



Osceola County
Development Review Committee
Meeting Agenda

June 1, 2022 - 9:00 AM

**Lake Toho Conference Room, Suite 1304, 1st Floor
1 Courthouse Square
Kissimmee, Florida 34741**

Access to the meeting is also being provided through Microsoft Teams meeting. Please see Microsoft Team link and dial in the number located below. If you would like to attend the Development Review Committee meeting in person to provide public comment or for discussion, please contact the Project Coordinator for the item and/or Tina Stadtlander at Tina.Stadtlander@osceola.org, or Silvia Juhas at Silvia.Juhas@osceola.org.

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Committee Members

Raymond Stangle, Community Development Administrator, DRC Chair
Jose Gomez, Development Review Director, Chair Designee
Corinne Carpenter, Planning and Design Director
Kelly Haddock, Community Development Assistant Administrator

Development Review Committee Mission

To provide technical guidance within a customer-oriented environment allowing applicants to achieve their development objective

Agenda

Attendance and Introduction by Chair

Hear the Audience

Consent Agenda

The Consent Agenda is a technique designed to expedite the handling of routine miscellaneous business of the Development Review Committee (DRC). The DRC may approve or deny all or portions thereof of the Consent Agenda unless items are removed for discussion within the allotted time frame for a separate approval status.

1. FS22-00008 Bridgewalk Phase 1B, 2A, 2B: Applicant requests approval of a Final Subdivision Plan for Bridgewalk Phase 1B, 2A, 2B, consisting of 100 lots and 7 tracts on approximately 8.88 acres. The project is within an approved Planned Development (PD) zoning district, and is generally located north of Cyrils Drive, east of Lake Ajay and south of the Orange County/Osceola County line. This plat has been found to be in compliance with the Preliminary Subdivision Plan (PS20-00002) approved by the Board of County Commissioners on May 18, 2020, granting authority for signature by the County Manager. reference SDP21-0124/SDP20-0052.

Mark McDonald, Standard Pacific of Florida (Applicant and Owner), Broc Althafer, P.E., Osceola Engineering, Inc. (Agent)

Staff has reviewed the plat and finds it consistent with the approved Final Subdivision Plans, Osceola County Land Development Code, and Florida Statutes Chapter 177 and recommends approval.

School District of Osceola County comments are included in packet.

Commission District 5.

Project Coordinator: Paula Archer

*Should this item be pulled for discussion by the Board, it must be performed as a Quasi-Judicial item.
2. Adoption of Ordinance #2022-64 for ZMA22-0041: An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Agricultural Development and Conservation (AC), Rural Development (one-acre manufactured home) (R-1M) and Rural Development (two acres) (R-2) to Low Density Residential (LDR) Zoning District, on certain real property generally located on the north side of Jones Road, east of Lavena Avenue, west of Gerry Court and south of Jack Brack Road, and comprised of approximately 14.37 acres, more or less; amending the official zoning map; providing for correction of scrivener's errors; providing for severability; providing for conflict; and providing for an effective date.

Shaman Foradi, Luxer Development, LLC (Applicant) Bryan Cutting, Joseph P. McGrady, Pamela L. McGrady, Ahmad Zahid, Jay Dennis Peters, and Richard Bracken (Owners)

Commission District: 5

Staff Recommendation: Approval to Adopt Ordinance # 2022-41

Osceola County School District Comments are included within the staff report.

Proposed Hearing Dates: PC 06/2/2022; BCC 06/27/2022

3. HCP22-0001 -The applicant's request is for approval of the Habitat Conservation & Management Plan for Edgewater, Osceola County Florida. Edgewater is a 1,645.41-acre multi-use project on the east side of Lake Tohopekaliga just southwest of the Kissimmee Park Road overpass and bounded on the east by the Florida Turnpike. The Edgewater project falls within the Comprehensive Plan East of Lake TohoElement and represents neighborhoods ED1 through ED7.
Edgewater Property Holdings, LLC (Applicant/Owner)
Commission District: 4
Project Planner: David Eric Johns
Staff Recommendation: Approval of HCP22-0001 for Edgewater

4. CPA22-0003: Approval to transmit to the Department of Economic Opportunity (DEO) a Large-Scale Comprehensive Plan Amendment (CPA) to modify the text of the Future Land Use Element and adopting a Comprehensive Master Plan for Mixed Use Districts Five (5) and Six (6) as identified on maps 2A and 2B of the Comprehensive Plan Future Land Use Map Series. Generally located west of East Irlo Bronson Memorial Highway, south of Alligator Lake and Hickory Tree Road, east of the Florida Turnpike, and north of Lake Gentry and Brick Lake and comprised of approximately 8,500 acres.
Applicant: Osceola County Community Development
Commission District: 5
Staff Recommendation: Approval to transmit CPA22-0003 to DEO for interagency review.
Proposed Hearing Dates: PC 06/02/2022, BCC 06/27/2022

Regular

- 5.9:00 CP22-00002 – Amavi St Cloud – Approval of a Concept Plan consisting of 246 Attached Units within the former Urban Center Location and Open Space District of the East of Lake Toho CMP. The property is generally located south of Clay Whaley Road and east of Lake Tohopekaliga Parkway, and comprised of approximately 29.48 acres, more or less.
Applicant: Mill Creek Residential (Ryan Khan)
Owner: 5th Elevation CW LLC
Agent: RJ Whidden and Assoc. Inc. (John F. Adams)
Commission District: 4
Staff Recommendation: Approval of CP22-00002, with conditions. Staff report will be presented at DRC and conditions read into the record.

Reports

Discussion Items on Consent Items

Adjournment

In accordance with Florida Statutes, Chapter 286.0105, any person wishing to appeal a decision made by the Development Review Committee with respect to any matter considered at such a meeting or hearing, will need a record of the proceedings. For such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which may include the testimony and evidence upon which the appeal is based.

While every effort is made to finalize the agenda, it is possible that there may be further changes made prior to the meeting. The applicants will be contacted and advised in advance for any items that are removed from the original agenda. Should you have questions about the status of item removed from the agenda, please contact the Development Review Department at (407) 742-0200.

Americans with Disabilities Act (ADA) & Title VI Assistance

The Osceola Board of County Commissioners ensures meaningful access to County programs, services, and activities to comply with Civil Rights Title VI and Title II of the Americans with Disabilities Act. Individuals with disabilities requiring accommodations (i.e., sign language interpreter or materials in accessible format) or individuals with Limited English Proficiency requiring language interpreters to participate in County sponsored meetings, please contact the County's ADA/Title VI Coordinator, at (407) 742-1200 (TTY Users Dial:711 for the Florida Relay System) or ADA.Coordinator@osceola.org, at least four (4) days prior to the meeting or event.