



Board of County Commissioners

**Small-Scale
Future Land Use Map Amendments
and Concurrent Rezoning**

Adoption Public Hearing

August 13, 2024



SS-24-04-013

Applicant: Rebecca Wilson Esq.

Future Land Use Map (FLUM) Request:

From: Office (O)

To: High Density Residential – Student Housing (HDR-Student Housing)

Location: 11810 High Tech Avenue; generally located south of High Tech Avenue, east of Quadrangle Boulevard, and north of University Boulevard

Acreage: 2.38 acres

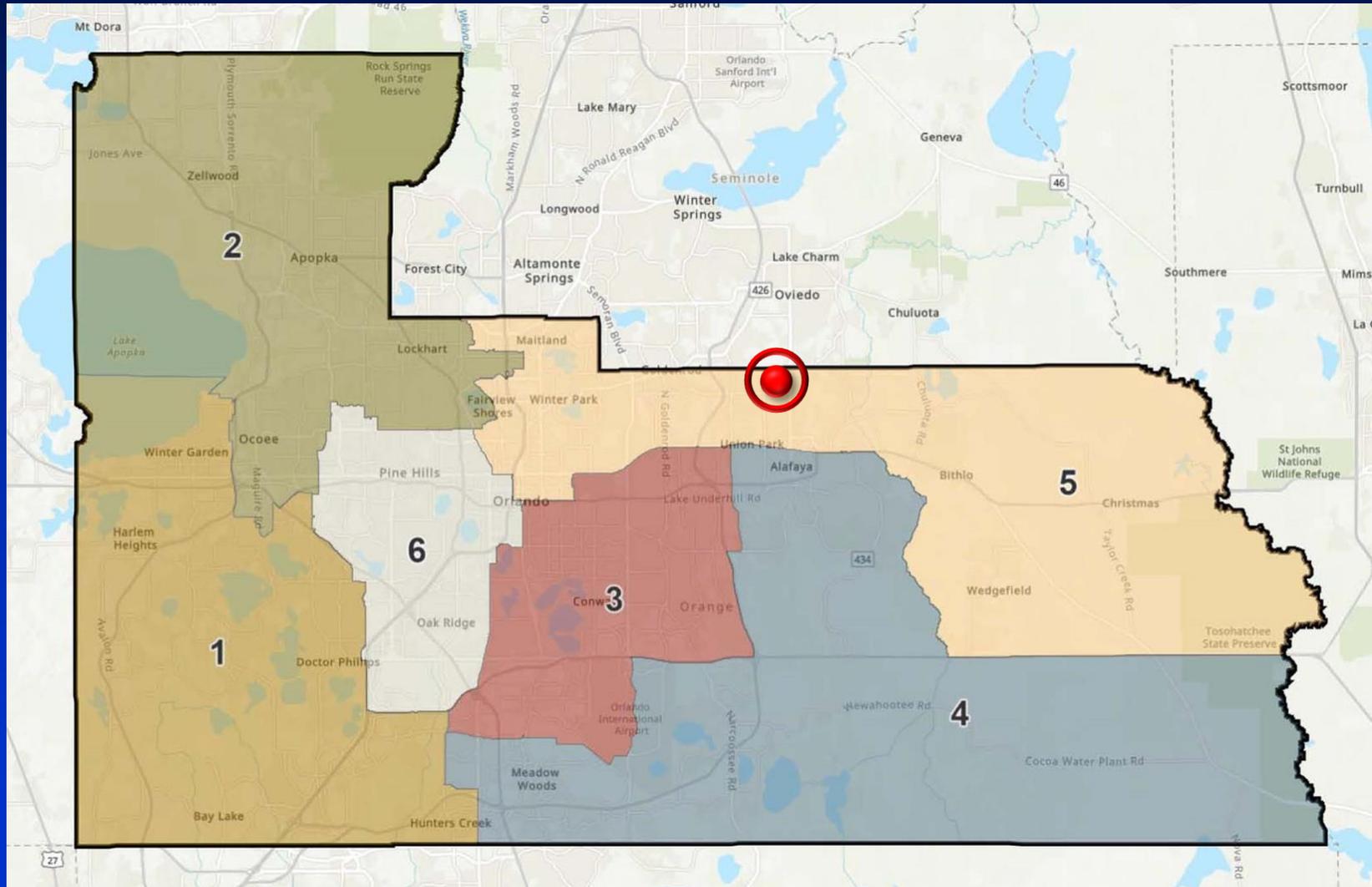
District: 5

Proposed Use: 475 Student Housing Bedrooms



SS-24-04-013

Location



Aerial

TECHNOLOGICAL AV

AV

QUADRANGLE BV

Lake Ebby

HIGH TECH AV

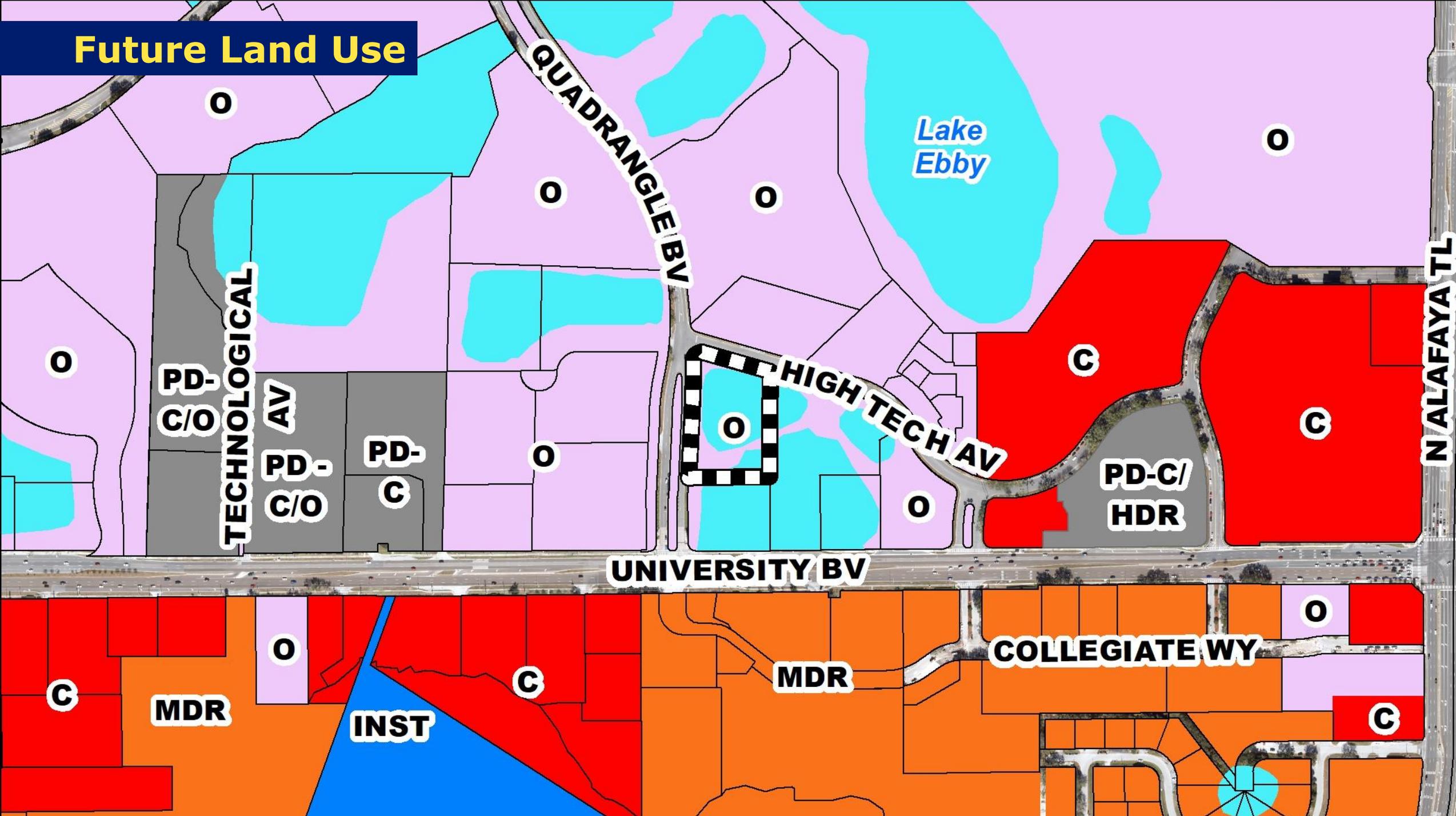
UNIVERSITY BV

COLLEGIATE WY

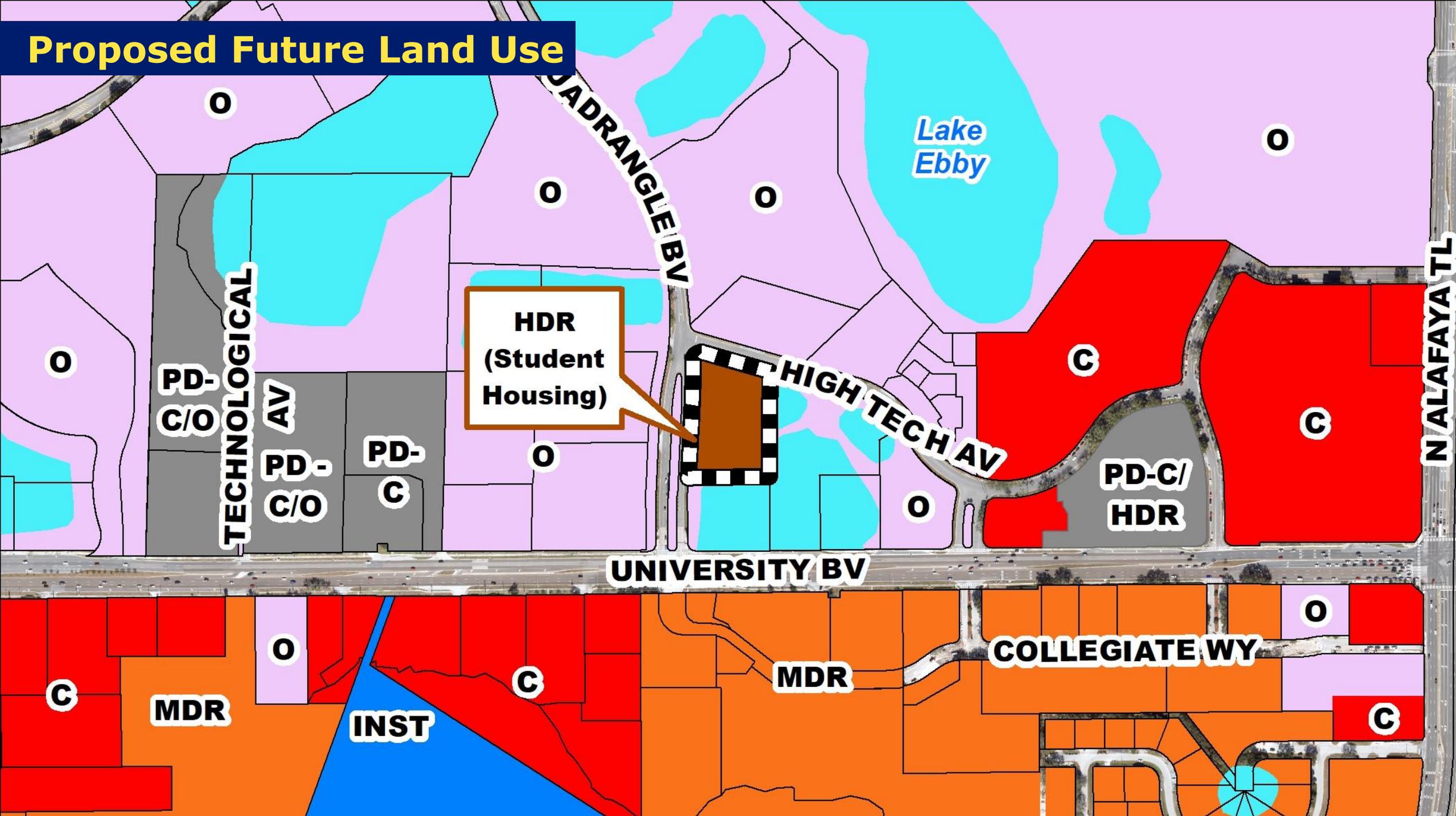
N ALAFAYA TL



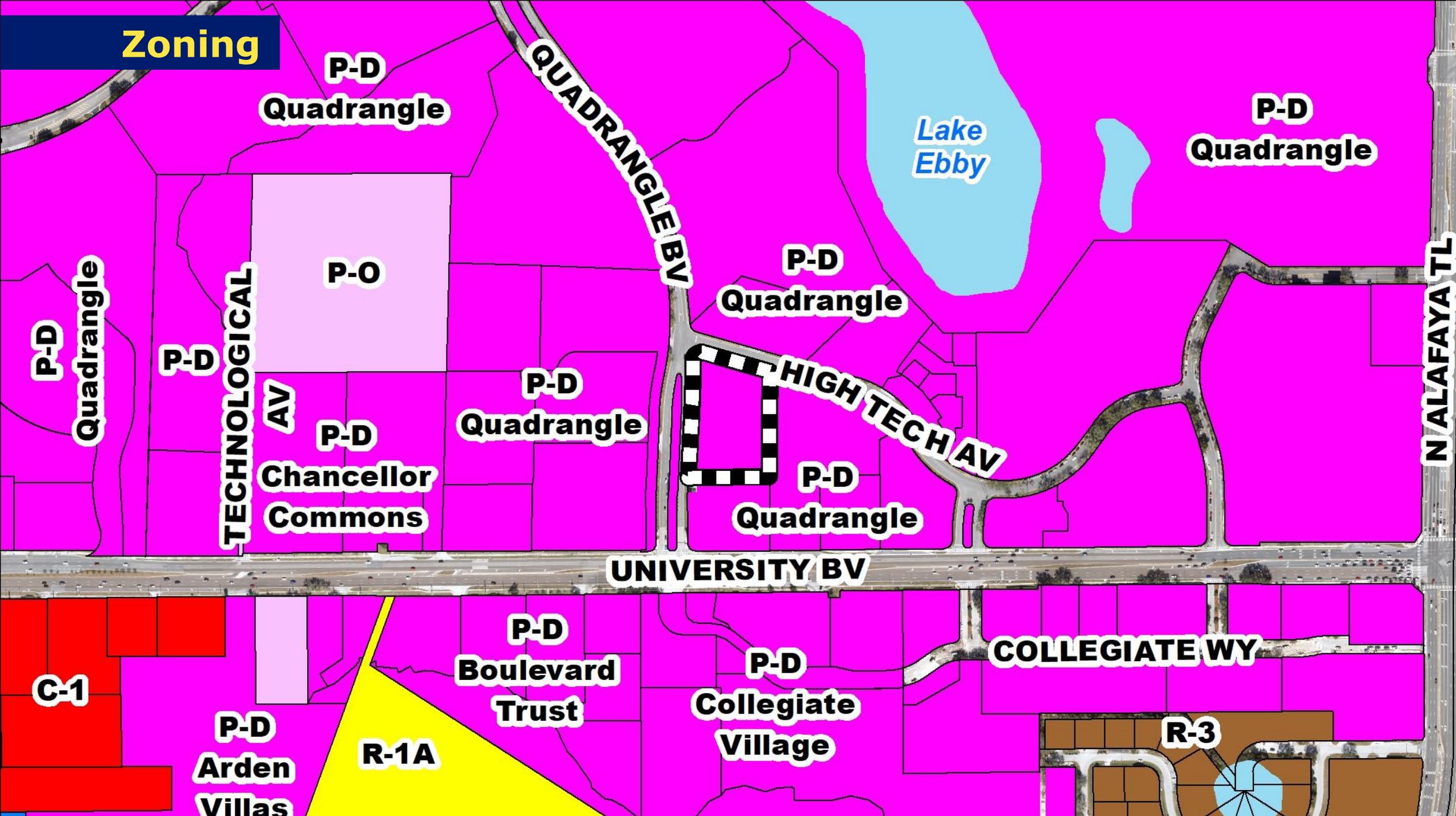
Future Land Use



Proposed Future Land Use



Zoning





Community Meeting Summary

April 29, 2024

Riverdale Elementary

- **Attendance – 3 Residents**

- **Concerns:**
 - **Incompatibility with single-family homes in the PD**

 - **Traffic**



Recommended Action

SS-24-04-013:

ADOPT

Ordinance:

ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the High Density Residential – Student Housing (HDR-Student Housing) Future Land Use; and**
- **ADOPT the associated Ordinance**



SS-24-01-117 & LUP-23-11-319

Applicant: Thomas Sullivan

Future Land Use Map (FLUM) Request:

From: Rural / Agricultural (R) to

To: Planned Development-Commercial (PD-C)

Rezoning Request:

From: A-2 (Farmland Rural District) to

To: PD (Planned Development District)

Location: South of Beth Road / East of Boggy Creek Road

Acreage: 4.56- gross acres

District: 4

Proposed Use: 152,000 sq. ft. Self-Storage Facility and 15,000 sq ft. of C-1 Uses



Amendment SS-24-01-FLUE-1 & SS-24-01-FLUE-2

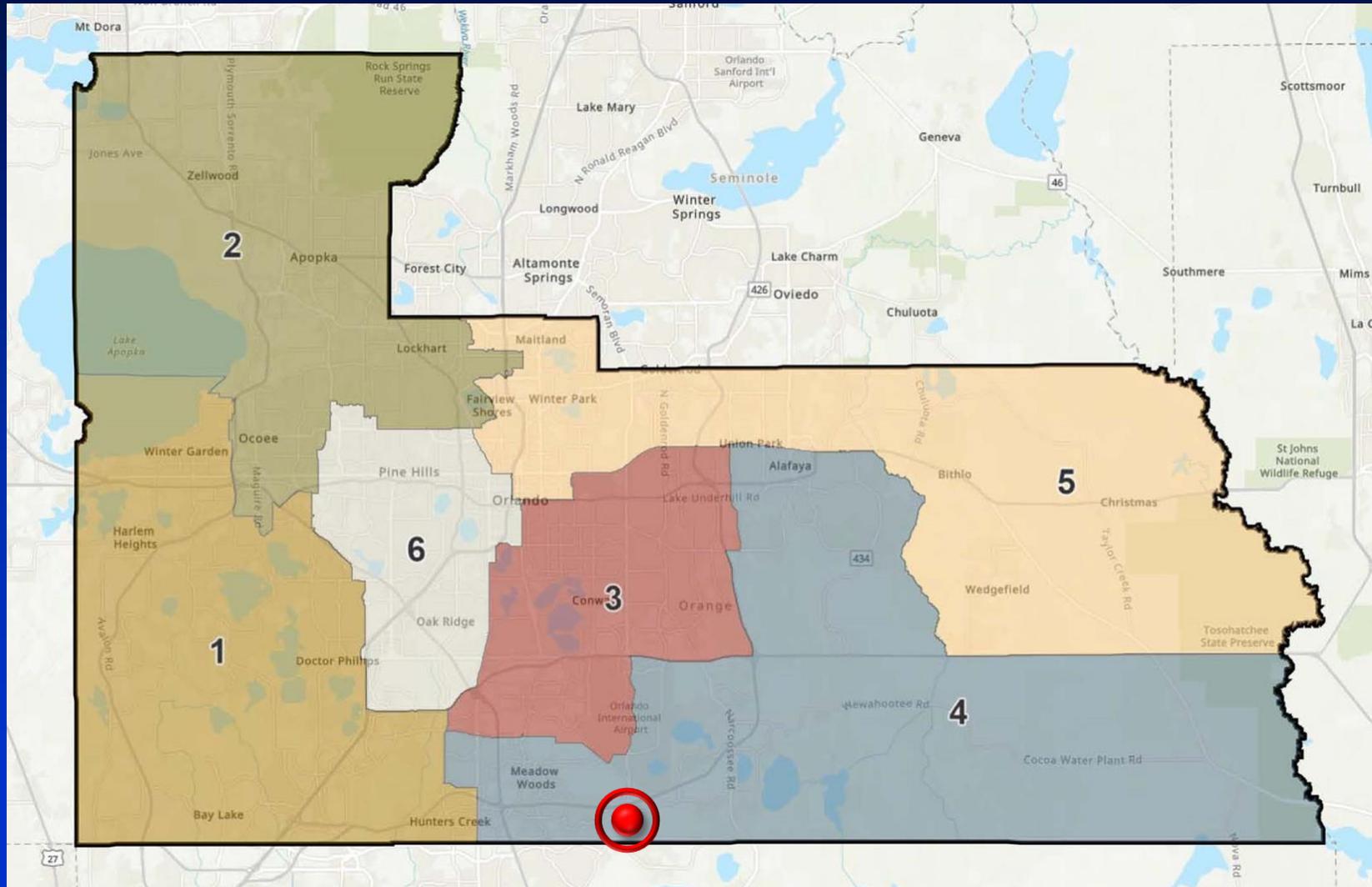
Request:

- **Text Amendment to Future Land Use Element Policy FLU8.1.4 – establishing the maximum density and intensities for proposed Planned Developments within Orange County (Case SS-24-01-FLUE-1)**
- **Text Amendment to Future Land Use Element Policy FLU1.2.4– to Expand the Urban Service Area (USA) (Case SS-24-01-FLUE-2)**



SS-24-01-117 & LUP-23-11-319

Location



Future Land Use

**PD-C/O/
MDR/CONS**

BOGGY CREEK RD

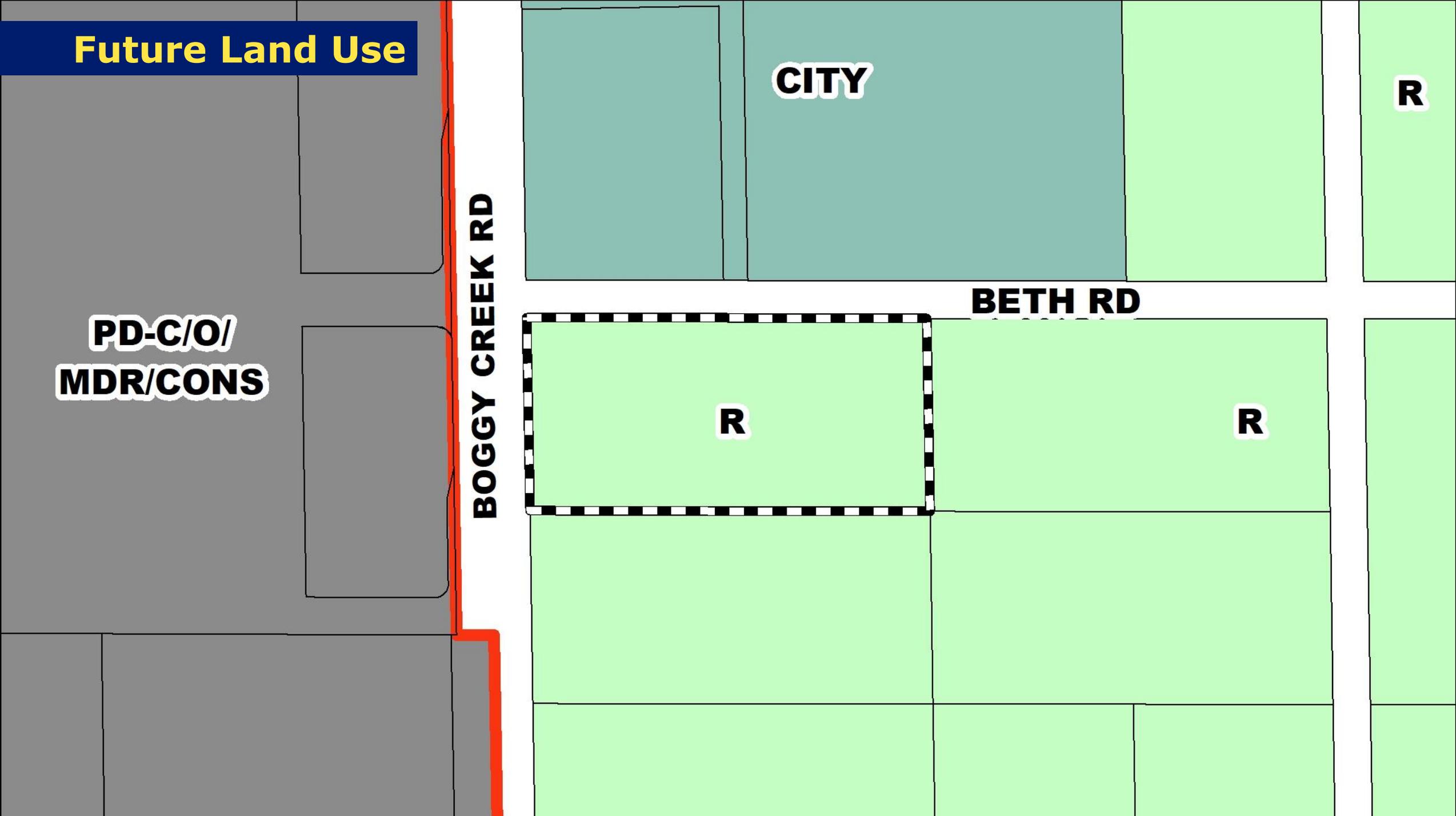
CITY

R

BETH RD

R

R



Proposed Future Land Use

CITY

R

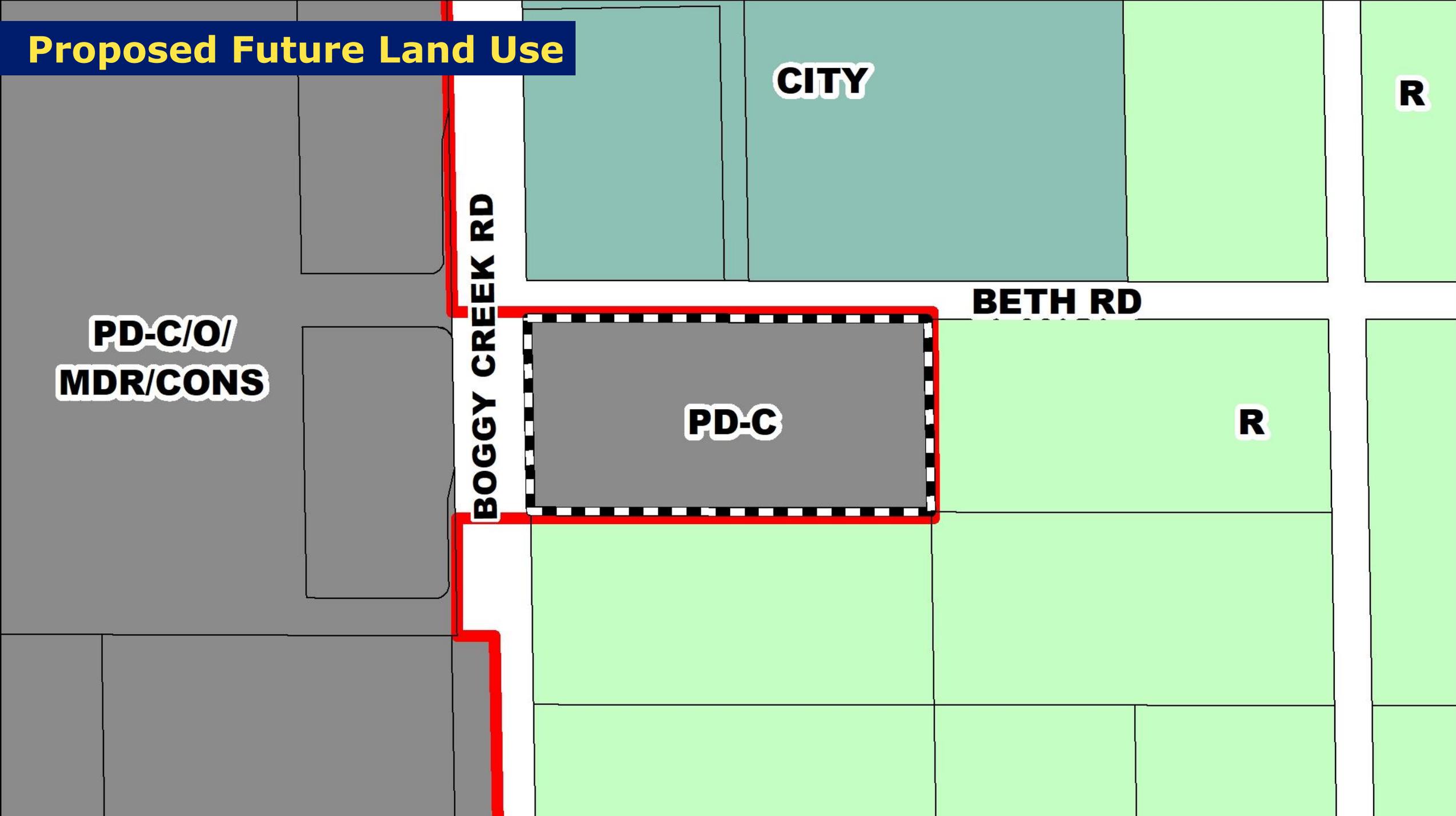
BOGGY CREEK RD

BETH RD

**PD-C/O/
MDR/CONS**

PD-C

R



Zoning

PD

PD

BOGGY CREEK RD

CITY

A-2

A-2

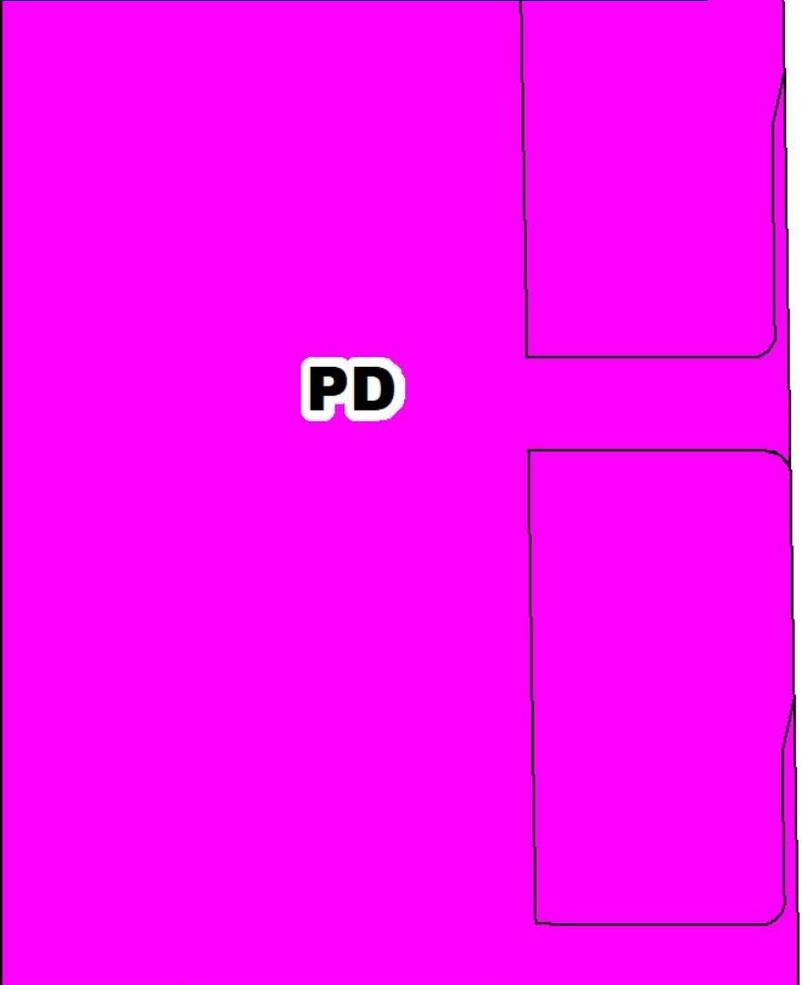
BETH RD

A-2

A-2

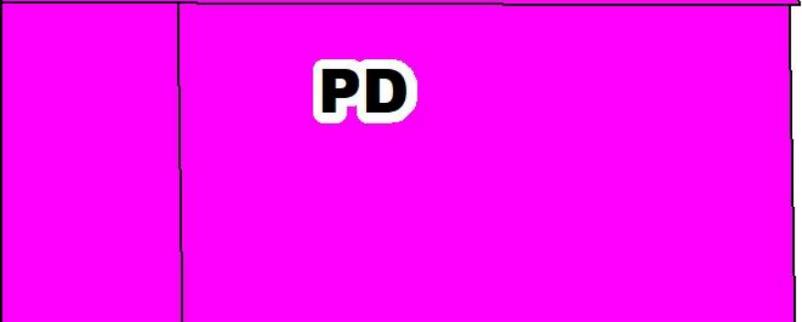
A-2

Proposed Zoning



PD

This block contains a large pink area labeled 'PD' (Professional District) with a white outline. It is situated to the west of Boggy Creek Rd.



PD

This block contains a smaller pink area labeled 'PD' (Professional District) with a white outline, located south of the large pink area.

BOGGY CREEK RD



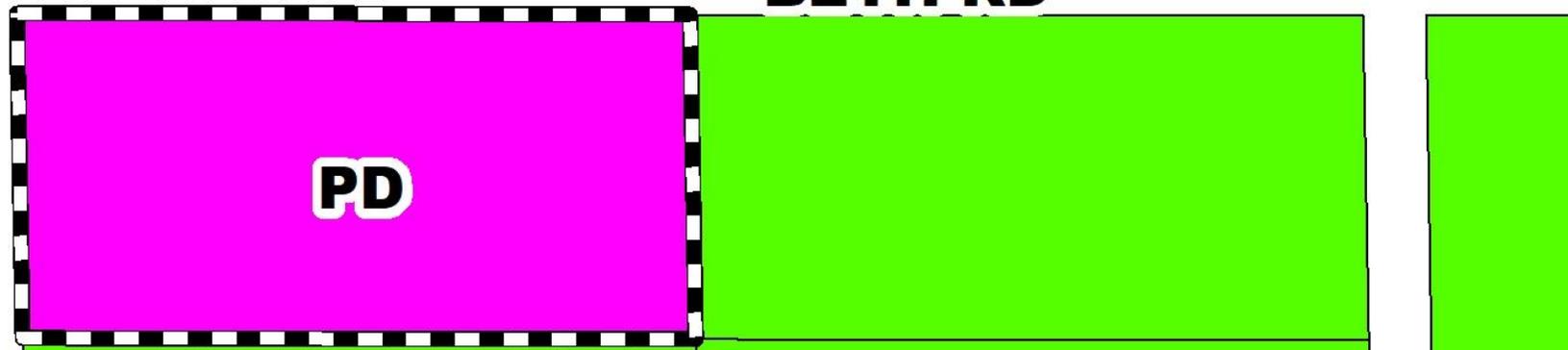
CITY

A-2

A-2

This row of blocks is located north of Beth Rd. It includes a light blue block labeled 'CITY' and two green blocks labeled 'A-2'.

BETH RD



PD

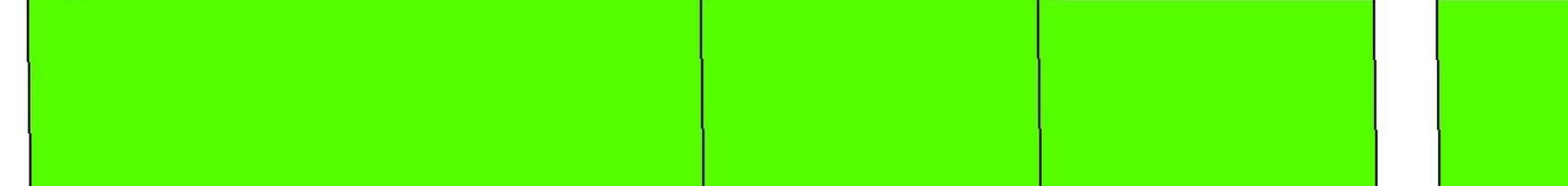
A-2

This row of blocks is located between Beth Rd and the bottom row. It includes a pink block labeled 'PD' with a black and white checkered border, and a green block labeled 'A-2'.

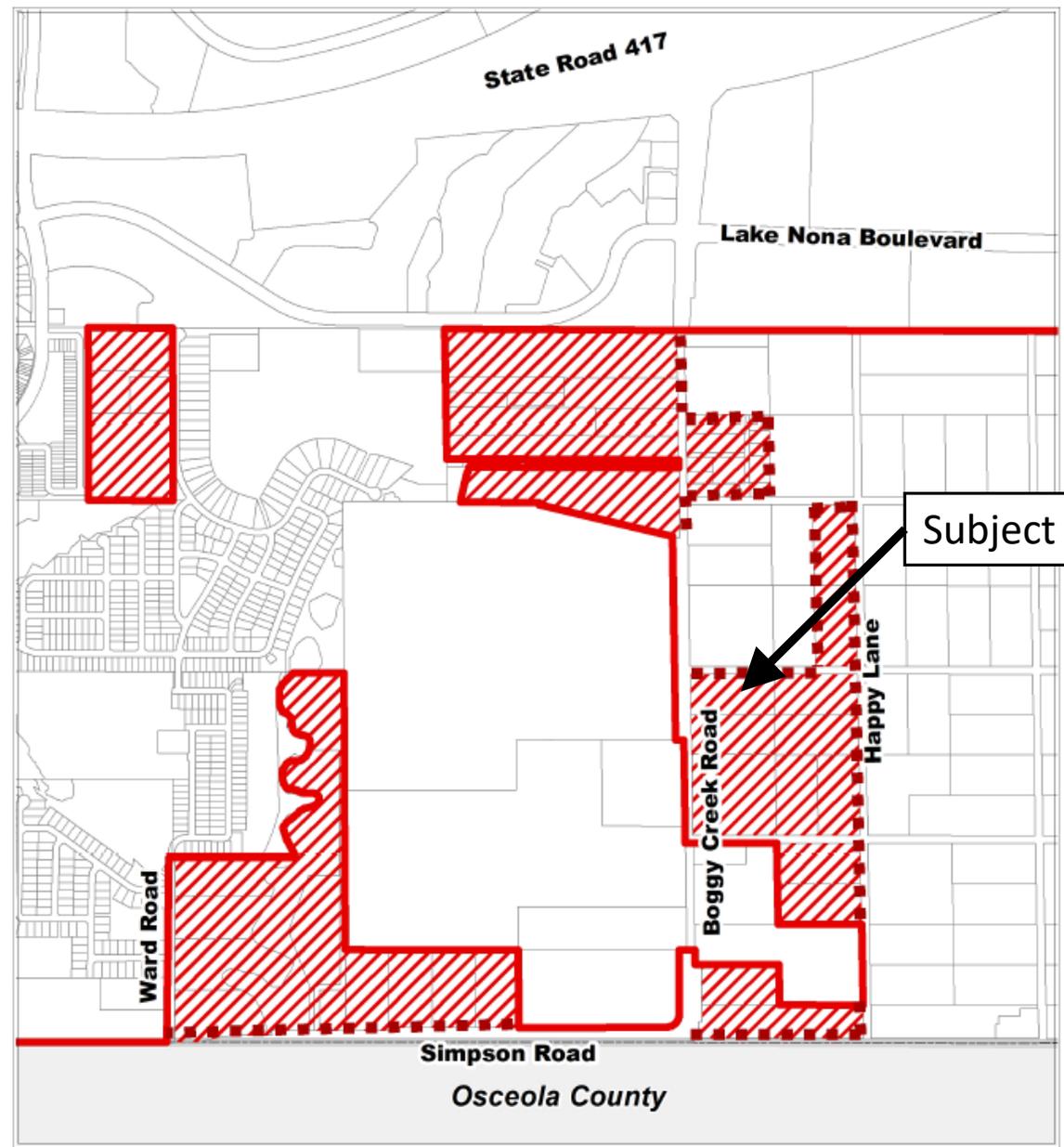


A-2

This row of blocks is located south of the middle row. It includes a large green block labeled 'A-2' and a smaller green block to its right.



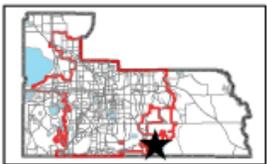
This row of blocks is located at the very bottom of the map. It consists of several green blocks, some of which are partially cut off by the bottom edge of the image.

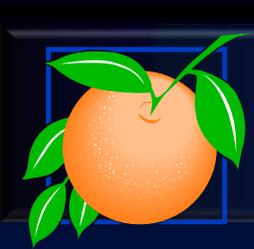


Subject Property

Legend

-  Proposed Bogy Creek USA Expansion Area
-  Urban Service Area Boundary
-  County Boundary



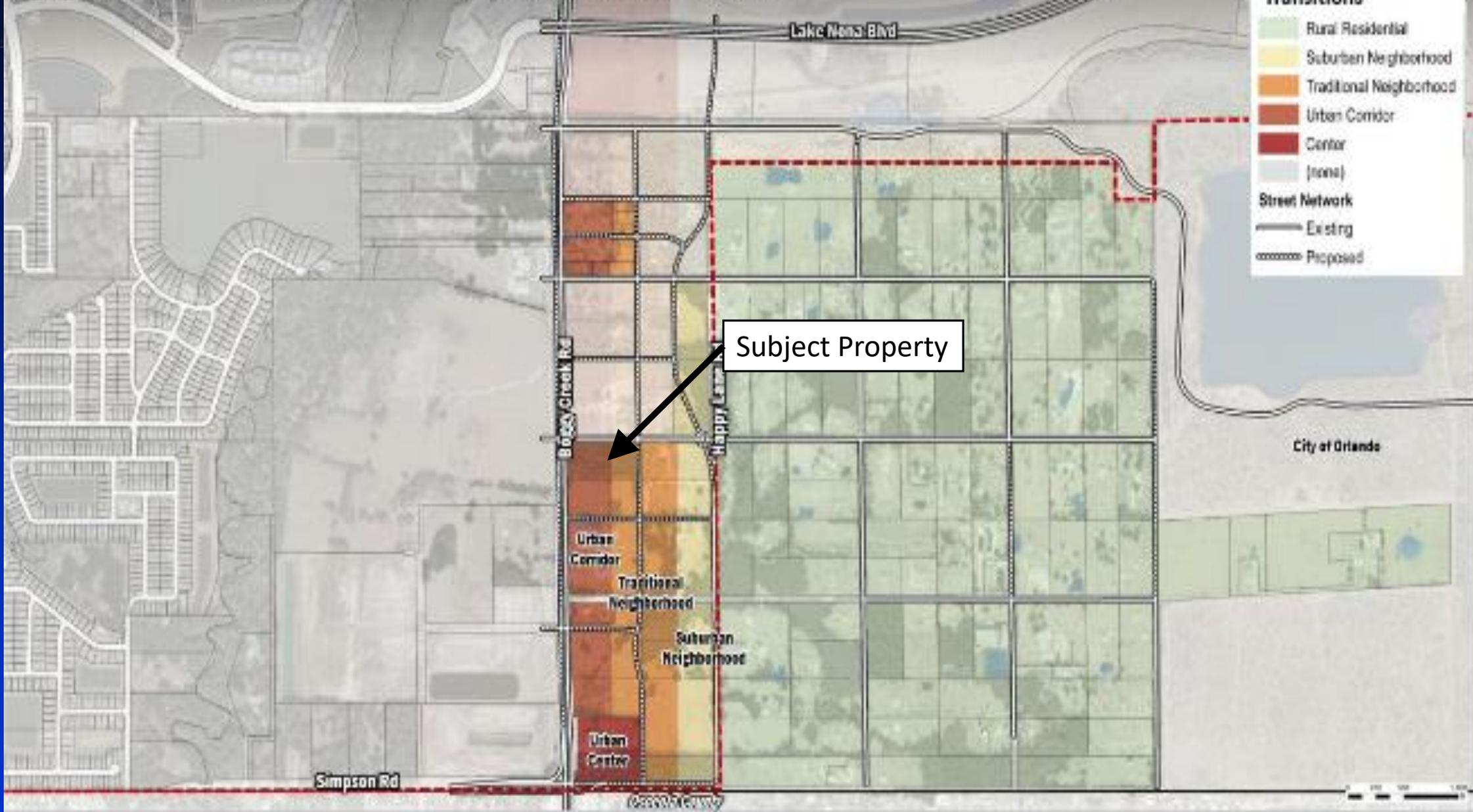


Boggy Creek Expansion Area

- **Allows for properties to ask to expand the Urban Service Area without the need to meet expansion criteria;**
- **Allows requests to be processed as a Small-Scale amendment instead of a Regular-Scale amendment.**

BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

DEVELOPMENT STANDARDS - TRANSITION SUMMARY



Transitions	
	Rural Residential
	Suburban Neighborhood
	Traditional Neighborhood
	Urban Corridor
	Center
	(None)
Street Network	
	Existing
	Proposed

Subject Property

City of Orlando

Simpson Rd

Lake Nona Blvd

Buggy Creek Rd

Happy Lane

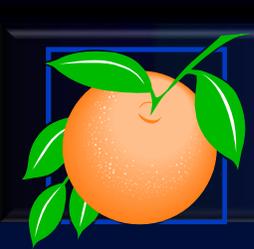
Urban Corridor

Traditional Neighborhood

Suburban Neighborhood

Urban Center





Boggy Creek Transition Area

- **East of Boggy Creek Road and west of Happy Lane**
- **Specific development standards which are listed in FLU Table FLU8.1.3.1**
- **Two transition designations for the subject property:**
 - **Urban Corridor; and**
 - **Traditional Neighborhood**

AERIAL

BOGGY CREEK RD

BETH RD

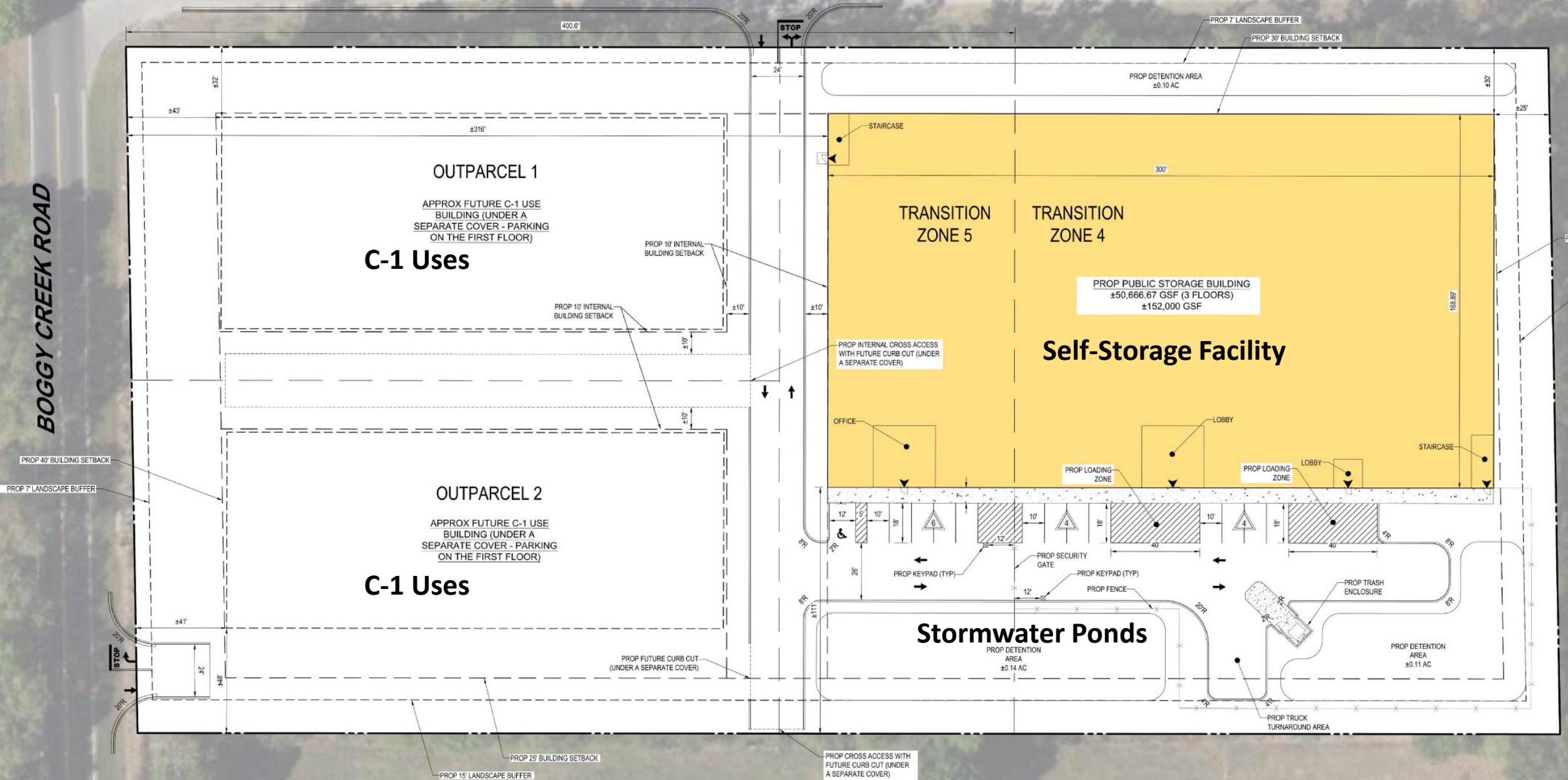
HAPPY LN



14411 Boggy Creek Land Use Plan

BETH ROAD

BOGGY CREEK ROAD





PD Waiver Request

One Waiver from Orange County Code:

- **Building Height**

- **45 feet within 100' of residential property, in lieu of 35 feet.**



Community Meeting Summary

February 22, 2024

Laureate Park Elementary

- **Attendance – 6 Residents**

- **Concerns:**
 - **Proposed building height**

 - **Traffic**

 - **Too many self-storage facilities in the area**



Recommended Action

SS-24-01-117:

ADOPT

Ordinance:

ADOPT

LUP-23-11-319:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the Planned Development – Commercial (PD-C) Future Land Use;**
- **ADOPT the FLU8.1.4 text amendment;**
- **ADOPT the FLU1.2.4 text amendment;**
- **ADOPT the associated Ordinance; and**
- **APPROVE the 14411 Boggy Creek PD/LUP dated “Received May 17, 2024”, subject to twenty (20) conditions of approval, including one (1) waiver from Orange County Code.**



Board of County Commissioners

2023-1 Regular Cycle

**Privately-Initiated Map Amendment,
Associated Staff-Initiated Text
Amendment, and Concurrent PD/LUP
Rezoning**

Adoption Public Hearing

August 13, 2024



Amendment 2023-1-A-1-2 & 2023-1-B-FLUE-6 Rezoning Case LUP-22-11-334

Applicant: Erika Hughes, VHB, Inc.

Future Land Use Map (FLUM) Request:

From: Commercial (C)

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

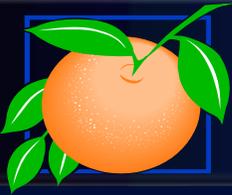
Rezoning Request:

From: A-1 (Citrus Rural District)

To: PD (Planned Development District) (Sutton Grande PD/LUP)

Acreage: 13.56 gross acres/9.76 net developable acres

Proposed Use: Up to 250 multi-family dwelling units



Amendment 2023-1-B-FLUE-6

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

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>2023-1-A-1-2</u> (Sutton Grande)	<u>Growth Center-Planned Development-Medium-High Density Residential</u> (GC-PD-MHDR)	<u>Up to 250 Multi-Family Dwelling Units</u>	<u>2024-</u>



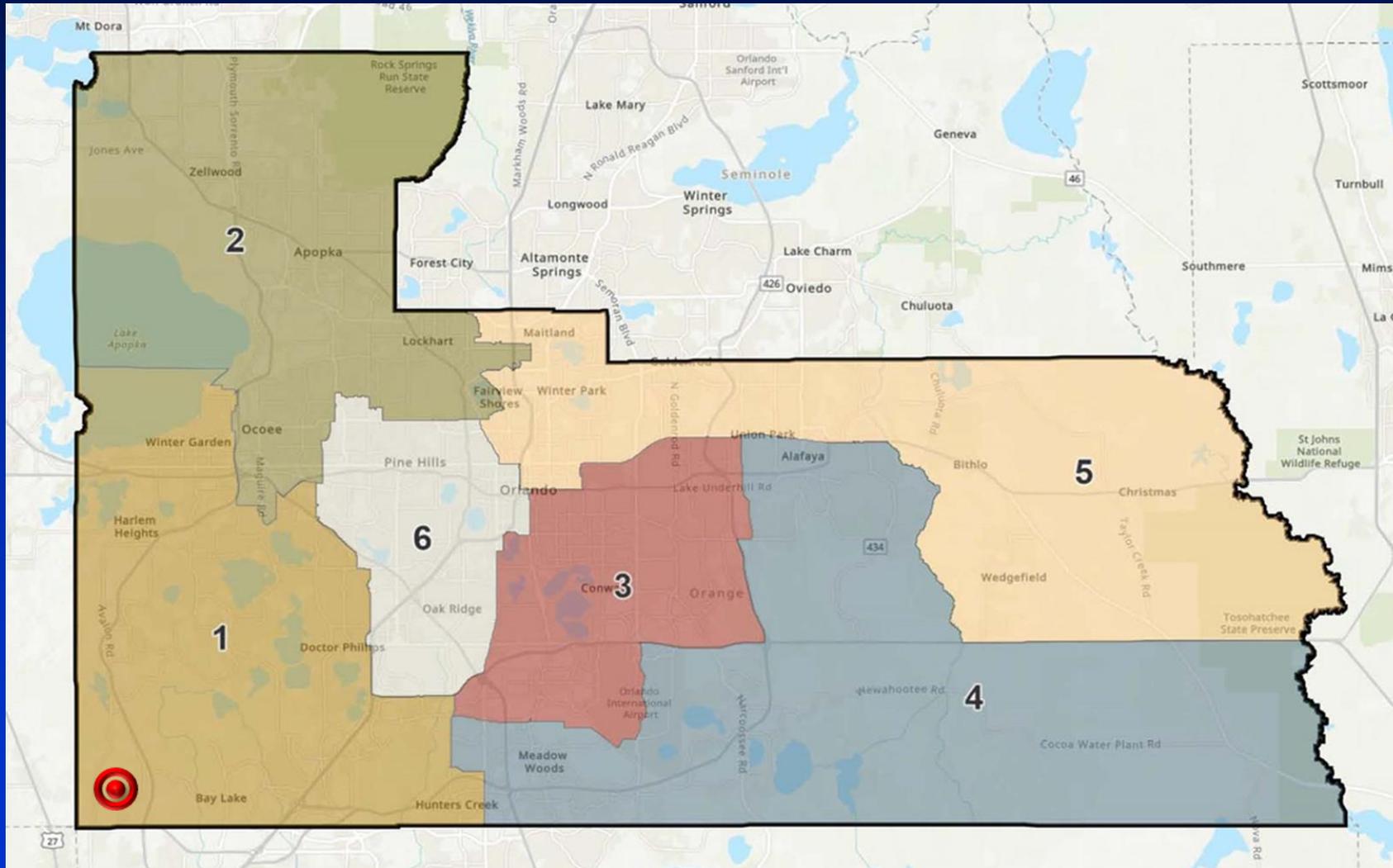
2023-1 Regular Cycle Amendment Process

- **Transmittal public hearings**
 - LPA – January 19, 2023**
 - BCC – April 11, 2023**
- **State and regional agency comments**
 - May 26, 2023 – Staff received no comments on the requested amendments.**
- **Adoption public hearings**
 - LPA – June 20, 2024**
 - BCC – August 13, 2024**



Amendment 2023-1-A-1-2 & LUP-22-11-334 Amendment 2023-1-B-FLUE-6

Location



Aerial

LAKE GIFFORD WAY

GROVE BLOSSOM WAY

AVALON RD

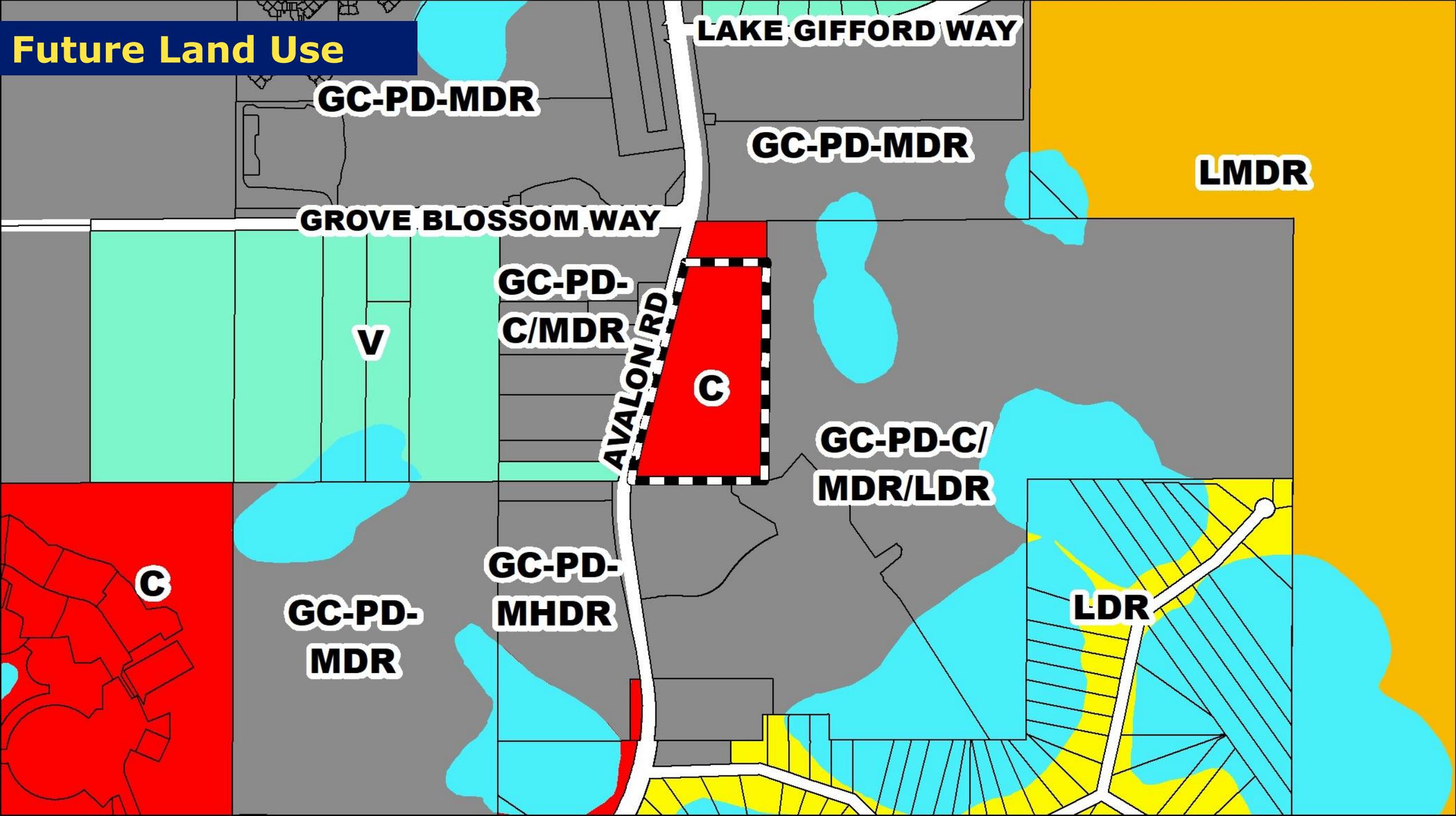
Lake Scott

Lake Rexford

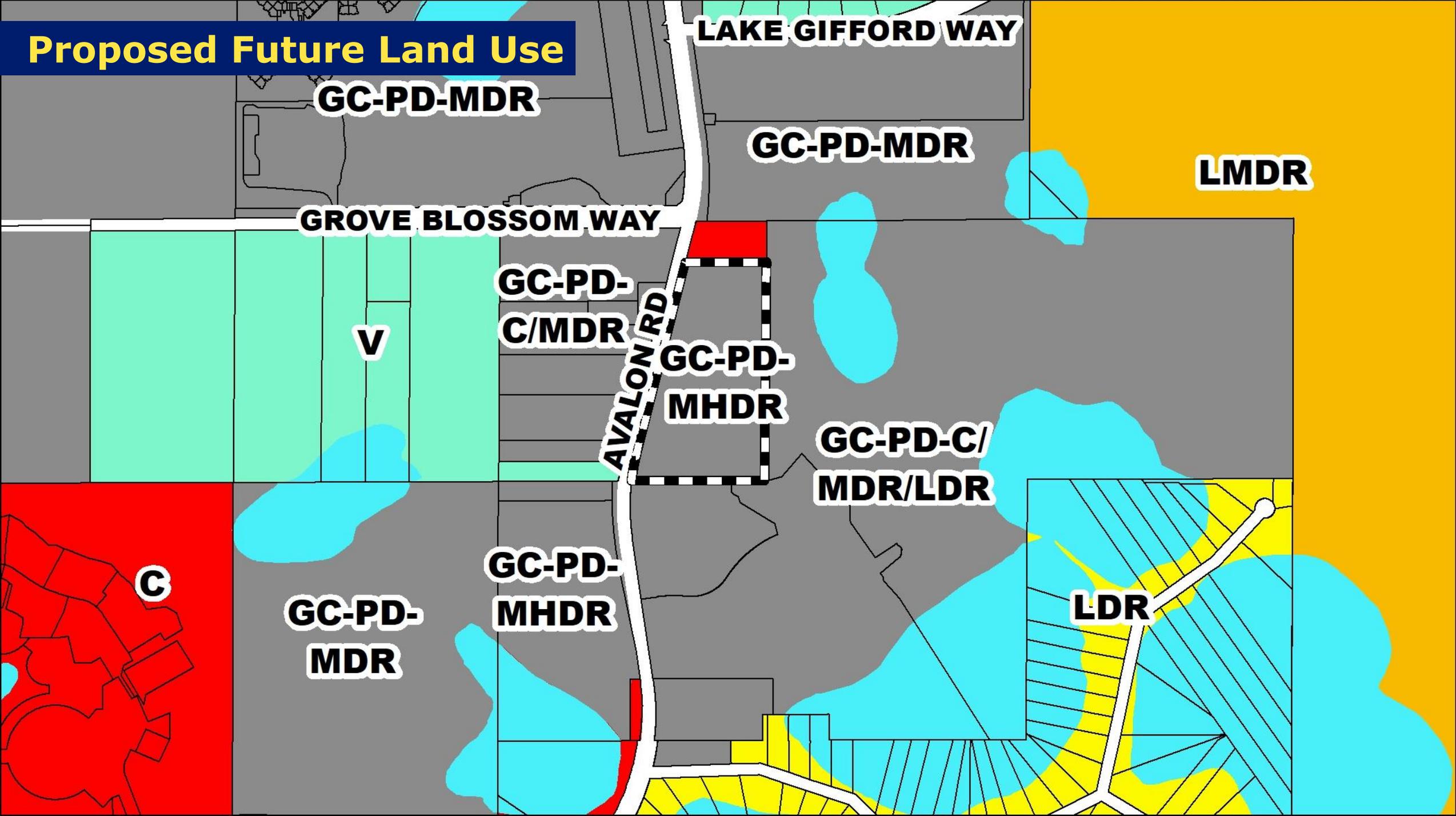
Grass Lake



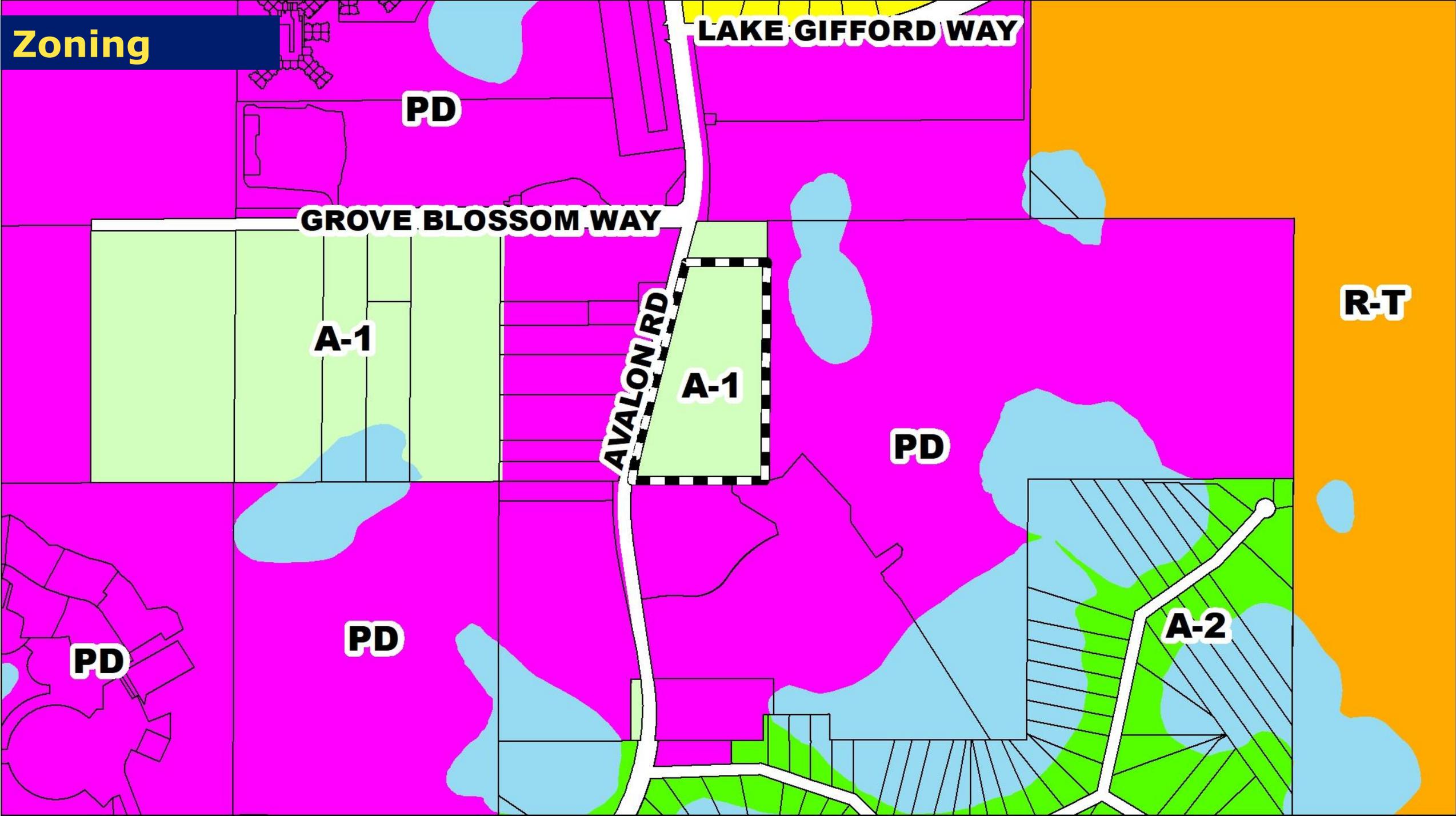
Future Land Use



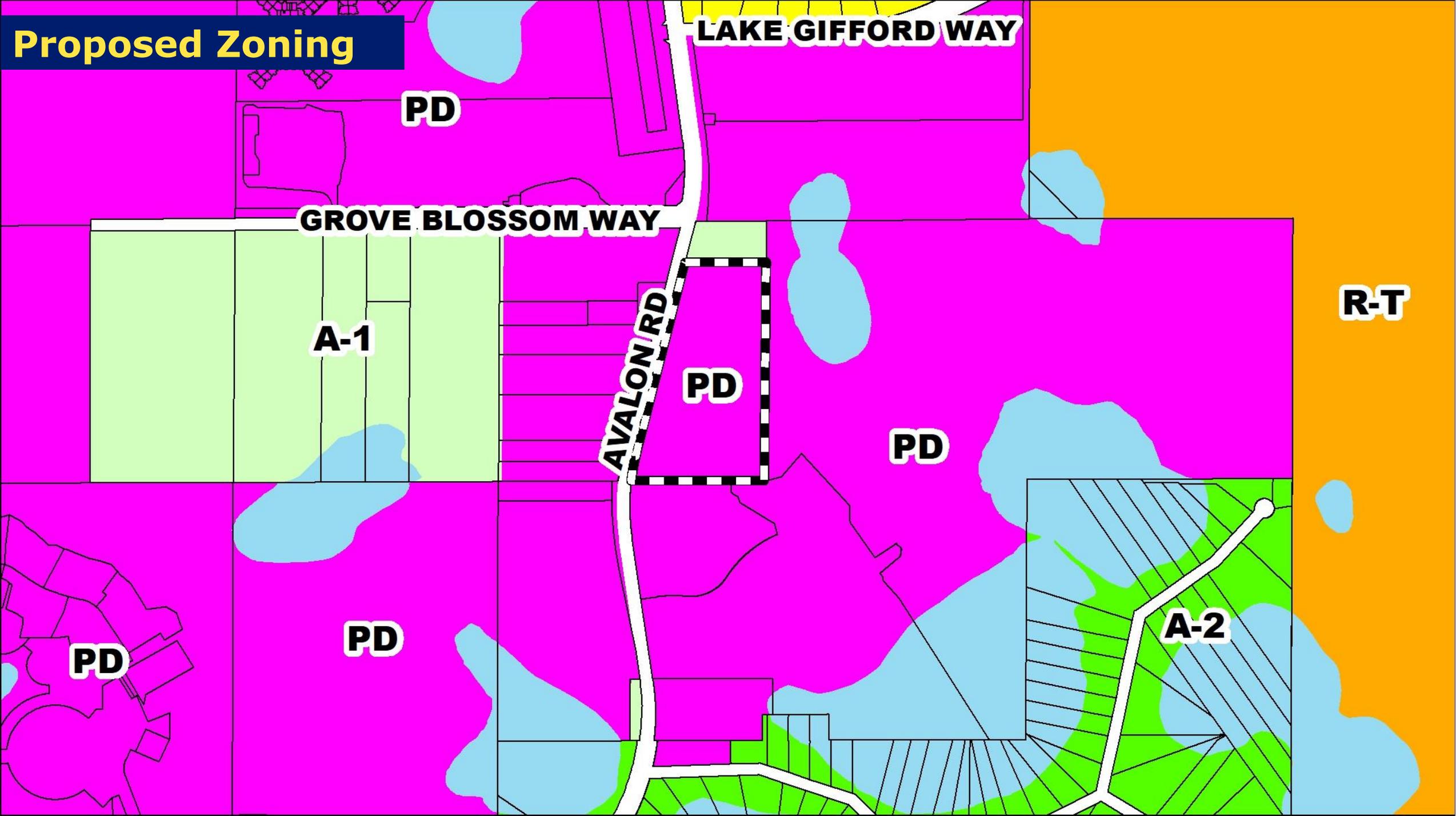
Proposed Future Land Use



Zoning



Proposed Zoning



LAKE GIFFORD WAY

PD

GROVE BLOSSOM WAY

A-1

AVALON RD

PD

R-T

PD

PD

PD

A-2



Waivers

Two Waivers from Orange County Code:

▪ Multi-Family Building Height:

- 4 stories / 55 feet in lieu of 3-stories / 40 feet
- 4 stories / 55 feet within 100 feet of single-family, in lieu of 1-story



Community Meeting Summary

February 28, 2023

Water Spring Elementary

- **Attendance – 3 Residents**

- **Concerns:**

- **Traffic**
- **Opposition to additional multi-family development in the area**
- **Preference for commercial development**
- **School overcrowding**



Recommended Action

2023-1-A-1-2:	ADOPT
2023-1-B-FLUE-6:	ADOPT
Ordinance:	ADOPT
LUP-22-11-334:	APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the Growth Center-Planned Development-Medium-High Density (GC-PD-MHDR) Future Land Use;**
- **ADOPT the FLU8.1.4 text amendment;**
- **ADOPT the associated Ordinance; and**
- **APPROVE the Sutton Grande PD/LUP dated "Received March 14, 2024", subject to twenty-one (21) conditions of approval, including two (2) waivers from Orange County Code.**