



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 (<i>overall PD</i>) 20.26 gross acres (<i>affected parcel only</i>)
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.

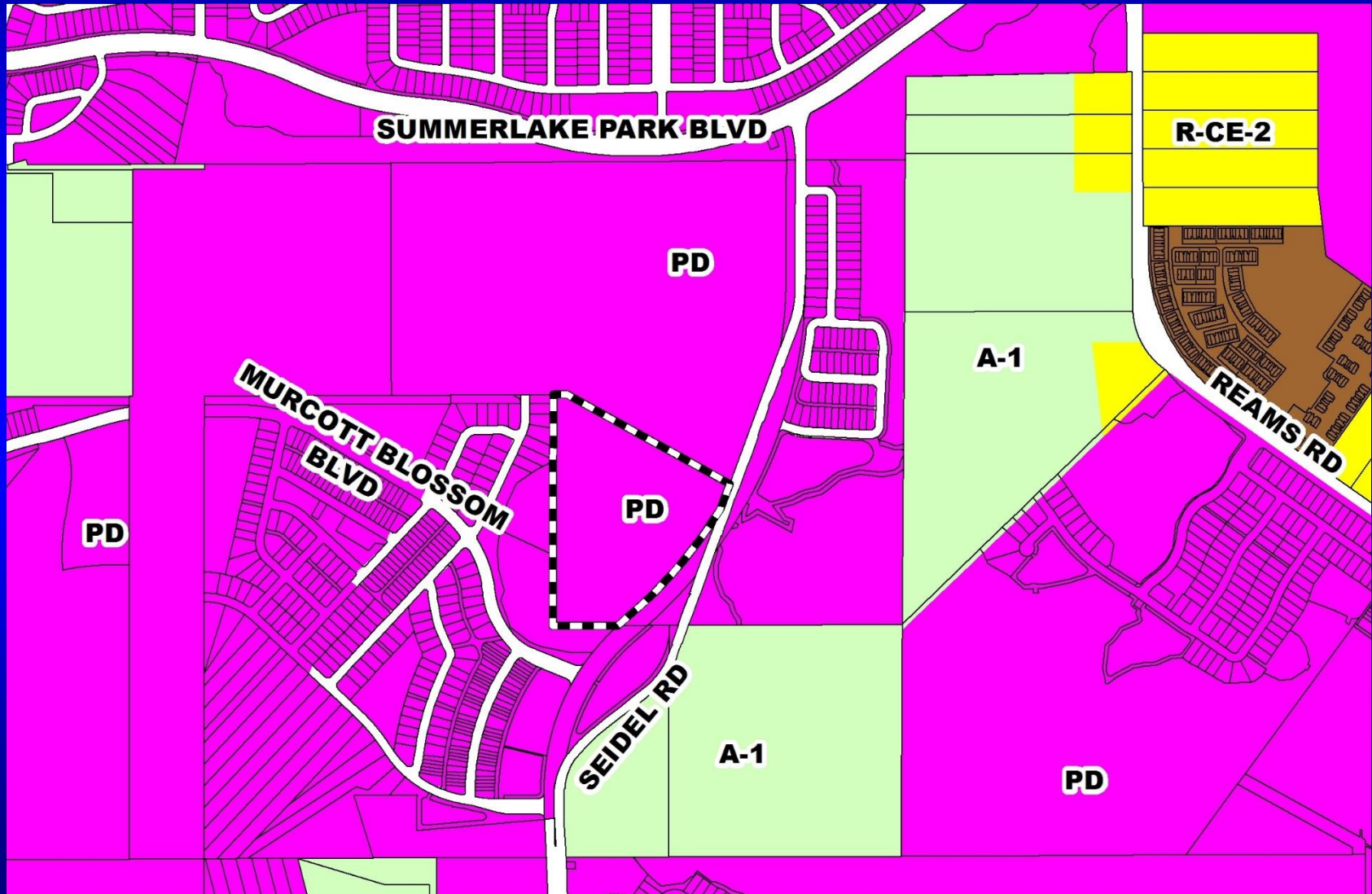


Village F Master Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





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



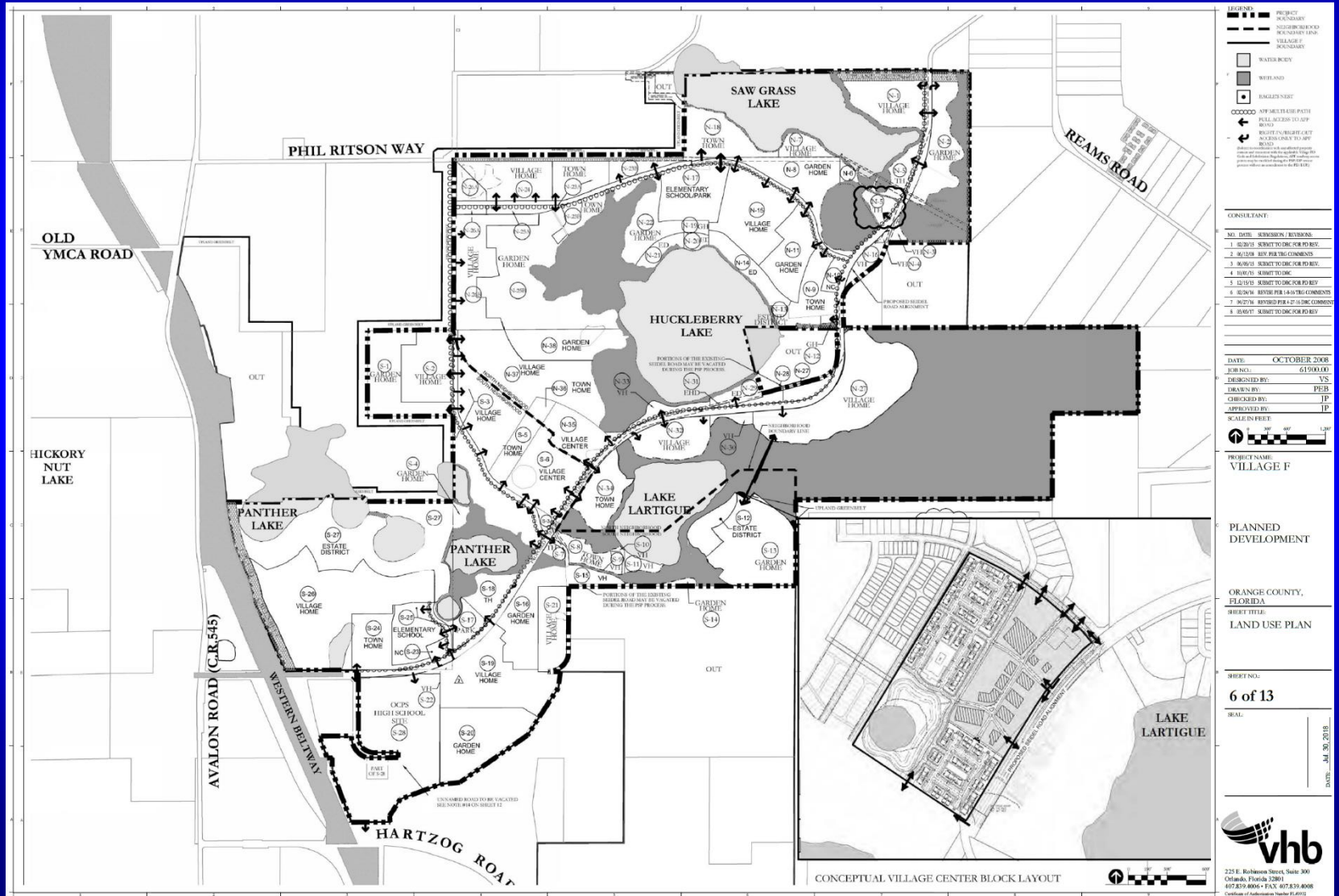


Village F Master Planned Development / Land Use Plan (PD/LUP) Aerial Map





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

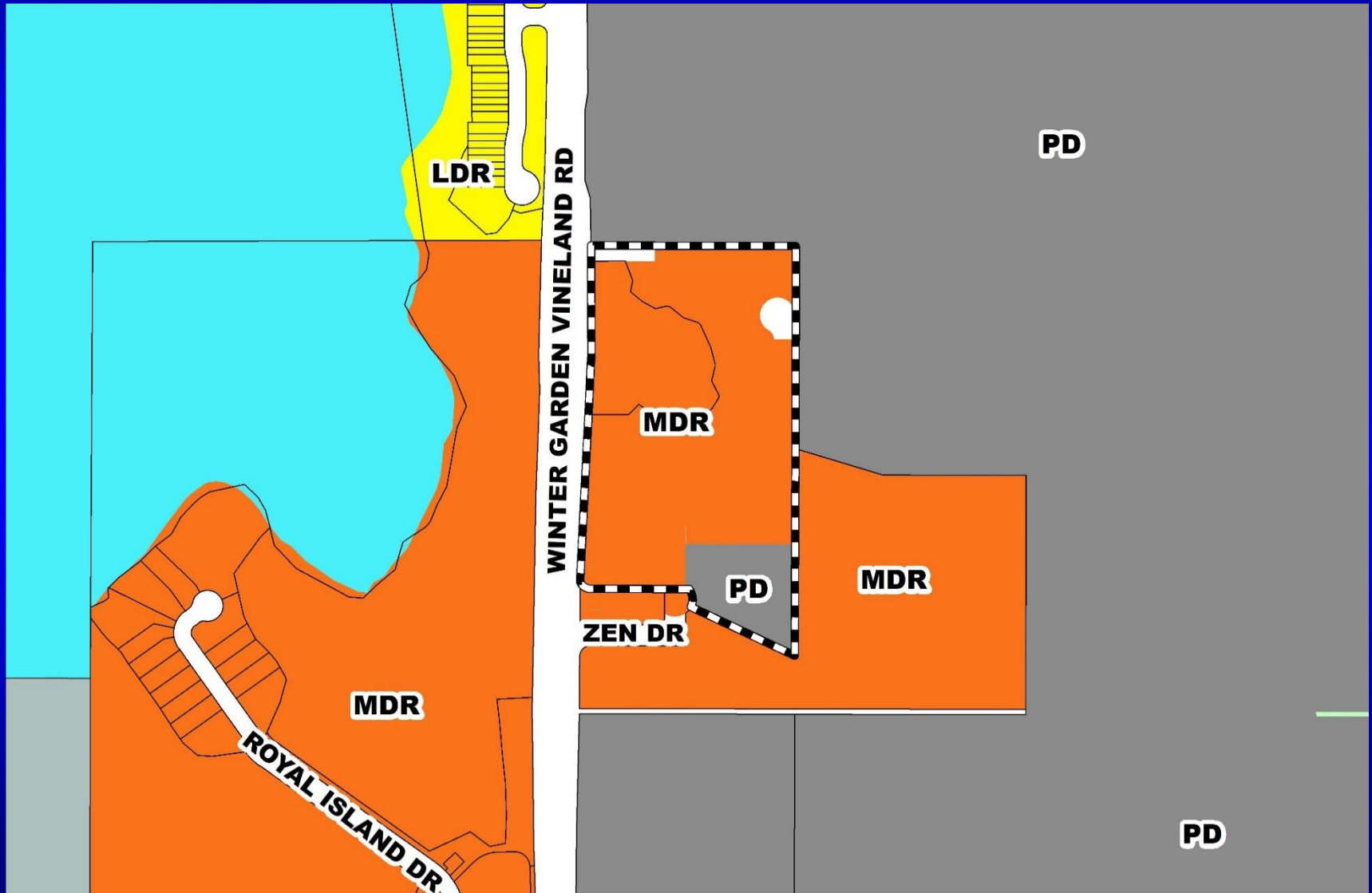


Epoch Vista Oaks Planned Development / Land Use Plan

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 (<i>overall PD</i>)
Location:	Generally located east of Winter Garden Vineland Road and north of Zen Drive
Request:	<p>To add a waiver from Orange County Code Section 38-1258(I) to eliminate the required fencing along the right-of-way 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.</p> <p>No change to the development program or standards are proposed.</p>

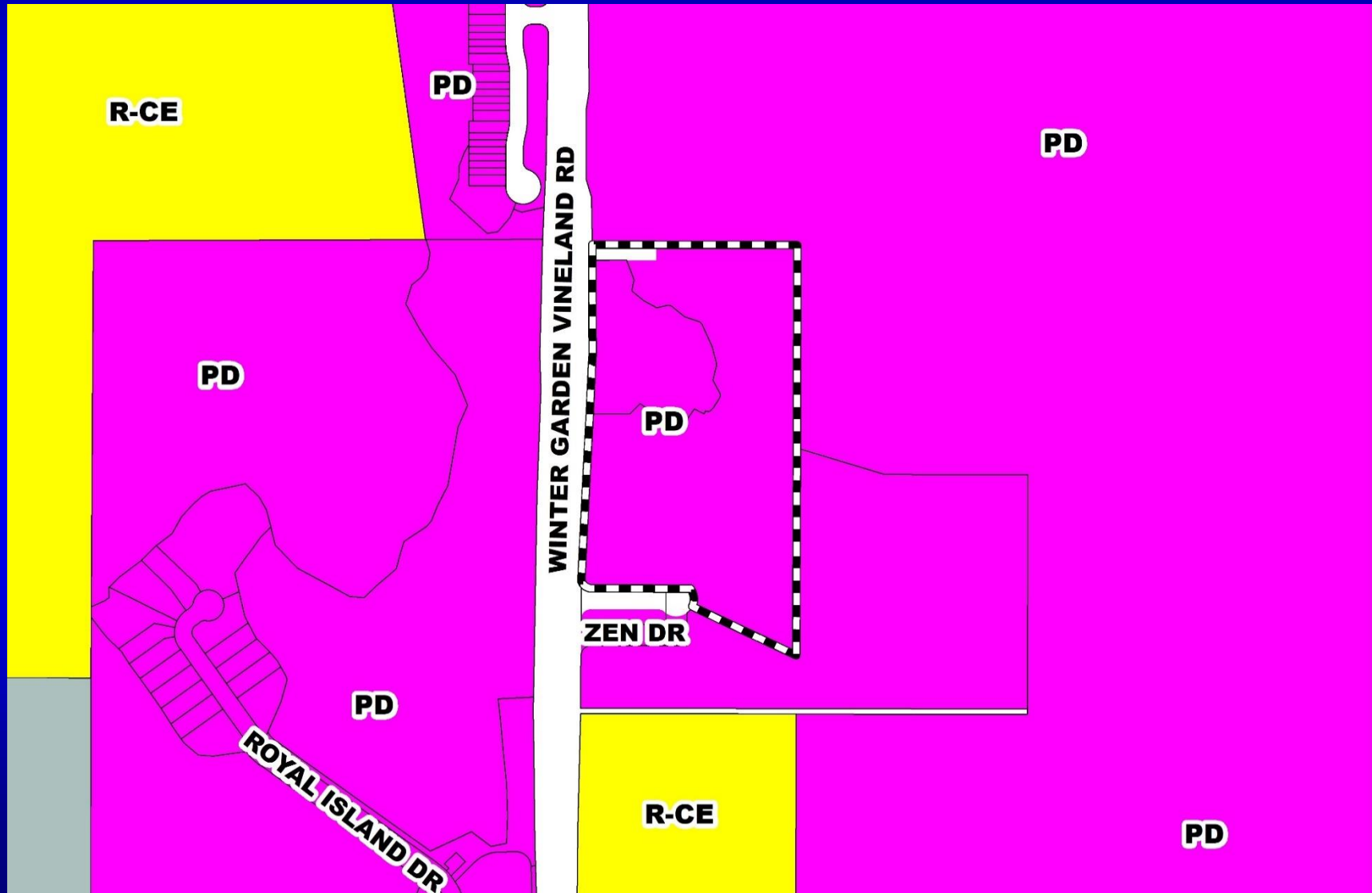


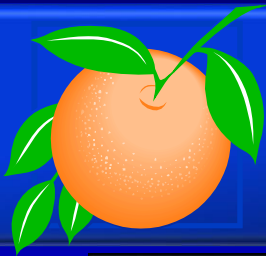
Epoch Vista Oaks Planned Development / Land Use Plan Future Land Use Map



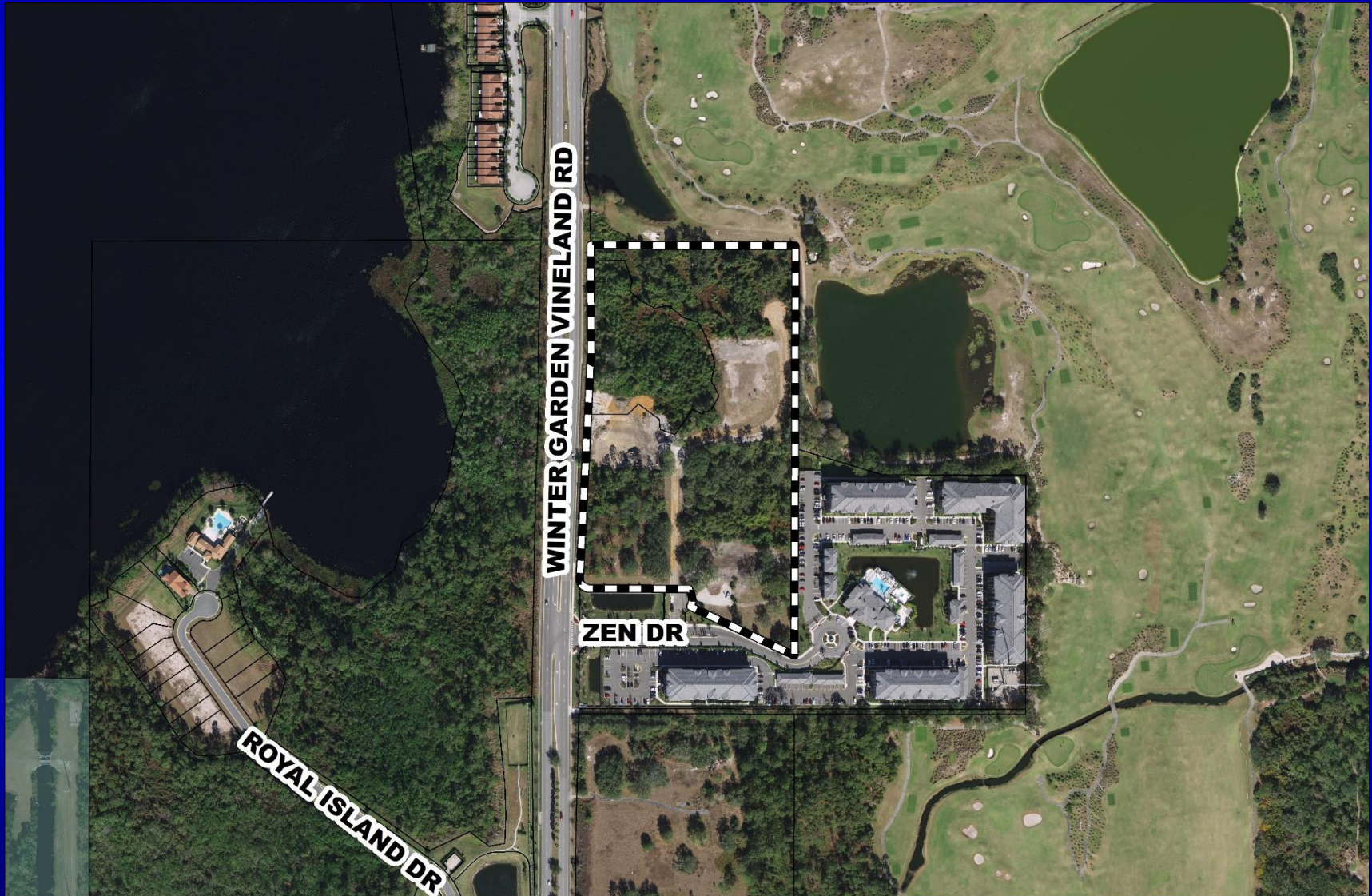


Epoch Vista Oaks Planned Development / Land Use Plan Zoning Map





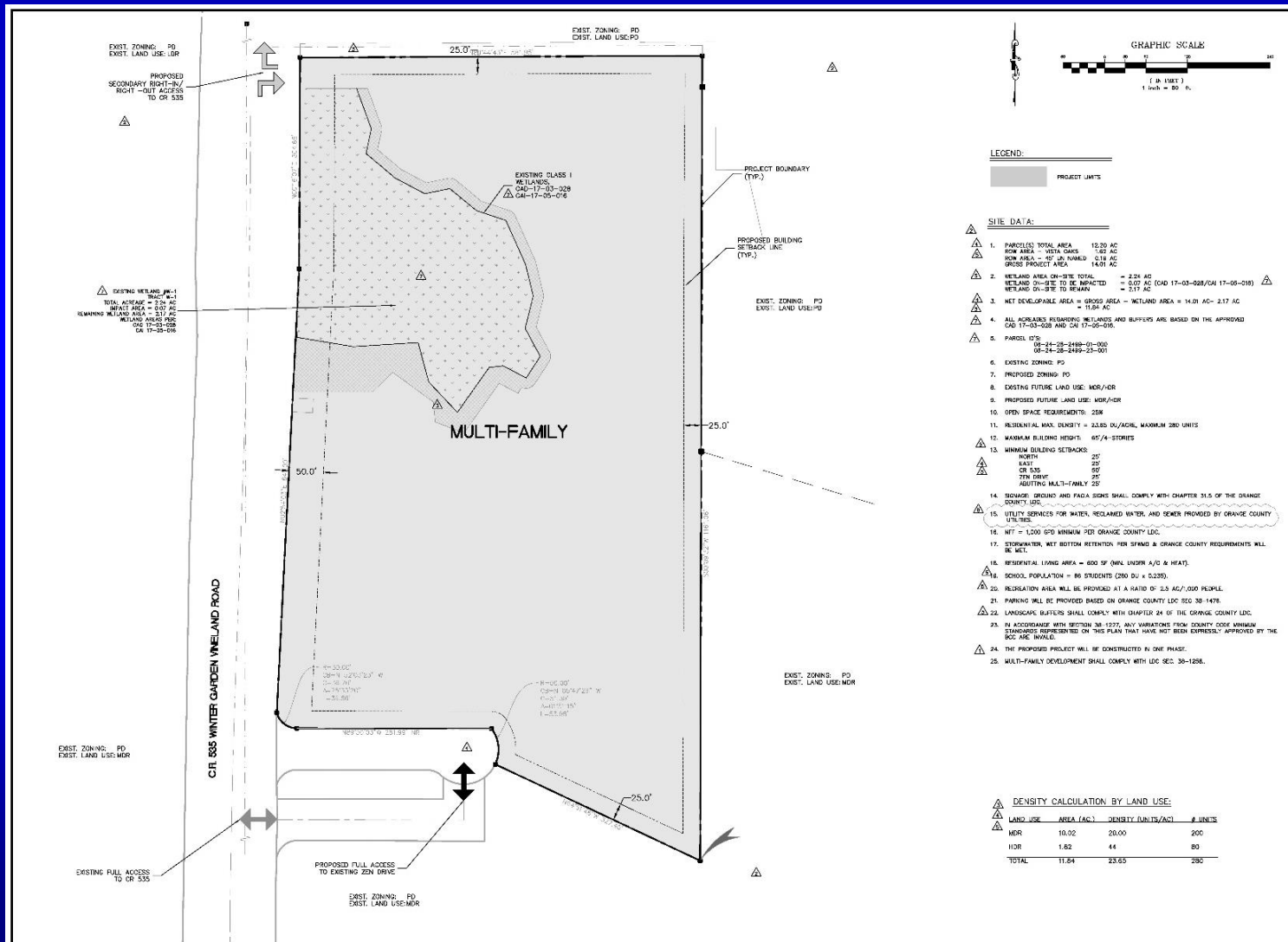
Epoch Vista Oaks Planned Development / Land Use Plan Aerial Map





Epoch Vista Oaks Planned Development / Land Use Plan Waiver Location Map





MADDEN
KROGHHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Herklio Avenue
Suite 260
Walton, Florida 32781
(407) 829-8330

PD LAND USE PLAN
F036
EPOCH-VISTA OAKS

EPOCH RESIDENTIAL
555 CARLSBACH AVE. STE 200
SAN DIEGO, CA 92108

[illegible]

1	12-17
2	403-9
3	301-2
4	P33-9
5	383-9
6	313-9
7	-ONE
8	R39-9
9	
10	
DATE:	

JOB #	13082
DATE:	12/2/16
SCALE:	1 - 60'
DRAWN UP:	RJS
CHECKED BY:	RJS
APPROVED BY:	DAG



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

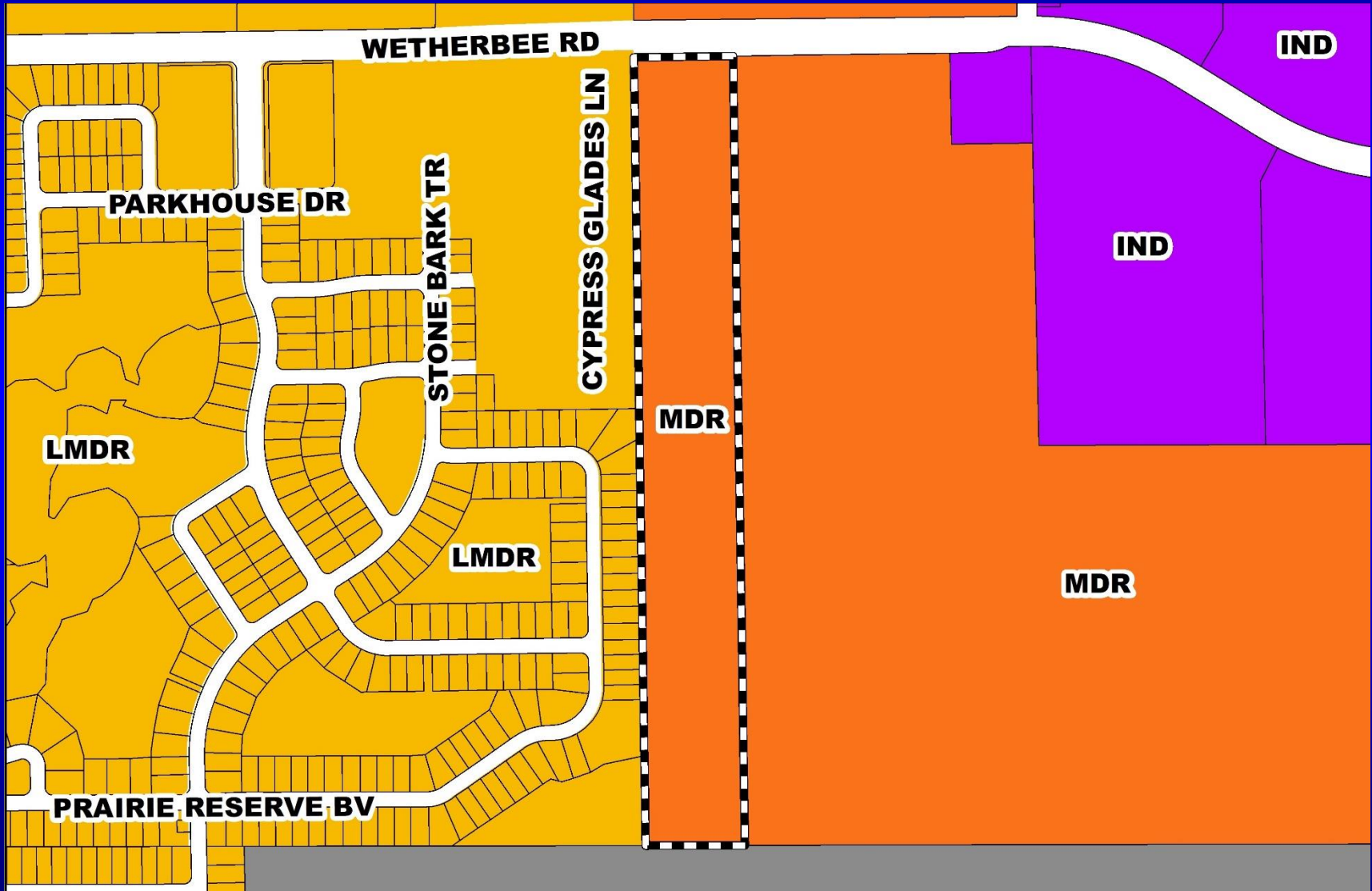


Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP)

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.

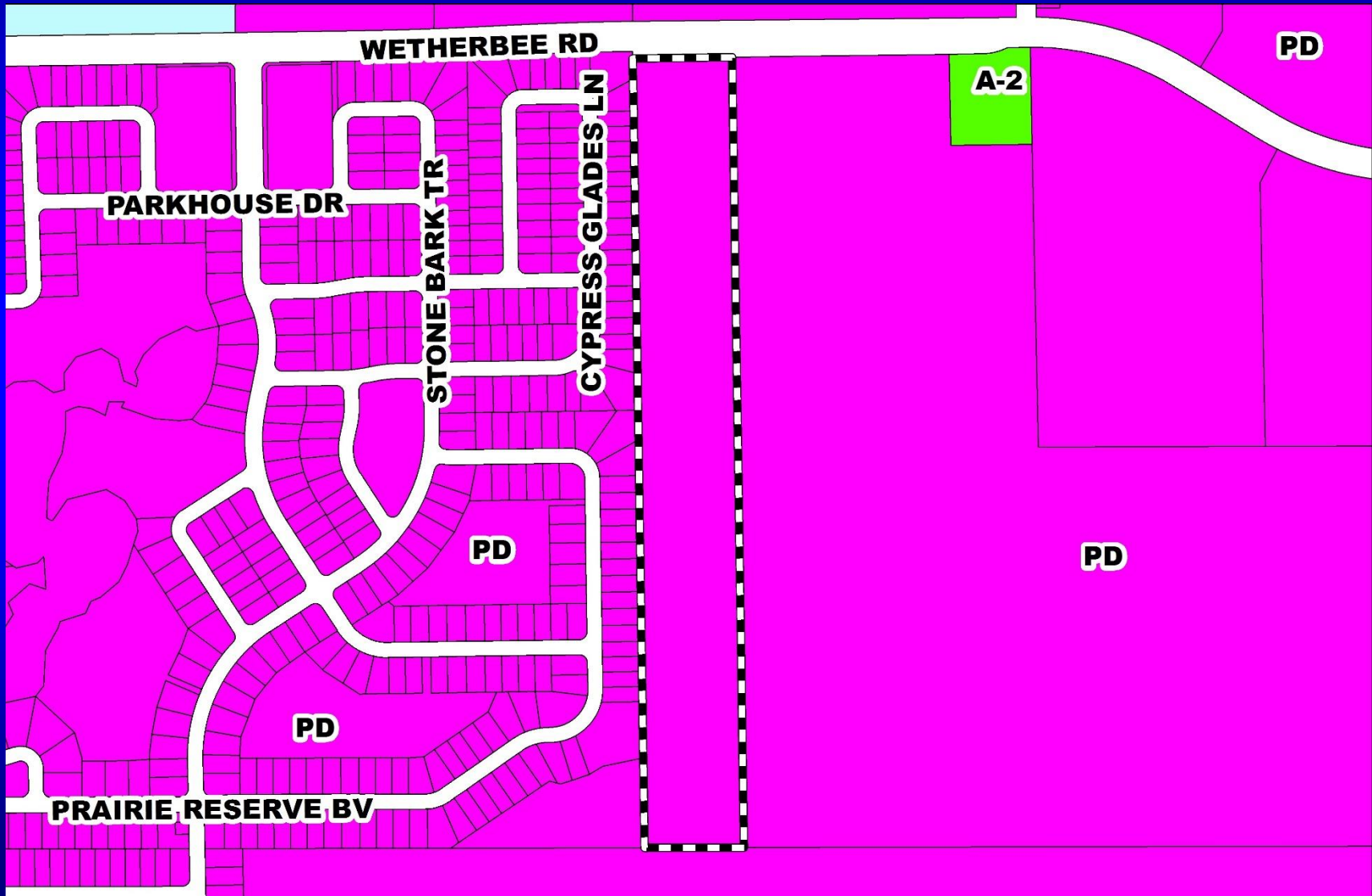


Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Future Land Use Map



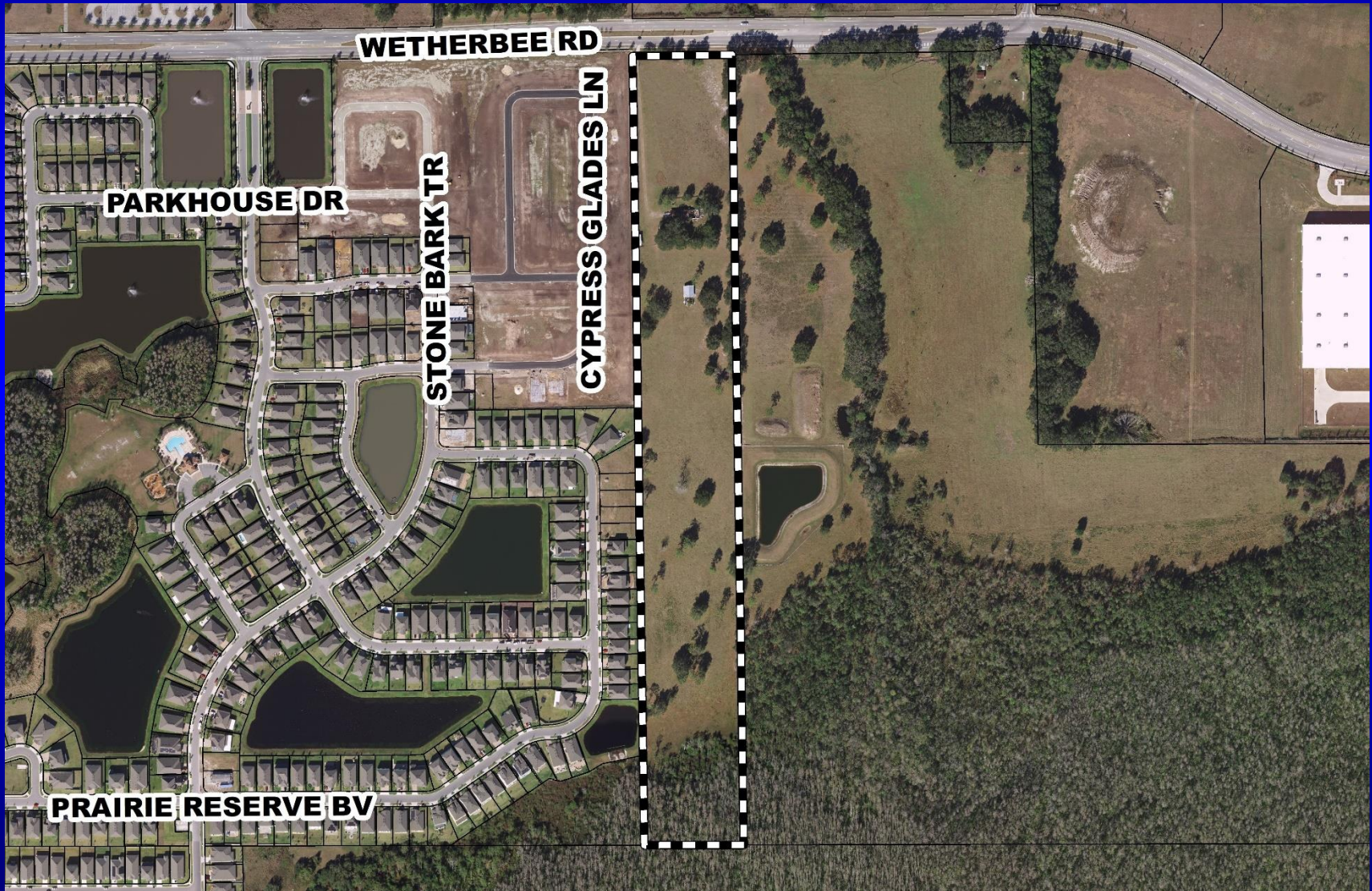


Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Zoning Map



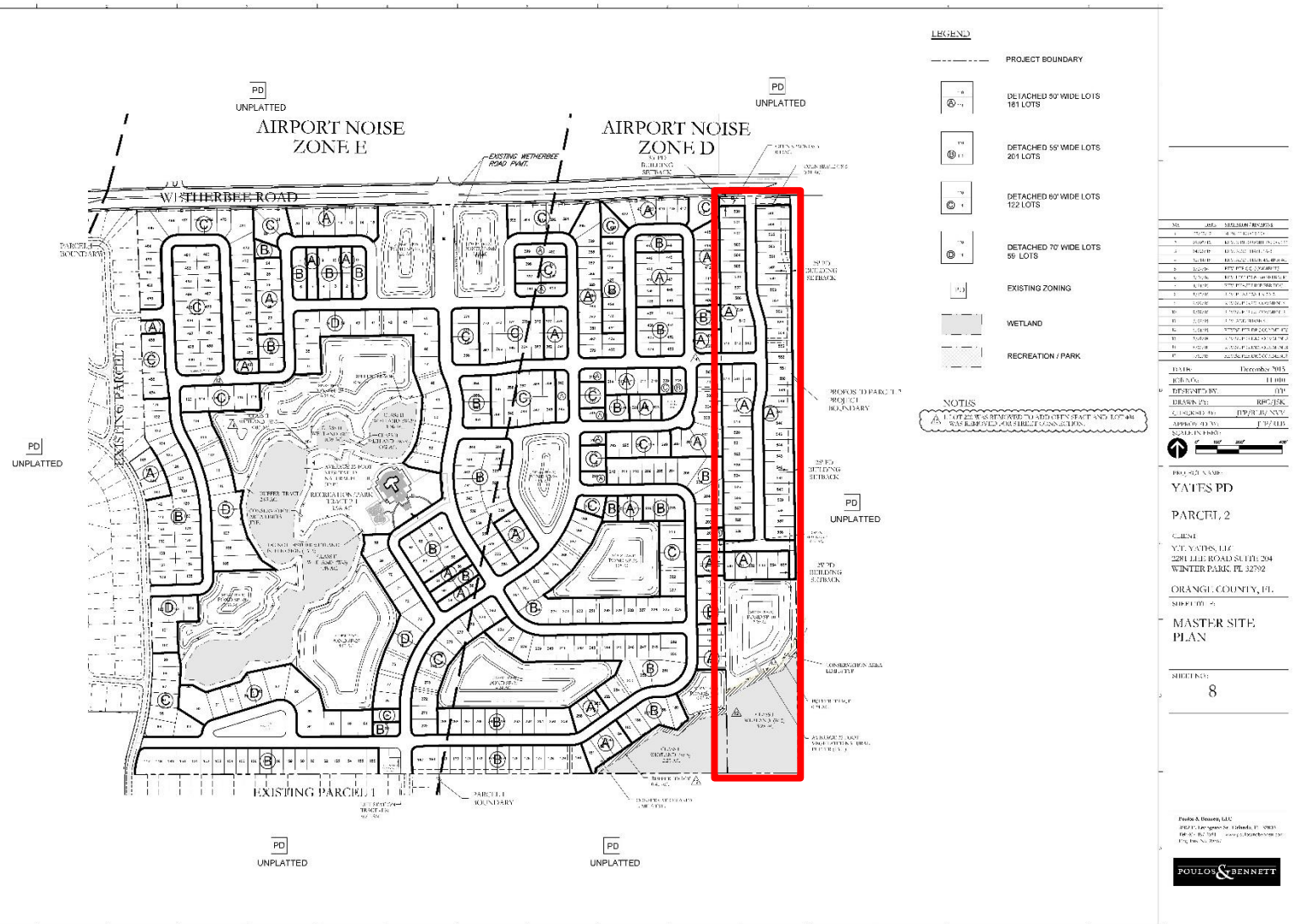


Yates PD / Parcel 2 Preliminary Subdivision Plan (PSP) Aerial Map





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

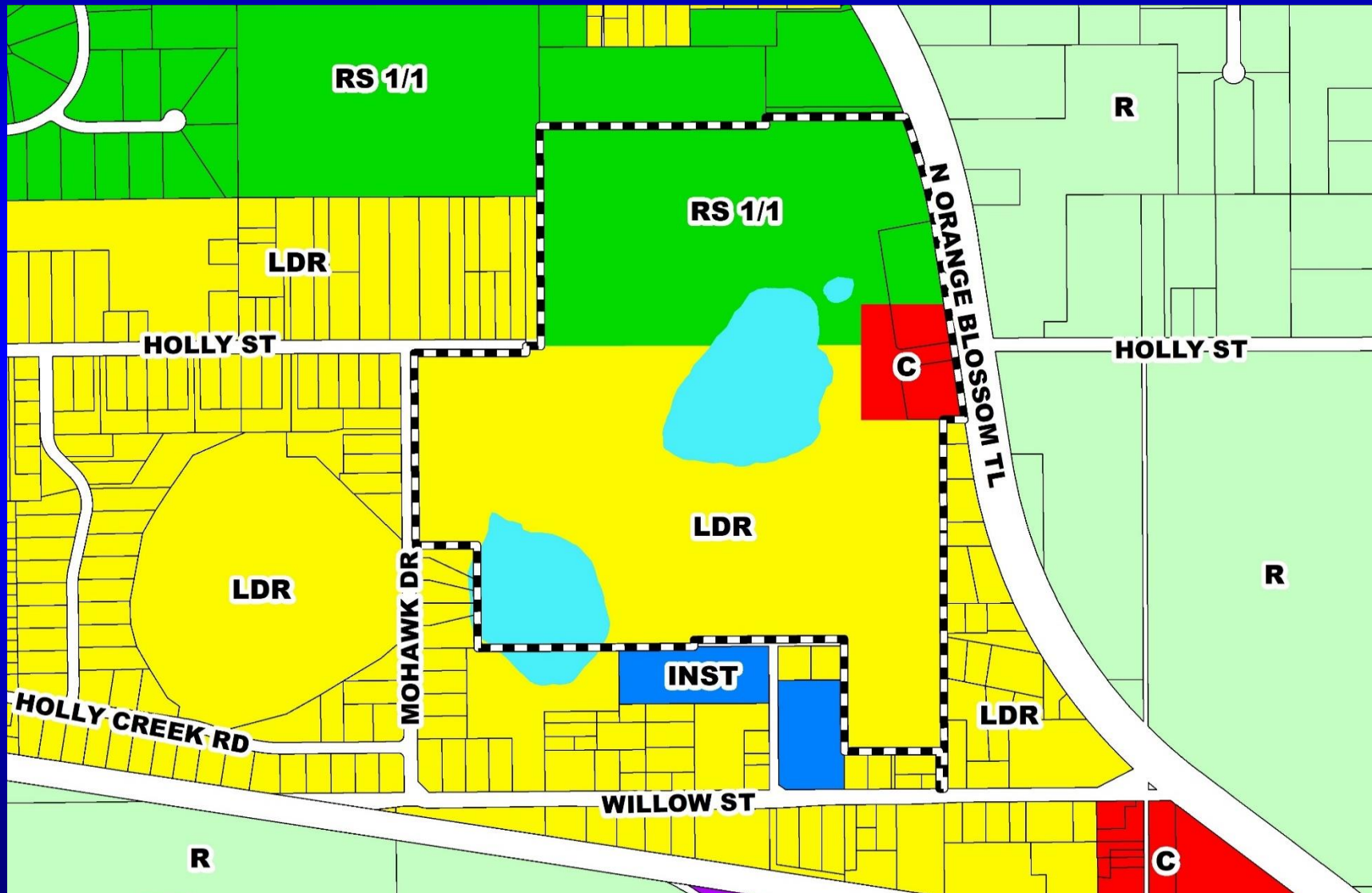


Holly Estates Planned Development / Land Use Plan

Case:	CDR-18-07-217
Project Name:	Holly Estates PD/LUP
Applicant:	Dallas Austin, DR Horton, Inc.
District:	2
Acreage:	111.81 gross acres (<i>overall PD</i>)
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.

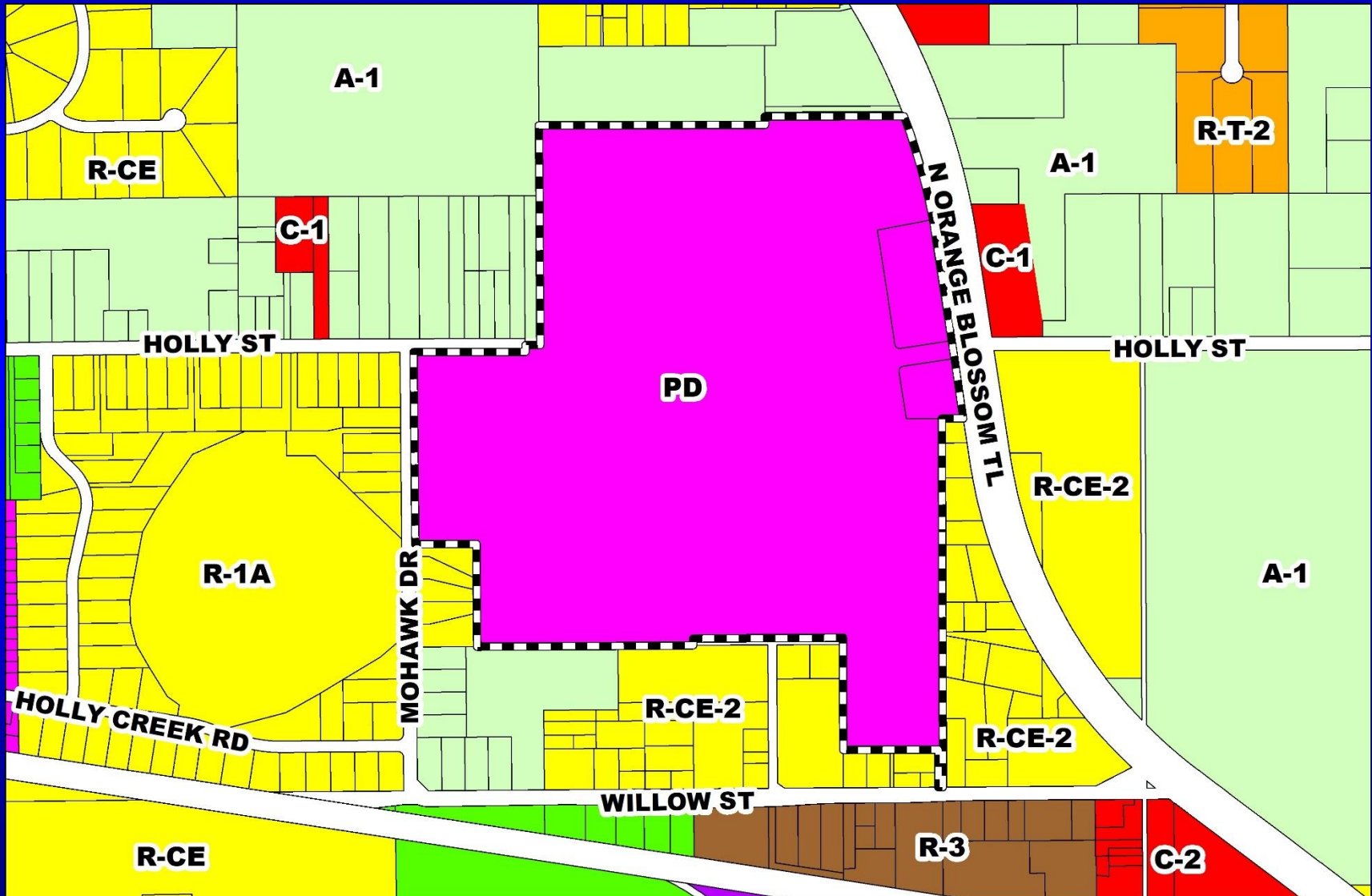


Holly Estates Planned Development / Land Use Plan Future Land Use Map





Holly Estates Planned Development / Land Use Plan Zoning Map





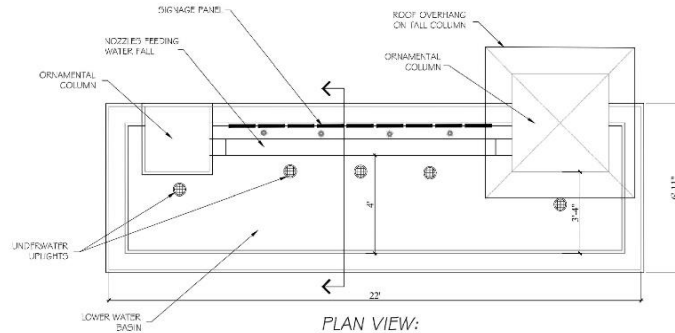
Holly Estates Planned Development / Land Use Plan Aerial Map



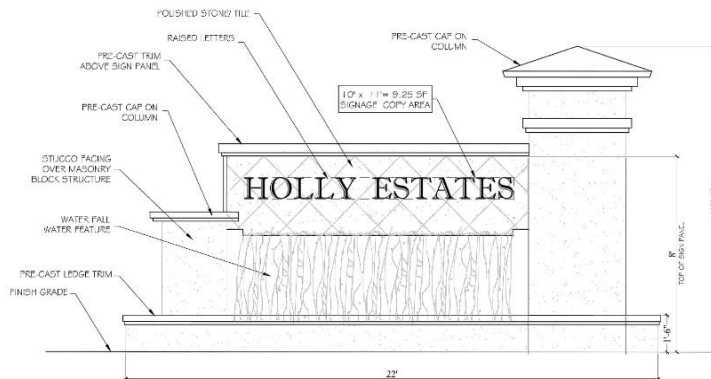




Holly Estates Planned Development / Land Use Plan Master Sign Plan



PLAN VIEW:



FRONT VIEW:

Sign Waiver for Residential Identification Signs

A waiver from Section 31.5-67(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 (8) 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 (8) feet.

Justification: The two (2) entry signs for the Residential development are located on Commercial parcels that immediately about the Residential parcel, and will be placed on either side of the entry road into the Residential development. The two (2) Residential entry signs are located on a major arterial roadway (US 441) at a significant curve of the roadway, and are setback from the roadway to allow for sight distance requirements for traffic exiting the development. The additional sign height will allow for better visibility of the identification sign for the Residential development, and compensate for the curvature of the roadway and the travel speeds of approaching traffic.

Waiver #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 approximately two hundred and seventy (270) linear feet, in lieu of the requirement that such frontage measure more than four hundred (400) linear feet.

Justification: The waiver is requested for the southern of the two (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 flank the right-of-way that provides access into the Residential area of the PD. A portion of each of the Commercial parcels is needed for identification signage for the Residential neighborhood. This waiver would allow each of the parcels to also have a Commercial ground sign, in addition 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.

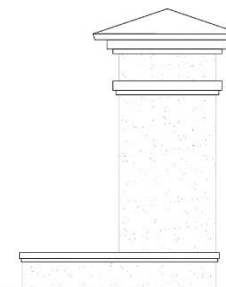
Justification: The waiver is to allow the two (2) entry signs for the Residential development to be located on unimproved Commercial parcels within the PD. The Residential subdivision of the Holly Estates PD does not front on the project's access road, US 441. The subdivision is accessed via a right-of-way that traverses between the two PD Commercial parcels fronting on US 441 into the Residential subdivision area. The waiver is needed to provide appropriate identification for the Residential neighborhood, and is consistent with other similar approved Residential subdivision signage. The Master Sign Plan included in the PD Land Use Plan provides locations for future Commercial signage on the Commercial parcels when they are developed.

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

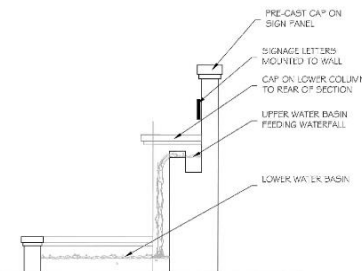
Justification: The Residential subdivision of the Holly Estates PD does not front on the project's access road, US 441. The subdivision is accessed via a right-of-way from US 441 that traverses between the two PD Commercial parcels fronting on US 441 into the Residential subdivision area. The waiver is needed to provide appropriate identification for the Residential neighborhood, and is consistent with other similar approved Residential subdivision signage.

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:





Action Requested

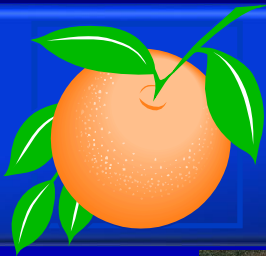
Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Holly Estates Property Planned Development / Land Use Plan (PD/LUP) dated “Received October 8, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

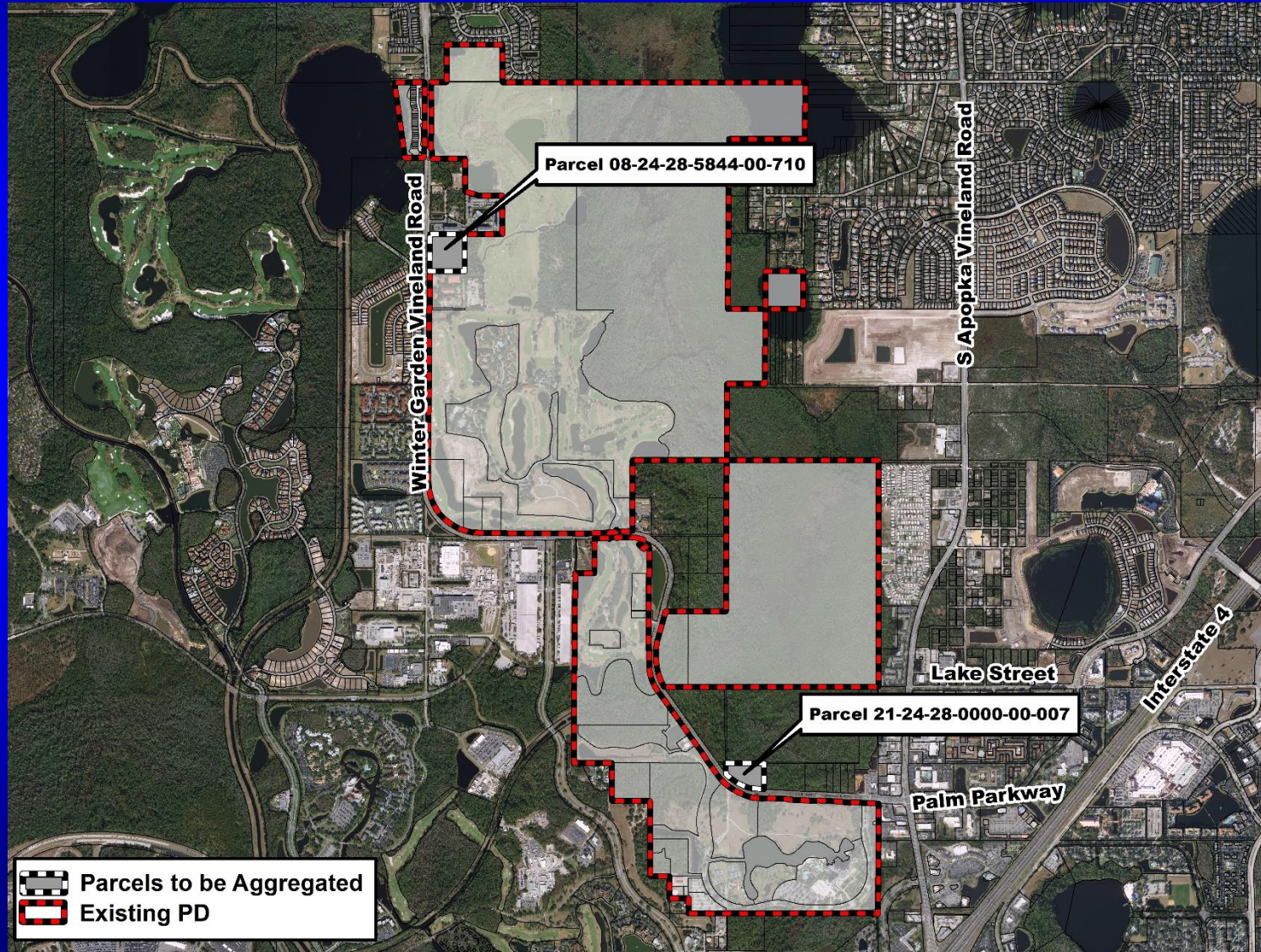


Grand Cypress Resort Planned Development / Land Use Plan

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 (<i>existing PD</i>) <u>15.13 gross acres (<i>parcels to be aggregated</i>)</u> 1,593.86 gross acres (<i>overall aggregated PD</i>)
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.



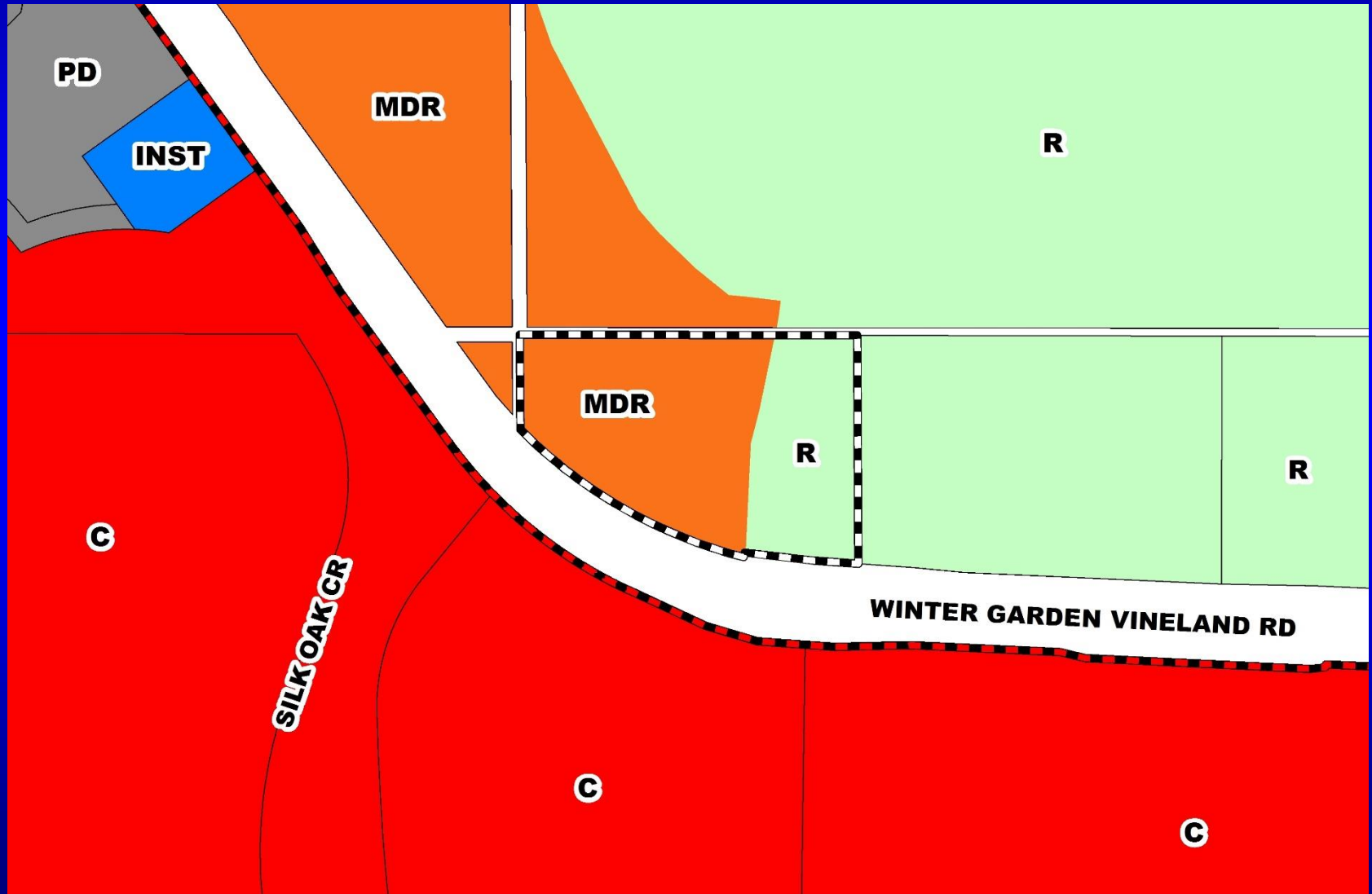
Grand Cypress Resort Planned Development / Land Use Plan Parcel Location Map





Grand Cypress Resort Planned Development / Land Use Plan

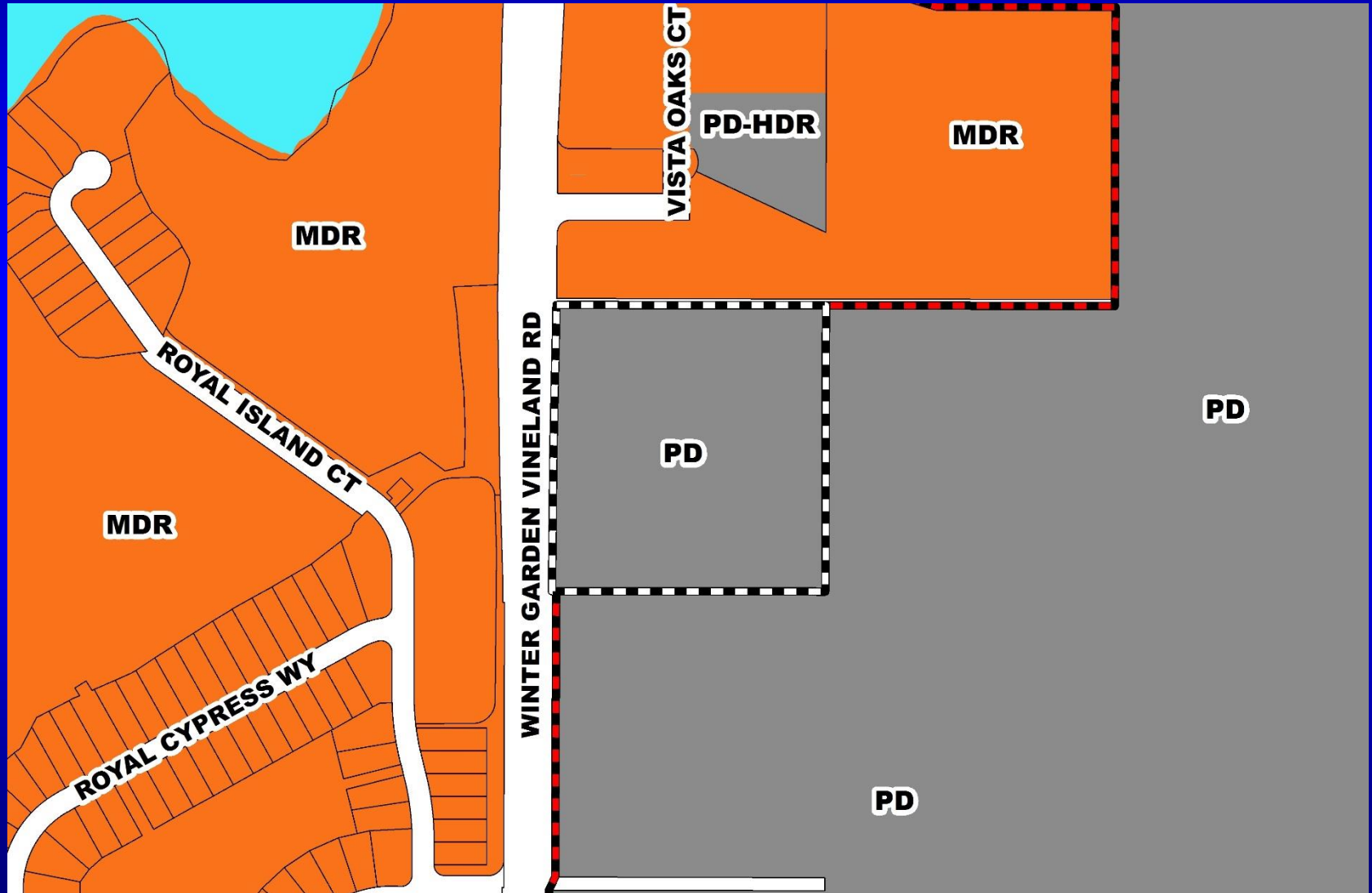
Future Land Use Map (Parcel -007)





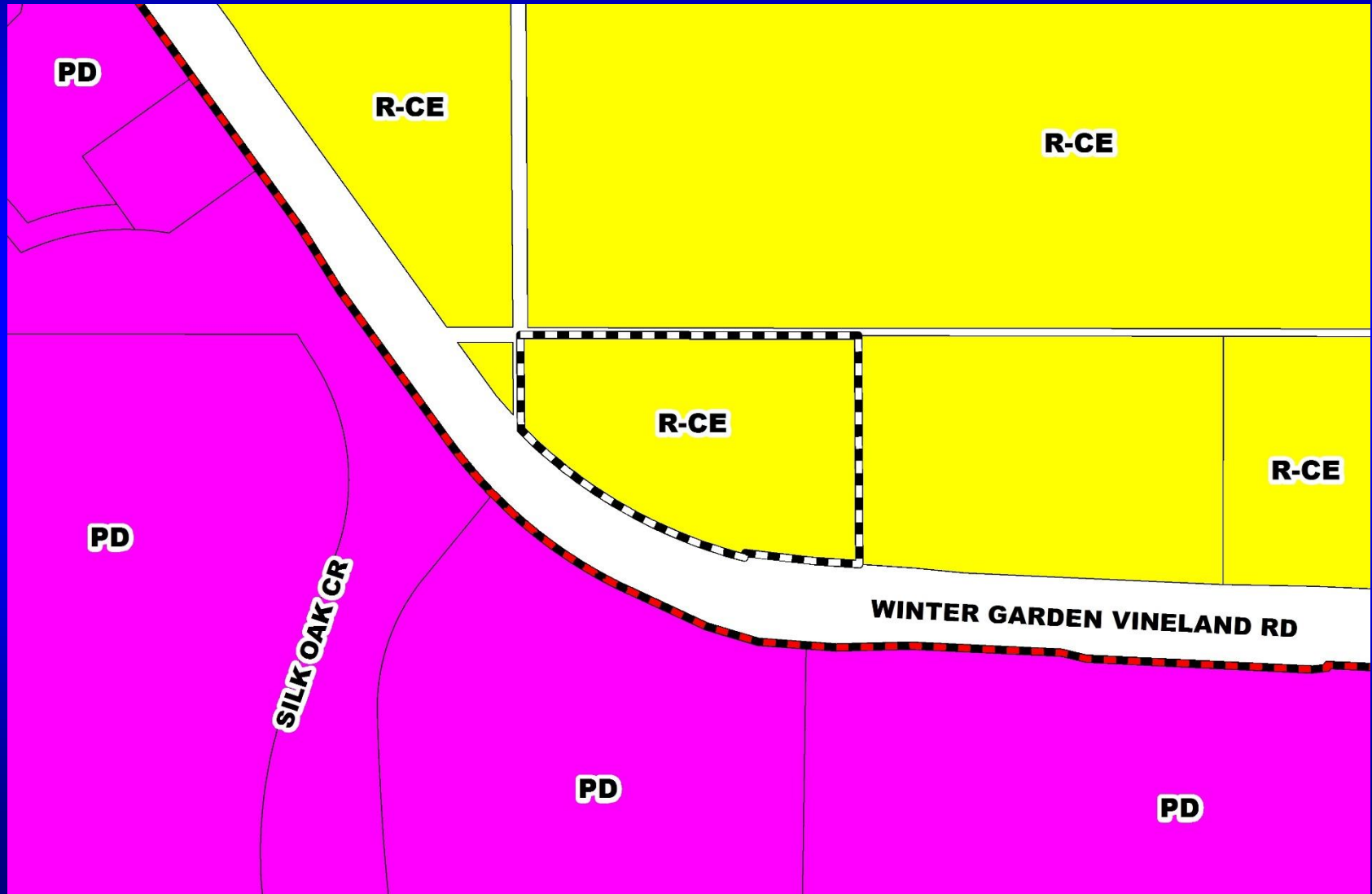
Grand Cypress Resort Planned Development / Land Use Plan

Future Land Use Map (Parcel -710)



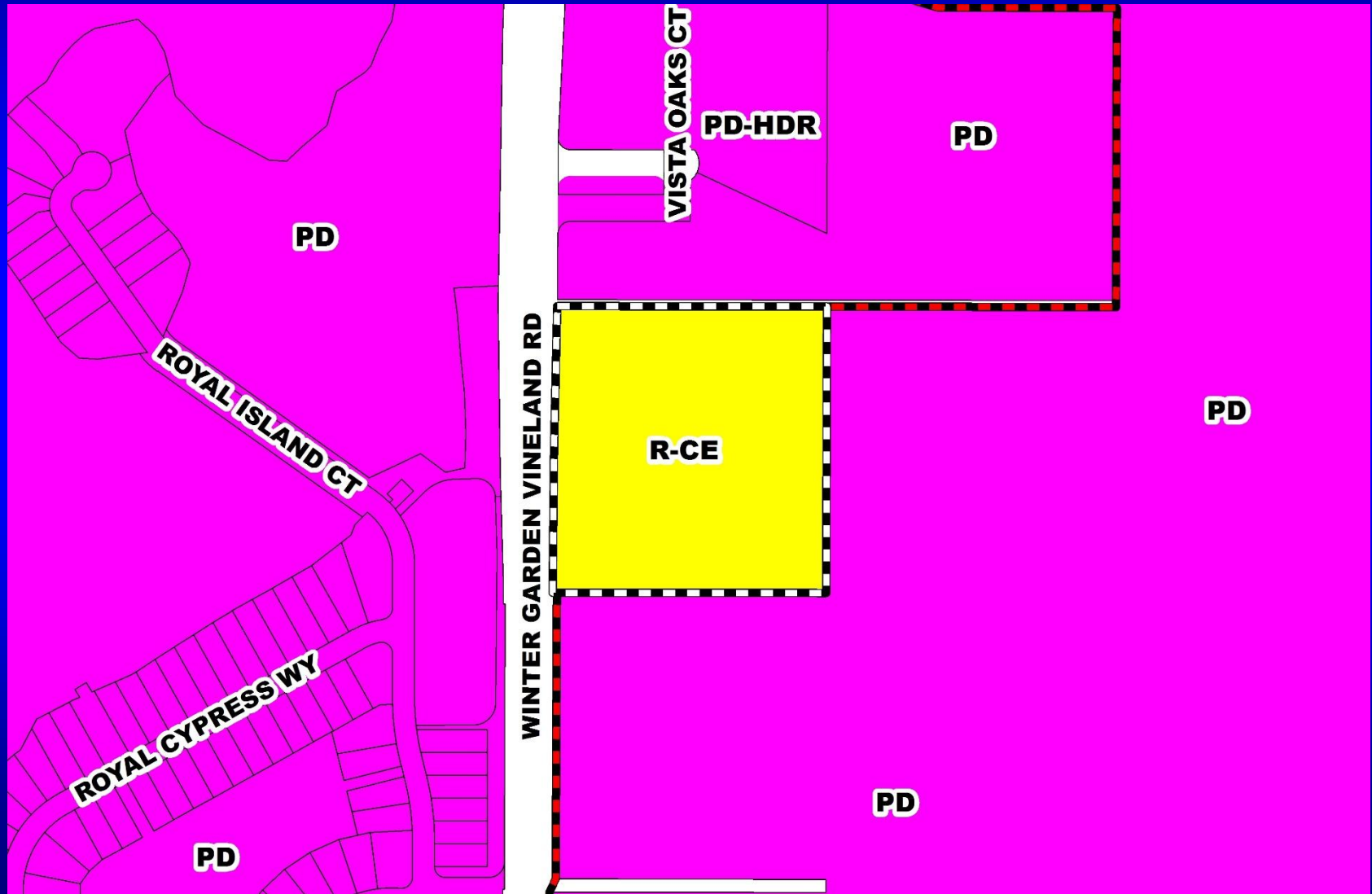


Grand Cypress Resort Planned Development / Land Use Plan Zoning Map (Parcel -007)





Grand Cypress Resort Planned Development / Land Use Plan Zoning Map (Parcel -710)



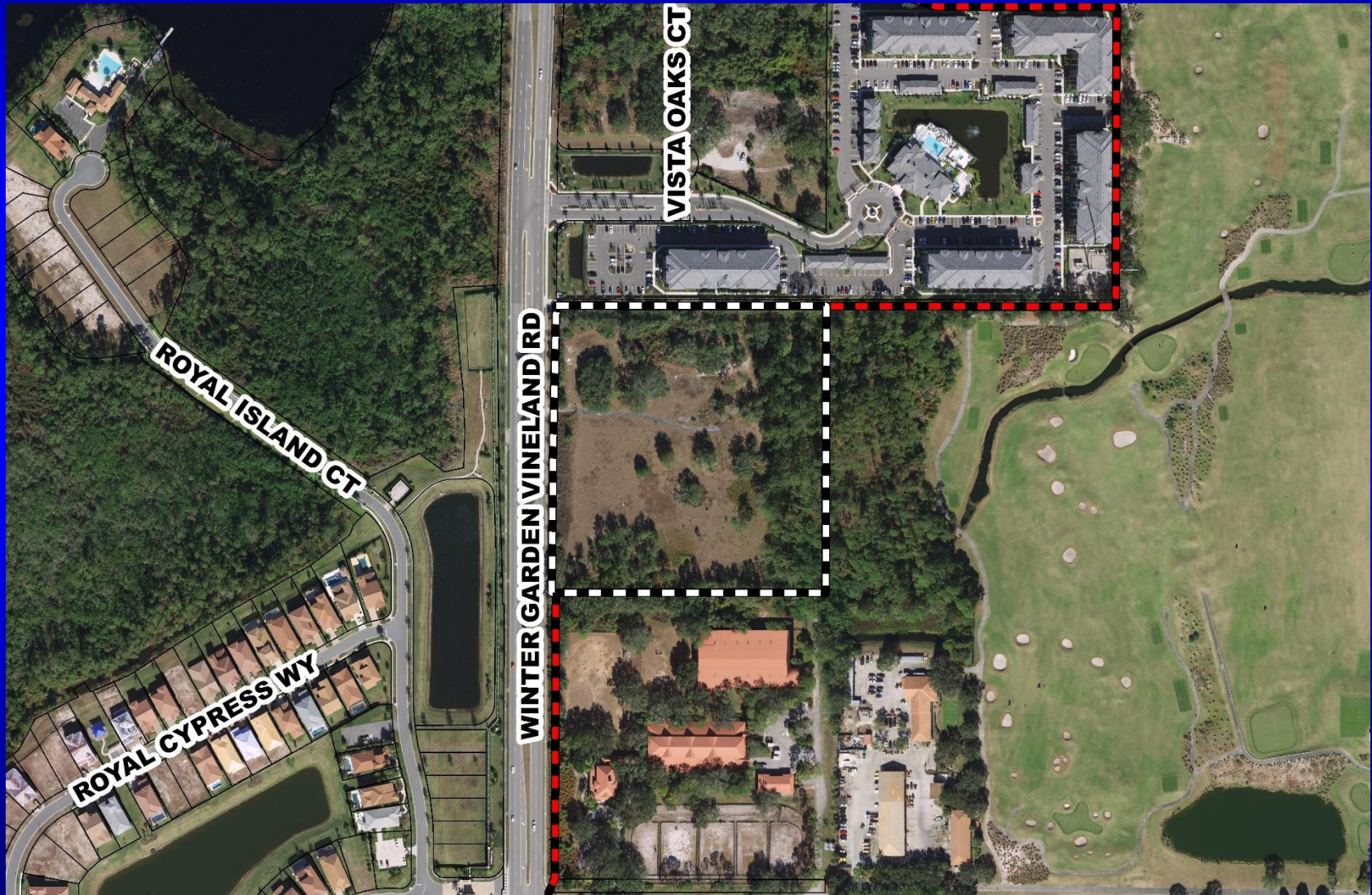


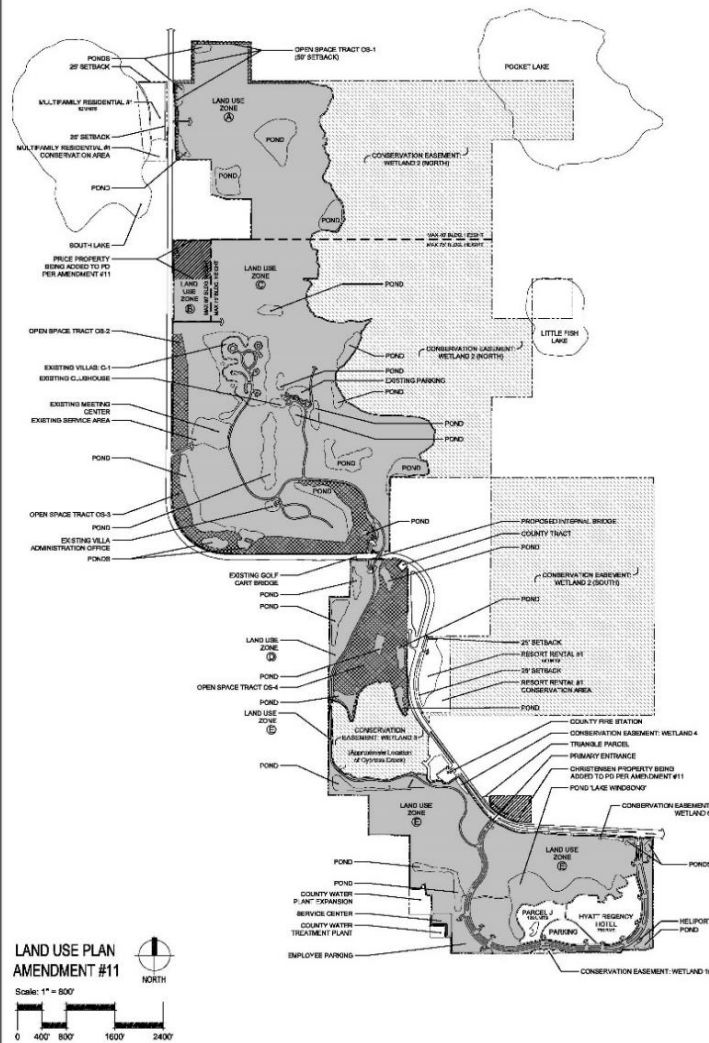
Grand Cypress Resort Planned Development / Land Use Plan Aerial Map (Parcel -007)





Grand Cypress Resort Planned Development / Land Use Plan Aerial Map (Parcel -710)



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2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
100	100	100	100	100

[illegible][illegible]

Conservation in December 2014	Unphysical Decreases
Wasteful 1 (Jan 14)	434,100
Wasteful 2 (Jan 14)	238,400
Wasteful 3 (Jan 14)	43,200
Wasteful 4 (Jan 14)	18,700
Wasteful 5 (Jan 14)	4,800
Wasteful 6 (Jan 14)	3,700
	243,600

Non-Vested Trips					
ITE Code	Use	Size	Status	Rates ¹	Trips
313	Reason Villages ²	34/ DU	Non-Vested	12.23	4,284
223	Residential Villages	60 DU	Non-Vested	7.32	<58
Total Non-Vested Trips					4,888

Trip Tracking						
ITS Code	Site	Size	Status	Trips (per Day)	Vehicle Trips	Non-Vehicle Trips
Approved/Vested Trips (per LUPA 7)					46,893	4,886
310	Hotel	750 Rooms	Constructed	12,228	9,172	
310	Resort (16 ac)	46 DU	Constructed	12,228	597	
310	Resort (16 ac)	100 DU	Allocated	12,228	1,222	
220	Residential (16 ac)	60 DU	Constructed	7,330		454
220	Resort (16 ac)	54 DU	Allocated	12,228		1,627
Total Developed/Allocated Trips					16,893	1,681

2. The number of state trips was equal to or less than 100%

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Cost of National Subsidies to the Development Bank	(20.2%)
Cost of Government Guarantees (Development Bank)	(23.34%)
Interest Allowance	140.00%
Cost of Interest	100.00%
Cost of Space Growth	(14.30%)
Cost of Debt (10%, 10%, 10%, 10%) (Average 10%)	(10.00%)
Cost of Debt (10%, 10%, 10%, 10%) (Average 10%)	-
Cost of Debt (10%, 10%, 10%, 10%) (Average 10%)	0.7%

Age	296.
Living Date	1880-1910 (see records and notes)
Living	71 Victory or 40 (3rd) or 67 (2nd) (see last two lines and see the last record line)
Living Dates	21 Years all in Canada
Living Dates of Birth (see Birth)	61 (see line 10) or 61 (see line 10)
Living Dates of Death (see Death)	41 (see line 10) or 41 (see line 10)

[Read the book you're highlighting](#) (more than 250 titles) at the [National Land Use Law Library](#) on Google Scholar, or at [the Law of the Land](#) on Georgetown.edu.
[Go away with a book on water](#).
 A specific grant award can be a double-edged sword, with the excitement of having said money, and at the same time, when said money is not used as intended, causing the recipient to lose it. At least that's what I've heard.
 on earth's largest rivers in 2012. In June, the U.S. Army Corps of Engineers said it approved funding to build a 100-mile-long levee system along the Mississippi River in Louisiana.
 and the U.S. Army Corps of Engineers said it approved funding to build a 100-mile-long levee system along the Mississippi River in Louisiana.
 and the U.S. Army Corps of Engineers said it approved funding to build a 100-mile-long levee system along the Mississippi River in Louisiana.

Category	Value
Fixed Assets	44,204
Current Assets	15,245
Liabilities	22,285
Equity	31,164
Retained Earnings	3,308
Common Stock	8.0

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<ul style="list-style-type: none"> • <u>Investment</u> • <u>Non-Exhaustive Chart</u> 	<ul style="list-style-type: none"> • <u>Investment</u> • <u>Non-Exhaustive Chart</u>
<ul style="list-style-type: none"> • <u>Investment</u> • <u>Non-Exhaustive Chart</u> 	<ul style="list-style-type: none"> • <u>Investment</u> • <u>Non-Exhaustive Chart</u>

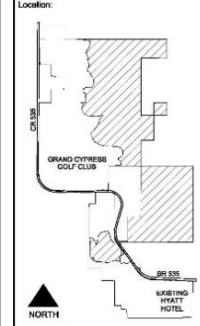


Project Team:
owners:
Grand Cypress Orlando LLC
40 Grand Cypress Blvd., Orlando, FL 32836
ph: 407.298.1929

planning / landscape architecture:
EDSA
800 North Orange Ave., Suite 300, Orlando, FL 32801
ph. 407.425.3330 f. 407.425.8086

civil engineer:
Evans Engineering, Inc.
719 ma Avenue, Orlando, Florida 32803
ph: 407.872.1515

attorney:
Lowndes, Drosdick, Doster,
Kantor & Reed, P.A.
215 N. Eola Drive, Orlando, Florida 32801



Sheet Title:

LAND USE PLAN
& CHARTS
AMENDMENT #11

Date:	8/18/2018	Scale:	1:80
Drawn By:	BH	Designed By:	EML, BH
Approved By:	EML	Project No:	21711





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



RZ-18-09-044 – 907 N. Goldenrod Road PZC Board-Called Public Hearing

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)

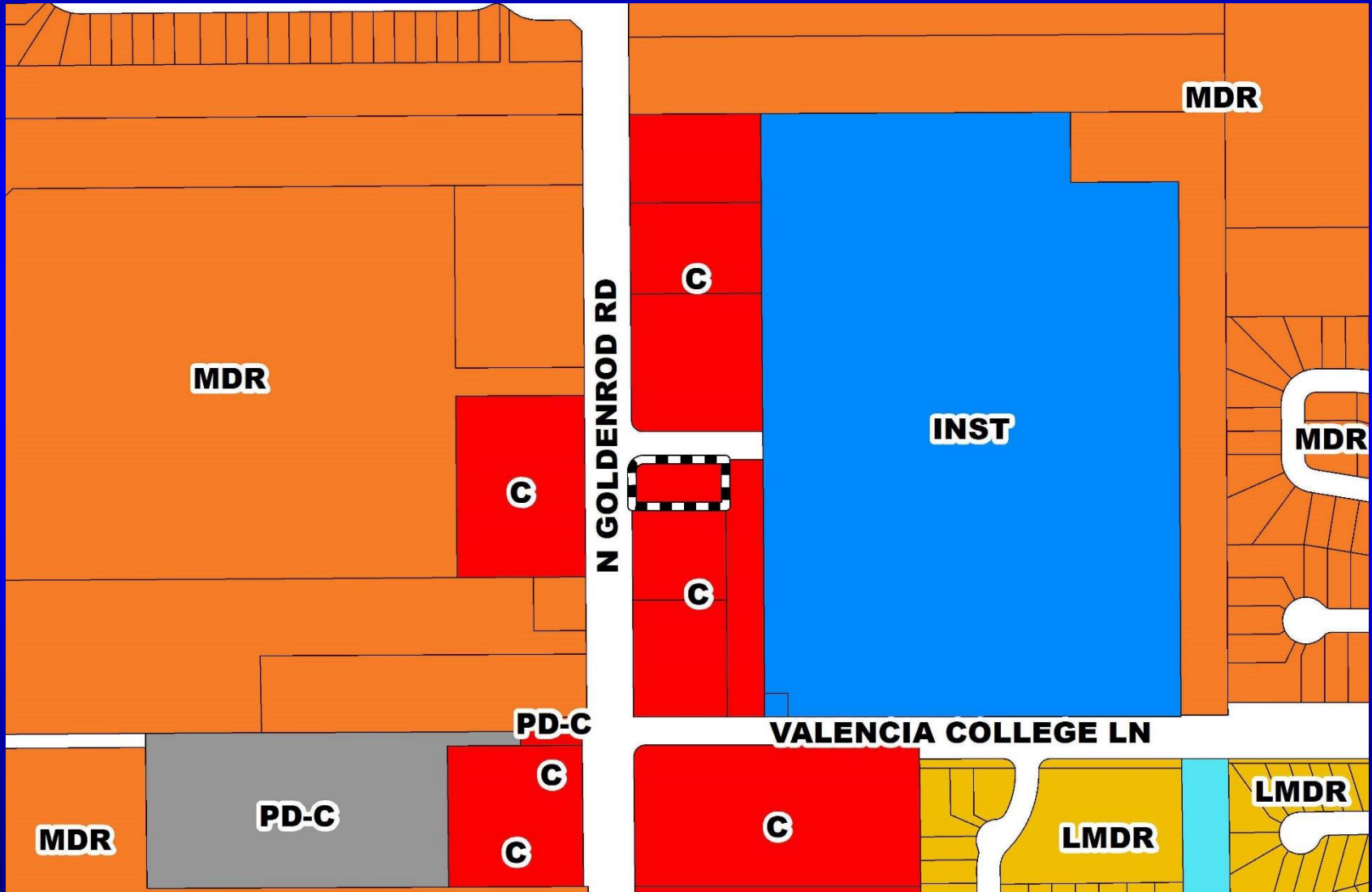
Proposed Use: Automobile Sales



RZ-18-09-044 – 907 N. Goldenrod Road

PZC Board-Called Public Hearing

Future Land Use Map

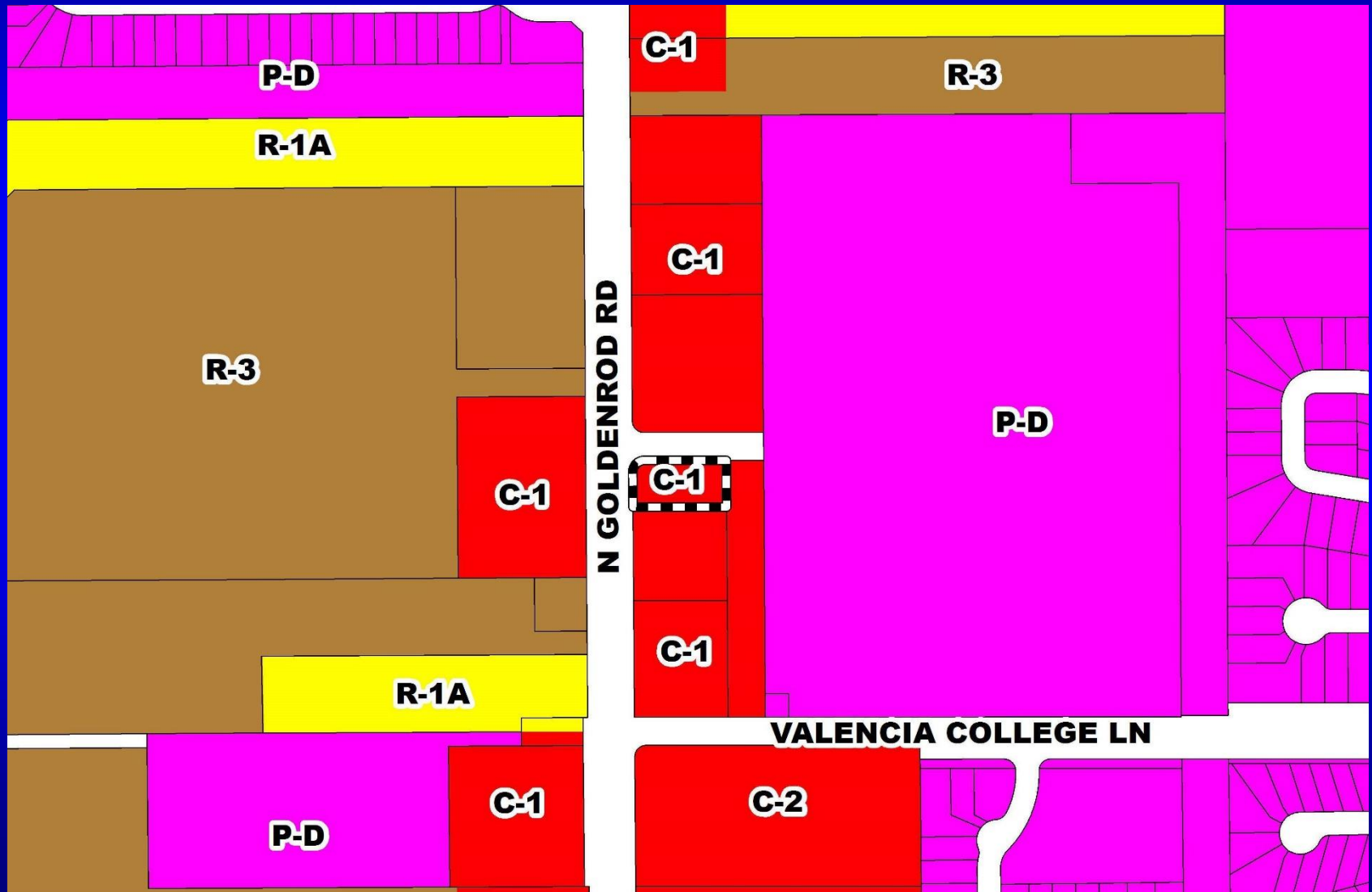




RZ-18-09-044 – 907 N. Goldenrod Road

PZC Board-Called Public Hearing

Zoning Map

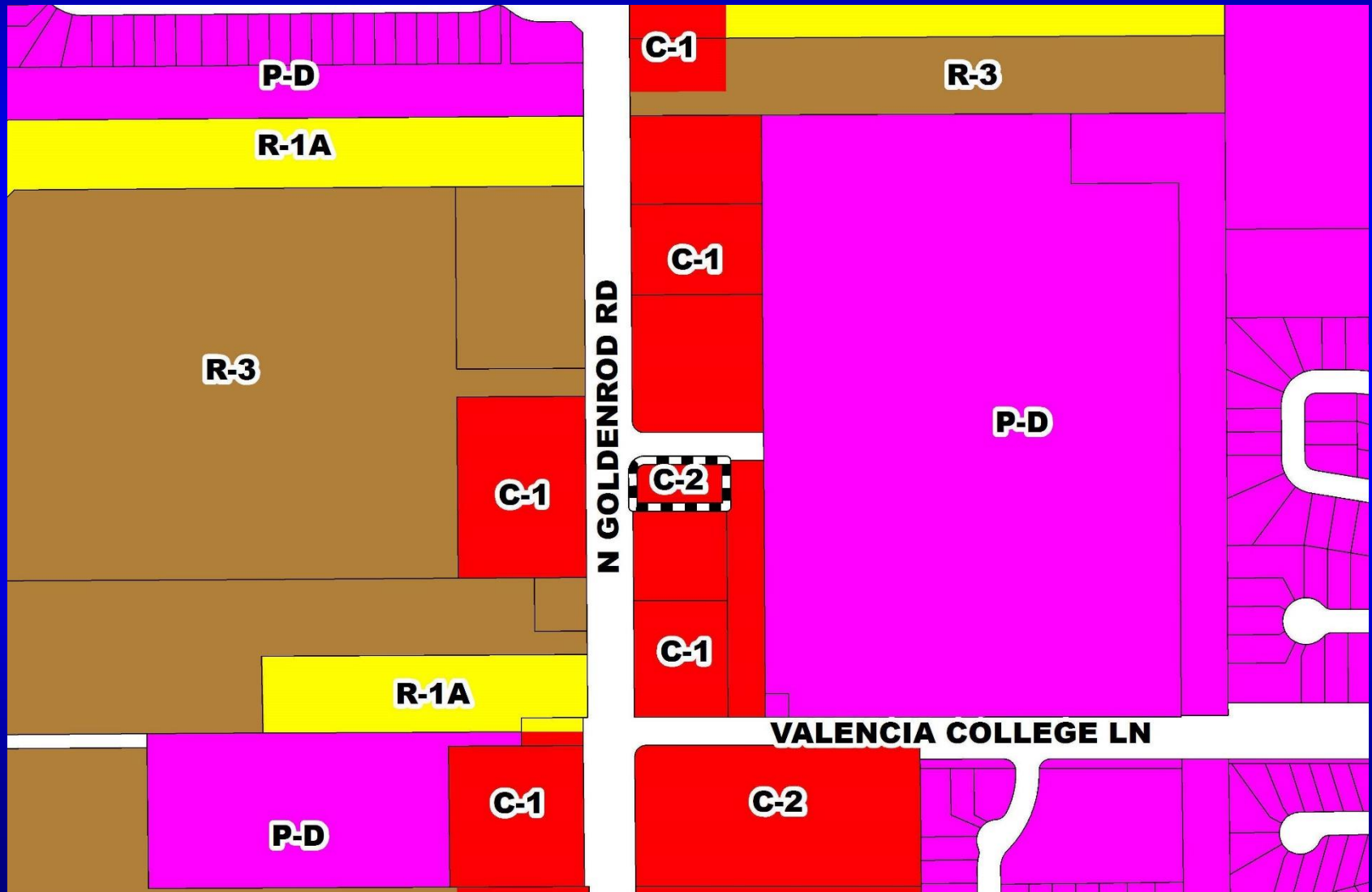




RZ-18-09-044 – 907 N. Goldenrod Road

PZC Board-Called Public Hearing

Proposed Zoning Map





RZ-18-09-044 – 907 N. Goldenrod Road

PZC Board-Called Public Hearing

Aerial 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:	4
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



Board of County Commissioners

Public Hearings

December 18, 2018