

*Board of County Commissioners*

# Public Hearings

**September 14, 2021**

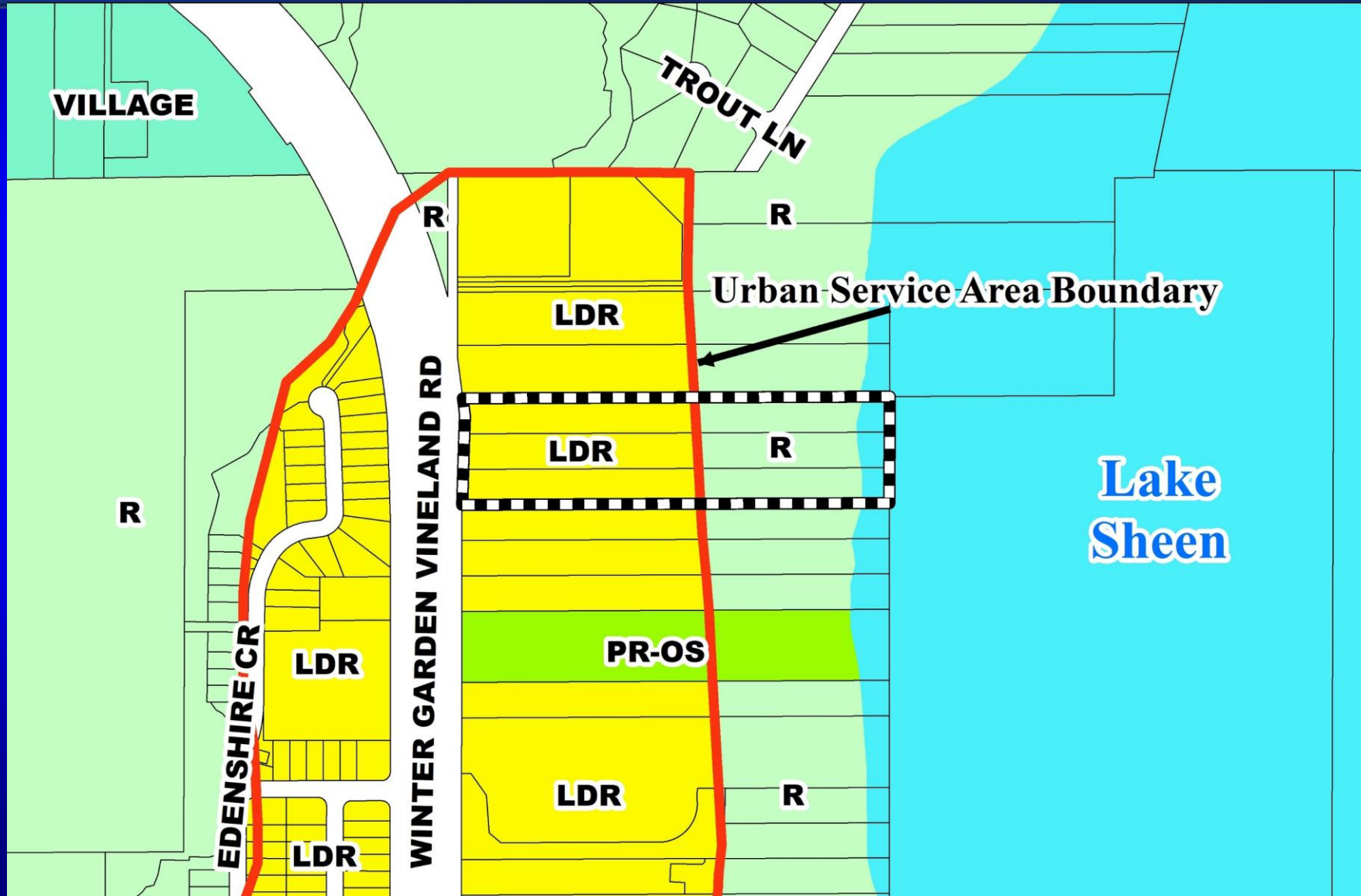


# **Lake Sheen Sound Preliminary Subdivision Plan**

<b>Case:</b>	PSP-20-11-320
<b>Project Name:</b>	Lake Sheen Sound PSP
<b>Applicant:</b>	David A. Stokes, P.E., Madden, Moorhead & Stokes, LLC
<b>Districts:</b>	1
<b>Acreage:</b>	9.37 gross acres
<b>Location:</b>	Generally located south of Penny Lane Drive on the east side of Winter Garden Vineland Road
<b>Request:</b>	To subdivide 9.37 gross acres in order to construct fifteen (15) single-family residential dwelling units.

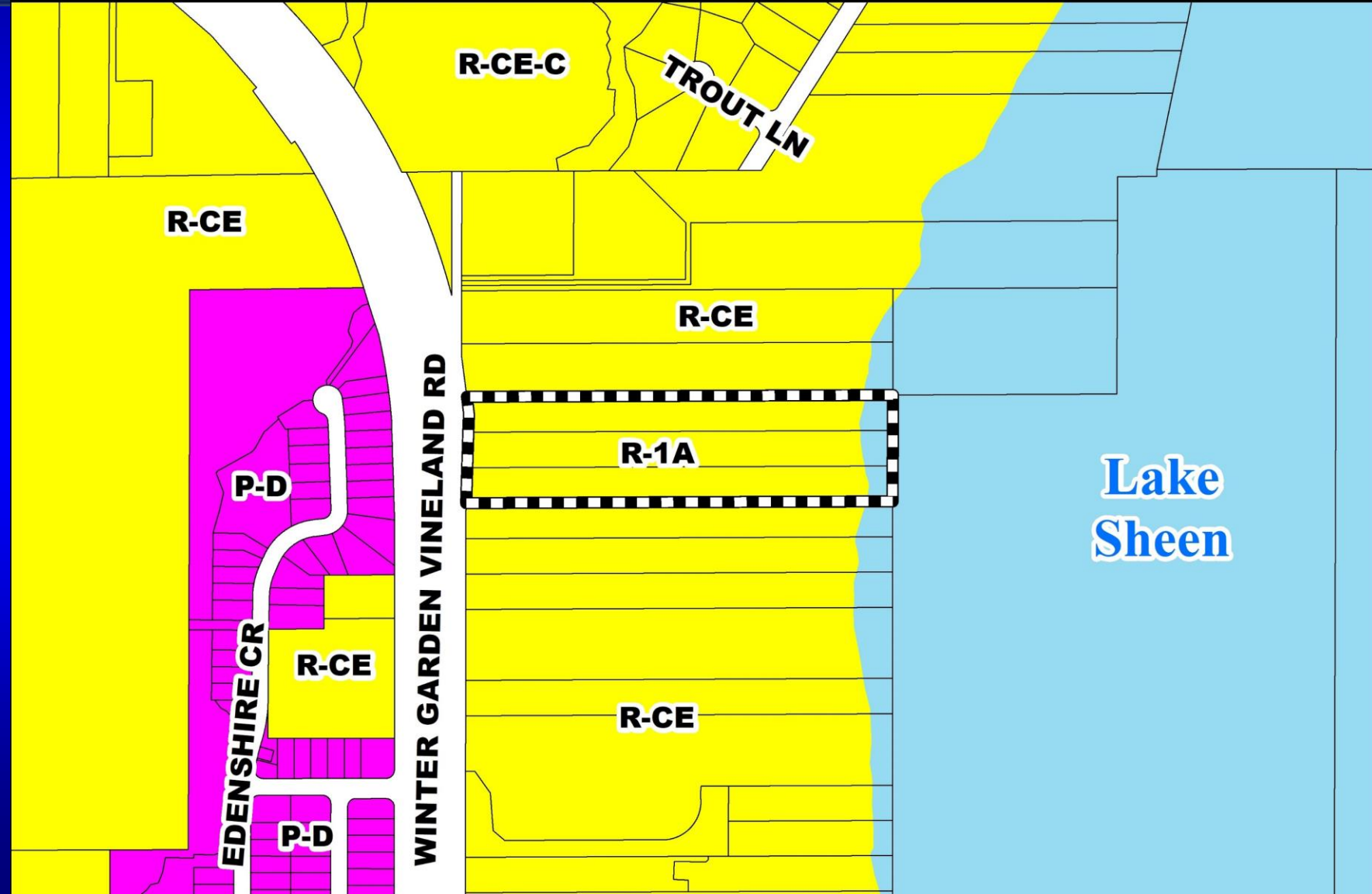


# Lake Sheen Sound Preliminary Subdivision Plan Future Land Use Map





# Lake Sheen Sound Preliminary Subdivision Plan Zoning Map



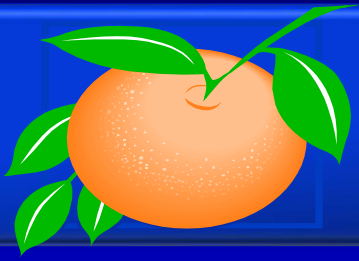




# Lake Sheen Sound Preliminary Subdivision Plan Aerial Map







# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Lake Sheen Sound PSP dated “Received June 30, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**





## **Thompson Heights, LLC vs. Orange County Settlement Agreement**

<b>Case:</b>	Circuit Court Cases 2020-CA-008595-O and 2020-CA-008593-O
<b>Applicant:</b>	Geoffrey L. Summitt, G.L. Summitt Engineering, Inc.
<b>District:</b>	2
<b>Location:</b>	615 & 627 N. Thompson Road; or generally east of N. Thompson Road and north of Votaw Road
<b>Request:</b>	Settlement to allow for Board consideration of a new rezoning request for the property, which has been submitted under case number RZ-21-07-042





## **Thompson Heights, LLC vs. Orange County Settlement Agreement**

### **Timeline:**

- **January 23, 2020:** Applicant submitted application to rezone 11.7 acre subject property from A-1 (Citrus Rural District) to R-1 (Single-Family Dwelling District) to allow for the purpose of constructing 40 single-family dwelling units on 50' wide lots
- **May 21, 2020:** Planning and Zoning Commission recommended approval, with a restriction to require a minimum lot size of 60'
- **July 28, 2020:** Board of County Commissioners held a public hearing and denied the rezoning request
- **August 26, 2020:** Applicant filed complaint for declaratory and injunctive relief against County in Ninth Judicial Circuit challenging Board's decision (Case No. 2020-CA-008595-O) and a Petition for Writ of Certiorari challenging the Board's decision (2020-CA-008593-O)



## **Thompson Heights, LLC vs. Orange County Settlement Agreement**

### **Timeline:**

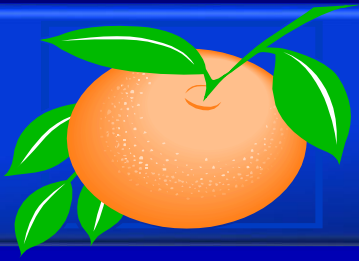
- **May 27, 2021: Applicant submitted modified rezoning request to the County to rezone from A-1 (Citrus Rural District) to R-1A (Single-Family Dwelling District) with a maximum number of 26 single-family detached dwelling units and minimum lot size of 75' (RZ-21-07-042)**



## **Thompson Heights, LLC vs. Orange County Settlement Agreement**

### **Terms of Settlement Agreement if approved:**

- It requires the Board to hold a public hearing today to consider the modified rezoning request to rezone the subject property from A-1 to R-1A with 26 lots with 75 ft. lot widths, and waives the 9-month rule to rehear a case
- It does not require, and cannot require, the Board to approve the modified rezoning request
- If the Board approves the modified rezoning request, the approval shall supersede and replace the Board's decision denying the original rezoning request in July 2020, and Thompson Heights will have to dismiss pending litigation
- If the Board denies the modified rezoning request, then the litigation related to the Board's original denial of the original rezoning request will resume



# Action Requested

**Approval of the Settlement Agreement between Thompson Heights, LLC, Plaintiff / Petitioner and Orange County, Florida, Defendant / Respondent, in Circuit Court Case Numbers 2020-CA-008595-O and 2020-CA-008593-O.**

**District 2**





## **RZ-21-07-042 – Geoff Summitt Planning and Zoning Commission (PZC) Board-Called Hearing**

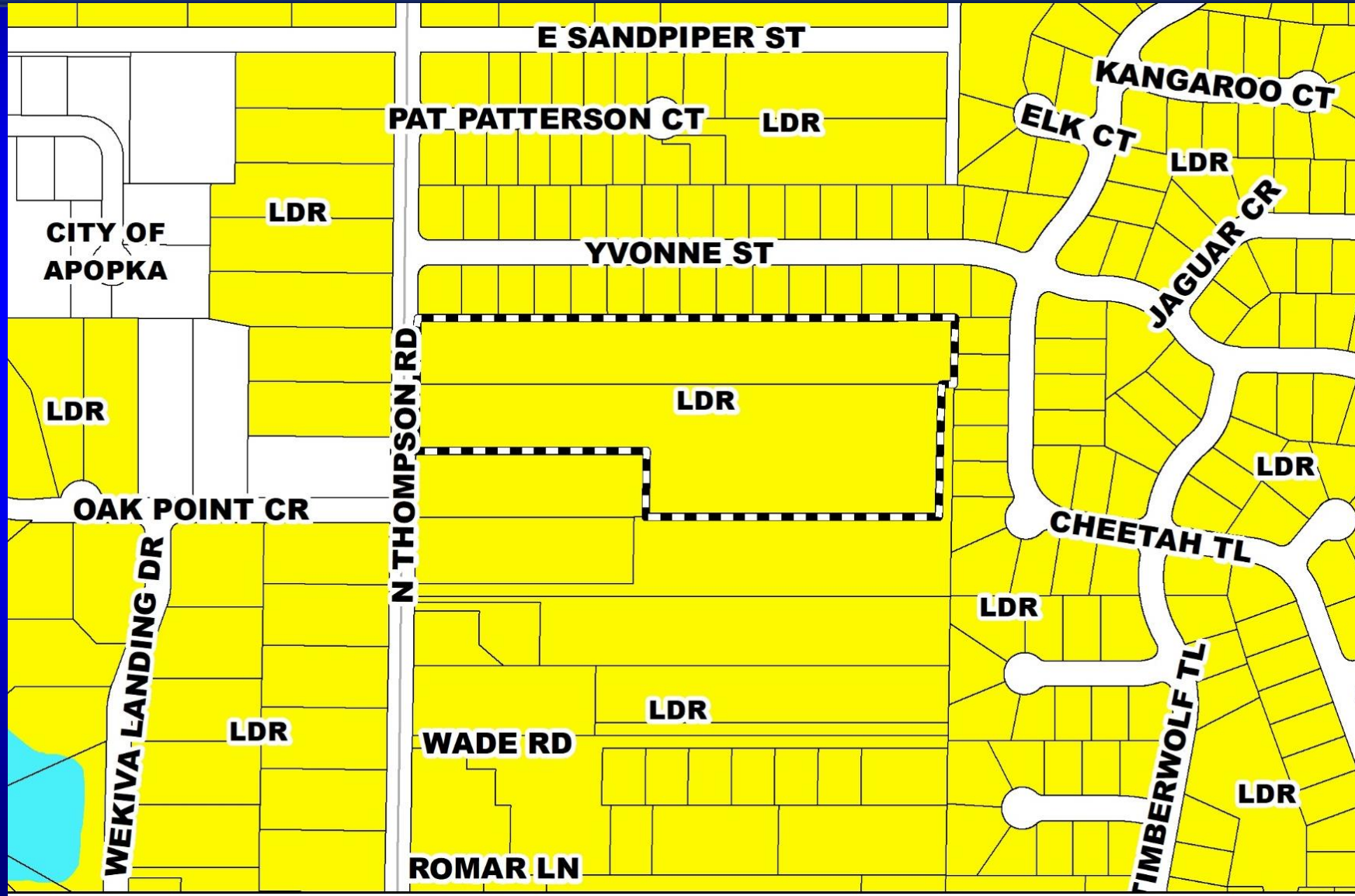
<b>Case:</b>	RZ-21-07-042
<b>Applicant:</b>	Geoff Summitt, G.L. Summitt Engineering, Inc.
<b>District:</b>	2
<b>Location:</b>	615 & 627 N. Thompson Road; or generally east of N. Thompson Road and north of Votaw Road.
<b>Acreage:</b>	11.70 gross acre
<b>From:</b>	A-1 (Citrus Rural District)
<b>To:</b>	R-1A Restricted (Single-Family Dwelling District - Restricted)
<b>Proposed Use:</b>	Twenty-six (26) single-family detached dwelling units.

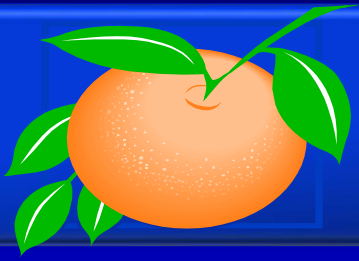


**RZ-21-07-042 – Geoff Summitt**

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

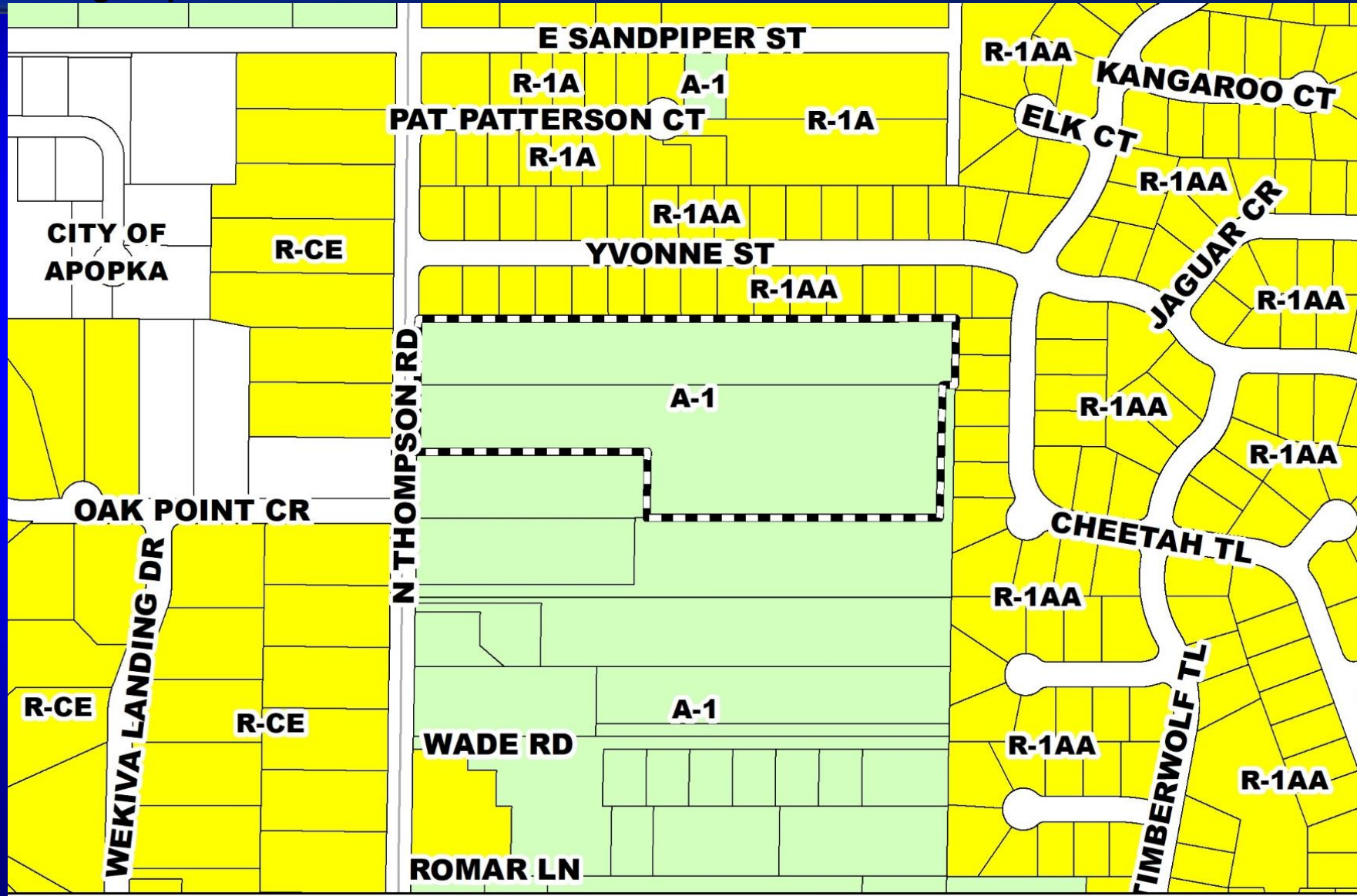
**Future Land Use Map**





**RZ-21-07-042 – Geoff Summitt**

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



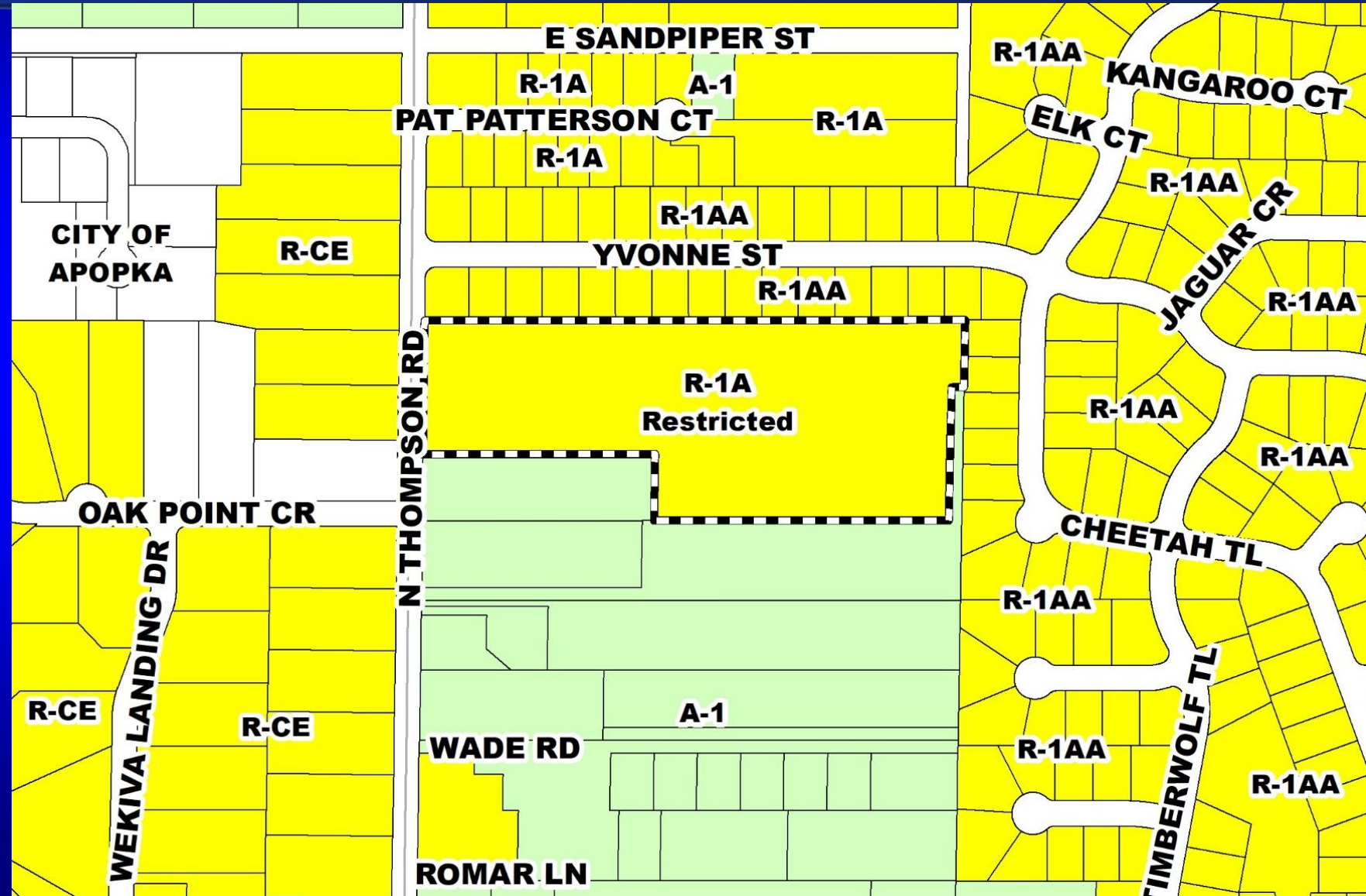




**RZ-21-07-042 – Geoff Summitt**

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

**Proposed Zoning Map**







**RZ-21-07-042 – Geoff Summitt**

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

**Aerial Map**





## New Restriction #2

2. Developer / applicant shall install a 6' high vinyl PVC fence on the southern boundary of the property adjacent to PID 02-21-28-0000-00-137. This fence shall be shown on any future Preliminary Subdivision Plans for the property.





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the requested R-1A Restricted (Single-Family Dwelling District - Restricted) zoning, subject to the restriction listed in the staff report, and new restriction #2 as presented.**

**District 2**



## **Avalon Grove Planned Development / Land Use Plan**

**Case:** CDR-21-03-091

**Project Name:** Avalon Grove PD

**Applicant:** Erika Hughes, VHB, Inc.

**District:** 1

**Acreage:** 38.51 gross acres

**Location:** Generally located south of Lake Gifford Way and east of Avalon Road.

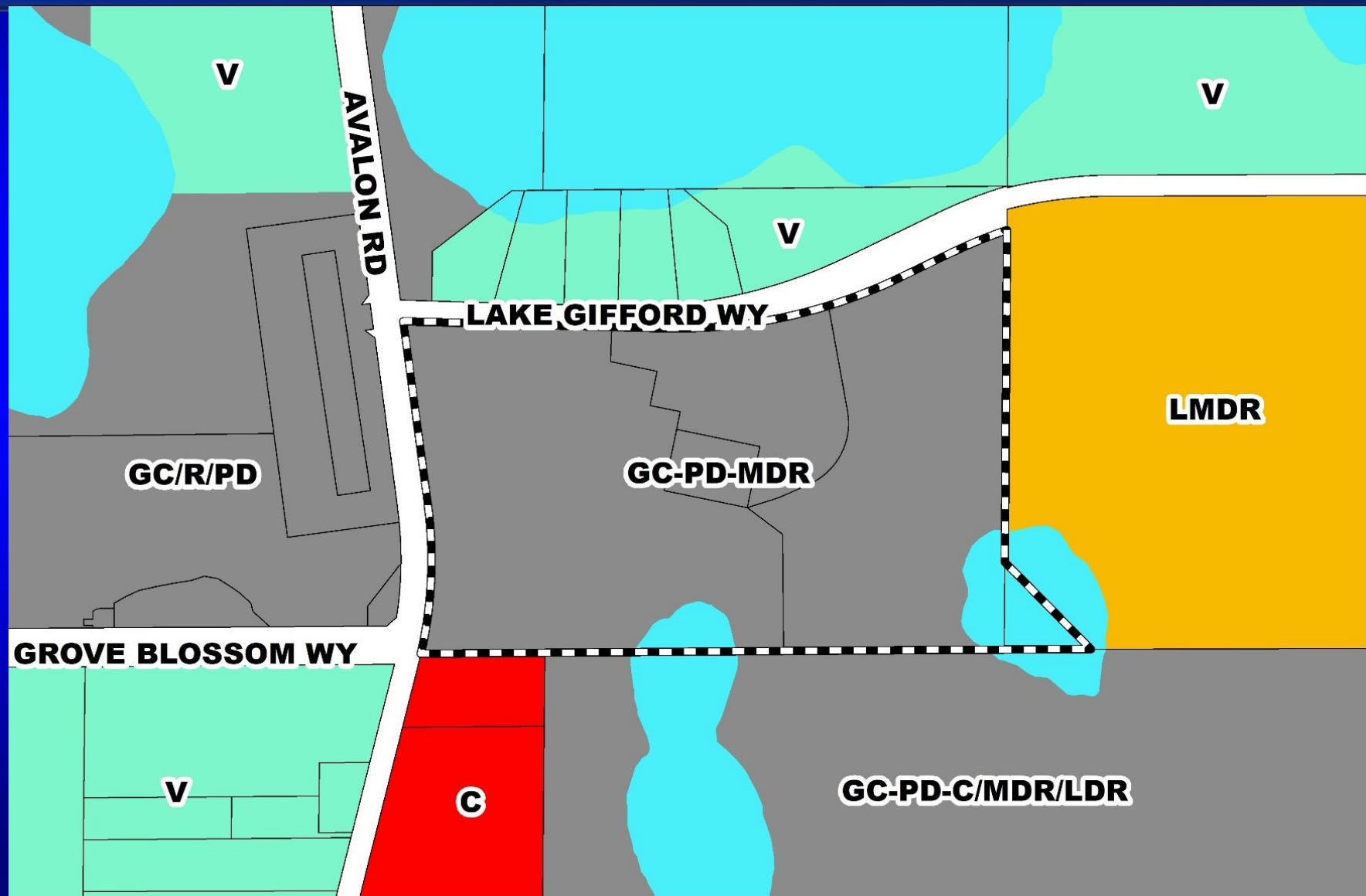
**Request:** To rezone to convert 300 short-term rental units to 300 multi-family units and add a vehicular and a pedestrian access on the southern PD boundary.





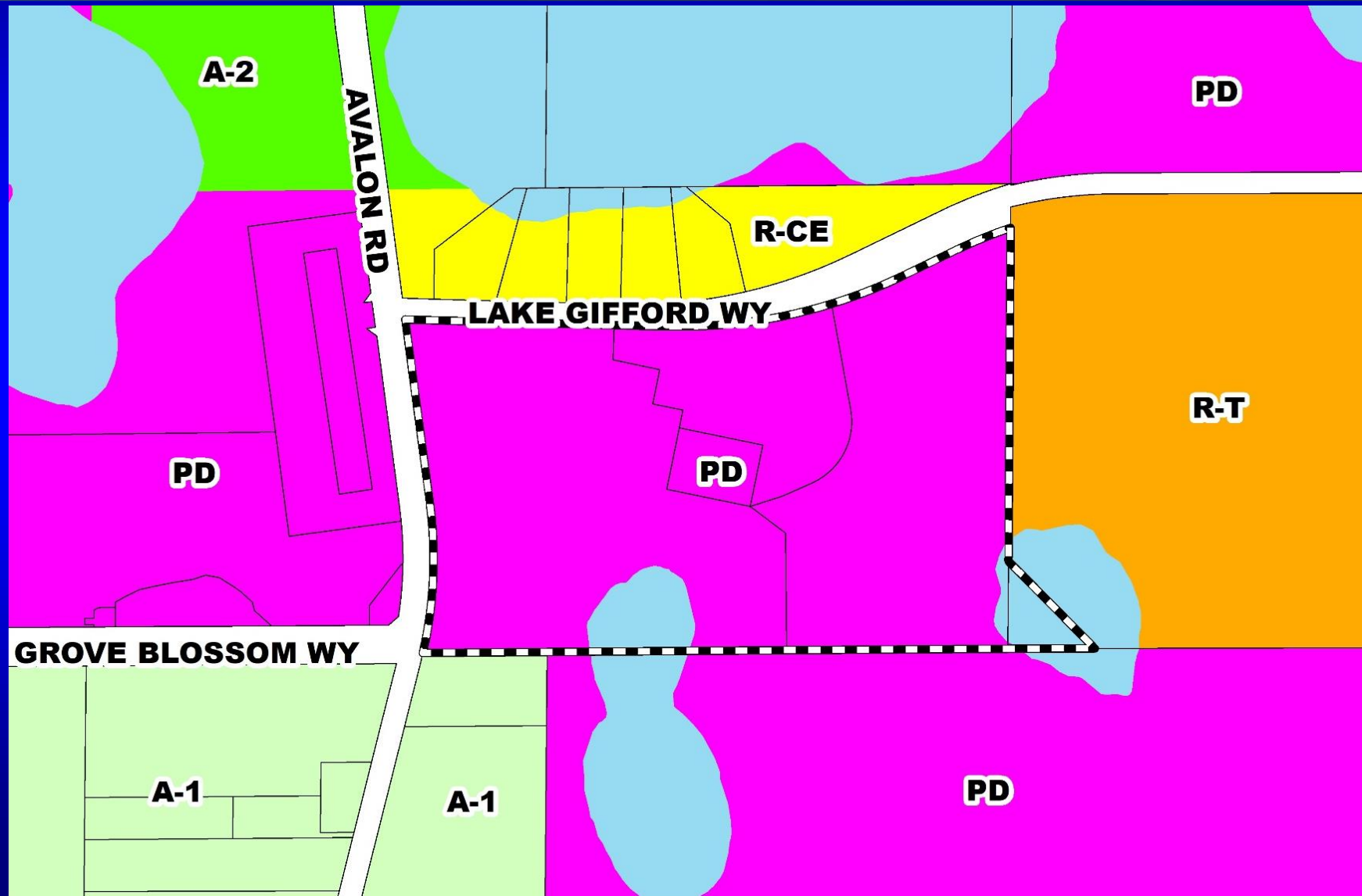
# Avalon Grove Planned Development / Land Use Plan

## Future Land Use Map





# Avalon Grove Planned Development / Land Use Plan Zoning Map







# Avalon Grove Planned Development / Land Use Plan Aerial Map







Location:	South of Hartzog Road, east of Avalon Road (CR 545)
Existing Land Use:	Vacant
Proposed Land Use:	Multi-Family
Future Land Use:	GC/PD/MDR (Growth Center/Planned Development/Medium Density Residential)
Existing Zoning:	PD (Planned Development)
Proposed Zoning:	PD (Planned Development)

Gross Acreage:	38.51 ac
Wetlands:	2.25 ac (CAI-20-01-000 issued April 15, 2025 for Wetland #1)
Net Developable Area:	36.26 ac

Multi-Family: 600 Du  
16.5 Du/ac  
(600 Du/36.26 ac)

Land Use District	Units	ITE Code	Trip Rate	Daily Trips	PM Peak Trip Total
M.b-Family	600	221	5.44/Du	3264	204

Land Uses (convert from)	None	Dense	T. sp.	Land Uses (convert To)	
				Multi (convert)	Urban (convert)
Multi (convert)	100	112	1440	100	100
Urban (convert)	100	110	1430	100	100

**Sample Conversions:**  
 1. If you want to convert 180 Timeseries DUs to Multiseries DUs:  
 $180 \text{ Timeseries DUs} \times 1.422 = 256 \text{ DUs}$

	Elementary	Middle	High School
Student Generation Range (Male Females)	0.741	0.095	0.09
Students Generated	85	50	40

Total Students = 172 students

	Unit = 1/4 in.
MAX. BUILDING HEIGHT	400,000/55 kNf
MIN. LIVING AREA	550 or

\*This maximum vegetable dry weight (DW) was calculated as:  $1.7 \times \text{DW}_{\text{veg}} \times \text{area} \times \text{depth}$ .

Open Space Required\*: Multi-Family: 25%  
\*See Section 16-1254 of the Oregon County Code

Water Service:	Toho Water Authority
Wastewater Service:	Toho Water Authority
Reclaimed Water Service:	Toho Water Authority

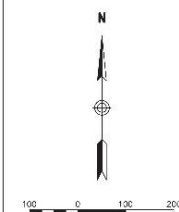
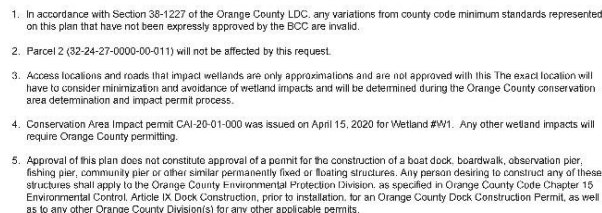
Note: Prices are for Toho Service Area, but no reclaimed water service is available to the project.

The stormwater management system will be designed to meet Orange County Code and the requirements of the local Water Management District.

An Orange County Conservation Area Determination (CAD-87-211) was completed on January 18, 1998.

Wetland 1 (W1)	0.41 acres (Jurisdictional Class III)
Wetland 2 (W2)	1.02 acres (Non-Jurisdictional)
Wetland 3 (W3)	1.23 acres (Jurisdictional Class II)

Total Wetland Area 2.66 acres

[illegible]

Not Approved for Construction

## Land Use Plan





## Updated Condition 12.b.

- b. Concurrent with PSP/DP review, ~~Hartzog Road~~ Lake Gifford Way shall be evaluated and a core sample taken to verify the base. With construction plans, ~~Hartzog Road~~ Lake Gifford Way shall be improved to Orange County Subdivision Regulation standards.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Avalon Grove Planned Development / Land Use Plan (PD/LUP) dated “Received July 1, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the change to condition #12.b as presented.**

**District 1**



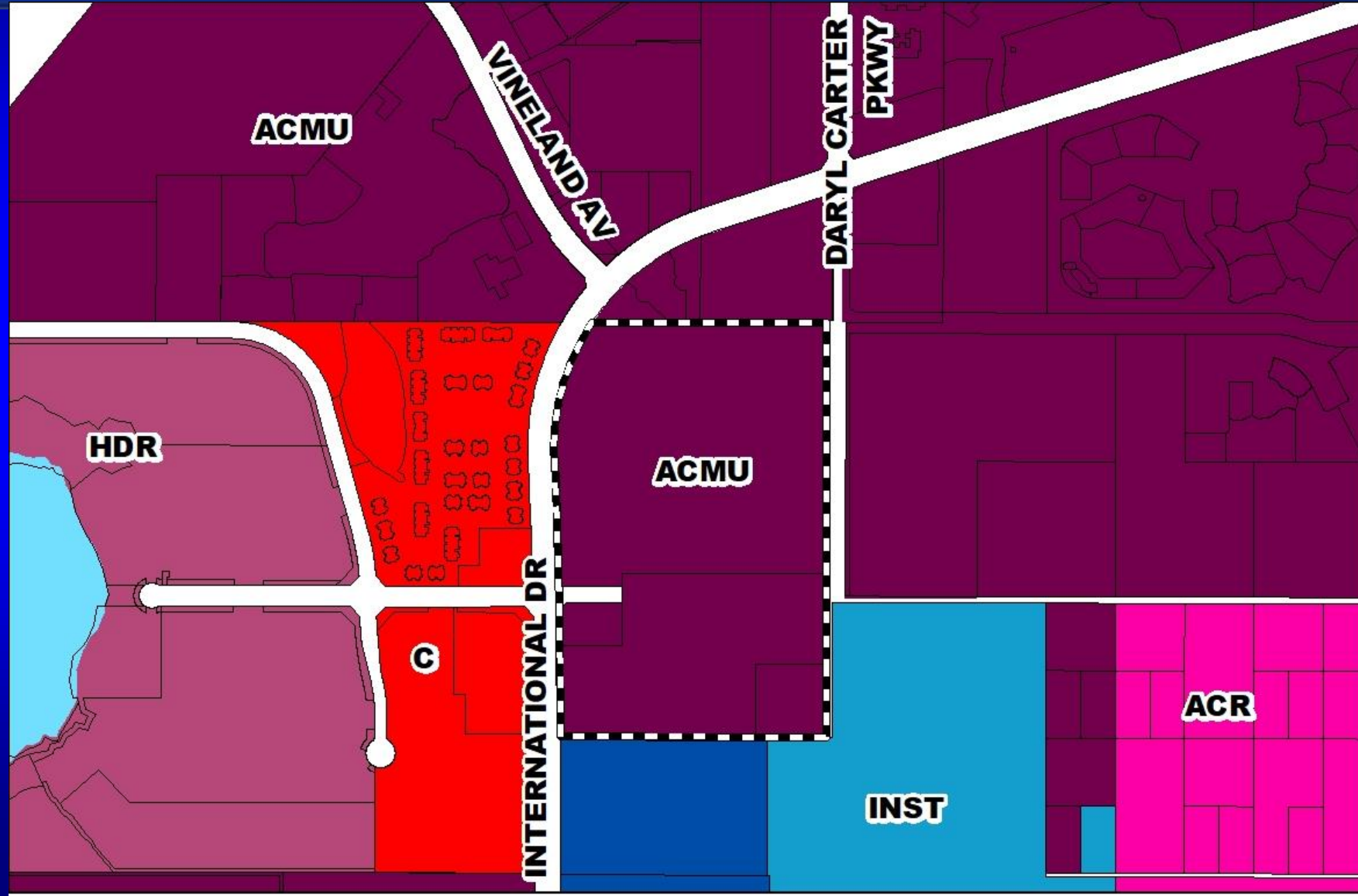
# Wildwood International Planned Development / Land Use Plan

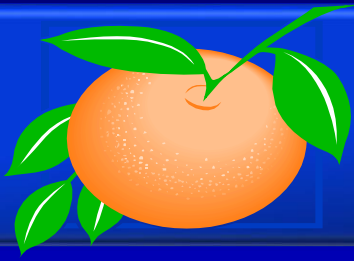
<b>Case:</b>	CDR-20-12-355
<b>Project Name:</b>	Wildwood International PD
<b>Applicant:</b>	Jay Jackson, Kimley-Horn & Associates
<b>District:</b>	1
<b>Acreage:</b>	57.80 gross acres
<b>Location:</b>	Generally located on the east side of International Drive, west of Wildwood Avenue, approximately 650 feet south of the Daryl Carter Parkway and International Drive intersection.
<b>Request:</b>	To increase and exchange entitlements from 390,000 square feet of tourist commercial uses and 532 dwelling units to 380,000 square feet of retail, 2,120 hotel rooms, and 532 dwelling units. Additionally, six (6) waivers from Orange County Code related to open space, impervious coverage, building setbacks, paving setbacks, and bicycle parking are associated with this request.



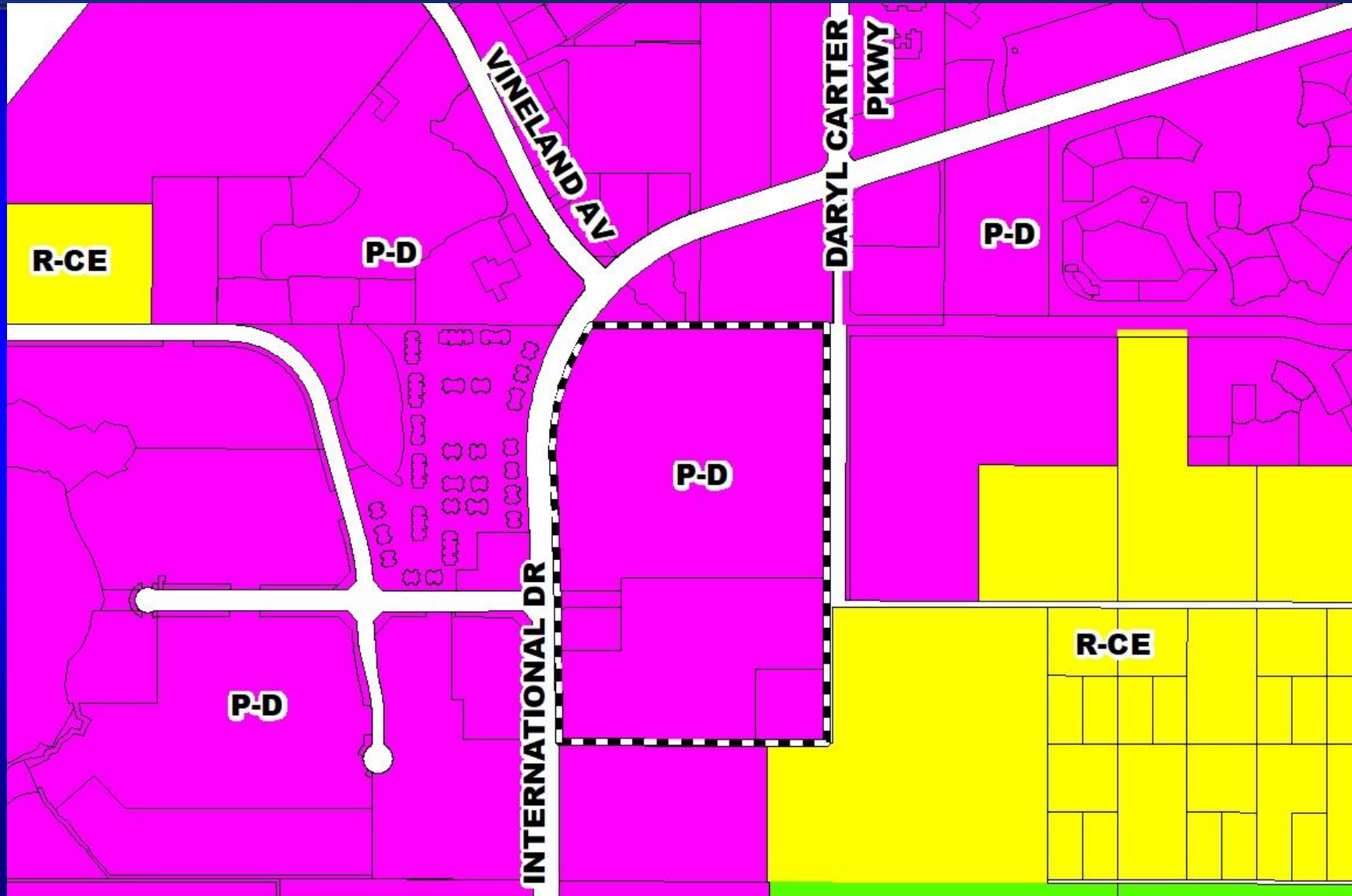
# Wildwood International Planned Development / Land Use Plan

## Future Land Use Map





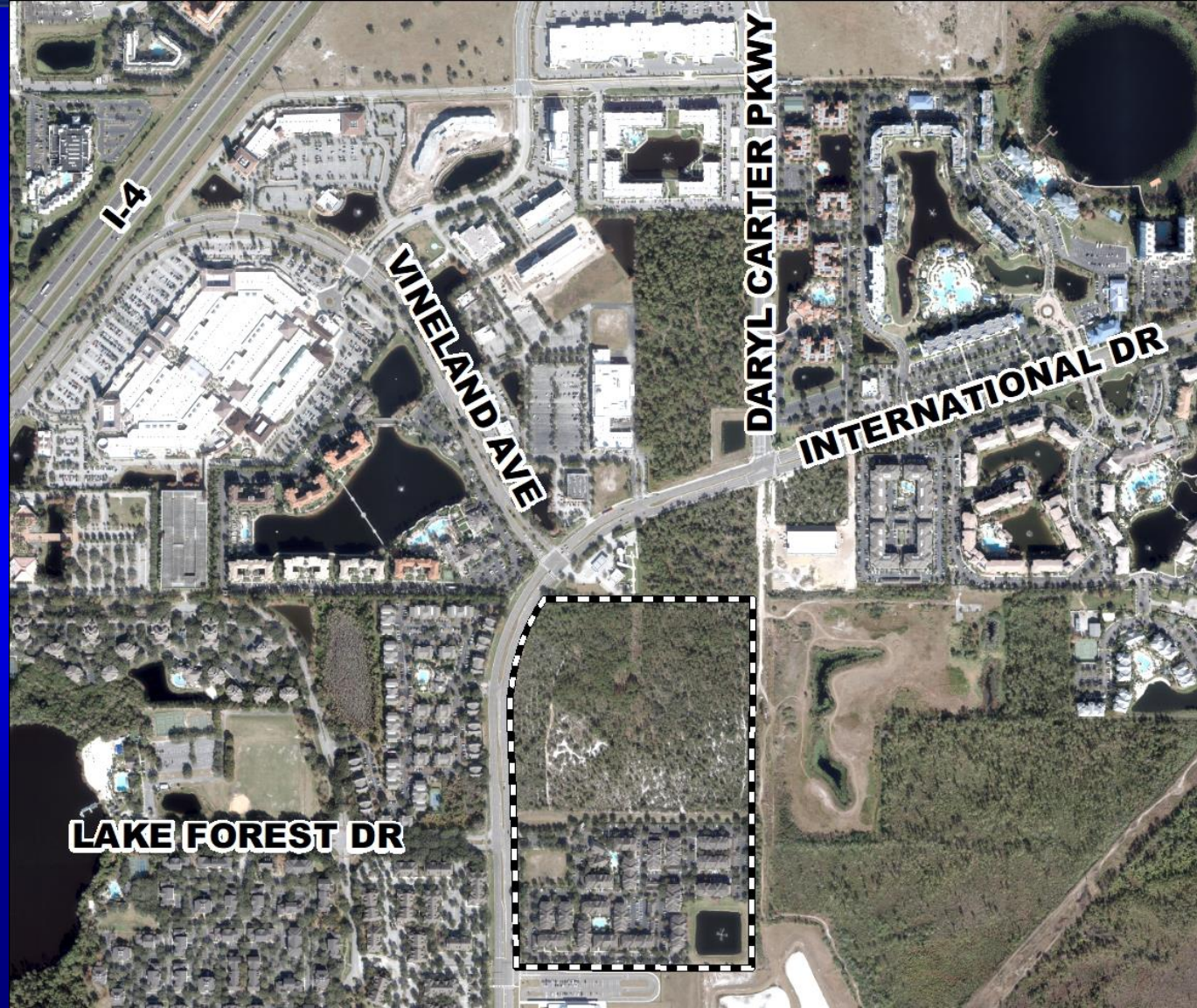
# Wildwood International Planned Development / Land Use Plan Zoning Map



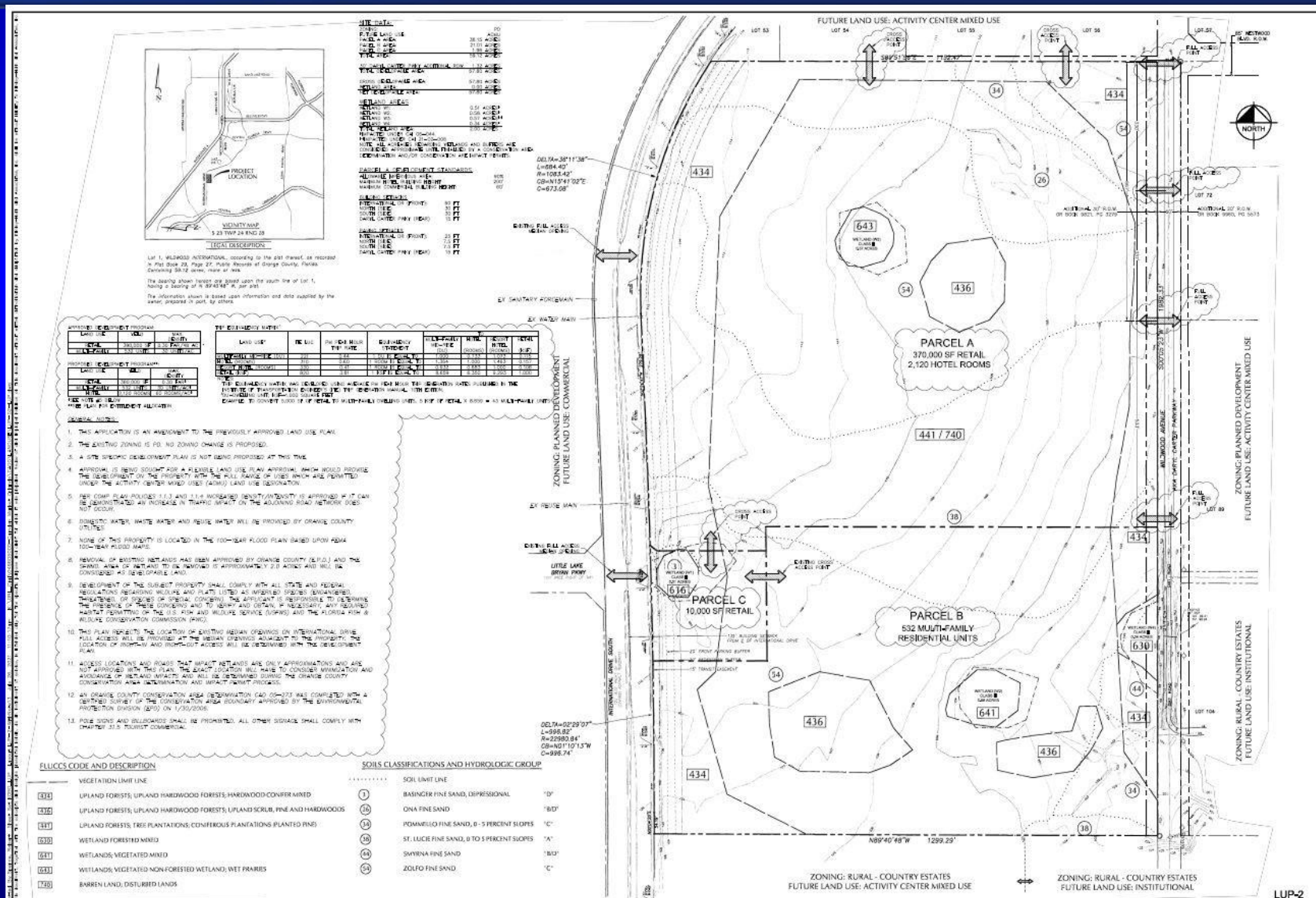




# Wildwood International Planned Development / Land Use Plan Aerial Map

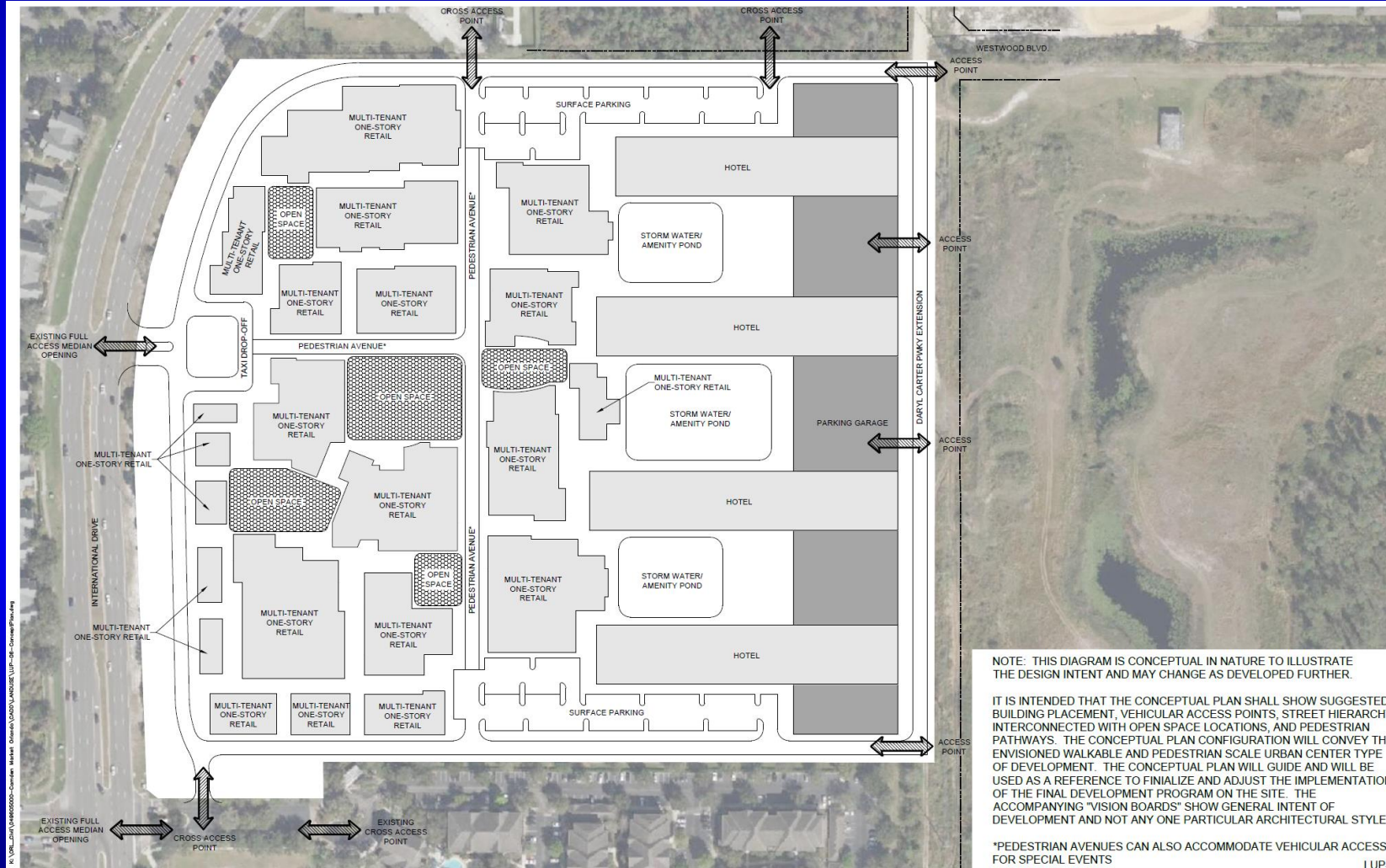








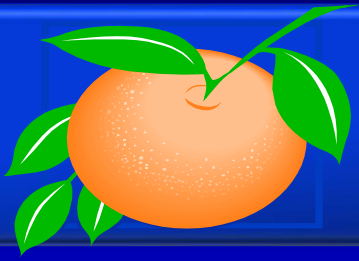
# Wildwood International Planned Development / Land Use Plan Conceptual Sketch



NOTE: THIS DIAGRAM IS CONCEPTUAL IN NATURE TO ILLUSTRATE THE DESIGN INTENT AND MAY CHANGE AS DEVELOPED FURTHER.

IT IS INTENDED THAT THE CONCEPTUAL PLAN SHALL SHOW SUGGESTED BUILDING PLACEMENT, VEHICULAR ACCESS POINTS, STREET HIERARCHY INTERCONNECTED WITH OPEN SPACE LOCATIONS, AND PEDESTRIAN PATHWAYS. THE CONCEPTUAL PLAN CONFIGURATION WILL CONVEY THE ENVISIONED WALKABLE AND PEDESTRIAN SCALE URBAN CENTER TYPE OF DEVELOPMENT. THE CONCEPTUAL PLAN WILL GUIDE AND WILL BE USED AS A REFERENCE TO FINALIZE AND ADJUST THE IMPLEMENTATION OF THE FINAL DEVELOPMENT PROGRAM ON THE SITE. THE ACCOMPANYING "VISION BOARDS" SHOW GENERAL INTENT OF DEVELOPMENT AND NOT ANY ONE PARTICULAR ARCHITECTURAL STYLE.

\*PEDESTRIAN AVENUES CAN ALSO ACCOMMODATE VEHICULAR ACCESS FOR SPECIAL EVENTS



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Wildwood International Planned Development / Land Use Plan (PD/LUP) dated “Received July 15, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



*Board of County Commissioners*

# Public Hearings

**September 14, 2021**