

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

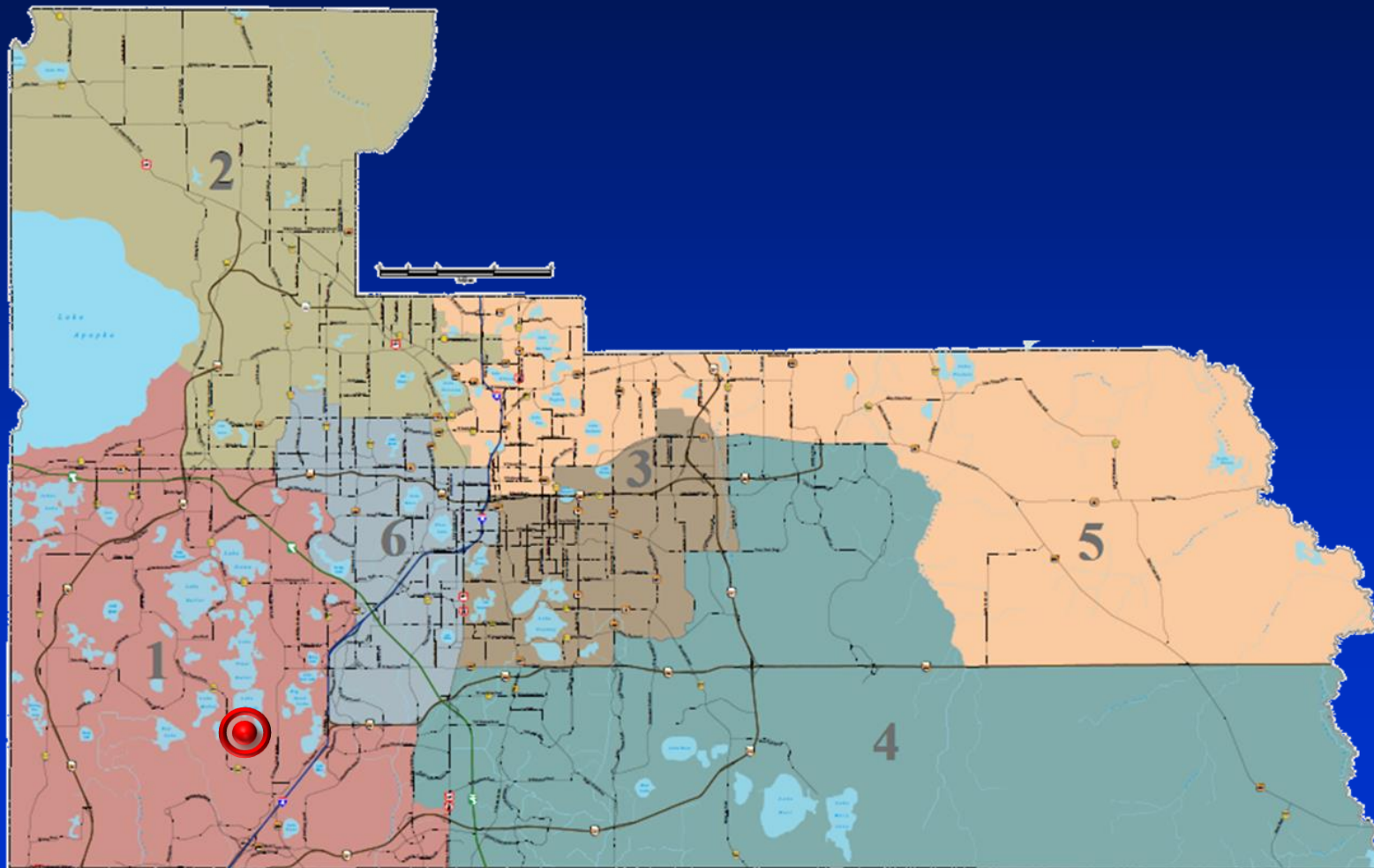
Rezoning Case LUP-17-02-060

- 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

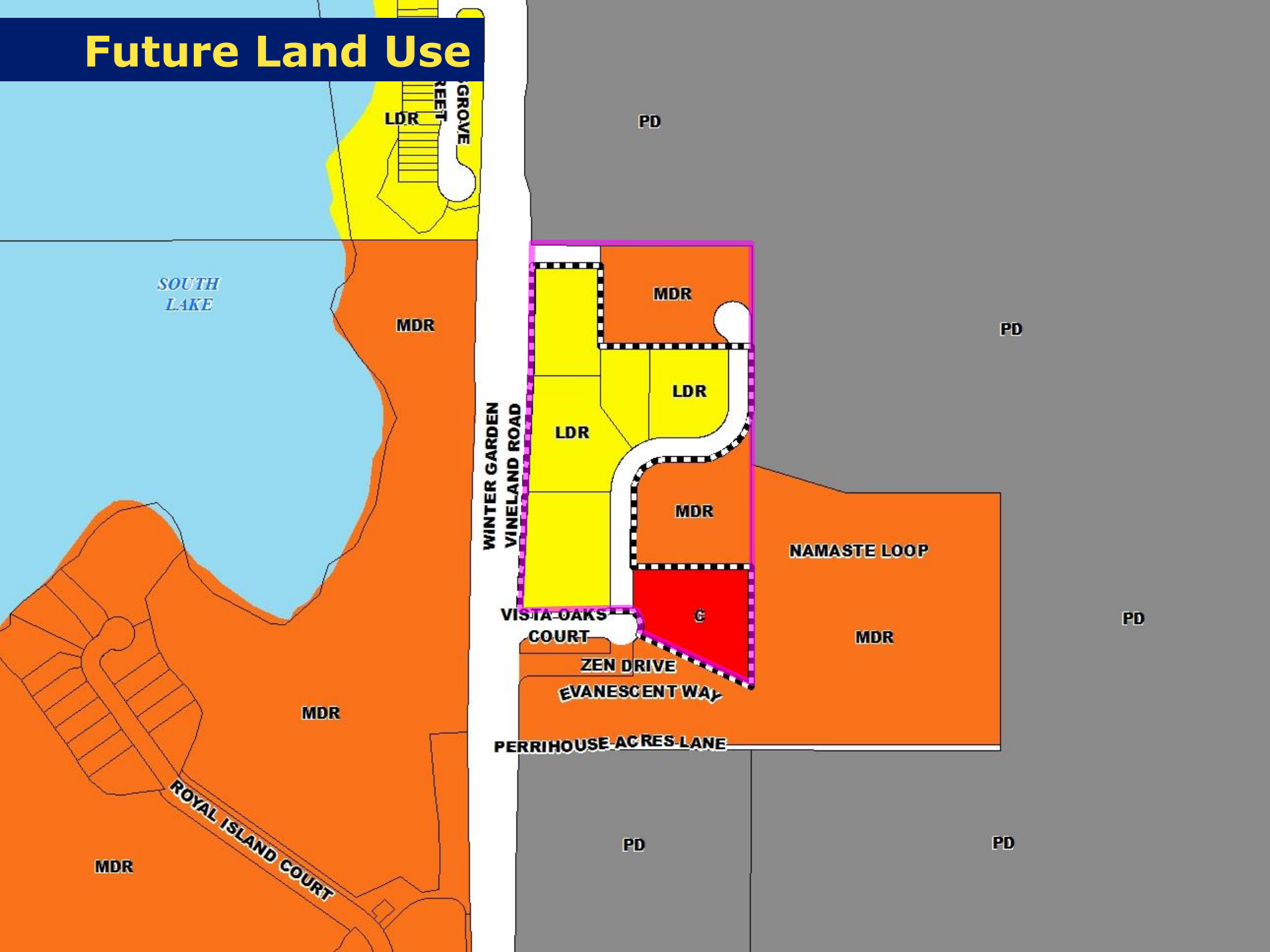
NAMASTE LOOP

ROYAL ISLAND COURT

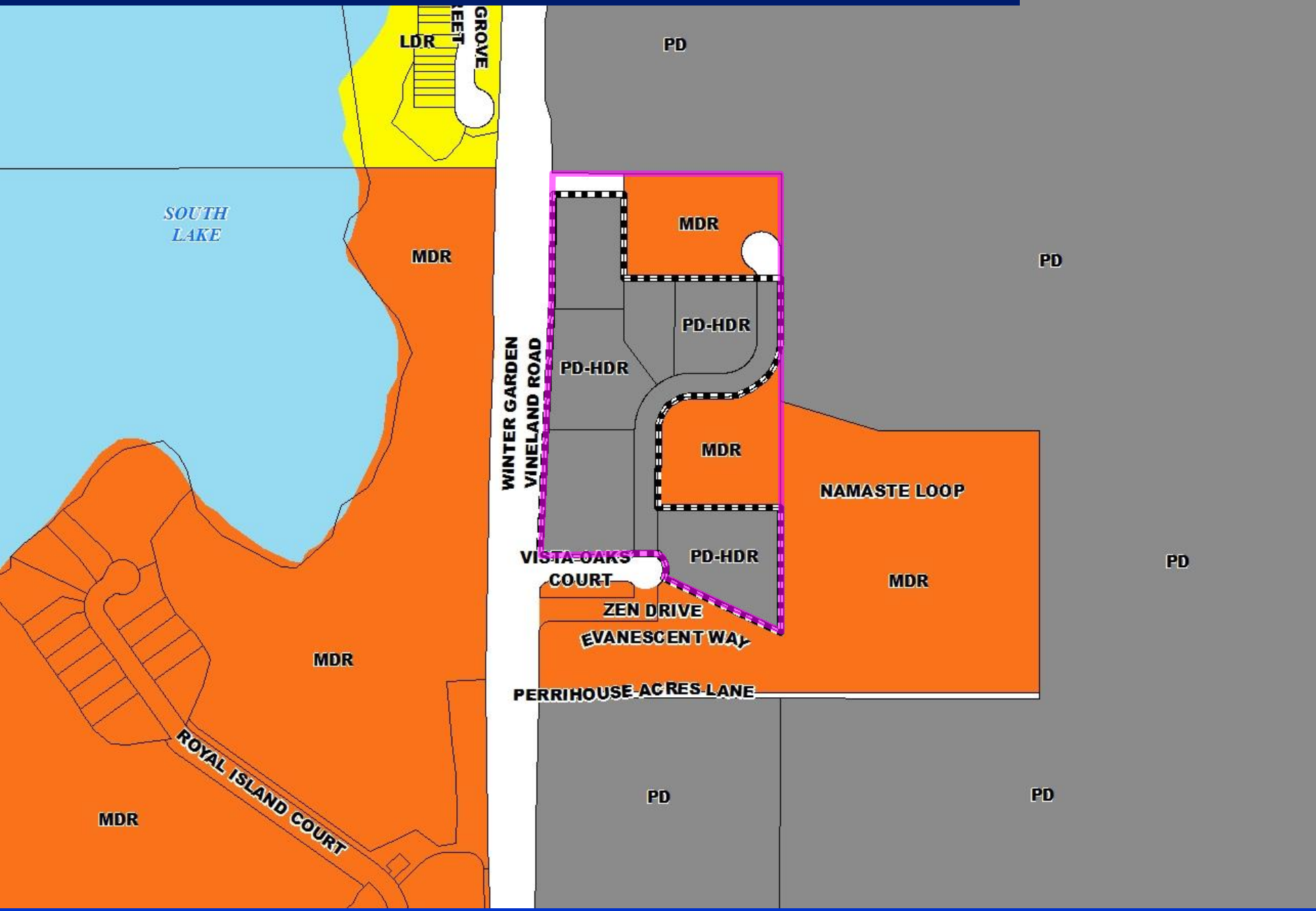
FALLSGROVE
STREET



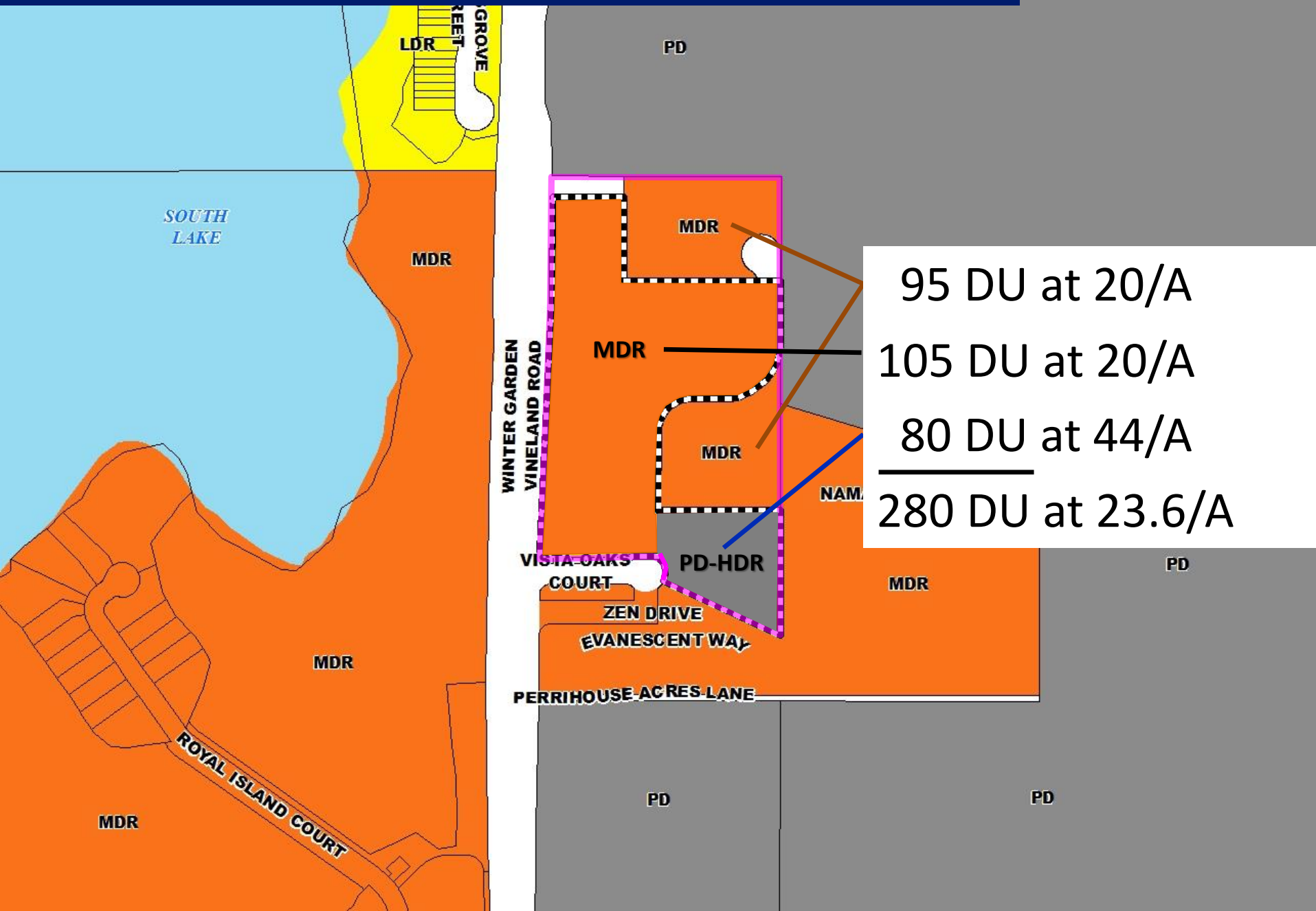
Future Land Use



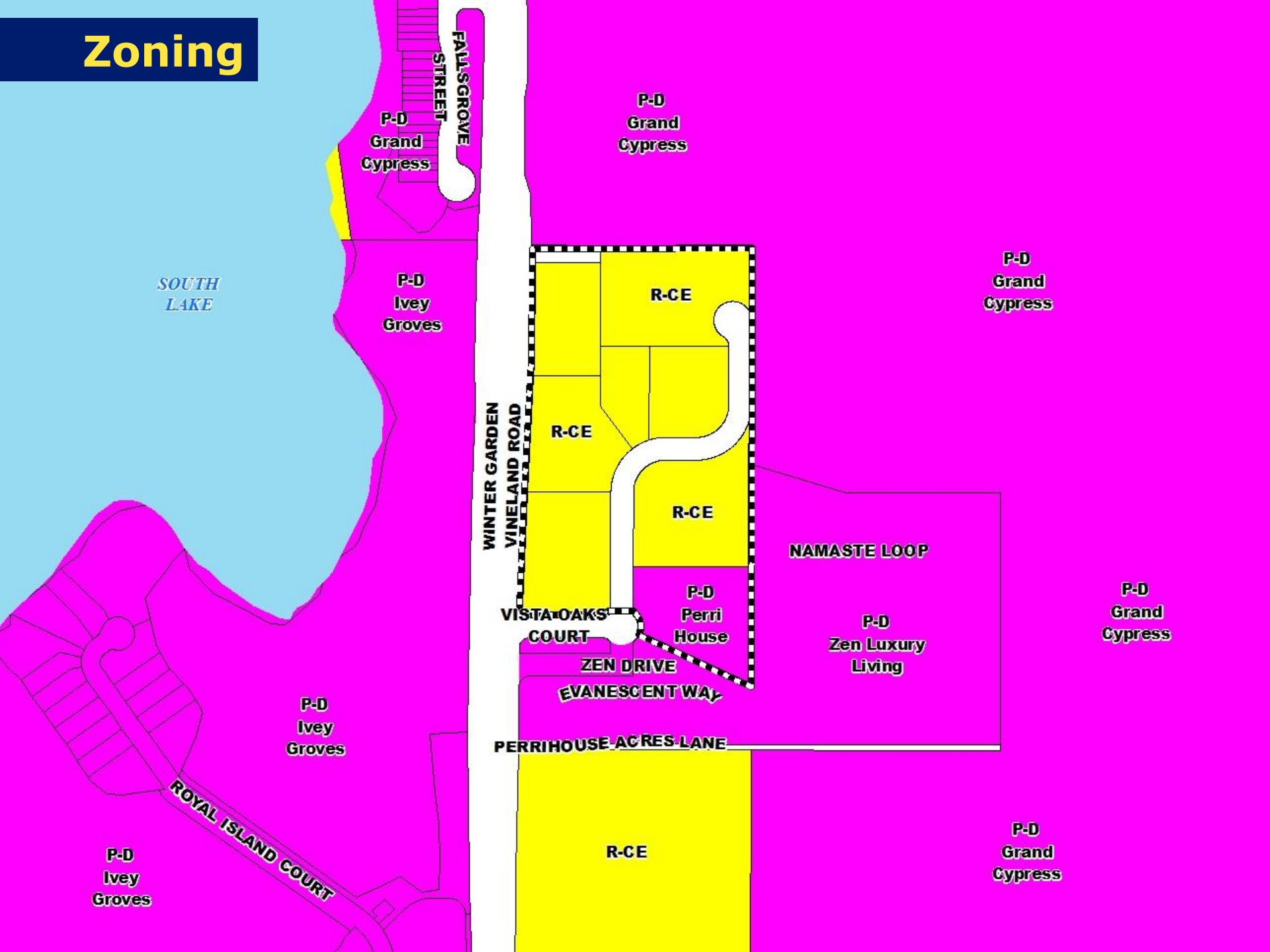
The map illustrates the future land use proposal for a specific area. It features several colored zones: orange for Medium Density Residential (MDR), grey for Professional Office (PD), and light grey for Professional Office with Higher Density Residential (PD-HDR). A yellow area at the top is labeled LDR (Low Density Residential). The map includes several streets: SOUTH LAKE (a large body of water), WINTER GARDEN VINELAND ROAD (a vertical road), VISTA OAKS COURT (a horizontal road), ZEN DRIVE (a horizontal road), EVANESCENT WAY (a horizontal road), PERRIHOUSE ACRES LANE (a horizontal road), and ROYAL ISLAND COURT (a curved road). A dashed line outlines a specific development area, and a solid line outlines a larger area. The map also shows a road network and a water body.



Future Land Use (Current Proposal)



Zoning



Zoning (Proposed)

The map displays the following zoning designations and features:

- Zoning Designations:**
 - P-D Grand Cypress
 - P-D Ivey Groves
 - P-D Epoch Vista Oaks
 - P-D Zen Luxury Living
 - R-CE
- Geographic Features:**
 - SOUTH LAKE
 - WINTER GARDEN ROAD
 - VINELAND ROAD
 - VISTA OAKS COURT
 - ZEN DRIVE
 - EVANESCENT WAY
 - PERRIHOUSE ACRES LANE
 - ROYAL ISLAND COURT
 - NAMASTE LOOP

SITE DATA:

- PARCEL(S) TOTAL AREA = 12.33 AC
ROW AREA - VISTA GRASS = 1.48 AC
ROW AREA - 45° UN NAMED = 0.18 AC
GROSS PROJECT AREA = 14.91 AC
- WETLAND AREA ON-SITE TOTAL = 2.24 AC
WETLAND ON-SITE TO BE IMPACTED = 1.44 AC (CAD-17-03-028)
WETLAND ON-SITE TO REMAIN = 0.80 AC
- NET DEVELOPABLE AREA = GROSS AREA - WETLAND AREA = 14.01 AC - 0.80 AC = 13.21 AC
- ALL ACREAGES REGARDING WETLANDS AND BUFFERS ARE CONSIDERED APPROXIMATE LIMITS, FINALIZED BY A CONSERVATION AREA DETERMINATION AND/OR CONSERVATION AREA IMPACT PERMITS.
- PARCEL ID'S:
08-24-28-8912-00-001
08-24-28-8912-00-010
08-24-28-8912-00-020
08-24-28-8912-00-030
08-24-28-8912-00-060
08-24-28-8912-00-070
08-24-28-8912-00-071
08-24-28-8912-00-080
- EXISTING ZONING: PD, R-C-E
- PROPOSED ZONING: PD
- EXISTING FUTURE LAND USE: LDR, C, AND MDR
- PROPOSED FUTURE LAND USE: PD-HOR AND MOR
- OPEN SPACE REQUIREMENTS: 25%
- RESIDENTIAL MAX. DENSITY = 25.75 DU/ACRE, MAXIMUM 340 UNITS
- MAXIMUM BUILDING HEIGHT: 65'/4-STORIES
- MINIMUM BUILDING SETBACKS:
NORTH 25'
EAST 25'
CR 535 50'
ZEN DRIVE 25'
ABUTTING MULTI-FAMILY 25'
- SIGNAGE: GROUND AND FACIA SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY LOC.
- UTILITY SERVICES FOR WATER AND SEWER PROVIDED BY ORANGE COUNTY UTILITIES.
UTILITY SERVICE DEMANDS:
WATER (MULTI-FAMILY)
 $340 \times 350 \text{ GPD} / \text{UNIT} = 119,000 \text{ GPD AGE}$
WASTEWATER (RESIDENTIAL)
 $340 \times 300 \text{ GPD} / \text{UNIT} = 102,000 \text{ GPD AGE}$
NTF = 1,000 GPD MINIMUM PER ORANGE COUNTY LOC.
- STORMWATER, WET BOTTOM RETENTION PER SPWM & ORANGE COUNTY REQUIREMENTS WILL BE MET.
- RESIDENTIAL LIVING AREA = 600 SF (MIN. UNDER A/C & HEAT).
- SCHOOL POPULATION = 80 STUDENTS ($340 \text{ DU} \times 0.235$).
- RECREATION AREA WILL BE PROVIDED AT A RATIO OF 2.5 AC/1,000 PEOPLE.
- PARKING WILL BE PROVIDED BASED ON ORANGE COUNTY LOC SEC 38-1476.
- LANDSCAPE BUFFERS SHALL COMPLY WITH CHAPTER 24 OF THE ORANGE COUNTY LOC.
- IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BOC ARE INVALID.
- THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
- MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH LOC SEC. 38-1258.
- AN ORANGE COUNTY CONSERVATION AREA DETERMINATION CAD-17-03-028 APPLICATION WAS SUBMITTED ON 3/7/17 THAT INCLUDES ALL OF THE PROJECT ACREAGE AND IS IN PROGRESS.

DENSITY CALCULATION BY LAND USE:			
LAND USE	AREA (AC.)	DENSITY (UNITS/AC)	# UNITS
MOR	4.45	20.00	89
HOR	8.76	28.65	251
TOTAL	13.21	25.74	340

*NORTHERN 40 FT ROW TO BE VACATED HAS BEEN INCLUDED WITHIN THE ADJACENT PROPOSED HOR LAND USE.



LAND USE PLAN
FOR
EPOCH-VISTA OAKS
ORANGE COUNTY
FLORIDA

359 CAROLINA AVE., STE 200
WINTER HAVEN, FLORIDA 32786



ENGINEER IN CHARGE
DAVID A. STOKES, P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 16062
DATE: 12/2/16
SCALE: 1" = 60'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

UP-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)**

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and
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