




Interoffice Memorandum

DATE: March 29, 2021

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental and Development
Services Department 

CONTACT PERSON: **Eric Raasch, DRC Chairman**
Development Review Committee
Planning Division
(407) 836-5523

Eric P. Raasch, Jr., AICP
Digitally signed by Eric P. Raasch, Jr., AICP
Date: 2021.03.29 11:11:43 -04'00'

SUBJECT: April 13, 2021 – Public Hearing
Neel Shivcharran, Galleon Consulting Group
South Goldenrod Townhomes Planned Development
Case # LUP-20-05-141 / District 3

The South Goldenrod Townhomes Planned Development (PD) is located at 2400, 2416, 2432, and 2504 S. Goldenrod Road, or generally located on the west side of S. Goldenrod Road, approximately 1,100 feet south of Curry Ford Road, and directly east of the Ventura Golf Course. Through this request, the applicant is seeking to rezone 14.33 gross acres from R-1A (Single-Family Dwelling District) to PD (Planned Development District) in order to construct 110 single-family attached residential dwelling units. The request also includes two waivers from Orange County Code, which would reduce the setbacks adjacent to the church property to the north and east, and reduce the building-to-building setbacks between townhome structures.

On February 18, 2021, the Planning and Zoning Commission (PZC) recommended approval of the request, subject to 13 conditions. A virtual community meeting was held on November 12, 2020, and was attended by two residents. Participants at the meeting expressed concerns regarding visual appearance from the roadway. The PZC added condition #13 to address this concern.

Finally, the required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PD/LUP may be found in the Planning Division for further reference.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan (CP) and approve the South Goldenrod Townhomes Planned Development / Land Use Plan (PD/LUP) dated “Received December 16, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report. District 3

Attachments
JVW/EPR/JAH

GENERAL INFORMATION

| | |
|--------------------------|---|
| APPLICANT | Neel Shivcharran, Galleon Consulting Group |
| OWNER | Watkins Family Trust, Orlando Church of Christ Inc., Dale Brazale, Sharon Sue Austin, & Francis Bandy |
| PROJECT NAME | South Goldenrod Townhomes Planned Development (PD) |
| HEARING TYPE | Planned Development / Land Use Plan (PD / LUP) |
| REQUEST | <p>R-1A (Single-Family Dwelling District) to PD (Planned Development District)</p> <p><i>A request to rezone 17.11 gross acres from R-1A (Single-Family Dwelling District) to PD (Planned Development District) in order to construct 110 single-family attached residential dwelling units. The request also includes the following waivers from Orange County Code:</i></p> <ol style="list-style-type: none">1. A waiver from Section 38-1254(a) to allow for a twenty (20) foot perimeter setback abutting the Church property, in lieu of the twenty-five (25) foot perimeter setback. <p><i>Applicant Justification:</i> <i>To allow for more land to be associated with the Church property.</i></p> <ol style="list-style-type: none">2. A waiver from Section 38-79(20)(j) to allow for a forty (40) foot rear separation between townhome units, in lieu of sixty (60) foot. <p><i>Applicant Justification:</i> <i>Adequate access can be provided with a forty (40) foot building separation.</i></p> |
| LOCATION | 2400, 2416, 2432, and 2504 S. Goldenrod Road, or generally located on the west side of S. Goldenrod Road, approximately 1,100 feet south of Curry Ford Road, and directly east of the Ventura Golf Course. |
| PARCEL ID NUMBERS | 02-23-30-3024-00-141, 02-23-30-3024-00-160, 02-23-30-3024-00-120, 02-23-30-3024-00-150 |
| TRACT SIZE | 14.33 gross acres |

PUBLIC NOTIFICATION

The notification area for this public hearing extended beyond 800 feet [Chapter 30-40(c)(3)(a) of Orange County Code requires 300 feet]. Three hundred sixty-one (361) notices were mailed to those property owners in the mailing area. A community meeting was held virtually on November 19, 2020. It was attended by two residents. A summary of the meeting is provided in this report.

PROPOSED USE

One hundred ten (110) townhome units

STAFF RECOMMENDATION

Development Review Committee – (December 16, 2020)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the South Goldenrod Townhomes Planned Development / Land Use Plan (PD/LUP), dated "Received December 16, 2020", subject to the following conditions:

1. Development shall conform to the South Goldenrod Townhomes Land Use Plan (LUP) dated "Received December 16, 2020," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received December 16, 2020," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the

- recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
 4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
 5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
 6. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
 7. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a

Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.

8. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
9. This project is located in the Alternative Mobility Area (AMA) and, therefore, shall be required to provide for alternative mobility strategies related to the development. The applicant must submit a Mobility Analysis to be reviewed and approved by the Transportation Planning Division prior to obtaining a building permit; provided, however, if the County removes the Alternative Mobility Area from its Code prior to approval of the first building permit, then this project shall be required to comply with the County's then-current transportation concurrency requirements.
10. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUP and updates must be approved prior to Construction Plan approval
11. The developer shall obtain water and wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
12. The following waivers from Orange County Code are granted:
 - a. A waiver for the residential parcel from Section 38-1254(a) to allow for a twenty (20) foot perimeter setback abutting the western boundary of the church property in lieu of the twenty-five (25) foot perimeter setback.
 - b. A waiver for the residential parcel from Section 38-79(20)(j) to allow for a forty (40) foot, in lieu of sixty (60) foot, rear separation between townhome units.

IMPACT ANALYSIS

Land Use Compatibility

The applicant is seeking to rezone the subject parcels from R-1A (Single Family Dwelling District) to PD (Planned Development) in order to construct 110 single-family attached residential dwelling units.

The proposed development program is compatible with existing development in the area, and would not adversely impact any adjacent properties.

Comprehensive Plan (CP) Consistency

The subject property has an underlying Future Land Use Map (FLUM) designation of Low Medium Density Residential (LMDR) which allows consideration of up to ten dwelling units per acre. The proposed PD zoning district and development program is consistent with the LMDR FLUM designation. The applicant is seeking to construct 110 townhome units, which equates to 9.46 units per net acre (2.1 acres of the total 11.63 acres will remain as wetlands). The request is consistent with the following CP provisions:

Goal FLU1 Orange County shall implement an urban planning framework that provides for long-term, cost-effective provision of public services and facilities and the desired future development pattern for Orange County.

OBJ FLU1.1 Orange County shall use urban densities and intensities and Smart Growth tools and strategies to direct development to the Urban Service Area and to facilitate such development (See FLU1.1.2.B and FLU1.1.4). The Urban Service Area shall be the area for which Orange County is responsible for providing infrastructure and services to support urban development.

Policy FLU1.1.1 Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.

FLU1.4.1 Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

FLU1.4.2 Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods.

OBJ FLU8.2 Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses.

FLU8.2.1 Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.6 Zoning development approvals shall have conditions attached, when appropriate, to ensure the enforcement of the Future Land Use designations.

FLU8.2.11 Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

Community Meeting Summary

A virtual community meeting was held on November 12, 2020, and was attended by two residents. Participants at the meeting had questions about the development timeline and concerns regarding the visual appearance from the roadway. The applicant offered solutions to include enhanced landscaping along the property frontage and provided an estimated construction timeline of 12 to 18 months.

SITE DATA

| | |
|---------------------------|---|
| Existing Use | Undeveloped Land / Single Family Residential / Church |
| Adjacent Zoning | N: R-1A (Single-Family Dwelling District) (1957) E: R-1A (Single-Family Dwelling District) (1957) W: PD (Planned Development - City of Orlando) S: R-1A (Single-Family Dwelling District) (1957) |
| Adjacent Land Uses | N: Vacant E: Church W: Wetland / Ventura Golf Course S: Vacant |

APPLICABLE PD DEVELOPMENT STANDARDS

PD Perimeter Setback 25 feet **waiver requested adjacent to Church property*

Maximum Building Height: 50 feet

Minimum Building Setbacks

Front Setback: 50 feet
Rear Setback: 25 feet
Side Setback: 25 feet

SPECIAL INFORMATION

Subject Property Analysis

The applicant is seeking to rezone the subject parcels from R-1A (Single Family Dwelling District) to PD (Planned Development) in order to construct 110 single-family attached residential dwelling units. The request also includes two waivers for building separation and setbacks. The subject property is currently developed with two single family homes and a church. The homes are proposed to be removed, however a portion of the church property will be split to allow for the existing church to stand alone.

Comprehensive Plan (CP) Amendment

The subject property has an underlying Future Land Use Map (FLUM) designation of Low Medium Density Residential (LMDR). The proposed use is consistent with this designation and all applicable CP provisions; therefore, a CP amendment is not necessary.

Rural Settlement

The subject property is not located within a Rural Settlement

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

The subject property is not located within an Airport Noise Zone.

Environmental

Orange County Conservation Area Determination CAD-20-06-098 was issued on September 10, 2020.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of imperiled species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Transportation / Concurrency

This project is located in the Alternative Mobility Area (AMA) and, therefore, shall be required to provide for alternative mobility strategies related to the development. The applicant must submit a Mobility Analysis to be reviewed and approved by the Transportation Planning Division prior to obtaining a building permit; provided, however, if the County removes the Alternative Mobility Area from its Code prior to approval of the first building permit, then this project shall comply with the County's then-current transportation concurrency requirements.

Water / Wastewater / Reclaim

| | |
|-------------|-------------------------------------|
| | <u>Existing service or provider</u> |
| Water: | Orange County Utilities |
| Wastewater: | Orange County Utilities |
| Reclaimed: | Orange County Utilities |

Schools

Orange County Public Schools Formal Capacity Determination was issued (OC-20-037) and school capacity is available. The determination expires on April 10, 2022.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

PLANNING AND ZONING COMMISSION (PZC) FINDINGS

The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend approval of the requested PD (Planned Development District) zoning, subject to thirteen (13) conditions.

Staff indicated that three hundred sixty-one (361) notices were sent to an area extending beyond 800 feet from the subject property, with zero (0) responses in favor and two (2) in opposition received. Those in opposition expressed concern with traffic. Neel Shivcharran, applicant, was present and agreed with the staff recommendation. No members of the public were present to speak on this request.

During PZC discussion, Commissioner Spears expressed concern with the language of proposed new condition 13, and proposed revised language to allow for Florida Friendly landscaping.

After a brief discussion, a motion was made by Commissioner Spears to find the request to be consistent with the Comprehensive Plan and recommend APPROVAL of the South Goldenrod Townhomes PD Land Use Plan, subject to thirteen (13) conditions. Commissioner Fernandez seconded the motion, which then carried on a 7-0 vote.

| | |
|-----------------------------|---|
| Motion / Second | <i>Gordon Spears / Eddie Fernandez</i> |
| Voting in Favor | <i>Gordon Spears, Eddie Fernandez, Trevor Sorbo, Sean McQuade, Mohammed Abdallah, Evelyn Cardenas, and Carlos Nazario</i> |
| Voting in Opposition | <i>None</i> |
| Absent | <i>JaJa Wade and Nelson Pena</i> |

PZC RECOMMENDED ACTION

Planning and Zoning Commission (PZC) Recommendation – (February 18, 2021)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the South Goldenrod Townhomes Planned Development / Land Use Plan (PD/LUP), dated “Received December 16, 2020”, subject to the following conditions:

1. Development shall conform to the South Goldenrod Townhomes Land Use Plan (LUP) dated "Received December 16, 2020," and shall comply with all applicable

federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received December 16, 2020," the condition of approval shall control to the extent of such conflict or inconsistency.

2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in

the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.

5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
7. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
8. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby notified that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
9. This project is located in the Alternative Mobility Area (AMA) and, therefore, shall be required to provide for alternative mobility strategies related to the development. The applicant must submit a Mobility Analysis to be reviewed and approved by the Transportation Planning Division prior to obtaining a building permit; provided, however, if the County removes the Alternative Mobility Area from its Code prior to approval of the first building permit, then this project shall be required to comply with the County's then-current transportation concurrency requirements.
10. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUP and updates must be approved prior to Construction Plan approval

11. The developer shall obtain water and wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
12. The following waivers from Orange County Code are granted:
 - a. A waiver for the residential parcel from Section 38-1254(a) to allow for a twenty (20) foot perimeter setback abutting the western boundary of the church property in lieu of the twenty-five (25) foot perimeter setback.
 - b. A waiver for the residential parcel from Section 38-79(20)(j) to allow for a forty (40) foot, in lieu of sixty (60) foot, rear separation between townhome units.
13. A minimum seven (7) foot wide landscaped strip shall be provided along the entire frontage of S. Goldenrod Road between the required wall and the edge of the right-of-way, and shall include, at a minimum, understory trees spaced at one (1) tree per every twenty-five (25) linear feet, and a thirty (30) inch high hedge spaced thirty (30) inches on center. Irrigation, may be installed, owned, and maintained by the Home Owner's Association, which would also be provided within this landscape strip, or Florida Friendly xeriscape plants may be installed in lieu of irrigation.

LUP-20-05-141

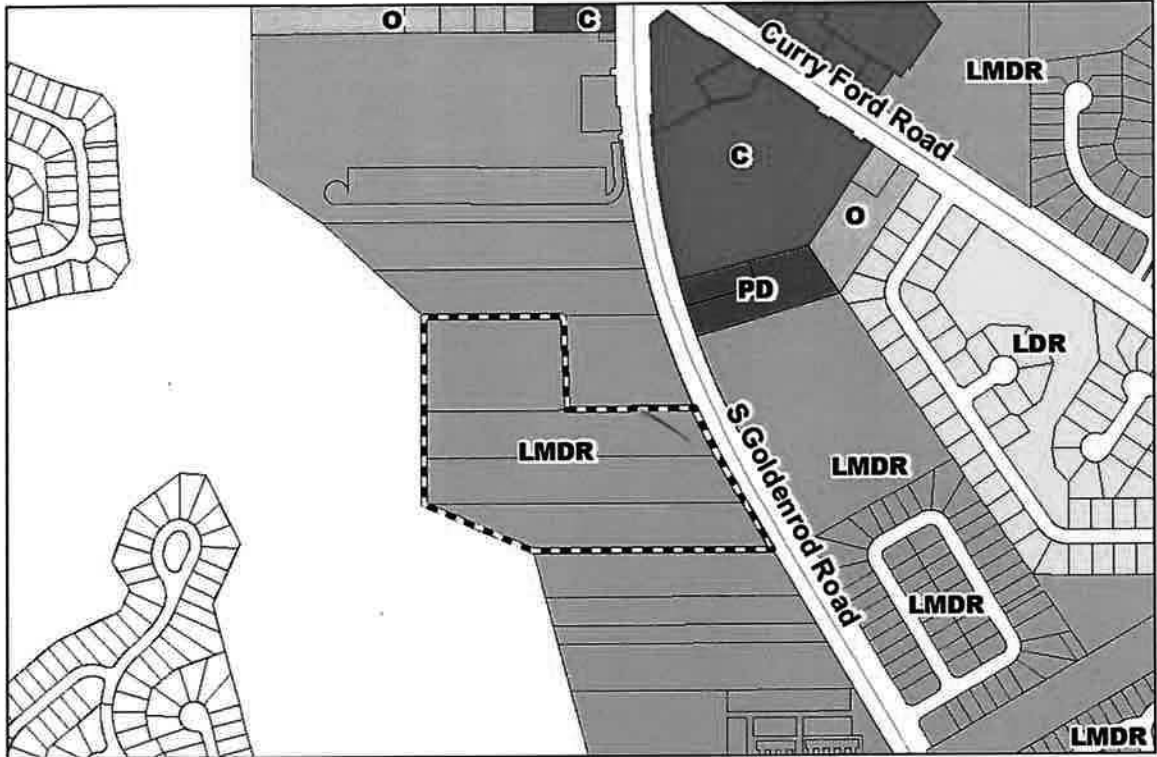


 Subject Property



1 inch = 333 feet

LUP-20-05-141

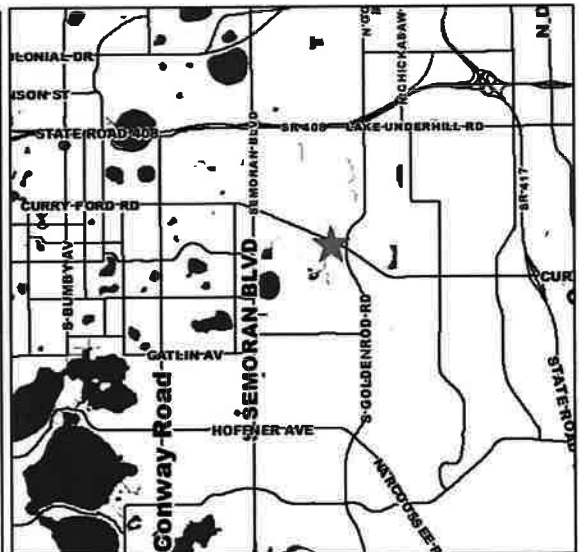


Subject Property

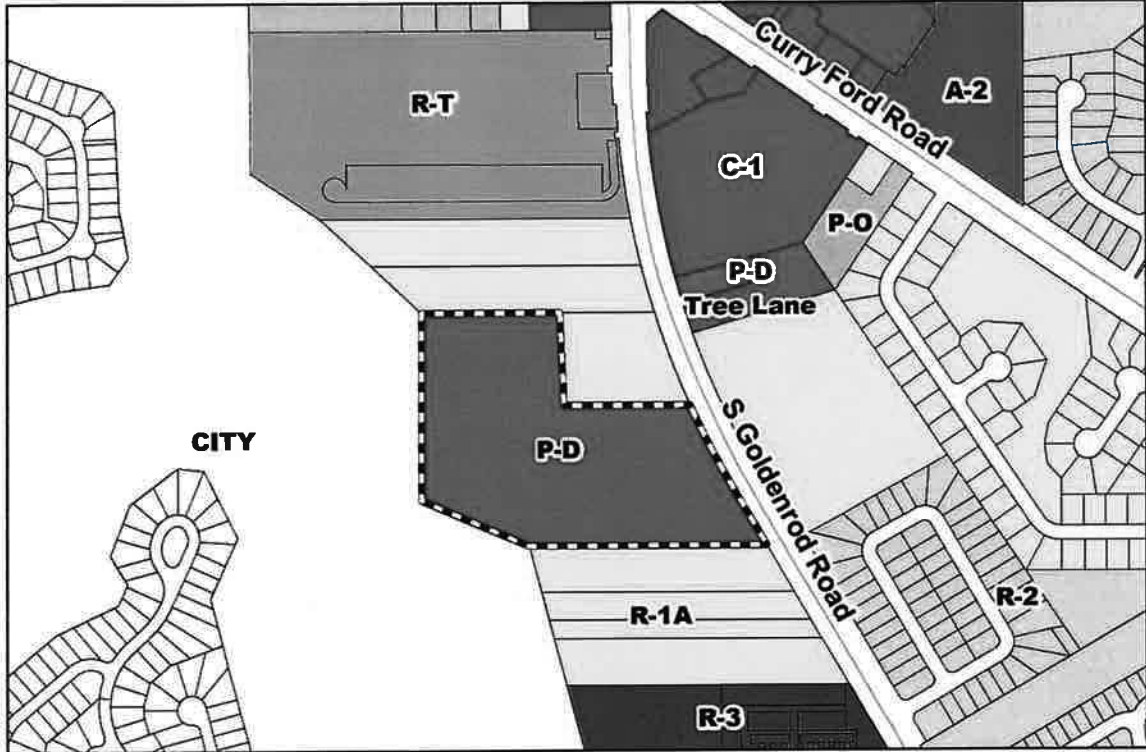


Subject Property

| Future Land Use Map | |
|-------------------------|---|
| FUTURE LAND USE: | LMDR |
| APPLICANT: | Neel Shivcharran, Galleon Consulting Group |
| LOCATION: | 2400, 2416, 2432, and 2504 S. Goldenrod Road, or generally located approximately 1,100 feet south of Curry Ford Road, and directly east of the Ventura Golf Course. |
| TRACT SIZE: | 17.11 gross acres |
| DISTRICT: | # 3 |
| S/T/R: | 02/23/30 |
| | 1 inch = 500 feet |



LUP-20-05-141



 Subject Property
 
 Subject Property

Proposed Zoning Map

Zoning: P-D (Planned Development)

APPLICANT: Neel Shivcharran, Galleon Consulting Group

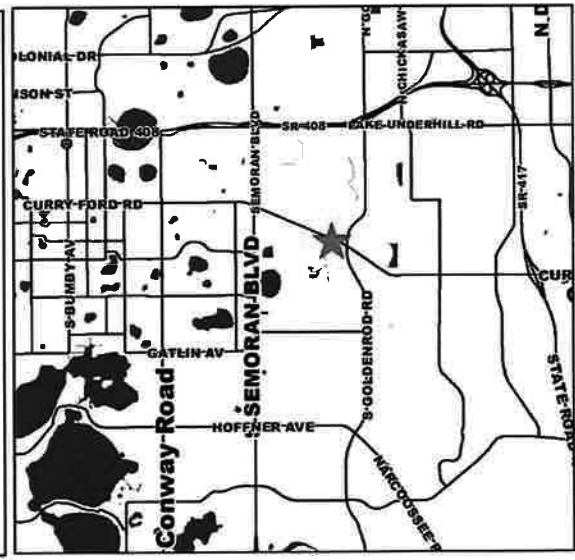
LOCATION: 2400, 2416, 2432, and 2504 S. Goldenrod Road, or generally located approximately 1,100 feet south of Curry Ford Road, and directly east of the Ventura Golf Course.

TRACT SIZE: 17.11 gross acres

DISTRICT: # 3

S/TIR: 02/23/30

1 inch = 500 feet



South Goldenrod Townhomes PD / LUP (Cover Sheet)



PLAN NUMBER: LUP-20-05-141
SOUTH GOLDENROD TOWNHOMES PD
 PARCEL ID: 02-23-30-3024-00-160; -150; -141; -120

ORANGE COUNTY, FL
 DATE: 12/19/2020

VICINITY MAP



PROJECT TEAM

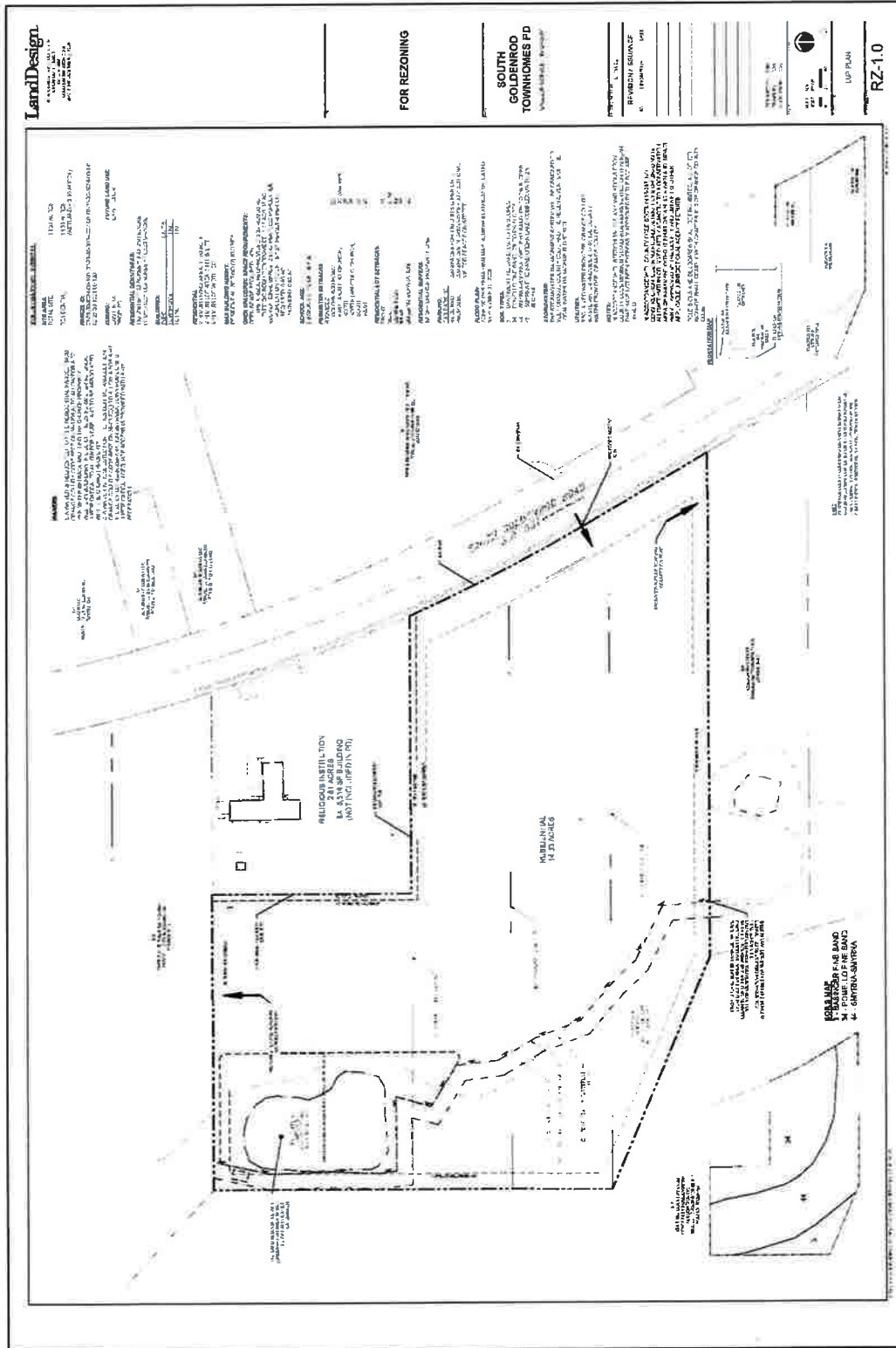
| | |
|---|---|
| OWNER MORCHON OF CHRYST 2400 S GOLDENROD ROAD ORLANDO, FL 32822 | DEVELOPER MORCHON OF CHRYST GROUP 37 N. ORANGE AVE. SUITE 600 ORLANDO, FL 32801 CONTACT: NEEL SHIVCHARRAN CONTACT: 407.333.2090 |
| OWNER RANDY 2418 S GOLDENROD ROAD ORLANDO, FL 32822 | CIVIL ENGINEER JAMES W. SCOTT, INC. 222 NORTH GURHAM STREET CHARLOTTE, NC 28203 CONTACT NAME: DAVID GASTEL |
| OWNER JAMES BRADDALE 501 ADDISON ST PHILADELPHIA, PA 19147 | SURVEYOR JAMES W. SCOTT, INC. 5400 E. COLONIAL DR. ORLANDO, FL 32807 CONTACT: JAMES W. SCOTT |
| OWNER MORCHON FAMILY TRUST PO BOX 220418 ORLANDO, FL 32872 | |

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LandDesign.

South Goldenrod Townhomes PD / LUP



Notification Map

