



Board of County Commissioners

**2019-1 Regular Cycle Amendments
2019-1 Small-Scale Amendments
and Concurrent Rezoning Requests**

Adoption Public Hearings

May 21, 2019



Amendment 2019-1-S-5-6 and RZ-18-10-036 **Withdrawn**

Agent: **Carlos A. Rivero (Colonial Tanner)**

Owner: **Michelle Rivero Family Trust**

From: **Rural Settlement 1/1 (RS 1/1) and
C-1 (Retail Commercial District) and A-2
(Farmland Rural District)**

To: **Commercial (C) Rural Settlement (RS)
C-1 (Retail Commercial District)**

Acreage: **2.45 gross acres**

**Proposed
Use:** **Up to 16,045 sq. ft. of commercial development**



2019-1 Amendment Process

- **Transmittal public hearings**
 - LPA – January 17, 2019**
 - BCC – February 12, 2019**
- **State and regional agency comments**
 - April 11, 2019**
- **Adoption public hearings**
 - LPA – April 18, 2019**
 - BCC – May 21, 2019**



Board of County Commissioners

2019-1 Regular Cycle Privately- Initiated Map Amendments

Adoption Public Hearings

May 21, 2019



Amendment 2019-1-A-1-2

Agent: Robert Reese

Owner: 18 Avalon Road, LLC

From: Growth Center-Commercial (GC-C)

To: Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)

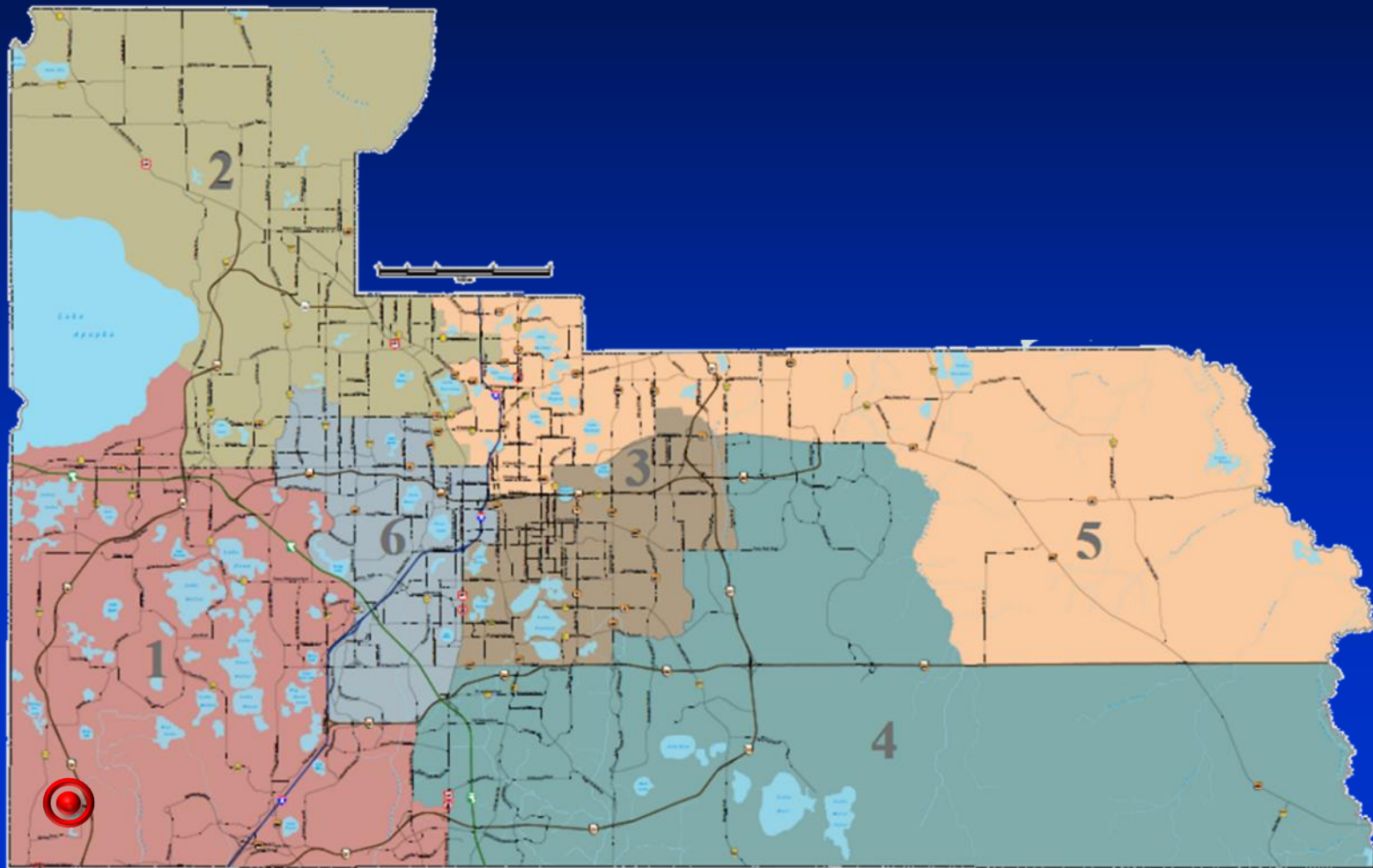
Acreage: 18.33 gross acres/11.44 net developable acres

Proposed Use: Up to 360 multi-family dwelling units



Amendment 2019-1-A-1-2

Location



Aerial

LAKE COUNTY



Avalon Road

Hartzog Road

Vista Del Lago Boulevard

Grove Resort Avenue

Grove Blossom Way

De Luna Street
El Pico Street
Los Altos Street
La Mota Way

Rialto Drive
Colina Court
Rialto Drive
Wheeler Circle

Canarias Drive
Avenida Del Lago Drive

Menorca Drive
Palencia Court
Palencia Place
Cordoba Street
Huelva Street
Tulipan Court

Salamanca Drive
Vista Del Lago Boulevard
Daeza Drive

Latrina Court
Avenida De Palma
Avenida De Rosa

Sugura Drive
Tavira Drive

Lighthouse Key Parkway

Bali Boulevard

Arrowhead Boulevard

Strahan Boulevard

W Irlo Bronson Memorial Highway

W Irlo Bronson Memorial Highway

US 192

OSCEOLA COUNTY

Future Land Use

GC/R/PD

VILLAGE

G

GC-PD-C/MDR/LDR

G

G

Avalon Road

LDR

LDR

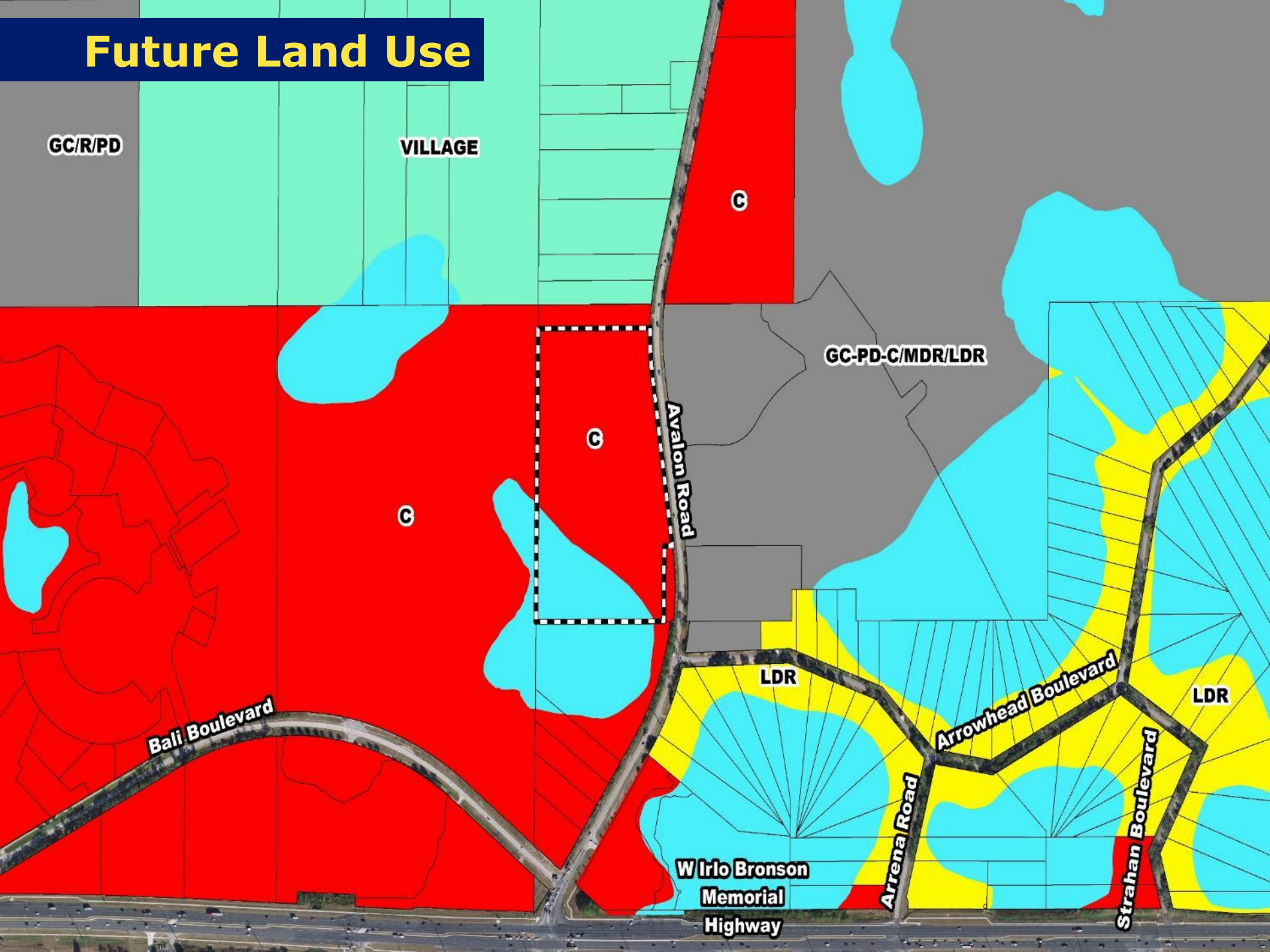
Bali Boulevard

Arrowhead Boulevard

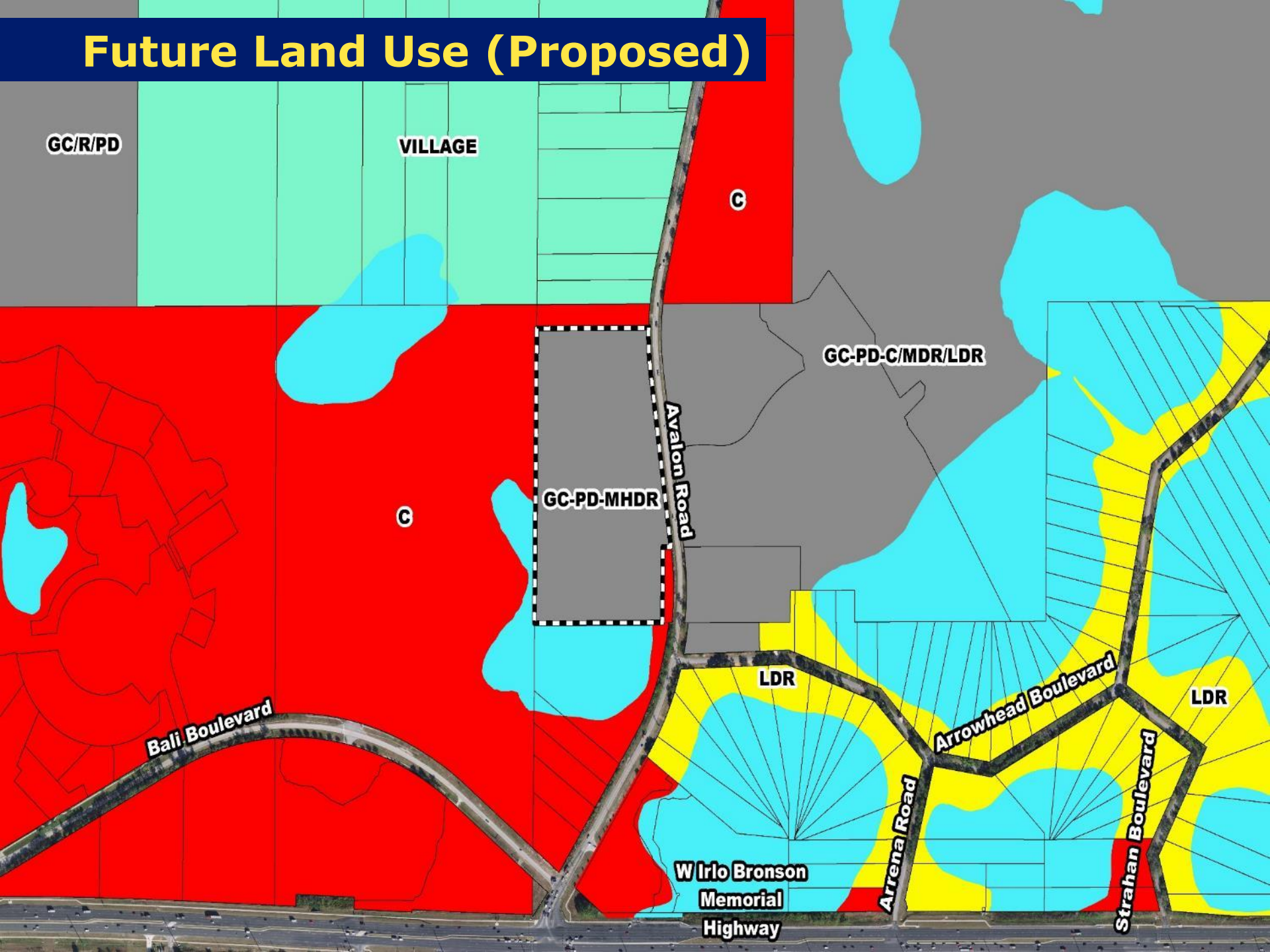
W Irlo Bronson
Memorial
Highway

Arrena Road

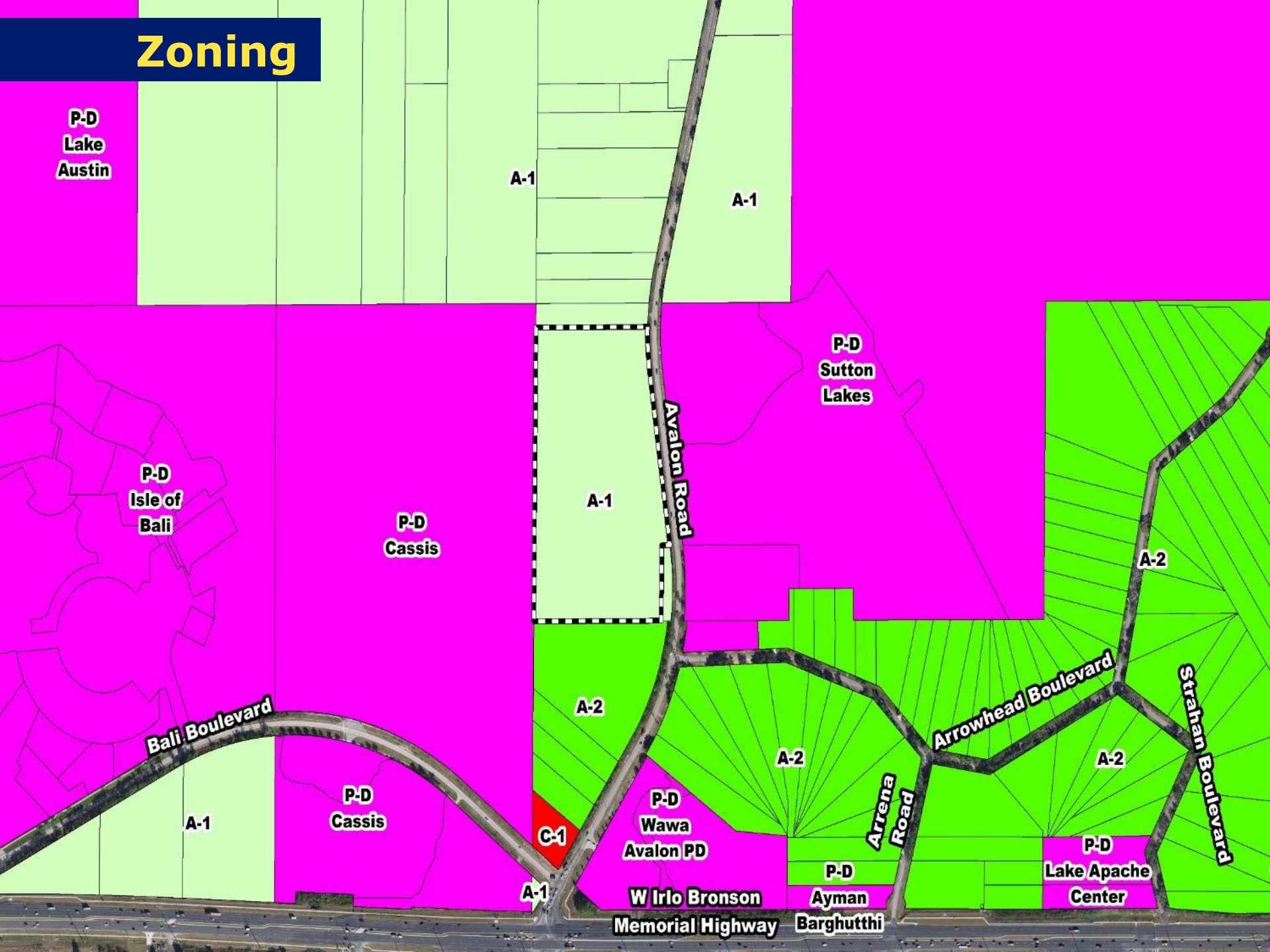
Strahan Boulevard



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-1-2

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective FLU8.2, and Policies FLU1.1.1, FLU1.1.2(A), FLU1.1.4(F), FLU7.4.4, FLU8.1.4, FLU8.2.1, and FLU8.2.2; Housing Element Goal H1 and Objective H1.1; and Conservation Element Objective C1.4)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-A-1-2, Growth Center (GC-C) to Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR).**



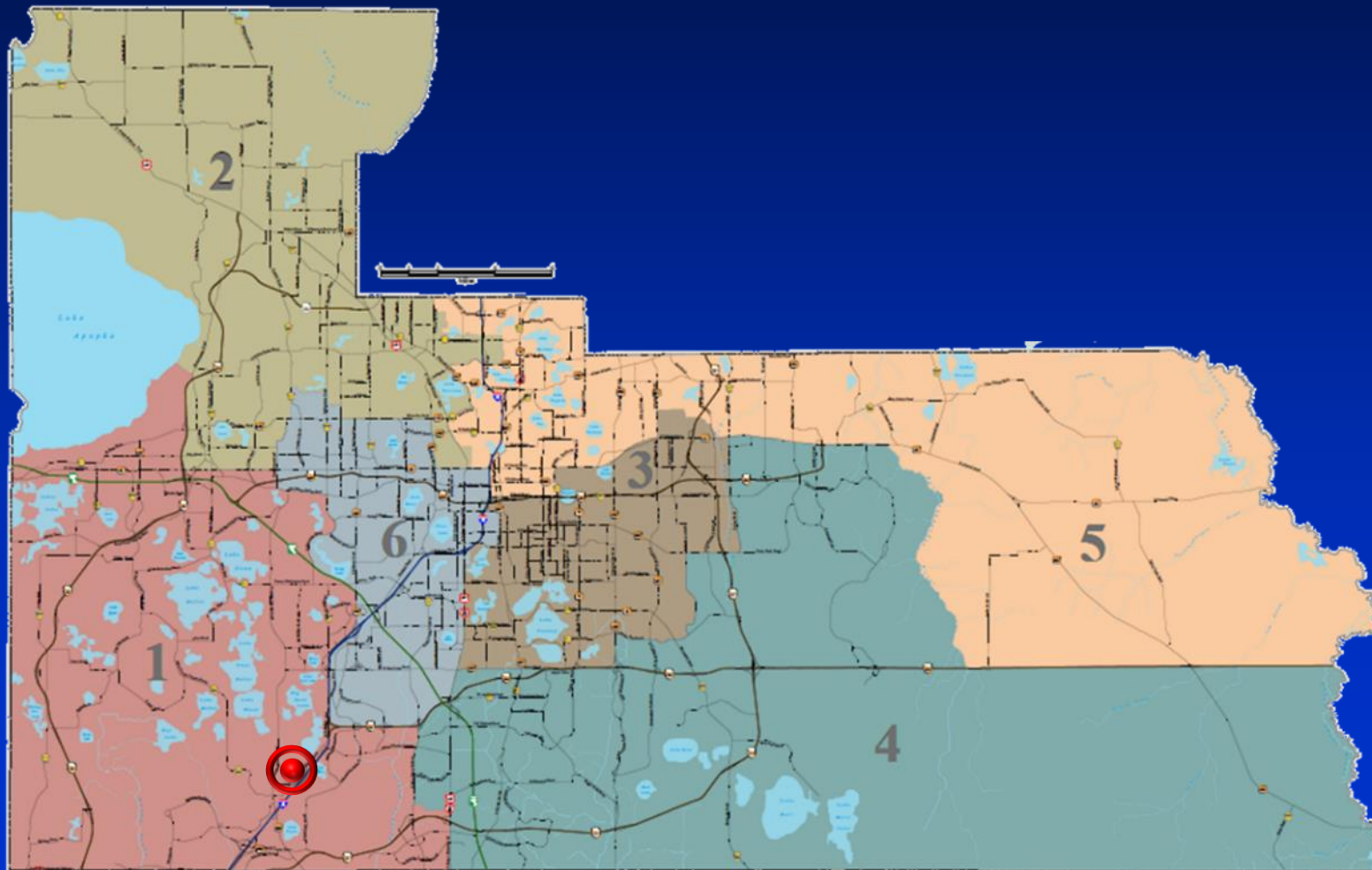
Amendment 2019-1-A-1-3

- Agent:** Adam Smith, VHB
- Owner:** Adventist Health System/Sunbelt, Inc. and Pulte Home Corp.
- From:** Planned Development—Low-Medium Density Residential (PD-LMDR)
- To:** Planned Development—Commercial/ Low-Medium Density Residential (PD-C/LMDR)
- Acreage:** 16.72 gross/net developable acres
- Proposed Use:** Residential: Up to 20 townhome units
Non-residential: Up to 200,000 square feet, to include an off-site (freestanding) emergency department and commercial and office uses permitted in the C-1 (Retail Commercial) zoning district



Amendment 2019-1-A-1-3

Location



Aerial



Lemon Lake Boulevard

LAKE RUBY

Palm Parkway

Daryl Carter Parkway Extension

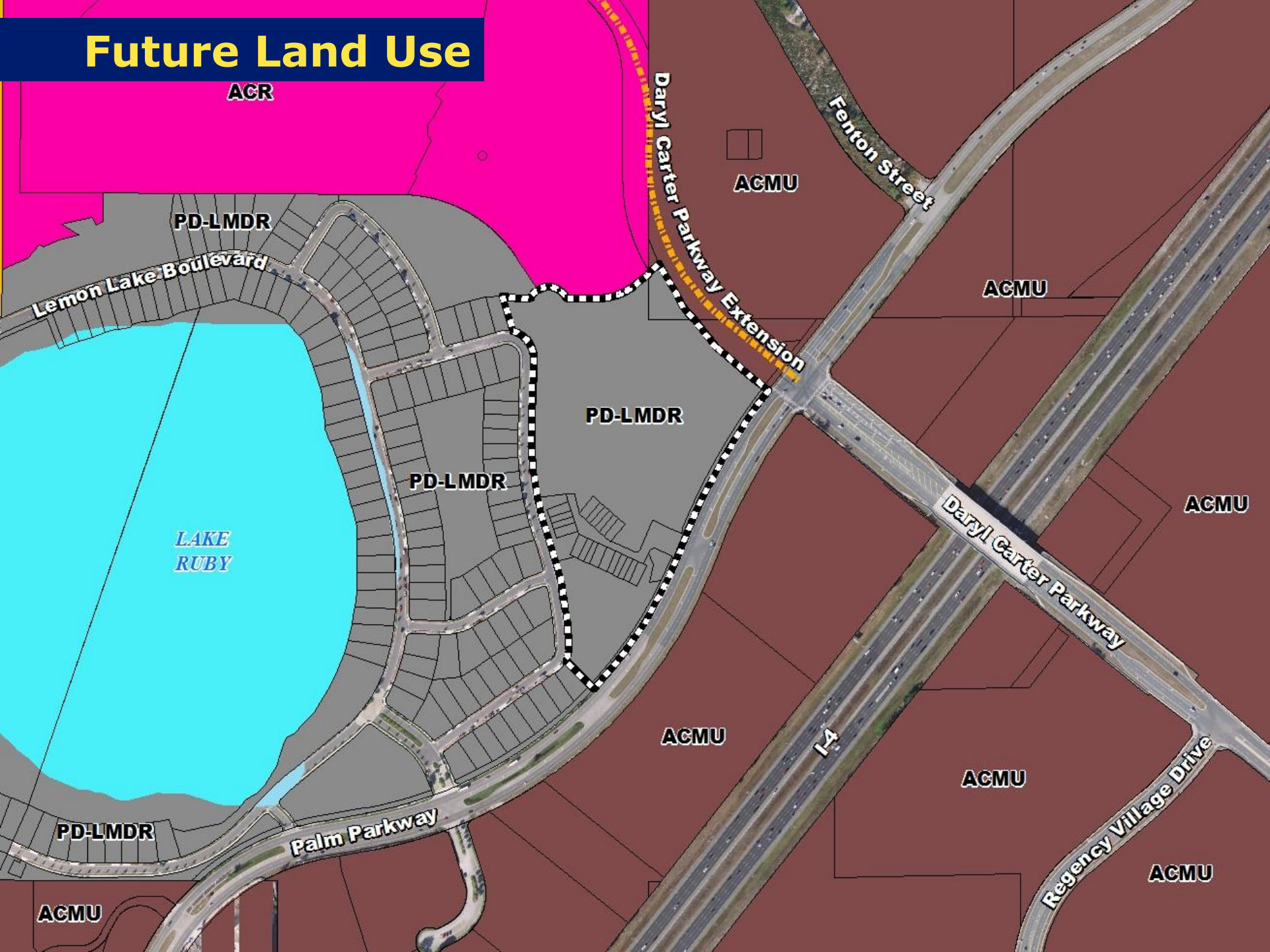
Fenton Street

Daryl Carter Parkway

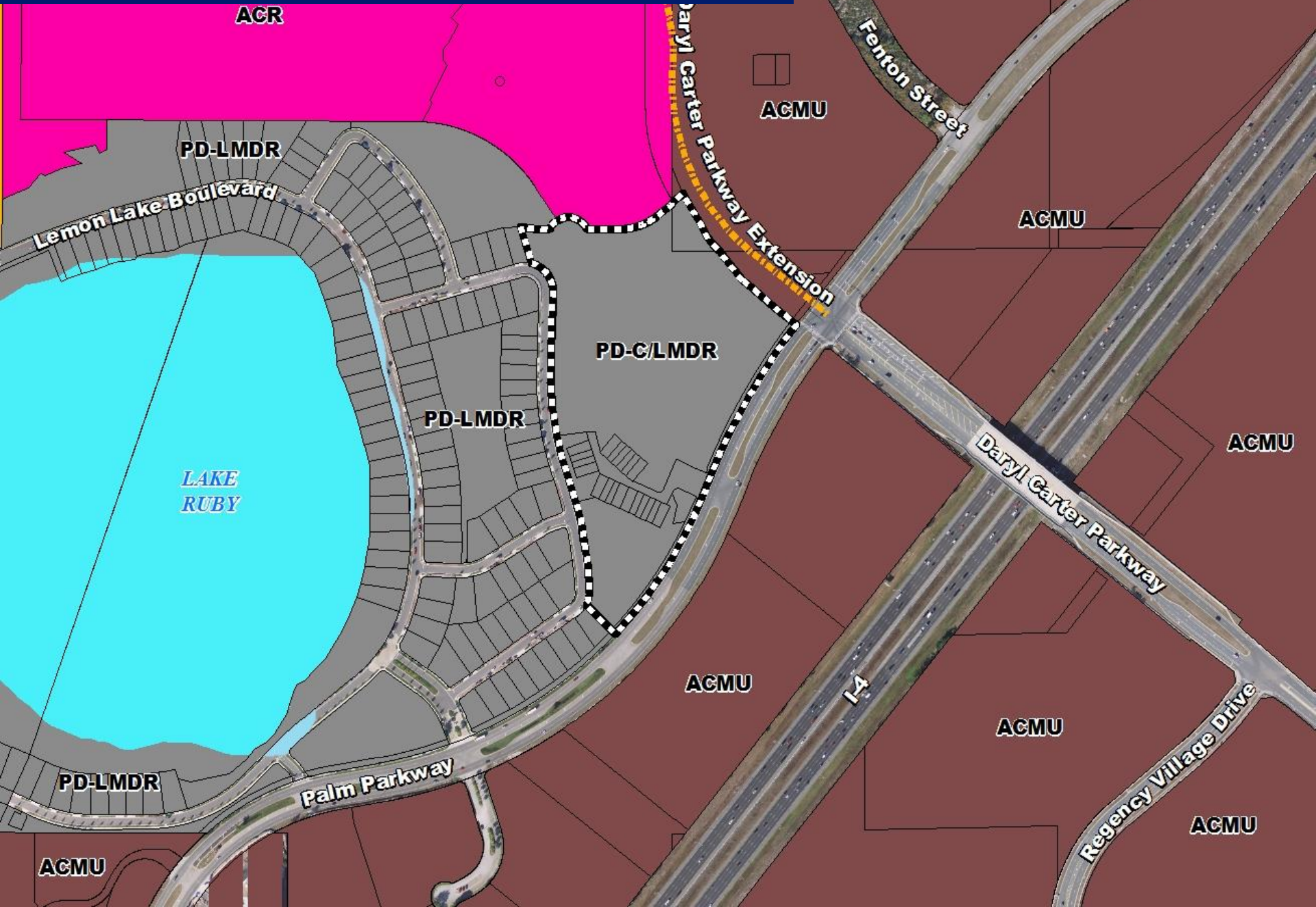
I-4

Regency Village Drive

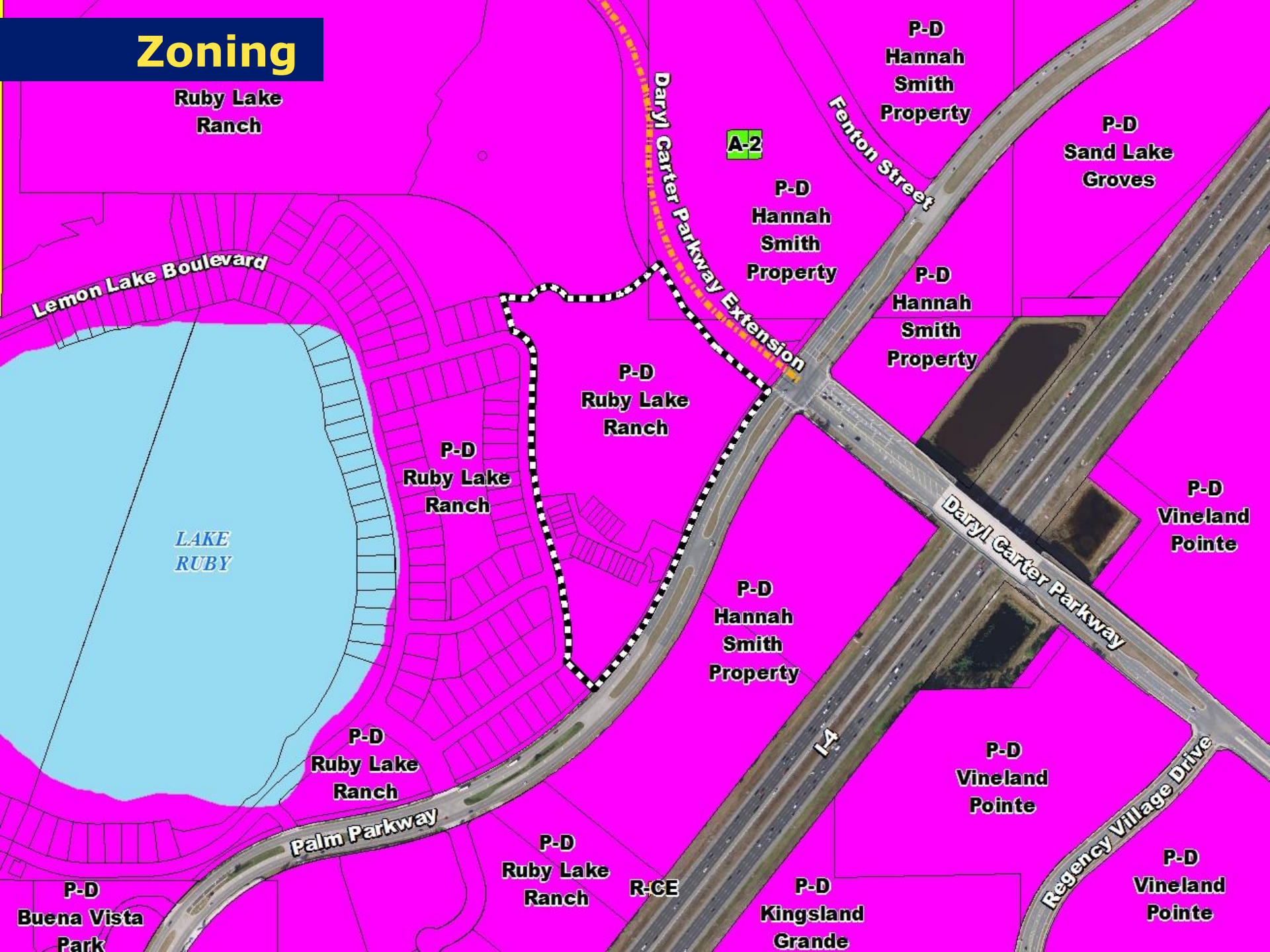
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-1-3

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2, Objectives FLU2.2 and FLU8.2, and Policies FLU1.1.1, FLU1.1.5, FLU1.4.1, FLU1.4.4, FLU8.2.1, and FLU8.2.2; and Housing Element Goal H1 and Objective H1.1)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-A-1-3, Planned Development-Low Medium Density Residential (PD-LMDR) to Planned Development-Commercial/Low-Medium Density Residential (PD-C/LMDR).**



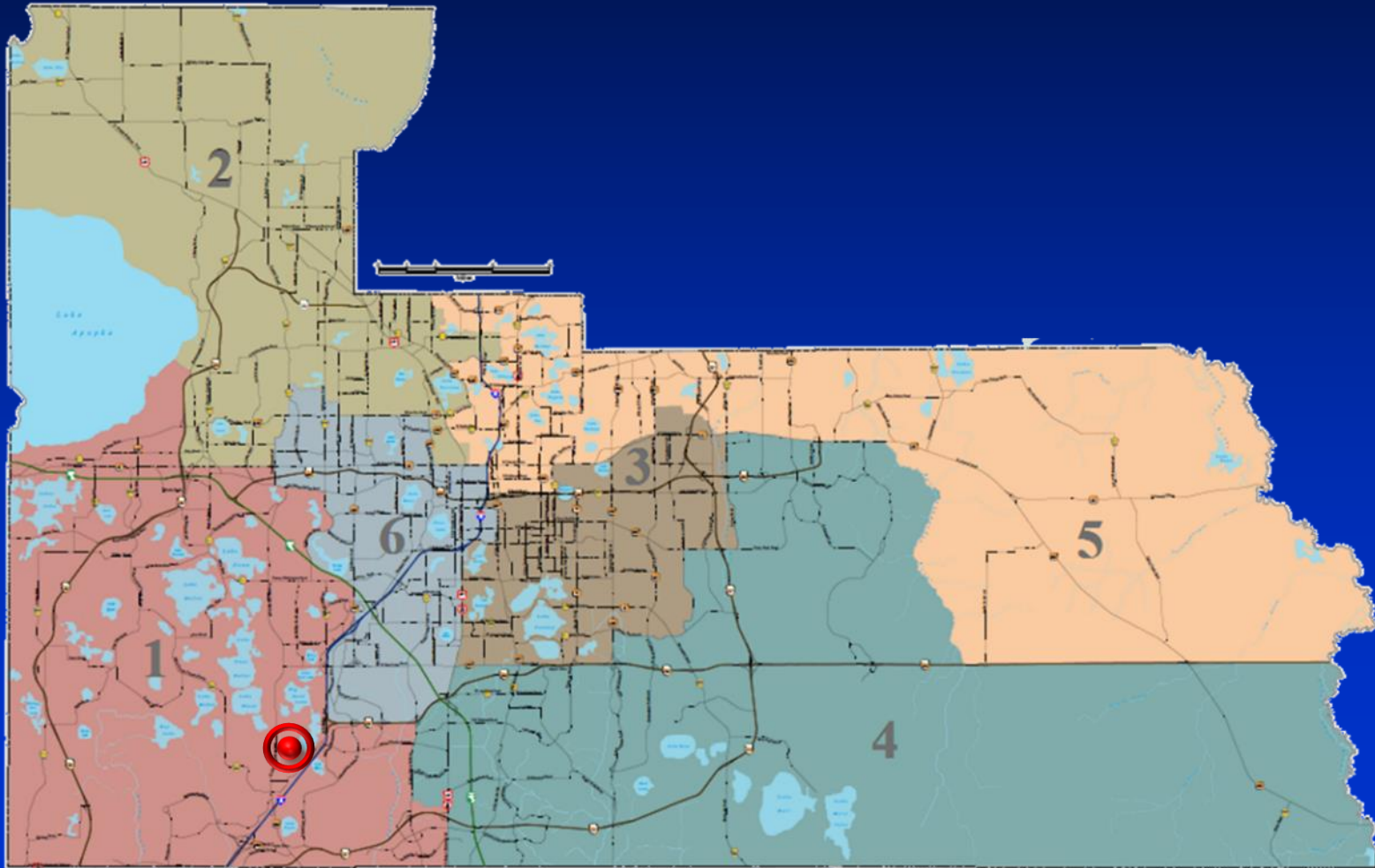
Amendment 2019-1-A-1-4

- Agent:** Daniel T. O'Keefe, Shutts & Bowen LLP
- Owner:** Diamond Resorts Cypress Pointe III Development, LLC
- From:** Activity Center Mixed Use (ACMU)
- To:** Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR)
- Acreage:** 17.74 gross/net developable acres
- Proposed Use:** Up to 400 multi-family dwelling units and 15,000 square feet of C-1 (Retail Commercial District) uses



Amendment 2019-1-A-1-4

Location



Aerial

LAKE
RUBY

8th Street

Maple Street

9th Street

S Apopka Vineland Road

10th Street

Lemon Lake Boulevard

Ruby Lake Road

11th Street

Oak Street

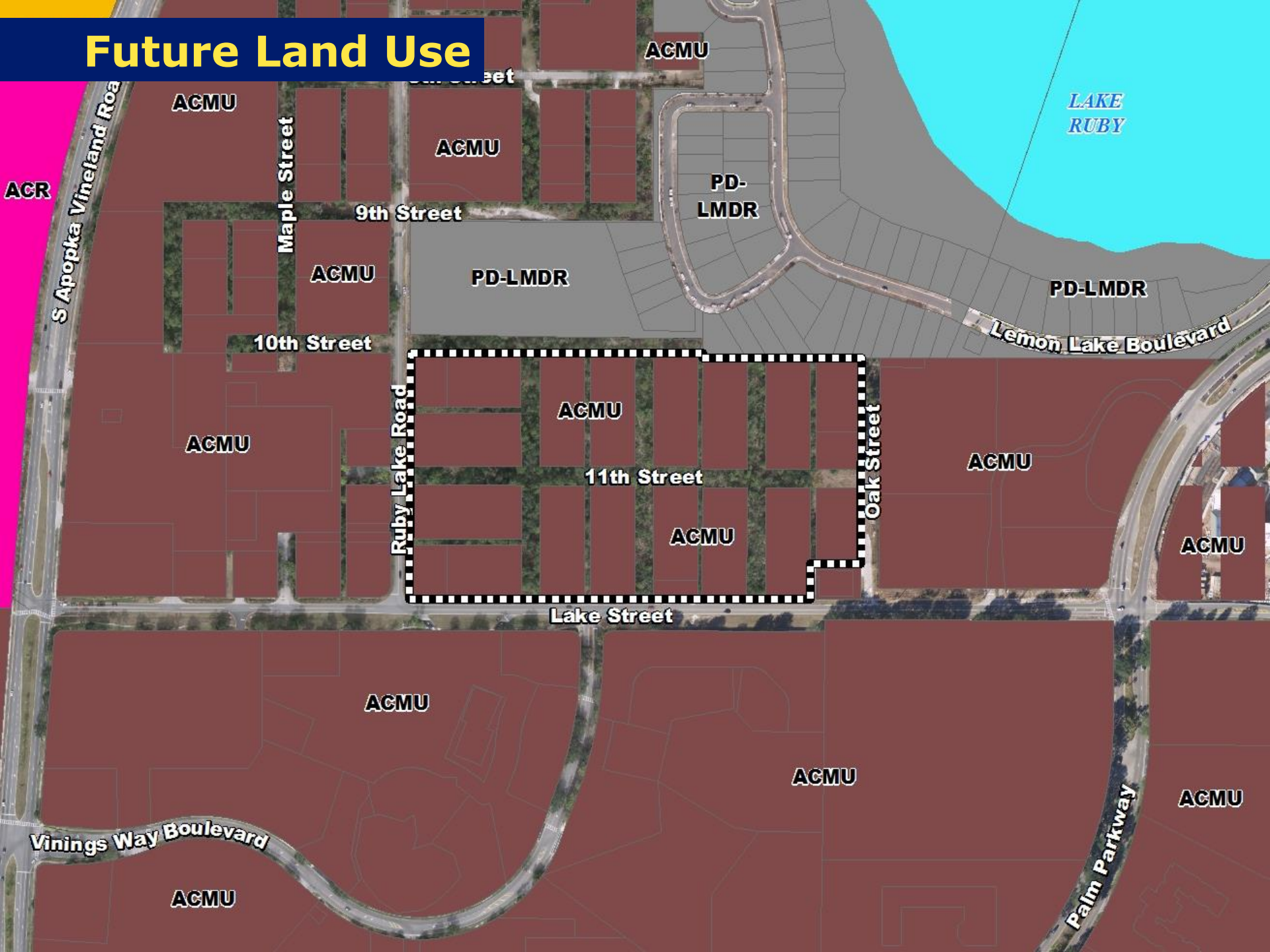
Lake Street

Vinings Way Boulevard

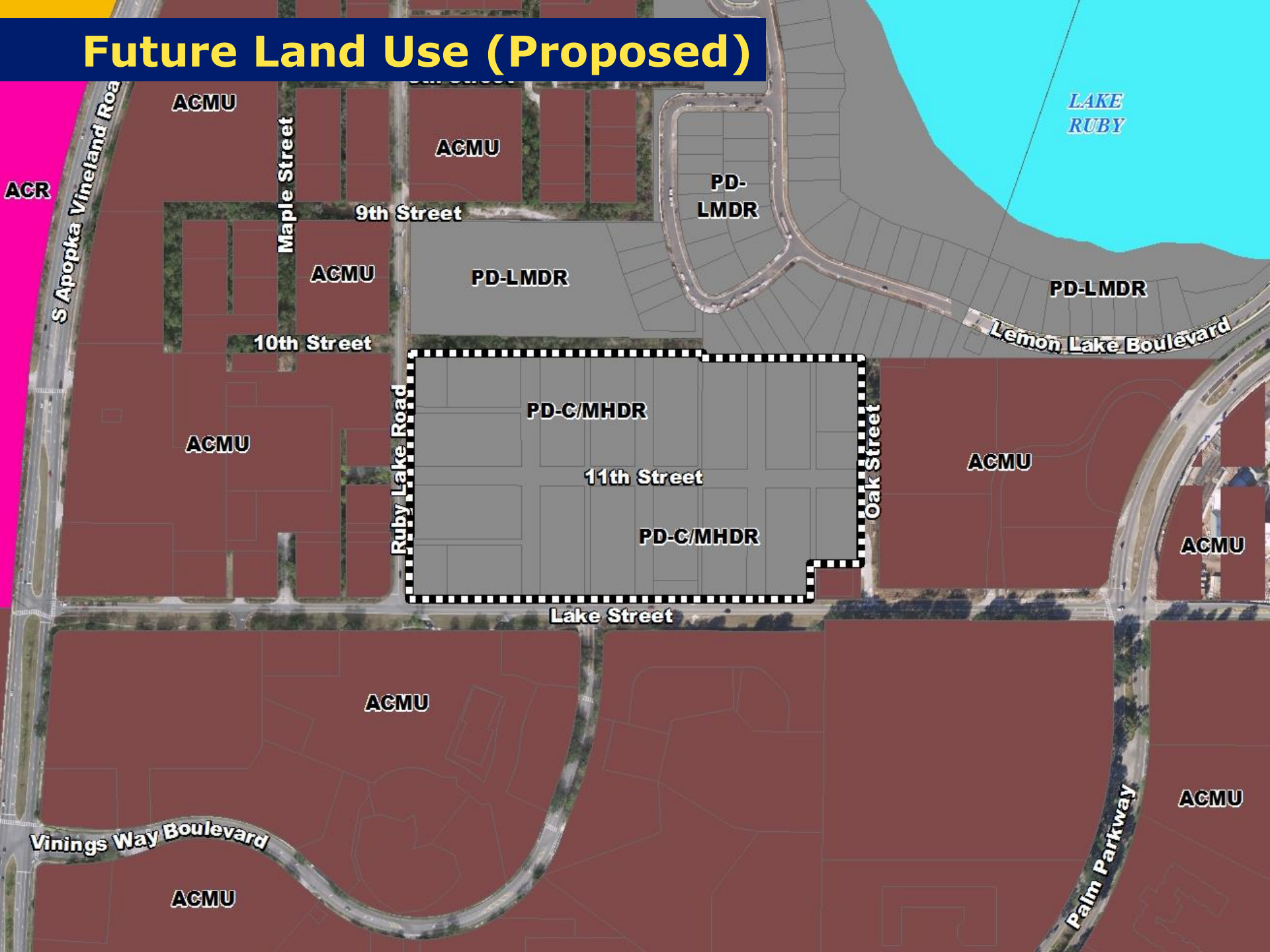
Palm Parkway



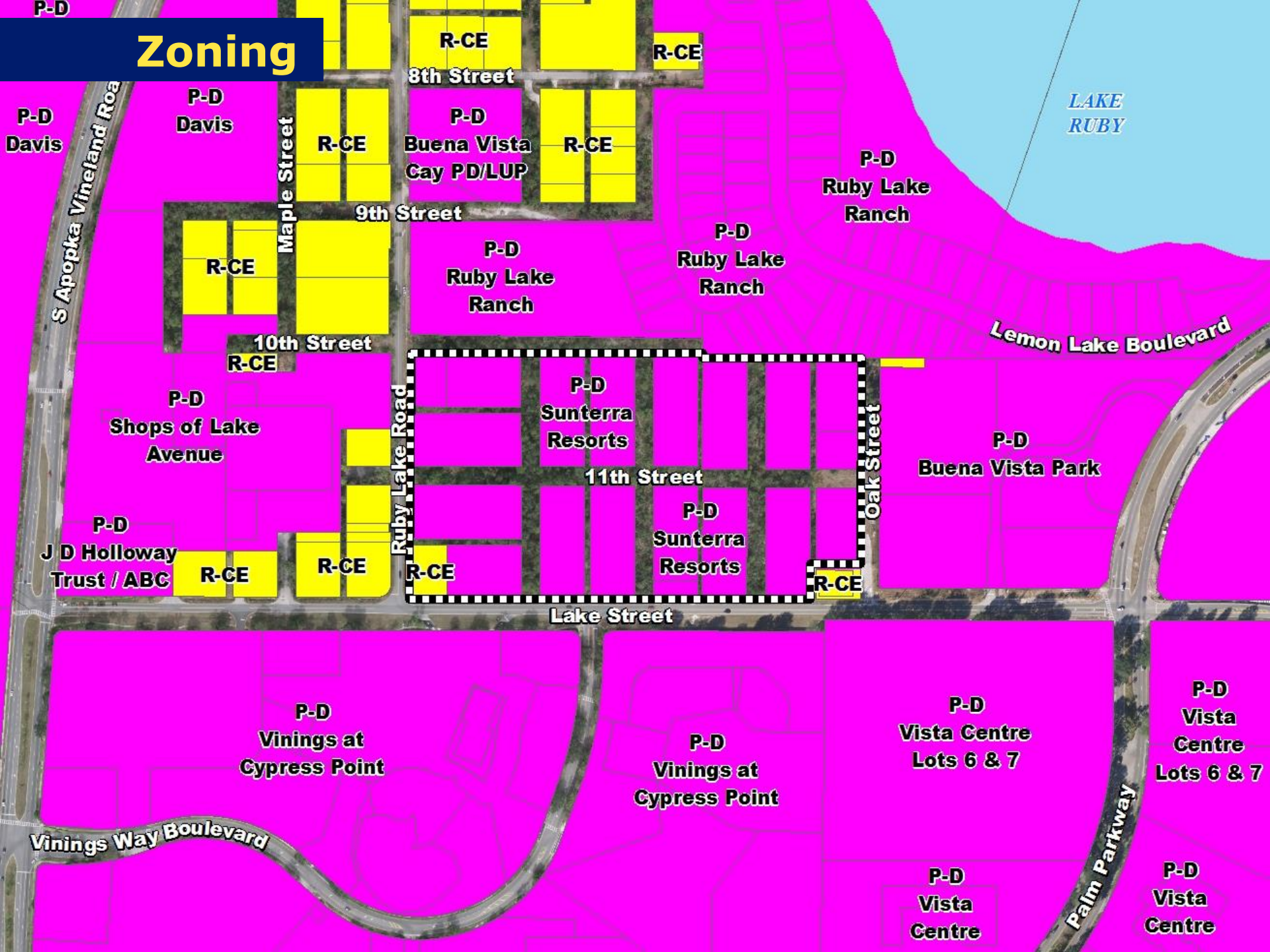
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-1-4

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2, Objectives FLU2.2 AND FLU8.2, and Policies FLU1.1.1, FLU1.1.1, FLU1.1.5, FLU1.4.4, FLU8.2.1, AND FLU8.2.2; and Housing Element Goal H1 and Objective H1.1)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-A-1-4, Activity Center Mixed Use (ACMU) to Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR).**



Amendment 2019-1-A-4-1

Agent: Thomas R. Sullivan

Owner: Dustin Lucas

From: Planned Development-
Industrial/Commercial/Conservation
(PD-IND/C/CONS)

To: Planned Development-Medium Density
Residential/Industrial/Parks and
Recreation/Open Space (PD-MDR/IND/PR/OS)

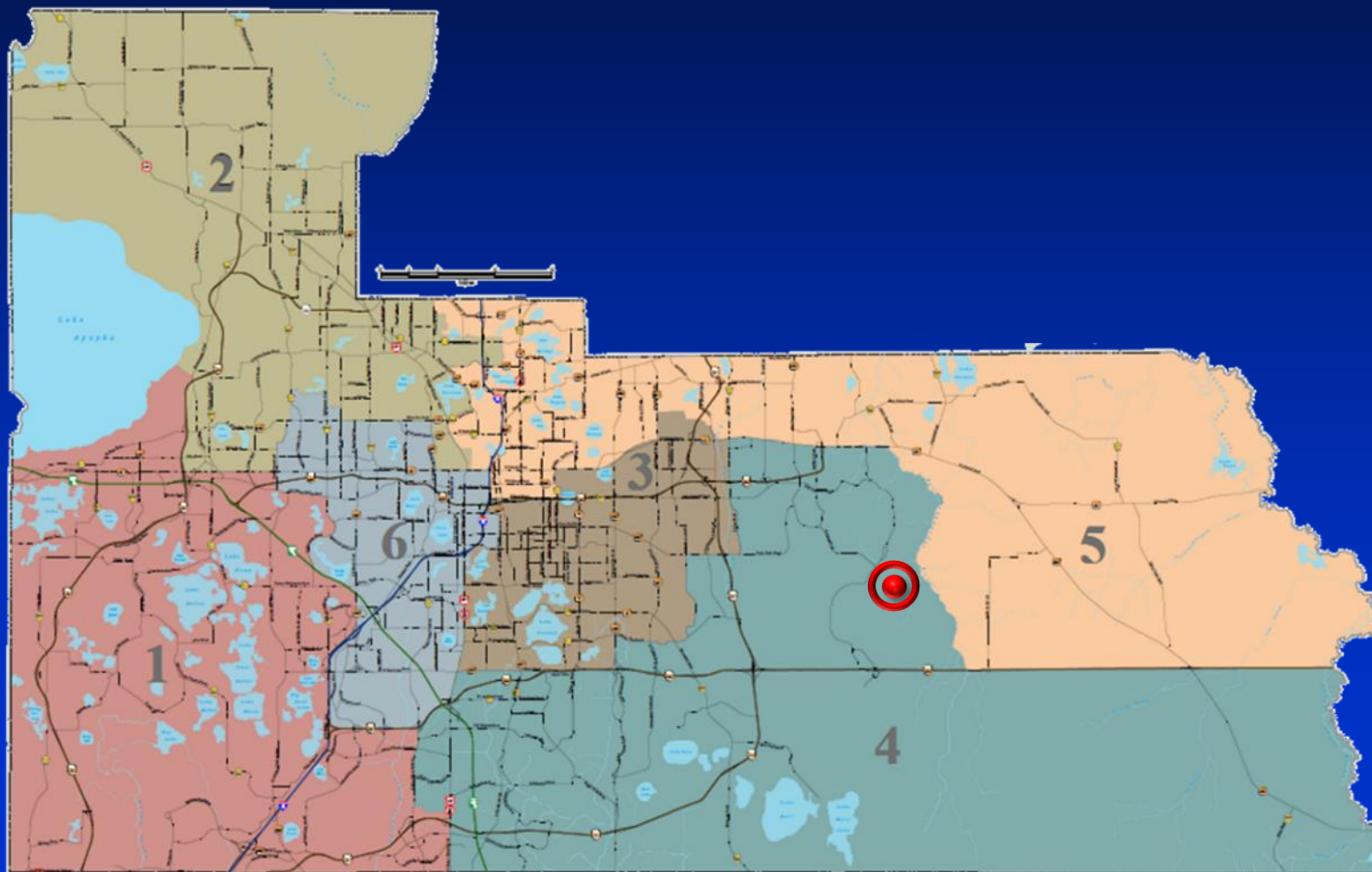
Acreage: 33.85 gross acres

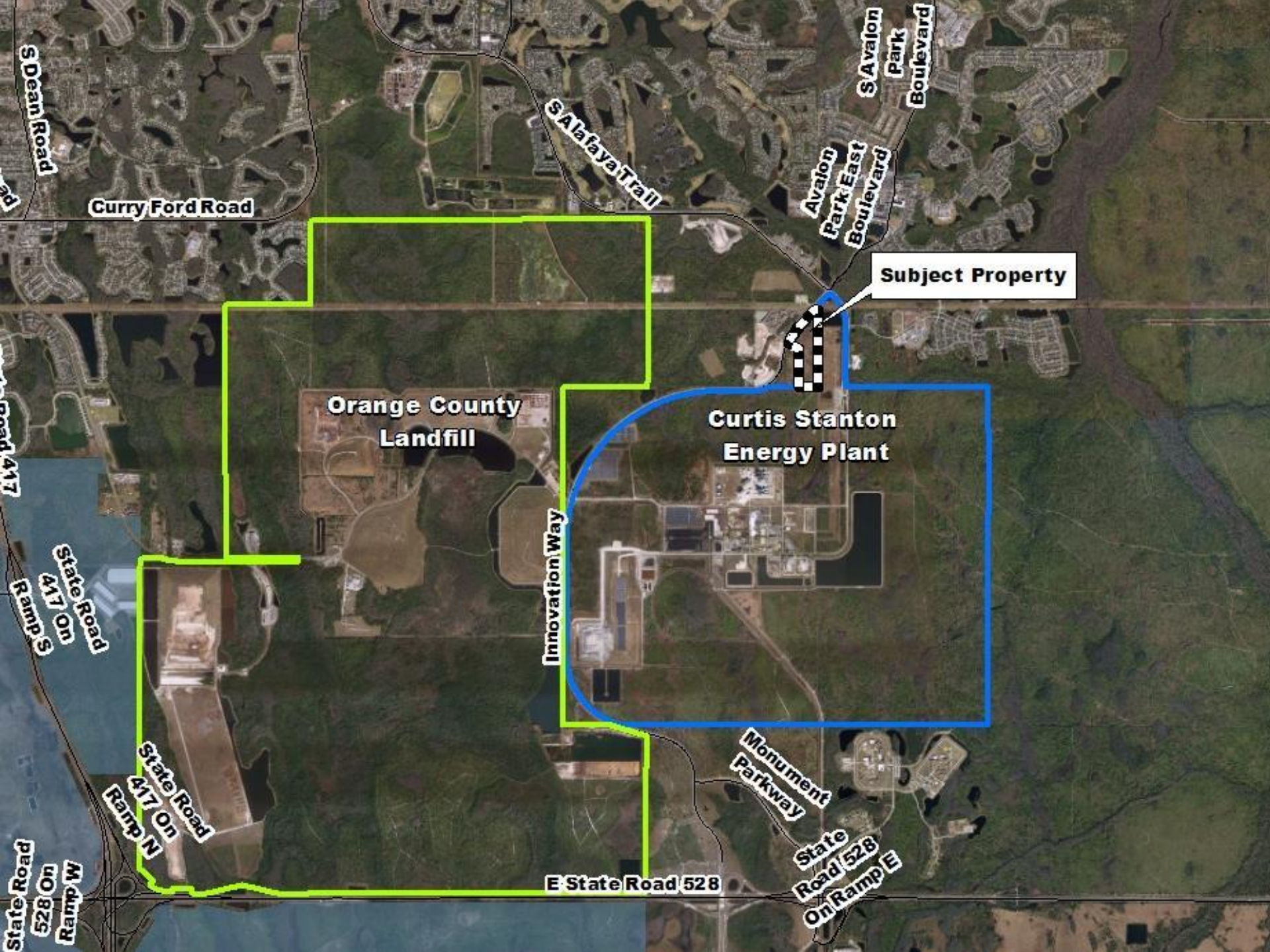
Proposed Use: Up to 350 multi-family dwelling units, 284,000 square feet of industrial, and parks and recreation/open space



Amendment 2019-1-A-4-1

Location





S Dean Road

Curry Ford Road

S Alafaya Trail

S Avalon Park Boulevard

Avalon Park East Boulevard

Subject Property

Orange County Landfill

Curtis Stanton Energy Plant

Innovation Way

State Road 417 On Ramp S

State Road 417 On Ramp N

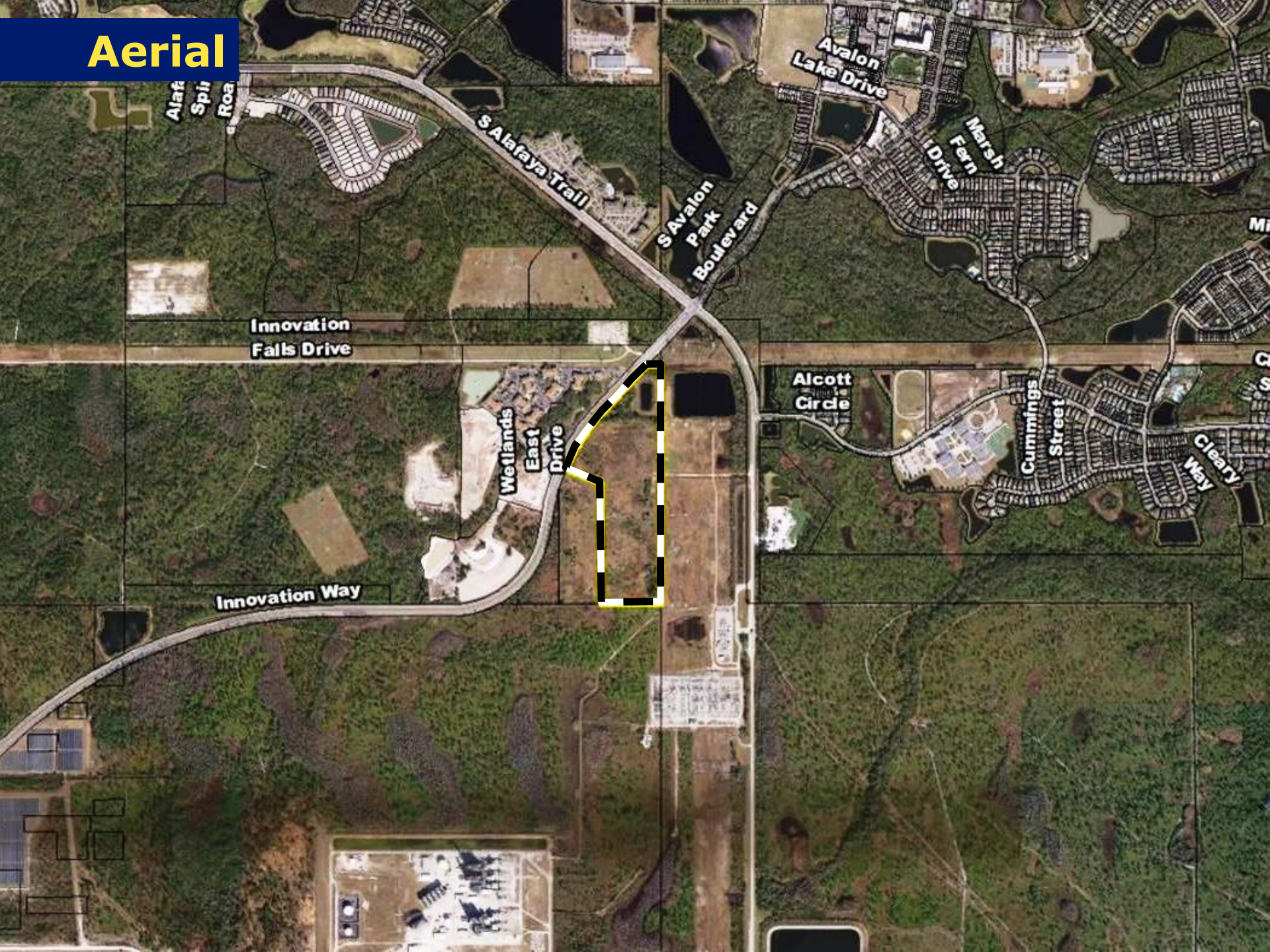
State Road 528 On Ramp W

E State Road 528

Monument Parkway

State Road 528 On Ramp E

Aerial



Alafaya Spirit Road

S Alafaya Trail

S Avalon Park Boulevard

Avalon Lake Drive

Marsh Drive

Innovation Falls Drive

Wetlands East Drive

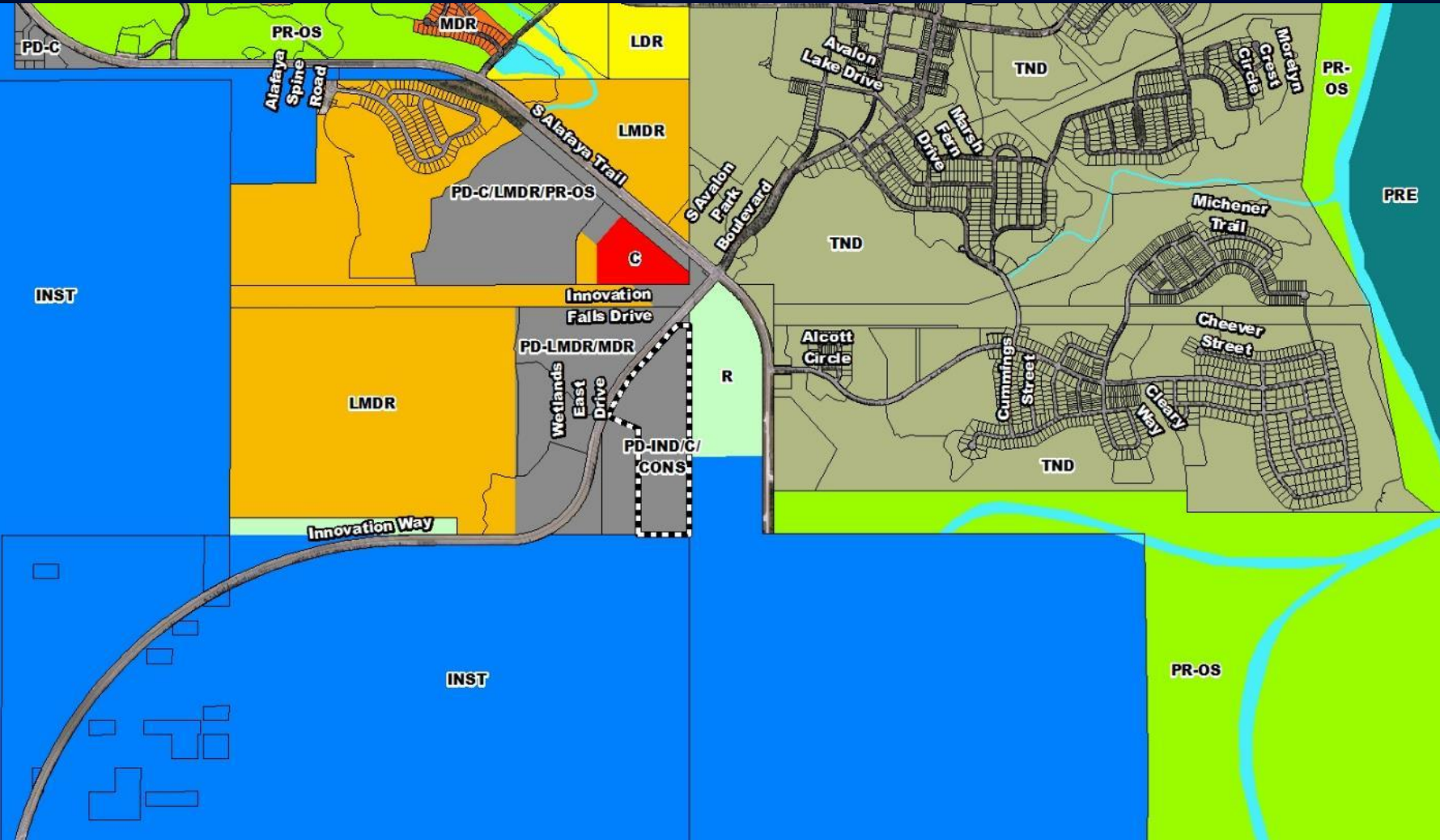
Alcott Circle

Cummings Street

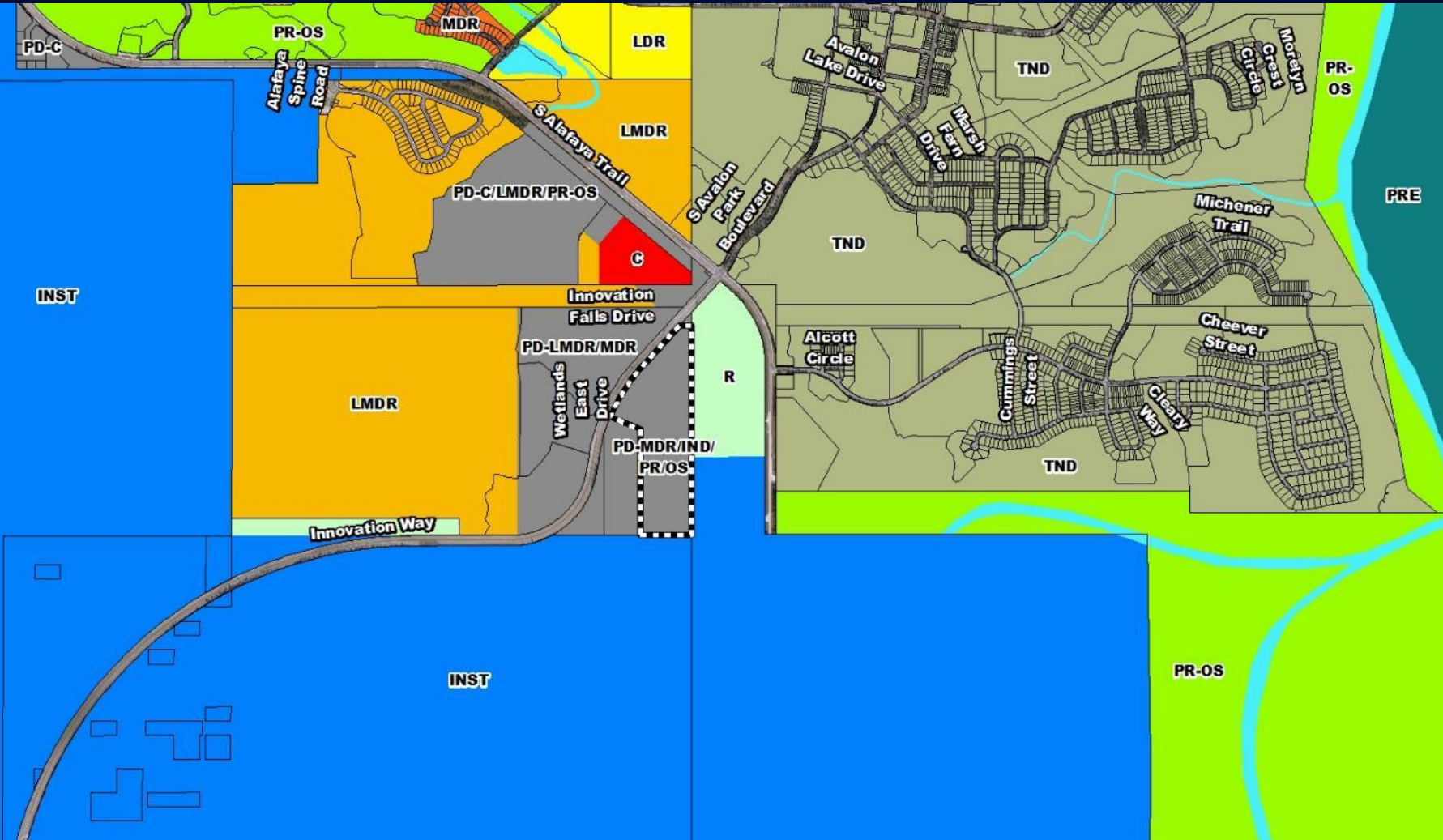
Innovation Way

Cleary Way

Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-4-1

Staff Recommendation: DENY

LPA Recommendation: DENY

Action Requested

- **Make a finding of inconsistency with the Comprehensive Plan (see Future Land Use Element Objectives FLU1.1 and FLU8.1 and Policies FLU1.4.21, FLU1.4.16, FLU8.2.1, and Solid Waste Element Policy SW1.7.4)**
- **Determine that the proposed amendment is not in compliance; and**
- **Deny Amendment 2019-1-A-4-1, Planned Development-Industrial/Commercial/ Conservation (PD-IND/C/CONS) to Planned Development-Medium Density Residential/Industrial/Parks and Recreation/Open Space (PD-MDR/IND/PR/OS).**



Amendment 2019-1-A-4-3

Agent: Erika Hughes, VHB Inc.

Owner: Boggy Creek Retail Development, LLC

From: Planned Development-Commercial (PD-C)

To: Planned Development-Commercial/Medium Density Residential (PD-C/MDR)

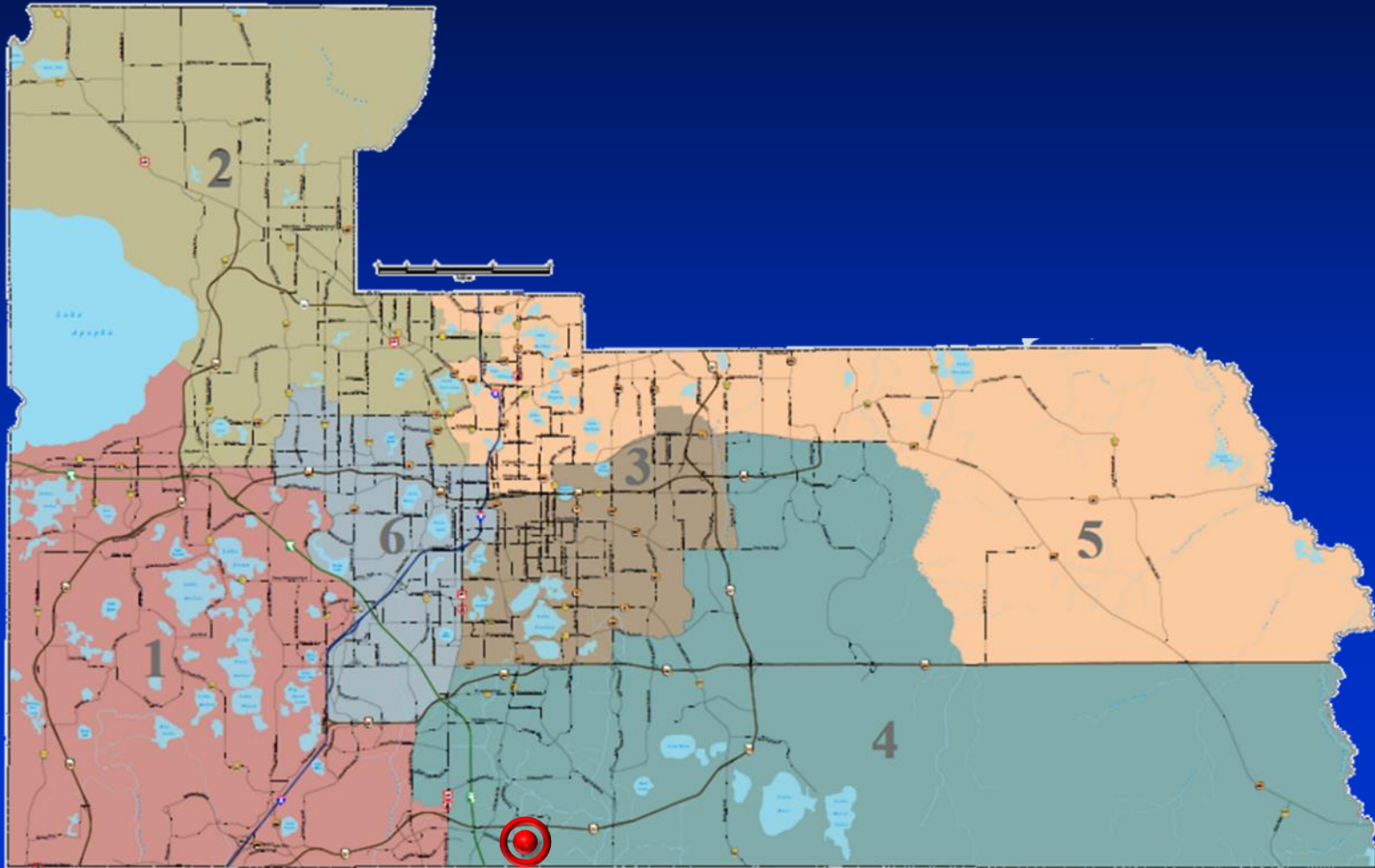
Acreage: 16.76 gross/net developable acres

Proposed Use: Up to 45,750 square feet of commercial uses and 336 multi-family dwelling units



Amendment 2019-1-A-4-3

Location



Aerial



Urban Service Area Boundary

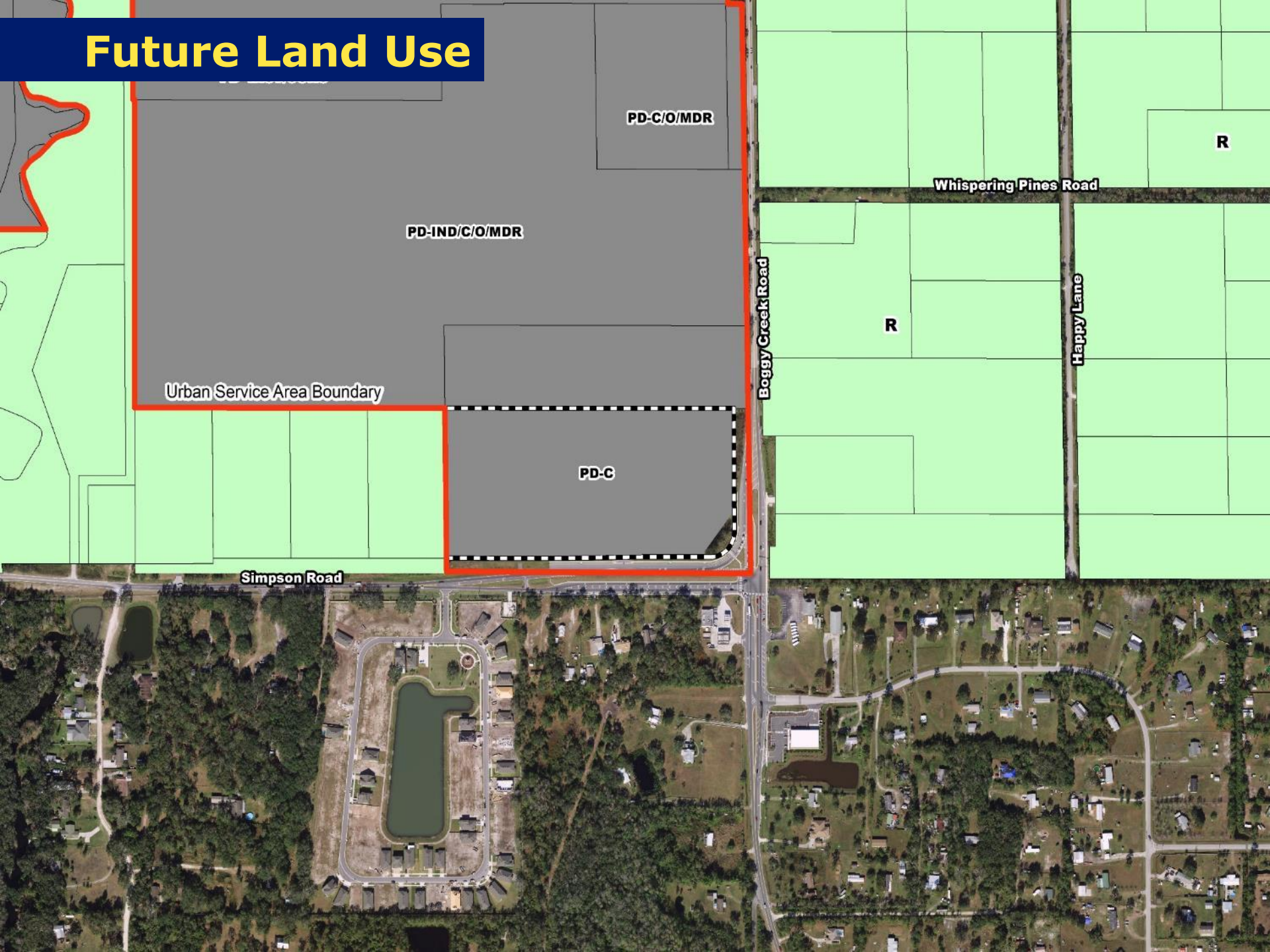
Whispering Pines Road

Bogy Creek Road

Happy Lane

Simpson Road

Future Land Use



PD-C/O/MDR

PD-IND/C/O/MDR

Urban Service Area Boundary

PD-C

R

R

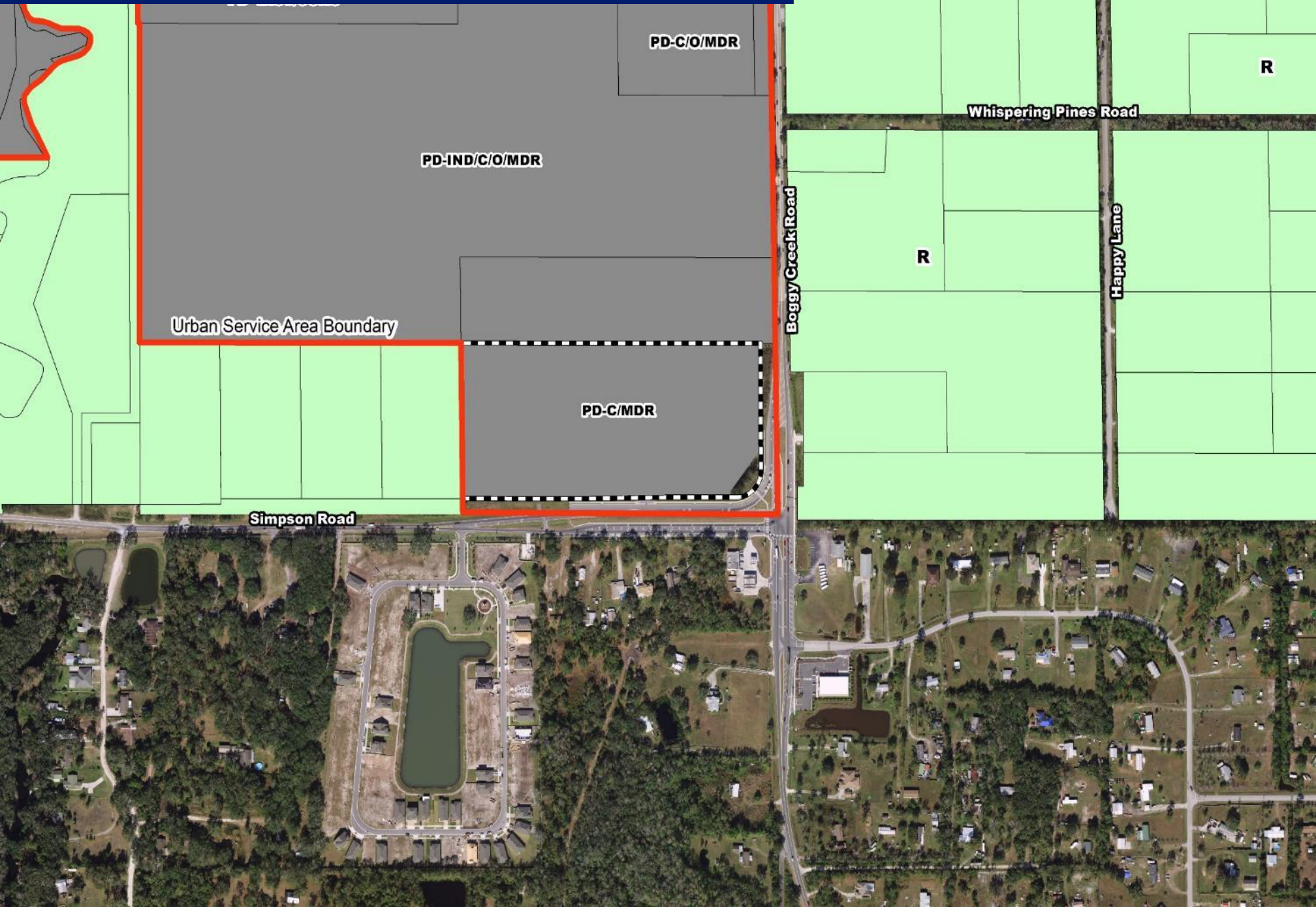
Whispering Pines Road

Boggy Creek Road

Happy Lane

Simpson Road

Future Land Use (Proposed)



Zoning

**P-D
Ward
Property**

A-2

Urban Service Area Boundary

**P-D
Boggy Creek
Crossing PD**

A-2

A-2

Whispering Pines Road

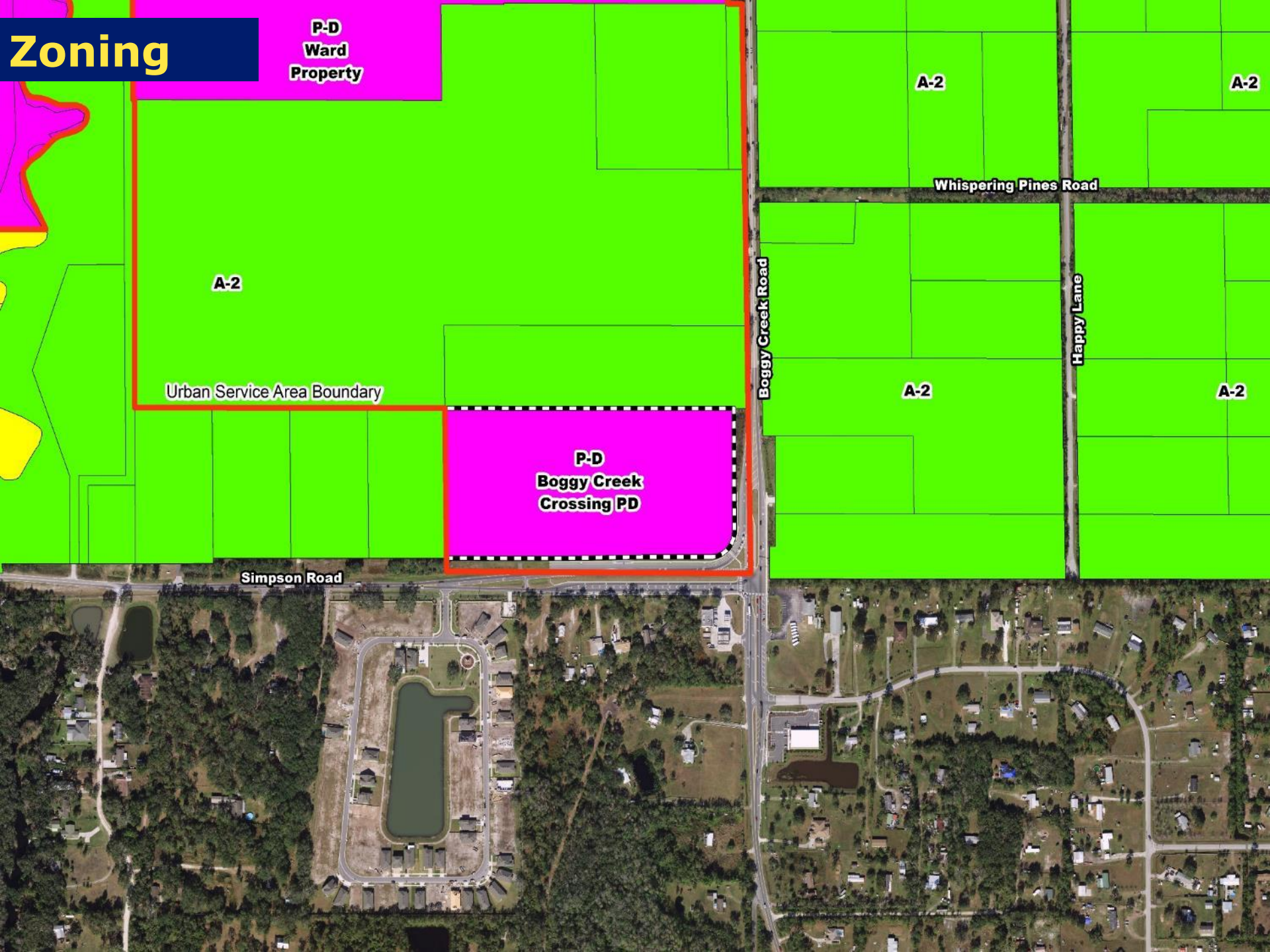
Boggy Creek Road

Happy Lane

A-2

A-2

Simpson Road





Amendment 2019-1-A-4-3

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU1, Objective FLU1.1 and FLU1.4, and Policies FLU1.1.1, FLU1.1.2(), FLU1.1.2(B), FLU1.1.4(A), FLU1.1.4(B), FLU1.4.1, FLU1.4.2, FLU1.4.4, FLU8.1.2, FLU8.2.1, FLU8.2.10, and FLU8.2.11).**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-A-4-3, Planned Development-Commercial (PD-C) to Planned Development Commercial/Medium Density Residential (PD-C/MDR).**



Amendment 2019-1-A-5-1

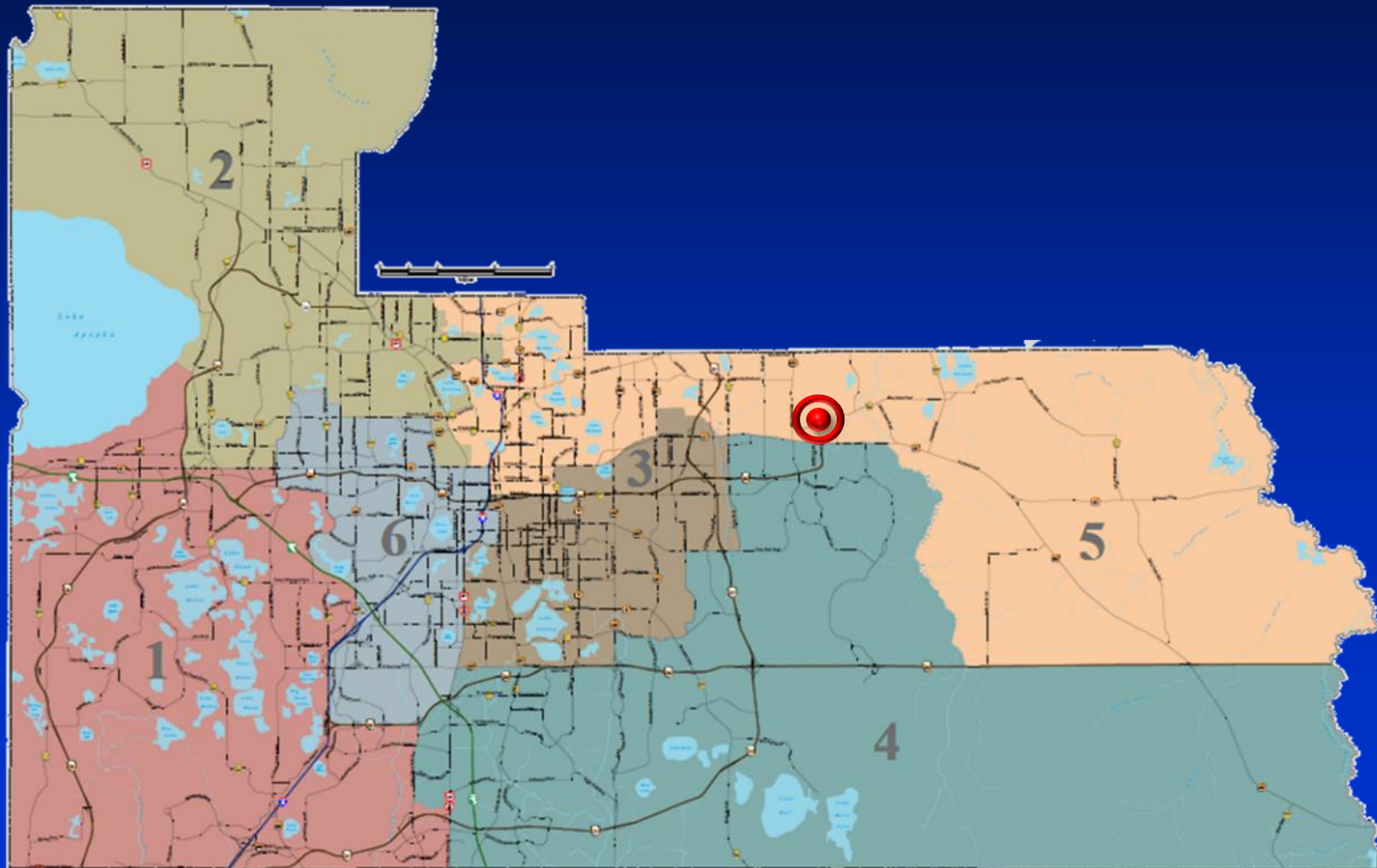
LUP-19-01-001

- Agent:** Thomas R. Sullivan, Gray Robinson, P.A.
- Owner:** Marolyn Cowart Russell, Trustee and
Park Square UCF, LLC
- From:** Commercial (C) and
C-1 (Retail Commercial District) and C-2 (General
Commercial District)
- To:** Planned Development-Commercial/Medium Density
Residential (Student Housing) (PD-C/MDR) (Student
Housing) and
PD (Planned Development District) (Burlington PD/LUP)
- Acreage:** 12.28 gross acres
- Proposed Use:** Up to 162 student housing units (up to 650 beds) or up
to 802,375 square feet of commercial development

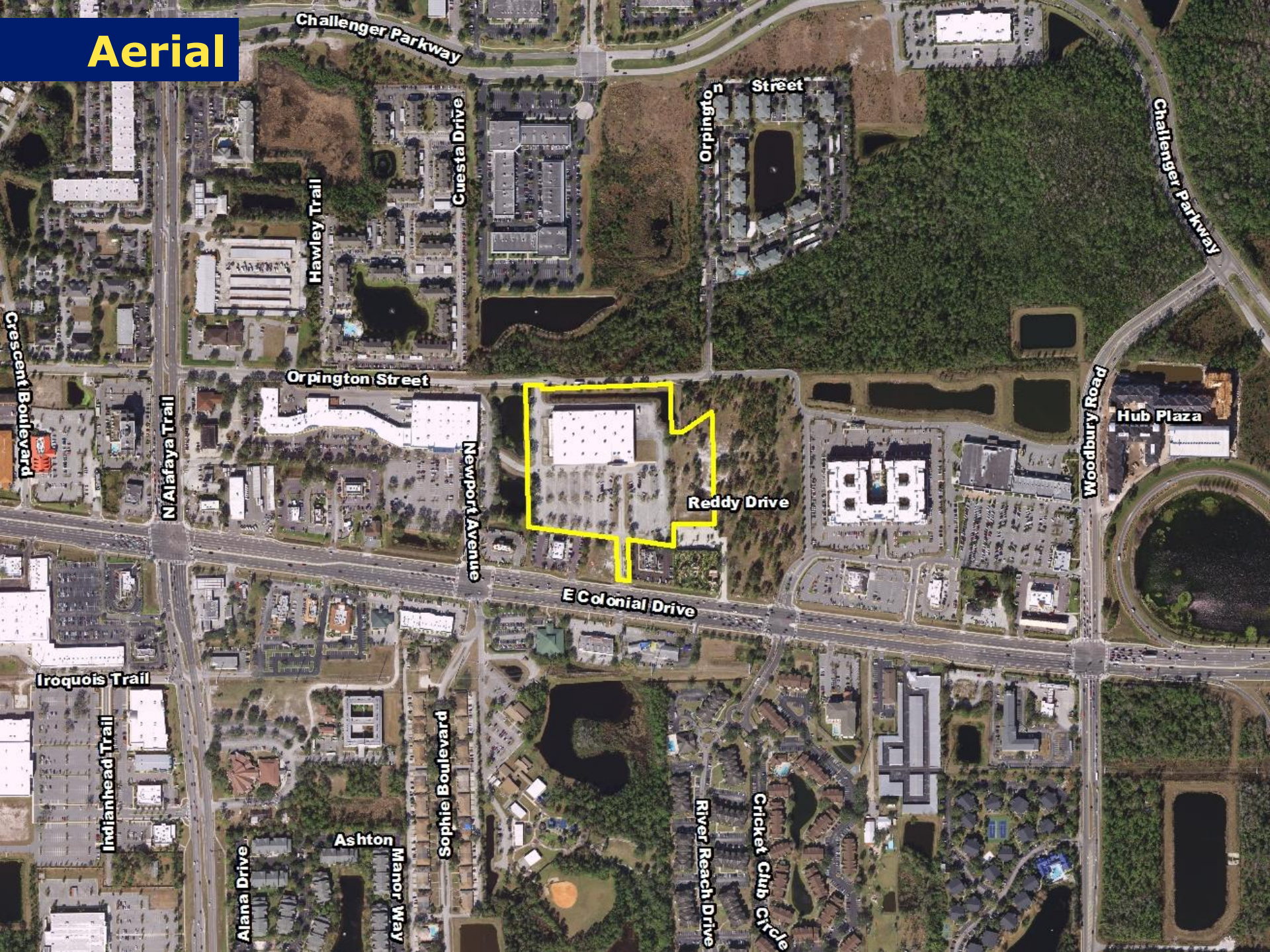


Amendment 2019-1-A-5-1

Location



Aerial



Challenger Parkway

Orpingto Street

Challenger Parkway

Orpington Street

Reddy Drive

Woodbury Road

Hub Plaza

E Colonial Drive

Iroquois Trail

Indianhead Trail

Alana Drive

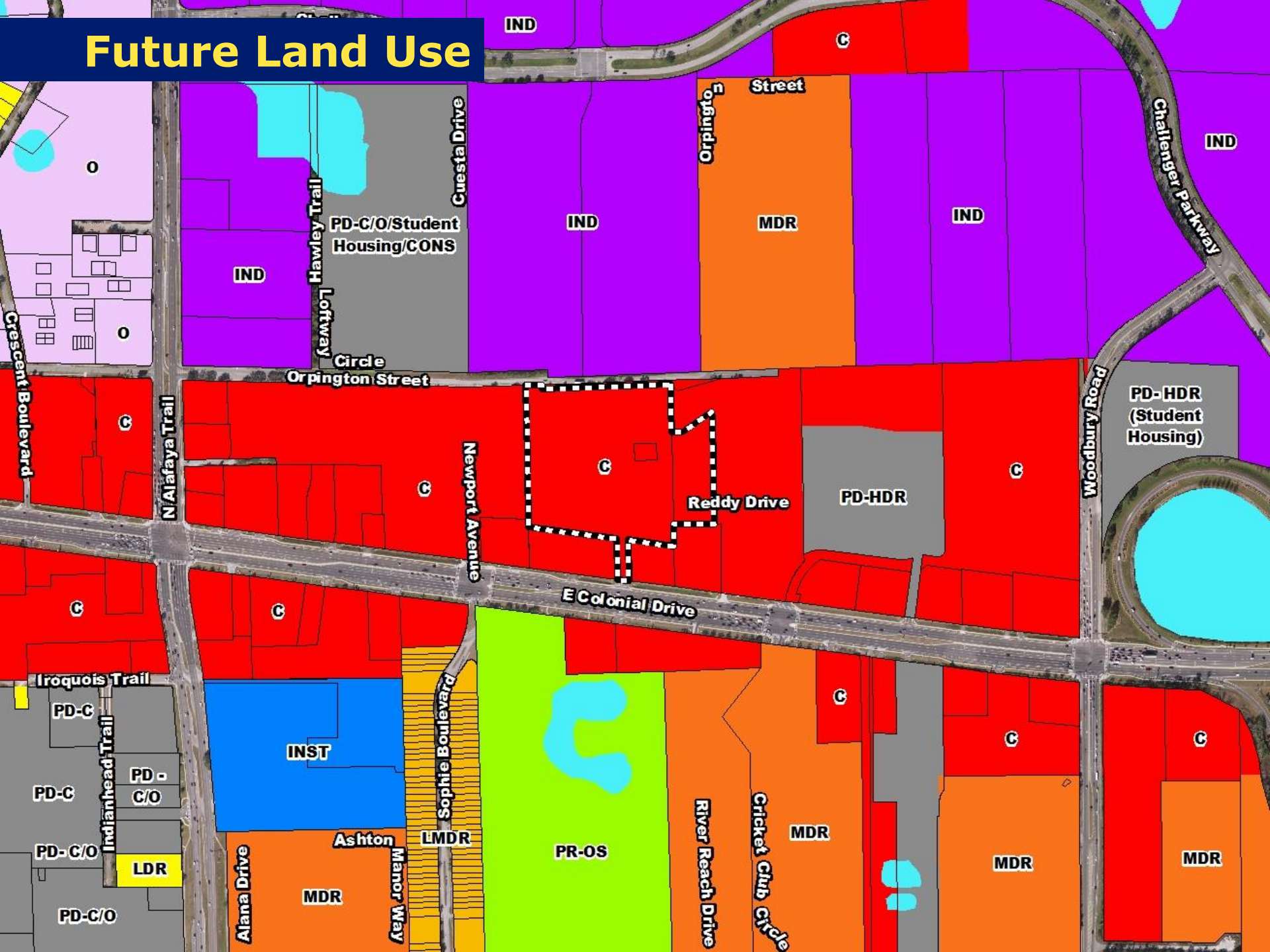
Ashton Manor Way

Sophie Boulevard

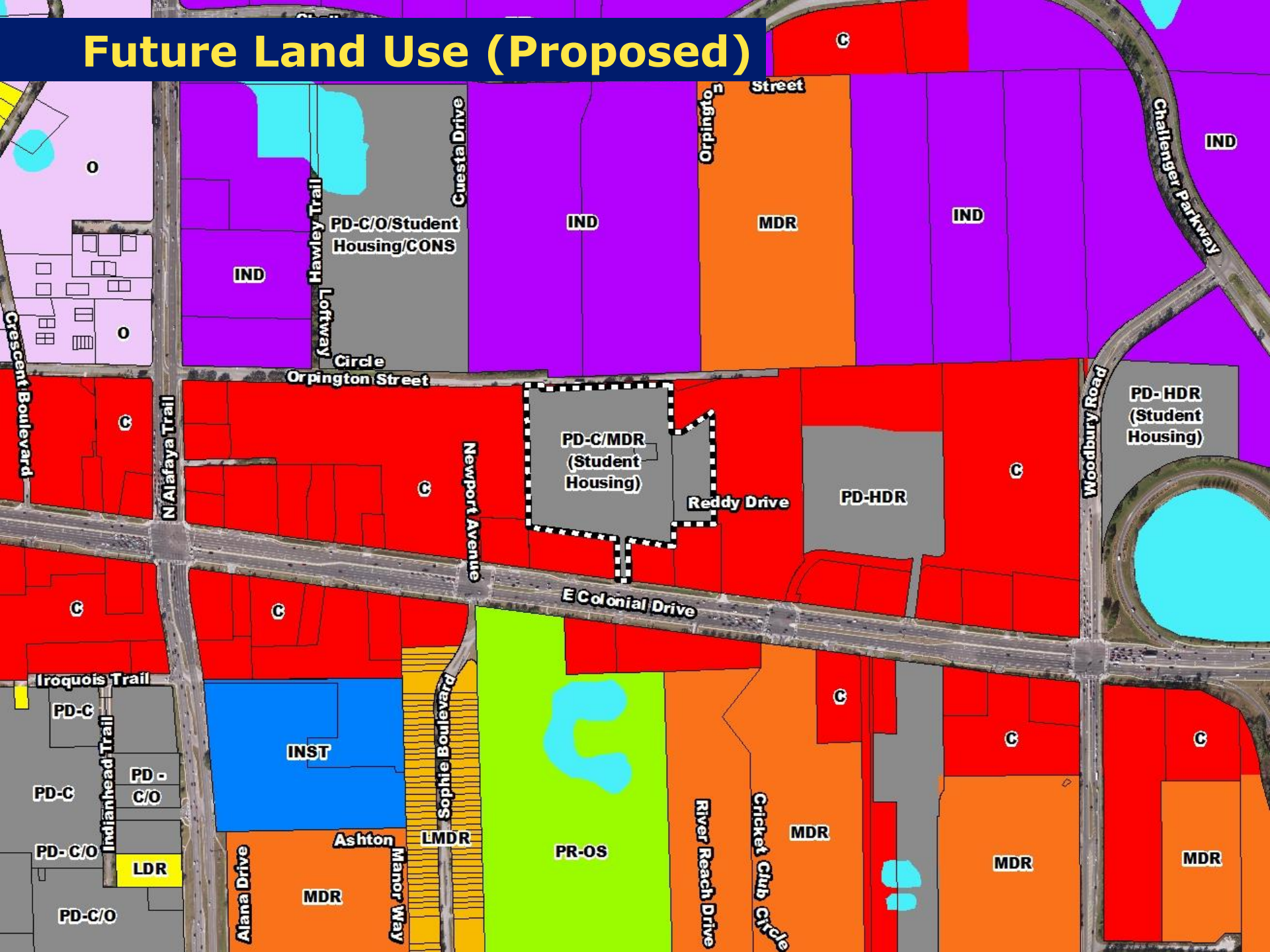
River Reach Drive

Cricket Club Circle

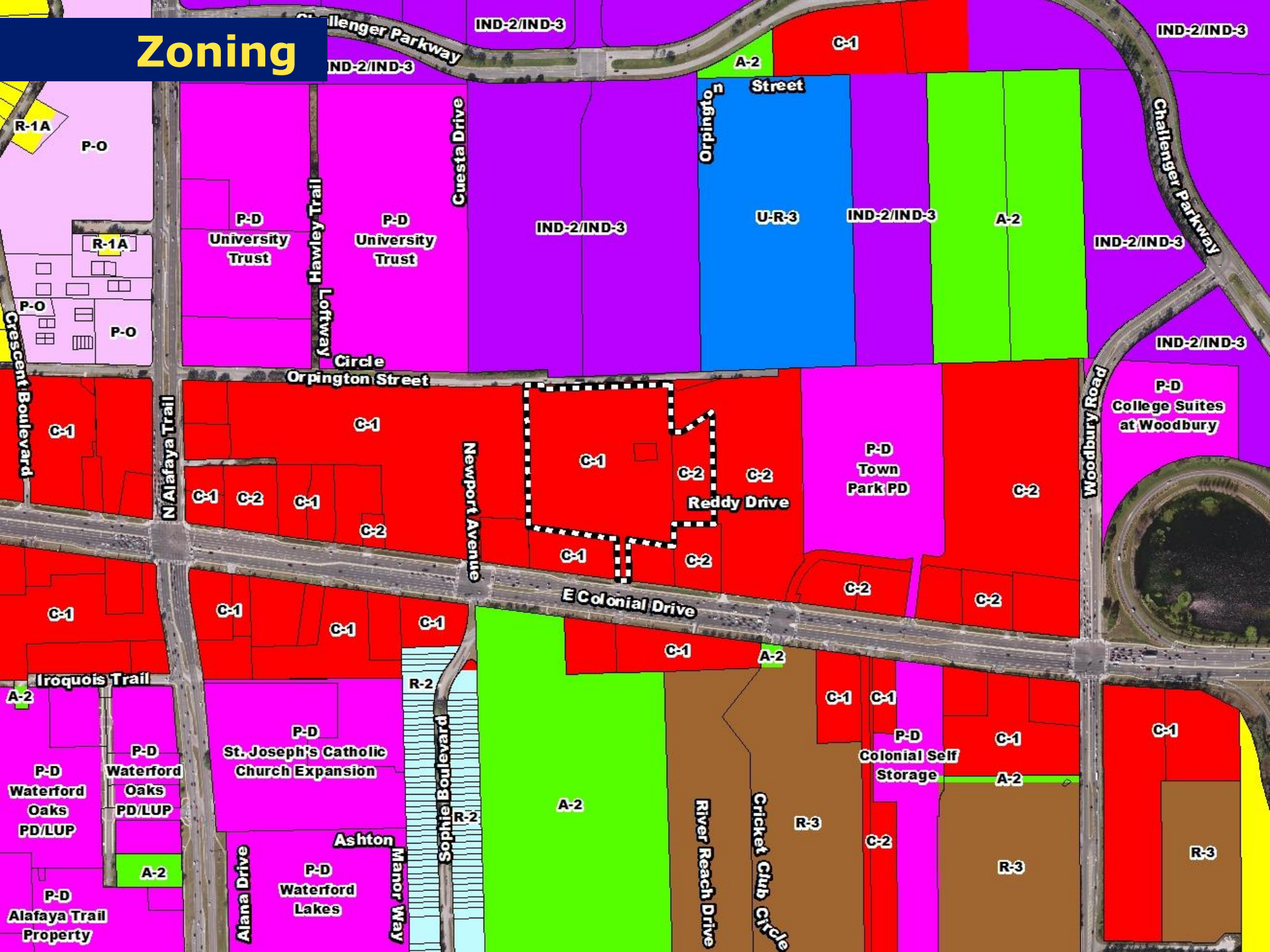
Future Land Use



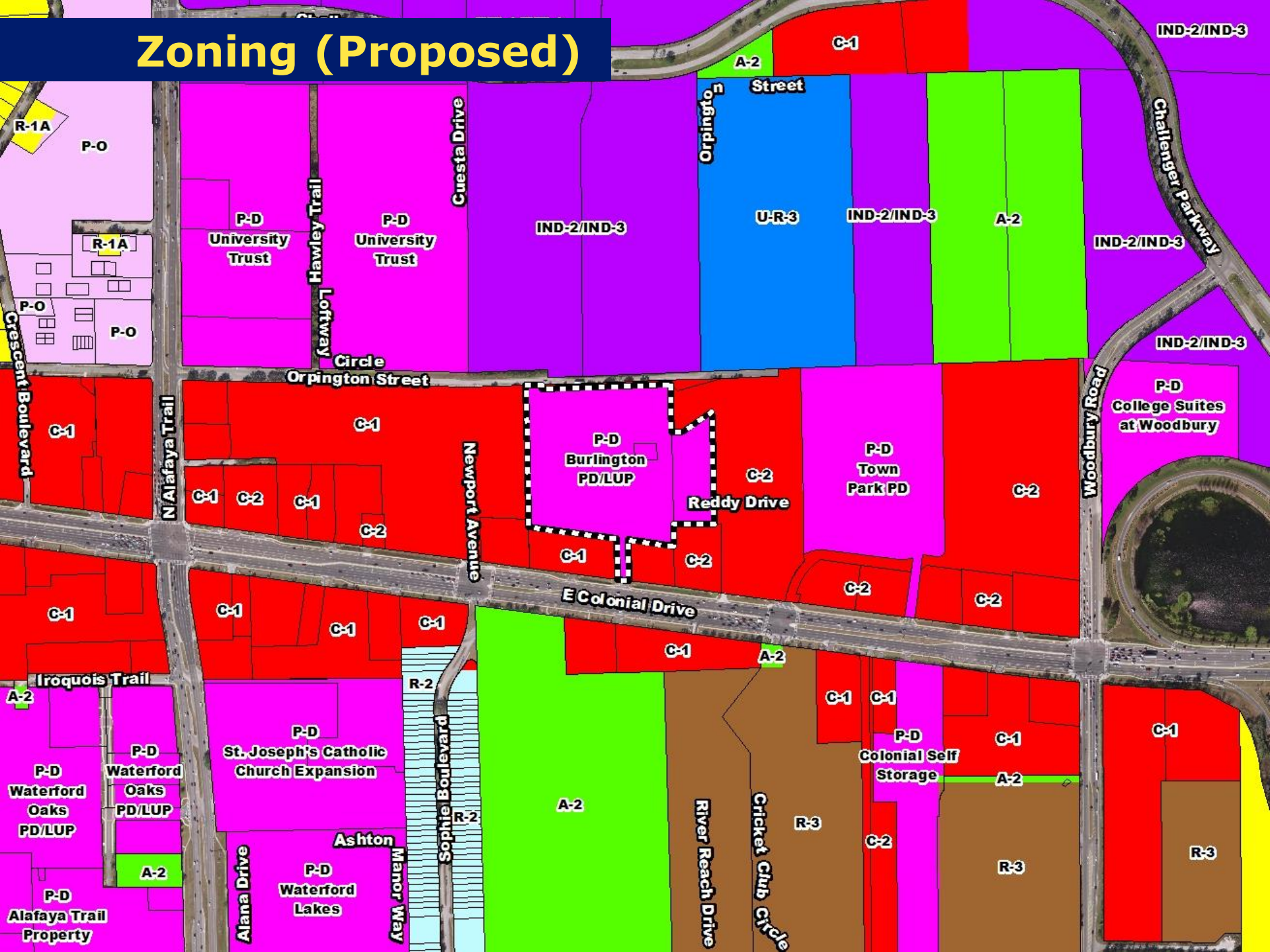
Future Land Use (Proposed)



Zoning



Zoning (Proposed)





Amendment 2019-1-A-5-1

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU1, Objectives FLU1.1, FLU1.4, and FLU2.1, and Policies FLU1.1.1, FLU1.1.2(A), FLU1.1.2(B), FLU1.1.2(F)(1)(2)M FLU1.1.4(A), FLU1.1.4(B), FLU1.4.1, FLU1.4.2, FLU8.1.2, FLU8.1.4, and FLU8.2.1)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-A-5-1, Commercial (C) to Planned Development-Commercial/Medium Density Residential (Student Housing) (PD-C/MDR)(Student Housing).**



LUP-19-01-001

Staff Recommendation:

APPROVE

P&Z Recommendation:

APPROVE

Action Requested

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested PD rezoning, subject to the fifteen (15) conditions included in the staff report.



Amendment 2019-1-A-5-2

Agent: Chris Dougherty, S&ME, Inc.

Owner: The Wise Partnership

From: Commercial (C)

To: Medium-High Density Residential (MHDR)

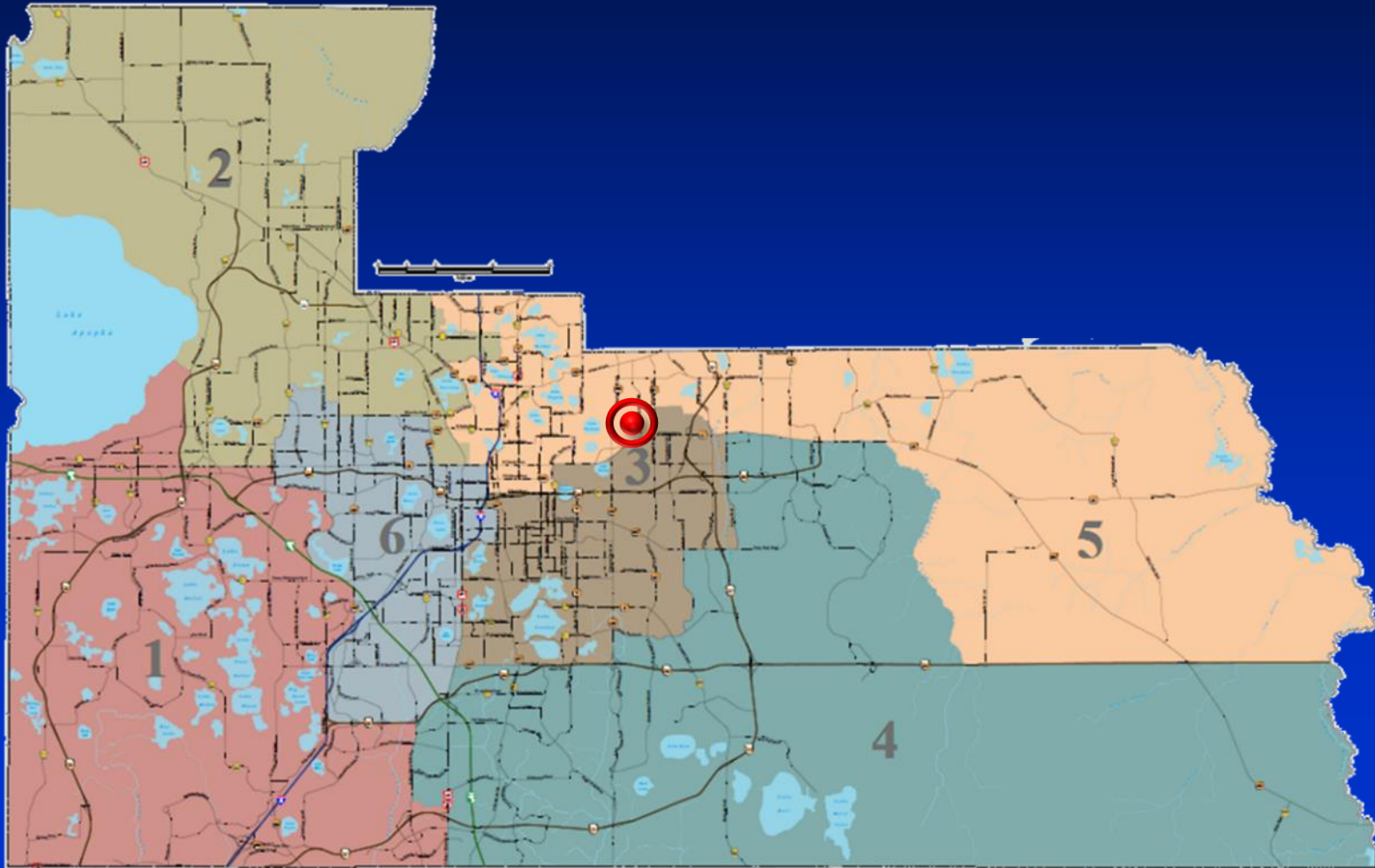
Acreage: 10.09 gross acres

Proposed Use: Up to 350 multi-family dwelling units

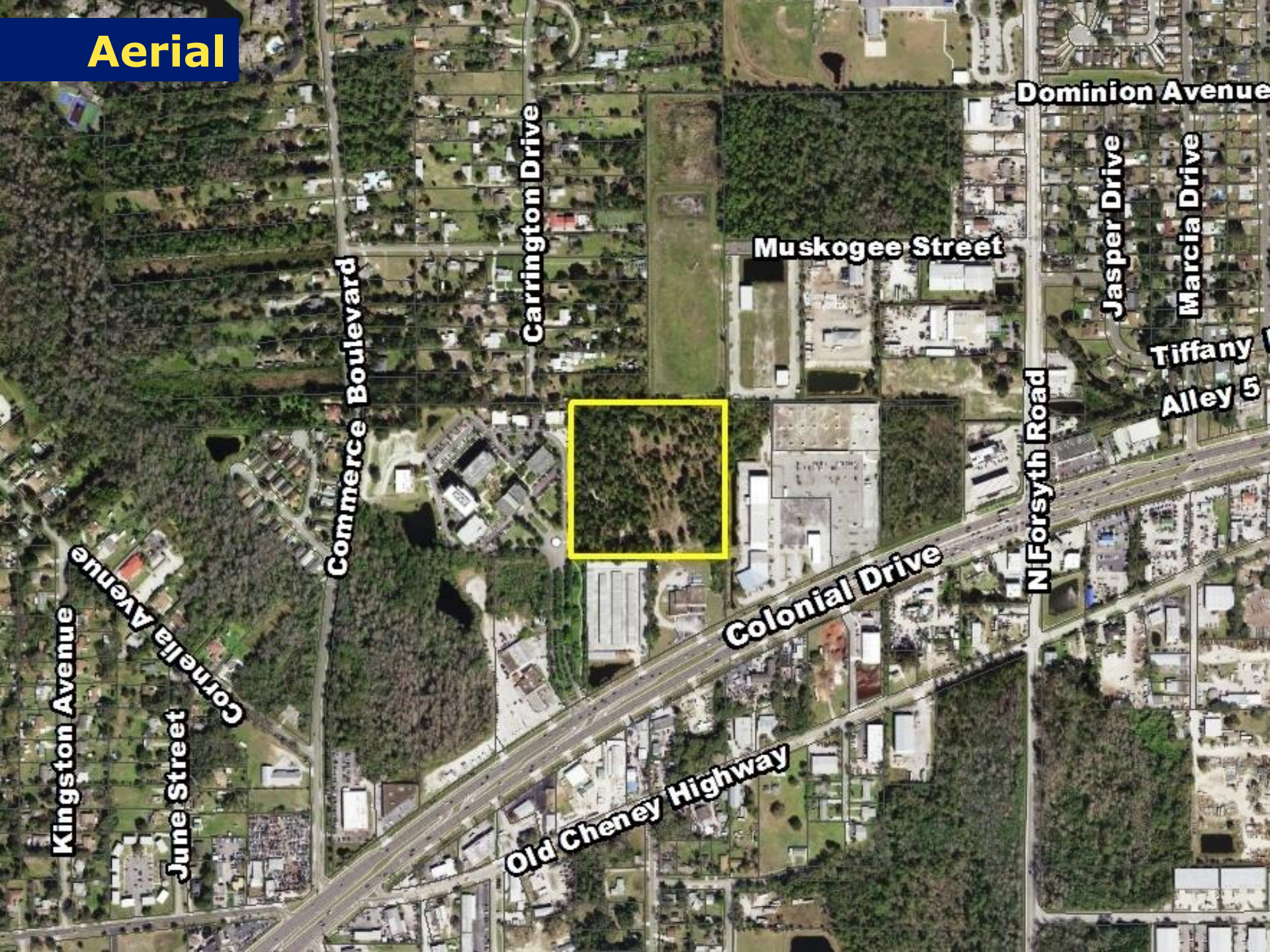


Amendment 2019-1-A-5-2

Location



Aerial



Kingston Avenue

June Street

Cornelia Avenue

Commerce Boulevard

Carrington Drive



Colonial Drive

Old Cheney Highway

Muskogee Street

N Forsyth Road

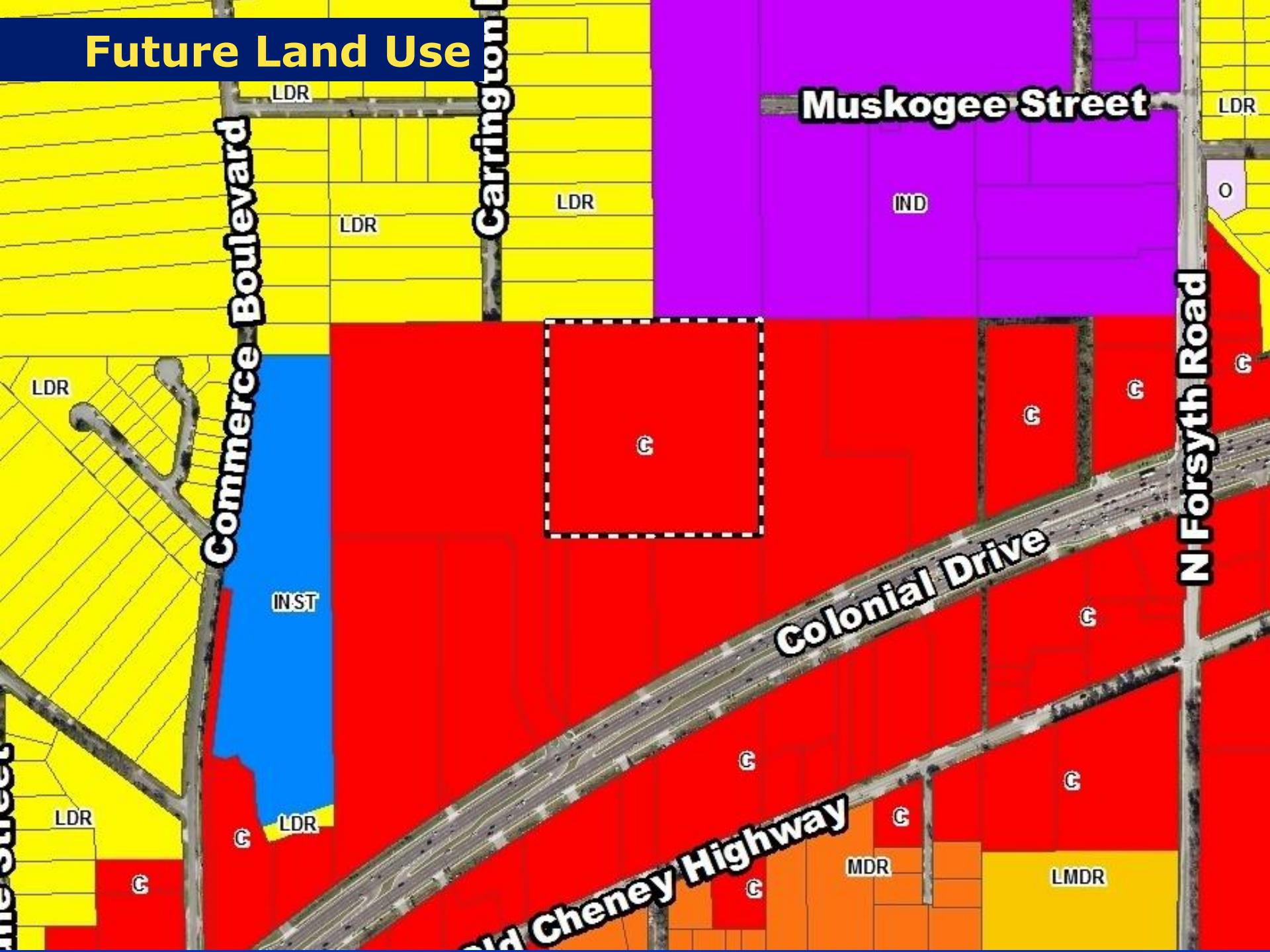
Jasper Drive

Marcia Drive

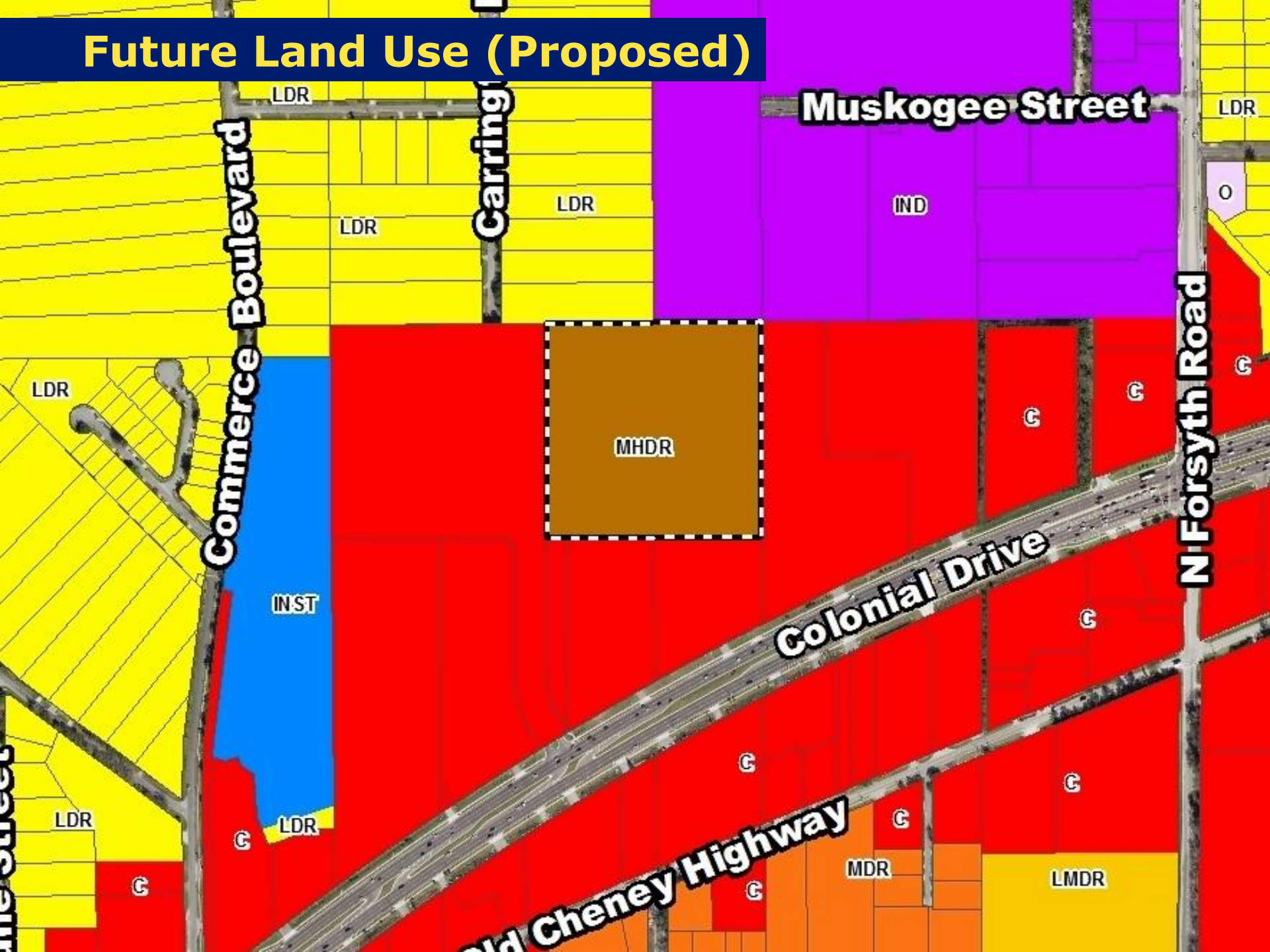
Tiffany Alley 5

Dominion Avenue

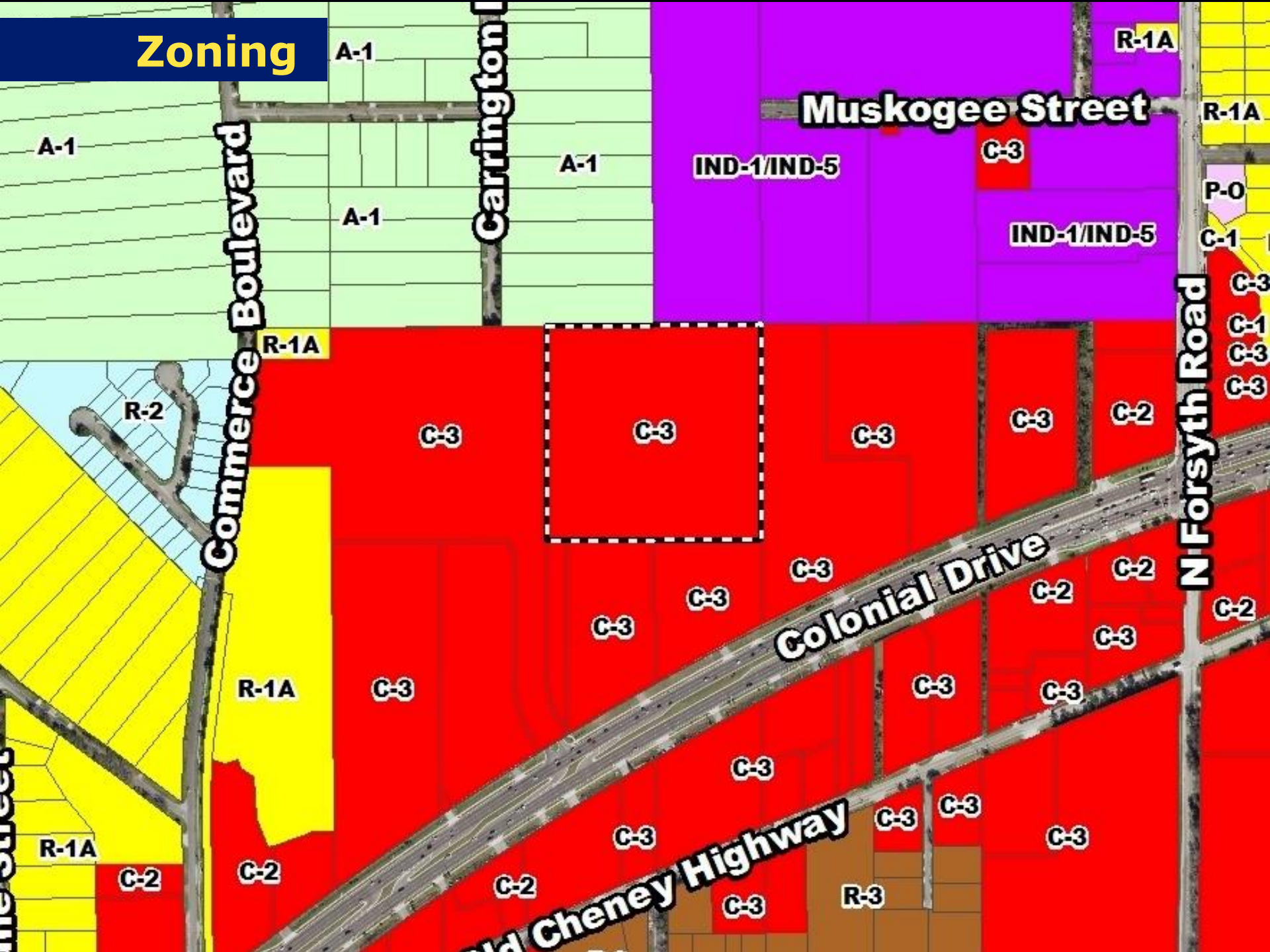
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-5-2

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU1, Objectives FLU1.1, FLU2.1 and FLU1.4, and Policies FLU1.1.1, FLU1.1.2(A), FLU1.1.2(B), FLU1.1.4(A), FLU1.4.1, FLU1.4.2, FLU1.4.16, FLU8.1.2, AND FLU8.7.11)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-A-5-2, Commercial (C) to Medium-High Density Residential (MHDR).**



Amendment 2019-1-A-5-3

Agent: Geoff Rogers Silver City Properties, Ltd.

Owner: Silver City Properties, Ltd.

From: Commercial (C)

To: Planned Development-Commercial/ High Density Residential (PD-C/HDR) (Student Housing)

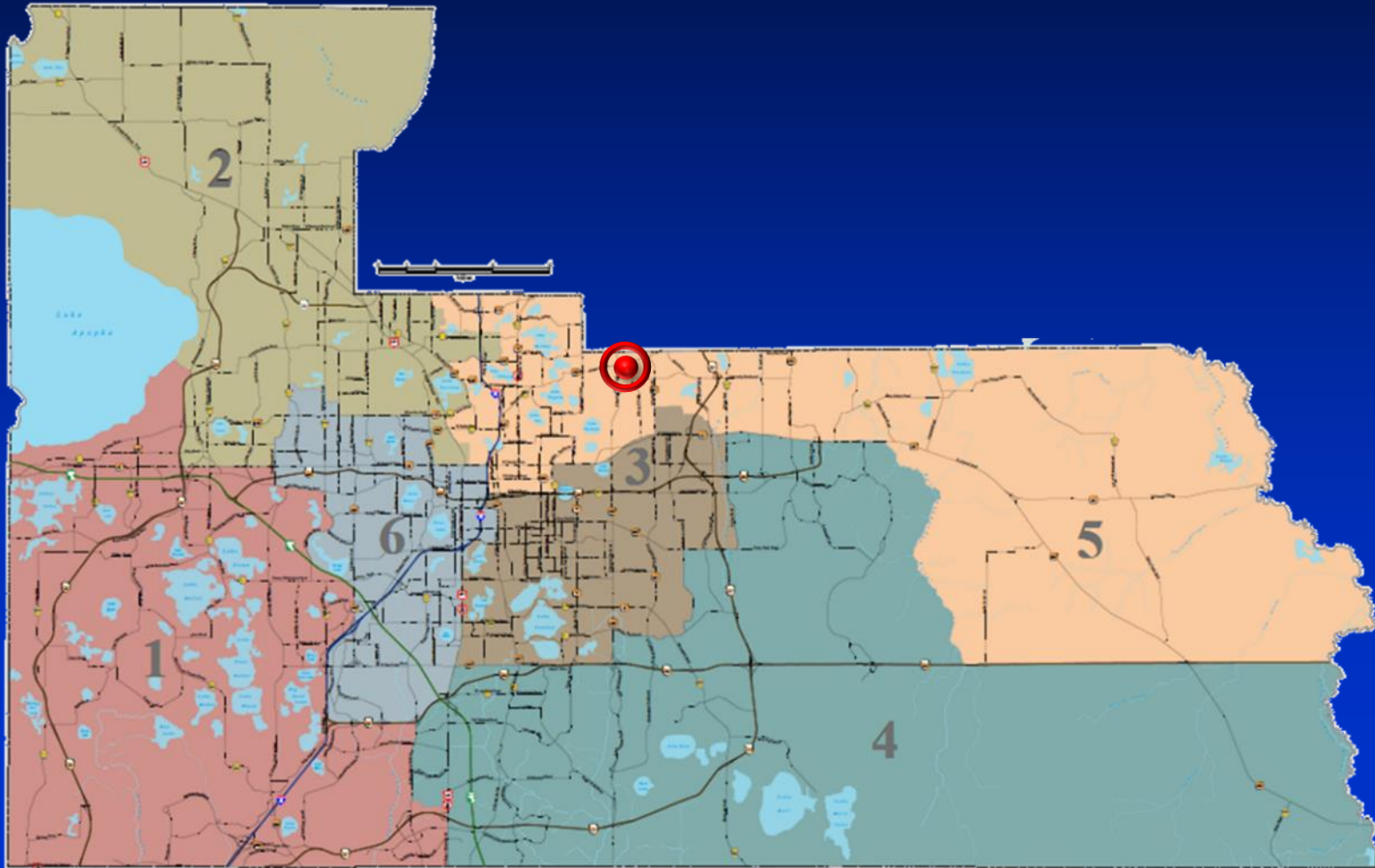
Acreage: 13.14 gross acres

Proposed Use: Up to 30,000 square feet of commercial and up to 2,400 bedrooms (600 dwelling units) student housing

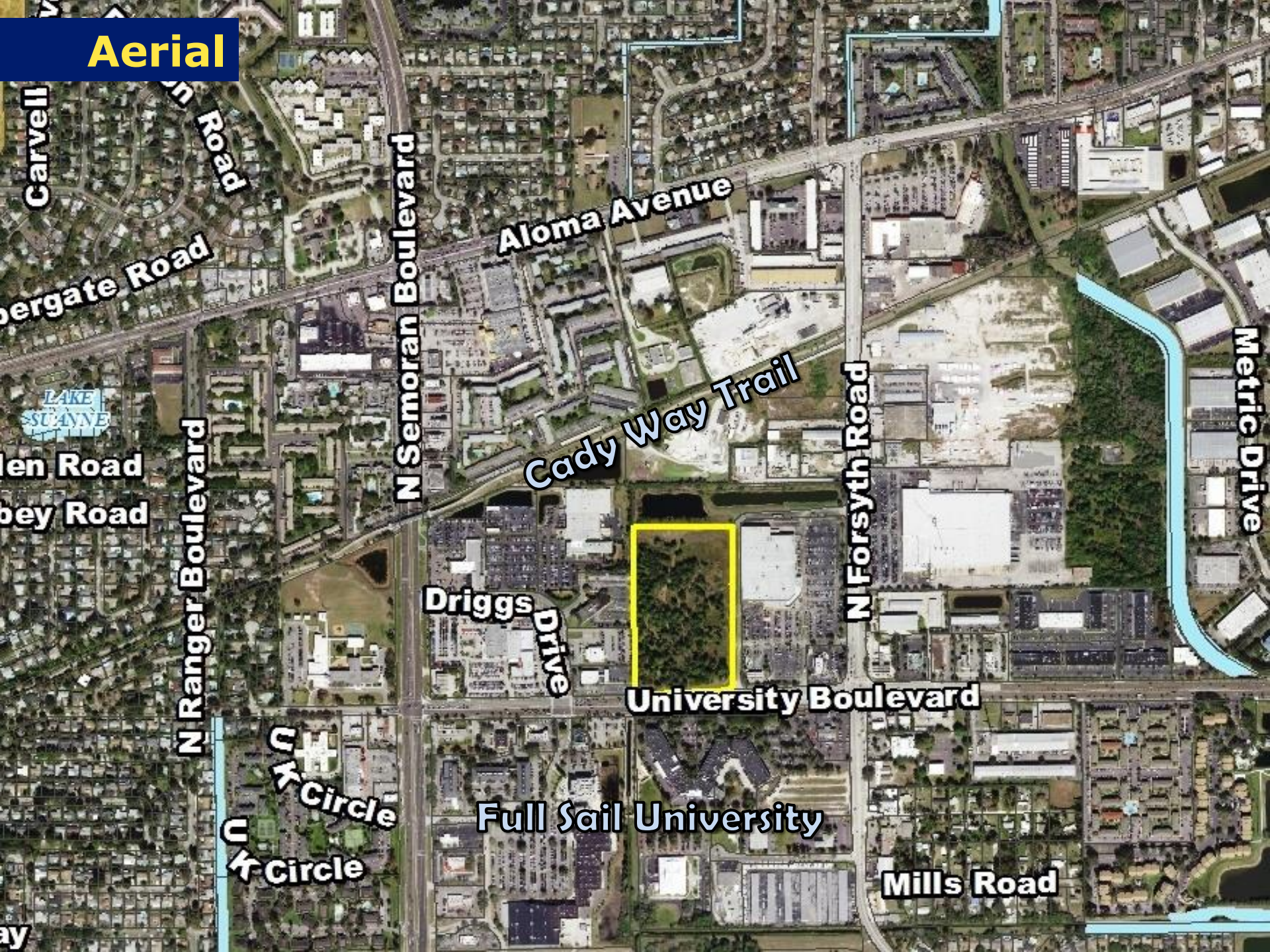


Amendment 2019-1-A-5-3

Location



Aerial



Carvell

...n Road

...ergate Road

N Semoran Boulevard

Aloma Avenue

Cady Way Trail

LAKE SUZYNE

...en Road
...ey Road

N Ranger Boulevard

N Forsyth Road

Metric Drive

Driggs Drive

University Boulevard

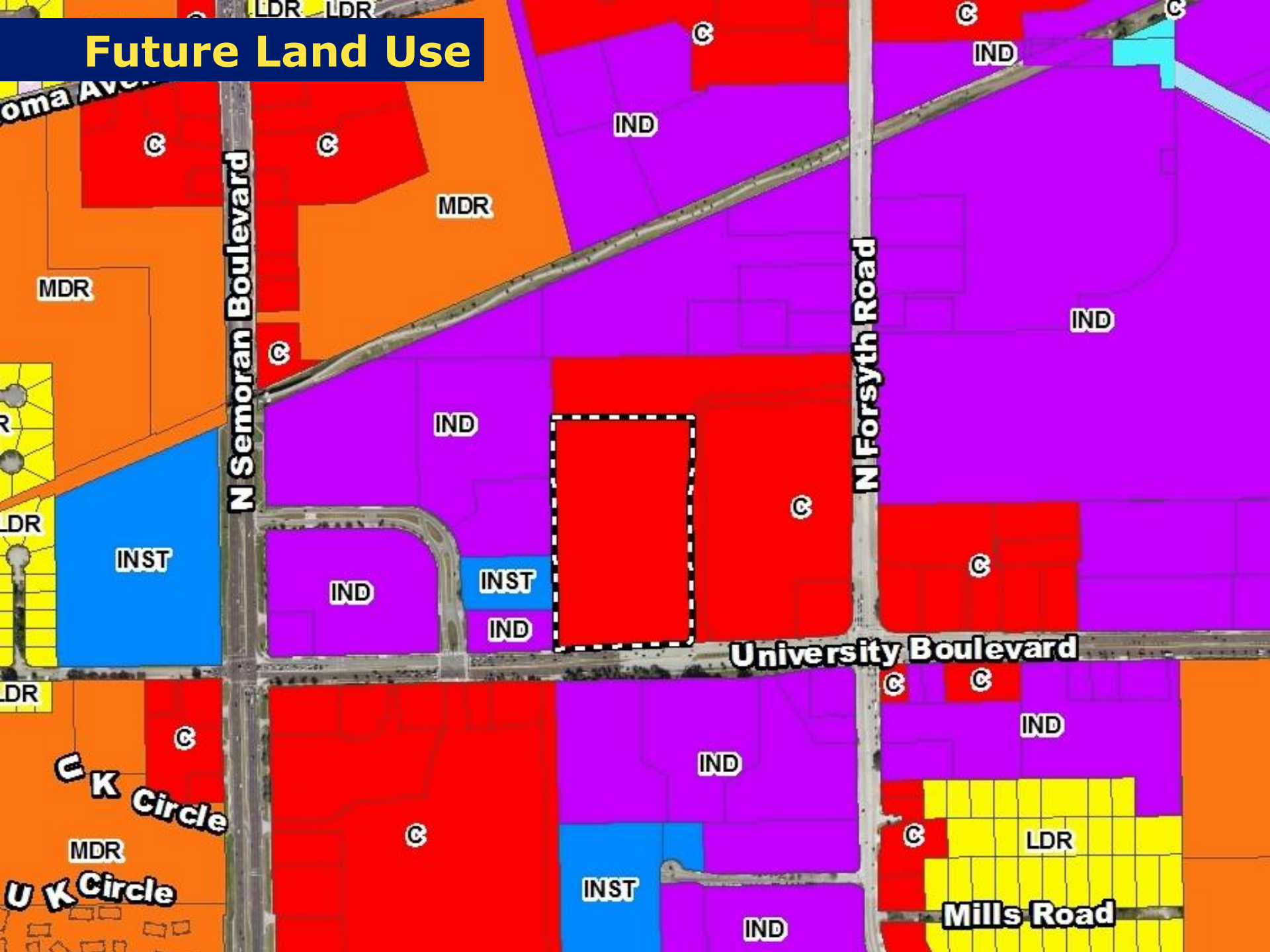
... Circle
... Circle

Full Sail University

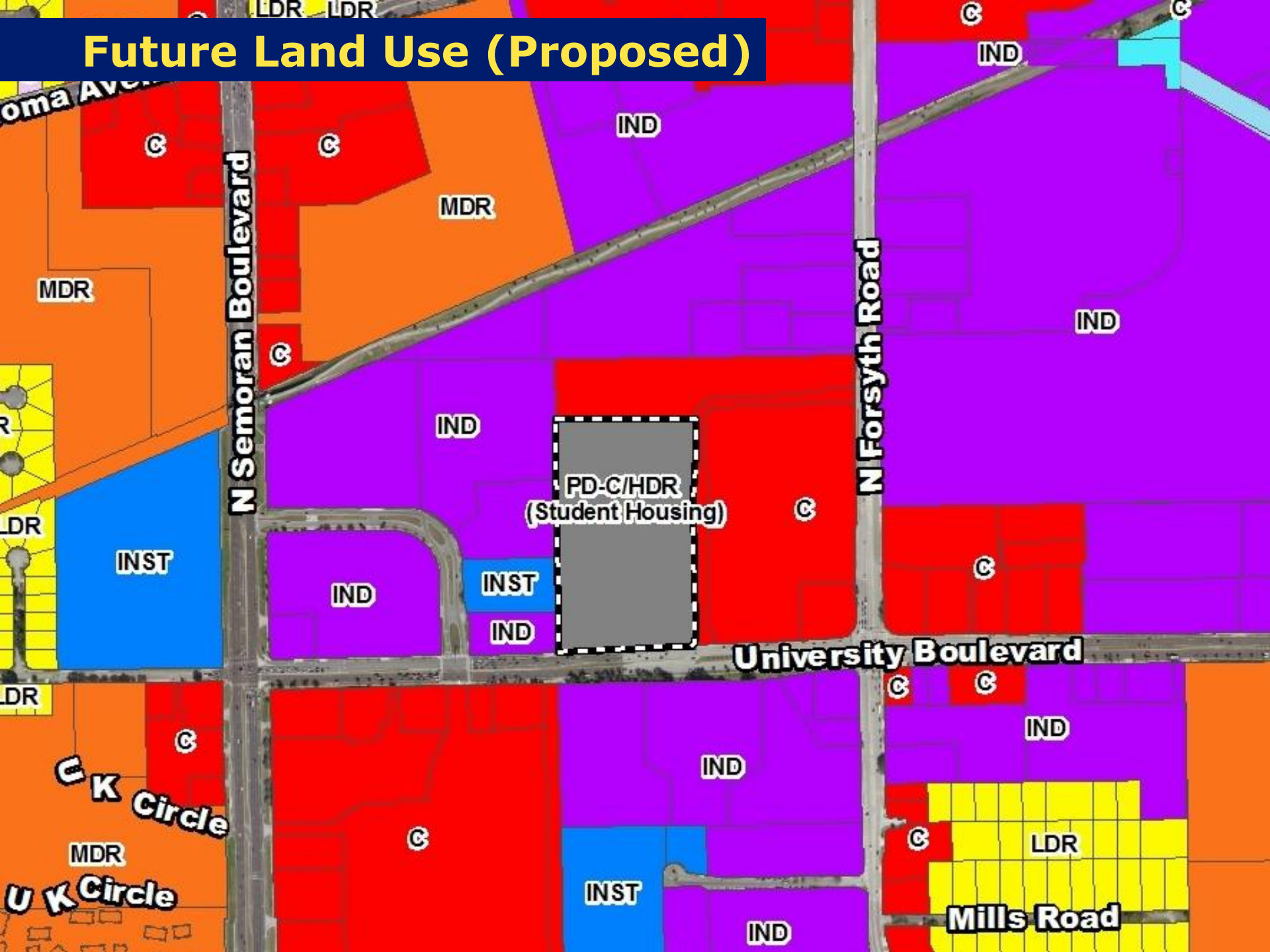
Mills Road

ay

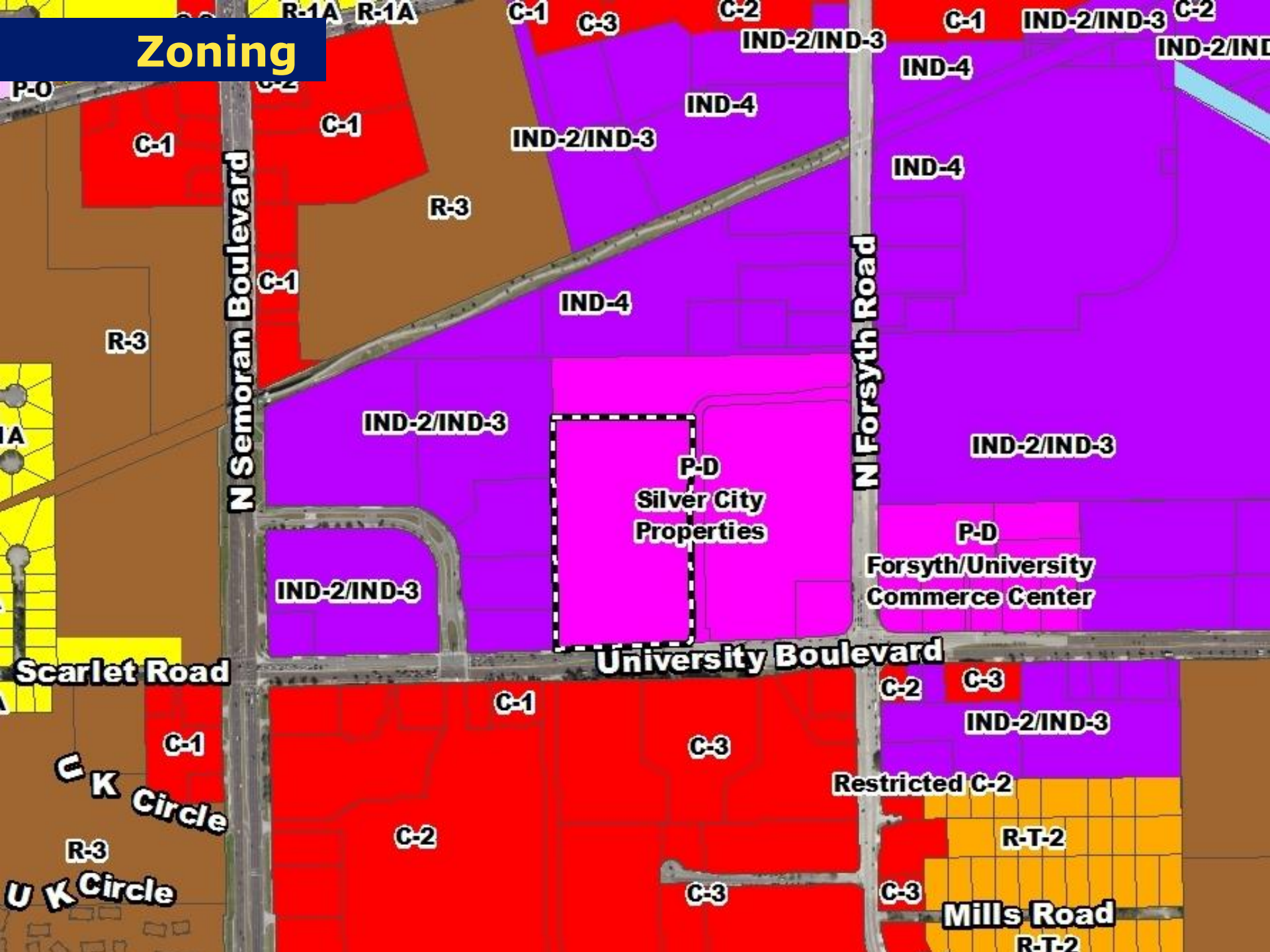
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-5-3

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal flu1, Objectives FLU1.1, FLU2.1 and FLU1.4, and Policies FLU1.1.1, FLU1.1.2(A), FLU1.1.2(B), FLU1.1.2(F)(1)(2), FLU1.1.4(A), FLU1.1.4(B), FLU1.4.1, FLU1.4.2, FLU8.1.2, FLU8.1.4, FLU8.2.1)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-A-5-3, Commercial (C) to Planned Development-Commercial/High Density Residential (Student Housing) (PD-C/HDR)(Student Housing).**



Board of County Commissioners

2019-1 Regular Cycle Staff-Initiated Text Amendments

Adoption Public Hearings

May 21, 2019



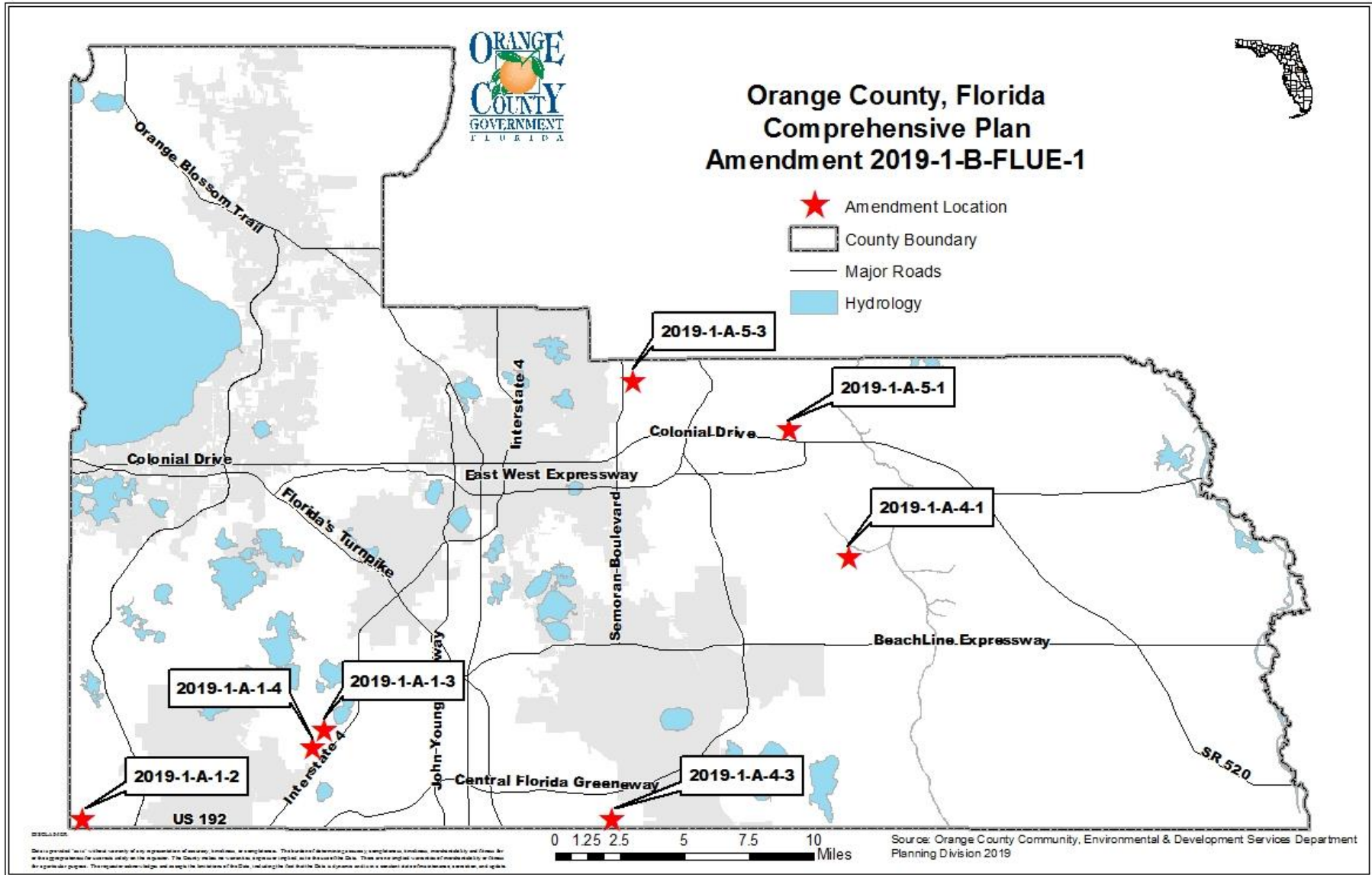
Amendment 2019-1-B-FLUE-1

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 2019-1-B-FLUE-1 Planned Developments





Amendment 2019-1-B-FLUE-1

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2019-1-B-FLUE-1, consistent with today's actions**



Amendment 2019-1-B-FLUE-2

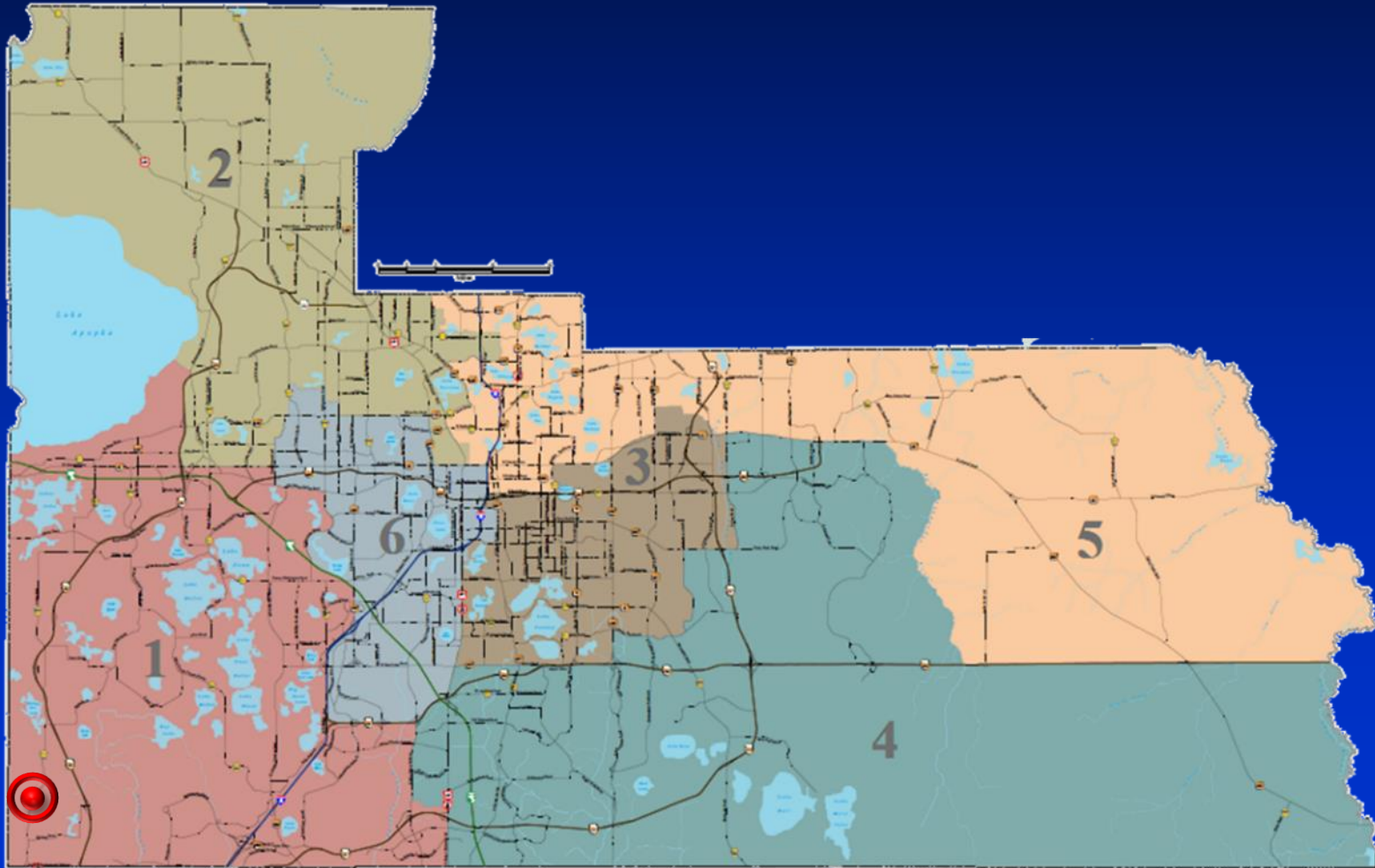
Request: Text amendments to amend Future Land Use Element Policy FLU4.1.4, and FLU4.3.1 to reduce the required minimum density and clarify the timing of road agreements for Horizon West Village I Special Planning area.

District: District 1



Amendment 2019-1-B-FLUE-2

Location

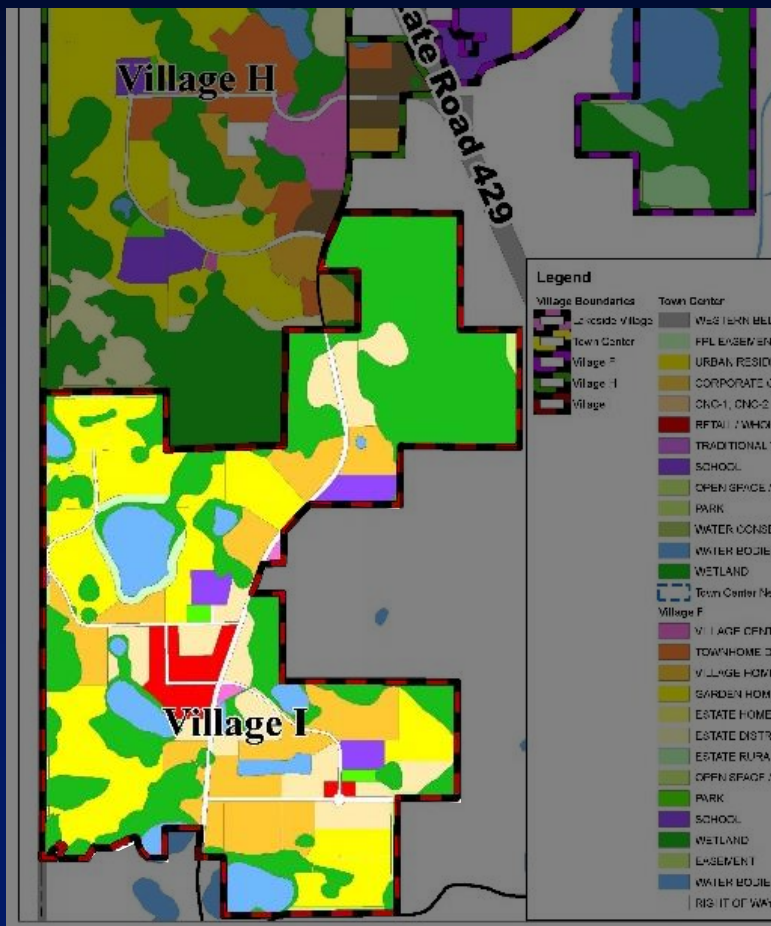




Amendment 2019-1-B-FLUE-2

Text Amendment:

- **FLU4.1.4** to reduce the minimum overall density per net developable acre for Horizon West Village I Special Planning Area from seven (7) dwelling units per acre to five (5) dwelling units per acre.
- **FLU4.3.10** to clarify the timing of road agreements for Horizon West Village I Special Planning area, similar to the existing requirements for Villages F, H, and the Town Center





Amendment 2019-1-B-FLUE-2

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

FLU4.3.10 to clarify the timing of road agreements for Horizon West Village I Special Planning area, similar to the existing requirements for Villages F, H, and the Town Center

Staff Recommendation: ADOPT

LPA Recommendation: DENY

- **FLU4.1.4** to reduce the minimum overall density per net developable acre for Horizon West Village I Special Planning Area from seven (7) dwelling units per acre to five (5) dwelling units per acre.



2019-1 Regular Cycle Ordinance

Action Requested

Make a finding of consistency with the Comprehensive Plan, determine that the amendments are in compliance, and adopt the Ordinance approving the proposed Future Land Use Map and Text Amendments, including the amendments presented by staff, and consistent with today's prior actions.



Board of County Commissioners

2019-1 Small-Scale Amendments

Adoption Public Hearings

May 21, 2019



Amendment 2019-1-S-2-2

Agent: Julie Salvo

Owner: The School Board of Orange County

From: Low Density Residential (LDR)

To: Medium Density Residential (MDR)

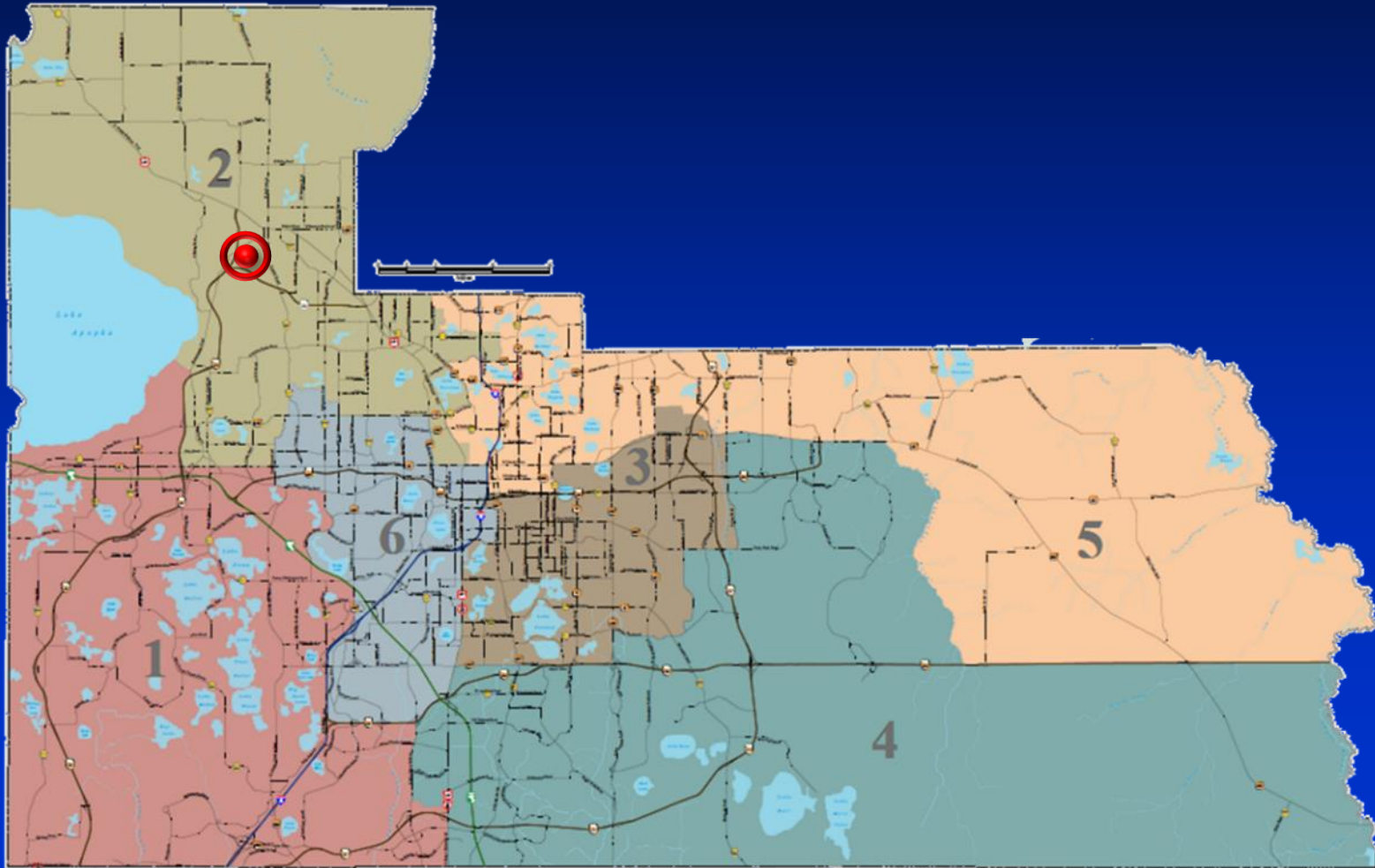
Acreage: 0.22 gross acres

Proposed Use: Orange County Public Schools adult learning center



Amendment 2019-1-S-2-2

Location



Aerial

W 16th Street

W 17th Street

W 18th Street

19th Street

20th Street

Marvin C Zanders Avenue

S Central Avenue

Clarcona Road

E 18th Street

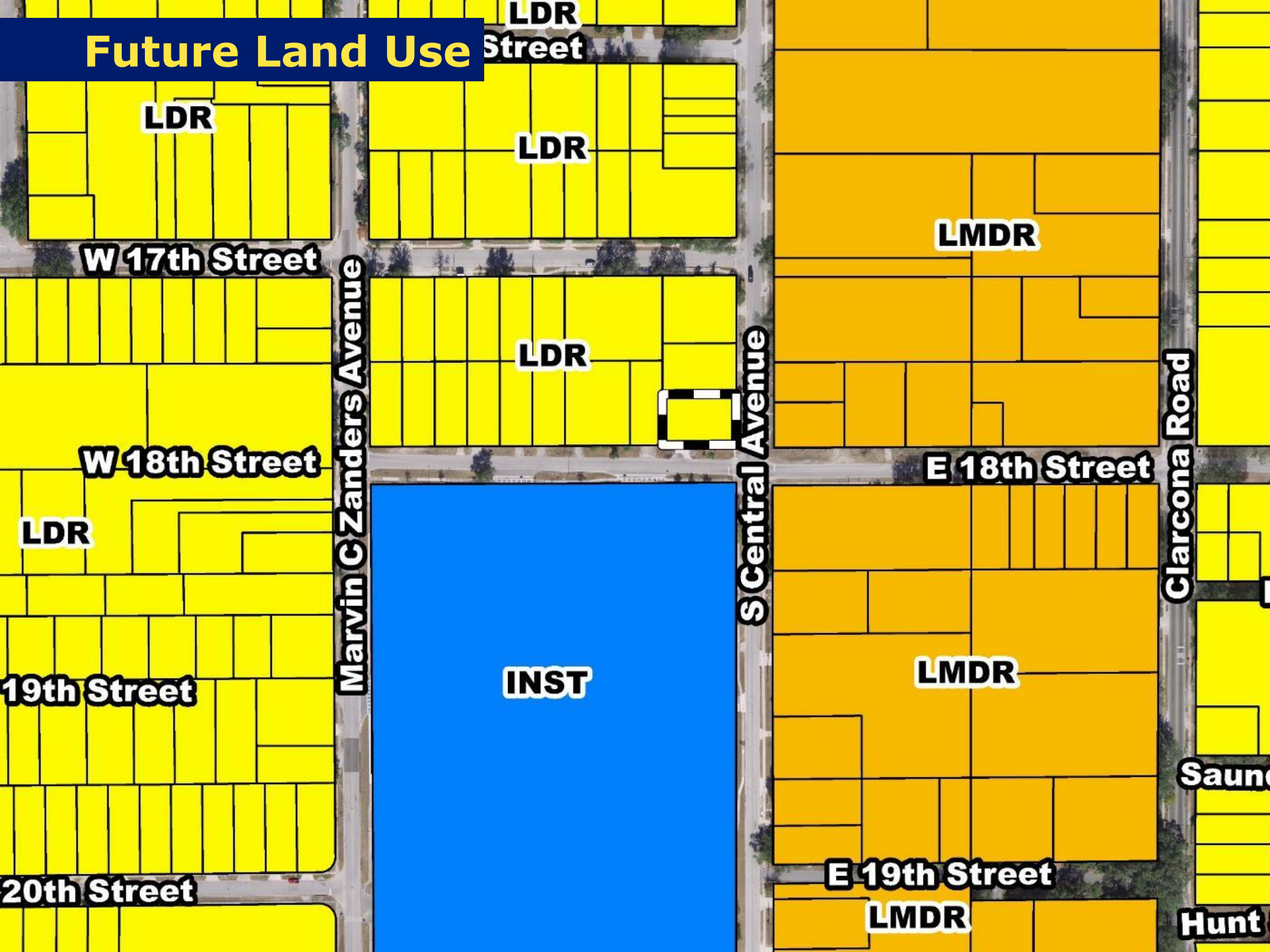
E 19th Street

Saun

Hunt



Future Land Use



LDR

LDR
Street

LDR

W 17th Street

LMDR

LDR

W 18th Street

E 18th Street

LDR

S Central Avenue

Clarcona Road

19th Street

INST

LMDR

Saun

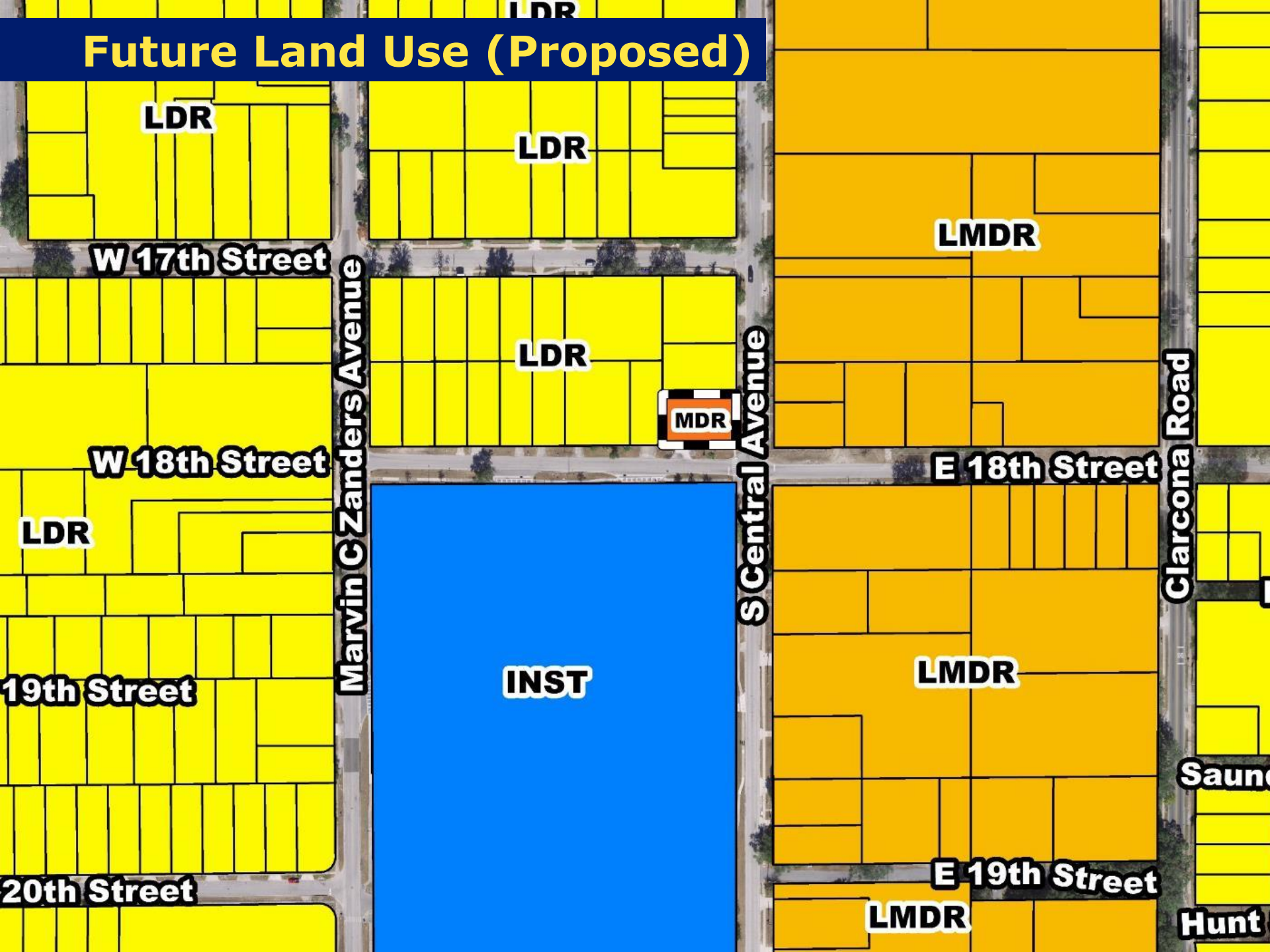
20th Street

E 19th Street

LMDR

Hunt

Future Land Use (Proposed)



LDR

LDR

LMDR

W 17th Street

LDR

MDR

W 18th Street

E 18th Street

LDR

19th Street

INST

LMDR

20th Street

E 19th Street

LMDR

Saunchoy Road

Hunt

Marvin C Zanders Avenue

S Central Avenue

Clarcona Road

Zoning

R-3 W 16th Street

R-3

R-3

R-3

W 17th Street

R-3

S Central Avenue

Clarcona Road

W 18th Street

E 18th Street

R-3

R-2

C-1

19th Street

R-3

R-3

Saun

reet

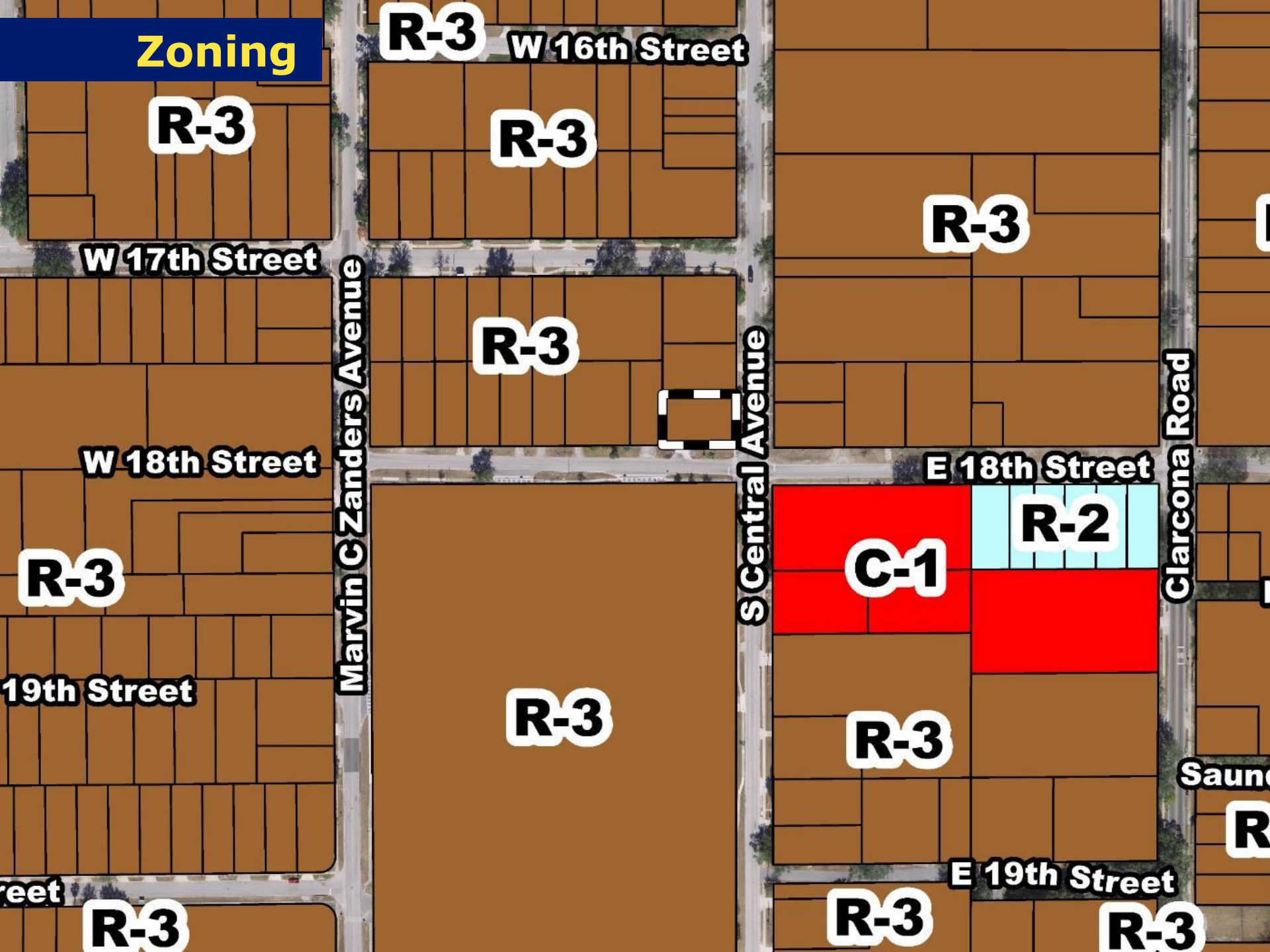
R-3

E 19th Street

R-3

R-3

R





Amendment 2019-1-S-2-2

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective FLU1.1, FLU2.1, FLU8.2, Policies FLU1.1.5, FLU1.4.2, FLU1.4.4, FLU8.2.1 and FLU8.2.11; Neighborhood Element Policy N1.1; and Public Schools Facilities Element Objective PS2.1, PS2.2, Policies PS2.1.1, PS2.1.2, and PS2.2.7)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-S-2-2, Low Density Residential (LDR) to Medium Density Residential (MDR).**



Amendment 2019-1-S-3-1

Agent: Jordan Theis

Owner: Trident Real Estate Investments, LLC

From: Low Density Residential (LDR)

To: Office (O)

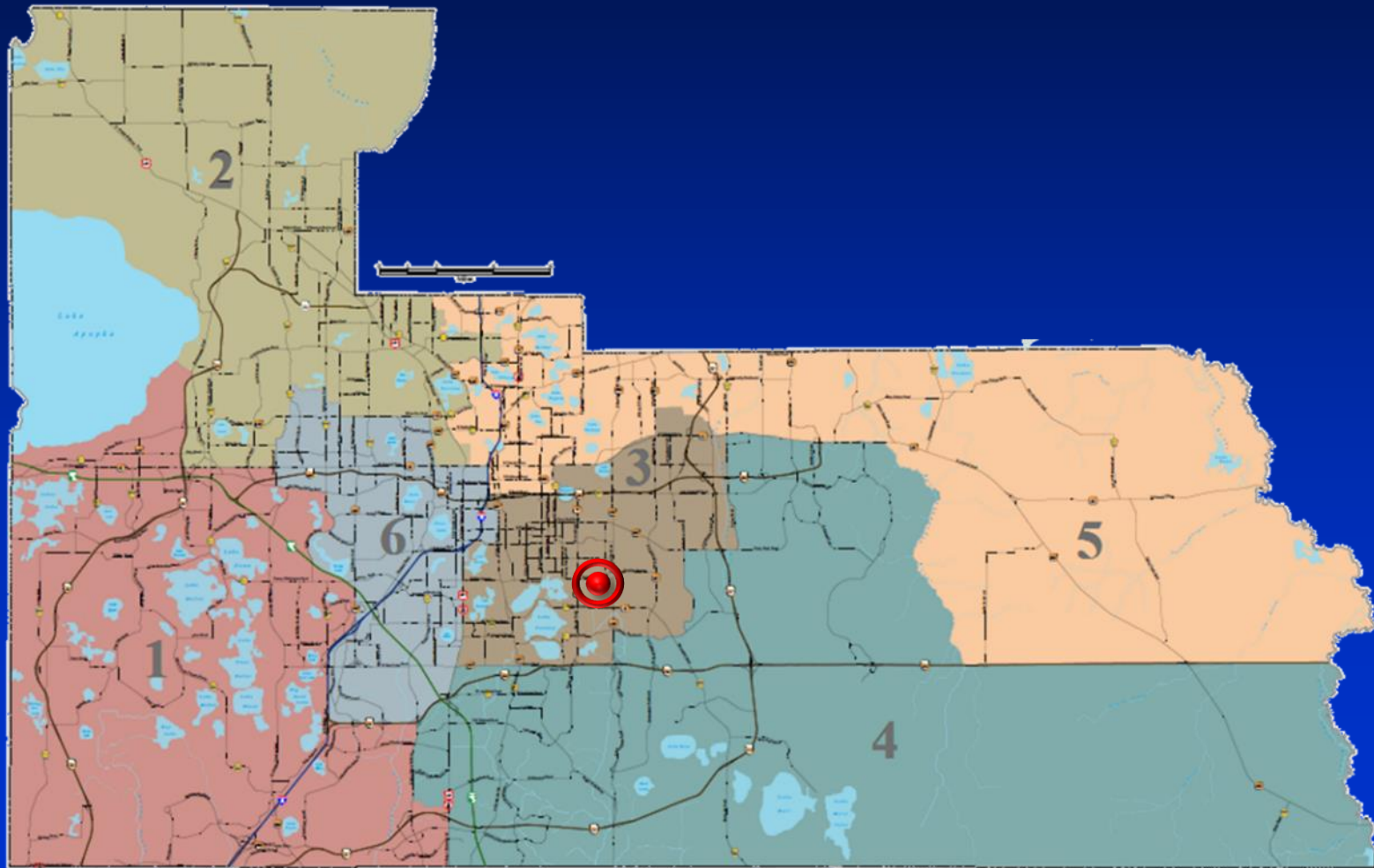
Acreage: 0.49 Gross Acres

Proposed Use: Conversion of a single-family residence to an office



Amendment 2019-1-S-3-1

Location



Aerial

Orlando

South St Br

Lake Margaret Drive

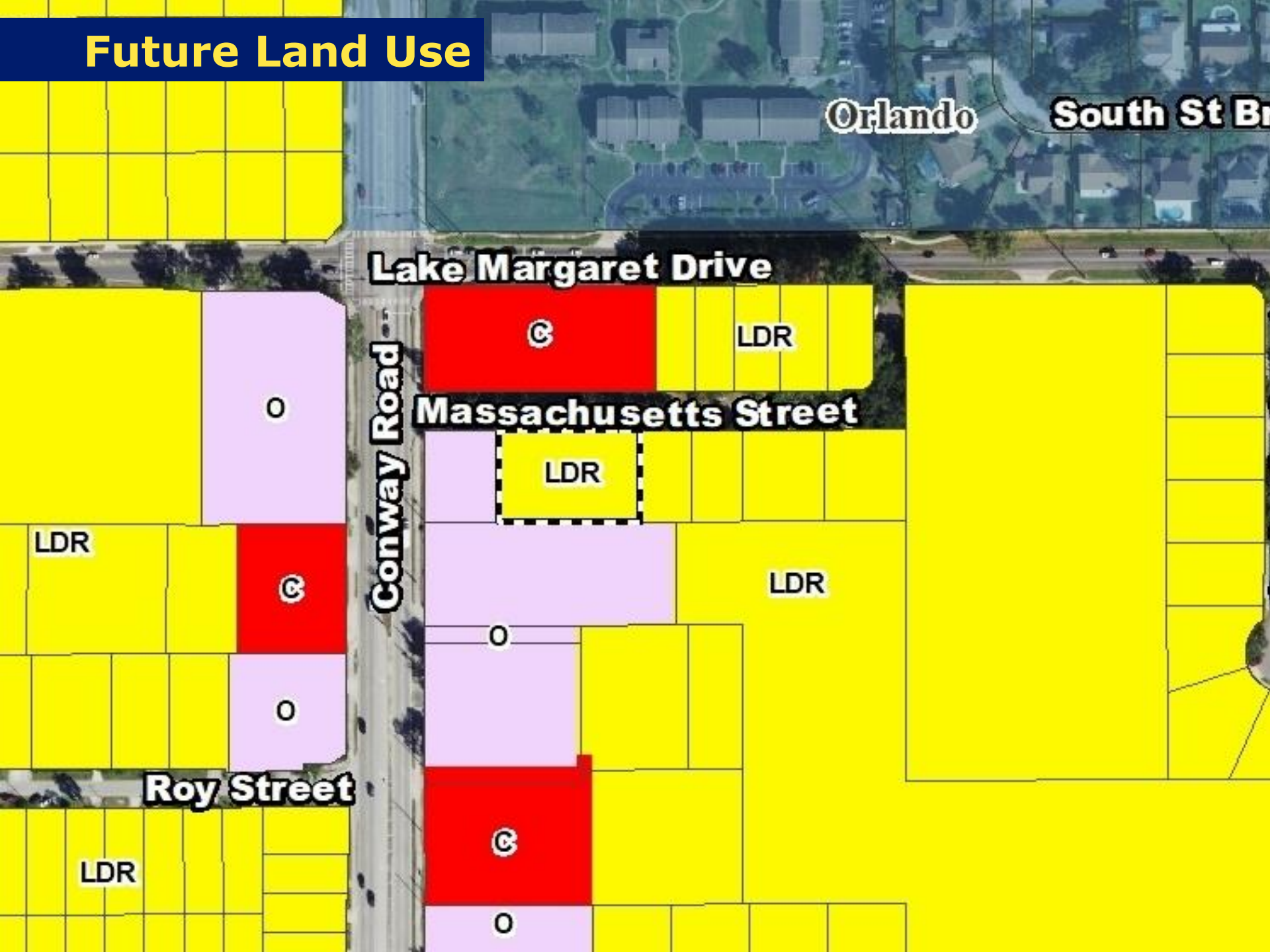
Conway Road

Massachusetts Street

Roy Street



Future Land Use



Orlando

South St Br

Lake Margaret Drive

Conway Road

Massachusetts Street

Roy Street

@

LDR

o

LDR

LDR

@

LDR

o

@

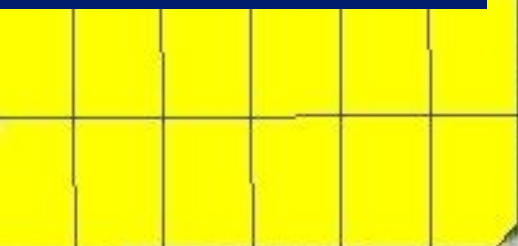
LDR

o

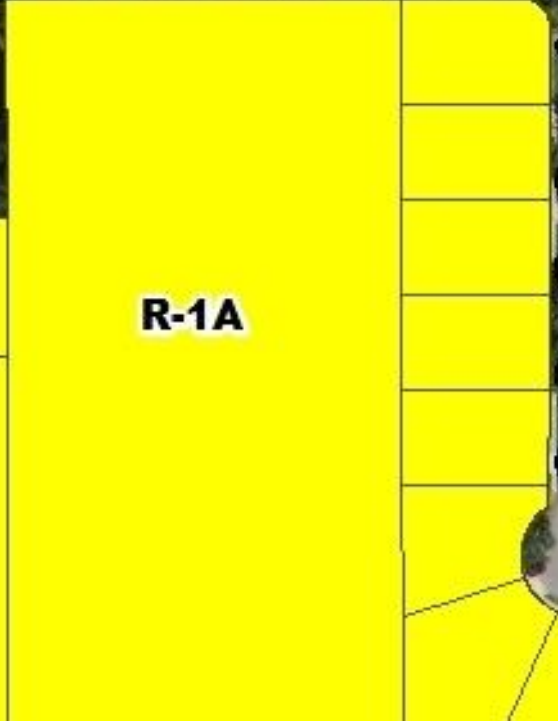
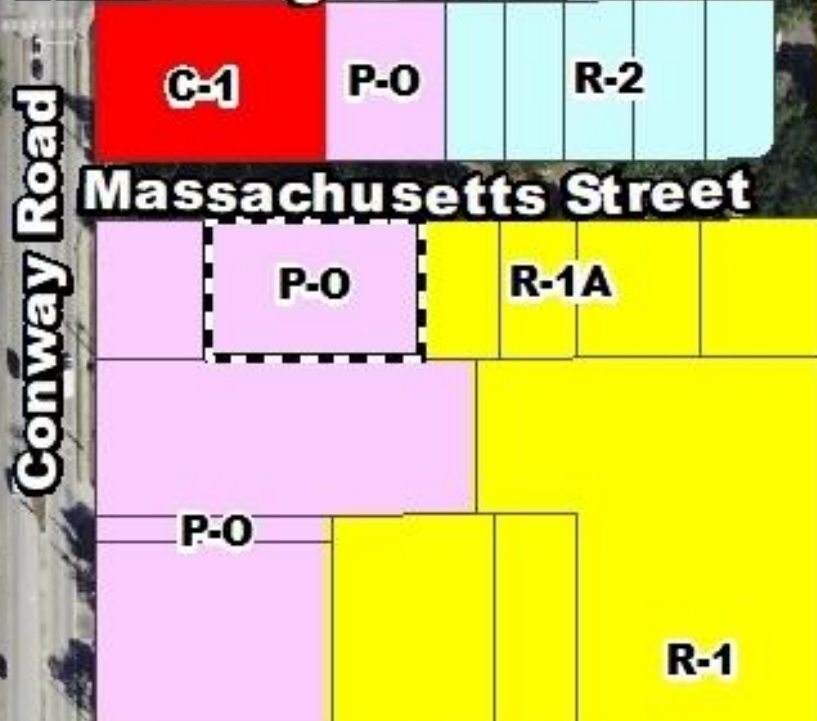
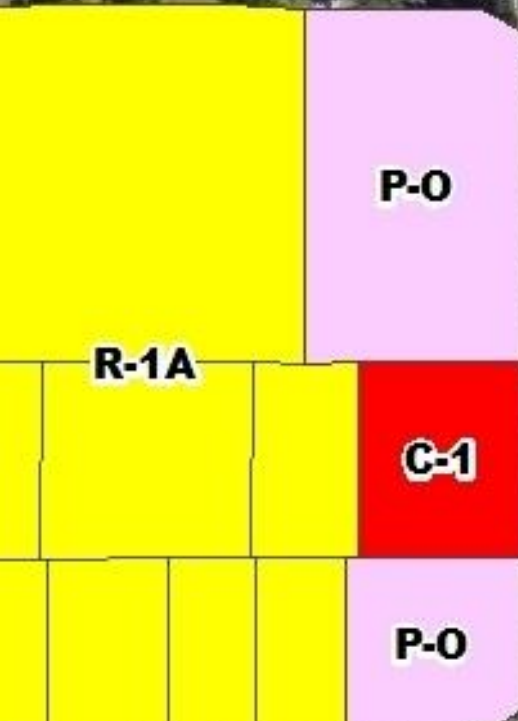
Future Land Use (Proposed)



Zoning



Lake Margaret Drive



Massachusetts Street

Conway Road

Roy Street





Amendment 2019-1-S-3-1

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective FLU1.4 and FLU8.2, Policies FLU1.1.4(A), FLU1.4.1, FLU1.4.2, FLU2.3.6, FLU8.1.1, FLU8.2.1, FLU8.2.5.1, FLU8.2.5.2)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-S-3-1, Low Density Residential (LDR) to Office (O).**



Amendment 2019-1-S-3-2

Agent: Harlan Hanson, Harlan Hanson, Inc.

Owner: Carse Limited Partnership 1

From: Commercial (C) and Low-Medium Density Residential (LMDR)

To: Planned Development-Commercial/Medium Density Residential (PD-C/MDR)

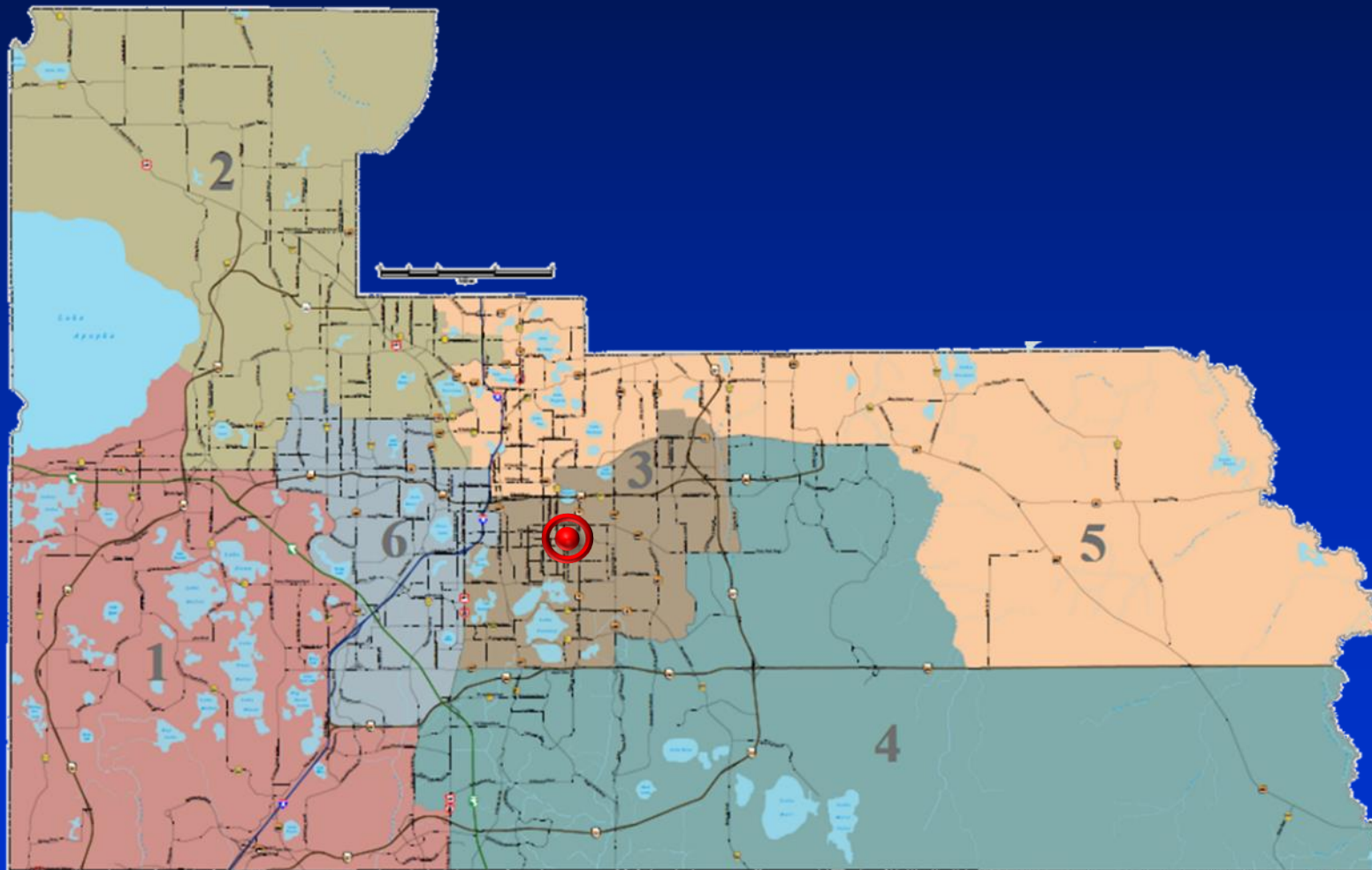
Acreage: 1.74 gross acres

Proposed Use: Up to 7,500 square feet of commercial uses and up to 34 multi-family dwelling units



Amendment 2019-1-S-3-2

Location



Henderson Drive

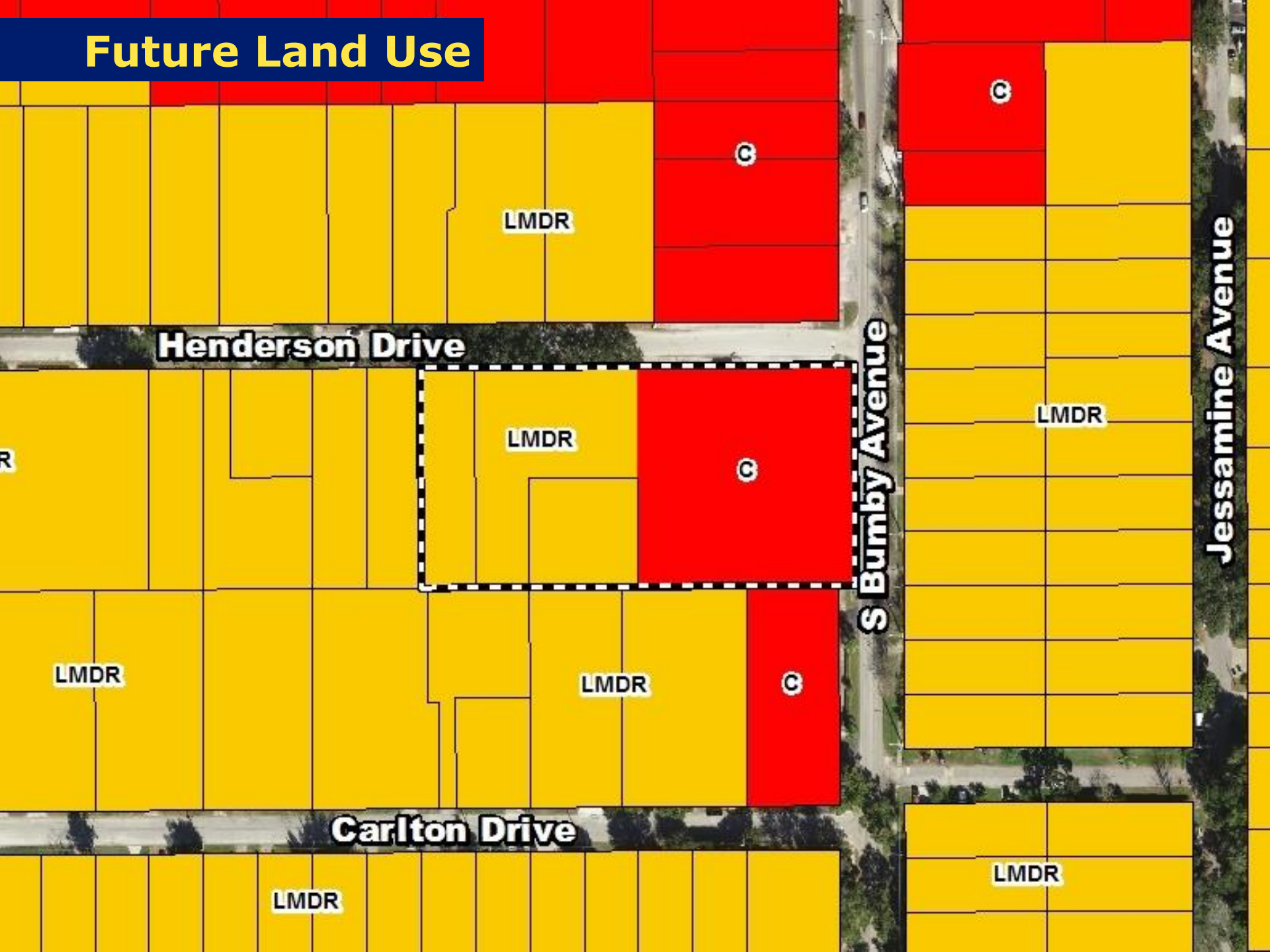


S Bumby Avenue

Jessamine Avenue

Carlton Drive

Future Land Use



Henderson Drive

LMDR

C

C

LMDR

LMDR

C

S Bumby Avenue

Jessamine Avenue

LMDR

LMDR

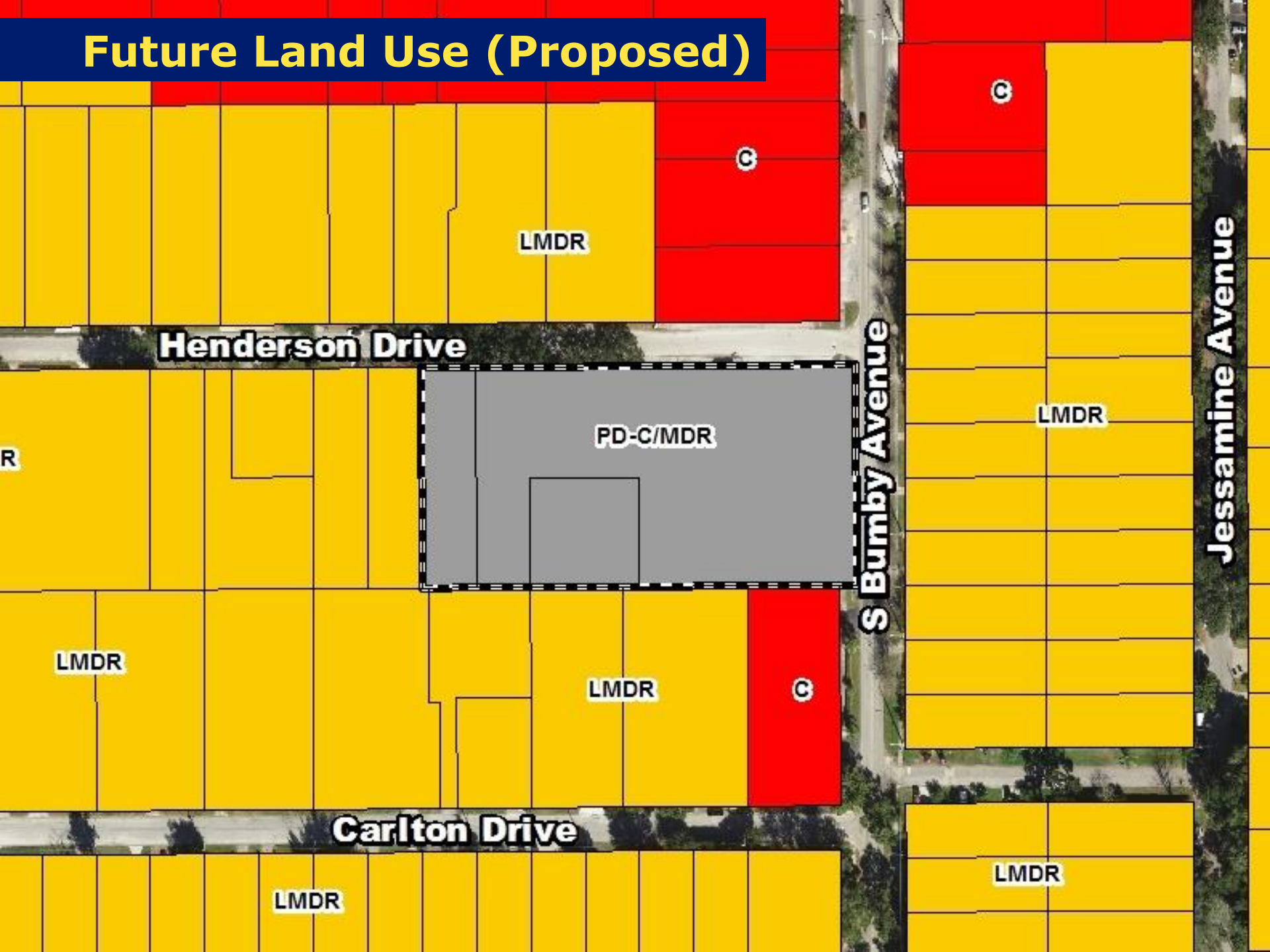
C

Carlton Drive

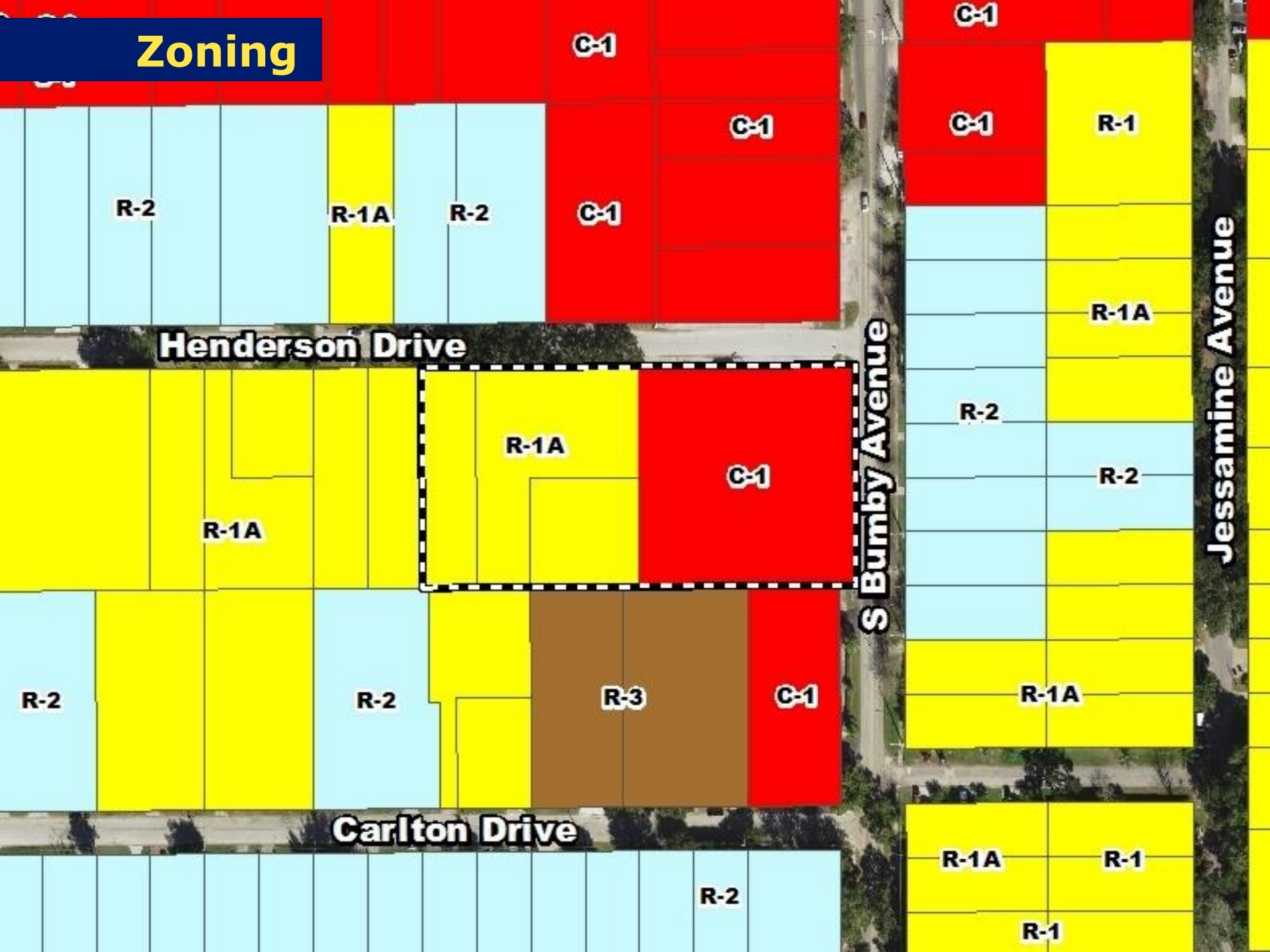
LMDR

LMDR

Future Land Use (Proposed)



Zoning



Henderson Drive

Carlton Drive

S Bumby Avenue

Jessamine Avenue



Amendment 2019-1-S-3-2

Applicant Request: CONTINUE

Staff Recommendation: CONTINUE

Action Requested:

- **Continue Amendment 2019-1-S-3-2 to 2:00 PM
November 12, 2019**



Amendment 2019-1-S-4-1

Agent: Stephen Allen, P.E., CivilCorp Engineering, Inc

Owner: Eagle Global Holding, Inc.

From: Rural Settlement 1/2 (RS 1/2)

To: Planned Development-Commercial/Office (PD-C/O) and Urban Service Area (USA) expansion

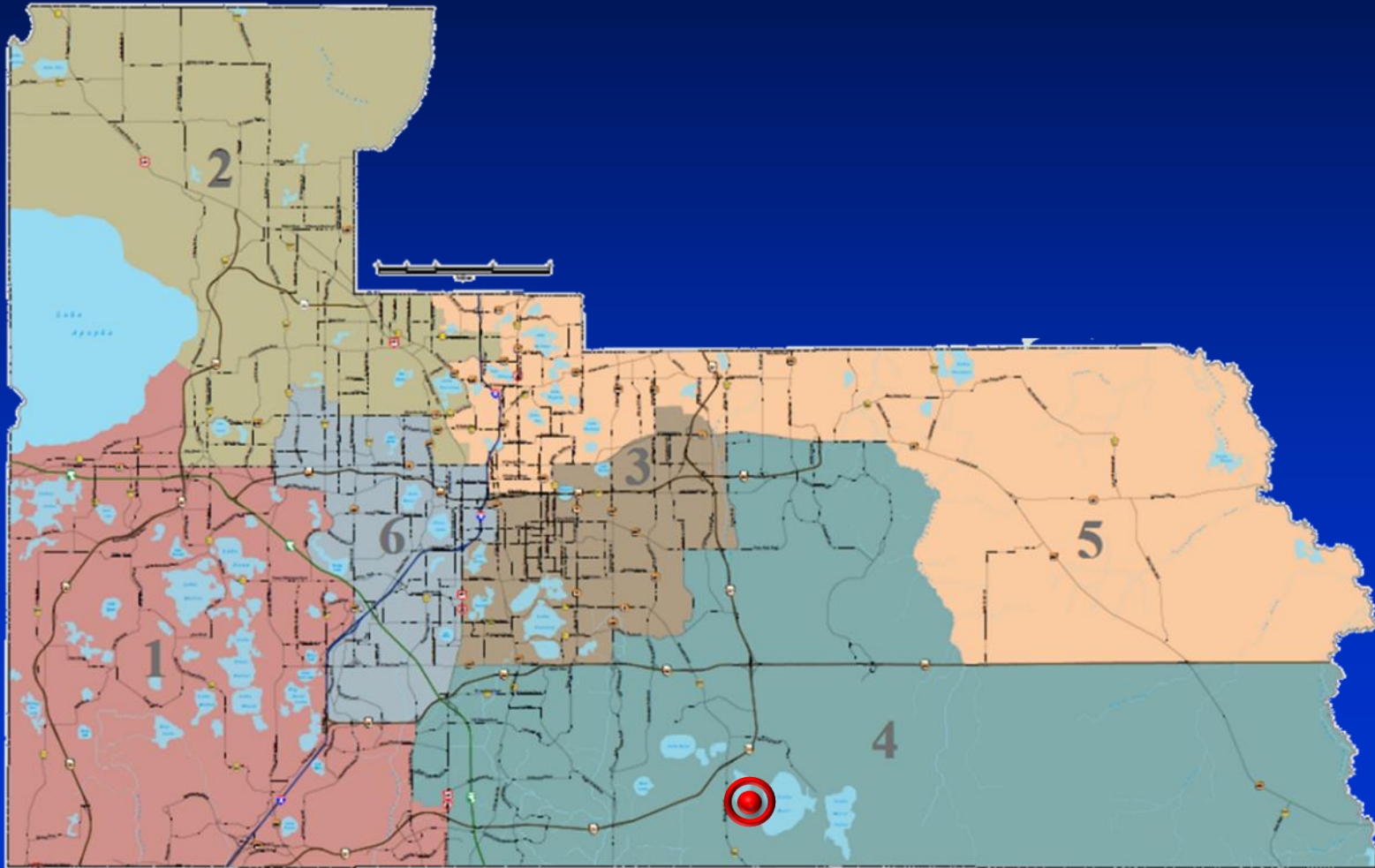
Acreage: 3.15 gross/net developable acres

Proposed Use: Frontage Zone – Up to 22,716 square feet of commercial and/or office development
Transition Zone – Up to 25,156 square feet of office uses



Amendment 2019-1-S-4-1

Location



Aerial



Andric Lane

Vickrey Place

Valencia
College

Nemours Parkway

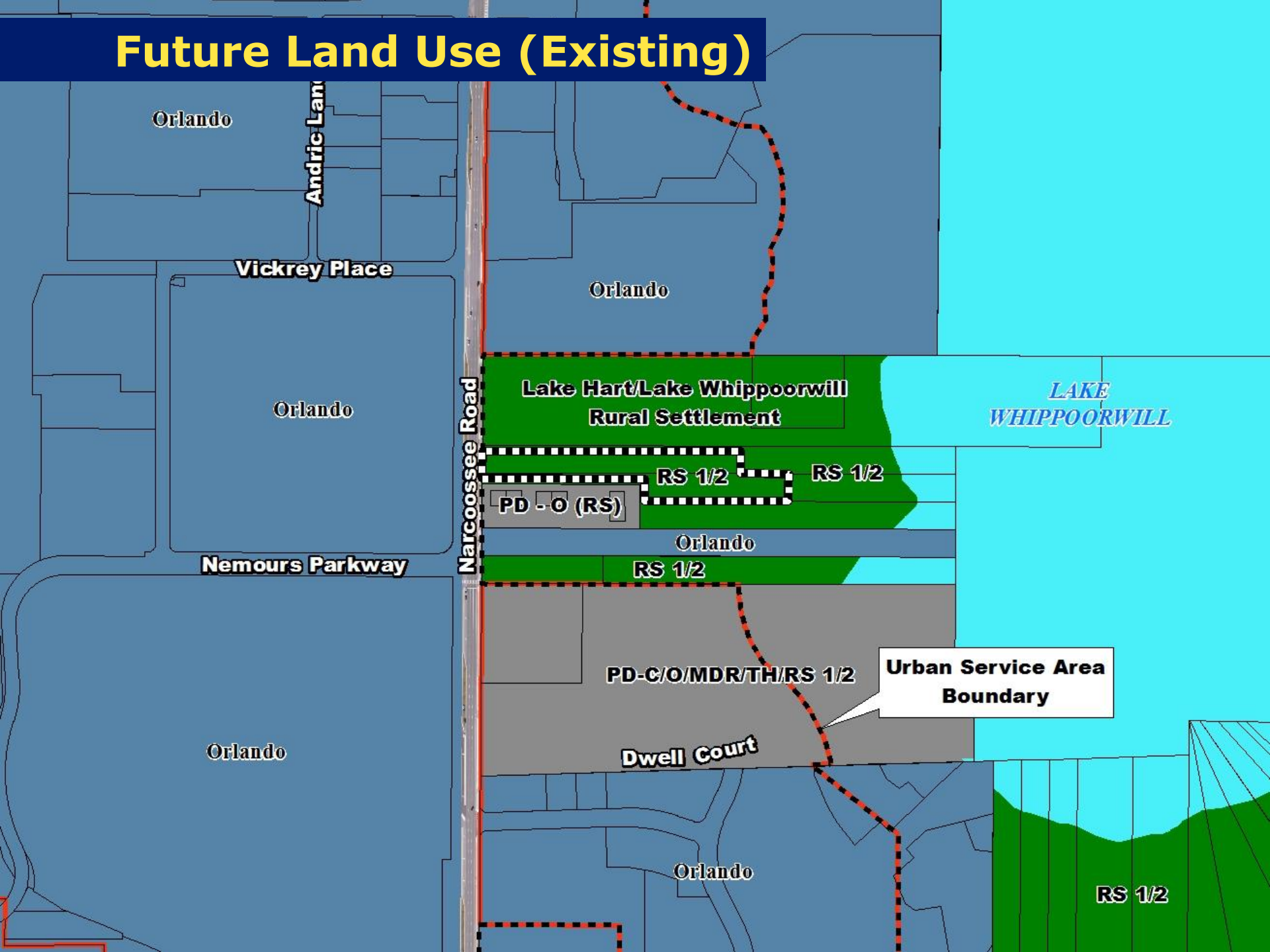
Lake Nona
High School

Narcossee Road

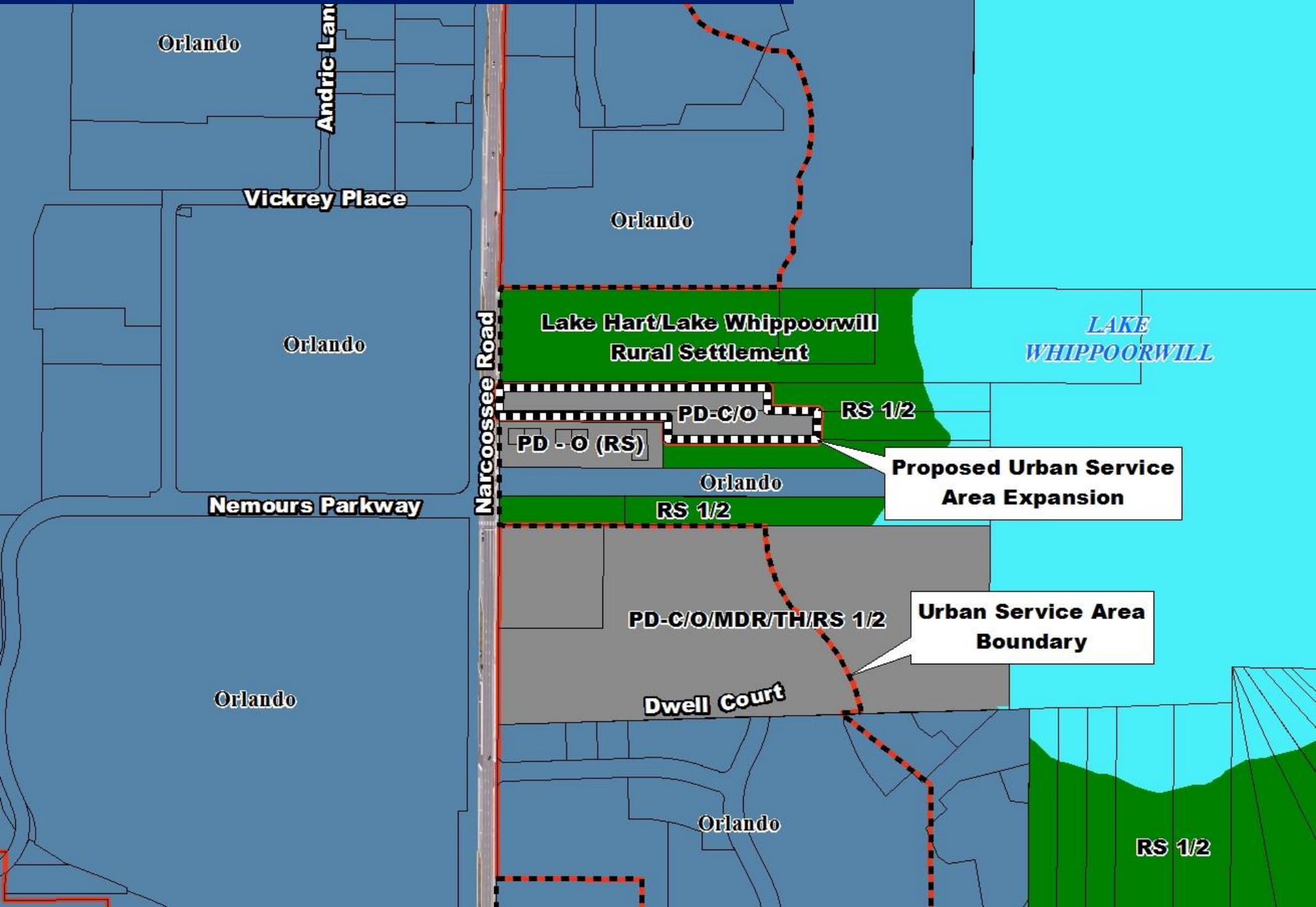
Dwell Court

LAKE
WHIPPOORWILL

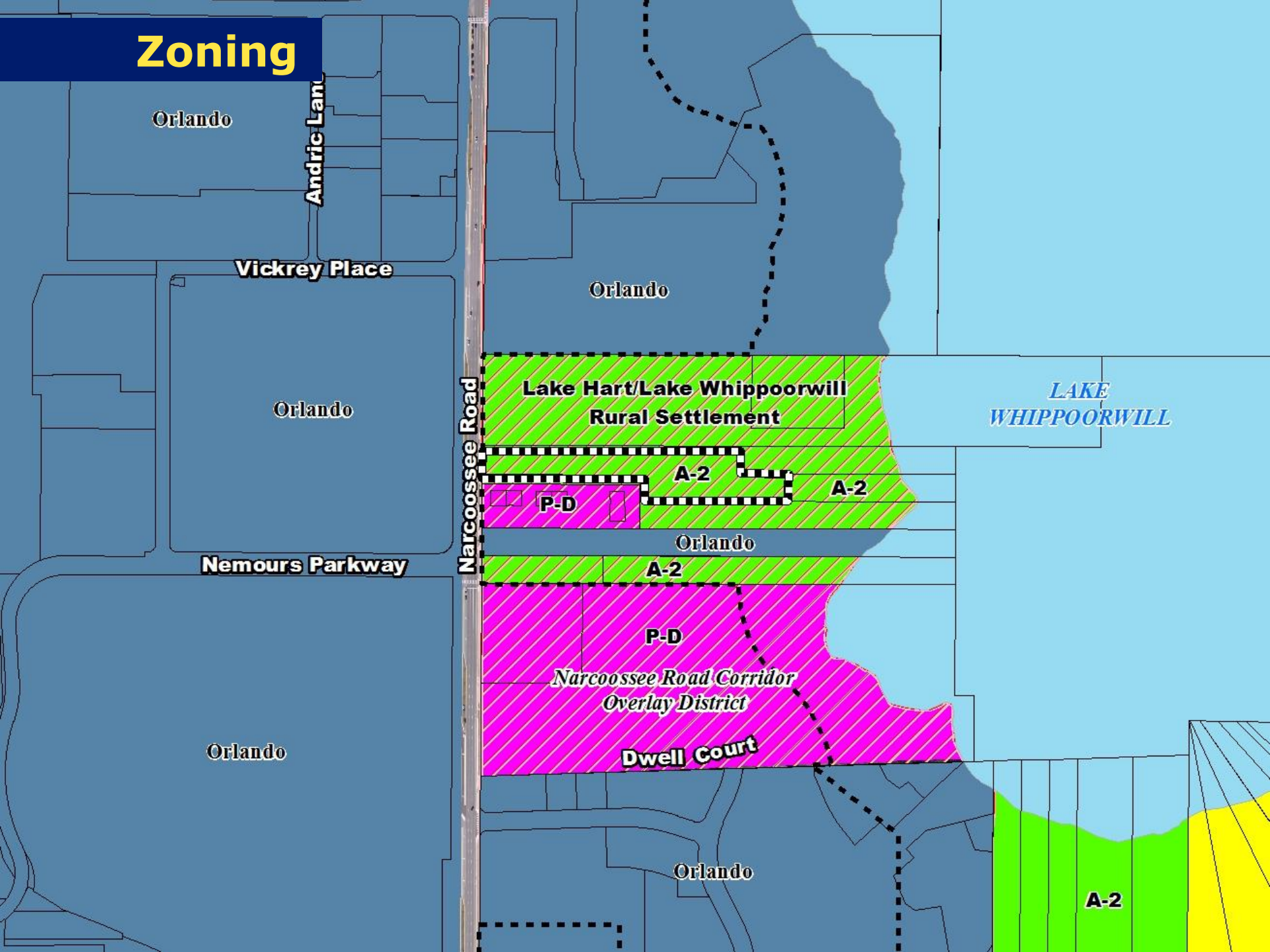
Future Land Use (Existing)



Future Land Use (Proposed)



Zoning





Amendment 2019-1-S-4-1

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objectives FLU6.2 and FLU6.3 and Policies FLU6.2.14, FLU6.3.2, FLU6.3.2.1, FLU6.3.2.2, FLU6.3.2.4, FLU6.3.3, FLU6.3.4, FLU6.3.4.1, and FLU8.2.1)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-S-4-1, Rural Settlement 1/2 (RS 1/2) to Planned Development-Commercial/Office (PD-C/O) and Urban Service Area Expansion.**



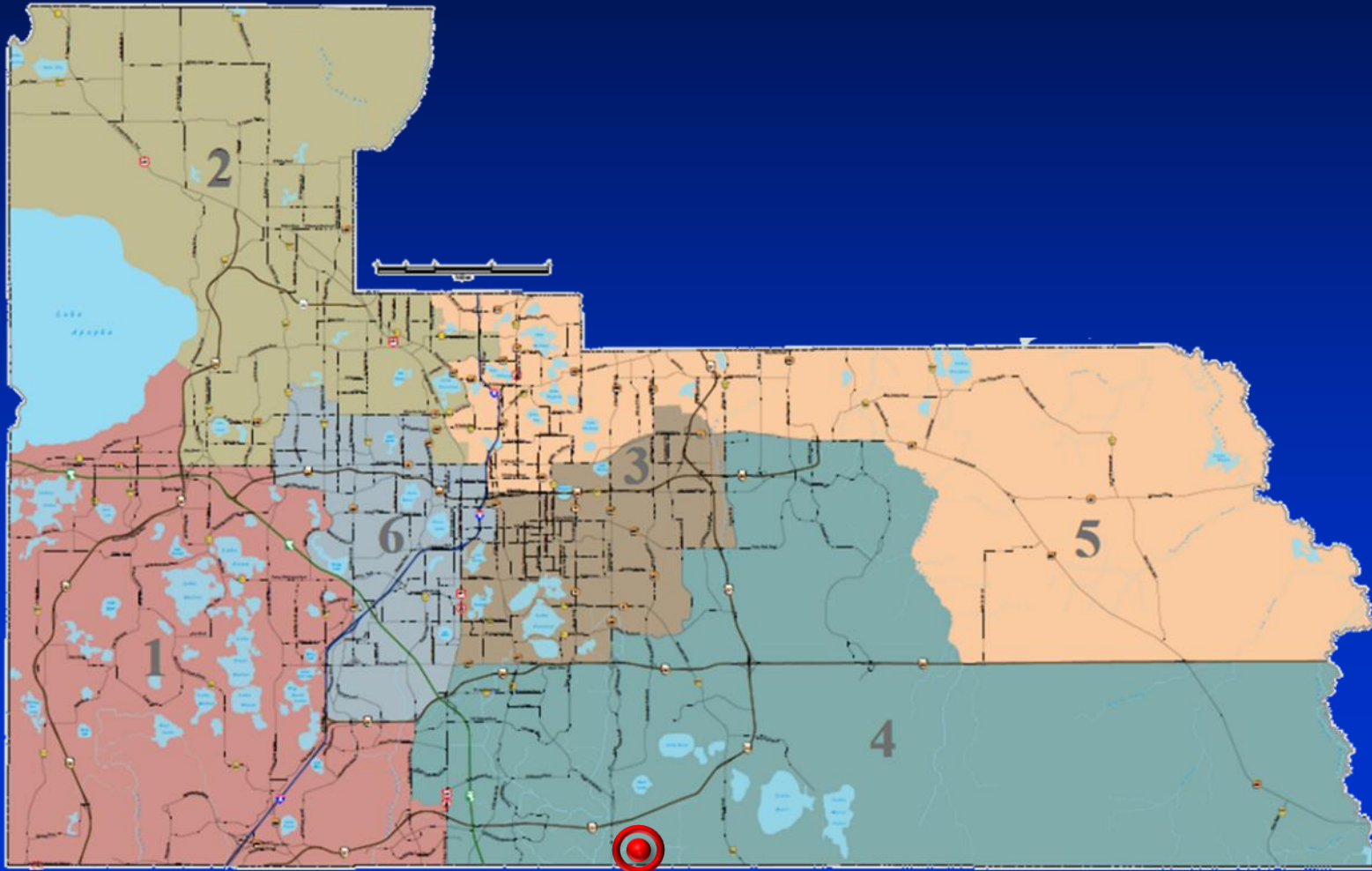
Amendment 2019-1-S-4-2

- Agent:** Erika Hughes, VHB
- Owner:** Francisco Bonnemaïson, Trustee
- From:** Planned Development-
Commercial/Office/Medium Density Residential
(PD-C/O/MDR)
- To:** Planned Development-
Commercial/Office/Medium Density Residential
(PD-C/O/MDR)
- Acreage:** 8.5 gross acres/7.5 net acres
- Proposed Use:** Up to 50,000 square feet of retail commercial uses, up to 100,000 square feet of office space, and up to 170 multi-family units

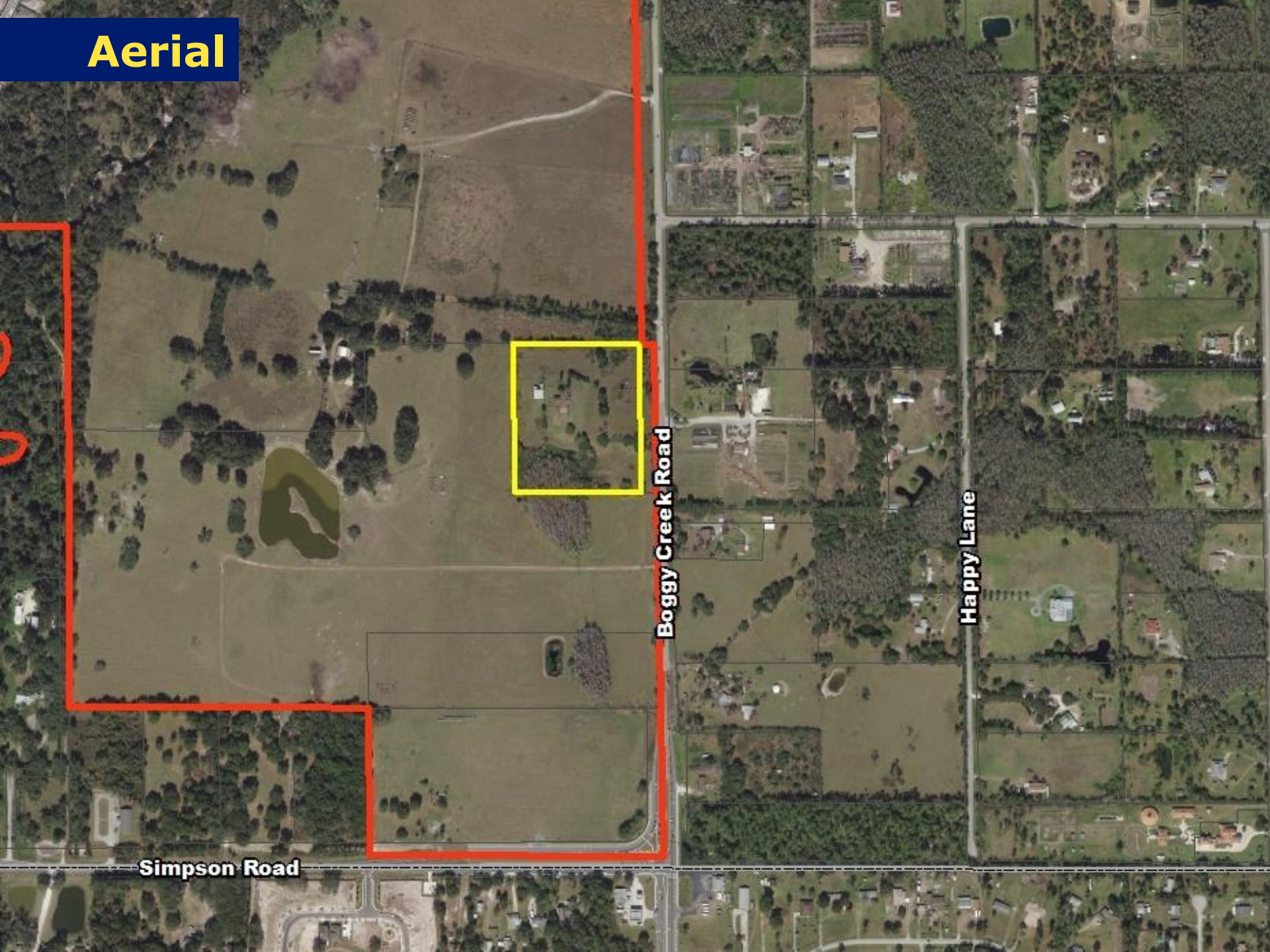


Amendment 2019-1-S-4-2

Location



Aerial

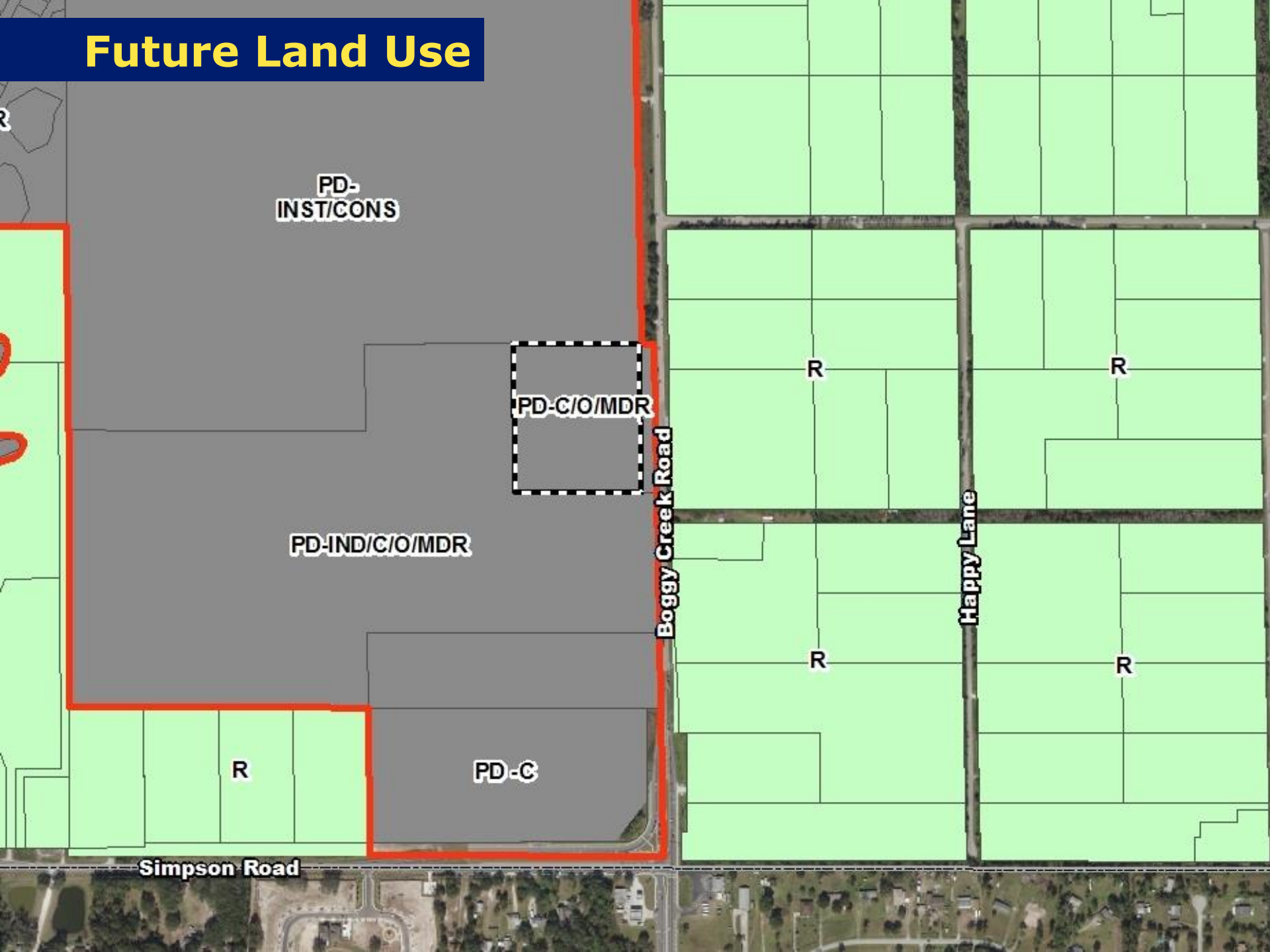


Simpson Road

Boggy Creek Road

Happy Lane

Future Land Use



Zoning

P-D
Boggy Creek
PD/LUPA

P-D
Ward
Property

A-2

A-2

A-2

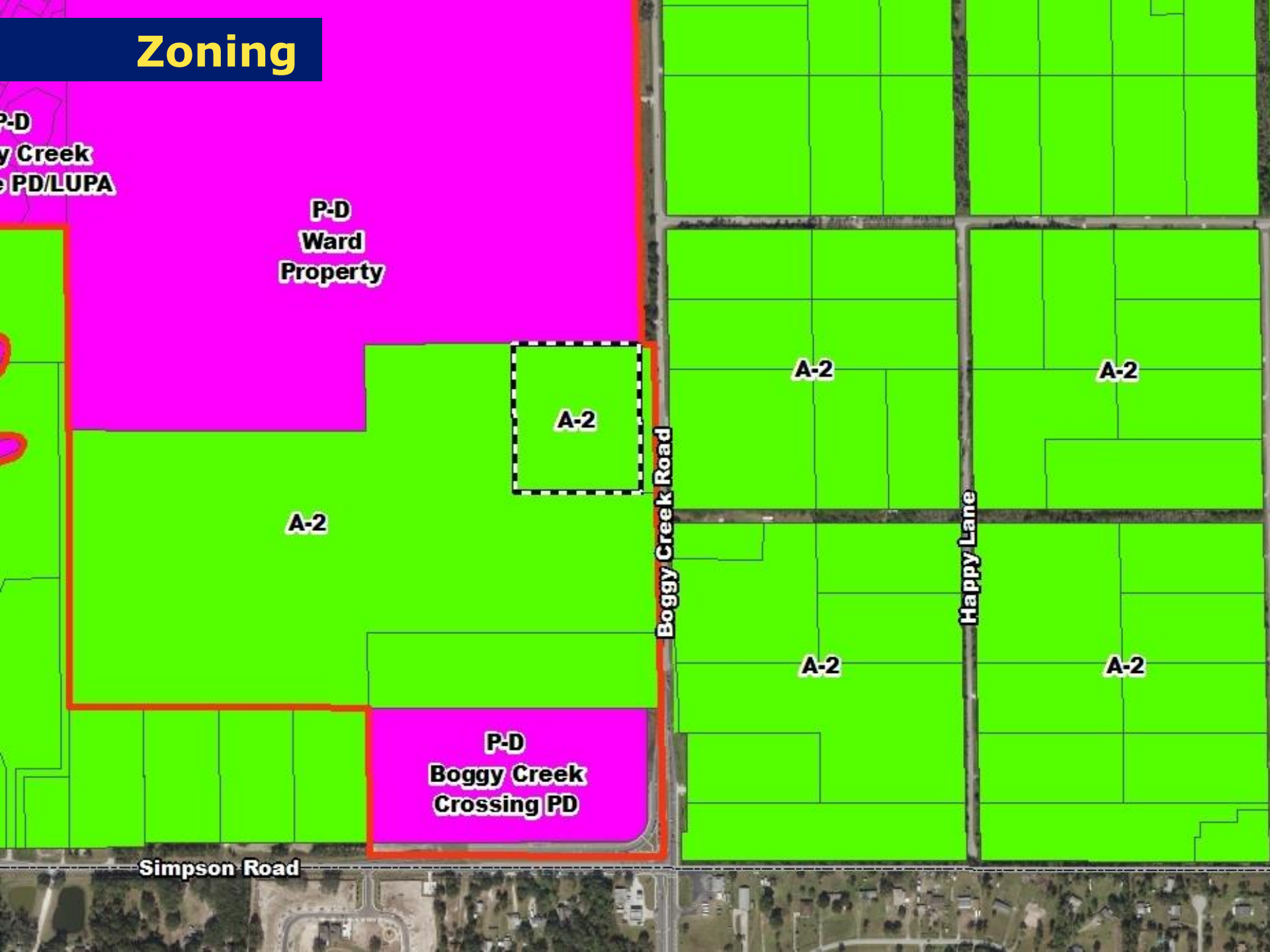
A-2

P-D
Boggy Creek
Crossing PD

Boggy Creek Road

Happy Lane

Simpson Road





Amendment 2019-1-S-4-2

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU1, Objectives, FLU1.1 and FLU1.4 and Policies FLU1.1.1, FLU1.1.2(A), FLU1.1.2(B), FLU1.4.1, FLU1.4.2, FLU2.2.17, FLU2.3.7, FLU8.1.2, FLU8.1.3, FLU8.1.4, FLU8.2.1, FLU8.2.2, FLU8.2.10, FLU8.2.11)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-S-4-2, to increase the multi-family residential development from 86 dwelling units to 170 multi-family dwelling units.**



Amendment 2019-1-S-5-1

Owners: Duc Pham, Lan Pham, and Van Pham

From: Office (O)

To: Low Density Residential (LDR)

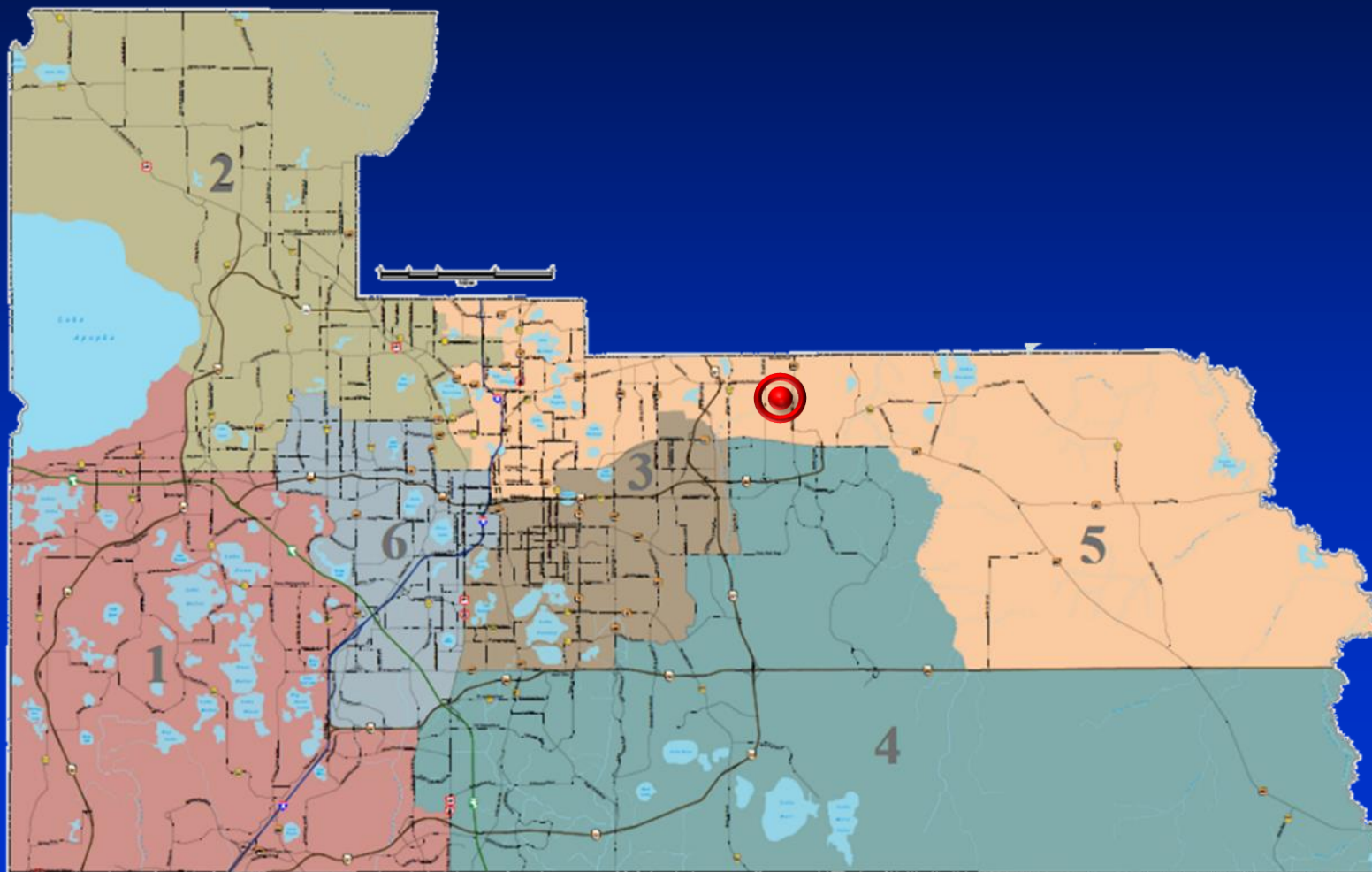
Acreage: 2.02 gross acres/0.75 net developable acres

Proposed Use: Lot split to create two parcels and construct a single-family residence

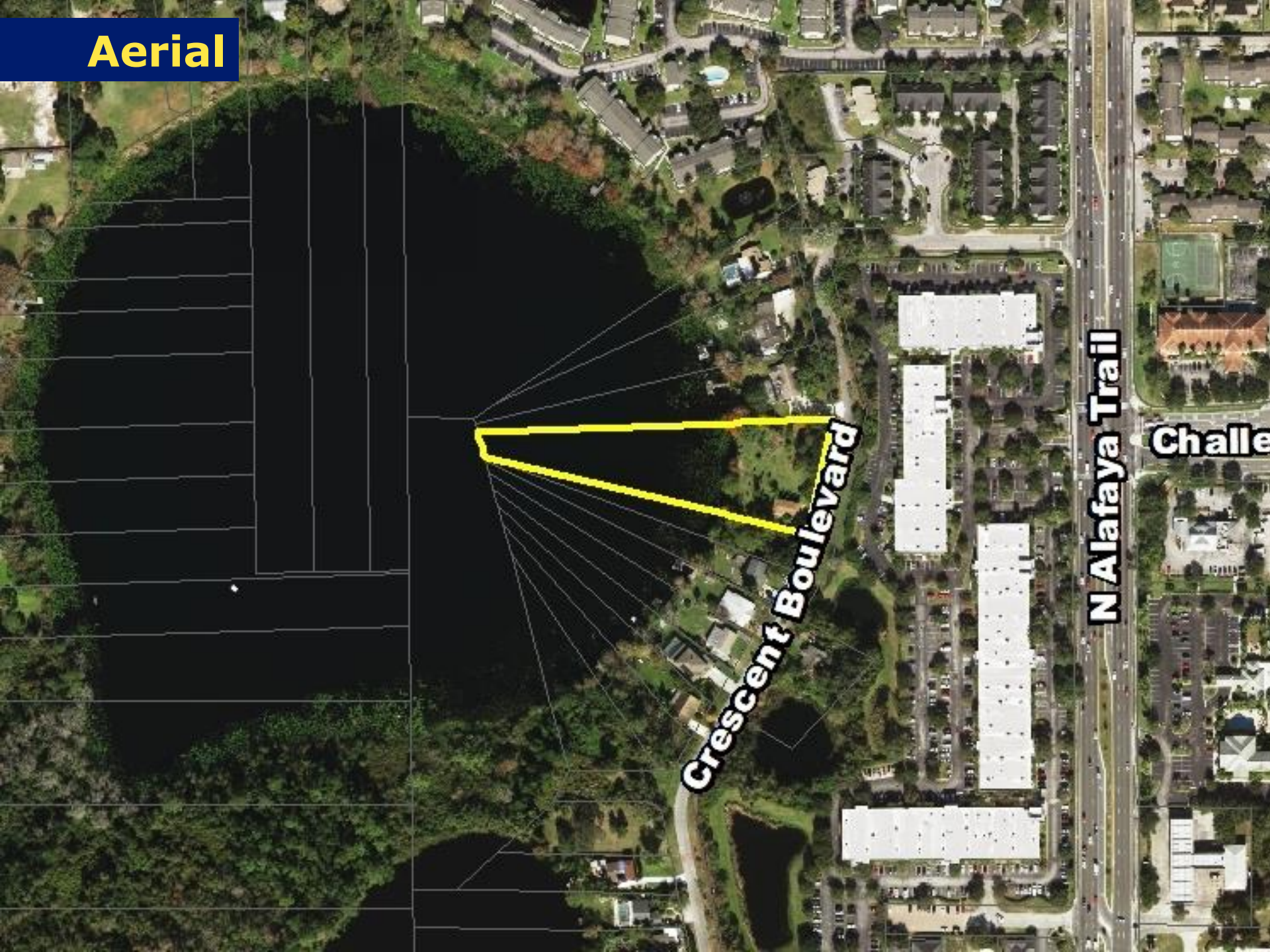


Amendment 2019-1-S-5-1

Location



Aerial

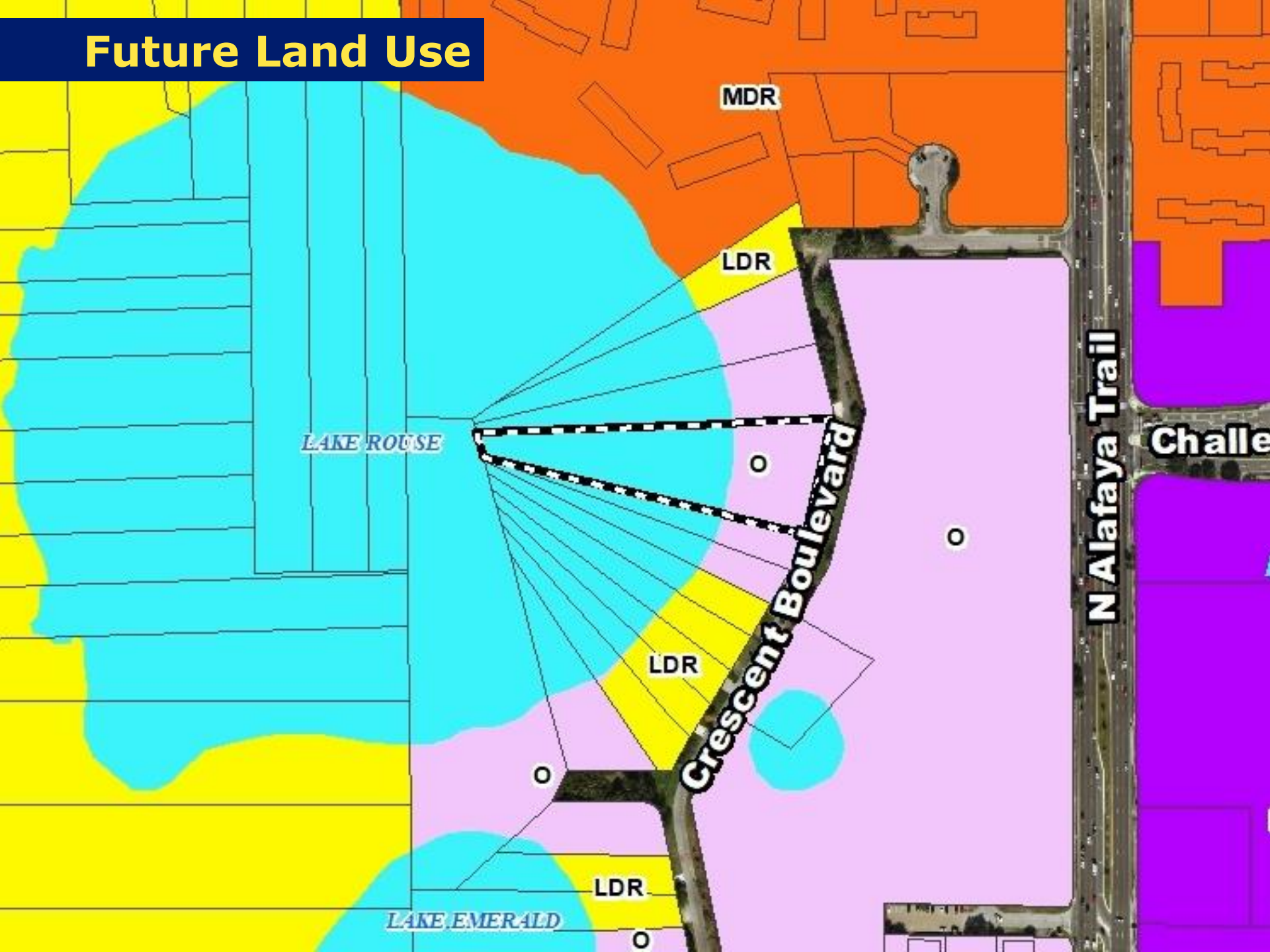


Crescent Boulevard

N Alafaya Trail

Challe

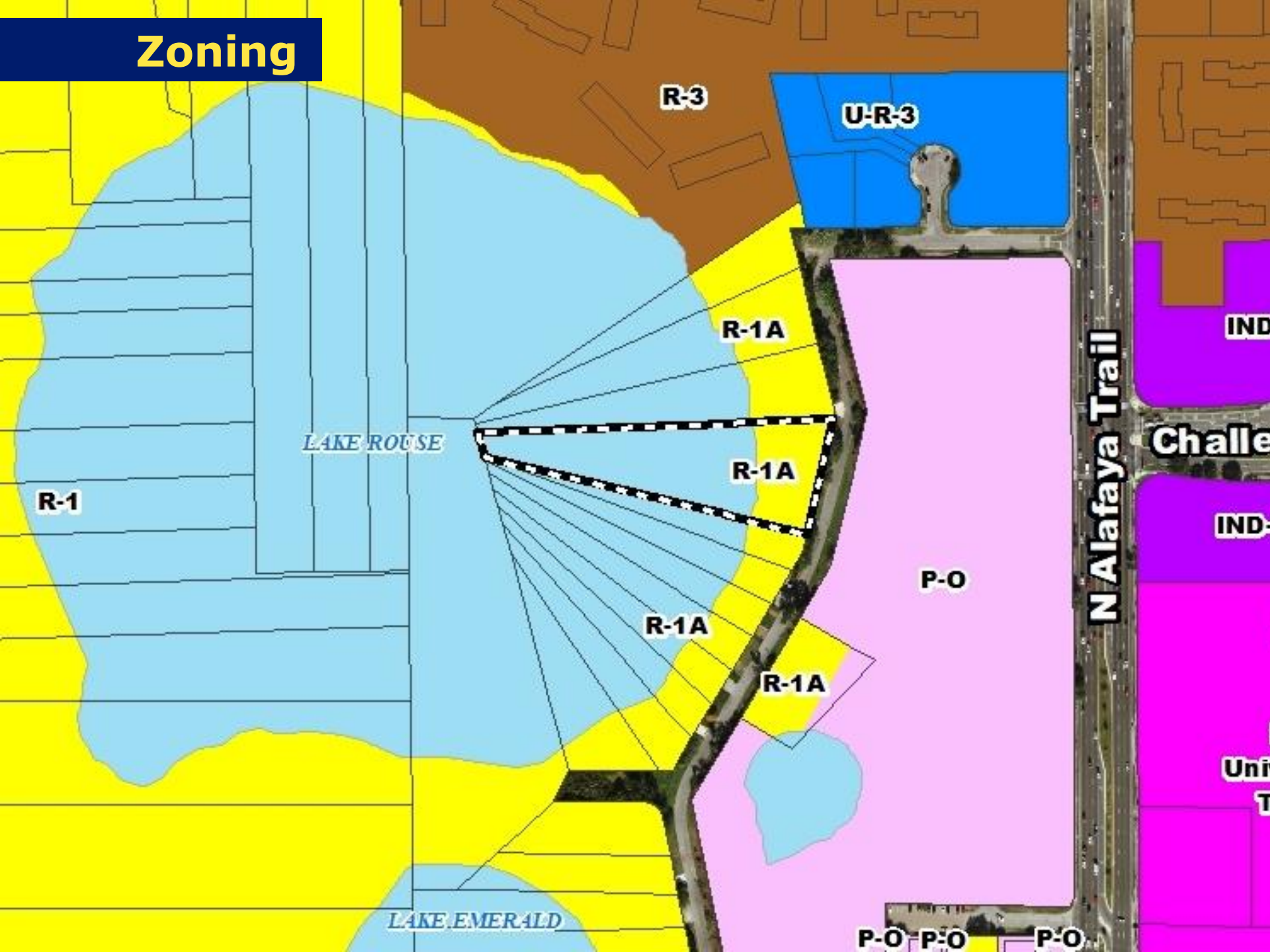
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-S-5-1

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Objective FLU8.2 and Element Policies FLU1.1.2(B), FLU1.1.2(C), FLU8.1.1, FLU8.2.1, FLU8.2.5.1, and FLU8.2.5.2)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-S-5-1, Office (O) to Low Density Residential (LDR).**



Amendment 2019-1-S-5-2

Agent: Drew Shofner, BluRock Commercial Real Estate, LLC

Owner: John W. and Marjorie H. Doyle

From: Low-Medium Density Residential (LMDR)

To: Commercial (C)

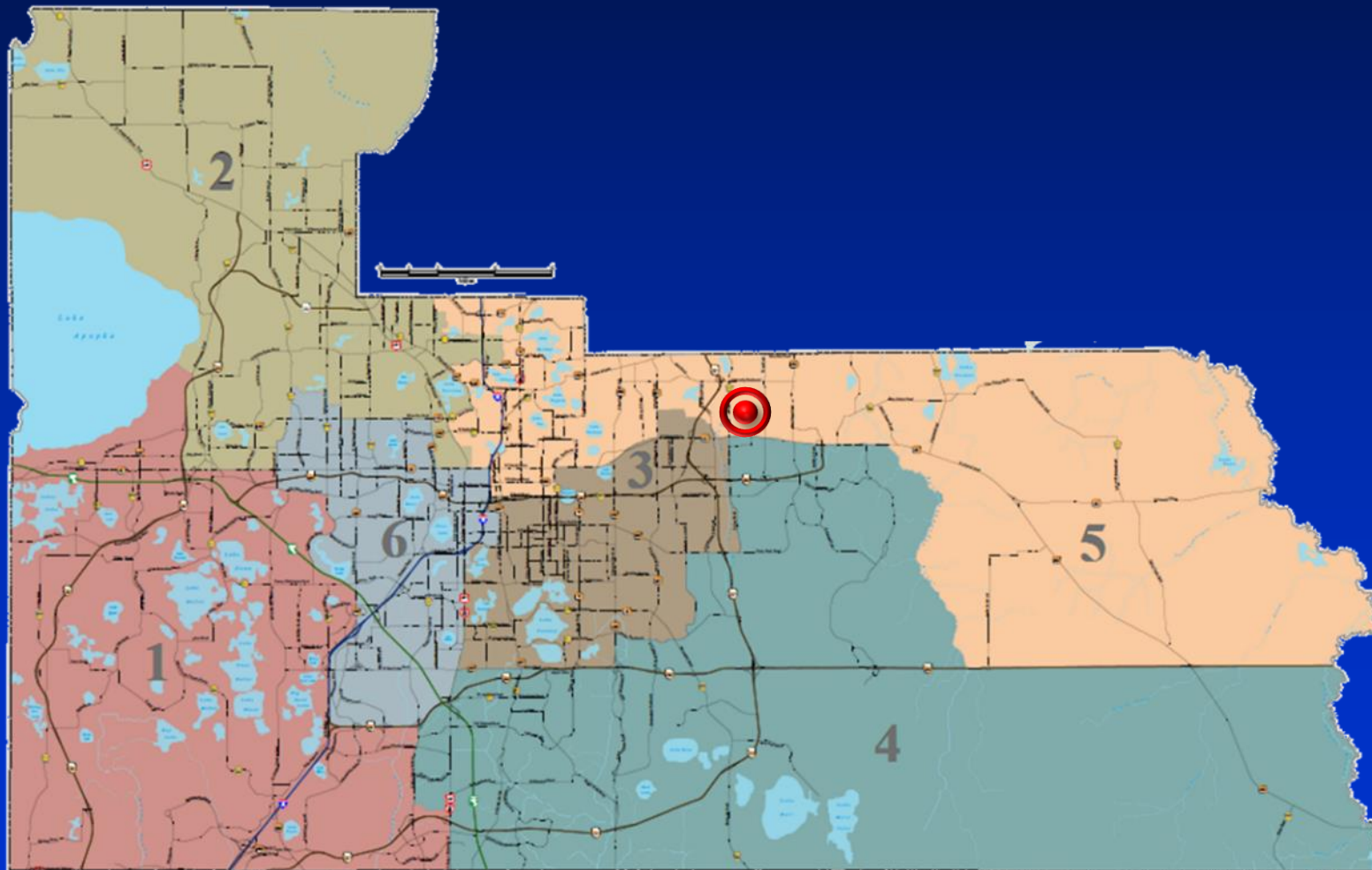
Acreage: 0.23 gross acre

Proposed Use: To continue to use the subject portion of the property for parking in conjunction with the existing retail flower shop located immediately south of the subject property.

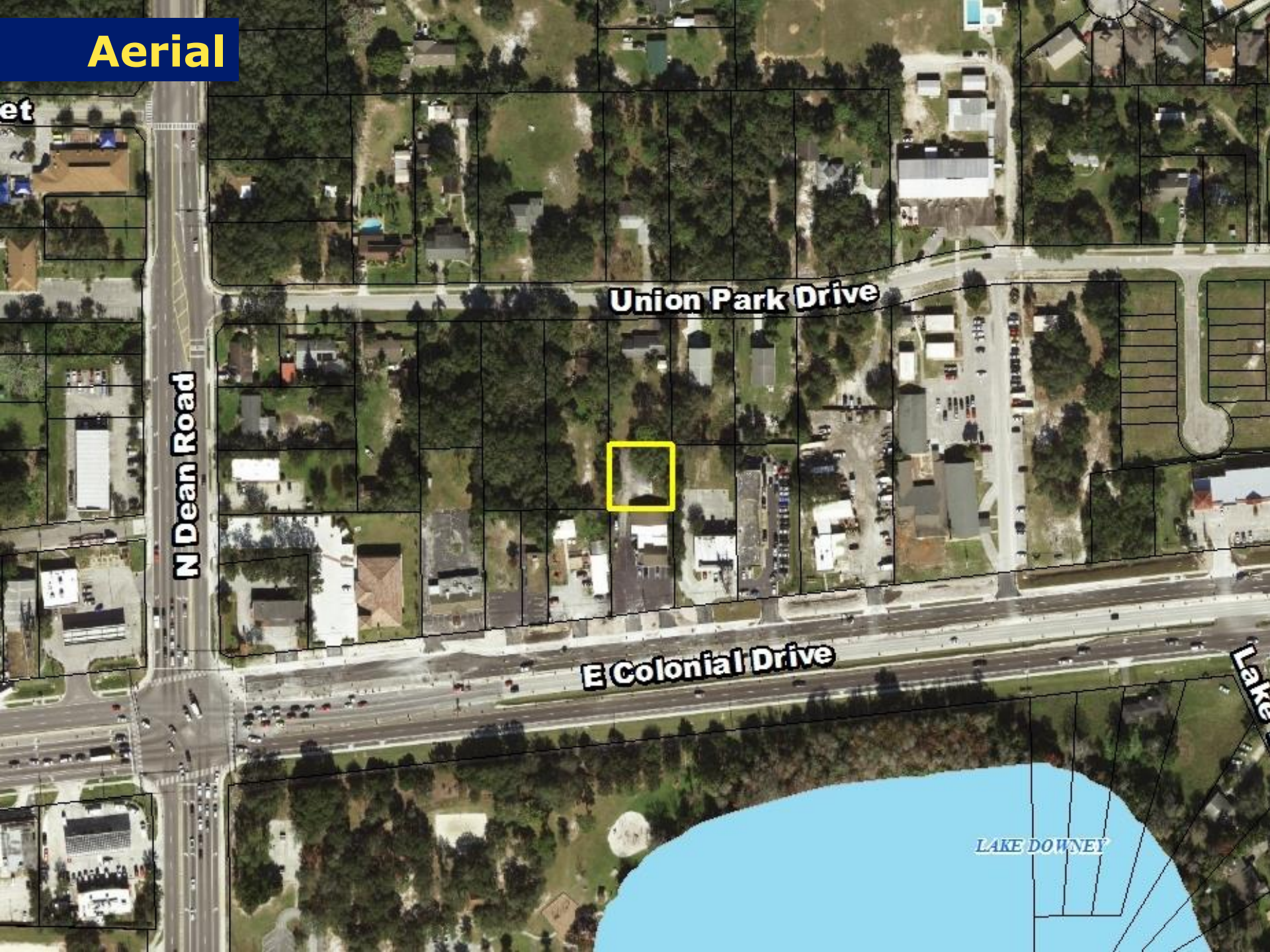


Amendment 2019-1-S-5-2

Location



Aerial



et

N Dean Road

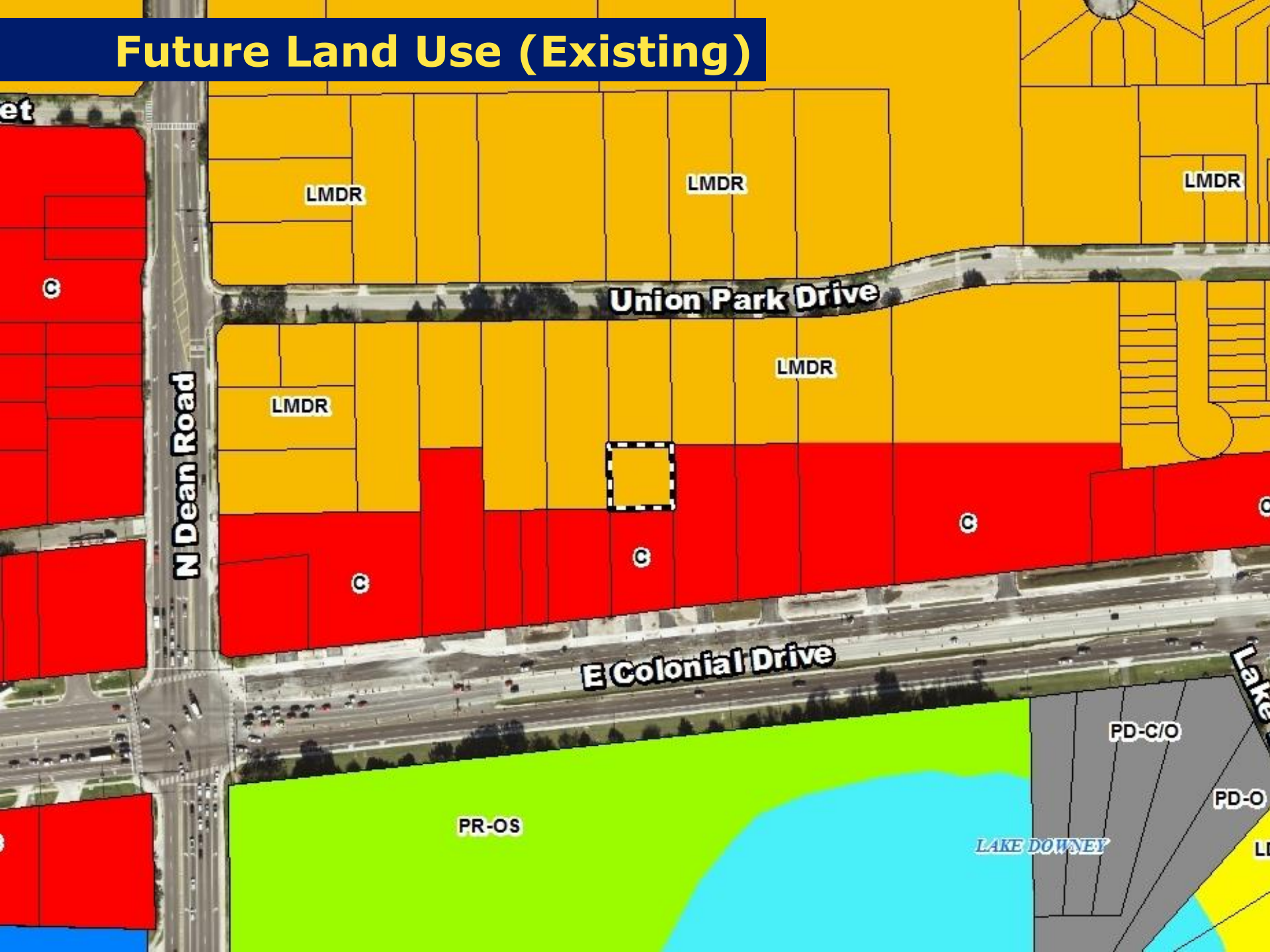
Union Park Drive

E Colonial Drive

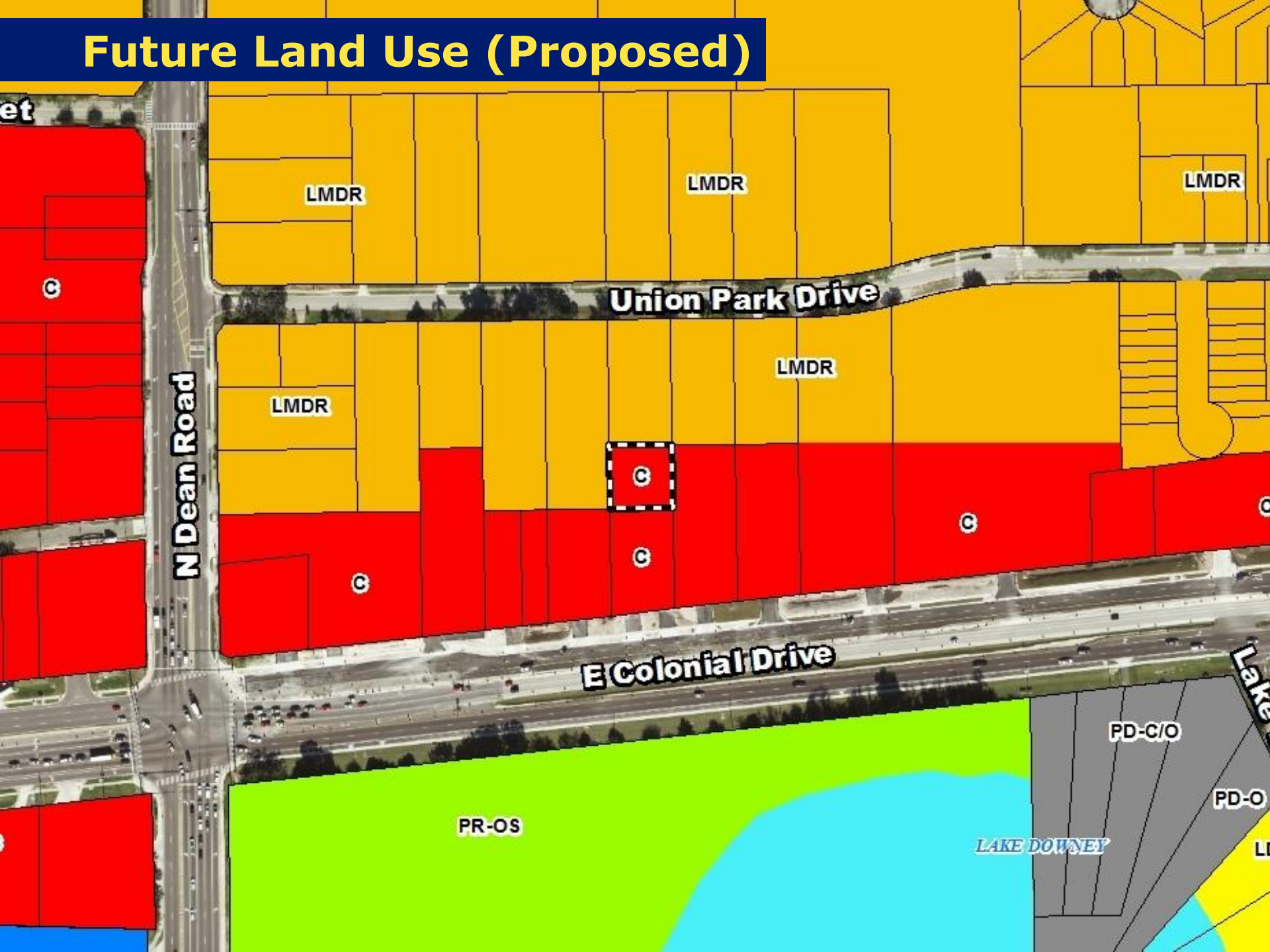
LAKE DOWNEY

Lake

Future Land Use (Existing)



Future Land Use (Proposed)



LMDR

LMDR

LMDR

C

Union Park Drive

LMDR

LMDR

N Dean Road

C

C

C

C

E Colonial Drive

PR-OS

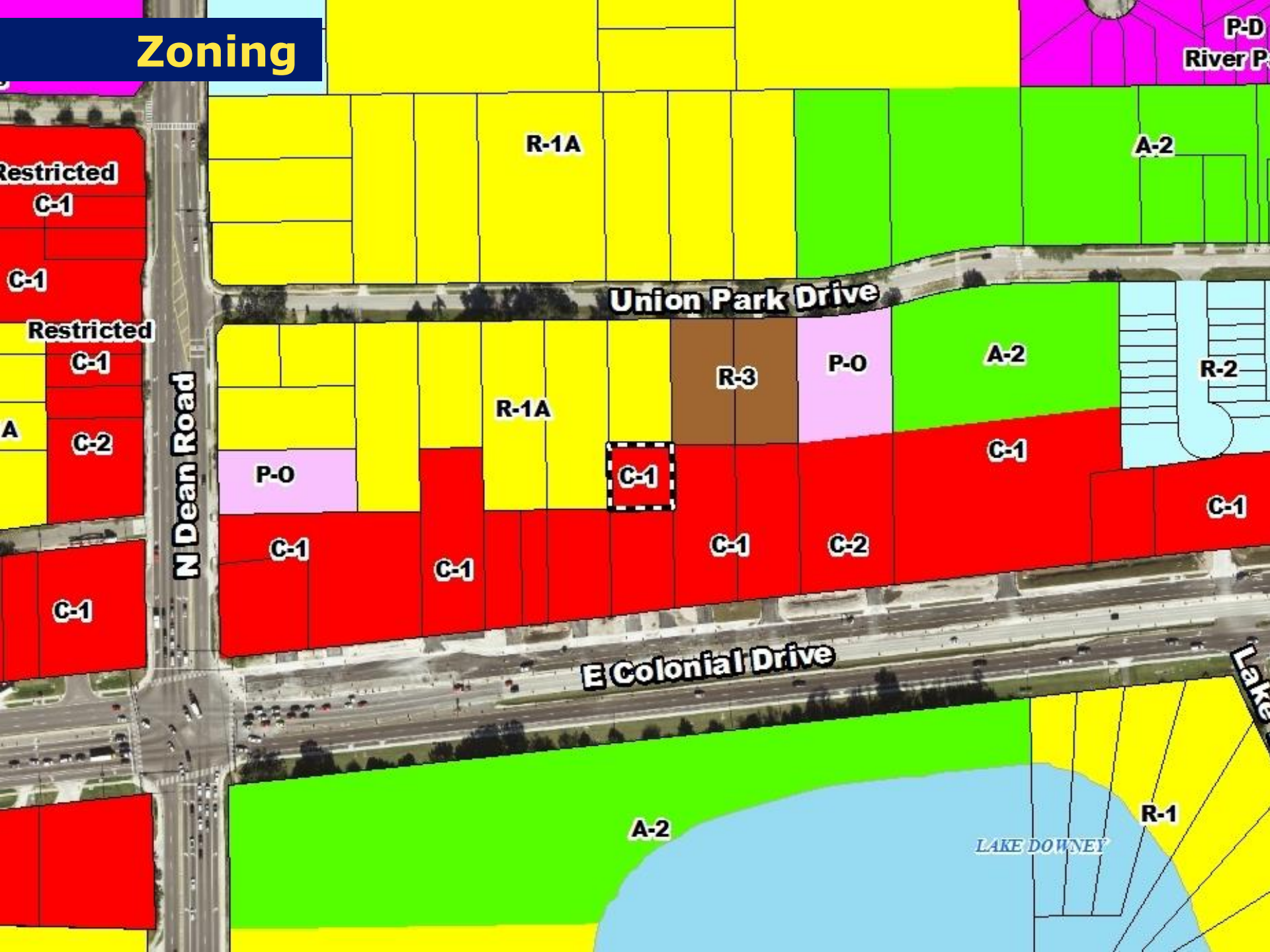
PD-C/O

LAKE DOWNEY

PD-O

L

Zoning





Amendment 2019-1-S-5-2

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective FLU8.2, and Policies FLU1.1.5, FLU1.4.4, FLU1.4.6, and FLU8.2.1)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-S-5-2, Low-Medium Density Residential (LMDR) to Commercial (C).**



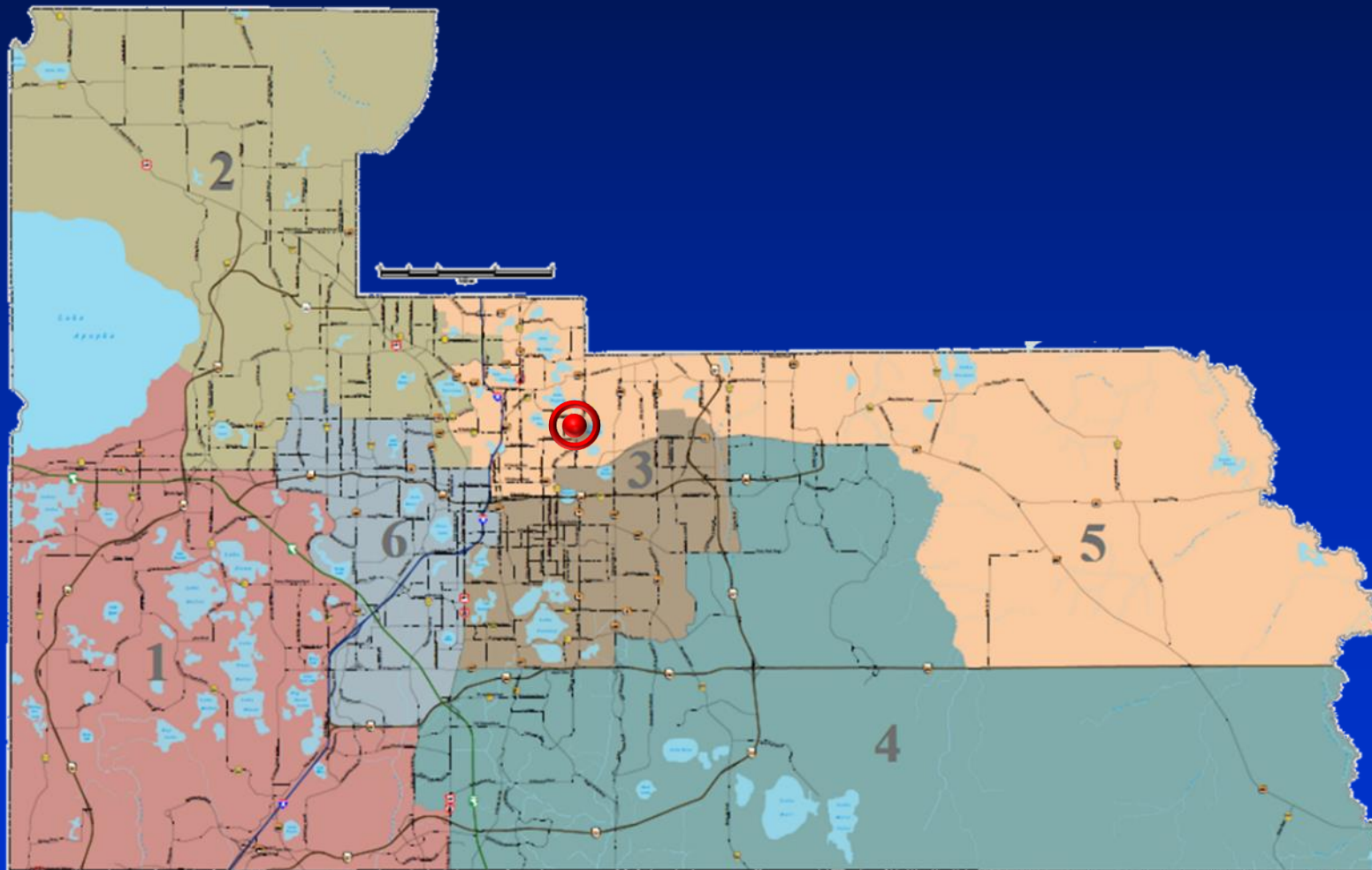
Amendment 2019-1-S-5-3

- Agent:** Robert Paymayesh, PE Group, LLC
- Owner:** Baldwin Park Professional Park Plaza, LLC
- From:** Office (O)
- To:** Planned Development-Commercial (PD-C)
- Acreage:** 1.58 gross acres/approximately 1.35 developable acres
- Proposed Use:** Up to a 6,000 square foot carwash and up to 5,000 square feet of additional commercial uses



Amendment 2019-1-S-5-3

Location



Aerial



Subject Property

Decatur Street

N Semoran Boulevard

Auver Boulevard

Commerce Boulevard

Lake Baldwin Lane

Almond Avenue

Shea Street

Truman Road

Genoa Lane

Tartan Drive

Villa Marie Drive

Moselle Avenue

Penway Drive

Turin Street

Myrtle Street

Coletta Drive

Kingston Avenue

Cornelia Avenue

June Street

Sunrise Boulevard

Susannah Boulevard

Sevas Street

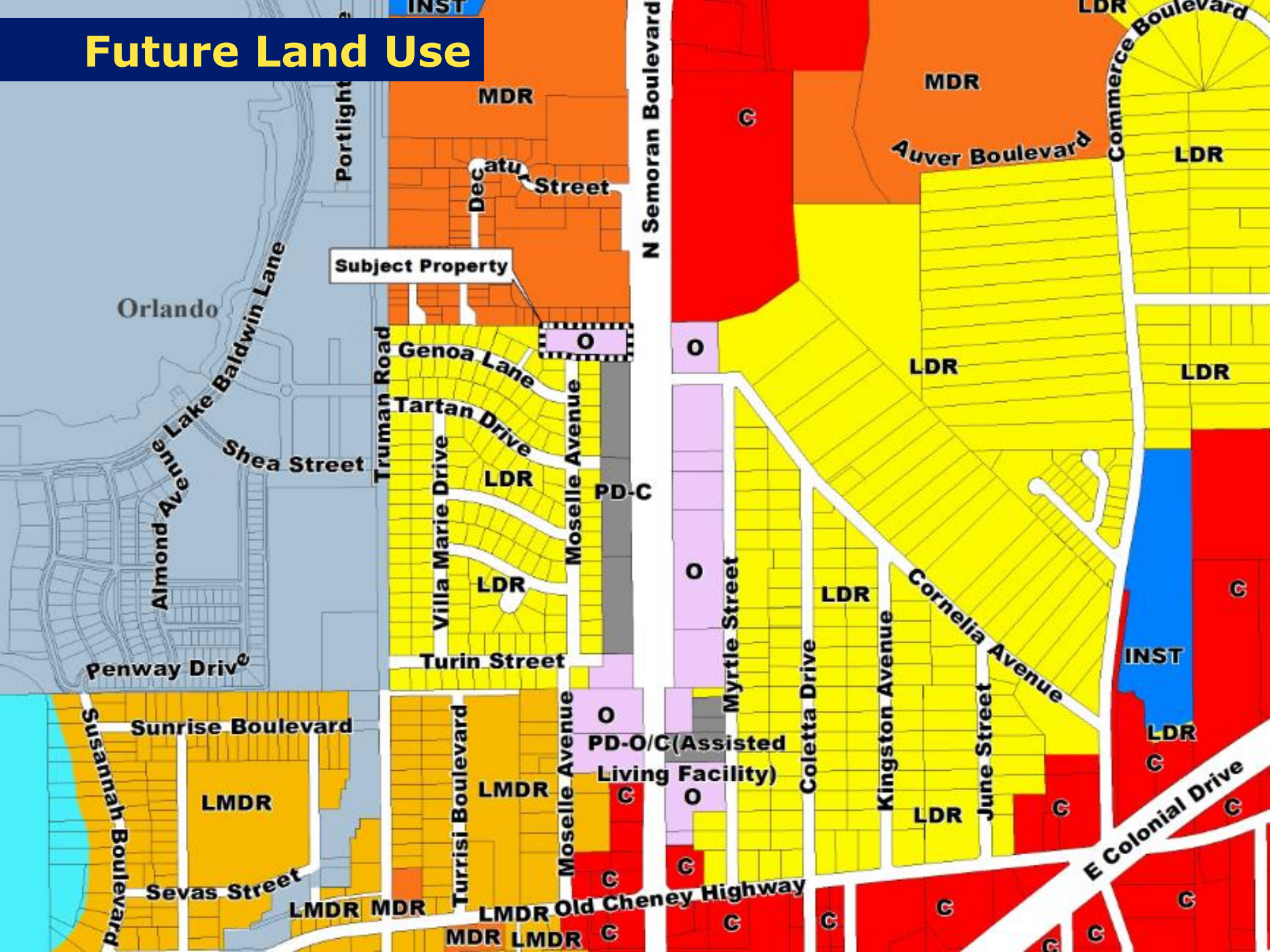
Turrisi Boulevard

Moselle Avenue

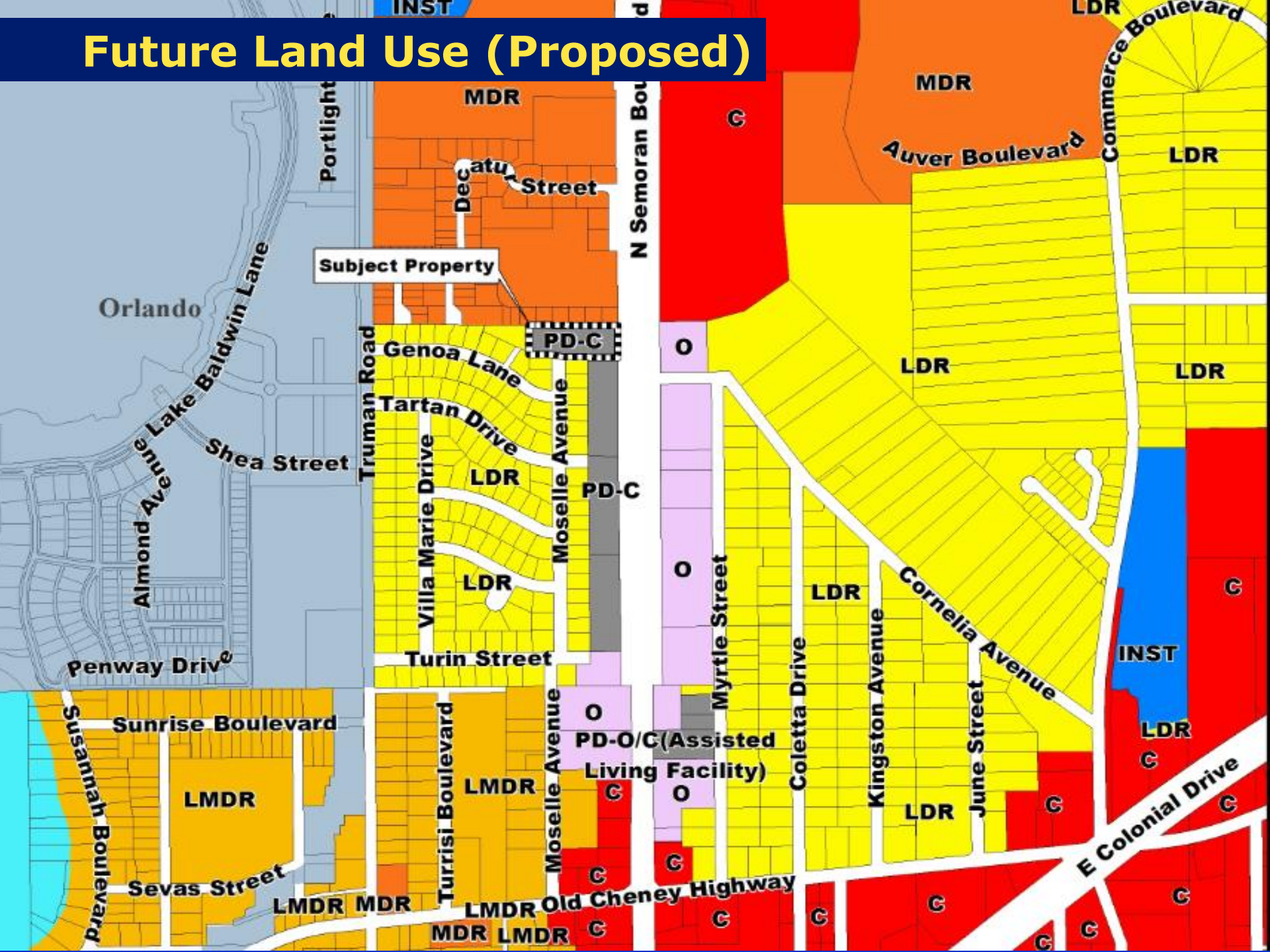
Old Cheney Highway

E Colonial Drive

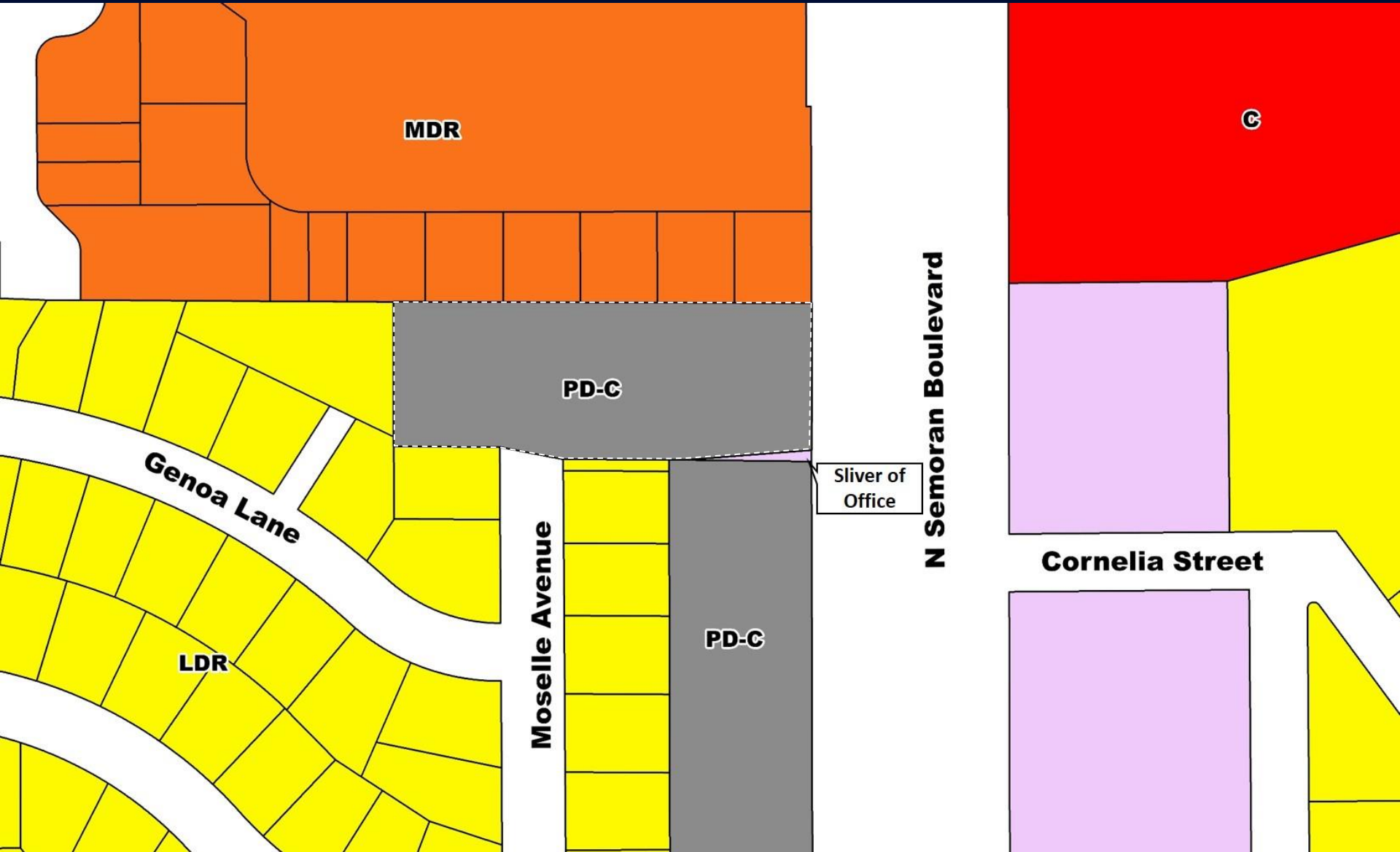
Future Land Use



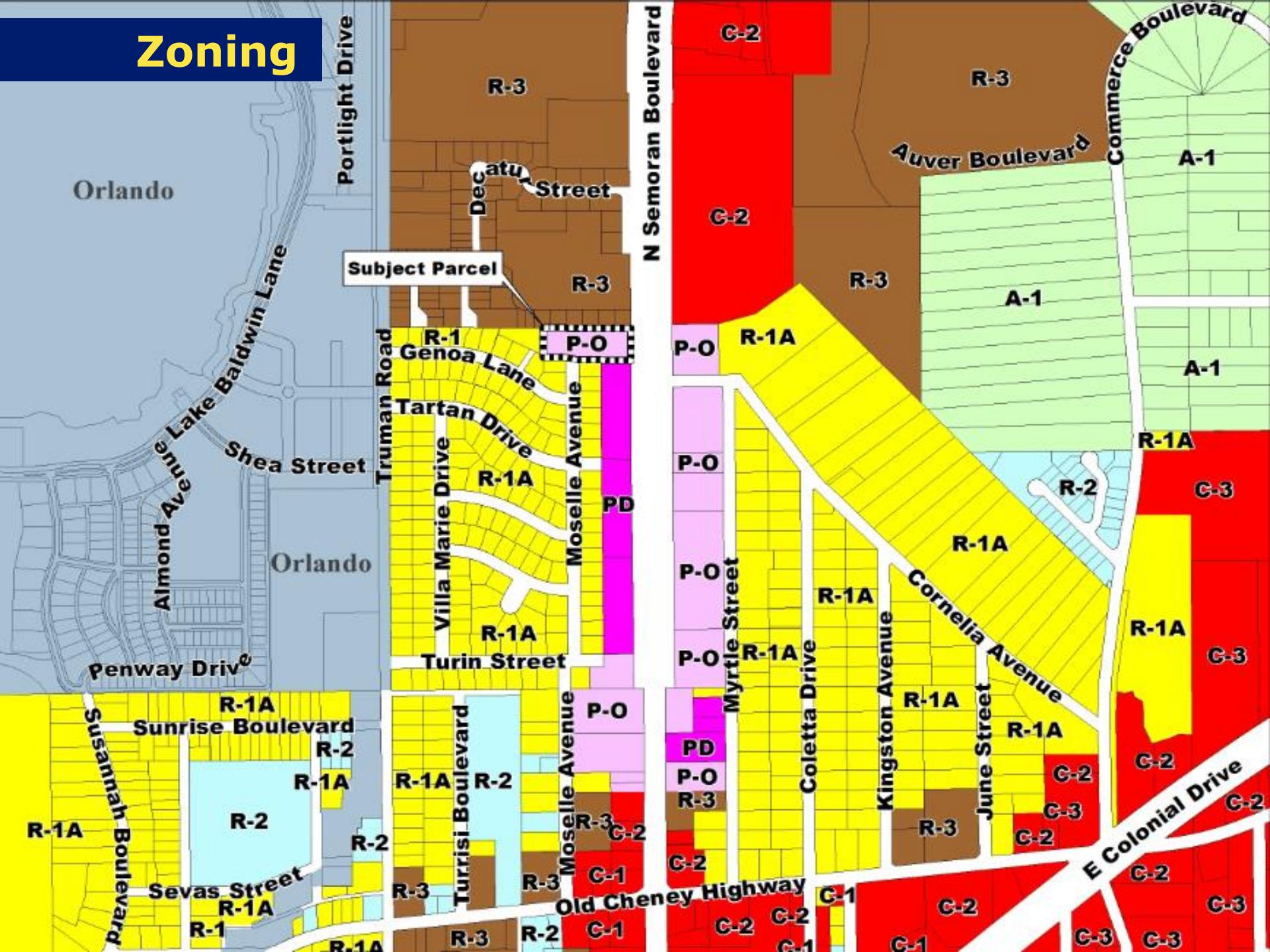
Future Land Use (Proposed)



Future Land Use (Proposed)



Zoning





Amendment 2019-1-S-5-3

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objectives FLU1.1, FLU2.2 and FLU8.2, and Policies FLU1.4.1, FLU1.4.2, FLU1.4.4, FLU 2.4.1, FLU 2.4.2, FLU 8.1.4, FLU 8.2.1, FLU8.2.6, FLU8.2.10 and FLU8.2.11)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-S-5-3, Office (O) to Planned Development-Commercial (PD-C).**



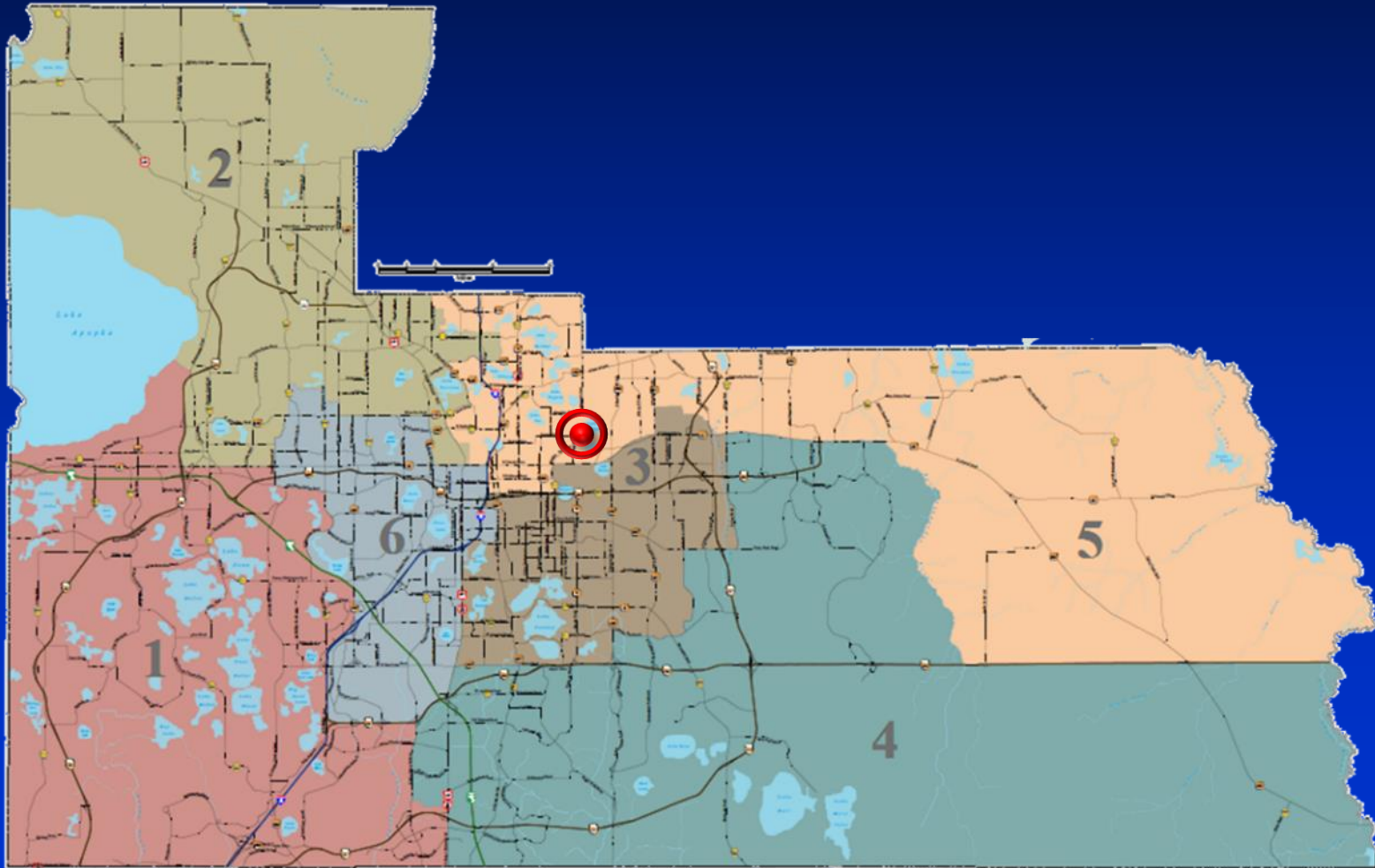
Amendment 2019-1-S-5-4

- Agent:** Steven Shea, Civil & Site Engineering, Inc.
- Owner:** Semoran Vista, Inc.
- From:** Office (O)
- To:** Planned Development – Commercial (PD-C)
- Acreage:** 3.45 gross acres
- Proposed Use:** Up to 45,000 square feet of retail commercial and office uses



Amendment 2019-1-S-5-4

Location

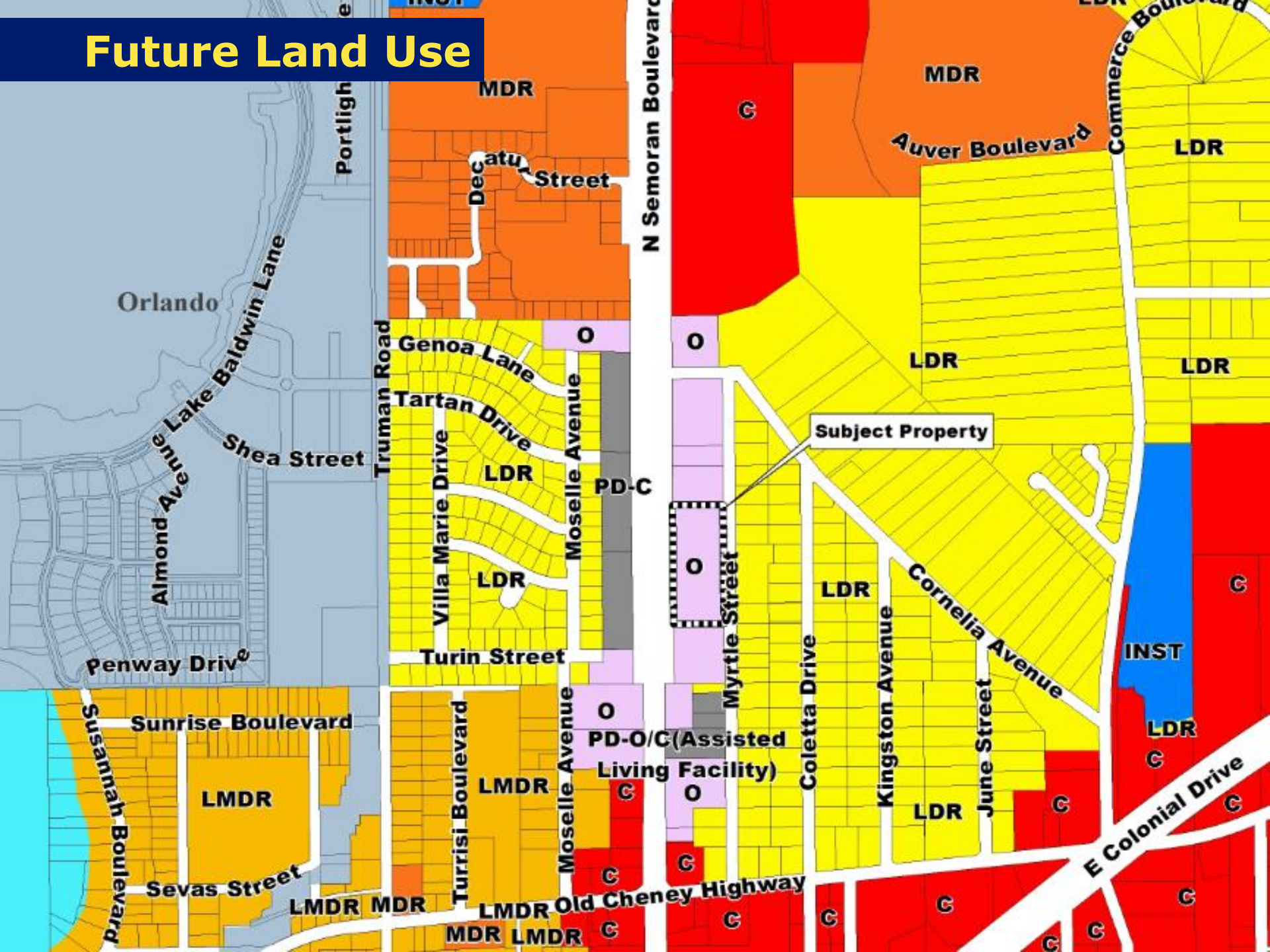


Aerial

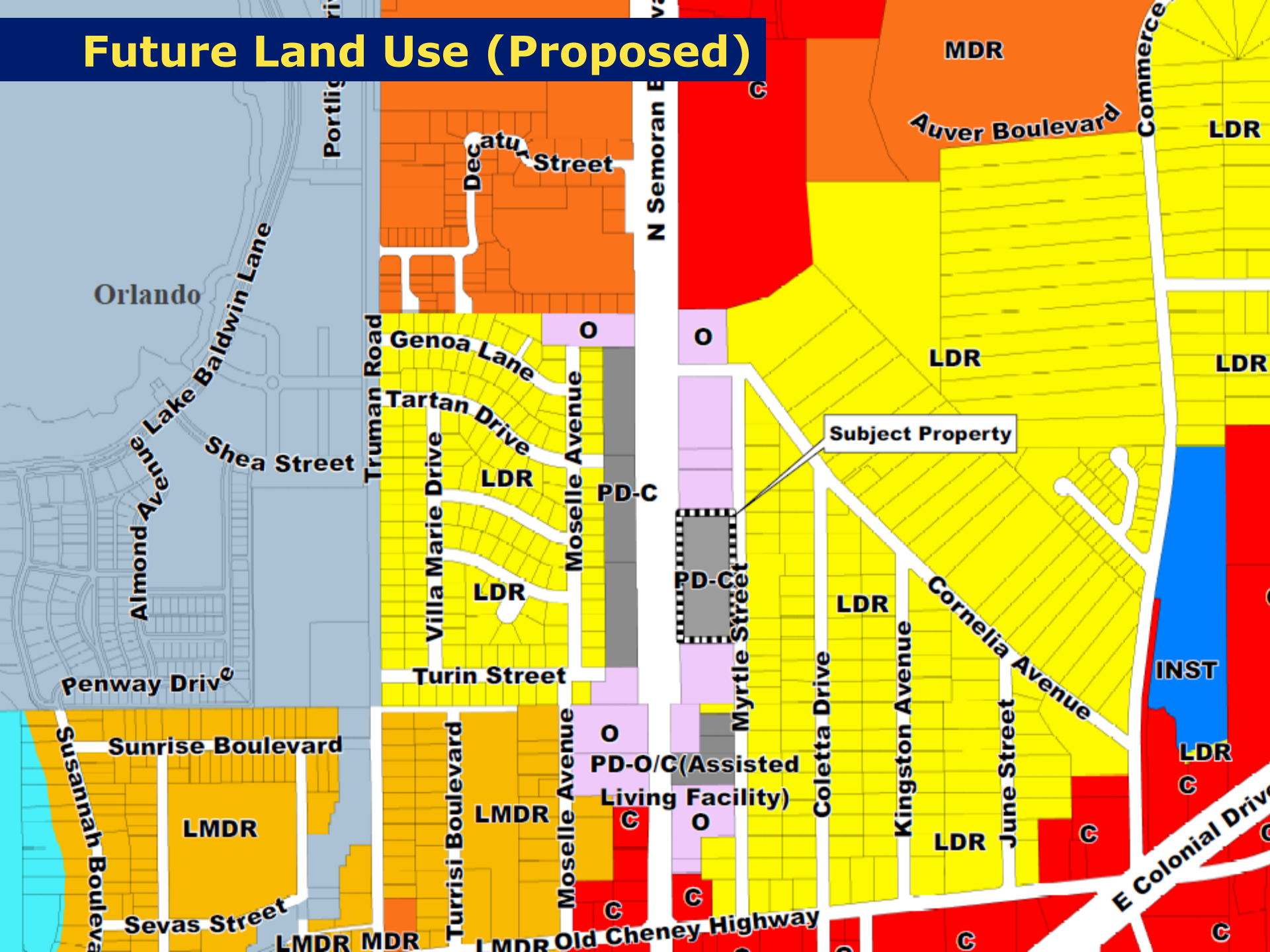


Subject Property

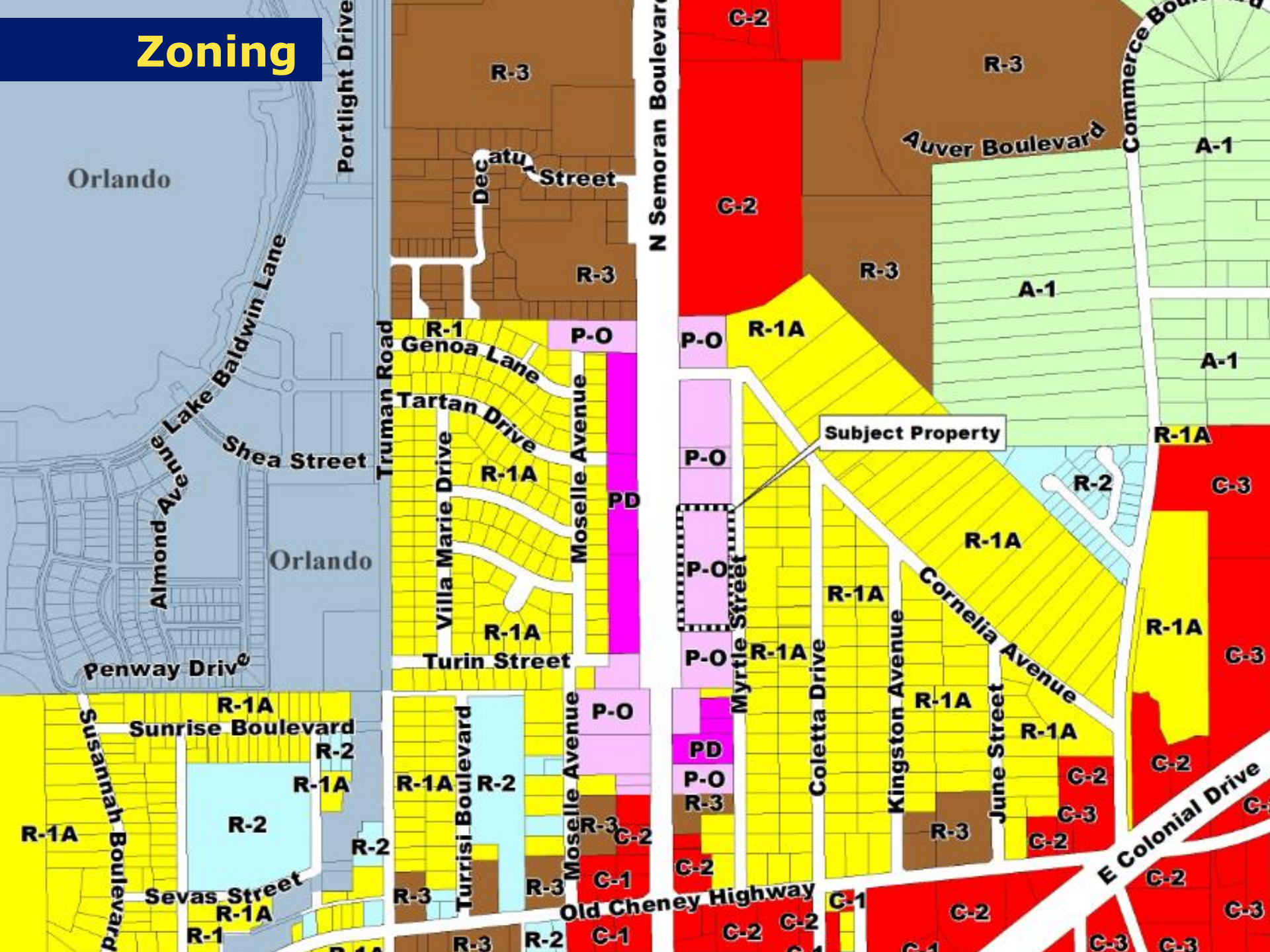
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-S-5-4

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objectives FLU1.1, FLU2.2 and FLU8.2, and Policies FLU1.4.1, FLU1.4.2, FLU1.4.4, FLU 2.4.1, FLU 2.4.2, FLU 8.1.4, FLU 8.2.1, FLU8.2.6, FLU8.2.10 and FLU8.2.11)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-S-5-4, Office (O) to Planned Development-Commercial (PD-C).**



Amendment 2019-1-S-5-5

Agent: Bryan Potts, P.E.

Owner: Florida Housing Affordability, Inc.

From: Low Density Residential (LDR)

To: Low-Medium Density Residential (LMDR)

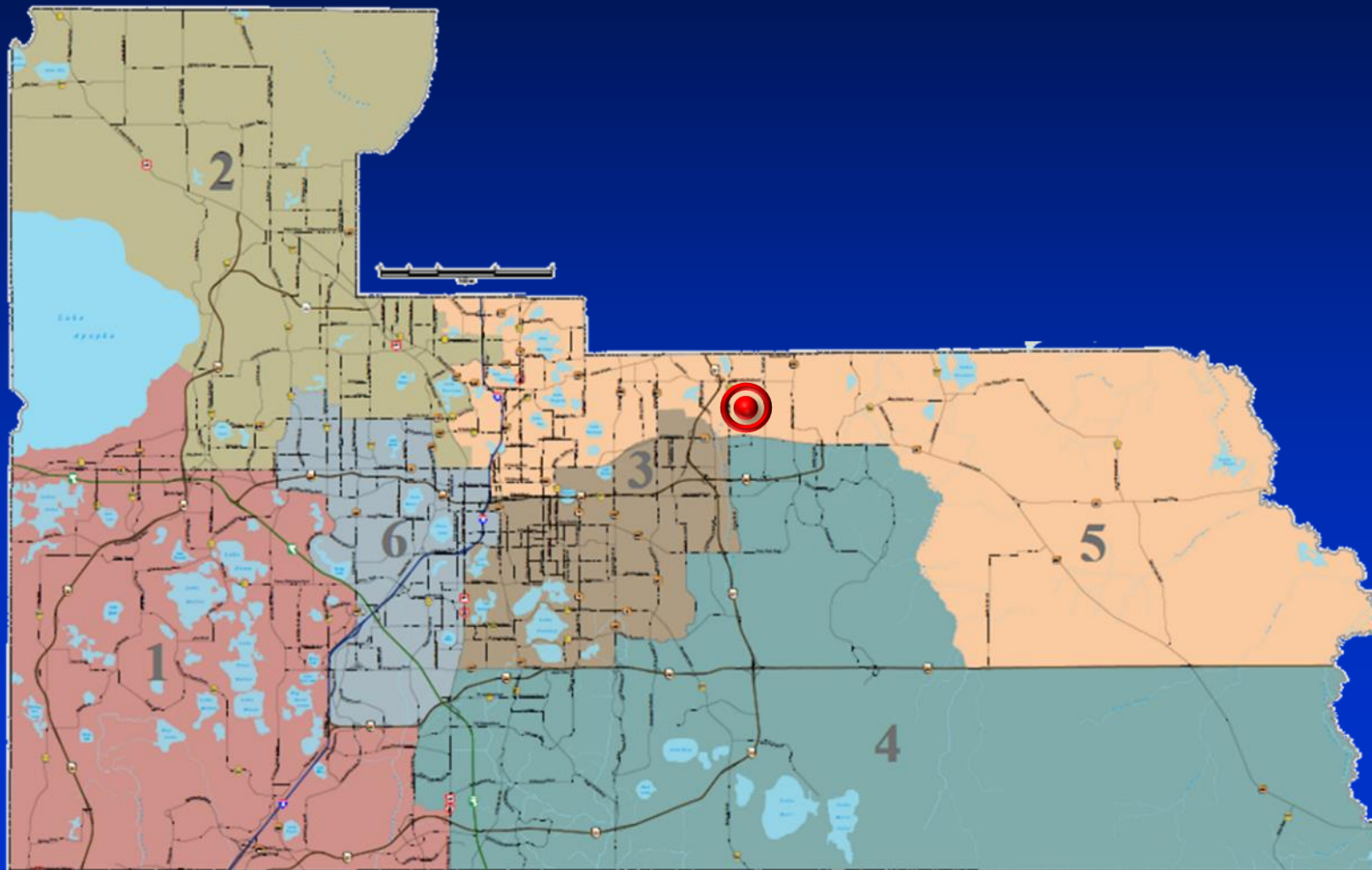
Acreage: 4.99 gross acres

Proposed Use: 49 townhomes

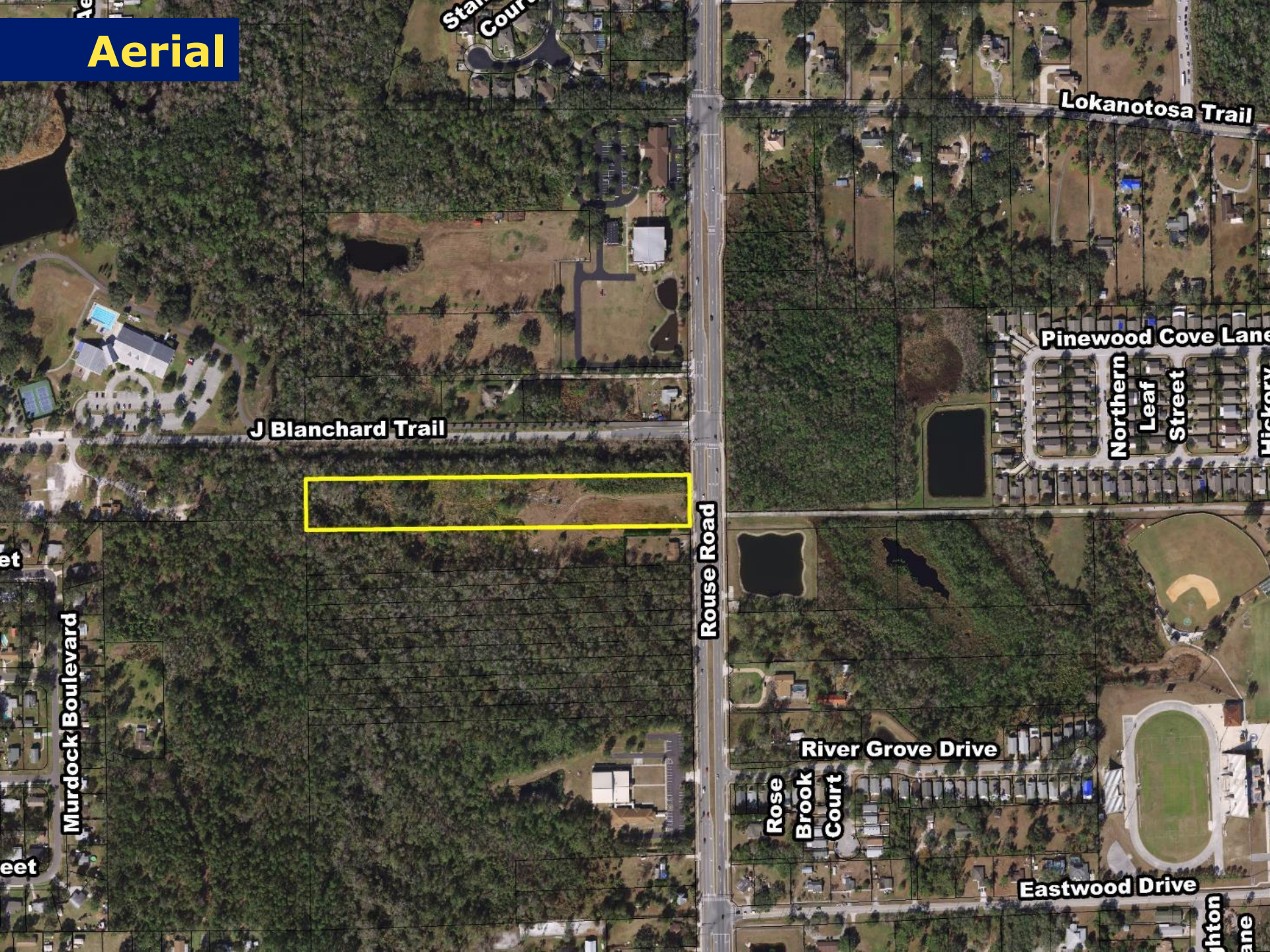


Amendment 2019-1-S-5-5

Location



Aerial



Stan Court

Lokanotosa Trail

J Blanchard Trail

Pinewood Cove Lane

Northern Leaf Street

Rouse Road

Murdock Boulevard

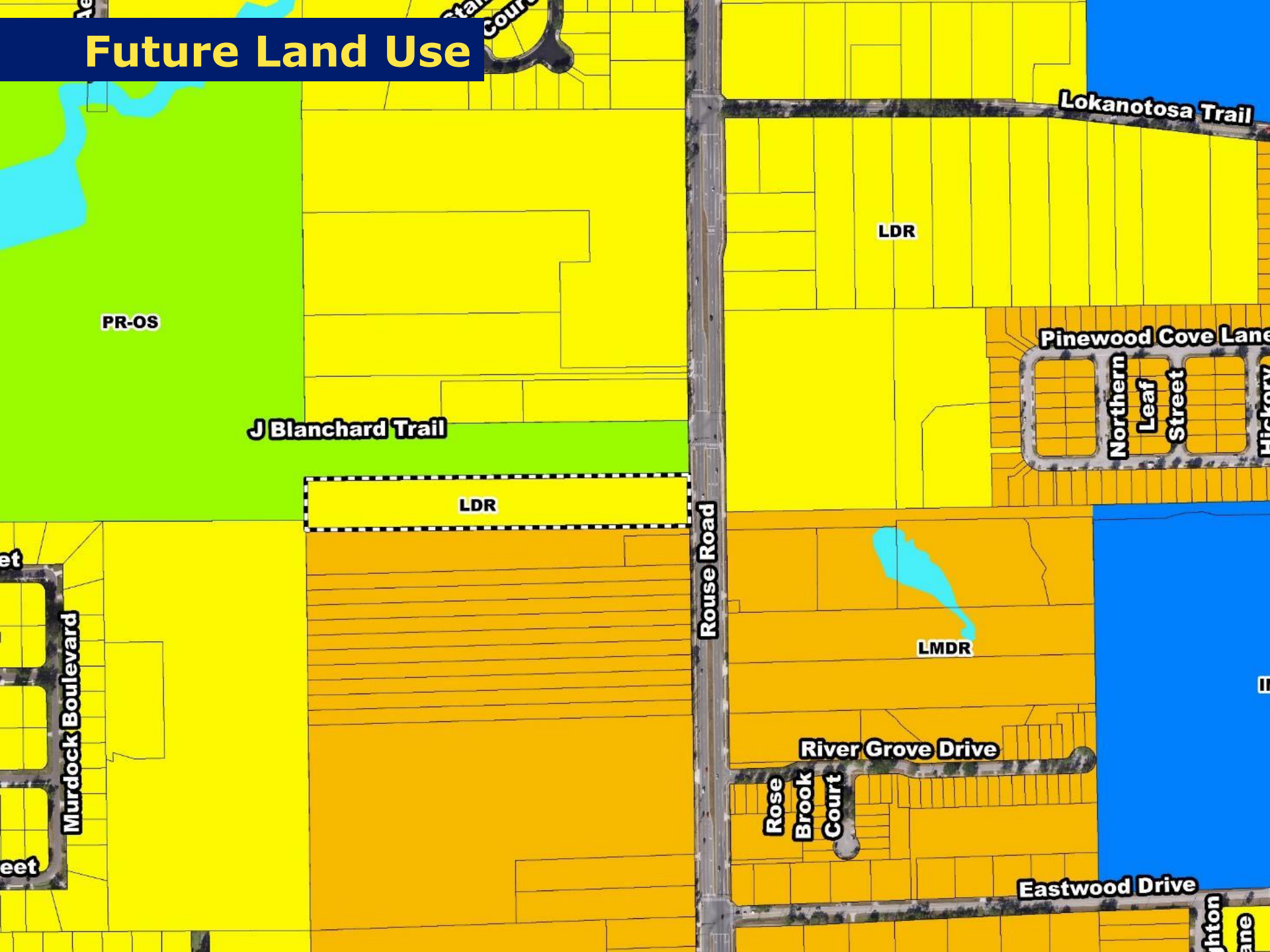
River Grove Drive

Rose Brook Court

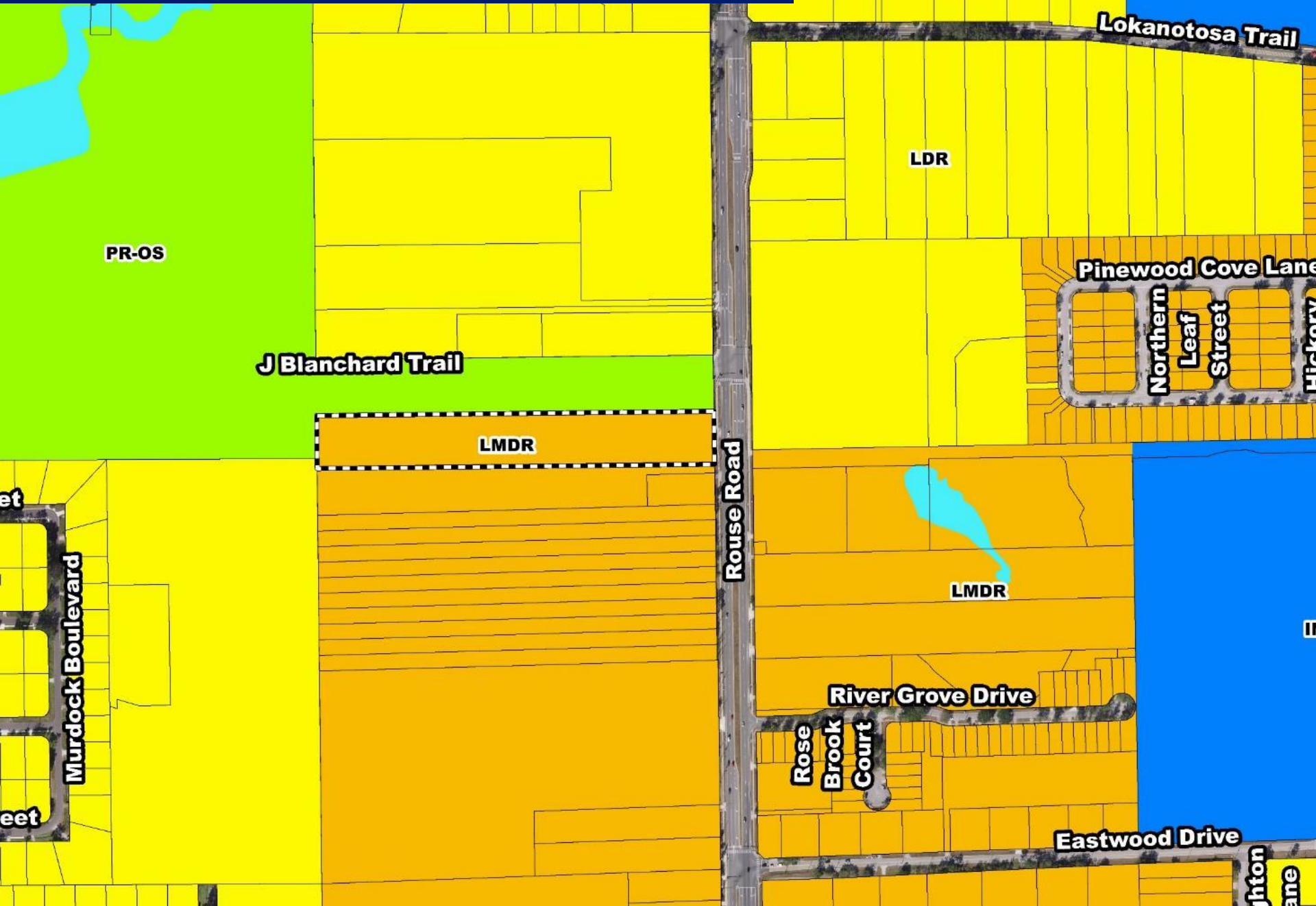
Eastwood Drive

Jinton Lane

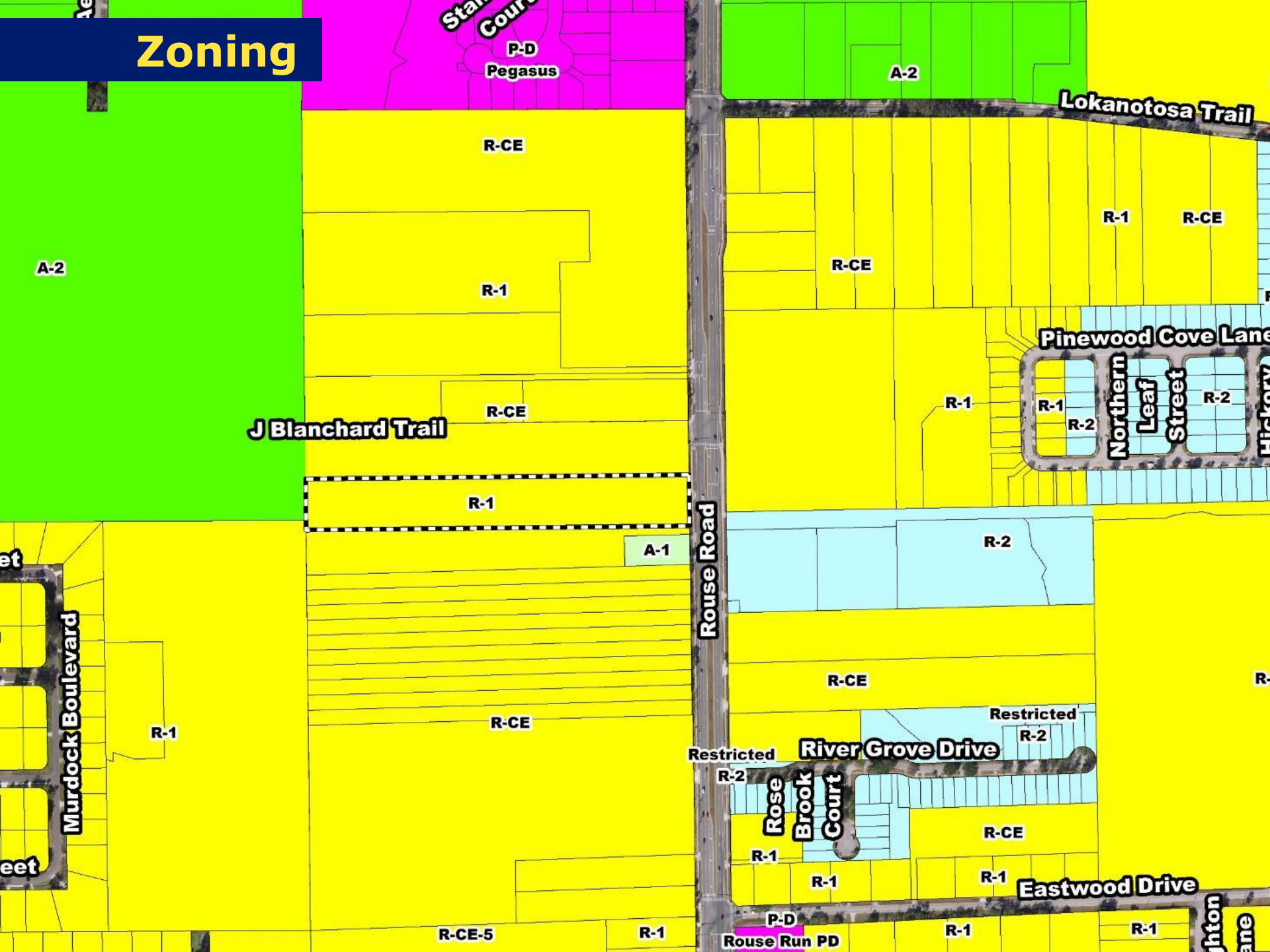
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-S-5-5

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU1, Objectives FLU1.1, FLU1.2, and Policies FLU1.1.1, FLU1.4.2, FLU2.3.1, FLU8.2.1, FLU8.2.11; Housing Element Goal H1, and Objective H1.1)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-S-5-5, Low Density Residential (LDR) to Low-Medium Density Residential (LMDR).**



Amendment 2019-1-S-5-6 and RZ-18-10-036 **Withdrawn**

Agent: **Carlos A. Rivero**

Owner: **Michelle Rivero Family Trust**

From: **Rural Settlement 1/1 (RS 1/1) and
C-1 (Retail Commercial District) and A-2
(Farmland Rural District)**

To: **Commercial (C) Rural Settlement (RS)
C-1 (Retail Commercial District)**

Acreage: **2.45 gross acres**

**Proposed
Use:** **Up to 16,045 sq. ft. of commercial development**



Amendment 2019-1-S-5-7

Agent: Ryan Courech

Owner: Meridian Rentals, LLC

From: Office (O)

To: Low Density Residential (LDR)

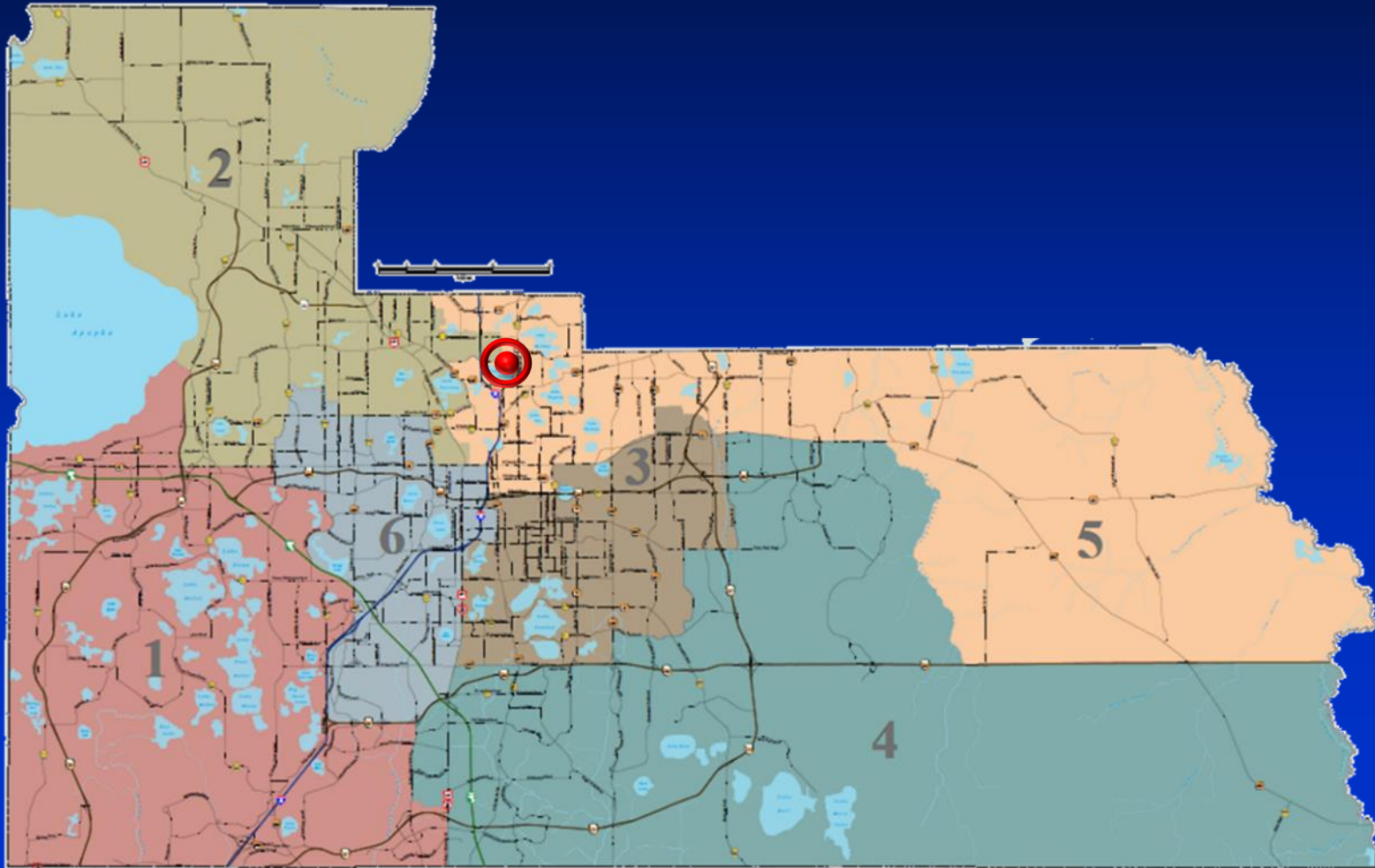
Acreage: 0.10 acre

Proposed Use: One (1) single-family home



Amendment 2019-1-S-5-7

Location



Aerial

LAKE FAIR

I-4

N Wymore Road

Franklin Avenue

Oloju Drive

Lotafun Avenue

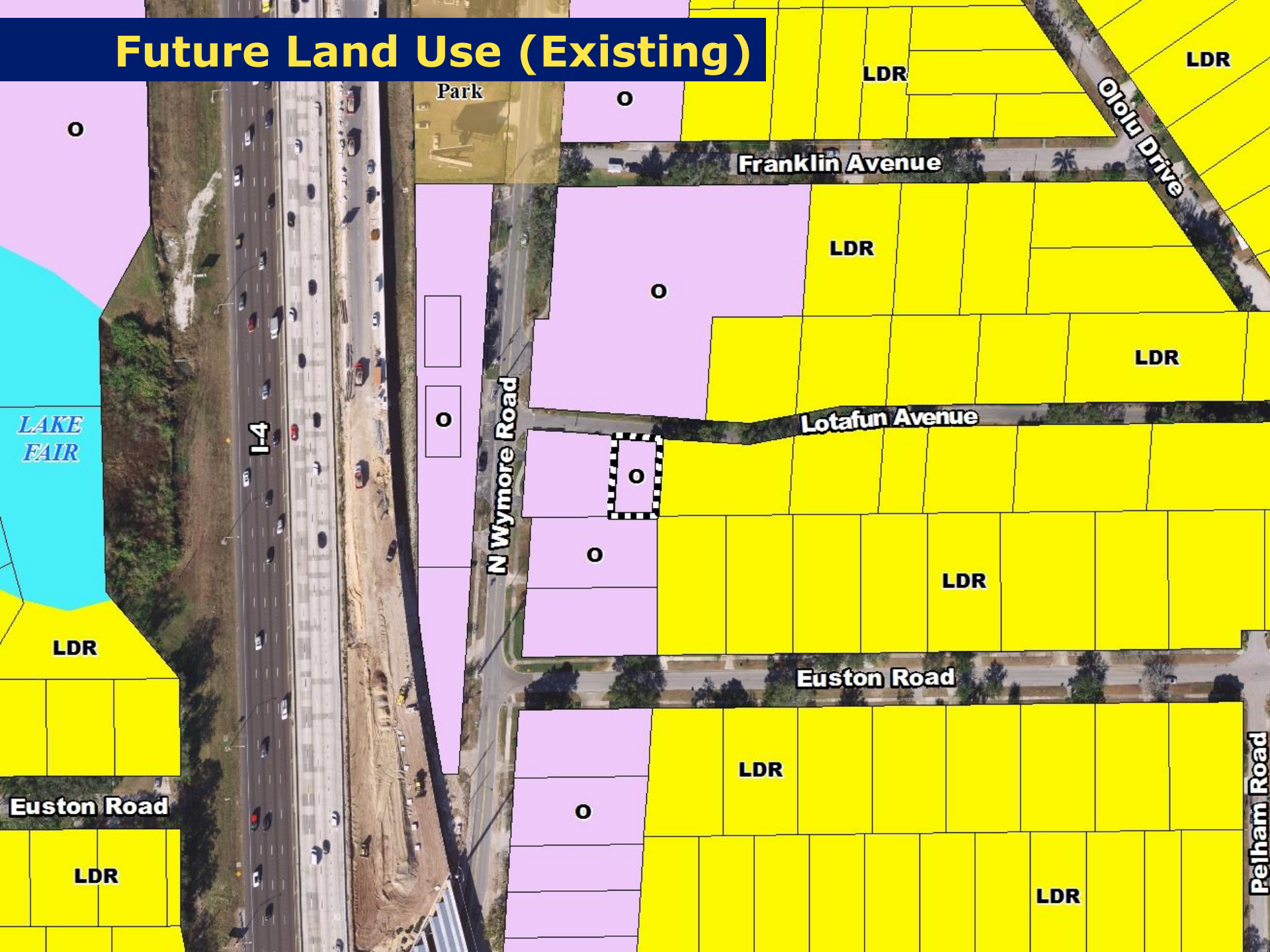
Euston Road

Pelham Road

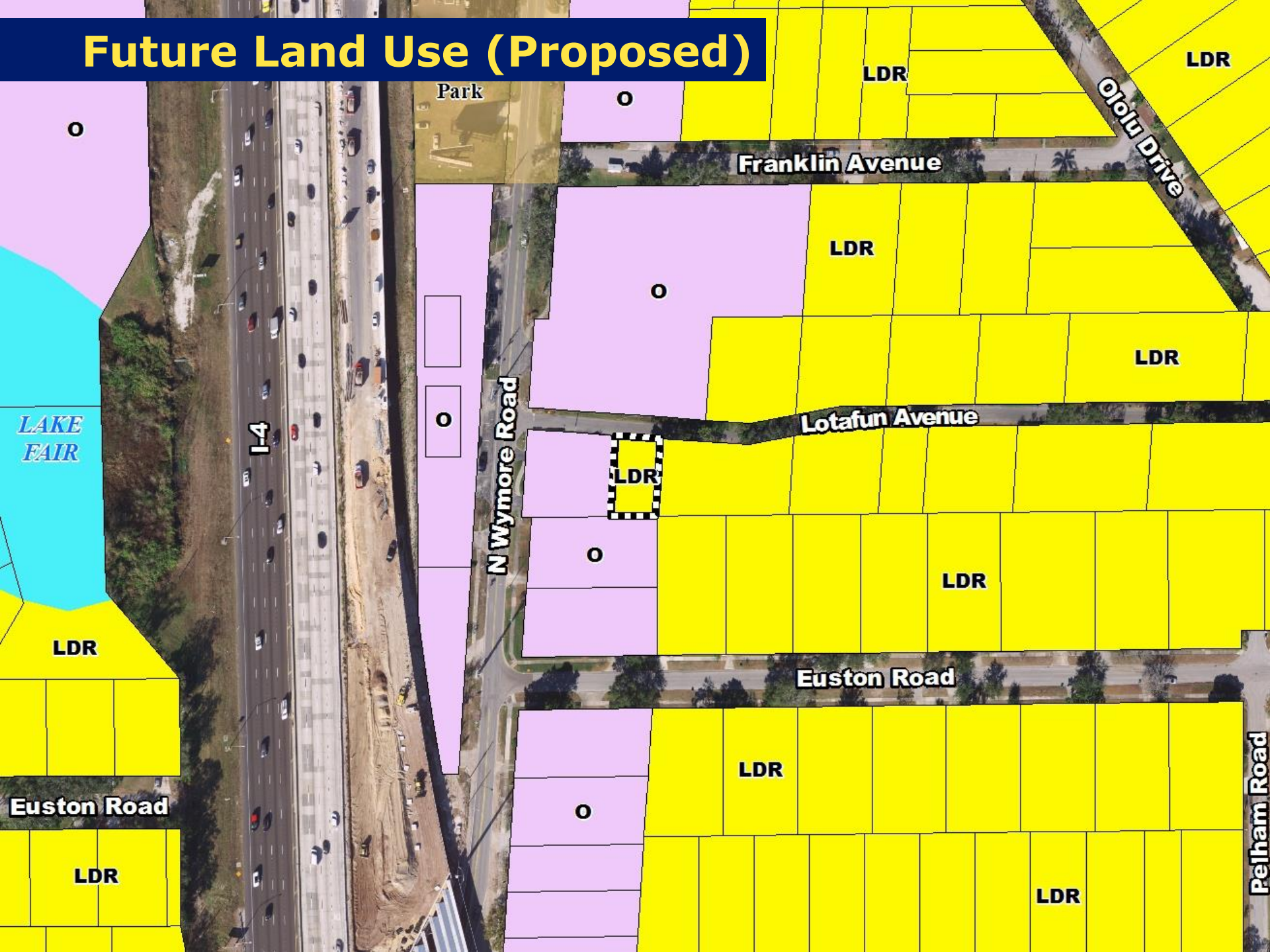


Euston Road

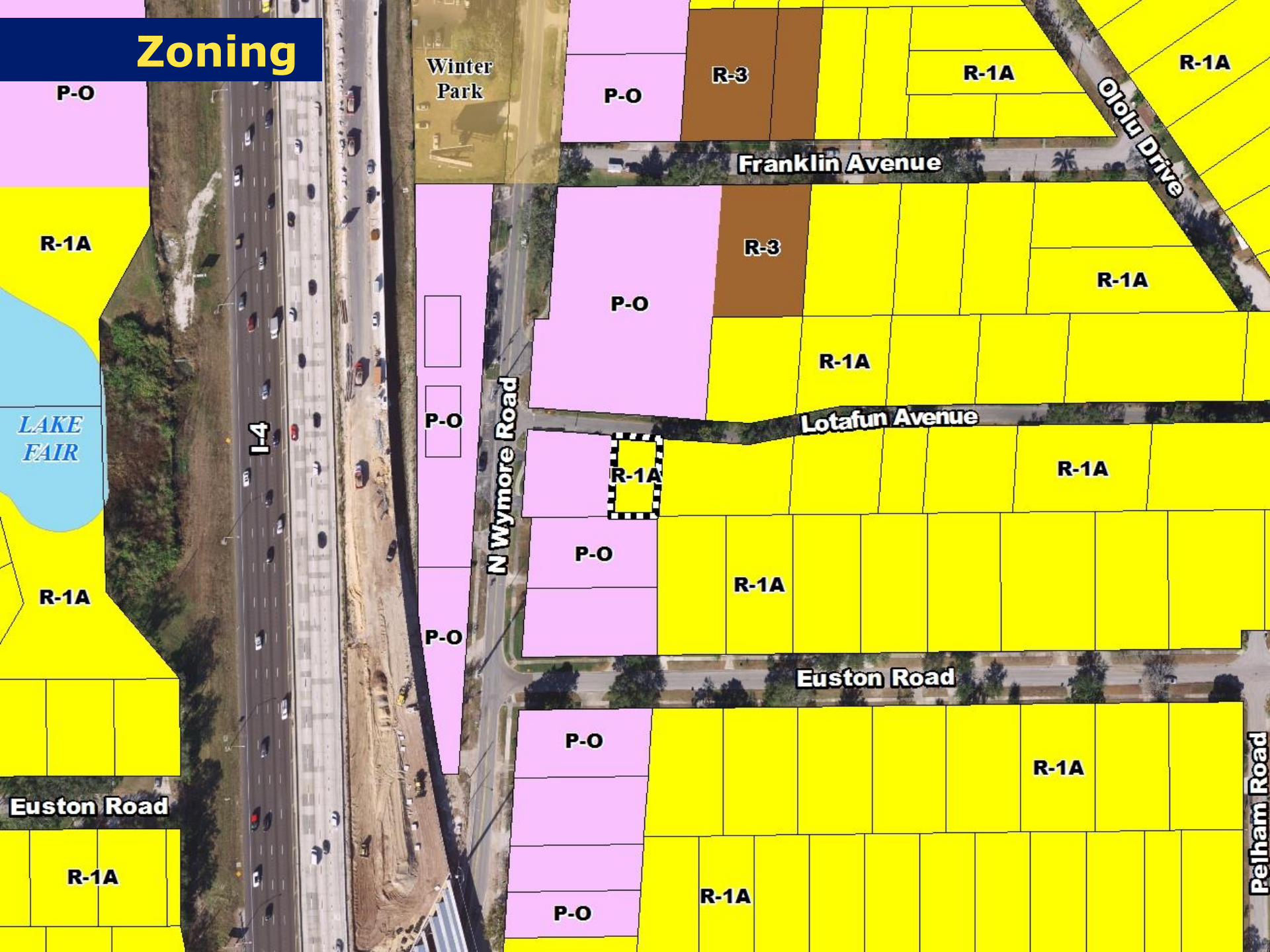
Future Land Use (Existing)



Future Land Use (Proposed)



Zoning





Amendment 2019-1-S-5-7

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2, Objectives FLU2.1 and FLU8.2, and Policies FLU1.1.1, FLU1.1.5, and FLU8.2.1; and Housing Element Goal H1 and Objective H1.1)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-1-S-5-7, Office (O) to Low Density Residential (LDR).**



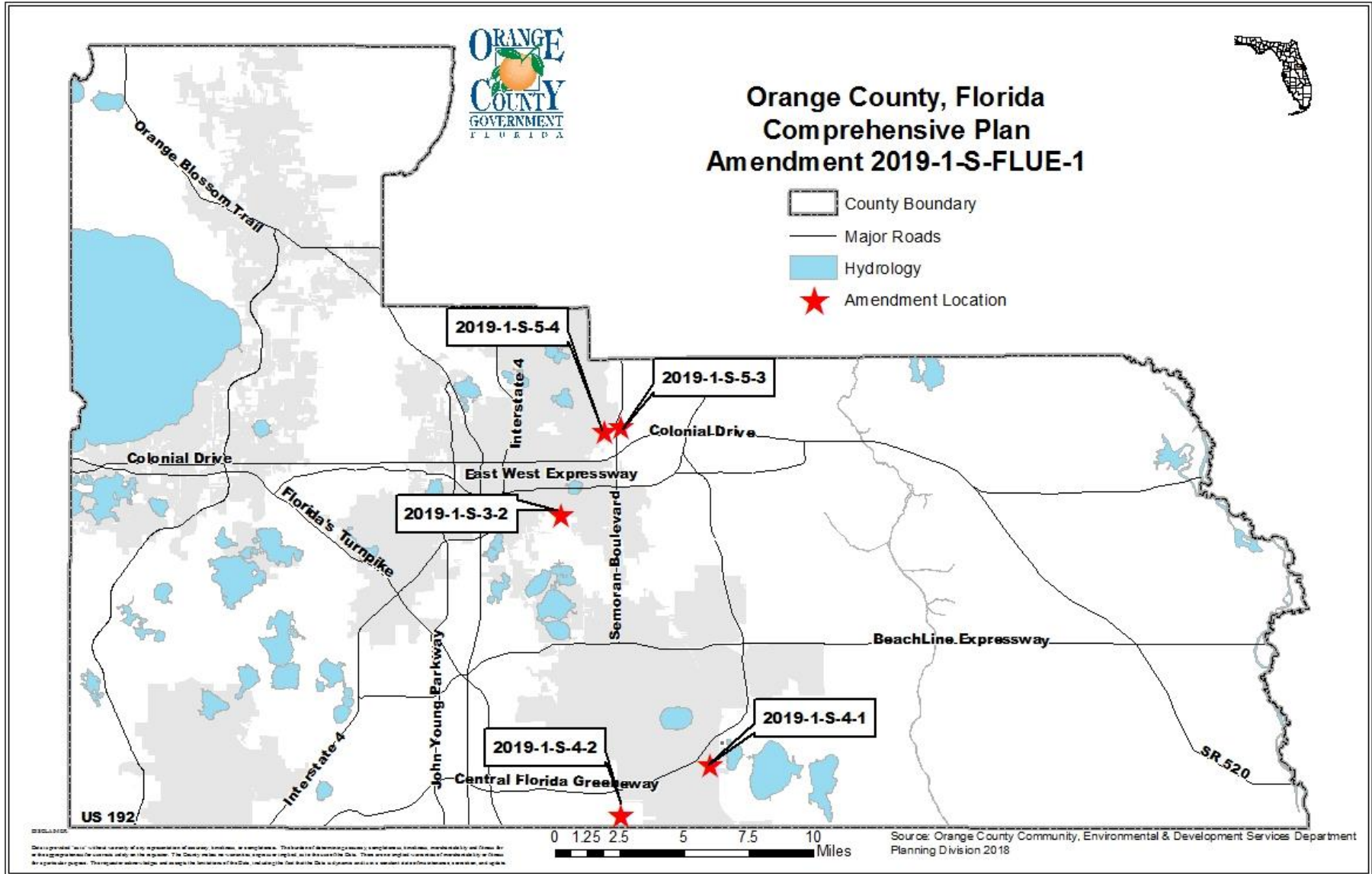
Amendment 2019-1-S-FLUE-1

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 2019-1-S-FLUE-1 Planned Developments





Amendment 2019-1-S-FLUE-1

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2019-1-S-FLUE-1, consistent with today's actions**



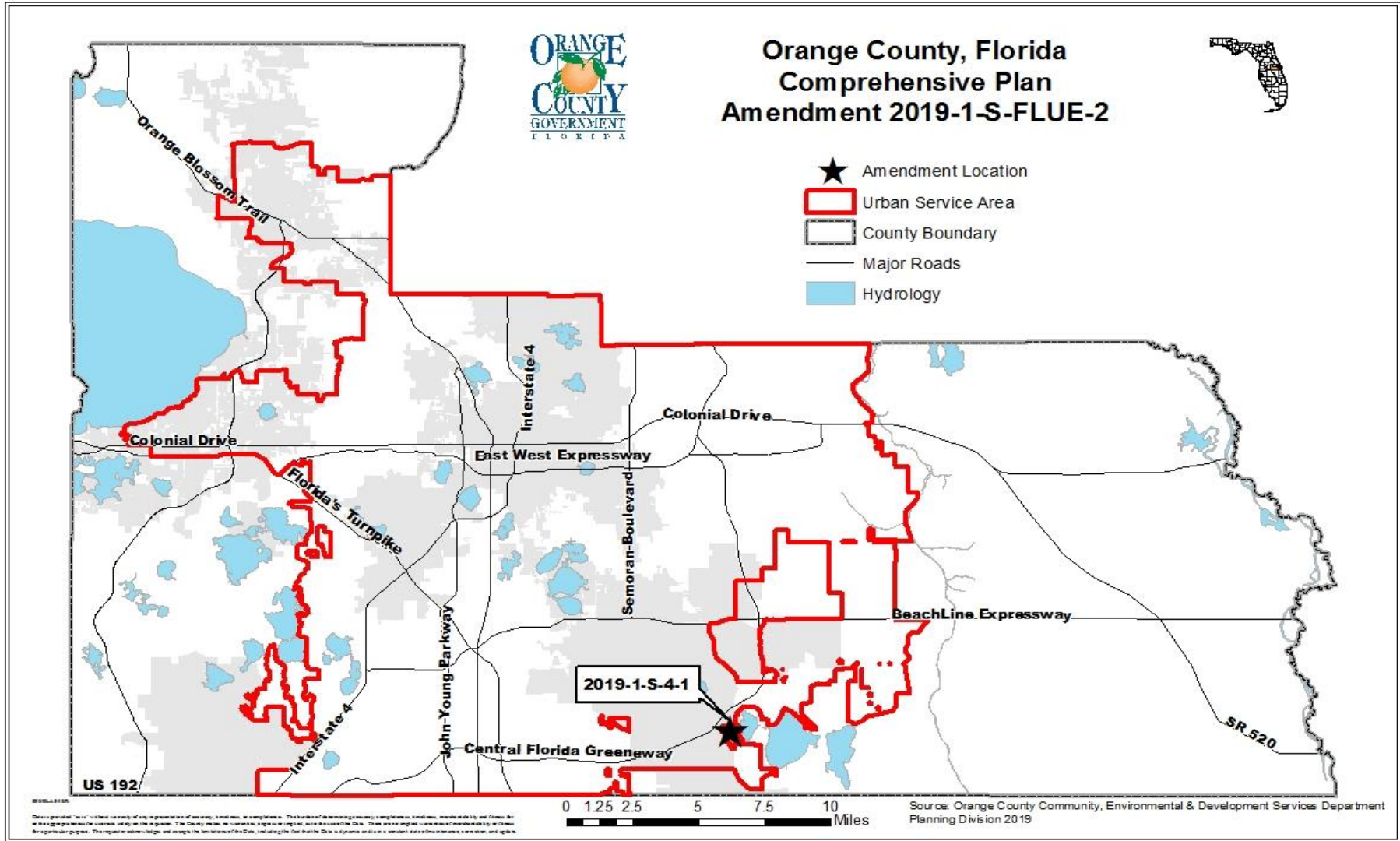
Amendment 2019-1-B-FLUE-2

Request: Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area

District: Countywide



Amendment 2019-1-S-FLUE-2 Urban Service Area Expansion





Amendment 2019-1-S-FLUE-2

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2019-1-S-FLUE-2, consistent with today's actions**



2019-1 Small-Scale Ordinance

Action Requested

Make a finding of consistency with the Comprehensive Plan, determine that the amendments are in compliance, and adopt the Ordinance approving the proposed Future Land Use Map and Text Amendments, consistent with today's actions.



Board of County Commissioners

END

**2019-1 Regular Cycle Amendments
2019-1 Small-Scale Amendments
and Concurrent Rezoning Requests**

Adoption Public Hearings

May 21, 2019