Board of County Commissioners

Public Hearings

December 18, 2018



Village F Master Planned Development / Land Use Plan (PD/LUP)

Case: CDR-17-06-207

Project Name: Village F Master PD/LUP

Applicant: Erika Hughes, VHB, Inc.

District: 1

Acreage: 857.15 gross acres (overall PD)

20.26 gross acres (affected parcel only)

Location: West of Seidel Road approximately 1,600 feet south of

Summerlake Park Boulevard.

Request: To allow the development of a 75-bed Assisted Living

Facility (ALF) on PD Parcel N-5 (Townhome District), Parcel

34-23-27-0000-00-002, using a conversion ratio of 1 unit

equals 4 beds.

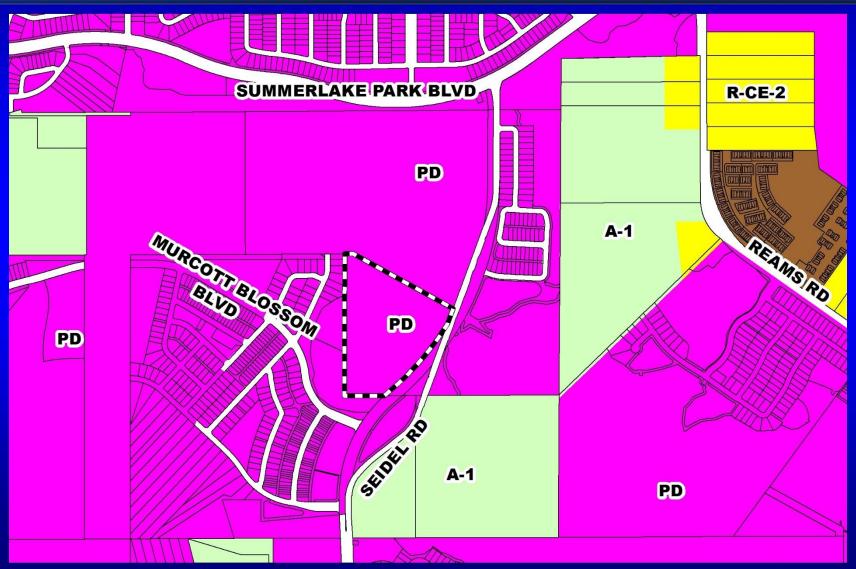


Village F Master Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





Village F Master Planned Development / Land Use Plan (PD/LUP) Zoning Map



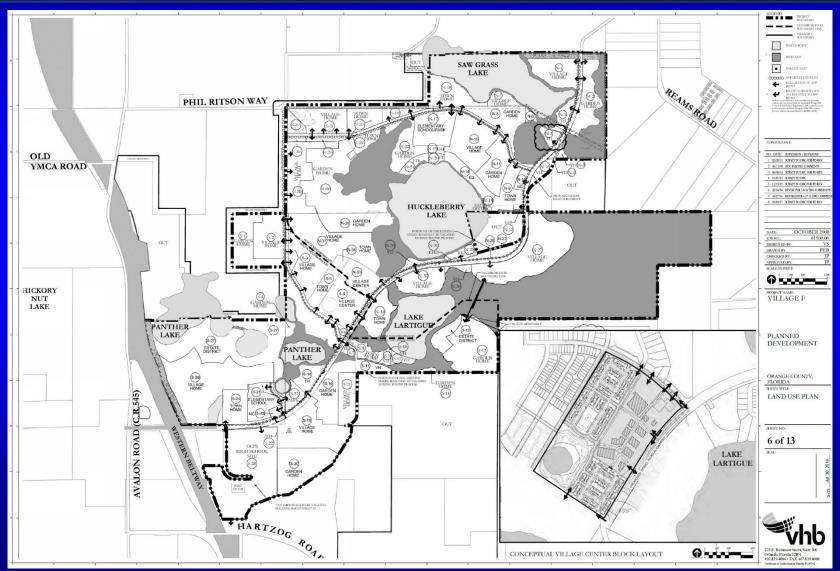


Village F Master Planned Development / Land Use Plan (PD/LUP) Aerial Map





Village F Master Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Village F Master Planned Development / Land Use Plan (PD/LUP) dated "Received July 31, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Epoch Vista Oaks Planned Development / Land Use Plan

Case: CDR-18-07-219

Project Name: Epoch Vista Oaks PD/LUP

Applicant: Justin Sand, Epoch Properties, LLC

District: 1

Acreage: 14.01 gross acres (overall PD)

Location: Generally located east of Winter Garden Vineland Road and

north of Zen Drive

Request: To add a waiver from Orange County Code Section 38-

1258(I) to eliminate the required fencing along the right-ofway in areas directly abutted by an on-site wetland, in lieu

of the fence along the entire right-of-way whenever a single-

family zoned property is located across the right-of-way.

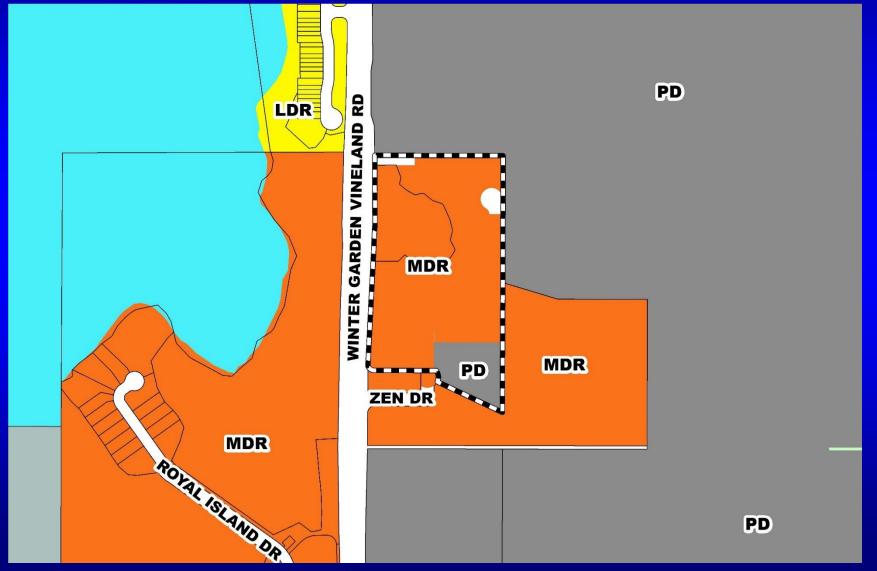
No change to the development program or standards are

proposed.



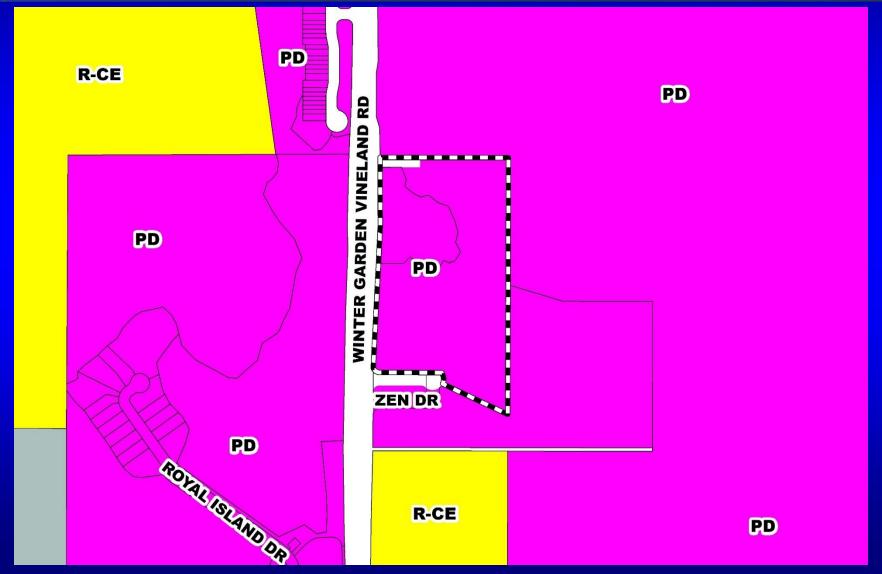
Epoch Vista Oaks Planned Development / Land Use Plan

Future Land Use Map





Epoch Vista Oaks Planned Development / Land Use Plan Zoning Map





Epoch Vista Oaks Planned Development / Land Use Plan Aerial Map





Epoch Vista Oaks Planned Development / Land Use Plan

Waiver Location Map

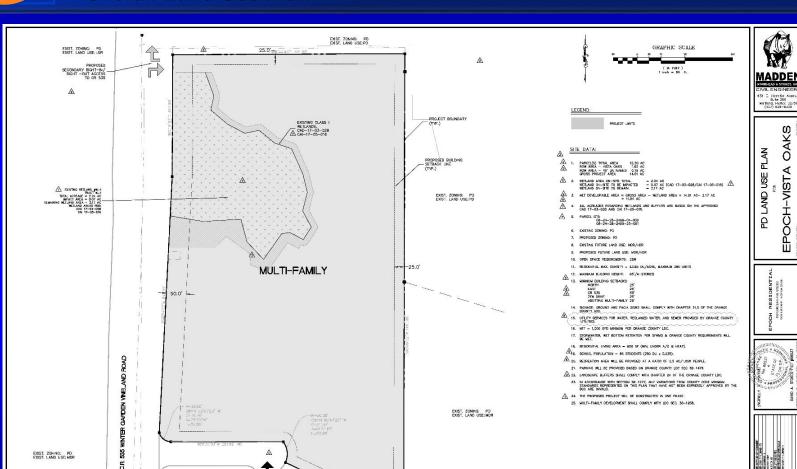




EXISTING FULL ACCESS TO CR 535

EXIST, ZONING: PD

Epoch Vista Oaks Planned Development / Land Use Plan **Overall Land Use Plan**



Ø

EPOCH-VISTA

LUP-1

DENSITY CALCULATION BY LAND USE: LAND USE AREA (AC.) DENSITY (UNITS/AC) # UNITS

80

1.62

11.84



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Epoch Vista Oaks Property Planned Development / Land Use Plan (PD/LUP) dated "Received August 20, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP)

Case: CDR-18-03-070

Project Name: Yates PD / Parcel 2 PSP

Applicant: Christina Baxter, Poulos & Bennett, LLC

District: 4

Acreage: 167.38 gross acres

Location: South of E. Wetherbee Road / West of Boggy Creek Road

Request: To modify the boundary of the PSP to include an additional

parcel containing 19.84 acres as Phase 4 of the project, totaling an additional 64 lots; remove Lot 200 from Phase 3

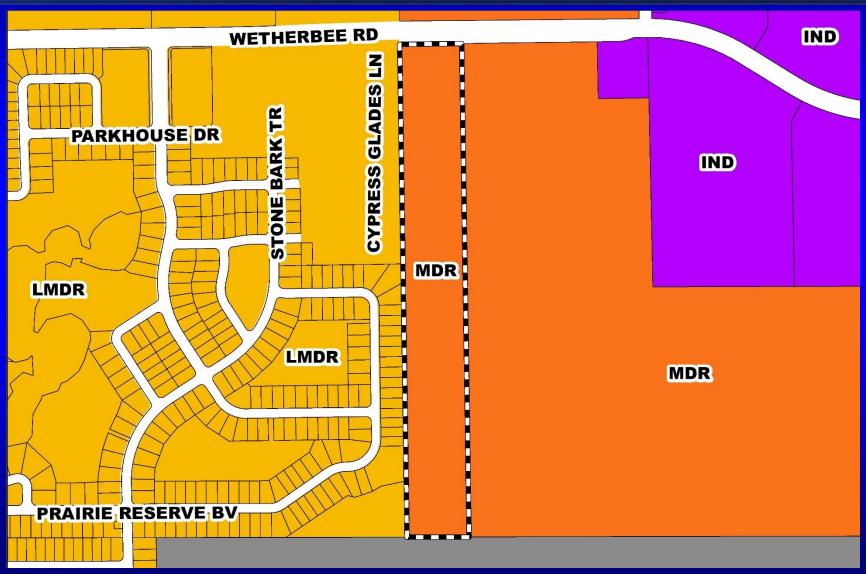
to provide an open space tract for a utility connection; and

remove a lot from Phase 2B in order to provide a road

connection to Phase 4.

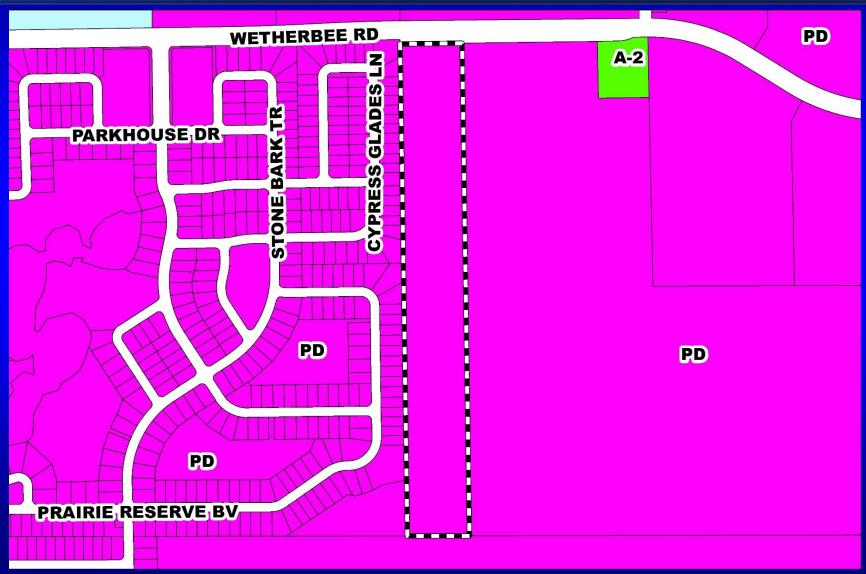


Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Future Land Use Map





Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Zoning Map



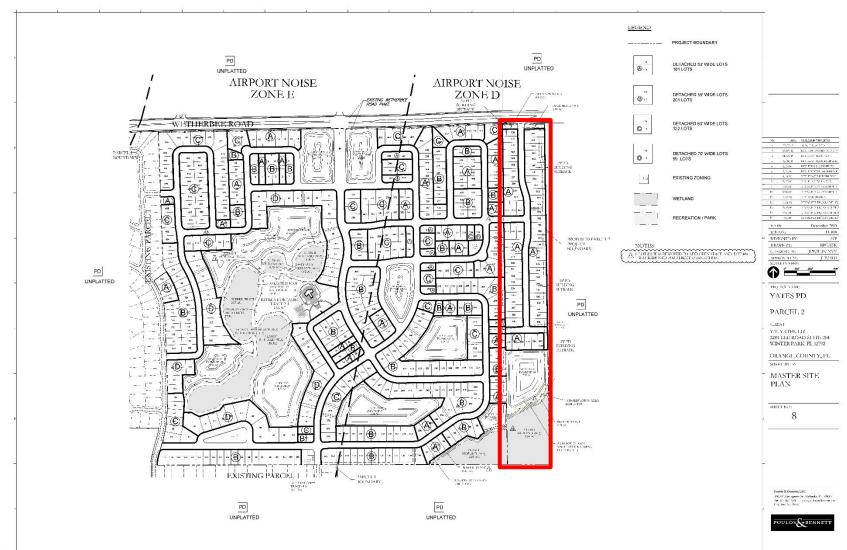


Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Aerial Map





Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Preliminary Subdivision Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Yates Planned Development / Parcel 2 Preliminary Subdivision Plan dated "Received September 17, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



Holly Estates Planned Development / Land Use Plan

Case: CDR-18-07-217

Project Name: Holly Estates PD/LUP

Applicant: Dallas Austin, DR Horton, Inc.

District: 2

Acreage: 111.81 gross acres (overall PD)

Location: Generally located west of N. Orange Blossom Trail, north of

Willow Street, and south of Sadler Road

Request: To add a Master Sign Plan and delete November 9, 2004

BCC Conditions of Approval #7 and #10, which relate to the requirement to connect to Orange County Utilities and build a boat dock on the central lake known as Otter Lake, respectfully. Additionally, four (4) residential identification sign waivers are being requested from Orange County Code

related to maximum sign height and signage location.

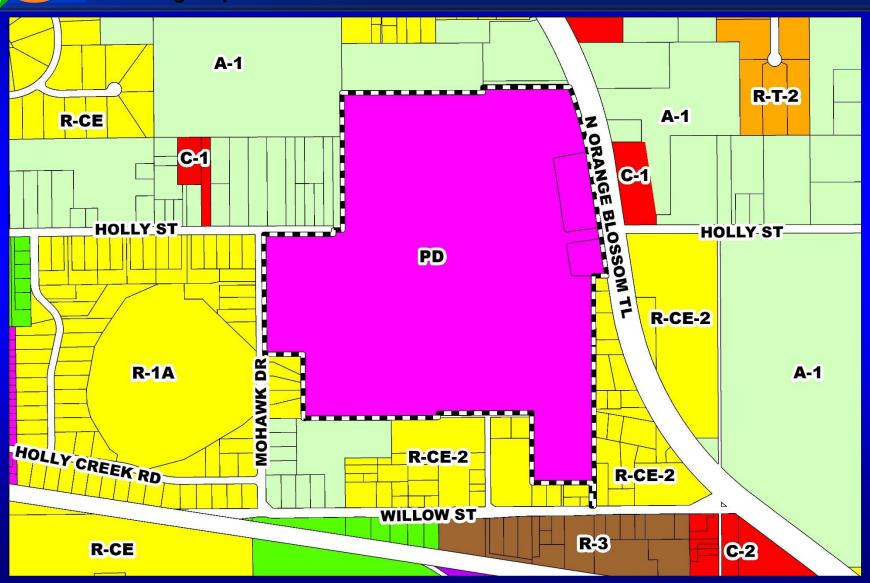


Holly Estates Planned Development / Land Use Plan Future Land Use Map



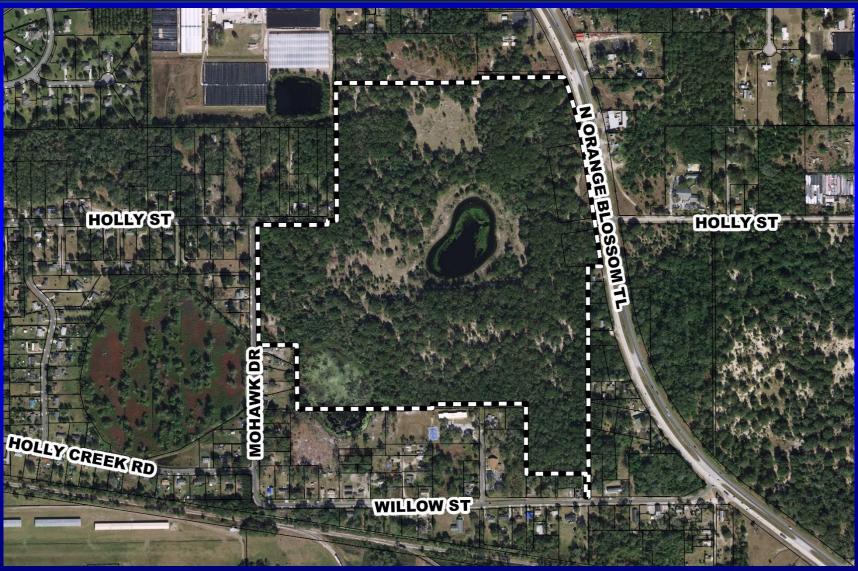


Holly Estates Planned Development / Land Use Plan Zoning Map



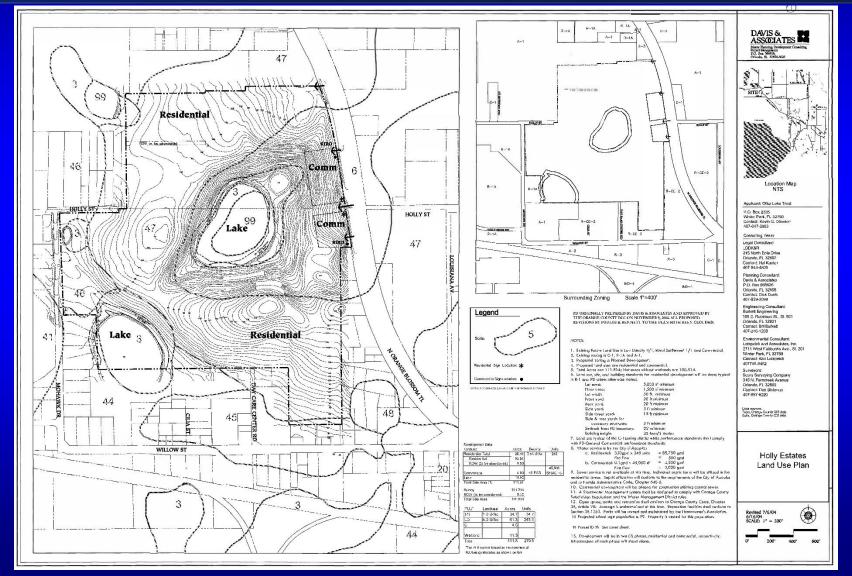


Holly Estates Planned Development / Land Use Plan Aerial Map



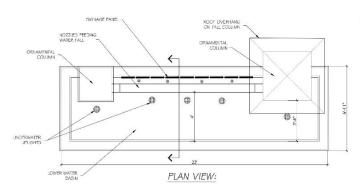


Holly Estates Planned Development / Land Use Plan Overall Land Use Plan





Holly Estates Planned Development / Land Use Plan Master Sign Plan



Sign Waiver for Residential Identification Signs

A serious for the section at 15-67(b) to allow for the maximum height of a ground sign in a commercial district that is located within one hundred (100) feet of a residential district, and not having a right-of-way between the sign and residential district, for the copy area of the sign be a maximum of eight (B) feet in height and architectural features of the sign above the copy area of to be proportional in height and size to the copy area, in lieu of the requirement that the maximum height of the sign shall be eight (3) feet.

<u>statification</u>: The two (2) entry signs for the Residential development are located on Commercial parcels that immediately abut the Residential parcel, and will be placed on after aids of the entry road into the Residential development. The two (2) Residential entry signs are located on an administrative properties for realized containing parcels. (but 4-t) all a significant curve of the roadery, and are setback from the roadery to find for significant corresponding the roadery to the roadery to the development. The additional sign height will alize for better visibility of the identification sign for the Residential development, and compensate for the curvature of the roadery and the rowel species of opproaching traffic.

Woiver \$2. A waiver from Section 31.5-67(f) to allow for a maximum of two (2) ground signs on a parcel within a right-of-way frontage with paparoxinately two hundred and severty (270) linear feet, in fieu of the requirement that such frontage measure more than four hundred (400) linear feet.

Authitication: The valver is requested for the southern of the tar (2) PD Commercial parcels that has less than four hundred (400) linear feet of frontage on US 441. The southern Commercial parcel is one of two (2) Commercial parcels in the PD. The two (2) Commercial parcels from the right—of-way that provides access into the Residential error of the PD. A partition of each of the Commercial parcels is needed for identification signages for the Residential relightation. This waver would allow each of the parcels to do have a Commercial ground sign, in distinct to the Residential identification sign. The northern Commercial parcel has right—of-way frontage in excess of four hundred (400) linear feet, so no waiver is requested for the northern Commercial parcel.

Waiver #3. A waiver from Sec. 31.5-67(j) to allow for a ground sign to be erected on unimproved property.

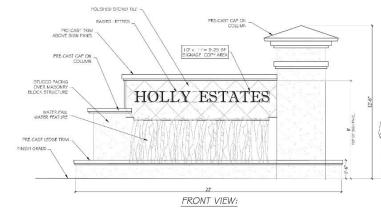
Juditication: The wather is to allow the two (2) entry signs for the Residential development to be located on unimproved Commercial parcels within the PD. The Residential adulation on the Holly Statters PD does not front on the project's occessor and, IS 441 into the Residential subdivision is occessed via a right-of-way from IS 441 into the Residential subdivision area. The water is needed to provide appropriate identification for the Residential subdivision area. The water is needed to provide appropriate Identification for the Residential subdivision signage. The Moster Sign Plan included in the PD Land Use Plan provides locations for future Commercial signage on the Commercial parcels when they are developed.

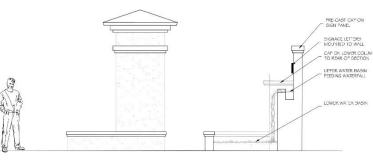
Walver #4. A waiver from Sec. 31.5-73(a) to allow for a sign stating only the name of an approved residential development to be erected outside the subdivision.

<u>Auditionize</u>: The Residential subdivision of the Holy Estates PD does not front on the project's occess road, US 441. The subdivision is occessed via a right-of-way from US 441 that traverses between the two PD Commercial parcels fronting on US 441 into the Residential subdivision cress. The waver is needed to provide appropriate identification for the Residential needed to consistent with other similar approved Residential subdivision.

General Sign Notes

- 1. Locations are illustrated on the PD Land Use Plan for the Residential signs and the Commercial signs.
- 2. Commercial signs may be single tenant or multi-tenant.





SIDE VIEW:

SECTION:

KIRKWOOD

DESIGN, LLC

Date: Rev. October 3, 2018 Job# KD 17-023 DR HORTON HOLLY ESTATES RESIDENTIAL ENTRY SIGNAGE



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Holly Estates Property Planned Development / Land Use Plan (PD/LUP) dated "Received October 8, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2



Case: LUPA-17-11-360

Project Name: Grand Cypress Resort PD/LUP

Applicant: David Evans, Evans Engineering, Inc.

District: 1

Acreage: 1,578.73 gross acres (existing PD)

15.13 gross acres (parcels to be aggregated)

1,593.86 gross acres (overall aggregated PD)

Location: Generally located north and east of Winter Garden Vineland

Road and west of Apopka Vineland Road

Request: To rezone two (2) parcels totaling 15.13 gross acres from R-

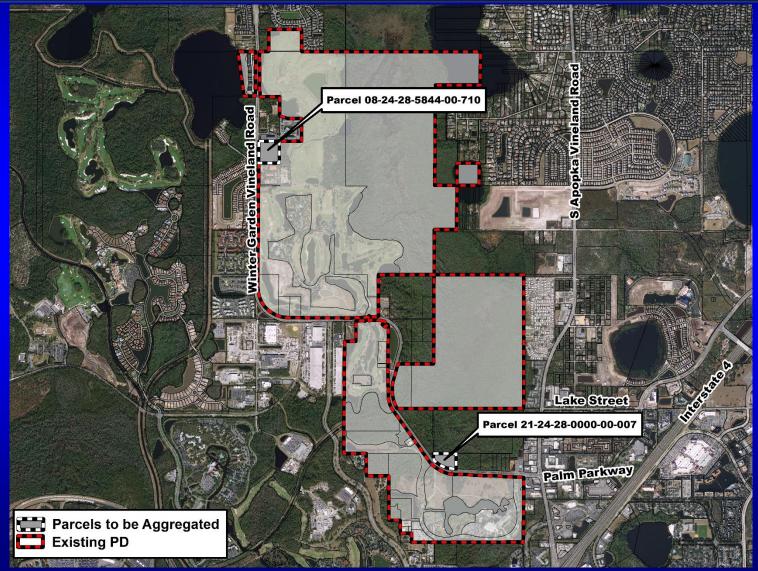
CE (Country Estate District) to PD (Planned Development District), incorporate the property into the existing Grand Cypress Resort PD, increase the development program of the PD from 1,466 dwelling units to 1,668 dwelling units (an

increase of 202 dwelling units), and revise the entitlement chart to reflect entitlements by zones instead of by PD

parcels.

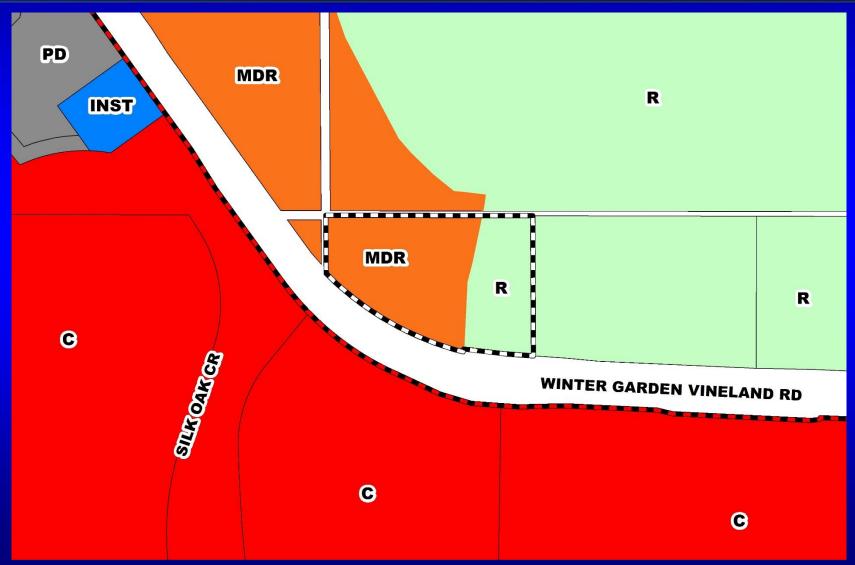


Parcel Location Map



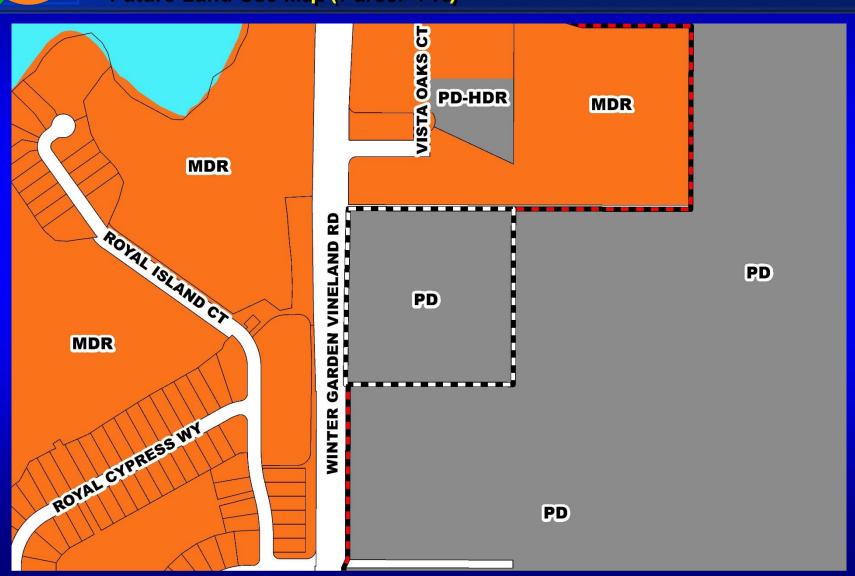


Future Land Use Map (Parcel -007)



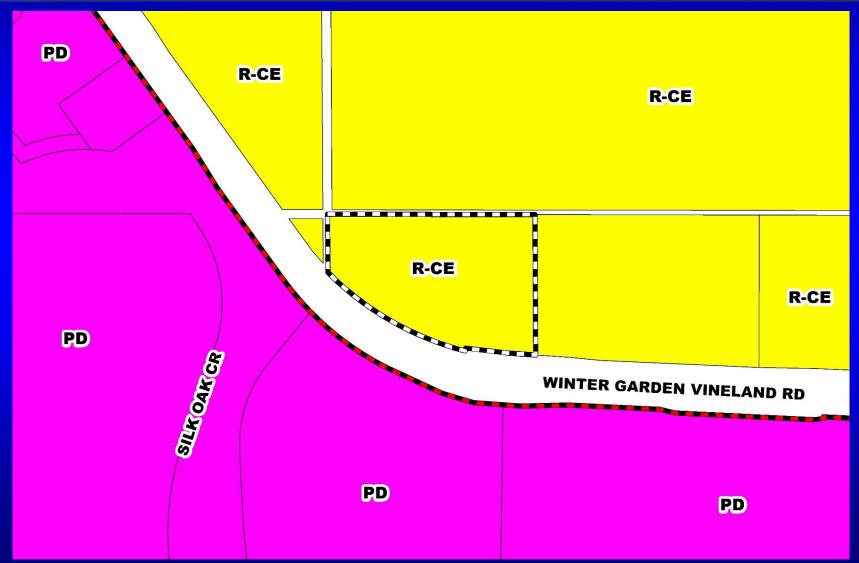


Future Land Use Map (Parcel -710)



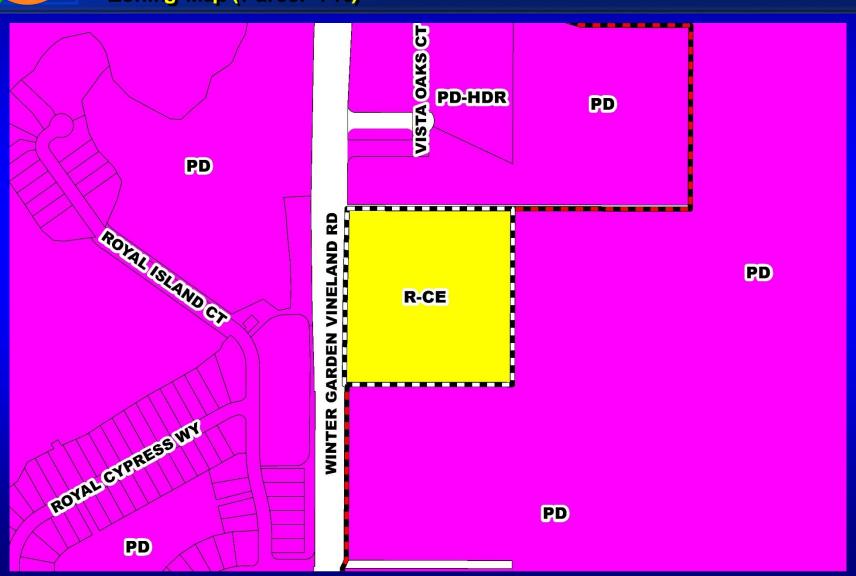


Zoning Map (Parcel -007)





Zoning Map (Parcel -710)





Aerial Map (Parcel -007)



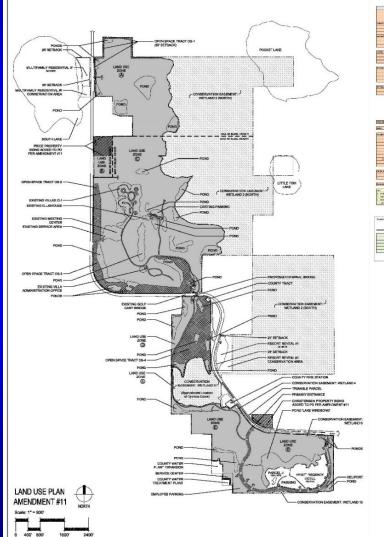


Aerial Map (Parcel -710)





Overall Land Use Plan



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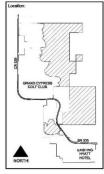
Grand Cypress Orlando LLC 40 Grand Cypress Blvd., Orlando, 1L 32834 pp. 407.238, 1929

planning / landscape architecture:

civil engineer:

Evans Engineering, Inc. 719 ma Avenue, Orando, Rotda 32803 ph: 407 372,1515

Lowndes, Drosdick, Doster, Kantor & Reed, P.A. 215 N. Edia Drive. Orlando. Florida 3260 ph: 407.543.4400 f; 407.543.4444



LAND USE PLAN & CHARTS AMENDMENT #11

Date:	9/18/2018	Scale:	1:800
Drawn By:	BH	Designed By:	EML, BH
Approved By:	EML	Project No:	217113





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Grand Cypress Resort Planned Development / Land Use Plan (PD/LUP) dated "Received September 19, 2018 subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1



Case: RZ-18-09-044

Applicant: Audee Sneek

District: 3

Acreage: 0.456-gross acre

Location: 907 N. Goldenrod Road, or generally on the east side of N.

Goldenrod Road, north of Valencia College Lane, and

south of Timber River Circle

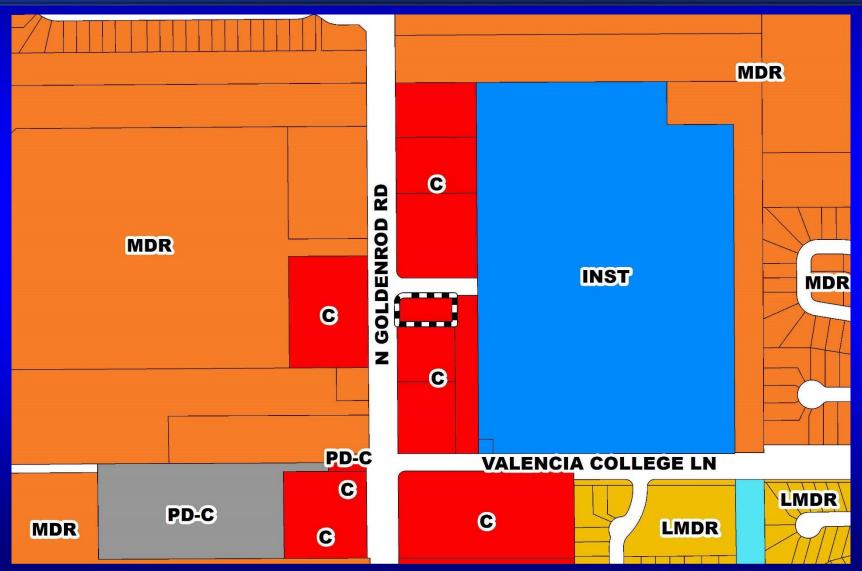
From: C-1 (Retail Commercial District)

To: C-2 (General Commercial District)

Proposed Use: Automobile Sales

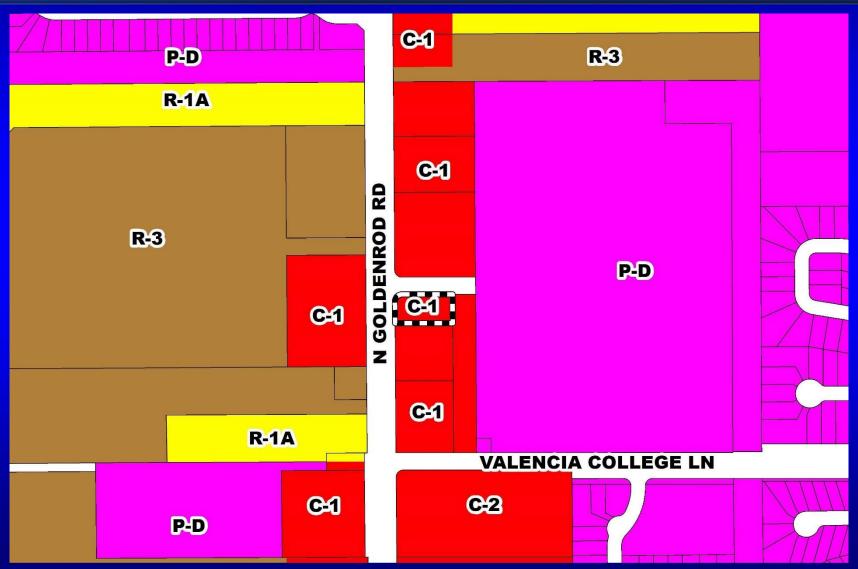


Future Land Use Map



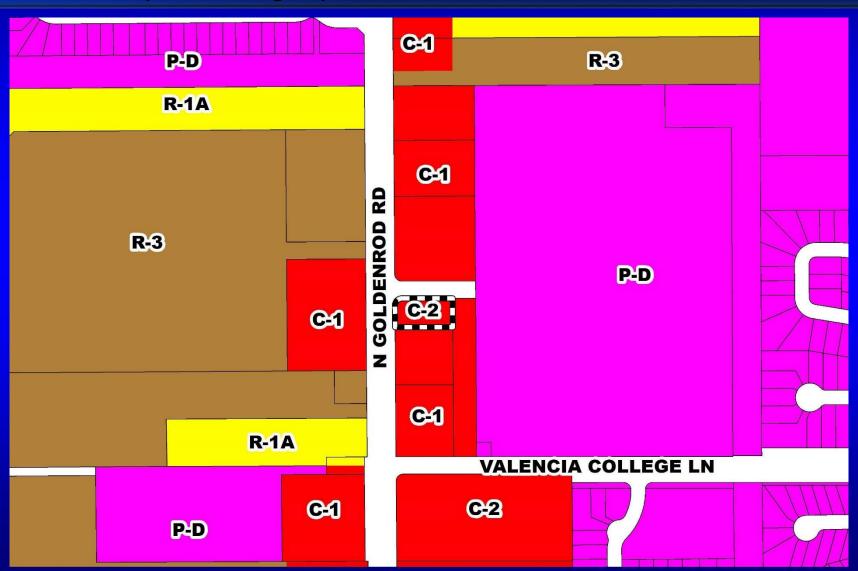


Zoning Map





Proposed Zoning Map









Action Requested

PZC Recommendation

Make a finding of inconsistency with the Comprehensive Plan DENY the requested C-2 (General Commercial District) zoning.

District 3



Alternative Action

Make a finding of consistency with the Comprehensive Plan and APPROVE the requested C-2 (General Commercial District) zoning, subject to the following restrictions:

- 1. New billboards and pole signs shall be prohibited; and
- 2. The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping and paved surfaces) prior to the accommodation of any C-2 uses.

District 3



AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 PSP - DRC Appeal

Case: DVR-18-09-309

Appellant: Damon Parrish, Waldrop Engineering

District:

Acreage: 18.69 gross acres

Location: North of E. Wetherbee Road / Southwest of Boggy Creek

Road

Request: To appeal a DRC denial of a request for a variance from

Orange County Code Section 30.83(d), to allow the temporary use of an eight-unit townhome building for model homes and sales center, in lieu of the fine-unit

maximum.



Action Requested

Continue the AIPO – South Orange Properties PD / AIPO – South Orange Woodland Park Phase 10 PSP - DRC Appeal (DVR-18-09-309) to the January 29, 2019 BCC Meeting at 2:00 P.M.

District 4



Public Hearings

December 18, 2018