



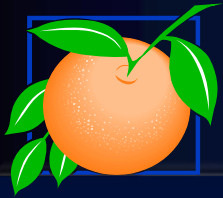
Board of County Commissioners

2020-2 Regular Cycle Amendments

Transmittal Public Hearings

November 10, 2020

(Continued from October 13, 2020)



2020-2 Regular Cycle Amendment Process

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

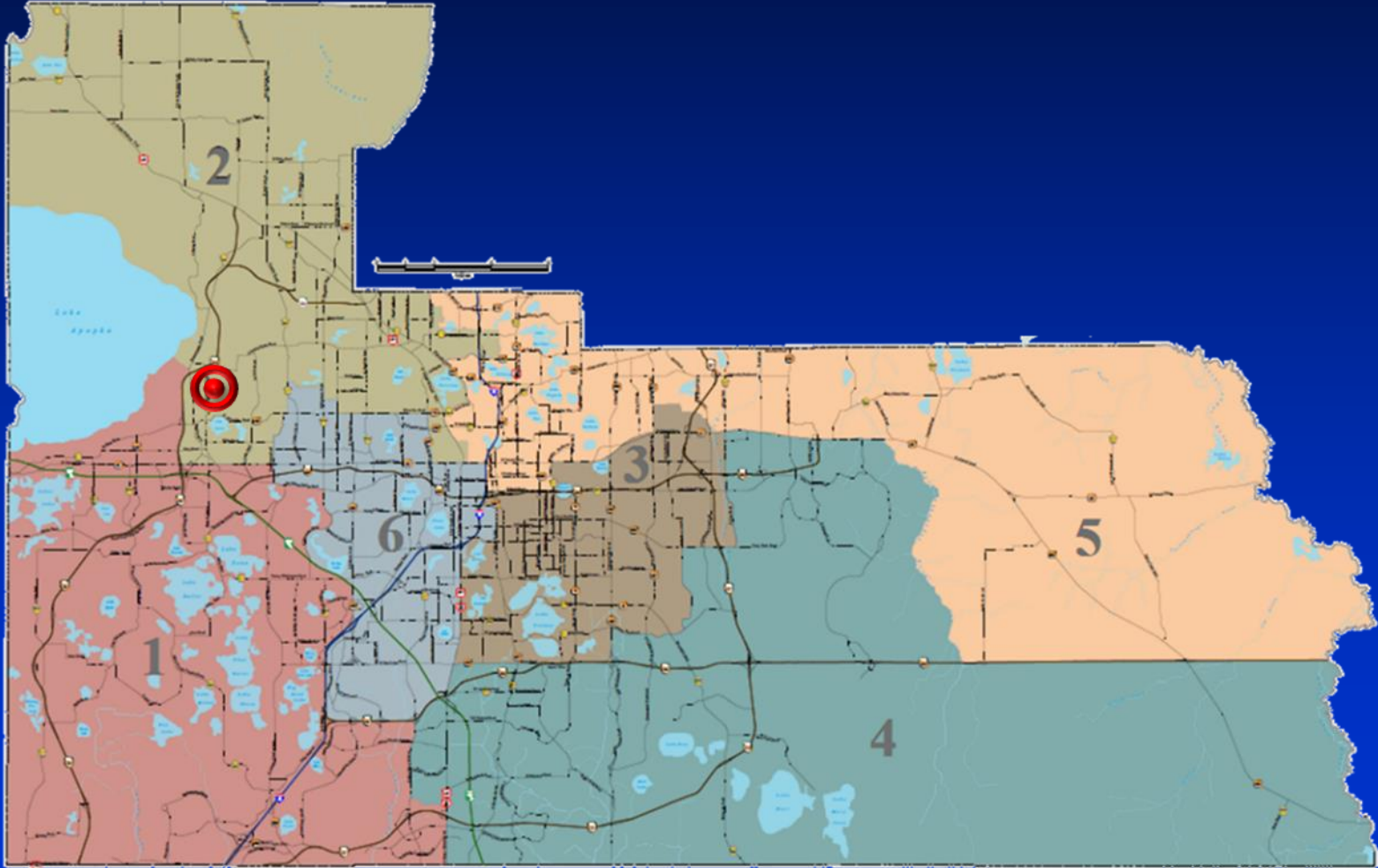


Amendment 2020-2-A-2-1

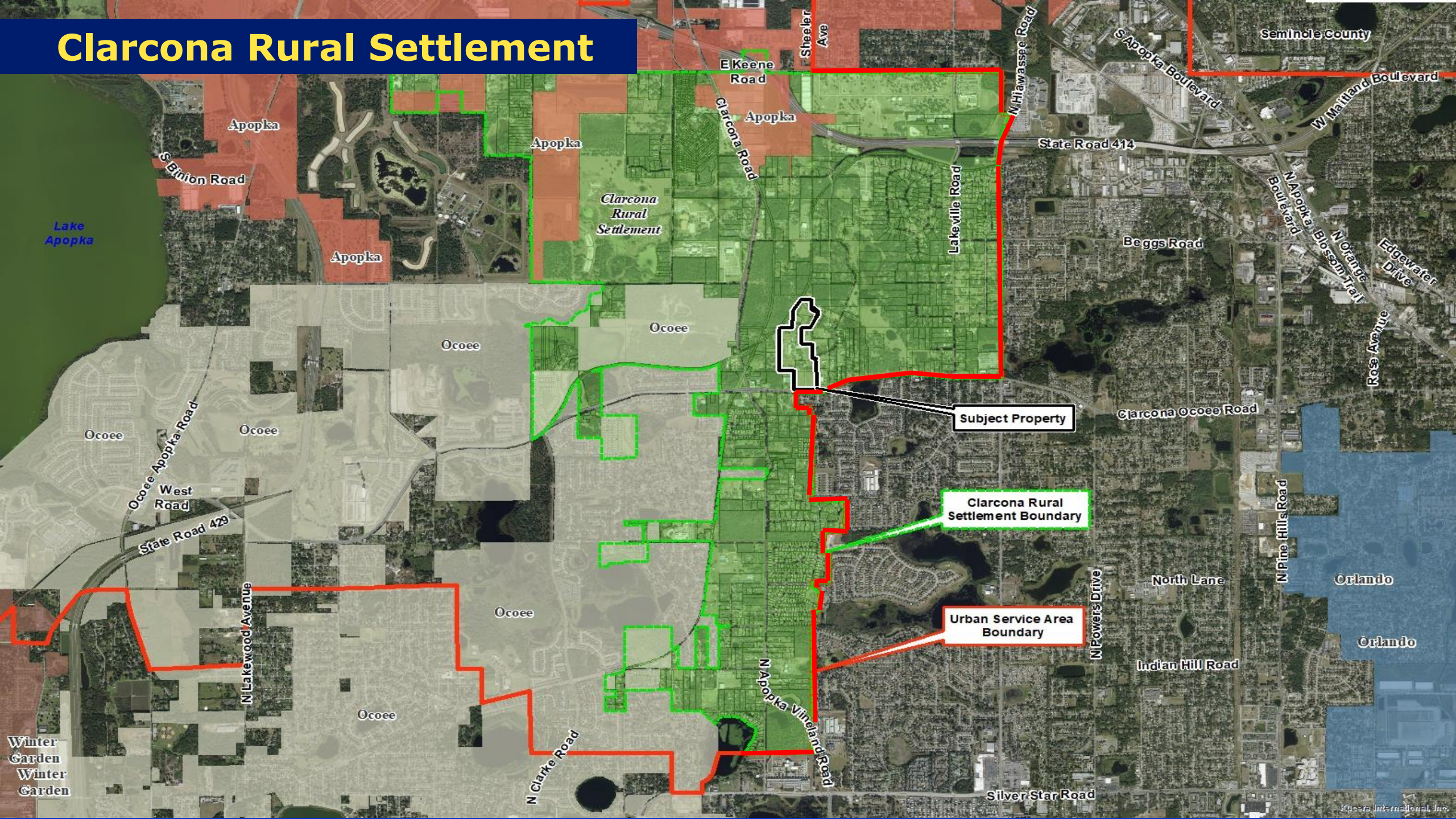
- Agent:** Momtaz Barq, P.E., Terra-Max Engineering, Inc.
- Owner:** Bailey's Real Estate, LLP
- From:** Rural Settlement 1/2 (RS 1/2) and Rural Settlement 1/5 (RS 1/5)
- To:** Planned Development-Commercial/Assisted Living Facility (Rural Settlement) (PD-C/ALF) (RS)
- Acreage:** 47.94 gross/net developable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

Amendment 2020-2-A-2-1

Location



Clarcona Rural Settlement



Seminole County

Apopka

Apopka

E Keene Road

Clarcona Road

Apopka

State Road 414

Beggs Road

Ocoee

Ocoee

Subject Property

Clarcona Ocoee Road

Clarcona Rural Settlement Boundary

Urban Service Area Boundary

Orlando

Orlando

S Union Road

Apopka

Ocoee

Ocoee

Ocoee

Ocoee

Winter Garden
Winter Garden

N Clarke Road

N Apopka Vineyard Road

Silver Star Road

N Powers Drive

North Lane

Indian Hill Road

N Pine Hills Road

W Maitland Boulevard

S Apopka Boulevard

N Apopka Boulevard

N Orange Blossom Trail

Rose Avenue

Edgewater Drive

Aerial

mick Road

LAKE ALPHARETTA

LAKE ALPHARETTA

LAKE BREAM

WEST ORANGE TRAIL

FL CENTRAL RR

Liam Road

(WEST ORANGE TRAIL)

Laurel Blossom Circle

N Apopka Vineland Road

Clarcona Ocoee Road

Fox Ridge Trail

LAKE ARLIE

Shale Ridge Trail

Gaymar Drive



Amendment 2020-2-A-2-1





Amendment 2020-2-A-2-1



5600 Gilliam Rd
Orlando, Florida

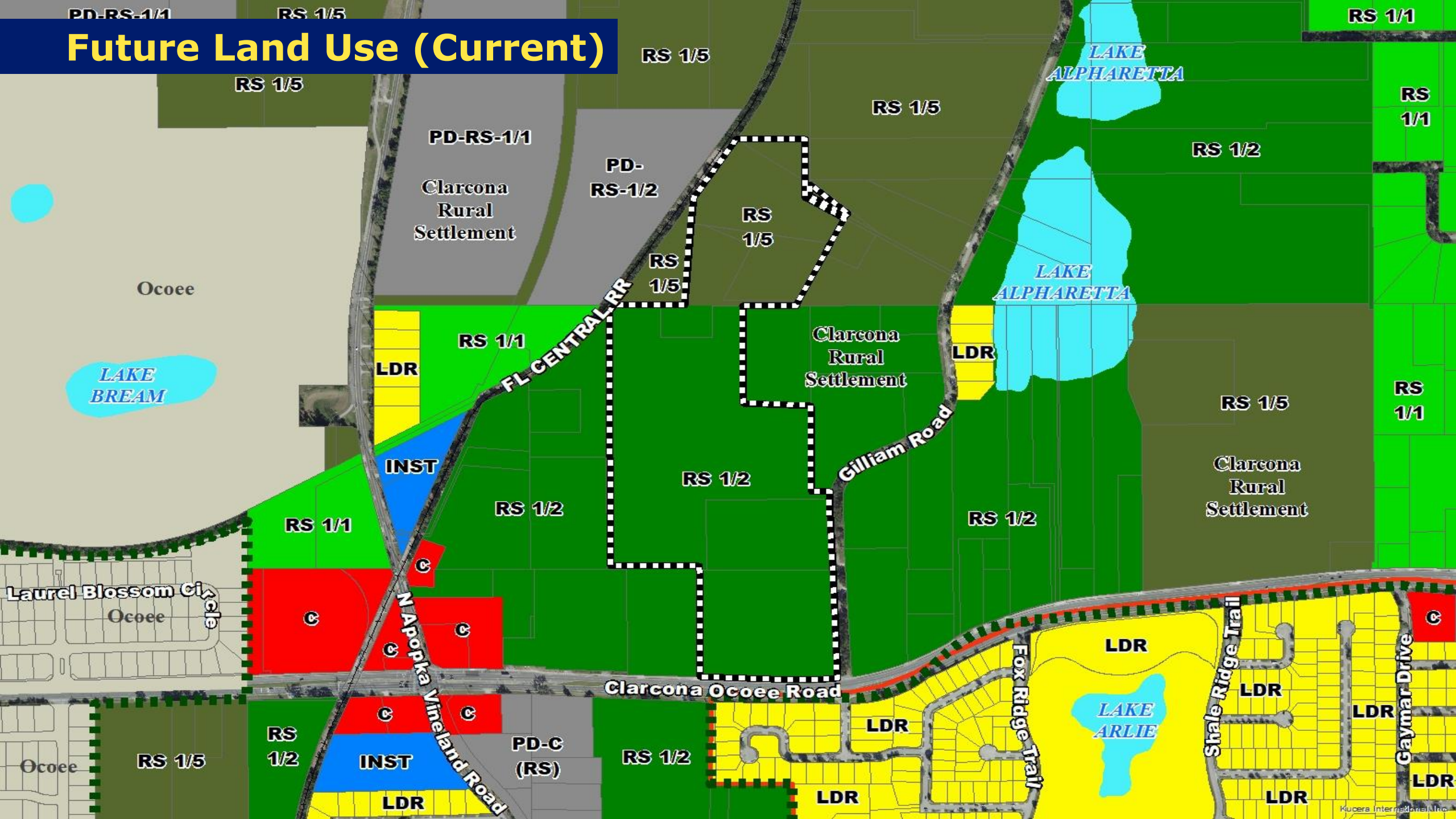
Google

Street View

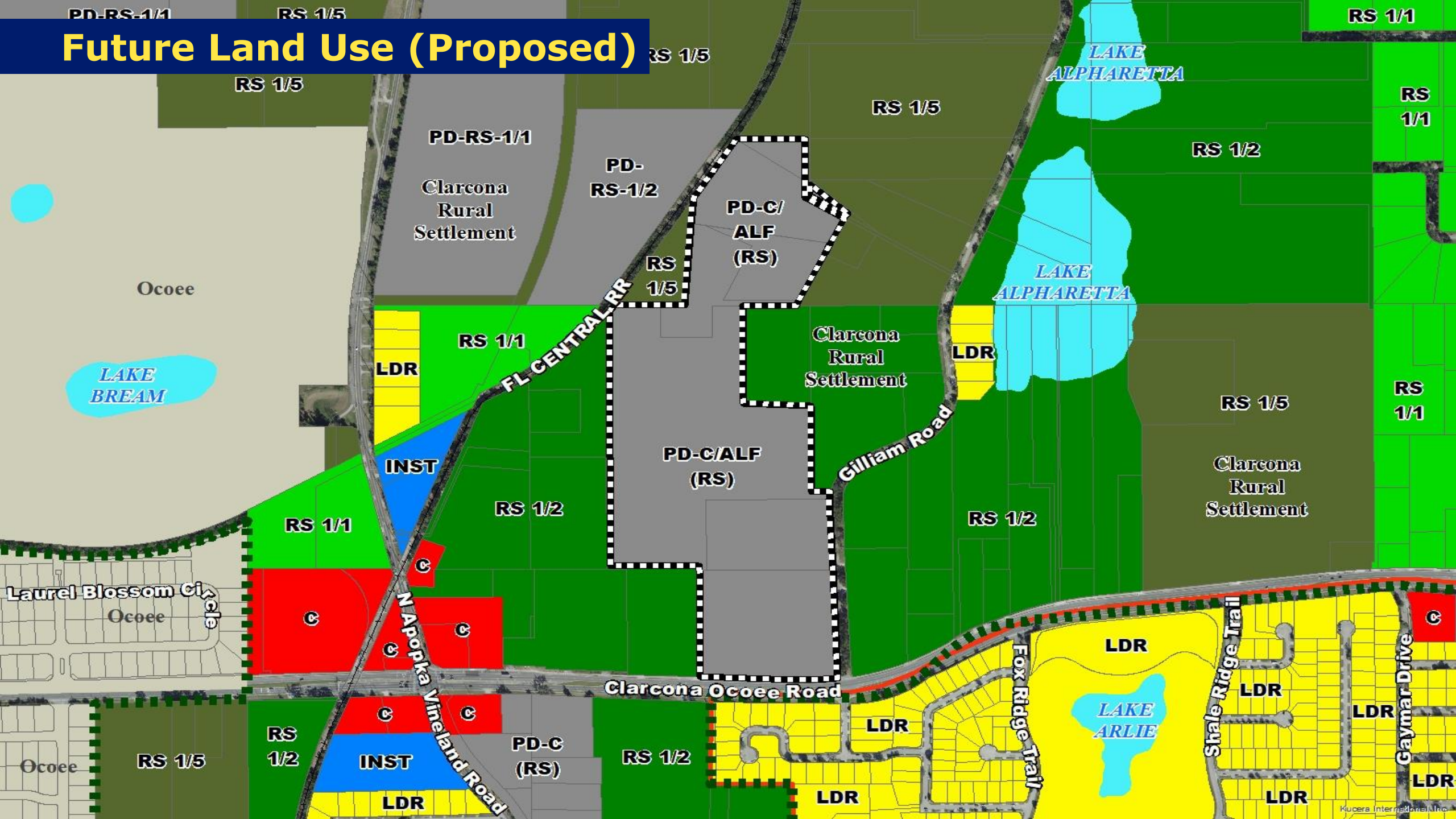


Google

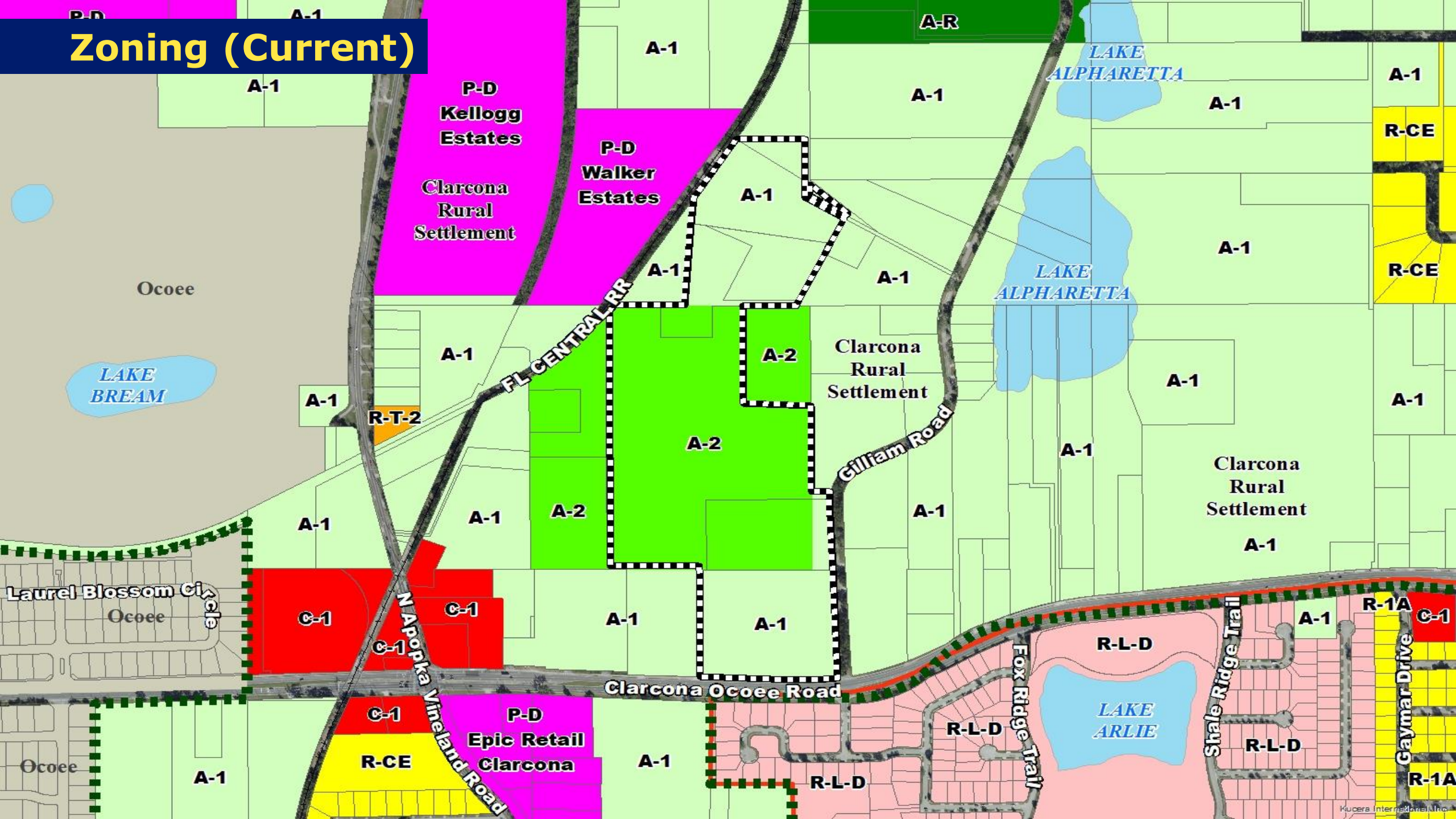
Future Land Use (Current)



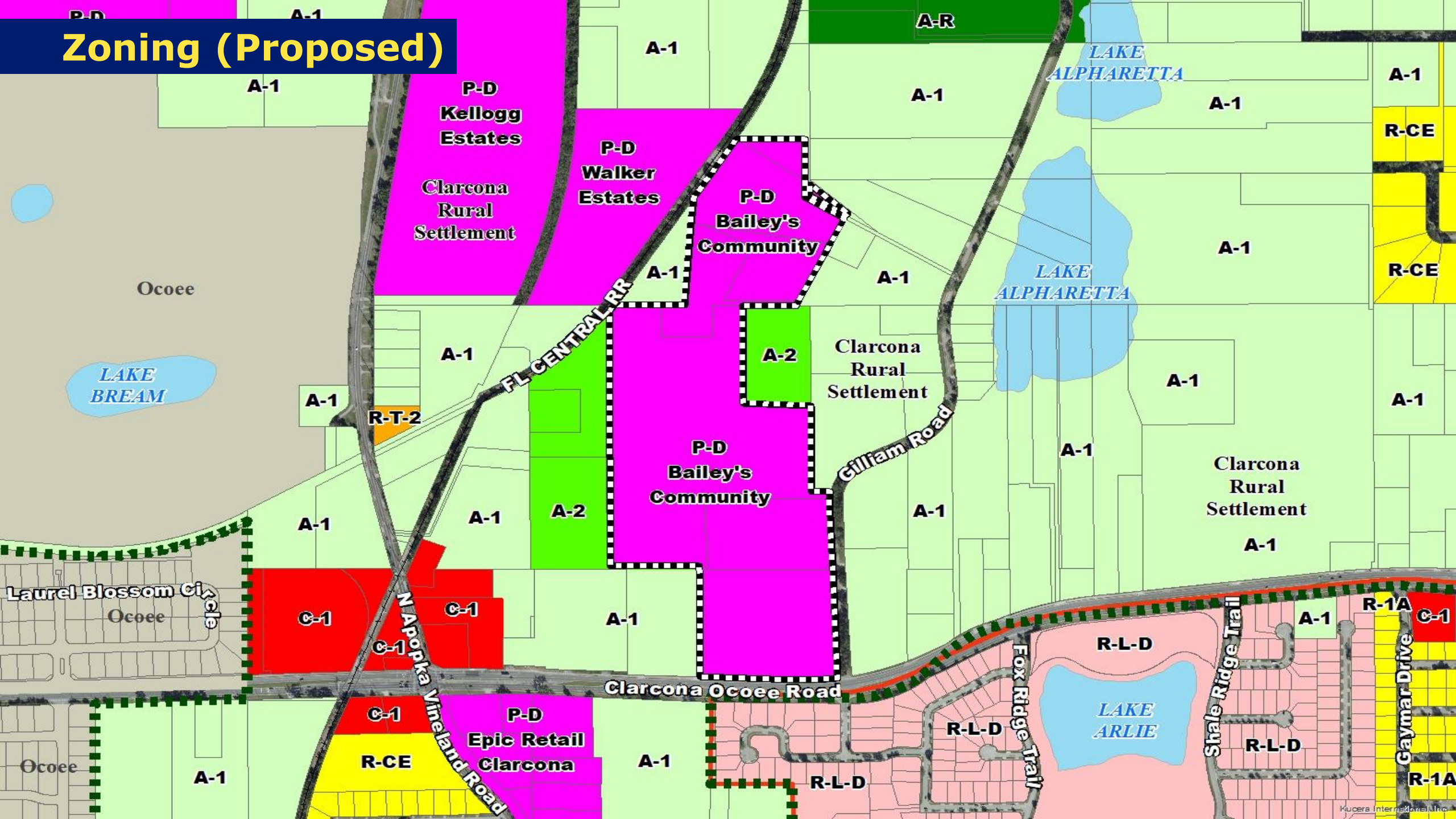
Future Land Use (Proposed)

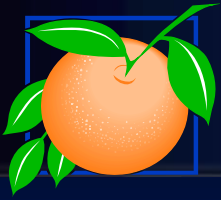


Zoning (Current)



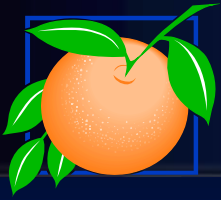
Zoning (Proposed)





Project-Related Impacts and Concerns

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



Amendment 2020-2-A-2-1

Staff Recommendation: DO NOT TRANSMIT

LPA Recommendation: DO NOT TRANSMIT

Action Requested:

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



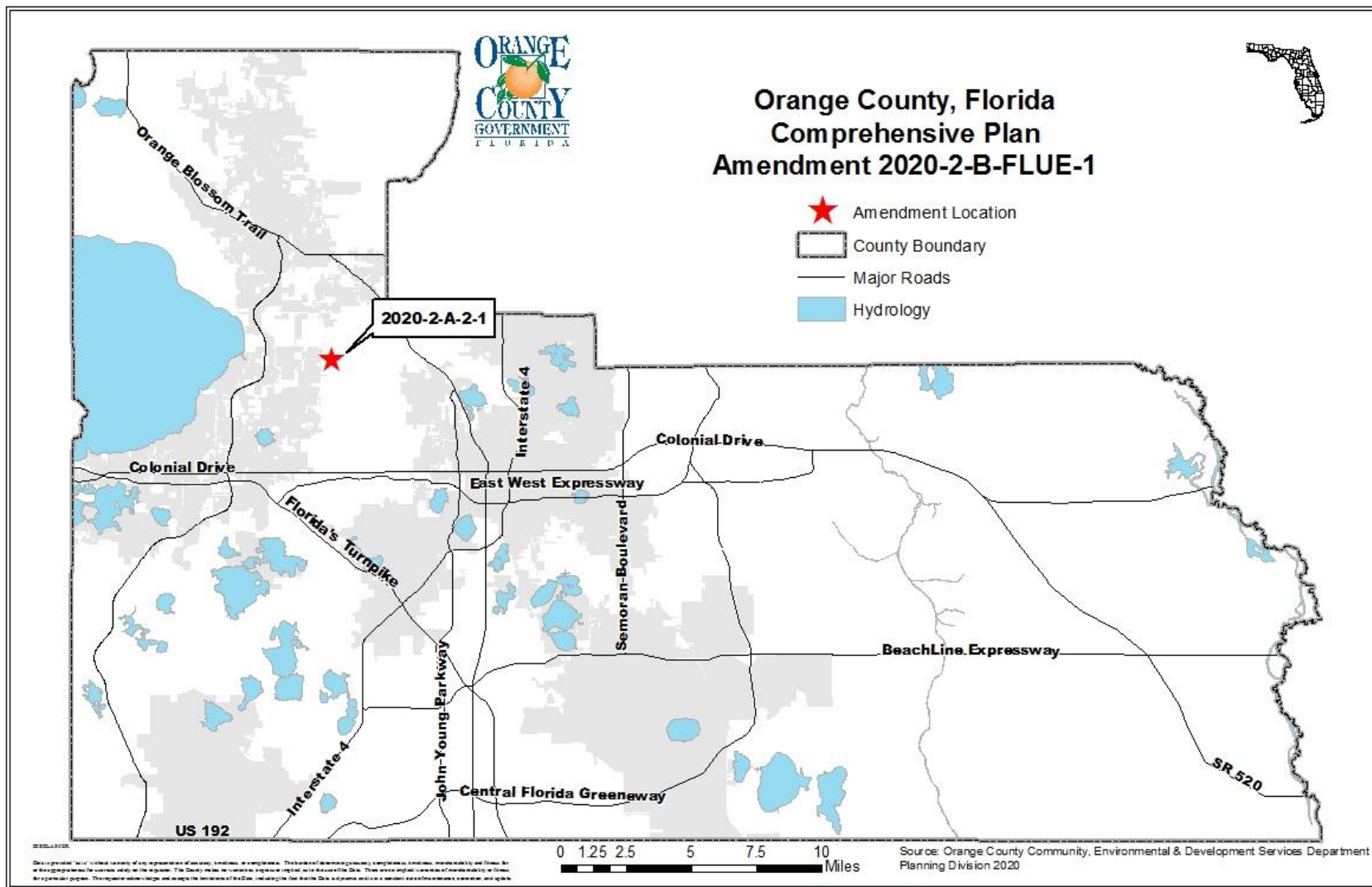
Amendment 2020-2-B-FLUE-1

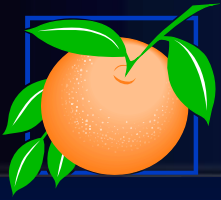
Request: Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County

District: Countywide



Amendment 2020-2-B-FLUE-1





Amendment 2020-2-B-FLUE-1

Staff Recommendation: DO NOT TRANSMIT

LPA Recommendation: DO NOT TRANSMIT

Action Requested:

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



Amendment 2019-2-S-2-2

CONTINUE

Agent: Mario Golden

Owner: Deborah Postell

From: Medium Density Residential (MDR)

To: Medium-High Density Residential (MHDR)

Acreage: 4.20 gross/3.51 net developable acres

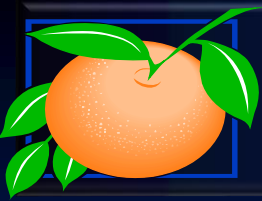
Proposed Use: Up to 122 multi-family dwelling units



Amendment 2019-2-S-2-2

Staff Recommendation:

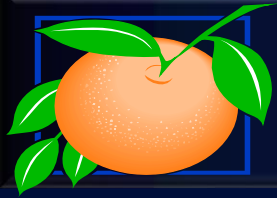
Continue to November 17, 2020 at 2:00 p.m.



Small Scale Development Ordinance

Staff Recommendation:

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



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

CONTINUE

Agent: Jeff Robbins, Related Development, LLC

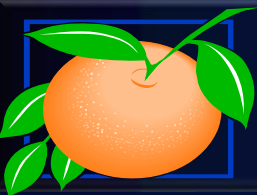
Owner: Vitru Florida, Inc.

From: Activity Center Mixed Use (ACMU)

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

Acreage: 20.14 gross/18.656 net developable acres

Proposed Use: Up to 420 multi-family dwelling units



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

Staff Recommendation:

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



Amendment 2020-1-A-4-1

CONTINUE

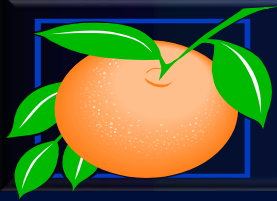
- Agent:** Jonathan P. Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- Owner:** Adventist Health System/Sunbelt, Inc.
- From:** Planned Development-Institutional/Conservation (PD-INST/CONS)
- To:** Planned Development-Commercial/Office/Medium Density Residential/Conservation (PD-C/O/MDR/CONS)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



Amendment 2020-1-A-4-1

Staff Recommendation:

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



Amendment 2020-1-B-FLUE-1

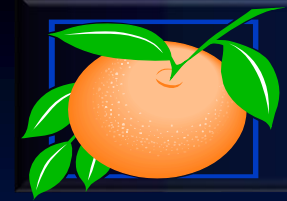
CONTINUE

Request:

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

District:

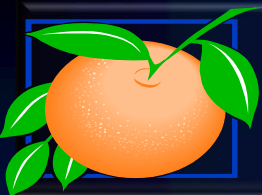
Countywide



Amendment 2020-1-B-FLUE-1

Staff Recommendation:

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



Regular Cycle State-Expedited Review Ordinance

Staff Recommendation:

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