



**Interoffice Memorandum**

**DATE:** January 29, 2020

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

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

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

**SUBJECT:** February 25, 2020 – Public Hearing  
Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed,  
P.A.  
Harbor Chase at Dr. Phillips Planned Development  
Case # LUP-19-04-116 / District 1

The Harbor Chase at Dr. Phillips Planned Development (PD) is located at 7243 Della Drive; or generally located east of Della Drive, south of Mabel Louise Lane, and north of Dr. Phillips Boulevard. The subject property has an approved Special Exception that permitted the development of a senior housing facility (Assisted and Independent Living Facility). The applicant is seeking to rezone 3.31 acres of C-1 (Retail Commercial District) and 5.64 acres of R-3 (Multiple-Family Dwelling District) to PD (Planned Development District) to allow for the existing 231,910 square foot Assisted and Independent Living Facility with on-site alcohol consumption. There are four waivers to accommodate the existing buildings and development of the site due to differences between PD and C-1/R-3 zoning standards. They include waivers for perimeter setbacks and building height. The applicant is proposing the PD rezoning due to the fact that the location of an ancillary use for on-site alcohol consumption is located within the R-3 zoned portion of the property, of which such use is not permitted. The PD rezoning will allow for the combination of residential and commercial uses with their typical ancillary uses, such as on-site alcohol consumption, to be located anywhere within the PD.

On December 19, 2019, the Planning and Zoning Commission (PZC) recommended approval of the request, subject to conditions. A community meeting was not required for this application.

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 Harbor Chase at Dr. Phillips Planned Development / Land Use Plan (PD/LUP) dated “Received October 2, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report. District 1**

Attachments  
JVW/EPR/nt

**GENERAL INFORMATION**

<b>APPLICANT</b>	Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
<b>OWNER</b>	Dr. Phillips, Inc.
<b>PROJECT NAME</b>	Harbor Chase at Dr. Phillips Planned Development (PD)
<b>HEARING TYPE</b>	Planned Development / Land Use Plan (PD / LUP)
<b>REQUEST</b>	<b>C-1 (Retail Commercial District) <i>and</i> R-3 (Multiple-Family Dwelling District) to PD (Planned Development District)</b>

*A request to rezone 3.31 acres of C-1 (Retail Commercial District) and 5.64 acres of R-3 (Multiple-Family Dwelling District) to PD (Planned Development District) to allow for a 231,910 square foot Assisted and Independent Living Facility with on-site alcohol consumption. The request also includes the following waivers from Orange County Code:*

1. A waiver from Section 38-1251 is requested to allow a maximum height of 50 feet, in lieu of 35 feet.
2. A waiver from Section 1258(b) is requested to allow a maximum height of 50 feet located between 100 feet to 150 feet of single-family zoned property, in lieu of a maximum of 50% of the buildings being three (3) stories (not to exceed 40 feet in height) with the remaining buildings being one (1) story or two (2) stories in height.

***Applicant Justification for Waivers 1 and 2:*** *The project is adjacent to commercial property and adequately separated from single-family residential.*

3. A waiver from Section 38-1254 is requested to reduce the PD perimeter setback to 23 feet, in lieu of 25 feet.
4. A waiver from Section 38-1272(3) is requested to reduce the PD perimeter setback to 23 feet, in lieu of 25 feet.

***Applicant Justification for Waivers 3 and 4:*** *Due to the irregular shape of the lot, portion of the building extend into the setback.*

<b>LOCATION</b>	7243 Della Drive; or generally located east of Della Drive, south of Mabel Louise Lane, and north of Dr. Phillips Boulevard
<b>PARCEL ID NUMBERS</b>	26-23-28-0000-00-050 ( <i>a portion of</i> )
<b>TRACT SIZE</b>	8.95 gross acres
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Two hundred eighty-nine (289) notices were mailed to those property owners in the mailing area. A community meeting was not required for this application.
<b>PROPOSED USE</b>	Existing 231,910 square foot Assisted and Independent Living Facility with on-site alcohol consumption

### **STAFF RECOMMENDATION**

#### **Development Review Committee – (November 6, 2019)**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the HarborChase at Dr. Phillips Planned Development / Land Use Plan (PD/LUP), dated "Received October 2, 2019", subject to the following conditions:**

1. Development shall conform to the HarborChase at Dr. Phillips Land Use Plan (LUP) dated "Received October 2, 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 October 2, 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 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. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing wastewater and reclaimed water systems have been designed to support all development within the PD.
8. The developer shall obtain wastewater and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
9. Outside sales, storage, and display shall be prohibited.
10. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County code.
11. The following waivers from Orange County code are granted:
  - a. A waiver from Section 38-1251 to allow a maximum height of 50 feet, in lieu of 35 feet.
  - b. A waiver from Section 1258(b) to allow a maximum height of 50 feet located between 100 feet to 150 feet of single-family zoned property, in lieu of a maximum of 50% of the buildings being three (3) stories (not to exceed 40 feet in height) with the remaining buildings being one (1) story or two (2) stories in height.
  - c. A waiver from Section 38-1254 to reduce the PD perimeter setback to 23 feet, in lieu of 25 feet.
  - d. A waiver from Section 38-1272(3) to reduce the PD perimeter setback to 23 feet, in lieu of 25 feet.

## **IMPACT ANALYSIS**

### **Land Use Compatibility**

The proposed development program is compatible with existing development in the area, and would not adversely impact any adjacent properties.

### **Comprehensive Plan (CP) Consistency**

The subject property has an underlying Future Land Use Map (FLUM) designation of Commercial (C), which allows for retail commercial development at a Floor Area Ratio (FAR) of 1.5 and Medium Density Residential (MDR), which allows for residential development of up to 20 dwelling units per acre. The proposed PD zoning district and development program is consistent with Commercial and Medium Density Residential FLUM designations and the following CP provisions:

**FLU1.1.5** states that Orange County shall encourage mixed-use development, infill development and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. The County may require minimum FARs and densities in its Land Development Code to achieve the County's desired urban framework. Infill is defined as development consistent with the Infill Master Plan (2008).

**FLU1.4.1** states Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

**FLU1.4.2** states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.

**GOAL FLU2** states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

**FLU2.2.1** states that within the Urban Service Area, Orange County shall encourage a mixture of land uses within activity and mixed-use commercial centers. Office and residential land uses shall be part of the balanced land use mixture, in addition to the commercial component.

**FLU8.1.1** states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities, market demand, and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

**OBJ FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

**FLU8.2.1** states that land use changes shall be required to be compatible with existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

**FLU8.2.11** states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

### **Community Meeting Summary**

A community meeting was not required for this request.

**SITE DATA**

<b>Existing Use</b>	Assisted and Independent Living Facility
<b>Adjacent Zoning</b>	N: R-3 (Multiple-Family Dwelling District) (1968, 1969)
	E: R-3 (Multiple-Family Dwelling District) (1969)
	W: R-3 (Multiple-Family Dwelling District) (1969, 1973)
<b>Adjacent Land Uses</b>	S: C-1 (Retail Commercial District) (1969)
	N: Single-Family, Condominiums
	E: Spring Lake
	W: Townhomes
	S: Orange County Library

**APPLICABLE PD DEVELOPMENT STANDARDS**

Maximum Building Height:	50 feet ( <i>per waivers</i> )
Minimum Living Area:	500 square feet (under HVAC)

**Minimum Building Setbacks**

PD Perimeter Setback	23 feet ( <i>per waivers</i> )
Collector Road Setback:	30 feet

**SPECIAL INFORMATION**

**Subject Property Analysis**

The subject property has an approved Special Exception (Case #SE-14-07-031) that permitted the development of a senior housing facility (Assisted and Independent Living Facility) with a maximum height of 50 feet. The property has also developed in accordance with the R-3 and C-1 zoning setbacks.

Through this request, the applicant is seeking to rezone 3.31 acres of C-1 (Retail Commercial District) and 5.64 acres of R-3 (Multiple-Family Dwelling District) to PD (Planned Development District) to allow for a 231,910 square foot Assisted and Independent Living Facility with on-site alcohol consumption. There are four waivers requested to reduce the PD perimeter setback from 25 feet to 23 feet and increase the maximum building height from 35 feet to 50 feet.

The applicant is proposing the PD rezoning due to the fact that the location of an ancillary use for on-site alcohol consumption is located within the R-3 zoned portion of the property, of which such use is not permitted. The PD rezoning will allow for the combination of residential and commercial uses with their typical ancillary uses, such as on-site alcohol consumption, to be located anywhere within the PD zoning.



The waivers that are requested relate to the fact that the building structure is already constructed and the setbacks of the C-1/R-3 zoning that the facility was constructed under do not conform to the PD zoning requirements. Additionally, the waivers will permit the 50 foot height as approved under the Special Exception.

**Comprehensive Plan (CP) Amendment**

The subject property has an underlying Future Land Use Map (FLUM) designation of Commercial (C), which allows for retail commercial development at a Floor Area Ratio (FAR) of 1.5 and Medium Density Residential (MDR), which allows for residential development of up to 20 dwelling units per acre. The proposed use is consistent with this designation and all applicable CP provisions; therefore, a CP amendment is not necessary.

**Rural Settlement**

The subject Property is not located within a Rural Settlement.

**Joint Planning Area (JPA)**

The subject Property is not located within a Joint Planning Area.

**Overlay District Ordinance**

The subject Property is not located within an Overlay District.

**Airport Noise Zone**

The subject Property is not located within an Airport Noise Zone.

**Environmental**

Orange County Environmental Protection Division (EPD) reviewed this request, but did not provide any comments or concerns.

**Transportation / Concurrency**

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.

**Water / Wastewater / Reclaim**

	<u>Existing service or provider</u>
Water:	Orlando Utilities Commission
Wastewater:	Orange County Utilities
Reclaim Water:	Orange County Utilities

**Schools**

Orange County Public Schools (OCPS) reviewed this request, but did not provide any comments or concerns.

**Parks and Recreation**

Orange County Parks and Recreation reviewed this request, but did not provide any comments or concerns.

**Code Enforcement**

There are no outstanding Code Enforcement violations on the subject property.

**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.

**PLANNING AND ZONING COMMISSION (PZC) FINDINGS**

The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend approval of the Harbor Chase at Dr. Phillips Planned Development (PD) Land Use Plan, subject to eleven (11) conditions.

Staff indicated that two hundred eighty-nine (289) notices were mailed to surrounding property owners within a buffer of 500 feet from the subject property, with zero (0) commentaries received in favor of the request and zero (0) commentaries received in opposition to the request. The applicant was present for the hearing and concurred with staff's recommendation. No members of the public spoke at the hearing.

After a brief discussion, a motion was made by Commissioner Dunn to find the request to be consistent with the Comprehensive Plan and recommend approval of the Harbor Chase at Dr. Phillips PD Land Use Plan, subject to the eleven (11) conditions listed under the DRC Recommendation. Commissioner Spears seconded the motion, which then carried on an 8-0 vote.

**Motion / Second**

*Jimmy Dunn / Gordon Spears*

**Voting in Favor**

*Jimmy Dunn, Gordon Spears, Mohammed Abdallah, JaJa Wade, Diane Velazquez, Yog Melwani, Jose Cantero, and Carlos Nazario*

**Voting in Opposition**

*None*

**Absent**

*Eddie Fernandez*

**PZC RECOMMENDED ACTION**

**Planning and Zoning Commission (PZC) Recommendation – (December 19, 2019)**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the HarborChase at Dr. Phillips Planned Development / Land Use Plan (PD/LUP), dated "Received October 2, 2019", subject to the following conditions:**

1. Development shall conform to the HarborChase at Dr. Phillips Land Use Plan (LUP) dated "Received October 2, 2019," and shall comply with all applicable federal, state,

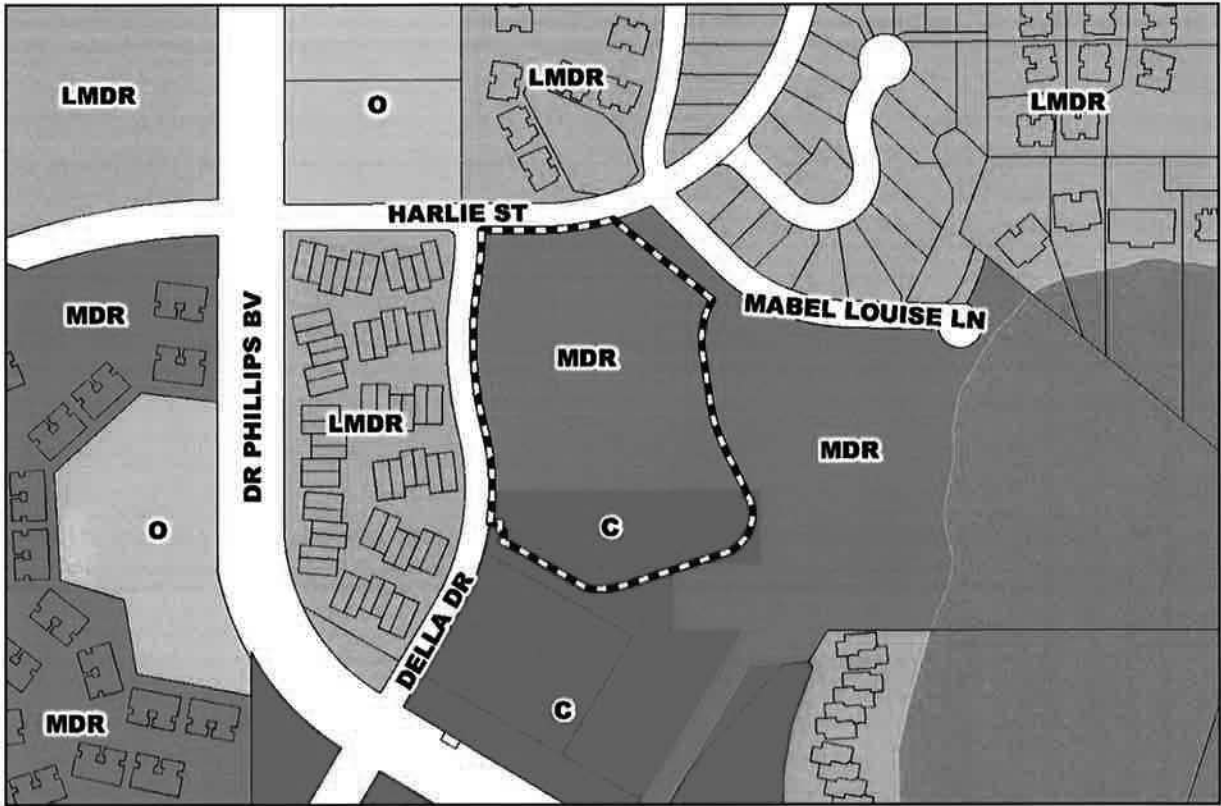
and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land 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 October 2, 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).
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7. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing wastewater and reclaimed water systems have been designed to support all development within the PD.
8. The developer shall obtain wastewater and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
9. Outside sales, storage, and display shall be prohibited.
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  - d. A waiver from Section 38-1272(3) to reduce the PD perimeter setback to 23 feet, in lieu of 25 feet.



**LUP-19-04-116**



 Subject Property



 Subject Property

**Future Land Use Map**

**FLUM:** Commercial (C) and Medium Density Residential (MDR)

**APPLICANT:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

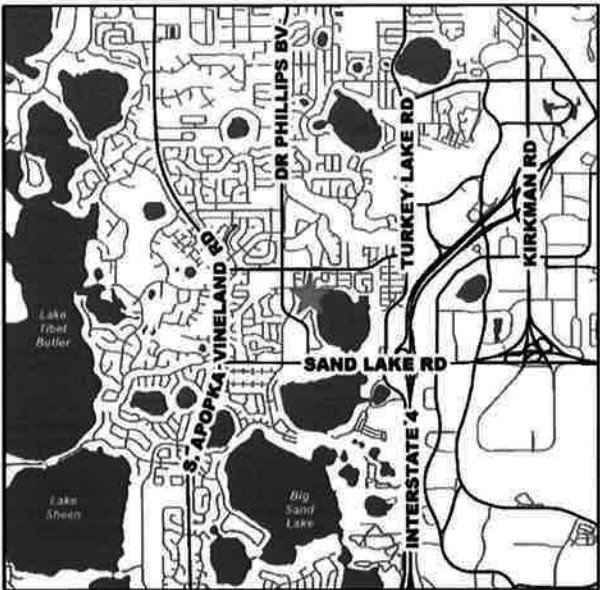
**LOCATION:** 7243 Della Drive; or generally located east of Della Drive, south of Mabel Louise Lane, and north of Dr. Phillips Boulevard

**TRACT SIZE:** 8.95 gross acres

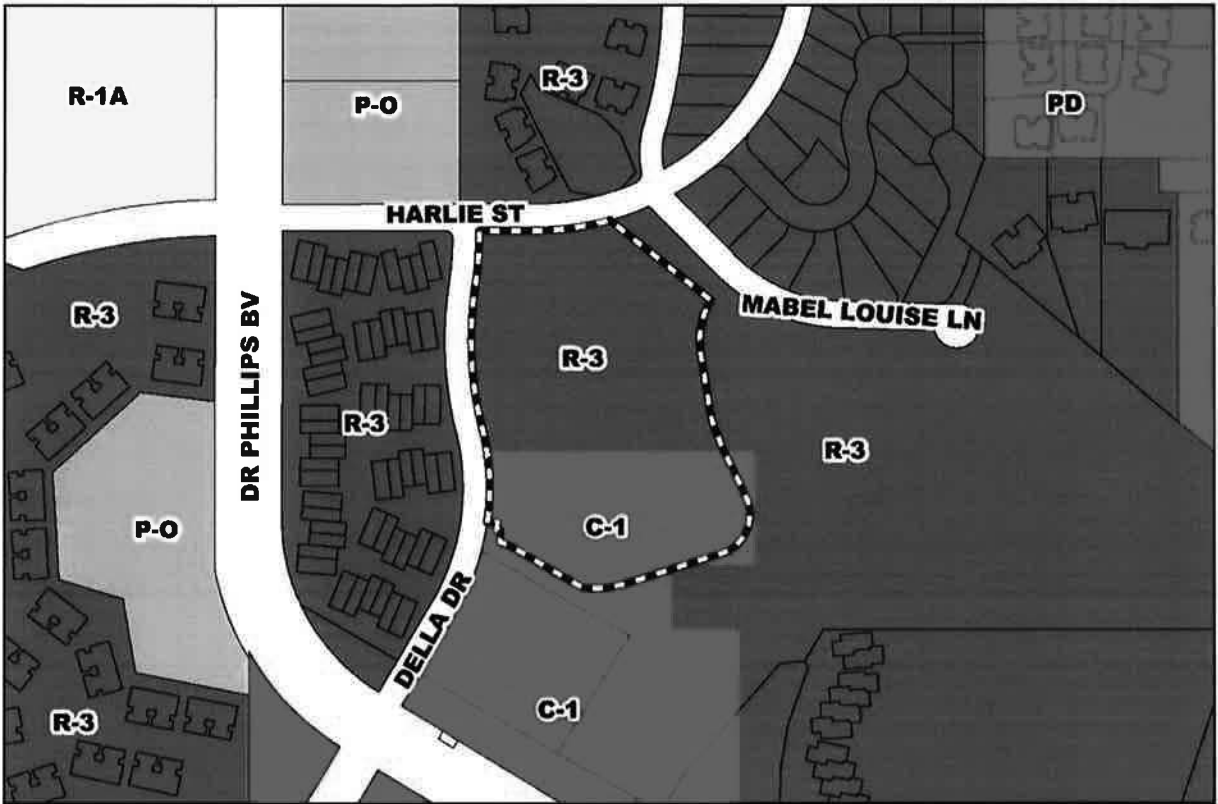
**DISTRICT:** # 1

**S/T/R:** 26/23/28

1 inch = 350 feet



LUP-19-04-116



Subject Property



Subject Property

### Zoning Map

**ZONING** C-1 (Retail Commercial District) and R-3 (Multiple Family Dwelling District) to PD (Planned Development District)

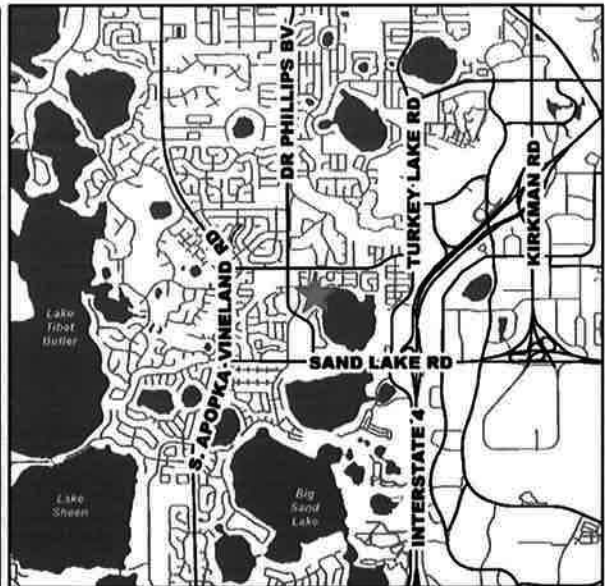
**APPLICANT:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

**LOCATION:** 7243 Della Drive; or generally located east of Della Drive, south of Mabel Louise Lane, and north of Dr. Phillips Boulevard

**TRACT SIZE:** 8.95 gross acres

**DISTRICT:** # 1

**S/T/R:** 28/23/28  
 1 inch = 350 feet



LUP-19-04-116



 Subject Property



1 inch = 250 feet




# HarborChase at Dr. Phillips PD / LUP (Cover Sheet)


COVER SHEET		C1	
HARBORCHASE AT DR. PHILLIPS ORANGE COUNTY, FLORIDA 7233 DELTA DRIVE	HB ASSOCIATES, LLC	Project: 116 Date: 2/2/19 Scale: 1" = 300' Job No.: 19-04-116	Sheet 1 of 2
LEGAL DESCRIPTION: CONVEY TO THE COUNTY OF ORANGE, FLORIDA, ALL THAT CERTAIN PARCELS OF LAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:		RECEIVED By DDC OFFICE on 2:05 pm, Oct 02, 2019	

**LAND USE PLAN**  
**HARBORCHASE AT DR. PHILLIPS**  
**ORANGE COUNTY, FLORIDA**

**PARCEL ID #: A PORTION OF 26-23-28-00000-00-050**  
**CASE NO. LUP-19-04-116**



**AERIAL MAP**  
2/21/2019

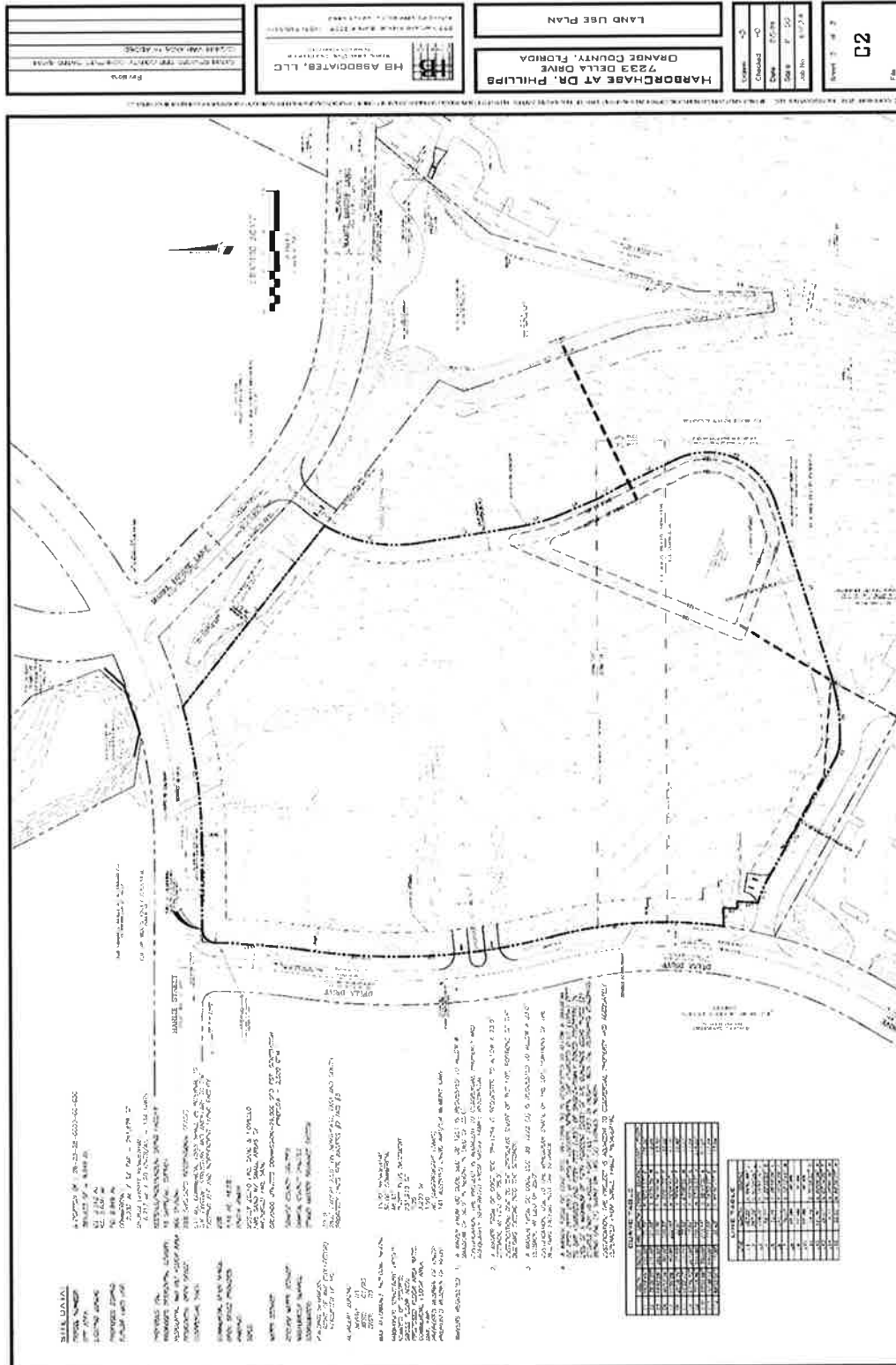


**LOCATION MAP**  
2/21/2019

**INDEX**  
1. General Remarks  
2. Summary of Plan

**PROPERTY OWNER:**  
HB Associates, LLC  
7233 Delta Drive, Suite 100  
Orlando, FL 32819  
407-444-6110  
G06700712000000000000000

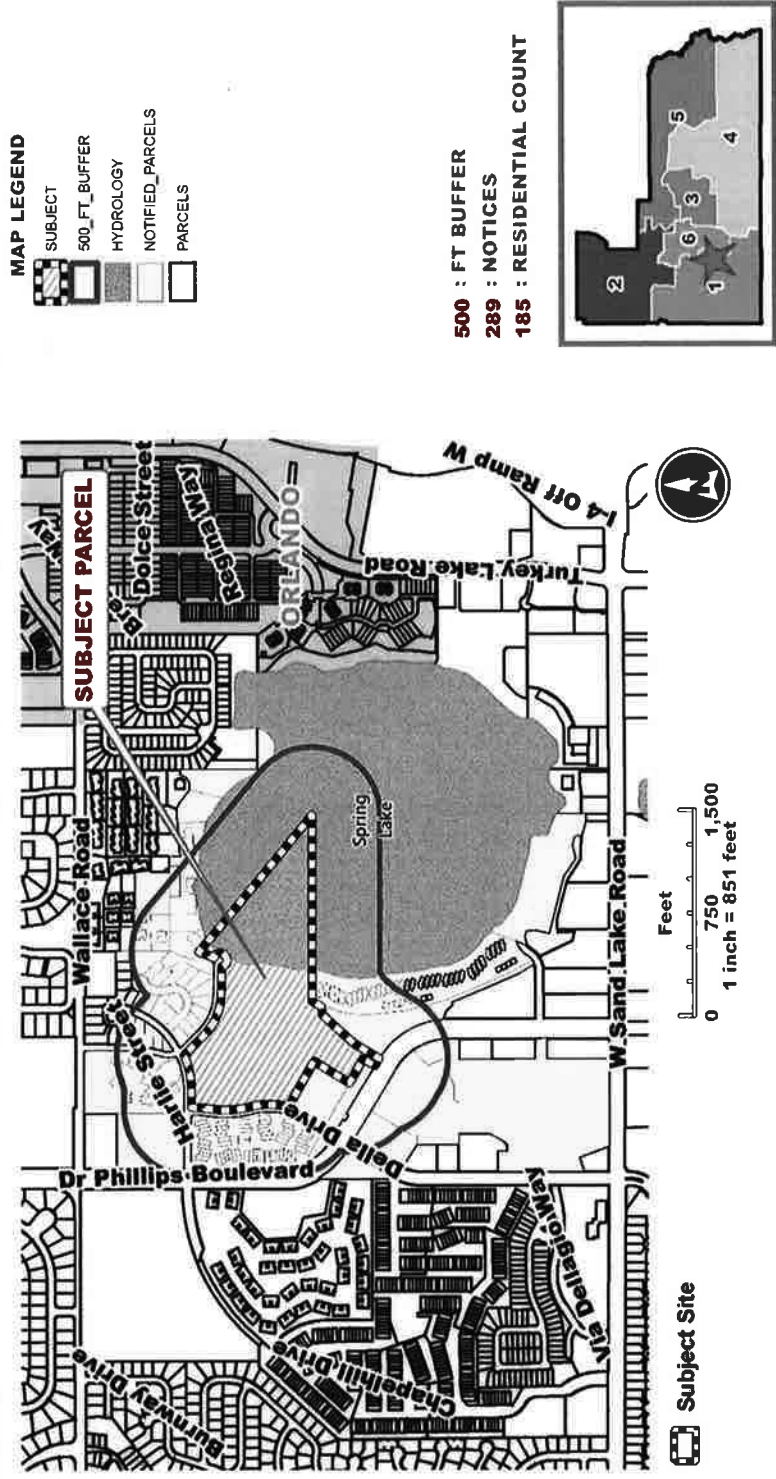
## HarborChase at Dr. Phillips PD / LUP



# Notification Map

## Public Notification Map

LUP-19-04-116\_Harbor Chase at Dr. Phillips



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11/25/2019 8:54:39 AM