

Board of County Commissioners

**2017-1 Small-Scale Privately
Initiated Amendment
and
Concurrent Rezoning Request**

Adoption Public Hearing

July 18, 2017



2017-1 Amendment Process

- **Adoption public hearings for Small Scale Amendment 2017-1-S-1-4 and Rezoning Case LUP-17-02-060**

LPA – May 18, 2017

BCC – June 6, 2017

(Con't to July 18, 2017)



Amendment 2017-1-S-1-4

Rezoning Case LUP-17-02-060

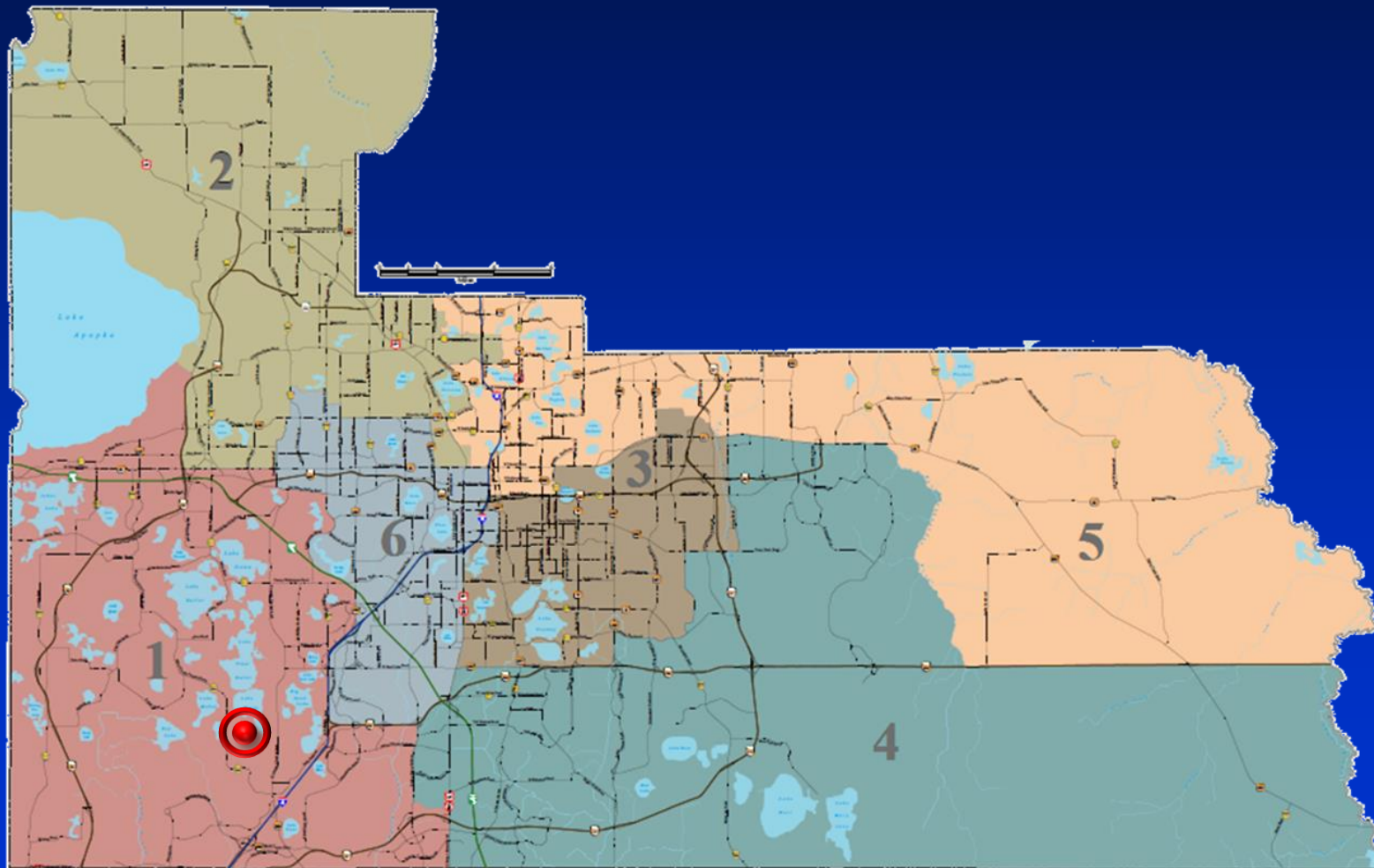
- Agent:** Justin R. Sand, Epoch Properties, Inc.
- Owner:** PerriHouse Development, LLC ; Maria D. Grabinski; Robert A. and La Tanya M. Wilson; 10324 Vista Oaks Court, LLC; 10334 Vista Oaks Court, LLC; and Scott W. and Kenneth E. Rhodes
- From:** FLU: Commercial (C) and Low Density Residential (LDR) and Zoning: R-CE (Country Estate) and PD (Planned Development) (Perrihouse I PD/LUP)
- To:** FLU: Medium Density Residential (MDR) and Planned Development - High Density Residential (PD-HDR) & Zoning: PD Epoch-Vista Oaks
- Acreage:** Amendment: 9.10 gross/7.06 net acres
Rezoning: 14.01 gross/11.84 net acres
- Proposed Use:** Amendment: Up to 185 multi-family dwelling units
Rezoning: Up to 280 multi-family dwelling units



Amendment 2017-1-S-1-4

Rezoning Case LUP-17-02-060

Location



Aerial

Proposed Epoch-Vista Oaks
FLUM Amendment Boundary

Proposed Epoch-Vista Oaks PD
Boundary

SOUTH
LAKE

WINTER GARDEN

VINELAND ROAD

VISTA OAKS
COURT

ZEN DRIVE

EVANESCENT WAY

PERRIHOUSE ACRES LANE

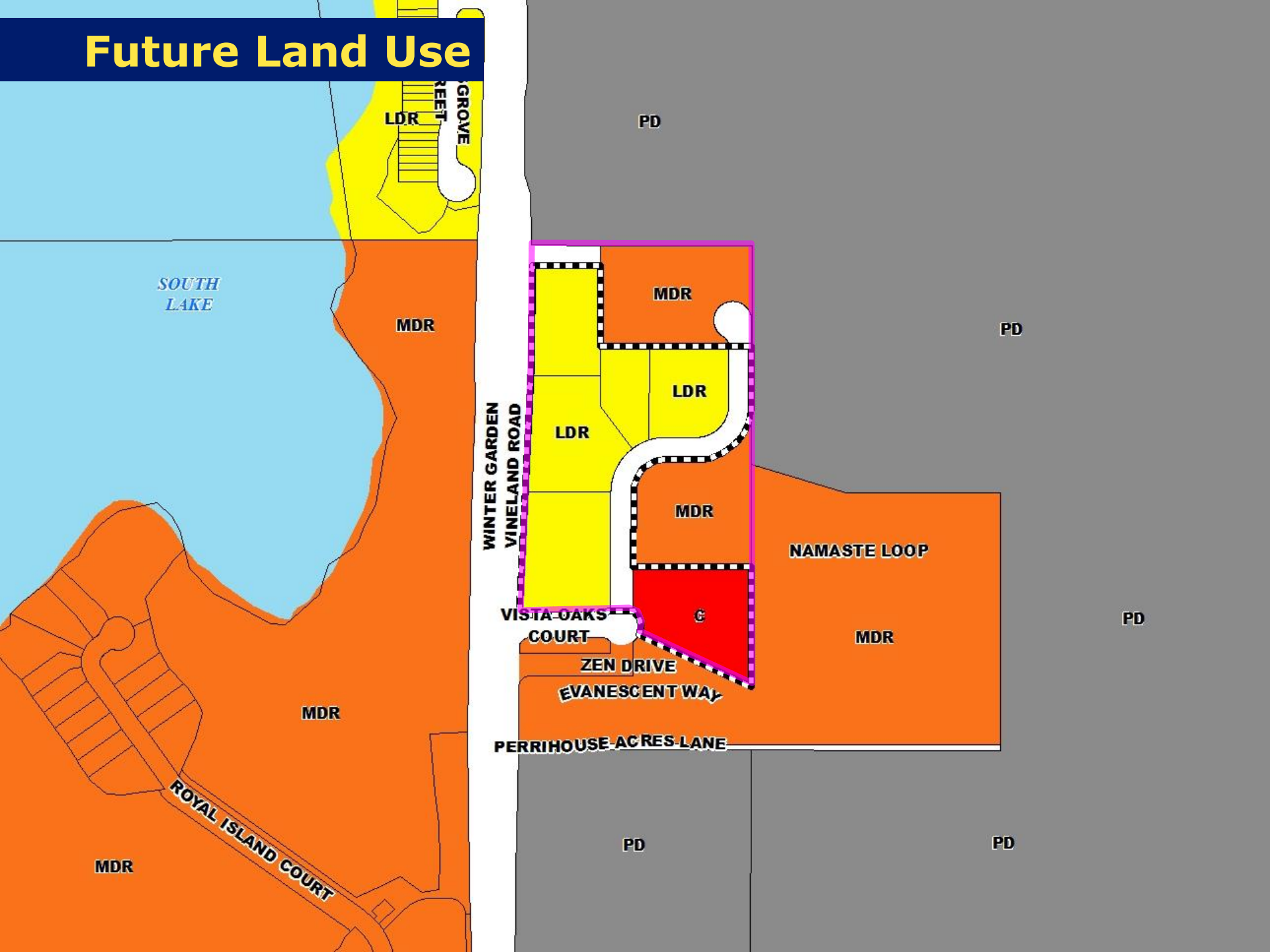
NAMASTE LOOP

ROYAL ISLAND COURT

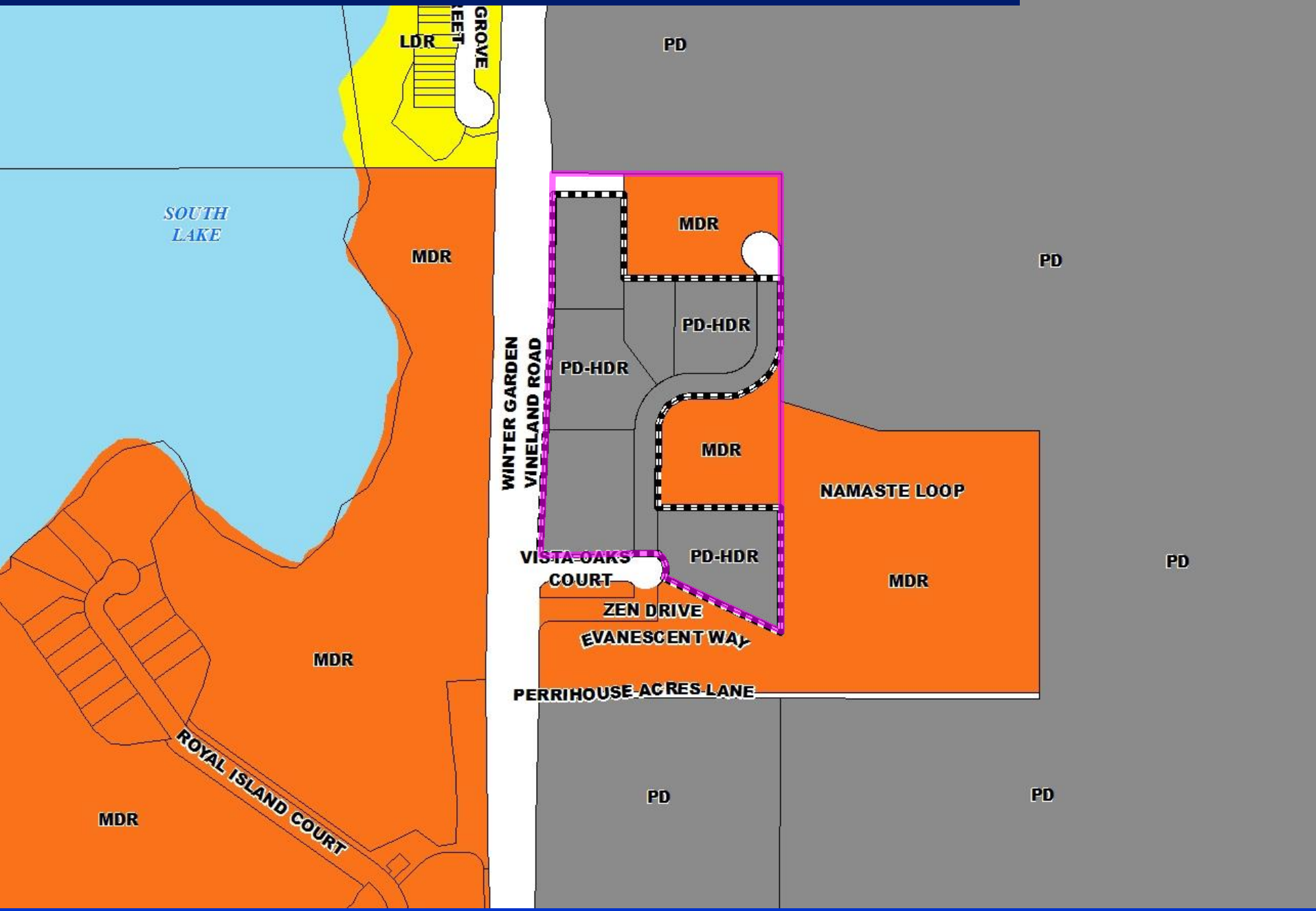
FALLSGROVE
STREET



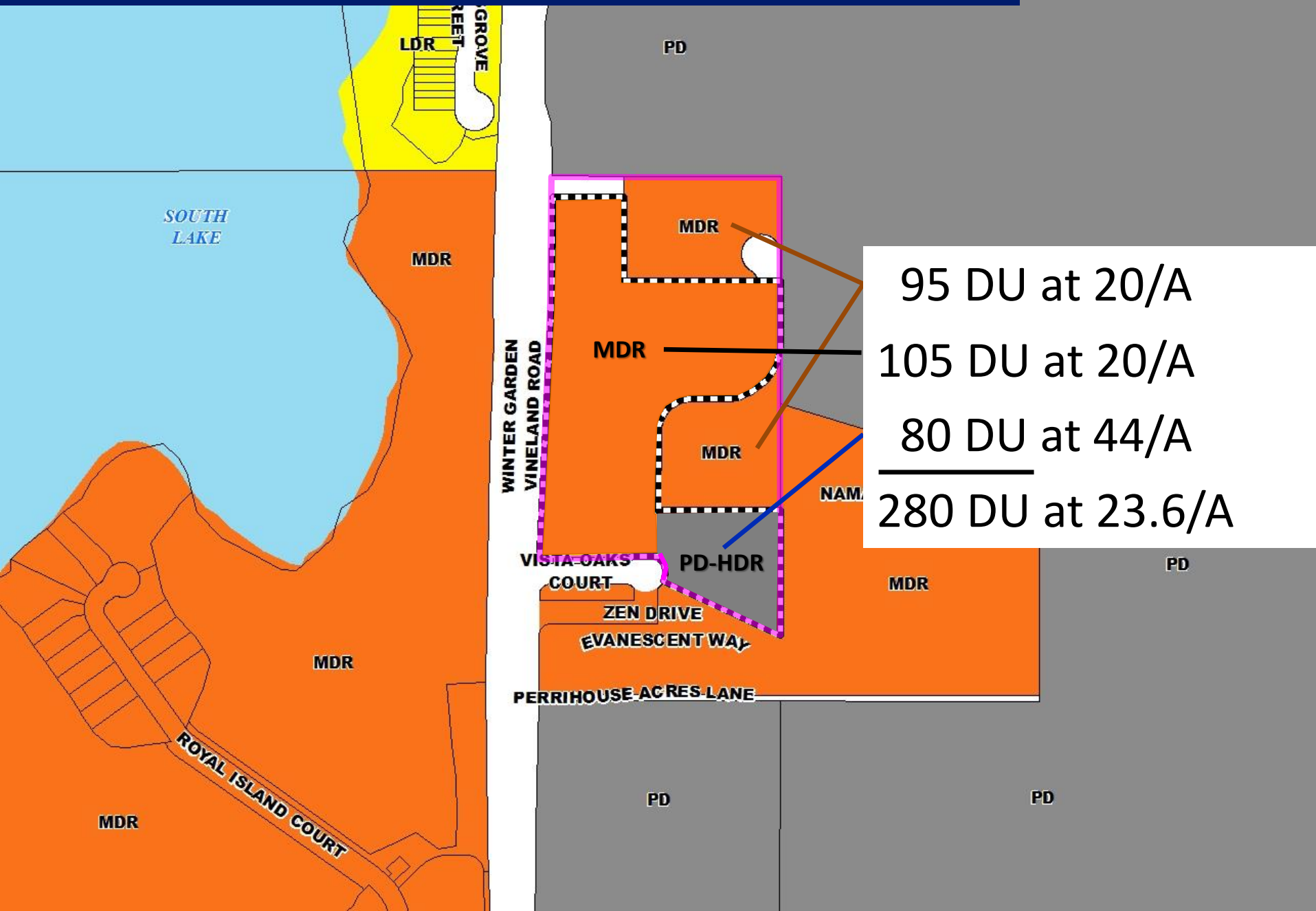
Future Land Use



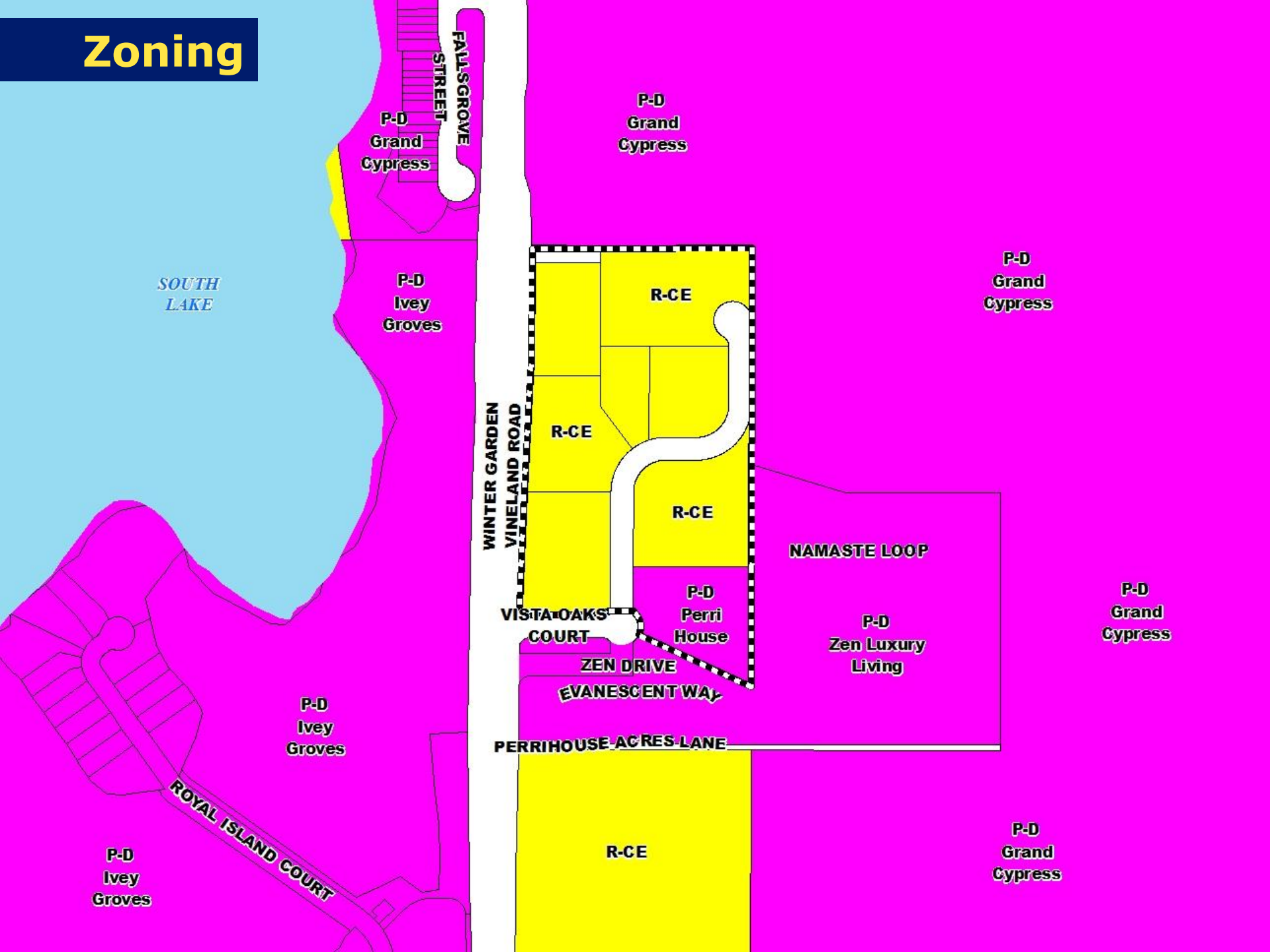
Future Land Use (Original Proposal)



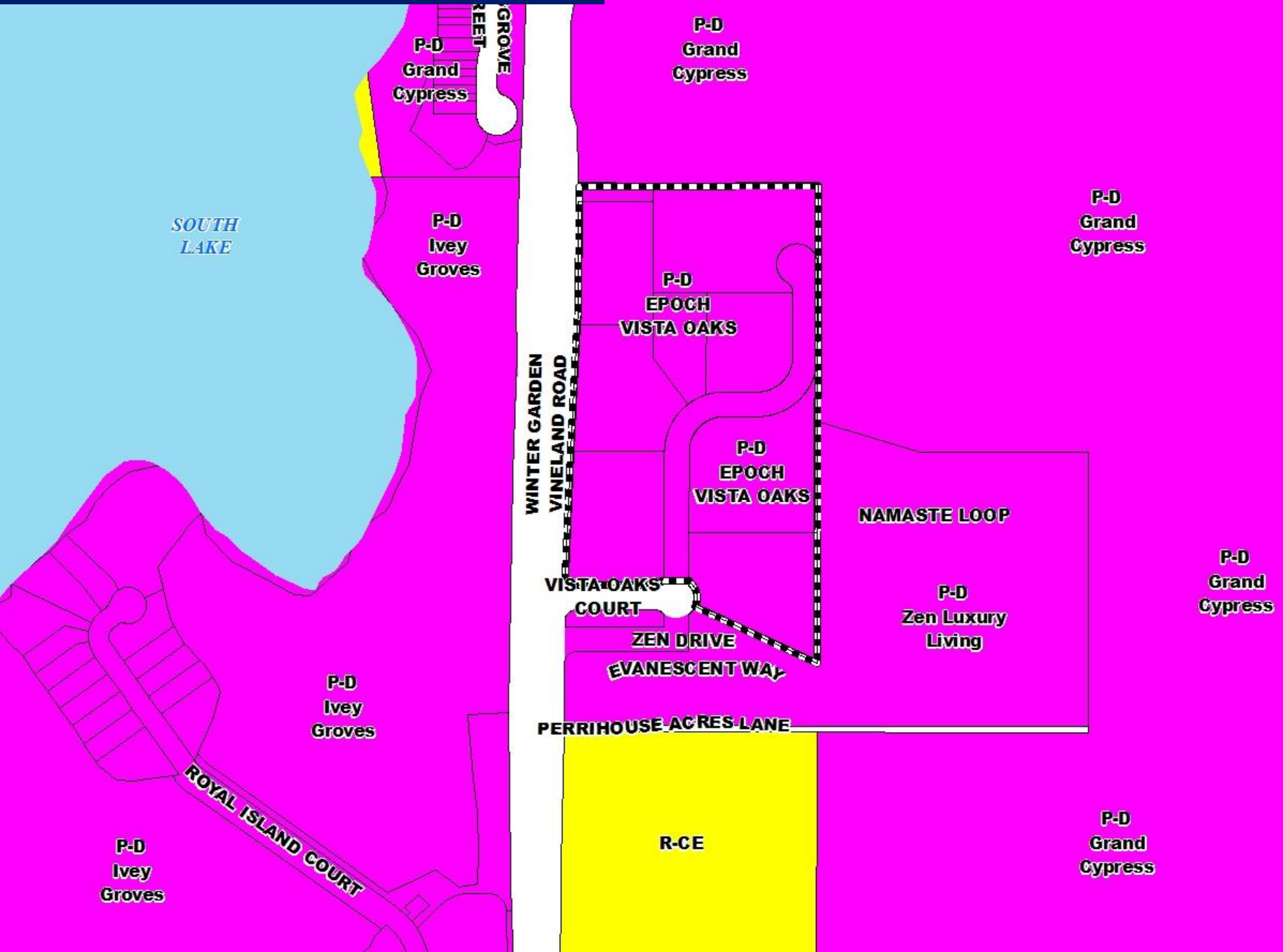
Future Land Use (Current Proposal)



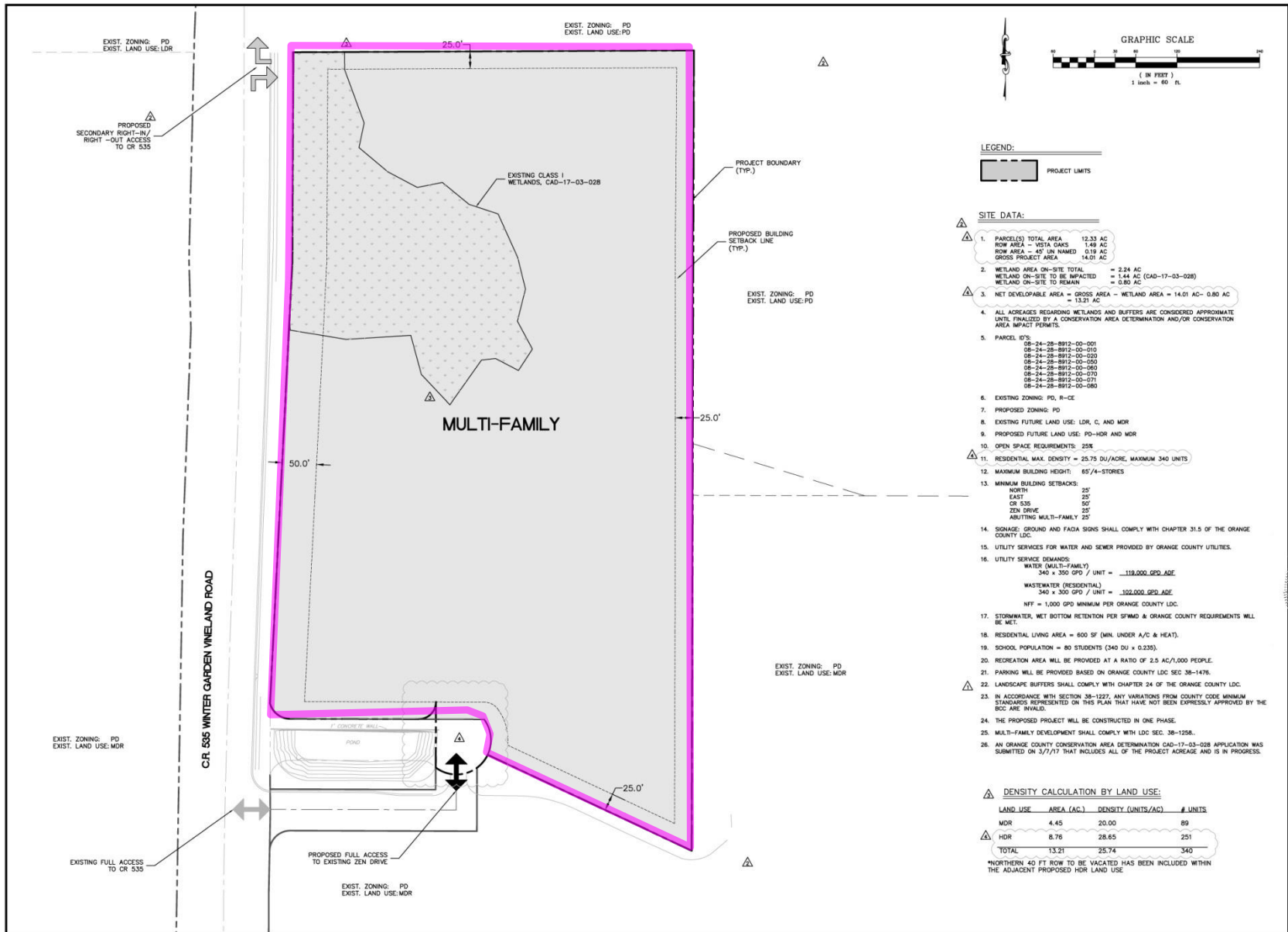
Zoning



Zoning (Proposed)



Epoch-Vista Oaks PD Land Use Plan



LAND USE PLAN
FOR
EPOCH-VISTA OAKS
ORANGE COUNTY
FLORIDA

EPOCH RESIDENTIAL
DAVID A. STOKES, P.E.
REGISTERED PROFESSIONAL ENGINEER
FLORIDA 3709

DAVID A. STOKES, P.E.
REGISTERED PROFESSIONAL ENGINEER
FLORIDA 3709

DATE: 12/2/18
SCALE: 1" = 60'
DRAWN BY: RJS
APPROVED BY: DAS

LUP-1



Amendment 2017-1-S-1-4

Staff Recommendation: ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (see Housing Element Goal H1, Housing Element Objective H1.1, Future Land Use Element Objectives FLU2.2 and FLU8.2, and Policies FLU1.1.1, FLU1.1.2.A, FLU1.4.4, FLU8.2.1, FLU8.2.2, and FLU8.2.10);**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2017-1-S-1-4 from Low Density Residential (LDR) to Medium Density Residential (MDR) and Commercial (C) to Planned Development - High Density Residential (PD-HDR).**



LUP-17-02-060

Alternative to DRC Recommendation: Approve

Action Requested

- **Make a finding of consistency with the Comprehensive Plan and APPROVE Case LUP 17-02-060, Epoch-Vista Oaks Planned Development/Land Use Plan (PD/LUP), subject to eighteen (18) conditions as recommended by the DRC on May 10, 2017, and subject to the approval of a Petition to Vacate, a Conservation Area Impact (CAI) Permit, and a revised PD land use plan.**



Scheduled Additional Items

August 1, 2017

- **Approval of Staff-Initiated Text Amendment 2017-1-S-FLUE-3**
- **Approval of Small Scale Development Ordinance**
- **Approval of Petition to Vacate (PTV-17-03-014)**

Board of County Commissioners

**2017-1 Small-Scale Privately
Initiated Amendment
and
Concurrent Rezoning Request**

Adoption Public Hearing

July 18, 2017