

Board of County Commissioners

2021-1 Regular Cycle Amendments

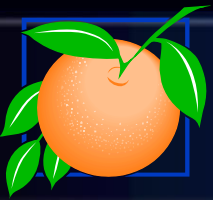
Transmittal Public Hearings

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

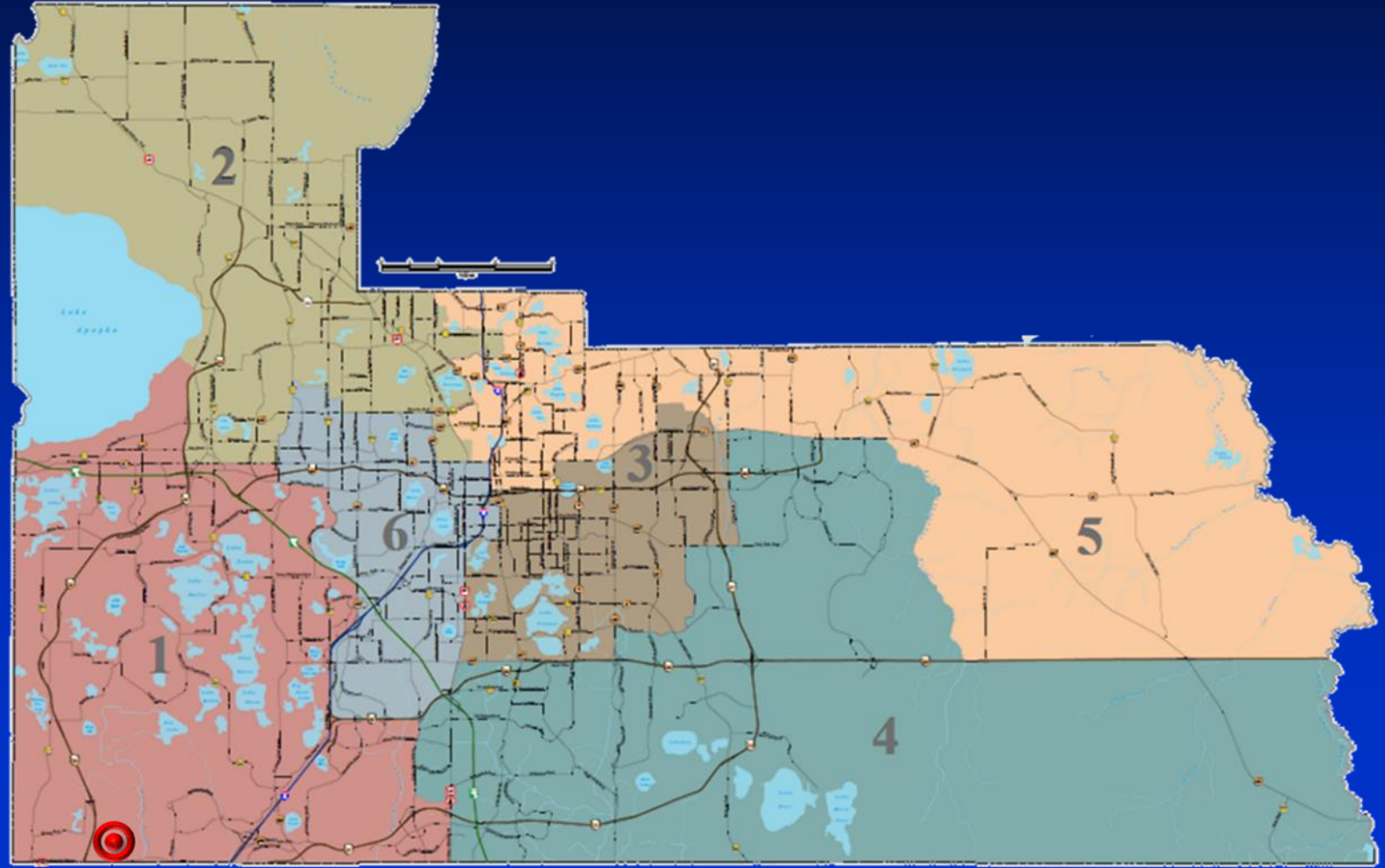
Request: Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County

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

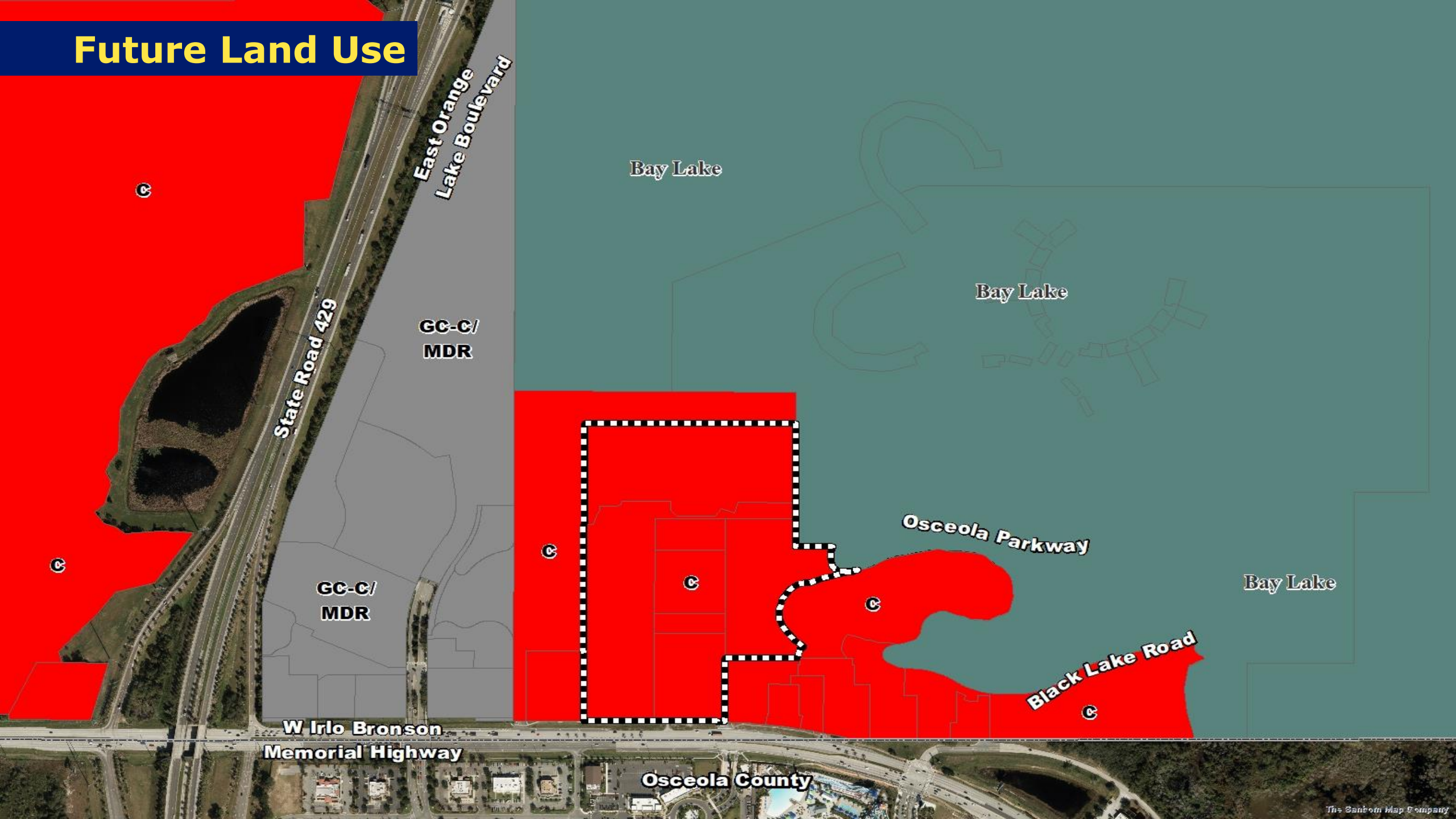
Osceola Parkway

Black Lake Road

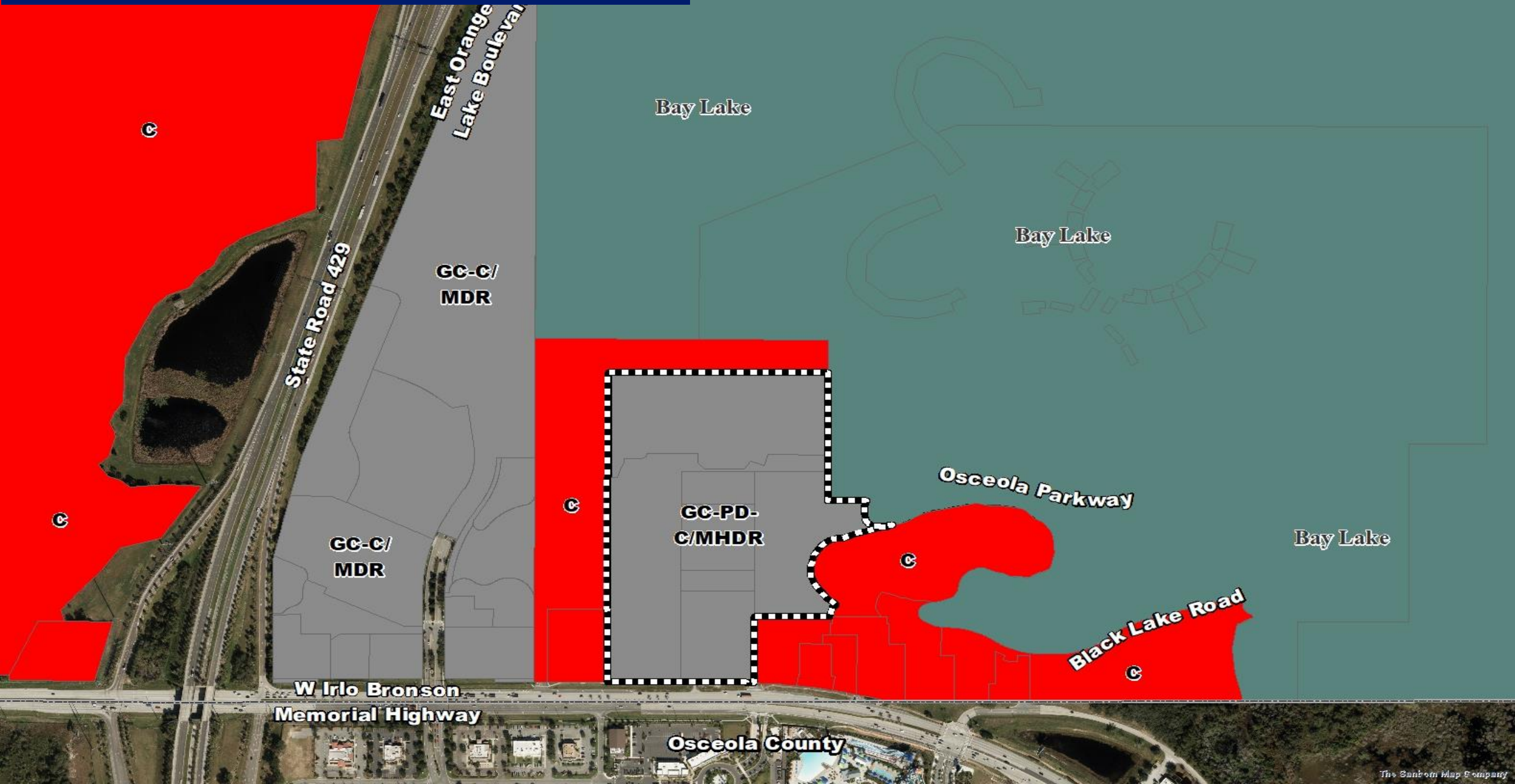
W Irlo Bronson
Memorial Highway

Osceola County

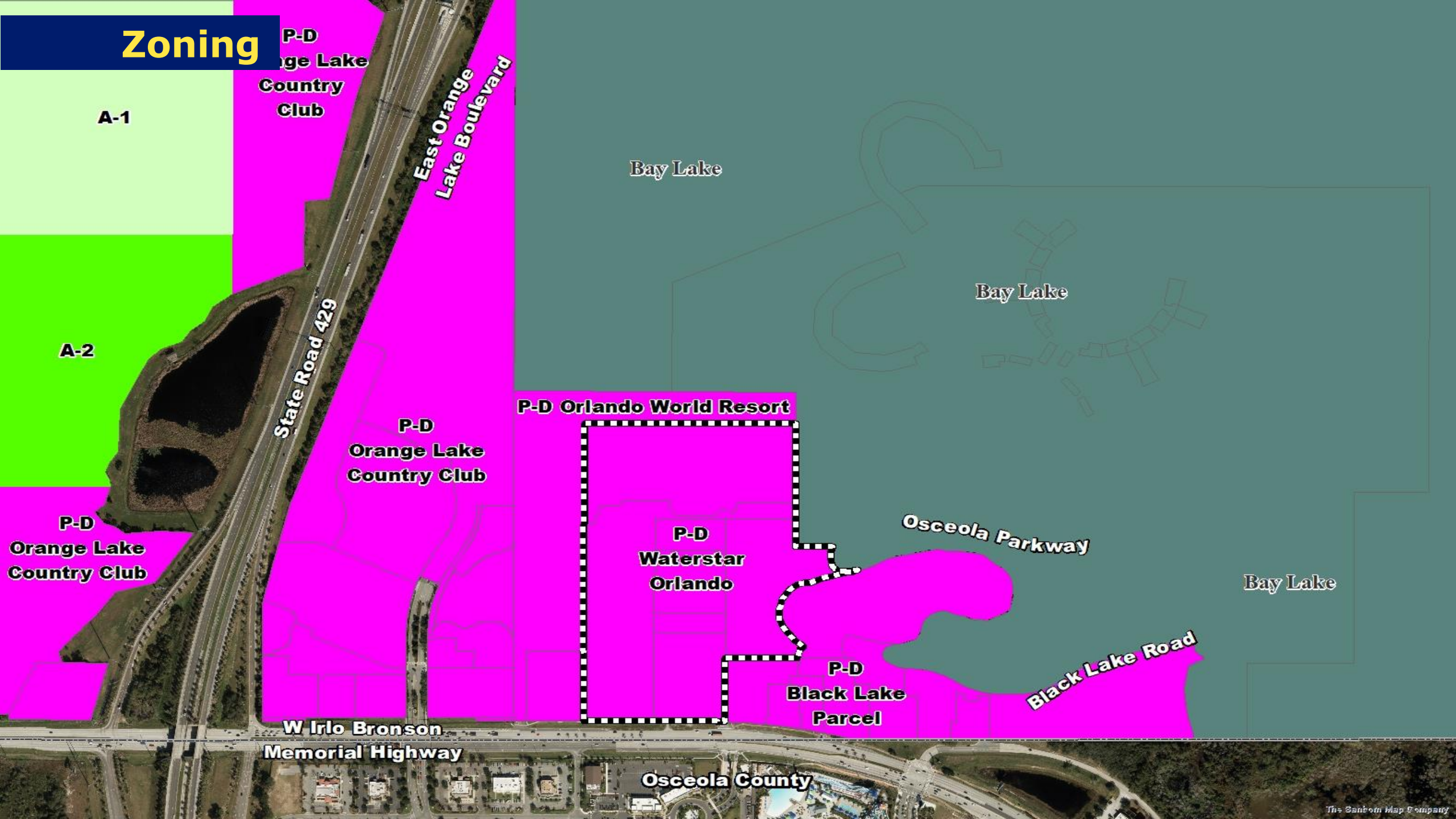
Future Land Use



Future Land Use (Proposed)



Zoning



A-1

P-D
Orange Lake
Country
Club

East Orange
Lake Boulevard

Bay Lake

A-2

State Road 429

Bay Lake

P-D Orlando World Resort

P-D
Orange Lake
Country Club

P-D
Orange Lake
Country Club

Osceola Parkway

P-D
Waterstar
Orlando

Bay Lake

P-D
Black Lake
Parcel

Black Lake Road

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.**



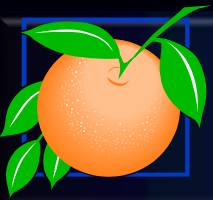
Amendment 2021-1-B-FLUE-1

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

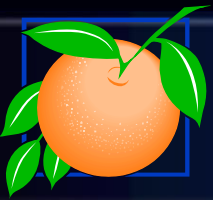
Requested Action:

- **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

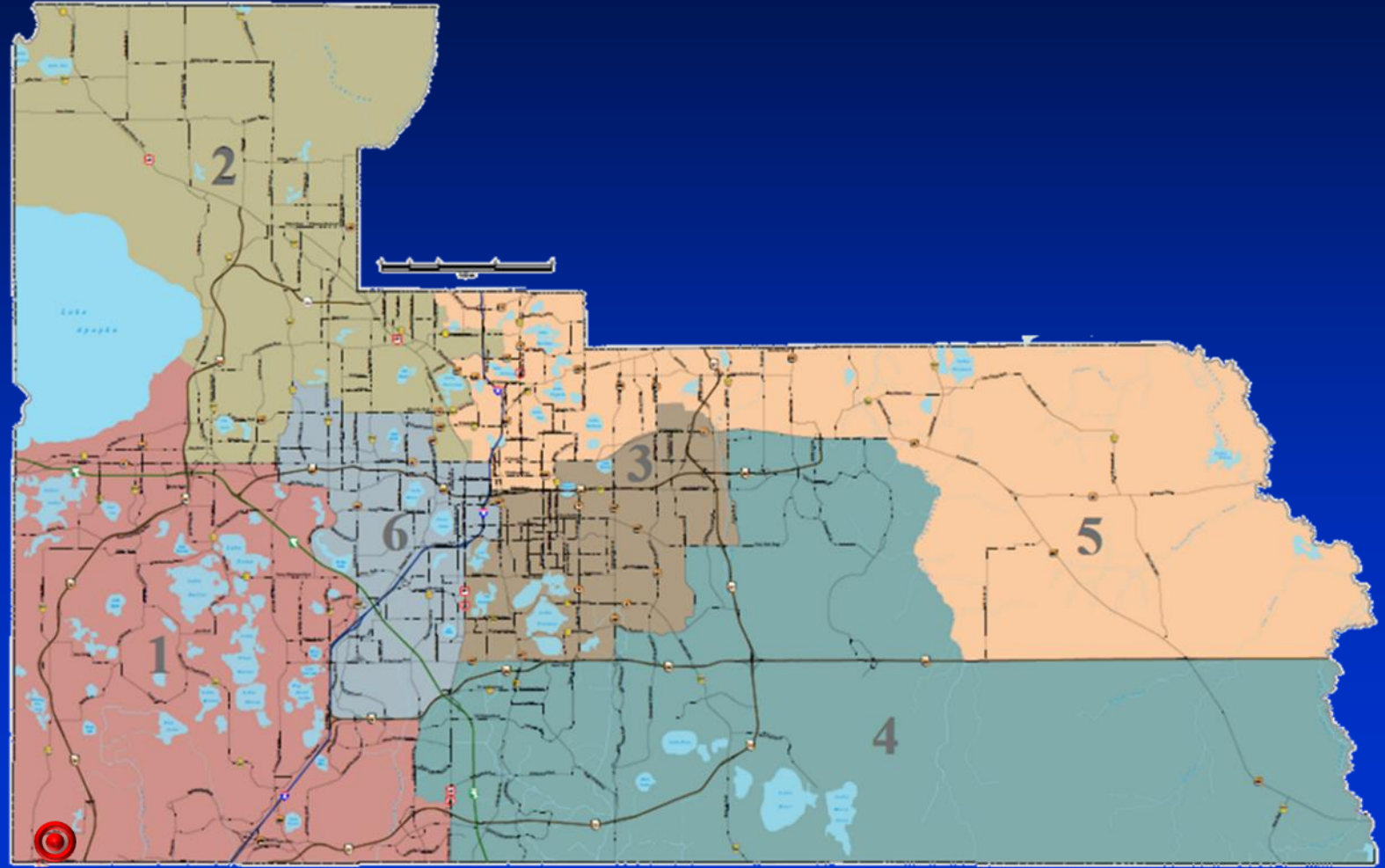
District: Countywide



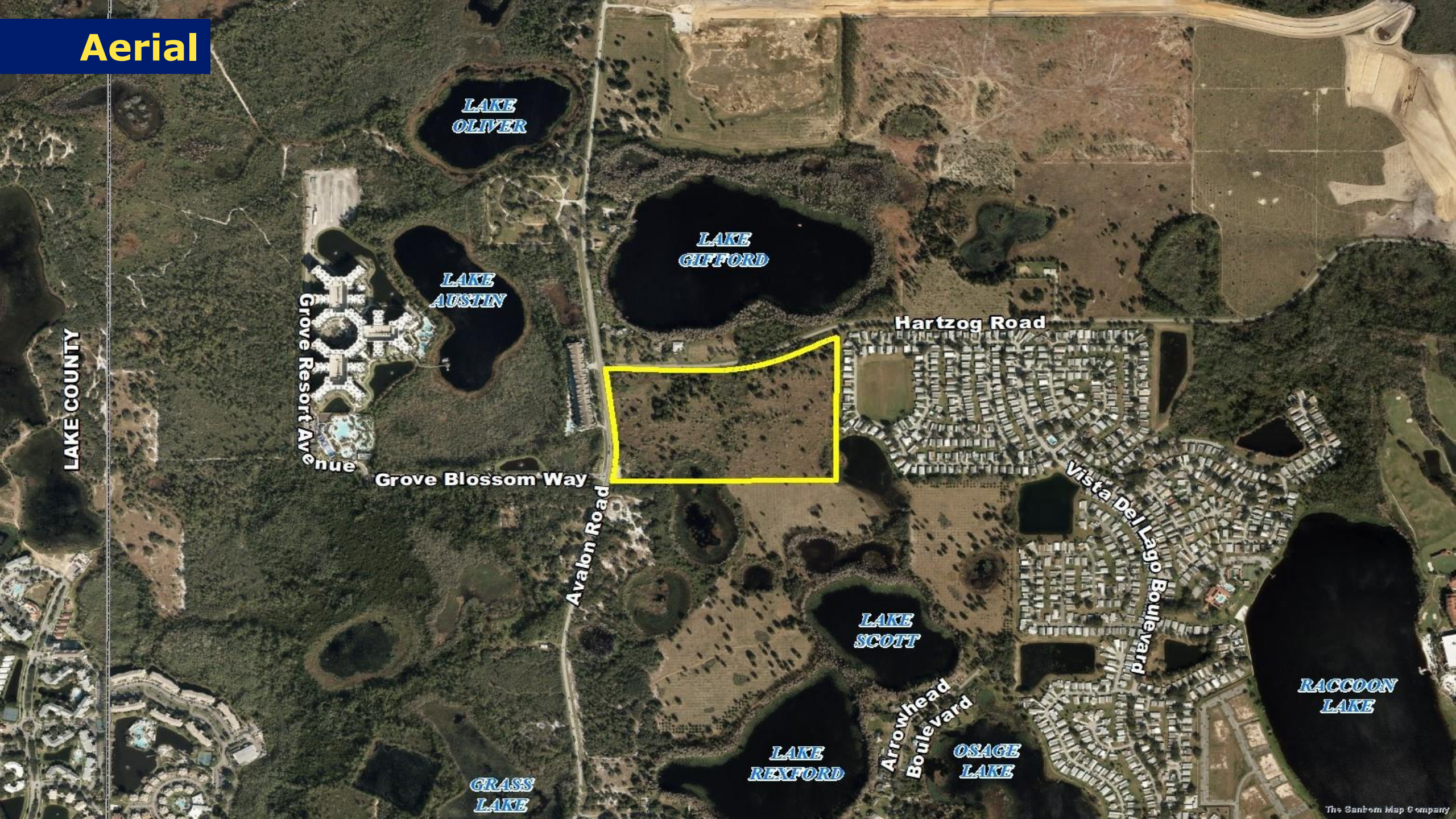
Amendment 2021-1-A-1-2

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

Arrowhead Boulevard

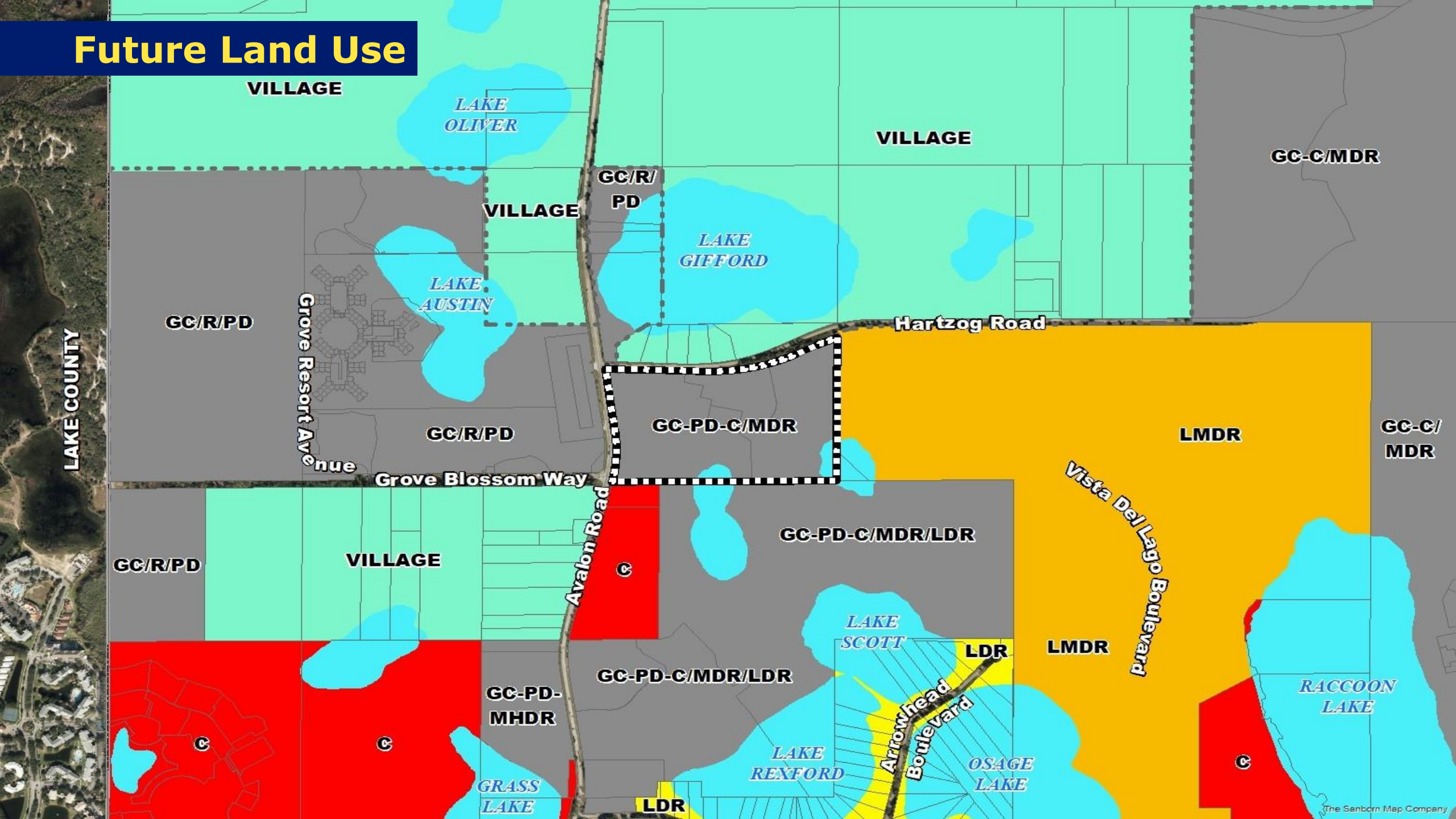
LAKE REXFORD

OSAGE LAKE

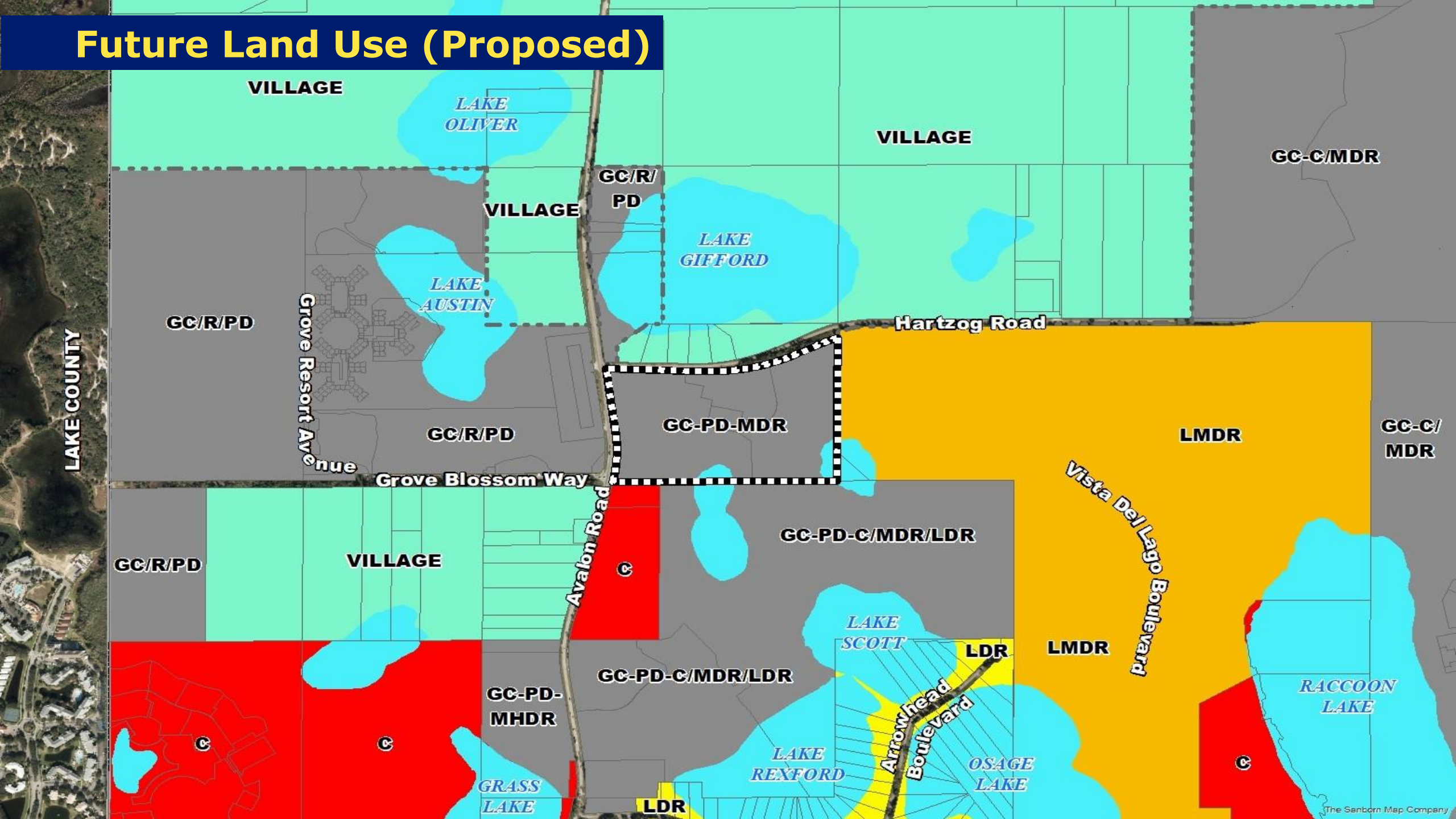
GRASS LAKE

LAKE COUNTY

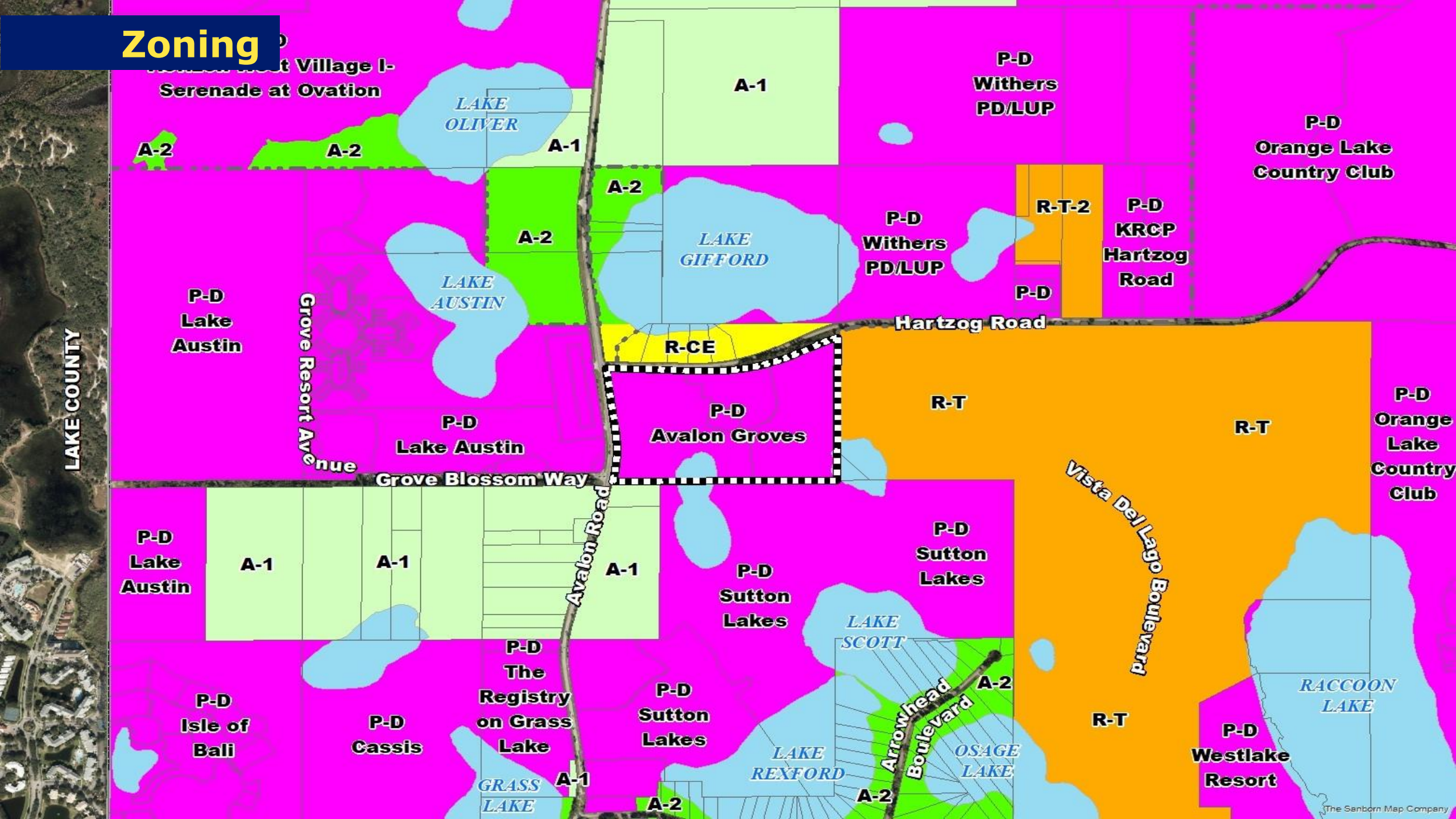
Future Land Use



Future Land Use (Proposed)



Zoning





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.**



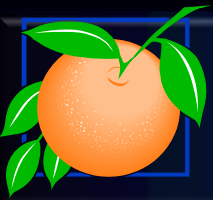
Amendment 2021-1-B-FLUE-2

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

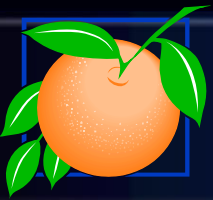
Requested Action:

- **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

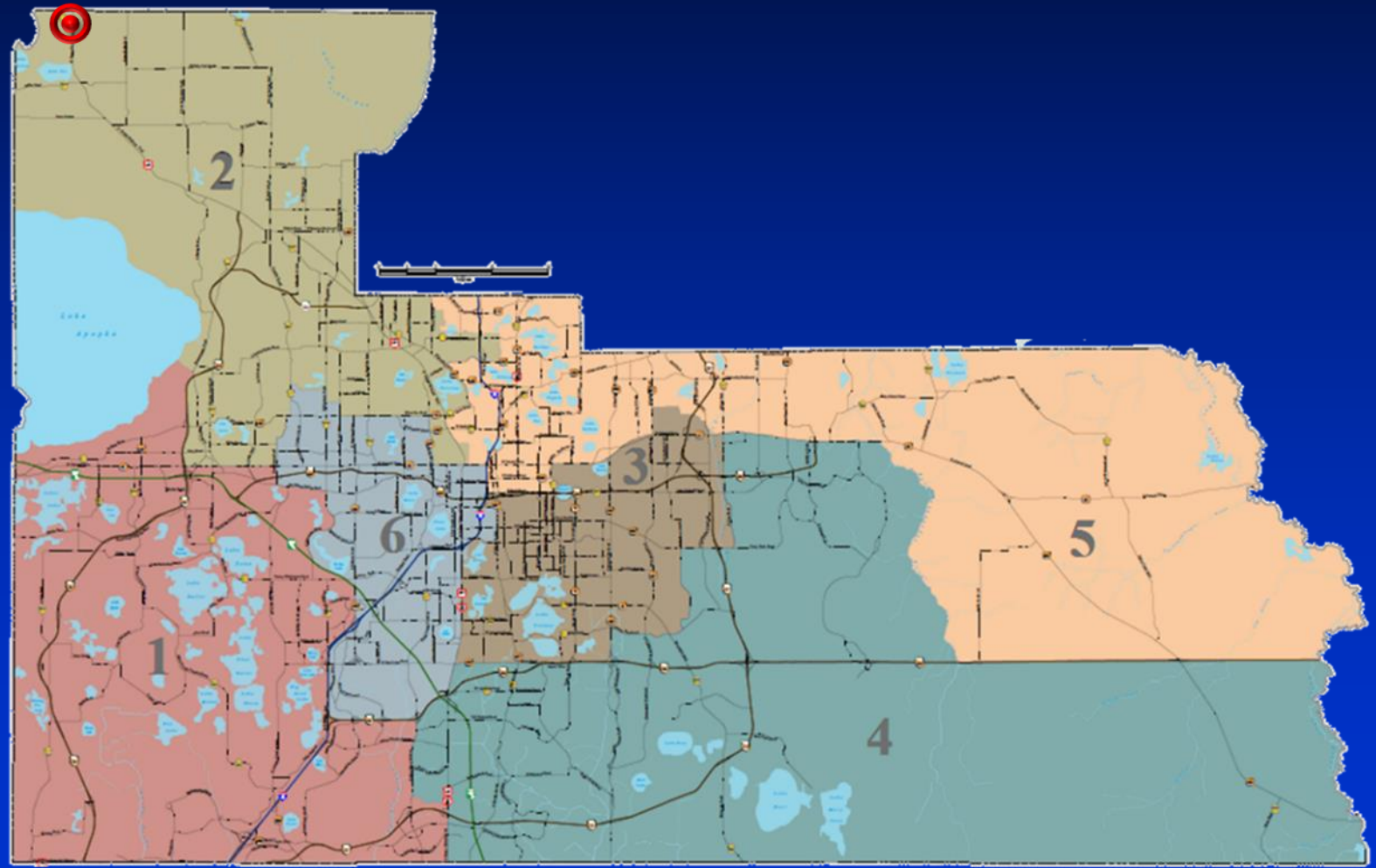
Request: Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County

District: Countywide



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

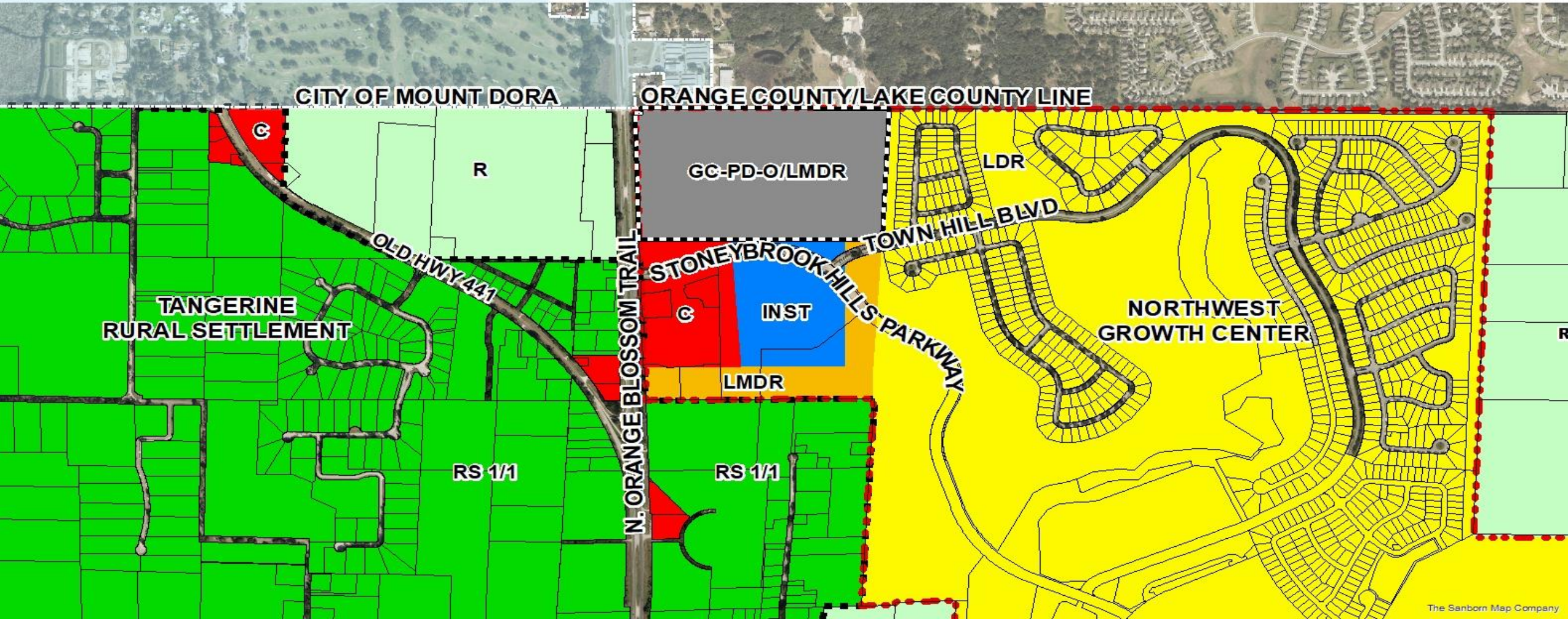
Location



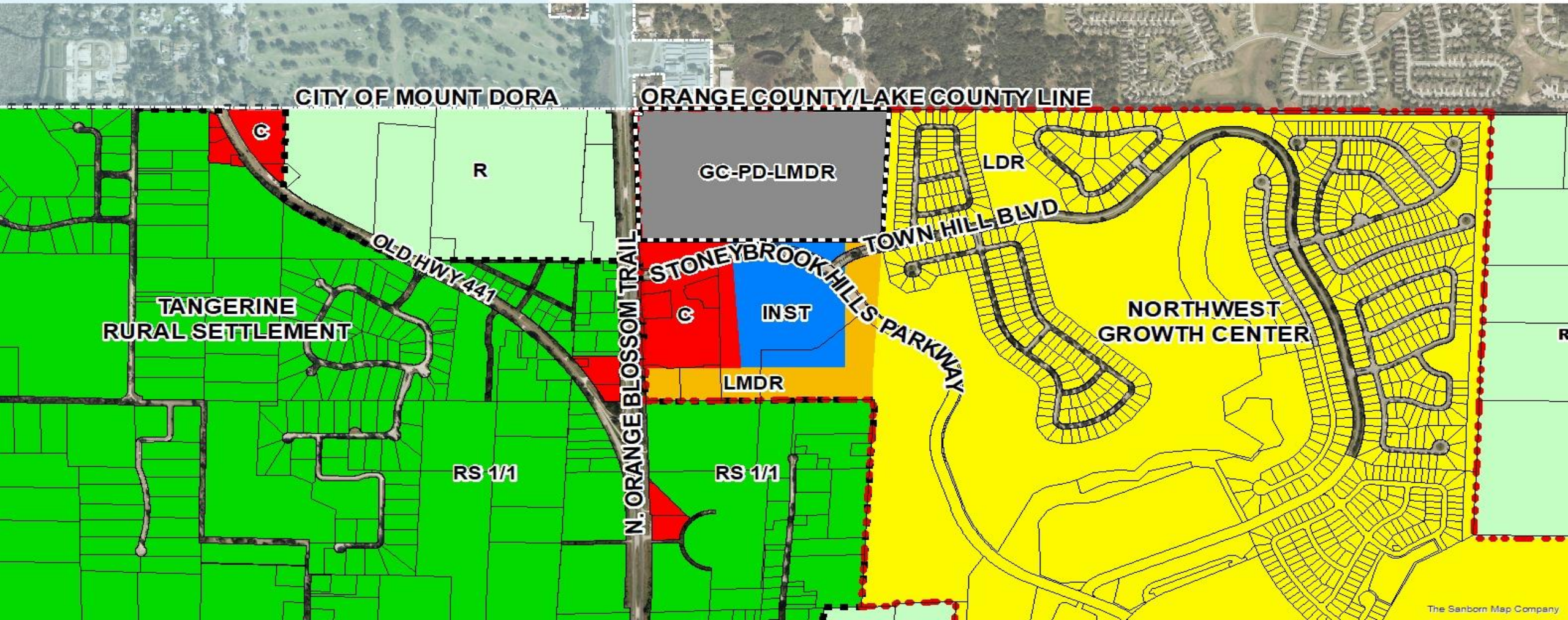
Aerial



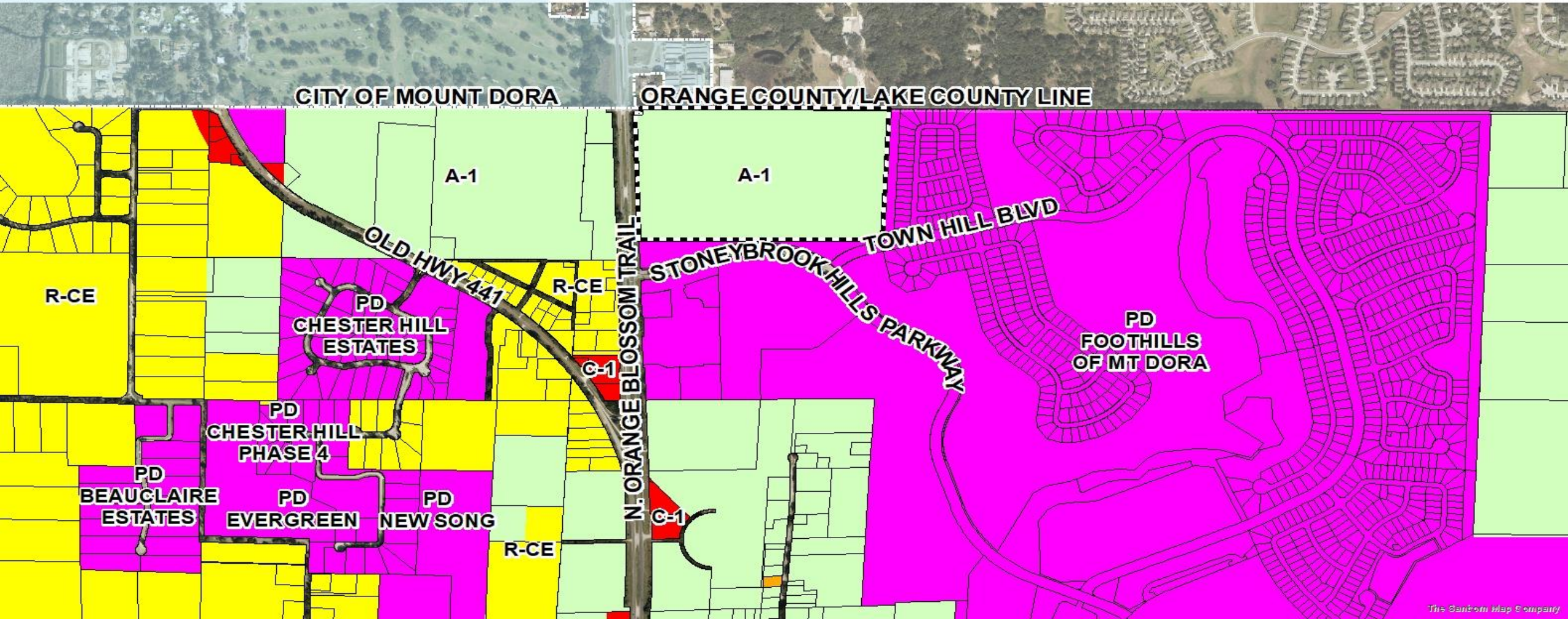
Future Land Use



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.**



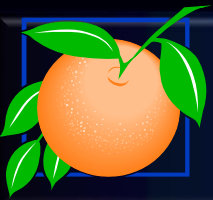
Amendment 2021-1-B-FLUE-3

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.

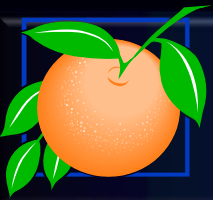
Agent/Owner: Steven Grigg, Republic ATS, LLC/Asbury Theological Seminary

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.

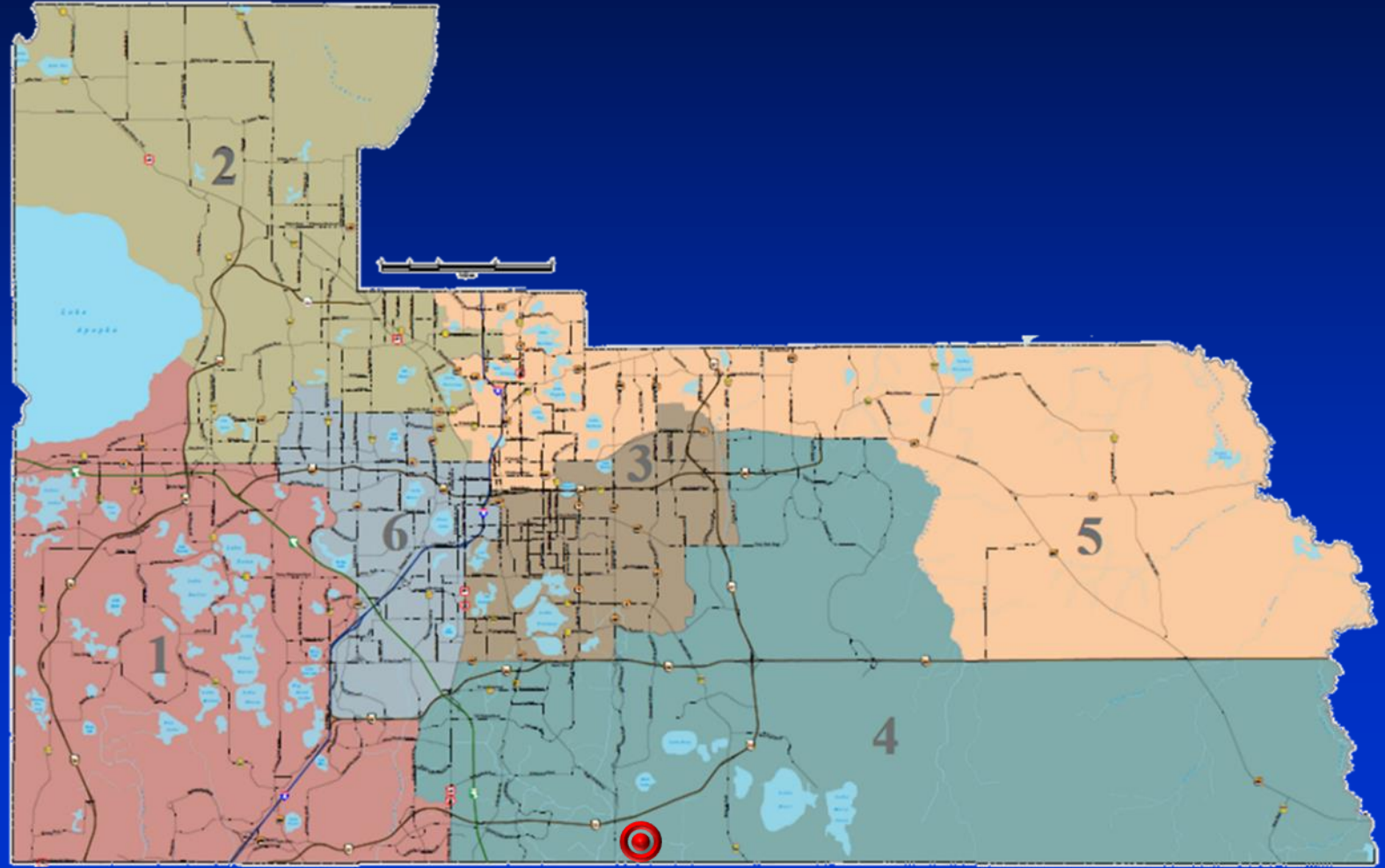
Request: Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)

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

Boggy Creek Road

New Hope Road

Beth Road

Happy Lane

Seth Road

Hidden Trail Road

Whispering Pines Road

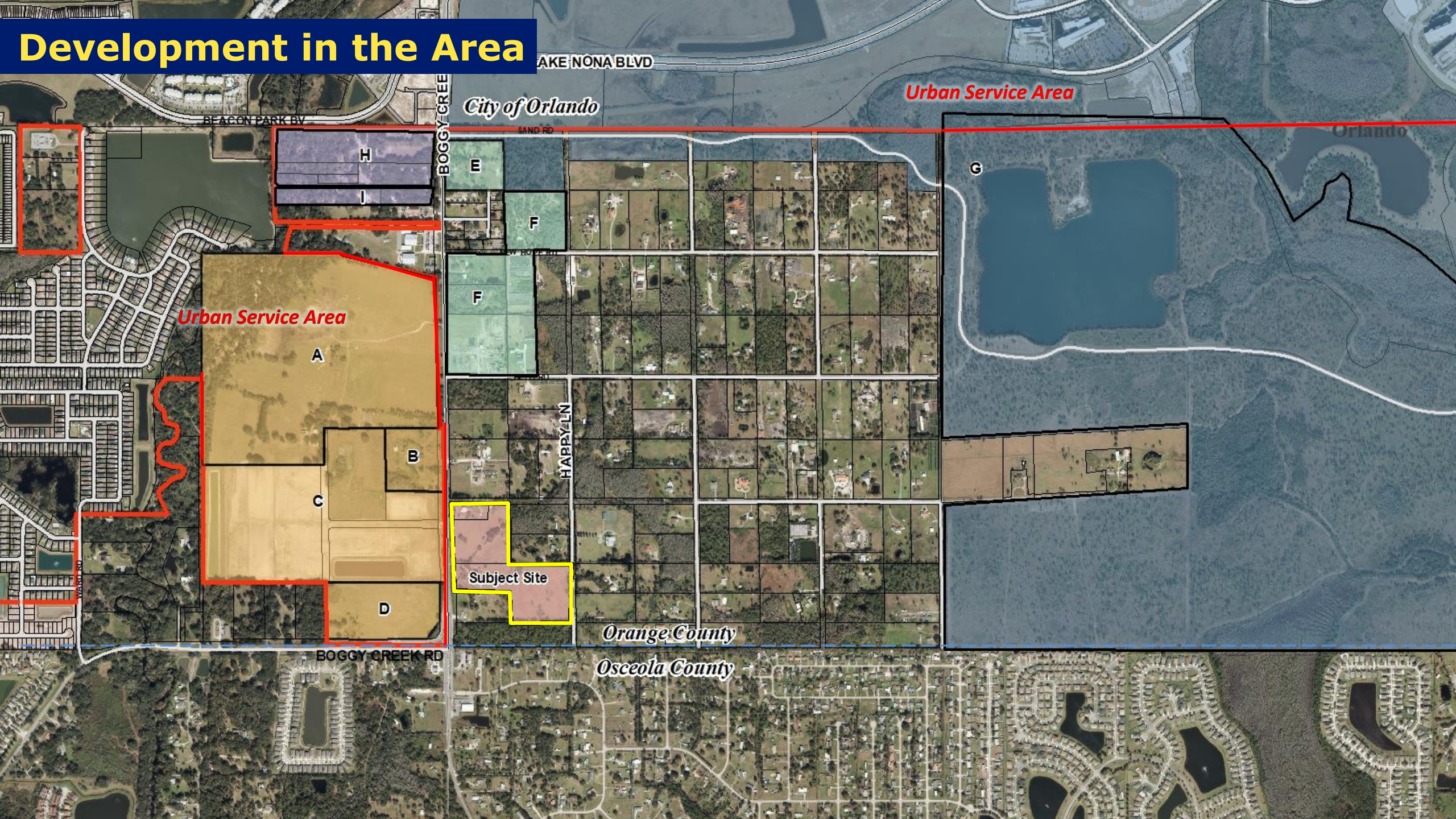
Bicky Road

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 HOPPE RD

F

F

E

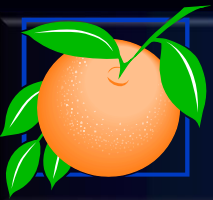
G

Orange County

Osceola County

BOGGY CREEK RD

WASCO RD

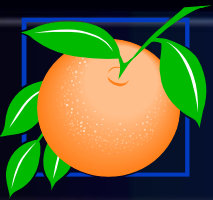


Board of County Commissioners

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**



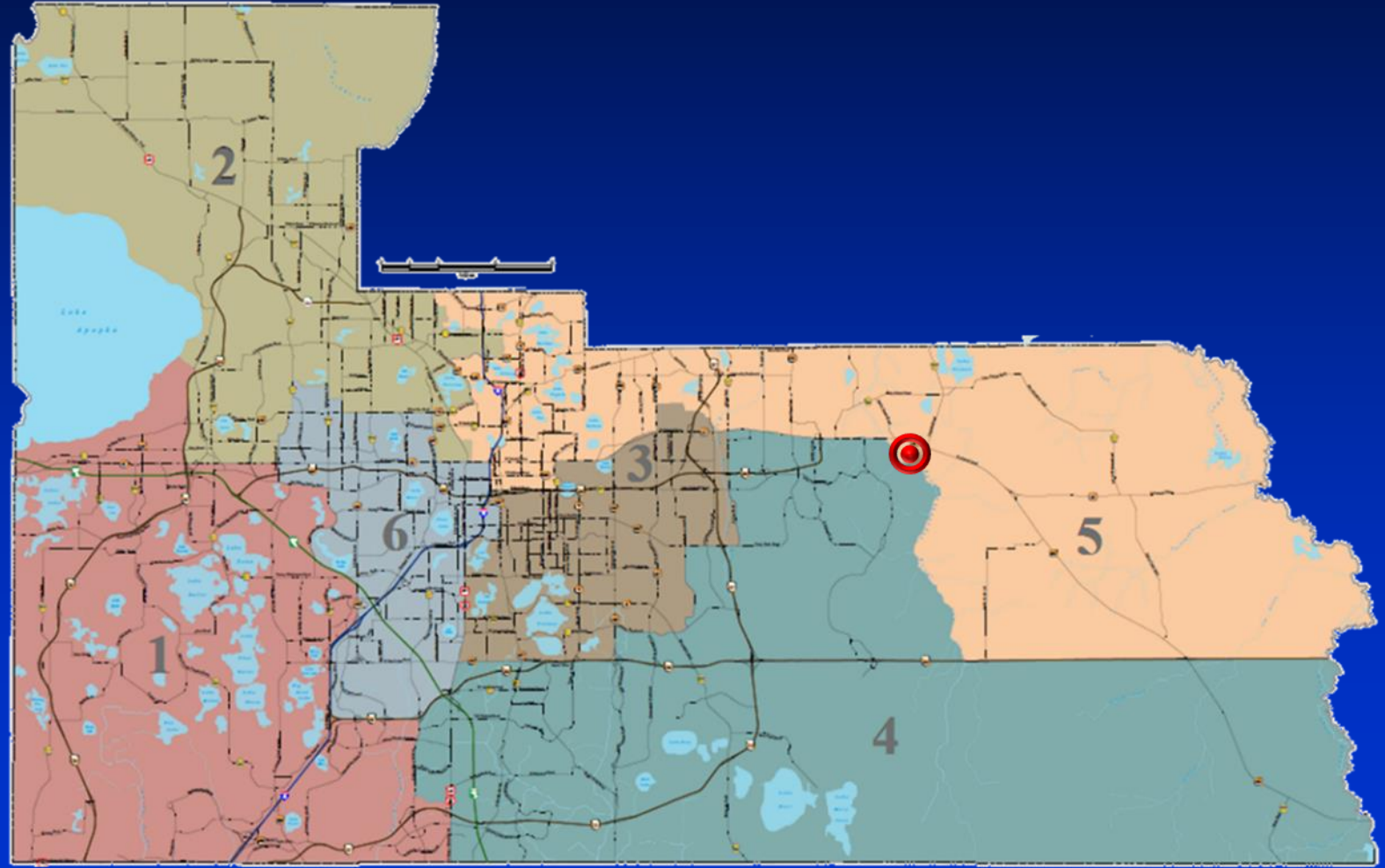
Amendment 2021-1-B-FLUM-1

- 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)

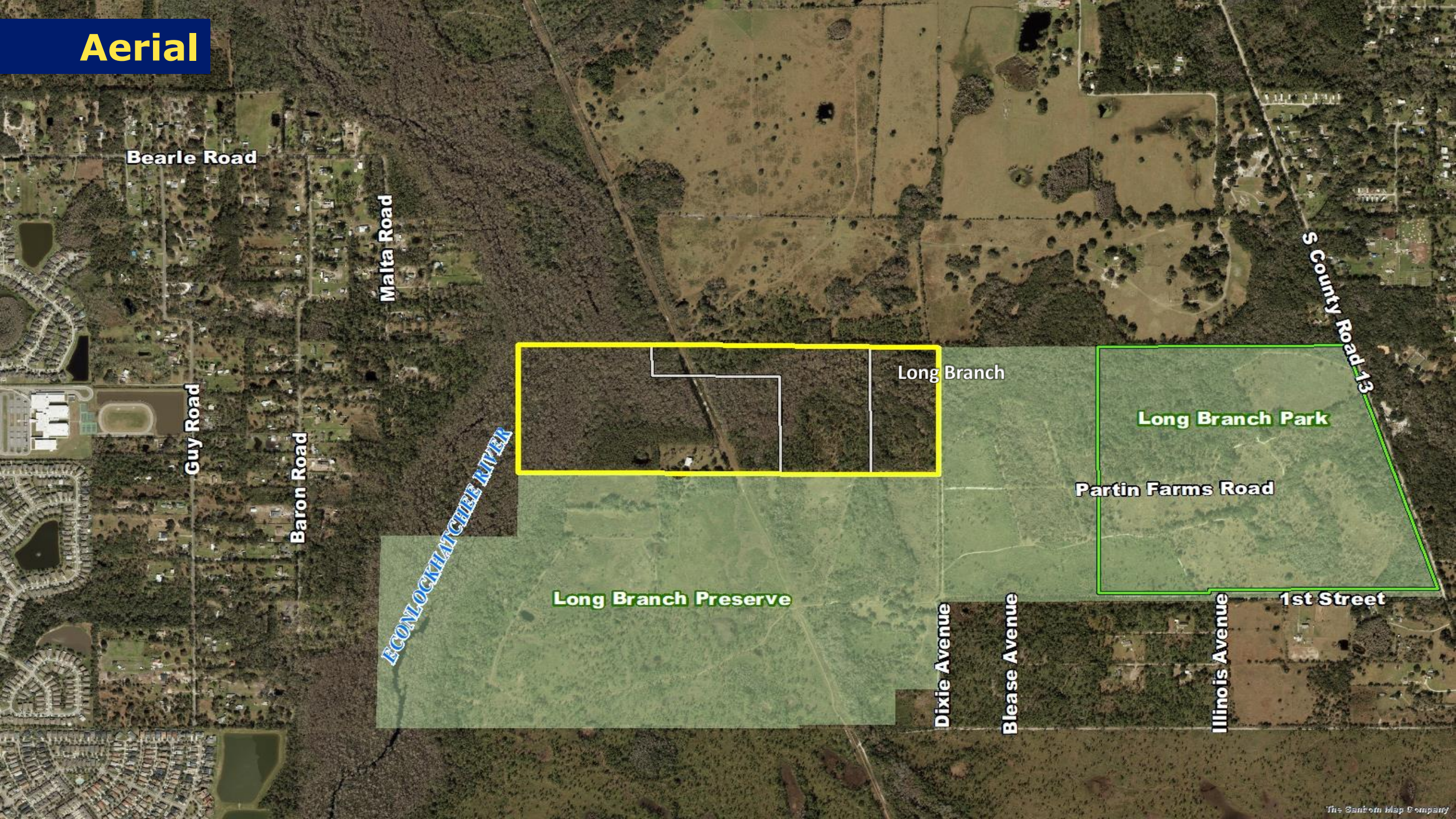


Amendment 2021-1-B-FLUM-1

Location



Aerial



Bearle Road

Guy Road

Baron Road

Malta Road

ECONLOCKHATCHEE RIVER

Long Branch Preserve

Long Branch

Long Branch Park

Partin Farms Road

Dixie Avenue

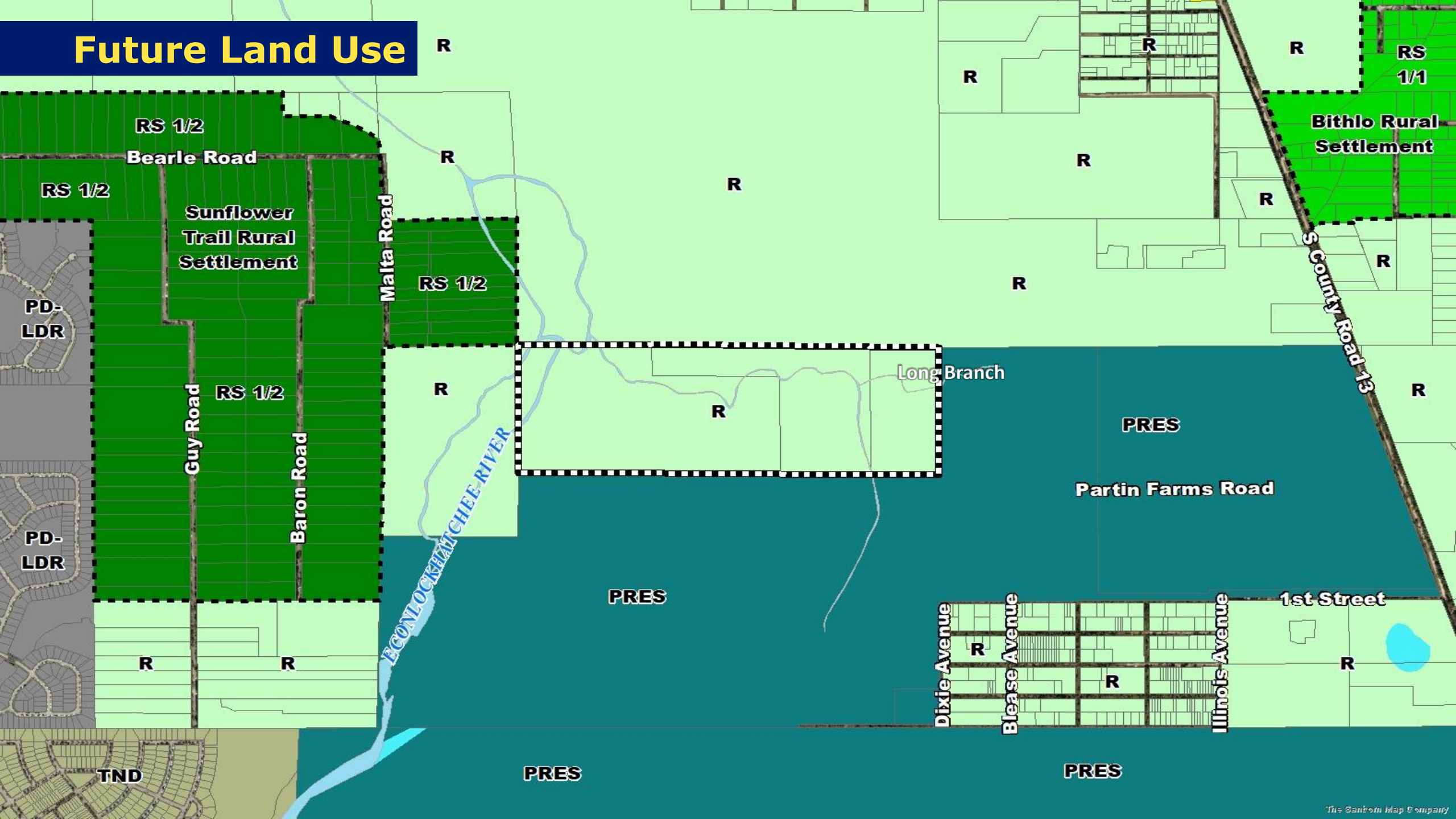
Blease Avenue

Illinois Avenue

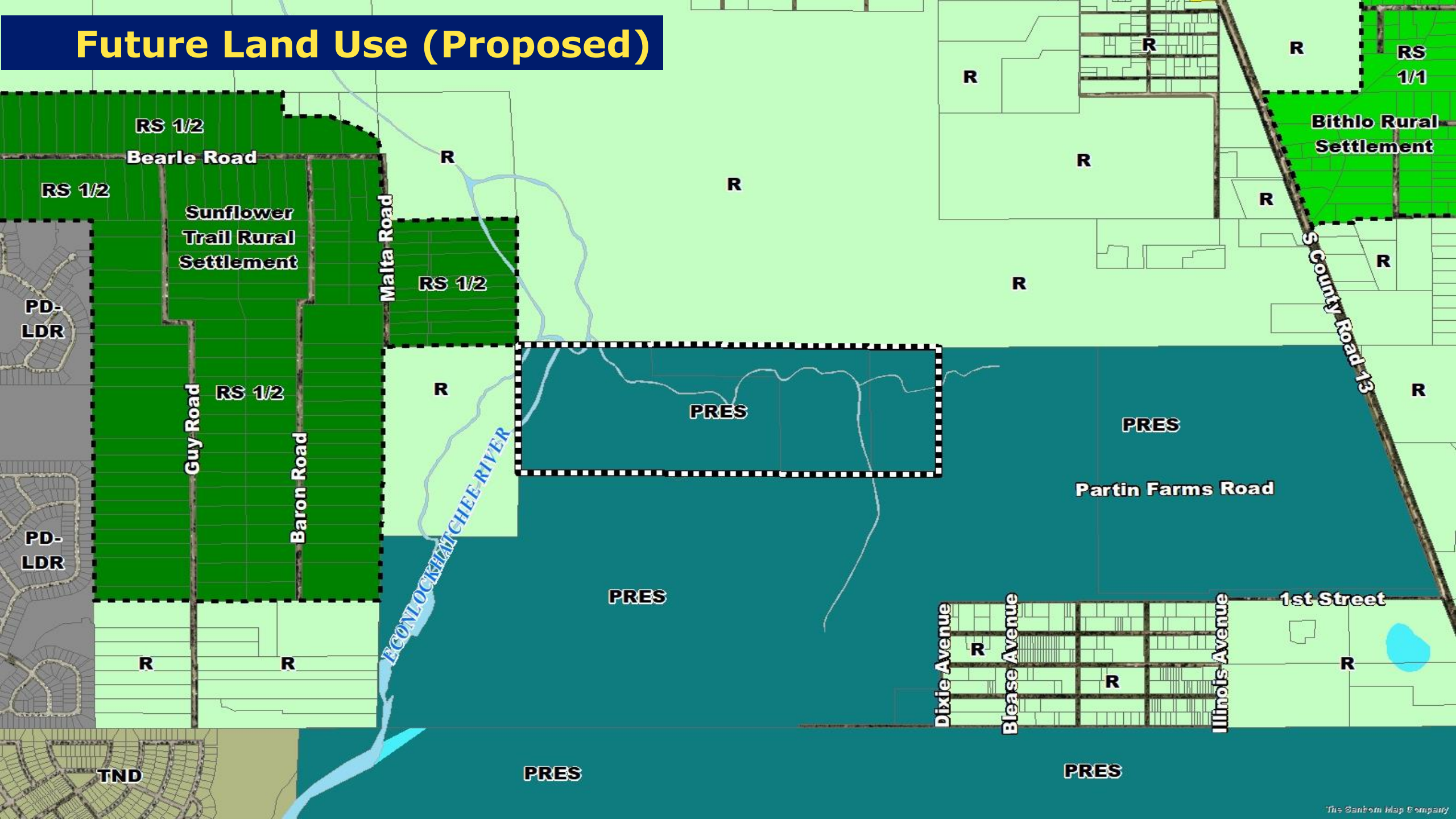
1st Street

S County Road 13

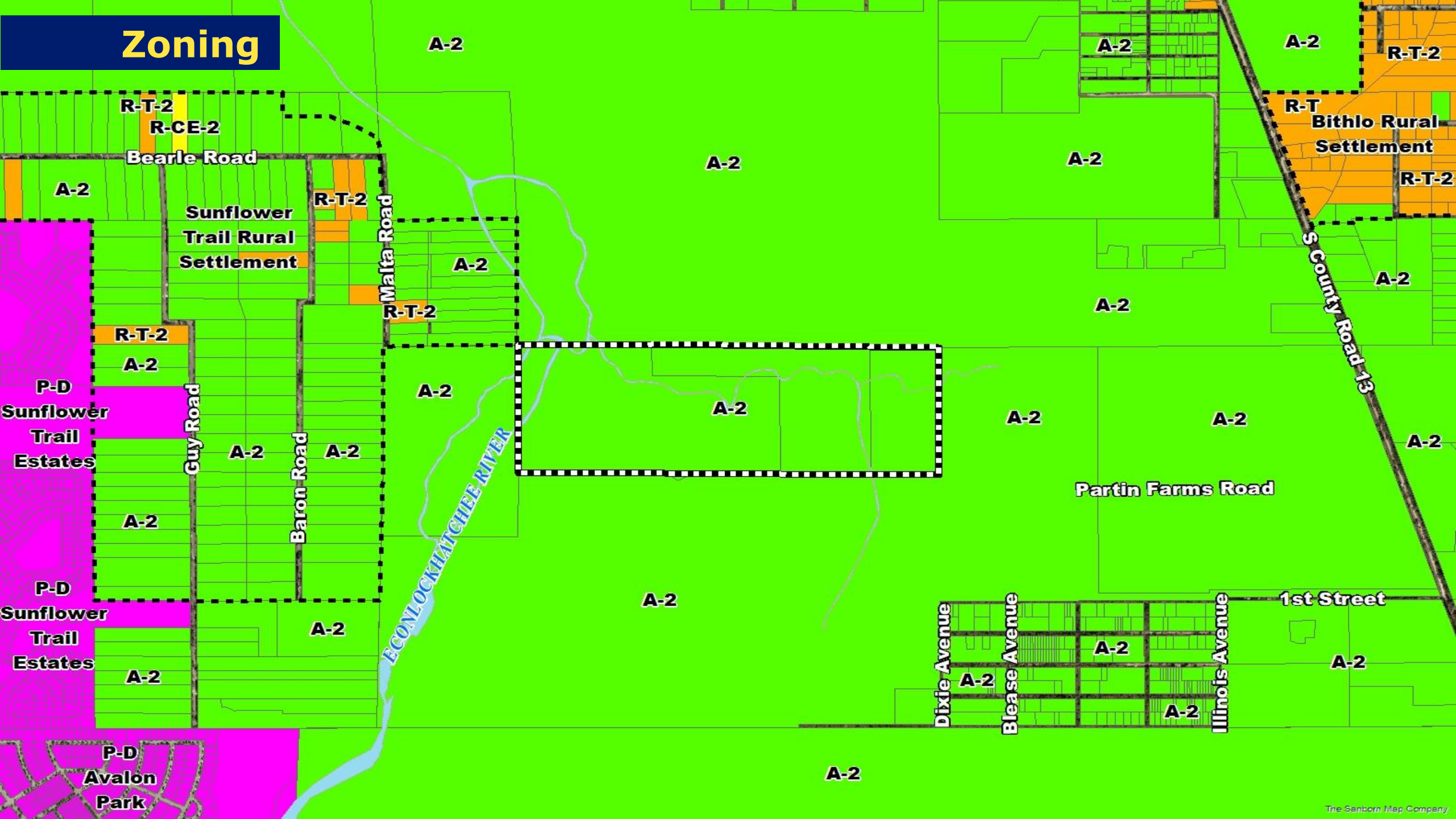
Future Land Use



Future Land Use (Proposed)



Zoning





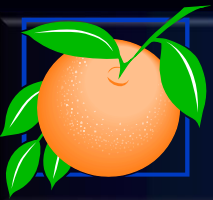
Amendment 2021-1-B-FLUM-1

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

Action Requested:

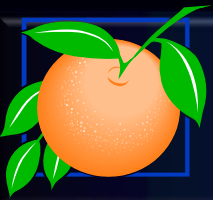
- **Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and**
- **Transmit Amendment 2021-1-B-FLUM-1 to the state reviewing agencies.**



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