



***Board of County Commissioners***

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

***Adoption Public Hearing***

**August 13, 2024**



**SS-24-04-013**

**Applicant:** Rebecca Wilson Esq.

**Future Land Use Map (FLUM) Request:**

**From:** Office (O)

**To:** High Density Residential – Student Housing (HDR-Student Housing)

**Location:** 11810 High Tech Avenue; generally located south of High Tech Avenue, east of Quadrangle Boulevard, and north of University Boulevard

**Acreage:** 2.38 acres

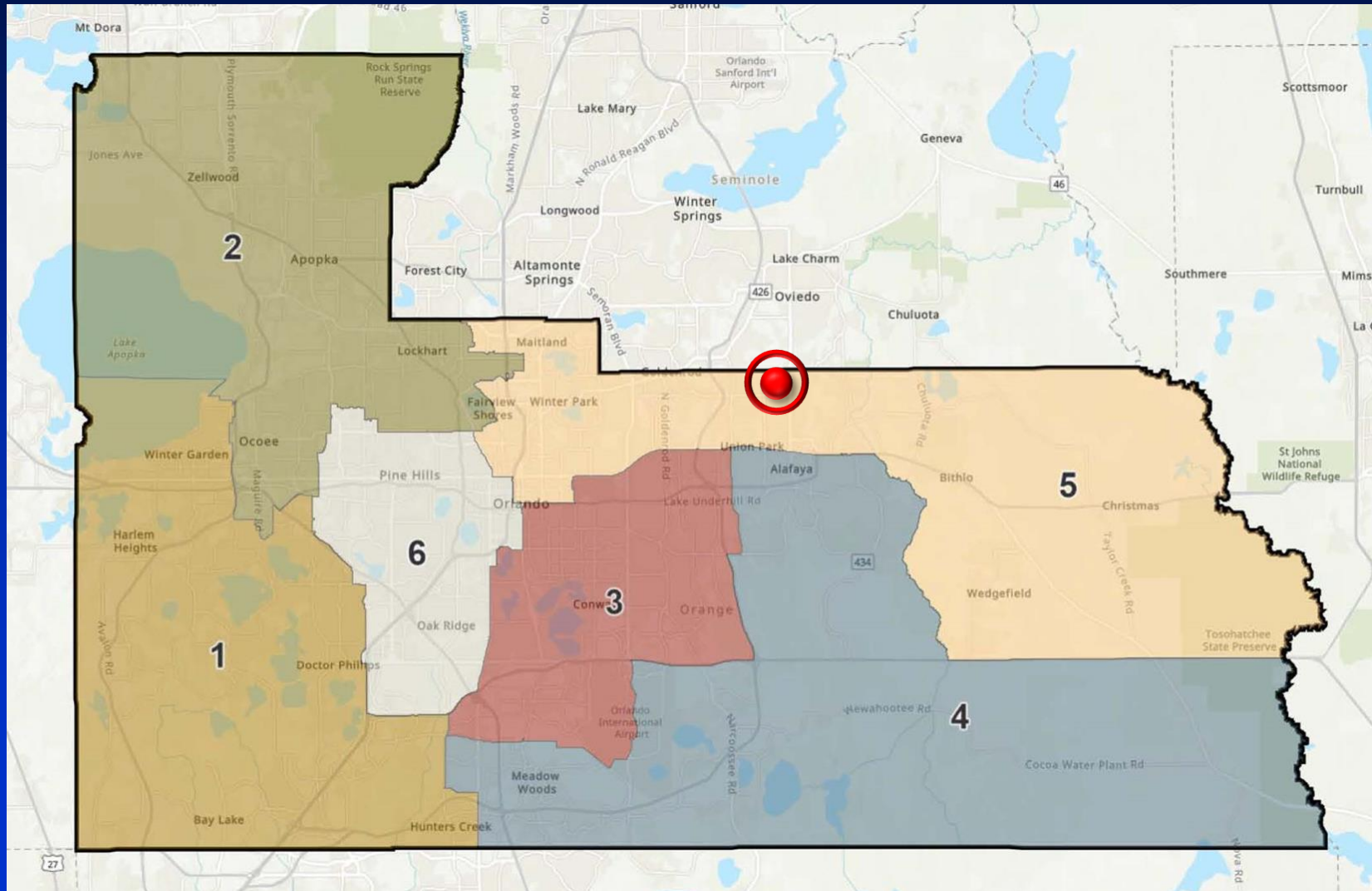
**District:** 5

**Proposed Use:** 475 Student Housing Bedrooms



# SS-24-04-013

## Location



**Aerial**

**TECHNOLOGICAL AV**

**AV**

**QUADRANGLE BV**

**Lake Ebby**

**HIGH TECH AV**

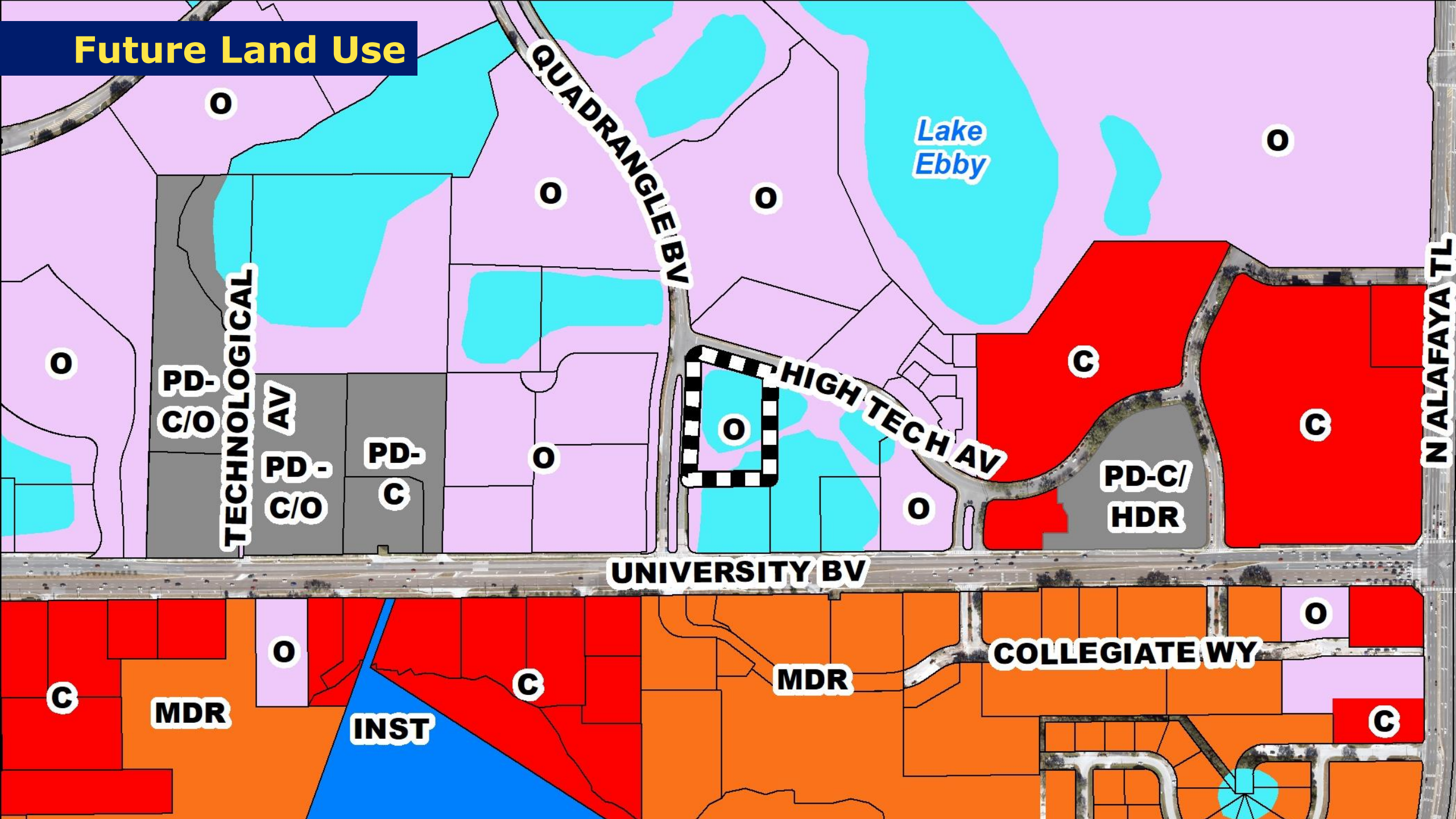
**UNIVERSITY BV**

**COLLEGIATE WY**

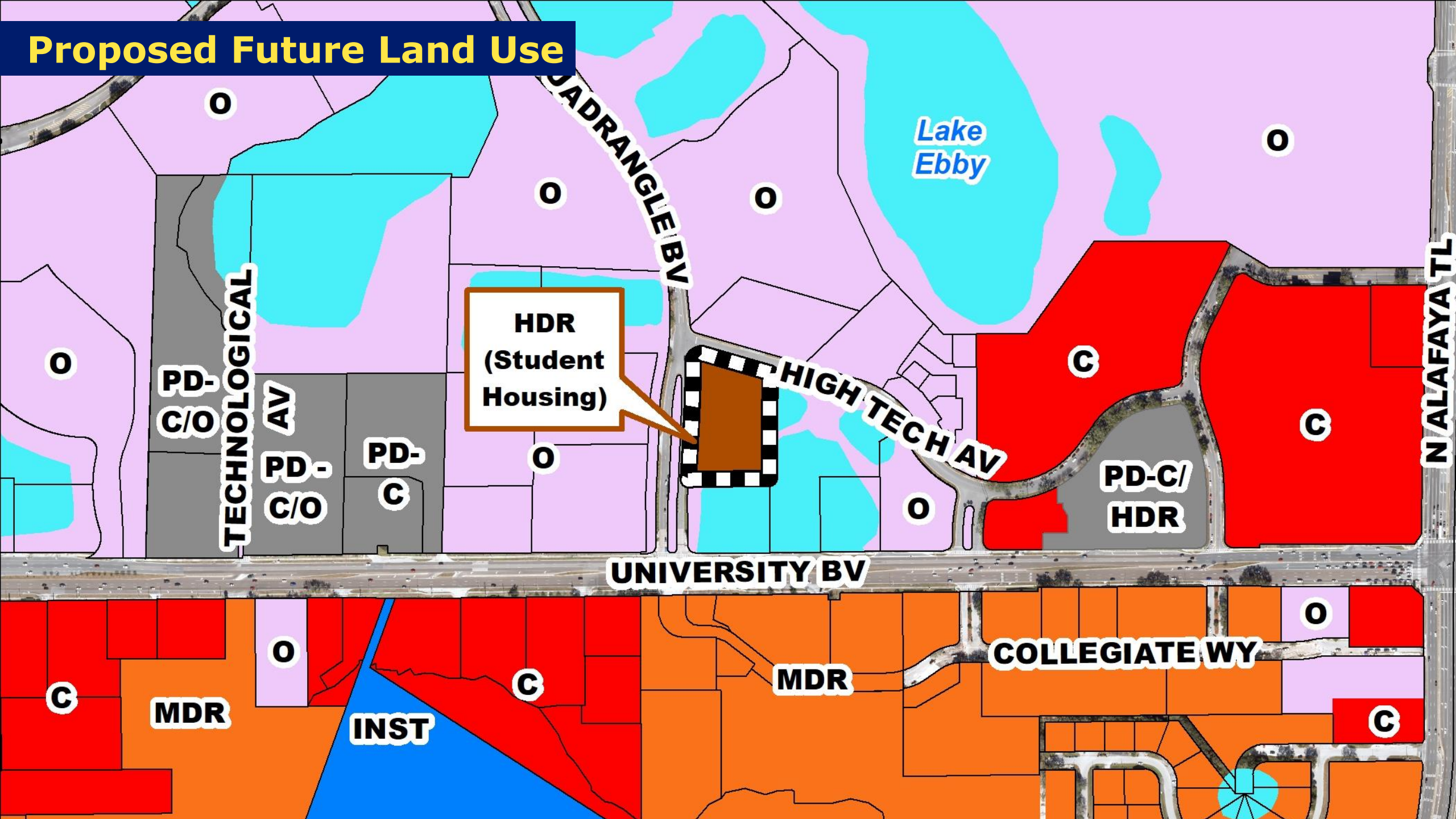
**N ALAFAYA TL**



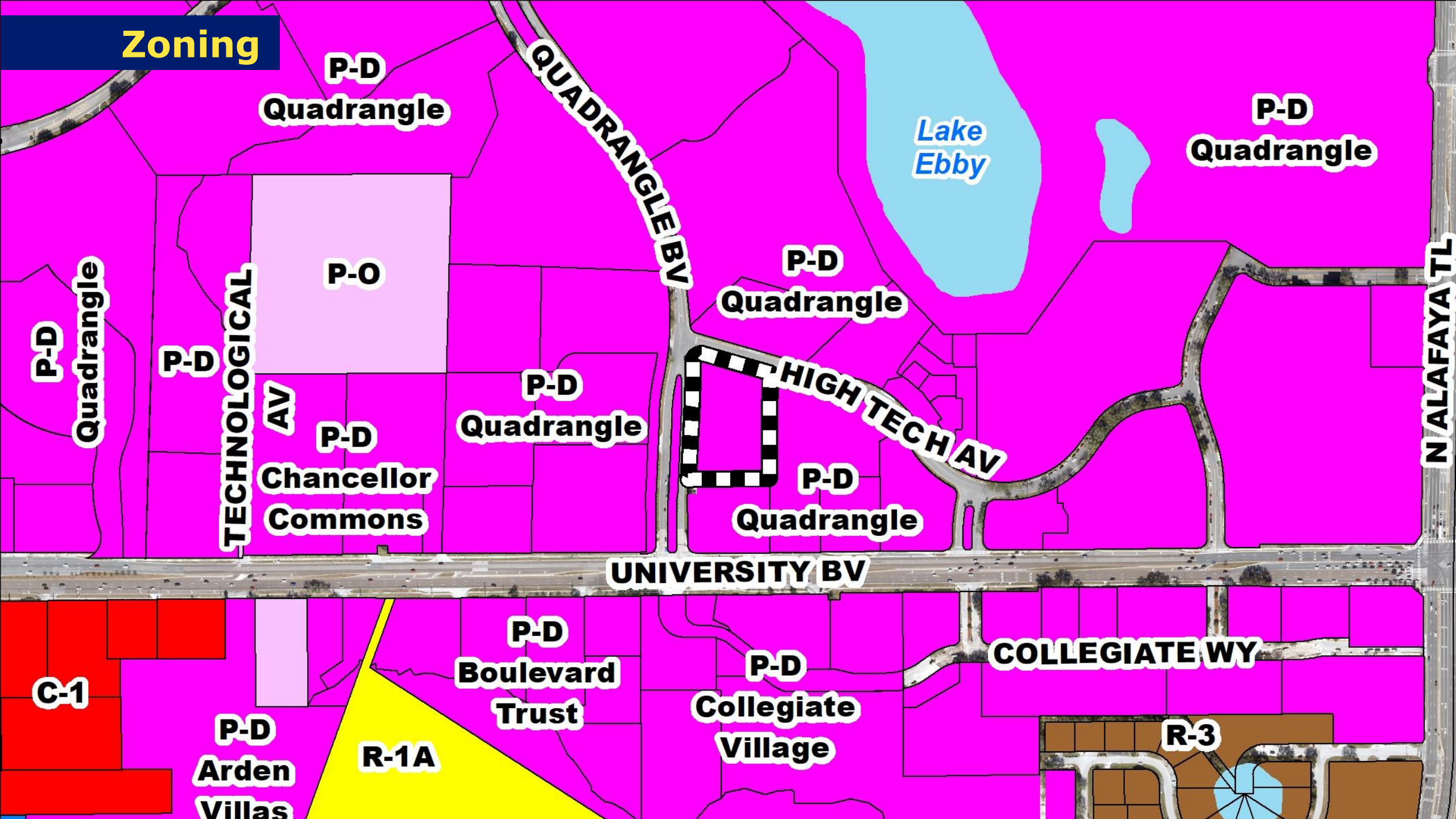
# Future Land Use



# Proposed Future Land Use



# Zoning





# Community Meeting Summary

**April 29, 2024**

**Riverdale Elementary**

- **Attendance – 3 Residents**
  
- **Concerns:**
  - **Incompatibility with single-family homes in the PD**
  
  - **Traffic**





# Recommended Action

**SS-24-04-013:**

**ADOPT**

**Ordinance:**

**ADOPT**

## **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the High Density Residential – Student Housing (HDR-Student Housing) Future Land Use; and**
- **ADOPT the associated Ordinance**



# SS-24-01-117 & LUP-23-11-319

**Applicant:** Thomas Sullivan

**Future Land Use Map (FLUM) Request:**

**From:** Rural / Agricultural (R) to

**To:** Planned Development-Commercial (PD-C)

**Rezoning Request:**

**From:** A-2 (Farmland Rural District) to

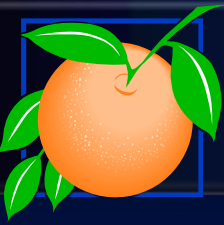
**To:** PD (Planned Development District)

**Location:** South of Beth Road / East of Boggy Creek Road

**Acreage:** 4.56- gross acres

**District:** 4

**Proposed Use:** 152,000 sq. ft. Self-Storage Facility and 15,000 sq ft. of C-1 Uses



## **Amendment SS-24-01-FLUE-1 & SS-24-01-FLUE-2**

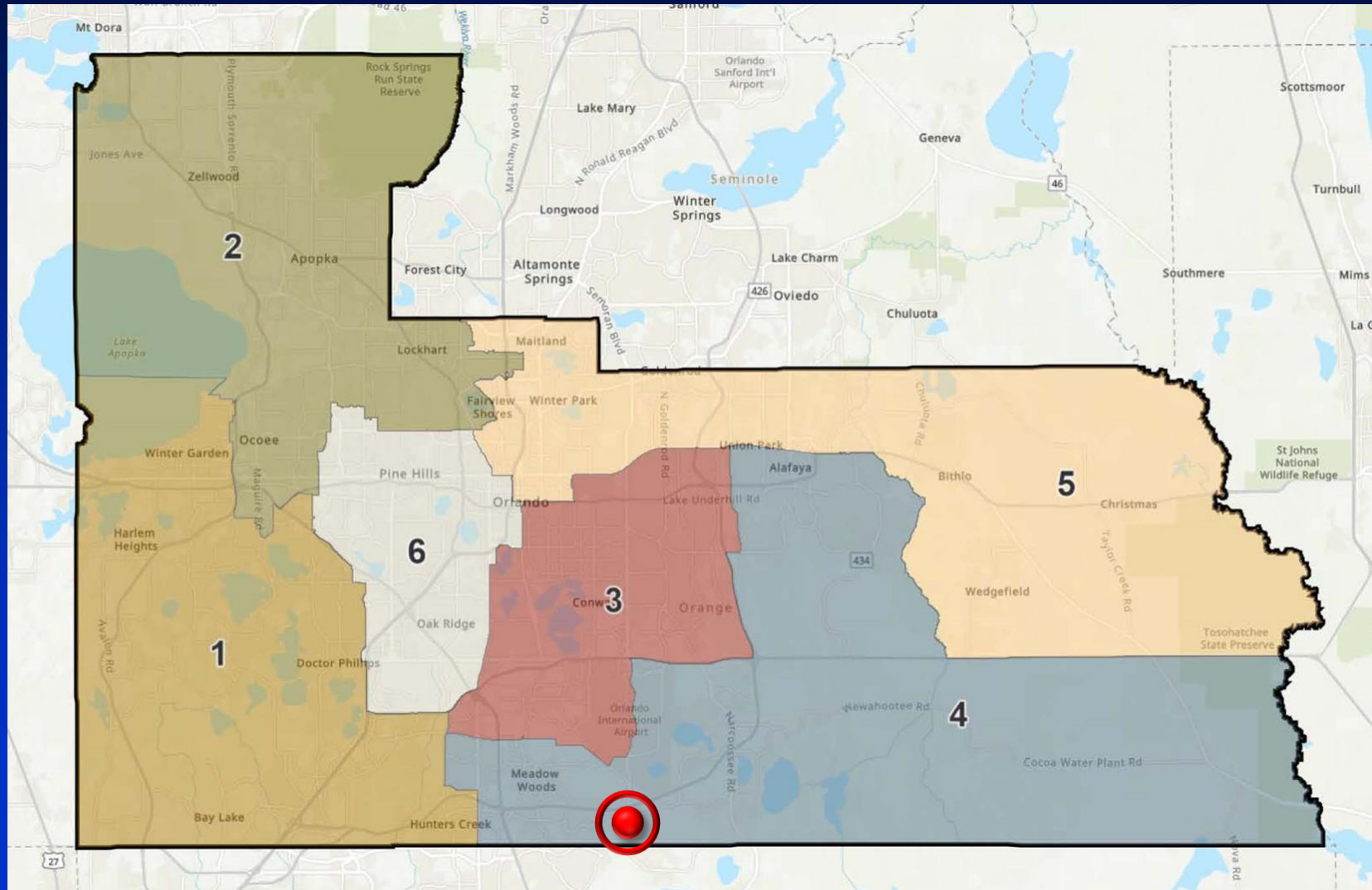
### **Request:**

- **Text Amendment to Future Land Use Element Policy FLU8.1.4 – establishing the maximum density and intensities for proposed Planned Developments within Orange County (Case SS-24-01-FLUE-1)**
- **Text Amendment to Future Land Use Element Policy FLU1.2.4– to Expand the Urban Service Area (USA) (Case SS-24-01-FLUE-2)**



# SS-24-01-117 & LUP-23-11-319

## Location



**Future Land Use**

**PD-C/O/  
MDR/CONS**

**BOGGY CREEK RD**

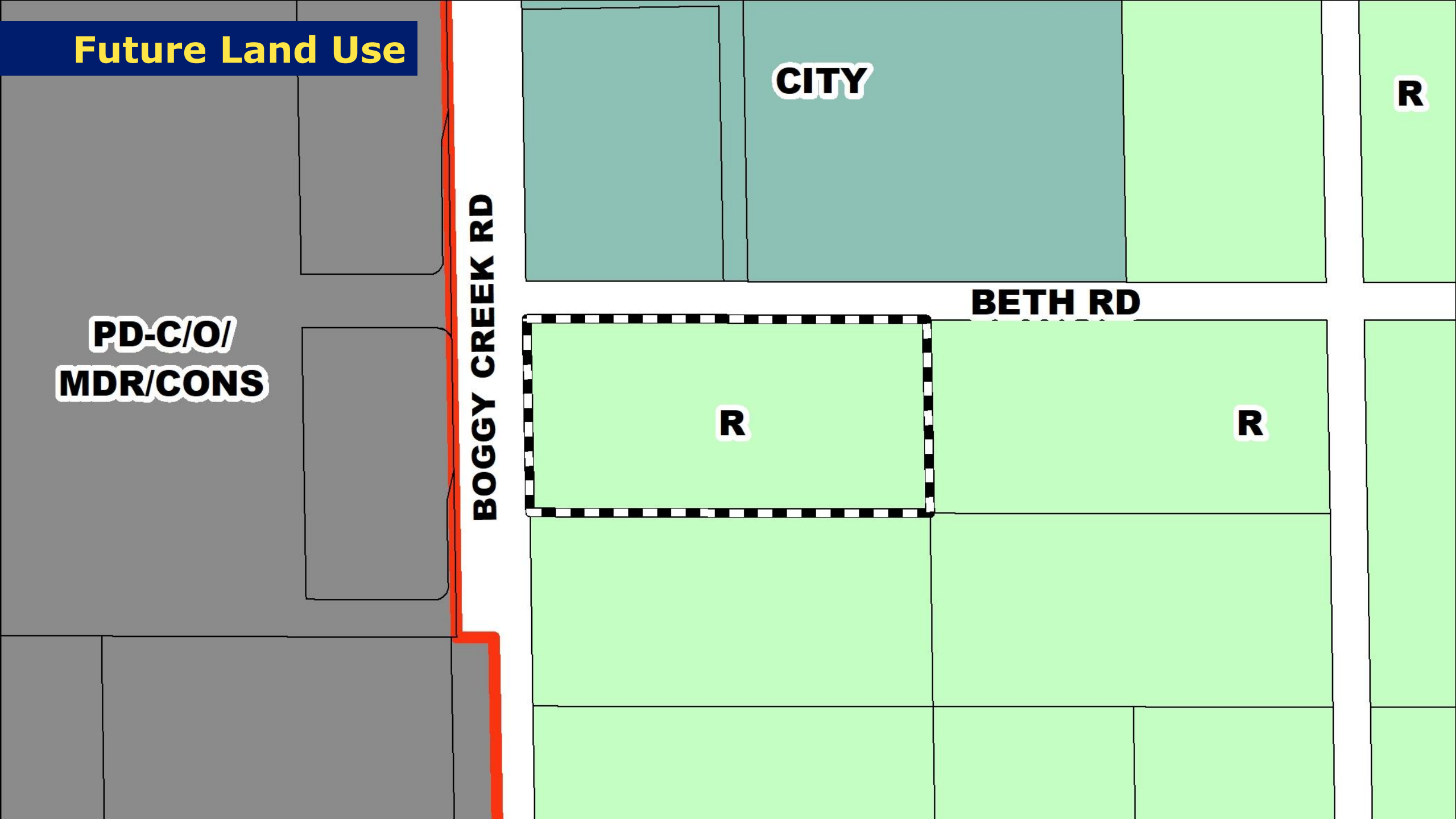
**CITY**

**R**

**BETH RD**

**R**

**R**



# Proposed Future Land Use

**PD-C/O/  
MDR/CONS**

**BOGGY CREEK RD**

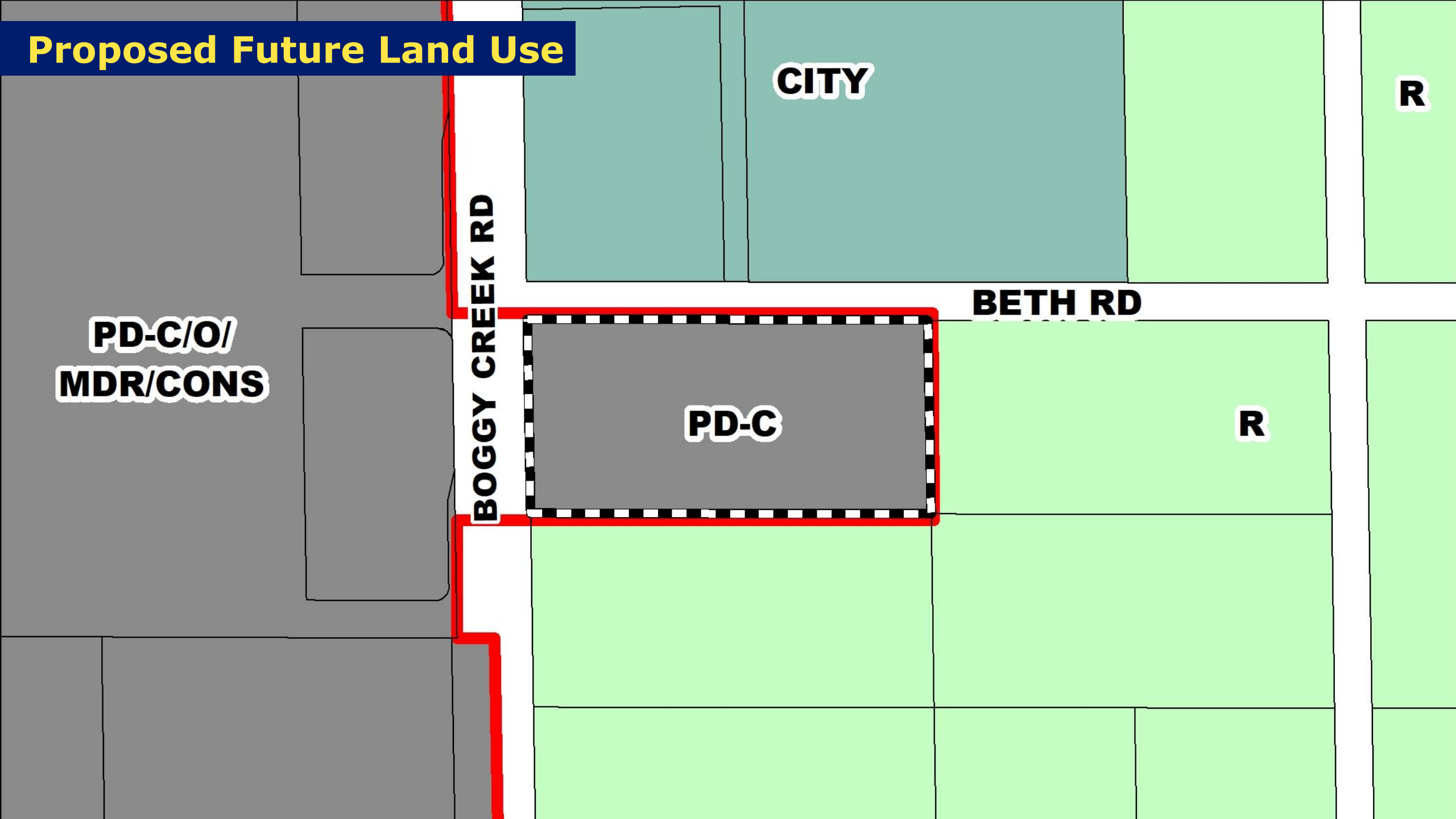
**CITY**

**R**

**BETH RD**

**PD-C**

**R**



**Zoning**

**PD**

**PD**

**BOGGY CREEK RD**

**CITY**

**A-2**

**A-2**

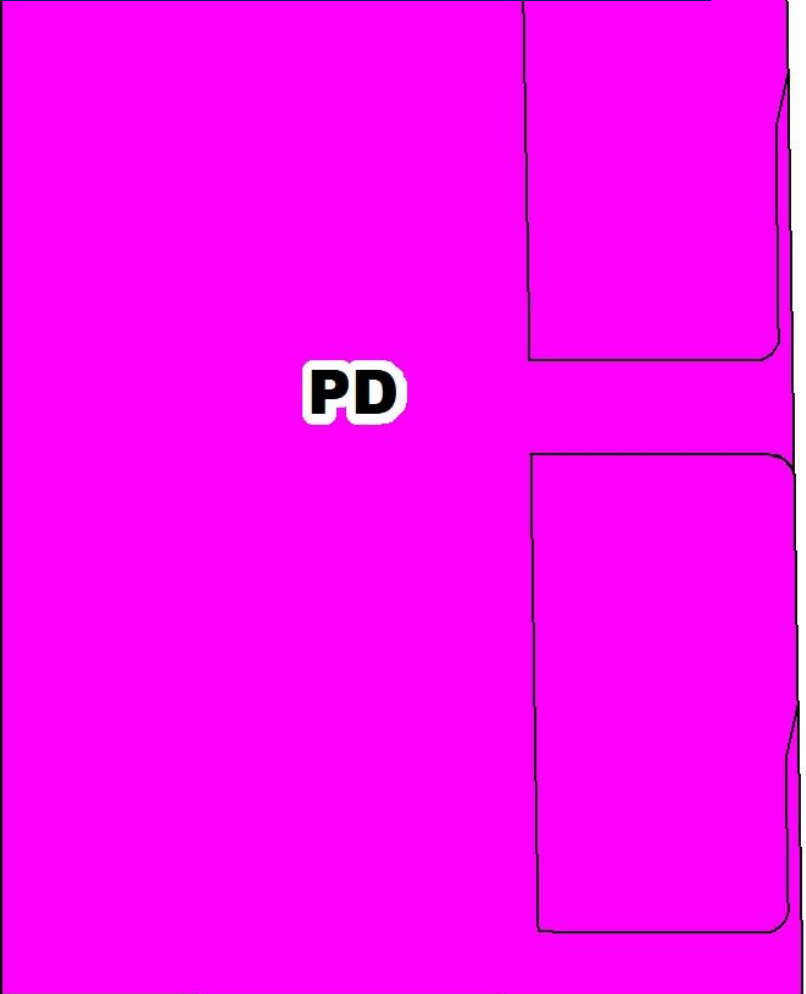
**BETH RD**

**A-2**

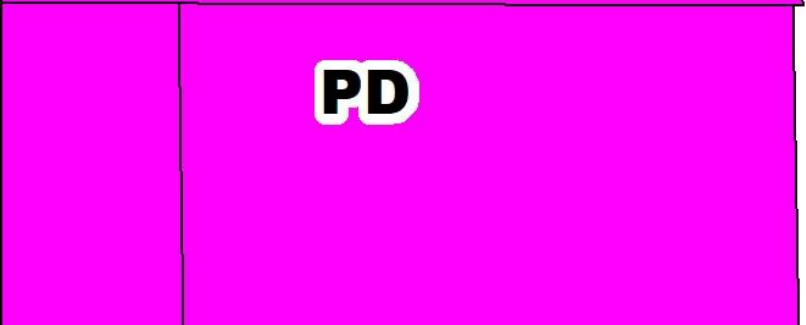
**A-2**

**A-2**

**Proposed Zoning**



**PD**



**PD**

**BOGGY CREEK RD**

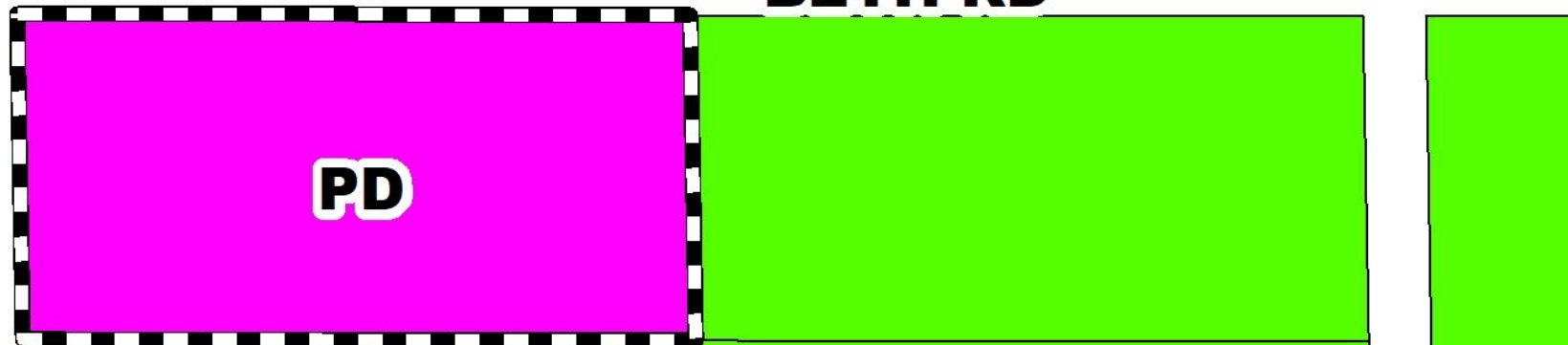


**CITY**

**A-2**

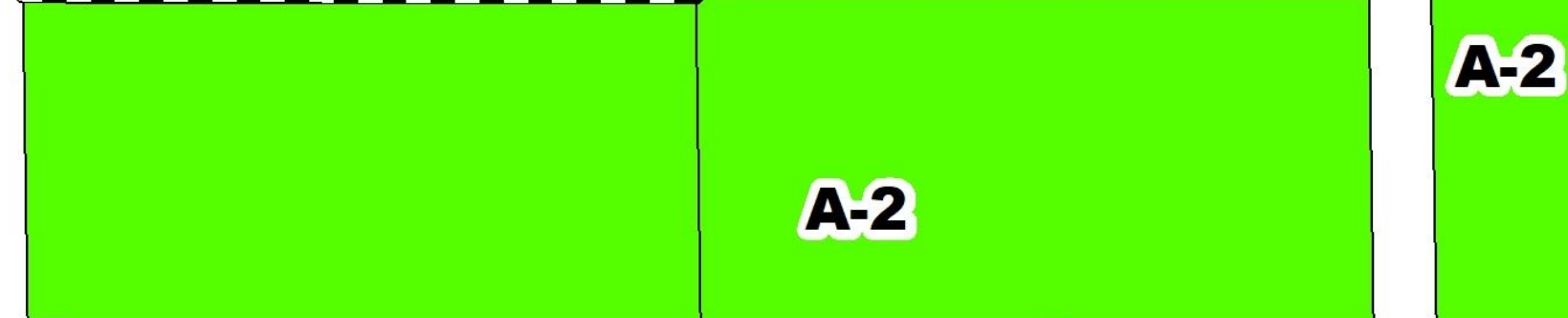
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**BETH RD**



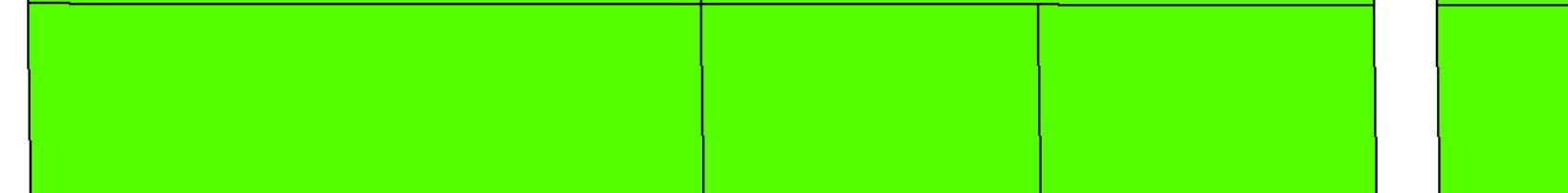
**PD**

**A-2**



**A-2**

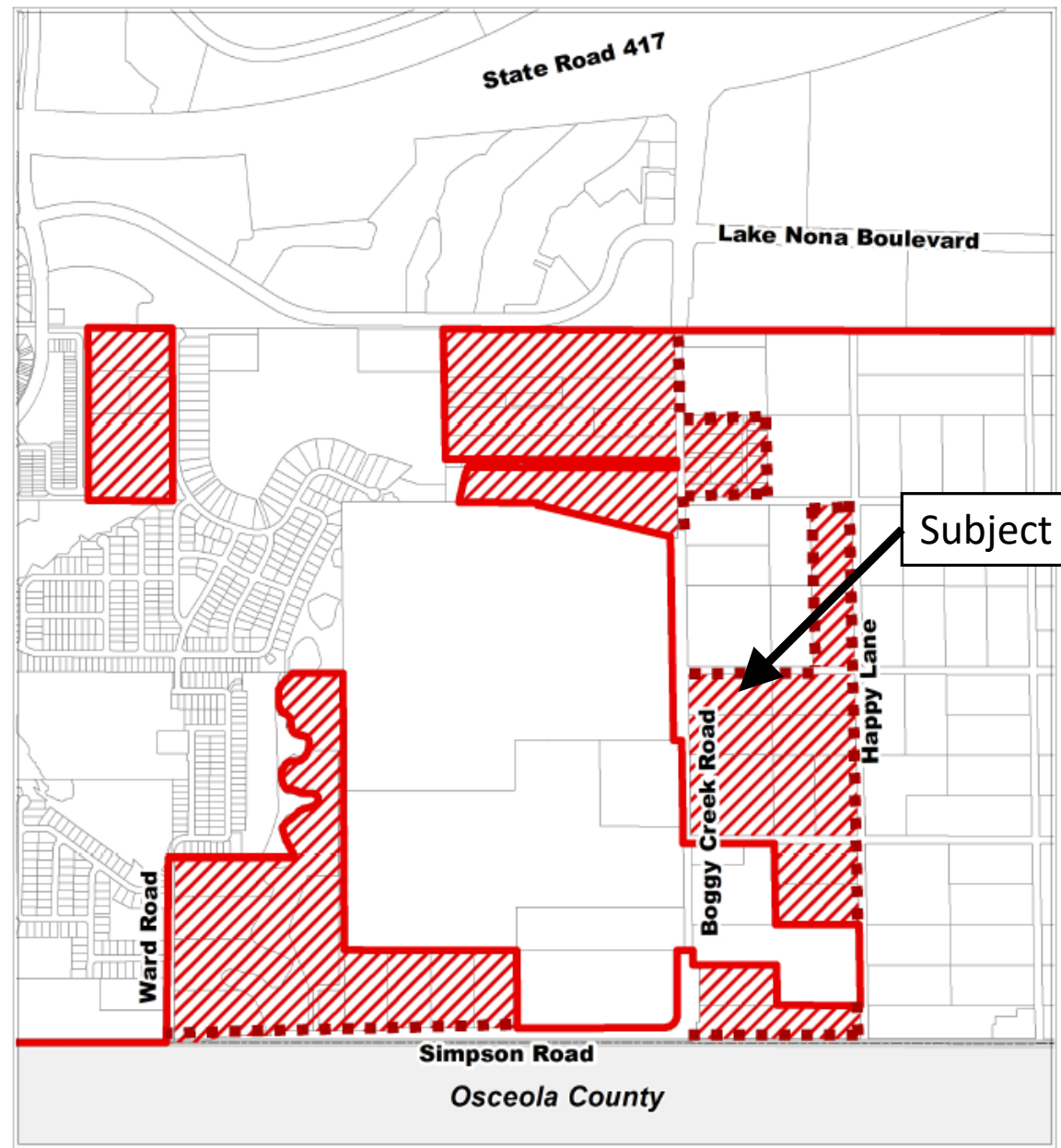
**A-2**



**A-2**




**A-2**

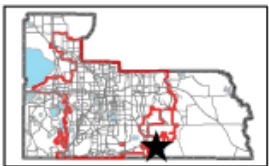


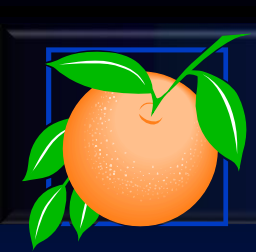


Subject Property

**Legend**

-  Proposed Bogy Creek USA Expansion Area
-  Urban Service Area Boundary
-  County Boundary



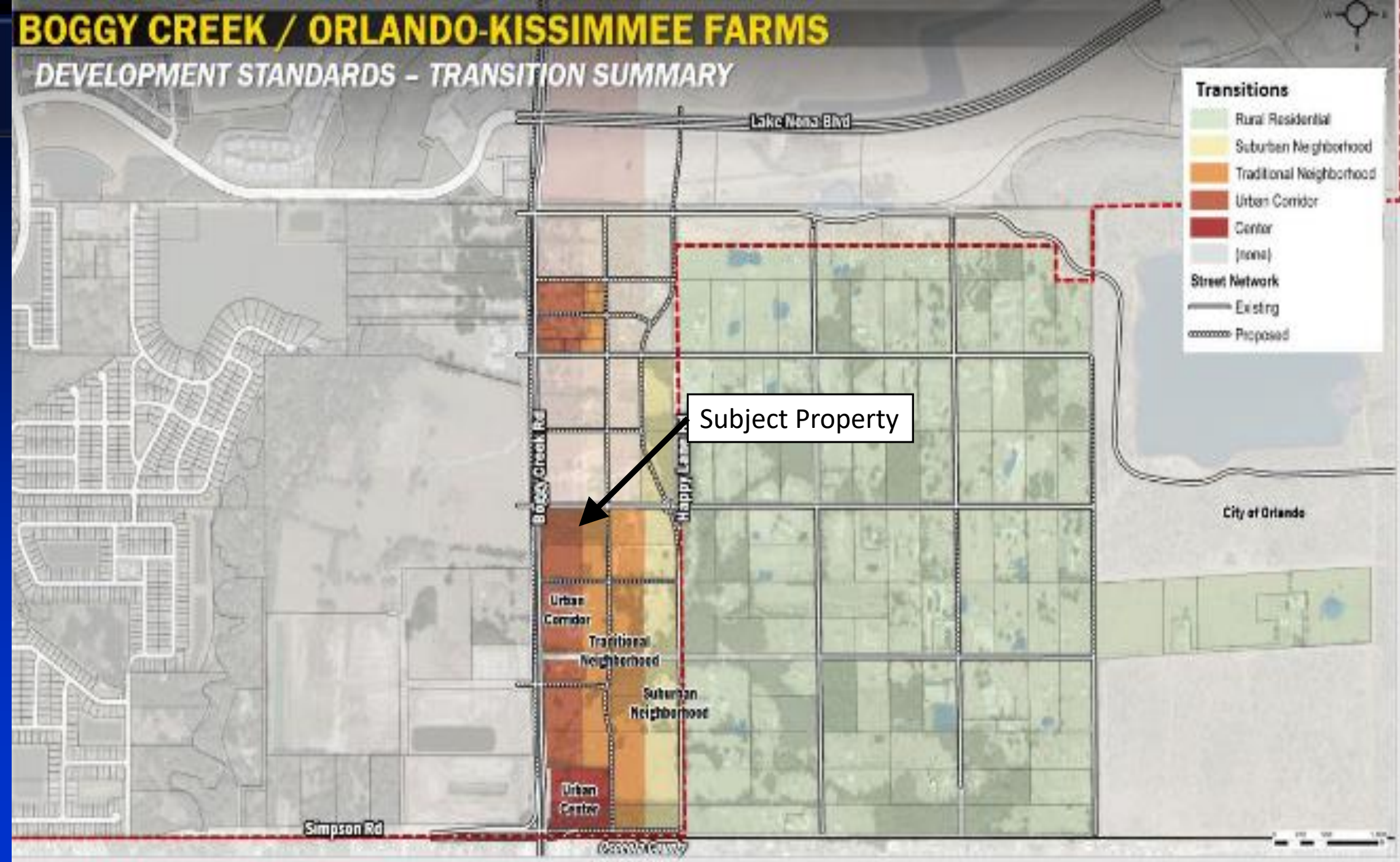


# **Boggy Creek Expansion Area**

- **Allows for properties to ask to expand the Urban Service Area without the need to meet expansion criteria;**
- **Allows requests to be processed as a Small-Scale amendment instead of a Regular-Scale amendment.**

# BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

## DEVELOPMENT STANDARDS - TRANSITION SUMMARY



Transitions	
	Rural Residential
	Suburban Neighborhood
	Traditional Neighborhood
	Urban Corridor
	Center
	(none)
Street Network	
	Existing
	Proposed

Subject Property



Urban Corridor  
Traditional Neighborhood  
Suburban Neighborhood  
Urban Center

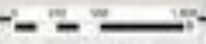
City of Orlando

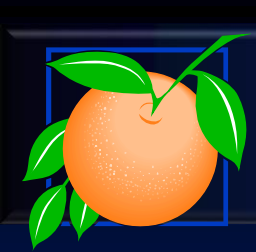
Simpson Rd

Lake Nona Blvd

Buggy Creek Rd

Happy Lane





# **Boggy Creek Transition Area**

- **East of Boggy Creek Road and west of Happy Lane**
- **Specific development standards which are listed in FLU Table FLU8.1.3.1**
- **Two transition designations for the subject property:**
  - **Urban Corridor; and**
  - **Traditional Neighborhood**

**AERIAL**

**BOGGY CREEK RD**

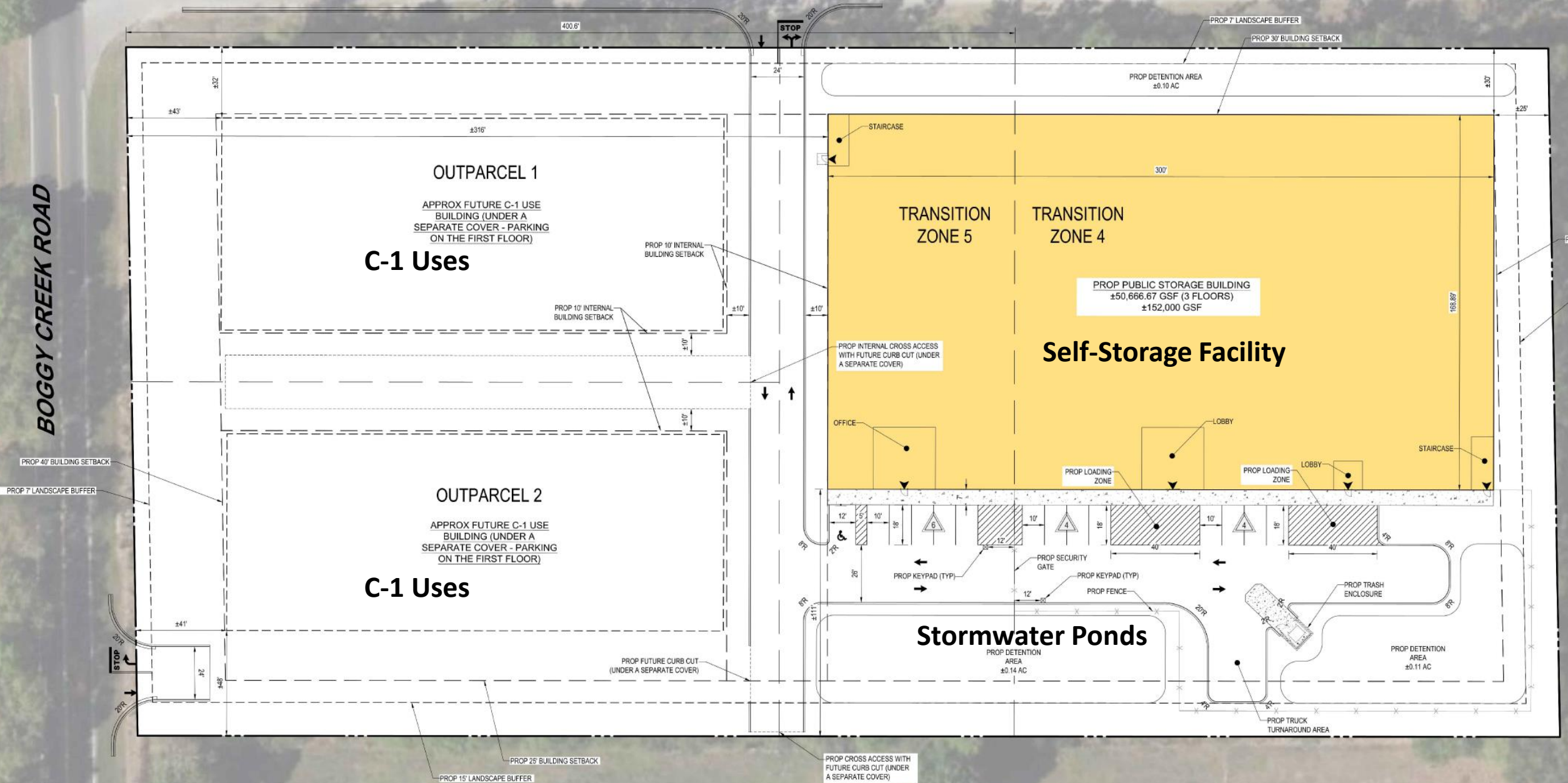
**BETH RD**

**HAPPY LN**



# 14411 Boggy Creek Land Use Plan

BETH ROAD





## **PD Waiver Request**

### **One Waiver from Orange County Code:**

- **Building Height**

- **45 feet within 100' of residential property, in lieu of 35 feet.**



# Community Meeting Summary

**February 22, 2024**

**Laureate Park Elementary**

- **Attendance – 6 Residents**
  
- **Concerns:**
  - **Proposed building height**
  
  - **Traffic**
  
  - **Too many self-storage facilities in the area**





# Recommended Action

**SS-24-01-117:**

**ADOPT**

**Ordinance:**

**ADOPT**

**LUP-23-11-319:**

**APPROVE**

## Action Requested:

- Make a finding of consistency with the Comprehensive Plan and **ADOPT** the Planned Development – Commercial (PD-C) Future Land Use;
- **ADOPT** the FLU8.1.4 text amendment;
- **ADOPT** the FLU1.2.4 text amendment;
- **ADOPT** the associated Ordinance; and
- **APPROVE** the 14411 Boggy Creek PD/LUP dated “Received May 17, 2024”, subject to twenty (20) conditions of approval, including one (1) waiver from Orange County Code.



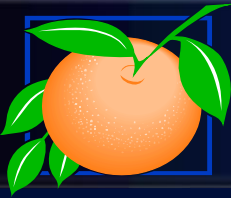
# *Board of County Commissioners*

**2023-1 Regular Cycle**

**Privately-Initiated Map Amendment,  
Associated Staff-Initiated Text  
Amendment, and Concurrent PD/LUP  
Rezoning**

***Adoption Public Hearing***

**August 13, 2024**



# **Amendment 2023-1-A-1-2 & 2023-1-B-FLUE-6 Rezoning Case LUP-22-11-334**

**Applicant:** Erika Hughes, VHB, Inc.

## **Future Land Use Map (FLUM) Request:**

**From:** Commercial (C)

**To:** Growth Center - Planned Development – Medium-High Density Residential (GC-PD-MHDR)

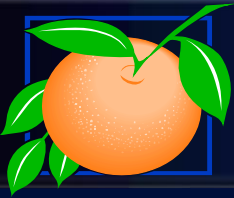
## **Rezoning Request:**

**From:** A-1 (Citrus Rural District)

**To:** PD (Planned Development District) (Sutton Grande PD/LUP)

**Acreage:** 13.56 gross acres/9.76 net developable acres

**Proposed Use:** Up to 250 multi-family dwelling units



# Amendment 2023-1-B-FLUE-6

**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

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>2023-1-A-1-2</u> (Sutton Grande)	<u>Growth Center-Planned Development-Medium-High Density Residential</u> (GC-PD-MHDR)	<u>Up to 250 Multi-Family Dwelling Units</u>	<u>2024-</u>



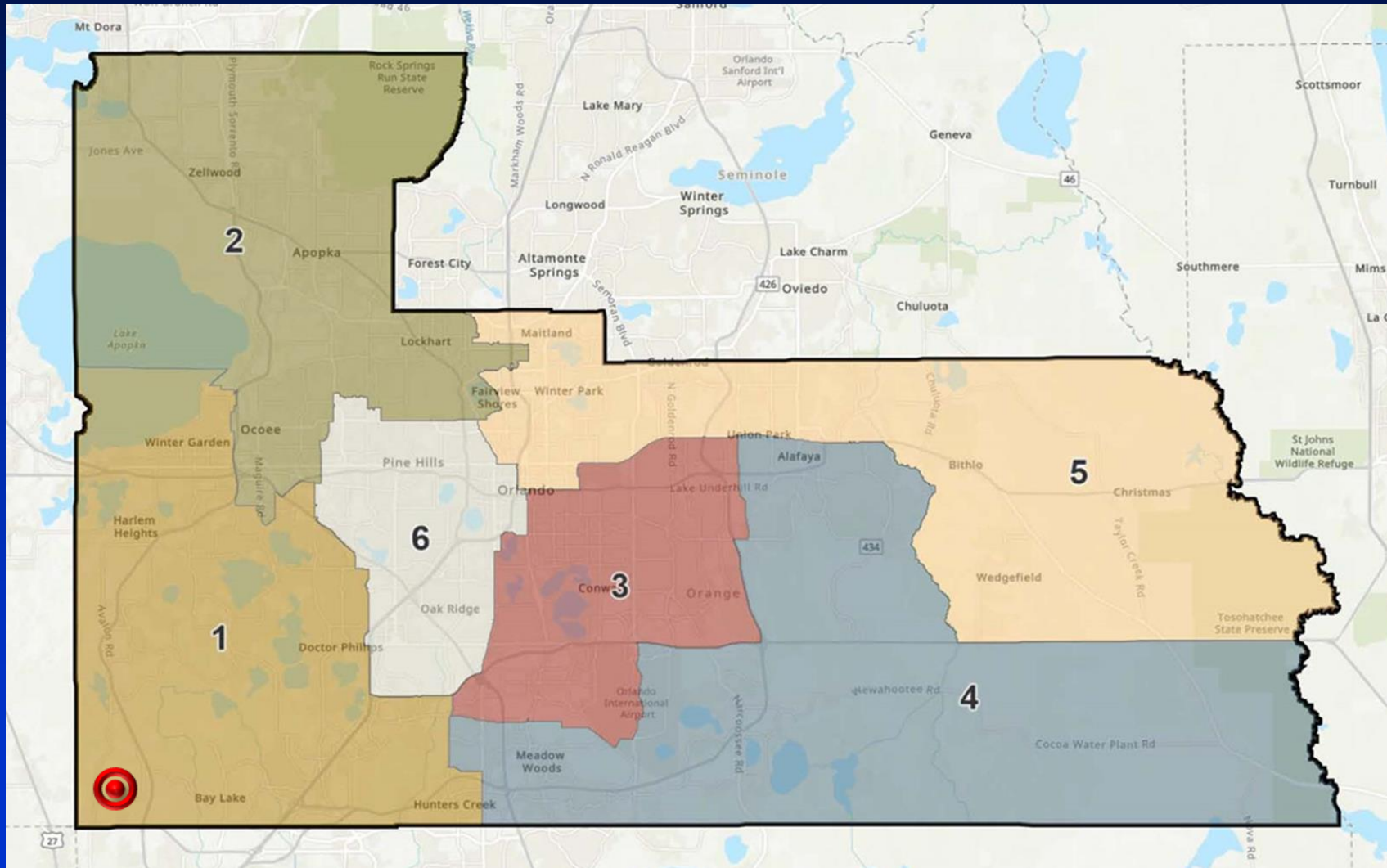
# 2023-1 Regular Cycle Amendment Process

- **Transmittal public hearings**
  - LPA – January 19, 2023**
  - BCC – April 11, 2023**
- **State and regional agency comments**
  - May 26, 2023 – Staff received no comments on the requested amendments.**
- **Adoption public hearings**
  - LPA – June 20, 2024**
  - BCC – August 13, 2024**



# Amendment 2023-1-A-1-2 & LUP-22-11-334 Amendment 2023-1-B-FLUE-6

## Location



**Aerial**

**LAKE GIFFORD WAY**

**GROVE BLOSSOM WAY**

**AVALON RD**

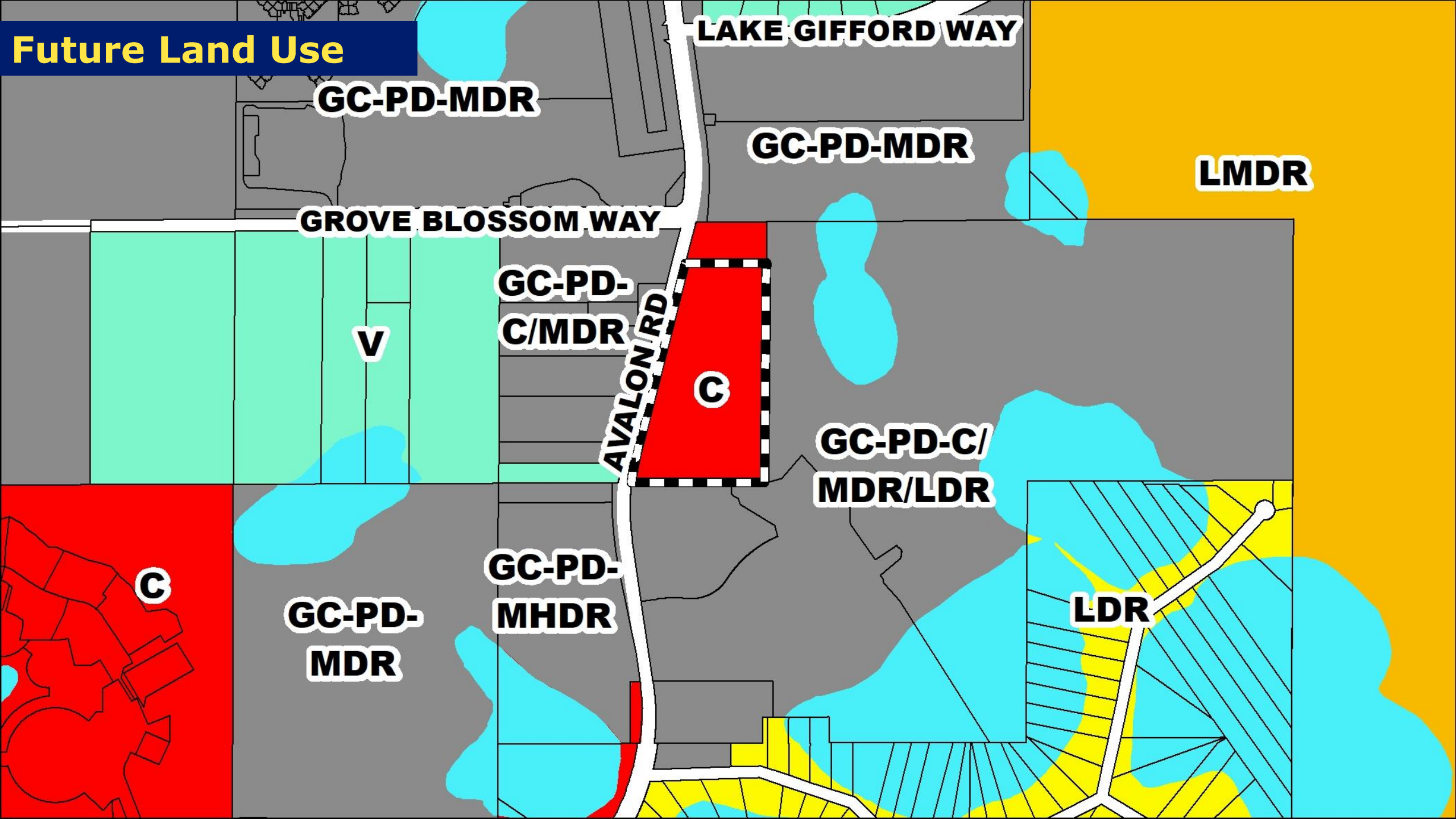
Lake Scott

Lake Rexford

Grass Lake

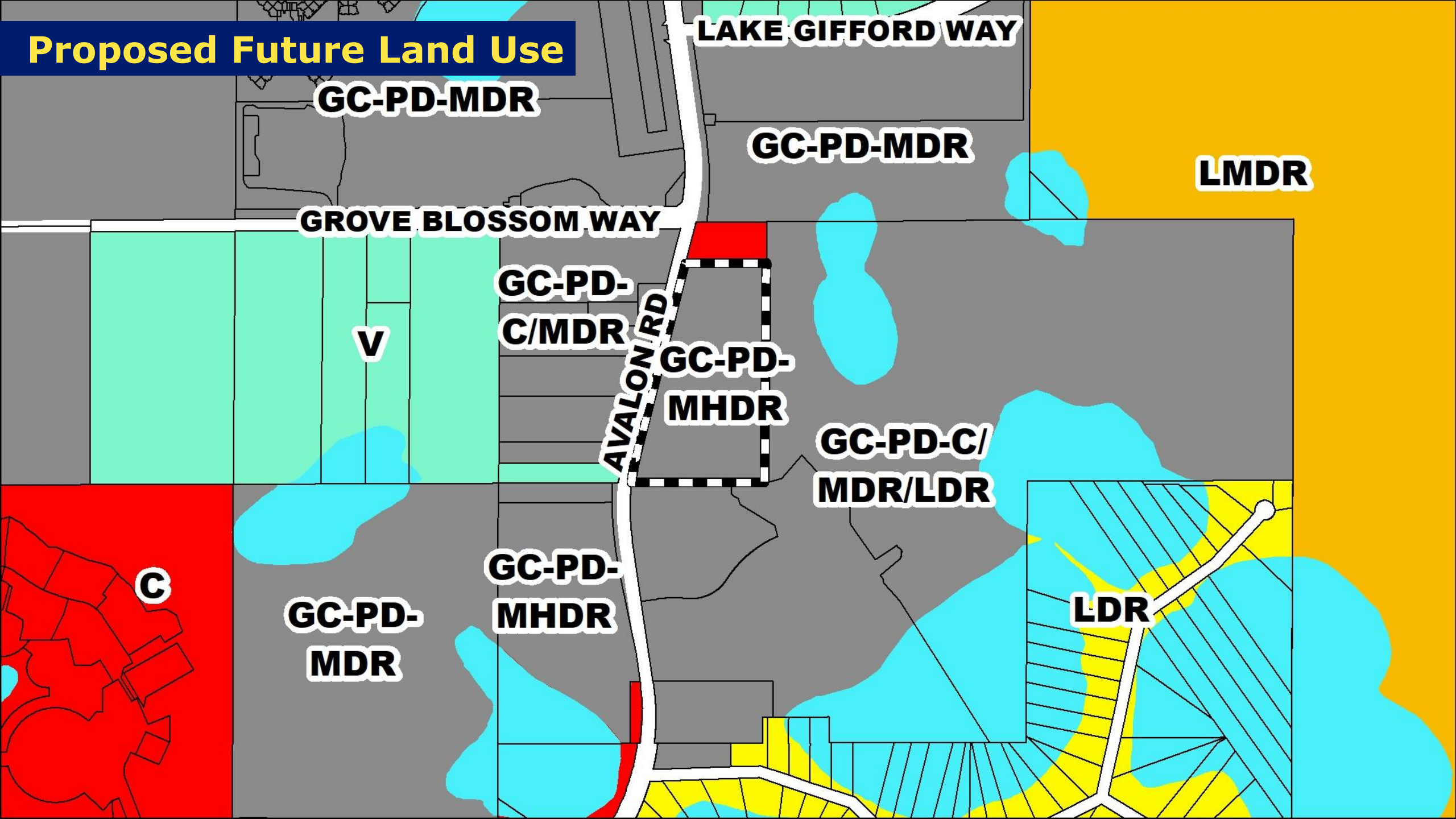


# Future Land Use

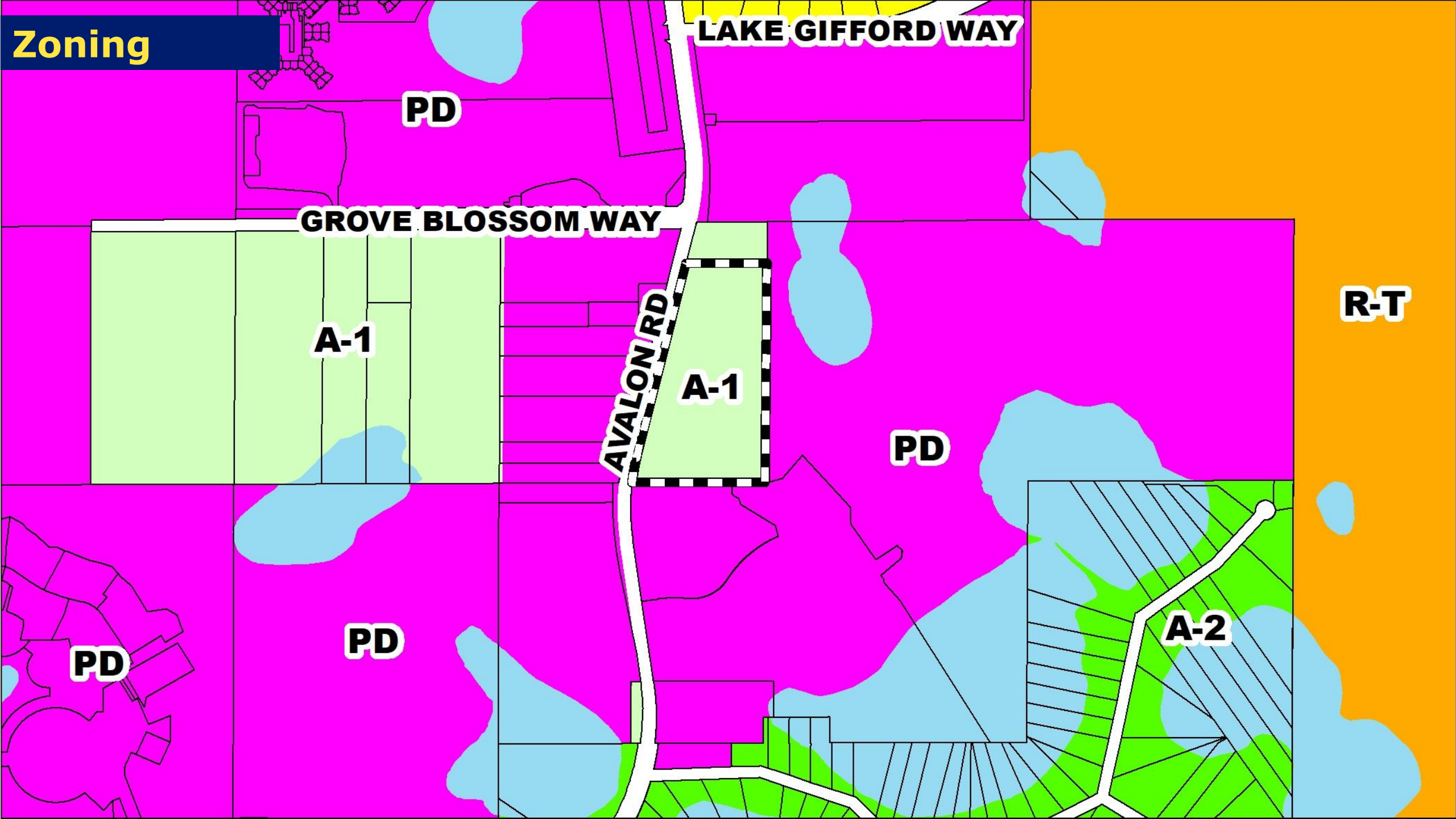




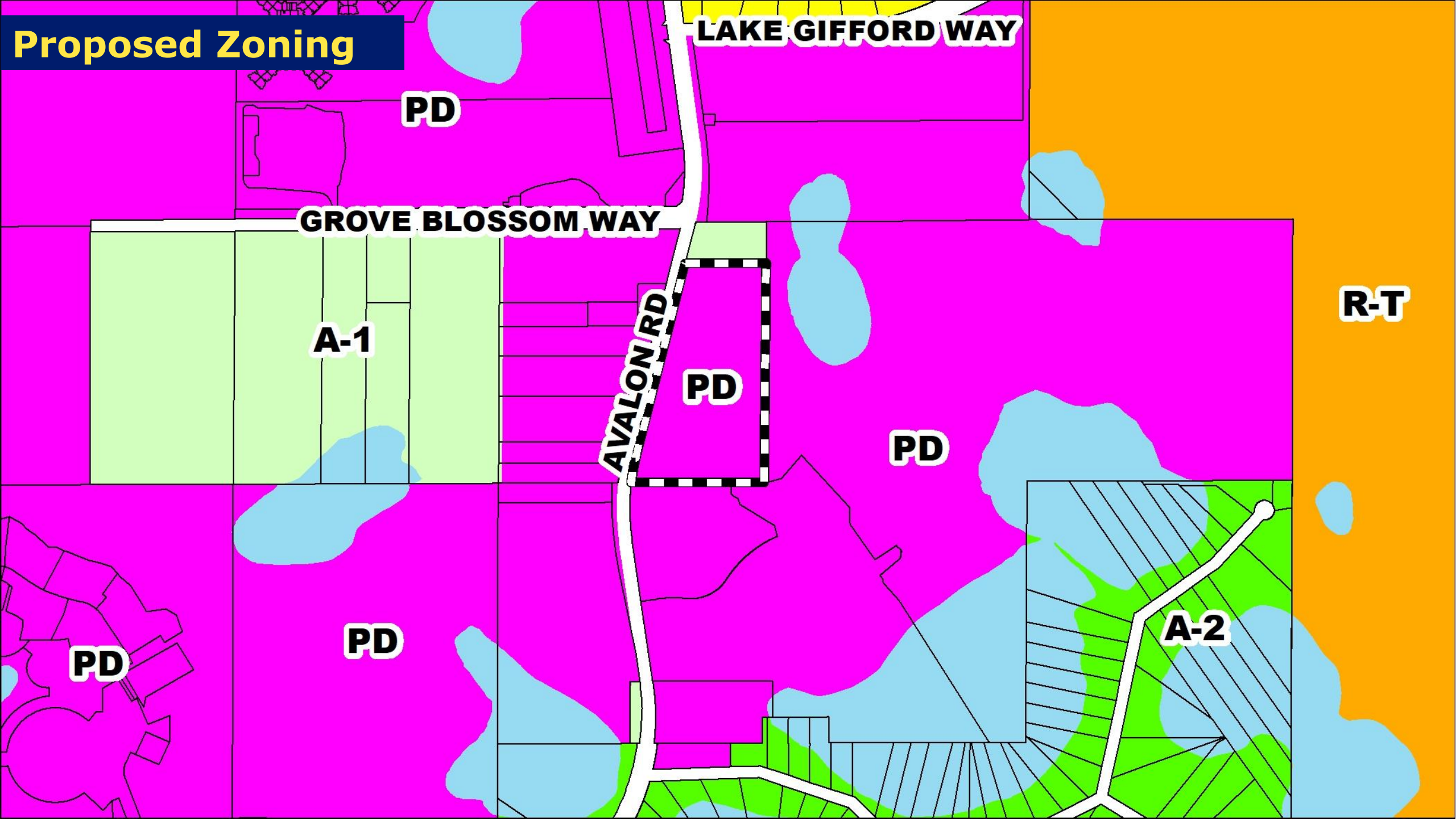
# Proposed Future Land Use



# Zoning



# Proposed Zoning



LAKE GIFFORD WAY

PD

GROVE BLOSSOM WAY

A-1

AVALON RD

PD

PD

R-T

PD

PD

A-2

# Sutton Grande Land Use Plan

Proposed Future Land Use: Medium-High Density Residential (MHDR)  
 Existing Zoning: A-1 (Citrus Rural District)  
 Proposed Zoning: PD (Planned Development)  
 Phasing: One (1) Phase

**ACREAGE**  
 Gross Acreage: 13.56 ac  
 Wetlands: 3.80 ac  
 Developable Area: 9.76 ac

**PROPOSED LAND USES**  
 Multi-family Residential: 250 Units  
 25 units/ac (250 DU/9.76 AC)

**TRIP GENERATION**

Land Use District*	Units	ITE Code	Daily Trips	PM Peak Trip Total	PM Peak Trip Rate per Unit
Mid-rise Multifamily	250	221	1146	96	0.39

\*Trip generation analysis based on ITE Trip Generation Manual, 11th edition.  
 \*Setting location: General Urban/Suburban

**SCHOOL POPULATION**

Land Use	DUs	Student Generation*	Elementary Students	Student Generation*	Middle Students	Student Generation*	High Students
Multi-Family	250	0.191	47	0.095	23	0.131	32
<b>Total:</b>	<b>250</b>		<b>47</b>		<b>23</b>		<b>32</b>

\*Per Orange County Public Schools

**DEVELOPMENT STANDARDS**

MAX BUILDING HEIGHT	4-stories/ 55 ft
MIN LIVING AREA	500 sf
MAX IMPERVIOUS COVERAGE	70%
<b>BUILDING SETBACKS</b>	
(ROW (Avalon Rd))	25'
WETLAND	25'
PD BOUNDARY	25'
BUILDING SEPARATION	20'

**OPEN SPACE & RECREATION**

Open Space Required:  
 Multi-family Residential\*: 25%  
\*Per Section 38-1234 of the Orange County LDC, Recreation facilities shall be provided consistent with Orange County LDC Sec. 38-1253.

**UTILITIES**

Water Service: Toho Water Authority  
 Wastewater Service: Toho Water Authority  
 Reclaimed Water Service: Toho Water Authority

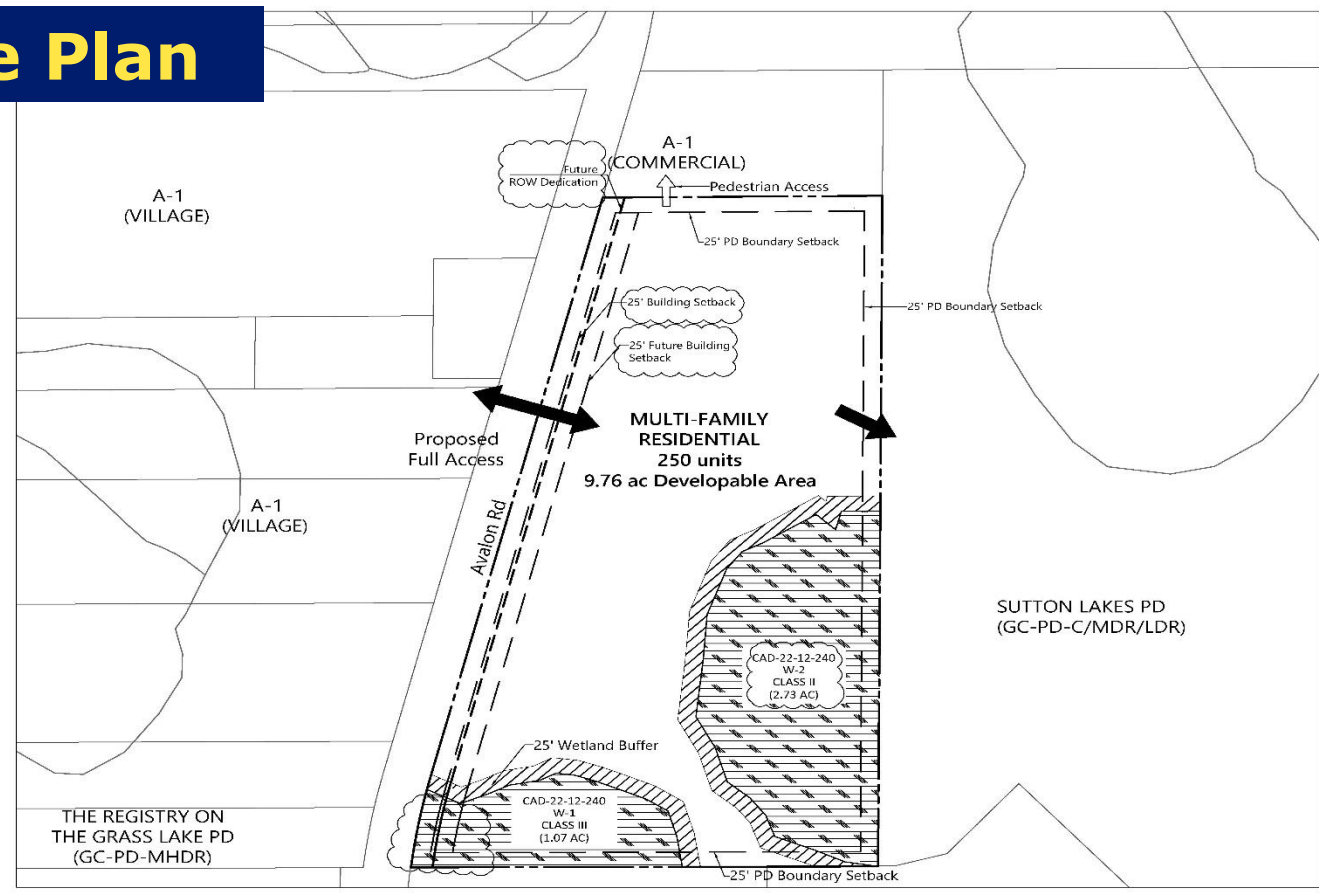
Note: Project is within Toho Service Area. No reclaimed water service is available to the project at this time. Reclaimed water to be provided with future Avalon Road right-of-way expansion improvements.

**STORMWATER MANAGEMENT**

The stormwater management system will be designed to meet Orange County Code and the requirements of the local Water Management District.

**NOTES**

- In accordance with Section 38-1227 of the Orange County LDC, any variations from county code minimum standards represented on this plan that have not been expressly approved by the BCC are invalid.
- Access locations and roads that impact wetlands are only approximations and are not approved with this plan. The exact location will have to consider minimization and avoidance of wetland impacts and will be determined during the Orange County conservation area determination and impact permit process.
- Access point location will be evaluated in compliance with Chapters 30-246 and 34-176 of the Orange County Code at DP stage.
- Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County LDC.
- An Orange County Conservation Area Determination CAD-22-12-240 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on March 20, 2023.
- The project shall be required to convey right-of-way for Avalon Road. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to Orange County and consistent with the anticipated use. All conveyances to the County should be free and clear of all encumbrances, and dedicated upon request by Orange County, or prior to or concurrently with the approval of the first PSP or DP for this PD.
- Approval of this plan does not authorize any direct or indirect conservation area impacts. Any wetlands impacted by future right of way construction shall meet any state or federal wetland permitting requirements and Orange County's wetland permitting requirements if applicable.



**WAIVER REQUEST**

1. A waiver from Section 38-1258(b) is requested to allow a maximum building height of 4-stories/55 feet in lieu of multi-family buildings located more than one hundred (100) feet from single family zoned property have a maximum building height of 3-stories/40 feet.

*Justification: The Sutton Lakes PD is being developed by the same developer as the subject property and is in process of revising the PD to include multi-family residential. Additionally there are significant wetlands along the southern and eastern boundary that will provide additional buffers. The property to the west is zoned A-1 and is likely to develop with urban uses such as commercial or medium to high density residential as this is the character of the surrounding area.*

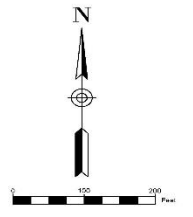
2. A waiver from Section 38-1258(a) is requested to allow a four (4) stories / fifty-five (55) feet tall multi-family building to be located twenty-eight (28) feet from a single-family zoned property along the east boundary, in lieu of being restricted to single story in height within one hundred (100) feet of single-family zoned property.

*Justification: The Sutton Lakes PD is being developed by the same developer as the subject property and is in process of revising the PD to include multi-family residential. Additionally there are significant wetlands along the southern and eastern boundary that will provide additional buffers. The property to the west is zoned A-1 and is likely to develop with urban uses such as commercial or medium to high density residential as this is the character of the surrounding area.*



**LEGEND**

- PROPERTY BOUNDARY
- BUILDING SETBACK
- ACCESS
- PEDESTRIAN ACCESS
- WETLAND
- WETLAND BUFFER



**SUTTON GRANDE PD**

Orange County, Florida

For: Review Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: **October 4, 2022**

Not Approved for Construction

**Land Use Plan**

Sheet (Wednesday, April 17, 2024 10:23:00 AM) SH00105 (Project) hatching: April 12, 2024 11:31:03 AM LE 13 18x9.75



# Waivers

## Two Waivers from Orange County Code:

### ▪ Multi-Family Building Height:

- 4 stories / 55 feet in lieu of 3-stories / 40 feet
- 4 stories / 55 feet within 100 feet of single-family, in lieu of 1-story



# Community Meeting Summary

**February 28, 2023**

**Water Spring Elementary**

- **Attendance – 3 Residents**

- **Concerns:**

- **Traffic**
- **Opposition to additional multi-family development in the area**
- **Preference for commercial development**
- **School overcrowding**



# Recommended Action

<b>2023-1-A-1-2:</b>	<b>ADOPT</b>
<b>2023-1-B-FLUE-6:</b>	<b>ADOPT</b>
<b>Ordinance:</b>	<b>ADOPT</b>
<b>LUP-22-11-334:</b>	<b>APPROVE</b>

## Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the Growth Center-Planned Development-Medium-High Density (GC-PD-MHDR) Future Land Use;**
- **ADOPT the FLU8.1.4 text amendment;**
- **ADOPT the associated Ordinance; and**
- **APPROVE the Sutton Grande PD/LUP dated "Received March 14, 2024", subject to twenty-one (21) conditions of approval, including two (2) waivers from Orange County Code.**