

*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.

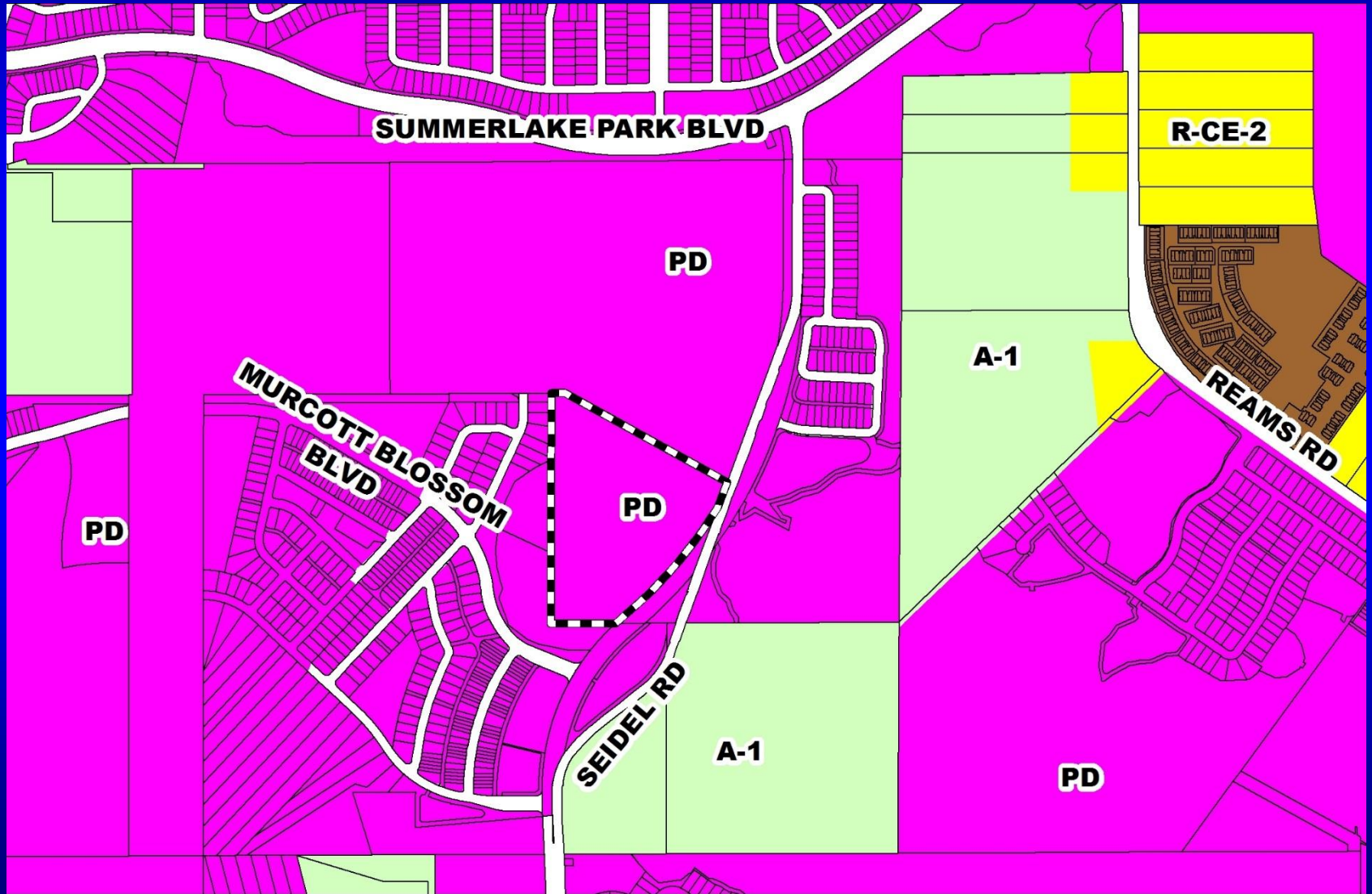


# Village F Master Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





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







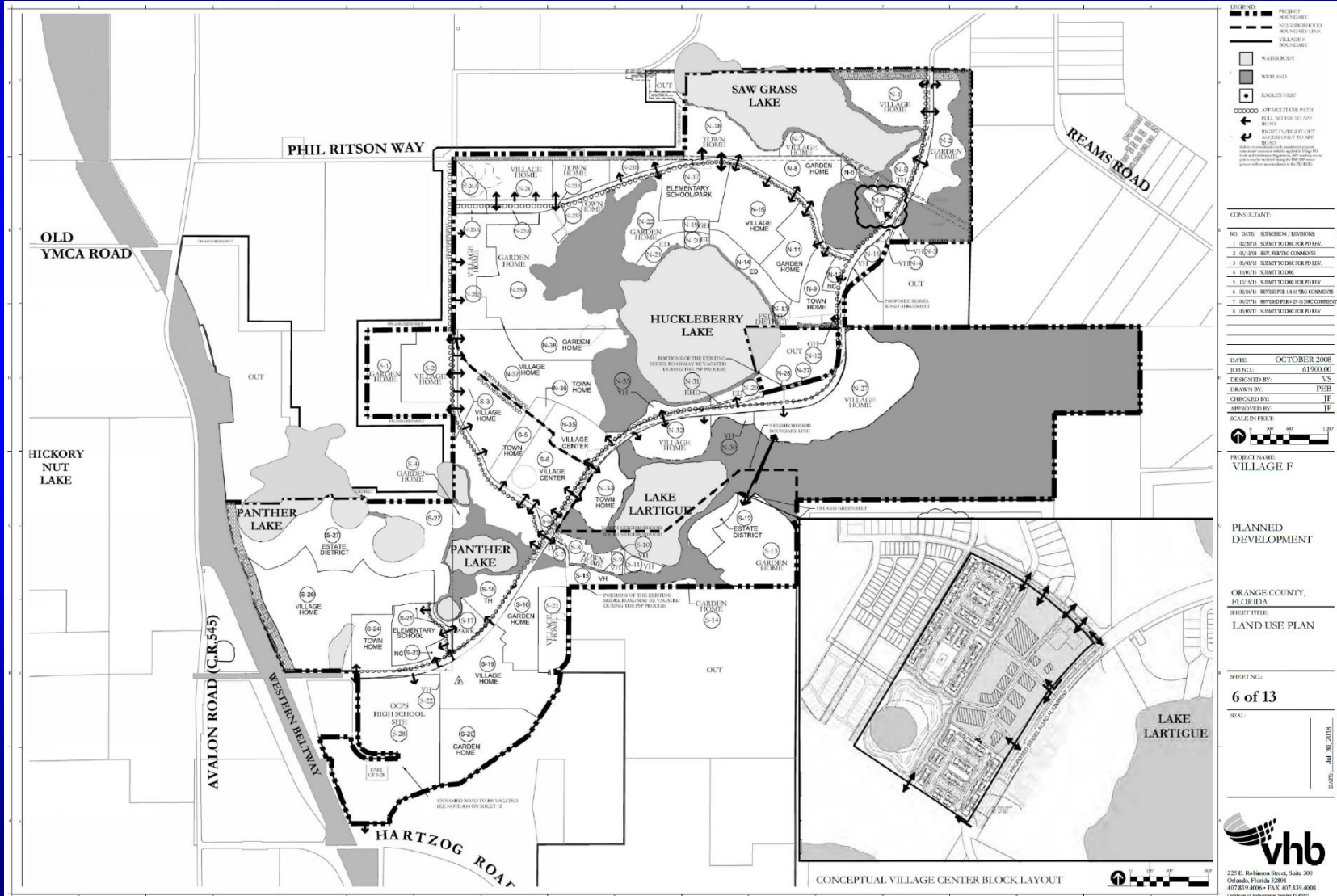
# Village F Master Planned Development / Land Use Plan (PD/LUP) Aerial Map







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



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**



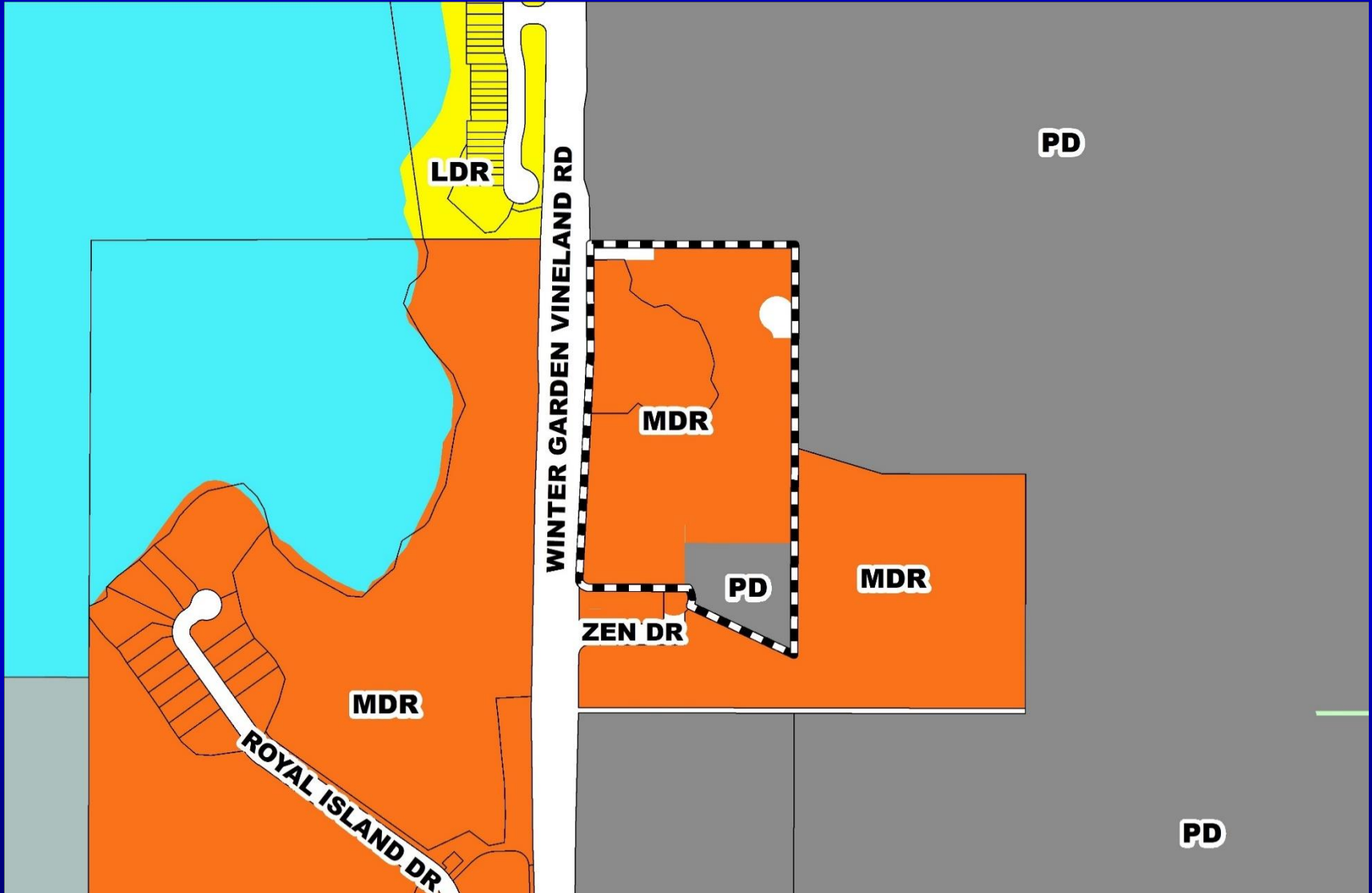
# Epoch Vista Oaks Planned Development / Land Use Plan

- 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.



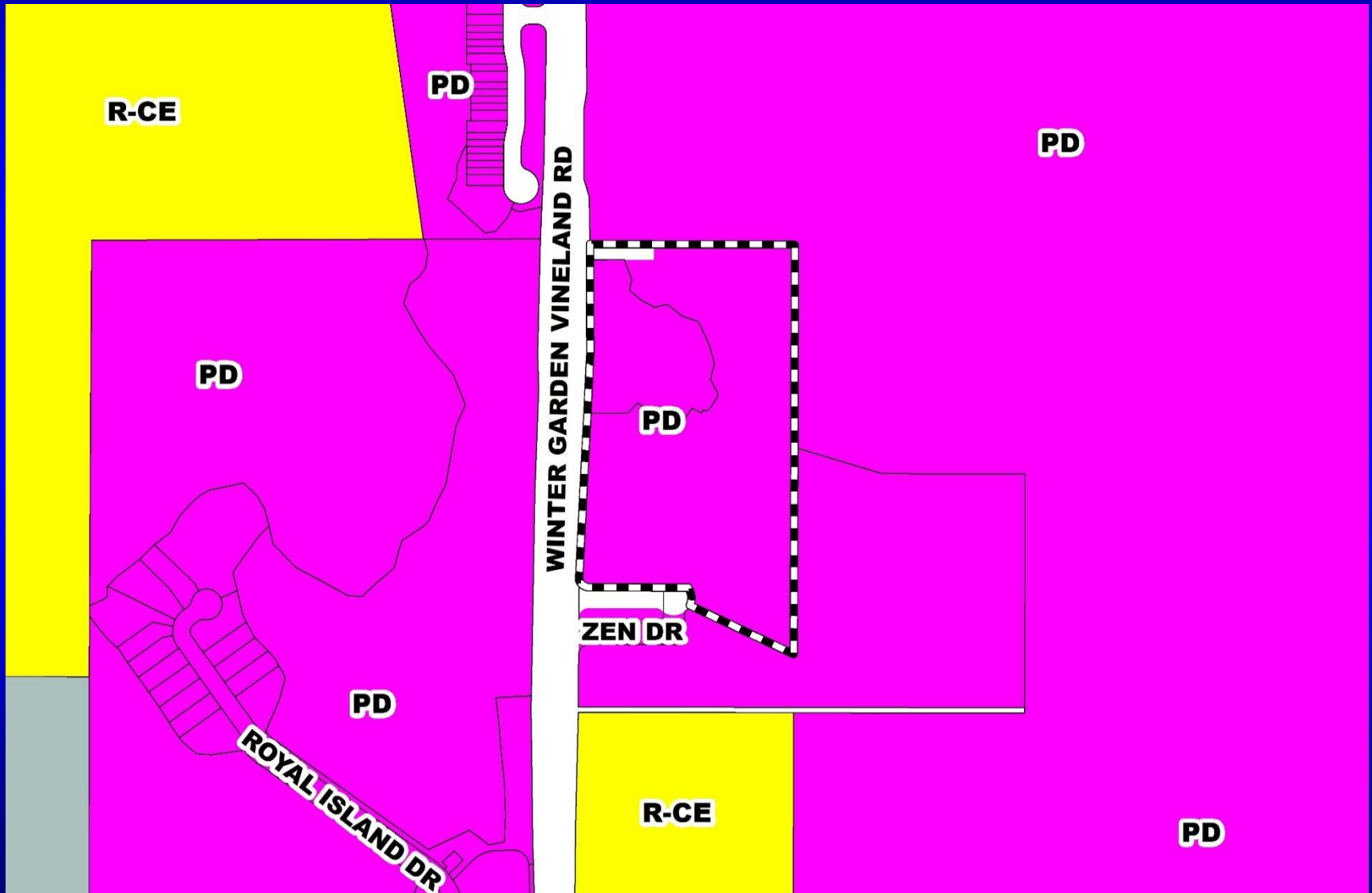


# Epoch Vista Oaks Planned Development / Land Use Plan Future Land Use Map





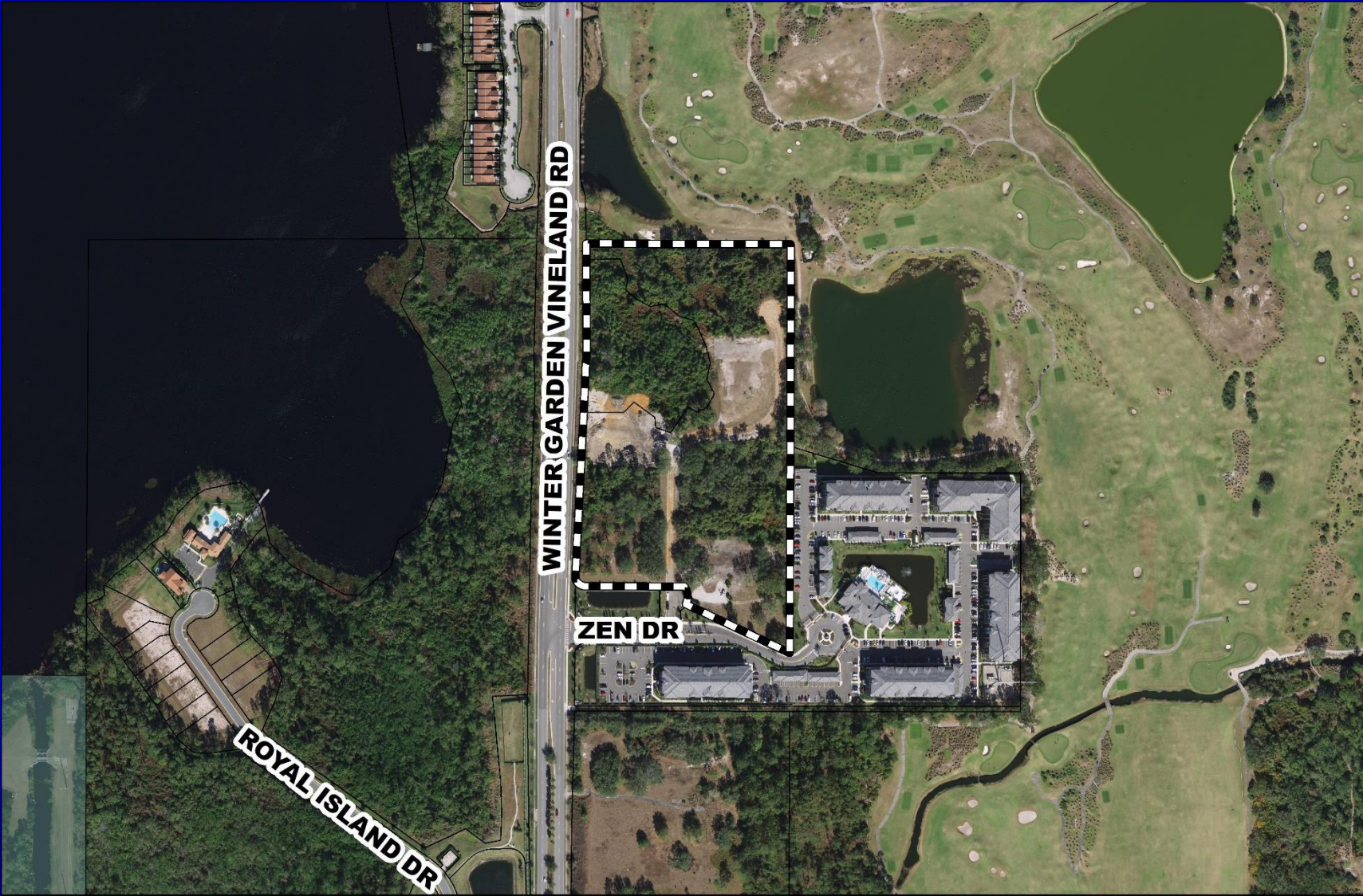
# Epoch Vista Oaks Planned Development / Land Use Plan Zoning Map







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







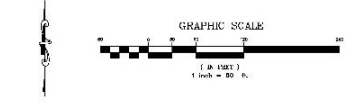
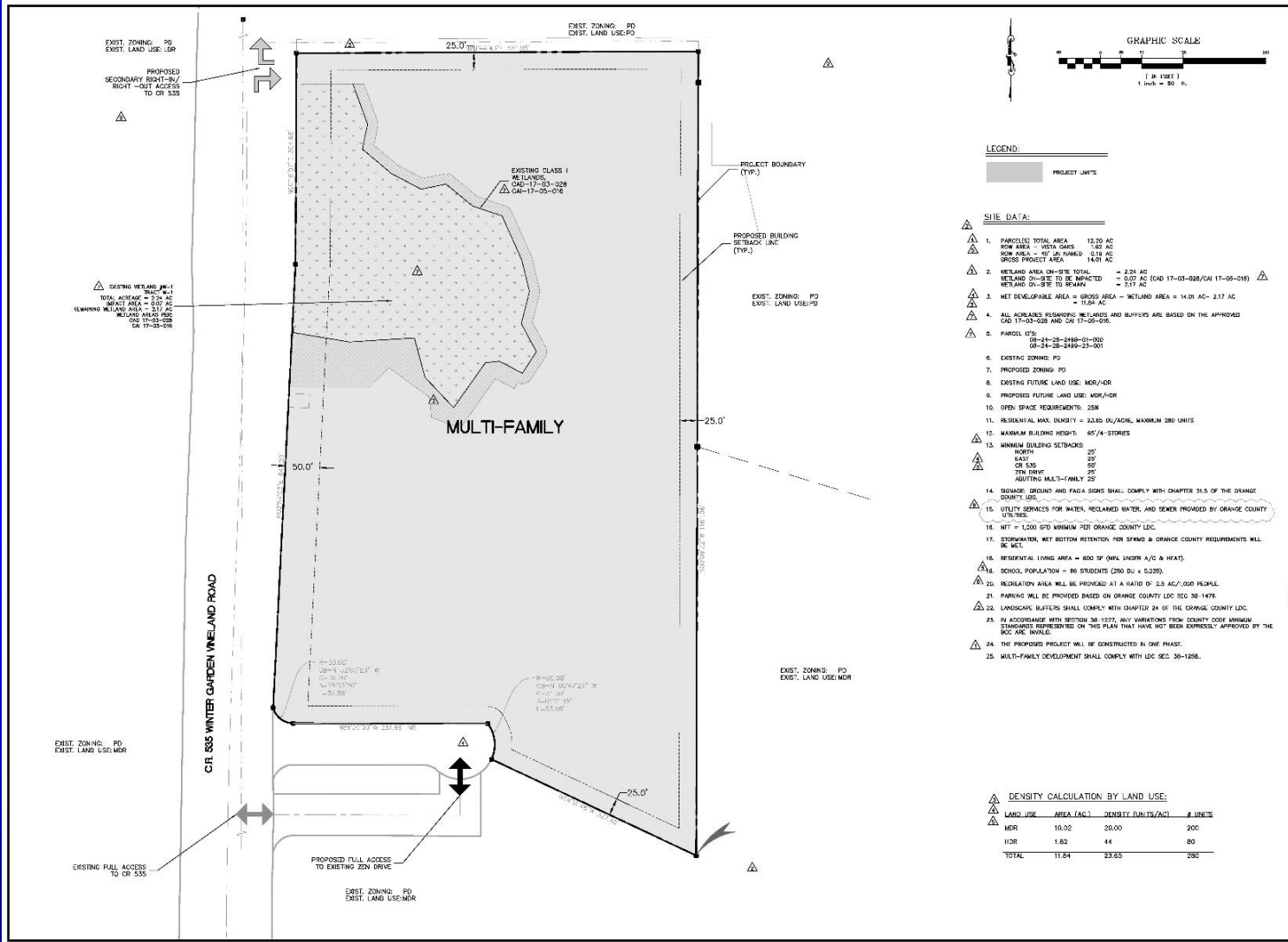
# Epoch Vista Oaks Planned Development / Land Use Plan Waiver Location Map







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



**LEGEND:**



**SITE DATA:**

1. PARCELS TOTAL AREA = 12.20 AC  
POW AREA = VISTA OAKS = 3.82 AC  
POW AREA = 85' R/W W/ADJ. = 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 (CAI 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 SUBJECT TO EASEMENTS AND BUFFERS ARE BASED ON THE APPROVED CAI 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 380 UNITS
12. MAXIMUM BUILDING HEIGHT: 45/4-STORIES
13. MINIMUM BUILDING SETBACKS:  
NORTH 25'  
EAST 50'  
CR 535 50'  
70' R/W 25'  
ADJUTING MULTI-FAMILY 25'
14. SIGNAGE, GRADING AND PAVED 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. MFT = 1,200 SPD MINIMUM PER ORANGE COUNTY LDC.
17. SIDEWALKS, NET BOTTOM RETENTION PER SPAND & ORANGE COUNTY REQUIREMENTS WILL BE MET.
18. RESIDENTIAL 1500 AREA = 600 SF (WAL UNDER 4'0" & HEAT).
19. SCHOOLS POPULATION = 86 STUDENTS (280 DU x 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 38-1577, 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
<b>TOTAL</b>	<b>11.84</b>	<b>23.85</b>	<b>280</b>

**MADDEN**  
ENGINEERS & ARCHITECTS, INC.  
CIVIL ENGINEERS

431 - Heritage Avenue  
Orange, CA 92667  
WORKING HOURS: 22/7  
(714) 822-8320

PD LAND USE PLAN  
FOR  
**EPOCH-VISTA OAKS**  
ORANGE COUNTY

EPOCH RESIDENTIAL  
WETLAND USE REPORT  
FOR EPOCH-VISTA OAKS

DAVID A. STOGDOLE, P.E.  
No. 21287  
STATE OF CALIFORNIA  
CIVIL ENGINEER

NO.	REVISION	DATE	BY	CHKD.	APPROVED
1	ISSUED FOR PERMITTING	12/12/16	DS	DS	DS
2	FOR REVIEW	12/12/16	DS	DS	DS
3	FOR REVIEW	12/12/16	DS	DS	DS
4	FOR REVIEW	12/12/16	DS	DS	DS
5	FOR REVIEW	12/12/16	DS	DS	DS

DATE: 12/12/16  
JOB # : 1602  
DWP : DS  
SCALE : 1" = 50'  
PLANNED BY : DS  
DRAWN BY : DS  
APPROVED BY : DS



# 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

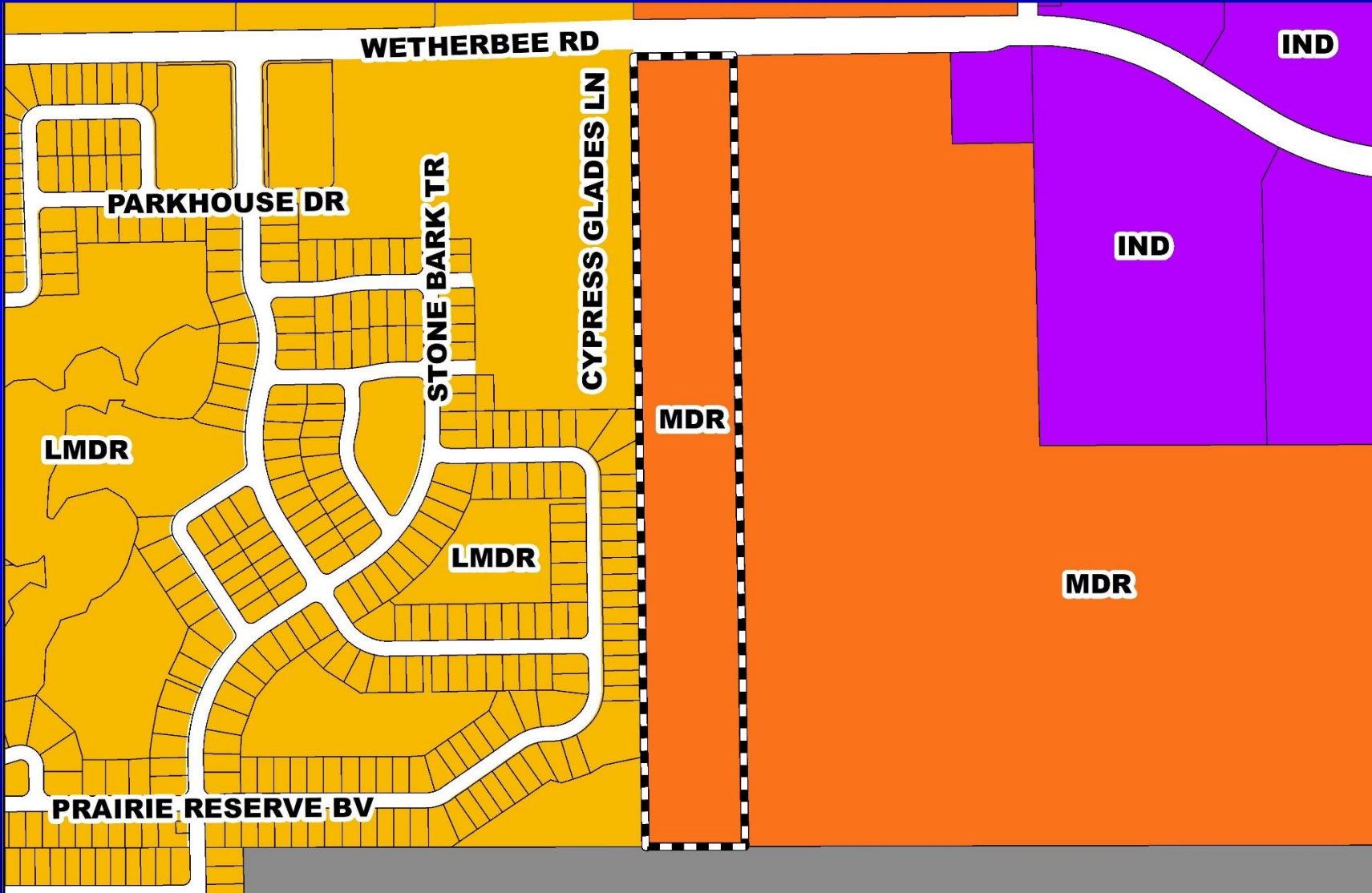
**Acreage:** 167.38 gross acres

**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.



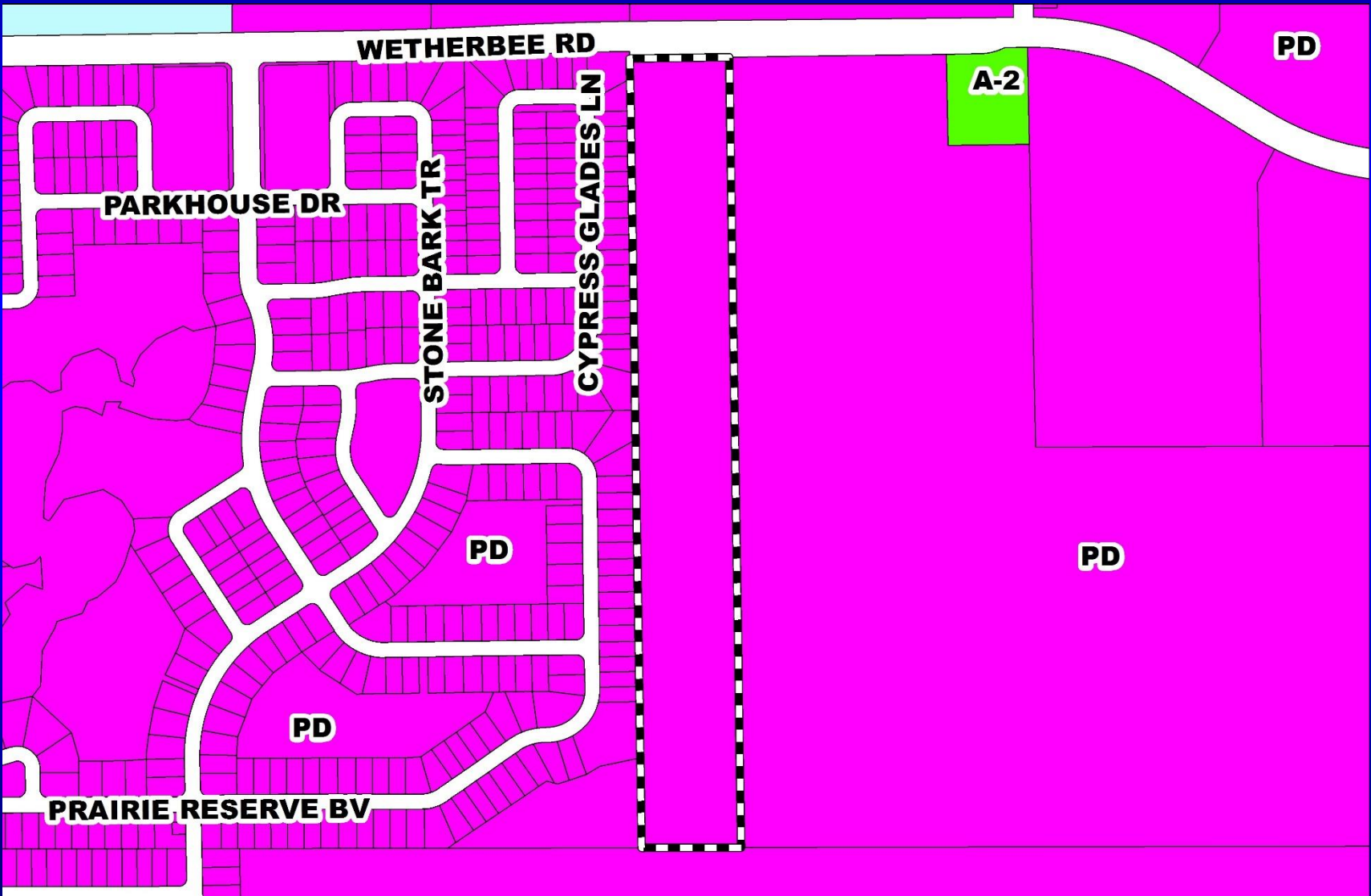
# Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Future Land Use Map







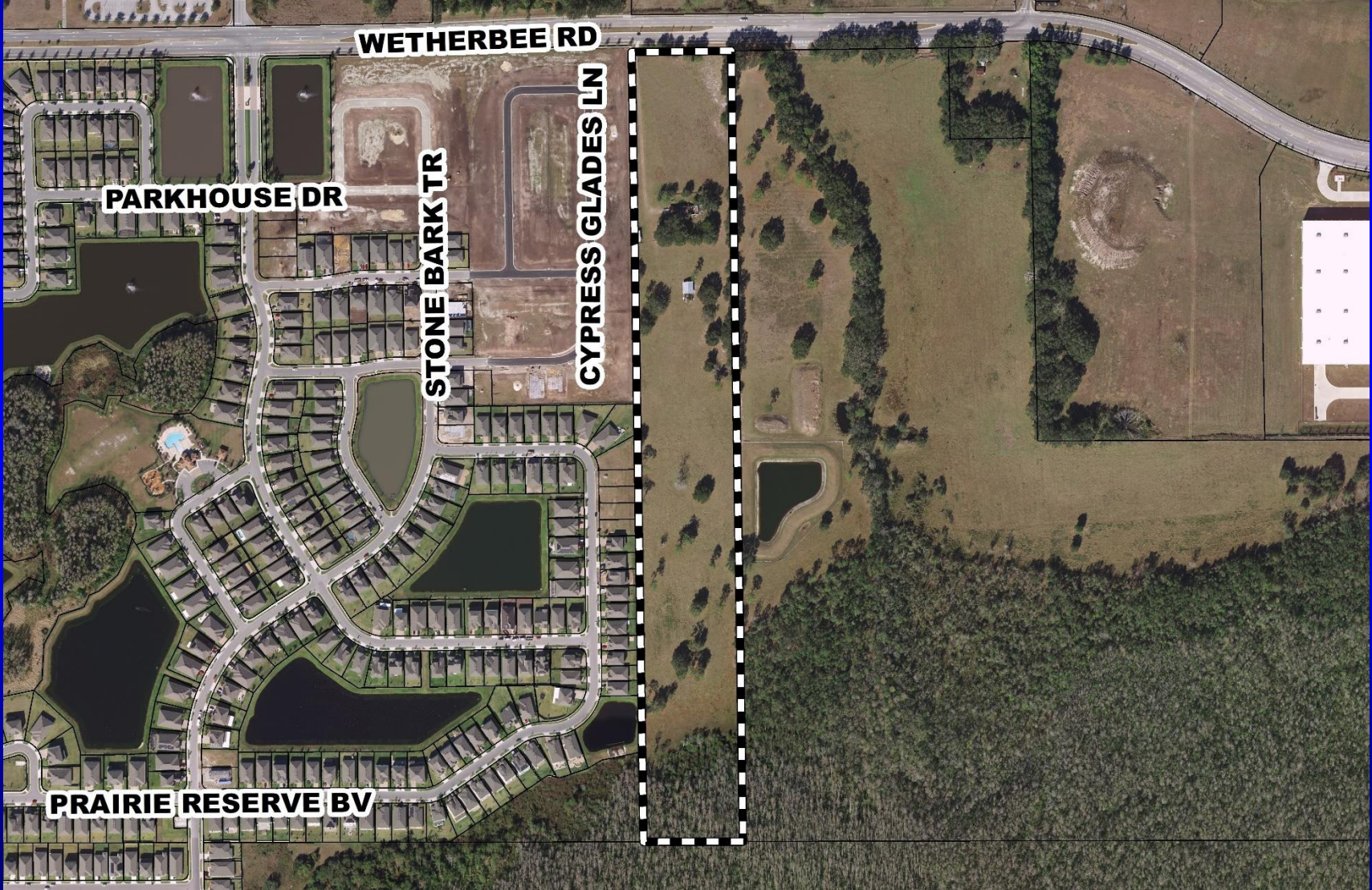
# Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Zoning Map



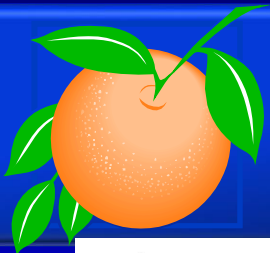




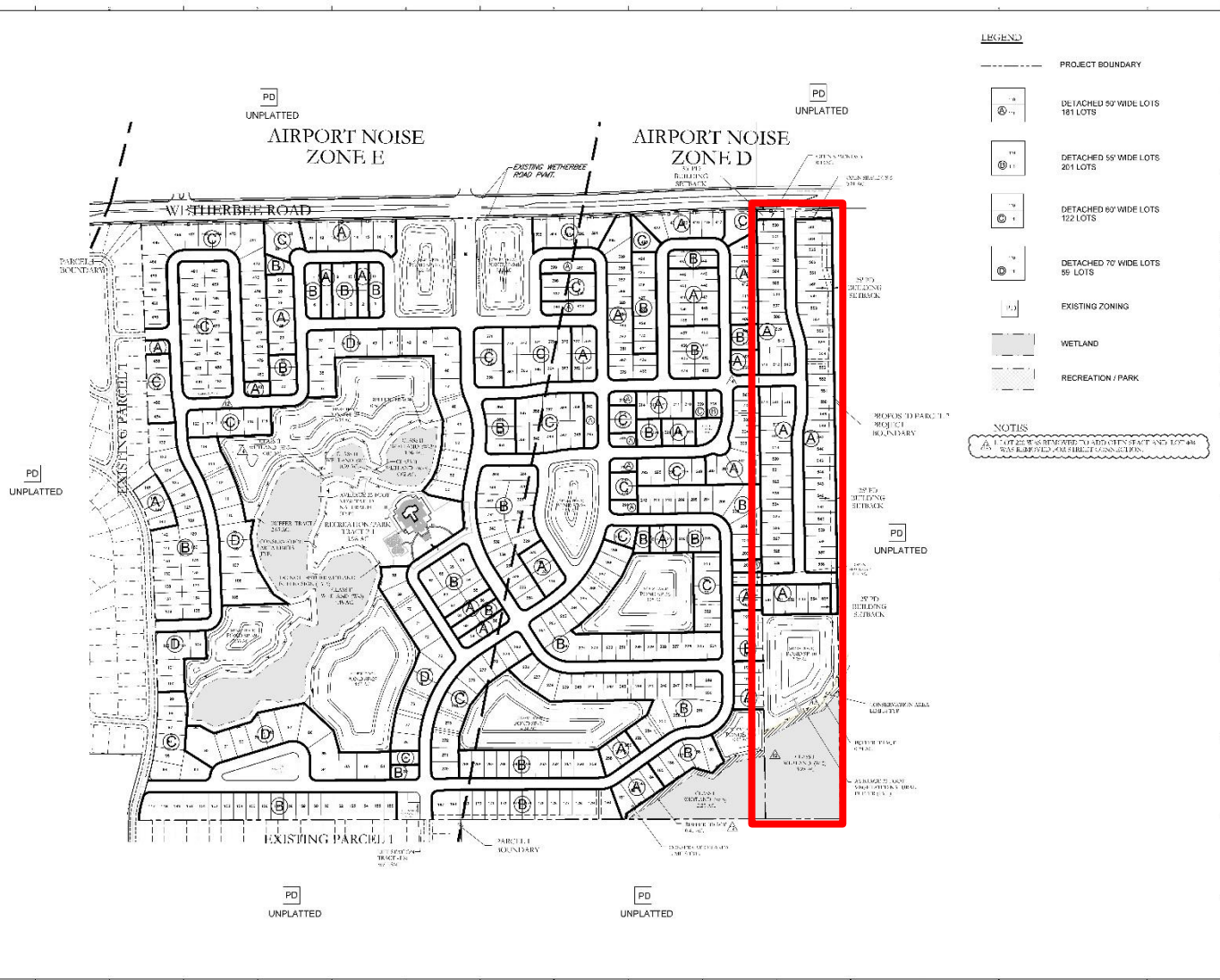
# Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Aerial Map







# 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% SLOPE AND 10% SWAY FACTOR FOR STREET CONNECTIONS.

NO.	DATE	DESCRIPTION / REVISIONS
1	01/15/2024	PRELIMINARY SUBDIVISION PLAN
2	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
3	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
4	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
5	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
6	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
7	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
8	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
9	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
10	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
11	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
12	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
13	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
14	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
15	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
16	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
17	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
18	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
19	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN
20	01/15/2024	REVISIONS TO PRELIMINARY SUBDIVISION PLAN

DESIGNER: Dierckx, Nils  
 CHECKED BY: DT  
 DRAWN BY: RBC/JEK  
 SCALE: AS SHOWN  
 APPROVED BY: DT/DT/SLV  
 DATE: 01/15/2024

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

Paula A. Bennett, LLC  
 2000 E. Lake Nona Blvd., Suite 1000  
 Lake Nona, FL 32157  
 Tel: 407.321.1111





# 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**



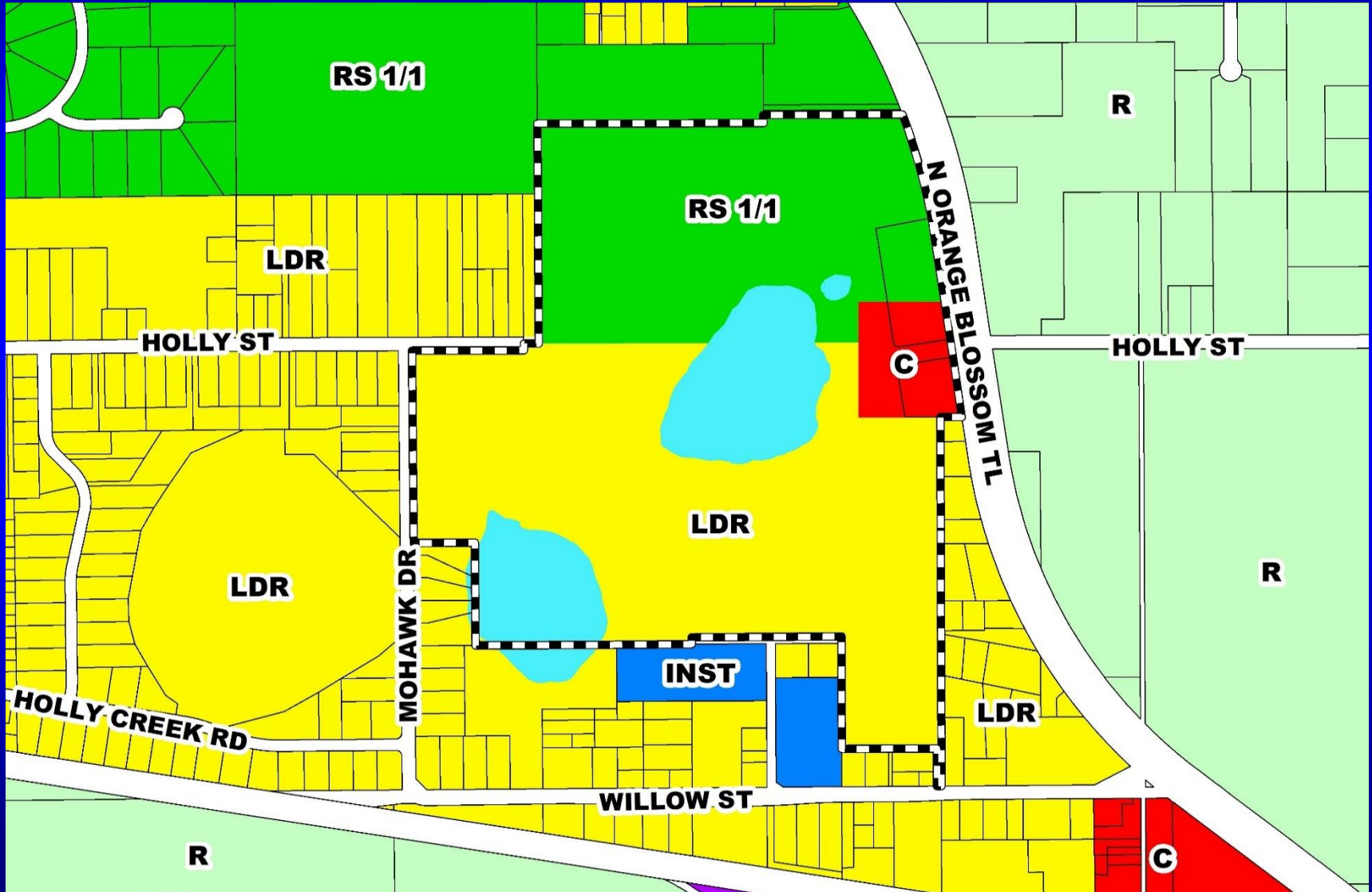


# Holly Estates Planned Development / Land Use Plan

- 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.

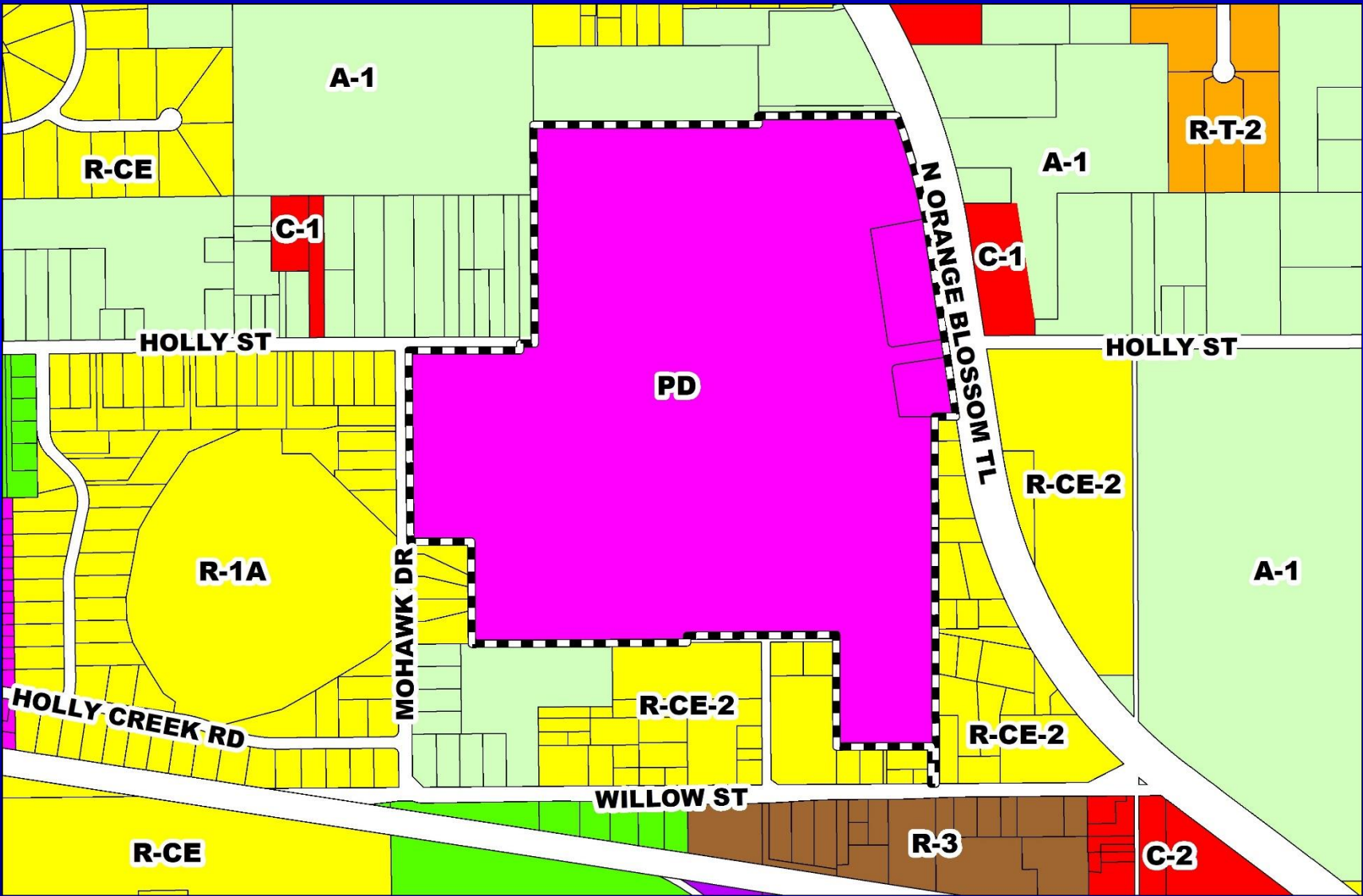


# Holly Estates Planned Development / Land Use Plan Future Land Use Map





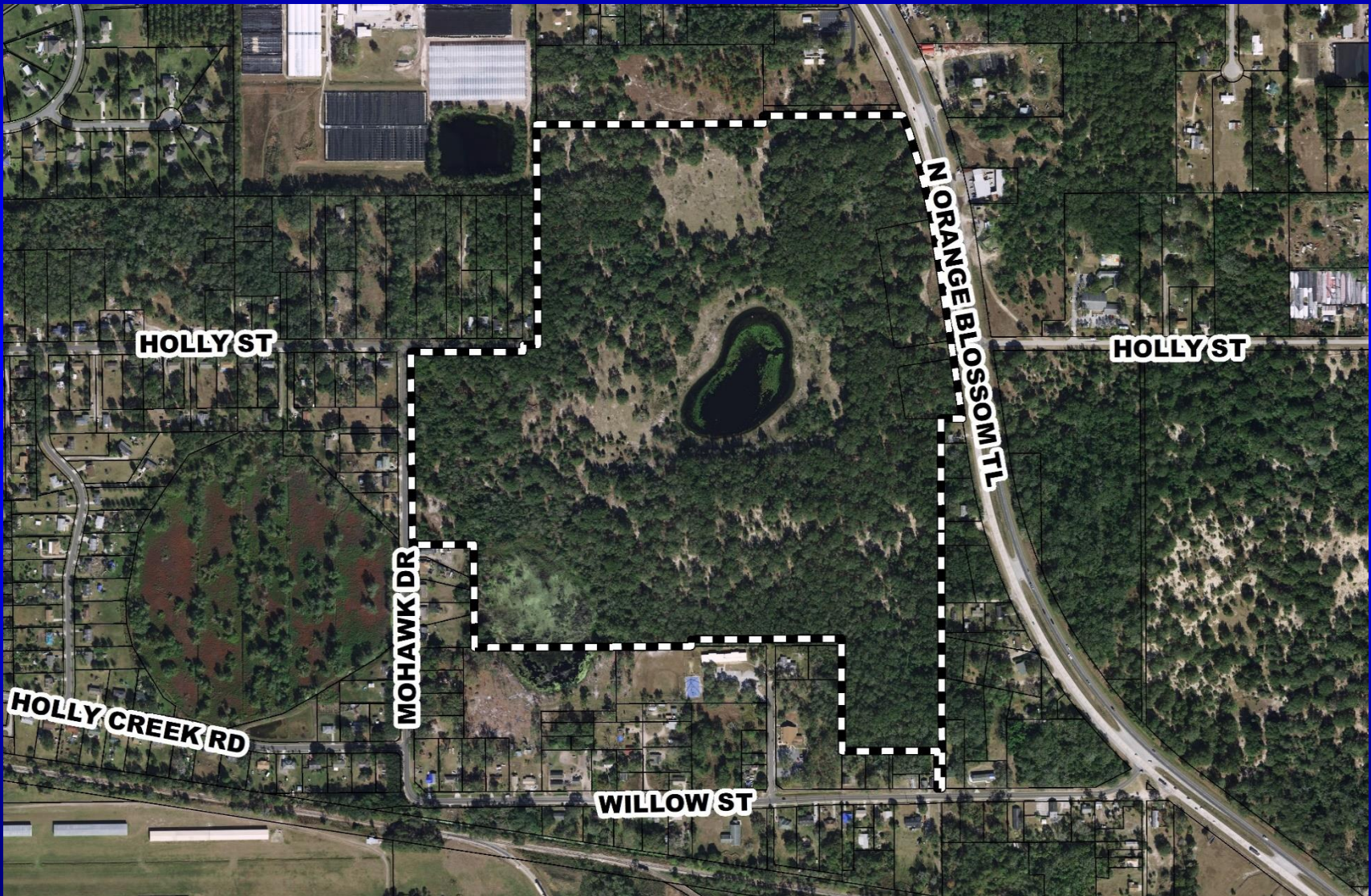
# Holly Estates Planned Development / Land Use Plan Zoning Map







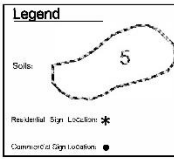
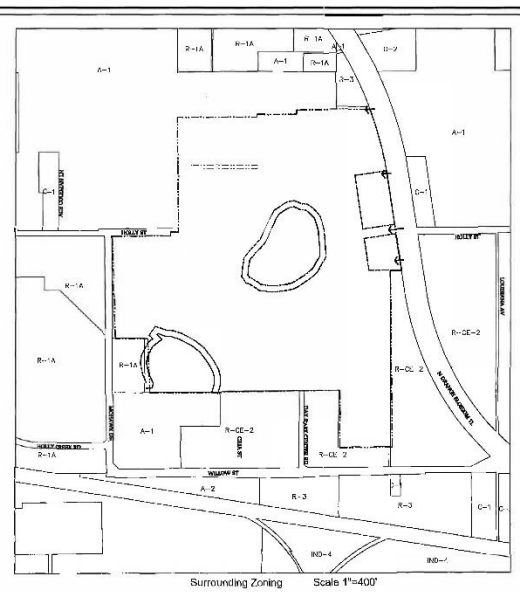
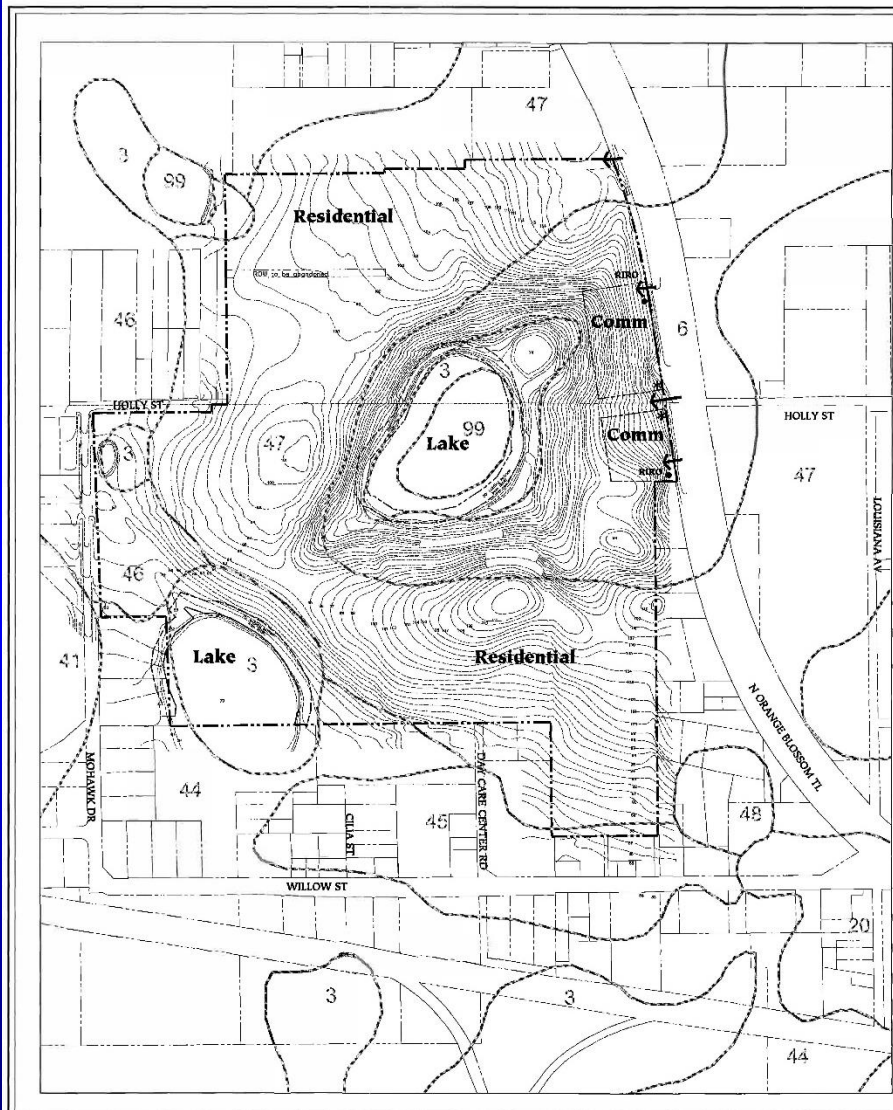
# Holly Estates Planned Development / Land Use Plan Aerial Map







# 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.
  - 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 within of the L-1 zoning district with performance standards that comply with PD-General Code or set as follows:
    - Residential: 3,500 sq. ft. = 85,750 sq. ft. = 300 gpd  
 Fire Flow = 4,500 gpd
    - Commercial: 3,500 sq. ft. = 45,000 sq. ft. = 2,000 gpd  
 Fire Flow = 2,000 gpd
  - 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 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**

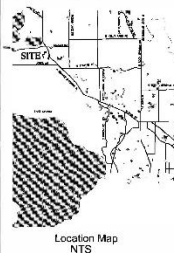
Category	Acres	Density	Units
Residential Subd	106.01	252 Units/Acre	26,724
Residential	36.61		
Commercial (PD as alternative use)	11.69		
Commercial	4.50	42 FOLG	45,000
Wetlands	10.22		
Total Site Area (±)	111.31		
Wetlands	11.31		
8000 ft. to wetlands	9.22		
Total Site Area	111.31		

Category	Land Use	Acres	Units
R-1	P-D UAC	34.7	347
R-3	R-3 UAC	61.3	2452
R-3		4.3	
Wetlands		11.3	
Total		111.3	2799

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

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



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

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

Planning Consultant:  
 Davis & Associates  
 P.O. Box 688008  
 Orlando, FL 32808  
 Contact: Dick Davis  
 407-839-2099

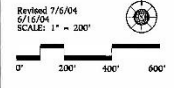
Engineering Consultant:  
 Bunker Engineering  
 105 E. Robinson St., 51 501  
 Orlando, FL 32801  
 Contact: Bill Bunker  
 407-246-1200

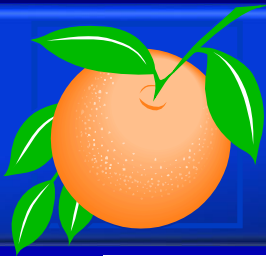
Environmental Consultant:  
 L&B/AR and Associates, Inc.  
 2711 West Fallbanks Ave., St. 201  
 Winter Park, FL 32789  
 Contact: Bill L&B/AR  
 407-471-0412

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

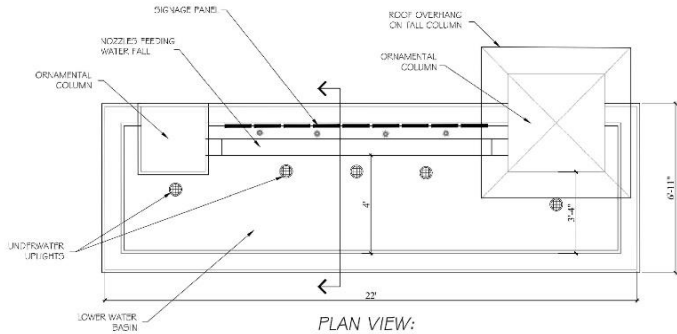
Date of plan:  
 Title: Orange County PD Subd  
 Date: Orange County PD Subd

**Holly Estates  
Land Use Plan**

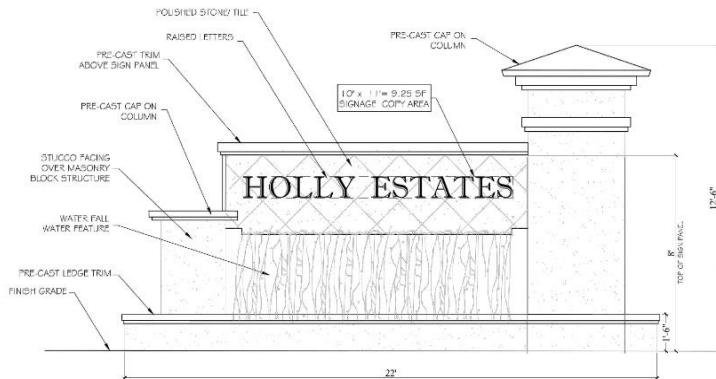




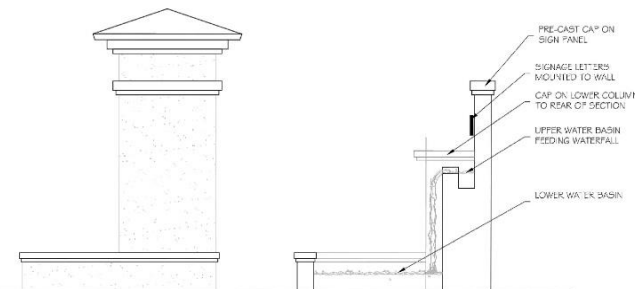
# Holly Estates Planned Development / Land Use Plan Master Sign Plan



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.**

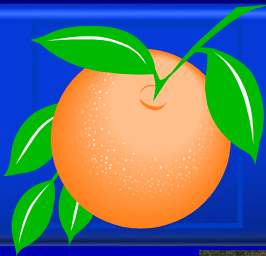
**District 2**



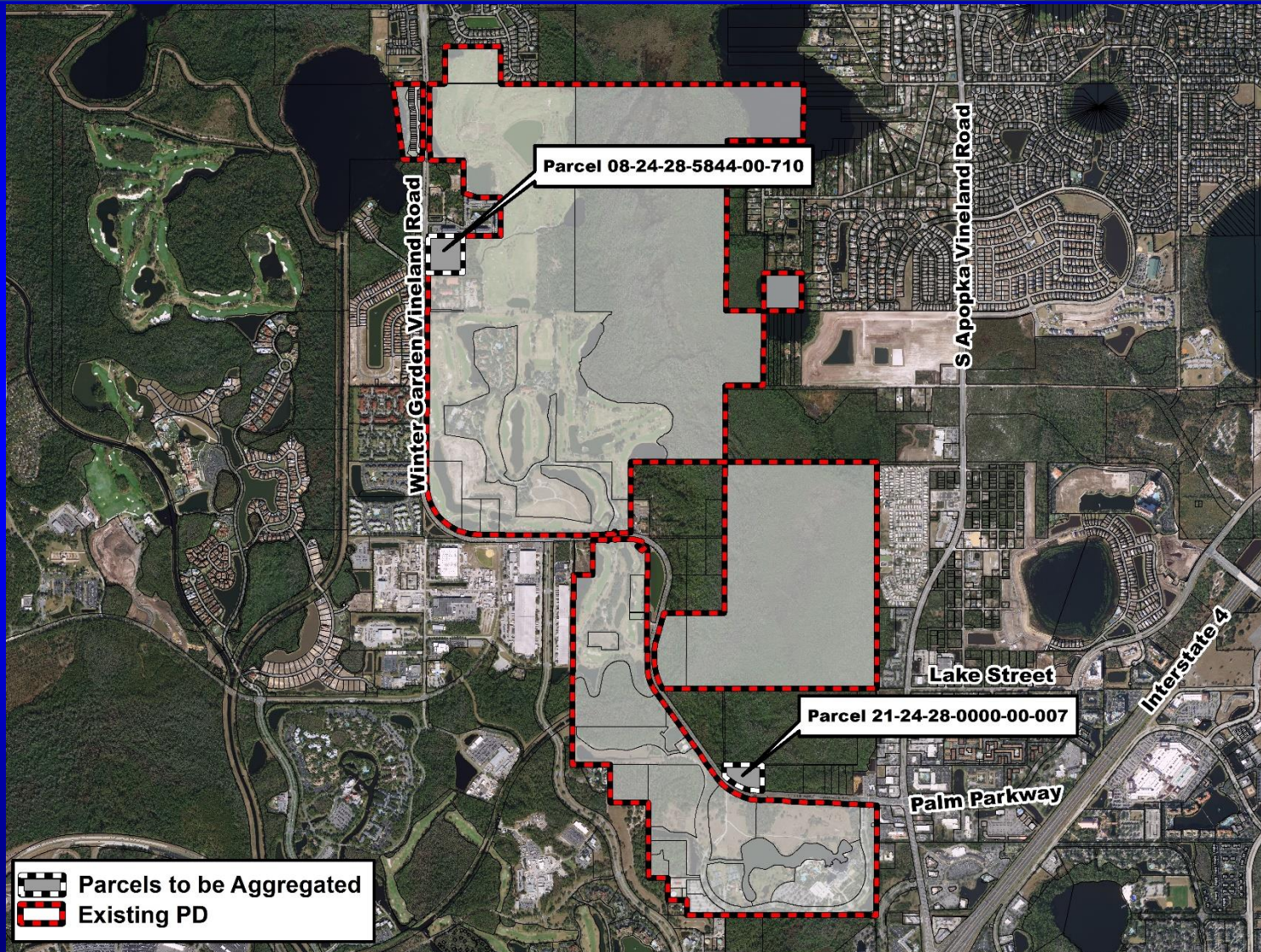
# Grand Cypress Resort Planned Development / Land Use Plan

- 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.

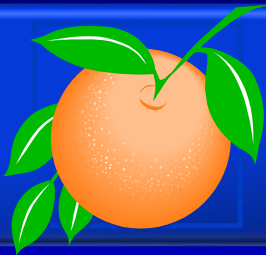




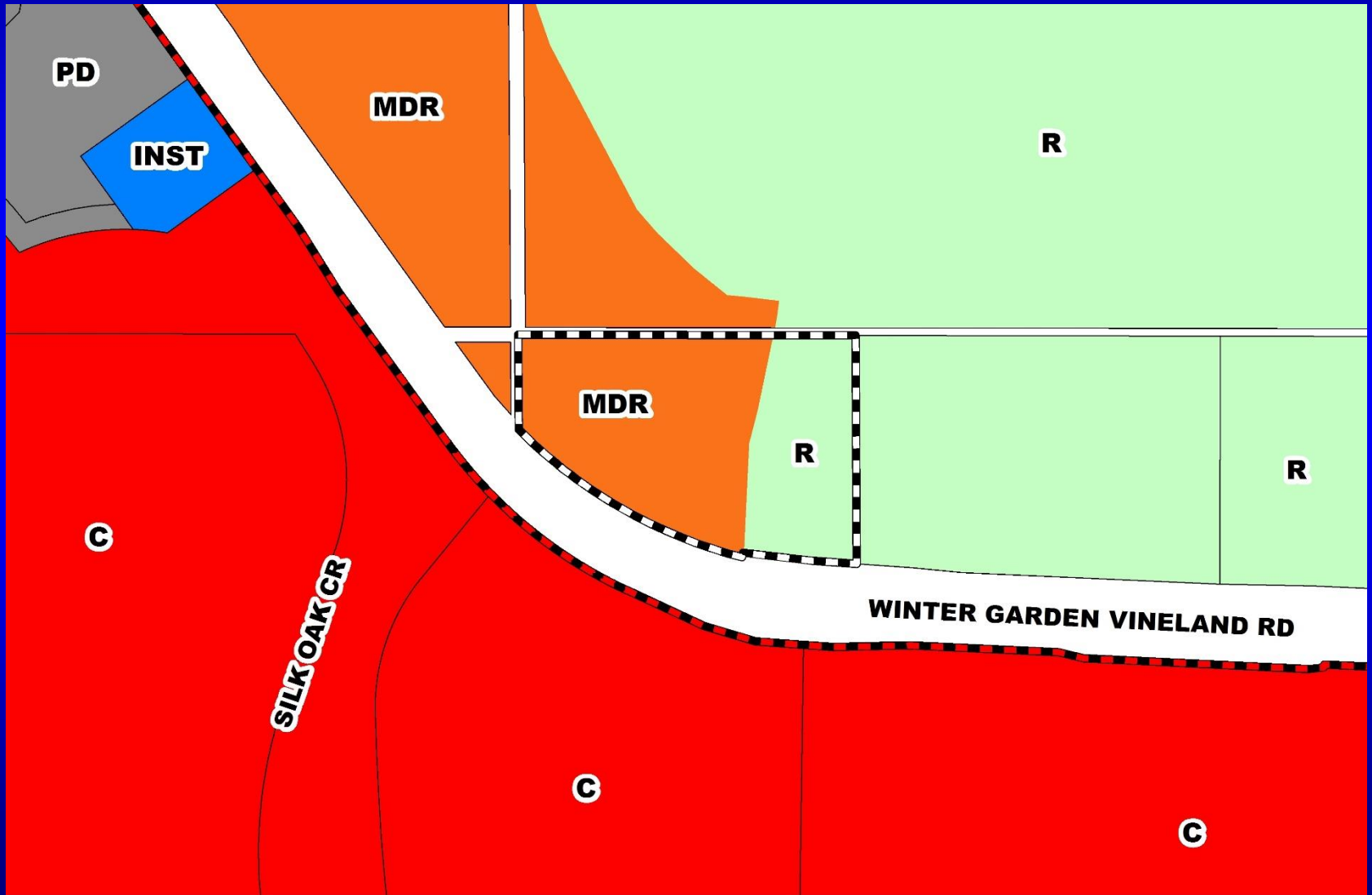
# Grand Cypress Resort Planned Development / Land Use Plan Parcel Location Map





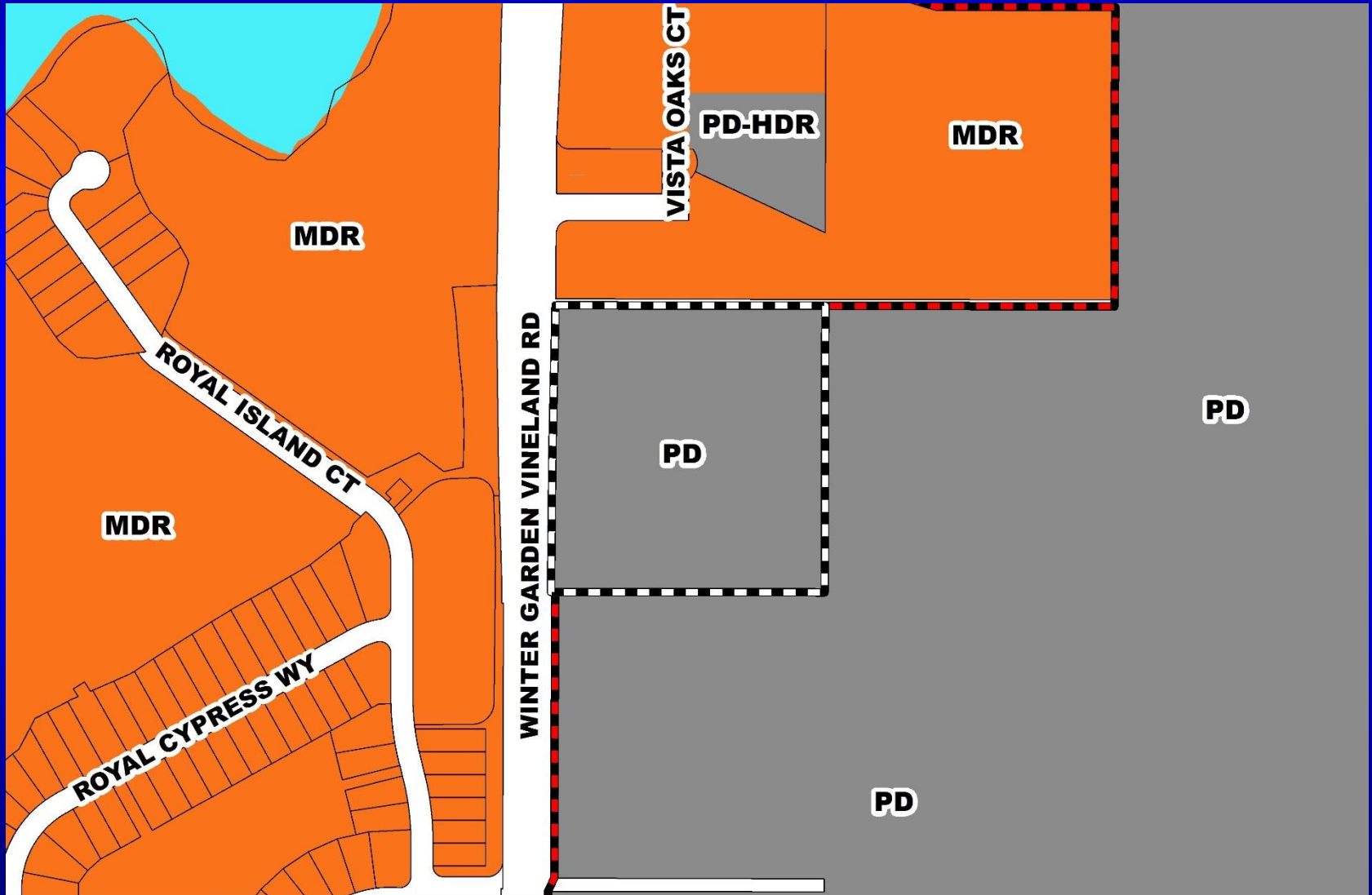


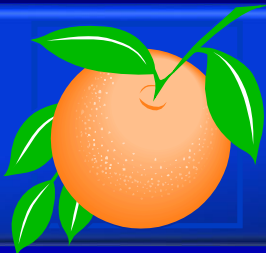
# Grand Cypress Resort Planned Development / Land Use Plan Future Land Use Map (Parcel -007)



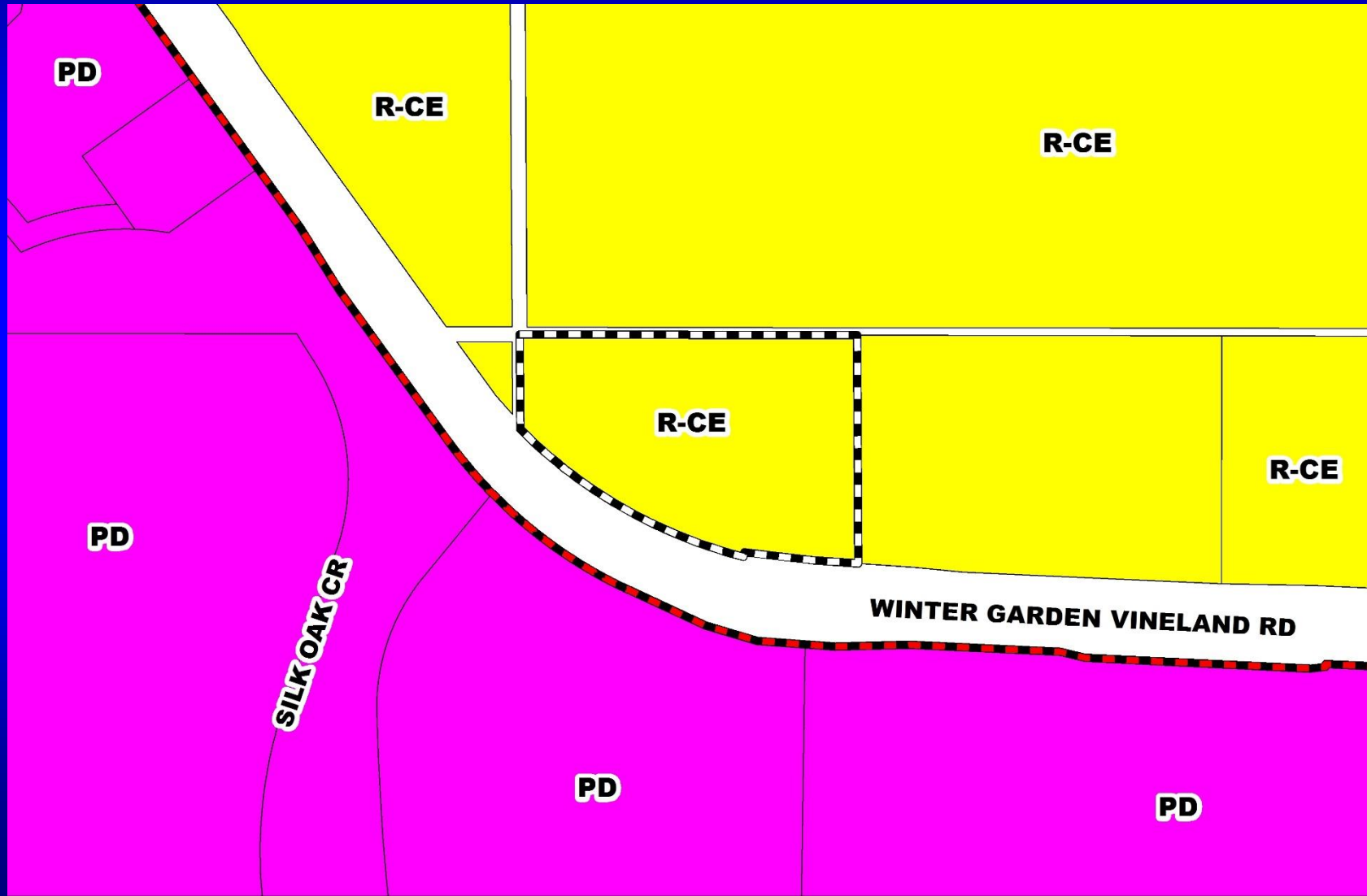


# Grand Cypress Resort Planned Development / Land Use Plan Future Land Use Map (Parcel -710)





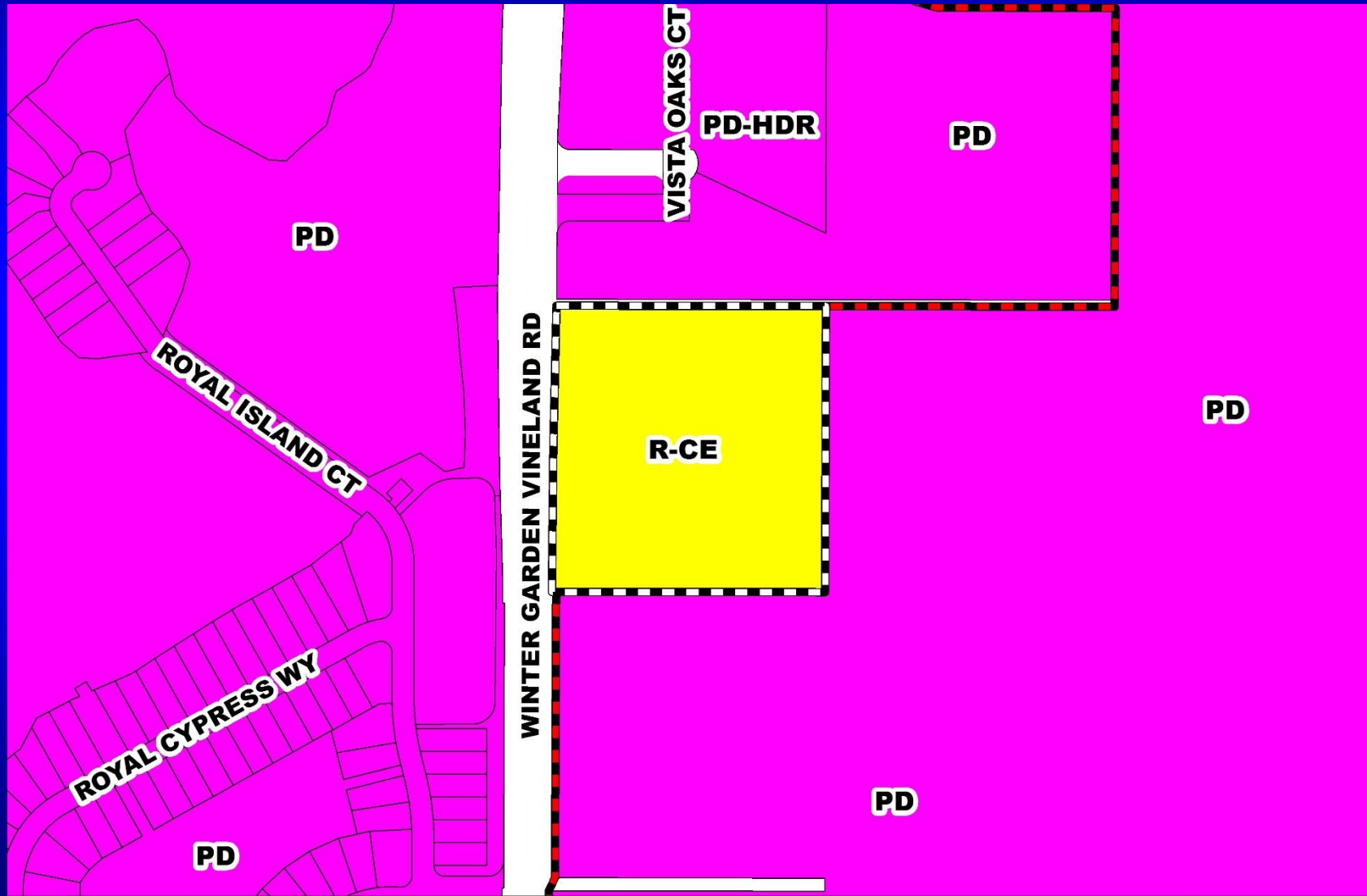
# Grand Cypress Resort Planned Development / Land Use Plan Zoning Map (Parcel -007)







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







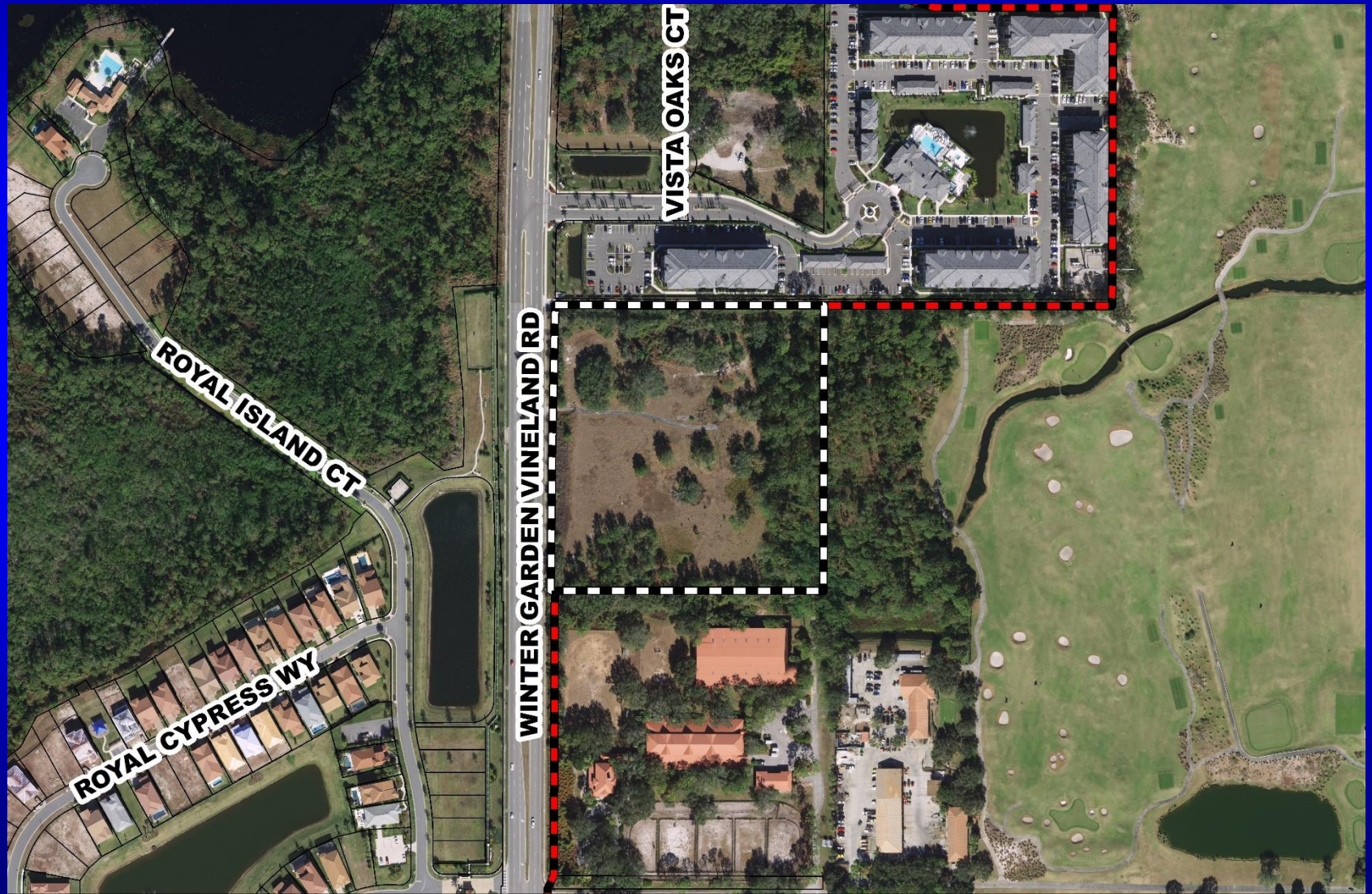
# Grand Cypress Resort Planned Development / Land Use Plan Aerial Map (Parcel -007)



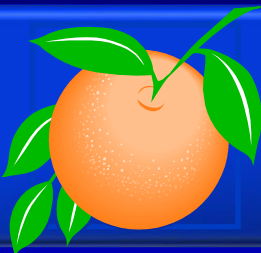




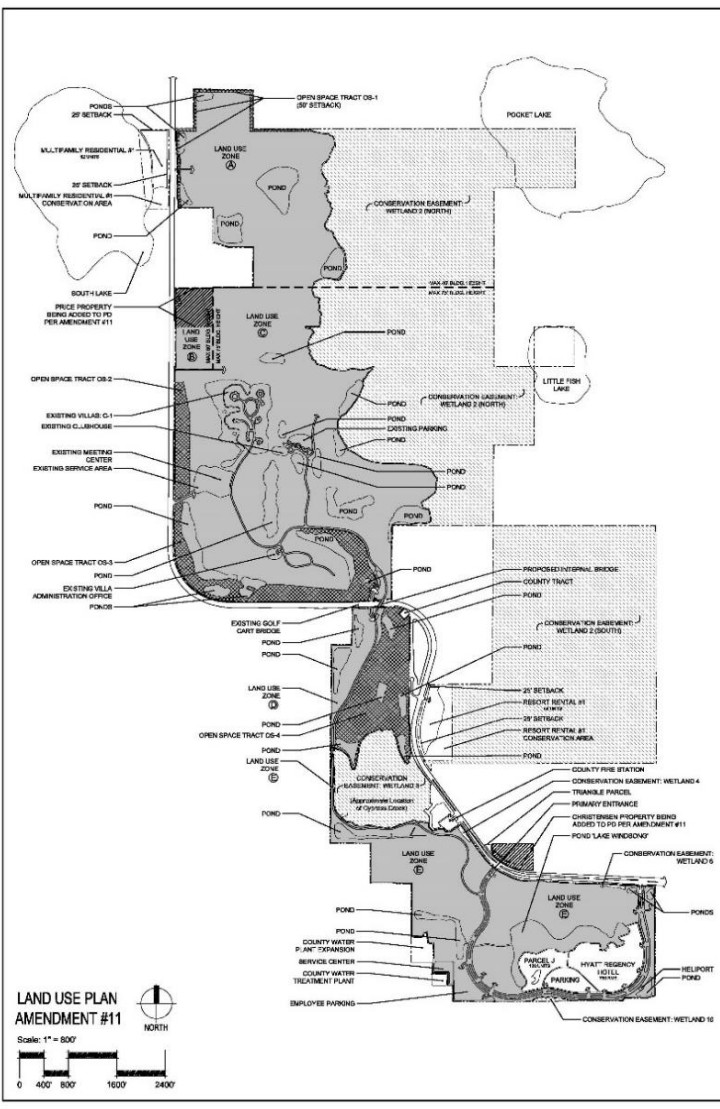
# Grand Cypress Resort Planned Development / Land Use Plan Aerial Map (Parcel -710)







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



### LAND USE ZONE SUMMARY

LAND USE ZONE	APPROXIMATE ACRES	APPROXIMATE SQUARE FEET	APPROXIMATE TRIPS PER DAY	APPROXIMATE TRIPS PER YEAR	APPROXIMATE TRIPS PER YEAR (100% OF USE)
RESIDENTIAL	150	1,500,000	150	54,750	54,750
COMMERCIAL	20	200,000	20	7,300	7,300
OFFICE	10	100,000	10	3,650	3,650
RECREATION	50	500,000	50	18,250	18,250
OPEN SPACE	100	1,000,000	100	36,500	36,500
<b>TOTAL</b>	<b>230</b>	<b>2,300,000</b>	<b>230</b>	<b>84,650</b>	<b>84,650</b>

### DETAILED LAND USE ZONE SUMMARY

LAND USE ZONE	APPROXIMATE ACRES	APPROXIMATE SQUARE FEET	APPROXIMATE TRIPS PER DAY	APPROXIMATE TRIPS PER YEAR	APPROXIMATE TRIPS PER YEAR (100% OF USE)
RESIDENTIAL (R)	150	1,500,000	150	54,750	54,750
COMMERCIAL (C)	20	200,000	20	7,300	7,300
OFFICE (O)	10	100,000	10	3,650	3,650
RECREATION (R)	50	500,000	50	18,250	18,250
OPEN SPACE (OS)	100	1,000,000	100	36,500	36,500
<b>TOTAL</b>	<b>230</b>	<b>2,300,000</b>	<b>230</b>	<b>84,650</b>	<b>84,650</b>

### NON-PAVED TRIPS

TRIP MODE	TRIP RATE	TRIP RATE PER HOUR	TRIP RATE PER DAY	TRIP RATE PER YEAR
310	340	5.67	152	54,750
312	400	6.67	176	63,800
<b>Total Non-Paved Trips</b>				<b>118,550</b>

### PAVED TRIPS

TRIP MODE	TRIP RATE	TRIP RATE PER HOUR	TRIP RATE PER DAY	TRIP RATE PER YEAR
313	340	5.67	152	54,750
314	340	5.67	152	54,750
<b>Total Paved Trips</b>				<b>109,500</b>

Prepared for Grand Cypress Orlando LLC

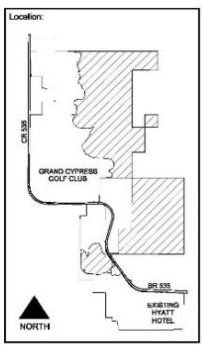
**Project Team:**

**Owner:**  
Grand Cypress Orlando LLC  
40 Grand Cypress Blvd., Orlando, FL 32814  
ph: 407.336.1129

**planning / landscape architecture:**  
EDSA  
80 North Orange Ave., Suite 330, Orlando, FL 32801  
ph: 407.463.3330 f: 407.243.6268

**civil engineer:**  
Evors Engineering, Inc.  
7700 Ave. Aronow, Orlando, Florida 32803  
ph: 407.272.1515

**attorney:**  
Lowndes, Drossick, Doster,  
Kantor & Reed, P.A.  
215 N. West Street, Orlando, Florida 32802  
ph: 407.543.4600 f: 407.543.4444



### Sheet Title:

# LAND USE PLAN & CHARTS AMENDMENT #11

Date: 8/18/2018 Scale: 1:800  
 Drawn By: BH Designed By: EML, BH  
 Approved By: EML Project No: 217113

Sheet Number:  
**L10.00**

### NOTES

1. This plan is prepared for the proposed development of the Grand Cypress Resort, located on approximately 230 acres of land in the City of Orlando, Florida. The development is intended to be a high-end resort and is subject to the approval of the City of Orlando.
2. The proposed development is consistent with the Comprehensive Zoning Ordinance, Chapter 155, of the City of Orlando. The proposed development is also consistent with the Comprehensive Land Use Ordinance, Chapter 156, of the City of Orlando.
3. The proposed development is also consistent with the Comprehensive Water Management Ordinance, Chapter 157, of the City of Orlando. The proposed development is also consistent with the Comprehensive Air Quality Management Ordinance, Chapter 158, of the City of Orlando.
4. The proposed development is also consistent with the Comprehensive Noise Ordinance, Chapter 159, of the City of Orlando. The proposed development is also consistent with the Comprehensive Traffic Ordinance, Chapter 160, of the City of Orlando.
5. The proposed development is also consistent with the Comprehensive Fire Ordinance, Chapter 161, of the City of Orlando. The proposed development is also consistent with the Comprehensive Safety Ordinance, Chapter 162, of the City of Orlando.
6. The proposed development is also consistent with the Comprehensive Health Ordinance, Chapter 163, of the City of Orlando. The proposed development is also consistent with the Comprehensive Environmental Ordinance, Chapter 164, of the City of Orlando.
7. The proposed development is also consistent with the Comprehensive Cultural Ordinance, Chapter 165, of the City of Orlando. The proposed development is also consistent with the Comprehensive Historic Ordinance, Chapter 166, of the City of Orlando.
8. The proposed development is also consistent with the Comprehensive Parks and Recreation Ordinance, Chapter 167, of the City of Orlando. The proposed development is also consistent with the Comprehensive Arts and Entertainment Ordinance, Chapter 168, of the City of Orlando.
9. The proposed development is also consistent with the Comprehensive Sports and Leisure Ordinance, Chapter 169, of the City of Orlando. The proposed development is also consistent with the Comprehensive Community Development Ordinance, Chapter 170, of the City of Orlando.
10. The proposed development is also consistent with the Comprehensive Housing Ordinance, Chapter 171, of the City of Orlando. The proposed development is also consistent with the Comprehensive Planning Ordinance, Chapter 172, of the City of Orlando.



# 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

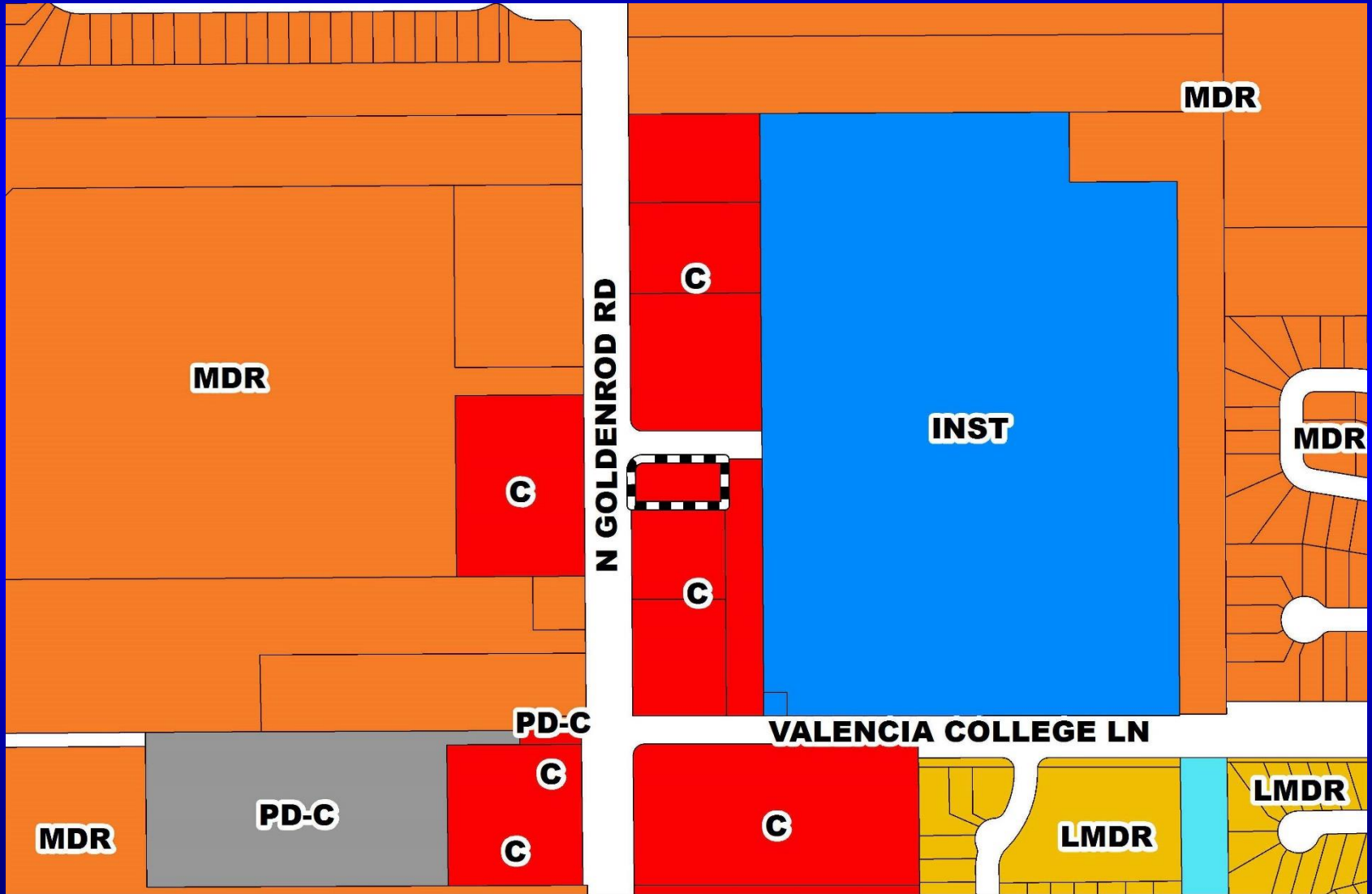




# RZ-18-09-044 – 907 N. Goldenrod Road

## PZC Board-Called Public Hearing

### Future Land Use Map

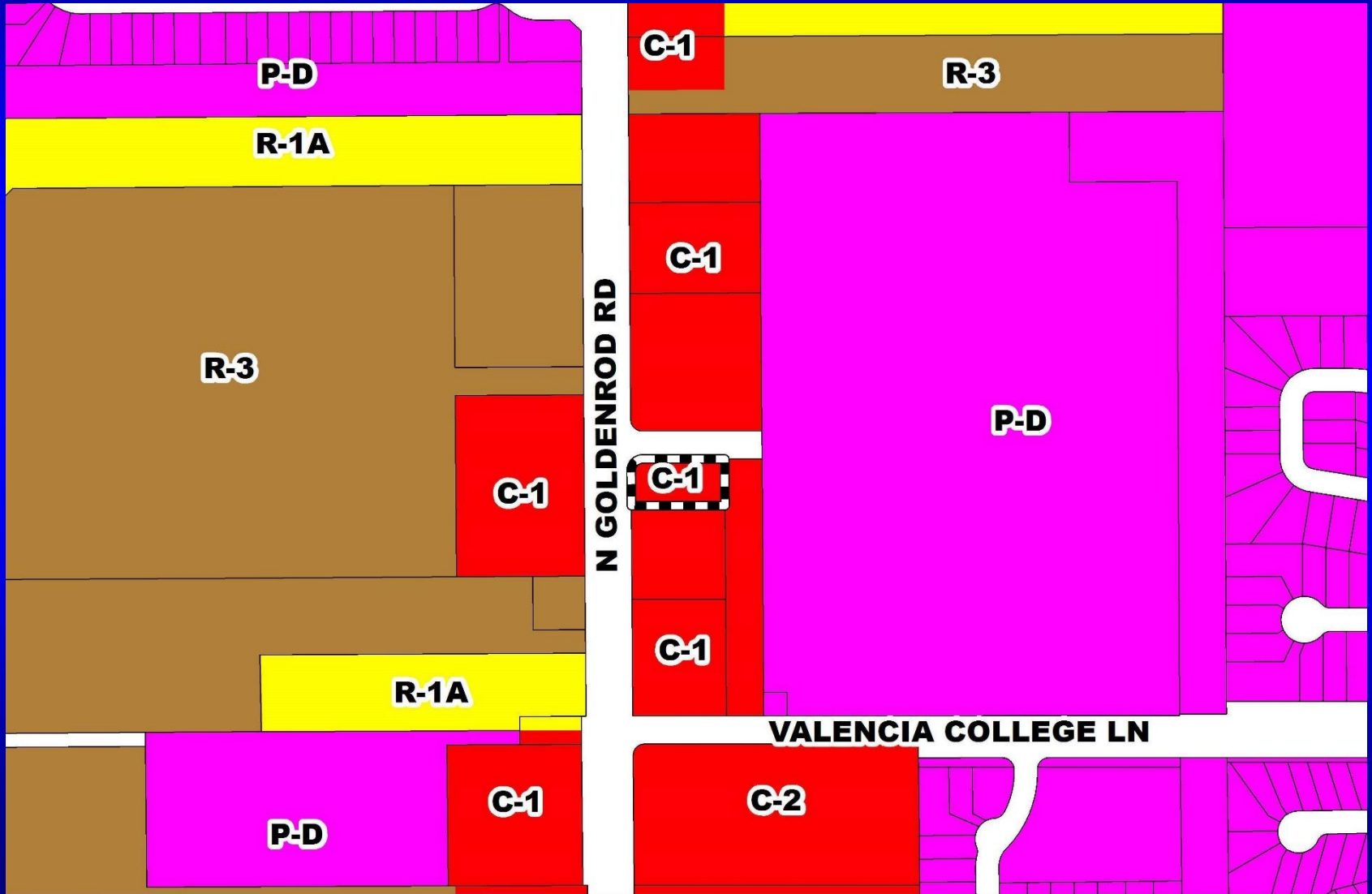




# RZ-18-09-044 – 907 N. Goldenrod Road

## PZC Board-Called Public Hearing

### Zoning Map

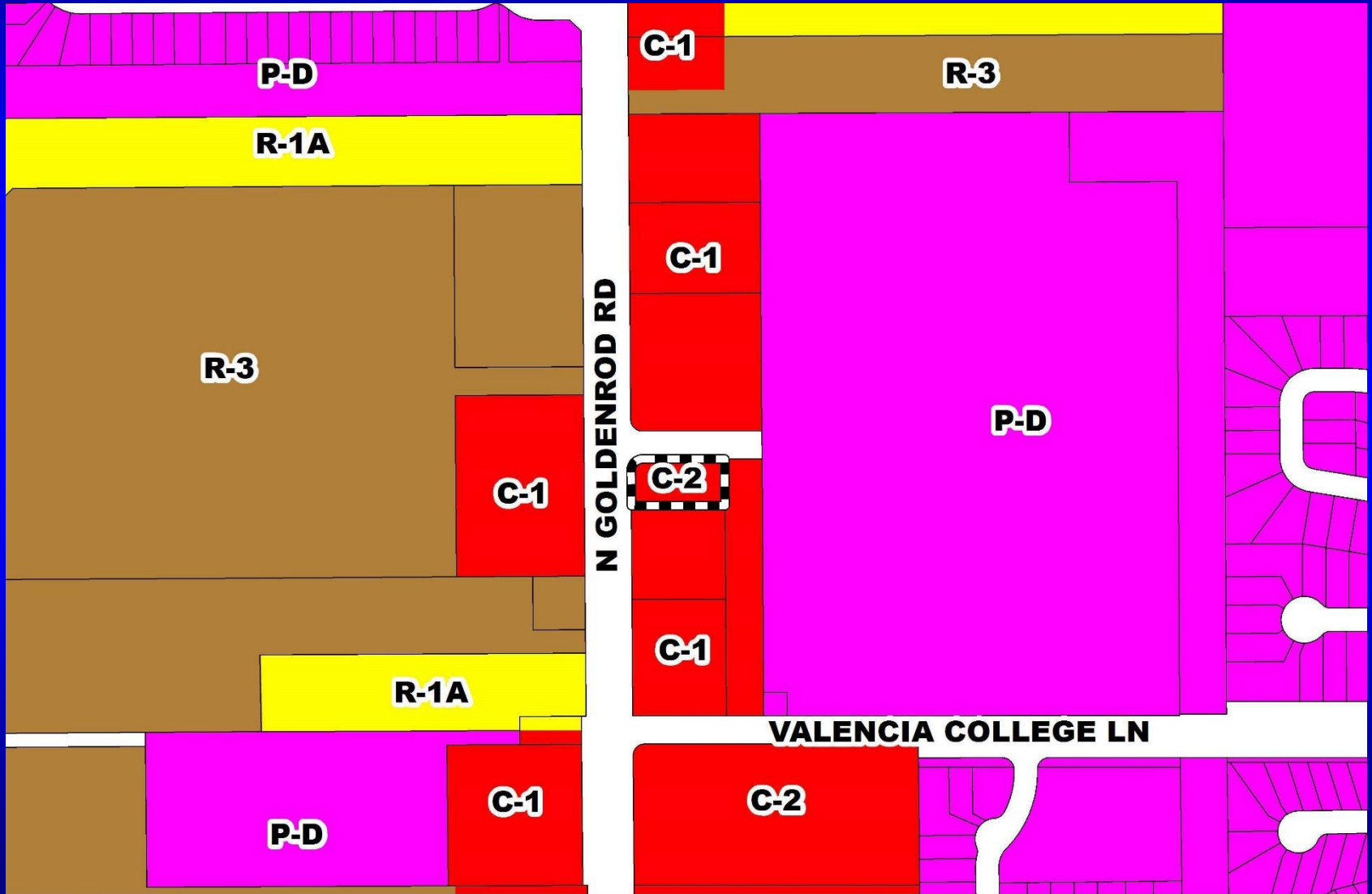




# RZ-18-09-044 – 907 N. Goldenrod Road

## 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**