

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.

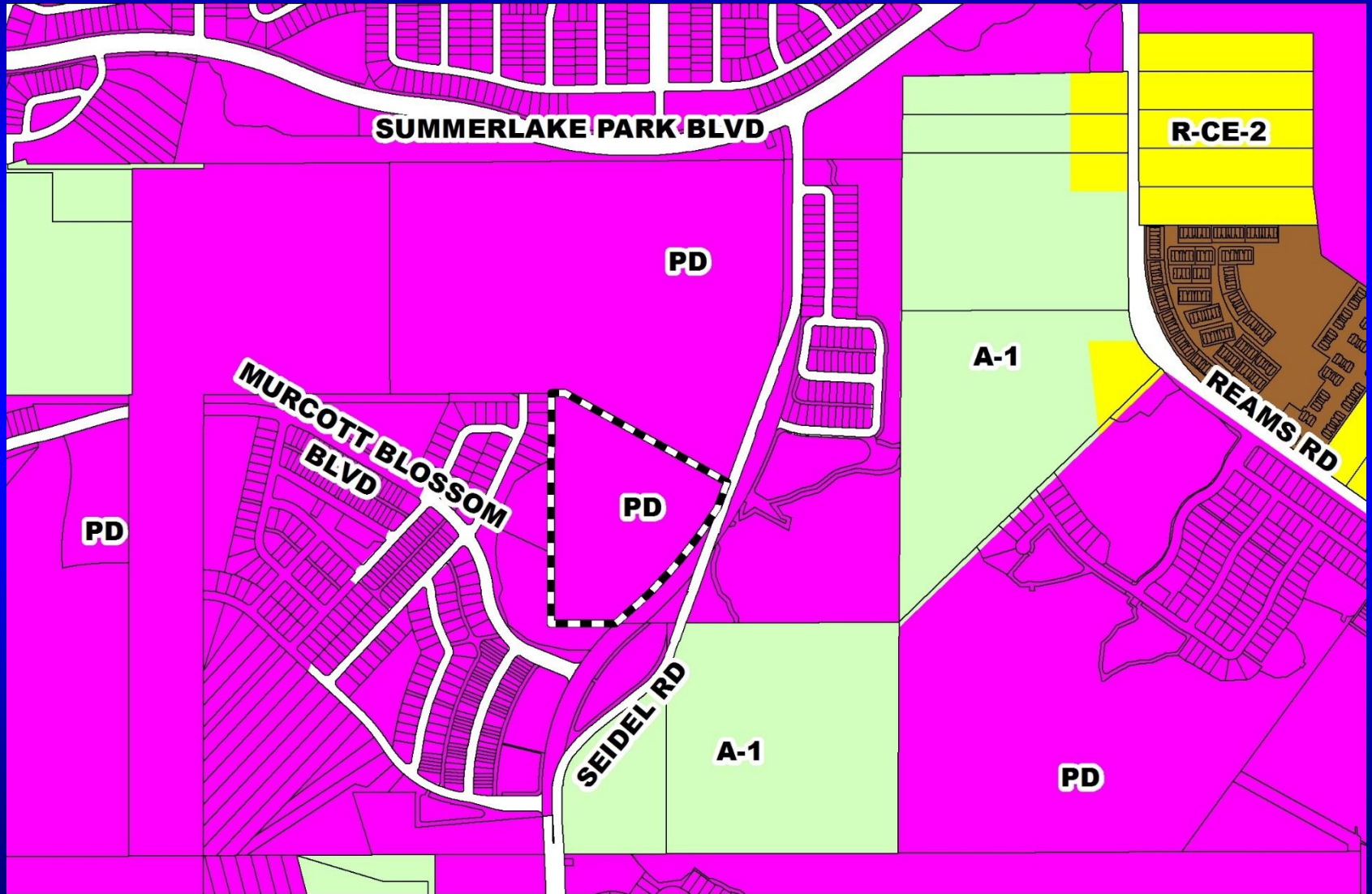


Village F Master Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





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



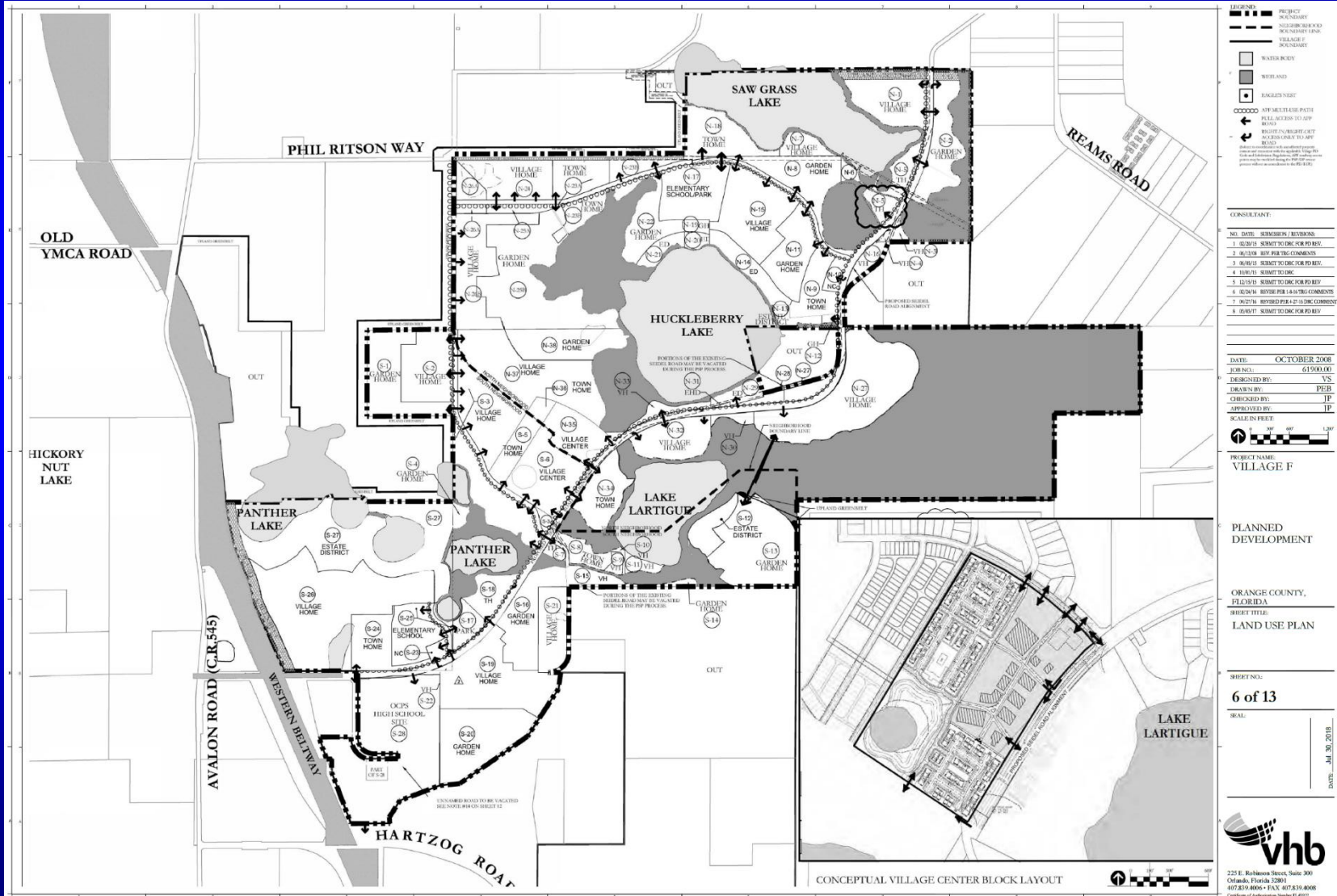


Village F Master Planned Development / Land Use Plan (PD/LUP) Aerial Map





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



LEGEND

- PROJECT BOUNDARY
- NEIGHBORHOOD BOUNDARY
- VILLAGE BOUNDARY
- WATER BODY
- WETLAND
- BARRIERS NEET
- APPROVED EASEMENT
- FULL ACCESS TO APPROVED
- RIGHT OF WAY CUT
- NO ACCESS TO APPROVED

CONSULTANT

- NO. DATE SUBMISSION / REVISION
1. 8/26/18 SUBMIT TO DMC FOR PD REV.
 2. 9/10/18 REV FOR THE COMMENTS
 3. 9/10/18 SUBMIT TO DMC FOR PD REV.
 4. 9/10/18 SUBMIT TO DMC
 5. 12/19/18 SUBMIT TO DMC FOR PD REV.
 6. 2/20/19 REVISED FOR PLANNING COMMENTS
 7. 3/27/19 REVISED FOR PLANNING COMMENTS
 8. 8/20/19 SUBMIT TO DMC FOR PD REV.

DATE: OCTOBER 2008
 JOB NO.: 217001.01
 DESIGNED BY: V/S
 DRAWN BY: PER
 CHECKED BY: J/P
 APPROVED BY: J/P
 SCALE IN FEET:

PROJECT NAME:
VILLAGE F

PLANNED DEVELOPMENT

ORANGE COUNTY, FLORIDA
 SHEET TITLE:
LAND USE PLAN

SHEET NO.:
6 of 13

SCALE:
 DATE: JUL 30, 2018

225 E. Robinson Street, Suite 300
 Orlando, Florida 32801
 407.879.4006 • FAX 407.879.4008
 Certificate of Accreditation Number FL#002

CONCEPTUAL VILLAGE CENTER BLOCK LAYOUT



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

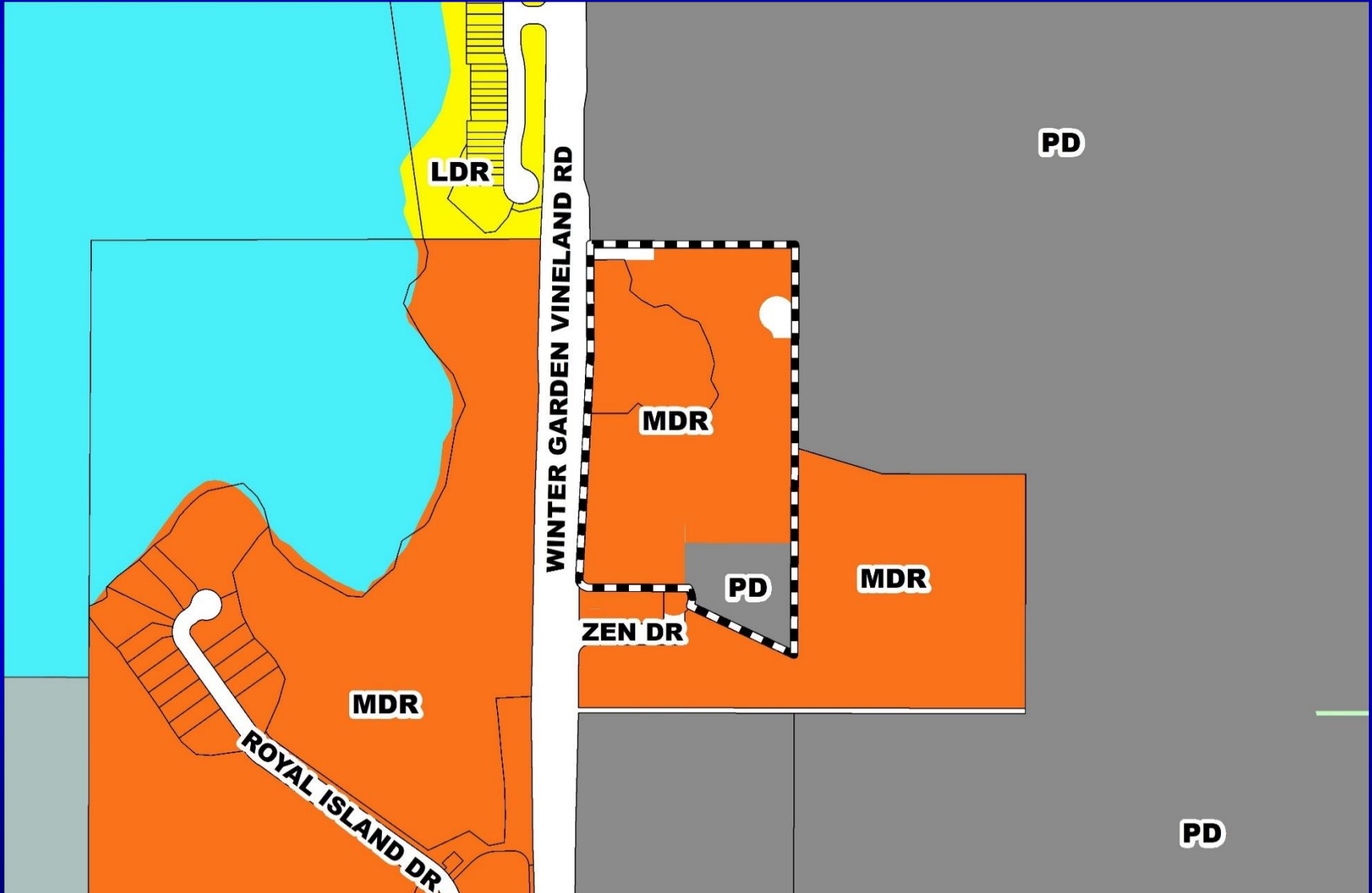


Epoch Vista Oaks Planned Development / Land Use Plan

- 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.

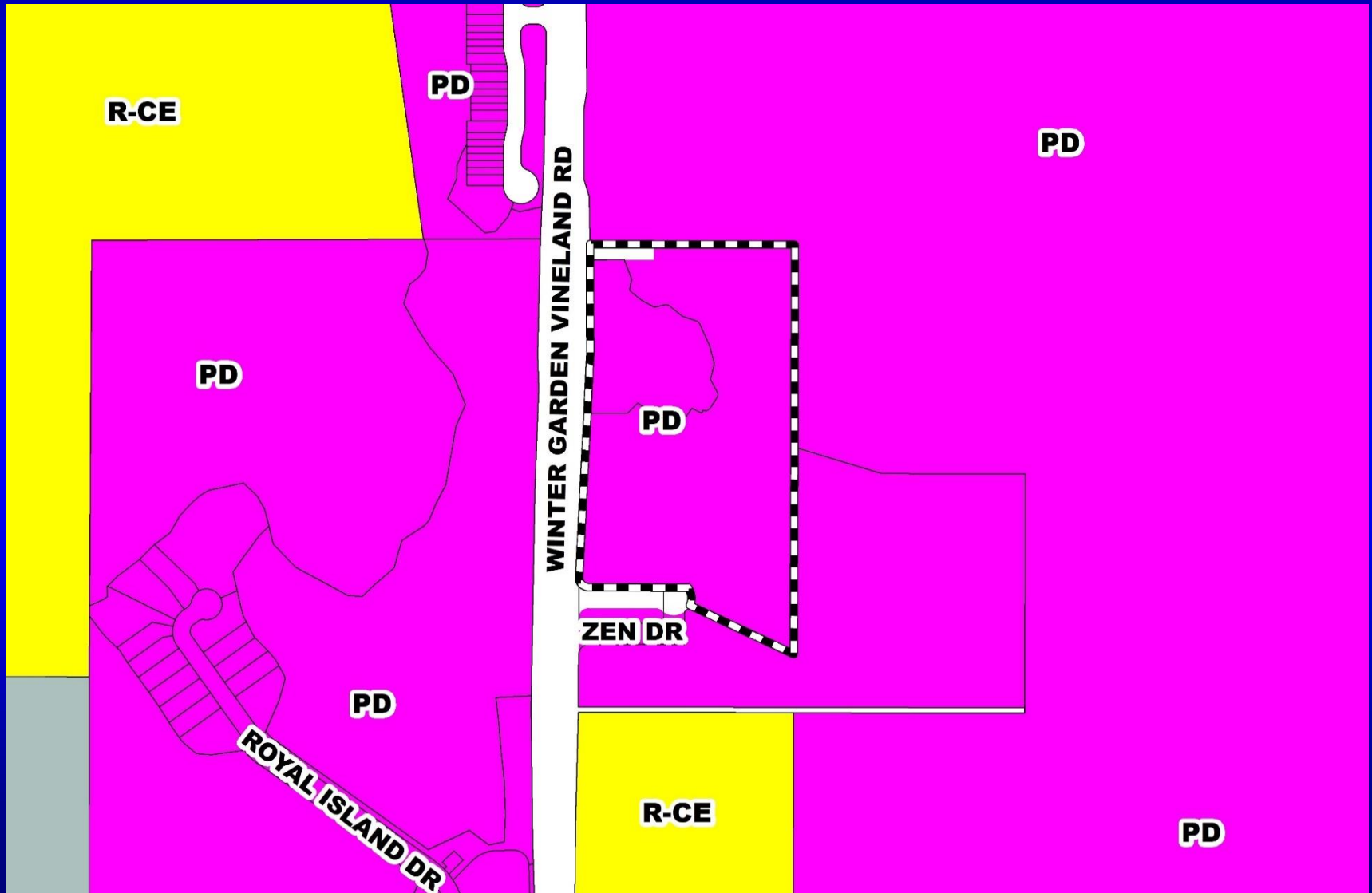


Epoch Vista Oaks Planned Development / Land Use Plan Future Land Use Map





Epoch Vista Oaks Planned Development / Land Use Plan Zoning Map





Epoch Vista Oaks Planned Development / Land Use Plan Aerial Map

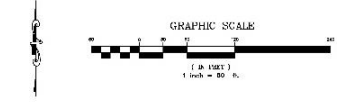
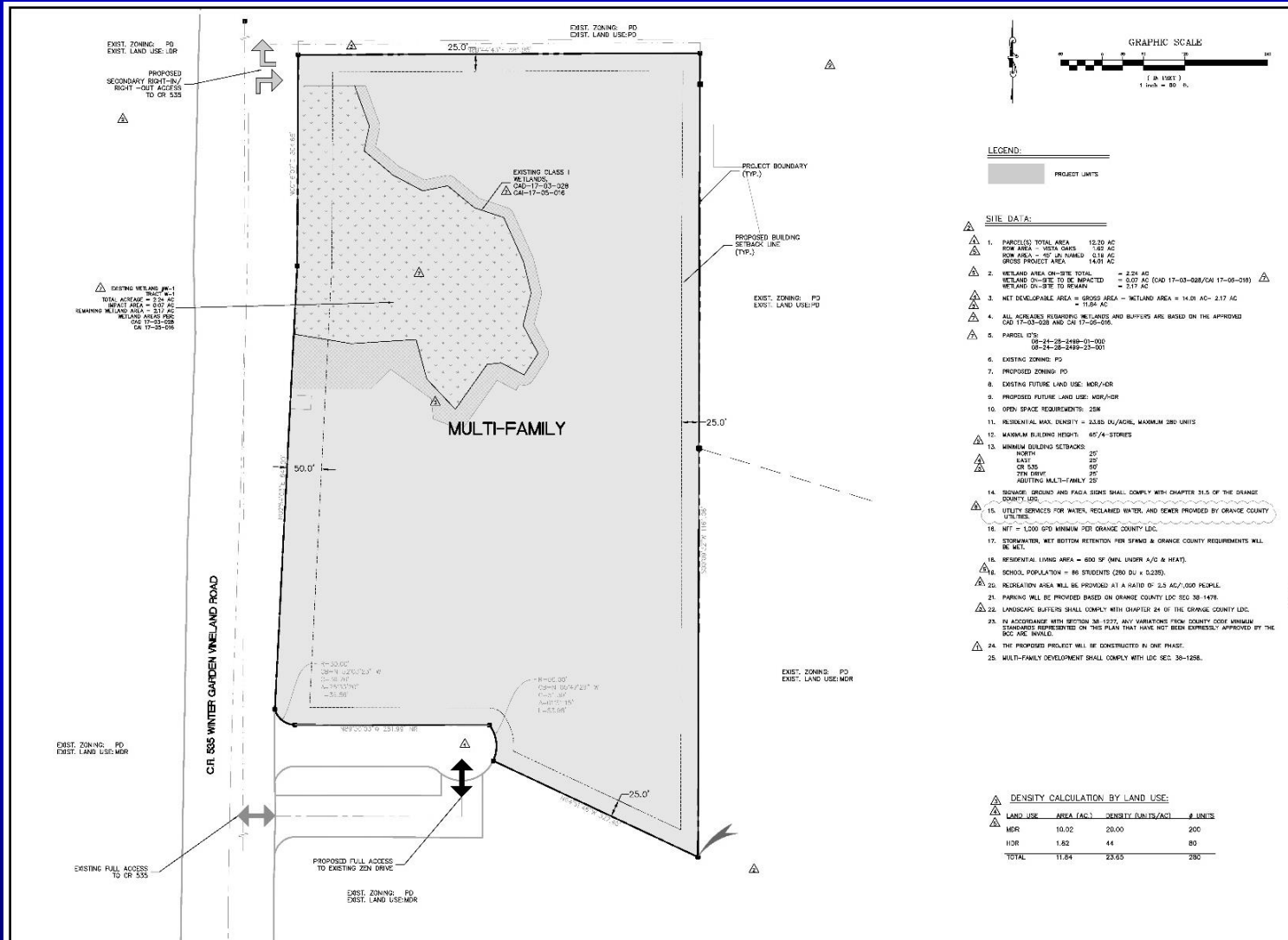
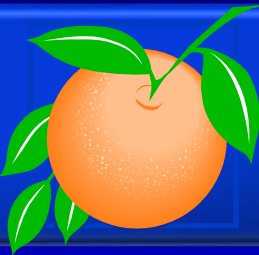




Epoch Vista Oaks Planned Development / Land Use Plan Waiver Location Map



Epoch Vista Oaks Planned Development / Land Use Plan Overall Land Use Plan



LEGEND:

PROJECT LIMITS

SITE DATA:

1. PARCELS TOTAL AREA = 12.28 AC
POW AREA = META OAKS = 3.82 AC
POW AREA = 56' 0" ROUNDED = 3.16 AC
GROSS PROJECT AREA = 14.01 AC
2. WETLAND AREA ON-SITE TOTAL = 2.24 AC
WETLAND ON-SITE TO BE IMPACTED = 0.07 AC (DAD 17-03-028/CAI 17-05-078)
WETLAND ON-SITE TO REMAIN = 2.17 AC
3. NET DEVELOPABLE AREA = GROSS AREA - WETLAND AREA = 14.01 AC - 2.17 AC = 11.84 AC
4. ALL ACRES ARE BUSHING AND BUFFERS ARE BASED ON THE APPROX. CAD 17-03-028 AND CAI 17-05-078.
5. PARCEL IDS:
08-24-28-2488-05-200
08-24-28-2488-05-201
6. EXISTING ZONING: PD
7. PROPOSED ZONING: PD
8. EXISTING FUTURE LAND USE: MOR/HDR
9. PROPOSED FUTURE LAND USE: MOR/HDR
10. OPEN SPACE REQUIREMENTS: 25%
11. RESIDENTIAL MAX DENSITY = 23.85 DU/AC, MAXIMUM 3RD UNIT
12. MAXIMUM BUILDING HEIGHT: 45'-4" STORIES
13. MINIMUM BUILDING SETBACKS:
NORTH 25'
EAST 50'
OR S/S 50'
TOP SURF.
ADJUTING MULTI-FAMILY 25'
14. SIGNAGE, SPACING AND ADA SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY LDC.
15. UTILITY SERVICES FOR WATER, RECLAIMED WATER, AND SEWER PROVIDED BY ORANGE COUNTY UTILITIES.
16. NIT = 1,200 GPD MINIMUM FOR ORANGE COUNTY LDC.
17. SIDEWALKS, NET BOTTOM RETENTION PER SPACING & ORANGE COUNTY REQUIREMENTS WILL BE MAINTAINED.
18. RESIDENTIAL 1990 AREA = 630 SF (MIN. UNDER 4'0" & HEAT).
19. SCHOOLS POPULATION = 66 STUDENTS (200 DU @ 0.225).
20. RECREATION AREA WILL BE PROVIDED AT A RATIO OF 2.5 AC/1,000 PEOPLE.
21. PARKING WILL BE PROVIDED BASED ON ORANGE COUNTY LDC SEC 38-1478.
22. LANDSCAPE BUFFERS SHALL COMPLY WITH CHAPTER 24 OF THE ORANGE COUNTY LDC.
23. IN ACCORDANCE WITH SECTION 38-1077, ANY VARIATIONS FROM COUNTY CODES MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
24. THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
25. MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH LDC SEC. 38-1656.

DENSITY CALCULATION BY LAND USE:

LAND USE	AREA (AC)	DENSITY (UNITS/AC)	# UNITS
MDR	10.02	20.00	200
HDR	1.82	44	80
TOTAL	11.84	23.85	280

MADDEN ENGINEERS & ARCHITECTS, INC.
CIVIL ENGINEERS
431 - Heritage Avenue
P.O. Box 260
Woburn, MA 01896
(617) 822-8320

PD LAND USE PLAN FOR
EPOCH-VISTA OAKS
ORANGE COUNTY

EPOCH RESIDENTIAL
WETLAND USE REPORT
WATER USE AND SEWER



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12/15/16
2	REVISED PER PERMITTING	1/10/17
3	REVISED PER PERMITTING	1/10/17
4	REVISED PER PERMITTING	1/10/17
5	REVISED PER PERMITTING	1/10/17
6	REVISED PER PERMITTING	1/10/17
7	REVISED PER PERMITTING	1/10/17
8	REVISED PER PERMITTING	1/10/17
9	REVISED PER PERMITTING	1/10/17
10	REVISED PER PERMITTING	1/10/17

JOB # - 5082
DATE - 12/15/16
SCALE - 1" = 50'
PLANNED BY - DLS
DRAWN BY - BJS
APPROVED BY - DMS



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

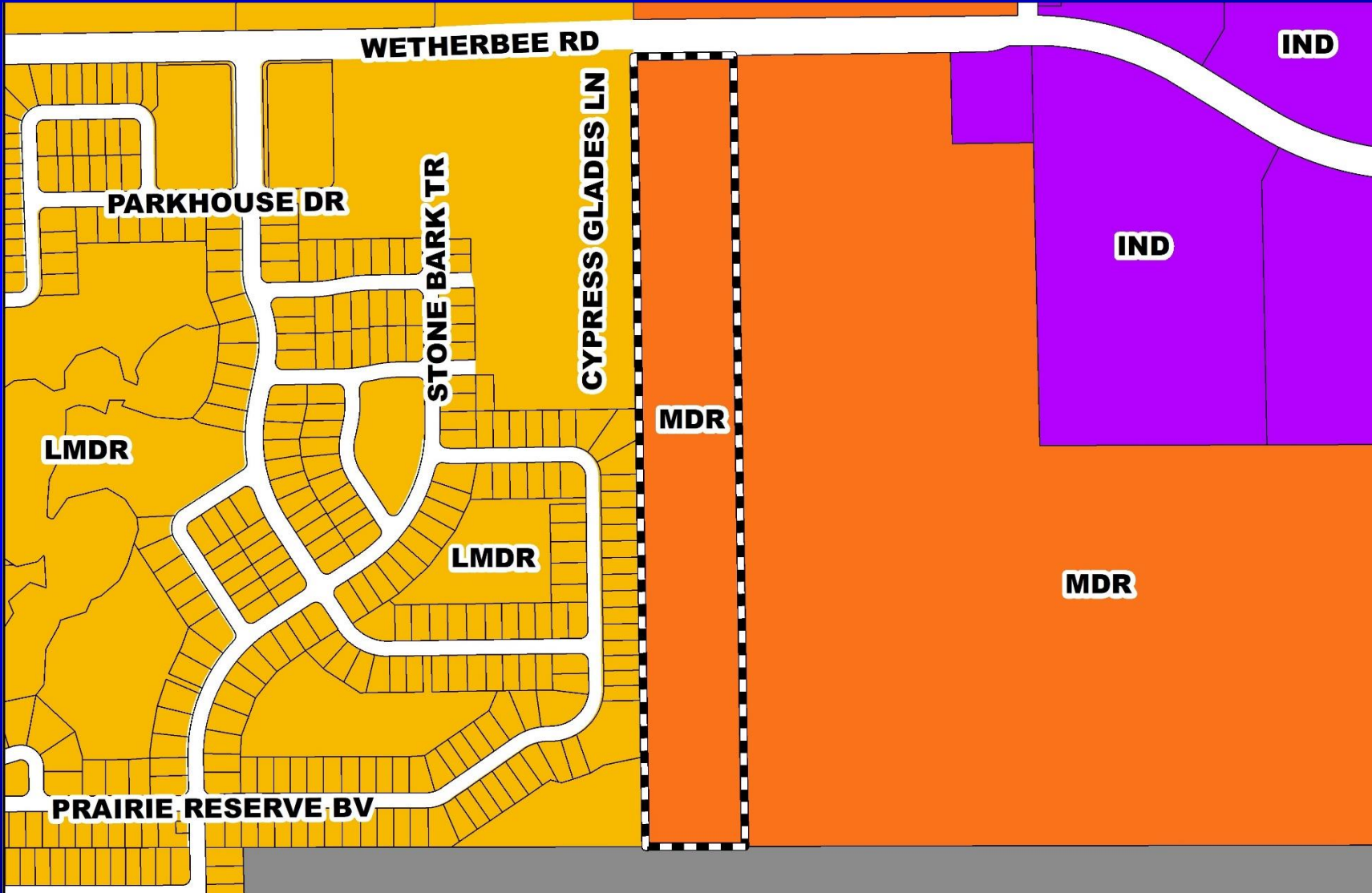
Acreage: 167.38 gross acres

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.

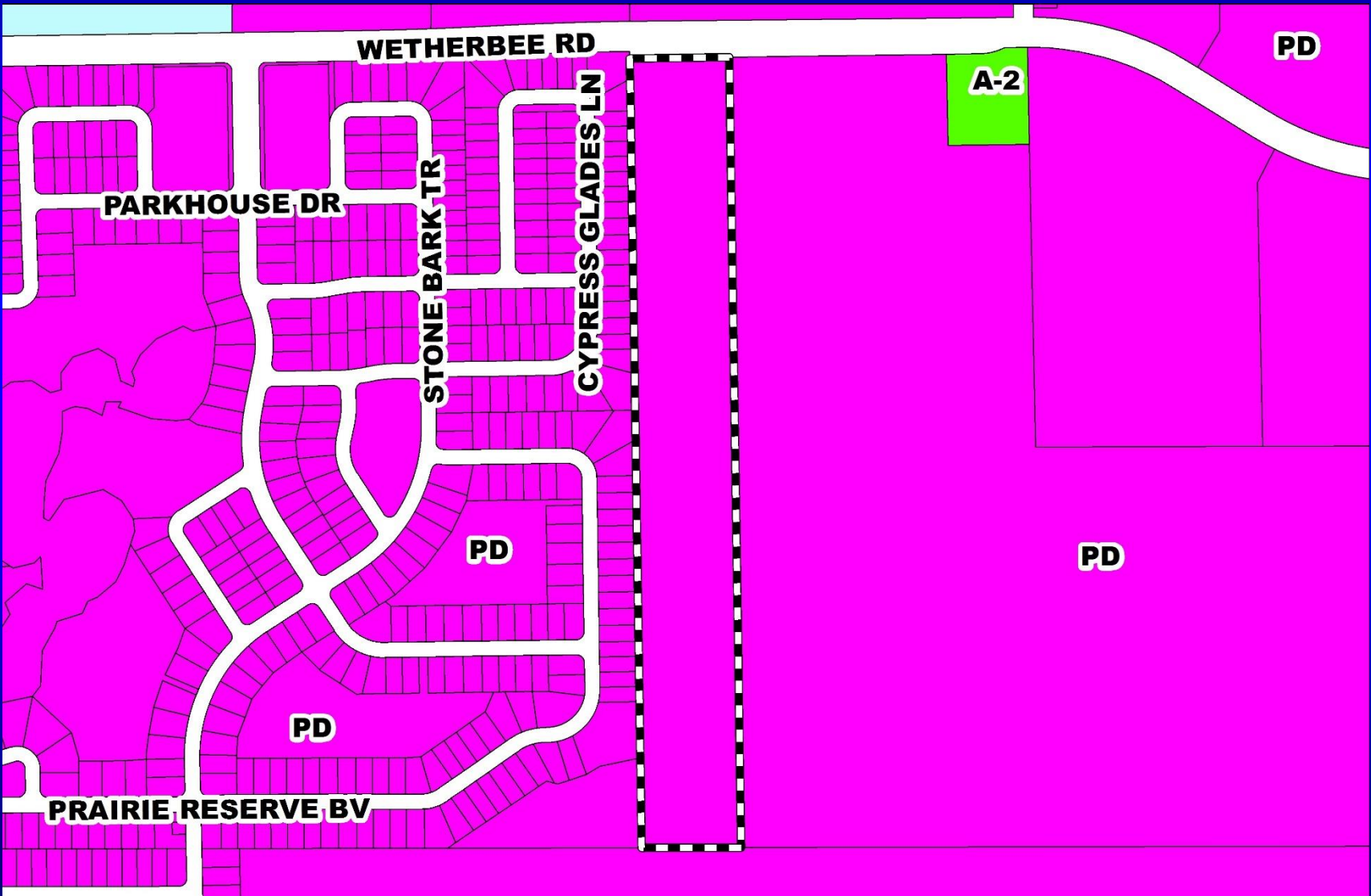


Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Future Land Use Map



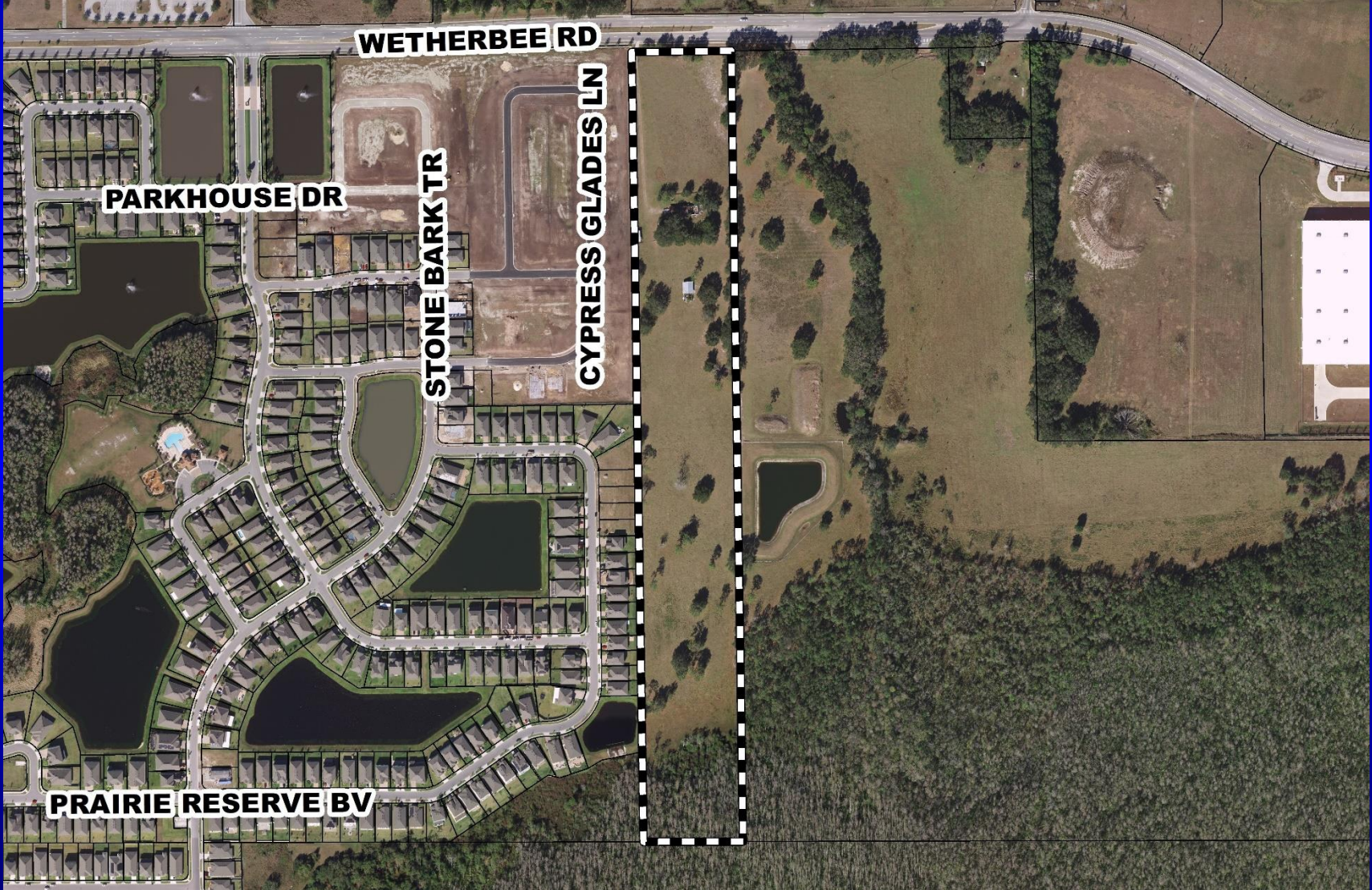


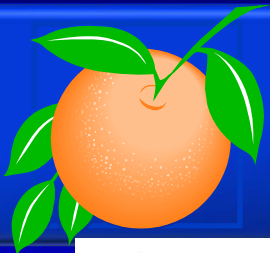
Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Zoning Map



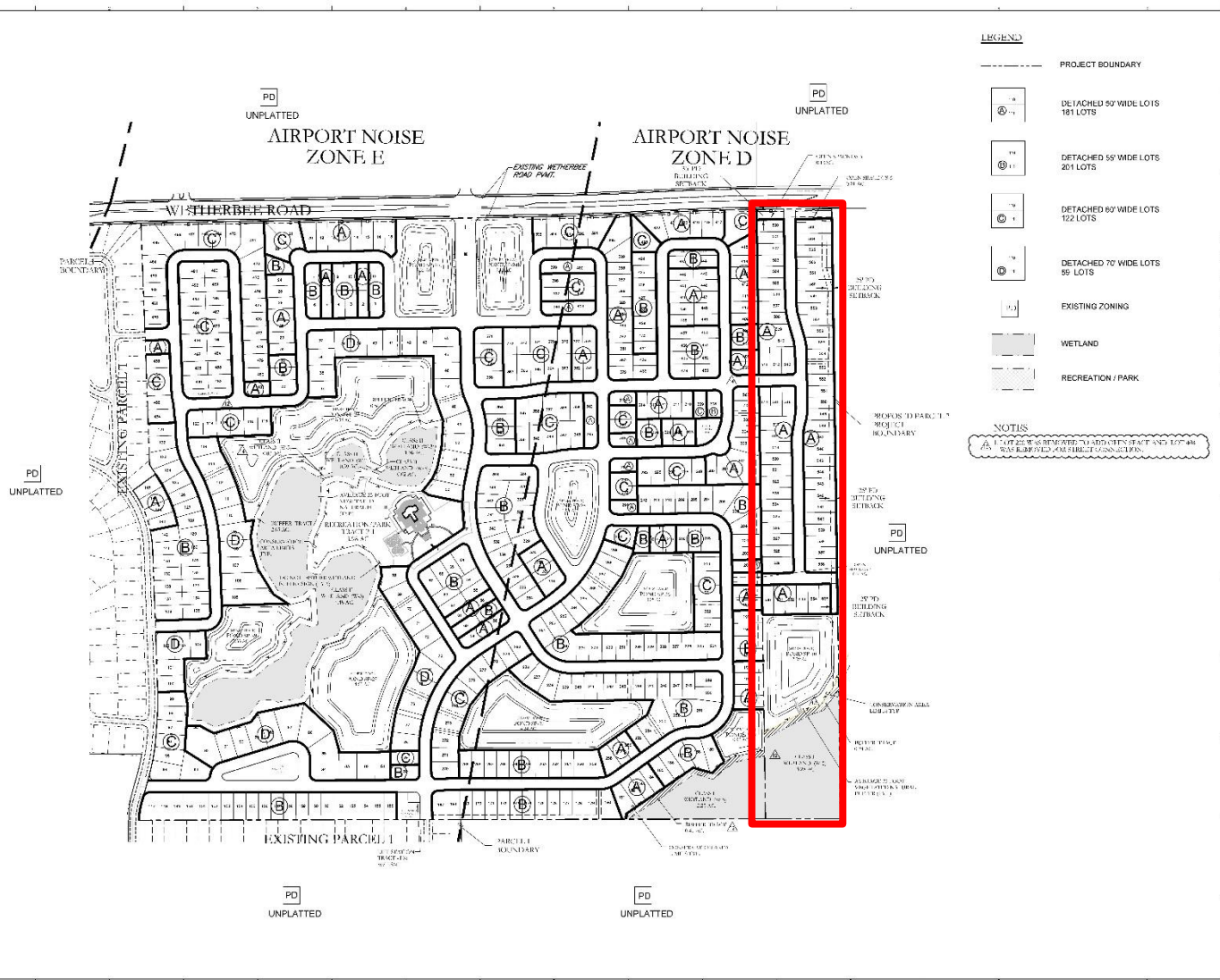


Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Aerial Map





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 AREAS SHOWN TO THE LEFT OF THE PLAN AND LOT AREAS SHOWN TO THE RIGHT OF THE PLAN ARE SUBJECT TO THE SUBDIVISION PLAN.

NO.	DATE	DESCRIPTION / REVISIONS
1	01/15/2024	PRELIMINARY SUBDIVISION PLAN
2	02/15/2024	REVISED LOT AREAS
3	03/15/2024	REVISED LOT AREAS
4	04/15/2024	REVISED LOT AREAS
5	05/15/2024	REVISED LOT AREAS
6	06/15/2024	REVISED LOT AREAS
7	07/15/2024	REVISED LOT AREAS
8	08/15/2024	REVISED LOT AREAS
9	09/15/2024	REVISED LOT AREAS
10	10/15/2024	REVISED LOT AREAS
11	11/15/2024	REVISED LOT AREAS
12	12/15/2024	REVISED LOT AREAS
13	01/15/2025	REVISED LOT AREAS
14	02/15/2025	REVISED LOT AREAS
15	03/15/2025	REVISED LOT AREAS
16	04/15/2025	REVISED LOT AREAS
17	05/15/2025	REVISED LOT AREAS
18	06/15/2025	REVISED LOT AREAS
19	07/15/2025	REVISED LOT AREAS
20	08/15/2025	REVISED LOT AREAS
21	09/15/2025	REVISED LOT AREAS
22	10/15/2025	REVISED LOT AREAS
23	11/15/2025	REVISED LOT AREAS
24	12/15/2025	REVISED LOT AREAS
25	01/15/2026	REVISED LOT AREAS
26	02/15/2026	REVISED LOT AREAS
27	03/15/2026	REVISED LOT AREAS
28	04/15/2026	REVISED LOT AREAS
29	05/15/2026	REVISED LOT AREAS
30	06/15/2026	REVISED LOT AREAS
31	07/15/2026	REVISED LOT AREAS
32	08/15/2026	REVISED LOT AREAS
33	09/15/2026	REVISED LOT AREAS
34	10/15/2026	REVISED LOT AREAS
35	11/15/2026	REVISED LOT AREAS
36	12/15/2026	REVISED LOT AREAS
37	01/15/2027	REVISED LOT AREAS
38	02/15/2027	REVISED LOT AREAS
39	03/15/2027	REVISED LOT AREAS
40	04/15/2027	REVISED LOT AREAS
41	05/15/2027	REVISED LOT AREAS
42	06/15/2027	REVISED LOT AREAS
43	07/15/2027	REVISED LOT AREAS
44	08/15/2027	REVISED LOT AREAS
45	09/15/2027	REVISED LOT AREAS
46	10/15/2027	REVISED LOT AREAS
47	11/15/2027	REVISED LOT AREAS
48	12/15/2027	REVISED LOT AREAS
49	01/15/2028	REVISED LOT AREAS
50	02/15/2028	REVISED LOT AREAS
51	03/15/2028	REVISED LOT AREAS
52	04/15/2028	REVISED LOT AREAS
53	05/15/2028	REVISED LOT AREAS
54	06/15/2028	REVISED LOT AREAS
55	07/15/2028	REVISED LOT AREAS
56	08/15/2028	REVISED LOT AREAS
57	09/15/2028	REVISED LOT AREAS
58	10/15/2028	REVISED LOT AREAS
59	11/15/2028	REVISED LOT AREAS
60	12/15/2028	REVISED LOT AREAS
61	01/15/2029	REVISED LOT AREAS
62	02/15/2029	REVISED LOT AREAS
63	03/15/2029	REVISED LOT AREAS
64	04/15/2029	REVISED LOT AREAS
65	05/15/2029	REVISED LOT AREAS
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67	07/15/2029	REVISED LOT AREAS
68	08/15/2029	REVISED LOT AREAS
69	09/15/2029	REVISED LOT AREAS
70	10/15/2029	REVISED LOT AREAS
71	11/15/2029	REVISED LOT AREAS
72	12/15/2029	REVISED LOT AREAS
73	01/15/2030	REVISED LOT AREAS
74	02/15/2030	REVISED LOT AREAS
75	03/15/2030	REVISED LOT AREAS
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87	03/15/2031	REVISED LOT AREAS
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89	05/15/2031	REVISED LOT AREAS
90	06/15/2031	REVISED LOT AREAS
91	07/15/2031	REVISED LOT AREAS
92	08/15/2031	REVISED LOT AREAS
93	09/15/2031	REVISED LOT AREAS
94	10/15/2031	REVISED LOT AREAS
95	11/15/2031	REVISED LOT AREAS
96	12/15/2031	REVISED LOT AREAS
97	01/15/2032	REVISED LOT AREAS
98	02/15/2032	REVISED LOT AREAS
99	03/15/2032	REVISED LOT AREAS
100	04/15/2032	REVISED LOT AREAS

DATE: December 2024
 DRAWN BY: JTB
 CHECKED BY: RJC
 SCALE: 1" = 40' (PLAN)
 APPROVED BY: JTB / RJC
 PROJECT NO.: PD/24-150
 SHEET NO.: 8 OF 11

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.:
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

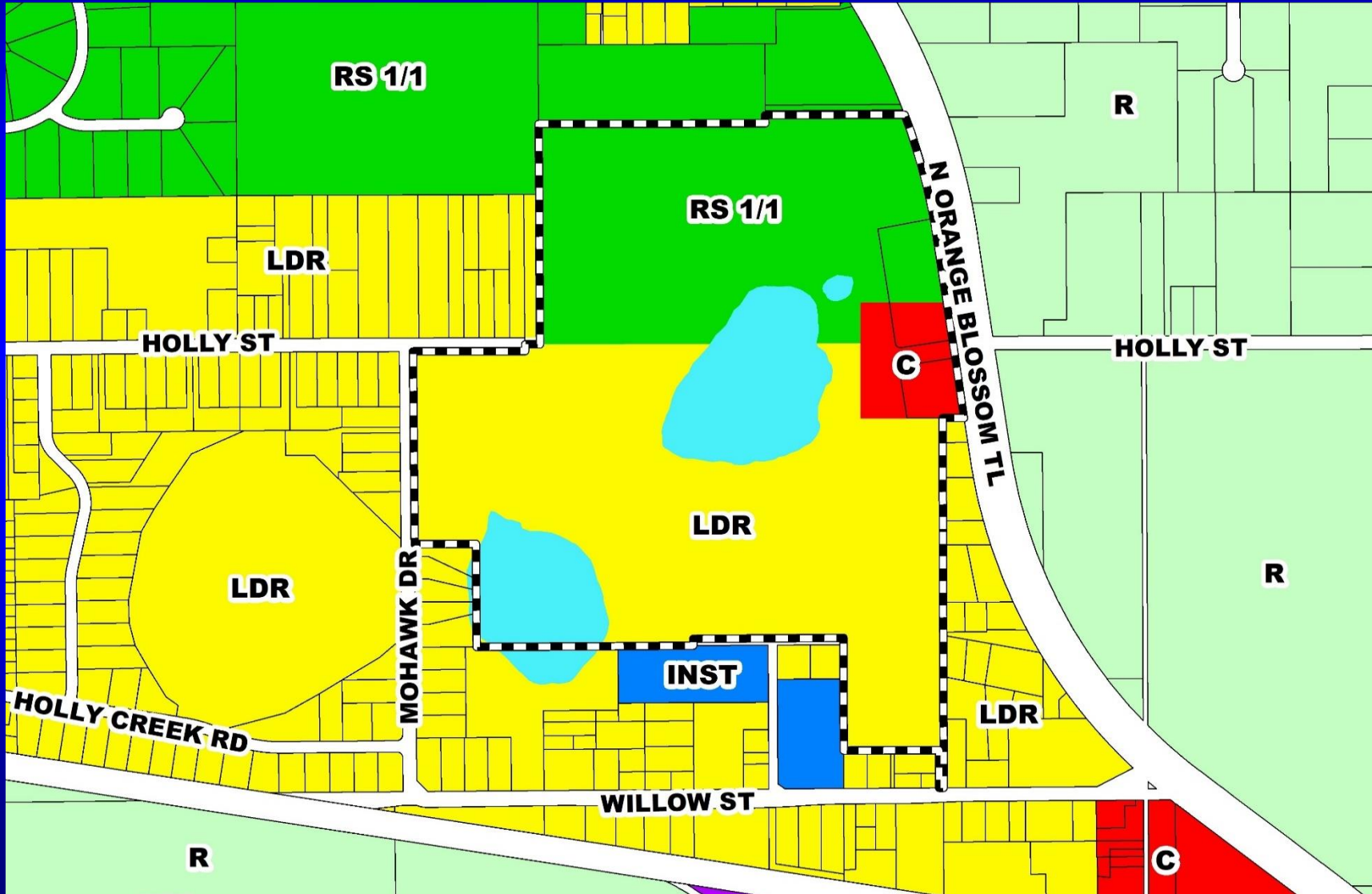


Holly Estates Planned Development / Land Use Plan

- 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.

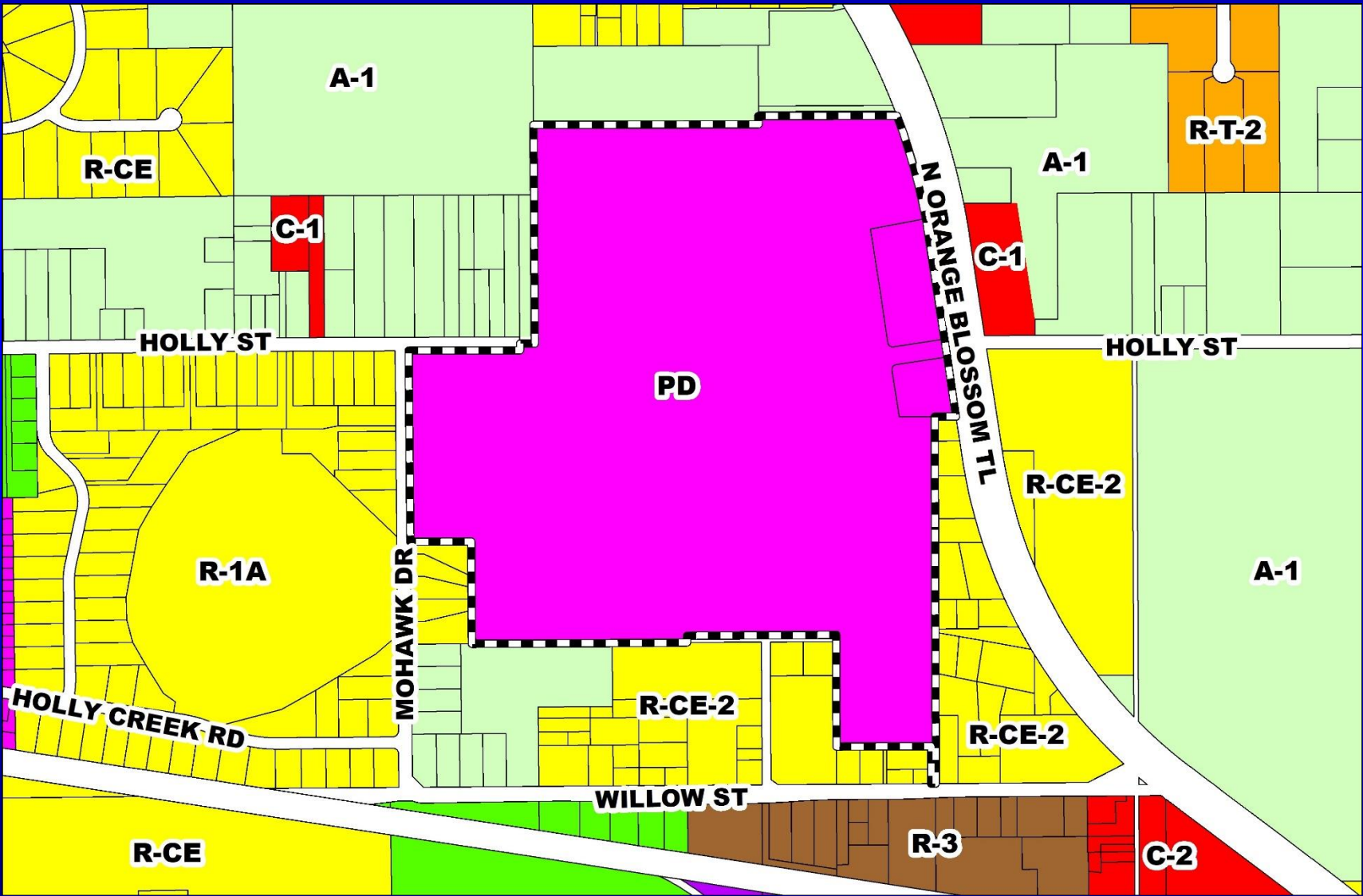


Holly Estates Planned Development / Land Use Plan Future Land Use Map



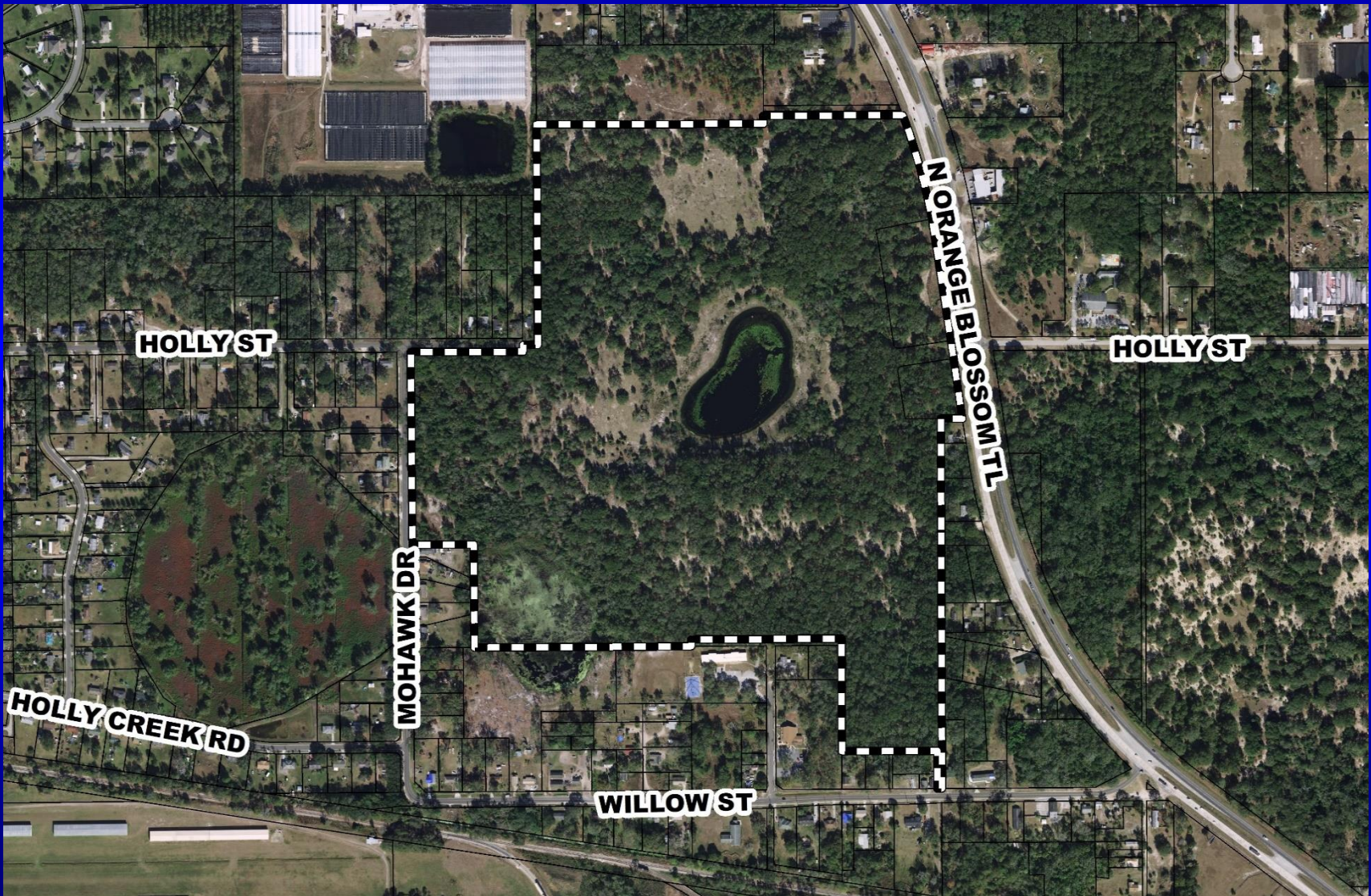


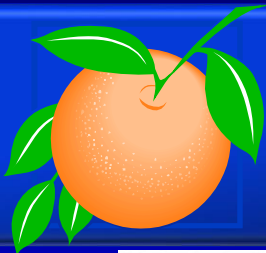
Holly Estates Planned Development / Land Use Plan Zoning Map



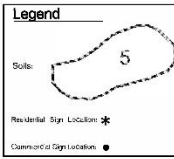
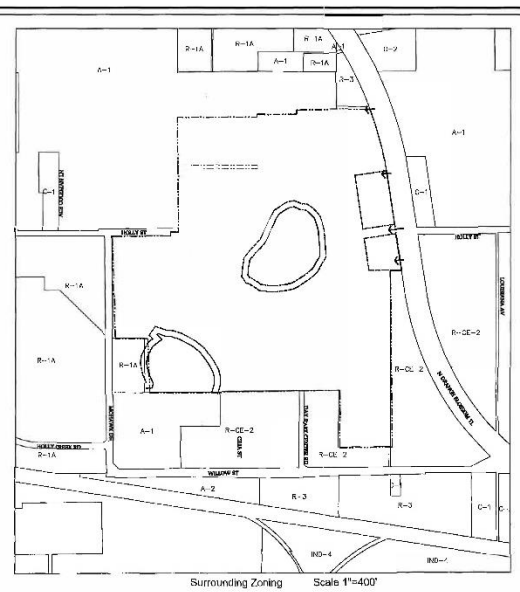
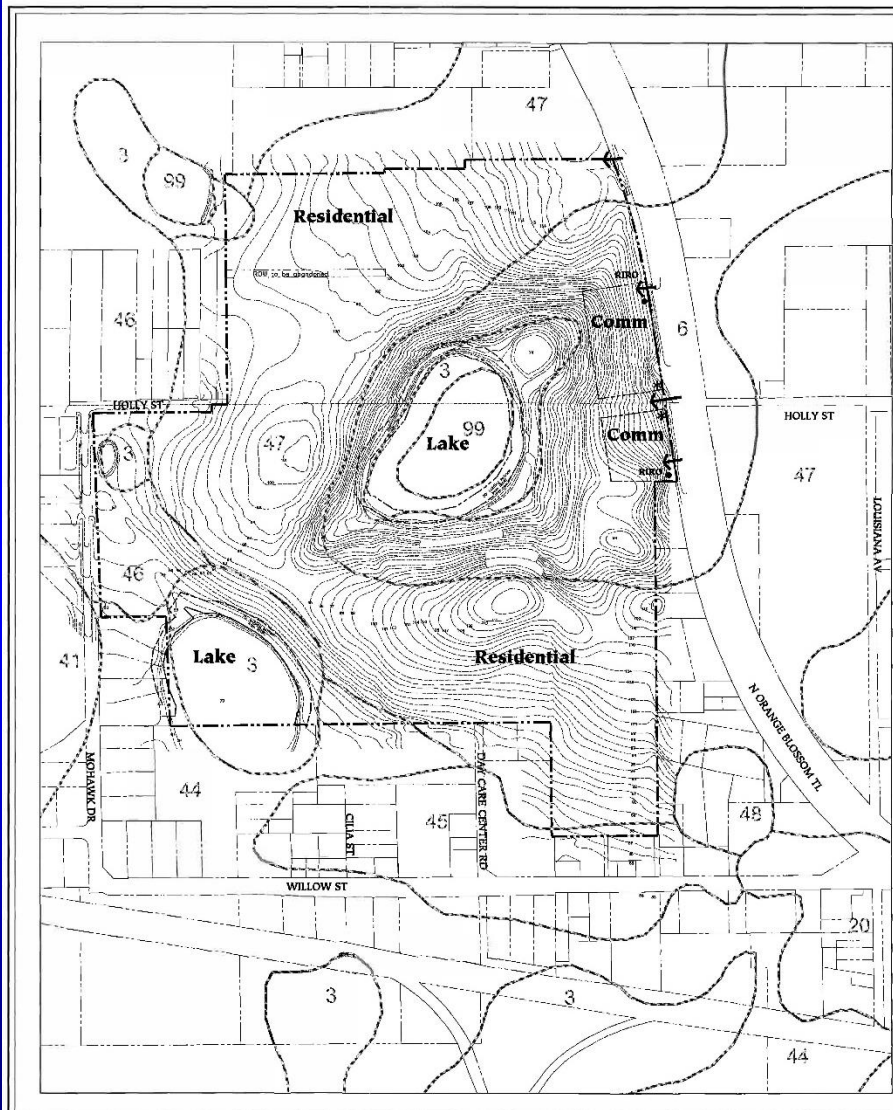


Holly Estates Planned Development / Land Use Plan Aerial Map





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 CLOUTED.

- 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.
 - Land use of the C-1 zoning district with performance standards shall comply with PD-General Code or as follows standards:
 - Lot area: 5,000 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/2 stories
 - Land use of the C-1 zoning district with performance standards shall comply with PD-General Code or as follows standards:
 - Water service to be by the City of Ocala.
 - Residential: 3,500 sq x 245 units = 85,750 sqpd
 - Fee Flow = 500 gpd
 - Commercial: 45,000 sq x 45,000 sq = 2,025,000 sqpd
 - Fee Flow = 2,000 gpd
 - Sewer service is not available at this time. Individual lots may be afforded the City of Ocala and a Florida Administrative Code, Chapter 64B-6.
 - Commercial development will be allowed for convenience utility covered 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 201.22.5. 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 Sub	106.01	252 Units/Acre	26,724
Residential	86.61		21,657
Commercial (PD as alternative use)	19.40		4,067
Commercial	4.50	42 FDU/Acre	189
Water	13.20		
Total Site Area (±)	111.31		
Water	11.31		
8000 ft. to be abandoned	0.22		
Total Site Area	111.09		

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

The 2111 units is based on the maximum of PD density standards as shown on the

DAVIS & ASSOCIATES
 Water Management & Environmental Consulting
 Project Management
 200 N. Orange Blossom Trl.
 Orlando, FL 32809

Location Map
NTS

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

Consulting Firm:
 Legal Consultant:
 L&B/EA
 215 North Eolia Drive
 Orlando, FL 32807
 Contact: Bill Kuebler
 407-843-4800

Planning Consultant:
 Davis & Associates
 P.O. Box 888008
 Orlando, FL 32808
 Contact: Dick Davis
 407-439-2099

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

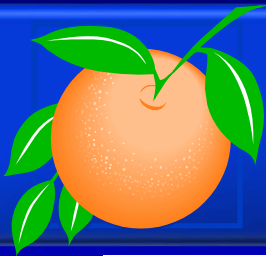
Environmental Consultant:
 L&B/EA and Associates, Inc.
 2711 West Fallbanks Ave., St. 201
 Winter Park, FL 32789
 Contact: Bill L&B/EA
 407-471-0412

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

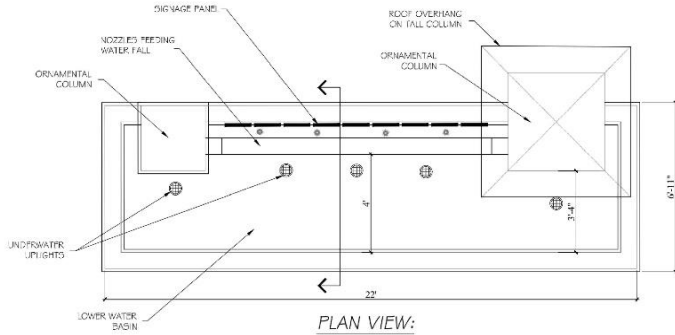
Date revised: 7/6/04
 Tom, Orange County GIS Dept
 Galt, Orange County GIS Dept

**Holly Estates
Land Use Plan**

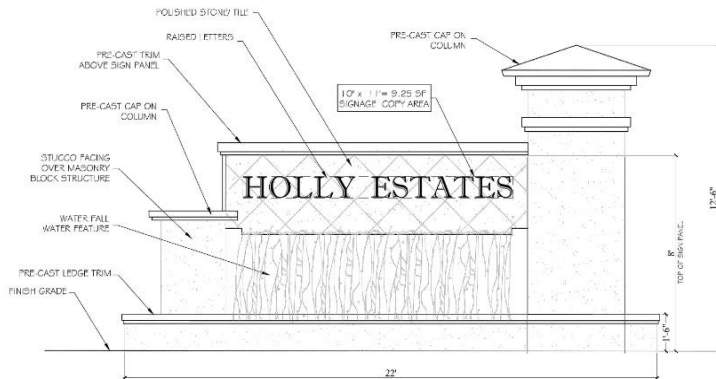
Revised 7/6/04
 6/16/04
 SCALE: 1" = 200'



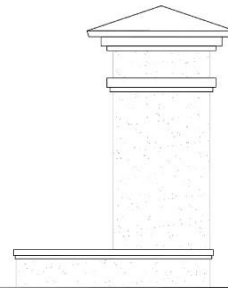
Holly Estates Planned Development / Land Use Plan Master Sign Plan



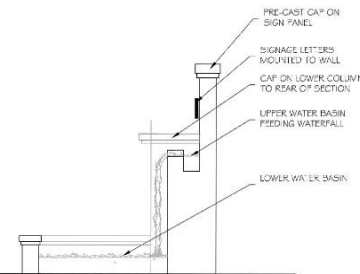
PLAN VIEW:



FRONT VIEW:



SIDE VIEW:



SECTION:

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 tenent or multi-tenent.





Action Requested

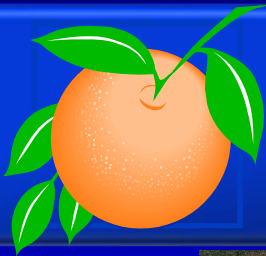
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Holly Estates Property Planned Development / Land Use Plan (PD/LUP) dated “Received October 8, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

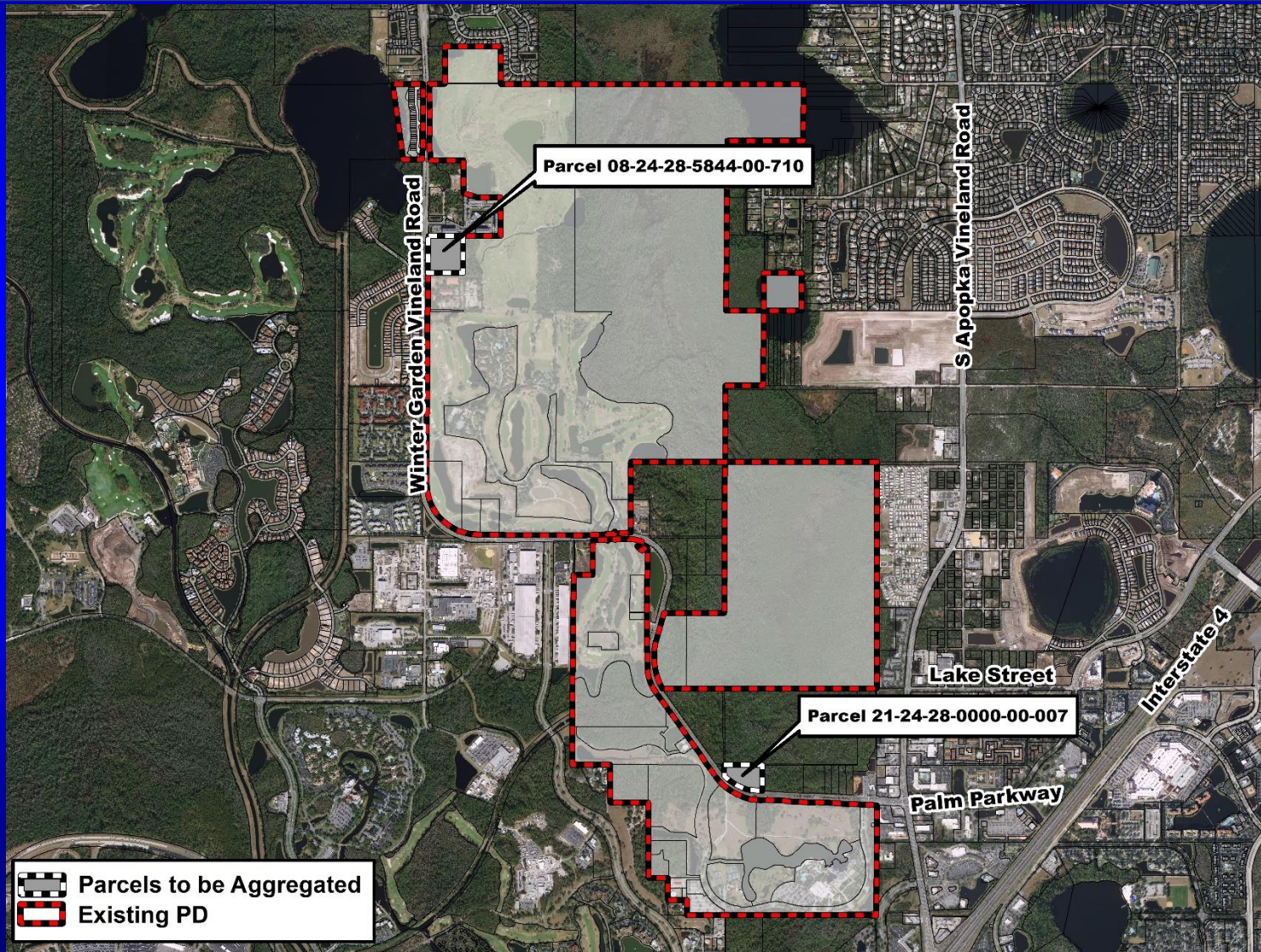


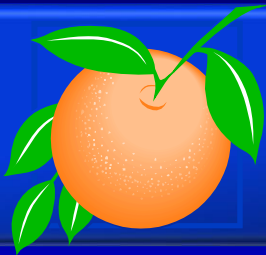
Grand Cypress Resort Planned Development / Land Use Plan

- 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.

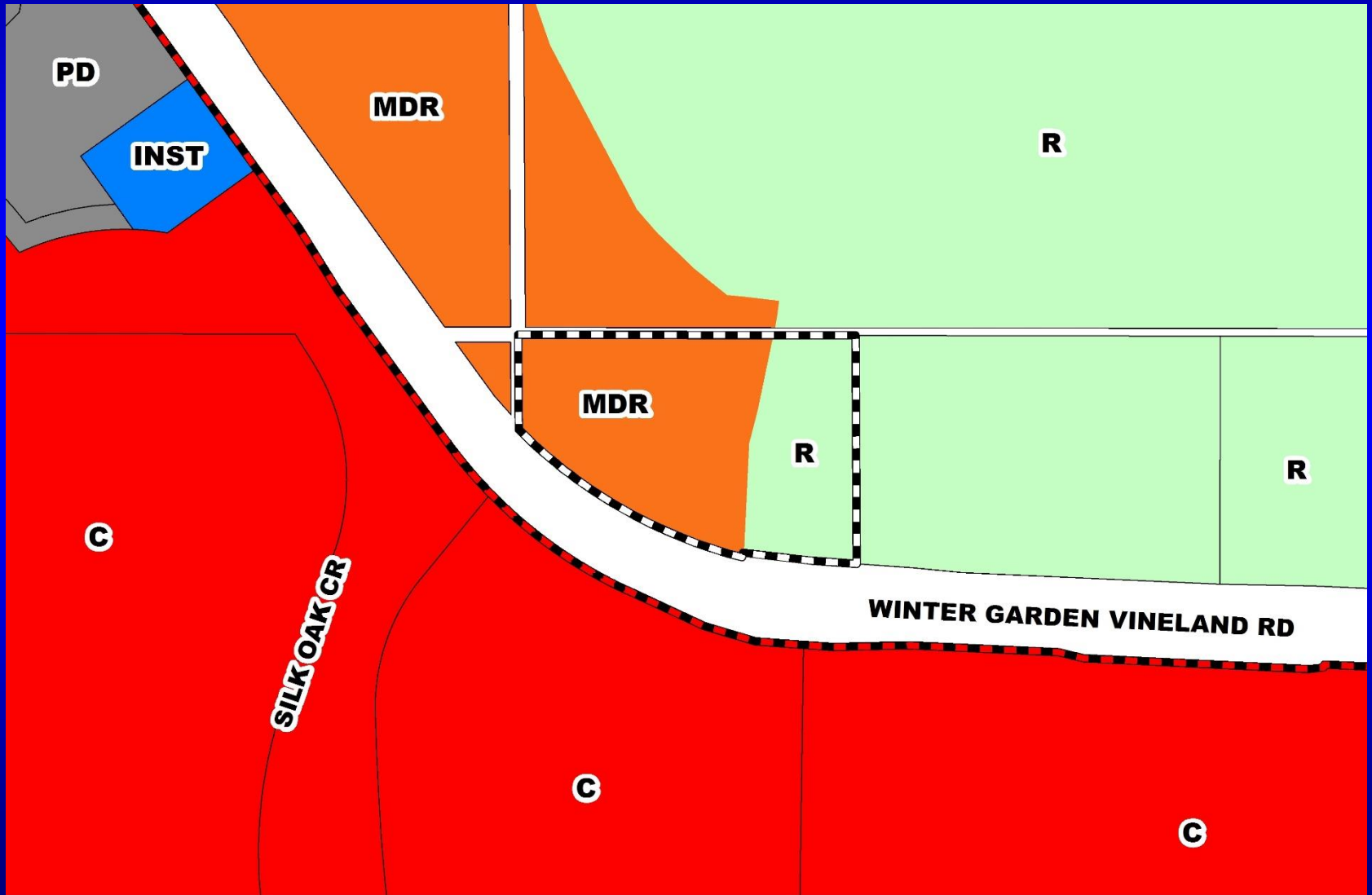


Grand Cypress Resort Planned Development / Land Use Plan Parcel Location Map



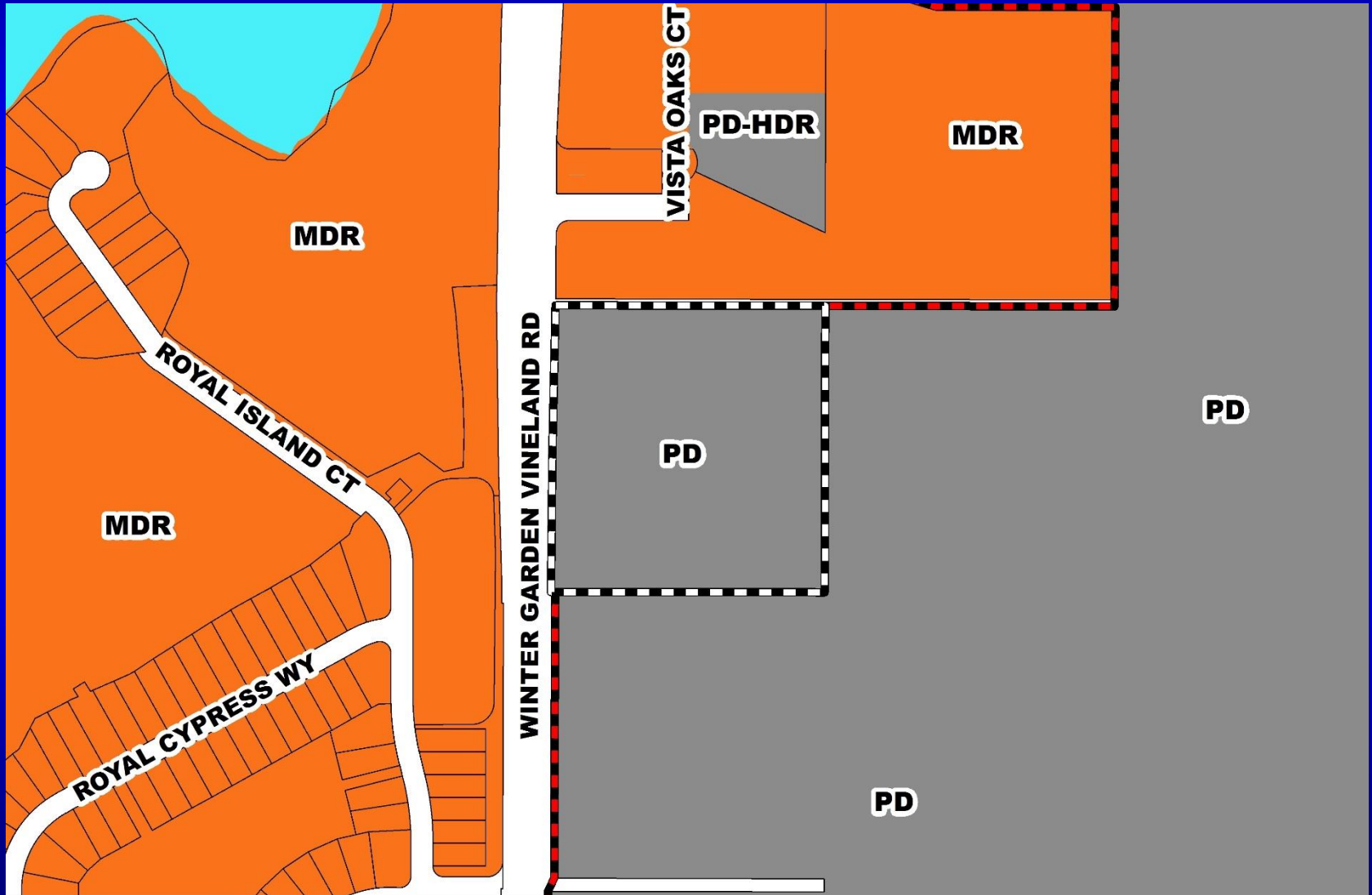


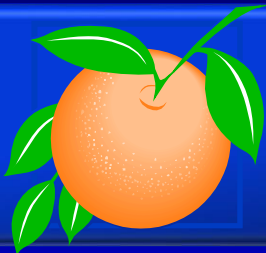
Grand Cypress Resort Planned Development / Land Use Plan Future Land Use Map (Parcel -007)



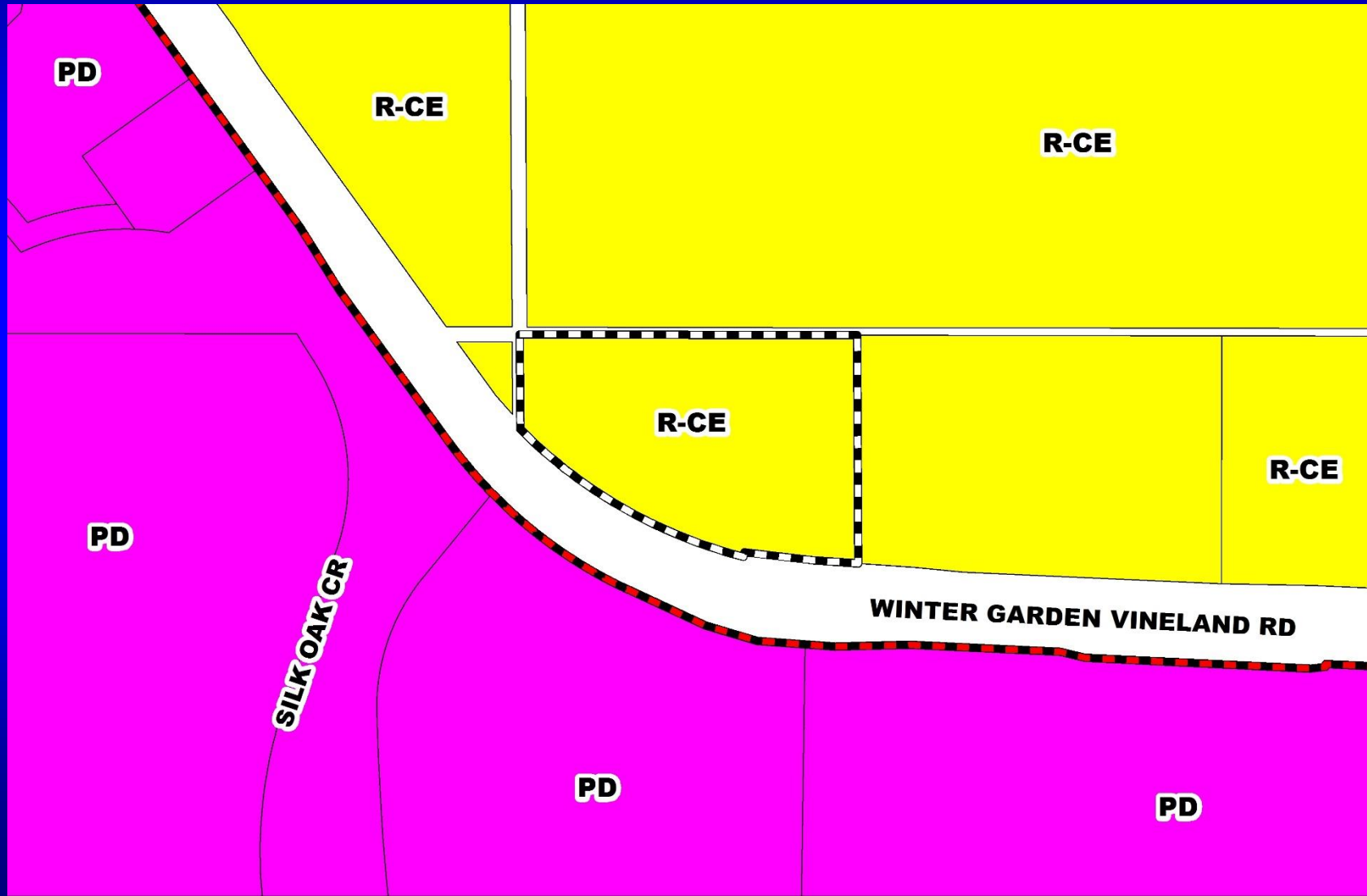


Grand Cypress Resort Planned Development / Land Use Plan Future Land Use Map (Parcel -710)



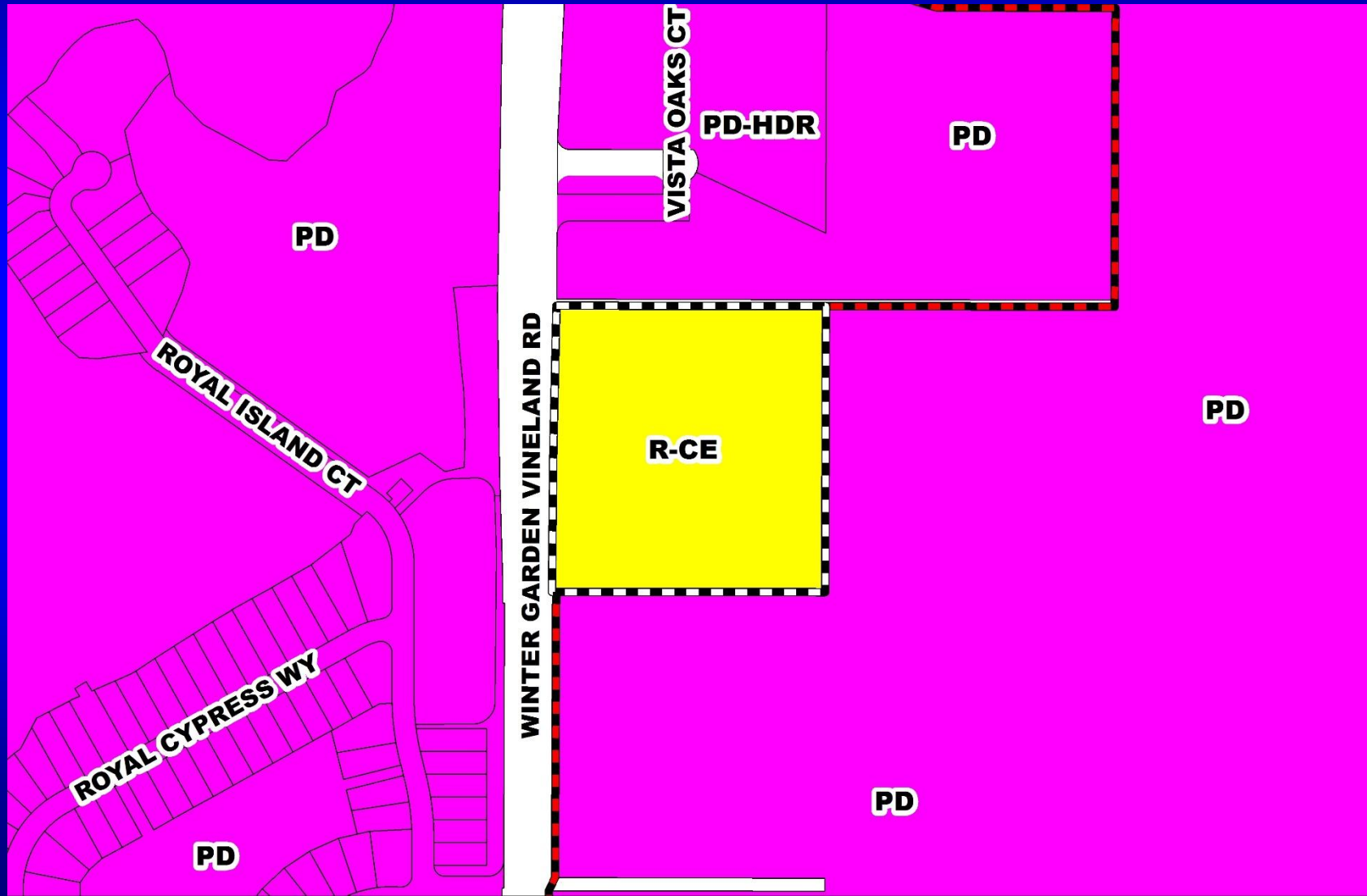


Grand Cypress Resort Planned Development / Land Use Plan Zoning Map (Parcel -007)





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



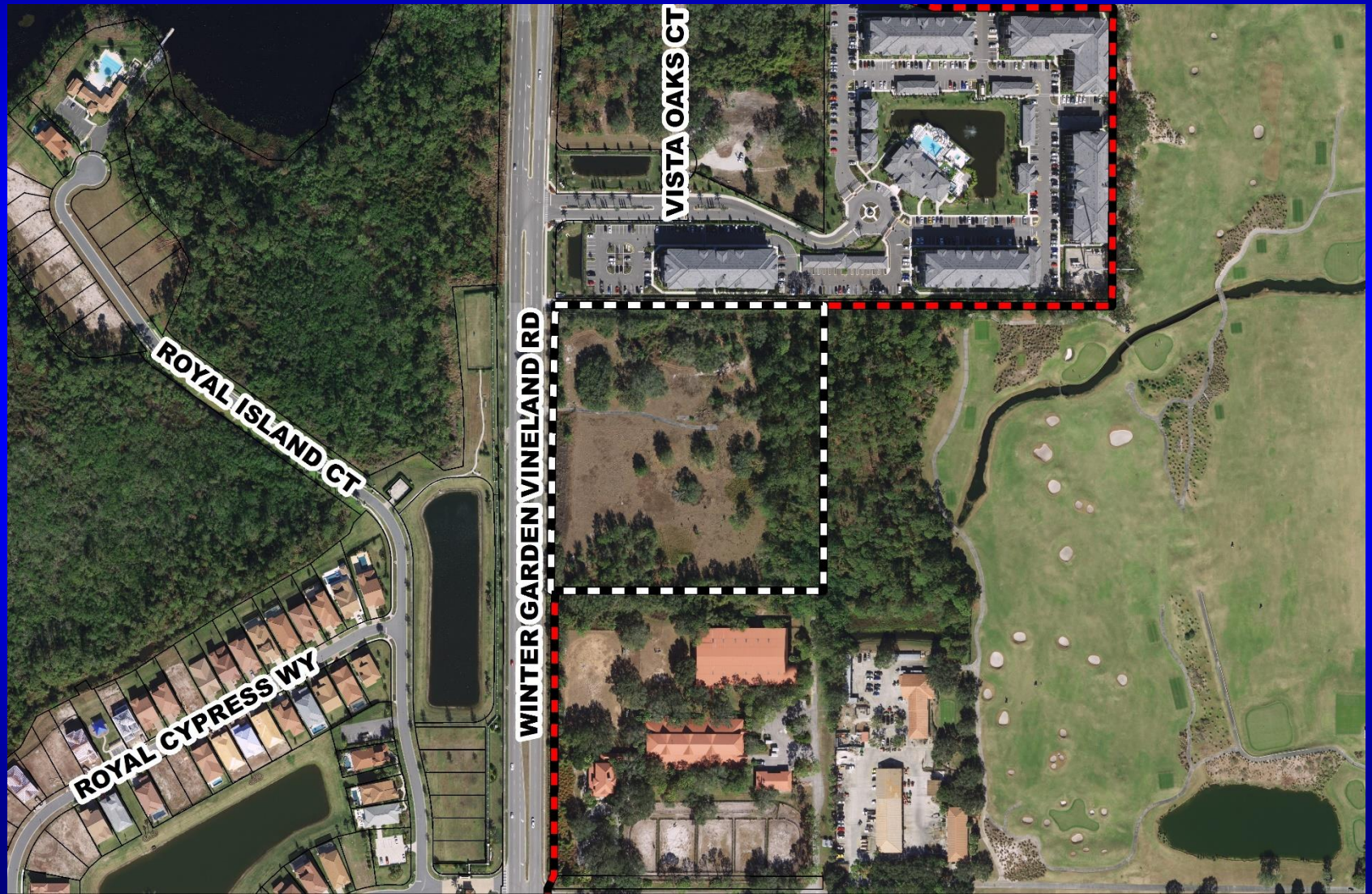


Grand Cypress Resort Planned Development / Land Use Plan Aerial Map (Parcel -007)



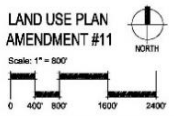
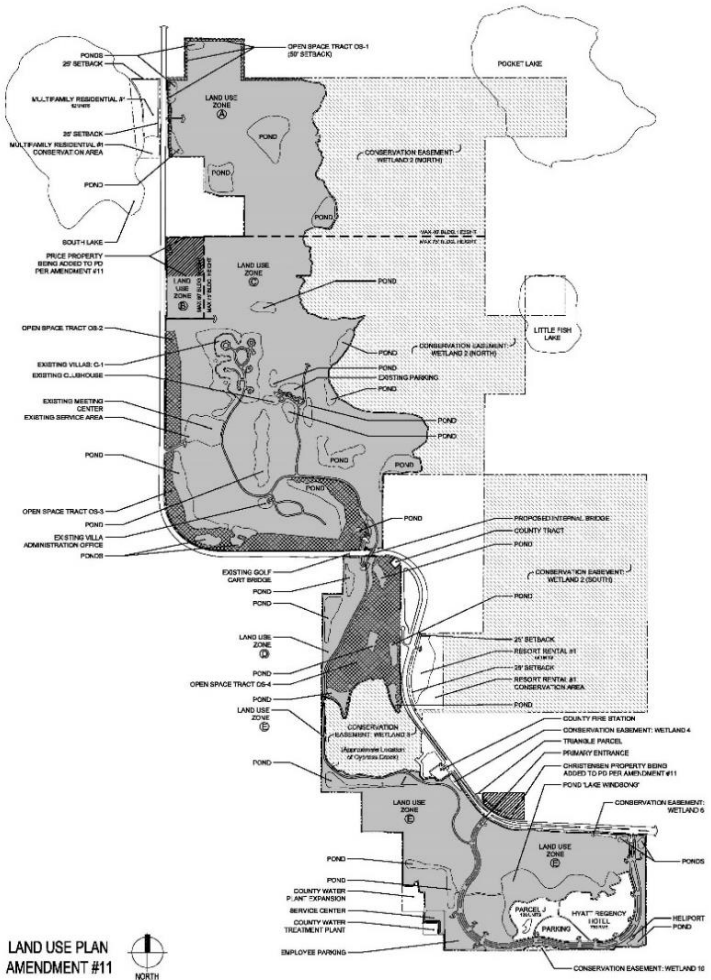


Grand Cypress Resort Planned Development / Land Use Plan Aerial Map (Parcel -710)





Grand Cypress Resort Planned Development / Land Use Plan Overall Land Use Plan



Category	Area (Acres)	Area (Sq. Feet)	Population (Est.)	Population Density (Per Acre)	Population Density (Per Sq. Foot)
... (Detailed table content follows similar structure) ...					

CRE Code	Use	Size	Status	Rate*	Trips	
310	Resort Villa*	341 (SU)	Non-Resort	12.23	4,244	
310	Residential Villa	40 (DU)	Non-Resort	7.52	304	
Total Non-Resort Trips						4,548

CRE Code	Use	Size	Status	Rate*	Trips	Trips	
310	Hotel	720 (Rooms)	Completed	12.23	8,752	4,898	
310	Resort Villa**	48 (SU)	Completed	12.23	587		
310	Resort Villa**	30 (SU)	Approved	12.23	367		
320	Residential Villa	40 (DU)	Completed	7.52	304		
320	Resort Villa**	54 (SU)	Approved	12.23	662		
Total Development Trips						10,861	4,898
Total Generating Trips						15,722	9,796



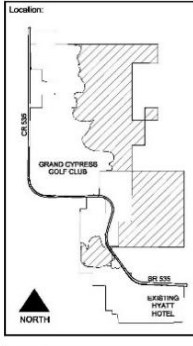
Prepared for Grand Cypress Orlando LLC

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 Grand Cypress Orlando LLC
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 ph: 407.239.1179

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 EDSA
 800 North Duggal Ave., Suite 333, Orlando, FL 32809
 ph: 407.423.3330 / 1.407.423.6269

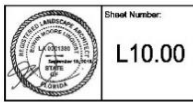
civil engineer:
 Evers Engineering, Inc.
 779 W. Ave. Ave., Orlando, Florida 32803
 ph: 407.972.1515

attorney:
 Lowndes, Drossick, Doster,
 Kantor & Reed, P.A.
 715 N. Eola Drive, Orlando, Florida 32802
 ph: 407.543.6100 / 1.407.543.4444



Sheet Title:
**LAND USE PLAN & CHARTS
 AMENDMENT #11**

Date: 8/16/2018 Scale: 1:800
 Drawn By: BH Designed By: EML, BH
 Approved By: EML Project No: 217113



Sheet Number:
L10.00



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)

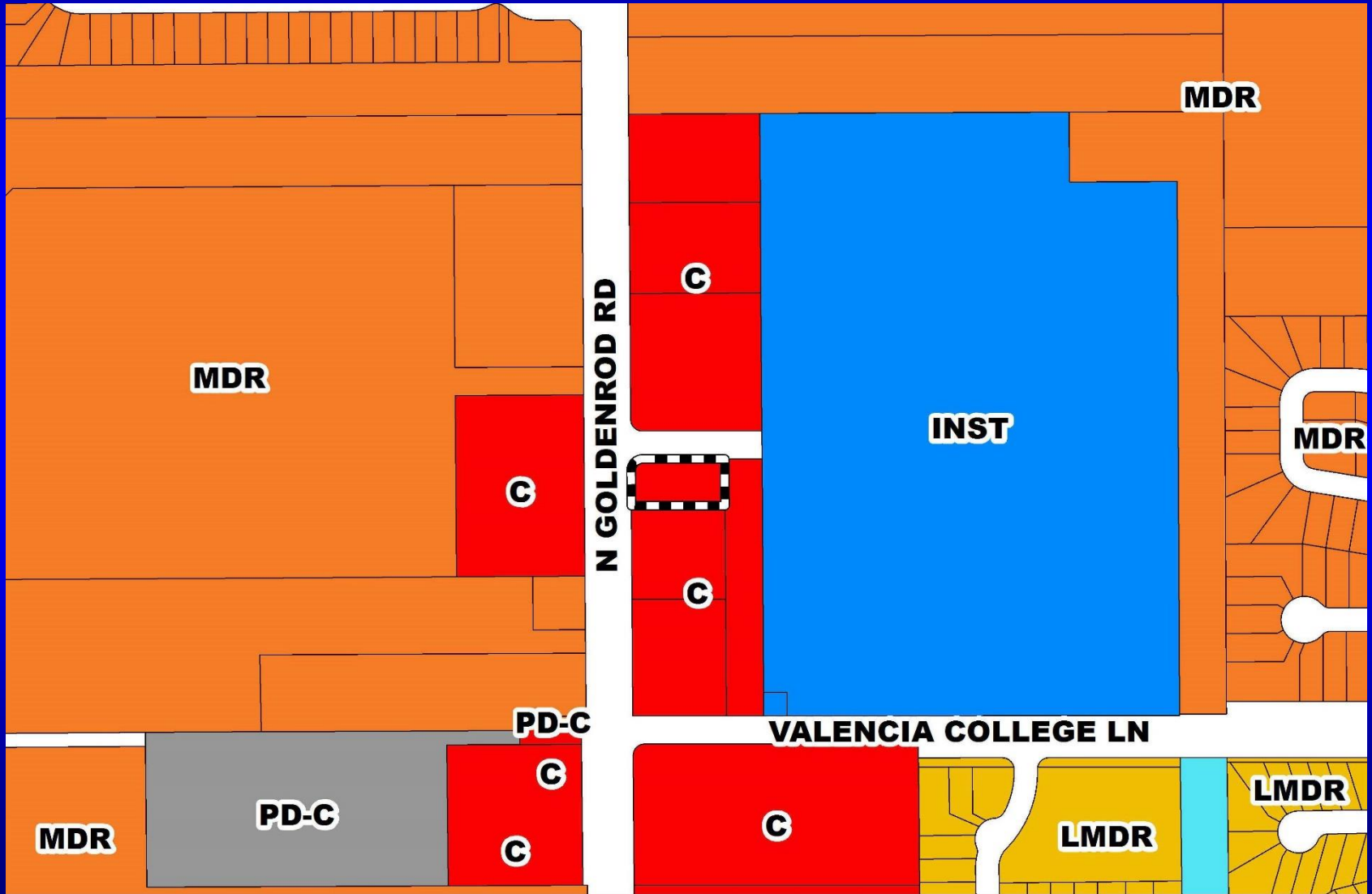
Proposed Use: Automobile Sales



RZ-18-09-044 – 907 N. Goldenrod Road

PZC Board-Called Public Hearing

Future Land Use Map

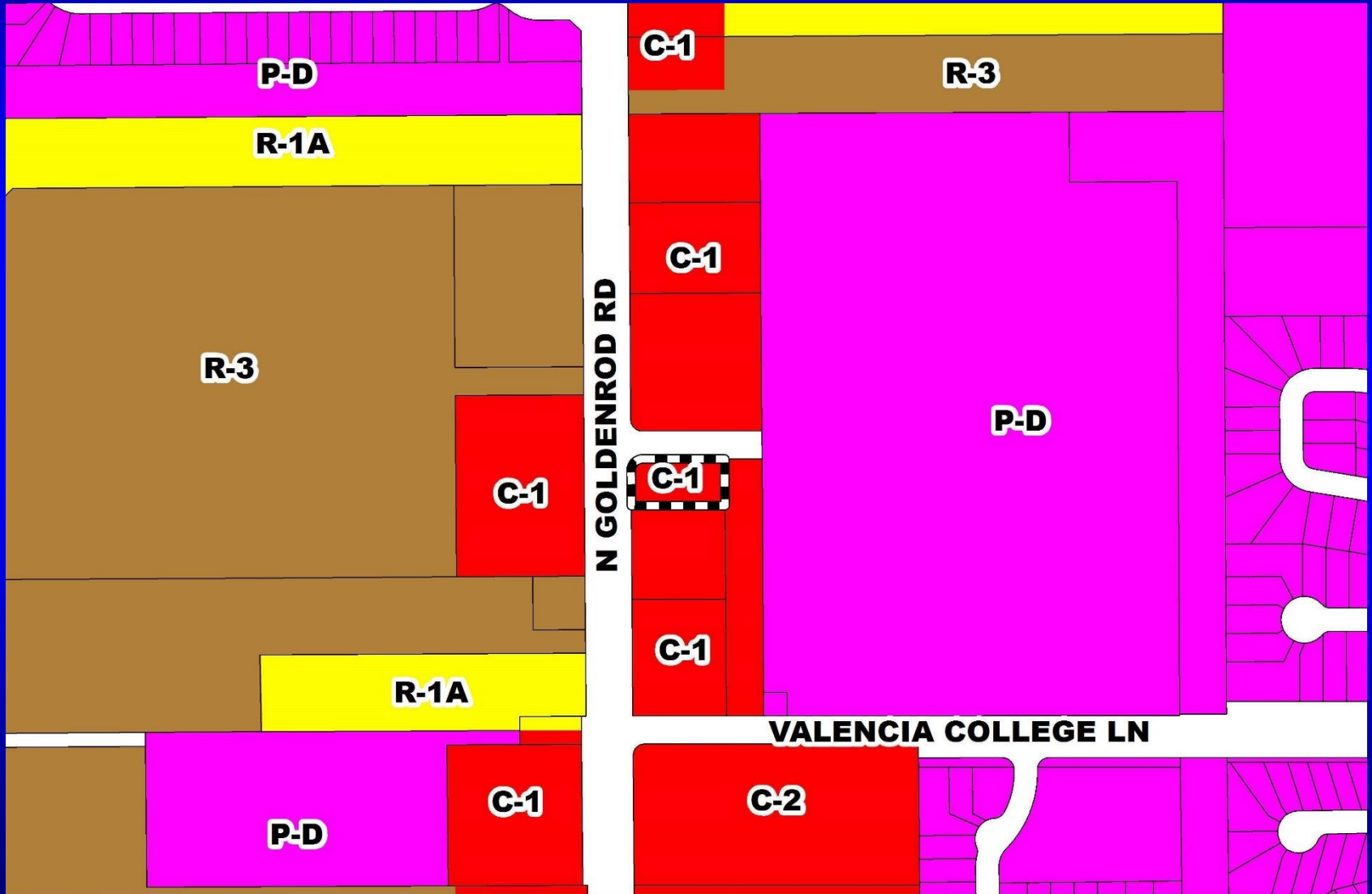




RZ-18-09-044 – 907 N. Goldenrod Road

PZC Board-Called Public Hearing

Zoning Map

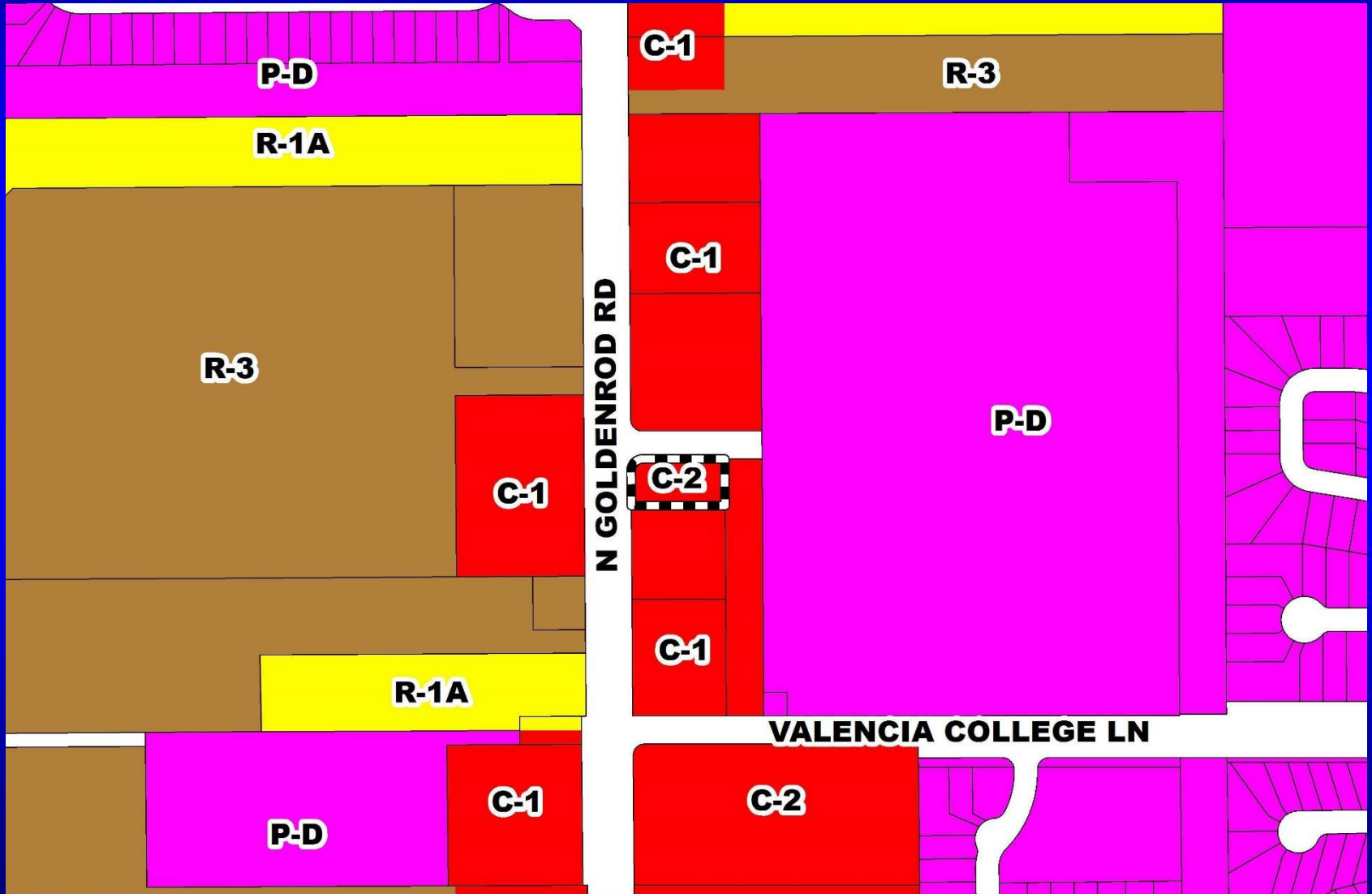




RZ-18-09-044 – 907 N. Goldenrod Road

PZC Board-Called Public Hearing

Proposed Zoning Map





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





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