

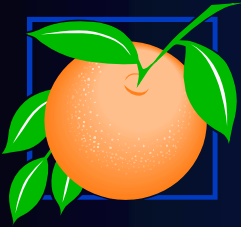
***Board of County Commissioners***

**2019-S Small-Scale  
Privately-Initiated Map Amendment**

***Adoption Public Hearing***

**Agenda VI.J.13**

**August 11, 2020**



**Amendment 2019-2-S-1-2  
Rezoning LUP-19-08-258  
Amendment 2019-2-S-FLUE-3  
Out-of-Cycle Small Scale Development Ordinance**

**CONTINUE**

**Agent:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

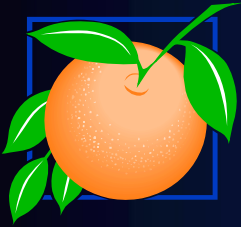
**Owner:** Westwood Partners Group, LLC

**From:** Activity Center Residential (ACR) and R-CE (Country Estate District)

**To:** Planned Development-Medium Density Residential (PD-MDR) and PD (Planned Development District) (Townhomes at Westwood PD/LUP)

**Acreage:** 8.88 gross/4.02 net developable acres

**Proposed Use:** Up to 43 single-family attached dwelling units



**Amendment 2019-2-S-1-2  
Rezoning LUP-19-08-258  
Amendment 2019-2-S-FLUE-3  
Out-of-Cycle Small Scale Ordinance**

**Staff Recommendation:**

**CONTINUE**

**Action Requested:**

- **Continue the listed actions to the Board meeting of September 1, 2020, beginning at 2:00 PM.**

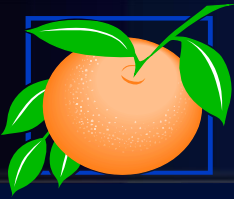
***Board of County Commissioners***

**2020-1 Regular Cycle Amendment**

***Adoption Public Hearing***

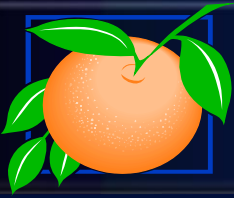
***Agenda Item VI.J.14***

**August 11, 2020**



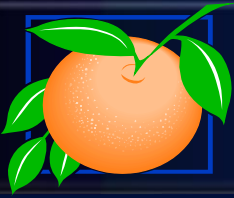
# 2020-1 Regular Cycle Amendment Process

- **Community Meeting**  
**November 11, 2019**
- **Transmittal public hearings**  
**LPA – January 16, 2020**  
**BCC – February 11, 2020**
- **State and regional agency comments**  
**July 2020**
- **Adoption public hearings**  
**LPA – June 18, 2020**  
**BCC – July 7, 2020**



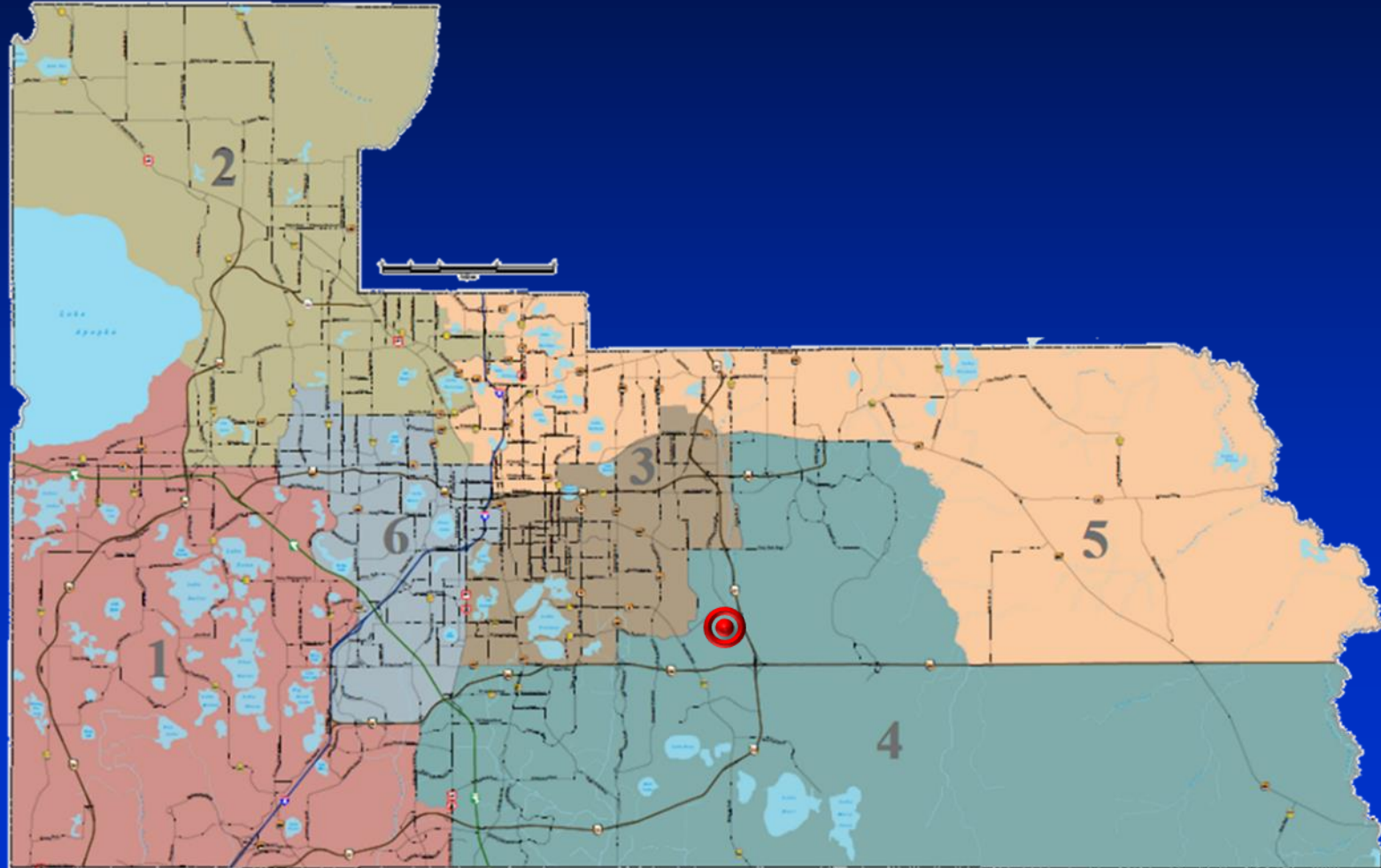
# Amendment 2020-1-A-4-2

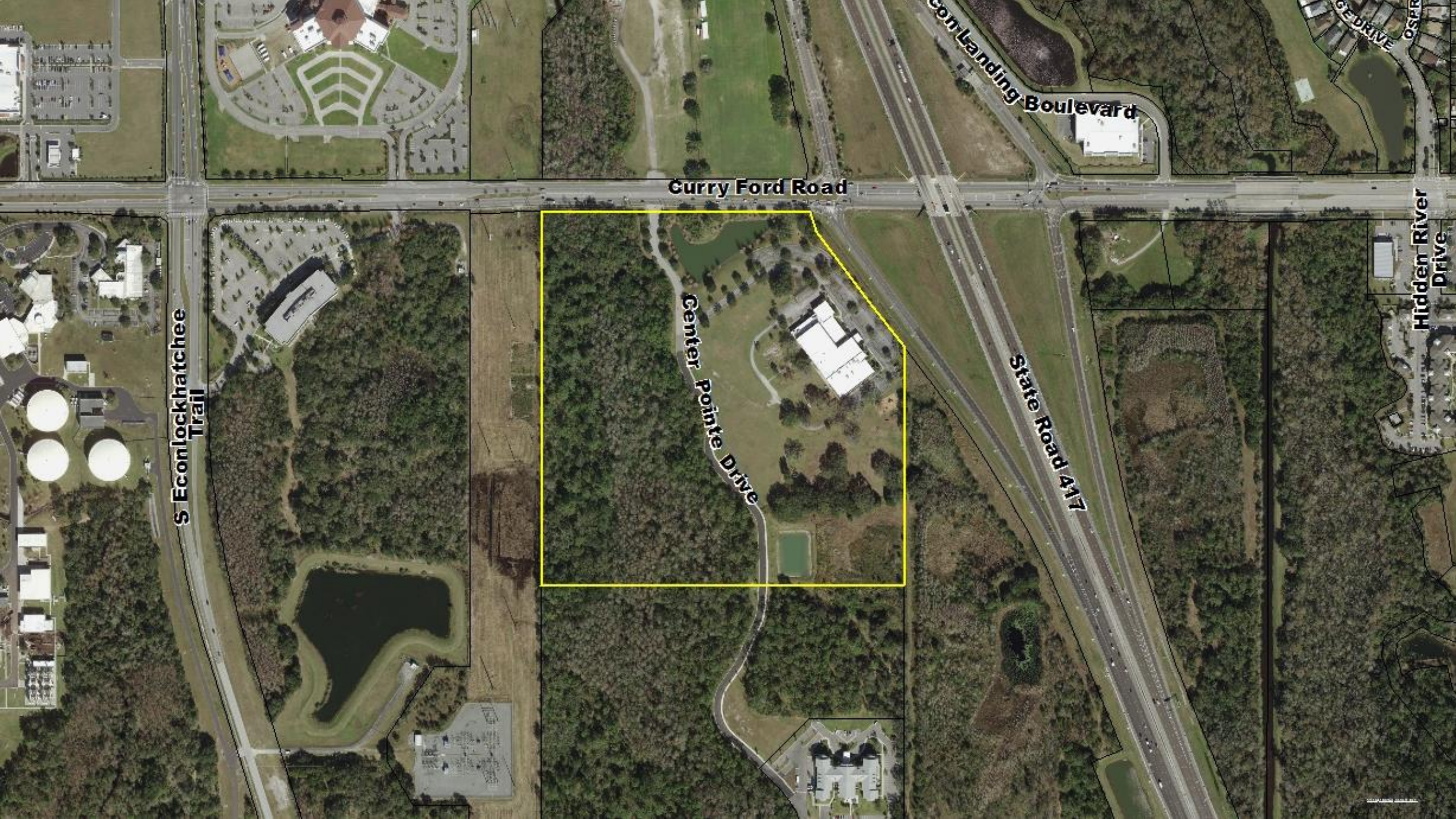
- Agent:** Brian Denham, P.E., Denham Engineering, LLC
- Owner:** Center Pointe Community Church of the Nazarene, Inc.
- From:** Low Density Residential (LDR)
- To:** Low-Medium Density Residential (LMDR)
- Acreage:** 39.55 gross acres / 29.35 net developable acres
- Proposed Use:** Up to 60 townhome units. The PD's existing religious, educational, assisted living, and retirement entitlements will not change.



# Amendment 2020-1-A-4-2

## Location





S Econlockhatchee Trail

Curry Ford Road

ConLanding Boulevard

State Road 417

Center Pointe Drive

Hidden River Drive





PD-LDR/C

LDR

PD-C/LMDR/CONS

MDR

MDR

PD-C/LMDR/CONS

Curry Ford Road

S Econlockhatchee Trail

Center Pointe Drive

PD-C

State Road 417

Hidden River Drive

MDR

PD-LDR/MDR/C/CON

LDR

LDR

PD-LDR/C

LDR

PD-C/LMDR/CONS

MDR

Con Landing Boulevard

PD-C/LMDR/CONS

Curry Ford Road

S Econlockhatchee Trail

Center Pointe Drive

PD-C

State Road 417

Hidden River Drive

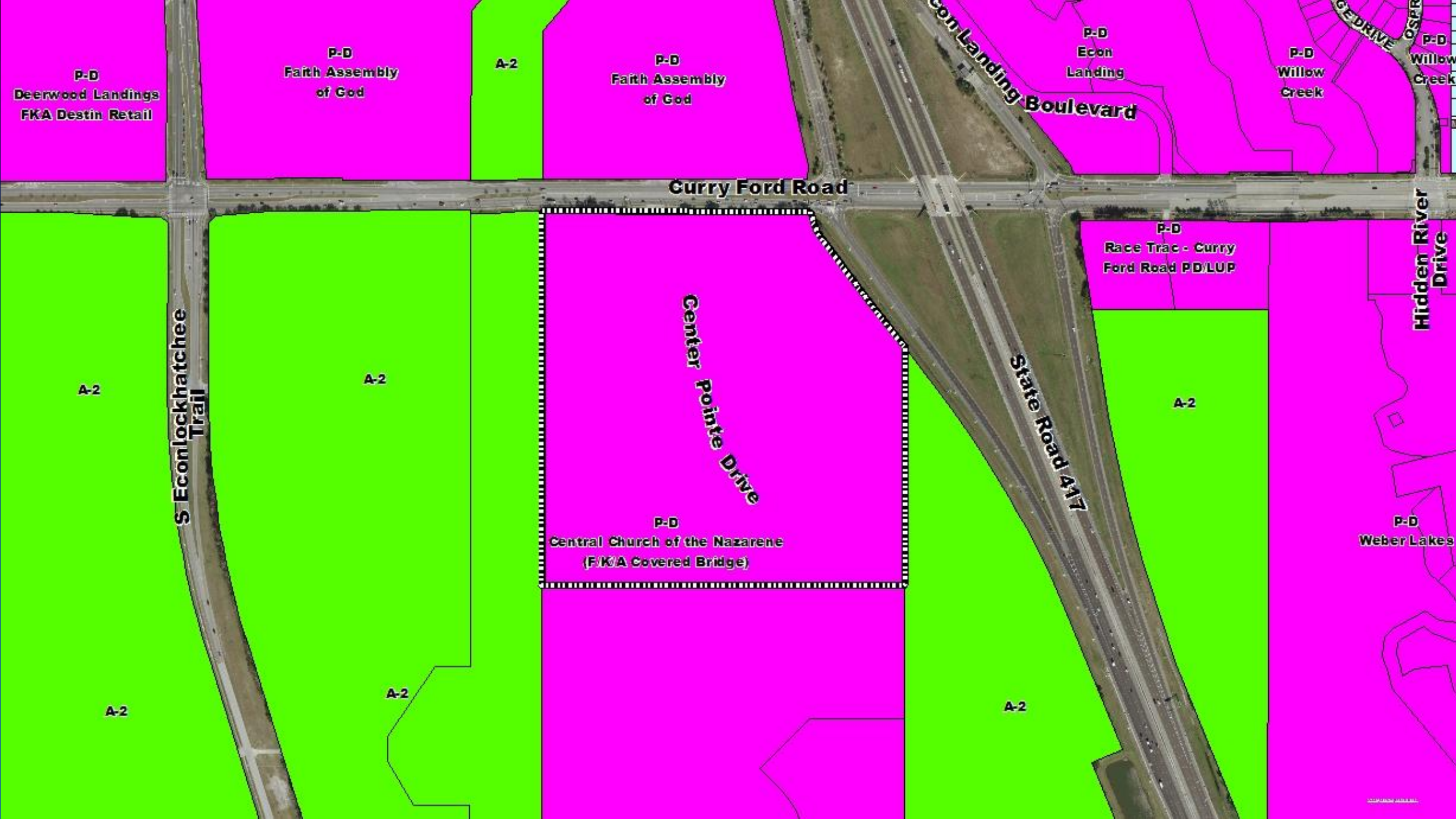
MDR

LMDR

PD-LDR/MDR/C/CON

LDR





P-D  
Deerwood Landings  
FKA Destin Retail

P-D  
Faith Assembly  
of God

A-2

P-D  
Faith Assembly  
of God

P-D  
Econ  
Landing

P-D  
Willow  
Creek

P-D  
Willow  
Creek

Curry Ford Road

P-D  
Race Trac - Curry  
Ford Road PD/LUP

S Econlockhatchee  
Trail

A-2

A-2

Center  
Pointe Drive

State Road 417

A-2

Hidden River  
Drive

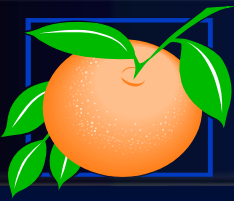
P-D  
Central Church of the Nazarene  
(F/K/A Covered Bridge)

P-D  
Weber Lakes

A-2

A-2

A-2



# Amendment 2020-1-A-4-2

**Staff Recommendation:**

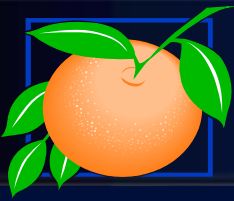
**ADOPT**

**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 Goal FLU2, and Future Land Use Element Objectives FLU2.1, FLU8.2, and C1.4, and Policies FLU1.1.5, FLU8.2.1, and FLU8.2.2);**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2020-1-A-4-2 Low Density Residential (LDR) to Low-Medium Density Residential (LMDR).**



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

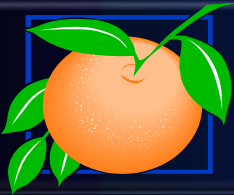
***Board of County Commissioners***

**2020-1 Small-Scale  
Privately-Initiated Map Amendment**

***Adoption Public Hearing***

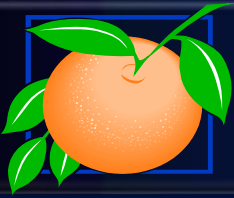
**Agenda VI. J. 15**

**August 11, 2020**



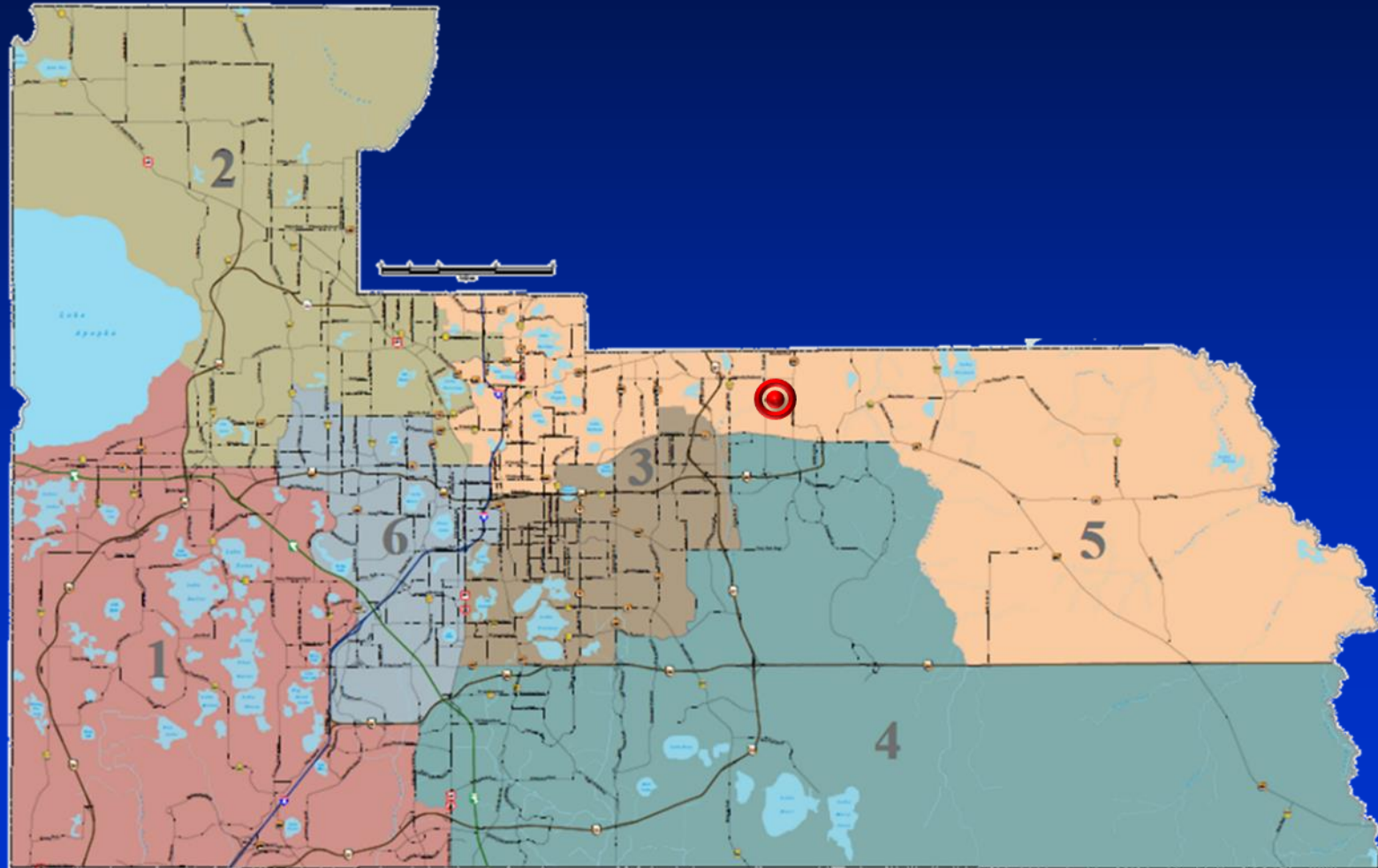
# Amendment 2020-1-S-5-1 and Rezoning Case RZ-20-04-063

- Agent:** Jose Chaves, P.E., StoryBook Holdings, LLC
- Owner:** Olton Properties
- From:** Medium Density Residential (MDR) and R-1A (Single-Family Dwelling District)
- To:** Commercial (C) and C-1 (Retail Commercial District)
- Acreage:** 5.61 gross/4.21 net developable acres
- Proposed Use:** Up to 15,000 square feet of commercial space



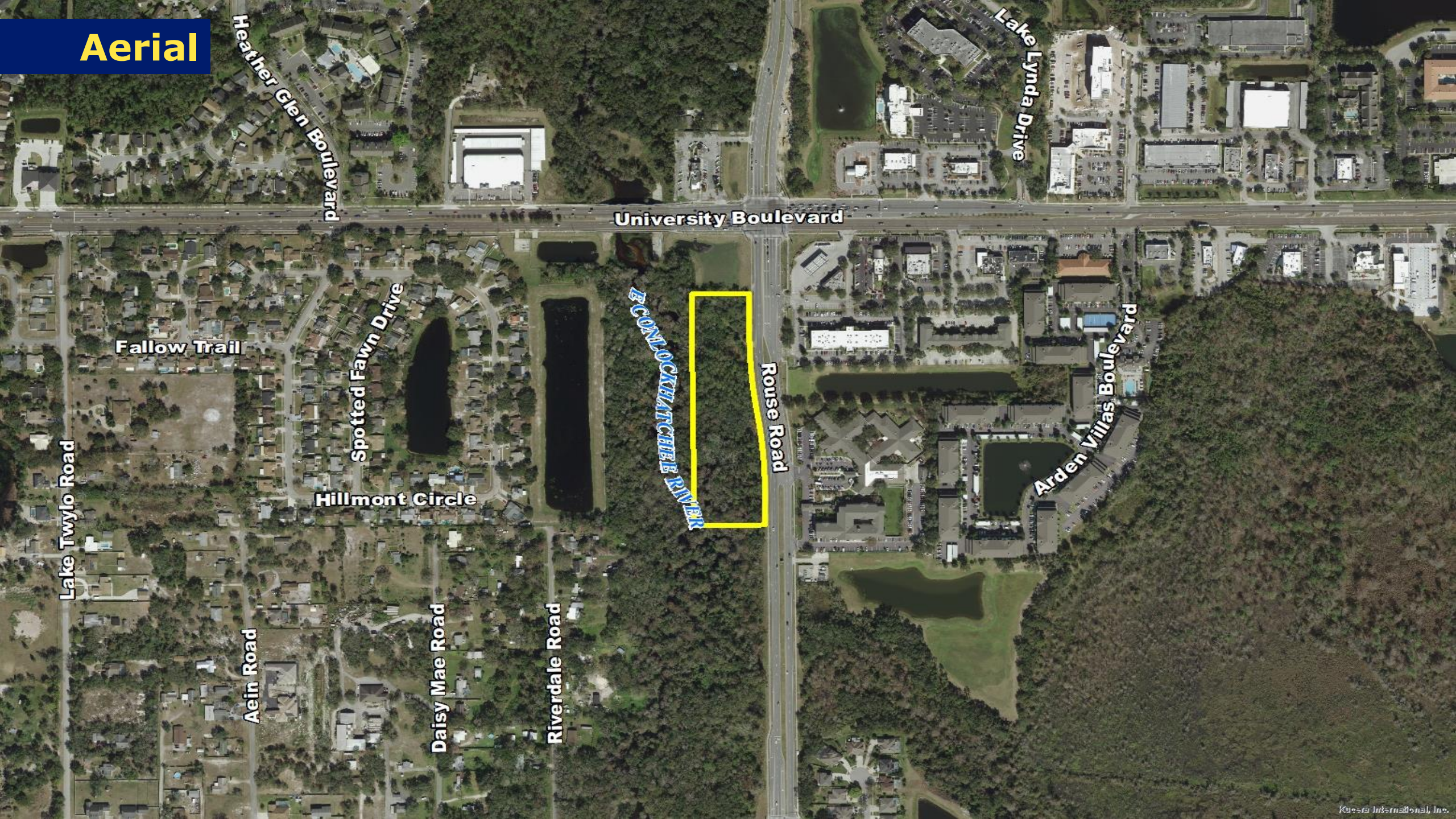
# Amendment 2020-1-S-5-1 and Rezoning Case RZ-20-04-063

## Location





# Aerial



Heather Glen Boulevard

Lake Lynda Drive

University Boulevard

Fallow Trail

Spotted Fawn Drive

CONOCHATCHEE RIVER

Rouse Road

Arden Villas Boulevard

Lake Twylo Road

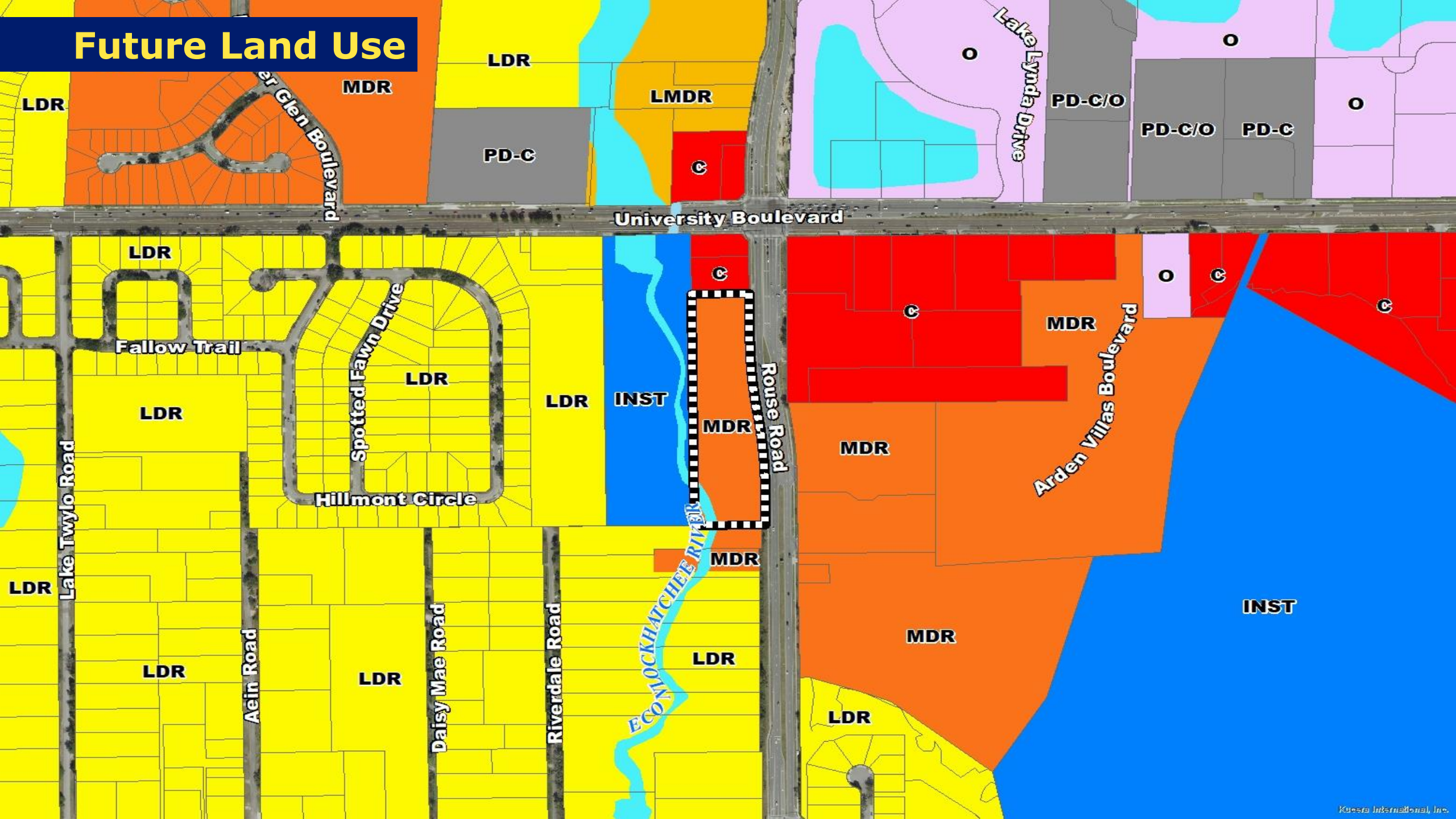
Hillmont Circle

Aein Road

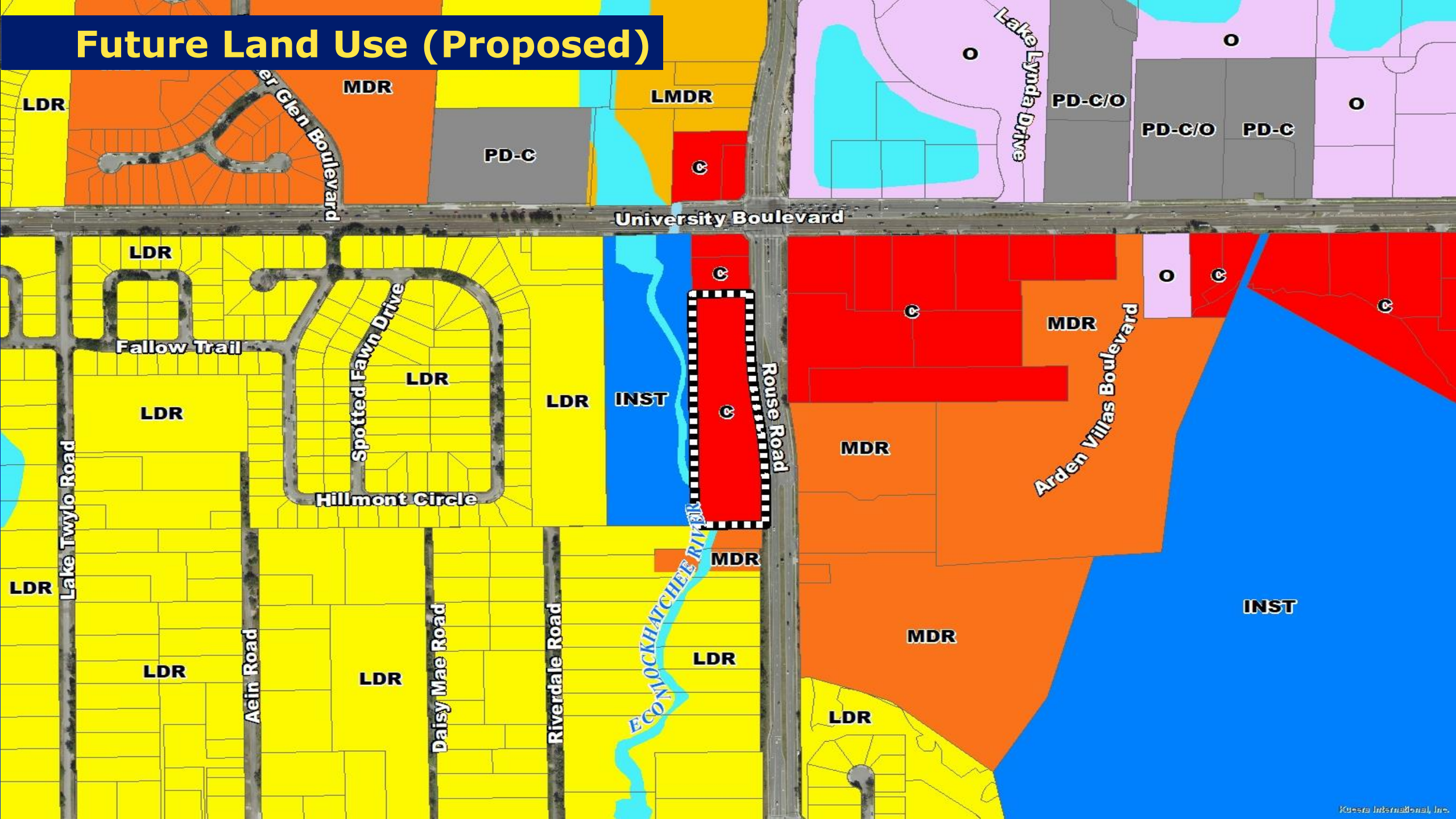
Daisy Mae Road

Riverdale Road

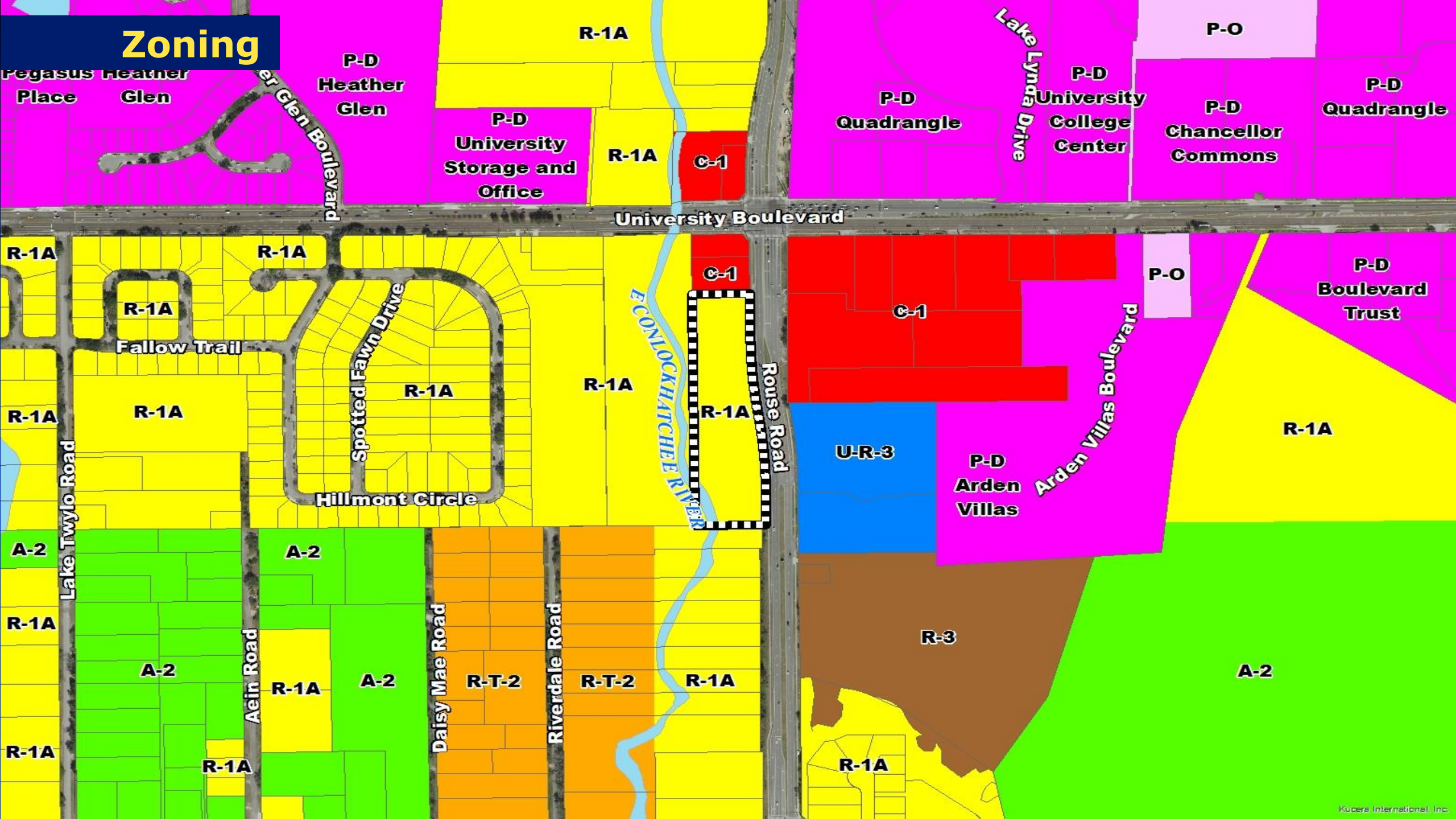
# Future Land Use



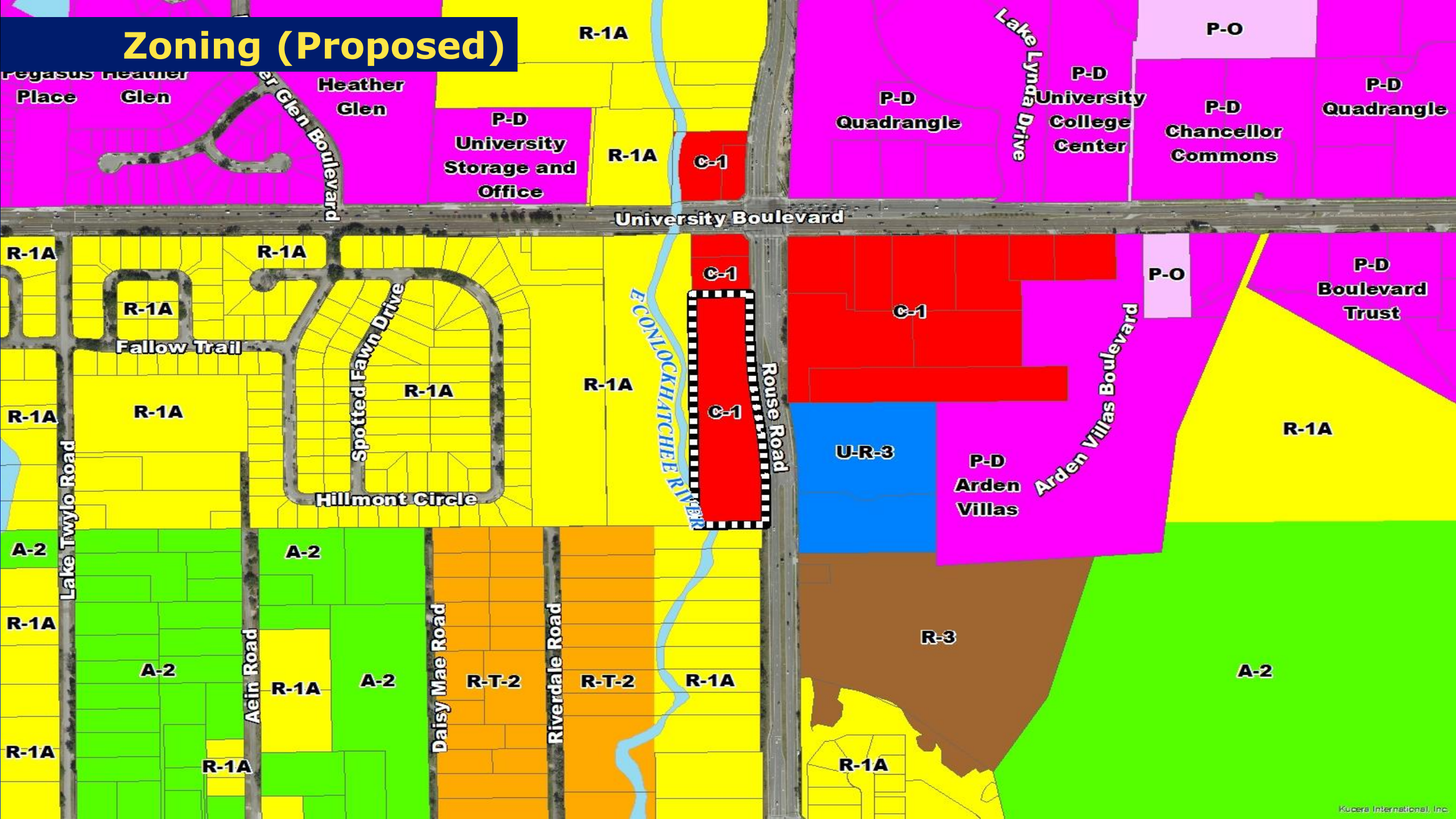
# Future Land Use (Proposed)

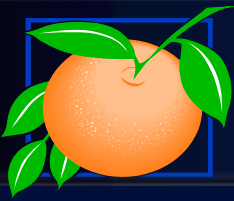


# Zoning



# Zoning (Proposed)





# Amendment 2020-1-S-5-1

**Staff Recommendation:**

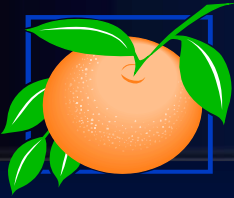
**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objective FLU8.2; Policies FLU1.1.5, FLU1.4.4, FLU1.4.6, and FLU8.2.1; and Neighborhood Element Objective N1.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2020-1-S-5-1, Medium Density Residential (MDR) to Commercial (C)**



# Rezoning Case RZ-20-04-063

**Staff Recommendation:**

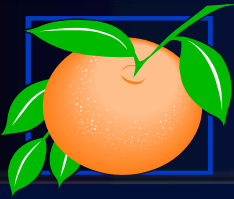
**APPROVE**

**PZC Recommendation:**

**APPROVE**

## **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and recommend Approval of Rezoning Case RZ-20-04-063, R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District), subject to the two (2) restrictions listed in the staff report**



# Small-Scale Amendment 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 Future Land Use Map Amendment, consistent with today's action.**



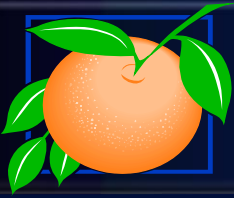
***Board of County Commissioners***

**2020-1 Small-Scale  
Privately-Initiated Map Amendment**

***Adoption Public Hearing***

**Agenda VI. J. 16**

**August 11, 2020**



# Amendment 2020-1-S-3-2

**Agent:** Jon C. Wood

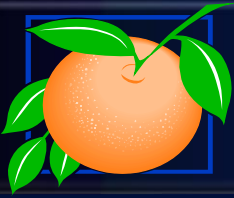
**Owner:** AC Five, LLC

**From:** Planned Development-Commercial (PD-C)

**To:** Planned Development-Medium-High Density Residential  
(PD-MHDR)

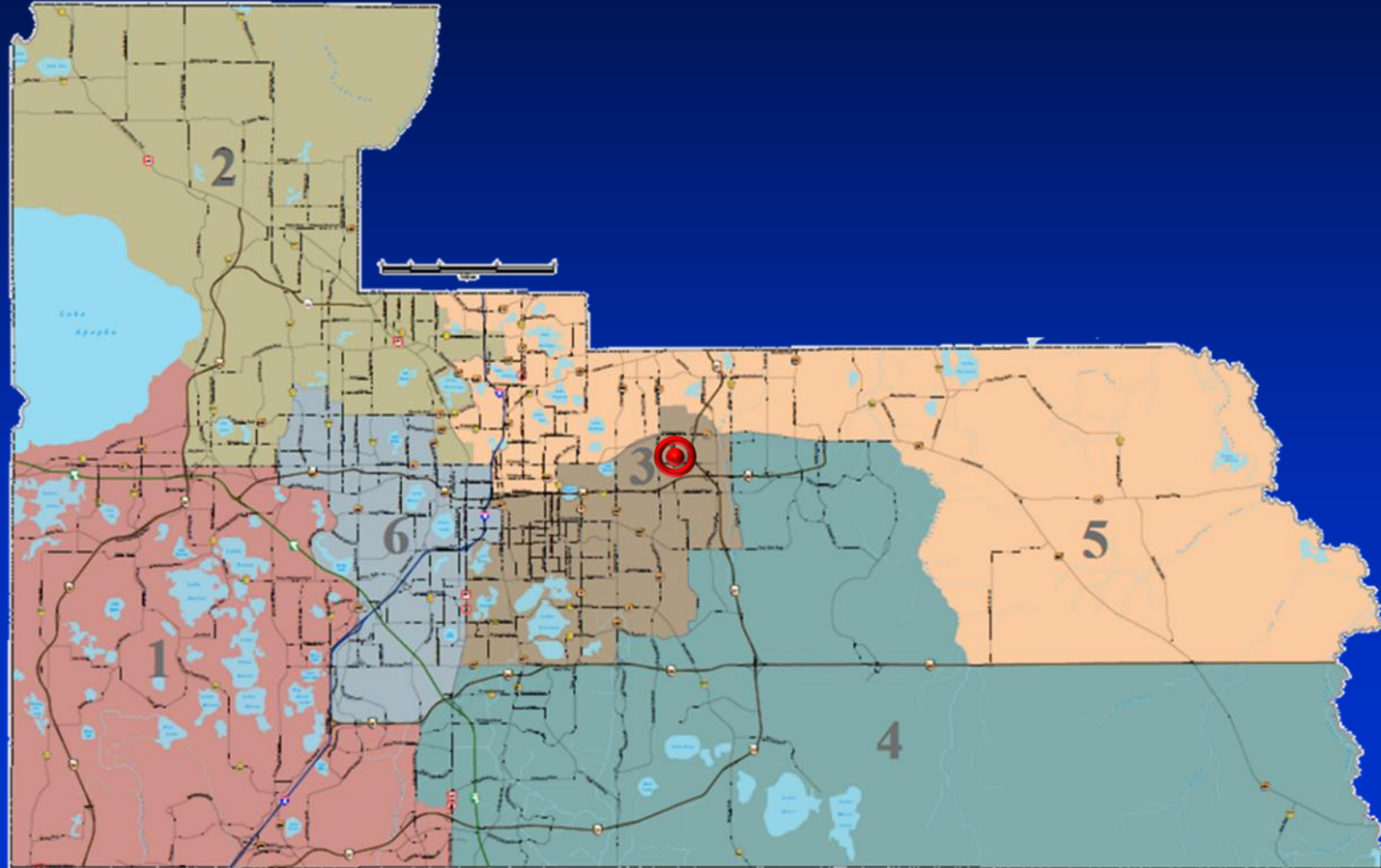
**Acreage:** 7.83 gross/5.35 net developable acres

**Proposed Use:** Up to 252 multi-family units

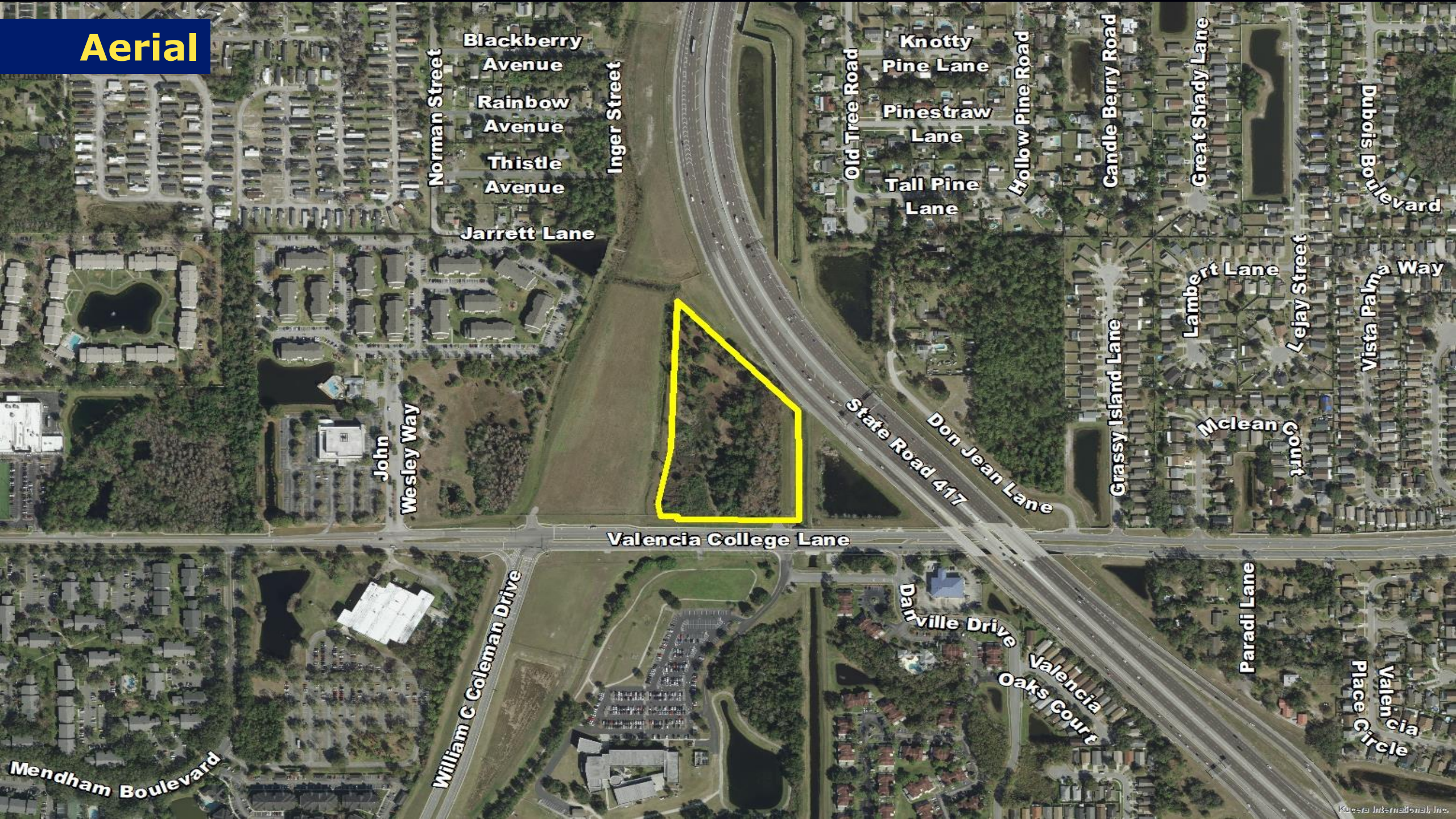


# Amendment 2020-1-S-3-2

## Location



# Aerial



Blackberry Avenue  
Rainbow Avenue  
Thistle Avenue

Jarrett Lane

John Wesley Way

William C Coleman Drive

Valencia College Lane

Inger Street

Old Tree Road

Knotty Pine Lane  
Pinestraw Lane  
Tall Pine Lane

Hollow Pine Road

Candle Berry Road

Great Shady Lane

Dubois Boulevard

Vista Palma Way

State Road 417  
Don Jean Lane

Grassy Island Lane

Lambert Lane

Lejay Street

McClean Court

Paradi Lane

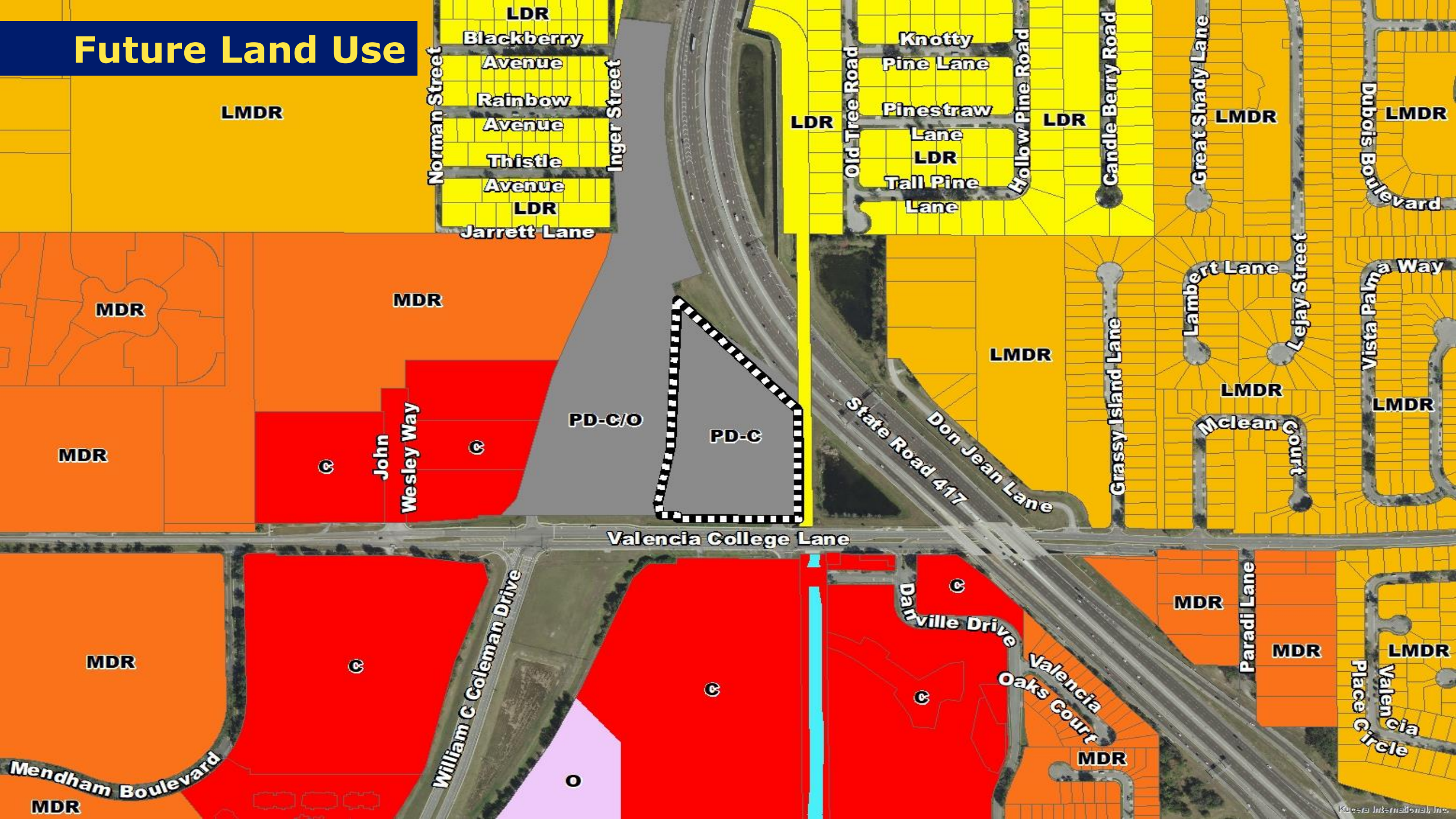
Danville Drive

Valencia Oaks Court

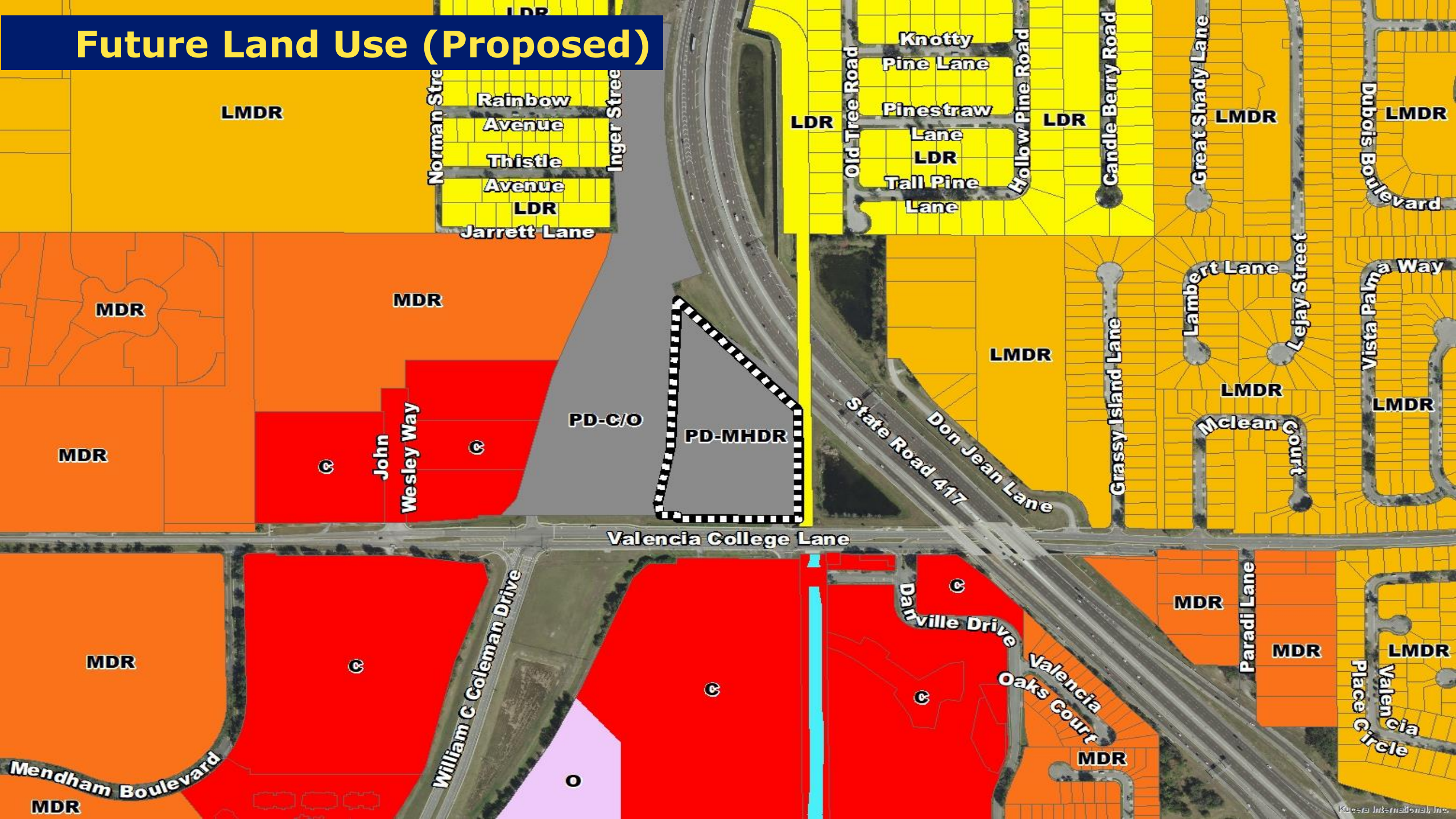
Valencia Place Circle

Mendham Boulevard

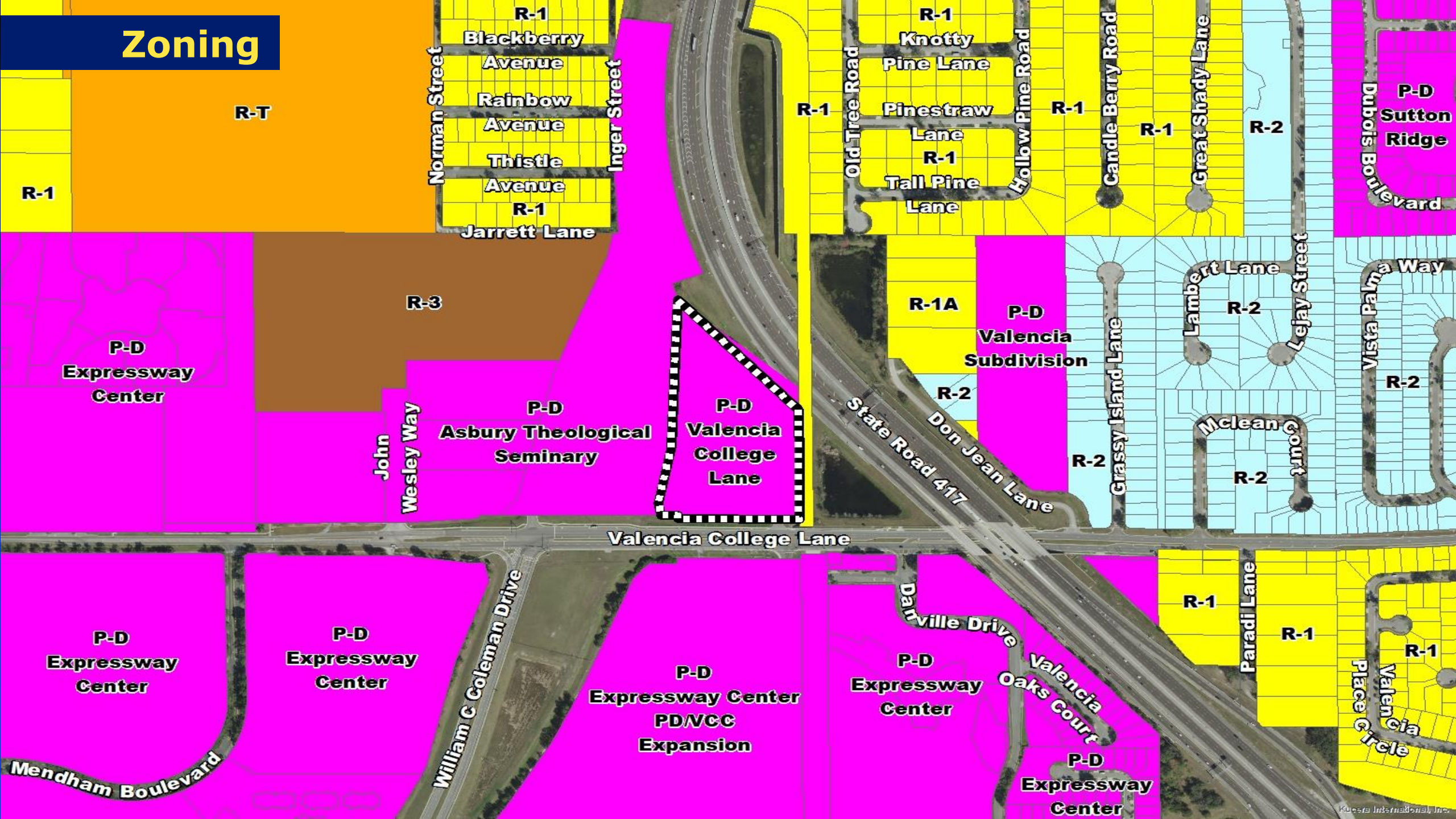
# Future Land Use



# Future Land Use (Proposed)

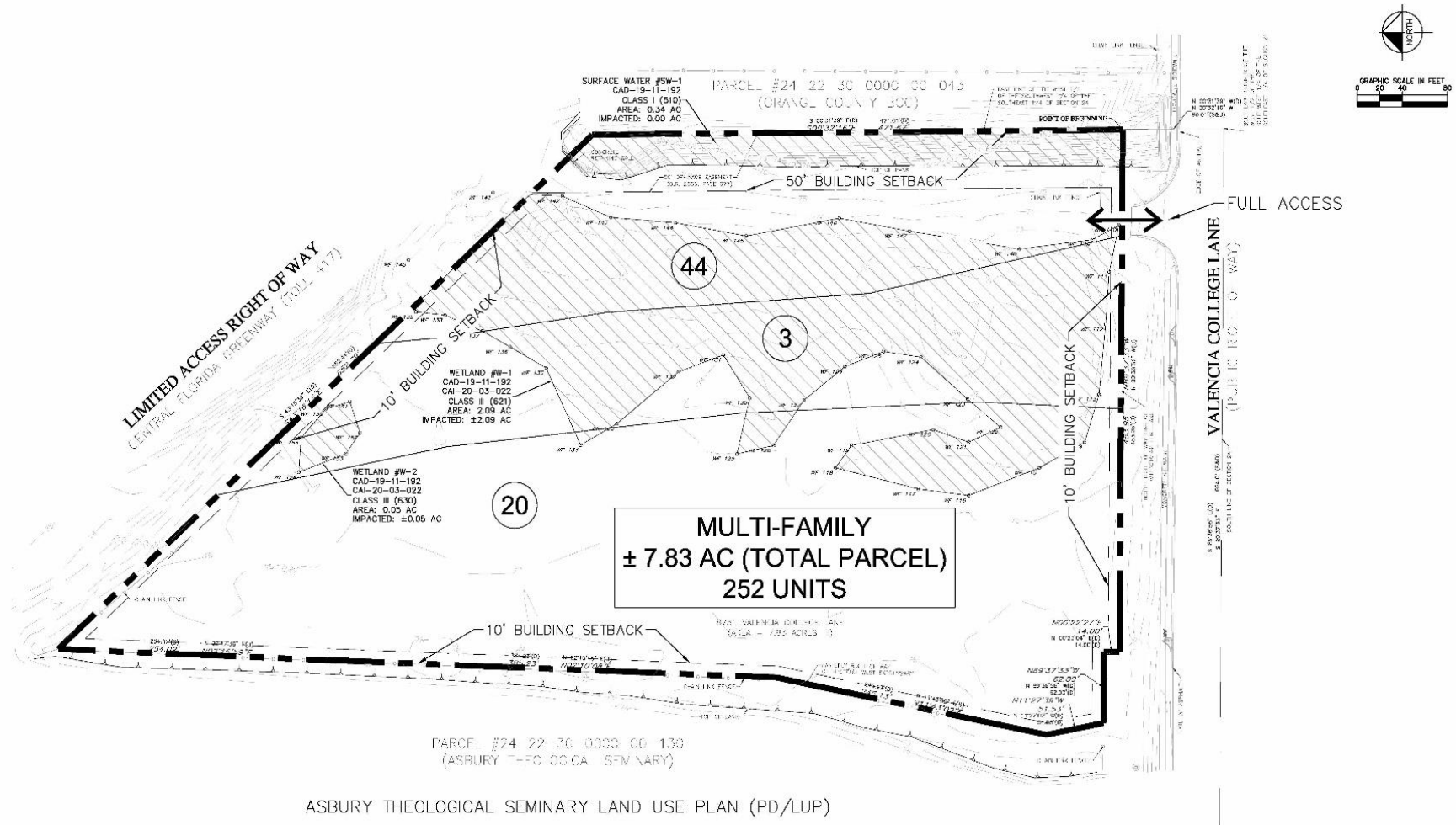


# Zoning



# Valencia College Lane PD Land Use Plan

TAB 11

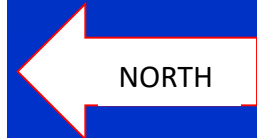


ASBURY THEOLOGICAL SEMINARY LAND USE PLAN (PD/LUP)

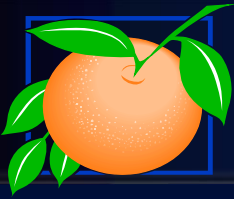
VAP UNIT	SYMBOL	SURFACE NAME	HYDROLOGIC GROUP
3		BASINOR FINE SAND	A/D
20		MOKALEE FINE SAND	B/C
44		SMYRNA-SMYRNA, WET, FINE SAND	A/D

LUP-3

VALENCIA COLLEGE LANE 7.8 ACRES  
PROJECT # 06011002







# Amendment 2020-1-S-3-2

**Staff Recommendation:**

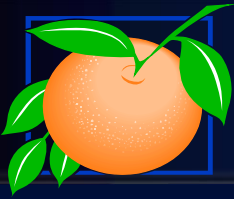
**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2, Objectives FLU2.1, FLU2.2, and FLU8.2, and Policies FLU1.1.1, FLU1.1.5, FLU8.2.1, and FLU8.2.2; and Housing Element Goal H1 and Objective H1.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2020-1-S-3-2, Planned Development-Commercial (PD-C) to Planned Development-Medium-High Density Residential (PD-MHDR)**

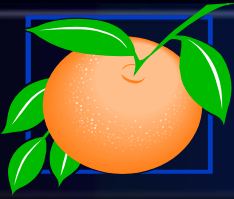


## **Case CDR-20-02-032**

**DRC Recommendation : APPROVE**

### **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and Approve the Valencia College Lane Planned Development/Land Use Plan (PD/LUP), dated "Received March 24, 2020", subject to the sixteen (16) conditions, including waivers from Orange County Code, listed in the staff report.**



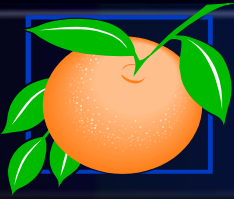
# **Amendment 2020-1-S-FLUE-1**

**Request:**

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

**District:**

**Countywide**



# Amendment 2020-1-S-FLUE-1

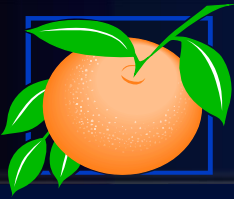
**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**ADOPT**

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2020-1-S-FLUE-1, consistent with today's actions**



# Small-Scale Development 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 Future Land Use Map Amendment, consistent with today's action.**

***Board of County Commissioners***

