



## Interoffice Memorandum

DATE: September 6, 2022

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

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

CONTACT PERSON: **Joe Kunkel, P.E., DRC Chairman  
Development Review Committee  
Public Works Department  
(407) 836-7971**

SUBJECT: September 27, 2022 – Public Hearing  
Jennifer Stickler, Kimley-Horn and Associates, Inc.  
Lake Hancock Planned Development  
Case # LUP-21-03-073 / District 1  
(Related to APF-21-11-361 - Consent Item)

The Lake Hancock Planned Development (PD) is located at 8703 and 8905 Seidel Road, generally on the east side of Old Seidel Road. The applicant is seeking to construct 34 single-family attached townhome units, and a 15,000 square foot daycare.

On August 18, 2022, the Planning and Zoning Commission (PZC) recommended approval of the request, subject to conditions. A virtual community meeting was held for this request on September 1, 2021, with 21 residents in attendance expressing concerns of commercial uses along Seidel Road, lack of infrastructure, and increased traffic, access, and environmental impacts.

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 Lake Hancock Planned Development / Land Use Plan (PD/LUP) dated "Received April 28, 2022", subject to the conditions listed under the PZC Recommendation in the Staff Report. District 1**

Attachments  
JVW/NT/JHS

**CASE # LUP-21-03-073**

Commission District: #1

**GENERAL INFORMATION**

**APPLICANT** Jennifer Stickler, Kimley-Horn and Associates, Inc.

**OWNER** 51 Lake Hancock, LLC

**PROJECT NAME** Lake Hancock Planned Development (PD)

**HEARING TYPE** Planned Development / Land Use Plan (PD / LUP)

**REQUEST** **A-1 (Citrus Rural District) to**  
**PD (Planned Development District)**

*A request to rezone two (2) parcels containing 50.32 gross acres from A-1 to PD, in order to construct 15,000 square foot daycare and construct 34 single-family attached townhomes. This development program is utilizing ten (10) Transfer of Development Right (TDR) credits from on-site preserved wetlands.*

**LOCATION** 8703 and 8905 Seidel Road; Generally located on the east side of Seidel Road, east of the Murcott Blossom Boulevard and Seidel Road intersection.

**PARCEL ID NUMBERS** 34-23-27-0000-00-024 and 34-23-27-0000-00-033

**TRACT SIZE** 50.32 gross acres  
43.31 Class I wetland acreage  
7.01 developable acres  
5.54 net developable acres

**PUBLIC NOTIFICATION** The notification area for this public hearing was 1,000 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Eight hundred twenty-eight (828) notices were mailed to those property owners in the surrounding area. A virtual community meeting was held on September 1, 2021, and is further summarized in this report.

**PROPOSED USE** 34 Single-Family Attached Dwelling Units (Townhomes)  
15,000 Square Foot Daycare

**STAFF RECOMMENDATION**

**Development Review Committee – (April 13, 2022)**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Lake Hancock Planned Development / Land Use Plan (PD/LUP), dated "Received April 28, 2022", subject to the following conditions:**

1. Development shall conform to the Lake Hancock Land Use Plan (LUP) dated "Received April 28, 2022," 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 April 28, 2022," 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, or any other development order, 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. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Construction Plan submittal and must be approved prior to Construction Plan approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
7. 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).
8. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
9. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter 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 capacity encumbrance letter or a capacity reservation certificate.

10. A Master Utility Plan (MUP) for the PSP, including hydraulically dependent development, shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PSP shall be consistent with approved and up-to-date Master Utility Plans (MUPs) for the PSP and Village F. MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUPs and updates must be approved prior to Construction Plan approval.
11. Prior to construction plan approval, all property owners within Village F, excluding public entities, shall be required to sign an agreement between the parties addressing their proportionate share of funds for the costs of the offsite and onsite master utilities sized to Village requirements. Property owners may elect to use alternate financing in lieu of the private proportionate cost share agreement provided master utilities sized for Village requirements are constructed.
12. The developer shall be responsible for building master utilities transmission and collection infrastructure adequate to serve the PD and to accommodate the ultimate flows for the entire Village (SAP). Utilities infrastructure shall be built connecting to the build-out points of connection approved in the Village F Master Utility Plan (MUP).
13. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to rate resolutions and ordinances.
14. Short term / transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
15. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
16. 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.

## **IMPACT ANALYSIS**

### **Overview**

The applicant is seeking to rezone the subject parcels from A-1 (Citrus Rural District) to PD (Planned Development District) in order to construct 15,000 square foot daycare and construct 34 townhomes. The property is within the Horizon West – Village F Special Planning Area with a designation of Village Home District which requires 6 dwelling units per net developable acre (or 24 units). The applicant is proposing 34 units utilizing ten (10) Transfer of Development Right (TDR) credits from on-site preserved wetlands. The Townhome District permits single-family residential uses as well as other uses permitted by right or by Special Exception in the R-1AA Zoning District, which includes the proposed daycare use.

The property is located within Village F of Horizon West and as such is required to have an Adequate Public Facility (APF) Agreement approved concurrently with the Land Use Plan. Section 30-714 of the Orange County Code requires properties with a designation of Village Home District provide 1 acre of public facilities acreage for every 7.94 acres of net developable land. For the subject property, this results in 0.718 of public facilities land that are required. Since there are no proposed APF lands, a deficit of 0.718 acres is created and satisfied through payment in lieu of land in the amount of \$48,432.51 per acre, or more specifically \$34,774.54 to account for the 0.718 acre APF deficit.

**Land Use Compatibility**

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

**Site Analysis**

	Yes	No	Information
Rural Settlement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Joint Planning Area (JPA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overlay District Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Airport Noise Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Code Enforcement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Comprehensive Plan (CP) Consistency**

The subject property has an underlying Future Land Use Map (FLUM) designation of Village (V), indicating that it is within the Horizon West Special Planning Area. More specifically, the subject property is located within Horizon West Village F and is designated Village Home District and Wetland. The Village Home District has a required density of six (6) dwelling units per net developable acre. In addition to single-family detached and attached uses, the Village Home District allows for R-1AA uses as listed in the Section 38-77 use table. The proposed daycare is a special exception in the R-1AA zoning district.

The proposed PD zoning district and development program is consistent with Village (V) FLUM designation and the following CP provisions:

**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.

**GOAL FLU4** (Horizon West) states that it is Orange County's goal to ensure sustainable, quality development in Southwest Orange County to allow a transition from rural to urban uses while protecting environmental quality.

**OBJ FLU4.1** states that Orange County shall use a Village Land Use Classification to realize the long range planning vision for West Orange County created through the Horizon West planning process. The Village land use classification has been designed to address the need to overcome the problems associated with and provide a meaningful alternative to the leap-frog pattern of sprawl now occurring in western Orange and eastern Lake County; create a better jobs/housing balance between the large concentration of employment in the tourism industry and the surrounding land uses; create a land use pattern that will reduce reliance on the automobile by allowing a greater variety of land uses closer to work and home; and, replace piecemeal planning that reacts to development on a project by project basis with a long range vision that uses the Village as the building block to allow the transition of this portion of Orange County from rural to urban use through a specific planning process that uses a creative design approach to address regional, environmental, transportation, and housing issues.

**OBJ FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following policies shall guide regulatory decisions that involve differing land uses.

**FLU8.2.1** states that land use changes shall be required to be compatible with the 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.

**FLU8.2.2** states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

## **SITE DATA**

<b>Existing Use</b>	Undeveloped Land / Wetland
<b>Adjacent Zoning</b>	N: PD (Planned Development District) (Village F Master PD) (2009)
	E: PD (Planned Development District) (The Preserve at Lakeside Village PD) (2014)
	W: PD (Planned Development District) (Village F Master PD) (2009)



S: PD (Planned Development District) (Village F Master PD) (2009)

**Adjacent Land Uses**

N: Undeveloped Land / Wetland

E: Single-Family Subdivision

W: Single-Family Subdivision

S: Single-Family Subdivision

**APPLICABLE PD DEVELOPMENT STANDARDS**

Unless expressly waived by the Board of County Commissioners, development shall comply with all standards found in Section 38-1386 (Village Home District) of the Village Planned Development Code.

**SPECIAL INFORMATION**

**Rural Settlement**

The subject property is not located within a Rural Settlement.

**Joint Planning Area (JPA)**

The subject property is not located within a JPA.

**Overlay District Ordinance**

The subject property is not located within an Overlay District.

**Community Meeting Summary**

A virtual community meeting was held on September 1, 2021 with twenty-one (21) residents in attendance who were generally opposed to the request. Concerns raised related to a trend toward commercial uses along the Seidel Road corridor, a lack of infrastructure to support the development and increased traffic, access, and environmental impacts.

**Environmental**

Orange County Conservation Area Determination CAD-20-09-169 was completed for this property with a certified wetland boundary survey approved on October 10<sup>th</sup>, 2020.

Conservation Area Impact Permit (CAI) CAI-21-08-048 has been issued for a secondary impact of 0.23 acres of Class I wetlands. No direct impacts to Class I wetlands have been authorized.

**Transportation Planning**

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**

Water:	<u>Existing service or provider</u> Orange County Utilities
Wastewater:	Orange County Utilities
Reclaimed:	Orange County Utilities

**Schools**

Orange County Public Schools (OCPS) reviewed this Land Use Plan and has issued Formal Capacity Determination OC-21-056, which shows available school capacity. This Capacity Determination expires June 4, 2022.

**State of Florida Notice**

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.

**Specific Project Expenditure Report and Relationship Disclosure Form**

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

**PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS**

The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and approve the requested PD zoning. Staff stated that 828 notices were sent to an area extending beyond 1,000 feet, with eight (8) commentaries received; one (1) stating a concern for roadway infrastructure and the other seven (7) in opposition of the request stating concerns for traffic, roadway infrastructure, overdevelopment, overcrowded schools, and the desire to see more natural areas. The main traffic concern is the Summerlake Boulevard and Seidel Road intersection which the Orange County Transportation staff is aware of and working on a study to find a solution.

The applicant was present and agreed with the staff recommendation. No members of the public were present to speak on the matter.

After a brief discussion regarding the wetlands which the applicant stated there would be no direct impacts, and traffic concurrency which the applicant stated that concurrency will be required at the time of permitting, a motion was made by Commissioner Sorbo and seconded by Commissioner Wiggins. The motion passed by a vote of 6 to 0.

<b>Motion / Second</b>	<i>Trevor Sorbo / George Wiggins</i>
<b>Voting in Favor</b>	<i>Trevor Sorbo, George Wiggins, Jaja Wade, Walter Pavon, Evelyn Cardenas, and Nelson Pena</i>
<b>Voting in Opposition</b>	<i>None</i>
<b>Absent</b>	<i>Eddie Fernandez, Mohammed Abdallah, Gordon Spears</i>

**PZC RECOMMENDED ACTION**

**Planning and Zoning Commission (PZC) Recommendation – (August 18, 2022)**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Lake Hancock Planned Development / Land Use Plan (PD/LUP), dated "Received April 28, 2022", subject to the following conditions:**

1. Development shall conform to the Lake Hancock Land Use Plan (LUP) dated "Received April 28, 2022," 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 April 28, 2022," 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, or any other development order, 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).

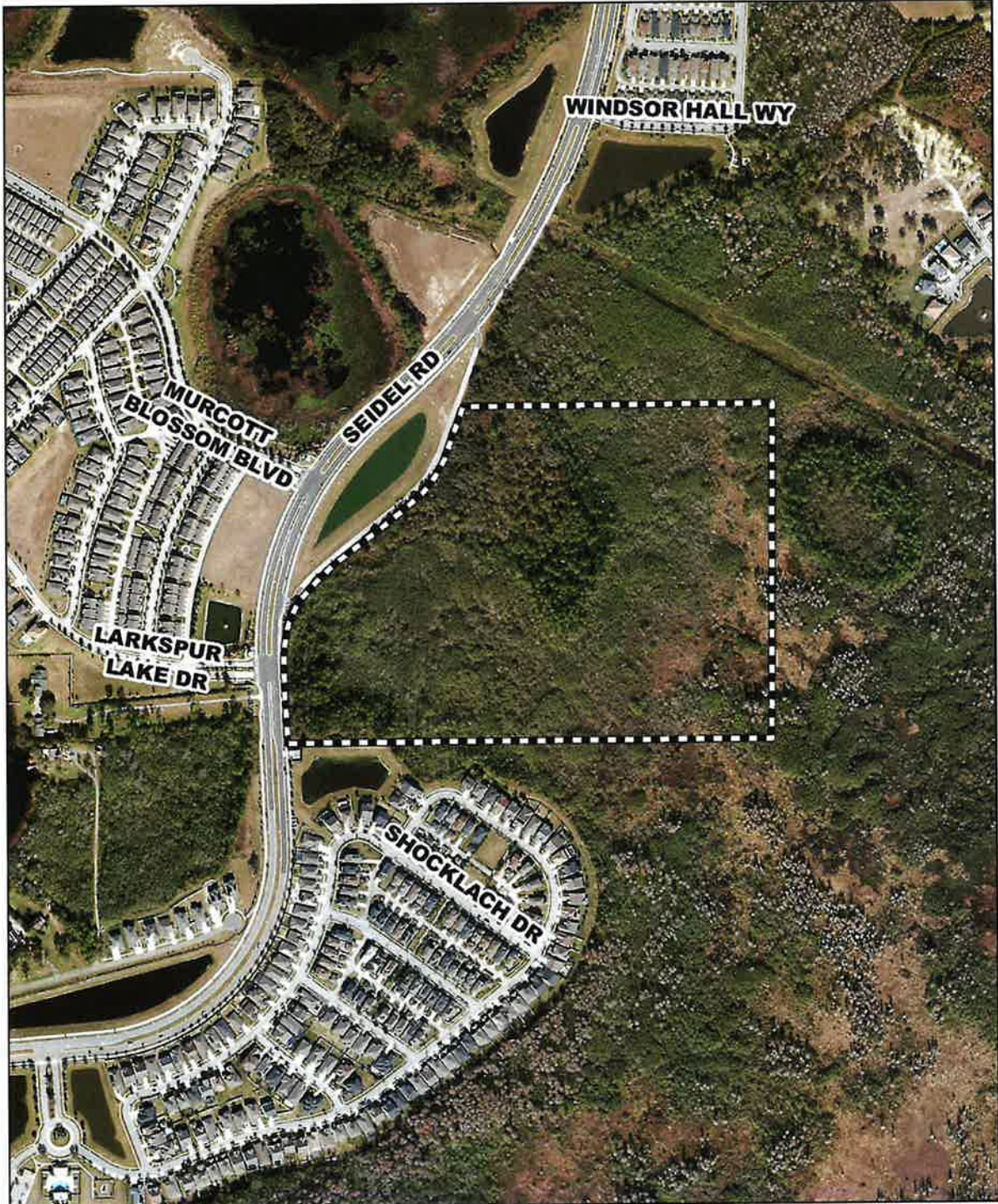
6. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Construction Plan submittal and must be approved prior to Construction Plan approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
7. 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).
8. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
9. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter 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 capacity encumbrance letter or a capacity reservation certificate.
10. A Master Utility Plan (MUP) for the PSP, including hydraulically dependent development, shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PSP shall be consistent with approved and up-to-date Master Utility Plans (MUPs) for the PSP and Village F. MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUPs and updates must be approved prior to Construction Plan approval.
11. Prior to construction plan approval, all property owners within Village F, excluding public entities, shall be required to sign an agreement between the parties addressing their proportionate share of funds for the costs of the offsite and onsite master utilities sized to Village requirements. Property owners may elect to use alternate financing in lieu of the private proportionate cost share agreement provided master utilities sized for Village requirements are constructed.
12. The developer shall be responsible for building master utilities transmission and collection infrastructure adequate to serve the PD and to accommodate the ultimate

flows for the entire Village (SAP). Utilities infrastructure shall be built connecting to the build-out points of connection approved in the Village F Master Utility Plan (MUP).

13. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to rate resolutions and ordinances.
14. Short term / transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
15. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
16. 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.



LUP-21-03-073



 Subject Property

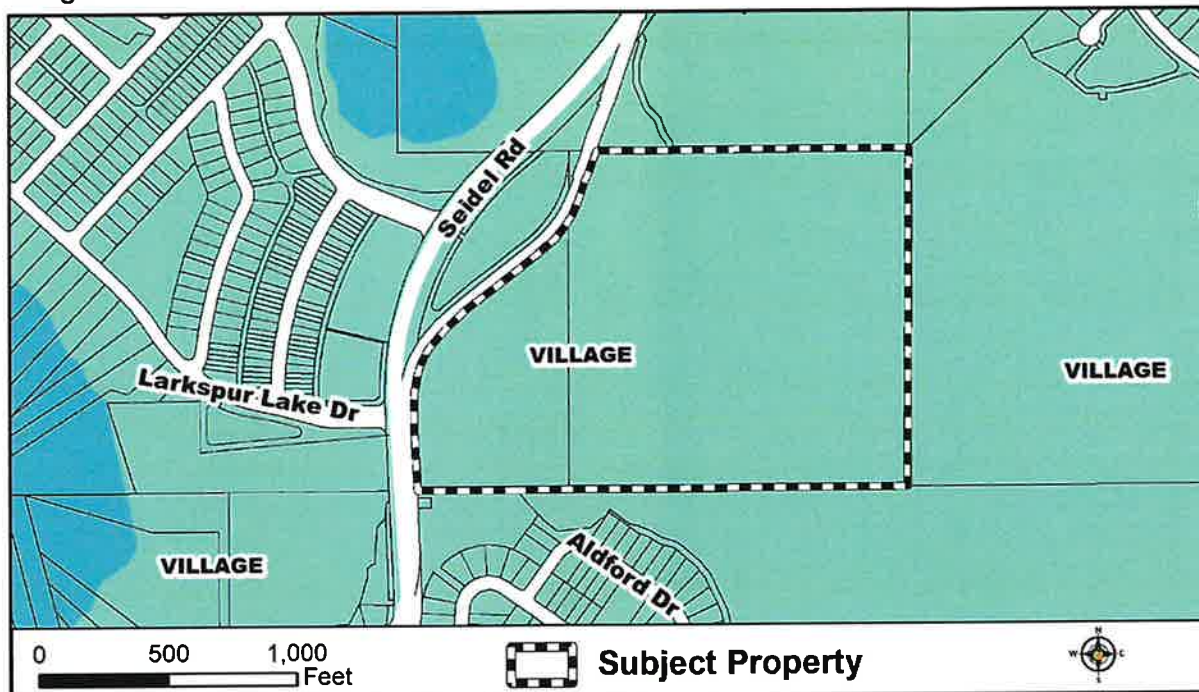


1 inch = 500 feet



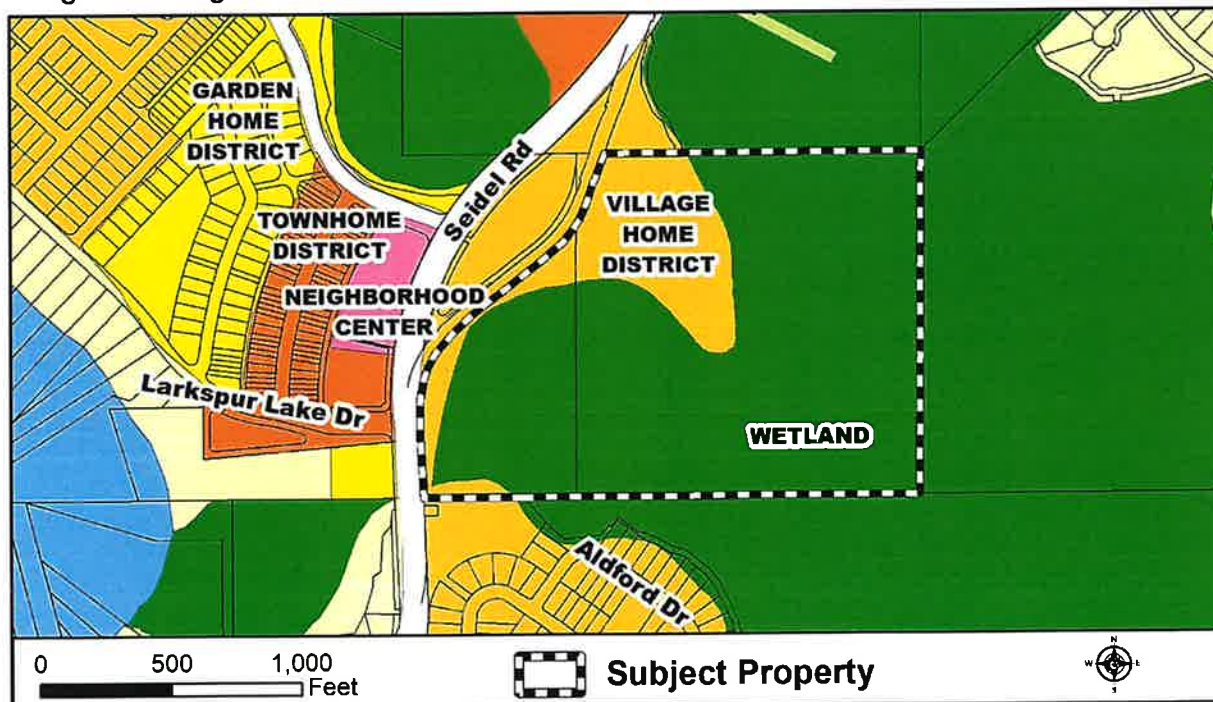
## FUTURE LAND USE - CURRENT

Village



## HORIZON WEST SPECIAL PLANNING AREA MAP

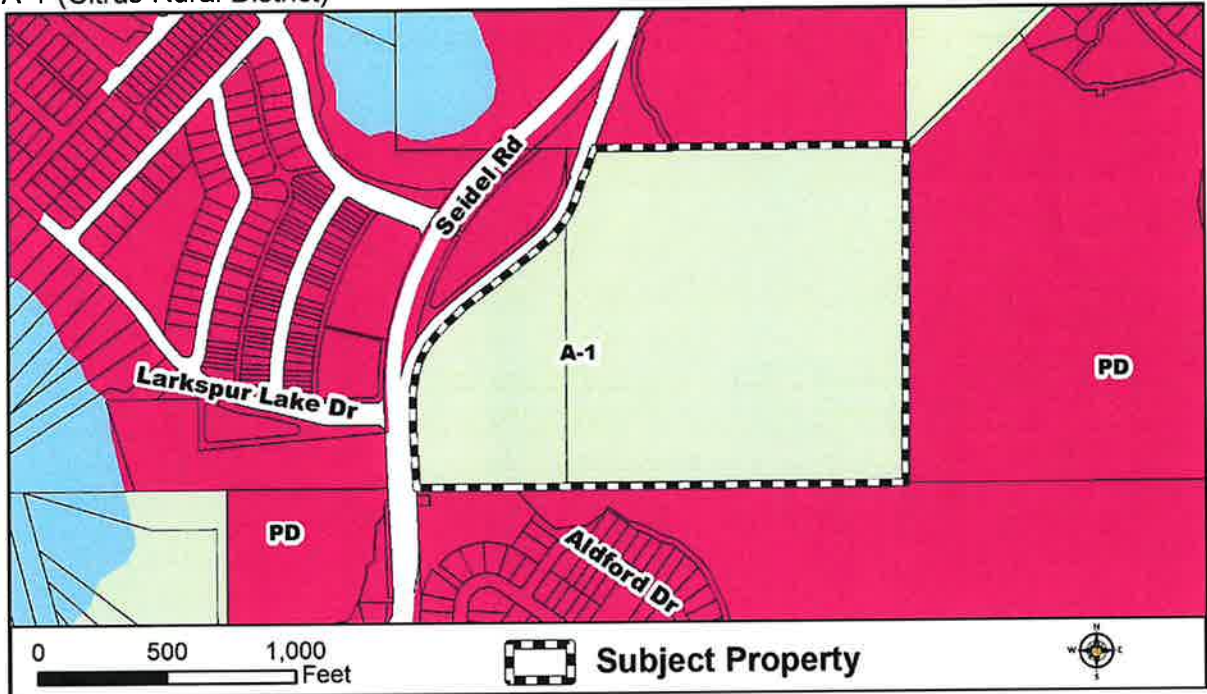
Village F – Village Home District





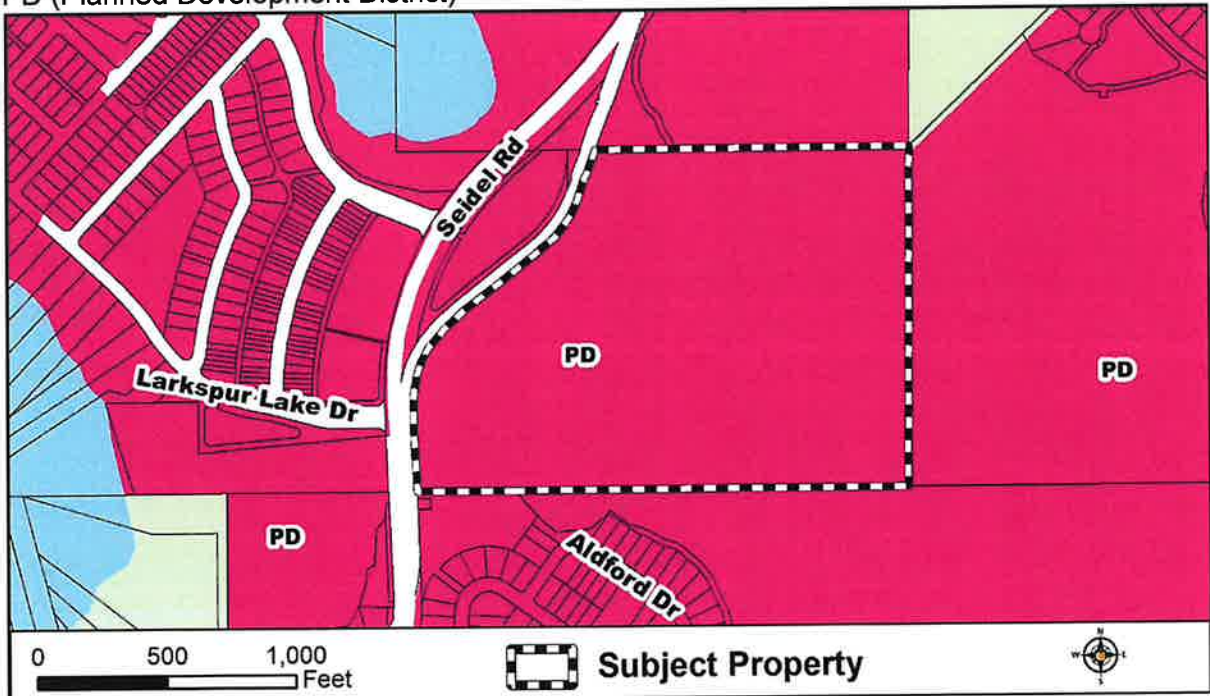
**ZONING – CURRENT**

A-1 (Citrus Rural District)



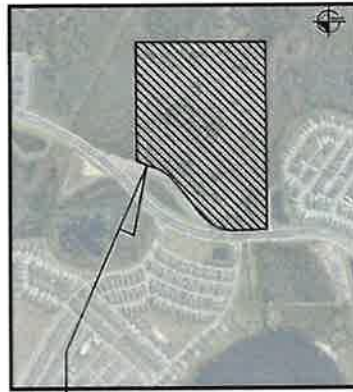
**ZONING – PROPOSED**

PD (Planned Development District)



**PARCEL # 34-23-27-0000-00-024 &  
34-23-27-0000-00-033**

SHEET INDEX	
LUP-01	COVER SHEET
LUP-02	LAND USE PLAN
LUP-02.1	TRANSFER OF DEVELOPMENT RIGHTS
LUP-03 = LUP-8	TOPOGRAPHIC AND BOUNDARY SURVEY



### VICINITY MAP

**PROJECT TEAM:**

**CIVIL ENGINEER**  
HUMLEY HORN AND ASSOCIATES, INC.  
110 S. GRANGE AVE., SUITE 1000  
ORLANDO, FL 32801  
CONTACT: JENNIFER J. STEIGER, P.E.  
PHONE: (407) 866-1811  
EMAIL: jennifer@humleyhorn.com

**Kimley»»Horn**  
© 2022 KIMLEY-HORN AND ASSOCIATES, P.C.  
100 N. ORANGE AVE., SUITE 1000, ORLANDO, FL 32809  
PHONE 407-758-1311  
WWW.KIMLEY-HORN.COM RESIDENTIAL 6194

RECEIVED  
By DRC Office at 11:28 am, Apr 28, 2013

LUP-01



## LEGAL DESCRIPTION

13. MURPHY, J. A. 1990. The effects of the 1989-1990 El Niño on the marine benthic invertebrates of the Pacific Northwest. *Journal of Experimental Marine Biology and Ecology* 142:1-24.

[illegible]

© 2006 and by the Editor for personal or internal use of specific clients. This article is intended solely for the personal use of the individual user and is not to be disseminated broadly. This article is intended solely for the personal use of the individual user and is not to be disseminated broadly.

CONDUCTING RESEARCH ACROSS COUNTRIES, MODELS OR LINES.

## NOTES:

- [illegible]





*Planning and Zoning  
Commission /  
Local Planning Agency  
(PZC/LPA)*

*Chairman:  
Nelson Pena  
At-Large*

*Vice-Chairman:  
Trevor Sorbo  
District 1*

*Commissioners:  
George Wiggins  
District 2*

*Eddie Fernandez  
District 3*

*Walter Pavon  
District 4*

*J. Gordon Spears  
District 5*

*JaJa Wade  
District 6*

*Mohammed Abdallah  
At-Large*

*Evelyn Cardenas  
At-Large*

DATE: September 8, 2022

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

FROM: Nelson Pena, Chairman

SUBJECT: Case LUP-21-03-073 PZC/LPA Hearing Summary

At the August 18, 2022 Planning and Zoning Commission / Local Planning Agency (Commission) hearing, the applicant's request to rezone the subject property for Case LUP-21-03-073 from A-1 to PD was reviewed.

The applicant and civil engineer were present for the hearing and agreed with staff's recommendation of approval. No members of the public appeared in favor or in opposition during public comment of the request.

After discussion regarding timing of transportation concurrency and wetland impacts, which the applicant stated concurrency would be at time of permitting and there would be no direct impacts to wetlands, a motion was made by Commissioner Sorbo, and seconded by Commissioner Wiggins, to recommend APPROVAL of the requested PD (Planned Development District) zoning. The motion carried on a 6 to 0 vote.

NP/JHS



## Notification Map

