



# 2016-2 Amendment Process

- **Transmittal public hearings**
  - LPA – July 21, 2016
  - BCC – August 2, 2016
- **State and regional agency comments**
  - September 2016
- **Adoption public hearings**
  - LPA – October 28, 2016
  - BCC – November 15, 2016

***Board of County Commissioners***

**2016-2 Regular Cycle Privately-  
Initiated Map Amendment**

***Adoption Public Hearings***

**November 15, 2016**



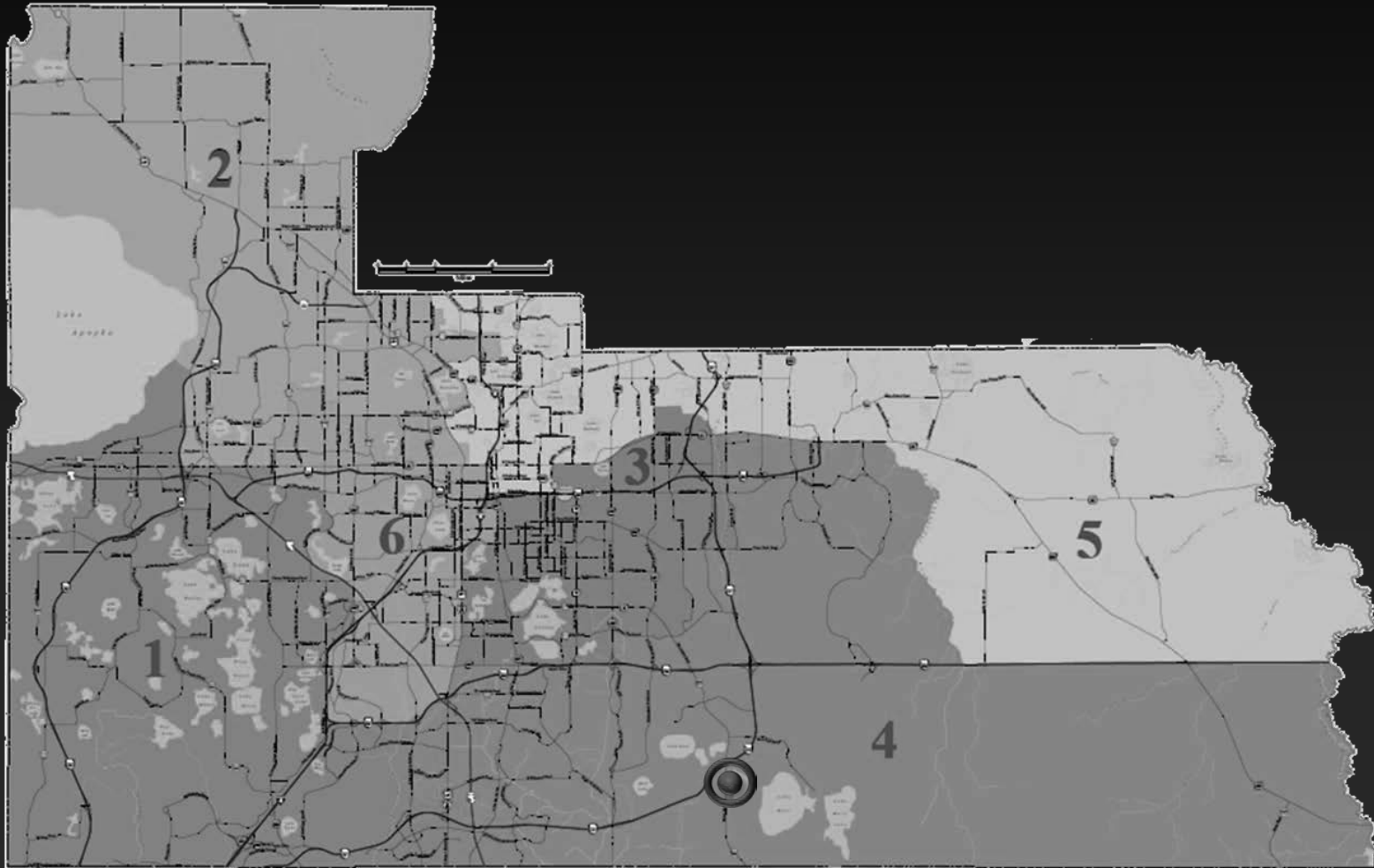
# **Amendment 2016-2-S-4-1 Rezoning LUP-16-06-223**

- Agent:** Jean Abi-Aoun, P.E.
- Owner:** John R. Hefferan Jr., Marilyn P. Hefferan, Patrick H. Dan, and Angel N. Ho
- From:** Rural Settlement 1/2 (RS 1/2) and R-CE (Country Estate District)
- To:** Planned Development-Office (PD-O) and Orlando Medical Office PD (Planned Development)
- Acreage:** 3.00 gross acres
- Proposed Use:** Up to 24,000 sq. ft. of medical office



# Amendment 2016-2-S-4-1 Rezoning LUP-16-06-223

## Location



**Aerial**

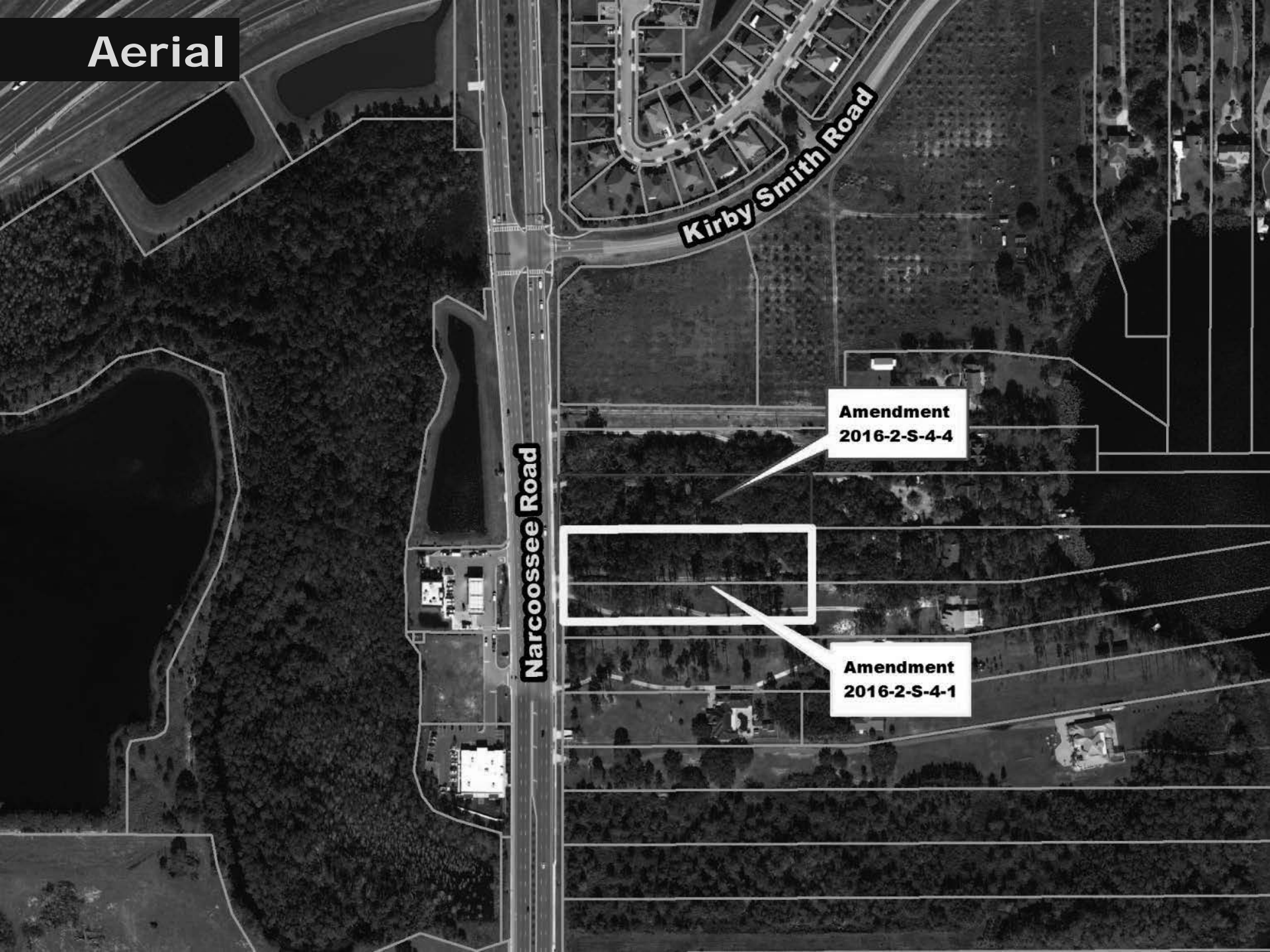
**Kirby Smith Road**

**Narcoossee Road**

**Amendment  
2016-2-S-4-4**



**Amendment  
2016-2-S-4-1**



# Future Land Use

*City of Orlando*

**Narcoossee Road**

**PD-C/LDR**

**Kirby Smith Road**

**PD-C/LDR**

**RS 1/2**

**Amendment  
2016-2-S-4-4**

**RS 1/2**

**Amendment  
2016-2-S-4-1**

**RS 1/2**

*Lake Hart / Lake Whipoorwill  
Rural Settlement*

# Future Land Use (Proposed)

*City of  
Orlando*

**Narcoossee Road**

**Kirby Smith Road**

**PD-C/LDR**

**RS 1/2**

**Amendment  
2016-2-S-4-4**

**PD-O**

**Amendment  
2016-2-S-4-1**

**RS 1/2**

*Lake Hart / Lake Whipoorwill  
Rural Settlement*

# Zoning

**P-D**  
**Kirby Smith**

**Kirby Smith Road**

**A-2**

**P-D**  
**Lake Barton**

**Amendment**  
**2016-2-S-4-4**  
**LUP-16-06-229**

**A-2**

*City of  
Orlando*

**Narcoossee Road**

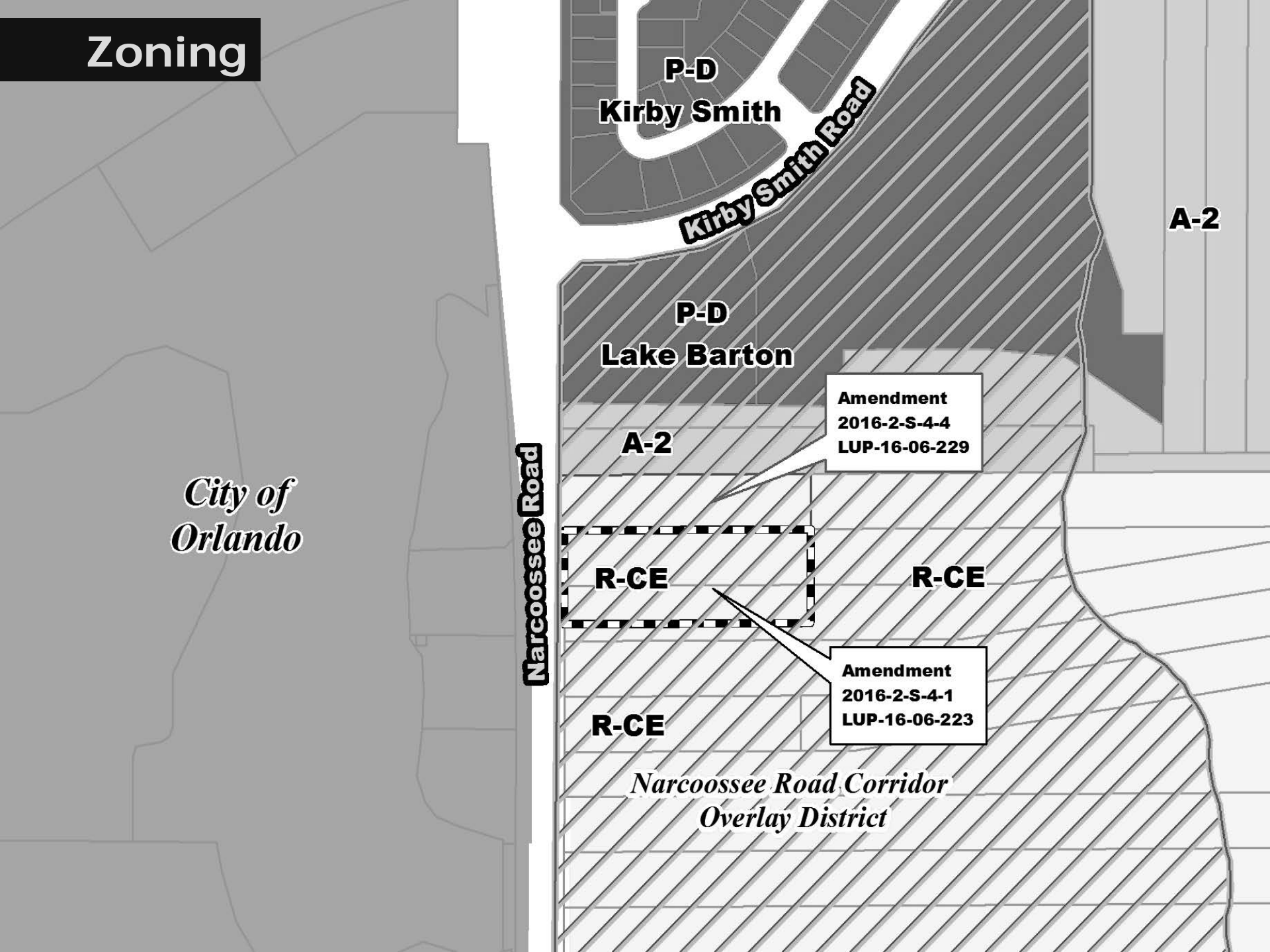
**R-CE**

**R-CE**

**Amendment**  
**2016-2-S-4-1**  
**LUP-16-06-223**

**R-CE**

*Narcoossee Road Corridor  
Overlay District*





# Zoning (Proposed)

*City of Orlando*

**Narcoossee Road**

**P-D  
Kirby Smith**

**Kirby Smith Road**

**A-2**

**P-D  
Lake Barton**

**Amendment  
2016-2-S-4-4  
LUP-16-06-229**

**A-2**

**P-D  
Orlando Medical  
Office Center**

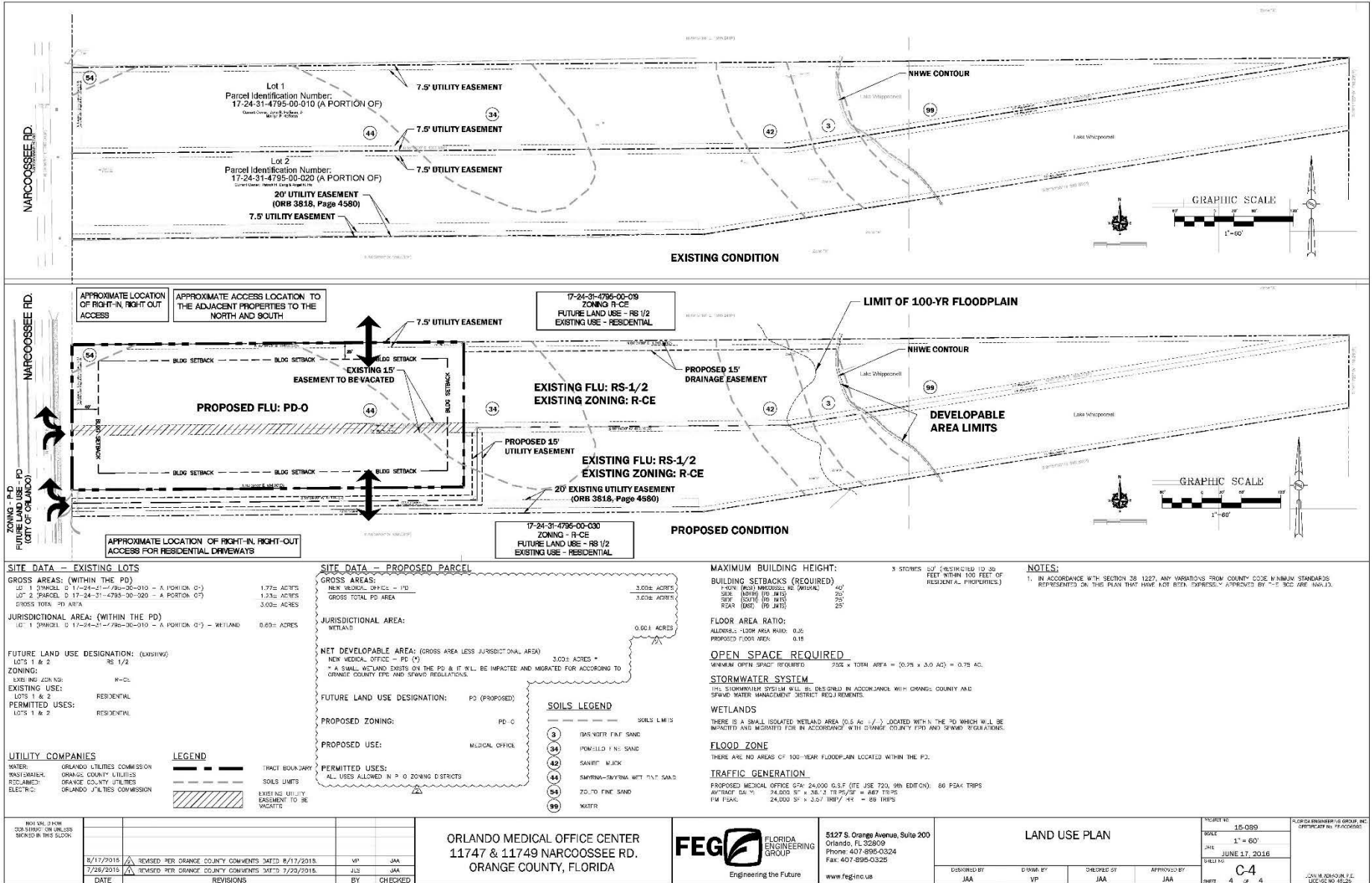
**R-CE**

**Amendment  
2016-2-S-4-1  
LUP-16-06-223**

**R-CE**

*Narcoossee Road Corridor  
Overlay District*

# Land Use Plan



**SITE DATA - EXISTING LOTS**

GROSS AREAS: (WITHIN THE PD)  
 LOT 1 (PARCEL ID 17-24-31-4795-00-010 - A PORTION OF) 1.979 ACRES  
 LOT 2 (PARCEL ID 17-24-31-4795-00-000 - A PORTION OF) 1.230 ACRES  
 GROSS TOTAL PD AREA 3.009 ACRES

JURISDICTIONAL AREA: (WITHIN THE PD)  
 LOT 1 (PARCEL ID 17-24-31-4795-00-010 - A PORTION OF) - WETLAND 0.600 ACRES

FUTURE LAND USE DESIGNATION: (EXISTING)  
 LOTS 1 & 2 RS 1/2

ZONING: N-CE

EXISTING USE: RESIDENTIAL

PERMITTED USES: LOTS 1 & 2 RESIDENTIAL

**SITE DATA - PROPOSED PARCEL**

GROSS AREAS:  
 NEW MEDICAL OFFICE - PD 3.000 ACRES  
 GROSS TOTAL PD AREA 3.000 ACRES

JURISDICTIONAL AREA: WETLAND 0.001 ACRES

NET DEVELOPABLE AREA: (GROSS AREA LESS JURISDICTIONAL AREA) 3.000 ACRES = NEW MEDICAL OFFICE - PD (1) = A SMALL WETLAND EXISTS ON THE PD & IT WILL BE IMPACTED AND MIGRATED PUR ACCORDING TO ORANGE COUNTY EPC AND SPWD REGULATIONS.

FUTURE LAND USE DESIGNATION: PD (PROPOSED)

PROPOSED ZONING: PD-C

PROPOSED USE: MEDICAL OFFICE

PERMITTED USES: ALL USES ALLOWED IN PD-C ZONING DISTRICTS

**MAXIMUM BUILDING HEIGHT:** 3 STORES (RESTRICTED TO 50 FEET WITHIN 100 FEET OF RESIDENTIAL PROPERTIES)

**BUILDING SETBACKS (REQUIRED)**  
 FRONT (ORANGE COUNTY CODE MINIMUM) 40'  
 SIDE (ORANGE COUNTY CODE MINIMUM) 20'  
 REAR (ORANGE COUNTY CODE MINIMUM) 25'

**FLOOR AREA RATIO:**  
 ALLOWED: 1.00R AREA RATIO: 0.35  
 PROPOSED FLOOR AREA: 0.18

**OPEN SPACE REQUIRED:**  
 MINIMUM OPEN SPACE (REQUIRED) 25% x TOTAL AREA = (0.25 x 3.00 AC) = 0.75 AC.

**STORMWATER SYSTEM:**  
 THE STORMWATER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH ORANGE COUNTY AND SPWD WATER MANAGEMENT DISTRICT REGULATIONS.

**WETLANDS:**  
 THERE IS A SMALL ISOLATED WETLAND AREA (0.5 AC +/-) LOCATED WITHIN THE PD WHICH WILL BE INDICATED AND MIGRATED FOR IN ACCORDANCE WITH ORANGE COUNTY EPC AND SPWD REGULATIONS.

**FLOOD ZONE:**  
 THERE ARE NO AREAS OF 100-YEAR FLOODPLAIN LOCATED WITHIN THE PD.

**TRAFFIC GENERATION:**  
 PROPOSED MEDICAL OFFICE 674 24,000 G.S.F. (ITE USE 720, 9th EDITION) 66 PEAK TRIPS  
 AVERAGE DAILY: 24,000 VPH x 0.27 TRIPS/VPH = 648 TRIPS  
 1PM PEAK: 24,000 VPH x 0.27 TRIPS/VPH = 648 TRIPS

**UTILITY COMPANIES**

WATER: ORANGE UTILITIES COMMISSION  
 SEWERAGE: ORANGE COUNTY UTILITIES  
 RECLAIMED: ORANGE COUNTY UTILITIES  
 ELECTRIC: ORANGE UTILITIES COMMISSION

**LEGEND**

TRACT BOUNDARY  
 SOILS LIMITS  
 EXISTING UTILITY EASEMENT TO BE VACATED

DATE	REVISIONS	BY	CHECKED
8/17/2015	REVISED PER ORANGE COUNTY COMMENTS DATED 8/17/2015	VP	JAA
7/28/2015	REVISED PER ORANGE COUNTY COMMENTS DATED 7/29/2015	JLS	JAA

ORLANDO MEDICAL OFFICE CENTER  
 11747 & 11749 NARCOOSSEE RD.  
 ORANGE COUNTY, FLORIDA



5127 S. Orange Avenue, Suite 200  
 Orlando, FL 32809  
 Phone: 407-895-0324  
 Fax: 407-895-0325  
 www.feginc.us

LAND USE PLAN			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	VP	JAA	JAA
PROJECT NO.	SCALE	DATE	SHEET NO.
15-089	1" = 60'	JUNE 17, 2016	C-4
FLORIDA ENGINEERING GROUP, INC. OFFICE #10101740000			JASON M. JOHNSON, P.E. LICENSE NO. 45232



# Amendment 2016-2-S-4-1

**Staff Recommendation: ADOPT**

**LPA Recommendation: ADOPT**

## **Action Requested**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Policies FLU1.1.4(A), FLU1.2.4, FLU1.4.4, FLU6.2.14, FLU6.3.2, FLU6.3.2.1, FLU8.1.4, and FLU8.2.1)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2016-2-S-4-1 , Rural Settlement 1/2 (RS 1/2) to Planned Development-Office (PD-O)**



**LUP-16-06-223**

**DRC Recommendation: APPROVE**

**PZC Recommendation: APPROVE**

## **Action Requested**

- **Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Orlando Medical Office Center Planned Development / Land Use Plan (PD/LUP), subject to the thirteen (13) conditions listed in the staff report.**