

Board of County Commissioners

**Proposed Overlay Zone for the
Pine Hills Neighborhood
Improvement District (NID)**

June 5, 2018



Presentation Overview

- Background
- Overlay Zone for the Pine Hills NID
- Timeline





Background

- **Vision for Pine Hills**
 - Safe, business-friendly environment
 - Place to live, work, play, and learn
 - Preserve rich history
 - Family oriented
- **Pine Hills Land Analysis and Strategic Plan (2004)**
- **Pine Hills Economic Development and Market Analysis (2010)**




Pine Hills Neighborhood Improvement District



Silver Star Road

W Princeton Street

 Pine Hills NID Boundary

0 0.25 0.5
Miles

N Apopka Vineland Road

N Hiawassee Road

N Powers Drive

N Hastings Street

N Pine Hills Road

Mercy Drive

Balboa Drive

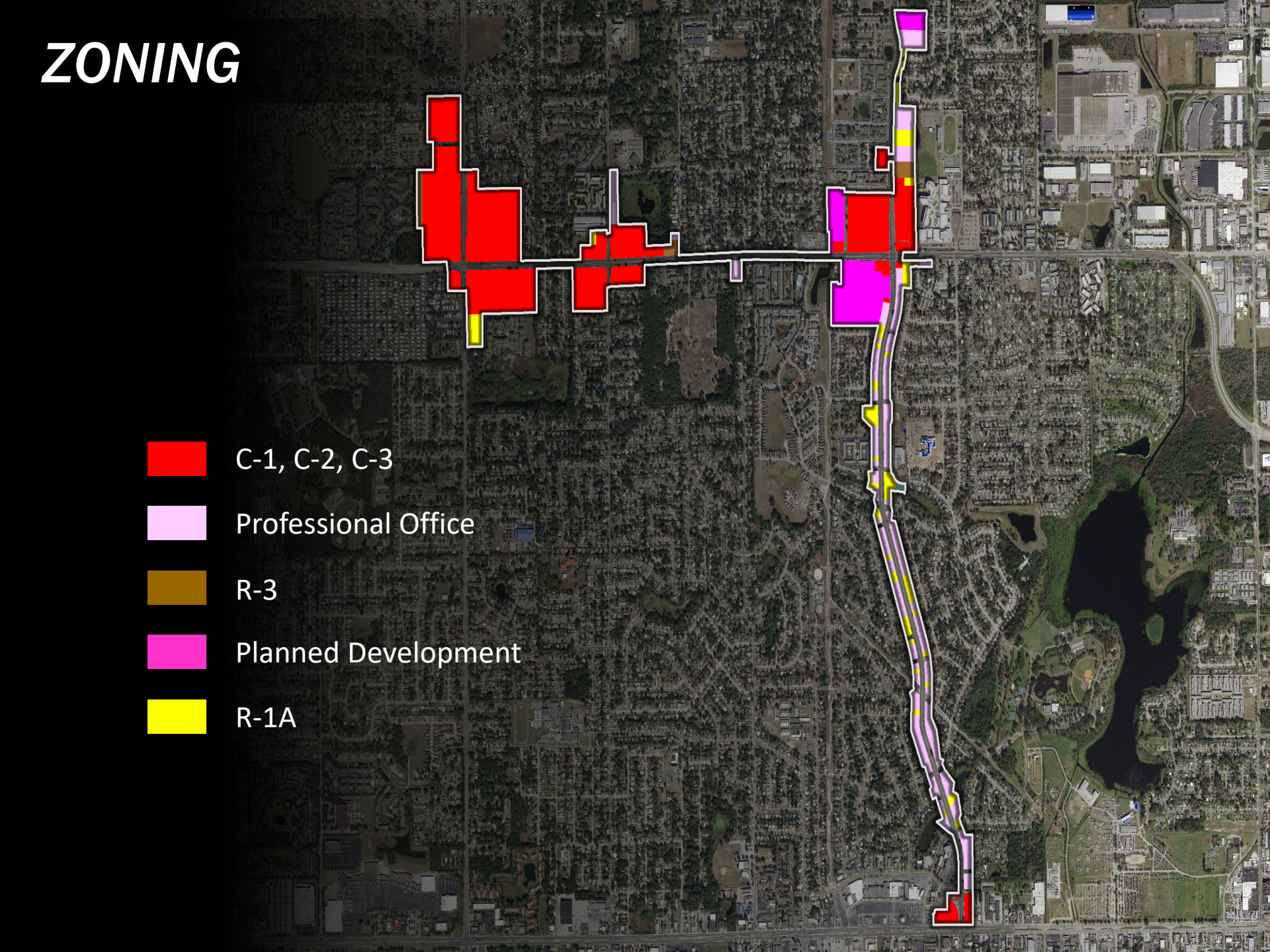
Vernon Street

Balboa Drive

W Colonial Drive

ZONING

-  C-1, C-2, C-3
-  Professional Office
-  R-3
-  Planned Development
-  R-1A





Background

■ Pine Hills*

- 16 pawn shops
- 7 package stores
- New package store at the entrance to Evans High School
- Pawn shop requesting outdoor storage and to sell used cars

*32808 (July 2017)



Presentation Overview

- Background
- Overlay Zone for the Pine Hills NID
- Timeline





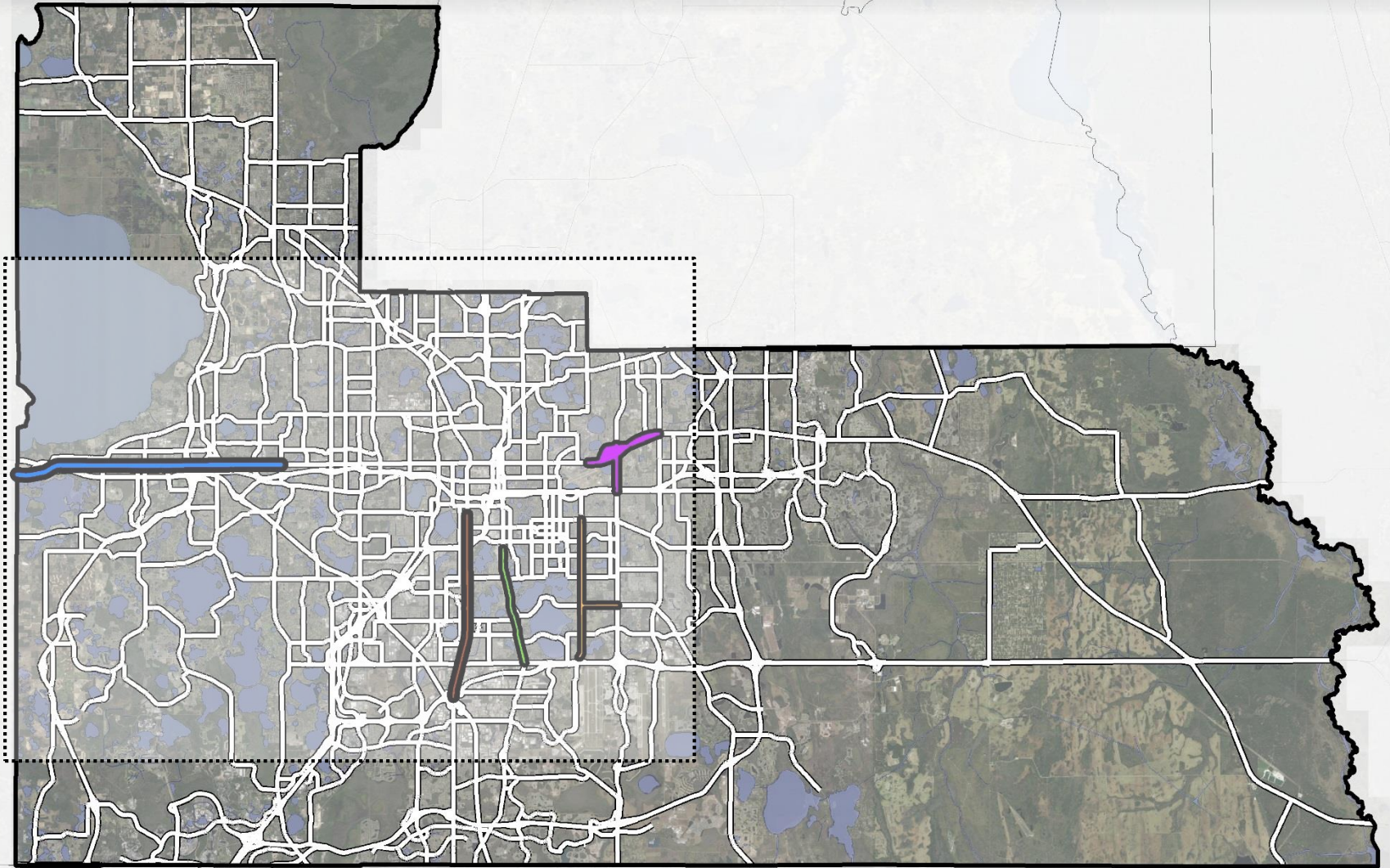
Overlay Zone for the Pine Hills NID

- **Overlay zone**

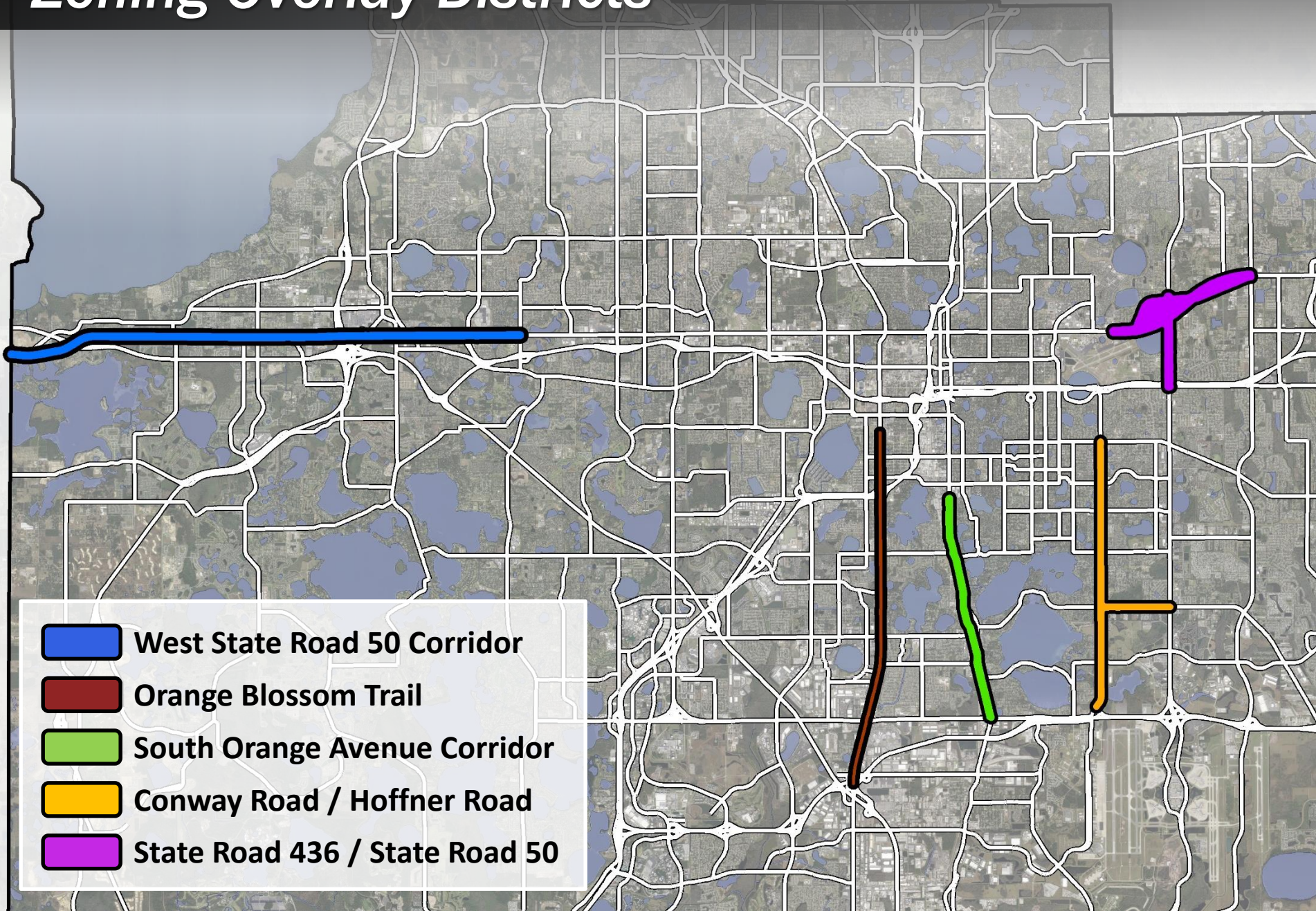
- Special planning tool that can be used to restrict certain new uses (businesses) from locating in an area
- A tool to redevelop an area



Zoning Overlay Districts



Zoning Overlay Districts



-  West State Road 50 Corridor
-  Orange Blossom Trail
-  South Orange Avenue Corridor
-  Conway Road / Hoffner Road
-  State Road 436 / State Road 50



Need for the Overlay Zone

- Potential new businesses are turned off by certain uses
- An additional tool to revitalize an area
- Preventative measure
- Urban design standards





Community Outreach

- **Robinswood Community Improvement Association**
 - July 20, 2017
- **Pine Hills Community Council**
 - August 1, 2017
- **Normandy Shores Homeowners' Association**
 - August 17, 2017
- **Pine Hills Community Meeting**
 - September 27, 2017
- **Pine Hills Town Hall Meeting**
 - October 18, 2017
- **Pine Hills Neighborhood Improvement District (NID)**
 - November 7, 2017
- **West Orange Chamber of Commerce**
 - January 12, 2018





Proposed Prohibited Uses and Standards

■ Proposed Prohibited Uses

- Car-title loan businesses
- Check cashing/payday loans/pay day advance businesses
- Pawn shops
- Package stores
- Bail bond agencies
- Open air markets
- Bottle clubs
- New and used automobile sales
- Portable food vendors

■ Additional Standards

- No outdoor waiting at labor pools and labor halls
- No outdoor display or storage



Presentation Overview

- Background
- Overlay Zone for the Pine Hills NID
- Timeline





Timeline

- **BCC Meeting (work session)**
 - February 20, 2018
- **P & Z Commission Meeting (work session)**
 - March 15, 2018
- **P & Z Commission Meeting (public hearing)**
 - April 19, 2018
- **BCC Meeting (first reading)**
 - June 5, 2018
- **BCC Meeting (second reading)**
 - June 19, 2018



Timeline

Action Requested

No action is required until June 19, 2018

Board of County Commissioners

**Proposed Overlay Zone for the
Pine Hills Neighborhood
Improvement District (NID)**

June 5, 2018