



Board of County Commssioners

**2022-2 Regular Cycle Amendment and
Concurrent Change Determination Request**

Adoption Public Hearing

Agenda VI. G. 11.



Amendment 2022-2-P-FLUE-1

Change Determination Request CDR-21-09-288

Applicant: Jim Hall, Hall Development Services, Inc.

Owner: City Center @ O-town West, LLC

Comprehensive Plan Text Amendment Request:

Text amendment to Future Land Use Element Policy FLU8.1.4 amending the maximum density/intensity of the Hannah Smith Property PD through the modification of the development program of the portion of the PD designated as Tract 4 on the PD Land Use Plan.

Change Determination Request:

Project Name: Hannah Smith Property PD

Hearing Type: Planned Development/Land Use Plan (PD/LUP)

Request: Change determination to the currently-approved Hannah Smith Property PD Land Use Plan to amend the Tract 4 development program to add 33,000 square feet of office uses and 55 hotel rooms by deleting 20,518 square feet of commercial uses.

Acreage: Tract 4: 7.13 gross acres / Overall PD: 86.64 gross acres



2022-2 Regular Cycle Amendment Process

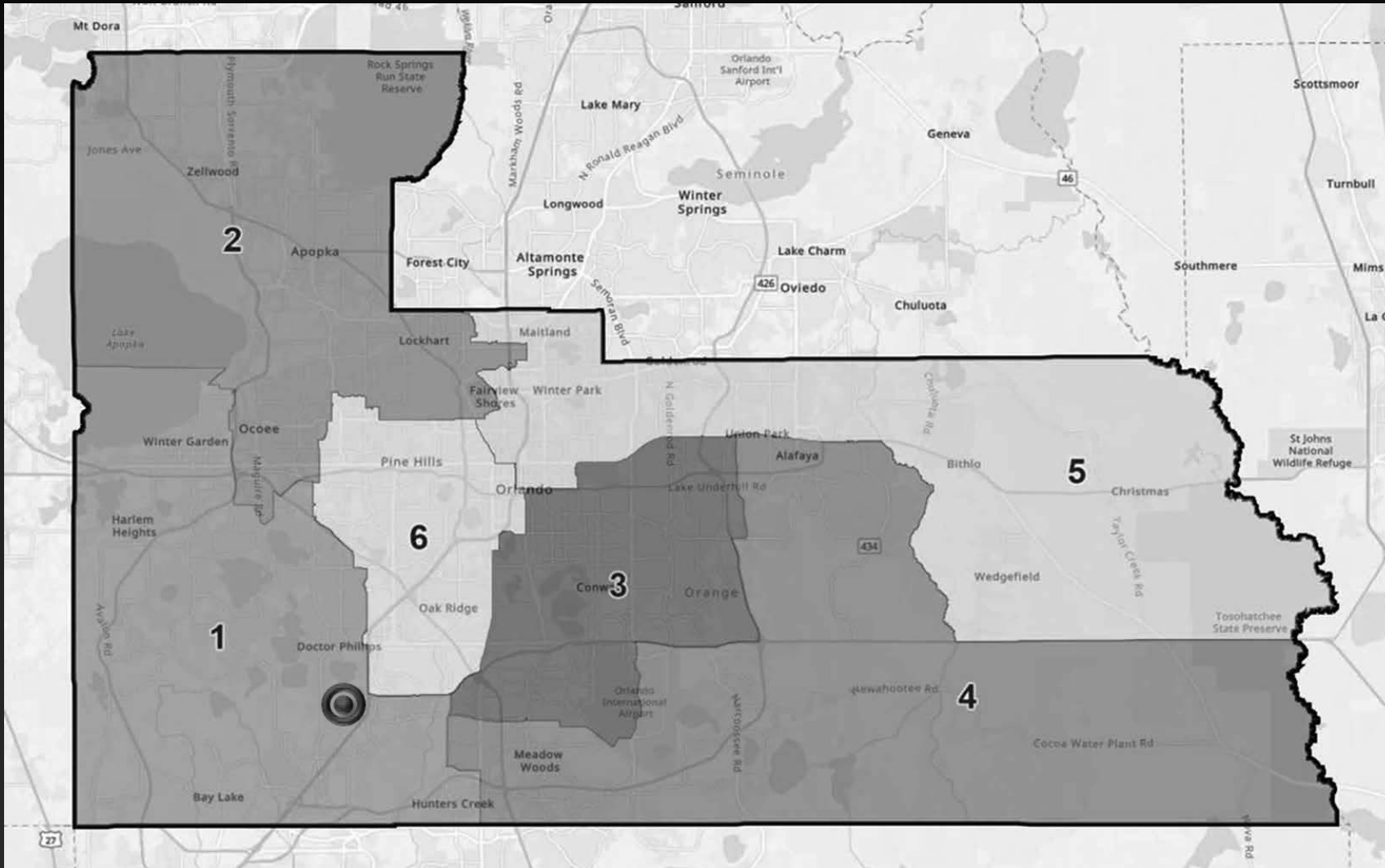
- **Transmittal public hearings**
 - LPA – August 18, 2022
 - BCC – September 13, 2022
- **State and regional agency comments**
 - November 3, 2022 – No comments or objections were received.
- **Adoption public hearings**
 - LPA – November 17, 2022
 - BCC – December 13, 2022



Amendment 2022-2-P-FLUE-1

Change Determination Request CDR-21-09-288

Location



Aerial

Buenavista Woods Boulevard

BIG SAND LAKE

Fenton Street

Overall
Hannah Smith
Property PD

Desforges Avenue

I-4

Westwood Boulevard

Amendment
2022-2-P-FLUE-1
Subject Property
(PD Tract 4)

Lemon Lake

LAKE WILLIS

LAKE RUBY

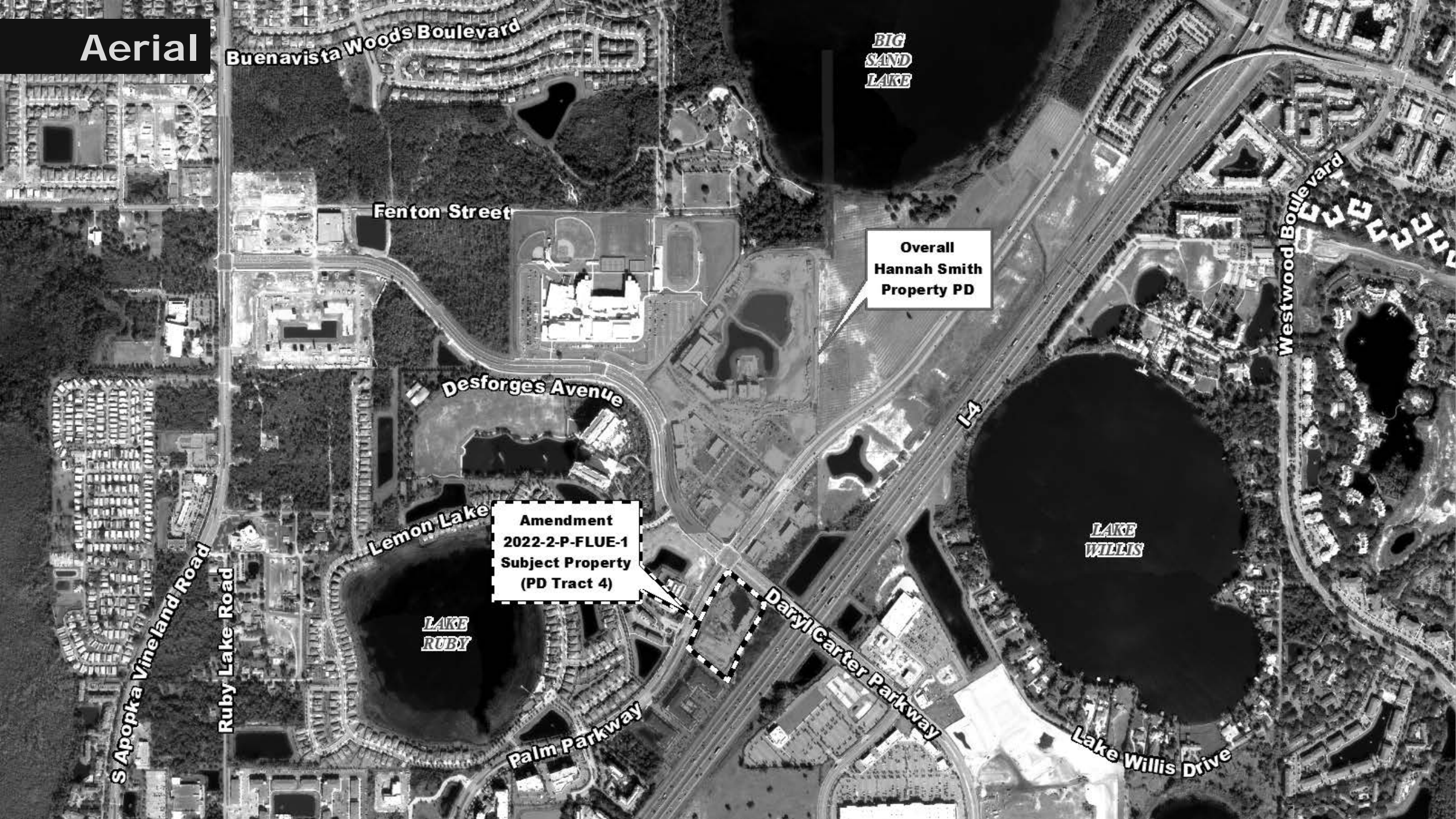
Daryl Carter Parkway

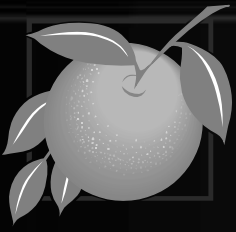
S Apopka Vineyard Road

Ruby Lake Road

Palm Parkway

Lake Willis Drive

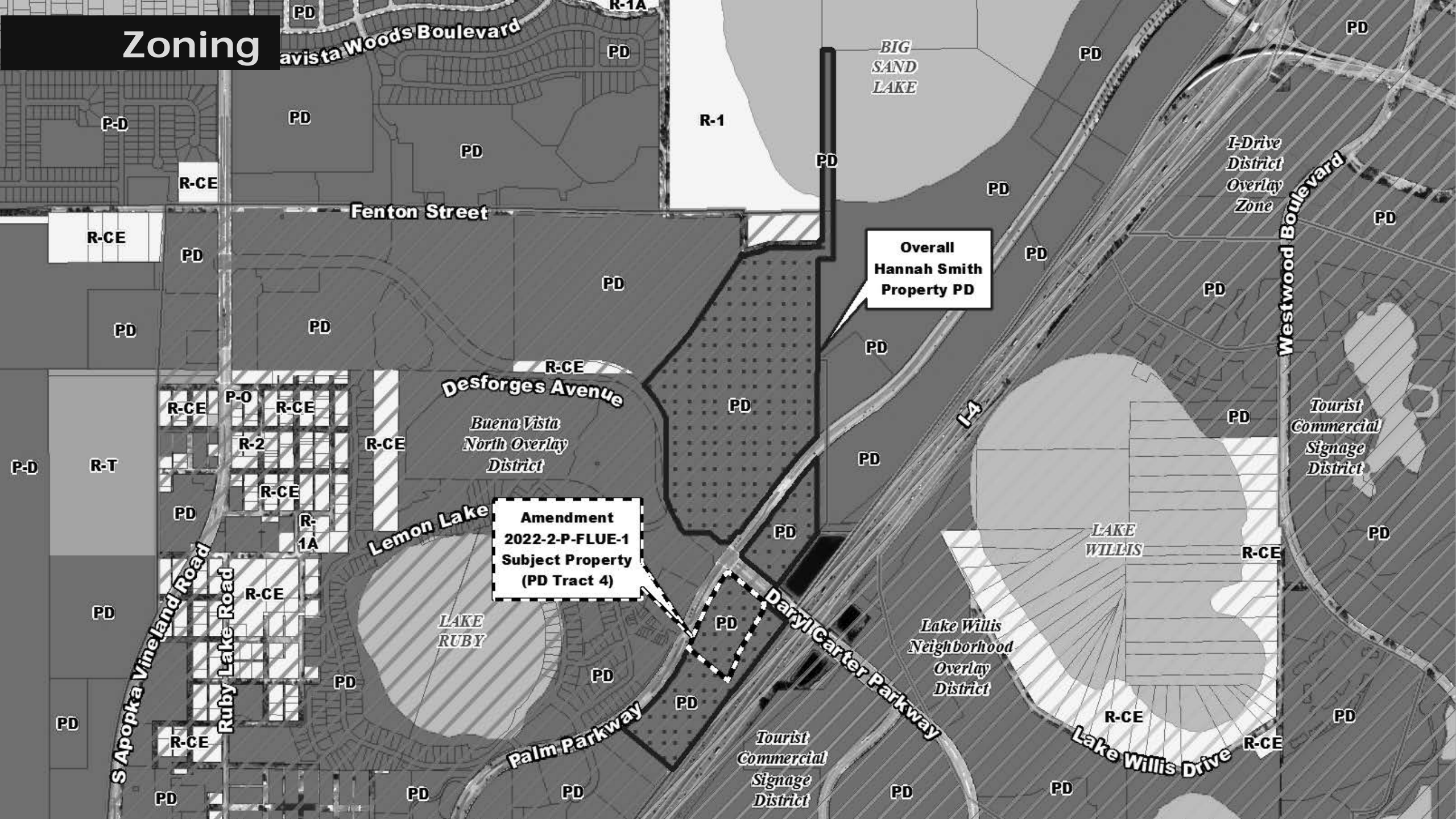




Current Tract 4 Development Boardwalk at O-Town West (Under Construction)



Zoning



PD Land Use Plan

MINIMUM STANDARDS

Site Datum: 86.84
 Total Acres: 2,958
 Lake Acres: 83.882
 Total developable: 83.882
 All acreage regarding wetlands and buffers are considered appropriate until finalized by Conservation Area Determination and/or Maps Review.

Existing Zoning: PD
 Proposed Zoning: PD
 Future Land Use: PD-C/MHDR/ACMU/O
 Vested Trips: 89,658
 Note: based by Class 15 T.L.R.A.

Land Use	DUs	5GR	Elementary	5GR	Middle	5GR	High
Multi-Family	1300	0.149	194	0.063	82	0.070	91

Land Use	Amount	PM Trip Rate	PM Trips
Office	347,000 SF	1.15	399
Hotel	220 rooms	0.60	132
Commercial	328,482 SF	3.81	1,259
Multi-Family	1300	0.56	728
Timeshare	1	0.60	1
Total			2,657

Note: The conversion of 9,961 SF of commercial equal to 33,000 SF of office and 10,557 SF of commercial equal to 55 hotel rooms

Land Use	Trip Rate	Conversion	To:	Commercial	Office	Multi-Family
Hotel	0.73	XXXXXXX	1.16 units	192 SF	635 SF	1.30 units
Timeshare	0.63	0.86 room	XXXXXXX	185 SF	548 SF	1.13 units
Commercial	3.81	5.21 rooms	6.05 units	XXXXXXX	3,313 SF	6.80 units
Office	1.15	1.58 rooms	1.83 units	302 SF	XXXXXXX	2.05 units
Multi-Family	0.56	0.77 rooms	0.89 units	147 SF	487 SF	XXXXXXX

Note: commercial may not exceed 434,000 SF and multi-family may not exceed 1,300 units. Source: ITE 10th Edition

PERMITTED USES

Permitted commercial uses shall include all C-1 permitted uses and pet boarding facilities with outdoor runs. Properties identified as ACMU shall be allowed uses consistent with Comp Plan Policy 1.1.3 only within the area designated as an ACMU.

This proposed development shall not be classified as a mixed-use category. This land use can be subdivided into single or multiple parcels or contain mixed uses within a parcel or a structure.

Tract 4 Development Program	
Office	347,000 SF
Hotel	220 rooms
Commercial	29,482 SF

BUILDING HEIGHT: MAX NONRESIDENTIAL HEIGHT: 200 FEET/50 FEET, 3-STORY**

MAX RESIDENTIAL HEIGHT: REFER TO DEVELOPMENT STANDARDS TABLE

**MAX BUILDING HEIGHT SHALL ONLY BE PERMITTED ON TRACT 4

**WAVES REQUEST #1 AND #5

FAR/DENSITY: NON-RESIDENTIAL MAX 0.3*
 RESIDENTIAL MAX 35 UNITS/AC
 FAR/DENSITY: NON-RESIDENTIAL TRACT 2 & 3 MAX 0.3*
 TRACT 4 ** PER CP POLICY 8.1.4 MAX 1.0*

BUFFERS: WILL COMPLY WITH SECTION 18.1402.2 OF THE ORANGE COUNTY LDC

LANDS/AIRWAYS: WILL COMPLY WITH CHAPTER 24 AND CHAPTER 28, DIVISION 9 OF THE ORANGE COUNTY LDC, THE 1978 WETLANDS HAVEN DEED (1978 WETLANDS)

OPEN SPACE: 25%

PHASING: MULTIPLE PHASES IN A C-1 NUMBER OF PHASES WILL BE DETERMINED LATER.

SETHACKS: NON-RESIDENTIAL WILL COMPLY WITH SECTION 18.1201.1 OF THE ORANGE COUNTY LDC (UNLESS A WAIVER HAS BEEN REQUESTED, PLEASE REFER TO THE RESIDENTIAL DEVELOPMENT STANDARDS TABLE FOR RESIDENTIAL SETHACKS. ADDITIONAL SETHACKS INCLUDE:

FROM PALM PARKWAY	20 FEET
IN REAR YARD	25 FEET
ADJACENT TO PALM PARKWAY	35 FEET
PD BOUNDARY	35 FEET

WATER SERVICE: ORANGE COUNTY
 WASTEWATER: ORANGE COUNTY
 RECLAIMED WATER: ORANGE COUNTY
 FERTILIZER: WILL COMPLY WITH ORANGE COUNTY STANDARDS, IN ACCORDANCE WITH ORANGE COUNTY AND SOUTH FLORIDA WATER MANAGEMENT REQUIREMENTS.

RESIDENTIAL	
Max Building Height	115' (9-stories)*
Min Living Area	500 sf
Max Lot Coverage	0.30
Setbacks	
Front	20'
Rear	20'
Side	20'
Corner/Side Street	15'
NHWE	50'
PD Perimeter & Residential Wall	25'
Roadway Setbacks	
From Palm Parkway	20'
From Interstate 4	75'
From Daryl Carter Parkway	25' **
Building Separation	
* Waiver Request #1	40' **
** Waiver Request #2	
*** Building separation for Tract 5 is 20' per Waiver Request approved by BCC on March 6, 2018	

Non-Residential	
Max Building Coverage	80% of land area
NHWE setback	50'

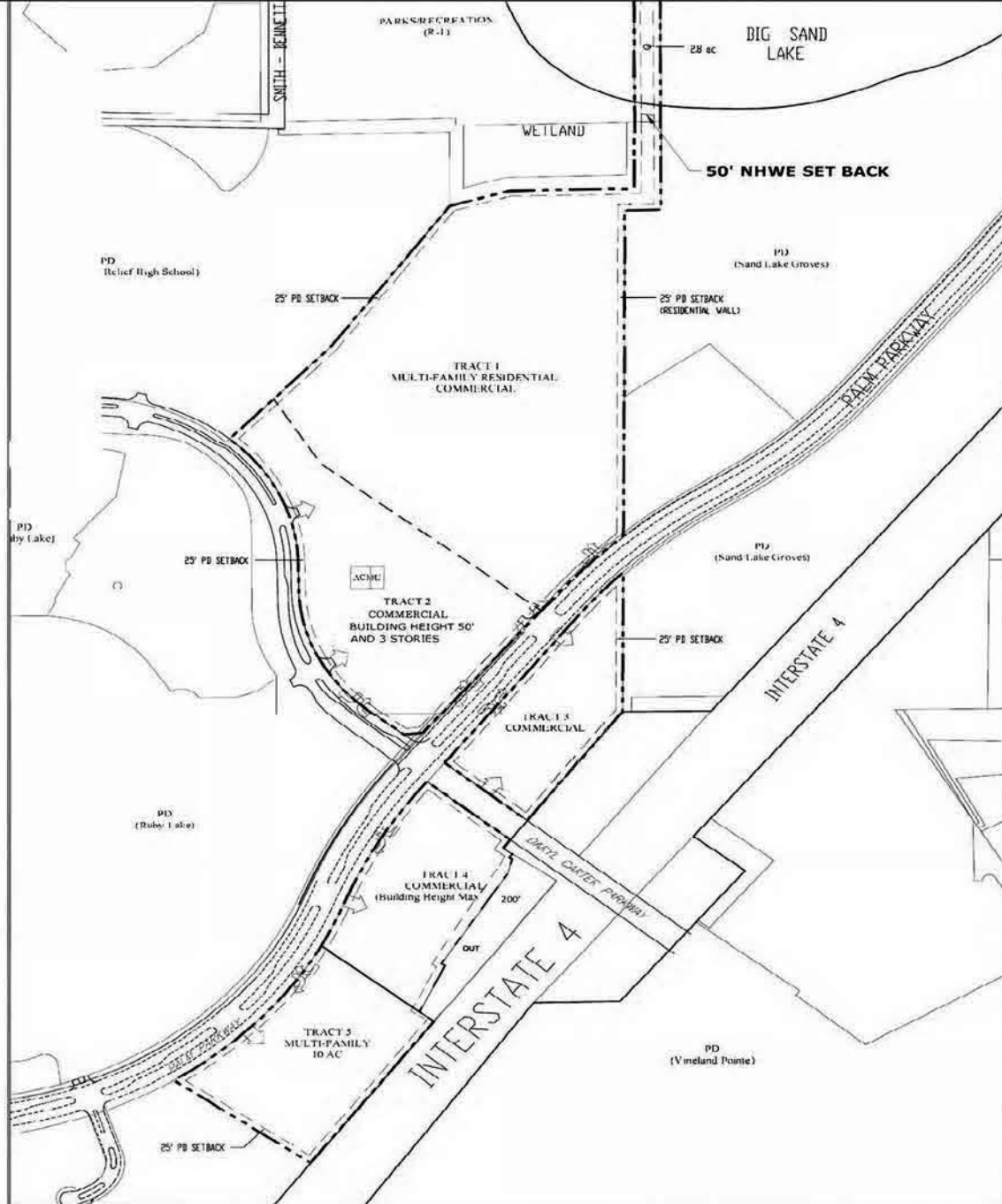
Building Height: Tract 1, 2 and 3 50' and 3 stories
 Tract 4 200'

ACCESS: ACCESS ALONG DARYL CARTER PARKWAY IN ACCORDANCE WITH THE ACTIVITY CENTER TURKEY LAKE ROAD AGREEMENT WHICH PROVIDES FOR THE FOLLOWING:

- THE HANNAH SMITH PROPERTY SHALL BE SERVED BY NOT LESS THAN FIVE SERVICE MEDIAN OPENINGS IN SEGMENT B.
- EACH FULL SERVICE MEDIAN OPENING SHALL BE NOT LESS THAN 660 FEET FROM ANY OTHER FULL SERVICE MEDIAN OPENING. PROVIDED, HOWEVER, THE COUNTY ENGINEER SHALL HAVE THE AUTHORITY TO ALLOW LESS DISTANCE BETWEEN FULL SERVICE MEDIAN OPENINGS THAN PROVIDED HEREIN, AS MAY BE NECESSITATED BY SITE DESIGN OR GOOD ENGINEERING PRACTICES AS DETERMINED BY THE COUNTY ENGINEER.
- RIGHT-IN, RIGHT-OUT ACCESS POINTS SHALL NOT BE LESS THAN 200 FEET FROM ANY OTHER RIGHT-IN, RIGHT-OUT ACCESS CUT OR FULL SERVICE MEDIAN OPENING. PROVIDED, HOWEVER, THE COUNTY ENGINEER SHALL HAVE THE AUTHORITY TO ALLOW LESS DISTANCE BETWEEN ANY RIGHT-IN/RIGHT-OUT ACCESS POINTS OR FULL SERVICE MEDIAN OPENINGS THAN PROVIDED HEREIN, AS MAY BE NECESSITATED BY SITE DESIGN OR GOOD ENGINEERING PRACTICES AS DETERMINED BY THE COUNTY ENGINEER.

NOTES:

- PER POLICY 8.1.1.3, DENSITY AND FLOOR AREA RATIO (FAR) CALCULATION IS DETERMINED BY DIVIDING THE TOTAL NUMBER OF UNITS/SQ FOOTAGE BY THE NET DEVELOPABLE LAND AREA. THE NET DEVELOPABLE LAND AREA FOR DENSITY AND FAR CALCULATION (INTENSITY) IS DEFINED AS THE GROSS LAND AREA, EXCLUDING SURFACE WATER AND CERTAIN CONSERVATION AREAS FROM THE LAND AREA CALCULATIONS. IN ORDER TO INCLUDE NEW CLASS I, II, AND III CONSERVATION AREAS IN THE DENSITY AND FAR CALCULATIONS, THE PARCELS SHALL HAVE AN APPROVED CONSERVATION AREA DETERMINATION (CAD) AND AN APPROVED CONSERVATION AREA IMPACT PERMIT FROM THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION.
- OPEN SPACE WILL BE PROVIDED PER SEC. 38-1234 OF THE ORANGE COUNTY LDC. OPEN SPACE CALCULATIONS WILL BE PROVIDED AT PSD/PLEV1.
- IN ACCORDANCE WITH SECTION 38-1222, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
- PER BCC CONDITION OF APPROVAL #3 FROM FEBRUARY 20, 2001, NO UNAUTHORIZED WATERCRAFT SHALL BE PERMITTED ONTO BIG SAND LAKE FROM THIS DEVELOPMENT.
- DEVELOPMENT STANDARDS FROM THE RUINA VISTA NORTH OVERLAY (SECTION 38.1302) SHALL BE FOLLOWED UNLESS A WAIVER IS REQUESTED AND GRANTED BY THE BCC.
- PER THE PALM PARKWAY TO APOPKA-VINELAND CONNECTOR ROAD AGREEMENT, DARYL CARTER PARKWAY WILL BE DEDICATED TO ORANGE COUNTY. FENTON STREET WILL BE VACATED.



NO.	REVISIONS	DATE	BY

LOCAL PROFESSIONAL	HANNAH SMITH
DATE	12/09/2020
DESIGNED BY	AMBER J. STICKLER, P.E.
DRAWN BY	SOUL AS SHOWN
CHECKED BY	76118
DATE	12/09/2020

LOCAL PROFESSIONAL	HANNAH SMITH
DATE	12/09/2020
DESIGNED BY	AMBER J. STICKLER, P.E.
DRAWN BY	SOUL AS SHOWN
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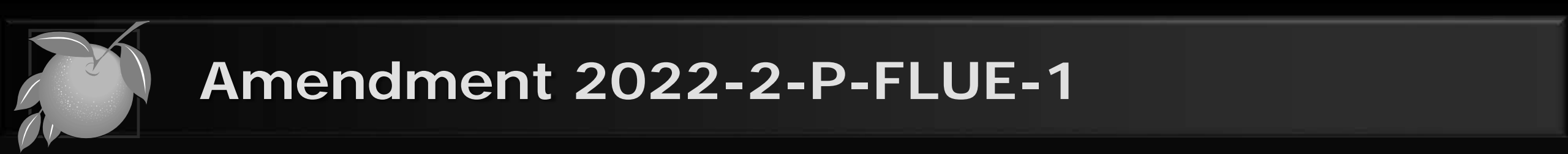
FLORIDA	HANNAH SMITH
FLORIDA	LAND USE PLAN
ORANGE COUNTY	



Amendment 2022-2-P-FLUE-1

FLU8.1.4 (Proposed)

Adopted FLUM Designation	Maximum Density/Intensity	Change
<p>Planned Development-Commercial/Office/Medium-High Density Residential/Activity Center Mixed Use (PD-C/O/MHDR/ACMU)</p>	<p>Multi-Family: Up to 1,300 dwelling units</p> <p>Commercial: Up to 328,482 square feet</p> <p>Office: Up to 347,000 square feet</p> <p>Hotel: Up to 220 rooms</p> <p>Timeshare: 1 unit</p> <p>Development of Tract 4 shall be limited to 220 hotel rooms, 347,000 square feet of office uses, and 29,482 square feet of commercial uses.</p>	<p>Multi-Family: No change</p> <p>Commercial: Reduce 20,518 square feet</p> <p>Office: Increase 33,000 square feet</p> <p>Hotel: Increase 55 rooms</p> <p>Timeshare: No change</p>



Amendment 2022-2-P-FLUE-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, FLU1.2, FLU2.2, and FLU8.2; and Policies FLU1.1.1, FLU1.4.1, FLU1.4.2, FLU1.4.3, FLU1.4.4, FLU1.4.9, FLU8.1.4, FLU8.2.1, and FLU8.2.11);**
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Amendment 2022-2-P-FLUE-1.**

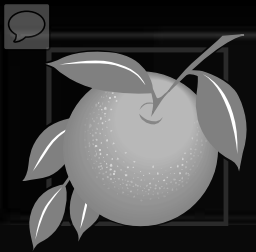


Regular Cycle Ordinance

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 Future Land Use Map Amendment, consistent with today's action.**

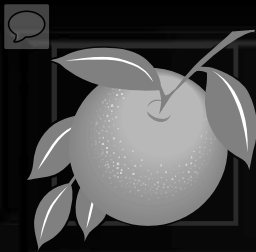


Change Determination Request CDR-21-09-288

DRC Recommendation: APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the Hannah Smith Property Planned Development/Land Use Plan (PD/LUP), dated "Received October 10, 2022", subject to the fourteen (14) conditions listed in the staff report.**



Board of County Commissioners

Requested Action:

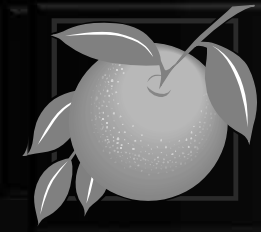
- **Adopt: Amendment 2022-2-P-FLUE-1**
- **Adopt: Implementing Regular Cycle Ordinance**
- **Approve: LUP Change Determination Request CDR-21-09-288**



Board of County Commssioners

Small Scale Development Amendments and Where Applicable, Concurrent Rezoning and Change Determination Requests





Small Scale Amendment Process

- **Adoption public hearings**
 - LPA – November 17, 2022
 - BCC – December 13, 2022

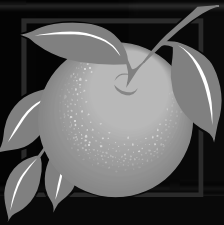


Board of County Commssioners

**Small Scale Development Amendment and
Concurrent Change Determination Request**

Adoption Public Hearing

Agenda VI. H. 12.



Small Scale Amendment SS-22-08-073

Change Determination Request CDR-22-07-246

Applicant: M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

Owner: ZES International LLC

Future Land Use Map (FLUM) Amendment Request:

From: Activity Center Mixed Use (ACMU)

To: Activity Center Residential (ACR)

Change Determination Request:

Project Name: Paradise Hotel PD

Hearing Type: Planned Development/Land Use Plan (PD/LUP)

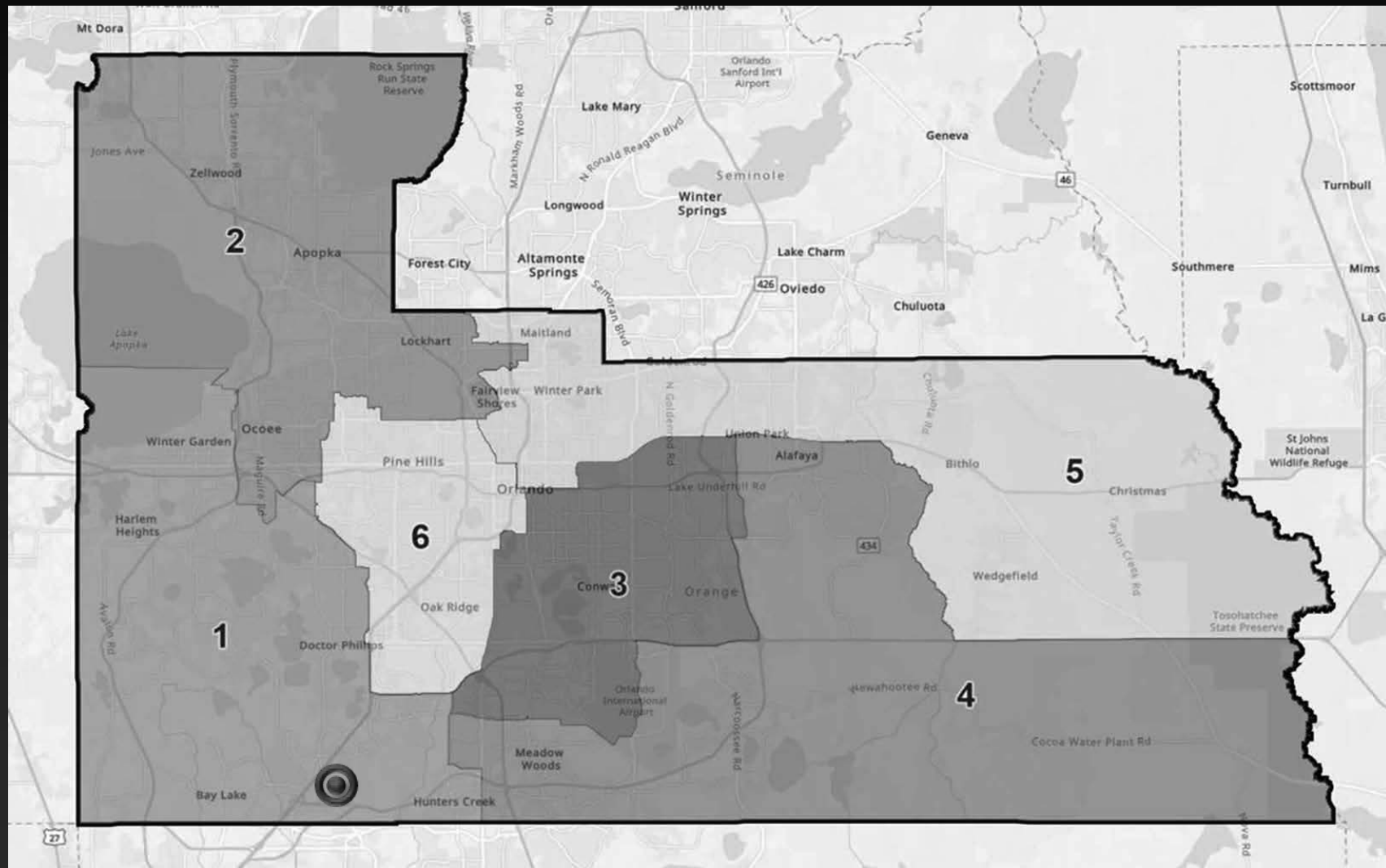
Request: Change determination to the currently-approved Paradise Hotel PD Land Use Plan to change the permitted use from hotel to multi-family residential to allow for the construction of up to 177 multi-family dwelling units in three (3) buildings and the provision of associated infrastructure. Also requested are four (4) waivers from Orange County Code.

Acreage: 5.93 gross/net developable acres

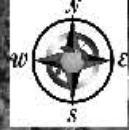


Small Scale Amendment SS-22-08-073 Change Determination Request CDR-22-07-246

Location



Aerial



LAKE BRYAN

Lake Bryan Beach Boulevard

State Road 535

World Center Drive

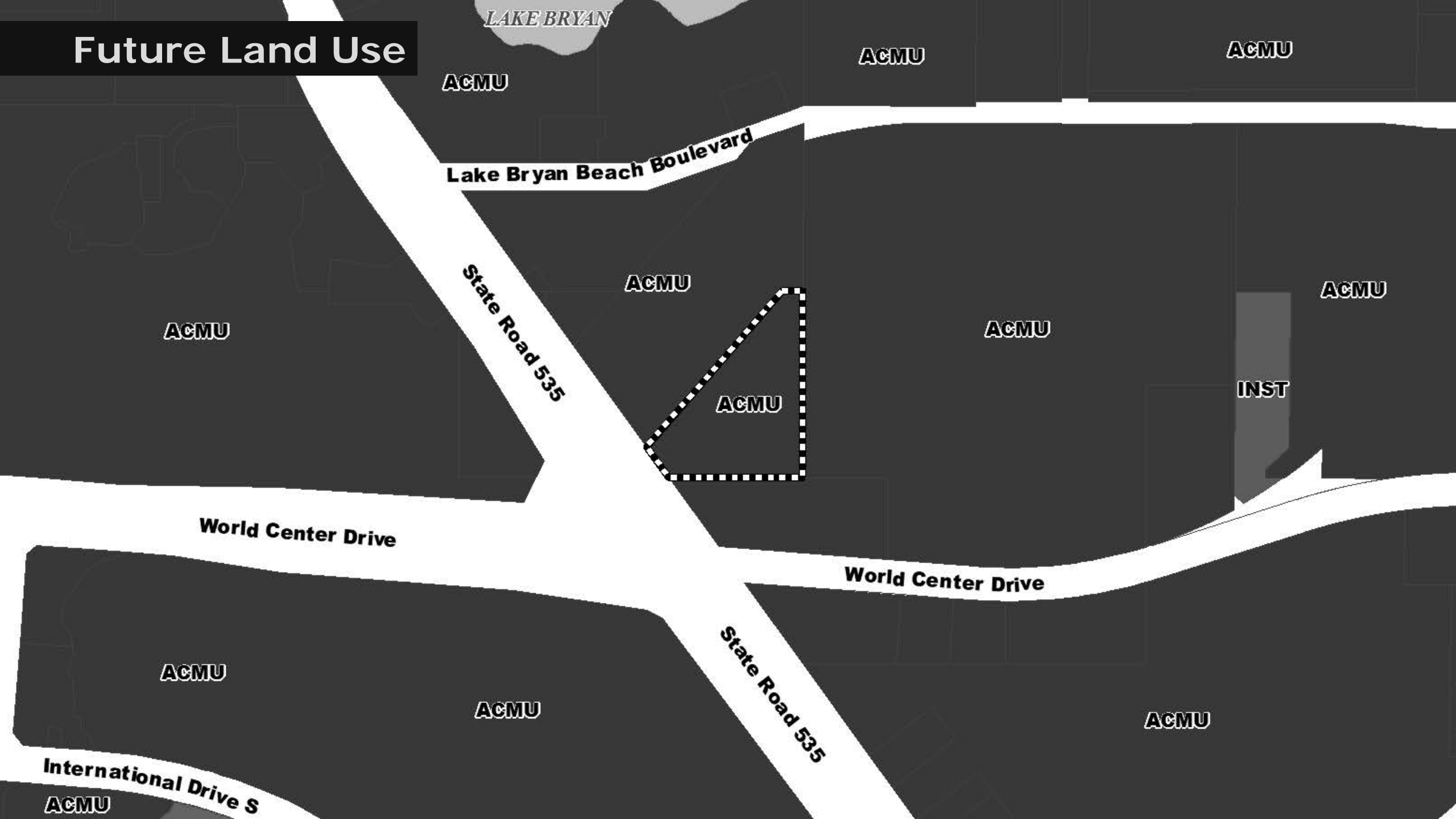
World Center Drive

State Road 535

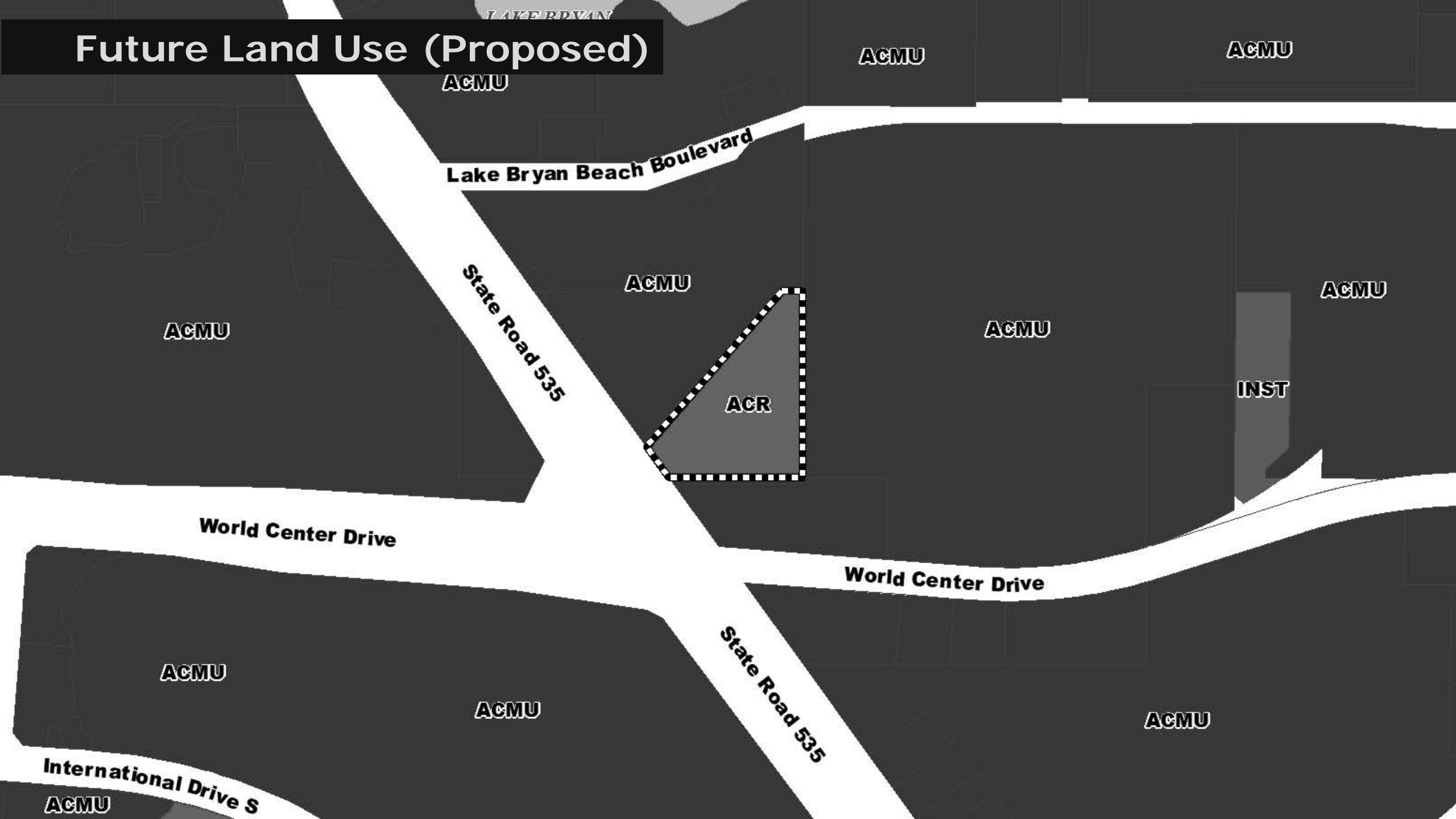
International Drive S



Future Land Use



Future Land Use (Proposed)



ACMU

ACMU

ACMU

Lake Bryan Beach Boulevard

State Road 535

ACMU

ACMU

ACMU

ACMU

ACR

INST

World Center Drive

World Center Drive

State Road 535

ACMU

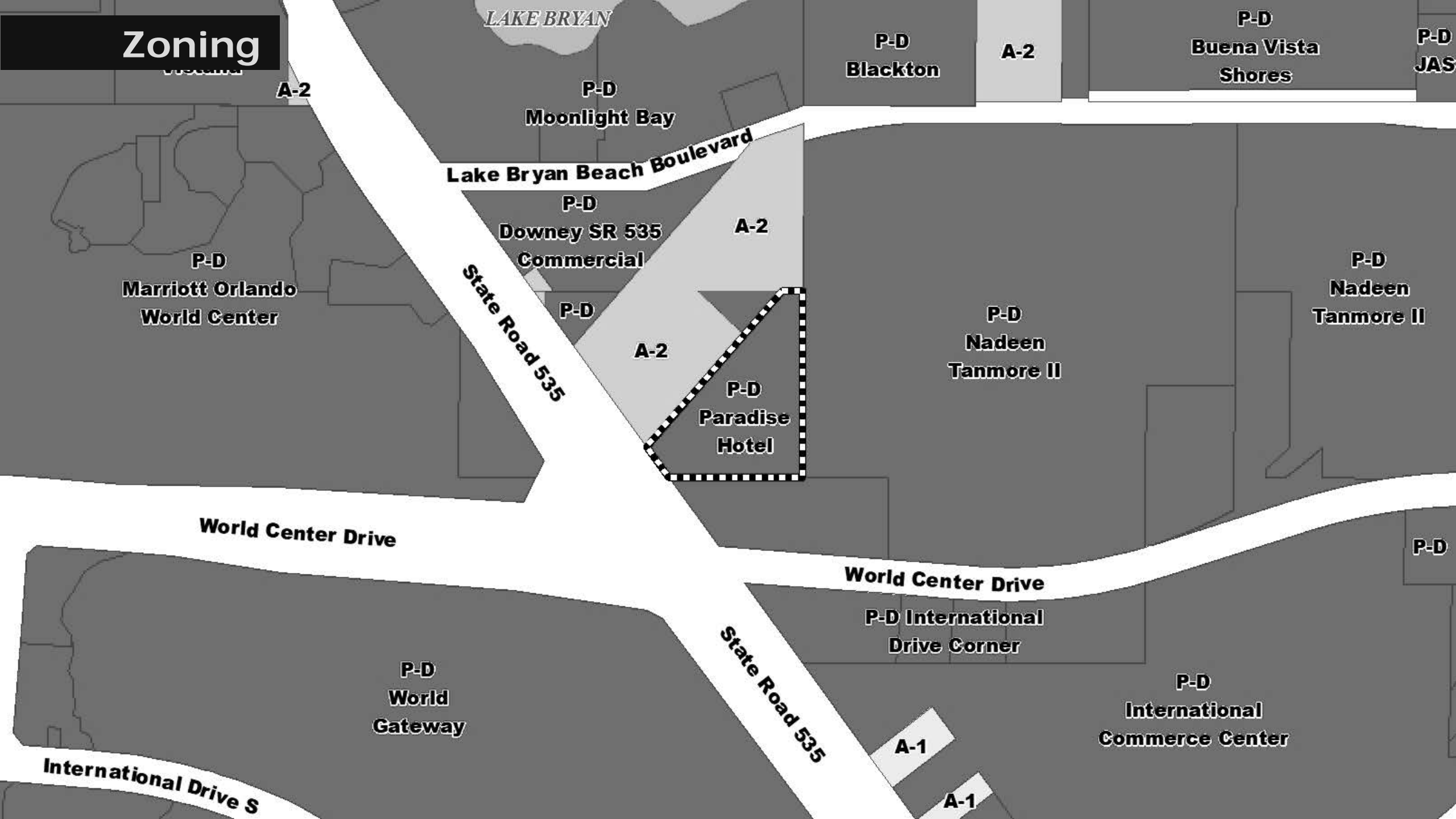
ACMU

ACMU

International Drive S

ACMU

Zoning



LAKE BRYAN

P-D
Blackton

A-2

P-D
Buena Vista
Shores

P-D
JAS

A-2

P-D
Moonlight Bay

Lake Bryan Beach Boulevard

P-D
Downey SR 535
Commercial

A-2

P-D
Marriott Orlando
World Center

State Road 535

P-D

A-2

P-D
Paradise
Hotel

P-D
Nadeen
Tanmore II

P-D
Nadeen
Tanmore II

World Center Drive

World Center Drive

P-D

P-D
International
Drive Corner

P-D
World
Gateway

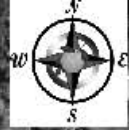
P-D
International
Commerce Center

A-1

A-1

International Drive S

Aerial



LAKE BRYAN

Lake Bryan Beach Boulevard

State Road 535

World Center Drive

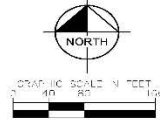
World Center Drive

State Road 535

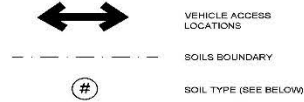
International Drive S



PD Land Use Plan



LEGEND



SOIL LEGEND
 (P) POMELLO - FINE SAND

DEVELOPMENT NOTES:

SITE DATA:
 TOTAL PD AREA: 6.5 Acres
 TOTAL PROJECT AREA: 5.93 Acres
 EXISTING USE: Vacant
 EXISTING ZONING: PD - Planned Development
 PROPOSED ZONING: PD - Planned Development
 EXISTING FUTURE LAND USE: PD - AMCU
 PROPOSED FUTURE LAND USE: PD - ACR
 PROPOSED DENSITY: 177 DU (30 DU/AC)

DEVELOPMENT SUMMARY:

DESIGN STANDARDS: Orange County Design Standards
 Tourist Commercial

PERMITTED USES: Multi-Family
PHASING: One Phase
OPEN SPACE: 25%
RECREATION AREA: Per Orange County LDC
MAXIMUM IMPERVIOUS AREA: 75%
EXISTING WETLANDS: None
EXISTING WETLAND IMPACTS: None
REQUIRED PARKING: Per Orange County LDC
LANDSCAPE BUFFERS: Per Orange County LDC
PEDESTRIAN CIRCULATION: Per Orange County LDC
STORMWATER: To comply with Orange County and SJRWMD standards.
WATER SERVICE: Orange County Utilities
WASTEWATER SERVICE: Orange County Utilities
RECLAIMED WATER SERVICE: Orange County Utilities

DEVELOPMENT PROGRAM: 177 Multi-Family Unit Project

BUILDING SETBACKS:

FRONT (S.R. 535) 60'
 REAR 25'
 SIDE 30'

PAVING SETBACKS:

FRONT (S.R. 535) 35'
 REAR 7'
 SIDE 7'

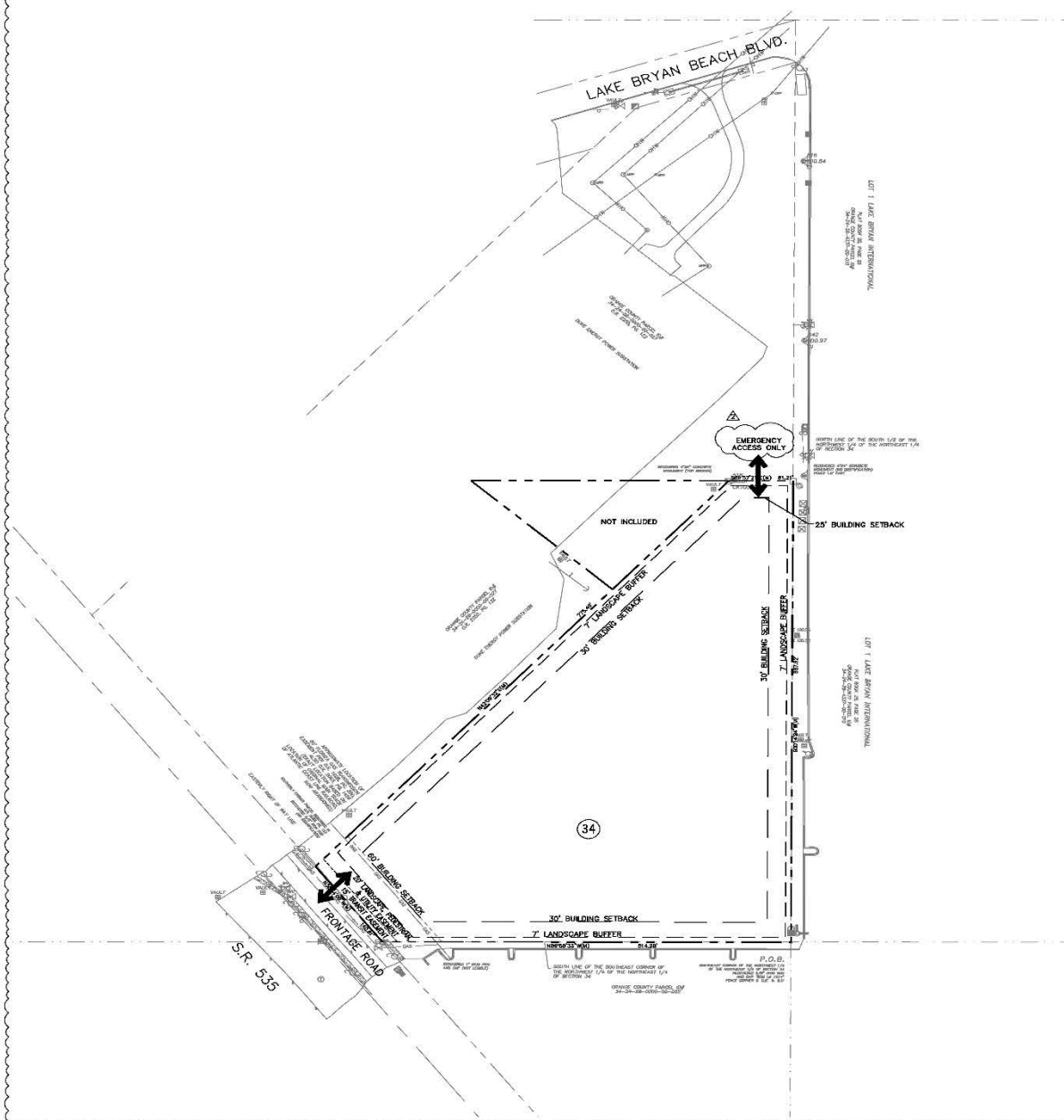
MAXIMUM BUILDING HEIGHT: 75'

NOTES:

- Height includes all architectural features.
- Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County code and Tourist Commercial Sign standards.
- In accordance with Section 38-1227, any variations from county code minimum standards represented on this plan that have not expressly approved by the BCC are invalid.
- Any pre-existing easements that would be in conflict with any proposed development shall be addressed and reconfigured as necessary prior to any construction plan approval.
- Exact location of access points will be determined at development plan approval.

Trip Generation Summary							
Daily	Land Use	ITE LUC	Acres	Size	ITE Trip Rate ¹	Daily Trip Generation	
						Total	In ¹ Out ¹
	Multifamily Housing (Mid-Rise) (Not close to rail transit)	221	5.93	177 DU	4.51	798	50% 399 50% 399
	Net New External Trips					798	399 399
PM Peak	Land Use	ITE LUC	Acres	Size	ITE Trip Rate ¹	PM Peak Hour Trip Generation	
						Total	In ¹ Out ¹
	Multifamily Housing (Mid-Rise) (Not close to rail transit)	221	5.93	177 DU	0.30	60	61% 42 39% 27
	Net New External Trips					60	42 27

Notes: ¹ Vehicle trip rate and directional splits, per date and procedures outlined in ITR - Trip Generation Manual, 11/10-1/10/11

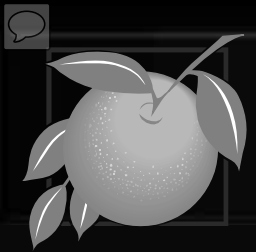


Kimley»Horn
 199 S. ORANGE AVENUE, SUITE 100, ORLANDO, FL 32801
 PHONE: 407-888-1517
 WWW.KIMLEY-HORN.COM CA 0000896

LICENSED PROFESSIONAL ENGINEER
 DATE: 07/15/2022
 SCALE: AS SHOWN
 DRAWN BY: JAV
 CHECKED BY: JAV

LAND USE PLAN
 PARADISE HOTEL PD
 SHEET NUMBER LUP-2

NO.	REVISIONS	DATE	BY



Small Scale Amendment SS-22-08-073

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (see International Drive Activity Center Element Goal ID3 and Policies ID4.1.1; Housing Element Goal H1 and Objective H1.1; and Future Land Use Element Goal FLU2, Objectives FLU2.2 and FLU8.2, and Policies FLU1.1.2.A, FLU1.1.4.D, and FLU8.2.1);**
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Small Scale Amendment SS-22-08-073, Activity Center Mixed Use (ACMU) to Activity Center Residential (ACR).**

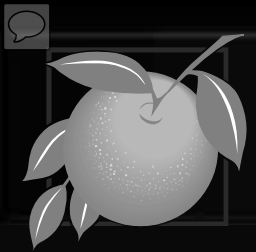


Small Scale Development Ordinance

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 Future Land Use Map Amendment, consistent with today's action.**

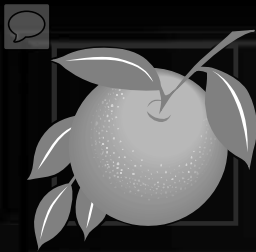


Change Determination Review CDR-22-07-246

DRC Recommendation: APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the Paradise Hotel Planned Development/Land Use Plan (PD/LUP), dated "Received October 14, 2022", subject to the eighteen (18) conditions listed in the staff report.**



Board of County Commissioners

Requested Action:

- **Adopt: Amendment SS-22-08-073**
- **Adopt: Implementing Small Scale Development Ordinance**
- **Approve: LUP Change Determination Request CDR-22-07-246**



Board of County Commssioners

**Small Scale Development Amendment and
Concurrent Rezoning Request**

Adoption Public Hearing

Agenda VI. I. 13.



Small Scale Amendment SS-22-10-087 Rezoning Case RZ-22-10-088

Applicant: Clyde Tucker

Owner: Annetta Nasir

Future Land Use Map (FLUM) Amendment Request:

From: Commercial (C)

To: Low-Medium Density Residential (LMDR)

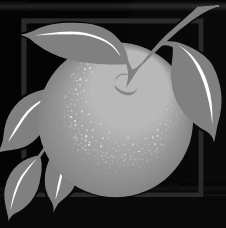
Rezoning Request:

From: R-1A (Single-Family Dwelling District)

To: R-1 (Single-Family Dwelling District)

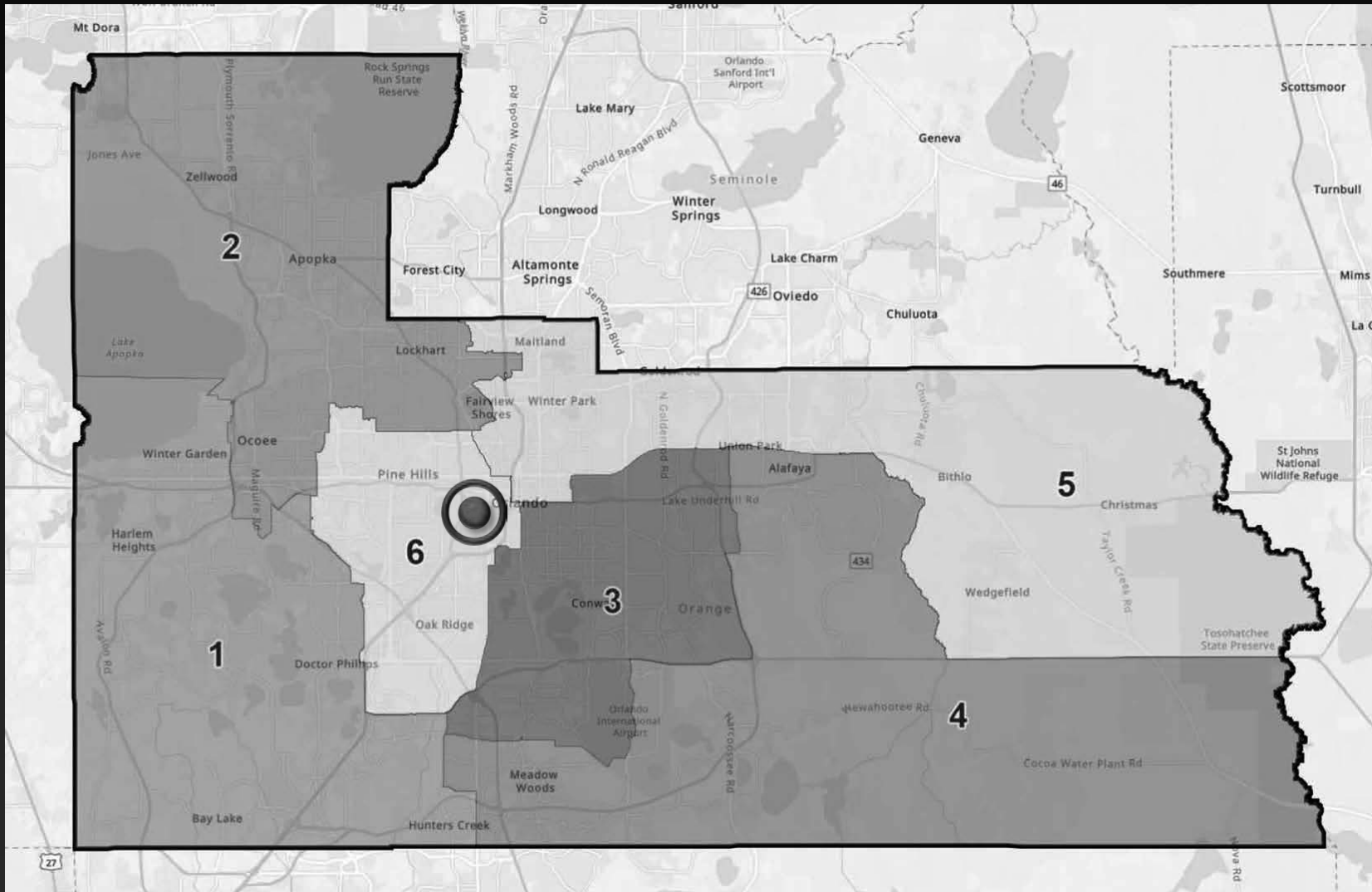
Acreage: 0.14 gross acre

Proposed Use: Construct one (1) single-family dwelling unit



Small Scale Amendment SS-22-10-087 Rezoning Case RZ-22-10-088

Location





State Road 408

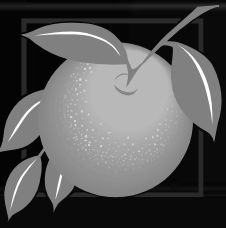
N Pine Hills Road

W Livingston Street

Dover Street

Pearlwood Street

N Mandrake Street



SS-22-10-087 & RZ-22-10-088

Current Future Land Use





SS-22-10-087 & RZ-22-10-088

Proposed Future Land Use





SS-22-10-087 & RZ-22-10-088

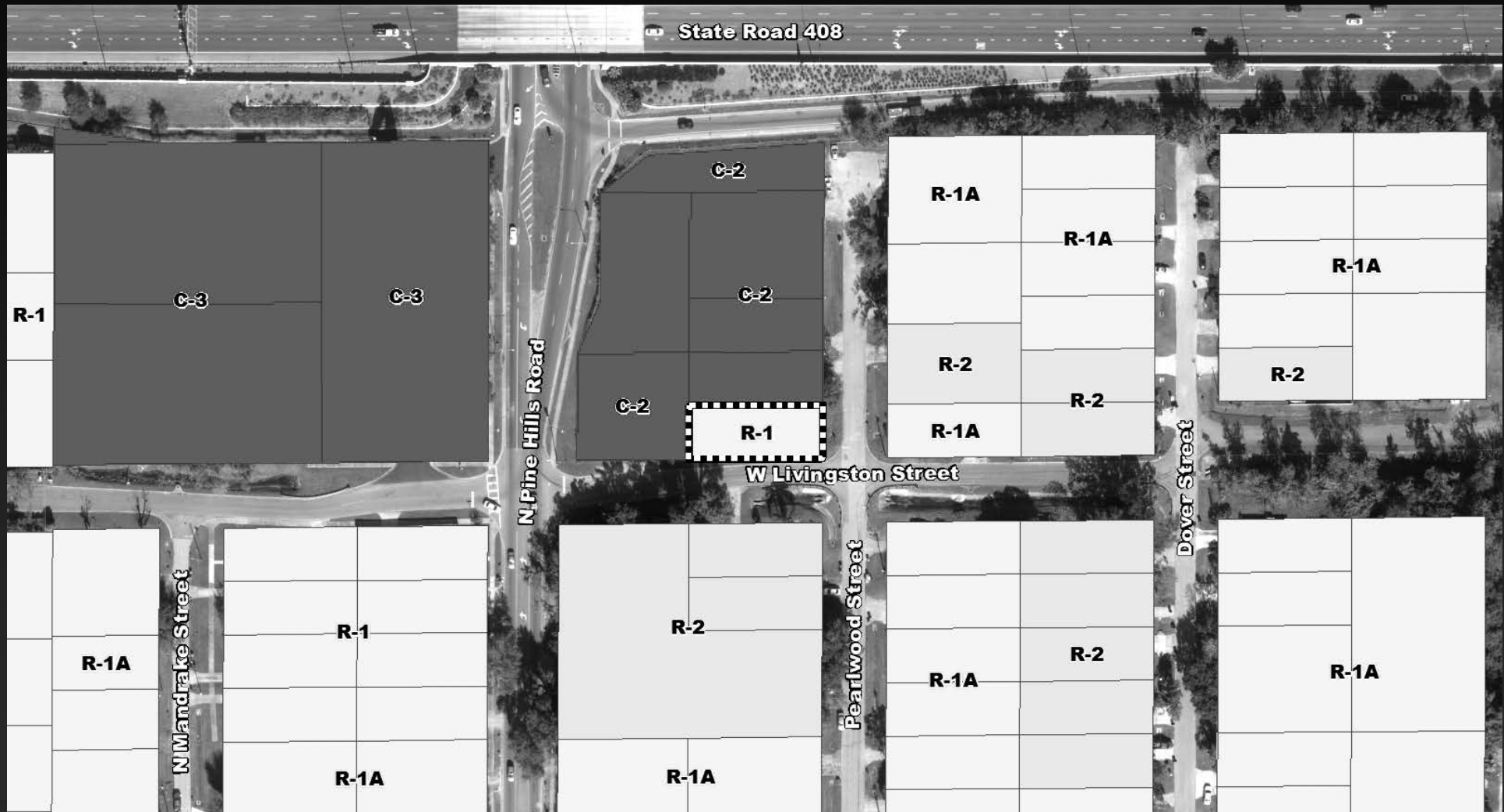
Current Zoning

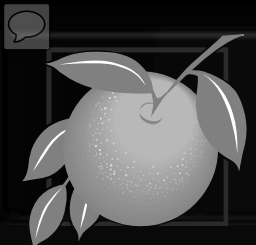




SS-22-10-087 & RZ-22-10-088

Proposed Zoning





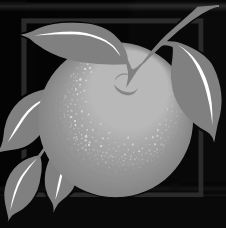
Small Scale Amendment SS-2022-10-087

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2, Objective FLU8.2, and Policies FLU1.4.2, FLU8.1.1, FLU8.2.1, and FLU8.2.11 and Housing Element Policy H1.3.8);**
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Small Scale Amendment SS-22-10-087, Commercial (C) to Low-Medium Density Residential (LMDR).**

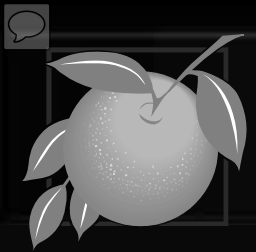


Small Scale Development Ordinance

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 Future Land Use Map Amendment, consistent with today's action.**



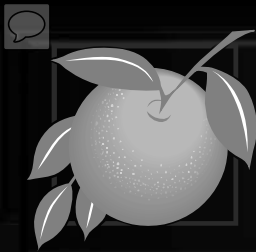
Rezoning Case RZ-22-10-088

Staff Recommendation: APPROVE

PZC Recommendation: APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2, Objective FLU8.2, and Policies FLU1.4.2, FLU8.1.1, FLU8.2.1, and FLU8.2.11 and Housing Element Policy H1.3.8) and APPROVE Rezoning Case RZ-22-10-088, R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District).**



Board of County Commissioners

Requested Action:

- **Adopt: Amendment SS-22-10-087**
- **Adopt: Implementing Small Scale Development Ordinance**
- **Approve: Rezoning Case RZ-22-10-088**

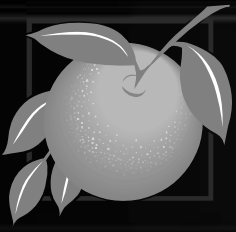


Board of County Commssioners

**Small Scale Development Amendment and
Concurrent Rezoning Request**

Adoption Public Hearing

Agenda VI. I. 14.



Small Scale Amendment SS-22-10-089 Rezoning Case RZ-22-10-090

Applicant/Owner: Randall D. Williams III, Off Ivey LLC

Future Land Use Map (FLUM) Amendment Request:

From: Low Density Residential (LDR)

To: Low-Medium Density Residential (LMDR)

Rezoning Request:

From: C-3 (Wholesale Commercial District)

To: R-2 (Residential District)

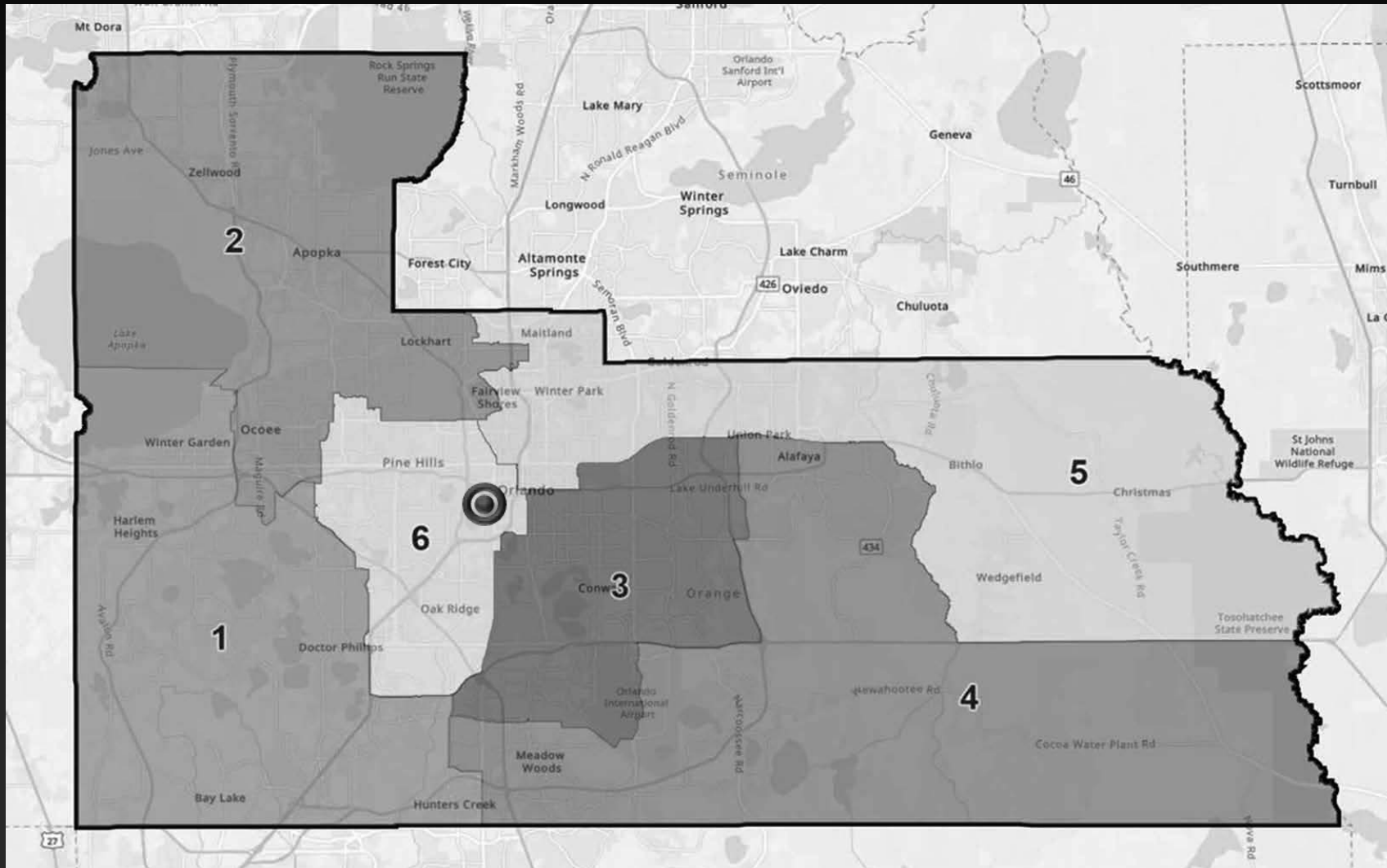
Acreage: 0.31 gross/net developable acre

Proposed Use: Allow the property owner to apply for a lot split to permit the construction of an additional single-family residence

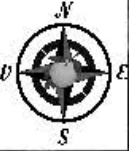


Small Scale Amendment SS-22-10-089 Rezoning Case RZ-22-10-090

Location



Aerial



Bayshore Drive

Ferguson Drive

Lawrence Street

N Goldwyn Avenue

W Central Boulevard





Small Scale Amendment SS-22-10-089

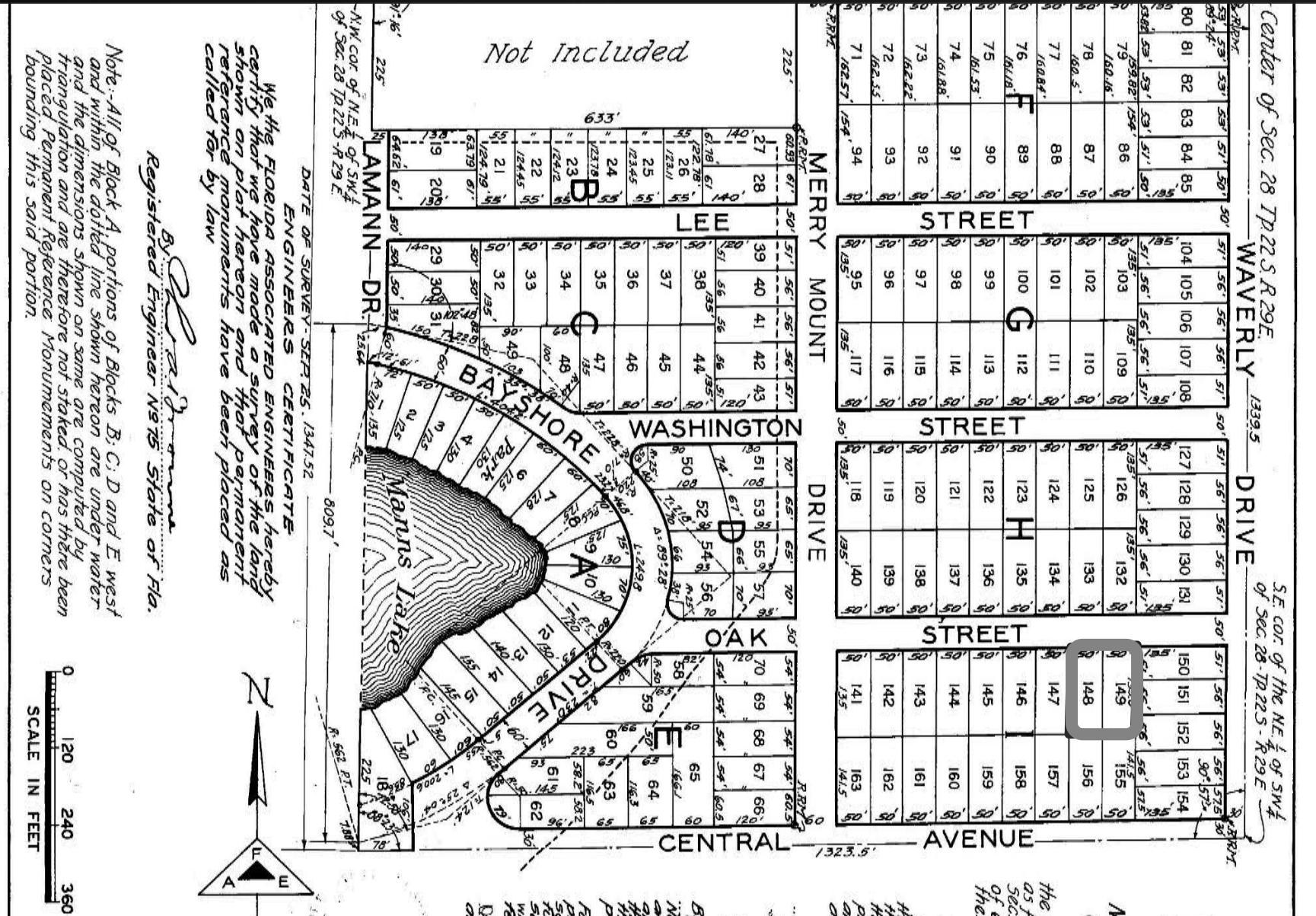
Rezoning Case RZ-22-10-090

Merry Mount
Subdivision

Lots 148 and 149,
Block I

Recorded in
Plat Book N, Page
29 of the Public
Records of Orange
County

February 5, 1926



Note: All of Block A; portions of Blocks B; C; D and E west and within the dotted line shown hereon are under water and the dimensions shown on same are computed by triangulation and are therefore not staked, or has there been placed Permanent Reference Monuments on corners bounding this said portion.

By *[Signature]*
Registered Engineer No. 10 State of Fla.

We the FLORIDA ASSOCIATED ENGINEERS hereby certify that we have made a survey of the land shown on plat hereon and that permanent reference monuments have been placed as called for by law.

DATE OF SURVEY - SEP. 25, 1947-52
ENGINEERS CERTIFICATE

N.W. COR. of N.E. 1/4 of SW 1/4 of Sec. 28 T. 22 S. R. 29 E.

Center of Sec. 28 T. 22 S. R. 29 E.
SE COR. of the N.E. 1/4 of SW 1/4 of Sec. 28 T. 22 S. R. 29 E.

Future Land Use



LDR

LDR

LDR

LDR

Lawrence Street

N Goldwyn Avenue

LDR

LDR

LDR

LDR

LDR

LDR

W Central Boulevard

Orlando

Future Land Use (Proposed)



LDR

LDR

LDR

LDR

Lawrence Street

N Goldwyn Avenue

LDR

Ferguson Drive

LDR

LMDR

LDR

LDR

LDR

W Central Boulevard

Orlando

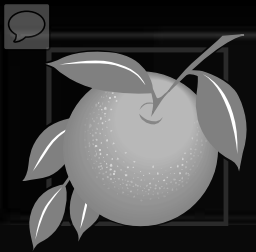
Zoning



Orlando

Zoning (Proposed)





Small Scale Amendment SS-2022-10-089

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 Small Scale Amendment SS-22-10-089, Low Density Residential (LDR) to Low-Medium Density Residential (LMDR).**

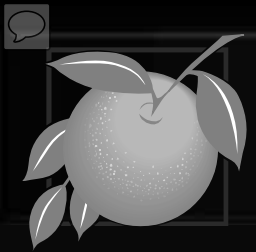


Small Scale Development Ordinance

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 Future Land Use Map Amendment, consistent with today's action.**



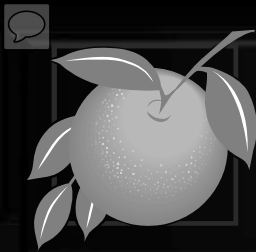
Rezoning Case RZ-22-10-090

Staff Recommendation: APPROVE

PZC Recommendation: APPROVE

Action Requested:

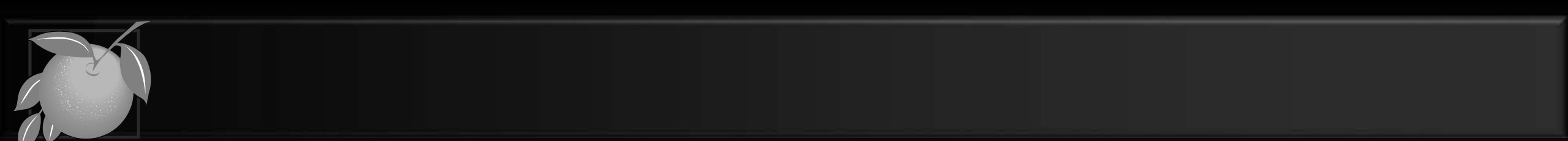
- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2, Objectives FLU2.1 and FLU8.2, and Policies FLU1.1.1, FLU1.1.5, and FLU8.2.1 and Housing Element Goal H1 and Objective H1.1) and APPROVE Rezoning Case RZ-22-10-090, C-3 (Wholesale Commercial District) to R-2 (Residential District).**



Board of County Commissioners

Requested Action:

- **Adopt: Amendment SS-22-10-089**
- **Adopt: Implementing Small Scale Development Ordinance**
- **Approve: Rezoning Case RZ-22-10-090**





Board of County Commssioners

**Small Scale Development Amendment and
Concurrent Rezoning Request**

Adoption Public Hearing

Agenda VI. I. 15.

SS-22-04-030 & RZ-22-04-031

Withdrawn from consideration today