



Interoffice Memorandum

Revised


OCT28 19 9:12AM

**DATE:** October 22, 2019

**TO:** Katie Smith, Deputy Clerk  
Clerk of the Board of County Commissioners

**THRU:** Agenda Development BCC

**FROM:** Alberto A. Vargas, MArch, Manager  
Planning Division

**CONTACT PERSON:** Alberto A. Vargas, MArch, Manager   
Planning Division  
(407) 836-5354 or Alberto.Vargas@ocfl.net

**SUBJECT:** Request Public Hearing on November 12, 2019 at 2:00 PM (REVISED)  
  
Public Hearing for Comprehensive Plan (CP) Amendments and Where Applicable, Concurrent Rezonings and Ordinance

---

**AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN COMMONLY KNOWN AS THE "2010-2030 COMPREHENSIVE PLAN," AS AMENDED, BY ADOPTING AMENDMENTS PURSUANT TO SECTIONS 163.3184(3), FLORIDA STATUTES, FOR THE 2019 CALENDAR YEAR (SECOND CYCLE); AND PROVIDING EFFECTIVE DATES.**

---

**APPLICANT / AGENT:** N/A

**DISTRICT #:** District 1, 2, 3, 4, 5, & 6

**TYPE OF HEARING:** Adoption of the 2019-2 Session I Regular Cycle Amendments to the 2010-2030 Comprehensive Plan (CP) and, where applicable, concurrent rezoning requests;

**AND**

Adoption of Ordinance

**ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:** 2 minutes

**HEARING CONTROVERSIAL:** Yes

November 12,  
2019 @  
2 PM

LEGISLATIVE FILE # 19-1612 • 19-1621  
and  
Legislative File # 19-1637

**HEARING REQUIRED BY  
FL STATUTE OR CODE:**

ss. 163.3184 and 163.3187 (1), F.S. and Section 30-40(c)(3)c, O.C. Code

**ADVERTISING  
REQUIREMENTS:**

Fiscal & Operational Support Division will publish display advertisement in local newspaper of general circulation at least fifteen (15) days prior to the public hearing.

**ADVERTISING TIMEFRAMES:**

At least fifteen (15) days prior to public hearing

**APPLICANT/ABUTTERS  
TO BE NOTIFIED:**

N/A. Fiscal & Operational Support Division will send notices to all affected property owners.

**SPANISH CONTACT PERSON:**

Para más información en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.

**MATERIALS BEING SUBMITTED  
AS BACKUP FOR PUBLIC  
HEARING REQUEST:**

Fiscal & Operational Support Division will provide the Clerk's Office with proof of publication the Friday prior to the Public Hearing.

Staff report binder will be provided under separate cover seven (7) days prior to Public Hearing.

**SPECIAL INSTRUCTIONS TO  
CLERK (IF ANY):**

Please verify the hearing date with the Planning Division. Attached is an itemized list of the amendments and concurrent rezoning request in the order in which they will be heard. **Environmental Protection Division's Consent Agenda item for Wood bury Suites Conservation Area Impact Permit CAI-19-08-045 needs to be pulled from the Consent Agenda and needs to be heard concurrently with Future Land Use Map Amendment 2019-2-A-4-2.**

- c: Chris Testerman, AICP, Assistant County Administrator
- Joel Prinsell, Deputy County Attorney, County Attorney's Office
- Jon Weiss, P.E., Director, Planning, Environmental, and Development Services Department
- Olan Hill, AICP, Assistant Manager, Planning Division
- Gregory Gologowski, AICP, Chief Planner, Planning Division
- Eric Raasch, AICP, Planning Administrator, Planning Division

Revised

<b>2019-2 Comprehensive Plan Adoption – Regular Cycle Privately-Initiated Comprehensive Plan Map Amendments, and Where Applicable, Concurrent Rezoning Requests</b>	
Amendment <del>2019-2-A-1-1</del> District 1	David Evans, Evans Engineering, Inc., for Hartzog Road Property, LLC/Westport Capital Partners 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)
	-and-
Rezoning LUPA-18-12-405	PD (Planned Development District) (Island Reef Planned Development) and PD (Planned Development District) (Groves of West Orange Planned Development) to PD (Planned Development District)(Avalon Grove Planned Development)
Amendment 2019-2-A-4-2 District 4	Tom Sullivan, Gray Robinson, P.A., for Chuck Hollow, Inc. et al Commercial (C) to Planned Development-Medium High Density Residential (PD-MHDR)
Amendment 2019-2-A-4-3 (fka 2019-1-A-4-2) District 4	Jim Hall, Hall Development Services, Inc., for SBEGC, LLC Parks and Recreation/Open Space (PR/OS) to Medium Density Residential (MDR)
	-and-
Rezoning LUP-18-12-413	PD (Planned Development District) (Stoneybrook PD) to PD (Planned Development District) (Alafaya Apartments PD) Also requested are four (4) waivers from Orange County Code:  1) 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;  2) A waiver from Section 38-1251(b) 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;

	<p>3) A waiver from Section 38-1254(2)(c) to allow the setback from Arterial street rights-of-way to be twenty-five (25) feet, in lieu of fifty (50) feet; and</p> <p>4) A waiver from Section 38-1258(d) to allow a maximum building height of forty-five (45) feet, three (3) stories, in lieu of forty (40) feet.</p>
--	--

**2019-2 Comprehensive Plan Adoption – Regular Cycle Staff-Initiated Map and Text Amendments**

Amendment 2019-2-B-FLUE-1 Countywide	Text amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County
Amendment 2019-2-B-FLUE-3 Countywide	Text amendment to Future Land Use Element addressing Accessory Dwelling Units (ADUs) not to be counted as density
Amendment 2019-2-B-FLUE-4 Countywide	Text amendment to Future Land Use Element regarding Assisted Living Facilities (ALFs)
Amendment 2019-2-B-FLUM-1 Countywide	Map Amendment removing Future Land Use Map designations for parcels previously annexed by incorporated jurisdictions within Orange County
Amendment 2019-2-B-FLUM-2 (fka 2019-2-A-5-1) District 5	Map Amendment to the Future Land Use Map to change the designation for a Green PLACE property from Rural/Agricultural (R) to Preservation (PRES)

**2019-2 Comprehensive Plan Adoption – Regular Cycle State-Expedited Review Comprehensive Plan Amendments Ordinance**