

*Board of County Commissioners*

## **Work Session**

**Proposed Overlay Zone for the  
Pine Hills Neighborhood  
Improvement District (NID)**

**February 20, 2018**



# Presentation Overview

- Background
- Overlay Zone for the Pine Hills NID
- Timeline

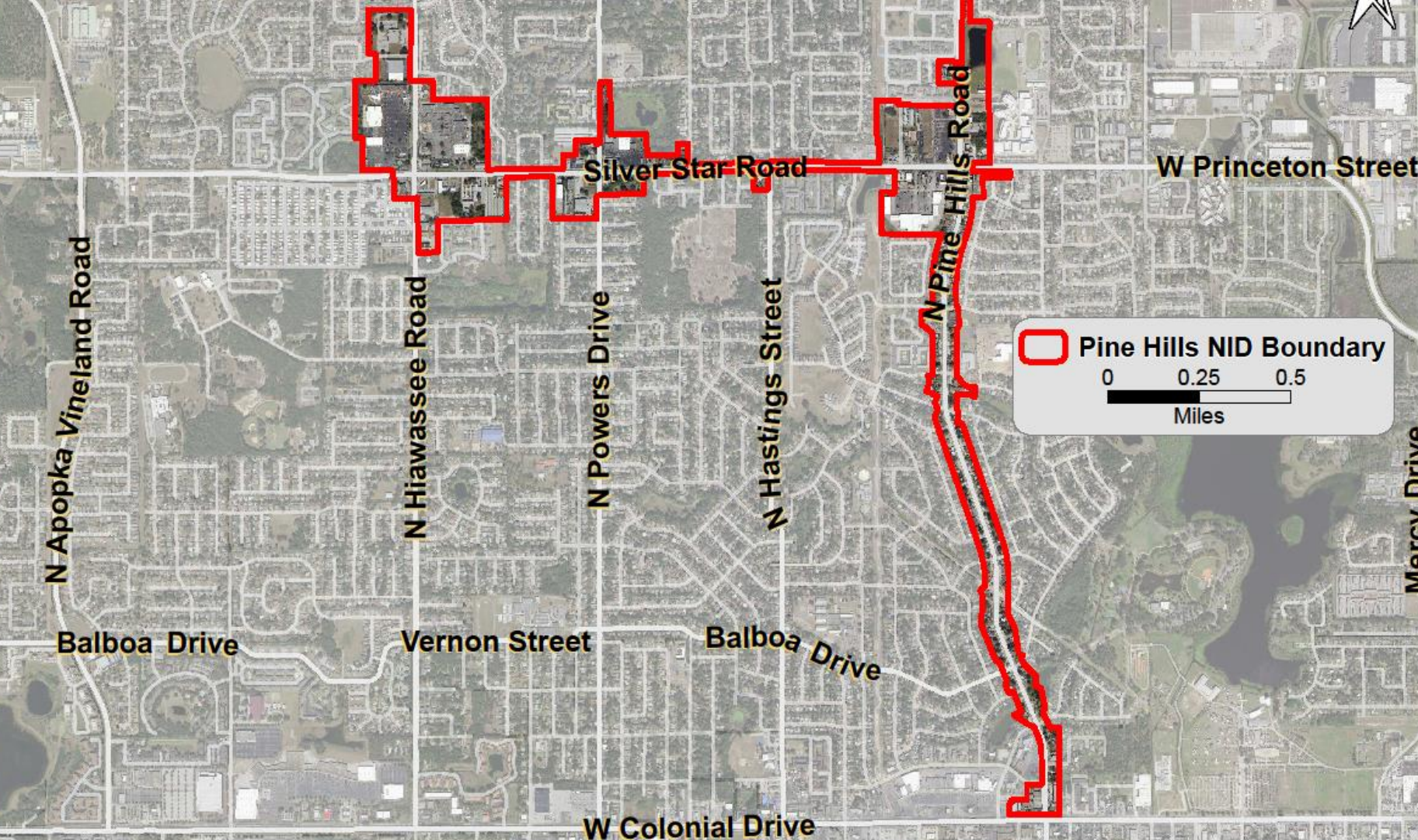



# Background

- **Vision for Pine Hills**
  - Safe, business-friendly environment
  - Place to live, work, play, and learn
  - Preserve rich history
  - Family oriented
- **Pine Hills Land Analysis and Strategic Plan (2004)**
- **Pine Hills Economic Development and Market Analysis (2010)**



# Pine Hills Neighborhood Improvement District



 Pine Hills NID Boundary

0 0.25 0.5  
Miles

N Apopka Vineland Road

N Hiawassee Road

N Powers Drive

N Hastings Street

N Pine Hills Road

Silver Star Road

W Princeton Street

Balboa Drive

Vernon Street

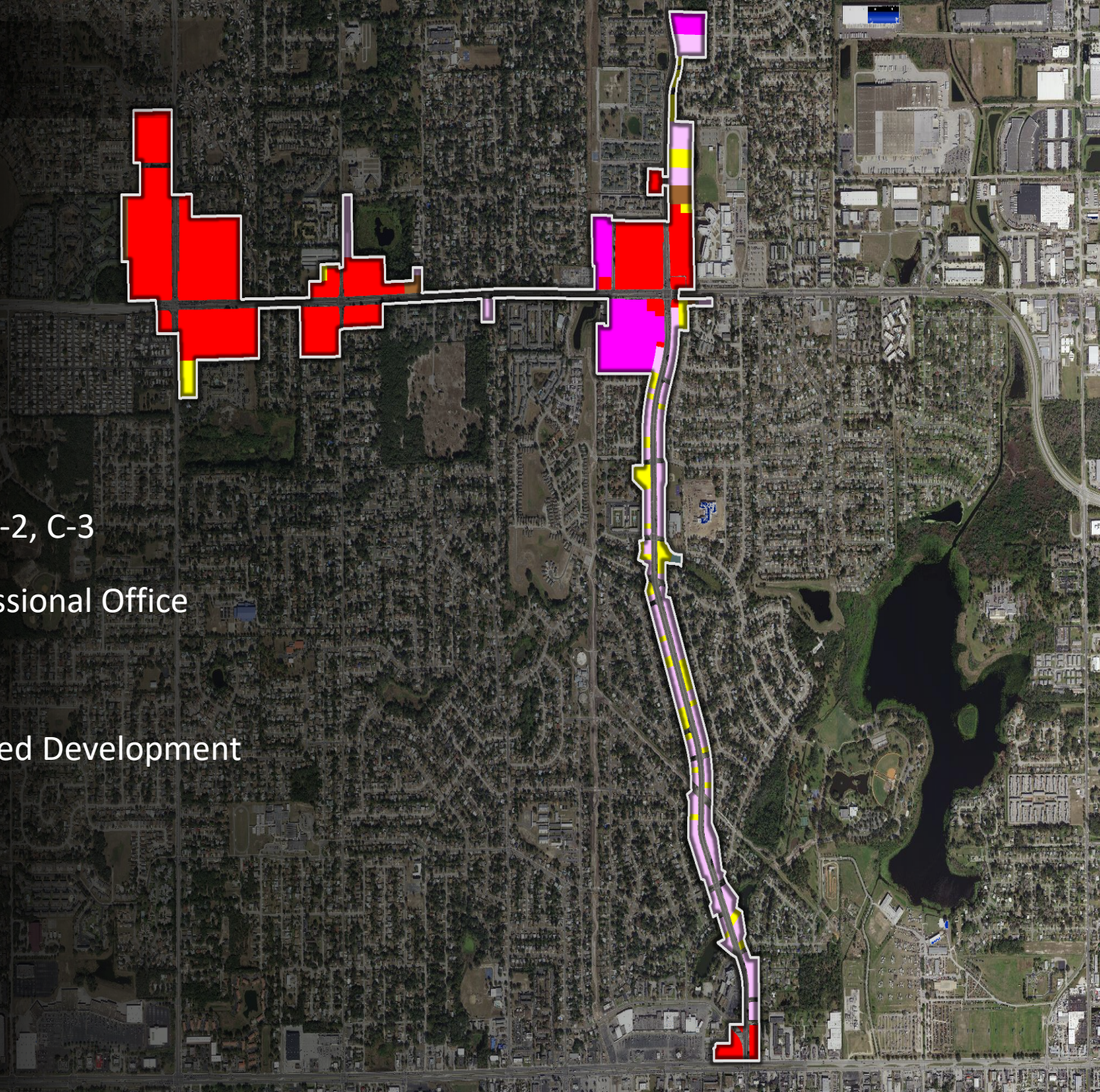
Balboa Drive

W Colonial Drive

Mercy Drive

# ZONING

-  C-1, C-2, C-3
-  Professional Office
-  R-3
-  Planned Development
-  R-1A





# Background

## ▪ Pine Hills\*

- 16 pawn shops

- 7 package stores

- New package store at the entrance to Evans High School

- Pawn shop requesting outdoor storage and to sell used cars

\*32808 (July 2017)



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# Overlay Zone for the Pine Hills NID

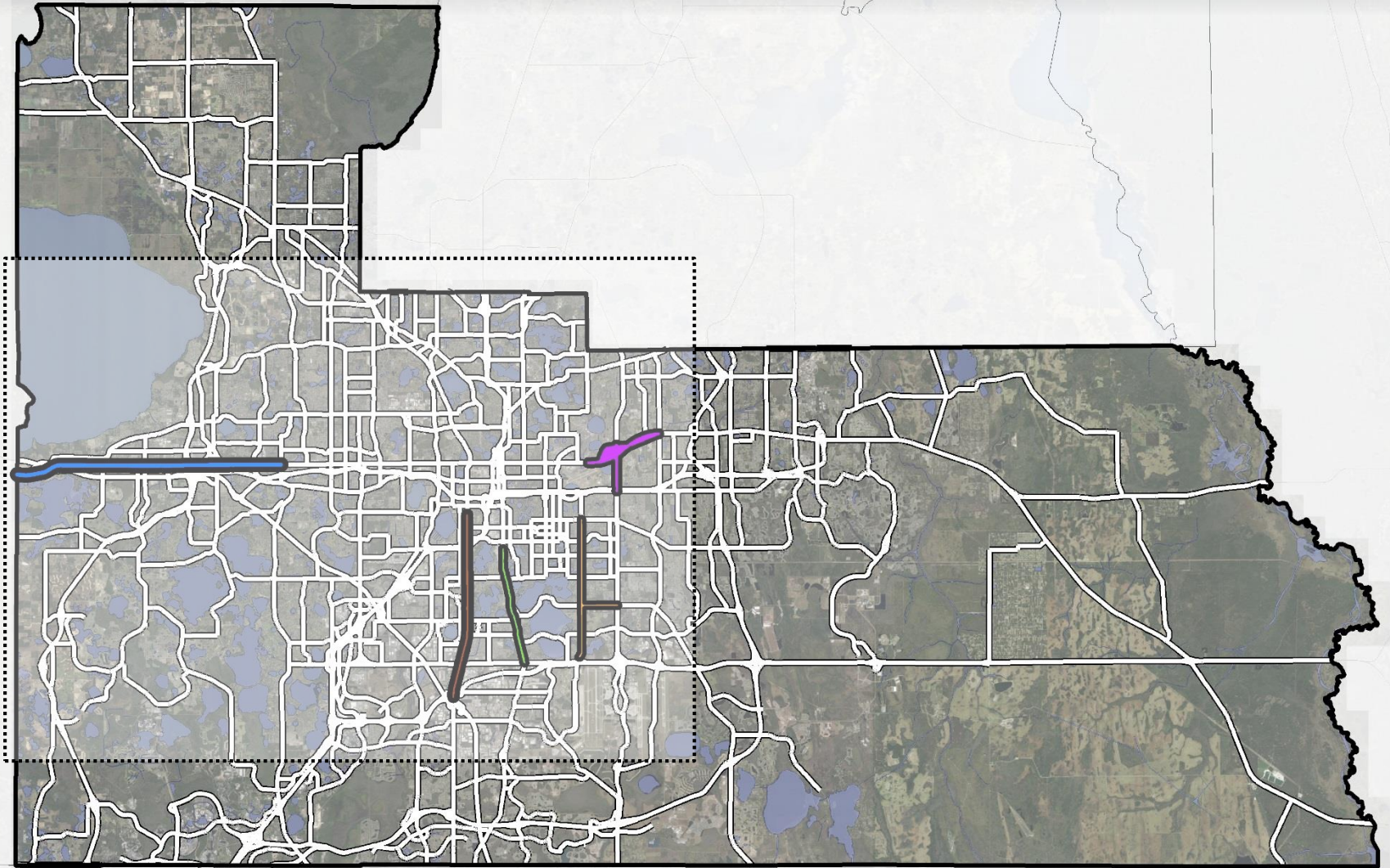
## ▪ Overlay zone

- Special planning tool that can be used to restrict certain new uses (businesses) from locating in an area
- A tool to redevelop an area

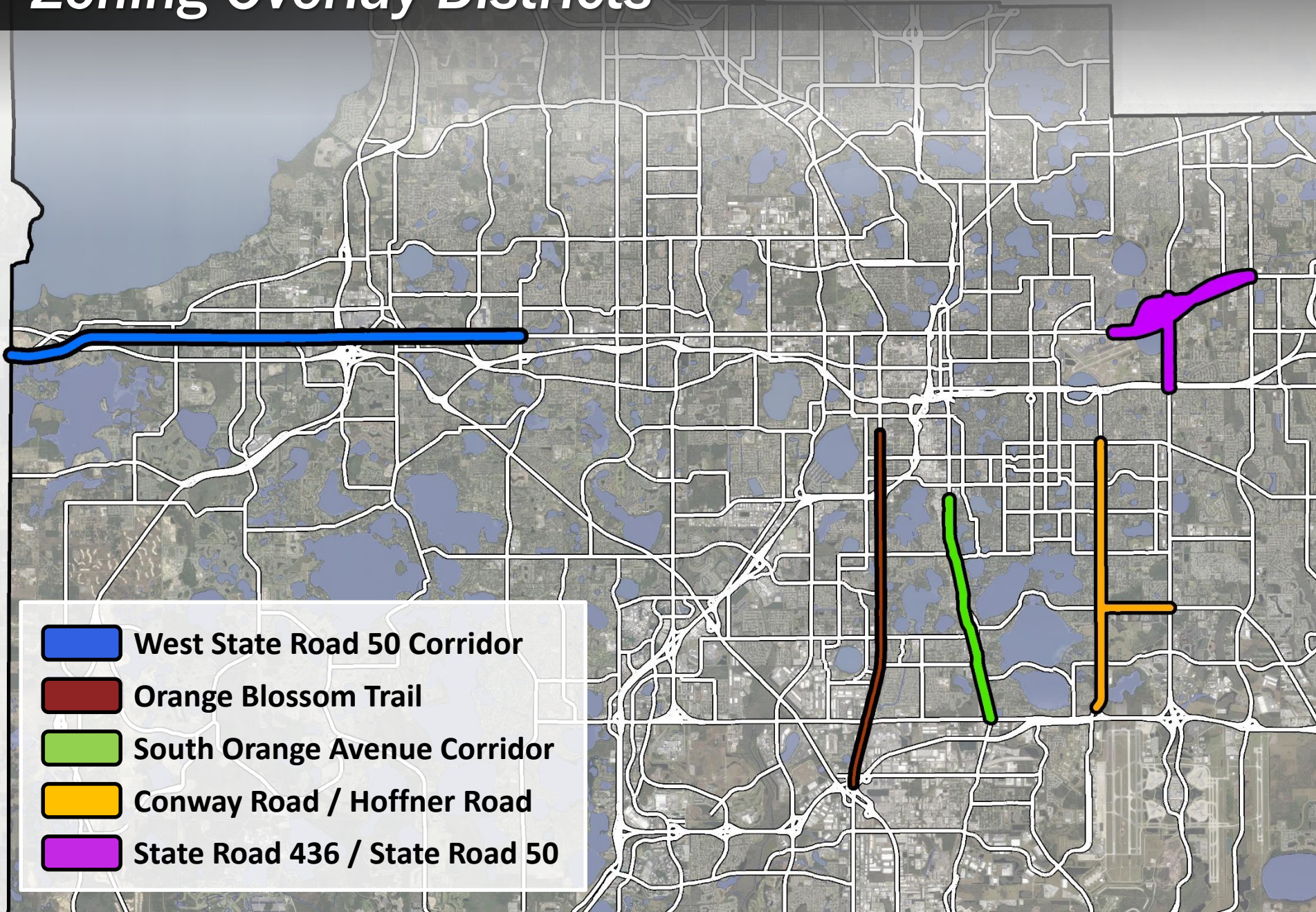




# Zoning Overlay Districts



# Zoning Overlay Districts



-  West State Road 50 Corridor
-  Orange Blossom Trail
-  South Orange Avenue Corridor
-  Conway Road / Hoffner Road
-  State Road 436 / State Road 50



# Need for the Overlay Zone

- Potential new businesses are turned off by certain uses
- An additional tool to revitalize an area
- Preventative measure
- Urban design standards





# Community Outreach

- **Robinswood Community Improvement Association**
  - July 20, 2017
- **Pine Hills Community Council**
  - August 1, 2017
- **Normandy Shores Homeowners' Association**
  - August 17, 2017
- **Pine Hills Community Meeting**
  - September 27, 2017
- **Pine Hills Town Hall Meeting**
  - October 18, 2017
- **Pine Hills Neighborhood Improvement District (NID)**
  - November 7, 2017
- **West Orange Chamber of Commerce**
  - January 12, 2018





# Proposed Prohibited Uses

- **Labor pools and labor halls**
  - No waiting outdoors
- **Car-title loan businesses**
- **Check cashing/payday loans/pay day advance businesses**
- **Pawn shops**
- **Package stores**
- **Bail bond agencies**
- **Open air markets**
- **Bottle clubs**
- **New and used automobile sales**
- **Portable food vendors**
- **Outdoor display or storage**



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# Timeline

- **BCC Meeting (work session)**
  - February 20, 2018
- **P & Z Commission Meeting (work session)**
  - March 15, 2018
- **P & Z Commission Meeting (public hearing)**
  - TBD
- **BCC Meeting (first reading)**
  - TBD
- **BCC Meeting (second reading)**
  - TBD

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