

*Board of County Commissioners*

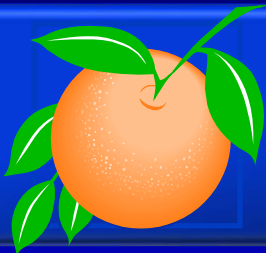
# Public Hearings

**December 18, 2018**



# Village F Master Planned Development / Land Use Plan (PD/LUP)

- Case:** CDR-17-06-207
- Project Name:** Village F Master PD/LUP
- Applicant:** Erika Hughes, VHB, Inc.
- District:** 1
- Acreage:** 857.15 gross acres (*overall PD*)  
20.26 gross acres (*affected parcel only*)
- Location:** West of Seidel Road approximately 1,600 feet south of Summerlake Park Boulevard.
- Request:** To allow the development of a 75-bed Assisted Living Facility (ALF) on PD Parcel N-5 (Townhome District), Parcel 34-23-27-0000-00-002, using a conversion ratio of 1 unit equals 4 beds.

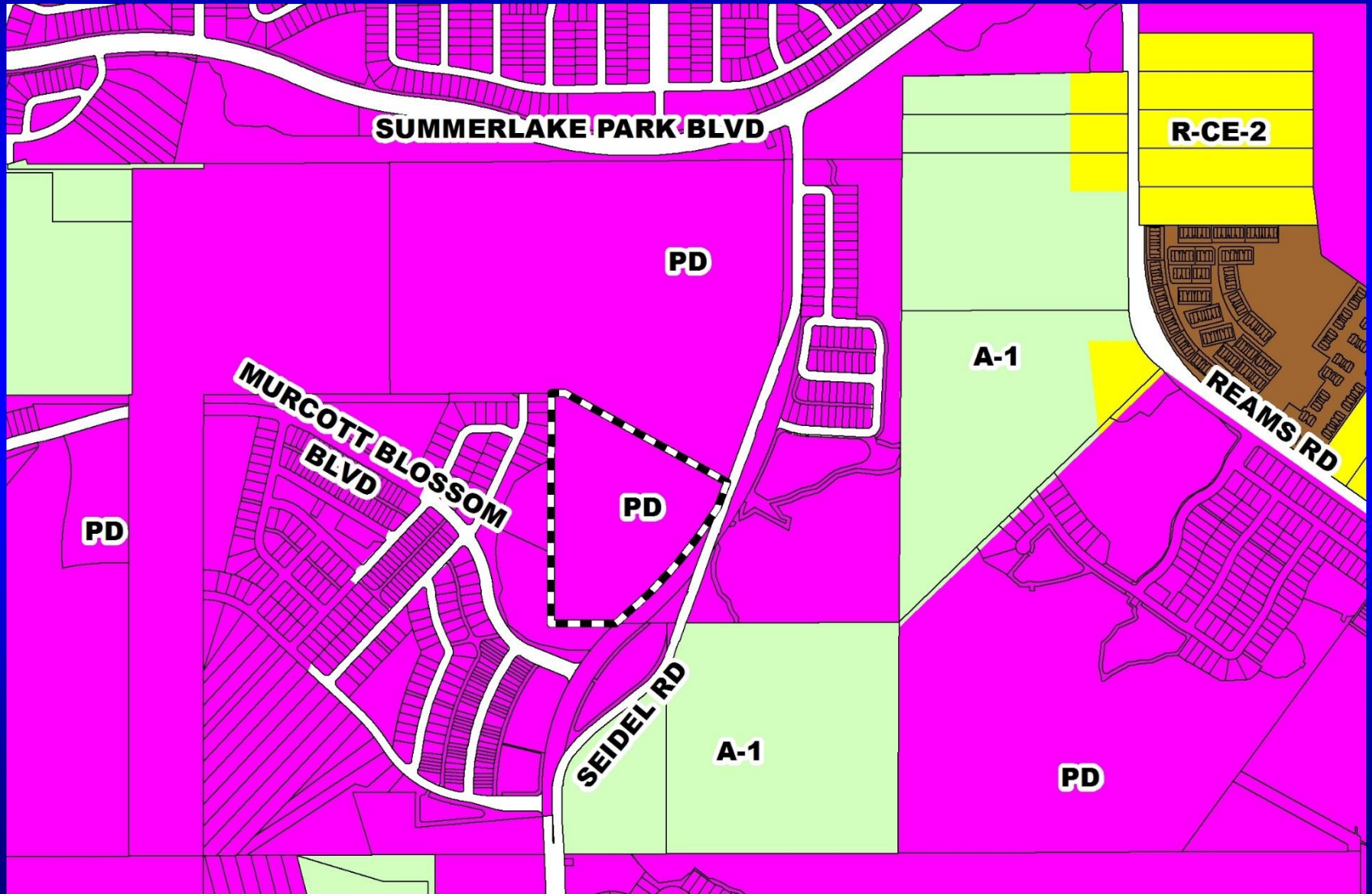


# Village F Master Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





# Village F Master Planned Development / Land Use Plan (PD/LUP) Zoning Map



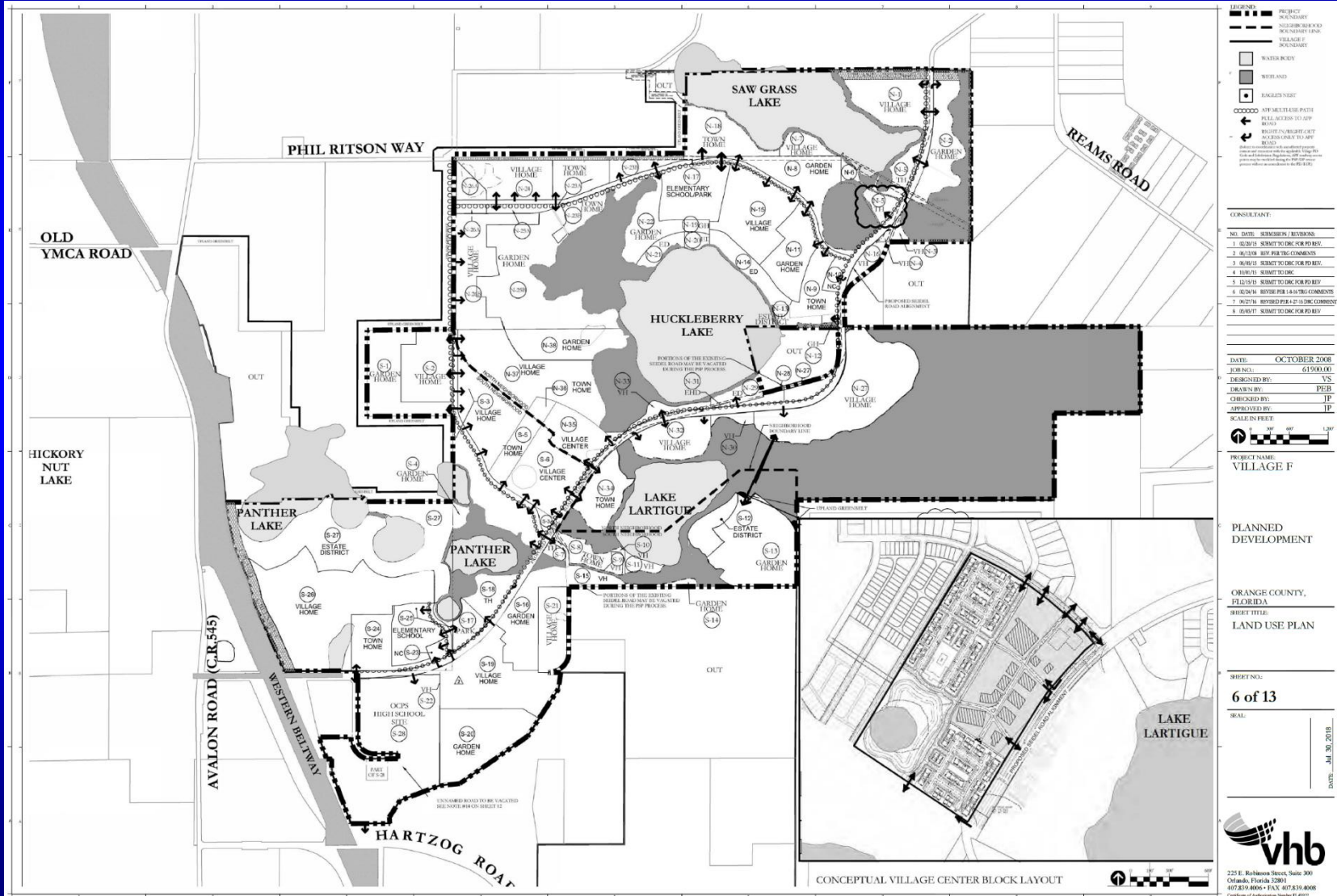


# Village F Master Planned Development / Land Use Plan (PD/LUP) Aerial Map





# Village F Master Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan



**LEGEND**

- PROJECT BOUNDARY
- SUBDIVISION BOUNDARY
- VILLAGE BOUNDARY
- WATER BODY
- WETLAND
- EASEL STREET
- IMPROVED ROAD PATH
- PULL ACCESS TO ADJ. ROAD
- RIGHT OF WAY CUT
- NO ACCESS TO ADJ. ROAD

**CONSULTANT**

NO.	DATE	REVISION / REASON
1	8/26/18	SUBMIT TO DDC FOR PD REV.
2	9/10/18	REVISED FOR PD COMMENTS
3	9/18/18	SUBMIT TO DDC FOR PD REV.
4	10/1/18	SUBMIT TO DDC
5	10/1/18	SUBMIT TO DDC FOR PD REV.
6	10/26/18	REVISED FOR PD COMMENTS
7	10/27/18	REVISED FOR PD COMMENTS
8	10/27/18	SUBMIT TO DDC FOR PD REV.

DATE:	OCTOBER 2018
JOB NO.:	21700101
DESIGNED BY:	V/S
DRAWN BY:	PER
CHECKED BY:	J/D
APPROVED BY:	J/D
SCALE IN FEET:	1"=30'

PROJECT NAME:  
**VILLAGE F**

PLANNED DEVELOPMENT

ORANGE COUNTY, FLORIDA  
SHEET TITLE:  
**LAND USE PLAN**

SHEET NO.:  
**6 of 13**

SCALE:  
DATE: JUL 30, 2018





# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Village F Master Planned Development / Land Use Plan (PD/LUP) dated “Received July 31, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



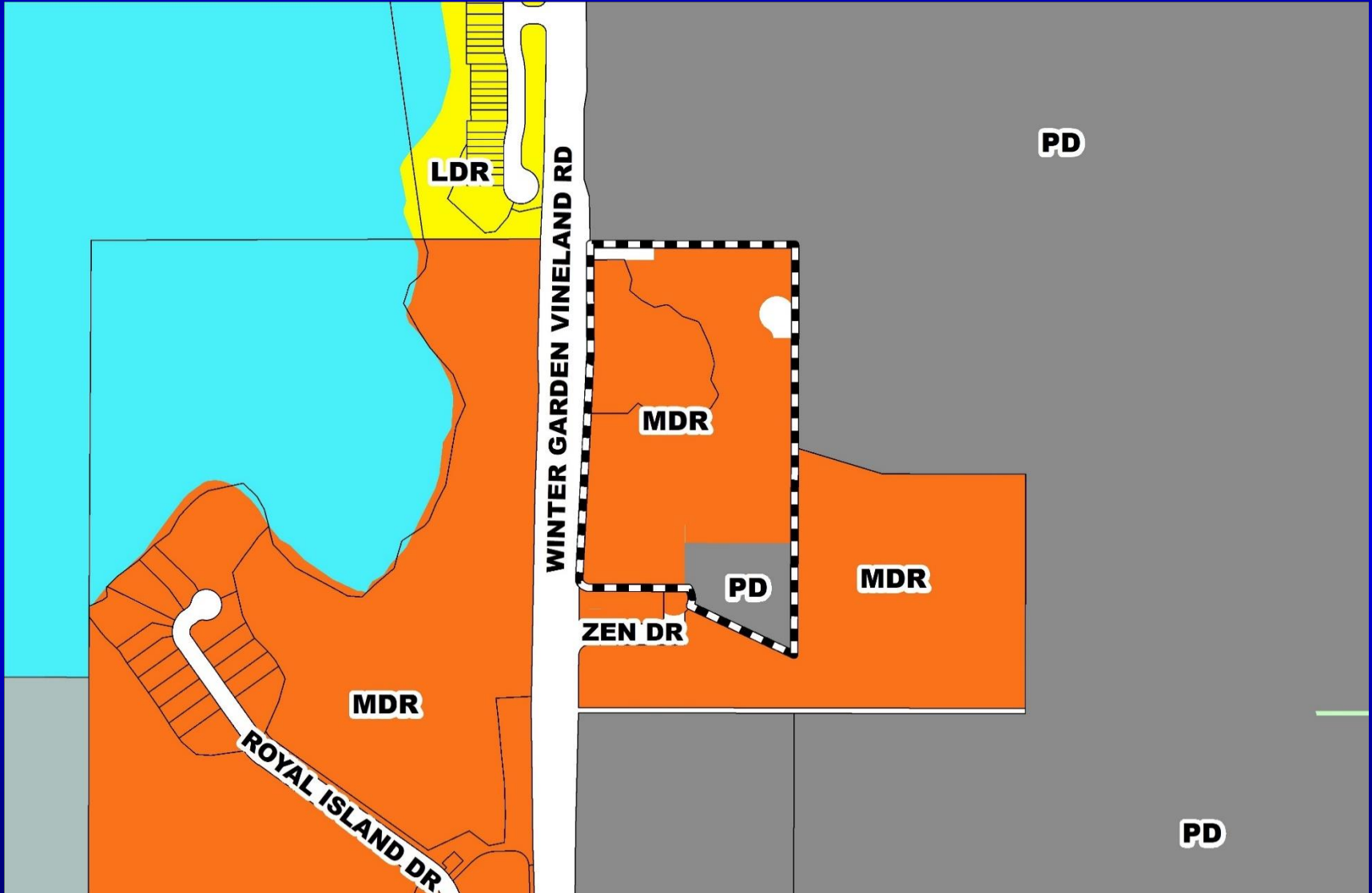
# Epoch Vista Oaks Planned Development / Land Use Plan

- Case:** CDR-18-07-219
- Project Name:** Epoch Vista Oaks PD/LUP
- Applicant:** Justin Sand, Epoch Properties, LLC
- District:** 1
- Acreage:** 14.01 gross acres (*overall PD*)
- Location:** Generally located east of Winter Garden Vineland Road and north of Zen Drive
- Request:** To add a waiver from Orange County Code Section 38-1258(I) to eliminate the required fencing along the right-of-way in areas directly abutted by an on-site wetland, in lieu of the fence along the entire right-of-way whenever a single-family zoned property is located across the right-of-way.
- No change to the development program or standards are proposed.



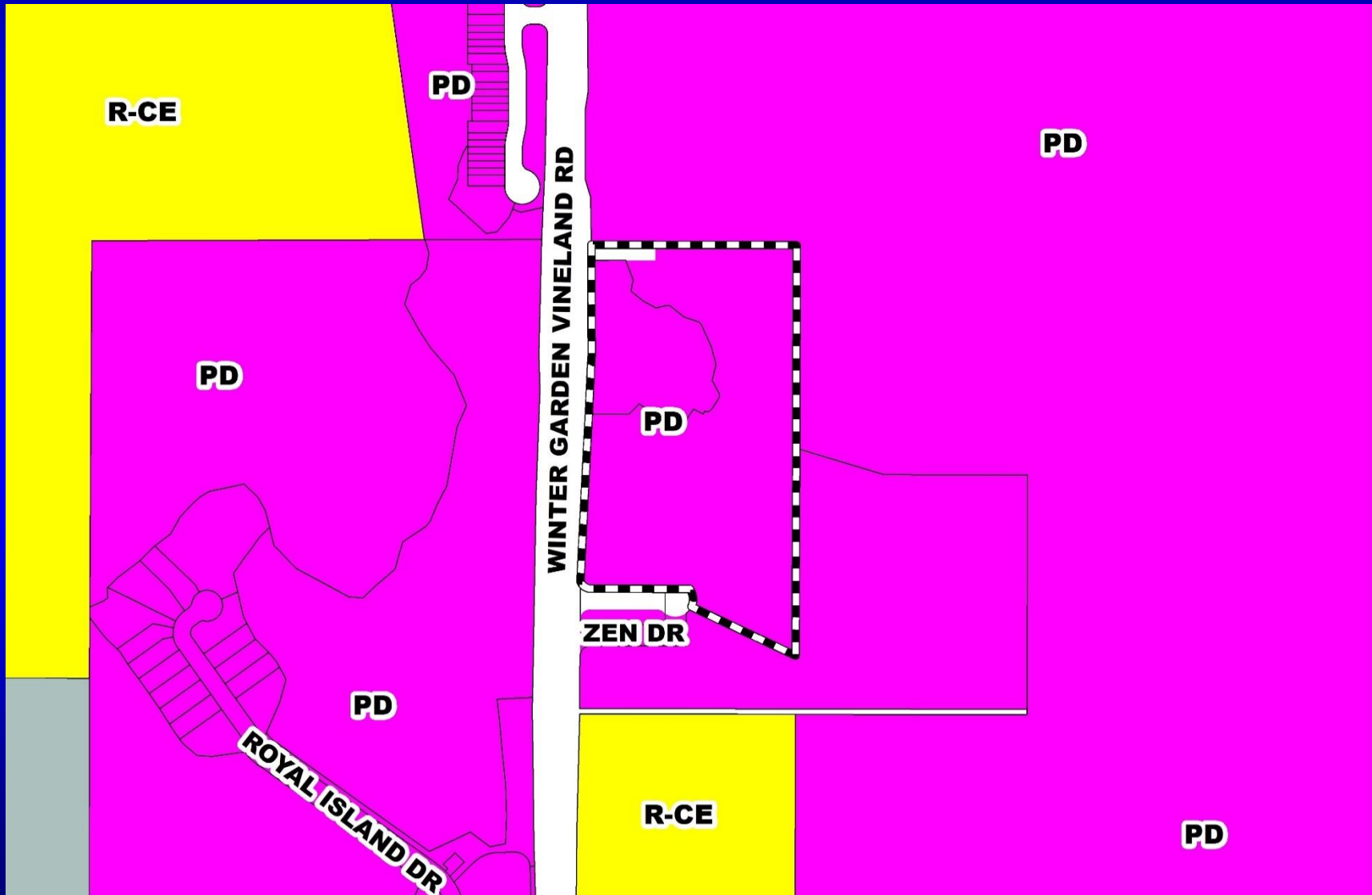


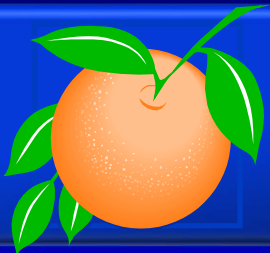
# Epoch Vista Oaks Planned Development / Land Use Plan Future Land Use Map





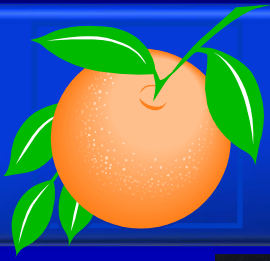
# Epoch Vista Oaks Planned Development / Land Use Plan Zoning Map





# Epoch Vista Oaks Planned Development / Land Use Plan Aerial Map





# Epoch Vista Oaks Planned Development / Land Use Plan Waiver Location Map







# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Epoch Vista Oaks Property Planned Development / Land Use Plan (PD/LUP) dated “Received August 20, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# **Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP)**

**Case:** CDR-18-03-070

**Project Name:** Yates PD / Parcel 2 PSP

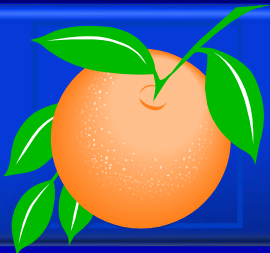
**Applicant:** Christina Baxter, Poulos & Bennett, LLC

**District:** 4

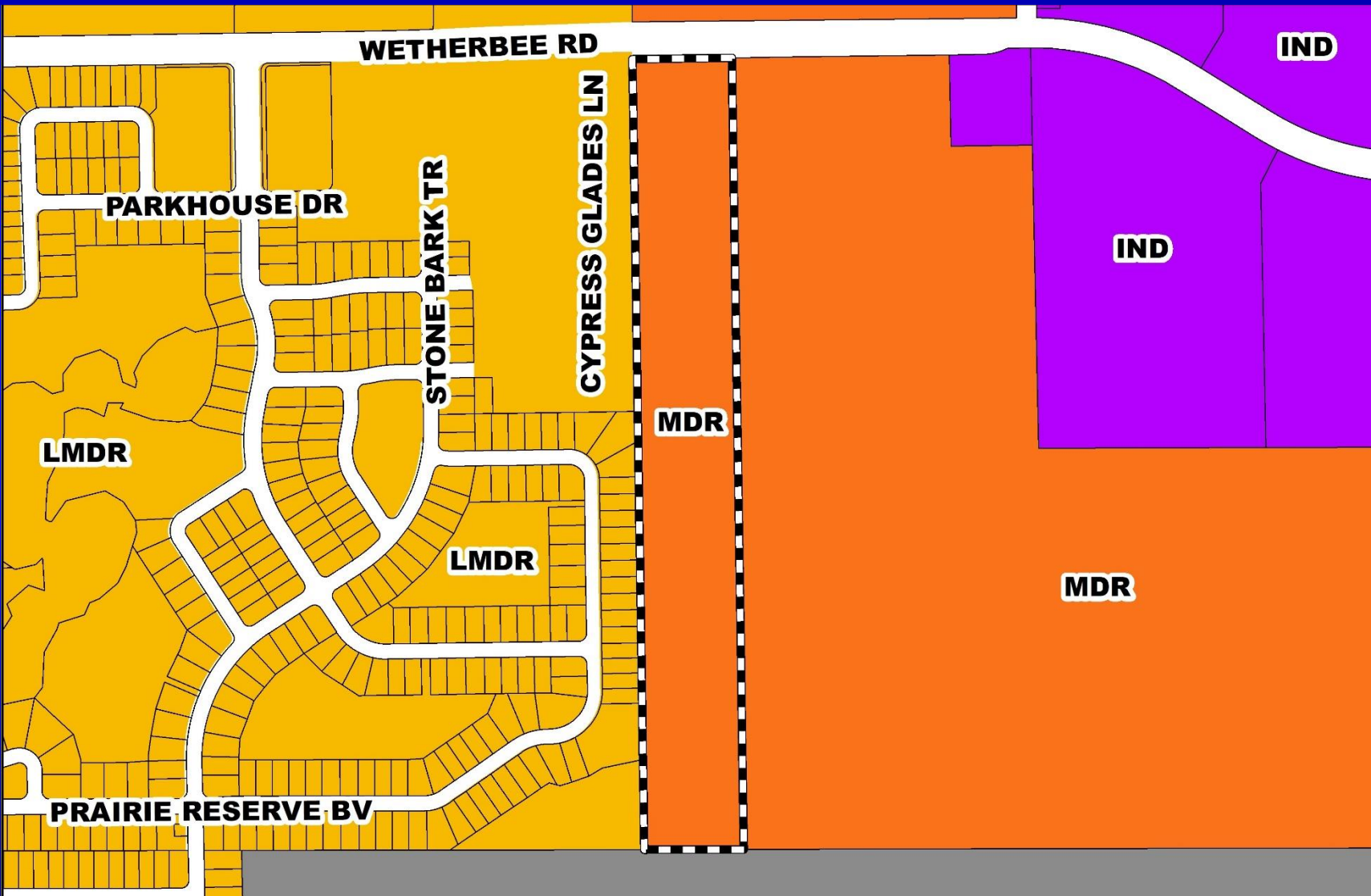
**Acreage:** 167.38 gross acres

**Location:** South of E. Wetherbee Road / West of Boggy Creek Road

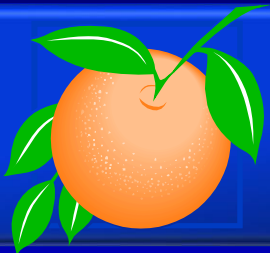
**Request:** To modify the boundary of the PSP to include an additional parcel containing 19.84 acres as Phase 4 of the project, totaling an additional 64 lots; remove Lot 200 from Phase 3 to provide an open space tract for a utility connection; and remove a lot from Phase 2B in order to provide a road connection to Phase 4.



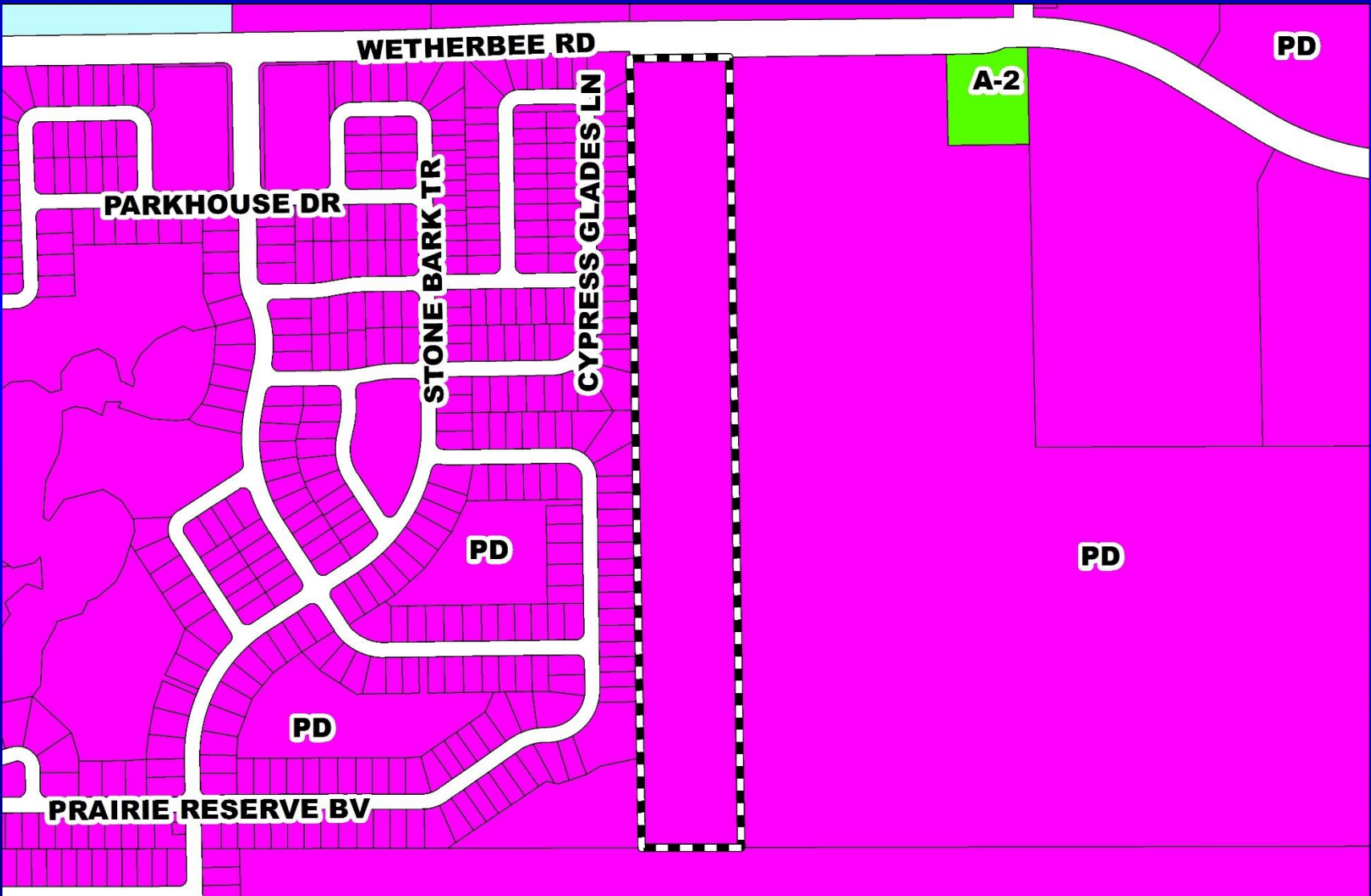
# Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Future Land Use Map

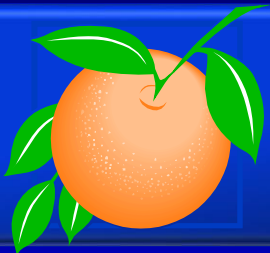




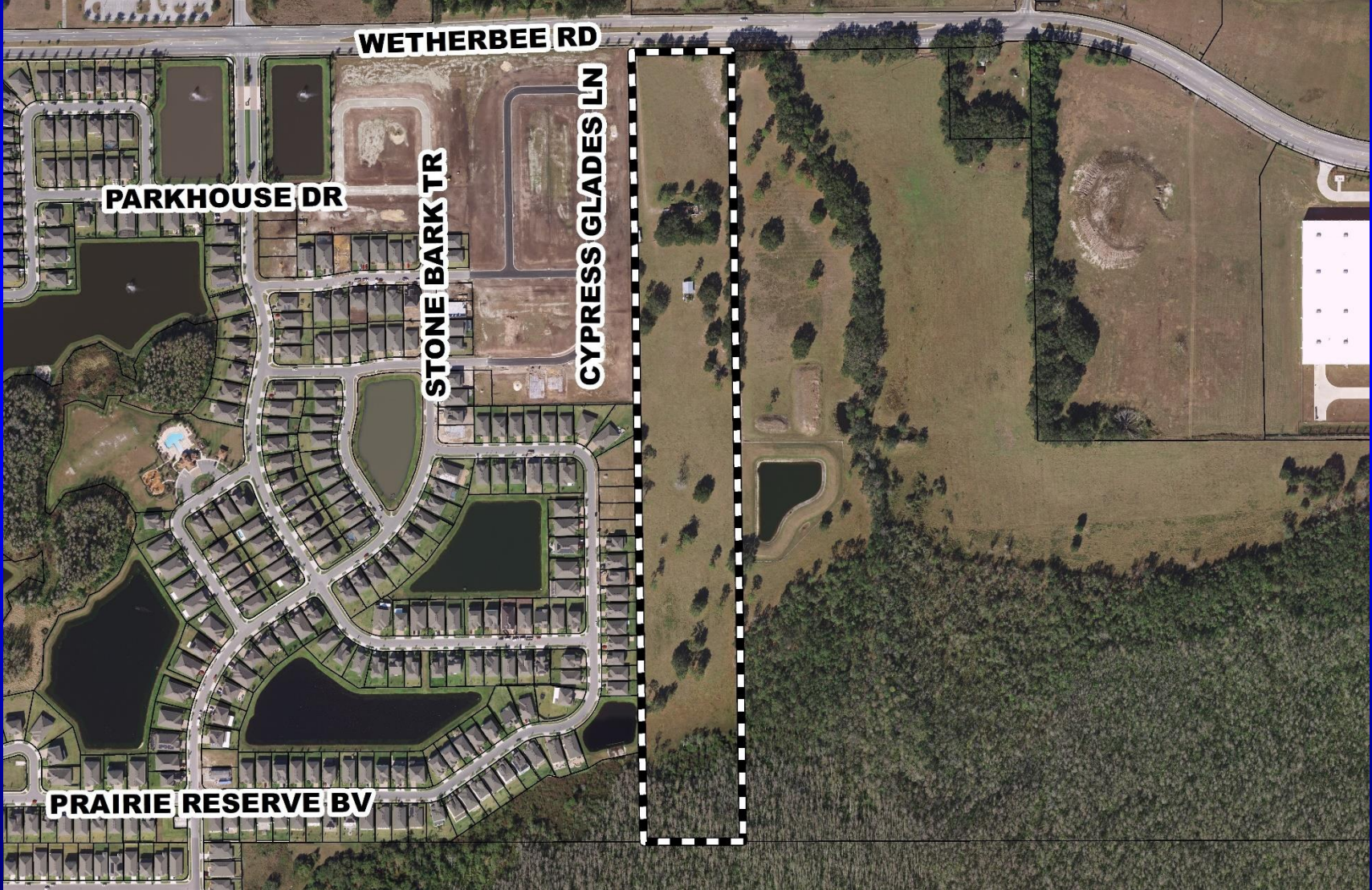


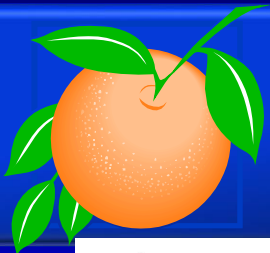
# Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Zoning Map



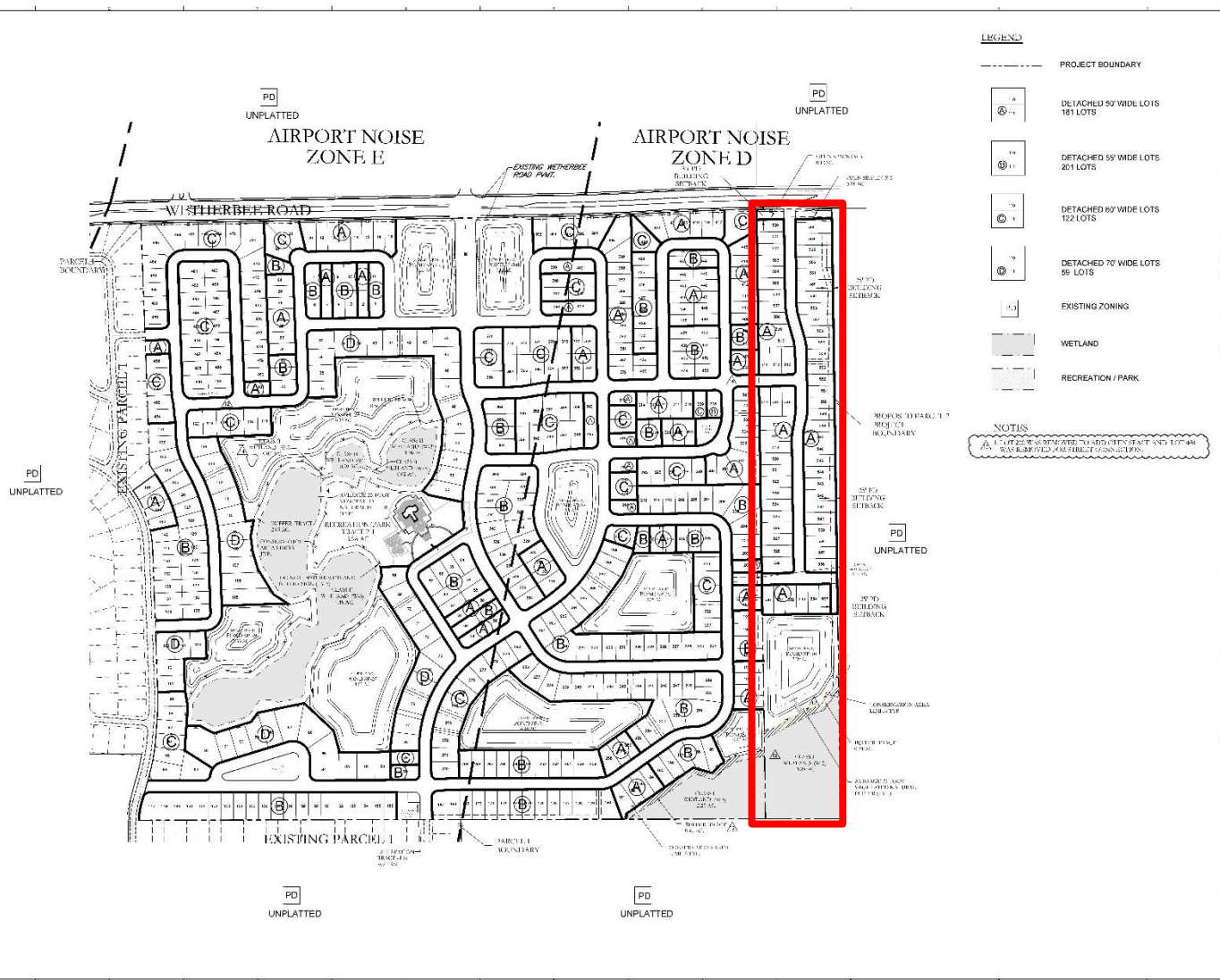


# Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Aerial Map





# Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Preliminary Subdivision Plan



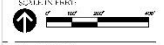
**LEGEND**

	PROJECT BOUNDARY
	DETACHED 50' WIDE LOTS 181 LOTS
	DETACHED 55' WIDE LOTS 201 LOTS
	DETACHED 60' WIDE LOTS 122 LOTS
	DETACHED 70' WIDE LOTS 86 LOTS
	EXISTING ZONING
	WETLAND
	RECREATION / PARK

**NOTES**  
 A. LOT AREA IS BASED ON 100% GRADE AND 10% SLOPE WAS PROVIDED FOR STREET CONNECTIONS.

NO.	DATE	DESCRIPTION / REVISIONS
1	08/11/2021	PRELIMINARY SUBDIVISION PLAN
2	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
3	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
4	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
5	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
6	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
7	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
8	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
9	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
10	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
11	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
12	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
13	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
14	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
15	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
16	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
17	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
18	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
19	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
20	08/11/2021	REVISIONS TO PRELIMINARY SUBDIVISION PLAN

DESIGN: DORRIS WILSON  
 CHECKED BY: DORRIS WILSON  
 DRAWN BY: RICHARD J. BROWN  
 SCALE: AS SHOWN  
 APPROVED BY: JEFFREY W. SMITH  
 DATE: 08/11/2021



PROJECT NAME:  
**YATES PD**  
 PARCEL 2  
 CLIENT:  
 Y.T. YATES, LLC  
 2291 LEE ROAD SUITE 204  
 WINTER PARK, FL 32789  
 ORANGE COUNTY, FL  
 SHEET NO. 8  
**MASTER SITE PLAN**

SHEET NO. 8

POULOS & BENNETT





# Action Requested

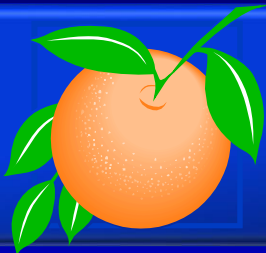
**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Yates Planned Development / Parcel 2 Preliminary Subdivision Plan dated “Received September 17, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 4**

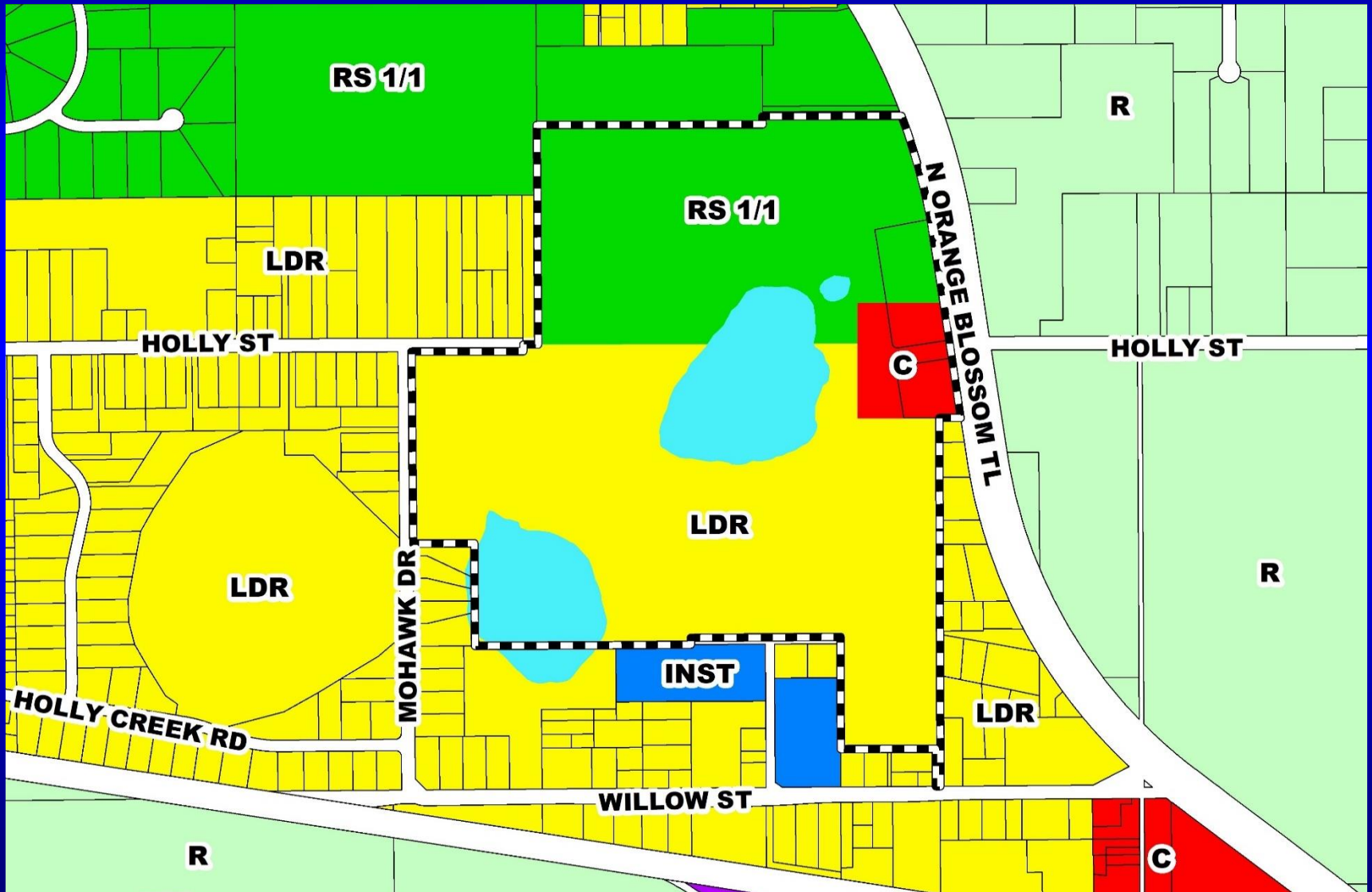


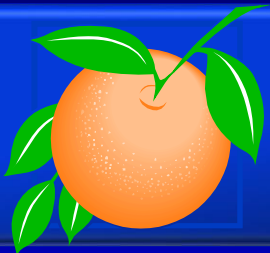
# Holly Estates Planned Development / Land Use Plan

- Case:** CDR-18-07-217
- Project Name:** Holly Estates PD/LUP
- Applicant:** Dallas Austin, DR Horton, Inc.
- District:** 2
- Acreage:** 111.81 gross acres (*overall PD*)
- Location:** Generally located west of N. Orange Blossom Trail, north of Willow Street, and south of Sadler Road
- Request:** To add a Master Sign Plan and delete November 9, 2004 BCC Conditions of Approval #7 and #10, which relate to the requirement to connect to Orange County Utilities and build a boat dock on the central lake known as Otter Lake, respectfully. Additionally, four (4) residential identification sign waivers are being requested from Orange County Code related to maximum sign height and signage location.

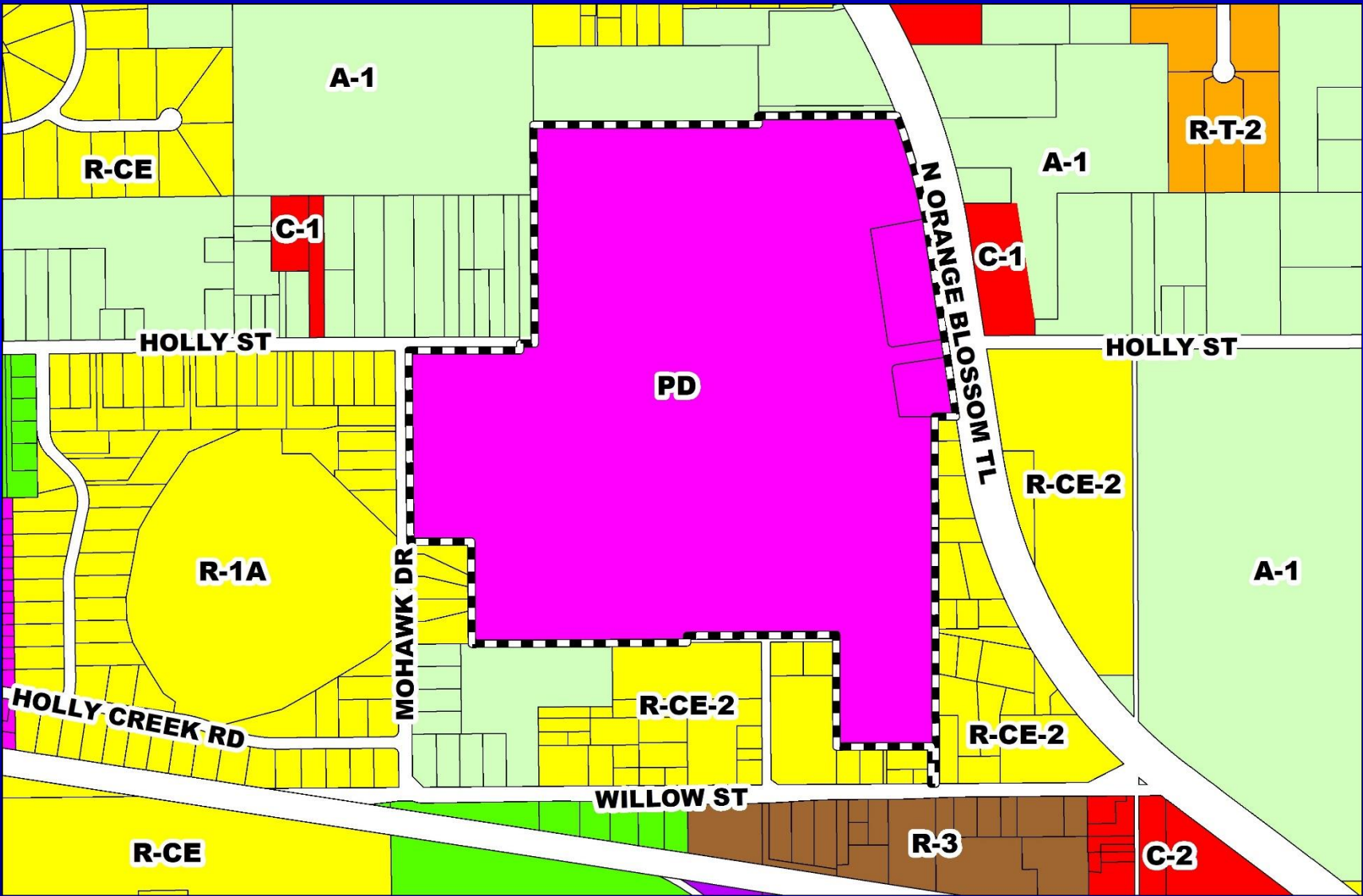


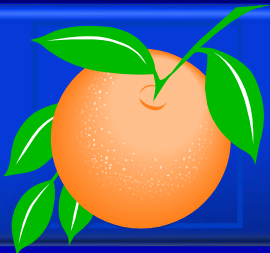
# Holly Estates Planned Development / Land Use Plan Future Land Use Map



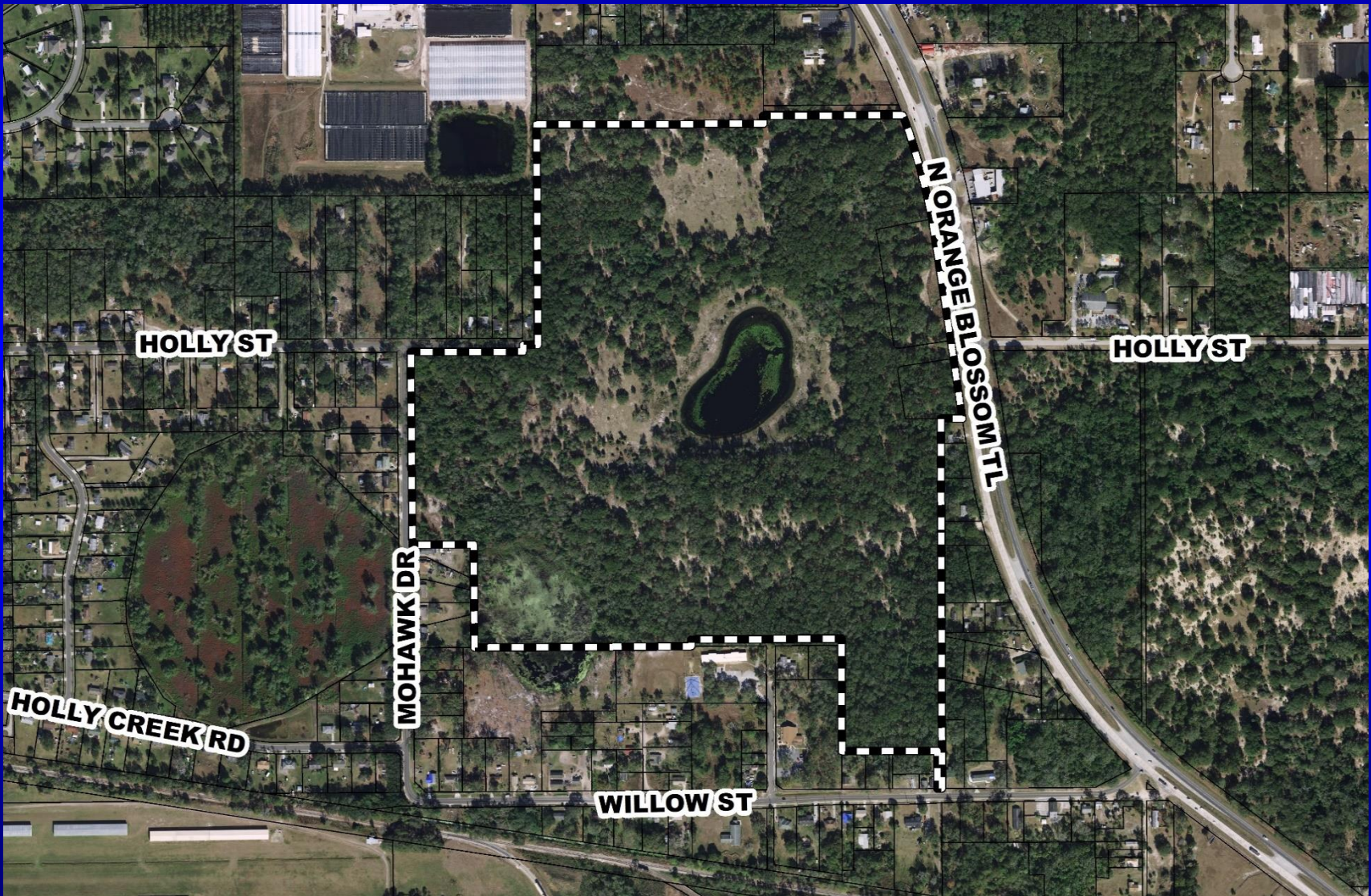


# Holly Estates Planned Development / Land Use Plan Zoning Map





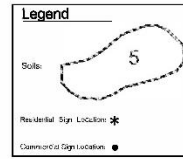
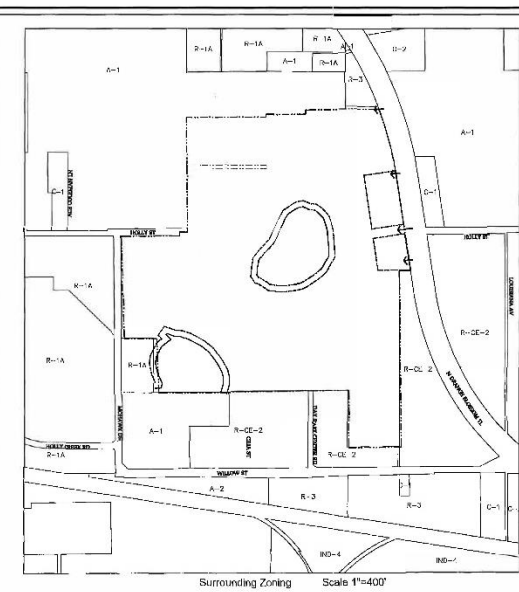
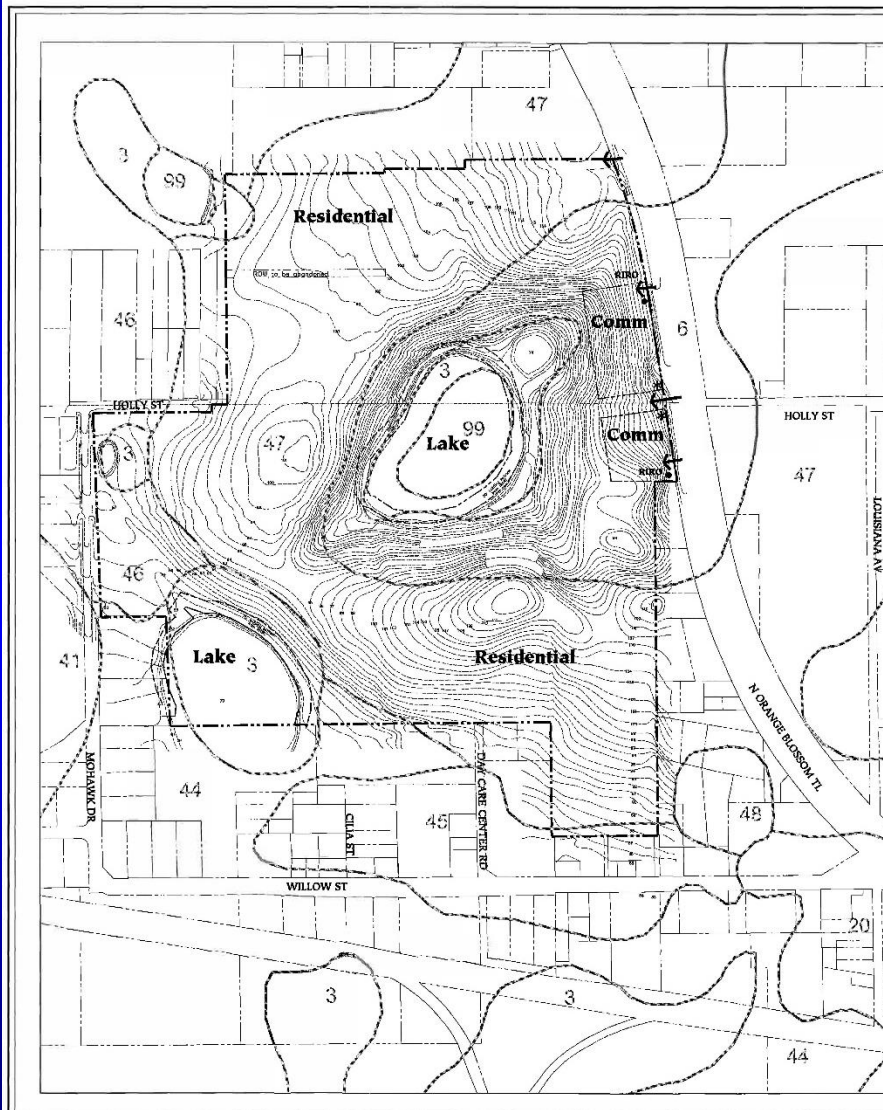
# Holly Estates Planned Development / Land Use Plan Aerial Map







# Holly Estates Planned Development / Land Use Plan Overall Land Use Plan



PD ORIGINALLY PREPARED BY DAVIS & ASSOCIATES AND APPROVED BY THE ORANGE COUNTY DEPT. OF PLANNING, 3, 2004. ALL PROPOSED REVISIONS BY FOLGOS & BENNETT TO THE PLAN HAVE BEEN CLODDED.

- NOTES:**
- Existing Future Land Use is Low Density A-1, Rural Settlement 1/1 and Commercial.
  - Existing zoning is C-1, R-1A and A-1.
  - Proposed to be a Planned Development.
  - Proposed land uses are residential and commercial.
  - Total Acres are 111.314. Not acres without wetlands are 100.514.
  - Land use, site, and building standards for residential development will be those typical in R-1 and PD unless otherwise noted.
  - Lot area: 5,020 sq. minimum  
 Floor area: 1,500 sq. minimum  
 Lot width: 30 ft. minimum  
 Front yard: 30 ft. minimum  
 Rear yard: 20 ft. minimum  
 Side yard: 5 ft. minimum  
 Side street yard: 15 ft. minimum  
 Side & rear yard for accessory structures: 5 ft. minimum  
 Setback from PD boundary: 25 ft. minimum  
 Building height: 35 feet/3 stories.
  - Land use within of the L-1 zoning district with performance standards that comply with PD-General Code or set as follows:
    - Residential: 3,500 sq. x 245 units = 85,750 sqd = 500 sqd
    - Commercial: 3,500 sqd x 45,000 sq ft = 157,500 sqd = 2,000 sqd
  - Sewer service is not available at this time. Individual lots may be afforded the City of Aubuska and a Florida Administrative Code, Chapter 64B-6.
  - Commercial development will be allowed for convenience utility control sewer.
  - A Stormwater Management system will be designed to comply with Orange County Subdivision Regulations and the Water Management District rules.
  - Open space, parks and recreation shall conform to Orange County Code, Chapter 25, Article VII. Average % and reserved at this time. Recreation facilities shall conform to Section 201.22.3. Parks will be created and maintained by the Homeowner's Association.
  - Projected school age population is 97. Property is zoned for this population.
- M Parcel ID #s. See cover sheet.
15. Development will be in two (2) phases, residential and commercial, sequentially. Infrastructure of each phase will stand alone.

**Development Data**

Category	Acres	Density	Units
Residential Subd	18.01	252 U/AC	4545
Residential	86.61		
COMM. (PD as alternative use)	6.69		
Commercial	4.50	42 FDU	189.00
WATER	13.52		
Total Site Area (±)	111.31		
Runway	11.31		
8000 ft. to abandoned	0.22		
Total Site Area	111.31		

Category	Land Use	Acres	Units
U-1	P-D UAC	34.7	34.7
C-2	C-2 UAC	61.3	245.2
C-3		4.9	
Water		11.3	
Total		111.8	279.9

The 2011 count is based on the commercial of PD being located as shown on the

**DAVIS & ASSOCIATES**  
 Water Management & Environmental Consulting  
 Project Management  
 200 W. Orange Blvd.  
 Orlando, FL 32805

**Location Map NTS**

Applicant: Otter Lake Trust  
 P.O. Box 2355  
 Winter Park, FL 32789  
 Contact: Kevin G. Zilmer  
 407-647-3903

Consulting Firm:  
 Legal Consultant:  
 L&B&R  
 215 North Eola Drive  
 Orlando, FL 32807  
 Contact: Bill Kuebler  
 407-843-4900

Planning Consultant:  
 Davis & Associates  
 P.O. Box 888005  
 Orlando, FL 32808  
 Contact: Dick Davis  
 407-839-2099

Engineering Consultant:  
 Bunker Engineering  
 105 E. Robinson St., 51 501  
 Orlando, FL 32801  
 Contact: Bill Bunker  
 407-246-1200

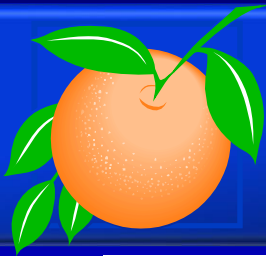
Environmental Consultant:  
 L&B&R and Associates, Inc.  
 2711 West Fallbanks Ave., St. 201  
 Winter Park, FL 32789  
 Contact: Bill L&B&R  
 407-471-0412

Surveyors:  
 Davis Surveying Company  
 345 N. Fernbrook Avenue  
 Orlando, FL 32803  
 Contact: Tom Blanton  
 407-867-6200

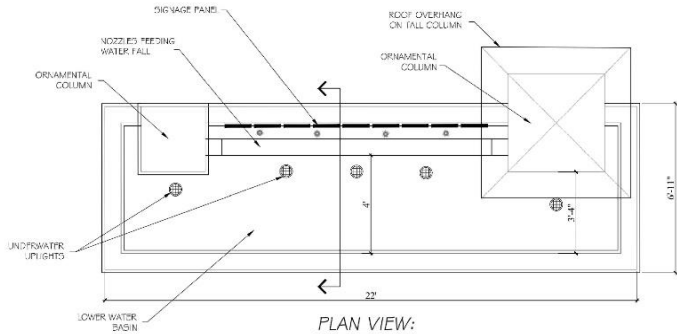
Date: 6/10/04  
 Title: Orange County PD Subd  
 City: Orange County PD Subd

**Holly Estates  
Land Use Plan**

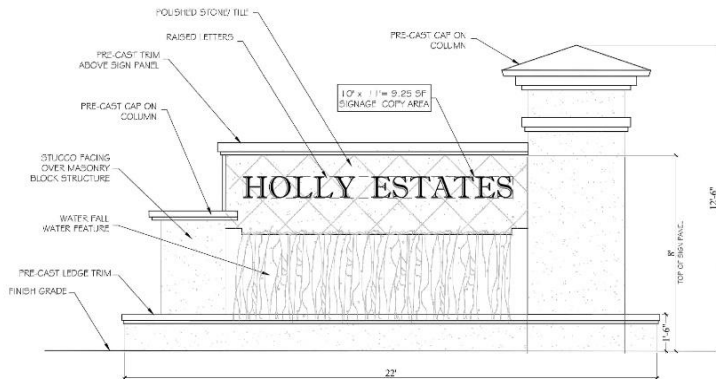
Revised 7/6/04  
 6/16/04  
 SCALE: 1" = 200'



# Holly Estates Planned Development / Land Use Plan Master Sign Plan



PLAN VIEW:



FRONT VIEW:

### Sign Waiver for Residential Identification Signs

A waiver from Section 31.5-67(b) to allow for the maximum height of a ground sign in a commercial district that is located within one hundred (100) feet of a residential district, and not having a right-of-way between the sign and residential district, for the copy area of the sign to be a maximum of eight (8) feet in height and architectural features of the sign above the copy area of to be proportional in height and size to the copy area, in lieu of the requirement that the maximum height of the sign shall be eight (8) feet.

**Justification:** The two (2) entry signs for the Residential development are located on Commercial parcels that immediately abut the Residential parcel, and will be placed on either side of the entry road into the Residential development. The two (2) Residential entry signs are located on a major arterial roadway (US 441) at a significant curve of the roadway, and are setback from the roadway to allow for sight distance requirements for traffic exiting the development. The additional sign height will allow for better visibility of the identification sign for the Residential development, and compensate for the curvature of the roadway and the travel speeds of approaching traffic.

**Waiver #2:** A waiver from Section 31.5-67(f) to allow for a maximum of two (2) ground signs on a parcel within a right-of-way frontage with approximately two hundred and seventy (270) linear feet, in lieu of the requirement that such frontage measure more than four hundred (400) linear feet.

**Justification:** The waiver is requested for the southern of the two (2) PD Commercial parcels that has less than four hundred (400) linear feet of frontage on US 441. The southern Commercial parcel is one of two (2) Commercial parcels in the PD. The two (2) Commercial parcels flank the right-of-way that provides access into the Residential area of the PD. A portion of each of the Commercial parcels is needed for identification signage for the Residential neighborhood. This waiver would allow each of the parcels to also have a Commercial ground sign, in addition to the Residential identification sign. The northern Commercial parcel has right-of-way frontage in excess of four hundred (400) linear feet, so no waiver is requested for the northern Commercial parcel.

**Waiver #3:** A waiver from Sec. 31.5-67(j) to allow for a ground sign to be erected on unimproved property.

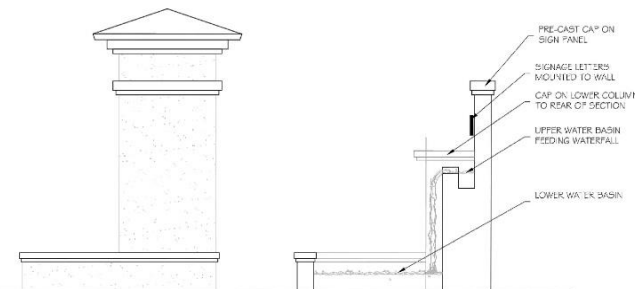
**Justification:** The waiver is to allow the two (2) entry signs for the Residential development to be located on unimproved Commercial parcels within the PD. The Residential subdivision of the Holly Estates PD does not front on the project's access road, US 441. The subdivision is accessed via a right-of-way from US 441 that traverses between the two PD Commercial parcels fronting on US 441 into the Residential subdivision area. The waiver is needed to provide appropriate identification for the Residential neighborhood, and is consistent with other similar approved Residential subdivision signage. The Master Sign Plan included in the PD Land Use Plan provides locations for future Commercial signs on the Commercial parcels when they are developed.

**Waiver #4:** A waiver from Sec. 31.5-73(a) to allow for a sign stating only the name of an approved residential development to be erected outside the subdivision.

**Justification:** The Residential subdivision of the Holly Estates PD does not front on the project's access road, US 441. The subdivision is accessed via a right-of-way from US 441 that traverses between the two PD Commercial parcels fronting on US 441 into the Residential subdivision area. The waiver is needed to provide appropriate identification for the Residential neighborhood, and is consistent with other similar approved Residential subdivision signage.

### General Sign Notes

1. Locations are illustrated on the PD Land Use Plan for the Residential signs and the Commercial signs.
2. Commercial signs may be single tenant or multi-tenant.



SIDE VIEW:

SECTION:





# Action Requested

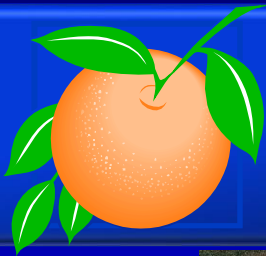
**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Holly Estates Property Planned Development / Land Use Plan (PD/LUP) dated “Received October 8, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**

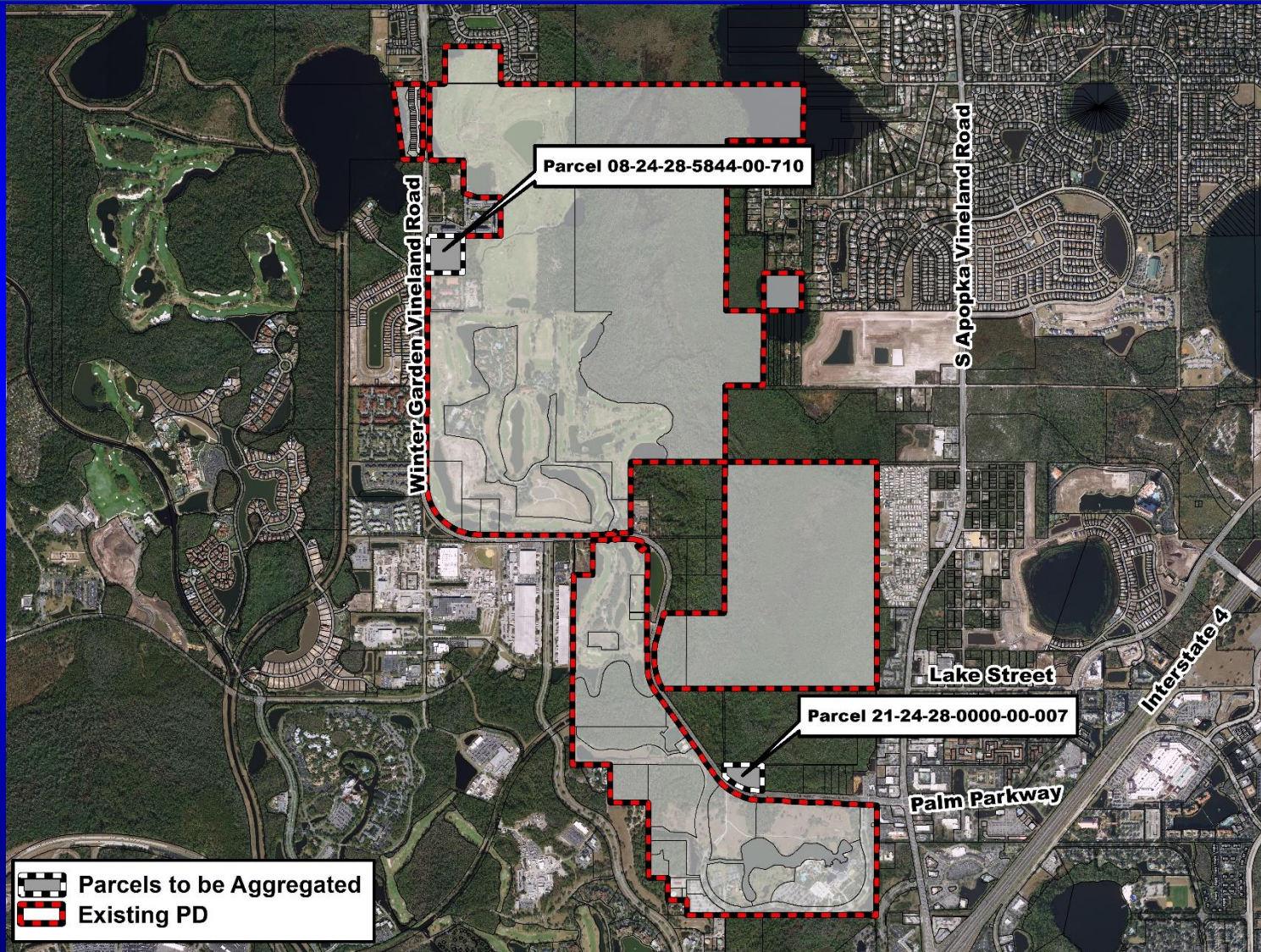


# Grand Cypress Resort Planned Development / Land Use Plan

- Case:** LUPA-17-11-360
- Project Name:** Grand Cypress Resort PD/LUP
- Applicant:** David Evans, Evans Engineering, Inc.
- District:** 1
- Acreage:** 1,578.73 gross acres (*existing PD*)  
15.13 gross acres (*parcels to be aggregated*)  
1,593.86 gross acres (*overall aggregated PD*)
- Location:** Generally located north and east of Winter Garden Vineland Road and west of Apopka Vineland Road
- Request:** To rezone two (2) parcels totaling 15.13 gross acres from R-CE (Country Estate District) to PD (Planned Development District), incorporate the property into the existing Grand Cypress Resort PD, increase the development program of the PD from 1,466 dwelling units to 1,668 dwelling units (an increase of 202 dwelling units), and revise the entitlement chart to reflect entitlements by zones instead of by PD parcels.

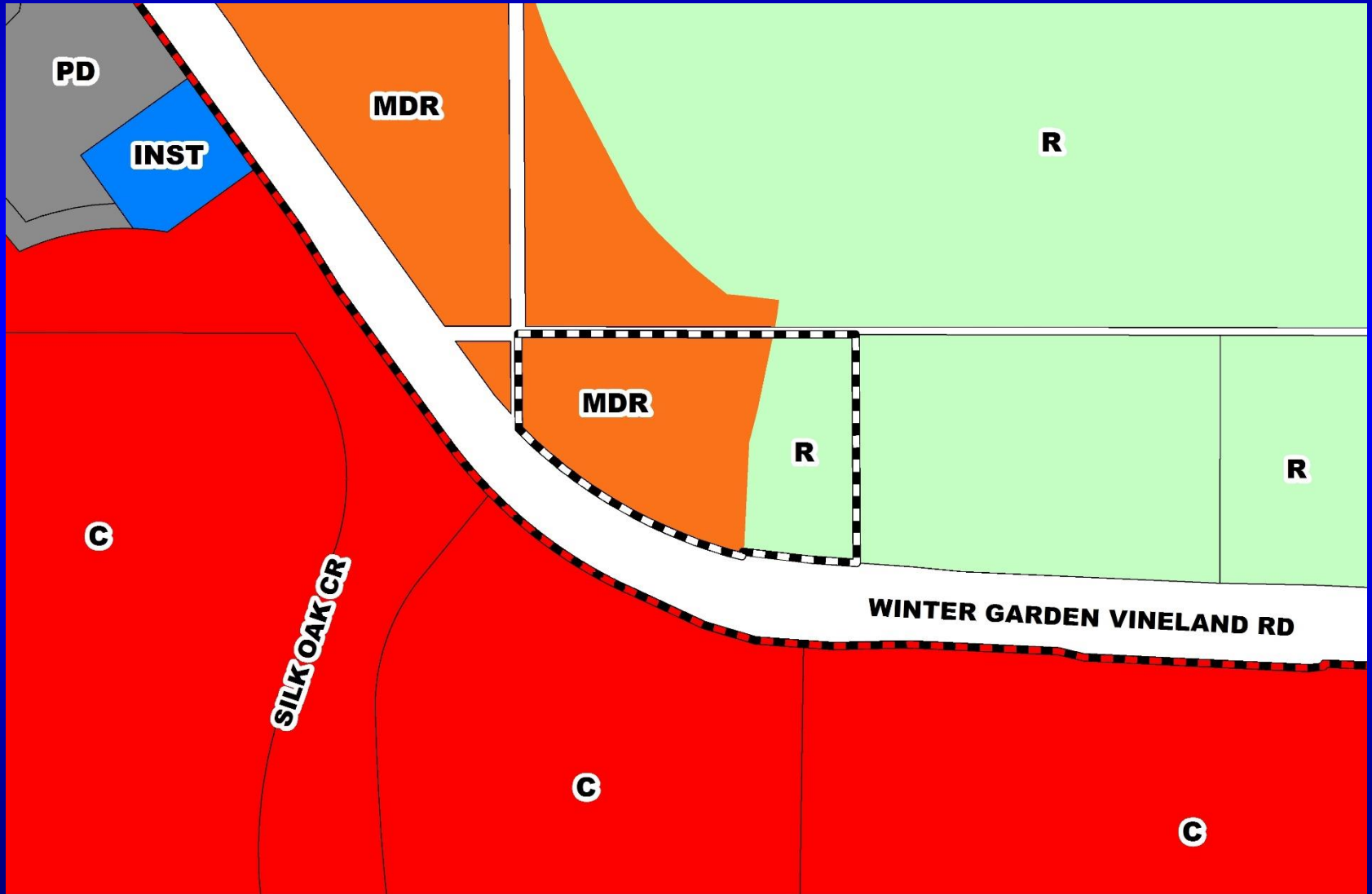


# Grand Cypress Resort Planned Development / Land Use Plan Parcel Location Map



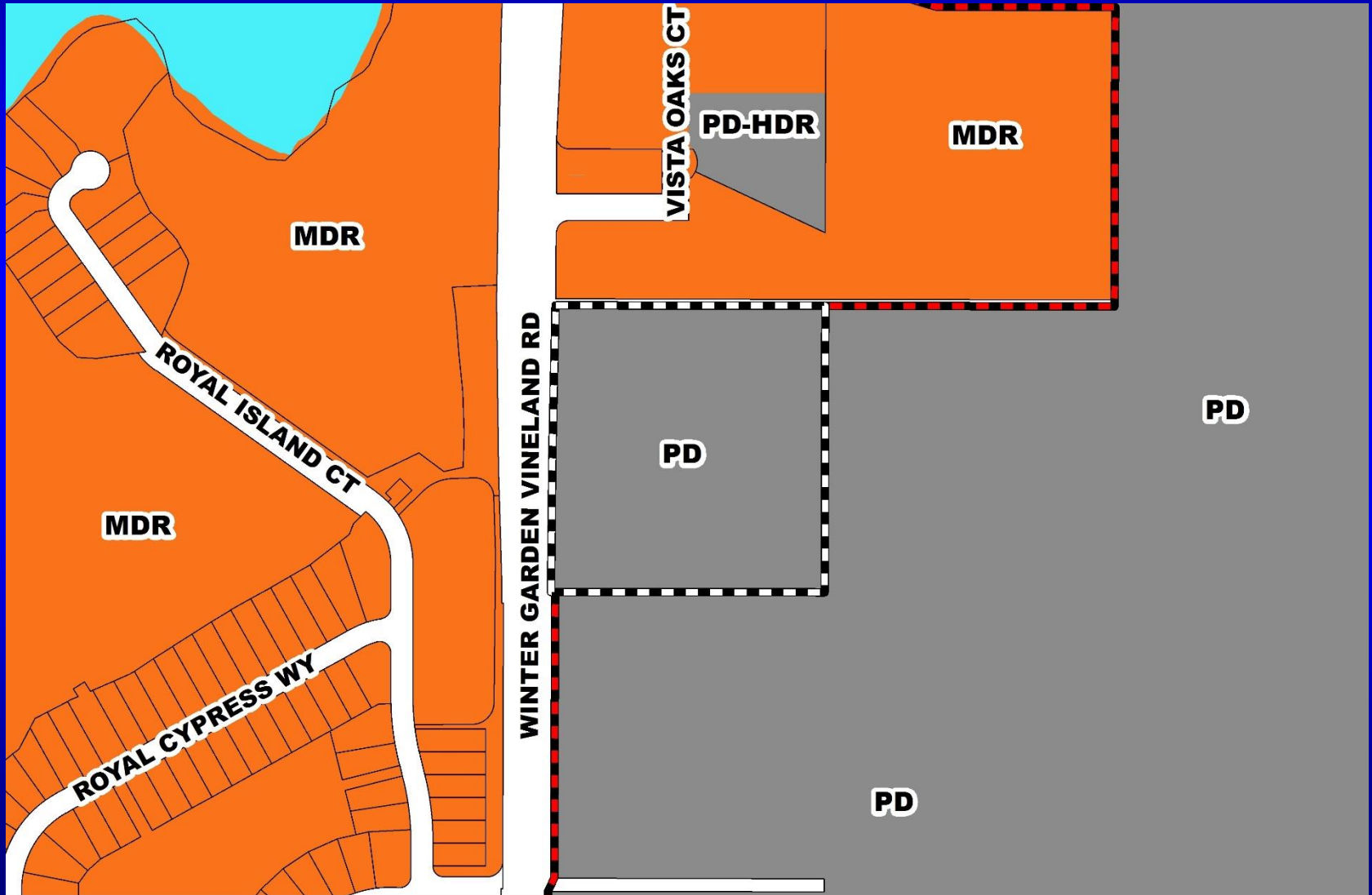


# Grand Cypress Resort Planned Development / Land Use Plan Future Land Use Map (Parcel -007)



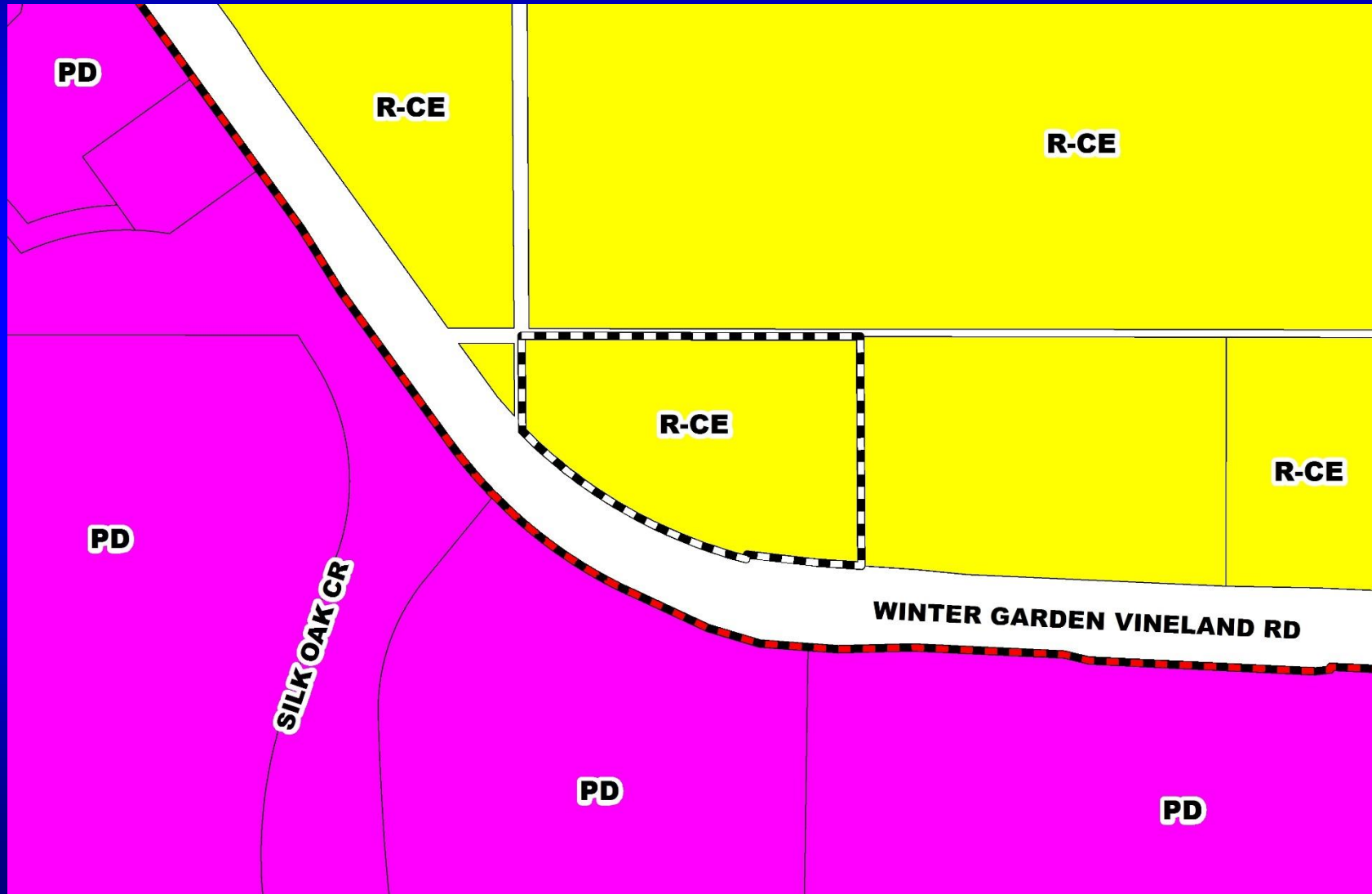


# Grand Cypress Resort Planned Development / Land Use Plan Future Land Use Map (Parcel -710)





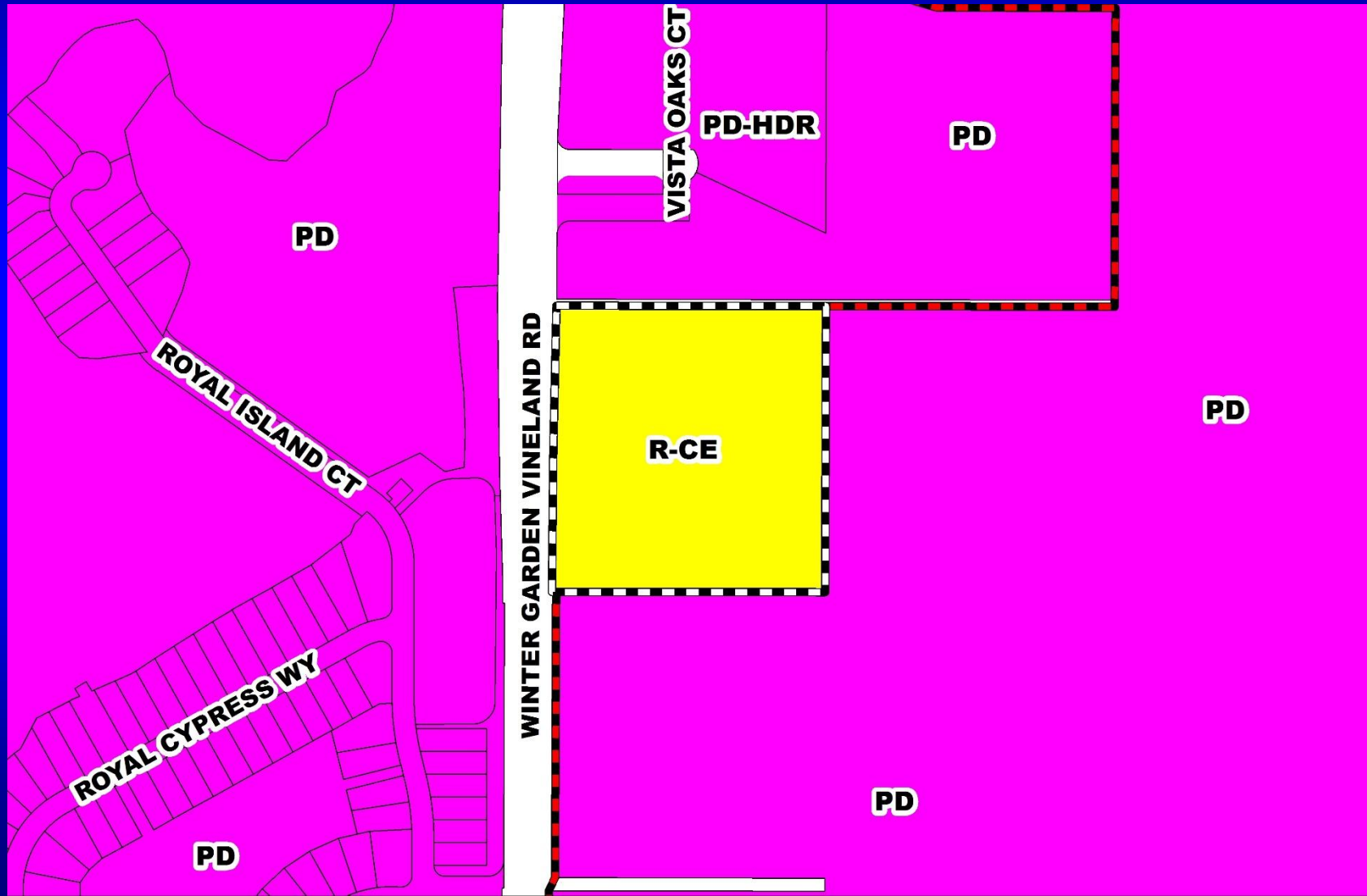
# Grand Cypress Resort Planned Development / Land Use Plan Zoning Map (Parcel -007)







# Grand Cypress Resort Planned Development / Land Use Plan Zoning Map (Parcel -710)



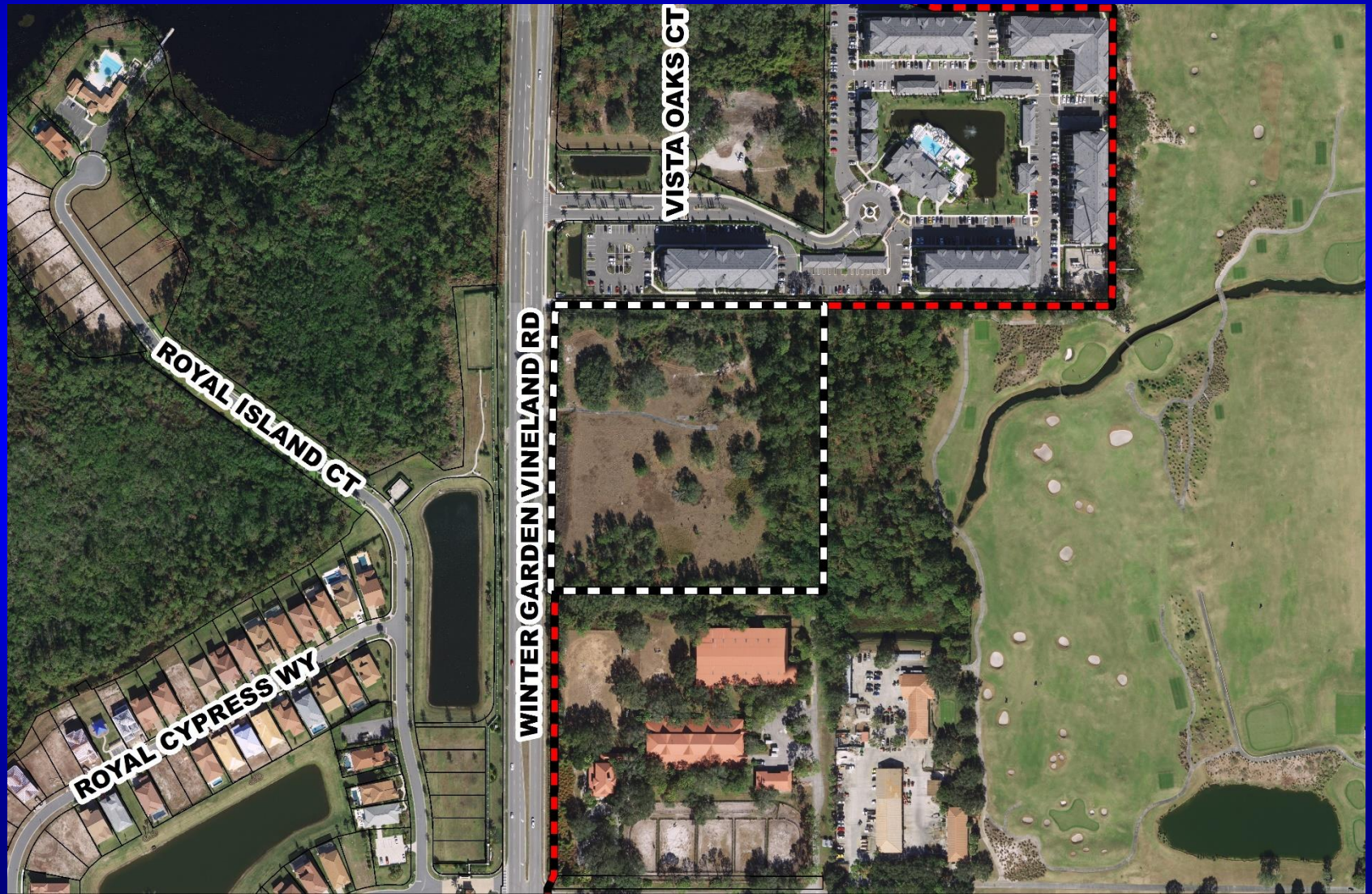


# Grand Cypress Resort Planned Development / Land Use Plan Aerial Map (Parcel -007)





# Grand Cypress Resort Planned Development / Land Use Plan Aerial Map (Parcel -710)







# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Grand Cypress Resort Planned Development / Land Use Plan (PD/LUP) dated “Received September 19, 2018 subject to the conditions listed under the PZC Recommendation in the Staff Report.**

**District 1**



# **RZ-18-09-044 – 907 N. Goldenrod Road PZC Board-Called Public Hearing**

**Case:** RZ-18-09-044

**Applicant:** Audee Sneek

**District:** 3

**Acreage:** 0.456-gross acre

**Location:** 907 N. Goldenrod Road, or generally on the east side of N. Goldenrod Road, north of Valencia College Lane, and south of Timber River Circle

**From:** C-1 (Retail Commercial District)

**To:** C-2 (General Commercial District)

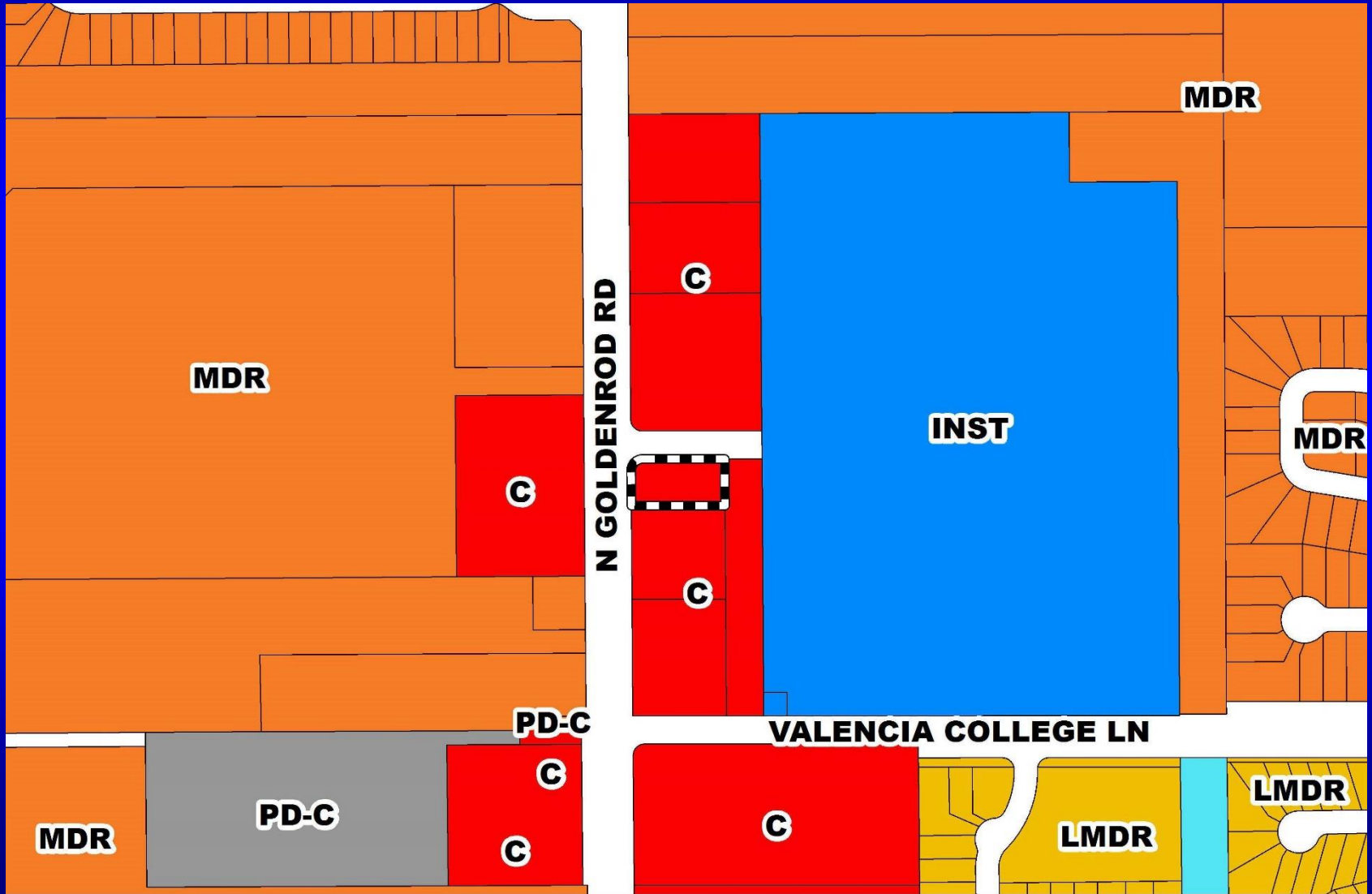
**Proposed Use:** Automobile Sales



# RZ-18-09-044 – 907 N. Goldenrod Road

## PZC Board-Called Public Hearing

### Future Land Use Map

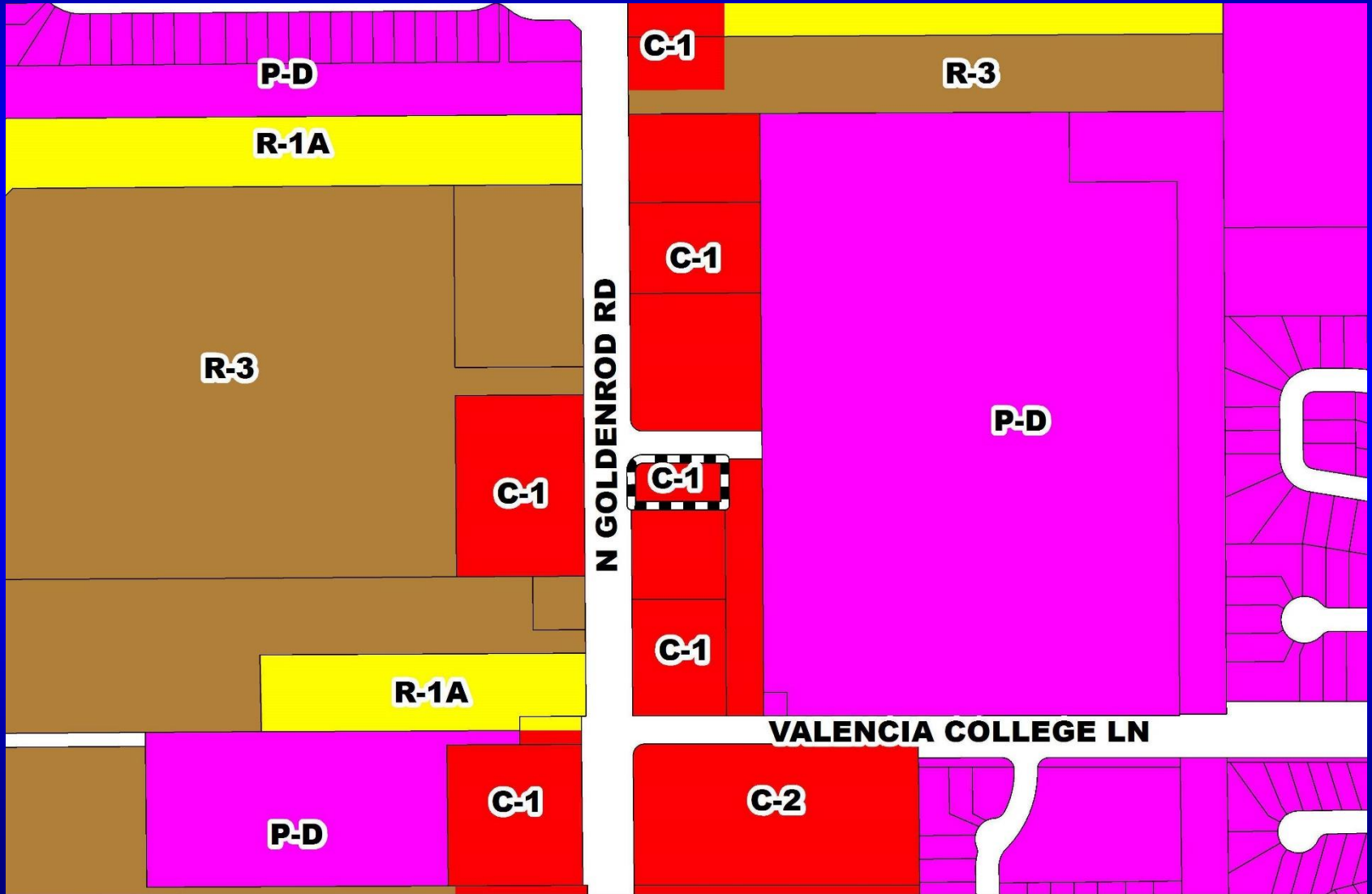




# RZ-18-09-044 – 907 N. Goldenrod Road

## PZC Board-Called Public Hearing

### Zoning Map



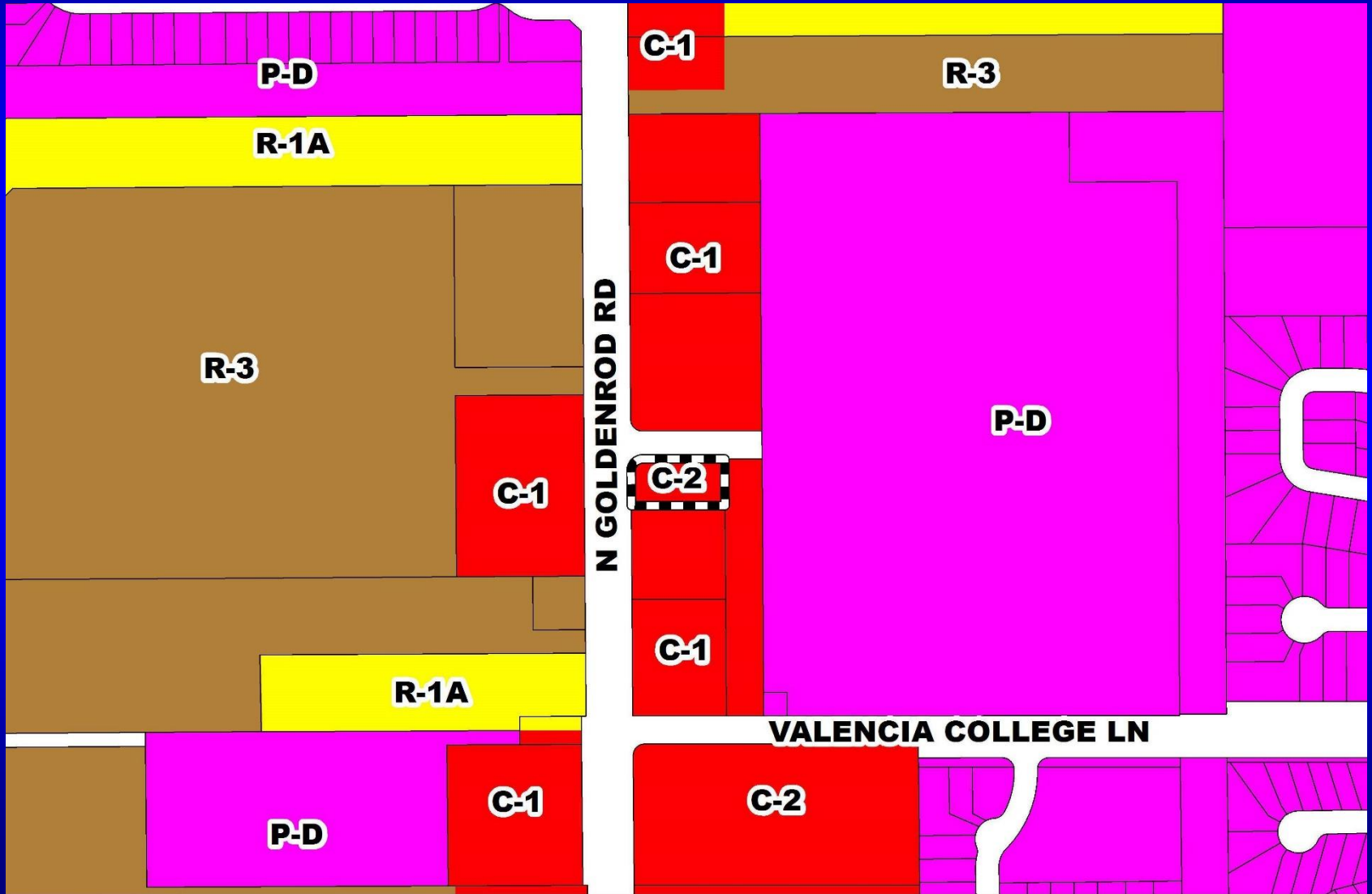




# RZ-18-09-044 – 907 N. Goldenrod Road

## PZC Board-Called Public Hearing

### Proposed Zoning Map





# RZ-18-09-044 – 907 N. Goldenrod Road

## PZC Board-Called Public Hearing

### Aerial Map



**N GOLDENROD RD**

**VALENCIA COLLEGE LN**



# Action Requested

## PZC Recommendation

Make a finding of inconsistency with the Comprehensive Plan DENY the requested C-2 (General Commercial District) zoning.

District 3



# Alternative Action

**Make a finding of consistency with the Comprehensive Plan and APPROVE the requested C-2 (General Commercial District) zoning, subject to the following restrictions:**

- 1. New billboards and pole signs shall be prohibited; and**
- 2. The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping and paved surfaces) prior to the accommodation of any C-2 uses.**

**District 3**



# **AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 PSP - DRC Appeal**

**Case:** DVR-18-09-309

**Appellant:** Damon Parrish, Waldrop Engineering

**District:** 4

**Acreage:** 18.69 gross acres

**Location:** North of E. Wetherbee Road / Southwest of Boggy Creek Road

**Request:** To appeal a DRC denial of a request for a variance from Orange County Code Section 30.83(d), to allow the temporary use of an eight-unit townhome building for model homes and sales center, in lieu of the five-unit maximum.



# Action Requested

**Continue the AIPO – South Orange Properties PD /  
AIPO – South Orange Woodland Park Phase 10 PSP  
- DRC Appeal (DVR-18-09-309) to the January 29,  
2019 BCC Meeting at 2:00 P.M.**

**District 4**



*Board of County Commissioners*

# Public Hearings

**December 18, 2018**