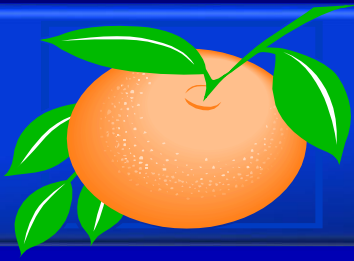


*Board of County Commissioners*

# Public Hearings

**September 28, 2021**



## **Gem Groves Planned Development / Land Use Plan**

**Case:** CDR-20-09-273

**Project Name:** Gem Groves PD

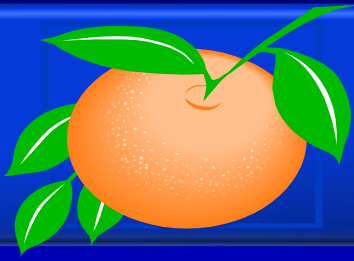
**Applicant:** Kathy Hattaway, Poulos & Bennett, LLC

**District:** 1

**Acreage:** 276.87 gross acres (overall PD)

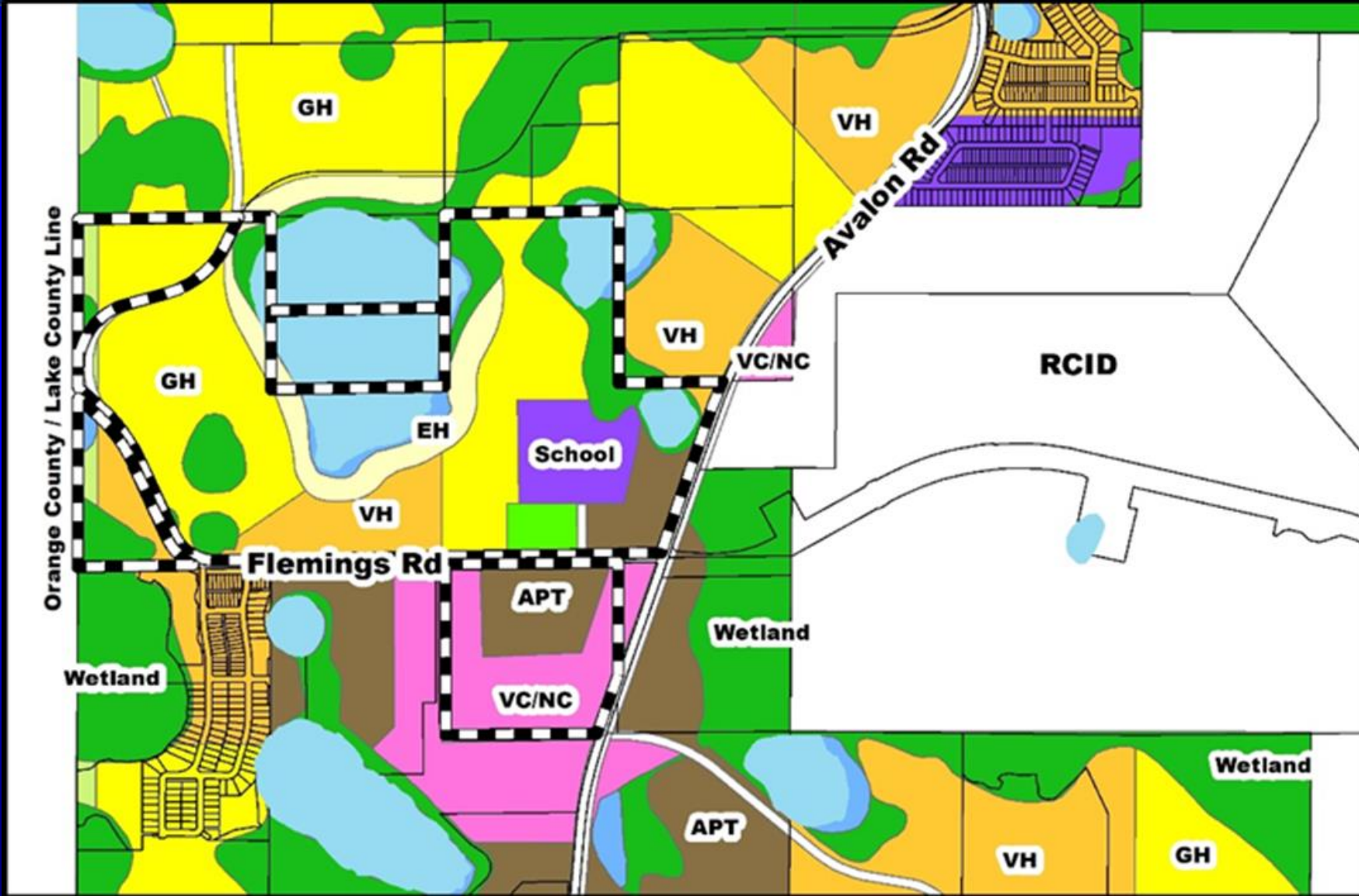
**Location:** Generally located north and south of Flemings Road, west of Avalon Road

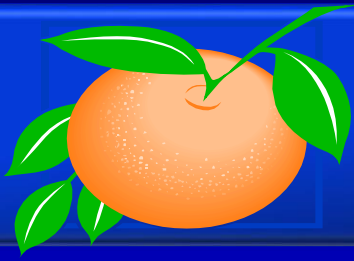
**Request:** To reduce the total unit count from 852 to 807 units, and to depict the proposed realignment of Flemings Road. Additionally, one (1) waiver from Orange County Code is associated with this request.



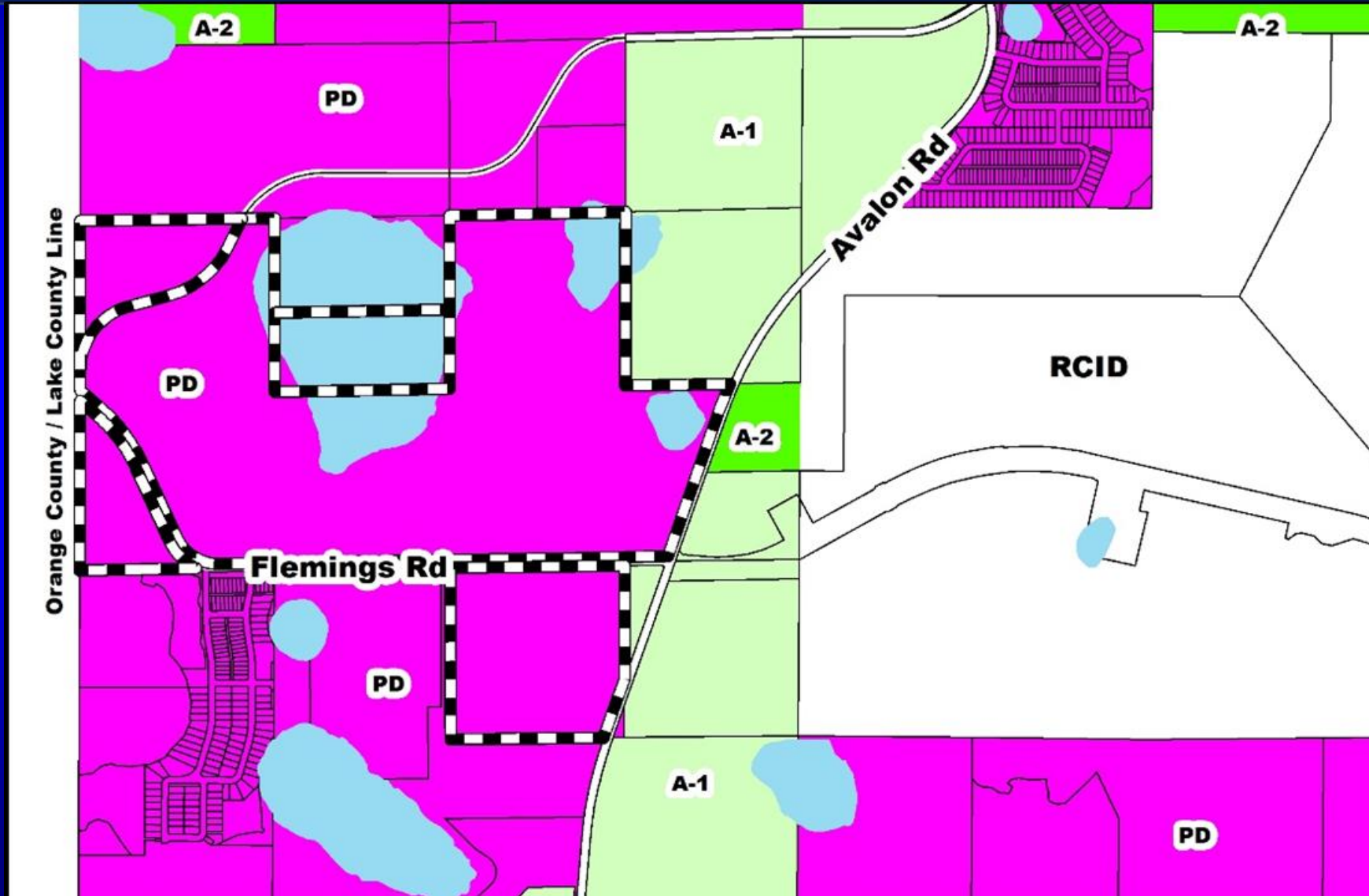
# Gem Groves Planned Development / Land Use Plan

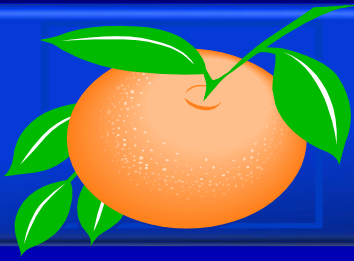
## Future Land Use Map





# Gem Groves Planned Development / Land Use Plan Zoning Map

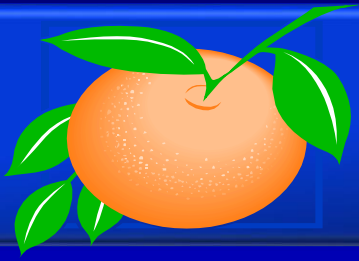




# Gem Groves Planned Development / Land Use Plan Aerial Map



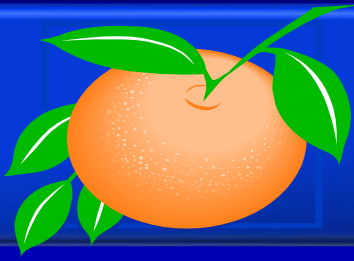




# Action Requested

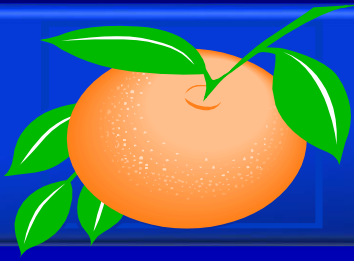
**Make a finding of consistency with the Comprehensive Plan and approve the Gem Groves Planned Development / Land Use Plan (PD/LUP), dated “July 29, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

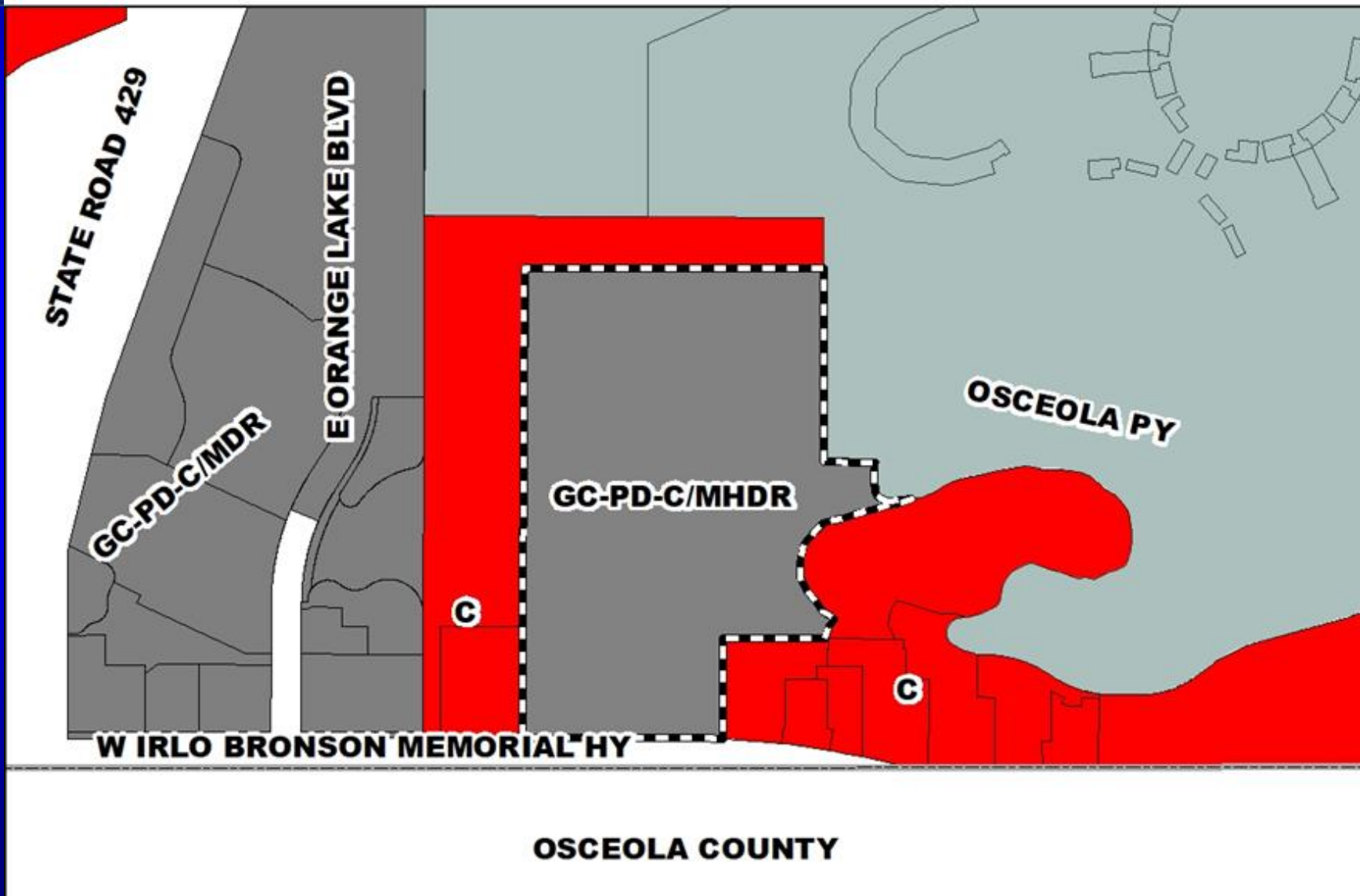


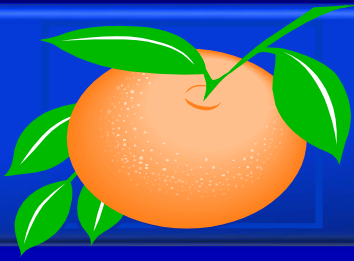
## **Waterstar Orlando Planned Development / Land Use Plan**

<b>Case:</b>	CDR-21-03-075
<b>Project Name:</b>	Waterstar Orlando PD
<b>Applicant:</b>	Jonathan Martin, Kimley-Horn and Associates, Inc.
<b>District:</b>	1
<b>Acreage:</b>	33.63 gross acres (overall PD)
<b>Location:</b>	Generally located on the north side of U.S. 192 (W. Irlo Bronson Memorial Highway) and 1,000 feet east of the East Orange Lake Boulevard intersection
<b>Request:</b>	To reduce the commercial entitlements from 250,000 square feet to 167,322 square feet; increase multi-family entitlements from 320 units to 695 units; and add multi-family as a permitted use on Parcel B. Additionally, four (4) waivers from Orange County Code are associated with this request.

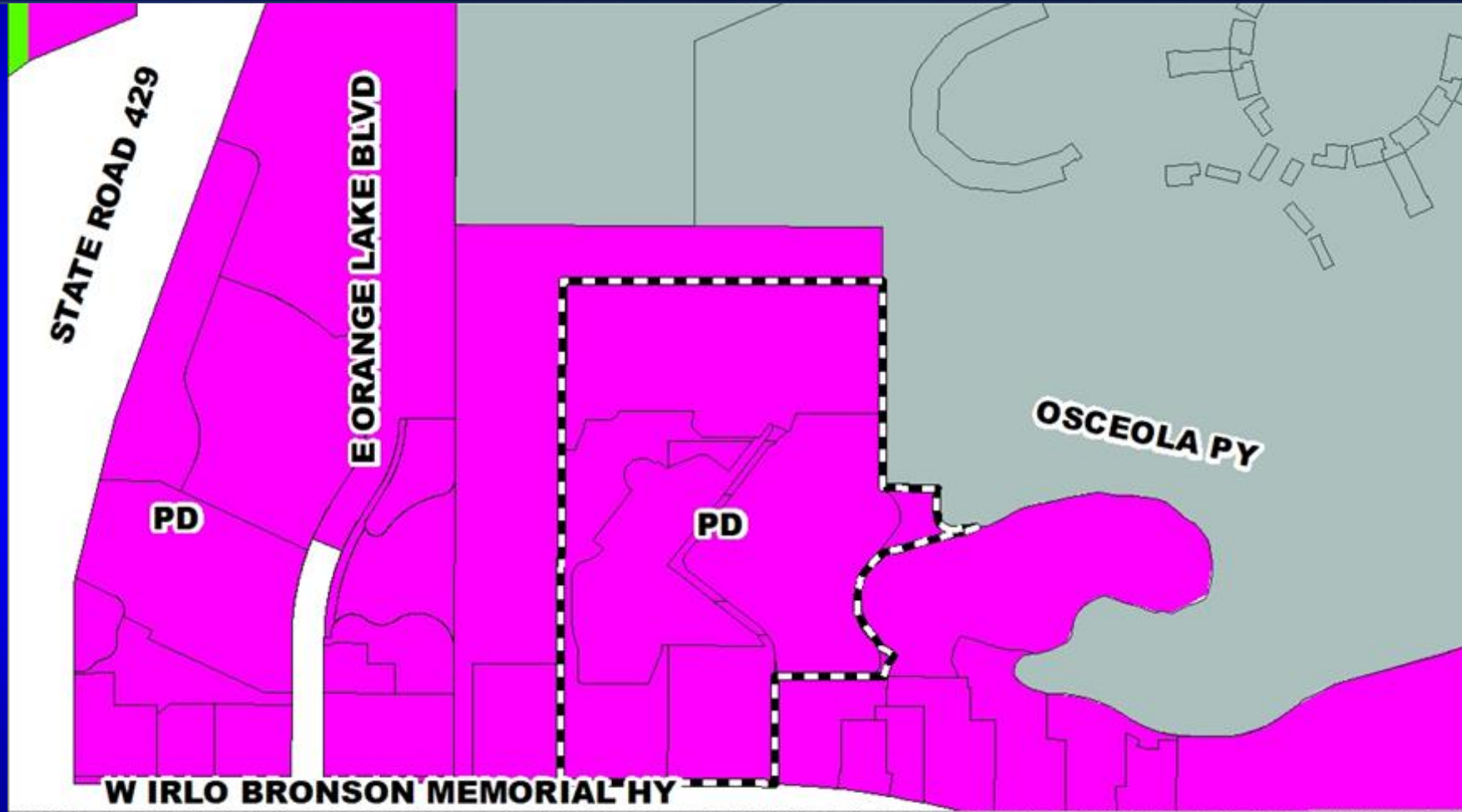


# Waterstar Orlando Planned Development / Land Use Plan Future Land Use Map

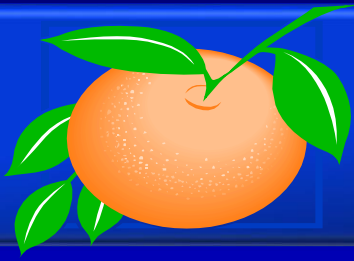




# Waterstar Orlando Planned Development / Land Use Plan Zoning Map



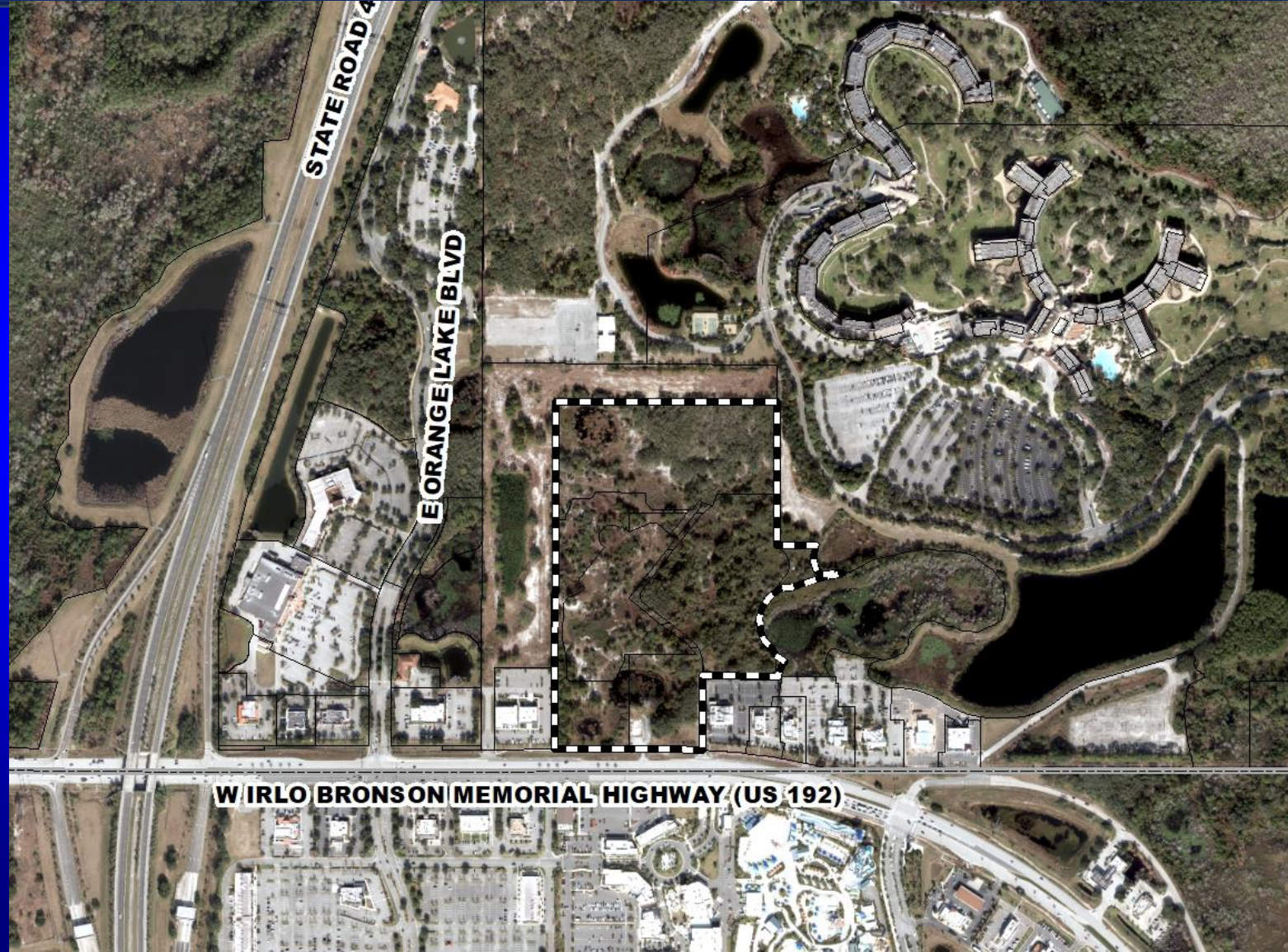
OSCEOLA COUNTY

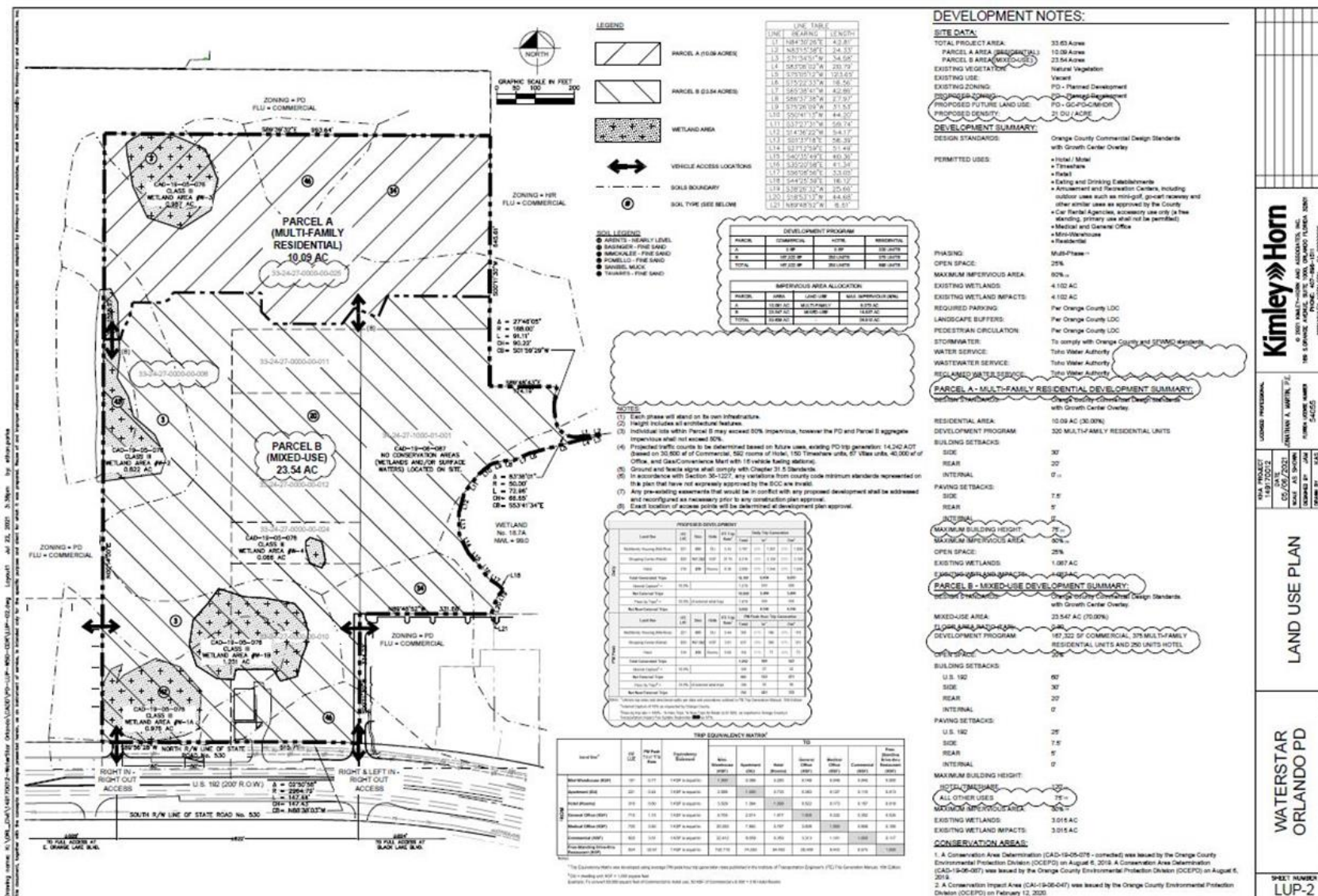


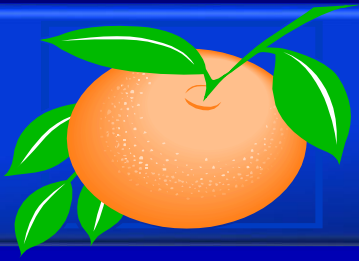
# Waterstar Orlando

## Planned Development / Land Use Plan

### Aerial Map



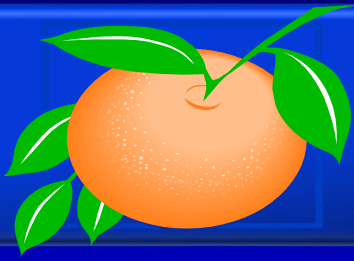




# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the PD Substantial Change to the Waterstar Orlando Planned Development / Land Use Plan (PD/LUP) dated “Received July 29, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



## **RZ-21-07-044 – Luis Lopez Planning and Zoning Commission (PZC) Board-Called Hearing**

**Case:** RZ-21-07-044

**Applicant:** Luis Lopez

**District:** 3

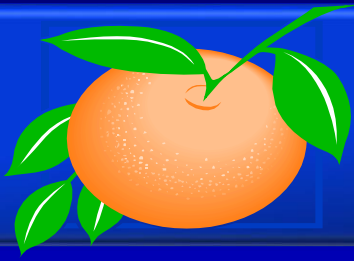
**Location:** 6954 Redditt Road; generally south and east of Redditt Road and approximately 1,050 feet north of Nassau Avenue

**Acreage:** 0.61 gross acre

**From:** A-2 (Farmland Rural District)

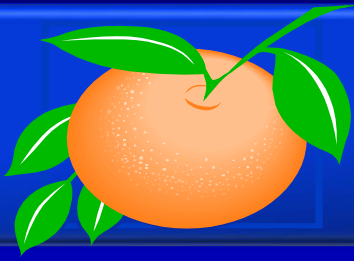
**To:** R-2 Restricted (Residential District)

**Proposed Use:** Two (2) attached residential units (a Duplex)



## **RZ-21-07-046 – Jeremy Anderson Planning and Zoning Commission (PZC) Board-Called Hearing**

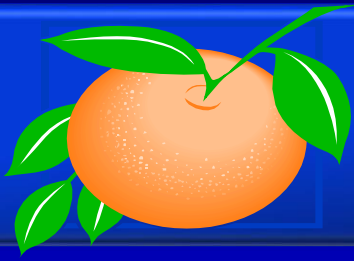
<b>Case:</b>	RZ-21-07-046
<b>Applicant:</b>	Jeremy Anderson, Common Oak Engineering
<b>District:</b>	3
<b>Location:</b>	2712 Alamo Drive; or generally located on the west side of Alamo Drive, approximately 50 feet south of W. Michigan Street
<b>Acreage:</b>	0.54 gross acre
<b>From:</b>	R-1A (Single-Family Dwelling District)
<b>To:</b>	R-1 (Single-Family Dwelling Districts)
<b>Proposed Use:</b>	Two (2) single-family detached dwellings (pending approved lot split)



## **RZ-21-07-045 – Randy Turbin**

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

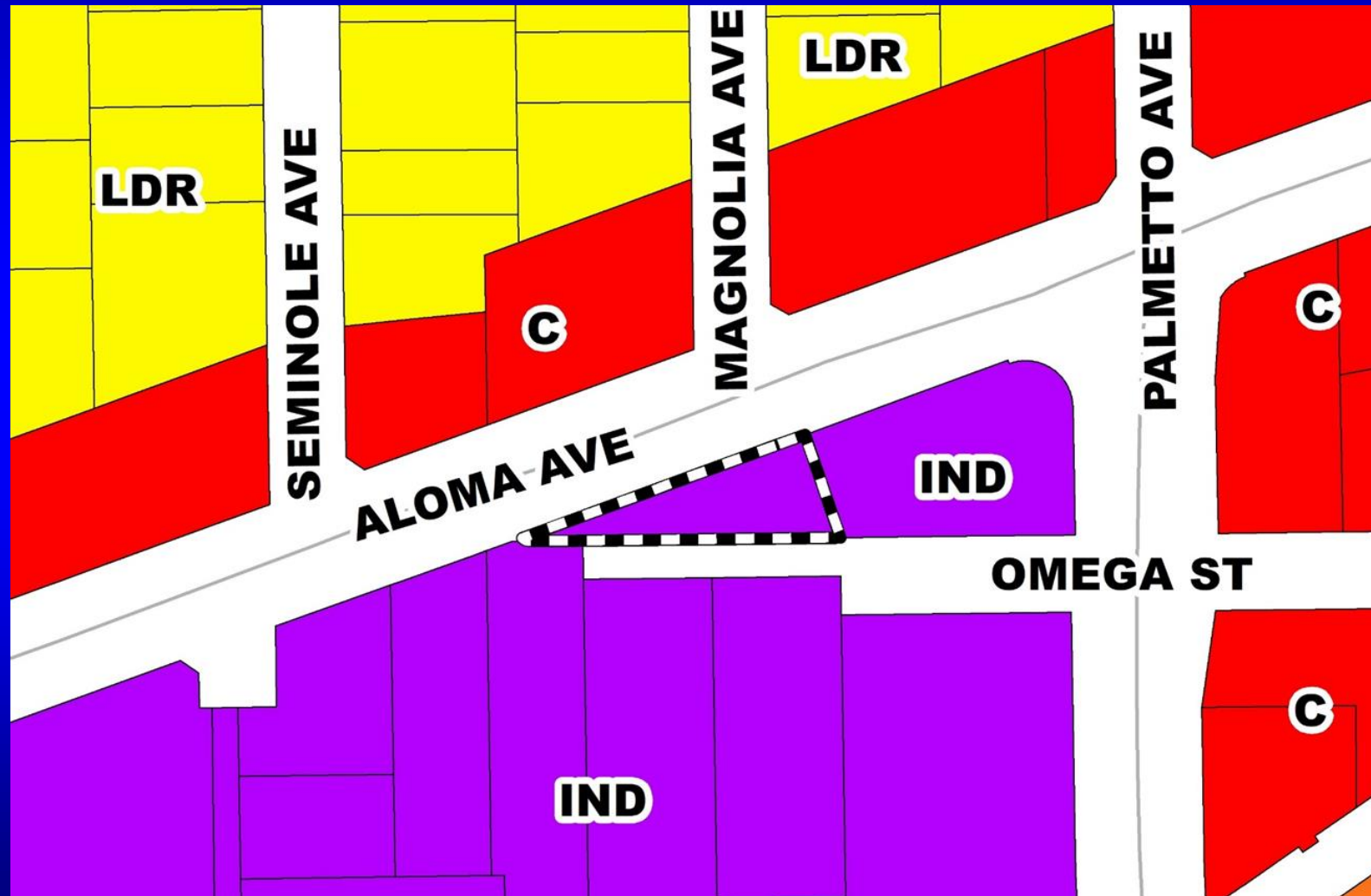
<b>Case:</b>	RZ-21-07-045
<b>Applicant:</b>	Randy Turbin
<b>District:</b>	5
<b>Location:</b>	7328 Aloma Avenue; generally south of Aloma Avenue, west of Palmetto Avenue, north of Omega Street
<b>Acreage:</b>	0.23 gross acre
<b>From:</b>	I-1A (Restricted Industrial District)
<b>To:</b>	I-1/I-5 Restricted (Industrial District - Light)
<b>Proposed Use:</b>	Landscaping Business / Nursery

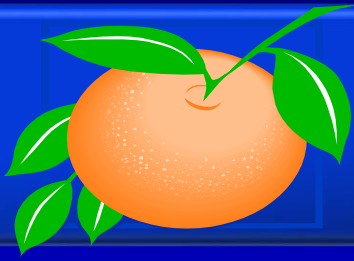


**RZ-21-07-045 – Randy Turbin**

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

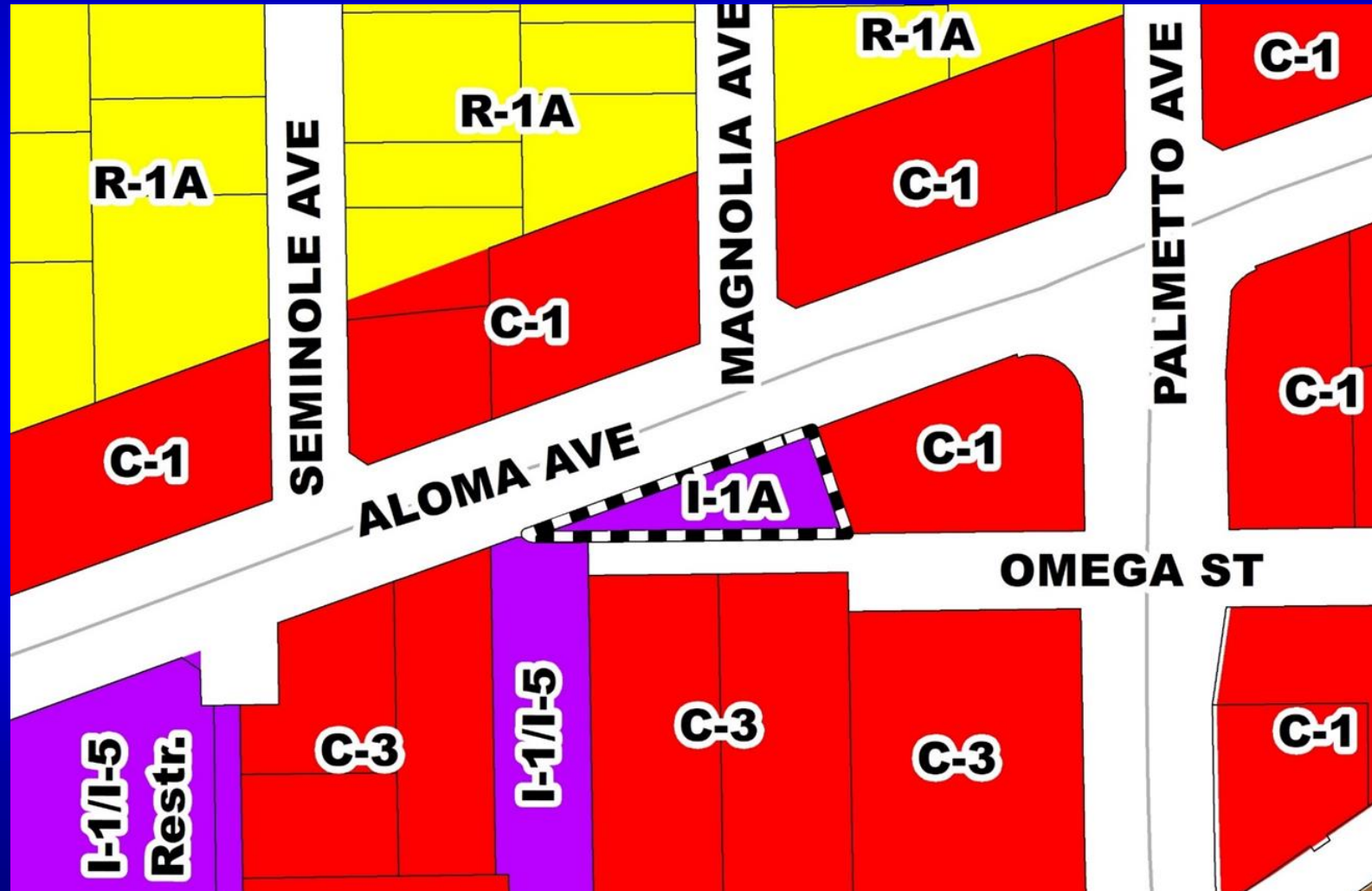
**Future Land Use Map**

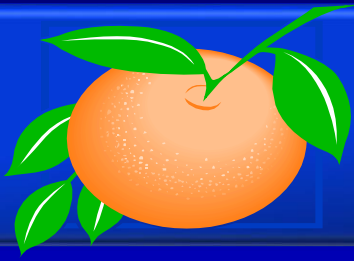




**RZ-21-07-045 – Randy Turbin**

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

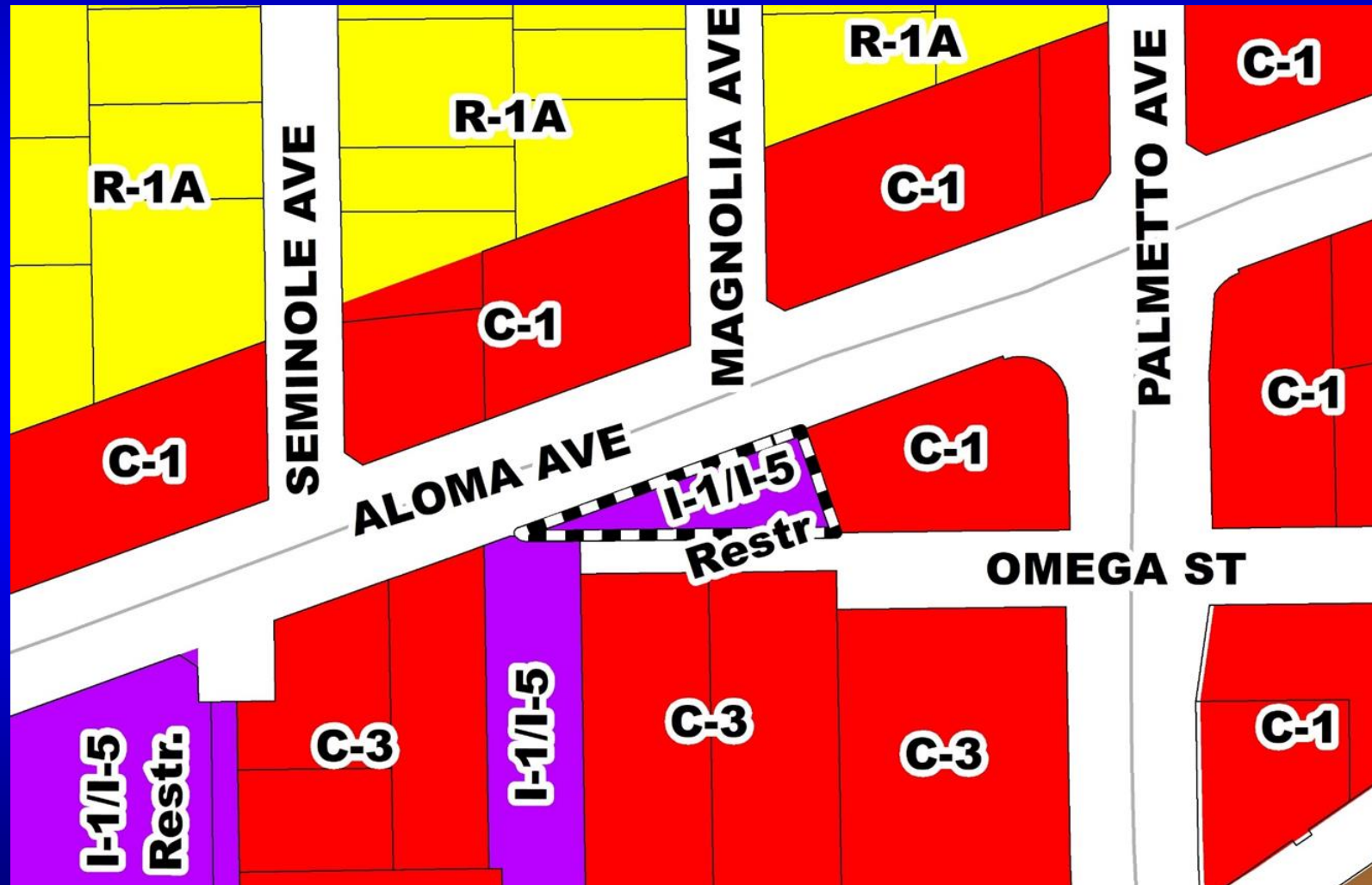


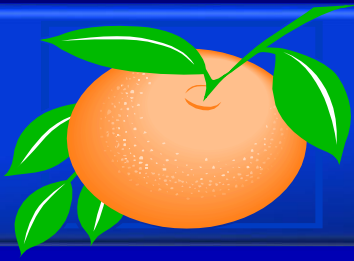


**RZ-21-07-045 – Randy Turbin**

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

**Proposed Zoning Map**



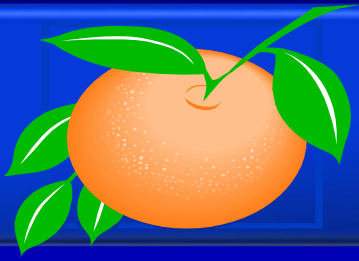


**RZ-21-07-045 – Randy Turbin**

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

**Aerial Map**



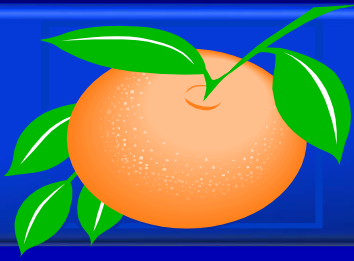


# Action Requested

**Make a finding of consistency with the Comprehensive Plan, and approve the requested I-1 / I-5 Restricted (Industrial District-Light) zoning, subject to the following restrictions:**

- 1) New billboards and pole signs shall be prohibited;**
- 2) 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 I-1/I-5 uses; and**
- 3) Only outdoor storage and display of products associated with a nursery or landscaping business shall be permitted. All other outdoor storage or display shall be prohibited.**

**District 5**



## **BB Groves South Planned Development / Land Use Plan**

**Case:** LUP-21-01-010

**Project Name:** BB Groves South PD

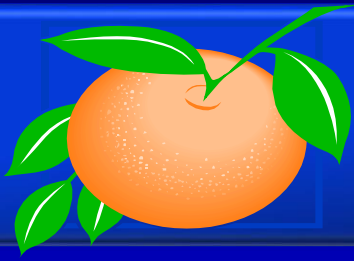
**Applicant:** Kathy Hattaway, Poulos & Bennett, LLC

**District:** 1

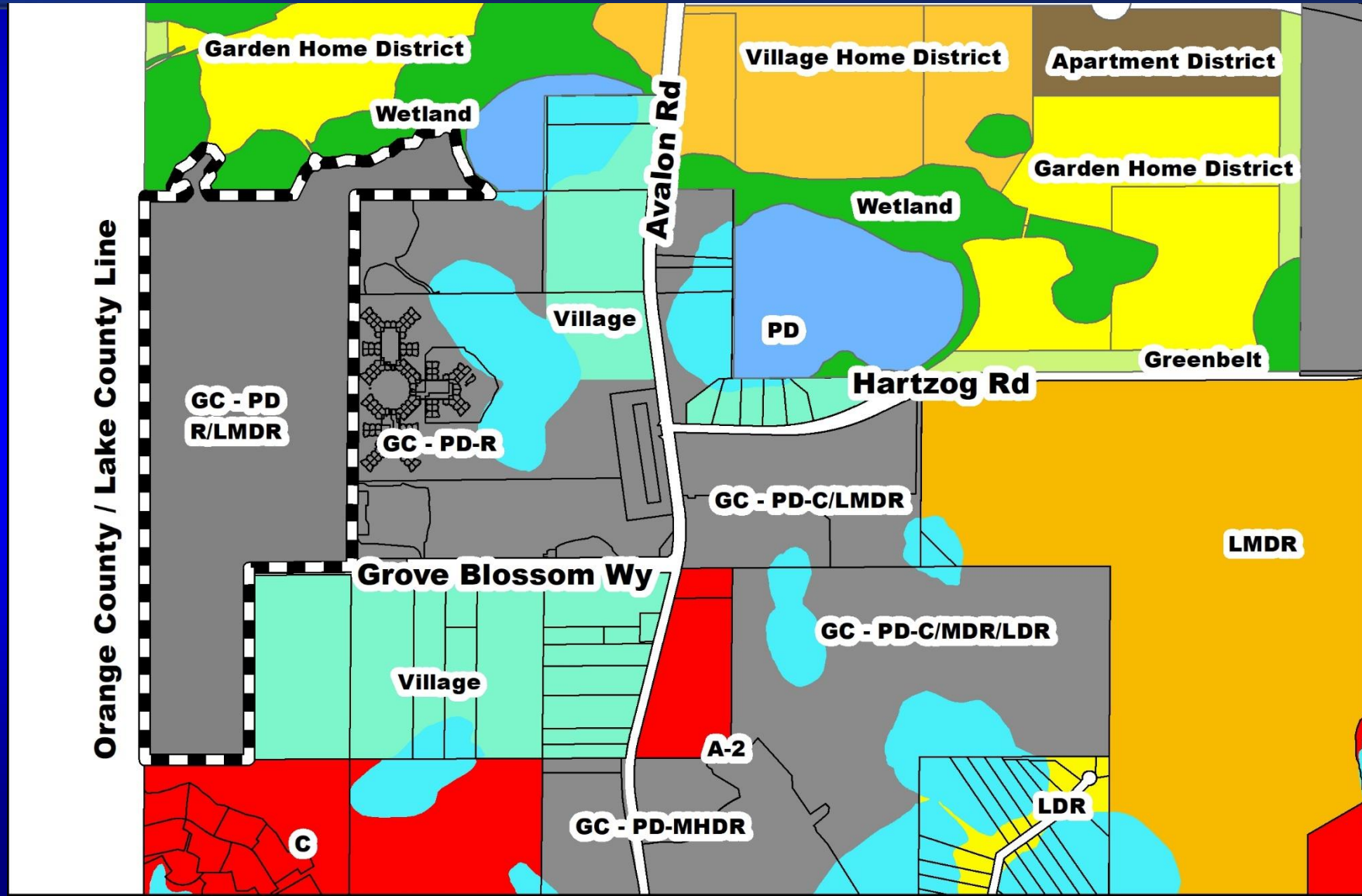
**Acreage:** 118.89 gross acres

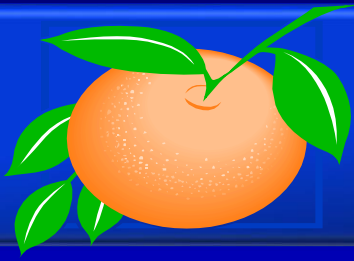
**Location:** Generally located west of Avalon Road, north and south of Grove Blossom Way, east of the Lake County line

**Request:** To rezone two (2) parcels containing 118.89 gross acres from A-2 (Farmland Rural District) and PD (Lake Austin Planned Development District) to PD (BB Groves South Planned Development District), in order to construct 500 single-family attached or detached residential dwelling units.



# BB Groves South Planned Development / Land Use Plan Future Land Use Map



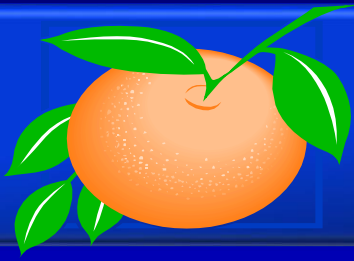


**NAME**

# **Planned Development / Land Use Plan**

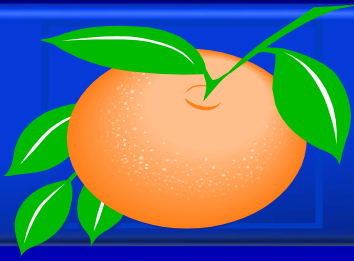
**Zoning Map**





# BB Groves South Planned Development / Land Use Plan Proposed Zoning Map

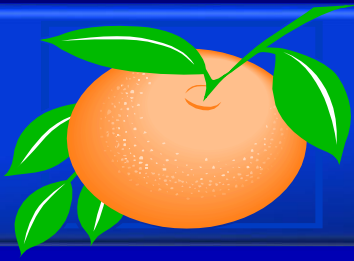




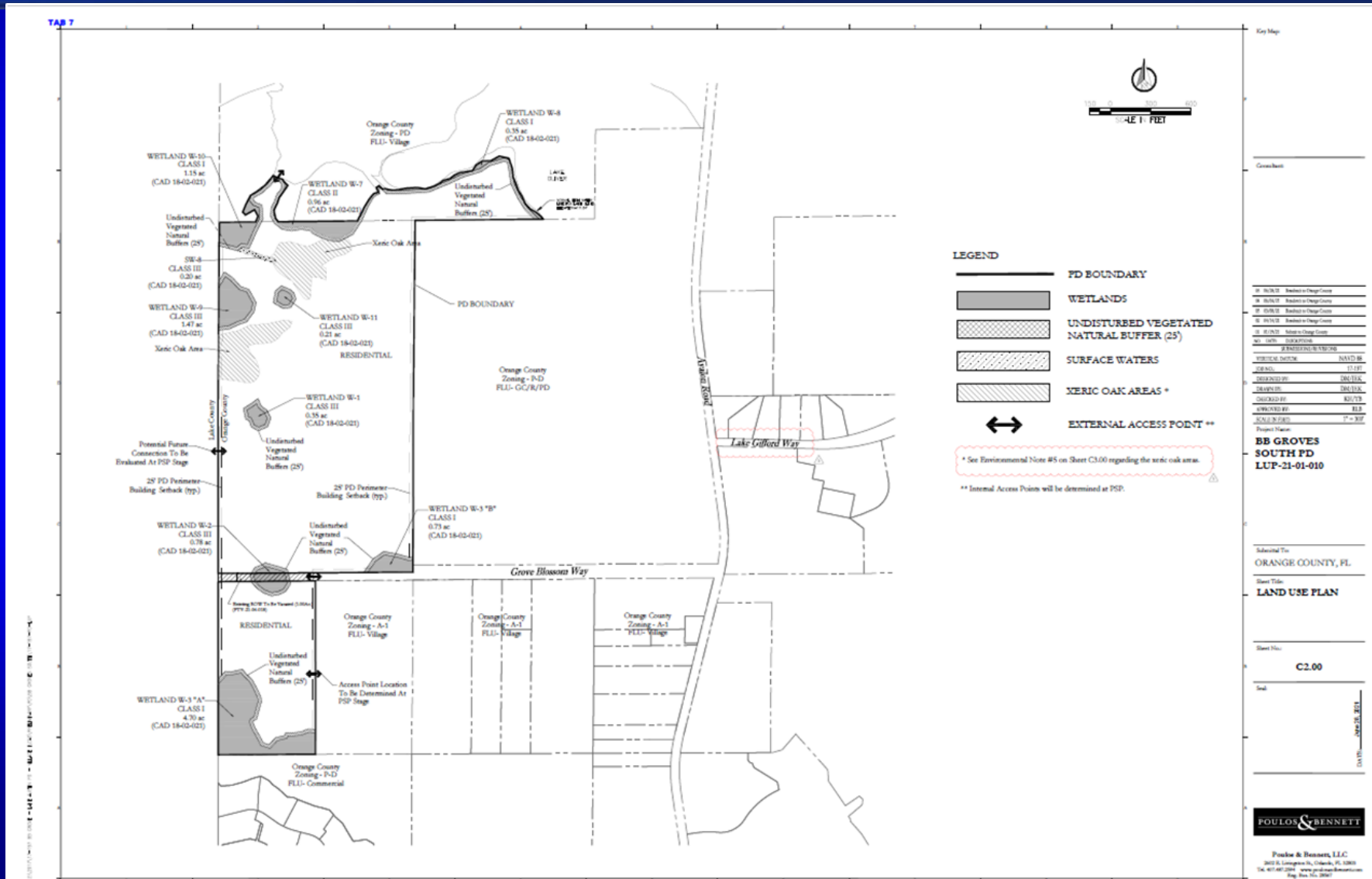
# BB Groves South Planned Development / Land Use Plan Aerial Map

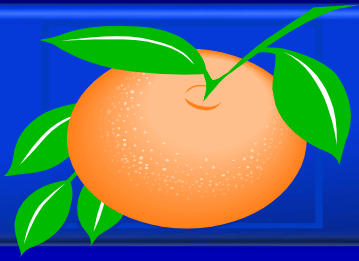
Orange County / Lake County Line





# BB Groves South Planned Development / Land Use Plan Overall Land Use Plan





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the BB Groves South Planned Development / Land Use Plan (PD/LUP), dated “Received June 30, 2021”, subject to the conditions listed under the PZC Recommendation in the Staff Report.**

**District 1**

*Board of County Commissioners*

# Public Hearings

**September 28, 2021**