



***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

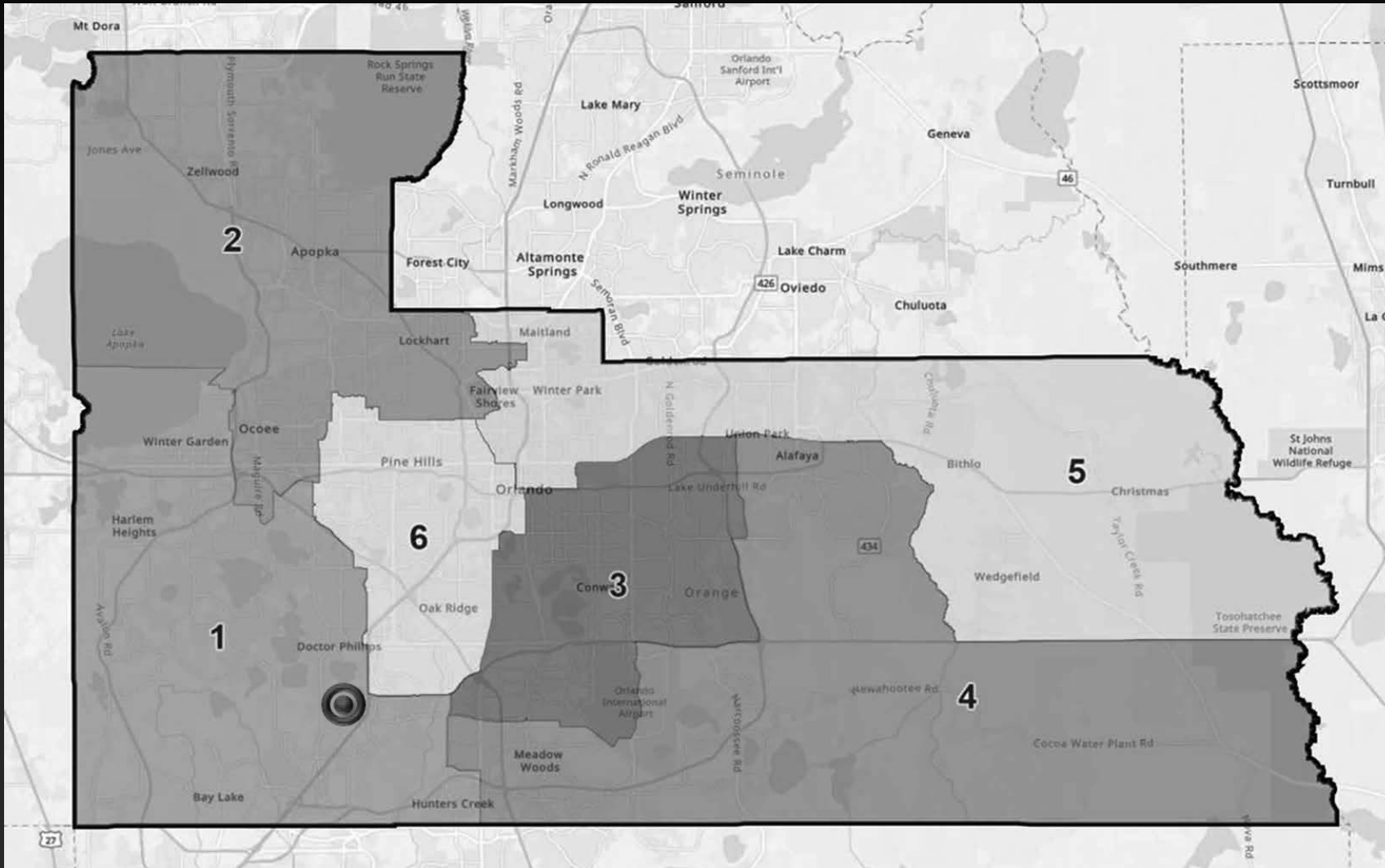
- **Transmittal public hearings**
  - LPA – August 18, 2022
  - BCC – September 13, 2022
- **State and regional agency comments**
  - November 3, 2022 – No comments or objections were received.
- **Adoption public hearings**
  - LPA – November 17, 2022
  - BCC – December 13, 2022



# 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

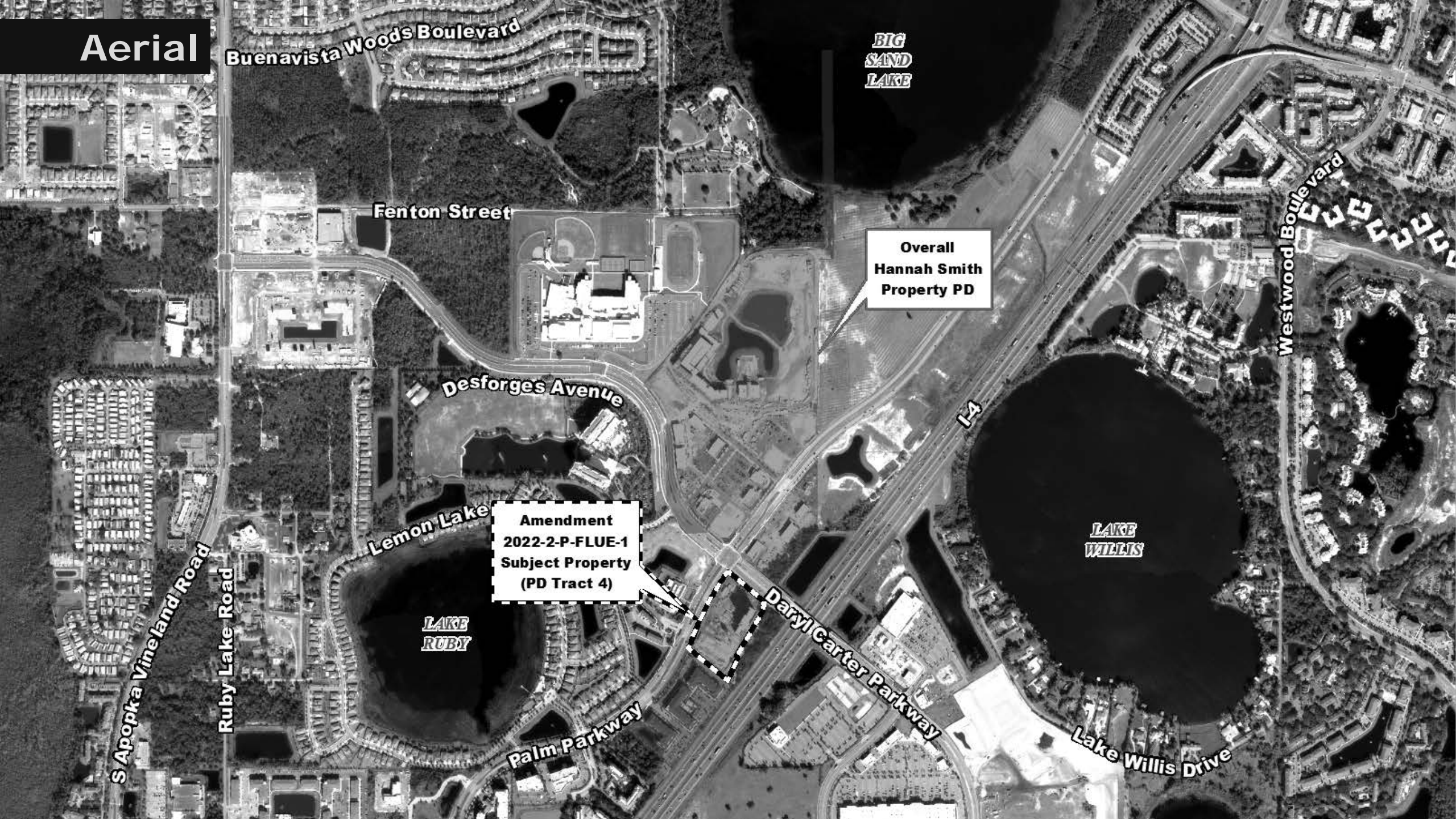
Daryl Carter Parkway

S Apopka Vineyard Road

Ruby Lake Road

Palm Parkway

Lake Willis Drive

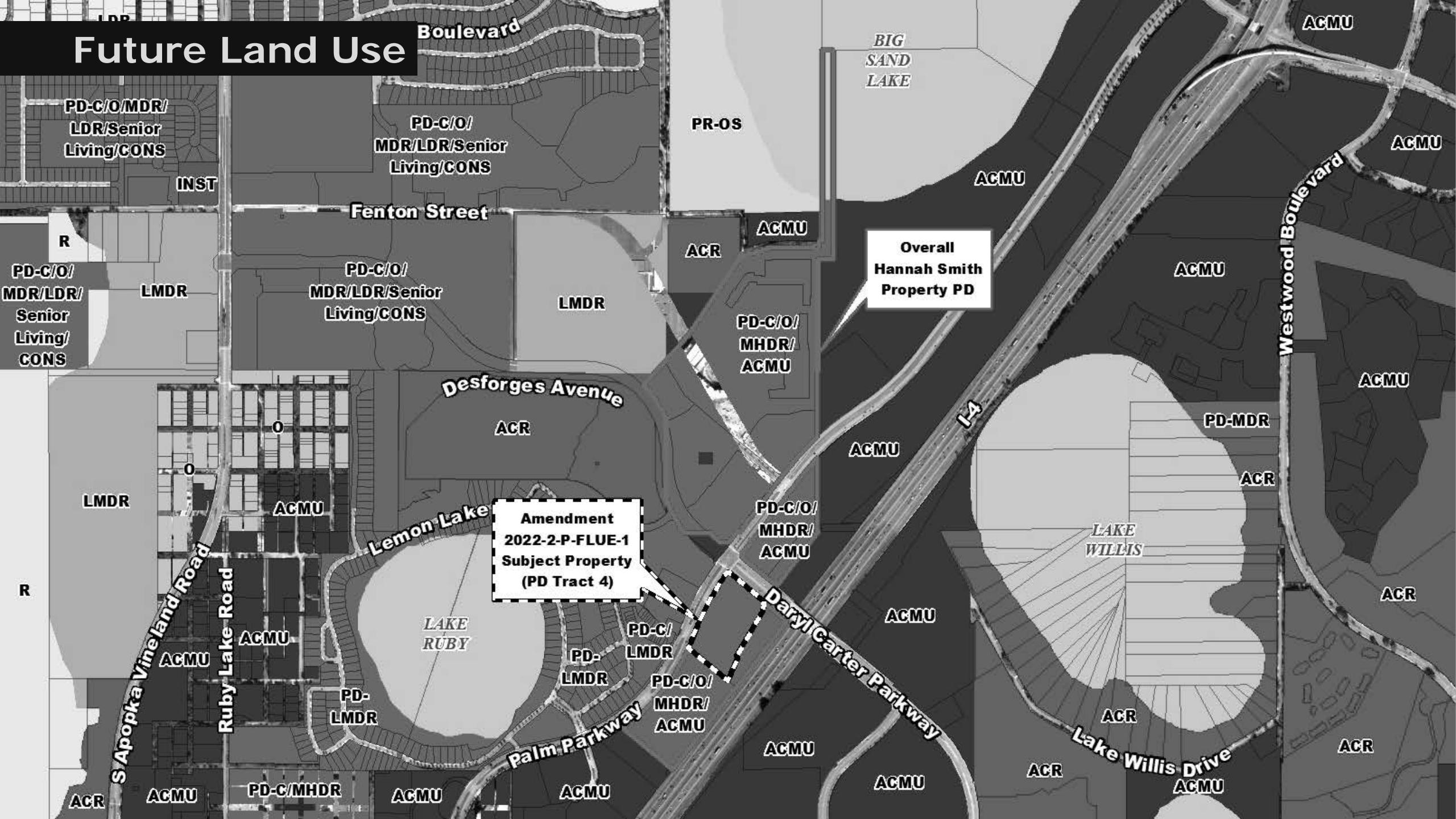




# Current Tract 4 Development Boardwalk at O-Town West (Under Construction)



# Future Land Use



PD-C/O/MR/  
LDR/Senior  
Living/CONS

PD-C/O/  
MDR/LDR/Senior  
Living/CONS

PR-OS

ACMU

ACMU

INST

Fenton Street

R

PD-C/O/  
MDR/LDR/  
Senior  
Living/  
CONS

LMDR

PD-C/O/  
MDR/LDR/Senior  
Living/CONS

LMDR

ACR

ACMU

Overall  
Hannah Smith  
Property PD

PD-C/O/  
MHDR/  
ACMU

ACMU

Desforges Avenue

ACR

ACMU

PD-MDR

ACMU

LMDR

ACMU

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

PD-C/O/  
MHDR/  
ACMU

LAKE  
WILLIS

ACR

ACR

R

S Apopka Vineyard Road  
Ruby Lake Road

ACMU

ACMU

Lemon Lake  
LAKE RUBY

PD-C/  
LMDR

PD-  
LMDR

PD-C/  
LMDR

PD-C/O/  
MHDR/  
ACMU

ACMU

ACMU

ACMU

ACMU

ACR

Daryl Carter Parkway

ACR

Lake Willis Drive

ACR

ACR

ACMU

PD-C/MHDR

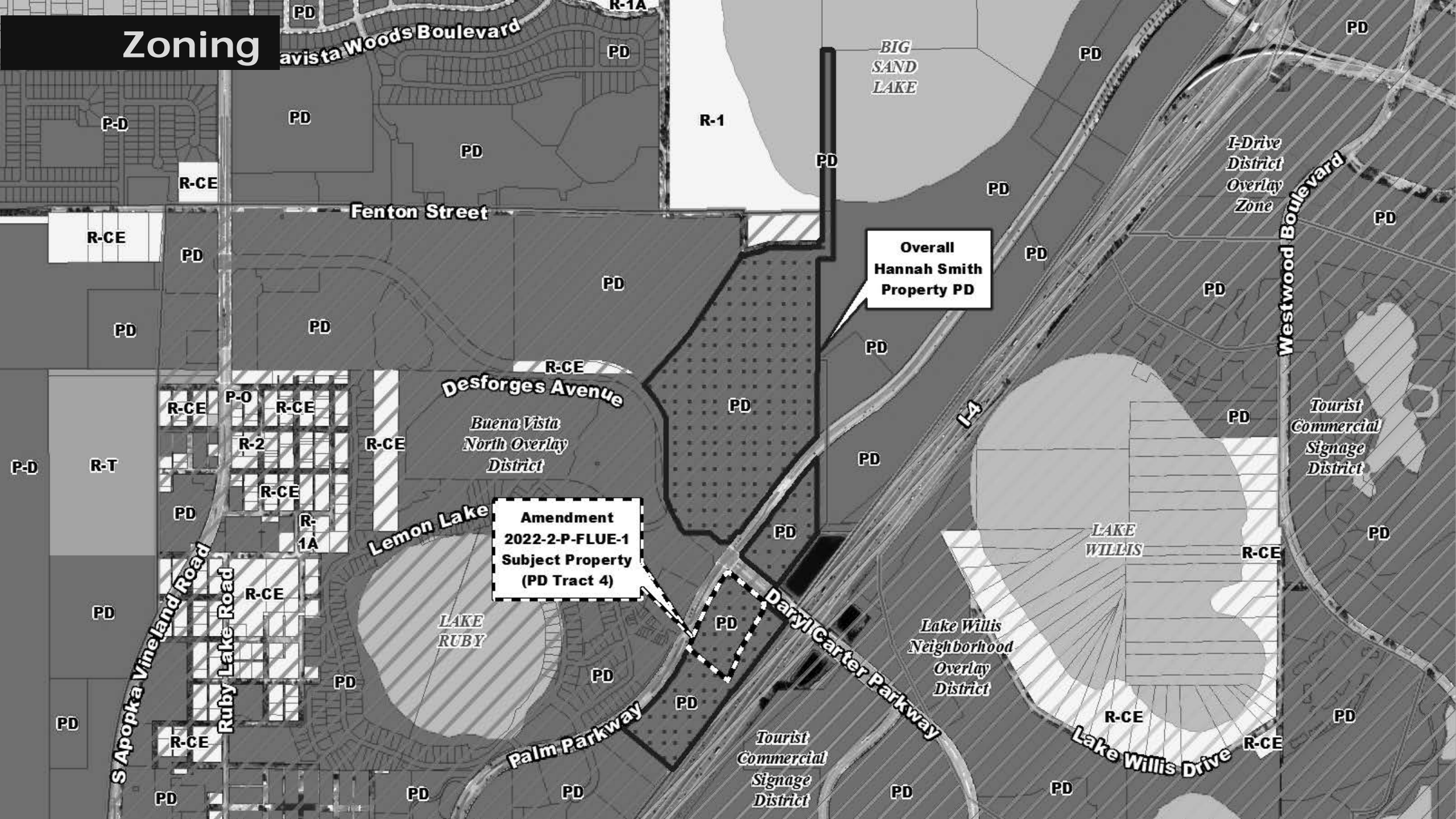
ACMU

ACMU

ACMU

ACMU

# 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 NON-RESIDENTIAL 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 1.02

**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.

**SETBACKS:** NON-RESIDENTIAL WILL COMPLY WITH SECTION 18.1301.1 OF THE ORANGE COUNTY LDC UNLESS A WAIVER HAS BEEN REQUESTED. PLEASE REFER TO THE RESIDENTIAL DEVELOPMENT STANDARDS TABLE FOR RESIDENTIAL SETBACKS. ADDITIONAL SETBACKS INCLUDE:  
 FROM PALM PARKWAY: 20 FEET  
 FROM INTERSTATE 4: 25 FEET  
 FROM DARYL CARTER PARKWAY: 25 FEET  
 PD BOUNDARY: 25 FEET

**WATER SERVICES:** ORANGE COUNTY  
**WASTEWATER:** ORANGE COUNTY  
**RECLAIMED WATER:** ORANGE COUNTY  
**FIRE FLOW:** WILL COMPLY WITH ORANGE COUNTY STANDARDS.  
**STORM WATER:** 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
<b>Setbacks</b>	
Front	20'
Rear	20'
Side	20'
Corner/Side Street	15'
NHWE	50'
PD Perimeter & Residential Wall	25'
<b>Roadway Setbacks</b>	
From Palm Parkway	20'
From Interstate 4	75'
From Daryl Carter Parkway	25' **
<b>Building Separation</b>	
* Waiver Request #1	
** Waiver Request #22	
*** 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'

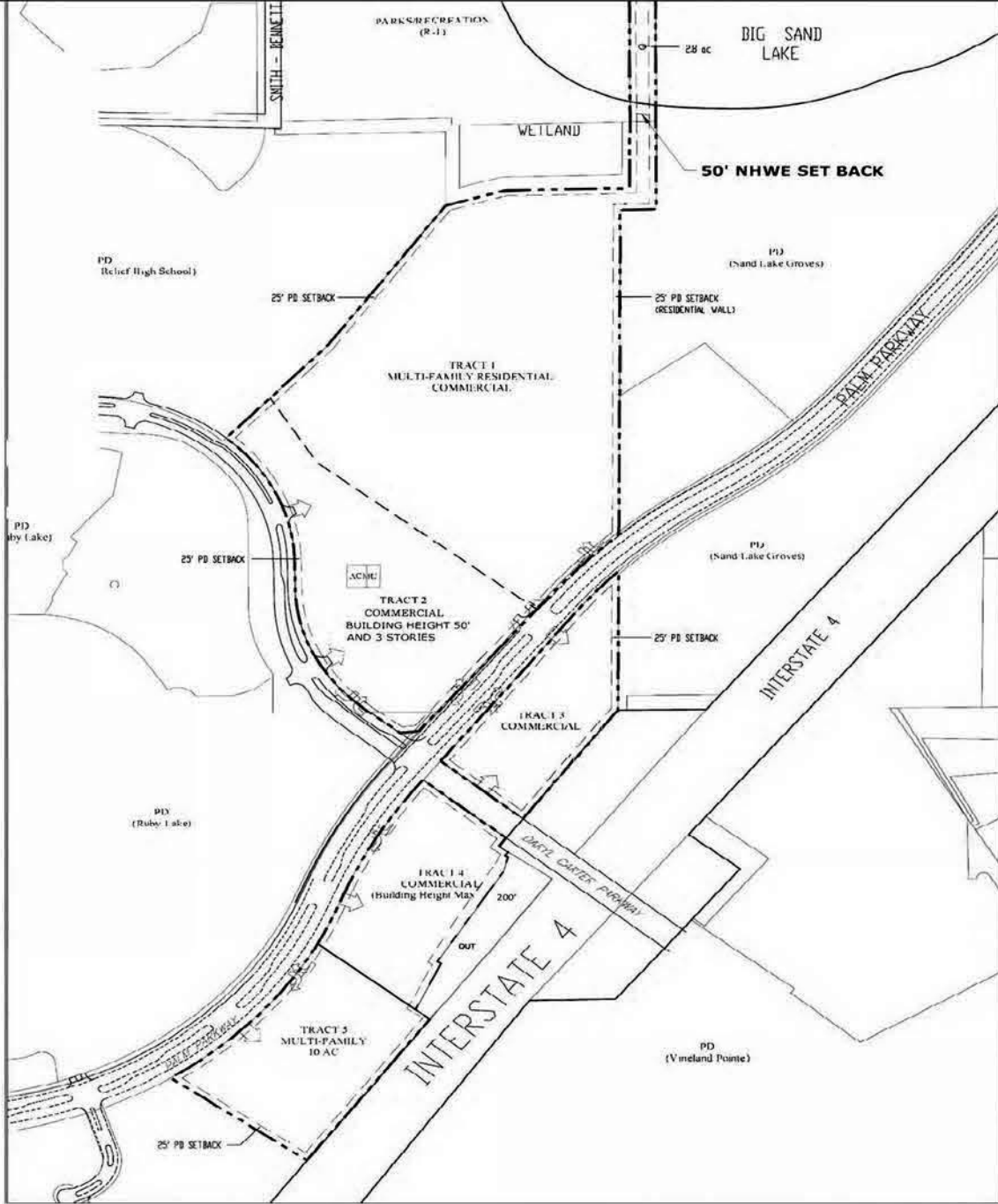
Building Height: Tract 1, 2 and 3: 50' and 3 stories  
 Tract 4: 200'

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

**NOTES**

HANNAH SMITH  
 LAND USE PLAN

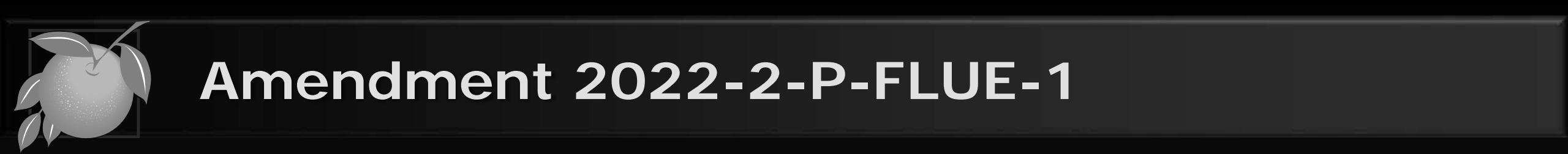
FLORIDA  
 ORANGE COUNTY



# Amendment 2022-2-P-FLUE-1

## FLU8.1.4 (Proposed)

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

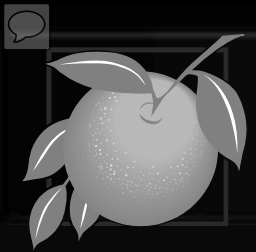


# Regular Cycle Ordinance

**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.**

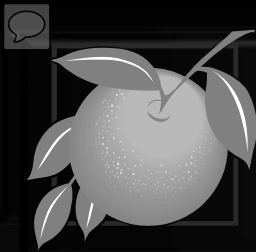


# Change Determination Request CDR-21-09-288

**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:**

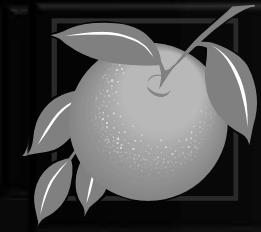
- **Adopt: Amendment 2022-2-P-FLUE-1**
- **Adopt: Implementing Regular Cycle Ordinance**
- **Approve: LUP Change Determination Request CDR-21-09-288**



## ***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.

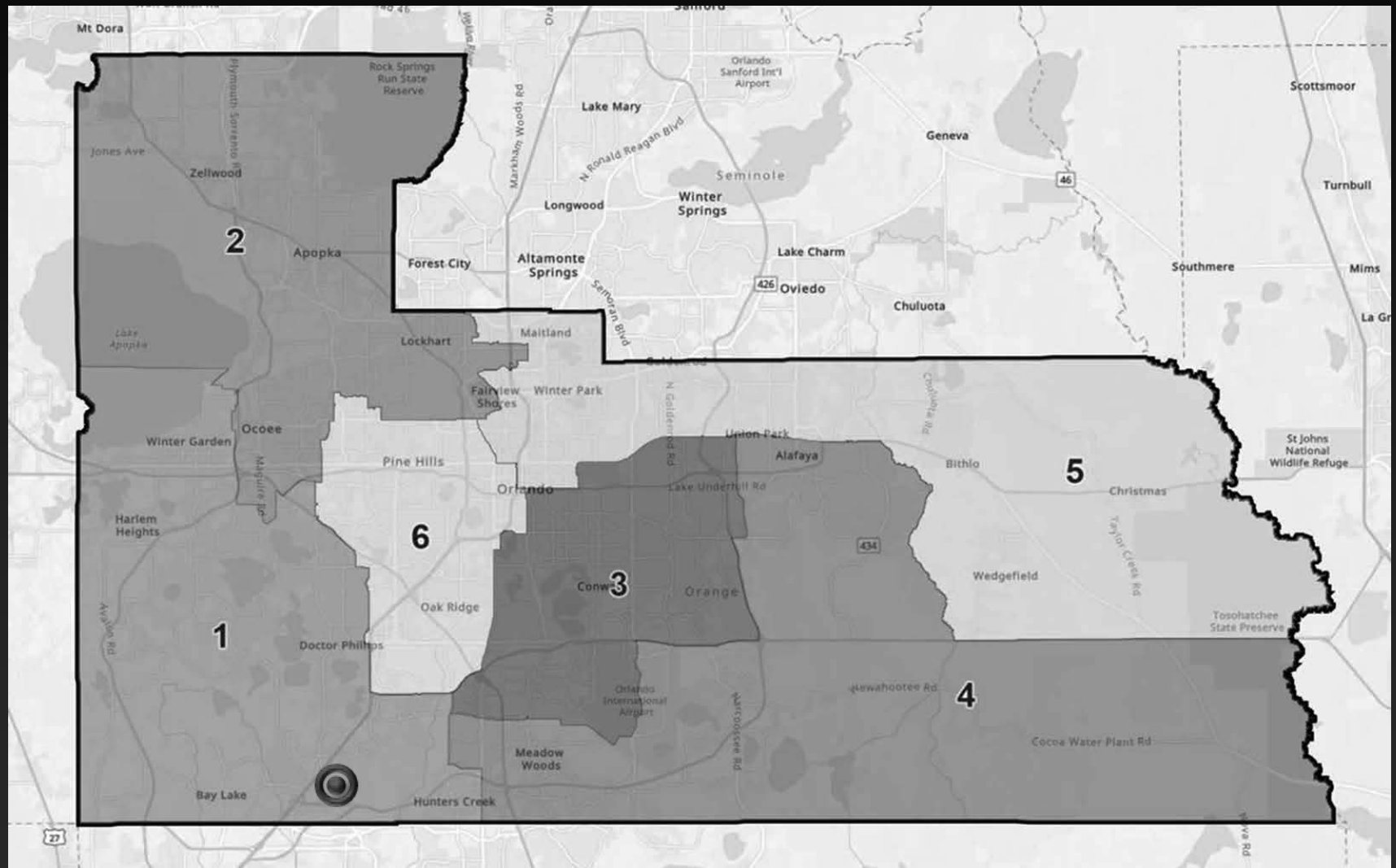
**Acreage:** 5.93 gross/net developable acres



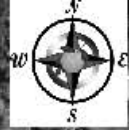
# Small Scale Amendment SS-22-08-073

## Change Determination Request CDR-22-07-246

### Location



**Aerial**



**LAKE BRYAN**

**Lake Bryan Beach Boulevard**

**State Road 535**

**World Center Drive**

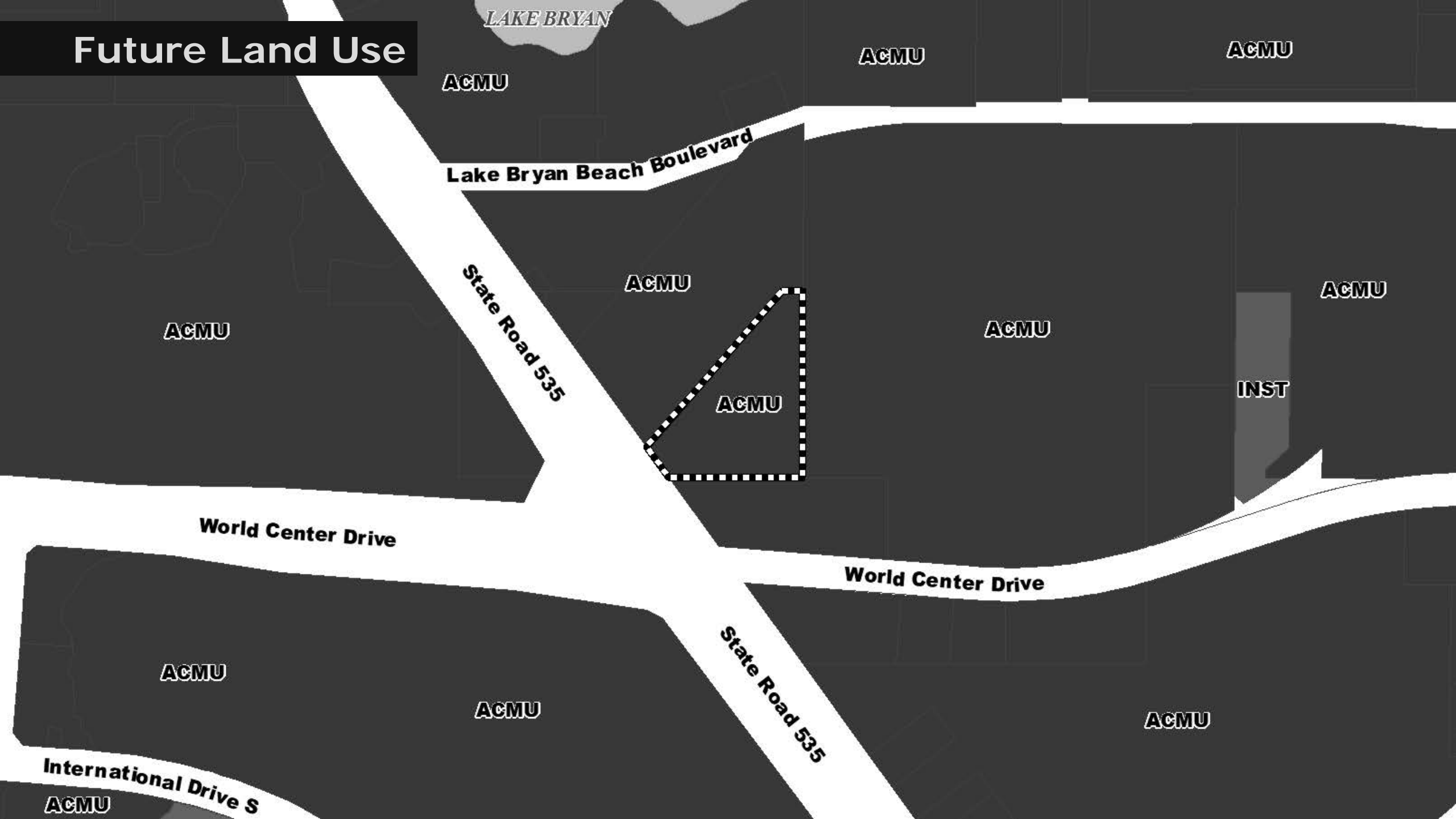
**World Center Drive**

**State Road 535**

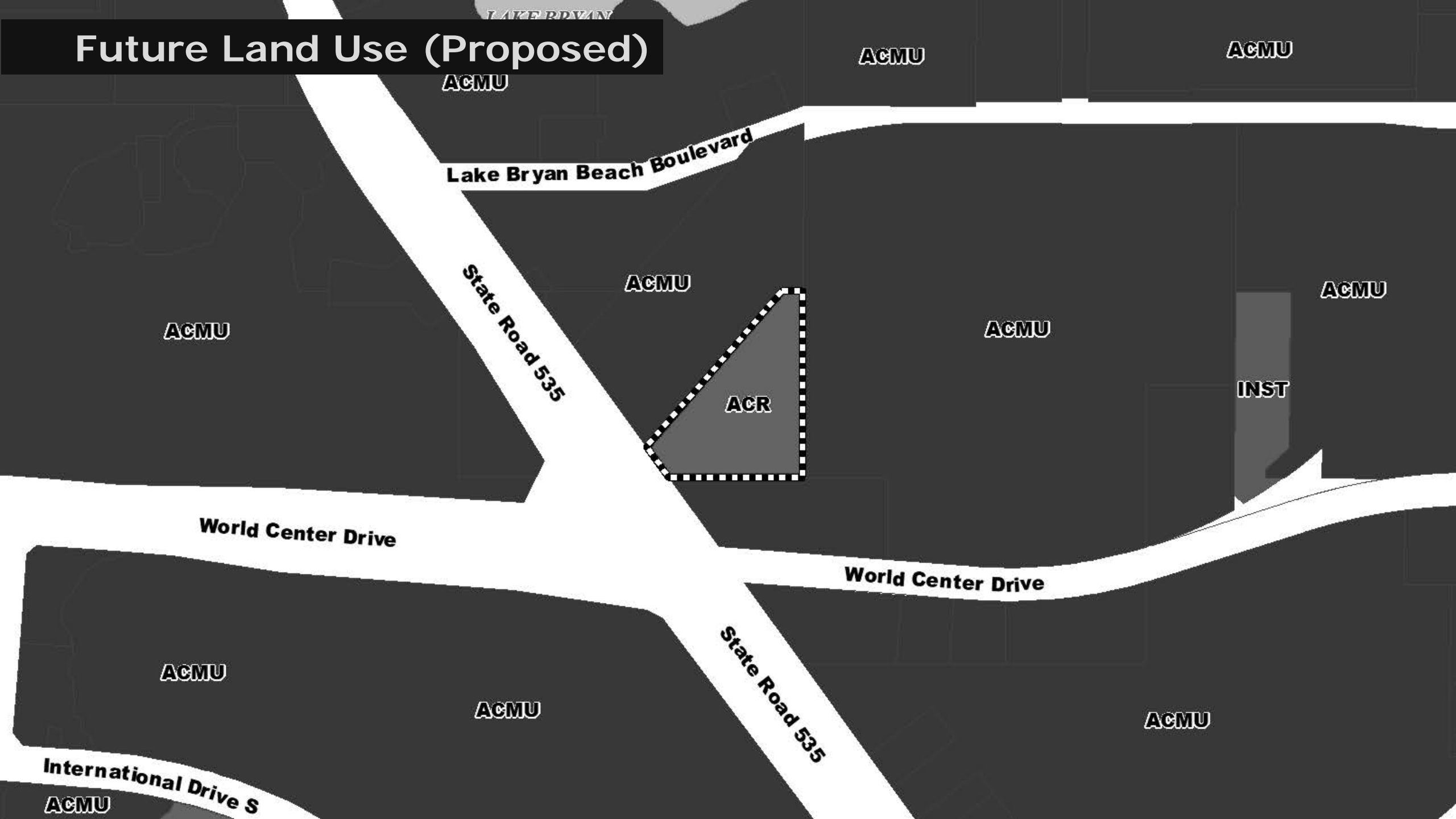
**International Drive S**



# 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

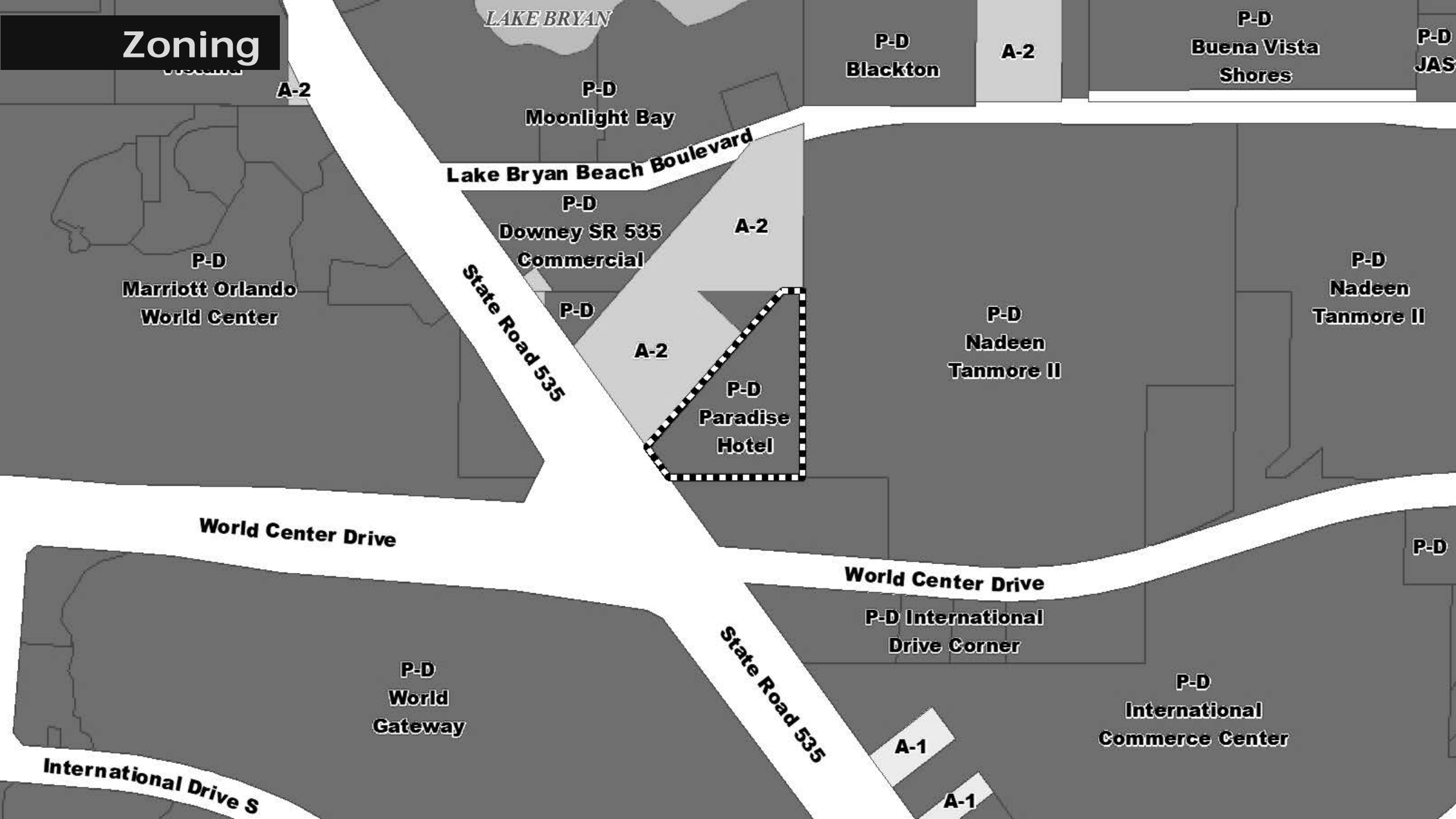
ACMU

ACMU

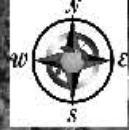
International Drive S

ACMU

# Zoning



**Aerial**



**LAKE BRYAN**

**Lake Bryan Beach Boulevard**

**State Road 535**

**World Center Drive**

**World Center Drive**

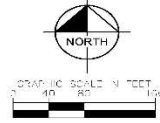
**State Road 535**

**International Drive S**

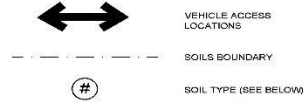




# PD Land Use Plan



### 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'

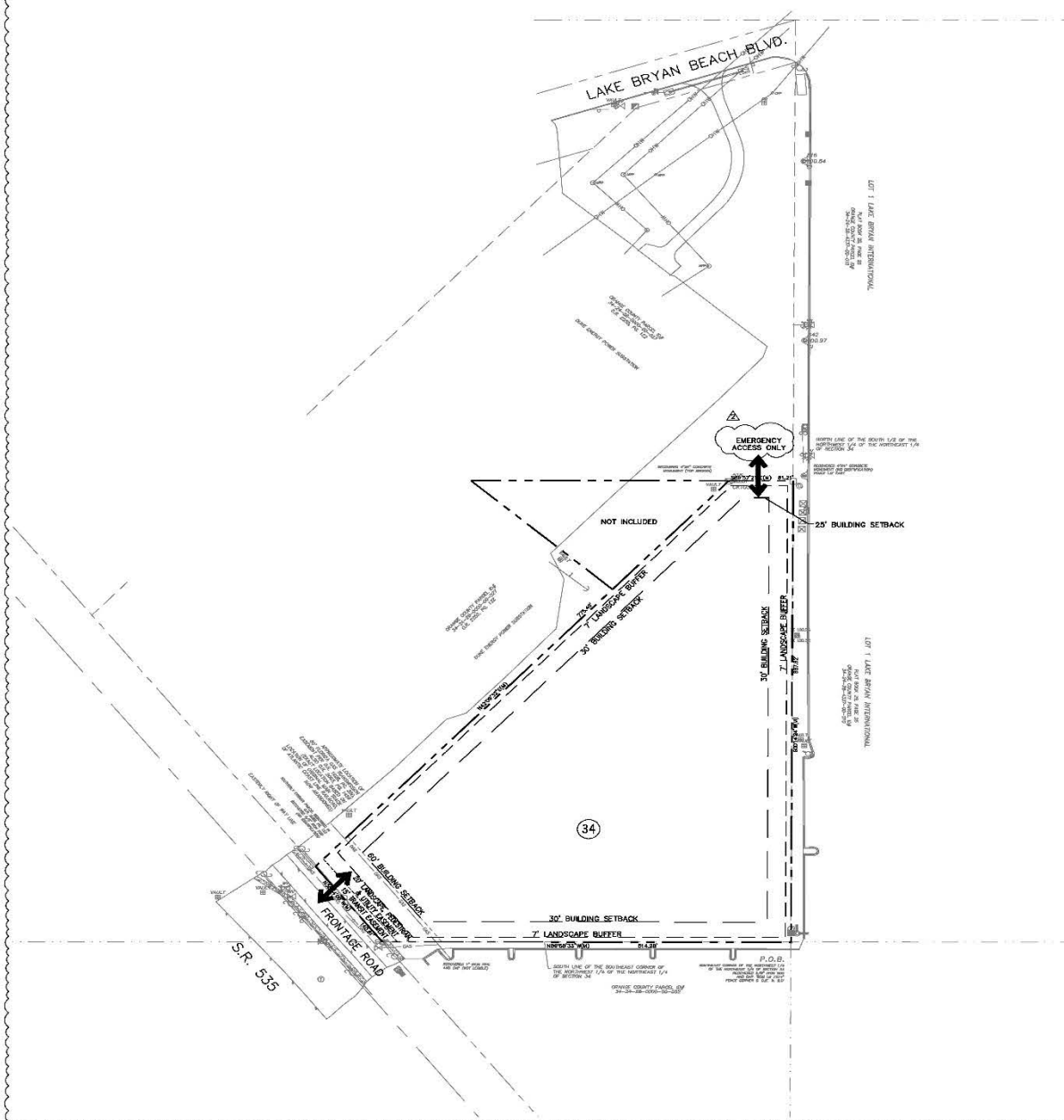
**MAXIMUM BUILDING HEIGHT:** 75'

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

Notes: <sup>1</sup> Vehicle trip rate and directional splits, per data and procedures outlined in ITE - Trip Generation Manual, 11th Edition



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

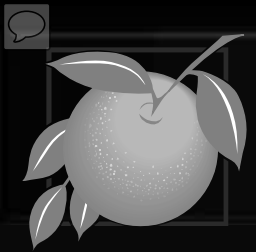
**LAND USE PLAN**  
 PARADISE HOTEL PD  
 SHEET NUMBER LUP-2

DATE	BY	REVISIONS	DATE	BY
07/19/2022	KAS			
11/16/2022	KAS			

CHANGED DETERMINATION REQUEST  
 DRC COMMENTS  
 NO

LUP PROJECT: 24-07-20000  
 DATE: 07/15/2022  
 SCALE: AS SHOWN  
 ESTIMATED BY: JAV  
 DRAWN BY: KAS  
 CHECKED BY: JAV

LICENSED PROFESSIONAL  
 JIMMY L. HORN, P.E.  
 P.E. NO. 17053  
 5/2025



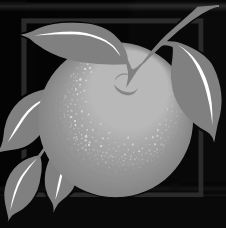
# Small Scale Amendment SS-22-08-073

**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).**

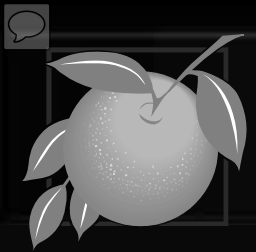


# Small Scale Development Ordinance

**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.**

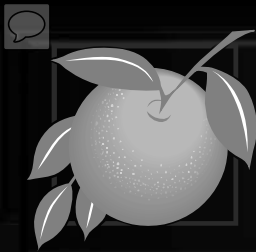


# Change Determination Review CDR-22-07-246

**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)**

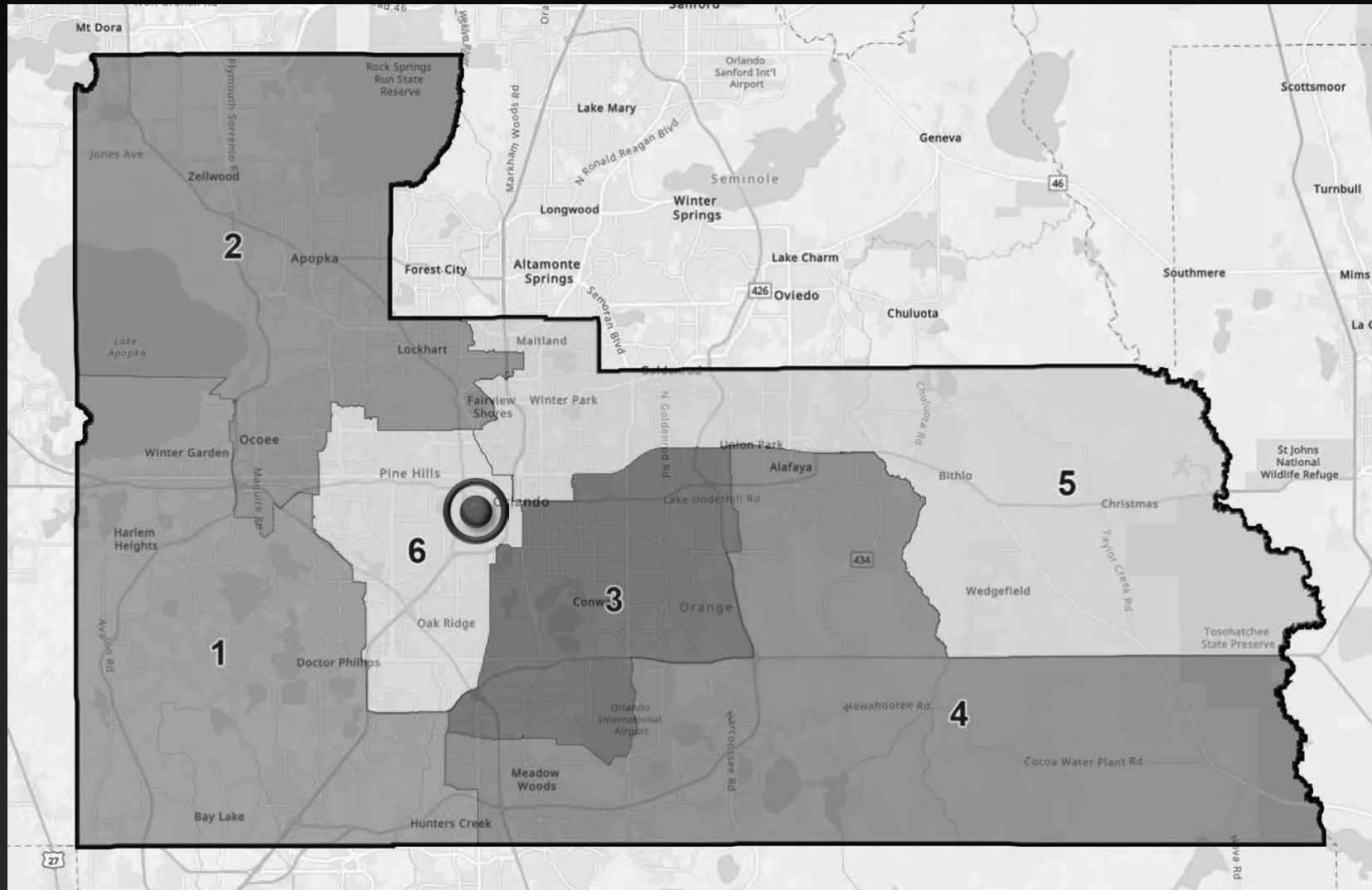
**Acreage: 0.14 gross acre**

**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

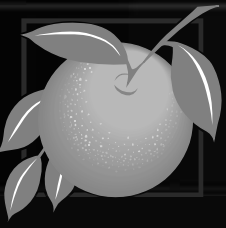
N Pine Hills Road

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

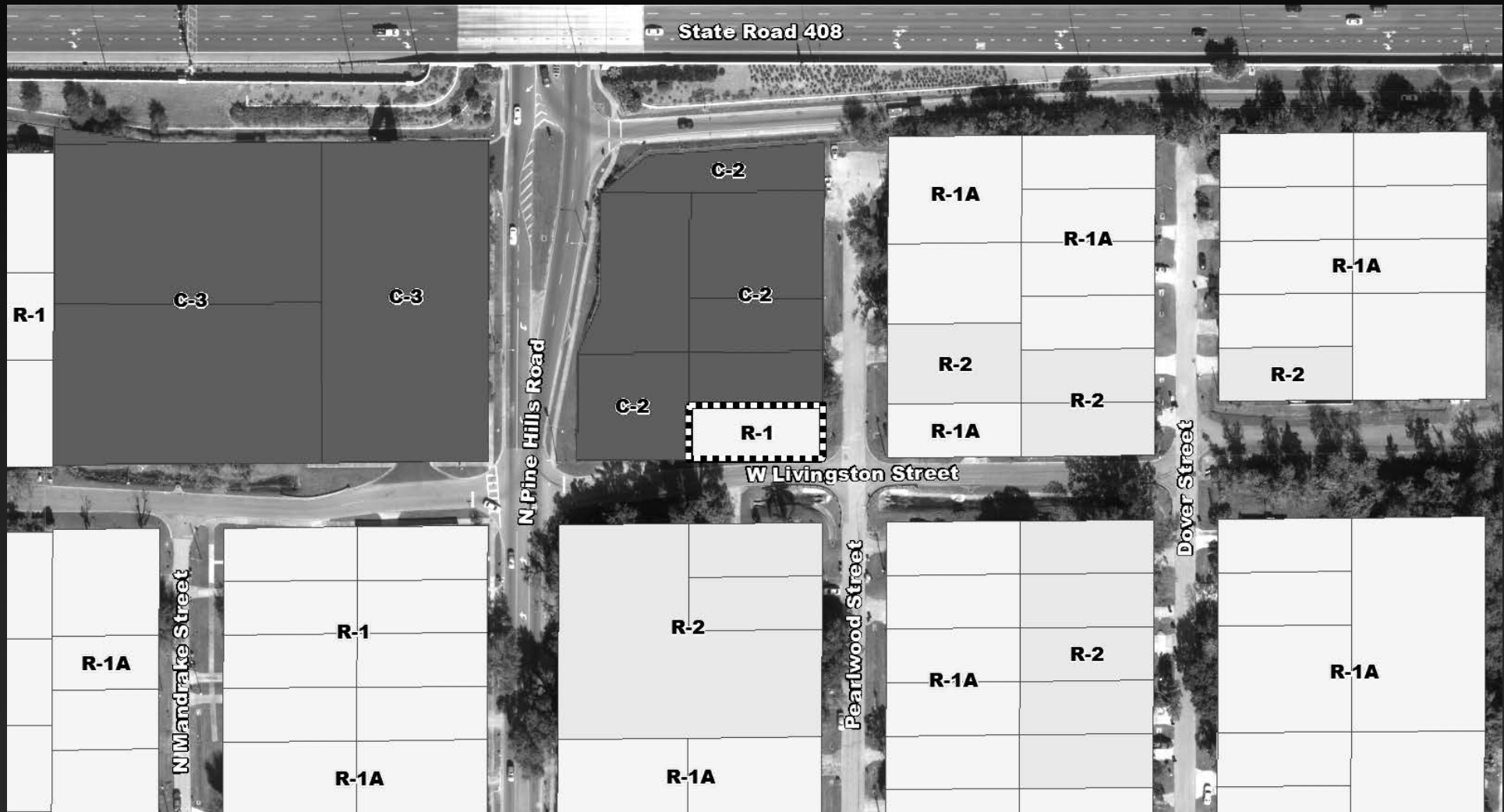
## Current Zoning

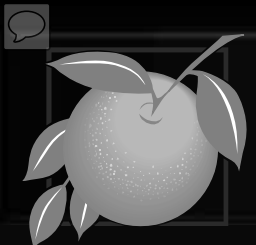




# SS-22-10-087 & RZ-22-10-088

## 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).**

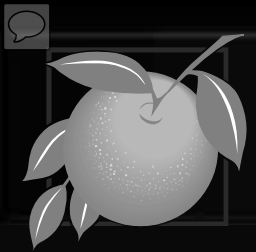


# Small Scale Development Ordinance

**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

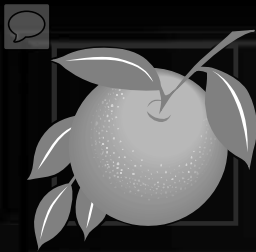
**Staff Recommendation:            APPROVE**

**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**

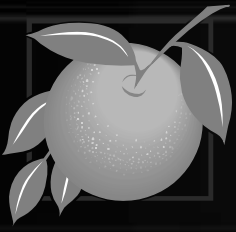


***Board of County Commssioners***

**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)**

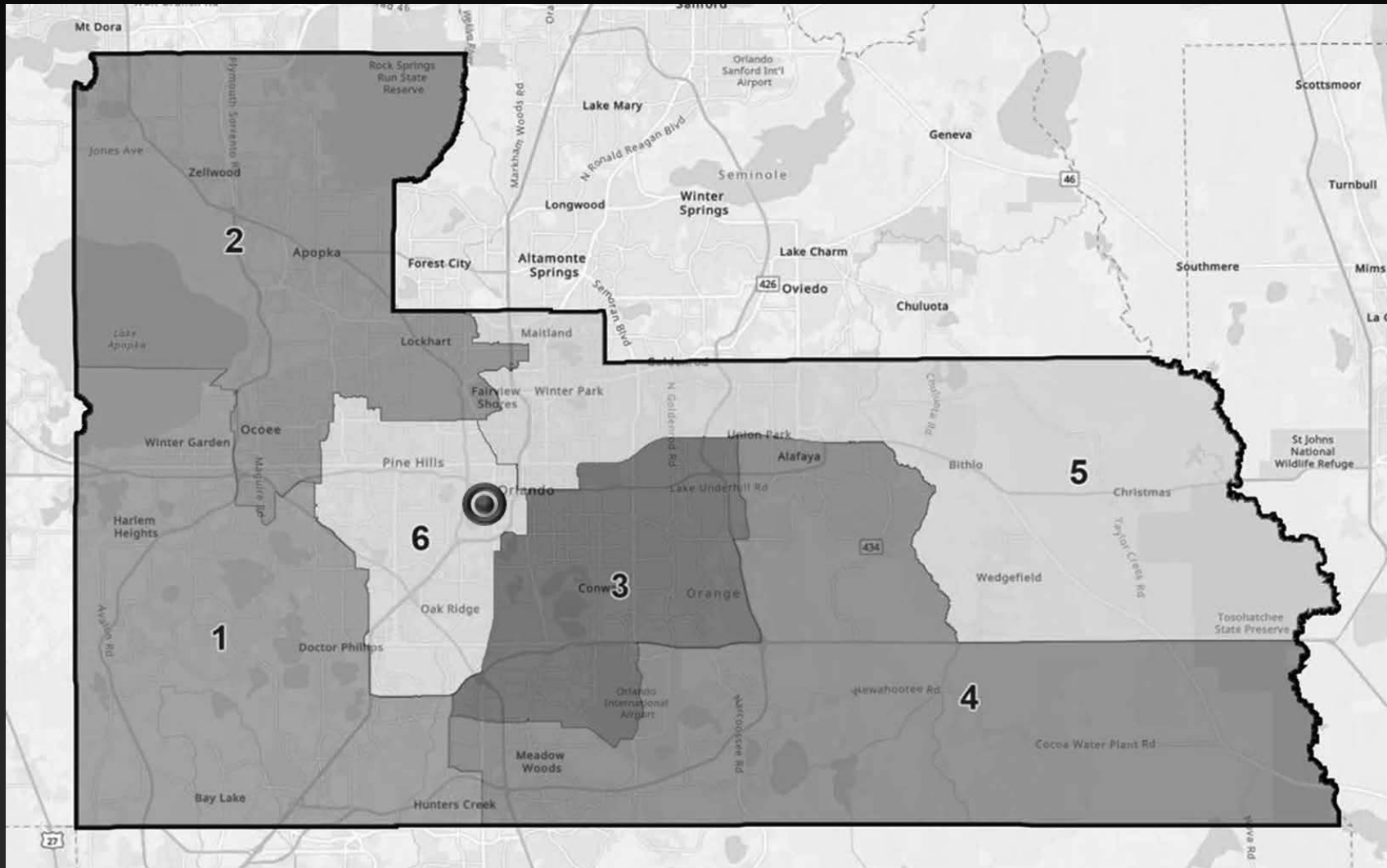
**Acreage: 0.31 gross/net developable acre**

**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

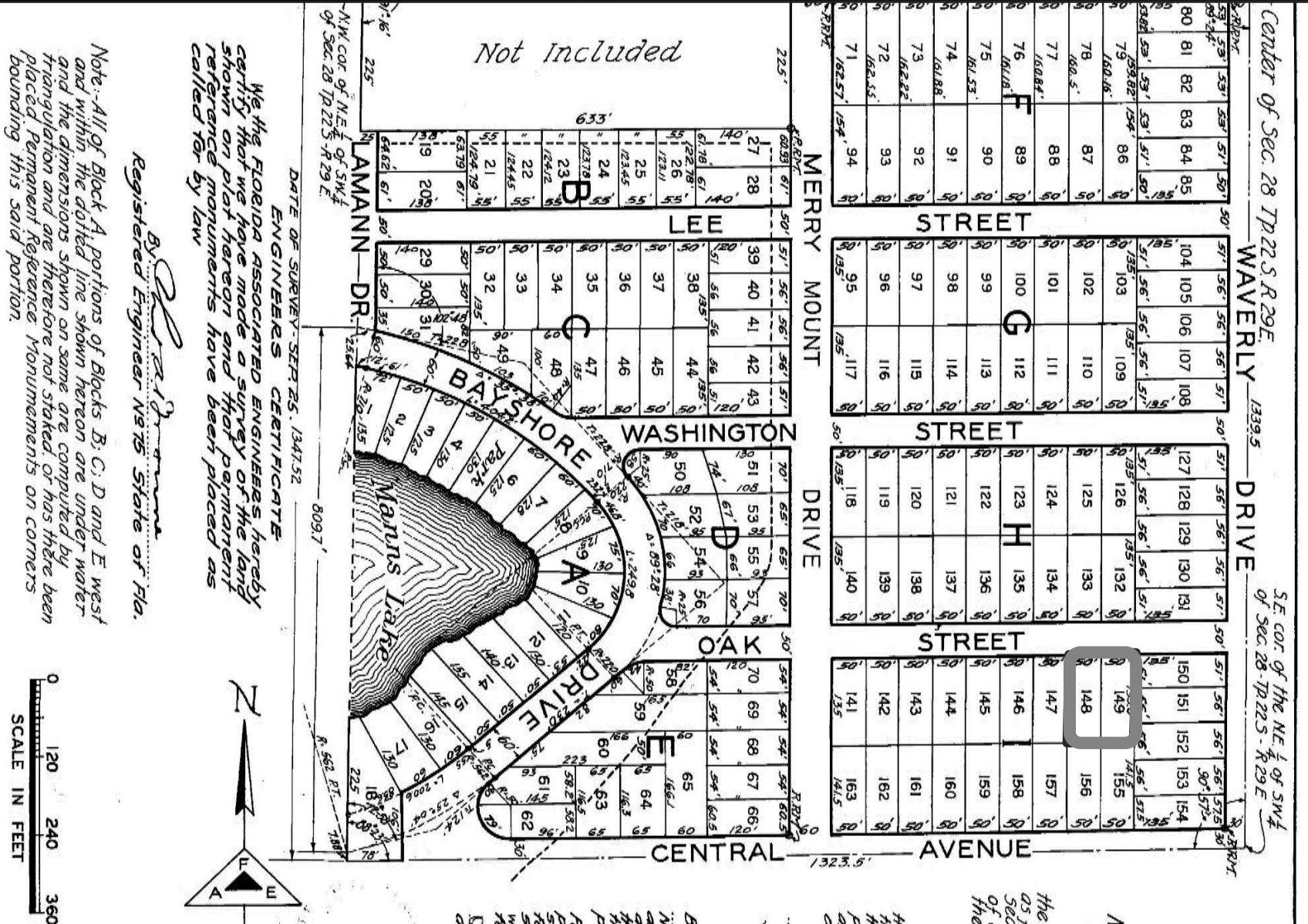
## Rezoning Case RZ-22-10-090

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



# Future Land Use



LDR

LDR

LDR

LDR

Lawrence Street

Ferguson Drive

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)





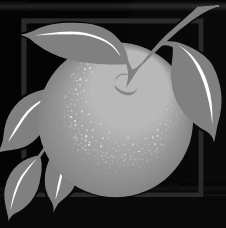
# Small Scale Amendment SS-2022-10-089

**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).**

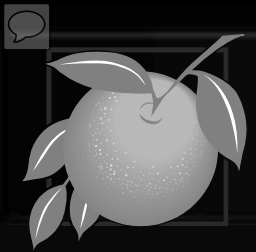


# Small Scale Development Ordinance

**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.**



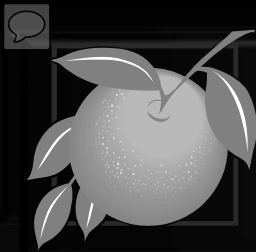
# Rezoning Case RZ-22-10-090

**Staff Recommendation:            APPROVE**

**PZC Recommendation:            APPROVE**

## **Action Requested:**

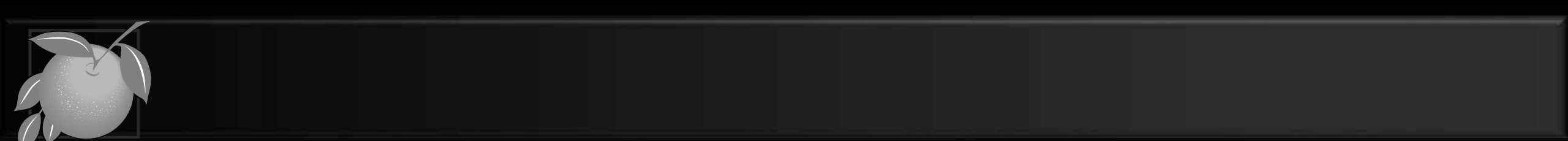
- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2, Objectives FLU2.1 and FLU8.2, and Policies FLU1.1.1, FLU1.1.5, and FLU8.2.1 and Housing Element Goal H1 and Objective H1.1) and APPROVE Rezoning Case RZ-22-10-090, C-3 (Wholesale Commercial District)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