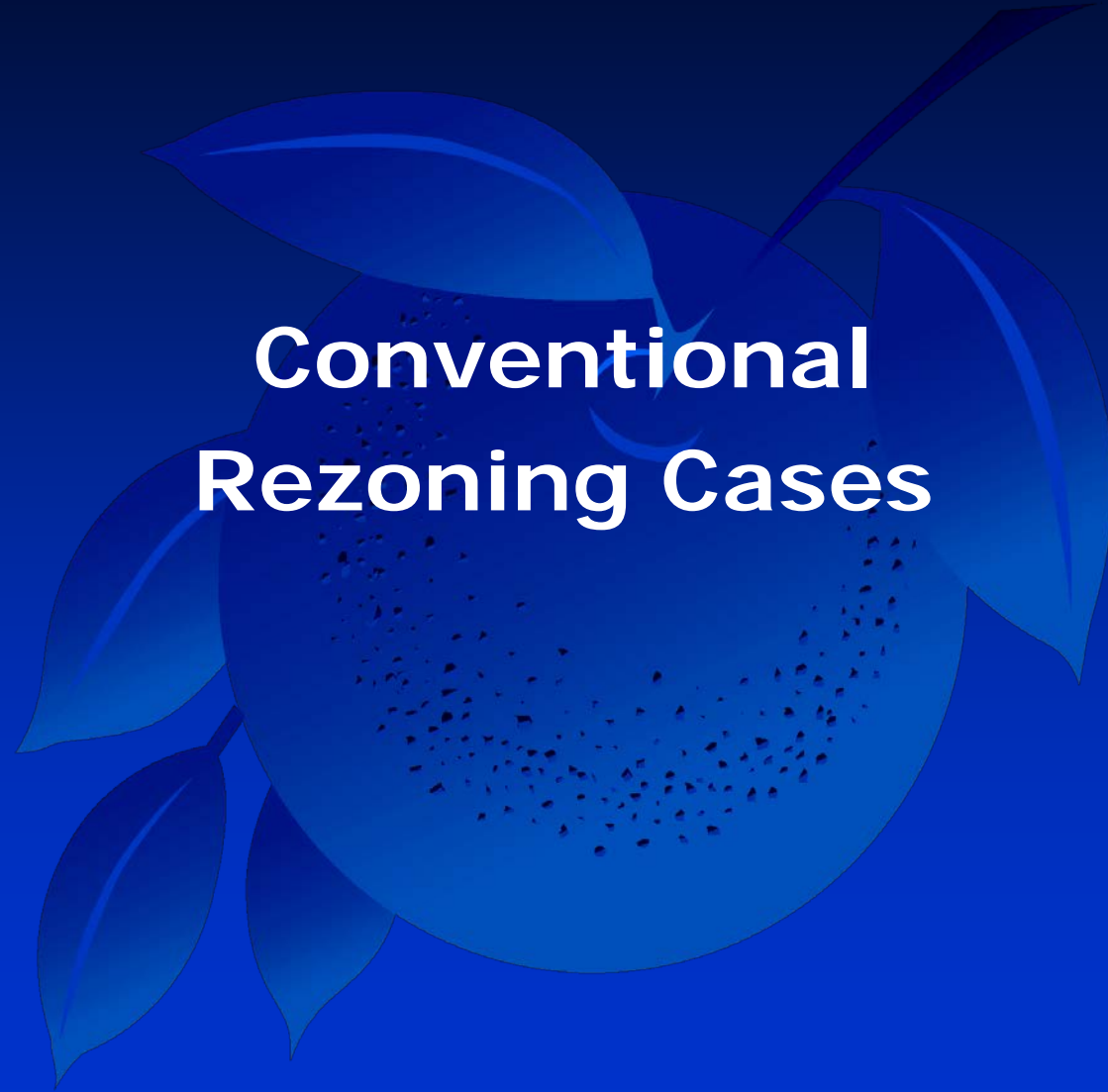
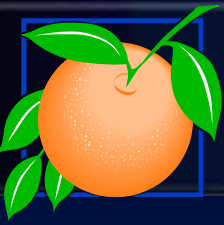


Board of County Commissioners

Conventional Rezoning Cases





RZ-23-09-068

Applicant: Jasilyn Bing

From: R-3 (Multiple-Family Dwelling District)

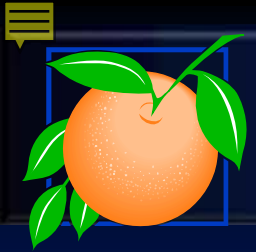
To: R-2 (Residential District)

Location: E. 15th Street; generally bounded by E. 15th Street to the south, S Highland Ave to the east, E. 13th Street to the north, and Old Apopka Road to the west.

Acreage: 0.71-gross acres

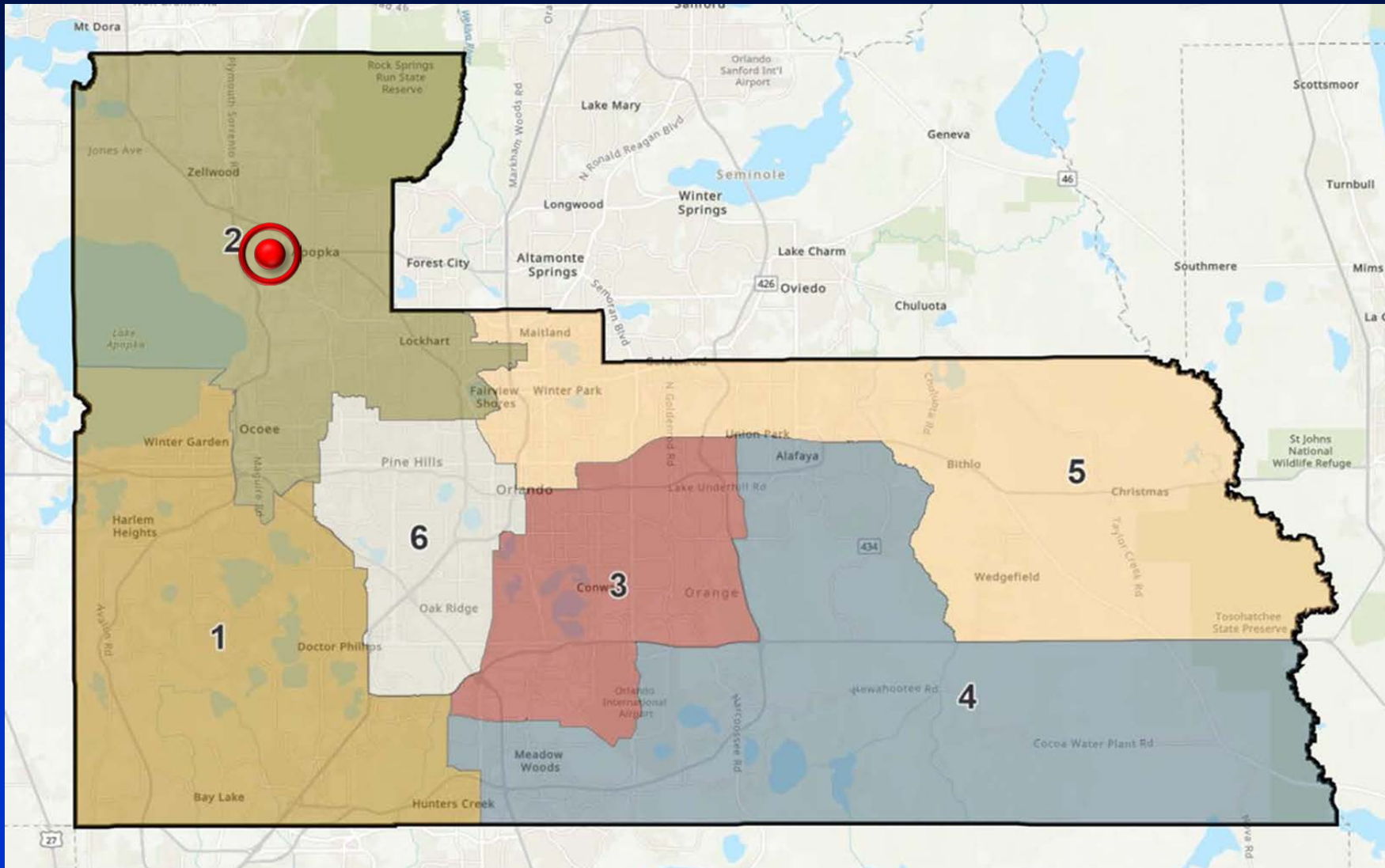
District: 2

Proposed Use: Duplex (two attached dwelling units) on parcel 15-21-28-0000-00-272
Quadraplex (four attached dwelling units) on parcel 15-21-28-0000-00-234

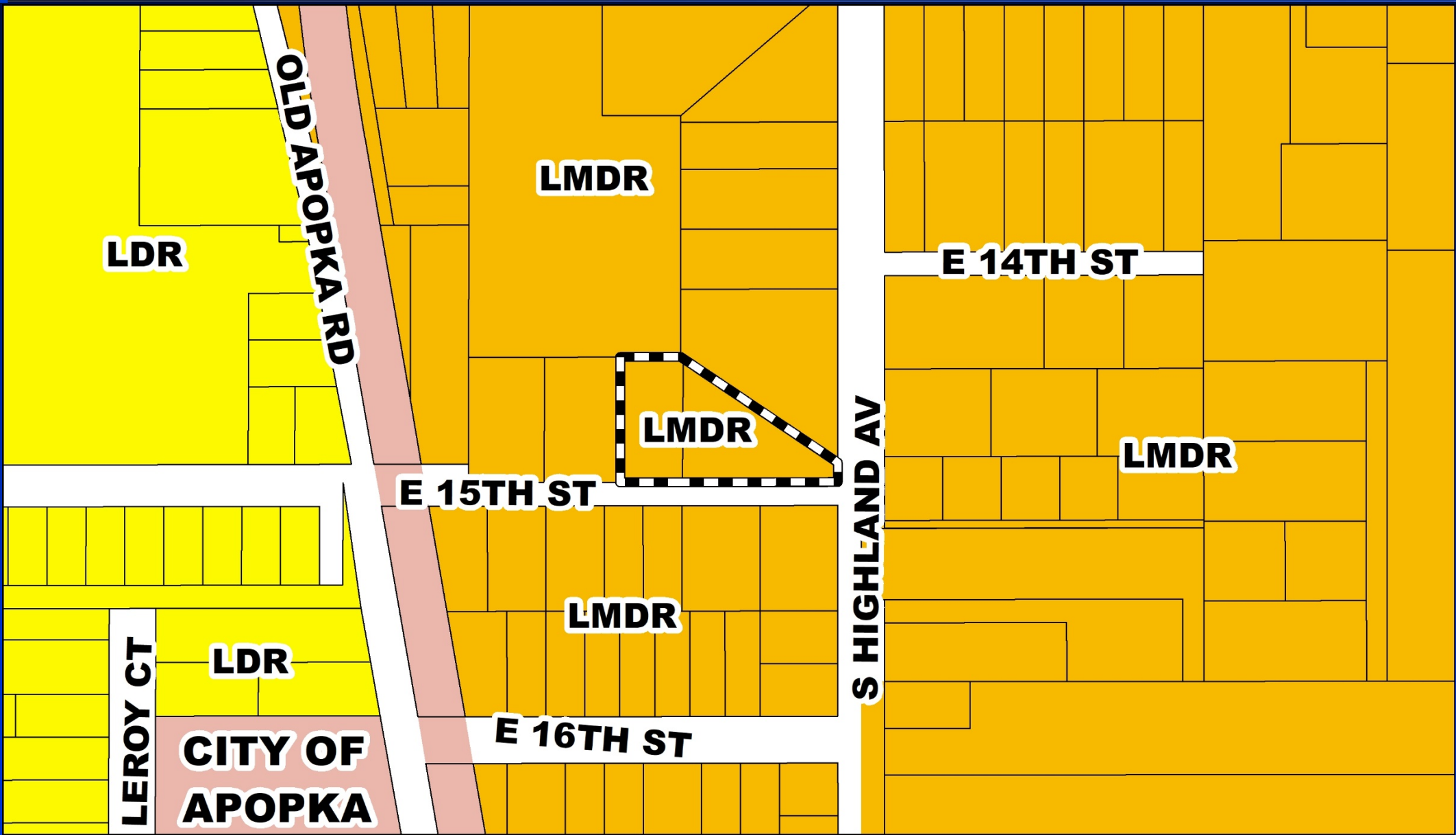


RZ-23-09-068

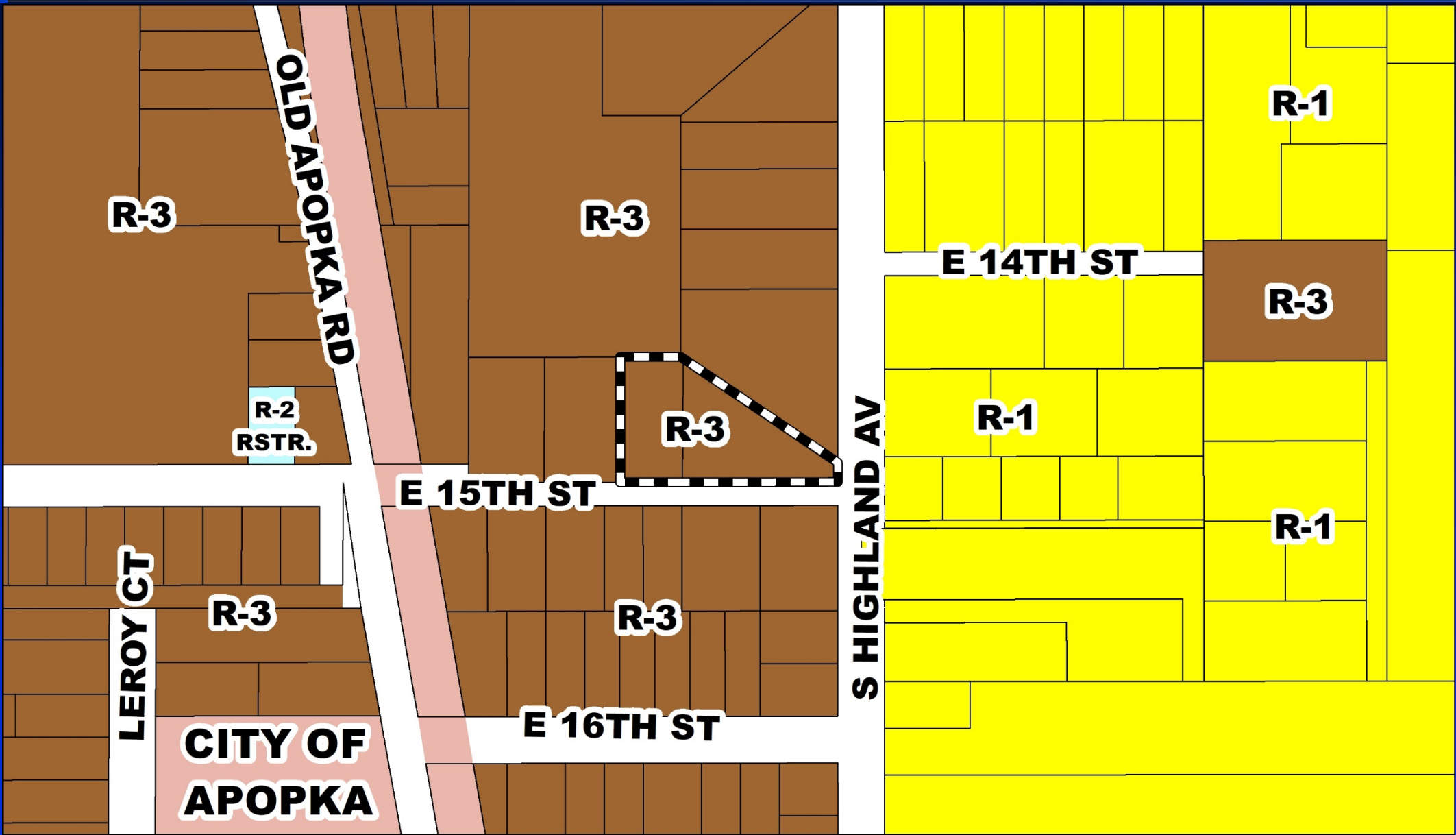
Location



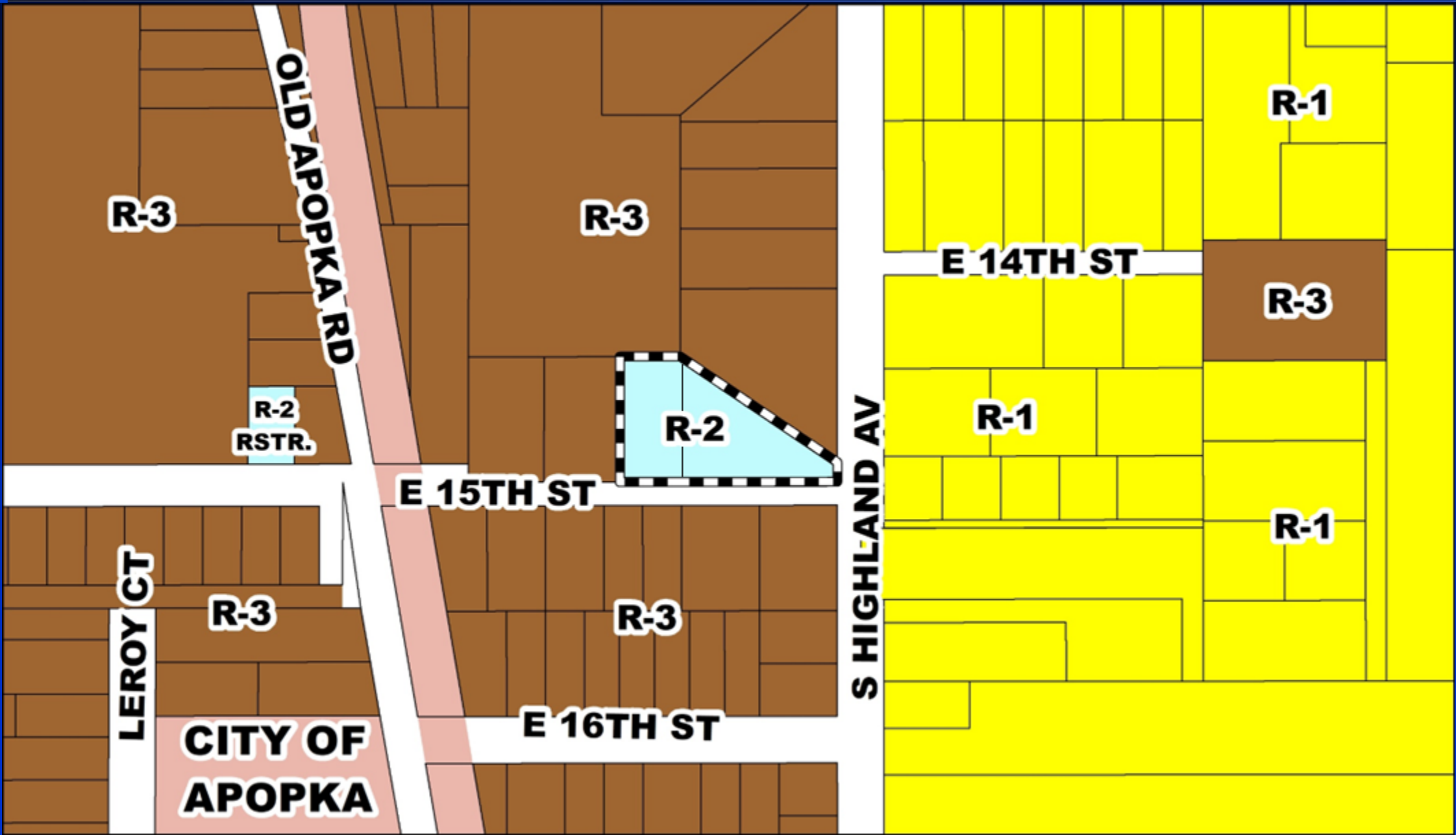
Future Land Use Map



Existing Zoning Map



Proposed Zoning



AERIAL



OLD APOPKA RD

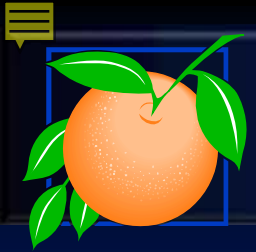
E 14TH ST

E 15TH ST

S HIGHLAND AV

E 16TH ST

LEROY CT



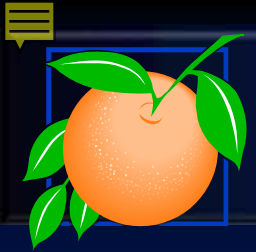
Recommended Action

RZ-23-09-068:

APPROVE

Action Requested:

- Make a finding of consistency with the Comprehensive Plan and **APPROVE** the requested R-2 Restricted (Residential District) zoning, subject to one restriction:
 1. Development shall be limited to a maximum of two units per building.



Board of County Commissioners

**Small-Scale Future Land Use Map
Amendments &
Concurrent Rezoning**





SS-23-04-013, CDR-23-03-119 & 23-04-FLUE-7

Applicant: Ryan Abrams

Future Land Use Map (FLUM) Amendment Request:

From: Commercial (C)

To: Planned Development – Commercial / Medium High Density Residential (PD-C/MHDR)

PD Substantial Change Request:

From: Hotel & Medical Office

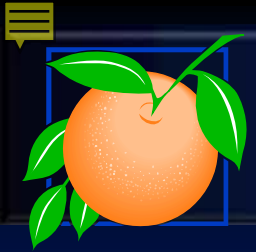
To: Multi-Family & Medical Office

Location: 9350 Turkey Lake Road; generally bounded by Turkey Lake Road to the east, Sand Lake Commons Boulevard to the south.

Acreage: 7.05-gross acres

District: 1

Proposed Use: Convert 215 hotel units to 215 multi-family units. (Existing medical office will remain.)

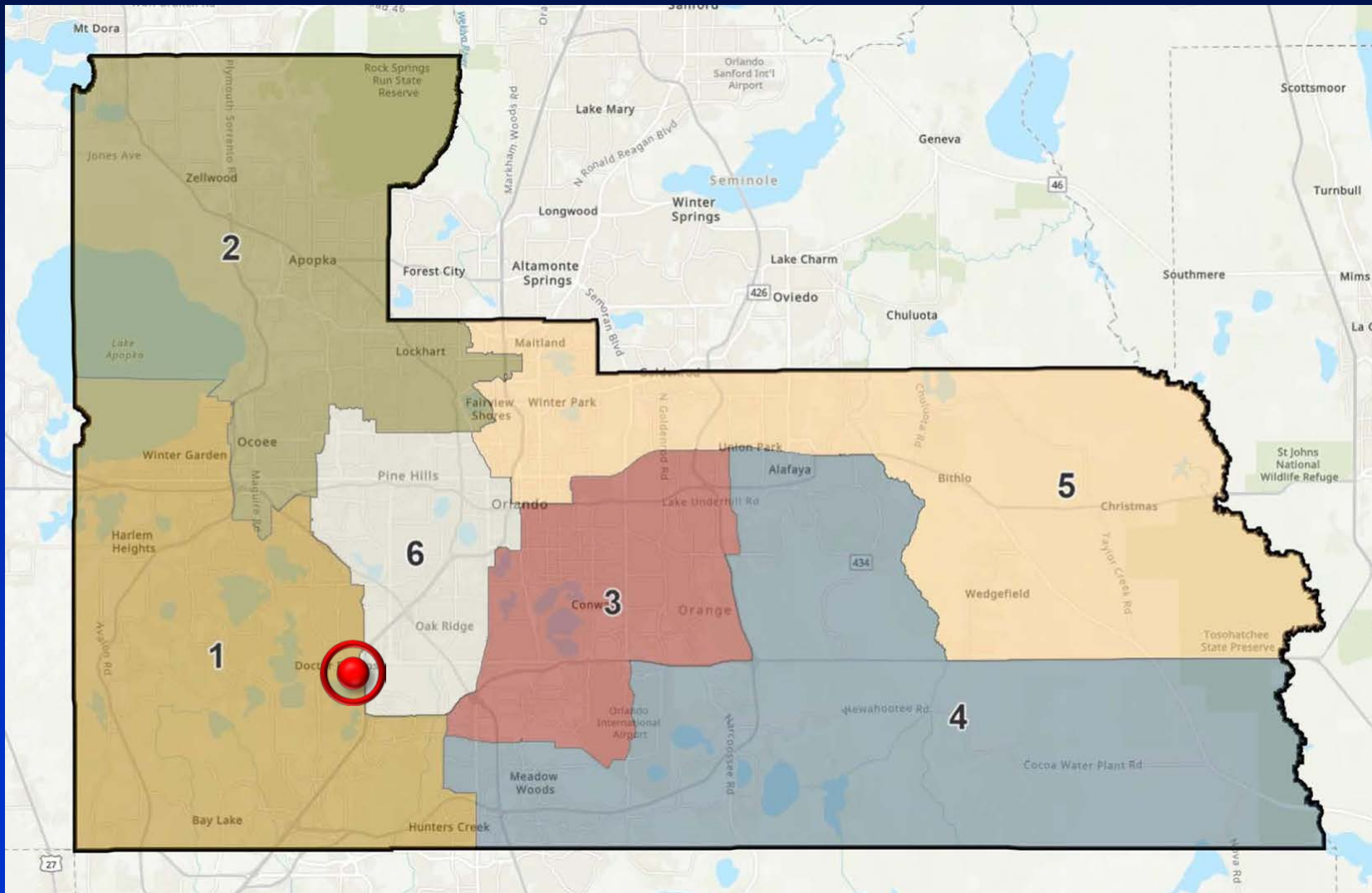


Amendment 23-04-FLUE-7

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

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>SS-23-04-013</u> <u>(Sand Lake Commons PD)</u>	<u>Planned Development-Commercial / Medium-High Density Residential</u> <u>(PD-C/MHDR)</u>	<u>Up to 215 Multi-Family Units and up to 32,400 square feet of commercial and office uses.</u>	<u>2024-</u>

Location



AERIAL

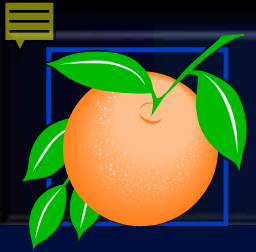


SAND LAKE COMMONS BLVD

TURKEY LAKE RD

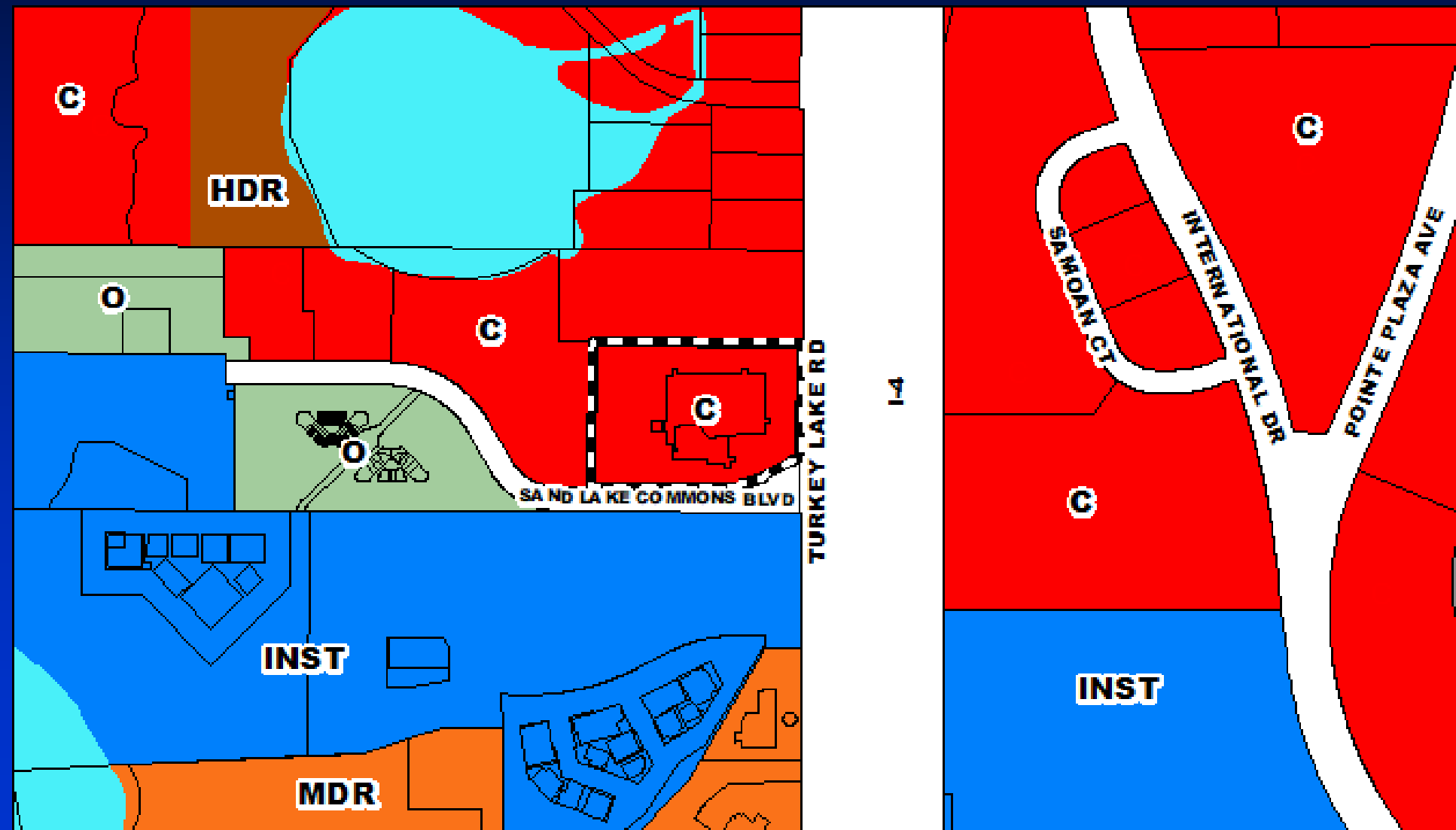
I-4

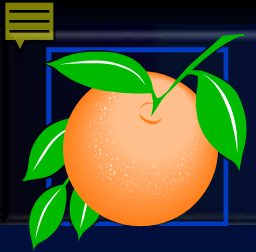
SAMMOAN CT



SS-23-04-013, CDR-23-03-119 & 23-04-FLUE-7

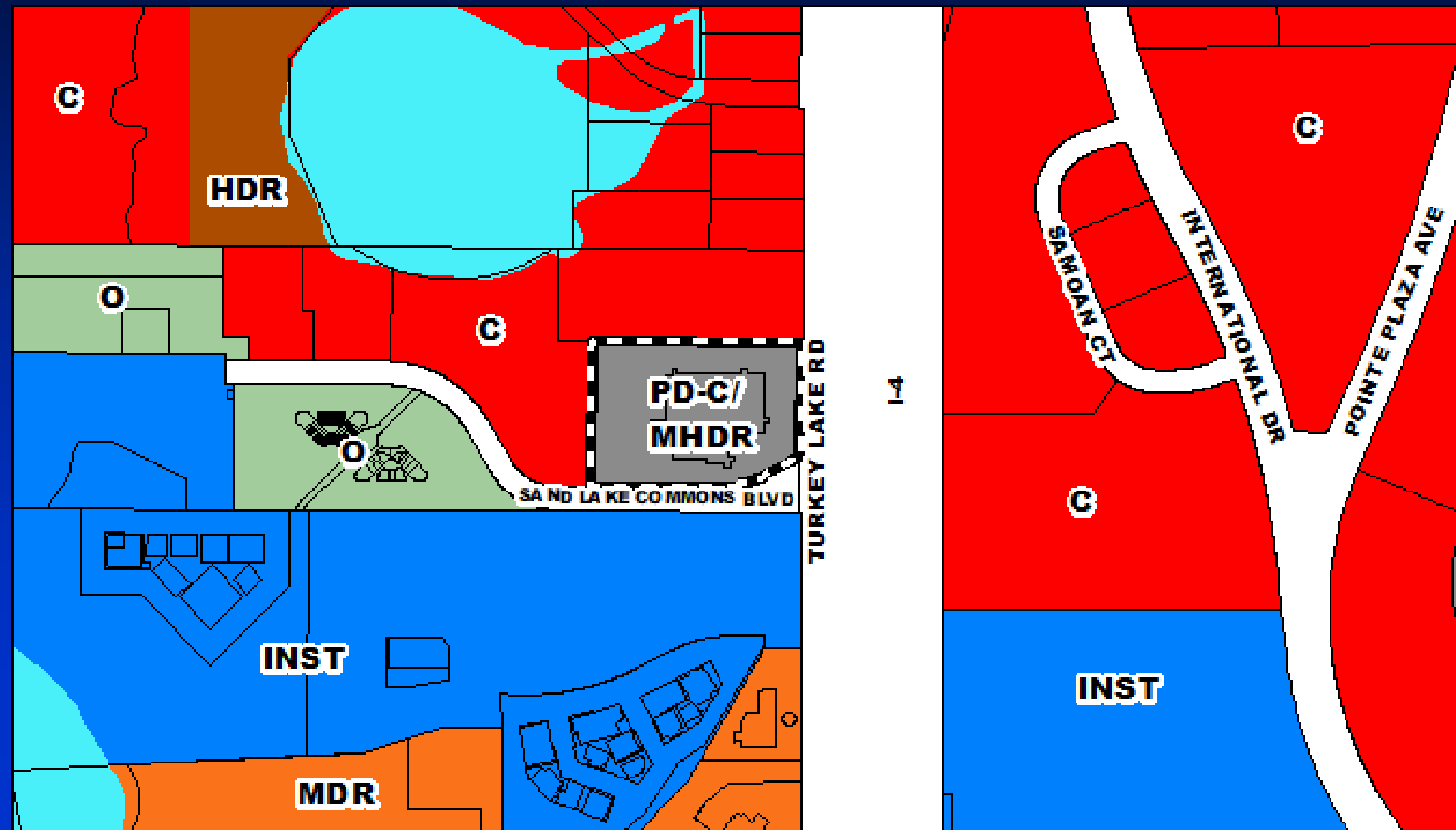
Future Land Use



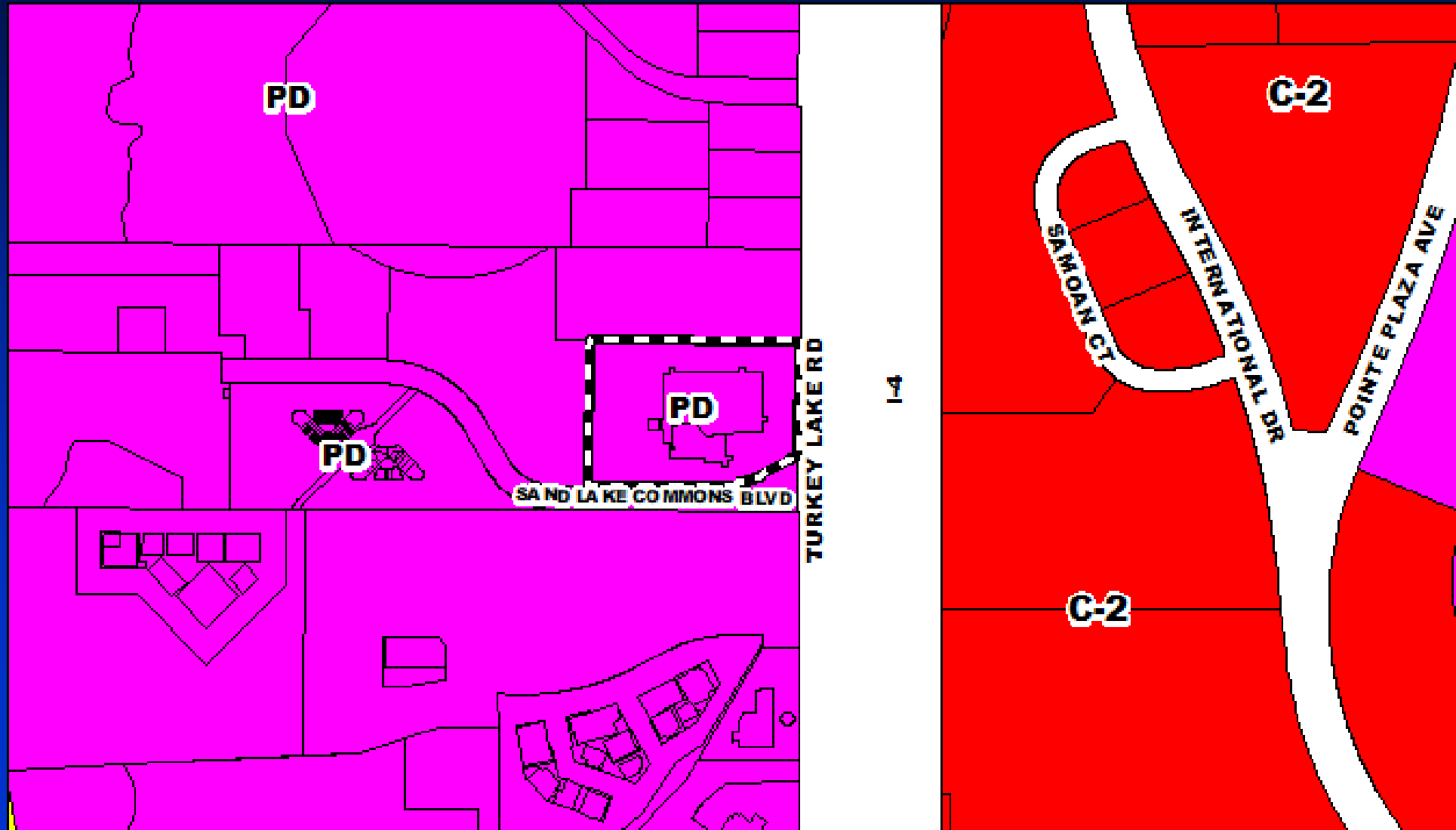


SS-23-04-013, CDR-23-03-119 & 23-04-FLUE-7

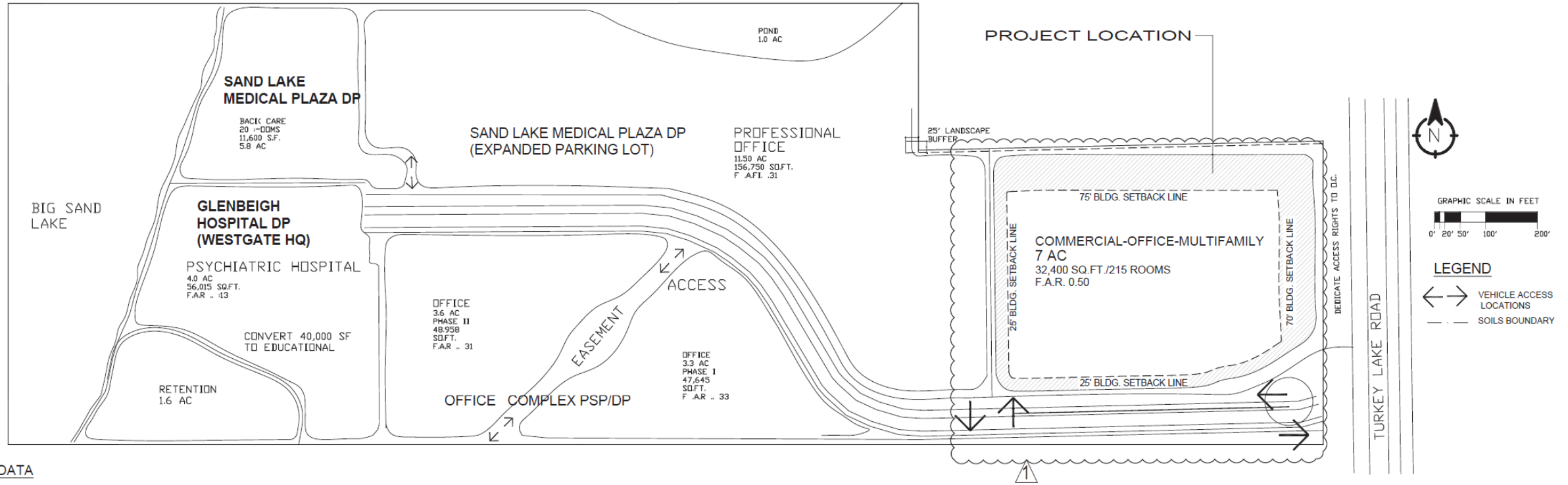
Proposed Future Land Use



Zoning



SAND LAKE COMMONS LAND USE PLAN



SITE DATA

Land Area: 18.5 AC Net Land Area
1.0 AC Lake
19.5 AC Total

Proposed Land use:

Professional Office : 14.5' acres 189,150 sq. ft.
Uses per Orange County LDC

Floor Area Ratio: 0.31
Building Height: 8 Stories/96'

Open Space: 20%

Multifamily: 215 UNITS

Building Height: 3 Stories /35 ft.
Floor Area Ratio: 0.50

Open Space: 25%

Recreation Area: Per Orange County LDC

Maximum Impervious Area: 70%

Minimum living floor area: 320 S.F.

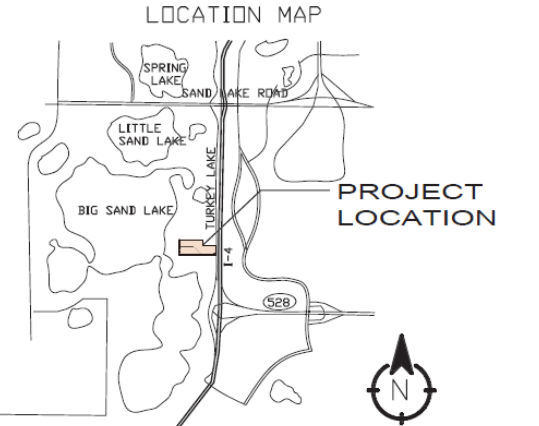
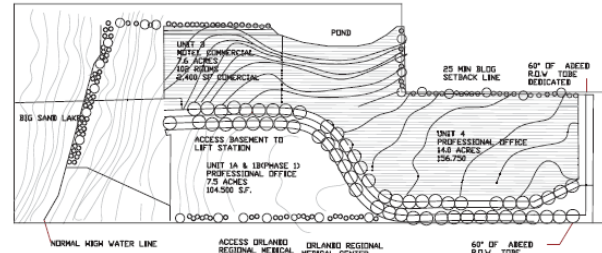
Density: 25 du per acre (216 du total)

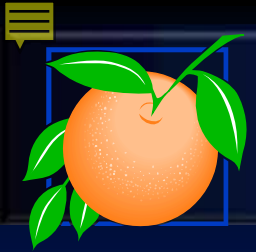
Setbacks:

Turkey Lake Road:	230 feet from the west right-of-way line of Interstate 4
Professional Center Boulevard:	25-Foot Building Setback
Adjacent to all Property Boundaries	25-Foot Building Setback (except as noted)
From Normal High Water Elevation of Lake	50-Foot Building Setback
Between Uses:	10-Foot Building Setback
North Property Line to Hotel	100-foot Building Setback

Support Services:

Water:	Orlando Utilities Commission 85,000 GPD
Wastewater:	Orange County Utilities
Stormwater:	On-site retention and detention per Orange County and Water Mangement District Criteria
Fire Protection:	Orange County Fire & Rescue Division
Fire Flow:	2,000 GPM @ 20 PSI





Waiver Request

One (1) waiver requested:

- Reduce the Living Area from 500 square feet to 320 square feet.



Community Meeting Summary

May 30, 2023

Bay Meadows Elementary School

- **Attendance – 14 Residents**

- Concerns:

- Parking availability

- Traffic

- School Capacity



Recommended Action

SS-23-04-013:

ADOPT

23-04-FLUE-7:

ADOPT

Ordinance:

APPROVE

CDR-23-03-119:

APPROVE

Action Requested:

- Make a finding of consistency with the Comprehensive Plan and **ADOPT** the Planned Development – Medium-High Density Residential (PD-MHDR) Future Land Use;
- **ADOPT** the associated FLU8.1.4 Text Amendment;
- **APPROVE** the associated Ordinance; and
- **APPROVE** the Sand Lake Commons Planned Development / Land Use Plan (PD/LUP), dated “November 22, 2023,” subject to thirteen (13) conditions of approval, including one (1) waiver from Orange County Code.



SS-23-07-036 & LUP-23-04-137

Applicant: Thomas Daly, Daly Design Group

Future Land Use:

From: Rural/Agricultural (R)

To: Planned Development-Commercial (PD-C)

Zoning:

From: A-2 (Farmland Rural District)

To: PD (Planned Development District) (Boggy Creek Self-Storage PD)

Location: 14140 Boggy Creek Road; generally south of Lake Nona Boulevard on the west side of Boggy Creek Road.

Acreage: 8.04-gross acres
6.07-net developable

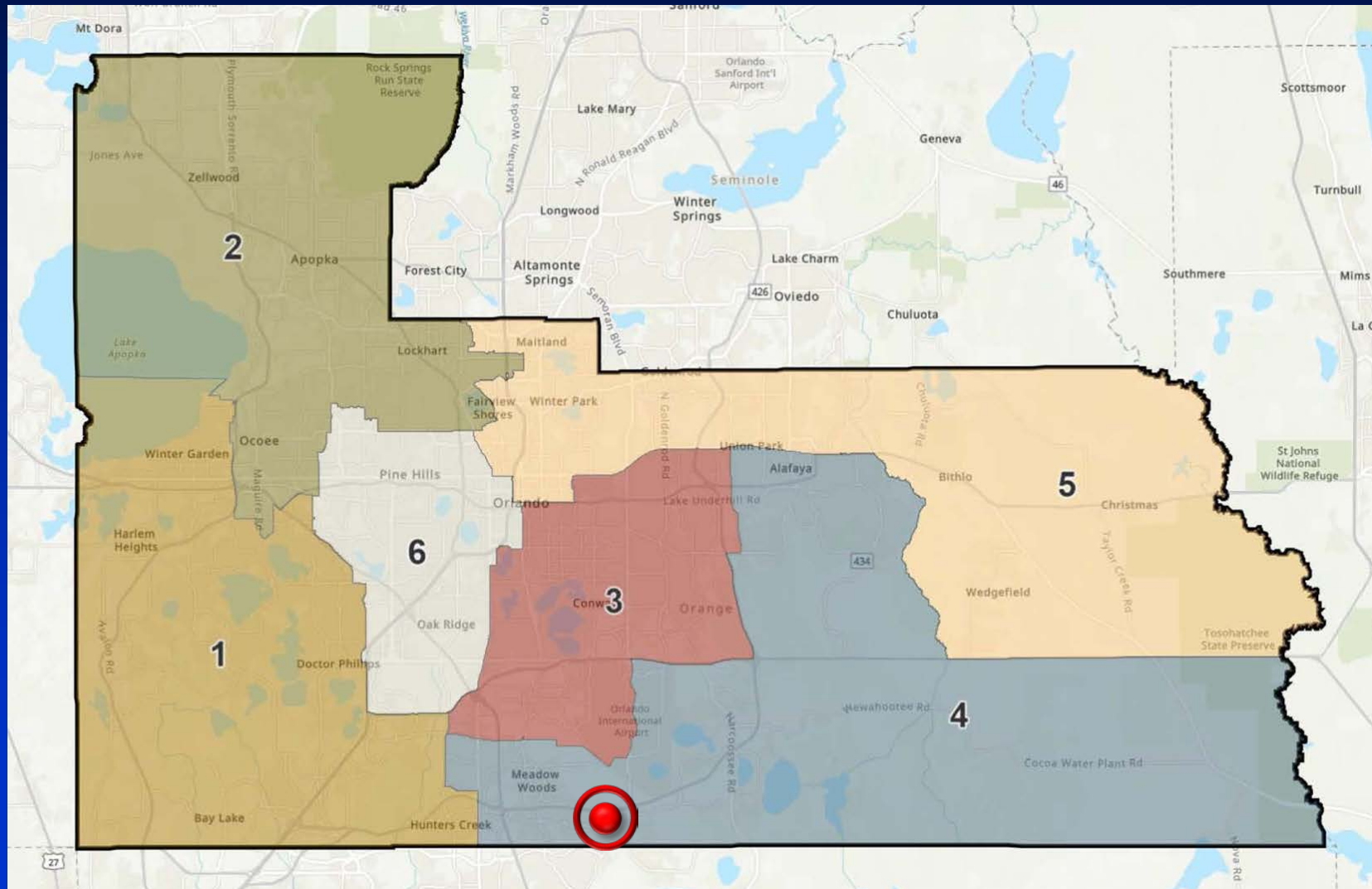
District: 4

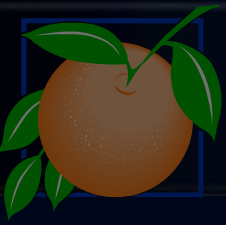
Proposed Use: 130,000 Sq. Ft. Self-Storage Facility



SS-23-07-036 & LUP-23-04-137

Location





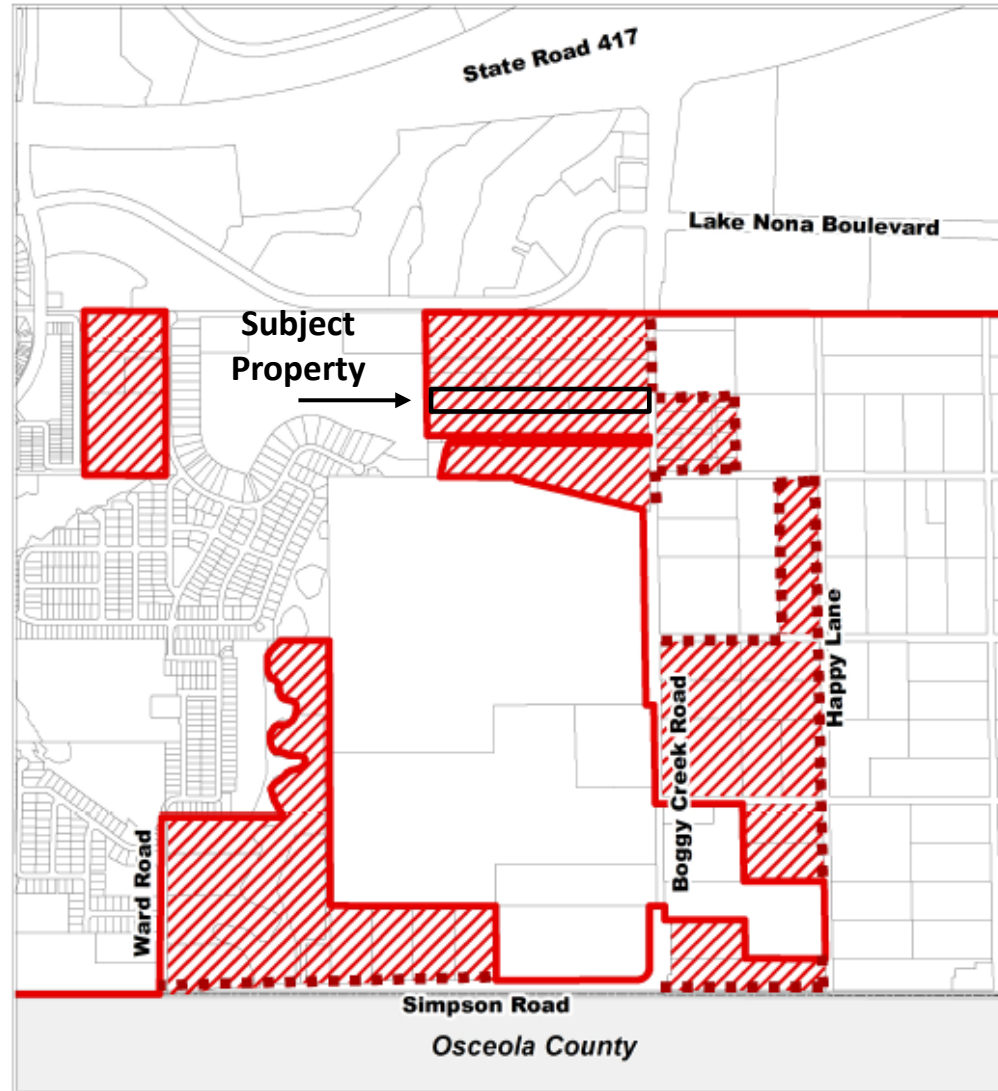
Amendment

Request :




Text Amendment establishing the new Planned Development

Text Amendment expand the Urban

Map 5a Boggy Creek USA Expansion Area



Legend

-  Proposed Boggy Creek USA Expansion Area
-  Urban Service Area Boundary
-  County Boundary



07-FLUE-8

Policy FLU8.1.4
s for proposed

Policy FLU1.2.4 to

AERIAL

LAKE NONA BV

SAND RD

BOGGY CREEK RD

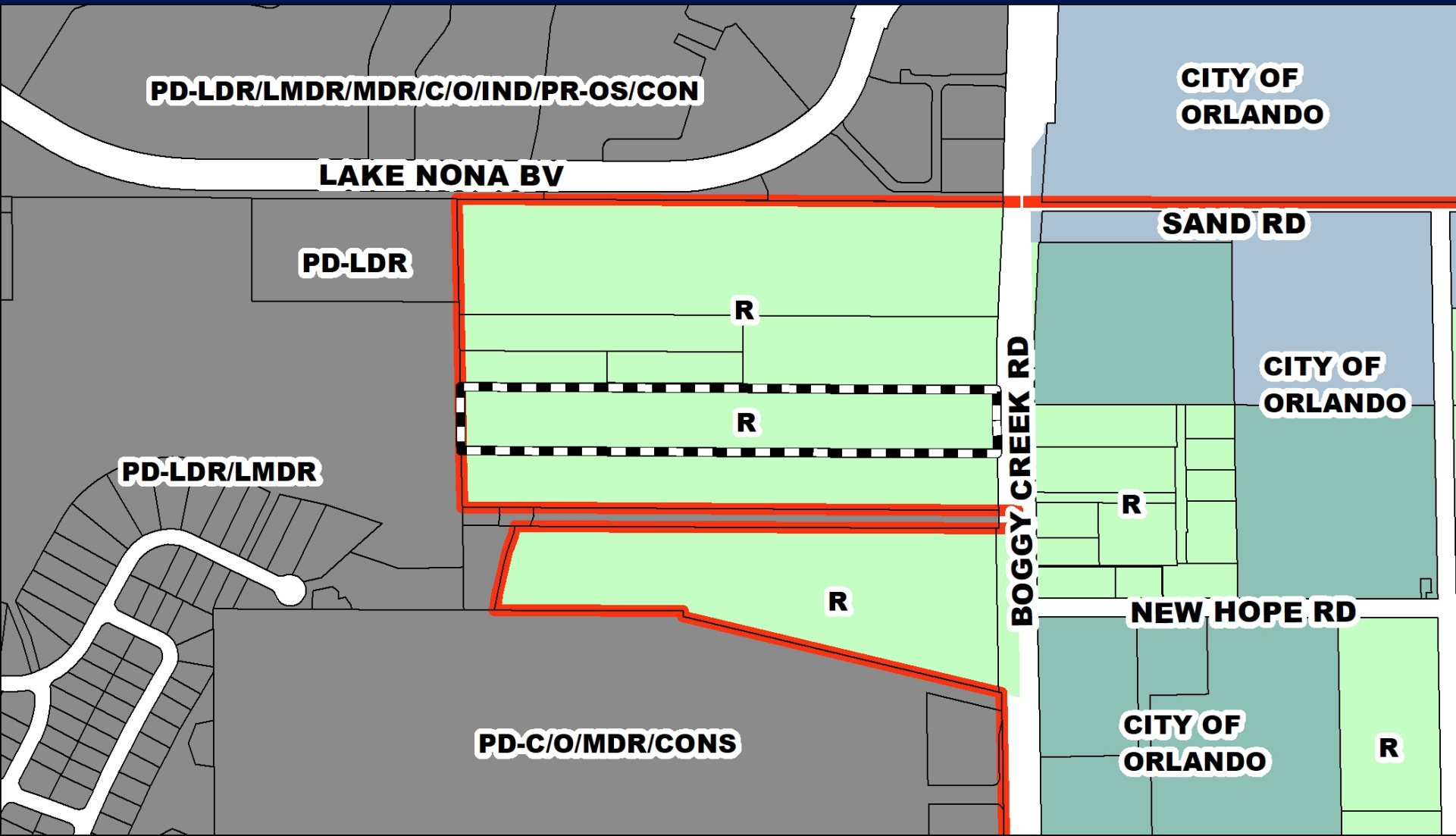
NEW HOPE RD





SS-23-07-036 & LUP-23-04-137

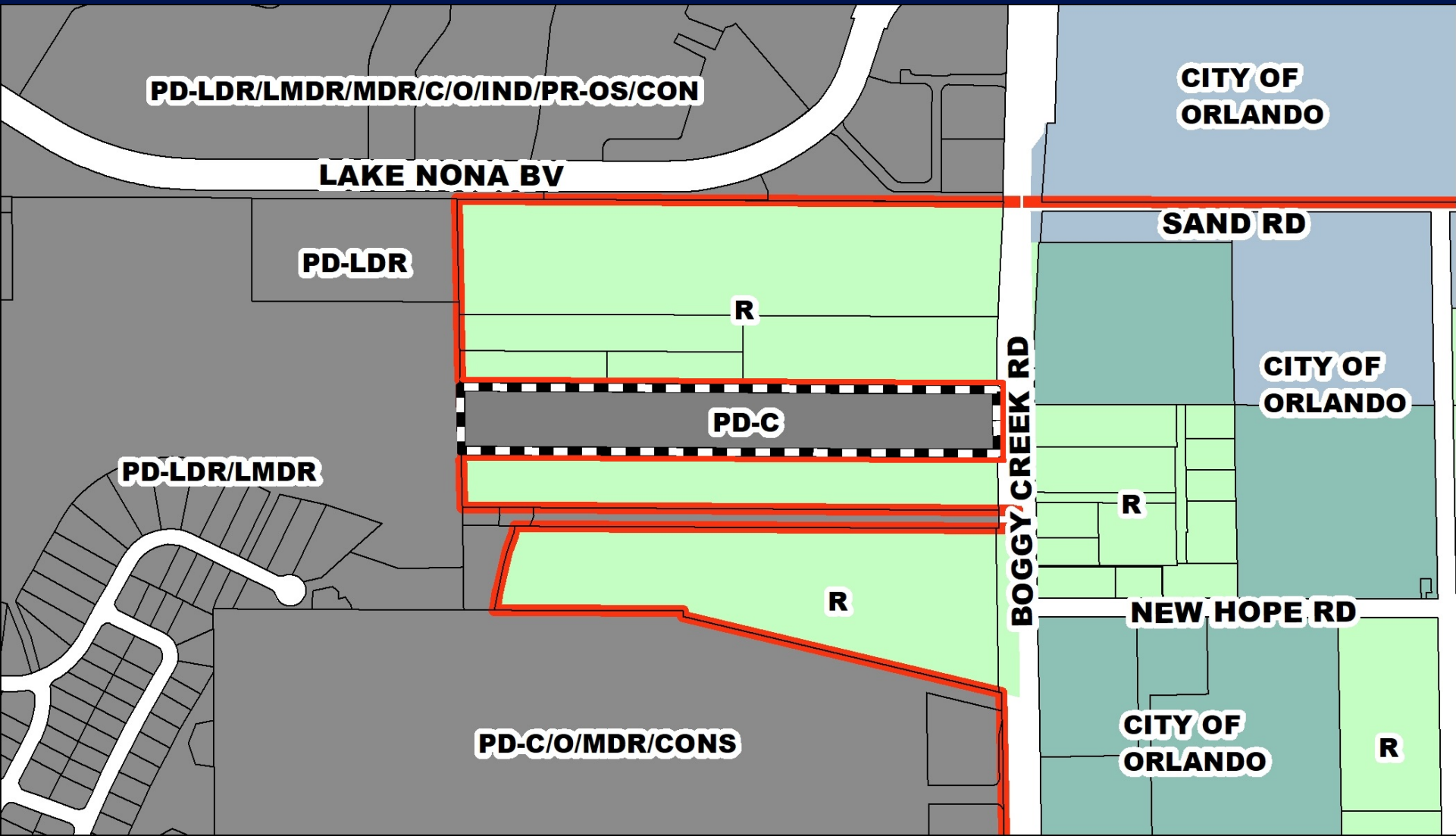
Current Future Land Use





SS-23-07-036 & LUP-23-04-137

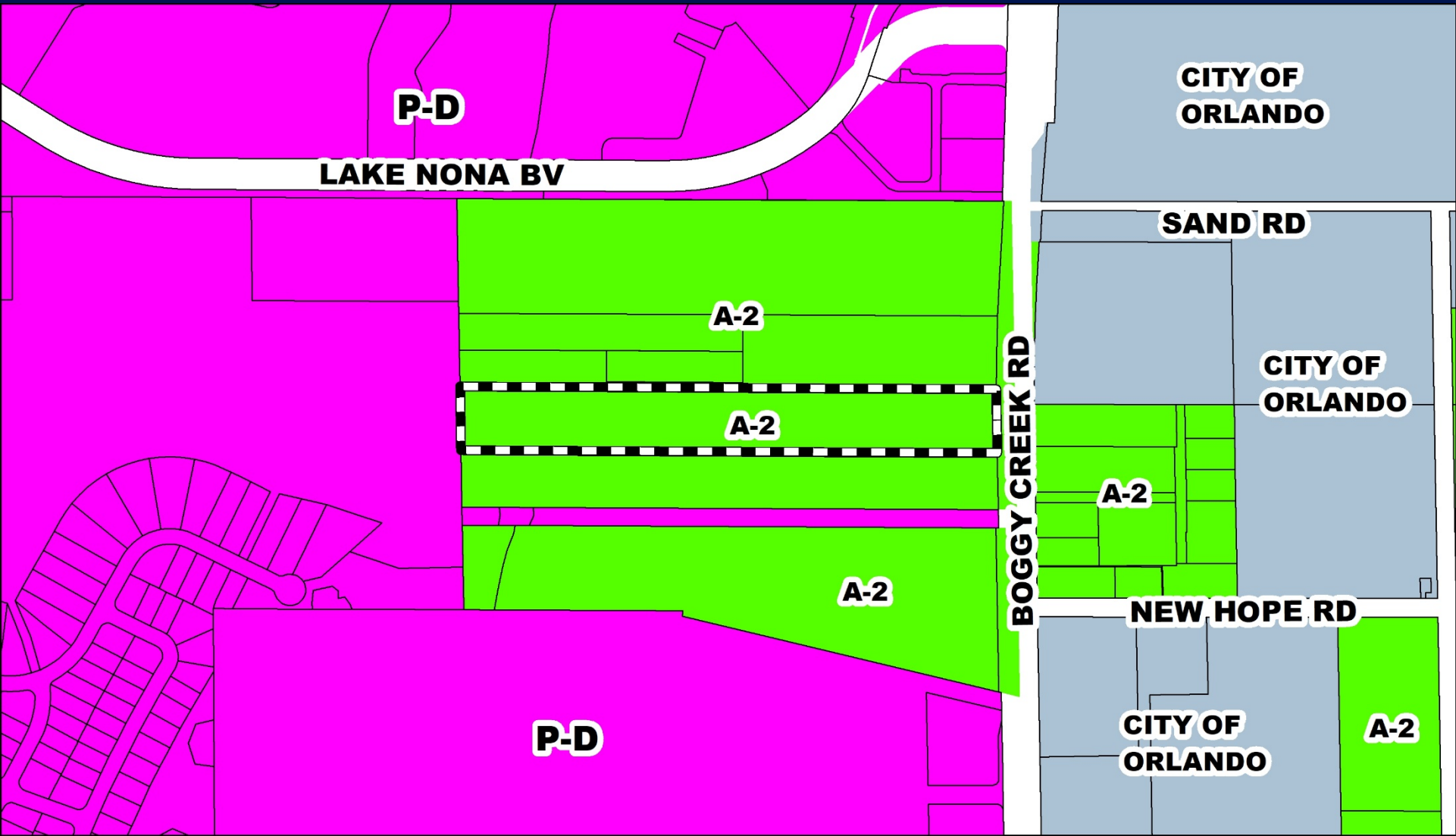
Proposed Future Land Use





SS-23-07-036 & LUP-23-04-137

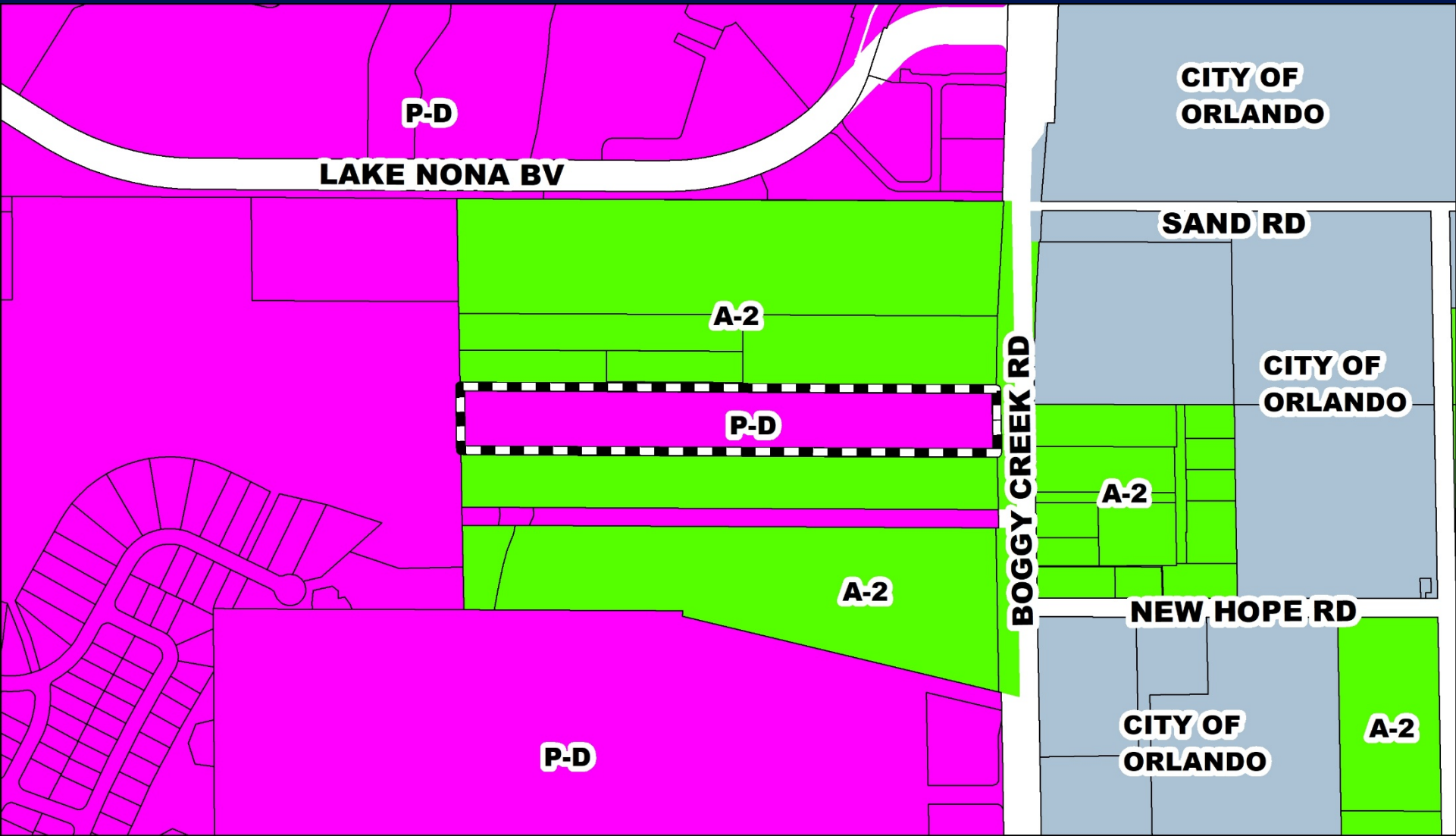
Current Zoning



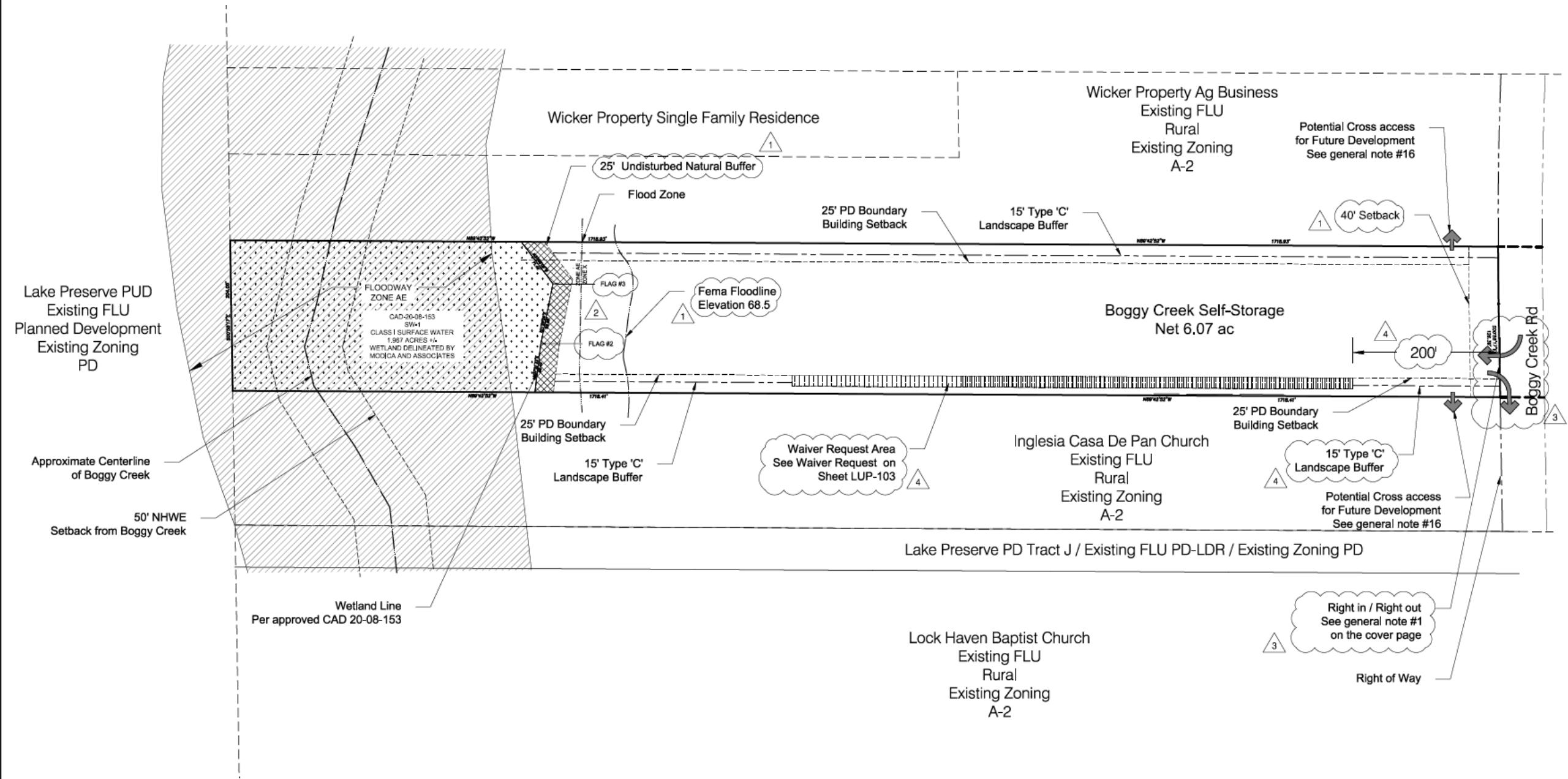


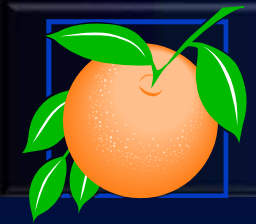
SS-23-07-036 & LUP-23-04-137

Proposed Zoning



LAND USE PLAN





Waiver Requests

Two (2) Waivers from Orange County Code:

Applicable to south property line (760 feet):

1. Reduce PD boundary setback from 25 feet to 10 feet.
2. Reduce buffer from 15 feet to 10 feet.



Community Meeting Summary

July 18, 2023

Meadow Woods Recreation Center

- **Attendance – 4 Residents**

- Summary:

- Northern property owners expressed concern regarding previously requested waivers along northern property line (those waivers have since been removed)
- Cross access proposed to the north



Recommended Action

SS-23-07-036:	ADOPT
23-07-FLUE-7:	ADOPT
23-07-FLUE-8:	ADOPT
Ordinance:	APPROVE
LUP-23-04-137:	APPROVE

Action Requested:

- Make a finding of consistency with the Comprehensive Plan and ADOPT the Planned Development – Commercial (PD-C) Future Land Use;
- ADOPT the FLU8.1.4 and FLU1.2.4 text amendments;
- APPROVE the associated Ordinance; and
- APPROVE the Boggy Creek Self-Storage PD/LUP dated "September 25, 2023," subject to nineteen (19) conditions of approval, including two (2) waivers from Orange County Code.