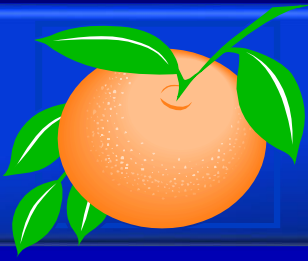


*Board of County Commissioners*

# Public Hearings

**May 21, 2024**

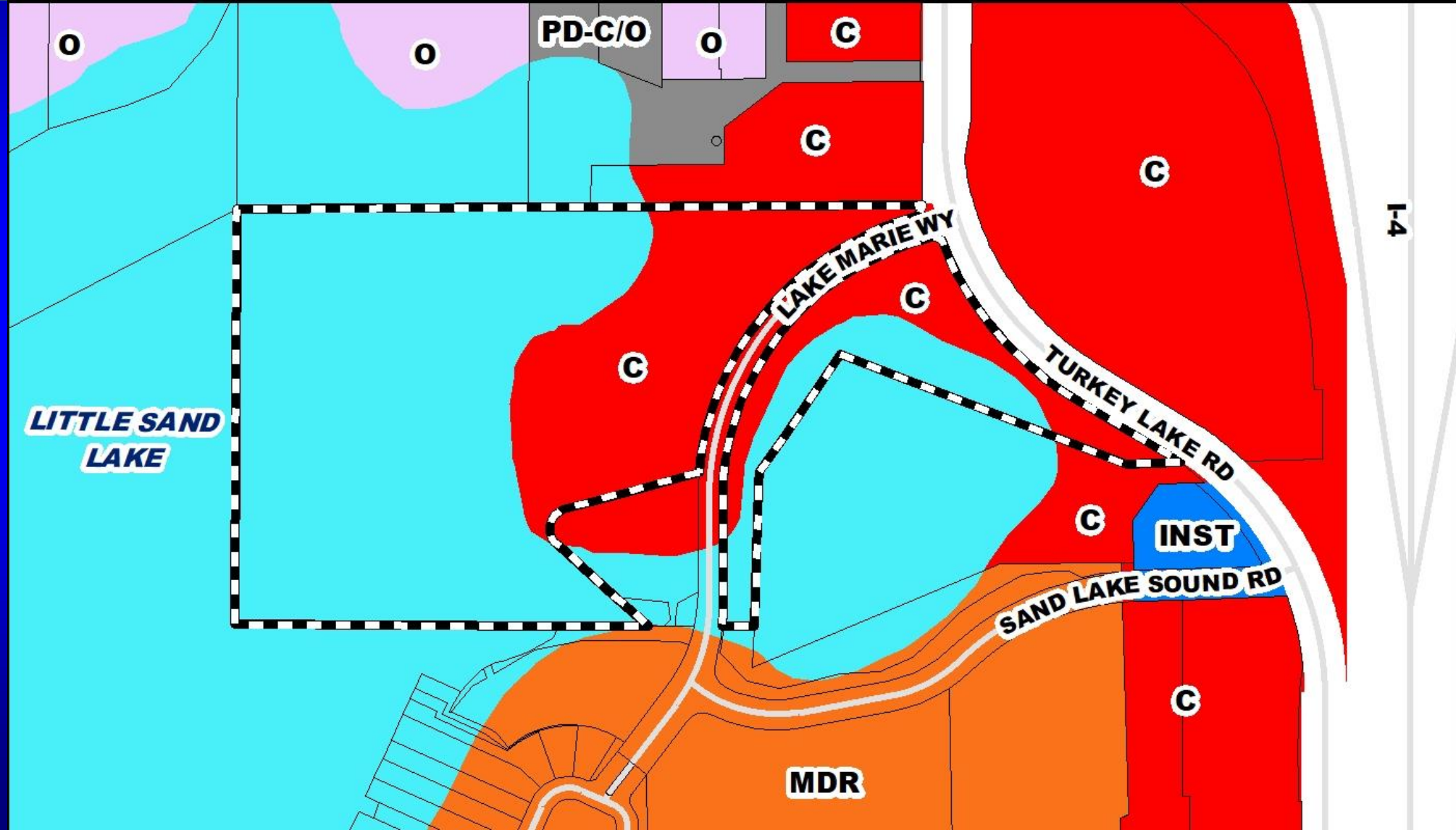


## Granada Planned Development (PD)

- Case:** CDR-23-04-135
- Applicant:** Carolyn Haslam, Akerman LLP
- District:** 1
- Acreage:** 1,678 acres (overall PD)  
31.7 gross acres/ 15.88 net developable acres (affected area)
- Location:** Generally located south of Sand Lake Road and west of Turkey Lake Road.
- Request:** A change of determination request to amend the allowable uses on PD Southeast Quadrant Parcel G, which currently allows C-1 (Retail Commercial District) uses. The applicant is seeking to allow the additional use of multi-family. The applicant is proposing a development program of 262 multi-family residential units and 5,000 square feet of retail commercial uses on Parcel G. The request is to also remove the requirement for the dedication of the two 20' strips of land for right-of-way (ROW) on the west side of Turkey Lake Road identified as Parcels 2 and 3.

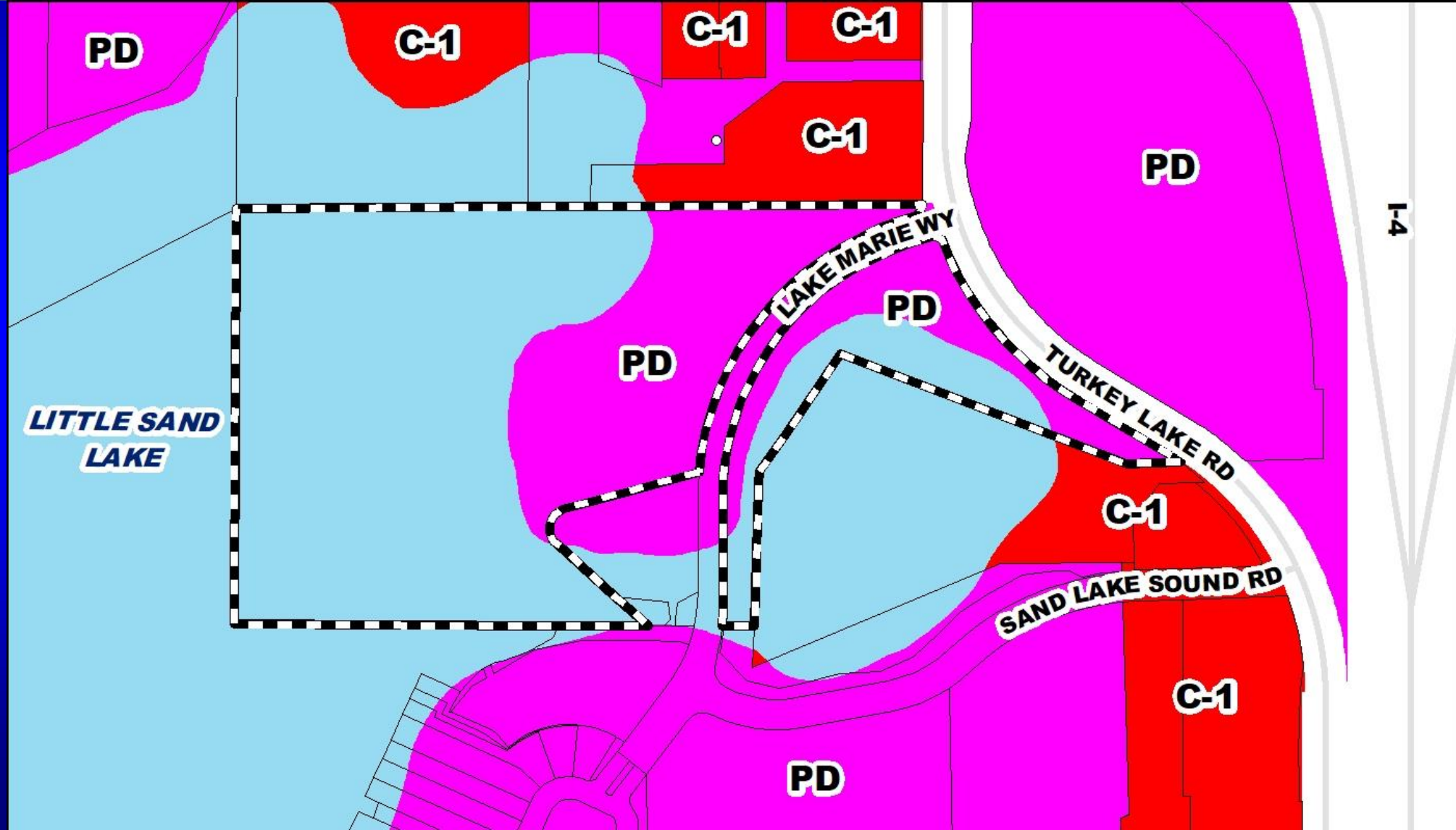


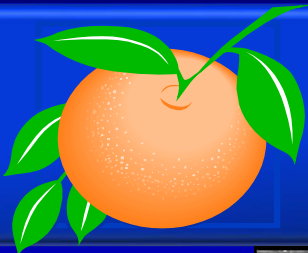
# Granada Planned Development (PD) Future Land Use Map





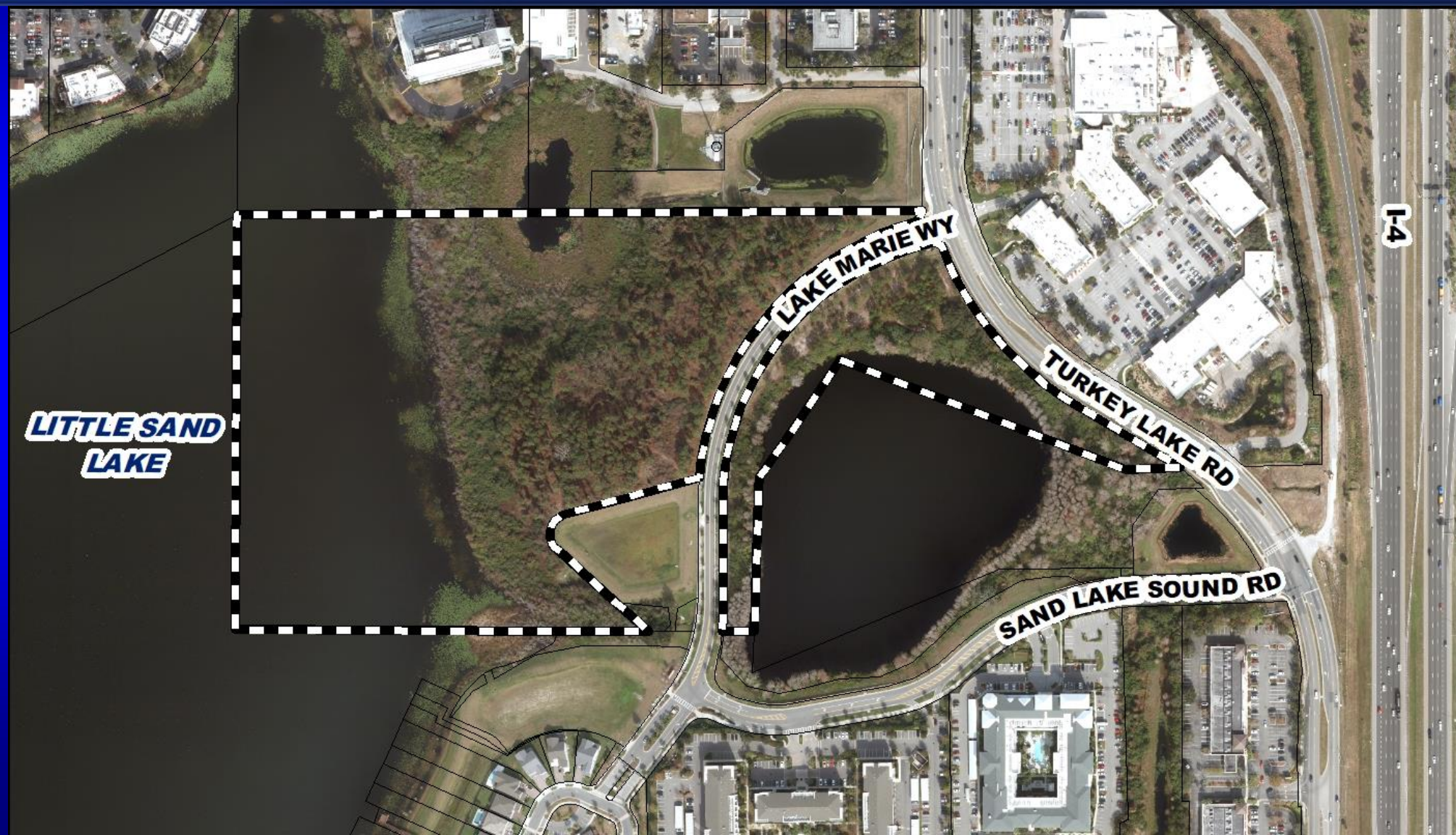
# Granada Planned Development (PD) Zoning Map





# Granada Planned Development (PD)

## Aerial Map



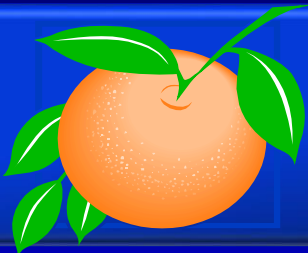
**LITTLE SAND  
LAKE**

**LAKE MARIE WY**

**TURKEY LAKE RD**

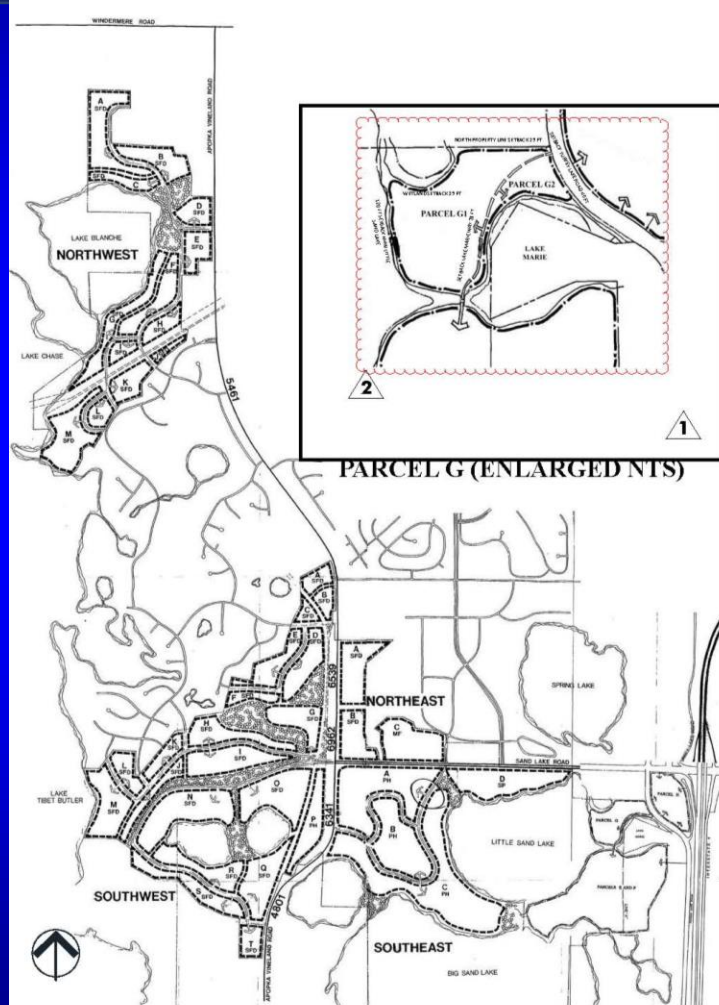
**SAND LAKE SOUND RD**

**I-4**



# Granada Planned Development (PD)

## Overall Land Use Plan



THIS LAND USE PLAN AMENDMENT PROPOSES TO AMEND THE LAND USE PLAN FOR PARCEL G WITHIN THE SOUTHEAST SECTION AND DOES NOT PROPOSE FURTHER CHANGES TO THE REMAINDER OF THE PD.

### SOUTHEAST PARCELS E, F, G, H

#### LAND USE TABLE

Parcel ID	Parcel ID	Gross Ac.	Ac. Above NHWF
Parcel E&F	35-23-28-0000-00-096 & 35-23-28-0000-00-098	163.73	88.05
Parcel G	35-23-28-0000-00-093	31.7	15.88
Parcel H	35-23-28-0000-00-094	16.85	16.85

\*PHASING: Multiple Phases of Master Development  
\*\*Parcel G includes G1 and G2

Entitlements for the PD						
Total Allowed Residential Units	77 Detached SFR, 106 Townhome SFR & 570 MFR DUs					
Total Allowed Non-Residential Sq. Ft.	322,486					
Parcels	Developable Acres	Not Developable Acres	Approved Residential Units	Proposed Multi-Family Units	Approved Non-Residential Sq. Ft.	Proposed Non-Residential Sq. Ft.
E & F	163.72	81.05	77 Detached SFR, 106 Townhome SFR	-	-	-
G	31.7	15.88	570 MFR DUs	262	176,487	5,000
H	16.85	16.85	-	-	145,999	-

#### PERMITTED USES

Density & intensity will not exceed the vested 24,360 new, external ADT w/o a LUP Amendment.

- Parcel E & F: Residential and Timeshare
- Parcel G 1: Multifamily Residential
- Parcel G 2: Multifamily Residential or C-1 Commercial
- Parcel H: C-1 Commercial

\*No Commercial is permitted for Parcels E & F; no Residential or Timeshare is permitted for Parcels G & H.

\*\*Multifamily Residential is permitted in Parcel G

#### RESIDENTIAL USES

Single Family, duplex, townhome, condominium & Multi-family are permitted on parcels E&F. Residential or Timeshare uses are permitted on the eastern portion of Parcel E/F (East of Line A).

#### COMMERCIAL USES

- C-1 Commercial uses are permitted with the exception of the following uses:
  - No Drive-Thru restaurant (Except on Parcel G2)
  - No Self Storage
  - No Amusement Uses
  - No Convenience Store
  - No Gas Stations
  - No Boarding Houses
  - No Pawn Shops
  - No Homeless Shelters
  - No Check Cashing
  - No Gun Shops
  - No Tattoo Parlor
  - No adult uses
- No verticross
- No residential
- No outside storage
- No outside display

#### OPEN SPACE

25% PD Wide  
Individual parcels may provide less than 25% Open Space  
Recreation to be provided within residential of Parcel E/F

#### TRAFFIC & ACCESS

The following table will be used for land use conversion. It is based upon proportionate traffic impact at the peak hour expressed as Equivalent Development Unit (EDU).

- EDU = 1.79 Timeshare Units
- 0.99 Single Family Homes
- 1.25 Apartment Units
- 1.92 Townhome/Condo Units
- 1.43 Hotel Units
- 267 Sq. Ft. Commercial

Parcel	Base Land Use	EDUs
E	Residential or Timeshare (1)	468
F	Residential or Timeshare (1)	370
G1	Multifamily Residential	529
G2	Multifamily Residential or C-1 Commercial	20
H	C-1	800
Total		1,987

#### Notes:

- Areas East of Line "A" must be either residential or timeshare. Land Uses cannot be mixed.
- Area West of Line "A" must be residential. Timeshare shall not be allowed west of Line "A".
- EDUs can be transferred between parcels; however, the land use intensity shall be limited to the parcels as specified in the PD Plan.

1. REVISED OCT. 19, 2023

2. REVISED FEB. 20, 2024

Parcel G was included in historic Orange County Conservation Area Determination (CAD)# 00-017 which included the NHWE for Little Sand Lake and Lake Marie on 95.5 ft NGVD 29. Acreages in CAD 00-017 do not reflect the current acreage approximations due to the construction of Lake Marie Way and the associated storm water facility.

#### DEVELOPMENT STANDARDS

Building Height	8 stories or 100'
Building Setbacks	PD Perimeter 25'
	LA 18'
	Sand Lake Road 40'
LAKE ENLARGED PARCELS G1	Turkey Lake Road 40'
LAKE ENLARGED PARCELS G2	Lake Marie Way 20'
LAKE ENLARGED PARCELS G3	Big Sand Lake 120' from NWWE
LAKE ENLARGED PARCELS G4	Little Sand Lake 120' from NWWE
LAKE ENLARGED PARCELS G5	Lake Marie 50' from NWWE
LAKE ENLARGED PARCELS G6	Wetlands 25'
LAKE ENLARGED PARCELS G7	Parcel G - NE 25'
LAKE ENLARGED PARCELS G8	Parcel G - NE 25'
Minimum LivingArea (sf)	2,000 sf Three Bedroom
Minimum LivingArea (sf)	750 sf Two Bedroom
Minimum LivingArea (sf)	500 sf One Bedroom
Phasing	Multiple
Landscaping	To comply w/ Ch. 24
Signage	To comply w/ Ch. 31.5
	No Billboards
	No Pole Signs
	No Billboards

\*Normal High Water Elevation for Big Sand Lake is 90.0

\*\*Normal High Water Elevation for Little Sand Lake is 95.7

\*\*No elevation has been established for Lake Marie.

\*\*No Transit Easement is required

#### UTILITY PROVISIONS

Sewer:	Orange County
Water:	OUC
Residential Fire Flow:	Residential
Commercial Fire Flow:	Commercial
Reclaimed Water:	Orange County

The Water Utility Plan shall be updated at all phases prior to Construction Plan Approval

The developer shall donate Parcel 1 to the County. The 10' strip identified as Parcel 1 shall be used by the County for construction of a right turn lane in connection with intersection improvements that may be made in the future by or on behalf of the County. The deed of conveyance for Parcel 1 shall reserve vehicular and pedestrian ingress/egress easements in favor of the developer. The developer shall receive credits for 20 parking spaces in exchange for its agreement to convey Parcel 1 to the County.

#### Schools:

- S&S School Age Children will be generated in Parcels E&F.

- B2 School Age Children will be generated in Parcel G.

#### Lighting:

Proper lighting will be designed to minimize impacts to adjacent and shall conform to Orange County Lighting standards listed in the Orange County Code

#### Signage:

- Pole Signs and New Billboards shall be prohibited; all other signage shall comply with Chapter 31.5 of the Orange County Code.

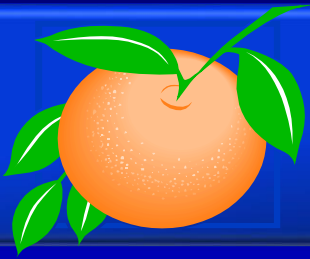
#### Boats:

Motorized boat usage for single family uses only. Observation decks may be permitted after receiving EFD permits

#### Surface:

The surface ratios and open space requirements can be satisfied P necessarily on a parcel by parcel basis.

The development of Parcel G shall include in excess of 25% open space and the required recreation area as it be provided within Parcel G.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE Granada Planned Development (PD) (CDR-23-04-135) dated “Received April 1, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

*Board of County Commissioners*

# Public Hearings

**May 21, 2024**