

Board of County Commissioners

Public Hearings

March 21, 2023



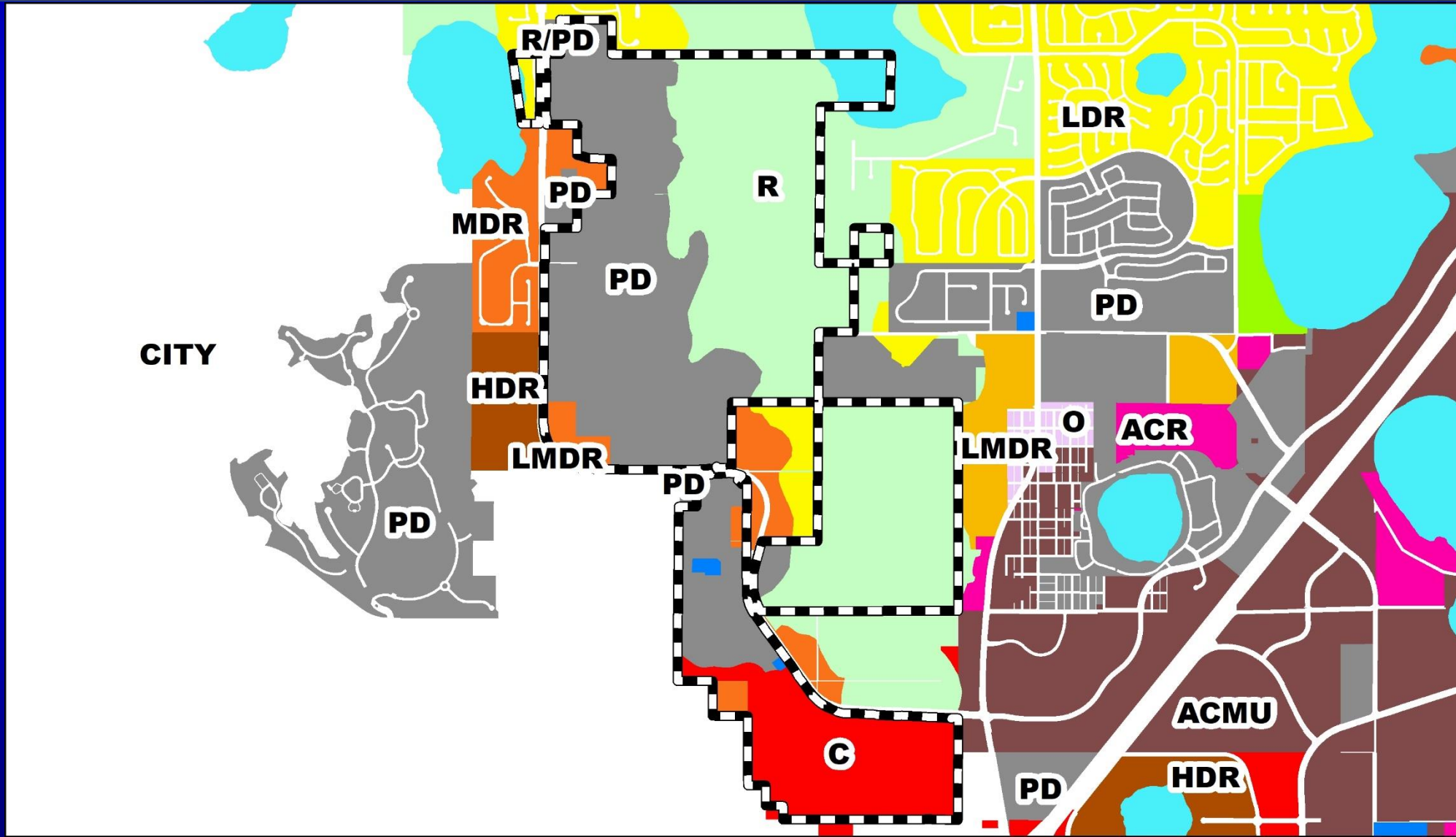
Grand Cypress Resort Planned Development/Land Use Plan

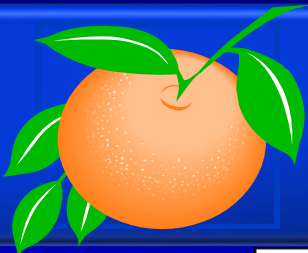
- Case:** CDR-22-04-144
- Project Name:** Grand Cypress Resort Planned Development/Land Use Plan
- Applicant:** David Evans, Evans Engineering, Inc.
- District:** 1
- Acreage:** 1,578.73 gross acres (overall PD)
- Location:** Generally located on the east side of Winter Garden Vineland Road between Lake Sheen Reserve Boulevard and South Apopka Vineland Road (S.R. 535).
- Request:** To modify the PD to allow for:
1) an updated Entitlement Chart based on last DP submitted for approval to county;
2) a Master Sign Plan, including overall sign locations on CR 535 for the project and detailed sign graphics and locations.
- In addition, the applicant has requested six (6) waivers from Orange County Code affecting sign regulations.



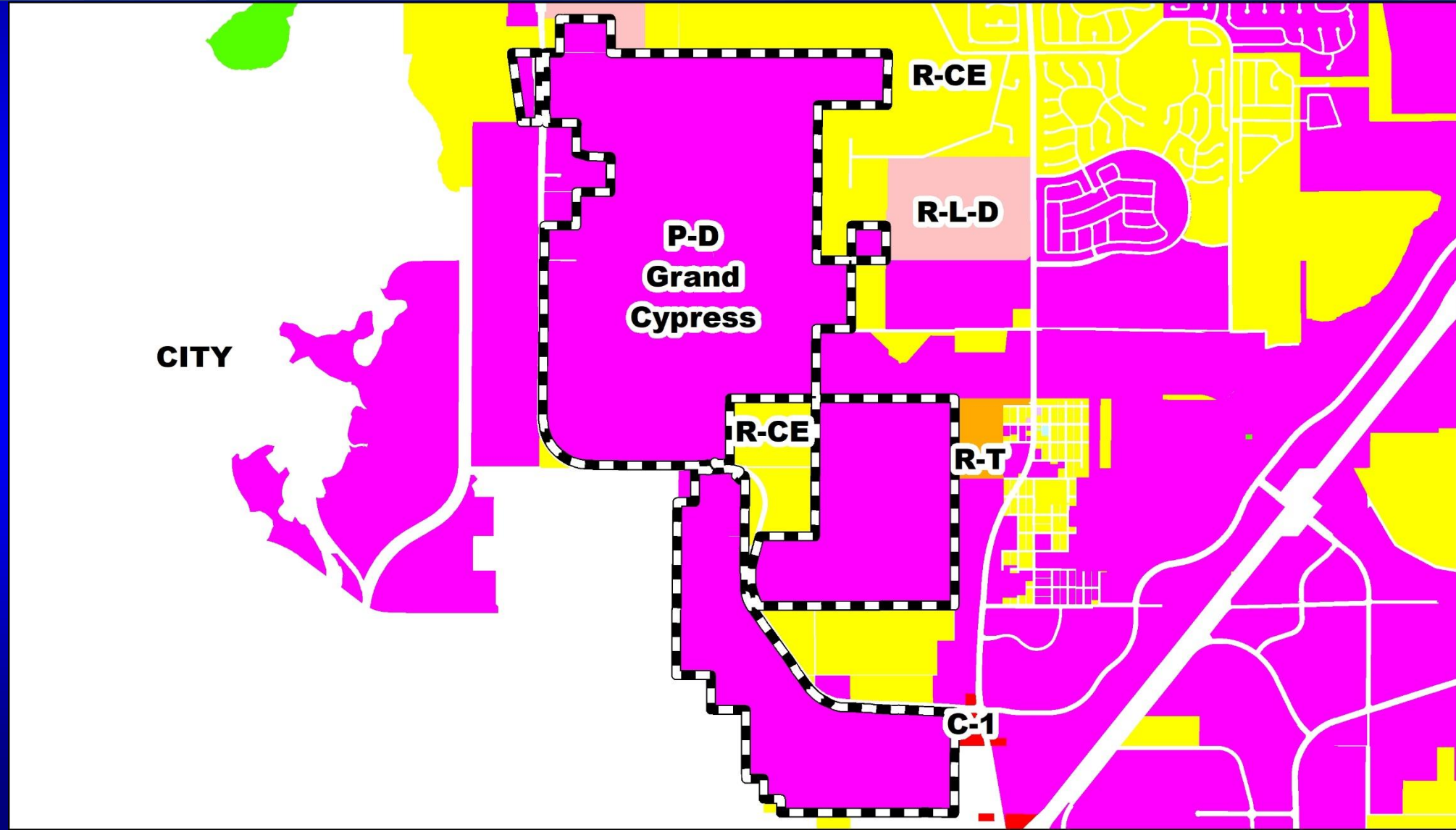
Grand Cypress Resort Planned Development/Land Use Plan

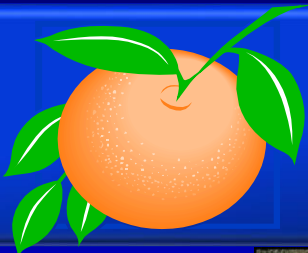
Future Land Use Map





Grand Cypress Resort Planned Development/Land Use Plan Zoning Map

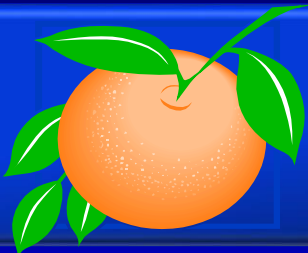




Grand Cypress Resort Planned Development/Land Use Plan

Aerial Map

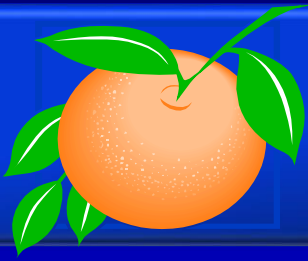




Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE of the Grand Cypress Resort Planned Development/Land Use Plan (PD/LUP), dated “Received December 22, 2022”, subject to the 11 conditions listed under the DRC Recommendation in the staff report.

District 1



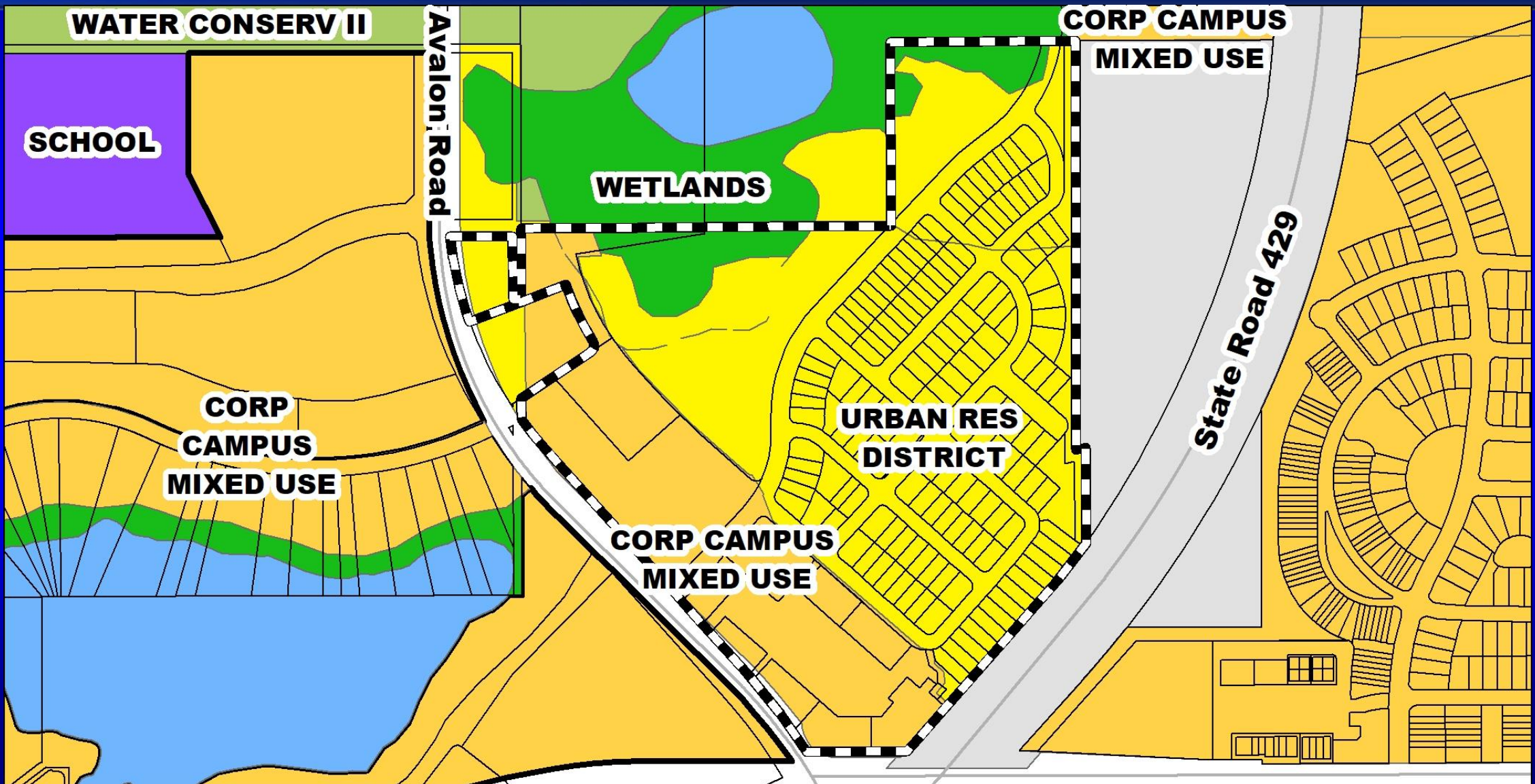
Hamlin Southwest PD-UNP Land Use Plan Amendment

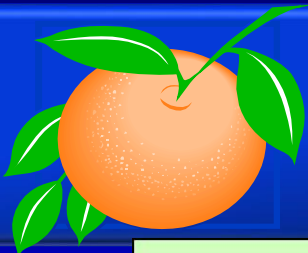
- Case:** LUPA-21-12-393
- Project Name:** Hamlin Southwest PD – UNP Land Use Plan Amendment
- Applicant:** Scott M. Gentry, Kelly, Collins & Gentry, Inc.
- District:** 1
- Acreage:** 1.65 acres (proposed rezoning from A-1 to PD)
77.83 acres (Overall PD)
- From:** A-1 (Citrus Rural District)
- To:** PD (Planned Development)
- Location:** Generally located North of Porter Road / West of State Road 429.
- Request:** To rezone 1.65 acres from A-1 to PD to be added to the PD in the CCM-10B (Corporate Campus Mixed-Use Parcel 10B) district, and to remove 1.54 acres for the future Orange County fire station and 1.24 acres of Adequate Public Facility (APF) right-of-way that was previously dedicated. The acreage changes result in a decrease of the overall acreage for the PD from 78.96 acres to 77.83 acres. This request also includes the transfer of 150,000 non-residential square feet from the Silverleaf PD which will be added to the CCM-10b district as well as a transfer of 1.08 APF credits from the Hamlin West PD. In addition, one waiver from Orange County Code is requested to allow decorative screen fencing as an alternative to the masonry knee wall along framework streets in lieu of providing a decorative masonry knee wall.



Hamlin Southwest PD-UNP Land Use Plan Amendment

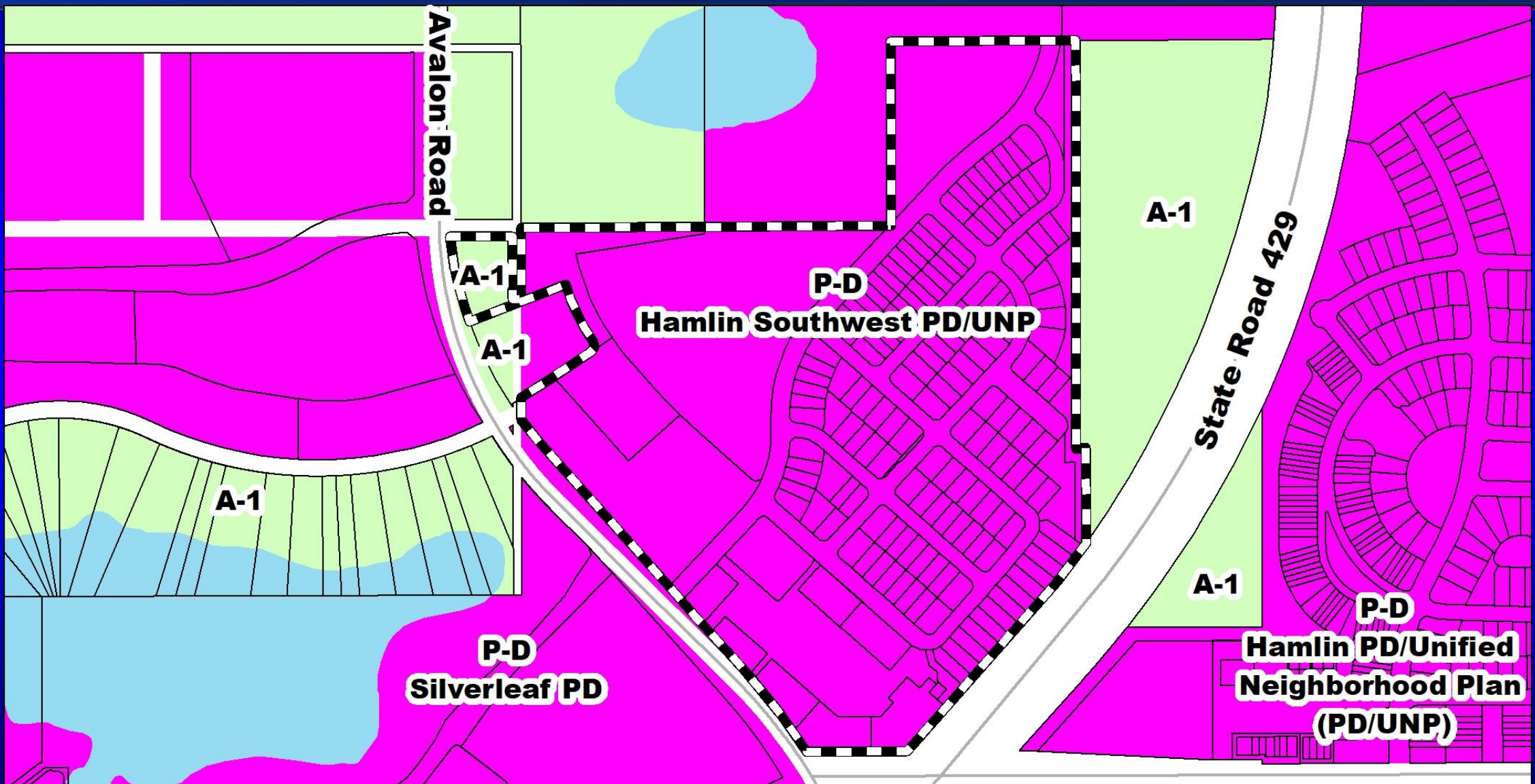
Horizon West Map





Hamlin Southwest PD-UNP Land Use Plan Amendment

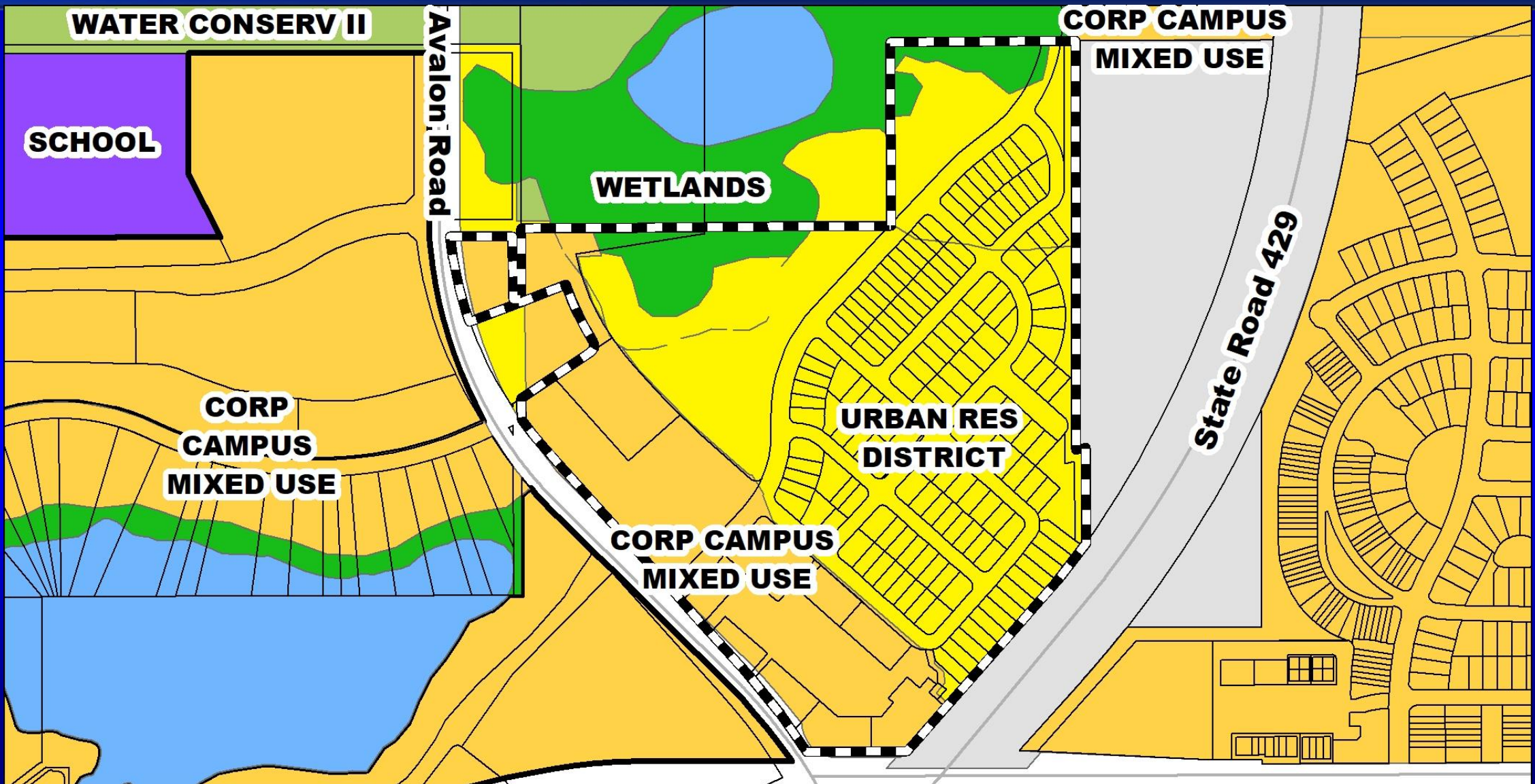
Zoning Map





Hamlin Southwest PD-UNP Land Use Plan Amendment

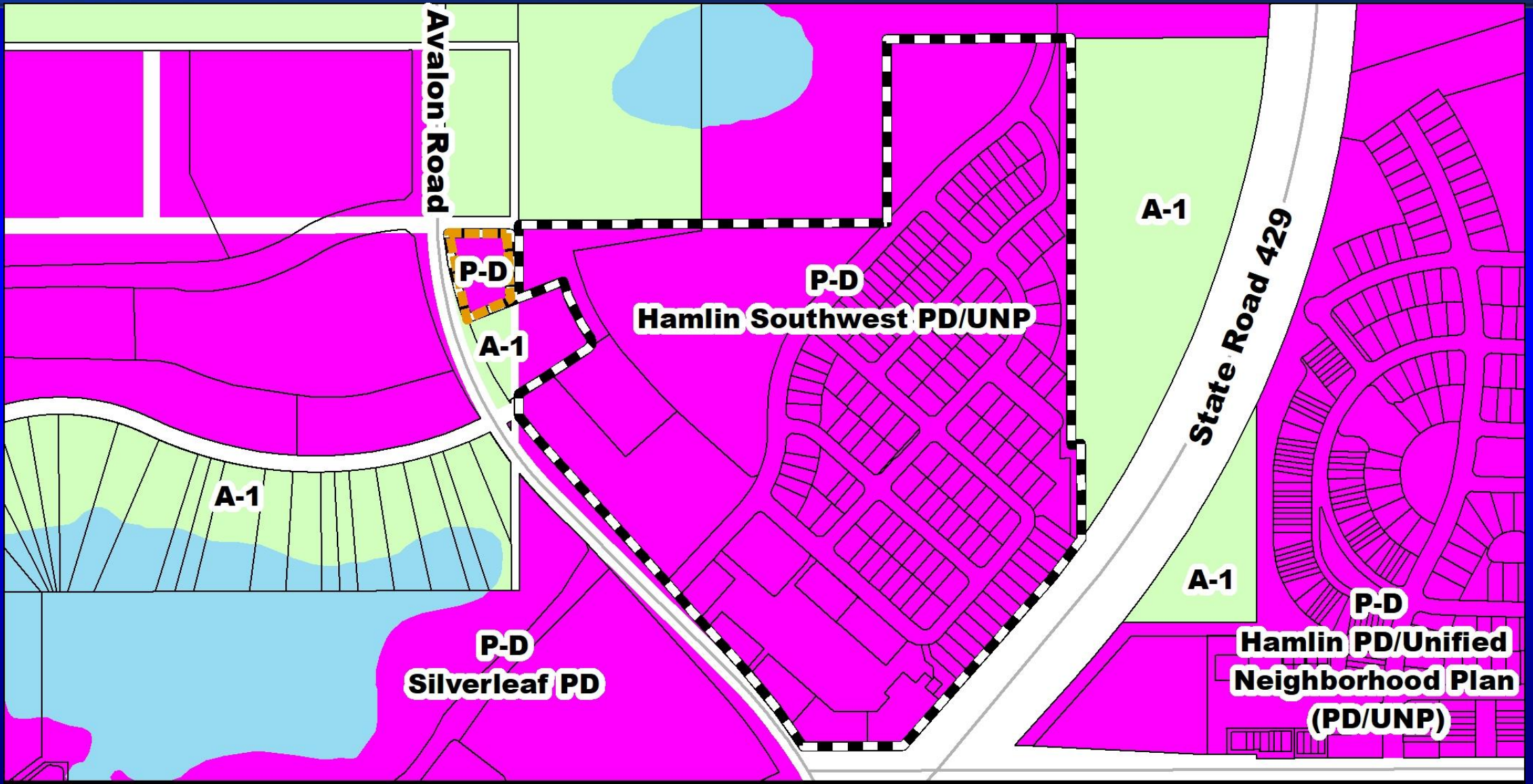
Proposed Horizon West Map

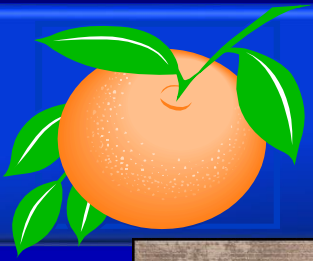




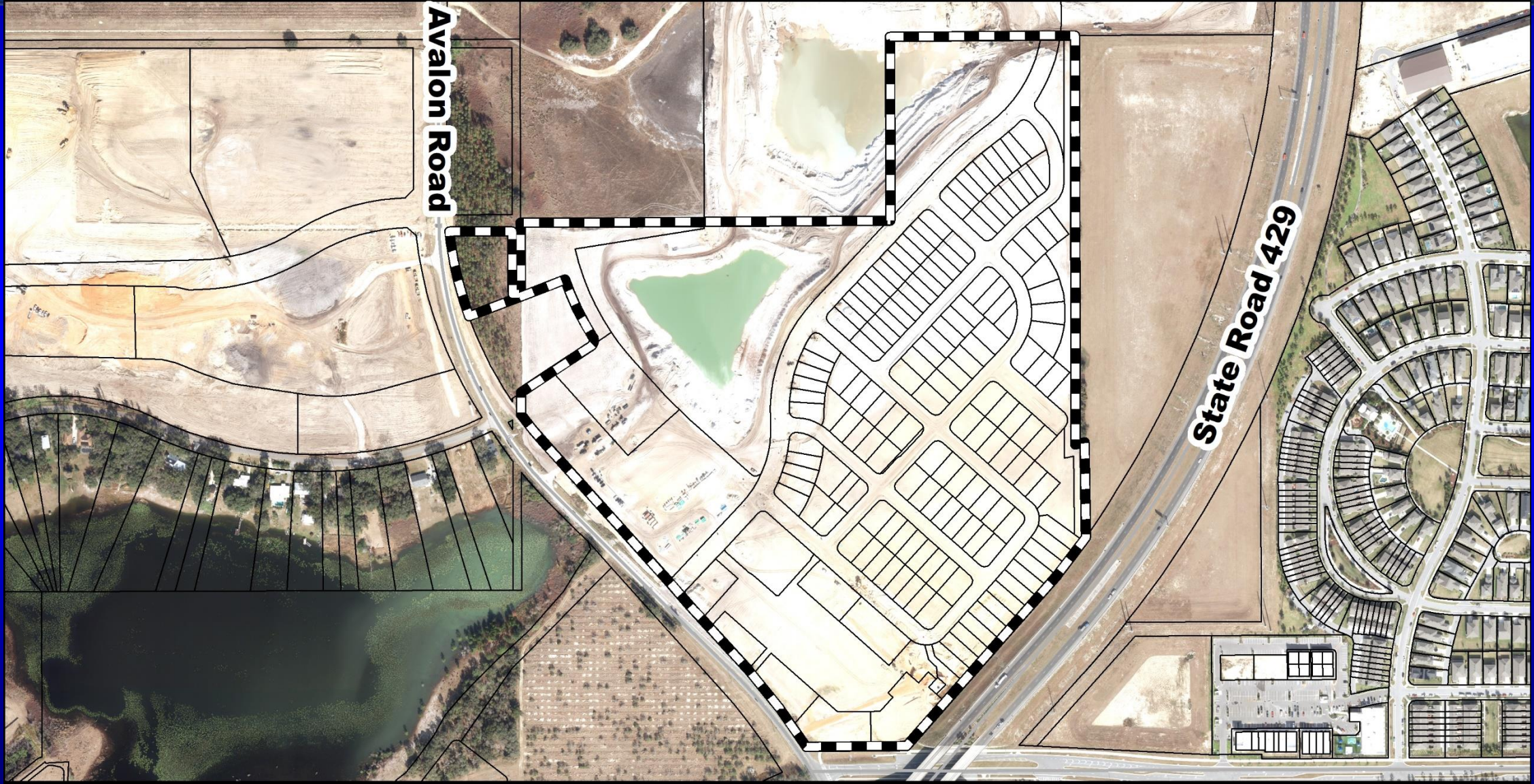
Hamlin Southwest PD-UNP Land Use Plan Amendment

Proposed Zoning Map



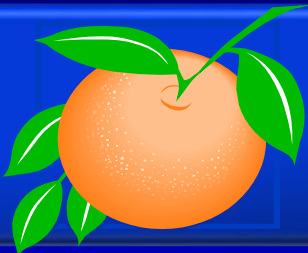


Hamlin Southwest PD-UNP Land Use Plan Amendment Aerial Map



Hamlin Southwest PD-UNP Land Use Plan Amendment

Overall Land Use Plan

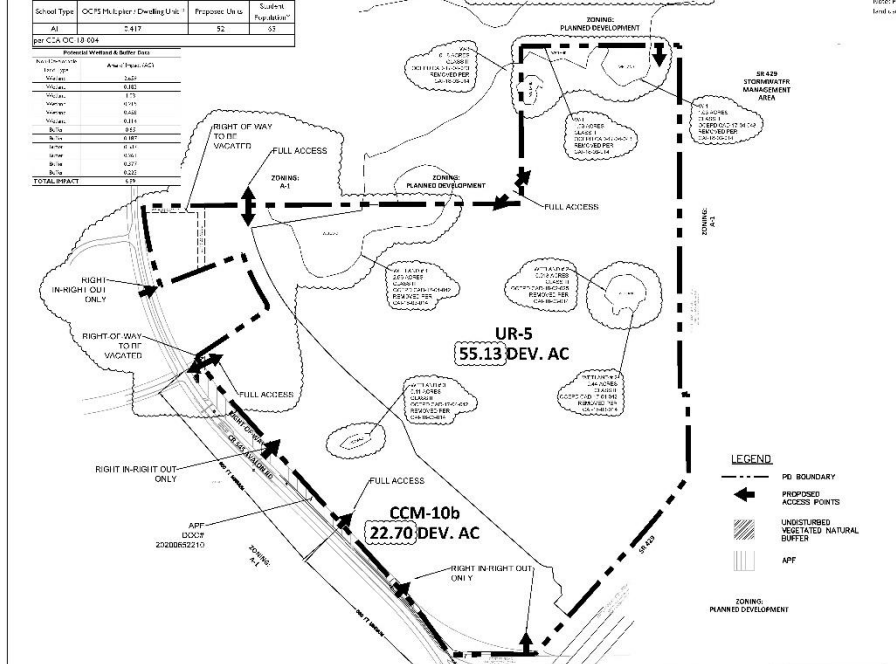


1. Land Use and Property Data

Parcel ID	Area (Ac)	Current Zoning	Proposed Zoning	Acres	Area (Ac)	Current Zoning	Proposed Zoning	Acres
11764	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2
11765	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2
11766	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2
11767	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2
11768	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2
11769	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2
11770	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2
11771	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2
11772	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2
11773	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2
11774	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2
11775	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2
11776	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2
11777	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2
11778	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2
11779	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2
11780	1.2	UR-5	UR-5	1.2	1.2	UR-5	UR-5	1.2

2. School Demand

School Type	OCPS Population	Dwelling Unit	Proposed Unit	Student Population
PK-CA	18	5417	52	55



NOTE: RIGHT IN/RIGHT OUT LOCATIONS LOCATED ON CR 545 AND PORTER RD TO BE DETERMINED AT CONSTRUCTION PLAN, HOWEVER ONLY ONE RIGHT IN/RIGHT OUT WILL BE PERMITTED BETWEEN TWO FULL ACCESS POINTS LOCATED AT A MINIMUM OF 600 FEET APART.

Land Use and Property Data Notes

1. Details of the property data are provided in the attached Land Use and Property Data table.
2. The proposed zoning changes are based on the land use plan and are subject to the approval of the Planning Board and the Board of County Commissioners.
3. The proposed zoning changes are based on the land use plan and are subject to the approval of the Planning Board and the Board of County Commissioners.

Transfer of Use and Density

Use Category	Single Family	Apartment	Hotel	Office	Commercial	Community
Single Family	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Apartment	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Office	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Commercial	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Community	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Example Application of This Code

Use Category	Single Family	Apartment	Hotel	Office	Commercial	Community
Single Family	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Apartment	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Office	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Commercial	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Community	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Minimum Building Height

Minimum building height shall be as follows:

- Single-family detached dwellings: 8 feet
- Multi-family dwellings: 8 feet
- Hotels: 10 feet
- Offices: 10 feet
- Commercial buildings: 10 feet
- Community buildings: 10 feet

Minimum Street Frontage

Minimum street frontage shall be as follows:

- Single-family detached dwellings: 30 feet
- Multi-family dwellings: 30 feet
- Hotels: 40 feet
- Offices: 40 feet
- Commercial buildings: 40 feet
- Community buildings: 40 feet

Minimum Lot Area

Minimum lot area shall be as follows:

- Single-family detached dwellings: 5,000 sq. ft.
- Multi-family dwellings: 5,000 sq. ft.
- Hotels: 10,000 sq. ft.
- Offices: 10,000 sq. ft.
- Commercial buildings: 10,000 sq. ft.
- Community buildings: 10,000 sq. ft.

Signage

Signage shall be regulated as follows:

- Signs shall be placed in the front yard or on the side of the building.
- Signs shall be limited in size and placement.
- Signs shall be removed or maintained at the owner's expense.

NOTE: NO VERTICAL PERMITS SHALL BE ISSUED IN AN AREA ENCUMBERED BY A DRAINAGE EASEMENT DEDICATED TO ORANGE COUNTY OR TO THE PERPETUAL USE OF THE PUBLIC UNLESS ACCEPTED BY THE COUNTY.

KELLY COLLINS & COLLIERY, INC.
 100 N. WINDY HILLS BLVD., SUITE 100
 HAMLIN, FLORIDA 32110 (407) 984-1888

AGMCI
 ASSOCIATION OF GOVERNMENTAL MANAGERS AND COMMUNITY IMPROVEMENT OFFICIALS

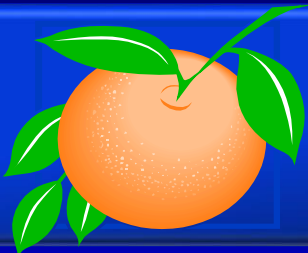
HAMLIN SOUTHWEST PD

LAND USE PLAN

PROJECT NO. 2020069210

DATE: 05/20/2021

SHEET P-3.0



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE of the Hamlin Southwest PD-UNP Land Use Plan Amendment, dated “Received December 5, 2022”, subject to the 13 conditions listed under the PZC Recommendation in the staff report.

District 1

Board of County Commissioners

Public Hearings

March 21, 2023