

05-04-17A08:42 RCVD



**Interoffice Memorandum**

05-04-17A08:38 RCVD

**DATE:** May 3, 2017

**TO:** Katie Smith, Deputy Clerk  
Clerk of the Board of County Commissioners

**THRU:** Agenda Development BCC

**FROM:** Alberto A. Vargas, MArch, Manager  
Planning Division *ADH for JS*

**CONTACT PERSON:** Alberto A. Vargas, MArch, Manager  
Planning Division  
(407) 836-5354 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net)

**SUBJECT:** Request Public Hearing on June 6, 2017 at 2:00 PM  
  
Public Hearing for Comprehensive Plan (CP)  
Amendments and Where Applicable, Concurrent  
Rezoning or Substantial Change Requests and  
Ordinances

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ORDINANCES PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN COMMONLY KNOWN AS THE "2010-2030 COMPREHENSIVE PLAN," AS AMENDED, BY ADOPTING AMENDMENTS PURSUANT TO SECTIONS 163.3184 and 163.3187 FLORIDA STATUTES, FOR THE 2017 CALENDAR YEAR (FIRST CYCLE); AND PROVIDING EFFECTIVE DATES.

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**APPLICANT / AGENT:** N/A

**DISTRICT #:** District 1, 2, 3, 4, 5, & 6

**TYPE OF HEARING:** Adoption of the 2017-1 Regular Cycle and 2017-1 Small-Scale Development Amendments to the 2010-2030 Comprehensive Plan (CP) and, where applicable, concurrent rezoning or substantial change requests;

**AND**

Adoption of Ordinances

**ESTIMATED TIME REQUIRED**

**FOR PUBLIC HEARING:** 2 minutes

**HEARING CONTROVERSIAL:** Yes

LEGISLATIVE FILE # 17-622

thru 17-653

June 6, 2017  
@ 2pm

**HEARING REQUIRED BY  
FL STATUTE OR CODE:**

ss. 163.3184 and 163.3187 (1), F.S. and Section 30-40(c)(3)c, O.C. Code

**ADVERTISING  
REQUIREMENTS:**

Fiscal & Operational Support Division will publish display advertisement in local newspaper of general circulation at least fifteen (15) days prior to the public hearing.

**ADVERTISING TIMEFRAMES:**

At least fifteen (15) days prior to public hearing

**APPLICANT/ABUTTERS  
TO BE NOTIFIED:**

N/A. Fiscal & Operational Support Division will send notices to all affected property owners.

**SPANISH CONTACT PERSON:**

Para más información en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.

**MATERIALS BEING SUBMITTED  
AS BACKUP FOR PUBLIC  
HEARING REQUEST:**

Fiscal & Operational Support Division will provide the Clerk's Office with proof of publication the Friday prior to the Public Hearing.

Staff report binder will be provided under separate cover seven (7) days prior to Public Hearing.

**SPECIAL INSTRUCTIONS TO  
CLERK (IF ANY):**

Please verify the hearing date with the Planning Division. Attached is an itemized list of the amendments and concurrent rezoning requests or substantial change requests in the order in which they will be heard.

- c: Chris Testerman, AICP, Assistant County Administrator  
Joel Prinsell, Deputy County Attorney, County Attorney's Office  
Jon Weiss, P.E., Director, Community, Environmental, and Development Services Department  
John Smogor, Planning Administrator, Planning Division  
Gregory Gologowski, AICP, Chief Planner, Planning Division  
Olan Hill, Assistant Manager, Planning Division

**2017-1 Comprehensive Plan Adoption – Regular Cycle Privately-Initiated Comprehensive Plan Map Amendment, and Where Applicable, Concurrent Rezoning Requests**

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| Amendment<br>2017-1-A-3-1<br>District 3 | Stephen Novacki, Picerne Development Corporation of Florida, for Abdul Musa Ali, Yusef Musa Cortes, and Samuel Musa Cortes<br>Commercial (C) to Medium Density Residential (MDR)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                         | -and-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Rezoning<br>LUP-16-12-431               | C-1 (Retail Commercial District) to PD (Planned Development District) (Oasis at Crosstown) to allow for up to 343 multi-family residential dwelling units. Also requested are three (3) waivers from Orange County Code: 1) The following waivers are requested from Orange County Code for alternative building height standards: (a) A waiver from Section 38-1258(b) to allow 4-story multi-family buildings [not to exceed fifty-five (55) feet in height] to be located one hundred (100) feet from single-family zoned property outside the PD, in lieu of the requirement that multi-family buildings located between one hundred (100) feet and one hundred fifty (150) feet from single-family zoned properties vary in building height with a maximum of fifty (50) percent of the buildings being 3-stories [not to exceed forty (40) feet], with the remaining buildings being one (1) or two (2) stories; (b) A waiver from Section 38-1258(c) to allow 4-story multi-family buildings [not to exceed fifty-five (55) feet in height] to be located one hundred (100) feet from single-family zoned property outside the PD, in lieu of the requirement that multi-family buildings in excess of 3-stories / 40-feet in height not be located within one-hundred fifty (150) feet of single-family zoned property; (c) A waiver from Section 38-1258(d) to allow 4-story multi-family buildings [not to exceed fifty-five (55) feet in height], in lieu of a maximum building height of three (3) stories and forty (40) feet; 2) A waiver from Orange County Code Section 38-1258(f) is requested to allow for a six (6) foot high, opaque post-and-panel fence / wall (as shown on Sheet LUP3.00 plan dated stamped "Received March 23, 2017), in lieu of the requirement that a six-foot high masonry wall be provided between multi-family and single-family zoned property; 3) A waiver from Orange County Code Section 38-1258(g) is requested to allow the development to have secondary site access from Yucatan Drive, in lieu of the requirement that no multi-family development may directly access a right-of-way that serves platted single-family development. |

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| Amendment<br>2017-1-A-4-1<br>District 4 | Stephen Novacki for Gary T. Randall (As Trustee)<br>Rural (R) to Planned Development-Medium Density<br>Residential/Office/Conservation (PD-MDR/O/CONS) and<br>Urban Service Area (USA) Expansion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                         | -and-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Rezoning<br>LUP-16-12-432               | A-2(Farmland Rural District) to PD (Planned Development District) (Moss Park North) to allow up to 488 residential dwelling units (single-family and multi-family) and 50,000 square feet of office/private kindergarten school/daycare uses. Also requested are eight (8) waivers from Orange County Code: 1) A waiver from Section 38-1254(2)(b) to allow for a 30-foot Major Collector Roadway setback along the southern boundary of Parcel A, in lieu of the required 35-foot Major Collector Roadway setback; 2) A waiver from Section 38-1258(a) to allow 4-story multi-family buildings [not to exceed fifty-five (55) feet in height] in Parcel A to be located seventy-five (75) feet from single-family zoned properties within the PD, in lieu of the requirement that multi-family buildings within one-hundred (100) feet of single family zoned property not exceed a height of one (single) story; 3) A waiver from Section 38-1258(b) to allow all multi-family buildings in Parcel A that are located a minimum of seventy-five (75) feet from single-family zoned properties within the PD to be 4-stories in height [not to exceed fifty-five (55) feet], in lieu of the requirement that multi-family buildings located between one hundred (100) feet and one hundred fifty (150) feet from single-family zoned properties vary in building height with a maximum of fifty (50) percent of the buildings being 3-stories [not to exceed forty (40) feet], with the remaining buildings being one (1) or two (2) stories; 4) A waiver from Section 38-1258(c) to allow 4-story multi-family buildings [not to exceed fifty-five (55) feet in height] in Parcel A to be located seventy-five (75) feet from single-family zoned properties within the PD, in lieu of the requirement that multi-family buildings in excess of 3-stories / 40-feet in height not be located within one-hundred fifty (150) feet of single-family zoned property; 5) A waiver from Section 38-1258(d) to allow 4-story multi-family buildings [not to exceed fifty-five (55) feet in height] within Parcel A, in lieu of a maximum multi-family building height of three (3) stories and forty (40) feet; 6) A waiver from Section 38-1258(e) to eliminate the requirement for a twenty-five (25) foot landscape buffer between Parcels A and B due to the presence of an existing ~100-foot wide wetland system, in lieu of the requirement that a twenty-five (25) foot landscape buffer be provided consistent with Type C landscape buffer requirements between parking and other paved areas for multi-family |

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|  | development adjacent to single-family zoned property; 7) A waiver from Section 38-1258(f) to eliminate the requirement for a wall between Parcels A and B due to the presence of an existing ~100-foot wide wetland system, in lieu of the requirement that a six-foot high masonry wall be provided between multi-family and single-family zoned property; 8) A waiver from Orange County Code Section 38-1258(h) to allow for up to fifty (50) percent of the active recreation required for the multi-family development to be provided in Parcel C, adjacent to, but not within the multi-family development and located internally away from single-family zoned property. |
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**2017-1 Comprehensive Plan Adoption – Regular Cycle Staff-Initiated Text and Future Land Use Map Amendments**

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| Amendment<br>2017-1-B-FLUE-1<br>Countywide | Text amendments to the Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County                                    |
| Amendment<br>2017-1-B-FLUE-2<br>Countywide | Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)                                                                          |
| Amendment<br>2017-1-B-FLUM-1<br>Countywide | Map amendment removing Future Land Use Map designations for parcels previously annexed by incorporated jurisdictions within Orange County                                                                   |
| Amendment<br>2017-1-B-CP-1<br>Countywide   | Proposed amendments to the text, and Goals, Objectives, and Policies (GOPS) of the Future Land Use Element due to changes in State Statutes as required in the Evaluation and Appraisal Report (EAR) update |
| Amendment<br>2017-1-B-CP-2<br>Countywide   | Text amendments to the Transportation Element and Capital Improvements Element to update the Long-Term Transportation Concurrency Management System (LTTCMS) and constrained facilities                     |
| Amendment<br>2017-1-B-TRAN-1<br>Countywide | Text amendments to Transportation Element policies under Objective T3.2 related to connectivity                                                                                                             |
| Amendment<br>2017-1-B-TRAN-2<br>Countywide | Map amendment to the Transportation Element to update the Long Range Transportation Plan                                                                                                                    |

**2017-1 Comprehensive Plan Adoption – Regular Cycle State-Coordinated Review Comprehensive Plan Amendments Ordinance**

**2017-1 Comprehensive Plan Adoption – Regular Cycle State-Expedited Review Comprehensive Plan Amendments Ordinance**

**2017-1 Comprehensive Plan Adoption – Small-Scale Development Privately-Initiated Amendments, and Where Applicable, Concurrent Substantial Change and Rezoning Requests**

|                                         |                                                                                                                                                                                                                                                                                                                                                     |
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| Amendment<br>2017-1-S-1-1<br>District 1 | Stephen Allen, P.E., CivilCorp Engineering, Inc., for VP Real Estate, Inc.<br>Rural Settlement 1/5 (RS 1/5) to Rural Settlement 1/1 (RS 1/1)                                                                                                                                                                                                        |
| Amendment<br>2017-1-S-1-3<br>District 1 | Brian Denham P.E., Denham Engineering, Inc., for LLR Investments, LLC<br>Low Density Residential (LDR) to Office (O)                                                                                                                                                                                                                                |
|                                         | -and-                                                                                                                                                                                                                                                                                                                                               |
| Rezoning<br>RZ-17-04-006                | R-CE (Country Estate District) to P-O (Professional Office District)                                                                                                                                                                                                                                                                                |
| Amendment<br>2017-1-S-1-4<br>District 1 | Justin R. Sand, Epoch Properties, Inc., for 10336 Vista Oaks Court LLC, Perrihouse LLC, 10324 Vista Oaks Court LLC, Perrihouse Development LLC, La Tanya M. Wilson and Robert A. Wilson, Kenneth Edward Rhodes, and Scott Wayne Rhodes<br>Low Density Residential (LDR) and Commercial (C) to Planned Development-High Density Residential (PD-HDR) |
|                                         | -and-                                                                                                                                                                                                                                                                                                                                               |
| Rezoning<br>LUP-17-02-060               | R-CE (Country Estate District) and PD (Planned Development District) (Perrihouse I Planned Development) to PD (Planned Development District)(Epoch Vista Oaks) to allow for up to 340 multi-family residential dwelling units. Also requested are three waivers from Orange County Code.                                                            |
| Amendment<br>2017-1-S-2-2<br>District 2 | Scott Garrett for Ronald R. Myruski 1/2 Int, Gregory J Myruski 1/2 Int<br>Rural (R) to Commercial (C) and Urban Service Area (USA) Expansion                                                                                                                                                                                                        |
| Amendment<br>2017-1-S-3-2<br>District 3 | B. Todd Hudson, P.E., Hudson Engineering Associates, Inc., for Sandlake Partners, LLC c/o MIR Developments, LLC<br>Commercial (C) and Office (O) to Planned Development-High Density Residential (PD-HDR)                                                                                                                                           |
|                                         | -and-                                                                                                                                                                                                                                                                                                                                               |
| Rezoning<br>LUP-16-12-422               | C-2 (General Commercial District) and P-O (Professional Office District) to PD (Planned Development District) (Sandlake Palazzo) to allow for up to 180 multi-family residential dwelling units. Also requested is a waiver from Orange County Code Section 38-1258(d) to allow a                                                                   |

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|                                         | maximum building height of fifty-five (55) feet and four (4) stories, in lieu of a maximum building height of forty (40) feet and three (3) stories.                                                                                                                                                                                                                                                                                                                                  |
| Amendment<br>2017-1-S-3-3<br>District 3 | Dinon Sun for Dinon Sun, Wenfang Sun, and Tony W. Liu<br>Office (O) to Commercial (C)                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                         | -and-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Rezoning<br>RZ-17-04-003                | P-O (Professional Office District) to C-1 (Retail Commercial District)                                                                                                                                                                                                                                                                                                                                                                                                                |
| Amendment<br>2017-1-S-3-5<br>District 3 | Celeste A. Thacker, Esq., Shutts & Bowen, LLP, for Scott E. Strahan II<br>Office (O) to Commercial (C)                                                                                                                                                                                                                                                                                                                                                                                |
| Amendment<br>2017-1-S-4-1<br>District 4 | Scott Stuart, Kelly, Collins & Gentry, Inc., for Lake Barton, LLC<br>Rural Settlement 1/2 (RS 1/2) to Planned Development-Commercial/Low Density Residential (PD-C/LDR) and Urban Service (USA) Expansion                                                                                                                                                                                                                                                                             |
| Amendment<br>2017-1-S-4-2<br>District 4 | Roger Strcula, P.E., Upham, Inc., for Professional Resource Development, Inc.<br>Planned Development-Bank/Office (PD-BANK/O) to Planned Development-Commercial (PD-C)                                                                                                                                                                                                                                                                                                                 |
|                                         | -and-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Substantial<br>Change<br>CDR-16-12-414  | Substantial Change Request to the Curry Ford Office Center PD to change the approved land uses from "Bank / Office" to "Retail Commercial", with no change in proposed square footage. Also requested is a waiver from Orange County Code Section 38-1476 to provide 4.65 parking spaces per 1,000 square feet of gross floor area for food stores, supermarkets, and drugstores that are between 15,001 and 50,000 square feet, in lieu of 5.5 parking spaces per 1,000 square feet. |
| Amendment<br>2017-1-S-5-1<br>District 5 | Sam J. Sebaali, P.E., Florida Engineering Group, Inc., for Imani Investments Holdings, LLC<br>Low-Medium Density Residential (LMDR) to Office (O)                                                                                                                                                                                                                                                                                                                                     |
|                                         | -and-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Rezoning<br>RZ-17-04-009                | R-1 (Single-Family Dwelling District) to P-O (Professional Office District)                                                                                                                                                                                                                                                                                                                                                                                                           |

#### **2017-1 Comprehensive Plan Adoption – Small-Scale Staff-Initiated Text Amendments**

|                                            |                                                                                                                                                                      |
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| Amendment<br>2017-1-S-FLUE-1<br>Countywide | Text amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County |
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| Amendment<br>2017-1-S-FLUE-2<br>Countywide | Text amendment to Future Land Use Element Policy<br>FLU1.2.4 regarding allocation of additional lands to the<br>Urban Service Area (USA) |
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| <b>2017-1 Comprehensive Plan Adoption – Small-Scale Development Ordinance</b> |
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