



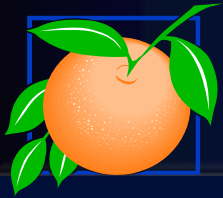
***Board of County Commissioners***

**2020-2 Regular Cycle Amendments**

***Transmittal Public Hearings***

**November 10, 2020**

**(Continued from October 13, 2020)**



# 2020-2 Regular Cycle Amendment Process

- **Virtual community meeting**  
**July 16, 2020**
- **Transmittal public hearings**  
**LPA – September 17, 2020**  
**BCC – November 10, 2020**
- **State and regional agency comments**  
**December 2020**
- **Adoption public hearings**  
**LPA – January 21, 2021**  
**BCC – February 23, 2021**

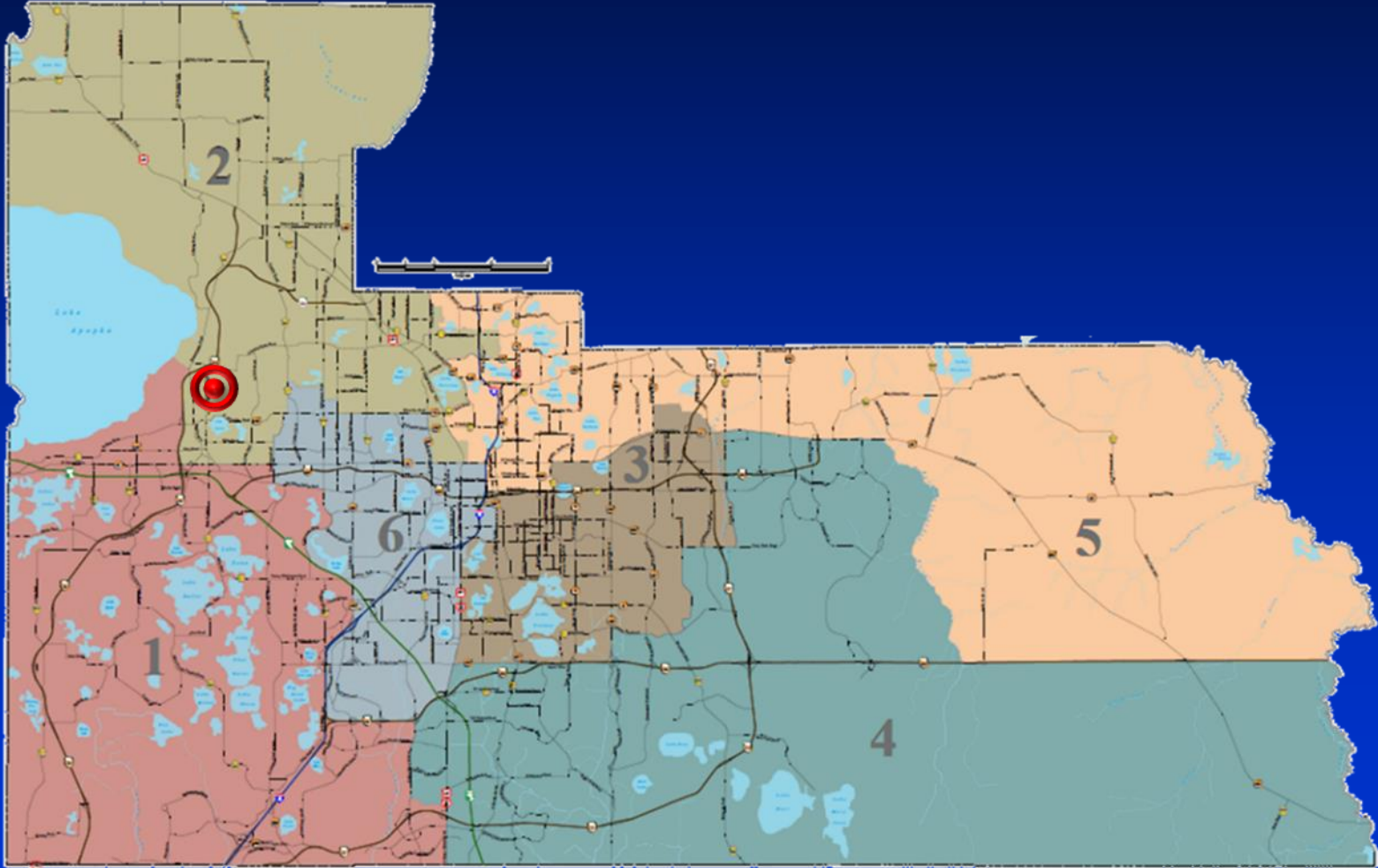


# Amendment 2020-2-A-2-1

- Agent:** Momtaz Barq, P.E., Terra-Max Engineering, Inc.
- Owner:** Bailey's Real Estate, LLP
- From:** Rural Settlement 1/2 (RS 1/2) and Rural Settlement 1/5 (RS 1/5)
- To:** Planned Development-Commercial/Assisted Living Facility (Rural Settlement) (PD-C/ALF) (RS)
- Acreage:** 47.94 gross/net developable acres
- Proposed Use:** Adult care community with a maximum development program of a 250-bed assisted living facility, 30 adult independent living cottages, a 12,320-square-foot community clubhouse, and equestrian amenities

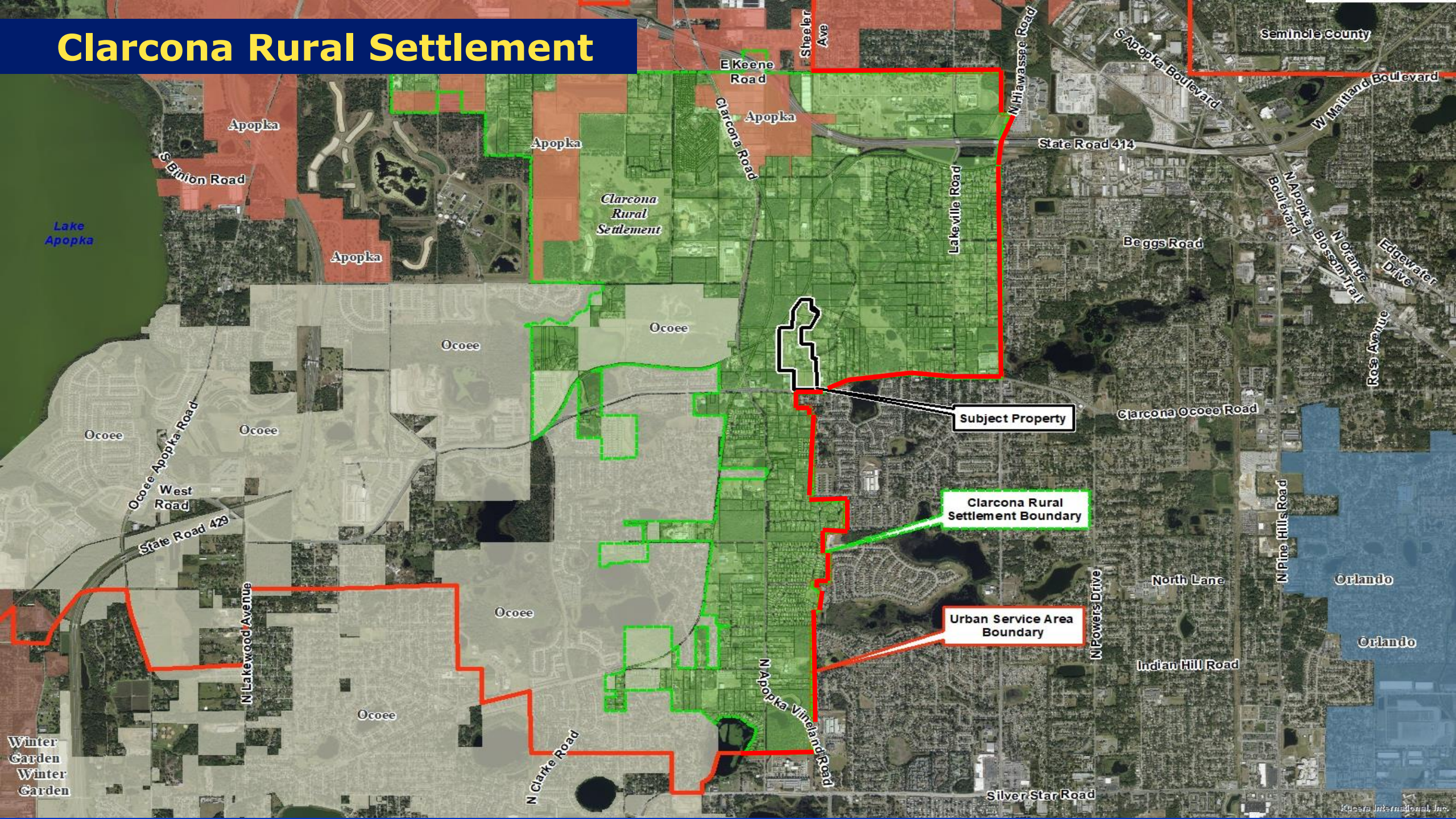
# Amendment 2020-2-A-2-1

## Location





# Clarcona Rural Settlement



Subject Property

Clarcona Rural Settlement Boundary

Urban Service Area Boundary



# Aerial

mick Road

WEST ORANGE TRAIL

FL CENTRAL RR

LAKE ALPHARETTA

LAKE ALPHARETTA

LAKE BREAM

Liam Road

(WEST ORANGE TRAIL)

Laurel Blossom Circle

N Apopka Vineland Road

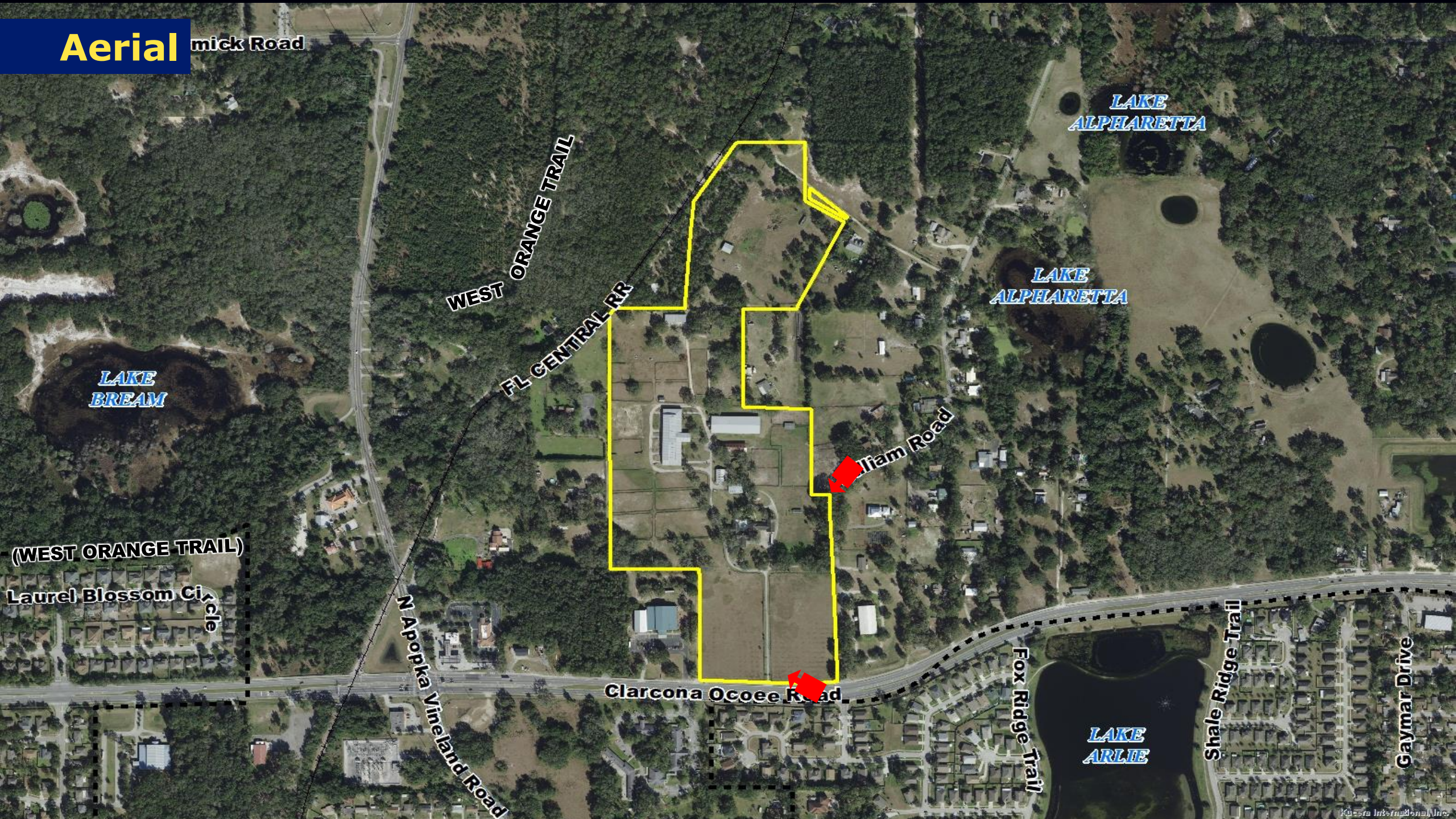
Clarcona Ocoee Road

Fox Ridge Trail

LAKE ARLIE

Shale Ridge Trail

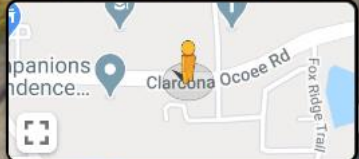
Gaymar Drive







# Amendment 2020-2-A-2-1







# Amendment 2020-2-A-2-1

5600 Gilliam Rd  
Orlando, Florida

Google

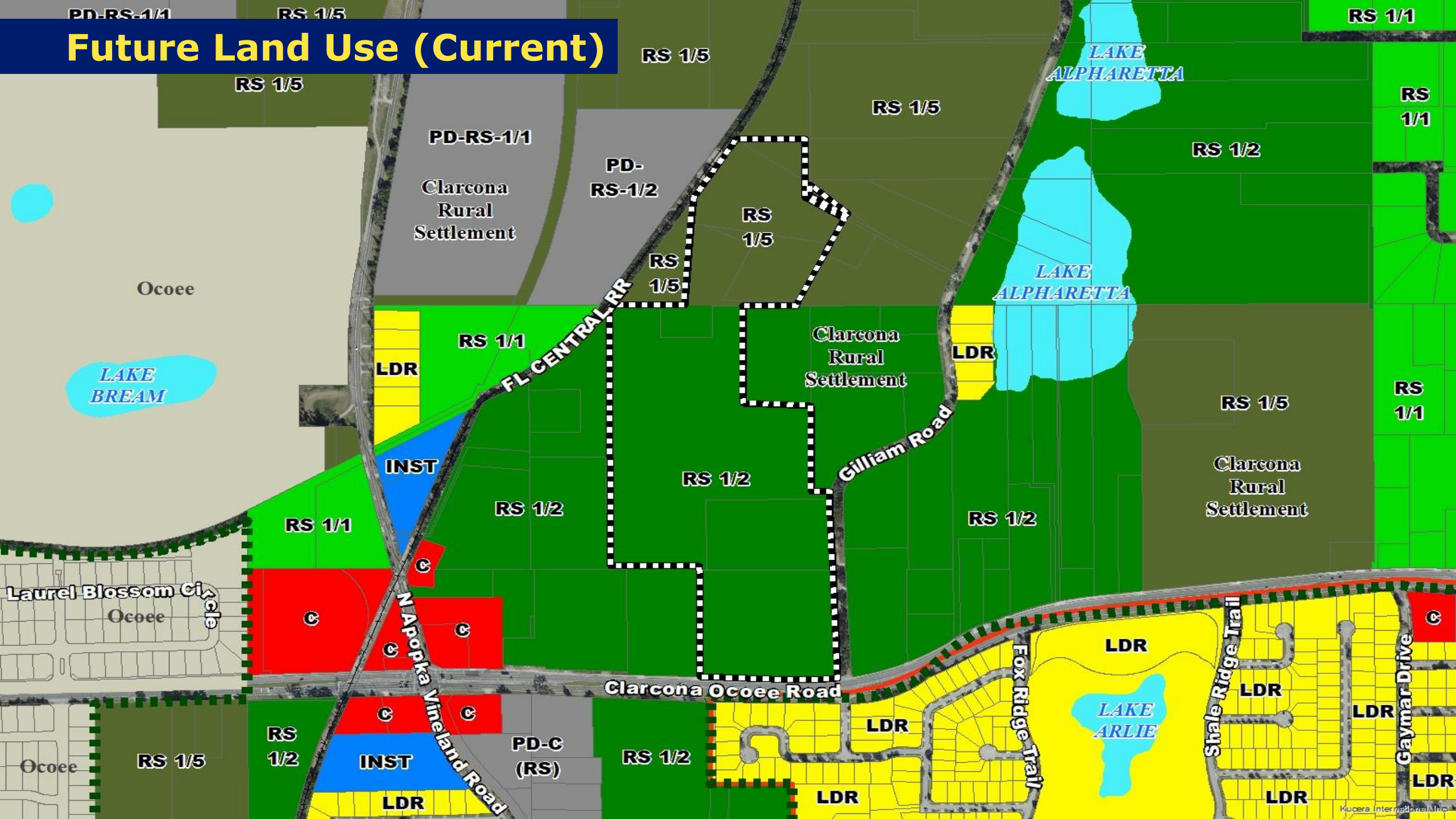
Street View



Google

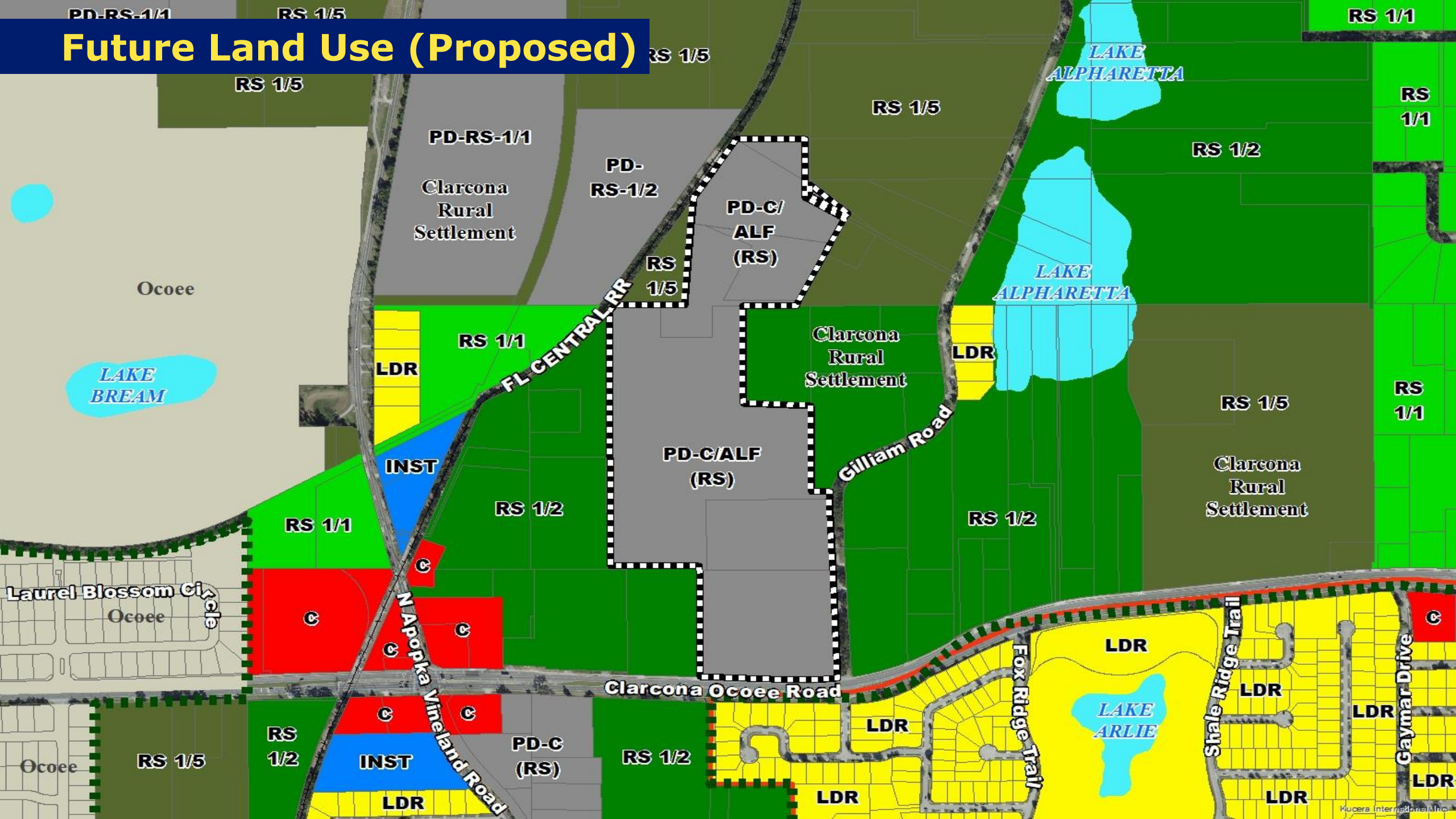


# Future Land Use (Current)



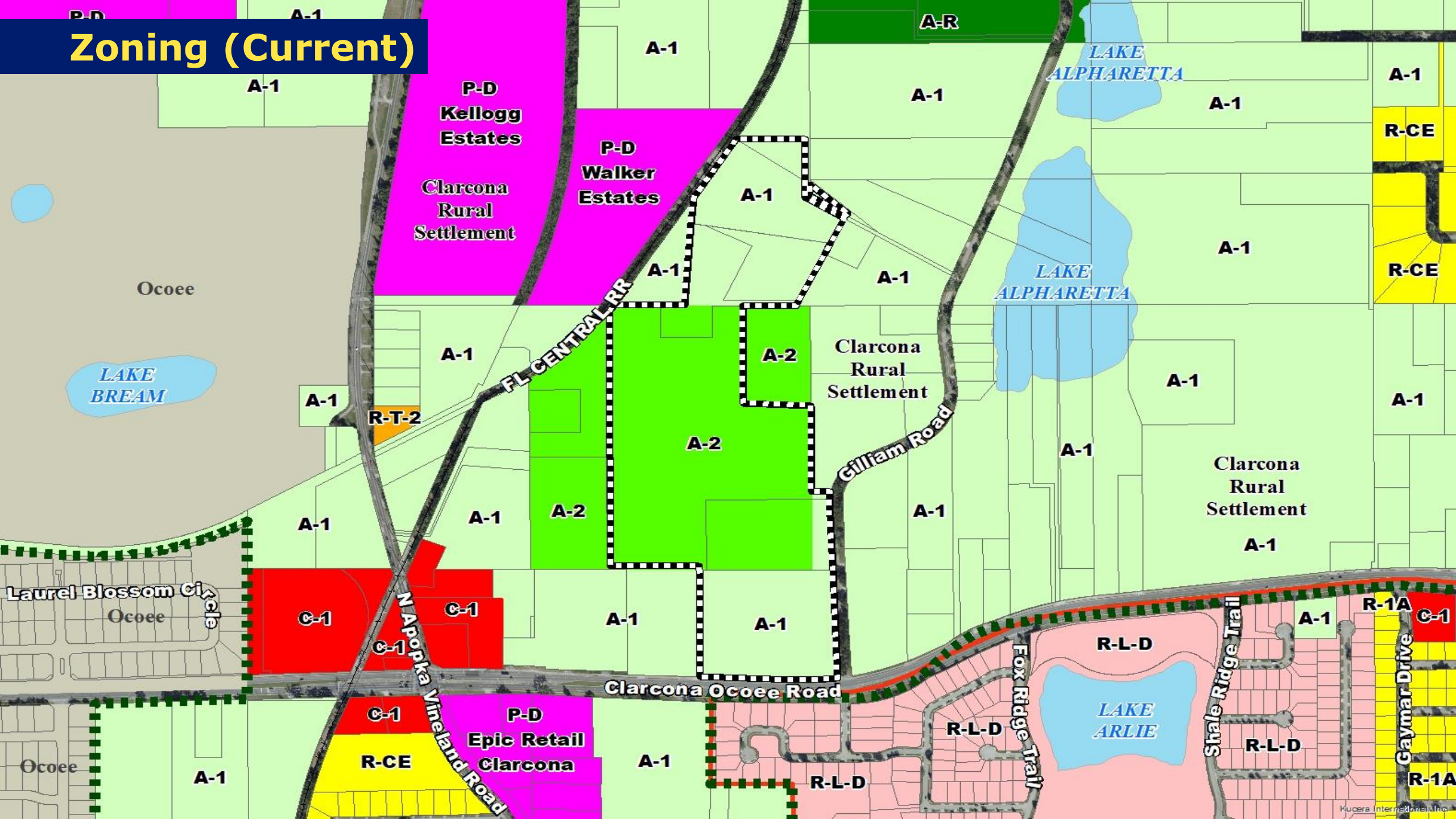


# Future Land Use (Proposed)



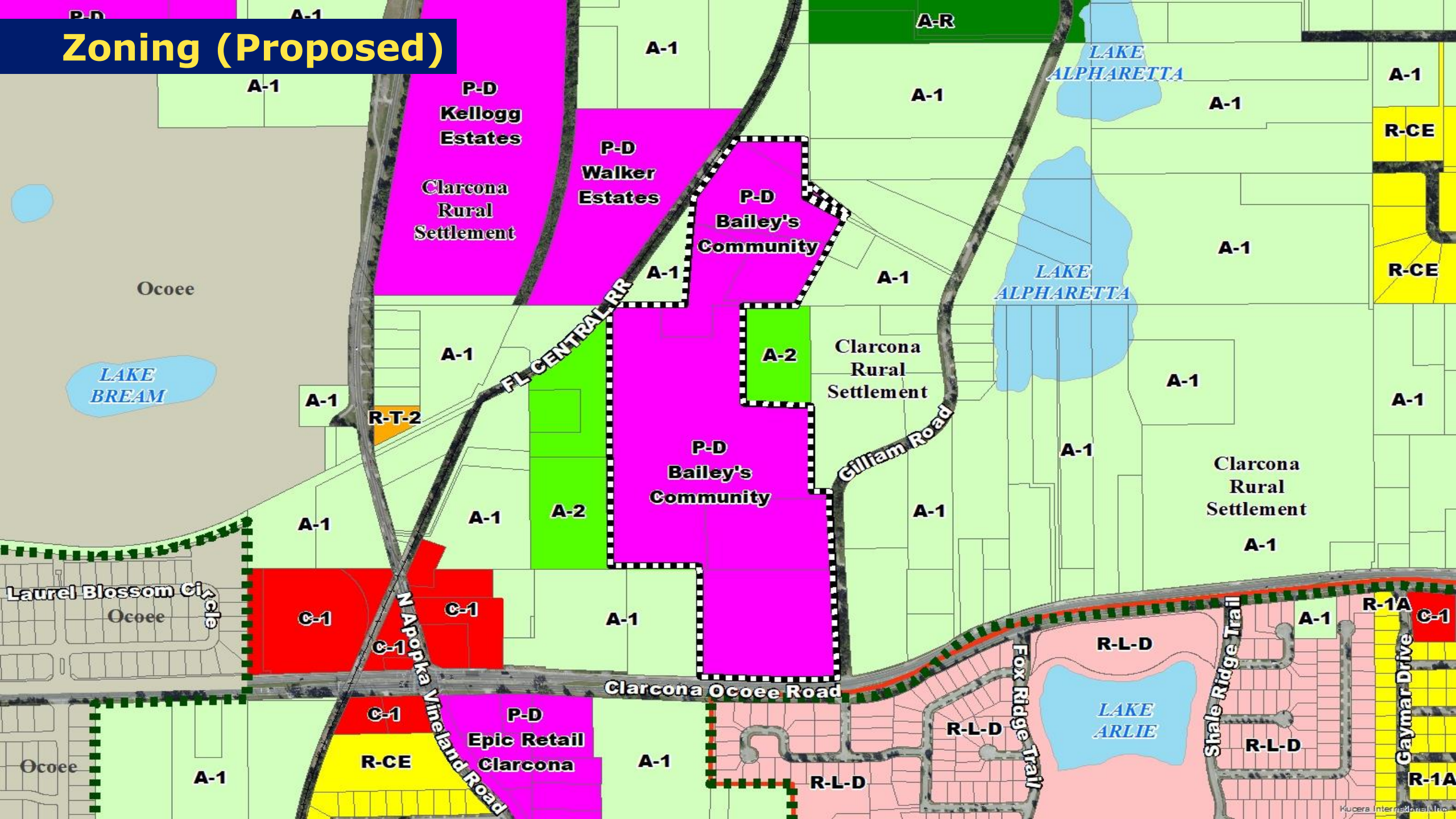


# Zoning (Current)

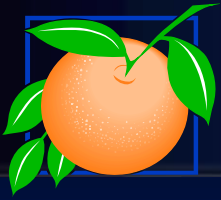




# Zoning (Proposed)



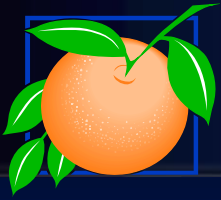




# Project-Related Impacts and Concerns

- **The Clarcona Rural Settlement is one of five Rural Settlements designated in the Comprehensive Plan for heightened preservation efforts.**
- **Approval of the project would introduce a mix of uses of an urban scale and intensity into the heart of the Rural Settlement; now characterized by large-lot residential development, agricultural activity, and institutional and recreational uses.**
- **The requested development program exceeds the standard gross buildable area cap of 50,000 square feet for a project within a Rural Settlement. No market study or evaluation of other potential sites was conducted to justify a proposed increase in gross buildable area.**
- **The project does not meet the use or locational criteria for new non-residential development on property within the Wekiva Study Area and the Rural Service Area.**





# Amendment 2020-2-A-2-1

**Staff Recommendation: DO NOT TRANSMIT**

**LPA Recommendation: DO NOT TRANSMIT**

## **Action Requested:**

- **Make a finding that the information contained in the application for the proposed amendment is NOT sufficiently complete;**
- **That the proposed amendment does not have the potential to be found “in compliance” per 163.3184 (1)(b), F.S. ; and**
- **DO NOT TRANSMIT Amendment 2020-2-A-2-1 to the reviewing agencies.**





# Amendment 2020-2-B-FLUE-1

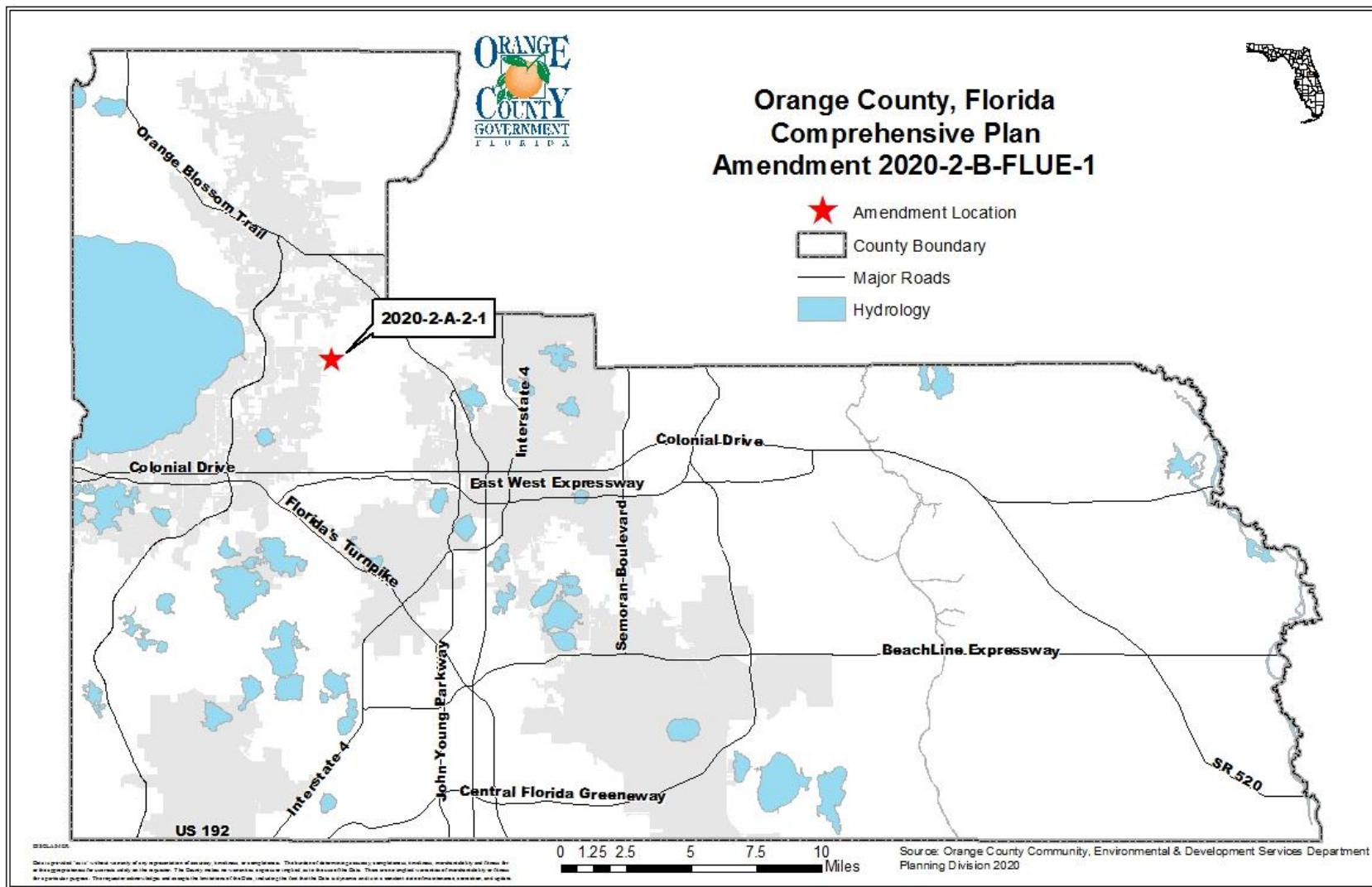
**Request:** Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County

**District:** Countywide

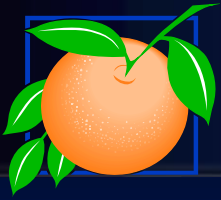




# Amendment 2020-2-B-FLUE-1







# Amendment 2020-2-B-FLUE-1

**Staff Recommendation: DO NOT TRANSMIT**

**LPA Recommendation: DO NOT TRANSMIT**

## **Action Requested:**

- **DO NOT TRANSMIT Amendment 2020-2-B-FLUE-1 to the reviewing agencies.**





# Amendment 2019-2-S-2-2

**CONTINUE**

**Agent:** Mario Golden

**Owner:** Deborah Postell

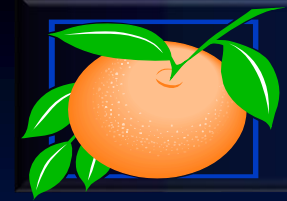
**From:** Medium Density Residential (MDR)

**To:** Medium-High Density Residential (MHDR)

**Acreage:** 4.20 gross/3.51 net developable acres

**Proposed Use:** Up to 122 multi-family dwelling units



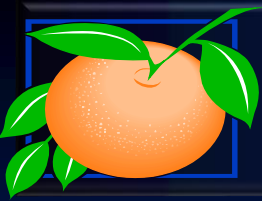


# **Amendment 2019-2-S-2-2**

## **Staff Recommendation:**

**Continue to November 17, 2020 at 2:00 p.m.**

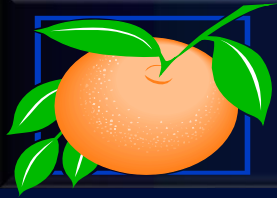




# **Small Scale Development Ordinance**

## **Staff Recommendation:**

**Continue to November 17, 2020 at 2:00 p.m.**



# Amendment 2020-1-A-1-1 and CDR-19-10-356

**CONTINUE**

**Agent:** Jeff Robbins, Related Development, LLC

**Owner:** Vitru Florida, Inc.

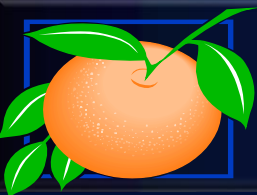
**From:** Activity Center Mixed Use (ACMU)

**To:** Planned Development-Activity Center  
Residential (PD-ACR)

**Acreage:** 20.14 gross/18.656 net developable acres

**Proposed Use:** Up to 420 multi-family dwelling units

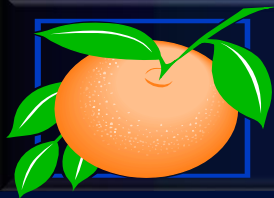




# **Amendment 2020-1-A-1-1 and CDR-19-10-356**

## **Staff Recommendation:**

**Continue to November 17, 2020 at 2:00 p.m.**



# Amendment 2020-1-A-4-1

**CONTINUE**

- Agent:** Jonathan P. Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- Owner:** Adventist Health System/Sunbelt, Inc.
- From:** Planned Development-Institutional/Conservation (PD-INST/CONS)
- To:** Planned Development-Commercial/Office/Medium Density Residential/Conservation (PD-C/O/MDR/CONS)
- Acreage:** 114 gross acres
- Proposed Use:**  
150,000 sq. ft. of retail commercial uses  
150,000 sq. ft. of office uses  
762 multi-family residential units  
188 townhome units  
29-unit (58-bed) age-restricted assisted living facility  
22.8 acres of conservation land

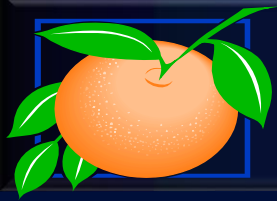




## **Amendment 2020-1-A-4-1**

### **Staff Recommendation:**

**Continue to November 17, 2020 at 2:00 p.m.**



# Amendment 2020-1-B-FLUE-1

**CONTINUE**

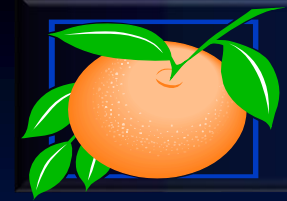
**Request:**

**Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Development Future Land Use designations within Orange County**

**District:**

**Countywide**

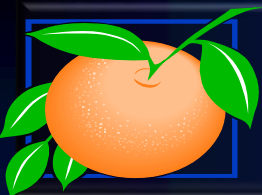




# **Amendment 2020-1-B-FLUE-1**

## **Staff Recommendation:**

**Continue to November 17, 2020 at 2:00 p.m.**



# **Regular Cycle State-Expedited Review Ordinance**

## **Staff Recommendation:**

**Continue to November 17, 2020 at 2:00 p.m.**