

***Board of County Commissioners***

**2019-2 Small Scale Development  
Amendment  
Privately-Initiated Map Amendment**

***Adoption Public Hearing***

**July 28, 2020  
Agenda VI. K. 15.**



# 2019-2 Small Scale Amendment Process

- **Adoption public hearings**
  - LPA – June 5, 2020**
  - BCC – July 28, 2020**



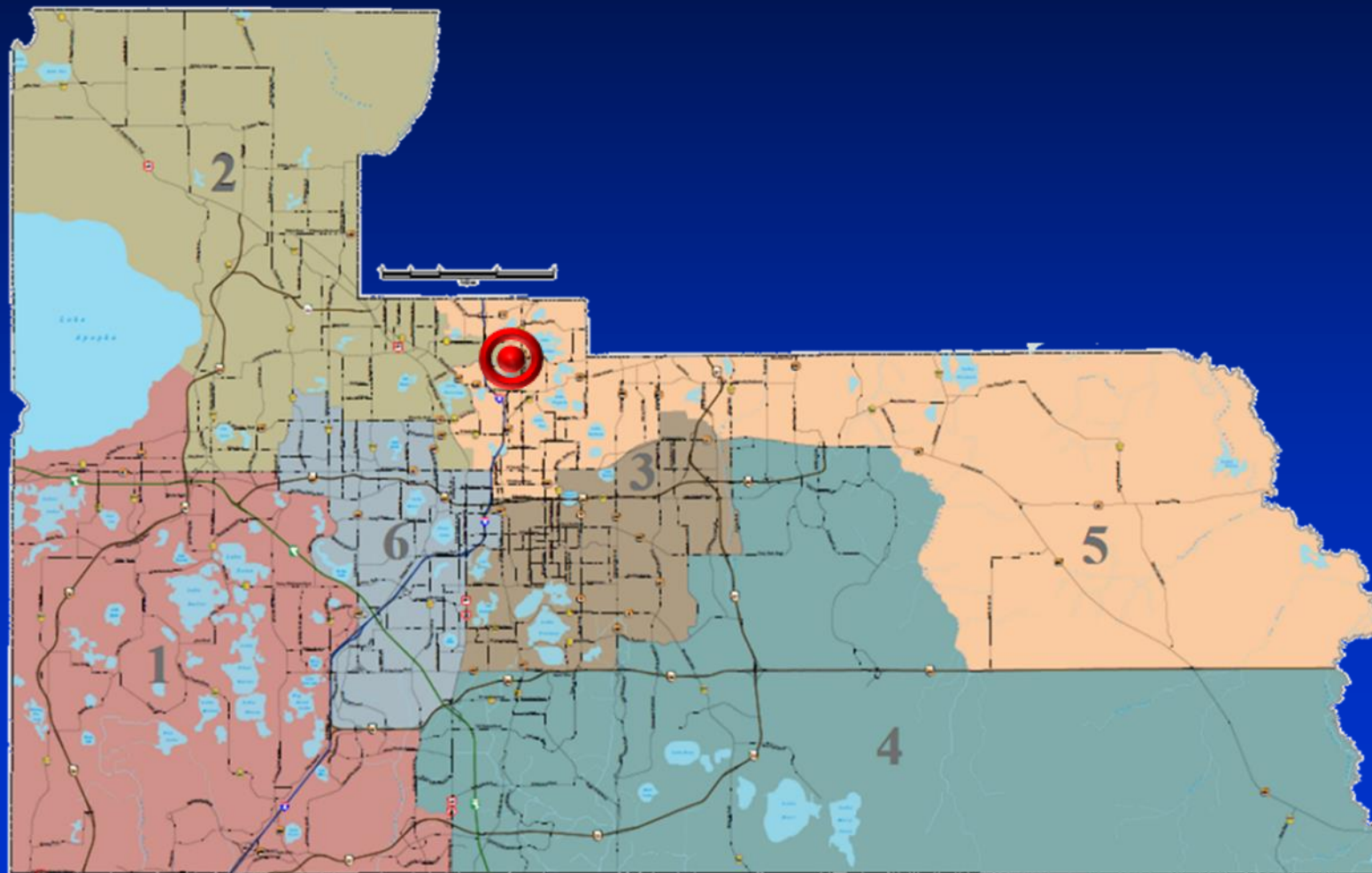
# Amendment 2019-2-S-5-4/RZ-19-10-041

- Agent:** Thomas Sullivan (Gray Robinson)
- Owner:** Winter Park Prime Properties, LLC
- From:** Low-Medium Density Residential (LMDR) and R-1A (Single Family Dwelling District)
- To:** Commercial (C) (south 1.085 acres) and C-1 (Retail Commercial District) (south 1.085 acres) and R-2 (Residential District) (north 0.664 acres)
- Acreage:** 1.75 gross acres
- Proposed Use:** Up to 6 dwelling units (north 0.664 acres), and up to 70,566 square feet of C-1 commercial uses (1.5 FAR) (south 1.085 acres)



# Amendment 2019-2-S-5-4/RZ-19-10-041

## Location



# Aerial



Lantry Court

Fairview Avenue

Buckeye Court

Estill Court

Harold Street

Canovia Avenue

Alton Avenue

Adanson Street

Santee Street

W Fairbanks Avenue

Galliner Circle

Edgewater Drive

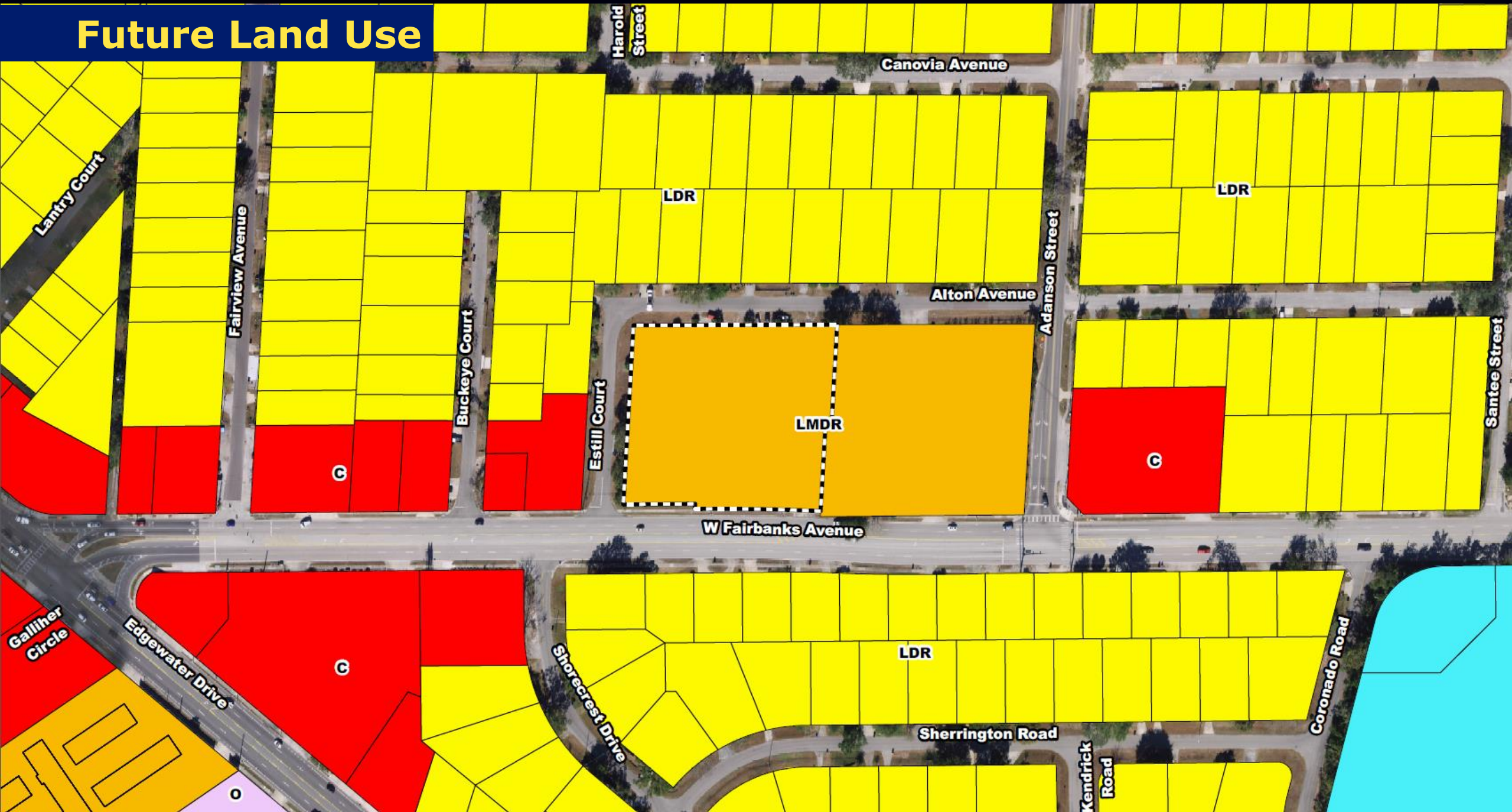
Shorecrest Drive

Sherrington Road

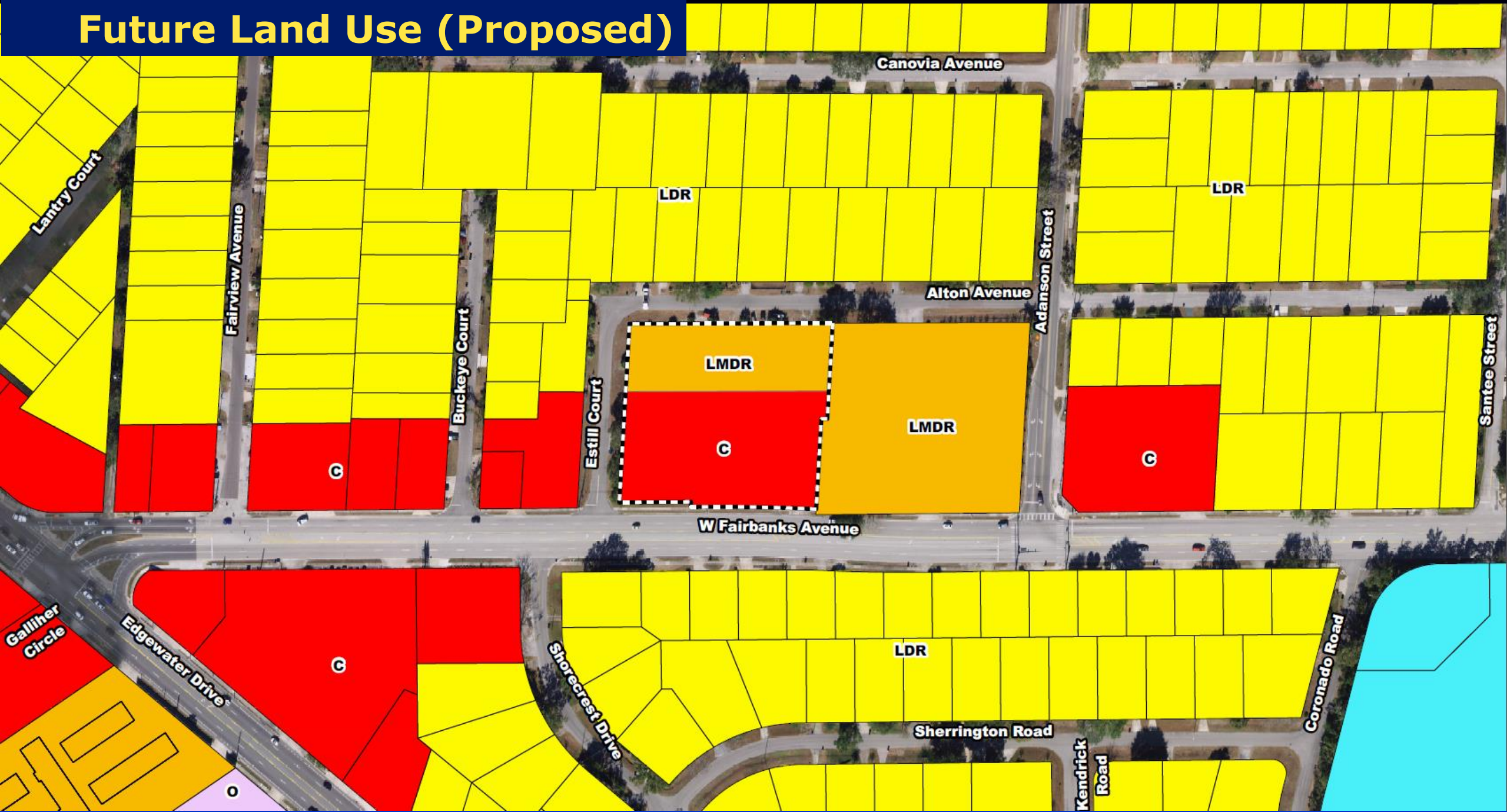
Kendrick Road

Coronado Road

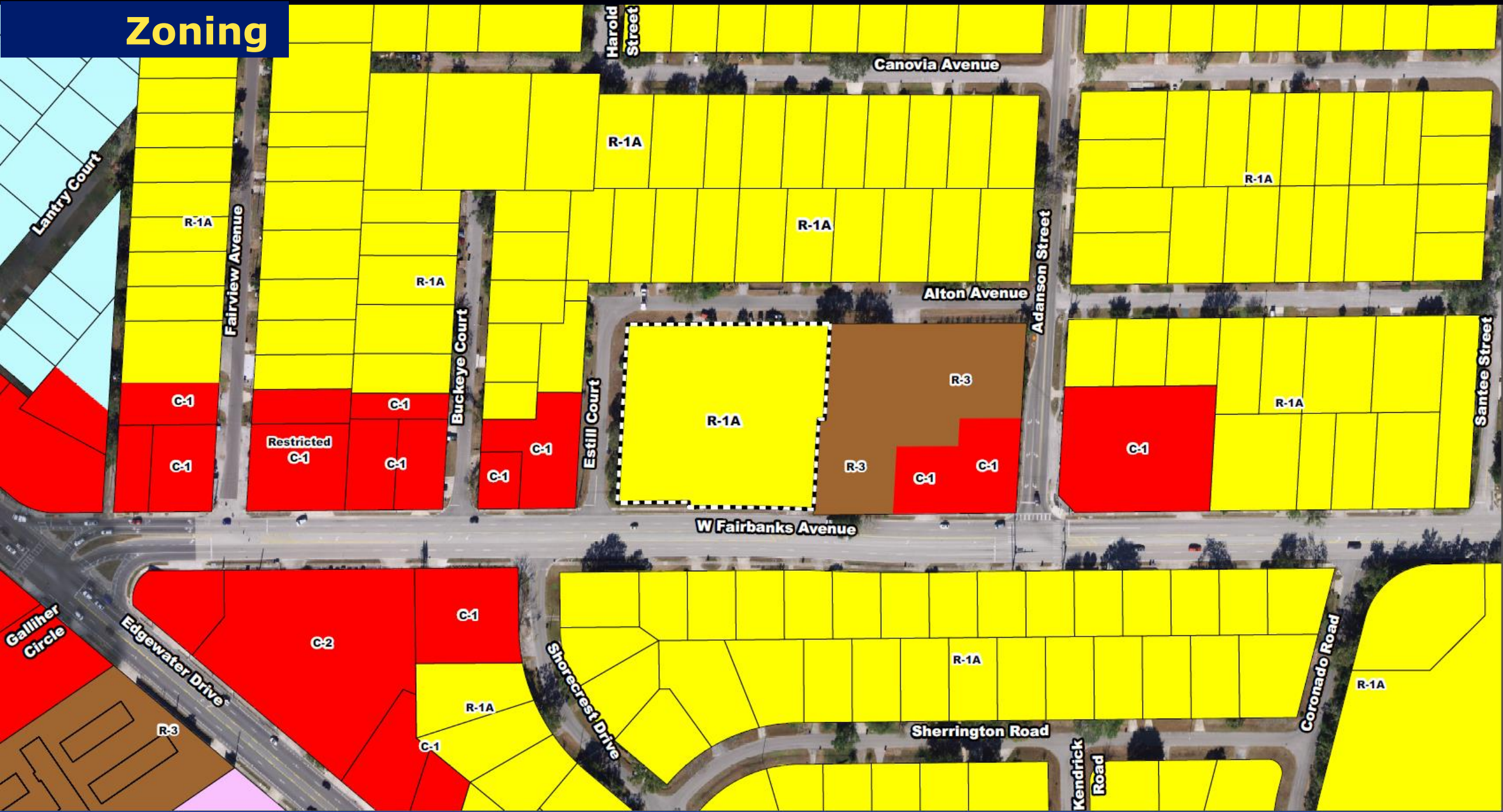
# Future Land Use



# Future Land Use (Proposed)



# Zoning





# Zoning (Proposed)





# Amendment 2019-2-S-5-4

**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Objectives and Policies FLU 1.1, FLU 1.1.1, FLU 1.4.1, FLU 1.4.2, FLU 1.4.4, FLU 1.4.10, FLU 8.2, FLU 8.2.1, FLU 8.2.10, FLU 8.2.11, Conservation Element Goal C1, Open Space Element Policy 1.3.6, and Neighborhood Element Objective OBJ N1.1), Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2019-2-S-5-4, Low-Medium Density Residential (LMDR) to Commercial (C) on the south 1.085 portion of the subject parcel**



**RZ-19-10-031**

**Staff Recommendation:**

**APPROVE**

**PZC Recommendation:**

**APPROVE**

**C-1 on south 1.085 acres and R-1 on north 0.664 acres subject to the six restrictions listed in the staff report.**

**Action Requested:**

**Make a finding of consistency with the Comprehensive Plan and APPROVE**

**Rezoning Case RZ-19-10-041, R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District) on the south 1.085 portion of the subject parcel and R-2 (Residential District) on the north 0.664 acres of the subject parcel, subject to six (6) restrictions listed in the staff report.**



## **Additional Restriction**

**7. For the residential property on the north 0.664 acres of the subject parcel, the parties agree to R-1 zoning rather than R-2, and only single family detached homes will be constructed.**



**RZ-19-10-031**

**Staff Recommendation:**

**APPROVE**

**PZC Recommendation:**

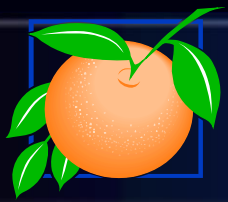
**APPROVE**

**C-1 on south 1.085 acres and R-1 on north 0.664 acres subject to the six restrictions listed in the staff report.**

**Action Requested:**

**Make a finding of consistency with the Comprehensive Plan and APPROVE**

**Rezoning Case RZ-19-10-041, R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District) on the south 1.085 portion of the subject parcel and R-2 (Residential District) on the north 0.664 acres of the subject parcel, subject to six (6) restrictions listed in the staff report, and a seventh restriction presented today.**



# Small Scale Development Amendment Ordinance

**Staff Recommendation:**

**ADOPT**

**Requested Action:**

**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, consistent with today's actions.**

***Board of County Commissioners***

**2020-1 Small Scale Development  
Amendment  
Privately-Initiated Map Amendments**

***Adoption Public Hearing***

**July 28, 2020  
Agenda VI. K. 16.**



# 2020-1 Small Scale Amendment Process

- **Adoption public hearings**
  - LPA – June 5, 2020**
  - BCC – July 28, 2020**





# **Amendment 2020-1-S-1-1**

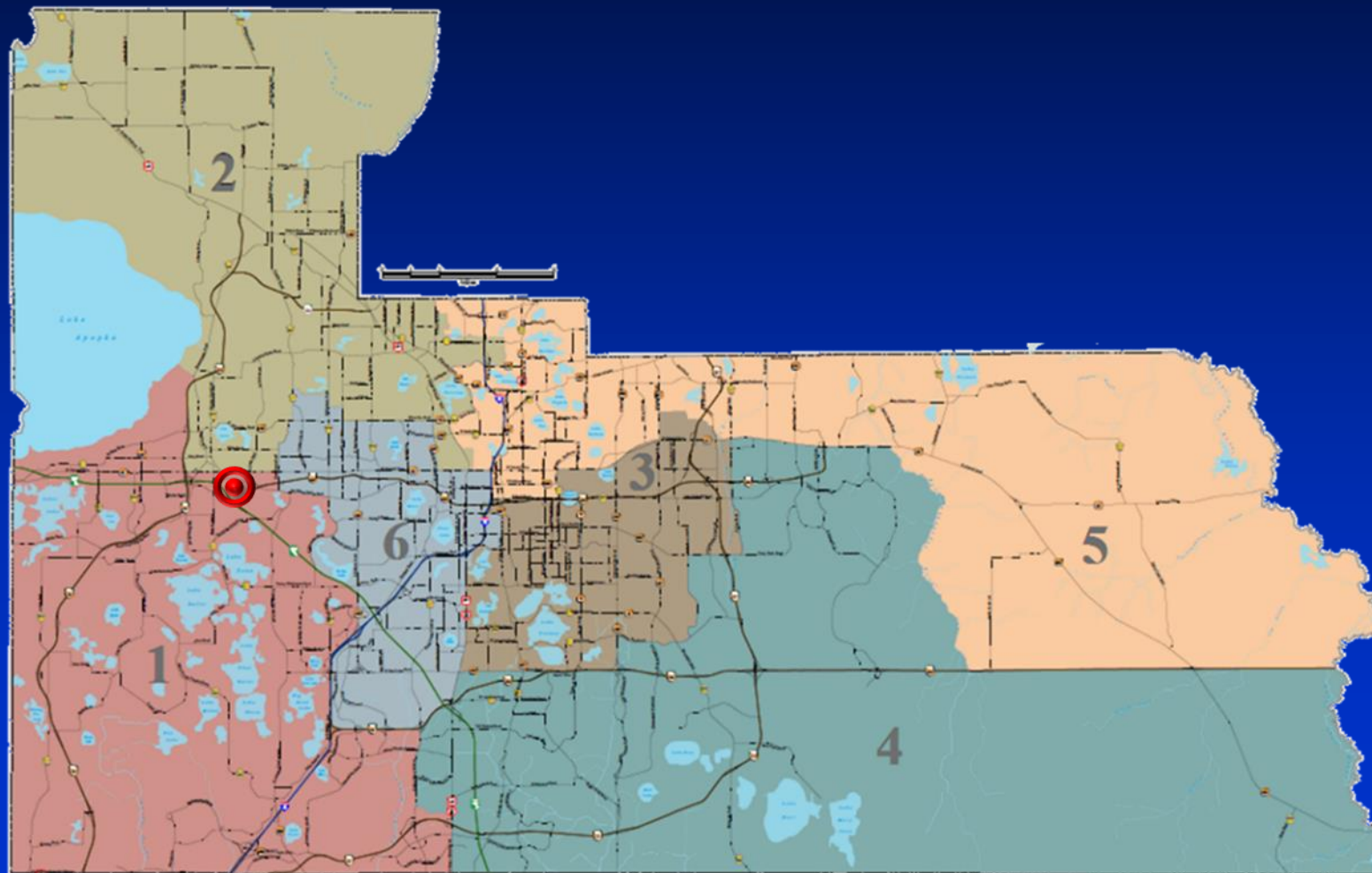
## **Rezoning Case RZ-20-04-068**

- Agent:** Alison Yurko, Alison M. Yurko, P.A.
- Owner:** Paul Wadina
- From:** Low Density Residential (LDR) and A-1 (Citrus Rural District)
- To:** Office (O) and P-O (Professional Office District)
- Acreage:** 0.20 gross acre
- Proposed Use:** To allow for the development of a 1,150-square-foot medical office building.

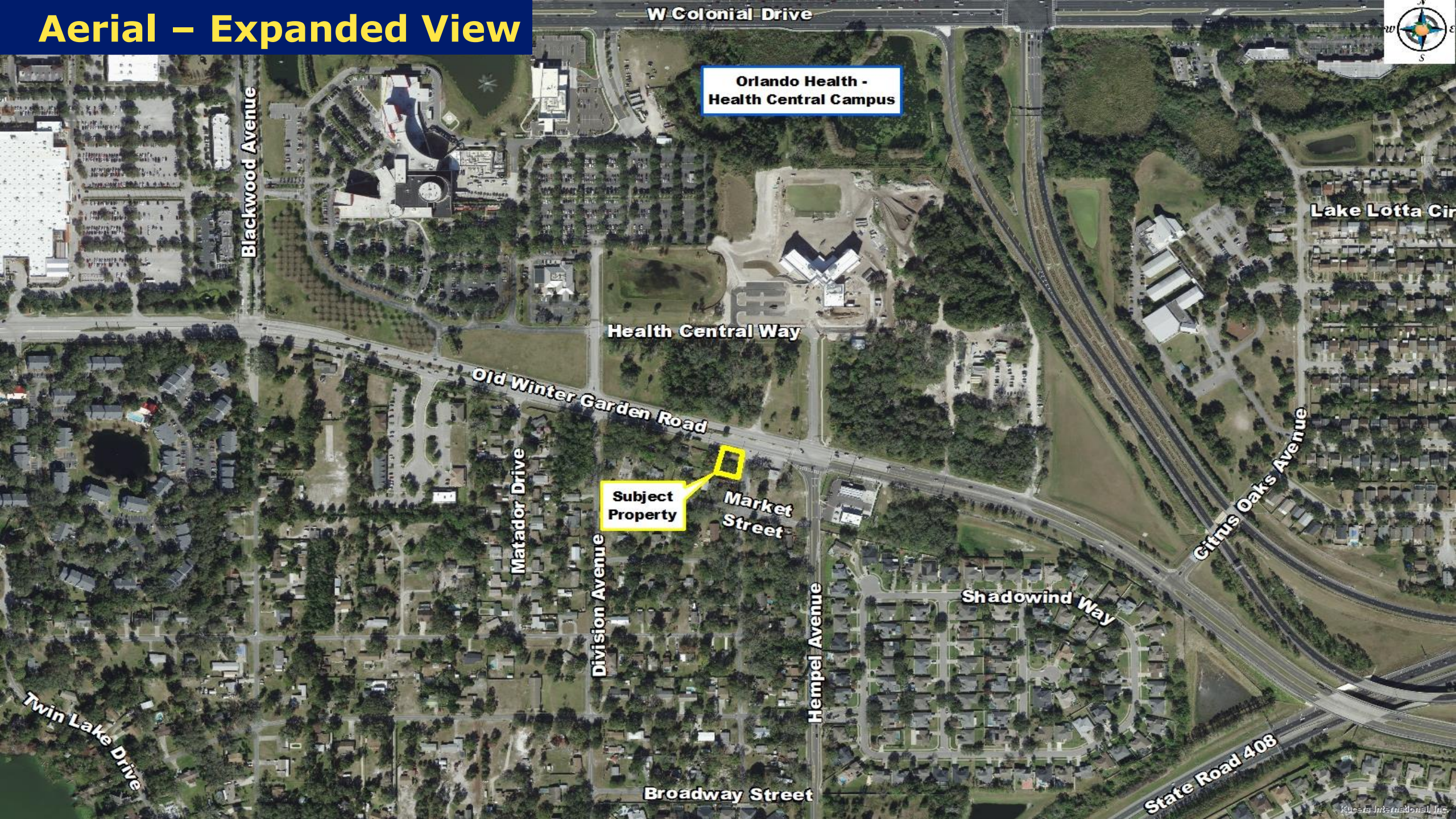


# Amendment 2020-1-S-1-1 Rezoning Case RZ-20-04-068

## Location



# Aerial – Expanded View



**Orlando Health -  
Health Central Campus**

**Blackwood Avenue**

**Health Central Way**

**Lake Lotta Cir**

**Old Winter Garden Road**

**Subject  
Property**

**Market  
Street**

**Matador Drive**

**Division Avenue**

**Hempel Avenue**

**Shadowind Way**

**Citrus Oaks Avenue**

**Twin Lake Drive**

**Broadway Street**

**State Road 408**

# Aerial



Division Avenue

Old Winter Garden Road

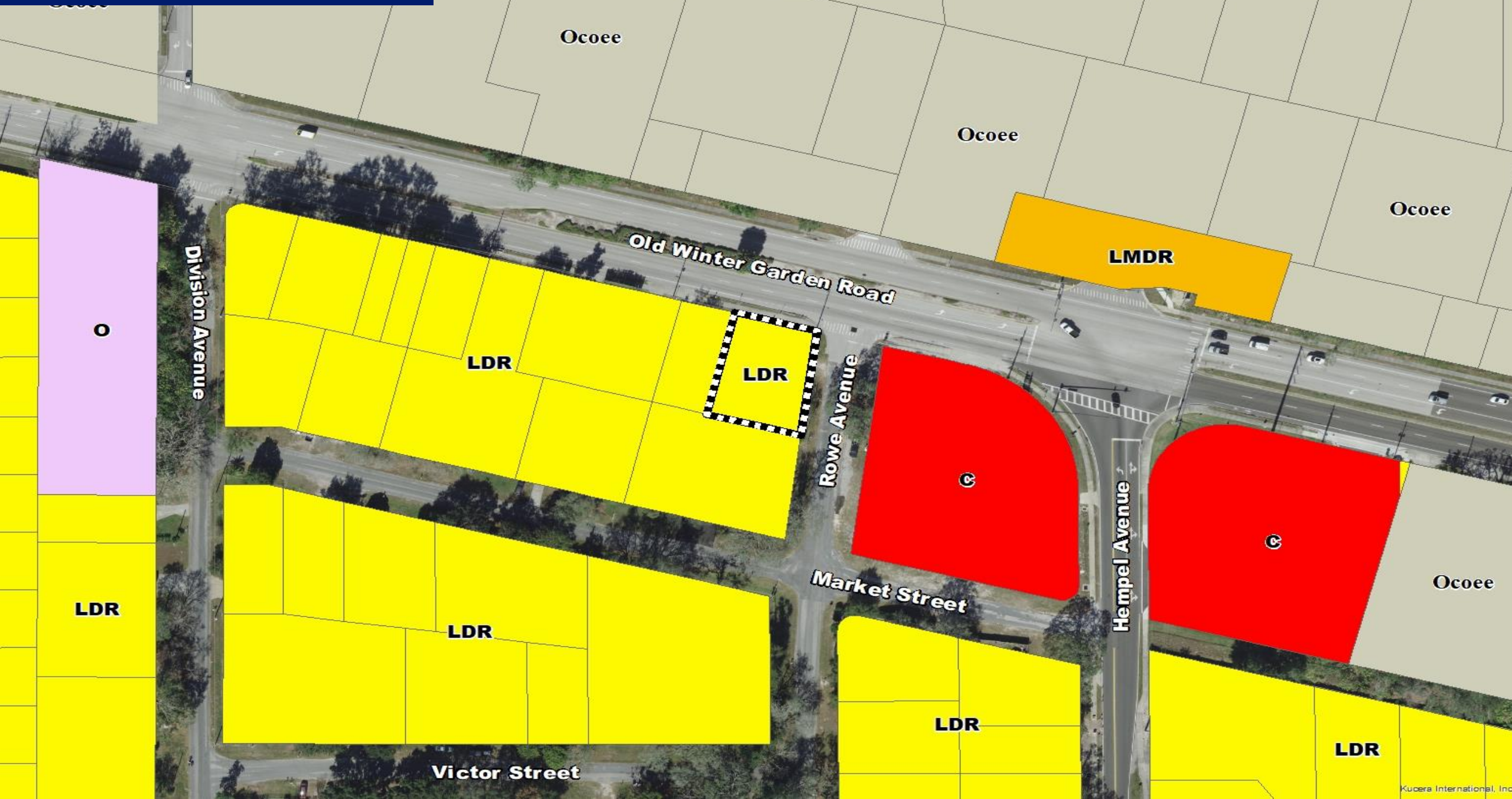
Rowe Avenue

Market Street

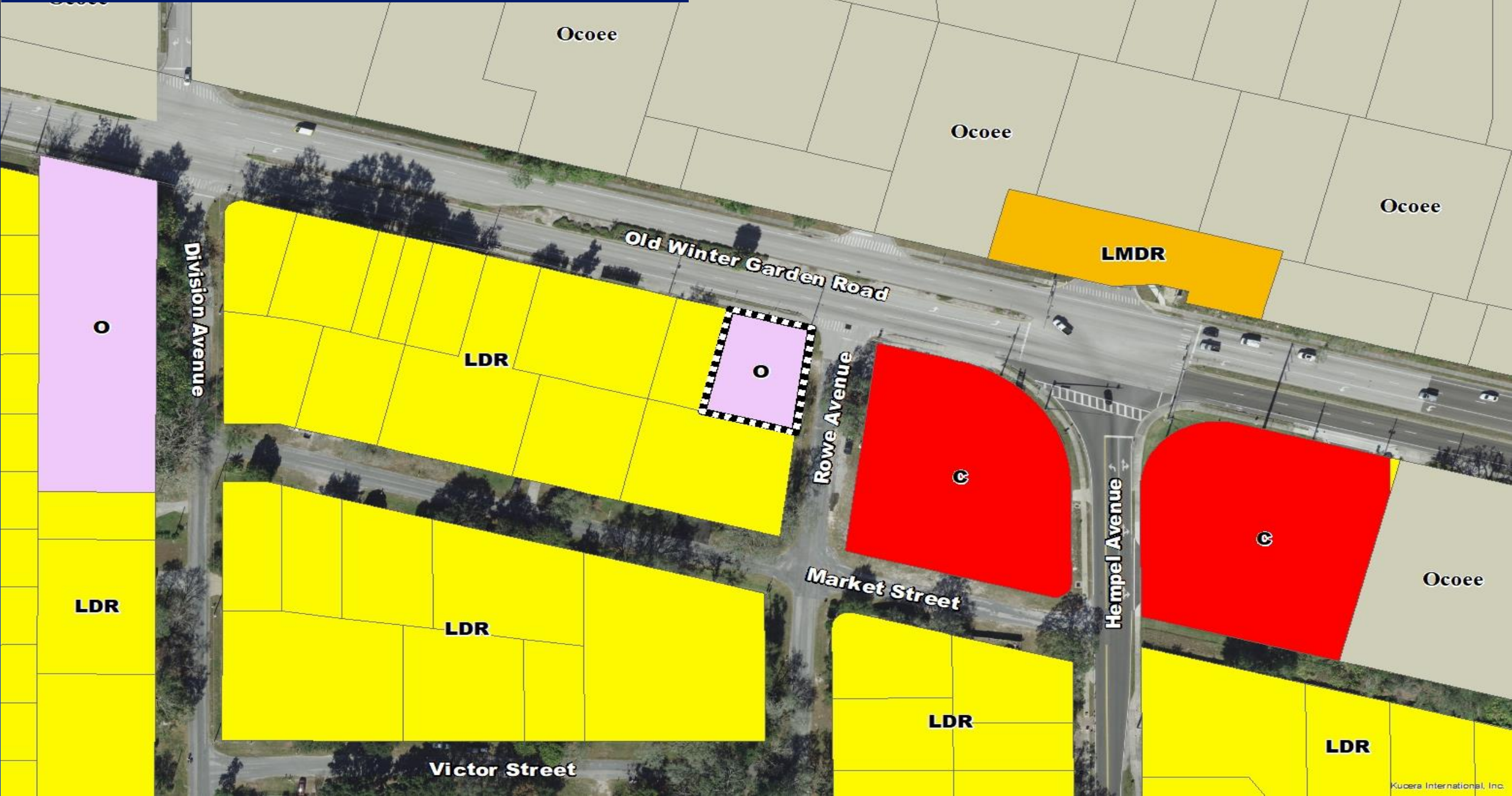
Hempel Avenue

Victor Street

# Future Land Use



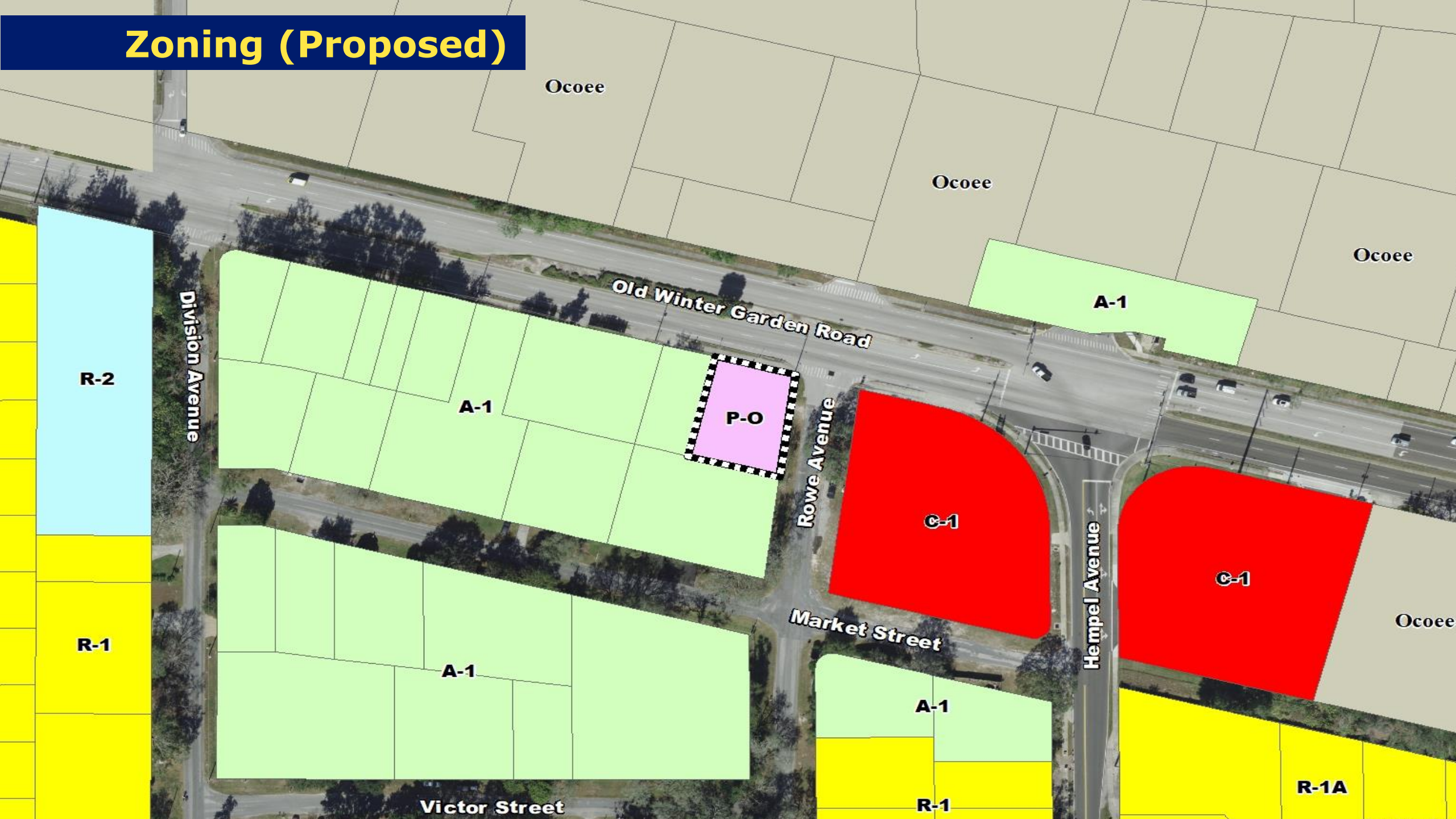
# Future Land Use (Proposed)



# Zoning



# Zoning (Proposed)







# Amendment 2020-1-S-1-1

**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objectives FLU2.1 and FLU8.2; Policies FLU1.1.4A, FLU1.4.1, FLU1.4.2, FLU1.4.13, FLU2.2.1, FLU8.2.1, FLU8.2.10; and Neighborhood Element Objective N1.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2020-1-S-1-1, Low Density Residential (LDR) to Office (O).**



**RZ-20-04-068**

**Staff Recommendation:**

**APPROVE**

**PZC Recommendation:**

**APPROVE**

**Action Requested:**

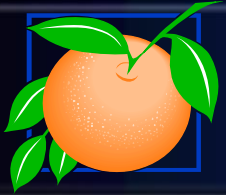
- **Make a finding of consistency with the Comprehensive Plan and APPROVE Rezoning Case RZ-20-04-068, A-1 (Citrus Rural District) to P-O (Professional Office District), subject to the three (3) restrictions and two (2) variance requests listed in the staff report.**



# Amendment 2020-1-S-1-2

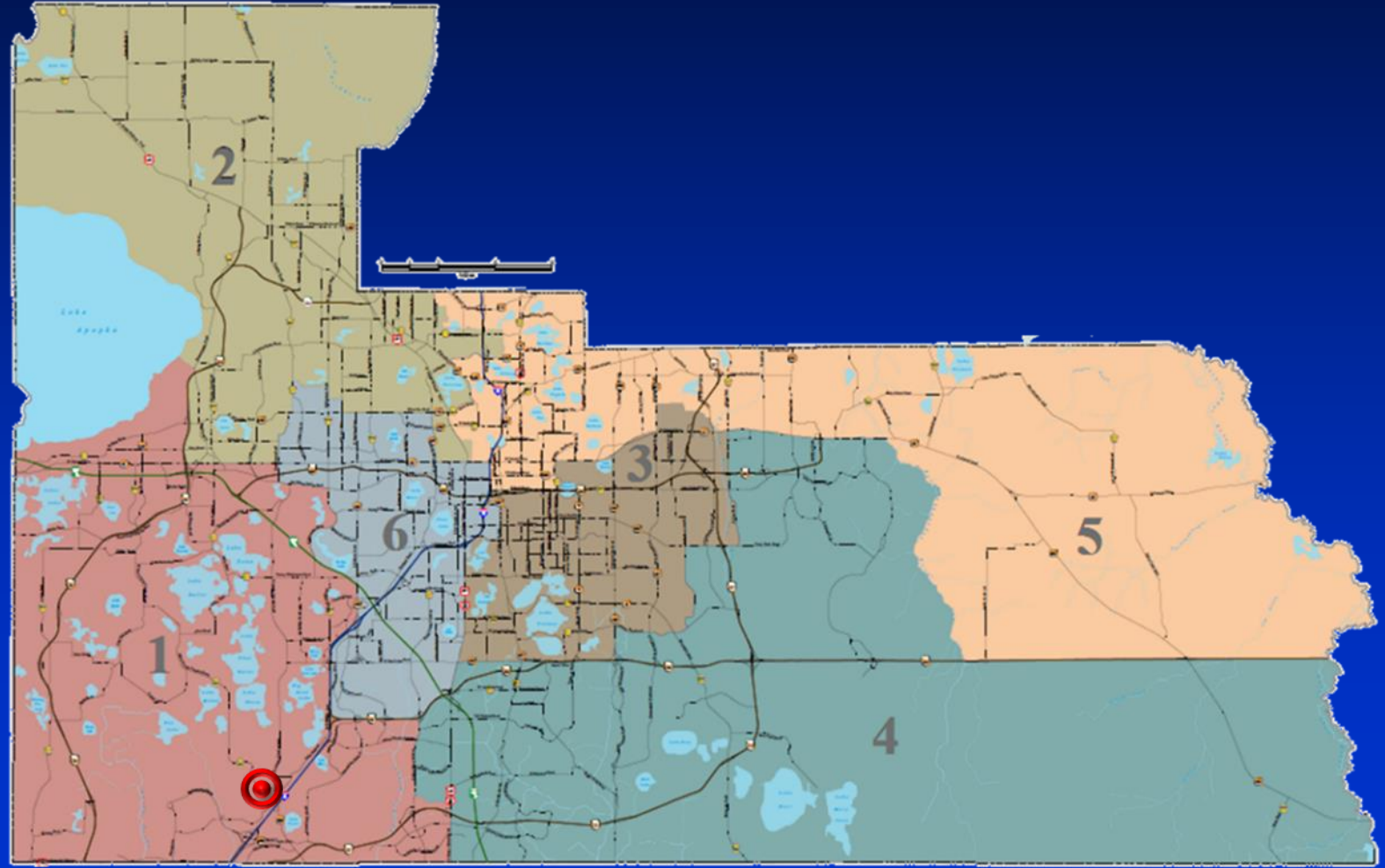
## Rezoning Case CDR-20-01-003

- Agent:** Constance D. Silver, P.E.
- Owner:** Buena Vista Commons LLC (Karam Duggal)
- From:** Office (O)
- To:** Activity Center Mixed Use (ACMU)
- Acreage:** 1.68 acres
- Proposed Use:** Up to 219,542 square feet of non-residential uses (FAR 3.0) or 100 hotel lodgings (60 rooms per acre) or up to 15 residential units on 1/2 acre (30 du's per acre max of 30% of the site in residential use) with the remainder of the site in non-residential or lodgings



# Amendment 2020-1-S-1-2 Rezoning Case CDR-20-01-003

## Location



# Aerial

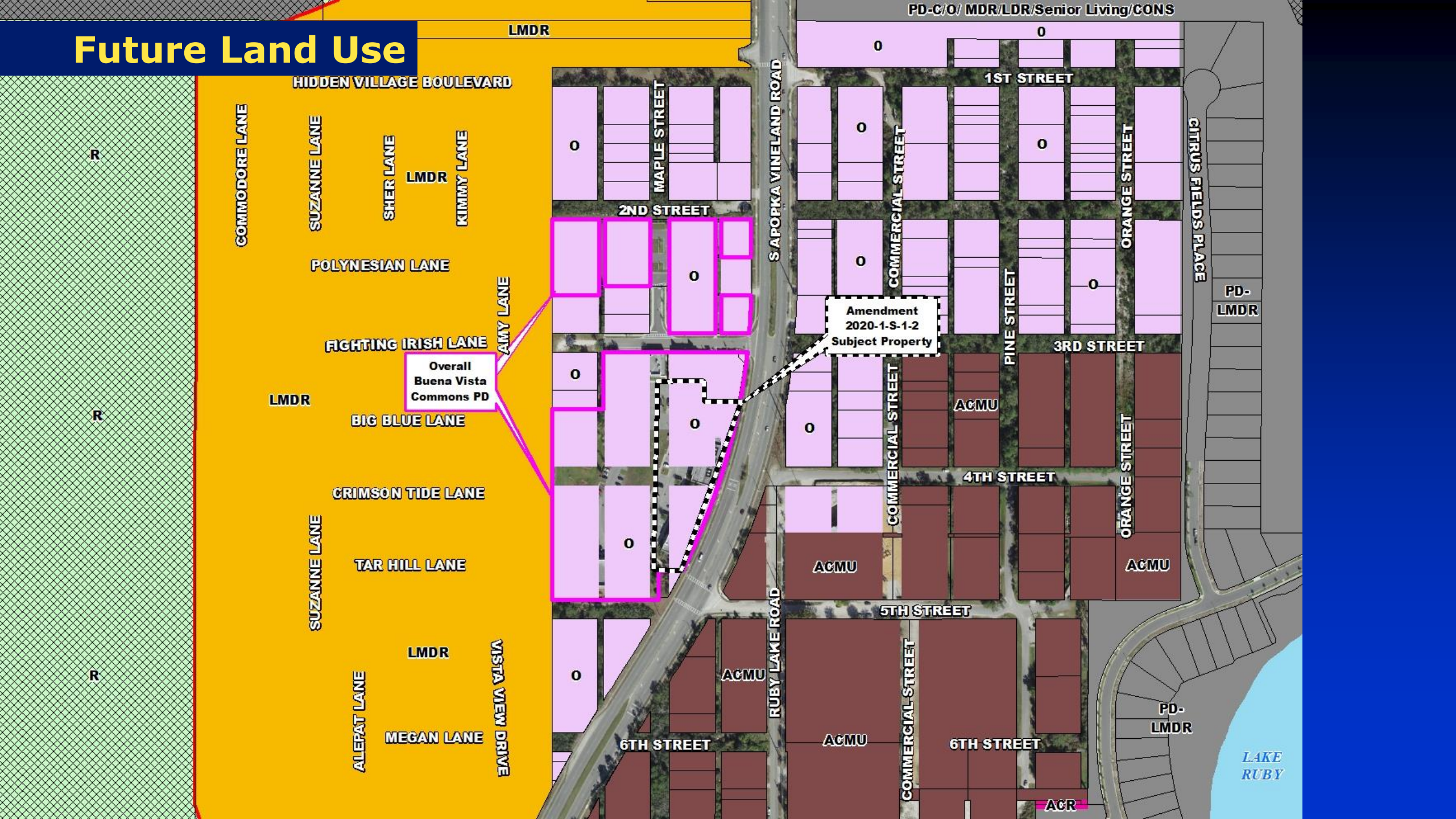


Overall  
Buena Vista  
Commons PD

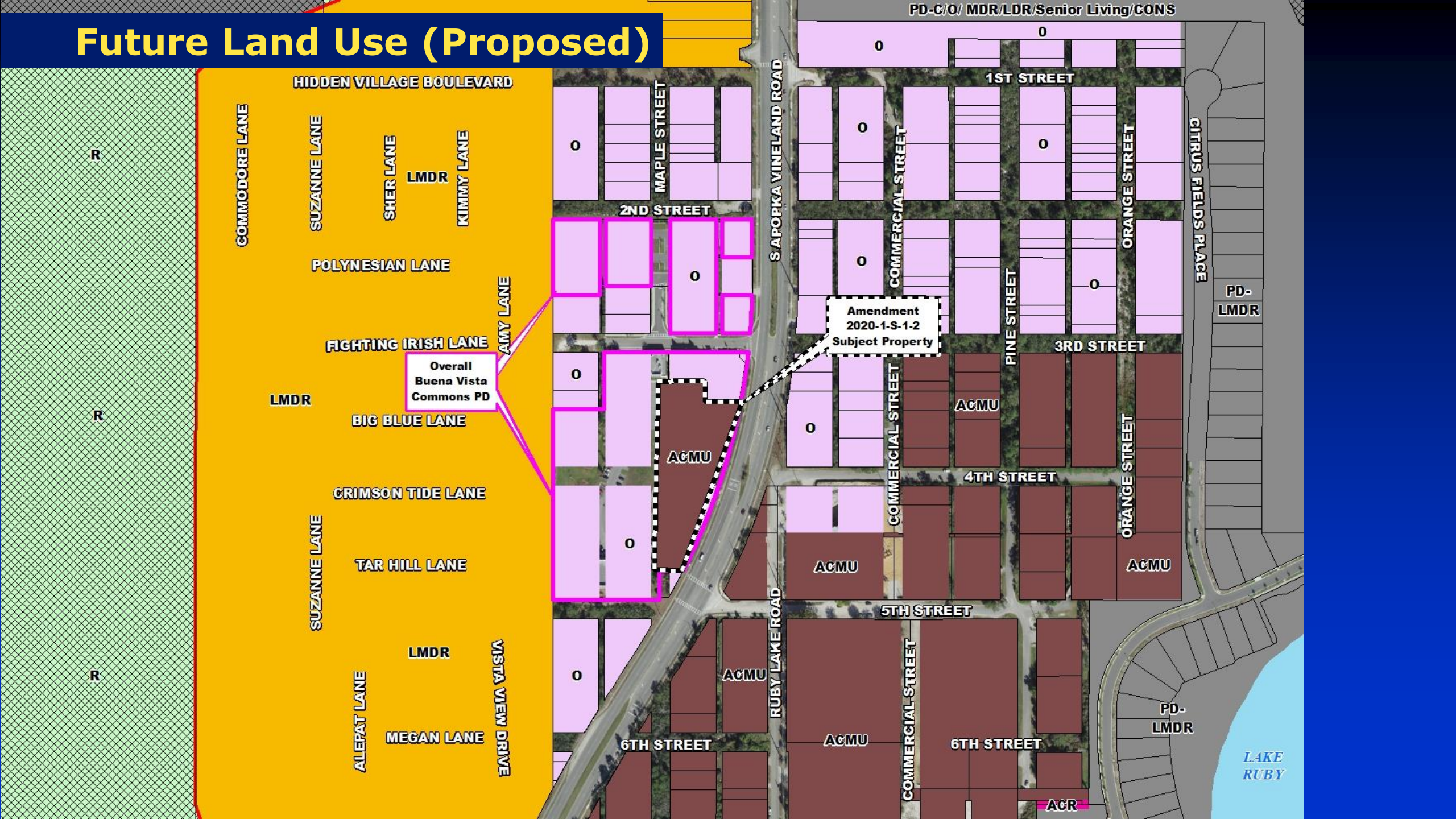
Amendment  
2020-1-S-1-2  
Subject Property

LAKE  
RUBY

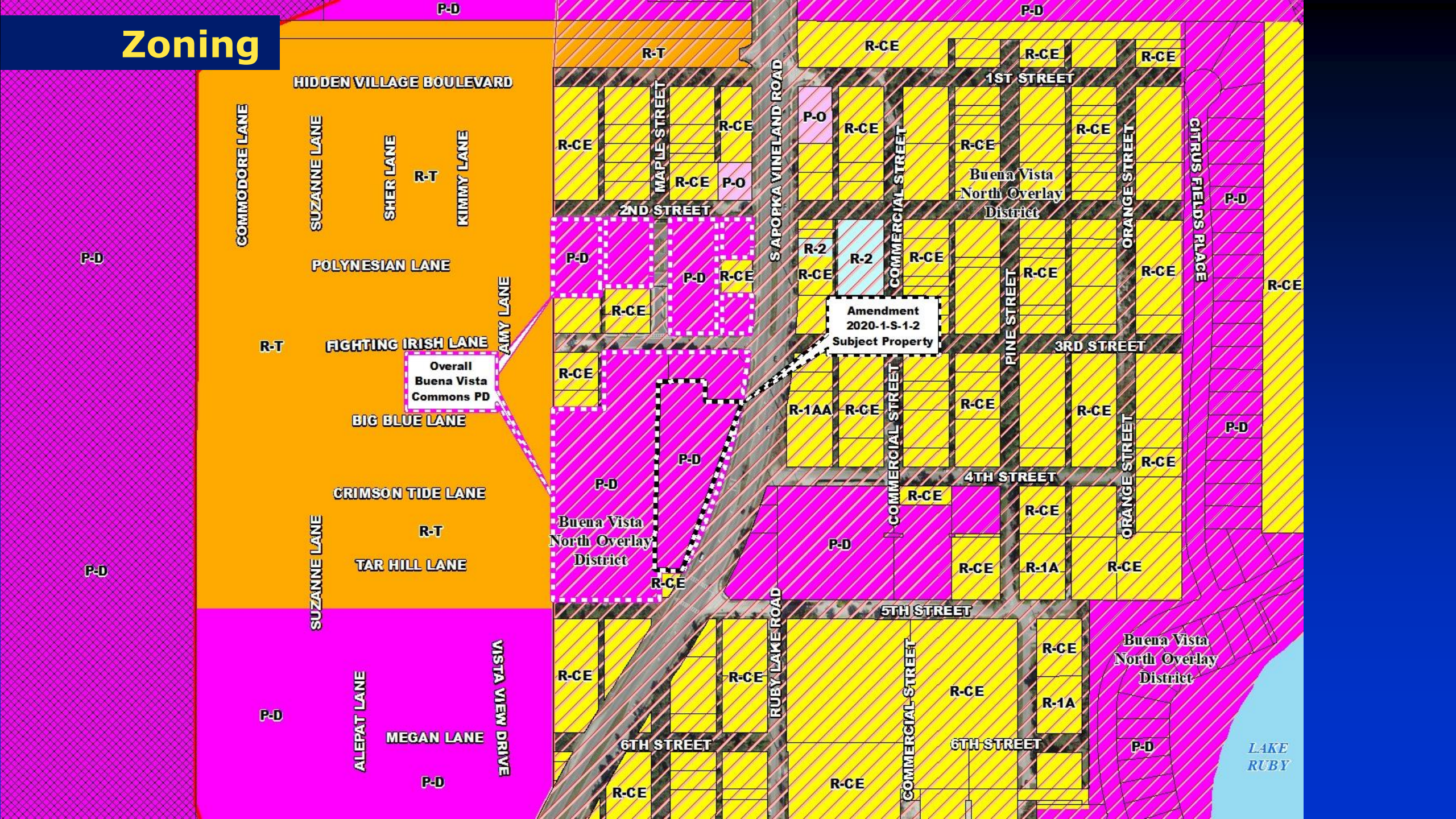
# Future Land Use



# Future Land Use (Proposed)



# Zoning



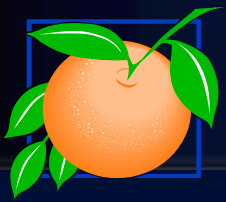


# Policy ID1.1.3, ACMU Permitted Uses

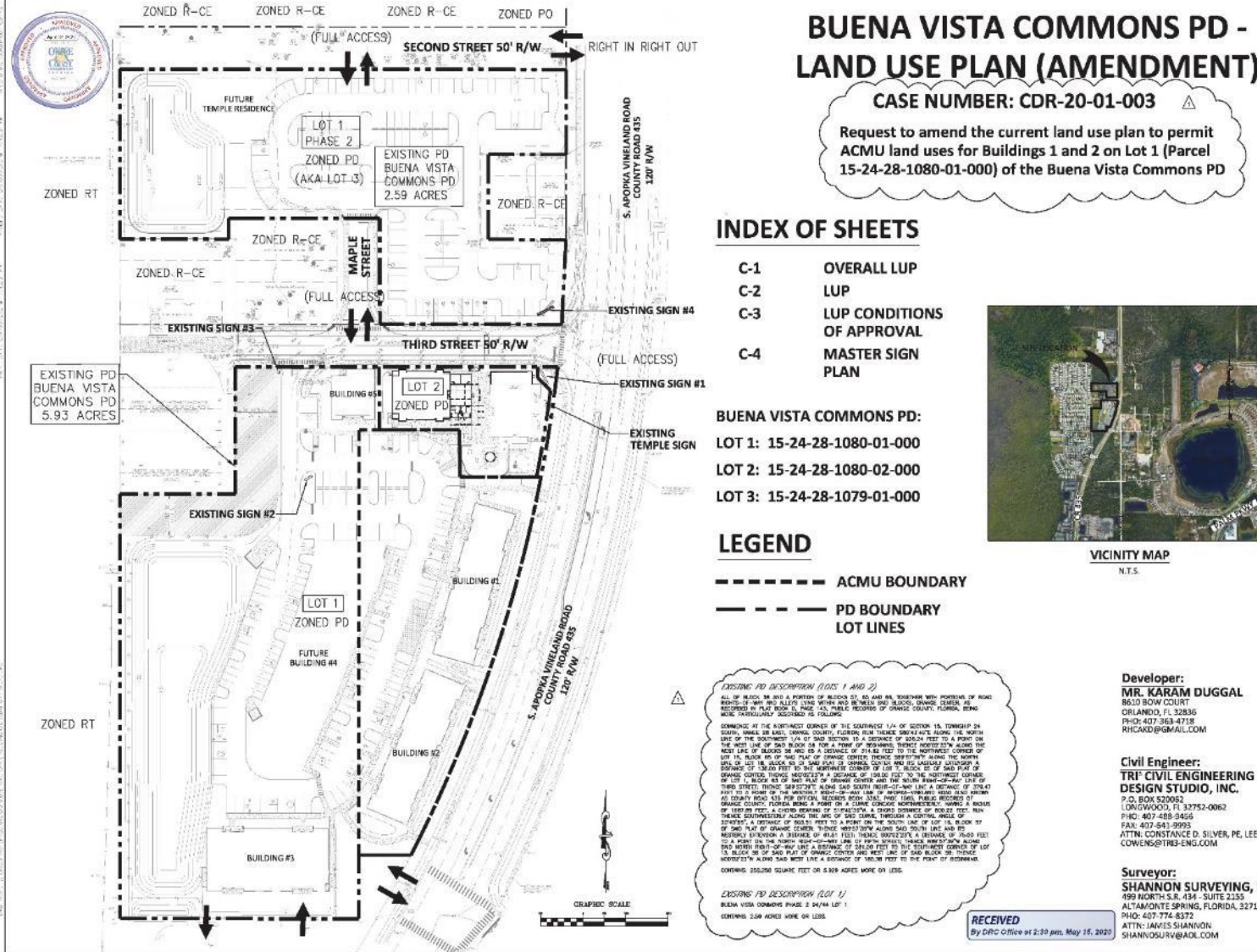
# CDR Prohibited Uses

Hotel/motel/time-share	Child care
Residential (minimum 12, maximum 30 dwelling units/acre)	Business and Personal services
Retail Uses	Medical offices
Amusement centers, including theaters, including theme attractions	Veterinary
Night clubs	Automobile Service Stations
Conference Centers	Car wash
Health spas	Banks
Public community facilities & services	Laundry and dry cleaning
Car rental agency	Travel Agent
Eating and Drinking Establishments	Warehouses, ancillary to other uses permitted
Other similar and compatible tourist commercial uses as determined by the Planning and Zoning Directors	Public Services and Facilities

ACMU - Prohibited Land Uses	
HOTEL / MOTEL / TIMESHARES	AMUSEMENT CENTERS
RESIDENTIAL	NIGHT CLUBS
LIQUOR STORES	CONFERENCE CENTERS
PAWN SHOPS	HEALTH SPAS
SPORTING GOODS	CAR RENTAL AGENCY
FIRE ARM SALES	AUTOMOTIVE SERVICE STATIONS
TABACCO SHOPS	CAR WASH
FUEL DEALERS	WAREHOUSE
NEWSTANDS	MAID SERVICES
FURNITURE / APPLIANCE / CARPET STORES	APPLIANCE RENTAL
MUFFLER SHOPS	AUTO / LUBE SHOPS
COCKTAIL LOUNGES / PUBS / BARS	MISC REPAIR SERVICES
CREMATORIES	PEST CONTROL



# Rezoning Case CDR-20-01-003



### BUENA VISTA COMMONS PD

Orlando, Florida  
ENGINEER'S SEAL

CONSTANCE D. SILVER, P.E., LEED AP  
FLORIDA LICENSE #9842

REVISION	DATE
CHANGE CO. ENG.	01/04/20

REV.	DATE	DESCRIPTION
1	01/04/20	CHANGE CO. TRG.



VICINITY MAP  
N.T.S.

### OVERALL LAND USE PLAN

Sheet Title

JOB NO.	2019-028
SCALE:	AS SHOWN
DATE:	01/04/20
DESIGN:	CSG
DRAWN:	CSG
CHECKED:	CSG

### C-1

Sheet No. 1 OF 4



# Amendment 2020-1-S-1-2

**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goals, Objectives and Policies FLU1.4, FLU1.4.3, FLU1.4.10, FLU1.4.21, FLU8.2.1, and FLU8.2.11, Neighborhood Element Goals, Objectives and Policies N1.1, and International Drive Element Goals, Objectives and Policies ID1.1.2);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2020-1-S-1-2, Office (O) to Activity Center Mixed Use (ACMU)**



**CDR-20-01-003**

**DRC Recommendation:**

**APPROVE**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the Buena Vista Commons Planned Development/Land Use Plan dated Received "May 15, 2020" subject the ten (10) conditions listed in the staff report.**



# Amendment 2020-1-S-2-2

## Rezoning Case RZ-20-04-072

**Agent:** Junias Desamour

**Owner:** Jolieview, LLC

**From:** Office (O) and P-O (Professional Office District)

**To:** Low-Medium Density Residential (LMDR) and R-2 (Residential District)

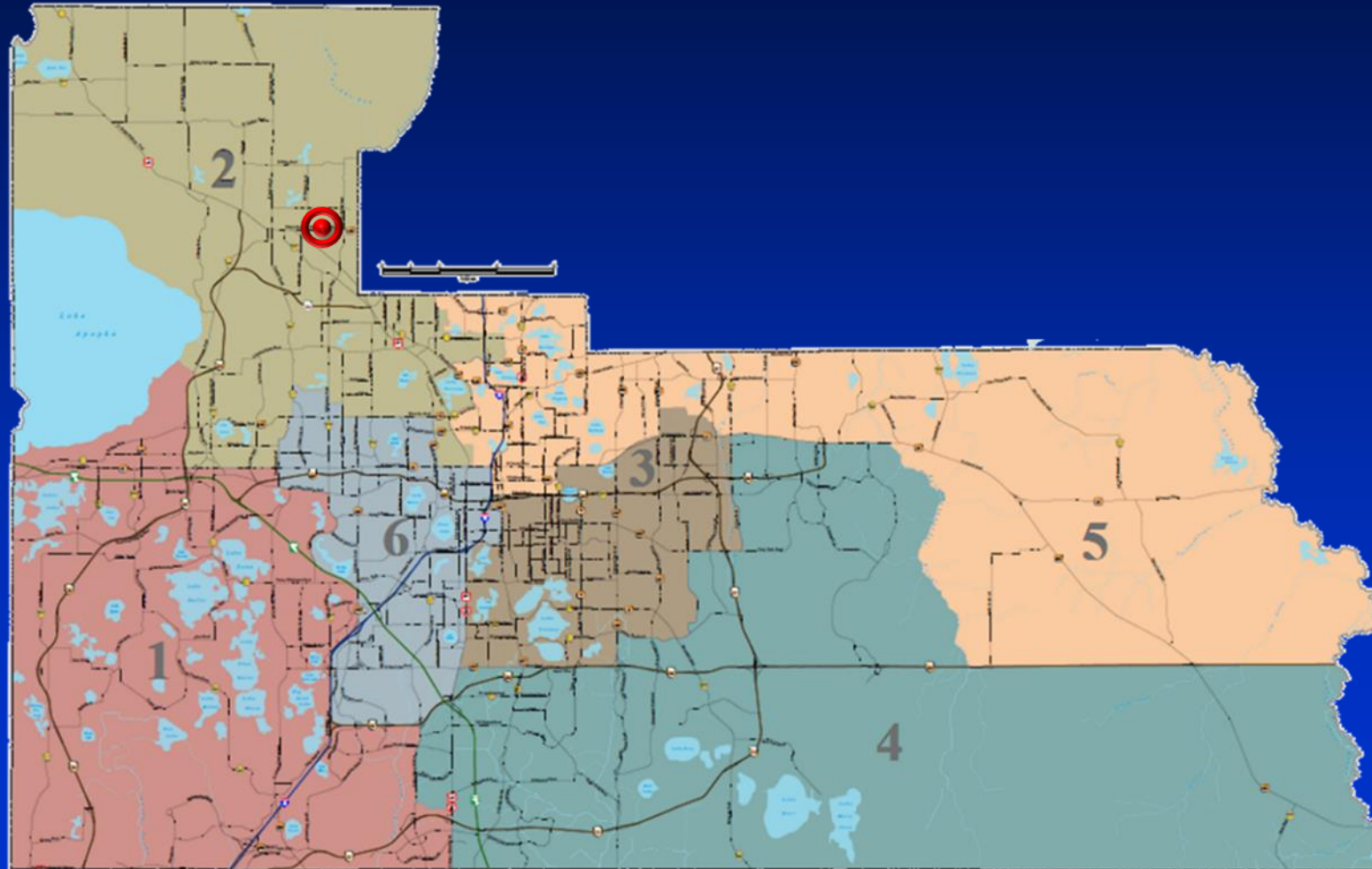
**Acreage:** 0.50 gross acre

**Proposed Use:** To allow for the development of four (4) single-family attached units (2 duplexes) and one (1) single-family detached unit.



# Amendment 2020-1-S-2-2

## Location



**Aerial**

**Wekiva Crossing Boulevard**

**Semoran Commerce Place**

**S Lake Pleasant Road**

**S Ulysses Drive**

**S Apollo Drive**

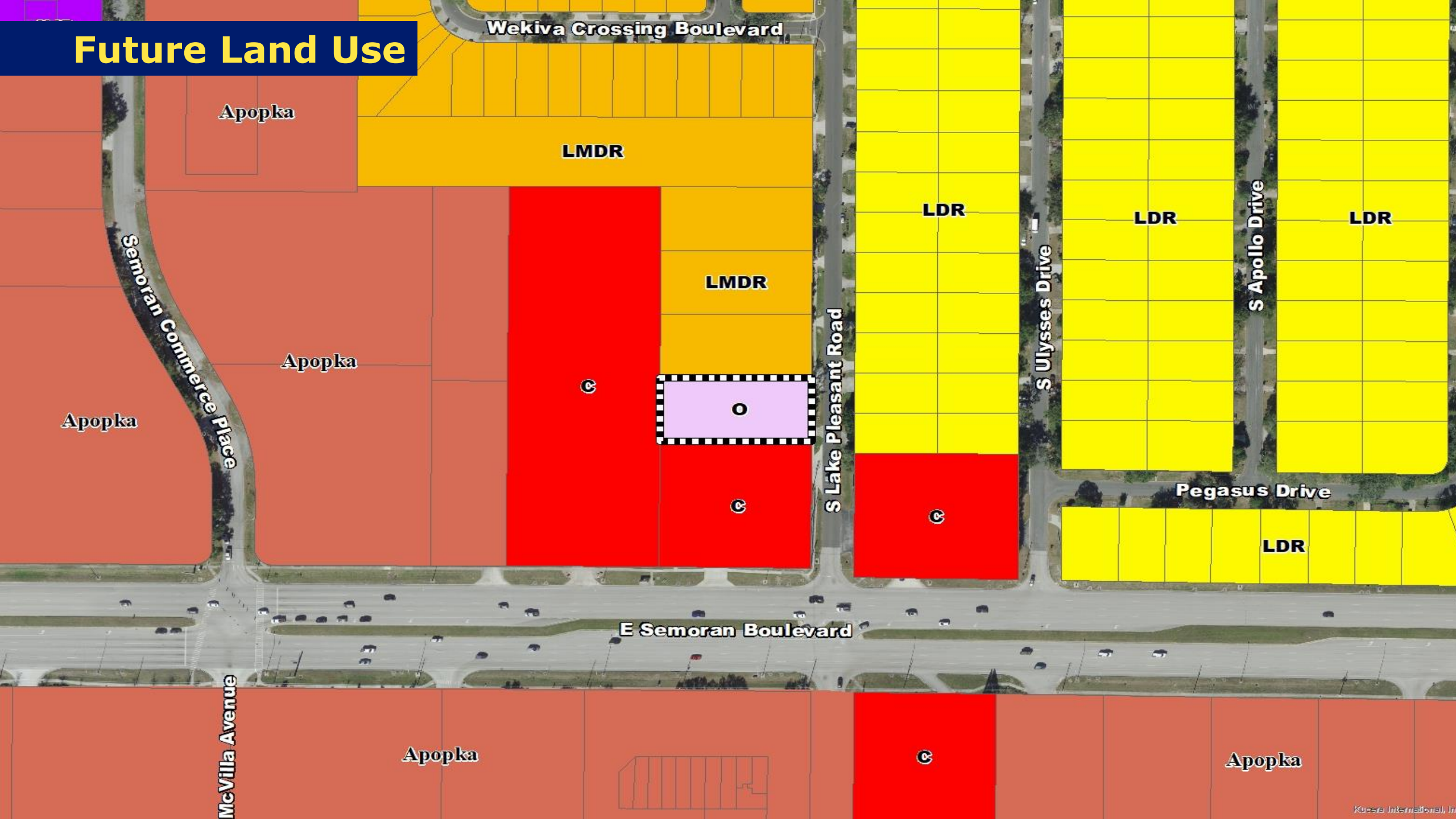
**Pegasus Drive**

**E Semoran Boulevard**

**cVilla Avenue**

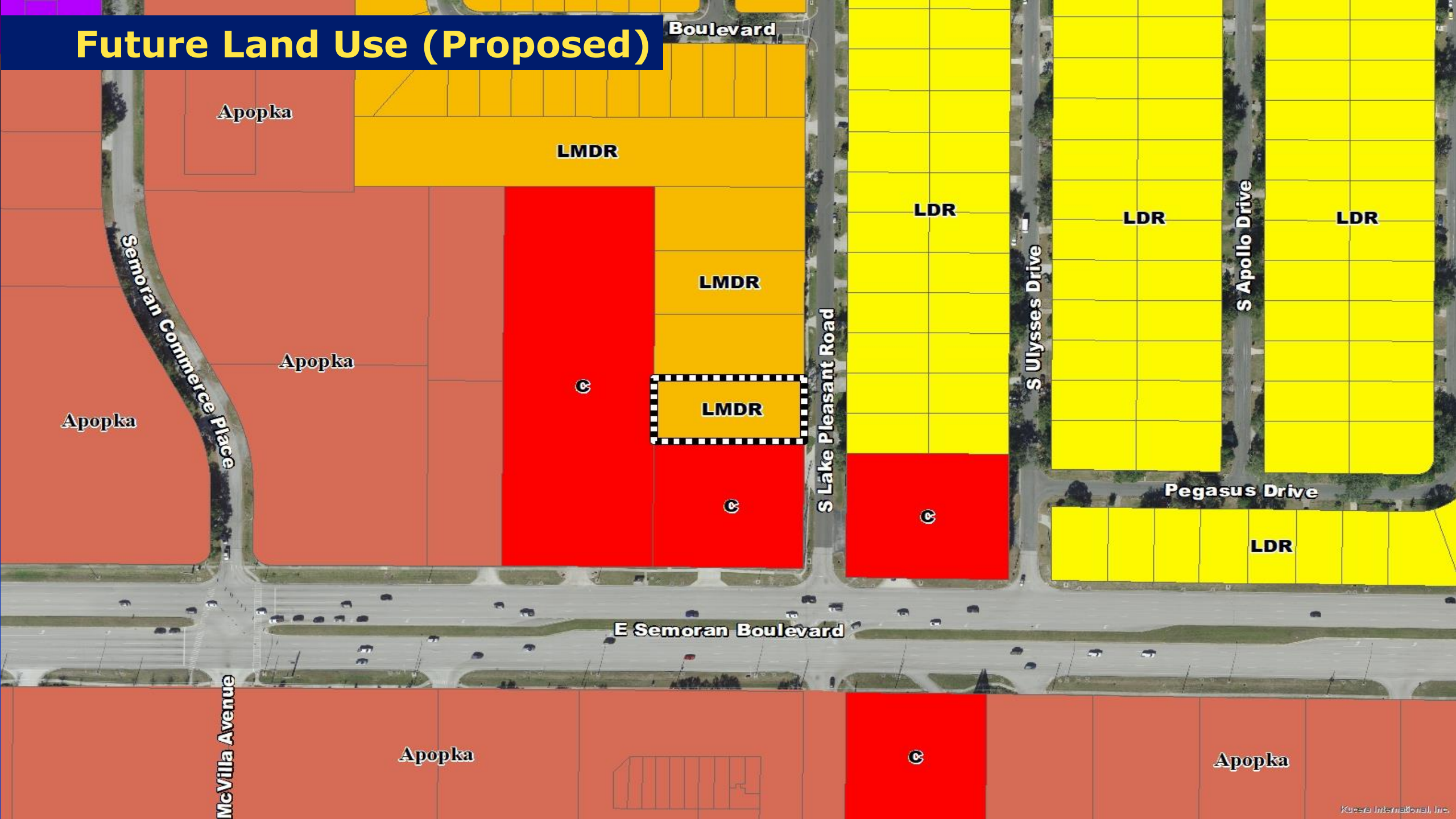


# Future Land Use

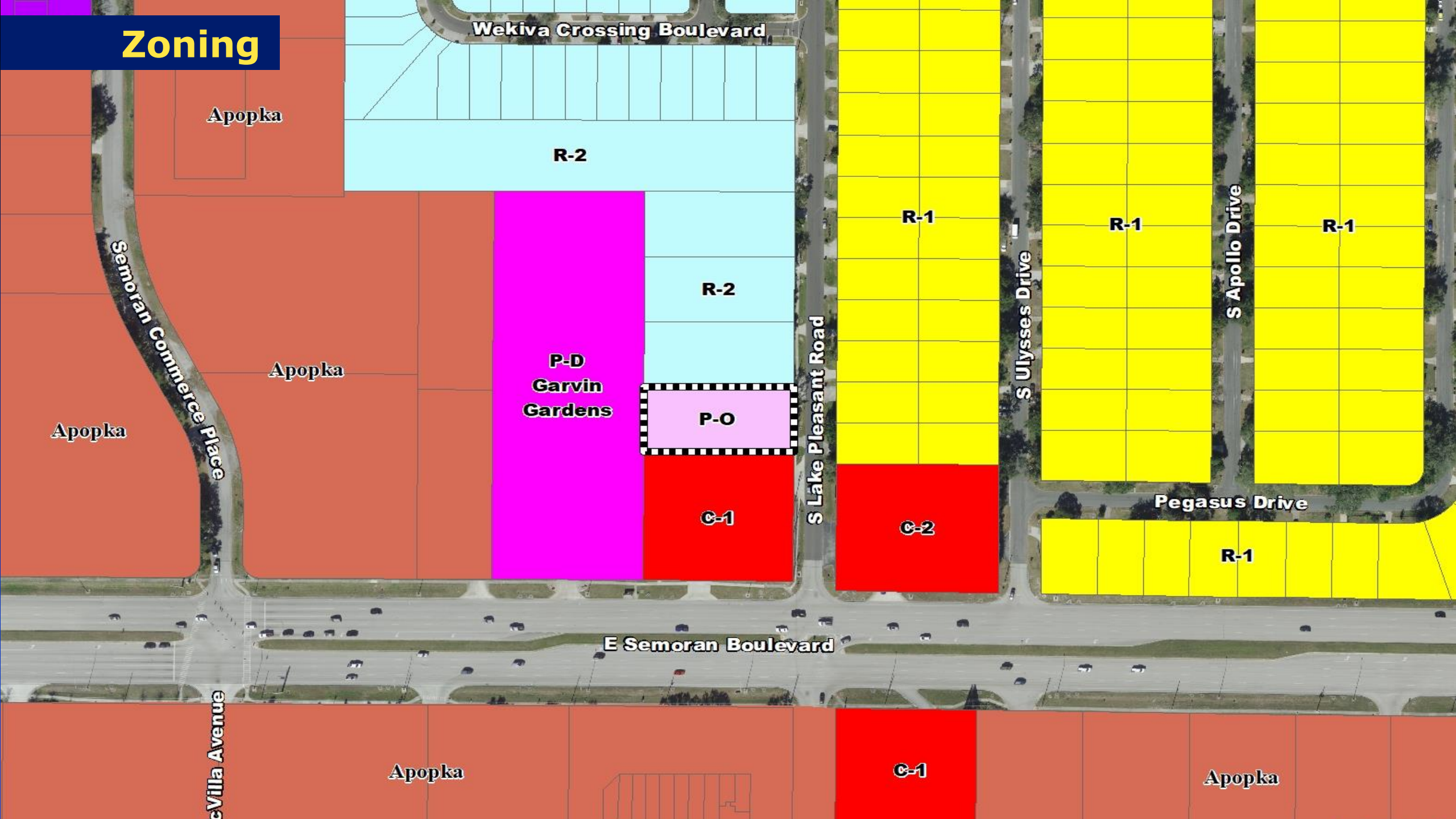




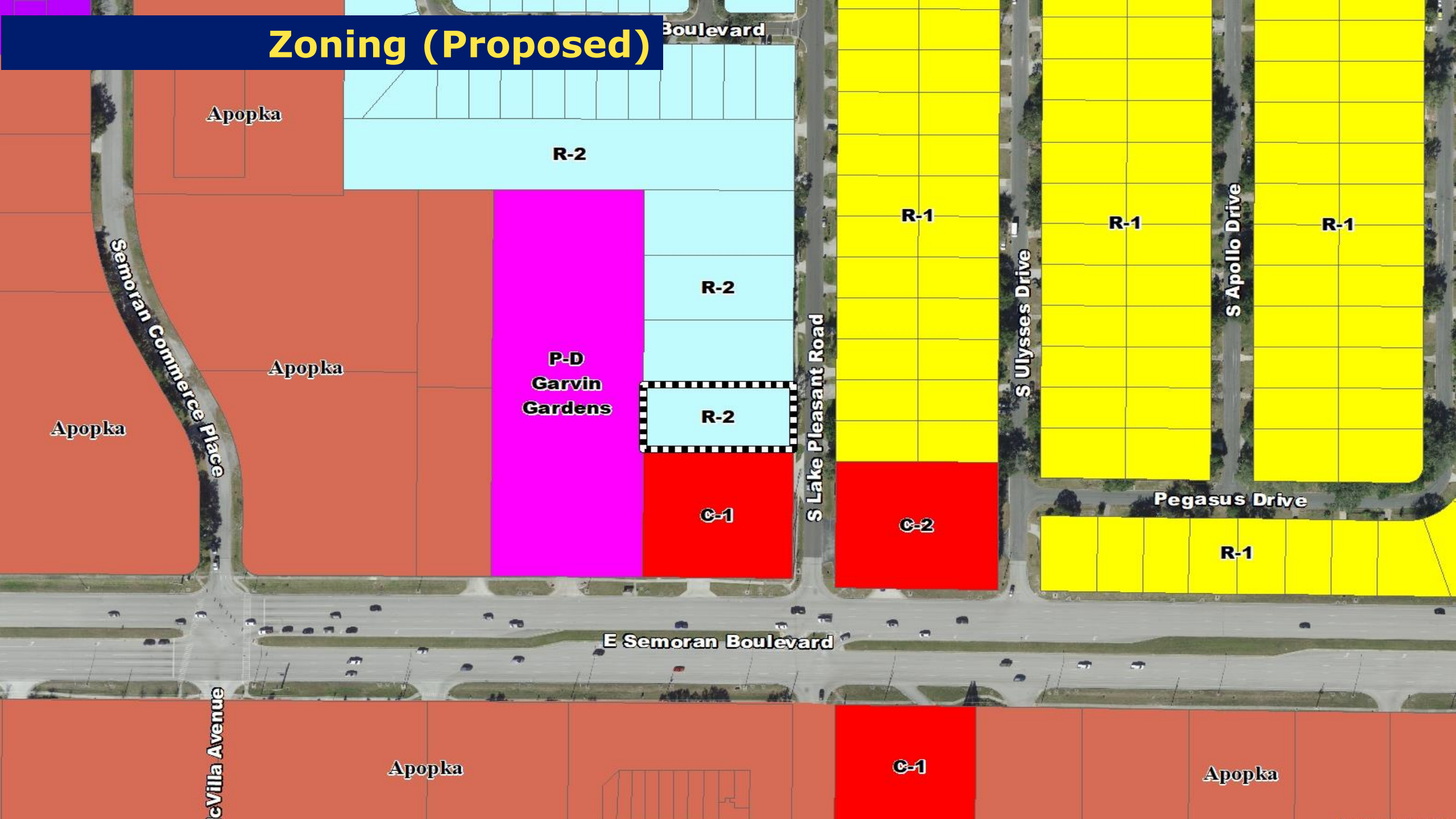
# Future Land Use (Proposed)



# Zoning



# Zoning (Proposed)





# Amendment 2020-1-S-2-2

**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objectives FLU2.1 and FLU8.2; Policies FLU1.1.1, FLU1.1.5, FLU8.2.1, FLU8.2.2, and FLU8.2.11; Housing Element Goal H1 and Objective H1.1; and Open Space Policies OS1.3.2 and OS1.3.6);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2020-1-S-2-2, Office (O) to Low-Medium Density Residential (LMDR)**



**RZ-20-04-072**

**Staff Recommendation:**

**APPROVE**

**PZC Recommendation:**

**APPROVE**

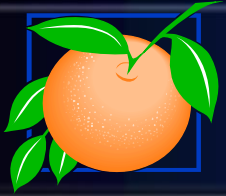
**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and APPROVE Rezoning Case RZ-20-04-072, P-O (Professional Office District) to R-2 (Residential District).**



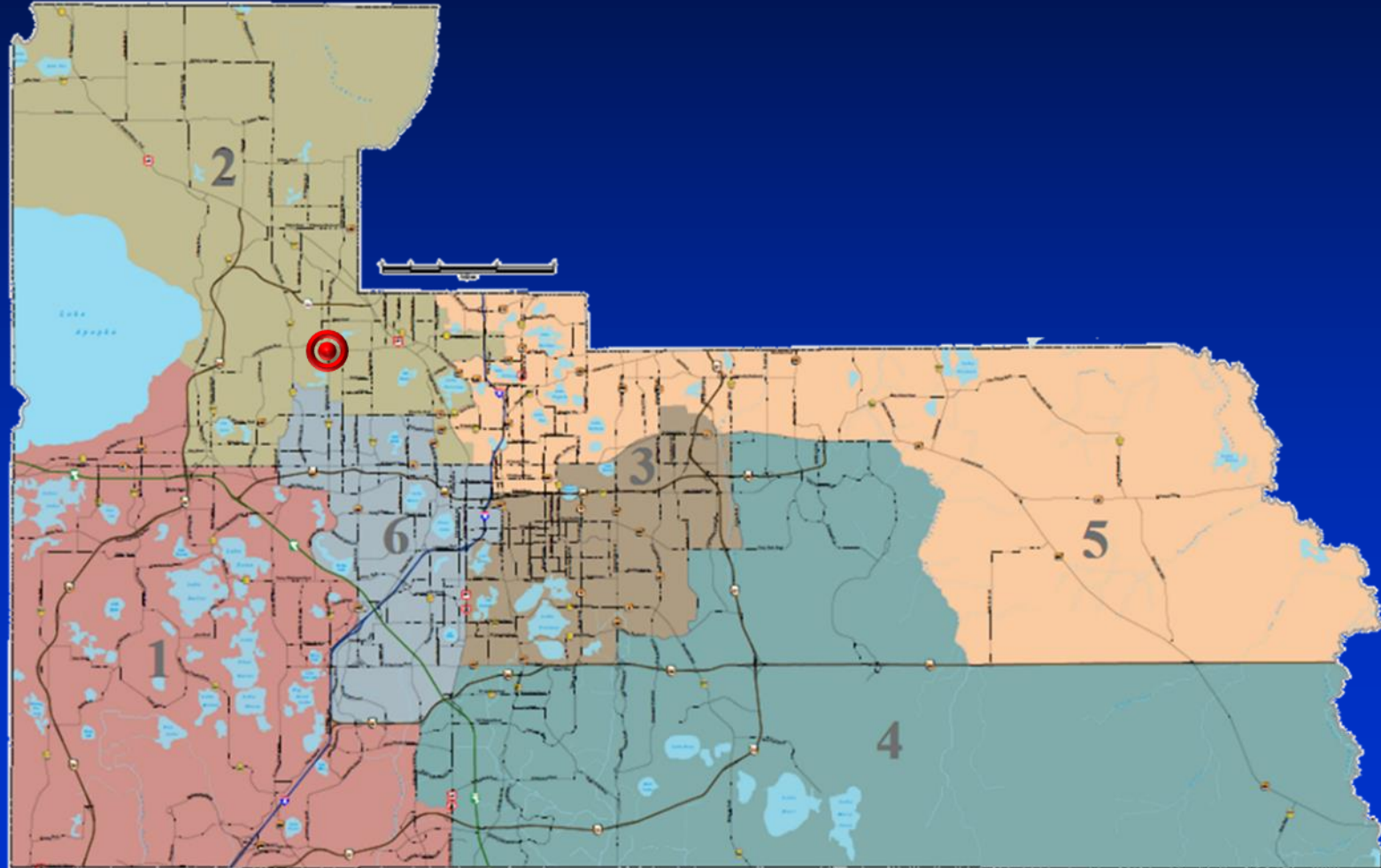
# Amendment 2020-1-S-2-3 and Rezoning Case LUP-19-12-418

- Agent:** Jean M. Abi-Aoun, P.E.  
Florida Engineering Group, Inc.
- Owner:** Pastor David Jacques  
The Kingdom Church, Inc.
- From:** Low Density Residential (LDR)
- To:** Low-Medium Density Residential (LMDR) (Senior Housing)
- Acreage:** 8.97 gross acres
- Proposed Use:** Up to fifty-nine (59) single-family attached or detached units



# Amendment 2020-1-S-2-3 and Rezoning Case LUP-19-12-418

## Location



**Aerial**

N HIWASSEE RD

QUARTER HORSE LN

CLARCONA OCOEE RD

N POWERS DR

FOX BRIAR TRL





# Future Land Use

N HIWASSEE RD

QUARTER HORSE LN

FOX BRIAR TRL

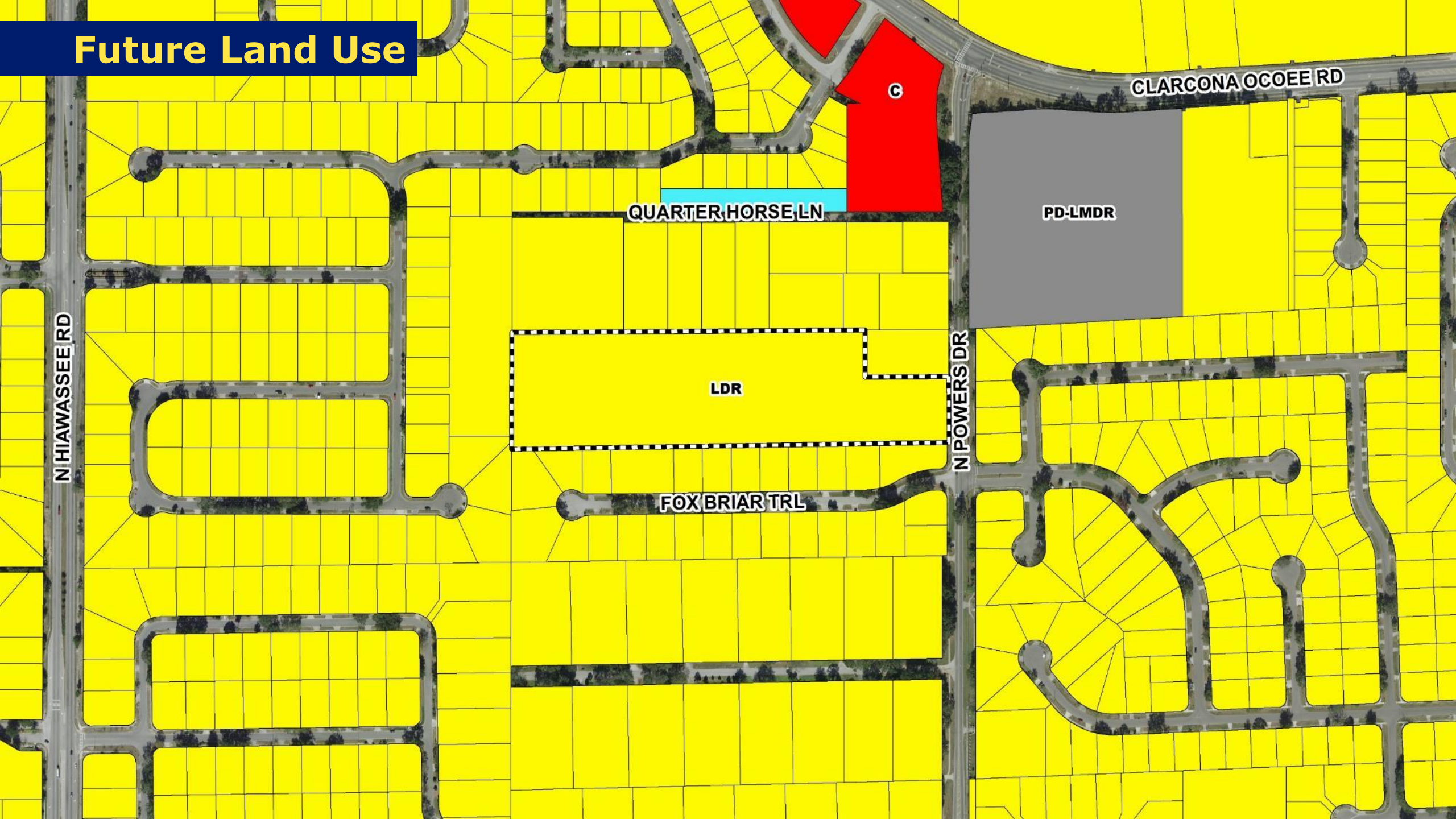
G

LDR

N POWERS DR

PD-LMDR

CLARCONA OCOEE RD



# Future Land Use (Proposed)

N HIWASSEE RD

QUARTER HORSE LN

C

CLARCONA OCOEE RD

PD-LMDR

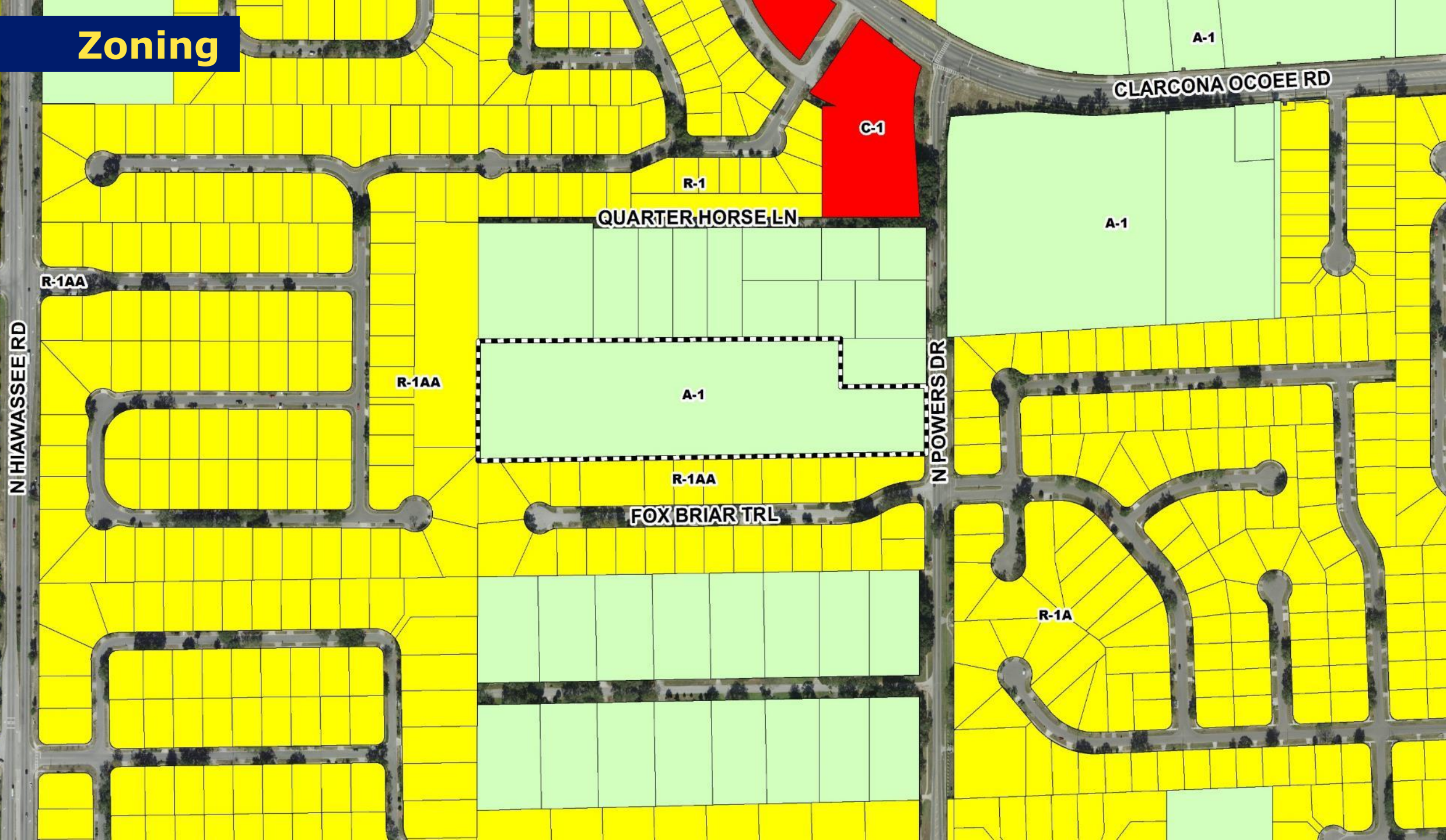
LMDR

N POWERS DR

FOX BRIAR TRL



# Zoning



# Zoning (Proposed)

N HIWASSEE RD

CLARCONA OCOEE RD

QUARTER HORSE LN

FOX BRIAR TRL

N POWERS DR

C-1

R-1

A-1

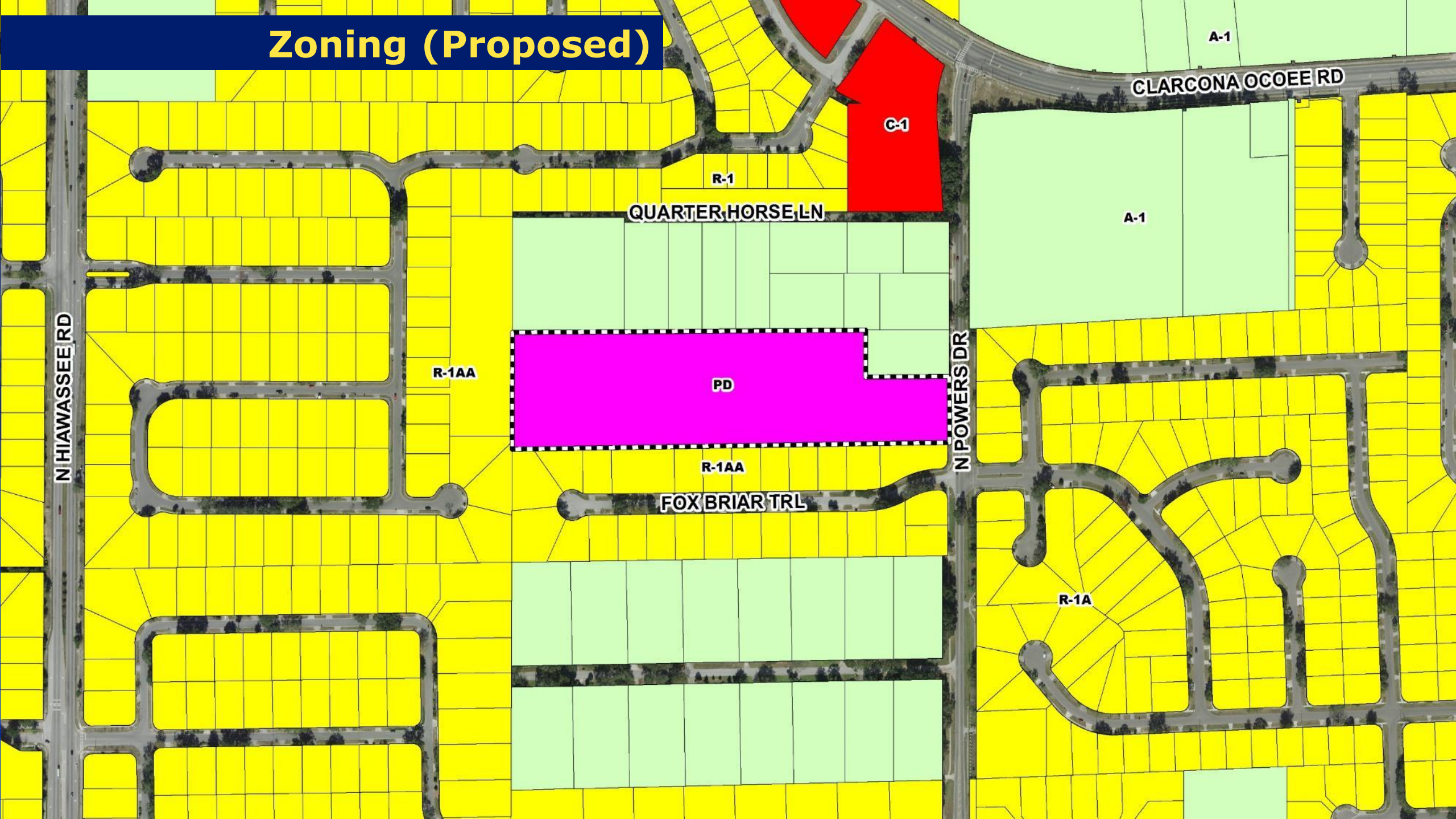
A-1

R-1AA

R-1AA

R-1A

PD



# Zoning (Proposed)

N HIWASSEE RD

CLARCONA OCOEE RD

QUARTER HORSE LN

FOX BRIAR TRL

N POWERS DR

R-1AA

R-1AA

R-1A

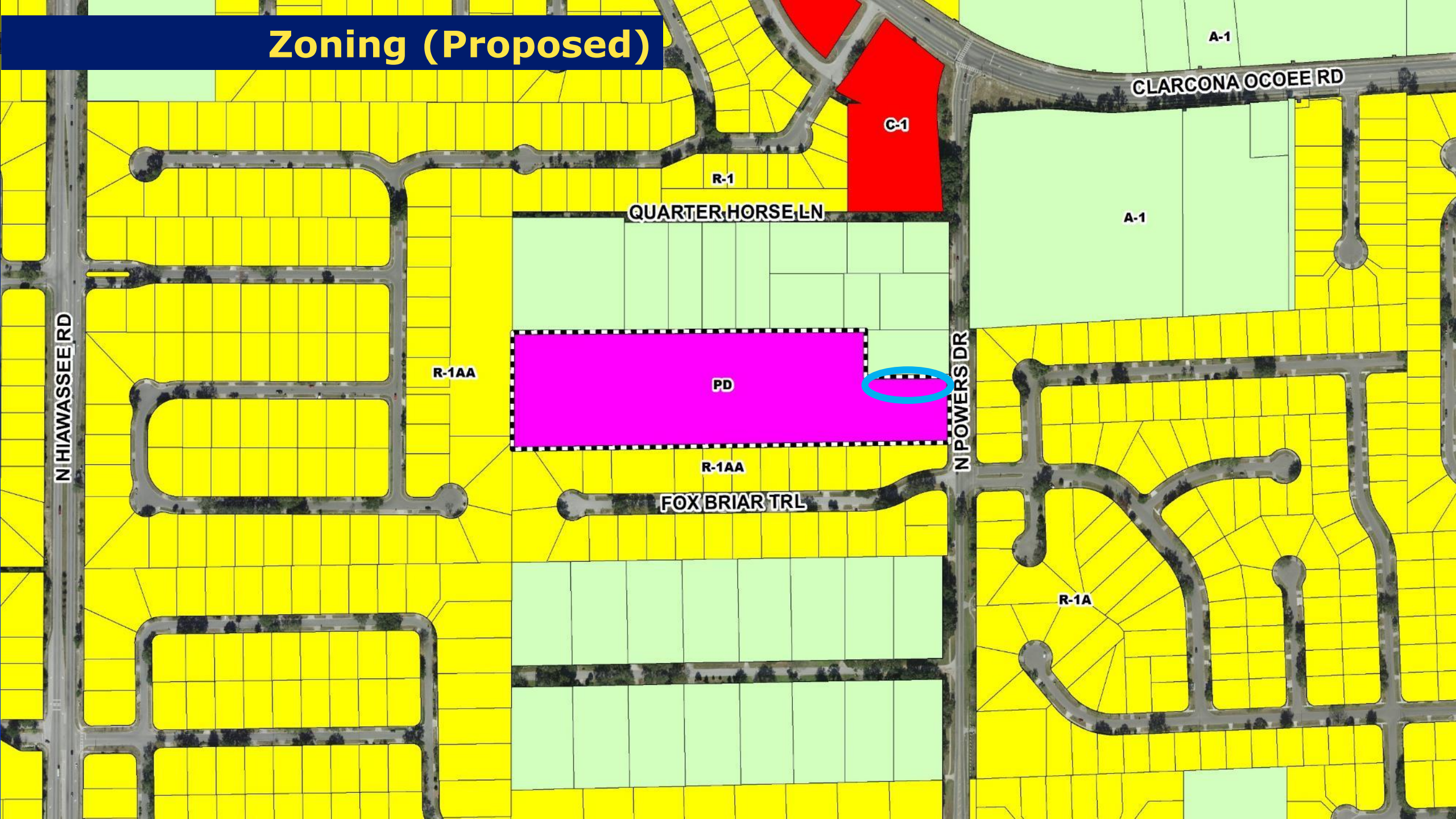
PD

C-1

R-1

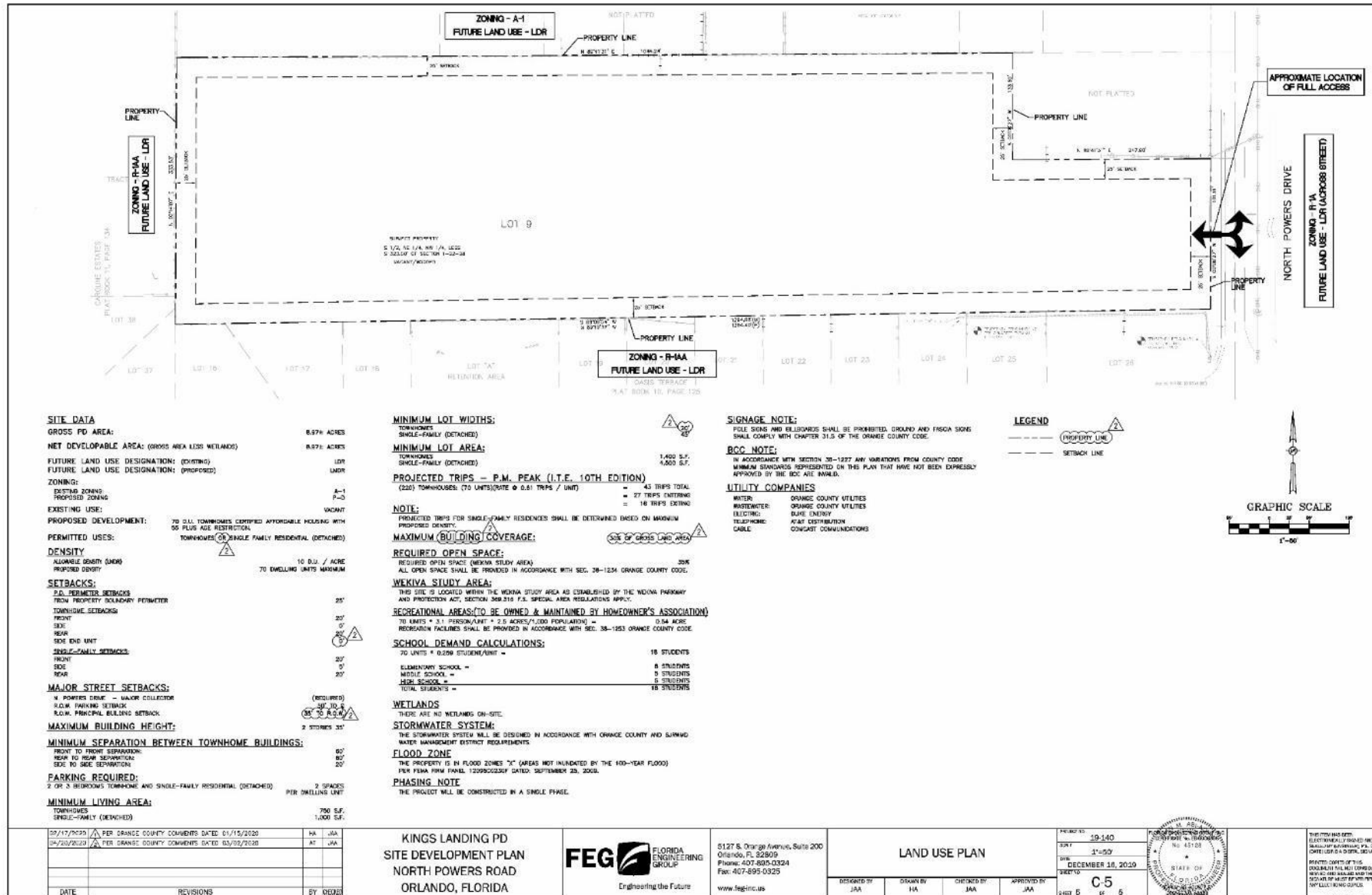
A-1

A-1





# Rezoning Case LUP-19-12-418



**SITE DATA**

GROSS PO AREA: 6,674 ACRES

NET DEVELOPABLE AREA: (GROSS AREA LESS WETLANDS) 6,674 ACRES

FUTURE LAND USE DESIGNATION: (EXISTING) LDR

FUTURE LAND USE DESIGNATION: (PROPOSED) LDR

ZONING: A-1

EXISTING ZONING: P-1

EXISTING USE: VACANT

PROPOSED DEVELOPMENT: 70 D.U. TOWNHOMES CERTIFIED AFFORDABLE HOUSING WITH 05 PLUS AGE RESTRICTION

PERMITTED USES: TOWNHOMES, SINGLE FAMILY RESIDENTIAL (DETACHED)

DENSITY: 10 D.U. / ACRE

PROPOSED DENSITY: 70 DWELLING UNITS MAXIMUM

**SETBACKS:**

P.D. PERIMETER SETBACKS FROM PROPERTY BOUNDARY PERIMETER: 25'

TOWNHOME SETBACKS: FRONT 20', SIDE 0', REAR 20', SIDE END UNIT 20'

**MAJOR STREET SETBACKS:**

N. POWERS DRIVE - MAJOR COLLECTOR: 30' TO 100' (REQUIRED)

R.O.W. PARKING SETBACK: 30' TO 100' (REQUIRED)

R.O.W. PRINCIPAL BUILDING SETBACK: 30' TO 100' (REQUIRED)

**MINIMUM BUILDING HEIGHT:** 2 STORIES 35'

**MINIMUM SEPARATION BETWEEN TOWNHOME BUILDINGS:** FRONT TO FRONT SEPARATION: 60', REAR TO REAR SEPARATION: 60', SIDE TO SIDE SEPARATION: 20'

**PARKING REQUIRED:** 2 OR 3 BEDROOMS TOWNHOME AND SINGLE-FAMILY RESIDENTIAL (DETACHED) PER DWELLING UNIT

**MINIMUM LIVING AREA:** TOWNHOMES: 700 SF., SINGLE-FAMILY (DETACHED): 1,000 SF.

**MINIMUM LOT WIDTHS:**

TOWNHOMES: SINGLE-FAMILY (DETACHED): 1,400 S.F., 4,800 S.F.

**MINIMUM LOT AREA:**

TOWNHOMES: SINGLE-FAMILY (DETACHED): 4,800 S.F.

**PROJECTED TRIPS - P.M. PEAK (I.T.E. 10TH EDITION)**

(220) TOWNHOUSES: (70 UNITS) @ 0.81 TRIPS / UNIT = 43 TRIPS TOTAL

= 27 TRIPS ENTERING

= 16 TRIPS EXITING

**NOTE:** PROJECTED TRIPS FOR SINGLE-FAMILY RESIDENCES SHALL BE DETERMINED BASED ON MAXIMUM PROPOSED DENSITY.

**REQUIRED OPEN SPACE:** REQUIRED OPEN SPACE (MINIMUM BELOW AREA): 25% ALL OPEN SPACE SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 28-1234 ORANGE COUNTY CODE.

**WETLANDS:** THERE ARE NO WETLANDS ON-SITE.

**STORMWATER SYSTEM:** THE STORMWATER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH ORANGE COUNTY AND SURROUNDING WATER MANAGEMENT DISTRICT REQUIREMENTS.

**FLOOD ZONE:** THE PROPERTY IS IN FLOOD ZONE "X" (AREAS NOT INUNDATED BY THE 100-YEAR FLOOD) PER FEMA FIRM PANEL 12099C0220Y DATED SEPTEMBER 20, 2008.

**PHASING NOTE:** THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.

**SIGNAGE NOTE:** POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. GROUND AND FREESTANDING SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE.

**BCC NOTE:** IN ACCORDANCE WITH SECTION 30-1227 ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.

**UTILITY COMPANIES:**

WATER: ORANGE COUNTY UTILITIES

WASTEWATER: ORANGE COUNTY UTILITIES

ELECTRIC: DUKE ENERGY

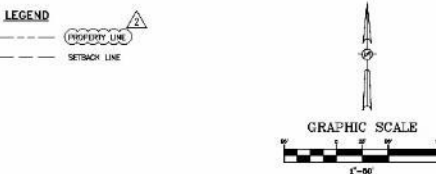
TELEPHONE: FLETCHER TELEPHONE

CABLE: COMCAST COMMUNICATIONS

**LEGEND:**

--- PROPERTY LINE

- - - - - SETBACK LINE



DATE	REVISIONS	BY	CHKD
02/17/2020	PER ORANGE COUNTY COMMENTS DATED 01/15/2020	JAA	JAA
04/29/2020	PER ORANGE COUNTY COMMENTS DATED 03/09/2020	AT	JAA

KINGS LANDING PD  
SITE DEVELOPMENT PLAN  
NORTH POWERS ROAD  
ORLANDO, FLORIDA

**FEG** FLORIDA ENGINEERING GROUP  
Engineering the Future

5127 S. Orange Avenue, Suite 200  
Orlando, FL 32839  
Phone: 407-895-0324  
Fax: 407-895-0325  
www.feginc.us

PROJECT NO.	DATE	SCALE	DATE	SHEET NO.	TOTAL SHEETS
19-140	12-16-2019	1"=50'	DECEMBER 16, 2019	C-5	5

DESIGNED BY: JAA    DRAWN BY: HA    CHECKED BY: JAA    APPROVED BY: JAA

STATE OF FLORIDA  
REGISTERED PROFESSIONAL ENGINEER  
NO. 45128  
JAMES A. JAMES  
12-16-2019

THIS PLAN HAS BEEN ELECTRONICALLY SIGNED BY ME: JAMES A. JAMES, P.E. DATE: 12/16/2019 10:48:00 AM  
PRINTED COPIES OF THIS DOCUMENT WILL BE COMPLETED AND SIGNED BY ME IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA ELECTRONIC SIGNATURE ACT.



# Amendment 2020-1-S-2-3

**Staff Recommendation:**

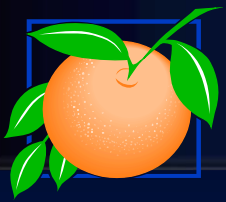
**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Objectives FLU1.1 and FLU1.2, FLU2.1, FLU8.2 and Policies FLU1.1.5, FLU1.4.1, FLU1.4.2, FLU 8.1.1(b), FLU8.2.1, FLU8.2.2 and FLU8.2.11, Housing Element Goal H1 and Housing Element Objective OBJ H1.1, and Open Space Element Policy OS1.3.6);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2020-1-S-2-3, Low Density Residential (LDR) to Low Medium Density Residential (LMDR)**



# Rezoning Case LUP-19-12-418

**DRC Recommendation:**

**APPROVE**

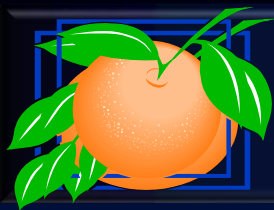
**PZC Recommendation:**

**APPROVE**

## **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Kings Landing Development / Land Use Plan (PD/LUP), dated "Received May 7, 2020", subject to the conditions listed in the staff report.**
- **PZC added two additional conditions of approval to which are listed in the staff report (eighteen total conditions of approval).**





# Amendment 2020-1-S-3-2 – Continue

**Agent:** Jon C. Wood

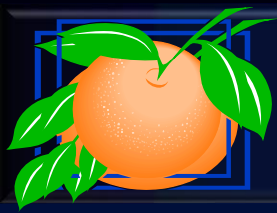
**Owner:** AC Five, LLC

**From:** Planned Development-Commercial (PD-C)

**To:** Planned Development-Medium-High Density Residential  
(PD-MHDR)

**Acreage:** 7.83 gross/5.35 net developable acres

**Proposed Use:** Up to 252 multi-family units with an approved CAI Permit  
Up to 187 multi-family units without an approved CAI Permit



# **Amendment 2020-1-S-3-2**

**Staff Recommendation: CONTINUE**

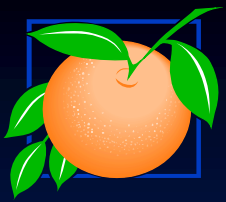
**Action Requested:**

**Continue Amendment 2020-1-S-3-2 to  
2:00 PM, August 11, 2020.**



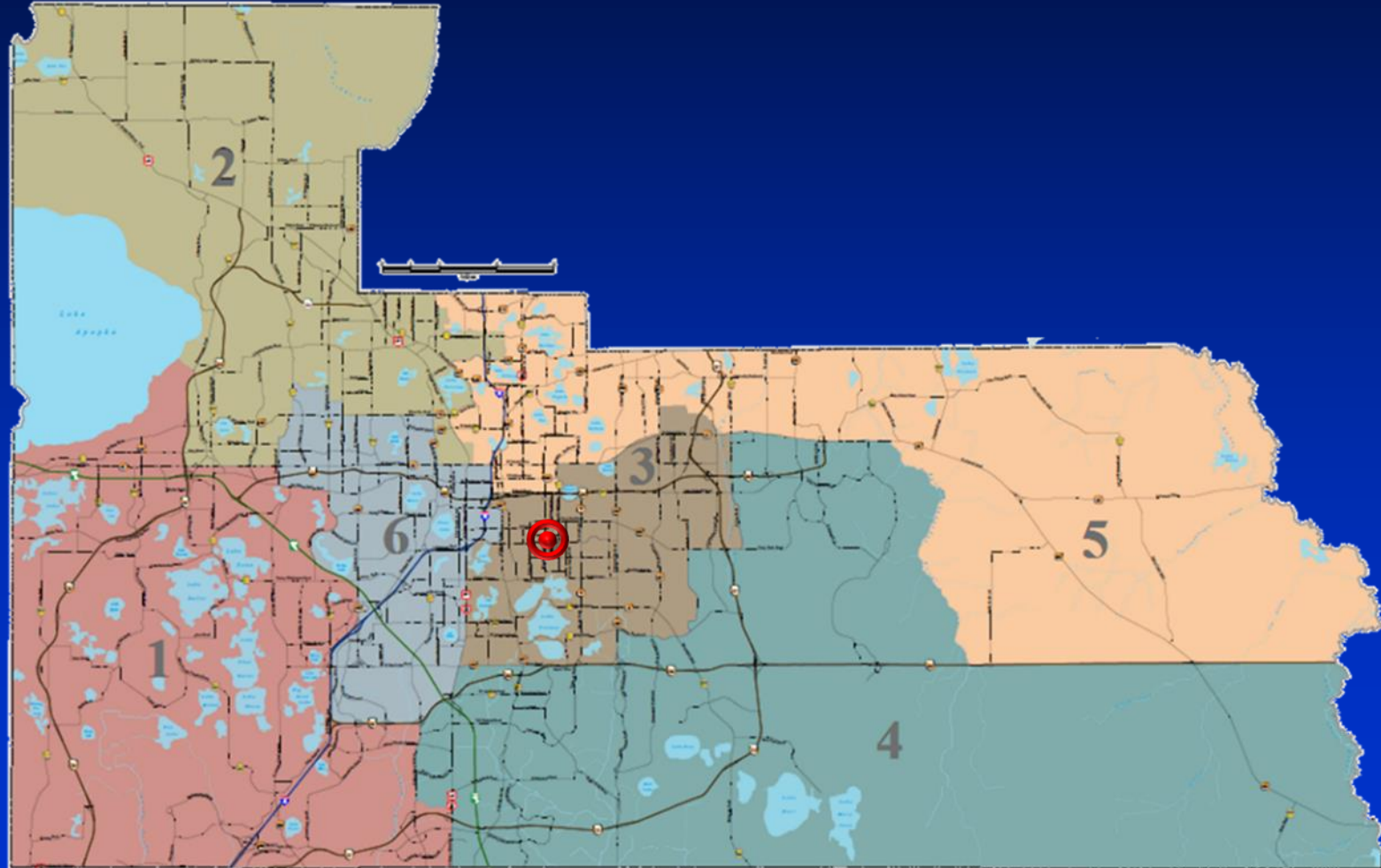
# Amendment 2020-1-S-3-4 Rezoning Case RZ-20-04-074

- Agent:** Elizabeth Bertrand, Palumbo & Bertrand, P.A.
- Owner:** Palumbo & Bertrand, P.A.
- From:** Low-Medium Density Residential (LMDR) and R-3 (Multiple-Family Dwelling District)
- To:** Office (O) and P-O (Professional Office District)
- Acreage:** 0.17-gross acre
- Proposed Use:** To allow for the development of up to 1,900 square feet of office uses.



# Amendment 2020-1-S-3-4 Rezoning Case RZ-20-04-074

## Location



# Aerial

Page Avenue

E Crystal Lake Avenue

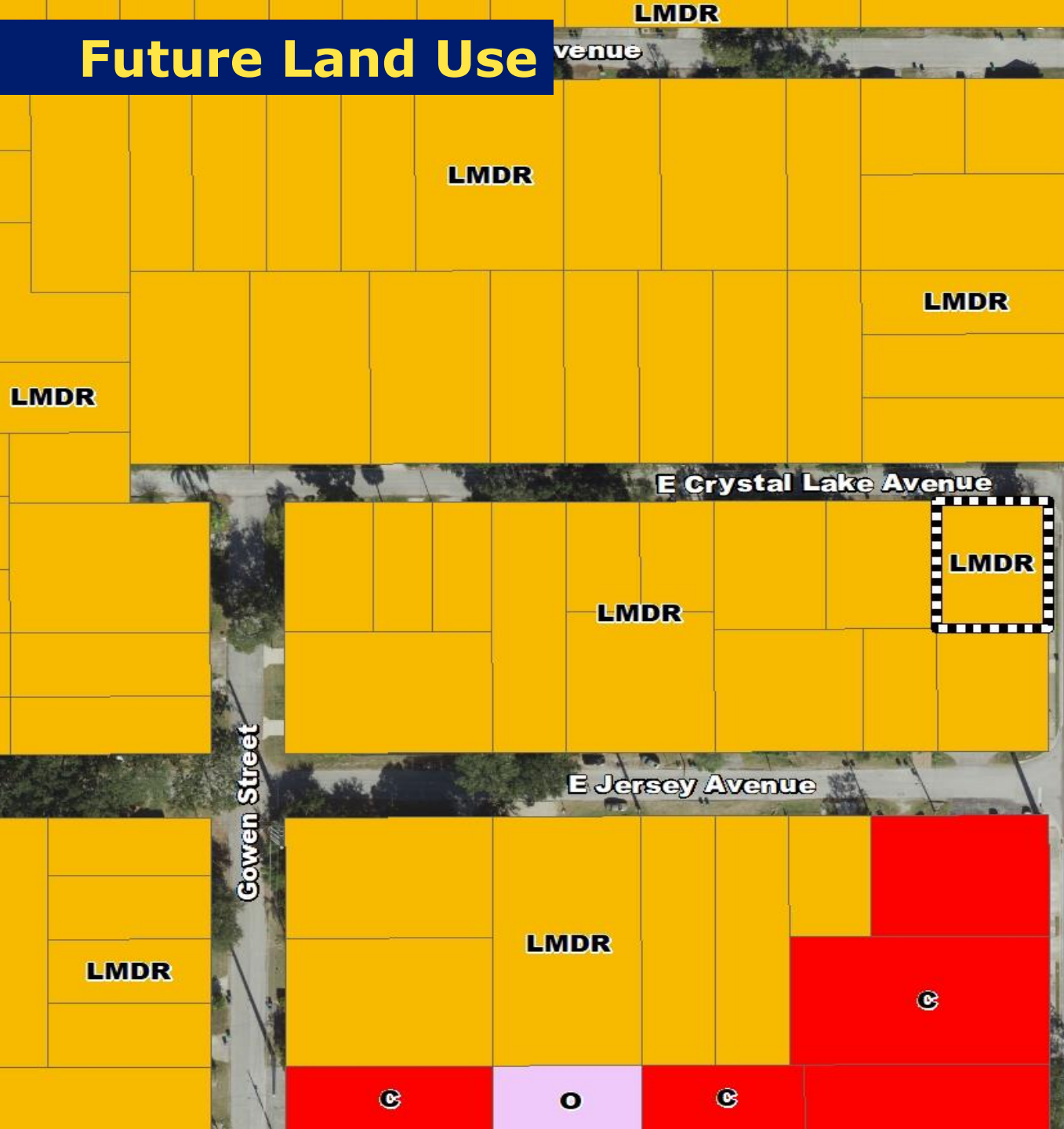
E Jersey Avenue

Gowen Street

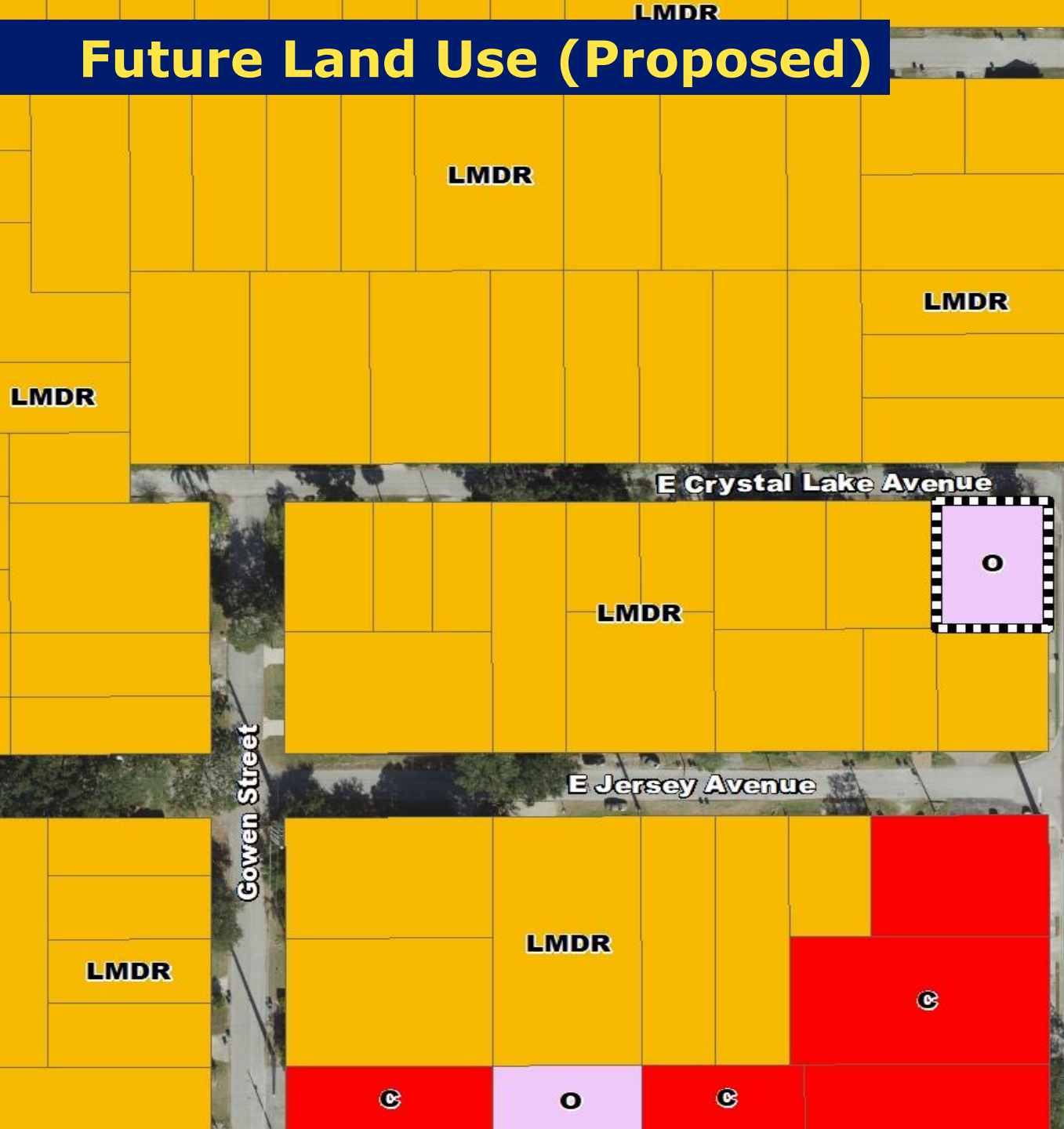
S Bumby Avenue



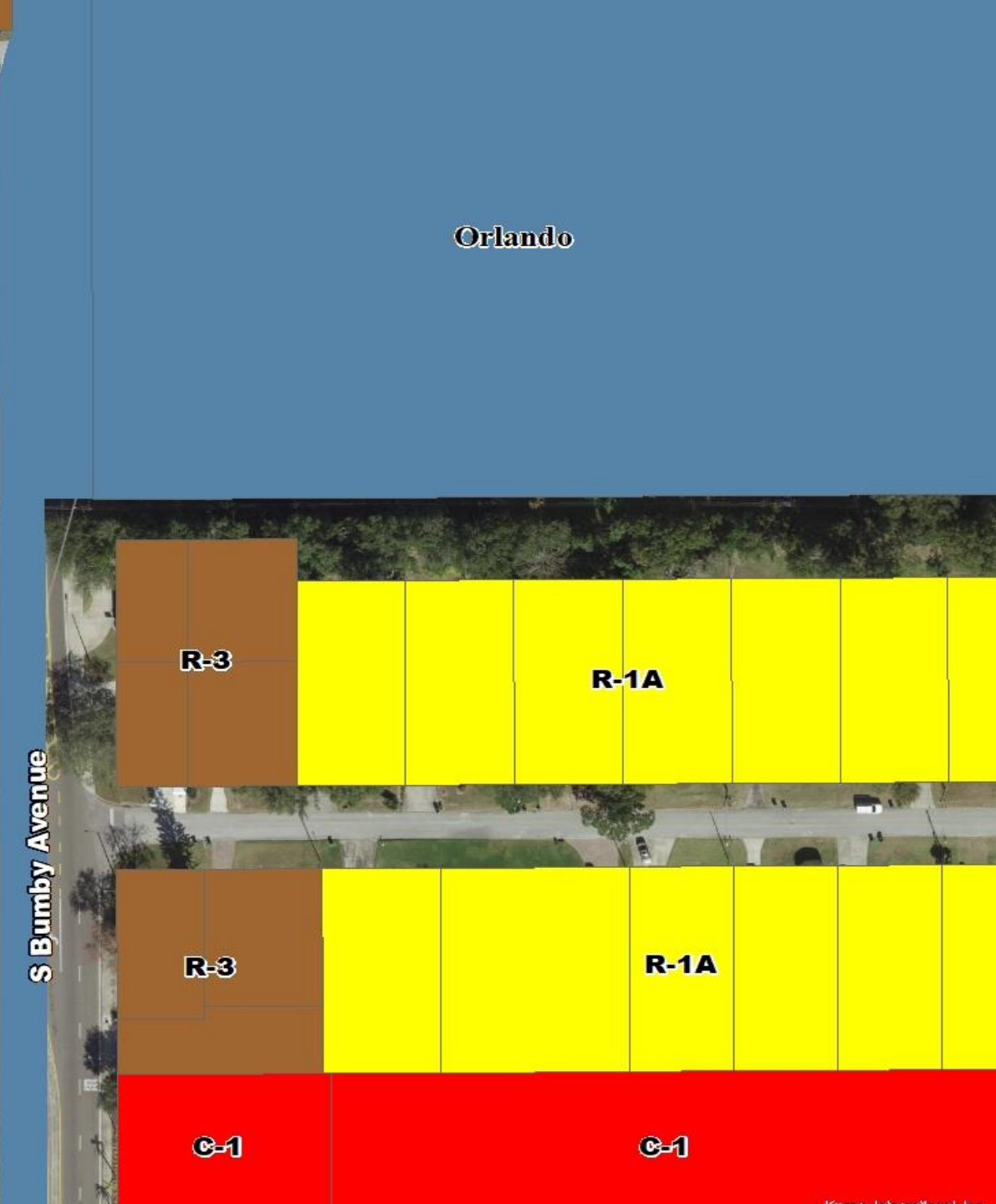
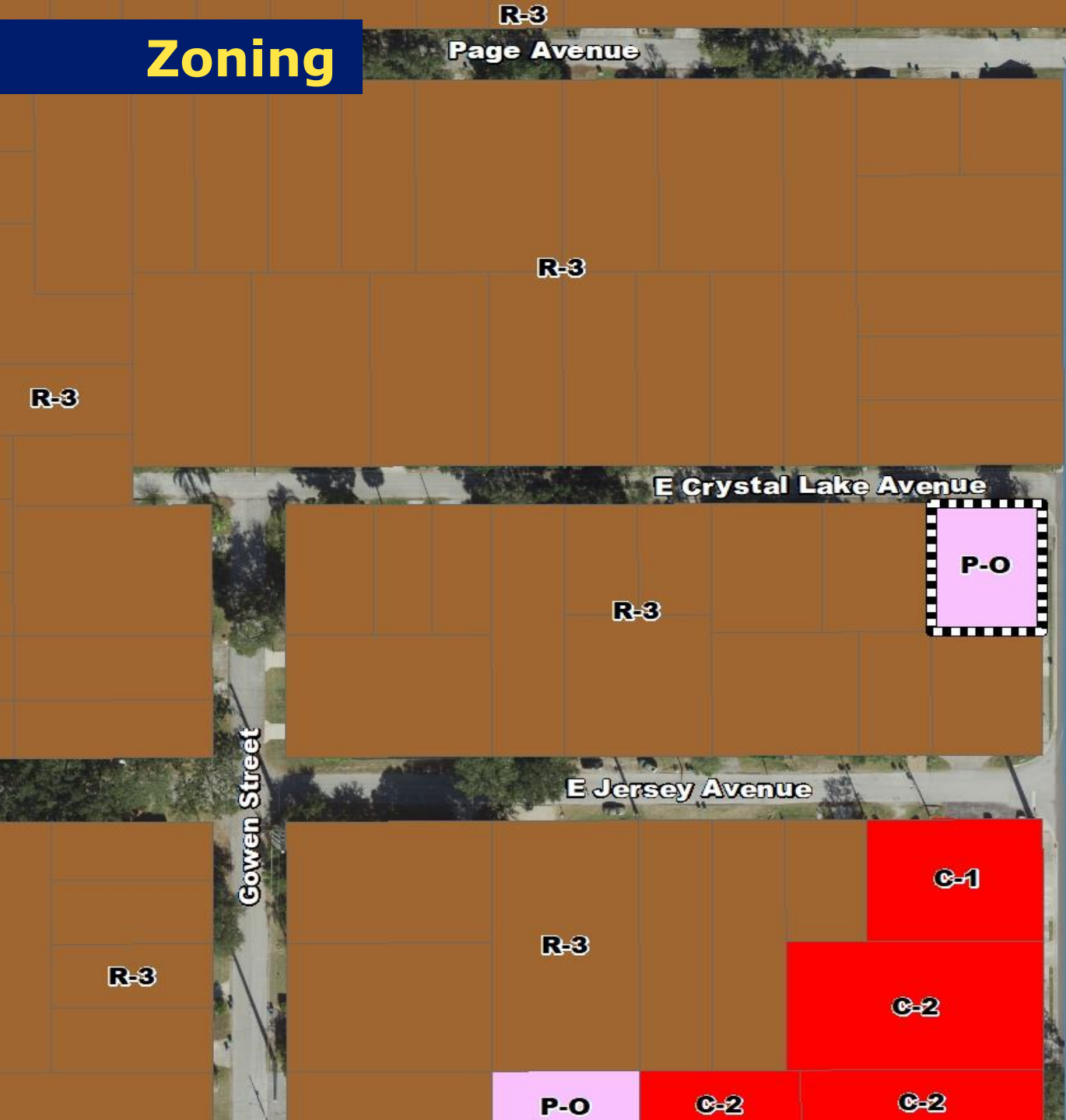
# Future Land Use



# Future Land Use (Proposed)

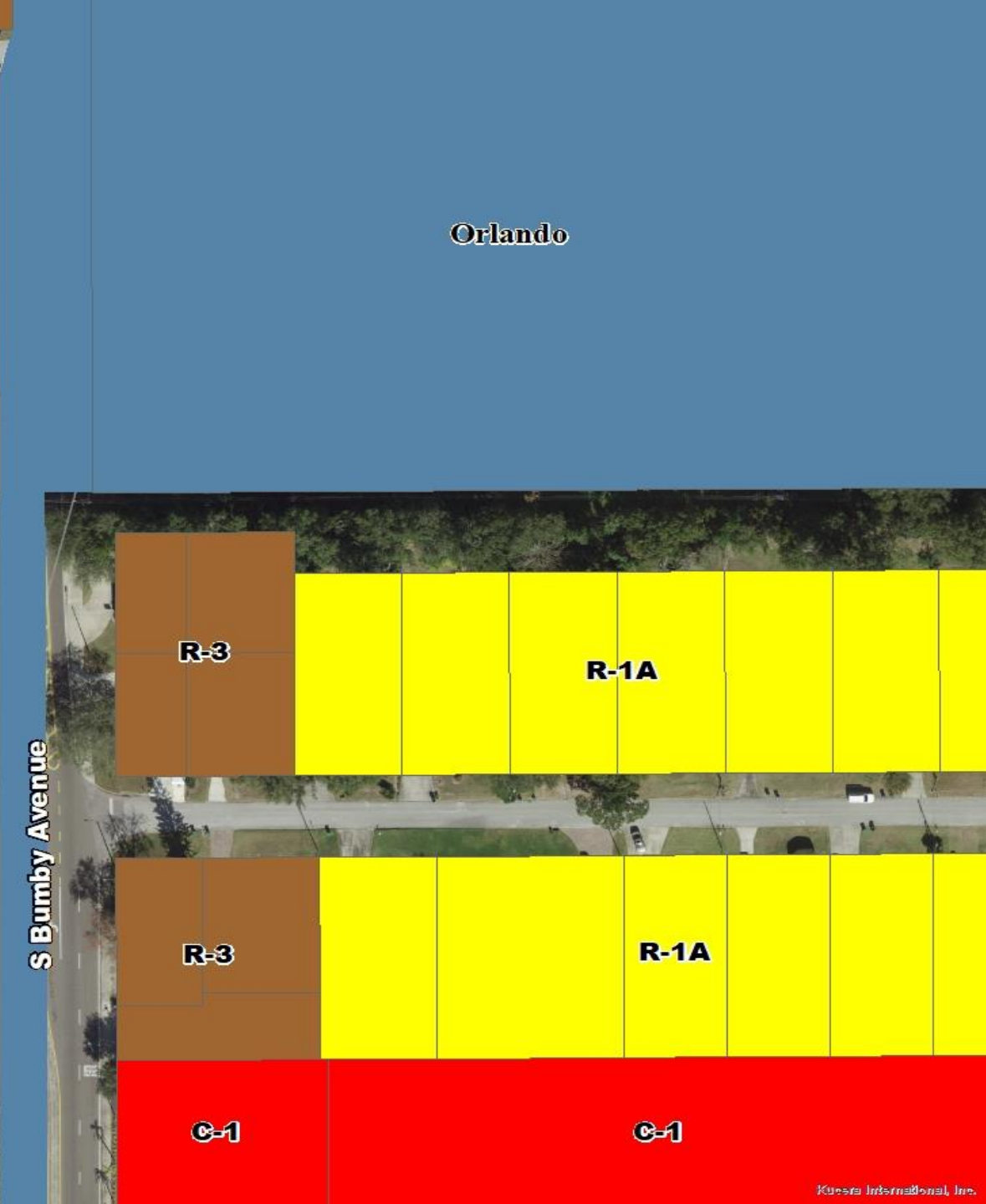
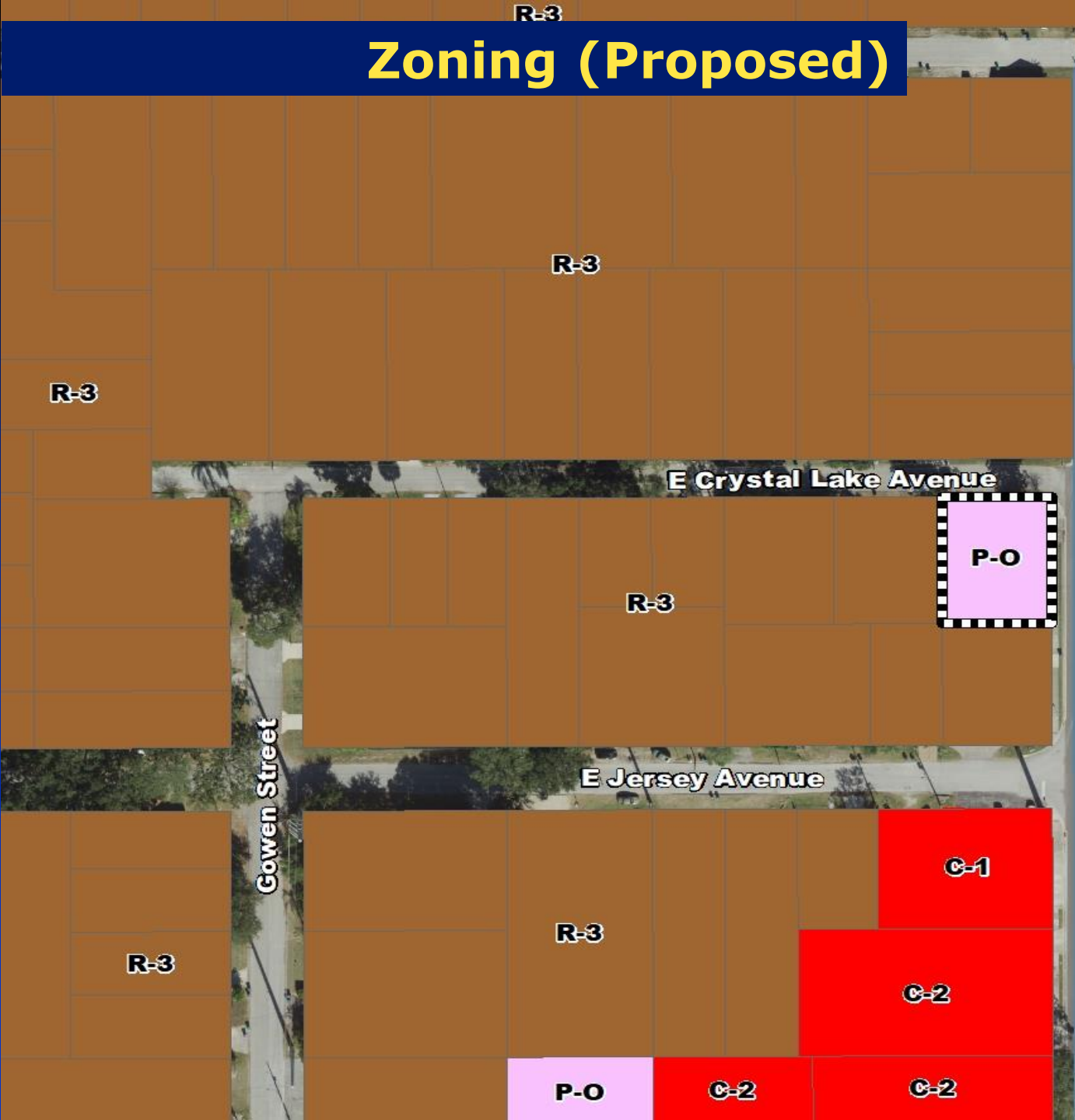


# Zoning





# Zoning (Proposed)



Orlando



# Amendment 2020-1-S-3-4

**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objective FLU8.2; Policies FLU1.1.4A, FLU1.1.5, FLU2.2.1, FLU8.2.1, and FLU8.2.10);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2020-1-S-3-4, Low-Medium Density Residential (LMDR) to Office (O)**



**RZ-20-04-074**

**Staff Recommendation:**

**APPROVE**

**PZC Recommendation:**

**APPROVE**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and APPROVE Rezoning Case RZ-20-04-074, R-3 (Multiple-Family Dwelling District) to P-O (Professional Office District), subject to the two (2) restrictions and the variance request listed in the staff report.**



# Amendment 2020-1-S-4-1 and Rezoning LUP-20-01-001

**WITHDRAWN**

**Agent:** Carlos Rivero

**Owner:** 707 Woodbury LLC

**From:** Low-Medium Density Residential (LMDR)  
R-2 (Residential Zoning District)

**To:** Medium-High Density Residential (MHDR) (Senior Housing)  
P-D (Planned Development District)

**Acreage:** 1.8 gross acres

**Proposed Use:** 63 senior housing units



# **Amendment 2020-1-S-6-2 Rezoning Case RZ-20-04-067**

**Agent:** Rafael Santiago Casallas

**Owner:** Adriana I. Hincapie

**From:** Low Density Residential (LDR) and R-1A (Single-Family Dwelling District)

**To:** Low-Medium Density Residential (LMDR) and R-1 (Single-Family Dwelling District)

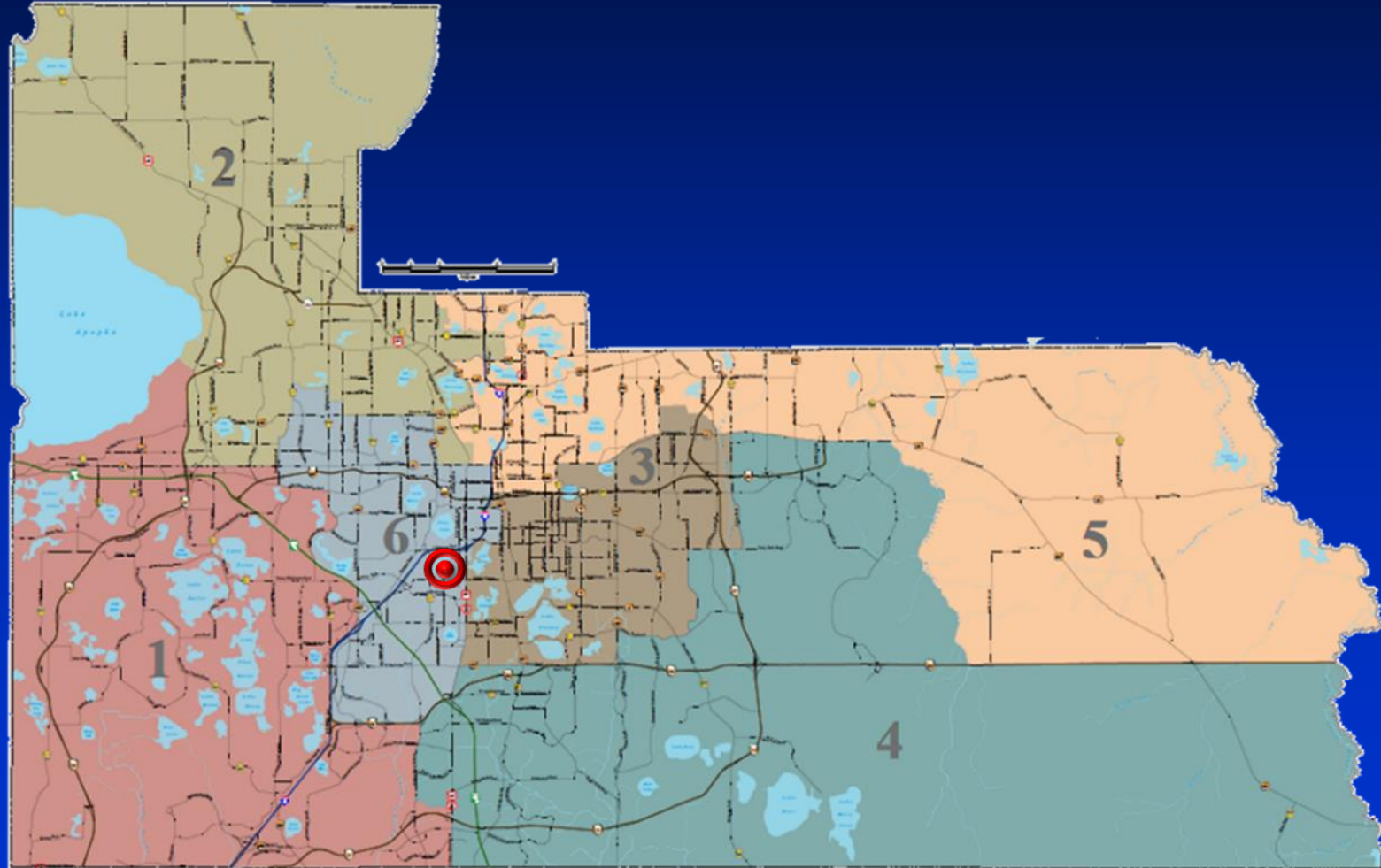
**Acreage:** 0.30 gross/net developable acre

**Proposed Use:** Up to two (2) single-family lots



# Amendment 2020-1-S-6-2 Rezoning Case RZ-20-04-067

## Location



**Aerial**

**Winford Circle**

**S Texas Avenue**

**S Rio Grande Avenue**

**42nd Street**

**43rd Street**

**S Nashville Avenue**

**44th Street**



# Future Land Use

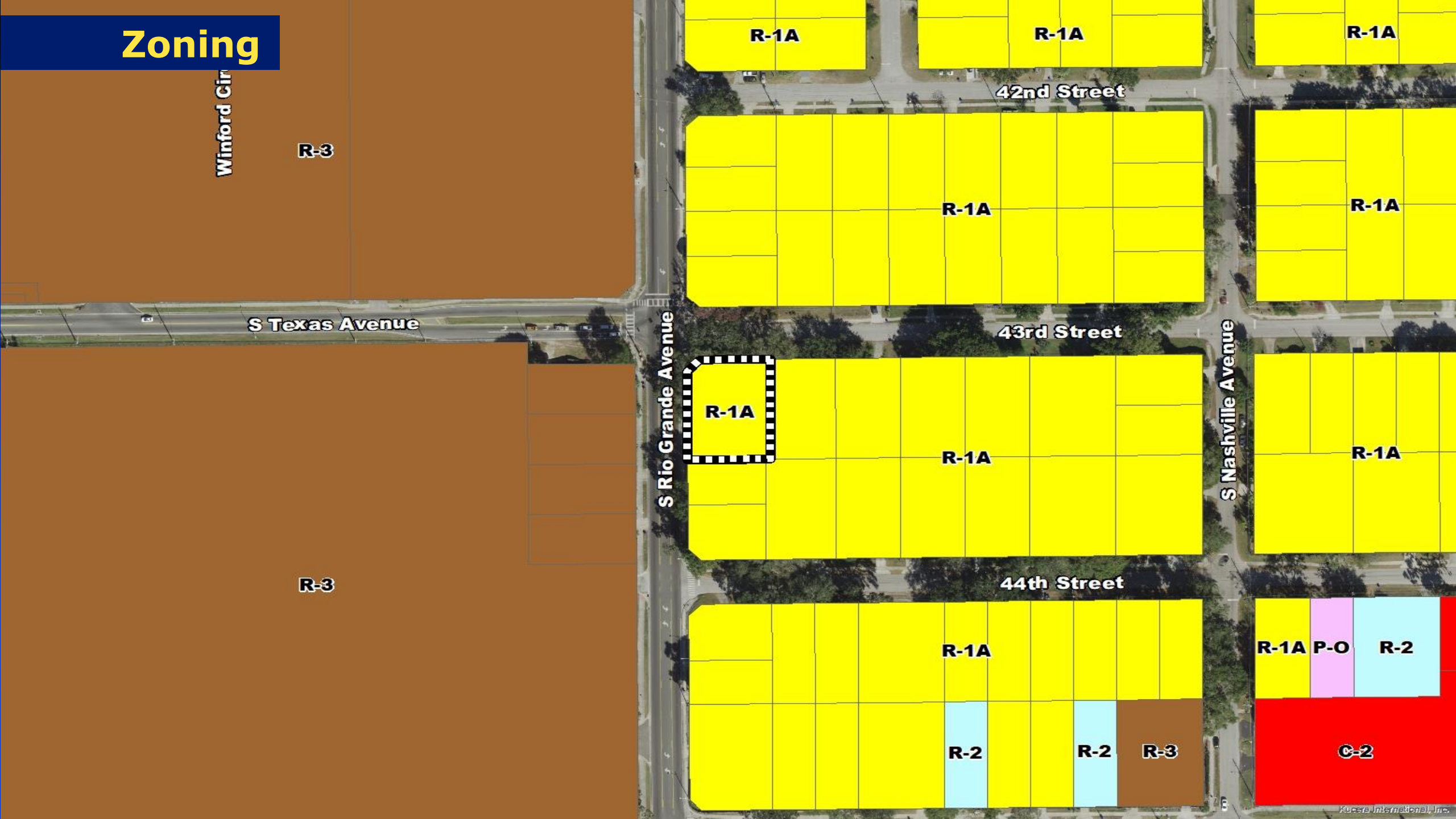




# Future Land Use (Proposed)



# Zoning



# Zoning (Proposed)





# Amendment 2020-1-S-6-2

**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2, Objectives FLU2.1 and FLU8.2, and Policies FLU1.1.1, FLU1.1.5, and FLU8.2.1; and Housing Element Goal H1 and Objective H1.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2020-1-S-6-2, Low Density Residential (LDR) to Low-Medium Density Residential (LMDR)**



**RZ-20-04-067**

**Staff Recommendation:**

**APPROVE**

**PZC Recommendation:**

**APPROVE**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and APPROVE Rezoning Case RZ-20-04-067, R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District)**



# Amendment 2020-1-S-6-3

**Agent:** Harland Chadbourne

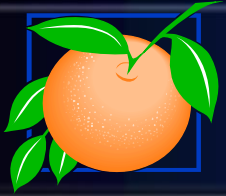
**Owner:** Sean Jennings, Waste Pro USA

**From:** Neighborhood Residential (NR)

**To:** Commercial (C)

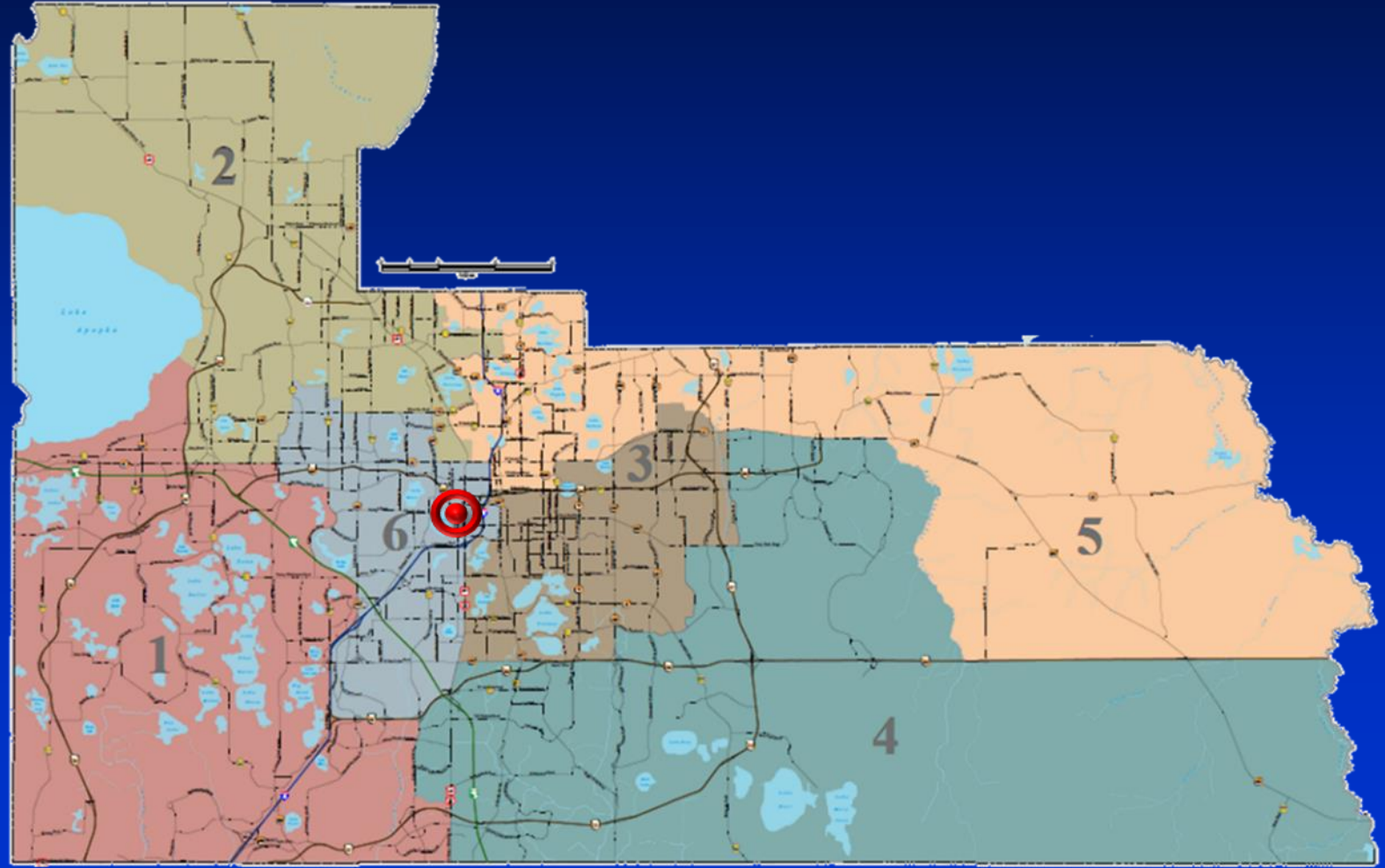
**Acreage:** 1.94 gross acre of an overall 4.49 gross acre parent parcel

**Proposed Use:** To allow the construction of a compression natural gas station to service Waste Pro company vehicles.

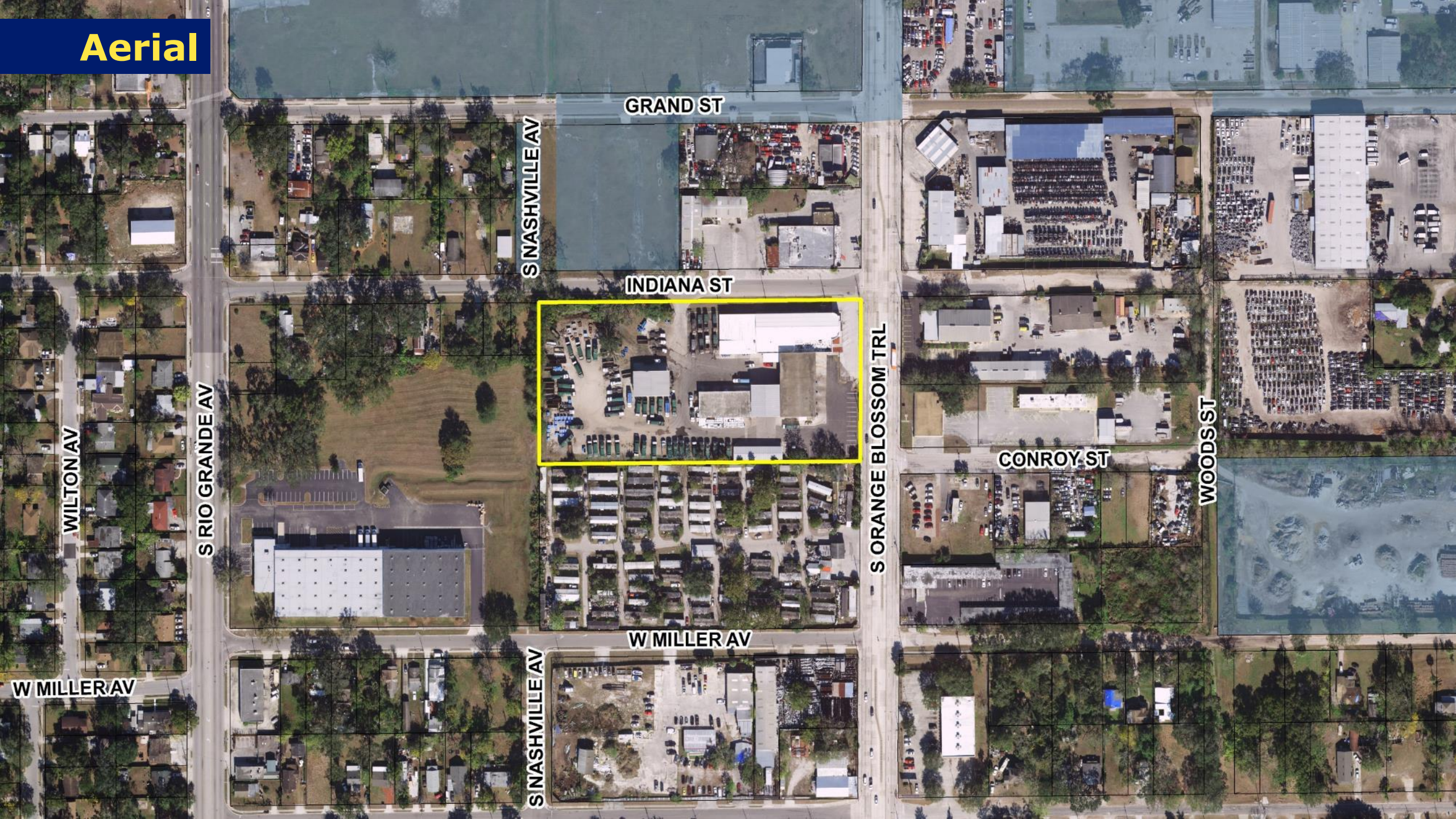


# Amendment 2020-1-S-6-3

## Location



# Aerial



GRAND ST

S NASHVILLE AV

INDIANA ST

S ORANGE BLOSSOM TRL

CONROY ST

WOODS ST

W MILLER AV

S NASHVILLE AV

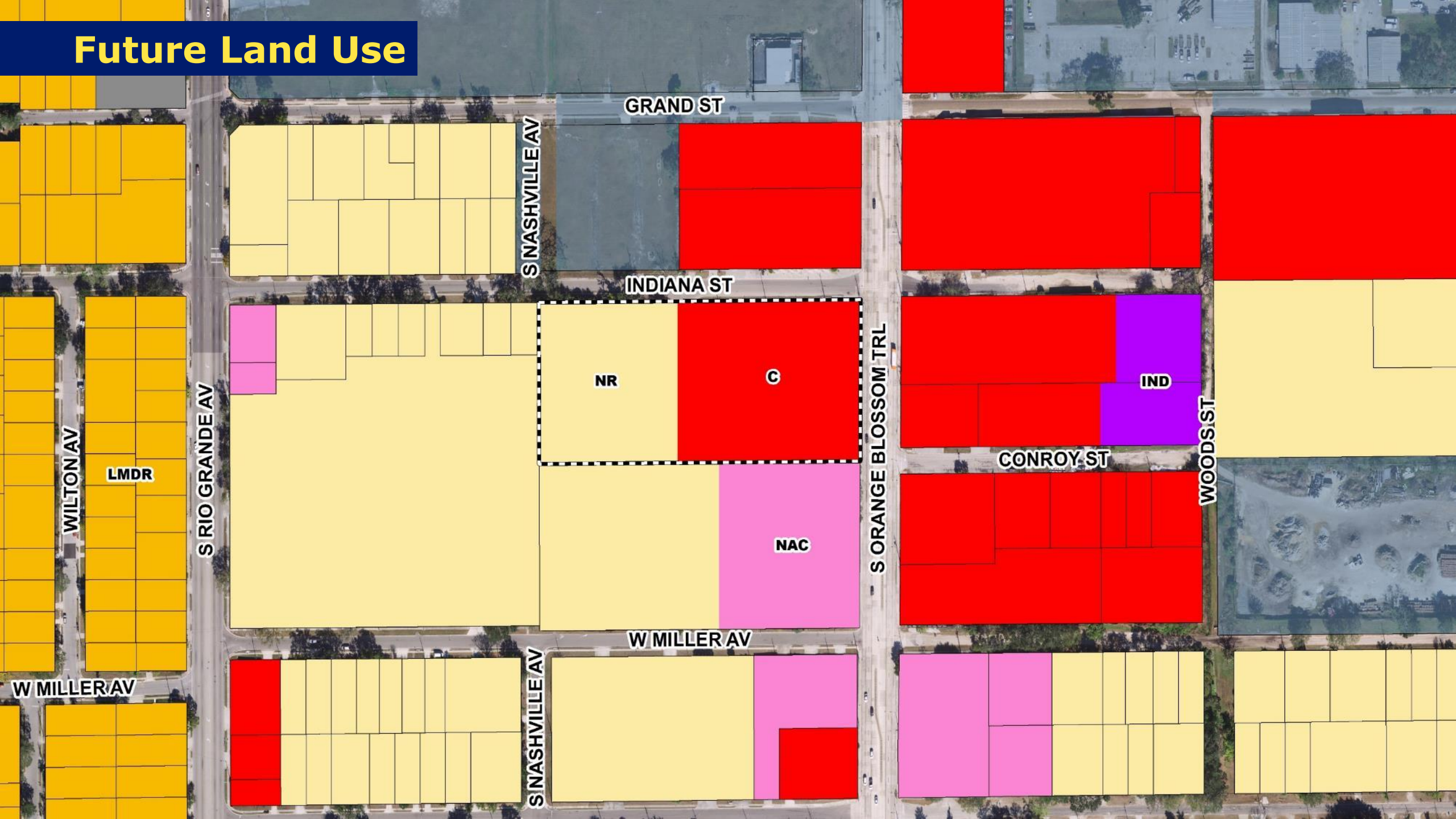
S RIO GRANDE AV

WILTON AV

W MILLER AV



# Future Land Use



GRAND ST

S NASHVILLE AV

INDIANA ST

NR

C

IND

S ORANGE BLOSSOM TRL

CONROY ST

WOODS ST

WILTON AV

LMDR

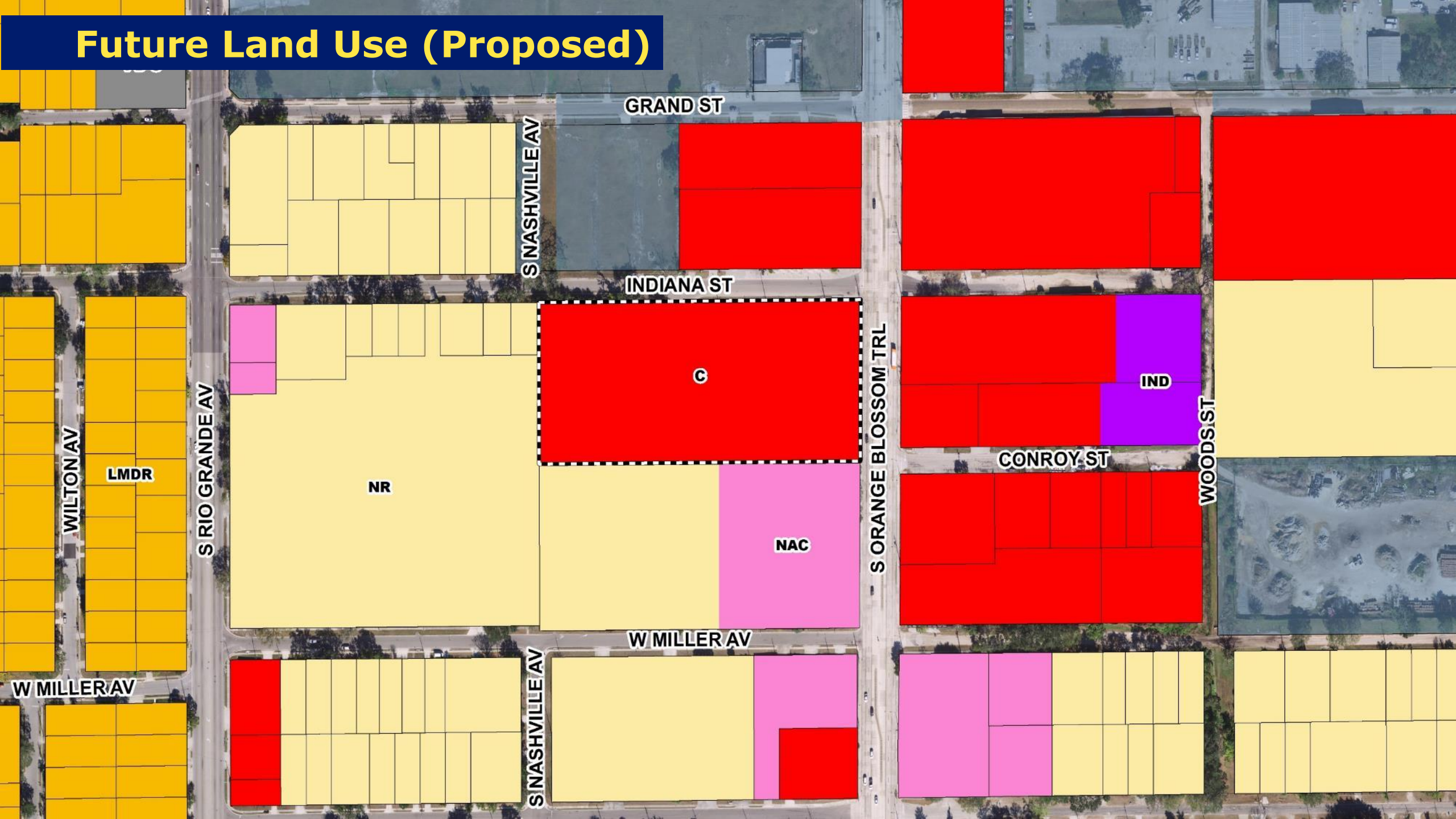
S RIO GRANDE AV

W MILLER AV

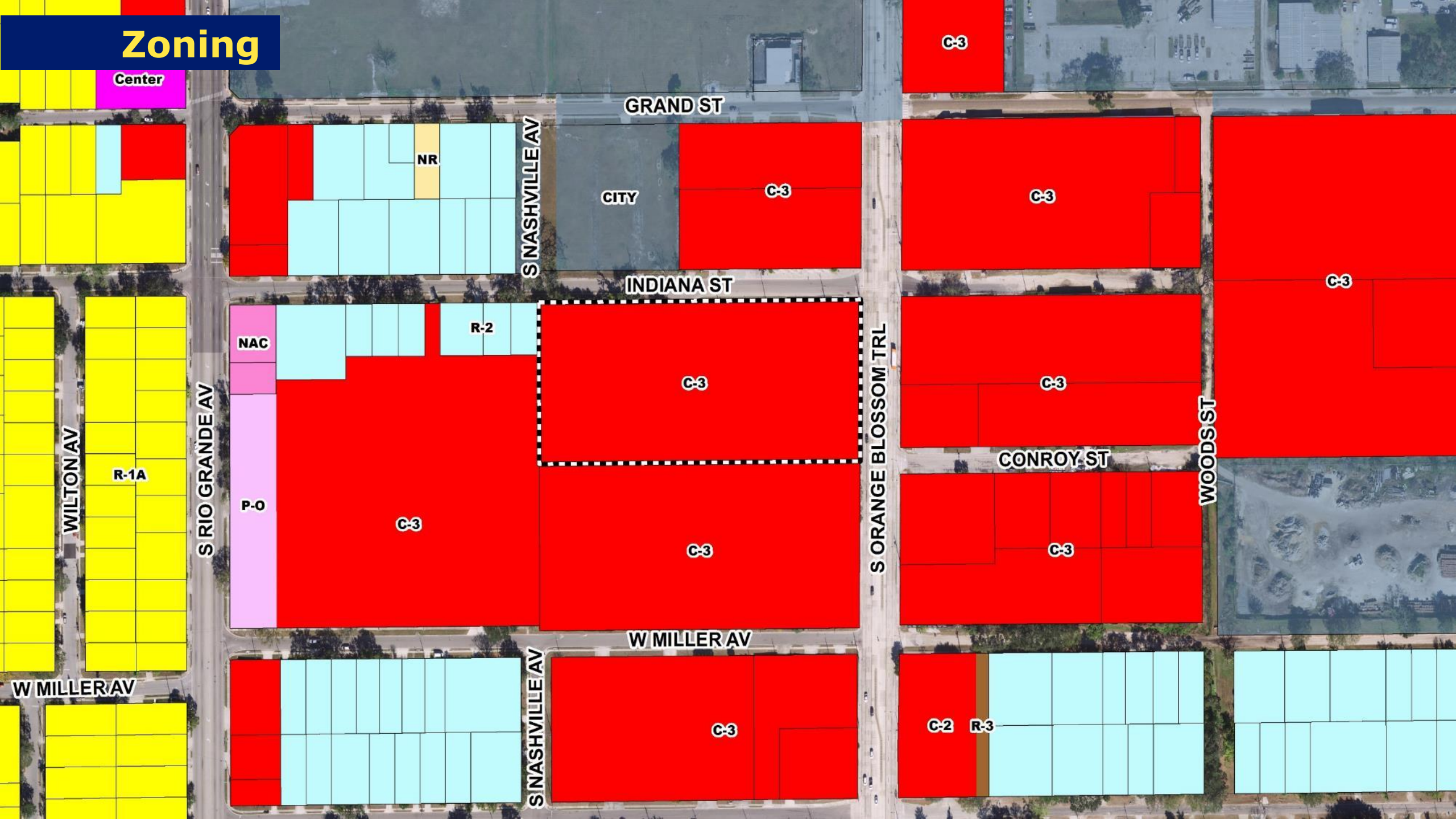
S NASHVILLE AV

W MILLER AV

# Future Land Use (Proposed)



# Zoning



Center

NR

GRAND ST

C-3

CITY

C-3

C-3

C-3

INDIANA ST

NAC

R-2

C-3

C-3

S RIO GRANDE AV

P-O

C-3

C-3

CONROY ST

C-3

WOODS ST

S ORANGE BLOSSOM TRL

WILTON AV

R-1A

W MILLER AV

C-3

C-2

R-3

W MILLER AV

S NASHVILLE AV



# Amendment 2020-1-S-6-3

**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goals, Objectives and Policies FLU1, FLU1.1, FLU1.1.1, FLU1.2, FLU1.4.1, FLU1.4.2, FLU1.4.3, FLU1.4.4, FLU1.4.9, FLU2.2, FLU8.1.4, FLU8.2, FLU8.2.1, and FLU8.2.11);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2020-1-S-6-3, Neighborhood Residential (NR) to Commercial (C)**



# Amendment 2020-1-S-6-4

**Agent:** Andrea Cardo, Interplan, LLC

**Owner:** Virtus North America, LLC

**From:** Medium Density Residential (MDR)

**To:** Commercial (C)

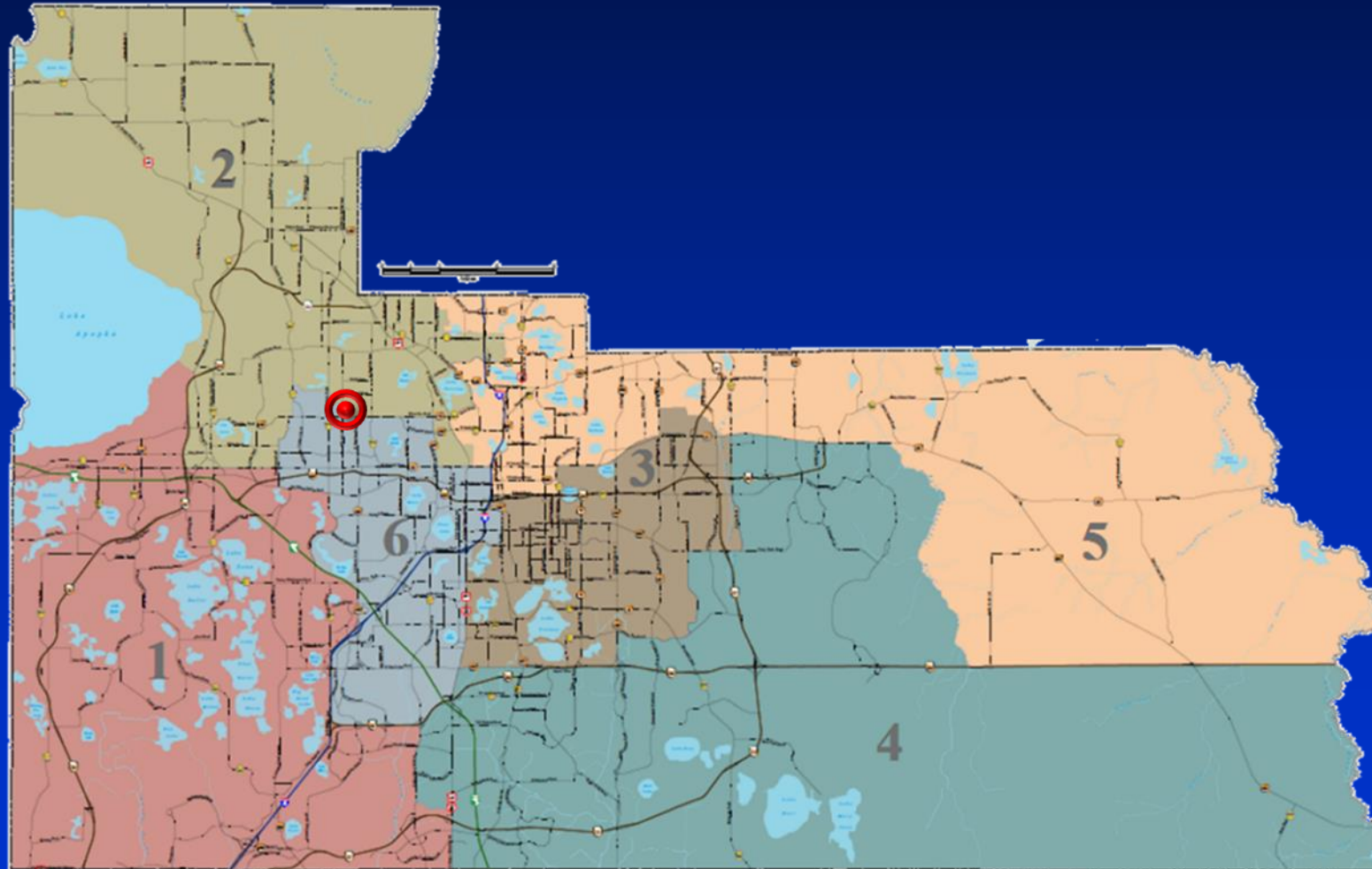
**Acreage:** 1.42 gross/net developable acres

**Proposed Use:** Up to 14,000 square feet of C-1 (Retail Commercial District) uses

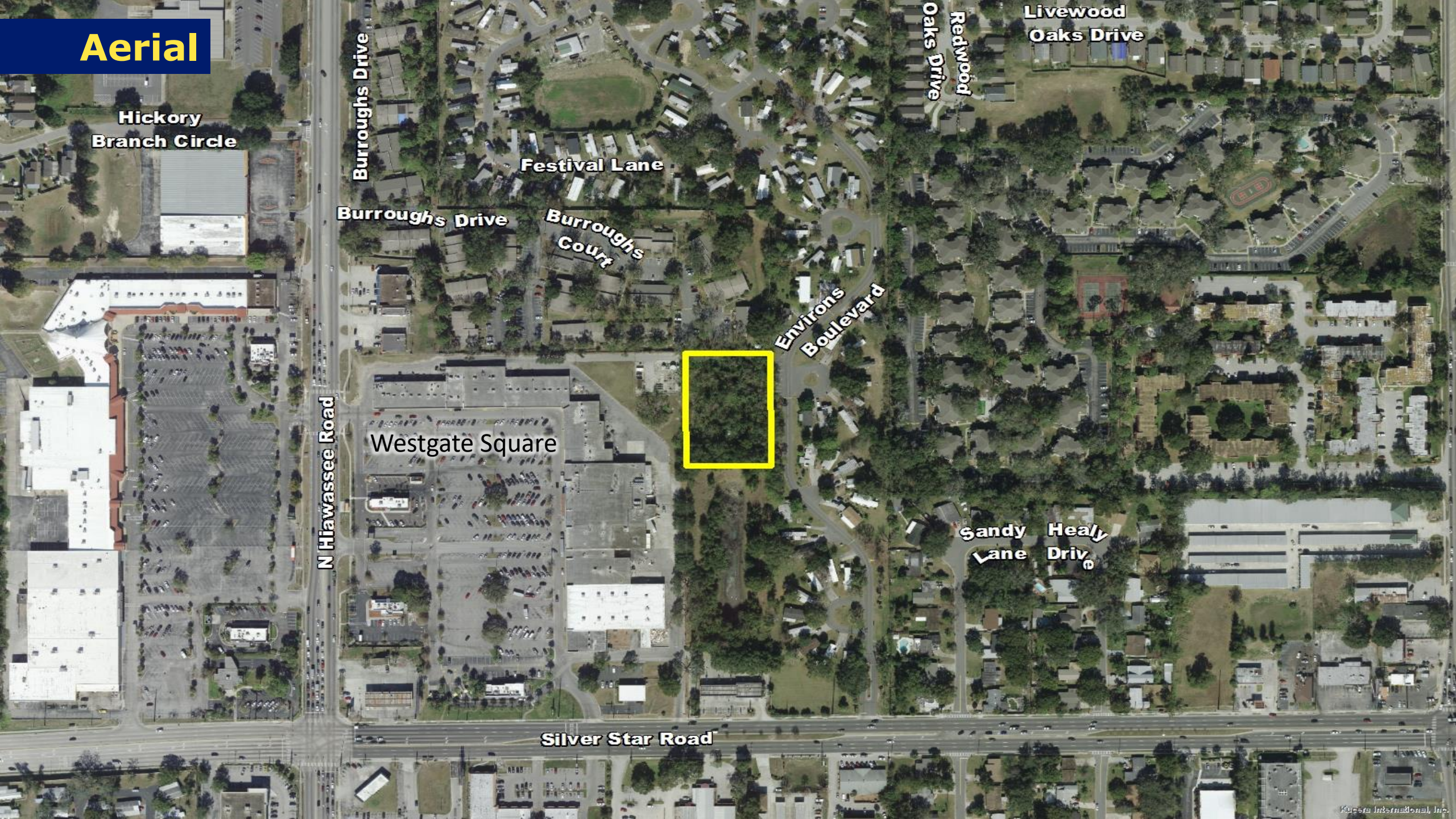


# Amendment 2020-1-S-6-4

## Location



# Aerial



Hickory Branch Circle

Burroughs Drive

Festival Lane

Redwood Oaks Drive

Livewood Oaks Drive

Burroughs Drive

Burroughs Court

Environs Boulevard

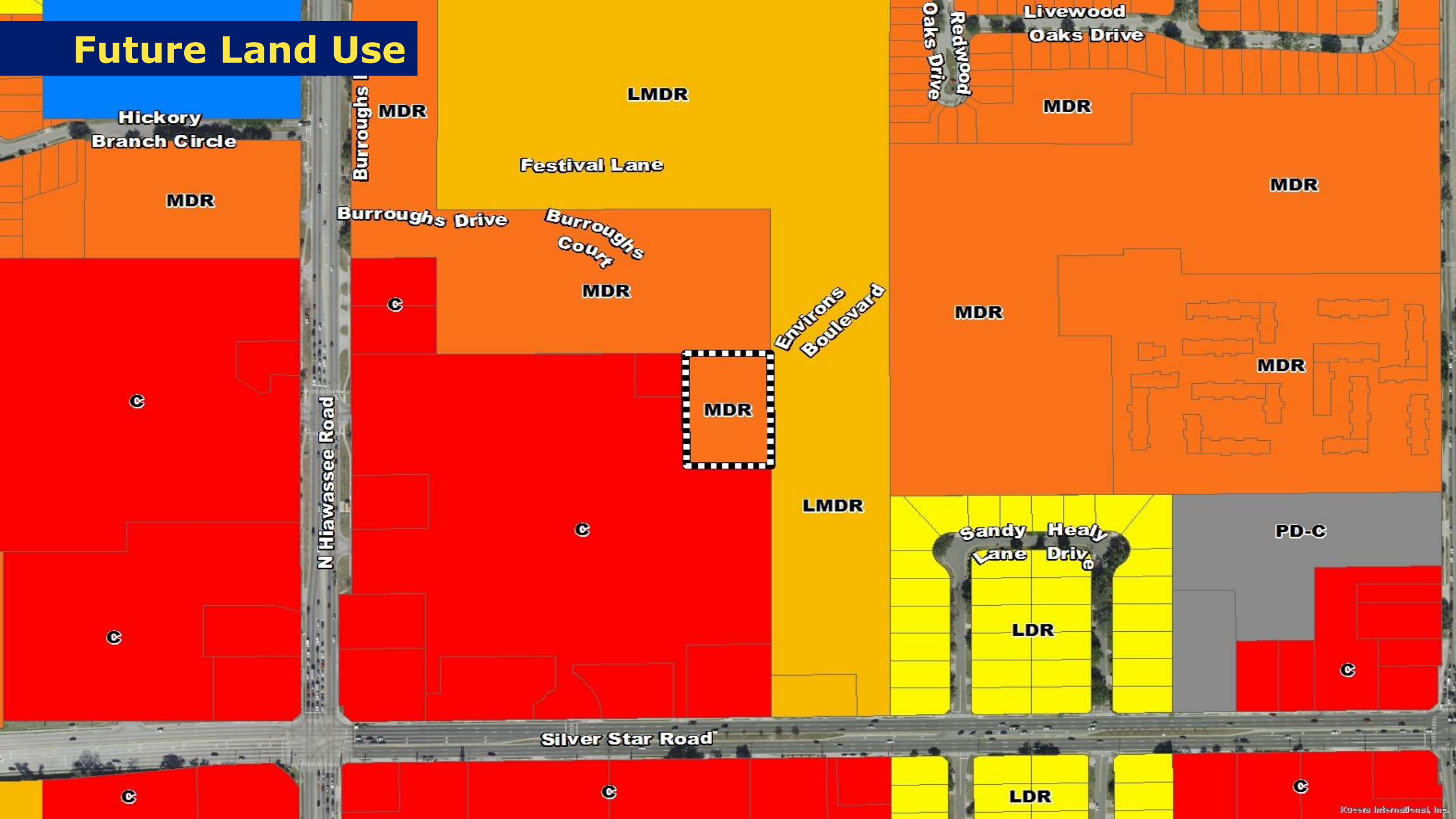
N Hiwassee Road

Westgate Square

Sandy Lane Healy Drive

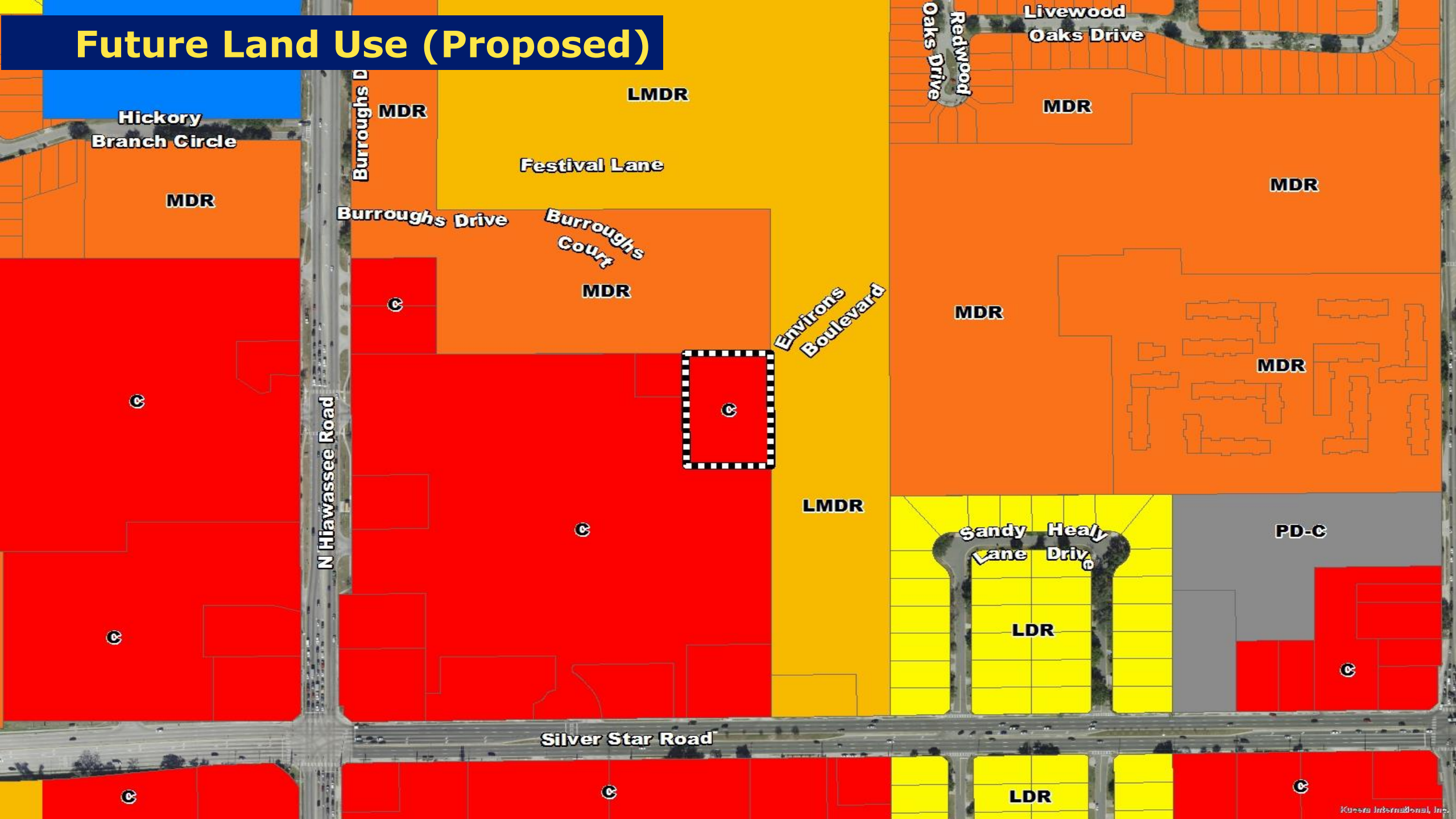
Silver Star Road

# Future Land Use

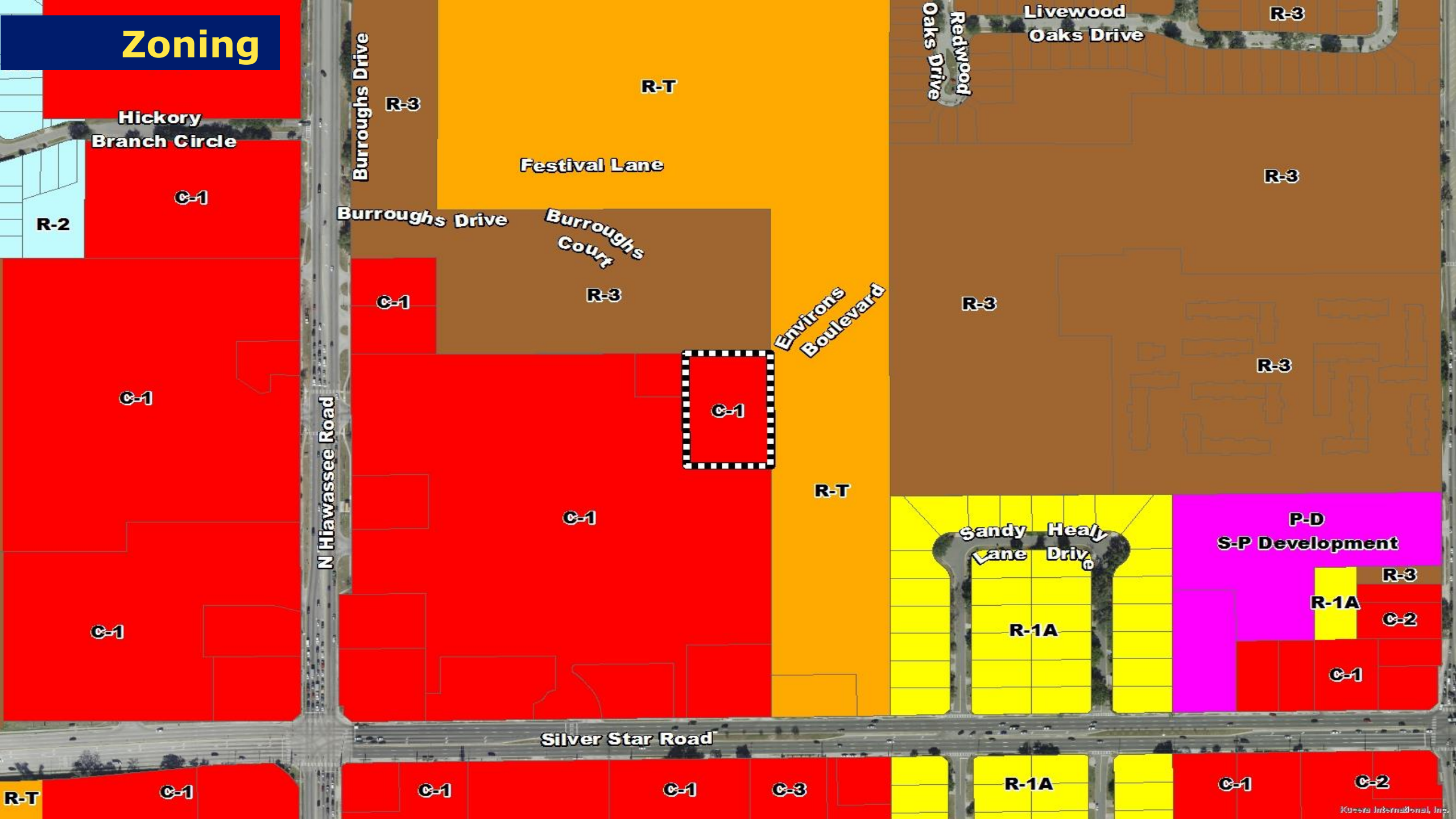




# Future Land Use (Proposed)



# Zoning





# Amendment 2020-1-S-6-4

**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objective FLU8.2; Policies FLU1.1.5, FLU1.4.4, FLU1.4.6, and FLU8.2.1; and Neighborhood Element Objective N1.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2020-1-S-6-4, Medium Density Residential (MDR) to Commercial (C)**



# **Amendment 2020-1-S-6-5**

## **Rezoning Case RZ-20-04-075**

**Agent:** Debica Lachman

**Owner:** Debica Lachman

**From:** Low Density Residential (LDR) and R-1 (Single-Family Dwelling District)

**To:** Industrial (IND) and I-2 / I-3 (Industrial District)

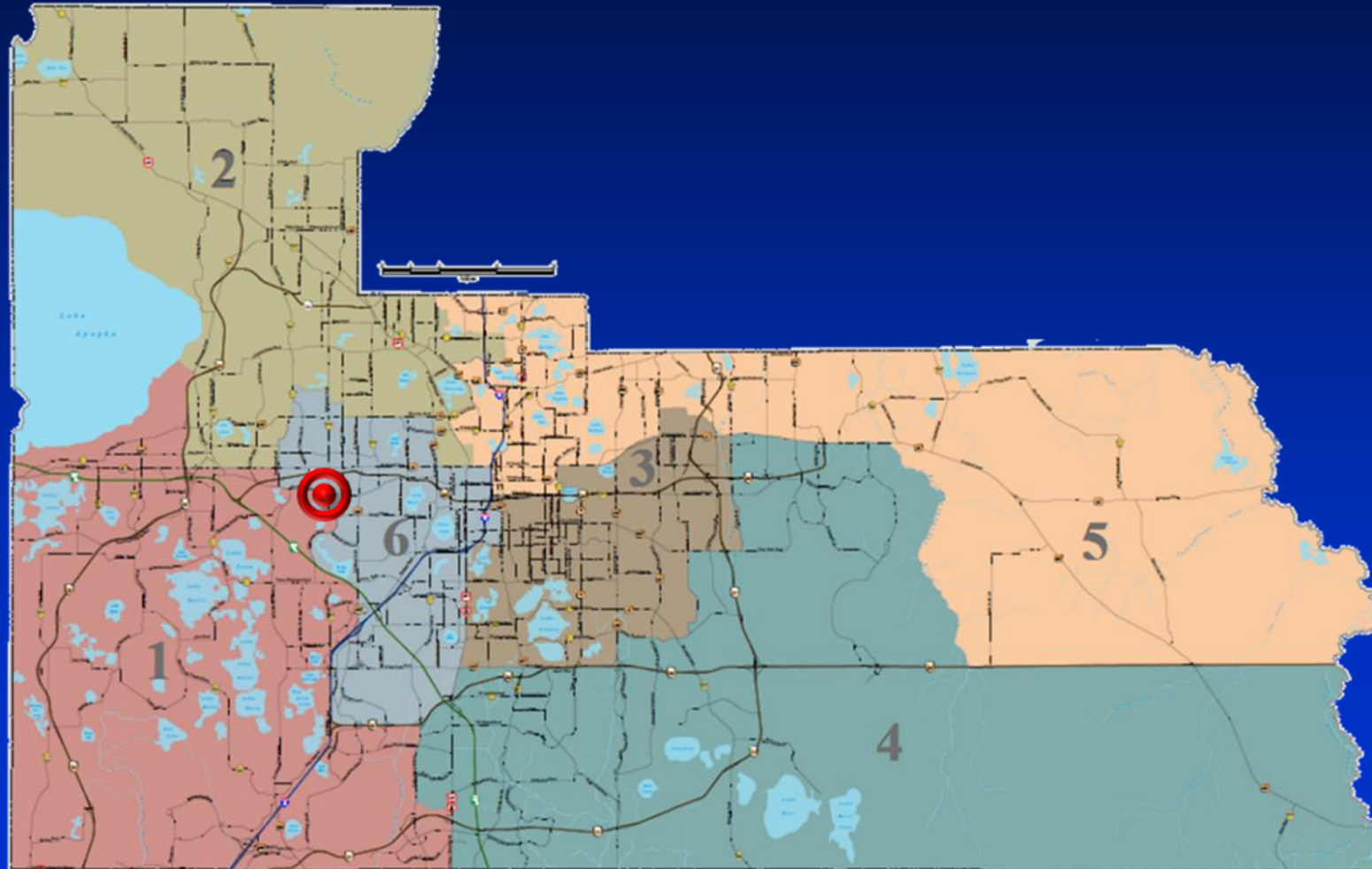
**Acreage:** 0.24 gross acre

**Proposed Use:** To use the subject property for truck parking.

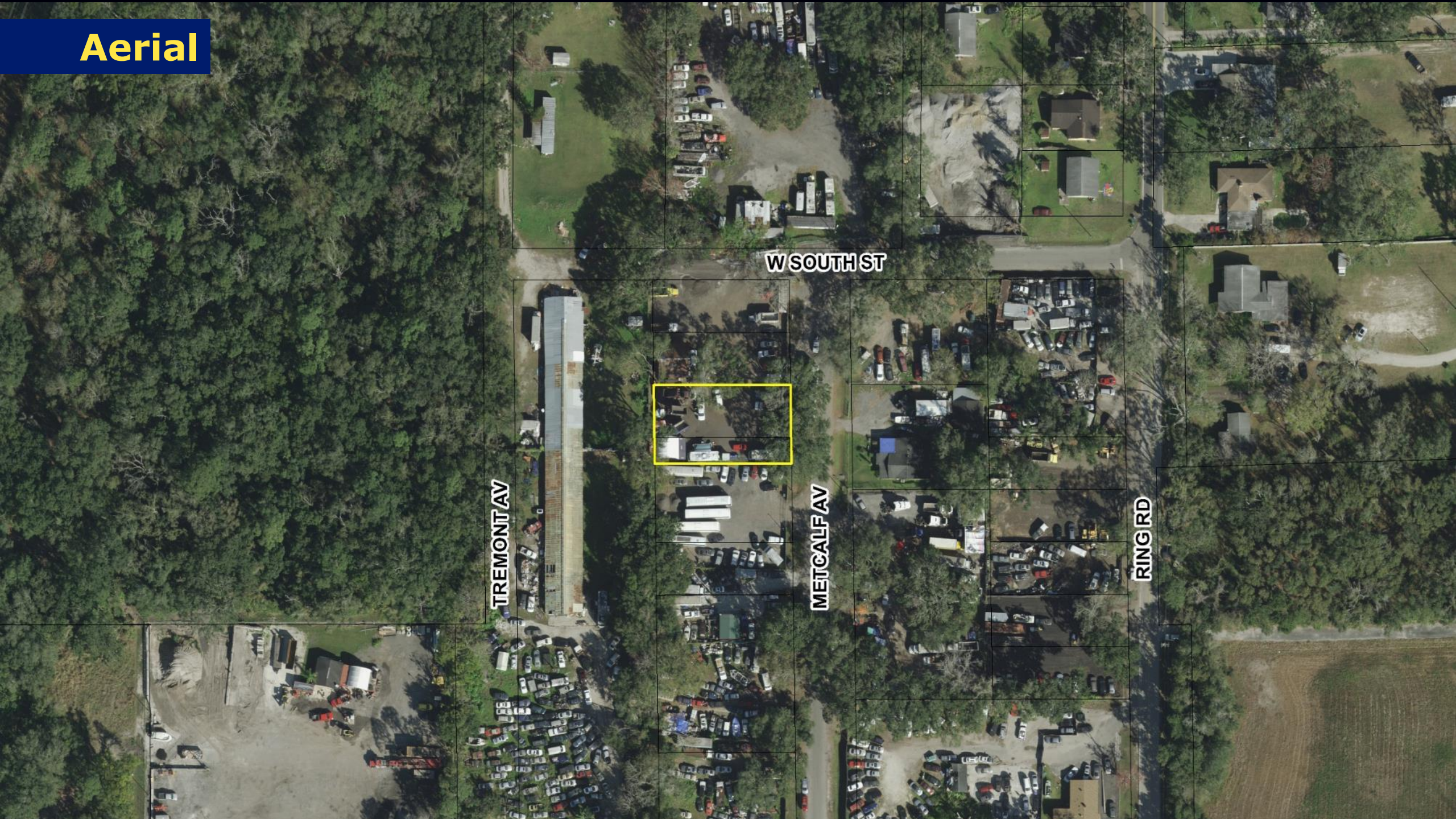


# Amendment 2020-1-S-6-5

## Location



# Aerial



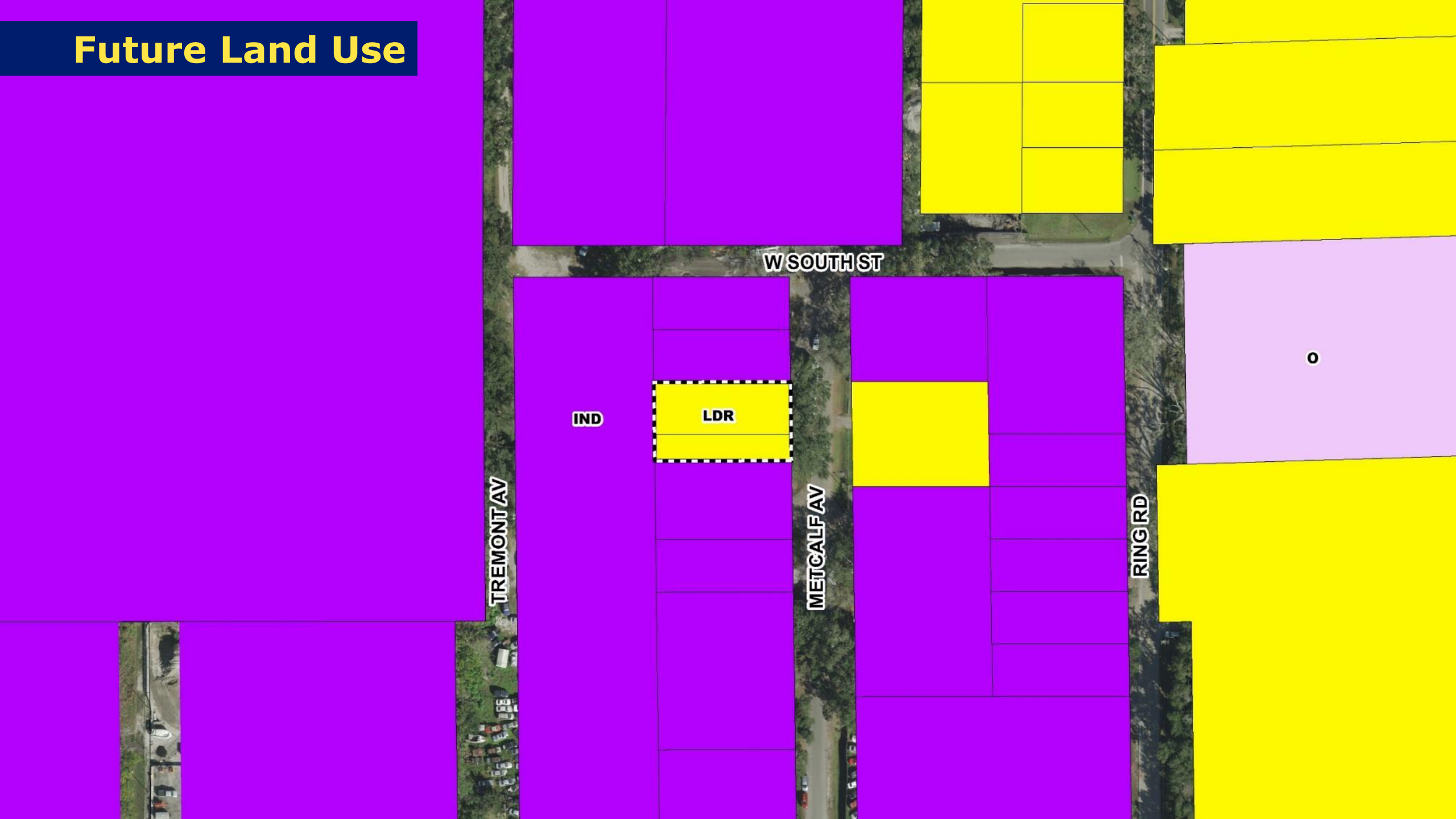
W SOUTH ST

TREMONT AV

METCALF AV

RING RD

# Future Land Use



TREMONT AV

W SOUTH ST

IND

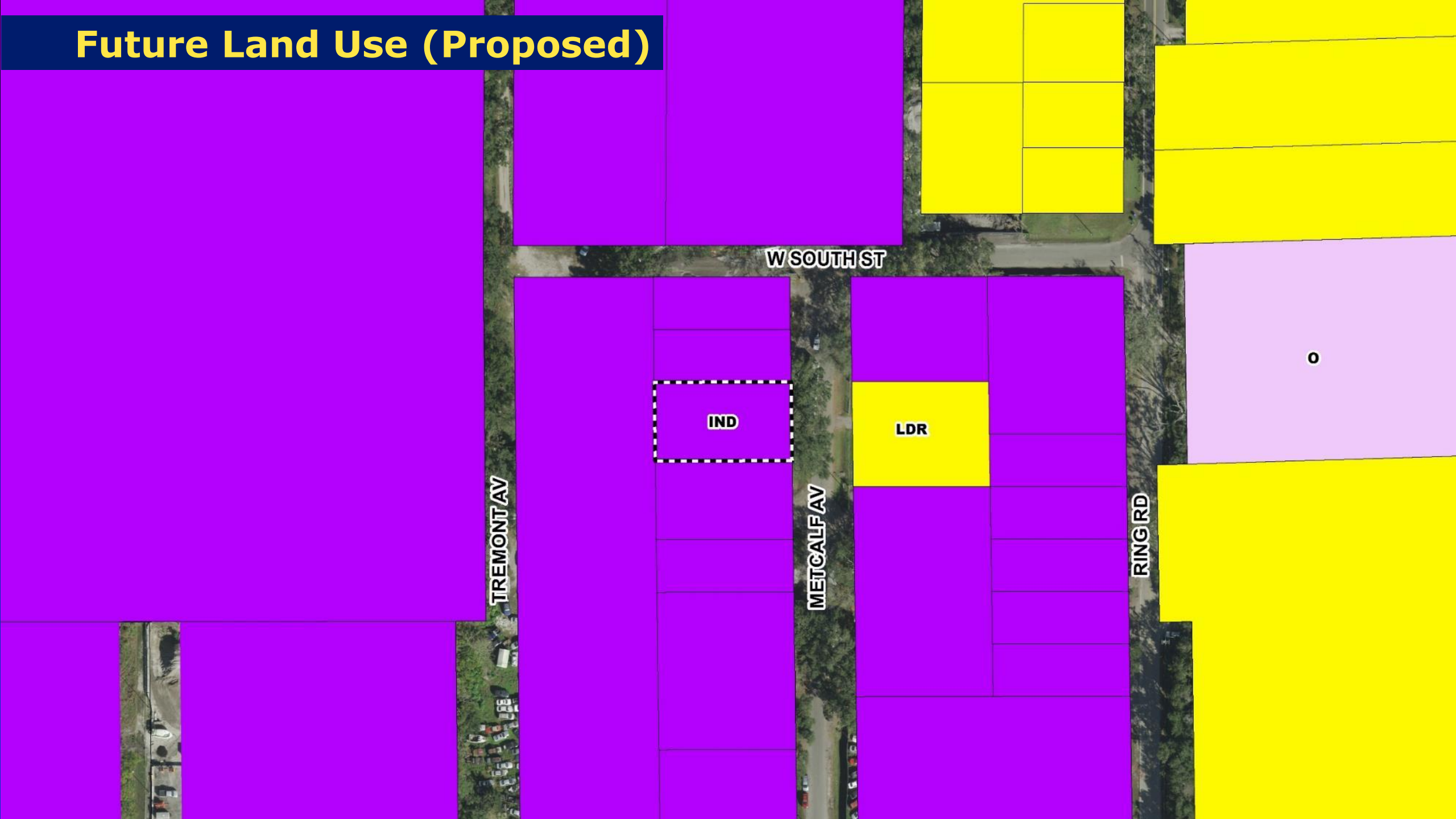
LDR

METCALF AV

RING RD

o

# Future Land Use (Proposed)



W SOUTH ST

TREMONT AV

METCALF AV

RING RD

IND

LDR

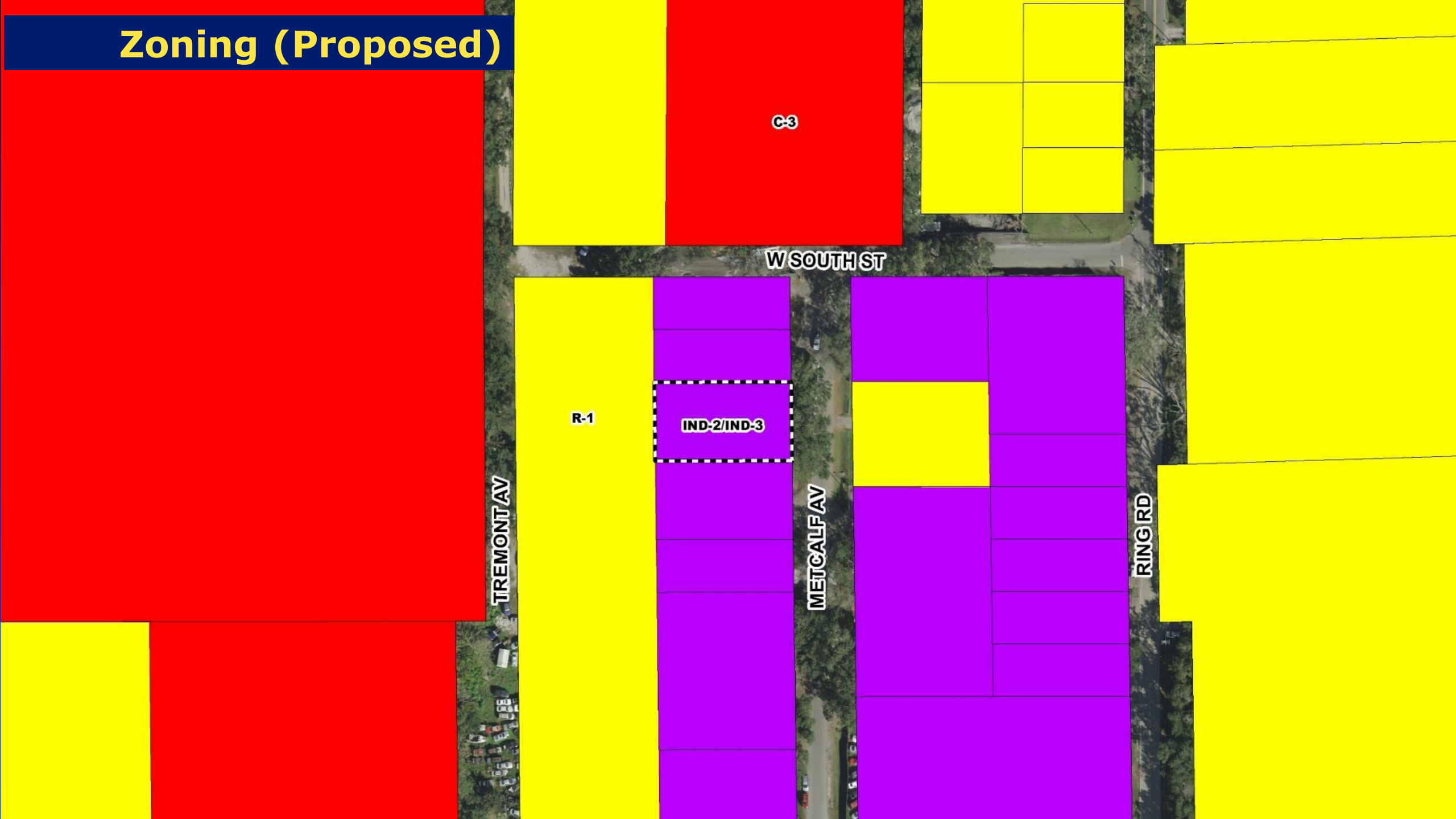
o



# Zoning



# Zoning (Proposed)



C-3

W SOUTH ST

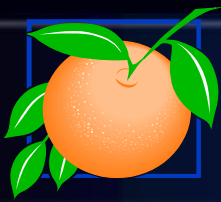
R-1

IND-2/IND-3

TREMONT AV

METCALF AV

RING RD



# Amendment 2020-1-S-6-5

**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goals, Objectives and Policies FLU1, FLU1.1, FLU1.1.1, FLU1.2, FLU1.4.1, FLU1.4.2, FLU1.4.3, FLU1.4.4, FLU1.4.9, FLU2.2, FLU8.1.4, FLU8.2, FLU8.2.1, and FLU8.2.11);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2020-1-S-6-5, Low Density Residential (LDR) to Industrial (IND)**



# Rezoning RZ-20-04-075

**Staff Recommendation:**

**APPROVE**

**PZC Recommendation:**

**APPROVE**

**Action Requested:**

**Make a finding of consistency with the Comprehensive Plan and APPROVE**

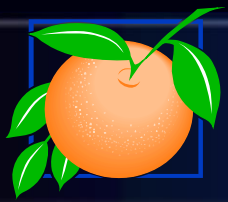
**Rezoning Case RZ-20-04-075, R-1 (Single-Family Dwelling District) to I-2/I-3 (Industrial District), subject to the two (2) restrictions.**

***Board of County Commissioners***

**2020-1 Small Scale Staff-Initiated  
Text Amendments**

***Adoption Public Hearings***

**July 28, 2020**



# **Amendment 2020-1-S-FLUE-1 - Continue**

**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

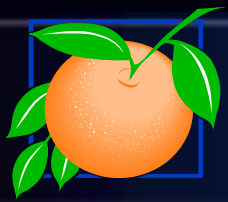


# **Amendment 2020-1-S-FLUE-1**

**Staff Recommendation: CONTINUE**

**Action Requested:**

**Continue to 2:00 PM, August 11, 2020.**



# Small Scale Development Amendments Ordinance

**Staff Recommendation:        ADOPT**

**Requested Action:**

**Make a finding of consistency with the Comprehensive Plan, determine that the amendments are in compliance, and adopt the Ordinance approving the proposed Future Land Use Map Amendments, consistent with today's actions.**



***Board of County Commissioners***

**2020-2 Out-of-Cycle Regular Cycle  
Staff Initiated Text Amendments**

***Transmittal Public Hearings***

**July 28, 2020  
Agenda VI. L. 17.**



# Amendment 2020-2-C-PSFE-1

**Request:** Text amendment to Public Schools Facilities Element Policy PS6.3.1 addressing the ability of the Board to consider school overcrowding when reviewing certain Comprehensive Plan amendment and rezoning requests

**District:** Countywide



## Capacity Enhancement Agreements (CEAs)

- **Any requested Comprehensive Plan Amendment or rezoning in Orange County (including its municipalities) involving a proposed increase in residential density must undergo school capacity review by OCPS.**
- **If there is insufficient capacity at an impacted elementary, middle, and/or high school, the prospective developer and OCPS must enter into a Capacity Enhancement Agreement (CEA).**
- **CEAs typically include provisions requiring the pre-payment of impact fees, a timing mechanism, and payment of a “capital contribution”, in addition to school impact fees.**



## House Bill 7103 (2019)

- **HB 7103 of 2019, amended Section 163.31801, Florida Statutes:**
  - (4) **The local government must credit** against the collection of the impact fee **any contribution**, whether identified in a proportionate share agreement or other form of exaction, related to public education facilities, including land dedication, site planning and design, or construction. Any contribution must be applied to reduce any education-based impact fees **on a dollar-for-dollar basis** at fair market value.*
- **Providing full credit negates the dollar value of the capital contribution.**
- **OCPS has taken the position that without the benefit of the capital contribution, they can no longer certify additional school capacity as required by Charter, Code, and adopted Interlocal Agreements (ILAs).**



# Proposed Policy PS6.3.1 Amendment

## PS6.3.1 –

Orange County **shall not approve** a developer-initiated Comprehensive Plan amendment or rezoning that would increase residential density on property that is not otherwise vested **until such time as OCPS has determined** whether sufficient capacity will exist concurrent with the development **or a capacity enhancement agreement is executed** that provides for the needed capacity to accommodate the proposed development.

(Added 6/08, Ord. 08-11)



# Proposed Policy PS6.3.1 Amendment

## PS6.3.1

~~Orange County shall not approve~~ When reviewing a developer-initiated Comprehensive Plan amendment or rezoning that would increase residential density ~~on property that is not otherwise vested,~~ Orange County shall seek input from ~~until such time as OCPS has determined as to whether sufficient school capacity will exist concurrent with the development,~~ or a capacity enhancement agreement is executed that provides for If OCPS indicates there is insufficient capacity in the affected schools, Orange County may take into consideration the severity of the overcrowding and the timing of the availability of the needed capacity to accommodate the proposed development when deciding whether to approve or deny the requested Comprehensive Plan amendment or rezoning. (Added 6/08, Ord. 08-11)



# **Proposed Policy PS6.3.1 Amendment**

## **PS6.3.1**

**When reviewing a developer-initiated Comprehensive Plan amendment or rezoning that would increase residential density, Orange County shall seek input from OCPS as to whether sufficient school capacity will exist concurrent with the development. If OCPS indicates there is insufficient capacity in the affected schools, Orange County may take into consideration the severity of the overcrowding and the timing of the availability of the needed capacity to accommodate the proposed development when deciding whether to approve or deny the requested Comprehensive Plan amendment or rezoning.**



## Amendment 2020-2-C-PSFE-1

- LPA Transmittal Hearing – July 16, 2020
- BCC Transmittal Hearing – **July 28, 2020**
- LPA Adoption Hearing – September 17, 2020
- BCC Adoption Hearing – September 22, 2020





# Amendment 2020-2-C-PSFE-1

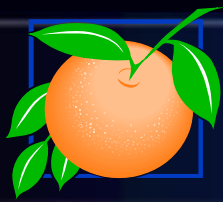
**Staff Recommendation:**

**TRANSMIT**

**LPA Recommendation:**

**TRANSMIT**

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Transmittal of Amendment 2020-2-C-PSFE-1**



## Amendment 2020-2-C-FLUE-2

FLU8.2.5.1 A rezoning may not be required for properties with inconsistent zoning and Future Land Use Map (FLUM) designations under the following circumstances:

- A. For non-residential uses when the proposed use is permitted in the existing zoning district, and the same use is permitted in each of the zoning districts that are consistent with the adopted FLUM designation; or
- B. For non-residential and residential uses when the proposed use is permitted in the existing zoning district, but the use would require a **special exception** if the property is rezoned to be consistent with the adopted FLUM designation. In this case, however, the same use must be permitted or allowed by special exception in each of the zoning districts that are consistent with the adopted FLUM designation.

Any development of such properties shall meet the minimum site and building requirements of the existing zoning district. Subsequent requests for expansions and changes in the permitted uses on the property must conform to this policy. Requests not conforming to this policy shall be subject to a rezoning, special exception, or FLUM amendment.

LDR

LDR

LDR

LDR

E WALLACE ST

DUMONT ST

LDR

LDR

LDR

LDR

LDR

ANNO AVE

E FILLMORE AVE

LDR

LDR

LDR

LDR

C

C

C

R-3

R-3

R-3

R-3

DUMONT ST

E WALLACE ST

C-3

R-3

R-3

R-3

R-3

ANNO AVE

C-3

R-3

E FILLMORE AVE

R-3

R-3

R-3

R-3

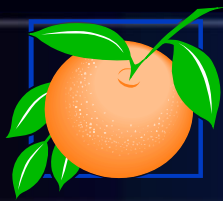
C-3

An aerial photograph of a residential neighborhood. The image shows a grid of streets: E Wallace St at the top, E Fillmore Ave at the bottom, and Dumont St running vertically on the left. A specific lot on the east side of Dumont St, between E Wallace St and E Fillmore Ave, is highlighted with a dashed black border. The neighborhood consists of single-story houses with green lawns and trees. The text labels are in white with black outlines.

**E WALLACE ST**

**DUMONT ST**

**E FILLMORE AVE**



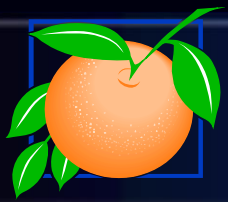
## Amendment 2020-2-C-FLUE-2

FLU8.2.5.1 A rezoning may not be required for properties with inconsistent zoning and Future Land Use Map (FLUM) designations under the following circumstances:

- A. For non-residential uses when the proposed use is permitted in the existing zoning district, and the same use is permitted in each of the zoning districts that are consistent with the adopted FLUM designation; or
- B. For non-residential and residential uses when the proposed use is permitted in the existing zoning district, but the use would require a special exception if the property is rezoned to be consistent with the adopted FLUM designation. In this case, however, the same use must be permitted or allowed by special exception in each of the zoning districts that are consistent with the adopted FLUM designation; or

**C. For residential uses when the proposed use is single-family detached residential and the Zoning and Future Land Use are both residential. The lot upon which the single-family detached residential is proposed must be a Lot of Record, a lot created through a plat, or a lot split as recognized by Orange County.**

Any development of such properties shall meet the minimum site and building requirements of the existing zoning district, **except for substandard Lots of Record**. Subsequent requests for expansions and changes in the permitted uses on the property must conform to this policy. Requests not conforming to this policy shall be subject to a rezoning, special exception, or FLUM amendment.



## **Amendment 2020-2-C-FLUE-2**

**Staff Recommendation:**

**TRANSMIT**

**LPA Recommendation:**

**TRANSMIT**

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Transmittal of Amendment 2020-2-C-FLUE-2**

***Board of County Commissioners***

**2020-2 Out-of-Cycle Regular Cycle  
Staff Initiated Text Amendments**

***Transmittal Public Hearings***

**July 28, 2020**

**End**