

13:13897-928049PAIN

OCT31 19 9:24AM



**Interoffice Memorandum**

10-31908P038049PAIN

**DATE:** October 30, 2019

**TO:** Katie Smith, Deputy Clerk  
Clerk of the Board of County Commissioners

**THRU:** Agenda Development BCC

**FROM:** Alberto A. Vargas, MArch, Manager  
Planning Division

**CONTACT PERSON:** **Alberto A. Vargas, MArch, Manager**  
**Planning Division**  
**(407) 836-5354 or Alberto.Vargas@ocfl.net**

**SUBJECT:** Request Public Hearing on December 3, 2019 at 2:00 PM

**Public Hearing for Privately-Initiated Small-Scale Development Comprehensive Plan (CP) Amendments and Where Applicable, Concurrent Rezoning Requests and Ordinance**

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**AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "2010-2030 COMPREHENSIVE PLAN," AS AMENDED, BY ADOPTING SMALL SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES.**

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**APPLICANT / AGENT:** N/A

**DISTRICT #:** District 1, 2, 3, 4, 5, & 6

**TYPE OF HEARING:** Adoption of the 2019-2 Privately-Initiated Small-Scale Development Amendments to the 2010-2030 Comprehensive Plan (CP) and, where applicable, concurrent rezoning requests;

**AND**

Adoption of Ordinance

**ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:** 2 minutes

**HEARING CONTROVERSIAL:** Yes

December 3, 2019  
@  
2 PM

LEGISLATIVE FILE # 19-1640  
thru 19-1666  
and 19-1670  
thru 19-1676

**HEARING REQUIRED BY  
FL STATUTE OR CODE:**

ss. 163.3184 and 163.3187 (1), F.S. and Section 30-40(c)(3)c, O.C. Code

**ADVERTISING  
REQUIREMENTS:**

Fiscal & Operational Support Division will publish a display advertisement in a local newspaper of general circulation at least fifteen (15) days prior to the public hearing.

**ADVERTISING TIMEFRAMES:**

At least ten (10) days prior to public hearings for Comprehensive Plan Amendments. At least fifteen (15) days prior to public hearings for Concurrent Rezoning and/or Substantial Changes.

**APPLICANT/ABUTTERS  
TO BE NOTIFIED:**

N/A. Fiscal & Operational Support Division will send notices to all affected property owners.

**SPANISH CONTACT PERSON:**

Para más información en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.

**MATERIALS BEING SUBMITTED  
AS BACKUP FOR PUBLIC  
HEARING REQUEST:**

Fiscal & Operational Support Division will provide the Clerk's Office with proof of publication the Friday prior to the Public Hearing.

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Staff report binder will be provided under separate cover seven (7) days prior to Public Hearing.

**SPECIAL INSTRUCTIONS TO  
CLERK (IF ANY):**

Please verify the hearing date with the Planning Division. Attached is an itemized list of the amendments and concurrent rezoning requests in the order in which they will be heard.

- c: Chris Testerman, AICP, Assistant County Administrator  
Joel Prinsell, Deputy County Attorney, County Attorney's Office  
Jon Weiss, P.E., Director, Planning, Environmental, and Development Services Department  
Olan Hill, Assistant Manager, Planning Division  
Gregory Gologowski, AICP, Chief Planner, Planning Division  
Eric Raasch, AICP, Chief Planner, Planning Division

**2019-2 Comprehensive Plan Adoption – Small-Scale Development Privately-Initiated Amendments, and Where Applicable, Concurrent Rezoning Requests**

19-1640

Amendment 2019-2-S-1-1 District 1	Robert Reese, Brossier Corp., for Vurnell Vandever Growth Center-Commercial (GC-C) to Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)
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19-1641

Amendment 2019-2-S-2-1 District 2	Clifton McFadden for Vincent Contestabile and Empire Tire of Edgewater, LLC Commercial (C), Office (O), and Low-Medium Density Residential (LMDR) to Industrial (IND) and Commercial (C)
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19-1642

Amendment 2019-2-S-2-2 District 2	Mario Golden for Deborah Postell Medium Density Residential (MDR) to Medium-High Density Residential (MHDR)
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19-1643

Amendment 2019-2-S-2-3 District 2	Quang Lam for Toolsie Persaud USA, LLC and Batrina Properties, Inc. Rural Settlement 1/1 (RS 1/1) to Commercial (C) Rural Settlement (RS)
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	-and-
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19-1644

Rezoning RZ-19-10-031	A-1 (Citrus Rural District) to C-1 (Retail Commercial District)
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19-1645

Amendment 2019-2-S-2-4 District 2	Jean M. Abi-Aoun for Lake Warehouse and Storage Tangerine, LLC Rural Settlement 1/1 (RS 1/1) to Commercial (C) Rural Settlement (RS)
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	-and-
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19-1646

Rezoning RZ-19-10-032	A-1 (Citrus Rural District) to C-1 (Retail Commercial District)
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19-1647

Amendment 2019-2-S-2-5 District 2	Tom Sullivan for ECP Grassmere, LLC Rural Settlement 1/1 (RS 1/1) to Commercial (C) Rural Settlement (RS)
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19-1648

Amendment 2019-2-S-2-6 (fka 2019-1-S-2-1) District 2	Kenneth Patterson, design solutionsfl, inc., for George Dillon Low Density Residential (LDR) to Commercial (C)
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19-1649

Amendment 2019-2-S-3-1 District 3	Tuan Tran for Linh Pham Office (O) and Low Density Residential (LDR) to Commercial (C)
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19-1650

Rezoning RZ-19-10-018	P-O (Professional Office District) and R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District)
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<u>19-1652</u>	Amendment 2019-2-S-3-2 District 3	Rony Charles for Makandal Property Investments Low Density Residential (LDR) to Medium Density Residential (MDR)
		-and-
<u>19-1653</u>	Rezoning RZ-19-10-029	R-1A (Single-Family Dwelling District) to R-3 (Multiple- Family Dwelling District)
<u>19-1654</u>	Amendment 2019-2-S-3-3 District 3	Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for East West Place LLC, Giovanni Fernandez Low-Medium Density Residential (LMDR) to Commercial (C)
		-and-
<u>19-1655</u>	Rezoning RZ-19-10-049	R-1 (Single-Family Dwelling District) to C-1 (Retail Commercial District)
<u>19-1656</u>	Amendment 2019-2-S-3-4 District 3	Maximo Reyes Arias for Maximo Reyes Arias and Viviana Estela Salvador Fernández Low-Medium Density Residential (LMDR) to Commercial (C)
		-and-
<u>19-1657</u>	Rezoning RZ-19-10-028	R-1A (Single-Family Dwelling District) to C-2 (General Commercial District) and R-2 (Residential District)
<u>19-1658</u>	Amendment 2019-2-S-4-1 District 4	Brooks A. Stickler, P. E., Kimley-Horn and Associates, Inc., for Judith S. Burton Rural Settlement 1/2 (RS 1/2) to Planned Development- Commercial (PD-C) and Urban Service Area (USA) Expansion
<u>19-1659</u>	Amendment 2019-2-S-5-1 District 5	Neel Shivcharran, Galleon Consulting Group, LLC, for 5565 Old Cheney, LLC Low-Medium Density Residential (LMDR) to Medium Density Residential (MDR) and Commercial (C)
<u>19-1660</u>	Amendment 2019-2-S-5-2 District 5	Craig Cooke for Wedgefield Golf and Restaurant LLC, Craig Cooke Parks and Recreation/Open Space (PR/OS) to Commercial (C) Rural Settlement (RS)
		-and-
<u>19-1661</u>	Rezoning RZ-19-10-030	A-2 (Farmland Rural District) to C-1 (Retail Commercial District)
<u>19-1662</u>	Amendment 2019-2-S-5-3 District 5	Epoch Properties, Inc., for Aloma United Methodist Church, Inc. Medium Density Residential (MDR) to Medium-High Density Residential (MHDR)
		-and-

19-1663

<p>Rezoning LUP-19-07-236</p>	<p>R-1A (Single-Family Dwelling District) to PD (Planned Development District) (Epoch Aloma PD) Also requested are six (6) waivers from Orange County Code:</p> <ol style="list-style-type: none"> <li>1) A waiver from Section 38-1258(d) to allow for multi-family buildings four (4) stories and sixty (60) feet in height, in lieu of three (3) stories and forty (40) feet in height;</li> <li>2) A waiver from Section 38-1258(e) to allow for multi-family parking and paved areas to be within fifteen (15) feet of a single-family zoned property, in lieu of twenty-five (25) feet;</li> <li>3) A waiver from Section 38-1258(e) to allow for a multi-family landscape buffer width of fifteen (15) feet when adjacent to a single-family zoned property, in lieu of twenty-five (25) feet;</li> <li>4) A waiver from Section 38-1476(a) to allow for multi-family parking at a ratio of one and one-half (1.5) spaces per multi-family unit regardless of bedroom size, in lieu of one and one-half (1.5) spaces for efficiencies and one-bedroom units and two (2) spaces for two (2) and three (3) bedroom units;</li> <li>5) A waiver from Section 38-1258(j) to allow for a minimum multi-family building separation requirement of twenty (20) feet regardless of orientation of building walls with door/window/other openings, in lieu of thirty (30) feet for two story buildings and forty (40) feet for three (3) stories, or any proportional increase due to structure height; and</li> <li>6) A waiver from Section 38-1251(b) to allow for a maximum lot building coverage of forty (40) percent, in lieu of thirty (30) percent.</li> </ol>
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19-1664

<p>Amendment 2019-2-S-5-4 District 5</p>	<p>Tom Sullivan for Winter Park Prime Properties, LLC Low-Medium Density Residential (LMDR) to Commercial (C)</p>
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-and-

19-1665

<p>Rezoning RZ-19-10-041</p>	<p>R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District)</p>
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19-1666

<p>Amendment 2019-2-S-6-1 District 6</p>	<p>Al Tehrani, P.E., Tehrani Consulting Engineering, for Powder Coating Factory, LLC Commercial (C) and Low Density Residential (LDR) to Commercial (C)</p>
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-and-

19-1670

<p>Rezoning RZ-19-10-024</p>	<p>C-3 (Wholesale Commercial District) to C-3 (Wholesale Commercial District) (Restricted)</p>
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19-1671

<p>Amendment 2019-2-S-6-2</p>	<p>Dianand Persaud for Persaud Brothers Holding, LLC Low Density Residential (LDR) to Commercial (C)</p>
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District 6	
Amendment 2019-2-S-6-4 District 6	Scott Glass and George Dennison, Shutts & Bowen LLP, for Colonial Storage Holdings, LLC Planned Development-Medium Density Residential (PD-MDR) to Commercial (C)
	-and-
Rezoning RZ-19-10-043	PD (Planned Development District) (Villages at Lake Lawne PD) to C-3 (Wholesale Commercial District)

19-1672

19-1673

**2019-2 Comprehensive Plan Adoption – Small-Scale Staff-Initiated Text Amendments**

Amendment 2019-2-S-FLUE-1 Countywide	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County
Amendment 2019-2-S-FLUE-2 Countywide	Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)

19-1674

19-1675

**2019-2 Comprehensive Plan Adoption – Small-Scale Development Ordinance**

19-1676