

***Board of County Commissioners***

**Agenda E.19**  
**2019-2 Regular Cycle**  
**Privately-Initiated Map Amendments**

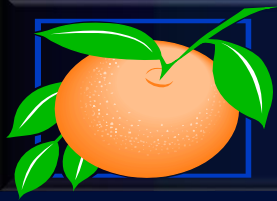
***Adoption Public Hearings***

**November 12, 2019**



# 2019-2 Amendment Process

- **Transmittal public hearings**
  - LPA – July 18, 2019**
  - BCC – August 6, 2019**
- **State and regional agency comments**
  - September 2019**
- **Adoption public hearings**
  - LPA – October 17, 2019**
  - BCC – November 12, 2019**



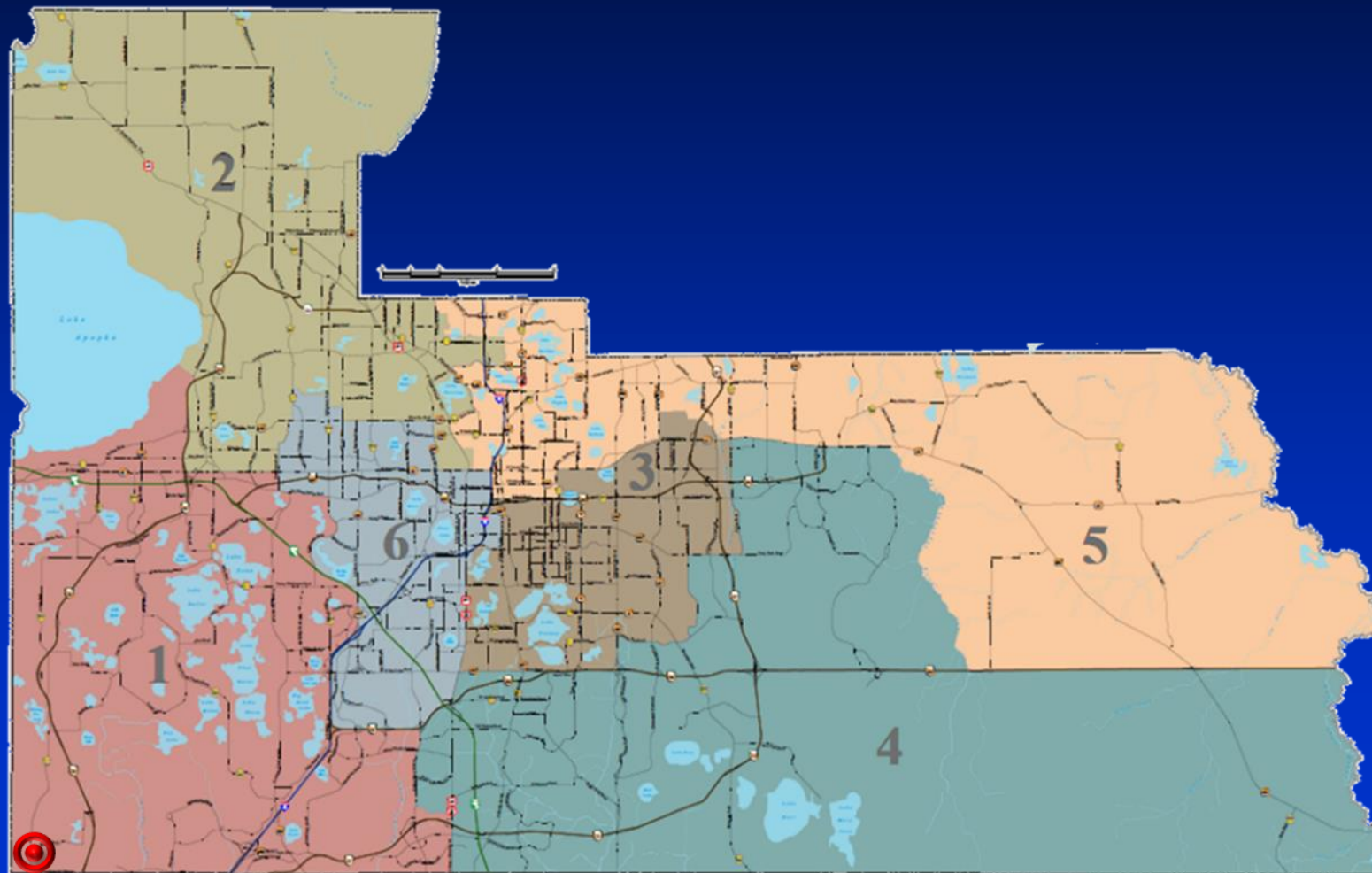
# **Amendment 2019-2-A-1-1 Rezoning LUPA-18-12-405**

- Agent:** David Evans, Evans Engineering, Inc.
- Owner:** Hartzog Road Property, LLC/Westport Capital Partners
- From:** Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR) and Growth Center-Planned Development-Low-Medium Density Residential (GC-PD-LMDR)
- To:** Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR)
- Acreage:** 37.83 gross acres
- Proposed Use:** Up to 300 short-term rental units and 300 multi-family dwelling units



# Amendment 2019-2-A-1-1 Rezoning LUPA-18-12-405

## Location





# Aerial



The Grove resort

Hartzog Road

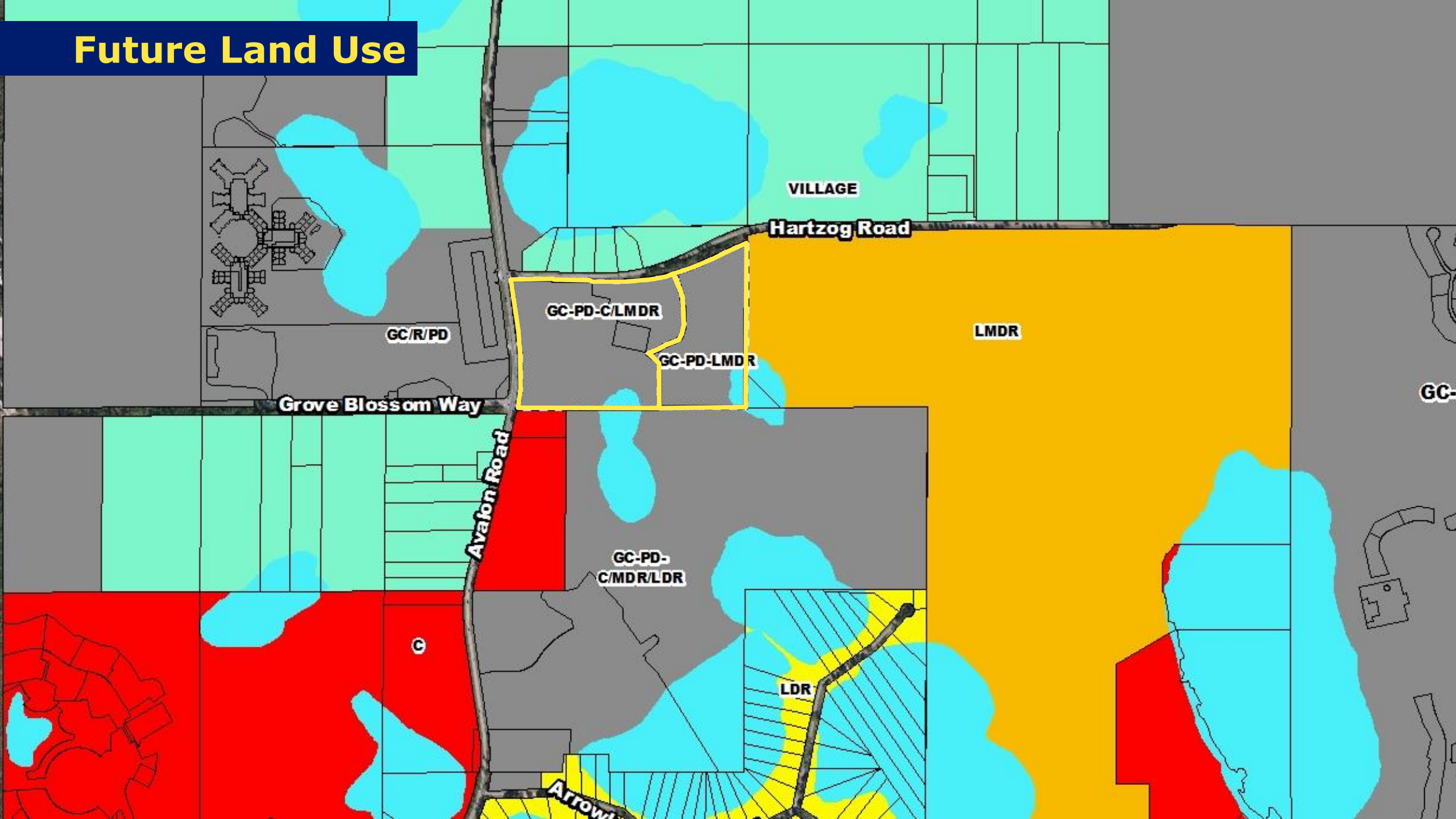
Grove Blossom Way

Avalon Road

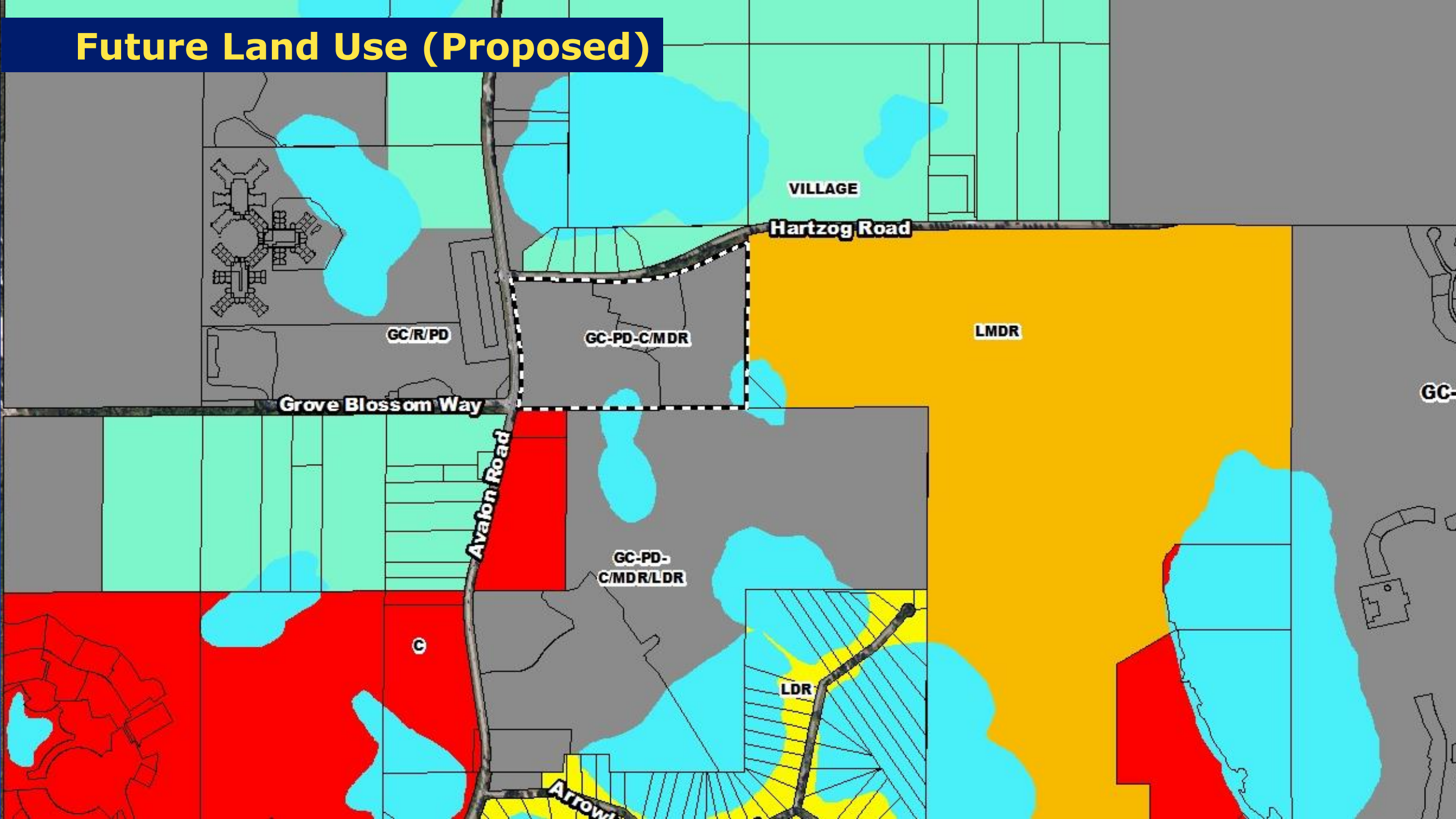
Arrow



# Future Land Use

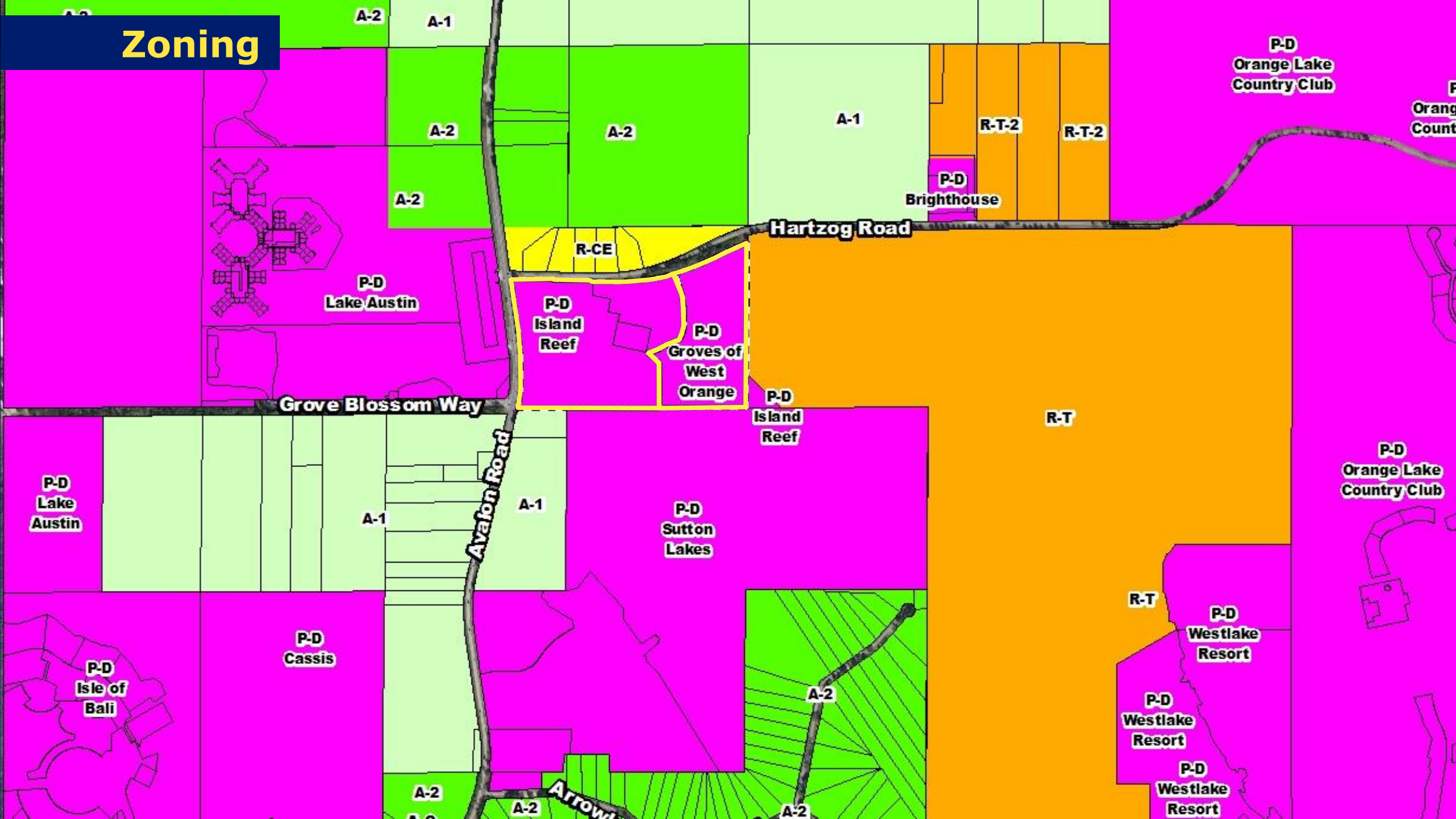


# Future Land Use (Proposed)

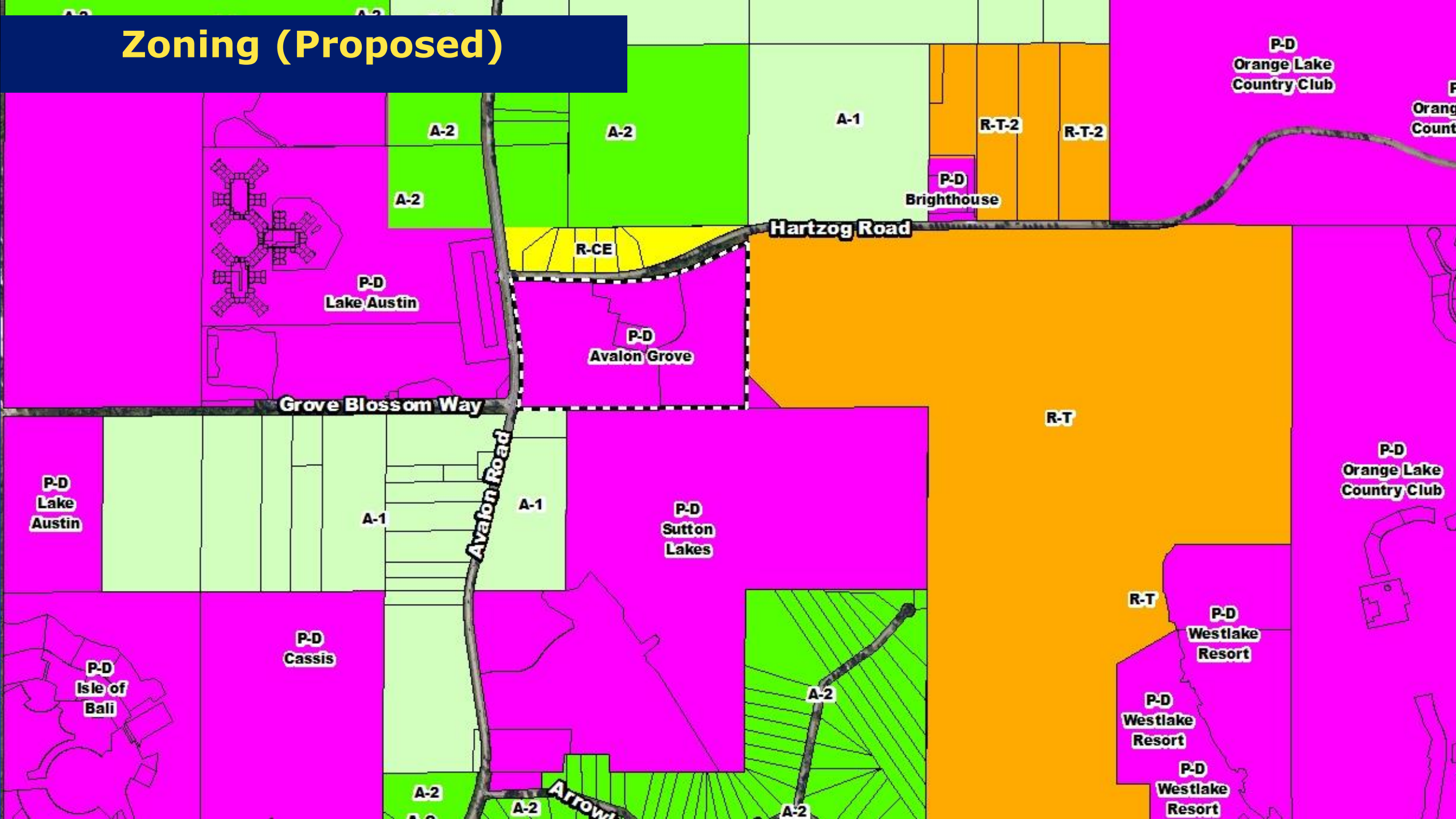




# Zoning



# Zoning (Proposed)





# LUPA-18-12-405

**SITE DATUM**

**GENERAL INFORMATION**

Location : South of Hartzog Road, East of Avalon Rd (CR 545) in unincorporated Orange Co.  
 Existing Land Use: Vacant-Commercial  
 Proposed Land Use: Tourist Commercial  
 Existing Future Land Use: GC-PD-C/LMDR  
 Proposed Future Land Use: GC-PD-LMDR  
 Existing Zoning: PD  
 Proposed Zoning: PD  
 Phasing: Project to be permitted and constructed in a single phase

**ACREAGE**

Gross Acreage: 37.83 acres  
 Wetlands: 1.59 acres  
 Wetland Buffer: 0.59 acres  
 Net Developable Area: (37.83 acres - 1.59 acres - 0.59 acres) = 35.65 acres

**PROPOSED LAND USES**

Proposed Residential Units: 328  
 Gross Residential Density: (328 DU / 37.83 acres) = 8.67 DU/acres  
 Net Residential Density: (328 DU / 35.65 acres) = 9.20 DU/acres  
 Proposed Commercial Centers: 2.00 acres (87,120 SF)

**TRIP GENERATION**

ITE Code	Description	Units	Trips Per Unit	Daily Trips	PM Peak Trip
210	Single-Family	328 DU	10.00 Trips/DU	3,280	325
820	Shopping Center	87,120 SF	100.62 Trips/1,000 SF	8,766	332
	Commercial Pass-by Trips			3,331	126
	Net Trip Generation			8,715	531

Trip generation analysis based on ITE Trip Generation Manual, 10th Edition.  
 Pass-by trips calculated based on rates from Table D-1 from Transportation Mobility Fee Study Update.

**STUDENT GENERATION**

Generation Rates (Single Family)	Elementary	Middle	High
Generation Rates	0.191	0.095	0.131
Students Generated	63	31	43

Total Students = 137 Students

Rates per Orange County Public Schools - School Impact Fee Study February 2016

**DEVELOPMENT STANDARDS**

	Single Family Attached
MAX. BUILDING HEIGHT	3 STORIES/42'
MAX. LOT COVERAGE	75%
MIN. LIVING AREA	1,000
MIN. LOT WIDTH	24' (typical)
MIN. LOT DEPTH	70' (typical)
SETBACKS:	
FRONT	35/30 (front porch)
REAR	34'
SIDE	0/7' (end units)
SIDE STREET	32'

**OPEN SPACE & RECREATION**

Open Space Required: 10% per O.C. Sec. 38-1234  
 (37.83 acres X 10%) = 3.78 acres  
 Open Space Provided: 3.78 acres

Recreation Facilities Required: 2.5 acres/1000 ppl per O.C. Sec. 38-1253  
 (328 units X 3.1 person/unit X 2.5 acres/1000 people) = 2.54 acres  
 Recreation Facilities Provided: 2.54 acres

**Utilities:**

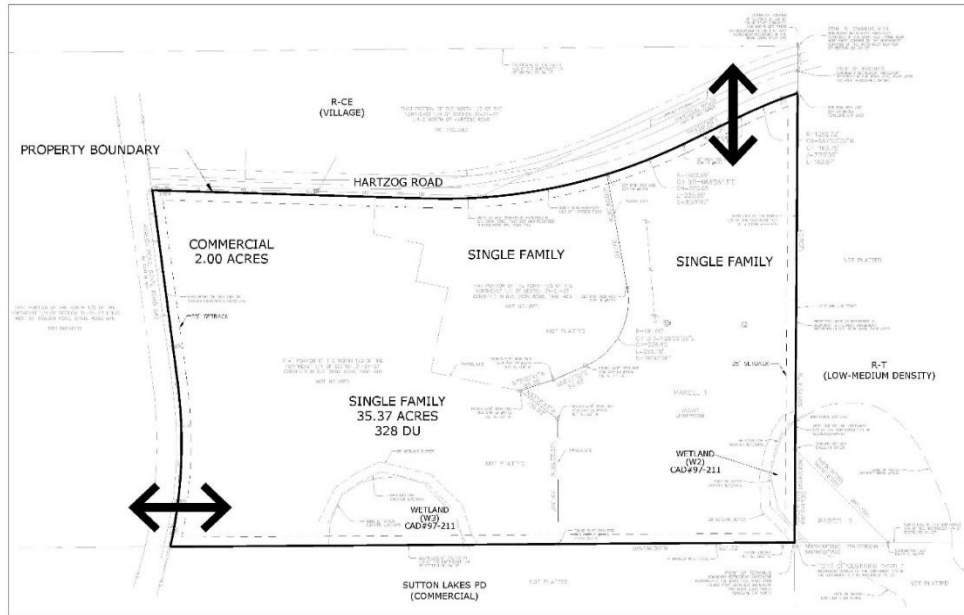
Water Service: Toho Water Authority  
 Wastewater Service: Toho Water Authority

**Storm Water Management**

Stormwater management will consist of a series of detention ponds which will outfall into the existing wetland.

**Conservation Area**

CAD # 97-211-CA  
 Wetland 2 (W2) = NJ  
 Wetland 3 (W3) = II  
 Wetland Area = ±2.18 ACRES



NOTE: IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM THE COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.

CDR 18-07-230 Waivers associated with Parcel 11D Short Term Rental

- A waiver from Section 38-1203(3) (Approval procedure), Section 38-1206 (Development Plan), and Section 38-1208 (Control of development following approval) in order to allow for the short term rental project to move forward with and be governed by a Preliminary Subdivision Plan for the subdivision of the lots without the need for approval of a development plan for each proposed lot.  
 Justification: The product will be constructed on individually platted lots with individual rental properties to appear as homes and townhomes, and specific design concerns may be addressed on the PSP, individual development plans for each lot will be unnecessary.
- A waiver from Chapter 38, Article VIII Division 4 (Site Development Standards for Commercial Development), Chapter 38, Article VIII Division 2 (General Site Development Standards) and Chapter 9, Article XIII (Architectural Standards and Guidelines for Commercial Buildings and Projects) applicable to commercial projects, as proposed short term rental project will be required to adhere to residential standards, including Chapter 38, Article VIII Division 3 (Site Development Standards for Residential Development) for development purposes.  
 Justification: The development project land use will be commercial (short-term rental), the product developed will be single family residential in appearance.

**LEGEND:**

- PROPERTY BOUNDARY
- - - SETBACK LINE
- ↕ PROPERTY ACCESS



ORLANDO OFFICE: 719 IRMA AVENUE, ORLANDO, FLORIDA 32803  
 (407) 872-1515  
 www.evanseng.com  
 1200 SOUTH DIXIE BOULEVARD, SUITE 200, WEST PALM BEACH, FLORIDA 33411

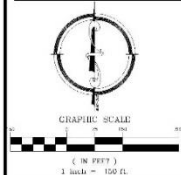
EVANS ENGINEERING, INC.  
 CERTIFICATE OF AUTHORIZATION NO. 6788

DAVID L. EVANS  
 FLORIDA P.E. NO. 44586

AVALON GROVE  
 LAND USE SITE PLAN  
 ORANGE COUNTY, FLORIDA


DATE	NO.	REVISIONS
		DETAIL

DRAWN BY: VT/CA  
 CHECKED BY: DLE  
 DATE: DEC 2018  
 SHEET NO: 28401



3  
 OF SHEETS XX





# Amendment 2019-2-A-1-1

**Staff Recommendation:**

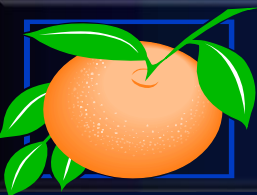
**ADOPT**

**LPA Recommendation:**

**ADOPT**

## **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan** (see Housing Element Goal H1, Housing Element Objective H1.1, Future Land Use Element Objectives FLU2.2 and FLU8.2, and Policies FLU1.1.1, FLU1.1.2.A, FLU1.1.4.F, FLU1.4.4, FLU7.4.4, FLU8.1.4, FLU8.2.1, FLU8.2.2, and FLU8.2.10);
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Amendment 2019-2-A-1-1** Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR) and Growth Center-Planned Development/Low-Medium Density Residential (GC-PD/LMDR) to Growth Center-Planned Development-Commercial/Medium-High Density Residential (GC-PD-C/MDR).



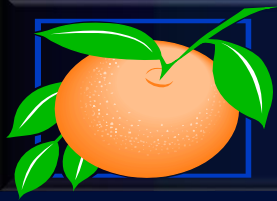
**LUPA-18-12-405**

**DRC Recommendation:**

**APPROVE**

**Action Requested:**

**Make a finding of consistency with the Comprehensive Plan and **APPROVE** the Avalon Groves Planned Development/Land Use Plan (PD/LUP), subject to the fourteen (14) conditions listed in the staff report, but with the removal of condition 8 requesting a school Capacity Enhancement Agreement**



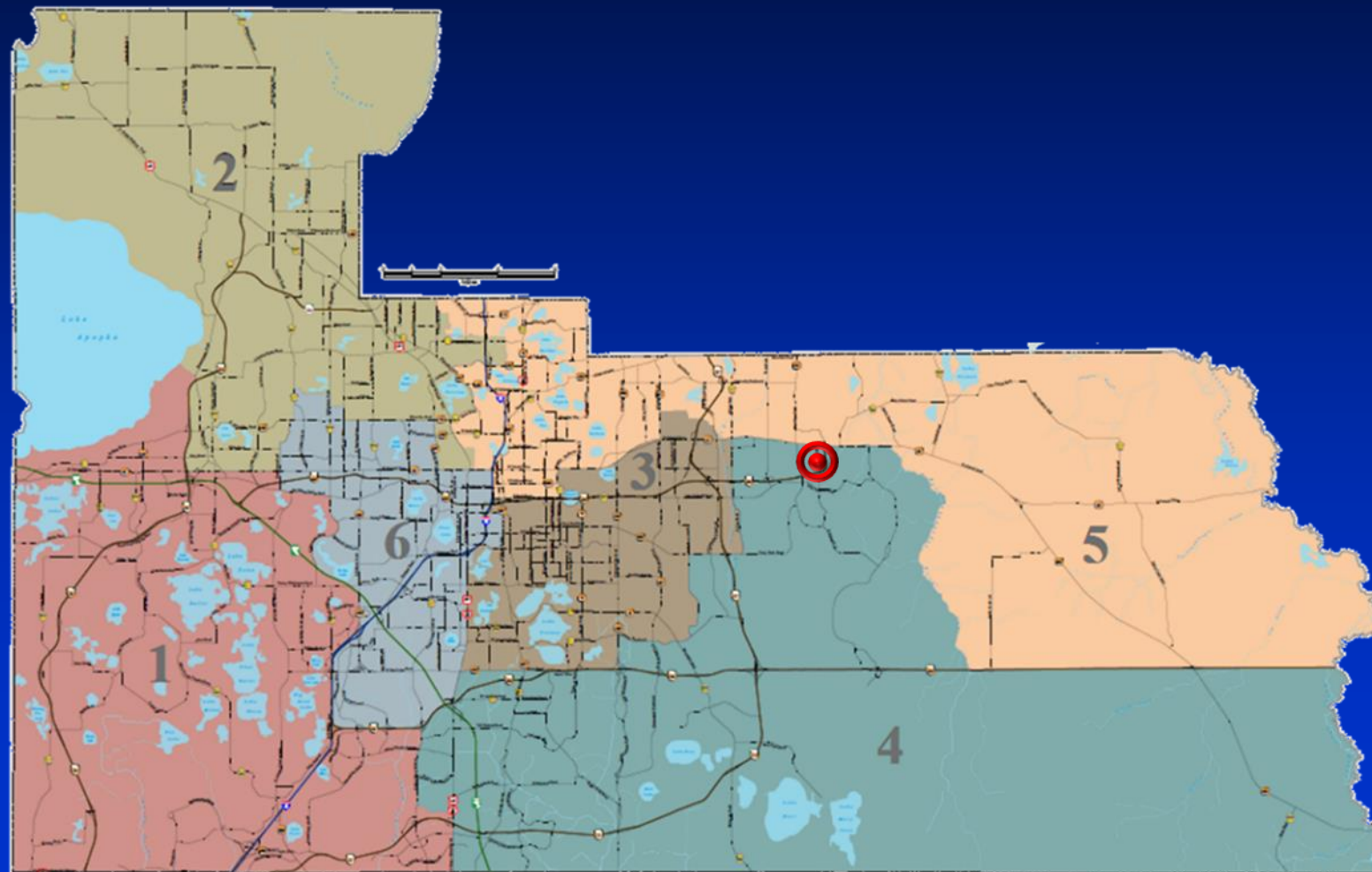
# Amendment 2019-2-A-4-2

- Agent:** Thomas Sullivan, Gray Robinson P.A.
- Owner:** Chuck Hollow Inc., et al
- From:** Commercial (C)
- To:** Planned Development-Medium-High Density Residential (PD-MHDR)
- Acreage:** 10.08 gross acres/2.70 net developable acres
- Proposed Use:** Up to 94 multi-family dwelling units; or  
Up to 256 multi-family dwelling units with an approved Conservation Area Impact permit



# Amendment 2019-2-A-4-2

## Location





**Aerial**



**River Reach Drive**

**Cricket Club Circle**

**Woodbury Road**

**E Colonial Drive**

**State Road 408 On Ramp W**

**State Road 408**

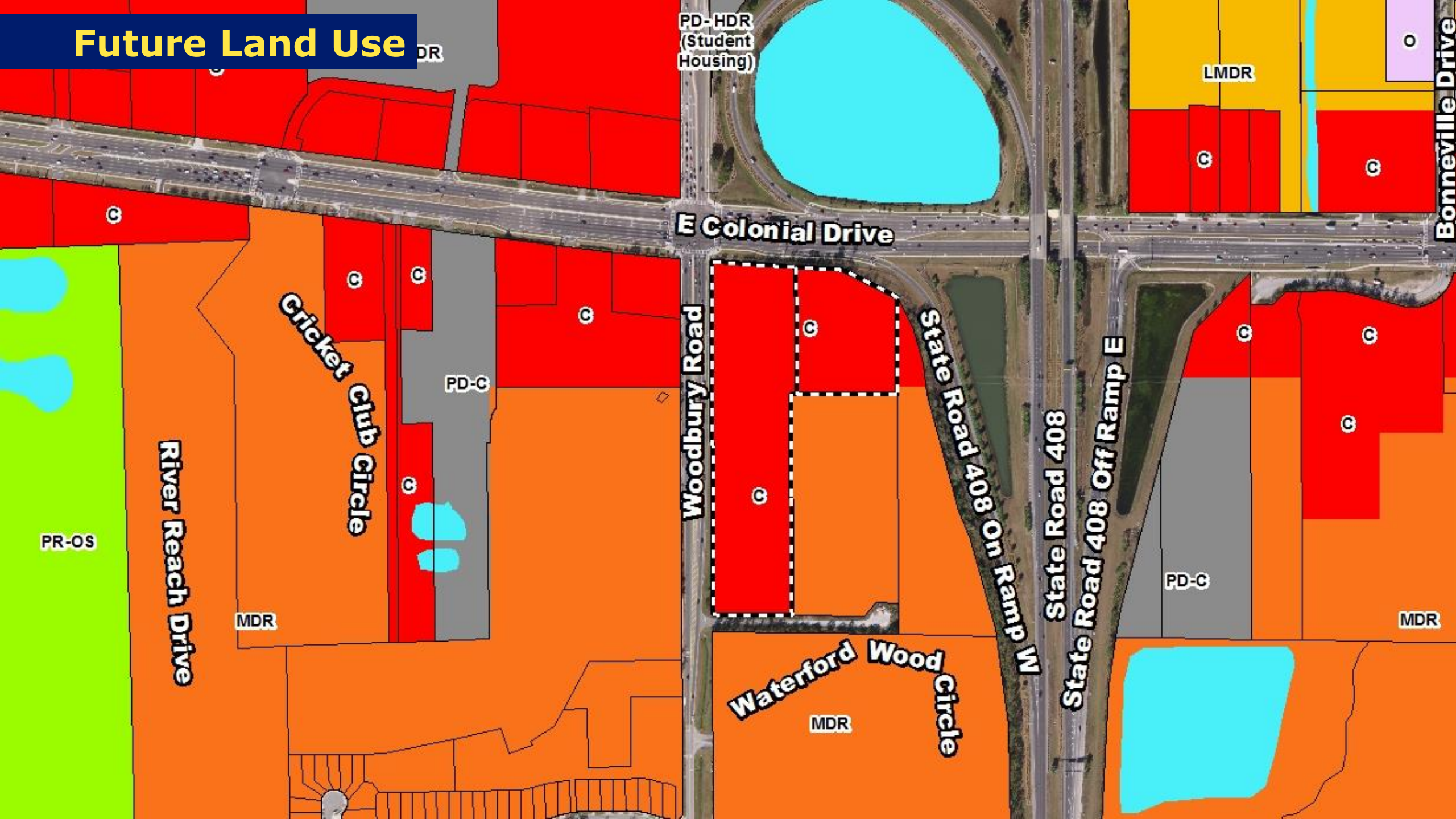
**State Road 408 Off Ramp E**

**Waterford Wood Circle**

**Bonneville Drive**



# Future Land Use



PD-HDR  
(Student  
Housing)

LMDR

E Colonial Drive

Bonneville Drive

Cricket Club Circle

Woodbury Road

State Road 408 On Ramp W

State Road 408

State Road 408 Off Ramp E

PR-OS

River Reach Drive

MDR

PD-C

PD-C

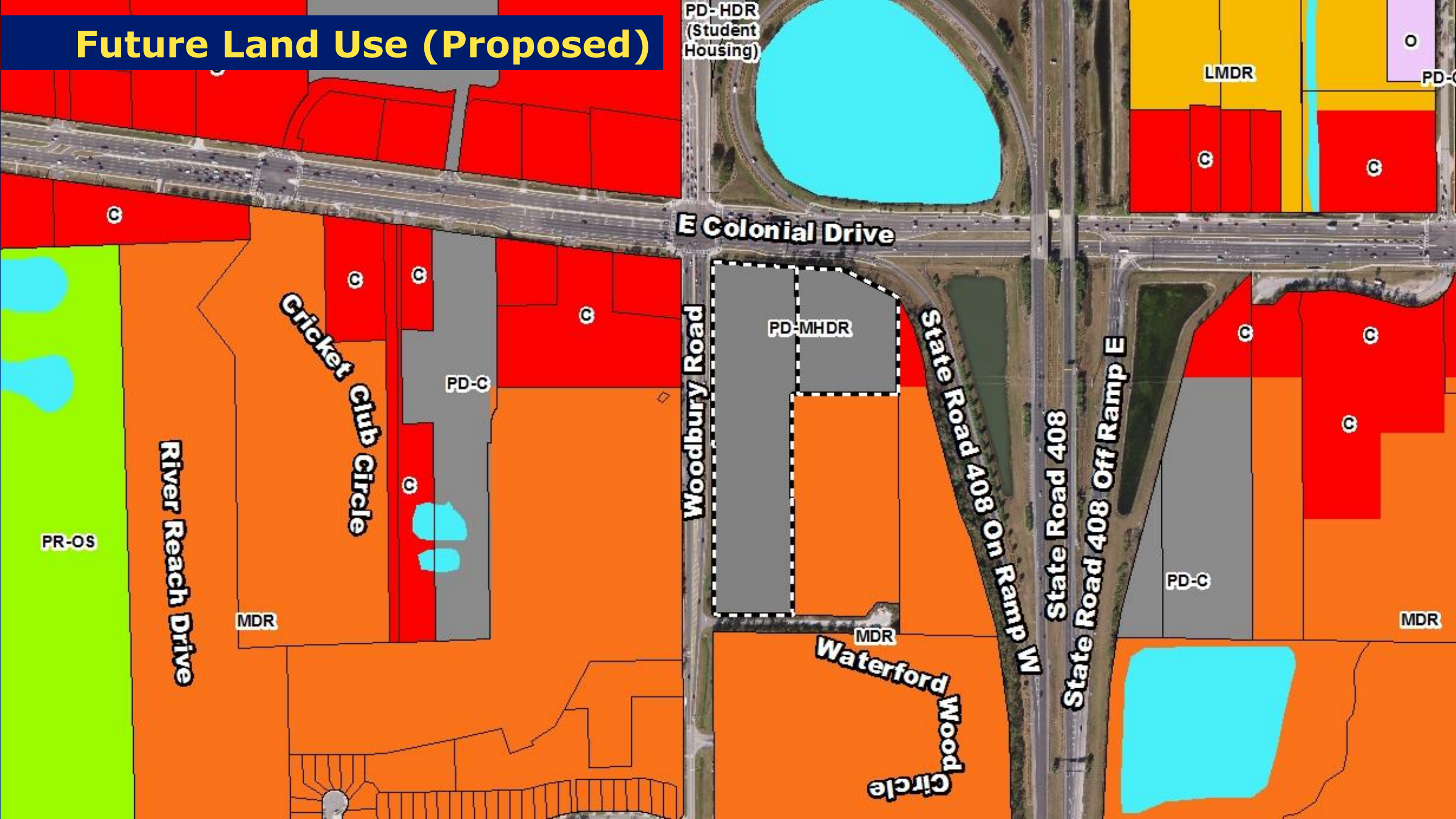
MDR

Waterford Wood Circle

MDR

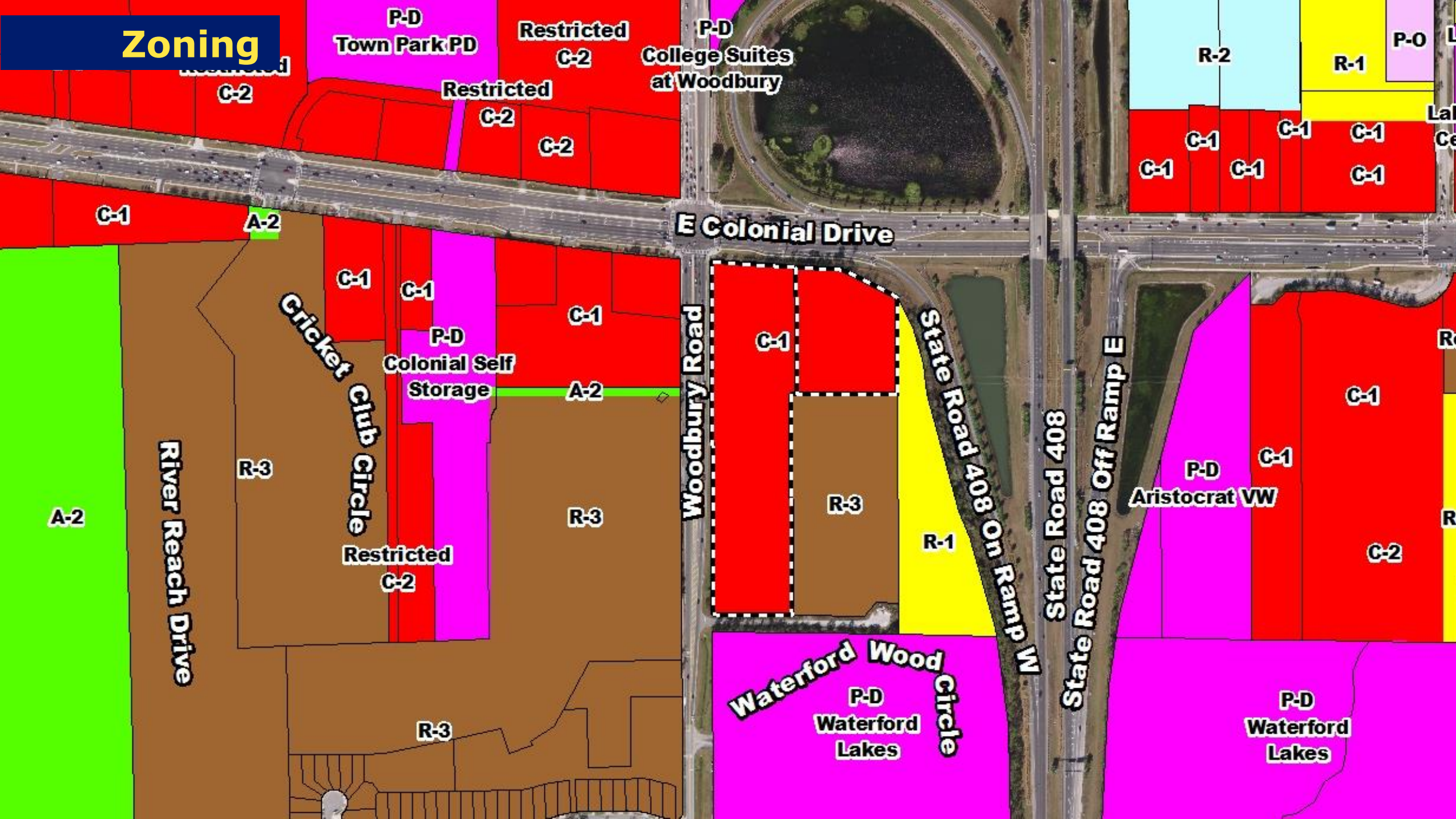


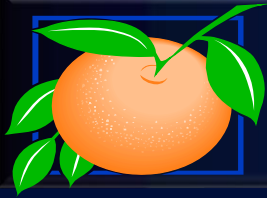
# Future Land Use (Proposed)





# Zoning





# ***Board of County Commissioners***

## **Agenda I. I.2**

### **Request for Conservation Area Impact Permit**

**Woodbury Apartments Project  
CAI-19-08-045**

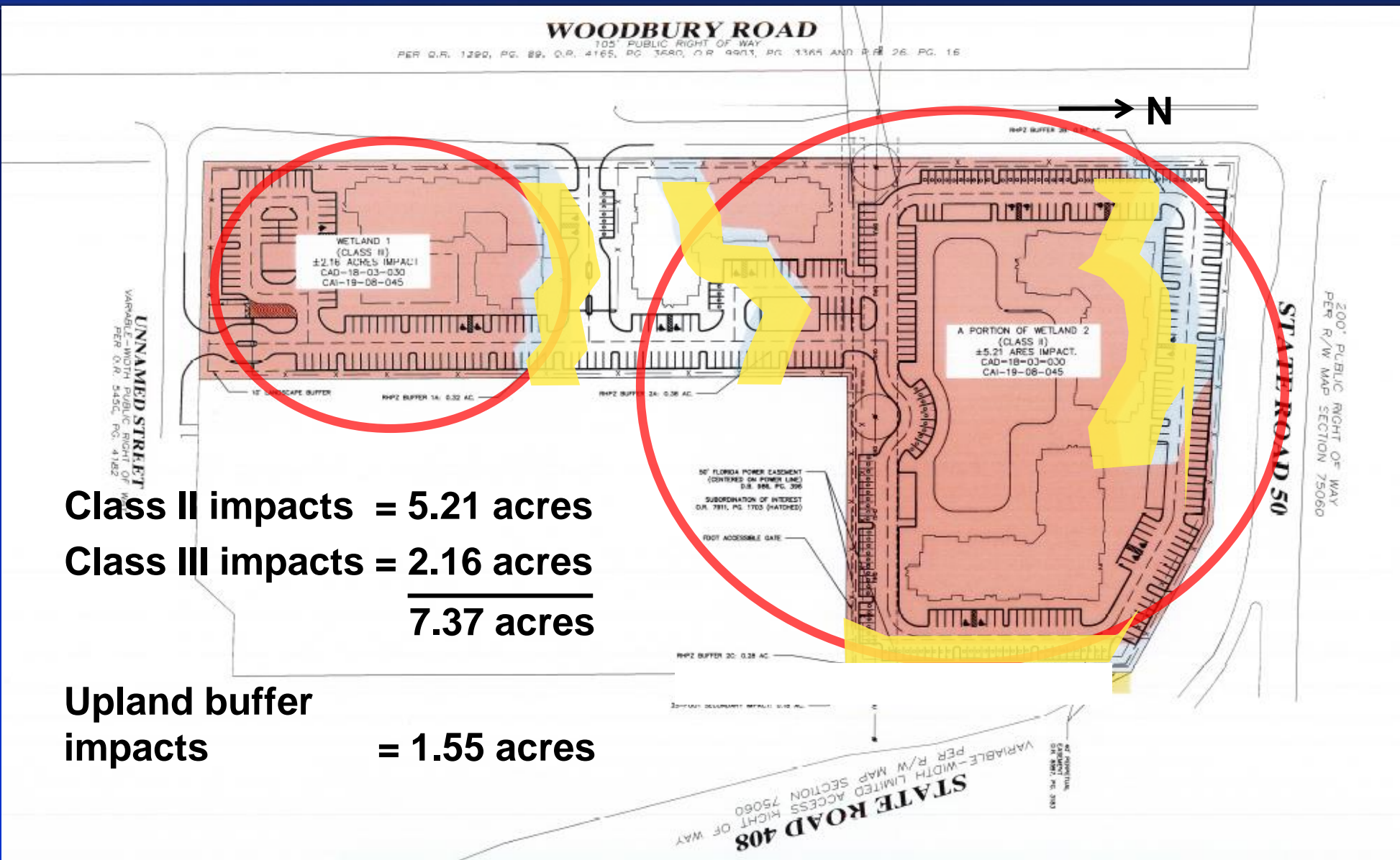
**Applicant: Chuck Hollow, Inc.**

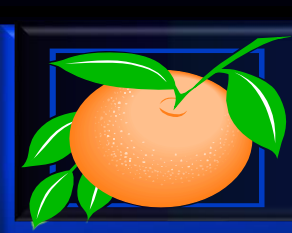
**November 12, 2019**





# Site Plan





# Conservation Area Impact Permit # CAI-19-08-045

## Action Requested:

- Acceptance of the findings and recommendation of Environmental Protection Division staff; and
- Approve the request for Conservation Area Impact Permit Number CAI-19-08-045 for the Woodbury Apartments Project Site.



# Amendment 2019-2-A-4-2

**Staff Recommendation:**

**ADOPT**

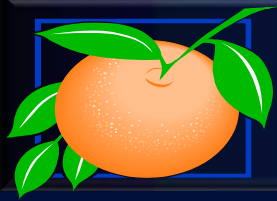
**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan** (Future Land Use Element Goal FLU1, Objectives OBJ FLU1.1, OBJ FLU1.4, OBJ FLU2.1 Policies FLU1.1.1, FLU1.1.2.A, FLU1.1.2.B, FLU1.1.4.B, FLU 1.4.1, FLU1.4.2, FLU8.1.2, FLU8.1.4, FLU8.2.1);
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Amendment 2019-2-A-4-2 Commercial (C) to Planned Development – Medium-High Density Residential (PD-MHDR).**





# **Amendment 2019-2-A-4-3 (fka 2019-1-A-4-2) Rezoning LUP-18-12-413**

**Agent:** Jim Hall, AICP, BLA, Hall Development Services, Inc.

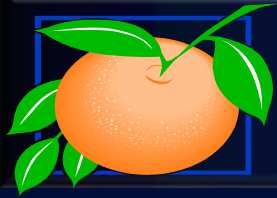
**Owner:** John Caporaletti (SBEGC, LLC)

**From:** Parks and Recreation/Open Space (PR/OS)

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

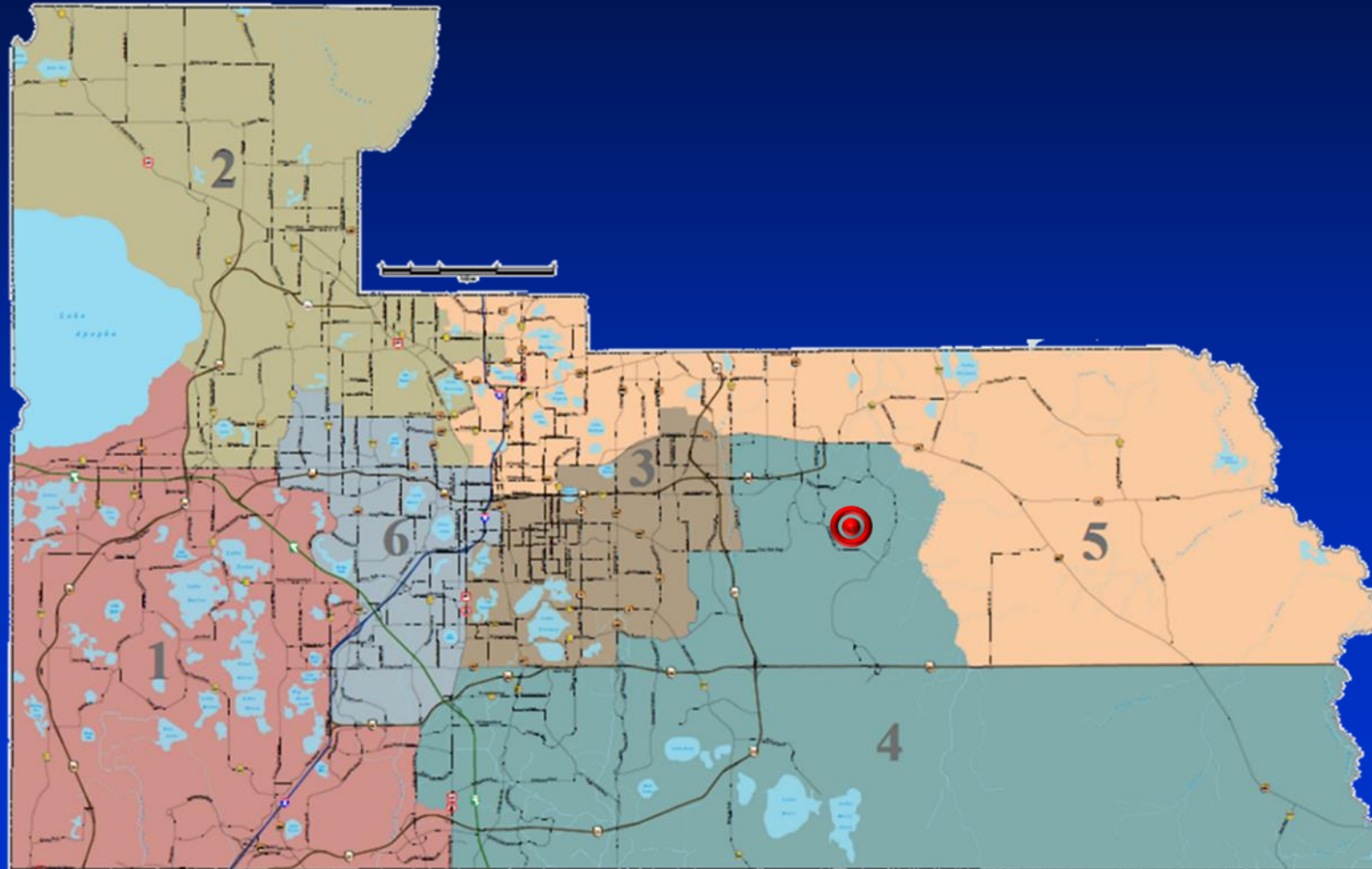
**Acreage:** 14.5 gross acres/12.5 net acres

**Proposed Use:** Up to 250 multi-family dwelling units



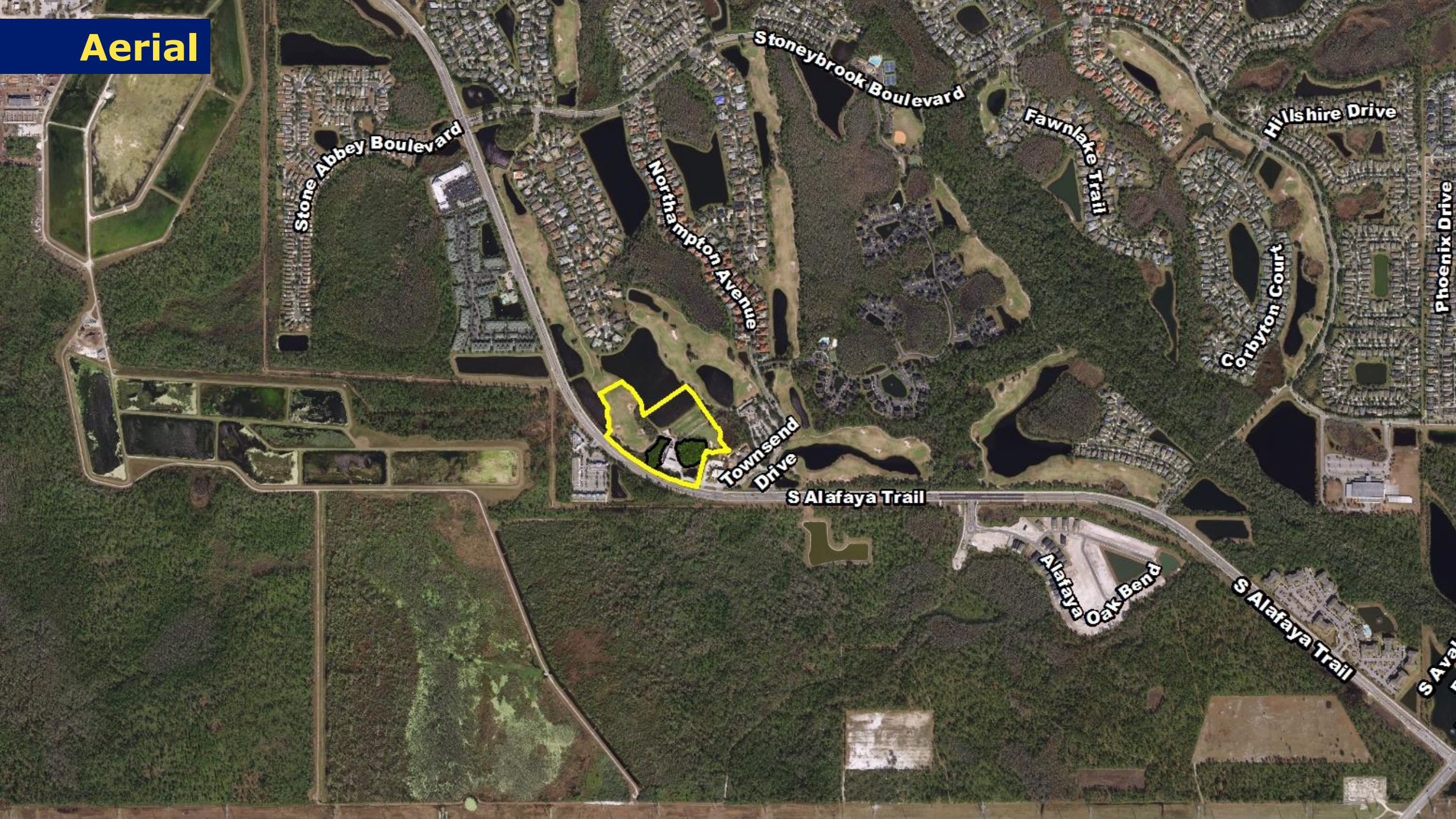
# Amendment 2019-2-A-4-3 Rezoning LUP-18-12-413

## Location





# Aerial



Stone Abbey Boulevard

Stoneybrook Boulevard

Northampton Avenue

Fawnlake Trail

Hillshire Drive

Corbyton Court

Phoenix Drive

Townsend Drive

S Alafaya Trail

Alafaya Oak Bend

S Alafaya Trail

S Alafaya Trail



# Aerial



Wilshire Run Court

Stoneybrook East Golf Course

Alafaya Tr

County Fire Station #85

Townsend Drive

Townsend Drive

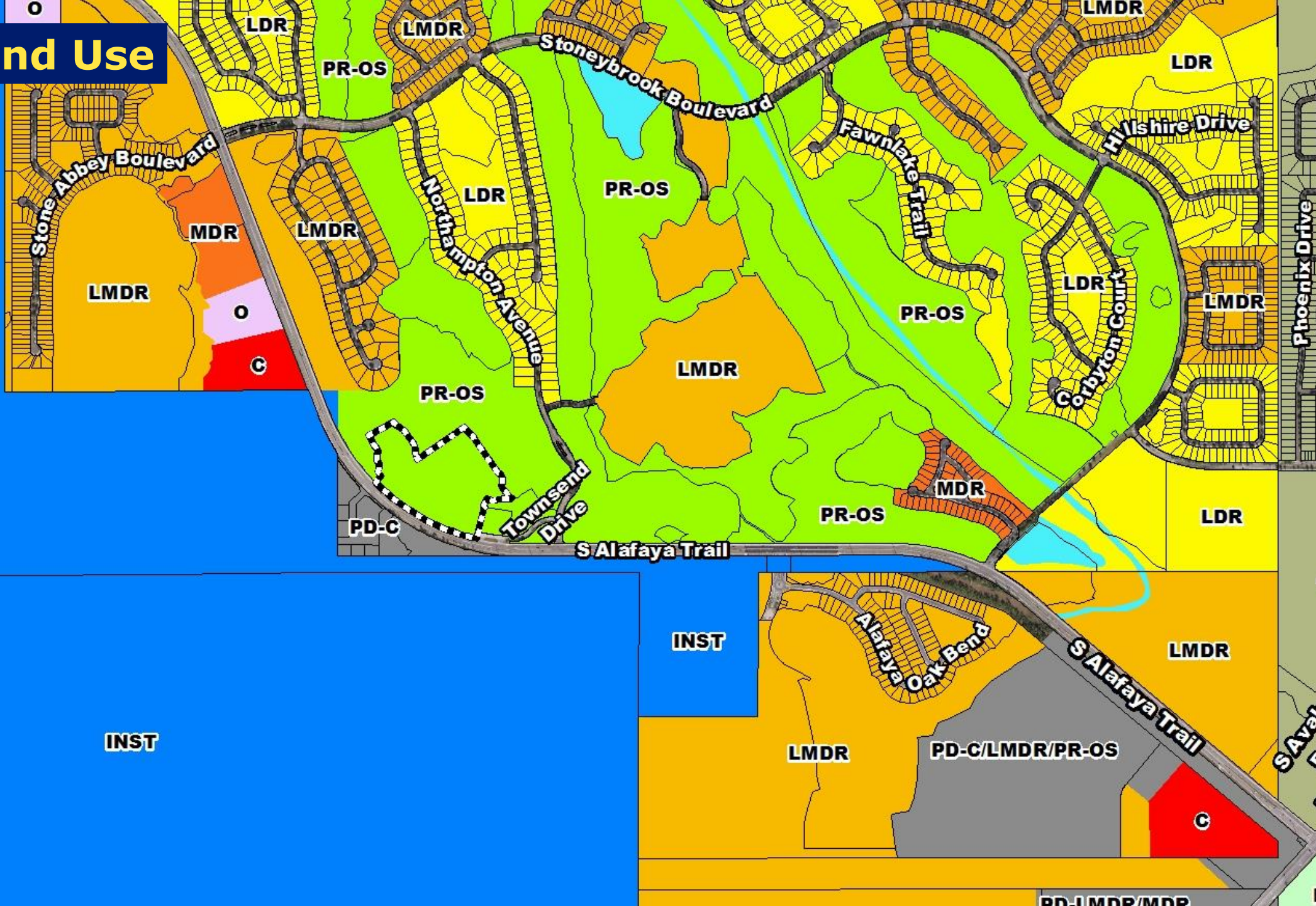
Northampton Avenue

0 200 400ft



# Future Land Use

INST



LMDR

MDR

LMDR

LDR

PR-OS

LMDR

PR-OS

PD-C

S Alafaya Trail

PR-OS

MDR

LDR

INST

INST

LMDR

PD-C/LMDR/PR-OS

LMDR

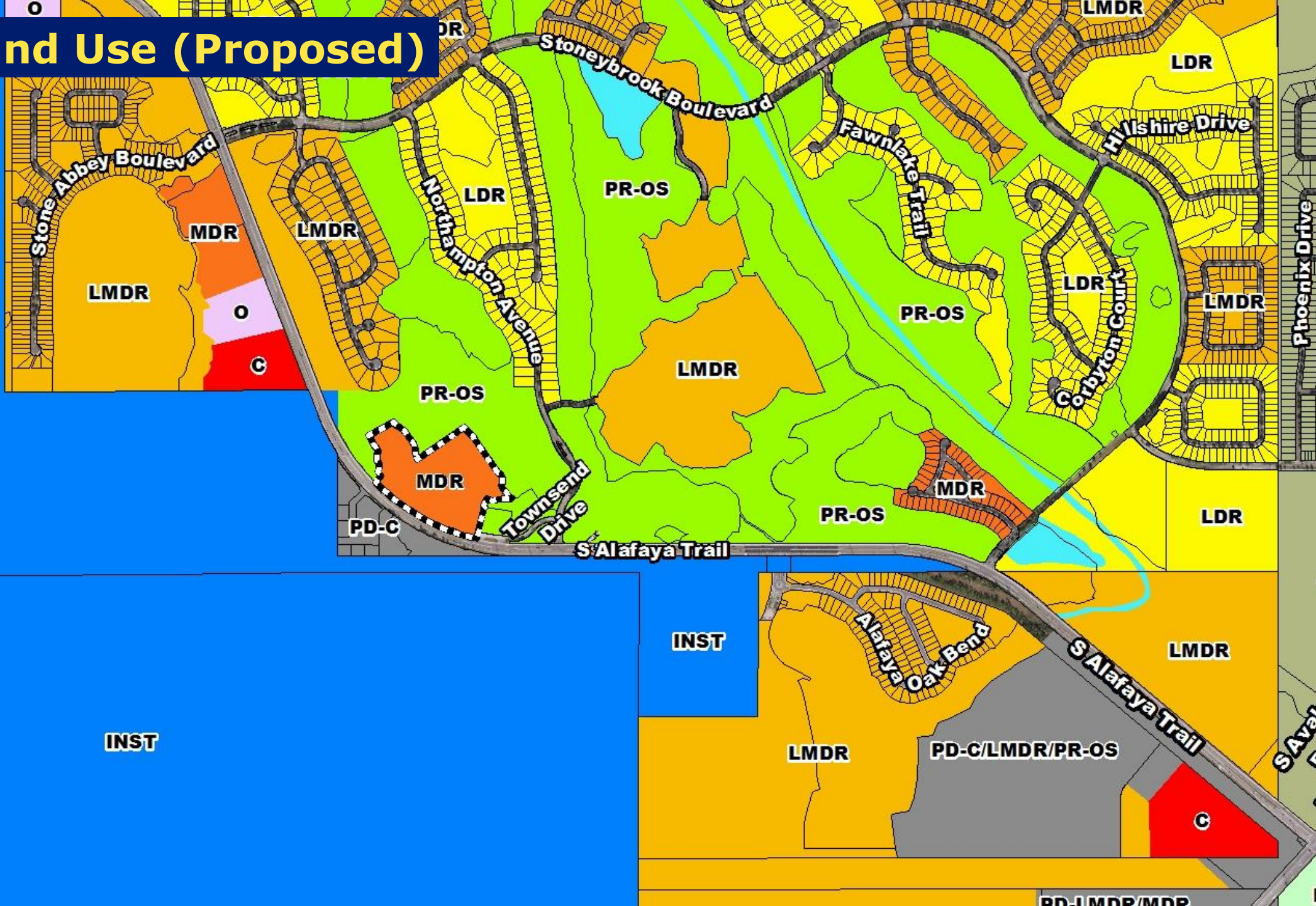
C

PD-LMDR/MDR



# Future Land Use (Proposed)

INST



INST

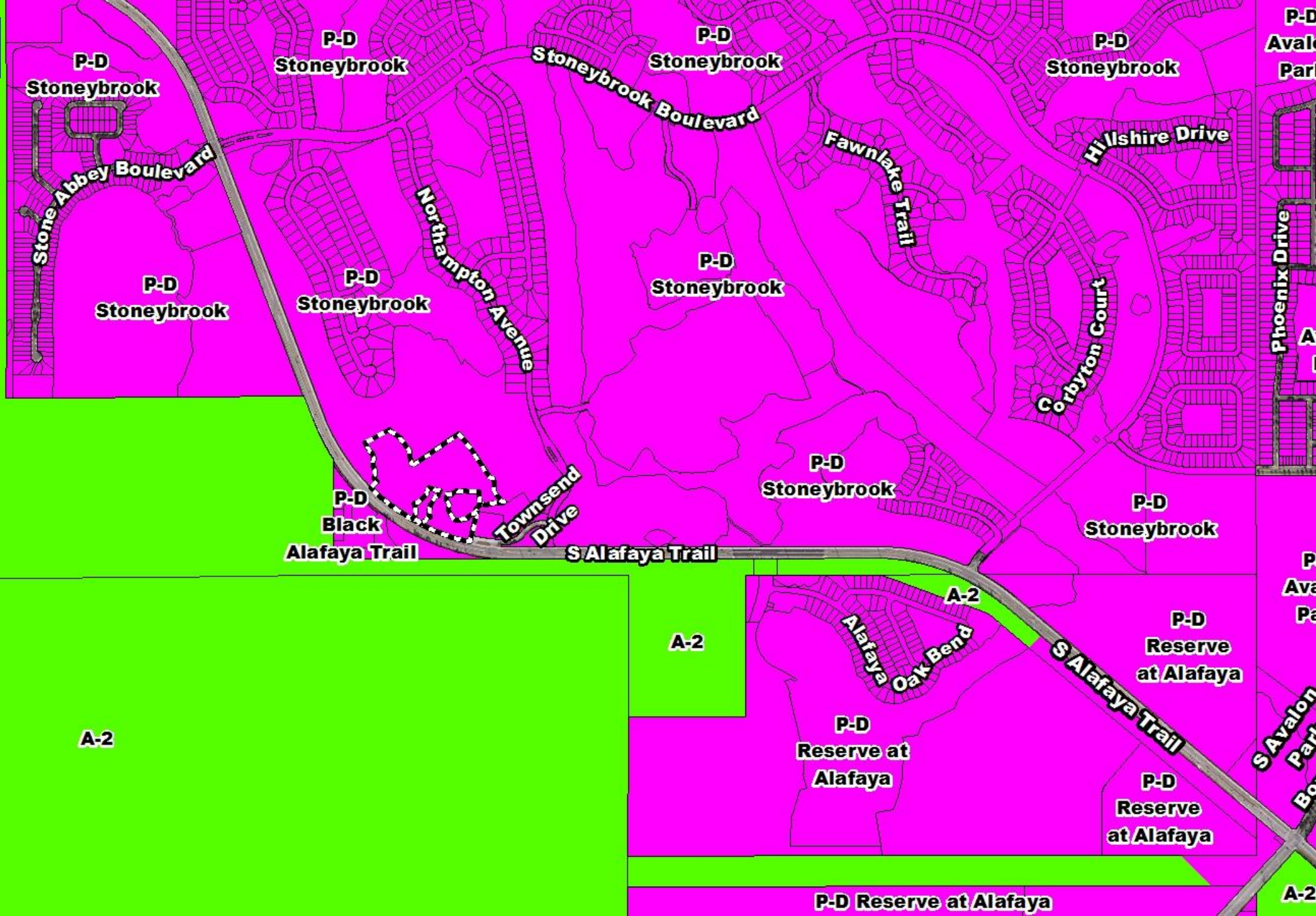
INST

PD-LMDR/MDR



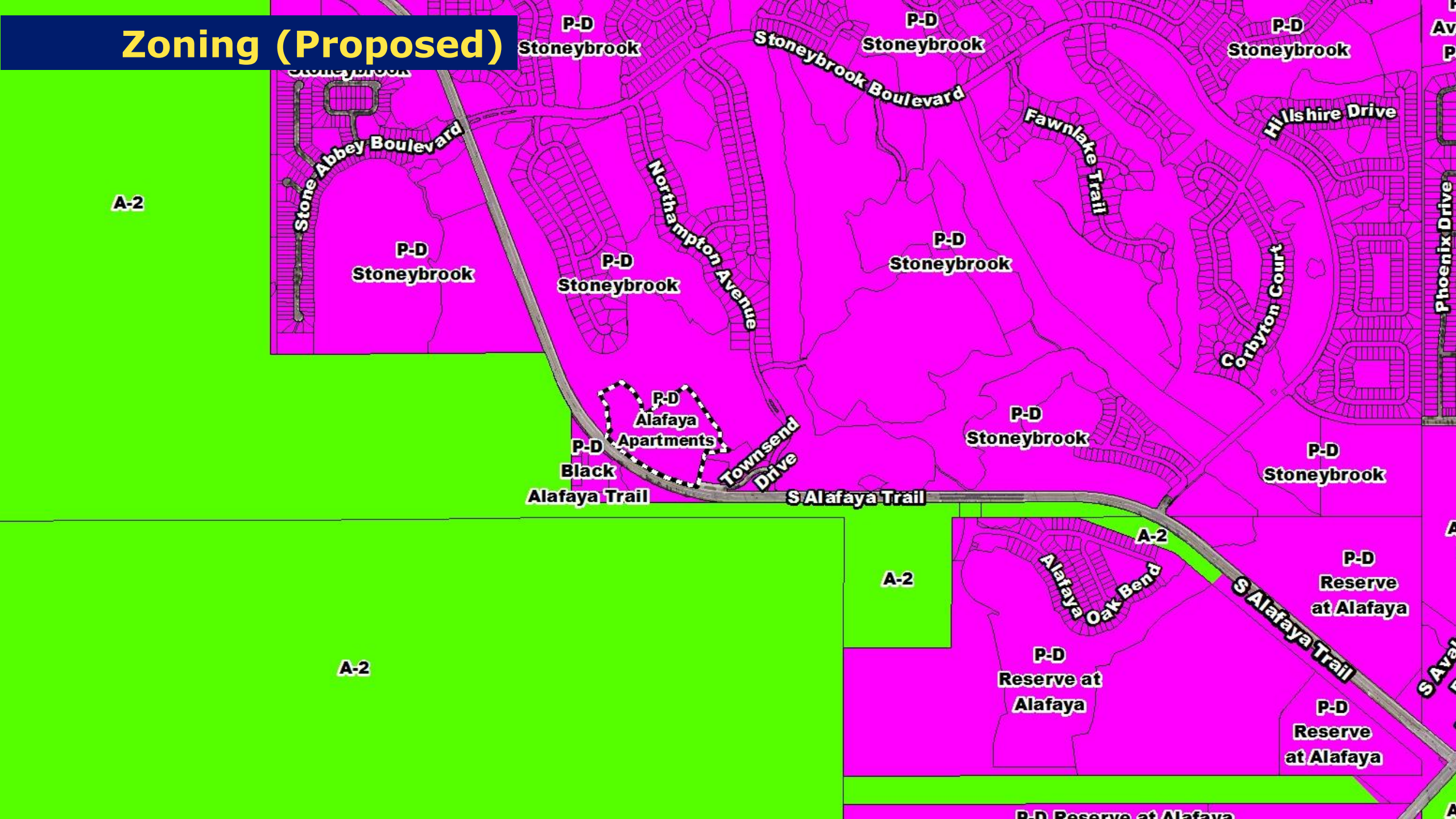
# Zoning

A-2





# Zoning (Proposed)





# Rezoning LUP-18-12-413

**SITE DATUM**

Parcel Number: Portion of 01-23-31-0000-00-001

Current Future Land Use: Parks and Rec  
 Current Zoning: PD  
 Proposed zoning: PD

Gross acres: 14.53 acres  
 Wetlands: 2.03 acres  
**Water Bodies: 0.0 acres**  
 Net Acres: 12.5 acres

**DEVELOPMENT PROGRAM**

Land Use	Acres	Units	Trip Gen Rate	Trips
Apartments	12.5	250	5.44	1,360

Permitted Land Uses: Apartments

Residential Density: 20 units/acre

**SCHOOL AGE POPULATION**

Land Use	Units	Elementary	Middle	High
Mid rise residential	250	37	16	18

1/2 Notes used - 0.145 elementary, 0.02 middle and 0.00 high.

Total School Children: 71

**DEVELOPMENT STANDARDS**

Building Height: 60' and four stories

PD Setback: 25'  
 Alafaya Trail Setback: 25'

**RESIDENTIAL STANDARDS**

Min. living area: 600 SF  
 Max. building coverage: 50%  
 Building separation: 20'

**LANDSCAPING**  
 Will comply with Chapters 24 and 38 of the LDC

**OPEN SPACE PER 38-1234**  
 25% or 3.13 acres

**RECREATION**  
 Recreation shall comply with Orange County Code Sec. 38-1253

**SIGNAGE**  
 Will comply with Chapter 31.5 of the LDC

**PHASING**  
 Multi-phase; to be determined at DP/PSP

**STORMWATER**  
 Will comply with Orange County (38-1231) and Water Management District standards

**SERVICE PROVIDERS**

Water Service	Orange County
Wastewater	Orange County
Reclaimed Water	Orange County
Police	Orange County
Fire	Orange County
Fire Flow	Will comply with Orange County standards

**NOTES**

- Ownership of storm water management facilities shall be determined at DP.
- Open space to be owned and maintained by the Property Owners.
- Alafaya Trail access shall align with the driveway on the west side of Alafaya trail.
- This site is located within the geographic limits of the Econ River Protection Ordinance. Basin wide regulations apply. Reference Orange County Code Chapter 15, article X), Section 15-442.
- Lighting will comply with Chapter 9 of the Orange County Land Development Code.
- The project site was included in Orange County CAD 89-050 and Impact Permit CAI 93-043 completed for the Stoneybrook PD. A Conservation Easement (CE) was recorded in favor of the St. Johns River Water Management District (SJRWMD) in official records book 5226, pages 2076- 2118.
- Neighborhood compatibility measure will include these agreements:
  - the project will be a gated community with no vehicular access to Stoneybrook;
  - no chain-link fencing;
  - landscaping closest to the single family homes to the north will include "Florida Friendly Landscaping" which will resemble to the extent possible the existing vegetation;
  - landscape plans shall include canopy and understory trees to reasonable block the view of the proposed buildings from the homes on Windsorgate.
- Secondary access will be evaluated at Development Plan for consistency with Fire Department operation requirements.

**WAIVERS**

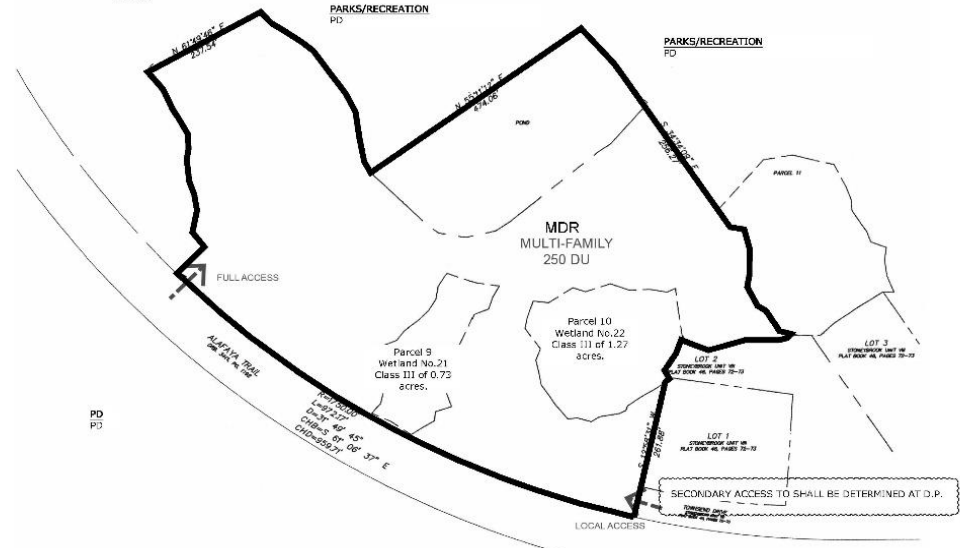
- A waiver from Section 38-1258(j) to allow a minimum building separation of twenty (20) feet in lieu of a minimum separation of thirty (30) feet for two-story buildings, and forty (40) feet for buildings three (3) stories.
 

**Applicant Justification:** due to the desire to cluster the apartment buildings in an urban form adjacent to Alafaya Trail and farther away from single family homes to the north.
- A waiver from Section 38-1251(b) is requested to allow the maximum coverage of all buildings to not exceed 50% of the gross land area, in lieu of the maximum coverage of all buildings not exceeding 30% of the gross land area.
 

**Applicant Justification:** to allow compact development with adequate buffers for the single family to the north and Alafaya Trail to the west.
- Waiver from 38-1254(2)c - Setbacks is requested to allow the setback from street rights-of-way is requested to be 25' in lieu of Arterial street 50 feet setback.
 

**Applicant Justification:** to allow a cluster of residential buildings near for maximum separation from nearby single family.
- Waiver from 38-1258(d) is requested to allow a maximum building height of 45 feet/3 stories in lieu of 40 feet.
 

**Applicant Justification:** due to the desire to cluster the apartment buildings in an urban form farther away from single family homes to the north.



INSTITUTIONAL  
 GOVERNMENTAL/ INSTITUTIONAL/MISC



ISSUED

DATE	FOR:
02-04-2018	PD REZONING APPROVAL
06-12-2019	PD REZONING APPROVAL
06-20-2018	PD REZONING APPROVAL
08-20-2018	PD REZONING APPROVAL
09-19-2019	PD REZONING APPROVAL
09-16-2019	PD REZONING APPROVAL
09-18-2019	PD REZONING APPROVAL
10-11-2019	PD REZONING APPROVAL

ALAFAYA  
 APPARTMENTS  
 PLANNED  
 DEVELOPMENT  
 ORANGE COUNTY,  
 FLORIDA

JOB NO. \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

PROJECT APPROVAL: \_\_\_\_\_

TITLE: LAND USE PLAN



# Amendment 2019-2-A-4-3

**Staff Recommendation:**

**ADOPT**

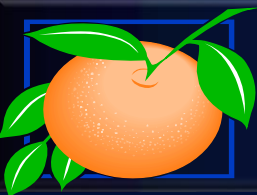
**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan** (see Future Land Use Element Objectives FLU1.1, FLU2.2 and FLU8.2, and Policies FLU1.1.1, FLU1.1.2.A, FLU1.1.2.B, FLU1.4.1, FLU1.4.2, FLU2.3.1, FLU2.3.2, FLU2.3.7, FLU8.1.1, FLU8.2.1, FLU8.2.6, FLU8.2.10 and FLU8.2.11);
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Amendment 2019-2-A-4-3** Parks and Recreation/Open Space (PR/OS) to Medium Density Residential (MDR).





## **Rezoning LUP-18-12-413**

**DRC Recommendation:**

**APPROVE**

**Action Requested:**

**Make a finding of consistency with the Comprehensive Plan and APPROVE the Alafaya Apartments Planned Development/Land Use Plan (PD/LUP), subject to the seventeen (17) conditions and four (4) waivers listed in the staff report.**



# *Board of County Commissioners*

## **Agenda E.19**

### **2019-2 Regular Cycle Staff-Initiated Text Amendments**

***Adoption Public Hearings***

**November 12, 2019**





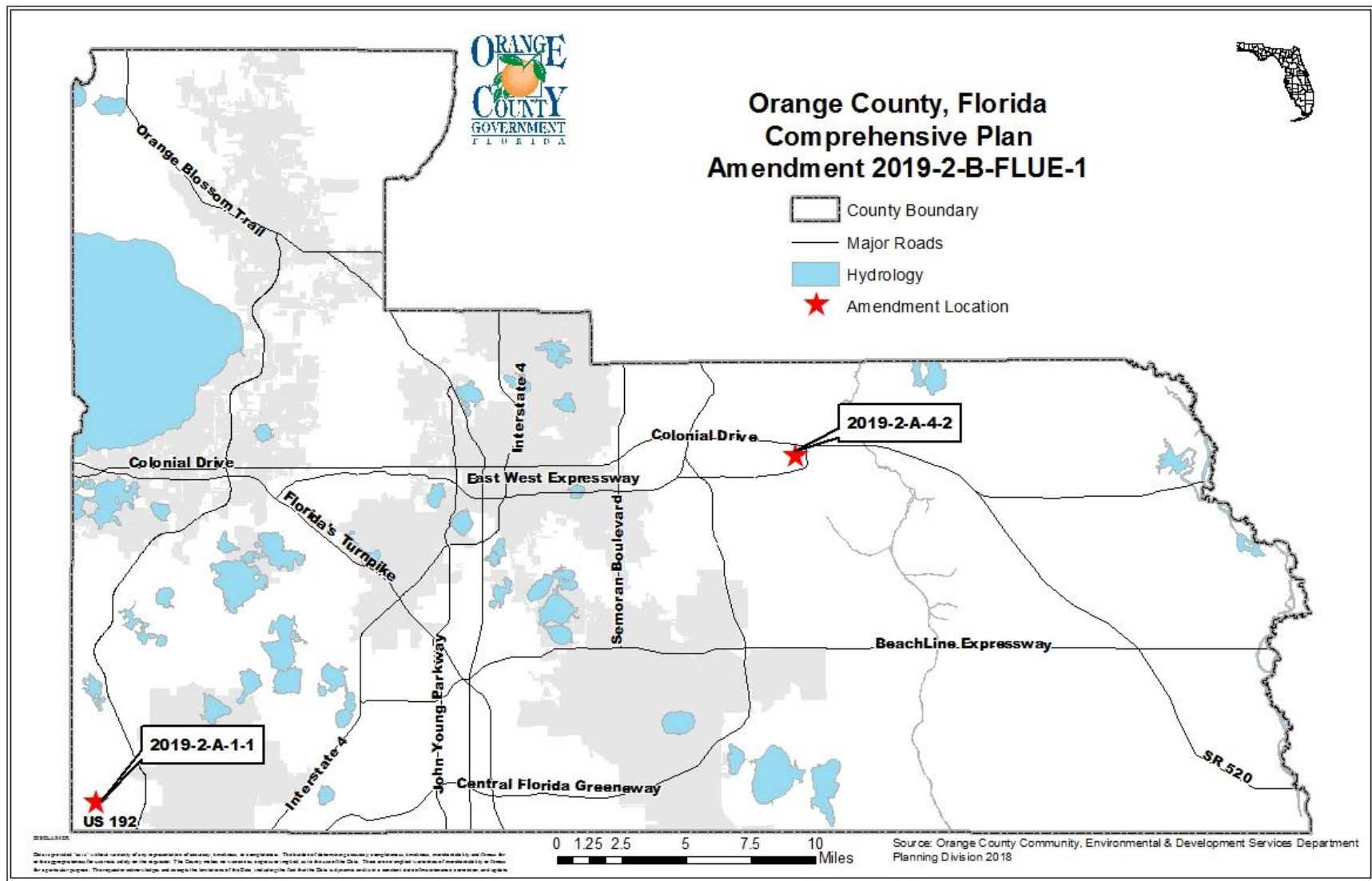
## **Amendment 2019-2-B-FLUE-1**

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

**District:** Countywide



# Amendment 2019-2-B-FLUE-1







# Amendment 2019-2-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**
- **Adopt Amendment 2019-2-B-FLUE-1, consistent with today's actions**



## **Amendment 2019-2-B-FLUE-3**

**Request:** Text amendment to Future Land Use Element Policy FLU1.1.2 C. establishing the density calculations for Accessory Dwelling Units (ADUs) within Orange County

**District:** Countywide





## Amendment 2019-3-B-FLUE-3

### Text Amendment

- **FLU 1.1.2 C. Density and Floor Area Ratio (FAR) calculation is determined by dividing the total number of units/square footage by the net developable land area. Accessory Dwelling Units (ADUs) shall not be included in density calculations. The net developable land area for density and FAR calculation (intensity) is defined as the gross land area, excluding surface waters and certain conservation areas from the land area calculations.**

**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**
- **Adopt Amendment 2019-2-B-FLUE-3**






## **Amendment 2019-2-B-FLUE-4**

**Request:** Text amendment to Future Land Use Element Policy FLU1.1.2 creating paragraph G, establishing the maximum densities and intensities and location criteria for Assisted Living Facilities

**District:** Countywide



# Amendment 2019-2-B-FLUE-4

**Staff Recommendation:**

**ADOPT**

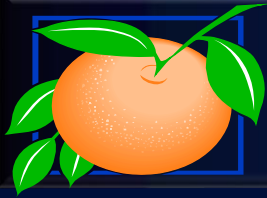
**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance;**  
**and**
- **Adopt Amendment 2019-2-B-FLUE-4**





***Board of County Commissioners***

**2019-2 Regular Cycle Staff-Initiated  
Map Amendments**

***Adoption Public Hearings***

**November 12, 2019**



# Amendment 2019-2-B-FLUM-1

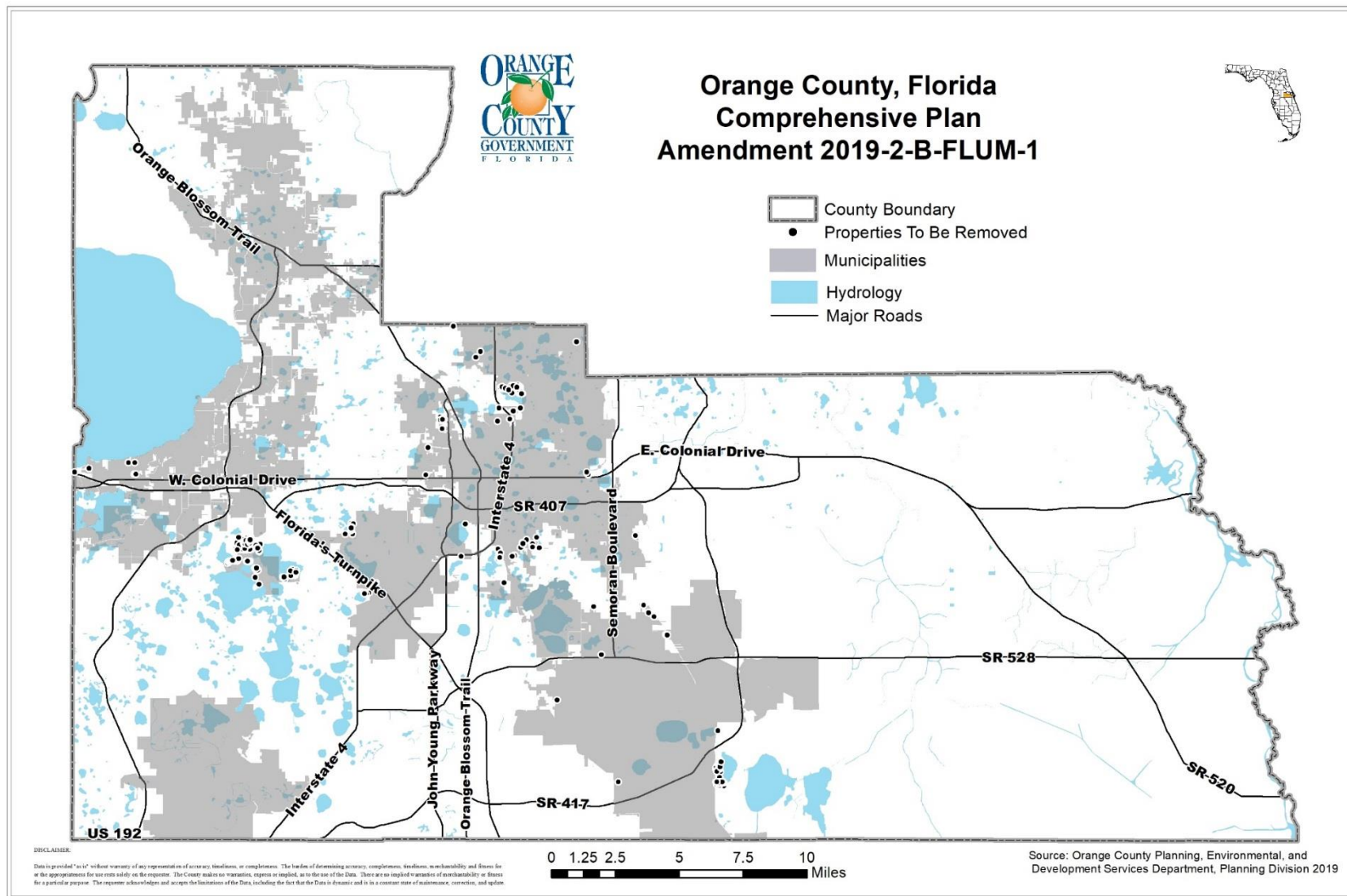
**Request:** Map amendment removing Future Land Use Map designations for parcels previously annexed by incorporated jurisdictions within Orange County

**District:** Countywide





# Amendment 2019-2-B-FLUM-1



**Staff Recommendation:**

**ADOPT**

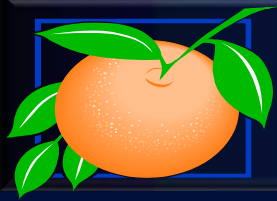
**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance;**  
**and**
- **Adopt Amendment 2019-2-B-FLUM-1**





# Amendment 2019-2-B-FLUM-2 (fka2019-2-A-5-1)

**Applicant** Orange County Environmental  
: Protection Division

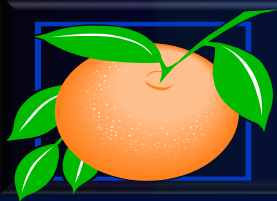
**Owner:** Orange County BCC

**From:** Rural (R)

**To:** Preservation (PRES)

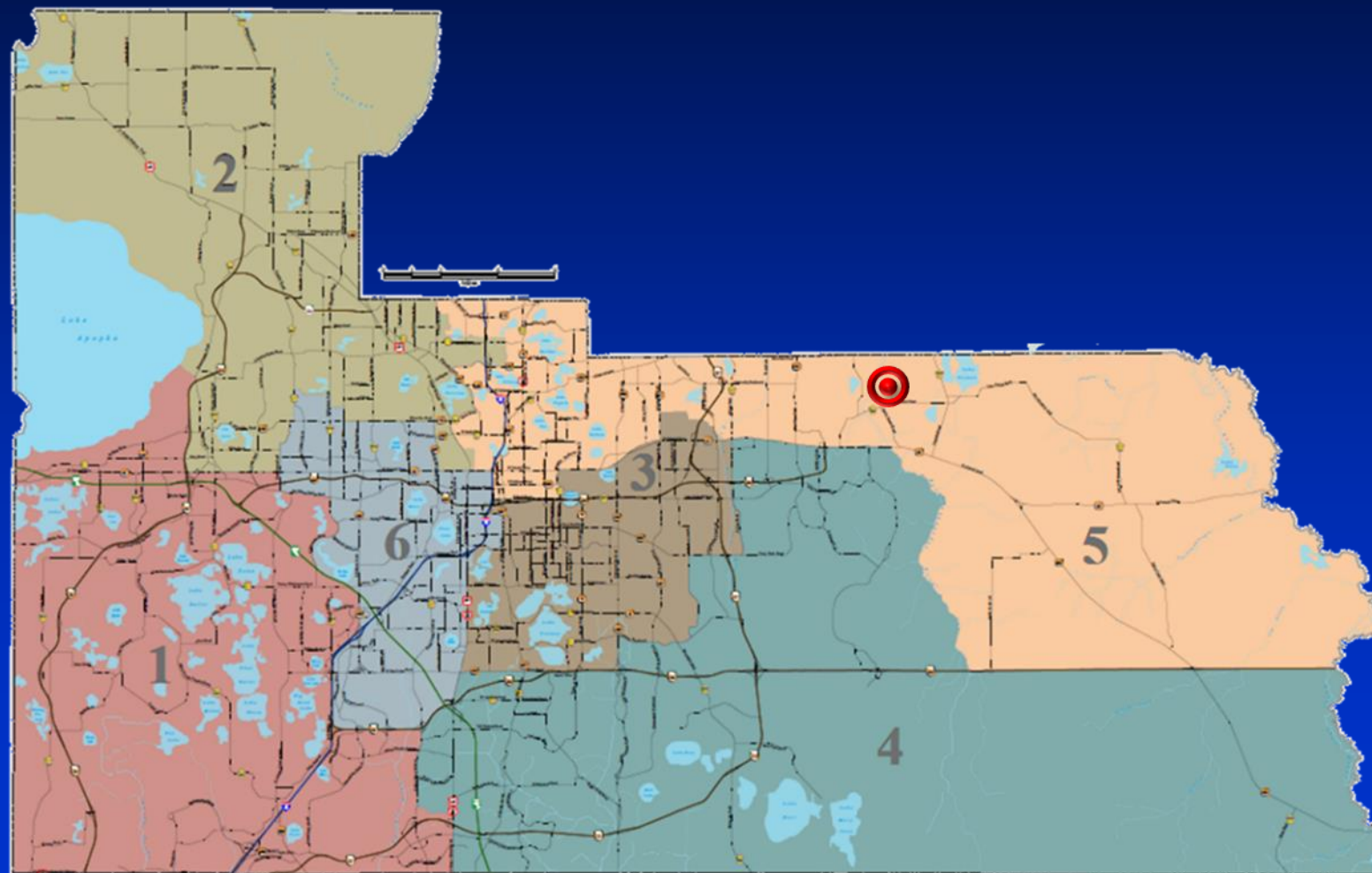
**Acreage:** 61.77 acres

**Proposed** Preservation (Green PLACE)  
**Use:**



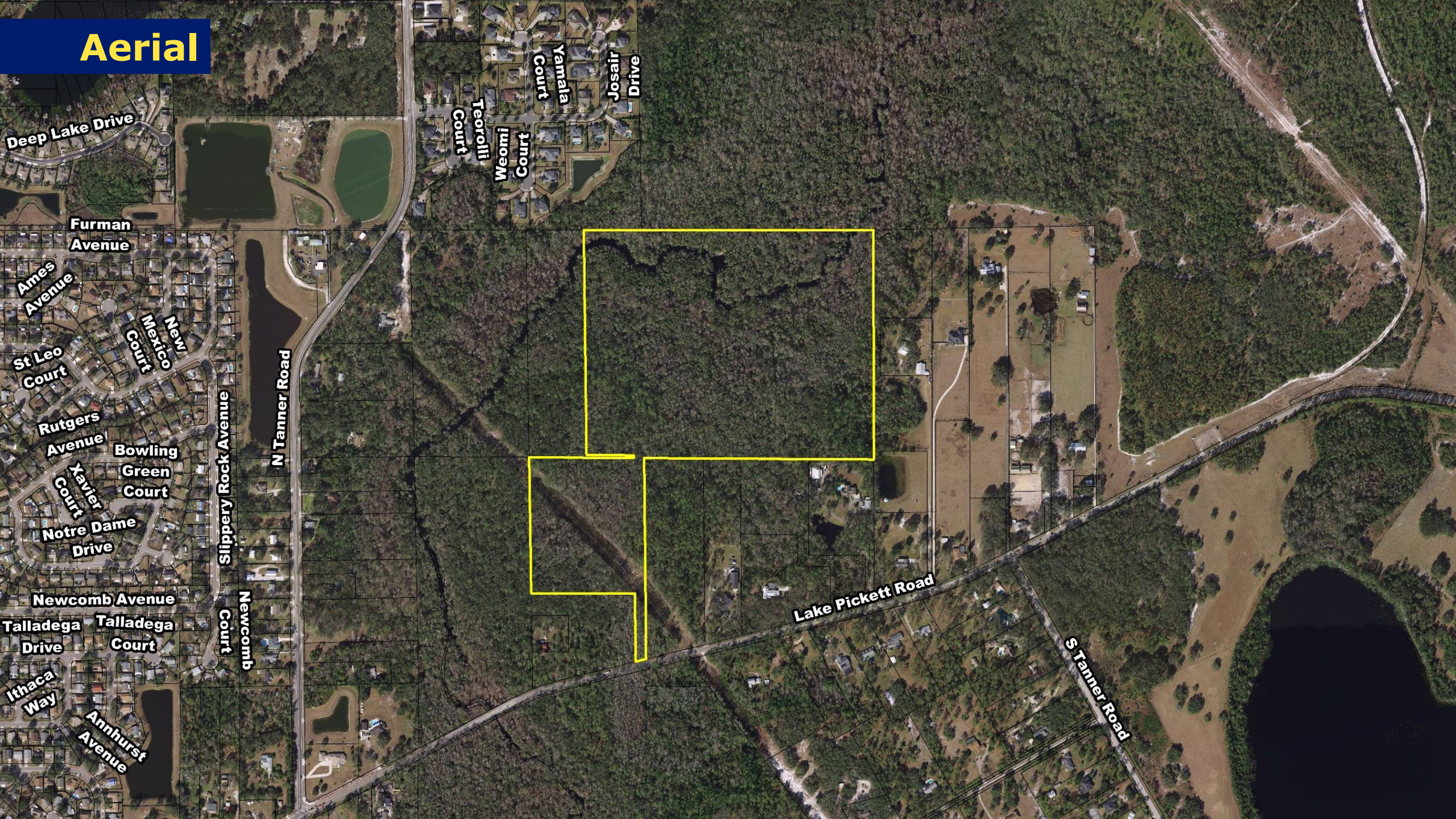
# Amendment 2019-2-B-FLUM-2 (fka2019-2-A-5-1)

## Location





# Aerial



Deep Lake Drive

Furman Avenue

Ames Avenue

St Leo Court

Rutgers Avenue

Xavier Court

Notre Dame Drive

Newcomb Avenue

Talladega Drive

Ithaca Way

Annhurst Avenue

Mexico Court

Bowling Green Court

Slippery Rock Avenue

Newcomb Court

N Tanner Road

Teoroli Court

Weomi Court

Yamala Court

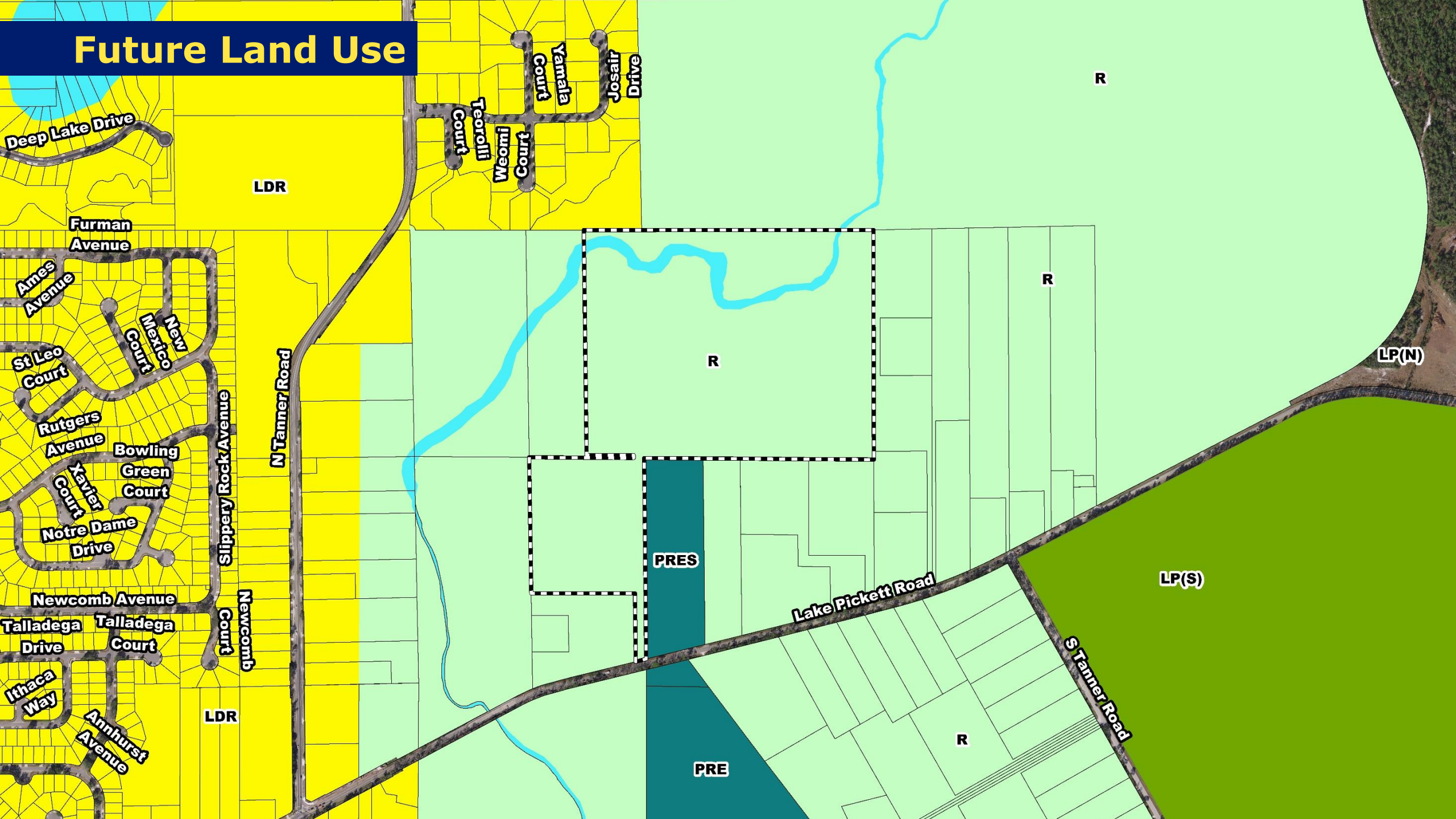
Josair Drive

Lake Pickett Road

S Tanner Road

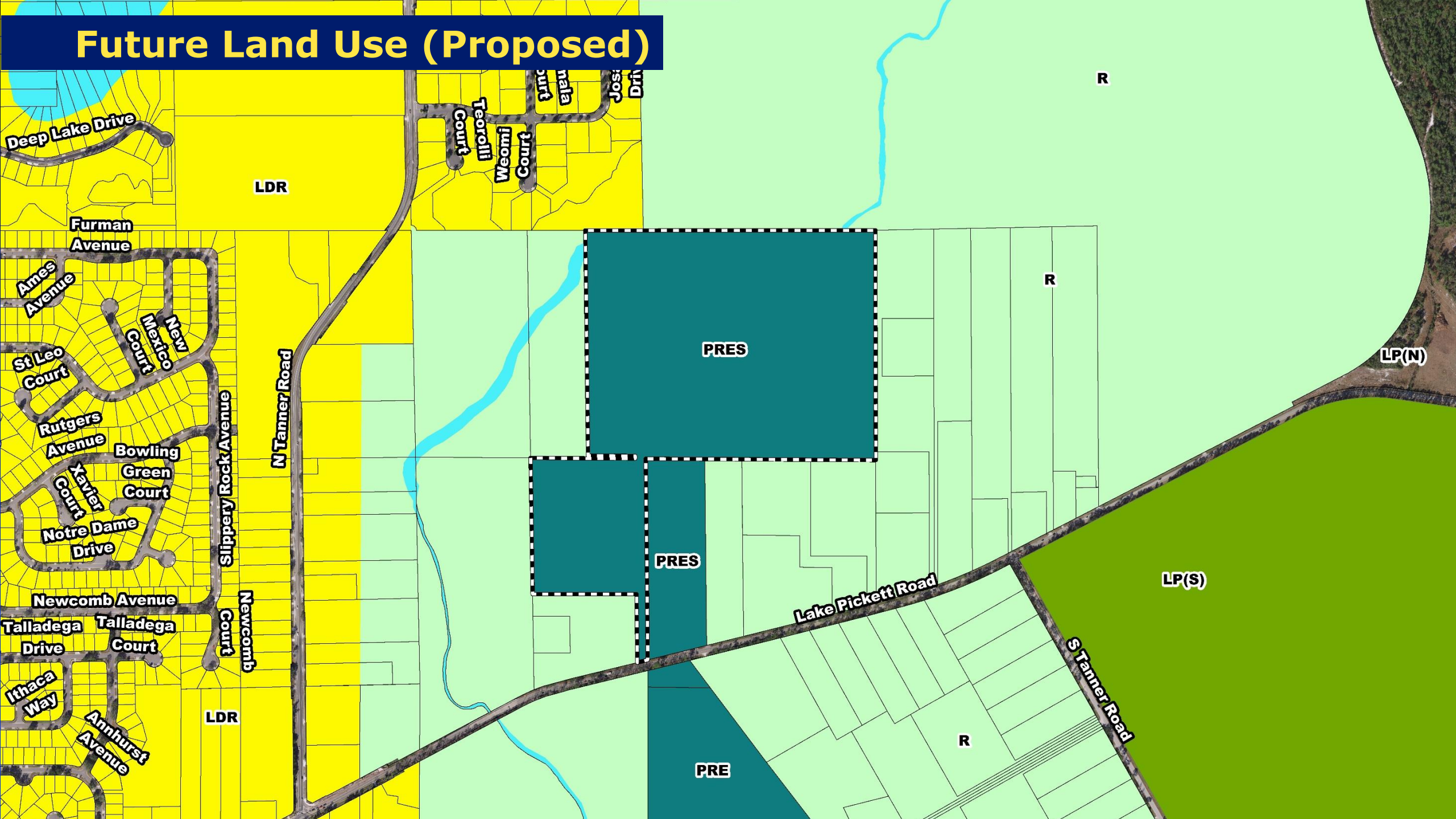


# Future Land Use



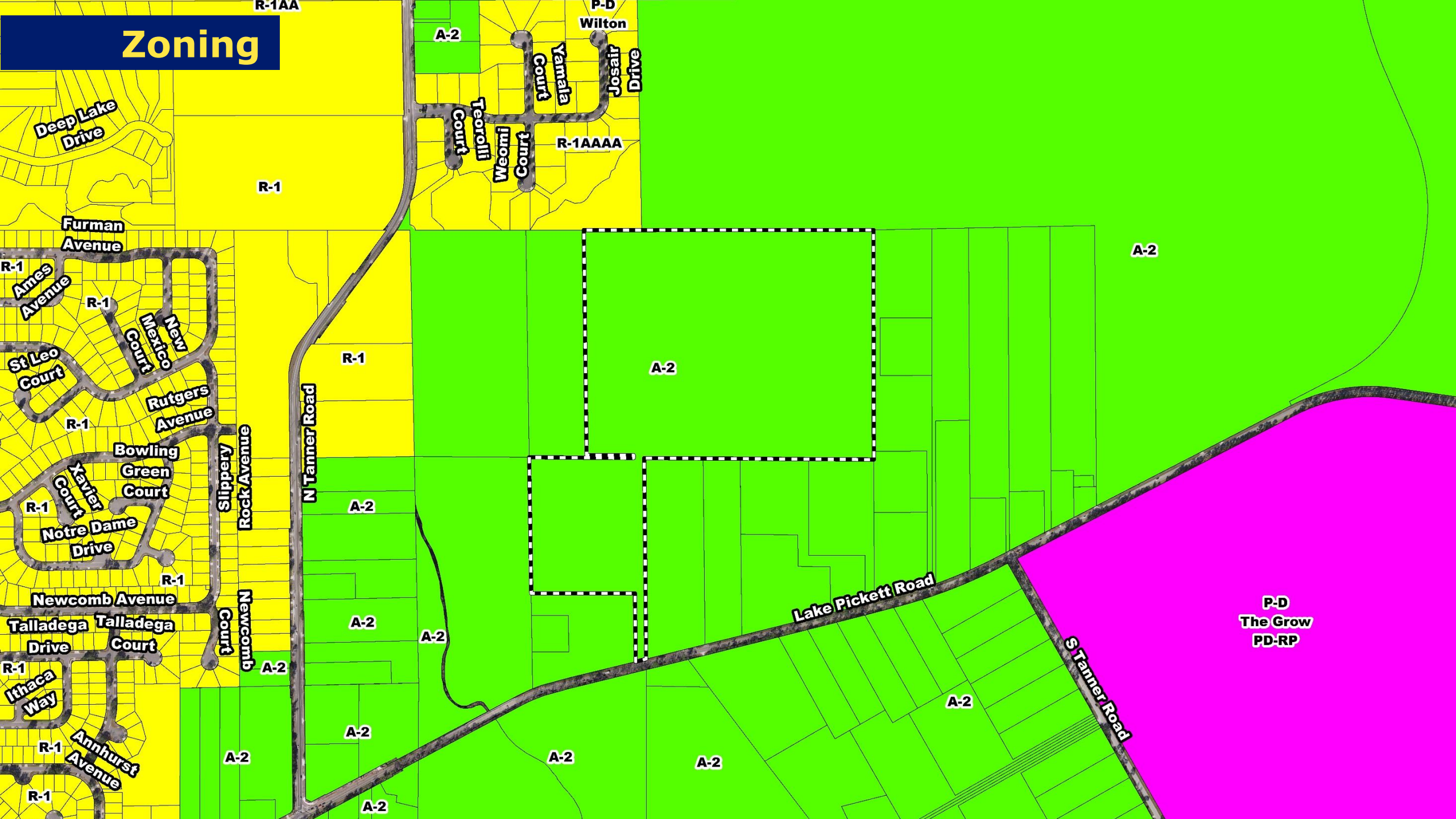


# Future Land Use (Proposed)





# Zoning



R-1

A-2

R-1AAA

A-2

R-1

A-2

A-2

A-2

A-2

A-2

A-2

A-2

A-2

A-2

A-2

P-D  
The Grow  
PD-RP

**Staff Recommendation:**

**ADOPT**

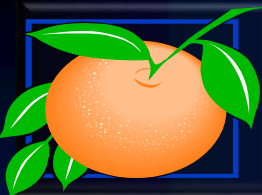
**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance;**  
**and**
- **Adopt Amendment 2019-2-B-FLUM-2**





## **2019-2 Session I Regular Cycle Ordinance**

**Staff Recommendation:**

**ADOPT**

**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 Comprehensive Plan Amendments, consistent with today's actions.**

***Board of County Commissioners***

**2019-2 Regular Cycle Amendments**

***Adoption Public Hearings***

**November 12, 2019**