

434

MORE THAN JUST REZONING LAND

- **Subject property:** 14.5-acre parcel that is part of Stoneybrook Golf Course PD LUP initially entitled in late 1990's
- **Current FLUM designation:** Parks and Rec/ Open Space
- **Proposed FLUM Designation:** Medium Density Residential

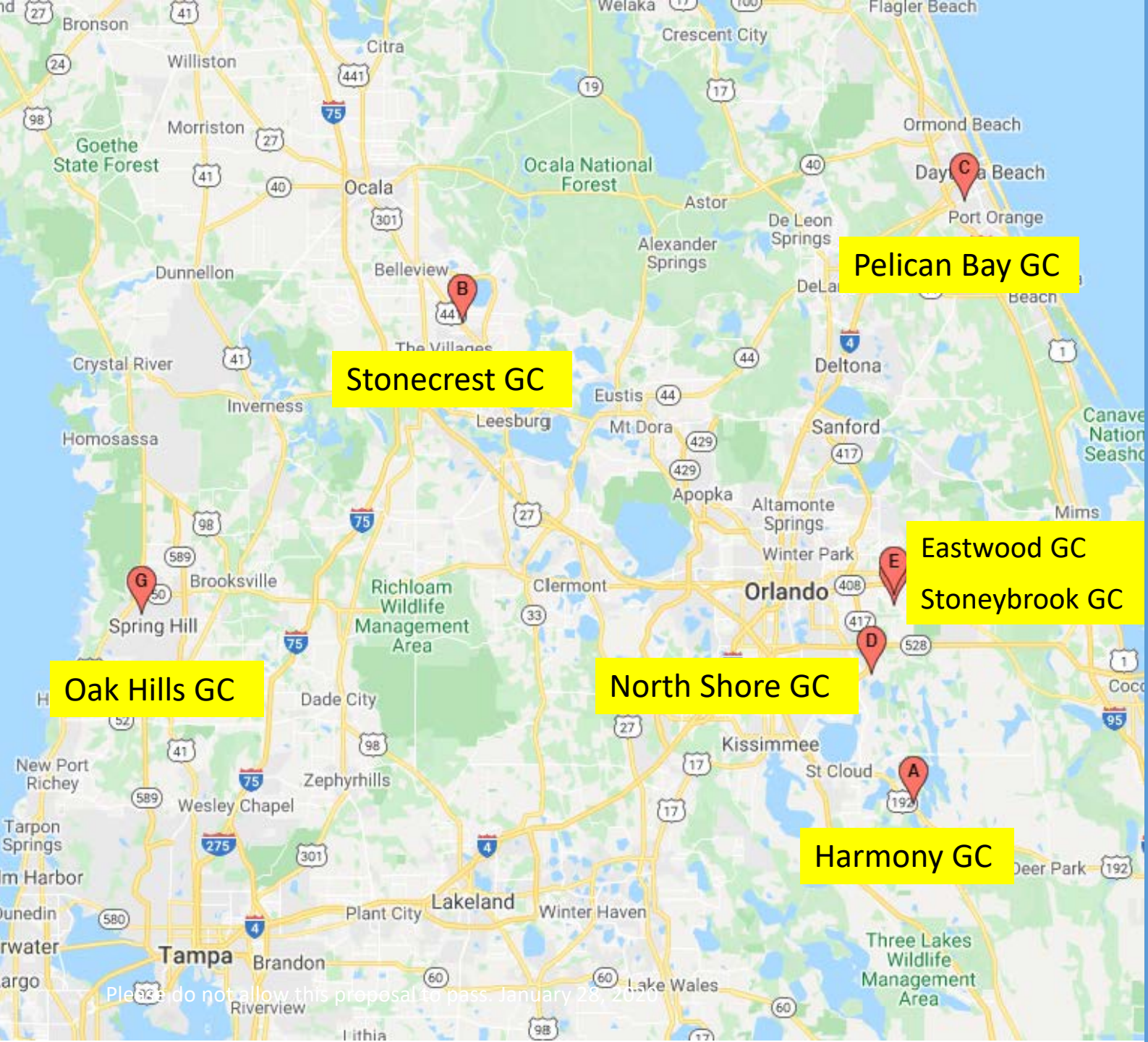
Stoneybrook
Golf Club

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Golf Club

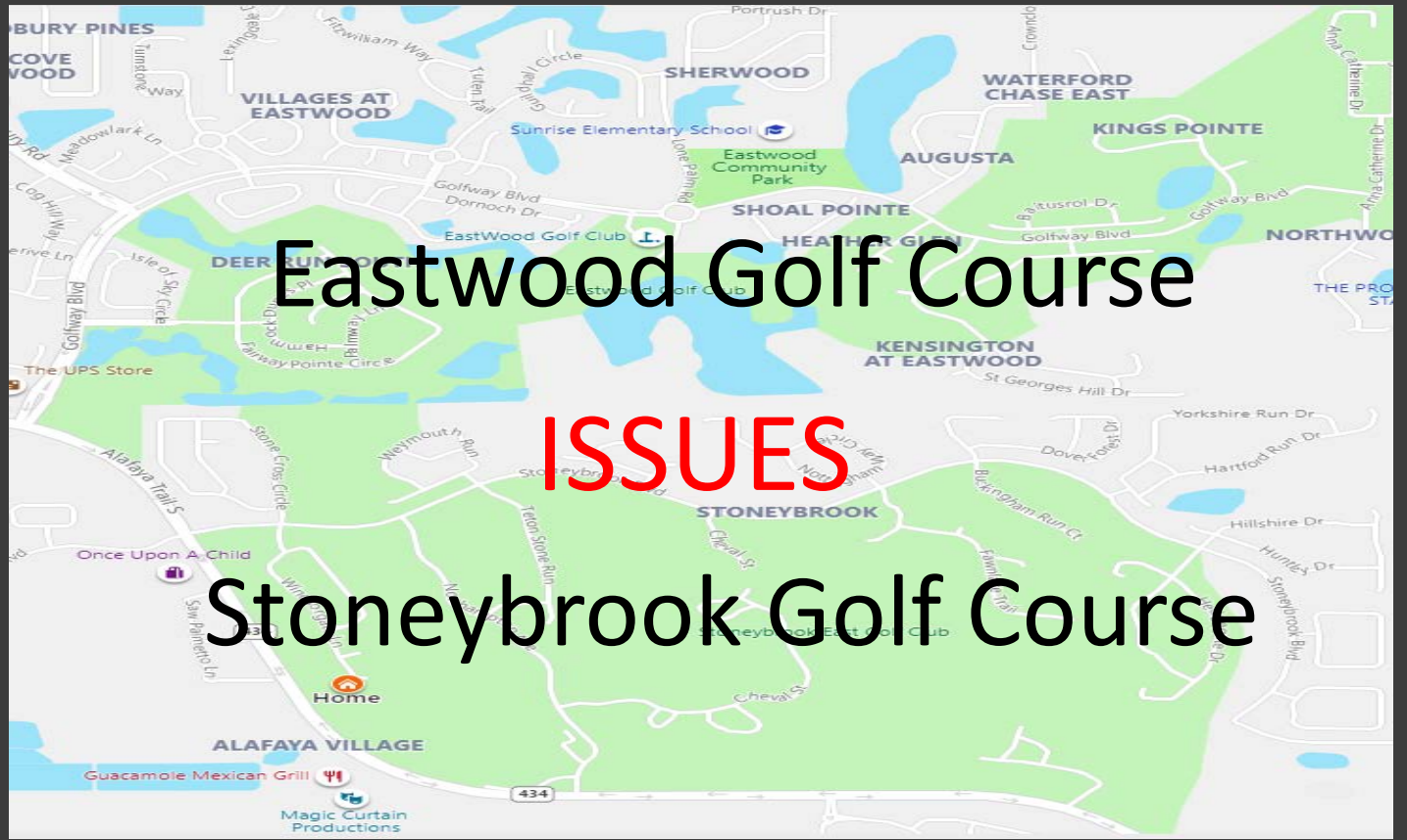
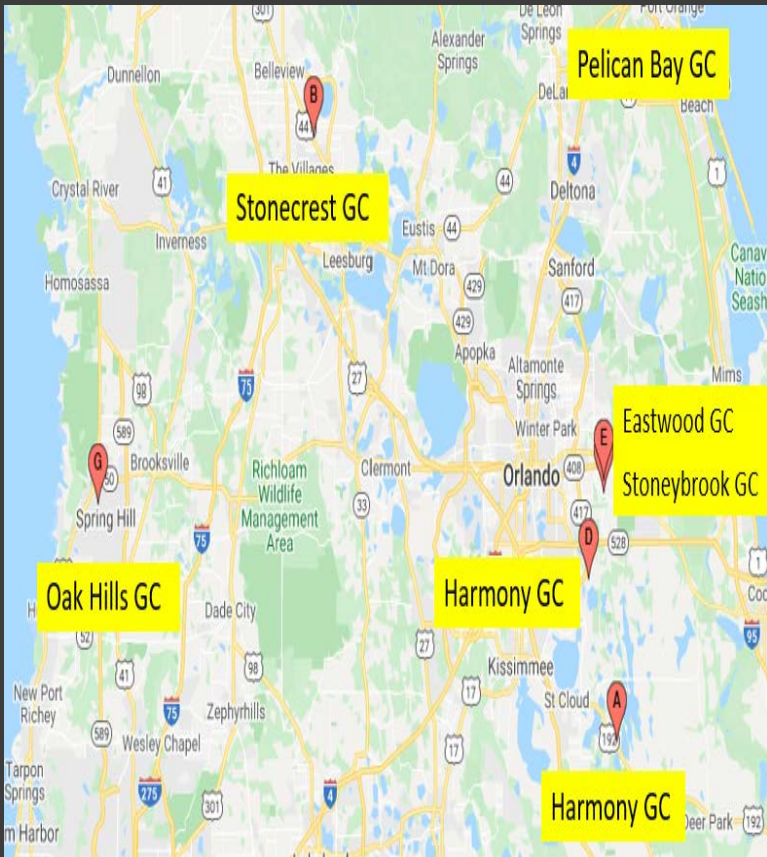
What we learned about SBEGC, LLC on Nov 12, 2019

- John Caporletti, Owner (*Pennsylvania based*)
- Purchased SBEGC, LLC \$1.95 Million
- Nov 12th SBEGC, LLC was pictured a sympathetic figure
- Claim they Do not have enough revenue to succeed
- Have 27 employees working and not enough membership
- Losing \$150,000 per year
- They claim without selling a 14.5 Acre parcel for \$5.5 Million, the course will close





John Caporaletti Golf Courses Owned in Florida



**FIVE COURSES
DOING WELL**

- **EASTWOOD PURCHASED 2007**
- **STONEYBROOK PURCHASED 2010**



FUTURE LAND USE MAP AMENDMENT

COMMUNITY MEETING

Wednesday, November 12, 2014 at 7:00 PM
Avalon Middle School
13914 Mailer Boulevard
Orlando, FL 32828

Orange County Community, Environmental, and Development Services Department, Planning Division

Commission District 4 Jennifer Thompson, Commissioner

PROJECT NAME: Eastwood PD Amendment
APPLICANT: James R. Pratt, Florida IX, LLC
PROPERTY INFORMATION: Parcel I.D. Numbers: 35-22-31-1993-00-007 and 35-22-31-1993-04-001

The Orange County Planning Division has received a request to change the allowable types of development for land located on your property. Please join Orange County staff and your neighbors at a community meeting where the applicant will present their request and answer questions.

2014

described as located on the north side of Stoneybrook Boulevard, east of the intersection of Stoneybrook Boulevard and Alafaya Trail. The subject property is located on the east side of Stoneybrook Boulevard, north of the intersection of Stoneybrook Boulevard and Alafaya Trail. The subject property is located on the east side of Stoneybrook Boulevard, north of the intersection of Stoneybrook Boulevard and Alafaya Trail. The subject property is located on the east side of Stoneybrook Boulevard, north of the intersection of Stoneybrook Boulevard and Alafaya Trail.

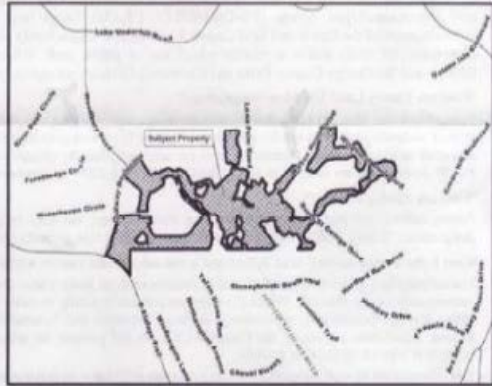
Contact Information

Case Planner: Jennifer DuBois, Senior Planner

Phone Number: 407-836-5396

Email: Jennifer.DuBois@ocfl.net

For specific hearing times, please call or send an email to the case planner as the dates approach. Public hearings are held in the Commission Chambers on the 1st floor of the County Administration Building located at 201 S. Rosalind Ave., Downtown Orlando. Subsequent to this request, the applicant may request a substantial change to the current Eastwood PD Land Use Plan, and you may receive a separate notice that pertains to such action.



COMMUNITY MEETING

LARGE-SCALE FUTURE LAND USE MAP AMENDMENT

Wednesday, January 9, 2019 at 6:00 p.m.
Avalon Elementary School Cafeteria
13500 Tanja King Blvd., Orlando, Florida 32828

Case Planner: Maria Cahill, AICP Planner III
407-836-5322
Maria.Cahill@ocfl.net

Please join Orange County staff and your neighbors at a community meeting where the applicant will present their request and answer questions.

REQUEST

Future Land Use Map

From: Parks and Recreation/Open Space (PR/OS) and Low Density Residential (PD-C/LDR/EDU/PR-OS)

To: Medium Density Residential/Conservation (MDR/CONS)

Case Number: 2019-00000

Project Name: Alafaya Apartments

Owner: John Caporaletti (SBEGC LLC)

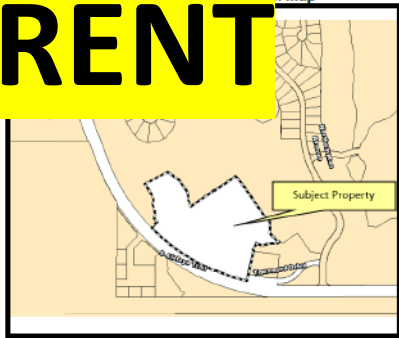
Applicant: Jim Hall AICP, BLA, Hall Development Services Inc.

Parcel ID: Portion of 01-23-31-0000-00-001

Acreage: 14.5 gross acres/12.5 net acres

Location: 2900 Northampton Ave., generally located north of S. Alafaya Trail, east of Northampton Ave., south of Stoneybrook Blvd.

CURRENT



SUMMARY OF REQUEST

The proposal is to change the Future Land Use Map designation of the 14.5-acre subject property from Parks and Recreation/Open Space (PR/OS) to Medium Density Residential/Conservation (MDR/CONS) to allow for the development of up to 250 multi-family dwelling units. The site is more than ten (10) acres in size. Therefore, the request is considered a large-scale amendment to the Orange County Future Land Use Map, requiring two rounds of County review: transmittal public hearings, followed by adoption public hearings.

PUBLIC HEARING NOTICE

As stated on the second page (or reverse side), public hearings for this request will be held before the Orange County Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) and Board of County Commissioners (BCC). Each public hearing will be advertised in the Orlando Sentinel. Please note that the hearing dates are tentative and are subject to change.

Para más información acerca de esta reunión, favor de comunicarse con la División de Planificación al número (407) 836-5600.



COMMUNITY MEETING

Eastwood PD

Monday, February 3, 2020 @ 6:00 p.m.

Timber Creek High School Cafeteria
1001 Avalon Park Boulevard South, Orlando, Florida 32828

Commission District #4 Maribel Gomez Cordero, Commissioner

Case Planner: Nicolas Thalmueller, AICP, Assistant Project Manager (407) 836-5603
Nicolas.Thalmueller@ocfl.net

Please join Orange County staff, the applicant and your neighbors for a community meeting to discuss the proposal for the property identified below. The applicant will be present to explain the proposed use and answer questions.

Table with 2 columns: PROJECT INFORMATION and SUBJECT PROPERTY/ LOCATION MAP. Includes details on Future Land Use, Zoning, Acreage, and Location. A map on the right shows the subject property location.

NEXT WEEK

SUMMARY OF REQUEST/ PROPOSED USE

To allocate 304 approved, yet unbuilt, dwelling units to portions of the existing golf course designated Low Density Residential (LDR) on the Future Land Use Map. No change to the number of approved units within the PD are proposed with this request.

Please visit our site for more information: www.OrangeCountyFL.net/Atlas

If you have questions regarding this community meeting please call the Case Planner (listed above)

Para más información acerca de esta reunión, favor de comunicarse con la División de Planificación al número (407) 836-3111. Pou pis enfòmasyon sou odyans piblik la, kontakte Dèpatman Planifikasyon nan nimewo: (407) 836-3111

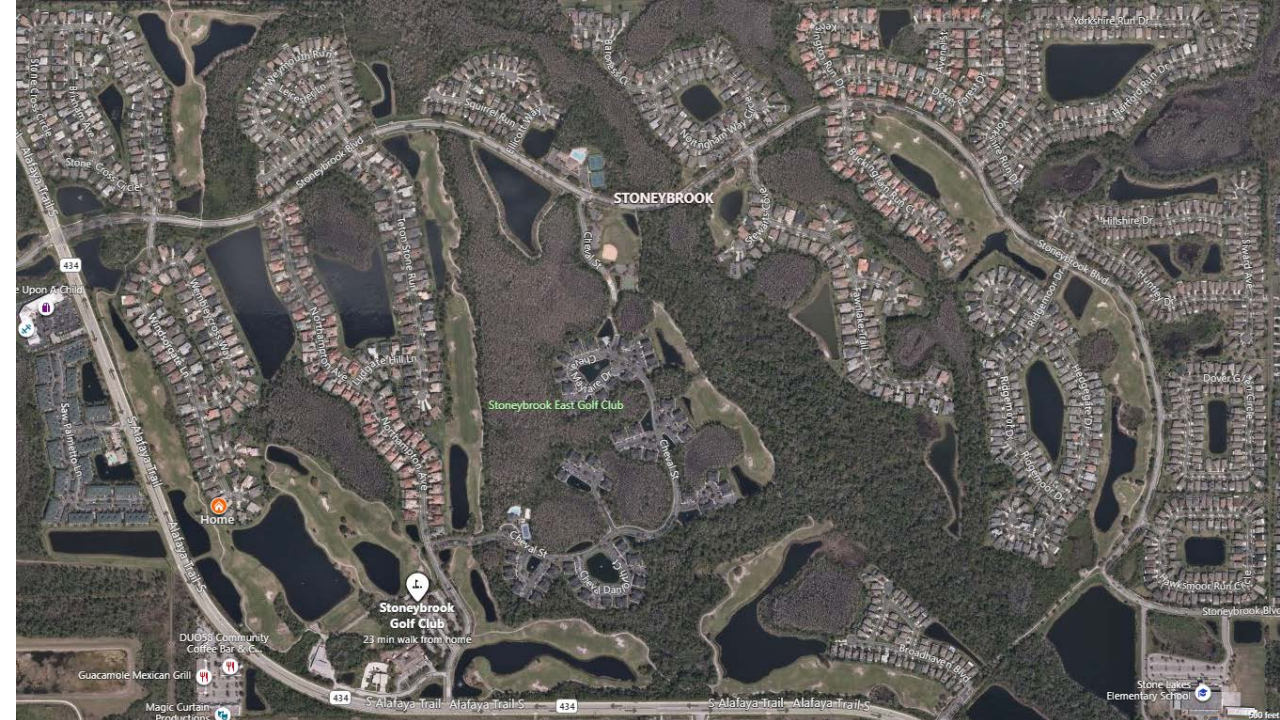
TRY.....TRY.....TRY.....

Please do not allow this proposal to pass. January 28, 2020

INCONSISTENT & INCOMPATIBLE

- SBE Established 1998 as a single-family home golf course community
- SBE has 1,359 homes
- Helped build and prosper East Orlando over 22 years
- Property Tax paid by Stoneybrook homeowners in 2019 **\$5,400,000**

Please do not allow this propo:



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EDEN Multifamily seeks out developments in neighborhoods that are underserved and overlooked.