

Board of County Commissioners

Agenda E.19 **2019-2 Regular Cycle** **Privately-Initiated Map Amendments**

Adoption Public Hearings

November 12, 2019



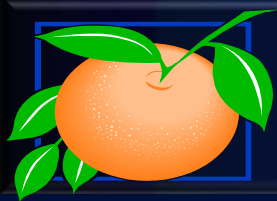
2019-2 Amendment Process

- **Transmittal public hearings**
 - LPA – July 18, 2019**
 - BCC – August 6, 2019**
- **State and regional agency comments**
 - September 2019**
- **Adoption public hearings**
 - LPA – October 17, 2019**
 - BCC – November 12, 2019**



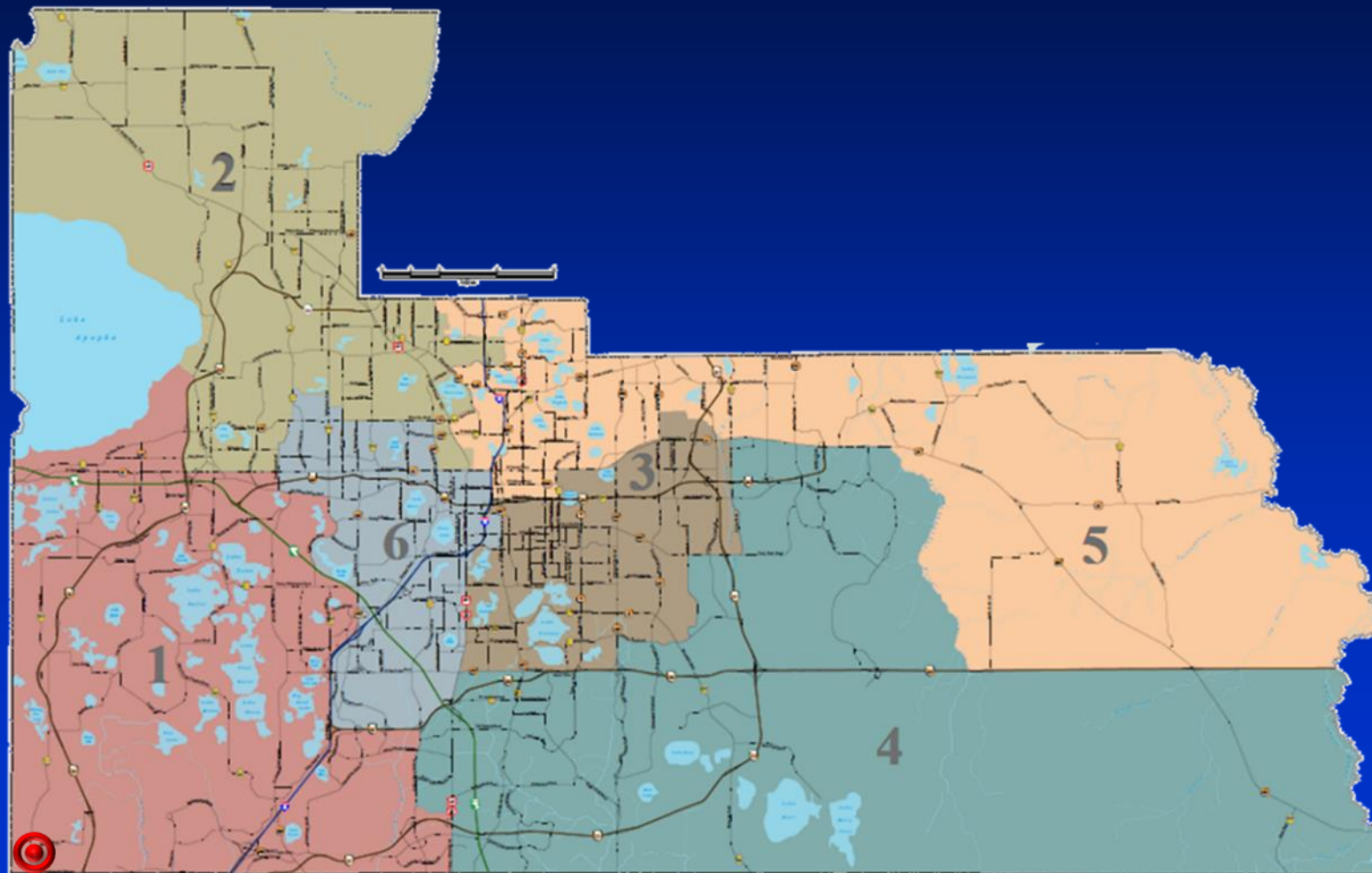
Amendment 2019-2-A-1-1 Rezoning LUPA-18-12-405

- Agent:** David Evans, Evans Engineering, Inc.
- Owner:** Hartzog Road Property, LLC/Westport Capital Partners
- From:** Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR) and Growth Center-Planned Development-Low-Medium Density Residential (GC-PD-LMDR)
- To:** Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR)
- Acreage:** 37.83 gross acres
- Proposed Use:** Up to 300 short-term rental units and 300 multi-family dwelling units



Amendment 2019-2-A-1-1 Rezoning LUPA-18-12-405

Location



Aerial



The Grove resort

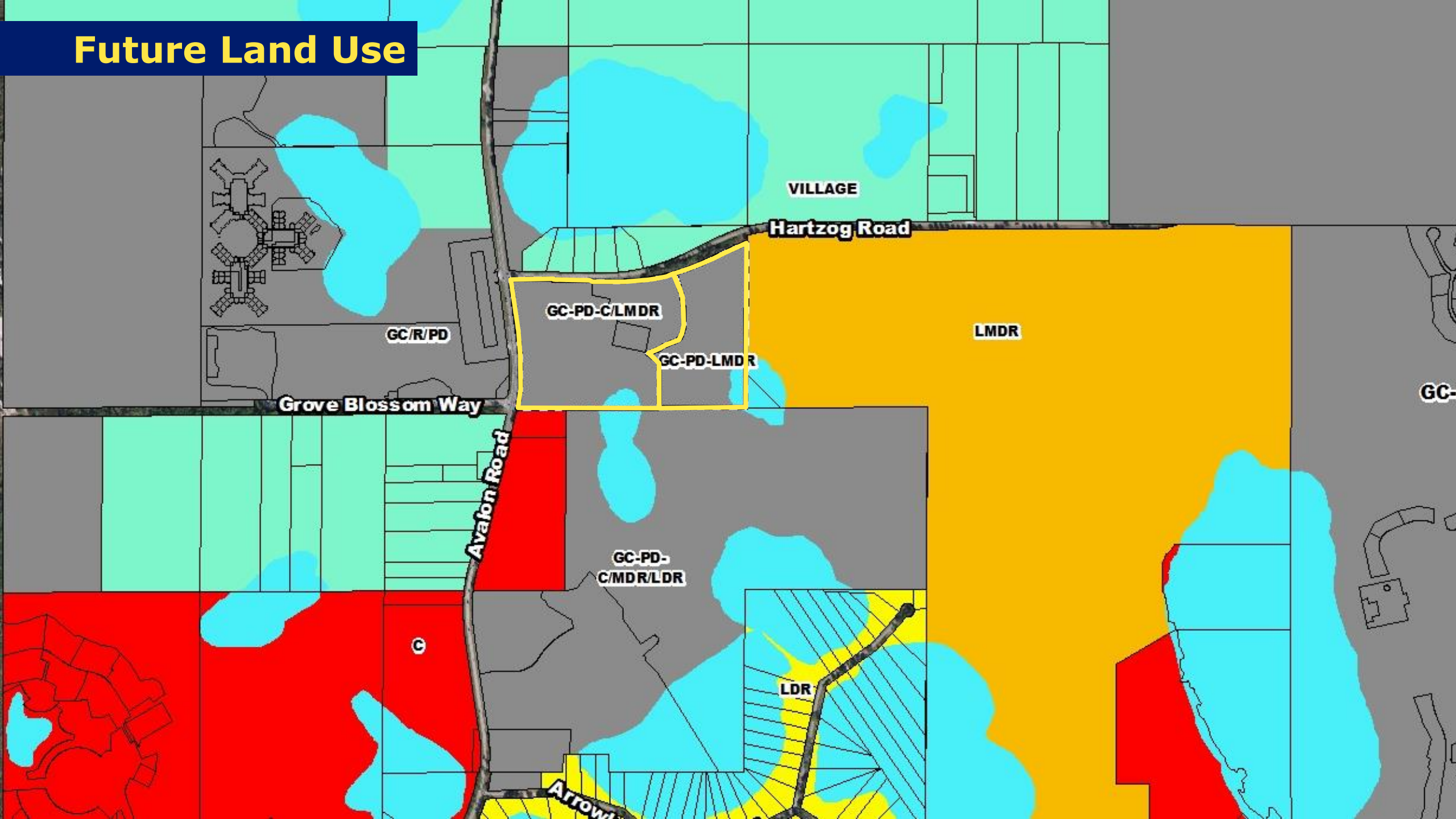
Hartzog Road

Grove Blossom Way

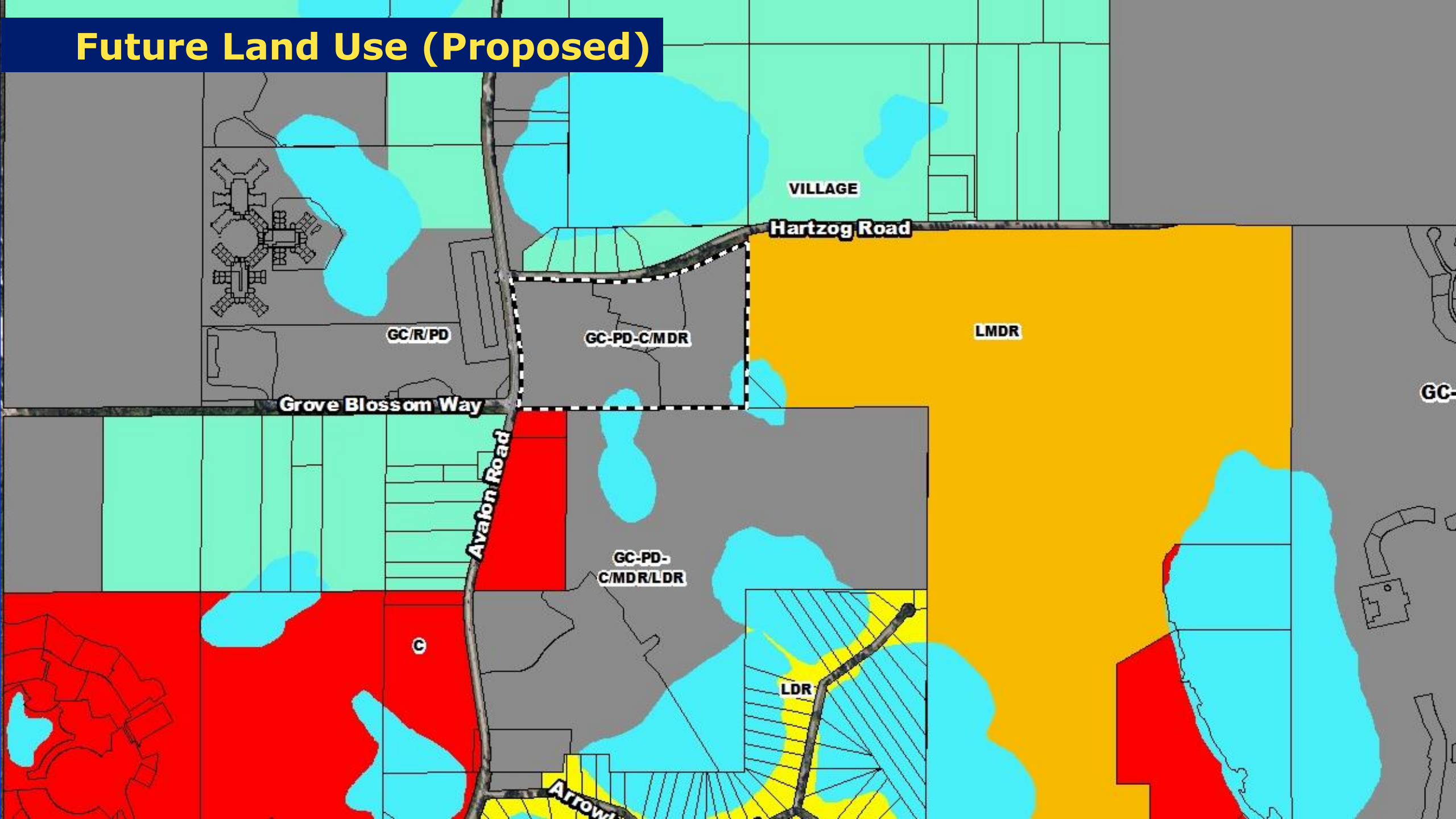
Avalon Road

Arrow

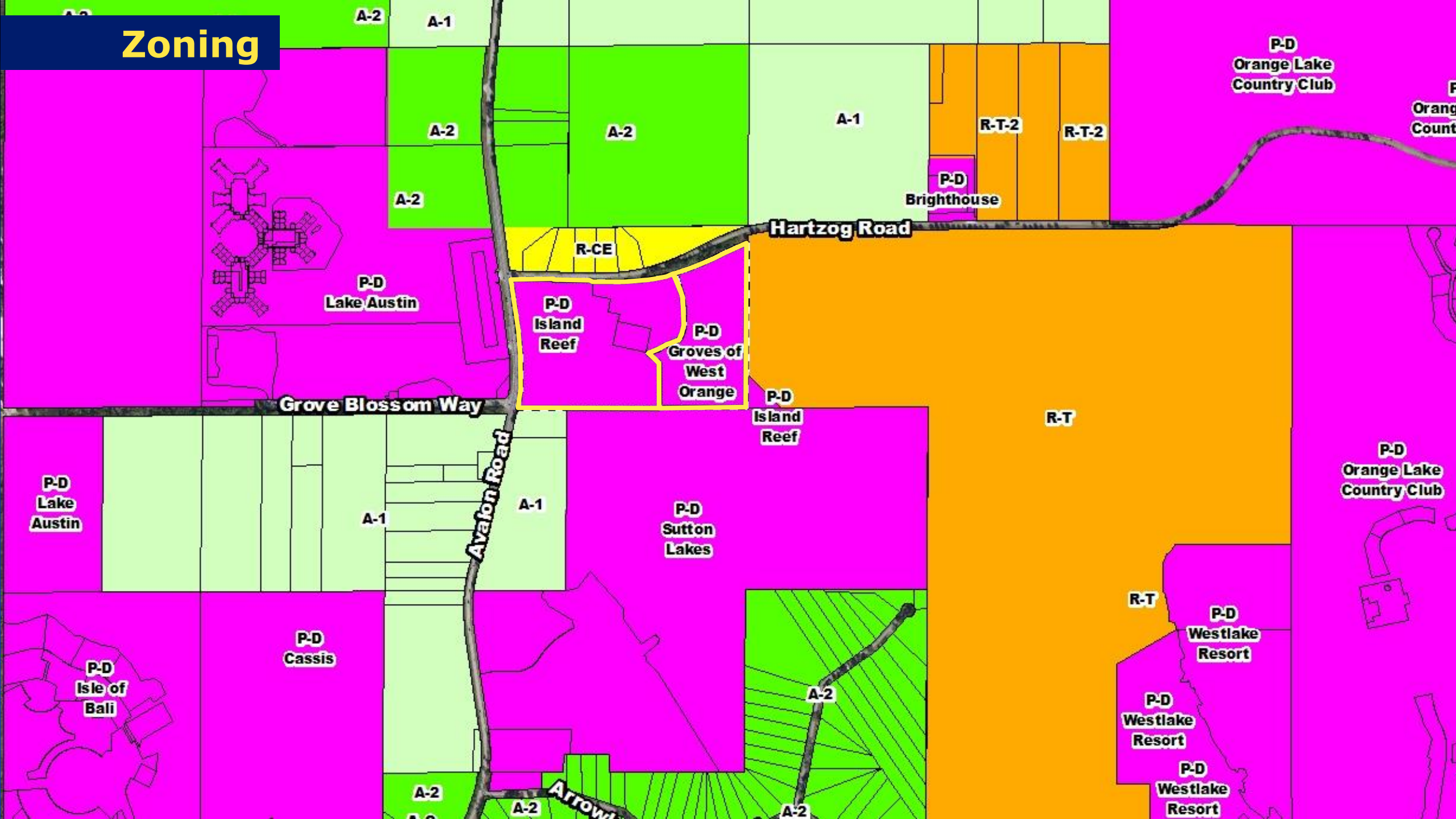
Future Land Use



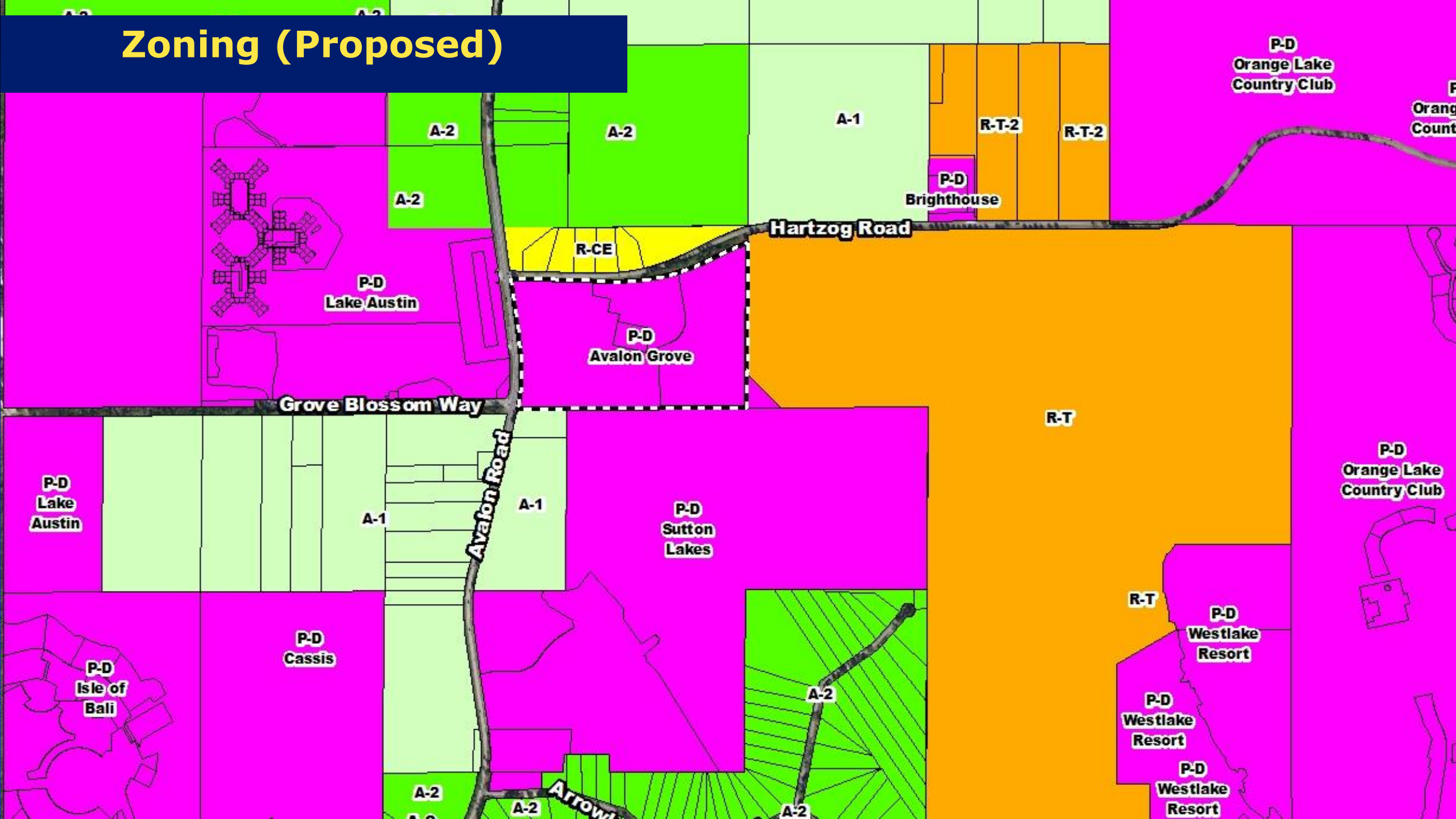
Future Land Use (Proposed)



Zoning



Zoning (Proposed)



LUPA-18-12-405

SITE DATUM

GENERAL INFORMATION

Location : South of Hartzog Road, East of Avalon Rd (CR 545) in unincorporated Orange Co.
 Existing Land Use: Vacant-Commercial
 Proposed Land Use: Tourist Commercial
 Existing Future Land Use: GC-PD-C/LMDR
 Proposed Future Land Use: GC-PD-LMDR
 Existing Zoning: PD
 Proposed Zoning: PD
 Phasing: Project to be permitted and constructed in a single phase

ACREAGE

Gross Acreage: 37.83 acres
 Wetlands: 1.59 acres
 Wetland Buffer: 0.59 acres
 Net Developable Area: (37.83 acres - 1.59 acres - 0.59 acres) = 35.65 acres

PROPOSED LAND USES

Proposed Residential Units: 328
 Gross Residential Density: (328 DU / 37.83 acres) = 8.67 DU/acres
 Net Residential Density: (328 DU / 35.65 acres) = 9.20 DU/acres
 Proposed Commercial Centers: 2.00 acres (87,120 SF)

TRIP GENERATION

ITE Code	Description	Units	Trips Per Unit	Daily Trips	PM Peak Trip
210	Single-Family	328 DU	10.00 Trips/DU	3,280	325
820	Shopping Center	87,120 SF	100.62 Trips/1,000 SF	8,766	332
	Commercial Pass-by Trips			3,331	126
	Net Trip Generation			8,715	531

Trip generation analysis based on ITE Trip Generation Manual, 10th Edition.
 Pass-by trips calculated based on rates from Table D-1 from Transportation Mobility Fee Study Update.

STUDENT GENERATION

Generation Rates (Single Family)	Elementary	Middle	High
Generation Rates	0.191	0.095	0.131
Students Generated	63	31	43

Total Students = 137 Students

Rates per Orange County Public Schools - School Impact Fee Study February 2016

DEVELOPMENT STANDARDS

	Single Family Attached
MAX. BUILDING HEIGHT	3 STORIES/42'
MAX. LOT COVERAGE	75%
MIN. LIVING AREA	1,000
MIN. LOT WIDTH	24' (typical)
MIN. LOT DEPTH	70' (typical)
SETBACKS:	
FRONT	35/30 (front porch)
REAR	34'
SIDE	0/7' (end units)
SIDE STREET	32'

OPEN SPACE & RECREATION

Open Space Required: 10% per O.C. Sec. 38-1234
 (37.83 acres X 10%) = 3.78 acres

Open Space Provided: 3.78 acres

Recreation Facilities Required: 2.5 acres/1000 ppl per O.C. Sec. 38-1253

(328 units X 3.1 person/unit X 2.5 acres/1000 people) = 2.54 acres

Recreation Facilities Provided: 2.54 acres

Utilities:

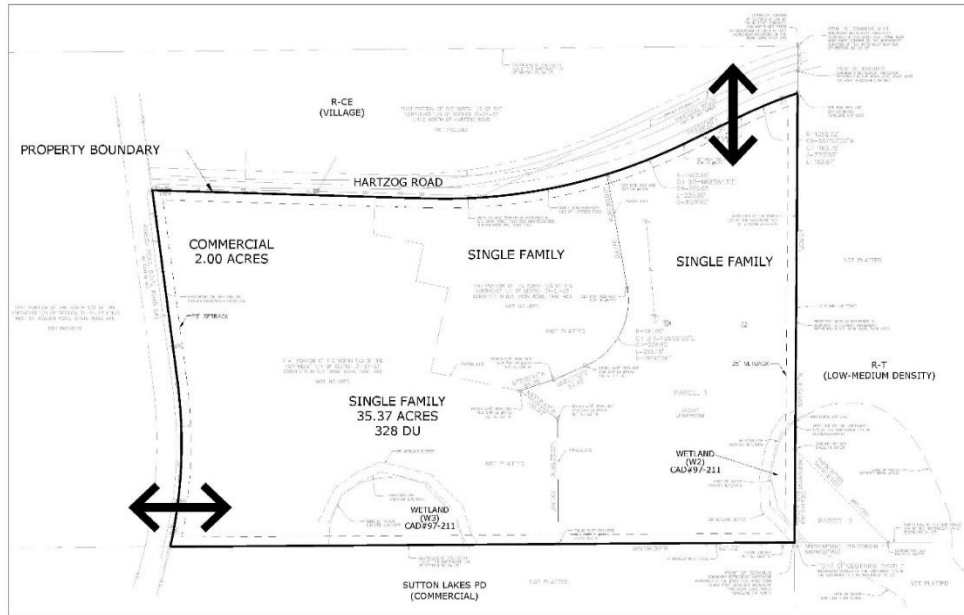
Water Service: Toho Water Authority
 Wastewater Service: Toho Water Authority

Storm Water Management

Stormwater management will consist of a series of detention ponds which will outfall into the existing wetland.

Conservation Area

CAD # 97-211-CA
 Wetland 2 (W2) = NJ
 Wetland 3 (W3) = II
 Wetland Area = ±2.18 ACRES



NOTE: IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM THE COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.

CDR 18-07-230 Waivers associated with Parcel 11D Short Term Rental

- A waiver from Section 38-1203(3) (Approval procedure), Section 38-1206 (Development Plan), and Section 38-1208 (Control of development following approval) in order to allow for the short term rental project to move forward with and be governed by a Preliminary Subdivision Plan for the subdivision of the lots without the need for approval of a development plan for each proposed lot.
- A waiver from Chapter 38, Article VIII Division 4 (Site Development Standards for Commercial Development), Chapter 38, Article VIII Division 2 (General Site Development Standards) and Chapter 9, Article XIII (Architectural Standards and Guidelines for Commercial Buildings and Projects) applicable to commercial projects, as proposed short term rental project will be required to adhere to residential standards, including Chapter 38, Article VIII Division 3 (Site Development Standards for Residential Development) for development purposes.

Justification: The product will be constructed on individually platted lots with individual rental properties to appear as homes and townhomes, and specific design concerns may be addressed on the PSP, individual development plans for each lot will be unnecessary.

Justification: The development project land use will be commercial (short-term rental), the product developed will be single family residential in appearance.

LEGEND:

- PROPERTY BOUNDARY
- SETBACK LINE
- PROPERTY ACCESS



EVANS ENGINEERING, INC.
 719 IRMA AVENUE
 ORLANDO, FLORIDA 32803
 (407) 872-1515
 www.evanseng.com

EVANS ENGINEERING, INC.
 CERTIFICATE OF AUTHORIZATION NO. 6788

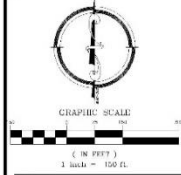
DAVID L. EVANS
 FLORIDA P.E. NO. 44586

DATE:

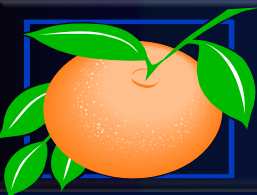
AVALON GROVE
 LAND USE SITE PLAN
 FLORIDA
 ORANGE COUNTY

DATE	NO.	BY	REVISIONS
			DETAIL

DRAWN BY: VT/CA
 CHECKED BY: DLE
 DATE: DEC 2018
 SHEET NO: 28401



3
 OF SHEETS XX



Amendment 2019-2-A-1-1

Staff Recommendation:

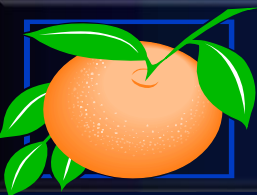
ADOPT

LPA Recommendation:

ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan** (see Housing Element Goal H1, Housing Element Objective H1.1, Future Land Use Element Objectives FLU2.2 and FLU8.2, and Policies FLU1.1.1, FLU1.1.2.A, FLU1.1.4.F, FLU1.4.4, FLU7.4.4, FLU8.1.4, FLU8.2.1, FLU8.2.2, and FLU8.2.10);
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Amendment 2019-2-A-1-1** Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR) and Growth Center-Planned Development/Low-Medium Density Residential (GC-PD/LMDR) to Growth Center-Planned Development-Commercial/Medium-High Density Residential (GC-PD-C/MDR).



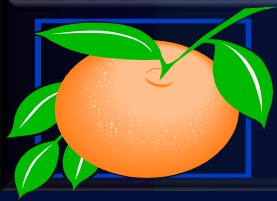
LUPA-18-12-405

DRC Recommendation:

APPROVE

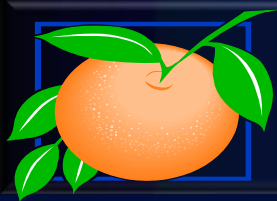
Action Requested:

Make a finding of consistency with the Comprehensive Plan and **APPROVE the Avalon Groves Planned Development/Land Use Plan (PD/LUP), subject to the fourteen (14) conditions listed in the staff report, but with the removal of condition 8 requesting a school Capacity Enhancement Agreement**



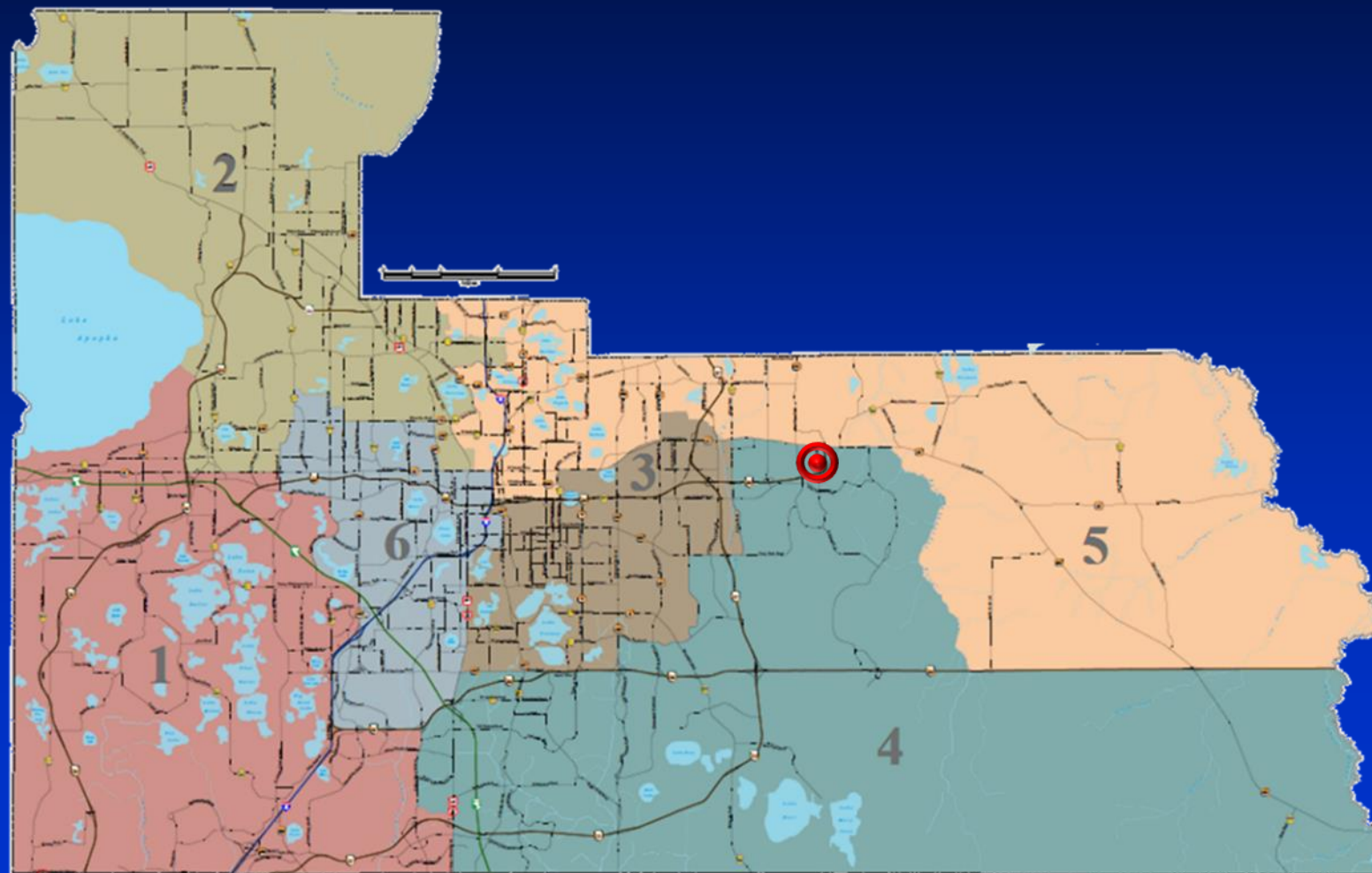
Amendment 2019-2-A-4-2

- Agent:** Thomas Sullivan, Gray Robinson P.A.
- Owner:** Chuck Hollow Inc., et al
- From:** Commercial (C)
- To:** Planned Development-Medium-High Density Residential (PD-MHDR)
- Acreage:** 10.08 gross acres/2.70 net developable acres
- Proposed Use:** Up to 94 multi-family dwelling units; or
Up to 256 multi-family dwelling units with an approved Conservation Area Impact permit



Amendment 2019-2-A-4-2

Location



Aerial



River Reach Drive

Cricket Club Circle

E Colonial Drive

Woodbury Road

Waterford Wood Circle

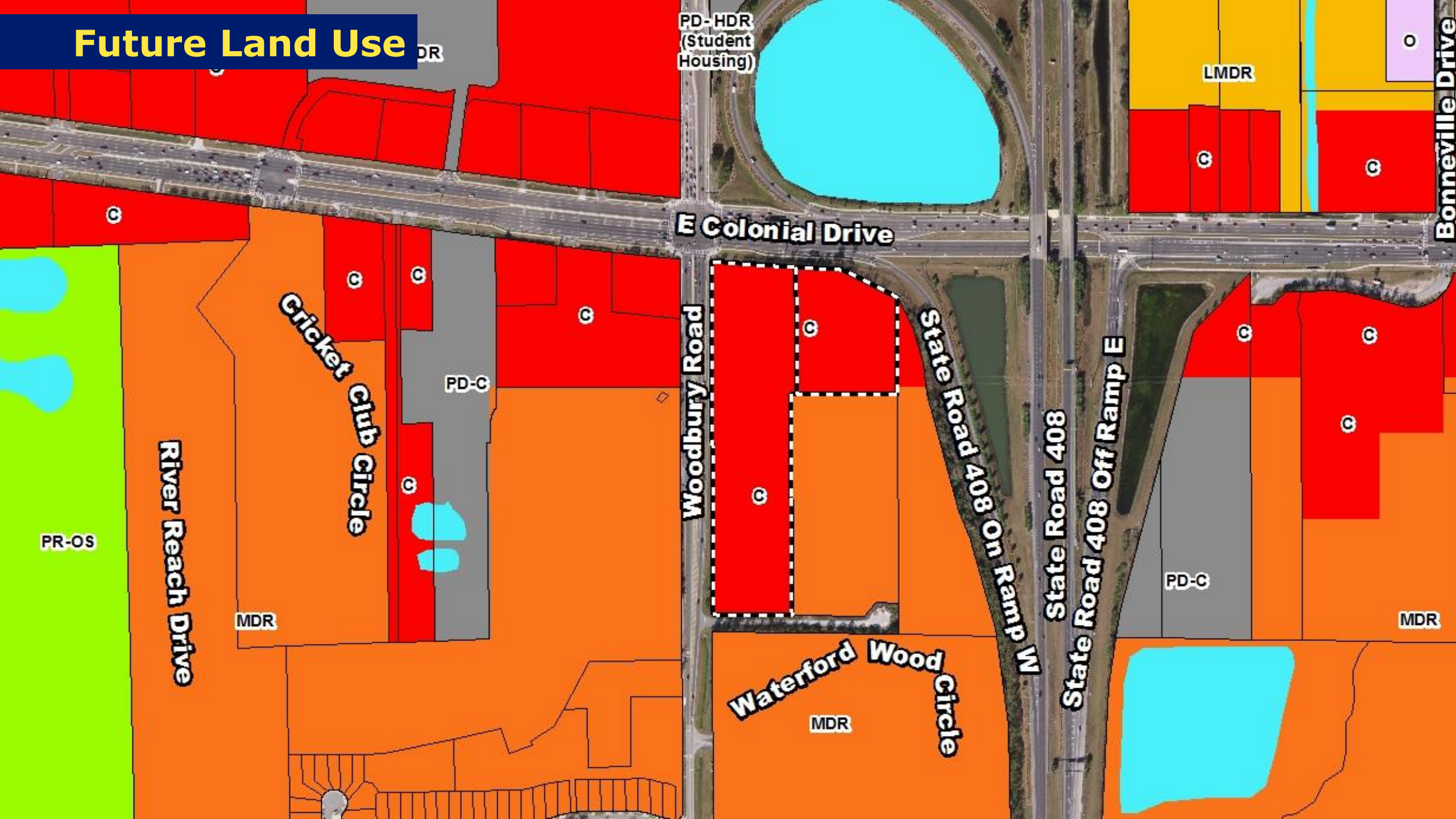
State Road 408 On Ramp W

State Road 408

State Road 408 Off Ramp E

Bonneville Drive

Future Land Use



PD-HDR
(Student
Housing)

LMDR

E Colonial Drive

Bonneville Drive

Cricket Club Circle

Woodbury Road

State Road 408 On Ramp W

State Road 408

State Road 408 Off Ramp E

PR-OS

River Reach Drive

MDR

PD-C

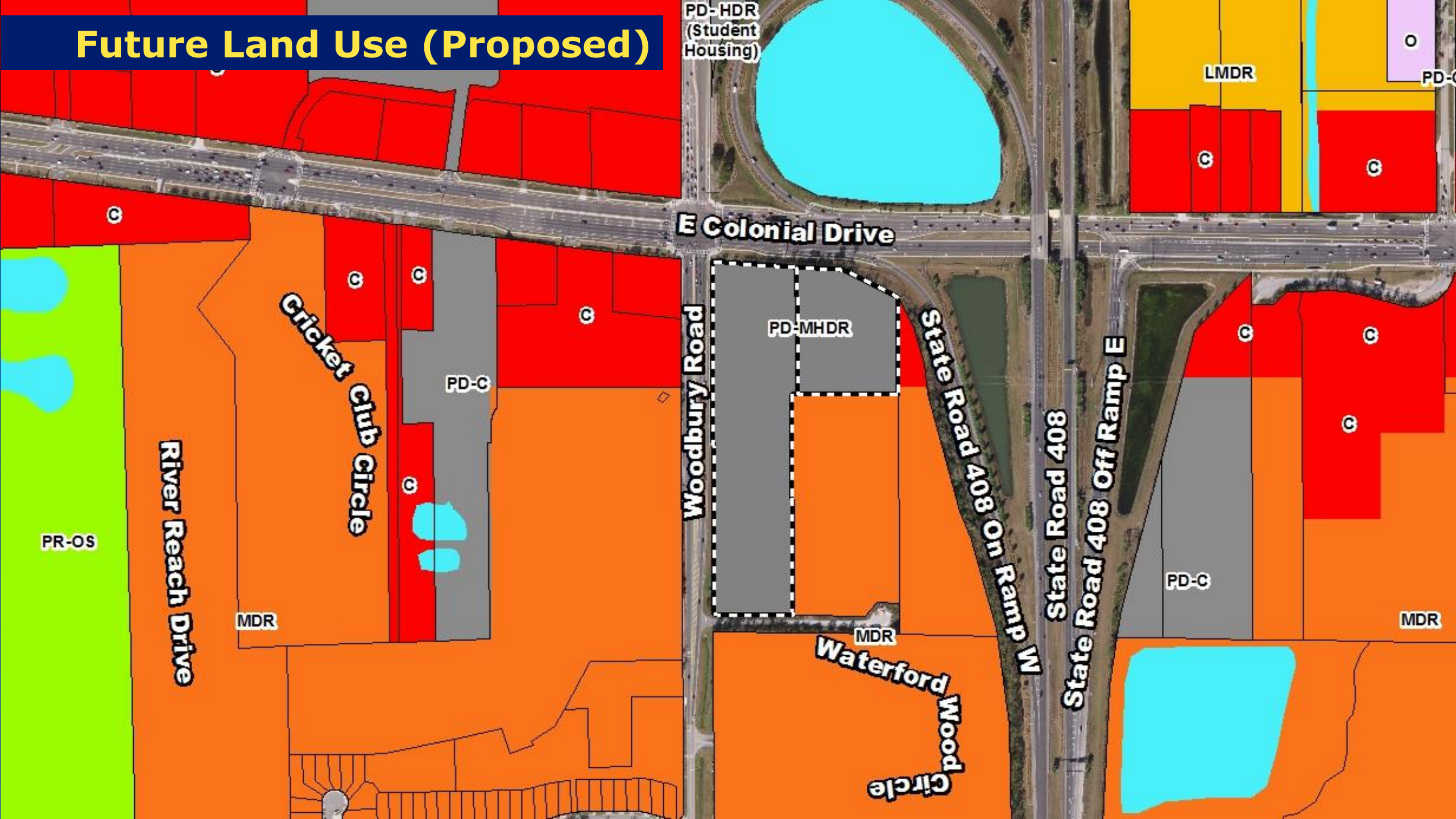
PD-C

MDR

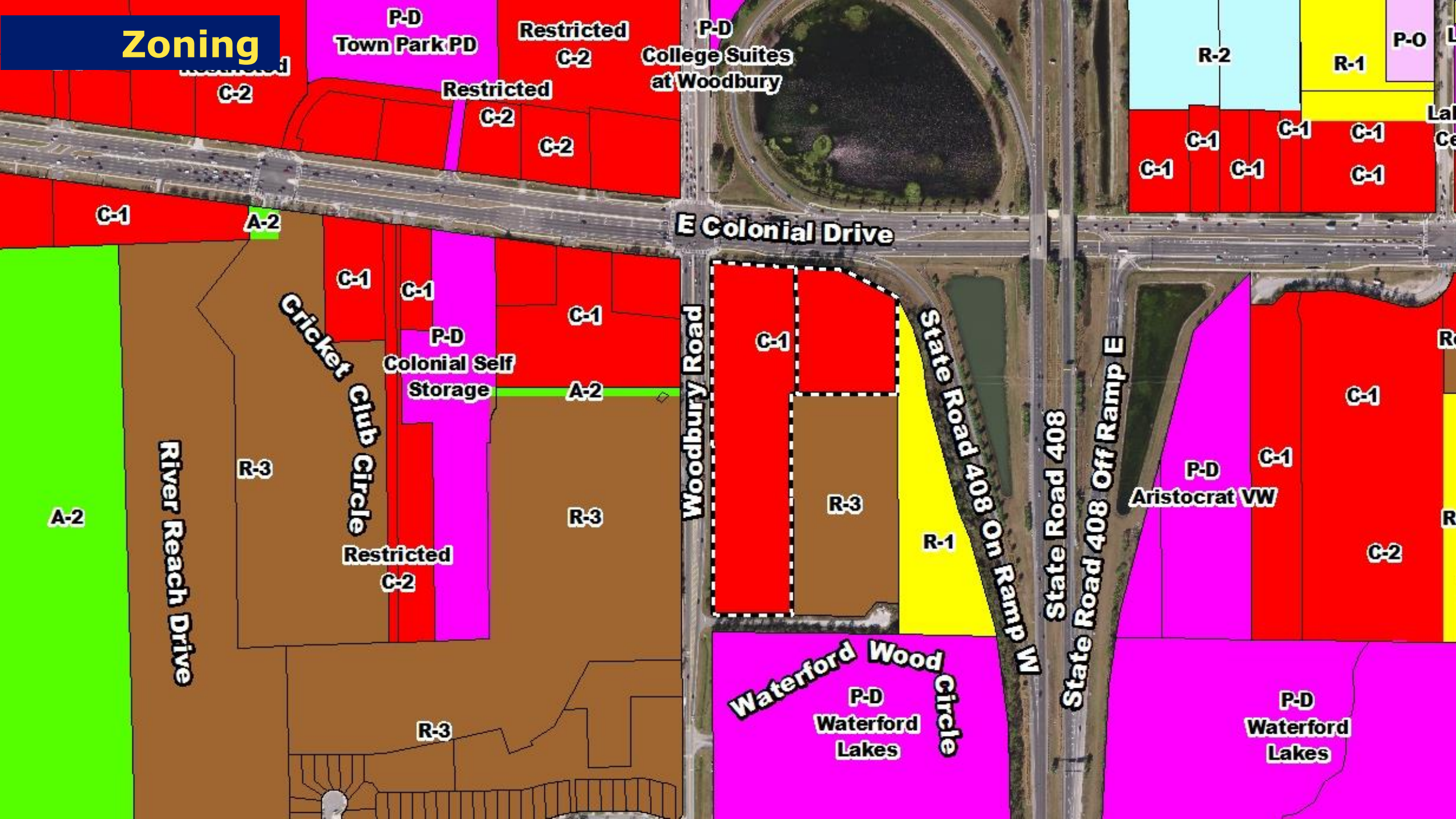
Waterford Wood Circle

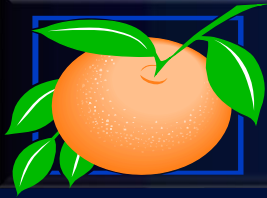
MDR

Future Land Use (Proposed)



Zoning





Board of County Commissioners

Agenda I. I.2

Request for Conservation Area Impact Permit

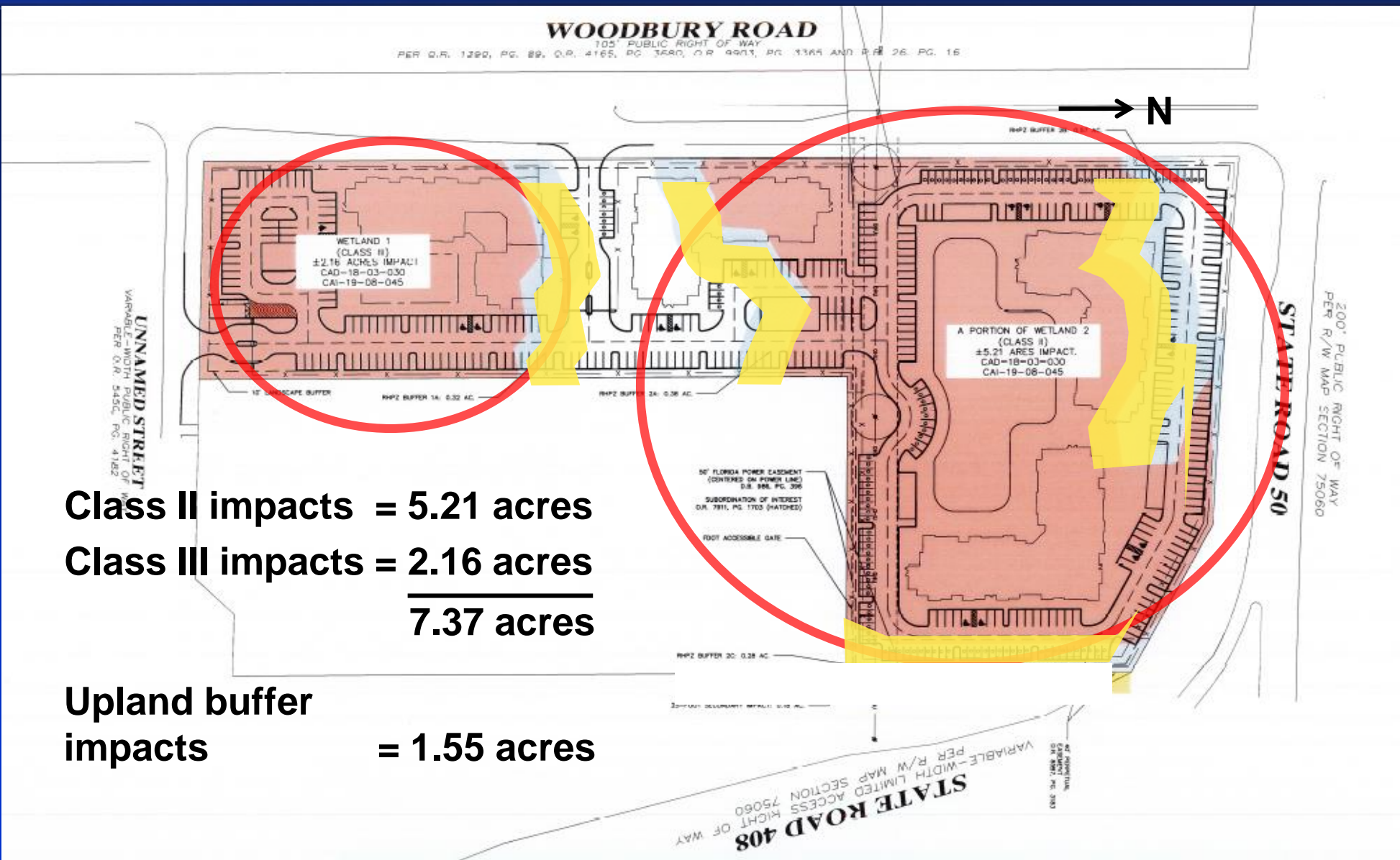
**Woodbury Apartments Project
CAI-19-08-045**

Applicant: Chuck Hollow, Inc.

November 12, 2019



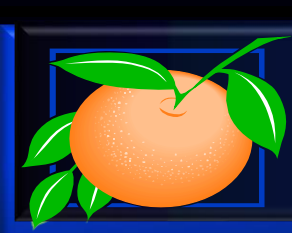
Site Plan



Class II impacts = 5.21 acres
Class III impacts = 2.16 acres

7.37 acres

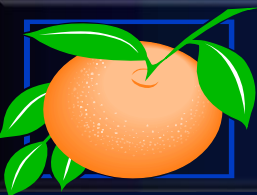
Upland buffer impacts = 1.55 acres



Conservation Area Impact Permit # CAI-19-08-045

Action Requested:

- Acceptance of the findings and recommendation of Environmental Protection Division staff; and
- Approve the request for Conservation Area Impact Permit Number CAI-19-08-045 for the Woodbury Apartments Project Site.



Amendment 2019-2-A-4-2

Staff Recommendation:

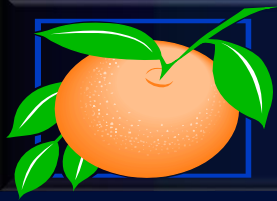
ADOPT

LPA Recommendation:

ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan** (Future Land Use Element Goal FLU1, Objectives OBJ FLU1.1, OBJ FLU1.4, OBJ FLU2.1 Policies FLU1.1.1, FLU1.1.2.A, FLU1.1.2.B, FLU1.1.4.B, FLU 1.4.1, FLU1.4.2, FLU8.1.2, FLU8.1.4, FLU8.2.1);
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Amendment 2019-2-A-4-2 Commercial (C) to Planned Development – Medium-High Density Residential (PD-MHDR).**



Amendment 2019-2-A-4-3 (fka 2019-1-A-4-2) Rezoning LUP-18-12-413

Agent: Jim Hall, AICP, BLA, Hall Development Services, Inc.

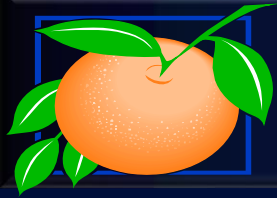
Owner: John Caporaletti (SBEGC, LLC)

From: Parks and Recreation/Open Space (PR/OS)

To: Medium Density Residential (MDR)

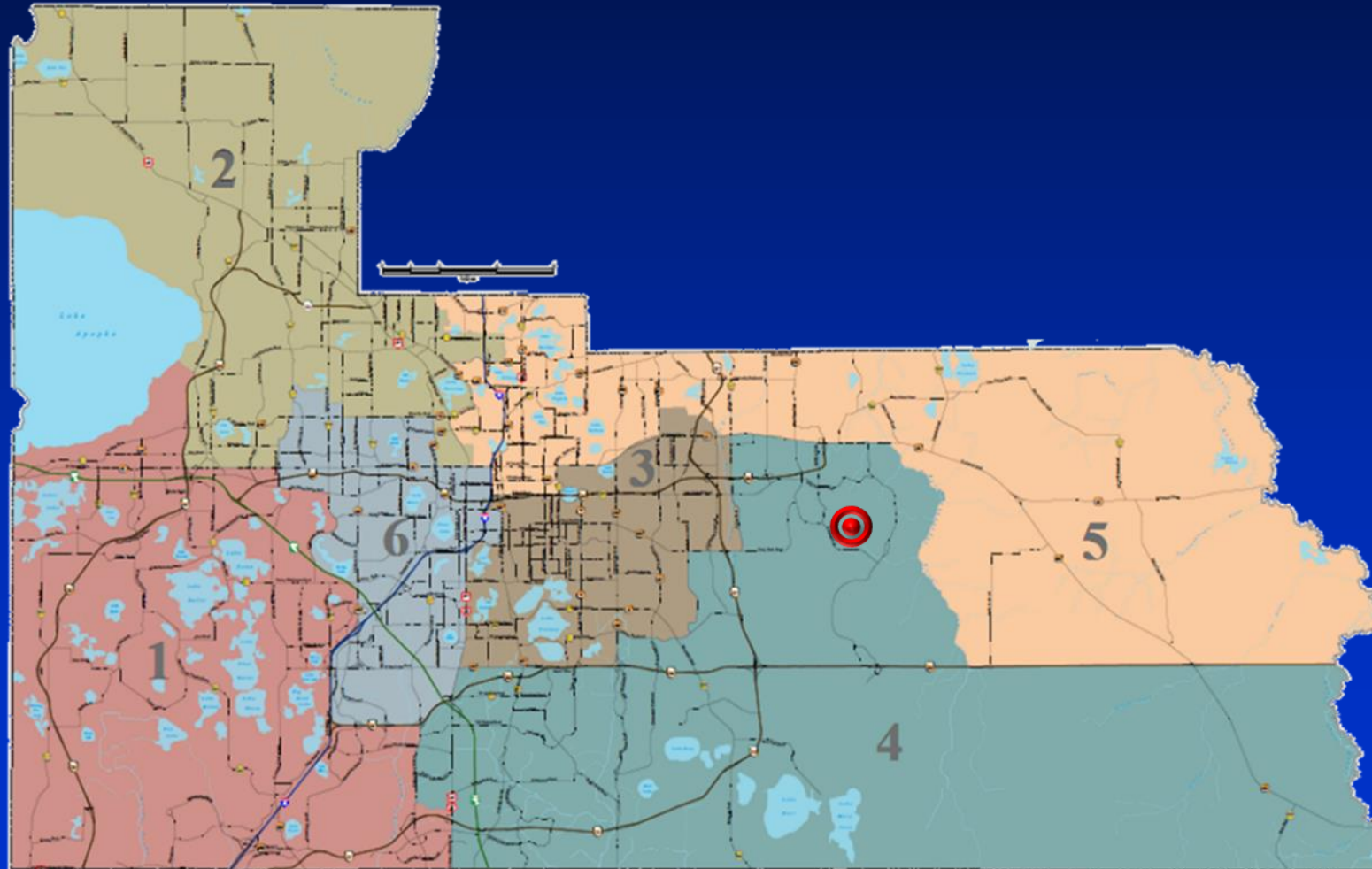
Acreage: 14.5 gross acres/12.5 net acres

Proposed Use: Up to 250 multi-family dwelling units

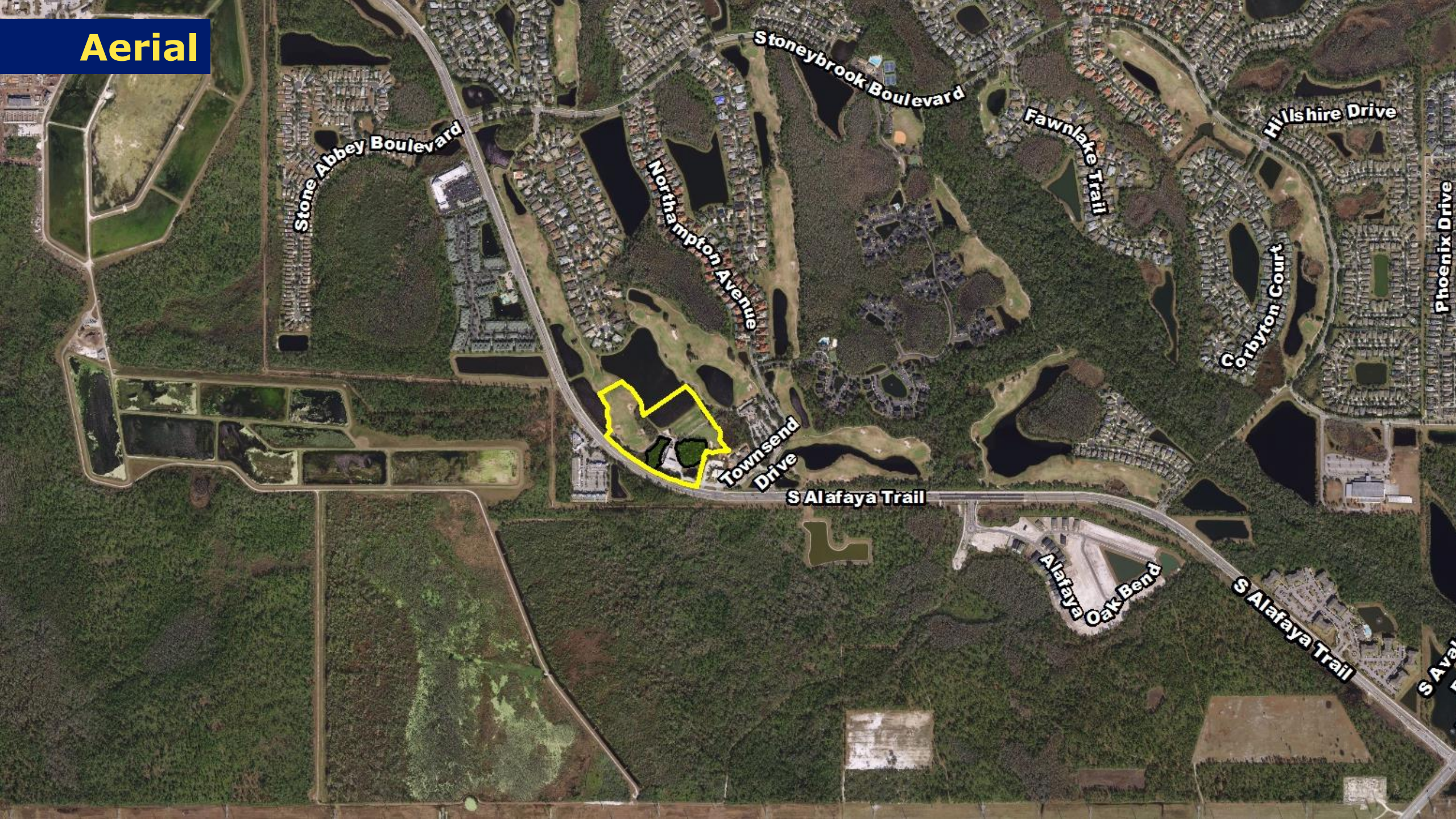


Amendment 2019-2-A-4-3 Rezoning LUP-18-12-413

Location



Aerial



Stone Abbey Boulevard

Stoneybrook Boulevard

Northampton Avenue

Fawnlake Trail

Hillshire Drive

Corbyton Court

Phoenix Drive

Townsend Drive

S Alafaya Trail

Alafaya Oak Bend

S Alafaya Trail

S Alafaya Trail

Aerial



Wilshire Run Court

Stoneybrook East Golf Course

Northampton Avenue

Alafaya Tr

County Fire Station #85

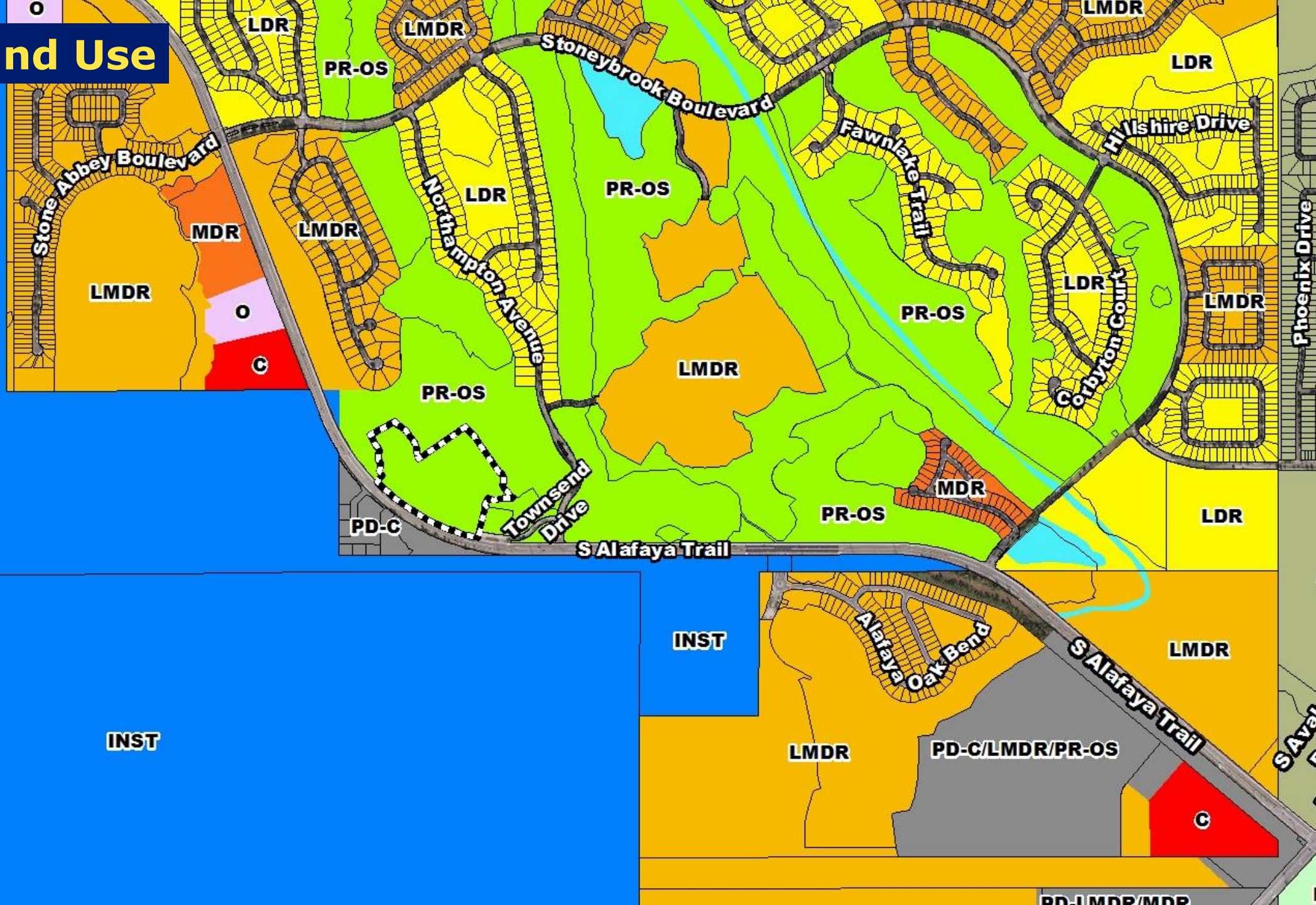
Townsend Drive

Townsend Drive

0 200 400ft

Future Land Use

INST



LMDR

MDR

LMDR

LDR

PR-OS

LMDR

PR-OS

PR-OS

LDR

LMDR

PD-C

PR-OS

MDR

LDR

INST

INST

LMDR

PD-C/LMDR/PR-OS

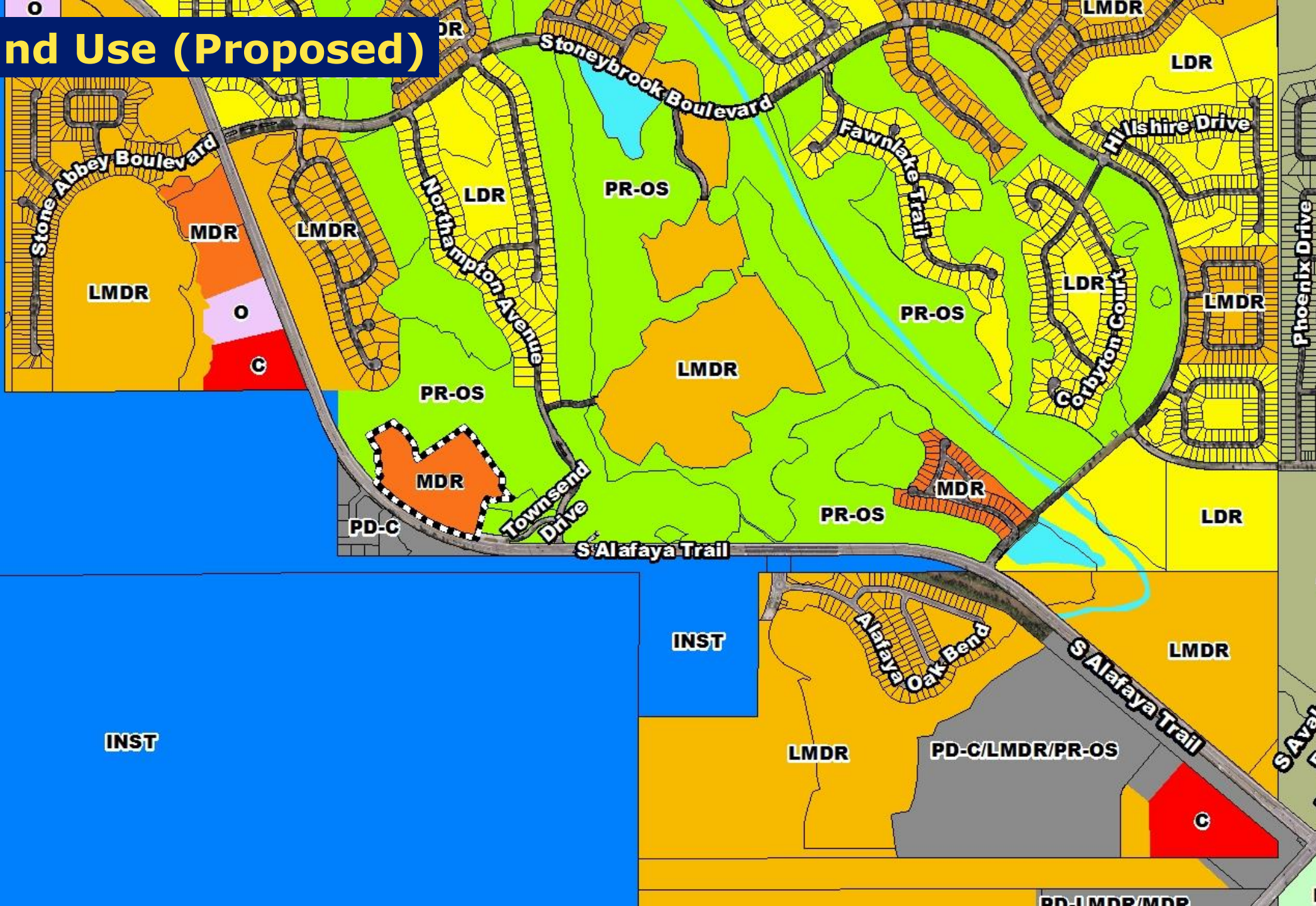
LMDR

C

PD-LMDR/MDR

Future Land Use (Proposed)

INST



LMDR

MDR

LMDR

LDR

PR-OS

PR-OS

LDR

LMDR

PR-OS

LMDR

MDR

PD-C

PR-OS

MDR

LDR

INST

INST

LMDR

PD-C/LMDR/PR-OS

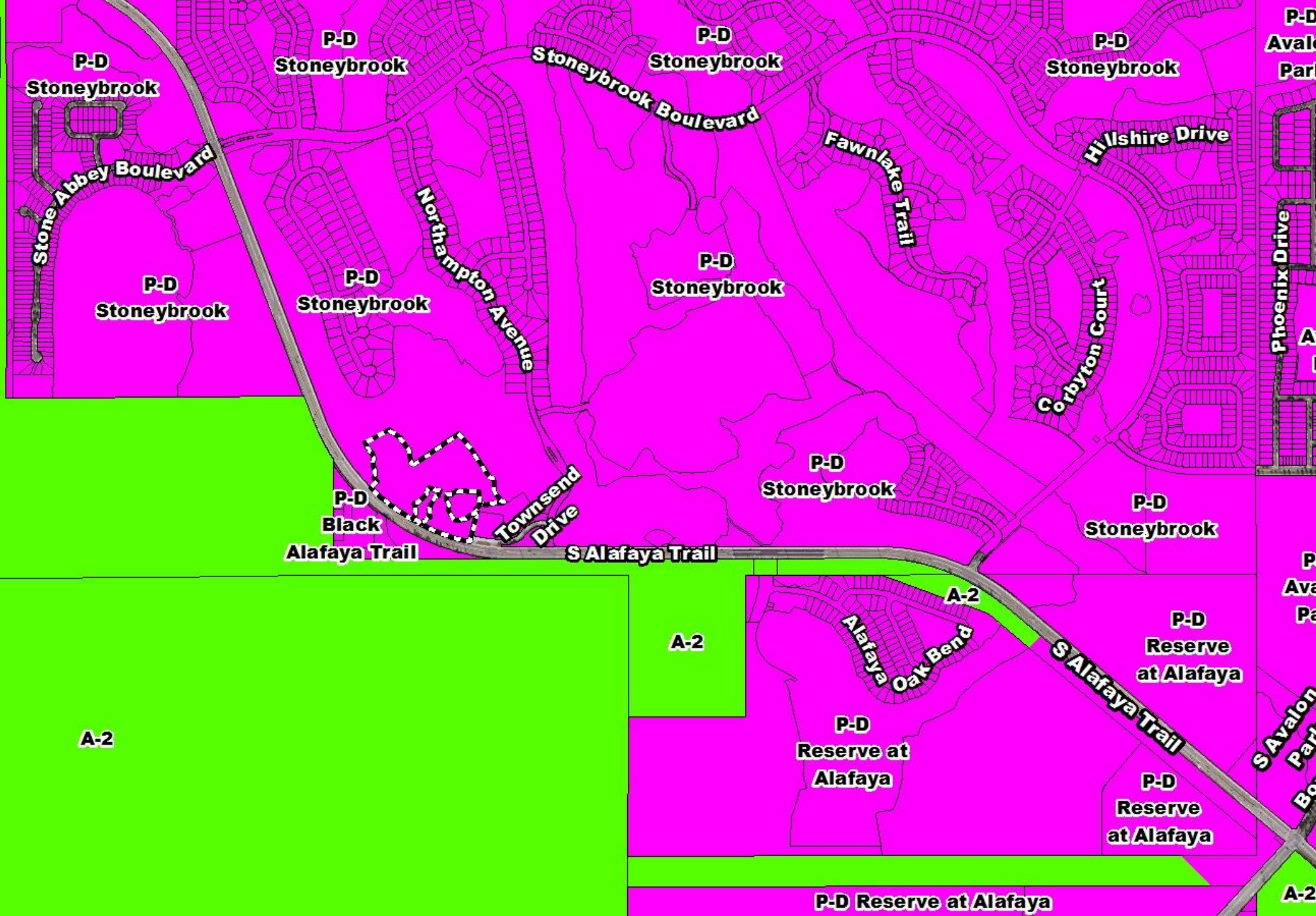
LMDR

C

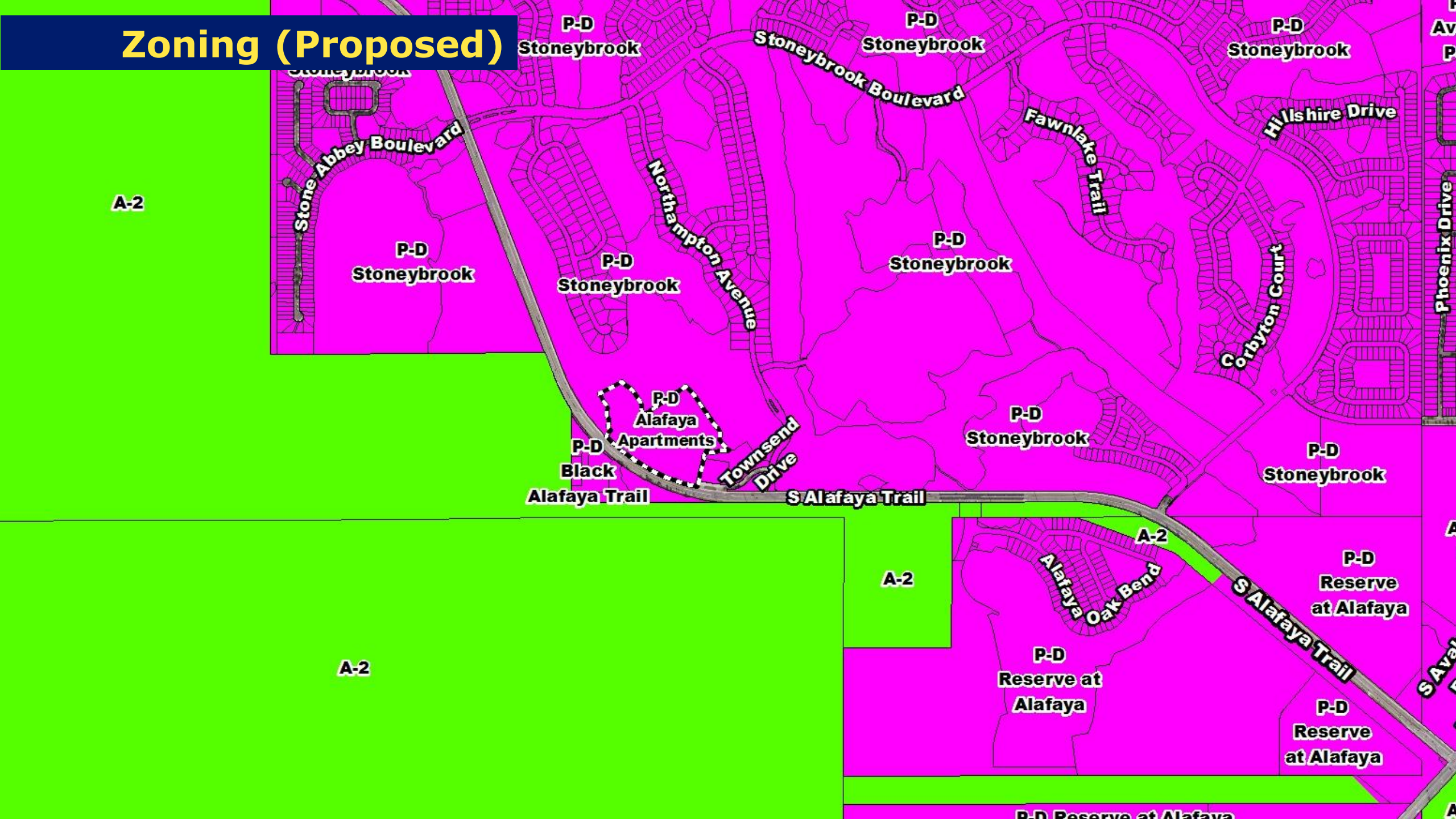
PD-LMDR/MDR

Zoning

A-2



Zoning (Proposed)



Rezoning LUP-18-12-413

SITE DATUM	
Parcel Number	Portion of 01-23-31-0000-00-001
Current Future Land Use	Parks and Rec
Current Zoning	PD
Proposed zoning	PD
Gross acres	14.53 acres
Wetlands	2.03 acres
Water Bodies	0.0 acres
Net Acres	12.5 acres

DEVELOPMENT PROGRAM				
Land Use	Acres	Units	Trip Gen Rate	Trips
Apartments	12.5	250	5.44	1,360

Permitted Land Uses	
Residential Density	Apartments
Residential Density	20 units/acre

SCHOOL AGE POPULATION				
Land Use	Units	Elementary	Middle	High
Mid rise residential	250	37	16	18

1/2 Notes used - 0.145 elementary, 0.02 middle and 0.00 high.

Total School Children	71
-----------------------	----

DEVELOPMENT STANDARDS	
Building Height	60' and four stories
PD Setback	25'
Alafaya Trail Setback	25'

RESIDENTIAL STANDARDS	
Min. living area	600 SF
Max. building coverage	50%
Building separation	20'

LANDSCAPING
Will comply with Chapters 24 and 38 of the LDC

OPEN SPACE PER 38-1234
25% or 3.13 acres

RECREATION
Recreation shall comply with Orange County Code Sec. 38-1253

SIGNAGE
Will comply with Chapter 31.5 of the LDC

PHASING
Multi-phase; to be determined at DP/PSP

STORMWATER
Will comply with Orange County (38-1231) and Water Management District standards

SERVICE PROVIDERS	
Water Service	Orange County
Wastewater	Orange County
Reclaimed Water	Orange County
Police	Orange County
Fire	Orange County
Fire Flow	Will comply with Orange County standards

NOTES

- Ownership of storm water management facilities shall be determined at DP.
- Open space to be owned and maintained by the Property Owners.
- Alafaya Trail access shall align with the driveway on the west side of Alafaya trail.
- This site is located within the geographic limits of the Econ River Protection Ordinance. Basin wide regulations apply. Reference Orange County Code Chapter 15, article X), Section 15-442.
- Lighting will comply with Chapter 9 of the Orange County Land Development Code.
- The project site was included in Orange County CAD 89-050 and Impact Permit CAI 93-043 completed for the Stoneybrook PD. A Conservation Easement (CE) was recorded in favor of the St. Johns River Water Management District (SJRWMD) in official records book 5226, pages 2076- 2118.
- Neighborhood compatibility measure will include these agreements:
 - the project will be a gated community with no vehicular access to Stoneybrook;
 - no chain-link fencing;
 - landscaping closest to the single family homes to the north will include "Florida Friendly Landscaping" which will resemble to the extent possible the existing vegetation;
 - landscape plans shall include canopy and understory trees to reasonable block the view of the proposed buildings from the homes on Windsorgate.
- Secondary access will be evaluated at Development Plan for consistency with Fire Department operation requirements.

WAIVERS

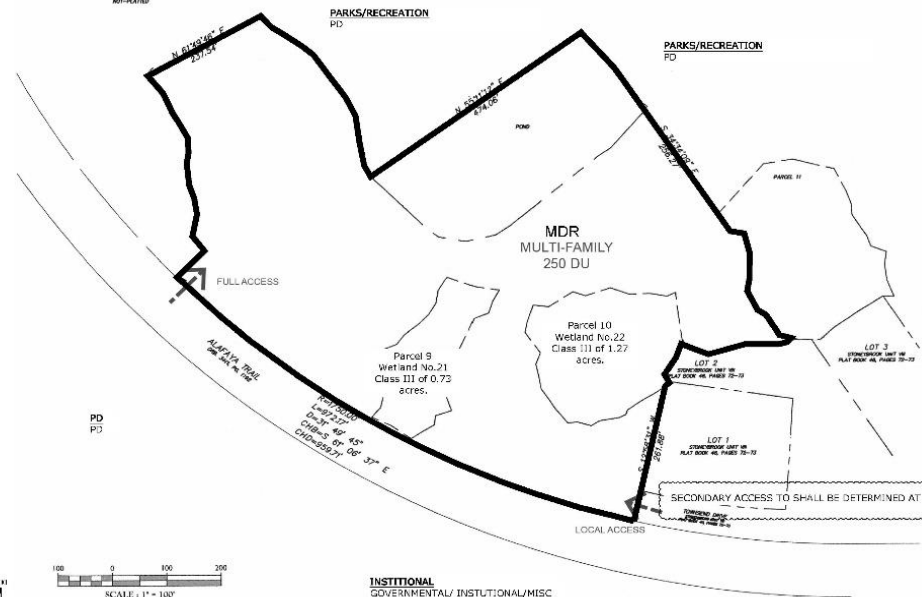
- A waiver from Section 38-1258(j) to allow a minimum building separation of twenty (20) feet in lieu of a minimum separation of thirty (30) feet for two-story buildings, and forty (40) feet for buildings three (3) stories.

Applicant Justification: due to the desire to cluster the apartment buildings in an urban form adjacent to Alafaya Trail and farther away from single family homes to the north.
- A waiver from Section 38-1251(b) is requested to allow the maximum coverage of all buildings to not exceed 50% of the gross land area, in lieu of the maximum coverage of all buildings not exceeding 30% of the gross land area.

Applicant Justification: to allow compact development with adequate buffers for the single family to the north and Alafaya Trail to the west.
- Waiver from 38-1254(2)c - Setbacks is requested to allow the setback from street rights-of-way is requested to be 25' in lieu of Arterial street 50 feet setback.

Applicant Justification: to allow a cluster of residential buildings near for maximum separation from nearby single family.
- Waiver from 38-1258(d) is requested to allow a maximum building height of 45 feet/3 stories in lieu of 40 feet.

Applicant Justification: due to the desire to cluster the apartment buildings in an urban form farther away from single family homes to the north.



SCALE: 1" = 100'

INSTITUTIONAL
GOVERNMENTAL/ INSTITUTIONAL/MISC



DATE	FOR:
02-04-2018	PD REZONING APPROVAL
06-12-2018	PD REZONING APPROVAL
06-20-2018	PD REZONING APPROVAL
08-20-2018	PD REZONING APPROVAL
09-19-2018	PD REZONING APPROVAL
09-18-2019	PD REZONING APPROVAL
09-18-2019	PD REZONING APPROVAL
10-11-2019	PD REZONING APPROVAL

ALAFAYA
APARTMENTS
PLANNED
DEVELOPMENT
ORANGE COUNTY,
FLORIDA

JOB NO. _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

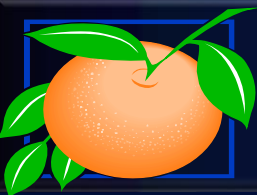
PROJECT APPROVAL: _____

TITLE

LAND
USE
PLAN

SCALE: _____

03



Amendment 2019-2-A-4-3

Staff Recommendation:

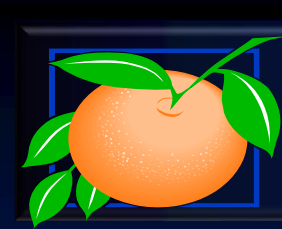
ADOPT

LPA Recommendation:

ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan** (see Future Land Use Element Objectives FLU1.1, FLU2.2 and FLU8.2, and Policies FLU1.1.1, FLU1.1.2.A, FLU1.1.2.B, FLU1.4.1, FLU1.4.2, FLU2.3.1, FLU2.3.2, FLU2.3.7, FLU8.1.1, FLU8.2.1, FLU8.2.6, FLU8.2.10 and FLU8.2.11);
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Amendment 2019-2-A-4-3** Parks and Recreation/Open Space (PR/OS) to Medium Density Residential (MDR).



Rezoning LUP-18-12-413

DRC Recommendation:

APPROVE

Action Requested:

Make a finding of consistency with the Comprehensive Plan and APPROVE the Alafaya Apartments Planned Development/Land Use Plan (PD/LUP), subject to the seventeen (17) conditions and four (4) waivers listed in the staff report.



Board of County Commissioners

Agenda E.19

2019-2 Regular Cycle Staff-Initiated Text Amendments

Adoption Public Hearings

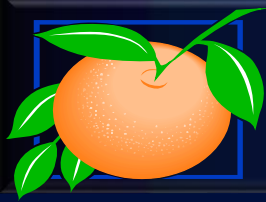
November 12, 2019



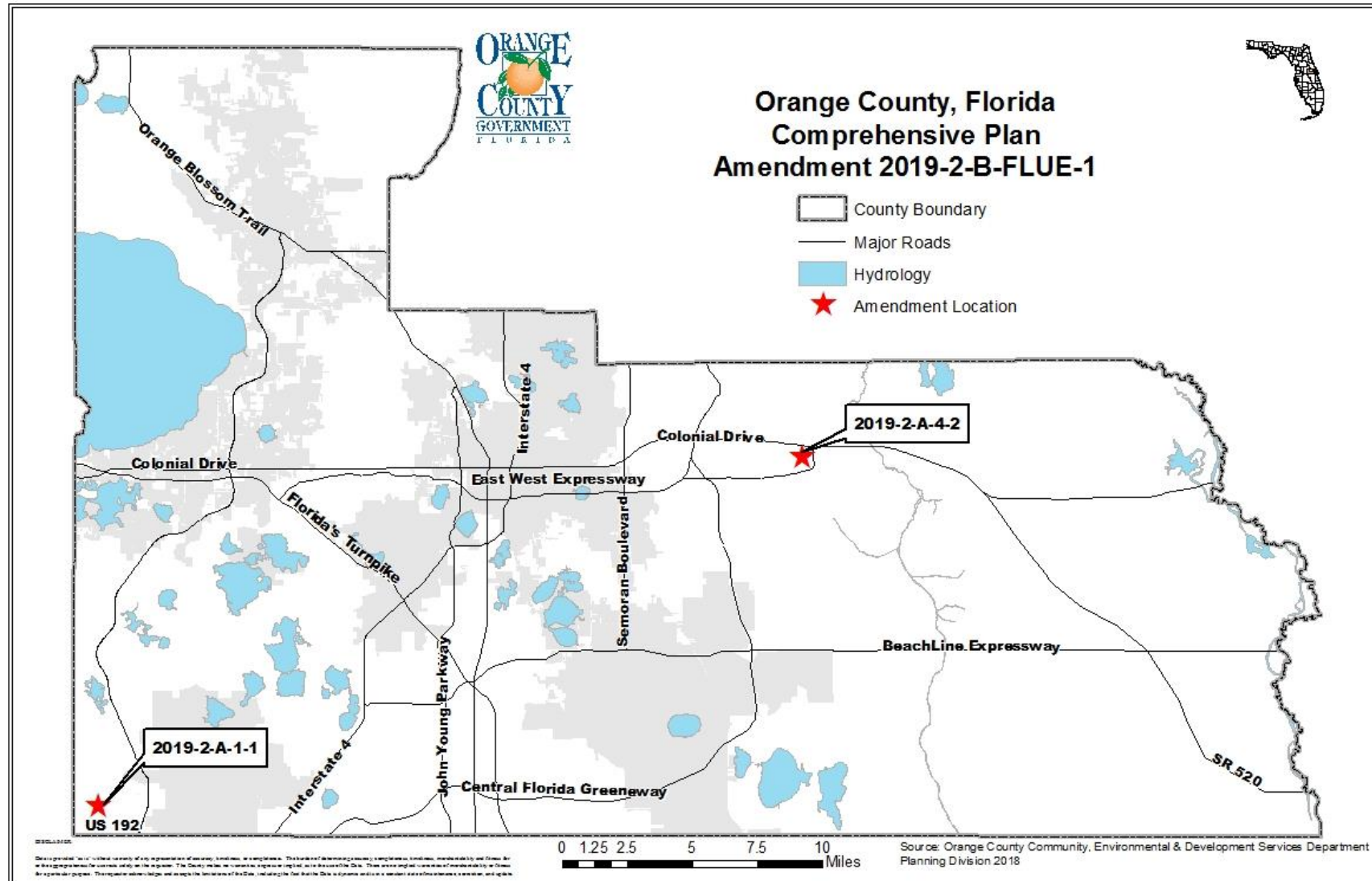
Amendment 2019-2-B-FLUE-1

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 2019-2-B-FLUE-1





Amendment 2019-2-B-FLUE-1

Staff Recommendation:

ADOPT

LPA Recommendation:

ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance;**
and
- **Adopt Amendment 2019-2-B-FLUE-1, consistent with today's actions**



Amendment 2019-2-B-FLUE-3

Request: Text amendment to Future Land Use Element Policy FLU1.1.2 C. establishing the density calculations for Accessory Dwelling Units (ADUs) within Orange County

District: Countywide



Amendment 2019-3-B-FLUE-3

Text Amendment

- **FLU 1.1.2 C. Density and Floor Area Ratio (FAR) calculation is determined by dividing the total number of units/square footage by the net developable land area. Accessory Dwelling Units (ADUs) shall not be included in density calculations. The net developable land area for density and FAR calculation (intensity) is defined as the gross land area, excluding surface waters and certain conservation areas from the land area calculations.**

Staff Recommendation:

ADOPT

LPA Recommendation:

ADOPT

Action Requested:


- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance;**
and
- **Adopt Amendment 2019-2-B-FLUE-3**



Amendment 2019-2-B-FLUE-4

Request: Text amendment to Future Land Use Element Policy FLU1.1.2 creating paragraph G, establishing the maximum densities and intensities and location criteria for Assisted Living Facilities

District: Countywide



Amendment 2019-2-B-FLUE-4

Staff Recommendation:

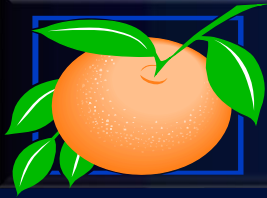
ADOPT

LPA Recommendation:

ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance;**
and
- **Adopt Amendment 2019-2-B-FLUE-4**



Board of County Commissioners

**2019-2 Regular Cycle Staff-Initiated
Map Amendments**

Adoption Public Hearings

November 12, 2019



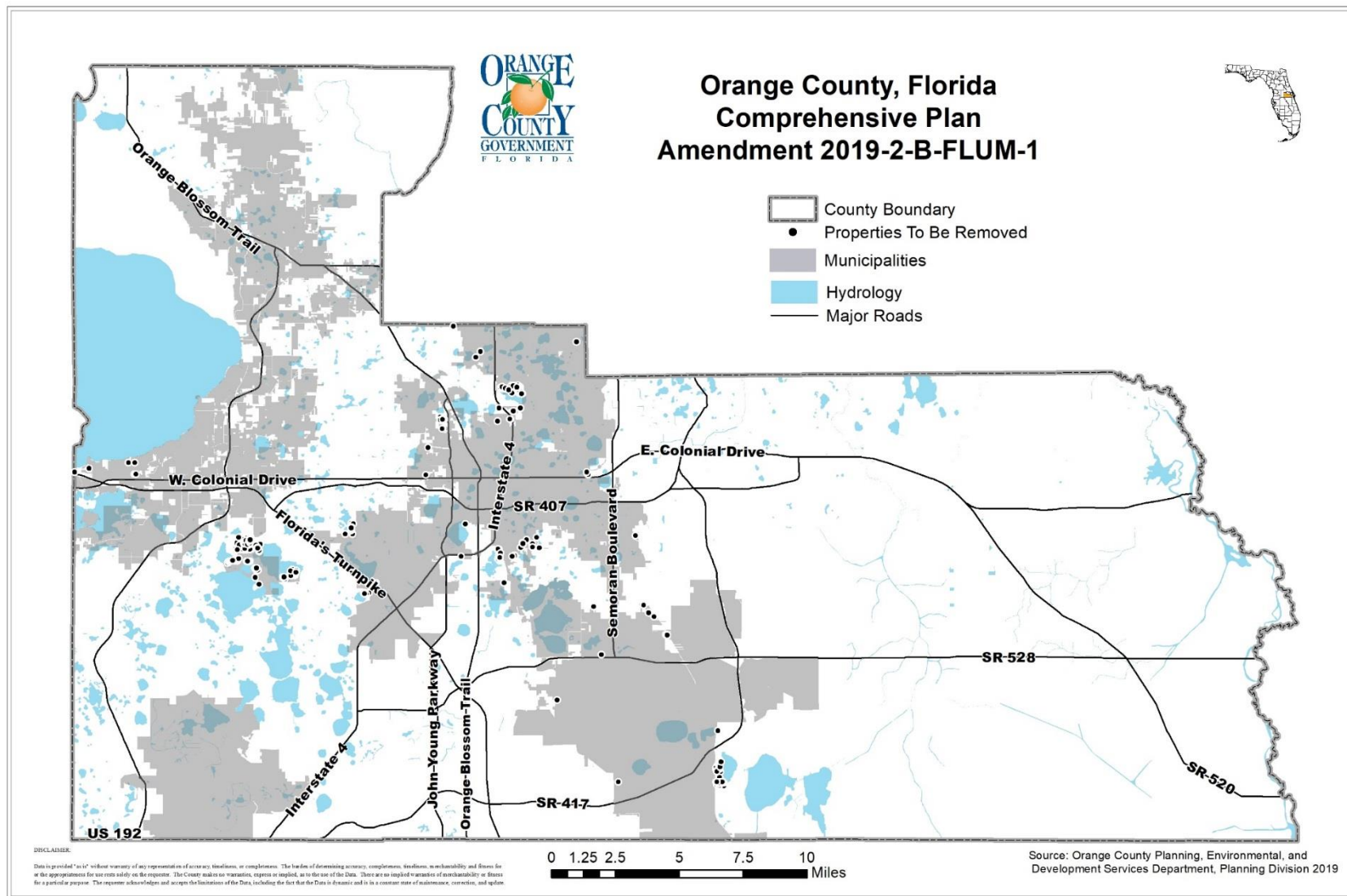
Amendment 2019-2-B-FLUM-1

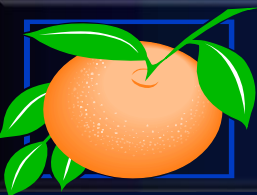
Request: Map amendment removing Future Land Use Map designations for parcels previously annexed by incorporated jurisdictions within Orange County

District: Countywide



Amendment 2019-2-B-FLUM-1





Amendment 2019-2-B-FLUM-1

Staff Recommendation:

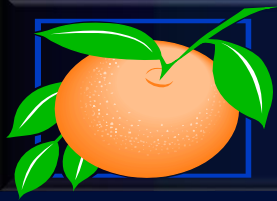
ADOPT

LPA Recommendation:

ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance;**
and
- **Adopt Amendment 2019-2-B-FLUM-1**



Amendment 2019-2-B-FLUM-2 (fka2019-2-A-5-1)

Applicant Orange County Environmental
:
Protection Division

Owner: Orange County BCC

From: Rural (R)

To: Preservation (PRES)

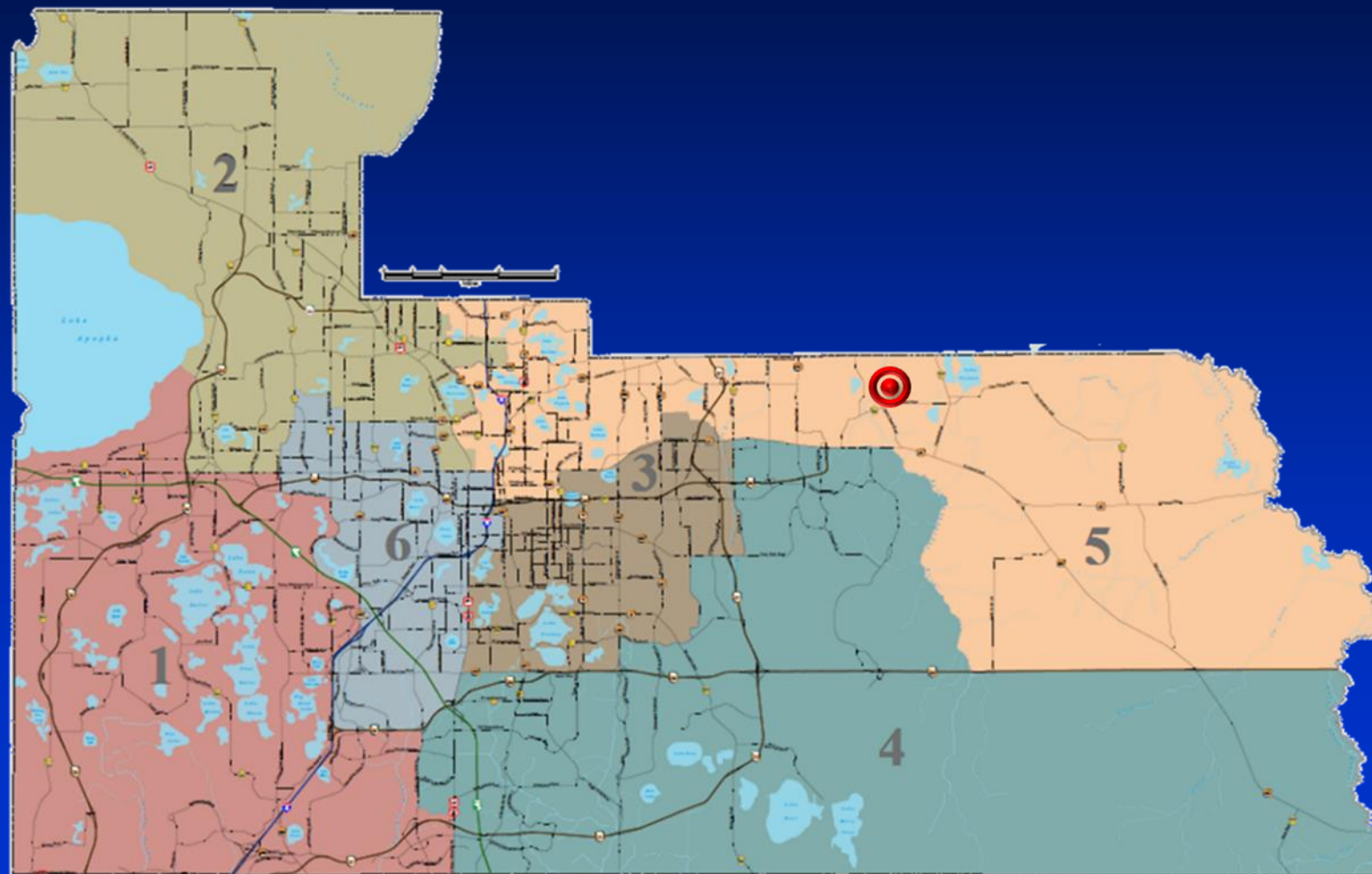
Acreage: 61.77 acres

Proposed Preservation (Green PLACE)
Use:

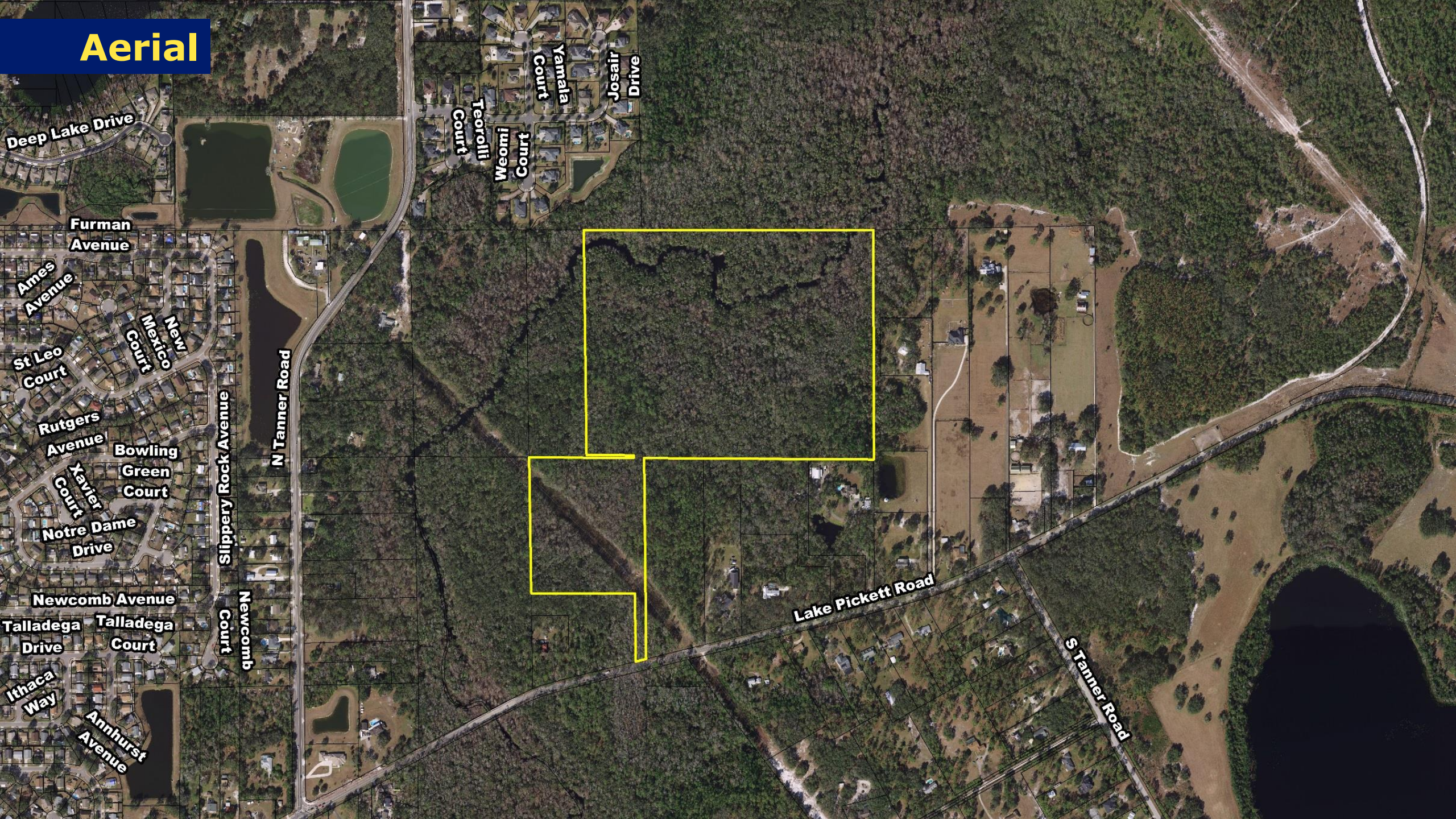


Amendment 2019-2-B-FLUM-2 (fka2019-2-A-5-1)

Location



Aerial



Deep Lake Drive

Furman Avenue

Ames Avenue

St Leo Court

Rutgers Avenue

Xavier Court

Notre Dame Drive

Newcomb Avenue

Talladega Drive

Ithaca Way

Annhurst Avenue

Slippery Rock Avenue

N Tanner Road

Newcomb Court

Teoroli Court

Weomi Court

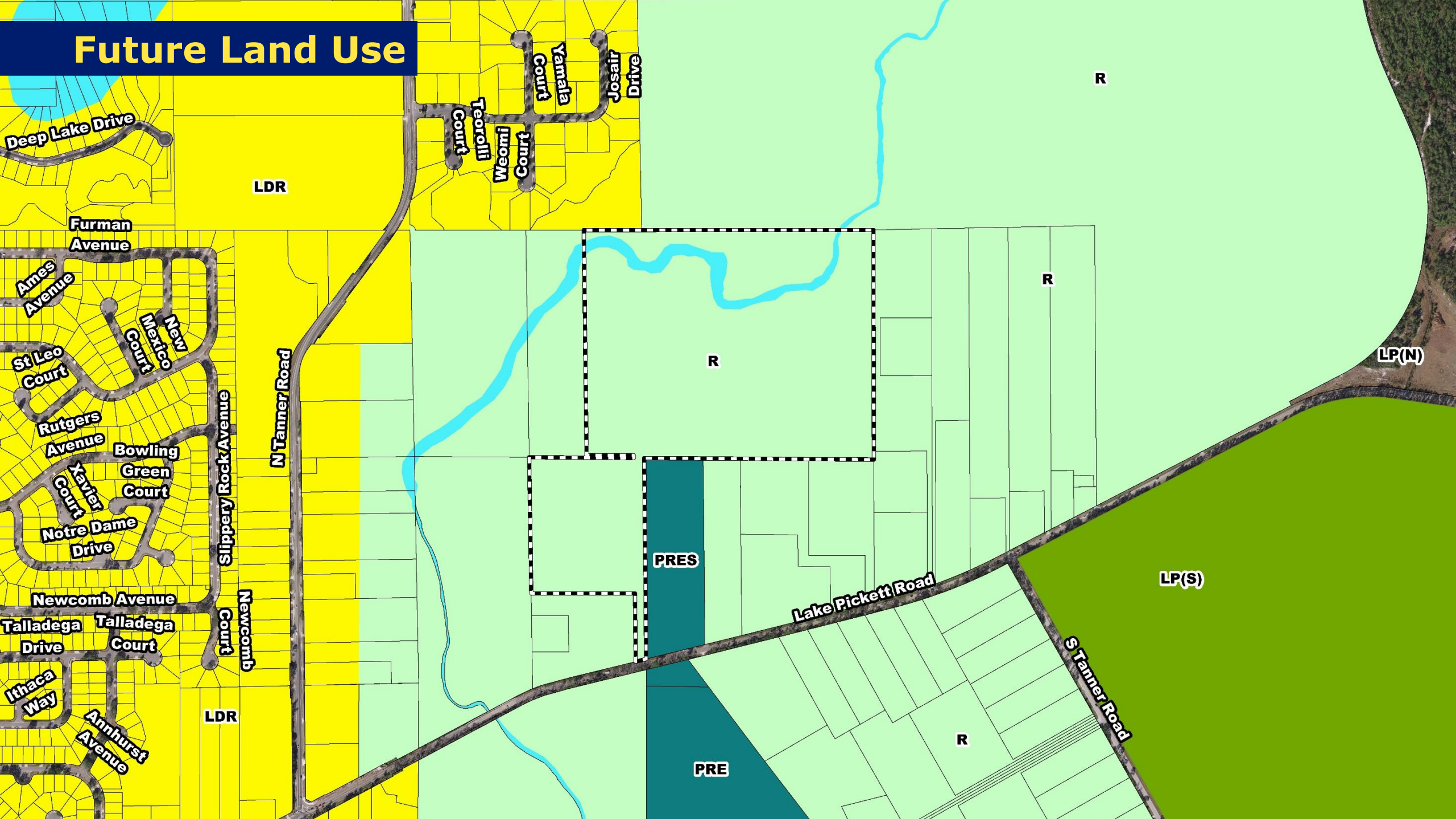
Yamala Court

Josair Drive

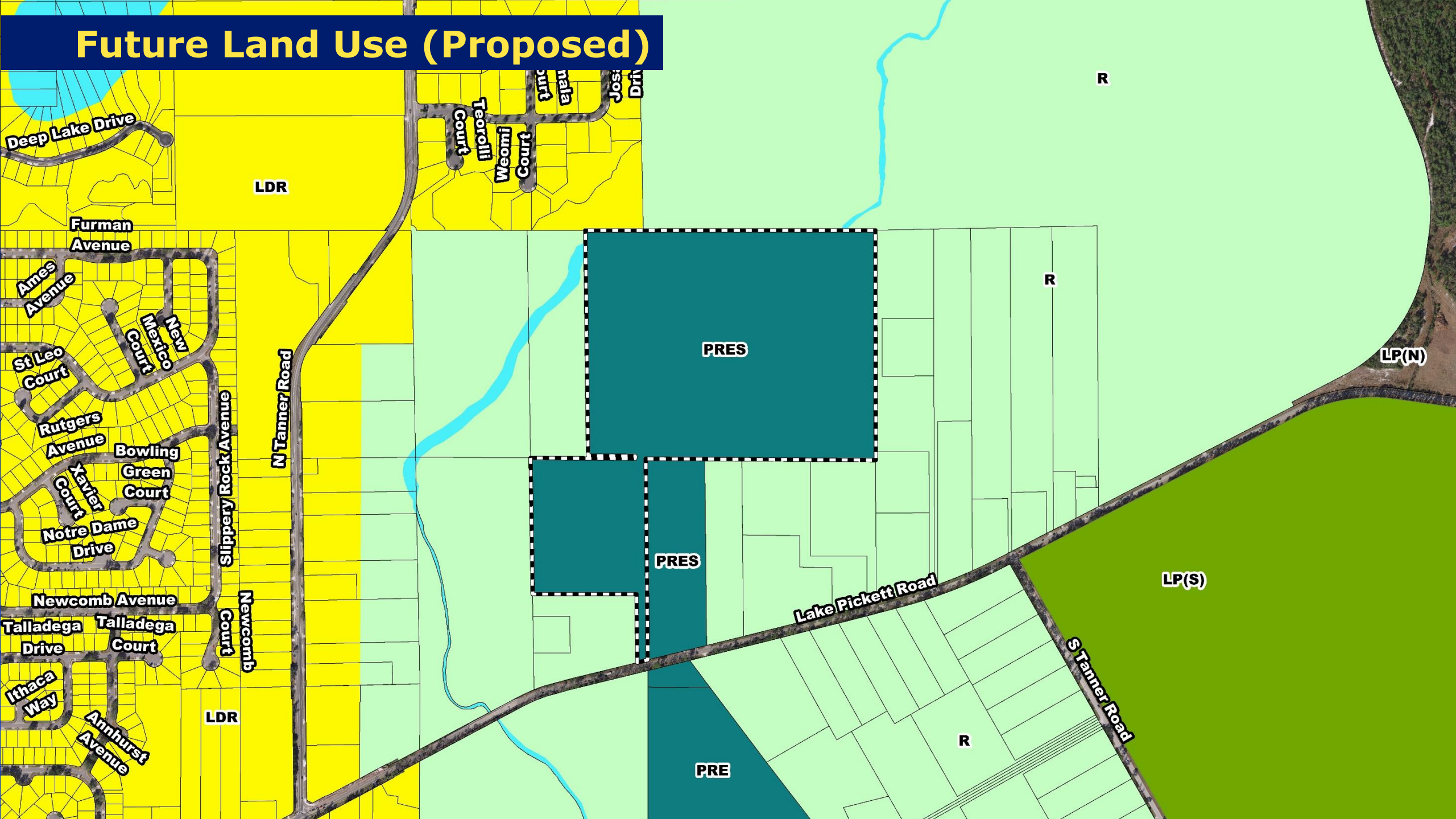
Lake Pickett Road

S Tanner Road

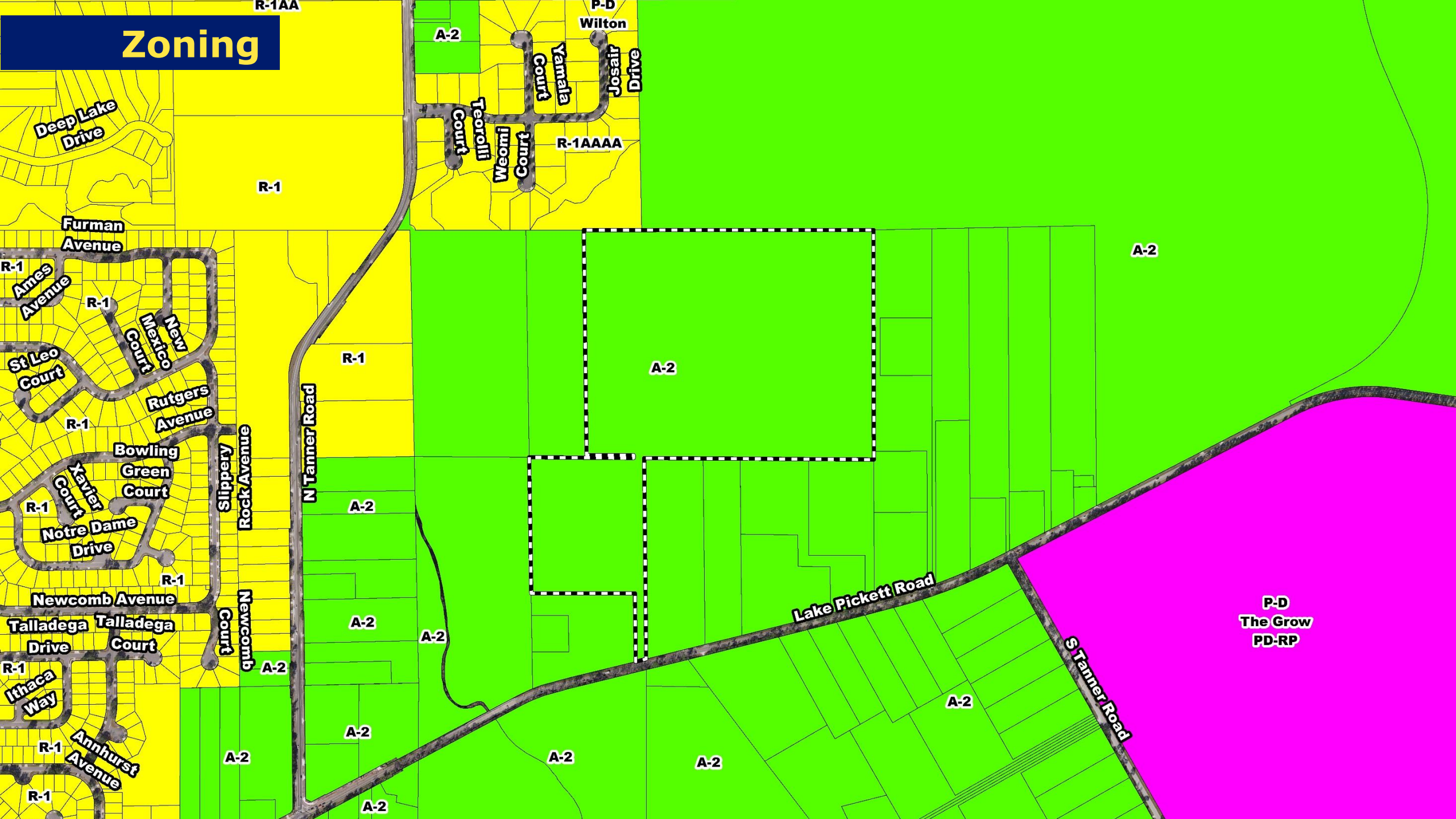
Future Land Use



Future Land Use (Proposed)



Zoning



R-1

A-2

R-1AAA

A-2

R-1

A-2

A-2

A-2

A-2

A-2

A-2

A-2

A-2

A-2

A-2

P-D
The Grow
PD-RP

P-D
Wilton

Staff Recommendation:

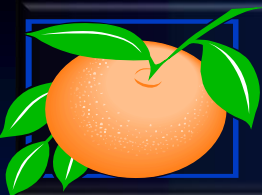
ADOPT

LPA Recommendation:

ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance;**
and
- **Adopt Amendment 2019-2-B-FLUM-2**



2019-2 Session I Regular Cycle Ordinance

Staff Recommendation:

ADOPT

Action Requested:

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

Board of County Commissioners

2019-2 Regular Cycle Amendments

Adoption Public Hearings

November 12, 2019