

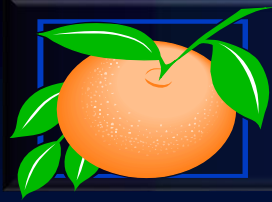
***Board of County Commissioners***

**2019-2 Small Scale Development  
Amendment and Concurrent Rezoning**

***Adoption Public Hearing***

***Agenda Item VI.F.10***

**February 11, 2020**



# **2019-2 Small Scale Amendment Process**

- **Adoption public hearings**

**LPA – October 17, 2019**

**BCC – December 3, 2019, Continued**

**BCC – February 11, 2020**



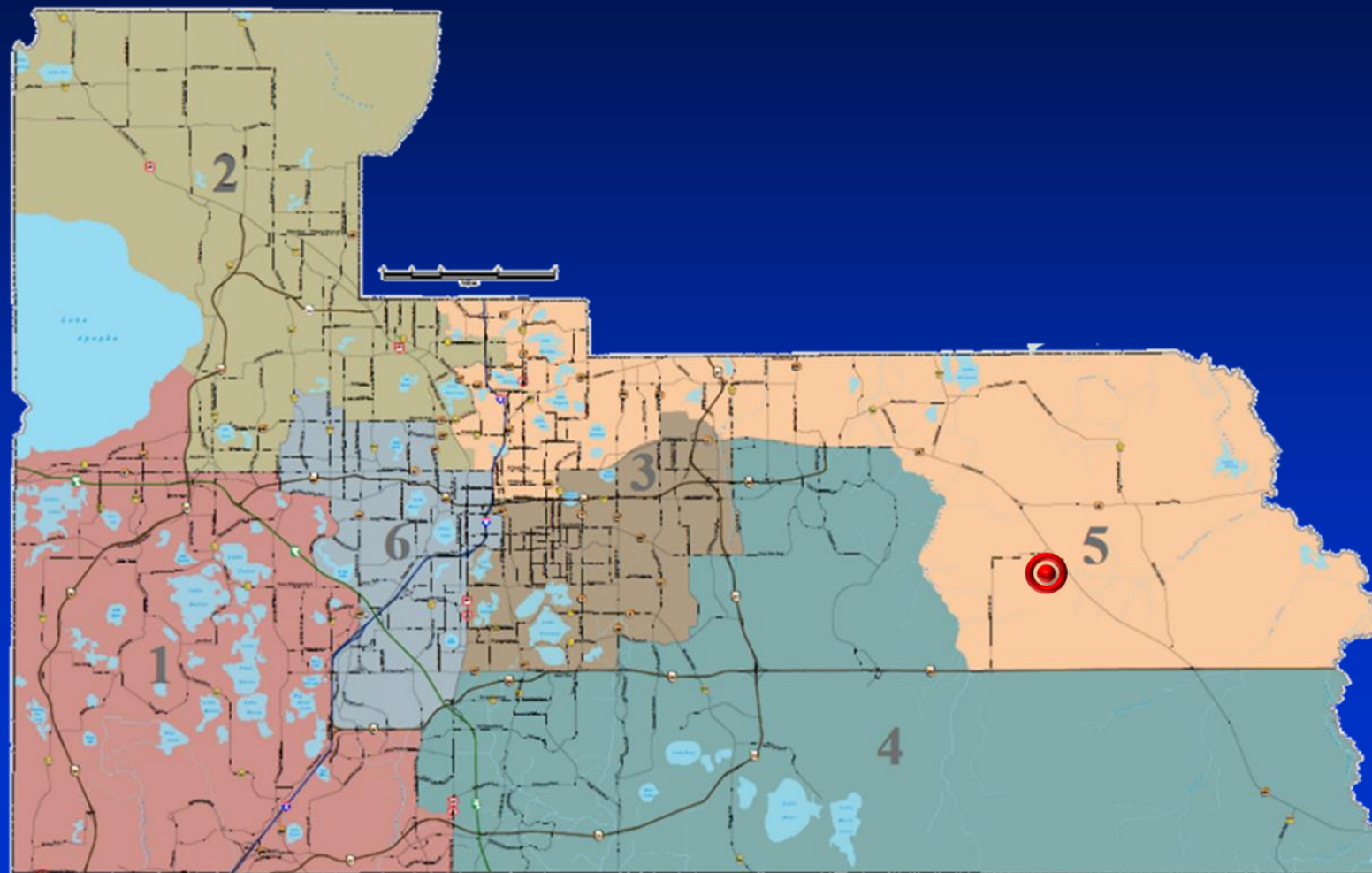
# Amendment 2019-2-S-5-2 & RZ-19-10-030

- Agent:** Craig Cooke
- Owner:** Wedgefield Golf and Restaurant LLC
- From:** Parks and Recreation/Open Space (PR/OS)
- To:** Commercial (C) (Rural Settlement) (RS)
- Acreage:** 3.35 gross/net developable acres
- Proposed Use:** Allow neighborhood-serving commercial of up to 21,830 square feet. Uses will be limited to 12 short-term rental units and the existing golf course and associated restaurant/banquet facilities.



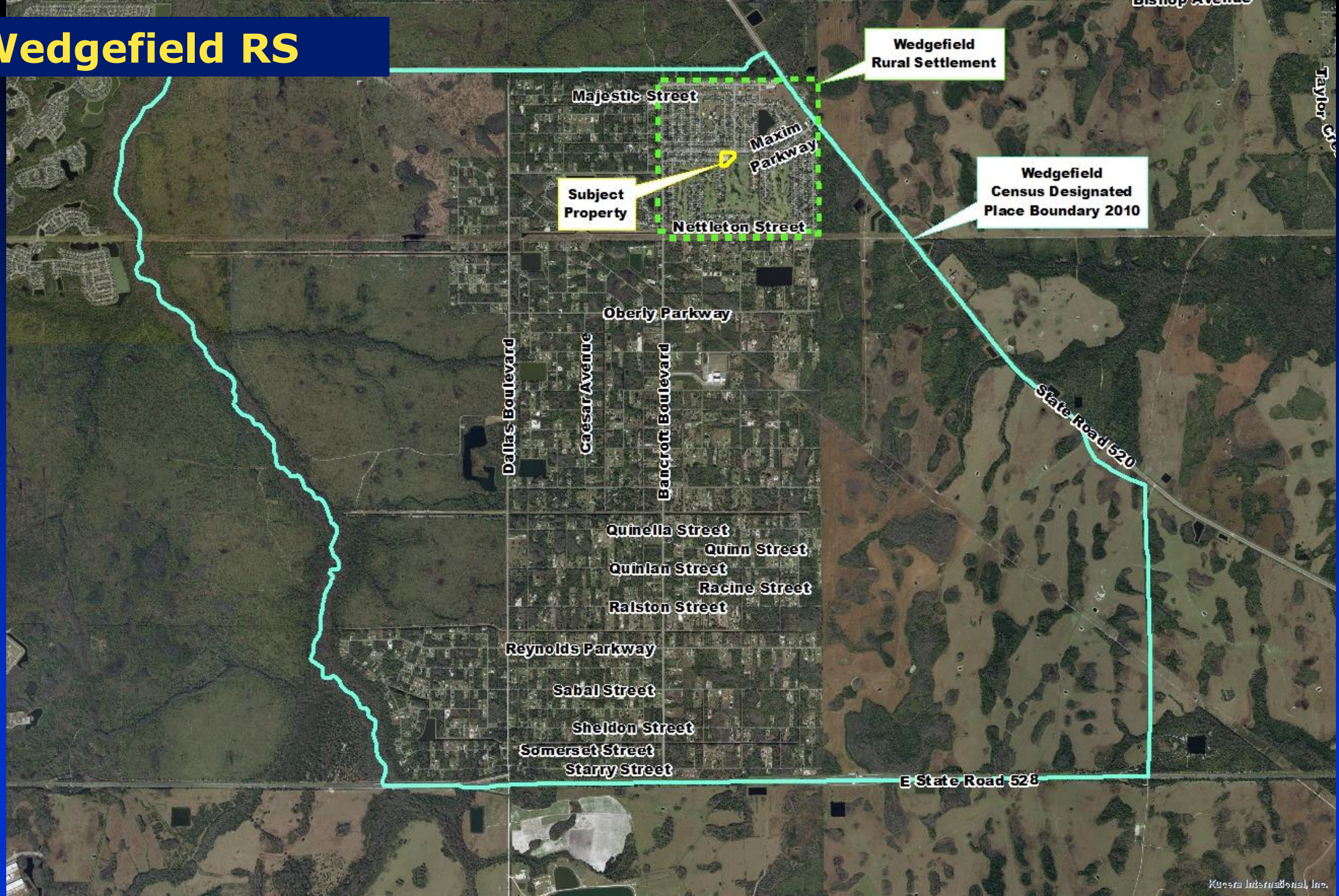
# Amendment 2019-2-S-5-2 & RZ-19-10-030

## Location





# Wedgefield RS



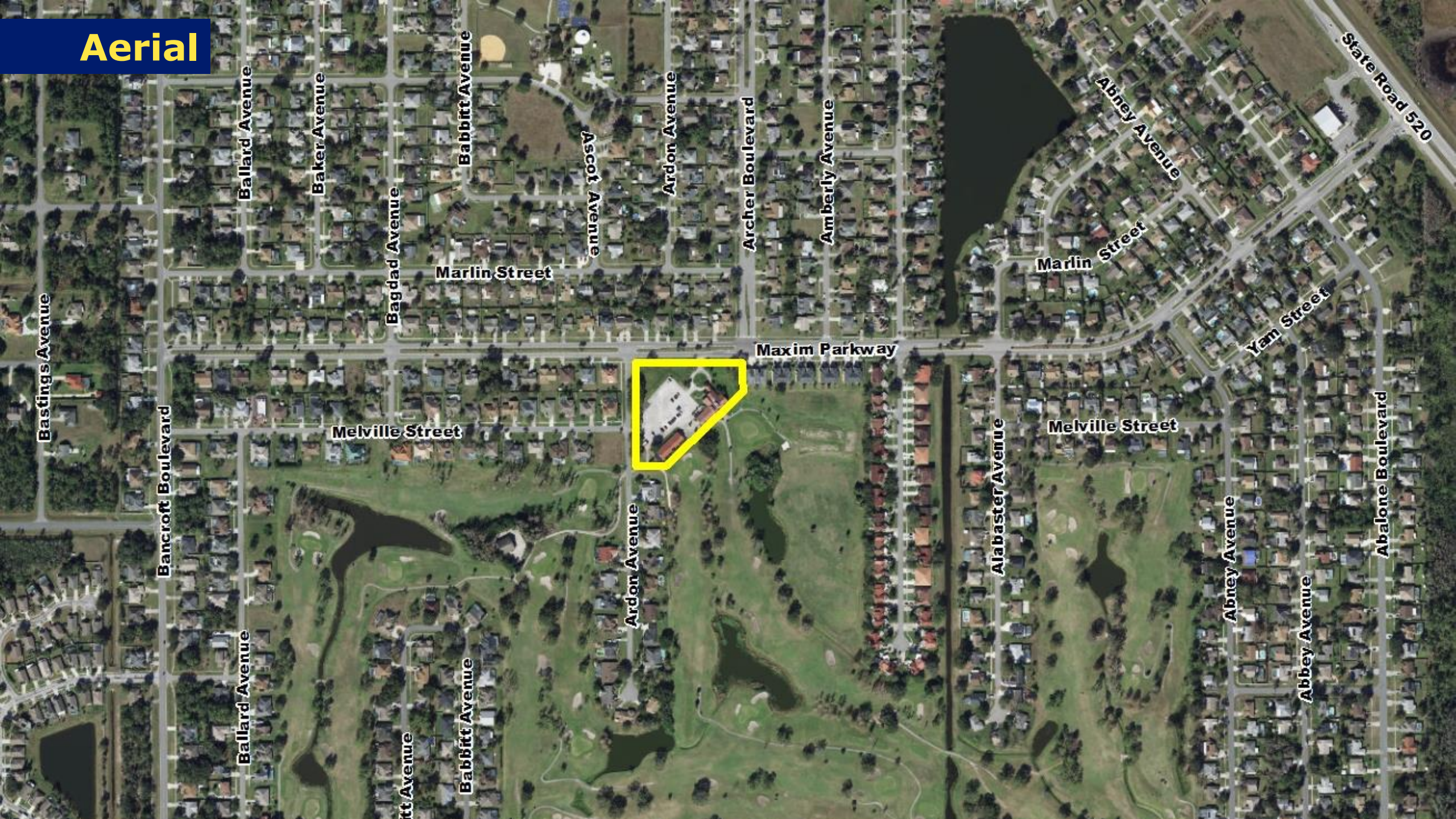
Wedgefield Rural Settlement

Subject Property

Wedgefield Census Designated Place Boundary 2010



# Aerial



Bastings Avenue

Bancroft Boulevard

Ballard Avenue

Ballard Avenue

Baker Avenue

Babbitt Avenue

Bagdad Avenue

Babbitt Avenue

Babbitt Avenue

Ascot Avenue

Ardon Avenue

Ardon Avenue

Archer Boulevard

Amberly Avenue

Alabaster Avenue

Melville Street

Marlin Street

Abney Avenue

Abney Avenue

Abbey Avenue

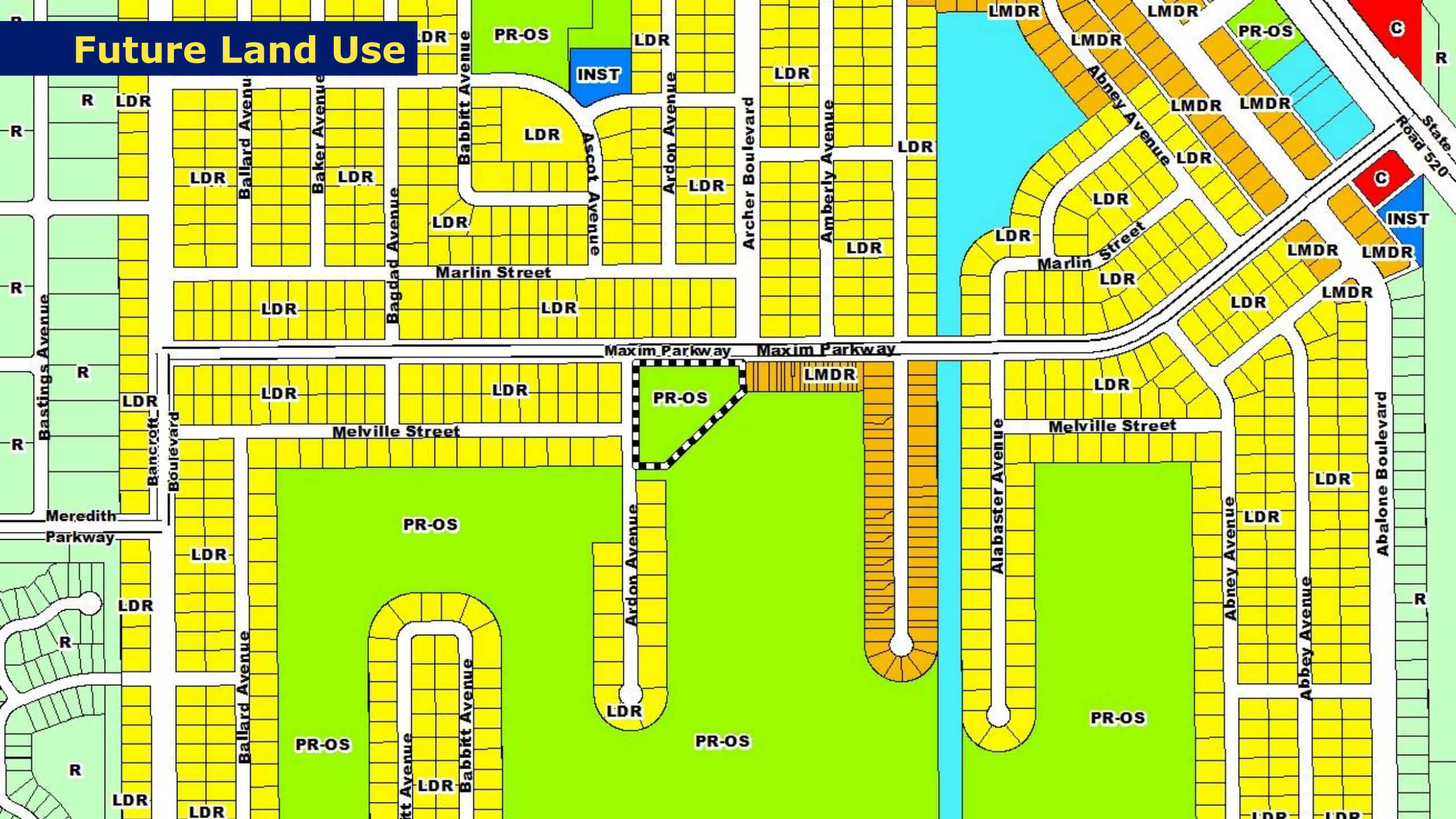
Yam Street

Abalone Boulevard

State Road 520

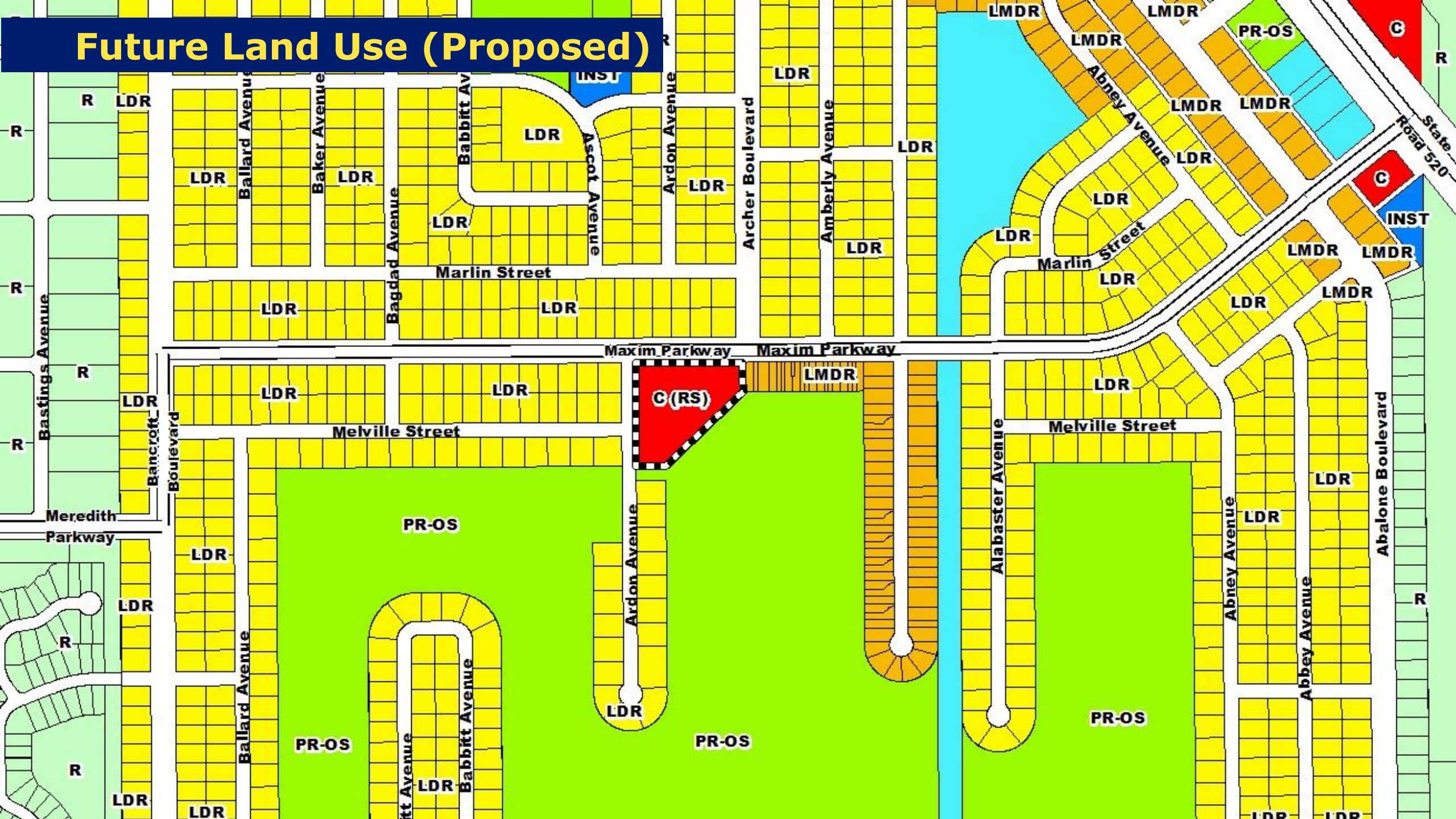


# Future Land Use



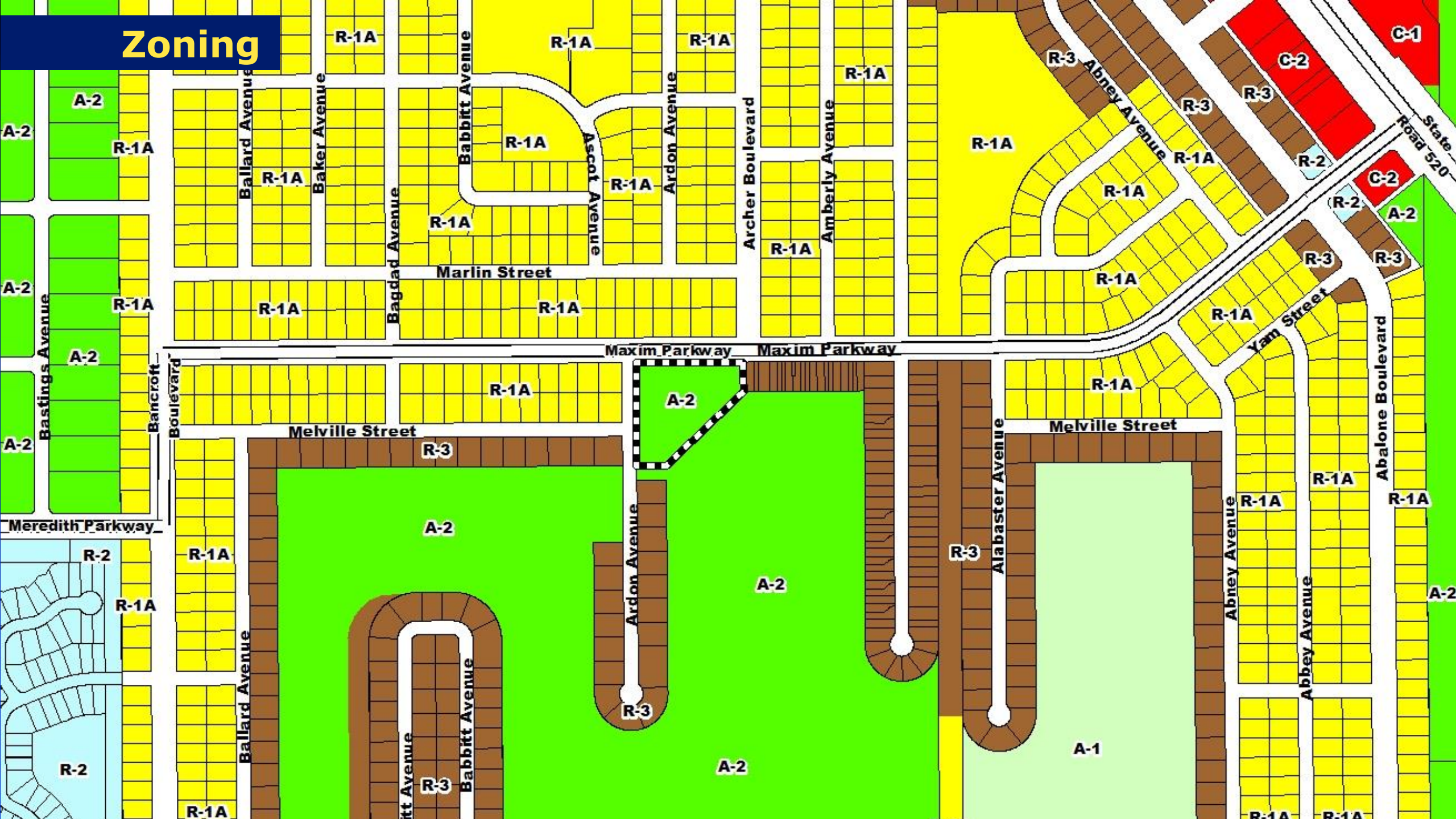


# Future Land Use (Proposed)



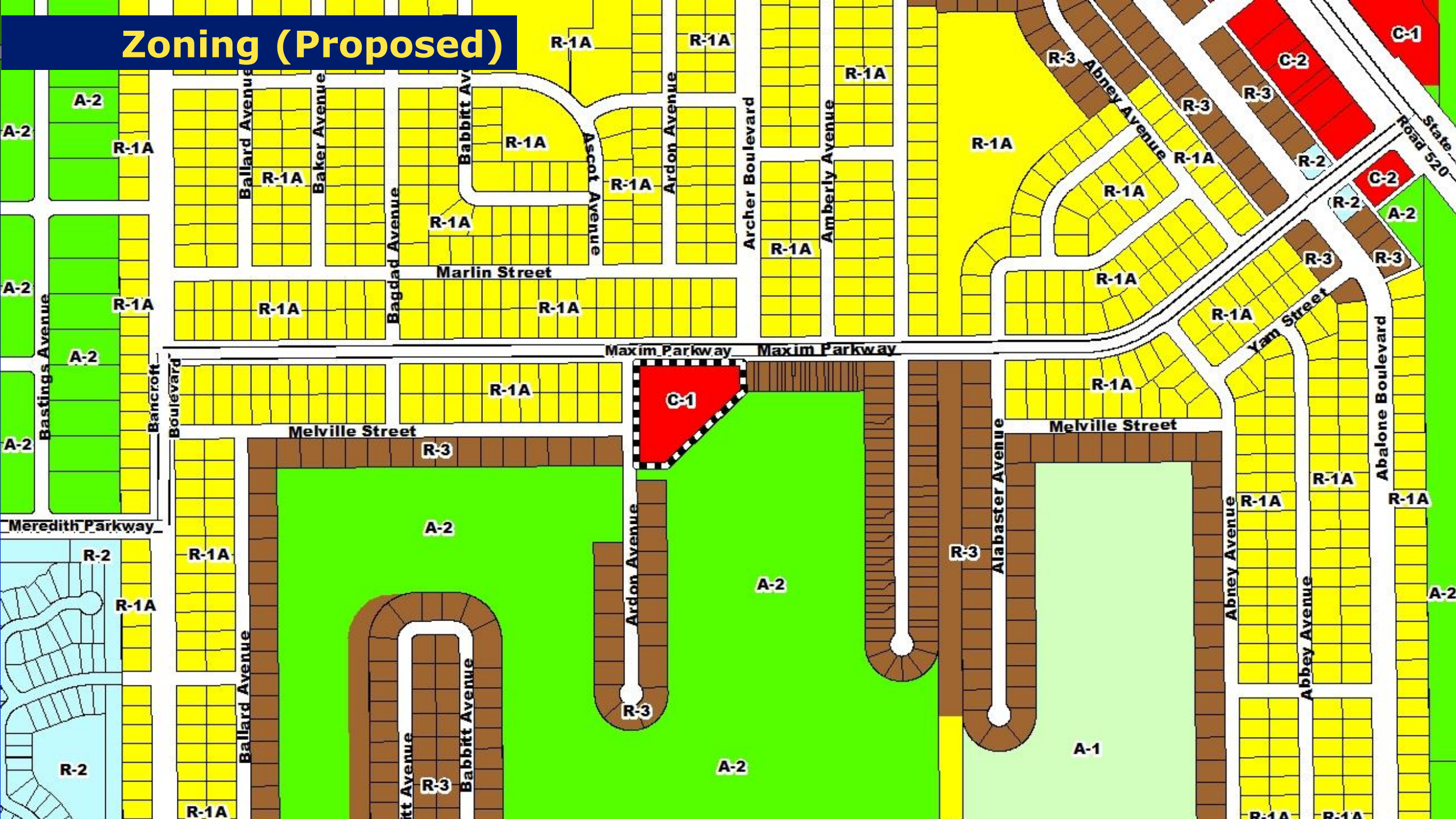


# Zoning





# Zoning (Proposed)



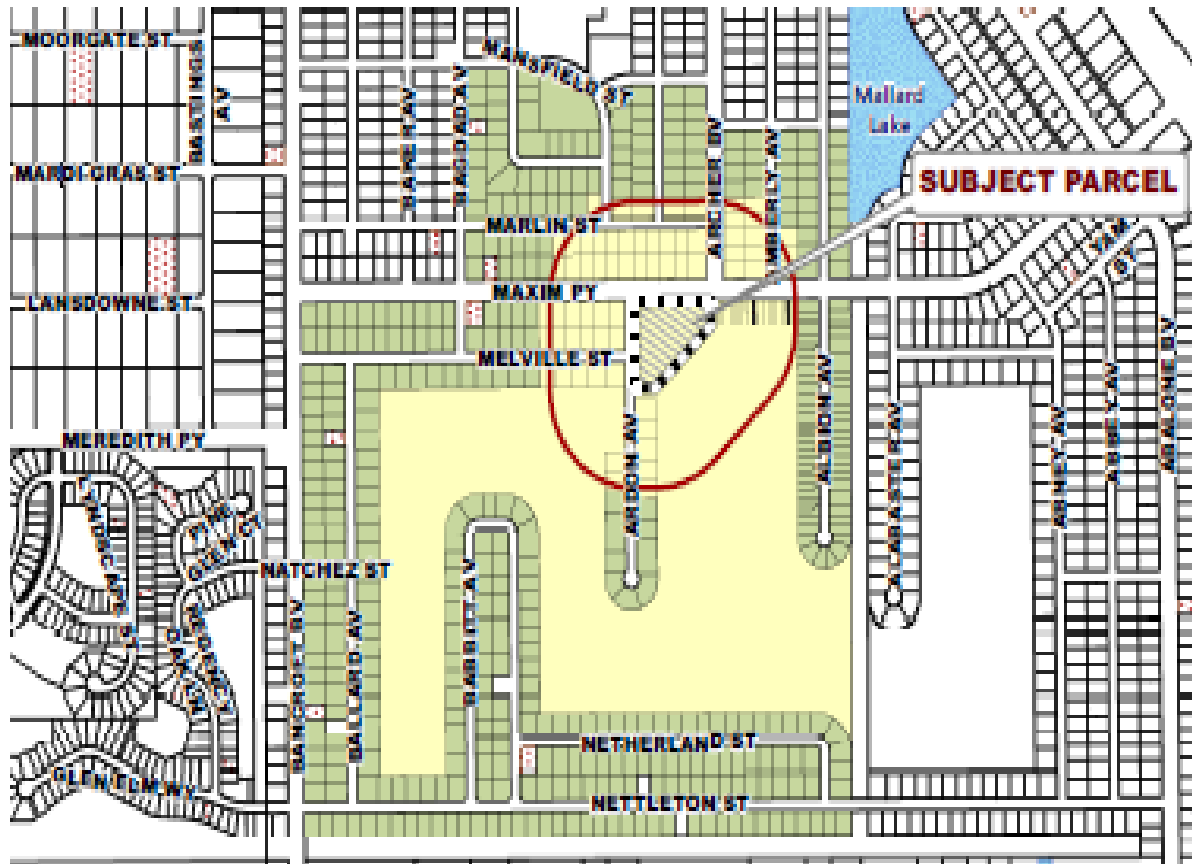


# Zoning (Proposed)



## Public Notification Map

2019-2-S-5-2\_Wedgefield



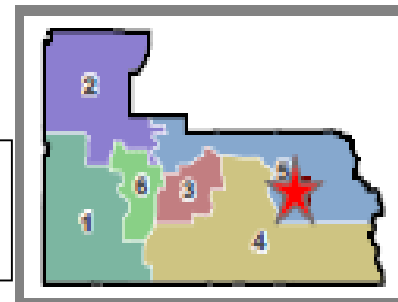
### MAP LEGEND

- SUBJECT
- 500 FT BUFFER
- 1 MILE BUFFER
- HYDROLOGY
- NOTIFIED PARCELS
- COURTESY NOTICES
- PARCELS

500 : FT BUFFER  
542 : NOTICES  
82 : RESIDENTIAL COUNT

Subject Site

September 30, 2019 **542** notices sent



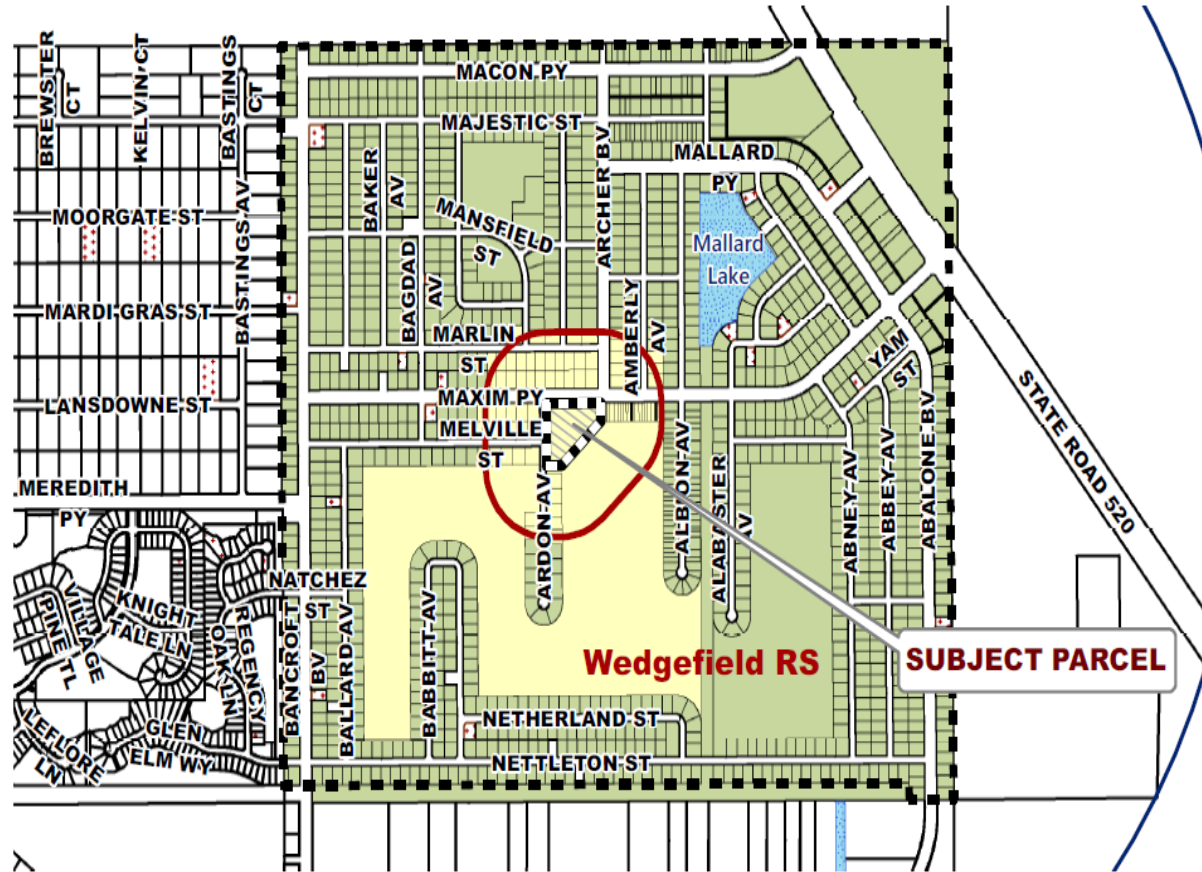


# Zoning (Proposed)



## Public Notification Map

2019-2-S-5-2\_ Wedgefield



### MAP LEGEND

- SUBJECT
- 500 FT BUFFER
- 1\_MILE\_BUFFER
- Rural Settlements Orange County
- HYDROLOGY
- NOTIFIED\_PARCELS
- COURTESY NOTICES
- PARCELS

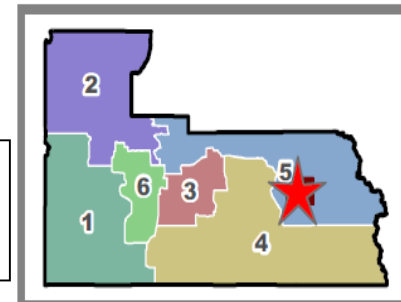
500+ : FT BUFFER

1556 : NOTICES


1270 : RESIDENTIAL COUNT

Subject Site

January 21, 2020 1,556 notices sent







# Amendment 2019-2-S-5-2

**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Requested Action:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective OBJ FLU6.2 and Policies FLU6.2.1, FLU6.2.9, FLU6.2.10, FLU8.2.1 and FLU8.2.11)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-2-S-5-2, Parks and Recreation/Open Space (PR/OS) to Commercial (C) (Rural Settlement) (RS)**



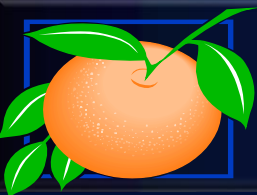


## RZ-19-10-030

### Restrictions:

1. Billboards and pole signs shall be prohibited;
2. The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping) prior to the expansion of any existing structures or new site improvements to accommodate C-1 uses; and
3. Permitted uses shall be limited to a maximum of twelve (12) short-term rental units and the existing golf course and associated restaurant and banquet facilities; and
4. Short-term rental length of stay shall not exceed one hundred seventy-nine (179) consecutive days; and
5. The Floor Area Ratio (FAR) shall be limited to a maximum of 0.15.





**RZ-19-10-030**

**Staff Recommendation:**

**APPROVE**

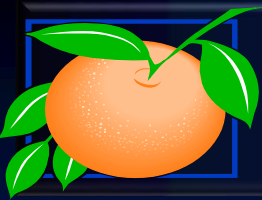
**PZC Recommendation:**

**APPROVE**

**Requested Action:**

- **Make a finding of consistency with the Comprehensive Plan and APPROVE Rezoning Case RZ-19-10-030, A-2 (Farmland Rural District) to C-1 (Retail Commercial District), subject to the 5 restrictions listed in the staff report**





## **2019-2 Small Scale Development Ordinance**

**Staff Recommendation:**

**ADOPT**

**Action Requested:**

**Make a finding of consistency with the Comprehensive Plan, determine that the amendment is in compliance, and adopt the Ordinance approving the proposed Comprehensive Plan Amendment, consistent with today's actions**