

Board of County Commissioners

**2018-2 Session IV Regular Cycle
Amendments
and
Concurrent Rezoning and Substantial
Change Requests**

Adoption Public Hearings

June 4, 2019



2018-2 Session IV Regular Cycle Amendment Process

- **Transmittal public hearings**
 - LPA – June 21, 2018**
 - BCC – July 10, 2018**
- **State and regional agency comments**
 - August 28, 2018**
- **Adoption public hearings**
 - LPA – October 18, 2018**
 - BCC – June 4, 2019**



Amendment 2018-2-A-1-2

(Request to Continue - July 2, 2019)

Agent: Kathy Hattaway, Poulos & Bennett, LLC

Owner: BB Groves, LLC

From: Growth Center/Resort/Planned Development
(GC/R/PD)

To: Growth Center-Planned Development-Resort/Low-
Medium Density Residential (GC-PD-R/LMDR)

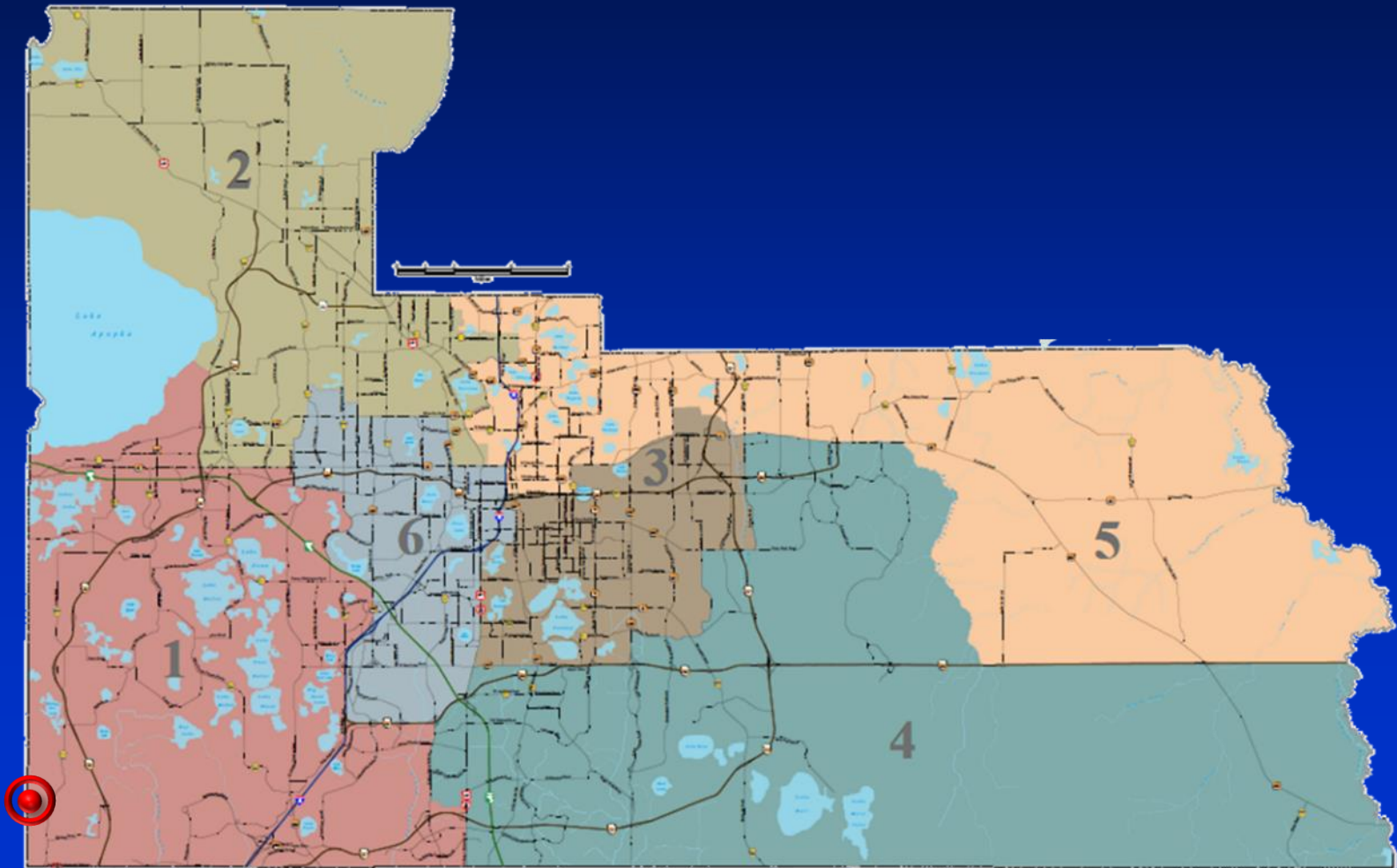
Acreage: 108.03 gross acres/96.29 net developable acres

Proposed Use: Five hundred (500) single-family residential units
(The units may be any combination of age-restricted, short-term rental, or market rate housing.)



2018-2-A-1-2

Location



Aerial

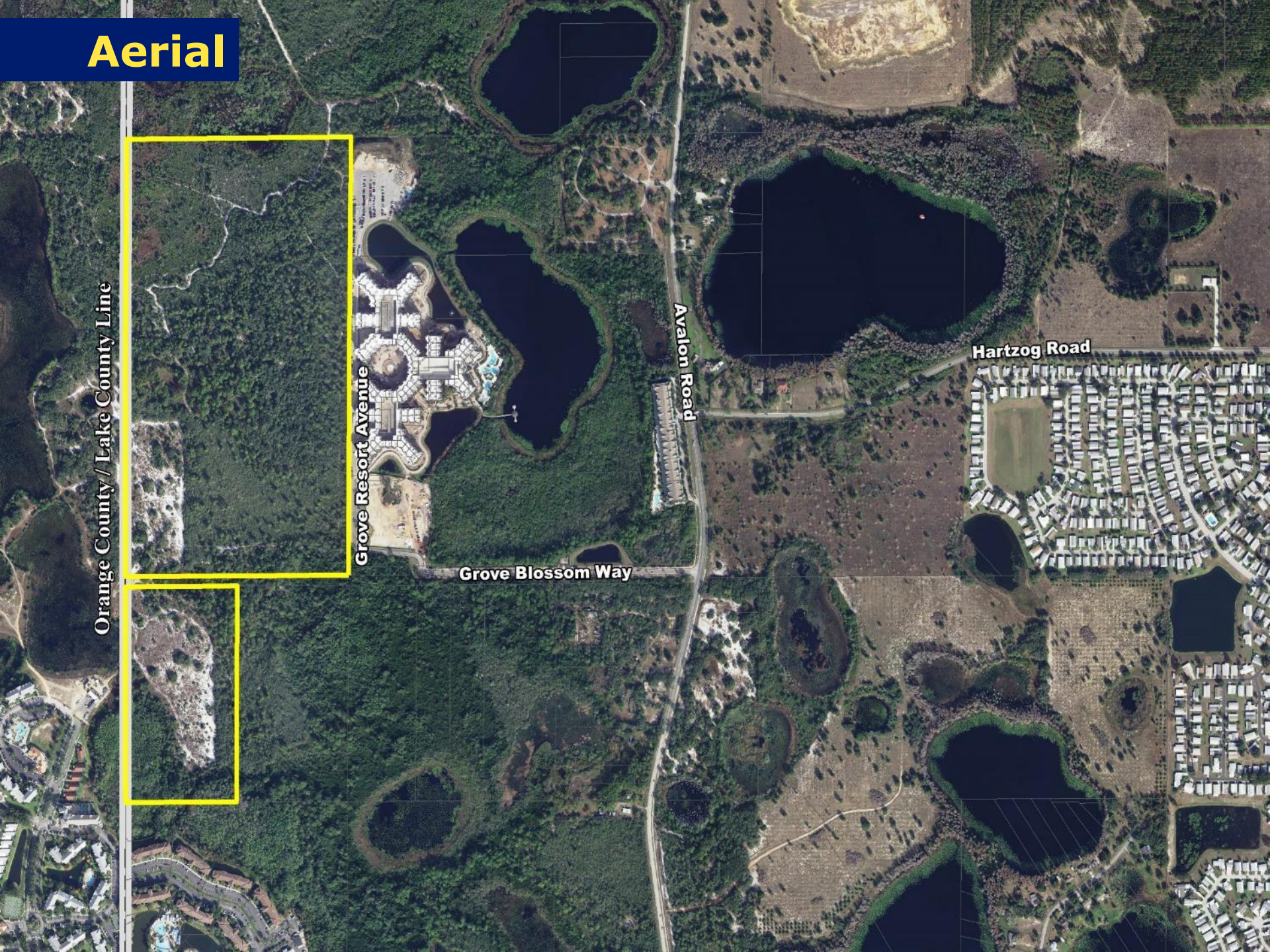
Orange County / Lake County Line

Grove Resort Avenue

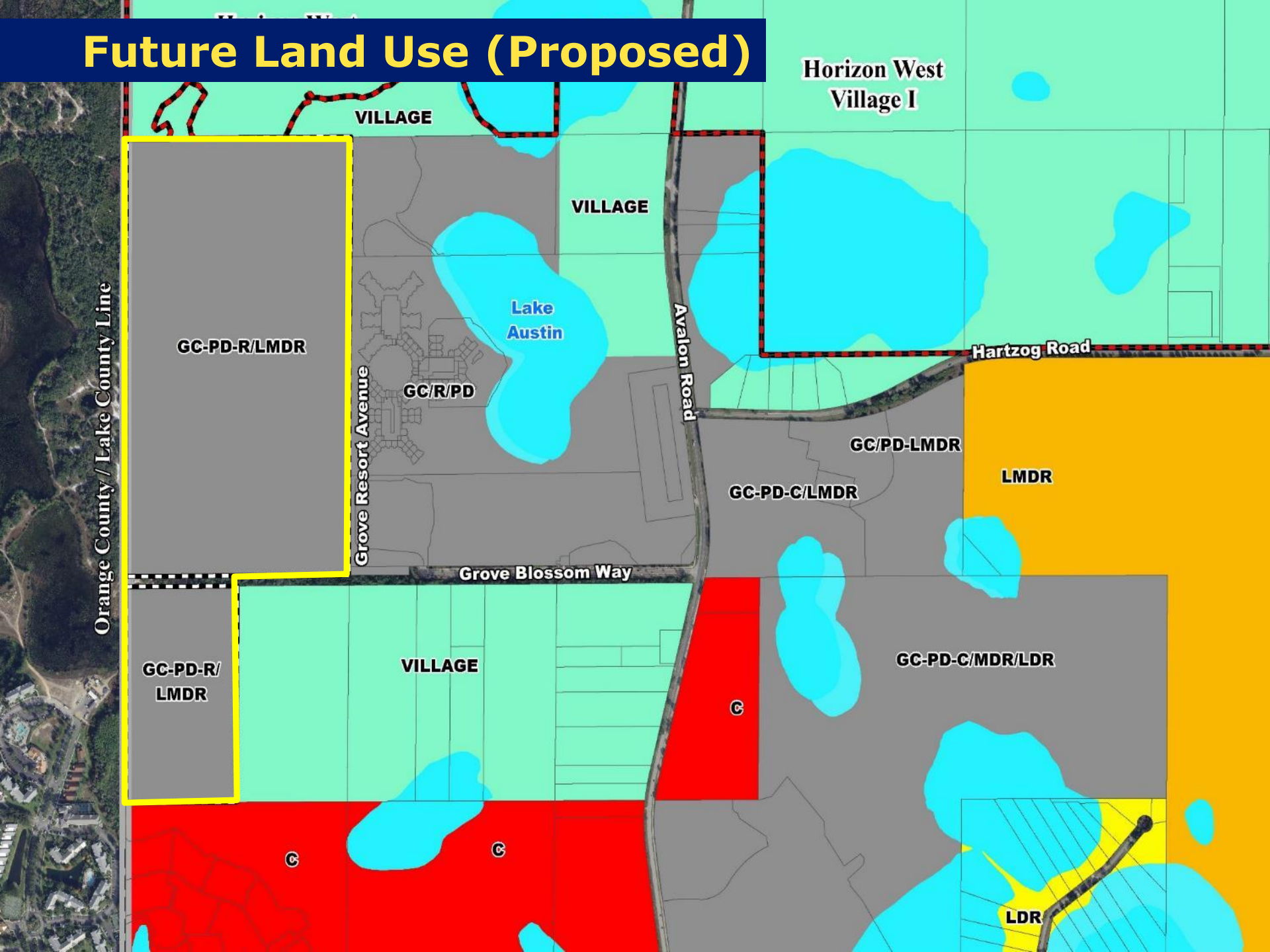
Grove Blossom Way

Avalon Road

Hartzog Road



Future Land Use (Proposed)





Amendment 2018-2-A-1-2

Staff Recommendation: CONTINUE

Action Requested:

- **Continue Case #2019-2-A-1-2 to July 2, 2019
(2:00 PM)**



Amendment 2018-2-A-1-4

CDR-18-04-110

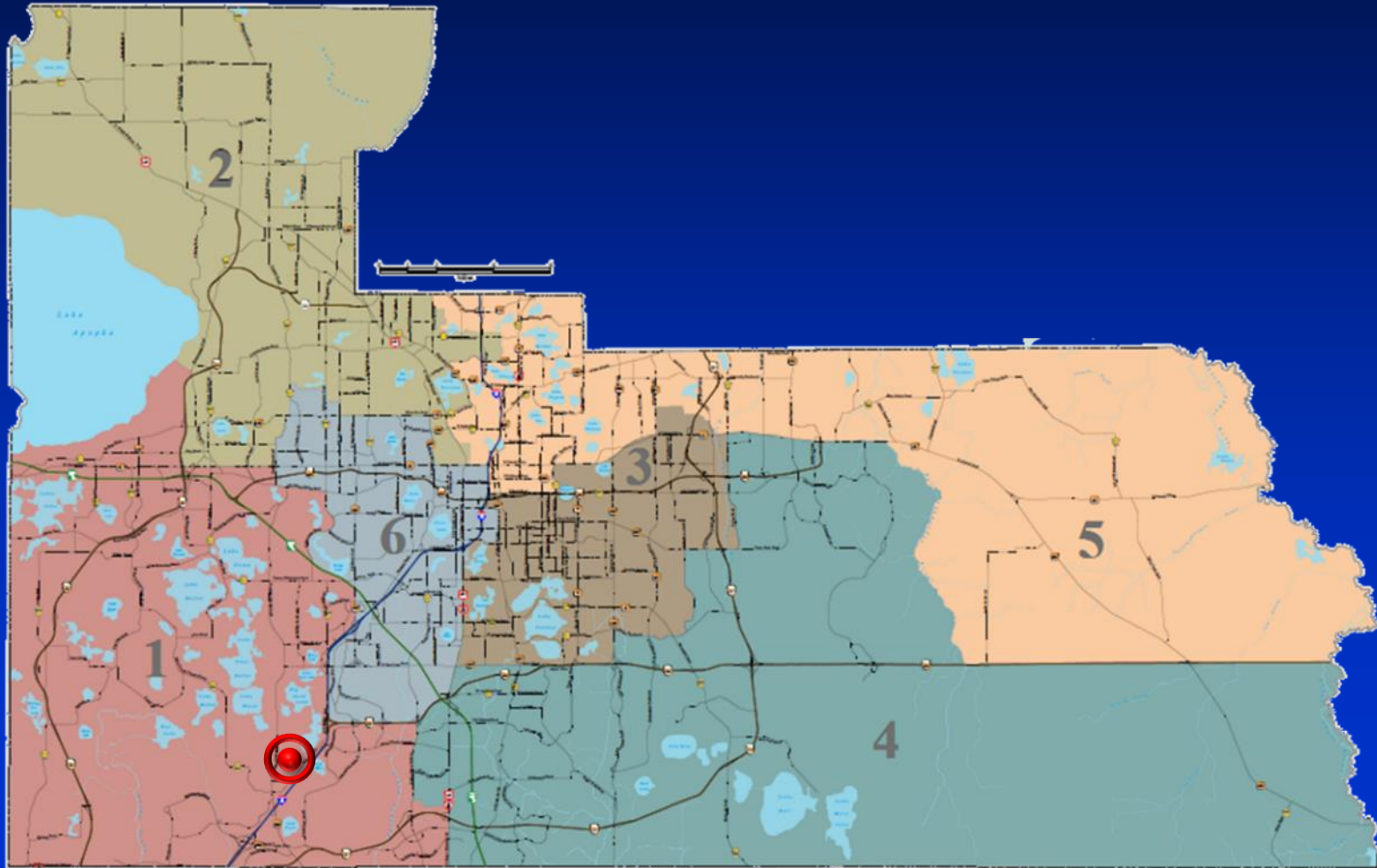
- Agent:** Miranda F. Fitzgerald, Esq., Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- Owner:** Kerina Wildwood, Inc., Kerina Village, Inc., Kerina Inc., and Kerina Parkside Master, Inc.
- From:** Low Density Residential (LDR), Low-Medium Density Residential (LMDR), and Rural/Agricultural (R)
- To:** Planned Development-Commercial/Office/Medium Density Residential/Low Density Residential/Senior Living/Conservation (PD-C/O/MDR/LDR/Senior Living/CONS)
- Acreage:** 215.67 gross acres (FLUM Amendment)
485.10 gross acres (PD/LUP Substantial Change)
- Proposed Use:** Up to 301 single-family dwelling units, 400 multi-family dwelling units, 200 senior living units, 150,000 sq. ft. of neighborhood retail and/or office uses, 5.0-acre park, and 93.0 acres of conservation land/open space



Amendment 2018-2-A-1-4

CDR-18-04-110

Location



Aerial

**CDR-18-04-110 Subject Property
(Overall Kerina Parkside PD)
485.10 Gross Acres**

**FISH
LAKE**

**BIG
SAND
LAKE**

Emerald Chase Drive

Boca Pointe Drive

Woodchase Circle

S Apopka Vineland Road

Morehouse Drive
Pippen Drive

Chilton Drive

Buena Vista Woods Boulevard

Smith Bennett Road

Daryl Carter
Parkway
Extension

Granby Street

Fenton Street

1st Street

2nd Street

3rd Street

4th Street

5th Street

6th Street

7th Street

8th Street

9th Street

Lemon Lake Boulevard

**LAKE
RUBY**

Temp Haul Road

Palm Parkway

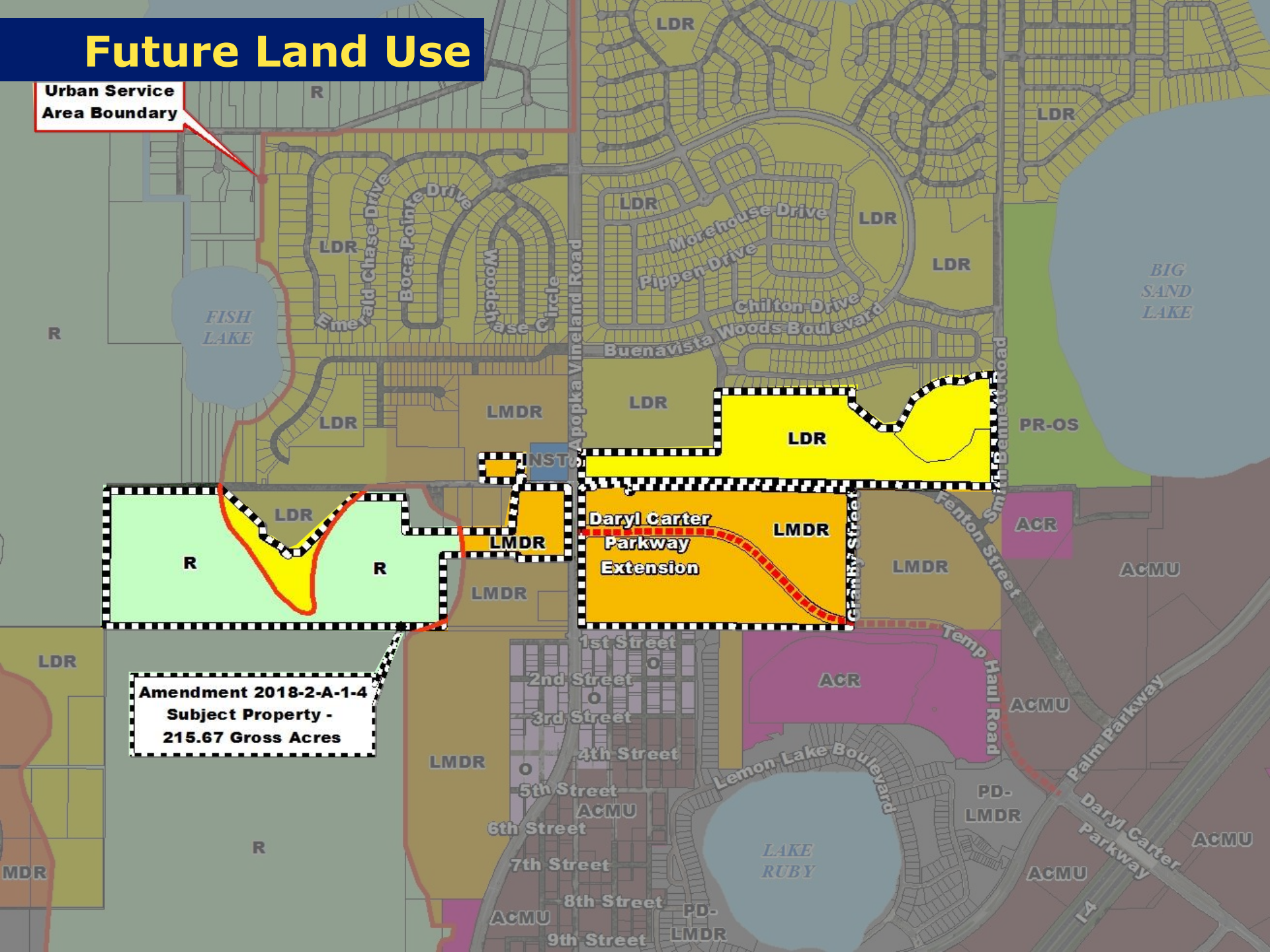
Daryl Carter
Parkway

I-4

**Amendment 2018-2-A-1-4
Subject Property -
215.67 Gross Acres**

Future Land Use

Urban Service Area Boundary

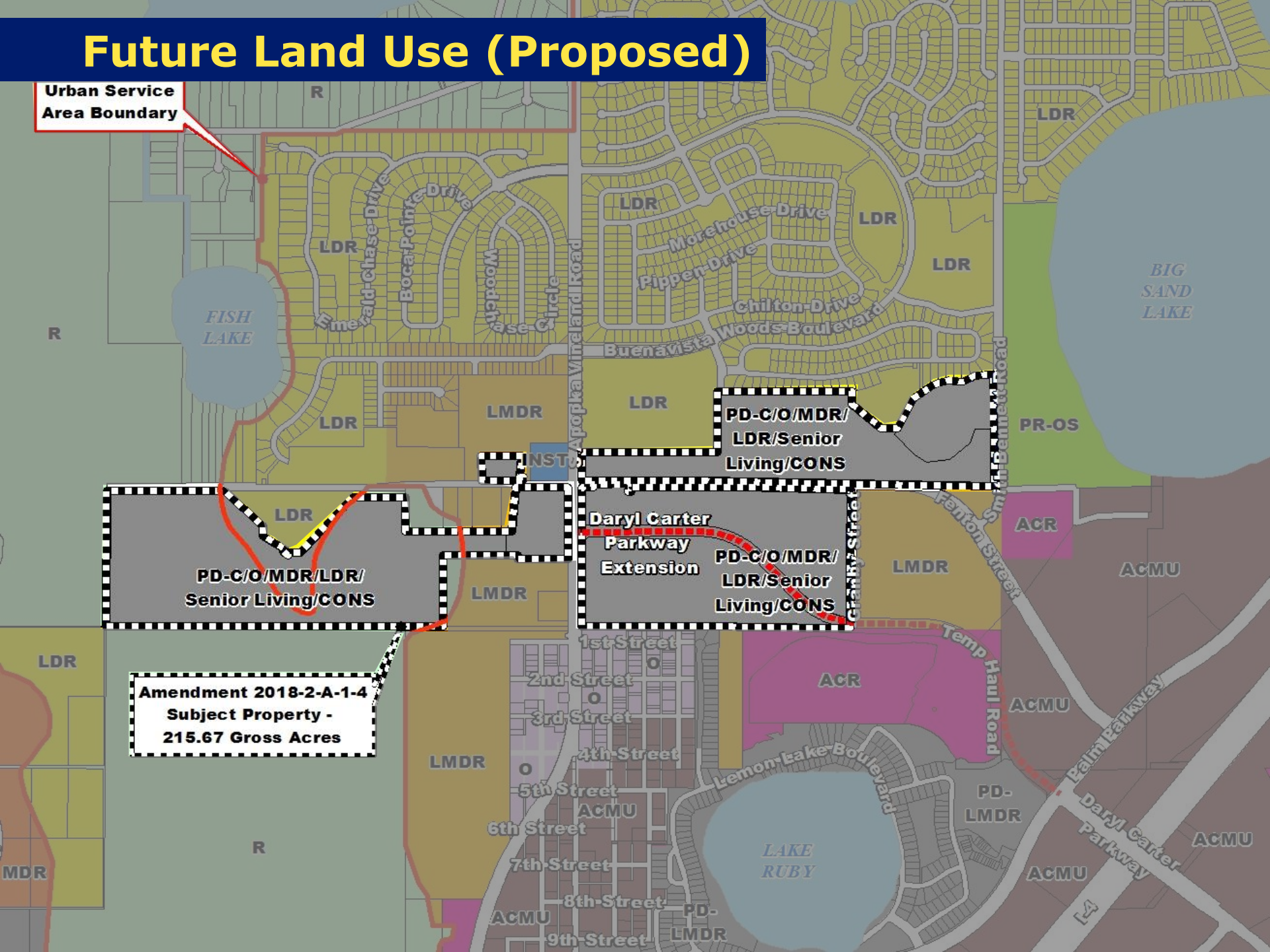


Amendment 2018-2-A-1-4
Subject Property -
215.67 Gross Acres

Daryl Carter
Parkway
Extension

Future Land Use (Proposed)

Urban Service Area Boundary



PD-C/O/MDR/LDR/
Senior Living/CONS

PD-C/O/MDR/
LDR/Senior
Living/CONS

Daryl Carter
Parkway
Extension PD-C/O/MDR/
LDR/Senior
Living/CONS

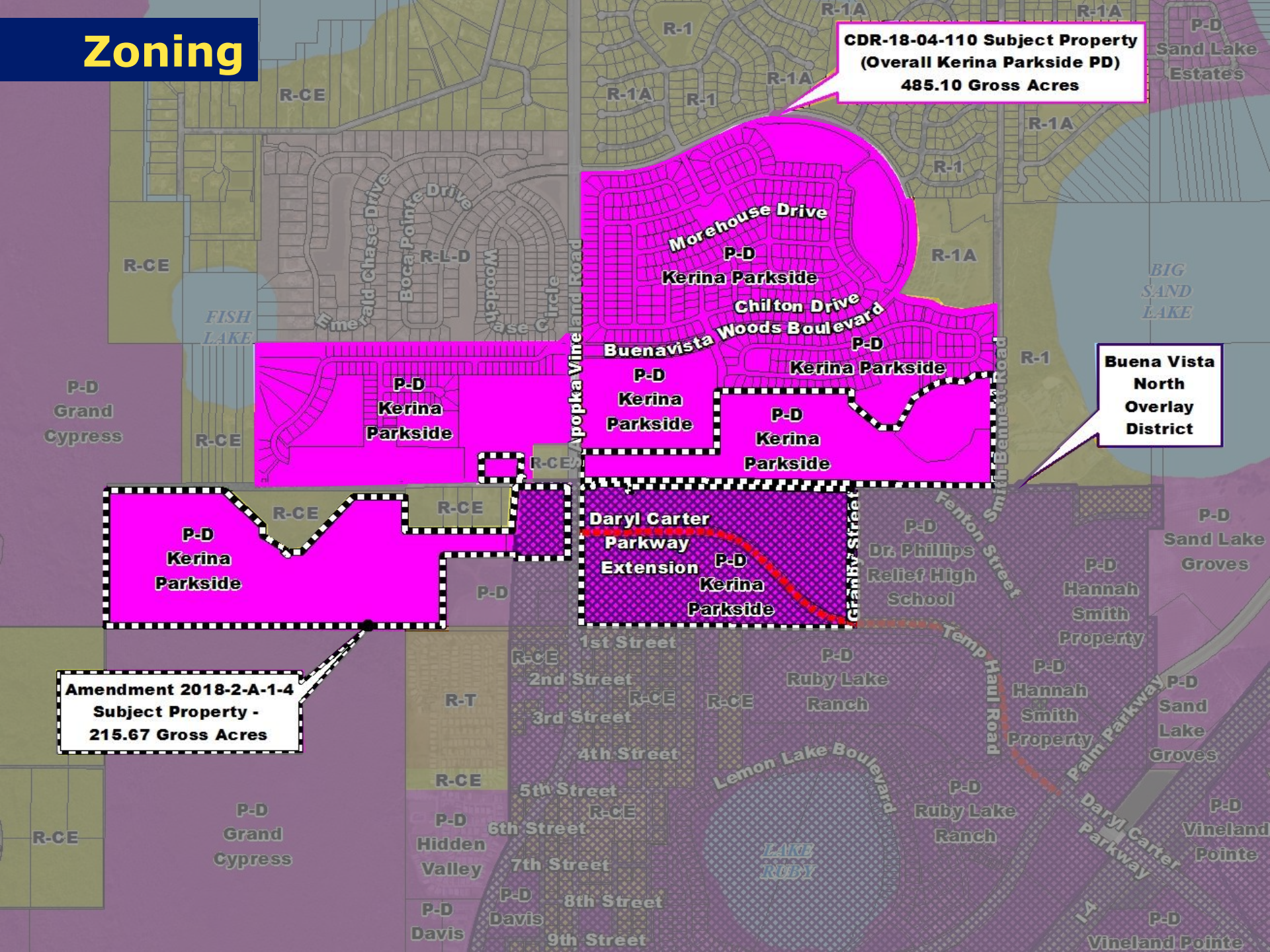
Amendment 2018-2-A-1-4
Subject Property -
215.67 Gross Acres

Zoning

**CDR-18-04-110 Subject Property
(Overall Kerina Parkside PD)
485.10 Gross Acres**

**Buena Vista
North
Overlay
District**

**Amendment 2018-2-A-1-4
Subject Property -
215.67 Gross Acres**





Summary of Proposed Changes

Kerina Parkside PD - Primary Tract Changes

| Tract Number | Current Entitlements | Proposed Entitlements |
|---------------------|-----------------------------|--|
| 4 | 530 townhomes | 301 single-family attached and detached units |
| 7 | 305 condominiums | 400 multi-family dwelling units |
| | | 150,000 square feet of neighborhood retail and/or office uses |
| 8 | 45 townhomes | 200 senior living units |

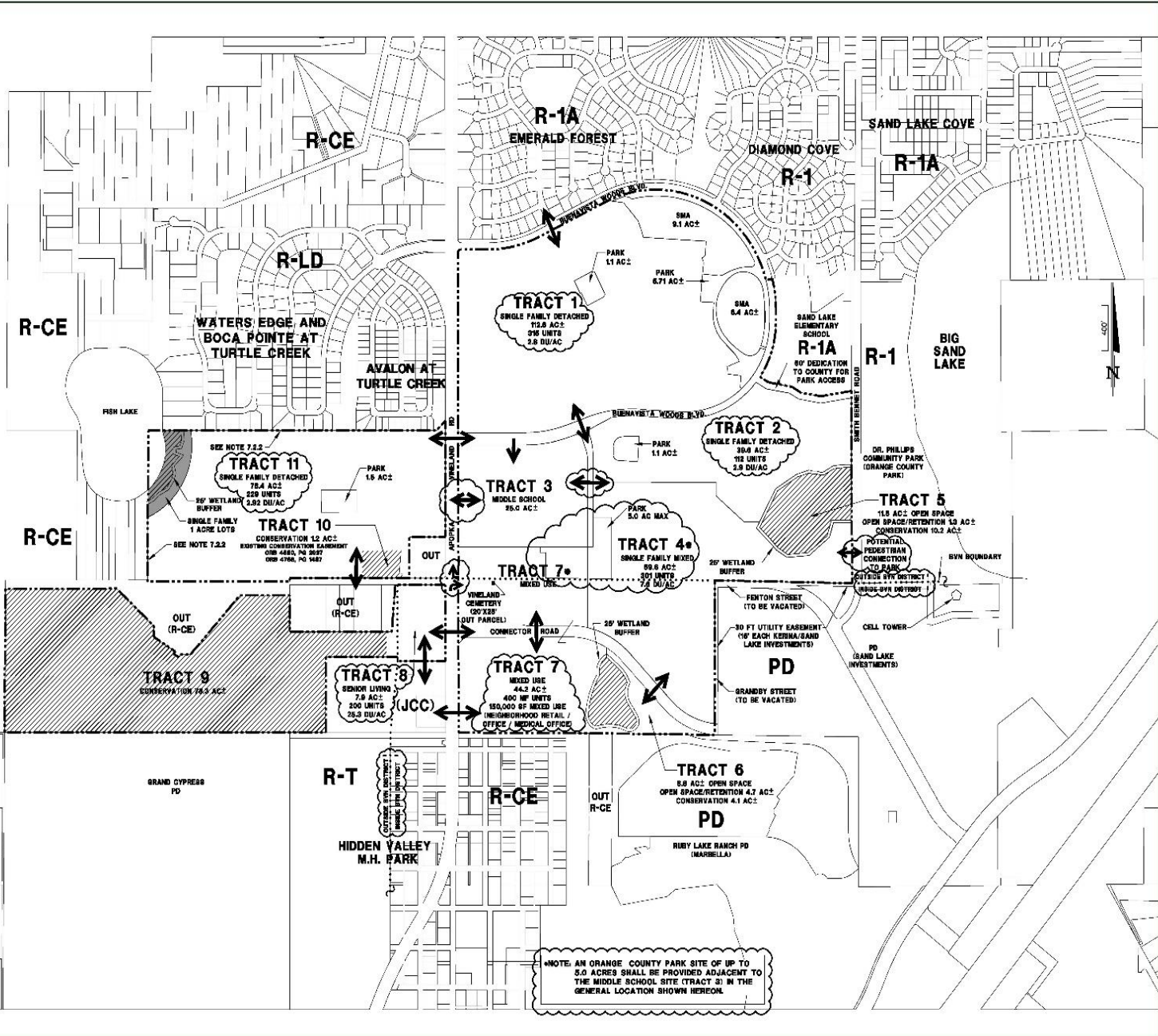
Kerina Parkside PD/LUP

DONALD W. MANTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MANTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.
 SHEET TITLE: LUP - PD LAND USE PLAN
 SHEET NUMBER: 4 OF 5
 PROJECT NAME: KERINA PARKSIDE PD LAND USE PLAN

LEGEND

- PROPERTY BOUNDARY LINE
- BIGWA VISTA NORTH DISTRICT BOUNDARY
- CONSERVATION AREA
- 1 AC LOTS ADJACENT TO FISH LAKE

(Note: All acreages shown herein are approximate and are not intended to reflect an official Conservation Area (Conservation) or to indicate the impact for wildlife or preliminary Subdivision Plat(s).)



NOTE: AN ORANGE COUNTY PARK SITE OF UP TO 2.0 ACRES SHALL BE PROVIDED ADJACENT TO THE MIDDLE SCHOOL SITE (TRACT 3) IN THE GENERAL LOCATION SHOWN HEREON.

DONALD W. MANTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WHITE PINE, FLORIDA 32788 (407) 844-6088

| NO. | DATE | BY | REVISIONS |
|-----|----------|----|-------------------------------------|
| 6 | 10/27/18 | AM | ADDED MANTOSH KEY TO REGIONAL LOT 2 |
| 5 | 10/27/18 | AM | REVISED PER COUNTY TRAC COMMENTS |
| 4 | 4/7/18 | AM | REVISED PER COUNTY TRAC COMMENTS |
| 3 | 7/2/18 | AM | REVISED PER COUNTY TRAC COMMENTS |

DRAWN BY: STB/AM
 CHECKED BY: STB/AM
 DATE: 4/17/18
 SCALE: 1"=400'
 JOB NUMBER: 24170
 PROJECT: KERINA PARKSIDE PD LAND USE PLAN
 SHEET: 4 OF 5



CDR-18-04-110

Summary of Code Waivers

Condition #12 (24 Waivers)

- **11 From Buena Vista North (BNV) Standards**
- **11 Landscape-related (e.g. tree specimens, reduced buffers)**
- **7 Address Compatibility between Single & Multi-Family**
- **Majority are aimed at internal portions of the PD**



Amendment 2018-2-A-1-4

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (see Housing Element Goal H1 and Objective H1.1; Future Land Use Element Goal FLU.2, Objectives FLU2.2 and FLU8.2, and Policies FLU1.1.1, FLU1.4.4, FLU8.2.1, FLU8.2.10, and FLU8.2.2; and Conservation Element Objective C1.4 and Policy C1.4.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2018-2-A-1-4, Low Density Residential (LDR), Low-Medium Density Residential (LMDR), and Rural/Agricultural (R) to Planned Development-Commercial/Office/Medium Density Residential/Low Density Residential/Senior Living/Conservation (PD-C/O/MDR/LDR/Senior Living/CONS)**



CDR-18-04-110

DRC Recommendation: APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the Kerina Parkside Planned Development/Land Use Plan (PD/LUP), dated "Received March 19, 2019", subject to the twenty-four (24) conditions, including waivers, listed in the staff report.**



CDR-18-04-110

Additional Staff-Recommended Condition:

- 25. Any Preliminary Subdivision Plan (PSP) or Development Plan (DP) for Tracts 4 and 7 may not be approved until all requirements of the Fenton Street Petition to Vacate application (PTV-15-12-026) are completed to the County's satisfaction.**



CDR-18-04-110

Action Requested:

- Make a finding of consistency with the Comprehensive Plan and APPROVE the Kerina Parkside Planned Development/Land Use Plan (PD/LUP), dated "Received March 19, 2019", subject to the twenty-four (24) DRC-recommended conditions, including waivers, and additional **Condition #25**, as presented by staff.



CDR-18-04-110

Board-Revised Conditions:

- 1) Delete Waiver "L" under Condition #12.
- 2) Replace Condition #22 with the following:

"The applicant shall convey to the County the 5.0 acre park and/or ballfields as depicted on Sheet 4 of the Land Use Plan. In addition to the 5.0 acre park shown on Sheet 4 of the LUP, the applicant shall convey to the County the remnant triangular property to the northeast of the park site, which is created by the alignment of the north-south road that connects Buenavista Woods Boulevard to the Connector Road. The applicant shall also provide the sketch and legal description of the property to be conveyed prior to submittal of any PSP or DP within the PD, and shall convey the property to Orange County prior to January 1, 2020."



CDR-18-04-110

Board-Revised Conditions:

3) Add New Condition #26:

“Sale of alcoholic beverages for on-premises consumption, including drinking establishments, cocktail lounges, pubs and bars is prohibited, with the exception of a food service establishment which derives more than 51 percent of its gross food and beverage revenue from the sale of food and non-alcoholic beverages, which may have ancillary alcoholic beverage sales.”

4) Add New Condition #27:

“All lots on the northern boundary of Tract 4 that are adjacent to single-family residential lots within Tract 2 shall conform to the minimum lot width and lot area of those lots within Tract 2.”



CDR-18-04-110

Action Requested:

Make a finding of consistency with the Comprehensive Plan and **APPROVE** the Kerina Parkside Planned Development/Land Use Plan (PD/LUP), dated "Received March 19, 2019", subject to the twenty-four (24) DRC-recommended conditions with the following revisions:

- **Delete Waiver #12(L)**
- **Revise Condition #22 (*Park-Related*)**
- **Add New Conditions:**
 - **#25 (*PTV requirements prior to PSP/DP*);**
 - **#26 (*Prohibition of alcohol sales*); and**
 - **#27 (*Lot sizes within Tract 4 adjacent to Tract 2*)**



Amendment 2018-2-A-1-6

LUPA-18-05-175

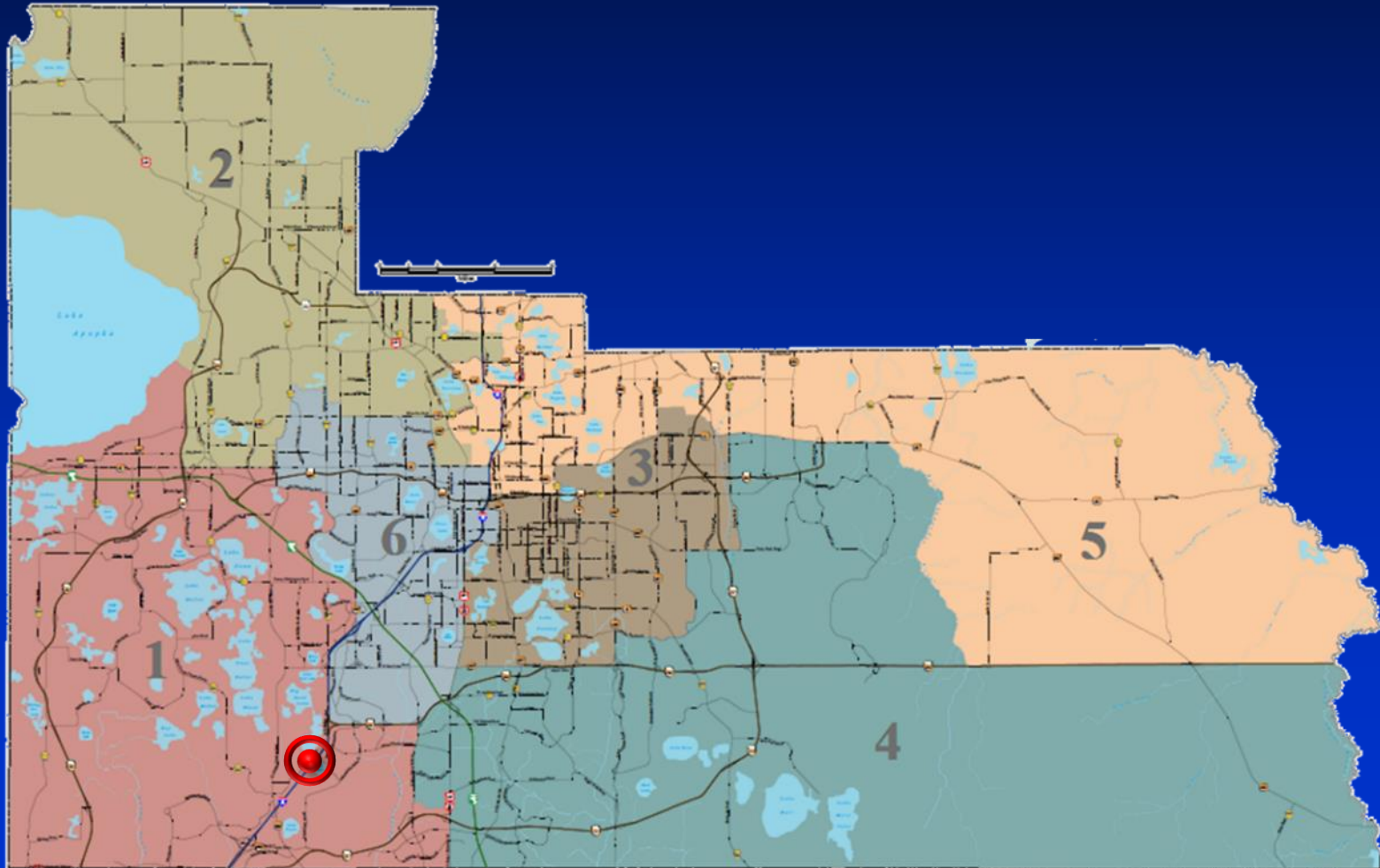
- Agent:** Erika Hughes, VHB, Inc.
- Owner:** M.L. Carter Services, Inc., as Successor Trustee of the Carter-Orange 105 Sand Lake Land Trust, Daryl M. Carter, Trustee, Carter-Orange 105 Sand Lake Land Trust
- From:** Activity Center Mixed Use (ACMU), Activity Center Residential (ACR), and Low-Medium Density Residential (LMDR) and A-2 (Farmland Rural District) and PD (Planned Development District)
- To:** Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR) and PD (Hannah Smith Property PD)
- Acreage:** 86.84 gross acres /84.04 net developable acres
- Proposed Use:** Up to 1,800 residential dwelling units and up to 415,142 square feet of commercial uses



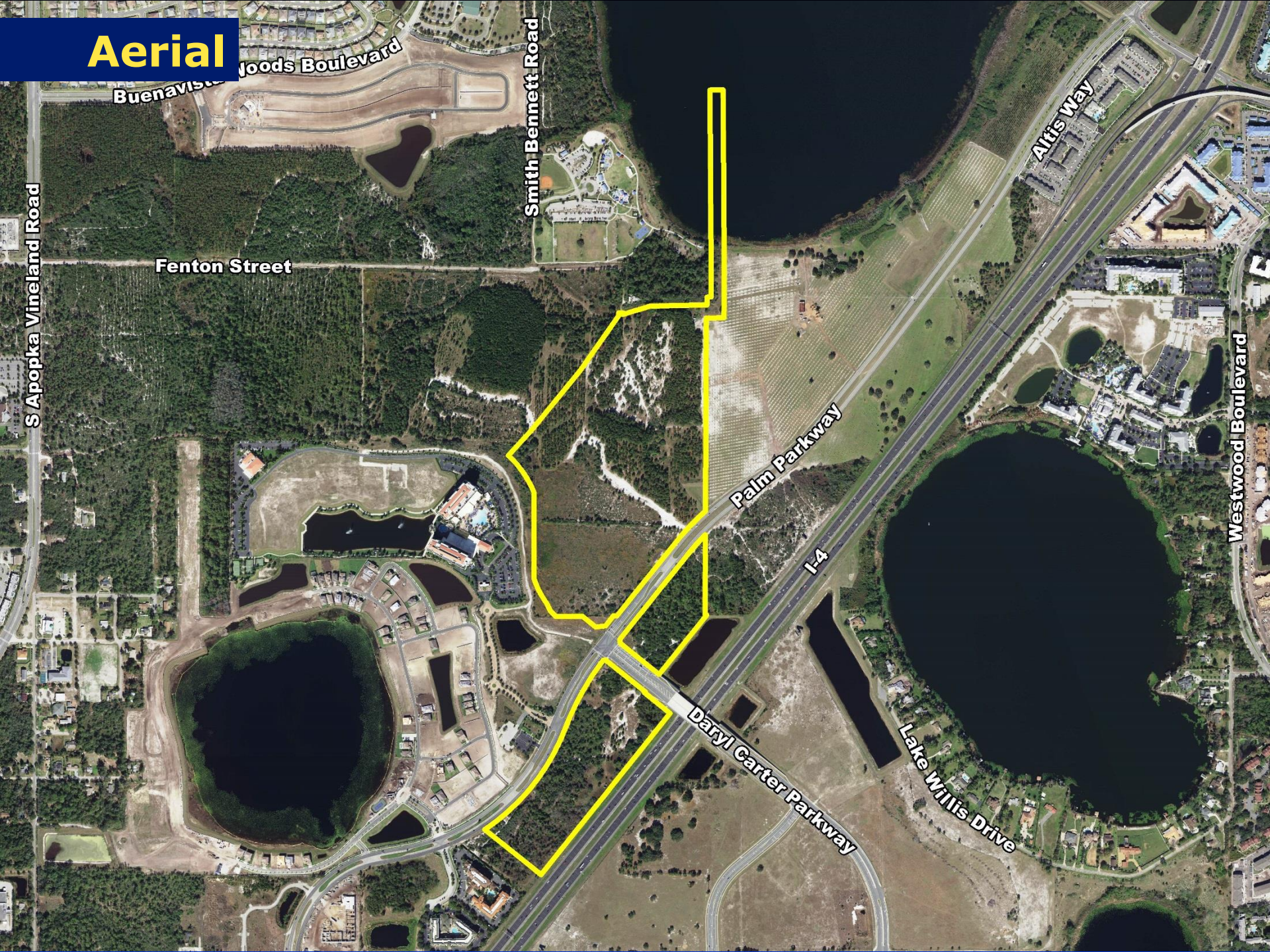
Amendment 2018-2-A-1-6

LUPA-18-05-175

Location



Aerial



Buena Vista Woods Boulevard

S Apopka Vineland Road

Fenton Street

Smith-Bennett Road

Palm Parkway

I-4

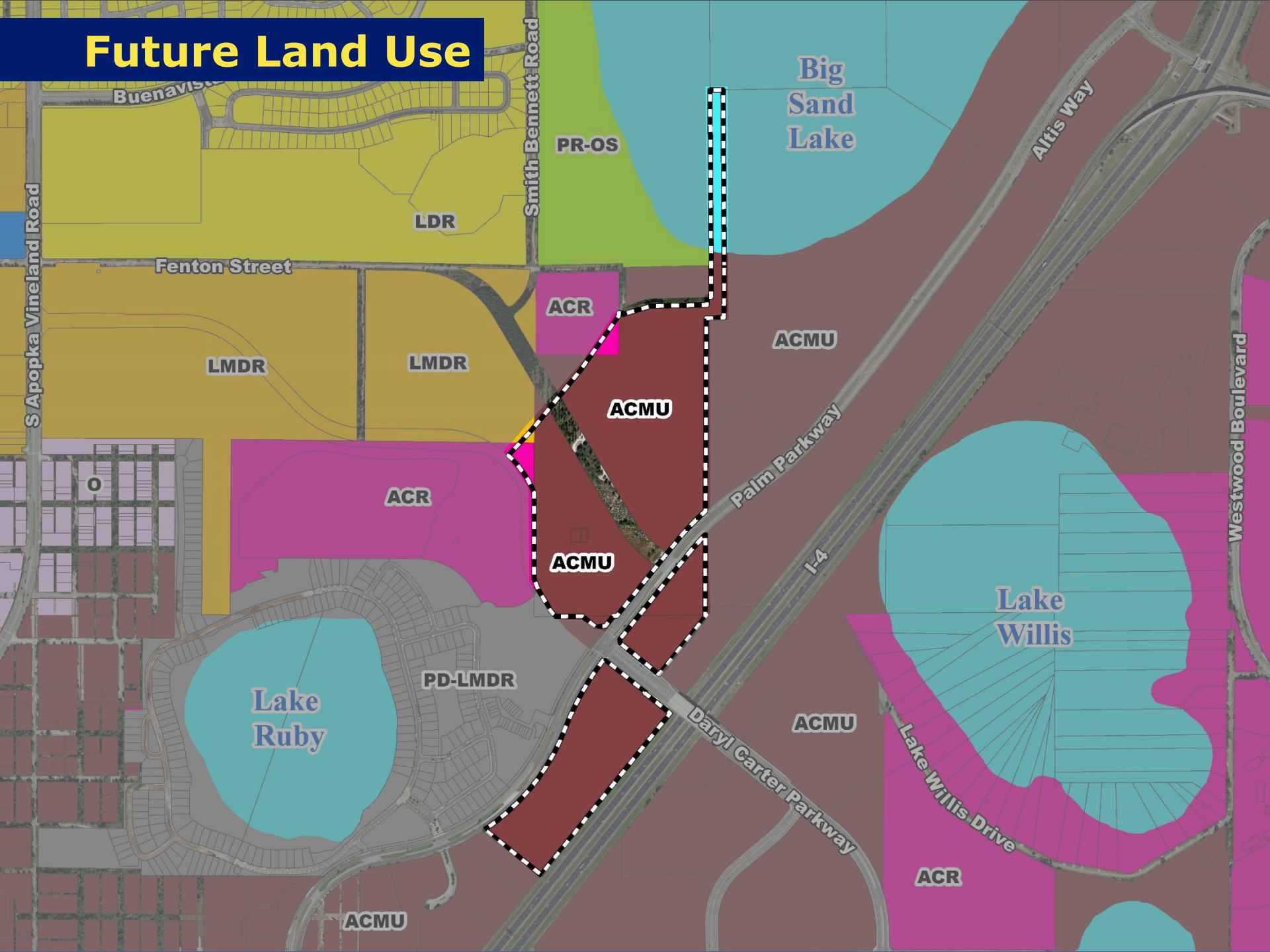
Daryl Carter Parkway

Lake Willis Drive

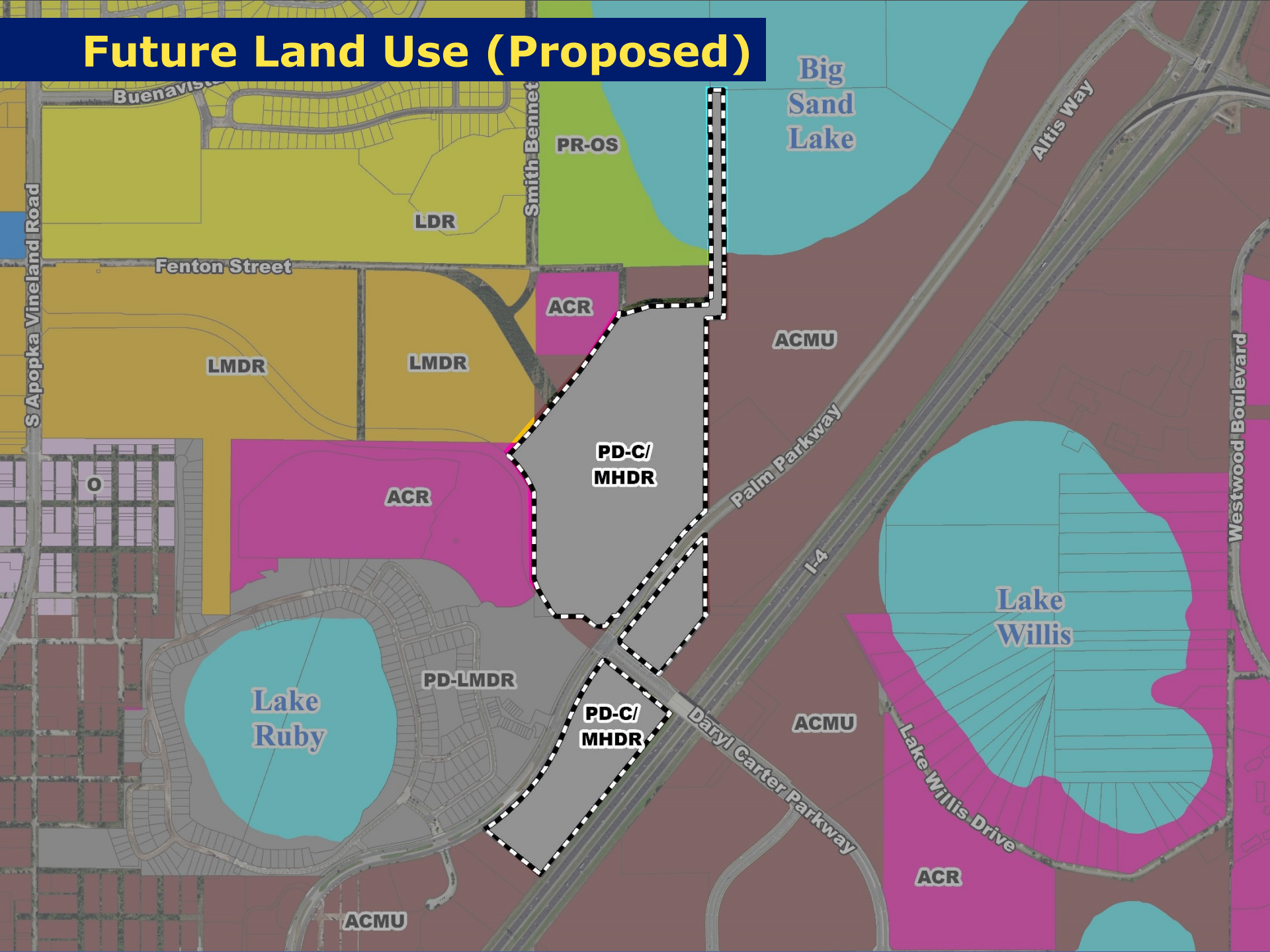
Altis Way

Westwood Boulevard

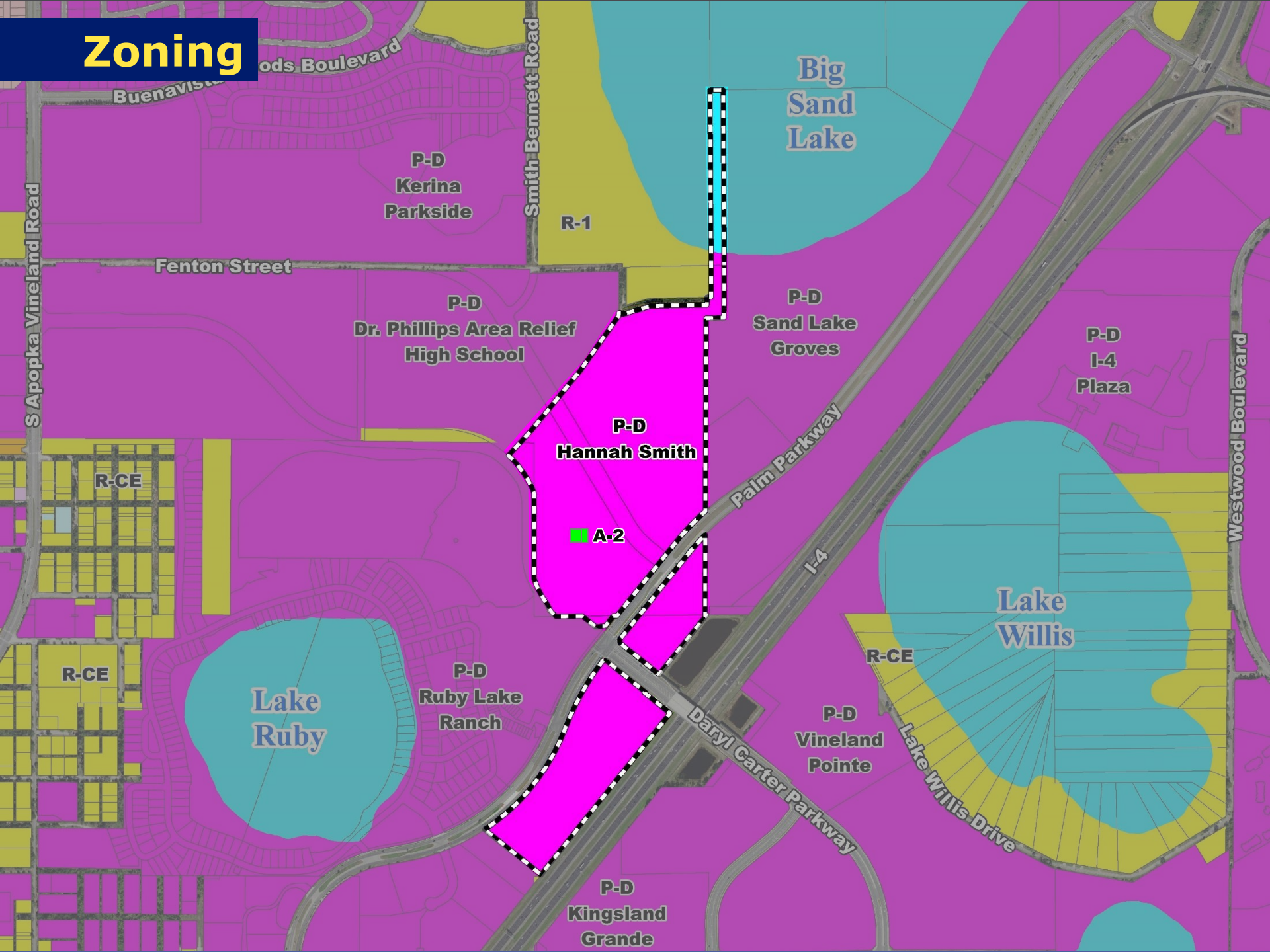
Future Land Use



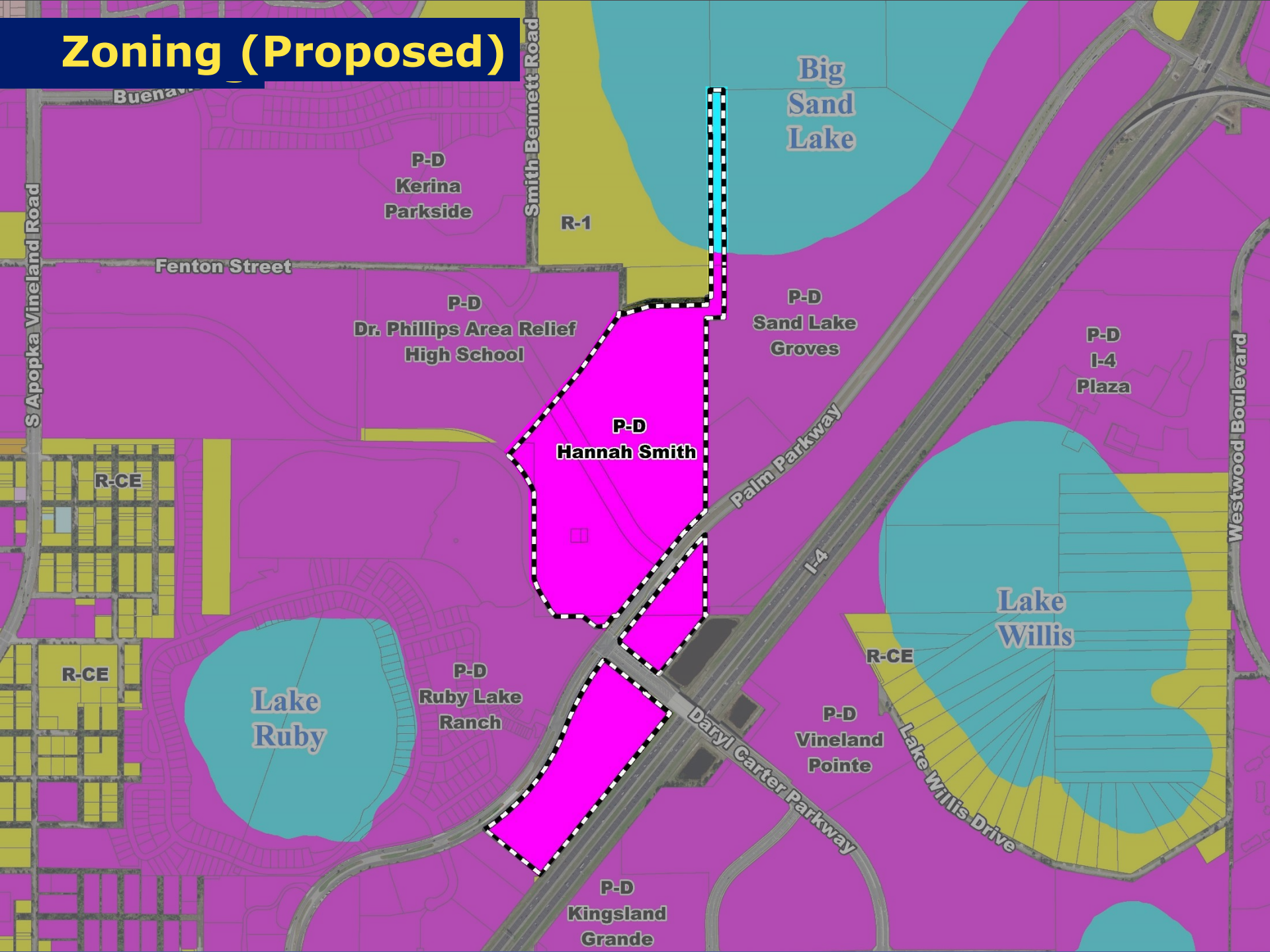
Future Land Use (Proposed)



Zoning



Zoning (Proposed)



Hannah Smith Property PD/LUP

UNOFFICIAL PRELIMINARY ZONING MAP OF ORANGE COUNTY, FLORIDA, PREPARED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, ORANGE COUNTY, FLORIDA

GENERAL INFORMATION
 TOTAL NO. OF ACRES: 86.84 AC. (PREVIOUSLY 47,000 SQ. FT. 1.07 AC.)
 LUMP SUM: 2.88 AC. (24,000 SQ. FT.)
 TOTAL DEVELOPABLE ACRES: 84.00 AC.
 * Maximum lot area shall be 10,000 sq. ft. for all lots except those lots which are shown on the site plan as being larger than 10,000 sq. ft.

EXISTING ZONING: A - Single PLANNED DEVELOPMENT (PDS)
PROPOSED ZONING: PD - PLANNED DEVELOPMENT (PD)
FUTURE LAND USE: PD - COMMERCIAL

SCHOOL AGE POPULATION

| TOTAL ATTENDANTS | 5-6 | 7-8 | 9-10 | 11-12 | 13-14 | 15-17 | High School |
|------------------|-----|-----|------|-------|-------|-------|-------------|
| Male | 115 | 108 | 108 | 108 | 114 | 114 | 176 |
| Female | 115 | 108 | 108 | 108 | 114 | 114 | 176 |

TRIP GENERATION

| Land Use | Rate | Area | Trips | Peak Hour | Trips |
|-------------|------|---------|--------|-----------|--------|
| Residential | 0.15 | 100,000 | 15,000 | 15,000 | 15,000 |
| Commercial | 0.50 | 100,000 | 50,000 | 50,000 | 50,000 |

PERCENTAGE OF DEVELOPABLE AREA

| Use | Area | Percentage |
|-------------|---------|------------|
| Residential | 100,000 | 11.76% |
| Commercial | 100,000 | 11.76% |

REMARKS:
 1. The proposed development is located within the boundaries of the Hannah Smith Property.
 2. The proposed development is located within the boundaries of the Hannah Smith Property.
 3. The proposed development is located within the boundaries of the Hannah Smith Property.

PERMITTED COMMERCIAL USES: All uses permitted by the Comprehensive Zoning Ordinance, Chapter 22C, Section 22C.05, unless otherwise specified.

| Use | Permitted |
|--------------------------------|-----------|
| Business and Personal Services | Yes |
| Medical Offices | Yes |
| Restaurants | Yes |
| Automotive Service Stations | Yes |
| Car Washes | Yes |
| Auto Detailing | Yes |
| Car Washes | Yes |
| Auto Detailing | Yes |
| Auto Washes | Yes |
| Auto Detailing | Yes |
| Auto Washes | Yes |
| Auto Detailing | Yes |

BUILDING HEIGHT: PER COUNTY ORDINANCE, SECTION 22C.05(1)(b), THE MAXIMUM BUILDING HEIGHT SHALL BE 120 FEET.
MAXIMUM BUILDING HEIGHT: 120 FEET.
MAXIMUM BUILDING HEIGHT: 120 FEET.

SETBACKS: FRONT: 20' SIDE: 20' REAR: 20'
SETBACKS: FRONT: 20' SIDE: 20' REAR: 20'
SETBACKS: FRONT: 20' SIDE: 20' REAR: 20'

UTILITIES: ALL UTILITIES SHALL BE LOCATED WITHIN THE BOUNDARIES OF THE DEVELOPMENT.
UTILITIES: ALL UTILITIES SHALL BE LOCATED WITHIN THE BOUNDARIES OF THE DEVELOPMENT.
UTILITIES: ALL UTILITIES SHALL BE LOCATED WITHIN THE BOUNDARIES OF THE DEVELOPMENT.

DEVELOPMENT STANDARDS

RESIDENTIAL:

| Standard | Multi-Family 115' (9-units)* |
|---------------------------------|------------------------------|
| Max Building Height | 50' 0" |
| Min Living Area | 500 SF |
| Max Lot Coverage | 0.30 |
| Setbacks | |
| Front | 20' |
| Rear | 20' |
| Side | 20' |
| Corner/Side Street | 15' |
| NHWL | 50' |
| PD Perimeter & Residential Wall | 25' |
| Roadway Setbacks | |
| From Palm Parkway | 20' |
| From Interstate 4 | 75' |
| From Daryl Carter Parkway | 24.99' |
| Building Spawning | 40' *** |

* Waiver Request #1
 ** Waiver Request #2
 *** Building separation for Tract 5 is 20' per Waiver Request approved by BCC on March 6, 2018.

NON-RESIDENTIAL:

| Standard | Commercial |
|------------------------|-------------------|
| Max Building Coverage | 80% of Land Area* |
| NHWL Elevation Setback | 50' |

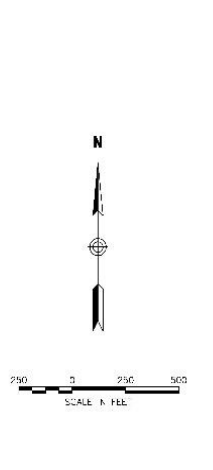
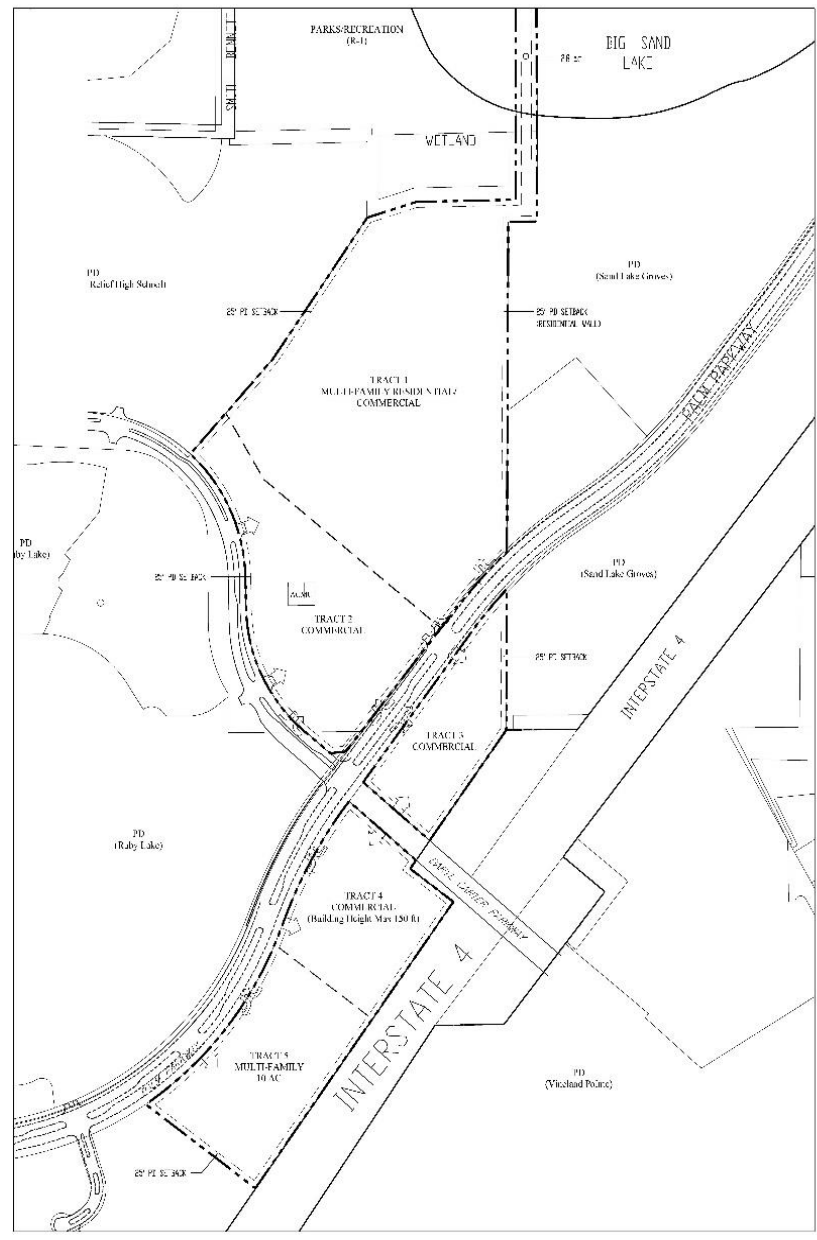
* Waiver Request #14

ACCESS: ACCESS ALONG DARYL CARTER PARKWAY IN ACCORDANCE WITH THE ACTIVITY CENTER TURKEY LAKE ROAD AGREEMENT WHICH PROVIDES FOR THE FOLLOWING:

1. THE HANNAH SMITH PROPERTY SHALL BE SERVED BY NOT LESS THAN FIVE SERVICE MEDIAN OPENINGS IN SEGMENT B.
2. EACH FULL SERVICE MEDIAN OPENING SHALL BE NOT LESS THAN 600 FEET FROM ANY OTHER FULL SERVICE MEDIAN OPENING. HOWEVER, THE COUNTY ENGINEER SHALL HAVE THE AUTHORITY TO ALLOW LESS DISTANCE BETWEEN FULL SERVICE MEDIAN OPENINGS THAN PROVIDED HEREIN, AS MAY BE REQUIRED BY SITE DESIGN OR GOOD ENGINEERING PRACTICE AS DETERMINED BY THE COUNTY ENGINEER.
3. RIGHT-OF-WAY ACCESS POINTS SHALL NOT BE LESS THAN 200 FEET FROM ANY OTHER RIGHT-OF-WAY ACCESS CUT OF FULL SERVICE MEDIAN OPENING PROVIDED, HOWEVER, THE COUNTY ENGINEER SHALL HAVE THE AUTHORITY TO ALLOW LESS DISTANCE BETWEEN ANY RIGHT-OF-WAY ACCESS POINTS OR FULL SERVICE MEDIAN OPENINGS THAN PROVIDED HEREIN, AS MAY BE DETERMINED BY SITE DESIGN OR GOOD ENGINEERING PRACTICE AS DETERMINED BY THE COUNTY ENGINEER.

NOTES:

1. PER POLICY FLU-12C DENSITY AND FLOOR AREA RATIO (FAR) CALCULATION IS DETERMINED BY DIVIDING THE TOTAL NUMBER OF UNITS/50, FOOTAGE BY THE NET DEVELOPABLE LAND AREA. THE NET DEVELOPABLE LAND AREA FOR DENSITY AND FAR CALCULATION (NET AREA) IS DEFINED AS THE GROSS LAND AREA, EXCLUDING SURFACE WATER AND CLEARLY CONSERVATION AREAS FROM THE LAND AREA CALCULATIONS. IN ORDER TO INCLUDE NEW CLASS II AND III CONSERVATION AREAS IN THE DENSITY AND FAR CALCULATIONS, THE PARCELS SHALL HAVE AN APPROVED CONSERVATION AREA DETERMINATION (CAD) AND AN APPROVED CONSERVATION AREA IMPACT PERMIT FROM THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION.
2. OPEN SPACE WILL BE PROVIDED PER SEC. 38-1224 OF THE ORANGE COUNTY LDC. OPEN SPACE CALCULATIONS WILL BE PROVIDED AT PSD/P LEVEL.
3. IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID. PER THE CONDITION OF APPROVAL 25 FROM FEBRUARY 26, 2018, NO MOTORIZED WATERCRAFT SHALL BE PERMITTED ONTO BIG SAND LAKE FROM THIS DEVELOPMENT.
4. DEVELOPMENT STANDARDS FROM THE BELLA VISTA NORTH OVERLAY (SECTION 38-1293) SHALL BE FOLLOWED UNLESS A WAIVER IS REQUESTED AND GRANTED BY THE BCC.
5. PER THE PALM PARKWAY TO APOPKA-VIOLA LAND CONNECTOR ROAD AGREEMENT, DARYL CARTER PARKWAY WILL BE DEDICATED TO ORANGE COUNTY. FRONT STREET WILL BE VACATED.



| No. | Date | By | What |
|-----|------|----|------|
| | | | |
| | | | |
| | | | |

Corporation
 222 S. Robinson Street, Suite 500
 Orlando, Florida 32801
 407.838.4000
 407.838.4000
 407.838.4000

HANNAH SMITH PROPERTY PD
 Orange County, Florida
 PD 19

Land Use Plan

Scale: 1:250
 Date: March 14, 2019
 Sheet: 3 of 8
 Project: 42201.00



Amendment 2018-2-A-1-6

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (See International Drive Element Goal 1 and 3; Housing Element Goal H1 and Objective OBJ H1.1; and Future Land Use Element Objectives FLU2.2 and FLU8.2 and Policies FLU1.1.1, FLU1.1.2A, FLU1.1.4D, FLU1.4.2, FLU1.4.4, FLU8.2.1, and FLU8.2.2);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2018-2-A-1-6, Activity Center Mixed Use (ACMU), Activity Center Residential (ACR), and Low-Medium Density Residential (LMDR) to Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR)**



LUPA-18-05-175

DRC Recommendation:

APPROVE

PZC Recommendation:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the Hannah Smith Property Planned Development/Land Use Plan (PD/LUP), dated "Received March 28, 2019", subject to the fifteen (15) conditions, including waivers, listed in the staff report.**



LUPA-18-05-175

Staff-Recommended Revised Condition #11:

- o) A waiver from Section 38-1394(1)(b) is requested within Tracts 1, 2, 3 and 4 to allow one shade tree every fifty (50) feet at minimum of four-inch (4") caliper with a minimum height of fourteen (14) feet and three (3) ornamental trees every one-hundred (100) feet, in lieu of one (1) shade tree every forty (40) feet at a minimum of four-inch caliper with a minimum height of fourteen (14) feet and 3 ornamental trees every one hundred feet for collector roads. It is also requested to permit specimen palms, in addition to canopy trees, to meet the requirement. Palms may comprise no more than 25% of the required shade trees.
- p) A waiver from Section 38-1394(1)(c) is requested within Tracts 1, 2, 3 and 4 to also permit specimen palms as canopy trees and palms as understory trees in reference to three (3) shade trees for every one hundred (100) feet, four-inch caliper, 14-foot height minimum; or five (5) under-story trees in tree-wells for every one hundred (100) feet. Palms may comprise no more than 25% of the required understory trees.
- q) A waiver from Section 38-1394(2) is requested within Tracts 1, 2, 3 and 4 to allow for specimen palms, in lieu of laurel oaks and in addition to live oaks as streetscape shade trees. Palms may comprise no more than 25% of the required streetscape shade trees.



LUPA-18-05-175

Additional Staff-Recommended Condition:

- 16. Any Preliminary Subdivision Plan (PSP) or Development Plan (DP) for Tracts 1 and 2 may not be approved until all requirements of the Fenton Street Petition to Vacate application (PTV-15-12-026) are completed to the County's satisfaction.**



LUPA-18-05-175

Action Requested:

- Make a finding of consistency with the Comprehensive Plan and **APPROVE** the Hannah Smith Property Planned Development/Land Use Plan (PD/LUP), dated “Received March 28, 2019”, subject to the fifteen (15) PZC-recommended conditions, including the **revised waivers**, and **additional Condition #16**, as presented by staff.



CDR-18-04-110

Board-Added Condition:

- 17) The PD shall be limited to a maximum of 415,142 square feet of commercial uses and a maximum of 1,300 multi-family residential dwelling units.**



CDR-18-04-110

Action Requested:

- Make a finding of consistency with the Comprehensive Plan and APPROVE the Hannah Smith Property Planned Development/Land Use Plan (PD/LUP), dated “Received March 28, 2019”, subject to the fifteen (15) PZC-recommended conditions, including the **revised waivers** and the following new Conditions as presented or discussed:
 - #16** - *(PTV requirements prior to PSP/DP)*, and
 - #17** - *(Reduced Development Program)*



Board of County Commissioners

2018-2 Session IV Regular Cycle Staff-Initiated Text Amendments

Adoption Public Hearings

June 4, 2019



Amendment 2018-2-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 2018-2-B-FLUE-2

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2018-2-B-FLUE-2, consistent with today's actions**



2018-2 Session IV Regular Cycle Ordinance

Action Requested

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

Board of County Commissioners

Comprehensive Plan

Public Hearings

End

June 4, 2019