



Board of County Commissioners

2020-1 Small-Scale Development Amendments

Adoption Public Hearings

January 12, 2021

Agenda V.D.10



Board of County Commissioners

- **CAI-20-02-020
(Consent Agenda I.H.3.)**
- **Amendment 2020-1-S-5-2**
- **Rezoning LUP-20-02-069**
- **Amendment 2020-1-S-FLUE-2**
- **Small Scale Ordinance**



Board of County Commissioners

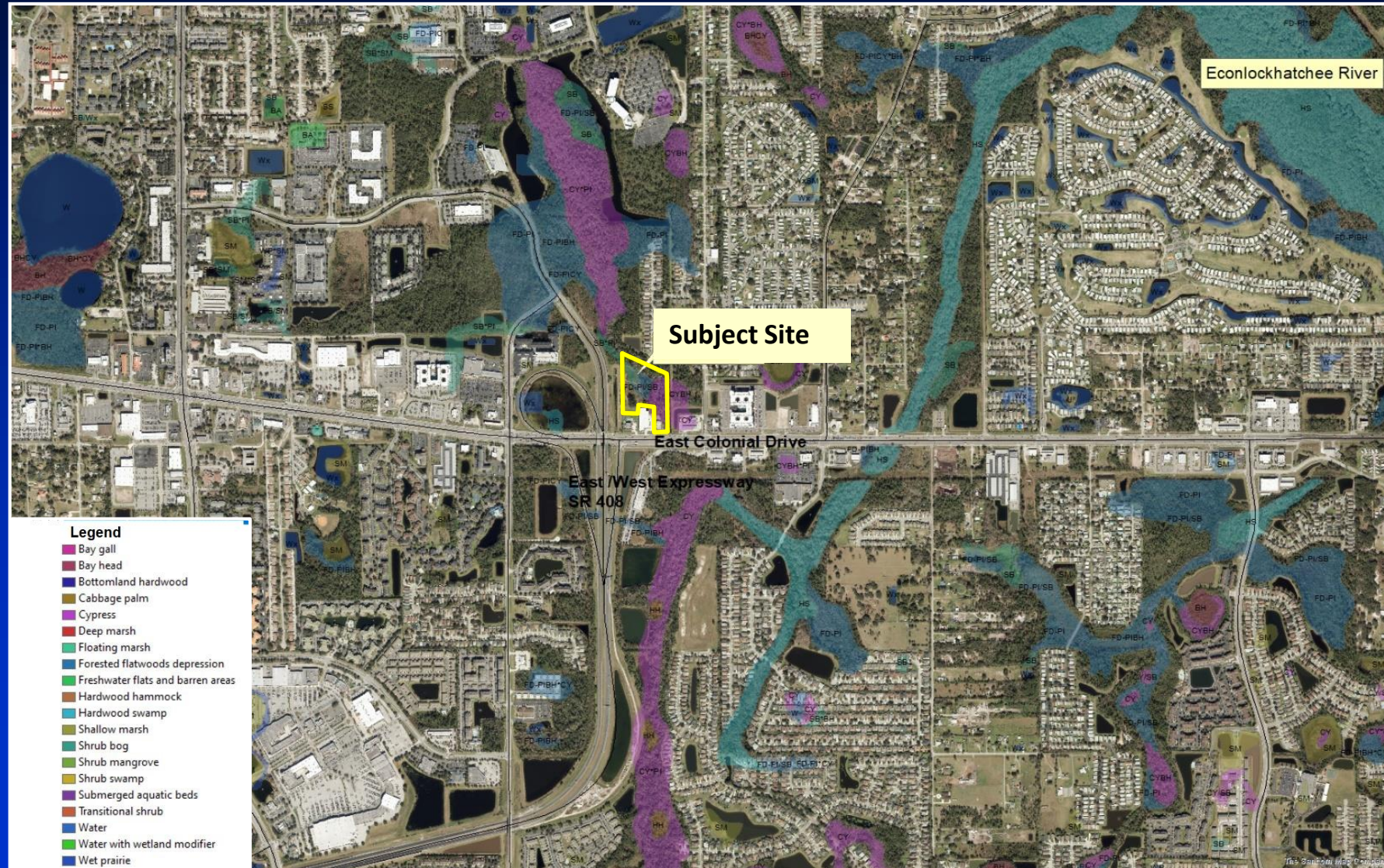
Conservation Area Impact Permit Application

CAI-20-02-020

Applicant: Toll Bros, Inc.

January 12, 2021

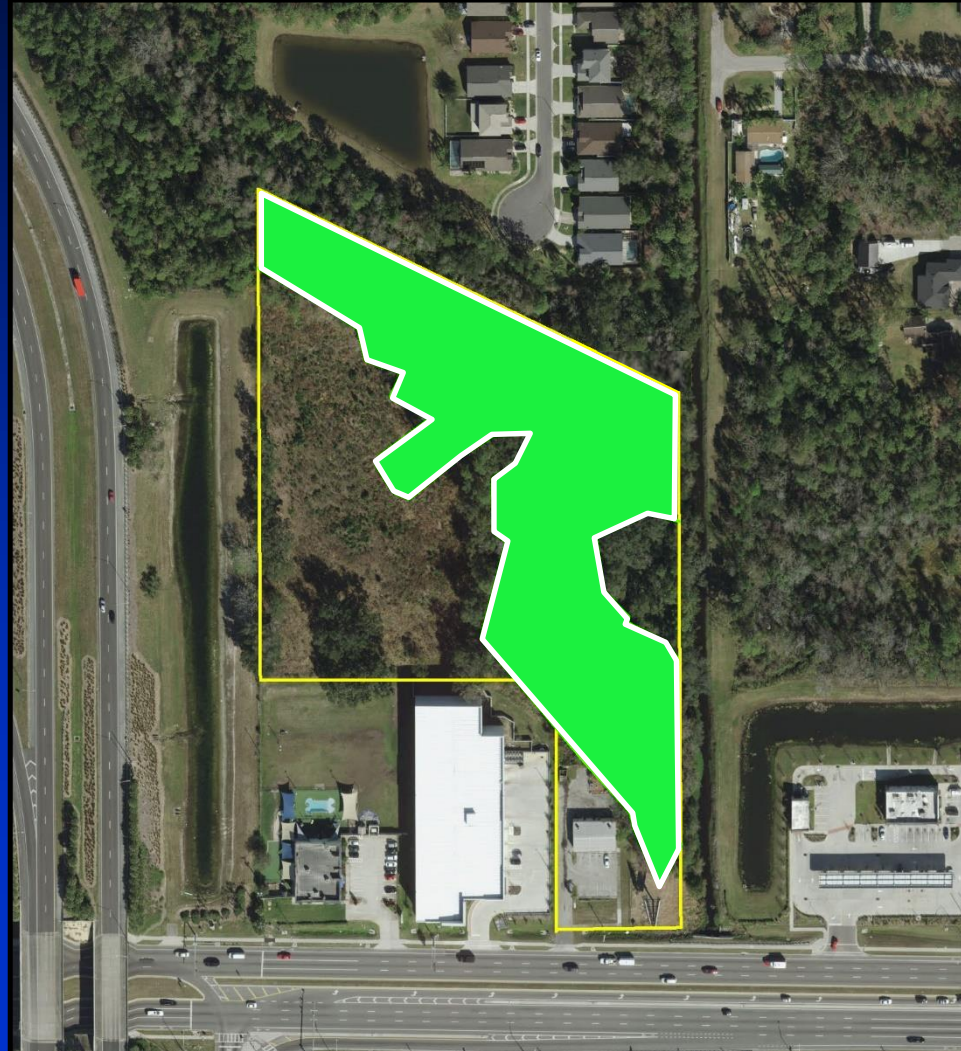
Location Map - Wetlands



Project Site - Wetlands

Class I wetlands
= 4.15 acres

Uplands
= 4.02 acres



Current Conditions



wetland



wetland

Site Plan

**Class I wetland impacts
= 1.67 acres**

**Upland buffer impacts
= 1.45 acres**

**Secondary impacts
= 0.54 acre**



**Wetland preservation
= 2.48 acres**

**Upland preservation
= 0.28 acres**

**Mitigation plan
= 1.71 credits**

Review Criteria

- **Chapter 15, Article X:**

- **Sec. 15-362(5) states: Where wetlands serve a significant and productive environmental function . . . any alteration or development affecting such lands should be so designed and regulated so as to minimize or eliminate any impact upon the beneficial environmental productivity of such lands, consistent with the development rights of property owners.**
- **Sec. 15-396(3)(a) states: The removal, alteration or encroachment within a Class I conservation area shall only be allowed in cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit.**

Review Criteria

- **Chapter 15, Article XI: Econlockhatchee River Protection**
 - **Sec. 15-442(a) states: A survey of those species designated as endangered, threatened or species of special concern...shall be required as part of all development applications where there is reasonable expectation, based upon the range and habitat requirements of these species, that such species utilize any habitat within the boundaries of the Econ River Basin which is the subject of the development application...**
 - **Sec. 15-442(f) states: Upland buffers averaging fifty (50) feet in width with a minimum of twenty-five (25) feet in width shall be required for class I and II conservation areas....**

Finding

- **EPD has evaluated the CAI permit application and required documentation and has made a finding that the request is consistent with Orange County Code, Chapter 15, Article X, Wetland Conservation Areas Ordinance and Article XI, Econlockhatchee River Protection Ordinance and recommends approval.**

Action Requested

- **Acceptance of the findings and recommendation of Environmental Protection Division staff and approval of Conservation Area Impact Permit CAI-20-02-020 for the East Colonial Drive Student Housing Project Site. District 5**

2020-1 Small-Scale Amendment Process

- **Public Information Presentation**
June 4, 2020 - June 17, 2020
- **Virtual Community Meetings**
August 4, 2020 and January 11, 2021
- **Adoption public hearings**
LPA – June 18, 2020
PZC – December 17, 2021
BCC – January 12, 2021



Amendment 2020-1-S-5-2

Rezoning Case LUP-20-02-069

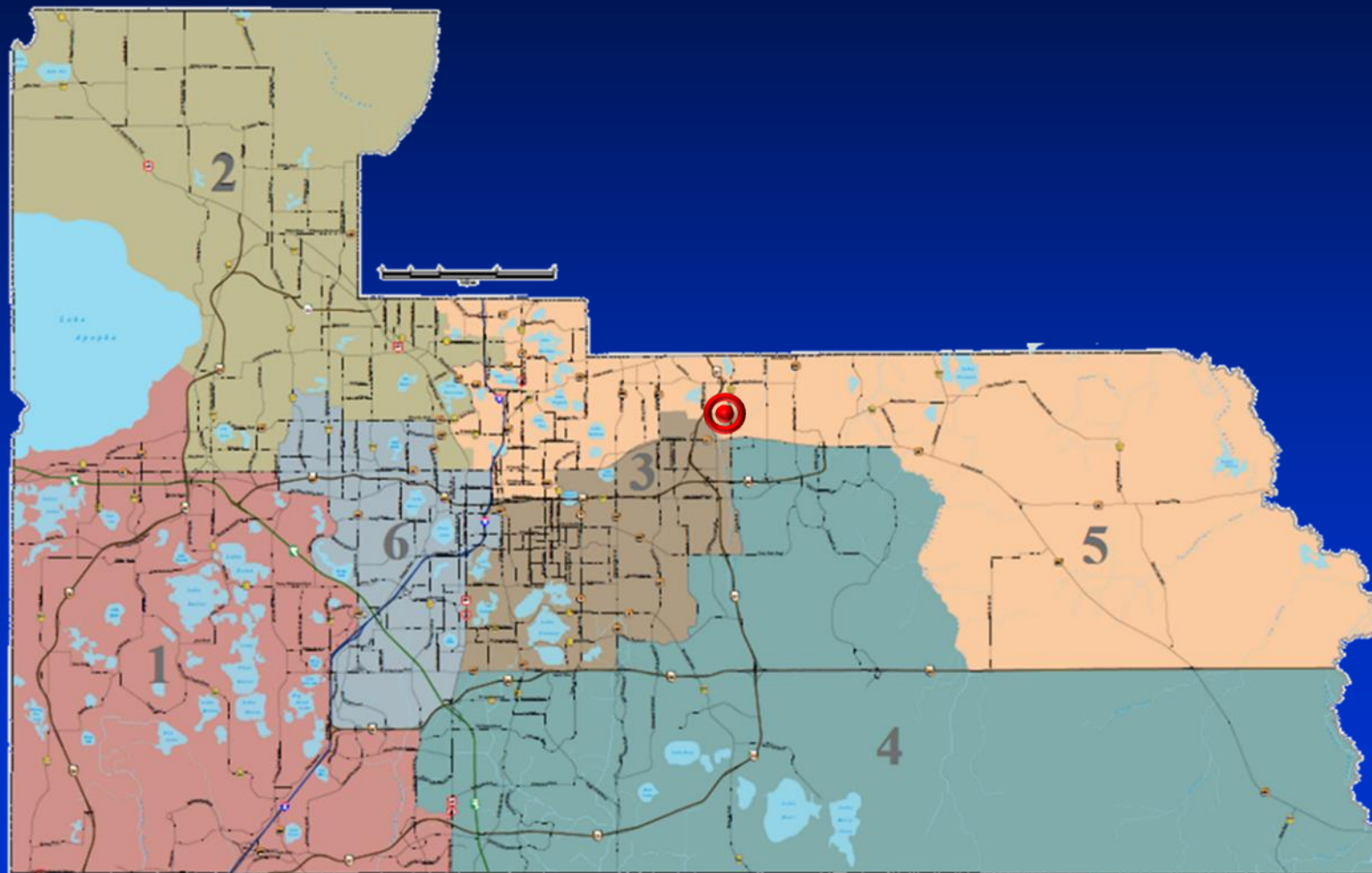
Agent:	Dustin Aukland, Toll Brothers Apartment Living
Owner:	KMP Properties, LLC, East Colonial Investments, LLC, and Cordner IV, LLC
From:	Commercial (C) and Low-Medium Density Residential (LMDR) and C-1 (Retail Commercial District) and R-2 (Residential District)
To:	Planned Development-High Density Residential (PD-HDR) (Student Housing) and PD (Planned Development District) (East Colonial Student Housing PD/LUP)
Acreage:	8.18 gross/4.023 net developable acres
Proposed Use:	Student housing complex featuring up to 208 units/680 beds



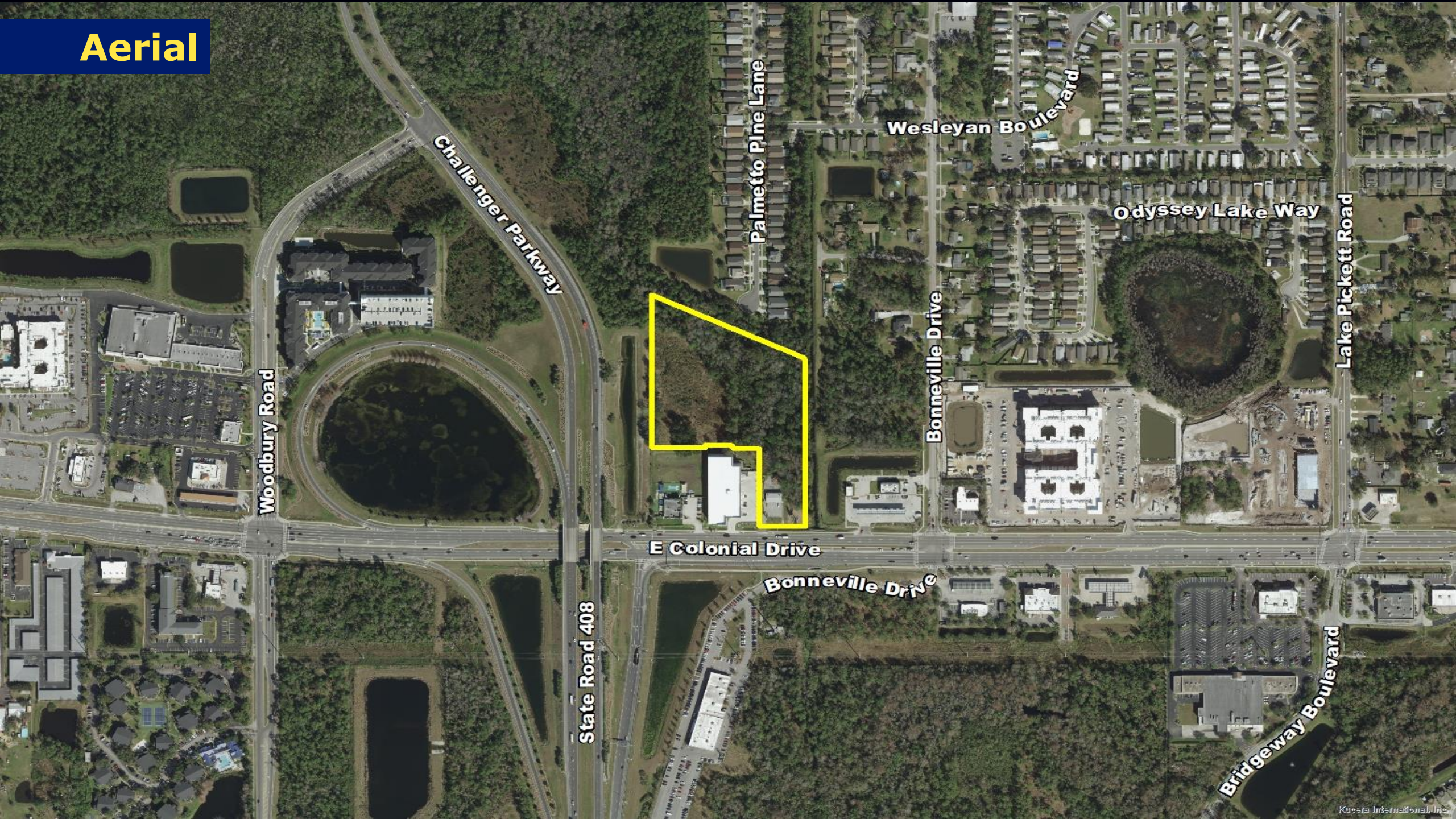
Amendment 2020-1-S-5-2

Rezoning Case LUP-20-02-069

Location



Aerial



Woodbury Road

Challenger Parkway

State Road 408

E Colonial Drive

Bonneville Dr^{NE}

Palmetto Pine Lane

Wesleyan Boulevard

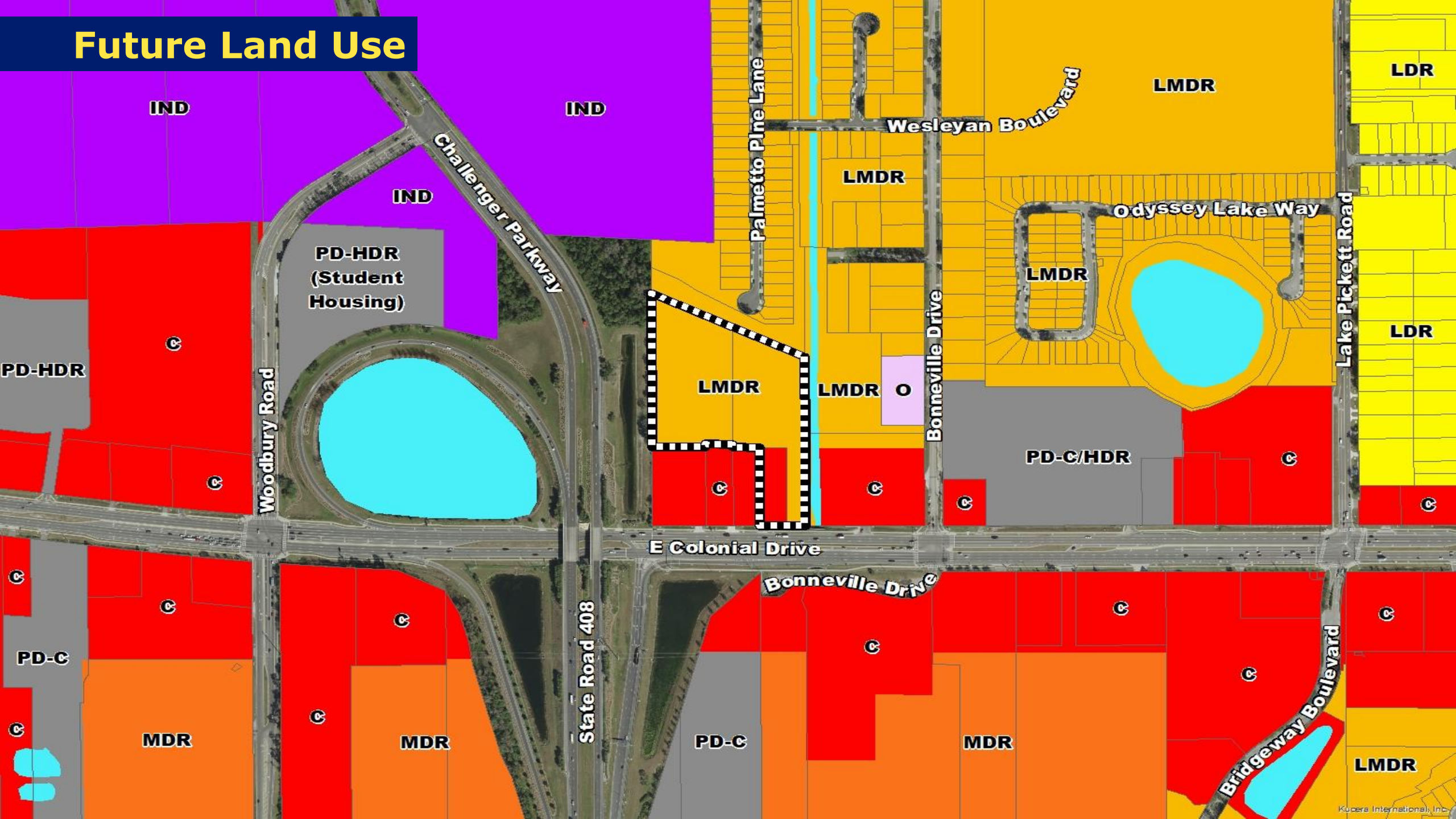
Bonneville Drive

Odyssey Lake Way

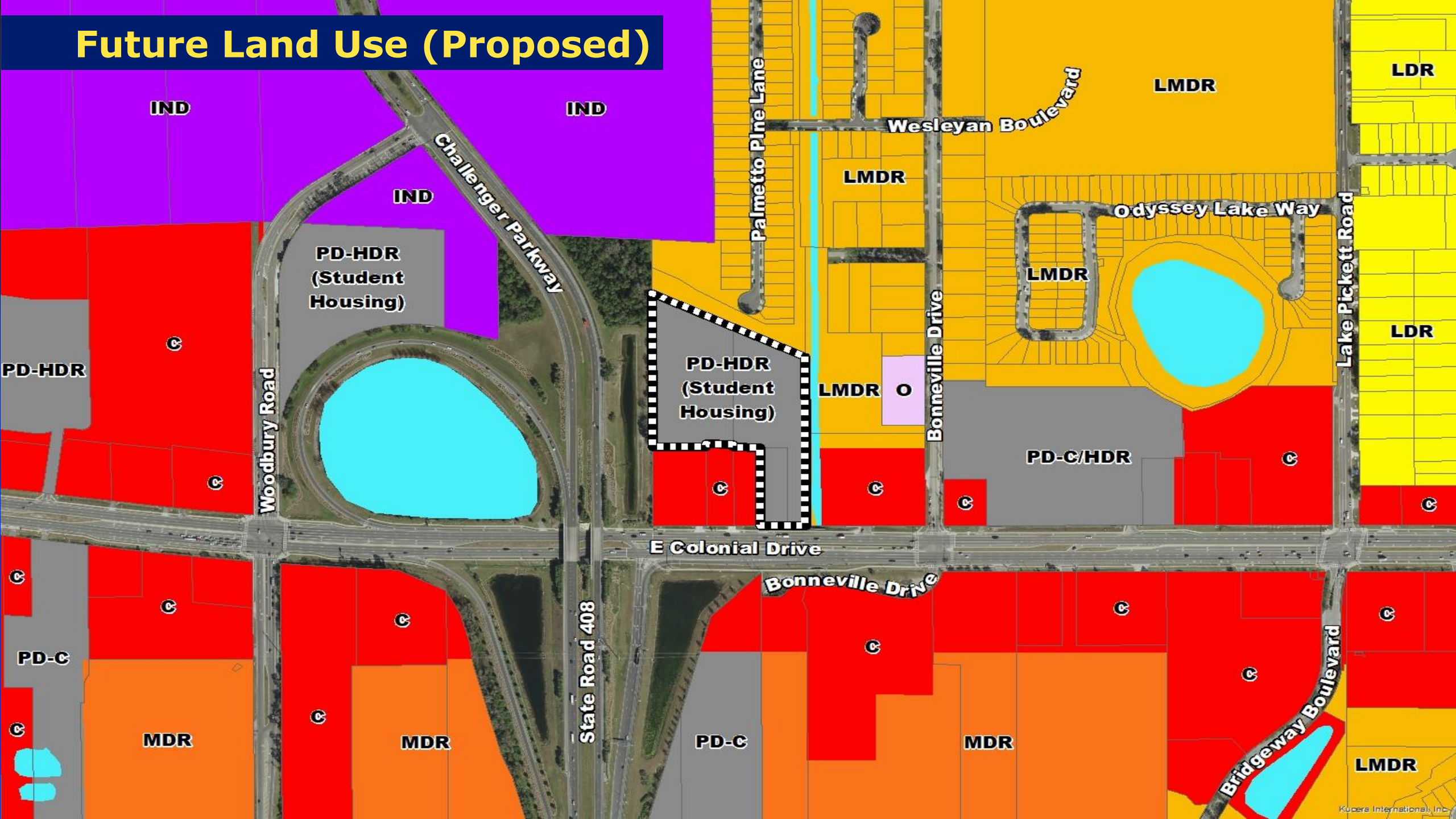
Lake Pickett Road

Bridgeway Boulevard

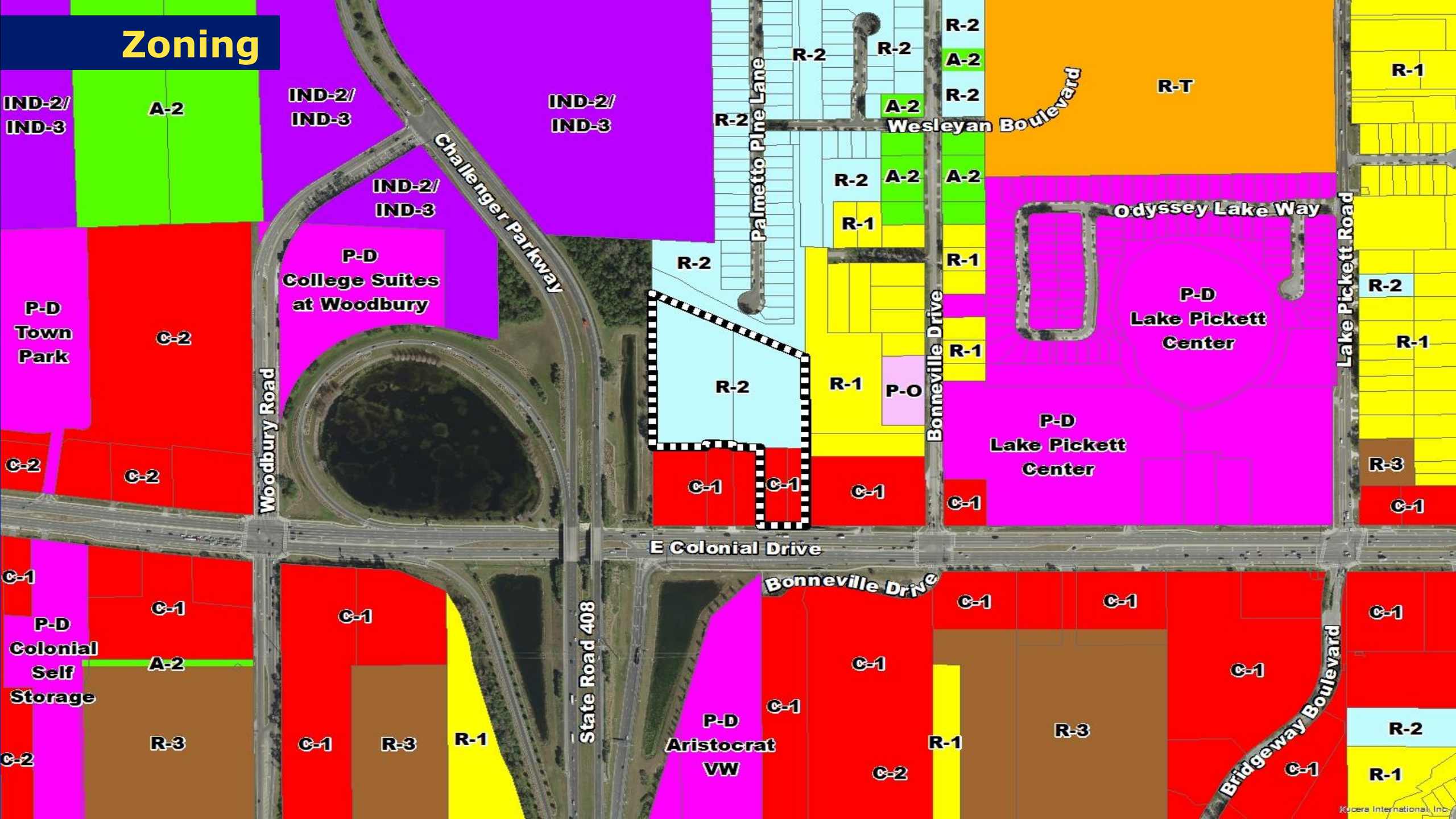
Future Land Use



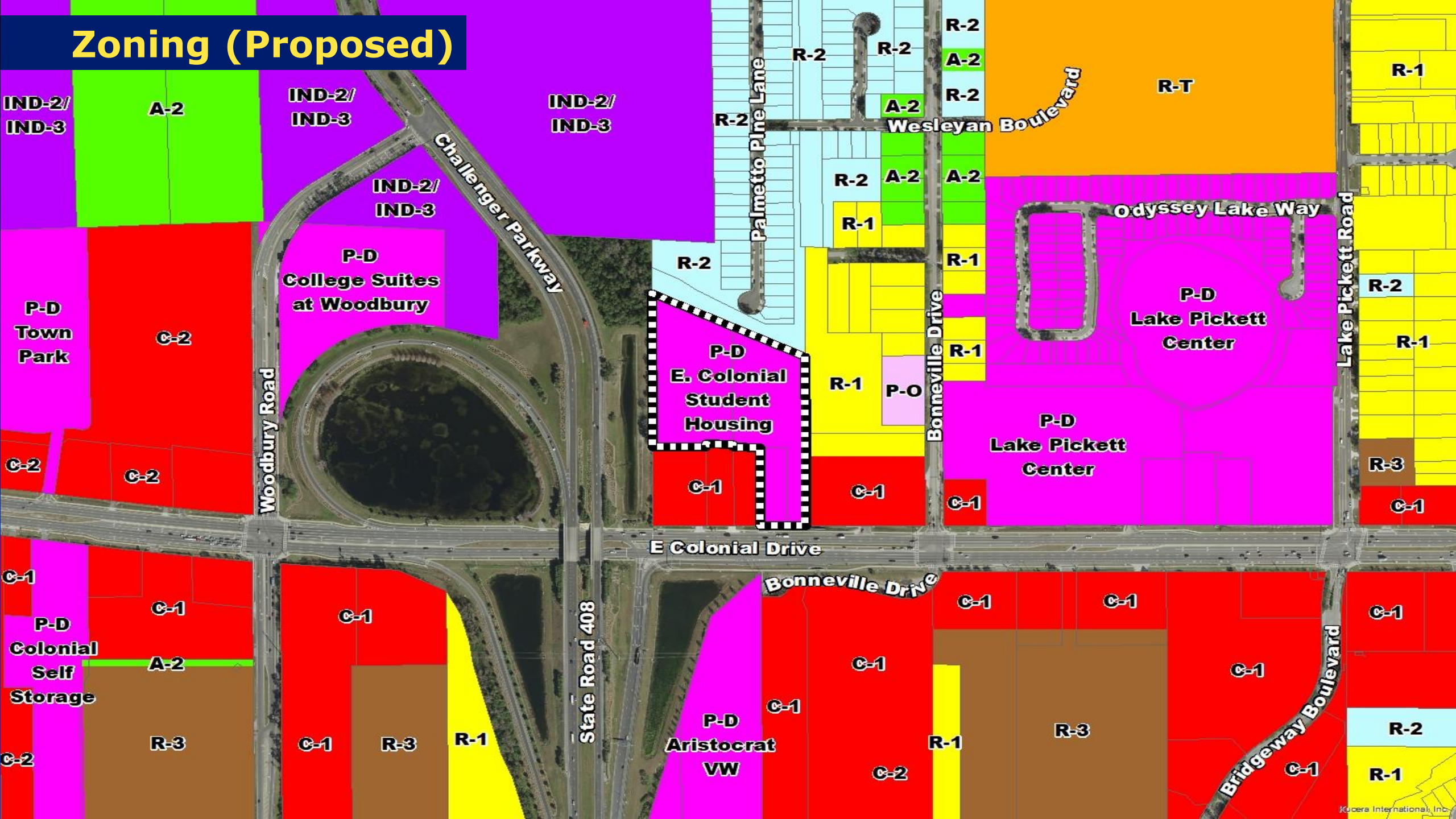
Future Land Use (Proposed)



Zoning



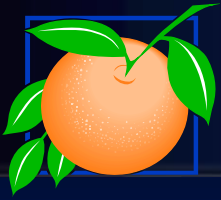
Zoning (Proposed)





LAND USE PLAN

TOLL BROTHERS
STUDENT HOUSING



Amendment 2020-1-S-5-2

Staff Recommendation:

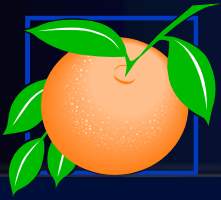
ADOPT

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, FLU1.1.2.F, 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**
- **Adopt Amendment 2020-1-S-5-2, Commercial (C) and Low-Medium Density Residential (LMDR) to Planned Development-High Density Residential (PD-HDR) (Student Housing)**



Rezoning Case LUP-20-02-069

DRC Recommendation:

APPROVE

PZC Recommendation:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and Approve Rezoning Case LUP-20-02-069, East Colonial Student Housing Planned Development/Land Use Plan (PD/LUP), subject to the fifteen (15) conditions listed in the staff report.**



Amendment 2020-1-S-FLUE-2

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-2

Staff Recommendation:

ADOPT

LPA Recommendation:

ADOPT

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2020-1-S-FLUE-2, consistent with today's actions**



Small-Scale Development Amendments Ordinance

Staff Recommendation: ADOPT

Requested Action:

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 and Text Amendments, consistent with today's actions.



Board of County Commissioners

Requested Action:

- **Approve: CAI-20-02-020**
- **Adopt: Amendment 2020-1-S-5-2**
- **Approve: Rezoning LUP-20-02-069**
- **Adopt: Amendment 2020-1-S-FLUE-2**
- **Adopt: Small Scale Ordinance**

Dustin B. Aukland
220 N. Smith Street, Suite 307
Palatine, IL 60067

12/8/2020

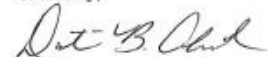
Commissioner Emily Bonilla
District 5 Commissioner
P.O. Box 1393
Orlando, FL 32802-1393

Dear Commissioner Bonilla:

During a previous meeting you requested a letter stating that Toll Brothers would provide a shuttle or contract with University of Central Florida (Lynx) for shuttle service to our proposed student housing property at 12727 East Colonial Drive in Orlando. As previously stated by Toll Brothers and agreed, this letter serves as confirmation that we will provide shuttle service to UCF's main campus (or contract through UCF/Lynx) as an amenity to residents of the proposed development. No formal agreement has been signed at this time as the property will not open until approximately August 1, 2024.

If you should have any comments or questions, please feel free to contact me directly at (773) 664-2540 or by email at daukland@tollbrothers.com.

Sincerely,



Dustin B. Aukland
Toll Brothers Apartment Living
Director of Acquisitions - Student Housing