

Board of County Commissioners

**2018-1 Regular Cycle Amendments
2018-1 Small-Scale Amendments
and
Concurrent Rezoning Requests**

Adoption Public Hearings

June 5, 2018



Board of County Commissioners

2018-1 Regular Cycle Privately- Initiated Map Amendments and Concurrent Rezoning Requests

Adoption Public Hearings

June 5, 2018



2018-1 Amendment Process

- **Transmittal public hearings**
LPA – December 21, 2017
BCC – January 23, 2018
- **State and regional agency comments**
March 2018
- **Adoption public hearings, including Small Scale Amendments**
LPA – April 19, 2018
BCC – June 5, 2018



Amendment 2018-1-A-2-1

- Agent:** Timothy Green, Green Consulting Group
- Owner:** Parks of Mt Dora, LLC
- From:** Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O/LMDR)
- To:** Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)
- Acreage:** 63.57 gross ac.
- Proposed Use:** Up to 75,000 sq. ft. of Commercial development and up to 280 multi-family dwelling units



Amendment 2018-1-A-2-1

Staff Recommendation: CONTINUE

- **Continue Amendment 2018-1-A-2-1 to July 10, 2018**
- **Continue Amendment 2018-1-B-FLUE-2 to July 10, 2018**
- **Continue the 2018-2 Regular Cycle Ordinance to July 10, 2018**



Board of County Commissioners

**2018-1 Small-Scale Privately-
Initiated Map Amendments
and
Concurrent Rezoning Requests**

Adoption Public Hearings

June 5, 2018



Amendment 2018-1-S-1-1

Agent: Darrell Nunnelley

Owner: Land Ronny, LLC

From: Rural Settlement 1/1 (RS 1/1)

To: Planned Development- Commercial (Assisted Living Facility) (PD-C)(ALF)

Acreage: 6.667 acres

Proposed Use: Up to 30,567 sq.ft. Assisted Living Facility with 50 beds and up to 13,000 sq. ft. of C-1 Commercial Uses



Amendment 2018-1-S-1-2

Agent: R. Keith Yarborough

Owners: R. Keith and Susan M. Yarborough

From: Rural Settlement 1/1 (RS 1/1), Rural Settlement 1/2 (RS 1/2), and Rural Settlement 1/5 (RS 1/5)

To: Rural Settlement 1/2 (RS 1/2)

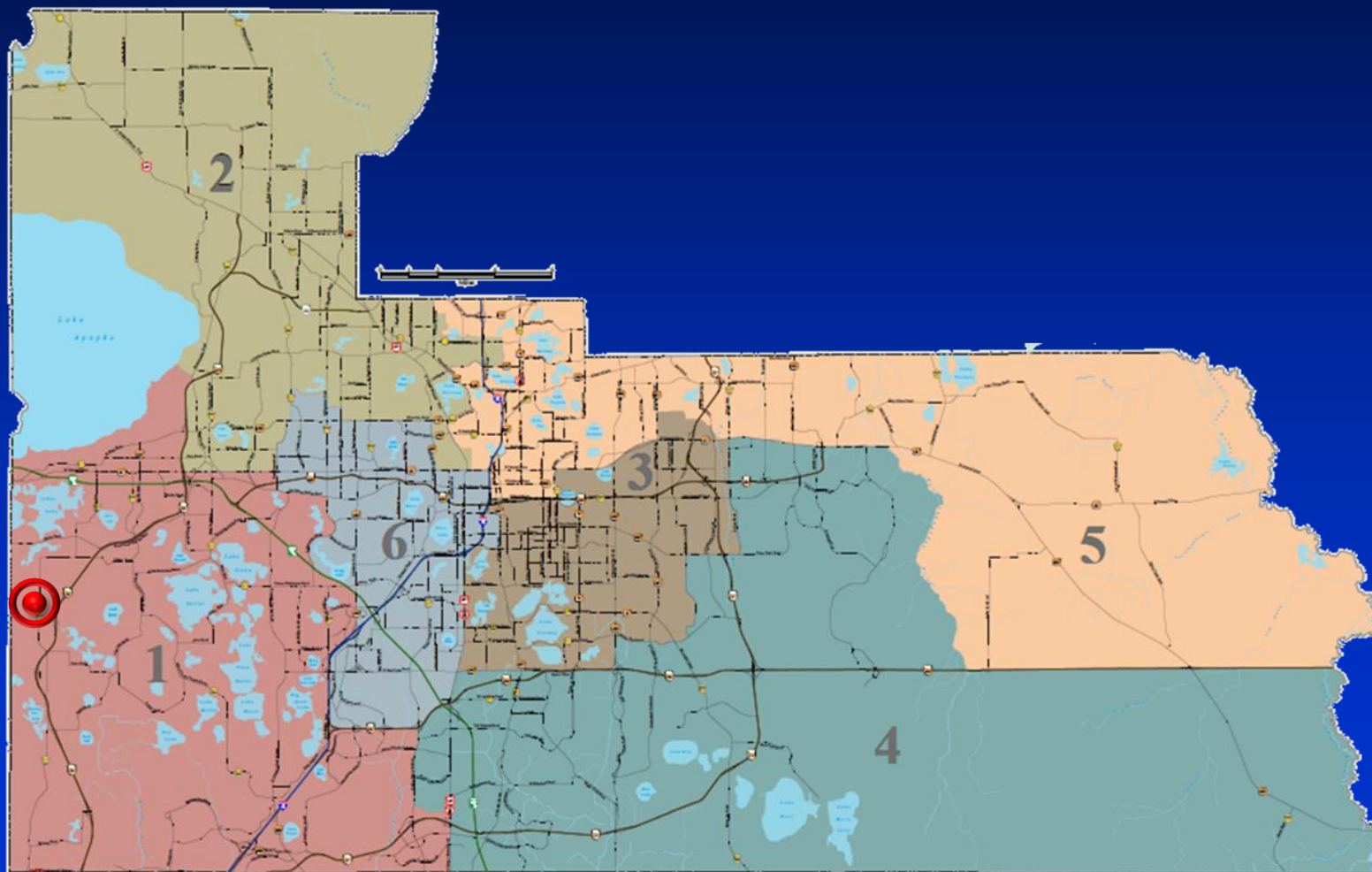
Acreage: 9.18 gross/net developable acres

Proposed Use: Up to four (4) single-family dwelling units

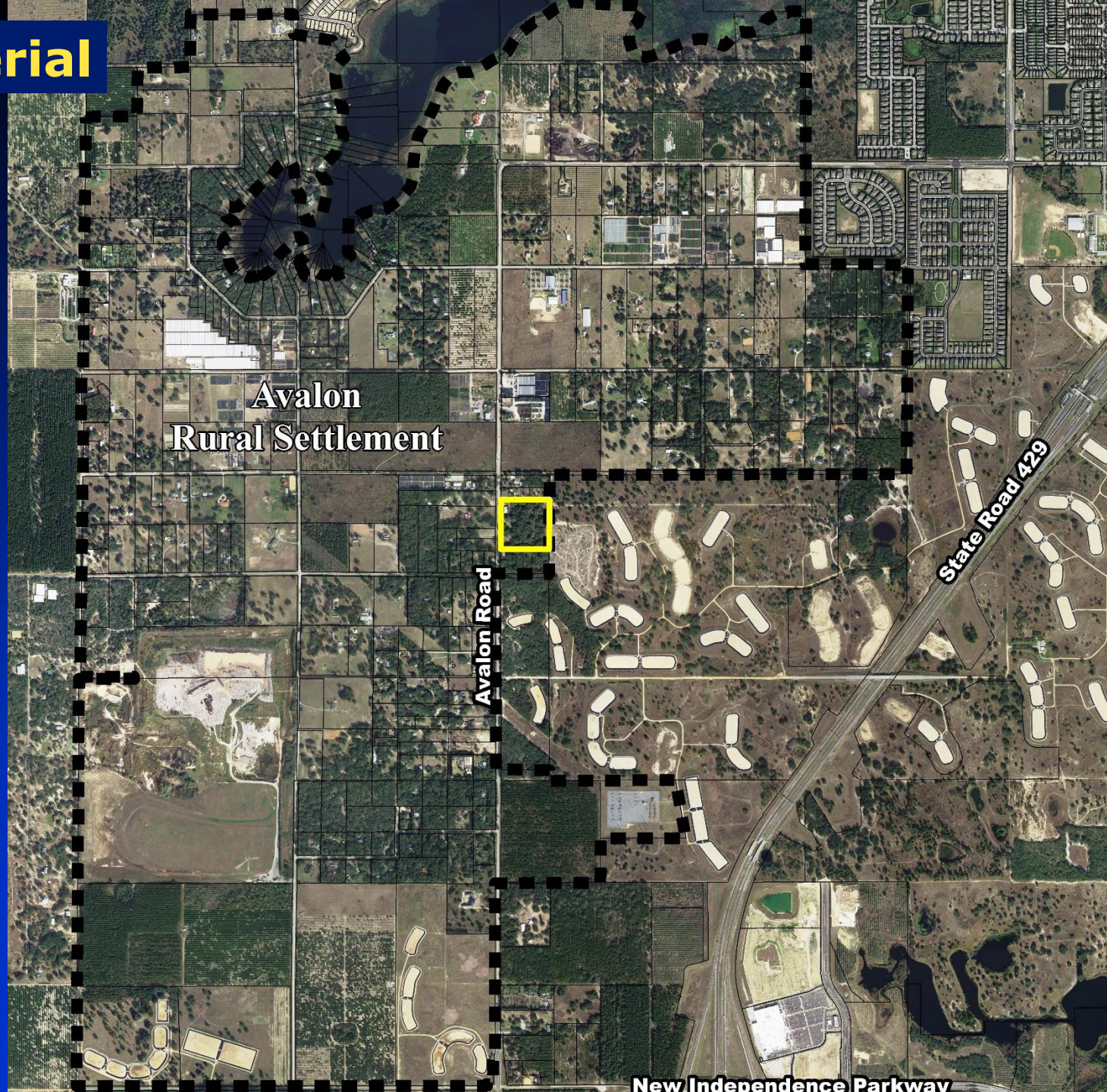


Amendment 2018-1-S-1-2

Location



Aerial



Avalon
Rural Settlement

Avalon Road

State Road 429

New Independence Parkway

Aerial



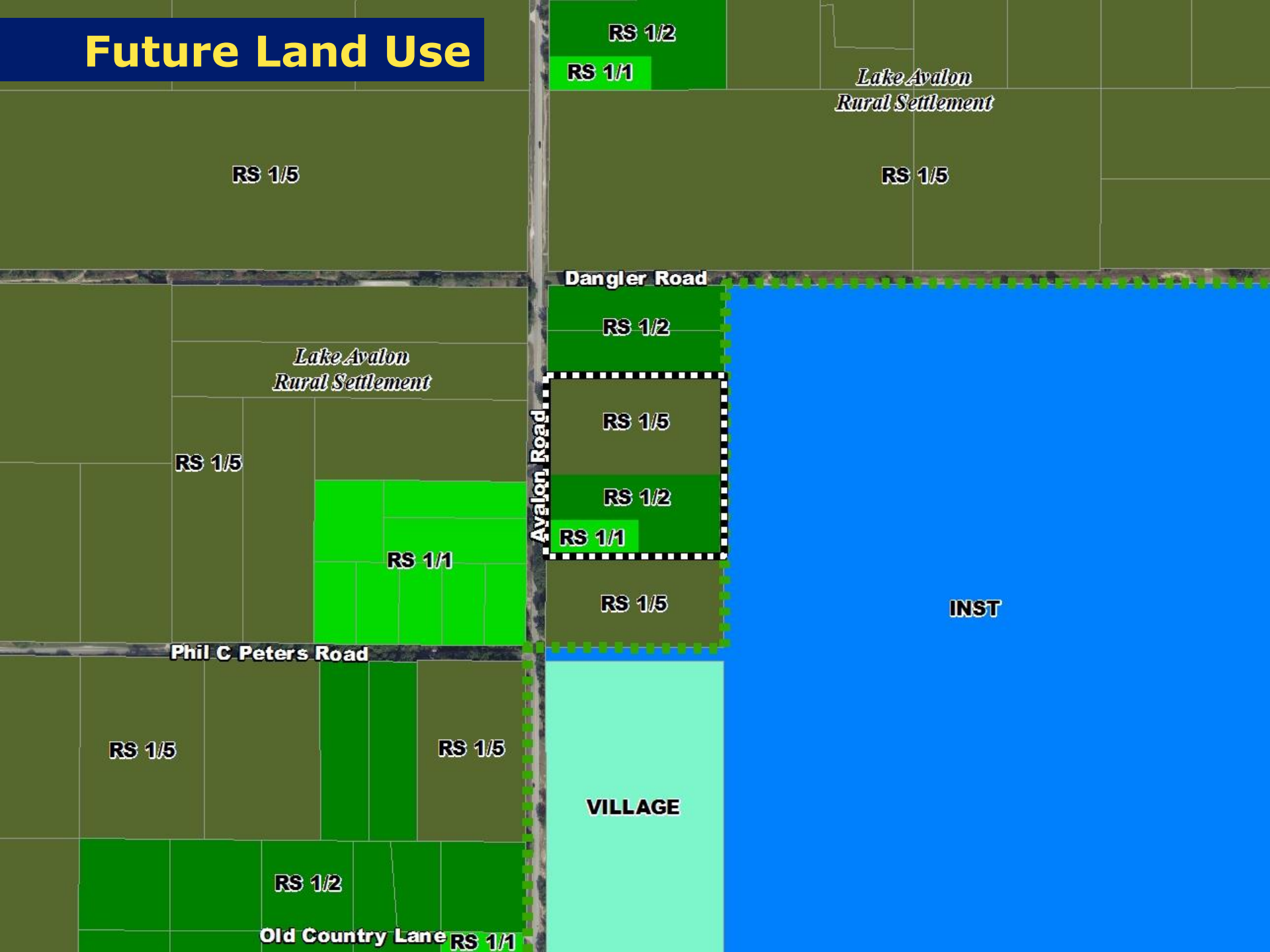
Dangler Road

Avalon Road

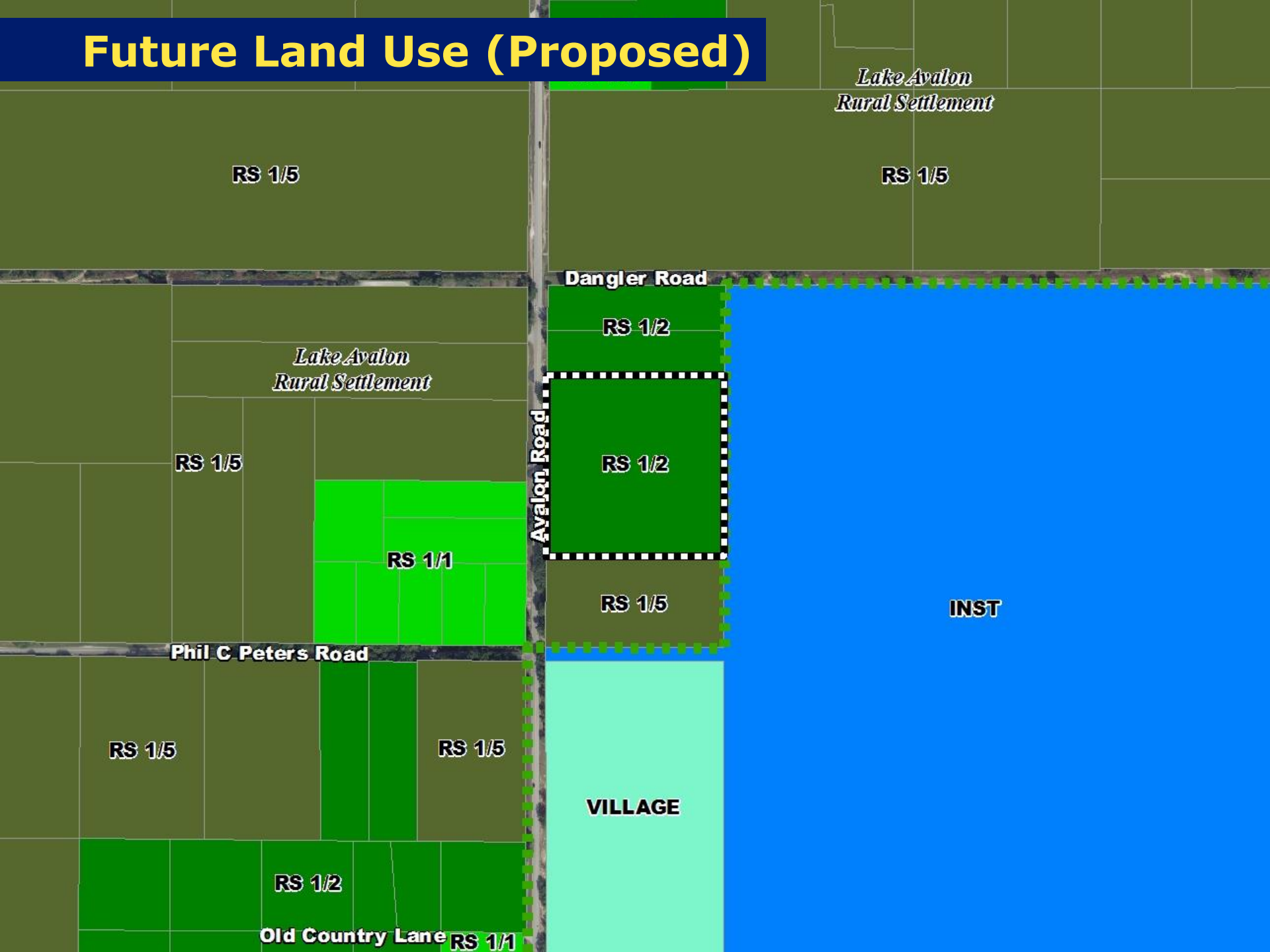
Phil C Peters Road

Old Country Lane

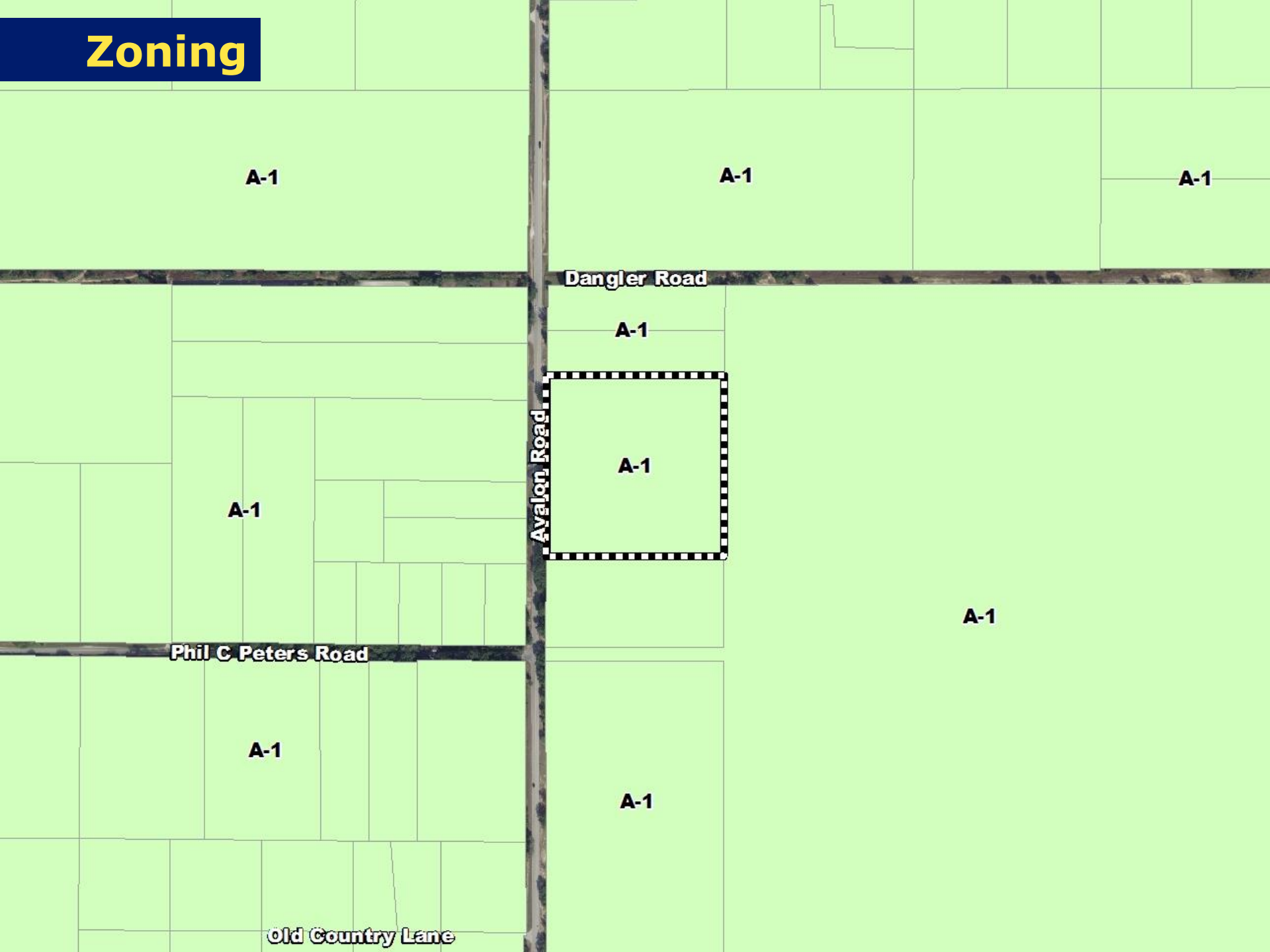
Future Land Use



Future Land Use (Proposed)



Zoning



A-1

A-1

A-1

Dangler Road

A-1

Avalon Road

A-1

A-1

A-1

Phil C Peters Road

A-1

A-1

Old Country Lane



Amendment 2018-1-S-1-2

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objectives FLU6.2 and FLU8.2 and Policies FLU6.2.5, FLU6.2.6, FLU6.3.5, and FLU8.2.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2018-1-S-1-2, Rural Settlement 1/1 (RS 1/1), Rural Settlement 1/2 (RS 1/2), and Rural Settlement 1/5 (RS 1/5) to Rural Settlement 1/2 (RS 1/2)**



Amendment 2018-1-S-1-3 **(fka 2017-2-S-1-4) and LUP-17-08-247**

Agent: Glen Pawlowski

Owner: Geraldine & Raymond Aldridge / Ergin Emercan

From: Low Density Residential (LDR) and R-CE
(Country Estate)

To: Planned Development-Commercial (Assisted
Living Facility) (PD-C)(ALF) and PD (Certus
Senior Living PD)

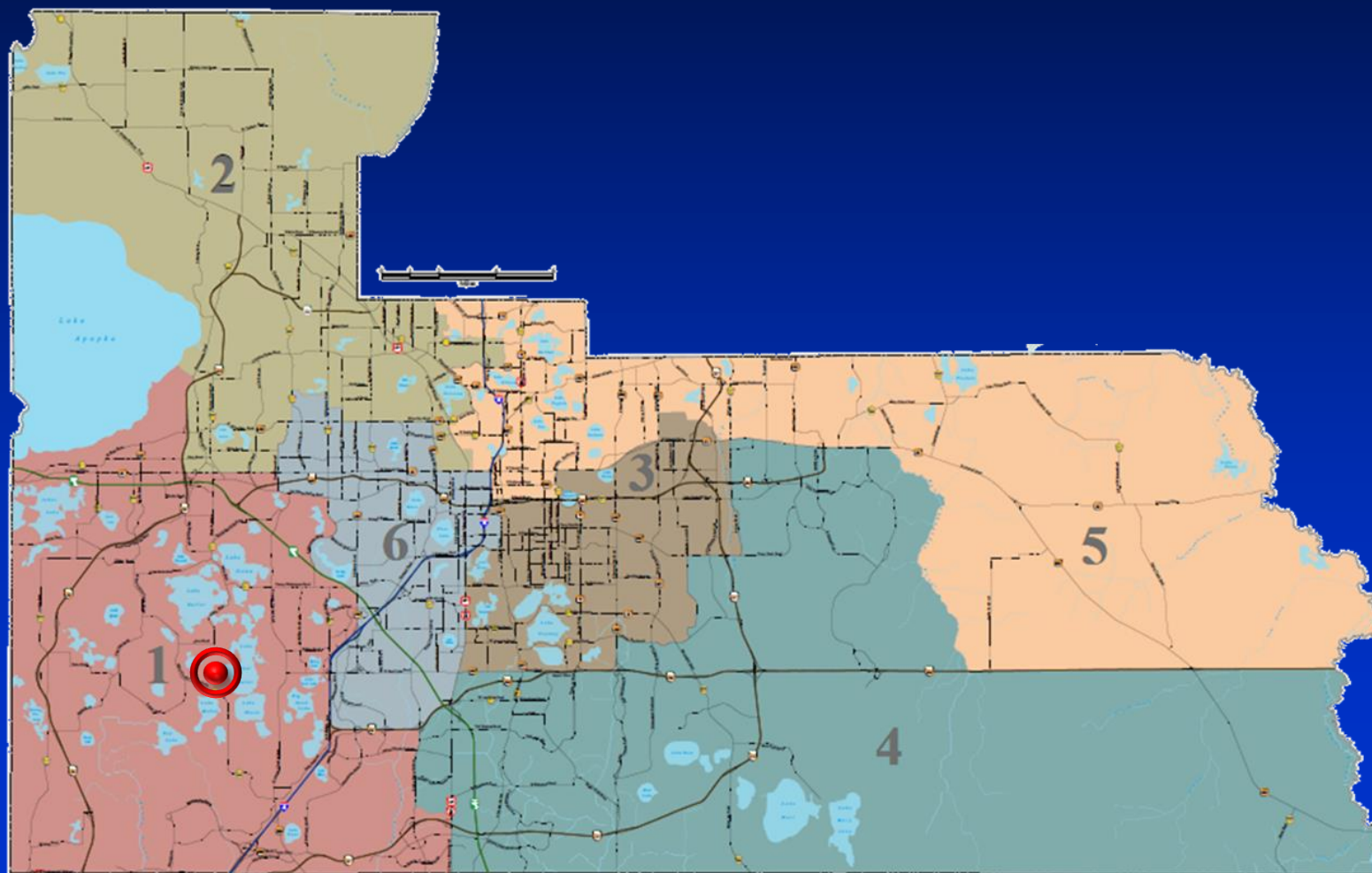
Acreage: 5.42 gross acres/4.76 developable acres

Proposed Use: An approximately 46,000 sq. ft. assisted living
facility with 64 beds

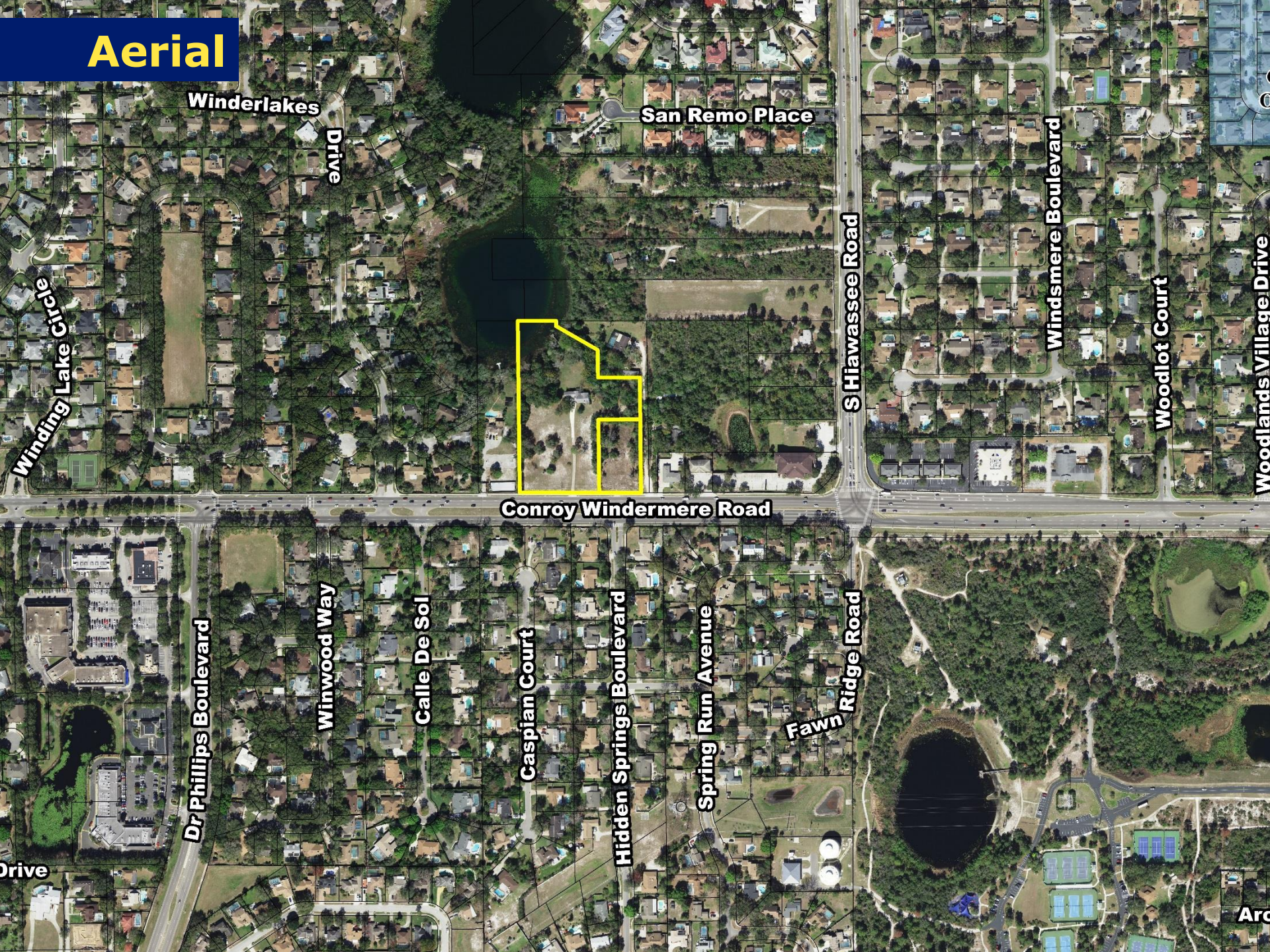


Amendment 2018-1-S-1-3 and LUP-17-08-247

Location



Aerial



Winderlakes Drive

San Remo Place

Windsmere Boulevard

Woodlot Court

Woodlands Village Drive

S Hiawasse Road

Conroy Windermere Road

Dr. Phillips Boulevard

Winwood Way

Calle De Sol

Caspian Court

Hidden Springs Boulevard

Spring Run Avenue

Fawn Ridge Road

Drive

Arco

Future Land Use

Winding Lake Circle

Winderlakes Drive

San Remo Place

S Hiawasse Road

Conroy Windermere Road

Dr Phillips Boulevard

Winwood Way

Calle De Sol

Caspian Court

Hidden Springs Boulevard

Spring Run Avenue

Fawn Ridge Road

Windsmere Boulevard

Woodlot Court

Woodlands Village Drive

LDR

LDR

LDR

LDR

PD-O

INST

PR-OS

Future Land Use

Winding Lake Circle

Winderlakes Drive

San Remo Place

S Hiawasse Road

Conroy Windermere Road

Dr Phillips Boulevard

Winwood Way

Calle De Sol

Caspian Court

Hidden Springs Boulevard

Spring Run Avenue

Fawn Ridge Road

Windsmere Boulevard

Woodlot Court

Woodlands Village Drive

LDR

LDR

LDR

LDR

PD-O

INST

PR-OS

[illegible][illegible]

Future Land Use

Winding Lake Circle

Winderlakes Drive

San Remo Place

S Hiawasse Road

Conroy Windermere Road

Dr Phillips Boulevard

Winwood Way

Calle De Sol

Caspian Court

Hidden Springs Boulevard

Spring Run Avenue

Fawn Ridge Road

Windsmere Boulevard

Woodlot Court

Woodlands Village Drive

LDR

LDR

LDR

LDR

PD-O

INST

PR-OS

[illegible][illegible][illegible]

Future Land Use

Winding Lake Circle

Winderlakes Drive

San Remo Place

S Hiawasse Road

Windsmere Boulevard

Woodlot Court

Woodlands Village Drive

Conroy Windermere Road

Dr Phillips Boulevard

Winwood Way

Calle De Sol

Caspian Court

Hidden Springs Boulevard

Spring Run Avenue

Fawn Ridge Road

Arcadia Drive

LDR

LDR

LDR

LDR

PD-O

PR-OS

INST

Future Land Use

Winding Lake Circle

Winderlakes Drive

San Remo Place

S Hiawasse Road

Conroy Windermere Road

Dr Phillips Boulevard

Winwood Way

Calle De Sol

Caspian Court

Hidden Springs Boulevard

Spring Run Avenue

Fawn Ridge Road

Windsmere Boulevard

Woodlot Court

Woodlands Village Drive

LDR

LDR

LDR

LDR

PD-O

INST

PR-OS

Future Land Use

Winding Lake Circle

Winderlakes Drive

San Remo Place

S Hiawasse Road

Conroy Windermere Road

Dr Phillips Boulevard

Winwood Way

Calle De Sol

Caspian Court

Hidden Springs Boulevard

Spring Run Avenue

Fawn Ridge Road

Windsmere Boulevard

Woodlot Court

Woodlands Village Drive

LDR

LDR

LDR

LDR

PD-O

INST

PR-OS

Future Land Use

Winding Lake Circle

Winderlakes Drive

San Remo Place

S Hiawasse Road

Windsmere Boulevard

Woodlot Court

Woodlands Village Drive

Conroy Windermere Road

Dr Phillips Boulevard

Winwood Way

Calle De Sol

Caspian Court

Hidden Springs Boulevard

Spring Run Avenue

Fawn Ridge Road

Drive

LDR

LDR

LDR

LDR

PD-O

INST

PR-OS

Future Land Use

Winding Lake Circle

Winderlakes Drive

San Remo Place

S Hiawasse Road

Conroy Windermere Road

Dr Phillips Boulevard

Winwood Way

Calle De Sol

Caspian Court

Hidden Springs Boulevard

Spring Run Avenue

Fawn Ridge Road

Windsmere Boulevard

Woodlot Court

Woodlands Village Drive

LDR

LDR

LDR

LDR

PD-O

INST

PR-OS

Future Land Use

Winding Lake Circle

Winderlakes Drive

San Remo Place

LDR

LDR

LDR

PD-O

S Hiawasse Road

Winderlakes Drive

Woodlot Court

Woodlands Village Drive

Conroy Windermere Road

Dr Phillips Boulevard

Winwood Way

Calle De Sol

LDR

Caspian Court

Hidden Springs Boulevard

Spring Run Avenue

LDR

Fawn Ridge Road

INST

PR-OS

Future Land Use

Winding Lake Circle

Winderlakes Drive

San Remo Place

S Hiawasse Road

Conroy Windermere Road

Dr Phillips Boulevard

Winwood Way

Calle De Sol

Caspian Court

Hidden Springs Boulevard

Spring Run Avenue

Fawn Ridge Road

Windsmere Boulevard

Woodlot Court

Woodlands Village Drive

LDR

LDR

LDR

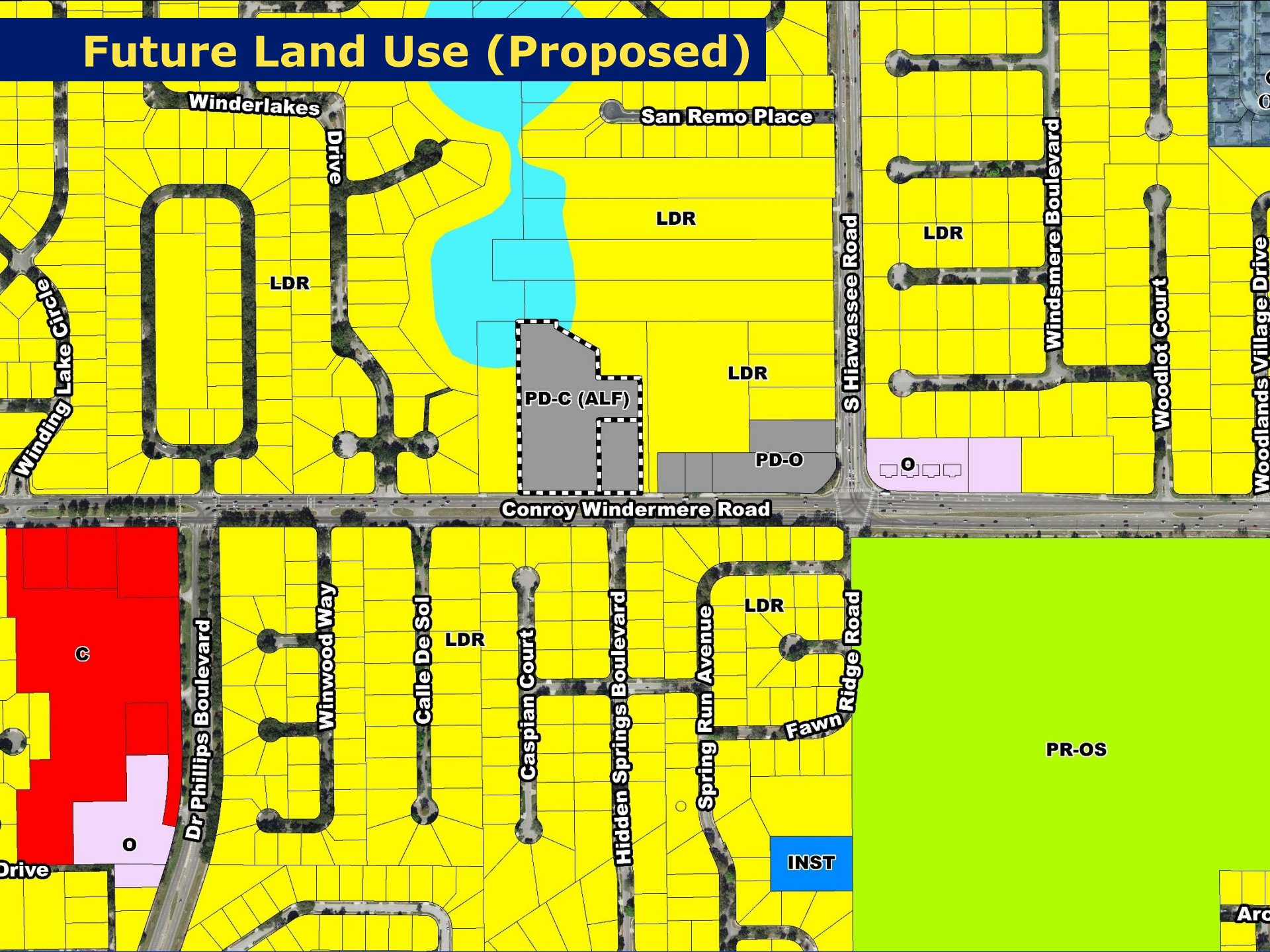
LDR

PD-O

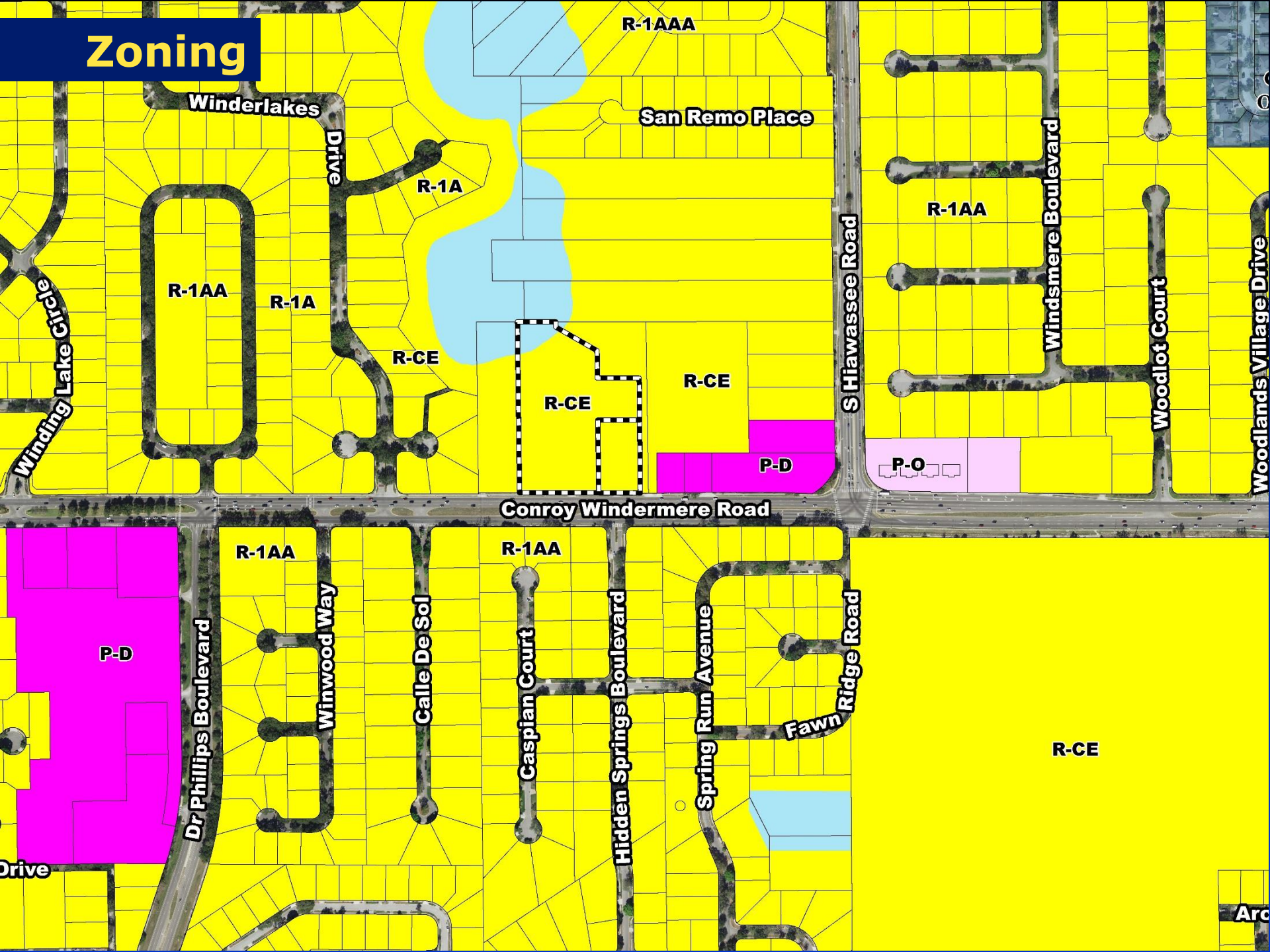
INST

PR-OS

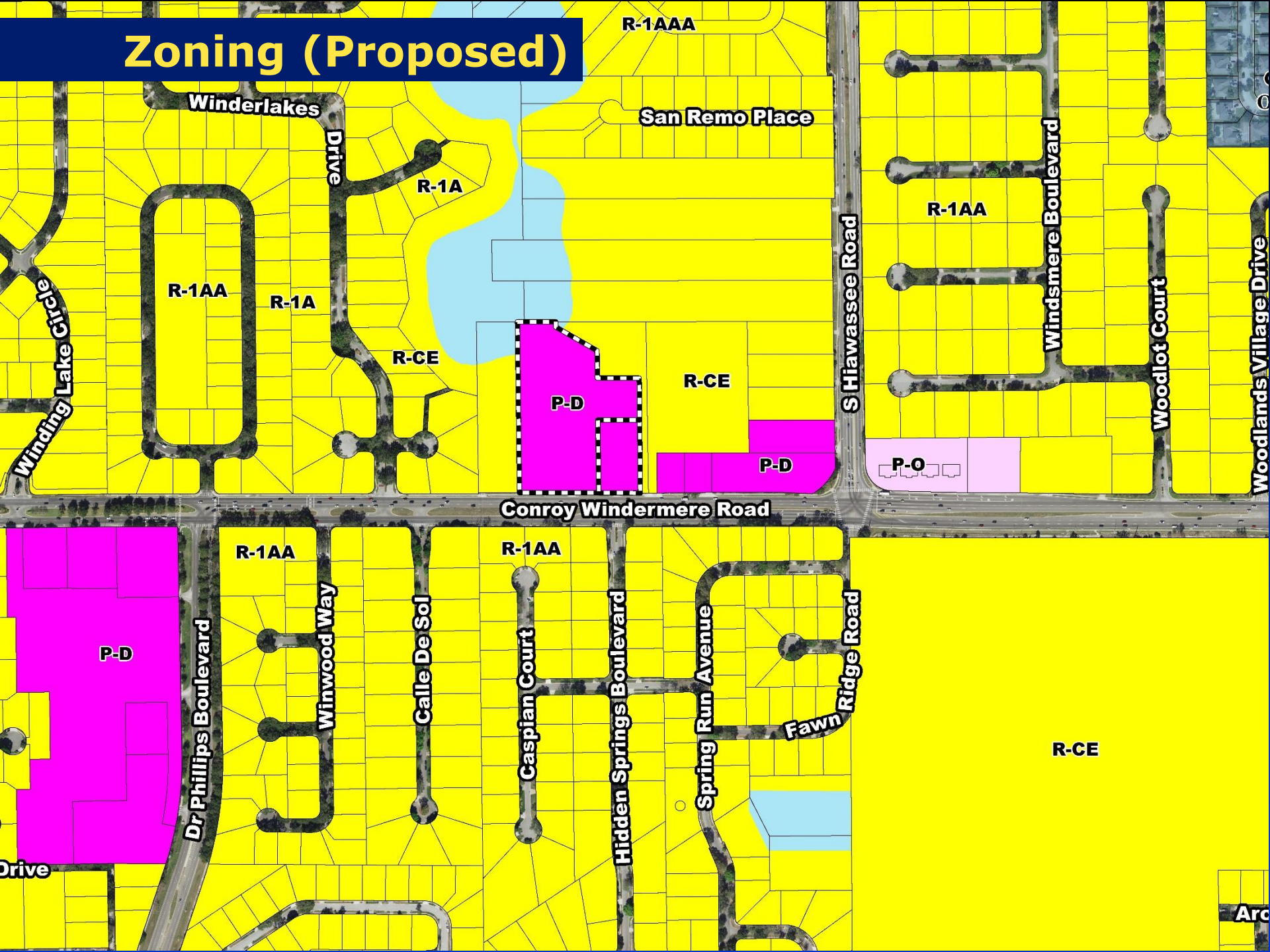
Future Land Use (Proposed)



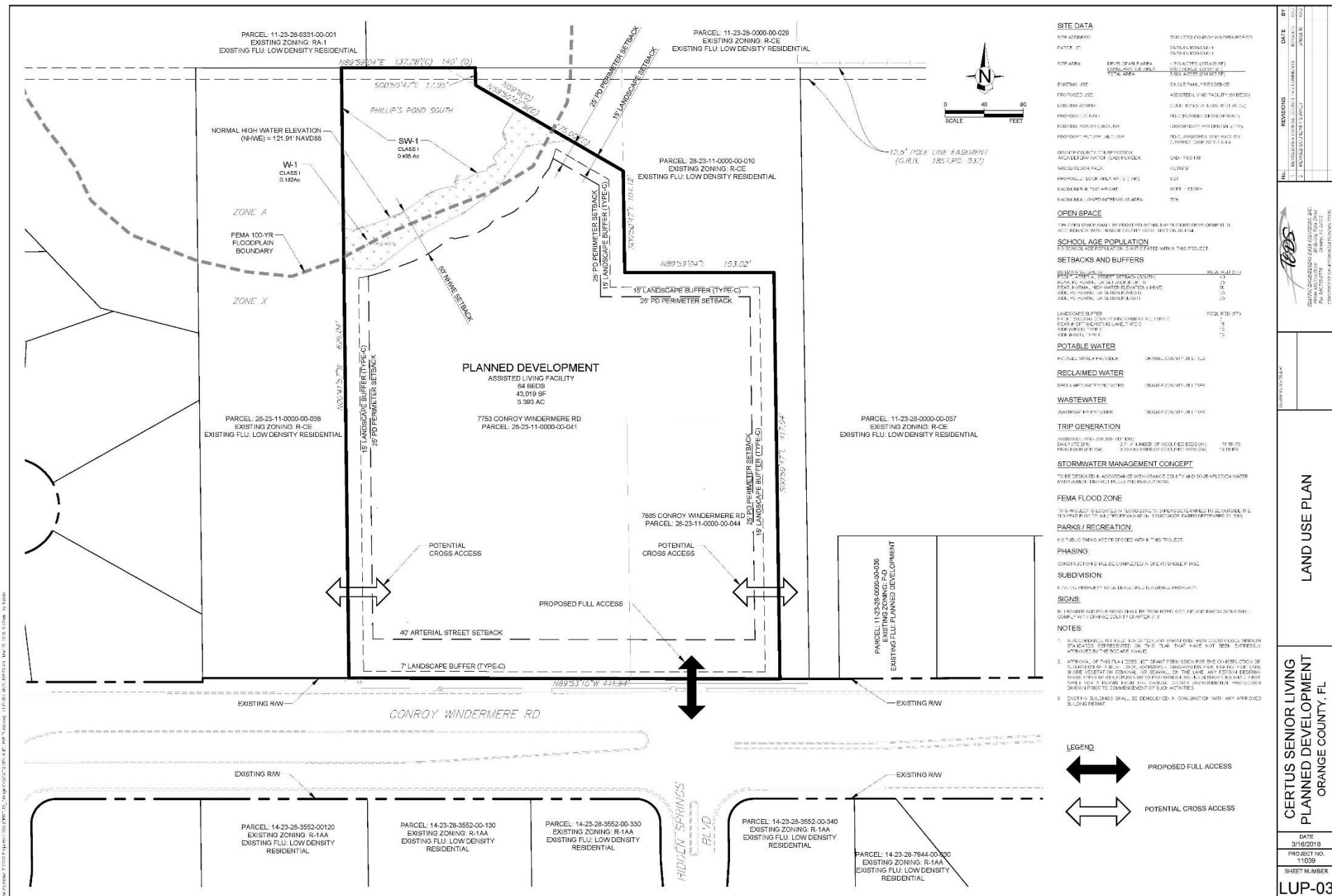
Zoning



Zoning (Proposed)



CERTUS Senior Living Land Use Plan





Amendment 2018-1-S-1-3

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective OBJ2.1 and Policies FLU1.1.5, FLU 1.4.1, FLU1.4.2, FLU1.4.4, FLU1.4.13, FLU8.1.4, FLU8.2.1, FLU8.2.10, FLU8.2.11; and Neighborhood Element Objective OBJ N1.1)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2017-2-S-1-4, Low Density Residential (LDR) to Planned Development – Commercial (PD-C)**



LUP-17-08-247

DRC Recommendation: APPROVE

PZC Recommendation: APPROVE

Action Requested

- **Make a finding of consistency with the Comprehensive Plan and APPROVE Case Rezoning LUP-17-08-247, CERTUS Senior Living Use Plan (PD/LUP), subject to the fourteen (14) conditions listed in the staff report.**



Amendment 2018-1-S-2-1

Agent: Alexander Juras

Owner: Micah D. Bass Revocable Trust

From: Low Density Residential (LDR)

To: Commercial (C)

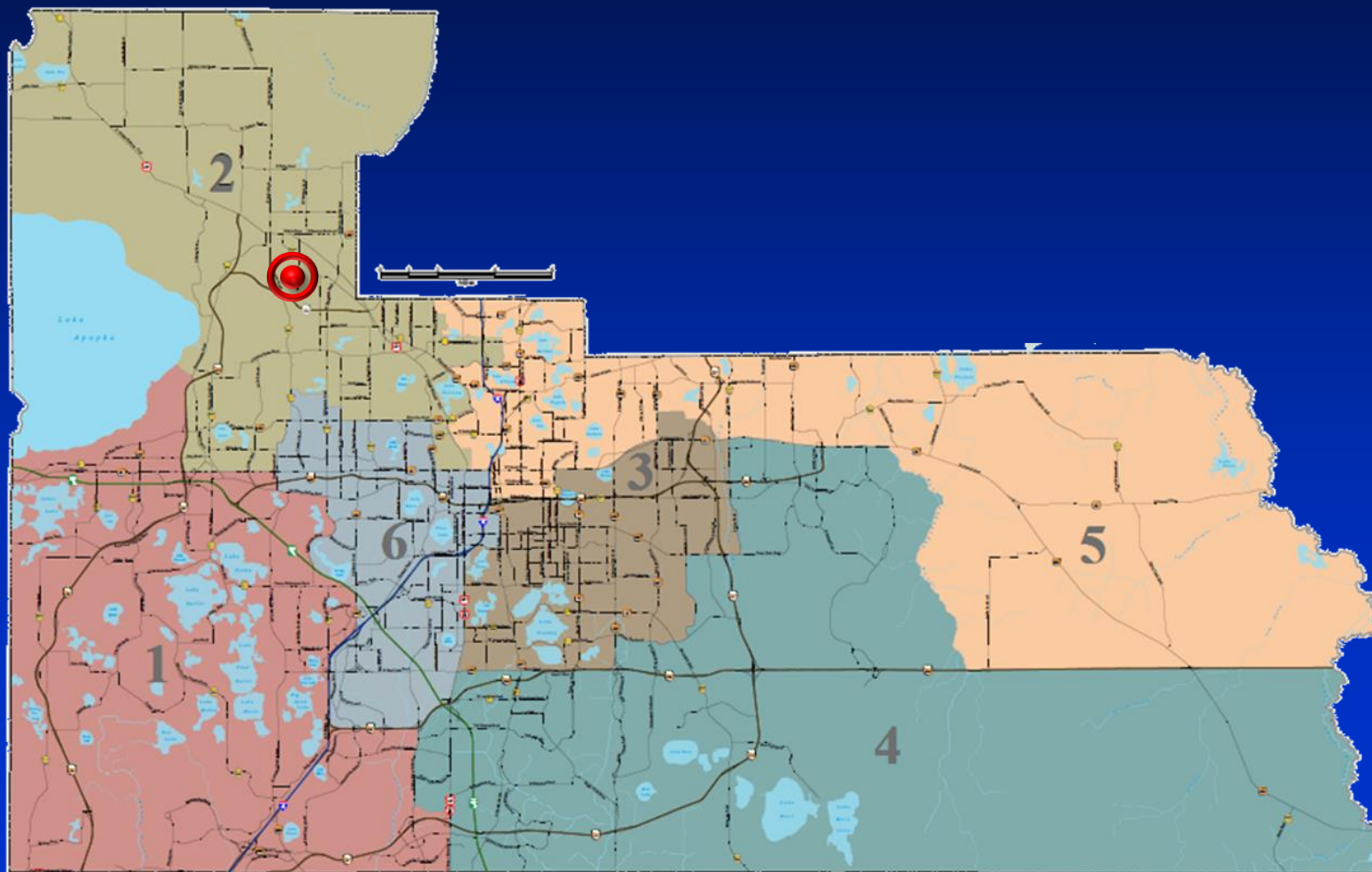
Acreage: 0.48-gross acre

Proposed Use: 5,056 square feet of commercial development



Amendment 2018-1-S-2-1

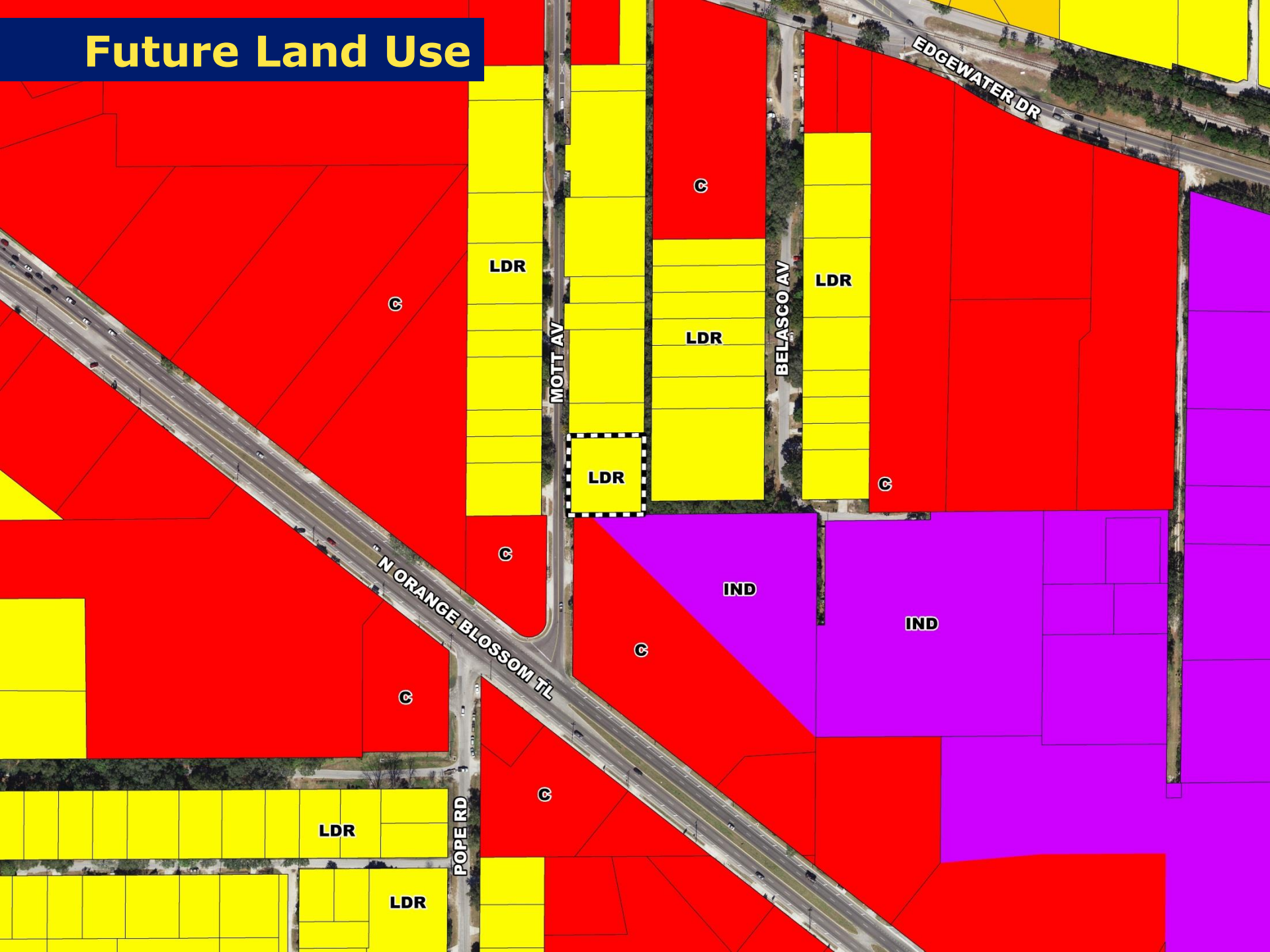
Location



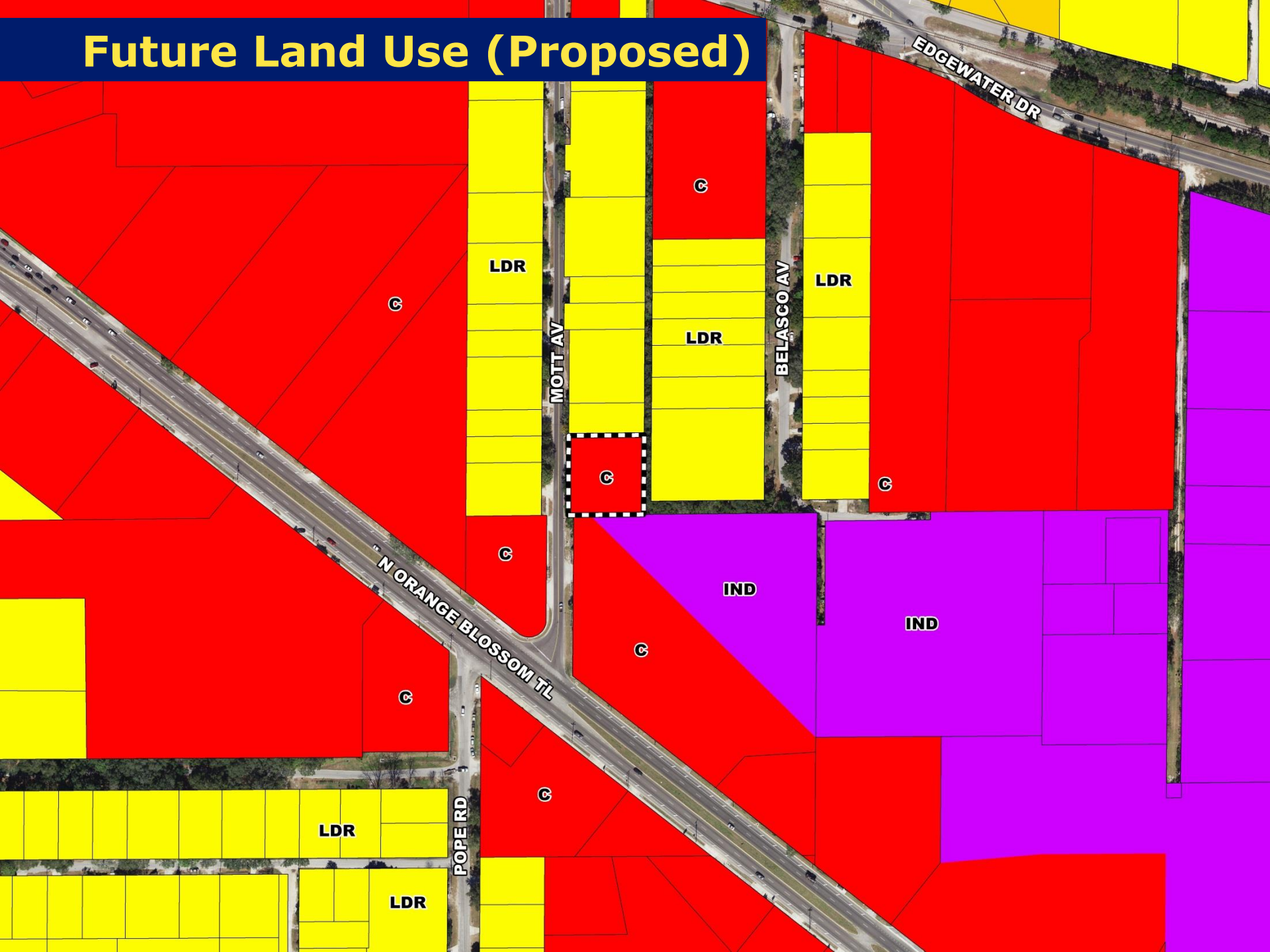
Aerial



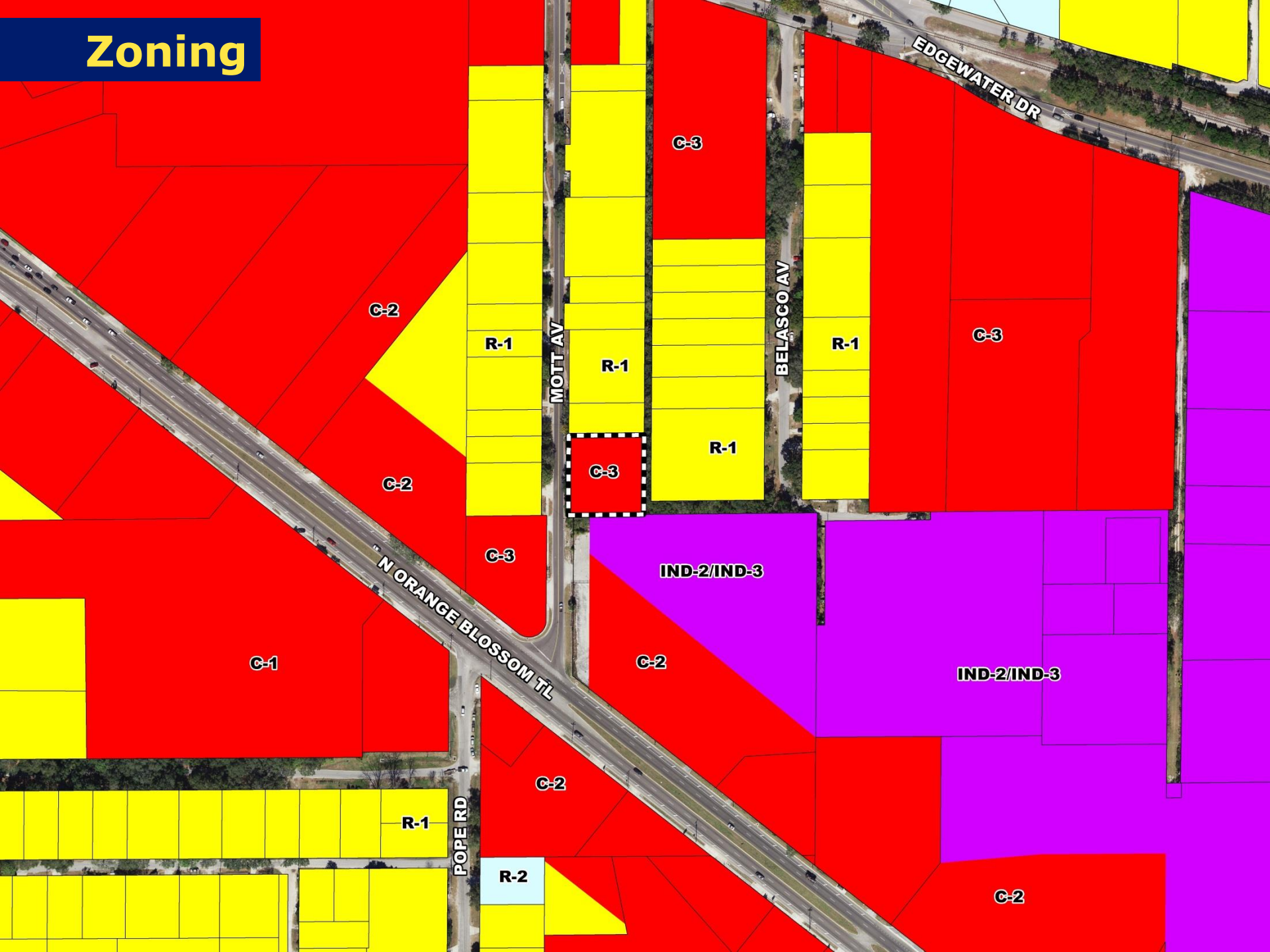
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2018-1-S-2-1

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective FLU8.2 and Policies FLU1.1.5, FLU1.4.4, FLU1.4.6, and FLU8.2.1)**
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Amendment 2018-1-S-2-1, Low Density Residential (LDR) to Commercial (C)**



Amendment 2018-1-S-4-1

Rezoning RZ-18-04-001

Owner: Phin Phan, Saoun Phan, and Rethi Chheoun

Agent: Phin Phan

From: Rural Settlement 1/2 (RS 1/2) and R-CE-2 (Rural Residential)

To: Rural Settlement 1/1 (RS 1/1) and R-CE (Country Estate)

Acreage: 2.11 gross acres

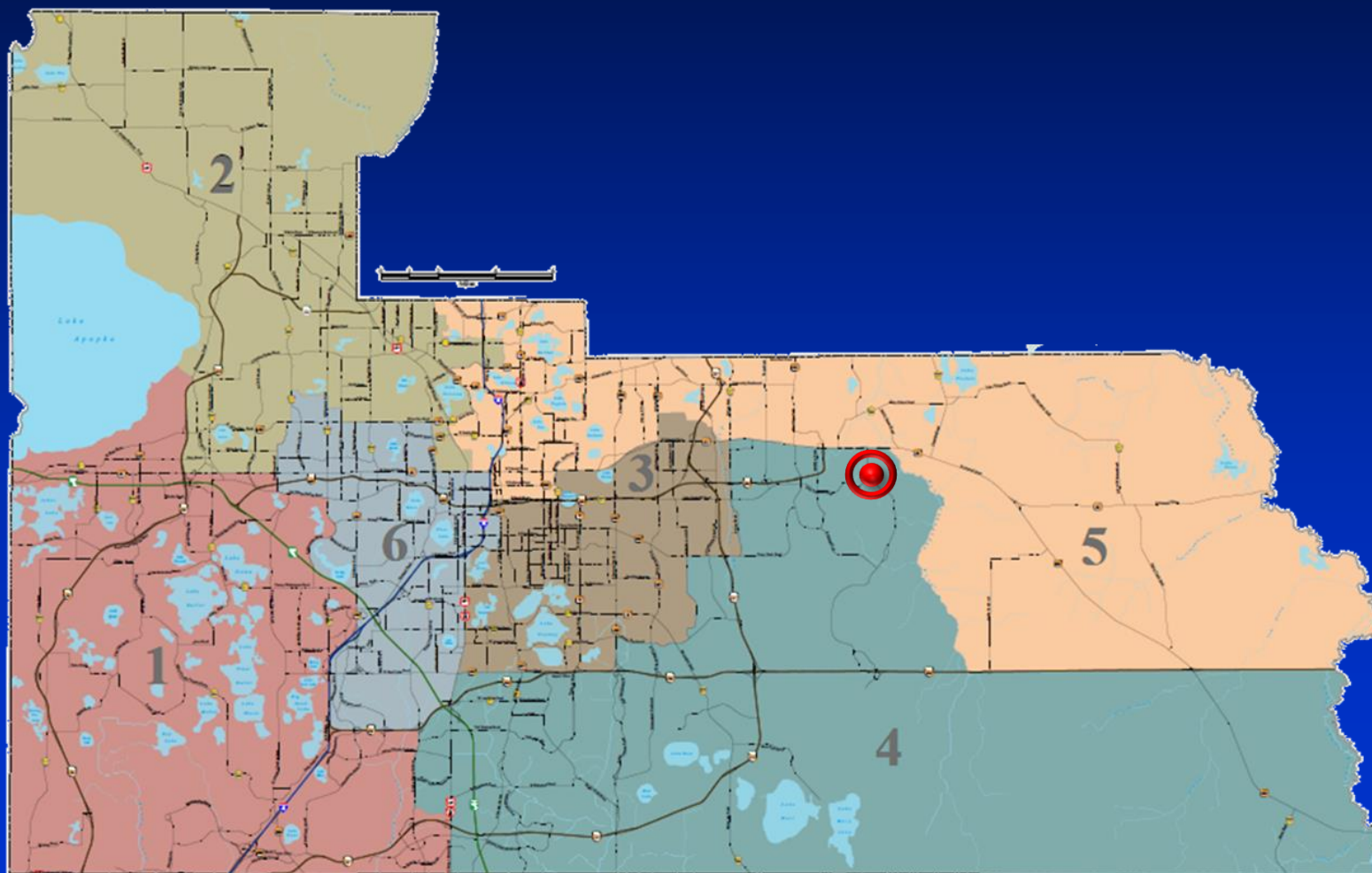
Proposed Use: Two (2) Single-family dwelling units



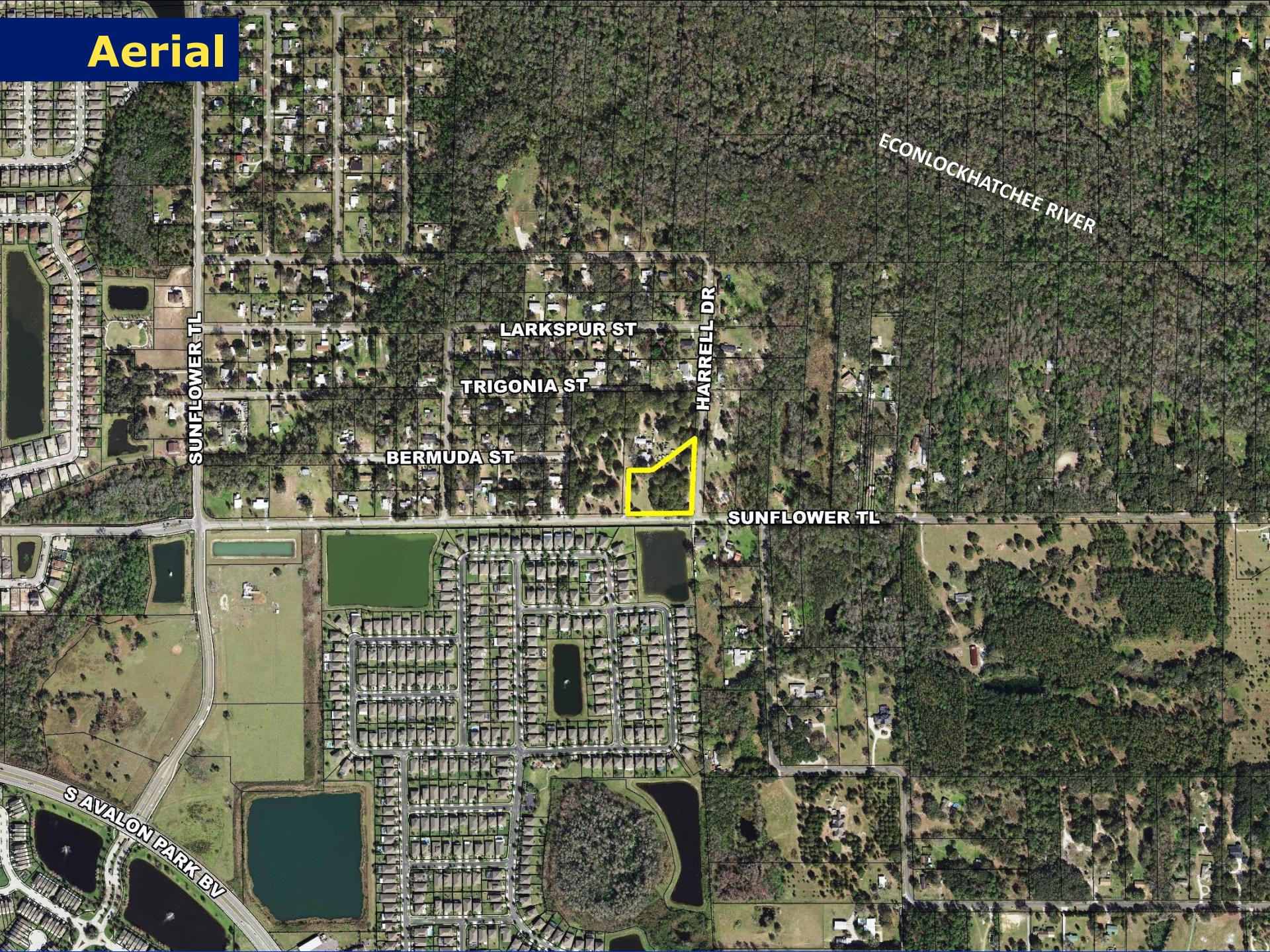
Amendment 2018-1-S-4-1

Rezoning RZ-18-04-001

Location



Aerial



SUNFLOWER TL

LARKSPUR ST

TRIGONIA ST

BERMUDA ST

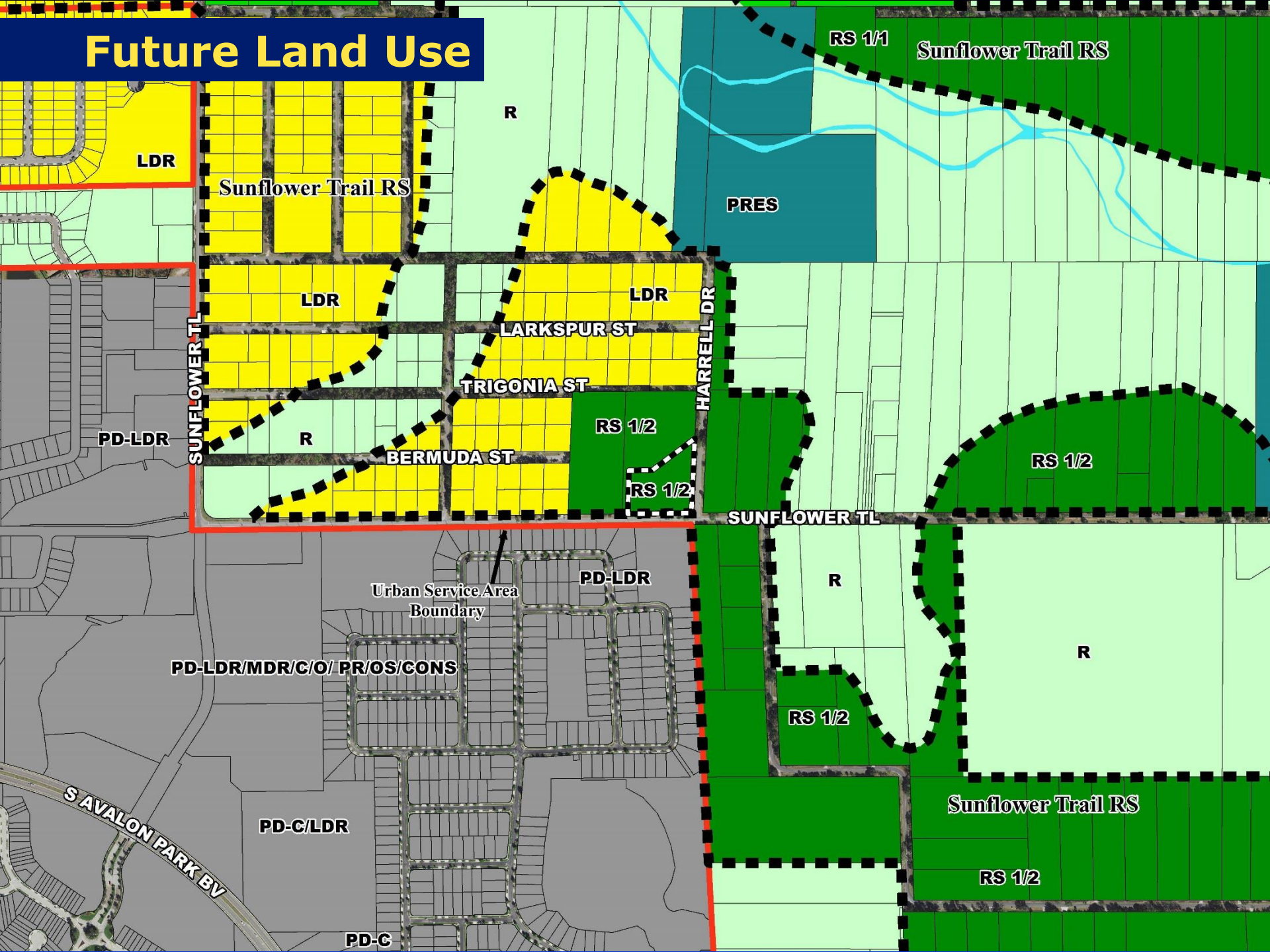
HARRELL DR

ECONLOCKHATCHEE RIVER

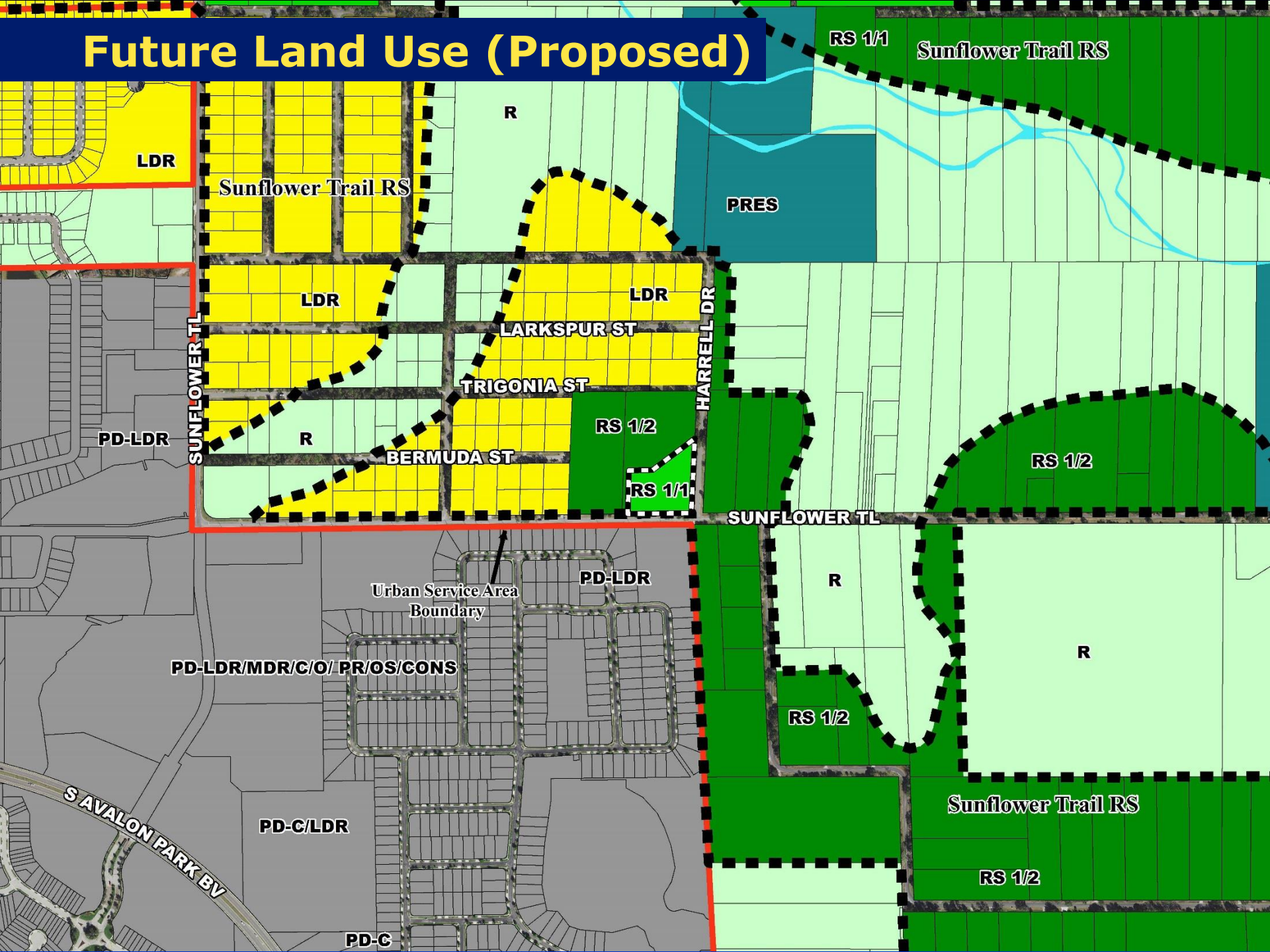
SUNFLOWER TL

S AVALON PARK BV

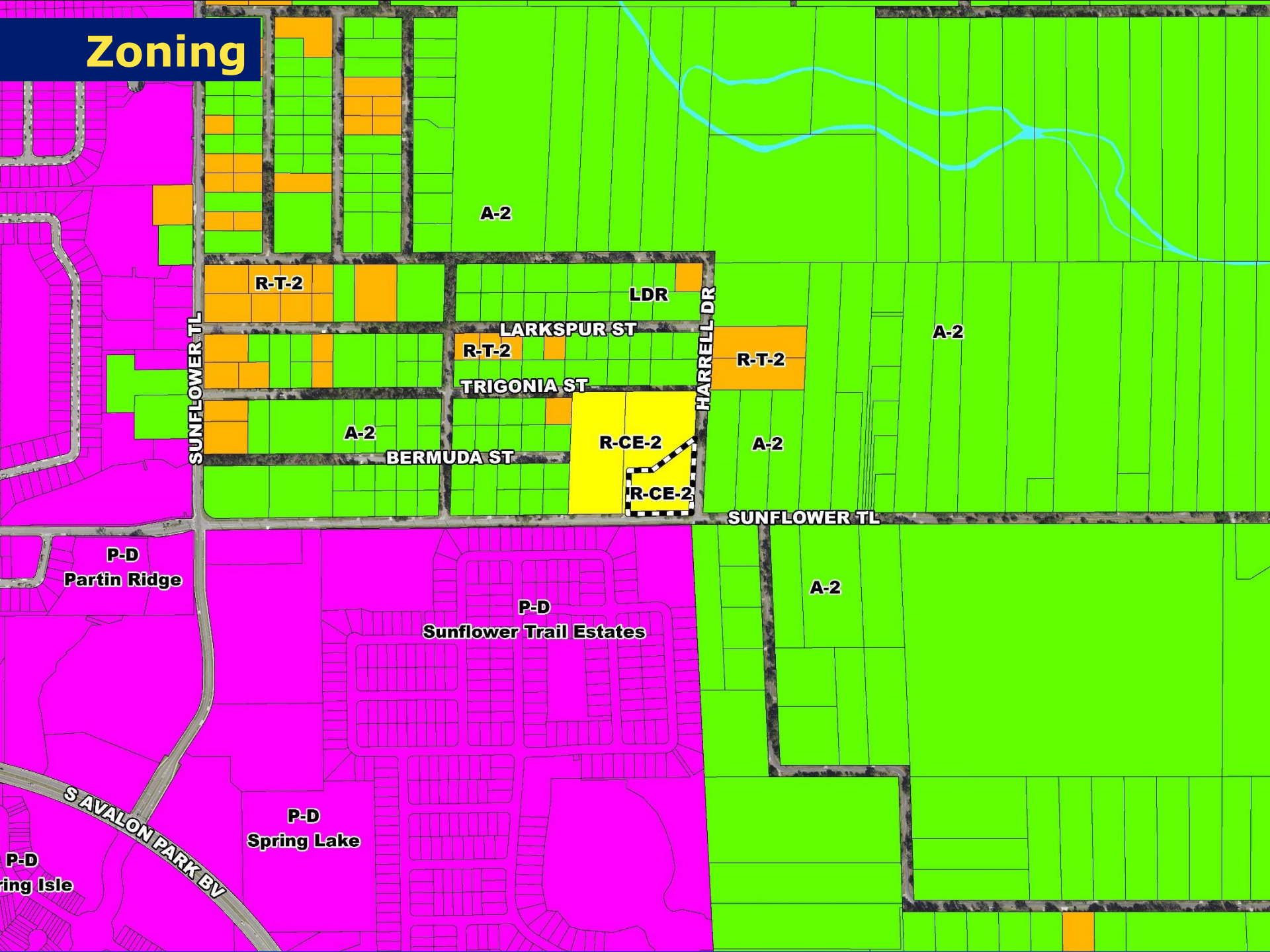
Future Land Use



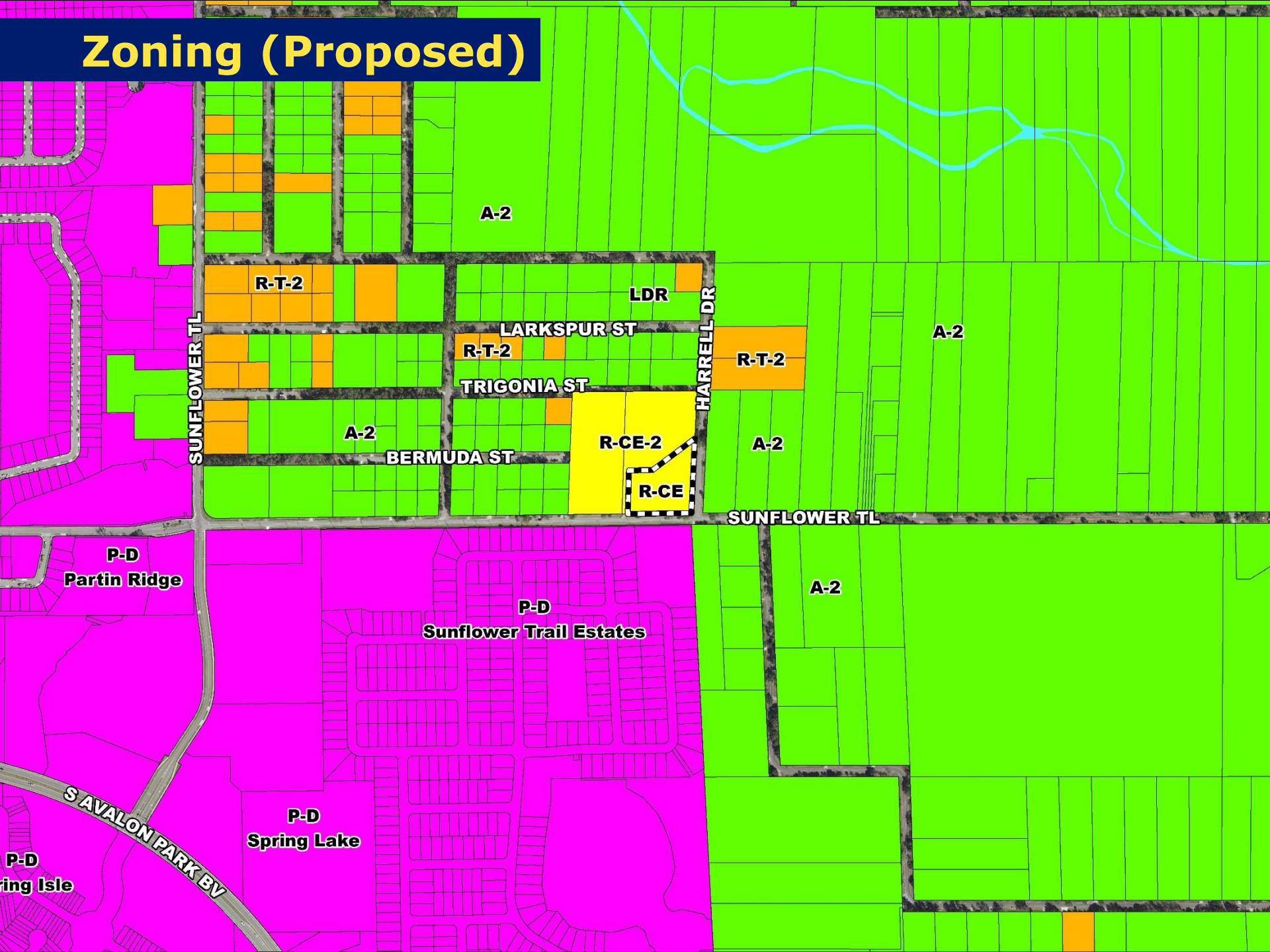
Future Land Use (Proposed)



Zoning



Zoning (Proposed)





Amendment 2018-1-S-4-1

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Policies FLU6.2.5, FLU 6.2.8 FLU8.2.1, and FLU8.2.2 and FLU OBJ8.2);**
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Amendment 2018-1-S-4-1 Rural Settlement 2/1 RS 2/1) to Rural Settlement 1/1 (RS 1/1).**



RZ-18-04-001

Staff Recommendation: APPROVE

PZC Recommendation: APPROVE

Action Requested

- **Make a finding of consistency with the Comprehensive Plan and APPROVE Rezoning case RZ-18-04-001 from R-CE-2 (Rural Residential) to R-CE (Country Estates).**



Amendment 2018-1-S-4-2

Rezoning RZ-18-04-006

Agent: Rusty A. Coan, P.E., Cross Development Acquisition, LLC

Owner: Daisy H. T. Chang

From: Low-Medium Density Residential (LMDR) and A-2 (Farmland Rural)

To: Commercial (C) and C-2 (General Commercial) and C-1 (Retail Commercial)

Acreage: 4.21 gross acres/3.16 net developable acres

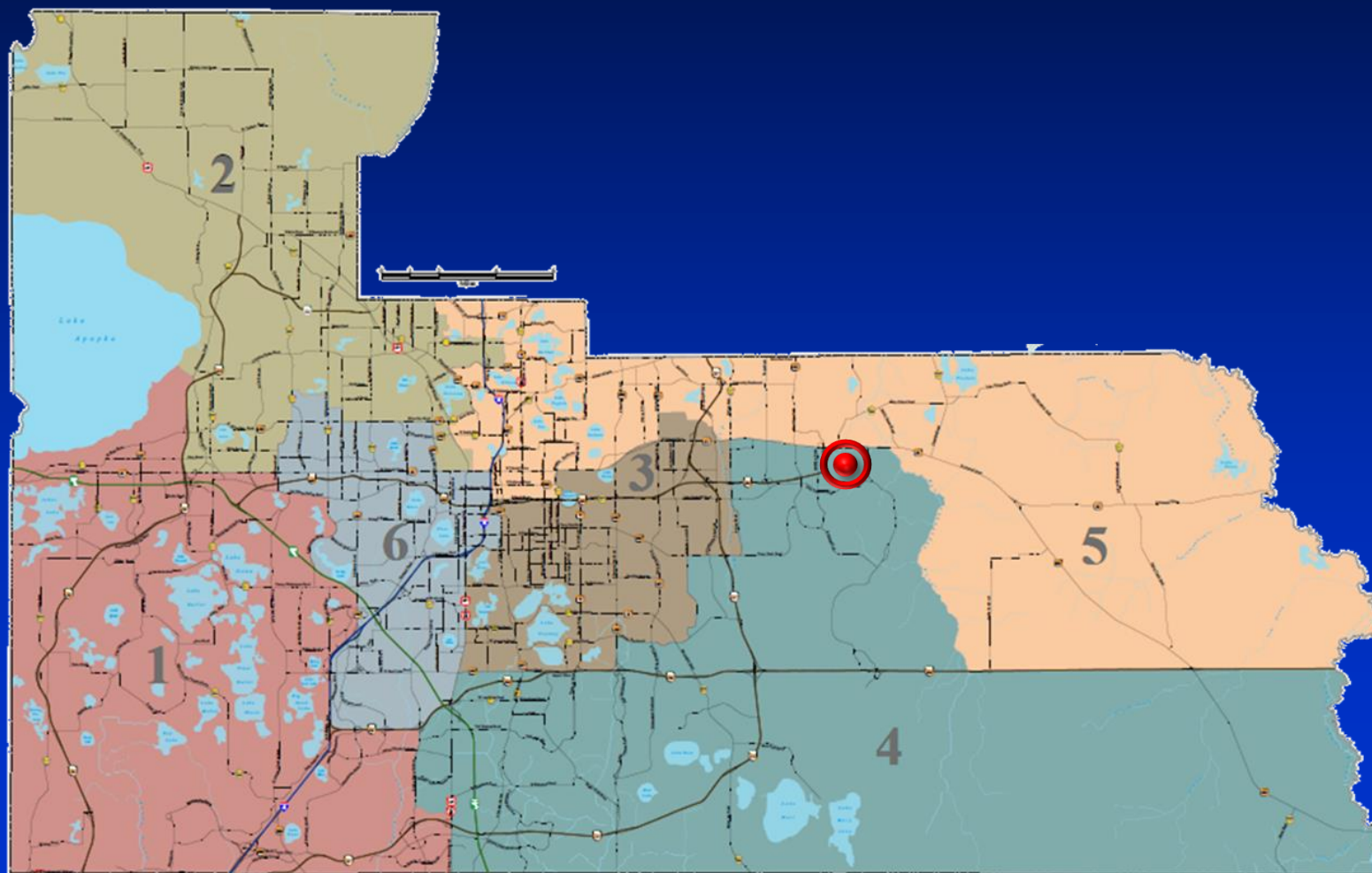
Proposed Use: 22,400 sq. ft. collision repair shop



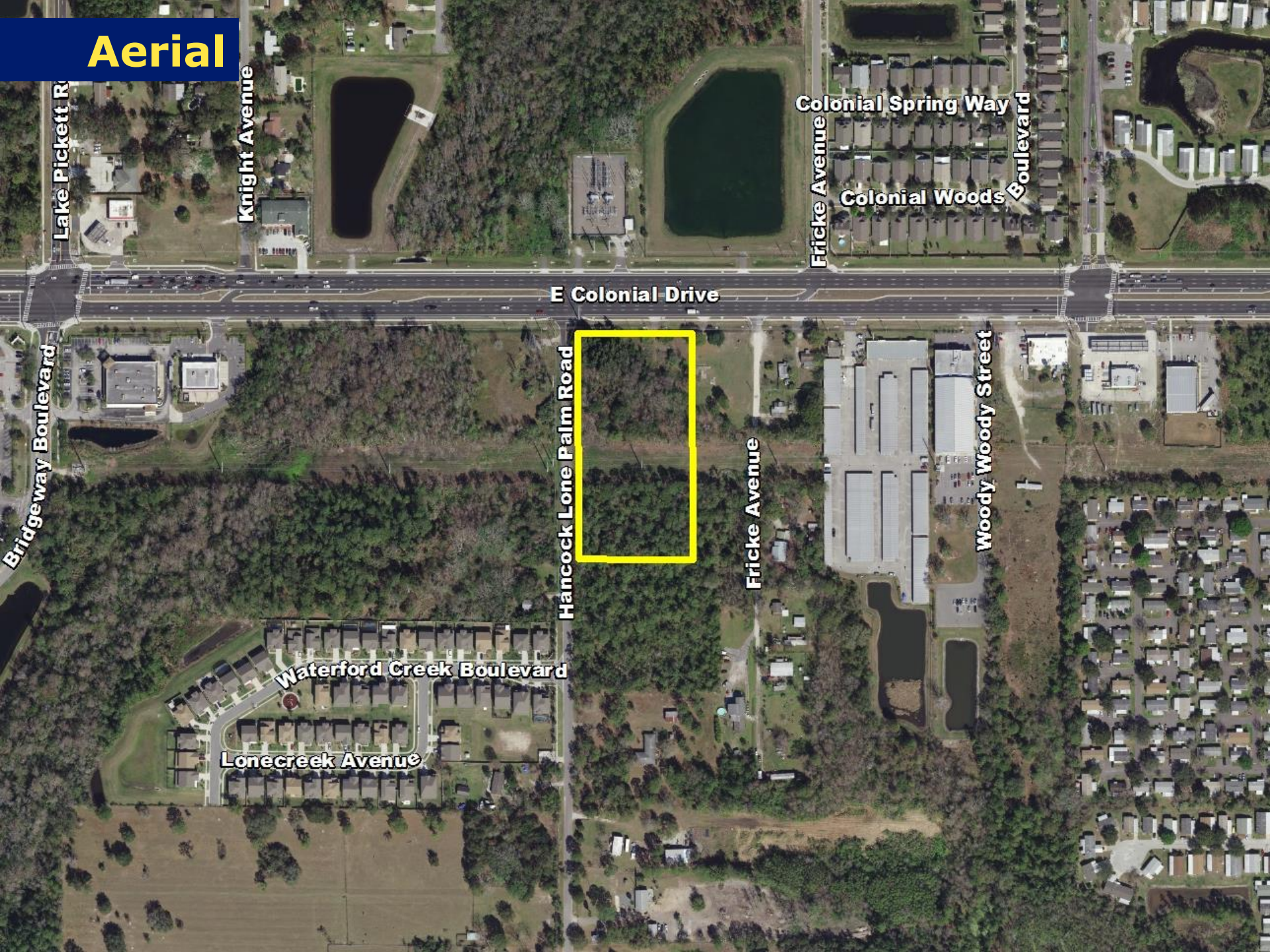
Amendment 2018-1-S-4-2

Rezoning RZ-18-04-006

Location



Aerial



Lake Pickett Road

Knight Avenue

Colonial Spring Way

Colonial Woods Boulevard

E Colonial Drive

Fricke Avenue

Boulevard

Bridgeway Boulevard

Hancock Lone Palm Road

Fricke Avenue

Woody Woody Street

Waterford Creek Boulevard

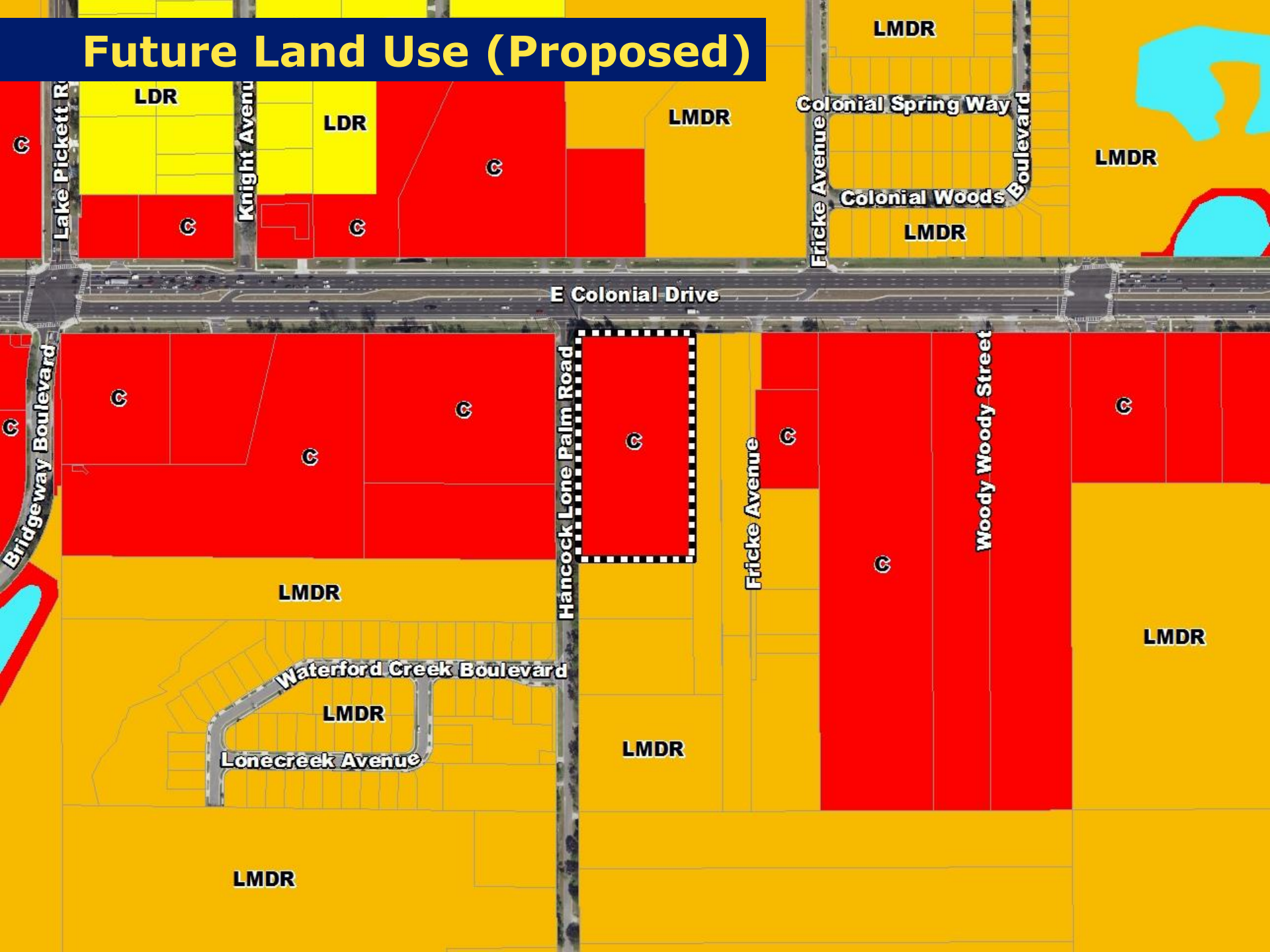
Lonecreek Avenue

Future Land Use

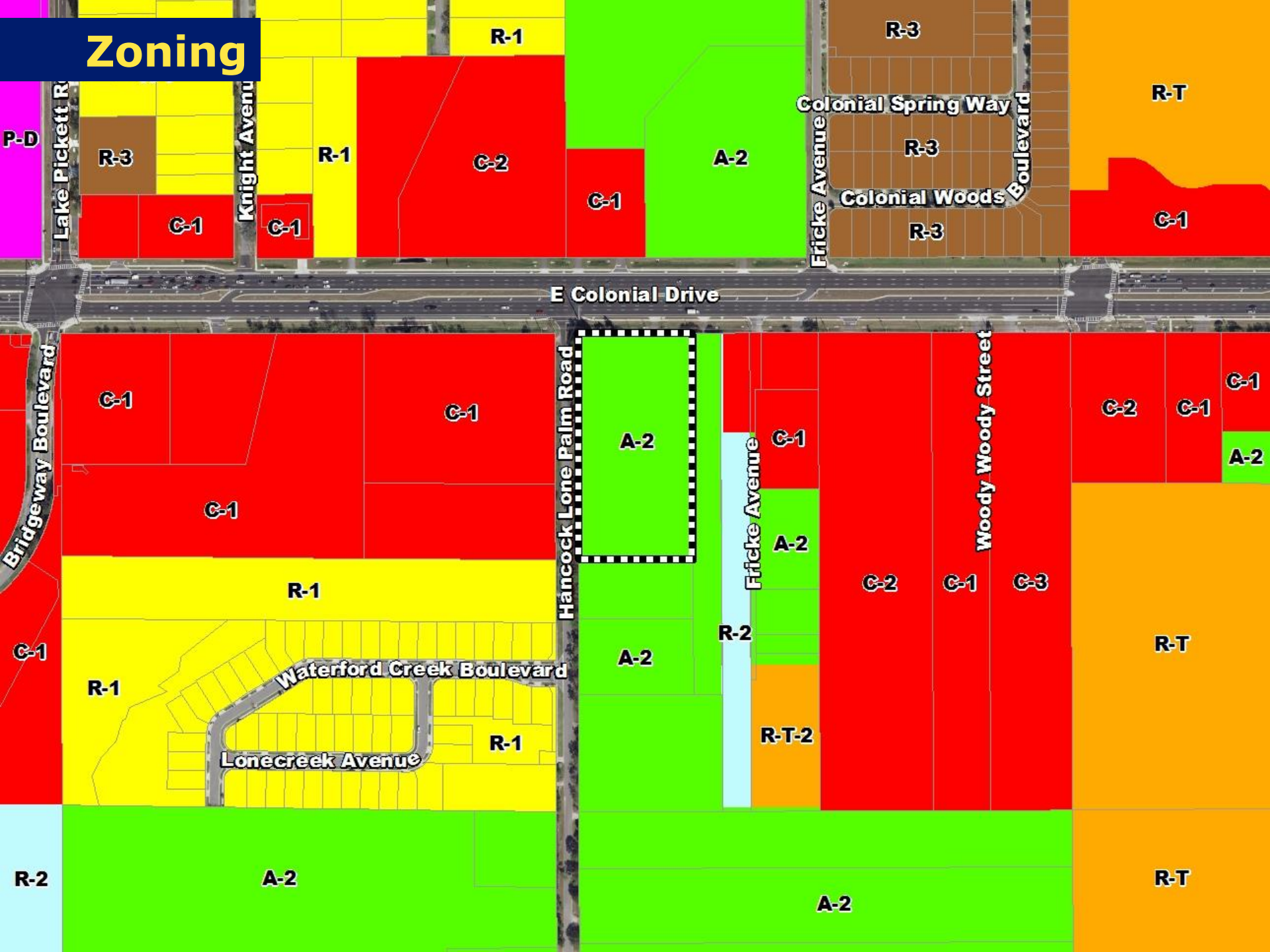
The map displays a grid of land parcels with the following designations and street names:

- Designations:** LDR (Low Density Residential), LMDR (Low Medium Density Residential), and G (General).
- Streets:** Lake Pickett Road, Knight Avenue, Fricke Avenue, Colonial Spring Way, Colonial Woods Boulevard, E Colonial Drive, Bridgeway Boulevard, Hancock Lone Palm Road, Waterford Creek Boulevard, Loney Creek Avenue, and Woody Woody Street.
- Highlighted Parcel:** A parcel located east of Hancock Lone Palm Road and north of E Colonial Drive is outlined with a dashed black border and labeled LMDR.

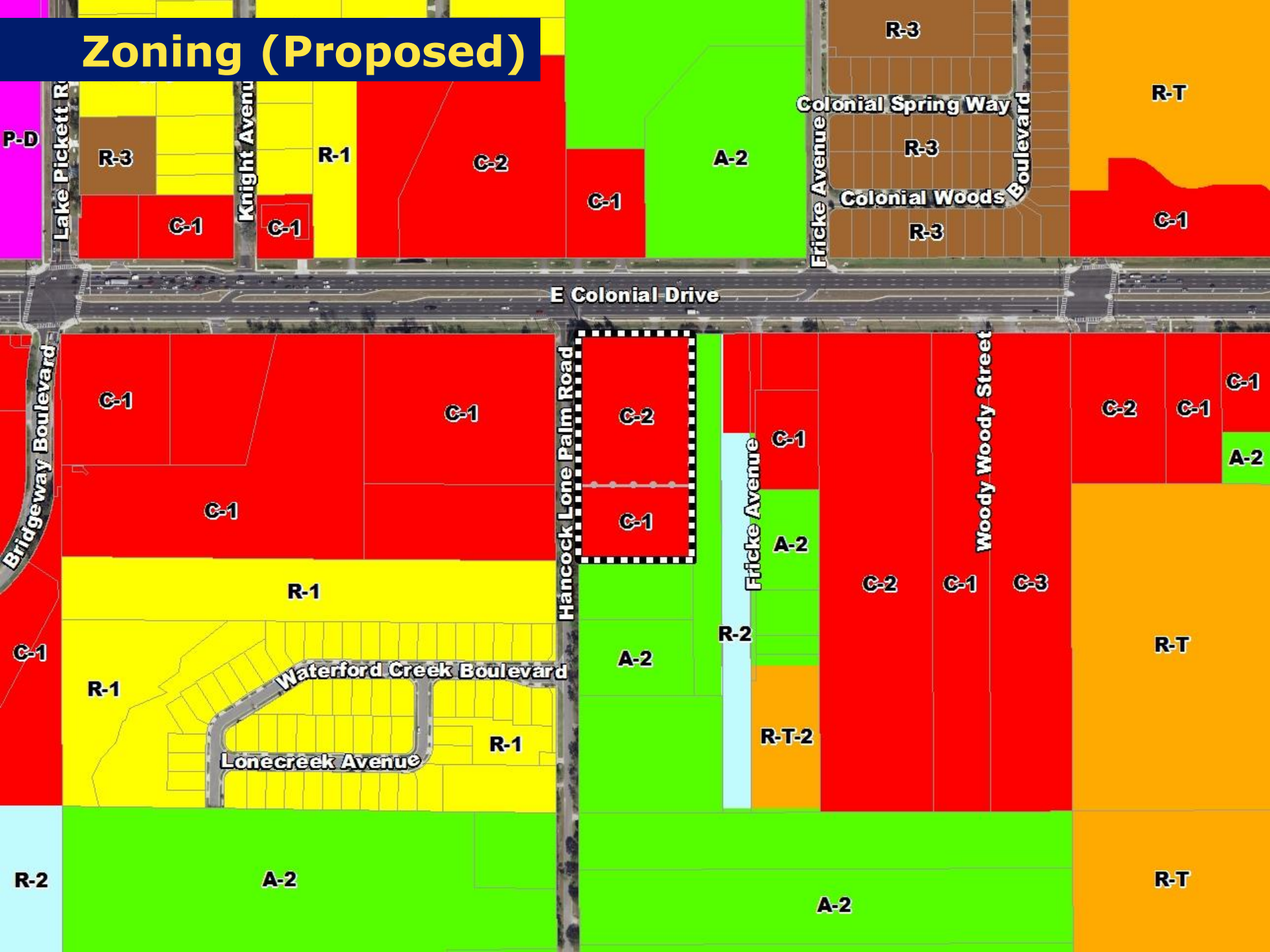
Future Land Use (Proposed)



Zoning



Zoning (Proposed)





Amendment 2018-1-S-4-2

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objectives FLU2.1 and FLU8.2, and Policies FLU1.1.5, FLU1.4.2, FLU1.4.4, and FLU8.2.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2018-1-S-4-2, Low-Medium Density Residential (LMDR) to Commercial (C)**



Rezoning RZ-18-04-006

Staff Recommendation: APPROVE

PZC Recommendation: APPROVE

Action Requested

- **Make a finding of consistency with the Comprehensive Plan and APPROVE Rezoning Case RZ-18-04-006 from A-2 (Farmland Rural) to C-2 (General Commercial) and C-1 (Retail Commercial), subject to the five (5) restrictions listed in the staff report.**



Amendment 2018-1-S-5-1

Rezoning RZ-18-04-003

Agent: Bryan Potts, P.E., Tannath Design, Inc.

Owner: Filippo Guani Revocable Trust

From: Office (O) and P-O (Professional Office)

To: Commercial (C) and C-1 (Retail Commercial)

Acreage: 6.96 gross acres / 5.20 developable acres

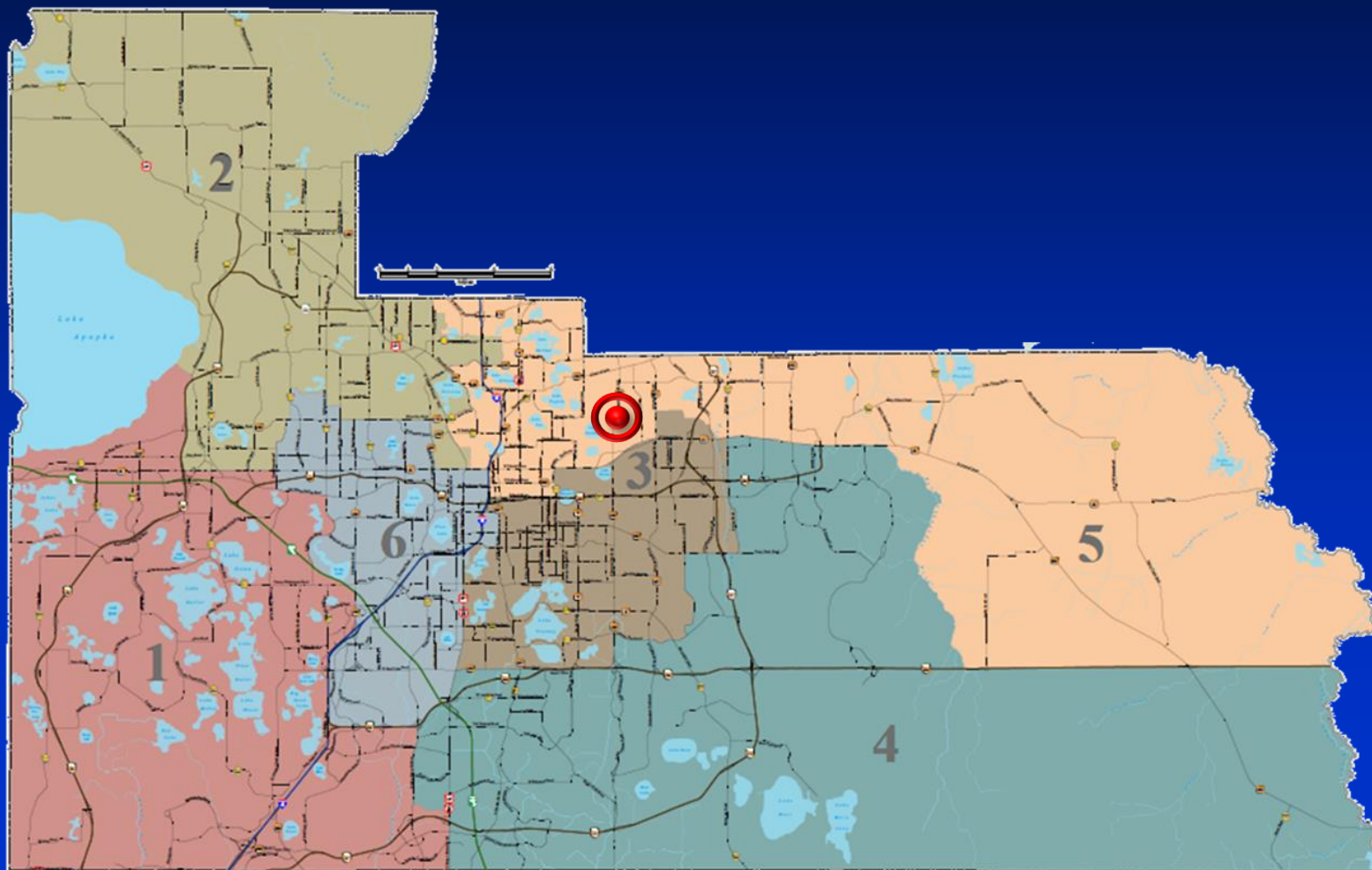
Proposed Use: 5,411 sq. ft. Racetrac Gas Station and Convenience Store



Amendment 2018-1-S-5-1

Rezoning RZ-18-04-003

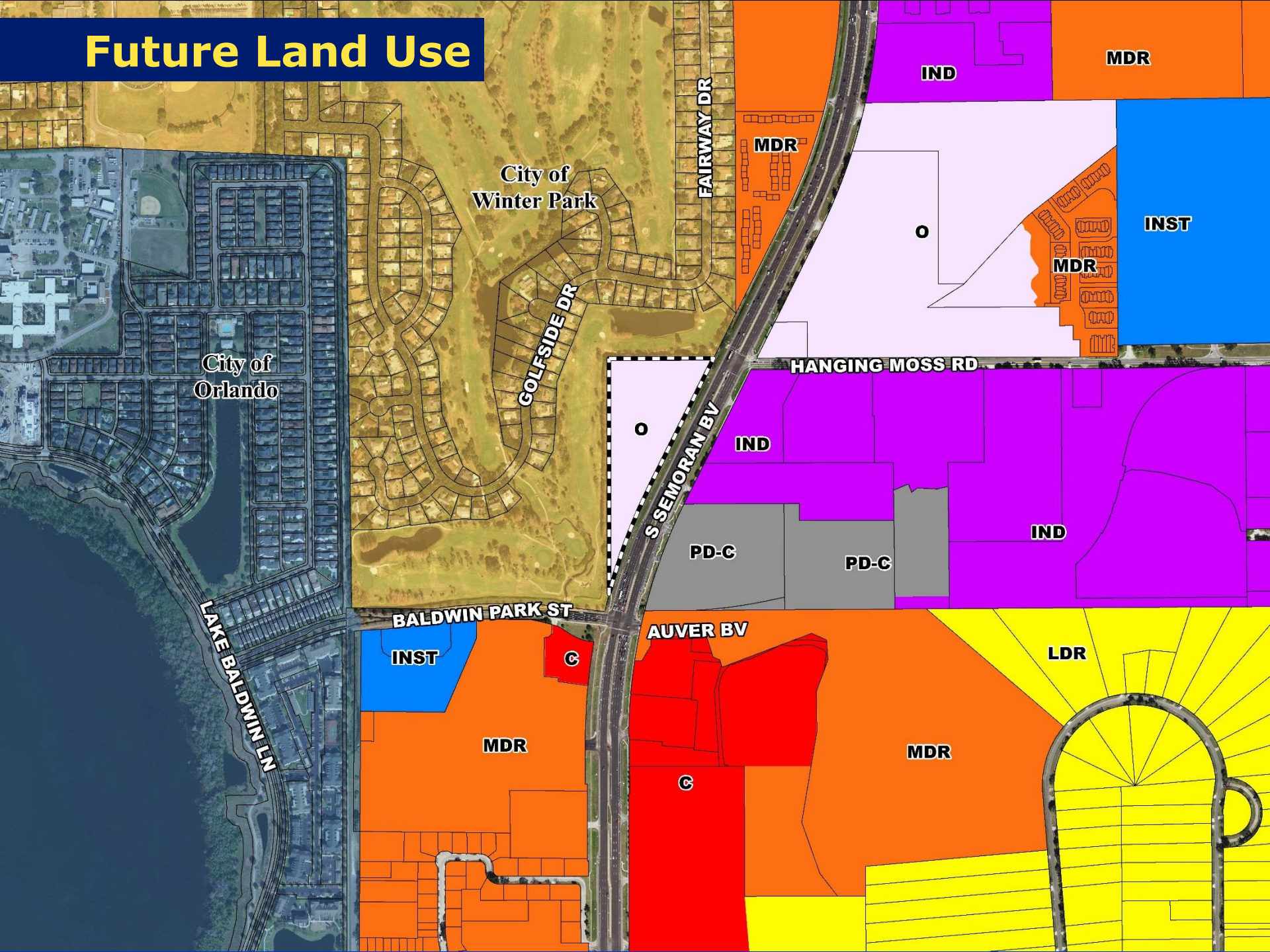
Location



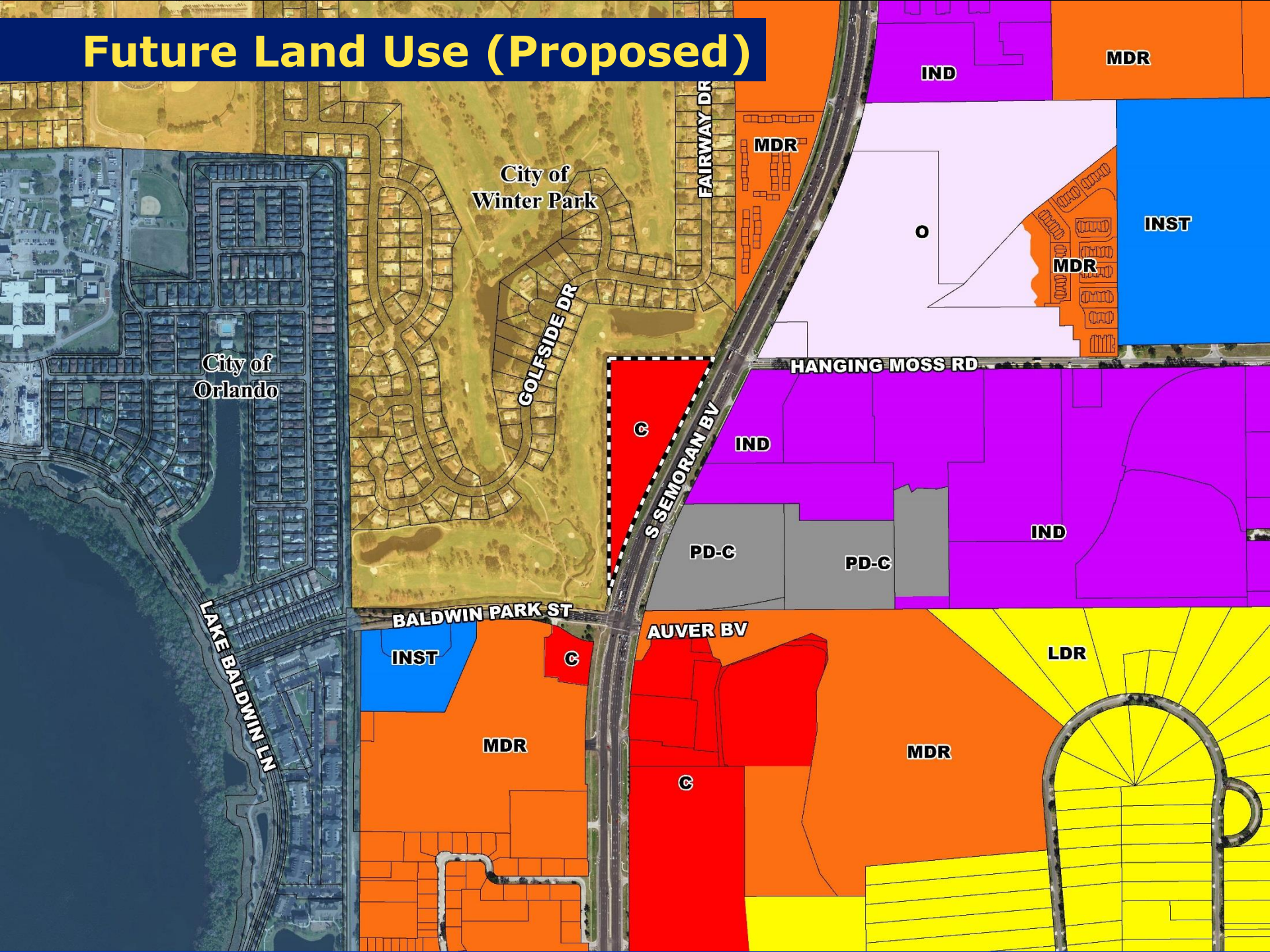
Aerial



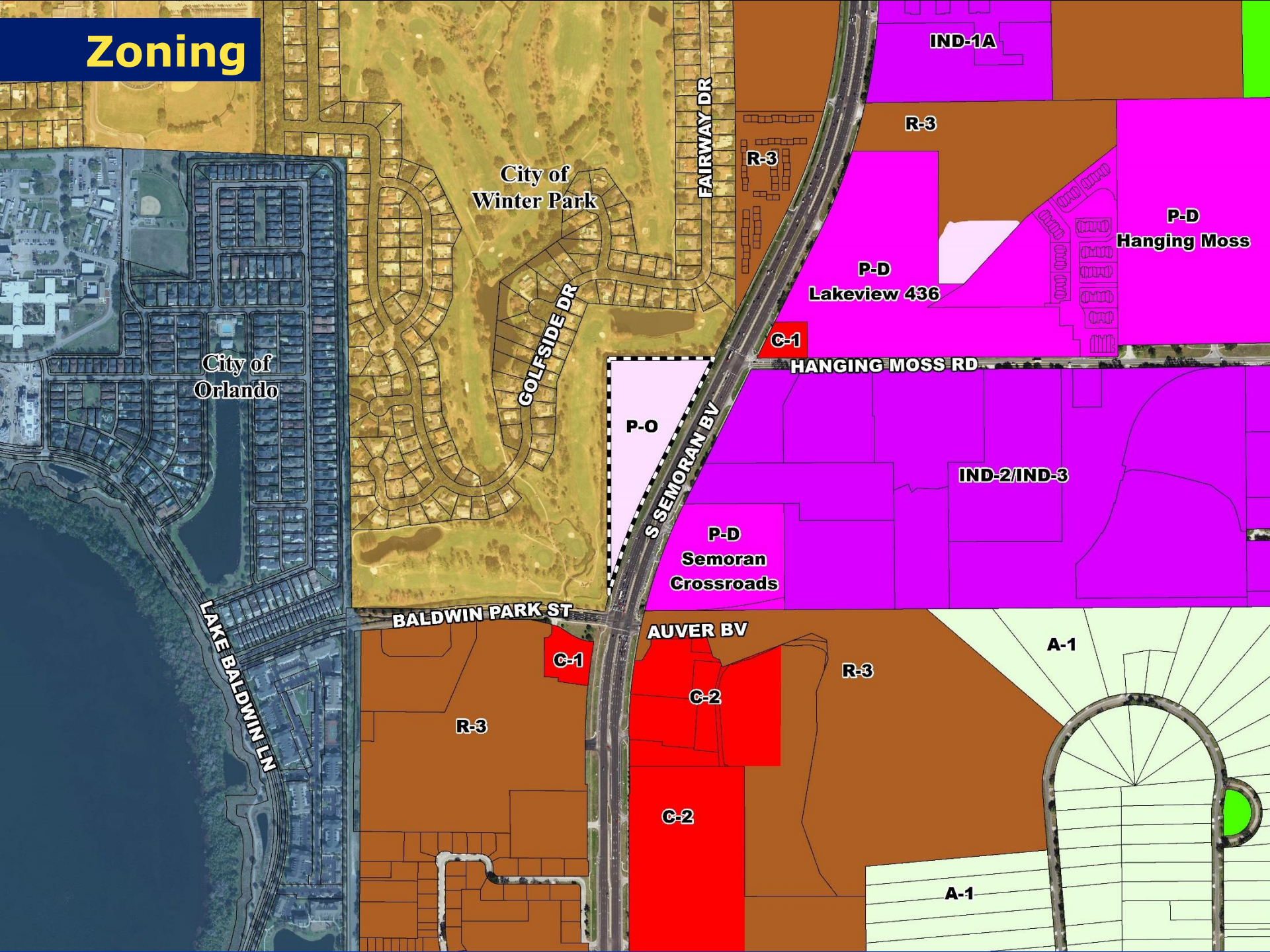
Future Land Use



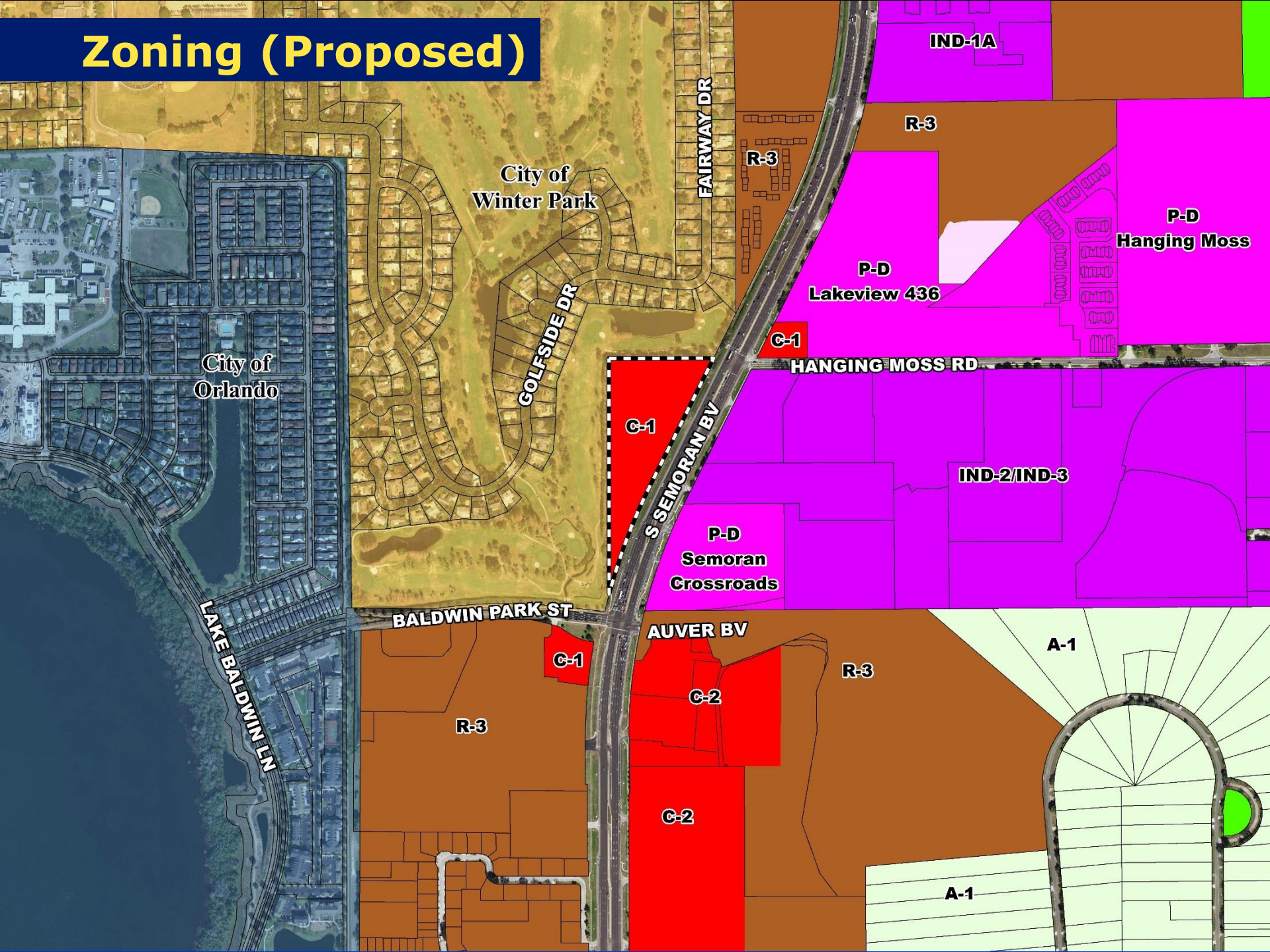
Future Land Use (Proposed)



Zoning



Zoning (Proposed)





Amendment 2018-2-A-5-1

Staff Recommendation: DO NOT ADOPT
LPA Recommendation: DO NOT ADOPT
Action Requested

- **Make a finding of inconsistency with the Comprehensive Plan (see Future Land Use Objectives and Policies FLU1.1.4(A), FLU1.4.2, FLU1.4.3, FLU1.4.4, OBJ FLU8.2, FLU8.2.1, and Neighborhood Element Objective OBJ N1.1);**
- **Determine that the proposed amendment is not in compliance; and**
- **DENY Amendment 2018-1-A-5-1, Office (O) to Commercial (C)**



RZ-18-04-003

Staff Recommendation: DENY

PZC Recommendation: DENY

Action Requested

- **Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of Rezoning Case RZ-18-04-003, P-O (Professional Office) to C-1 (Retail Commercial).**

Board of County Commissioners

**2018-1 Small-Scale Staff-Initiated
Text Amendments**

Adoption Public Hearings

June 5, 2018



Amendment 2018-1-S-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 2018-1-S-FLUE-1

Staff Recommendation: ADOPT

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2018-1-S-FLUE-1**



Small Scale Development 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

**2018-1 Regular Cycle Amendments
2018-1 Small-Scale Amendments
and
Concurrent Rezoning Requests**

Adoption Public Hearings

June 5, 2018