

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.

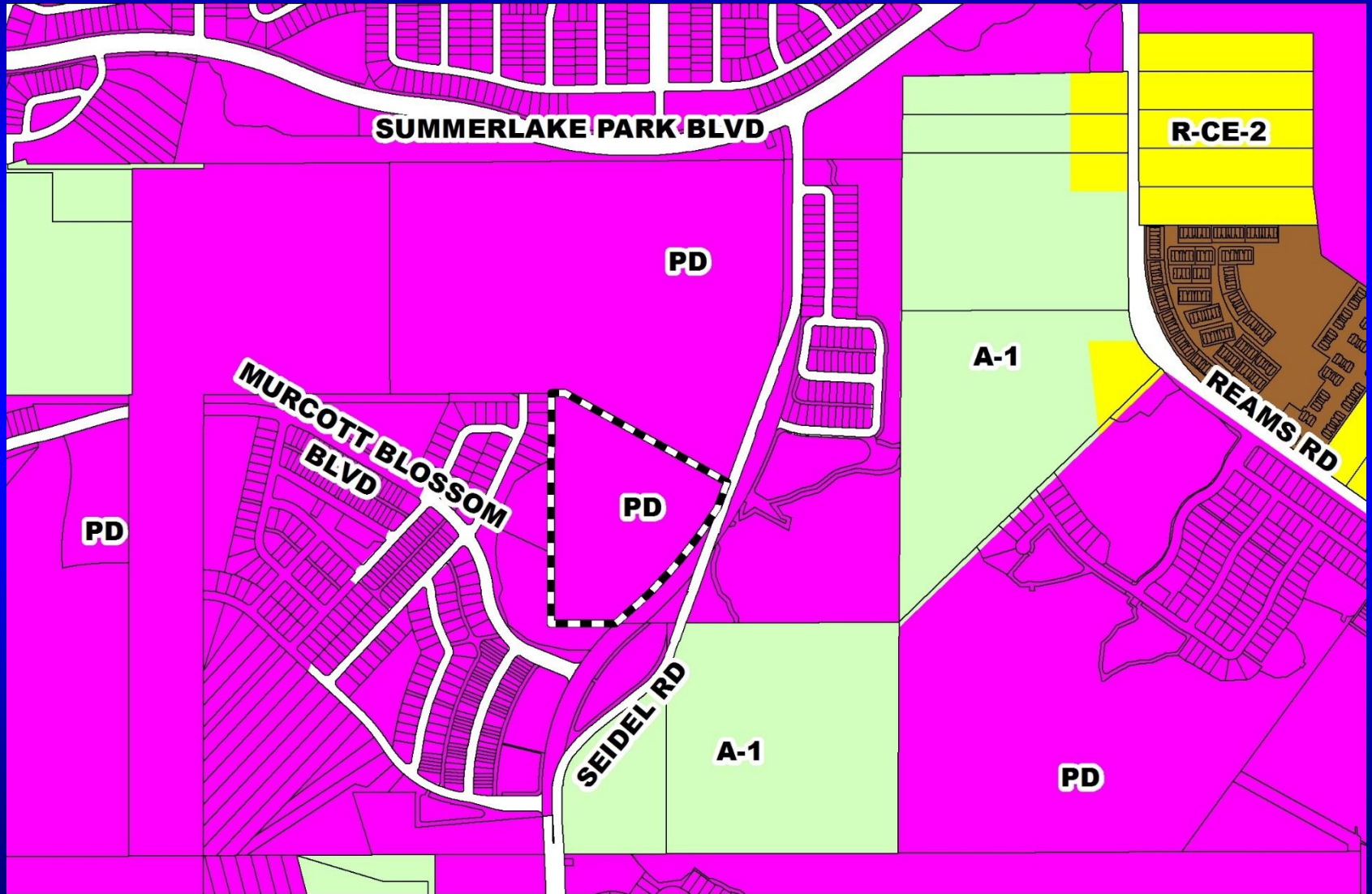


Village F Master Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





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



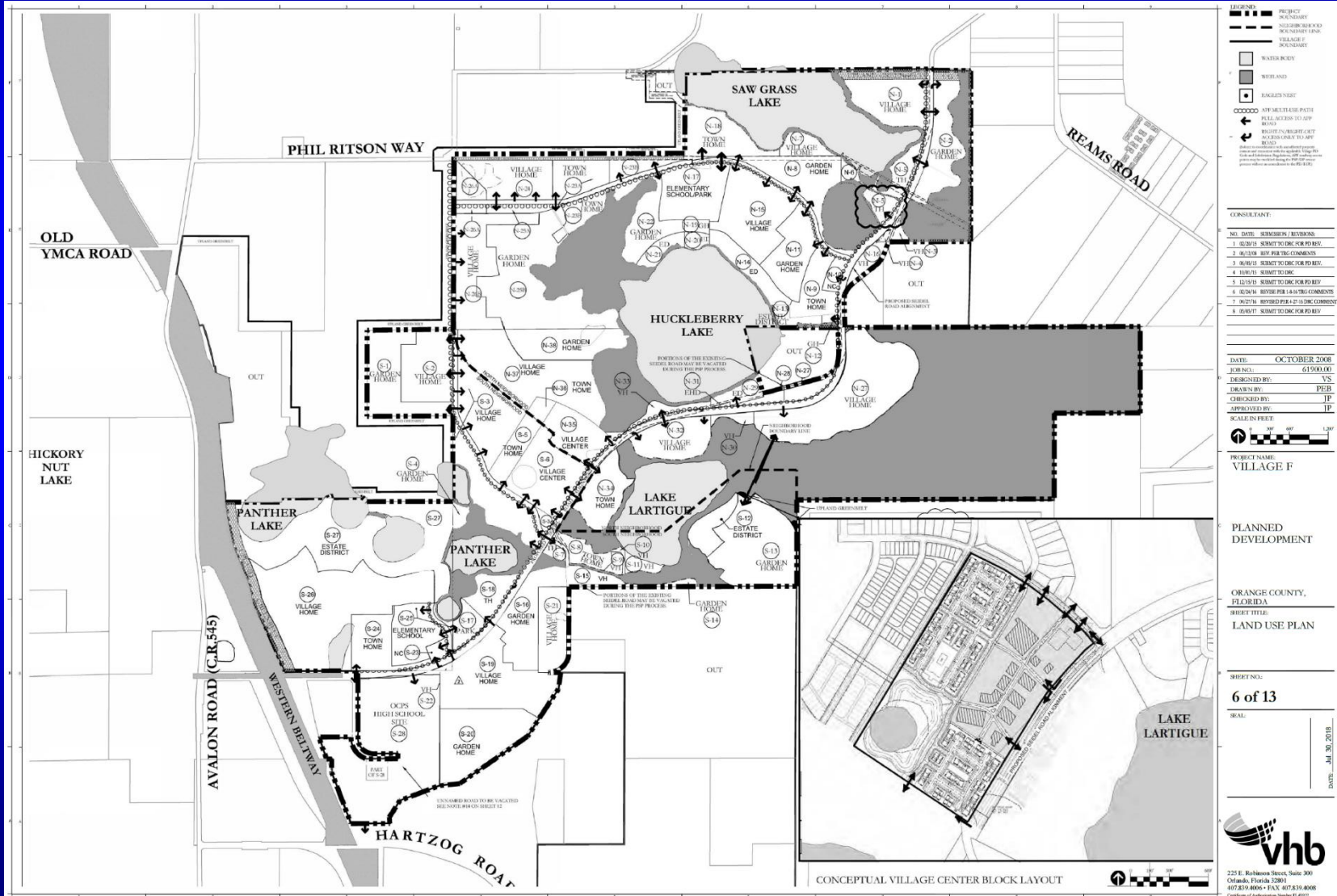


Village F Master Planned Development / Land Use Plan (PD/LUP) Aerial Map





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: **MAY 30, 2018**

225 E. Robinson Street, Suite 300
Orlando, Florida 32801
407.879.4066 • FAX 407.879.4008
Certificate of Accreditation Number FL#002



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

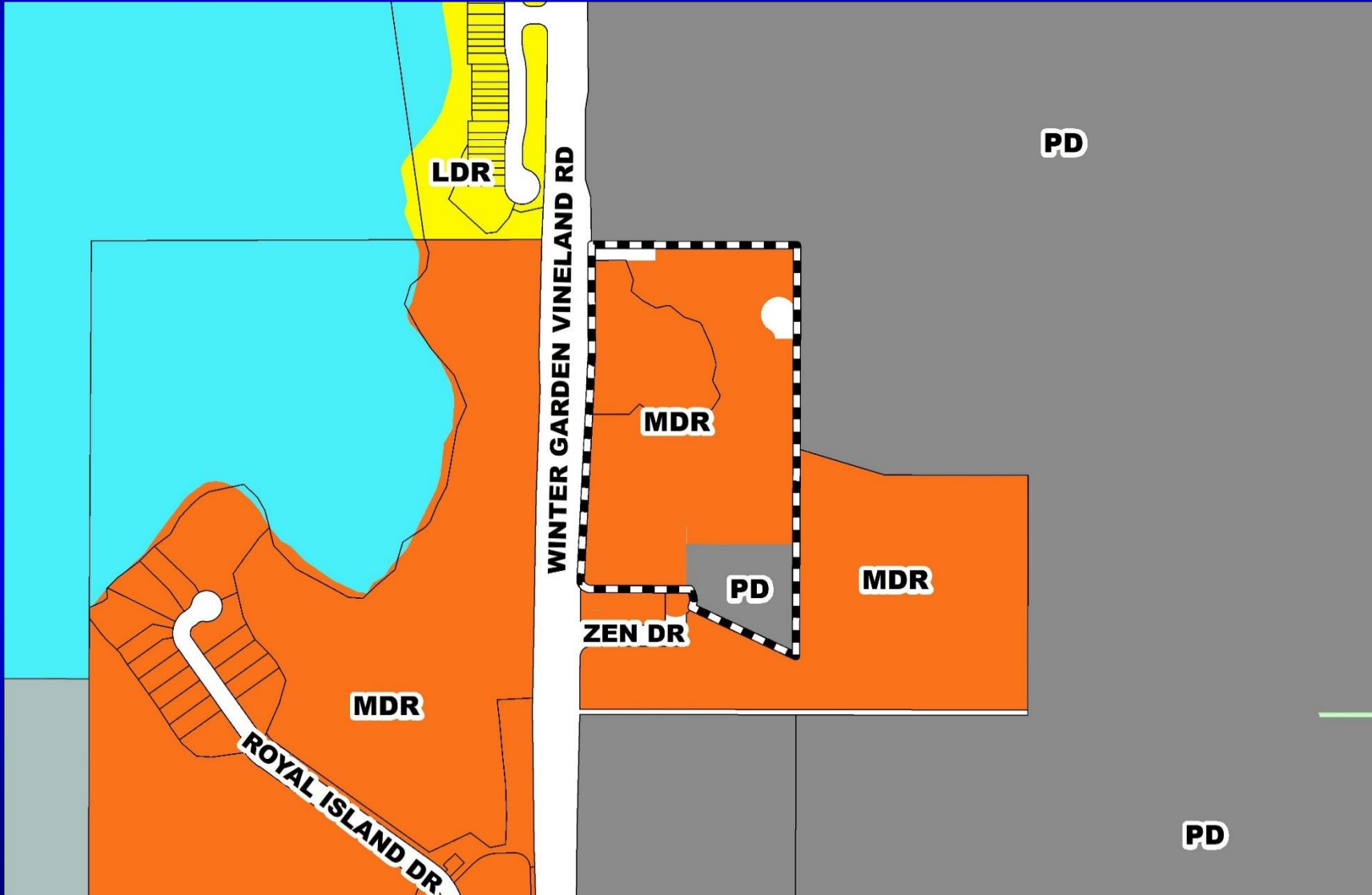


Epoch Vista Oaks Planned Development / Land Use Plan

- 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.

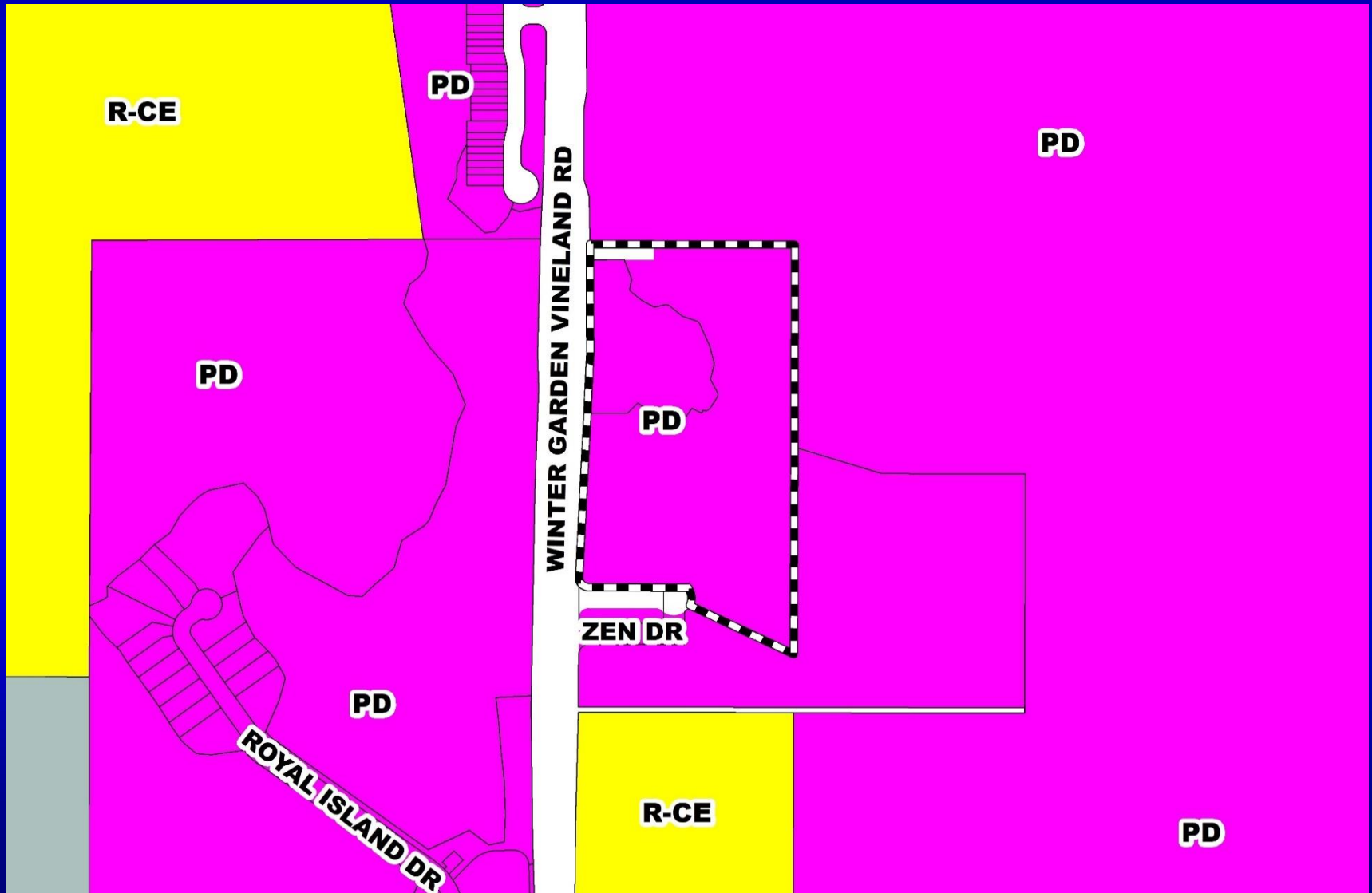


Epoch Vista Oaks Planned Development / Land Use Plan Future Land Use Map





Epoch Vista Oaks Planned Development / Land Use Plan Zoning Map





Epoch Vista Oaks Planned Development / Land Use Plan Aerial Map



WINTER GARDEN VINELAND RD

ZEN DR

ROYAL ISLAND DR

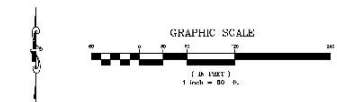
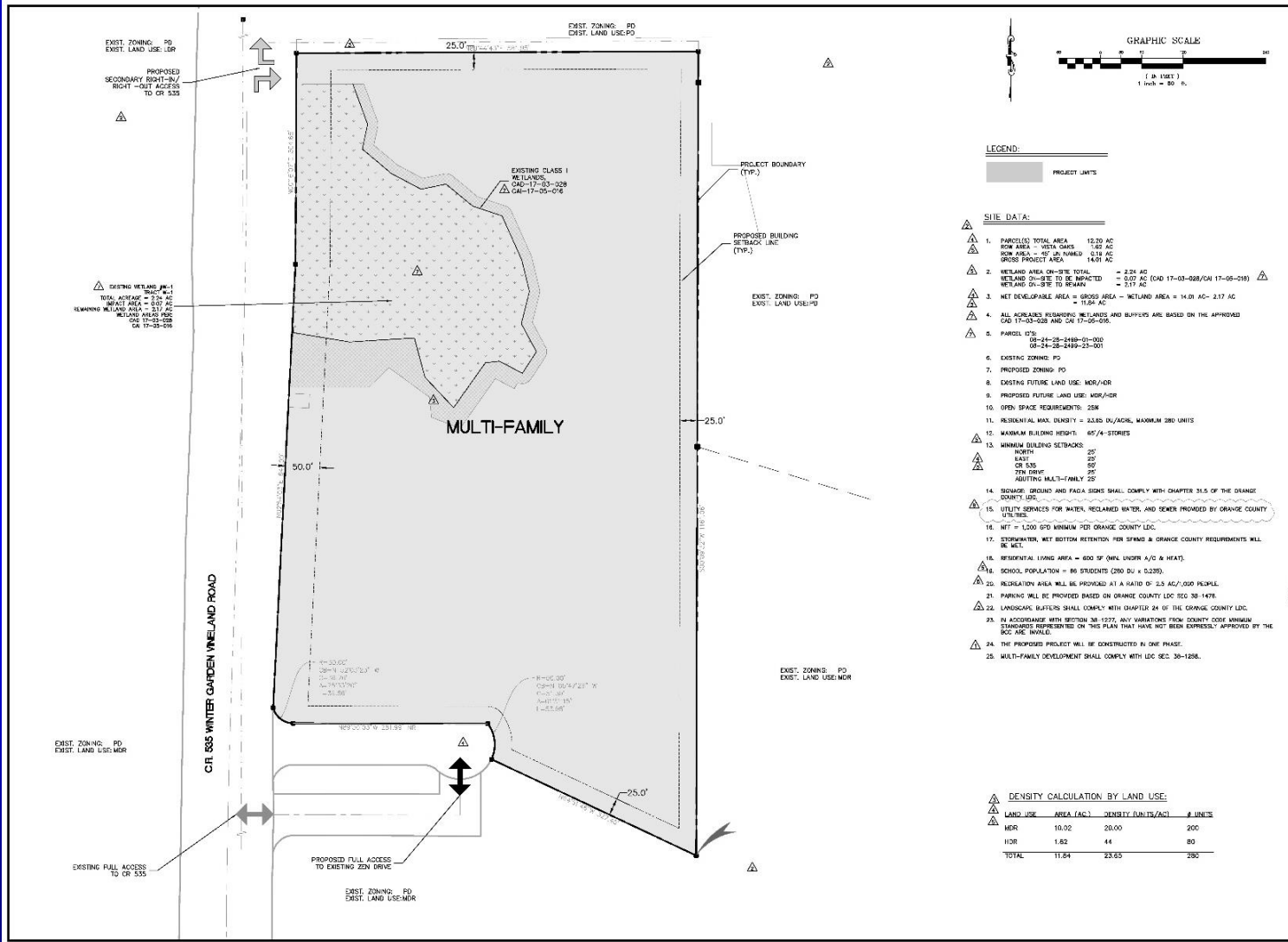


Epoch Vista Oaks Planned Development / Land Use Plan Waiver Location Map





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



LEGEND:

PROJECT LIMITS

SITE DATA:

1. PARCELS TOTAL AREA = 12.33 AC
 PDW AREA = VISTA OAKS = 3.82 AC
 PDW AREA = 85' W/ PARCELS = 0.18 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 (CAD 17-03-028/CA 17-08-018)
 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 ACRESSES SURROUNDING PARCELS AND BUFFERS ARE BASED ON THE APPROX. CAD 17-03-028 AND CA 17-08-018.
5. PARCEL IDS:
 08-24-28-2488-05-000
 08-24-28-2489-05-001
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: 20%
11. RESIDENTIAL DENSITY = 23.65 DU/AC, MAXIMUM 280 UNITS
12. MAXIMUM BUILDING HEIGHT: 45/4-STORIES
13. MINIMUM BUILDING SETBACKS:
 NORTH 25'
 EAST 50'
 OR S/S 50'
 20' CORNER
 ADJUTING MULTI-FAMILY 25'
14. SIGNAGE, GRADING AND PADA 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 PER ORANGE COUNTY LDC.
17. SIDEWALKS, NET BOTTOM RETENTION PER SPANO & ORANGE COUNTY REQUIREMENTS WILL BE MET.
18. RESIDENTIAL 1390 AREA = 600 SF (WALL UNDER 4'0" & HEAT).
19. SCHOOLS POPULATION = 88 STUDENTS (280 DU x 0.325).
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 38-1577, 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. 38-1626.

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	23.65	280

MADDEN
ENGINEERING & SURVEY, INC.
 CIVIL ENGINEERING
 431 - Heritage Avenue
 Suite 200
 Woodbridge, NJ 07095
 (732) 822-8320

PD LAND USE PLAN
 FOR
EPOCH-VISTA OAKS
 ORANGE COUNTY

EPOCH RESIDENTIAL
 RESIDENTIAL USE PERMITTED
 WITH FUTURE USE PERMITTED

DAVID A. STOGDELL, P.E.
 No. 32827
 State of New Jersey

NO.	DESCRIPTION	DATE	REVISIONS
1	ISSUED FOR PERMITTING		
2	ISSUED FOR PERMITTING		
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46	ISSUED FOR PERMITTING		
47	ISSUED FOR PERMITTING		
48	ISSUED FOR PERMITTING		
49	ISSUED FOR PERMITTING		
50	ISSUED FOR PERMITTING		



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

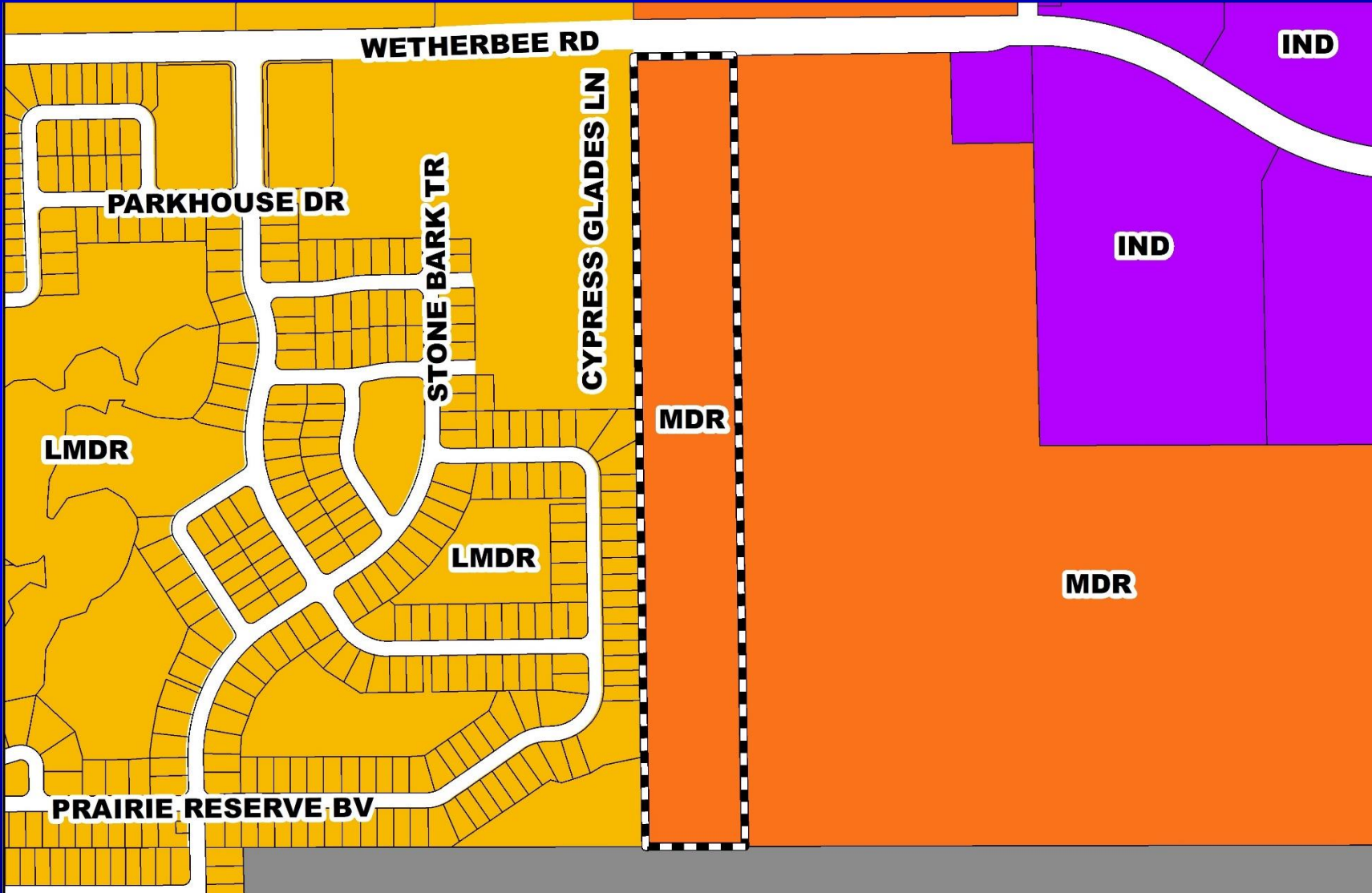
Acreage: 167.38 gross acres

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.

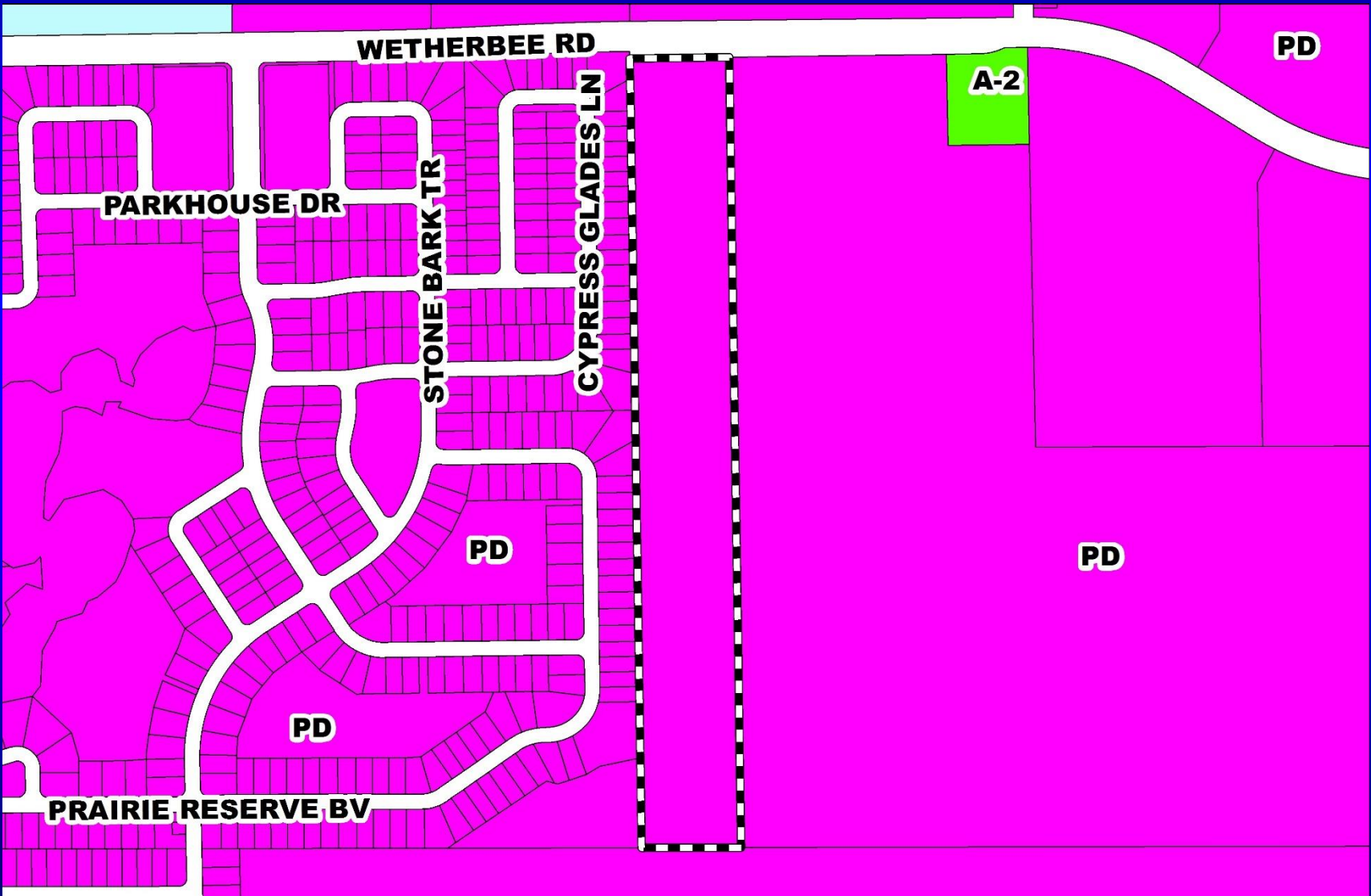


Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Future Land Use Map



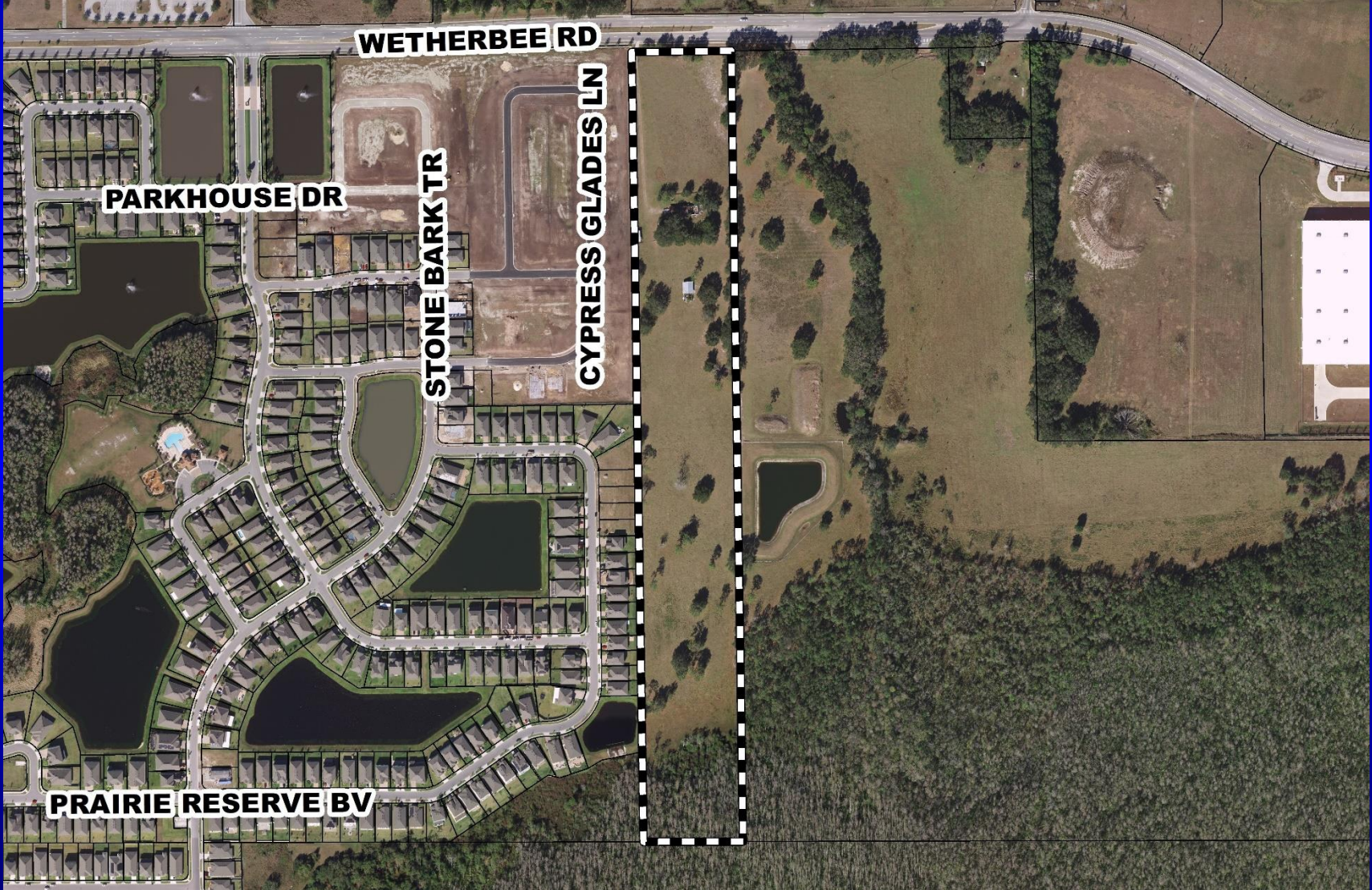


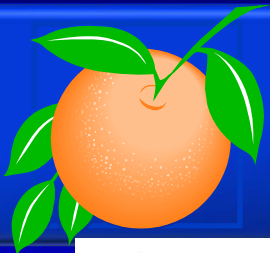
Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Zoning Map



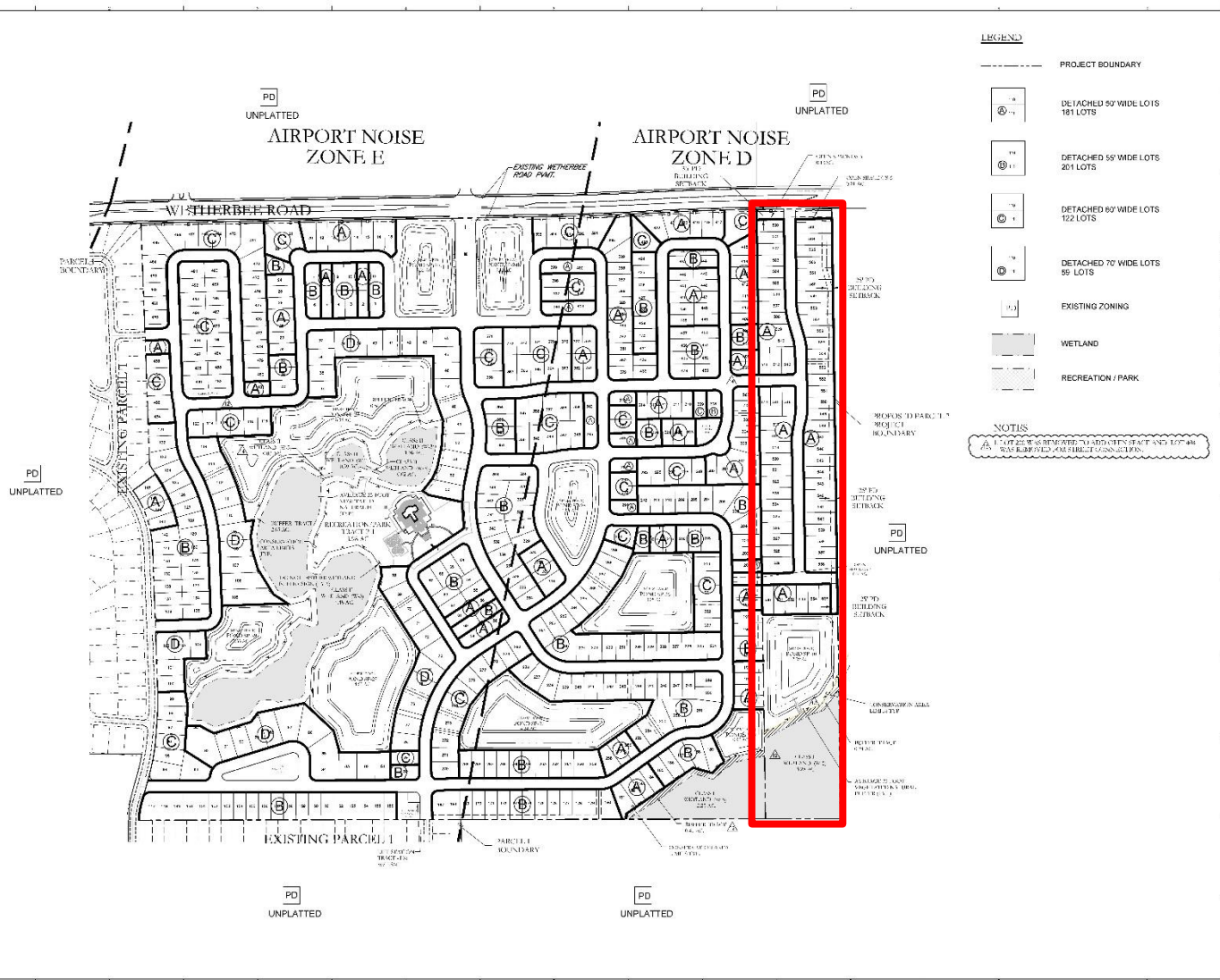


Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Aerial Map





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



- LEGEND**
- PROJECT BOUNDARY
 - ① 50' WIDE LOTS
181 LOTS
 - ② 55' WIDE LOTS
201 LOTS
 - ③ 60' WIDE LOTS
122 LOTS
 - ④ 70' WIDE LOTS
86 LOTS
 - EXISTING ZONING
 - WETLAND
 - RECREATION / PARK

NOTES
 1. ALL LOTS ARE TO BE DEVELOPED TO A MINIMUM OF 10% OPEN SPACE.
 2. ALL LOTS ARE TO BE DEVELOPED TO A MINIMUM OF 10% OPEN SPACE.

NO.	DATE	DESCRIPTION
1	10/15/21	PRELIMINARY SUBDIVISION PLAN
2	10/15/21	PRELIMINARY SUBDIVISION PLAN
3	10/15/21	PRELIMINARY SUBDIVISION PLAN
4	10/15/21	PRELIMINARY SUBDIVISION PLAN
5	10/15/21	PRELIMINARY SUBDIVISION PLAN
6	10/15/21	PRELIMINARY SUBDIVISION PLAN
7	10/15/21	PRELIMINARY SUBDIVISION PLAN
8	10/15/21	PRELIMINARY SUBDIVISION PLAN
9	10/15/21	PRELIMINARY SUBDIVISION PLAN
10	10/15/21	PRELIMINARY SUBDIVISION PLAN
11	10/15/21	PRELIMINARY SUBDIVISION PLAN
12	10/15/21	PRELIMINARY SUBDIVISION PLAN
13	10/15/21	PRELIMINARY SUBDIVISION PLAN
14	10/15/21	PRELIMINARY SUBDIVISION PLAN
15	10/15/21	PRELIMINARY SUBDIVISION PLAN
16	10/15/21	PRELIMINARY SUBDIVISION PLAN
17	10/15/21	PRELIMINARY SUBDIVISION PLAN
18	10/15/21	PRELIMINARY SUBDIVISION PLAN
19	10/15/21	PRELIMINARY SUBDIVISION PLAN
20	10/15/21	PRELIMINARY SUBDIVISION PLAN

DESIGNED BY: DOROTHY WILSON
 CHECKED BY: DOROTHY WILSON
 DRAWN BY: DOROTHY WILSON
 DATE: 10/15/21
 PROJECT NO.: PD/21/001

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

Preble & Bennett, LLC
 2000 E. Highway 17, Suite 100
 Winter Park, FL 32789
 Tel: 407.875.8888
 Fax: 407.875.8889

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

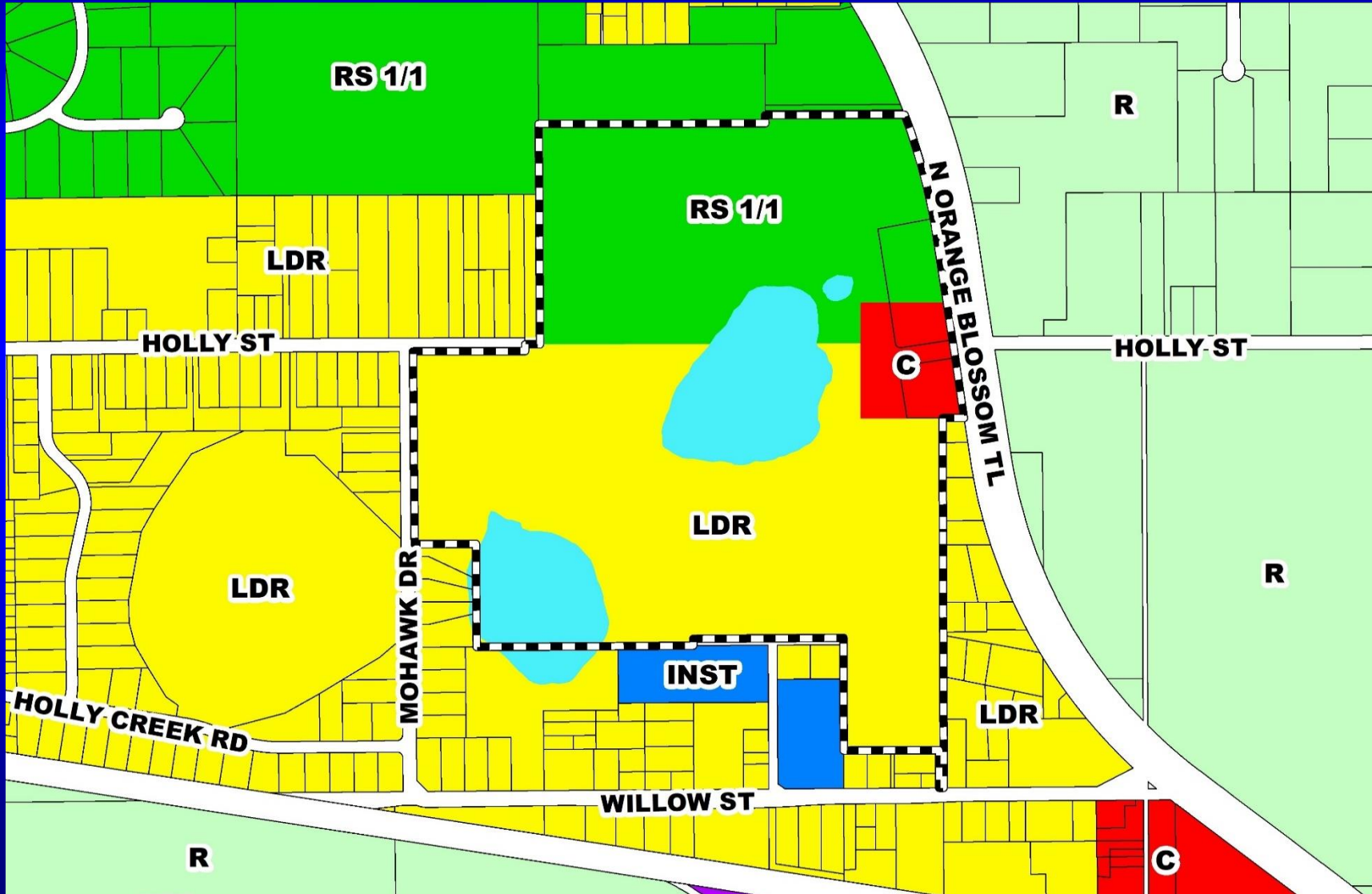


Holly Estates Planned Development / Land Use Plan

- 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.

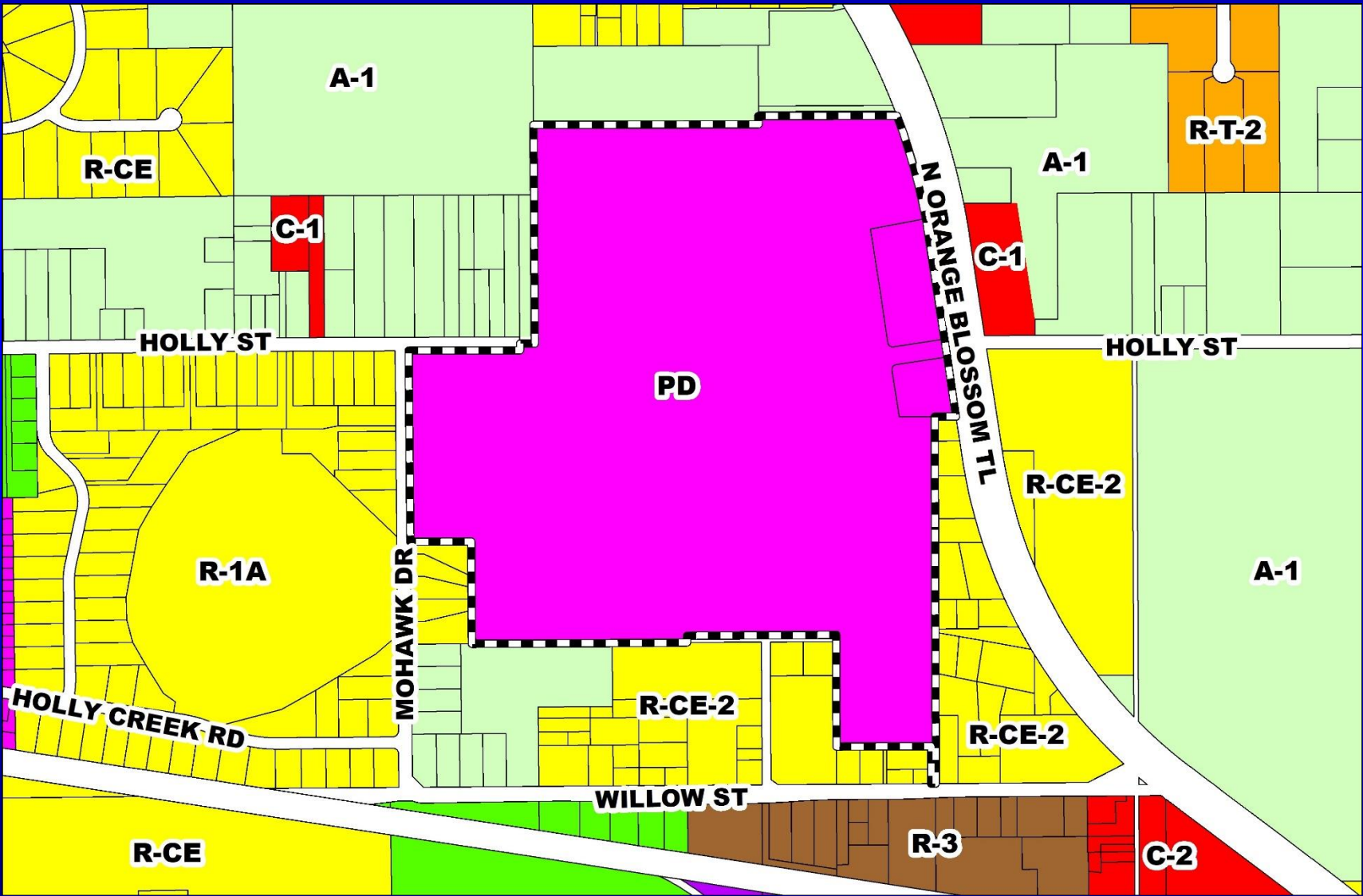


Holly Estates Planned Development / Land Use Plan Future Land Use Map



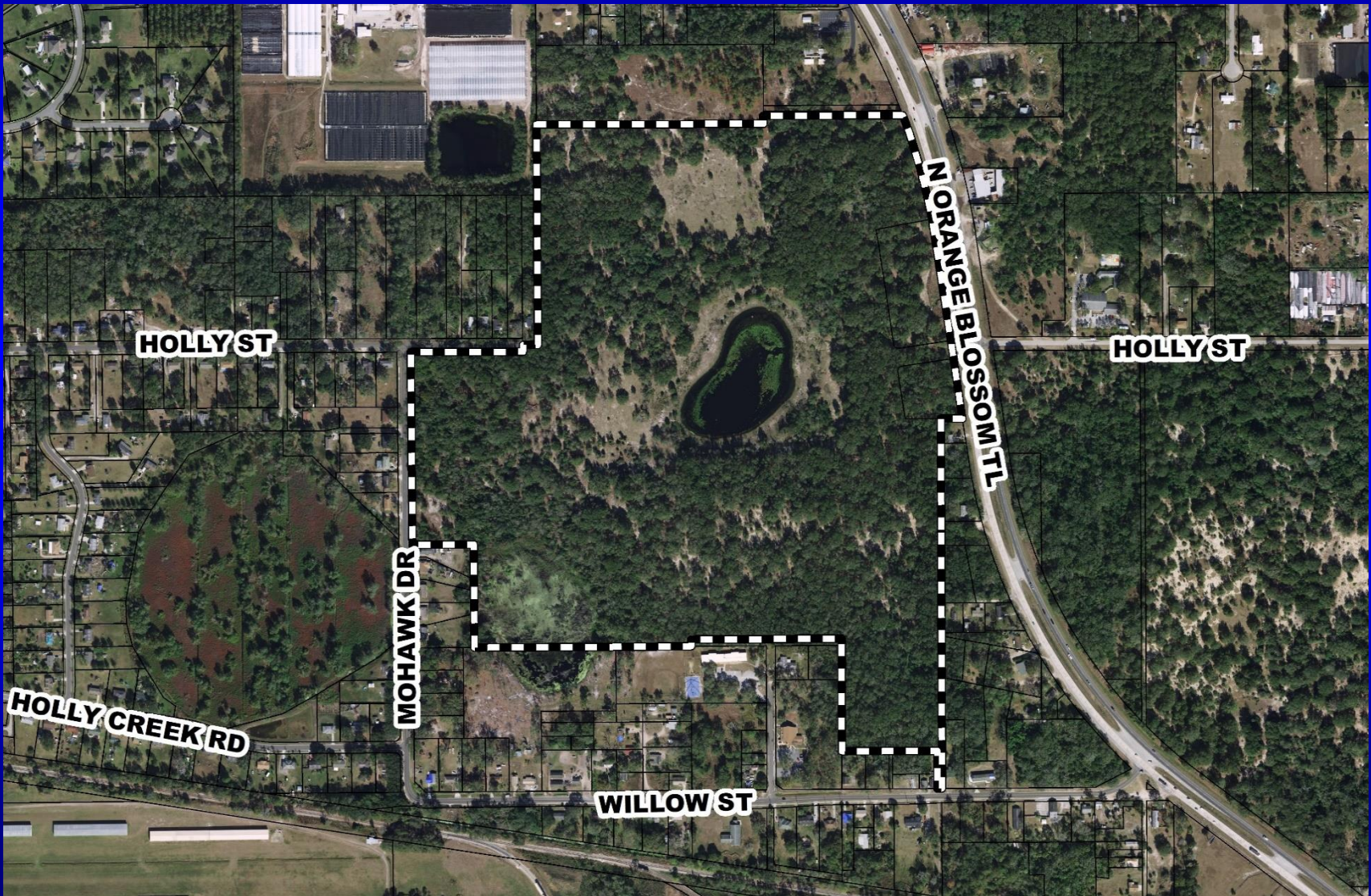


Holly Estates Planned Development / Land Use Plan Zoning Map



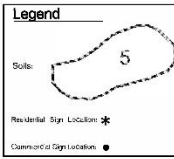
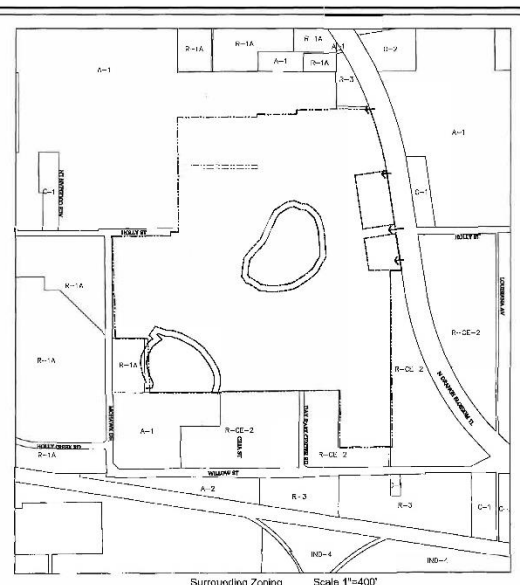
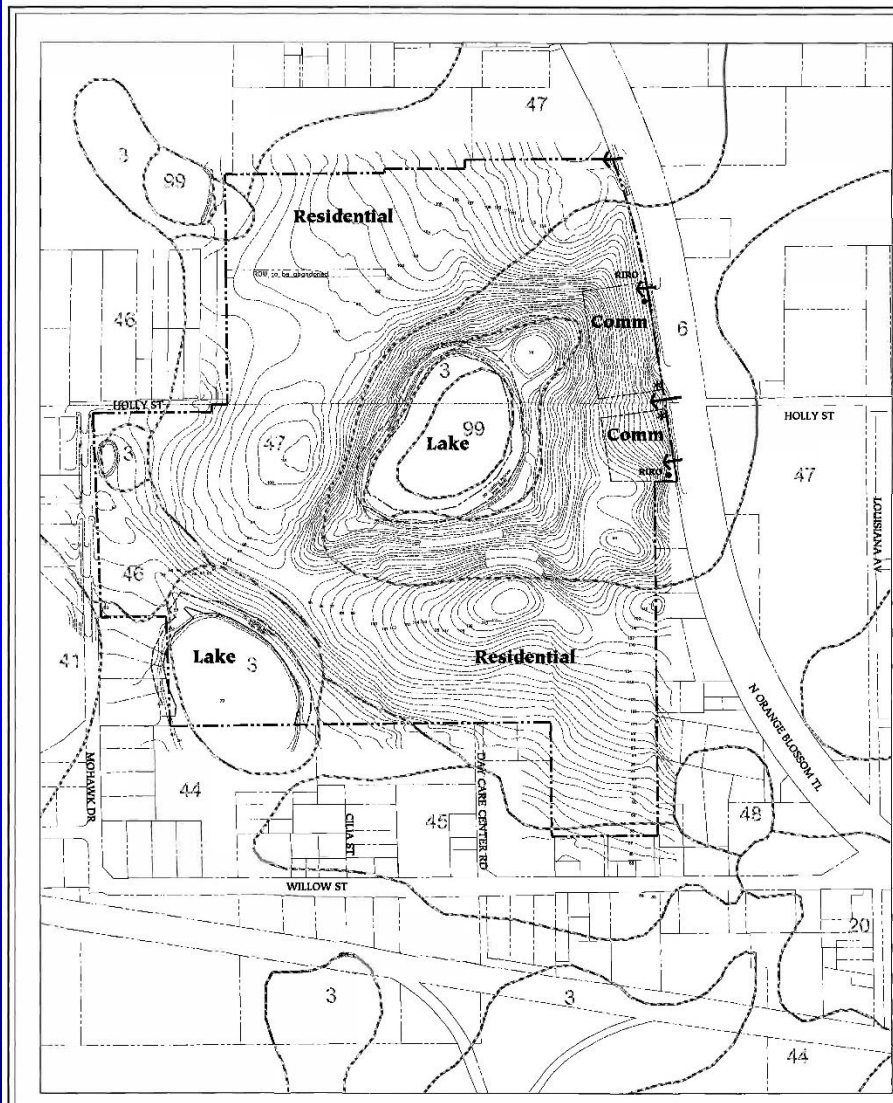


Holly Estates Planned Development / Land Use Plan Aerial Map





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 typical of the L-1 zoning district with performance standards that comply with PD-General Code and all applicable standards.
 - Water service to be by the City of Ocala.
 - Residential 3,500 gpd x 245 units = 85,750 gpd
 - Fire Flow = 500 gpd
 - Commercial 45,000 gpd x 45,000 gpd = 2,025,000 gpd
 - Fire Flow = 2,000 gpd
 - Water service is not available at this time. Individual water lines will be installed in the residential areas. Septic collection will conform to the requirements of the City of Ocala and Florida Administrative Code, Chapter 64B-6.
 - Commercial development will be subject for construction 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 5% and reserved at this time. Recreation facilities shall conform to Section 201.22.5. Parks will be owned 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 install alone.

Development Data	Acres	Density	Units
Residential Subd	106.01	25.0 U/AC	2650
Residential	86.61		
Commercial (PD to be attached to)	19.60		
Commercial	4.50	45 PD/AC	45,000
Water	13.20		
Total Site Area (±)	111.31		
Runway	11.31		
8000 ft. to be abandoned	0.22		
Total Site Area	111.31		

Use	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 2111 units is based on a net commercial of 45,000 sq. ft. per acre on the

DAVIS & ASSOCIATES
 Water Management Planning
 Project Management
 200 N. Orange Blossom
 Orlando, FL 32809



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/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
 407-839-2099

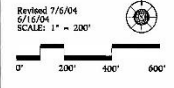
Engineering Consultant:
 Bunker Engineering
 105 E. Robinson St., 51 501
 Orlando, FL 32801
 Contact: Bill Bunker
 407-246-1200

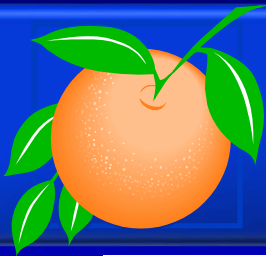
Environmental Consultant:
 L&B/EA and Associates, Inc.
 2711 West Fallbanks Ave., St. 201
 Winter Park, FL 32789
 Contact: Bill L&B/EA
 407-471-0412

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

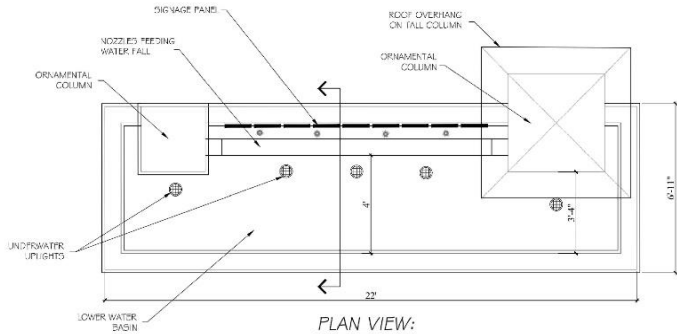
Date of issue:
 This Orange County (28) subd
 Code, Chapter Twenty (20) Code

**Holly Estates
Land Use Plan**

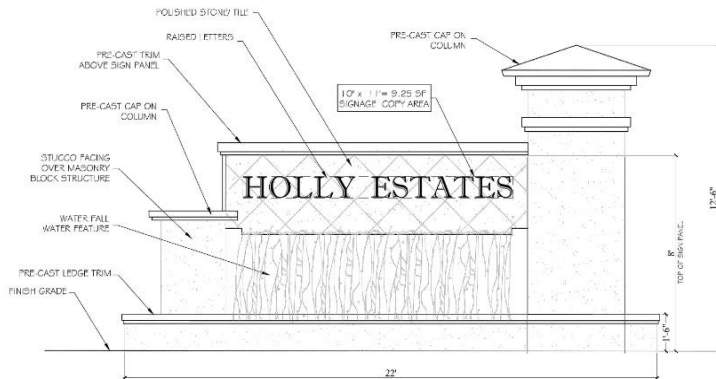




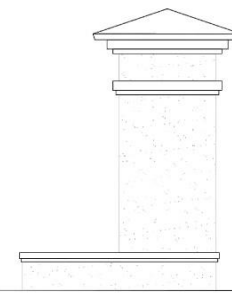
Holly Estates Planned Development / Land Use Plan Master Sign Plan



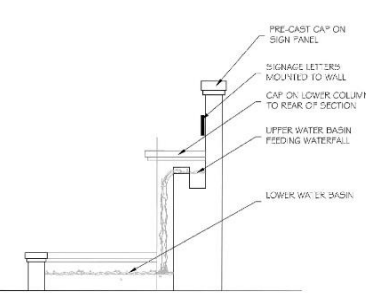
PLAN VIEW:



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

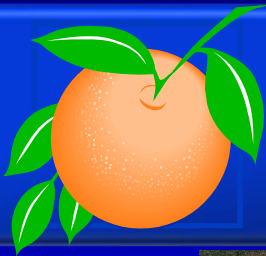
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Holly Estates Property Planned Development / Land Use Plan (PD/LUP) dated “Received October 8, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

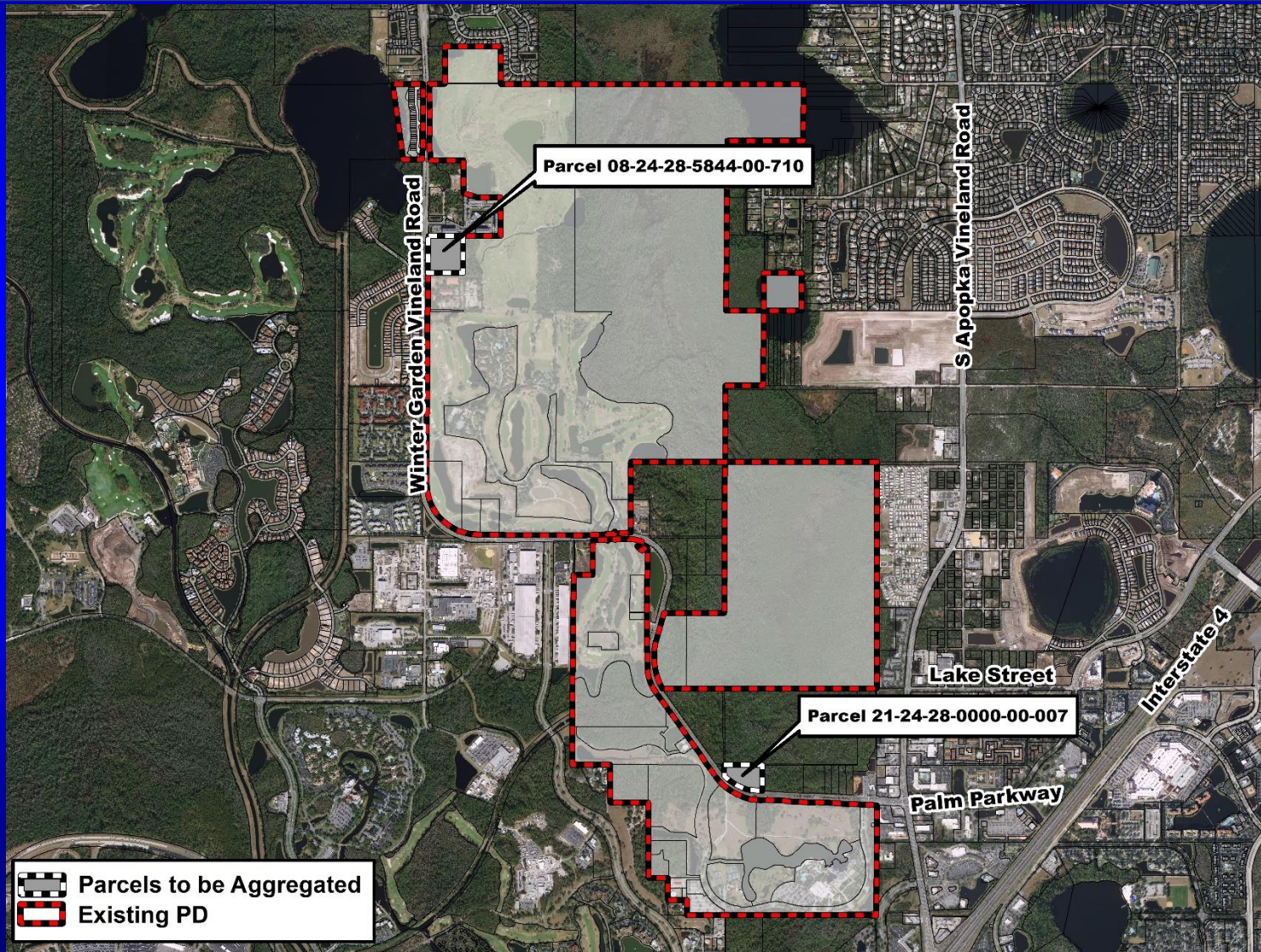


Grand Cypress Resort Planned Development / Land Use Plan

- 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.

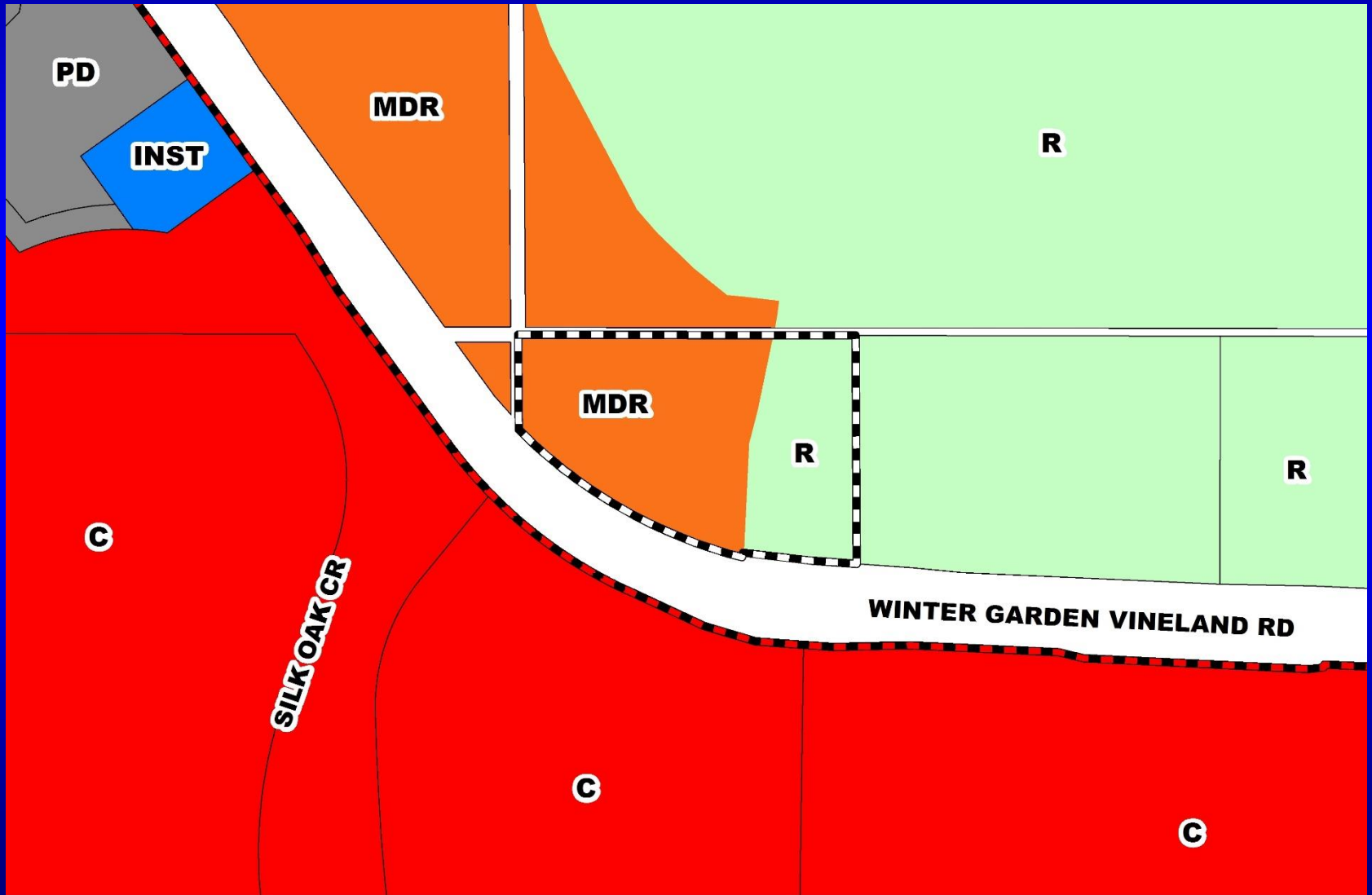


Grand Cypress Resort Planned Development / Land Use Plan Parcel Location Map



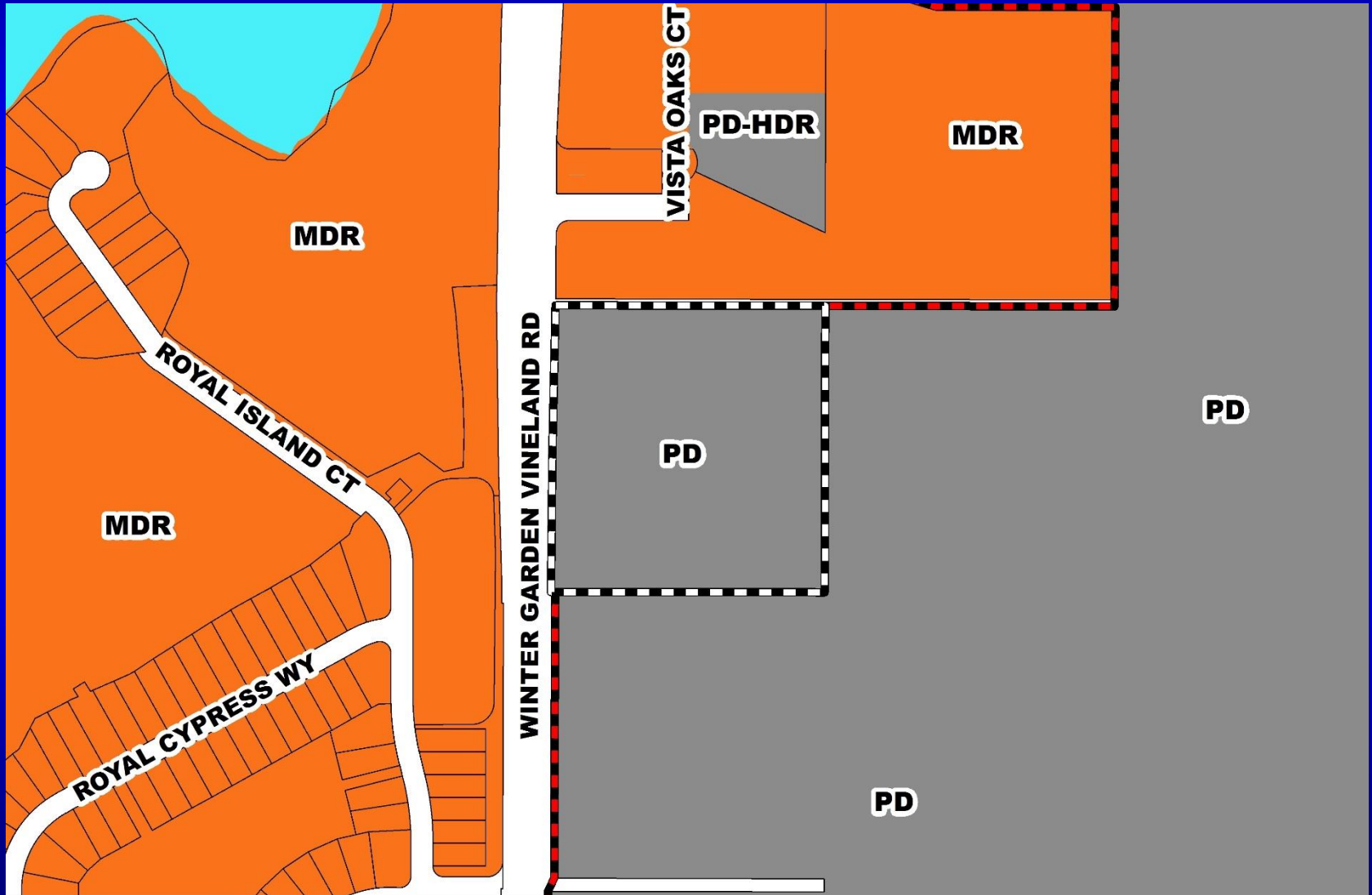


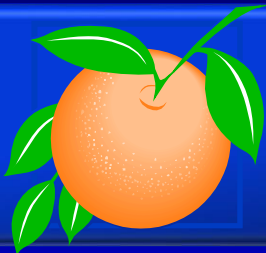
Grand Cypress Resort Planned Development / Land Use Plan Future Land Use Map (Parcel -007)



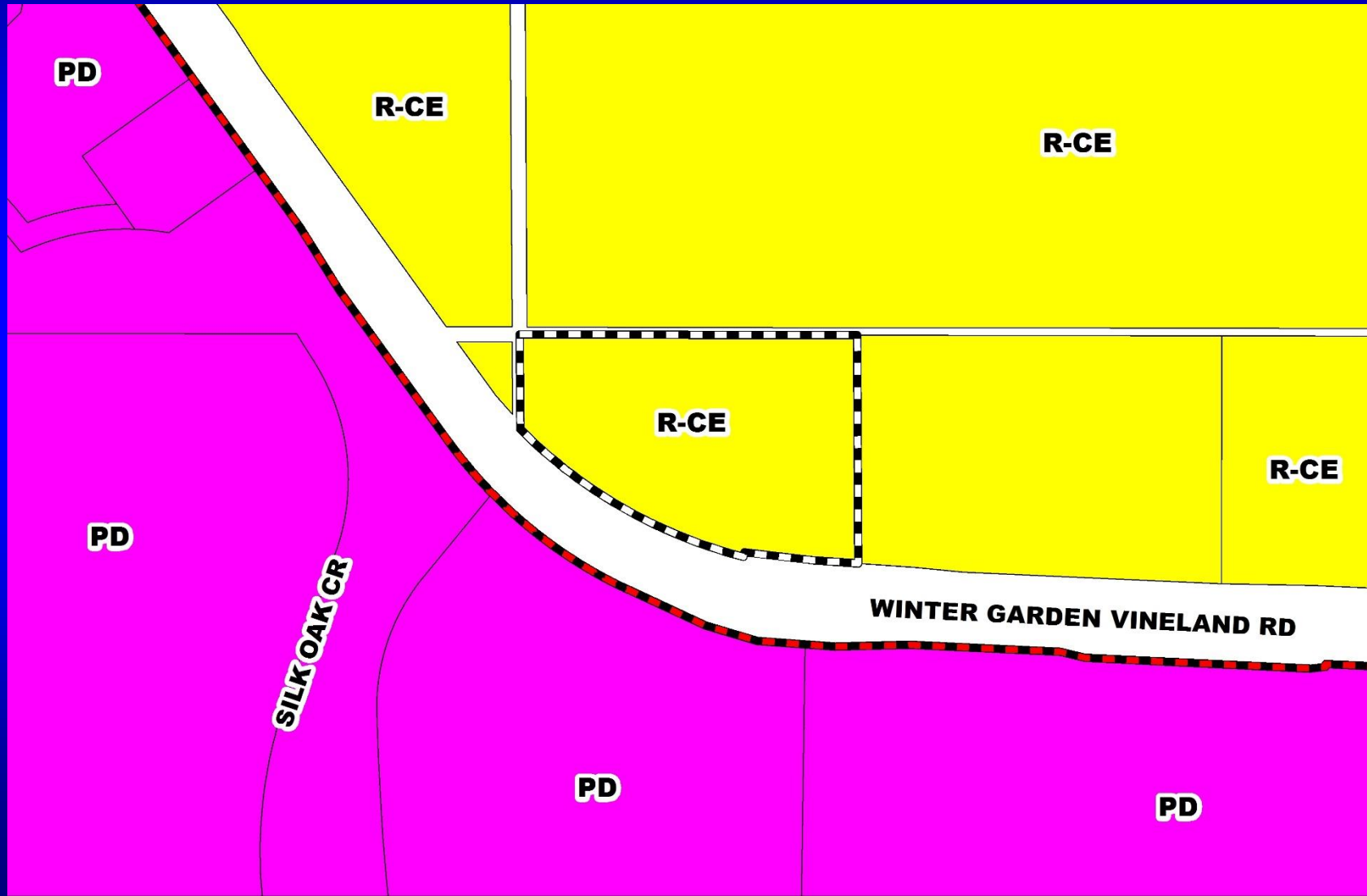


Grand Cypress Resort Planned Development / Land Use Plan Future Land Use Map (Parcel -710)



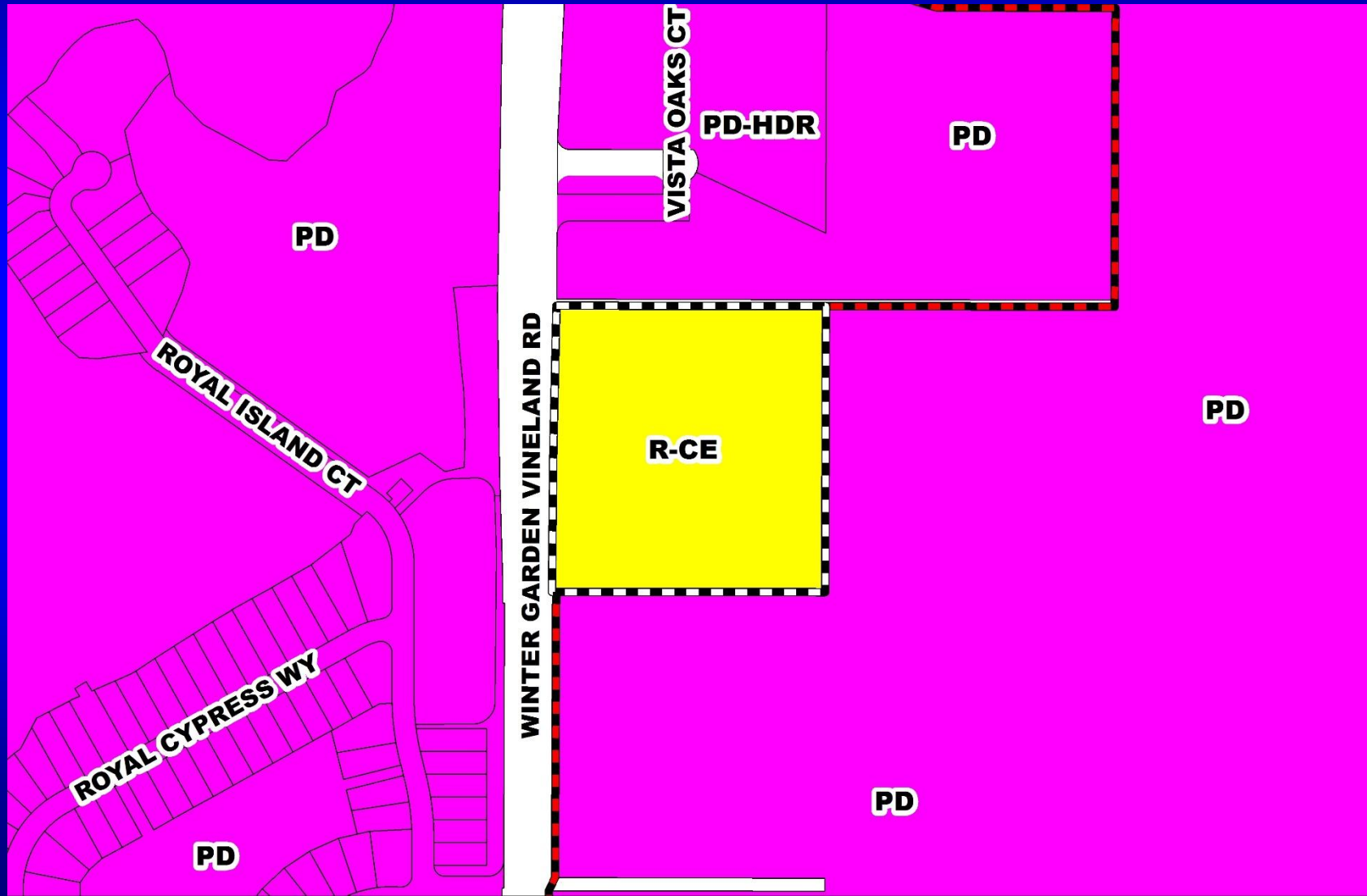


Grand Cypress Resort Planned Development / Land Use Plan Zoning Map (Parcel -007)





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



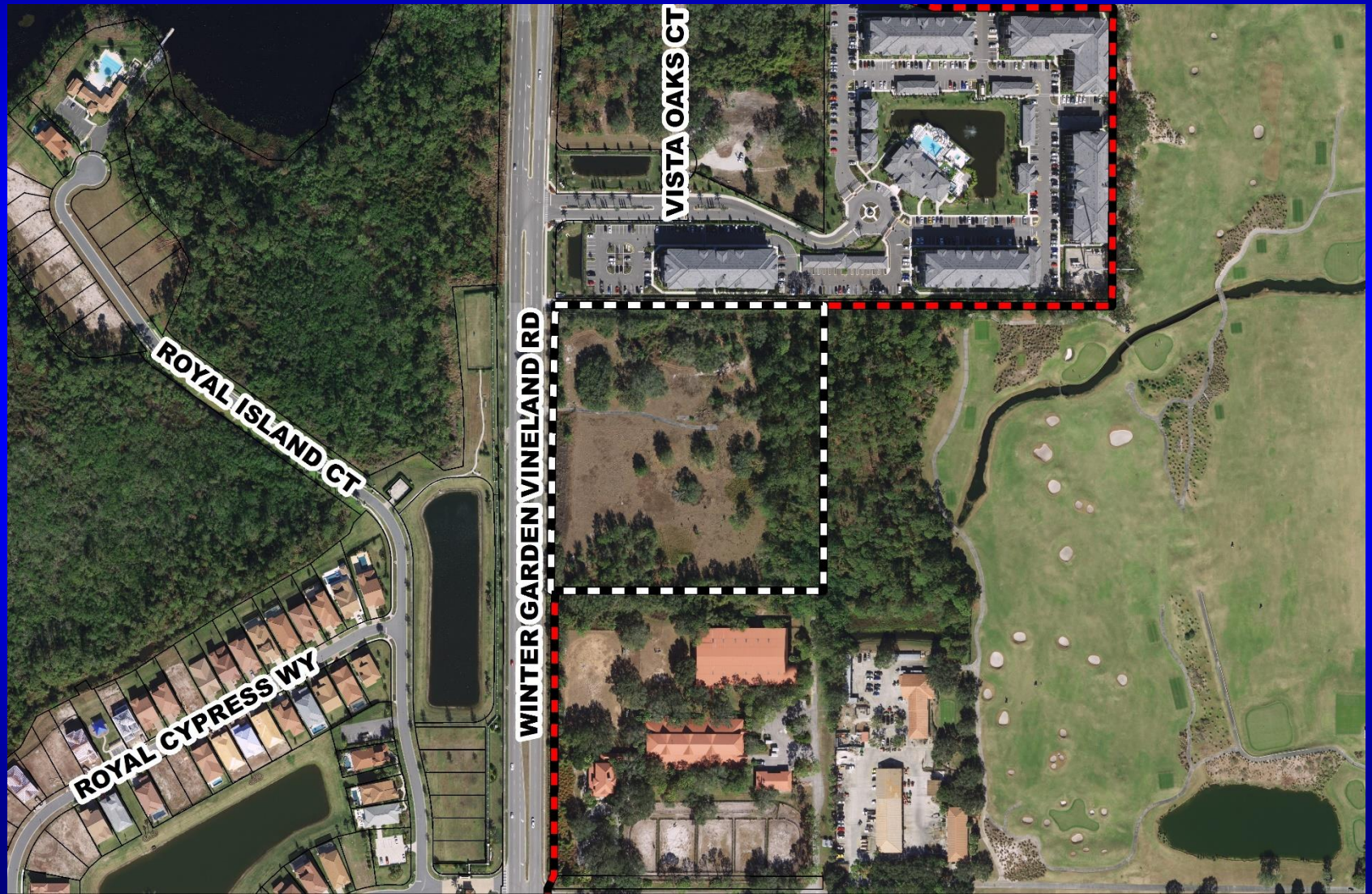


Grand Cypress Resort Planned Development / Land Use Plan Aerial Map (Parcel -007)

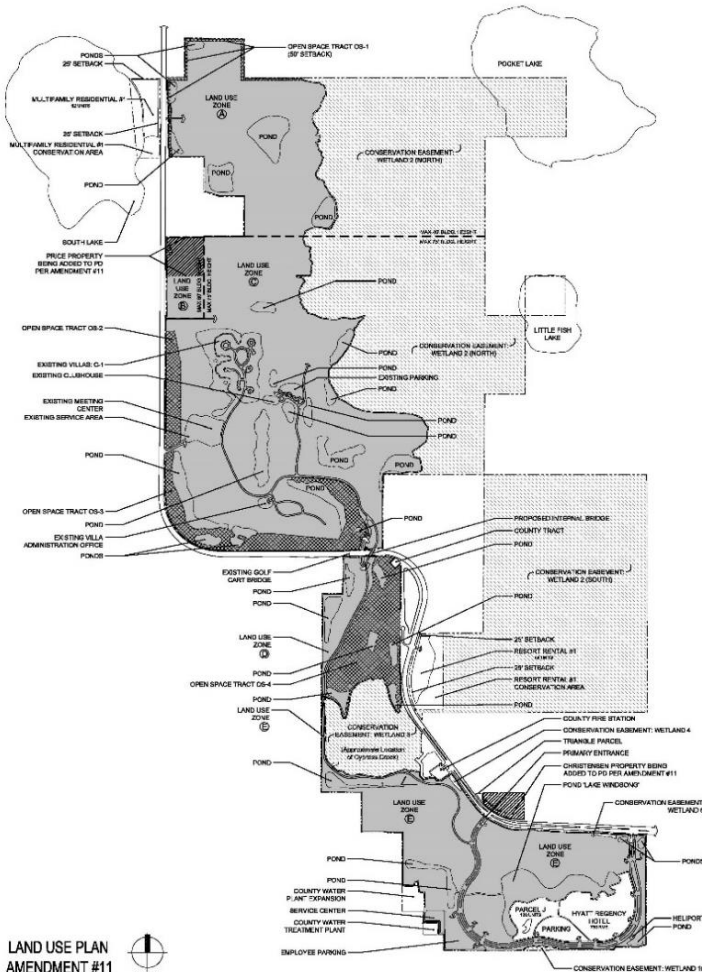




Grand Cypress Resort Planned Development / Land Use Plan Aerial Map (Parcel -710)



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



**LAND USE PLAN
AMENDMENT #11**

Scale: 1" = 800'

USE	Code	Area (Acres)	Area (Sq. Ft.)	Population	Employment	Trips	Notes
Office	O-1	1.5	130,000	100	100	100	
Residential	R-1	100	10,000,000	10,000	10,000	10,000	
Commercial	C-1	5	500,000	500	500	500	
Industrial	I-1	10	1,000,000	1,000	1,000	1,000	
Public	P-1	2	200,000	200	200	200	
Open Space	OS-1	100	10,000,000	0	0	0	
Wetland	W-1	50	5,000,000	0	0	0	
Water	W-2	10	1,000,000	0	0	0	
Other	O-2	5	500,000	500	500	500	
Total		287.5	28,750,000	28,750	28,750	28,750	

USE	Code	Area (Acres)	Area (Sq. Ft.)	Population	Employment	Trips	Notes
Office	O-1	1.5	130,000	100	100	100	
Residential	R-1	100	10,000,000	10,000	10,000	10,000	
Commercial	C-1	5	500,000	500	500	500	
Industrial	I-1	10	1,000,000	1,000	1,000	1,000	
Public	P-1	2	200,000	200	200	200	
Open Space	OS-1	100	10,000,000	0	0	0	
Wetland	W-1	50	5,000,000	0	0	0	
Water	W-2	10	1,000,000	0	0	0	
Other	O-2	5	500,000	500	500	500	
Total		287.5	28,750,000	28,750	28,750	28,750	

TRIP TRUCKING

USE	Code	Area (Acres)	Area (Sq. Ft.)	Population	Employment	Trips	Notes
Office	O-1	1.5	130,000	100	100	100	
Residential	R-1	100	10,000,000	10,000	10,000	10,000	
Commercial	C-1	5	500,000	500	500	500	
Industrial	I-1	10	1,000,000	1,000	1,000	1,000	
Public	P-1	2	200,000	200	200	200	
Open Space	OS-1	100	10,000,000	0	0	0	
Wetland	W-1	50	5,000,000	0	0	0	
Water	W-2	10	1,000,000	0	0	0	
Other	O-2	5	500,000	500	500	500	
Total		287.5	28,750,000	28,750	28,750	28,750	



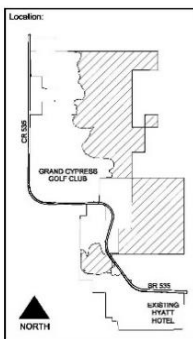
Prepared for Grand Cypress Orlando LLC

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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)

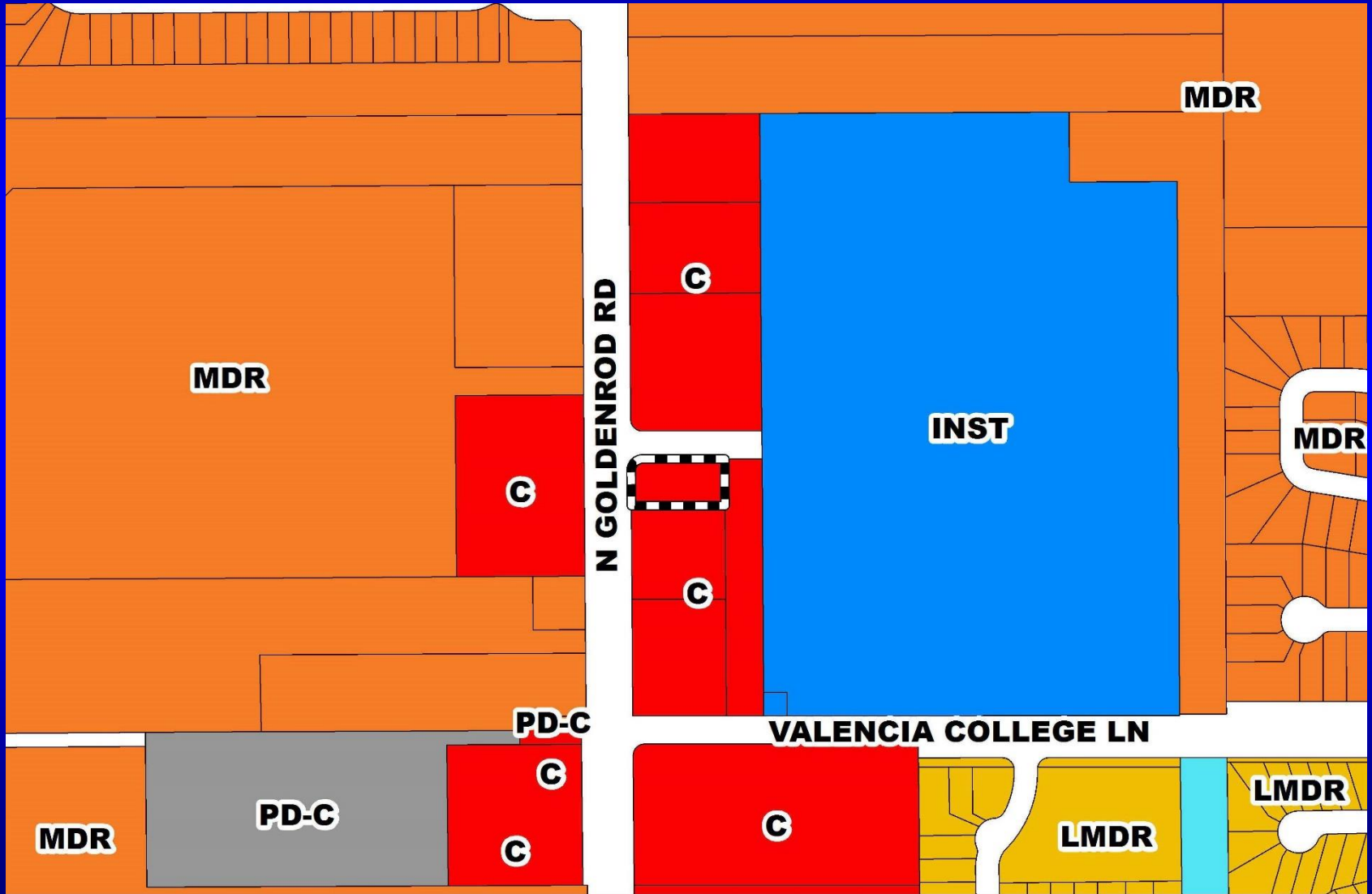
Proposed Use: Automobile Sales



RZ-18-09-044 – 907 N. Goldenrod Road

PZC Board-Called Public Hearing

Future Land Use Map

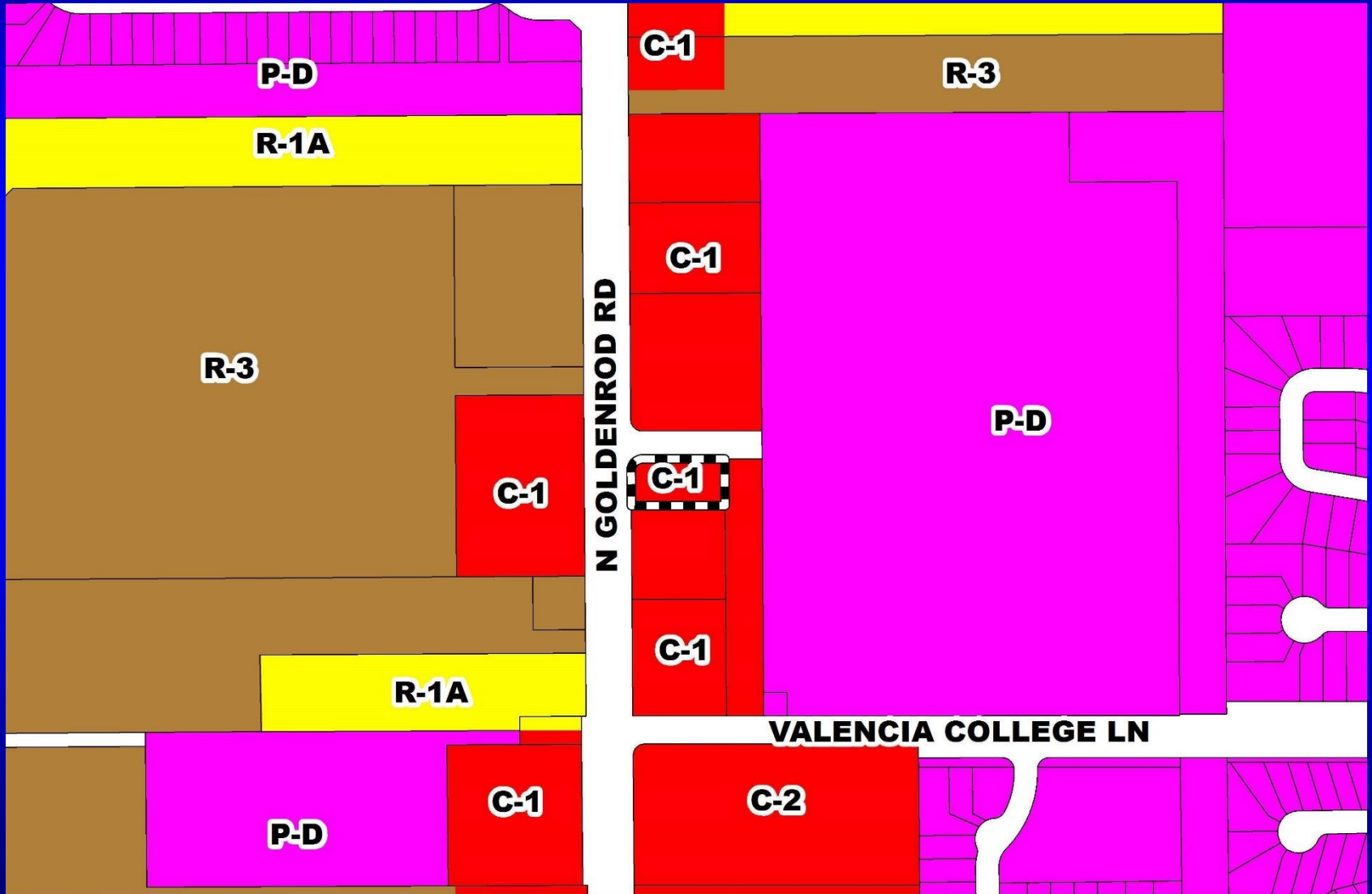




RZ-18-09-044 – 907 N. Goldenrod Road

PZC Board-Called Public Hearing

Zoning Map

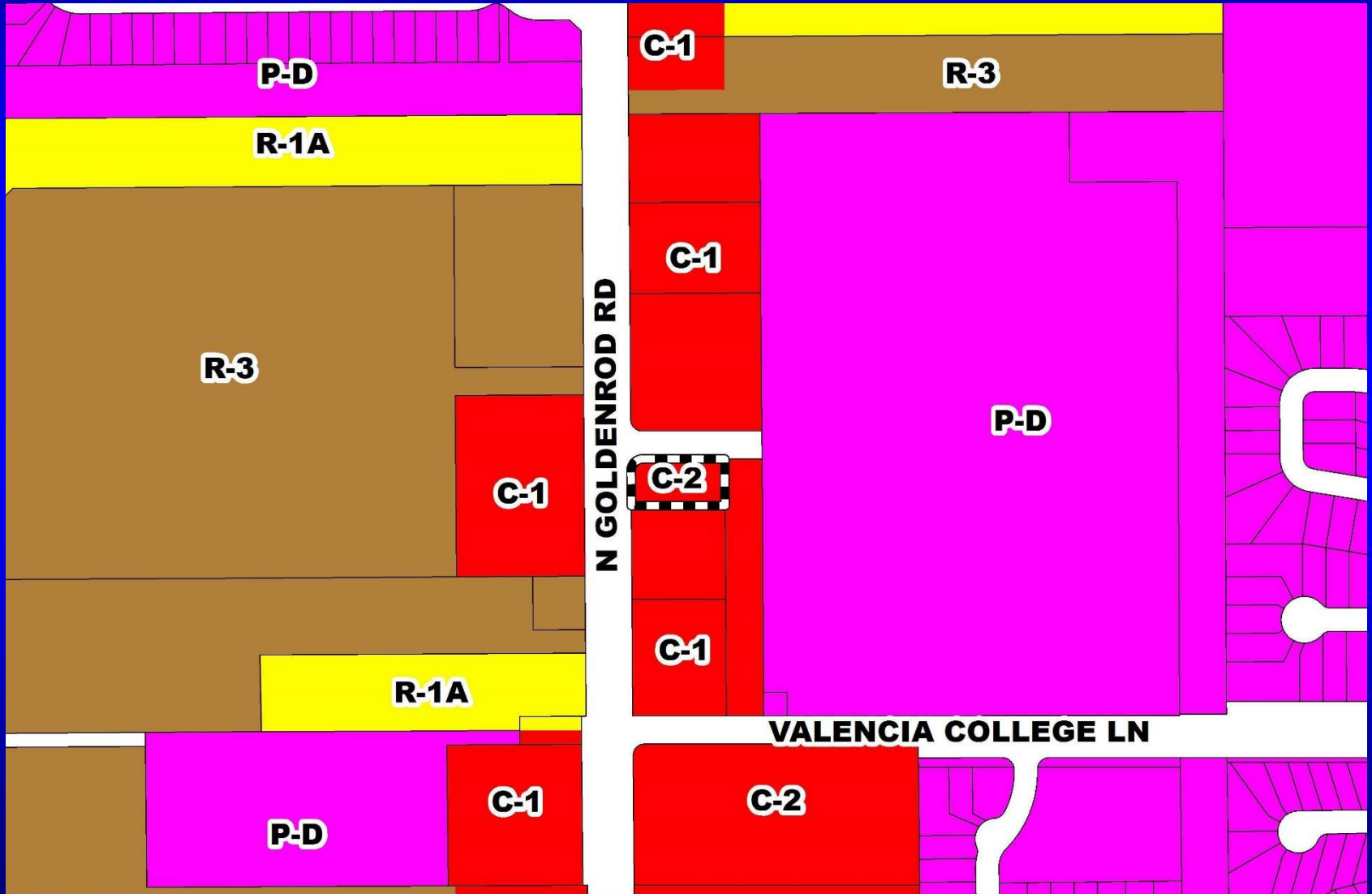




RZ-18-09-044 – 907 N. Goldenrod Road

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