



***Board of County Commissioners***

**2020-2 Regular Cycle  
Comprehensive Plan Amendments**

***Transmittal Public Hearings***

**Agenda Item VI.H.11**

**October 13, 2020**



***Board of County Commissioners***

**2020-2 Regular Cycle  
Privately-Initiated Amendment**

***Transmittal Public Hearing***

**October 13, 2020**



# **Amendment 2020-2-A-2-1**

## **Amendment 2020-2-B-FLUE-1**

**CONTINUE**

**Agent:** Momtaz Barq, P.E., Terra-Max Engineering, Inc.

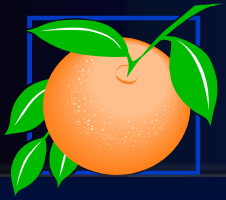
**Owner:** Bailey's Real Estate, LLP

**From:** Rural Settlement 1/2 (RS 1/2) and Rural Settlement 1/5 (RS 1/5)

**To:** Planned Development-Commercial/Assisted Living Facility (Rural Settlement) (PD-C/ALF) (RS)

**Acreage:** 47.94 gross/net developable acres

**Proposed Use:** Adult care community with a maximum development program of a 250-bed assisted living facility, 30 adult independent living cottages, a 12,320-square-foot community clubhouse, and equestrian amenities



**Amendment 2020-2-A-2-1**

**Amendment 2020-2-B-FLUE-1**

**Staff Recommendation: CONTINUE**

**Action Requested:**

- **Continue the listed items to the Board meeting of November 10, 2020, beginning at 2:00 PM.**



***Board of County Commissioners***

**2020-2 Regular Cycle Staff-Initiated  
Amendment**

***Transmittal Public Hearing***

**October 13, 2020**



## ***Comprehensive Plan Clean-up***

### **Review Scope:**

- **Avoid “policy” changes**
- **Text that was out of date;**
- **Redundant policies;**
- **Not clear in intent;**
- **Could be easily combined;**
- **Could be relocated to keep subject matter together;**
- **Typographical errors**



# ***Comprehensive Plan Clean-Up***

<b>Item Number</b>	<b>Elements Considered</b>	<b>BCC Hearing Date</b>
<b>2019-2-C-CP-1</b>	<b>Transportation Element</b>	<b>August 2019</b>
<b>2019-2-C-CP-2</b>	<b>International Drive Element Neighborhood Element Fire Rescue Element</b>	<b>October 2019</b>
<b>2019-2-C-CP-3</b>	<b>Urban Design Element Conservation Element Recreation Element Open Space Element</b>	<b>December 2019</b>



# Amendment 2020-2-B-CP-4

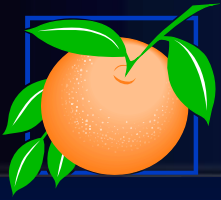
**Request:**

**Comprehensive Plan Administrative Clean-up to the Aquifer Recharge Element; Stormwater Element; Potable, Waste, and Reclaimed Water Element; and Solid Waste Element.**

**District:**

**Countywide**





# Amendment 2020-2-B-CP-4

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

## **Action Requested:**

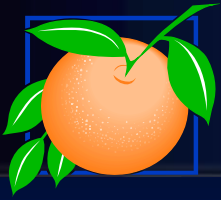
- **Recommend that Amendment 2020-2-B-CP-4 be TRANSMITTED to the reviewing agencies.**



# Amendment 2020-2-C-CP-5

**Request:** Comprehensive Plan Administrative Clean-up to the Future Land Use Element, Economic Element, Public Schools Facilities Element, Capital Improvements Element, and Intergovernmental Coordination Element

**District:** Countywide



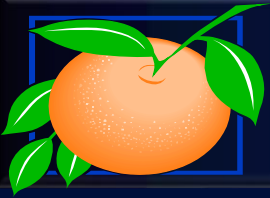
# Amendment 2020-2-C-CP-5

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

## **Action Requested:**

- **Recommend that Amendment 2020-2-C-CP-5 be TRANSMITTED to the reviewing agencies.**



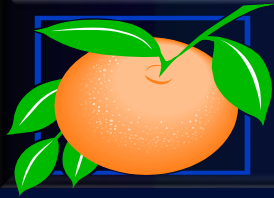
***Board of County Commissioners***

**2020-1 Regular Cycle  
Privately-Initiated Amendment, and  
Concurrent Rezoning Request**

***Adoption Public Hearing***

**Agenda Item VI.I.14**

**October 13, 2020**



# **Amendment 2020-1-A-3-1**

## **Rezoning Case LUP-20-01-004**

**Agent:** Hugh Jacobs, The Partnership, Inc.

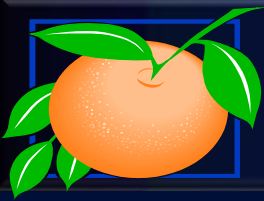
**Owner:** Zimmer Poster Service LLP; Michael Rodriguez 1/2 Int. et al; Max W. Harris Revocable Trust 1/6 Int. et al; and Beato Holding Co., Inc.

**From:** Commercial (C) and C-1 (Retail Commercial District) and A-2 (Farmland Rural District)

**To:** Medium-High Density Residential (MHDR) (Senior Housing) and PD (Planned Development District) (Colonial Greens PD/LUP)

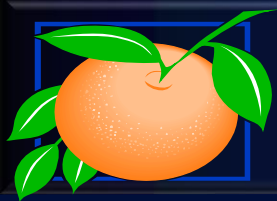
**Acreage:** 10.6 gross acres

**Proposed Use:** Up to 304 senior multi-family dwelling units



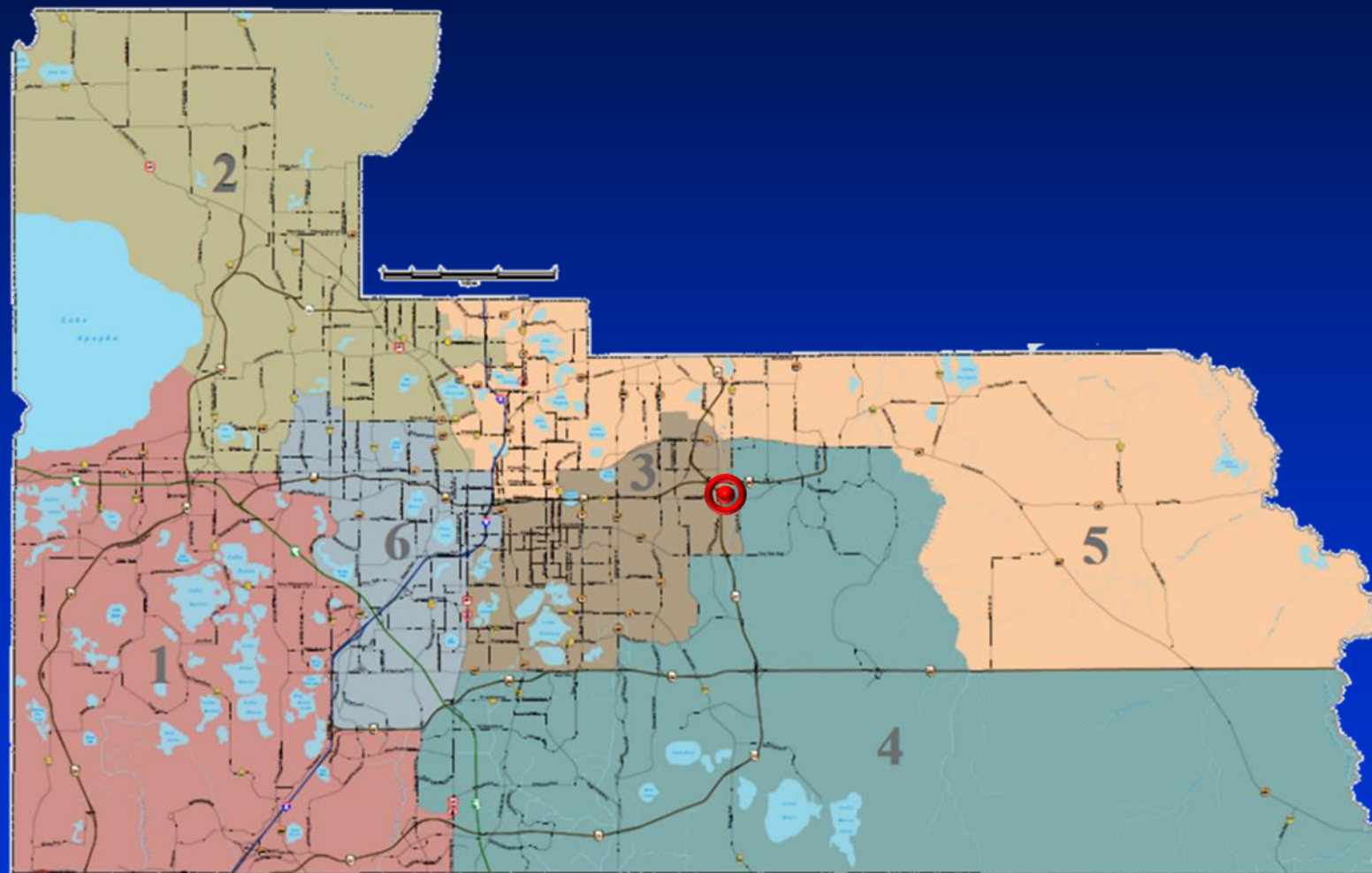
# 2020-1 Regular Cycle Amendment Process

- **Community Meetings**  
**November 18, 2019**  
**September 16, 2020**
- **Transmittal public hearings**  
**LPA – January 16, 2020**  
**BCC – February 11, 2020**
- **State and regional agency comments**  
**August 3, 2020**
- **Adoption public hearings**  
**LPA/PZC – June 18, 2020**  
**BCC – October 13, 2020**

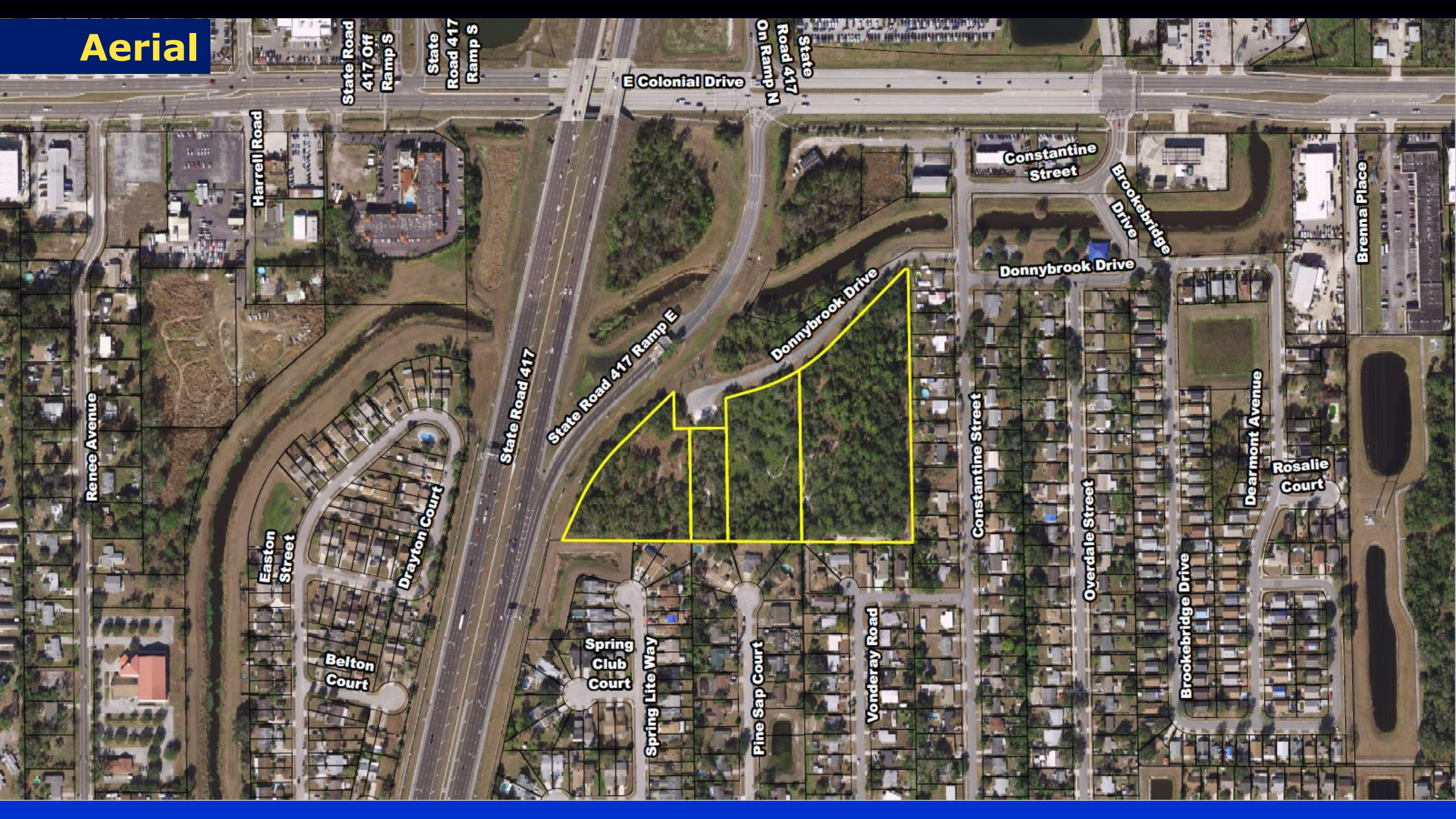


# Amendment 2020-1-A-3-1

## Location



# Aerial



Renee Avenue

Harrell Road

Easton Street

Belton Court

Drayton Court

State Road 417 Off Ramp S

State Road 417 Ramp S

State Road 417

State Road 417 Ramp E

Spring Club Court

Spring Lite Way

Pine Sap Court

Vonderay Road

E Colonial Drive

State Road 417 On Ramp N

Donnybrook Drive

Constantine Street

Constantine Street

Overdale Street

Brookebridge Drive

Donnybrook Drive

Brookebridge Drive

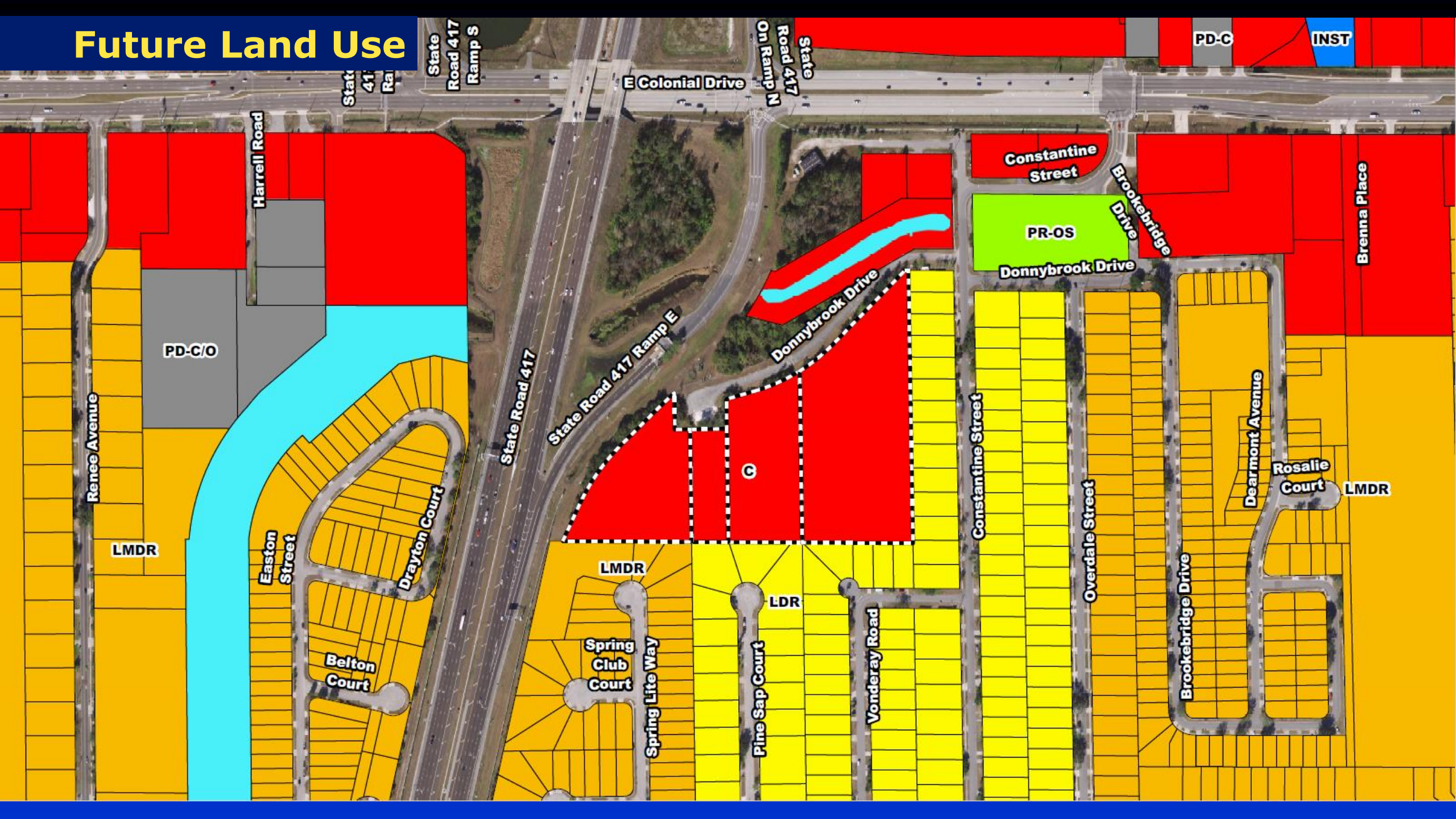
Dearmont Avenue

Rosalie Court

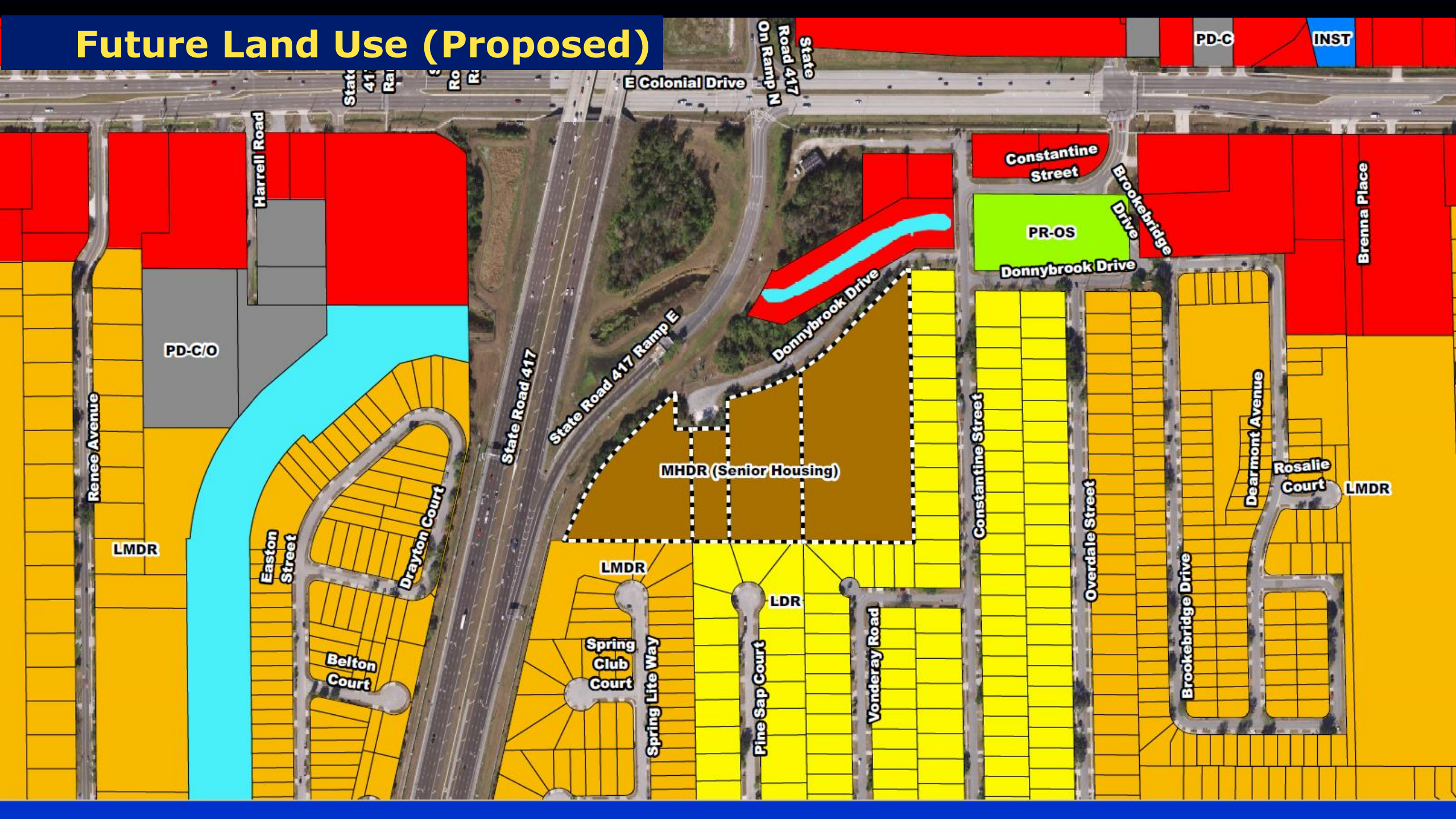
Brenna Place



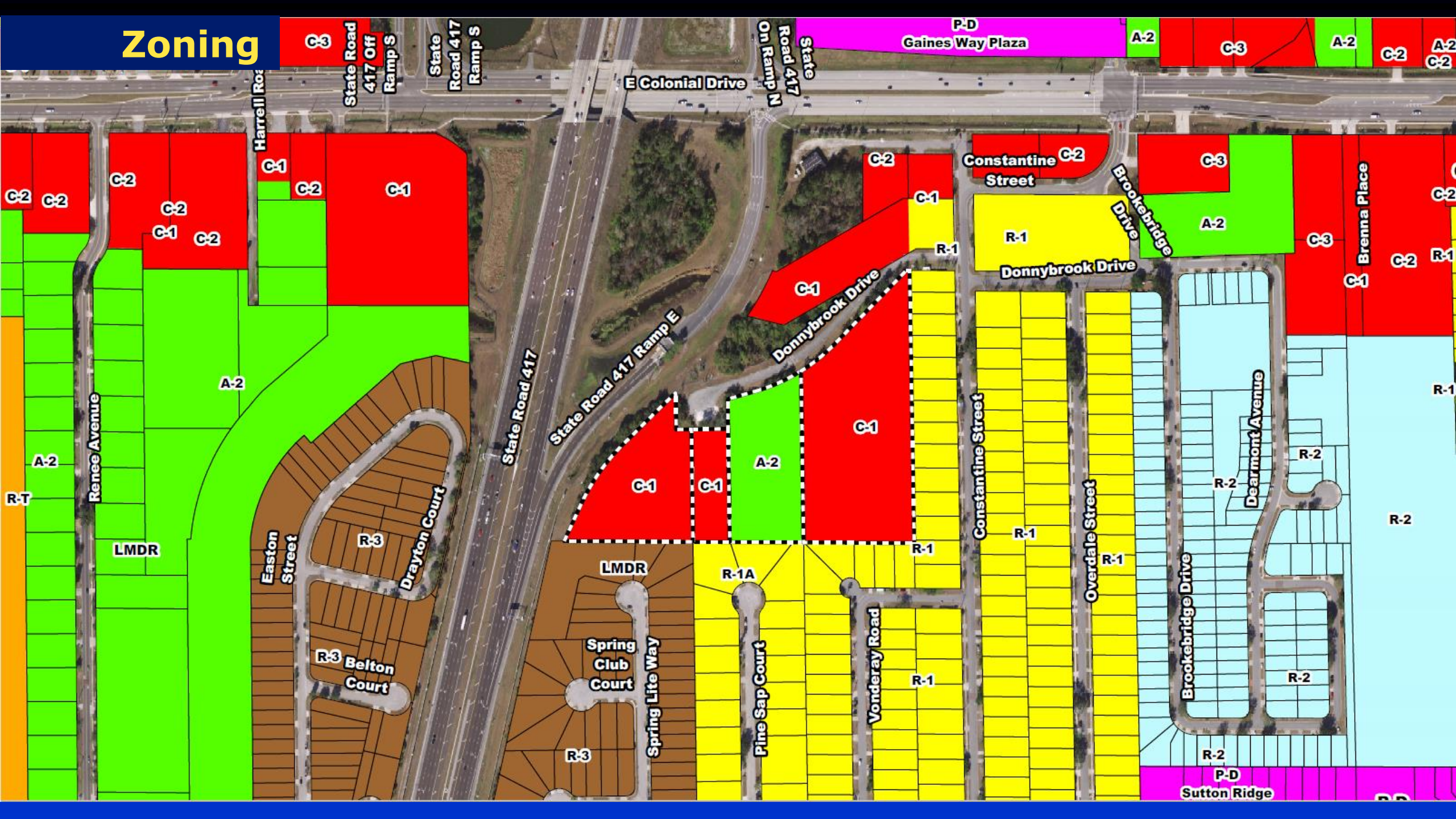
# Future Land Use



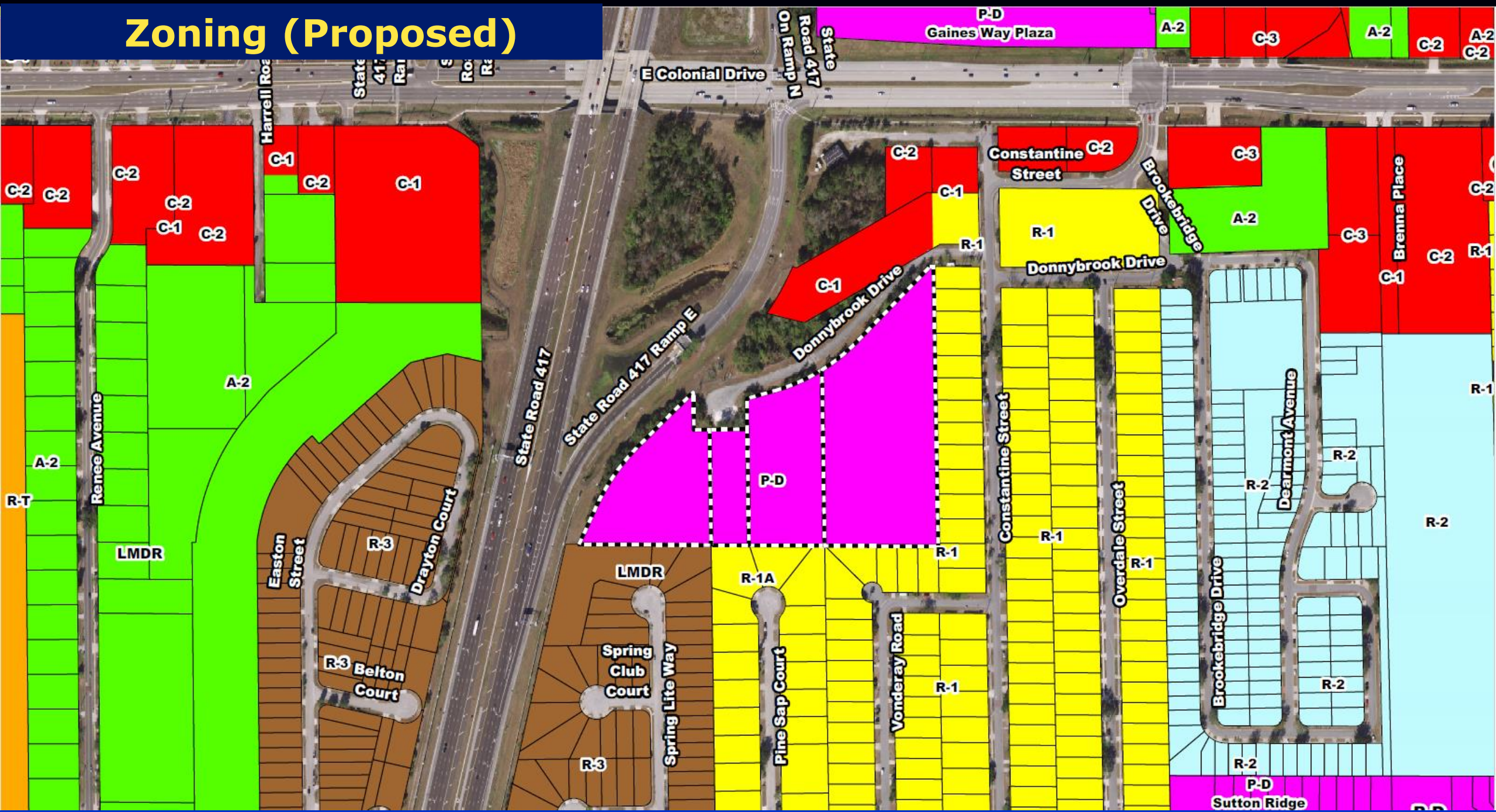
# Future Land Use (Proposed)



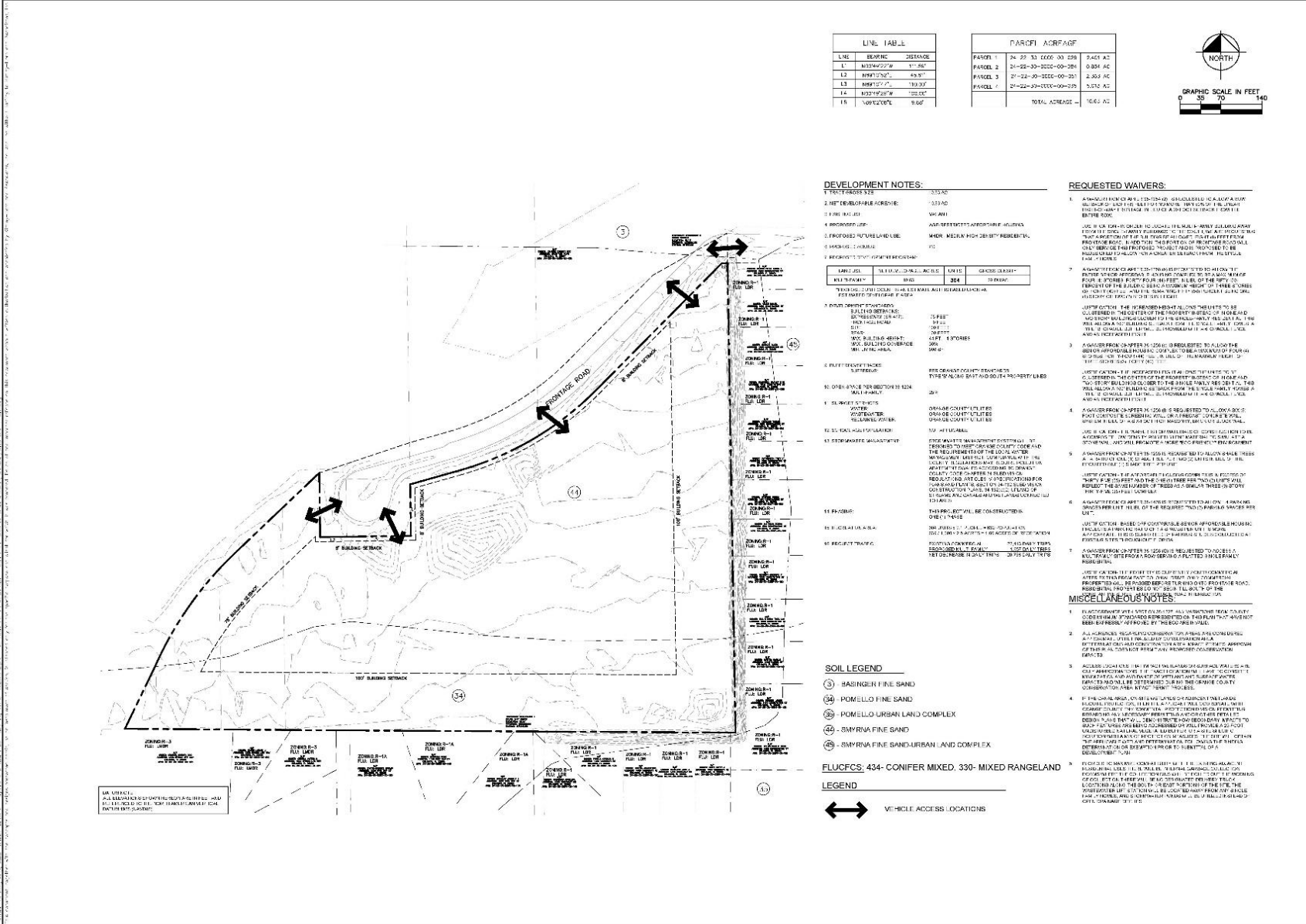
# Zoning



# Zoning (Proposed)

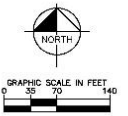


# Colonial Greens PD Land Use Plan



LINE	BEARING	DISTANCE
L1	S74°42'27"W	11.80
L2	S43°12'21"E	49.97
L3	N86°27'43"E	33.97
L4	S74°42'27"W	100.00
L5	N09°32'05"E	9.68

PARCEL	AREA	ACREAGE
PARCEL 1	24-20-33-0000-00-030	3.451 AC
PARCEL 2	24-20-30-0000-00-284	0.034 AC
PARCEL 3	21-22-30-0000-00-203	2.363 AC
PARCEL 4	24-22-30-0000-00-295	3.072 AC
TOTAL ACRES		9.920 AC



### DEVELOPMENT NOTES:

1. THE PROPOSED DEVELOPMENT IS TO BE LOCATED WITHIN THE EXISTING 107 PAINES STREET EASEMENT.
2. THE DEVELOPER SHALL PROVIDE A FIVE (5) FOOT SETBACK FROM THE EXISTING 107 PAINES STREET EASEMENT TO THE NORTH AND EAST.
3. THE DEVELOPER SHALL PROVIDE A FIVE (5) FOOT SETBACK FROM THE EXISTING 107 PAINES STREET EASEMENT TO THE SOUTH.
4. THE DEVELOPER SHALL PROVIDE A FIVE (5) FOOT SETBACK FROM THE EXISTING 107 PAINES STREET EASEMENT TO THE WEST.
5. THE DEVELOPER SHALL PROVIDE A FIVE (5) FOOT SETBACK FROM THE EXISTING 107 PAINES STREET EASEMENT TO THE SOUTH.
6. THE DEVELOPER SHALL PROVIDE A FIVE (5) FOOT SETBACK FROM THE EXISTING 107 PAINES STREET EASEMENT TO THE SOUTH.
7. THE DEVELOPER SHALL PROVIDE A FIVE (5) FOOT SETBACK FROM THE EXISTING 107 PAINES STREET EASEMENT TO THE SOUTH.
8. THE DEVELOPER SHALL PROVIDE A FIVE (5) FOOT SETBACK FROM THE EXISTING 107 PAINES STREET EASEMENT TO THE SOUTH.
9. THE DEVELOPER SHALL PROVIDE A FIVE (5) FOOT SETBACK FROM THE EXISTING 107 PAINES STREET EASEMENT TO THE SOUTH.
10. THE DEVELOPER SHALL PROVIDE A FIVE (5) FOOT SETBACK FROM THE EXISTING 107 PAINES STREET EASEMENT TO THE SOUTH.

LAND USE	PERMITTED	MINIMUM	MINIMUM	MINIMUM
RESIDENTIAL	100	100	100	100
COMMERCIAL	100	100	100	100
INDUSTRIAL	100	100	100	100
AGRICULTURE	100	100	100	100
RECREATION	100	100	100	100
UTILITY	100	100	100	100

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### REQUESTED WAIVERS:

1. THE DEVELOPER REQUESTS A WAIVER FROM THE EXISTING 107 PAINES STREET EASEMENT TO THE SOUTH.
2. THE DEVELOPER REQUESTS A WAIVER FROM THE EXISTING 107 PAINES STREET EASEMENT TO THE SOUTH.
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### MISCELLANEOUS NOTES:

1. THE DEVELOPER REQUESTS A WAIVER FROM THE EXISTING 107 PAINES STREET EASEMENT TO THE SOUTH.
2. THE DEVELOPER REQUESTS A WAIVER FROM THE EXISTING 107 PAINES STREET EASEMENT TO THE SOUTH.
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### SOIL LEGEND

- ① BASINGER FINE SAND
- ② POMELLO FINE SAND
- ③ POMELLO URBAN LAND COMPLEX
- ④ SWYRNA FINE SAND
- ⑤ SWYRNA FINE SAND URBAN LAND COMPLEX

### LEGEND

- LUFCGS: 434- CONIFER MIXED; 330- MIXED RANGELAND



VEHICLE ACCESS LOCATIONS

		PREPARED FOR <b>DOMINIUM, INC</b> 10000 N. ... ...	SHEET NO. ... DATE ... DRAWN BY ... CHECKED BY ... ...	SHEET NO. ... DATE ... DRAWN BY ... CHECKED BY ... ...
<b>LAND USE PLAN</b>		PROJECT NO. ... ...	...	...
COLONIAL GREENS PD PREPARED FOR DOMINIUM, INC LUP		...	...	...



# Amendment 2020-1-A-3-1

**Staff Recommendation: ADOPT**

**LPA Recommendation: ADOPT**

## **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU 1 and Future Land Use Element Objectives FLU1.1, and Policies FLU1.1.1, 1.1.2, FLU1.4.1, FLU1.4.2, FLU8.2.1, FLU8.2.2, and FLU8.2.11; Housing Element Goal H 1. And Housing Element Objective H 1.1, Housing Element Policies H 1.3.11 and H.1.3.15)**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2020-1-A-3-1 Commercial to Medium-High Density Residential (MHDR) (Senior Housing)**



# Rezoning Case LUP-20-01-004

**DRC Recommendation:**

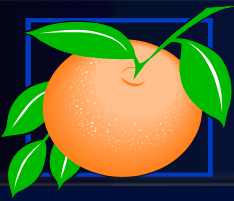
**APPROVE**

**PZC Recommendation:**

**APPROVE**

## **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and Approve Rezoning Case LUP-20-01-004, Colonial Greens Planned Development/Land Use Plan (PD/LUP), subject to the fifteen (15) conditions listed in the staff report.**



# Regular Cycle Amendment Ordinance

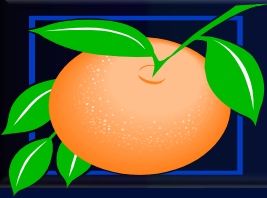
**Staff Recommendation:**

**ADOPT**

## **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan, determine that the amendment is 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 Regular Cycle Privately-Initiated  
Amendment and Concurrent Rezoning Request**

***Adoption Public Hearing***

**Agenda Item VI.I.14**

**October 13, 2020**