

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)

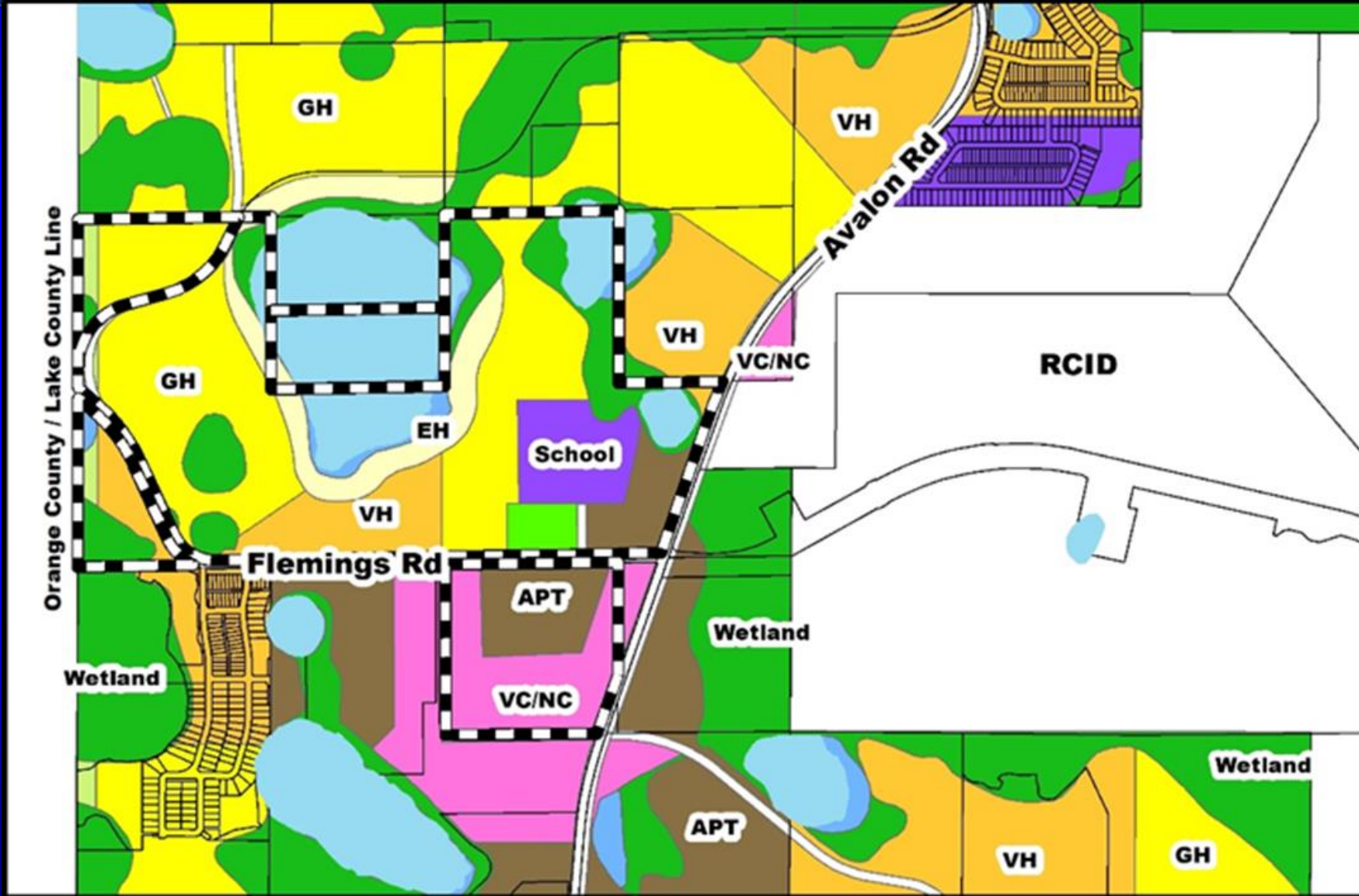
Location: Generally located north and south of Flemings Road, west of Avalon Road

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.



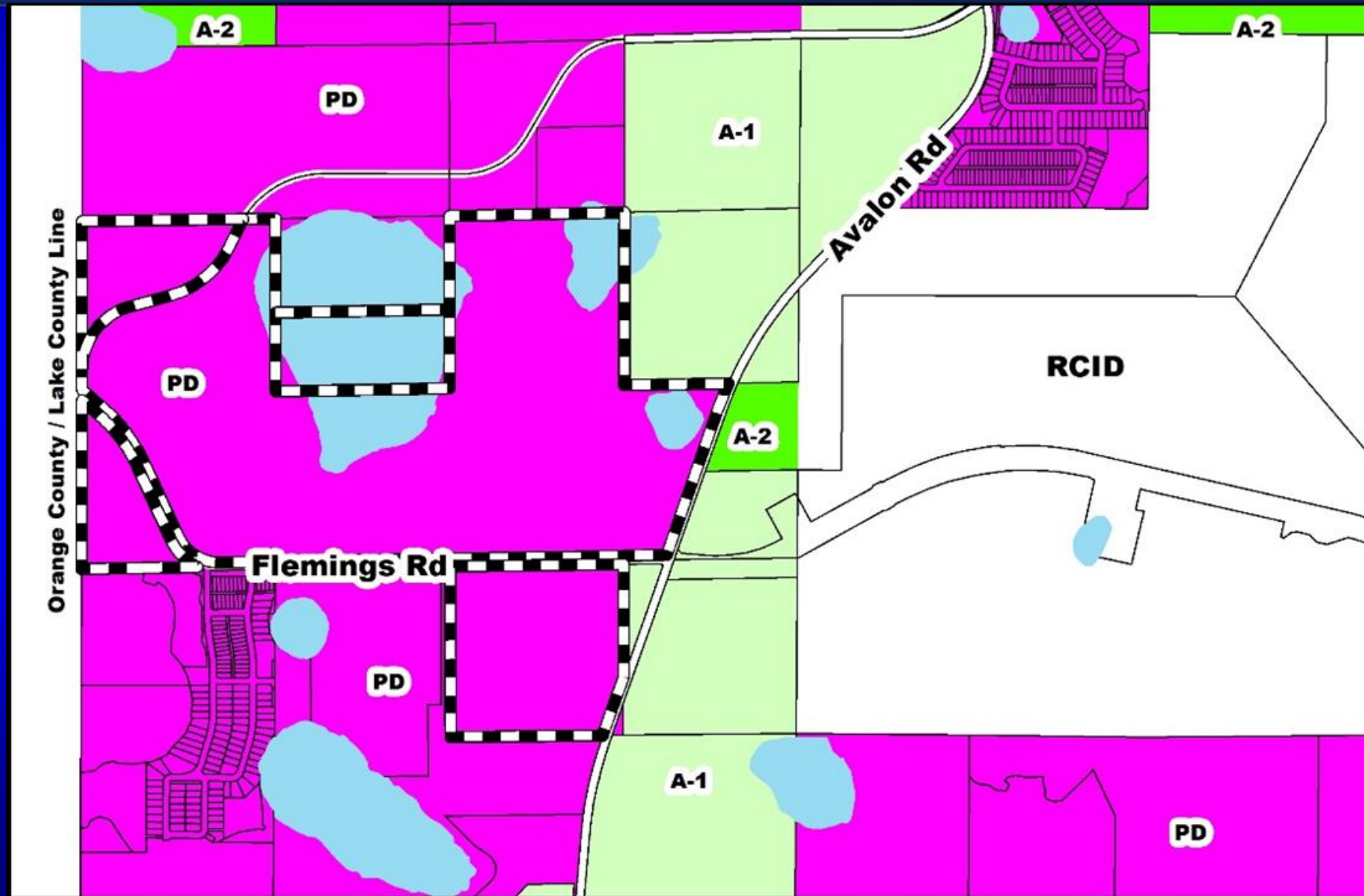
Gem Groves Planned Development / Land Use Plan

Future Land Use Map





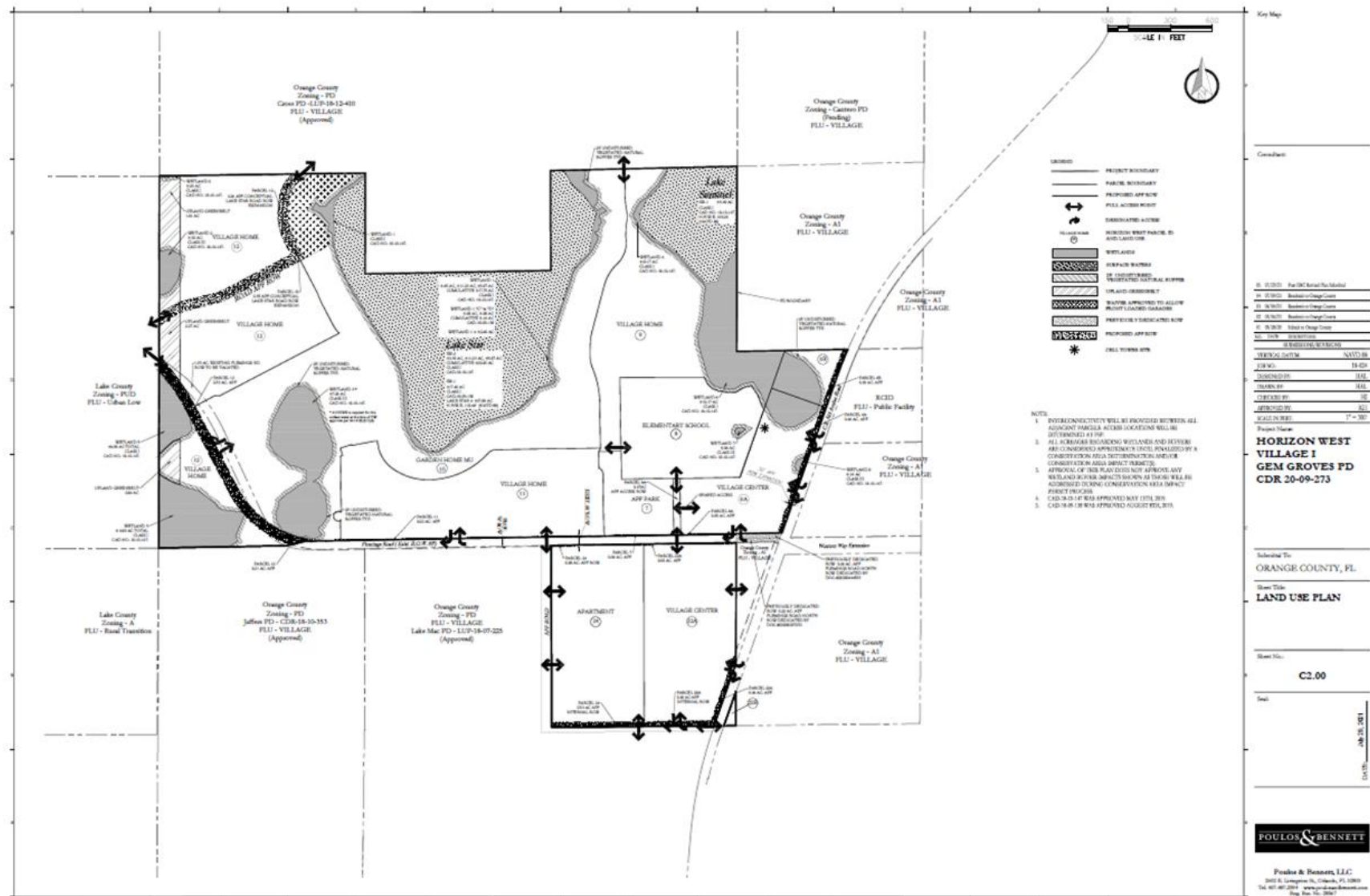
Gem Groves Planned Development / Land Use Plan Zoning Map





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

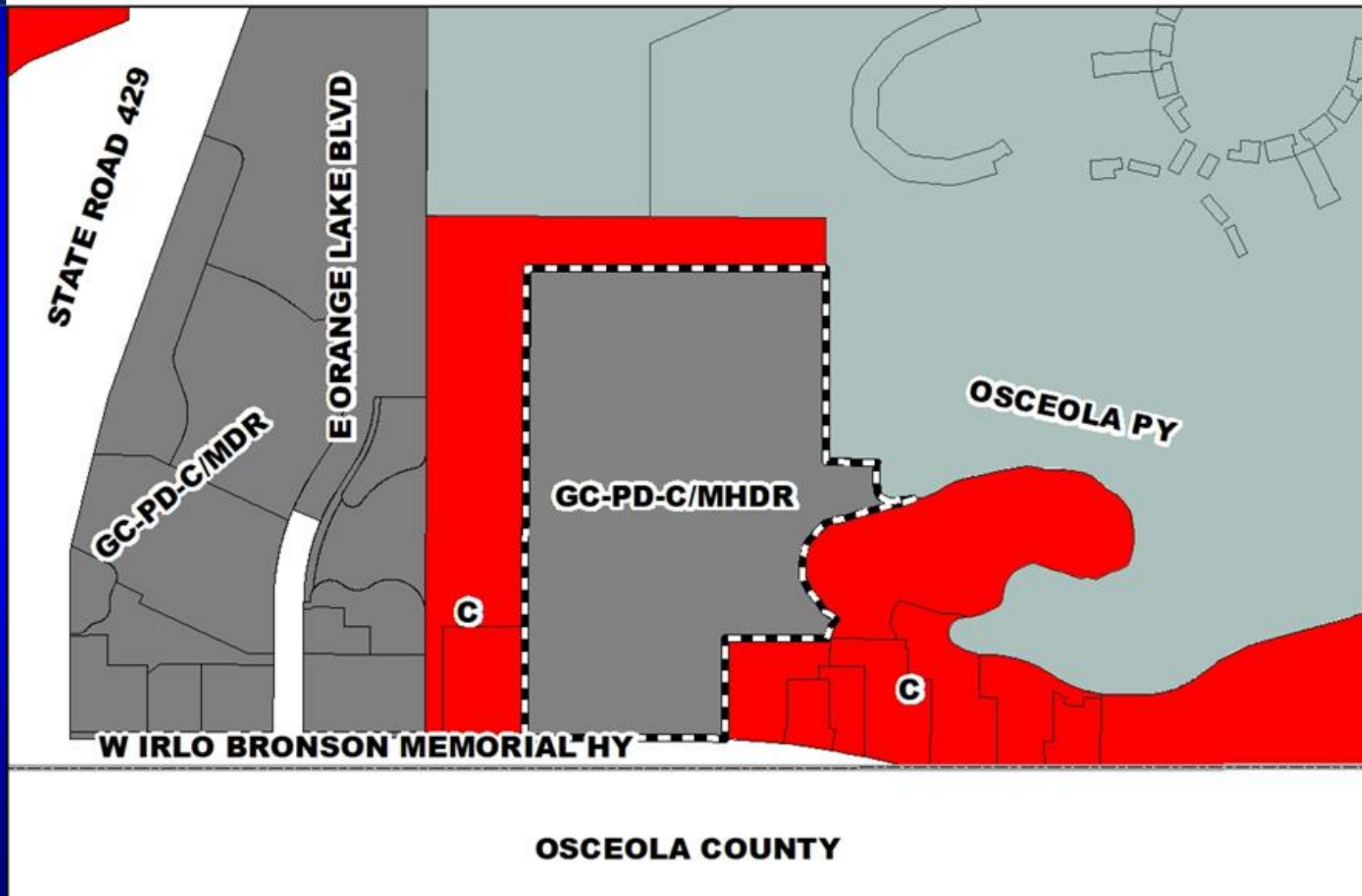


Waterstar Orlando Planned Development / Land Use Plan

Case:	CDR-21-03-075
Project Name:	Waterstar Orlando PD
Applicant:	Jonathan Martin, Kimley-Horn and Associates, Inc.
District:	1
Acreage:	33.63 gross acres (overall PD)
Location:	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
Request:	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.

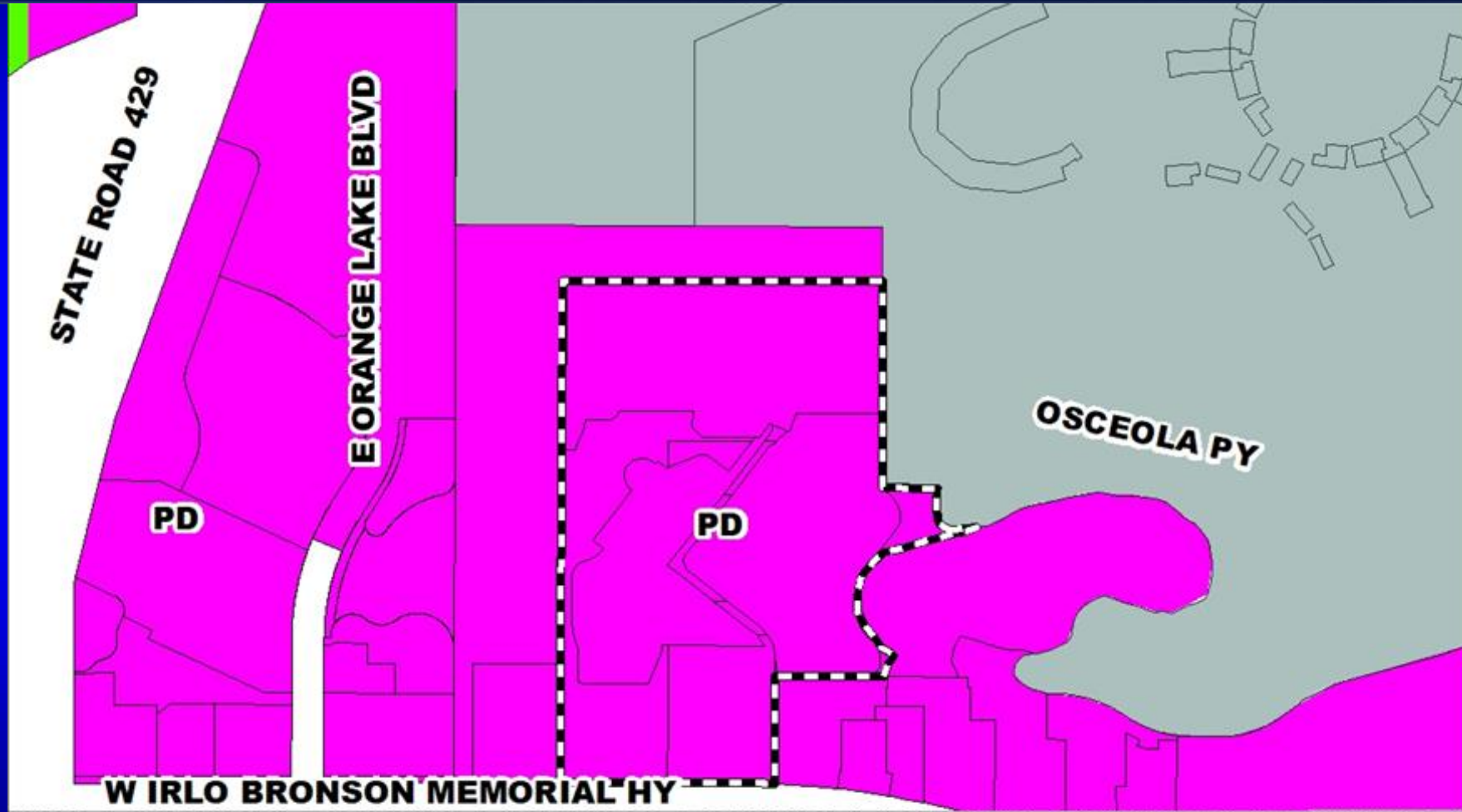


Waterstar Orlando Planned Development / Land Use Plan Future Land Use Map





Waterstar Orlando Planned Development / Land Use Plan Zoning Map



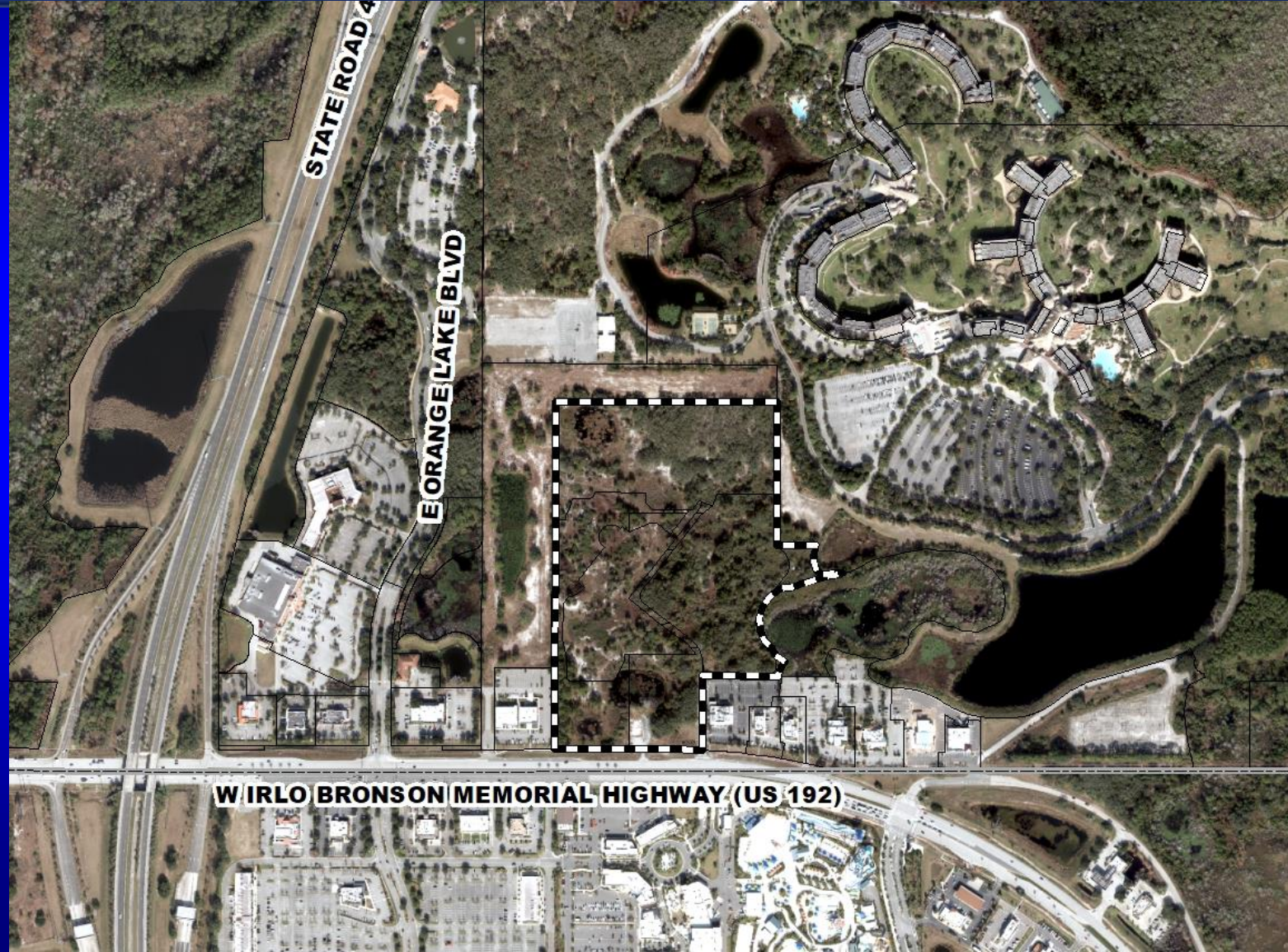
OSCEOLA COUNTY

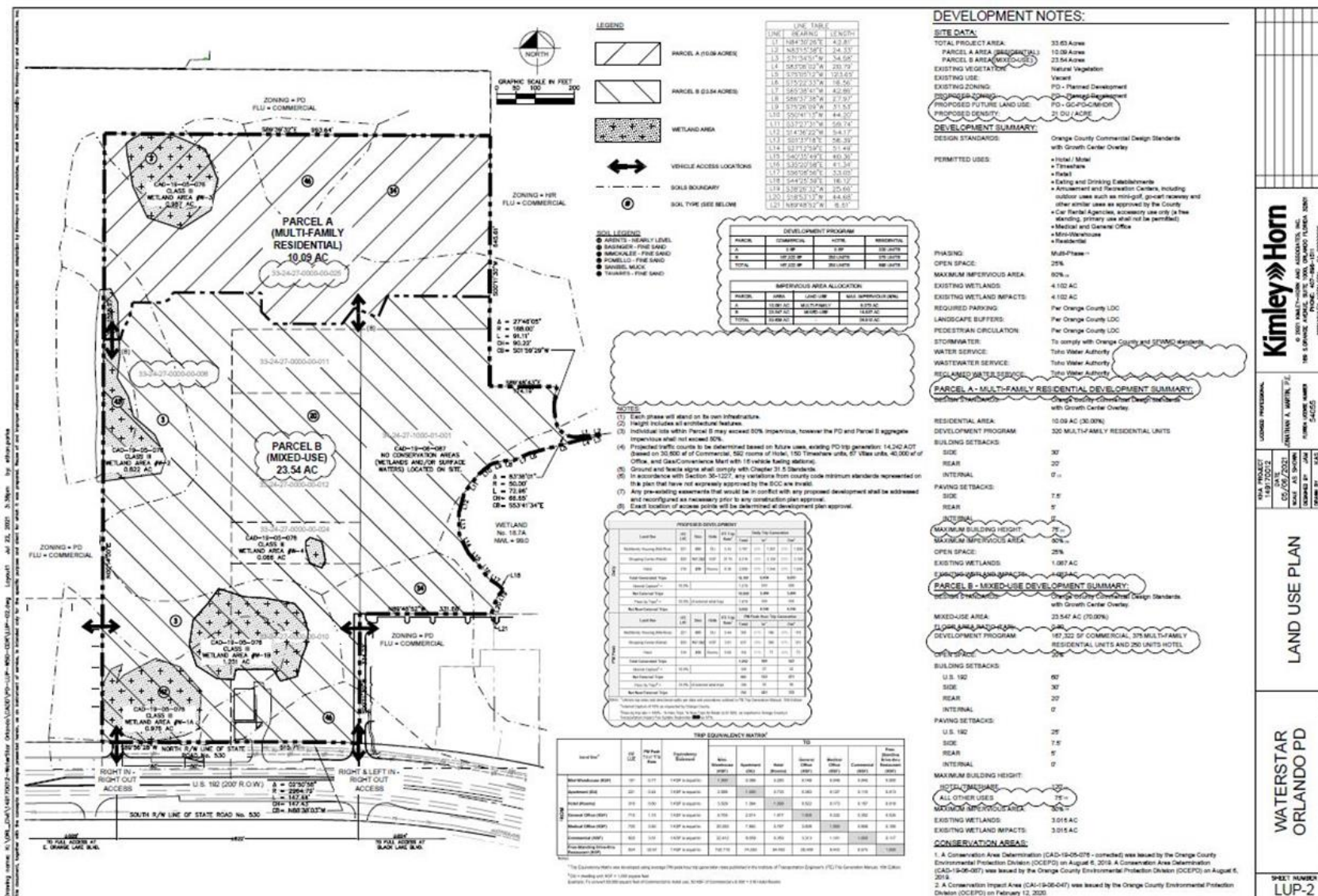


Waterstar Orlando

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

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



RZ-21-07-045 – Randy Turbin

Planning and Zoning Commission (PZC) Board-Called Hearing

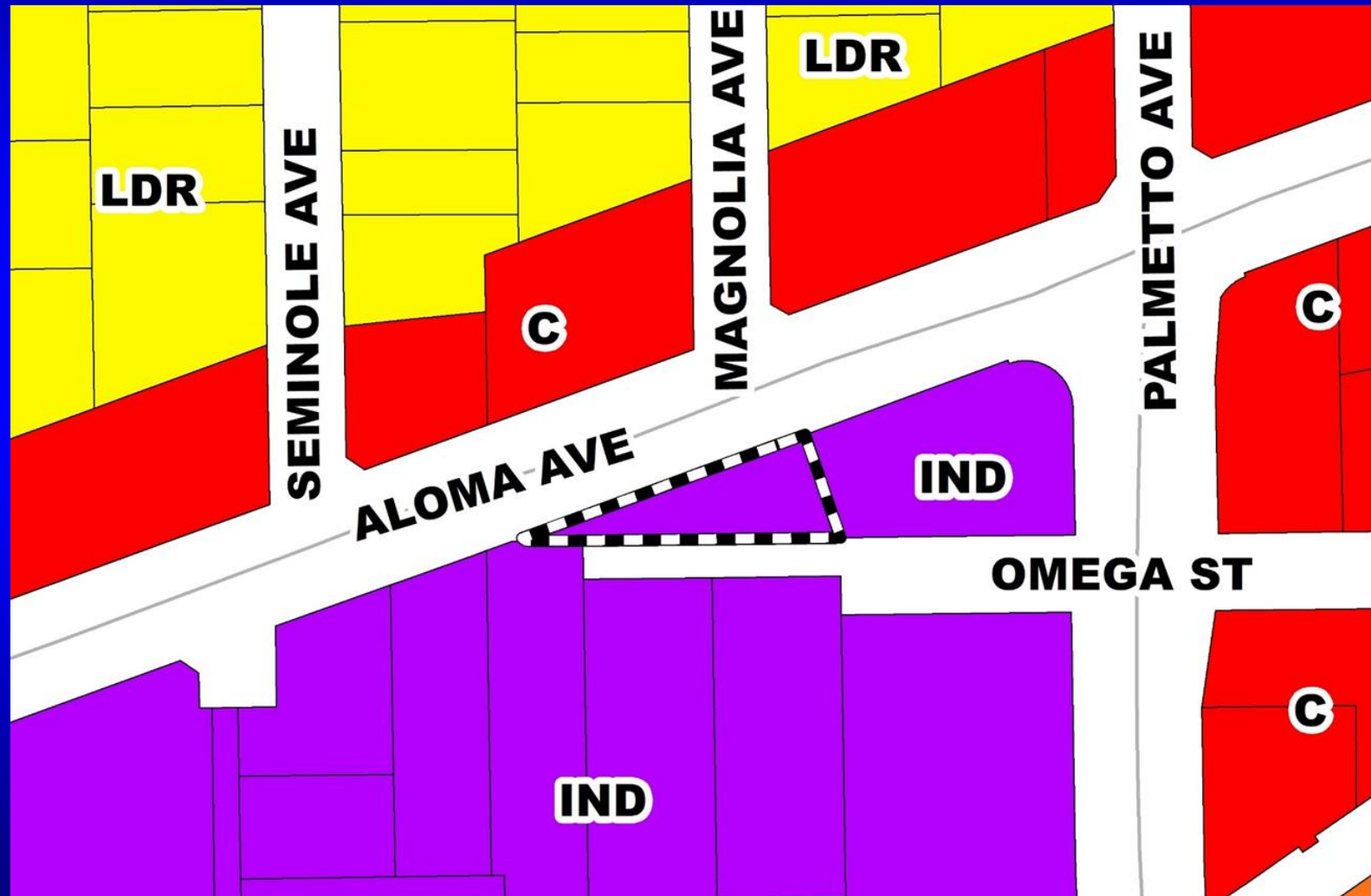
Case:	RZ-21-07-045
Applicant:	Randy Turbin
District:	5
Location:	7328 Aloma Avenue; generally south of Aloma Avenue, west of Palmetto Avenue, north of Omega Street
Acreage:	0.23 gross acre
From:	I-1A (Restricted Industrial District)
To:	I-1/I-5 Restricted (Industrial District - Light)
Proposed Use:	Landscaping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



RZ-21-07-045 – Randy Turbin

Planning and Zoning Commission (PZC) Board-Called Hearing

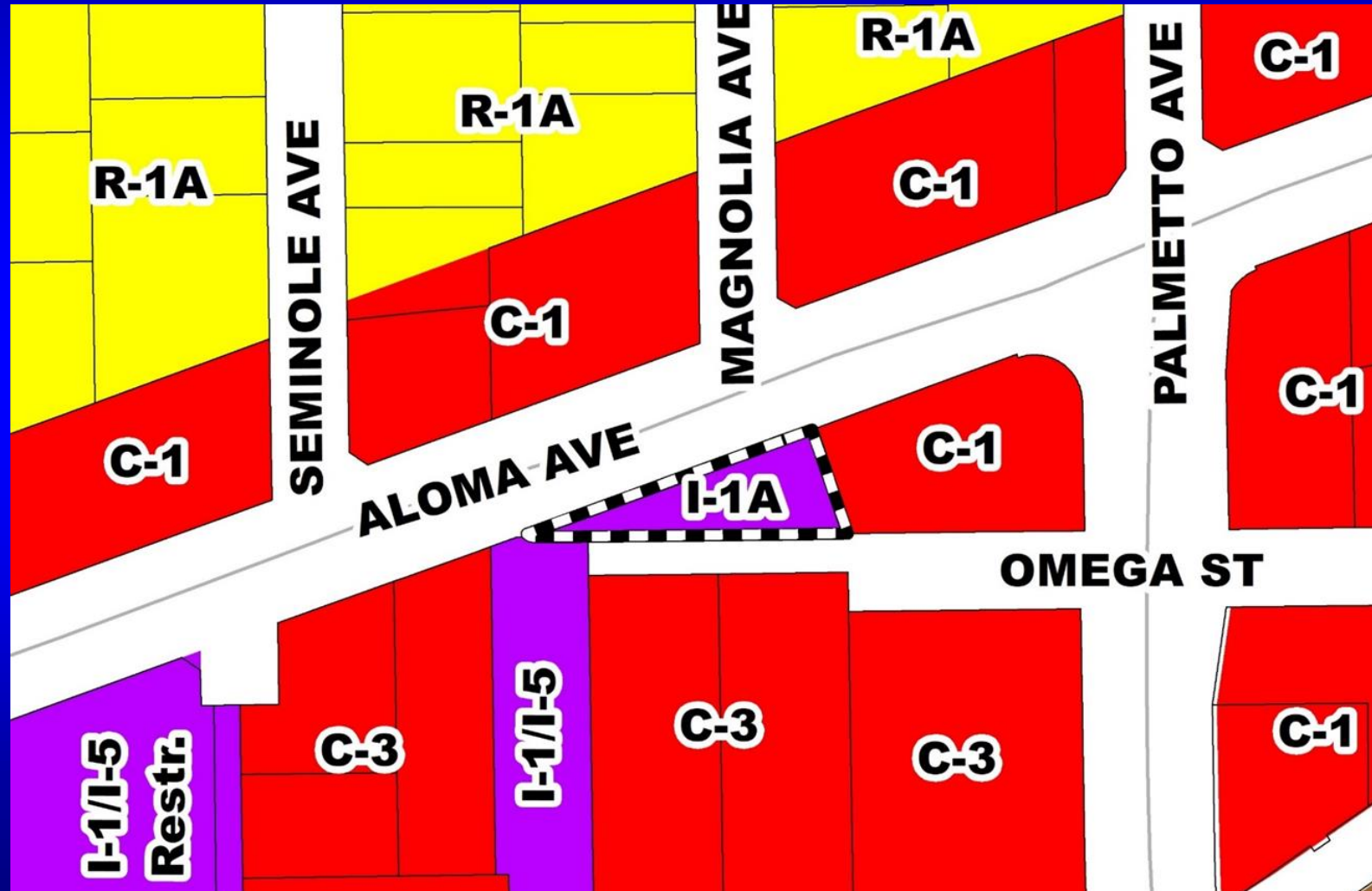
Future Land Use Map





RZ-21-07-045 – Randy Turbin

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

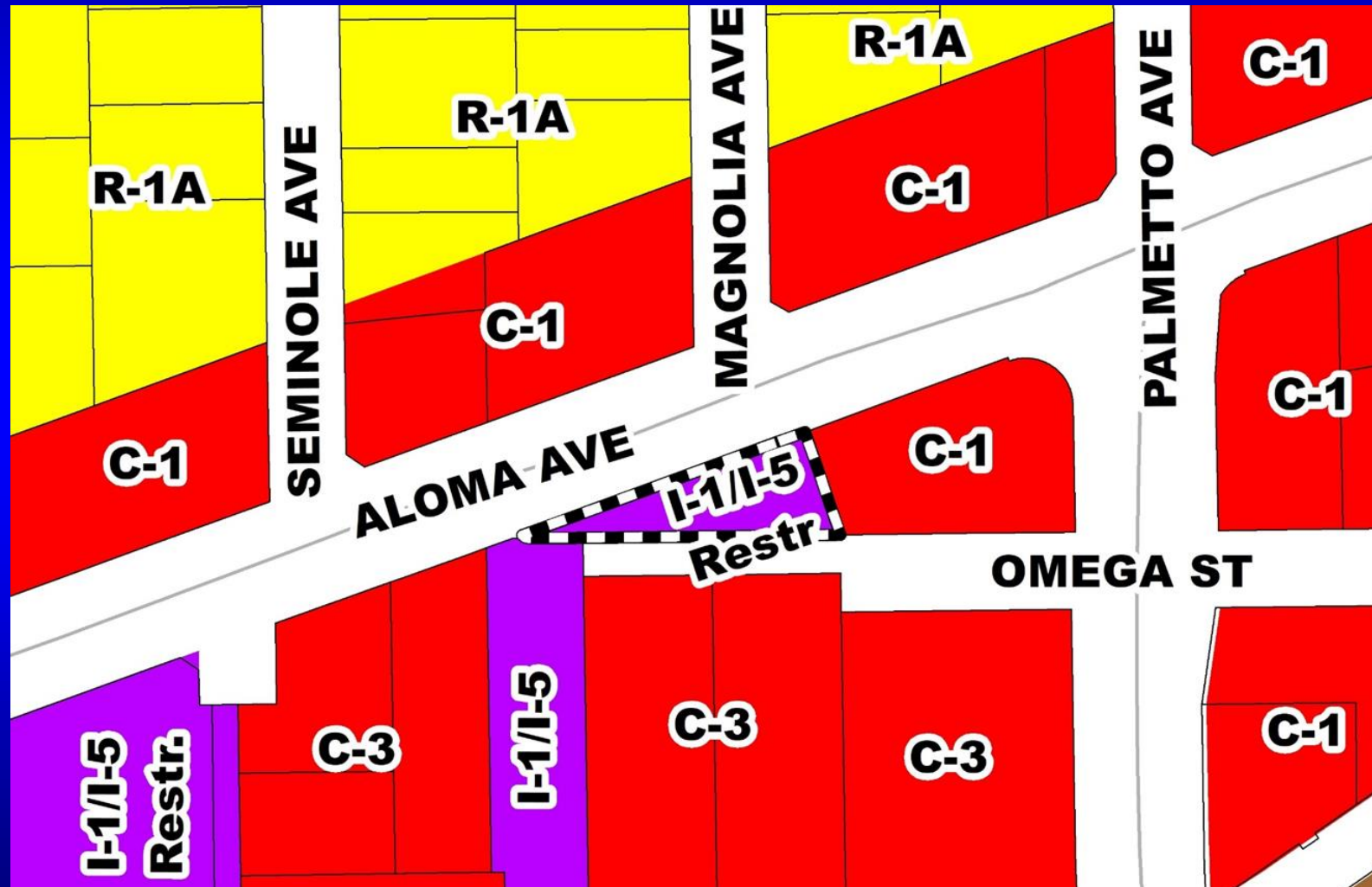




RZ-21-07-045 – Randy Turbin

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

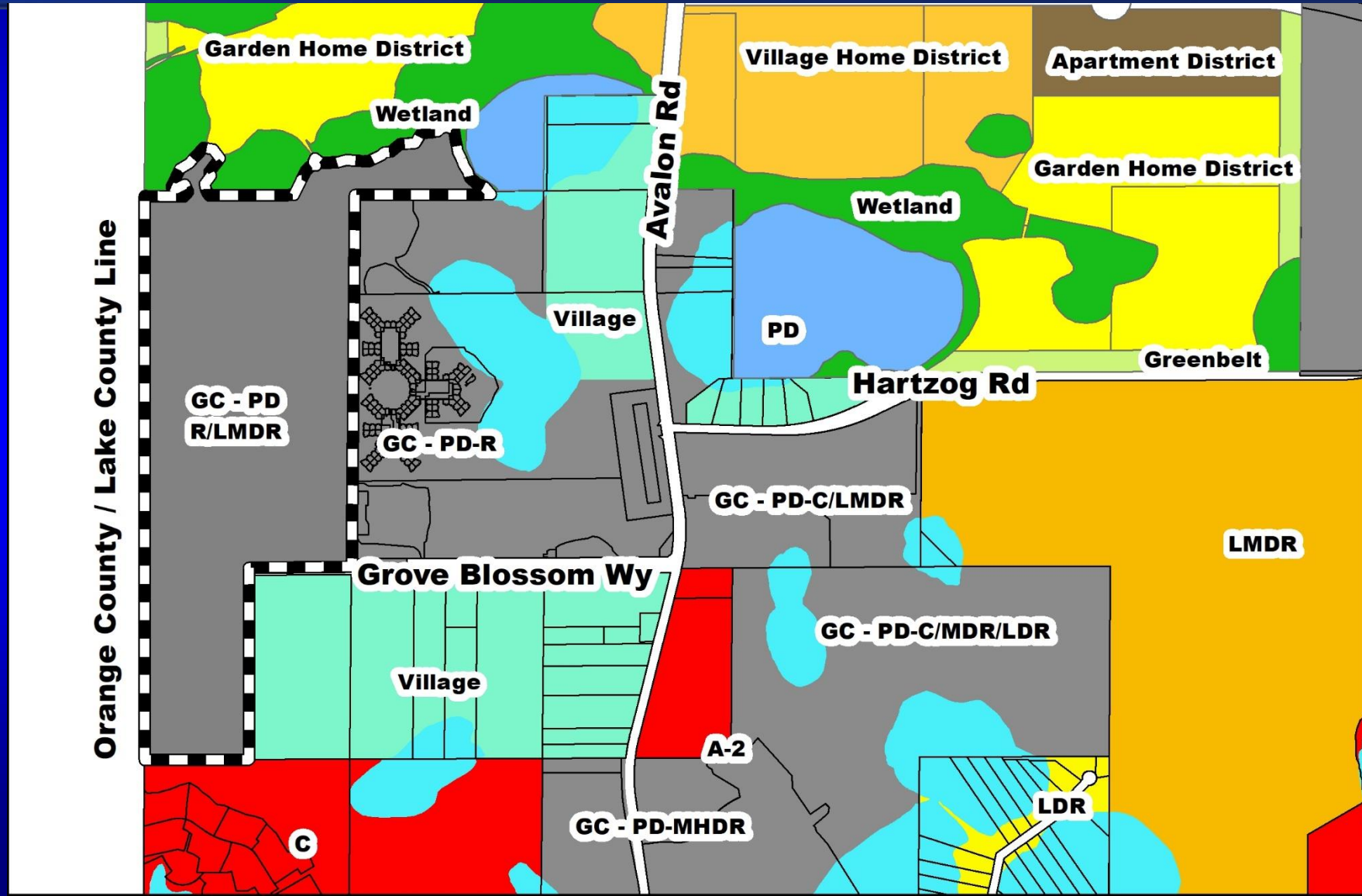
Acreage: 118.89 gross acres

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





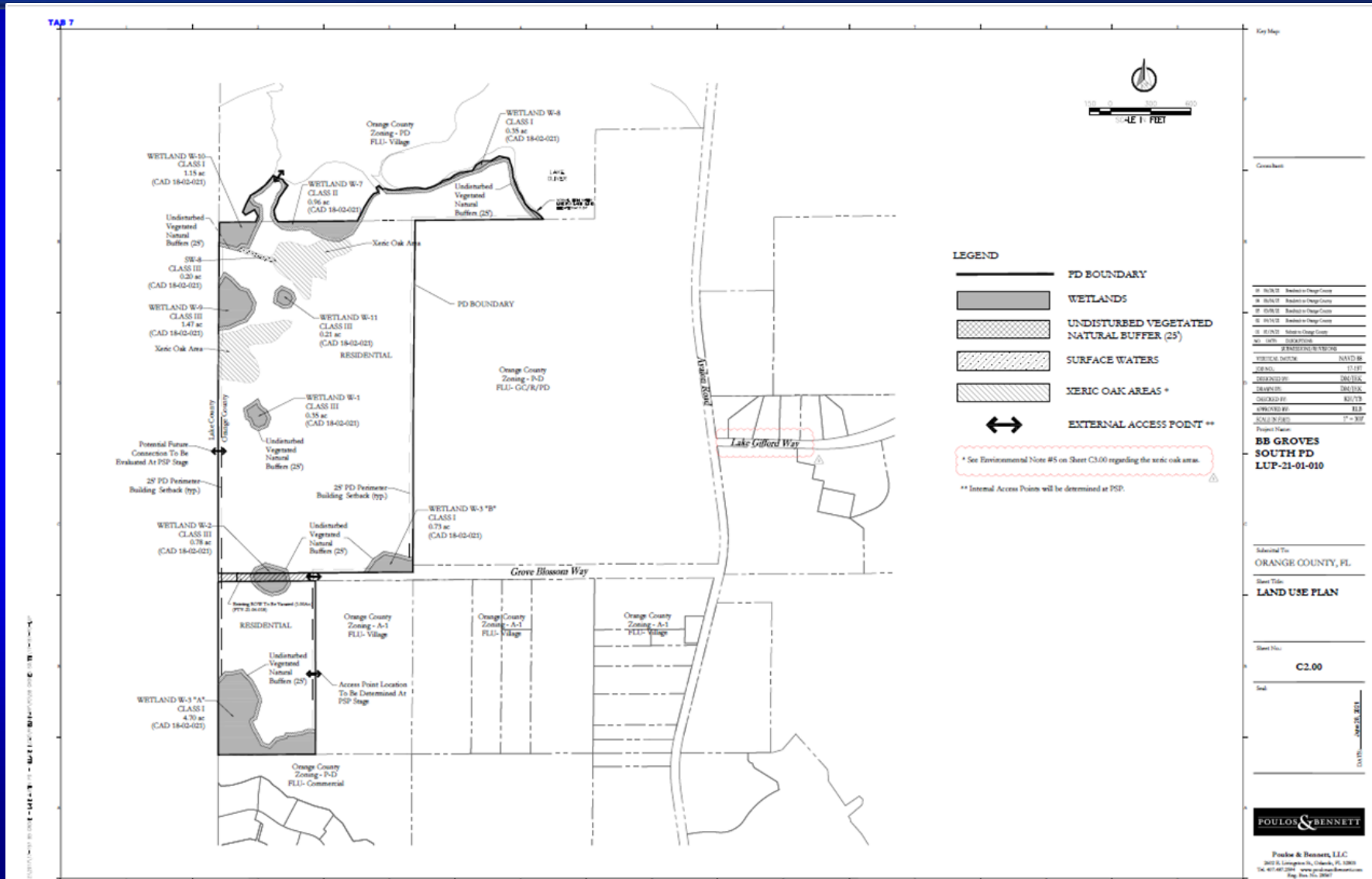
BB Groves South Planned Development / Land Use Plan Aerial Map

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