



## Interoffice Memorandum

April 25, 2024

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

FROM: Tanya Wilson, AICP, Director  
Planning, Environmental, and Development Services Department

**CONTACT PERSON: Joseph C. Kunkel, P.E., DRC Chairman  
Development Review Committee  
Public Works Department  
(407) 836-7971**

SUBJECT: May 21, 2024 – Public Hearing  
Applicant(s): Carolyn Haslam, Akerman LLP  
Project Name: Granada Planned Development (PD)  
Project No.: CDR-23-04-135 / District 1

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of March 27, 2024, to approve a substantial change to the Granada Planned Development (PD). The project is generally located south of Sand Lake Road and west of Turkey Lake Road. The request is to amend the allowable uses on PD Southeast Quadrant Parcel G, which currently allows C-1 (Retail Commercial District) uses, to include multi-family residential.

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 also includes the removal of a requirement for dedication of the two 20' right-of-way strips on the west side of Turkey Lake Road, identified as Parcels 2 and 3.

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 documents and the plans may be found in the Planning Division for further reference.

**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**

TW/JCK/kh  
Attachments

**CASE # CDR-23-04-135**  
Commission District: #1

**GENERAL INFORMATION**

**APPLICANT** Carolyn Haslam, Akerman LLP

**OWNER** Goza, LLC

**PROJECT NAME** Granada Planned Development (PD) / Land Use Plan (LUP)

**PARCEL ID NUMBER(S)** 35-23-28-0000-00-053 (affected parcel)

**TRACT SIZE** 1,678 acres (overall PD)  
31.7 gross acres/ 15.88 net developable acres (affected area)

**LOCATION** South of Sand Lake Road / 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.

**PUBLIC NOTIFICATION** The notification area for this public hearing extended beyond 900 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. Nine-hundred and fifty-five (955) notices were mailed to those property owners in the mailing area.

**IMPACT ANALYSIS**

**Project Overview**

The Granada Planned Development (PD), was first approved in 1974, contains over 1,600 acres, and is generally located along Apopka Vineland Road and Sand Lake Road. The 31.7 gross acre subject property is located within Parcel G in the Southeast quadrant of the PD, and is generally located south of Sand Lake Road and west of Turkey Lake Road in the southeast quadrant of the PD.

The request it 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 Southeast Quadrant of the PD is currently vested for 24,260 new external trips. The external daily trips generated by the existing and proposed development on Southeast Parcels E, F, G, and H, are calculated to be 23,250 new external trips. Through this request, 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, which remains under the allowable 24,260 new external trips.

The request is also to remove a requirement added in 2006 for the conveyance of two 20' strips of right-of-way on the east side of Turkey Lake Road, as they are no longer needed by the County.

**Land Use Compatibility**

The proposed PD substantial change would not adversely impact any adjacent properties or result in an incompatible land use pattern.

**Comprehensive Plan (CP) Consistency**

The subject property is designated on the Future Land Use Map (FLUM) as Commercial. The subject property is designated PD (Planned Development District) on the zoning map, which is consistent with the FLUM designation.

**Overlay Ordinance**

The subject property is not located within an Overlay District.

**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.

**Environmental**

Environmental Protection Division (EPD) staff has reviewed the request but did not identify any issues or concerns.

**Transportation Planning**

Pursuant to Article XII, Chapter 30, Orange County Code, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.

This development will require transportation capacity via a Capacity Encumbrance Letter (CEL) Application. This project is located on a failing roadway, therefore a traffic study will be required with the CEL application. Based on the concurrency database, there is a failing roadway segment within the project area. A traffic study is required and a proportionate share agreement may be required prior to CEL approval.

**Community Meeting Summary**

A community meeting was held on August 24, 2023, at 6:00 PM - 7:00 PM, at Bay Meadows Elementary School Cafeteria, 9150 S Apopka Vineland Rd, Orlando, FL 32836. There were over 25 residents in attendance, and they were mainly concerned about traffic, traffic infrastructure, and overdevelopment.

**Schools**

Orange County Public Schools (OCPS) staff has reviewed the proposed request but did not identify any issues or concerns.

**Specific Project Expenditure Report and Relationship Disclosure Forms**

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

**ACTION REQUESTED**

**Development Review Committee (DRC) Recommendation – (March 27, 2024)**

**Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Granada Planned Development (PD) dated “Received April 1, 2024”, subject to the following conditions:**

1. Development shall conform to the Granada Planned Development dated “Received April 1, 2024,” 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 April 1, 2024,” 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. If applicable, an Acknowledgement of Contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, must be executed and recorded in the Public Records of Orange County, Florida, prior to final approval of this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
7. The project shall comply with the terms and conditions of that certain Pond Reconfiguration & Roadway Development Agreement approved on 4/11/2017 and recorded at Document # 20170202946 Public Records of Orange County, Florida, as may be amended.
8. Pursuant to Article XII, Chapter 30, Orange County Code, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.
9. Prior to approval of any plans that require filling within the 100-year flood zone, such as Site Construction Plans or Mass Grading Excavation/Fill permit or the like, the applicant must obtain the required permit(s) and approval(s) from the Orange County Floodplain Administrator authorizing any fill pursuant to Chapter 19, Orange County Code.
10. In compliance with Section 19 of the Orange County Code, the property owner/engineer may be required to provide a series of FEMA Letter of Map Changes (LOMC). For development within the 1% annual chance flood (100-year flood) floodplain without an established Base Flood Elevations (BFE), depicted as Zone A, the owner/engineer must perform a study to establish the BFE and obtain a FEMA LOMR (Letter of Map Revision) prior to site construction plan submittal. For modifications to a determined BFE (Zone AE), floodway, or flood hazard area boundaries on the Flood Insurance Rate Maps (FIRMs), a FEMA Conditional Letter of Map Revision (CLOMR) must be obtained prior to site construction plan approval; a subsequent FEMA Letter of Map Revision (LOMR) reflecting final construction will be required. Said FEMA LOMR approval must be obtained by the owner/engineer and must be submitted to the Floodplain Administrator prior to the release of the Certificate of Occupancy and/or Certificate of Completion. Compensation Storage for all projects within the 1% annual chance flood (100-year flood) floodplain shall be provide on a "cup for cup" basis in accordance with Chapter 19-107(1).

11. A traffic operational and safety study for (1) Sand Lake Rd and Turkey Lake Rd intersection, (2) Turkey Lake Rd and Lake Marie Wy intersection, (3) Turkey Lake Rd and Sand Lake Sound Rd intersection, (4) Sand Lake Sound d and Lake Marie Wy intersection and (5) in addition to all project access driveways, will be submitted concurrently with the first Development Plan/Preliminary Subdivision Plan (DP/PSP) associated with this Land Use Plan and must be accepted by Orange County prior to DP/PSP approval. The study shall evaluate safety and operation and make recommendations for improvements to mitigate any deficiencies.
  
12. Parcel G shall be restricted to C-1 uses and multi-family use and shall prohibit gas stations, convenience stores, amusements, tattoo/labor pools/pawn shops, guns and check cashing, adult entertainment, heliports, boarding houses and homeless shelters, mini storage, and outside storage or display.
  
13. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated April 26, 2022, shall apply:
  - a. The Windermere Water and Navigation Control District has an established Municipal Service Taxing Unit (MSTU) or Municipal Service Benefit Unit (MSBU) for the purpose of funding lake management services. To the extent this project is part of the taxing district or benefits from Windermere Water and Navigation Control District, this project shall be required to be a participant.
  
  - b. 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.
  
  - c. Approval of this plan does not constitute approval of a permit for the construction of a boat ramp. Any person desiring to construct a boat ramp shall apply to the Orange County Environmental Protection Division as specified in Orange County Code Chapter 15 Environmental Control, Article XV Boat Ramps, prior to installation, for an Orange County Boat Ramp Facility Permit, as well as to any other Orange County Division(s) for any other applicable permits.
  
  - d. The site shall be stabilized following grubbing, clearing, earth work or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of

- all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.
- e. 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).
  - f. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
  - g. Approval of this plan does not constitute approval of a permit for the construction of a boat dock, boardwalk, observation pier, fishing pier, community pier or other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits.
  - h. 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.
  - i. The developer shall obtain wastewater and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
14. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 28, 2014, shall apply:
- a. The park shall be completed prior to Certificate of Occupancy of any new building on the existing church property within PD Parcel Northeast B.
  - b. Fast food restaurants with drive-thrus shall be prohibited within PD Parcel Northeast B.
  - c. Outdoor sales, storage and display shall be prohibited.



- d. The commercial (C-1 uses) within the subject 2.55-acre tract of PD Parcel Northeast B shall be restricted to the 15,500 total square feet, regardless of use (commercial, office, or mixed use).
- e. The one-hundred (100) foot park/open space buffer located along the entire length of the western boundary line of the Parkside at Dr. Phillips parcel (as shown on the Land Use Plan) shall only allow for passive park type amenities, and up to a ten-foot (10') access encroachment. Any parking, retention, or other type of use in support of the commercial activity shall be prohibited within the designated park/open space area. Additionally, a landscape buffer consisting of an 8' concrete/block wall along the western boundary line with shade trees planted 40' on-center and two understory trees between each of the shade trees shall be planted along the wall within the park/open space buffer. Finally, a developer's agreement shall be executed with the first Development Plan (DP) that specifies park/open space buffer ownership, maintenance and access.
- f. There shall be a one-hundred (100) foot west boundary building setback within subject 2.55-acre tract of PD Parcel Northeast B.
- g. Billboards and pole signs shall be prohibited. All other signage shall comply with Ch. 31.5, Orange County Code, as may be amended.
- h. An 8' wall along the west property line of the subject 2.55-acre tract within PD Parcel Northeast B, and which wraps around the north property line of the tract (extending 15' to the east), shall be required.
- i. Applicant agrees to construct median improvements along Sand Lake Road immediately in front of PD Parcel Northeast B. Such improvements shall consist of landscaping in the median and a turn lane that will accommodate a U-Turn for westbound traffic. Applicant shall also use best efforts to establish a property owners' association for other median improvements along Sand Lake Road between Turkey Lake Road and Apopka Vineland Road which improvements may be provided reclaimed water at no expense to such association pursuant to Resolution 2002-M-03. All improvements constructed by the applicant shall use reclaimed water from Orange County at the applicant's expense until such time as a property owners' association may be established. The improvements in front of the applicant's property shall be maintained by the applicant, the established association or through MSTU/MSBUs. Prior to Development Plan (DP) submittal, a use agreement shall be submitted and approved to address perpetual maintenance of right-of-way from Sandpoint Boulevard to S. Apopka Vineland Road.
- j. A left westbound turn lane on Sand Lake Road directly in front of PD Parcel Northeast B shall be constructed prior to Certificate of Occupancy of the first building.

- k. The following waivers from Orange County Code are applicable to PD Parcel Northeast B only:
    - 1) A waiver from Orange County Code Section 24-5(a)(3) is granted to allow a minimum 10' landscape buffer width along the north perimeter abutting residential, in lieu of the required 15' wide buffer; and
    - 2) A waiver from Section 38-1272(a)(3)(b) is granted to allow for a minimum twenty (20) foot setback from an arterial roadway (Sand Lake Road), in lieu of a minimum 40' building setback from an arterial roadway.
  - l. No outdoor speakers, televisions, or amplifications on the commercial portion of PD Parcel Northeast B shall be permitted, unless a Special Event Permit is obtained from the County.
  - m. Prior to development plan approval, the developer shall demonstrate to the satisfaction of the County staff that legal access for ingress and egress of motor vehicles and pedestrians over and across the common property of the Sandpointe Townhouse Association has been granted by the Association in favor of the owner of PD Parcel Northeast B and its tenants, employees, agents, customers, and invitees, to provide access from, to, and between PD Parcel Northeast B and the public right-of-way of West Sand Lake Road.
  - n. During the initial 6-month period following the opening of the project, the developer shall have an off-duty sheriff deputy on site during the peak hours of operation to assist with traffic control and to ensure that customers and visitors do not park in adjoining neighborhoods. Signage shall be posted on site informing customers and visitors that those parking within adjoining neighborhood will be subject to being towed. The development shall have an employee on site during hours of operation to monitor activities within the development, including complying with onsite parking requirements and ensuring that customers and visitors will not park vehicles in adjoining neighborhoods.
15. All previous applicable BCC Conditions of Approval, dated March 12, 2013, shall apply:
- a. The following waivers from Orange County Code are applicable to PD Parcel Northeast C only:
    - 1) A waiver from Section 38-1253(b) is granted to reduce the required ratio of active and passive recreation areas per one-thousand (1,000) projected population from 2.5 acres to 1.17 acres, thus providing 0.3 acres of recreation areas, in lieu of the required 0.64 acres of recreation areas;

- 2) A waiver from Section 38-1254(1) is granted to allow for a 20-foot PD perimeter setback, in lieu of the required 25-foot PD perimeter setback; and
  - 3) A waiver from Section 38-1405(g) is granted to allow for a minimum 5-foot side street setback, in lieu of a minimum 15-foot side street setback.
16. All previous applicable Conditions of Approval for the Dellagio commercial development from the September 11, 2007, BCC shall apply:
  - a. An increase, for the Northeast Quadrant (Parcel C) only, is granted to allow the main commercial building height to be 40 feet in lieu of 35 feet, and to allow for a height of 55 feet for architectural features.
  - b. Billboards and pole signs shall be prohibited. Signage shall comply with the approved Master Sign Plan.
  - c. Outdoor storage and display shall be prohibited.
  - d. This project shall comply with the Commercial Design Standards.
  - e. Commercial uses shall be limited to C-1 zoning uses only.
17. All previous applicable BCC Conditions of Approval dated February 21, 2006, shall apply:
  - a. The uses, densities, and intensities, and all of the conditions of approval of the P-D Land Use Plan have been negotiated and agreed to by both the applicant and the county.

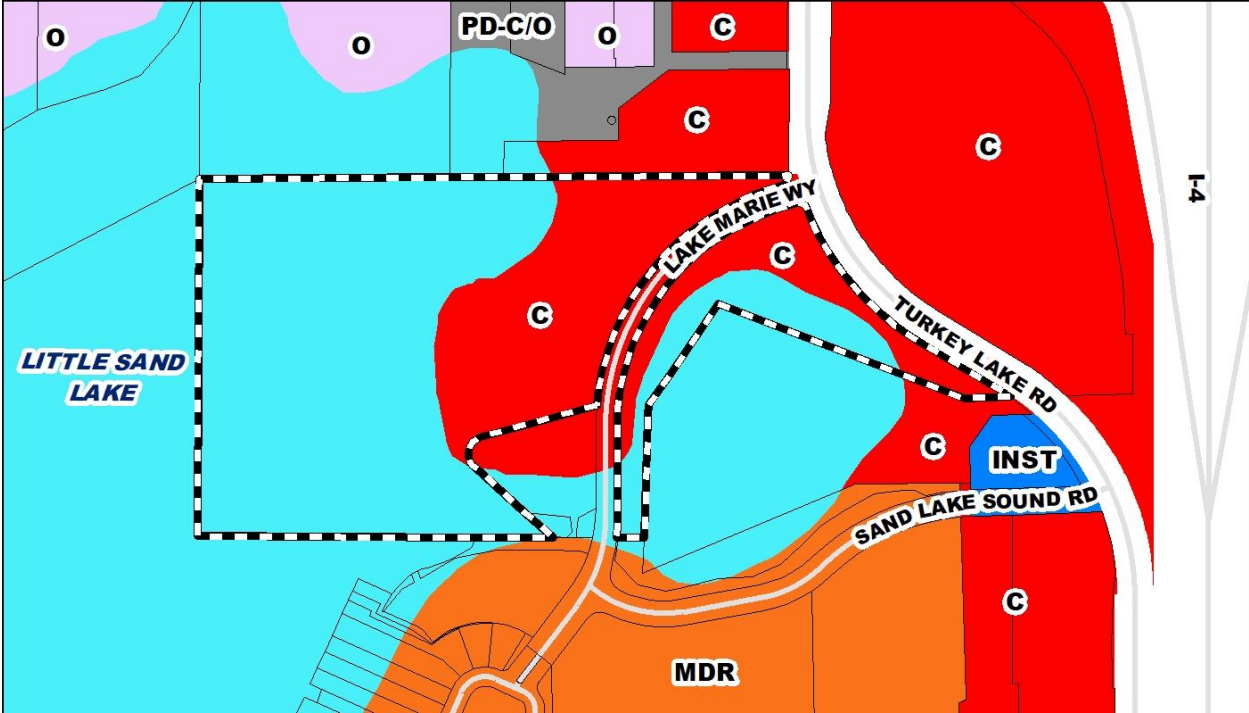
The P-D Land Use Plan constitutes an agreement between the parties. The applicant and the applicant's successors in interest have the contract right to develop the P-D with the uses, densities, and intensities approved by the county, subject to the restrictions and requirements in the conditions of approval, and neither the applicant nor the county shall have the right to rezone or downzone the property, or otherwise alter the uses, densities, and intensities, or to delete, waive, or amend any condition of approval except through an amendment to the P-D Land Use Plan that is negotiated by both parties.
  - b. The developer shall donate to the County the 10' strip identified as Parcel 1. 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 convey fee simple title subject to a pedestrian and vehicular easement for ingress/egress to Parcel 1 reserved to the developer.

- c. Parcel H shall be restricted to C-1 uses and shall prohibit gas stations, drive-thru restaurants, convenience stores, amusements, tattoo/labor pools/pawn shops, guns and check cashing, adult entertainment, heliports, boarding houses and homeless shelters, mini storage, and outside storage or display.
  - d. The developer shall receive credit for 25 parking spaces in exchange for its agreement to convey Parcel 1 to the County.
- 18. All previous applicable BCC Conditions of Approval dated September 20, 2005, shall apply:
  - a. A waiver of 38-79(20) is granted to allow townhouse performance standards consistent with Horizon West to allow a mixture of front-loaded and alley-accessed units.
  - b. A waiver of 38-1272(3) is granted to allow a commercial street setback of 10 feet in lieu of 40 feet to allow parking in the rear and to promote pedestrian access.
- 19. All previous applicable BCC Conditions of Approval dated January 2, 1979, shall apply:
  - a. Dedication to Orange County of access rights from lots adjacent to the collector road if access is available through frontage on a local street.
  - b. Building setback of 100' in depth from Lake Tibet Butler. Building pads for a 1 1 habitable structures within the influence of Lake Tibet Butler shall be constructed at a minimum elevation of 104'. No fill is to be placed below the 101' elevation in those areas abutting the lake. Lots adjacent to Lake Tibet Butler shall be improved so that a maximum of 20% of the shoreline vegetation shall be removed.
  - c. Maximum density shall be 2 dwelling units per acre. Minimum house size shall be 2,000 square feet.
  - d. Reservation of easements over stormwater retention areas in favor of Orange County and creation of an MSBU to provide for maintenance costs. Said areas shall be designed for a 25 year storm, subject to approval by the Public Works and Pollution Control Directors.
  - e. All equipment required for road construction will enter the site via the Granada Entrance Road and will not use existing residential streets in the adjoining Bay Hills Subdivision. Said existing residential streets shall be available for home construction.

- f. Creation of a Home Owners Association to provide for maintenance of common i, areas, bikeways, jogging trails, and the buffer park. Submission of a landscape plan for the buffer and park areas for approval by the Board of County Commissioners prior to approval of the final subdivision plans and plat.
20. All previous applicable BCC Conditions of Approval dated May 16, 1974, shall apply:
- a. Completion of Sand Lake Road four-lane improvement prior to application for Final Development approval in any area of subject project west of Apopka- Vineland Road which would result, combined with other such approval of over 7, 000 trips per day generated thereon according to standards of the Subdivision Regulations.
  - b. Upgrading of County standards of Apopka- Vineland Road from the farthest removed entrance of any development area adjacent thereto to Sand Lake Road in conjunction with Final Development approval and installation of an additional two lanes from Kilgore to Wallace Road in conjunction with any Final Development Plan where cumulative projected traffic expected to use said facility exceeds 7,000 ADT according to Subdivision Regulation Standards.
  - c. Limitation of one identification sign location, double-face, maximum height of fifty (50) feet, to be used for this only.
  - d. Submission to the Directors of Planning, Zoning and Public Works of a revised phasing plan and other affected portions of the Granada Preliminary Development Plan incorporating all conditions attached thereto prior to further Final Development applications.
  - e. Conditions of approval on the Granada P- D, as approved by the Board of County Commissioners on August 28, 1973 remain in effect.

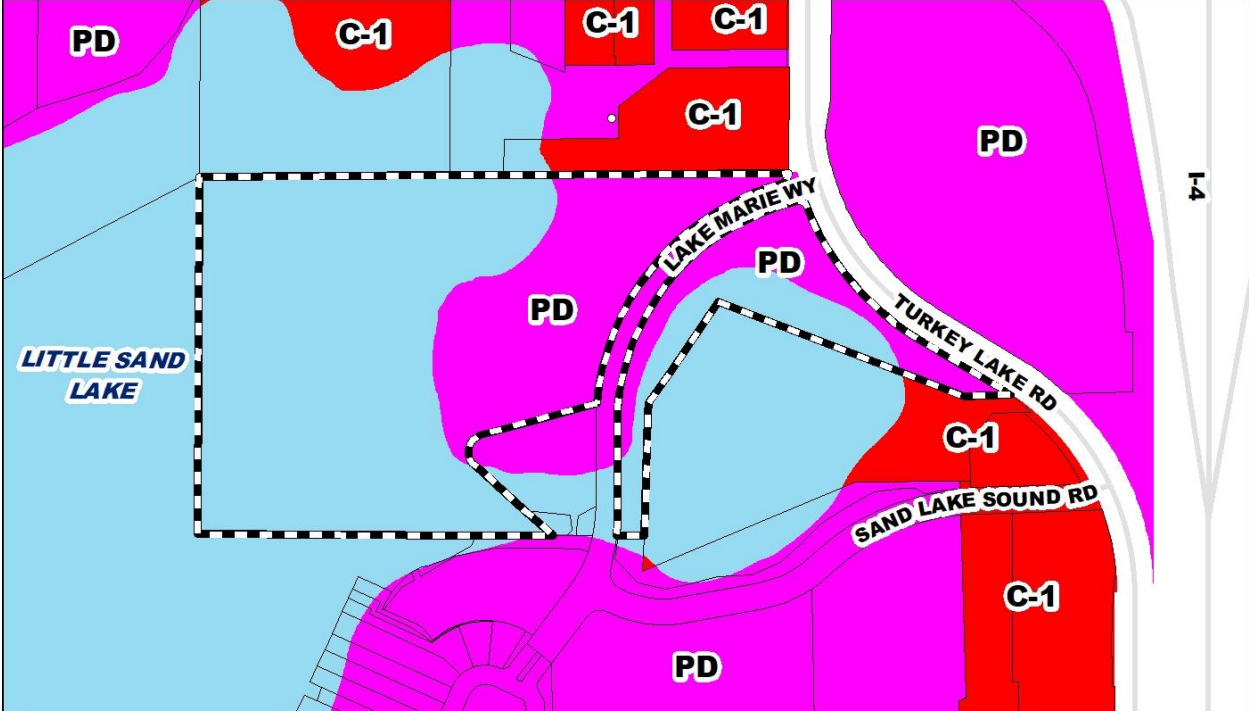
**FUTURE LAND USE**

Planned Development (PD) / Commercial (C)



**ZONING**

PD (Planned Development District)

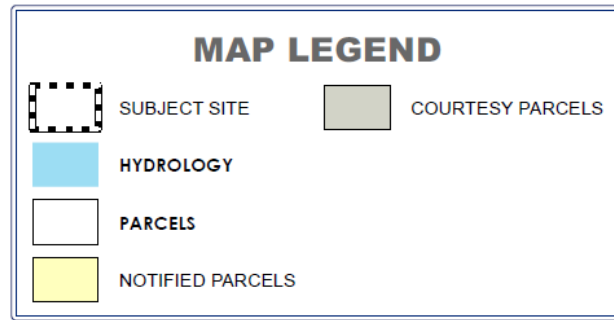
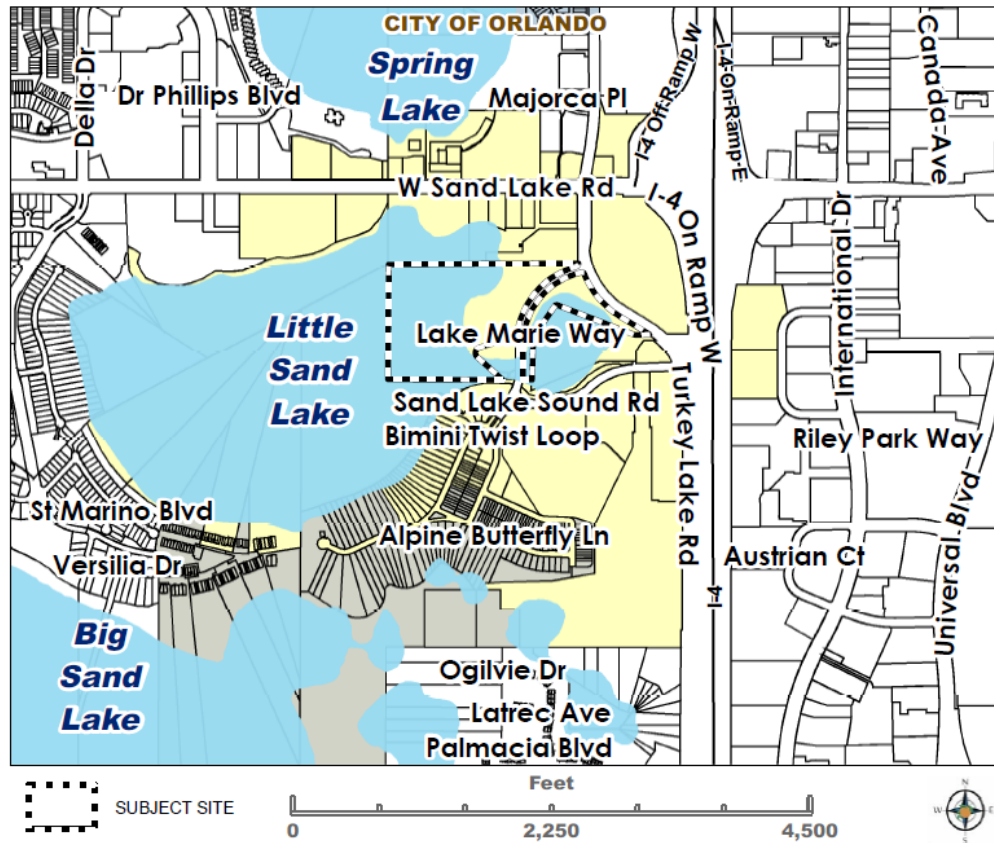




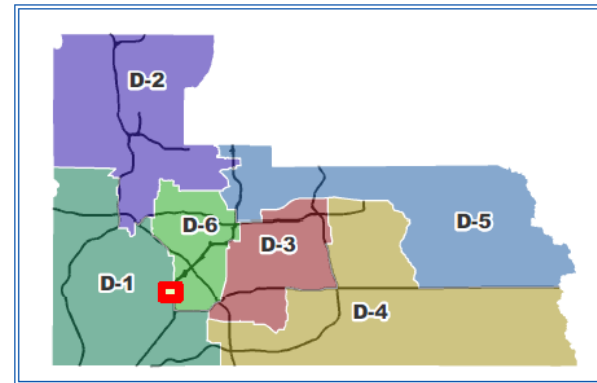


# Public Notification Map

CDR-23-04-135



**BUFFER DISTANCE:** 900  
**# OF NOTICES:** 955



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## Notification Map