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## Memorandum

To	Jim Burnett
CC	Chris Wrenn; Jessa Anderson
Subject	Everbe (fka Vista Park) Planned Development Amendment and Framework Master Plan
Project	Vista Park PD
From:	Andrew McCown
Date	January 16, 2025

Please find attached our submittal items for an amendment to the Vista Park PD, including:

- Application Form
- Affidavits and Disclosure Forms
- Cover Letter/Narrative
- Proposed Ordinance Amendments
- Revised Exhibit C - PD Land Use Plan
- Revised Exhibit E – Typical Cross Sections
- Framework Master Plan – Plan Set

Note that the project has changed names to “Everbe” and we request that all PD and Master Plan documents refer to the new project name. Should you have any additional questions, please do not hesitate to contact me at (321)319-3069.

### **Proposed PD Ordinance Amendments**

The Applicant has provided a redline markup of the existing PD Ordinance detailing our proposed amendments. These amendments span several topics including number of age restricted units, mix of residential unit types, ADUs, etc. The table below lists the relevant amendments. There are several minor cleanup revisions related to correcting errors that are not listed in the table.

<b>Ord. Section Reference</b>	<b>Description of Proposed Amendments</b>
1) e)	<ul style="list-style-type: none"> <li>• Reduced the single family detached program by 250.</li> <li>• Increased the townhome program by 250.</li> <li>• No change to the total number of units.</li> </ul>

	<ul style="list-style-type: none"> <li>• Reduced the number of units expected to be age-restricted.</li> </ul>
2) b) iii)	<ul style="list-style-type: none"> <li>• Added a clarification that the restriction on unit elevations applies only to detached single family units.</li> </ul>
2) c) Table 1	<ul style="list-style-type: none"> <li>• Added a 70' deep single family detached lot type to the standards table.</li> <li>• Added a front-loaded duplex lot type to the standards table.</li> <li>• Added a quadplex lot type to the standards table.</li> </ul>
2) c) Table Note 12	<ul style="list-style-type: none"> <li>• Added a new note that establishes allowances for larger garages on certain lot types, given that the garages remain 2-car garages.</li> </ul>
2) c) Table Note 13	<ul style="list-style-type: none"> <li>• Added a new note that allows for ADUs on all single family detached lots that are rear loaded.</li> </ul>
2) h)	<ul style="list-style-type: none"> <li>• Revised the standard to be consistent with new Note 12 described above.</li> </ul>

### Proposed Exhibit Amendments

The adopted PD contains Exhibits A-E, of which, Exhibit C and E are being revised. The Table below lists the relevant changes to the exhibits.

PD Exhibit	Description of Proposed Amendments
Exhibit C - PD Land Use Plan	<ul style="list-style-type: none"> <li>• This exhibit has been revised and replaced, featuring the following updates:               <ul style="list-style-type: none"> <li>○ Updated the alignments of Passaic Pkwy, Hazeltine Rd, and Econ Trail.</li> <li>○ Updated access points along the framework roads.</li> <li>○ Removed the "Loop Road" in favor of a more connected grid pattern of streets, consistent with what was approved in the original Framework Master Plan.</li> <li>○ Relocated the Community Park site to a more central location adjacent to Econ Trail.</li> <li>○ Shifted the Retail land use from the Hazeltine/Econ Trail intersection to a more centralized town center, adjacent to the Community Park, consistent with the Framework Master Plan.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Updated the wetlands layer to official surveyed wetlands</li> <li>○ Updated the Site Data Table to reflect the changes listed above.</li> <li>○ Added Note 3 regarding the conceptual nature of the access points.</li> </ul>
Exhibit E – Typical Cross Sections	<ul style="list-style-type: none"> <li>● This exhibit has been revised and replaced, featuring the following updates:           <ul style="list-style-type: none"> <li>○ All original black and white sections have been replaced with the color sections from the Framework Master Plan to ensure consistency.</li> <li>○ Section A-A has been revised to reflect the updates to the multipurpose trail widths on both sides of the section.</li> </ul> </li> </ul>

### Proposed Framework Master Plan

The current Vista Park Framework Master Plan was approved in 2020, and this amendment replaces the original plan set in its entirety. The overall layout has been updated and all sheets now refer to Everbe, rather than Vista Park.

Plan Sheet	Description of Proposed Amendments
Sheet 1 – Cover Sheet	<ul style="list-style-type: none"> <li>● Updated project name</li> <li>● Updated contact info and sheet list</li> </ul>
Sheet 2 – Project Description and Vicinity map	<ul style="list-style-type: none"> <li>● Updated project description</li> </ul>
Sheet 3 – Existing Zoning and Flu	<ul style="list-style-type: none"> <li>● Updated project boundary on FLU and zoning maps to exclude the new SR 528 ponds.</li> <li>● Color correction on the FLU and zoning maps to match standard City of Orlando color conventions.</li> </ul>
Sheet 4 - Framework Master Plan	<ul style="list-style-type: none"> <li>● New Framework Master Plan Graphic. This graphic will be used as the based for the entire set. There are a number of revisions related to wetlands, ponds, framework road alignments, etc. that are itemized on Sheet 5.</li> </ul>

Sheet 5 – Framework Master Plan with Revisions	<ul style="list-style-type: none"><li>• New sheet detailing the revisions to the Framework Master Plan. Changes are clouded and labeled with a corresponding list of descriptions.</li></ul>
Sheet 6 – Cross Sections	<ul style="list-style-type: none"><li>• Minor corrections to Section AA' measurements.</li><li>• Corrected Section EE' to fit within the 60' ROW.</li><li>• Added Section II' graphic and labeled on the key map.</li></ul>
Sheet 7 – Conceptual Phasing Plan	<ul style="list-style-type: none"><li>• Graphic base updated.</li><li>• All phase numbers and boundaries have been updated to be consistent with current and anticipated SPMPs.</li><li>• Phases for the Econ Trail and Hazeltine framework road segments have been added to distinguish their phases from the neighborhood development phases.</li></ul>
Sheet 8 – Master Signage Plan	<ul style="list-style-type: none"><li>• Graphic base updated.</li><li>• Updated sign locations based on the sign plan approval subsequent to the original Framework Master Plan (DET2022-10116).</li></ul>
Sheet 9 – PD Development Plan	<ul style="list-style-type: none"><li>• Reproduction of the PD Land Use Plan.</li></ul>
Sheet 10 – PD Development Plan with Revisions	<ul style="list-style-type: none"><li>• PD Land Use Plan showing the revisions to the adopted PD Land Use Plan.</li></ul>

Sincerely,



Andrew McCown, AICP

Asst. Director, Community Solutions Group