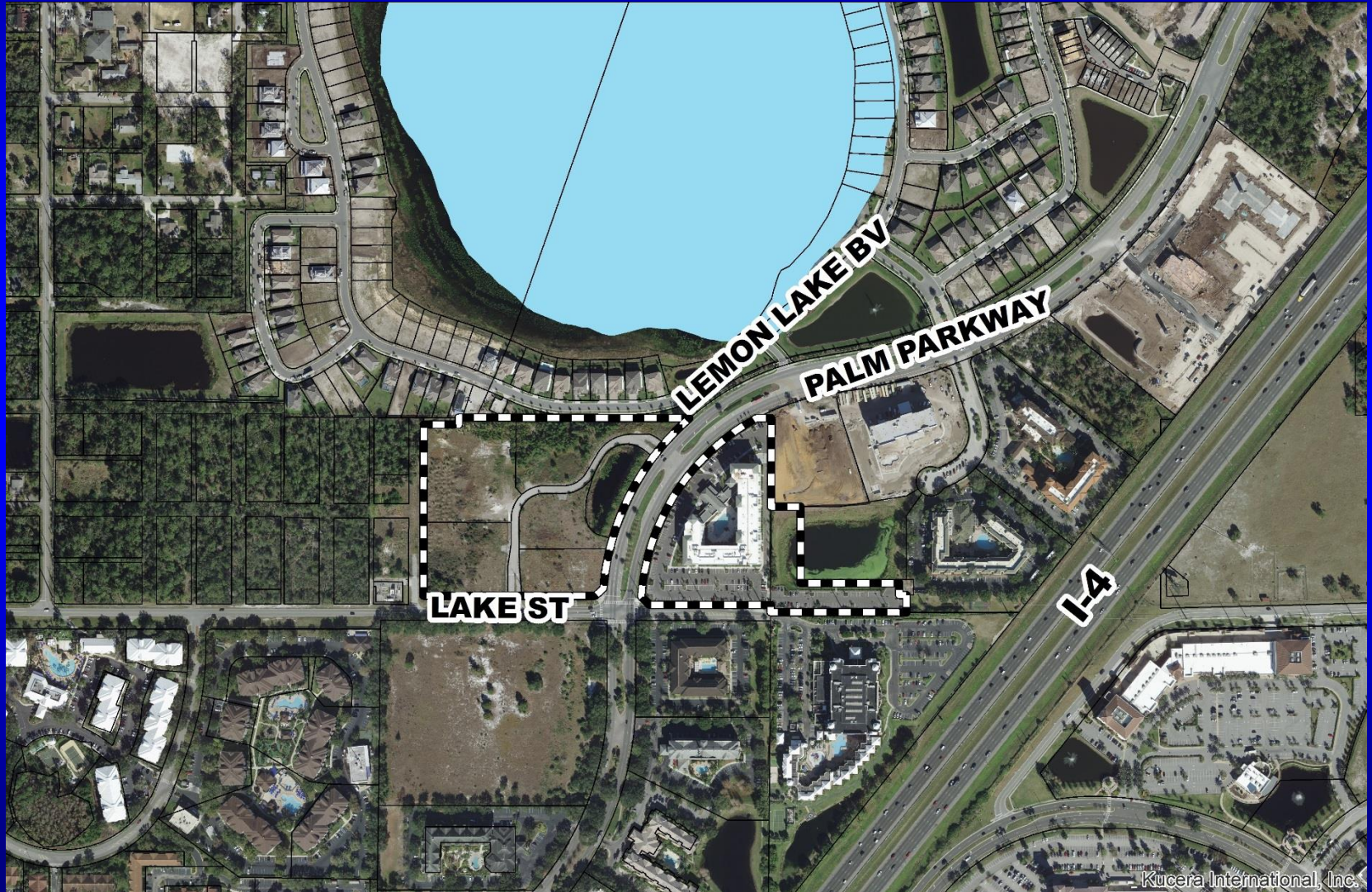


Buena Vista Park Planned Development / Land Use Plan Zoning Map





Buena Vista Park Planned Development / Land Use Plan Aerial Map





ADT PER UNIT	CONVERSION TO COMMERCIAL SQ. FT.	CONVERSION TO HOTEL/RESORT ROOMS
176	19,833 /1000 SQ. FT.	6,785
609	70,679 /1000 SQ. FT.	65,210
821	8.7 /ROOMS	110,655
906		182,600
136		16,073
779		166,327
0		0
779		166,327
778		53,447
992		113,080
779		166,327

LAKE RUBY

RUBY LAKE RANCH PD

LOT 1 1.850 ACRES

LOT 5 2.520 ACRES

TRACT "B" PRIVATE ROADWAY TRACT & UTILITY EASEMENT 0.660 ACRES

PARCEL 2 (LOTS 1-5, TRACTS A, B+C) (10.293 AC)

LOT 2 1.050 ACRES

LOT 3 1.080 ACRES

LOT 4 1.700 ACRES

TRACT "A" DRAINAGE, UTILITY & OPEN SPACE 1.027 ACRES

2.230 ACRES

VEHICULAR ACCESS

PARCEL 1 6,505 ACRES 434 UNIT HOTEL WITH 7 LDC WAIVER REQUESTS

TRACT "A" PROPOSED ADDITION (1,640 AC)

LAKE AVENUE

PALM PARKWAY

TRACT "C" R.O.W. DEDICATION 0.430 ACRES

CDR-15-11-341

3 OF 4



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Buena Vista Park Planned Development / Land Use Plan (PD/LUP), dated “August 21, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Moss Park North PD / Parcel B Preliminary Subdivision Plan

Case:	CDR-19-09-302
Project Name:	Moss Park North PD / Parcel B PSP
Applicant:	Marc Stehli, Poulos & Bennett, LLC
District:	4
Acreage:	62.10 gross acres
Location:	Generally located north of Moss Park Road and east of State Road 417.
Request:	To remove a portion of the July 10, 2018, BCC Condition of Approval #8, which states, "Temporary addressing must be provided for permits and the Certificate of Completion be issued prior to approval and recording of a plat."



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Moss Park North PD / Parcel B PSP dated “Received April 4, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



Orangewood N-1 Planned Development / Land Use Plan

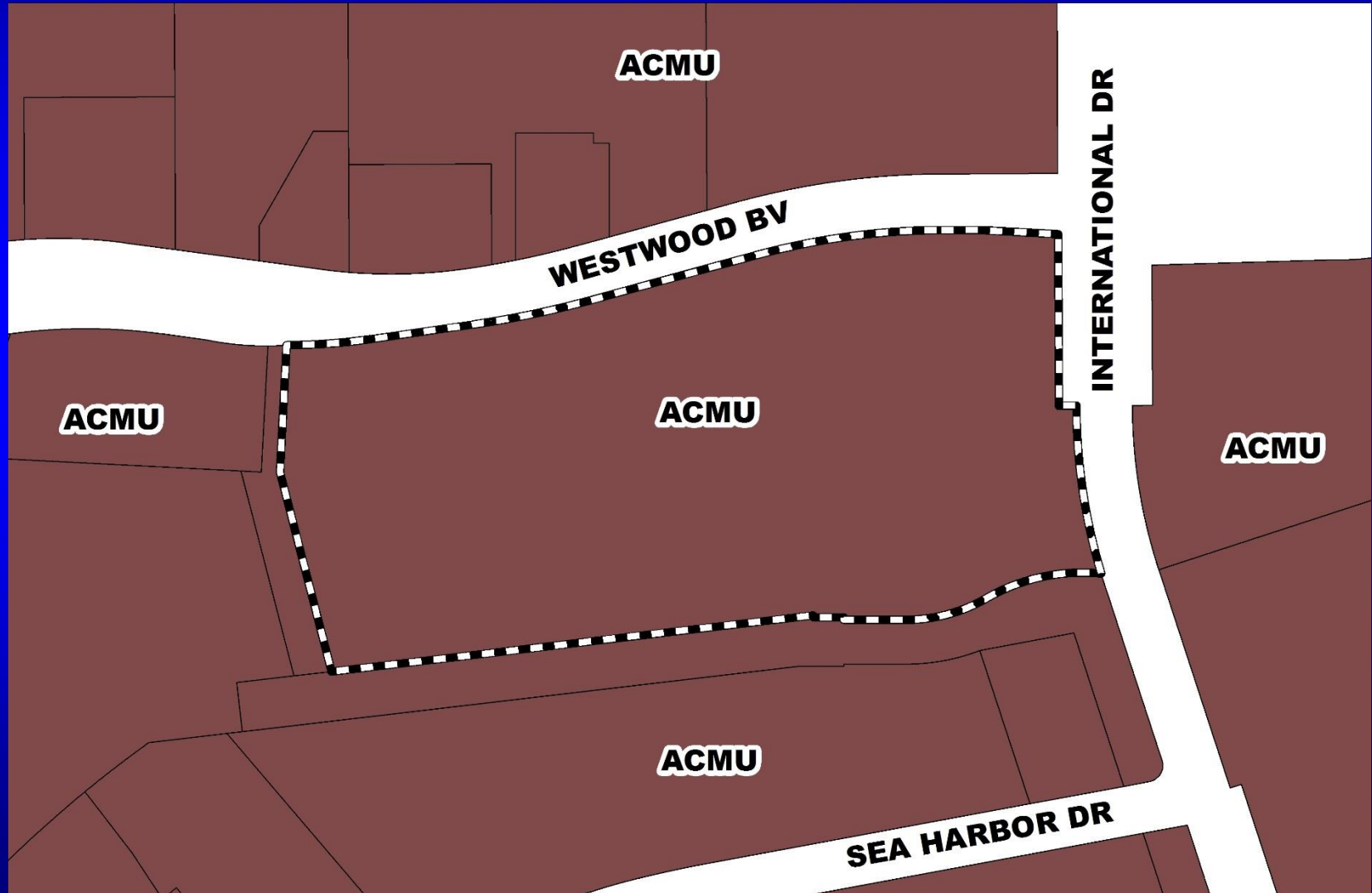
Case:	CDR-19-06-192
Project Name:	Orangewood N-1 PD/LUP
Applicant:	Jonathan P. Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
District:	1
Acreage:	28.56 gross acres (affected parcel only)
Location:	Generally located at the southwest corner of Westwood Boulevard and International Drive.
Request:	To modify the approved Master Sign Plan to allow for four (4) ground signs. Three (3) waivers related to the number of signs permitted, maximum copy area, and sign separation requirements are associated with this request.



Orangewood N-1

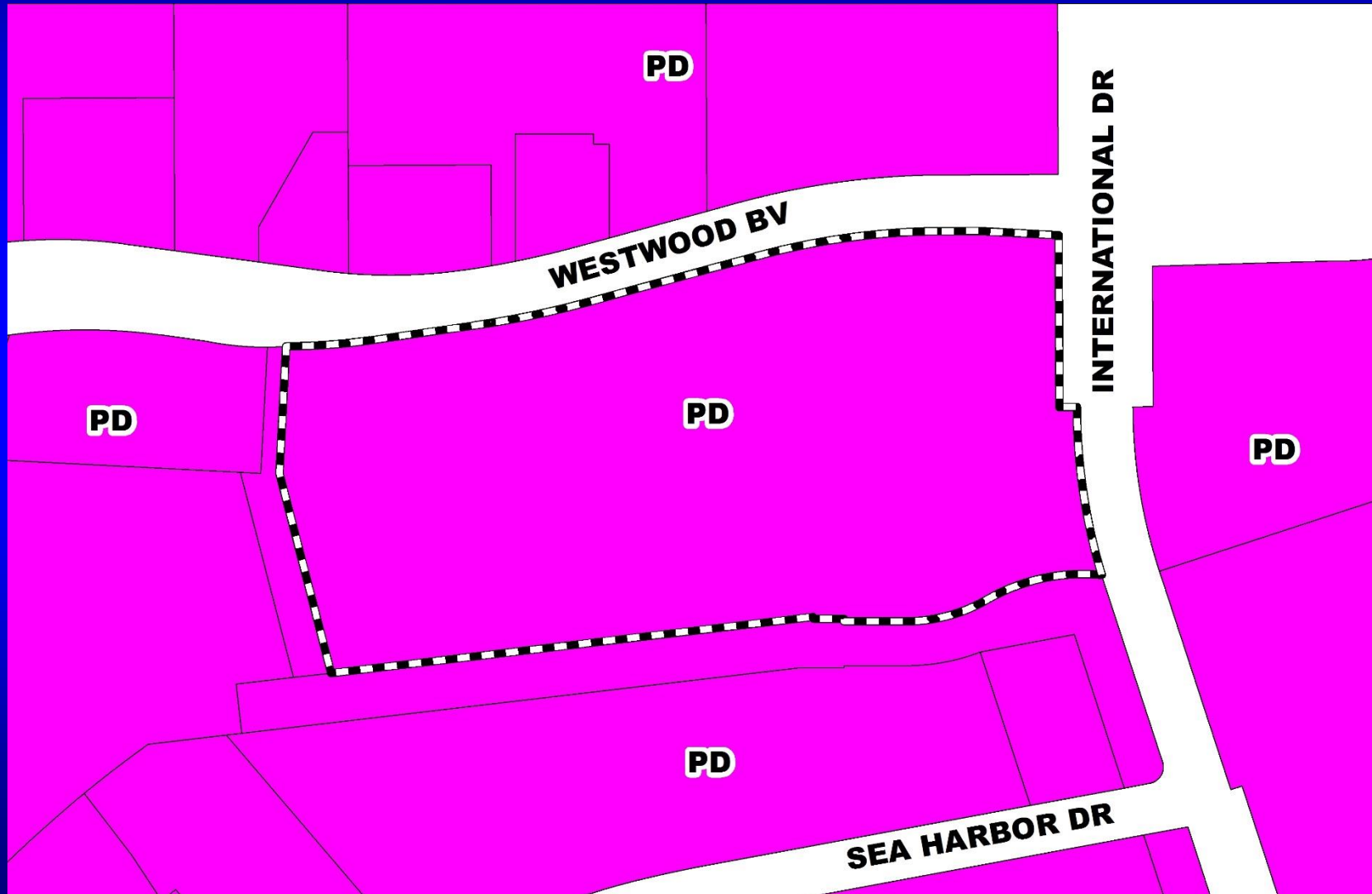
Planned Development / Land Use Plan

Future Land Use Map





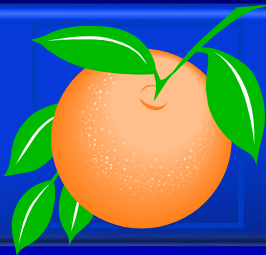
Orangewood N-1 Planned Development / Land Use Plan Zoning Map





Orangewood N-1 Planned Development / Land Use Plan Aerial Map

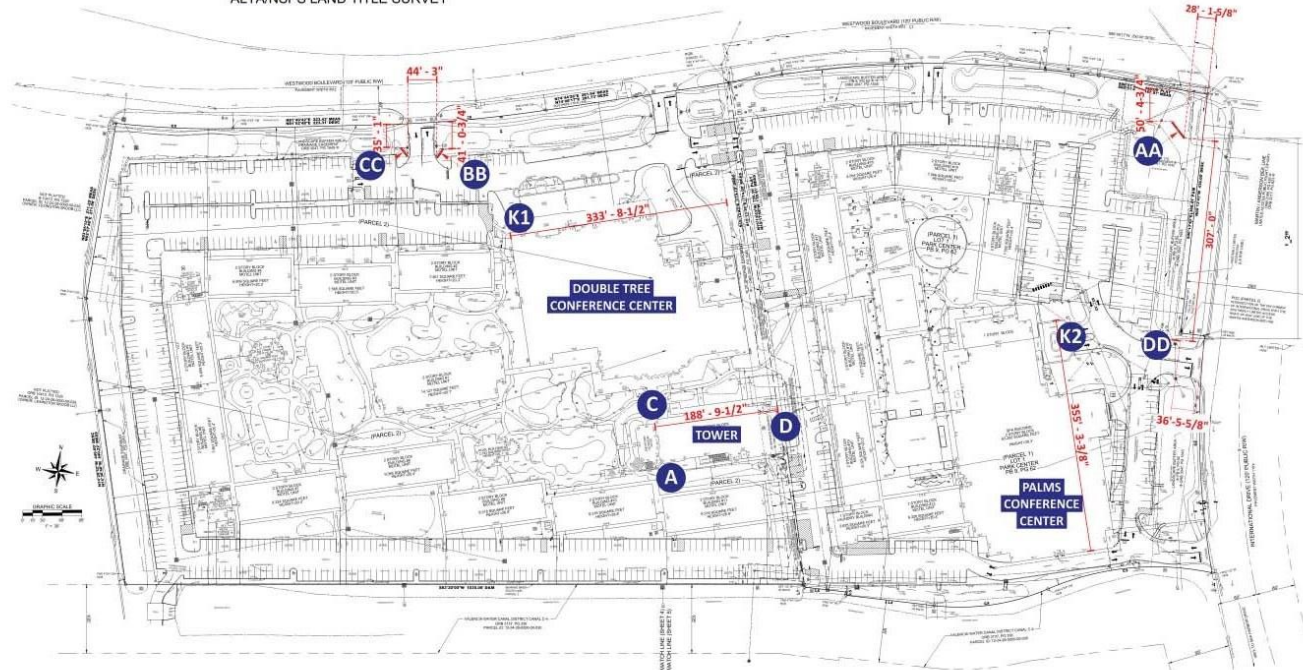




Orangewood N-1 Planned Development / Land Use Plan Master Sign Plan

SIGNAGE PLAN

ALTA/NSPS LAND TITLE SURVEY



SITE PLAN

SCALE: 1" = 150' - 0"

DOUBLE TREE CONFERENCE CENTER		
LOCATION	PROPOSED	CODE MAX.
K1	80.0 SQ. FT.	200.0 SQ. FT.
PALMS CONFERENCE CENTER		
LOCATION	PROPOSED	CODE MAX.
K2	30.1 SQ. FT.	200.0 SQ. FT.

TOWER		
LOCATION	PROPOSED	CODE MAX.
A	102.6 SQ. FT.	
C	134.0 SQ. FT.	
D	166.3 SQ. FT.	
TOTAL	402.9 SQ. FT.	450.0 SQ. FT.

MONUMENT SIGNS		
LOCATION	PROPOSED	CODE MAX.
AA	190.6 SQ. FT.*	80.0 SQ. FT.
BB	110.0 SQ. FT.*	80.0 SQ. FT.
CC	110.0 SQ. FT.*	80.0 SQ. FT.
DD	110.0 SQ. FT.	80.0 SQ. FT.

*EXISTING GROUND SIGNS WITH COPY AREA AND LOCATION PREVIOUSLY APPROVED UNDER VARIANCE VA-11-01-106.

DOUBLETREE
BY HILTON

Design #	
082180904 MSP	
Sheet 6 of 21	
Client	
DOUBLETREE	
Address	
10100 INTERNATIONAL DR ORLANDO, FL	
Account Rep.	
J LEBIHAN	
Designer	
M KESTER	
Date	
07/19/2018	
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	

CHANDLER
SIGNS

chandler signs.com
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Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Orangetown N-1 Planned Development / Land Use Plan (PD/LUP), dated “August 29, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the following modification to Condition #10:

10) Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated ~~November 8, 1984~~ January 28, 1985 shall apply:

District 1



Board of County Commissioners

Public Hearings

November 12, 2019