



Board of County Commissioners

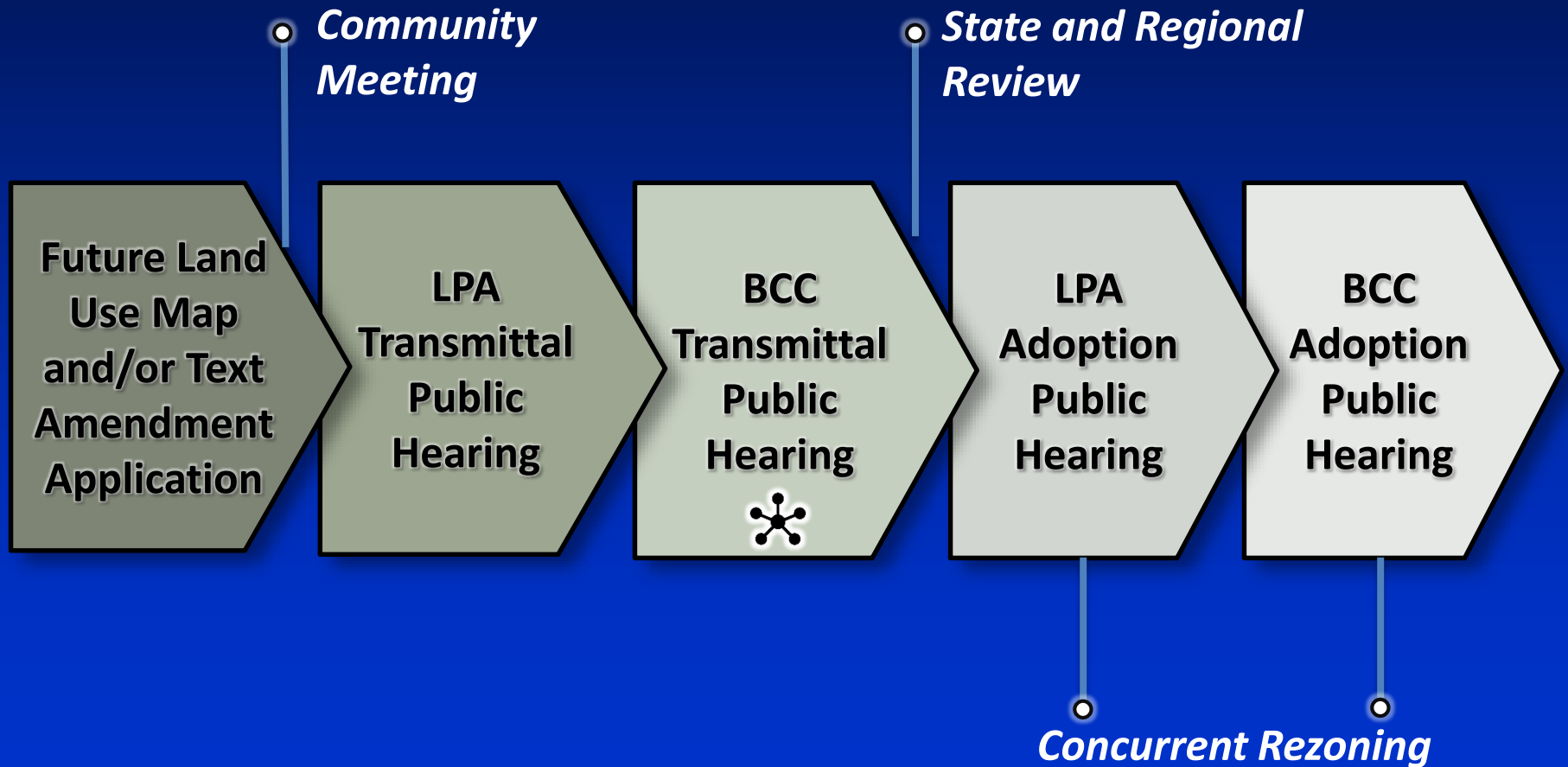
2019-1 Regular Cycle Amendments

Transmittal Public Hearings

February 12, 2019

Comprehensive Planning

Regular Plan Amendment Process





2019-1 Amendment Process

- **Transmittal public hearings**
 - LPA – January 17, 2019**
 - BCC – February 12, 2019**
- **State and regional agency comments**
 - March 2019**
- **Adoption public hearings**
 - LPA – April 2019**
 - BCC – May 2019**



Board of County Commissioners

**2019-1 Regular Cycle
Privately-Initiated
Future Land Use Map (FLUM)
Amendments**

Transmittal Public Hearings

February 12, 2019



Amendment 2019-1-A-1-2

Agent: Robert Reese

Owner: 18 Avalon Road, LLC

From: Growth Center-Commercial (GC-C)

To: Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)

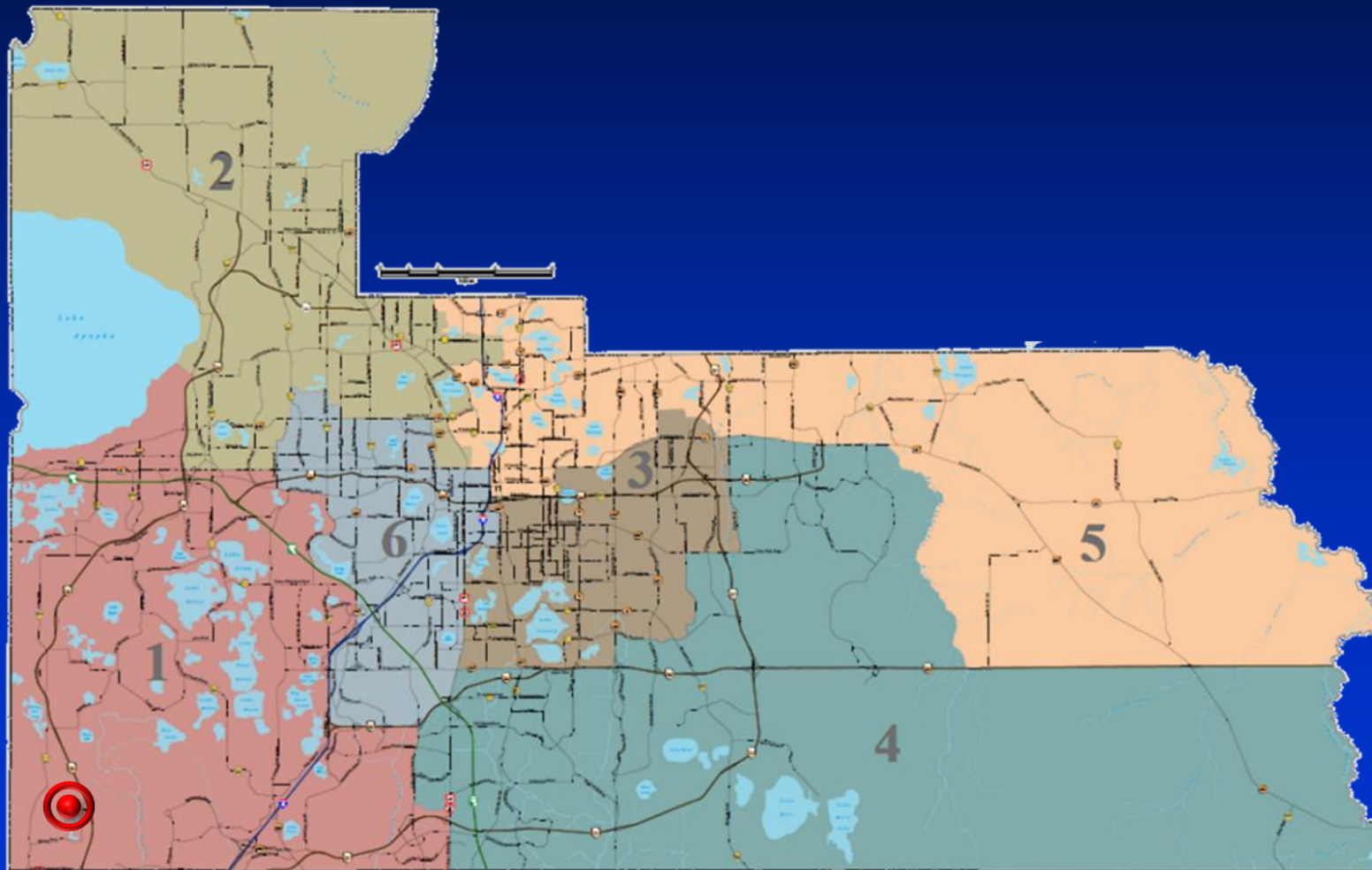
Acreage: 18.33 gross acres

Proposed Use: Up to 395 multi-family dwelling units

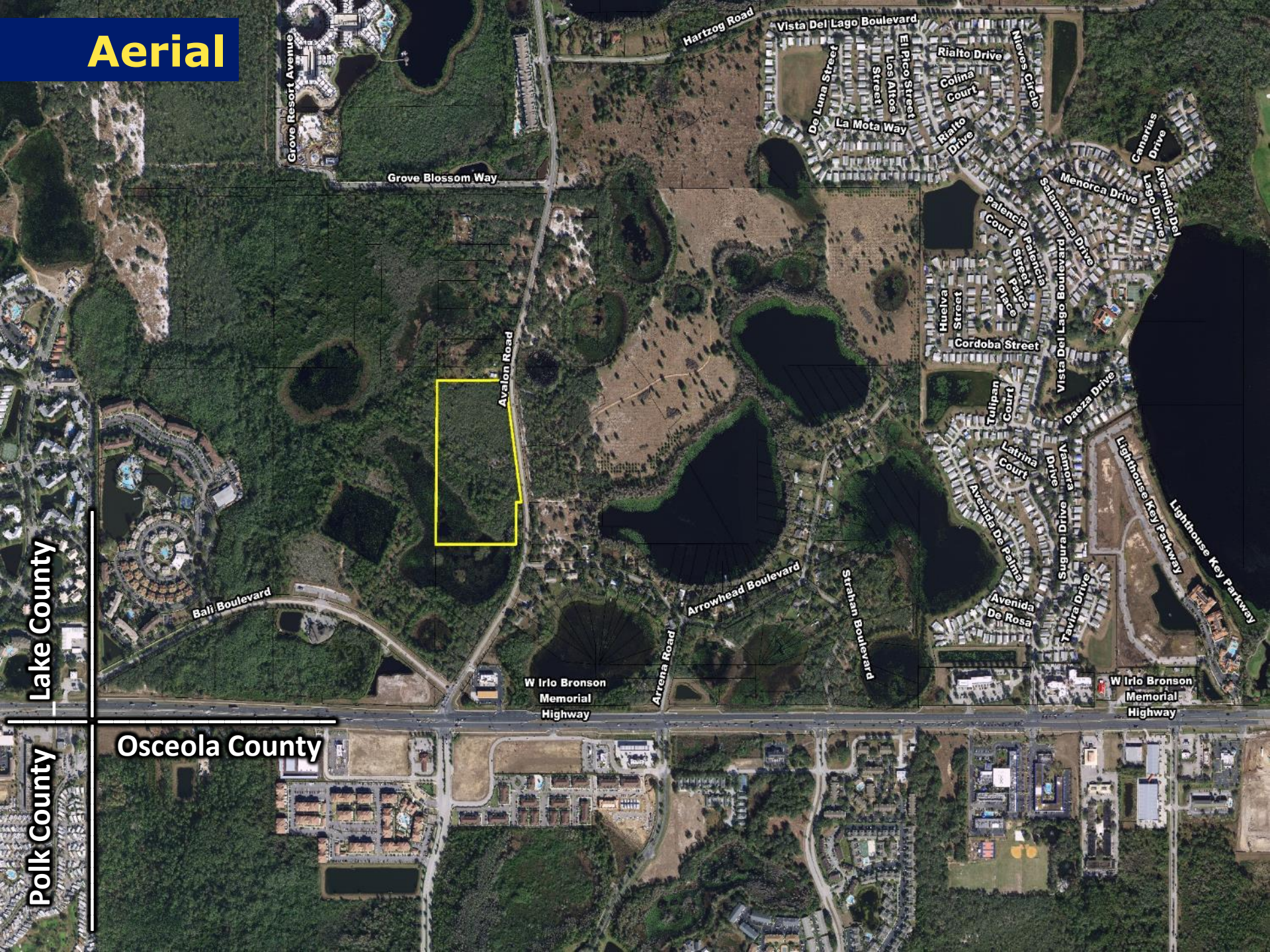


Amendment 2019-1-A-1-2

Location



Aerial



Lake County

Polk County

Osceola County

W Irlo Bronson Memorial Highway

Grove Resort Avenue

Grove Blossom Way

Hartzog Road

Vista Del Lago Boulevard

De Luna Street

El Pico Street

Los Altos Street

La Mota Way

Rialto Drive

Colina Court

Rialto Drive

Wheeler Circle

Canarias Drive

Avenida Del Lago Drive

Avalon Road

Bali Boulevard

W Irlo Bronson Memorial Highway

Arreana Road

Arrowhead Boulevard

Strahan Boulevard

Huelva Street

Palencia Court

Palencia Place

Cordoba Street

Tulipan Court

Vista Del Lago Boulevard

Menorca Drive

Lago Drive

Avenida De Palma

Latrina Court

Vandura Drive

Sugura Drive

Tavira Drive

Lighthouse Key Parkway

Lighthouse Key Parkway

Avenida De Rosa

Tavira Drive

Sugura Drive

Vandura Drive

Lighthouse Key Parkway

Lighthouse Key Parkway

Future Land Use

GC/R/PD

VILLAGE

G

GC-PD-C/MDR/LDR

G

G

Avalon Road

LDR

LDR

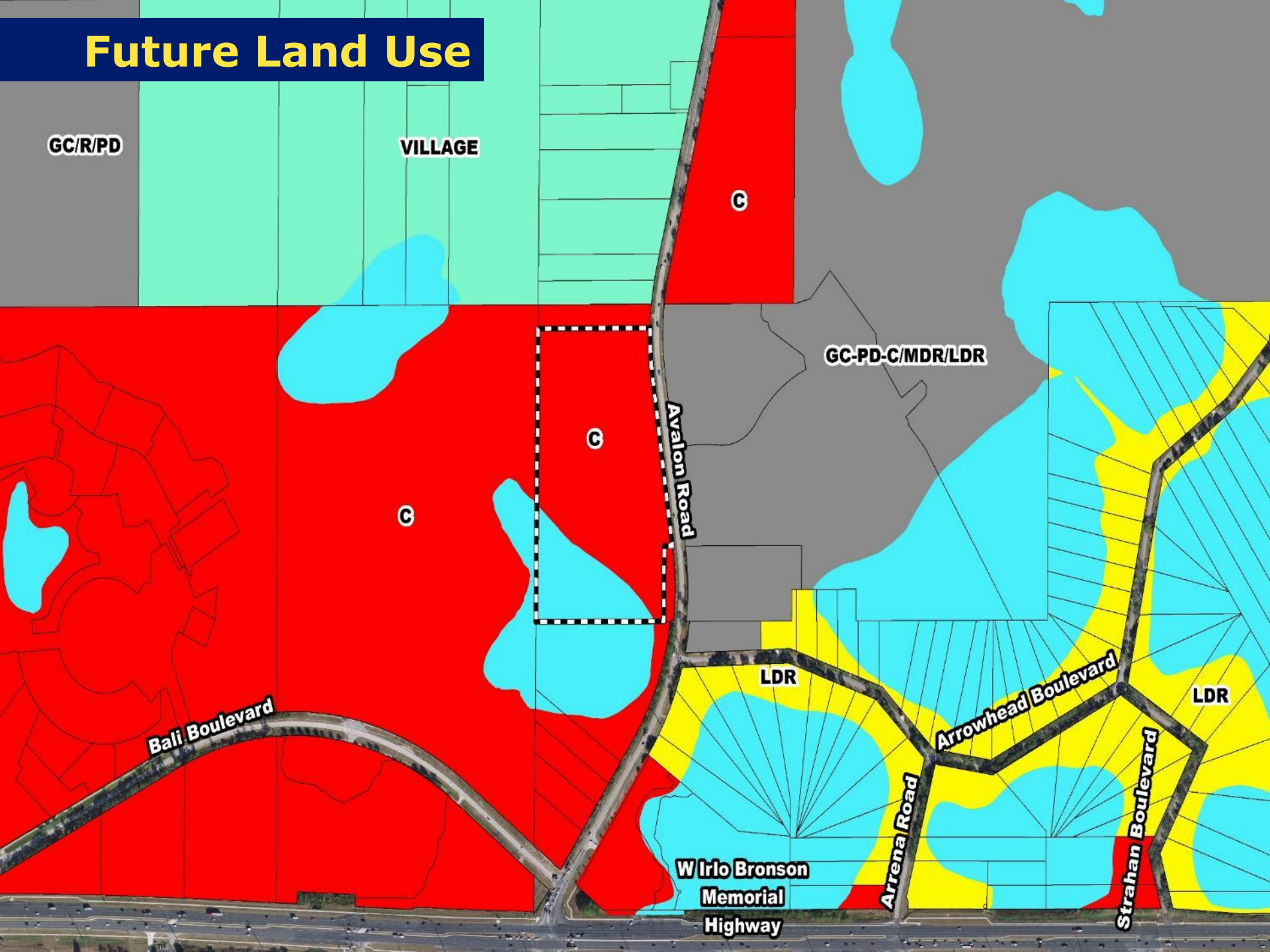
Bali Boulevard

Arrowhead Boulevard

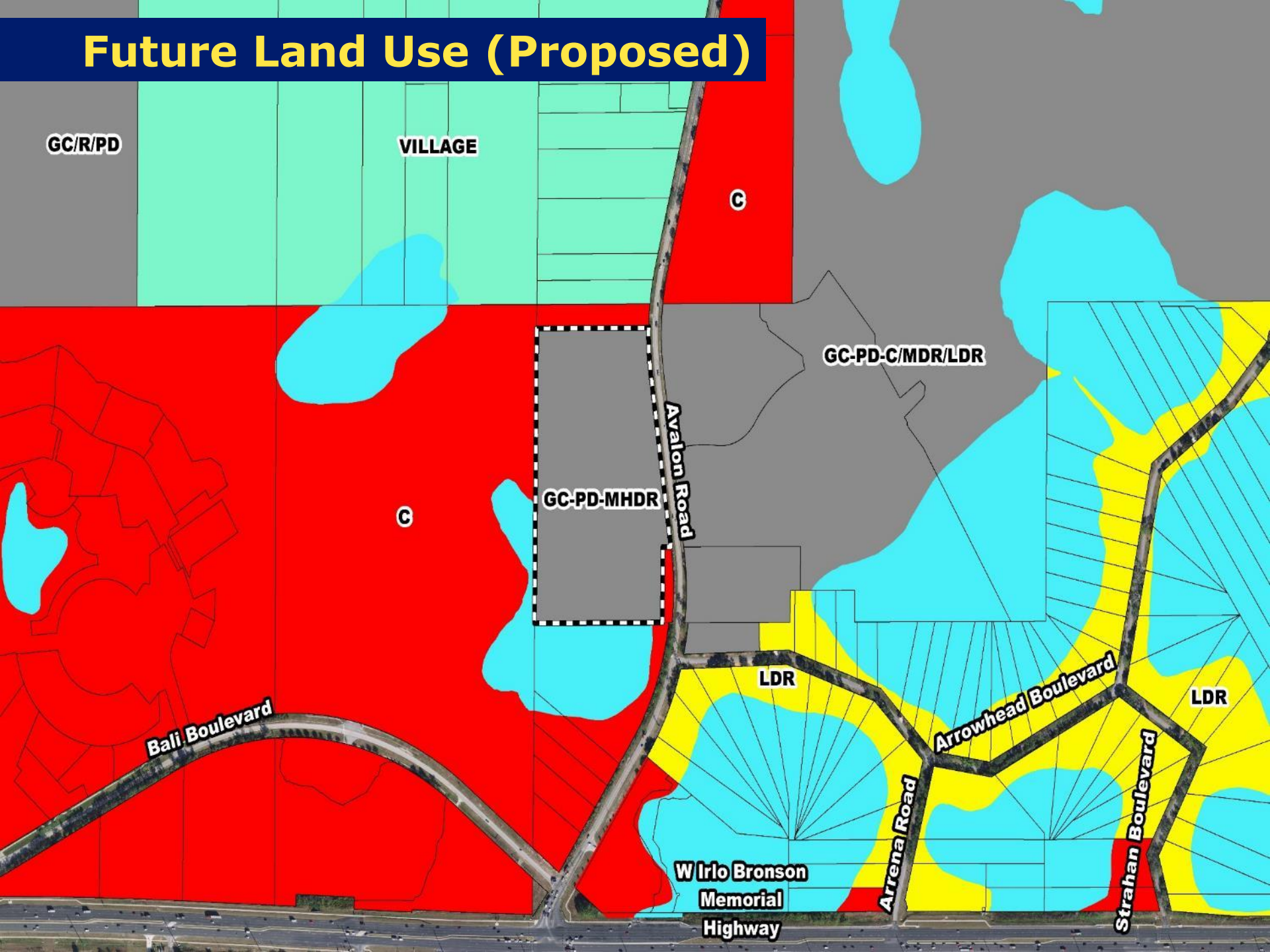
W Irlo Bronson
Memorial
Highway

Arrena Road

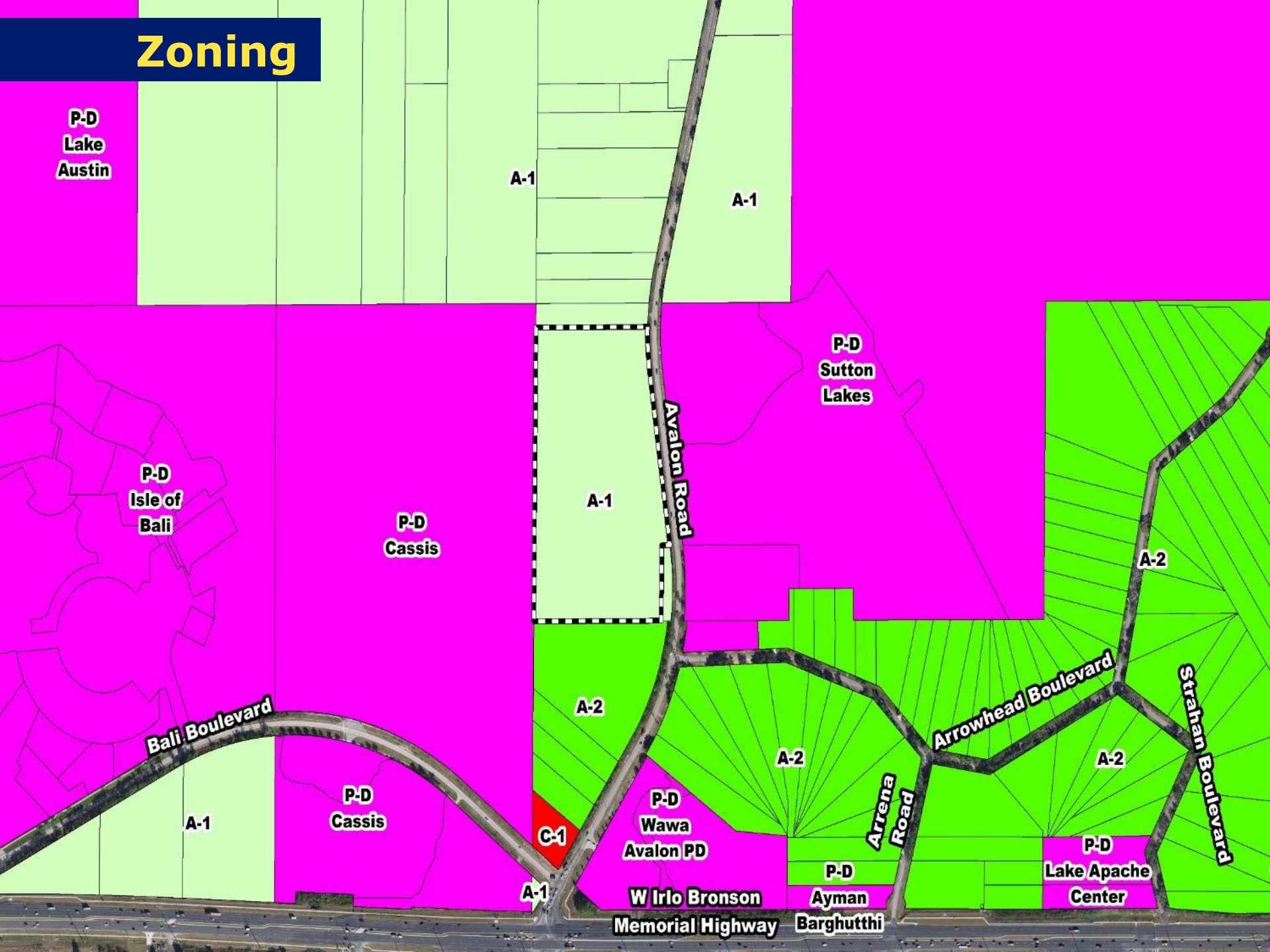
Strahan Boulevard



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-1-2

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



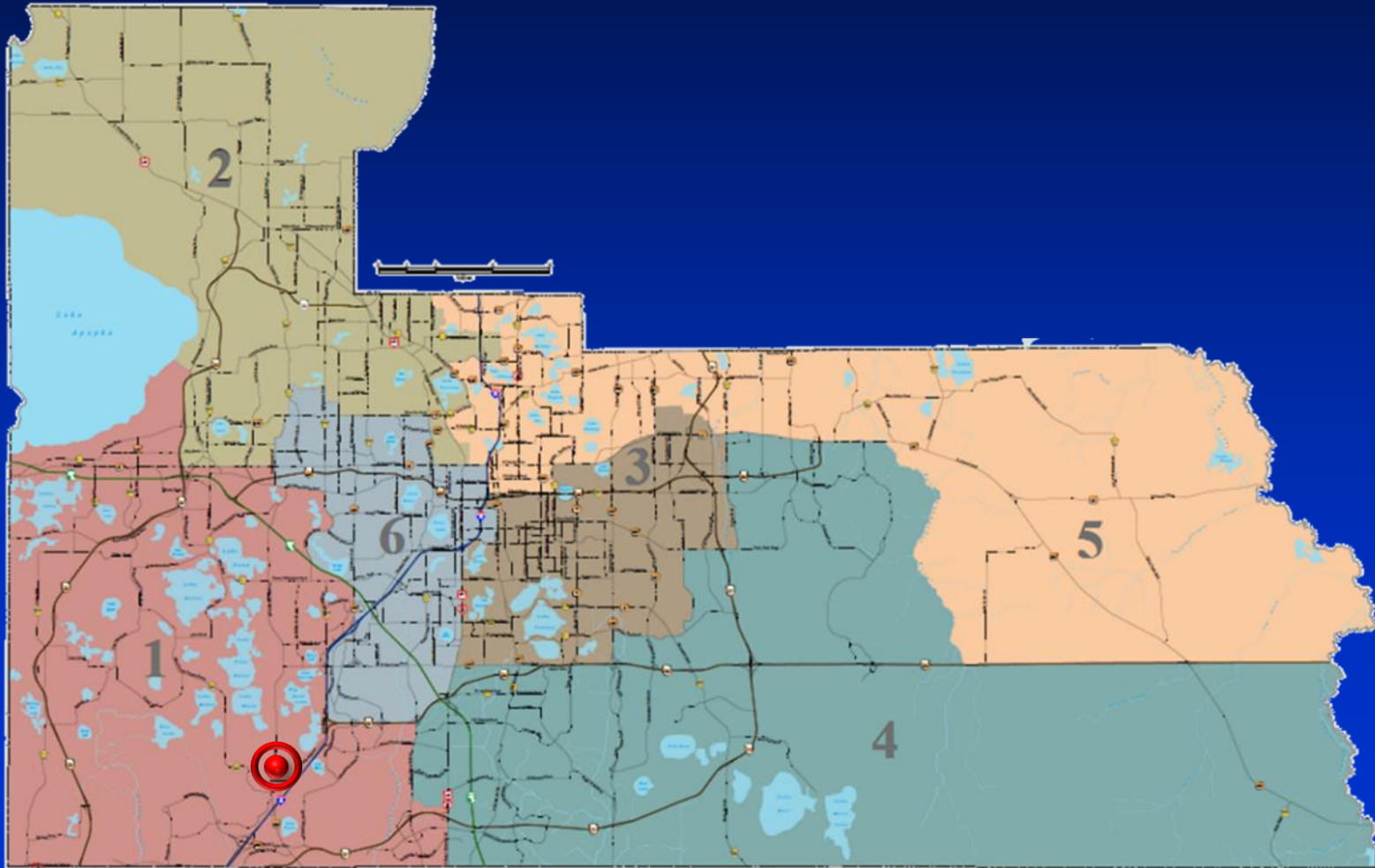
Amendment 2019-1-A-1-3

- Agent:** Adam Smith, VHB
- Owner:** Adventist Health System/Sunbelt, Inc. and Pulte Home Corp.
- From:** Planned Development—Low-Medium Density Residential (PD-LMDR)
- To:** Planned Development—Commercial/ Low-Medium Density Residential (PD-C/LMDR)
- Acreage:** 16.72 gross/net developable acres
- Proposed Use:** Residential: Up to 20 townhome units
Non-residential: Up to 200,000 square feet, to include an off-site (freestanding) emergency department and commercial and office uses permitted in the C-1 (Retail Commercial) zoning district



Amendment 2019-1-A-1-3

Location



Aerial



Lemon Lake Boulevard

LAKE RUBY

Daryl Carter Parkway Extension

Fenton Street

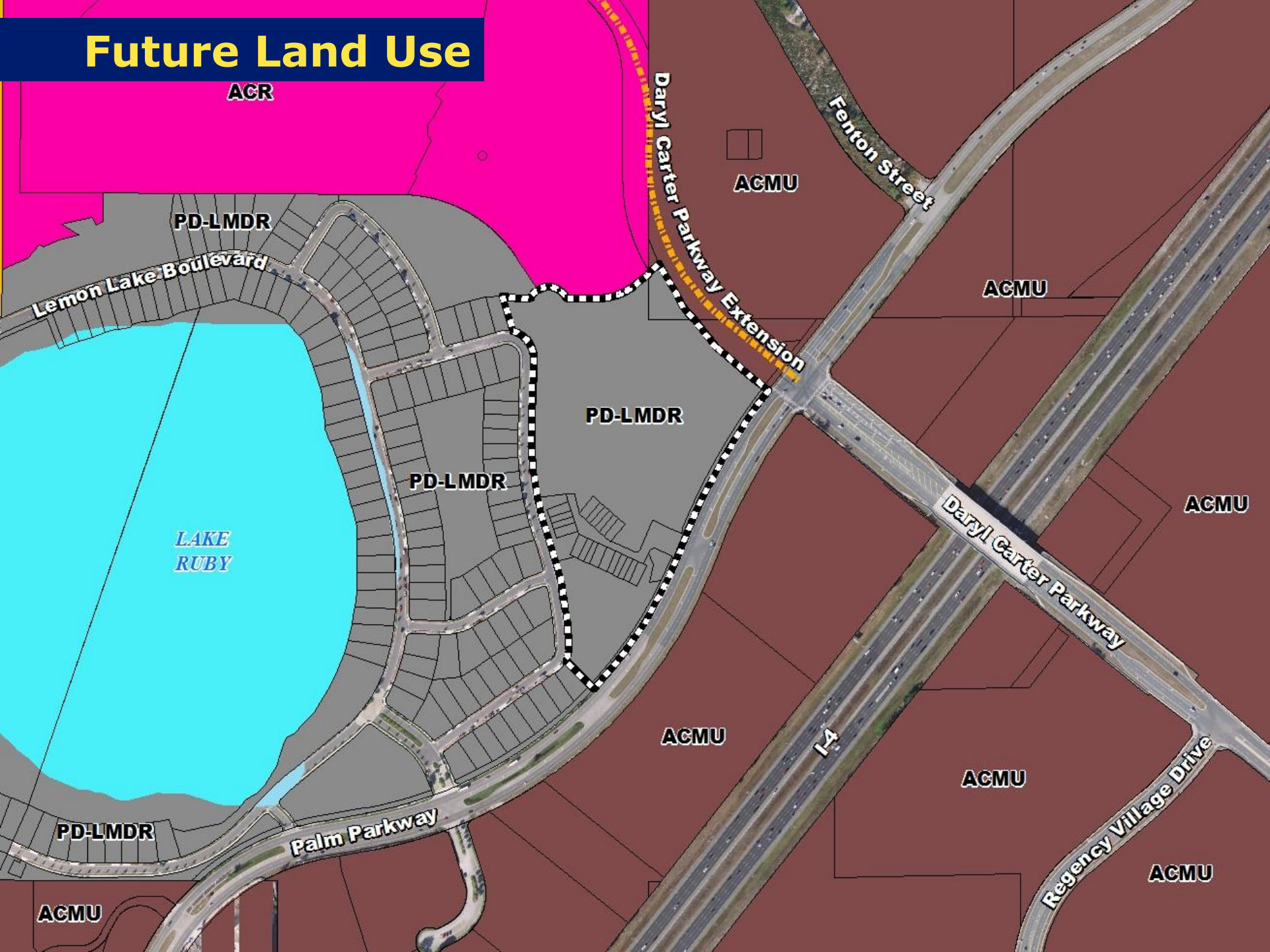
Daryl Carter Parkway

I-4

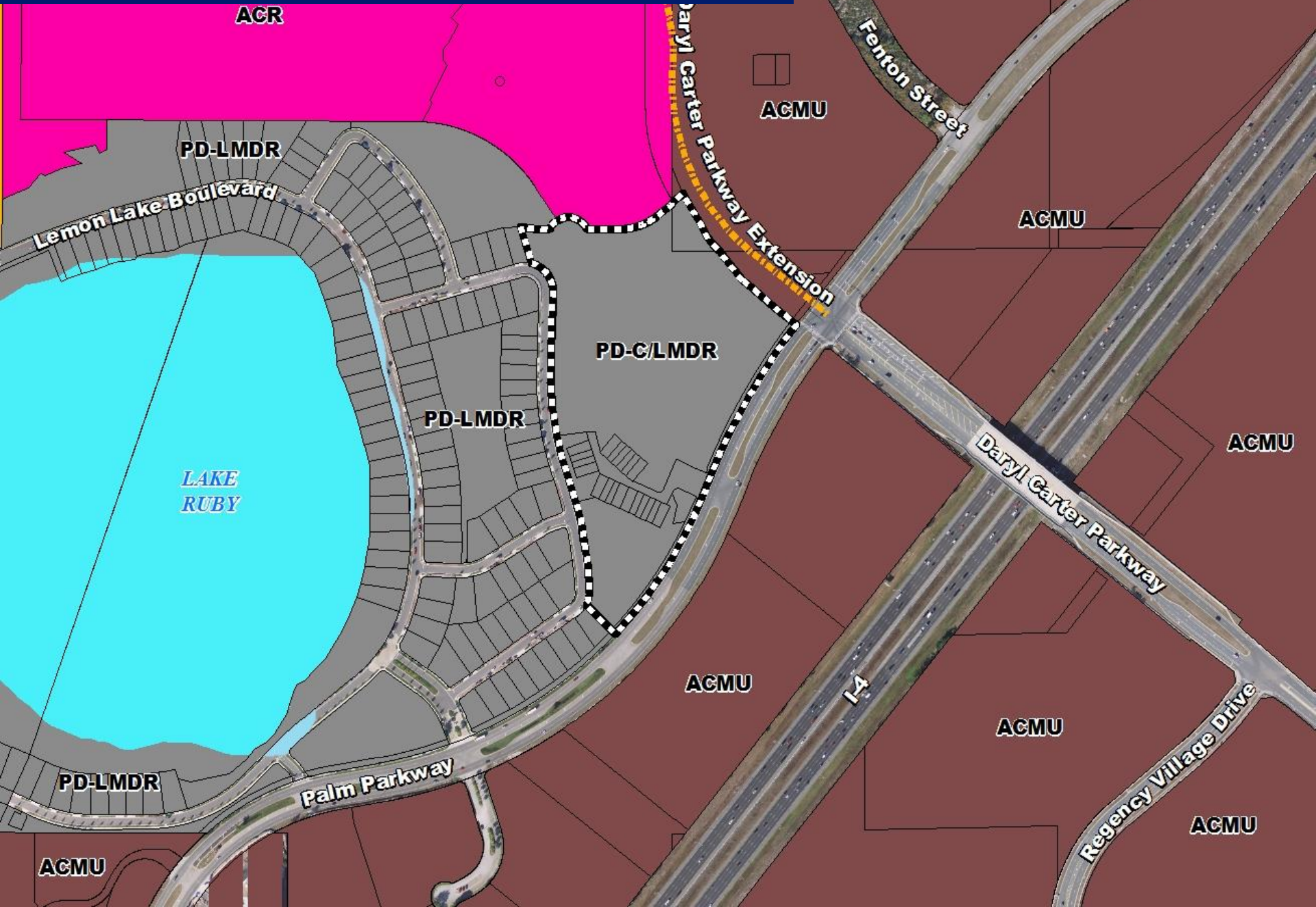
Palm Parkway

Regency Village Drive

Future Land Use



Future Land Use (Proposed)





Amendment 2019-1-A-1-3

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



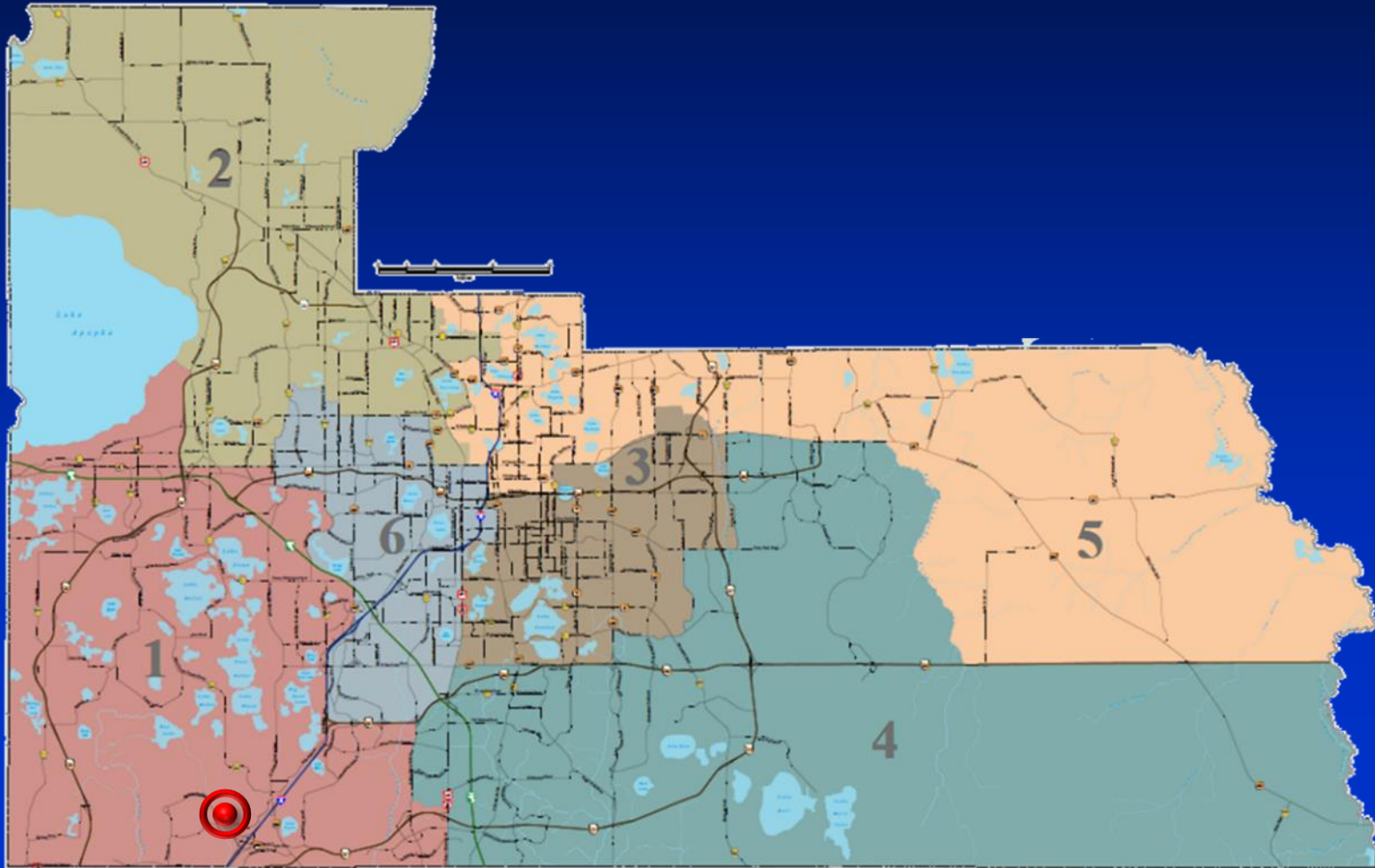
Amendment 2019-1-A-1-4

- Agent:** Daniel T. O'Keefe, Shutts & Bowen LLP
- Owner:** Diamond Resorts Cypress Pointe III Development, LLC
- From:** Activity Center Mixed Use (ACMU)
- To:** Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR)
- Acreage:** 17.74 gross/net developable acres
- Proposed Use:** Up to 400 multi-family dwelling units and 15,000 square feet of C-1 (Retail Commercial District) uses



Amendment 2019-1-A-1-4

Location



Aerial

LAKE
RUBY

8th Street

9th Street

10th Street

11th Street

Lake Street

S Apopka Vineland Road

Maple Street

Ruby Lake Road

Oak Street

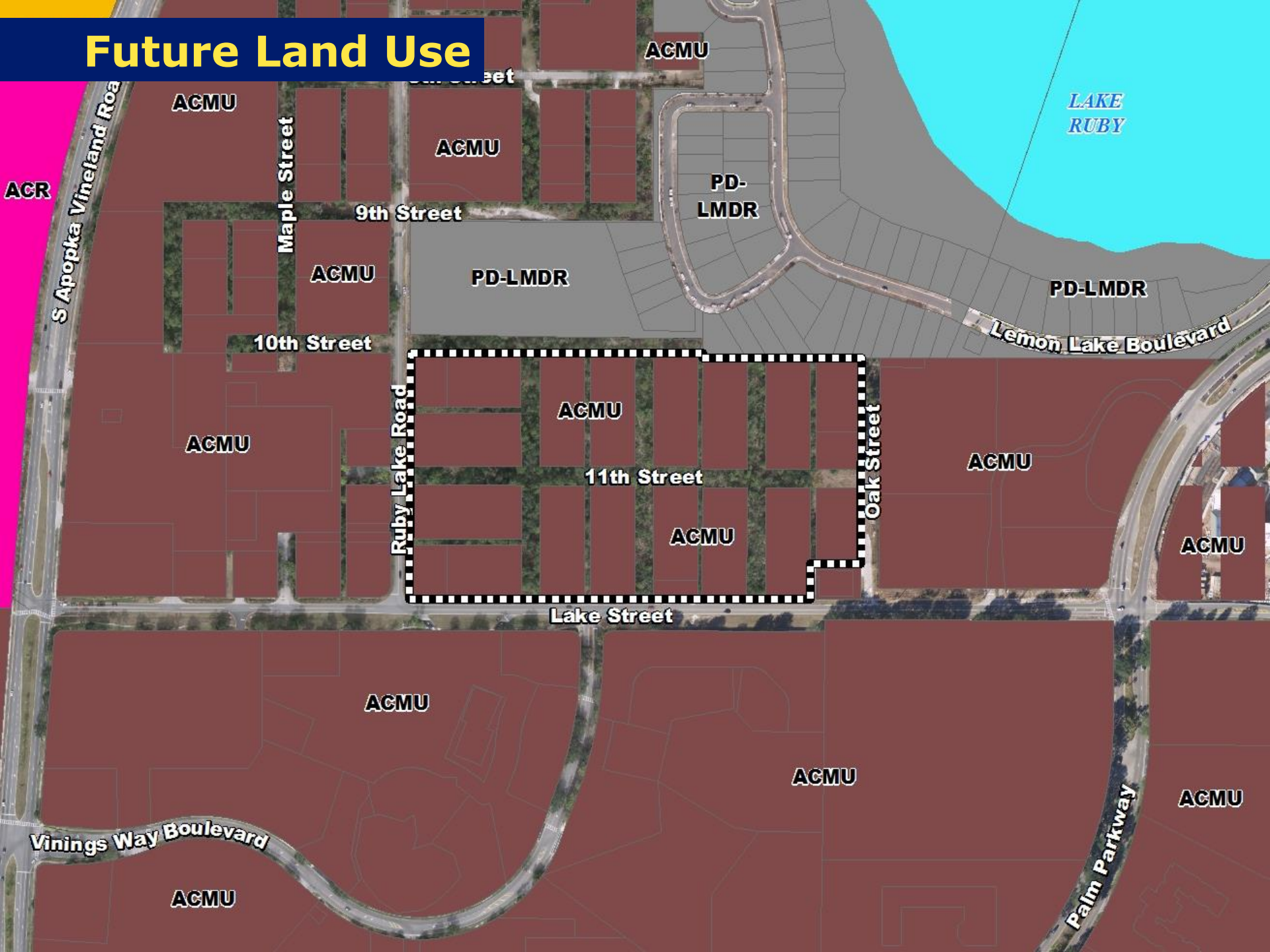
Lemon Lake Boulevard

Vinings Way Boulevard

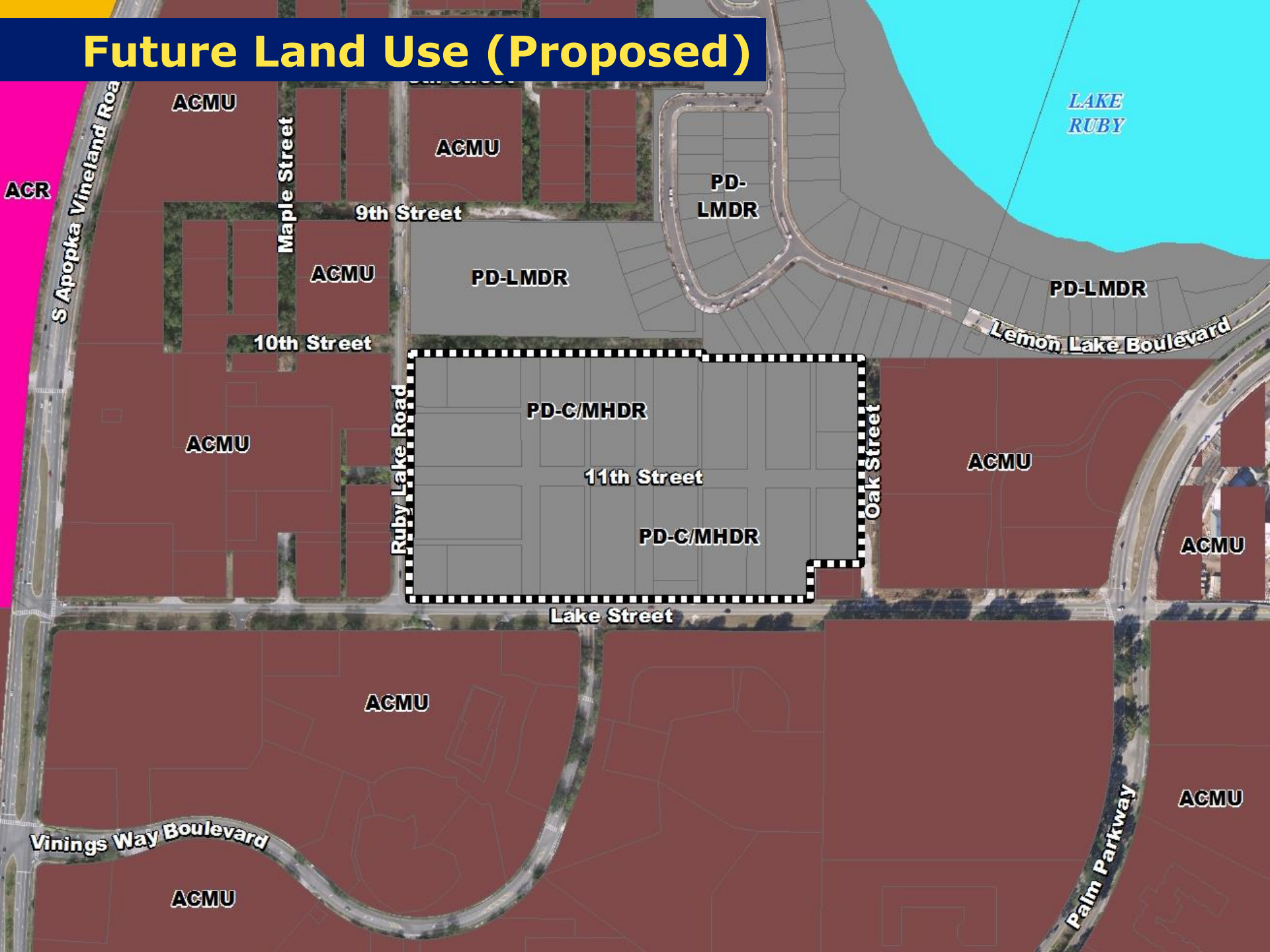
Palm Parkway



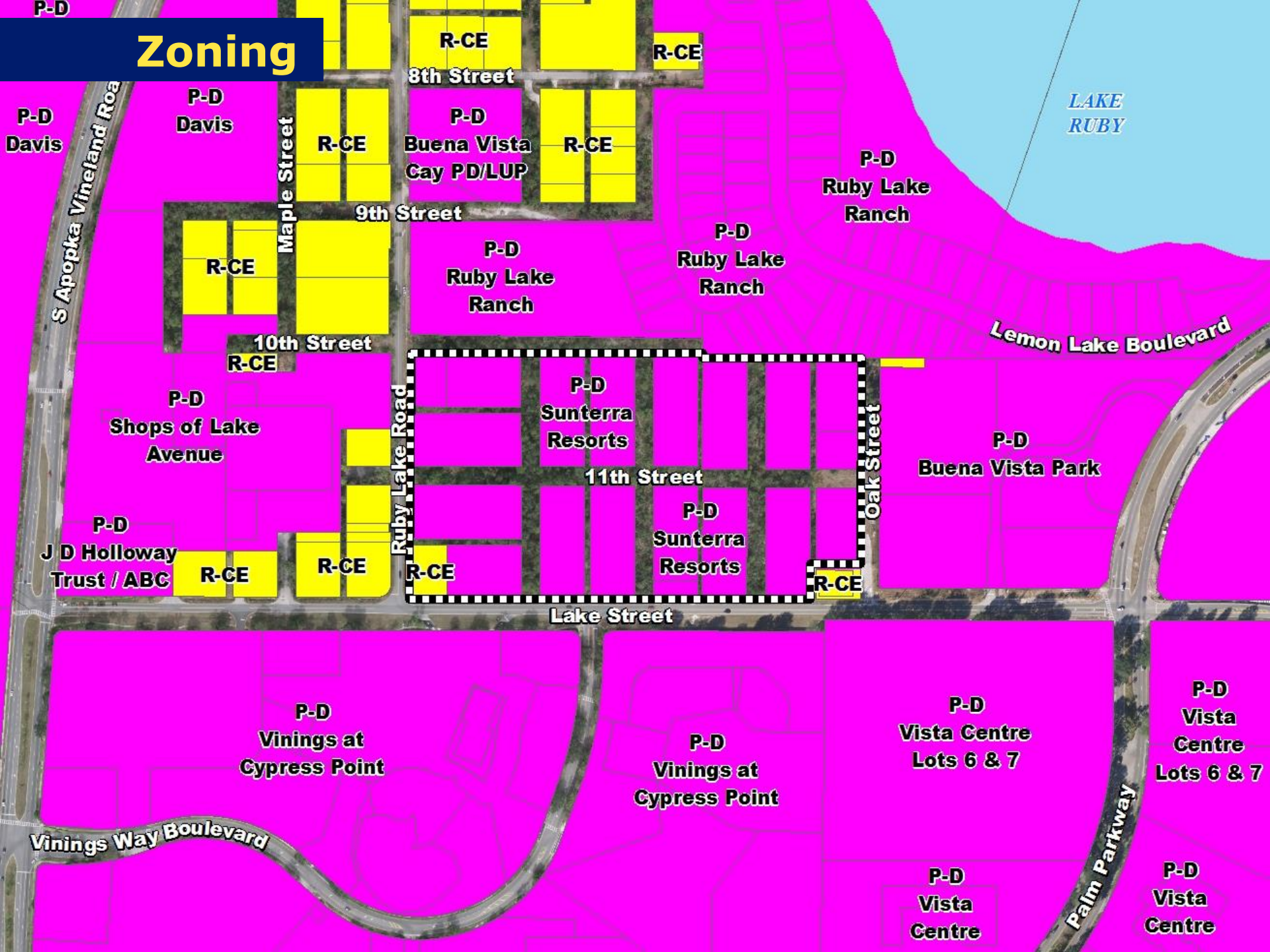
Future Land Use



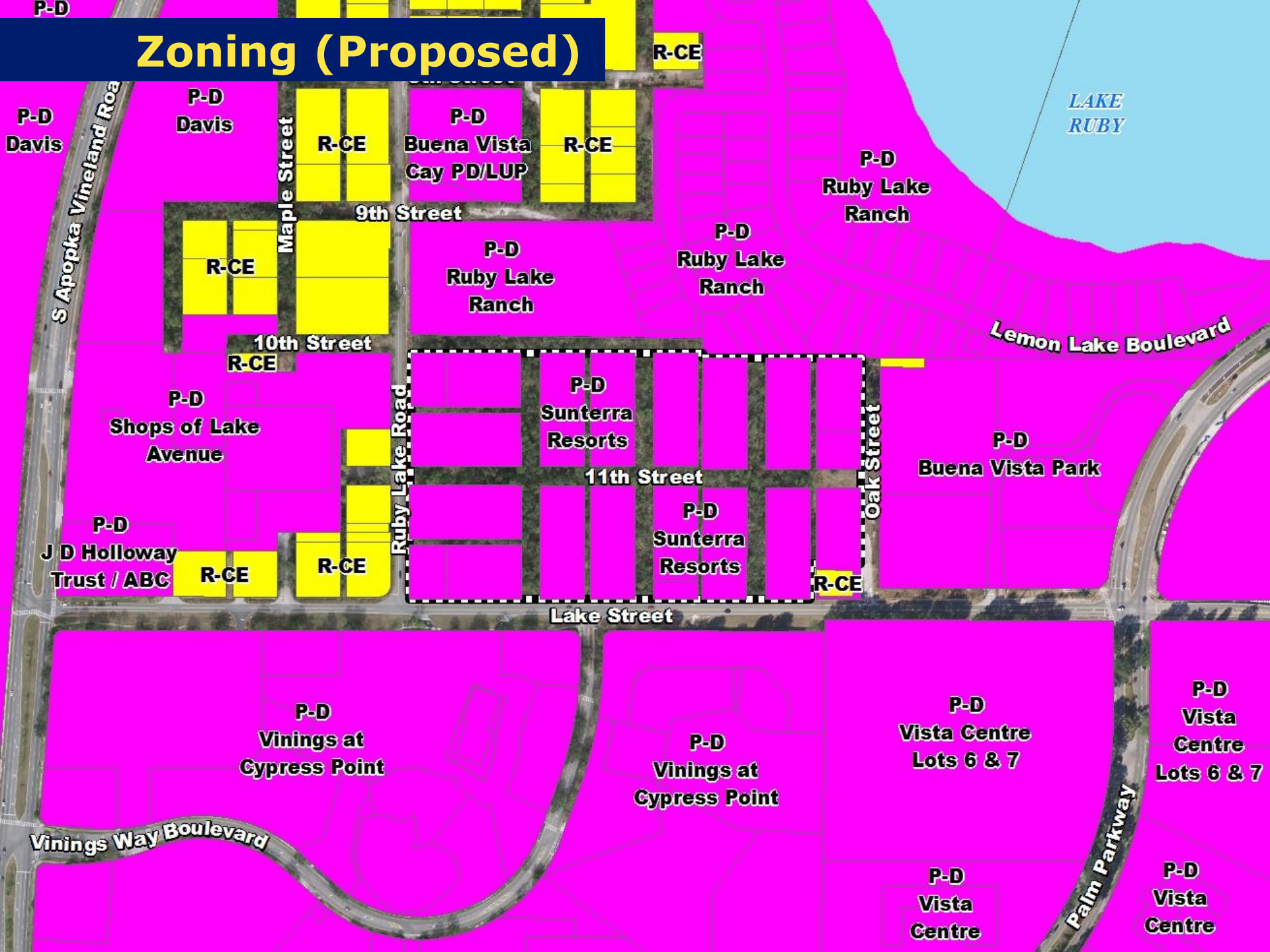
Future Land Use (Proposed)



Zoning



Zoning (Proposed)





Amendment 2019-1-A-1-4

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



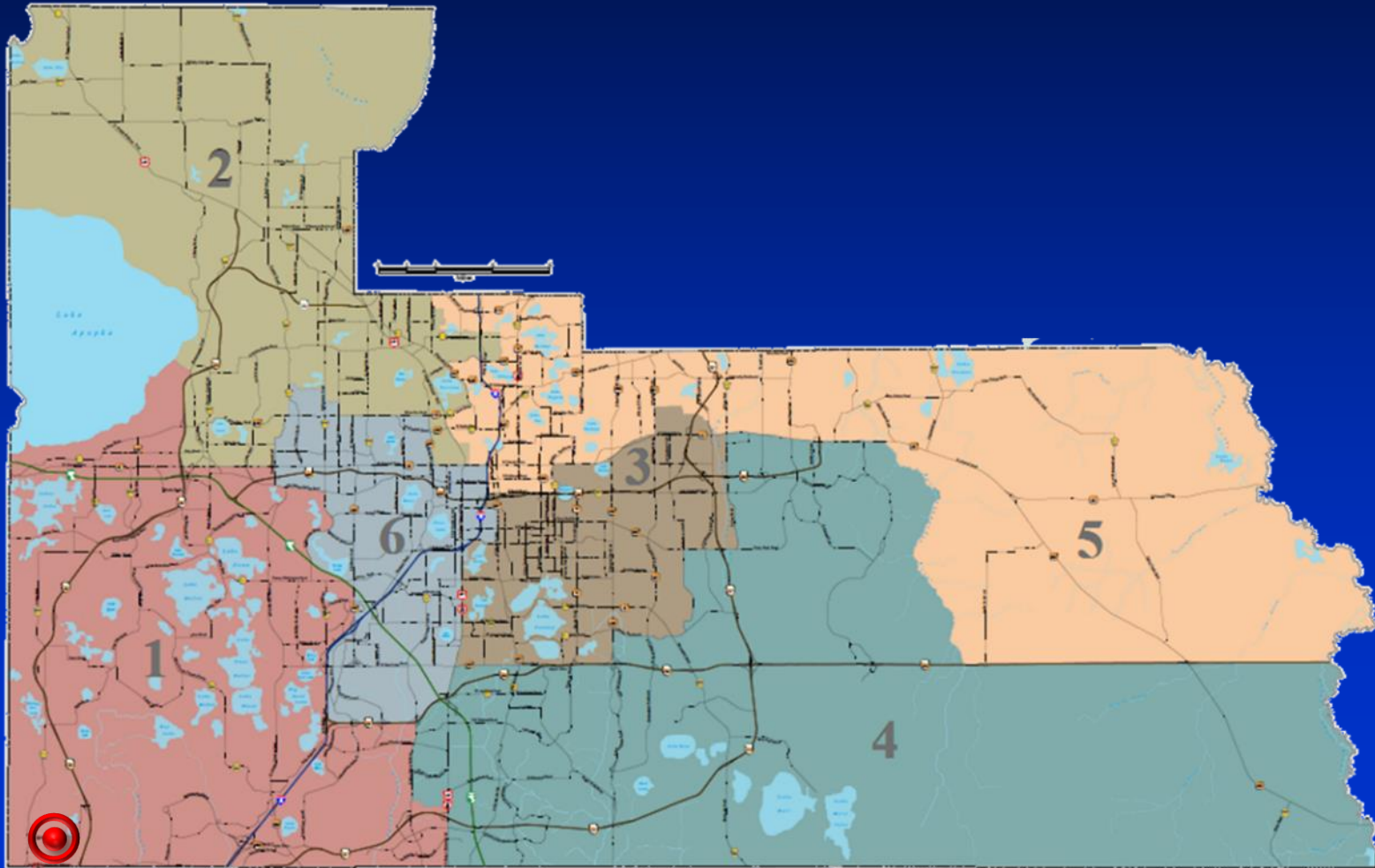
Amendment 2019-1-A-1-6

- 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 (GC-PD-C)
- Acreage:** 37.83 gross acres
- Proposed Use:** Up to 328 short-term rental units and 20,000 square feet of C-1 (Retail Commercial District) uses

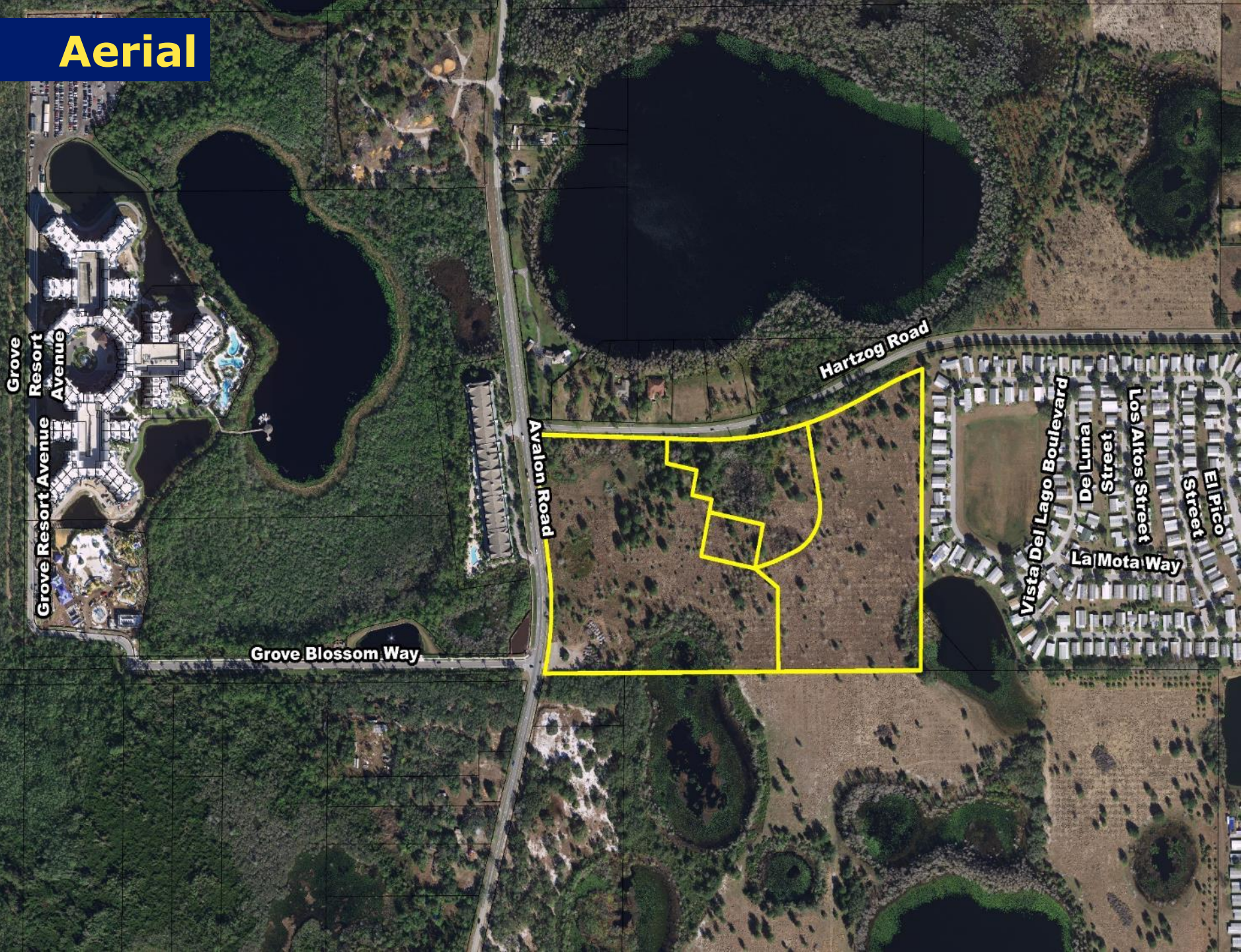


Amendment 2019-1-A-1-6

Location



Aerial



Grove

Grove Resort Avenue

Grove Blossom Way

Avalon Road

Hartzog Road

Vista Del Lago Boulevard

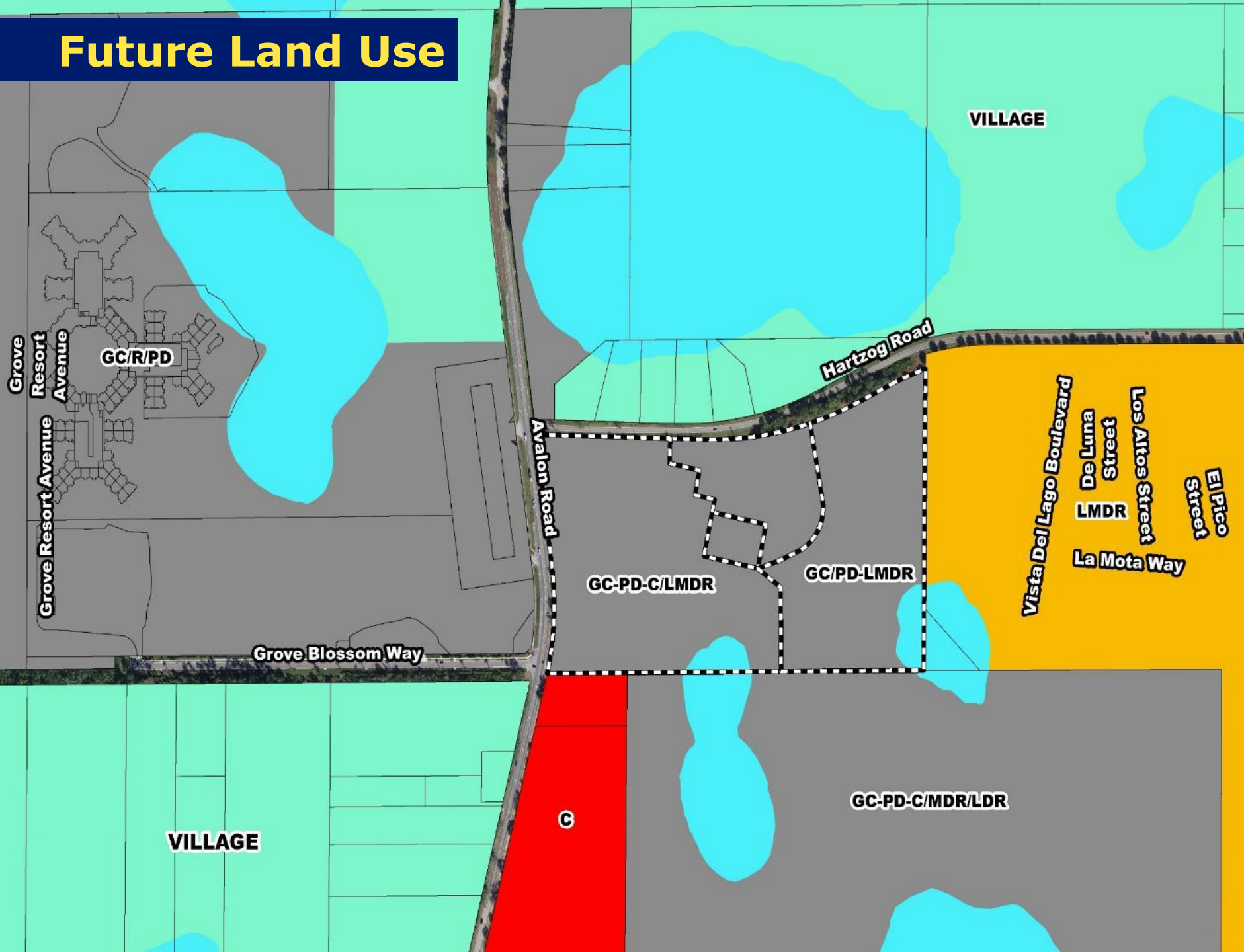
De Luna Street

Los Altos Street

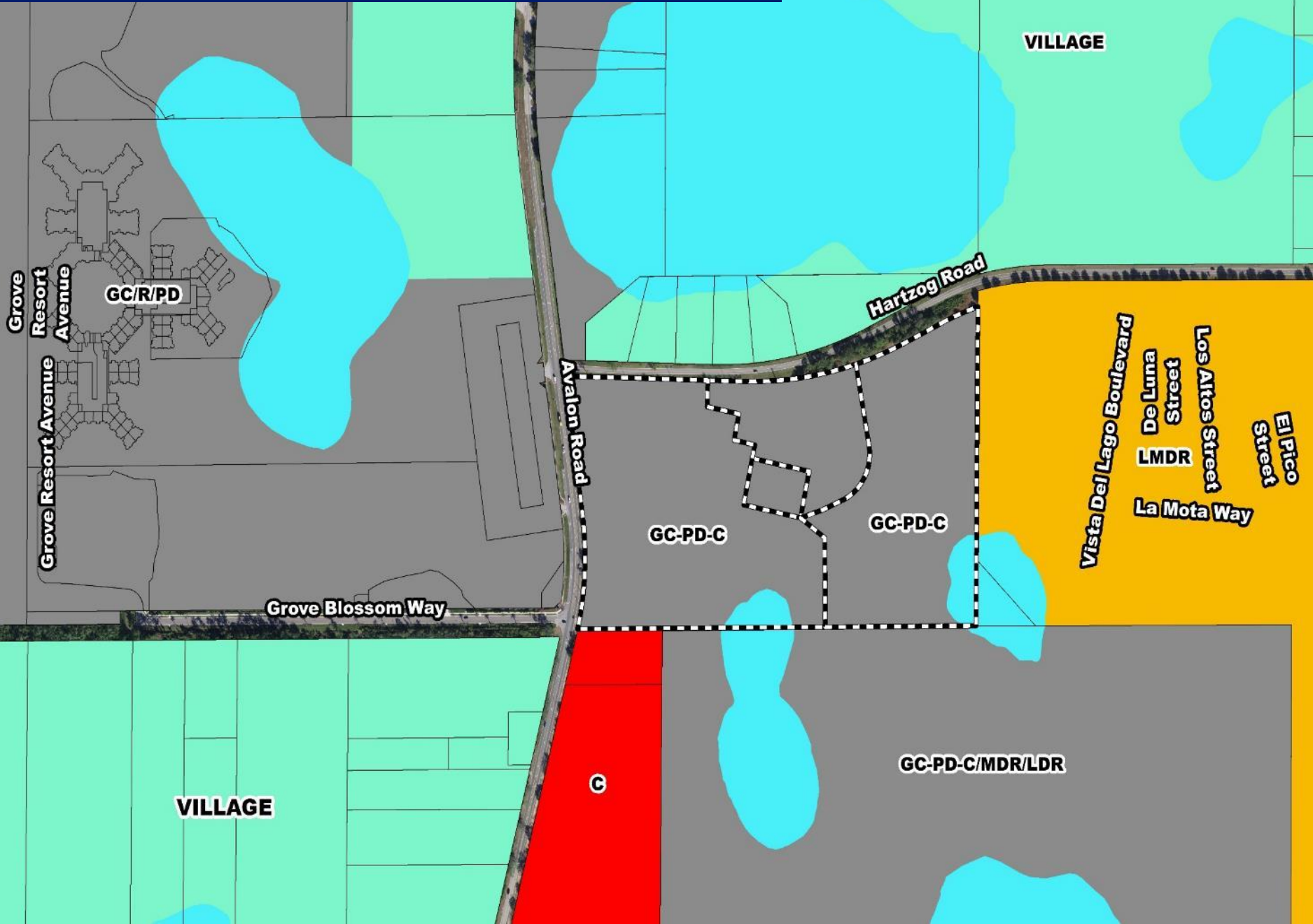
El Pico Street

La Mota Way

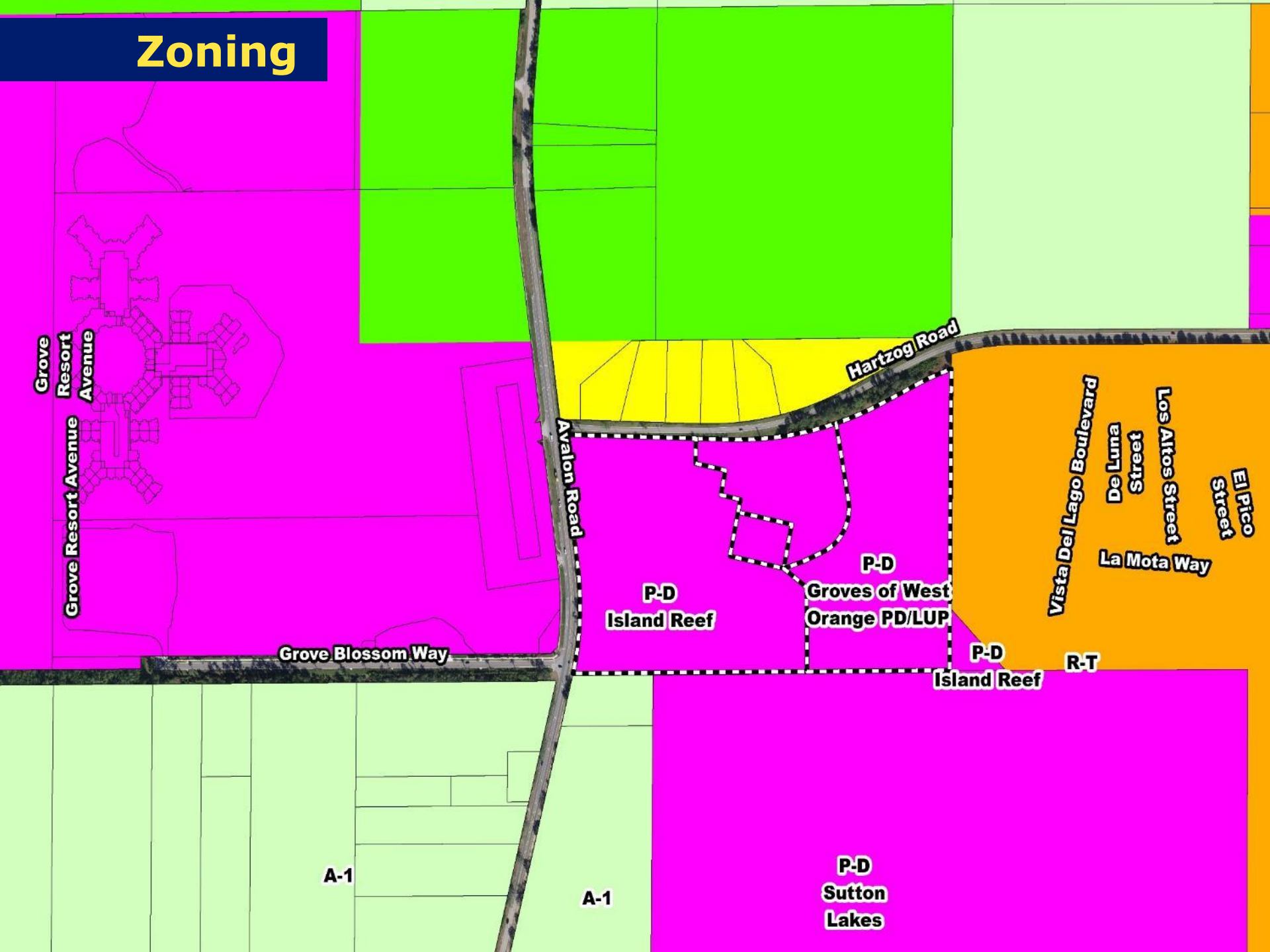
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-1-6

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



Amendment 2019-1-A-3-1

Agent: Jim Hall, Hall Development Services, Inc.

Owner: Richard Kurtyka

From: Low Density Residential (LDR)
(Within the Berry Dease Rural Residential
Enclave Overlay- Density 1 du/2 acres)

To: Low Density Residential (LDR)
(Remove 9.59 acres from the Berry Dease Rural
Residential Enclave Overlay- Density 4 du/1
acre)

Acreage: 9.59 gross ac.

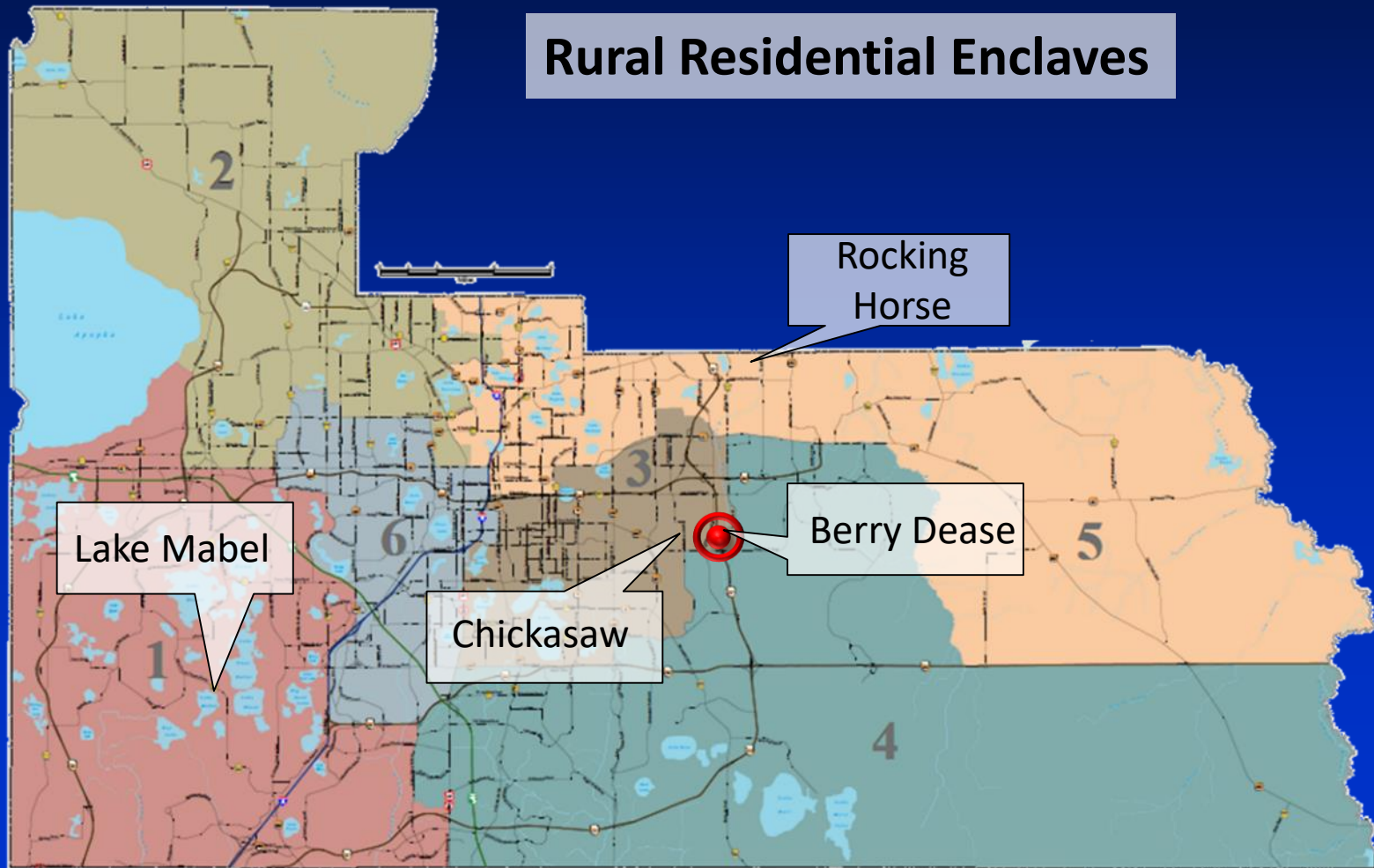
**Proposed
Use:** 38 single-family dwelling units

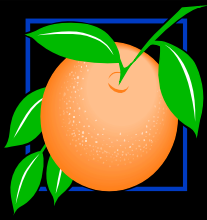


Amendment 2019-1-A-3-1

Location

Rural Residential Enclaves





Berry Dease Rural Enclave

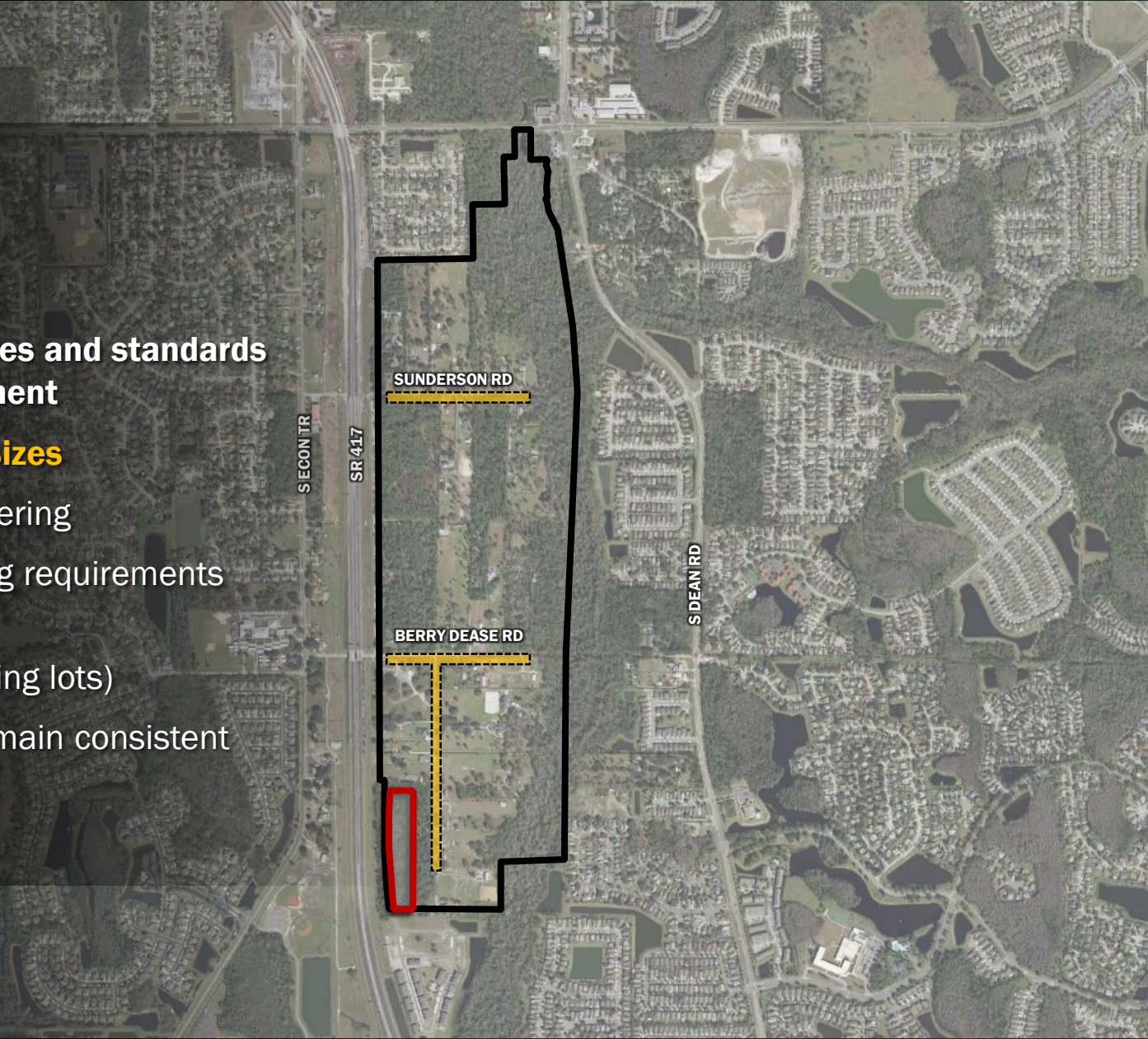


Berry Dease

Berry Dease Rural Residential Enclave

Adopted Policies:

- **R-CE, A-1, and A-2 uses and standards for any new development**
- **2-Acre minimum lot sizes**
- No development clustering
- No additional buffering requirements
- Lot splits allowed (2-Acre min. for resulting lots)
- Special Exceptions remain consistent with R-CE zoning
- **Corridor Guidelines**



Aerial



Berry Dease Rd

SR 417

Gregory Rd

Dean Rd

Econlockhatchee Trail



Little Econ River

Econ Landing

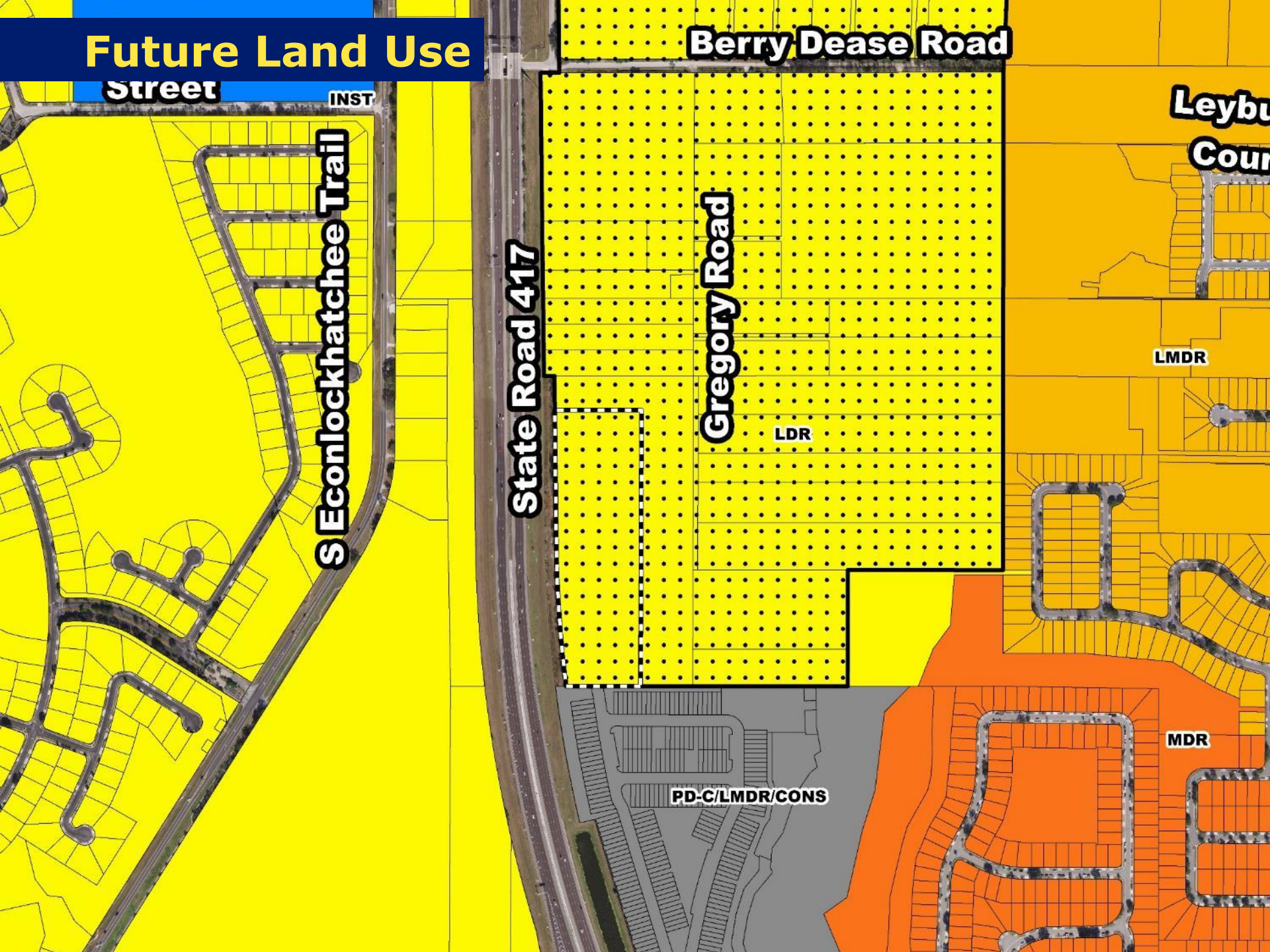
200m

800ft

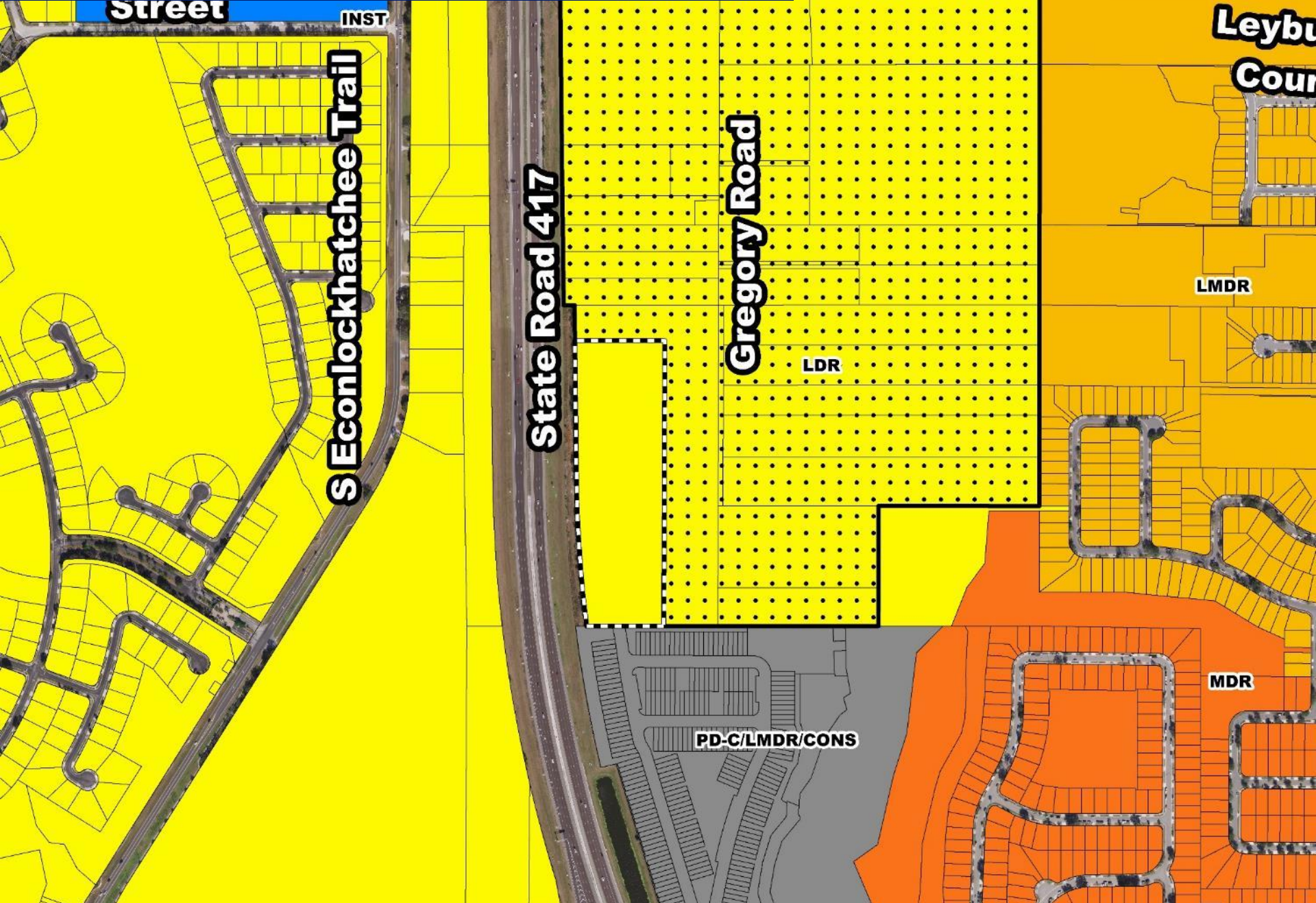
Curry Ford Rd



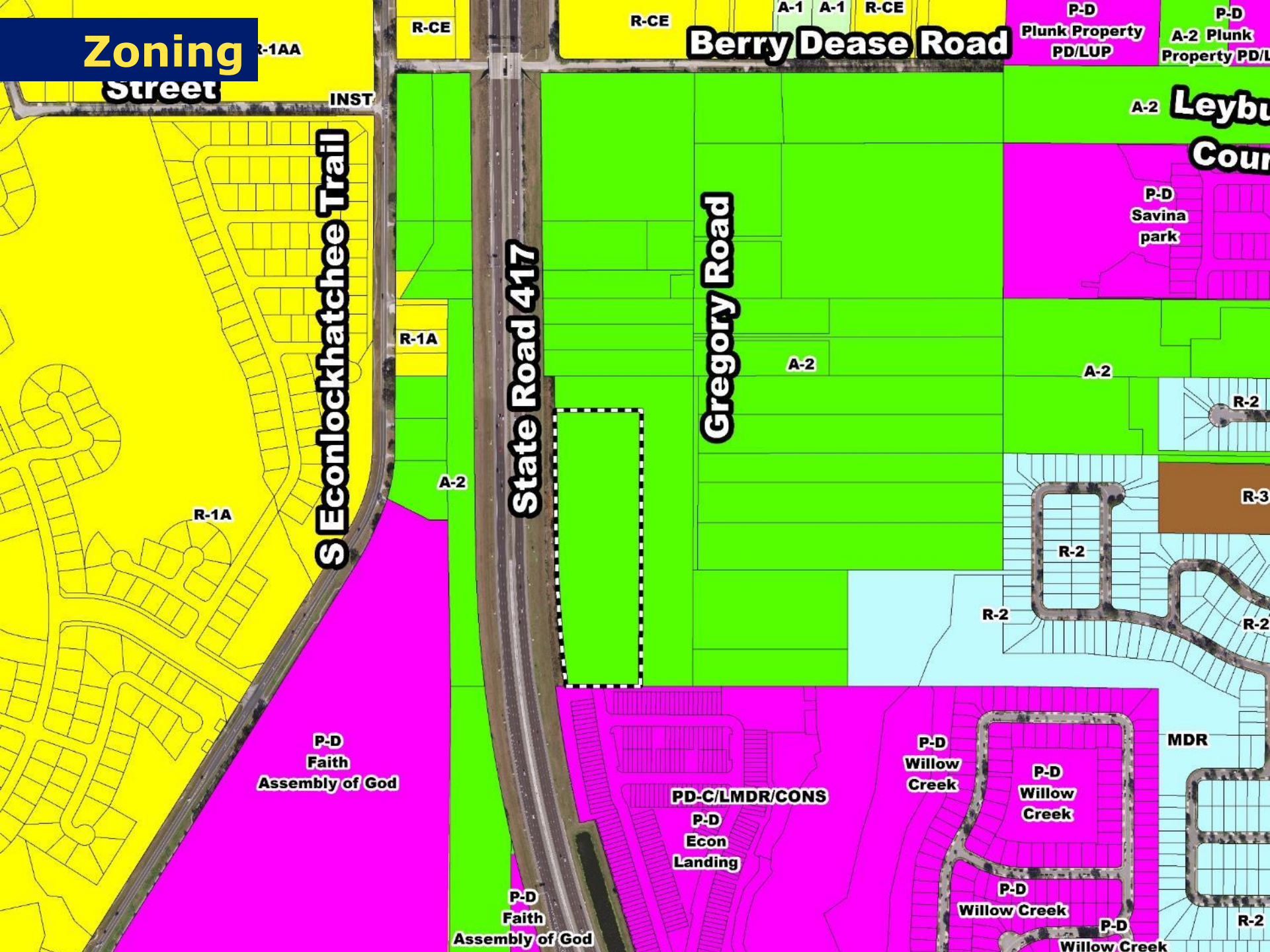
Future Land Use



Future Land Use (Proposed) by Dease Road



Zoning Street



Berry Dease Road

S Econlockhatchee Trail

State Road 417

Gregory Road

Leybu
Cour

P-D
Faith
Assembly of God

PD-C/LMDR/CONS
P-D
Econ
Landing

P-D
Willow
Creek

P-D
Willow
Creek

P-D
Willow Creek

P-D
Willow Creek

P-D
Faith
Assembly of God

MDR

R-2

R-CE

R-CE

A-1

A-1

R-CE

P-D
Plunk Property
PD/LUP

P-D
A-2 Plunk
Property PD/L

R-1A

A-2

A-2

A-2

R-1A

R-2

R-3

R-2

R-2

R-2

R-2



Amendment 2019-1-A-3-1

Staff Recommendation: DO NOT TRANSMIT

LPA Recommendation: TRANSMIT



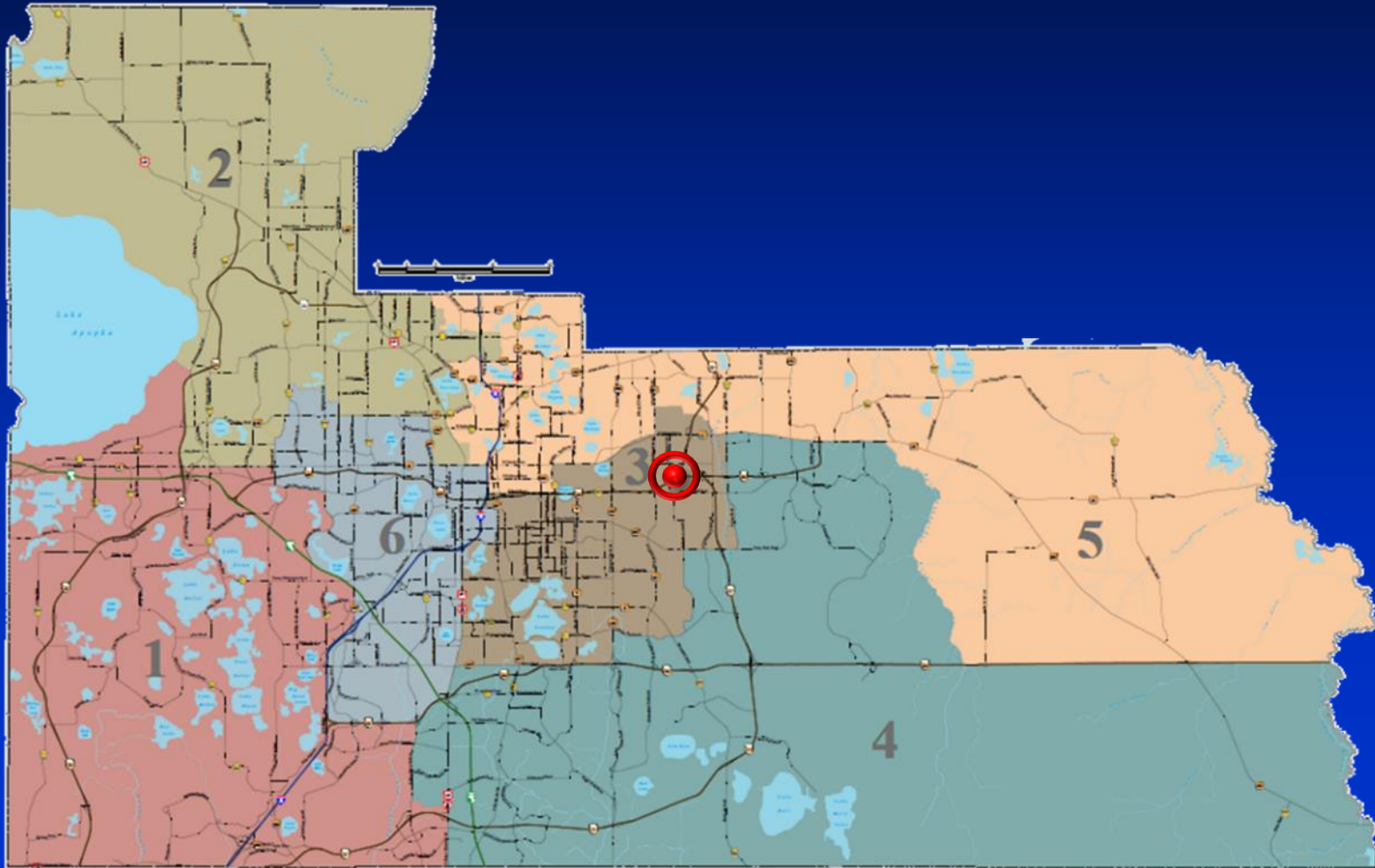
Amendment 2019-1-A-3-2

- Agent:** Bryan Borland, WP South Acquisitions, LLC
- Owner:** Lake Underhill 38 Acres, LLC
- From:** Low Density Residential (LDR)
- To:** Medium Density Residential (MDR)
- Acreage:** 37.30 gross acres/16.90 net developable acres
- Proposed Use:** Up to 338 multi-family dwelling units



Amendment 2019-1-A-3-2

Location



Aerial



N Chickasaw Trail

Plover Avenue

Robalo Drive

Troxler Drive

Caswell Drive

Cherinoya Court

Savory Drive

Wintergreen Way

Peppertree Court
Thyme Court

Purcell Drive

Peppercorn Drive



S Palermo Avenue

Chutney Drive

Madeira Avenue

LDR

Cristobal Circle

S Chickasaw Trail

Lake Underhill Road

Caracas Avenue

Vesta Terrace

Gran...

Re...

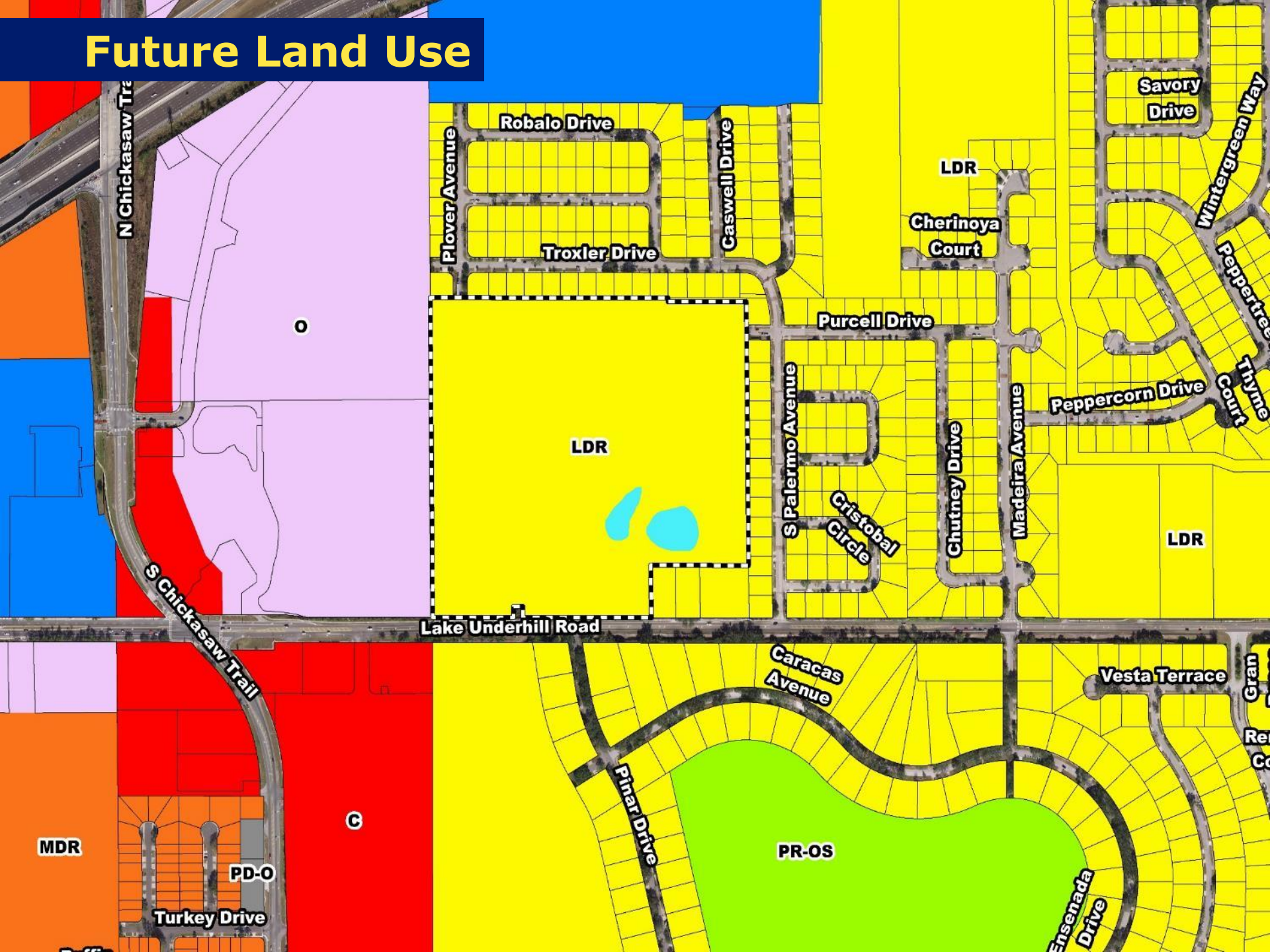
Co...

Pinar Drive

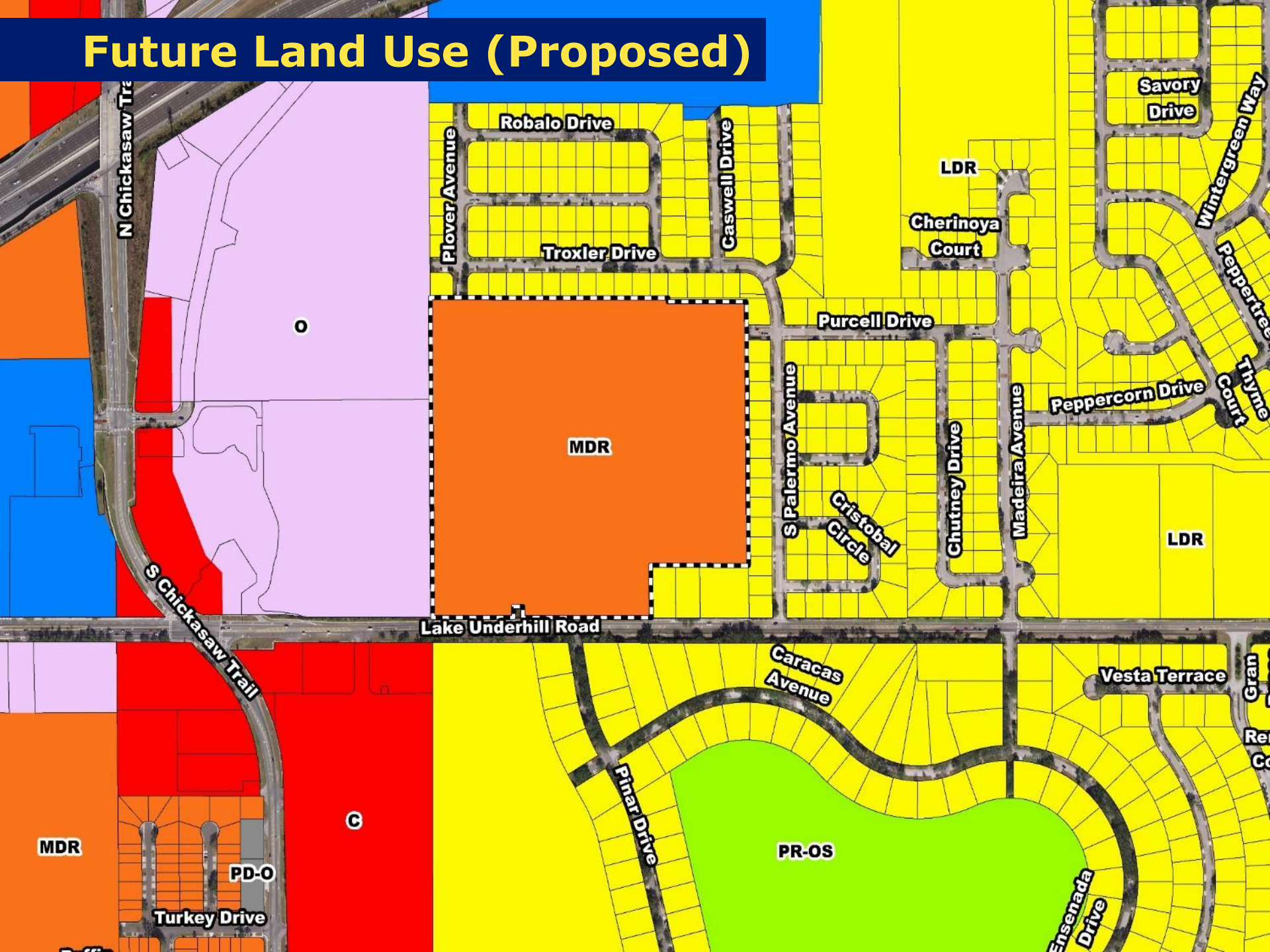
Ensenada Drive

Turkey Drive

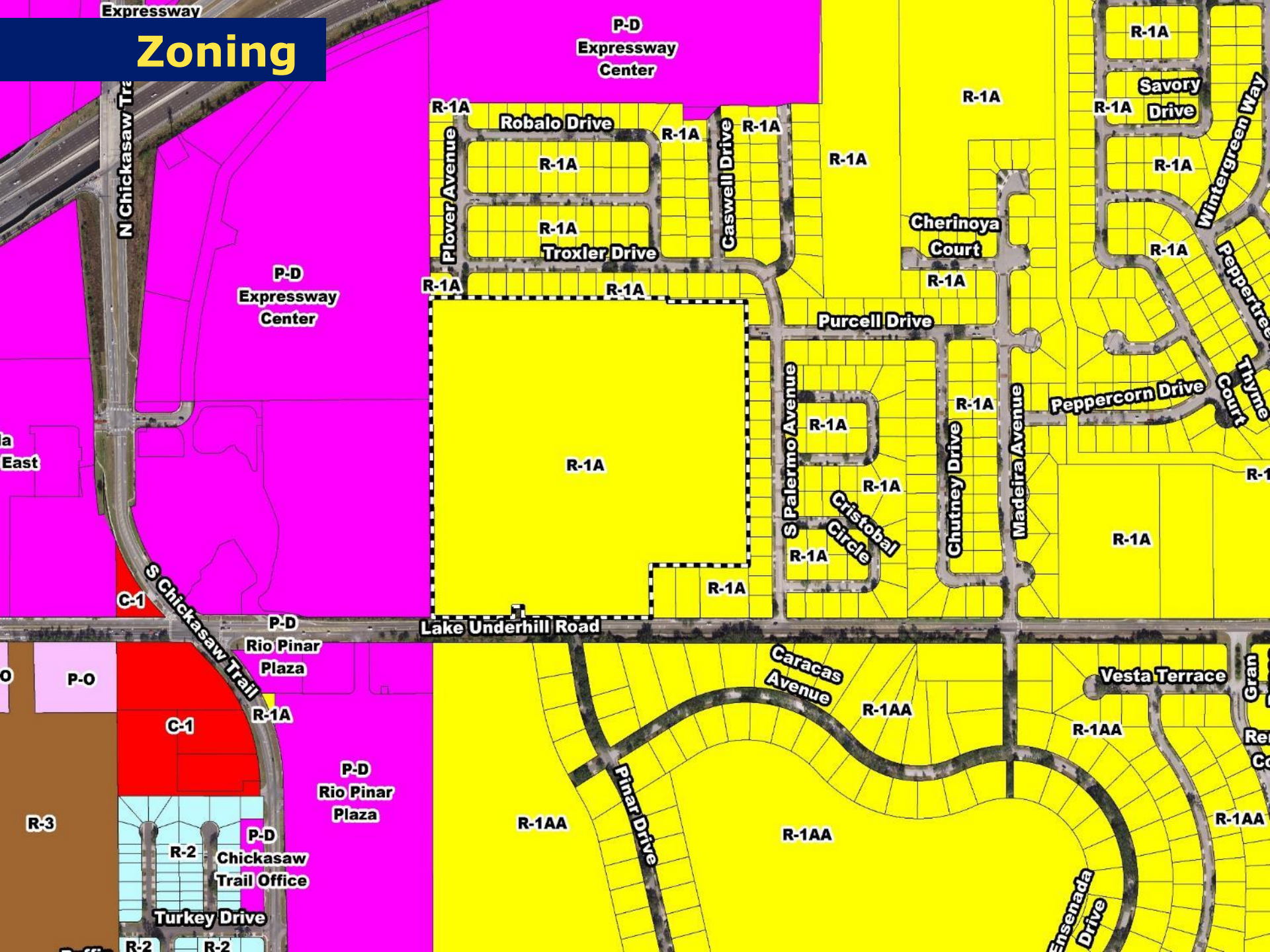
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-3-2

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



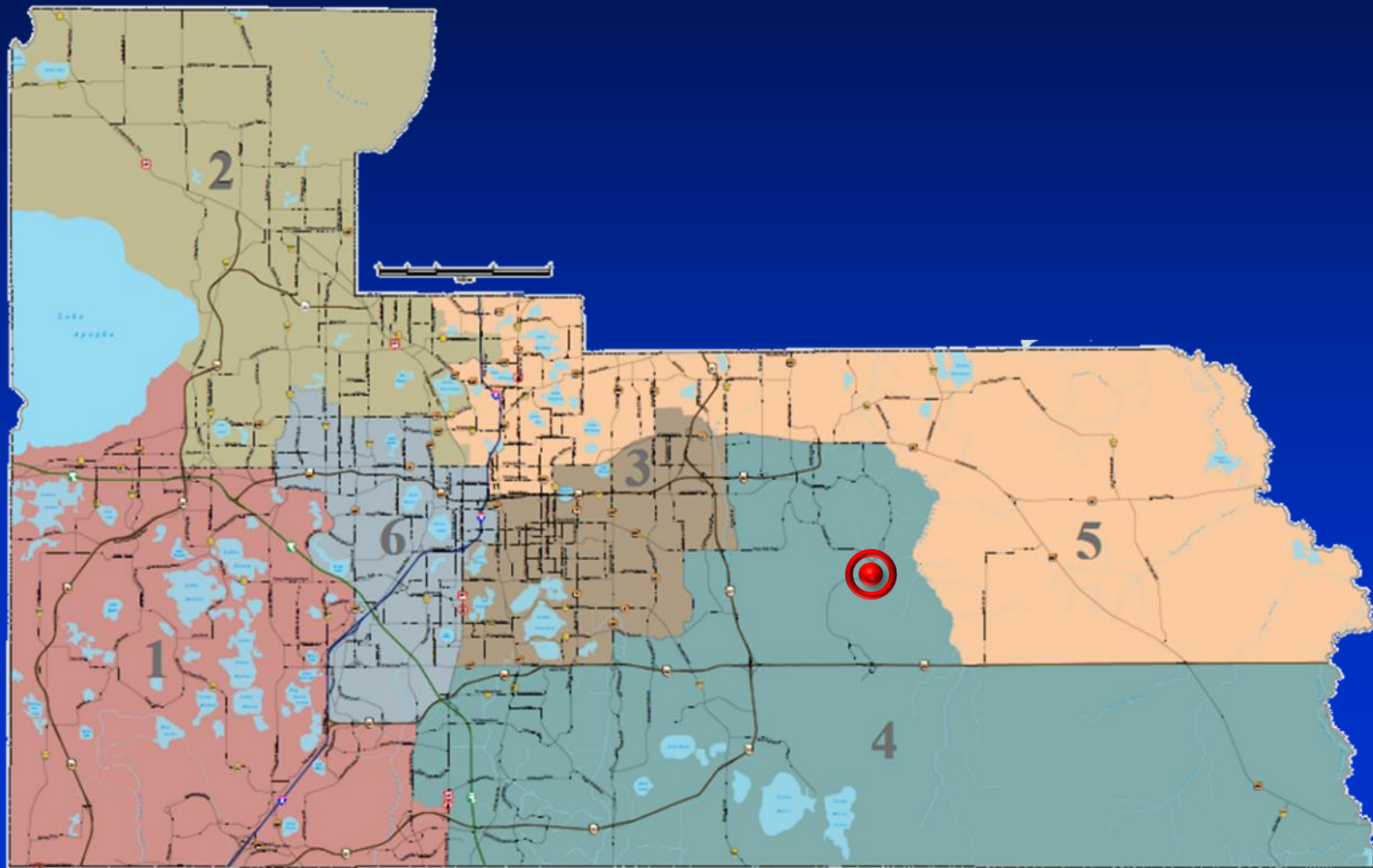
Amendment 2019-1-A-4-1

- Agent:** Thomas R. Sullivan, Gray Robinson, P.A.
- Owner:** Dustin Lucas
- From:** Planned Development-
Industrial/Commercial/Conservation
(PD-IND/C/CONS)
- To:** Planned Development-Medium Density
Residential/Industrial/Parks and
Recreation/Open Space (PD-MDR/IND/PR/OS)
- Acreage:** 33.85 gross acres
- Proposed Use:** Up to 350 multi-family dwelling units, 284,000 square feet of industrial, and parks and recreation/open space



Amendment 2019-1-A-4-1

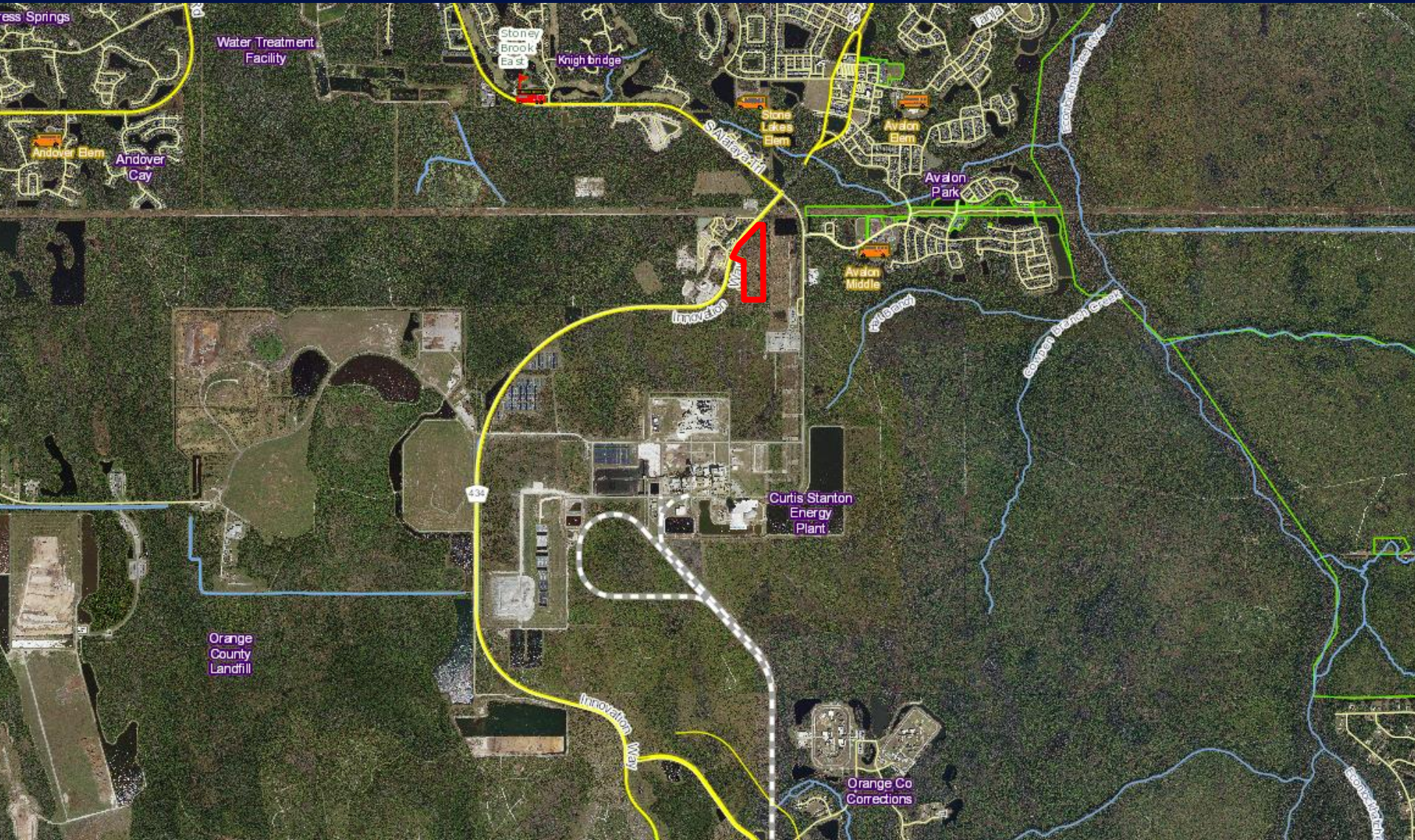
Location





Amendment 2019-1-A-4-1

Location



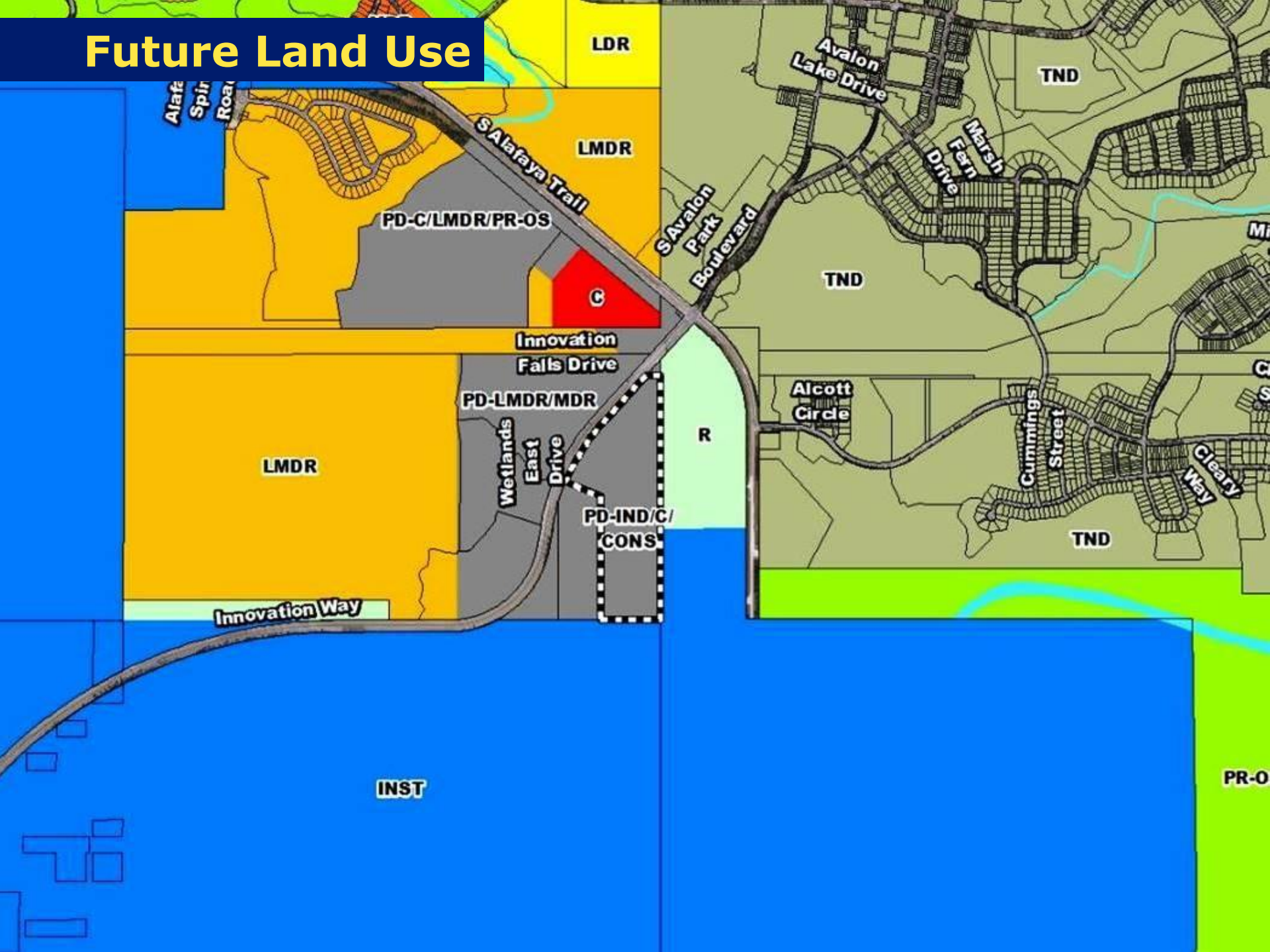


Amendment 2019-1-A-4-1

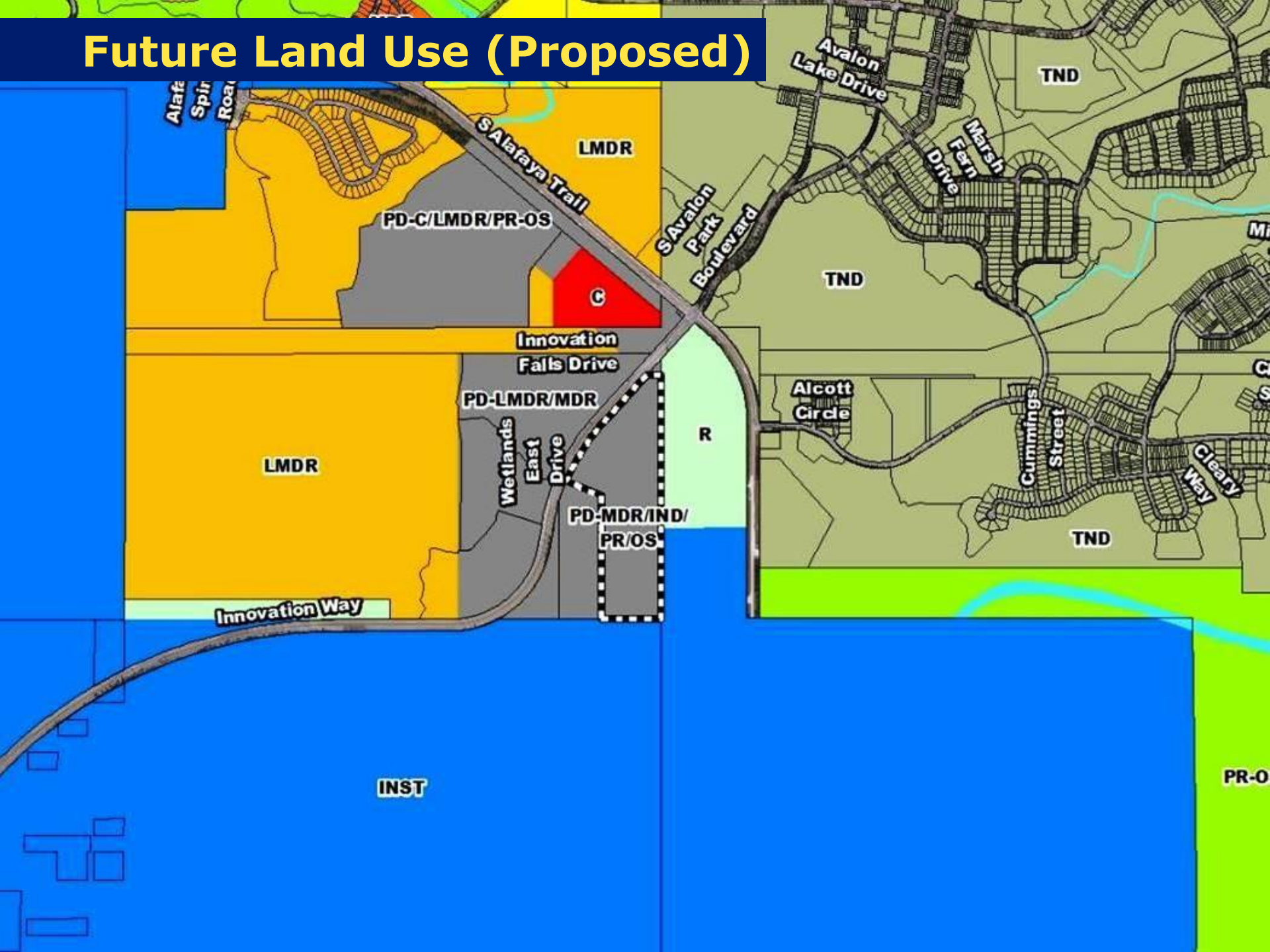
Location



Future Land Use



Future Land Use (Proposed)





P-D Stoneybrook

Alafaya Spine Road

A-2

S Alafaya Trail

P-D Reserve at Alafaya

P-D Avalon Park

Avalon Lake Drive

P-D Avalon Park

P-D Reserve at Alafaya

P-D Reserve at Alafaya

S Avalon Park Boulevard

P-D Avalon Park

Marsh Fern Drive

P-D Avalon Park

Innovation Falls Drive

P-D Reserve at Alafaya

Alcott Circle

P-D Reserve at Alafaya

Wetlands East Drive

P-D Redditt Property

A-2

Cummings Street

P-D Avalon Park

Innovation Way

P-D Reserve at Alafaya

P-D Redditt Property

A-2

A-2



Amendment 2019-1-A-4-1

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



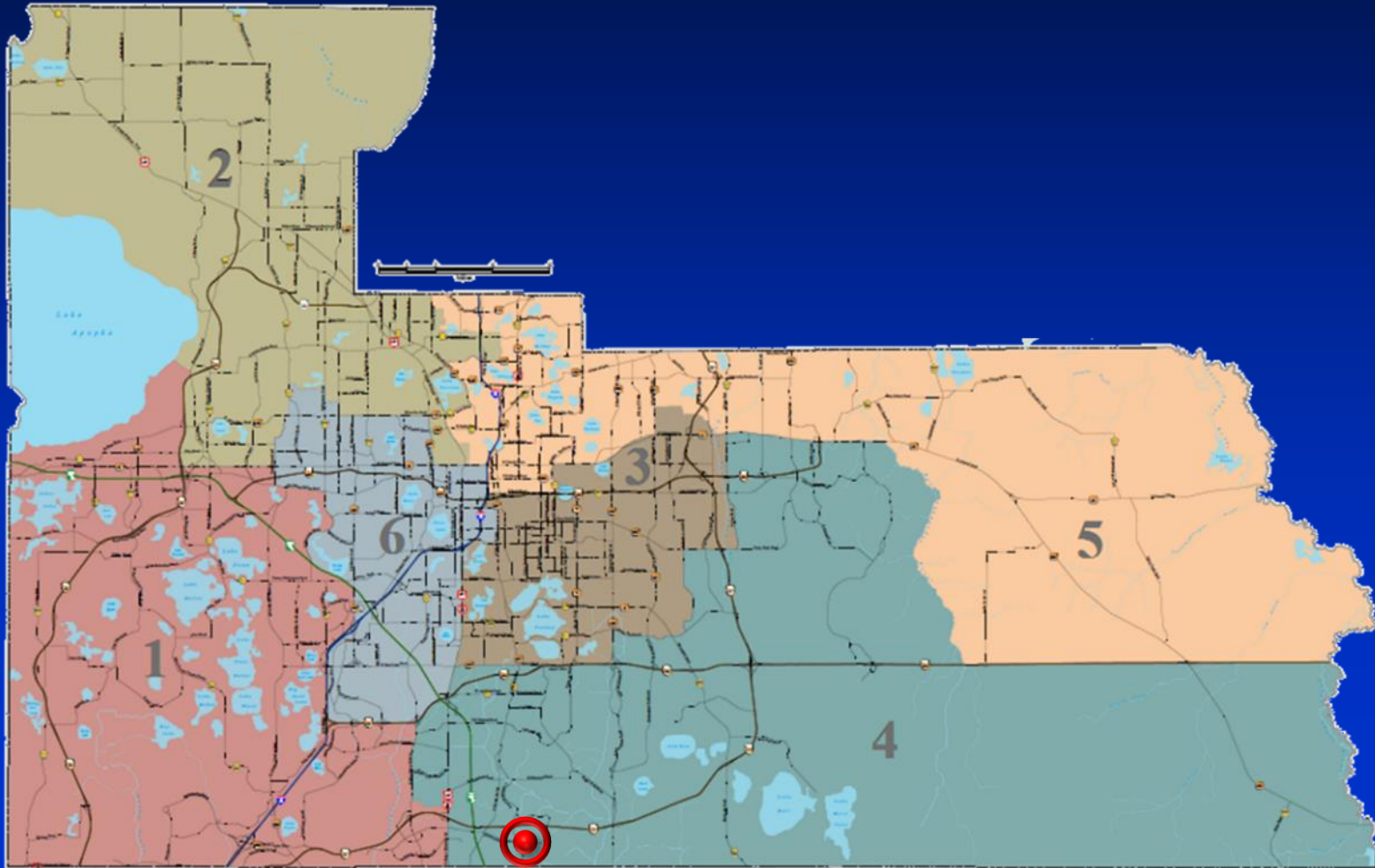
Amendment 2019-1-A-4-3

- Agent:** Erika Hughes, VHB
- Owner:** Boggy Creek Retail Development, LLC
- From:** Planned Development-Commercial (PD-C)
- To:** Planned Development-Commercial/Medium Density Residential (PD-C/MDR)
- Acreage:** 16.76 gross acres
- Proposed Use:** Up to 336 multi-family dwelling units and 45,750 square feet of commercial uses

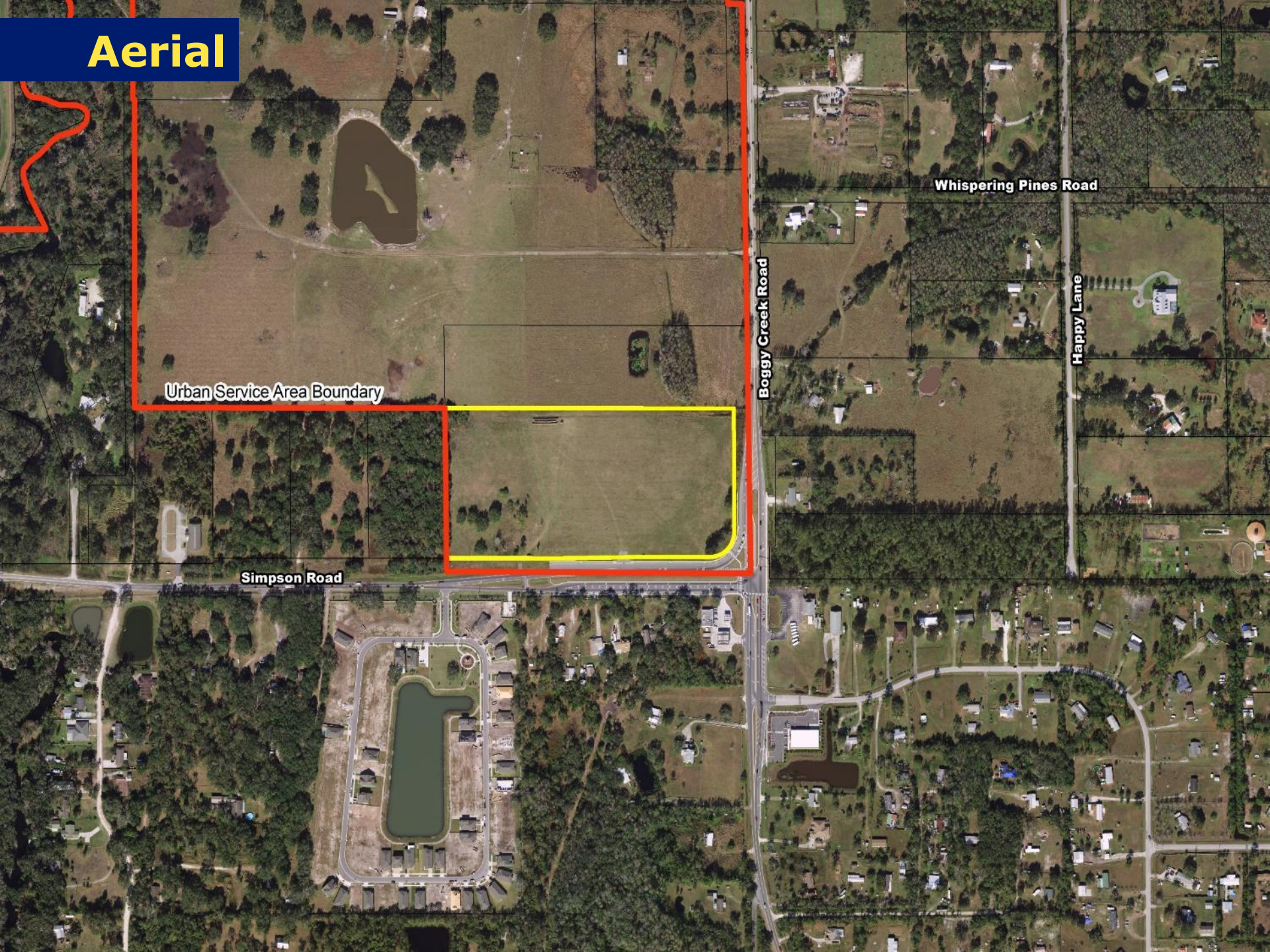


Amendment 2019-1-A-4-3

Location



Aerial



Urban Service Area Boundary

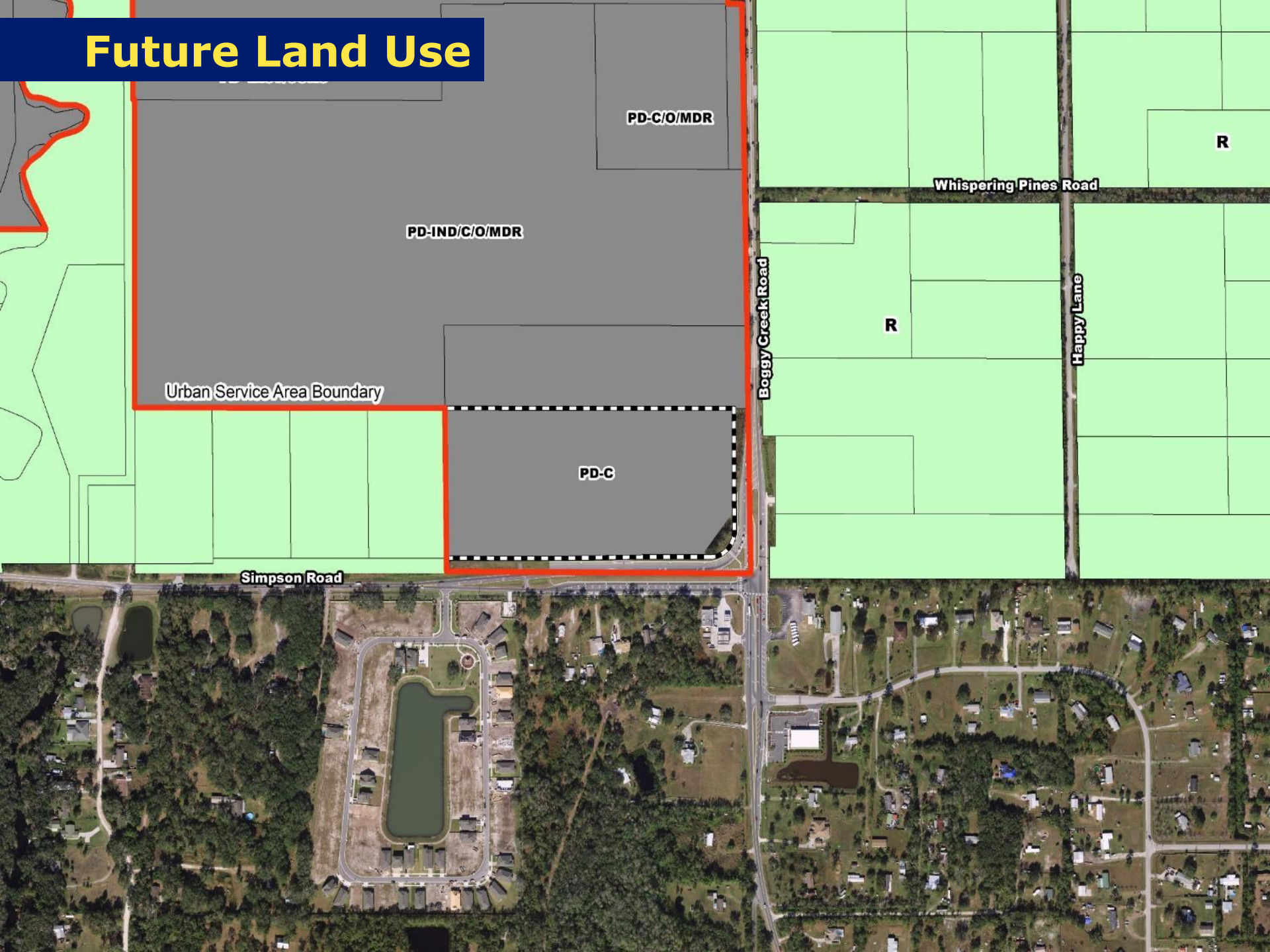
Simpson Road

Boggy Creek Road

Whispering Pines Road

Happy Lane

Future Land Use



PD-C/O/MDR

R

Whispering Pines Road

PD-IND/C/O/MDR

R

Happy Lane

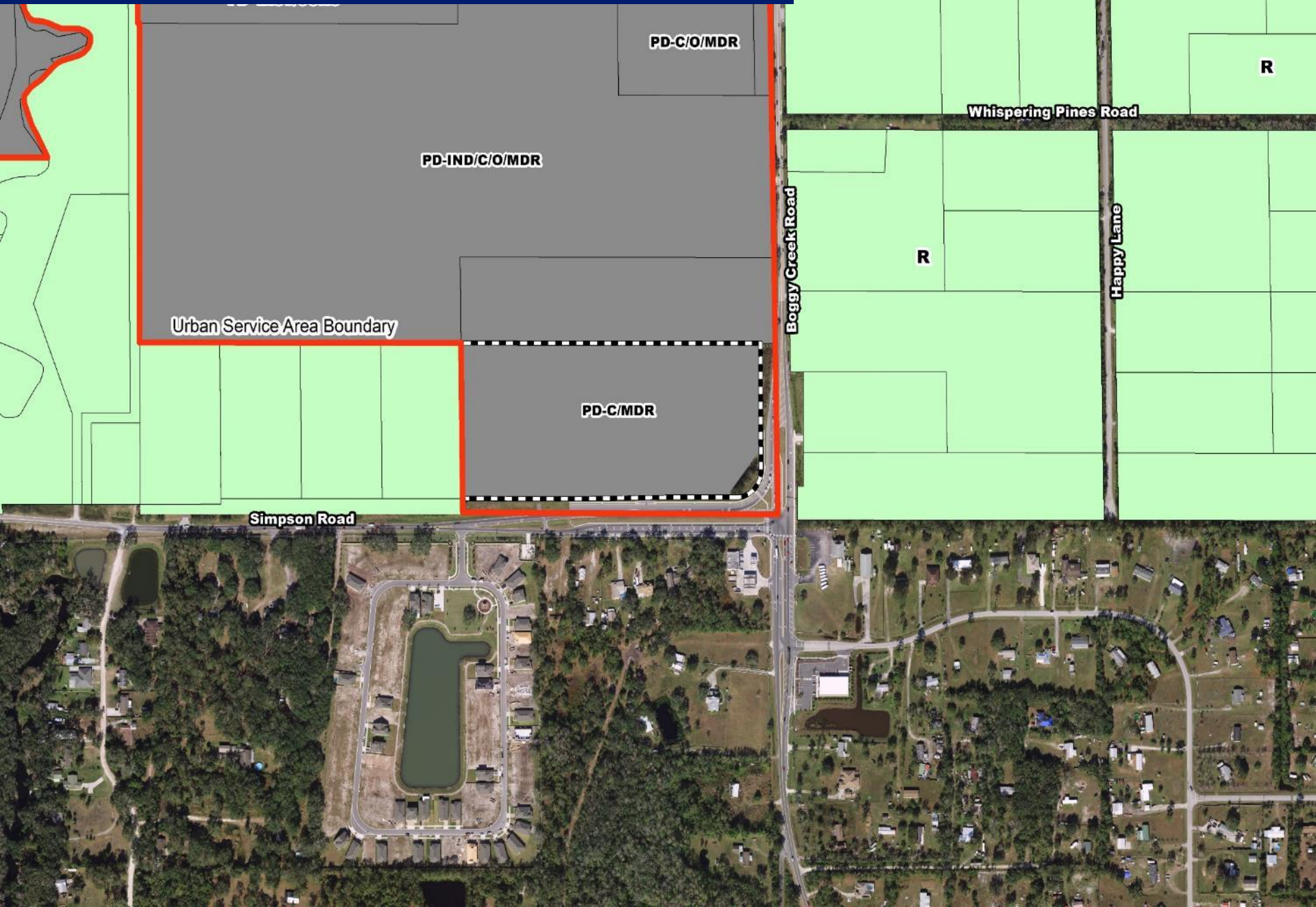
Urban Service Area Boundary

Boggy Creek Road

PD-C

Simpson Road

Future Land Use (Proposed)



Zoning

**P-D
Ward
Property**

A-2

Urban Service Area Boundary

**P-D
Boggy Creek
Crossing PD**

A-2

A-2

Whispering Pines Road

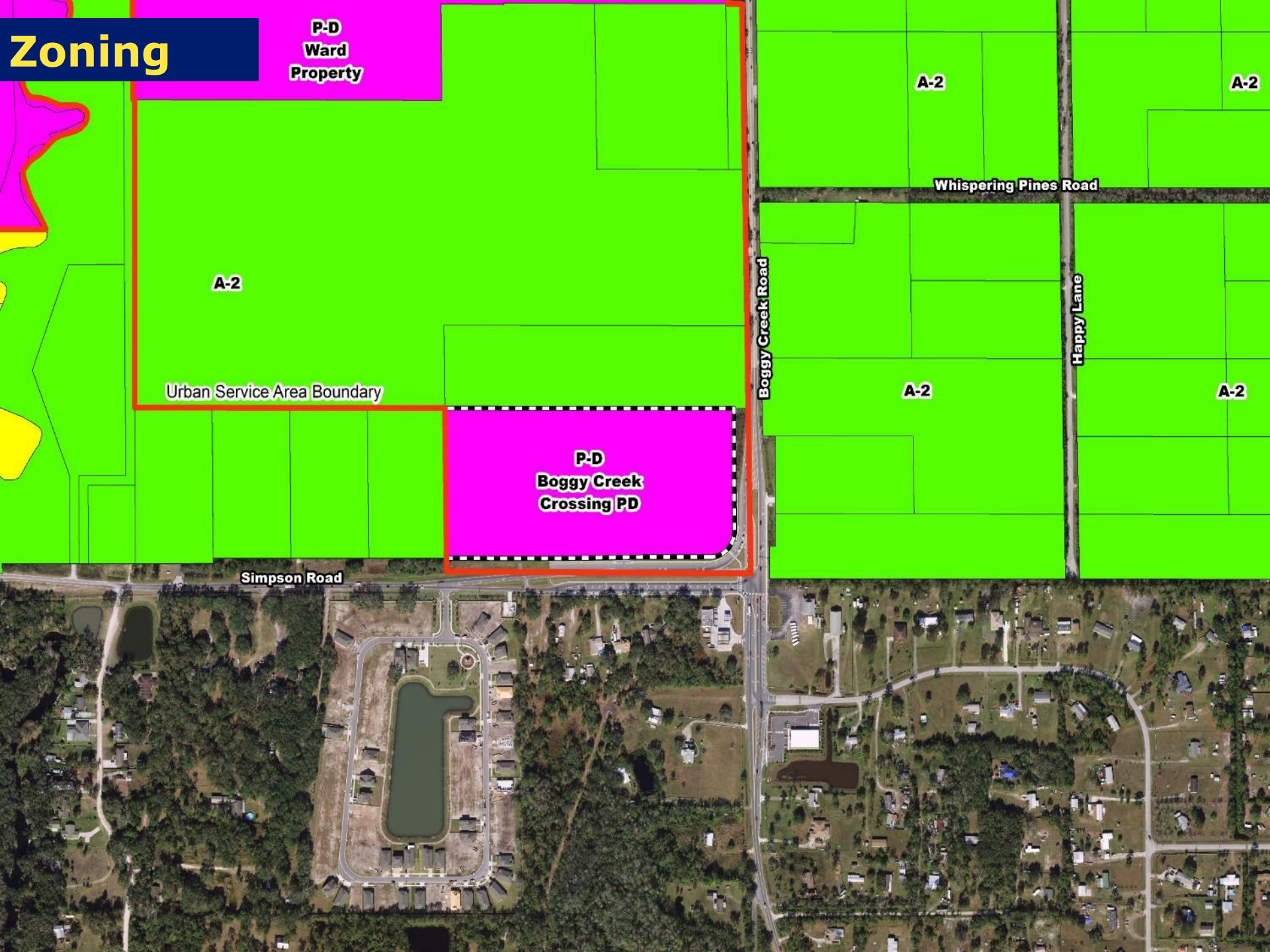
Boggy Creek Road

Happy Lane

A-2

A-2

Simpson Road





Amendment 2019-1-A-4-3

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



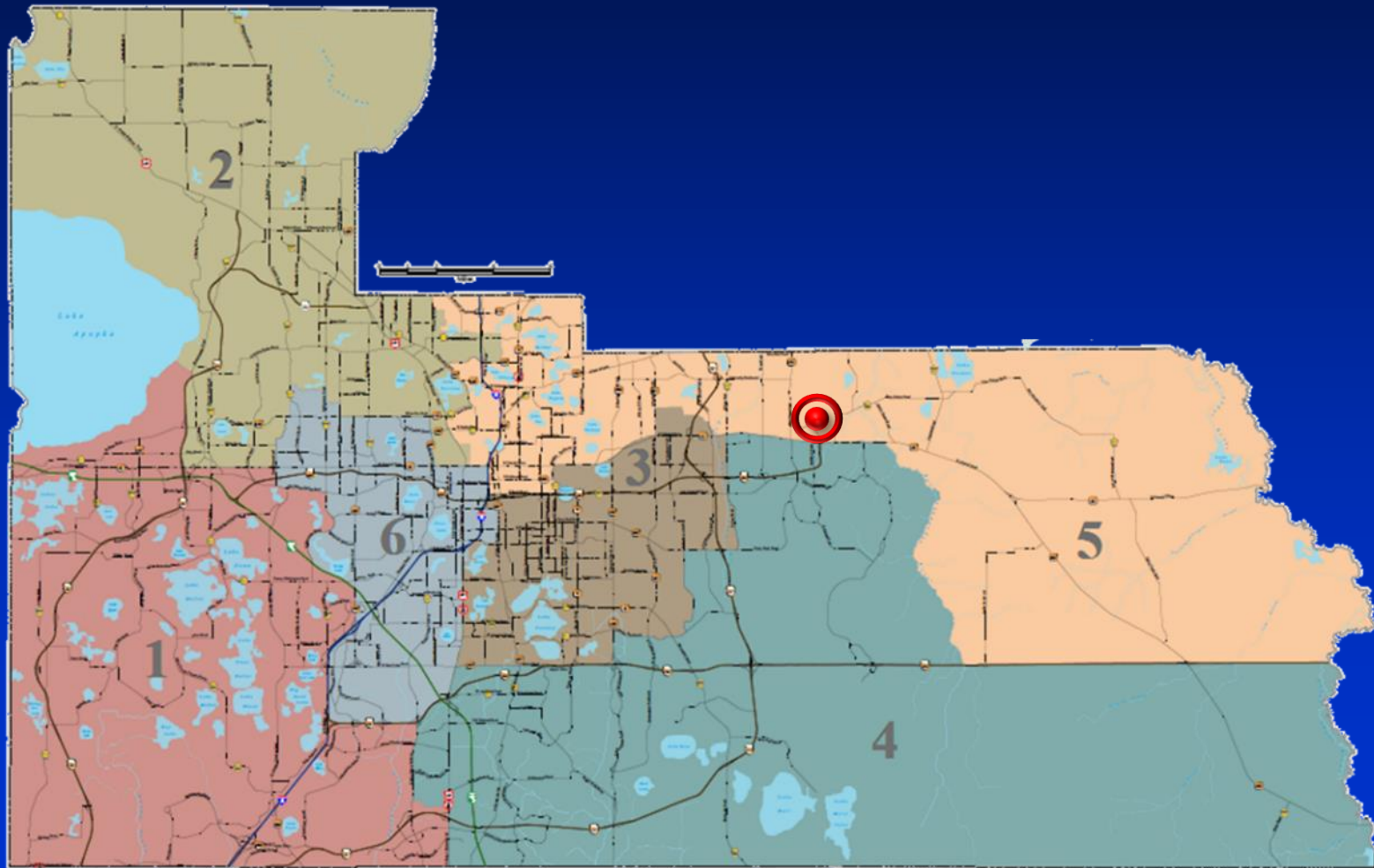
Amendment 2019-1-A-5-1

- Agent:** Thomas R. Sullivan, Gray Robinson, P.A.
- Owner:** Marolyn Cowart Russell, Trustee and Park Square UCF, LLC
- From:** Commercial (C)
- To:** Planned Development-Commercial/Medium Density Residential (Student Housing) (PD-C/MDR) (Student Housing)
- Acreage:** 12.28 gross acres
- Proposed Use:** Up to 162 student housing units (up to 650 beds) or up to 802,375 square feet of commercial development

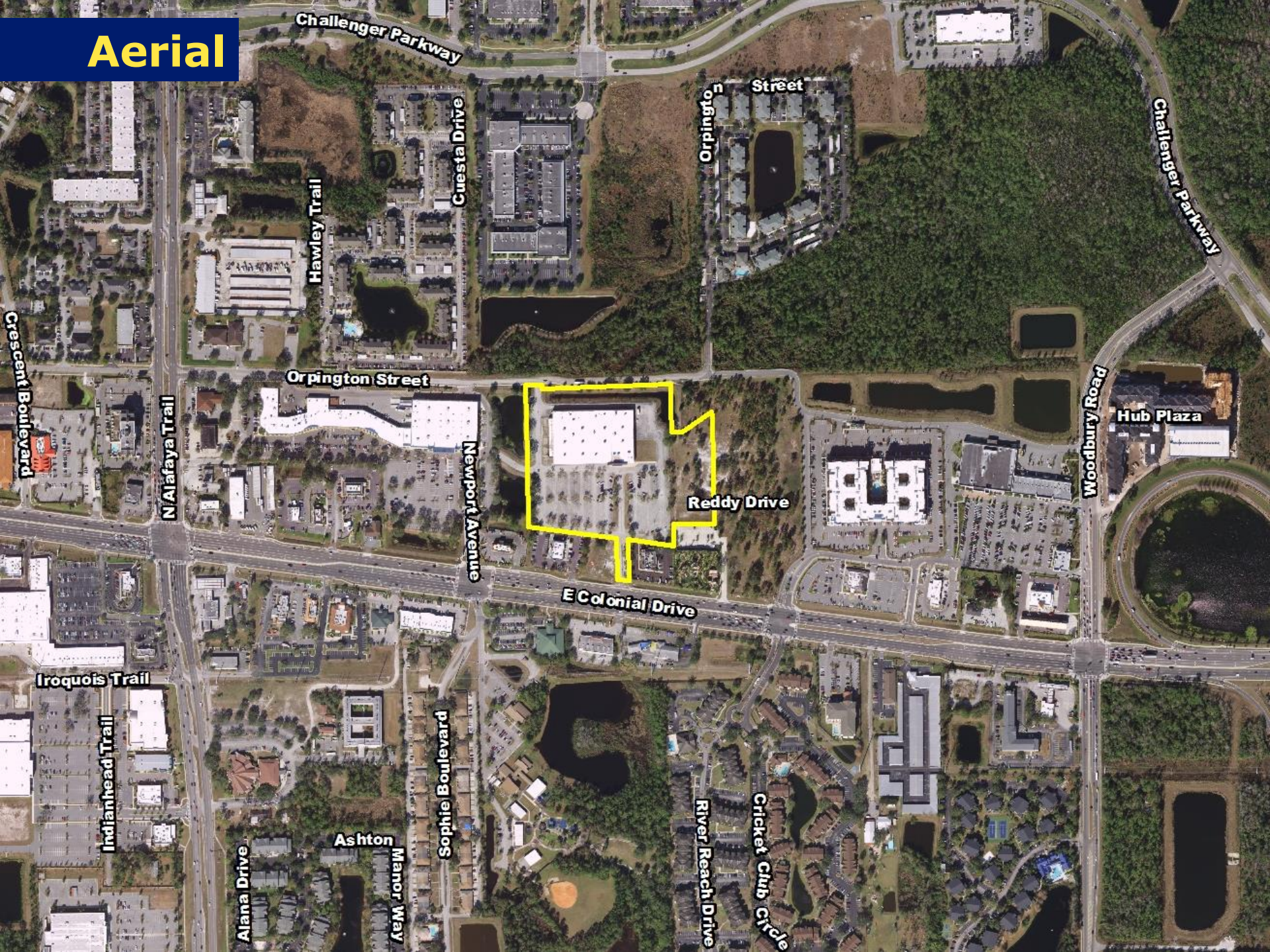


Amendment 2019-1-A-5-1

Location



Aerial



Challenger Parkway

Orpingto Street

Challenger Parkway

Hawley Trail

Cuesta Drive

Orpington Street

Crescent Boulevard

N Alafaya Trail

Newport Avenue

Reddy Drive

Woodbury Road

Hub Plaza

E Colonial Drive

Iroquois Trail

Indianhead Trail

Alana Drive

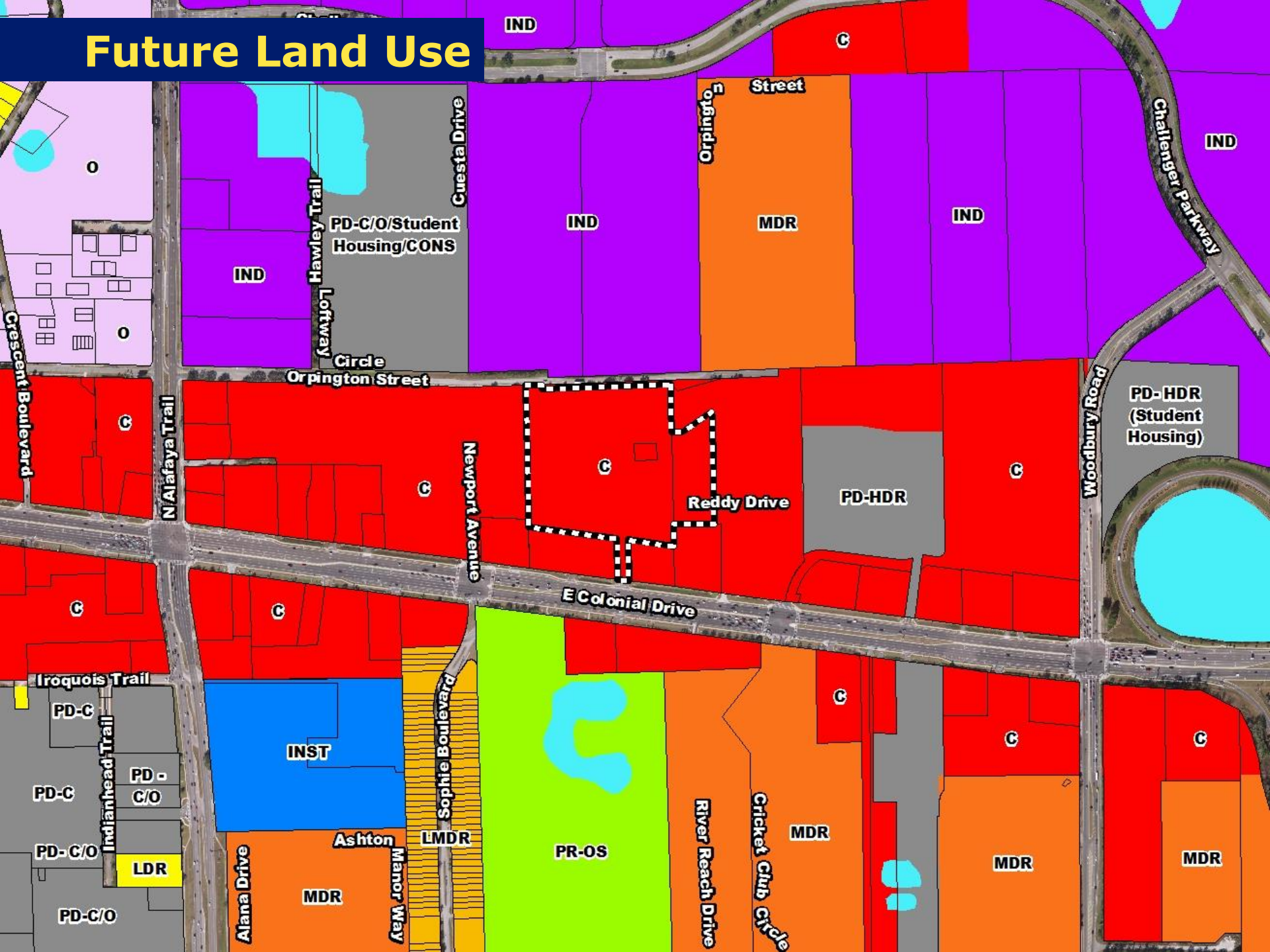
Ashton Manor Way

Sophie Boulevard

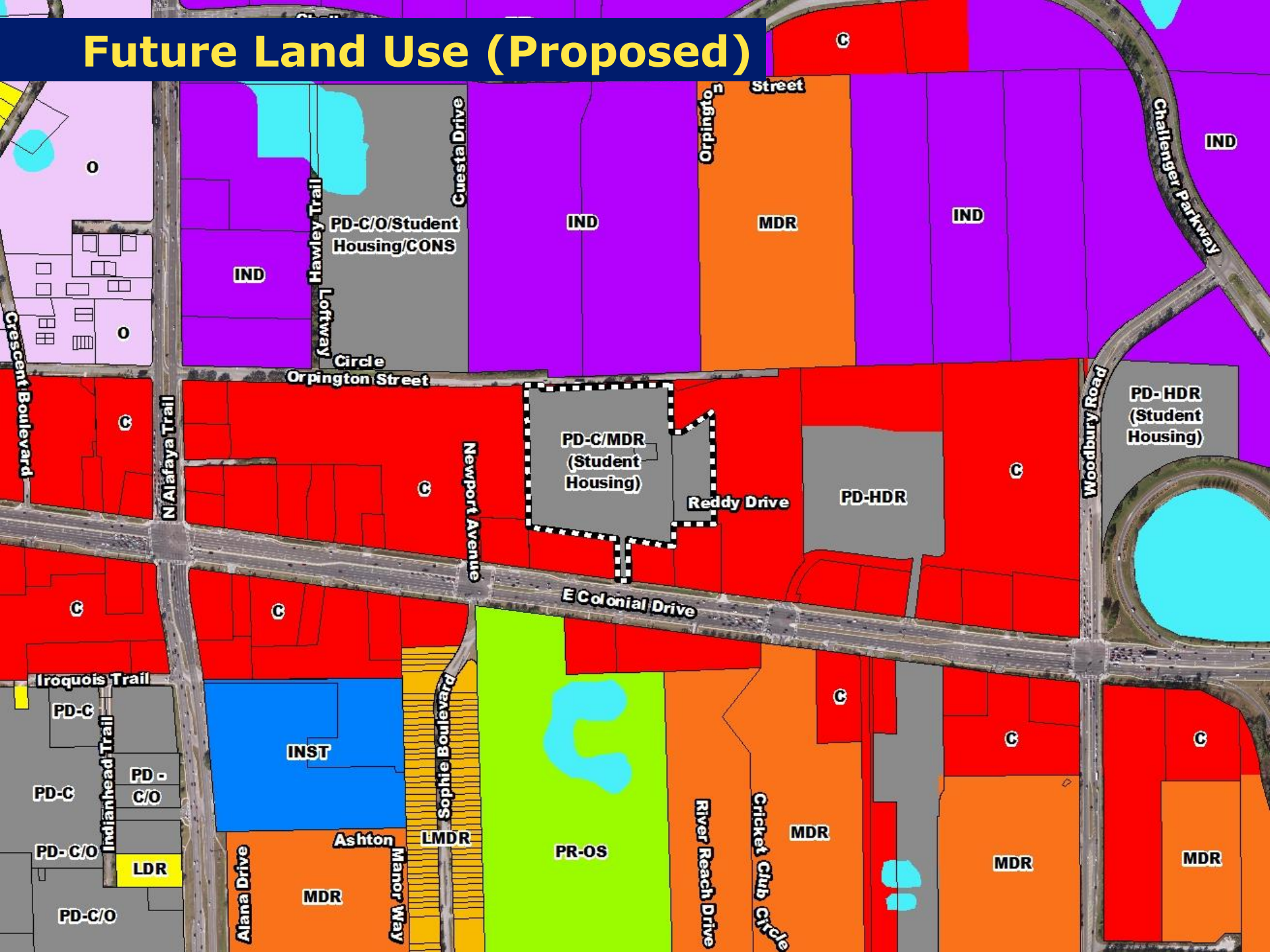
River Reach Drive

Cricket Club Circle

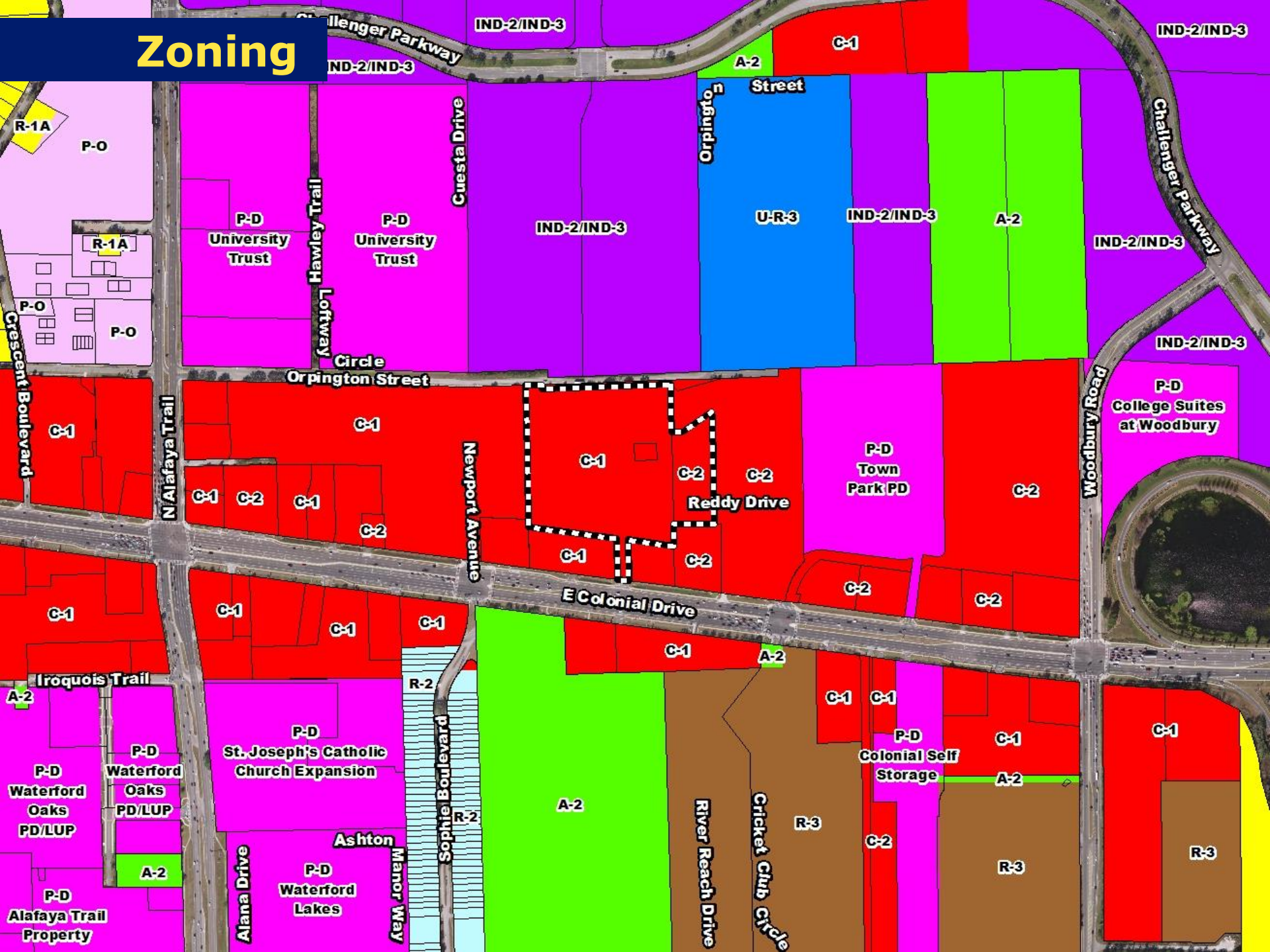
Future Land Use



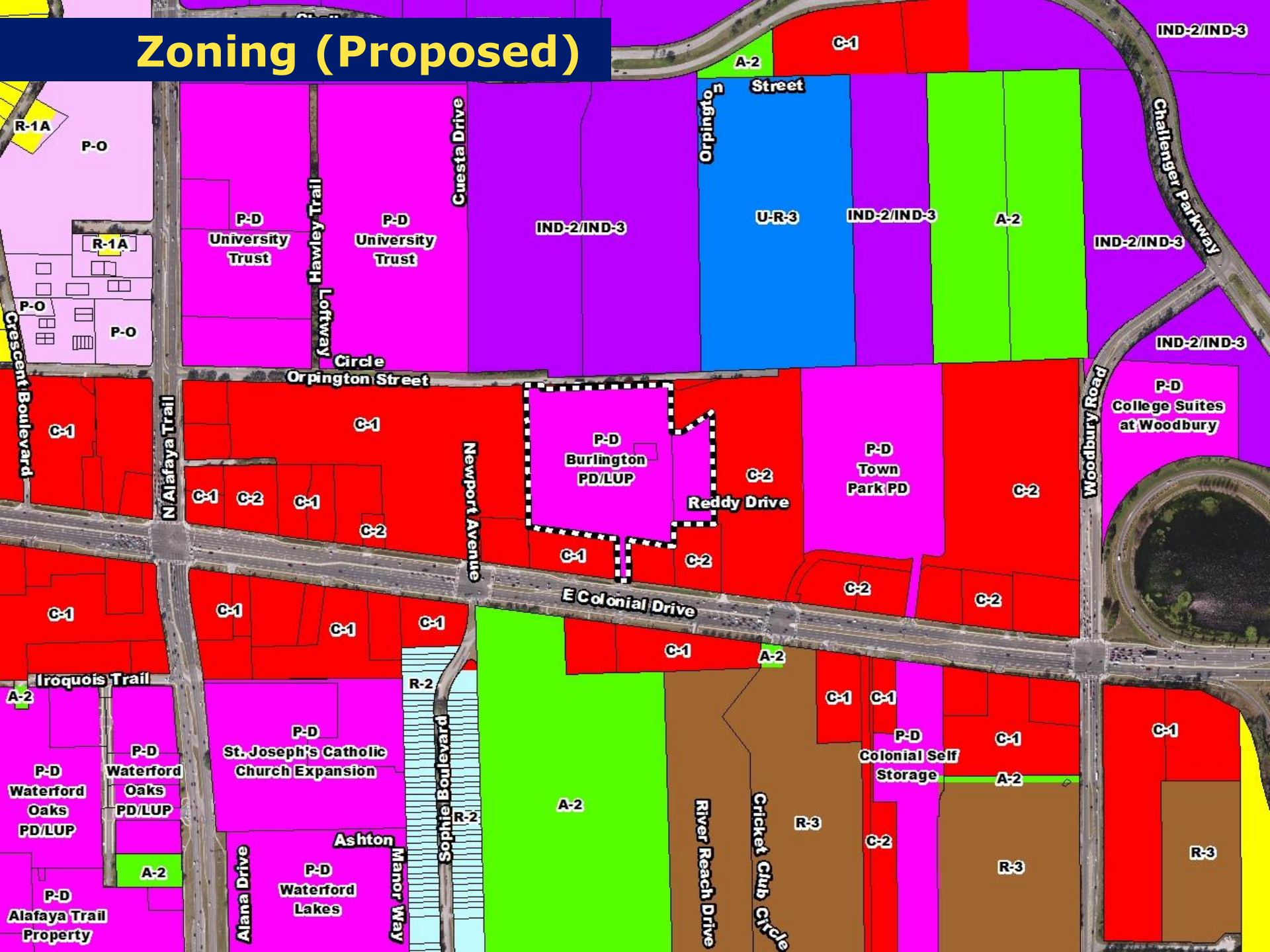
Future Land Use (Proposed)



Zoning



Zoning (Proposed)





Amendment 2019-1-A-5-1

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



Amendment 2019-1-A-5-2

Agent: Chris Dougherty, S&ME, Inc.

Owner: The Wise Partnership

From: Commercial (C)

To: Medium-High Density Residential (MHDR)

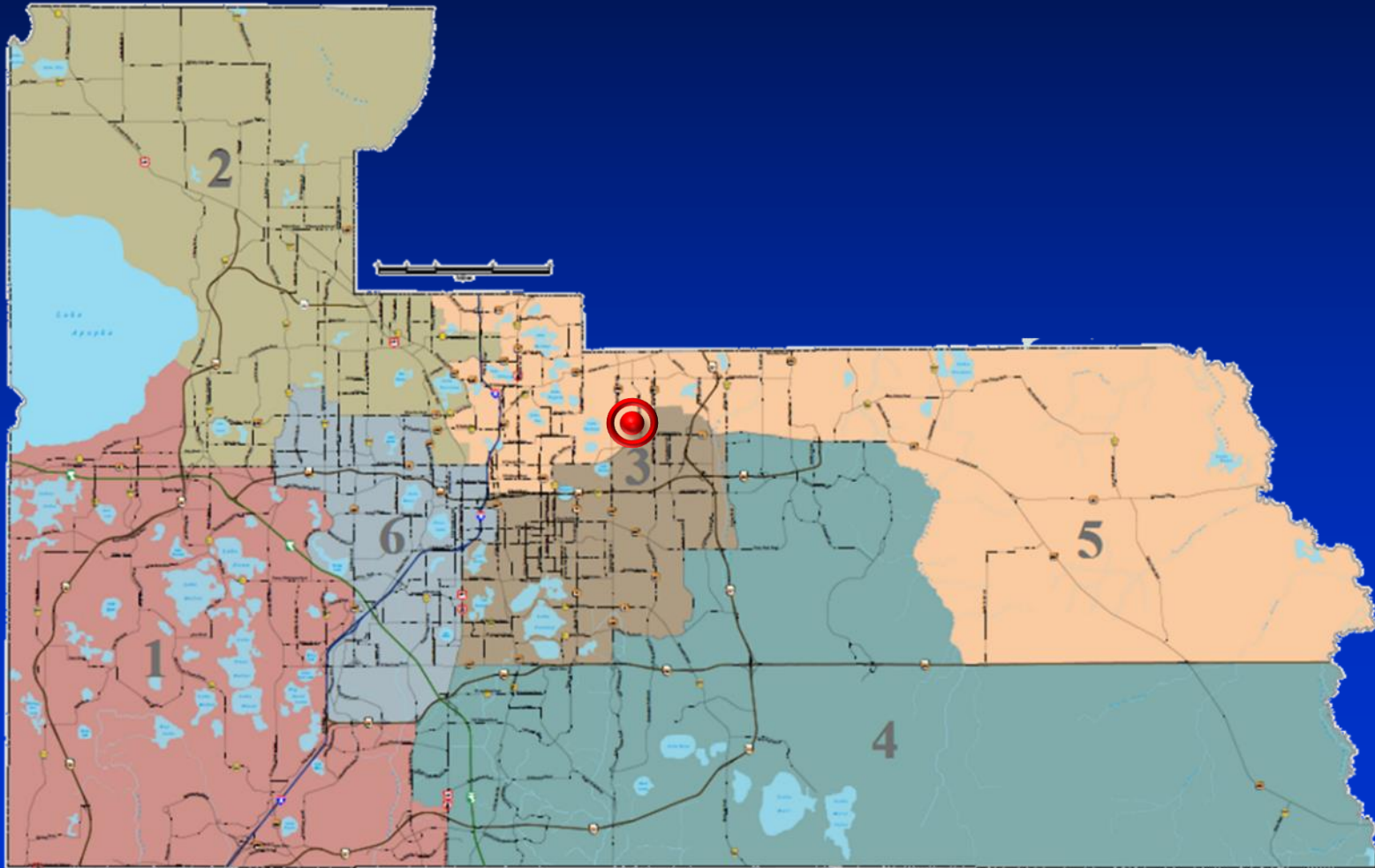
Acreage: 10.09 gross acres

Proposed Use: Up to 350 multi-family dwelling units

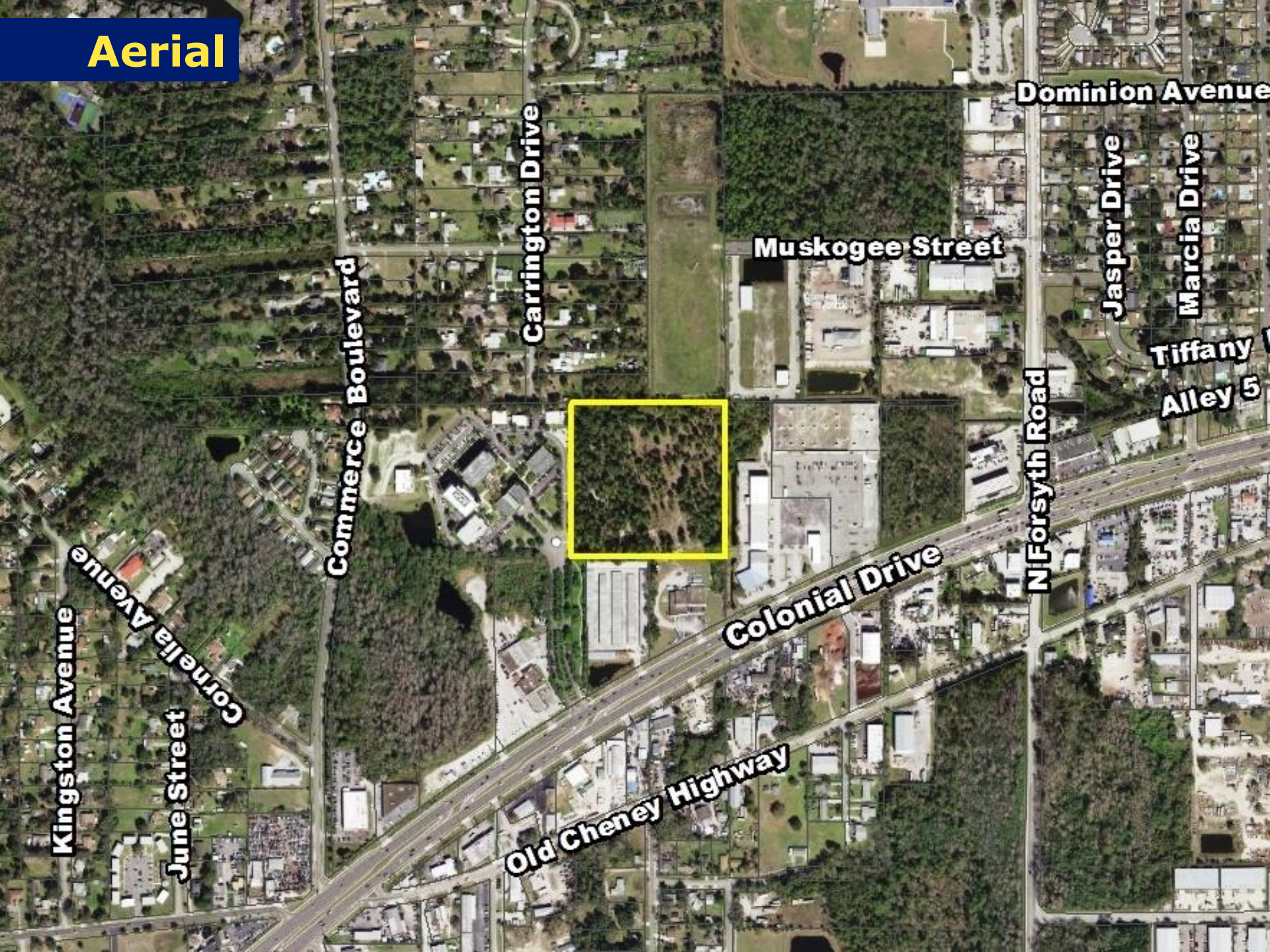


Amendment 2019-1-A-5-2

Location



Aerial



Kingston Avenue

June Street

Cornelia Avenue

Commerce Boulevard

Carrington Drive

Colonial Drive

Old Cheney Highway

Muskogee Street

N Forsyth Road

Dominion Avenue

Jasper Drive

Marcia Drive

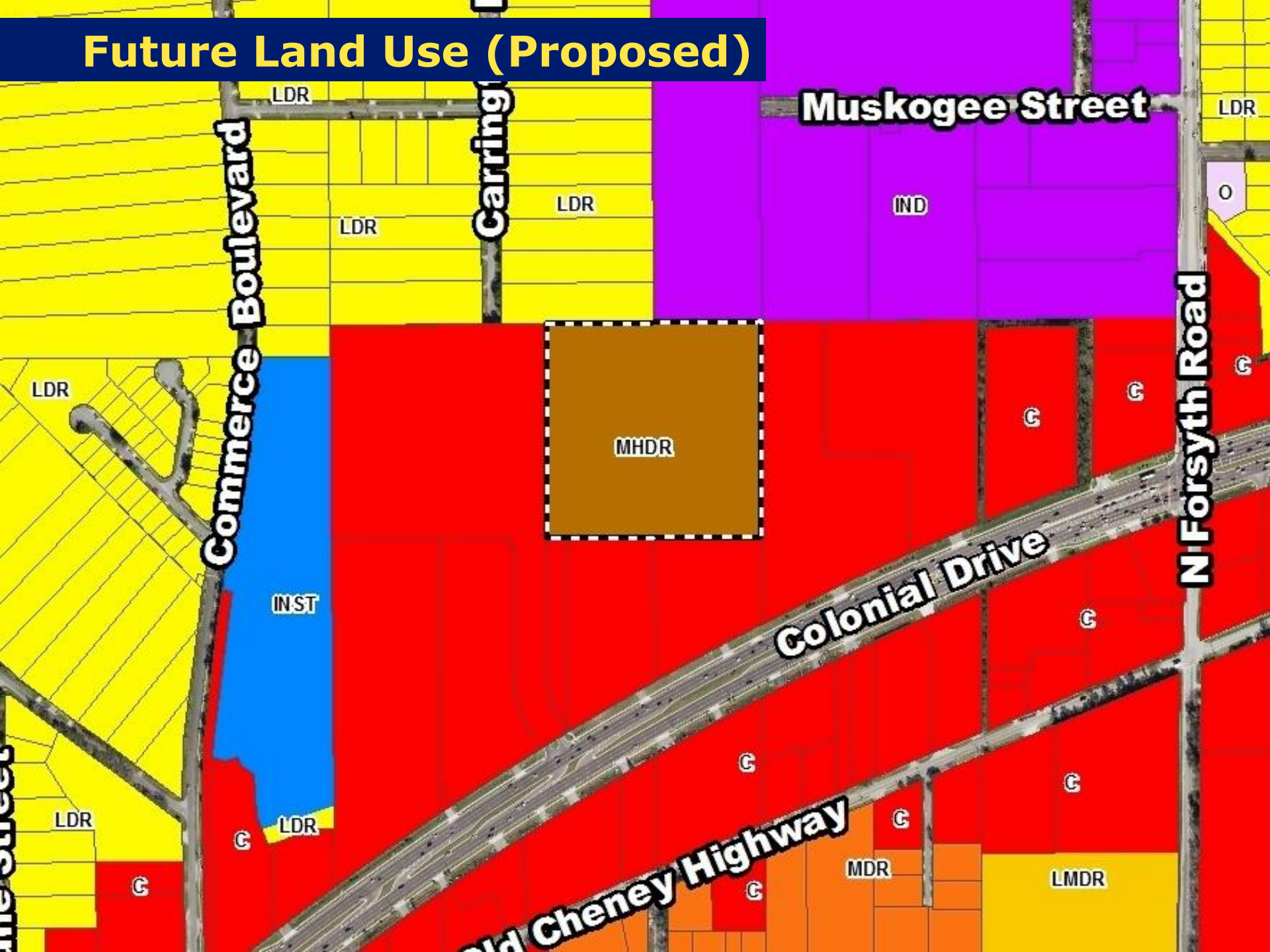
Tiffany Alley 5

Alley 5

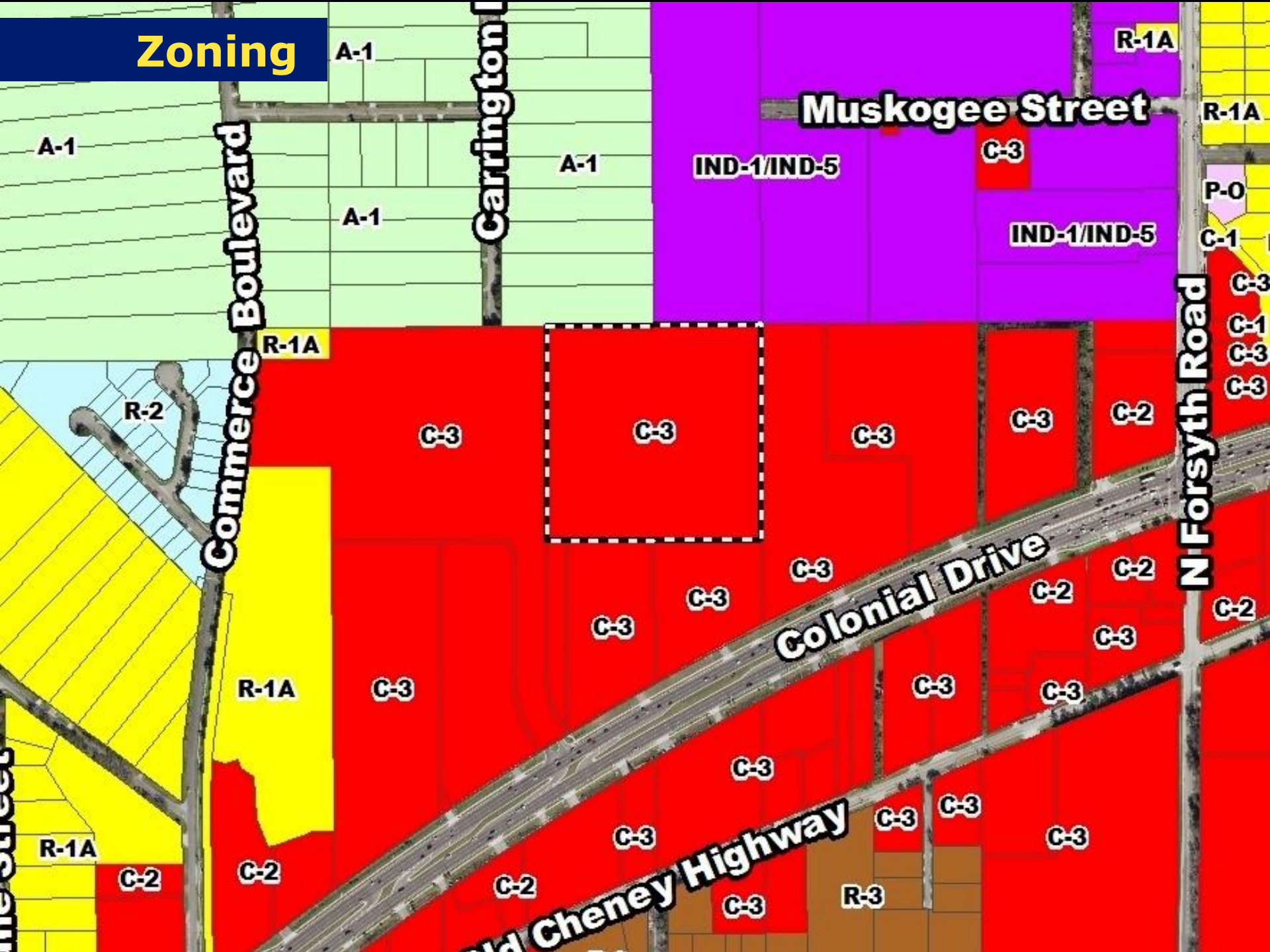
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-5-2

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



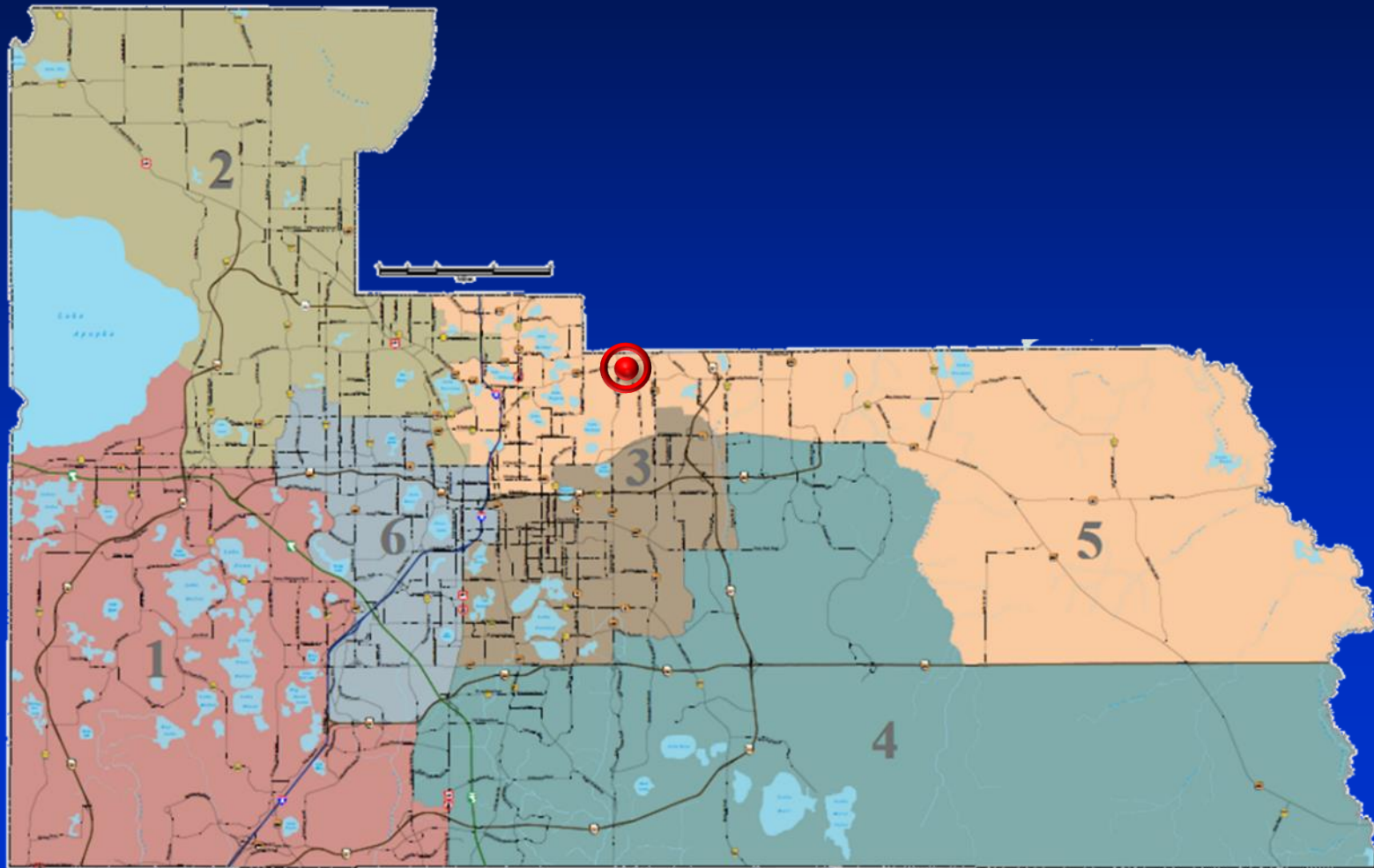
Amendment 2019-1-A-5-3

- Agent:** Geoff Rogers, Silver City Properties, Ltd.
- Owner:** Silver City Properties, Ltd.
- From:** Commercial (C)
- To:** Planned Development-Commercial/ High Density Residential (PD-C/HDR) (Student Housing)
- Acreage:** 13.14 gross acres
- Proposed Use:** Up to 30,000 square feet of commercial and up to 2,400 bedrooms (600 dwelling units) student housing

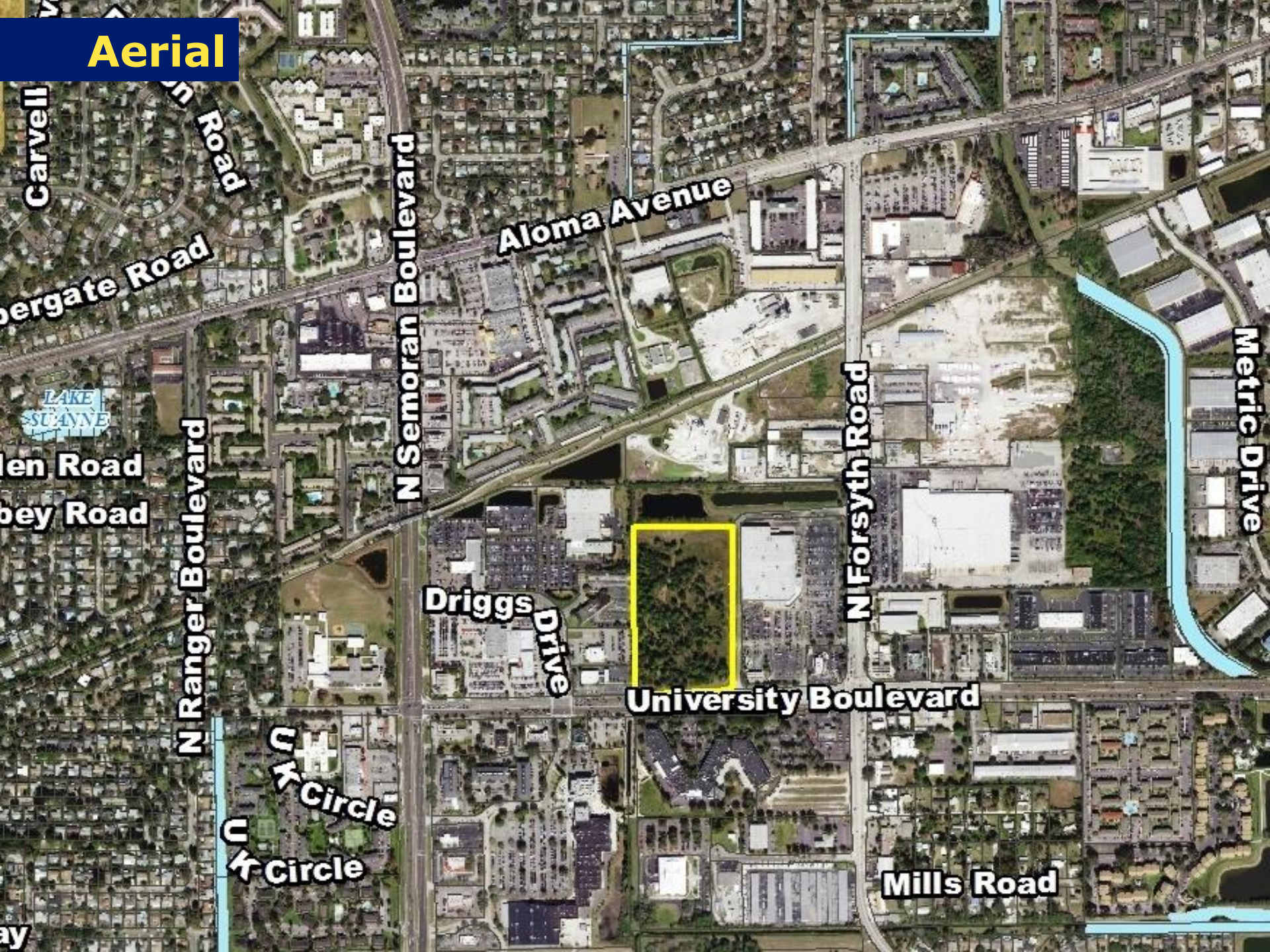


Amendment 2019-1-A-5-3

Location



Aerial



Carvell

...n Road

bergate Road

LAKE SUANNE

...en Road
...ey Road

N Ranger Boulevard

N Semoran Boulevard

Aloma Avenue

Driggs Drive

University Boulevard

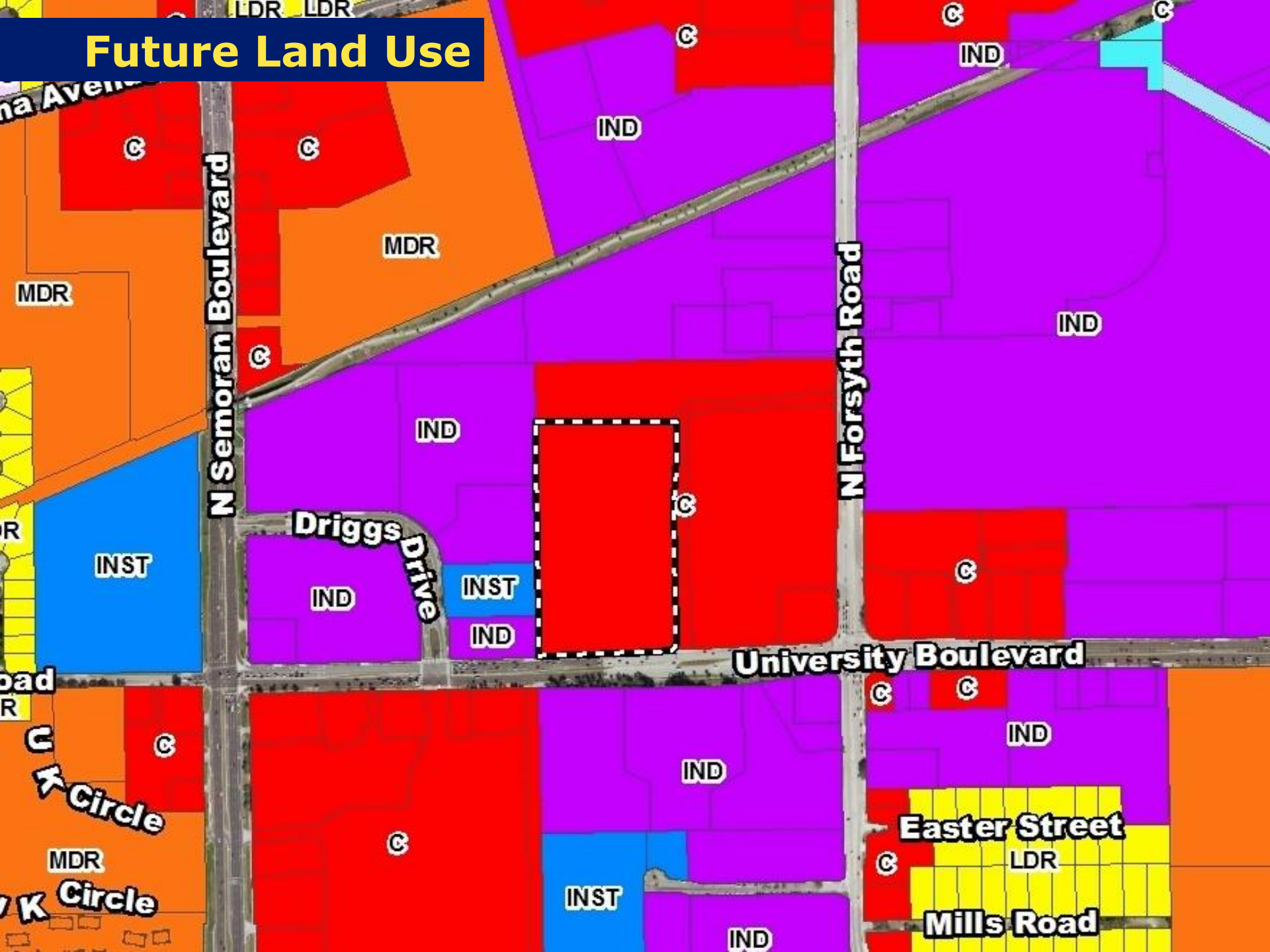
N Forsyth Road

Metric Drive

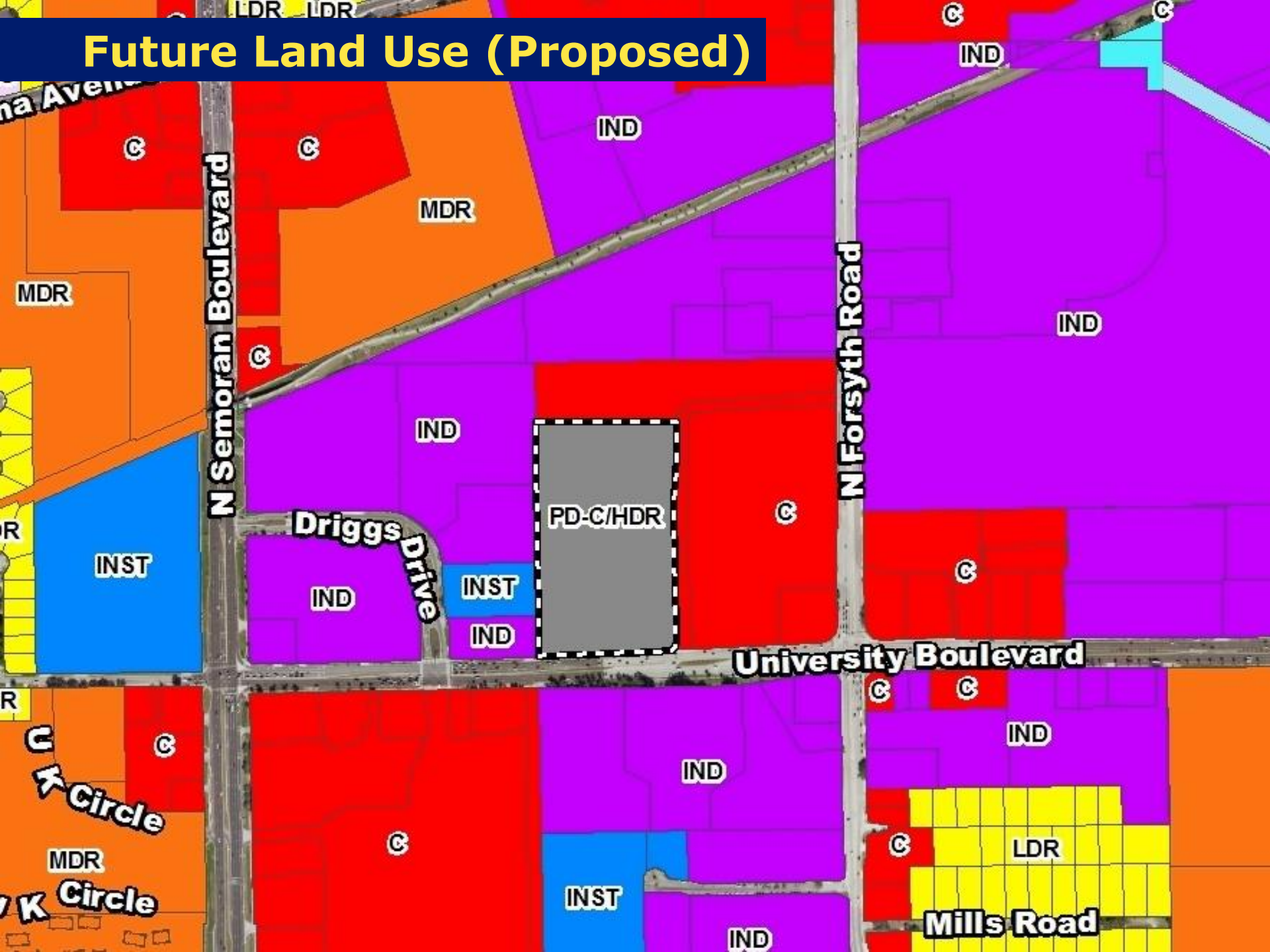
... Circle
... Circle

Mills Road

Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-5-3

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



Amendment 2019-1-A-6-1

Agent: VHB

Owner: Central Florida Investments, Inc.

From: Low-Medium Density Residential (LMDR)

To: Medium Density Residential (MDR)

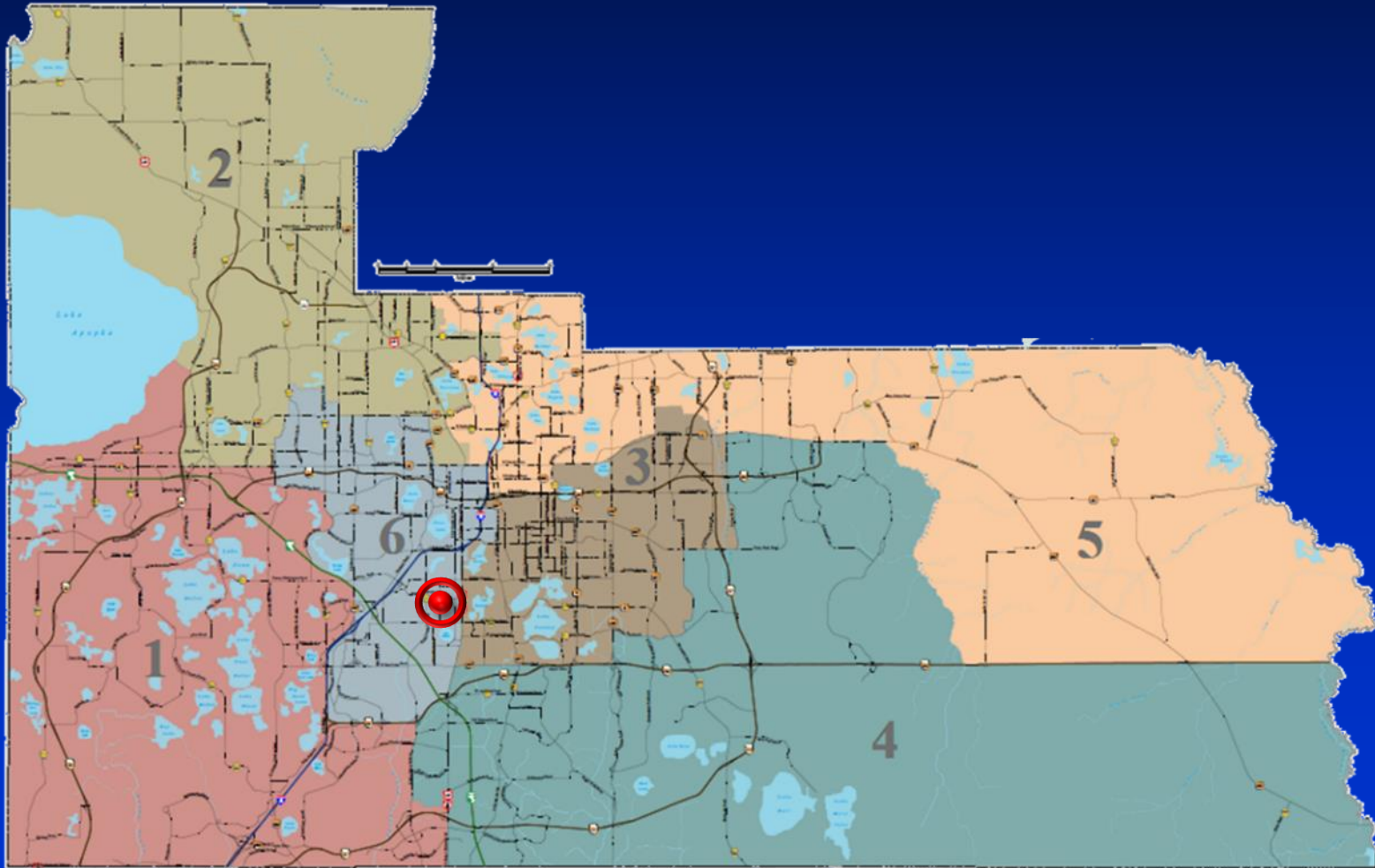
Acreage: 19.40 gross acres

Proposed Use: Up to 358 multi-family dwelling units



Amendment 2019-1-A-6-1

Location



Aerial



Tahiti Road

Wakulla Way

Oak Hill Manor Drive

Chancellor Drive

Coral Way

Pineway Drive

W Oak Ridge Road

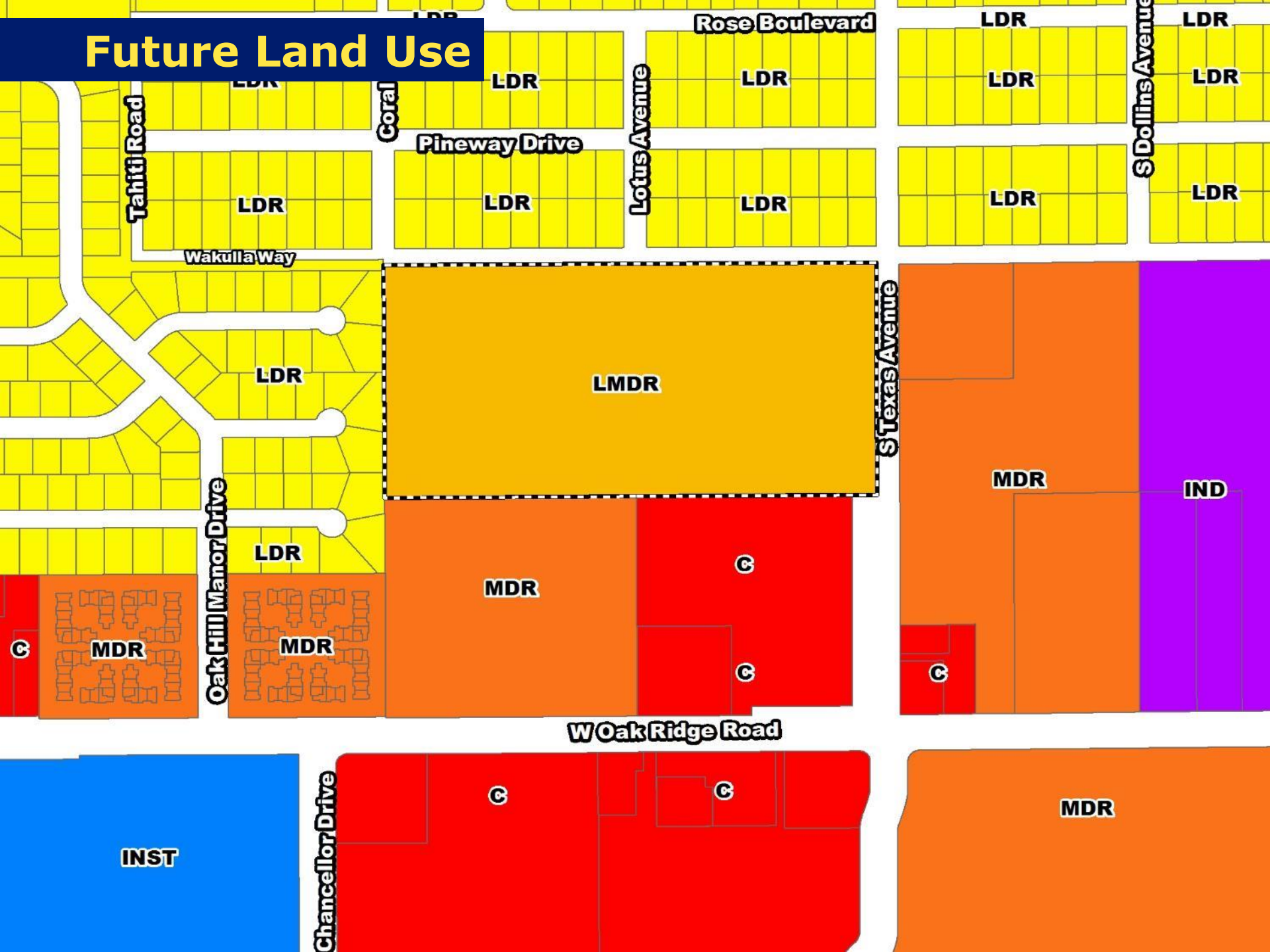
Lotus Avenue

Rose Boulevard

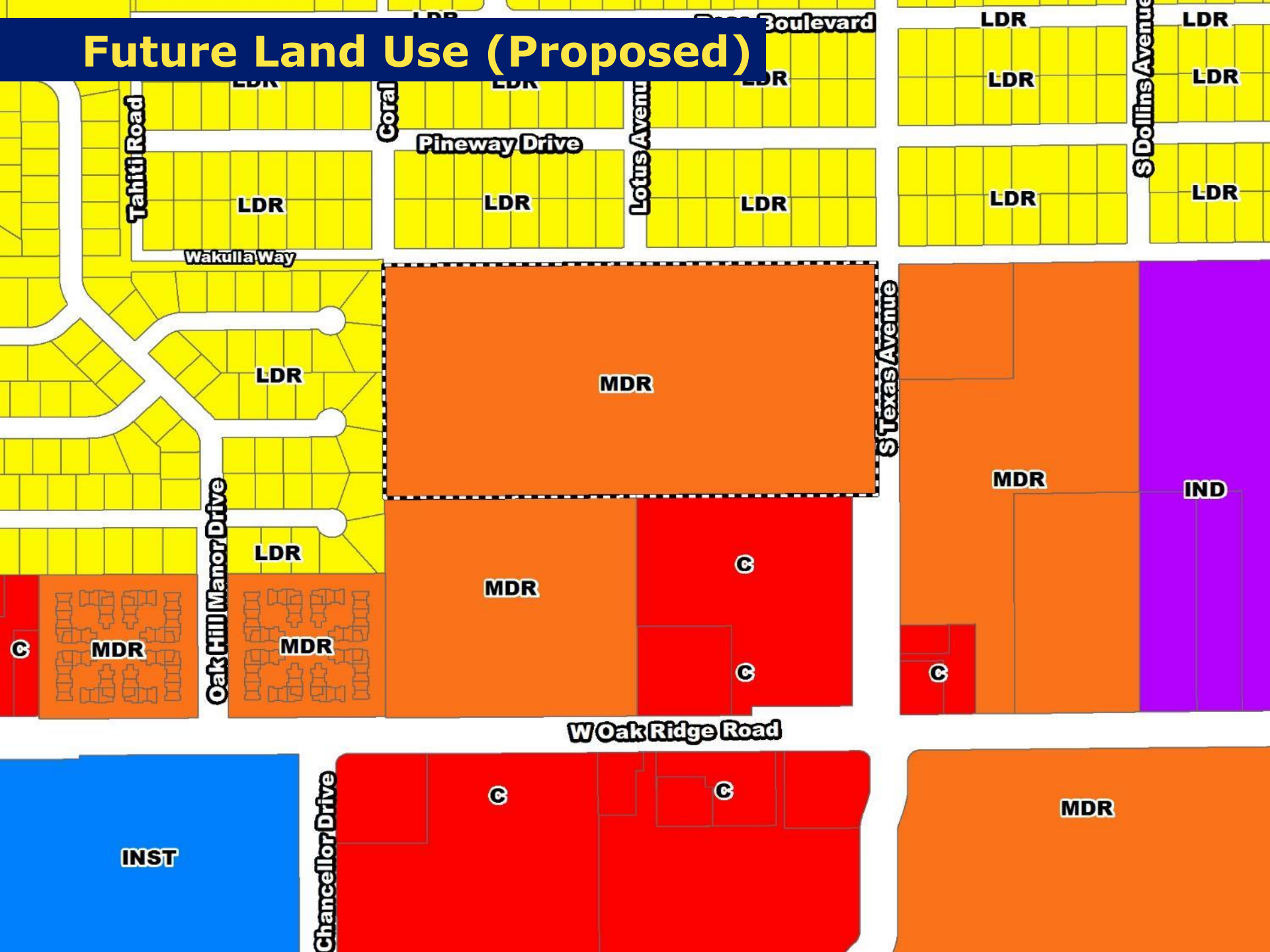
S Texas Avenue

S Dollins Avenue

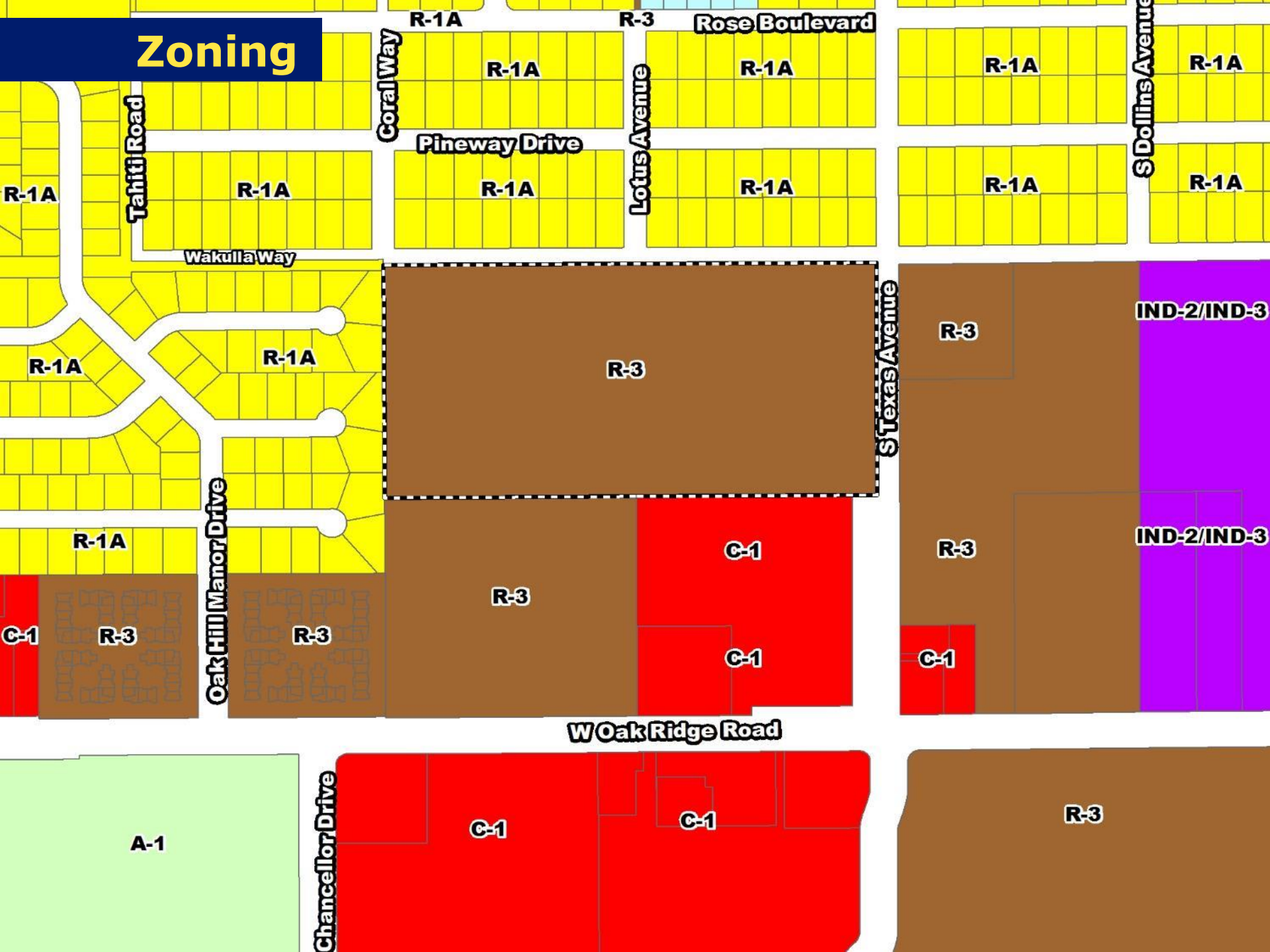
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-6-1

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



Board of County Commissioners

2019-1 Regular Cycle Privately- Initiated Text Amendments

Transmittal Public Hearings

February 12, 2019



Amendment 2019-1-P-FLUE-1 (fka 2018-2-P-1-5)

Request: Text amendment to Future Land Use Element Policy FLU2.5.5 and creating Policy FLU2.5.5.1 related to the Lake Mabel Rural Residential Enclave

District: Countywide



Amendment 2019-1-P-FLUE-1

Policy Changes:

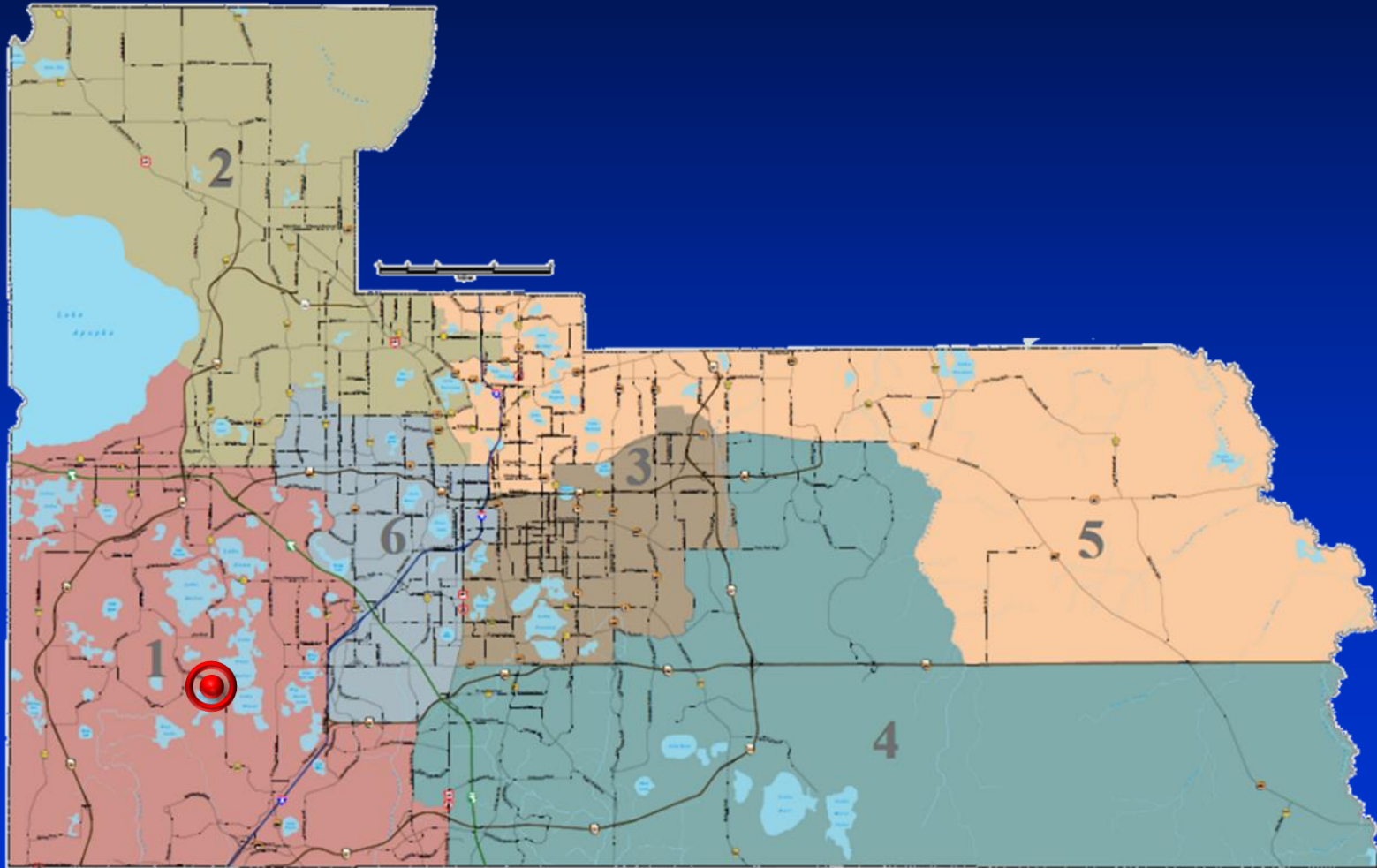
FLU 2.5.5. Clustering of Residential units to accommodate smaller lot sizes than prescribed by Maps 25(a) through 25(d) of the Future Land Use Map Series shall be prohibited except within the Lake Mable Rural Residential Enclave as may be authorized under Policy FLU 2.5.5.1.

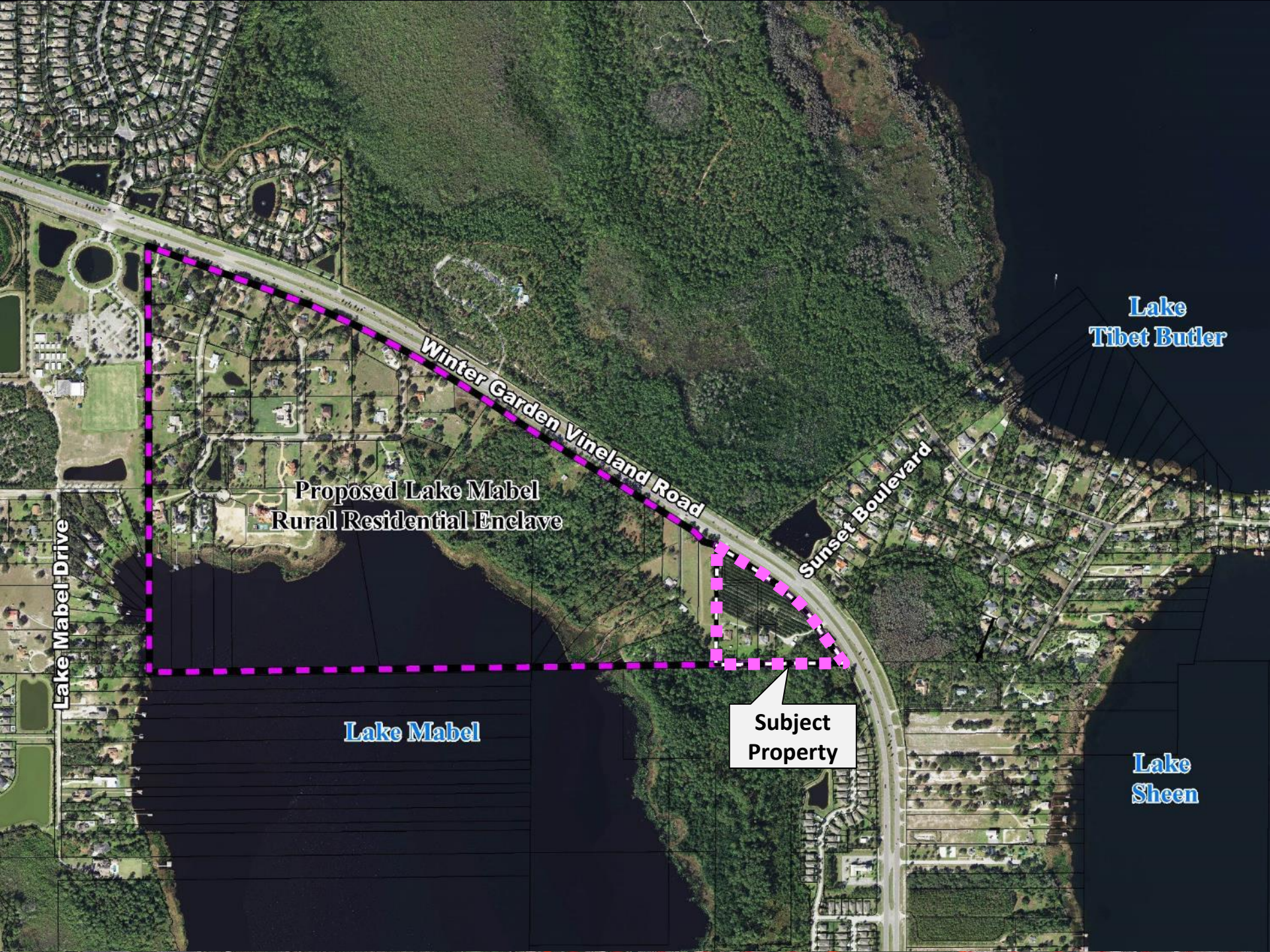
FLU 2.5.5.1. Subject to approval of a Planned Development Zoning District, senior adult housing and care facilities may be permitted within the Lake Mable Rural Residential Enclave when sited on a minimum of ten (10) gross acres of which at least five (5) acres must be upland acres, and where public water and wastewater lines exist in an abutting right-of-way. Senior adult housing and care facilities must be designed in context with its rural setting, while ensuring compatibility with existing development and preserving important environmental features. Cottages for independent living shall not exceed 1.9 units per developable acre and assisted living for more senior residents shall not exceed 110 beds, all integrated within the property as required by this Policy.



Amendment 2019-1-P-FLUE-1

Location





Lake Tibet Butler

Proposed Lake Mabel Rural Residential Enclave

Winter Garden Vineland Road

Sunset Boulevard

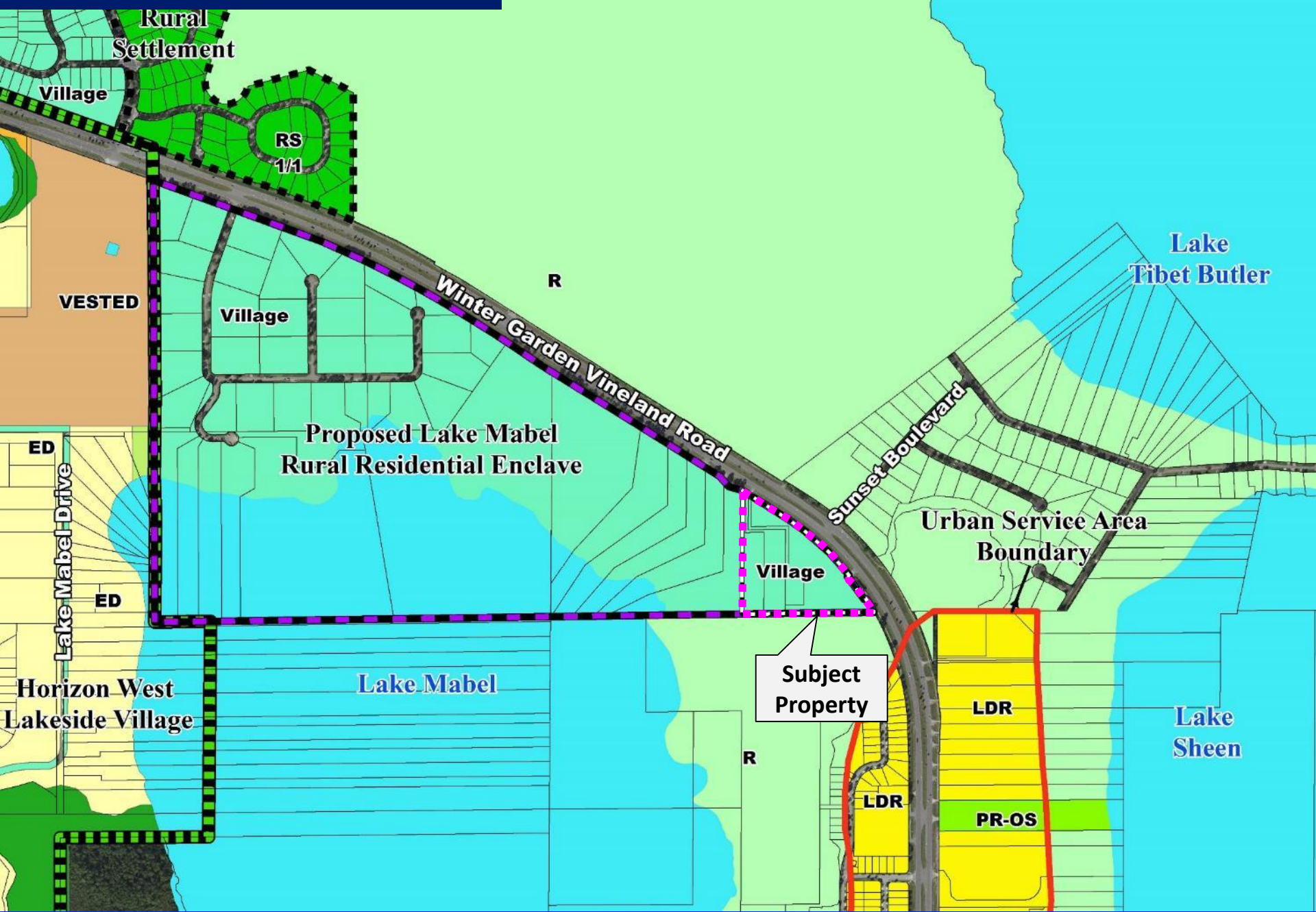
Lake Mabel Drive

Lake Mabel

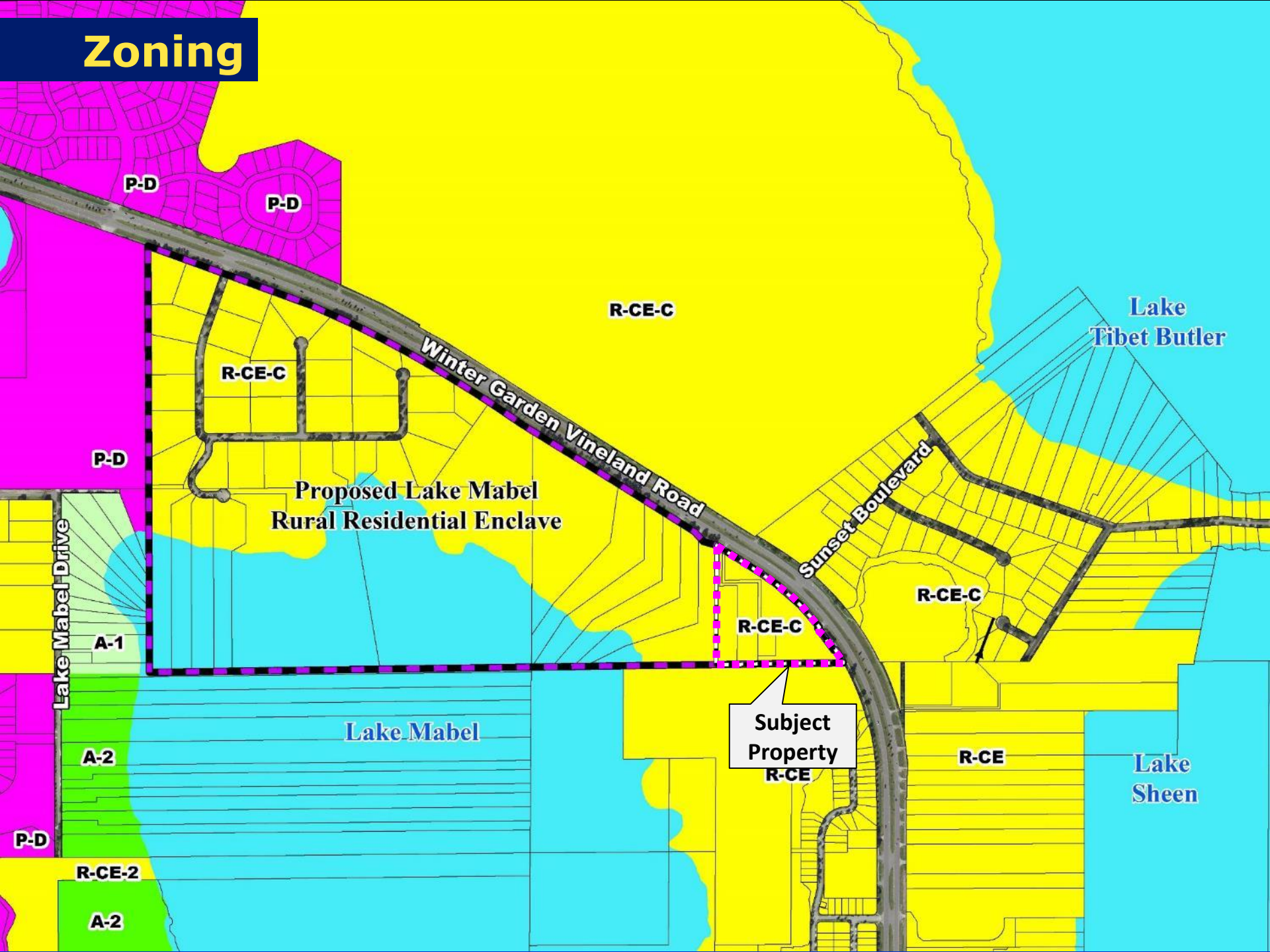
Subject Property

Lake Sheen

Future Land Use



Zoning





Amendment 2019-1-P-FLUE-1

Staff Recommendation: DO NOT TRANSMIT

LPA Recommendation: TRANSMIT



Board of County Commissioners

2019-1 Regular Cycle Staff-Initiated Text Amendments

Transmittal Public Hearings

February 12, 2019



Amendment 2019-1-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 2019-1-B-FLUE-1

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



Board of County Commissioners

2019-1 Regular Cycle Amendments

Transmittal Public Hearings

February 12, 2019