

# *Board of County Commissioners*

**2021-1 Regular Cycle Amendments**

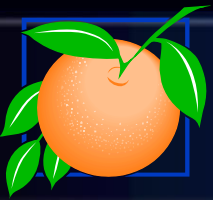
***Transmittal Public Hearings***

**February 9, 2021**



# 2021-1 Regular Cycle Amendment Process

- **Transmittal public hearings**
  - LPA – January 21, 2021**
  - BCC – February 9, 2021**
- **State and regional agency comments**
  - March 2021**
- **Adoption public hearings**
  - LPA – April 15, 2021**
  - BCC – May 11, 2021**



# Amendment 2021-1-A-1-1

- Agent:** Jonathan A. Martin, Kimley-Horn and Associates, Inc.
- Owner:** Ryan Stahl, Waterstar Orlando, LLC
- From:** Commercial (C)
- To:** Growth Center-Planned Development-Commercial/Medium-High Density Residential (GC-PD-C/MHDR)
- Acreage:** 33.64 gross/net acres
- Proposed Use:** Up to 250,000 square feet of commercial uses, 250 hotel rooms, and 1,178 multi-family residential units



# Amendment 2021-1-B-FLUE-1

**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:**

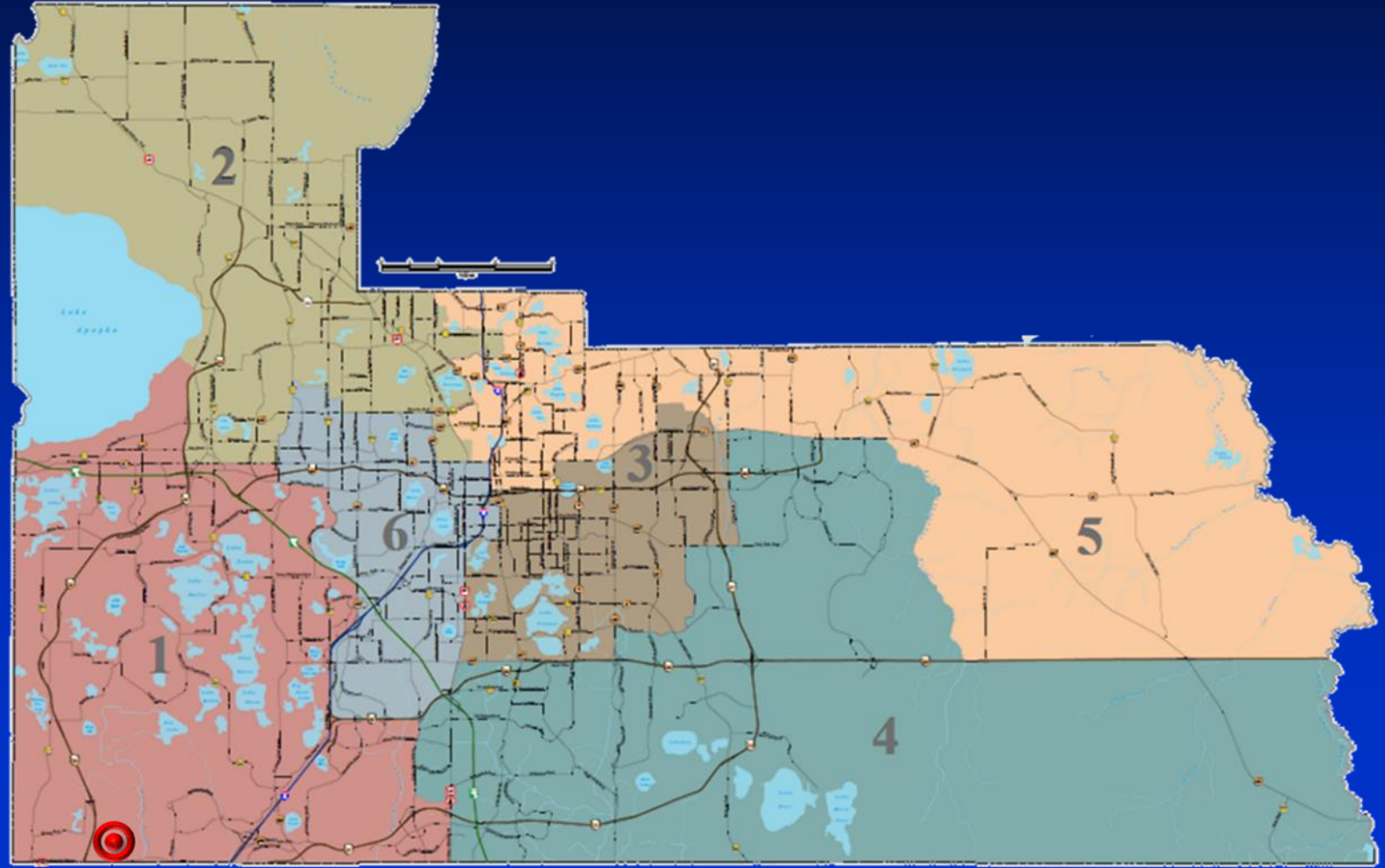
**Countywide**



# Amendment 2021-1-A-1-1

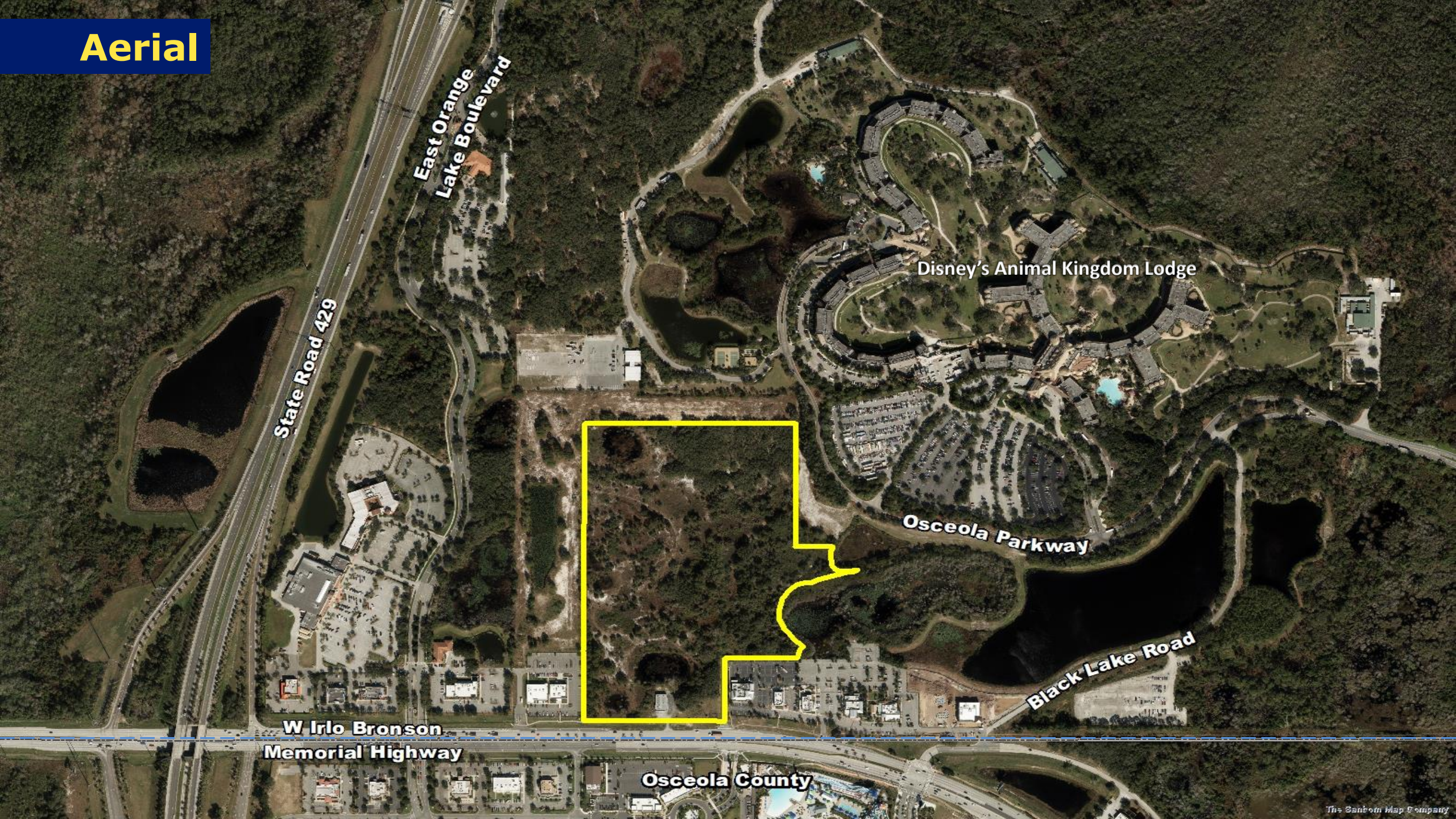
# Amendment 2021-1-B-FLUE-1

## Location





# Aerial



East Orange  
Lake Boulevard

State Road 429

Disney's Animal Kingdom Lodge

Osceola Parkway

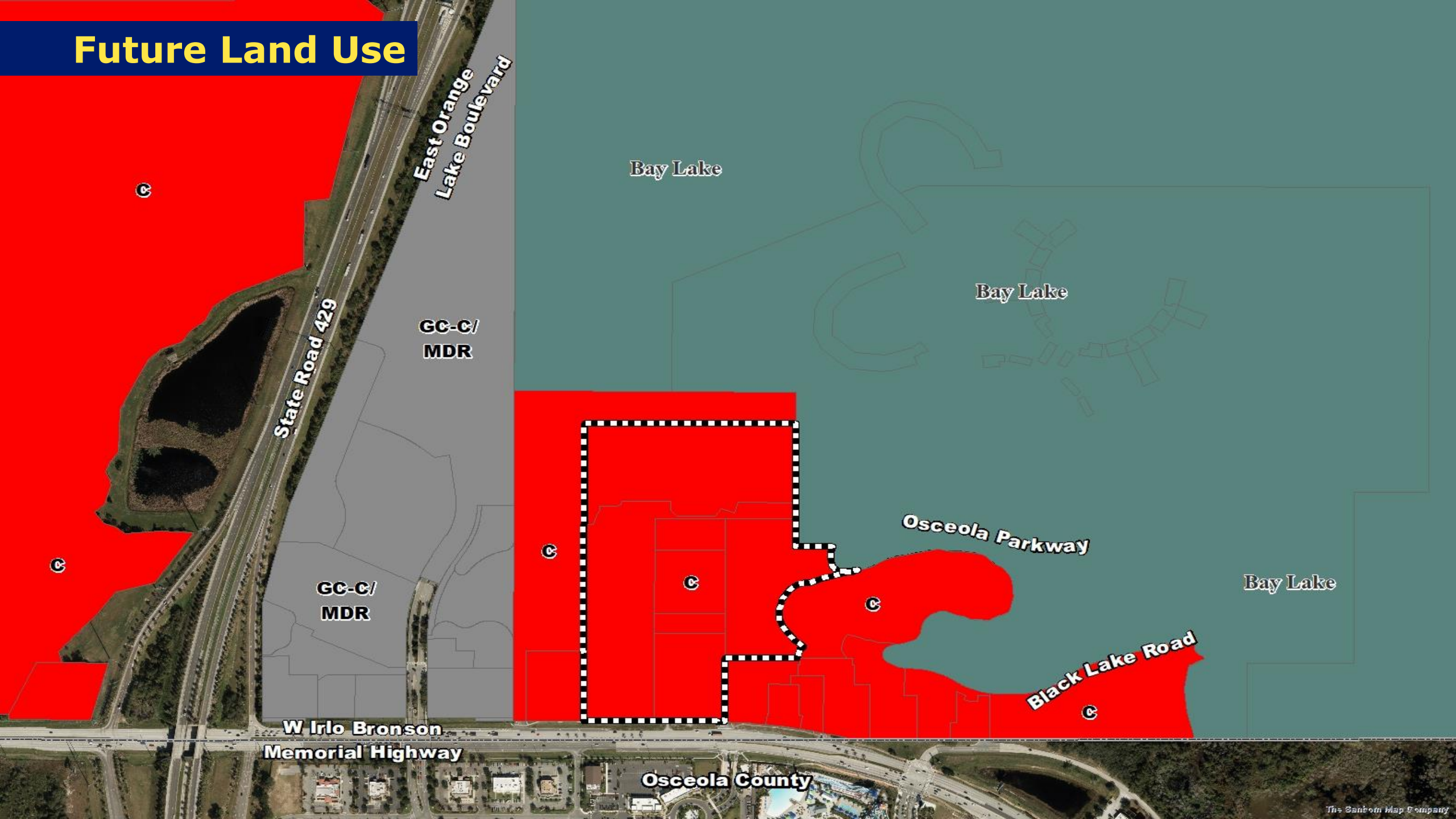
Black Lake Road

W Irlo Bronson  
Memorial Highway

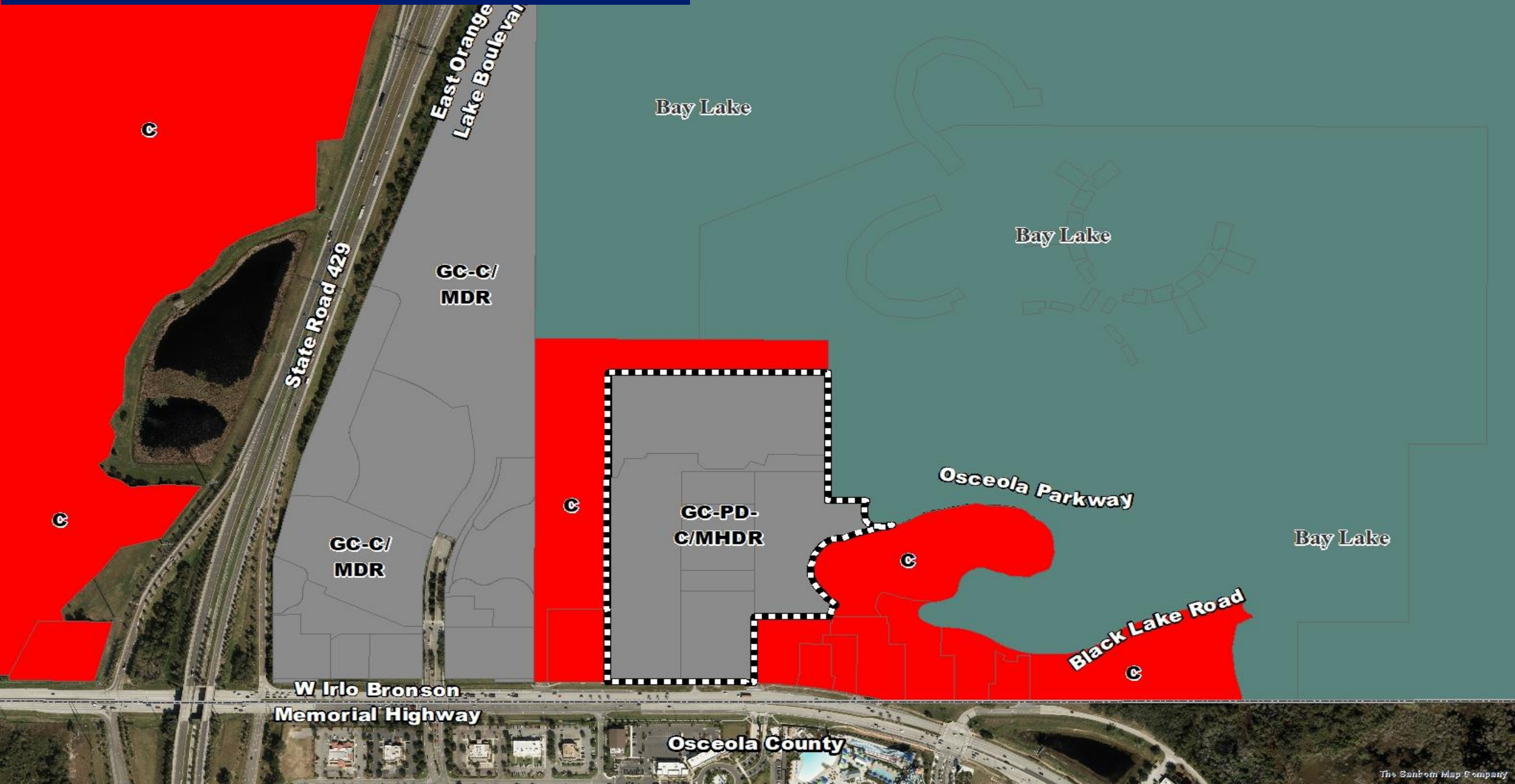
Osceola County



# Future Land Use

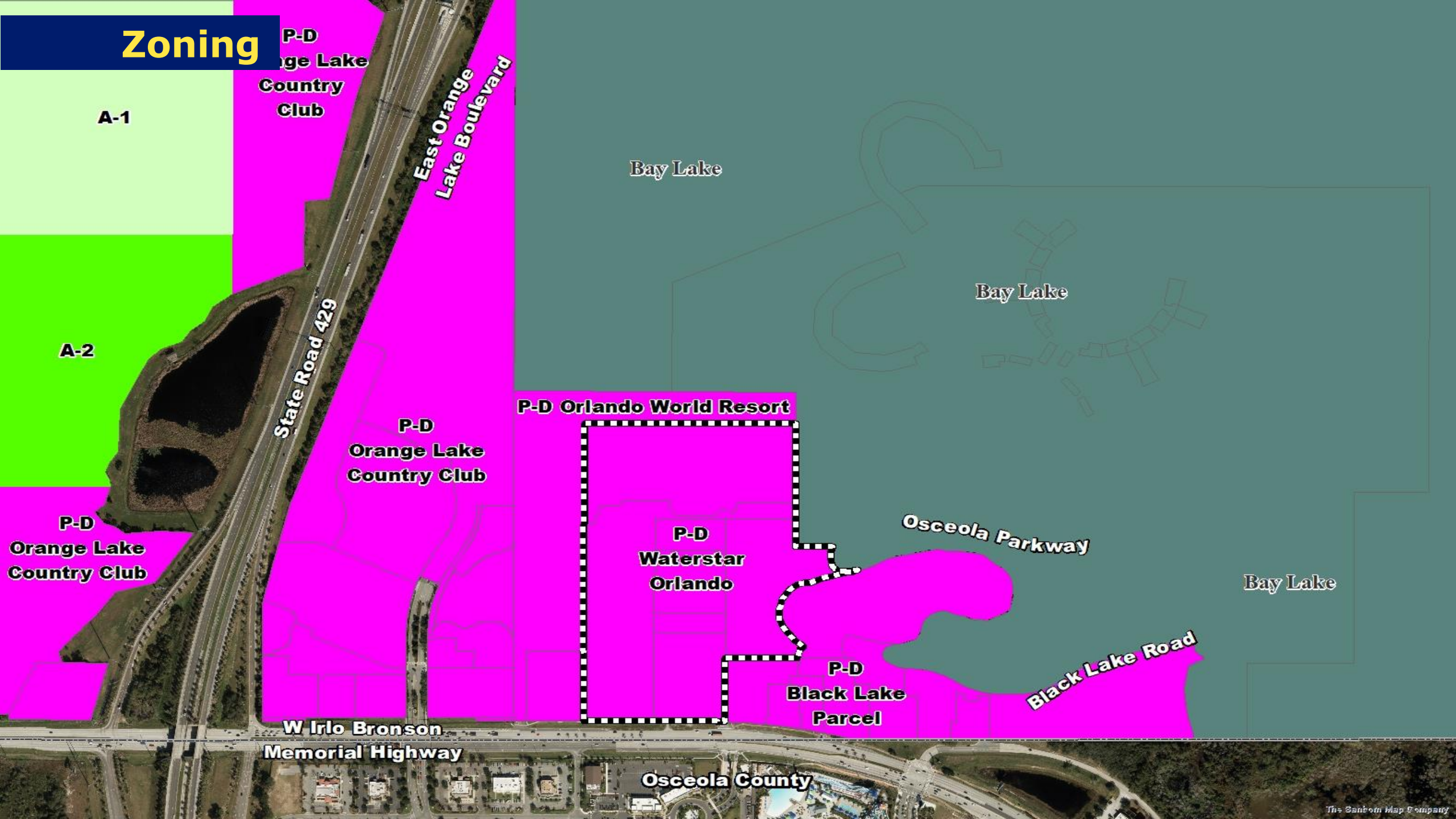


# Future Land Use (Proposed)





# Zoning



A-1

A-2

P-D  
Orange Lake  
Country  
Club

Bay Lake

Bay Lake

State Road 429

East Orange  
Lake Boulevard

P-D Orlando World Resort

P-D  
Orange Lake  
Country Club

P-D  
Waterstar  
Orlando

Osceola Parkway

Bay Lake

P-D  
Orange Lake  
Country Club

Black Lake Road

P-D  
Black Lake  
Parcel

W Irlo Bronson  
Memorial Highway

Osceola County



# Amendment 2021-1-A-1-1

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

## **Action Requested:**

- **Make a finding that the information contained in the application for the proposed amendment is sufficiently complete;**
- **Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and**
- **Transmit Amendment 2021-1-A-1-1 to the state reviewing agencies.**





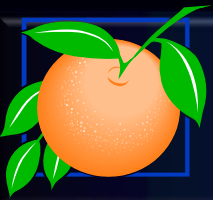
# Amendment 2021-1-B-FLUE-1

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

## **Action Requested:**

- **Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and**
- **Transmit Amendment 2021-1-B-FLUE-1 to the state reviewing agencies.**

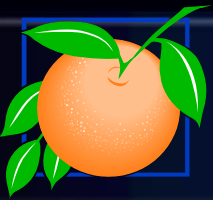


# *Board of County Commissioners*

## **Requested Action:**

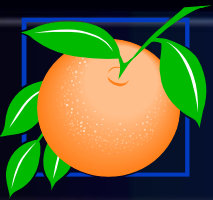
- **Transmit: Amendment 2021-1-A-1-1**
- **Transmit: Amendment 2021-1-B-FLUE-1**





# Amendment 2021-1-A-1-2

- Agent:** Erika Hughes, VHB, Inc.
- Owner:** Hartzog Road Property, LLC/Westport Capital Partners
- From:** Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR)
- To:** Growth Center-Planned Development-Medium Density Residential (GC-PD-MDR)
- Acreage:** 37.82 gross/net acres
- Proposed Use:** Up to 600 multi-family dwelling units



# Amendment 2021-1-B-FLUE-2

**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

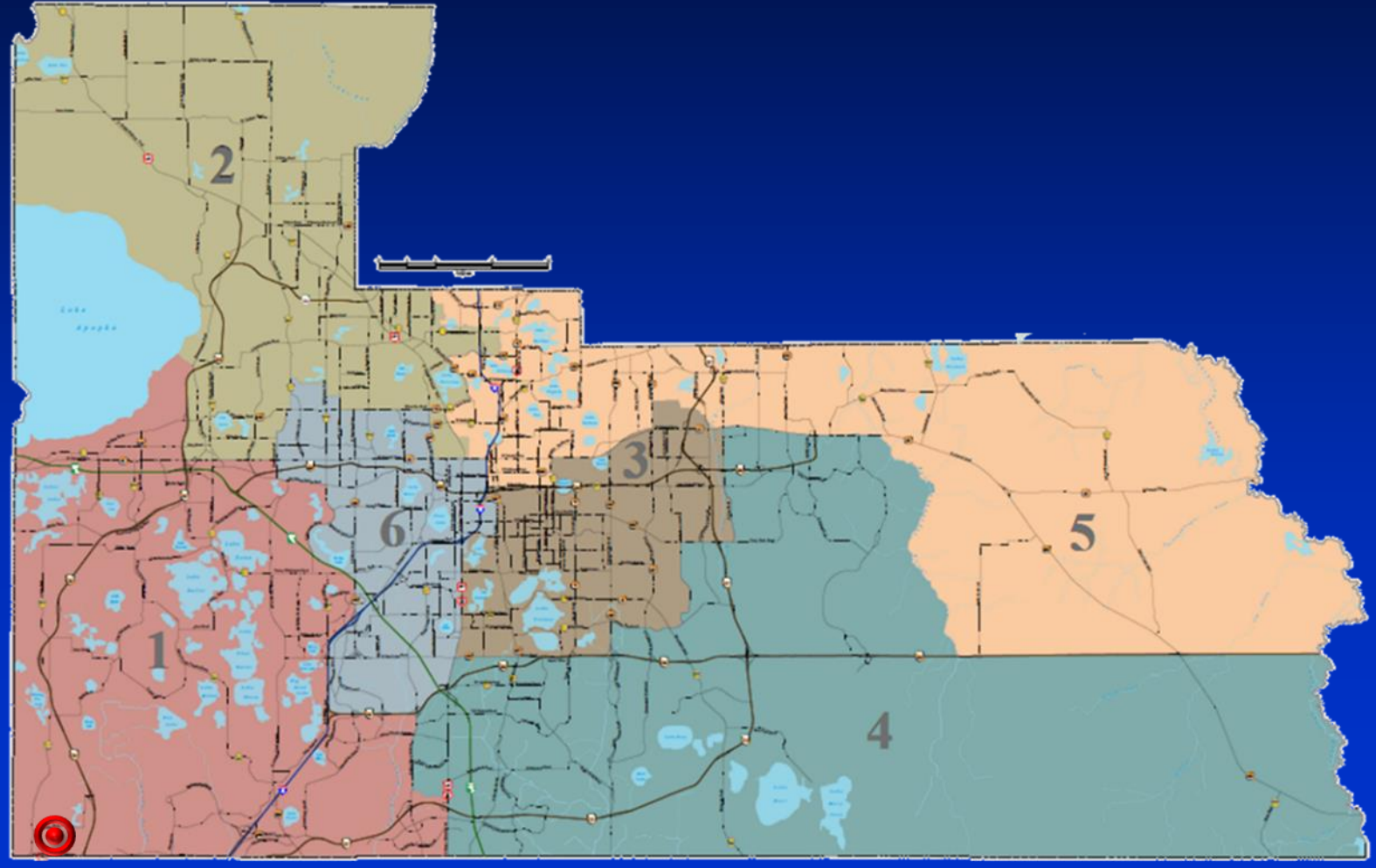




# Amendment 2021-1-A-1-2

# Amendment 2021-1-B-FLUE-2

## Location





# Aerial



LAKE OLIVER

LAKE AUSTIN

LAKE GIFFORD

Hartzog Road

Grove Resort Avenue

Grove Blossom Way

Avalon Road

Vista Del Lago Boulevard

LAKE SCOTT

RACCOON LAKE

LAKE REXFORD

OSAGE LAKE

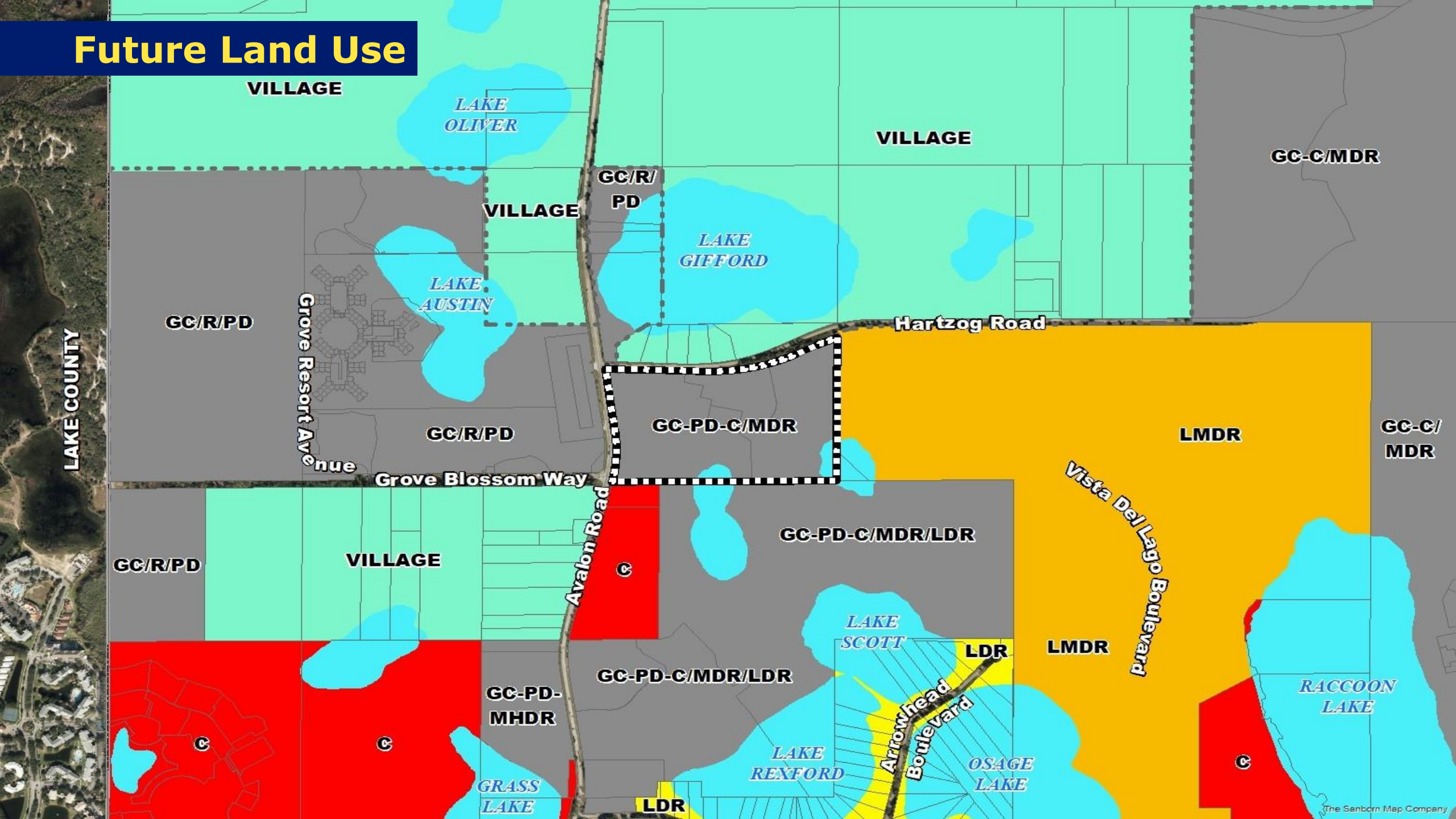
GRASS LAKE

Arrowhead Boulevard

LAKE COUNTY

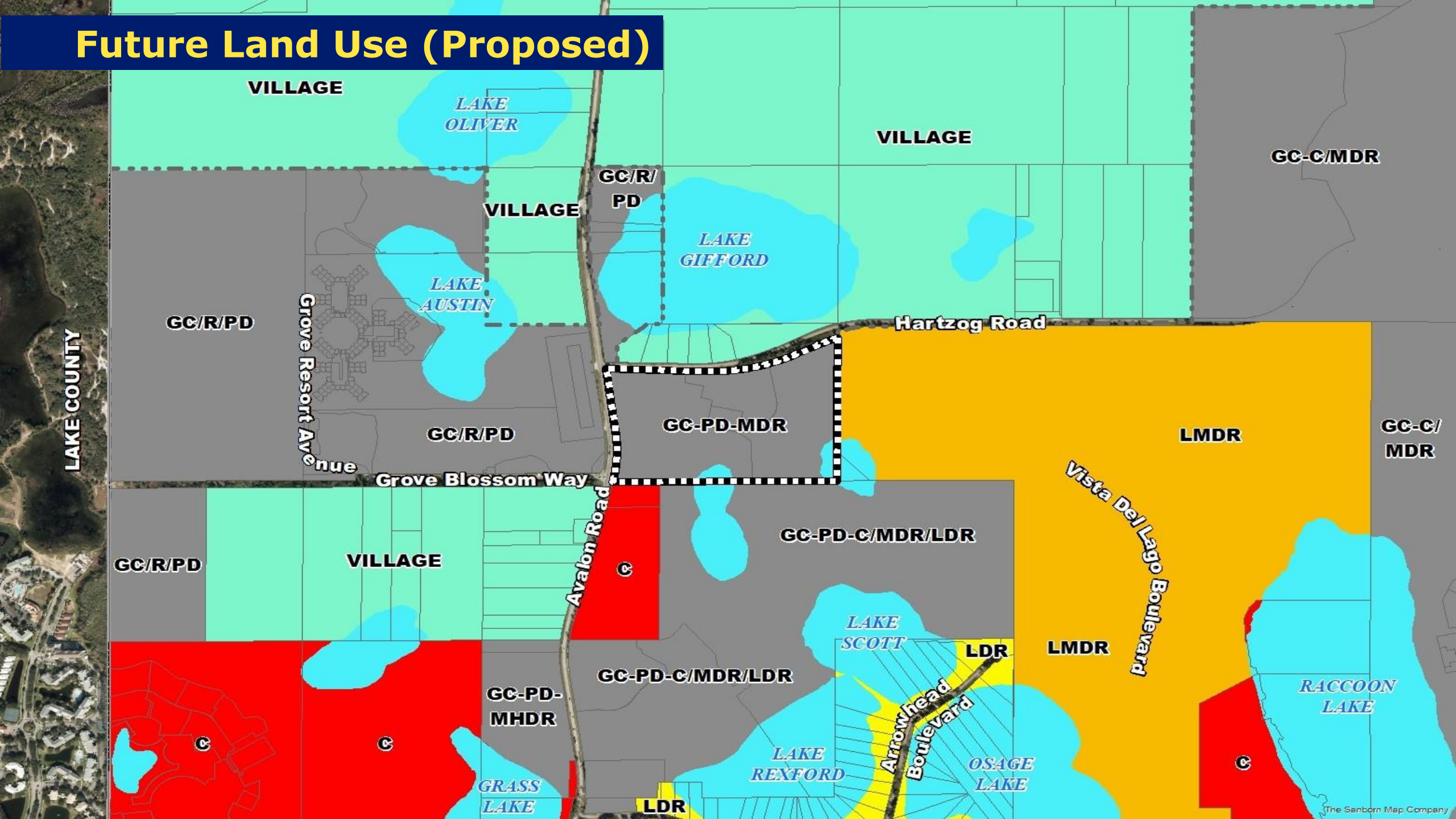


# Future Land Use





# Future Land Use (Proposed)









## **Amendment 2021-1-A-1-2**

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

### **Action Requested:**

- **Make a finding that the information contained in the application for the proposed amendment is sufficiently complete;**
- **Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and**
- **Transmit Amendment 2021-1-A-1-2 to the state reviewing agencies.**





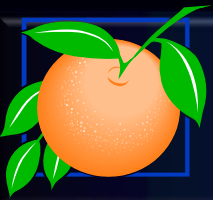
# Amendment 2021-1-B-FLUE-2

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

## **Action Requested:**

- **Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and**
- **Transmit Amendment 2021-1-B-FLUE-2 to the state reviewing agencies.**



# *Board of County Commissioners*

## **Requested Action:**

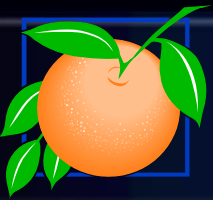
- **Transmit: Amendment 2021-1-A-1-2**
- **Transmit: Amendment 2021-1-B-FLUE-2**



# Amendment 2021-1-A-2-1

- Agent:** Timothy W. Green, Green Consulting Group, Inc.
- Owner:** The Parks of Mt. Dora, LLC
- From:** Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O/LMDR)
- To:** Growth Center-Planned Development-Low-Medium Density Residential (GC-PD-LMDR)
- Acreage:** 63.51 gross/55 net acres
- Proposed Use:** Up to 280 single-family attached dwelling units





# Amendment 2021-1-B-FLUE-3

**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**

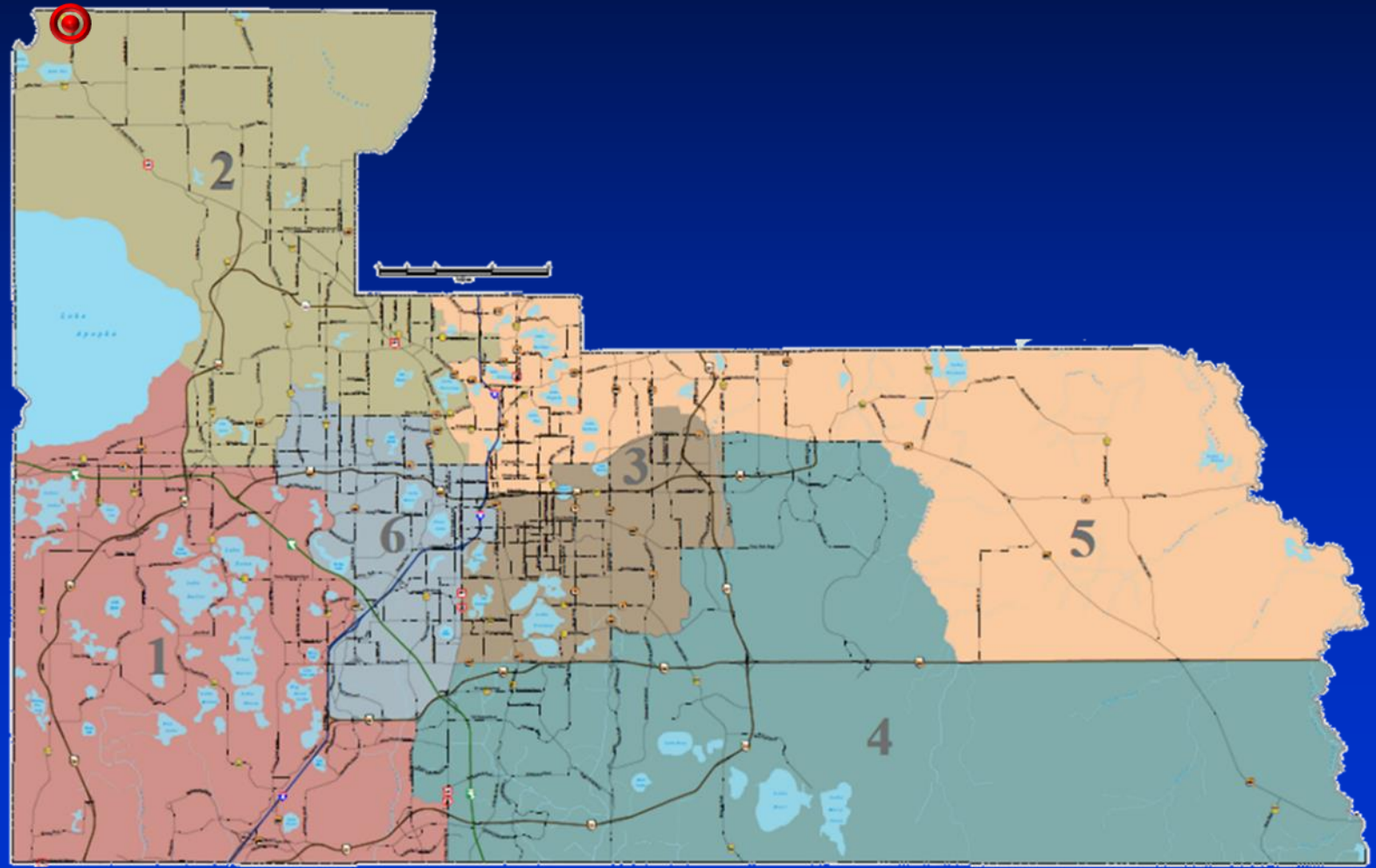
**District:**

**Countywide**



# Amendment 2021-1-A-2-1 Amendment 2021-1-B-FLUE-3

## Location



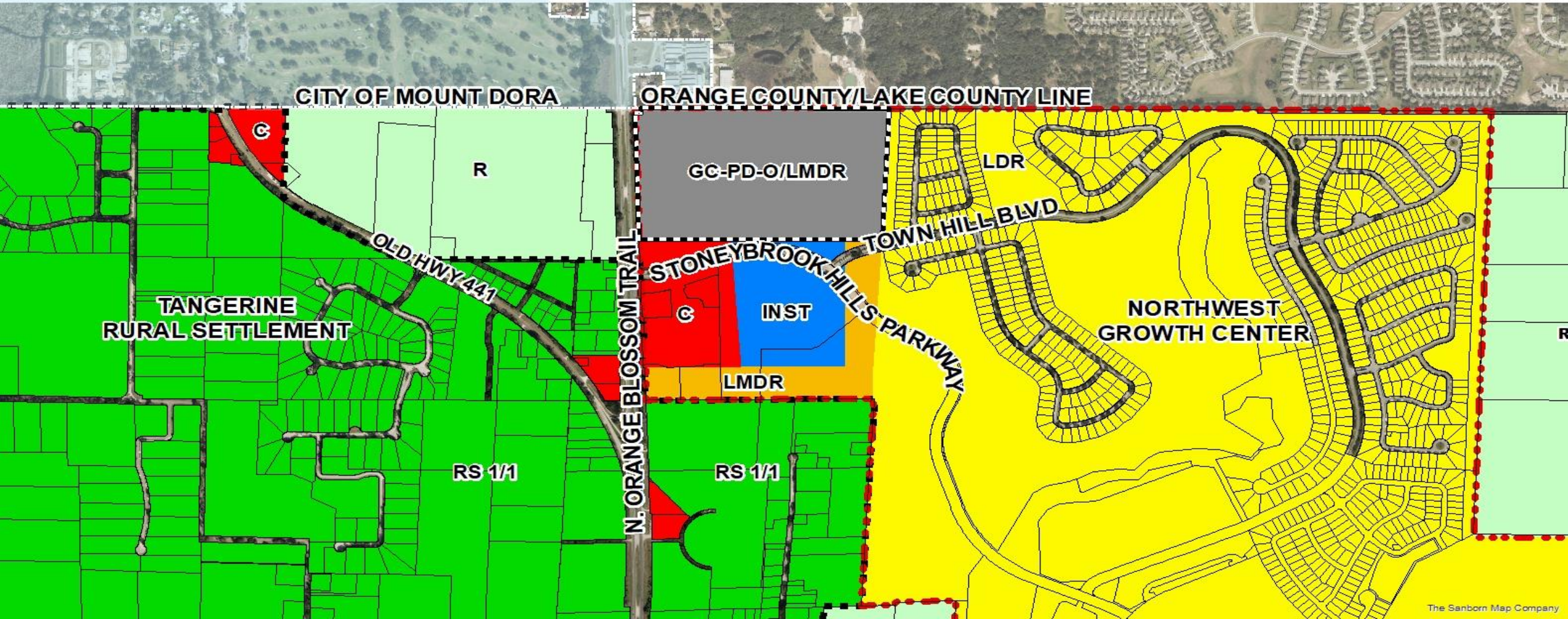


# Aerial



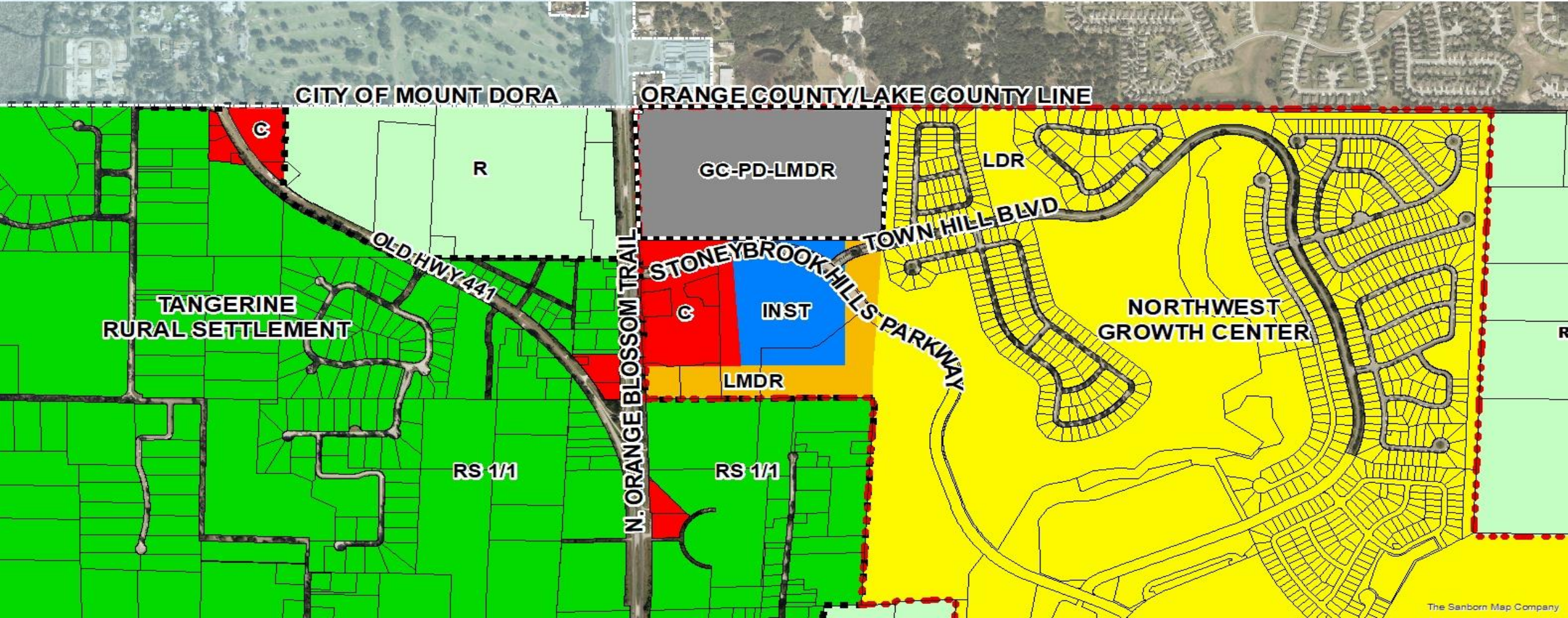


# Future Land Use



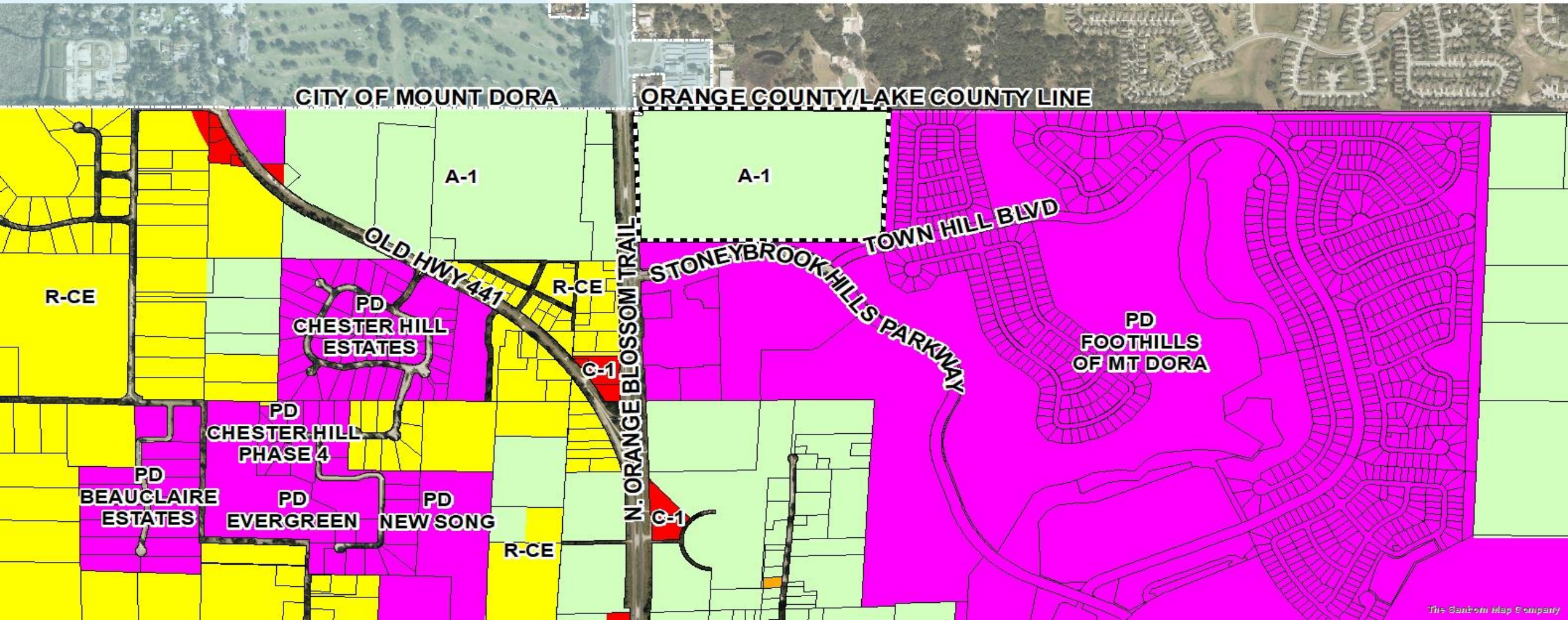


# Future Land Use (Proposed)





# Zoning







# Amendment 2021-1-A-2-1

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

## **Action Requested:**

- **Make a finding that the information contained in the application for the proposed amendment is sufficiently complete;**
- **Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and**
- **Transmit Amendment 2021-1-A-2-1 to the state reviewing agencies.**



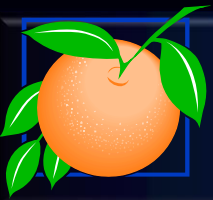
# Amendment 2021-1-B-FLUE-3

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

## **Action Requested:**

- **Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and**
- **Transmit Amendment 2021-1-B-FLUE-3 to the state reviewing agencies.**



# *Board of County Commissioners*

## **Requested Action:**

- **Transmit: Amendment 2021-1-A-2-1**
- **Transmit: Amendment 2021-1-B-FLUE-3**





# **Amendment 2021-1-A-3-1**

**Continue to February 23, 2021 at 2:00 P.M.**

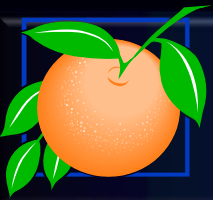
**Agent/Owner:** Steven Grigg, Republic ATS, LLC/Asbury Theological Seminary

**From:** Planned Development-Commercial/Office (PD-C/O) and Commercial (C)

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

**Acreage:** 24.00 gross/22.27 net acres

**Proposed Use:** Up to 440 multi-family dwelling units



# *Board of County Commissioners*

## **Requested Action:**

**Continue to February 23, 2021 at 2:00 P.M.**

- **Amendment 2021-1-A-3-1**





# **Amendment 2021-1-A-4-1**

**Continue to March 23, 2021 at 2:00 P.M.**

- Agent:** Matthew S. Gillespie, P.E., Kimley-Horn and Associates, Inc.
- Owner:** Bennett Family Revocable Trust
- From:** Rural/Agricultural (R)
- To:** Planned Development-Commercial/Medium Density Residential (PD-C/MDR) and Urban Service Area (USA) expansion
- Acreage:** 22.66 gross acres
- Proposed Use:** Up to 350 multi-family dwelling units, 25,000 square feet of commercial uses, 25,000 square feet of medical office uses, a 200-room hotel, and a 150-bed hospital



# **Amendment 2021-1-B-FLUE-4**

**Continue to March 23, 2021 at 2:00 P.M.**

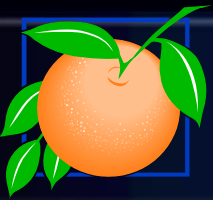
**Request:**

**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 2021-1-B-FLUE-5**

**Continue to March 23, 2021 at 2:00 P.M.**

**Request:**

**Text amendment to Future Land Use Element Policy  
FLU1.2.4 regarding allocation of additional lands to the  
Urban Service Area (USA)**

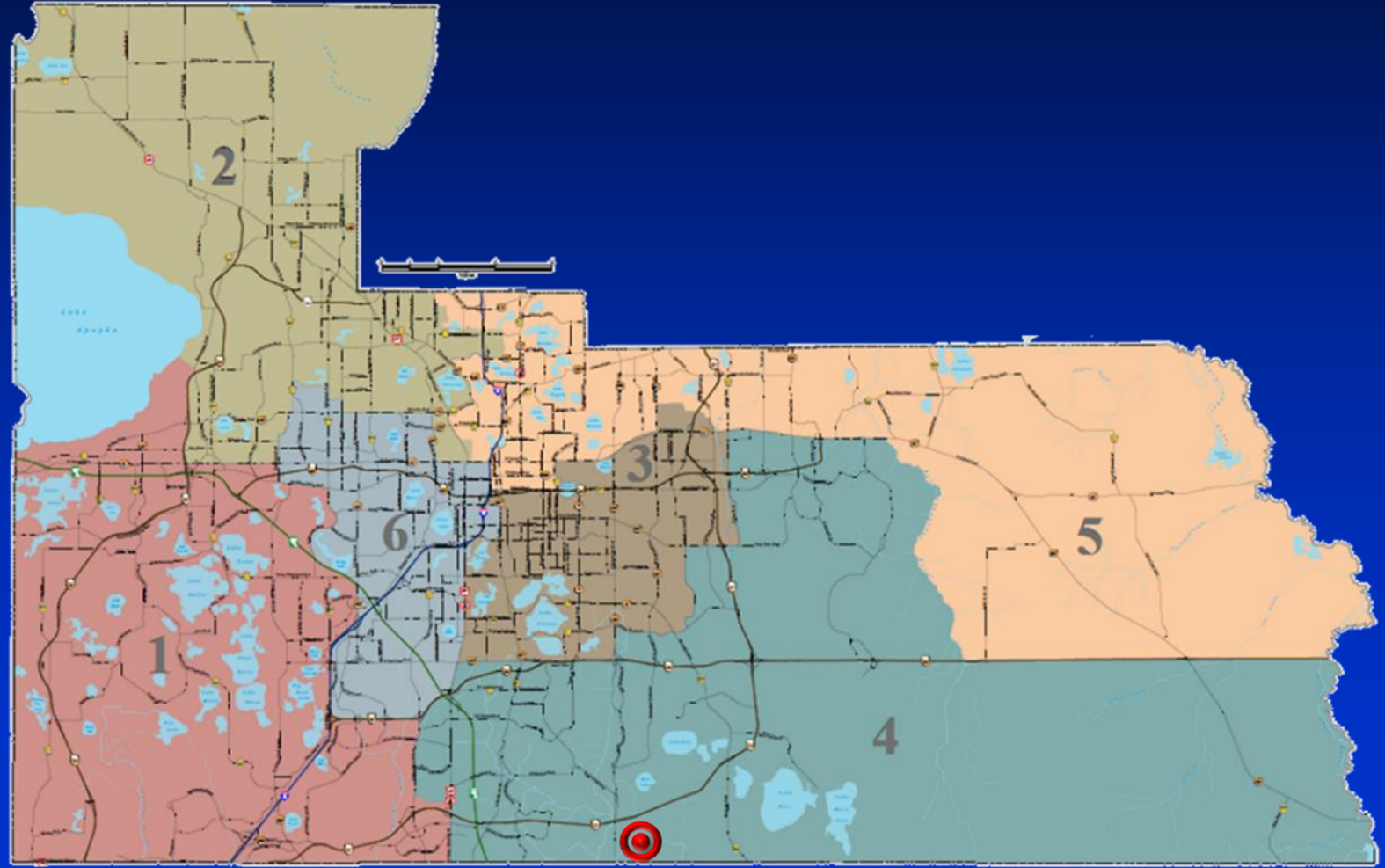
**District:**

**Countywide**



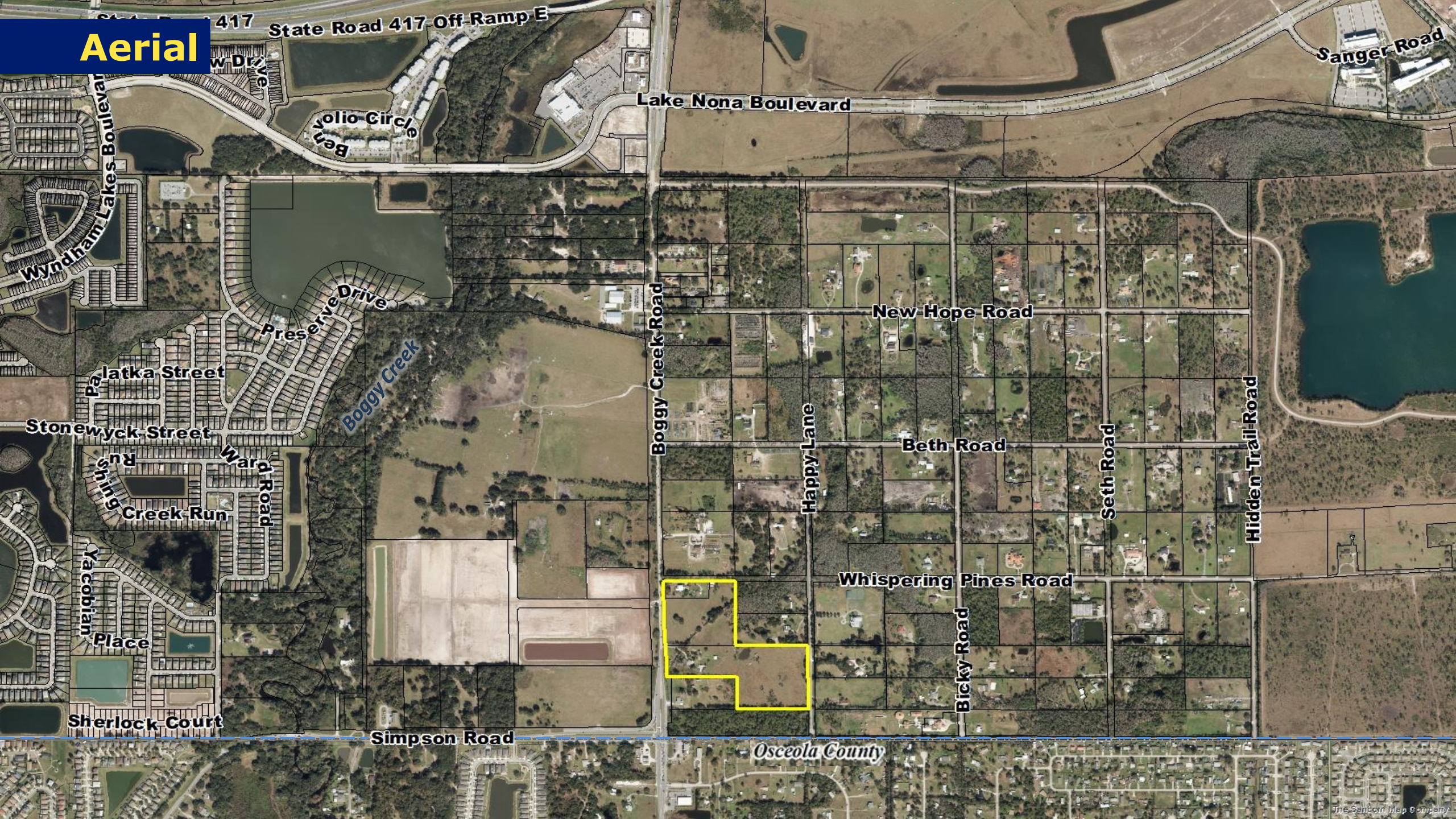
# Amendments: 2021-1-A-4-1, 2021-1-B-FLUE-4, and 2021-1-B-FLUE-5

## Location





# Aerial



417 State Road 417 Off Ramp E

Sanger Road

Lake Nona Boulevard

Wyndham Lakes Boulevard

Benolio Circle

Palatka Street

Preserve Drive

Boggy Creek

Stonewyck Street

Creek Run

Yacobian Place

Sherlock Court

Bogy Creek Road

New Hope Road

Beth Road

Happy Lane

Seth Road

Hidden Trail Road

Whispering Pines Road

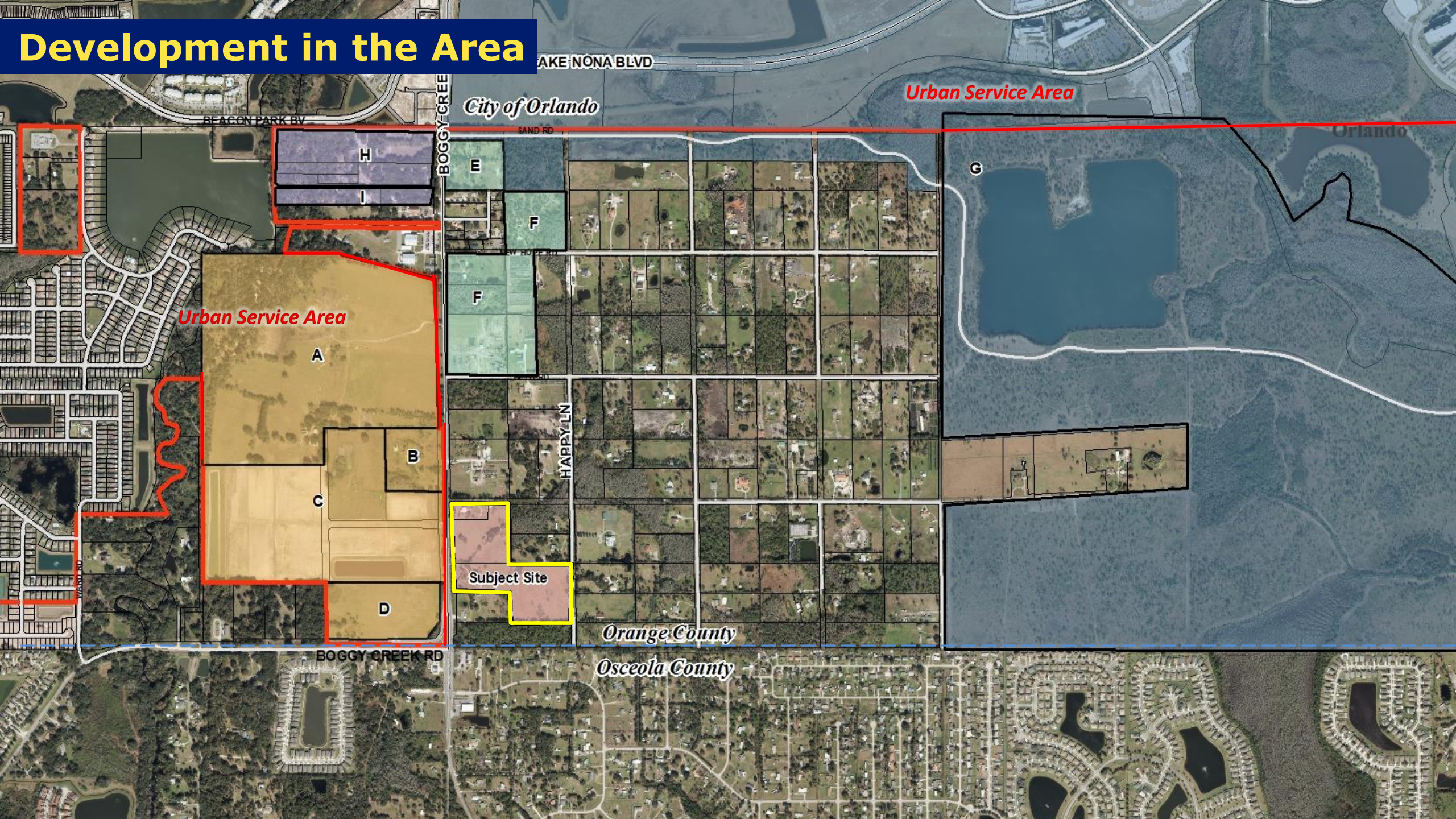
Bicky Road

Simpson Road

Osceola County



# Development in the Area



LAKE NONA BLVD

City of Orlando

Urban Service Area

BEACON PARK BV

BOGGY CREEK

SAND RD

Orlando

Urban Service Area

A

B

C

D

Subject Site

HAPPY LN

SW HOPE RD

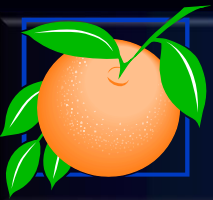
G

BOGGY CREEK RD

Orange County

Osceola County





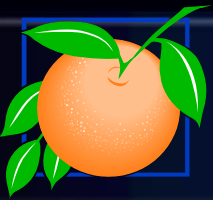
# *Board of County Commissioners*

## **Requested Action:**

**Continue to March 23, 2021 at 2:00 P.M.**

- **Amendment 2021-1-A-4-1**
- **Amendment 2021-1-B-FLUE-4**
- **Amendment 2021-1-B-FLUE-5**





# Amendment 2021-1-B-FLUM-1

**Applicant:** Beth Jackson, Environmental Program Supervisor,  
Orange County Environmental Protection Division

**From:** Rural/Agricultural (R)

**To:** Preservation (PRES)

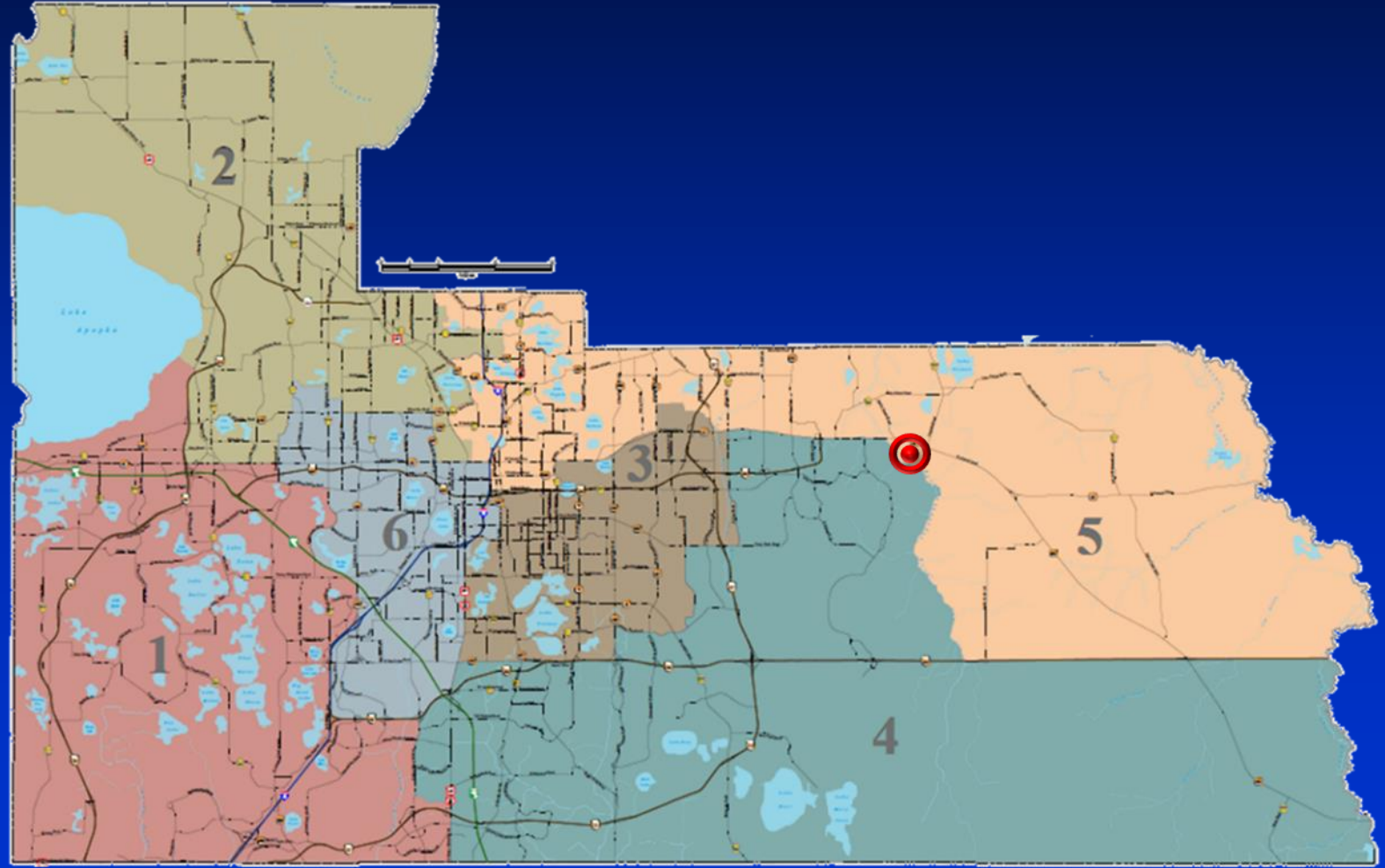
**Acreage:** 122.81 gross acres

**Proposed Use:** Preservation (inclusion in Orange County's Green PLACE  
program)



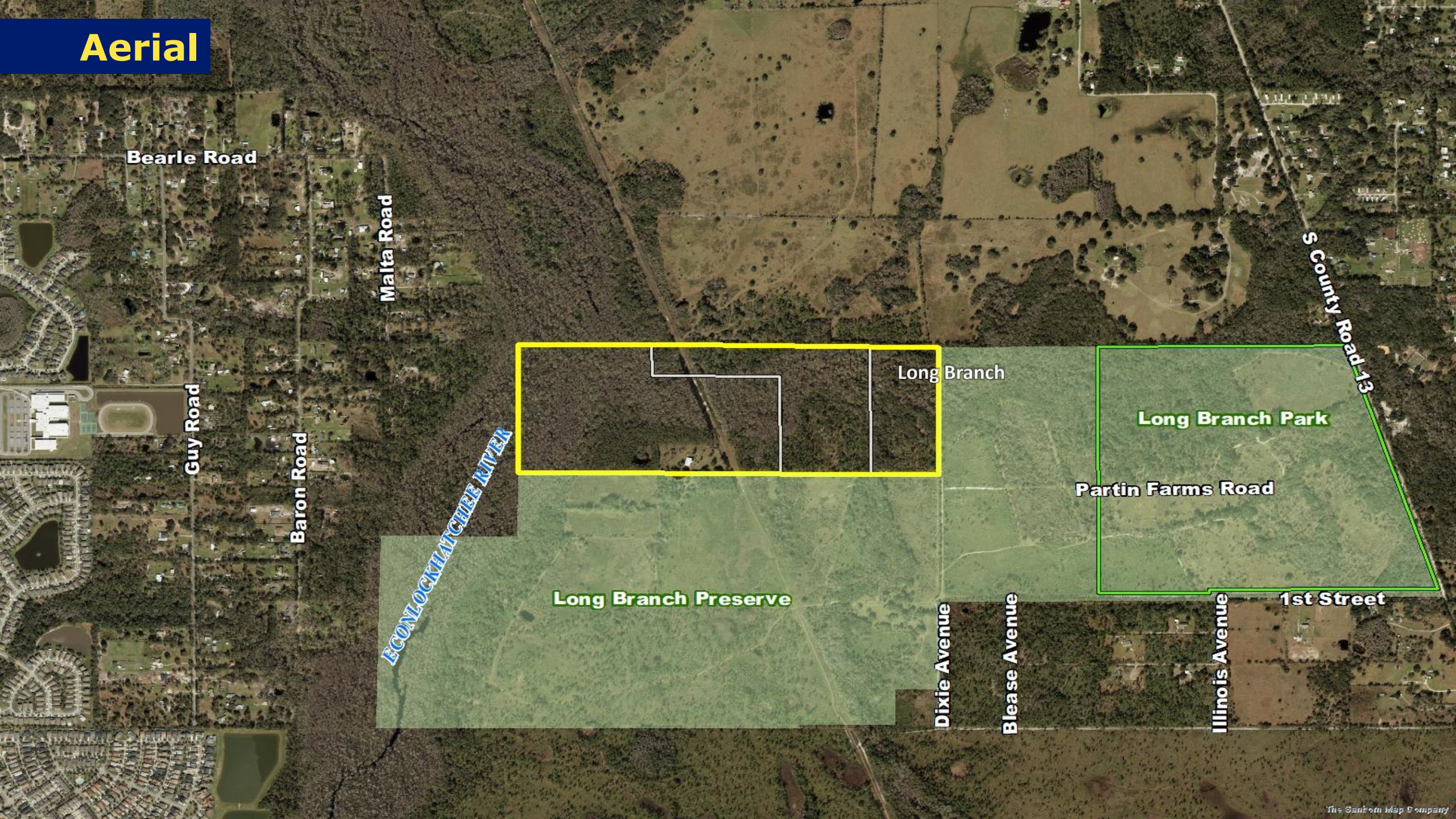
# Amendment 2021-1-B-FLUM-1

## Location





# Aerial



Bearle Road

Malta Road

Guy Road

Baron Road

ECONLOCHACHEE RIVER

Long Branch Preserve

Long Branch

Long Branch Park

Partin Farms Road

Dixie Avenue

Blease Avenue

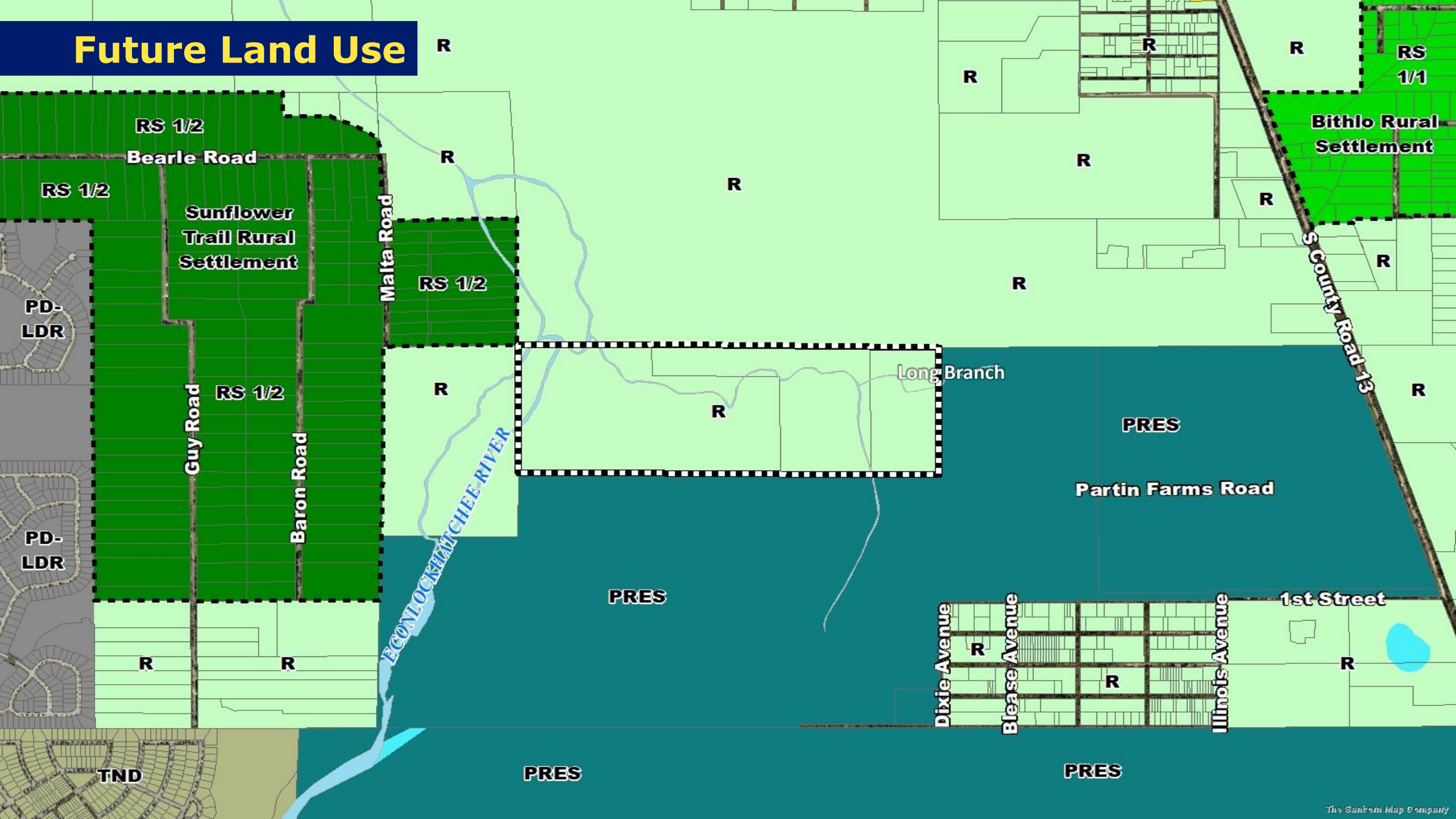
Illinois Avenue

1st Street

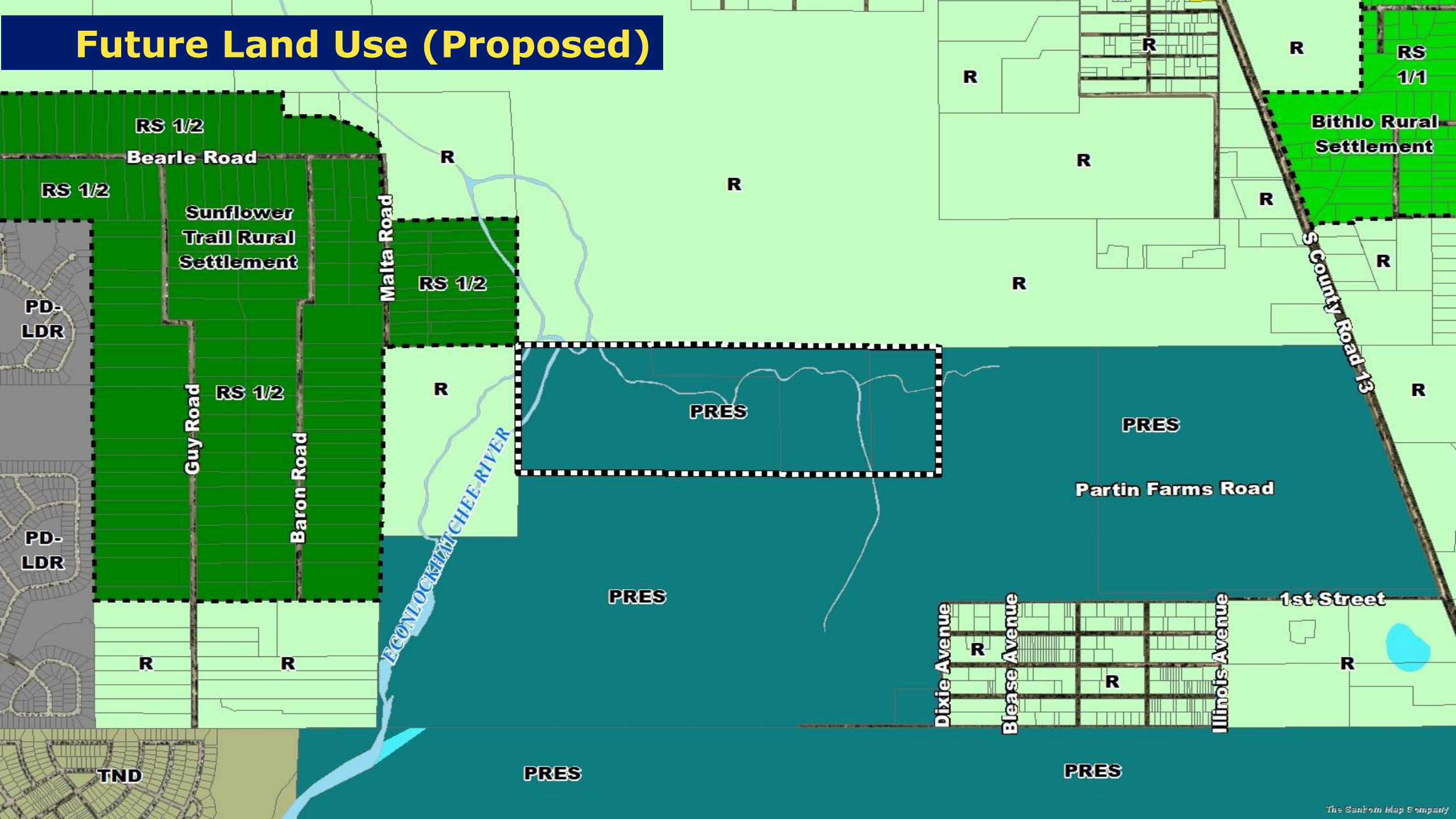
S County Road 13



# Future Land Use

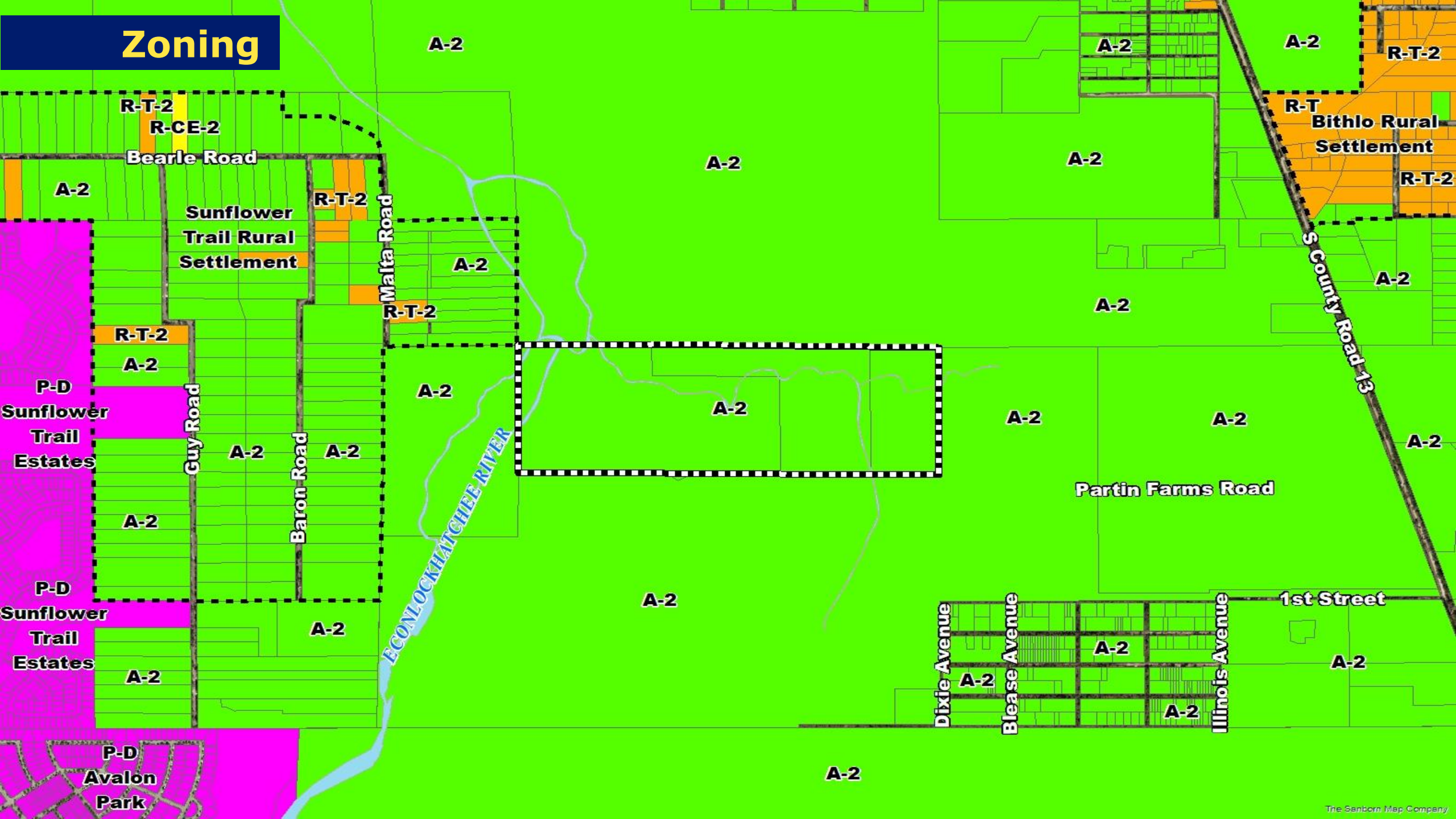


# Future Land Use (Proposed)





# Zoning



A-2

A-2

A-2

R-T-2

R-T-2

R-CE-2

Bearle Road

A-2

Sunflower  
Trail Rural  
Settlement

R-T-2

Malta Road

A-2

A-2

R-T

Bithlo Rural  
Settlement

R-T-2

A-2

A-2

S County Road 13

R-T-2

A-2

R-T-2

A-2

A-2

A-2

A-2

A-2

A-2

P-D

Sunflower  
Trail  
Estates

Guy Road

A-2

A-2

A-2

Partin Farms Road

A-2

Baron Road

A-2

A-2

P-D

Sunflower  
Trail  
Estates

A-2

ECONLOCKHATCHEE RIVER

Dixie Avenue

A-2

Blease Avenue

A-2

Illinois Avenue

A-2

1st Street

A-2

P-D

Avalon  
Park

A-2



# Amendment 2021-1-B-FLUM-1

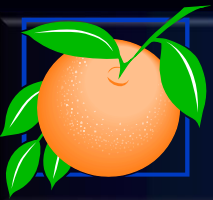
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**LPA Recommendation: TRANSMIT**

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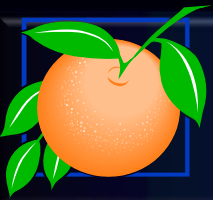




# *Board of County Commissioners*

## **Requested Action:**

- **Transmit: Amendment 2021-1-B-FLUM-1**



***Board of County Commissioners***

**2021-1 Regular Cycle Amendments**

***Transmittal Public Hearings***

**February 9, 2021**