

Board of County Commissioners

**2018-2 Session IV Regular Cycle
Amendments
and
Concurrent Rezoning and Substantial
Change Requests**

Adoption Public Hearings

June 4, 2019



2018-2 Session IV Regular Cycle Amendment Process

- **Transmittal public hearings**
 - LPA – June 21, 2018**
 - BCC – July 10, 2018**
- **State and regional agency comments**
 - August 28, 2018**
- **Adoption public hearings**
 - LPA – October 18, 2018**
 - BCC – June 4, 2019**



Amendment 2018-2-A-1-2

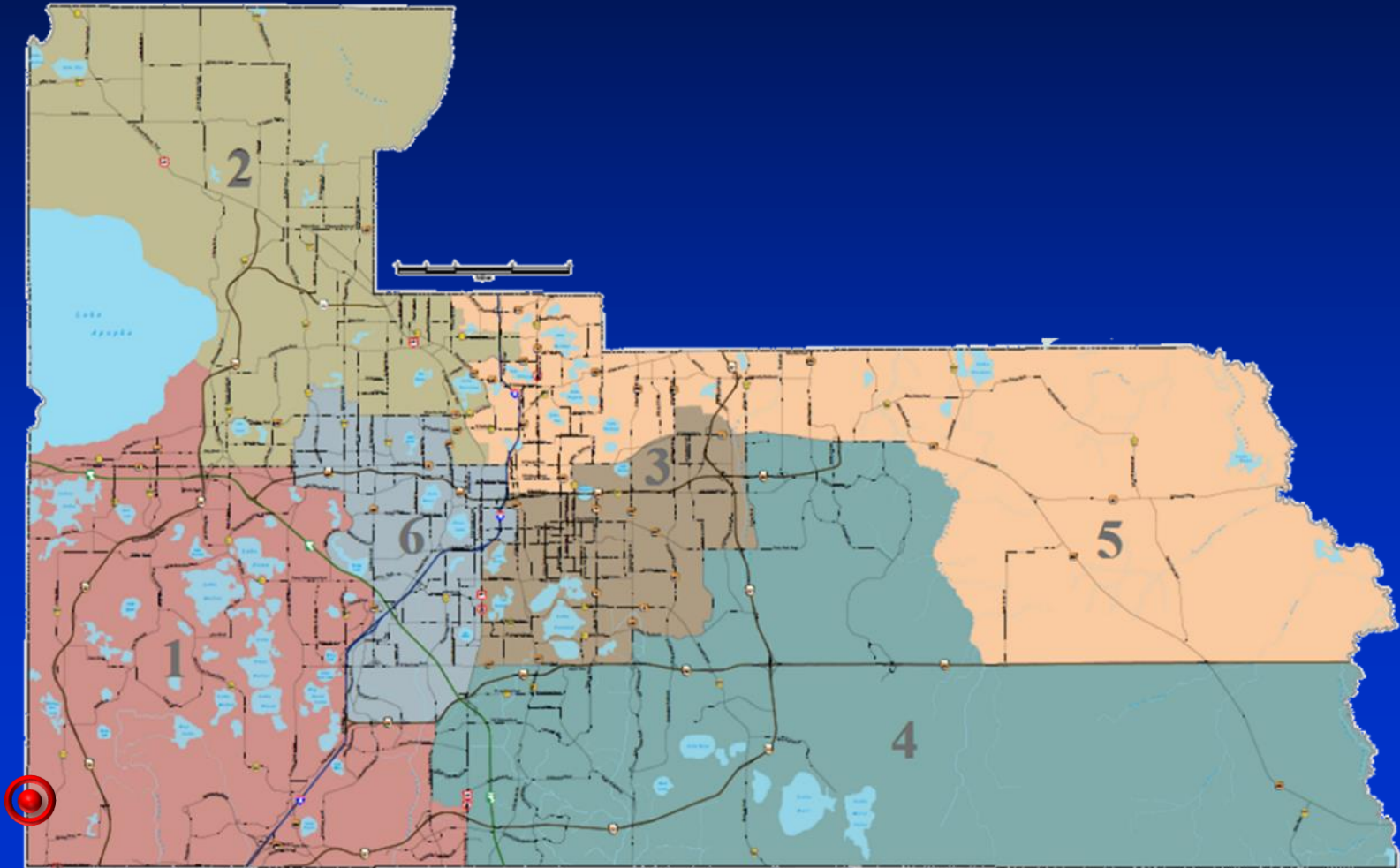
(Request to Continue - July 2, 2019)

- Agent:** Kathy Hattaway, Poulos & Bennett, LLC
- Owner:** BB Groves, LLC
- From:** Growth Center/Resort/Planned Development
(GC/R/PD)
- To:** Growth Center-Planned Development-Resort/Low-Medium Density Residential (GC-PD-R/LMDR)
- Acreage:** 108.03 gross acres/96.29 net developable acres
- Proposed Use:** Five hundred (500) single-family residential units
(The units may be any combination of age-restricted, short-term rental, or market rate housing.)



2018-2-A-1-2

Location



Aerial

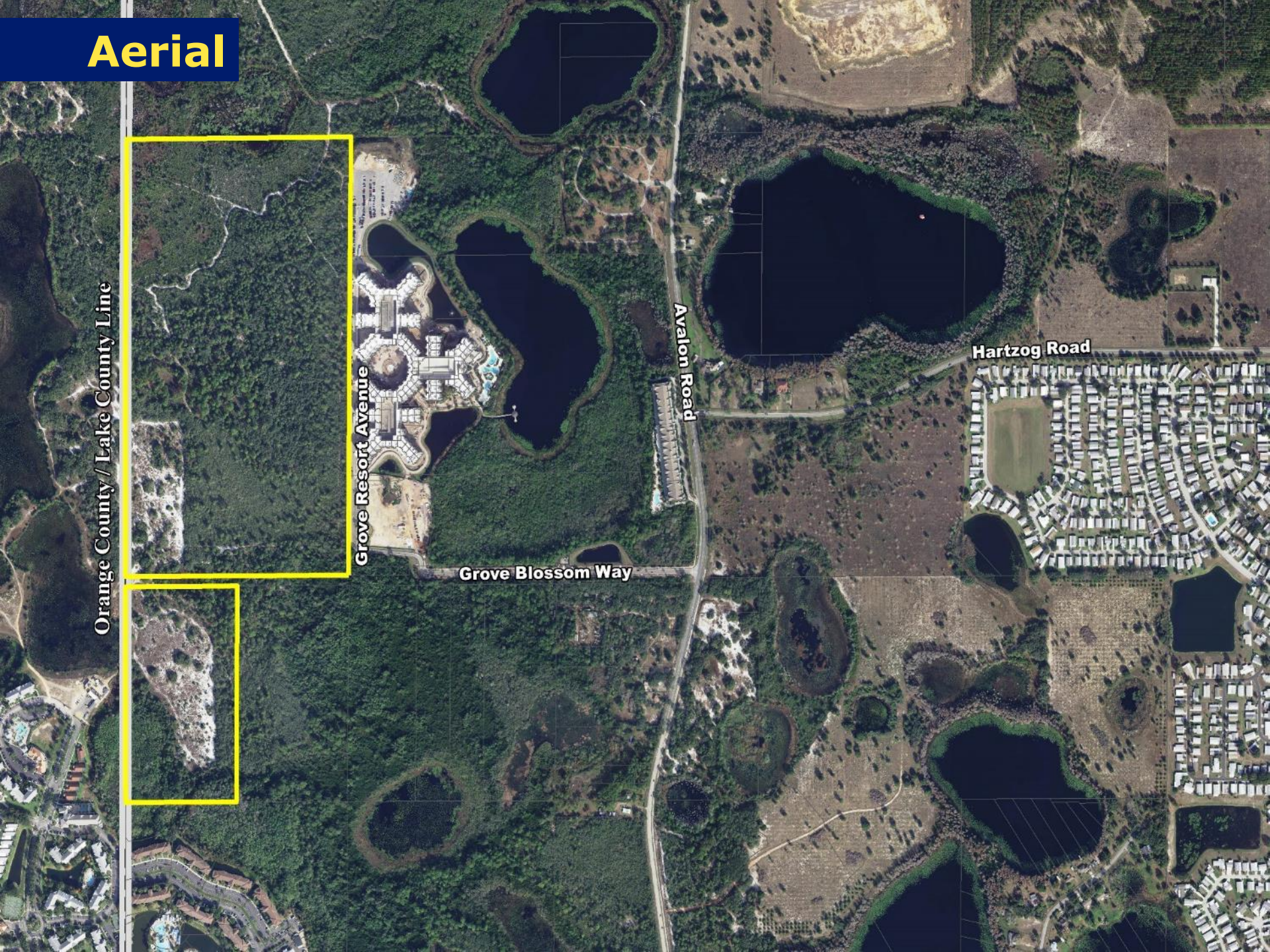
Orange County / Lake County Line

Grove Resort Avenue

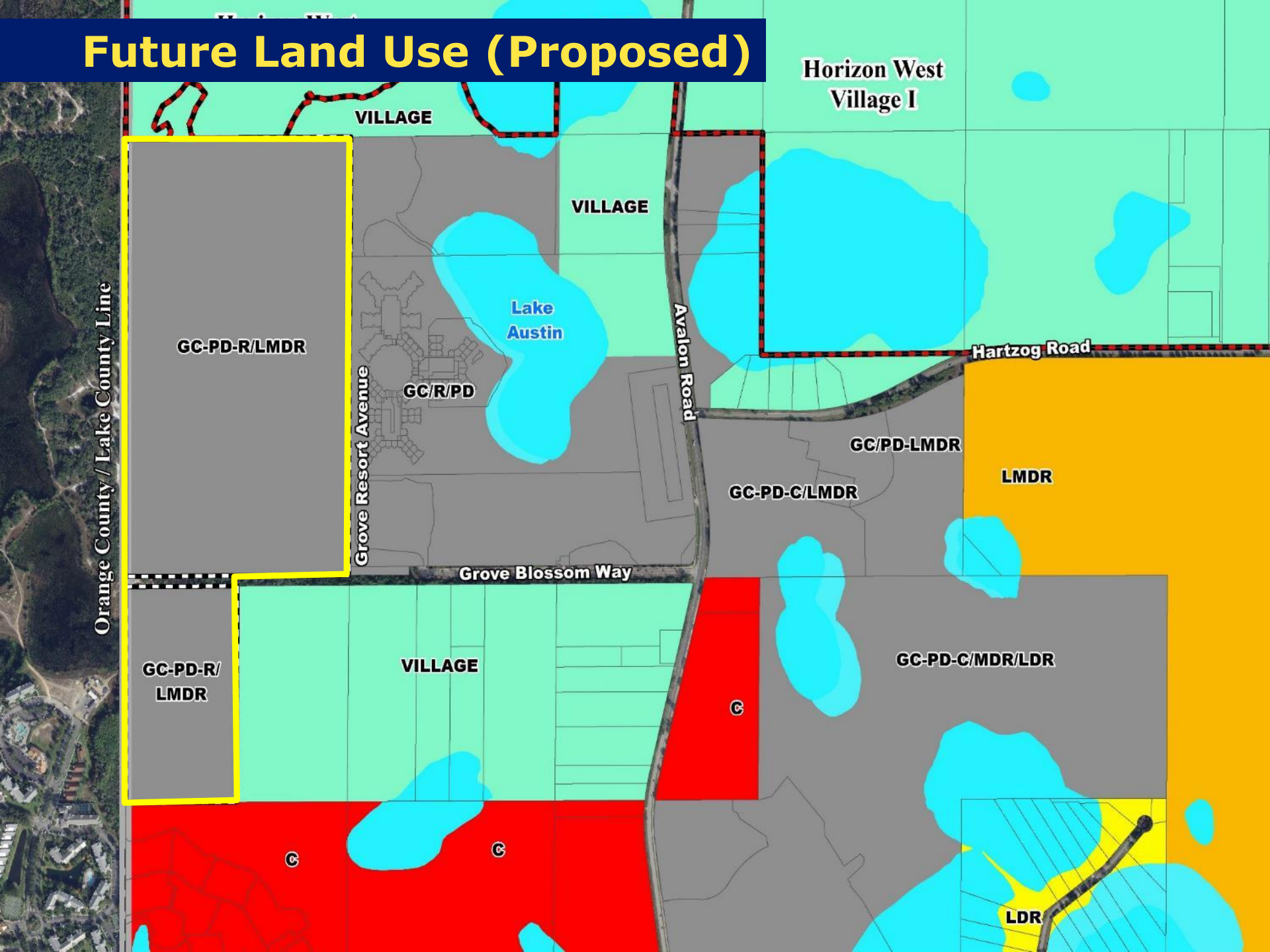
Grove Blossom Way

Avalon Road

Hartzog Road



Future Land Use (Proposed)





Amendment 2018-2-A-1-2

Staff Recommendation: CONTINUE

Action Requested:

- **Continue Case #2019-2-A-1-2 to July 2, 2019
(2:00 PM)**



Amendment 2018-2-A-1-4

CDR-18-04-110

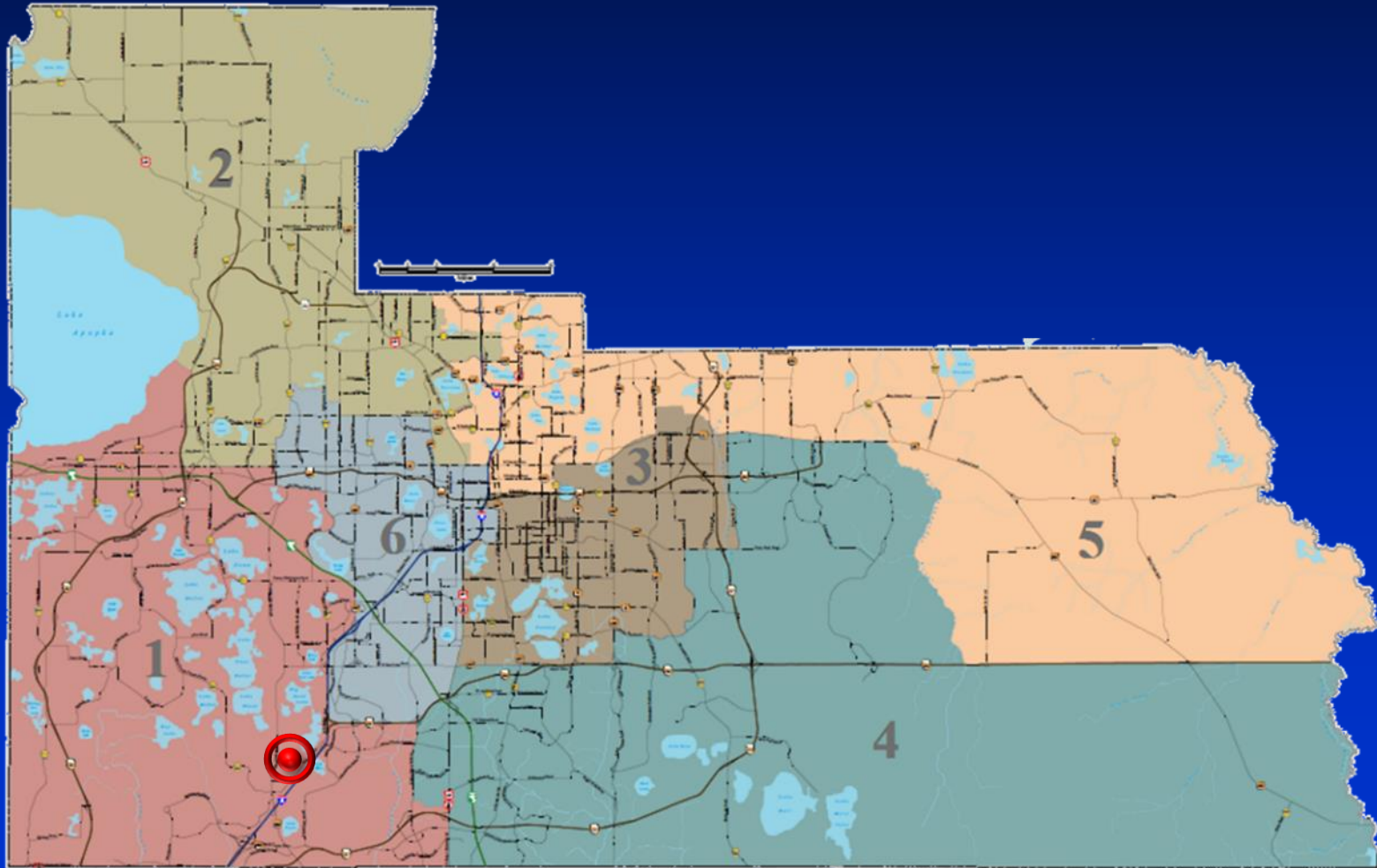
- Agent:** Miranda F. Fitzgerald, Esq., Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- Owner:** Kerina Wildwood, Inc., Kerina Village, Inc., Kerina Inc., and Kerina Parkside Master, Inc.
- From:** Low Density Residential (LDR), Low-Medium Density Residential (LMDR), and Rural/Agricultural (R)
- To:** Planned Development-Commercial/Office/Medium Density Residential/Low Density Residential/Senior Living/Conservation (PD-C/O/MDR/LDR/Senior Living/CONS)
- Acreage:** 215.67 gross acres (FLUM Amendment)
485.10 gross acres (PD/LUP Substantial Change)
- Proposed Use:** Up to 301 single-family dwelling units, 400 multi-family dwelling units, 200 senior living units, 150,000 sq. ft. of neighborhood retail and/or office uses, 5.0-acre park, and 93.0 acres of conservation land/open space



Amendment 2018-2-A-1-4

CDR-18-04-110

Location



Aerial

CDR-18-04-110 Subject Property
(Overall Kerina Parkside PD)
485.10 Gross Acres

FISH LAKE

BIG SAND LAKE

LAKE RUBY

Amendment 2018-2-A-1-4
Subject Property -
215.67 Gross Acres

Emerald Chase Drive
Boca Pointe Drive

Woodchase Circle
S Apopka Vineland Road

Morehouse Drive
Pippen Drive

Chilton Drive
Buena Vista Woods Boulevard

Smith Bennett Road
Fenton Street

Daryl Carter
Parkway
Extension

Granby Street

1st Street

2nd Street

3rd Street

4th Street

5th Street

6th Street

7th Street

8th Street

9th Street

Lemon Lake Boulevard

Temp Haul Road

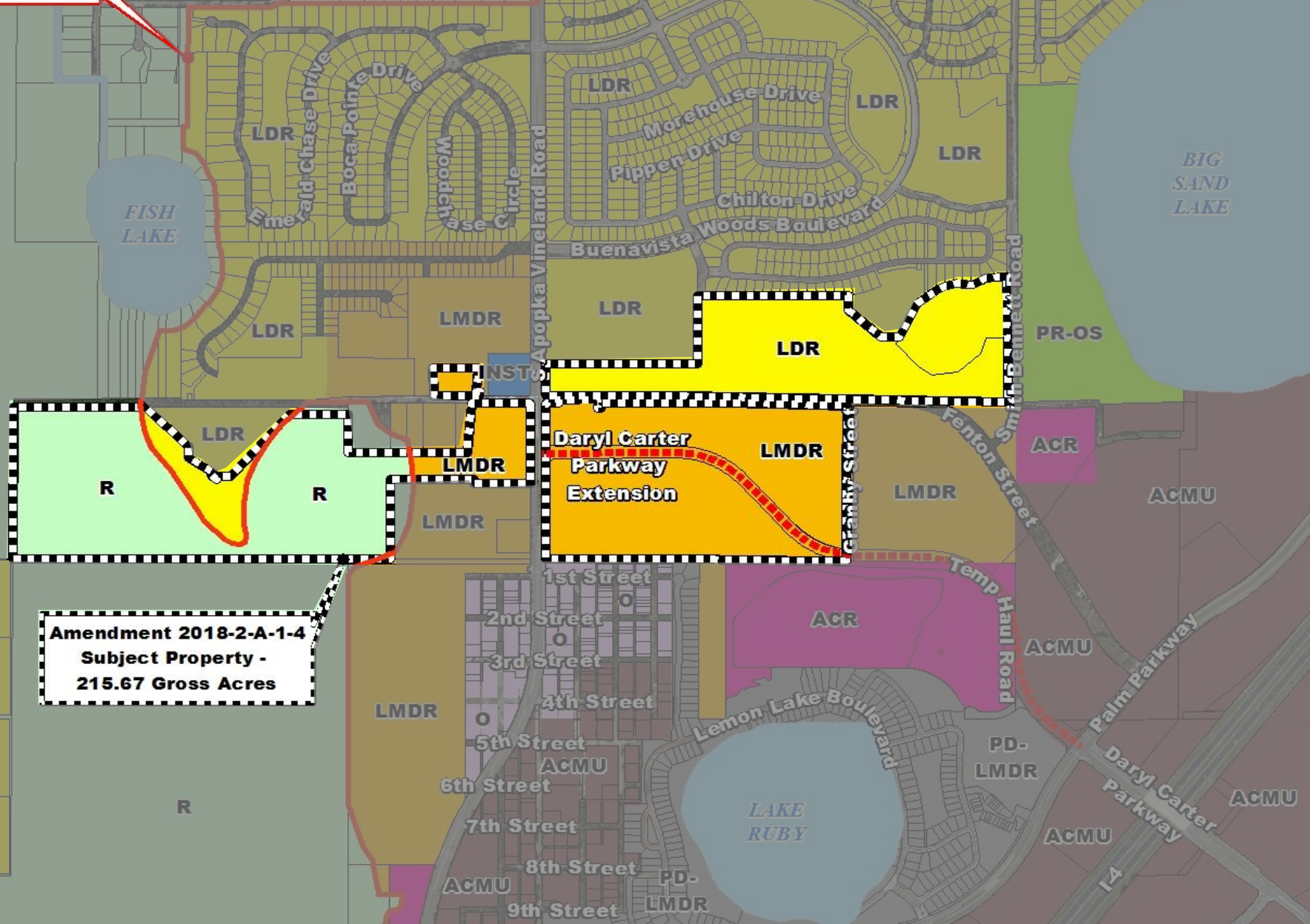
Palm Parkway

Daryl Carter
Parkway

I-4

Future Land Use

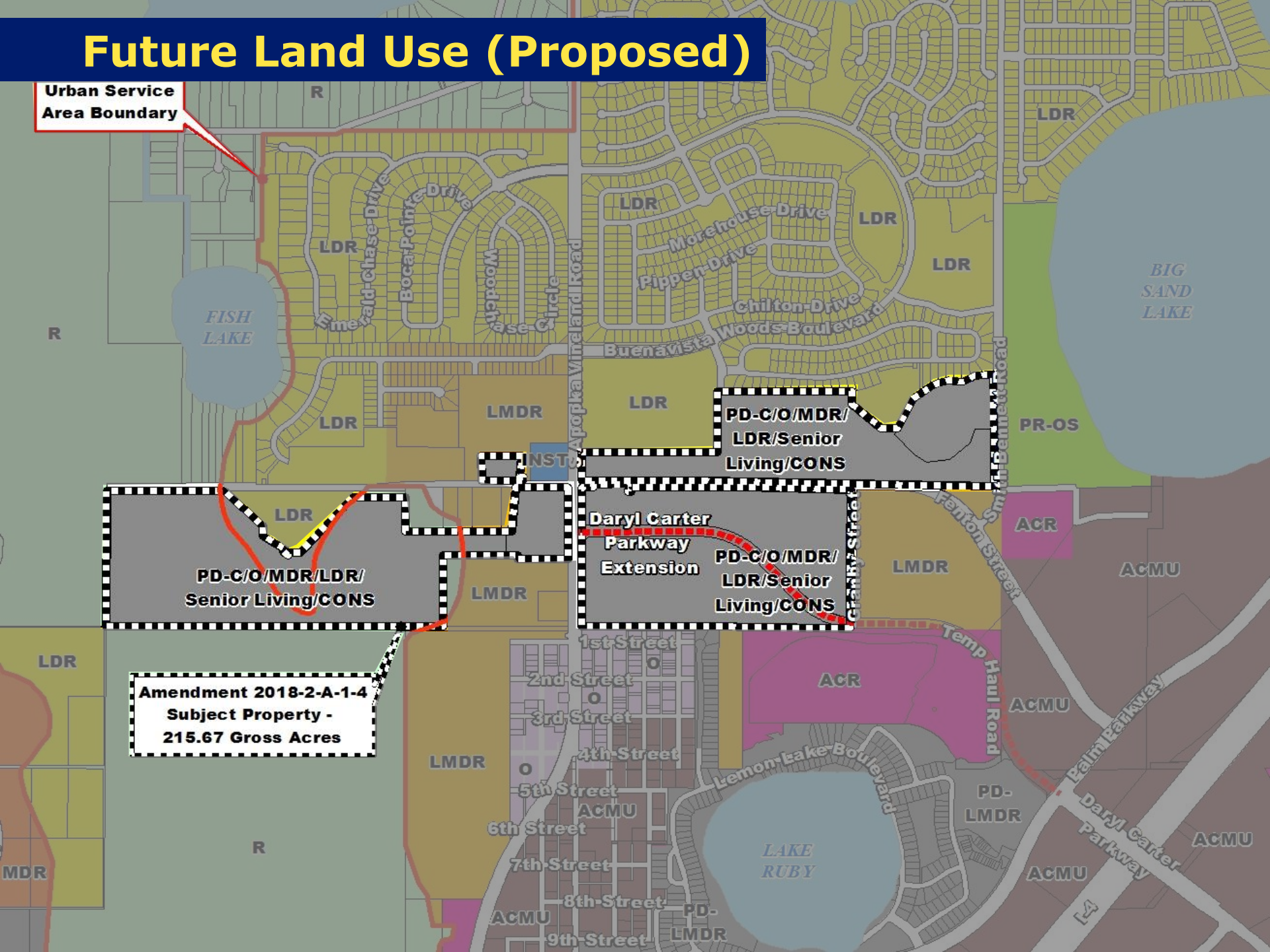
Urban Service
Area Boundary



Amendment 2018-2-A-1-4
Subject Property -
215.67 Gross Acres

Future Land Use (Proposed)

Urban Service Area Boundary



PD-C/O/MDR/LDR/
Senior Living/CONS

PD-C/O/MDR/
LDR/Senior
Living/CONS

Daryl Carter
Parkway
Extension PD-C/O/MDR/
LDR/Senior
Living/CONS

Amendment 2018-2-A-1-4
Subject Property -
215.67 Gross Acres



Summary of Proposed Changes

Kerina Parkside PD - Primary Tract Changes

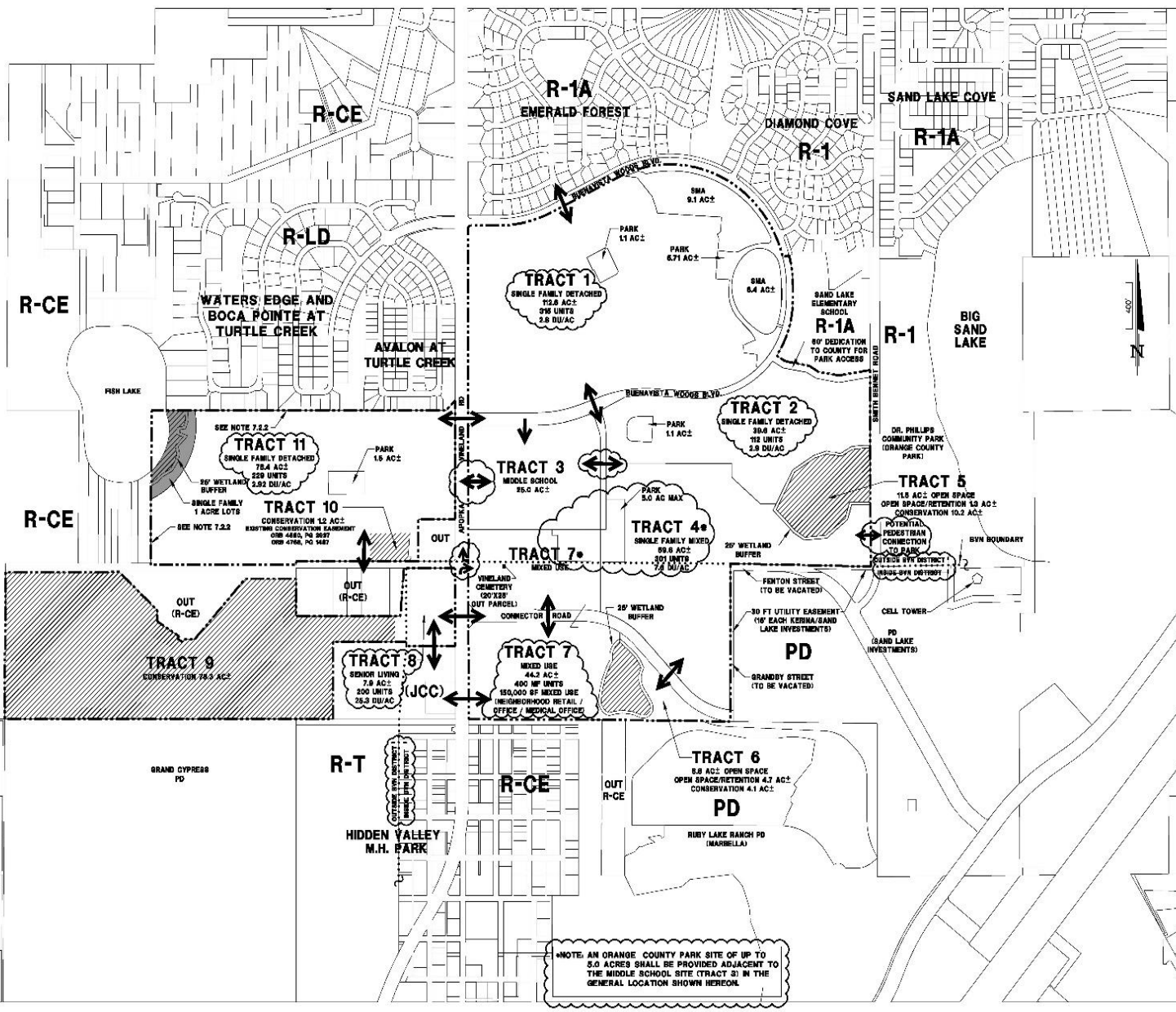
Tract Number	Current Entitlements	Proposed Entitlements
4	530 townhomes	301 single-family attached and detached units
7	305 condominiums	400 multi-family dwelling units
		150,000 square feet of neighborhood retail and/or office uses
8	45 townhomes	200 senior living units

Kerina Parkside PD/LUP

LEGEND

- PROPERTY BOUNDARY LINE
- RUGRA VISTA NORTH DISTRICT BOUNDARY
- CONSERVATION AREA
- 1 AC LOTS ADJACENT TO FISH LAKE

(Note: All acreages shown herein are approximate and are not intended to represent an official Conservation Area (Conservation) or to indicate the impact of this plan on the Conservation Area (Conservation) or the impact of this plan on the Conservation Area (Conservation).)



NOTE: AN ORANGE COUNTY PARK SITE OF UP TO 2.0 ACRES SHALL BE PROVIDED ADJACENT TO THE MIDDLE SCHOOL SITE (TRACT 3) IN THE GENERAL LOCATION SHOWN HEREON.

DATE: 10/27/15
 SHEET: 4 OF 5
 PROJECT: KERINA PARKSIDE PD/LUP

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DONALD W. MANTOSH ASSOCIATES, INC.
 ENGINEERS
 2200 PARK AVENUE NORTH, WHITE PINE, FLORIDA 32788 (407) 844-0088

KERINA PARKSIDE PD
 LAND USE PLAN
 SHEET 4 OF 5
 Orange County, Florida
 PD LAND USE PLAN

NO.	DATE	BY	REVISIONS
1	10/27/15	JAN	ISSUE FOR PERMITTING
2	10/27/15	JAN	REVISED FOR PERMITTING
3	10/27/15	JAN	REVISED FOR PERMITTING
4	10/27/15	JAN	REVISED FOR PERMITTING
5	10/27/15	JAN	REVISED FOR PERMITTING
6	10/27/15	JAN	REVISED FOR PERMITTING



CDR-18-04-110

Summary of Code Waivers

Condition #12 (24 Waivers)

- **11 From Buena Vista North (BNV) Standards**
- **11 Landscape-related (e.g. tree specimens, reduced buffers)**
- **7 Address Compatibility between Single & Multi-Family**
- **Majority are aimed at internal portions of the PD**



Amendment 2018-2-A-1-4

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (see Housing Element Goal H1 and Objective H1.1; Future Land Use Element Goal FLU.2, Objectives FLU2.2 and FLU8.2, and Policies FLU1.1.1, FLU1.4.4, FLU8.2.1, FLU8.2.10, and FLU8.2.2; and Conservation Element Objective C1.4 and Policy C1.4.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2018-2-A-1-4, Low Density Residential (LDR), Low-Medium Density Residential (LMDR), and Rural/Agricultural (R) to Planned Development-Commercial/Office/Medium Density Residential/Low Density Residential/Senior Living/Conservation (PD-C/O/MDR/LDR/Senior Living/CONS)**



CDR-18-04-110

DRC Recommendation: APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the Kerina Parkside Planned Development/Land Use Plan (PD/LUP), dated "Received March 19, 2019", subject to the twenty-four (24) conditions, including waivers, listed in the staff report.**



CDR-18-04-110

Additional Staff-Recommended Condition:

- 25. Any Preliminary Subdivision Plan (PSP) or Development Plan (DP) for Tracts 4 and 7 may not be approved until all requirements of the Fenton Street Petition to Vacate application (PTV-15-12-026) are completed to the County's satisfaction.**



CDR-18-04-110

Action Requested:

- Make a finding of consistency with the Comprehensive Plan and APPROVE the Kerina Parkside Planned Development/Land Use Plan (PD/LUP), dated "Received March 19, 2019", subject to the twenty-four (24) DRC-recommended conditions, including waivers, and additional **Condition #25**, as presented by staff.



CDR-18-04-110

Board-Revised Conditions:

- 1) Delete Waiver "L" under Condition #12.**
- 2) Replace Condition #22 with the following:**

"The applicant shall convey to the County the 5.0 acre park and/or ballfields as depicted on Sheet 4 of the Land Use Plan. In addition to the 5.0 acre park shown on Sheet 4 of the LUP, the applicant shall convey to the County the remnant triangular property to the northeast of the park site, which is created by the alignment of the north-south road that connects Buenavista Woods Boulevard to the Connector Road. The applicant shall also provide the sketch and legal description of the property to be conveyed prior to submittal of any PSP or DP within the PD, and shall convey the property to Orange County prior to January 1, 2020."



CDR-18-04-110

Board-Revised Conditions:

3) Add New Condition #26:

“Sale of alcoholic beverages for on-premises consumption, including drinking establishments, cocktail lounges, pubs and bars is prohibited, with the exception of a food service establishment which derives more than 51 percent of its gross food and beverage revenue from the sale of food and non-alcoholic beverages, which may have ancillary alcoholic beverage sales.”

4) Add New Condition #27:

“All lots on the northern boundary of Tract 4 that are adjacent to single-family residential lots within Tract 2 shall conform to the minimum lot width and lot area of those lots within Tract 2.”



CDR-18-04-110

Action Requested:

Make a finding of consistency with the Comprehensive Plan and **APPROVE** the Kerina Parkside Planned Development/Land Use Plan (PD/LUP), dated "Received March 19, 2019", subject to the twenty-four (24) DRC-recommended conditions with the following revisions:

- **Delete Waiver #12(L)**
- **Revise Condition #22 (*Park-Related*)**
- **Add New Conditions:**
 - **#25 (*PTV requirements prior to PSP/DP*);**
 - **#26 (*Prohibition of alcohol sales*); and**
 - **#27 (*Lot sizes within Tract 4 adjacent to Tract 2*)**



Amendment 2018-2-A-1-6

LUPA-18-05-175

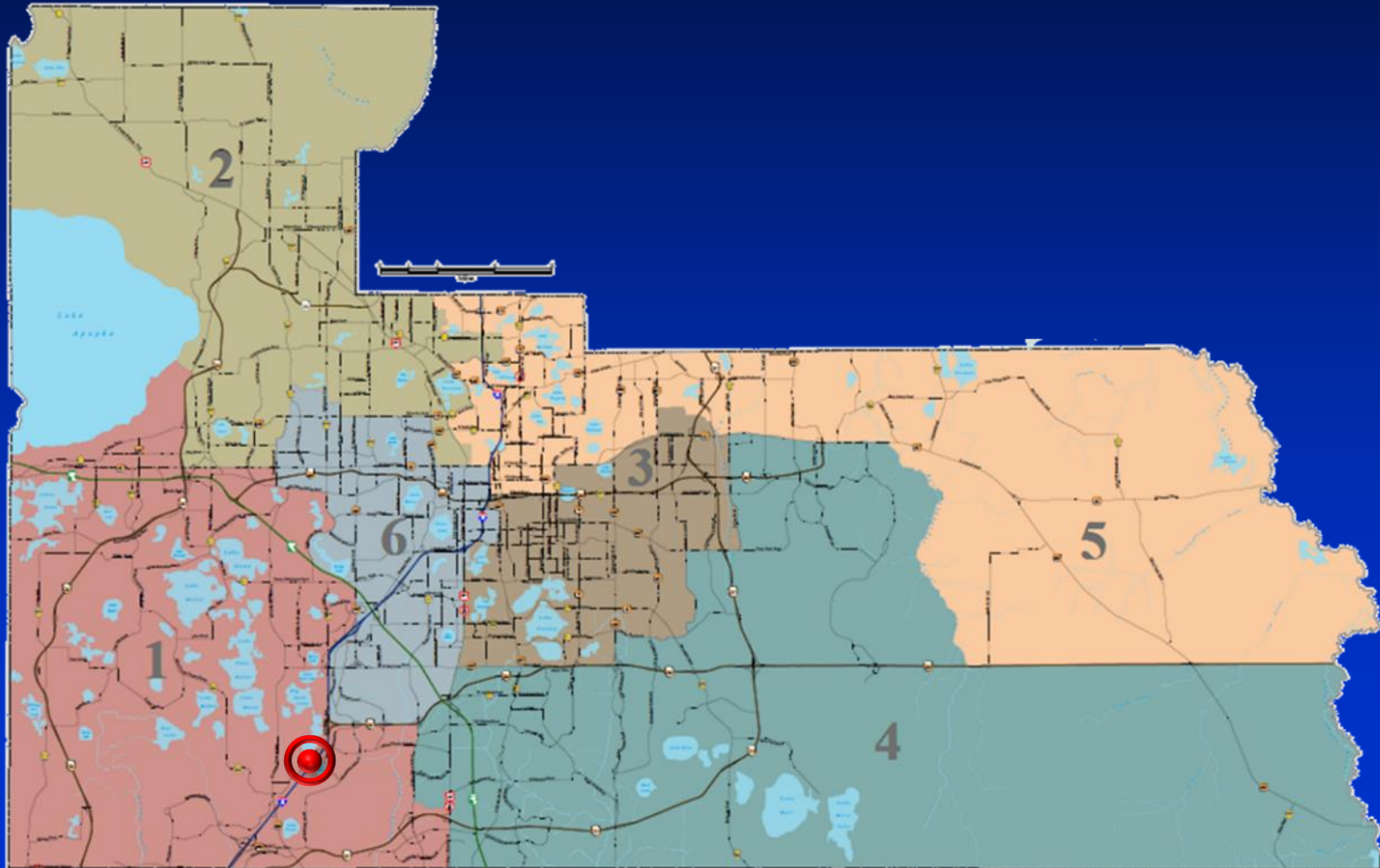
- Agent:** Erika Hughes, VHB, Inc.
- Owner:** M.L. Carter Services, Inc., as Successor Trustee of the Carter-Orange 105 Sand Lake Land Trust, Daryl M. Carter, Trustee, Carter-Orange 105 Sand Lake Land Trust
- From:** Activity Center Mixed Use (ACMU), Activity Center Residential (ACR), and Low-Medium Density Residential (LMDR) and A-2 (Farmland Rural District) and PD (Planned Development District)
- To:** Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR) and PD (Hannah Smith Property PD)
- Acreage:** 86.84 gross acres /84.04 net developable acres
- Proposed Use:** Up to 1,800 residential dwelling units and up to 415,142 square feet of commercial uses



Amendment 2018-2-A-1-6

LUPA-18-05-175

Location



Aerial

Buena Vista Woods Boulevard

Smith-Bennett Road

Fenton Street

S Apopka Vineland Road

Altis Way

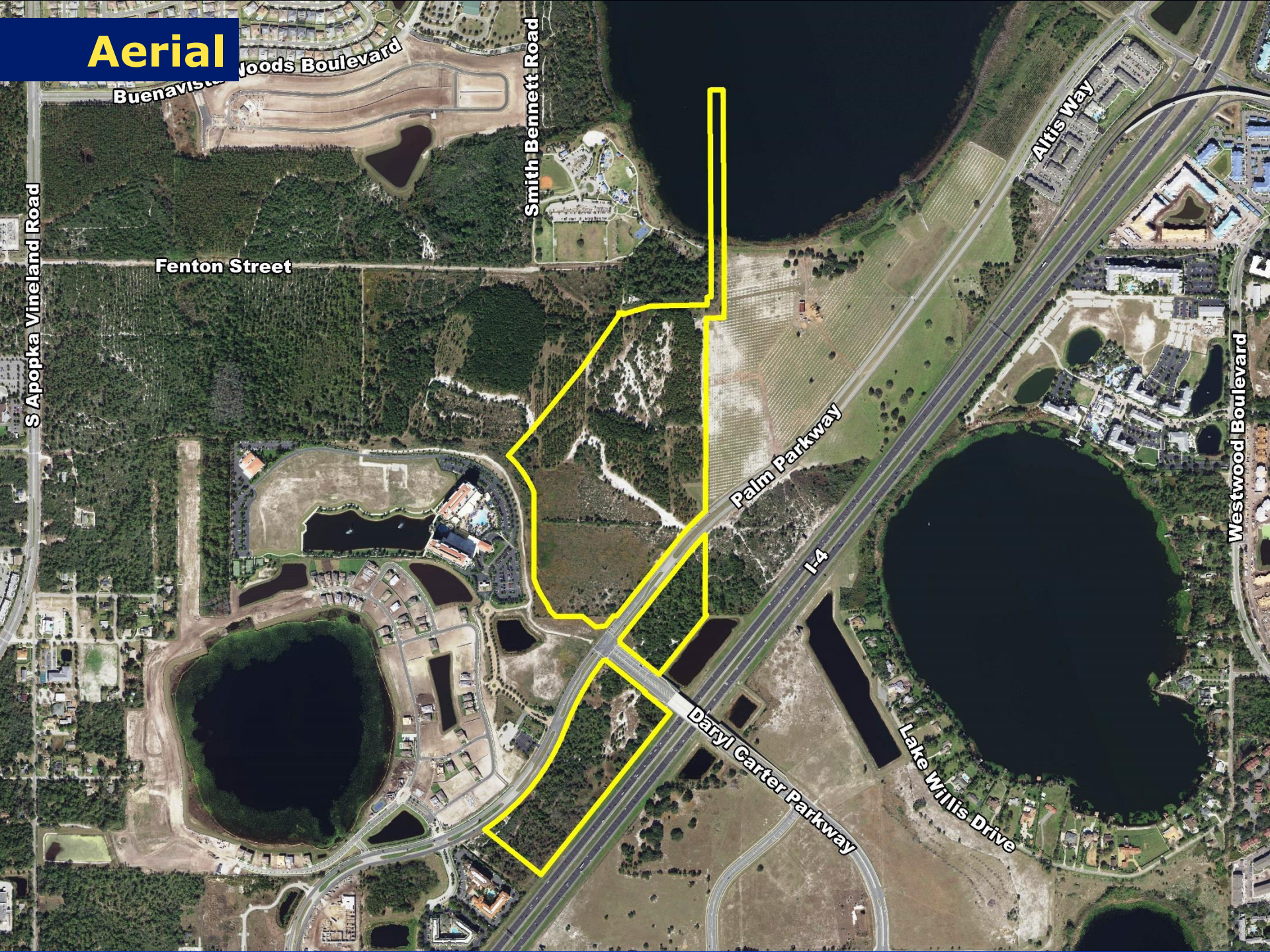
Palm Parkway

I-4

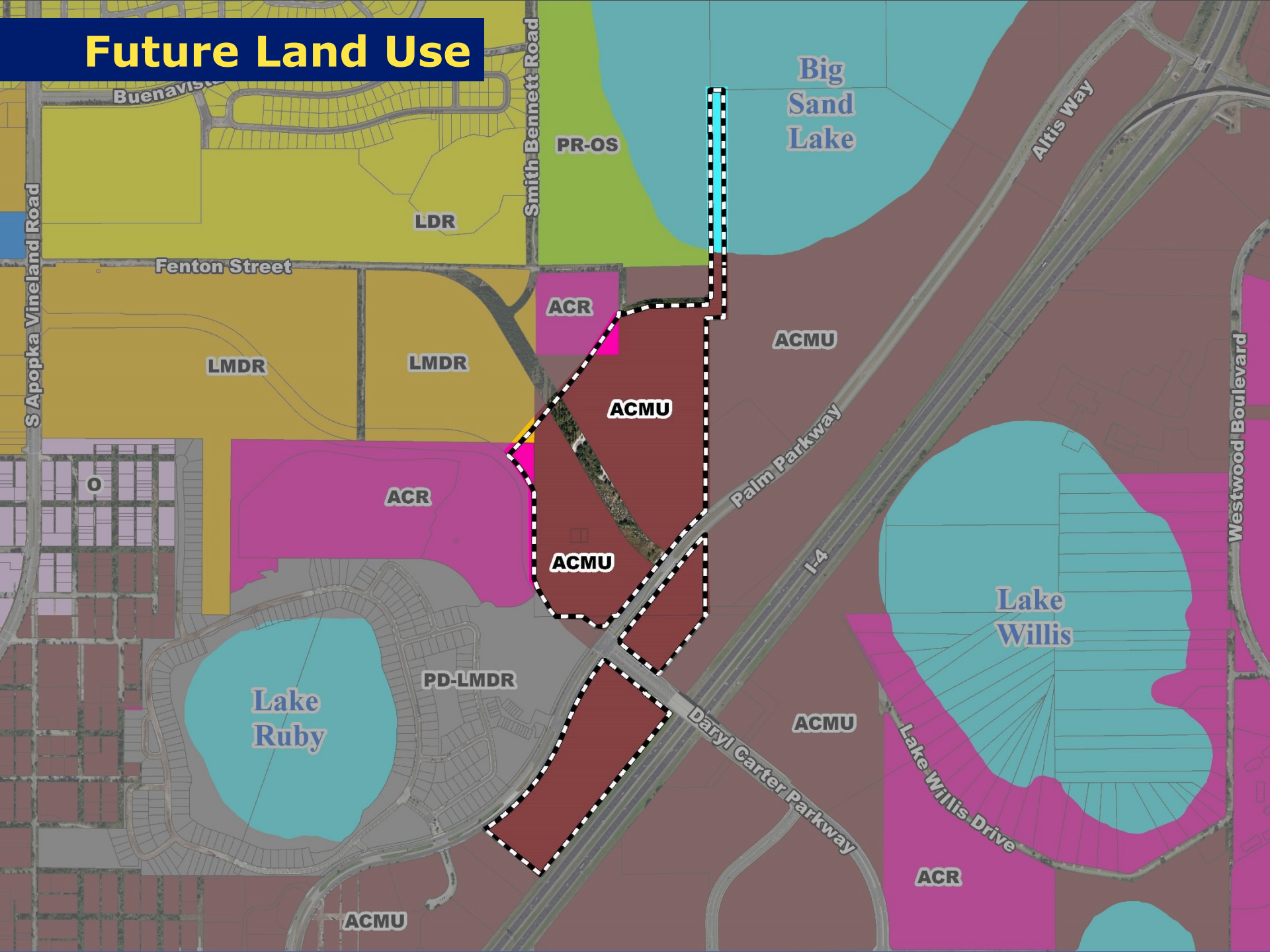
Daryl Carter Parkway

Lake Willis Drive

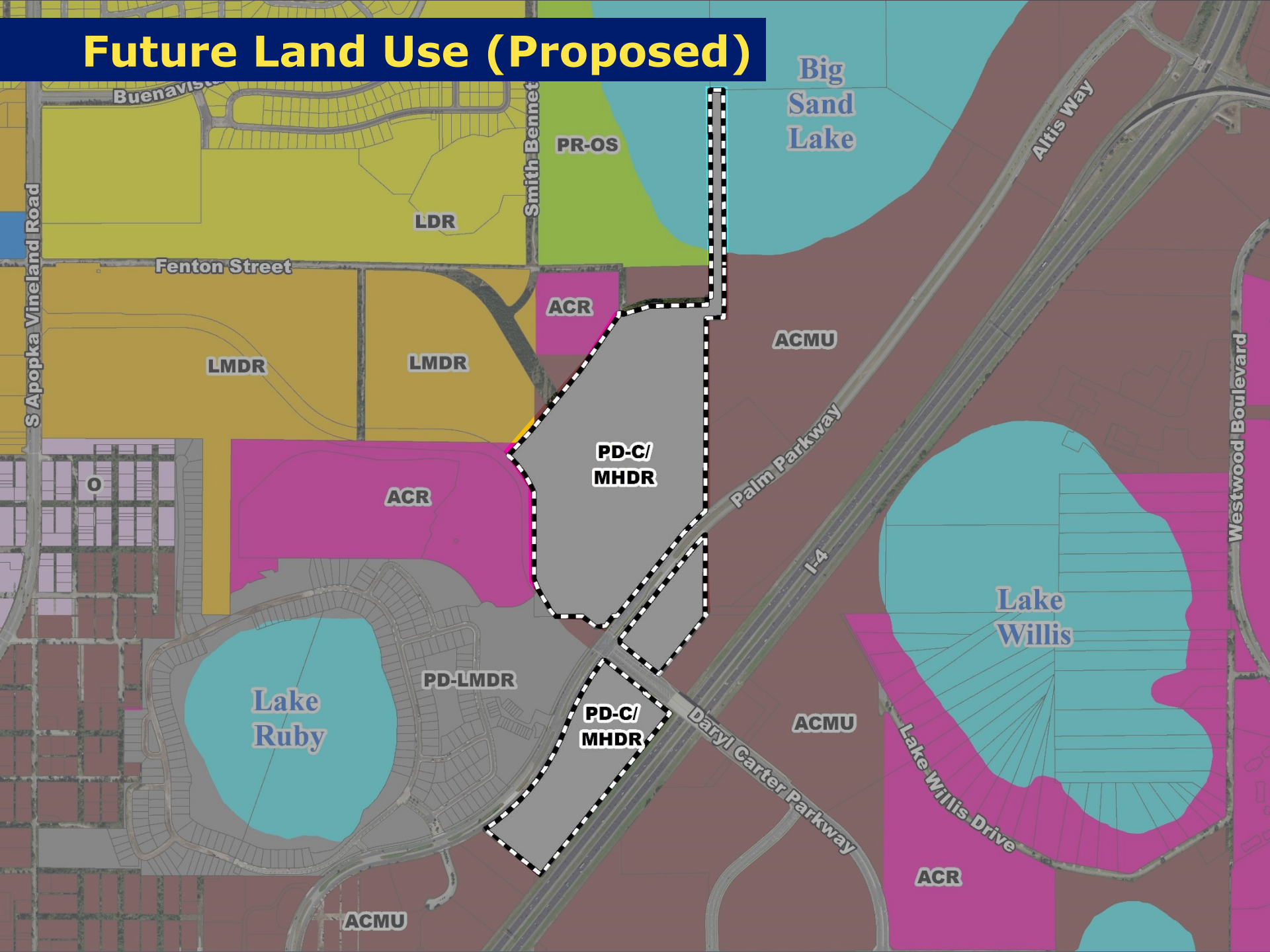
Westwood Boulevard



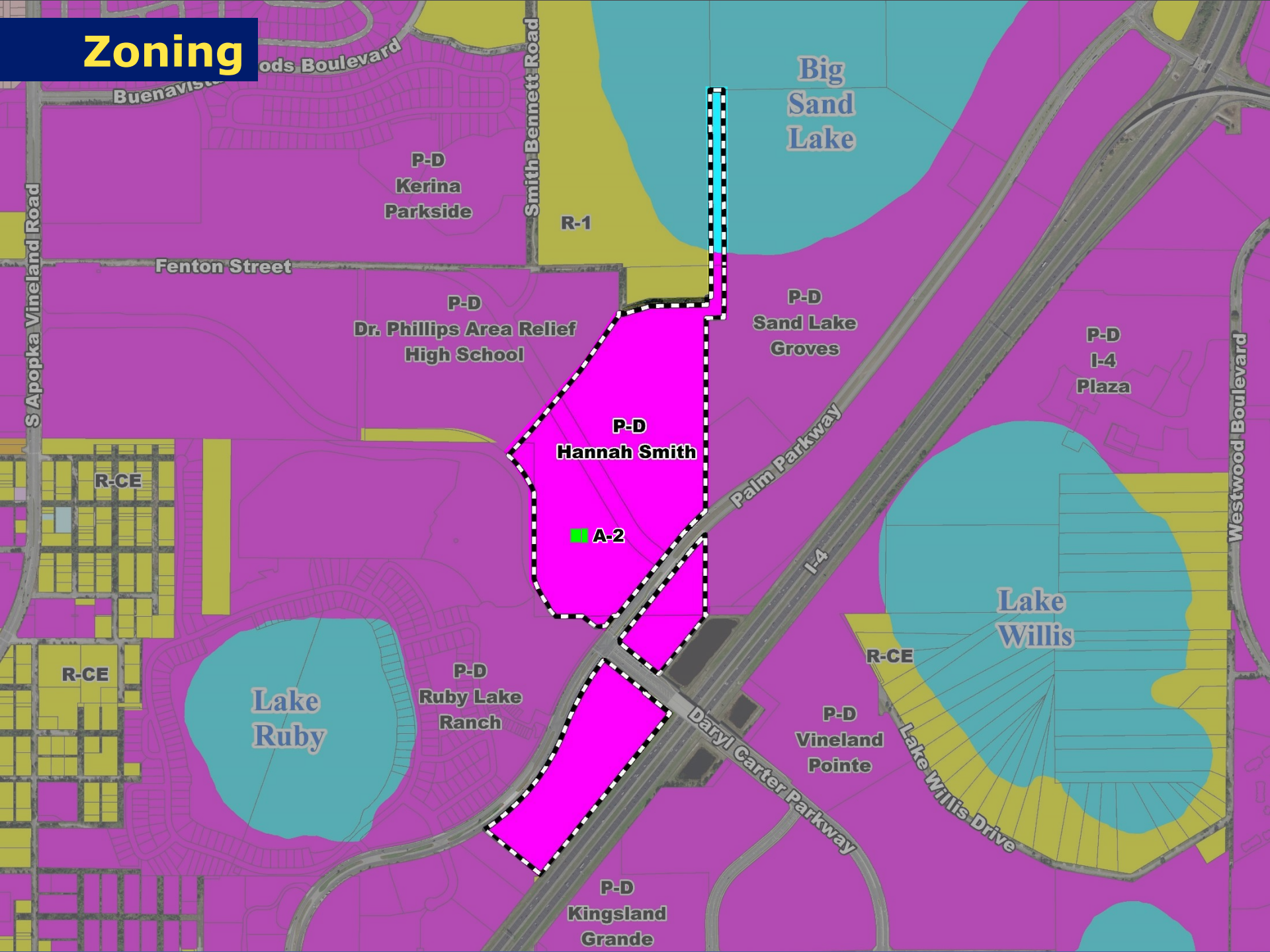
Future Land Use



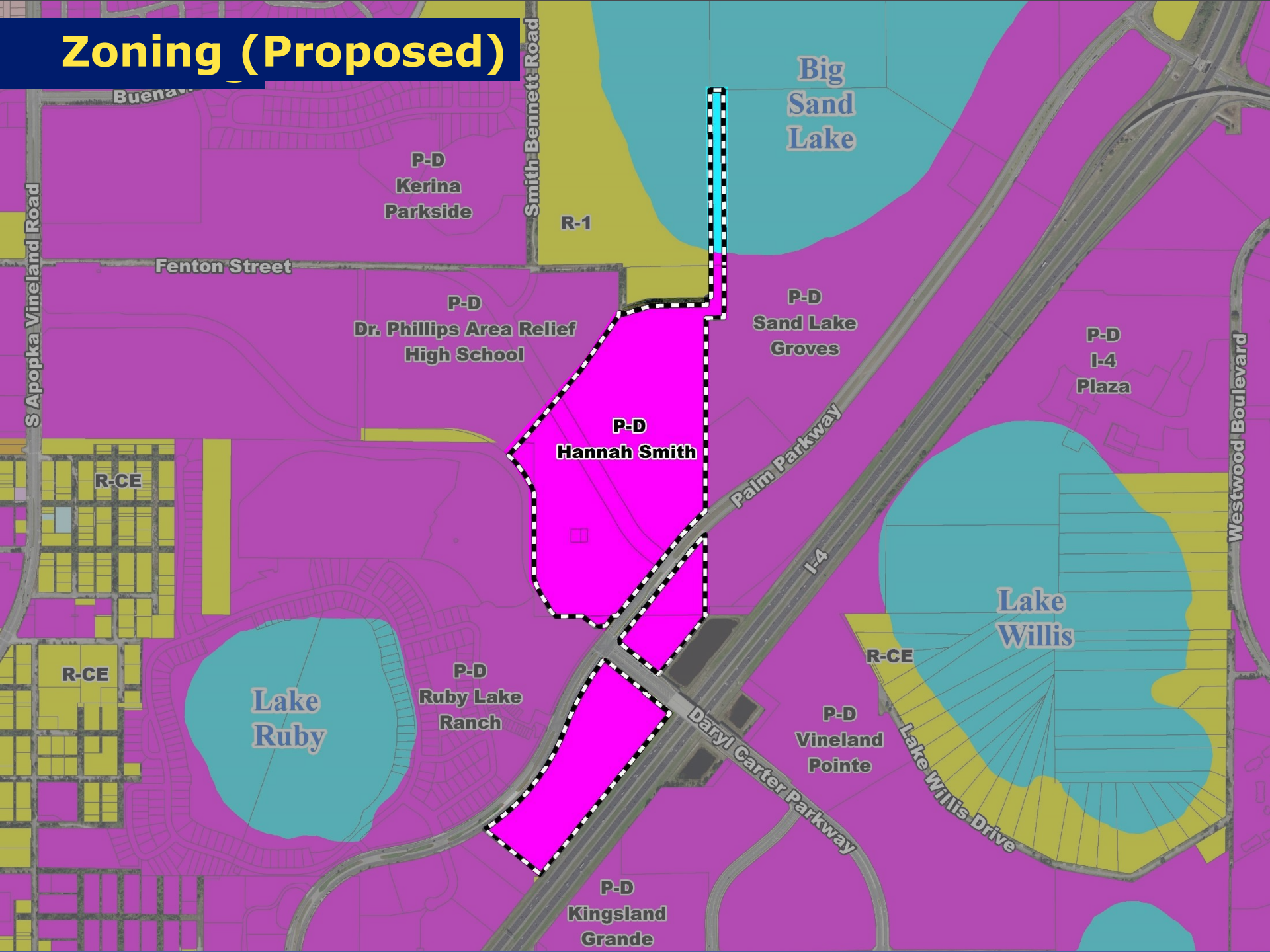
Future Land Use (Proposed)



Zoning



Zoning (Proposed)



Hannah Smith Property PD/LUP

UNOFFICIAL PRELIMINARY ZONING MAP OF ORANGE COUNTY, FLORIDA, PREPARED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, ORANGE COUNTY, FLORIDA

SUMMARY
 TOTAL NO. OF ACRES: 86.84 AC. (PREVIOUSLY 47,000 SQ. FT. 1.08 AC.)
 LUMP SUM: 2.88 AC.
 TOTAL DEVELOPABLE ACRES: 83.96 AC.
 * Maximum lot area shall be 10,000 sq. ft. for all lots. Minimum lot area shall be 1,000 sq. ft. for all lots.

EXISTING ZONING: A-1 (Single-Family Residential) (PFS)
PROPOSED ZONING: PD (Planned Development) (PD)
FUTURE LAND USE: PD (Planned Development) (PD)

SCHOOL AGE POPULATION

TOTAL ATTENDANTS	5-6	7-8	9-10	11-12	13-14	15-17	High School
Male	115	108	108	108	108	108	108
Female	115	108	108	108	108	108	108

TRIP GENERATION

Source: ITE Trip Generation, 10th Edition

Land Use	Rate	Area (Acres)	Trips per Hour	Trips per Day
Residential	1.0	83.96	83.96	1,935.36
Office	1.0	0.00	0.00	0.00
Commercial	1.0	0.00	0.00	0.00
Public Use	1.0	0.00	0.00	0.00

Land use and building characteristics shall be consistent with the following table:

Category	Use	Height	Area	Intensity	Other
Office	Office	4-6	10,000	1.0	1.0
	Office	4-6	10,000	1.0	1.0
Retail	Retail	4-6	10,000	1.0	1.0
	Retail	4-6	10,000	1.0	1.0

Notes:
 1. All uses shall be consistent with the following table.
 2. All uses shall be consistent with the following table.

3. All uses shall be consistent with the following table.

4. All uses shall be consistent with the following table.

5. All uses shall be consistent with the following table.

Permitted commercial uses shall include all C-1 permitted uses. In addition to C-1 uses, the uses listed below shall be permitted for the C-1 parcels only:

Use	Notes
Business and Personal services	
Medical offices	
Restaurants	
Automotive Service Stations	
Car washes	
Auto repair	
Auto detailing	
Auto storage	
Auto sales	
Auto leasing	
Auto financing	
Auto insurance	
Auto maintenance	
Auto parts	
Auto accessories	
Auto detailing	
Auto storage	
Auto sales	
Auto leasing	
Auto financing	
Auto insurance	
Auto maintenance	
Auto parts	
Auto accessories	

Building Height: MAXIMUM BUILDING HEIGHT SHALL BE 20 FEET TO THE TOP OF THE ROOF.
MAXIMUM RESIDENTIAL HEIGHT: 20 FEET TO THE TOP OF THE ROOF.

MAXIMUM RESIDENTIAL HEIGHT: 20 FEET TO THE TOP OF THE ROOF.

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MAXIMUM RESIDENTIAL HEIGHT: 20 FEET TO THE TOP OF THE ROOF.

DEVELOPMENT STANDARDS

RESIDENTIAL

Standard	Multi-Family 115' (9-units)*
Max Building Height	50' 0"
Min Living Area	500 SF
Max Lot Coverage	0.30
Setbacks	
Front	20'
Rear	20'
Side	20'
Corner/Side Street	15'
NHWI	50'
PD Perimeter & Residential Wall	25'
Roadway Setbacks	
From Palm Parkway	20'
From Interstate 4	75'
From Daryl Carter Parkway	24.99'
Building Spacement	40' ***

* Waiver Request #1
 ** Waiver Request #2
 *** Building separation for Tract 5 is 20' per Waiver Request approved by BCC on March 6, 2018.

NON-RESIDENTIAL

Standard	Commercial
Max Building Coverage	80% of Land Area*
NHWI Elevation Setback	50'

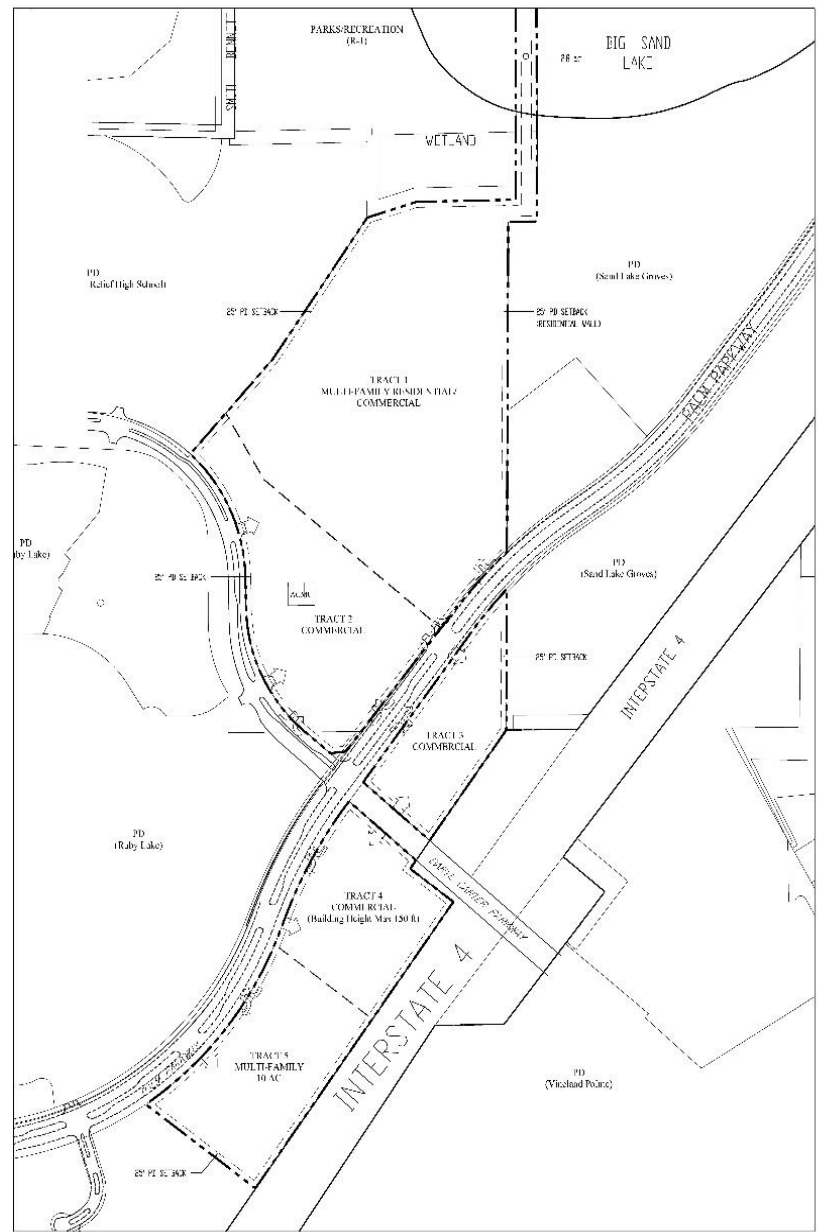
* Waiver Request #14

ACCESS: ACCESS ALONG DARYL CARTER PARKWAY IN ACCORDANCE WITH THE ACTIVITY CENTER TURKEY LAKE ROAD AGREEMENT WHICH PROVIDES FOR THE FOLLOWING:

1. THE HANNAH SMITH PROPERTY SHALL BE SERVED BY NOT LESS THAN FIVE FULL SERVICE MEDIAN OPENINGS IN SEGMENT B.
2. EACH FULL SERVICE MEDIAN OPENING SHALL BE NOT LESS THAN 600 FEET FROM ANY OTHER FULL SERVICE MEDIAN OPENING (PROVIDED, HOWEVER, THE COUNTY ENGINEER SHALL HAVE THE AUTHORITY TO ALLOW LESS DISTANCE BETWEEN FULL SERVICE MEDIAN OPENINGS THAN PROVIDED HEREIN, AS MAY BE REQUIRED BY SITE DESIGN OR GOOD ENGINEERING PRACTICE AS DETERMINED BY THE COUNTY ENGINEER.
3. RIGHT-OF-WAY ACCESS POINTS SHALL NOT BE LESS THAN 200 FEET FROM ANY OTHER RIGHT-OF-WAY ACCESS CUT OF FULL SERVICE MEDIAN OPENING PROVIDED, HOWEVER, THE COUNTY ENGINEER SHALL HAVE THE AUTHORITY TO ALLOW LESS DISTANCE BETWEEN ANY RIGHT-OF-WAY ACCESS POINTS OR FULL SERVICE MEDIAN OPENINGS THAN PROVIDED HEREIN, AS MAY BE DETERMINED BY SITE DESIGN OR GOOD ENGINEERING PRACTICE AS DETERMINED BY THE COUNTY ENGINEER.

NOTES:

1. PER POLICY FLU-1.2C DENSITY AND FLOOR AREA RATIO (FAR) CALCULATION IS DETERMINED BY DIVIDING THE TOTAL NUMBER OF UNITS/50, FOOTAGE BY THE NET DEVELOPABLE LAND AREA. THE NET DEVELOPABLE LAND AREA FOR DENSITY AND FAR CALCULATION (NET AREA) IS DEFINED AS THE GROSS LAND AREA, EXCLUDING SURFACE WATER AND CLEARLAND CONSERVATION AREAS FROM THE LAND AREA CALCULATIONS. IN ORDER TO INCLUDE NEW CLASS II AND III CONSERVATION AREAS IN THE DENSITY AND FAR CALCULATIONS, THE PARCELS SHALL HAVE AN APPROVED CONSERVATION AREA DETERMINATION (CAD) AND AN APPROVED CONSERVATION AREA IMPACT PERMIT FROM THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION.
2. OPEN SPACE WILL BE PROVIDED PER SEC. 38-1224 OF THE ORANGE COUNTY LDC. OPEN SPACE CALCULATIONS WILL BE PROVIDED AT PSD/P LEVEL.
3. IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
4. PER THE CONDITION OF APPROVAL 25 FROM FEBRUARY 26, 2018, NO MOTORIZED WATERCRAFT SHALL BE PERMITTED ONTO BIG SAND LAKE FROM THIS DEVELOPMENT.
5. DEVELOPMENT STANDARDS FROM THE BELLA VISTA NORTH OVERLAY (SECTION 38-1293) SHALL BE FOLLOWED UNLESS A WAIVER IS REQUESTED AND GRANTED BY THE BCC.
6. PER THE PALM PARKWAY TO APOPKA-VINLAND CONNECTOR ROAD AGREEMENT, DARYL CARTER PARKWAY WILL BE DEDICATED TO ORANGE COUNTY. FRONT STREET WILL BE VACATED.



vhb
 Environmental & Development
 222 S. Robinson Street, Suite 500
 Orlando, Florida 32801
 407.838.4300 • FAX: 407.838.4008
 vhb.com • Author: vhb.com © 2018

HANNAH SMITH PROPERTY PD
 Orange County, Florida
 PD 19

Land Use Plan

Scale: 1:250
 Date: March 14, 2019
 Project No: 42201.00
 Author: vhb.com

UNOFFICIAL PRELIMINARY ZONING MAP OF ORANGE COUNTY, FLORIDA, PREPARED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, ORANGE COUNTY, FLORIDA



Amendment 2018-2-A-1-6

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (See International Drive Element Goal 1 and 3; Housing Element Goal H1 and Objective OBJ H1.1; and Future Land Use Element Objectives FLU2.2 and FLU8.2 and Policies FLU1.1.1, FLU1.1.2A, FLU1.1.4D, FLU1.4.2, FLU1.4.4, FLU8.2.1, and FLU8.2.2);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2018-2-A-1-6, Activity Center Mixed Use (ACMU), Activity Center Residential (ACR), and Low-Medium Density Residential (LMDR) to Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR)**



LUPA-18-05-175

DRC Recommendation: APPROVE

PZC Recommendation: APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the Hannah Smith Property Planned Development/Land Use Plan (PD/LUP), dated "Received March 28, 2019", subject to the fifteen (15) conditions, including waivers, listed in the staff report.**



LUPA-18-05-175

Staff-Recommended Revised Condition #11:

- o) A waiver from Section 38-1394(1)(b) is requested within Tracts 1, 2, 3 and 4 to allow one shade tree every fifty (50) feet at minimum of four-inch (4") caliper with a minimum height of fourteen (14) feet and three (3) ornamental trees every one-hundred (100) feet, in lieu of one (1) shade tree every forty (40) feet at a minimum of four-inch caliper with a minimum height of fourteen (14) feet and 3 ornamental trees every one hundred feet for collector roads. It is also requested to permit specimen palms, in addition to canopy trees, to meet the requirement. Palms may comprise no more than 25% of the required shade trees.
- p) A waiver from Section 38-1394(1)(c) is requested within Tracts 1, 2, 3 and 4 to also permit specimen palms as canopy trees and palms as understory trees in reference to three (3) shade trees for every one hundred (100) feet, four-inch caliper, 14-foot height minimum; or five (5) under-story trees in tree-wells for every one hundred (100) feet. Palms may comprise no more than 25% of the required understory trees.
- q) A waiver from Section 38-1394(2) is requested within Tracts 1, 2, 3 and 4 to allow for specimen palms, in lieu of laurel oaks and in addition to live oaks as streetscape shade trees. Palms may comprise no more than 25% of the required streetscape shade trees.



LUPA-18-05-175

Additional Staff-Recommended Condition:

- 16. Any Preliminary Subdivision Plan (PSP) or Development Plan (DP) for Tracts 1 and 2 may not be approved until all requirements of the Fenton Street Petition to Vacate application (PTV-15-12-026) are completed to the County's satisfaction.**



LUPA-18-05-175

Action Requested:

- Make a finding of consistency with the Comprehensive Plan and APPROVE the Hannah Smith Property Planned Development/Land Use Plan (PD/LUP), dated “Received March 28, 2019”, subject to the fifteen (15) PZC-recommended conditions, including the revised waivers, and additional Condition #16, as presented by staff.



CDR-18-04-110

Board-Added Condition:

- 17) The PD shall be limited to a maximum of 415,142 square feet of commercial uses and a maximum of 1,300 multi-family residential dwelling units.**



CDR-18-04-110

Action Requested:

- Make a finding of consistency with the Comprehensive Plan and APPROVE the Hannah Smith Property Planned Development/Land Use Plan (PD/LUP), dated “Received March 28, 2019”, subject to the fifteen (15) PZC-recommended conditions, including the **revised waivers** and the following new Conditions as presented or discussed:
 - #16** - *(PTV requirements prior to PSP/DP)*, and
 - #17** - *(Reduced Development Program)*



Board of County Commissioners

2018-2 Session IV Regular Cycle Staff-Initiated Text Amendments

Adoption Public Hearings

June 4, 2019



Amendment 2018-2-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 2018-2-B-FLUE-2

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2018-2-B-FLUE-2, consistent with today's actions**



2018-2 Session IV Regular Cycle 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

Comprehensive Plan

Public Hearings

End

June 4, 2019