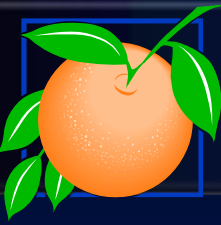




Board of County Commissioners Hearing



**Small-Scale
Future Land Use Amendments
and Concurrent Rezoning**



SS-24-04-001 & LUP-24-02-033

Applicant: Doug Kelly, England-Thims & Miller (ETM)

FUTURE LAND USE MAP AMENDMENT:

From: Low Density Residential (LDR)

To: Low-Medium Density Residential (LMDR)

REZONING:

From: R-1A (Single-Family Dwelling District)

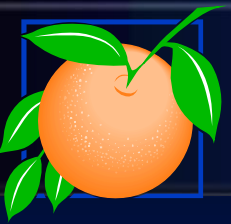
To: PD (Planned Development District)

Location: 2726 and 2740 North Dean Road

Acreage: 9.52 acres

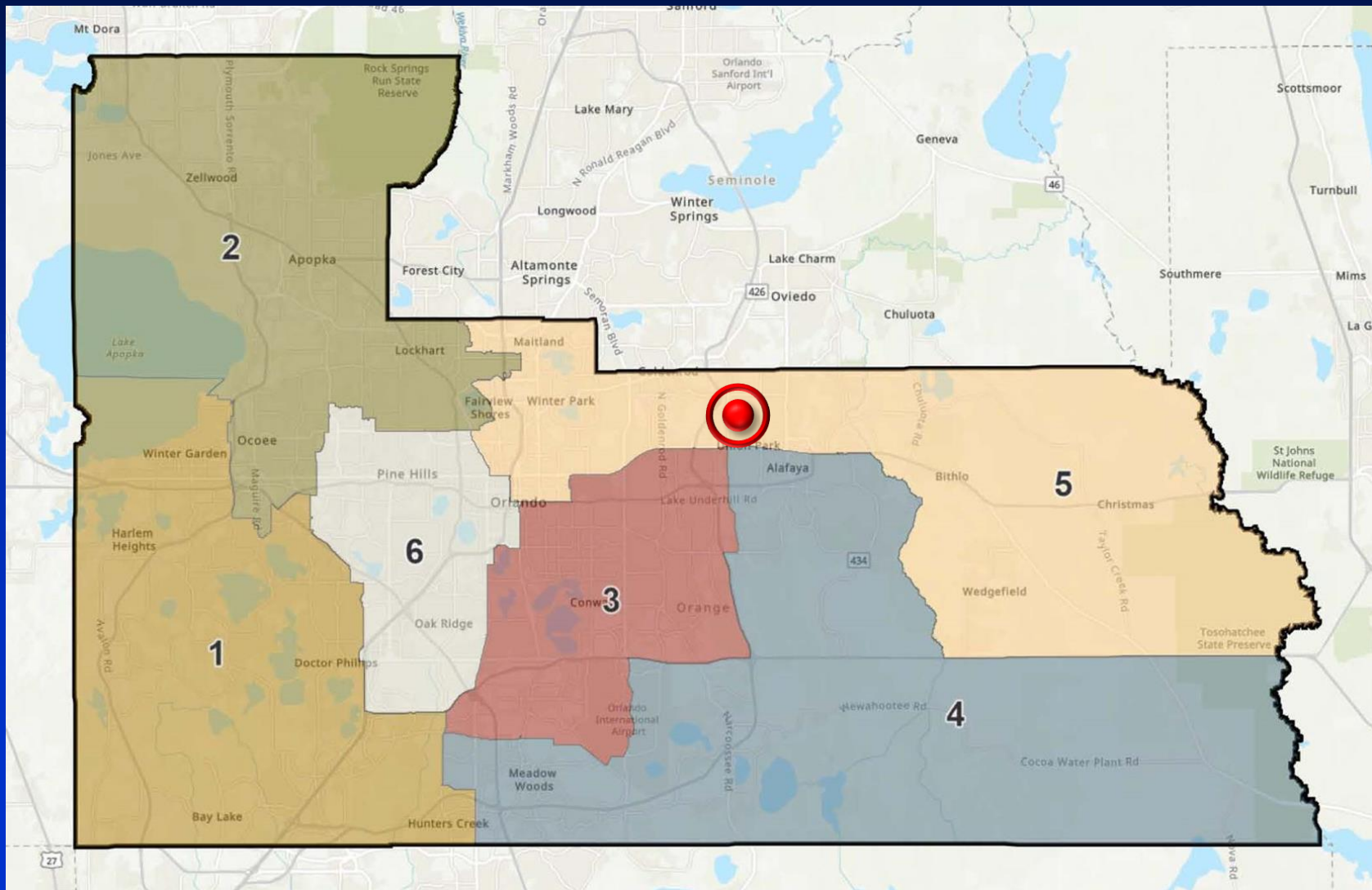
District: 5

Proposed Use: Up to 76 single-family attached residential dwelling units (Townhome Units)



SS-24-04-001 & LUP-24-02-033

Location



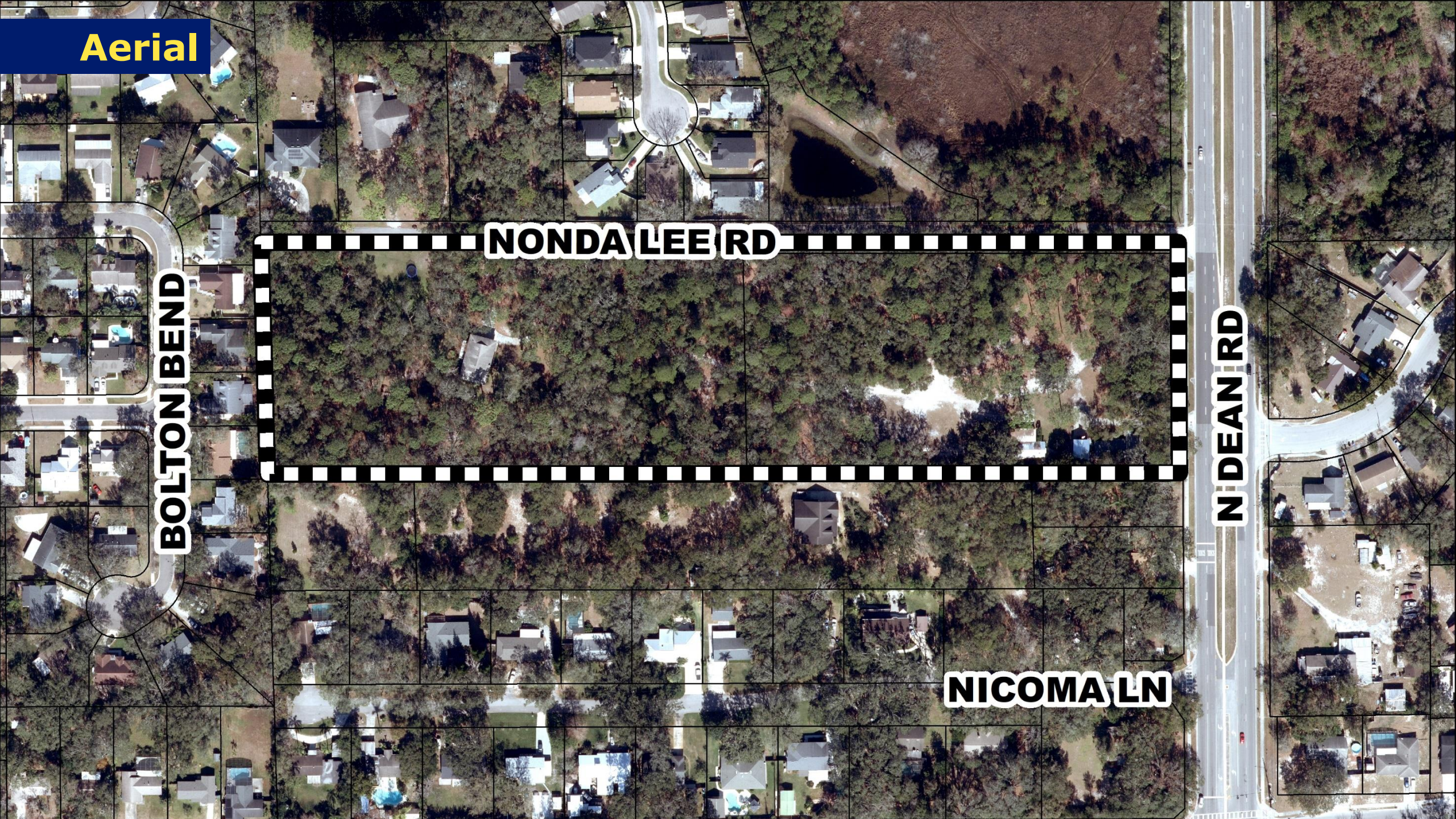
Aerial

BOLTON BEND

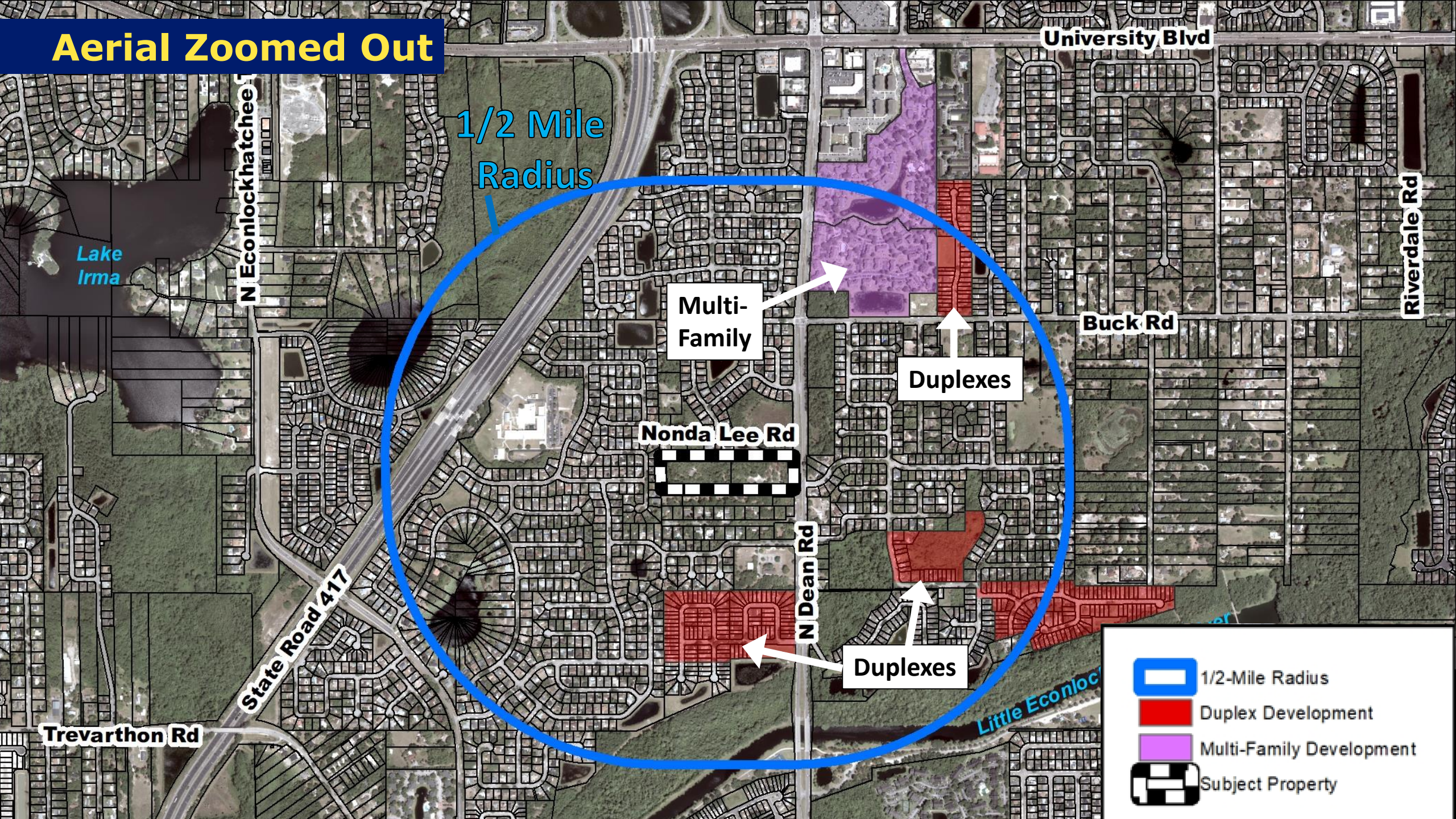
NONDA LEE RD

N DEAN RD

NICOMA LN



Aerial Zoomed Out



1/2 Mile Radius

Lake Irma

University Blvd

N Econlockhatchee

Riverdale Rd

Multi-Family

Duplexes

Buck Rd

Nonda Lee Rd





N Dean Rd

Duplexes

Trevarthon Rd

State Road 417

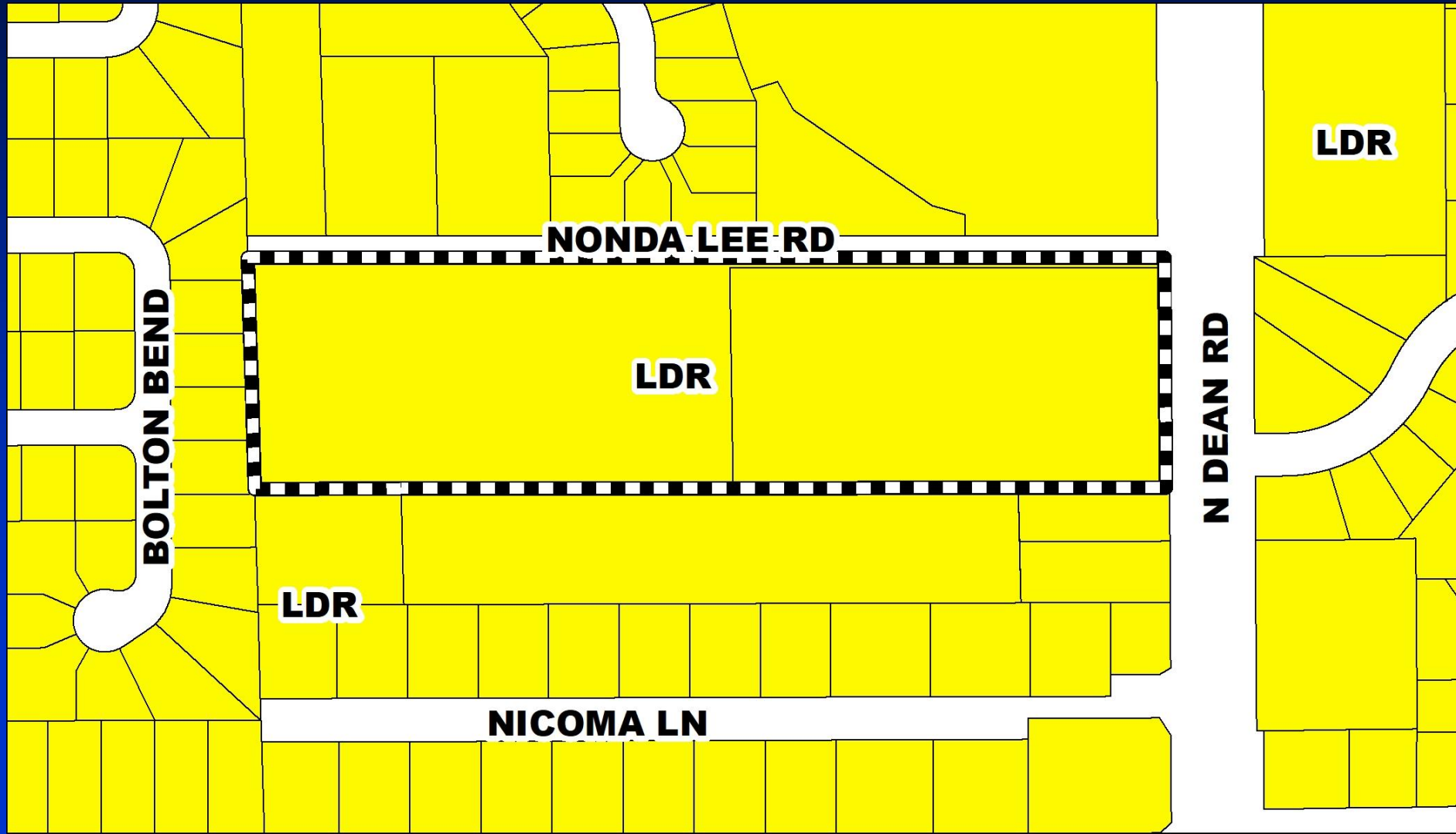
Little Econlockhatchee

-  1/2-Mile Radius
-  Duplex Development
-  Multi-Family Development
-  Subject Property



SS-24-04-001 & LUP-24-02-033

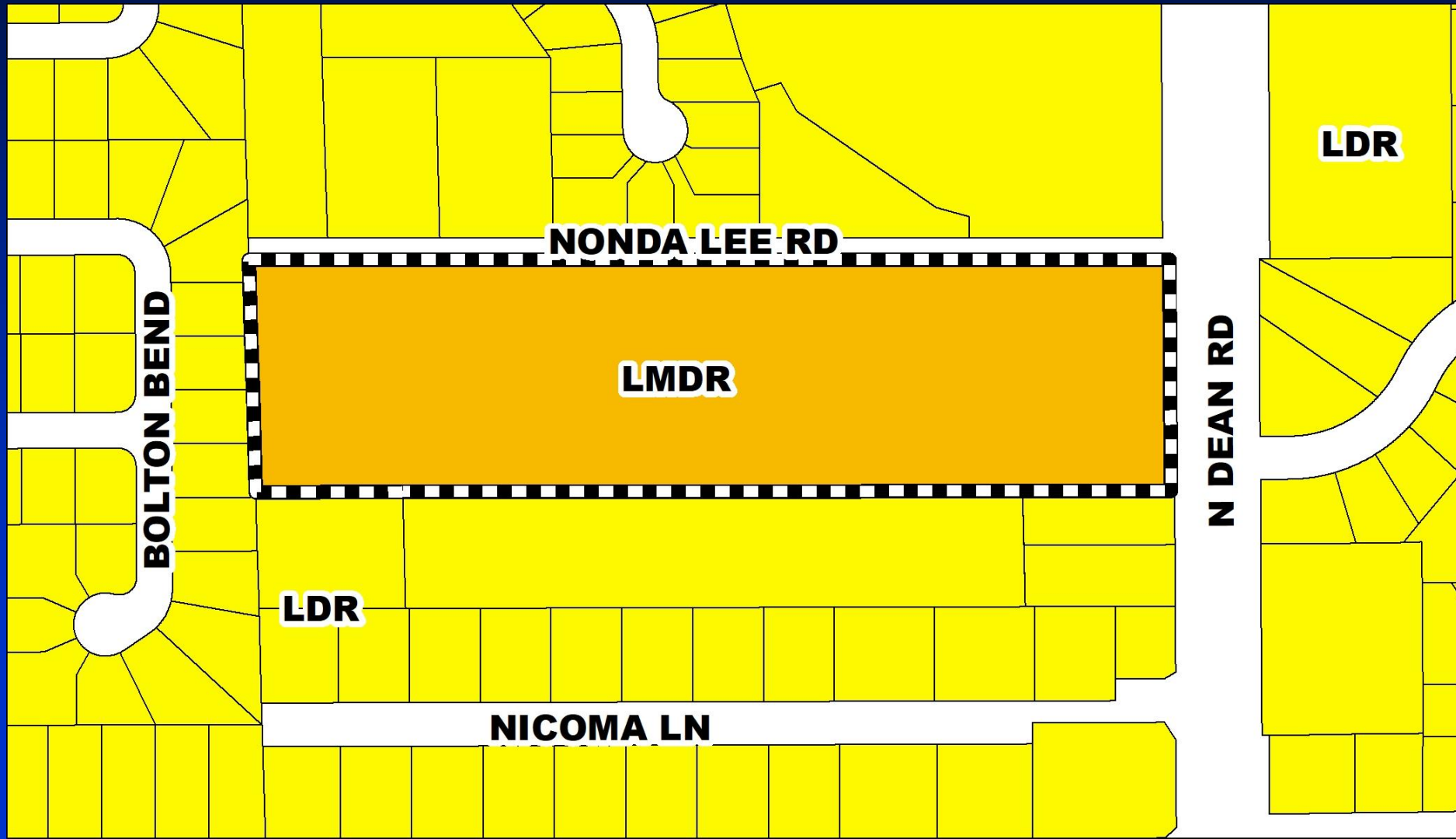
Future Land Use Current

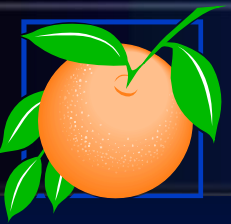




SS-24-04-001 & LUP-24-02-033

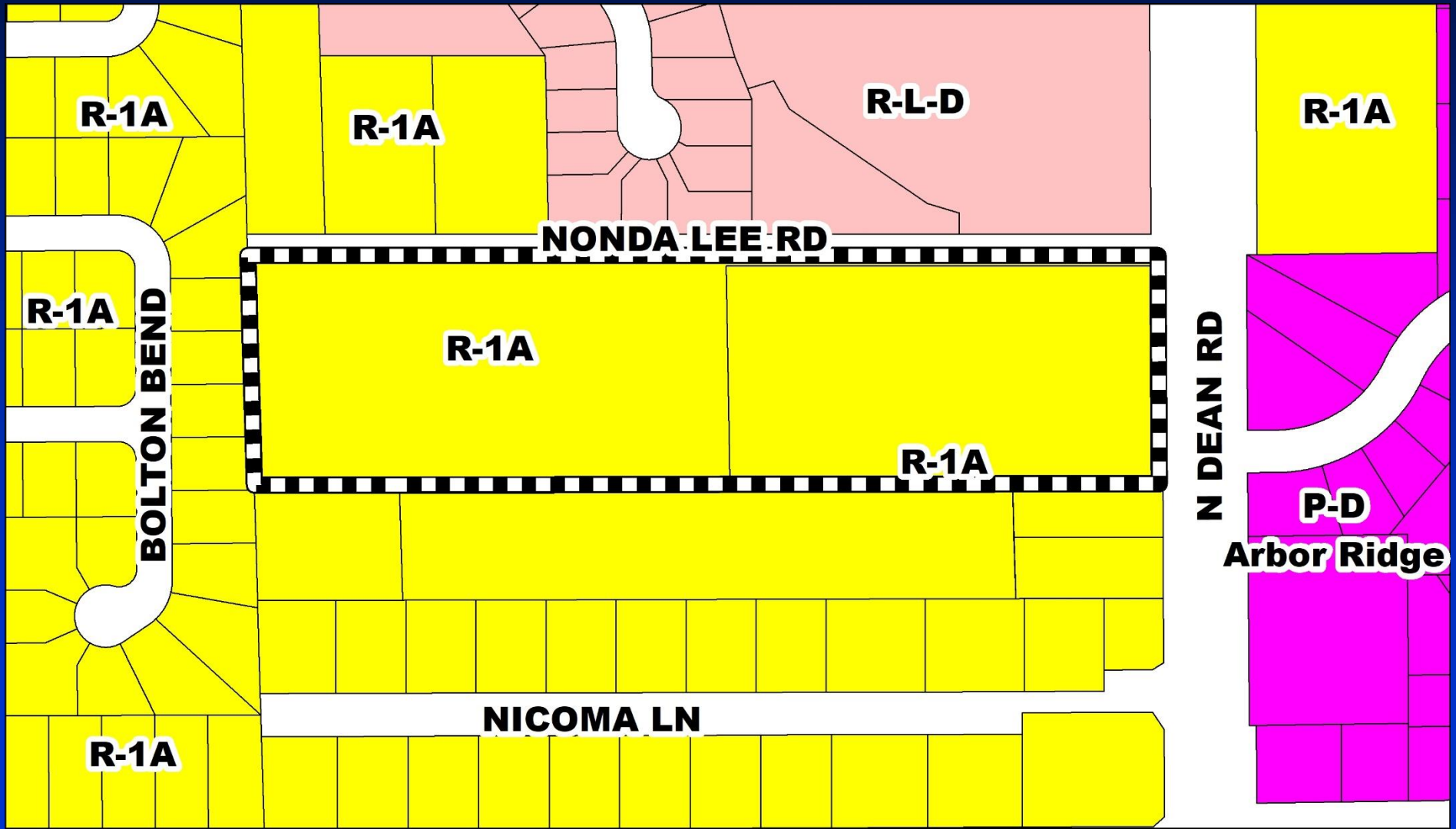
Future Land Use Proposed

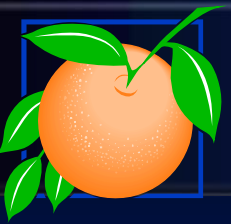




SS-24-04-001 & LUP-24-02-033

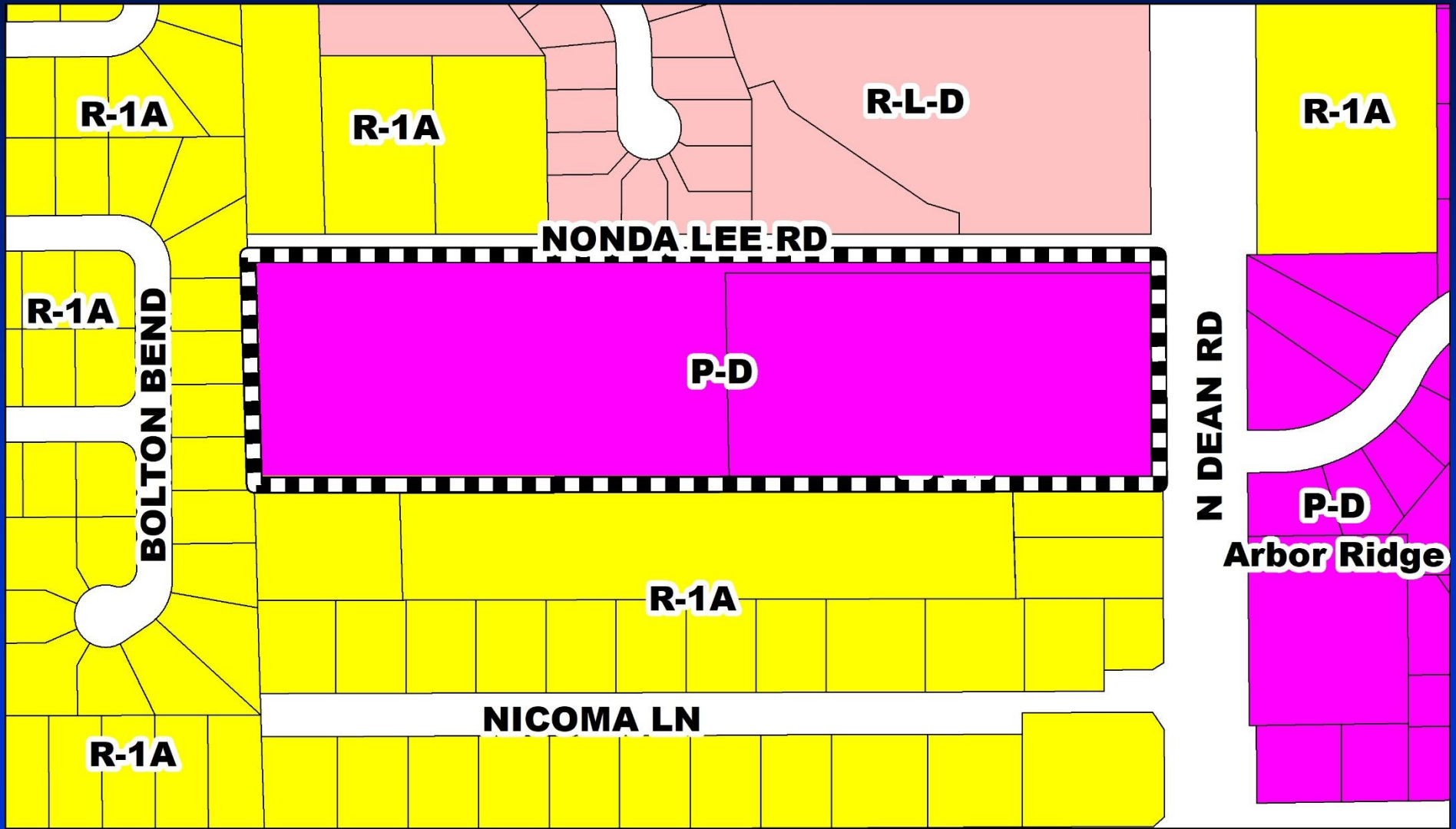
Zoning Current





SS-24-04-001 & LUP-24-02-033

Zoning Proposed





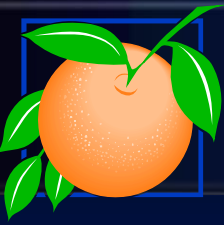
Community Meeting Summary

April 8, 2024

Arbor Ridge Elementary School

- **Attendance – 46 Residents**

- **Concern for:**
 - **Incompatibility**
 - **Flooding**



Additional Conditions of Approval (1 of 2)

- 18. Development shall be limited to sixty-eight (68) dwelling units.**
- 19. Impervious Surface Ratio (ISR) for individual lots within the subdivision shall not exceed seventy-five (75) percent of the land area of the lot.**
- 20. There shall be a minimum building setback of no less than 115 feet from the western PD boundary.**
- 21. There shall be an undisturbed buffer within 75' of the western property boundary, except for those plants listed within Section 24-12(b) of the Orange County Code, as may be amended, which shall be removed.**
- 22. The Development Plan or Preliminary Subdivision Plan (PSP) shall include a tot lot and dog park amenities.**
- 23. The stormwater pond shall be located adjacent to Dean Rd.**
- 24. Development shall be limited to two (2) stories and 35 feet in height.**



Additional Conditions of Approval (2 of 2)

- 25. The additional Right-of-Way identified on Sheet 6 of the PD Land Use Plan will be dedicated to the County prior to or concurrently with plat approval.**
- 26. Stormwater management for this site must comply with the County's land-locked basin criteria, accommodating the 100-year, 24-hour storm event, unless the EOR can demonstrate that the receiving waterbody (wetland) is not landlocked.**
- 27. The site shall be graded to slope northeast, directing runoff away from adjacent offsite properties. Stormwater runoff from the site will be conveyed to and contained within the proposed pond. There shall be no blockage of the existing offsite flows to and through the properties.**
- 28. A swale shall be constructed along the north property line, located south of the dedicated right-of-way, directing stormwater runoff to the onsite pond for effective stormwater management.**
- 29. An opaque fence six (6) foot in height shall be provided along the north property line of the site.**



Recommended Action

	<u>Staff</u>	/	<u>PZC/LPA</u>
SS-24-04-001:	ADOPT		DENY
Ordinance:	ADOPT		DENY
LUP-24-02-033:	APPROVE		DENY

Action Requested (Deny):

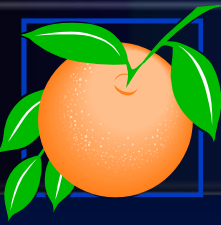
- Make a finding of inconsistency with the Comprehensive Plan and DENY the requested Future Land Use Map Amendment;
- DENY the associated Ordinance; and
- DENY the North Dean Road Townhomes Planned Development/Land Use Plan (PD/LUP) dated "Received June 13, 2024" subject to seventeen (17) conditions of approval listed in the staff report.



Alternative Approval Action

Alternative Approval Action:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Future Land Use Map Amendment;**
- **ADOPT the associated Ordinance; and**
- **APPROVE the North Dean Road Townhomes Planned Development/Land Use Plan (PD/LUP) dated "Received June 13, 2024" subject to seventeen (17) conditions of approval listed in the staff report and the additional conditions of approval as presented.**



SS-24-03-006 & LUP-23-12-360

Applicant: Jim Hall, Hall Development Services, Inc.

From: Rural Settlement 1/5 (RS 1/5)

To: Institutional (INST)

From: A-1 (Citrus Rural District)

To: PD (Planned Development District)

Location: 4151 Avalon Road, generally located at the northeast corner of Avalon Road and Dangler Road

Acreage: 18.36 acres

District: 1

Proposed Use: Special Hearts Farm: A training and learning campus for challenged individuals including the following development program



SS-24-03-006 & LUP-23-12-360

Proposed Use: **Special Hearts Farm:**
A training and learning campus for challenged individuals including the following development program

-8,000 s.f. Residential Care (30 Residents)

-3,500 s.f. Event Barn

-1,712 s.f. Caretaker Residence

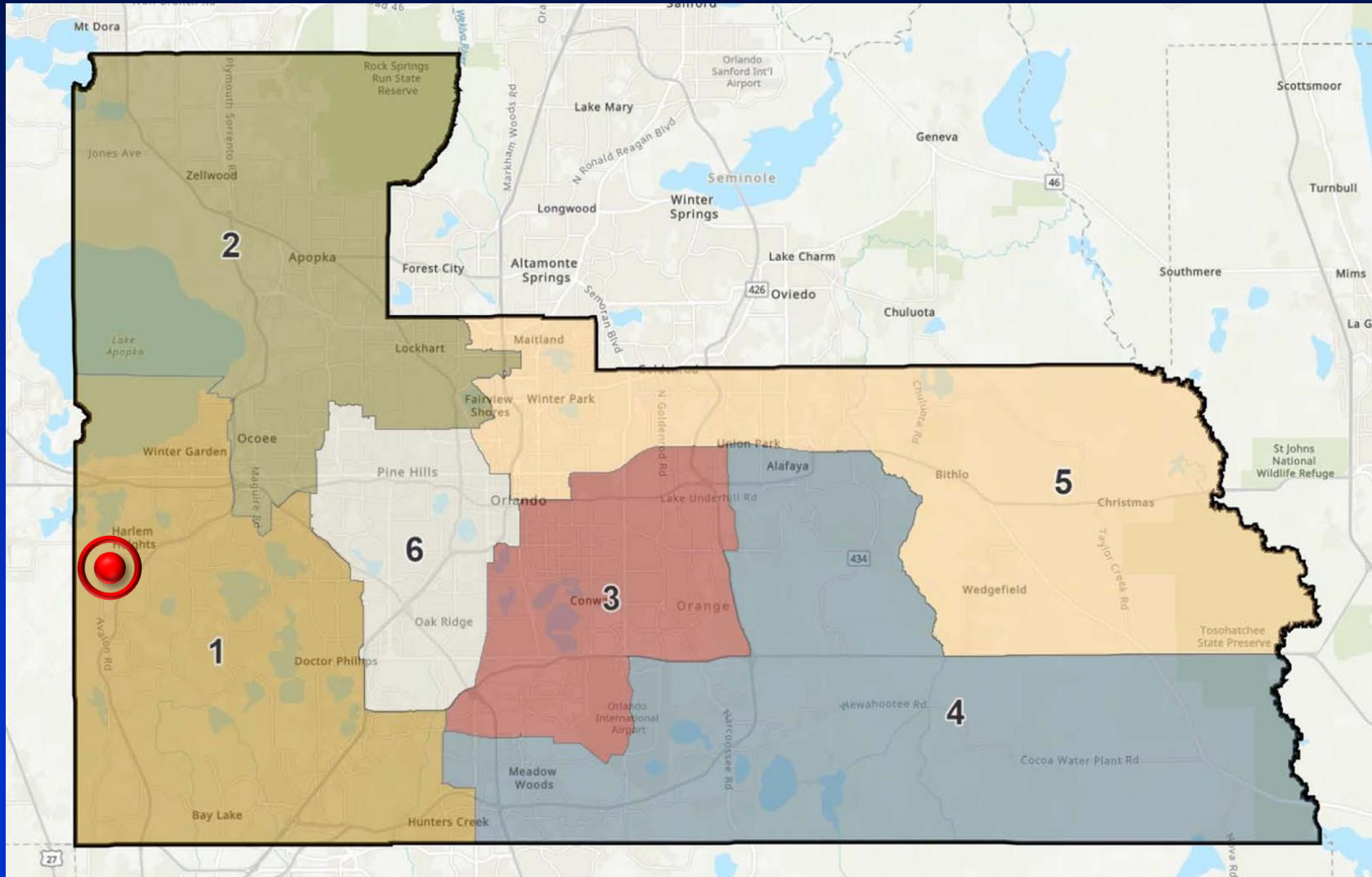
-12,000 s.f. Barns

-15,000 s.f. Training Facility

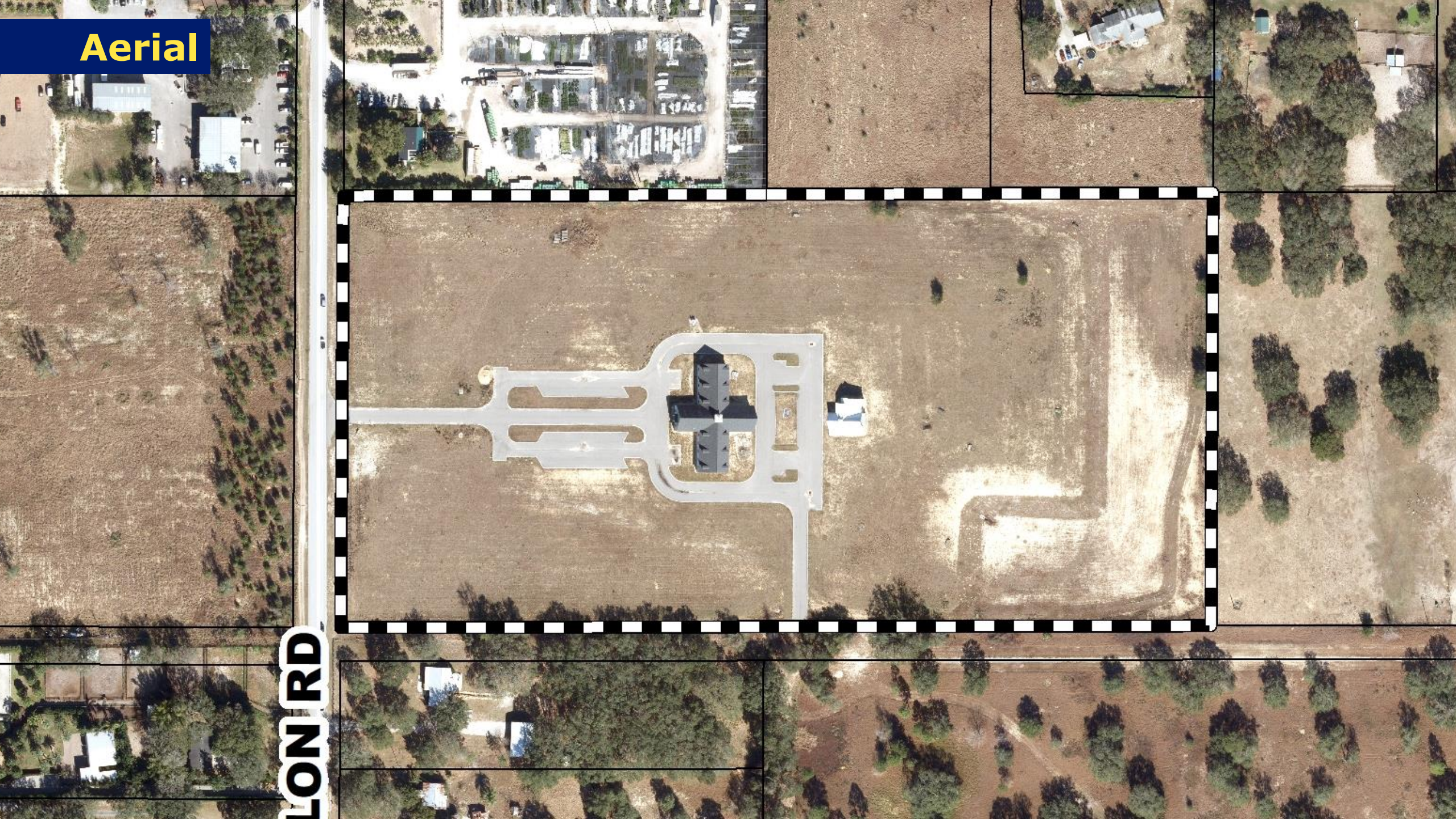


SS-24-03-006 & LUP-23-12-360

Location



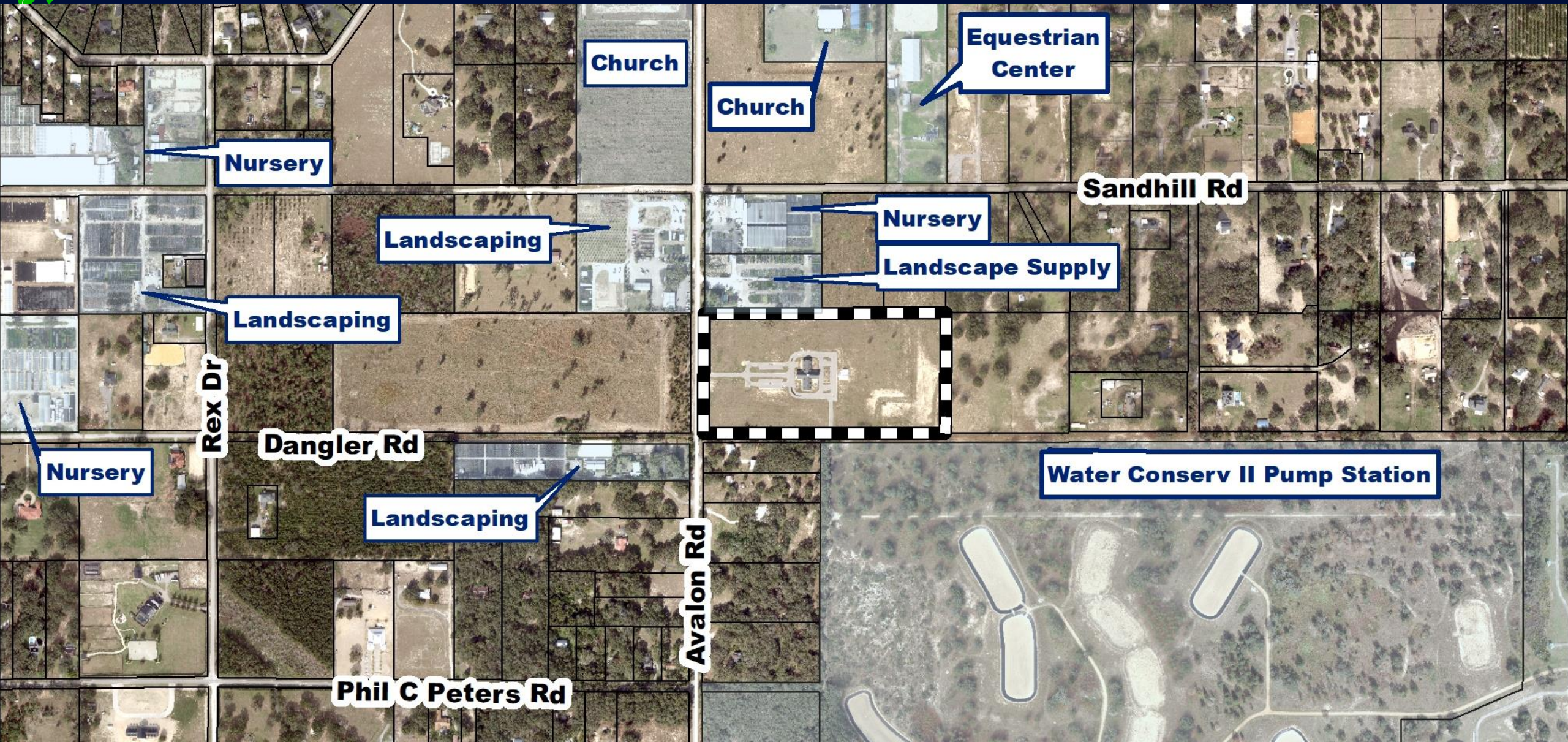
Aerial



LON RD



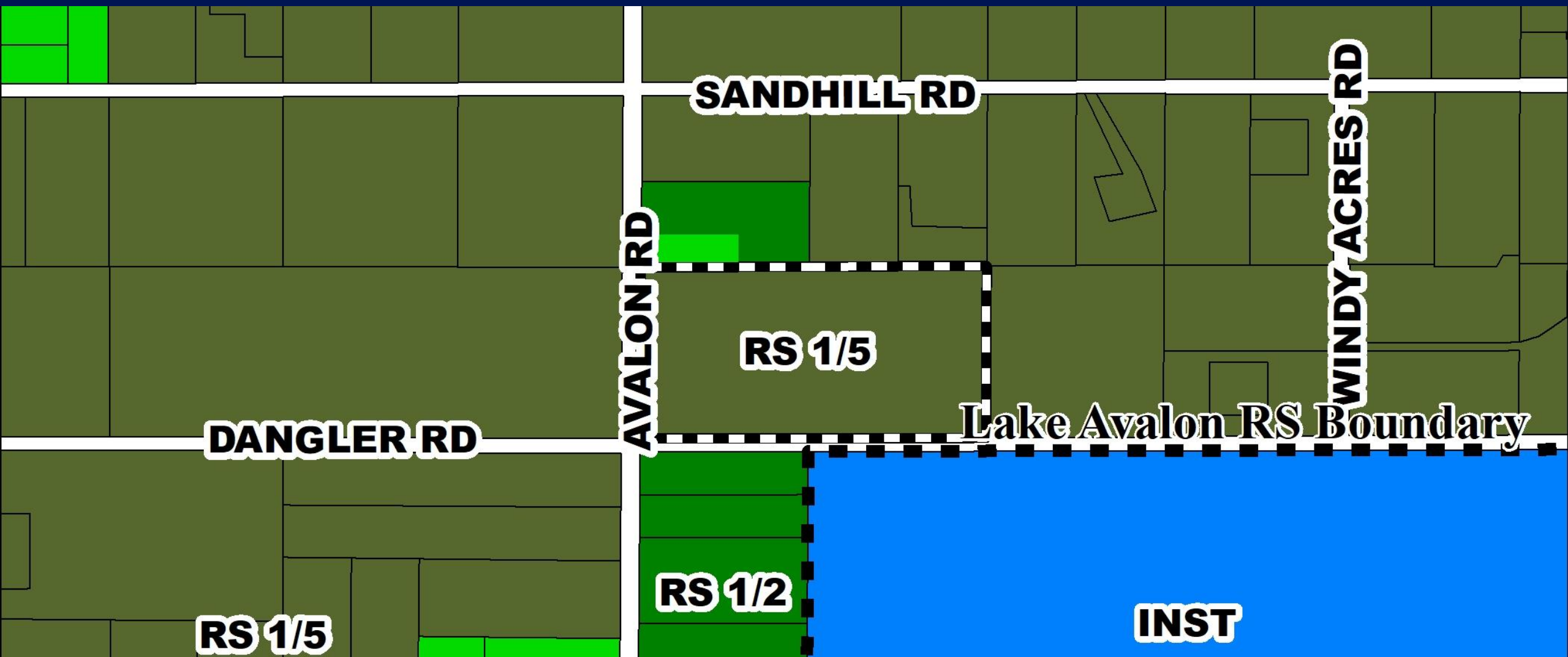
SS-24-03-006 & LUP-23-12-360





SS-24-03-006 & LUP-23-12-360

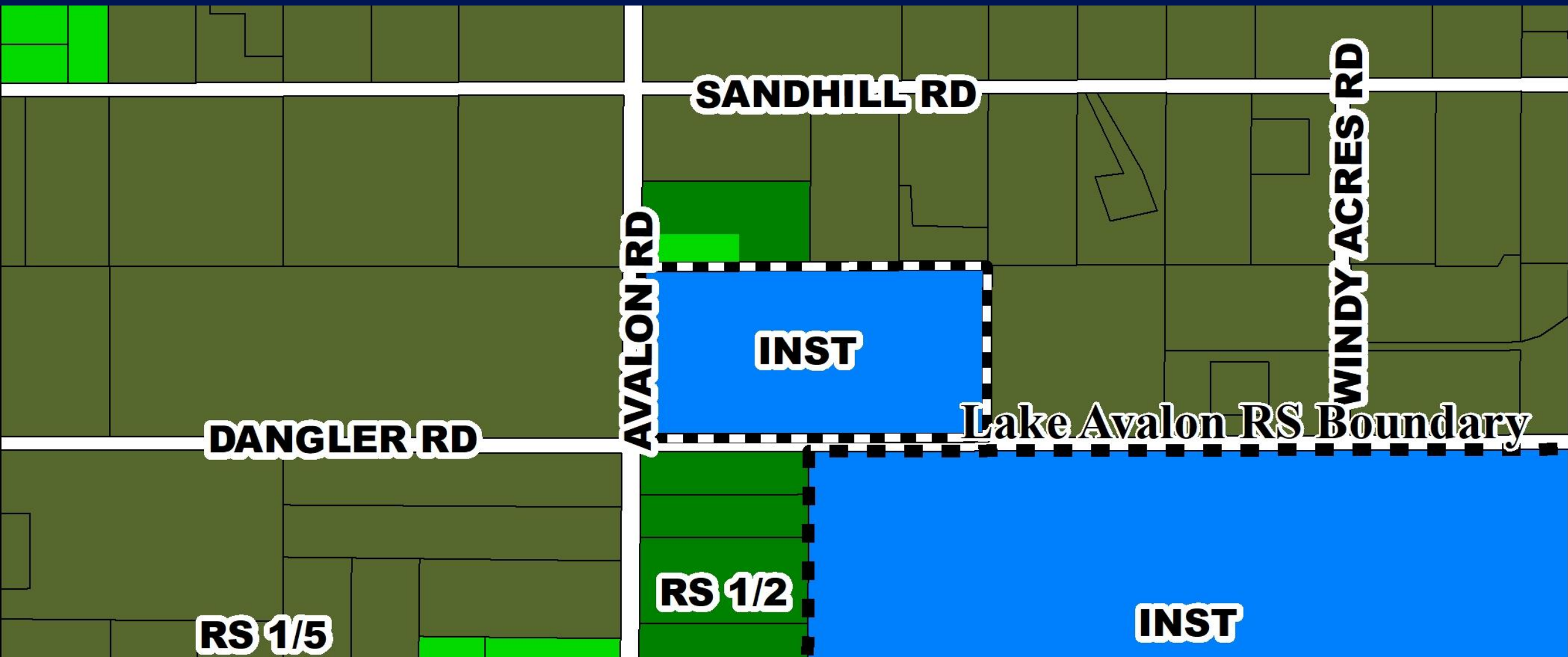
Future Land Use





SS-24-03-006 & LUP-23-12-360

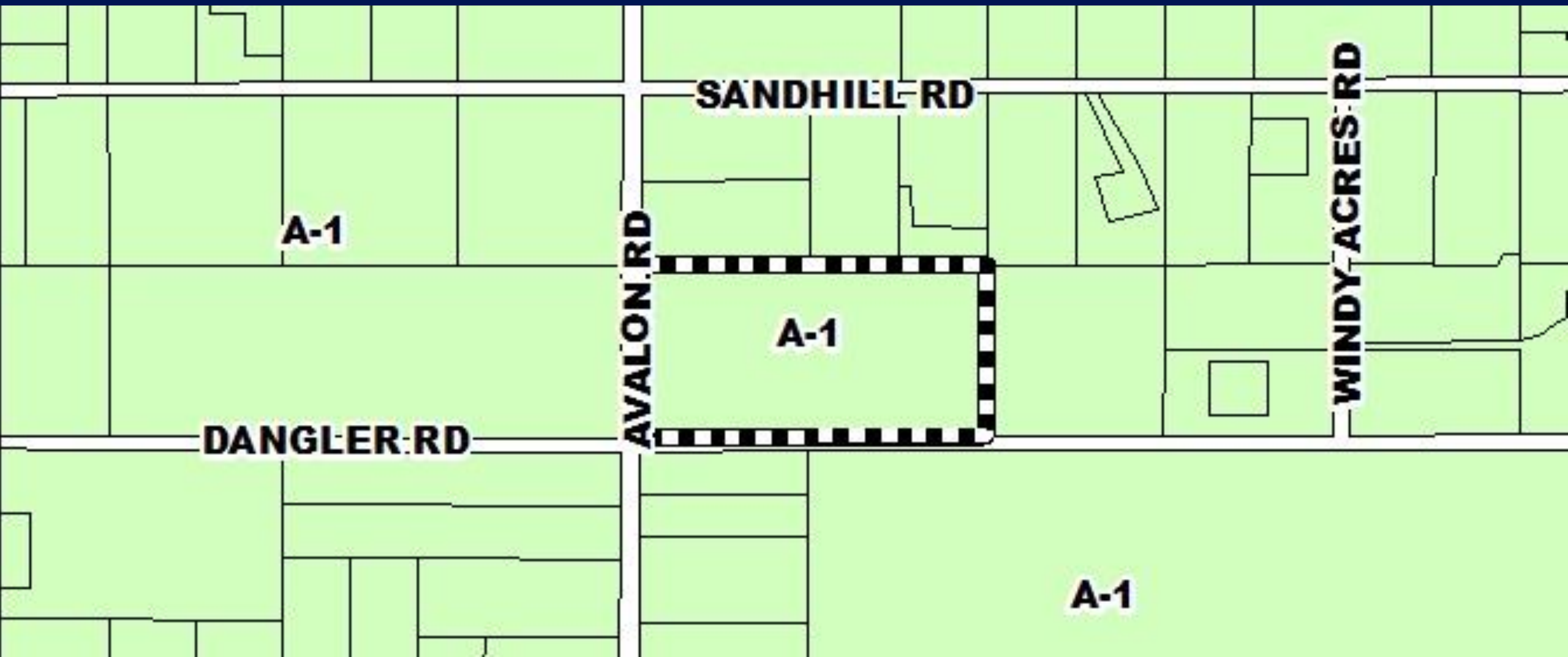
Proposed Future Land Use





SS-24-03-006 & LUP-23-12-360

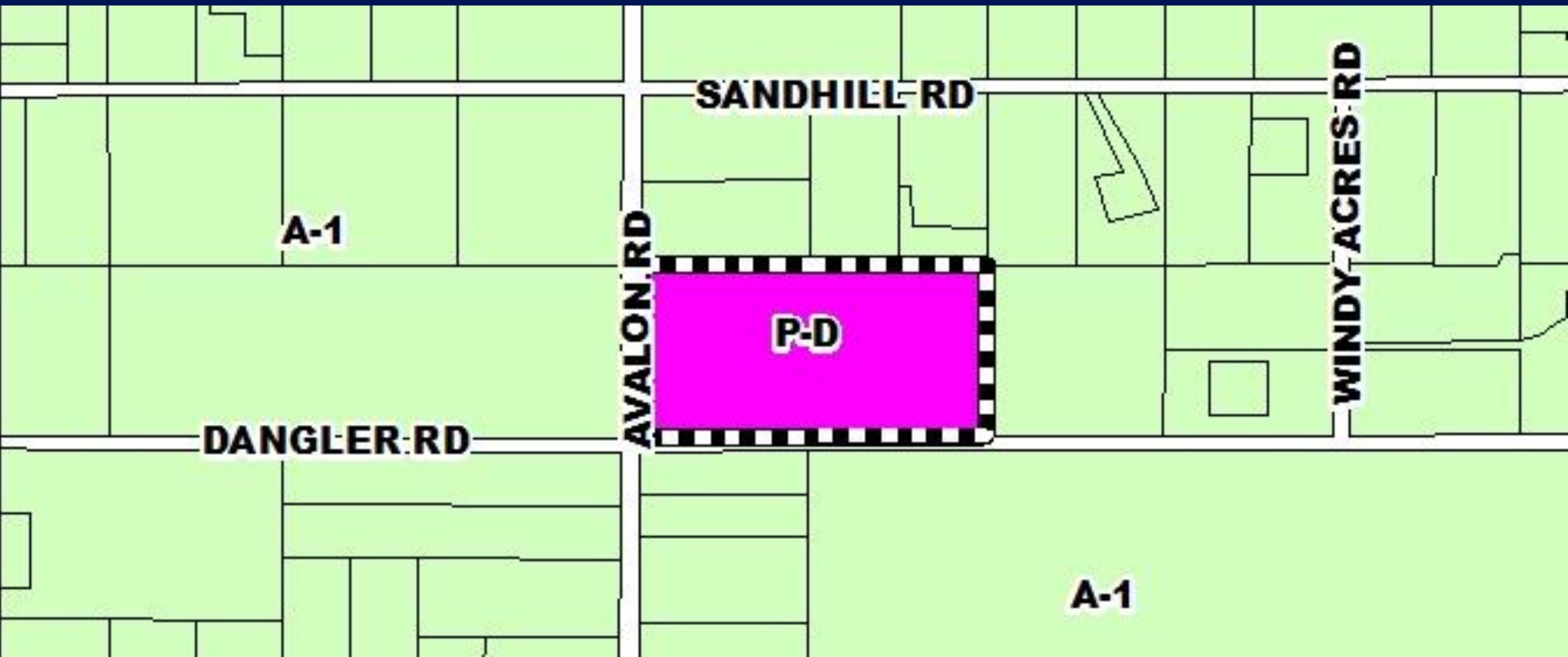
Zoning





SS-24-03-006 & LUP-23-12-360

Zoning



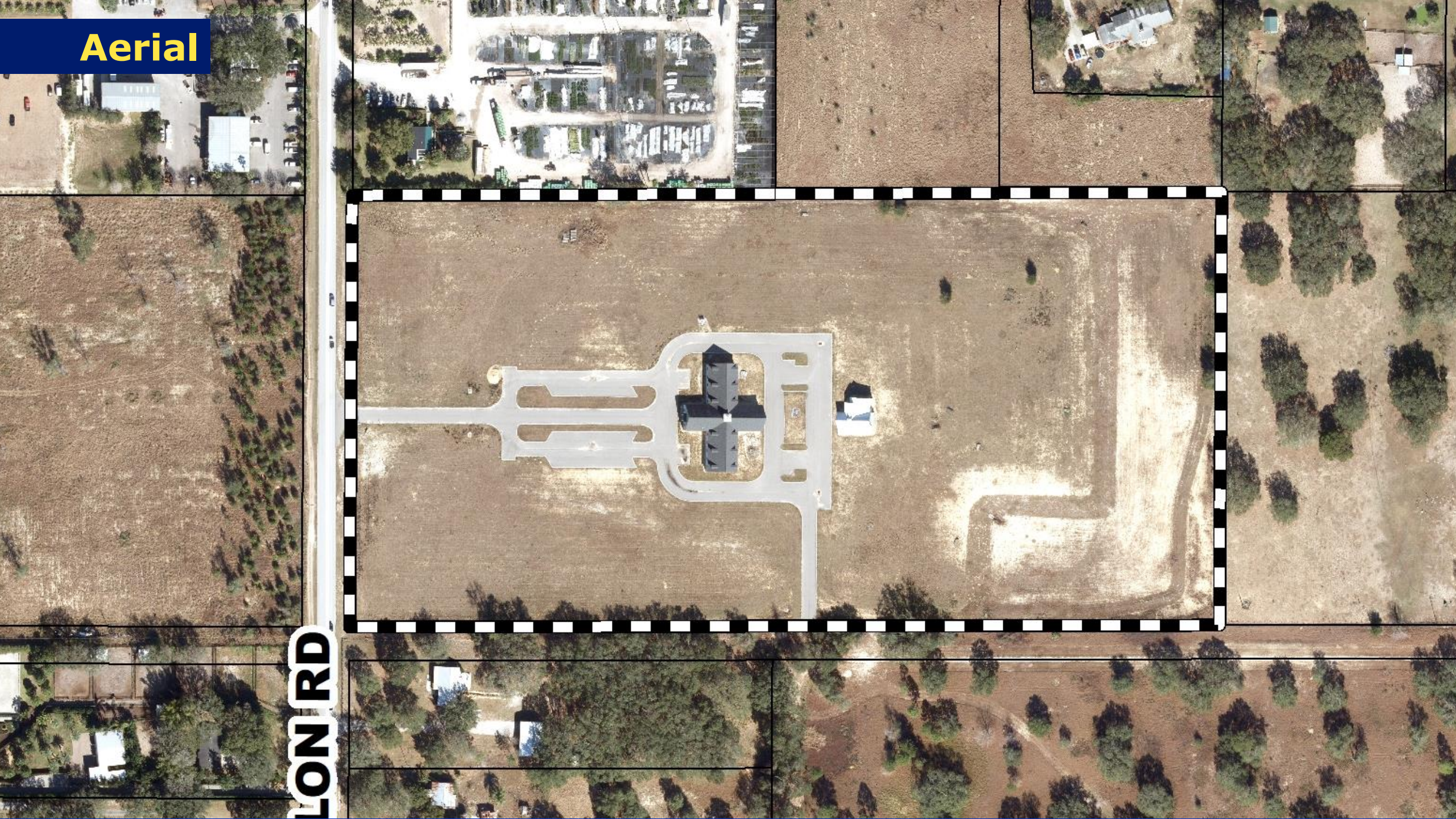


Waiver Request

Waiver from Orange County Code Section 38-1479(a):

- **Allow up to 50 parking spaces on unimproved parking surface, in lieu of an improved parking surface, for overflow parking related to special events.**

Aerial



LON RD



Community Meeting Summary

May 30, 2024
September 18, 2024

Whispering Oaks Elementary School
Hamlin Middle School

- **Attendance – 55 & 56 Residents**
- **Concern for:**
 - **Incompatibility with Rural Settlement**
 - **Precedent setting for more non-residential uses**
 - **Traffic**



Additional Conditions (1 of 2)

- 20. If a traffic study warrants it, a left turn lane from Avalon Road southbound as well as a right turn lane from Avalon Road northbound shall be shown on the development plan and constructed prior to commencement of the proposed use.**
- 21. Building height shall be limited to one (1) story.**
- 22. There shall be a minimum required building setback of 150 ft. from the western property boundary.**
- 23. Outdoor amplification devices such as speakers shall be prohibited.**
- 24. The training facility shall be limited to a maximum of 50 students and 20 staff, and the Residential Care shall be limited to 30 residents.**



Additional Conditions (2 of 2)

- 25. Special Hearts Farm shall not be open to the public except for special events, which shall be limited to no more than twelve (12) per year. Special Events shall not exceed the capacity of the event barn and dedicated parking spaces. Special Events shall be limited to events for the Special Heart Farm organization and not for lease to other entities. Special Events shall otherwise adhere to Section 38-79(39) of Orange County Code, as amended.**
- 26. A shade tree shall be provided an average of 50 feet in distance on-center around the perimeter of the property.**
- 27. A fence, rural in character and no less than fifty (50) percent transparent, and of either a split-rail, paddock, picket, or other rural or equestrian styles as approved by the Planning Manager, shall be provided around the perimeter of the property. All animal enclosure areas shall be fenced.**



Recommended Action

SS-24-03-006:

ADOPT

Ordinance:

ADOPT

LUP-23-12-360:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Institutional (INST) Future Land Use Map Amendment;**
- **ADOPT the associated Ordinance; and**
- **APPROVE the Special Hearts Farm Planned Development/Land Use Plan (PD/LUP) dated "Received July 15, 2024" subject to the following nineteen (19) conditions of approval, including one (1) waiver from Orange County Code.**