



Interoffice Memorandum

DATE: July 22, 2019

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental and Development
Services Department *JW.*

CONTACT PERSON: Eric Raasch, DRC Chairman
Development Review Committee *ER*
Planning Division
(407) 836-5523

SUBJECT: August 20, 2019 – Public Hearing
Thomas Sullivan, Gray Robinson, P.A.
Grassmere Reserve Planned Development
Case # CDR-19-04-133 / District 2

The Grassmere Reserve Planned Development (PD) is located at 2523 Junction Road; or generally located east of Junction Road, north of N. Orange Blossom Trail, and south of W. Ponkan Road. The existing PD development program allows for 103 single-family detached dwellings with a minimum lot size of 70'x120'.

Through this PD substantial change, the applicant is seeking to remove a BCC Condition of Approval from June 13, 2006, which was amended as January 8, 2019 Condition of Approval #18b, which stated:

"At the Preliminary Subdivision Plan (PSP) stage, the applicant shall propose a 5-acre park. The density for the park shall be relocated within the project and shall count towards the applicant's recreation requirements."

On June 12, 2019, the Development Review Committee (DRC) recommended approval of the request, subject to conditions. A community meeting was not required for this request.

Finally, the required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PD/LUP may be found in the Planning Division for further reference.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Grassmere Reserve Planned Development / Land Use Plan (PD/LUP) dated “Received June 26, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report. District 2

Attachments
JVW/EPR/stt

CASE # CDR-19-04-133

Commission District: # 2

GENERAL INFORMATION

APPLICANT Thomas Sullivan, Gray Robinson, P.A.

OWNER ECP Grassmere, LLC

PROJECT NAME Grassmere Reserve Planned Development (PD)

PARCEL ID NUMBER 26-20-27-0000-00-020

TRACT SIZE 128.87 gross acres (overall PD)

LOCATION 2523 Junction Road; or generally located east of Junction Road, north of N. Orange Blossom Trail, and south of W. Ponkan Road

REQUEST A PD substantial change to remove a BCC Condition of Approval from June 13, 2006, which was amended as January 8, 2019 Condition of Approval #18b, which stated:

"At the Preliminary Subdivision Plan (PSP) stage, the applicant shall propose a 5-acre park. The density for the park shall be relocated within the project and shall count towards the applicant's recreation requirements."

PUBLIC NOTIFICATION A notification area extending beyond five hundred (500) feet was used for this application [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Eight-hundred seventy-three (873) notices were mailed to those property owners in the notification buffer area. A community meeting was not required for this application.

IMPACT ANALYSIS

Special Information

The Grassmere Reserve PD was originally approved on July 13, 2006 and has a development program of 103 single-family detached dwellings with a minimum lot size of 70'x120'.

Through this PD Change Determination Request (CDR), the applicant is seeking to remove a BCC Condition of Approval from June 13, 2006, which was amended as January 8, 2019 Condition of Approval #18b, which stated:

"At the Preliminary Subdivision Plan (PSP) stage, the applicant shall propose a 5-acre park. The density for the park shall be relocated within the project and shall count towards the applicant's recreation requirements."

If this request is approved, a Change Determination to the approved PSP for the subject property will be required in order to remove the park site and comply with the recreation requirements.

Land Use Compatibility

The proposed PD substantial change would not adversely impact any adjacent properties or result in an incompatible land use pattern.

Comprehensive Plan (CP) Consistency

The subject property has an underlying Future Land Use Map (FLUM) designation of Rural Settlement 1/1 (RS 1/1). The proposed Change Determination Request (CDR) is consistent with the designation and all applicable CP provisions; therefore, a CP amendment is not necessary.

Overlay Ordinance

The subject property is not located within an Overlay District.

Rural Settlement

The subject property is located within the Zellwood Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Environmental

Environmental Protection Division (EPD) staff has reviewed the proposed request, but did not identify any issues or concerns.

Transportation / Concurrency

Orange County Transportation Planning staff has reviewed the proposed request, but did not identify any issues or concerns.

Community Meeting Summary

A community meeting was not required for this request.

Schools

Orange County Public Schools (OCPS) reviewed the request and determined that it will not impact public school capacity.

Parks and Recreation

Orange County Parks and Recreation staff reviewed the Change Determination Request but did not identify any issues or concerns.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division

ACTION REQUESTED

Development Review Committee (DRC) Recommendation – (June 12, 2019)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Grassmere Reserve Planned Development / Land Use Plan (PD/LUP), dated “June 26, 2019”, subject to the following conditions:

1. Development shall conform to the Grassmere Reserve PD Land Use Plan (LUP) dated "Received June 26, 2019," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received June 26, 2019," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to

Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a Capacity Encumbrance Letter (CEL) prior to construction plan submittal and must apply for and obtain a Capacity Reservation Certificate (CRC) prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this Land Use Plan shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a CEL or a CRC.
7. Lake Grassmere shall be limited to non-motorized watercraft.
8. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
9. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.

10. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
11. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that the adjacent land use includes publicly managed property. The notice shall indicate that the adjacent property will require the use of resource management practices that may result in periodic temporary conditions that may limit outdoor activities. These practices will include, but not be limited to, ecological burning, pesticide and herbicide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary for proper resource management.
12. The applicant/owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through the appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, of the proximity of solid waste management facilities.
13. Approval of this plan does not constitute approval of a permit for the construction or alteration of a boat dock, boardwalk, observation pier, fishing pier, community pier or other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits.
14. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
15. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
16. The developer shall obtain water and wastewater service from the City of Apopka.
17. The following waivers from Orange County Code are granted:
 - a. A waiver from Section 38-556(a) to allow a minimum lot size of 70' by 120' lot size (8,400 square feet lot area), in lieu of code required minimum lot width of 100' and 1/3 acre (14,520 square feet lot area) for lots with central water service.
 - b. A waiver from Orange County Code Section 38-556(b) to allow for a front setback of 25 feet, in lieu of 30 feet.

18. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated June 13, 2006 shall apply:

- a. Developer shall comply with all provisions of the Public Education Agreement entered into with the Orange County School Board as of April 12, 2005. The developer has a signed Capacity Enhancement Agreement with Orange County Public Schools dated September 28, 2005 (executed on October 12, 2005), and is on file with the Orange County Planning Division.

Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Public Education Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the 10 (ten) residential units allowed under the zoning existing prior to the approval of the PD zoning. The County shall again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Public Education Agreement. The developer and its successor or assign under the Public Education Agreement, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.

Developer, or its successor or assign under the Public Education Agreement, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's property rights.

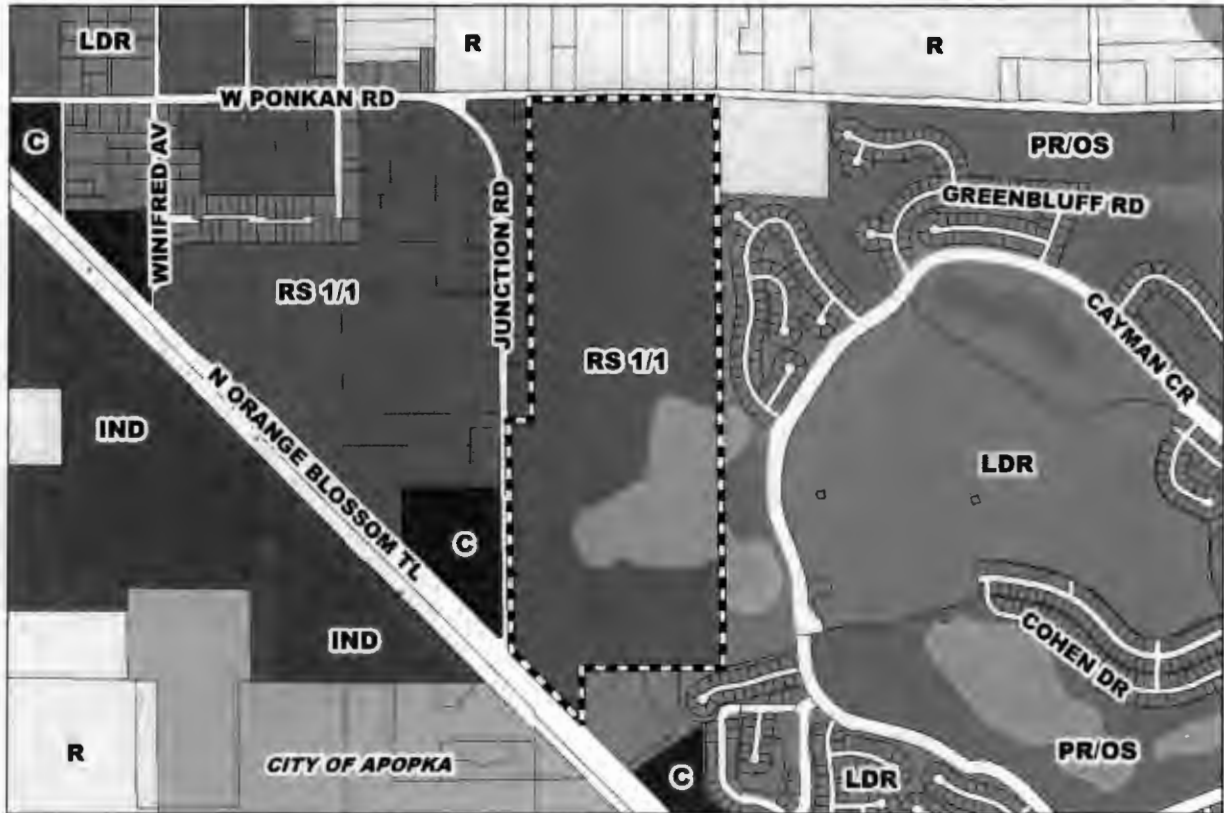
Orange County shall be held harmless by the developer and its assigns under the Public Education Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Public Education Agreement.

- b. At the PSP stage, the need for a 6-foot masonry wall along U.S. 441 shall be evaluated.

PREVIOUS BOARD OF COUNTY COMMISSIONERS ACTION (January 8, 2019)

Upon a motion by Commissioner Moore, seconded by Commissioner Uribe, and carried by all present members voting AYE, the Board made a finding of consistency with the Comprehensive Plan; and approve the substantial change request by Thomas Sullivan, Gray Robinson, P.A., Grassmere Reserve Planned Development / Land Use Plan (PD / LUP), Case # CDR-18-07-240 to amend the Grassmere Reserve PD to reduce the minimum lot size from 95'x150' to 70'x120' in order to allow for compliance with Wekiva open space requirements; subject to the conditions of approval listed under the Development Review Committee recommendation in the Staff Report.

CDR-19-04-133



Subject Property



Subject Property

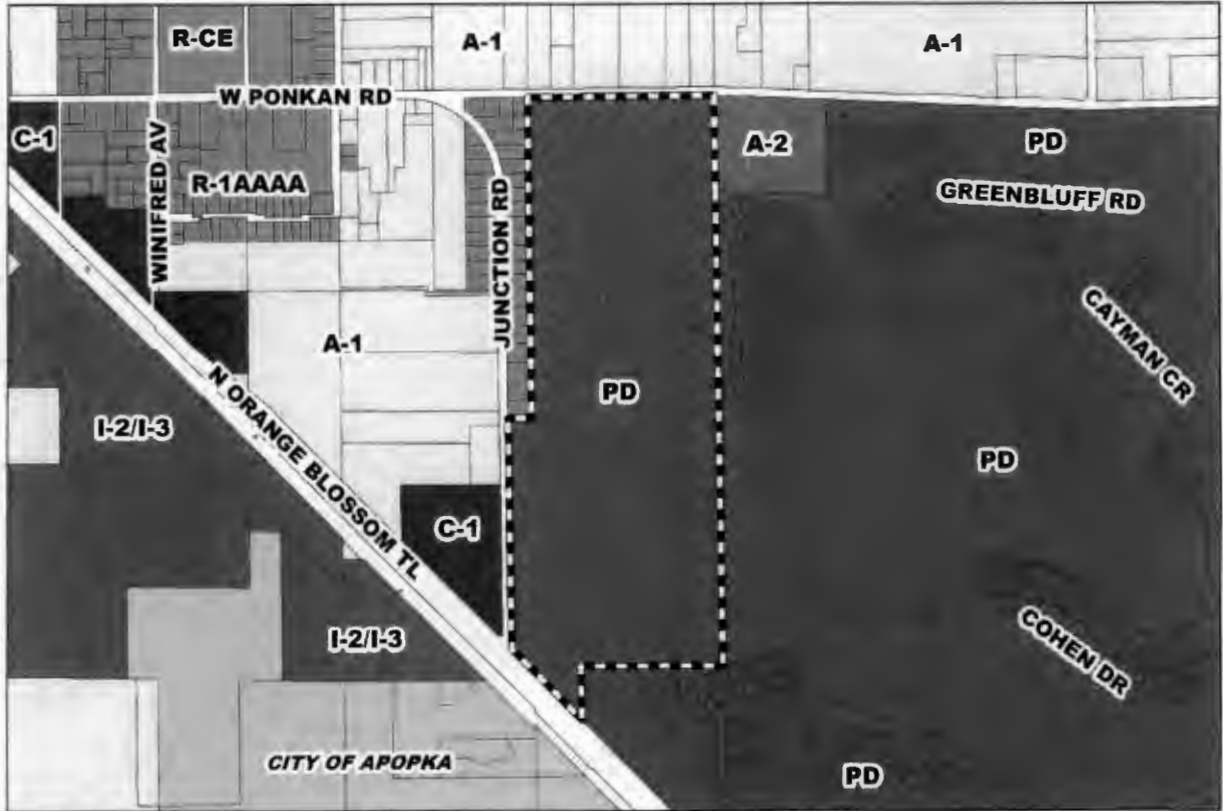
Future Land Use Map

FLUM: Rural Settlement 1/1 (RS 1/1)
APPLICANT: Thomas Sullivan, Gray Robinson, P.A.
LOCATION: 2523 Junction Road; or generally located east of Junction Road, north of N. Orange Blossom Trail, and south of W. Ponkan Road
TRACT SIZE: 128.87 gross acres (overall PD)
DISTRICT: # 2
S/T/R: 26/20/27

1 inch = 1,100 feet



CDR-19-04-133



Subject Property



Subject Property

Zoning Map

ZONING: PD (Planned Development District)

APPLICANT: Thomas Sullivan, Gray Robinson, P.A.

LOCATION: 2523 Junction Road; or generally located east of Junction Road, north of N. Orange Blossom Trail, and south of W. Ponkan Road

TRACT SIZE: 128.87 gross acres (overall PD)

DISTRICT: # 2

S/T/R: 26/20/27

1 inch = 1,100 feet



THE LEGAL DESCRIPTION

East 1/4 of Northwest 1/4 and Northwest 1/4 of Southeast 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida, EXCEPT a strip 93 feet wide across the South end of said Northwest 1/4 of Southeast 1/4 of Section 26, Township 20 South, Range 27 East.

ALSO, beginning at the Southwest corner of Southwest corner of Southeast 1/4 of Northwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence running West along the quarter section line 6 chains 33 links, thence North 6 chains 33 links, thence South 6 chains 33 links to place of beginning, EXCEPT that portion thereof lying West of the County Road, conveyed to Luciana Oline.

ALSO, beginning at the Northwest corner of Northwest 1/4 of Southeast 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida thence West 210 feet, thence South 1,112 feet, thence East 210 feet, thence North 1,112 feet to place of beginning.

ALSO, one acre appears in the Southwest corner of Northwest 1/4 of Southeast 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida.

Less and Except Road Right of Way.

ALSO, beginning at the Northwest corner of Southeast 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence South along the line dividing the quarter sections 177 feet, more or less, to the new County Road, thence Northwesterly by said road 244 feet, more or less, to the line surveyed by J.A. Walker, thence Easterly along the North boundary of the said Southwest 1/4 of Southeast 1/4 180 feet, more or less, to place of beginning.

ALSO, begin at the Northwest corner of Southwest 1/4 of Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run thence South 120 feet to a stake, thence in a Southeasterly direction and parallel with the State Road distance of 571.53 feet, thence North 560 feet, thence West 330 feet, thence South 99 feet to the Point of Beginning.

LESS and EXCEPT Road Right of Way by the Order of Easement recorded in Minute Book 6, Page 118 and by the Deed recorded in Deed Book 596, Page 590, Public Records of Orange County, Florida.

Containing 126.05 acres, more or less.

Grassmere Reserve

Parcel ID# 26-20-27-0000-00-020

Planned Development Land Use Plan Orange County, Florida

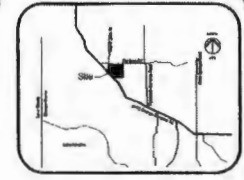
Nov 2005

- Revisions
- 1/29/06 - Revised Per DRC comments dated 1/11/06 c/s
 - 2/21/06 - Revised Per staff comments dated 2/20/06 c/s
 - 7/20/18 - Revision to Minimum Lot Size
 - 10/15/18 - Revised per TRG comments dated 9/5/18
 - 11/05/18 - Revised per DRC comments dated 11/2/18
 - 11/13/18 - Revised per DRC comments dated 11/12/18
 - 08/07/19 - Revised per DRC comments dated 08/04/19
 - 08/28/19 - Revised per staff comments dated 8/24/19

ORANGE COUNTY CASE # CDR-19-04-133

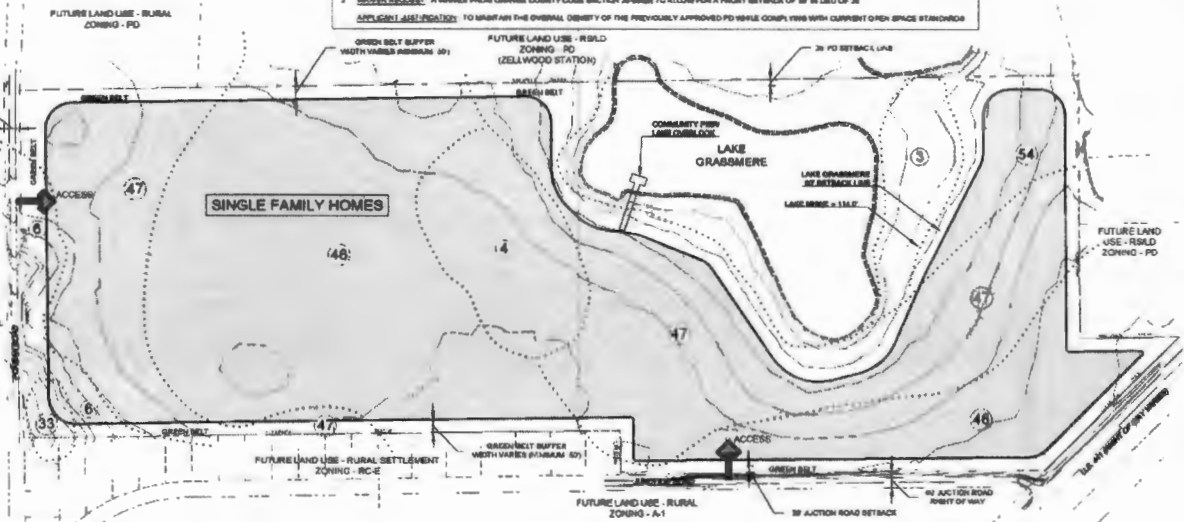
SITE DATA

PARCEL ID NUMBER	26-20-27-0000-00-020
ORIG. LAND AREA	130.09 ACRES
LAKE GRASSMERE	26.09 ACRES
CLASS / INTENTIONS	3.3 ACRES
NET LAND AREA	103.99 ACRES
PROPOSED UNITS	160 UNITS
PROPOSED DENSITY	1.5 UNITS/ACRE
CURRENT LAND USE	RURAL, SETTLEMENTS 1/1
PROPOSED ZONING	PD
REQUIRED COVERAGE (10%)	16.39 ACRES
REQUIRED RECREATION	4.88 ACRES
NUMBER OF PHASES	1
TYPE OF UNITS	SINGLE FAMILY HOMES
MINIMUM LOT SIZE	29 X 125'
MAXIMUM BUILDING HEIGHT (2 STORY)	35'
MAX. NET LIVABLE AREA (ACR. HEAT & AIR)	1,289 SQUARE FEET
SCHOOL AGE POPULATION	43 CHILDREN
LOT SETBACK	
FRONT	25'
REAR	30'
SIDE	10'
LAKE GRASSMERE	07' (FROM BANK)
USE 1/1 (RURAL, AGRICULTURAL)	100' FROM PROPERTY LINE OR 100' FROM CL. OF ROW FOR STRUCTURES OR 100' FROM CL. OF ROW FOR PLANNING AREAS
PD PERMITTED SETBACK	25'
SECTION ROAD	25'
MEDIA OPEN SPACE CALCULATION	68.31 ACRES (51% OPEN SPACE PROVIDED)
MEDIA OPEN SPACE	103 TROUS
PM TRIPS GENERATED (ITE WITH ED)	302 TRIPS
DAILY TRIPS GENERATED (ITE WITH ED)	



Location Map

- GRANTED WAIVERS PER BCC APPROVAL DATE 1/8/19**
- WAIVER REQUEST:** A WAIVER FROM ORANGE COUNTY CODE SECTION 36-68(2) TO ALLOW A MINIMUM LOT SIZE OF PD BY 137 (8,400 SQUARE FEET OF LOT AREA) INSTEAD OF THE 140 (8,400 SQUARE FEET) REQUIRED FOR LOTS WITH CENTRAL WATER SERVICE.
 - APPLICANT JUSTIFICATION:** TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.
 - WAIVER REQUEST:** A WAIVER FROM ORANGE COUNTY CODE SECTION 36-68(2) TO ALLOW FOR A FRONT SETBACK OF 30' IN LIEU OF 25'.
 - APPLICANT JUSTIFICATION:** TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.



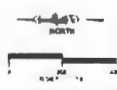
- GENERAL NOTES**
- SETBACKS AND INFRASTRUCTURE WHICH THE RIGHT-OF-WAY SHALL BE PUBLICLY OWNED.
 - SUPPLY LANDSCAPING, RECREATION AND COMMON AREAS WILL BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - PROJECT INFRASTRUCTURE WILL BE DEVELOPED IN ONE PHASE.
 - ALL STORMWATER POWERS TO BE DETERMINED IN ACCORDANCE WITH DURING AN ORANGE COUNTY STORMWATER POWERS TO BE OBTAINED AS MANDATED BY ORANGE COUNTY MATU FOR STORMWATER SYSTEMS FUNCTIONALITY.
 - UTILITIES PROVIDED BY THE CITY OF APOPKA.
 - BUFFERS WILL CONSIST OF LANDSCAPING, BERRISS, OPEN SOIL PERMITS, AND BUFFER TREES.
 - AN ORANGE COUNTY CONSERVATION AREA DETERMINATION APPLICATION NEEDS TO BE COMPLETE PRIOR TO PERMITS APPROVAL.
 - ALL ACREAGE BEHIND CONSERVATION AREAS INCLUDING WETLANDS AND BUFFERS ARE CONSIDERED APPROXIMATELY 10% FINALIZED BY CONSERVATION AREA DETERMINATIONS AND CONSERVATION AREA BUFFER PERMITS. APPROVAL OF THIS PLAN DOES NOT PERMIT ANY PROPOSED CONSERVATION AREAS.
 - NOTIFICATIONS THAT THE SITE IS IN THE VICINITY OF A LANDFILL WILL BE REQUIRED TO BE PLACED IN THE HOMEOWNER'S ASSOCIATION DOCUMENTS.
 - A FLOODWAY SHALL ALONG U.S. HWY 171 WILL BE DEMONSTRATED ON THE PRELIMINARY SUBDIVISION PLAN SHEET.
 - LAKE GRASSMERE SHALL BE LIMITED TO NON-AUTORIZED WATER CRAFT AND BOAT TRIPS.
 - ACTUAL NUMBER OF HOMES ALLOWED ON THE SITE WILL BE DETERMINED ONCE THE LOTS AND ACREAGE OF CONSERVATION AREAS HAS BEEN COMPLETED THROUGH THE CONSERVATION AREA DETERMINATION PROCESS.
 - RECREATION AREAS SHALL COMPLY WITH ORANGE COUNTY CODE.
 - THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE MEDIA STUDY AREA AS ESTABLISHED BY THE MEDIA PASSIVITY AND PROTECTIVE ACT SECTION 289.3(1) & (2). SPECIAL AREA REGULATIONS APPLY. IN ADDITION TO THE STATE REGULATIONS LOCAL POLICES ARE INCLUDED IN ORANGE COUNTY COUNCILMEMBERS PLAN 2019-2020. FUTURE LAND USE STUDY (BUT NOT LIMITED TO) OBJECTIVE PLANS MEDIA.
 - IN ACCORDANCE WITH SECTION 16-127, ANY VIOLATION FROM COUNTY CODE ENFORCEMENT STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC WILL BE INVALID.
 - APPROVAL OF THIS REQUEST DOES NOT GRANT ANY APPROVALS FOR CONSTRUCTION OR ALTERATION OF SOIL BUFFER, DOGS, BERRISS, CONSERVATION AREA, LAKE SHORE VEGETATION, OR BARRIERS ON THE LAKE.

- Soils Legend**
- 3: Basher fine sand, depressional
 - 4: Candler fine sand, 0 - 5% slopes
 - 5: Candler-Apopka fine sands, 5% - 12%
 - 13: Pine
 - 48: Tavares fine sand, 0-5%
 - 47: Tavares Millhopper fine sands 0-5% slopes
 - 54: Zolfo fine sand

- OWNER/DEVELOPER**
BCP GRASSMERE LLC
815 W. HENRIEY BLVD SUITE 220
TAMPA, FL 33606
813-271-1084
CONTACT: FRANK SCHNEIDER
- APPLICANT/AGENT**
GRAY BORDEN
331 EAST PINE STREET
SUITE 1400
ORLANDO, FL 32801
321-449-0201
CONTACT: THYRA BALLEW
- CIVIL ENGINEER**
HNS INC.
301 SOUTH BUNNY AVE
ORLANDO, FL 32803
407-862-3817
CONTACT: JASON P. MANOVIET, P.E.
- ENVIRONMENTAL CONSULTANT**
NO-TECH CONSULTANT
2026 EAST 50TH STREET
ORLANDO, FL 32803
407-866-2899
CONTACT: JOHN MELLOE
- SURVEYOR**
ALL IN A COMPANY
PROFESSIONAL SURVEYORS & MAPPERS
16 EAST PLUM STREET
WINTER GARDEN, FL 34787
888-848-8280
CONTACT: JAMES L. RICHMAN

**THE BCC CONDITIONS OF APPROVAL
(DATED 1/8/19) ARE INCLUDED ON PAGE 2**

RECEIVED
By Sophia at 4:23 pm, Jun 28, 2019



N | V | 5

201 S. BUMBY AVE
ORLANDO, FL
(407) 866-3317
WWW.NV5.COM

Grassmere Reserve PD / LUP

**Orange County Planning Division
BCC Hearing Date: August 20, 2019**

DRC Staff Report

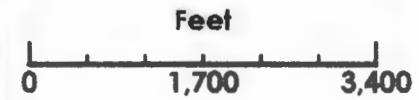
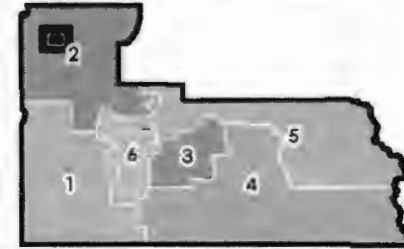
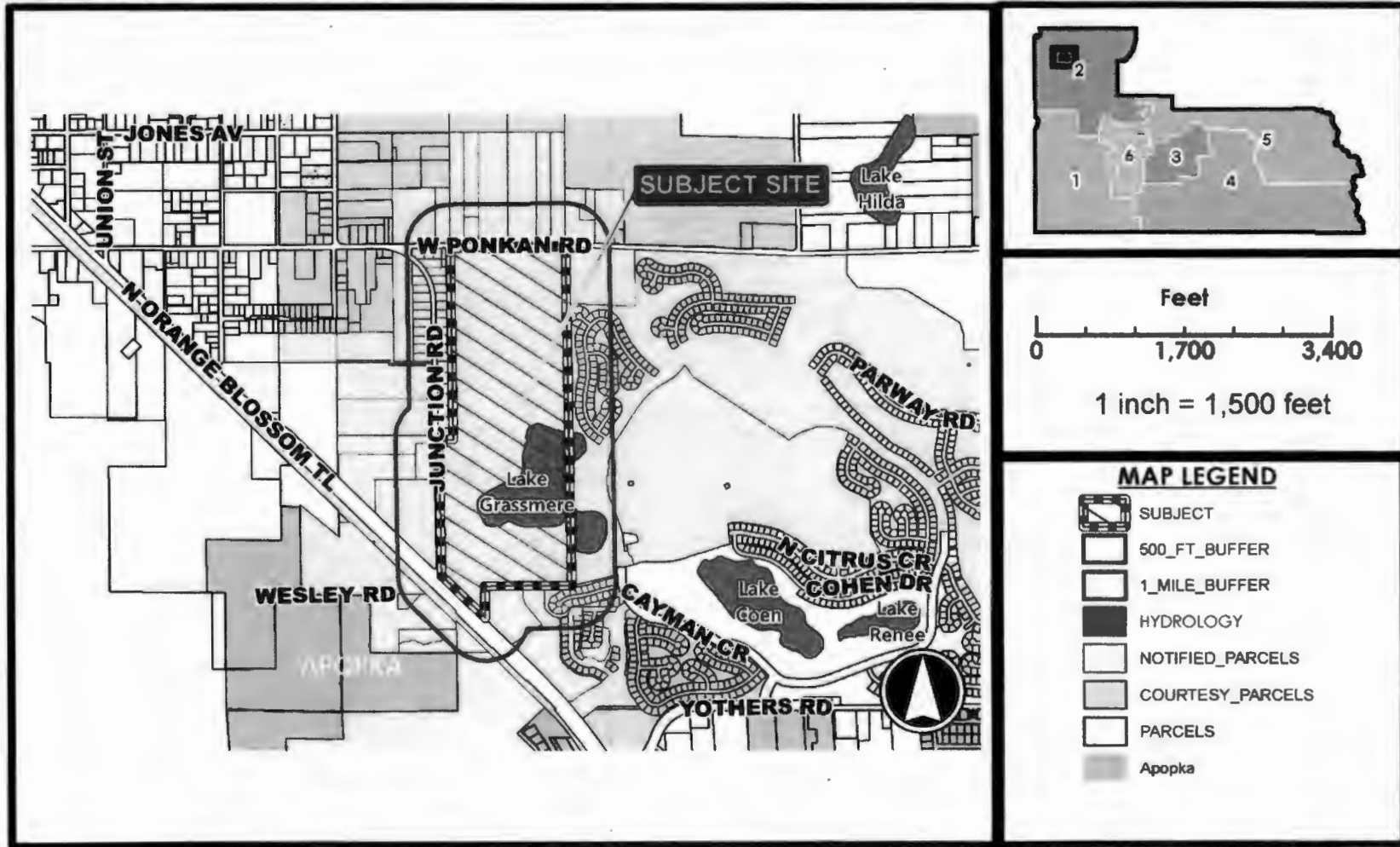


Public Notification Map

Grassmere Reserve PD_CDR-19-04-133









500 FT BUFFER, 873 NOTICES

[Residential Count: 372]



1 inch = 1,500 feet

MAP LEGEND

-  SUBJECT
-  500_FT_BUFFER
-  1_MILE_BUFFER
-  HYDROLOGY
-  NOTIFIED_PARCELS
-  COURTESY_PARCELS
-  PARCELS
-  Apopka

Notification Map

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: August 20, 2019