



DEVELOPMENT REVIEW COMMITTEE (DRC)
MEETING AGENDA
Wednesday, July 28, 2021
~ VIRTUAL MEETING ~
See County Calendar for details:
<http://www.ocfl.net/Home/CountyCalendar.aspx>

9:00

PUBLIC COMMENT

REVIEW OF MEETING MINUTES - JULY 14, 2021

ALL PROJECTS

Tab 1

REMOVED FROM AGENDA

DP-20-10-296- DISTRICT 1

Tab 2

**Horizon Vue PD - UNP / Town Center Park Square Multi-Family
Apartments DP**

Applicant:	Poulos & Bennett, LLC (Marc Stehli)
Parcel ID#:	29-23-27-0000-00-028, 29-23-27-0000-00-006 29-23-27-0000-00-061
Project Manager:	Michael Rosso
Request:	To construct 260 multi-family dwelling units on 15.47 gross acres.

CDR-21-04-113- DISTRICT 4

Tab 3

Eagle Creek PD / Villages J and K PSP

Applicant:	VHB, Inc. (Phillip Salazar)
Parcel ID#:	29-24-31-0000-00-002
Project Manager:	Romel Seepaul
Request:	Revise Phase 2B site plan and sub-phase into Phase 2B-1 and 2B-2.



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Tab 4

CDR-21-05-155- DISTRICT 1
Withers PD

Applicant: Poulos & Bennett, LLC (Kathy Hattaway)
Parcel ID#: 29-24-27-0000-00-001, 29-24-27-0000-00-010,
29-24-27-0000-00-017, 29-24-27-0000-00-023
Project Manager: Nathaniel Wicke
Request: To revise the unit count for Parcel 4 from 273 to 260 and Parcel 5 from 112 to 113 for an overall reduction of twelve (12) units.

Tab 5

PSP-20-10-300- DISTRICT 4
The Oaks at Hancock Palm PSP

Applicant: Florida Engineering Group (Gregory Crawford)
Parcel ID#: 23-22-31-0000-00-023
Project Manager: Francisco Villar
Request: To subdivide 4.98 acres in order to construct 11 single-family residential dwelling units.

9:30
Tab 6

CDR-18-08-254- DISTRICT 1
Lake Austin PD

Applicant: Poulos & Bennett, LLC (Kathy Hattaway)
Parcel ID#: 31-24-27-0000-00-036, 30-24-27-0000-00-003
Project Manager: James Hartsfield
Request: To remove 109.06 acres from this PD. The removed acreage is proposed to be aggregated into the forthcoming BB Groves South PD (LUP-21-01-010).



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Tab 7

LUP-21-01-010- DISTRICT 1
BB Groves South Land Use Plan

Applicant: Poulos & Bennett, LLC (Kathy Hattaway)
Parcel ID#: 31-24-27-0000-00-036, 30-24-27-0000-00-003
Project Manager: James Hartsfield
Request: To rezone 118.89 acres from PD & A-2 to PD in order to construct 500 single-family attached and detached residential dwelling units. See CDR-18-08-254 for removal of portion from Lake Austin PD.

Tab 8

CDR-20-09-273- DISTRICT 1
Gem Groves PD

Applicant: Poulos & Bennett, LLC (Kathy Hattaway)
Parcel ID#: 19-24-27-0000-00-012, 19-24-27-0000-00-013,
19-24-27-0000-00-014, 19-24-27-0000-00-021,
19-24-27-0000-00-002, 19-24-27-0000-00-015
Project Manager: James Hartsfield
Request: A reduction in the total unit count to 807 units, to depict the proposed realignment of Flemings Road, and a waiver from Sec. 38-1387.1(a)(10) to allow a 14 foot building separation between townhome buildings.



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Tab 9

PSP-20-10-292- DISTRICT 1

Gem Groves PD / Gem Groves PSP

Applicant: Poulos & Bennett, LLC (Eric Warren)
Parcel ID#: 19-24-27-0000-00-012, 19-24-27-0000-00-013,
19-24-27-0000-00-014, 19-24-27-0000-00-021,
19-24-27-0000-00-002, 19-24-27-0000-00-015
Project Manager: Vernon Leeming
Request: To subdivide 276.87 acres in order to construct
437 single-family attached and detached
residential dwelling units and associated parks
and open space.

10:00

Tab 10

DP-21-03-086- DISTRICT 4

Meadow Woods PD / Parcel 30.1. PSP / Lot 3 - Mavis Discount Tire DP

Applicant: Kimley-Horn & Associates, Inc. (Jordan Draper)
Parcel ID#: 25-24-29-5567-01-002
Project Manager: Laekin O'Hara
Request: To construct a 6,858 square foot building on a
total of 1.28 acres.

Tab 11

DP-20-12-358- DISTRICT 1

**Village F Master PD / Horizon West Village F - Parcels S-23, S-24, S-26 &
S-27 (Seidel East) PSP / Site #114-E-W-04 DP**

Applicant: Orange County Public Schools (Steven Thorp)
Parcel ID#: 05-24-27-0000-00-028
Project Manager: Michael Rosso
Request: *This item was previously discussed during the
July 14, 2021 DRC Meeting.* This request is to
construct a 93,442 square foot, 2-story relief
elementary school on a total of 13.50 acres.



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Tab 12

PSP-19-10-346- DISTRICT 1

Lake Roberts Reserve PD / Lake Roberts Reserve PSP

Applicant: GL Summitt Engineering, Inc. (Geoffrey Summitt)
Parcel ID#: 01-23-27-0000-00-058, 01-23-27-0000-00-050,
01-23-27-0000-00-066, 01-23-27-0000-00-030,
01-23-27-0000-00-004, 01-23-27-0000-00-009,
01-23-27-0000-00-003
Project Manager: Vernon Leeming
Request: *This item was previously discussed during the July 14, 2021 DRC Meeting.* This request is to subdivide 78.53 acres in order to construct 41 single-family residential dwelling units.

Tab 13

PSP-20-11-320- DISTRICT 1

Lake Sheen Sound PSP

Applicant: Madden, Moorhead & Stokes, Inc. (David Stokes)
Parcel ID#: 05-24-28-0000-00-051, 05-24-28-0000-00-008,
05-24-28-0000-00-009
Project Manager: Vernon Leeming
Request: To subdivide 9.37 acres in order to construct 15 single-family residential dwelling units.



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CONSENT AGENDA – DEVELOPMENT PLAN APPROVALS



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Appeals of DRC Decisions: Pursuant to Section 34-29, any person aggrieved by a decision of DRC relative to Chapter 34 of the Orange County Code ("Subdivision Regulations") may appeal such decision to the Board of County Commissioners by submitting a letter to the chairman of DRC within 30 days after DRC's approval of the minutes memorializing such decision.

Pursuant to Section 38-1203 (3)d., any person aggrieved by the decision of the DRC to approve or deny a development plan for a Planned Development (PD) may appeal such decision by filing a notice of appeal with (submitting a letter to) the chairman of the DRC within 15 days after DRC's approval of the minutes memorializing the approval of the Development Plan on the DRC Consent Agenda.

Section 286.0105, Florida Statutes, states that if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Notice to the Public: Please note that DRC meetings are not public hearings. However, DRC is a "Sunshine" committee, and, as such, DRC meetings are open to the public, and minutes are taken and kept as part of the public record.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than 2 business days prior to the proceeding, he or she should contact the Orange County Communications Division at (407) 836-5651.

Para más información en español, por favor llame al 407-836-5600.

Pou plis enfòmasyon an Kreyòl, souple rele (407) 836-3111.