



*Board of County Commissioners*

# Public Hearings

**December 3, 2019**



## **RZ-19-04-003 – Ossama Salama**

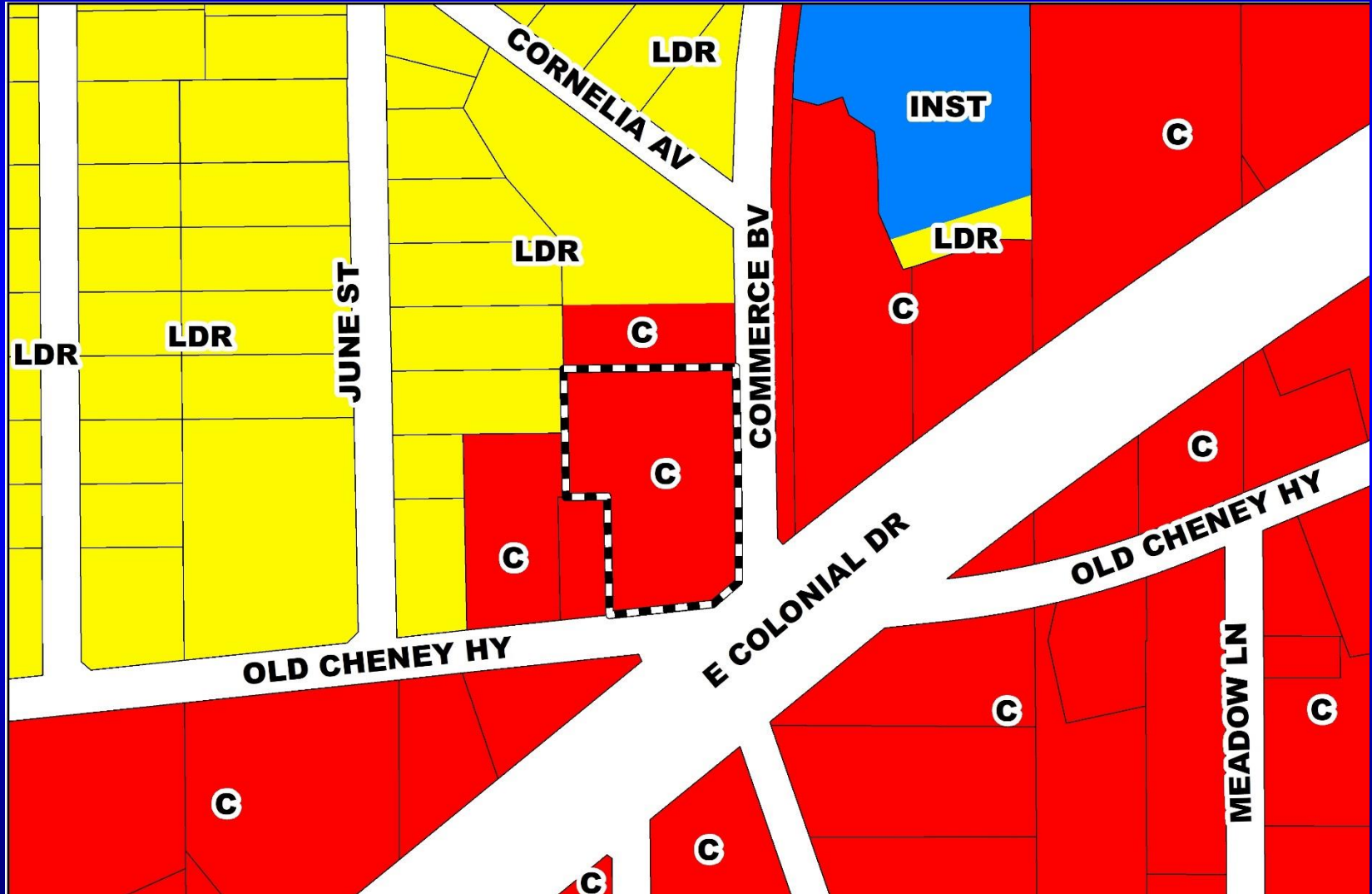
### **Planning and Zoning Commission (PZC) Board-Called Hearing**

|                      |  |
|----------------------|--|
| <b>Case:</b>         | RZ-19-04-003   |
| <b>Applicant:</b>    | Ossama Salama, Sam's Towing, Inc.  |
| <b>District:</b>     | 5  |
| <b>Location:</b>     | 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 |
| <b>Acreage:</b>      | 2.04 gross acres   |
| <b>From:</b>         | C-2 (General Commercial District)  |
| <b>To:</b>           | C-3 (Wholesale Commercial District)  |
| <b>Proposed Use:</b> | Automobile towing and junk yard  |



# RZ-19-04-003 – Ossama Salama

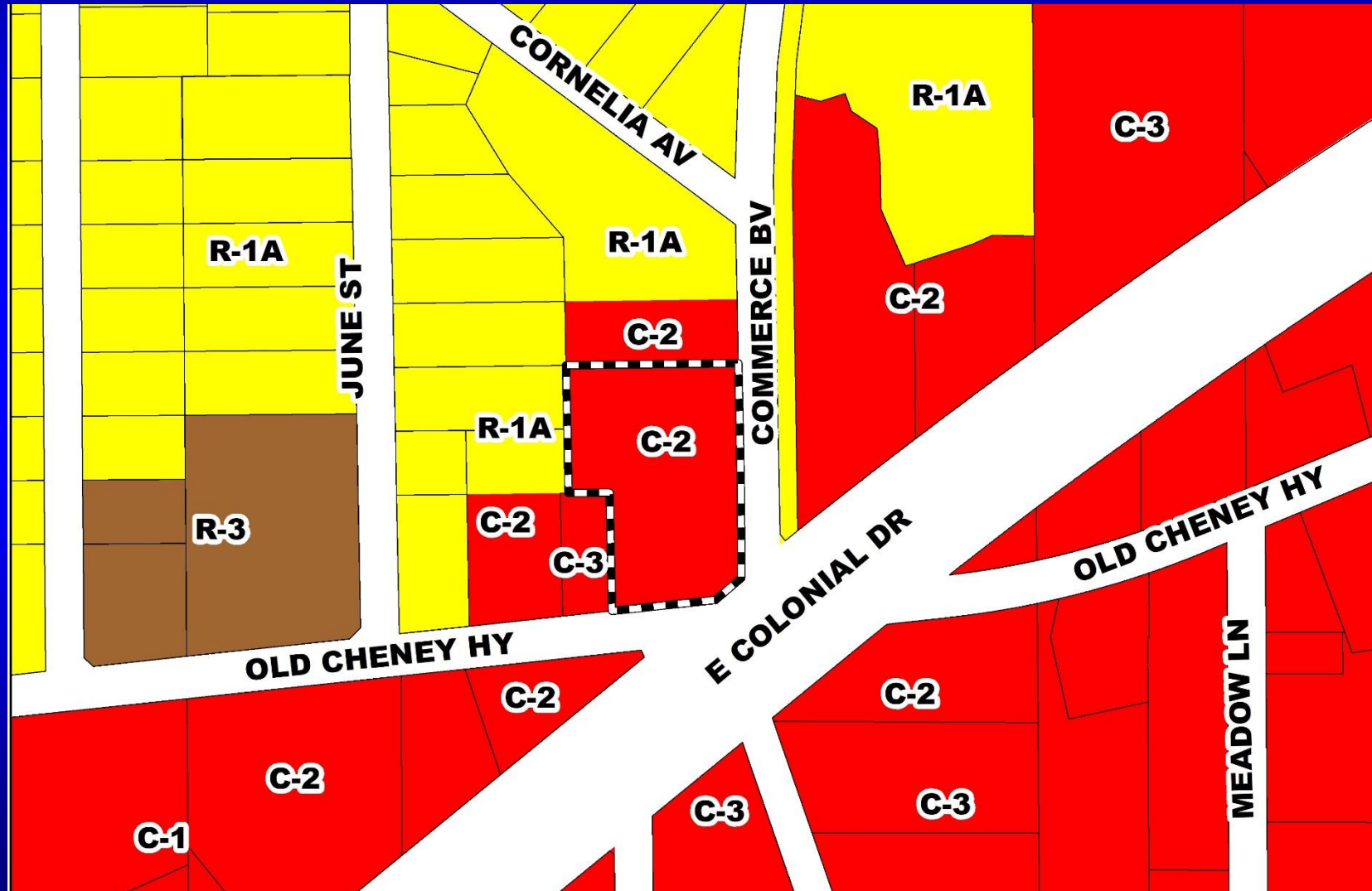
## Planning and Zoning Commission (PZC) Board-Called Hearing Future Land Use Map





# RZ-19-04-003 – Ossama Salama

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

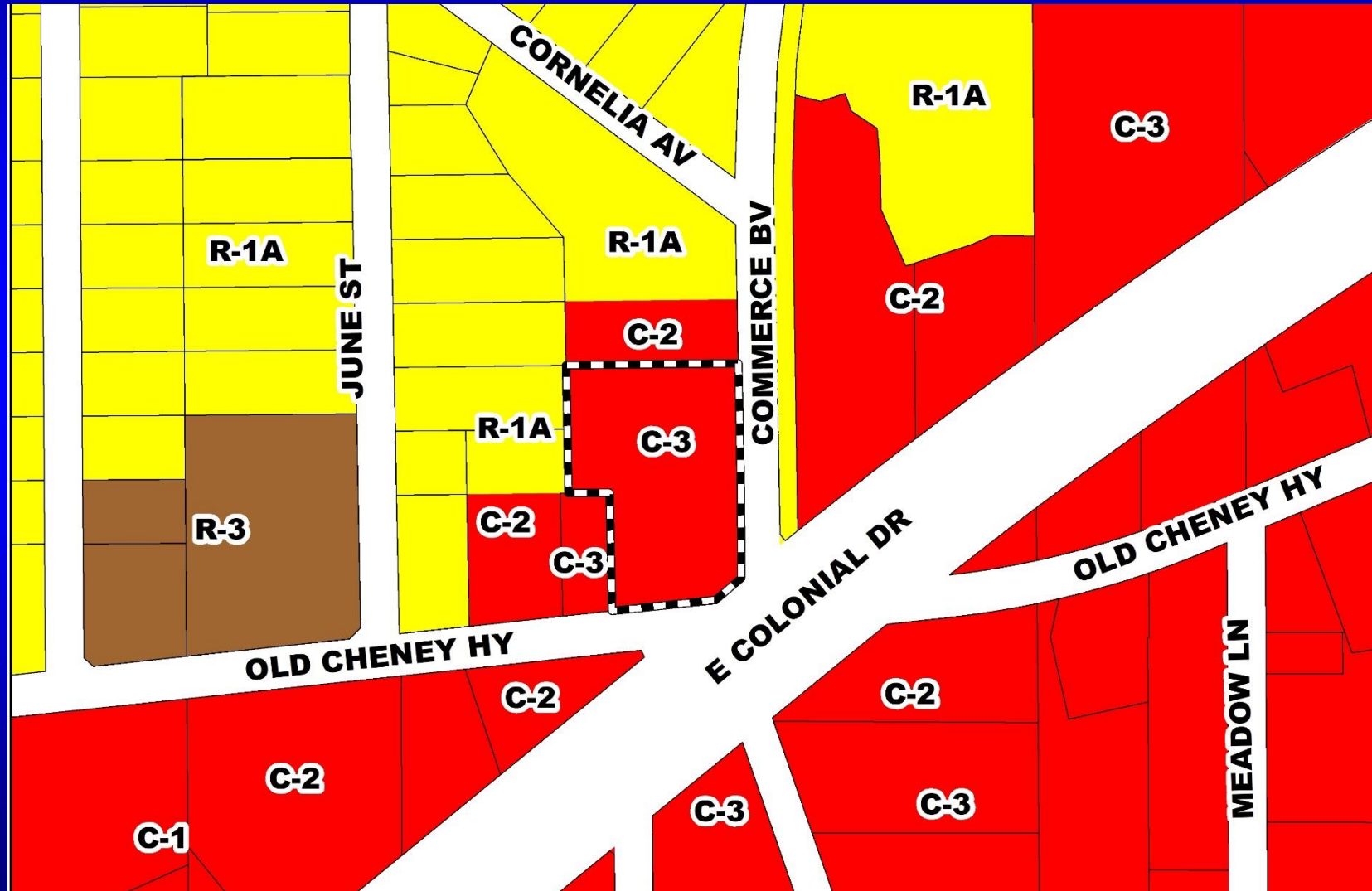






# RZ-19-04-003 – Ossama Salama

## 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**





# Action Requested

## Replacement Restriction #4

- 4) The applicant / developer shall provide a 6' concrete wall, with a gate, and 4' hedges on along the eastern property line adjacent to Commerce Boulevard.



# Action Requested

## Staff 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, with a gate, and 4' hedges along the eastern property line adjacent to Commerce Boulevard.

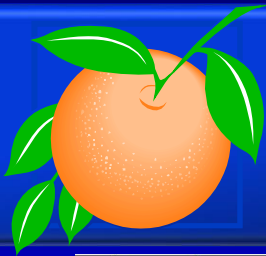
**District 5**



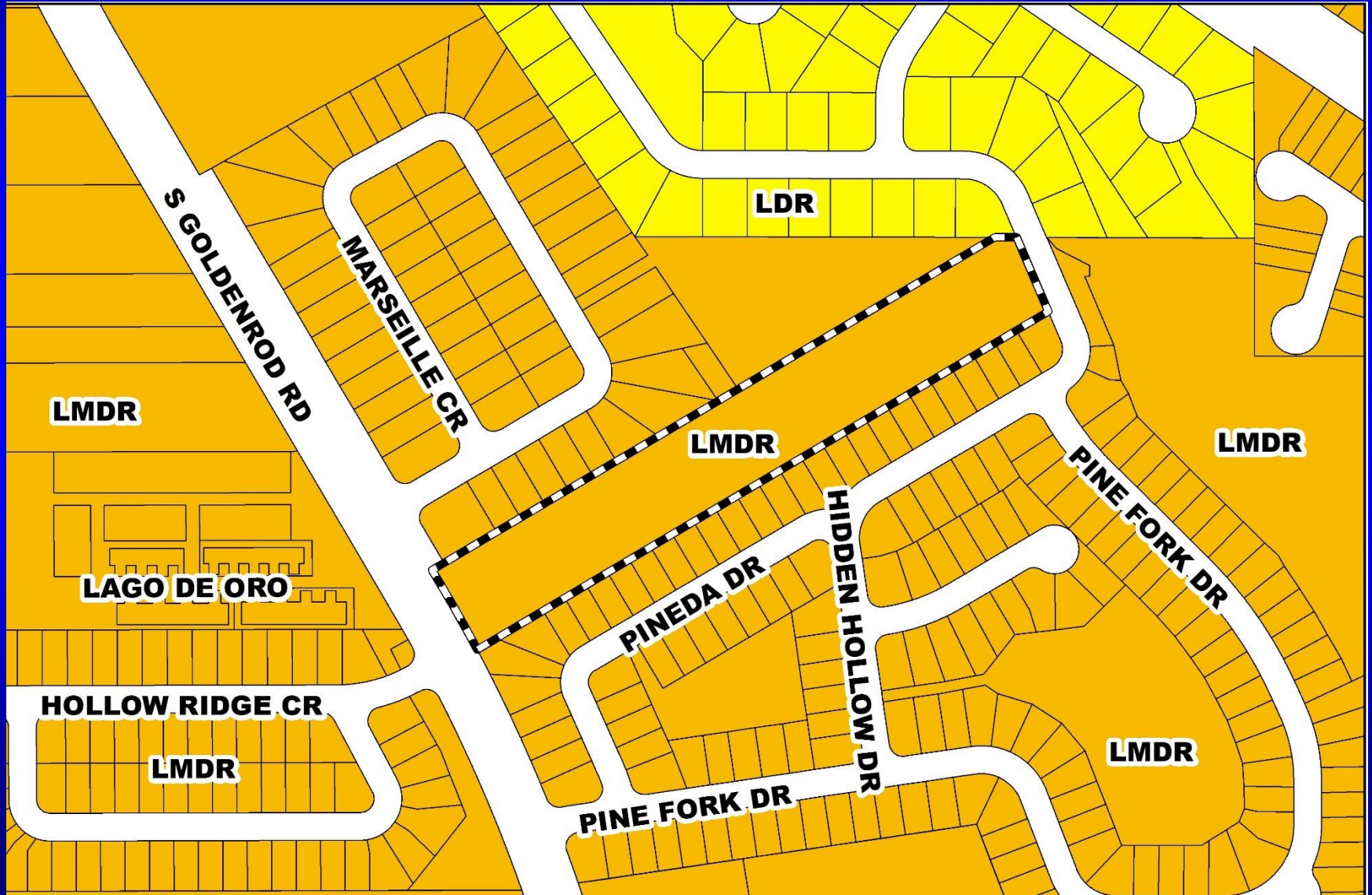
# **Mary Creek at Goldenrod Preliminary Subdivision Plan**

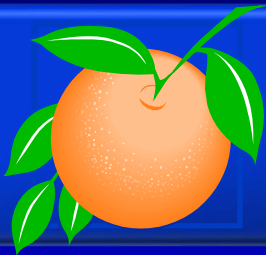
|                      |   |
|----------------------|---|
| <b>Case:</b>         | PSP-18-02-061   |
| <b>Project Name:</b> | Mary Creek at Goldenrod Preliminary Subdivision Plan  |
| <b>Applicant:</b>    | Ashraf Masoud, Dreams Company for Trading & Construction USA, Inc.                                  |
| <b>District:</b>     | 3   |
| <b>Acreage:</b>      | 4.55 gross acres  |
| <b>Location:</b>     | Generally located south of Curry Ford Road and east of Goldenrod Road                               |
| <b>Request:</b>      | To subdivide 4.55 acres in order to construct 40 attached single-family residential dwelling units. |



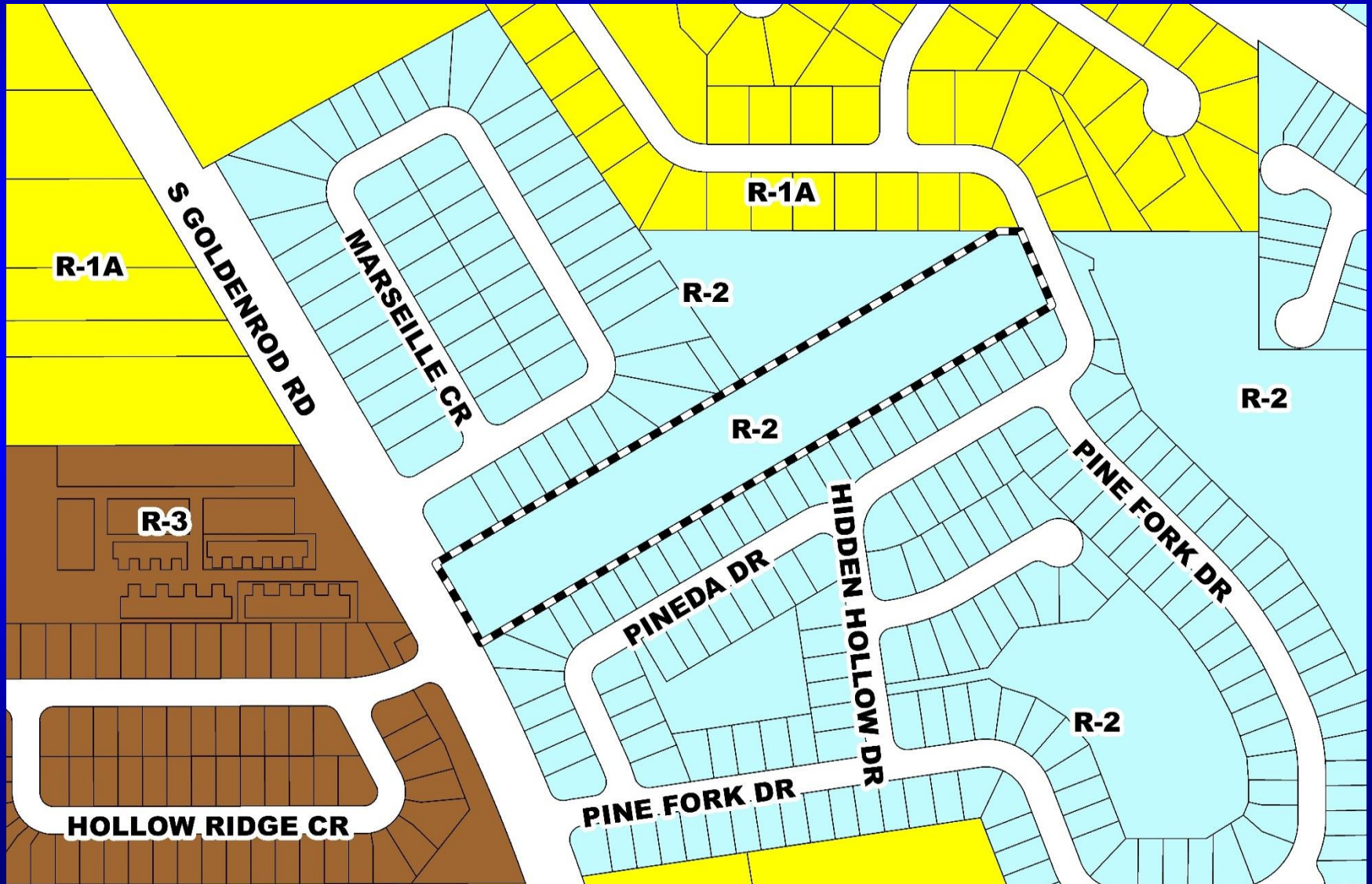


# Mary Creek at Goldenrod Preliminary Subdivision Plan Future Land Use Map





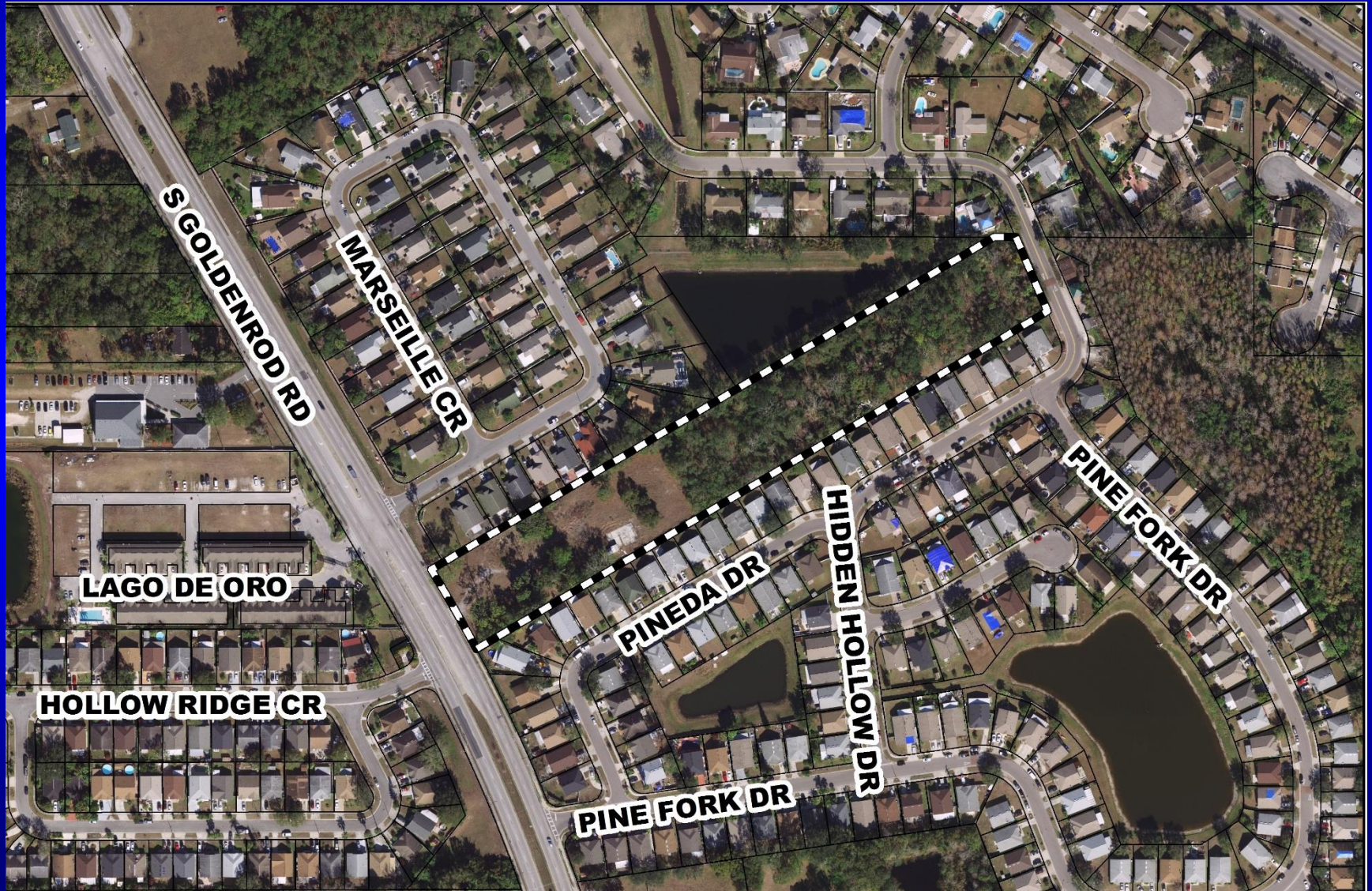
# Mary Creek at Goldenrod Preliminary Subdivision Plan Zoning Map



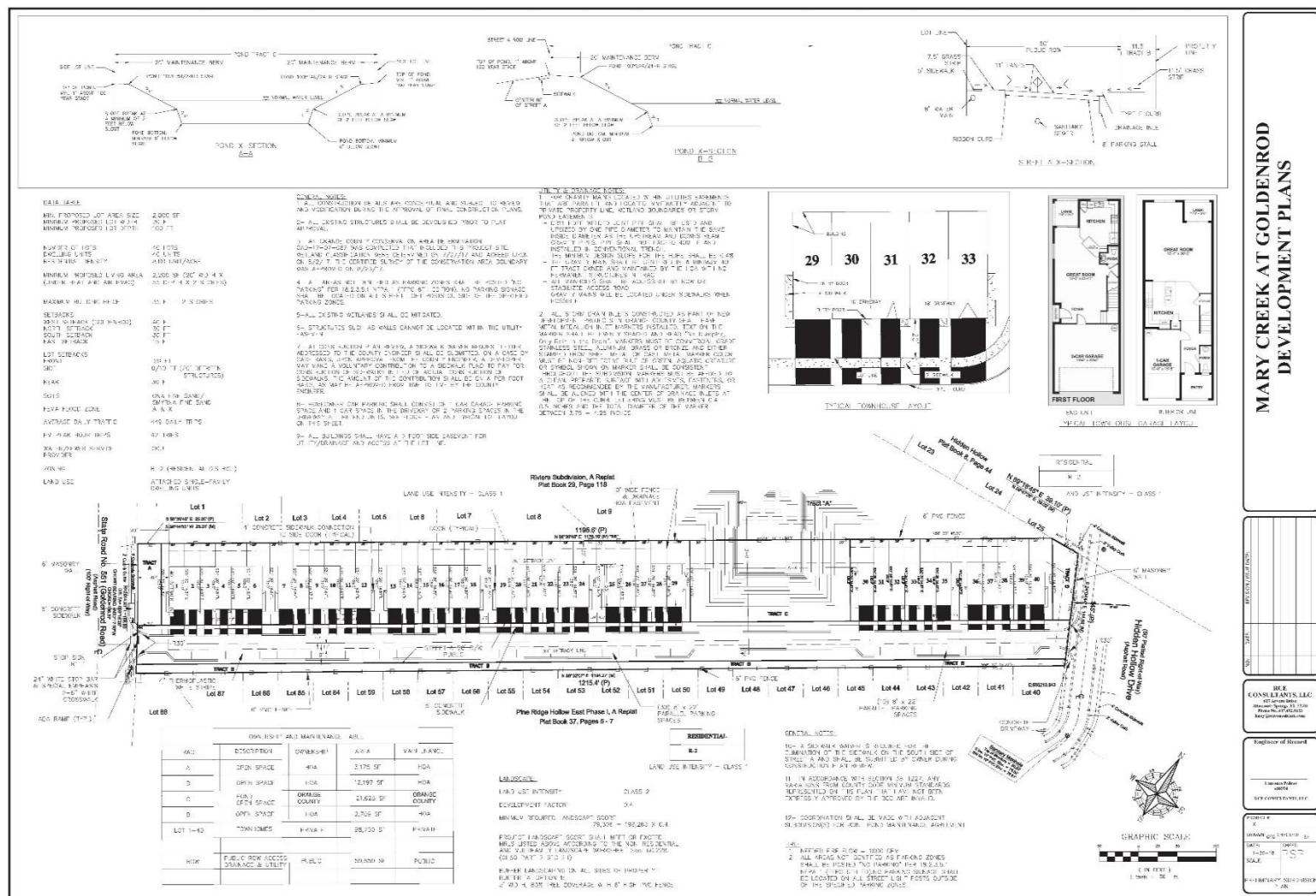




# Mary Creek at Goldenrod Preliminary Subdivision Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Mary Creek at Goldenrod Preliminary Subdivision Plan dated “Received September 30, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**



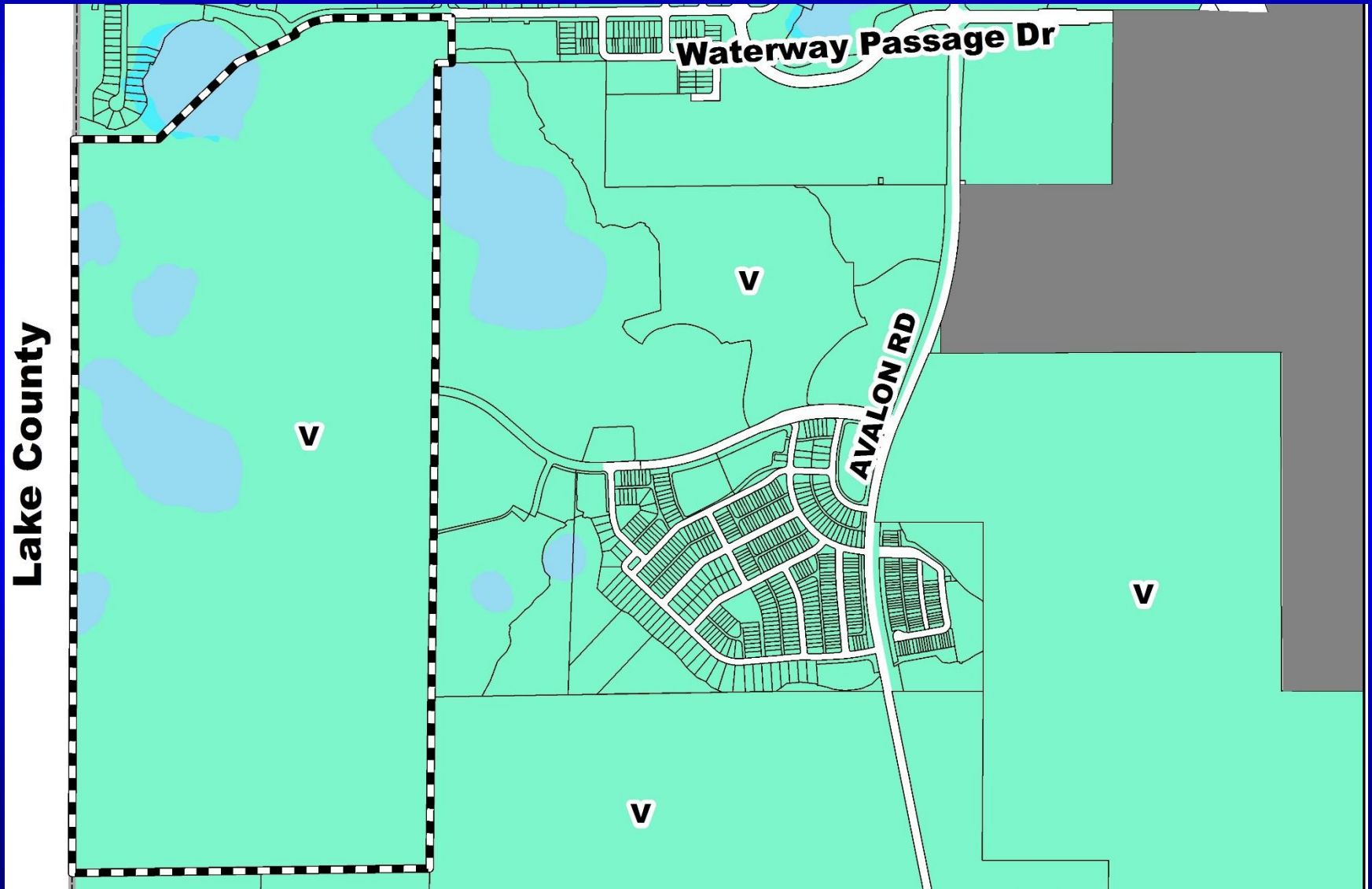
## **Waterleigh Planned Development D / Phase 4 Preliminary Subdivision Plan**

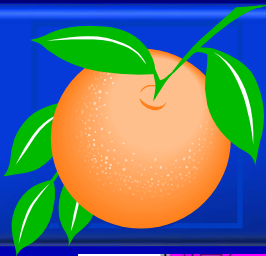
|                      |   |
|----------------------|---|
| <b>Case:</b>         | PSP-18-10-339   |
| <b>Project Name:</b> | Waterleigh Planned Development / Phase 4 Preliminary Subdivision Plan   |
| <b>Applicant:</b>    | Adam Smith, VHB, Inc.   |
| <b>District:</b>     | 1   |
| <b>Acreage:</b>      | 234.40 gross acres  |
| <b>Location:</b>     | Generally located west of Avalon Road and north of West Irlo Bronson Memorial Highway (U.S. 192)  |
| <b>Request:</b>      | To construct 421 single-family detached units and 167 single-family attached units for a total of 588 dwelling units. Three (3) waivers from Orange County Code related to lot access and orientation are proposed with this request. |



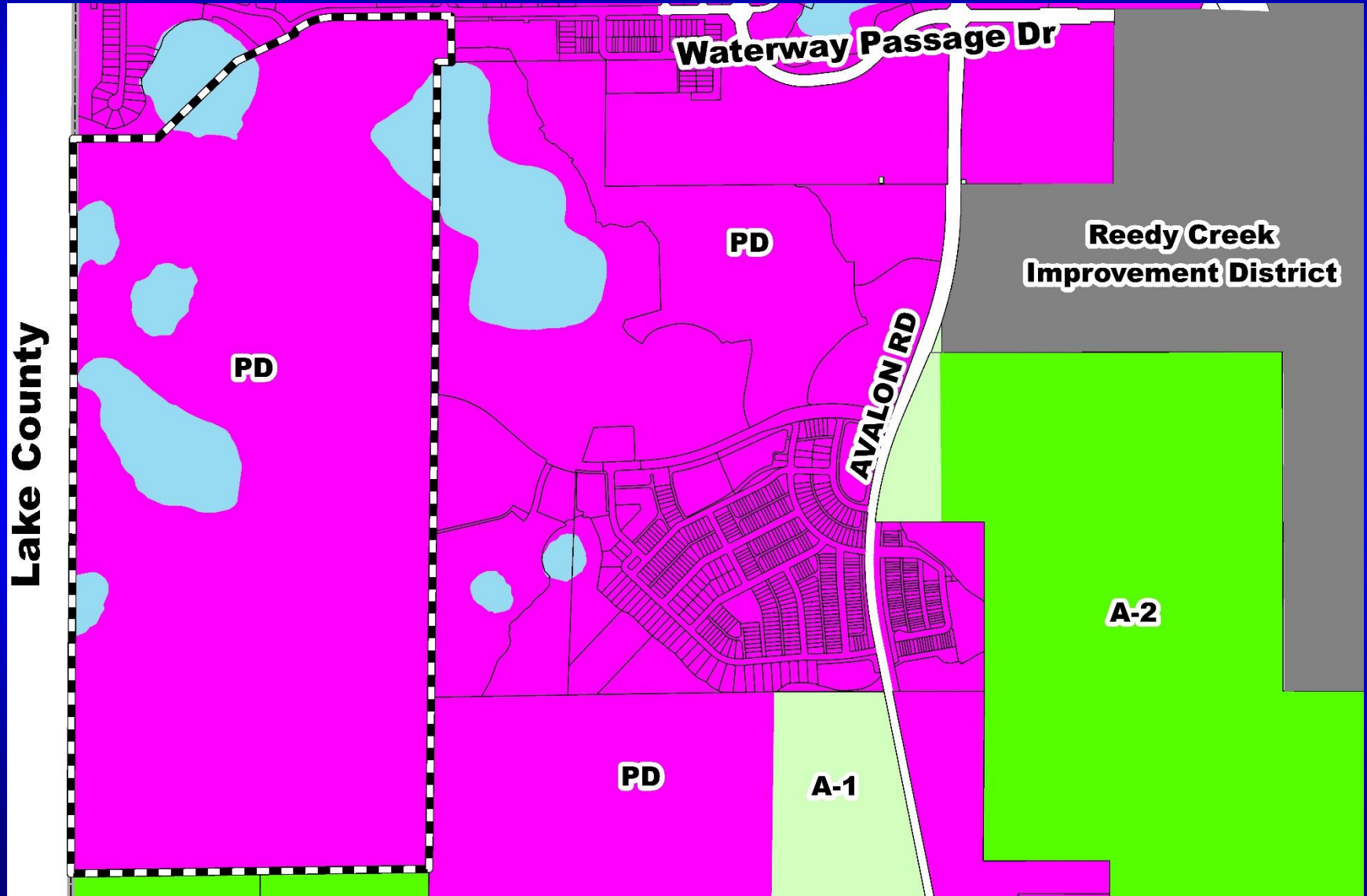


# Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Future Land Use Map





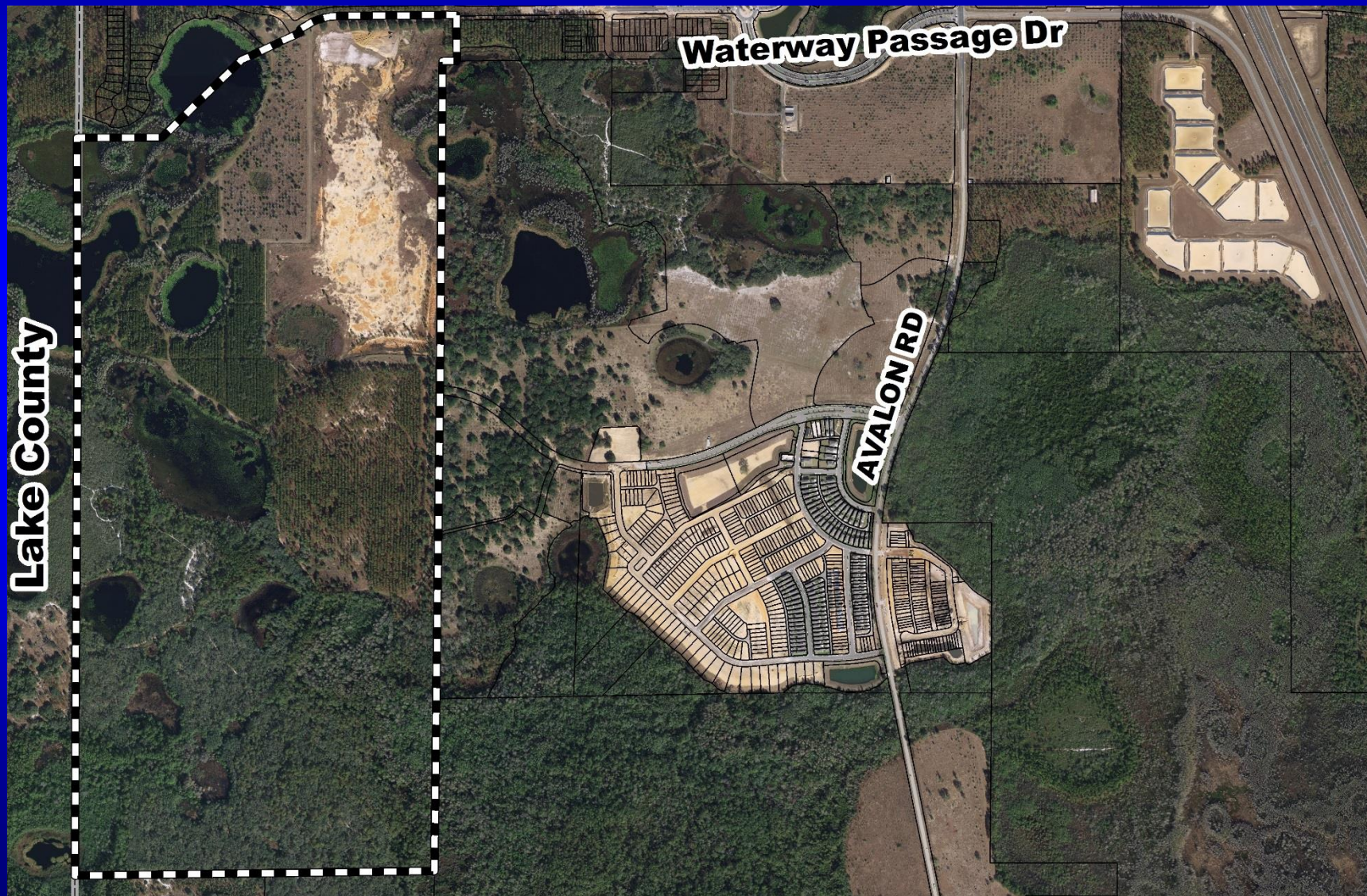
# Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Zoning Map



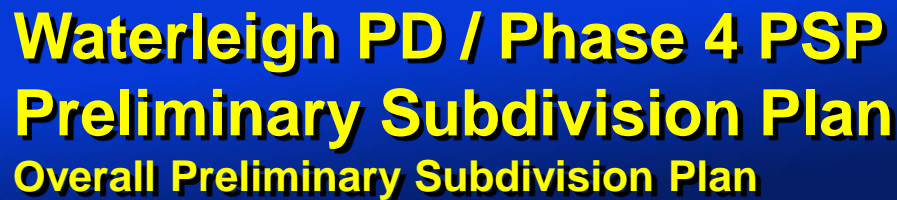




# Waterleigh PD / Phase 4 PSP Preliminary Subdivision Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Waterleigh PD / Phase 4 PSP dated “Received September 20, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

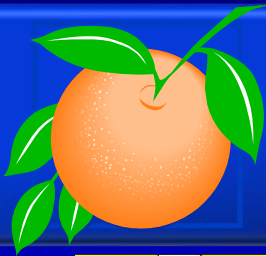
**District 1**



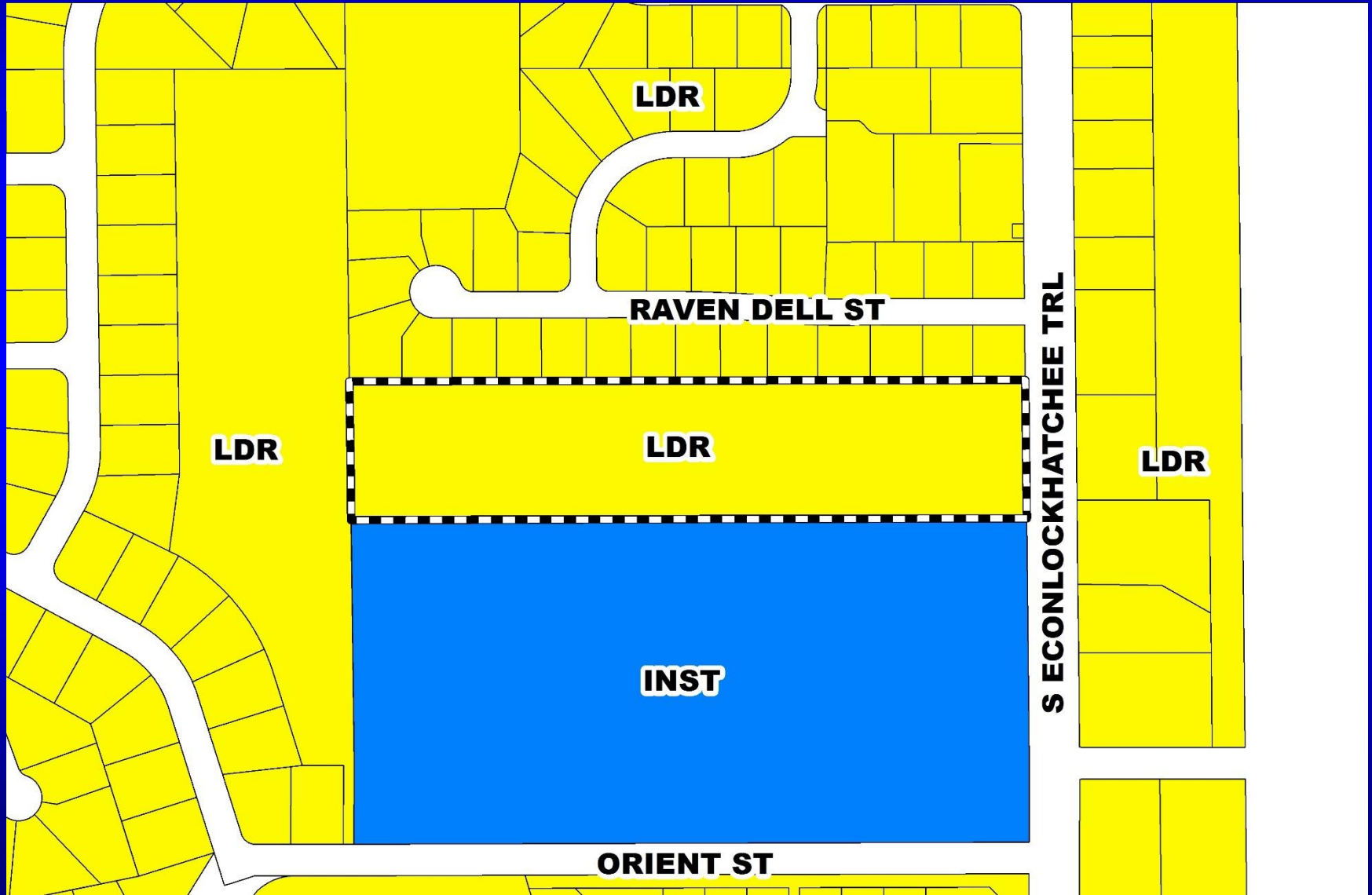
# **Eagles Landing Preliminary Subdivision Plan**

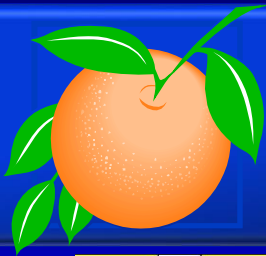
|                      |   |
|----------------------|---|
| <b>Case:</b>         | <b>PSP-18-10-321</b>  |
| <b>Project Name:</b> | <b>Eagles Landing Preliminary Subdivision Plan</b>  |
| <b>Applicant:</b>    | <b>Limaris Ramos, Primera Construction Corporation</b>  |
| <b>District:</b>     | <b>3</b>  |
| <b>Acreage:</b>      | <b>7.75 gross acres</b>   |
| <b>Location:</b>     | <b>Generally located north of Curry Ford Road and west of South Econlockhatchee Trail</b>         |
| <b>Request:</b>      | <b>To subdivide 7.75 acres in order to construct 23 single-family residential dwelling units.</b> |



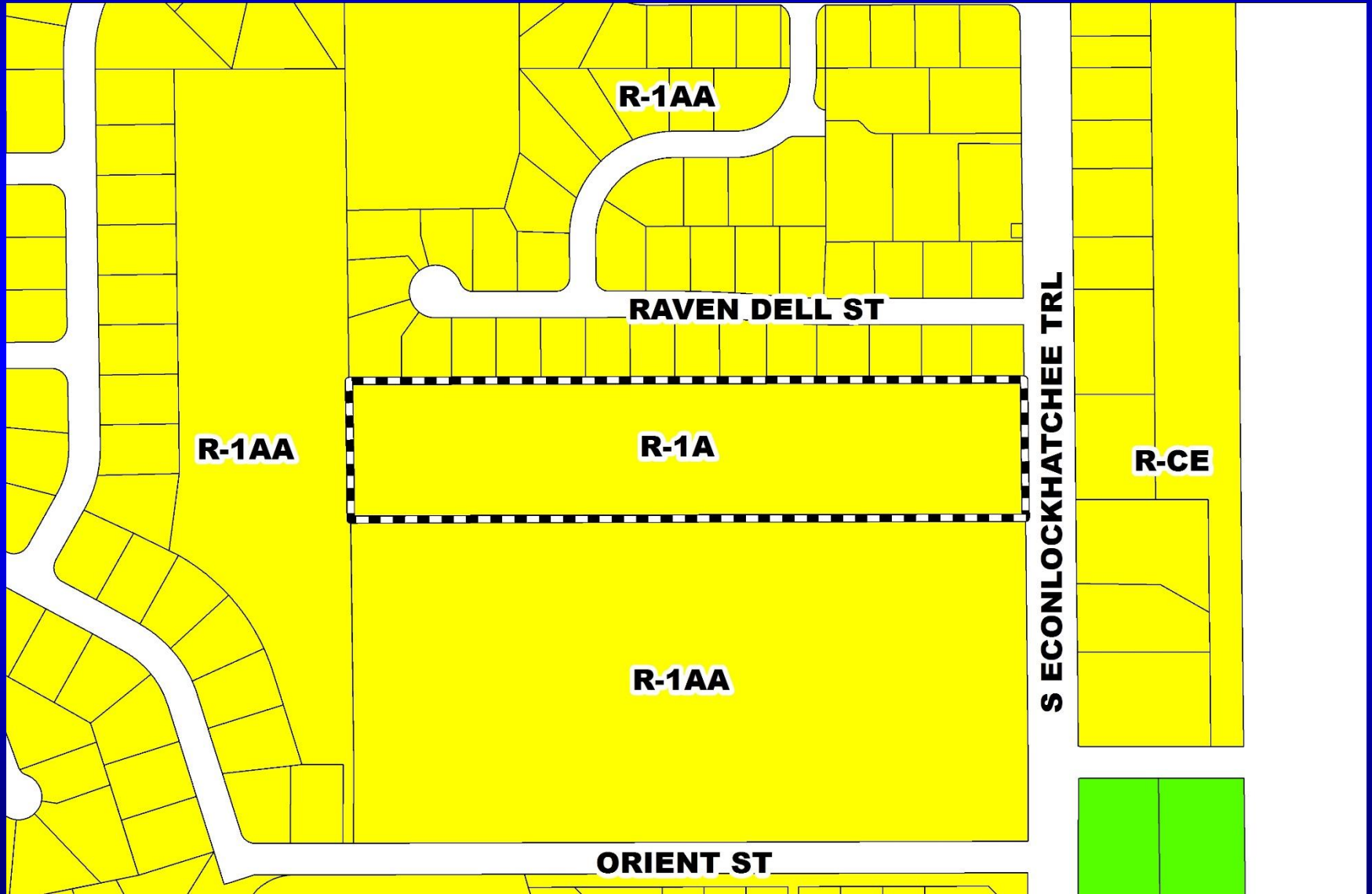


# Eagles Landing Preliminary Subdivision Plan Future Land Use Map





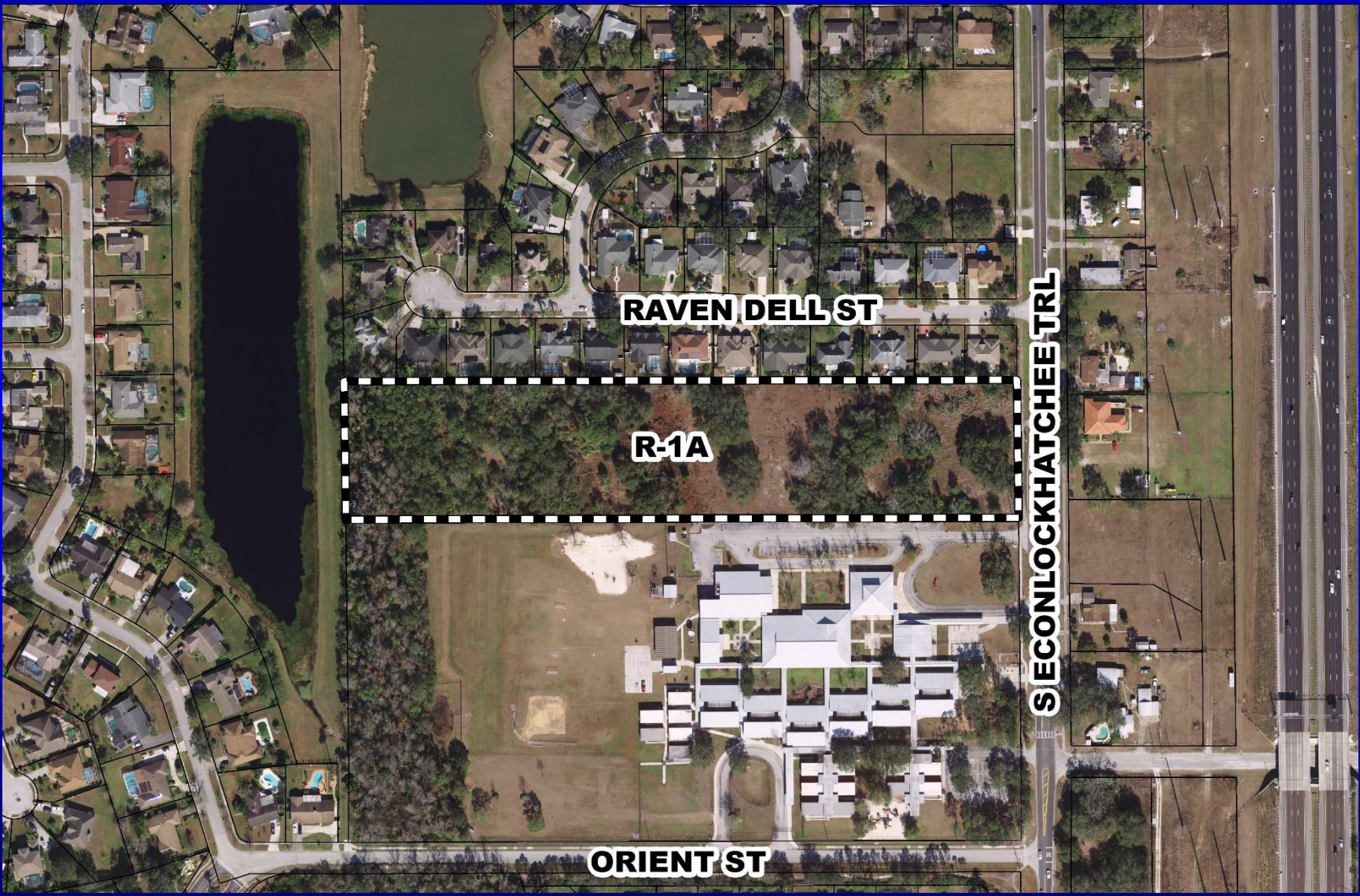
# Eagles Landing Preliminary Subdivision Plan Zoning Map







# Eagles Landing Preliminary Subdivision Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Eagles Landing Preliminary Subdivision Plan dated “Received October 14, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

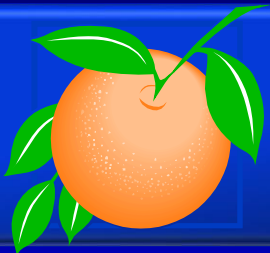
**District 3**



# **Meadow Woods Planned Development / Land Use Plan**

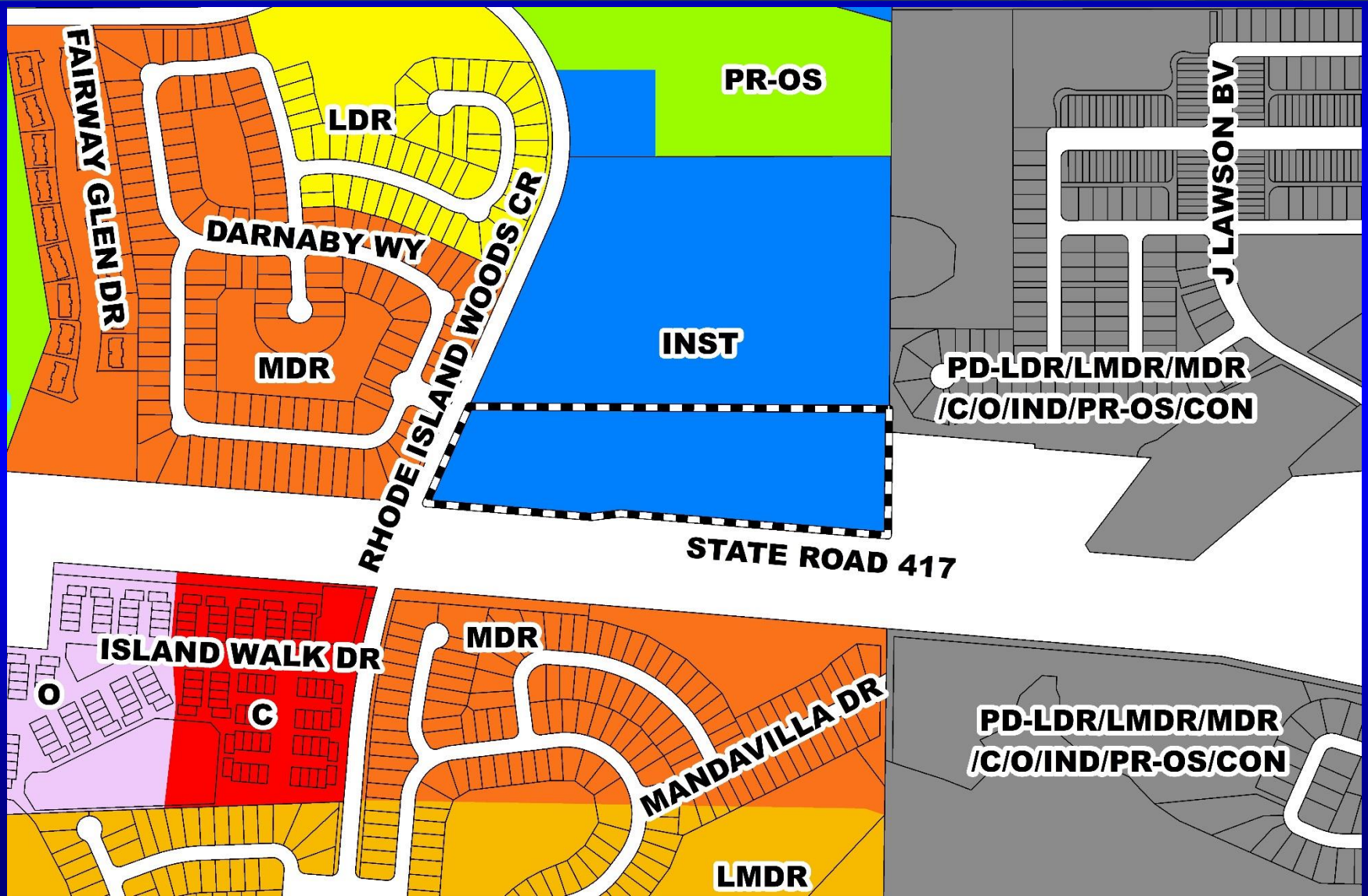
|                      |   |
|----------------------|---|
| <b>Case:</b>         | CDR-19-08-265   |
| <b>Project Name:</b> | Meadow Woods Planned Development / Land Use Plan  |
| <b>Applicant:</b>    | Kathy Hattaway, Poulos & Bennett, LLC   |
| <b>District:</b>     | 4   |
| <b>Acreage:</b>      | 3,324.78 gross acres (overall PD)<br>13.38 gross acres (affected parcel only)   |
| <b>Location:</b>     | Generally located north of State Road 417 and east of Rhode Island Woods Circle   |
| <b>Request:</b>      | To use the approved conversion matrix to convert 22,100 square feet of existing retail commercial entitlements to 68 single-family attached residential units on Parcel 21. |

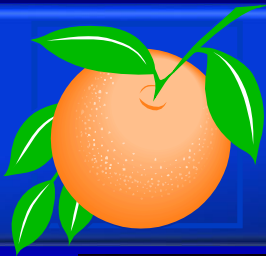




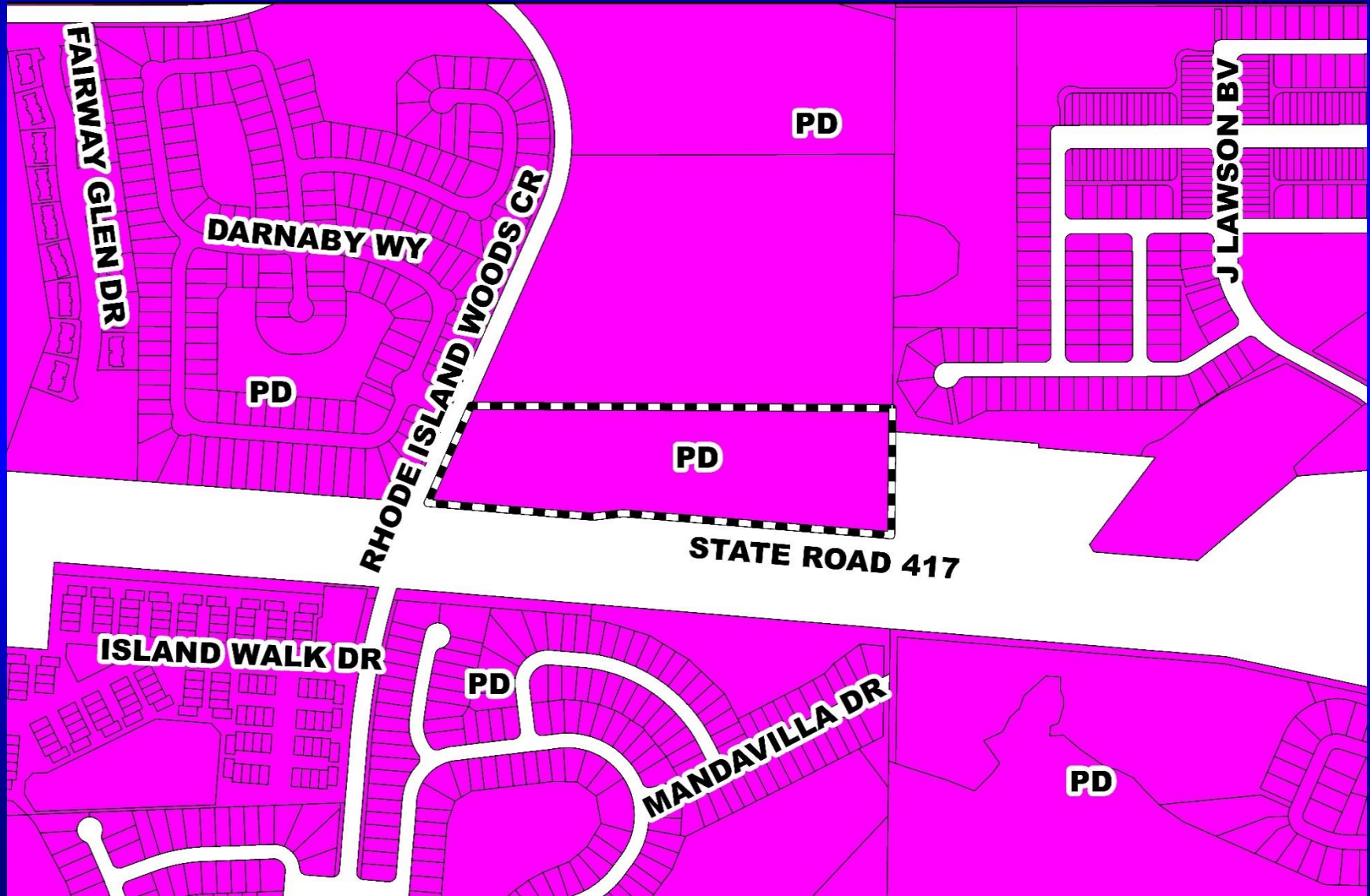
# Meadow Woods Planned Development / Land Use Plan

## Future Land Use Map





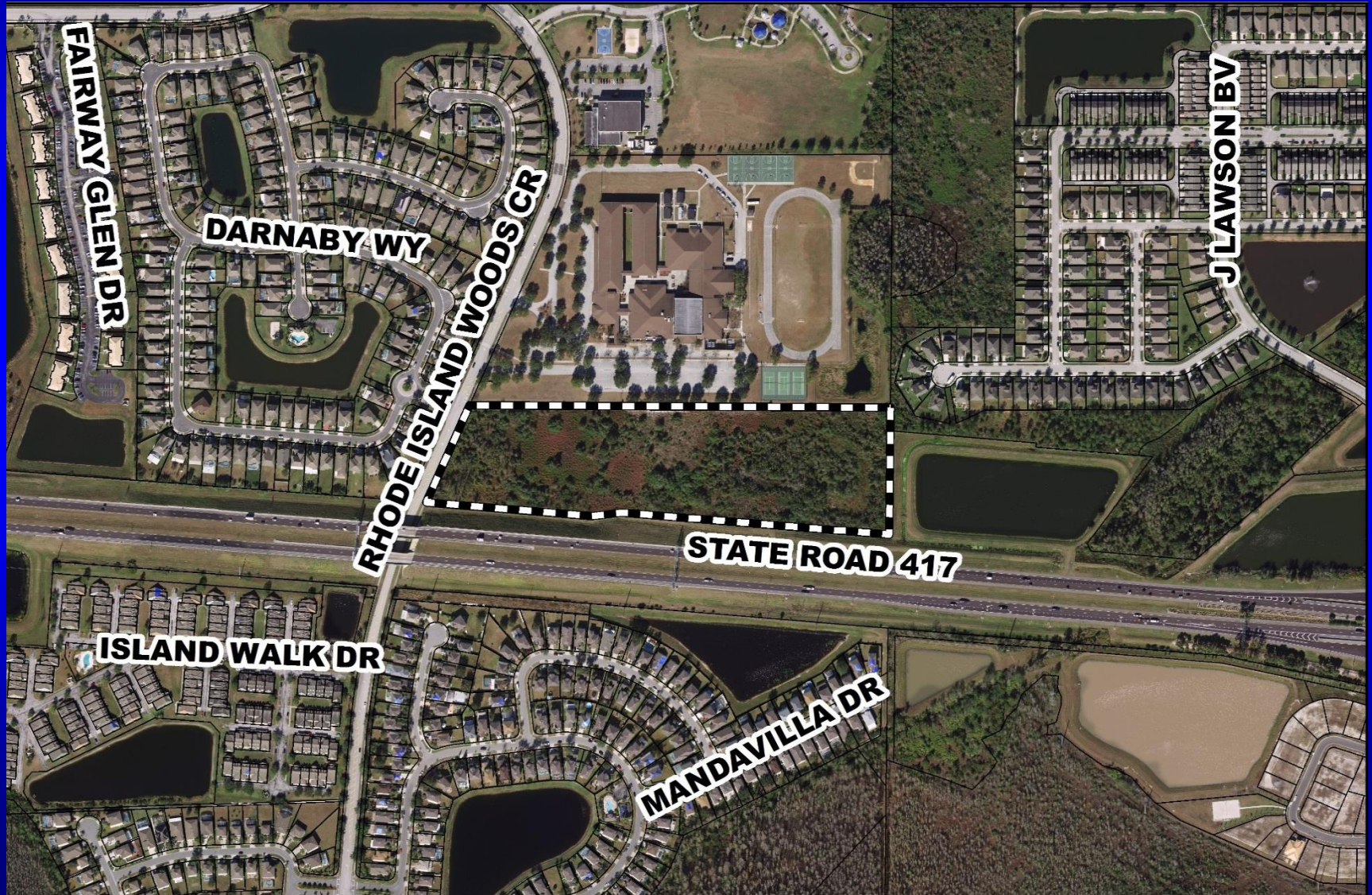
# Meadow Woods Planned Development / Land Use Plan Zoning Map







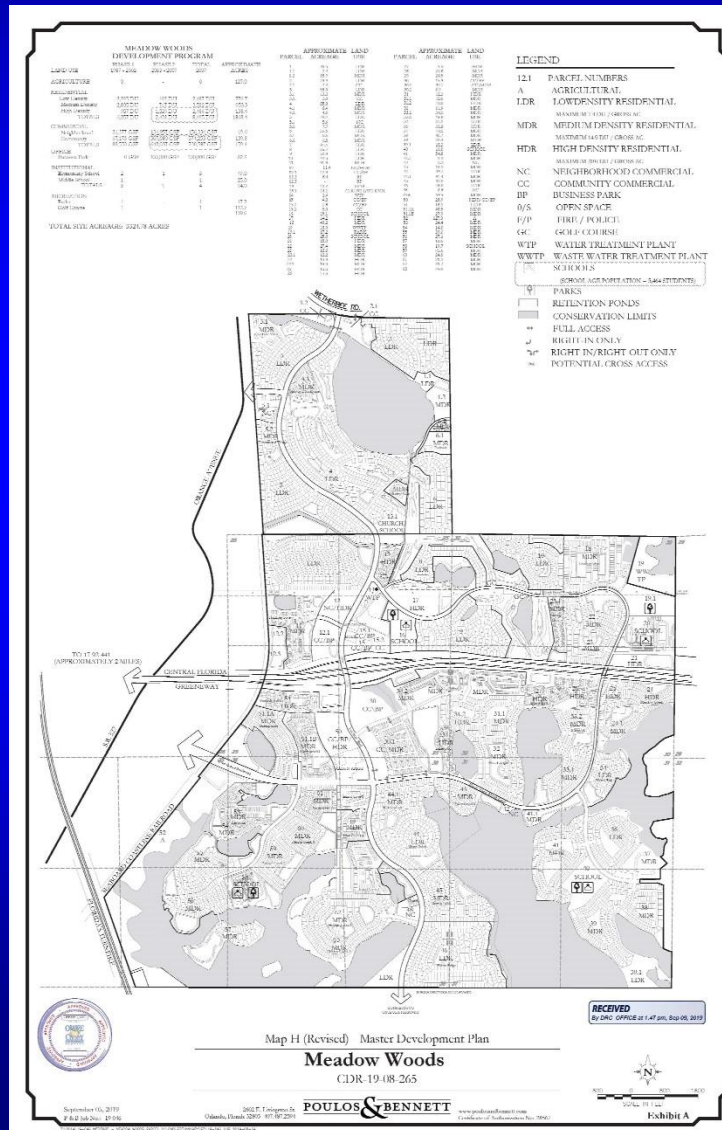
# Meadow Woods Planned Development / Land Use Plan Aerial Map







# Meadow Woods Planned Development / Land Use Plan Overall Land Use Plan





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Meadow Woods Planned Development / Land Use Plan (PD/LUP), dated “Received September 9, 2019” subject to the conditions listed under the DRC Recommendation in the Staff Report.**

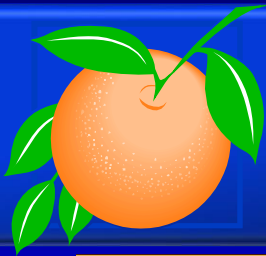
**District 4**



# **Buena Vista Commons Planned Development / Land Use Plan**

|                      |   |
|----------------------|---|
| <b>Case:</b>         | CDR-19-06-191   |
| <b>Project Name:</b> | Buena Vista Commons Planned Development / Land Use Plan   |
| <b>Applicant:</b>    | Constance Silver, Tri3 Civil Engineering Design Studio, Inc.  |
| <b>District:</b>     | 1   |
| <b>Acreage:</b>      | 8.52 gross acres (overall PD)   |
| <b>Location:</b>     | 11414 and 11444 S. Apopka Vineland Road; or generally located on the west side of S. Apopka Vineland Road and the south side of 3rd Street. |
| <b>Request:</b>      | To request two (2) waivers from Orange County Code related to landscaping.  |

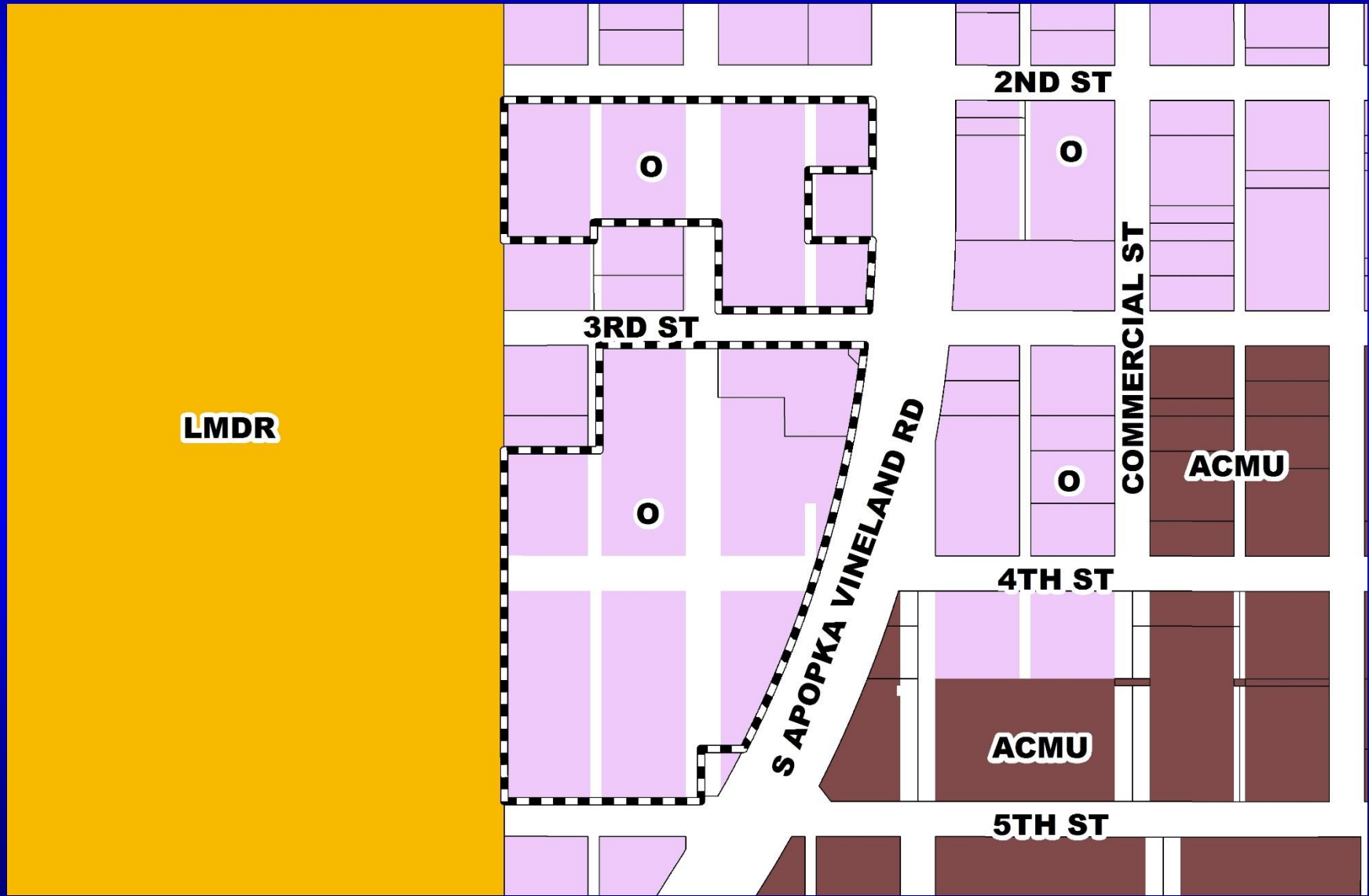


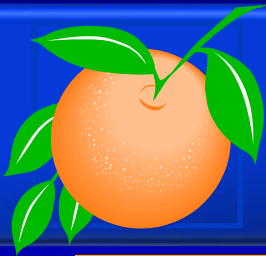


# Buena Vista Commons

## Planned Development / Land Use Plan

### Future Land Use Map

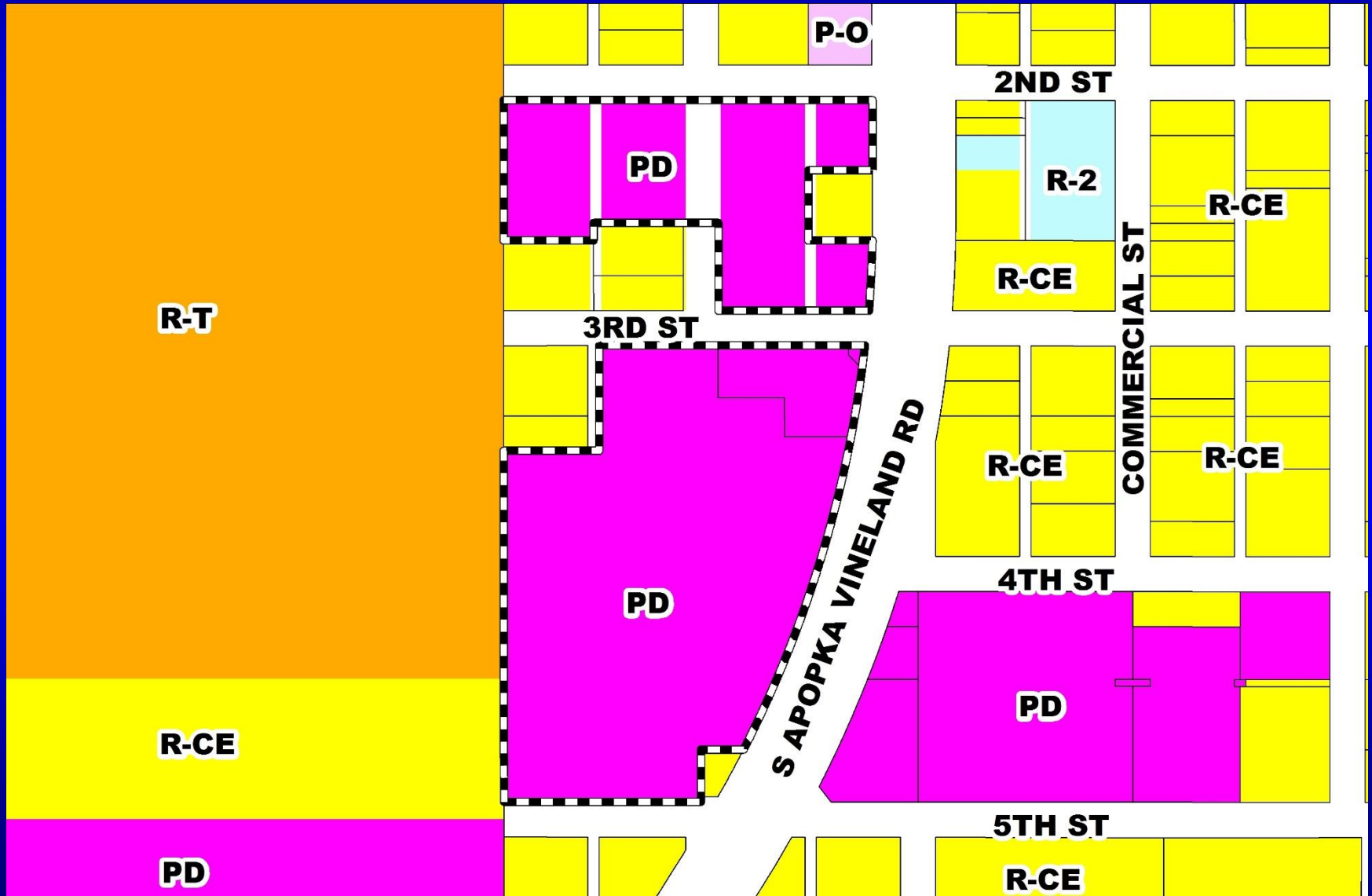




# Buena Vista Commons

## Planned Development / Land Use Plan

### Zoning Map







# Buena Vista Commons

## Planned Development / Land Use Plan

### Aerial Map







# Buena Vista Commons Planned Development / Land Use Plan Overall Land Use Plan



Civil Engineering  
Design Studio, Inc.  
P.O. Box 52000  
Orlando, Florida 32752-0002  
PH: 407-488-9455 FAX: 407-488-9993  
CERT. STATE OF FLORIDA # 2004

## BUENA VISTA COMMONS PD

Orlando, Florida  
ENGINEER'S SEAL

CONSTANCE D. SILVER, P.E., LEED AP  
FLORIDA LICENSE #04942

| DATE:    | DATE:    |
|----------|----------|
| 06/22/19 | 06/04/19 |

| REV. | DATE     | DESCRIPTION   |
|------|----------|---------------|
| 1    | 06/22/19 | ORANGE CO TNG |

## OVERALL LAND USE PLAN

| Sheet Title | Job No.  | 2015.008 |
|-------------|----------|----------|
|             | SCALE:   | AS SHOWN |
|             | DATE:    | 06/04/19 |
|             | DESIGN:  | CAD      |
|             | DRAWN:   | CAD      |
|             | CHECKED: | CAD      |

C-1

Sheet No. 1 OF 4

## BUENA VISTA COMMONS PD - LAND USE PLAN (AMENDMENT)

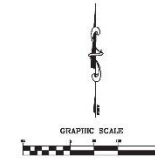
CASE NUMBER - CDR-19-06-191

BUENA VISTA COMMONS PD:

LOT 1: 15-24-28-1080-01-000

LOT 2: 15-24-28-1080-02-000

LOT 3: 15-24-28-1079-01-000



VICINITY MAP  
N.T.S.

## LEGEND

- LOT LINES
- PD BOUNDARY

## INDEX OF SHEETS

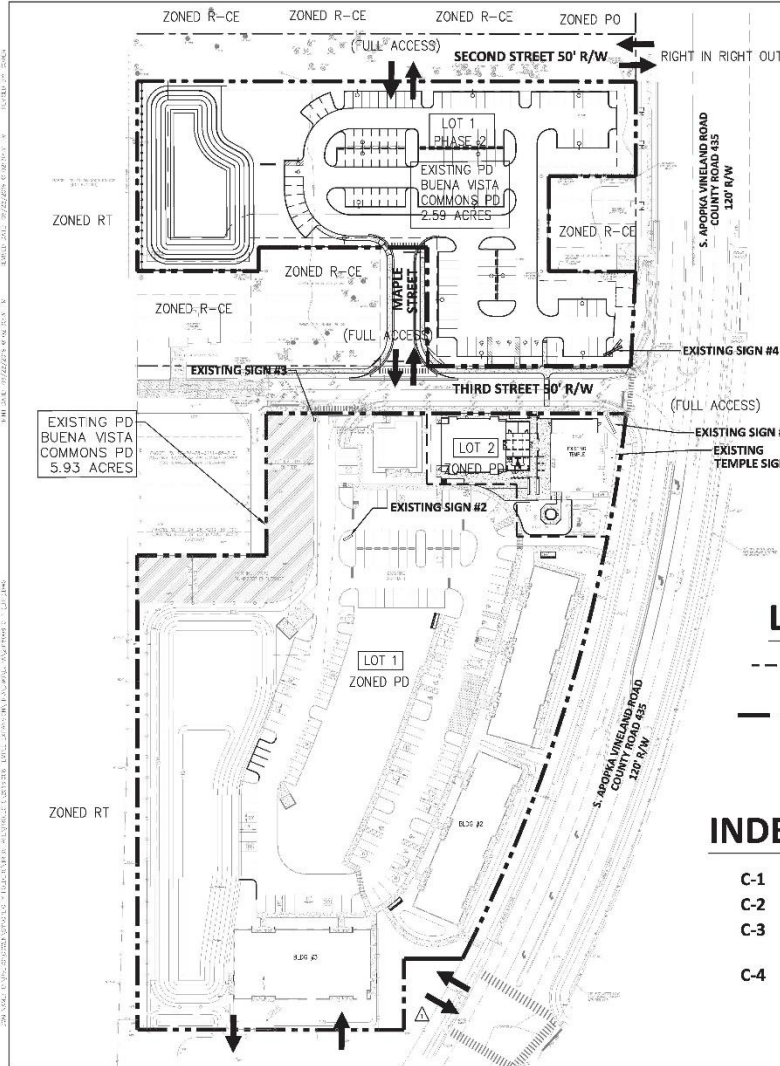
- C-1 OVERALL LUP
- C-2 LUP
- C-3 LUP CONDITIONS OF APPROVAL
- C-4 MASTER SIGN PLAN

Developer:  
MR. KARAM DUGGAL  
8515 BOW COURT  
ORLANDO, FL 32836  
PH: 407-963-4718  
RHCARD@GMAIL.COM

Surveyor:  
SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - SUITE 2155  
ALAMONTI SPRING, FLORIDA, 32714  
PH: 407-776-8372  
ATTN: JAMES SHANNON  
SHANNONSURV@AOL.COM

Civil Engineer:  
TRI3 CIVIL ENGINEERING  
DESIGN STUDIO, INC.  
P.O. BOX 52000  
LONGWOOD, FL 32752-0002  
PH: 407-488-9455  
FAX: 407-488-9993  
ATTN: CONSTANCE D. SILVER, PE, LEED AP  
COWENS@TRI3-ENG.COM

RECEIVED  
By DRC Office at 1:04 pm, Sep 10, 2019





# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Buena Vista Commons Planned Development / Land Use Plan (PD/LUP) dated “Received September 10, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



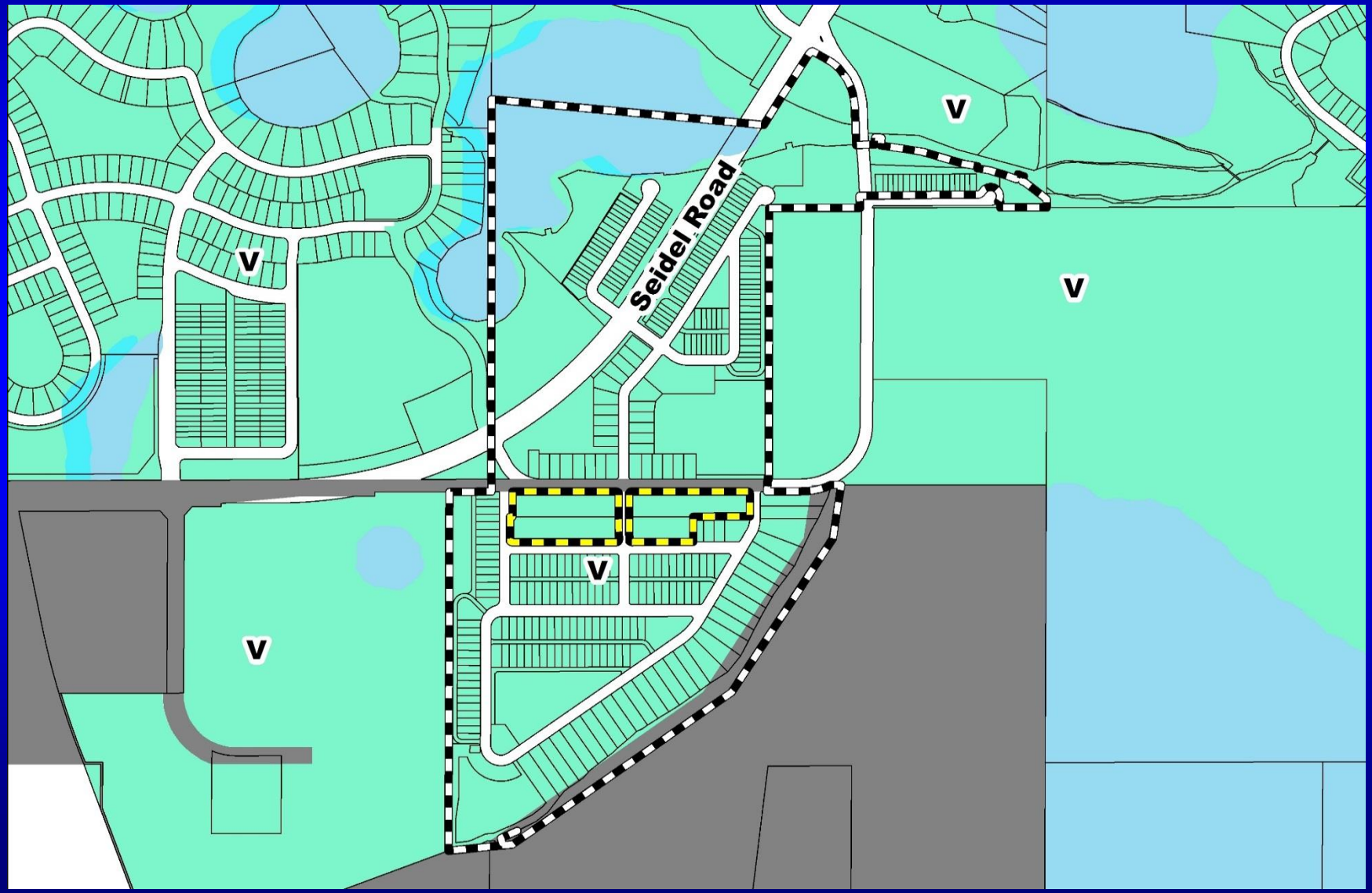
# **Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan**

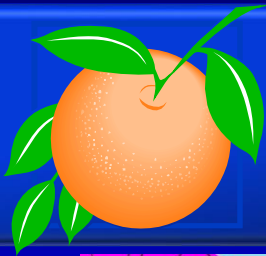
|                      |   |
|----------------------|---|
| <b>Case:</b>         | CDR-19-09-306   |
| <b>Project Name:</b> | Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP  |
| <b>Applicant:</b>    | Eric Warren, Poulos & Bennett, LLC  |
| <b>District:</b>     | 1   |
| <b>Acreage:</b>      | 114.89 gross acres (overall PD)<br>5.23 gross acres (affected parcels only)   |
| <b>Location:</b>     | Generally located south of Summerlake Groves Street and East of Seidel Road   |
| <b>Request:</b>      | To add thirty-five (35) units in the future development parcels in the previously approved Preliminary Subdivision Plan for Phase 1 and Phase 2B. |



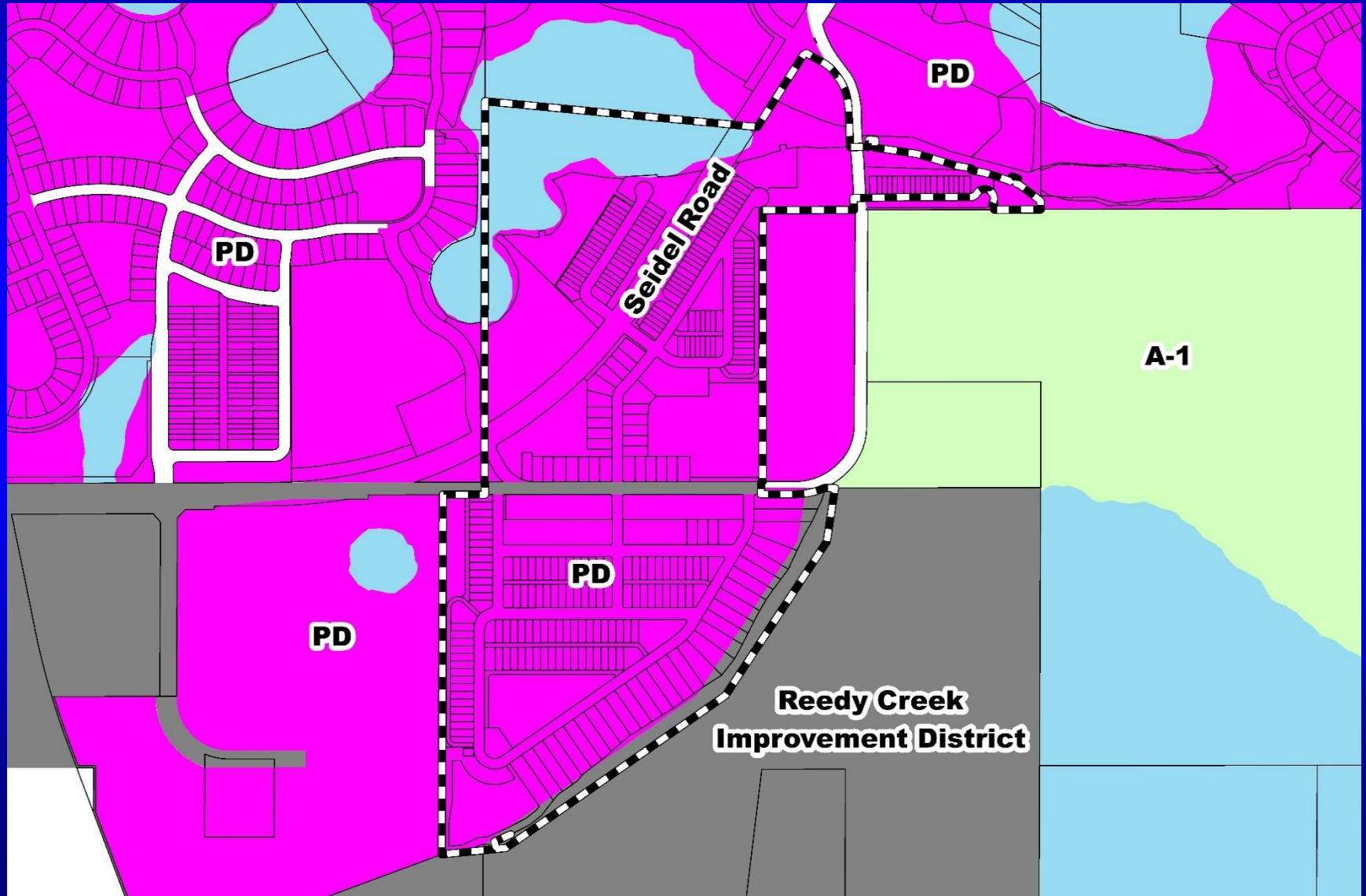


# Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Future Land Use Map





# Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Zoning Map



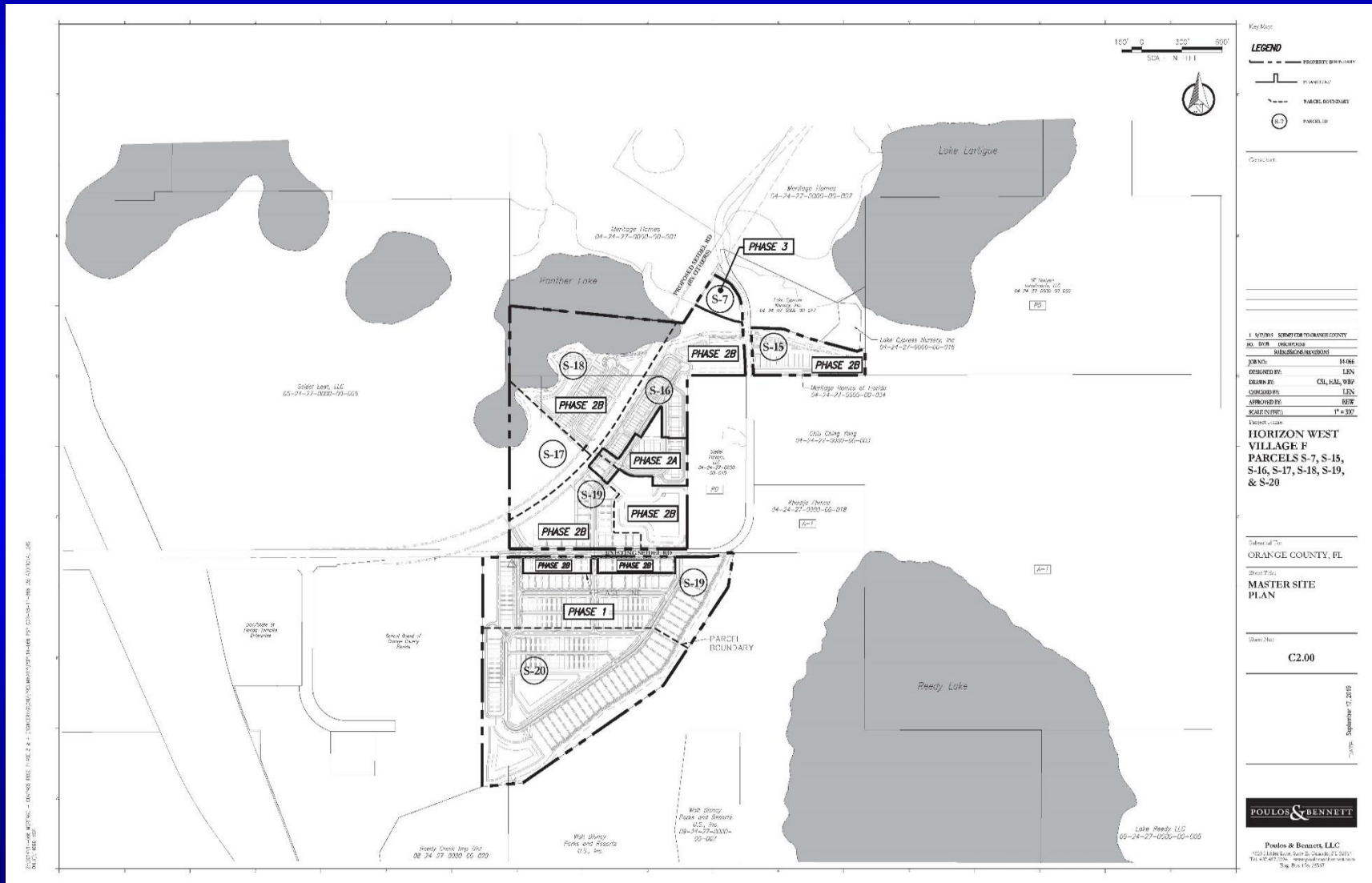
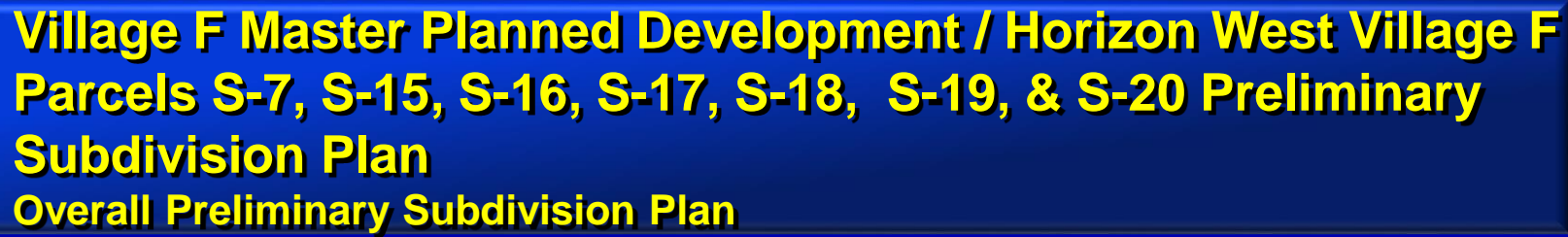




# Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Village F Master PD / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 PSP dated “Received October 2, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# **Alafaya Trail Property Planned Development / Land Use Plan**

|                      |  |
|----------------------|--|
| <b>Case:</b>         | CDR-14-05-144  |
| <b>Project Name:</b> | Alafaya Trail Property Planned Development / Land Use Plan   |
| <b>Applicant:</b>    | Brooks Stickler, Kimley-Horn and Associates, Inc.  |
| <b>District:</b>     | 4  |
| <b>Acreage:</b>      | 50.20 gross acres  |
| <b>Location:</b>     | Generally located south of E. Colonial Drive and west of Alafaya Trail.  |
| <b>Request:</b>      | 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

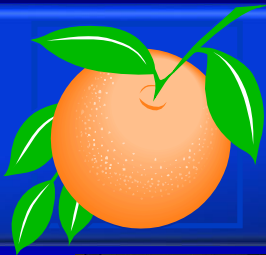
**Continue case CDR-14-05-144 to the December 17, 2019  
BCC meeting at 2:00 p.m.**

**District 4**

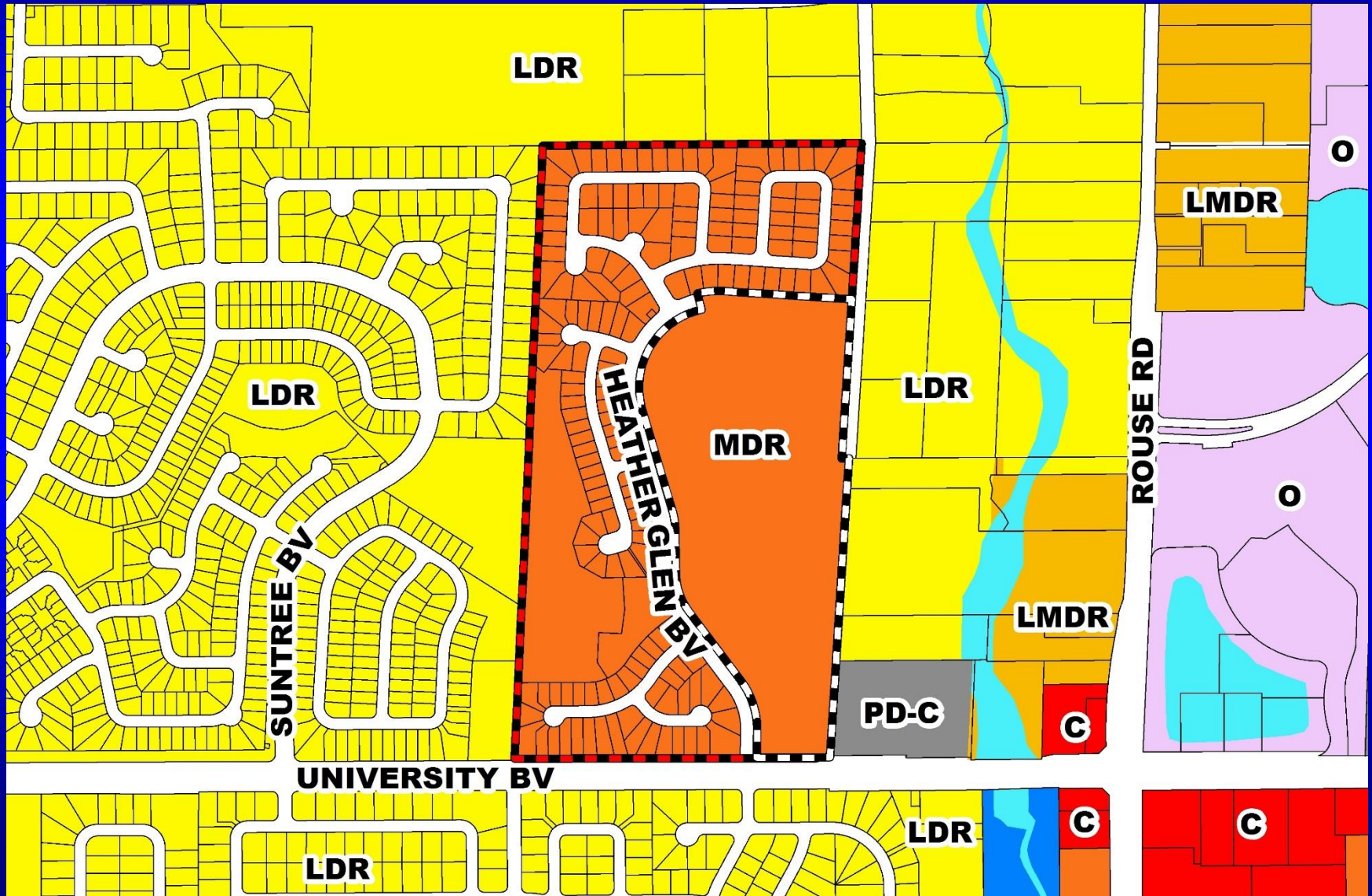


# **The Glenn Planned Development / Land Use Plan**

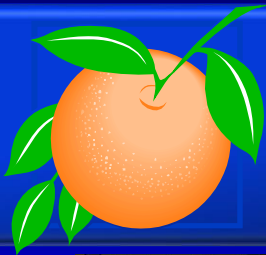
|                      |  |
|----------------------|--|
| <b>Case:</b>         | CDR-19-03-115  |
| <b>Project Name:</b> | The Glenn Planned Development / Land Use Plan  |
| <b>Applicant:</b>    | William Burkett, Burkett Engineering   |
| <b>District:</b>     | 5  |
| <b>Acreage:</b>      | 80.00 gross acres (overall PD)<br>30.23 gross acres (affected parcel only)   |
| <b>Location:</b>     | Generally located north of University Boulevard and east of Heather Glen Boulevard   |
| <b>Request:</b>      | 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. |



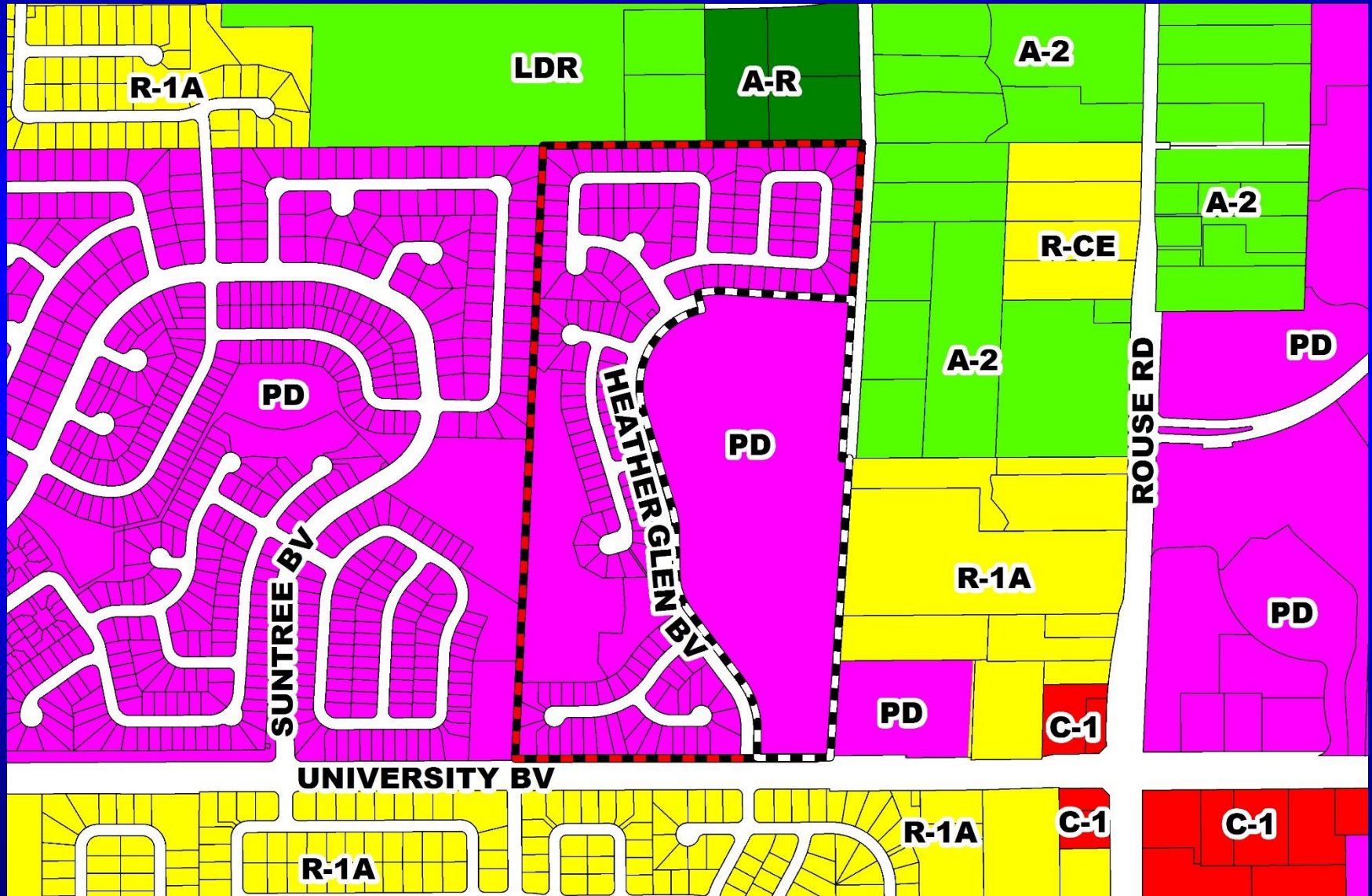
# The Glenn Planned Development / Land Use Plan Future Land Use Map







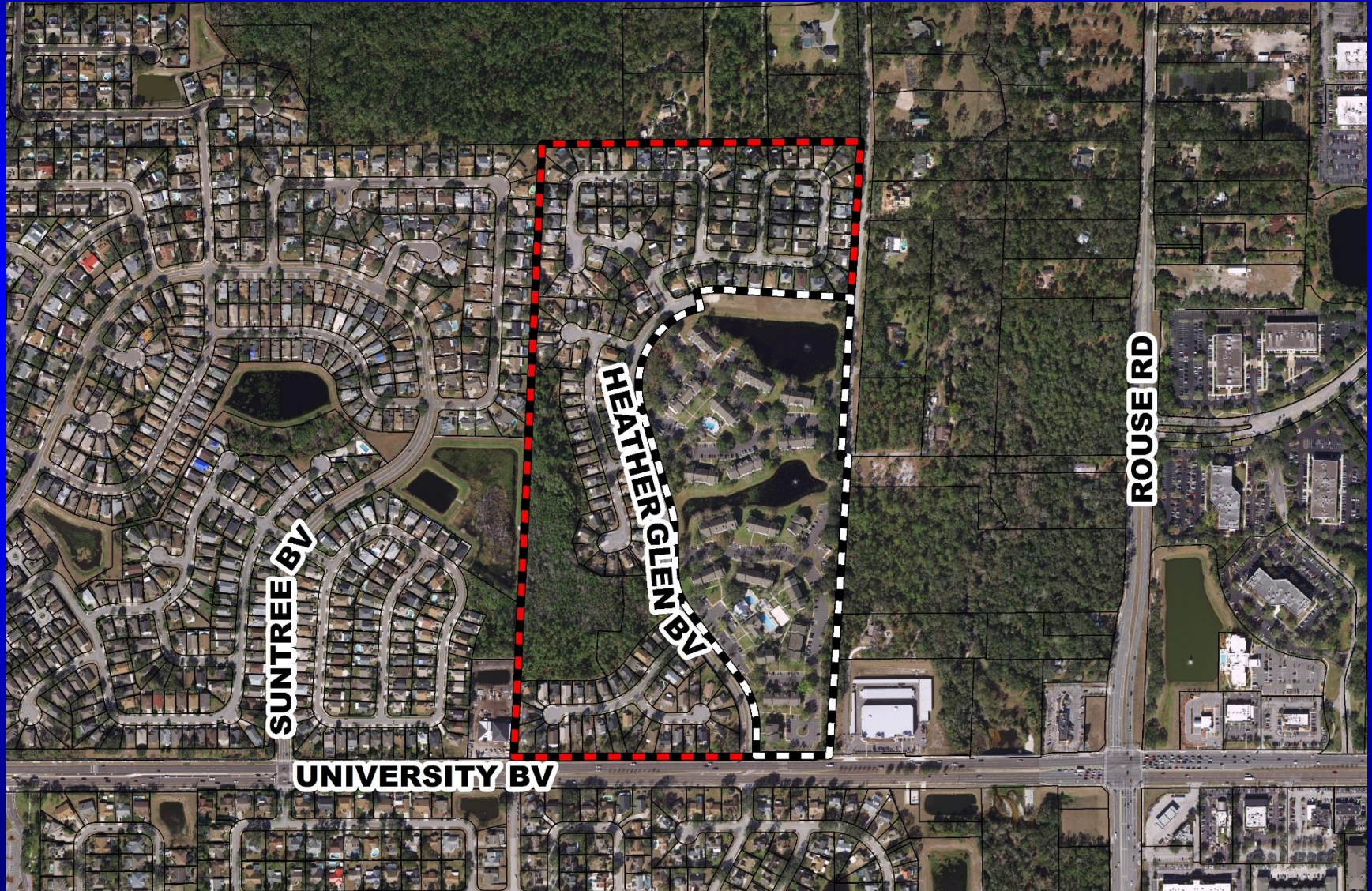
# The Glenn Planned Development / Land Use Plan Zoning Map



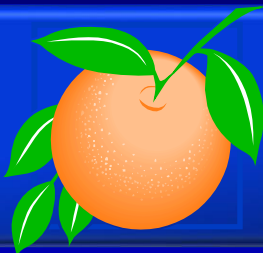




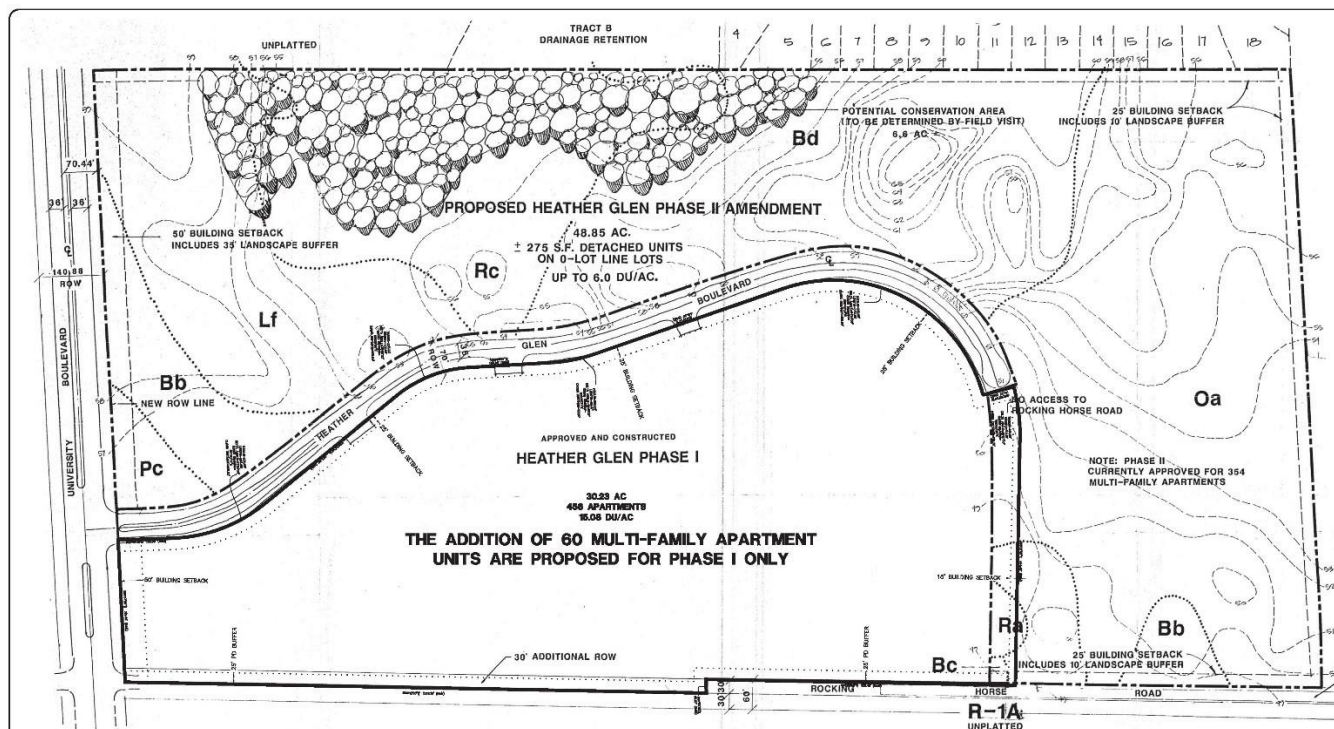
# The Glenn Planned Development / Land Use Plan Aerial Map



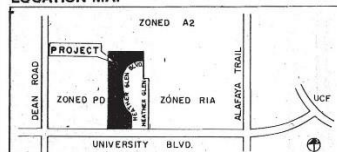




# The Glenn Planned Development / Land Use Plan Overall Land Use Plan



## 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 111.4 ACRES.

## SOILS LEGEND

**Bd** - Blanton Fine Sand  
**Bc** - 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 275 (0)  
- MAXIMUM GROSS DWELLY 3,600 SF  
- MAXIMUM NET LOT SIZE 90' X 120'  
- MAXIMUM BUILDING HEIGHT 2 STORIES (35')

OPEN SPACE/RECREATION  
110.5 ACRES (80% OF PHASE II GROSS LAND AREA EXCLUSIVE OF CONSERVATION AREA (48.85 AC.) - 6.8 ACRES X .533)  
7.8 ACRES (75%) OF OPEN SPACE LOCATED IN PHASE I  
FINAL OPEN SPACE ACREAGE DEPENDENT UPON FINAL DETERMINATION OF CONSERVATION AREA.

RECREATION  
12-13 ACRES (275 UNITS X 3.1 PERSONS/UNIT - 852 PERSONS X .0025 ACRES RECREATION/PERSON).

PROJECTED SCHOOL AGE CHILDREN 179 CHILDREN (275 UNITS X 3.1 PERSONS/UNIT X .53)  
100 YEAR FLOOD VEGETATION NOT APPLICABLE  
BUILDING SETBACK CRITERIA  
- UNIVERSITY BOULEVARD 50 FT  
- ALL LOTS & PROPERTY LINES 25 FT  
UTILITIES  
- WATER (10,000 GPD)  
- SEWER (10,000 GPD)  
- STORMWATER

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

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

**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**

DATE: 10/20/06  
DATE: 10/10/06  
SCALE: 1" = 100'  
DRAWN BY: [Signature]

DATE: 4/23/19  
PROJECT NO: 1905.10  
DRAWN BY: VP  
DESIGNED BY: WEB  
CHECKED BY: WEB  
ENGINEER IN CHARGE: WILLIAM W. BURKETT, PE  
SHEET NO: 3  
OF 6

**Burkett**  
Civil Engineering Consultants  
100 E. Robinson Street, Suite 100, Orlando, Florida 32801  
(407) 425-1111  
www.burkett-engineers.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  
DESIGNED BY: WEB  
CHECKED BY: WEB  
ENGINEER IN CHARGE: WILLIAM W. BURKETT, PE  
SHEET NO: 3  
OF 6





# Action Requested

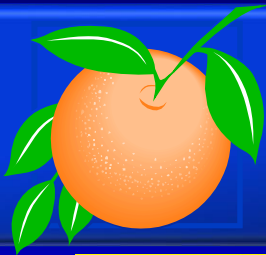
**Make a finding of consistency with the Comprehensive Plan and approve The Glenn Planned Development / Land Use Plan (PD/LUP), dated “May 22, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**



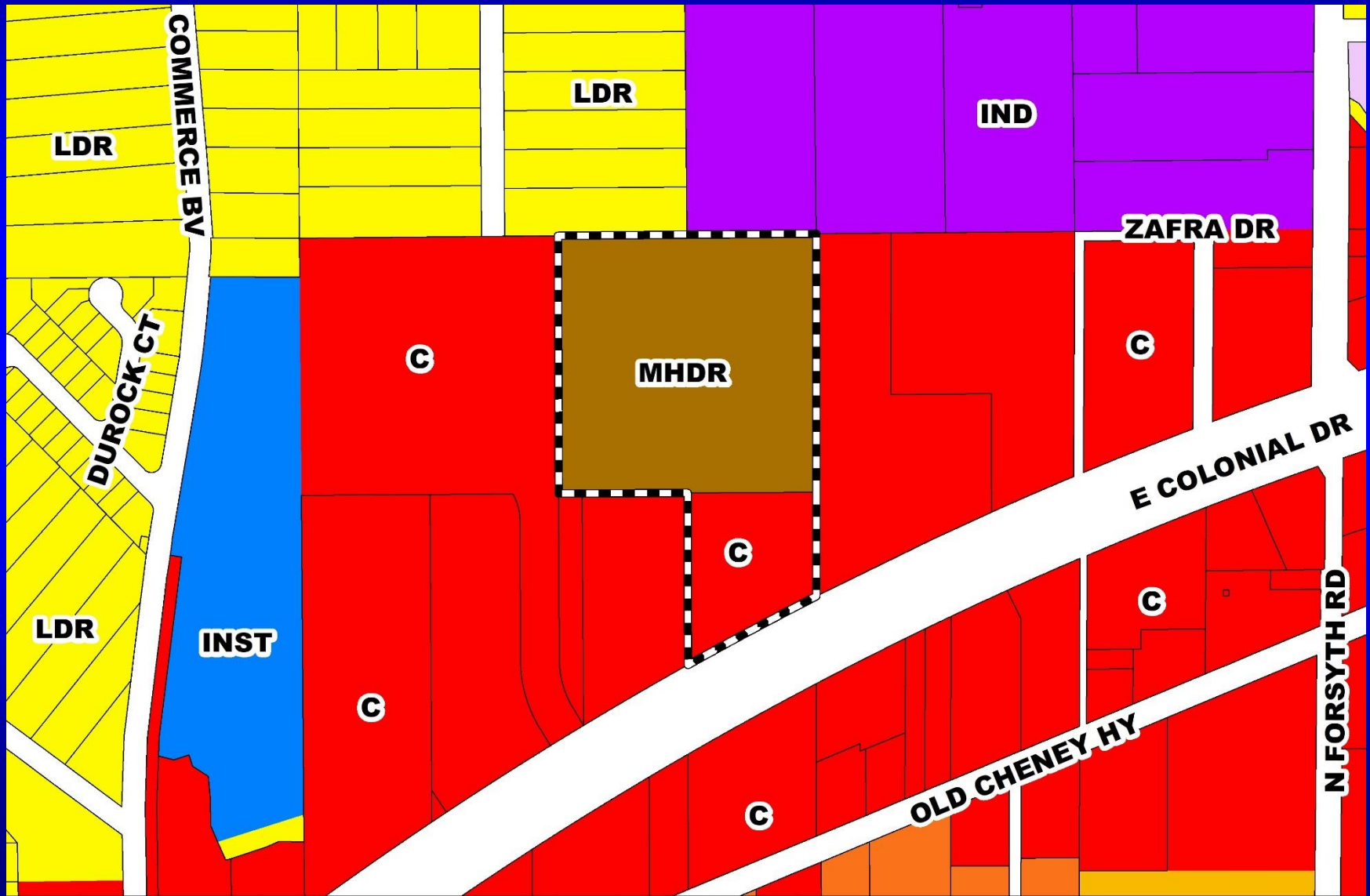
# **Wise Colonial Planned Development / Land Use Plan**

|                      |   |
|----------------------|---|
| <b>Case:</b>         | LUP-19-03-088   |
| <b>Project Name:</b> | Wise Colonial Planned Development / Land Use Plan   |
| <b>Applicant:</b>    | Chris Dougherty, S&ME, Inc.   |
| <b>District:</b>     | 5   |
| <b>Acreage:</b>      | 12.77 gross acres   |
| <b>Location:</b>     | 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.   |
| <b>Request:</b>      | 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. |

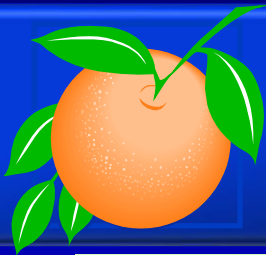


# Wise Colonial Planned Development / Land Use Plan

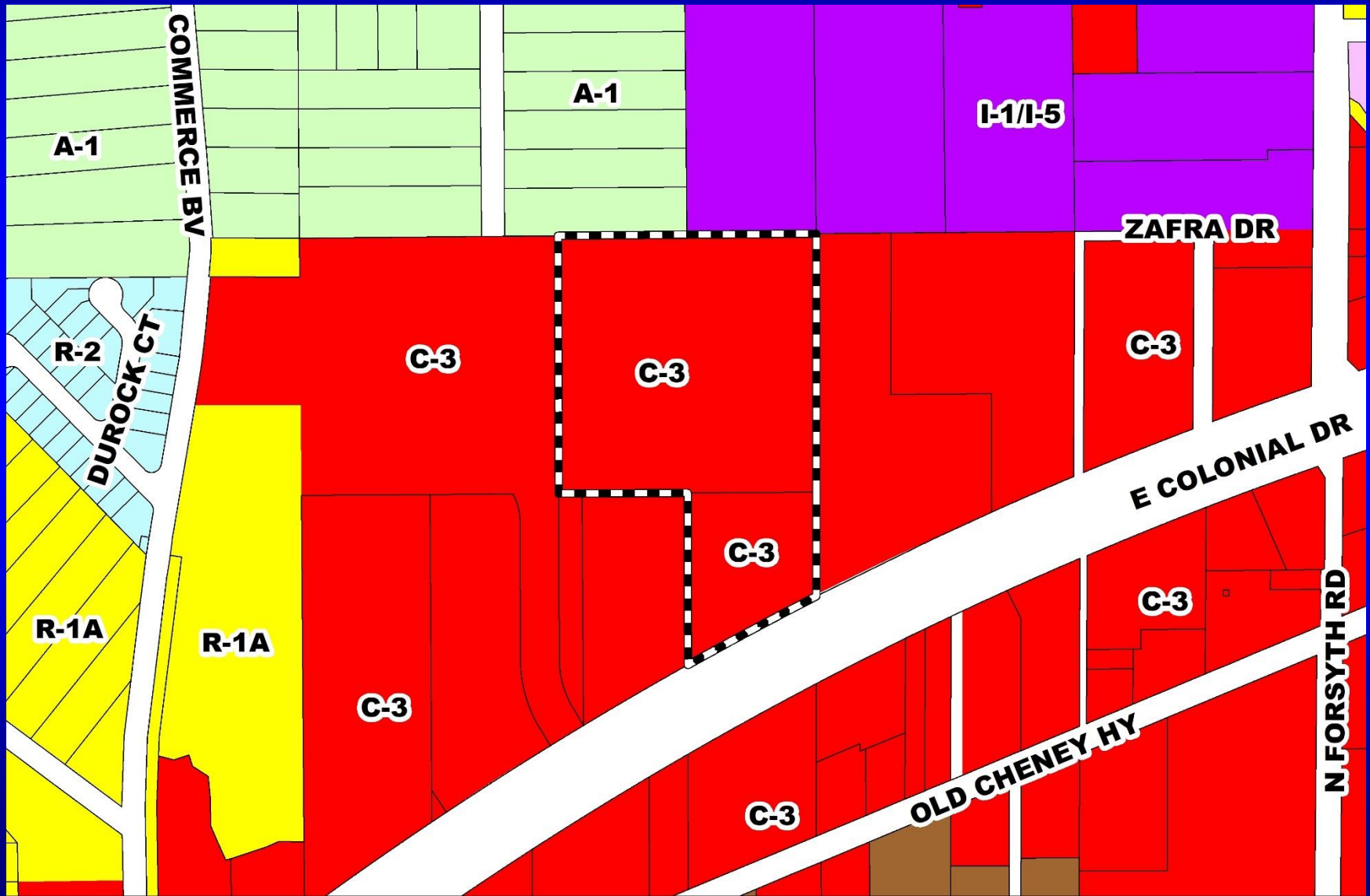
## Future Land Use Map

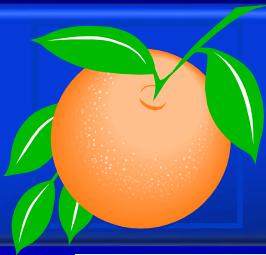




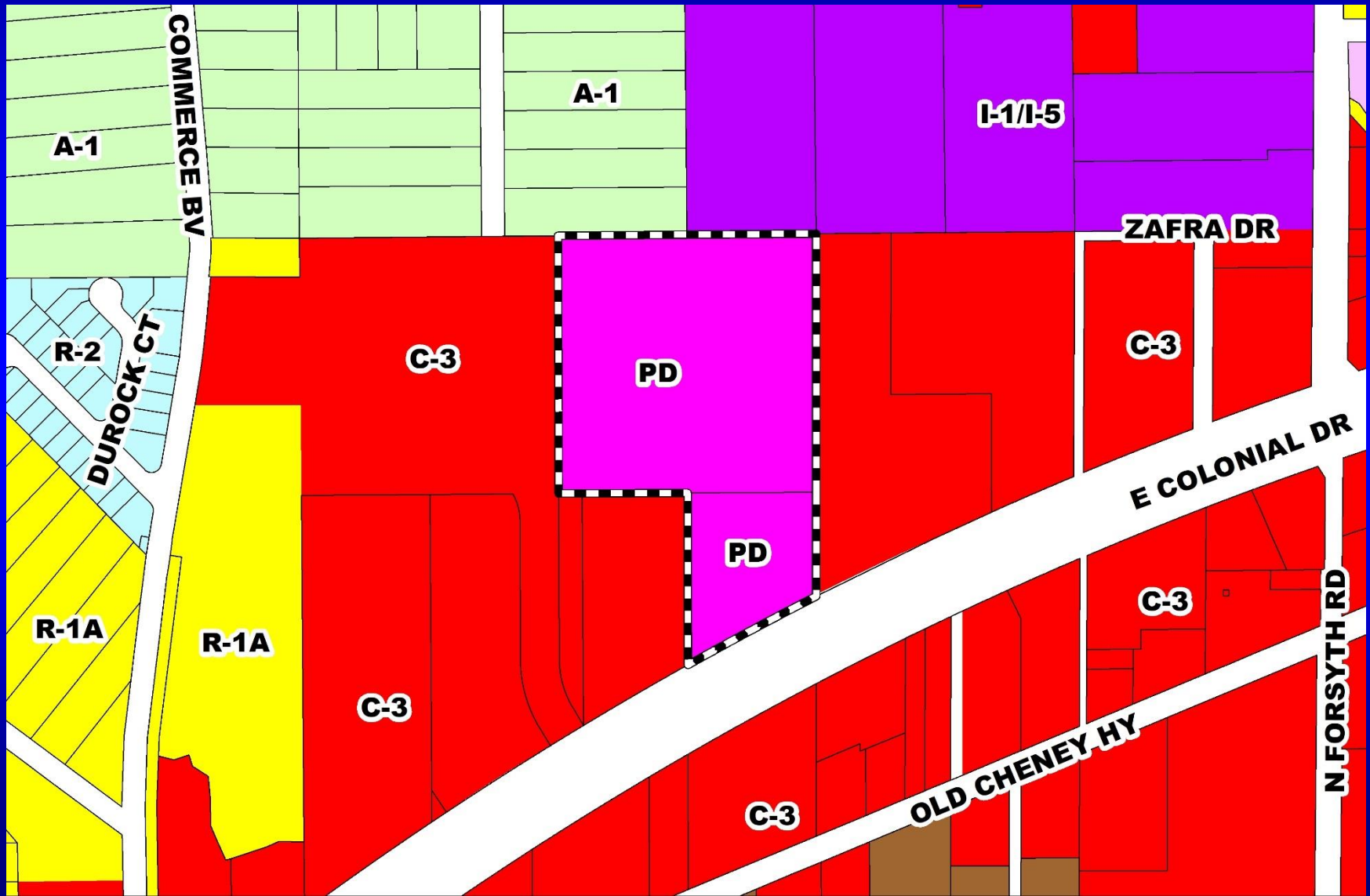


# Wise Colonial Planned Development / Land Use Plan Zoning Map





# 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**



***Board of County Commissioners***

# **Public Hearings**

**December 3, 2019**