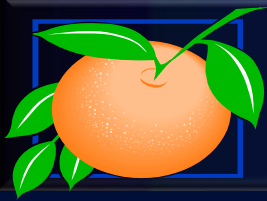


# *Board of County Commissioners*

## **2019-2 Small-Scale Amendments**

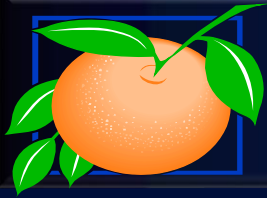
***Adoption Public Hearings***  
***Agenda Item VI. I. 17***

**December 3, 2019**



# 2019-2 Amendment Process

- **Community Meetings**  
**August 2019**
- **Adoption public hearings**  
**LPA – October 17, 2019**  
**BCC – December 3, 2019**

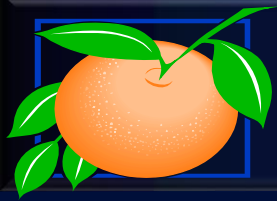


***Board of County Commissioners***

**2019-2 Small-Scale Privately-Initiated  
Map Amendments**

***Adoption Public Hearing***

**December 3, 2019**



# Amendment 2019-2-S-1-1

**Agent:** Robert Reese, Brossier Corp.

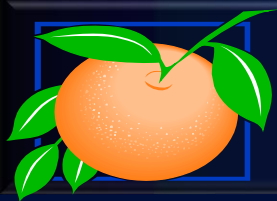
**Owner:** Vurnell Vandever

**From:** Growth Center-Commercial (GC-C)

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

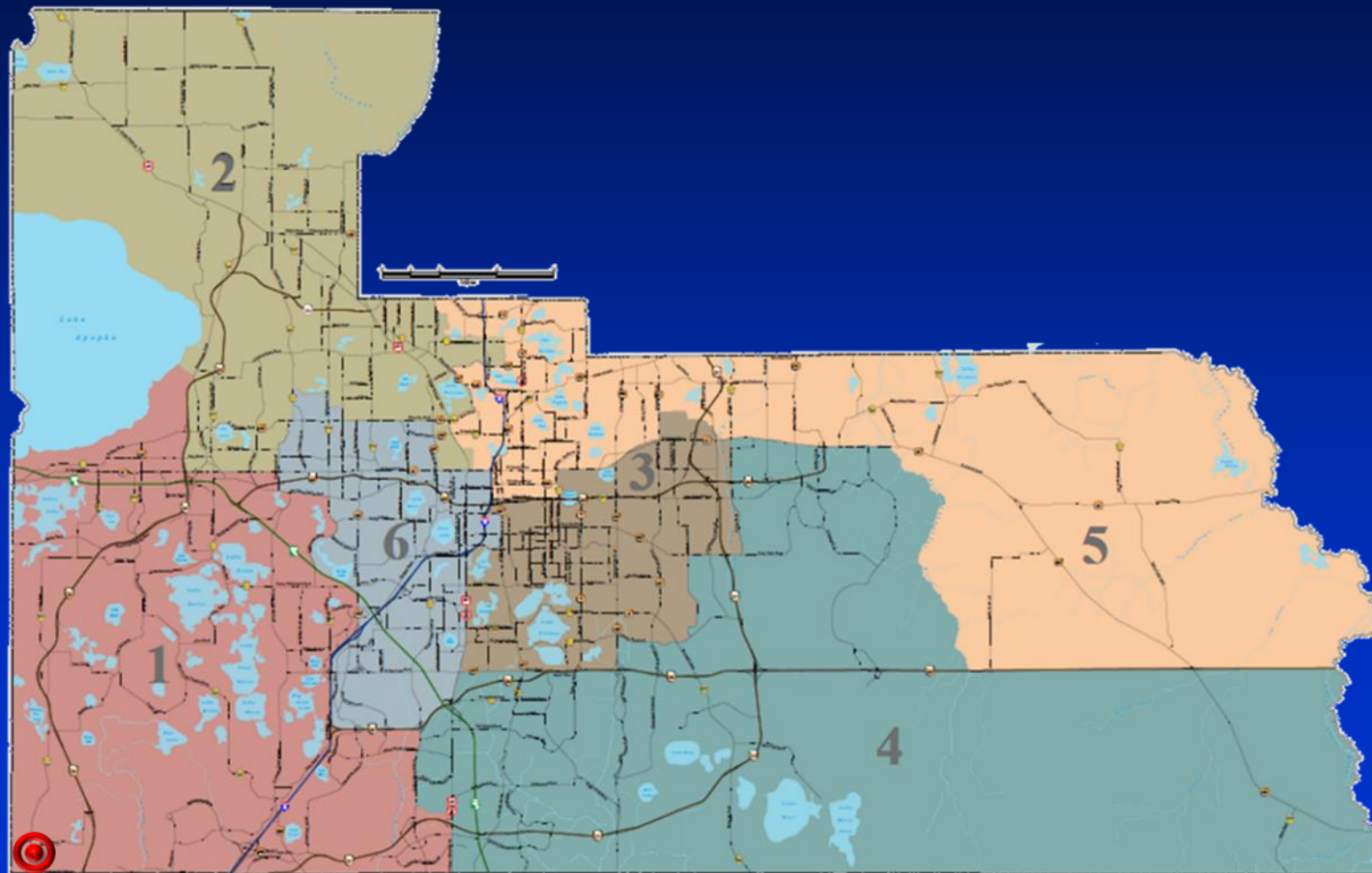
**Acreage:** 1.33 gross acres

**Proposed Use:** The applicant is proposing to add the subject parcel to the 18.33-acre Registry on Grass Lake PD, approved for up to 360 multi-family dwelling units. No additional multi-family dwelling units are being requested with this proposed FLUMA

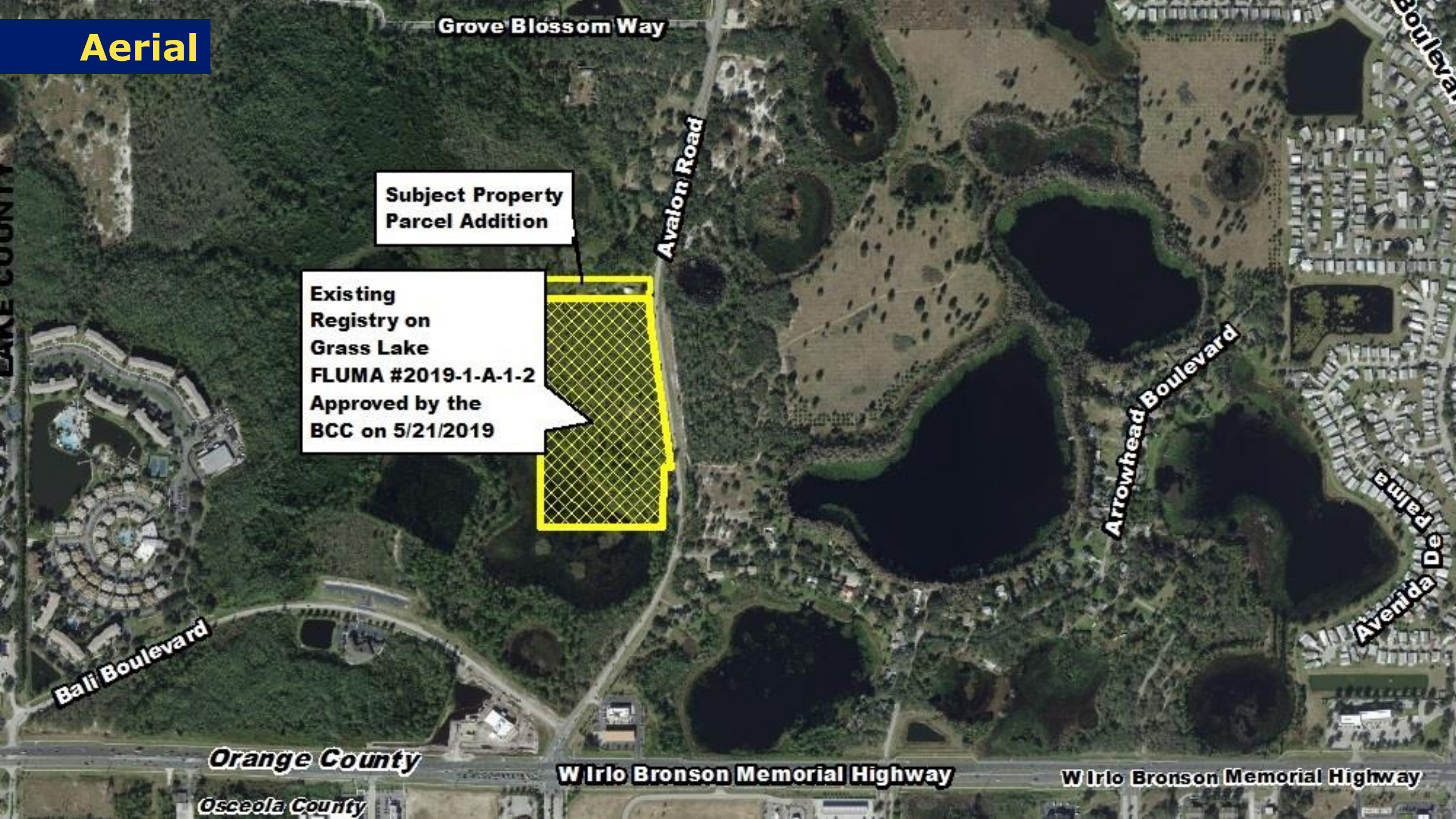


# Amendment 2019-2-S-1-1

## Location



# Aerial



Grove Blossom Way

Boulevard

Subject Property  
Parcel Addition

Avalon Road

Existing  
Registry on  
Grass Lake  
FLUMA #2019-1-A-1-2  
Approved by the  
BCC on 5/21/2019



Arrowhead Boulevard

Avenida De Palma

Bali Boulevard

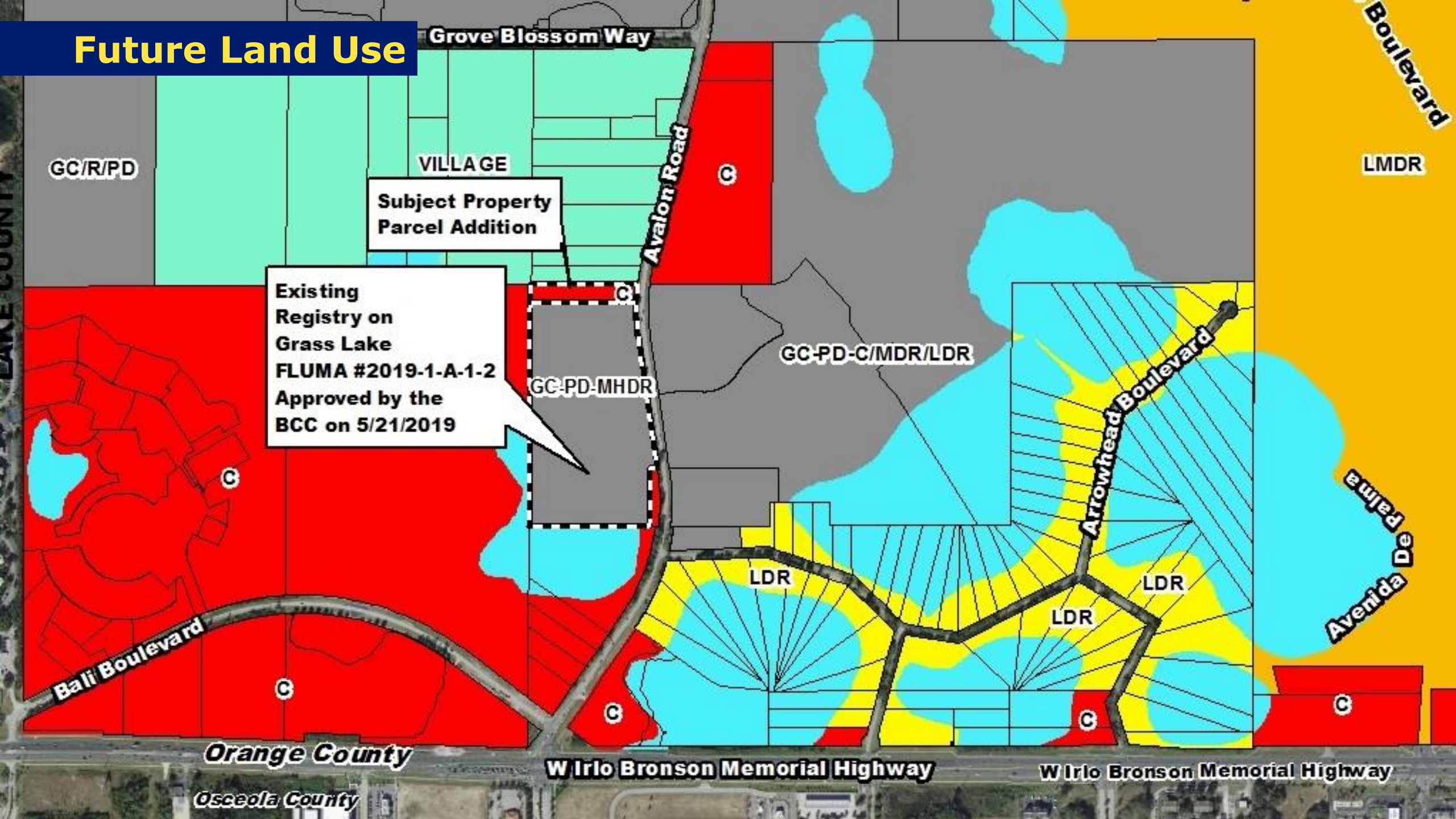
Orange County

Osceola County

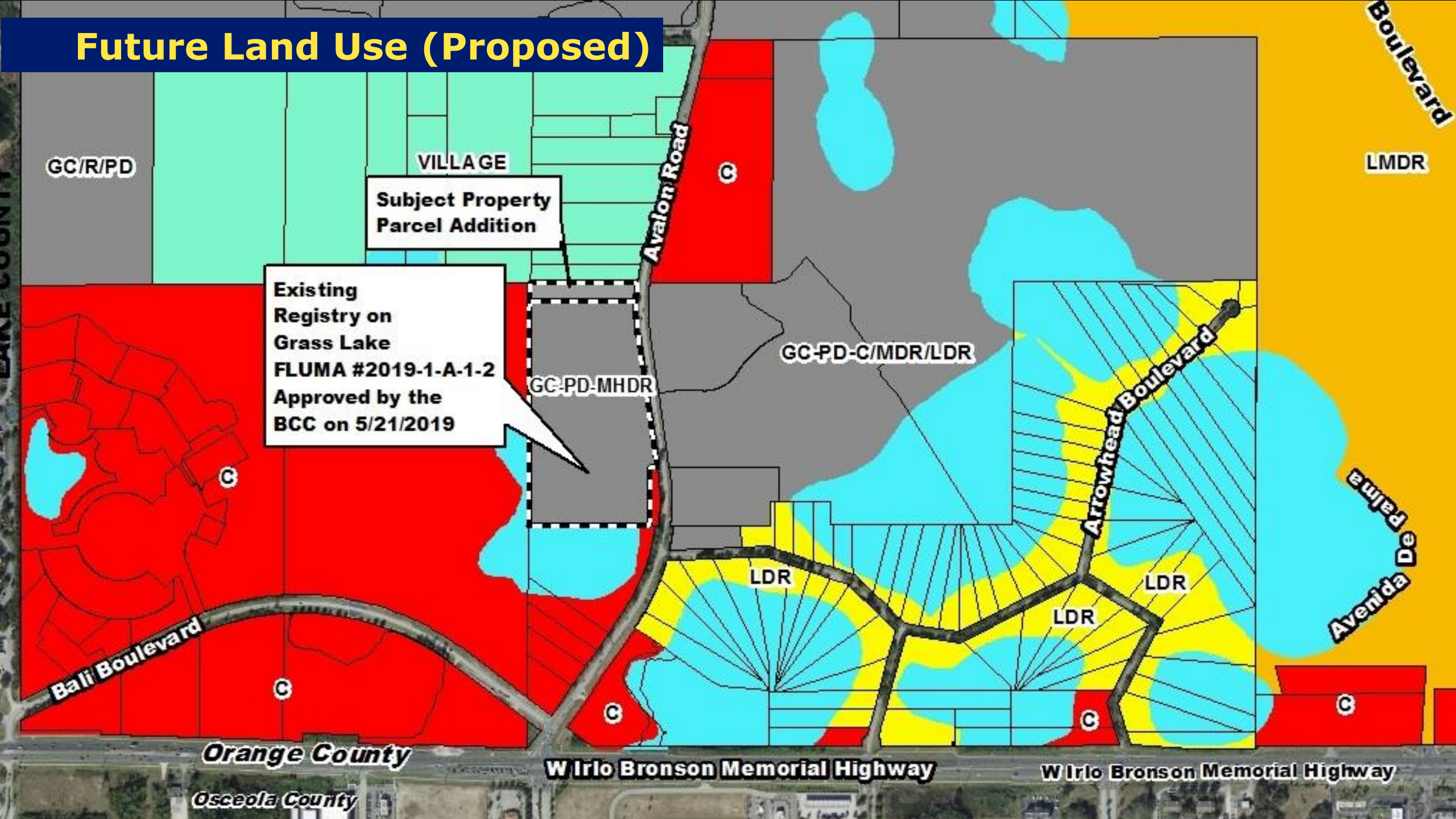
W Irlo Bronson Memorial Highway

W Irlo Bronson Memorial Highway

# Future Land Use

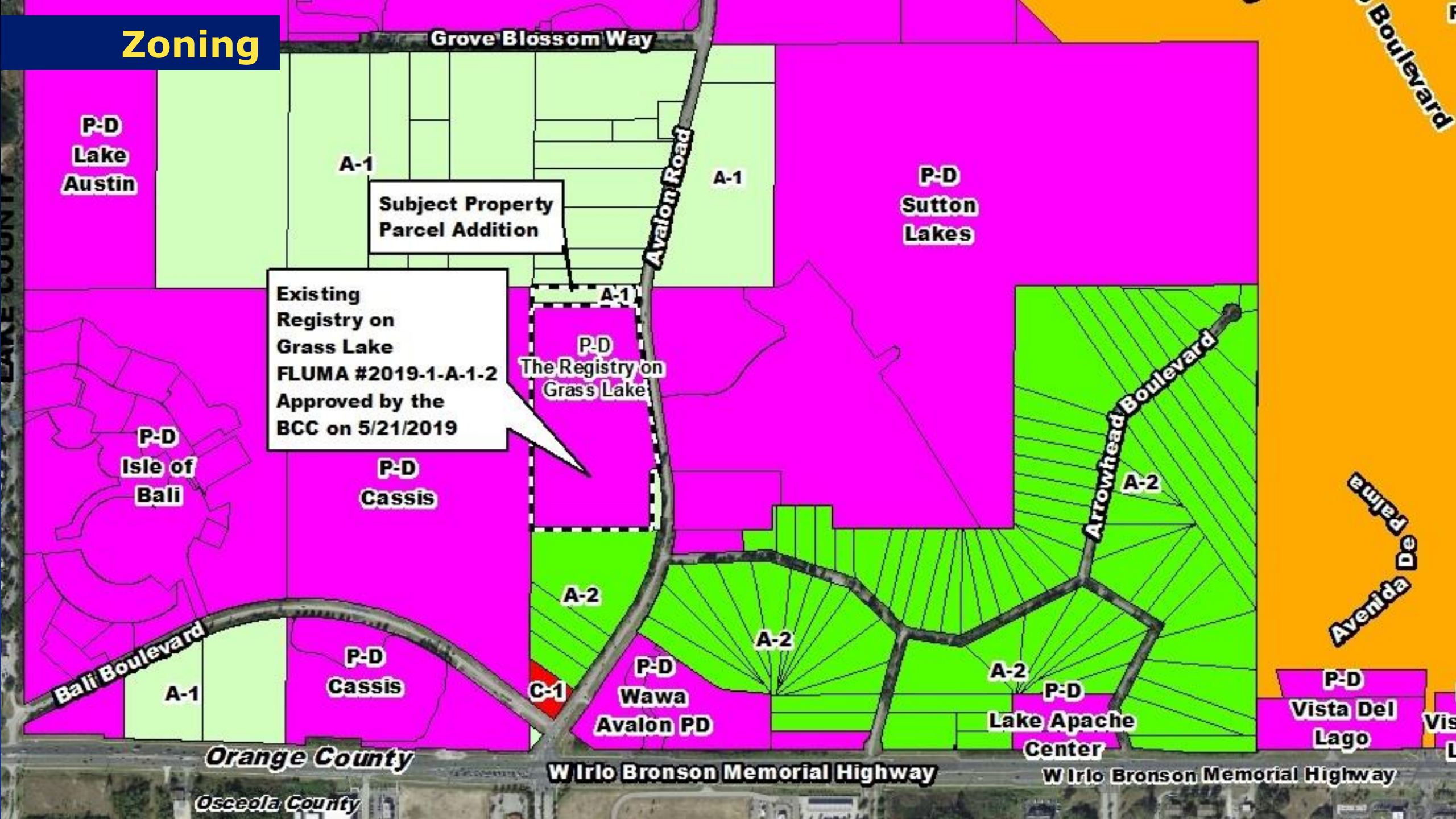


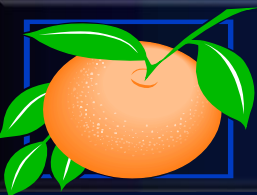
# Future Land Use (Proposed)





# Zoning





# Amendment 2019-2-S-1-1

**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Requested Action:**

- **Make a finding of consistency with the Comprehensive Plan (see Housing Element Goal H1, Housing Element Objective H1.1, Future Land Use Element Objectives FLU8.2 and C1.4, and Policies FLU1.1.1, FLU1.1.2A, FLU1.1.4, FLU7.4.4, FLU8.1.4, FLU8.2.1, and FLU8.2.2)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-2-S-1-1, Growth Center-Commercial (C) to Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR).**



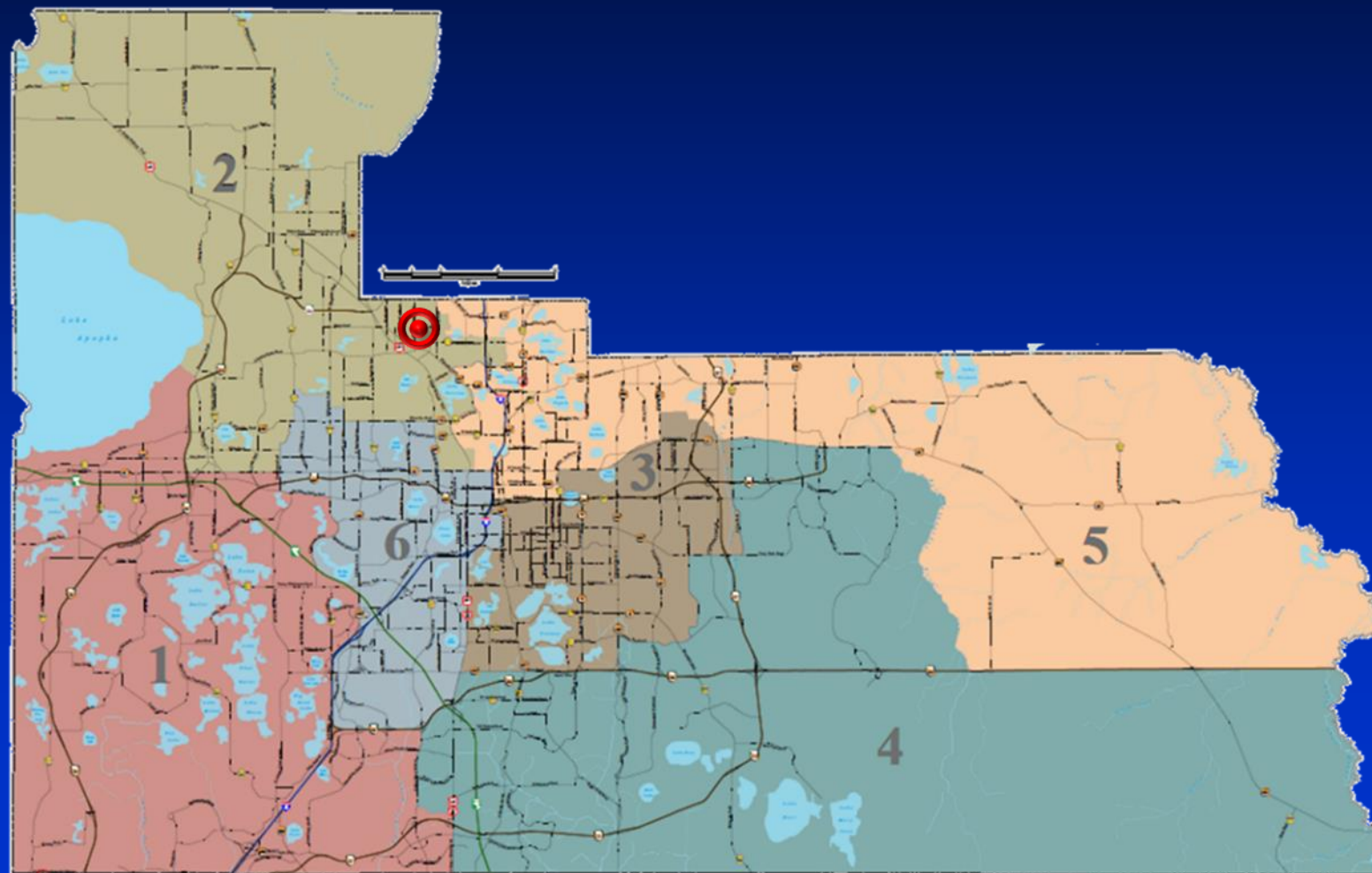
# Amendment 2019-2-S-2-1

- Agent:** Clifton McFadden
- Owner:** Vincent Contestabile
- From:** West Portion (0.87 acre): Commercial (C) and Low-Medium Density Residential (LMDR)  
Central Portion (1.76 acres): Commercial (C), Office (O), and Low-Medium Density Residential (LMDR)  
East Portion (0.54 acre): Low-Medium Density Residential (LMDR), and  
Vacated Fayette Street Right-of-Way
- To:** West Portion (0.87 care): Commercial (C)  
Central Portion (1.76 acres): Industrial (IND)  
East Portion (0.54 acre): Commercial (C)
- Acreage:** 3.17 gross/net developable acres
- Proposed Use:** Up to 30,000 square feet of indoor retail and wholesale warehouse uses, with the east portion limited to stormwater retention and buffering



# Amendment 2019-2-S-2-1

## Location



**Aerial**



**Orange Road**

**Villa Drive**

**Cleveland Street**

**Forest City Terrace**

**Fayette Street**

**All American Boulevard**

**Edgewater Drive**

**Neal Drive**

**Carder Road**

INST

# Future Land Use

O

LMDR

O

IND

e

e

LMDR

Orange Road

Villa Drive

LMDR

Forest City Terrace

Cleveland Street

LMDR

LMDR

Fayette Street

e

Orlando

All American Boulevard

Neal Drive

Edgewater Drive

e

e

e

Carder Road

Orlando

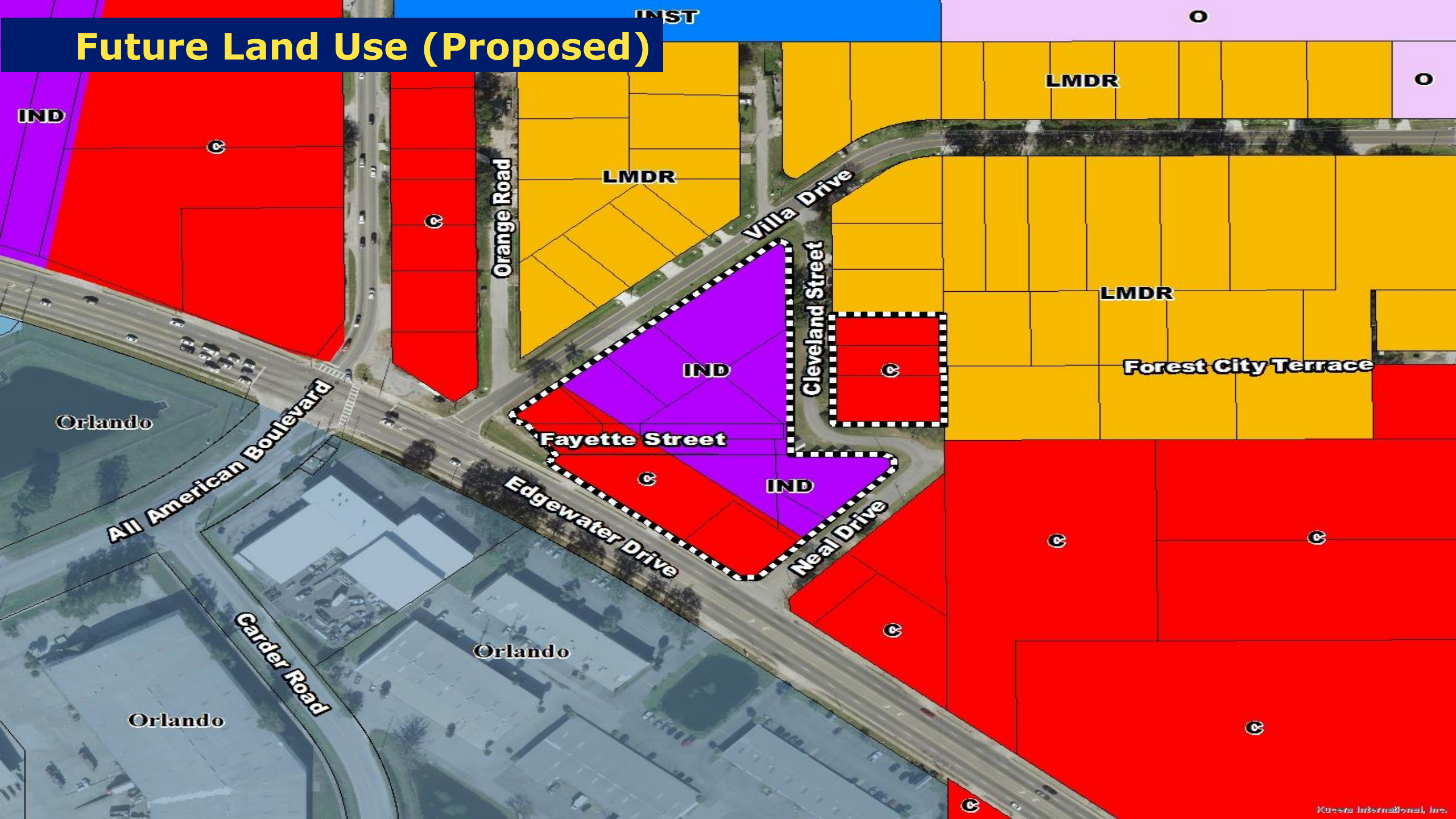
Orlando

e

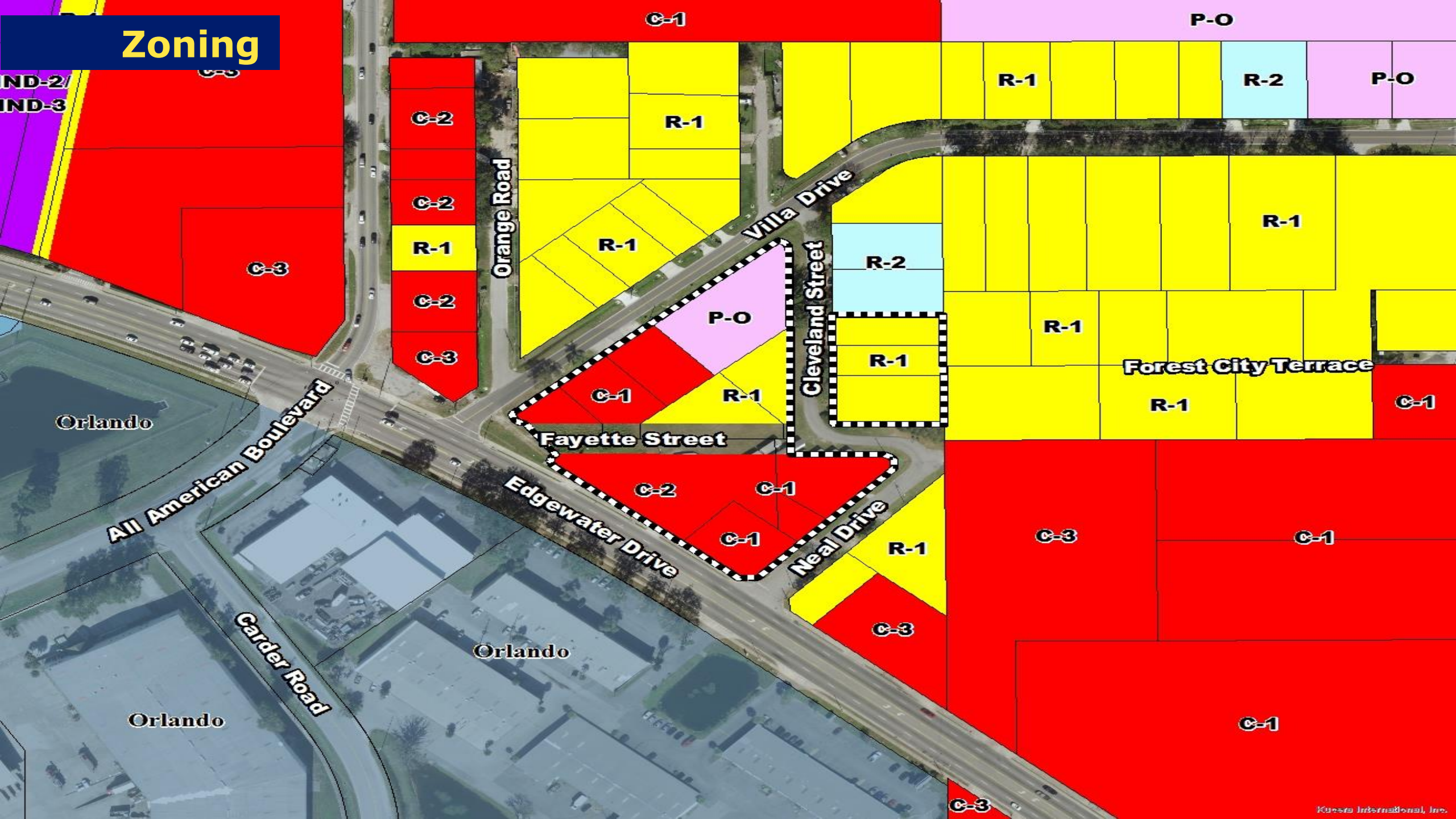
e

e


# Future Land Use (Proposed)



# Zoning







# Amendment 2019-2-S-2-1

**Staff Recommendation:**

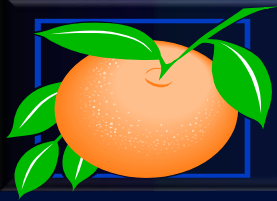
**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Requested Action:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objective FLU8.2; Policies FLU1.1.5, FLU1.4.4, FLU8.2.1, and FLU8.2.10; Neighborhood Element Objective N1.1; and Open Space Element Policies OS1.3.2 and OS1.3.6)**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2019-2-S-2-1, Commercial (C), Office (O), Low-Medium Density Residential (LMDR), and vacated Fayette Street right-of-way to Industrial (IND) and Commercial (C).**



# Amendment 2019-2-S-2-2

CONTINUE TO  
2 PM, January 14,  
2020

**Agent:** Mario Golden

**Owner:** Deborah Postell

**From:** Medium Density Residential (MDR)

**To:** Medium High Density Residential (MHDR)

**Acreage:** 4.20 gross acres

**Proposed Use:** Up to 147 multi-family dwelling units



# Amendment 2019-2-S-2-3 & RZ-19-10-031

**Agent:** Quang Lam

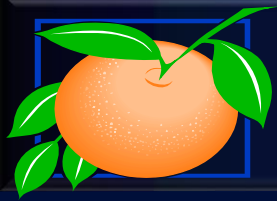
**Owner:** Toolsie Persaud USA, LLC and Batrina Properties, Inc.

**From:** Rural Settlement 1/1 (RS 1/1)  
A-1 (Citrus Rural District)

**To:** Commercial (C) Rural Settlement (RS)  
C-1 (Retail Commercial District)

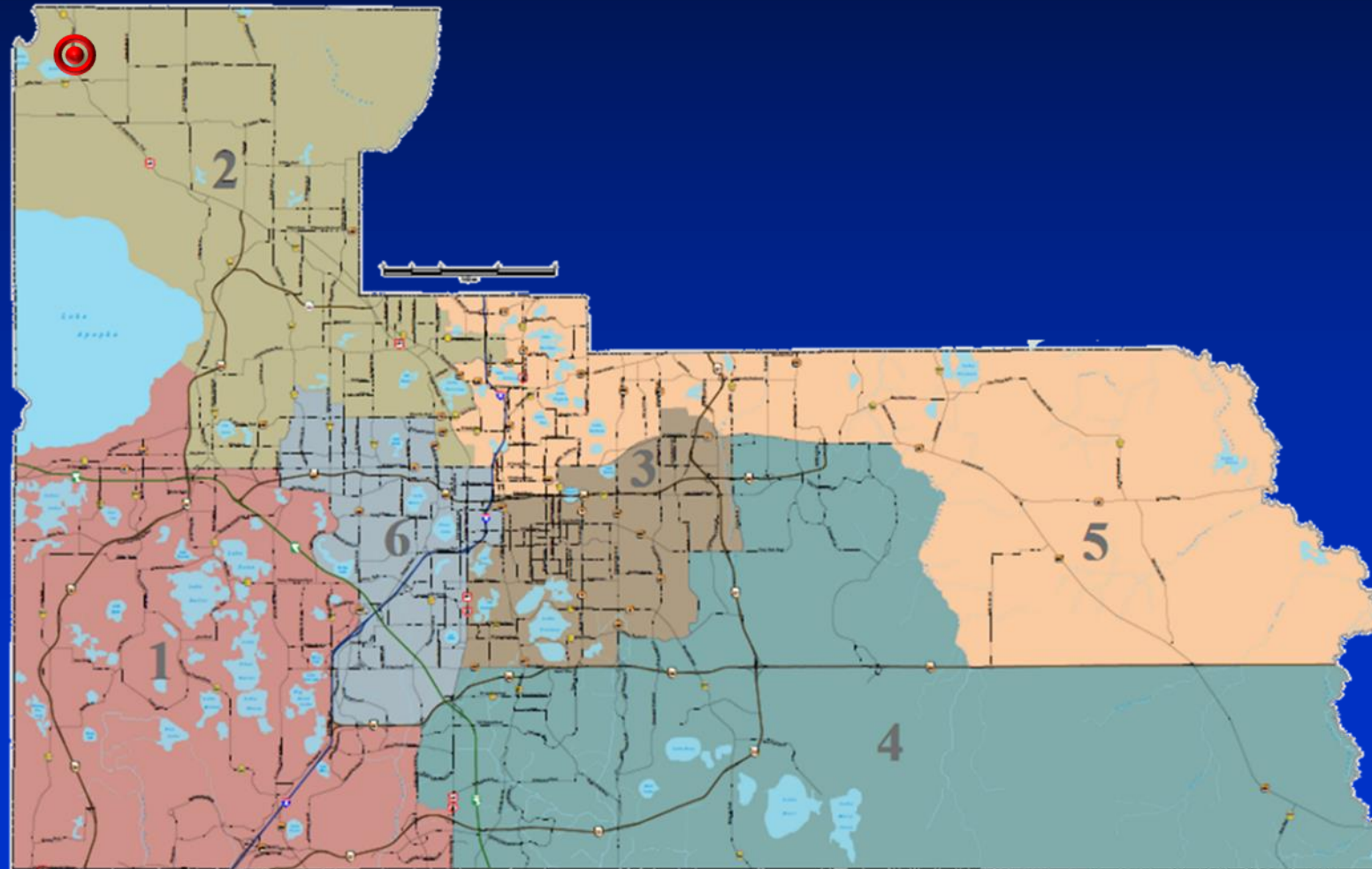
**Acreage:** 5.98

**Proposed Use:** Up to 39,053 square feet of commercial development

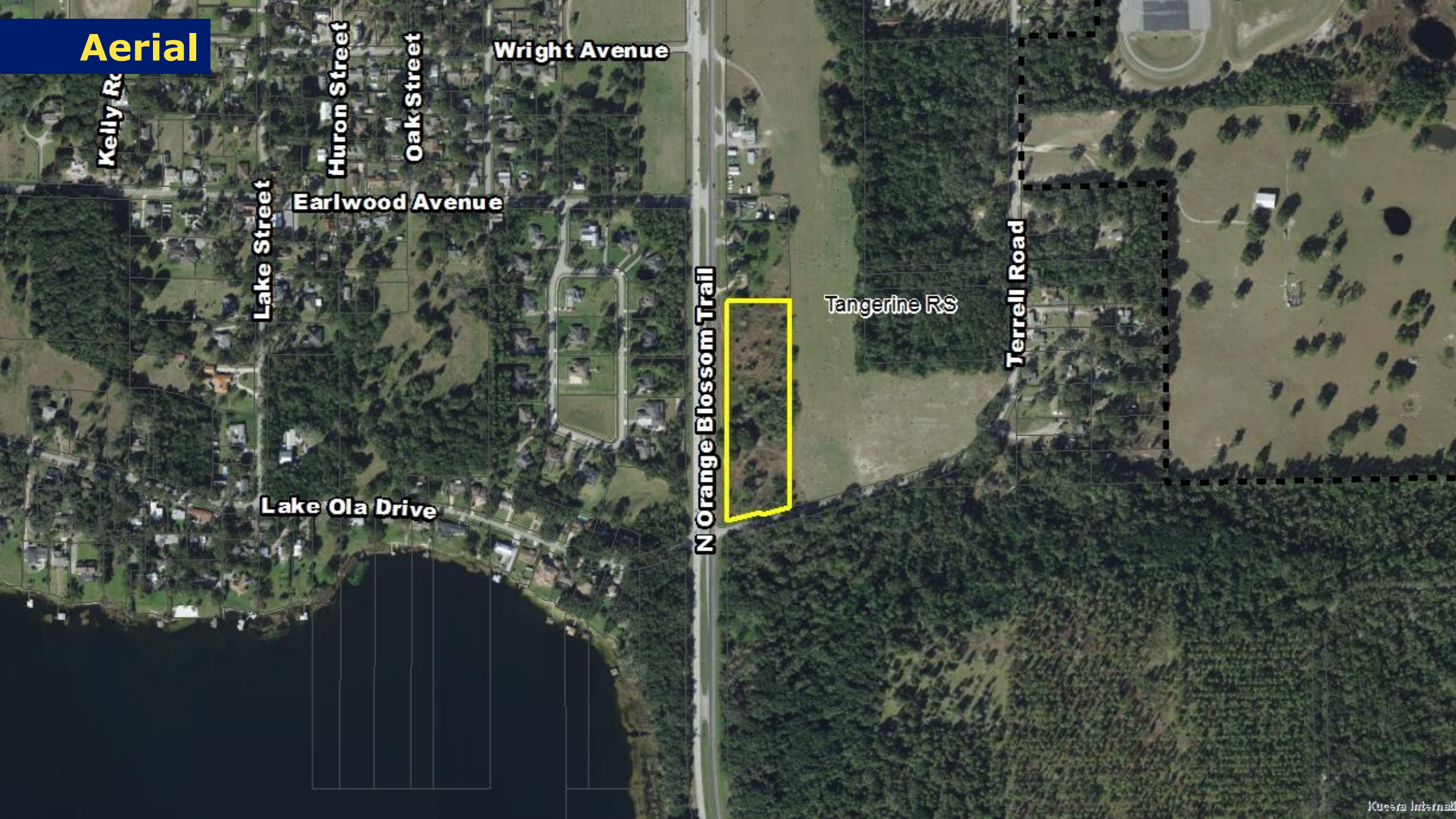


# Amendment 2019-2-S-2-3 & RZ-19-10-031

## Location



# Aerial



Kelly Rd

Huron Street

Oak Street

Wright Avenue

Earlowd Avenue

Lake Street

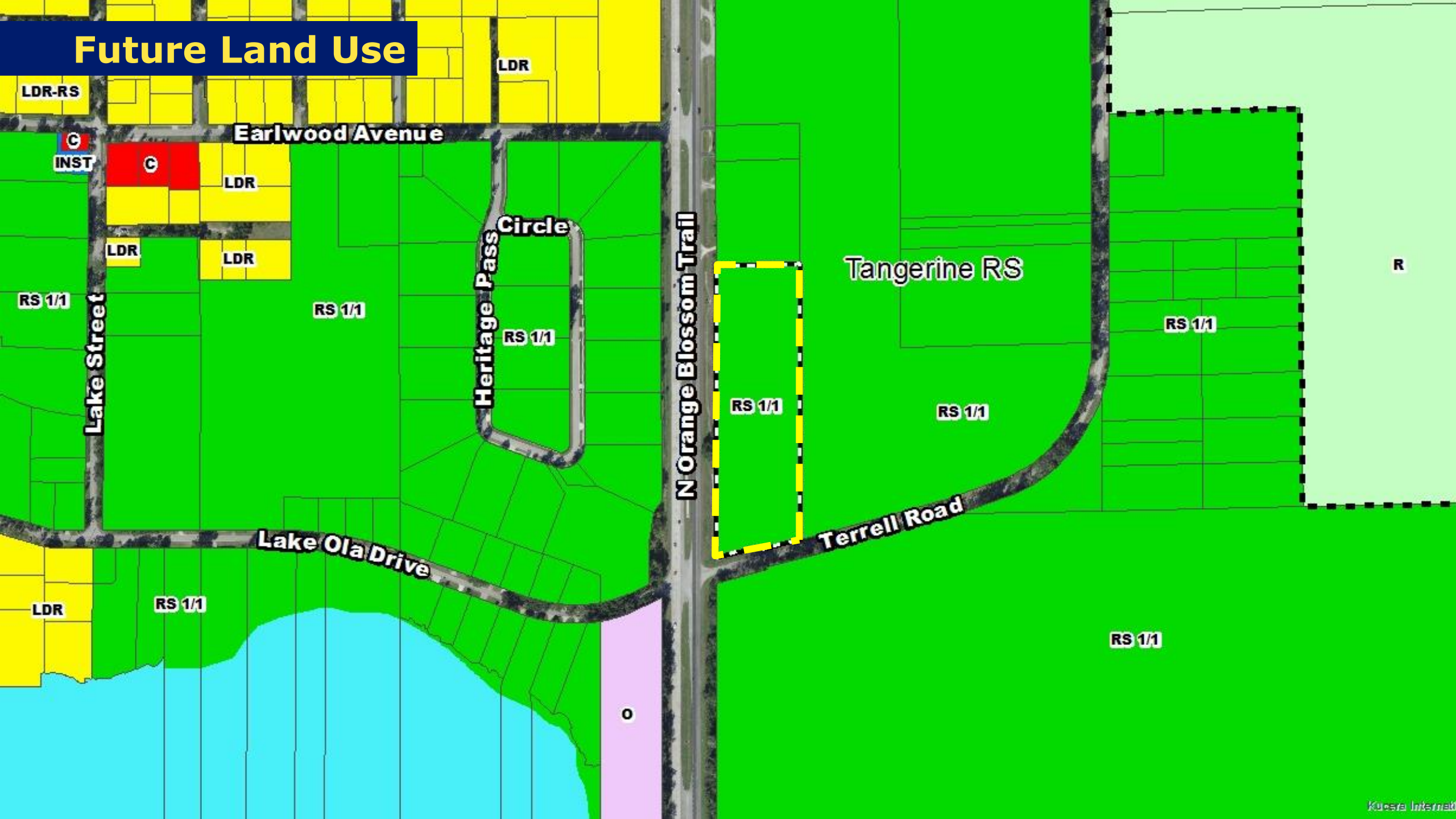
Lake Ola Drive

N Orange Blossom Trail

Tangerine RS

Terrell Road

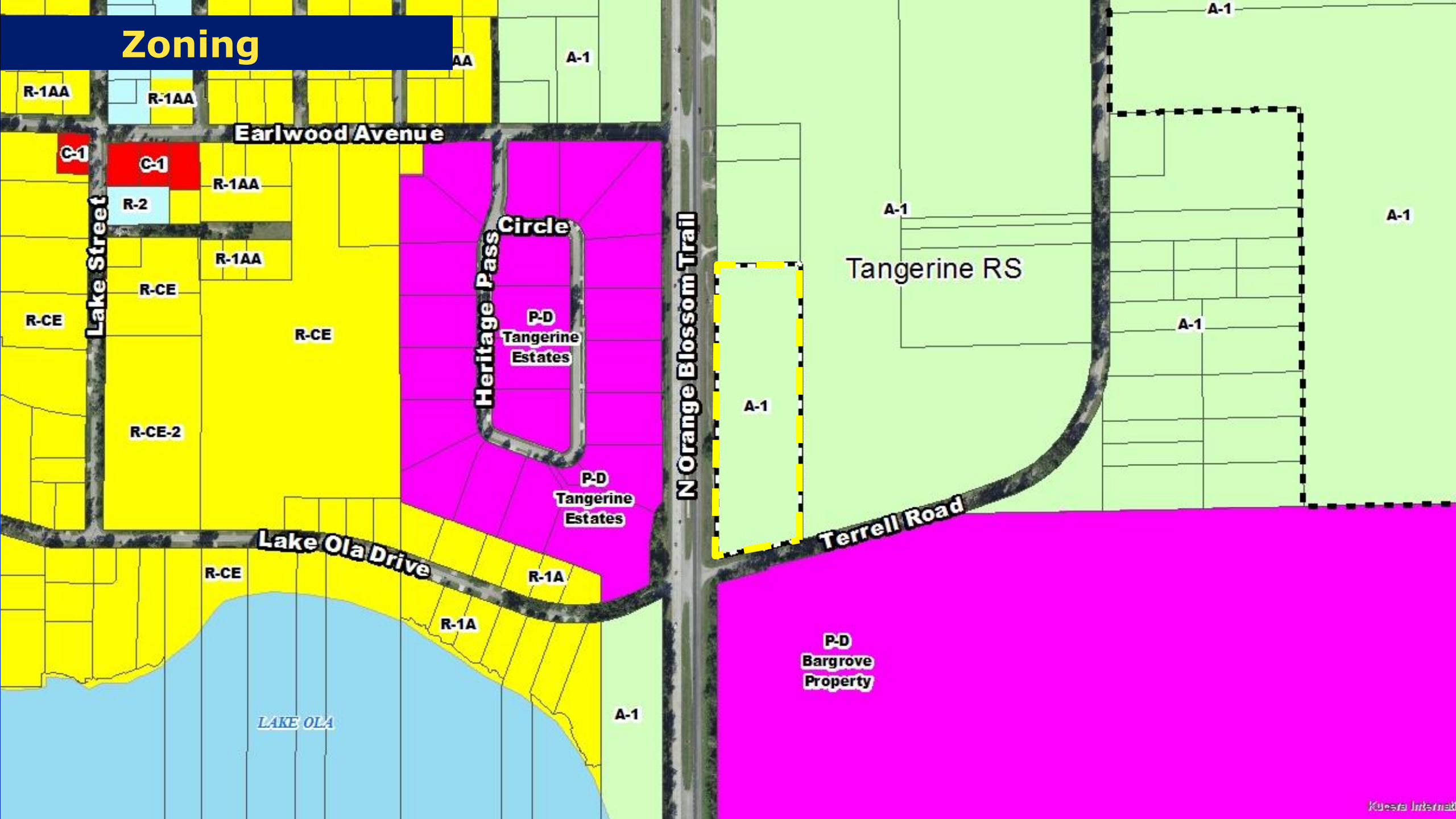
# Future Land Use



# Future Land Use (Proposed)



# Zoning



R-1AA

R-1AA

AA

A-1

Earlwood Avenue

C-1

C-1

R-1AA

R-2

Lake Street

R-CE

R-CE

R-1AA

R-CE

Heritage Pass Circle

P-D

Tangerine Estates

A-1

Tangerine RS

A-1

A-1

A-1

N Orange Blossom Trail

P-D

Tangerine Estates

Terrell Road

R-CE-2

Lake Ola Drive

R-CE

R-1A

R-1A

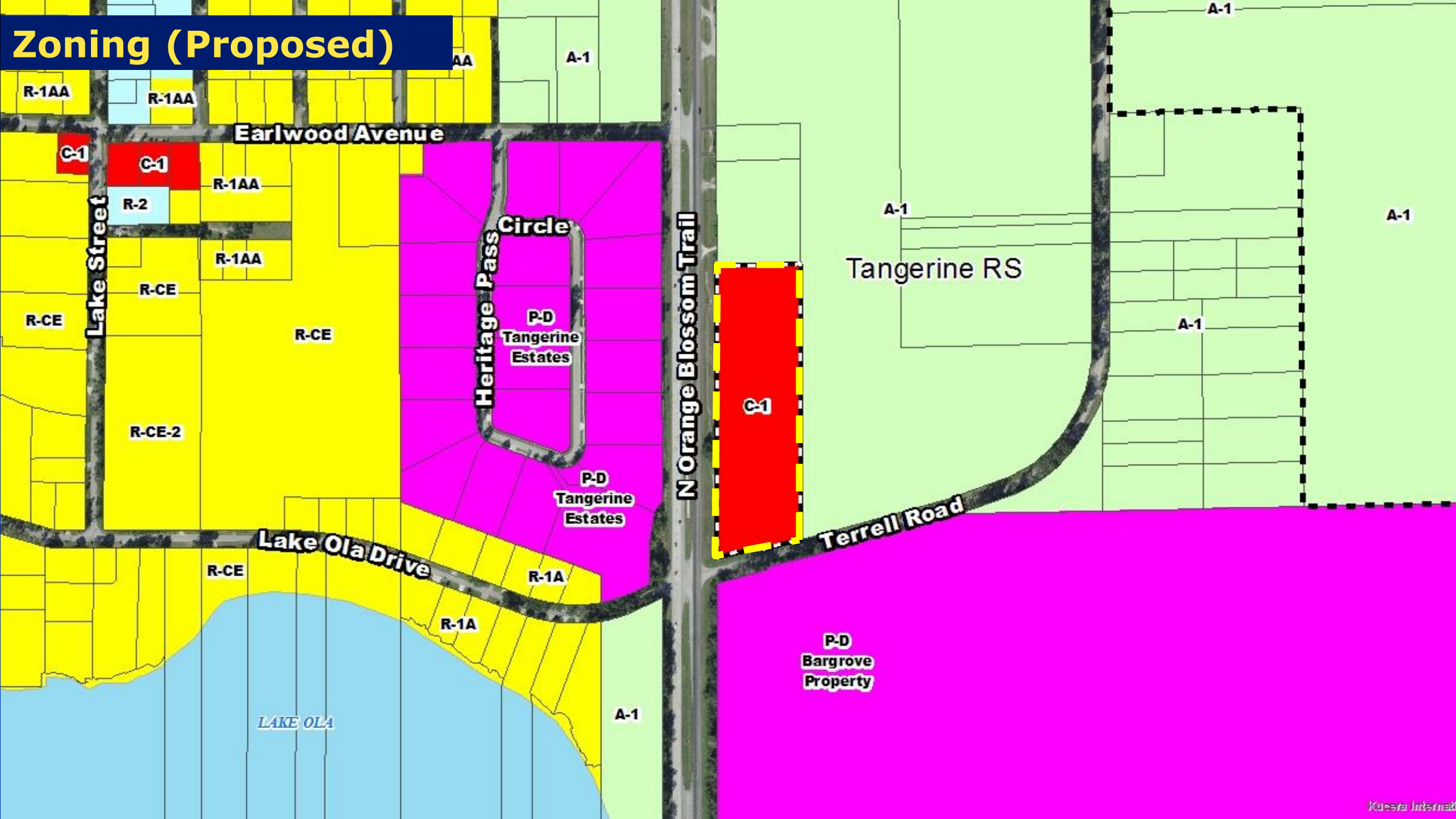
A-1

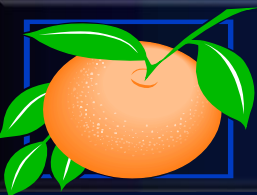
P-D  
Bargrove  
Property

LAKE OLA



# Zoning (Proposed)





## **Amendment 2019-2-S-2-3**

**Staff Recommendation:**

**DO NOT ADOPT**

**LPA Recommendation:**

**DO NOT ADOPT**

### **Requested Action:**

- **Make a finding of inconsistency with the Comprehensive Plan (see Future Land Use Policies OBJ FLU6.2, FLU6.2.1, FLU6.2.2, FLU6.2.9, FLU6.2.10, FLU6.6.8, and FLU6.6.10, and Open Space Policies OBJ OS1.3, and OS1.3.2, and OS1.3.6)**
- **Determine that the proposed amendment is not in compliance; and**
- **Do Not Adopt Amendment 2019-2-S-2-3, Rural Settlement 1/1 (RS 1/1) to Commercial (C) Rural Settlement (RS).**



**RZ-19-10-031**

**Staff Recommendation:**

**DENY**

**LPA Recommendation:**

**DENY**

**Requested Action:**

- **Make a finding of inconsistency with the Comprehensive Plan and DENY Rezoning Case RZ-19-10-031, A-1 Citrus Rural District) to C-1 (Retail Commercial).**



# Amendment 2019-2-S-2-4 & RZ-19-10-032

**WITHDRAWN**

**Agent:** Jean M. Abi-Aoun

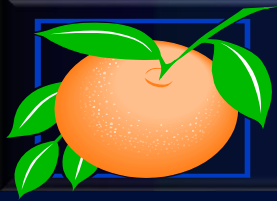
**Owner:** Lake Warehouse and Storage Tangerine, LLC

**From:** Rural Settlement 1/1 (RS 1/1)  
A-1 (Citrus Rural District)

**To:** Commercial (C) Rural Settlement (RS)  
C-1 (Retail Commercial District)

**Acreage:** 3.42

**Proposed Use:** Up to 22,346 sq. ft. commercial development specifically self-storage facility



# Amendment 2019-2-S-2-5

**Agent:** Thomas Sullivan

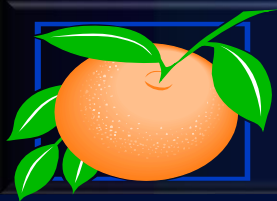
**Owner:** ECP Grassmere, LLC

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

**To:** Commercial (C) Rural Settlement (RS)

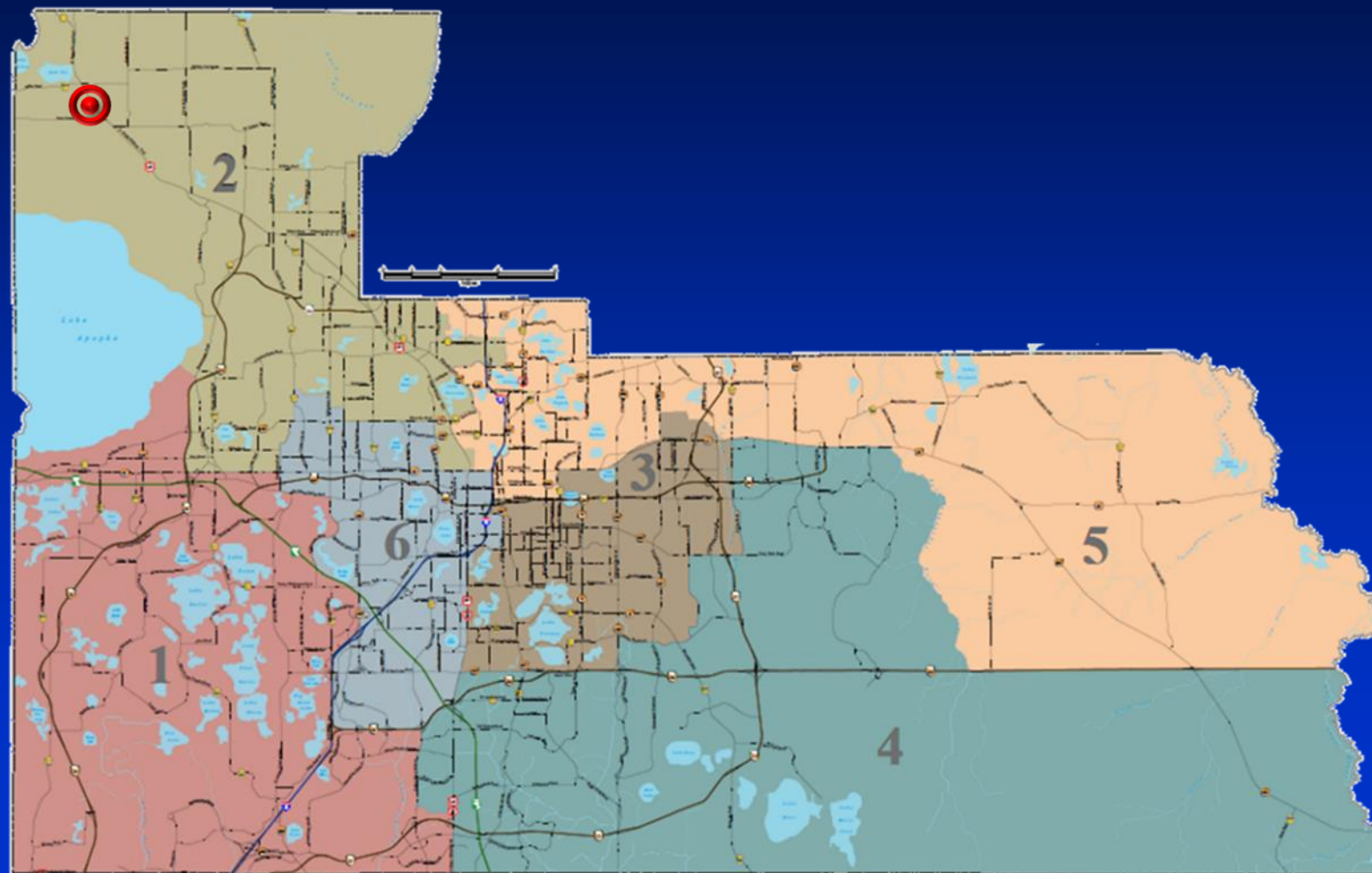
**Acreage:** 5.0 acres

**Proposed Use:** Up to 32,670 square feet of commercial development

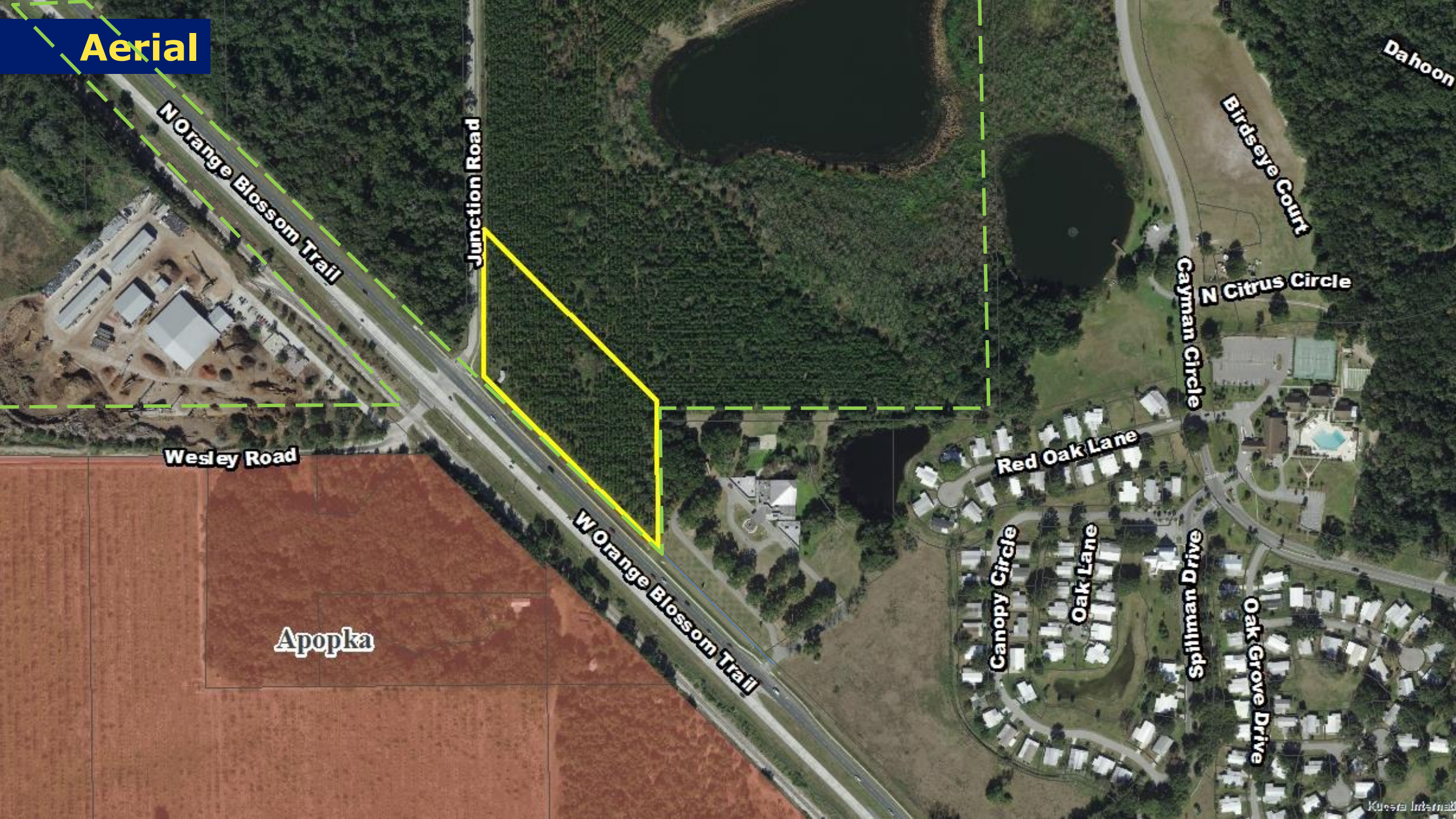


# Amendment 2019-2-S-2-5

## Location



**Aerial**



**N Orange Blossom Trail**

**Junction Road**

**Wesley Road**

**W Orange Blossom Trail**

**Birdseye Court**

**N Citrus Circle**

**Cayman Circle**

**Red Oak Lane**

**Canopy Circle**

**Oak Lane**

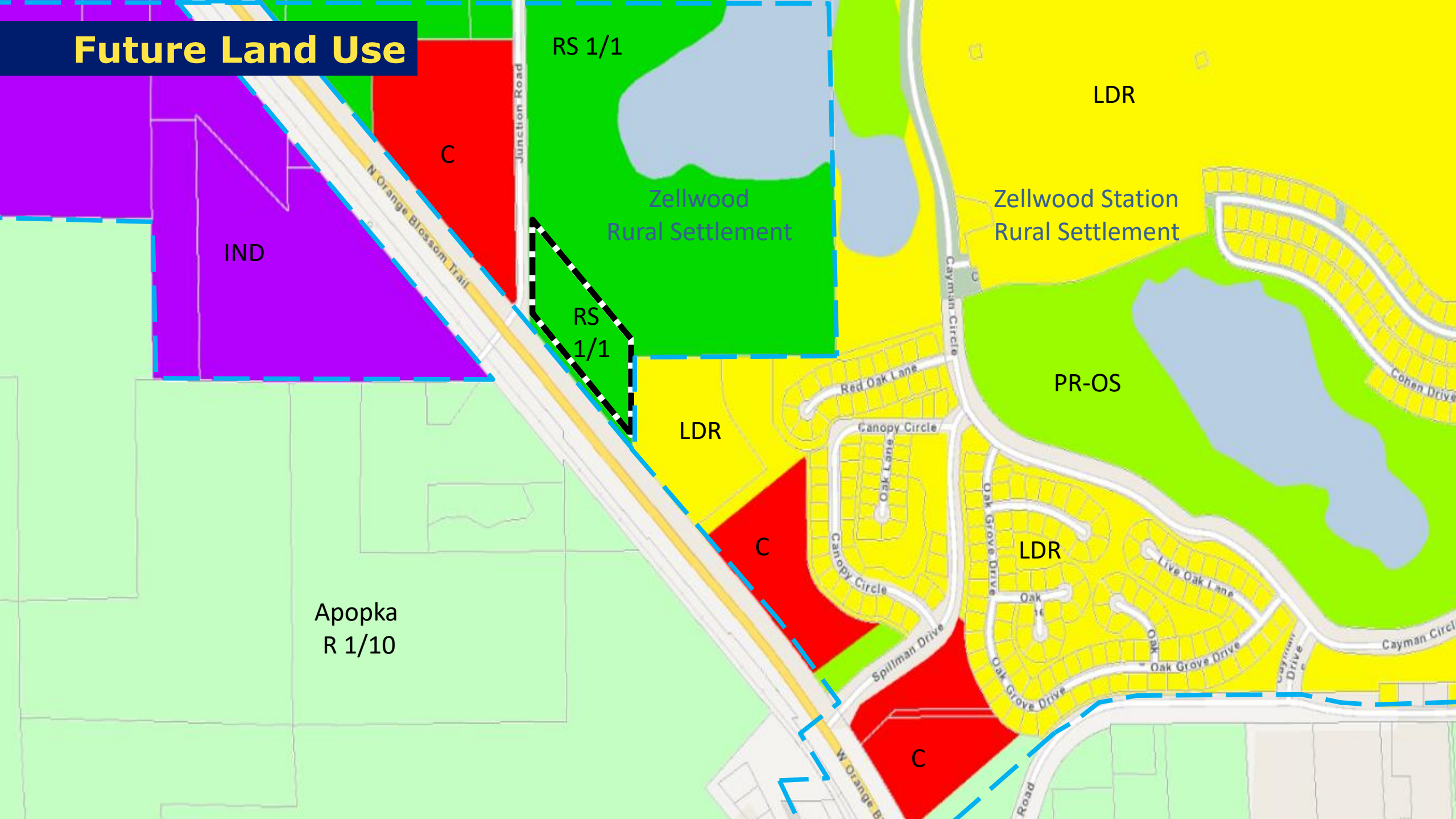
**Spillman Drive**

**Oak Grove Drive**

**Apopka**

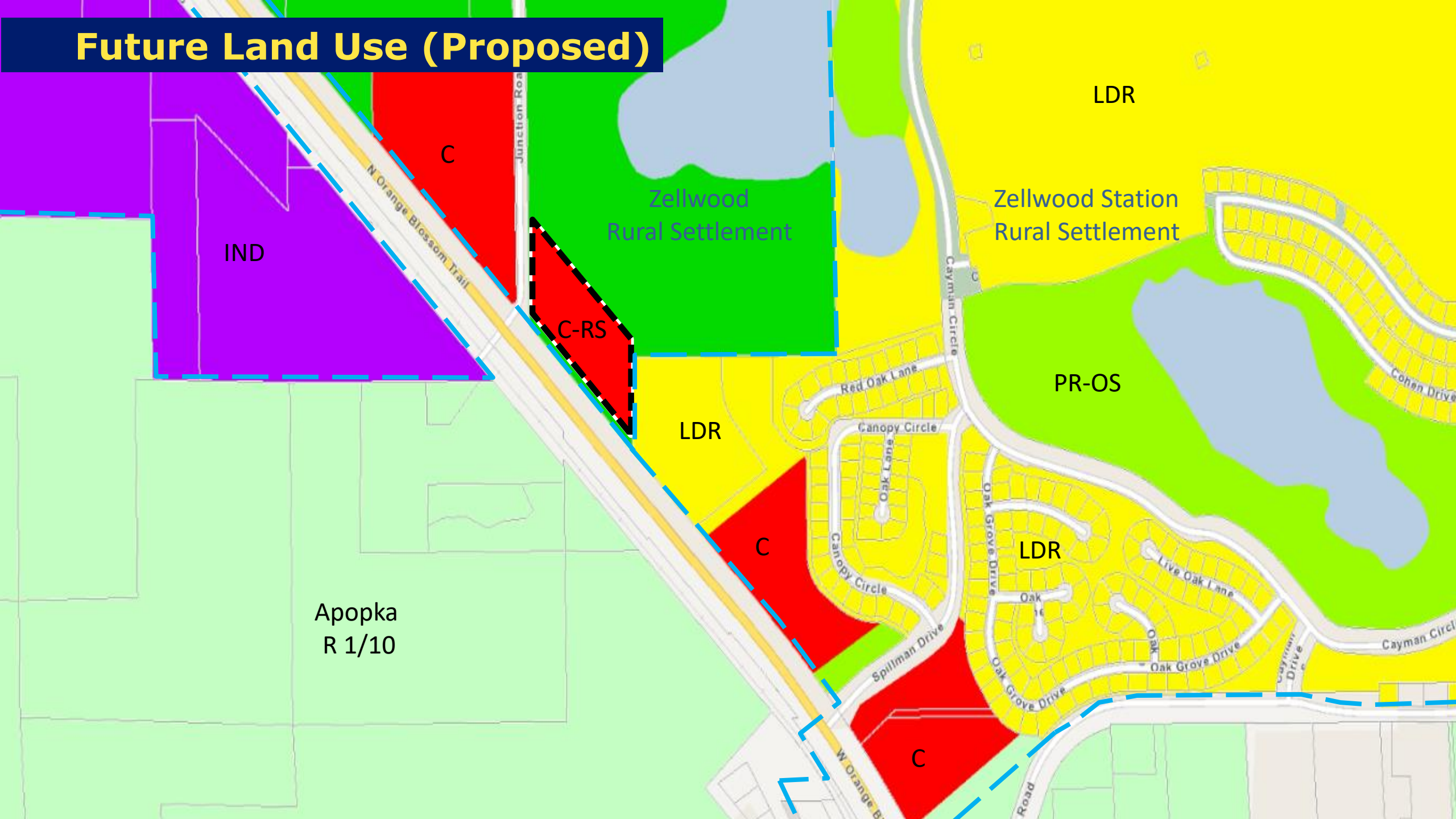
**Dahoo**

# Future Land Use

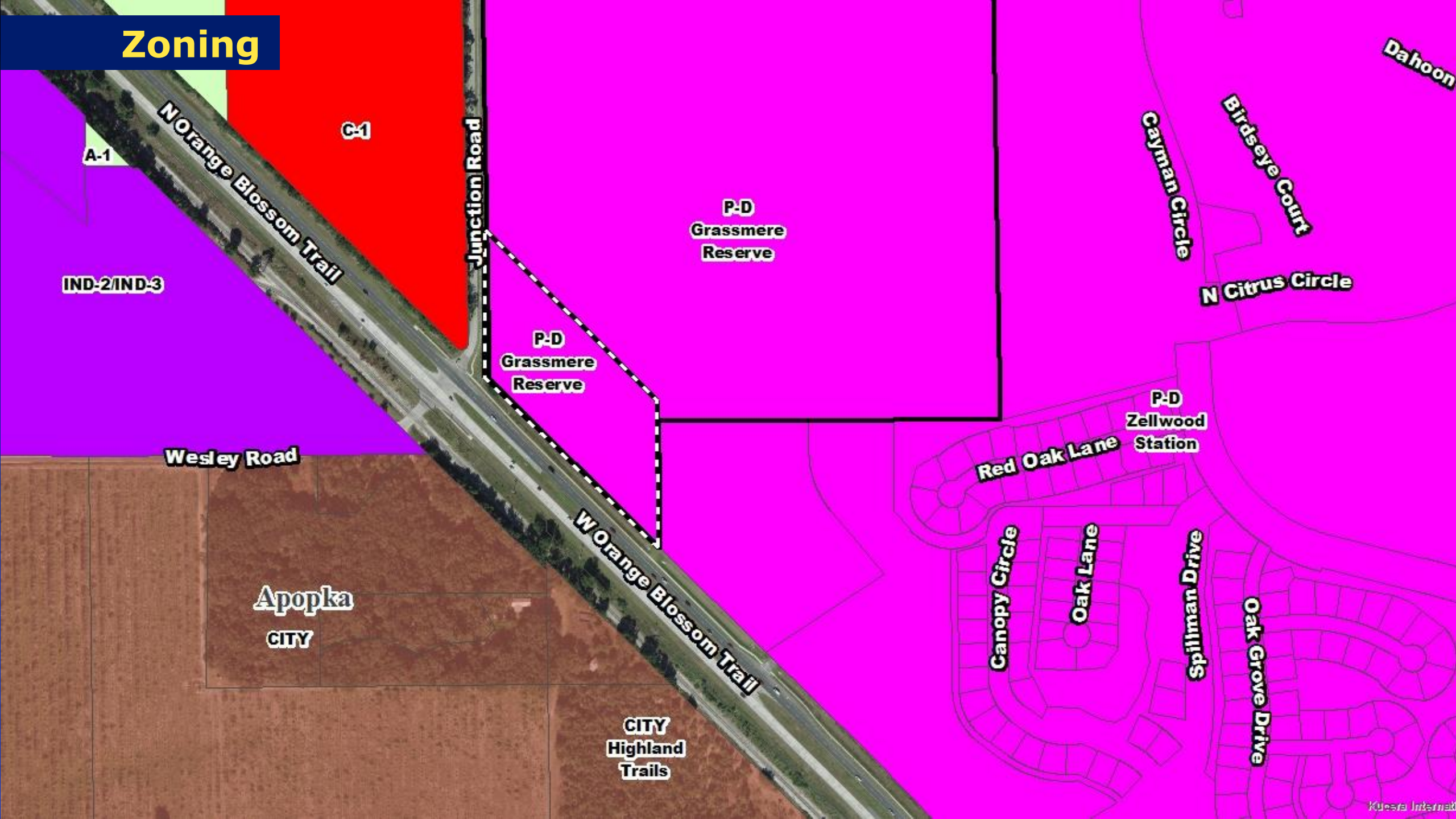




# Future Land Use (Proposed)



# Zoning



A-1

C-1

IND-2/IND-3

Wesley Road

Apopka  
CITY

CITY  
Highland  
Trails

Junction Road

P-D  
Grassmere  
Reserve

P-D  
Grassmere  
Reserve

W Orange Blossom Trail

Red Oak Lane

Canopy Circle

Oak Lane

Spillman Drive

Oak Grove Drive

P-D  
Zellwood  
Station

N Citrus Circle

Cayman Circle

Birdseye Court

Dahoon



# Amendment 2019-2-S-2-5

**Staff Recommendation:**

**DO NOT ADOPT**

**LPA Recommendation:**

**ADOPT**

**Requested Action:**

- **Make a finding of inconsistency with the Comprehensive Plan (see Future Land Use Policies OBJ FLU6.2, FLU6.2.1, FLU6.2.2, FLU6.2.9, FLU6.2.10, FLU6.6.8, and FLU6.6.10, and Open Space Policies OBJ OS1.3, and OS1.3.2, and OS1.3.6)**
- **Determine that the proposed amendment is not in compliance; and**
- **Do Not Adopt Adopt Amendment 2019-2-S-2-5, Rural Settlement 1/1 (RS 1/1) to Commercial (C) Rural Settlement (RS).**



# Amendment 2019-2-S-2-6 (fka 2019-1-S-2-1)

**Agent:** Kenneth Patterson

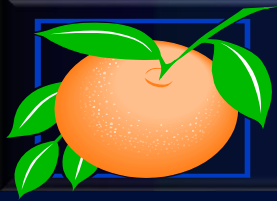
**Owner:** design solutionsfl, inc.

**From:** Low Density Residential (LDR)

**To:** Commercial (C)

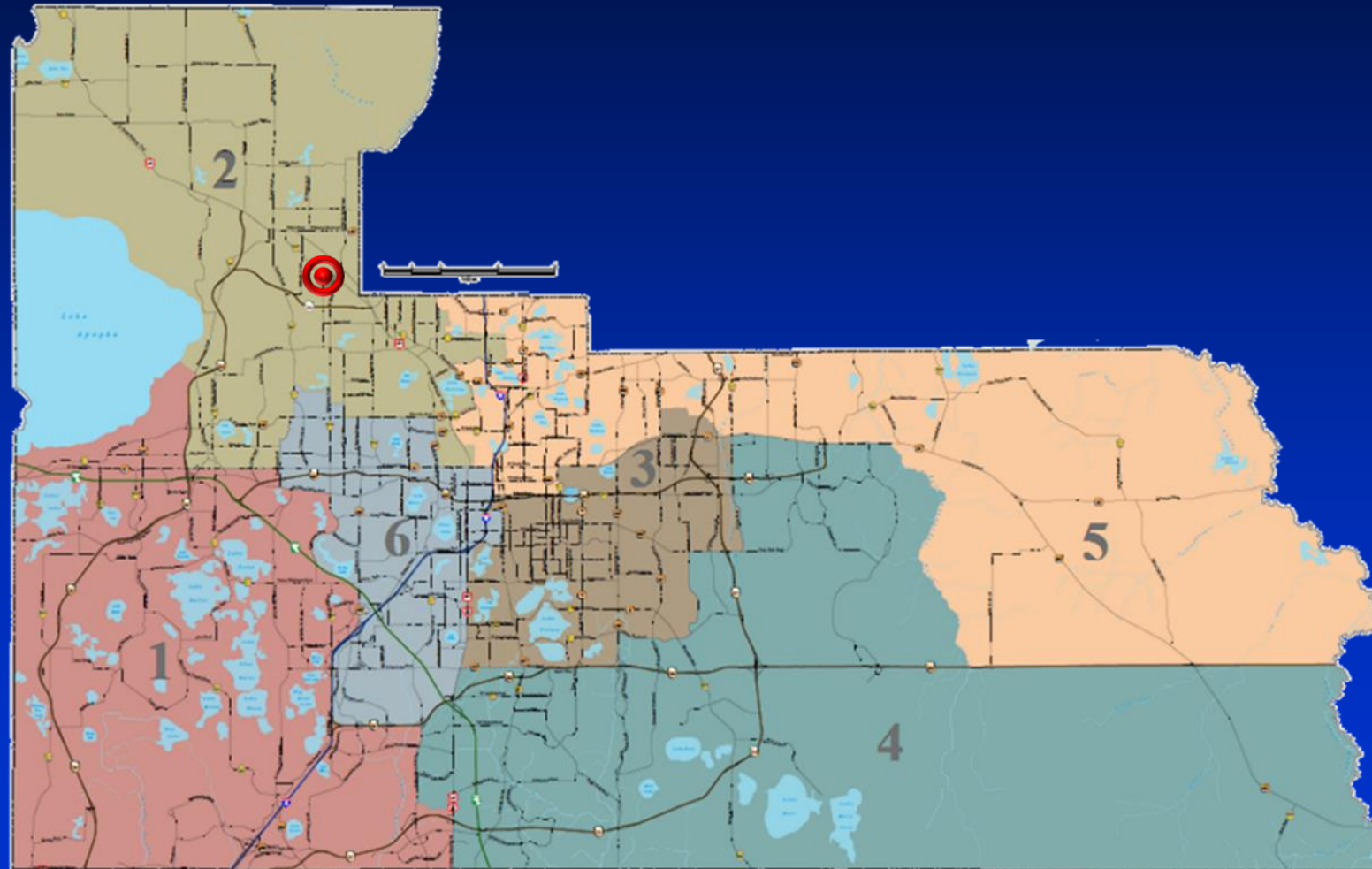
**Acreage:** 0.46 gross acre

**Proposed Use:** To allow for the development of up to 4,500 square feet of commercial uses.

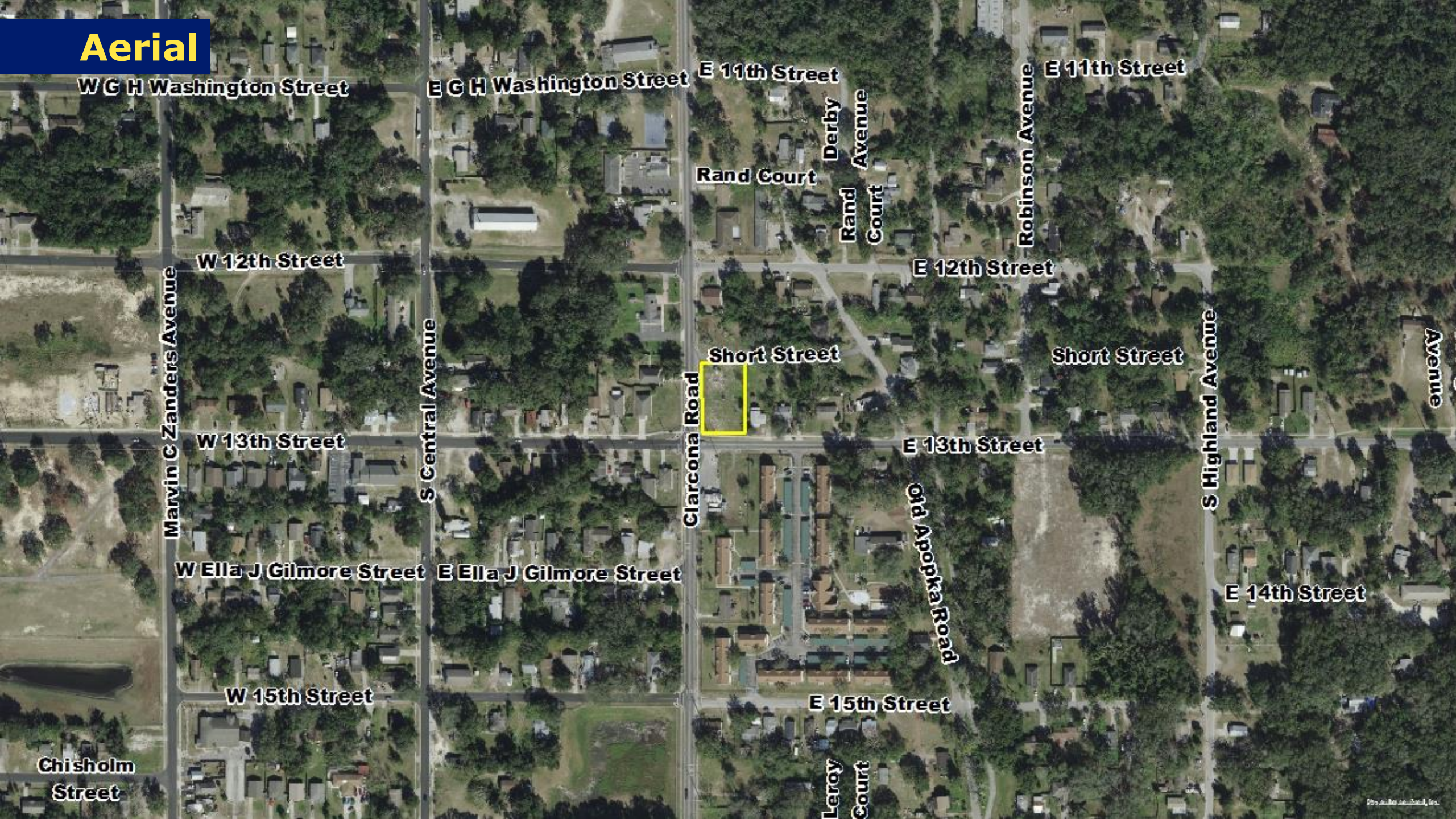


# Amendment 2019-2-S-2-6

## Location



# Aerial



W G H Washington Street

E G H Washington Street

E 11th Street

E 11th Street

W 12th Street

Rand Court

Derby  
Rand  
Court  
Court

Robinson Avenue

E 12th Street

Marvin C Zanders Avenue

S Central Avenue

Clarcona Road

Short Street

Short Street

Avenue

W 13th Street

E 13th Street

W Ella J Gilmore Street

E Ella J Gilmore Street

Old Apopka Road

E 14th Street

W 15th Street

E 15th Street

Chisholm  
Street

Leroy  
Court

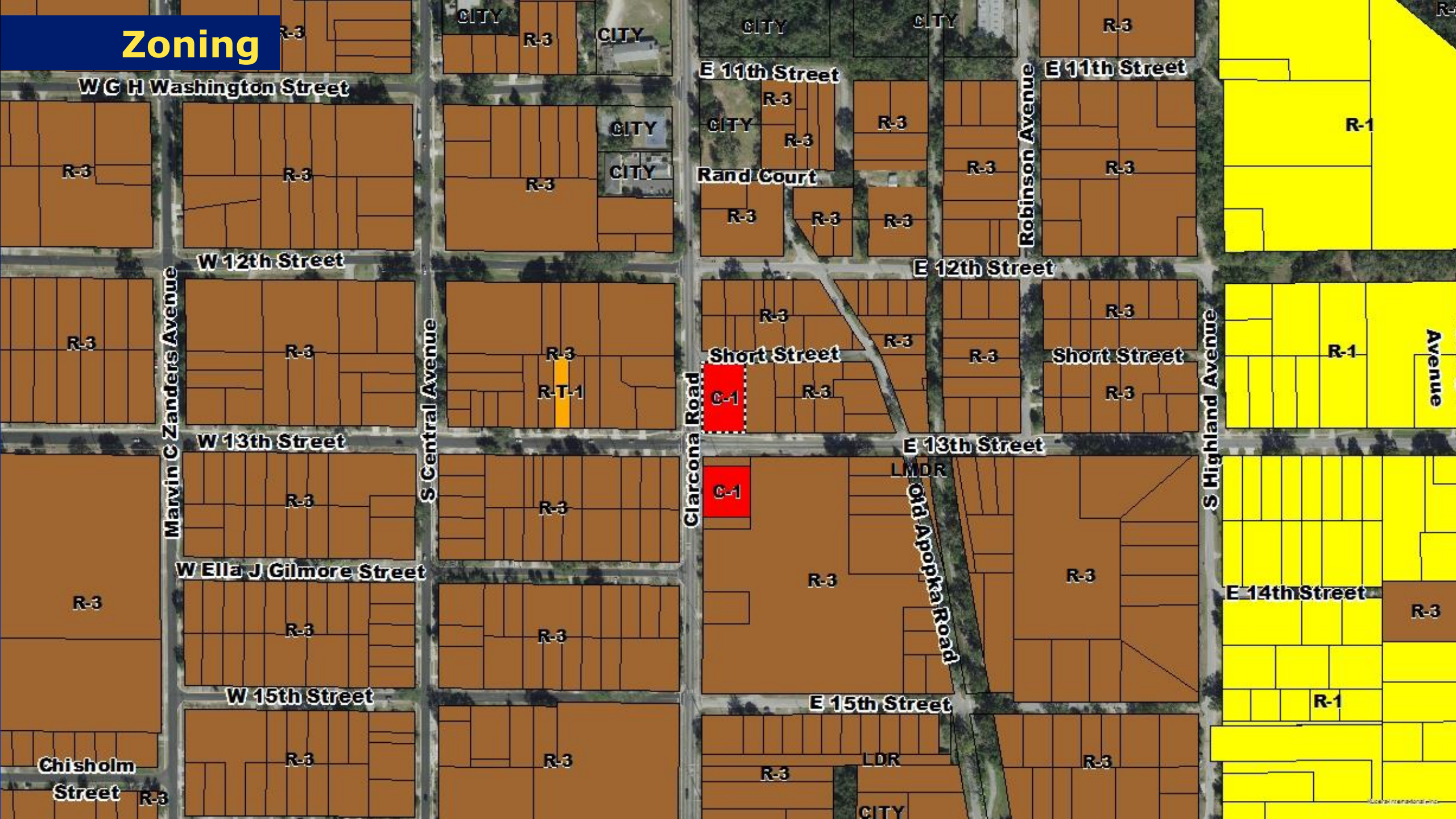
# Future Land Use








# Zoning





# Amendment 2019-2-S-2-6

**Staff Recommendation:**

**DO NOT ADOPT**

**LPA Recommendation:**

**ADOPT**

**Requested Action:**

- **Make a finding of inconsistency with the Comprehensive Plan (see Future Land Use Element Objective FLU8.2, Neighborhood Element Objective N1.1, and Policies FLU1.4.2, FLU1.4.3, FLU1.4.4, FLU8.2.1, and Open Space Policies OS1.3.2 and OS1.3.6)**
- **Determine that the proposed amendment is not in compliance; and**
- **DENY Amendment 2019-2-S-2-6, Low Density Residential (LDR) to Commercial (C).**



# Amendment 2019-2-S-3-1 & RZ-19-10-018

**Agent:** Tuan Tran

**Owner:** Linh Pham

**From:** Office (O) and Low Density Residential (LDR)  
P-O (Professional Office District) and R-1 (Single-Family Dwelling District)

**To:** Commercial (C)  
C-1 (Retail Commercial District)

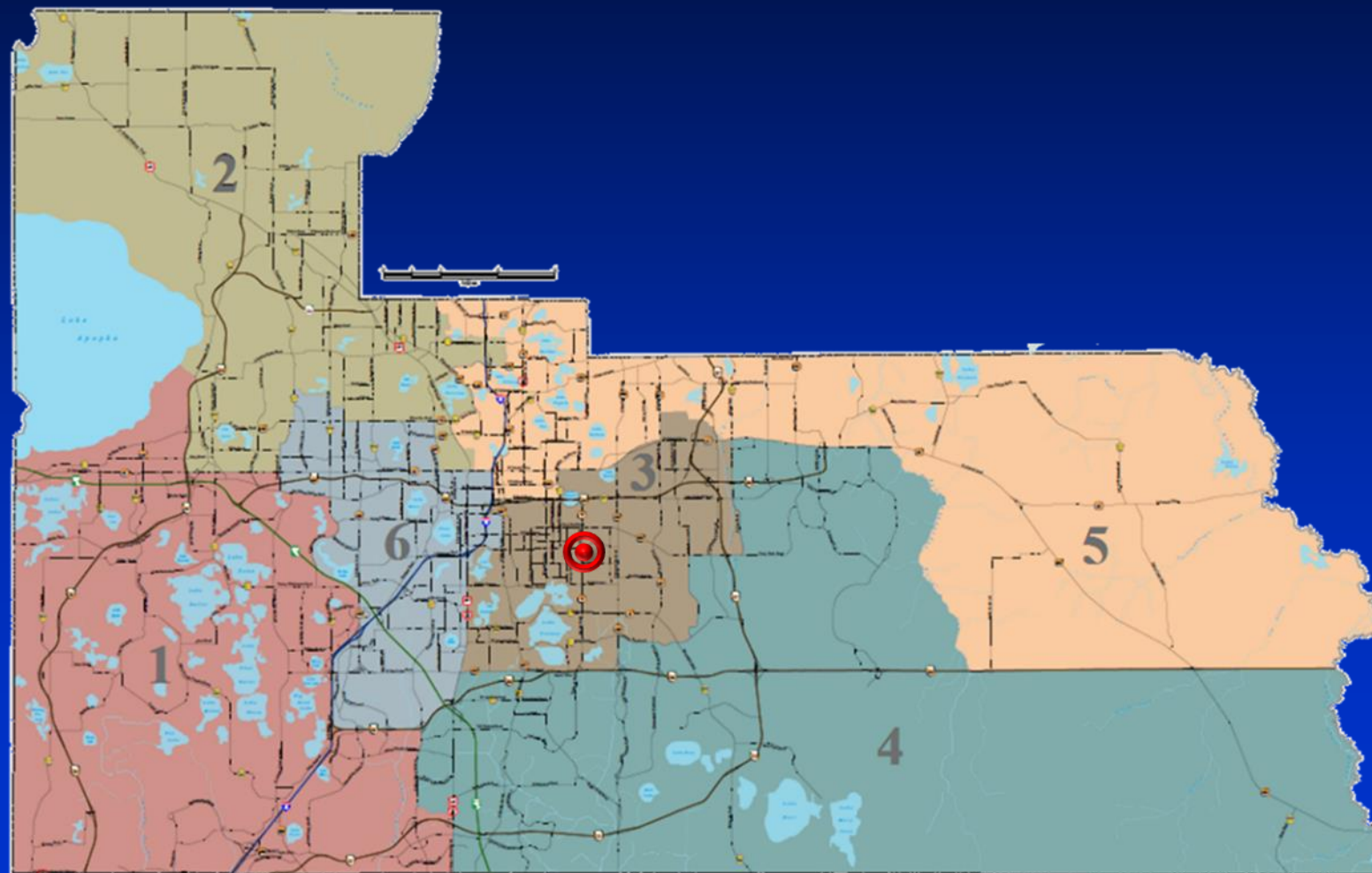
**Acreage:** 1.8 acres

**Proposed Use:** Up to 117,616 square feet of commercial development  
The applicant proposes 15,000 – 25,000 square foot mix of professional office and retail uses

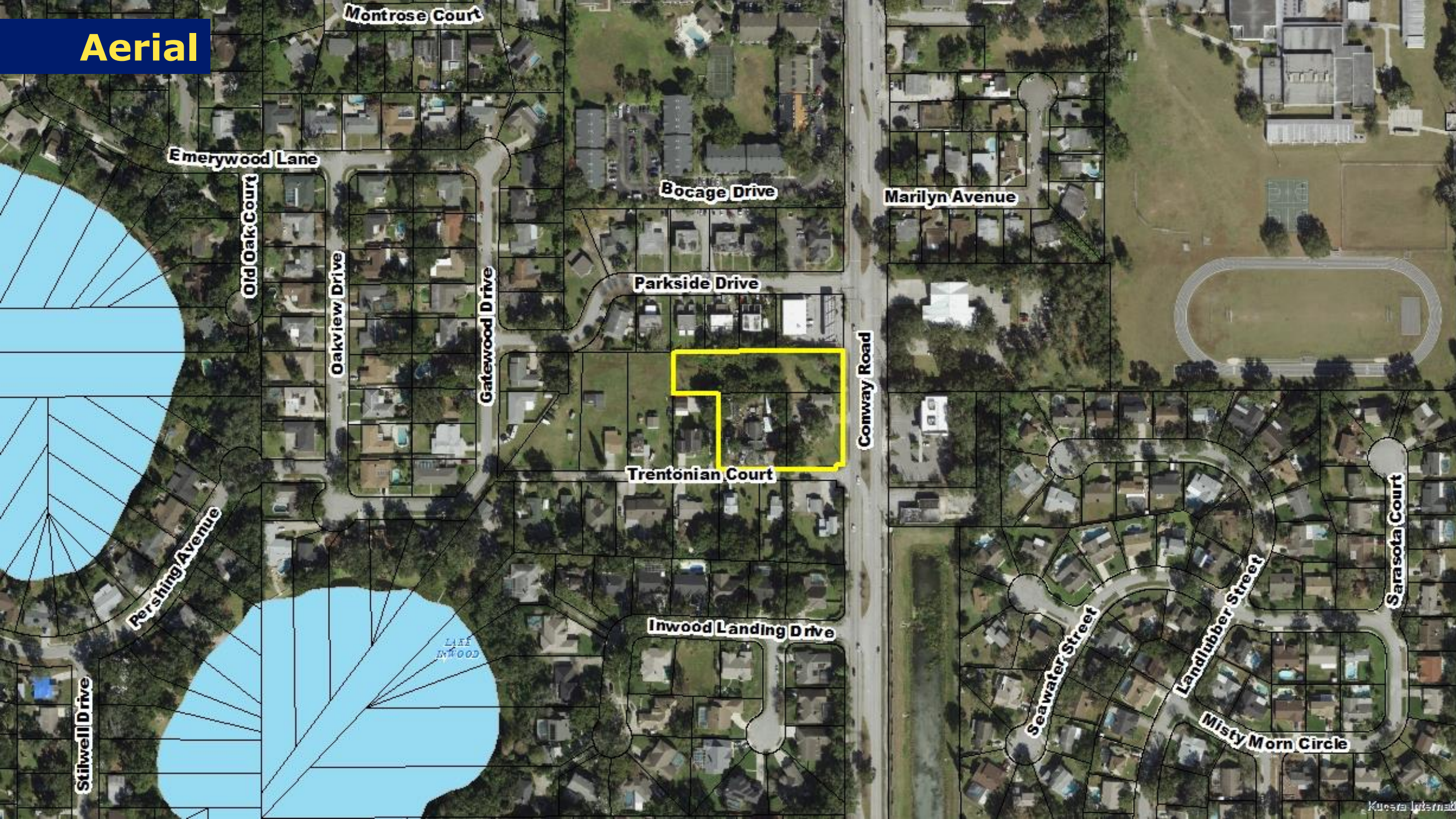


# Amendment 2019-2-S-3-1 and RZ-19-10-018

## Location



# Aerial



Montrose Court

Emerywood Lane

Old Oak Court

Oakview Drive

Gatewood Drive

Bocage Drive

Parkside Drive

Marilyn Avenue

Conway Road

Trentonian Court

Inwood Landing Drive

Pershing Avenue

Stiwell Drive

LAKE INWOOD

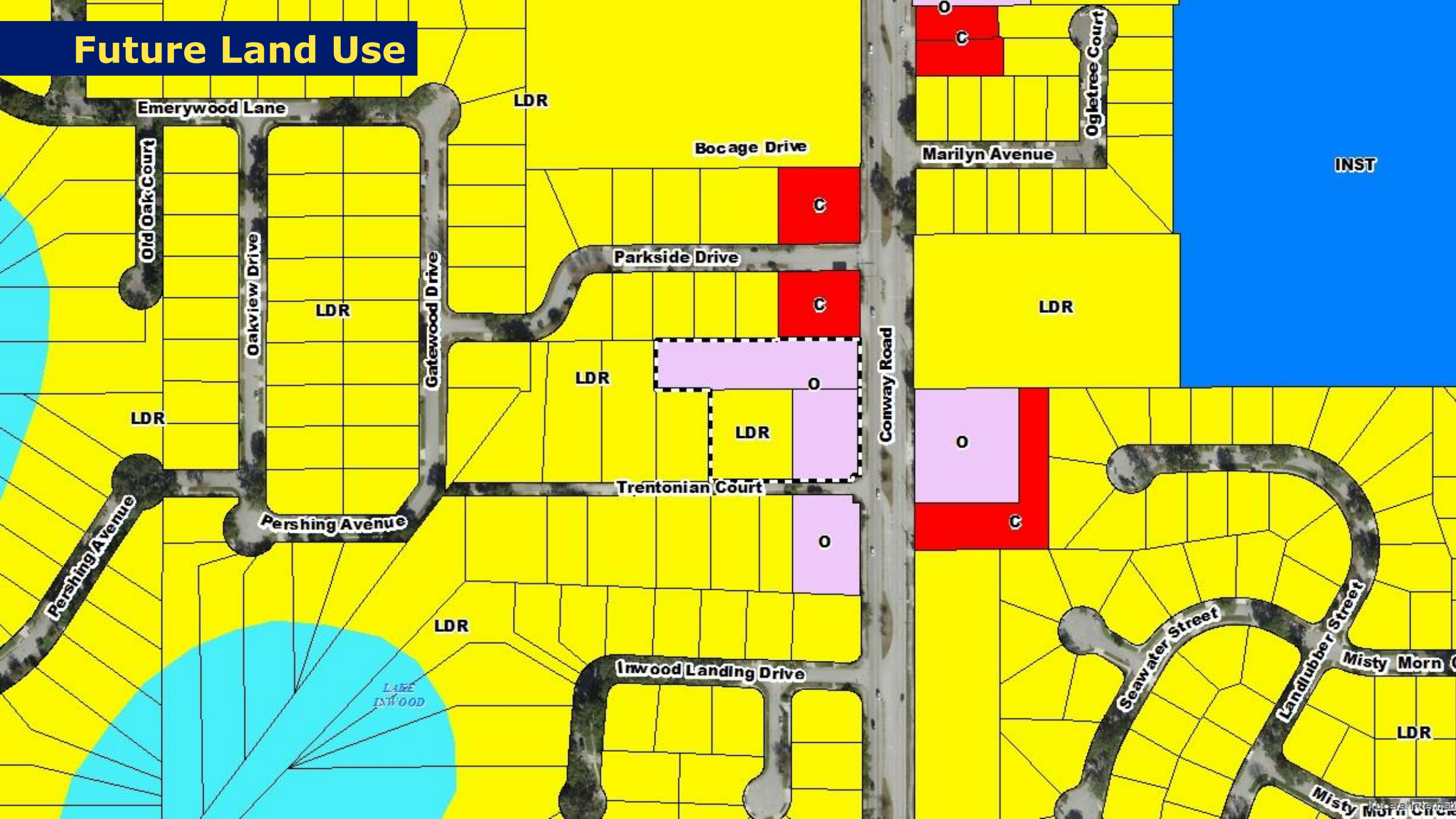
Seawater Street

Landlubber Street

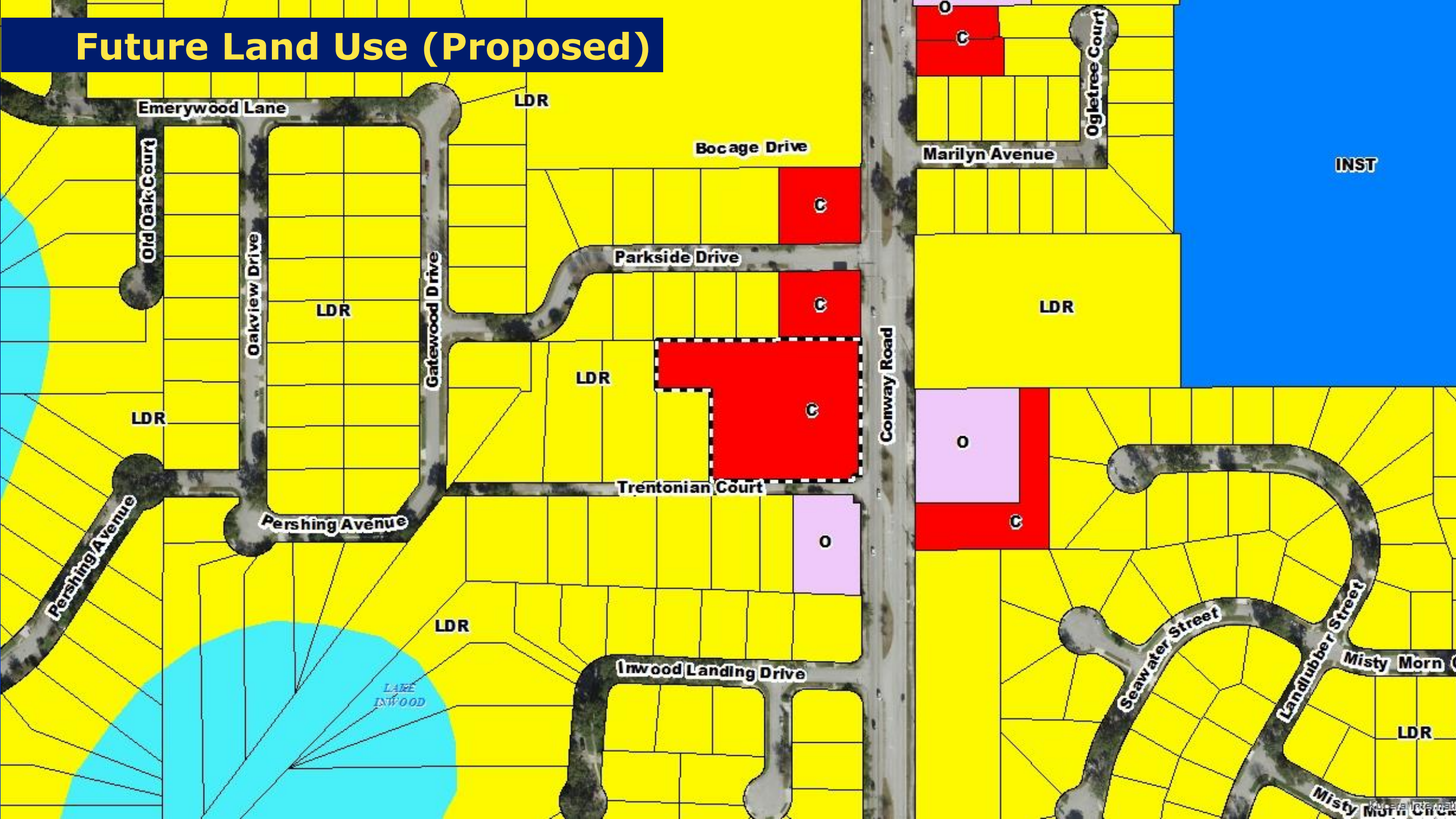
Misty Morn Circle

Sarasota Court

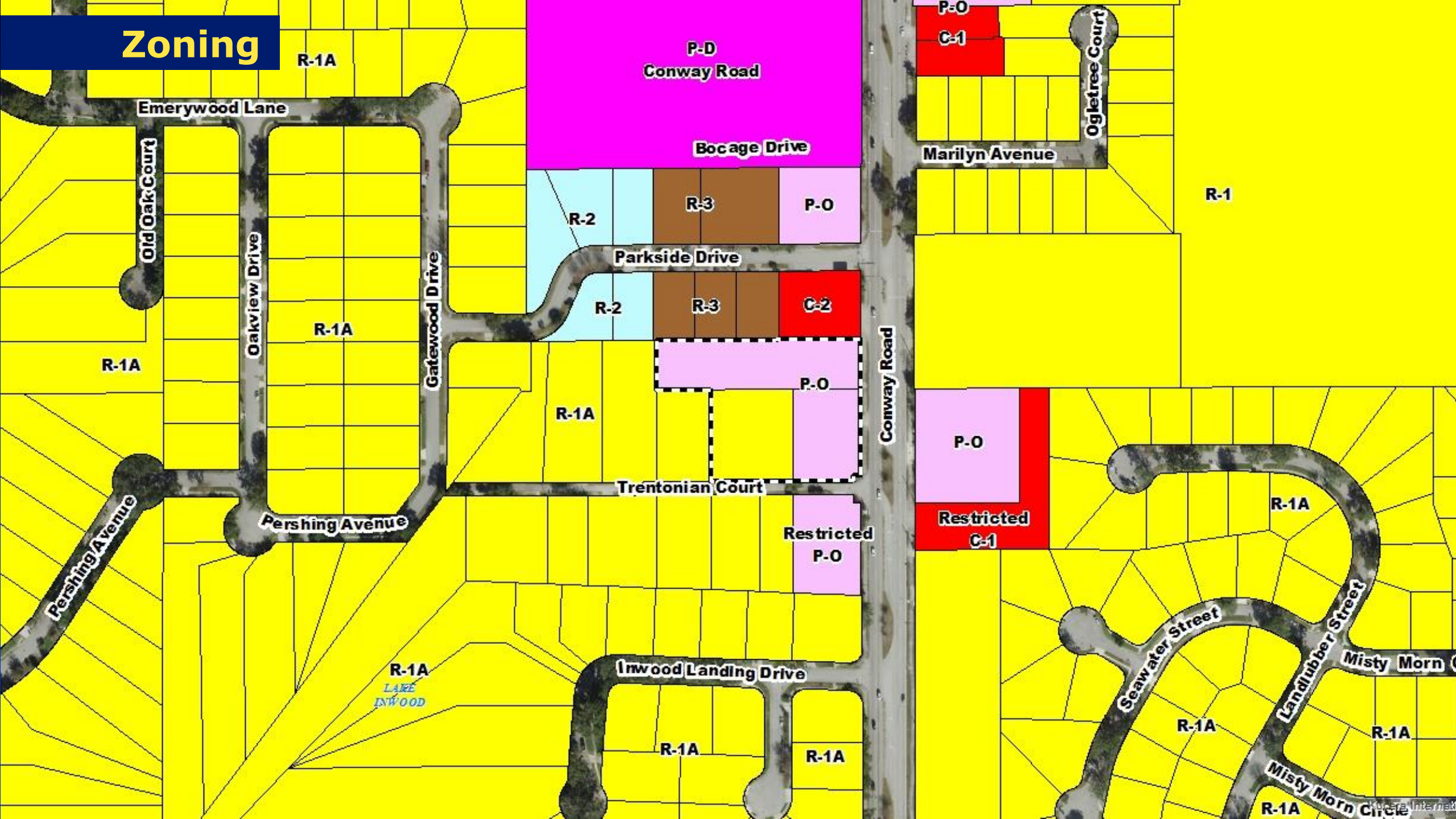
# Future Land Use



# Future Land Use (Proposed)

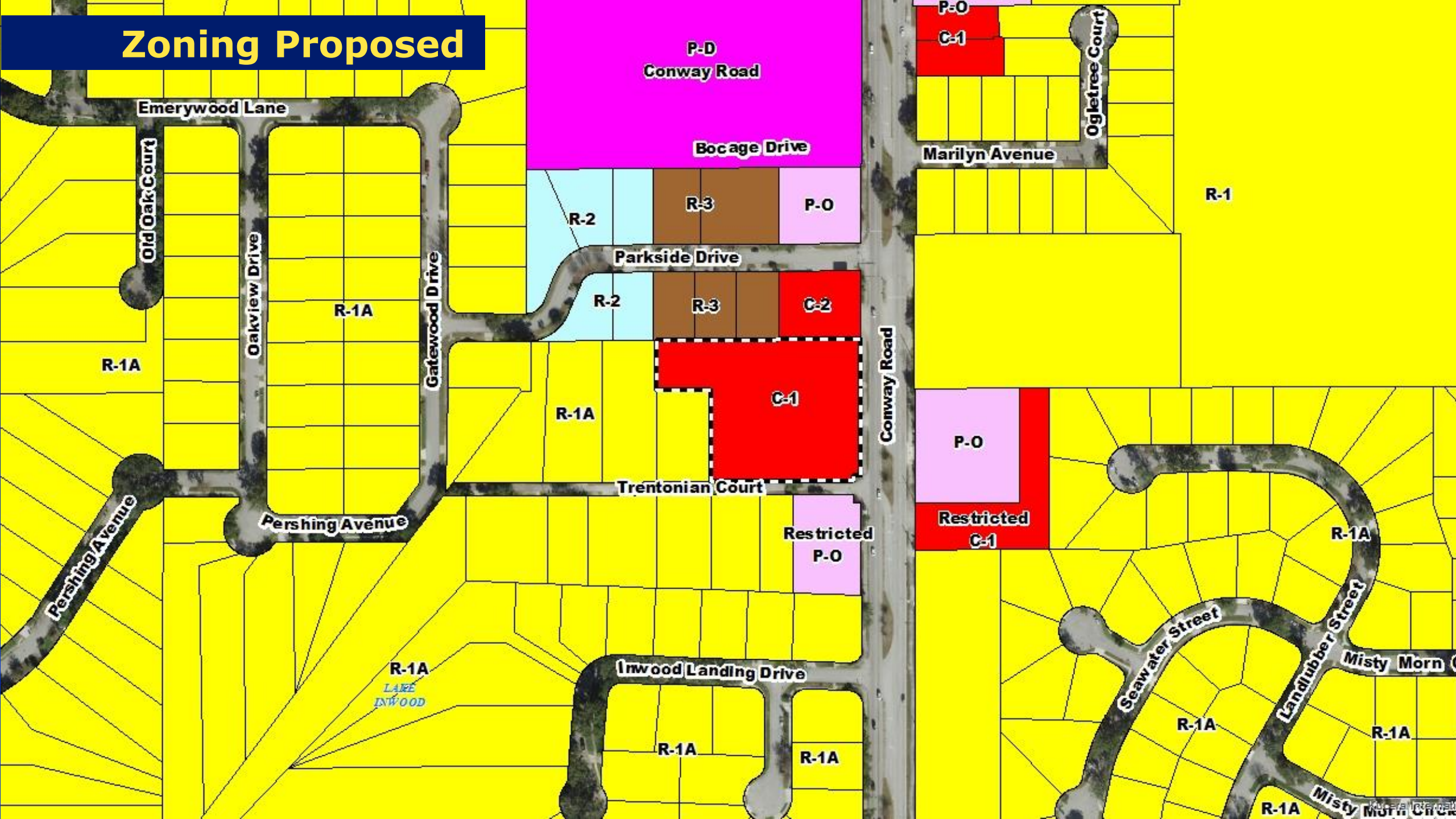


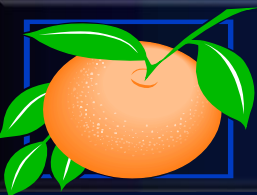
# Zoning





# Zoning Proposed





# Amendment 2019-2-S-3-1

**Staff Recommendation:**

**DO NOT ADOPT**

**LPA Recommendation:**

**DO NOT ADOPT**

## **Requested Action:**

- **Make a finding of inconsistency with the Comprehensive Plan (Future Land Use Element Objective FLU1. FLU1.4, FLU2.1 and FLU8.2 and Policies FLU1.4.2, FLU1.4.3, FLU1.4.4, FLU8.2.1, and FLU8.2.10, and Neighborhood Element Objective N1.1)**
- **Determine that the proposed amendment is not in compliance; and**
- **Do Not Adopt Amendment 2019-2-S-3-1, Office (O) and Low Density Residential (LDR) to Commercial (C).**



**RZ-19-10-018**

**Staff Recommendation:**

**DENY**

**PZC Recommendation:**

**DENY**

**Requested Action:**

- **Make a finding of inconsistency with the Comprehensive Plan and DENY Rezoning Case RZ-19-10-018, P-O (Professional Office District) and R-1 (Single-Family Dwelling District) to C-1 (Retail Commercial).**



# Amendment 2019-2-S-3-2 & RZ-19-10-029

**Agent:** Rony Charles

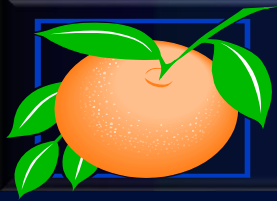
**Owner:** Makandal Property Investments

**From:** Low Density Residential (LDR) and R-1A (Single Family Dwelling District)

**To:** Medium Density Residential (MDR) and R-3 (Multiple-Family Dwelling District)

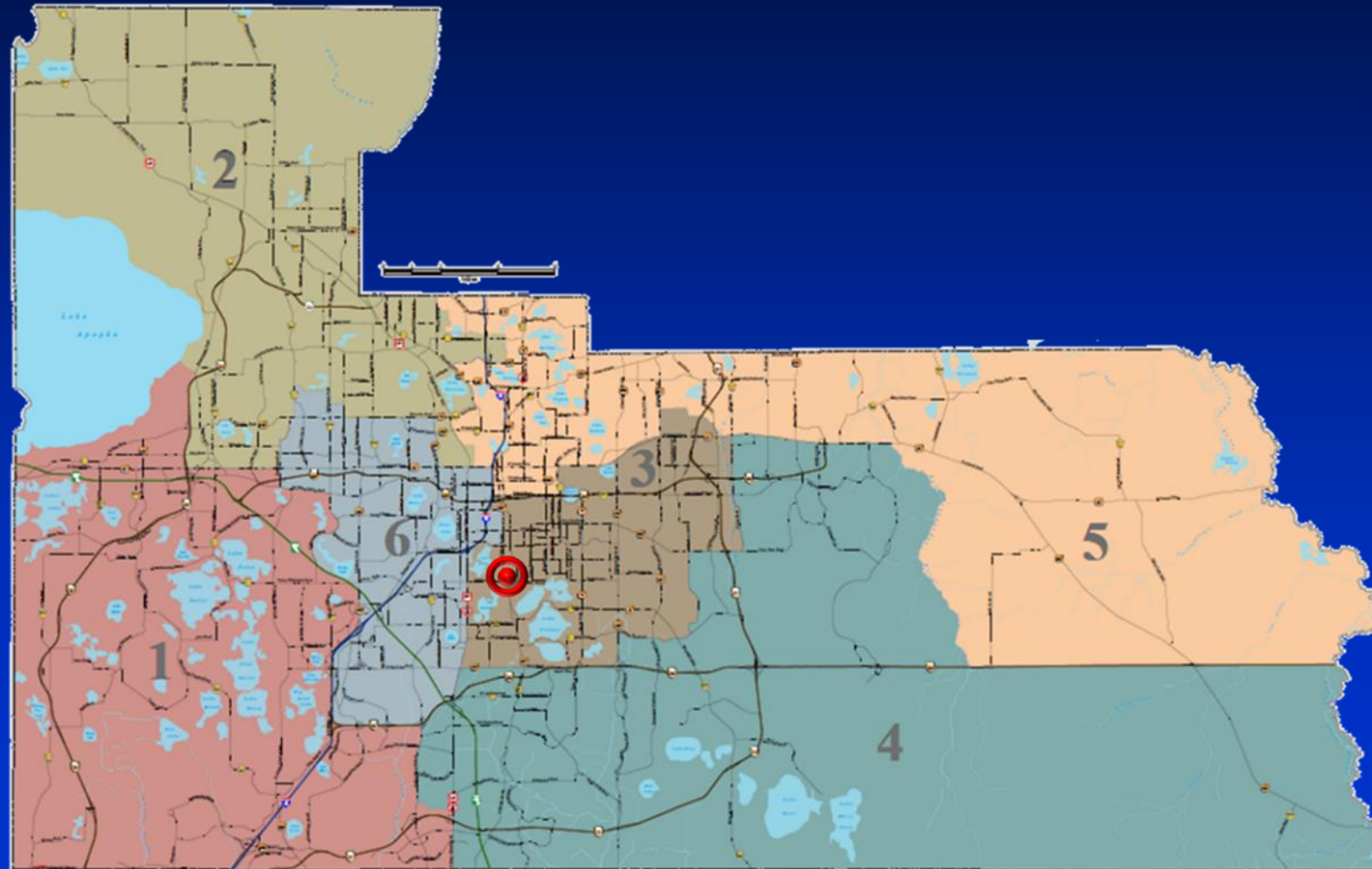
**Acreage:** 0.27

**Proposed Use:** Up to five (5) multi-family dwelling units

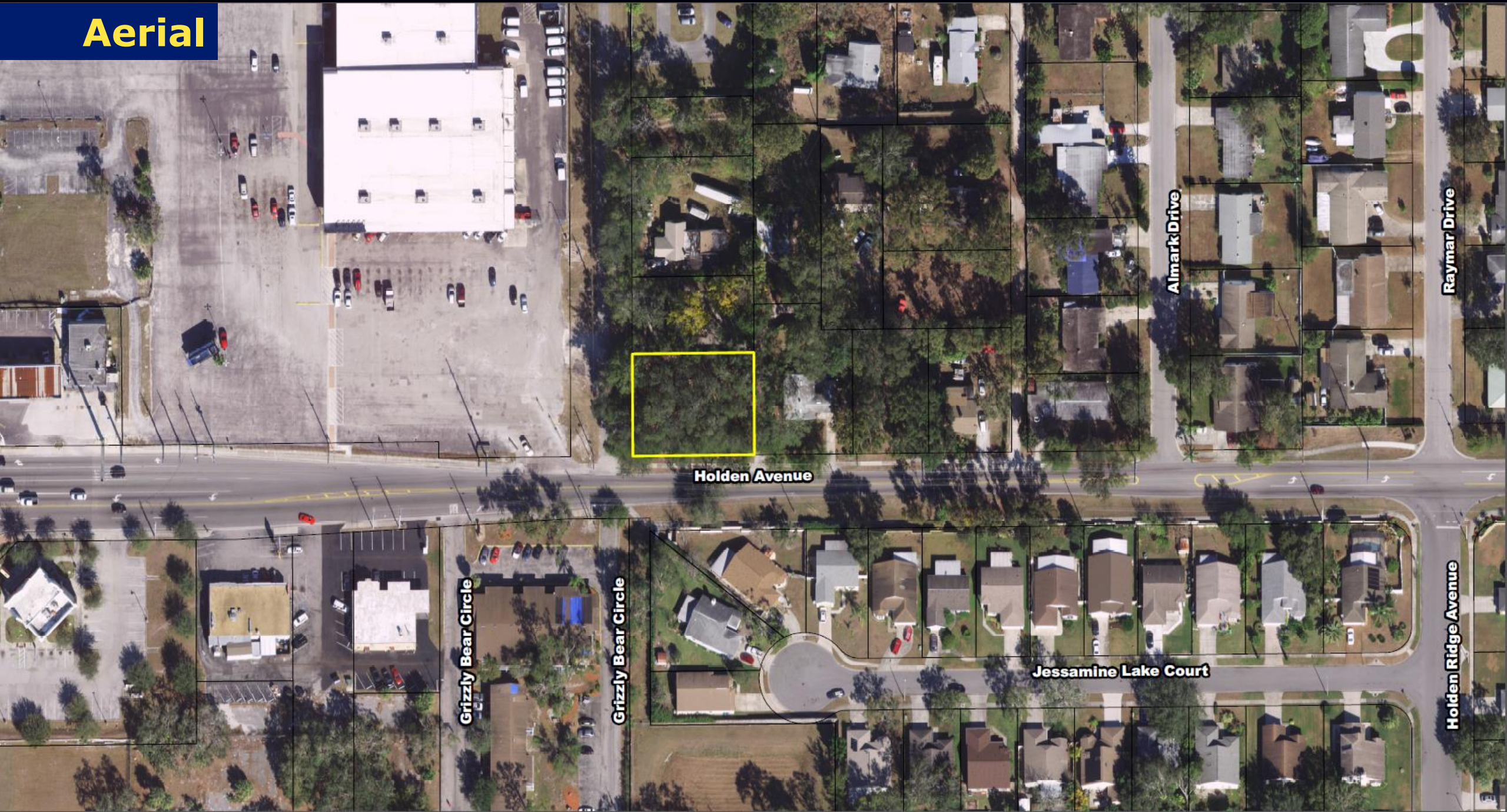


# Amendment 2019-2-S-3-2/RZ-19-10-029

## Location



# Aerial



Holden Avenue

Grizzly Bear Circle

Grizzly Bear Circle

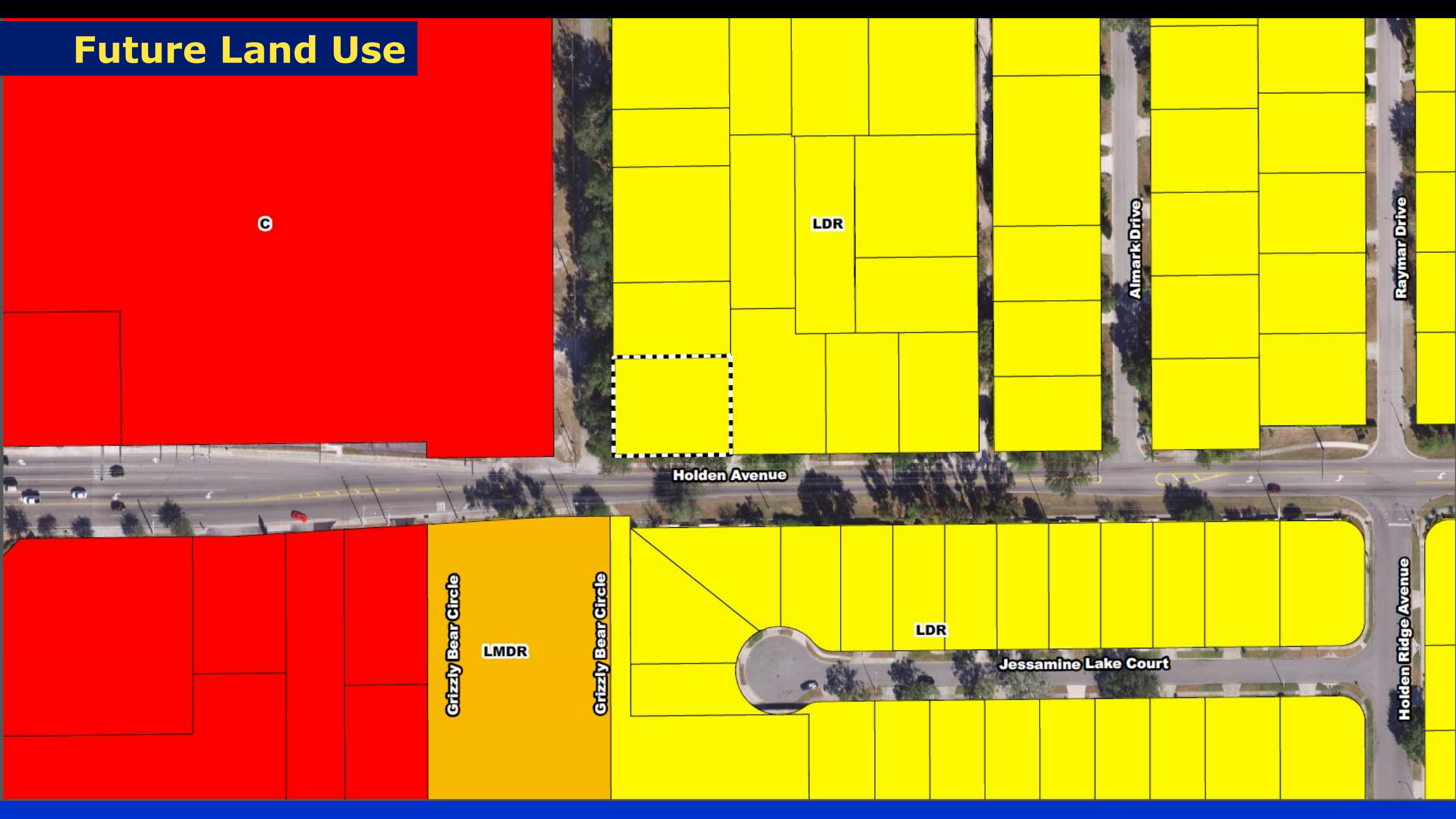
Jessamine Lake Court

Almark Drive

Raymar Drive

Holden Ridge Avenue

# Future Land Use



# Future Land Use (Proposed)

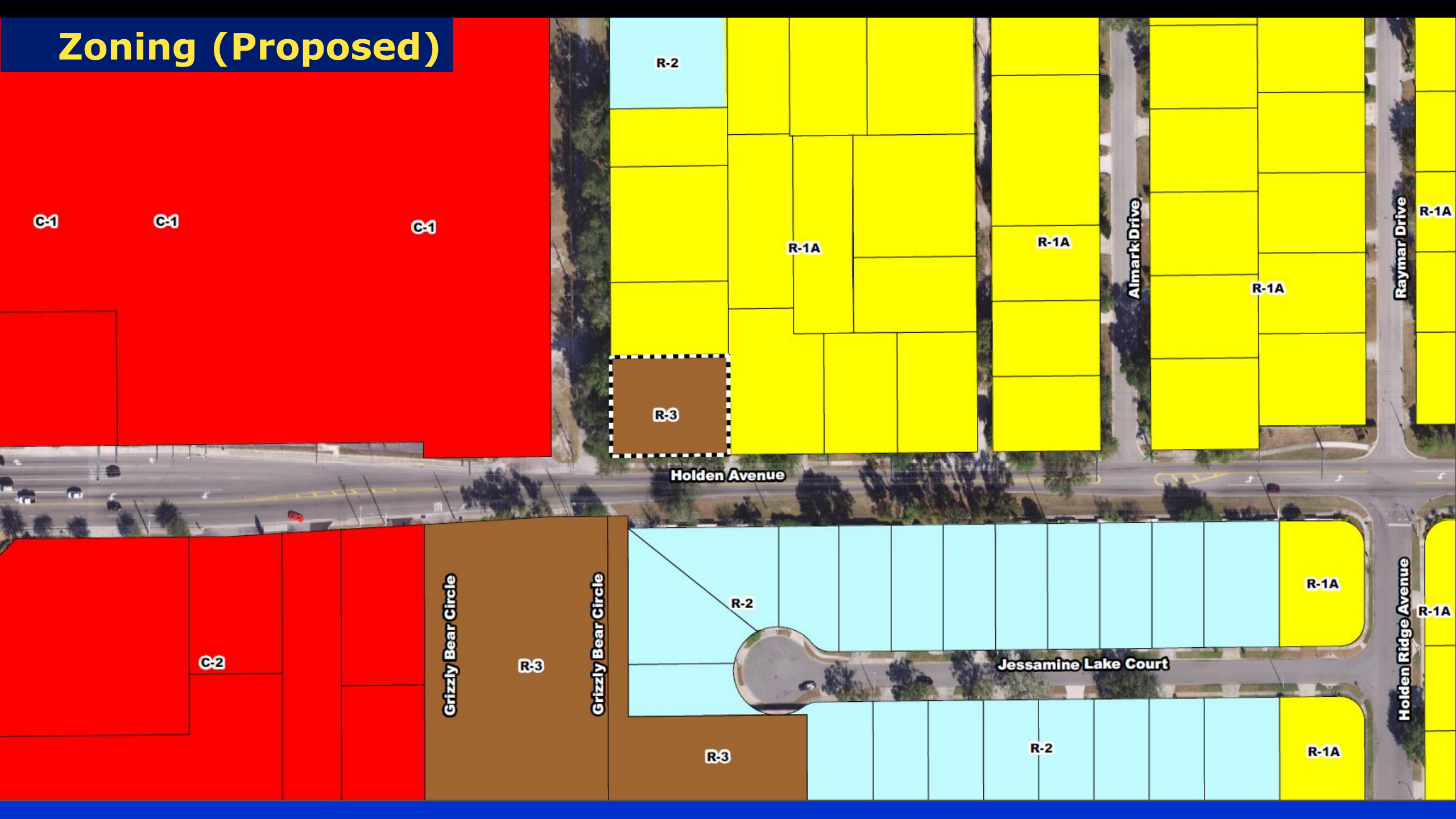




# Zoning



# Zoning (Proposed)



C-1

C-1

C-1

R-2

R-1A

R-1A

R-1A

R-1A

R-3

Holden Avenue

Almark Drive

Raymar Drive

C-2

Grizzly Bear Circle

R-3

Grizzly Bear Circle

R-2

Jessamine Lake Court

R-1A


R-1A

R-3

R-2

R-1A

Holden Ridge Avenue



# Amendment 2019-2-S-3-2

**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**DO NOT ADOPT**

**Requested Action:**

- **Make a finding of consistency with the Comprehensive Plan (Future Land Use Objectives and Policies FLU 1.1, FLU 1.1.1, FLU 1.4.2, FLU 2.1, FLU 6.2, FLU 6.2.9, FLU 6.2.9, FLU 6.2.10, FLU 8.2, FLU 8.2.1, FLU 8.2.11, and Neighborhood Element Objective OBJ N1.1)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-2-S-3-2, Low Density Residential (LDR) to Medium Density Residential (MDR).**



**RZ-19-10-029**

**Staff Recommendation:**

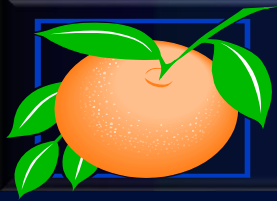
**APPROVE**

**PZC Recommendation:**

**DENY**

**Requested Action:**

- **Make a finding of consistency with the Comprehensive Plan, and recommend approval of Rezoning Case RZ-19-10-029, R-1A (Single-Family Dwelling District) to R-3 (Multiple-Family Dwelling District).**



# Amendment 2019-2-S-3-3 & RZ-19-10-049

**Agent:** Rebecca Wilson

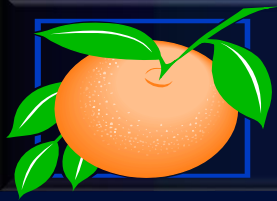
**Owner:** East West Place LLC/Giovanni Fernandez

**From:** Low-Medium Density Residential (LMDR)  
R-1 (Single-Family Dwelling District)

**To:** Commercial (C)  
C-1 (Retail Commercial District)

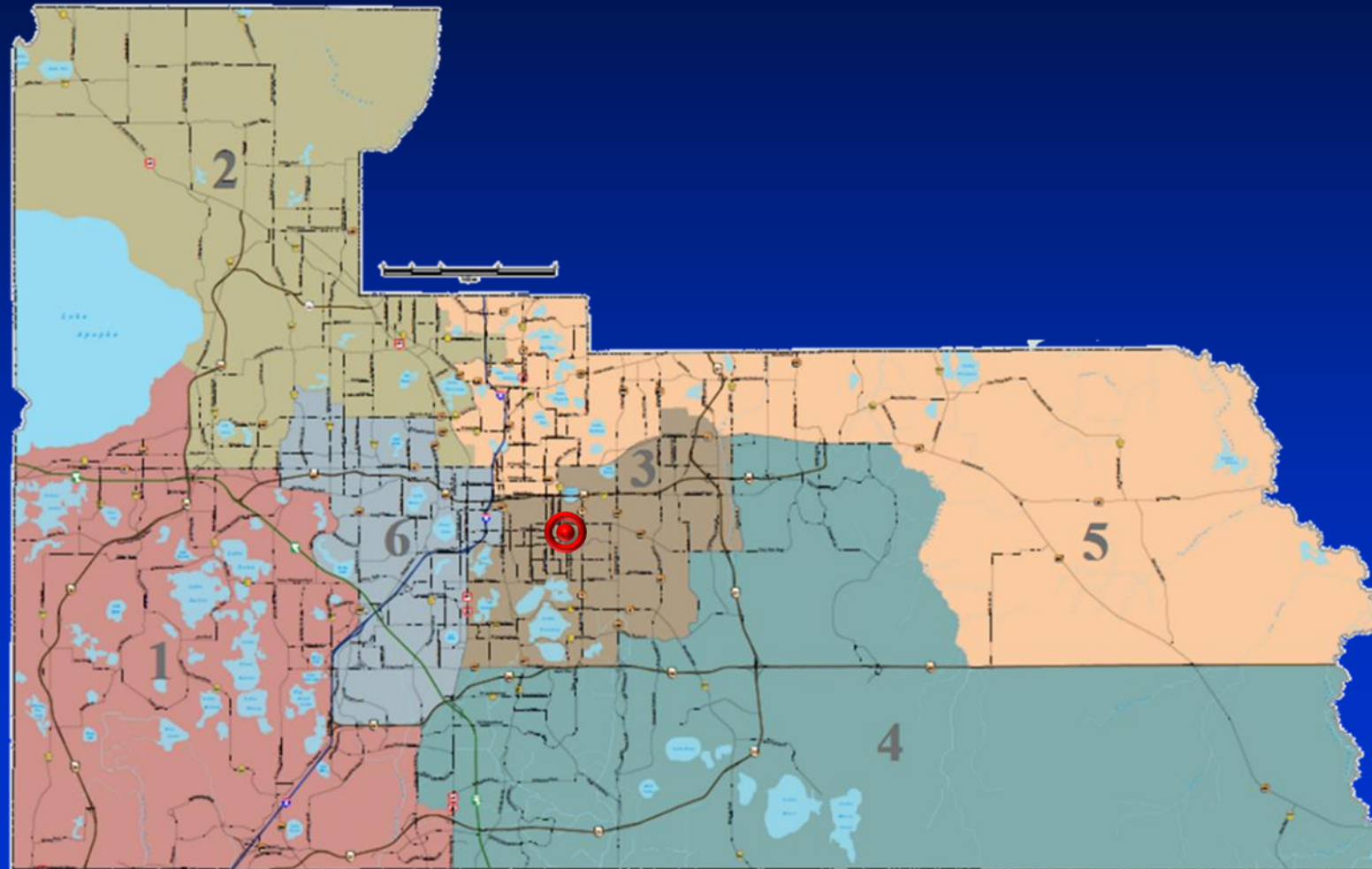
**Acreage:** 1.601 (Rezoning 1.24)

**Proposed Use:** Parking for Hourglass Brewery  
1.5 FAR allows for 104,609 SF Commercial

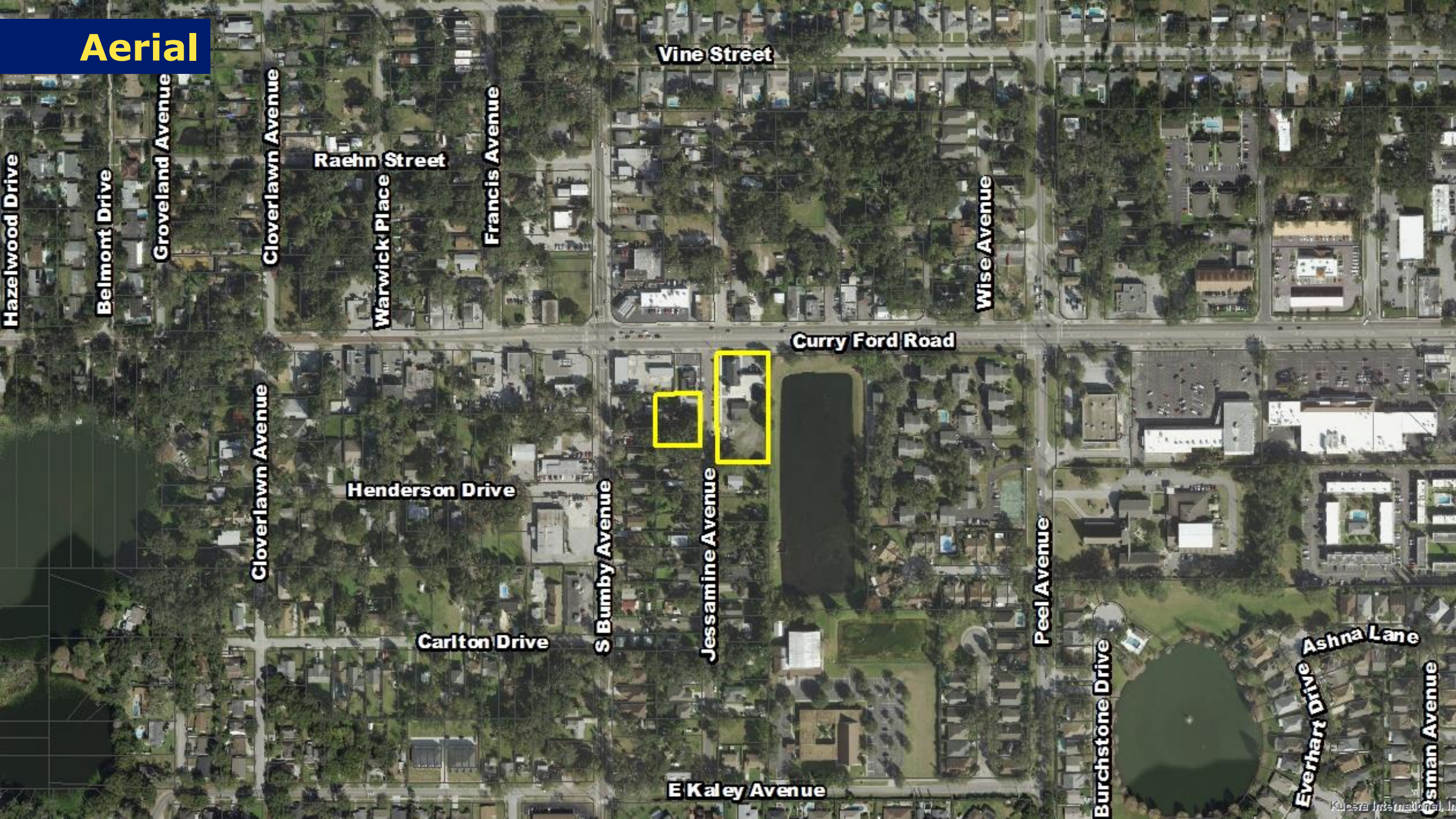


# Amendment 2019-2-S-3-3 & RZ-19-10-049

## Location



# Aerial



Hazelwood Drive

Belmont Drive

Groveland Avenue

Cloverlawn Avenue

Cloverlawn Avenue

Raehn Street

Warwick Place

Francis Avenue

Vine Street

Curry Ford Road

Wise Avenue

Henderson Drive

Carlton Drive

S Bumby Avenue

Jessamine Avenue

E Kaley Avenue

Peel Avenue

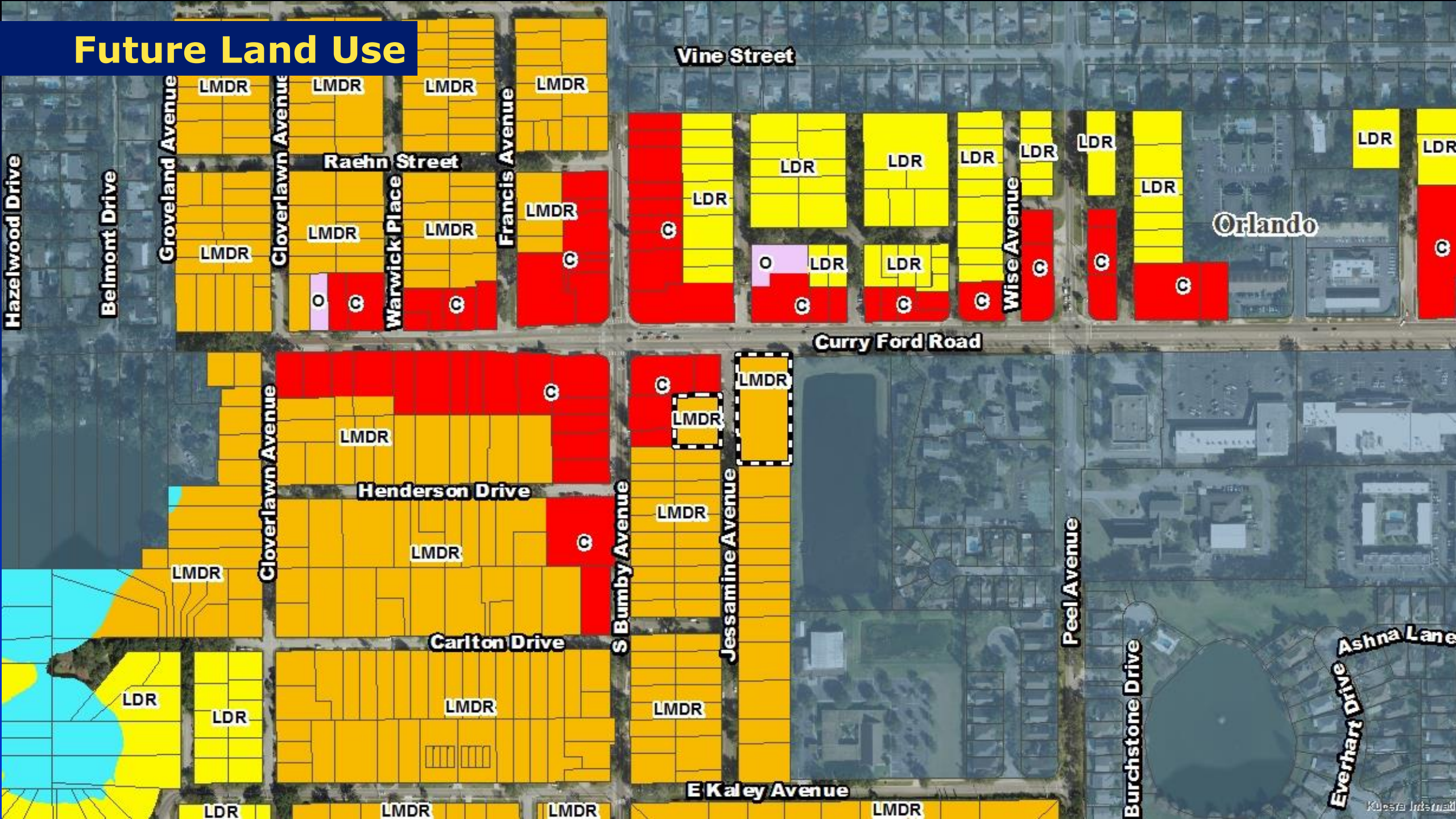
Burchstone Drive

Everhart Drive

Ashna Lane

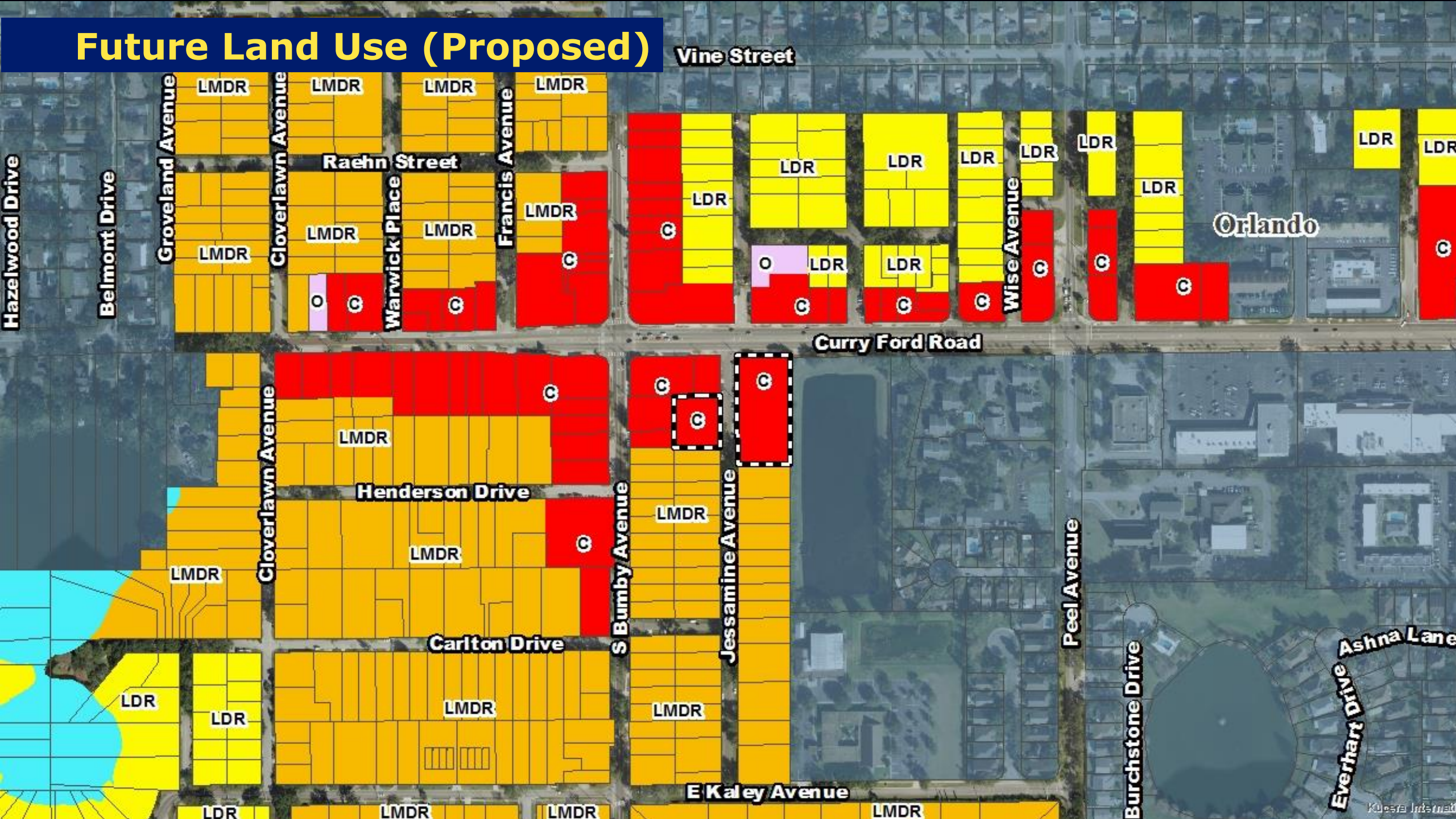
Osman Avenue

# Future Land Use





# Future Land Use (Proposed)



# Zoning



# Zoning Proposed

Hazelwood Drive

Belmont Drive

Groveland Avenue

Cloverlawn Avenue

Raehn Street

Warwick Place

Francis Avenue

Vine Street

Orlando

Curry Ford Road

Cloverlawn Avenue

Henderson Drive

Carlton Drive

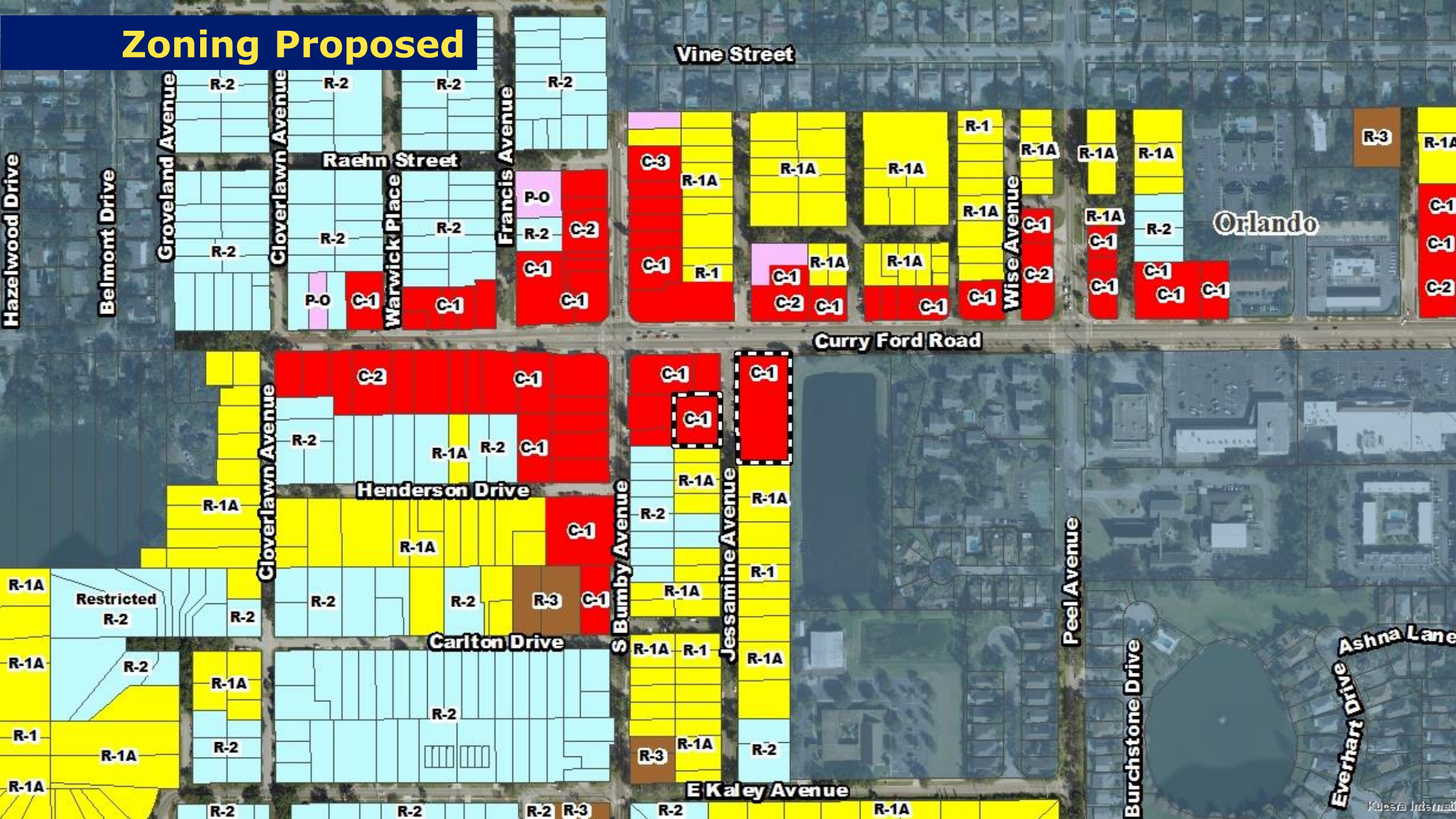
S Bumby Avenue


Jessamine Avenue

Peel Avenue

Burchstone Drive

Ashna Lane  
Everhart Drive





# Amendment 2019-2-S-3-3

**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Requested Action: FLUM**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element FLU1, Objective OBJ FLU1.1, FLU1.2 and FLU2.1, Policies FLU1.2.2, FLU2.3.6, FLU8.2.1, and FLU8.2.11)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-2-S-3-3, Low-Medium Density Residential (LMDR) to Commercial (C).**



**RZ-19-10-049**

**Staff Recommendation:**

**APPROVE**

**PZC Recommendation:**

**APPROVE**

**Requested Action:**

- **Make a finding of consistency with the Comprehensive Plan, and recommend approval of Rezoning Case RZ-19-10-049, R-1 (Single-Family Dwelling District) to C-1 (Retail Commercial District), subject to two (2) restrictions listed in the staff report**



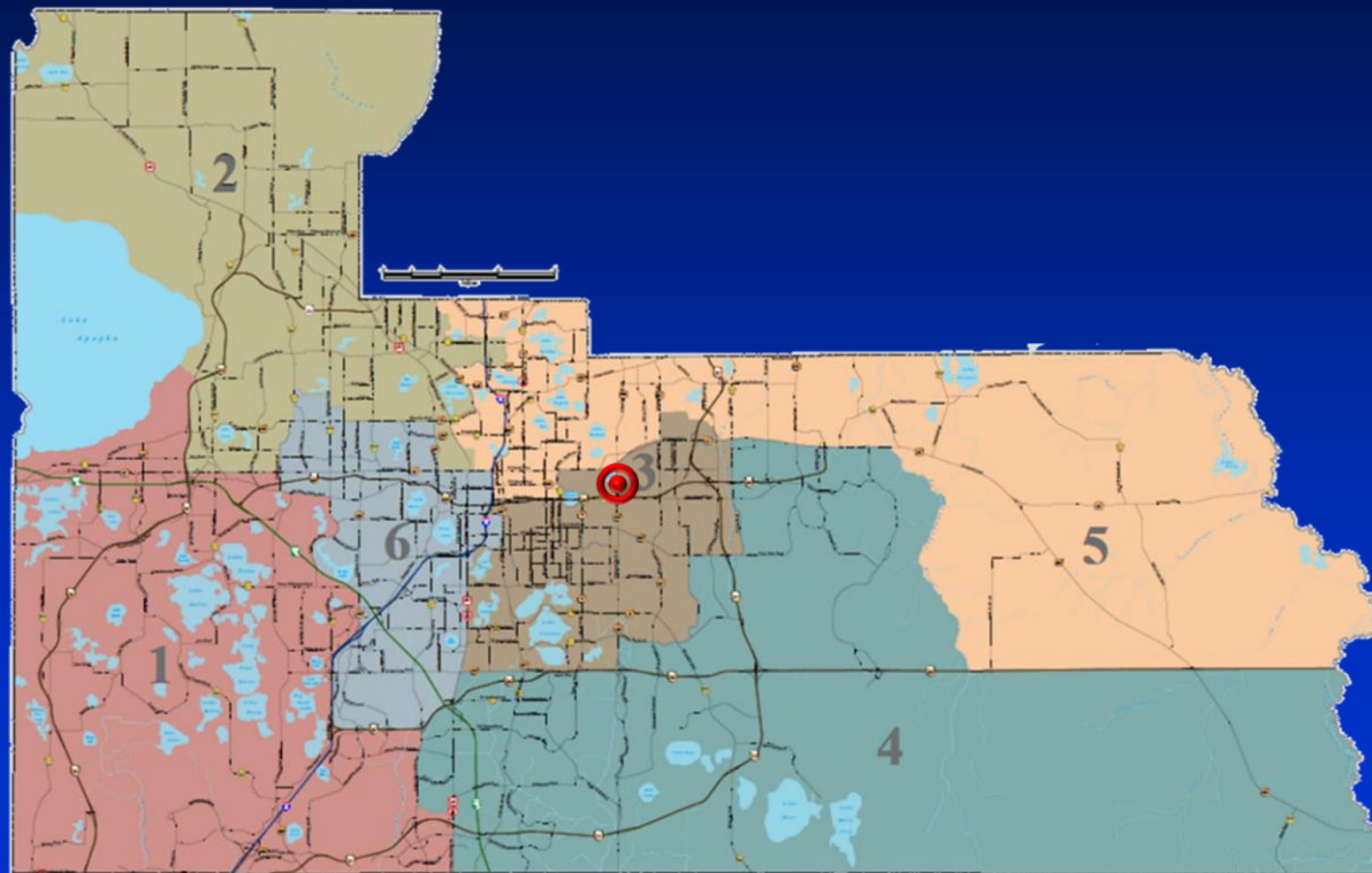
# Amendment 2019-2-S-3-4 & RZ-19-10-028

- Owner:** Maximo Reyes Arias and Viviana Estela Salvador Fernandez
- From:** Low-Medium Density Residential (LMDR)  
R-1A (Single-Family Dwelling District)
- To:** Commercial (C)  
C-2 (General Commercial District) and R-2 (Residential District)
- Acreage:** 0.71
- Proposed Use:** Up to 12,414 square feet commercial development (Lot 2)  
Applicant proposes up to 1,500 sq. ft. commercial development and up to 5 residences

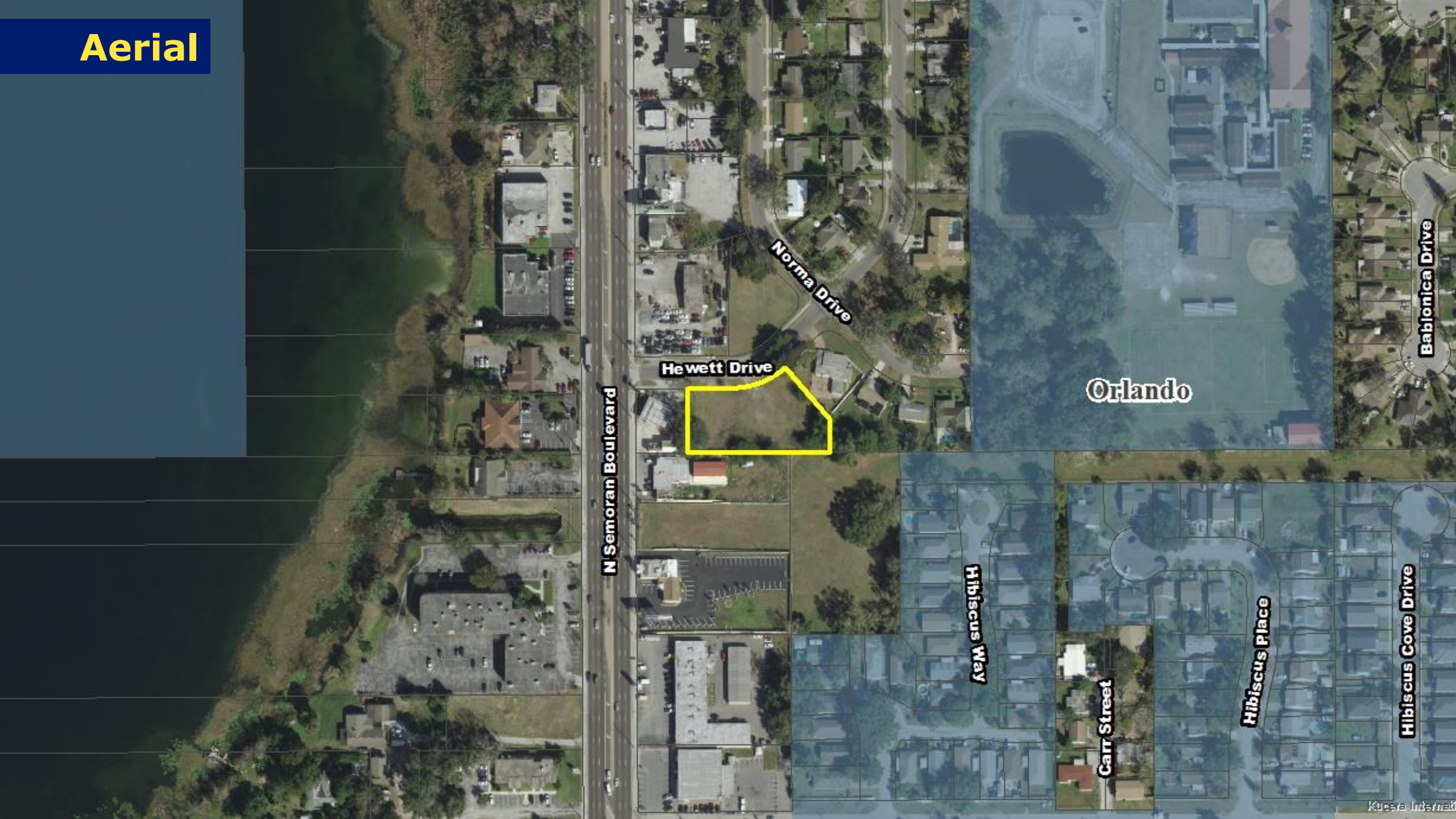


# Amendment 2019-2-S-3-4 and RZ-19-10-028

## Location



# Aerial



**N Semoran Boulevard**

**Hewett Drive**

**Norma Drive**

**Orlando**

**Bablonica Drive**

**Hibiscus Way**

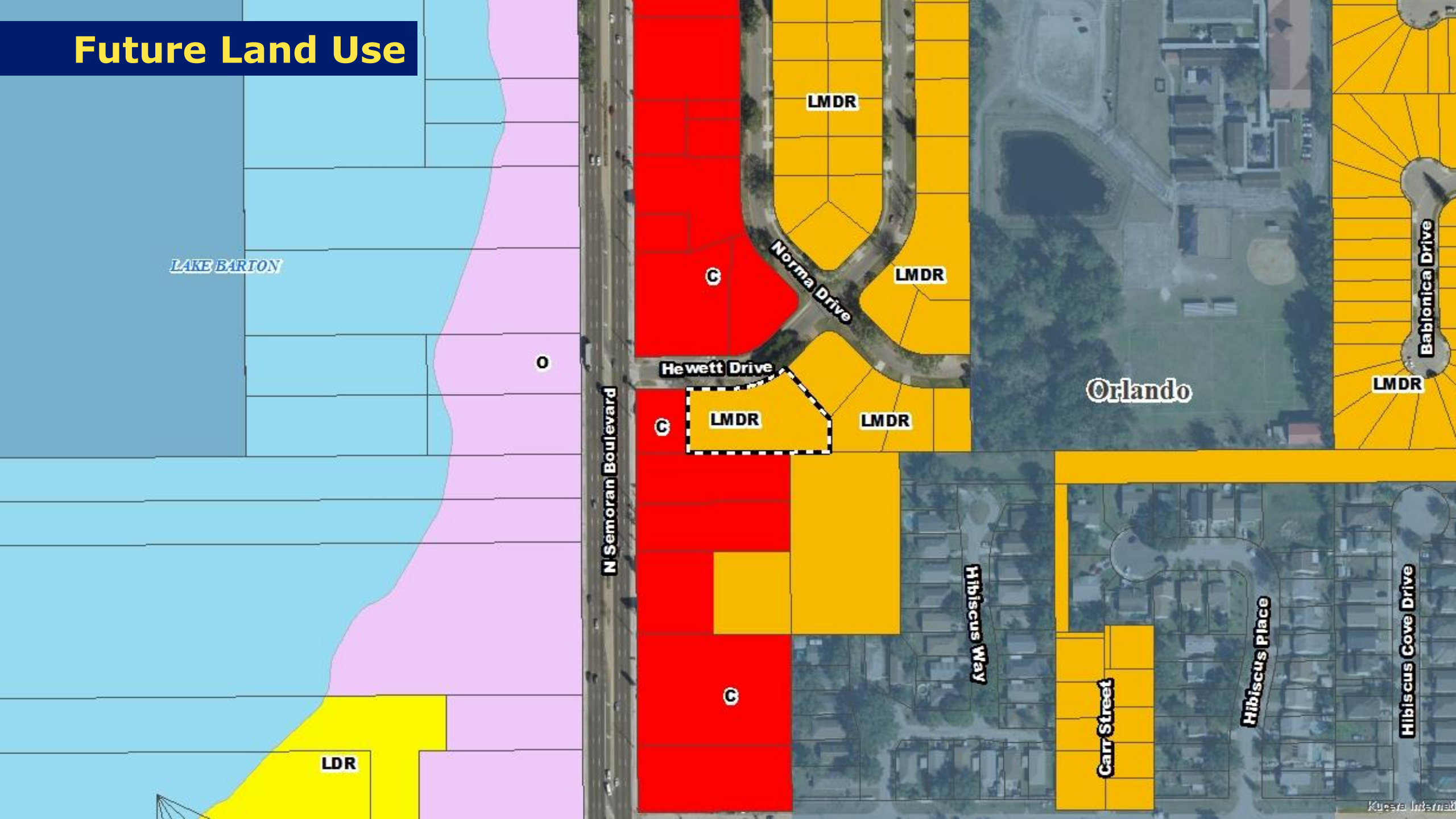
**Carr Street**

**Hibiscus Place**

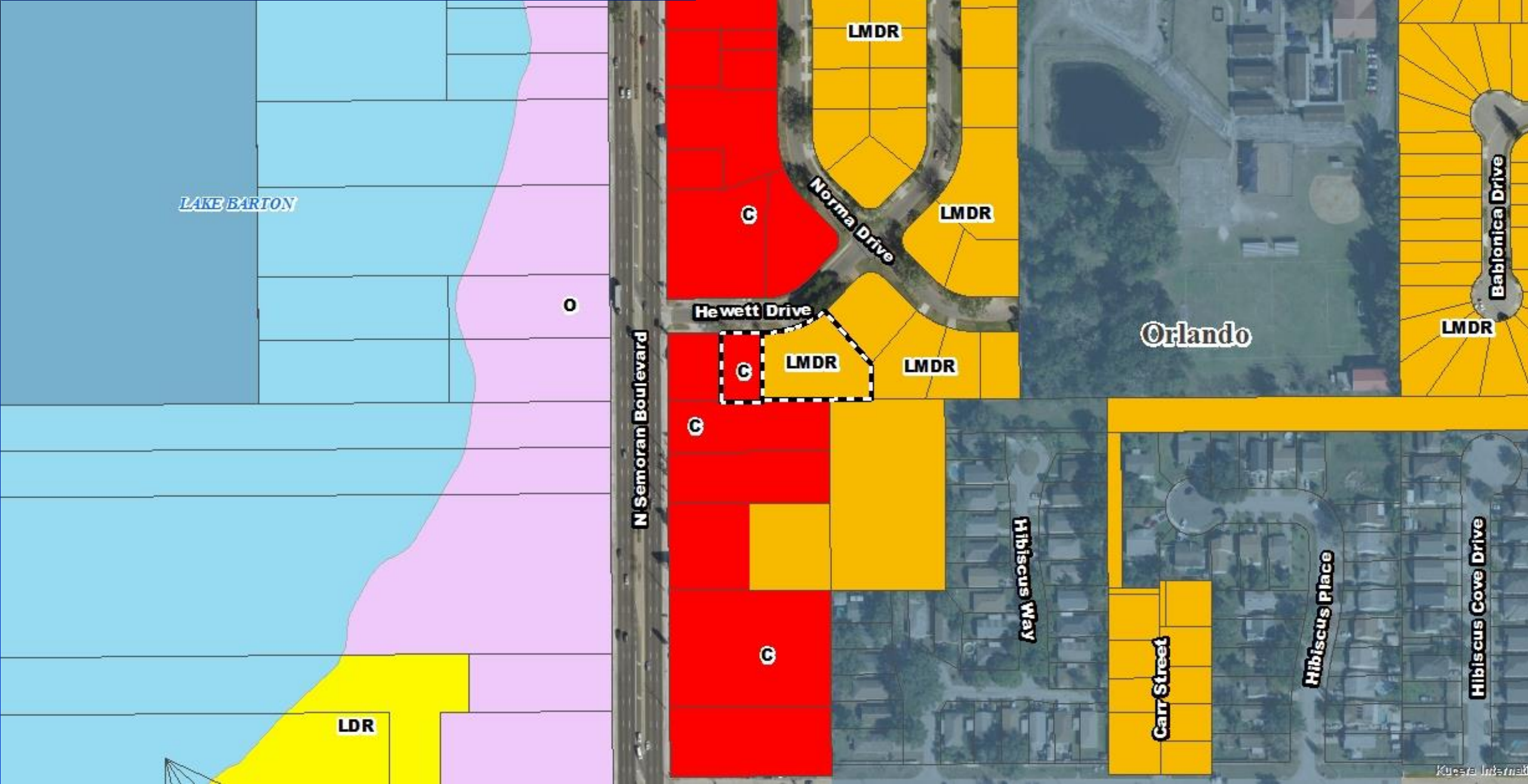
**Hibiscus Cove Drive**



# Future Land Use



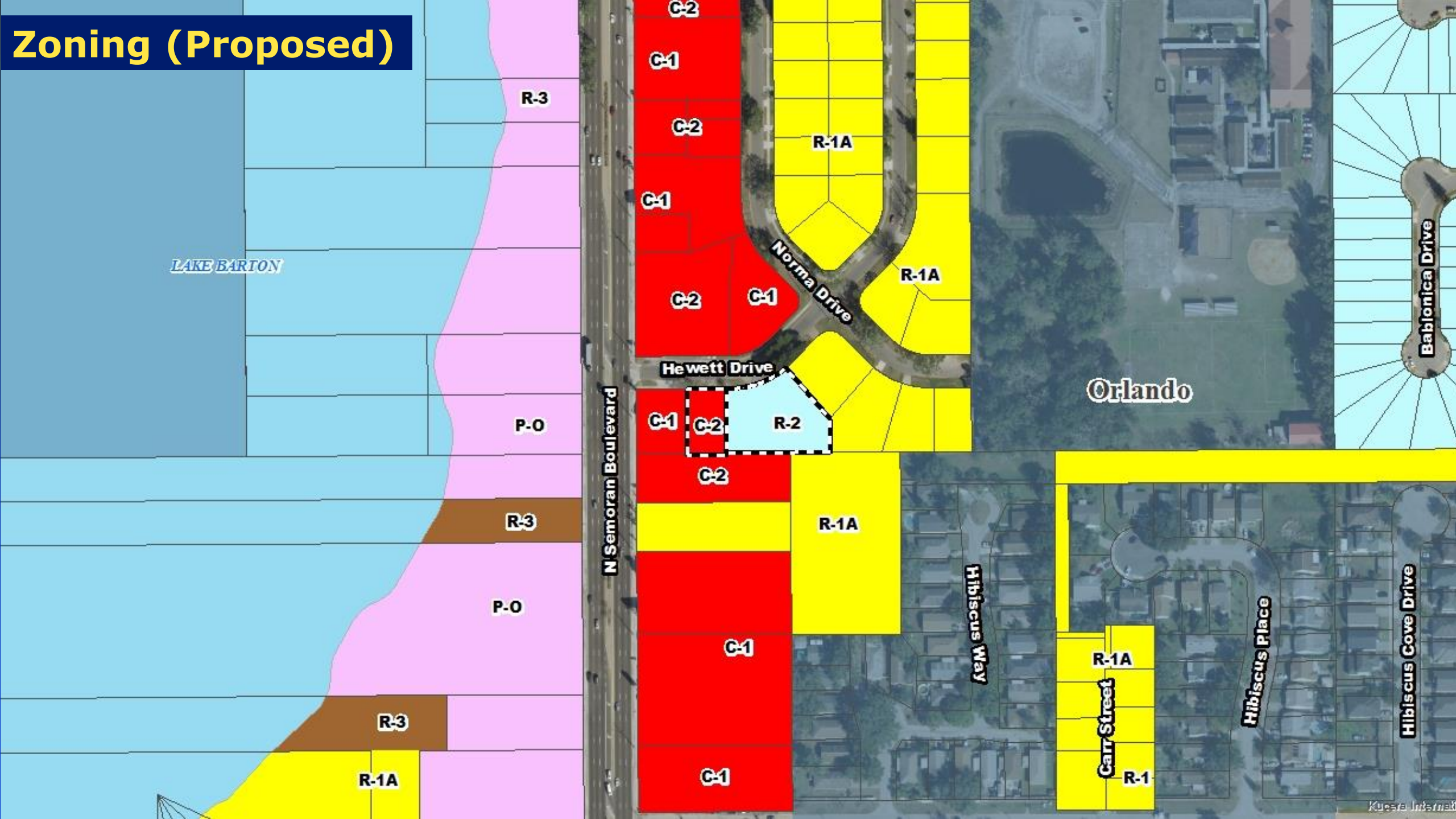
# Future Land Use (Proposed)




# Zoning



# Zoning (Proposed)





# Amendment 2019-2-S-3-4

**Staff Recommendation:**

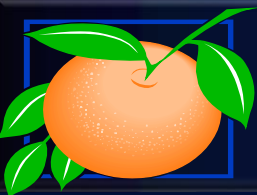
**DO NOT ADOPT**

**LPA Recommendation:**

**ADOPT**

**Requested Action:**

- **Make a finding of inconsistency with the Comprehensive Plan (Future Land Use Element Objective FLU1. FLU1.4, FLU2.1 and FLU8.2 and Policies FLU1.4.2, FLU1.4.3, FLU1.4.4, FLU8.2.1, and FLU8.2.10, and Neighborhood Element Objective N1.1)**
- **Determine that the proposed amendment is not in compliance; and**
- **Do Not Adopt Amendment 2019-2-S-3-4, Low Density Residential (LDR) to Commercial (C).**



**RZ-19-10-028**

**Staff Recommendation:**

**DENY**

**PZC Recommendation:**

**APPROVE**

**Requested Action:**

- **Make a finding of inconsistency with the Comprehensive Plan and DENY Rezoning Case RZ-19-10-028, P-O (Professional Office District) and R-1 (Single-Family Dwelling District) to C-2 (General Commercial District).**



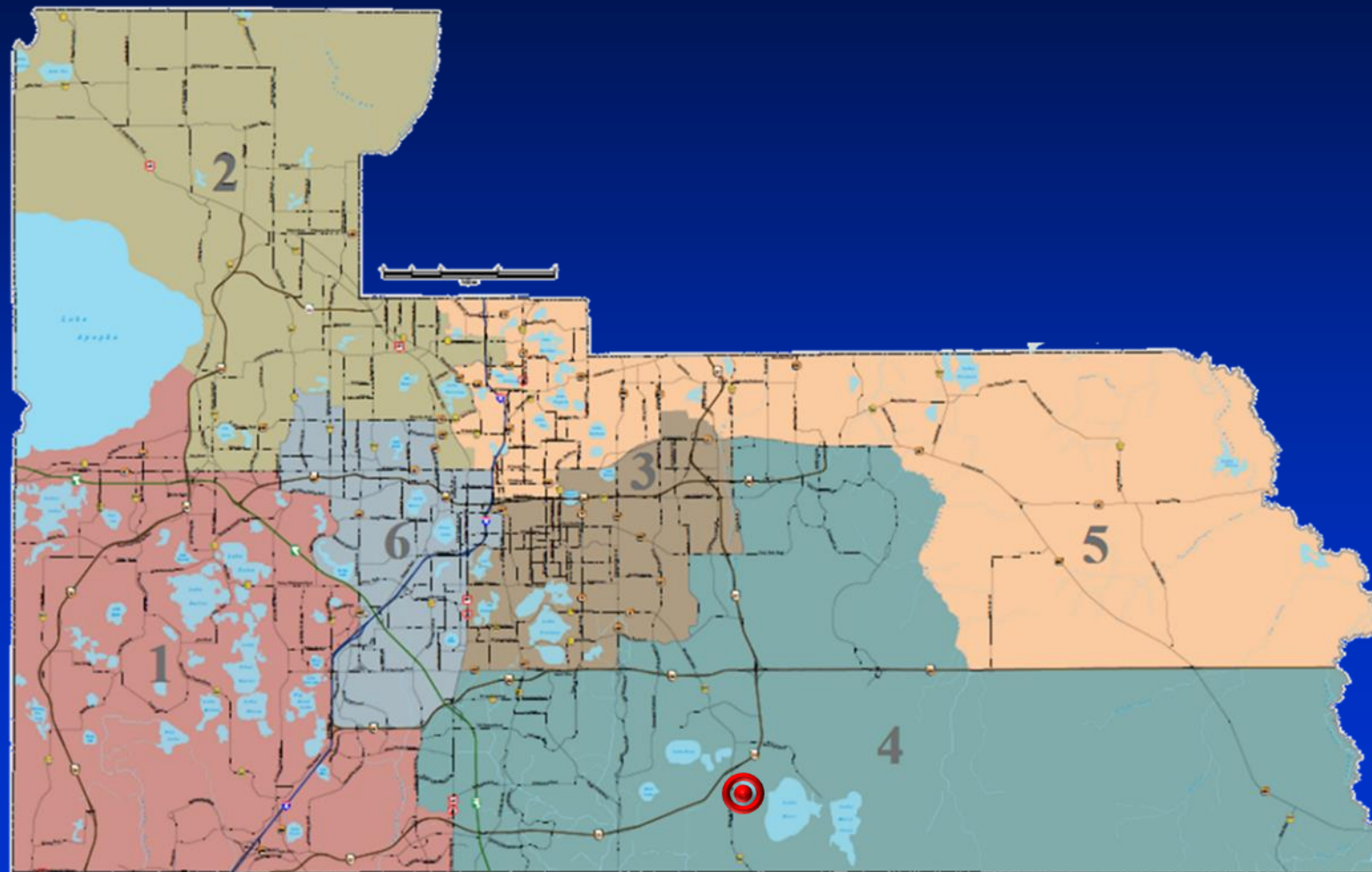
# Amendment 2019-2-S-4-1

- Agent:** Brooks A. Stickler, P.E., Kimley-Horn and Associates, Inc.
- Owner:** Judith S. Burton
- From:** Rural Settlement 1/2 (RS 1/2)
- To:** Planned Development-Commercial (PD-C) and Urban Service Area (USA) expansion
- Acreage:** 1.03 gross/net developable acres
- Proposed Use:** Up to 15,703 square feet of C-1 (Retail Commercial District) uses



# Amendment 2019-2-S-4-1

## Location





**Aerial**

**Ramp E**

**State Road**

**Kirby Smith Road**

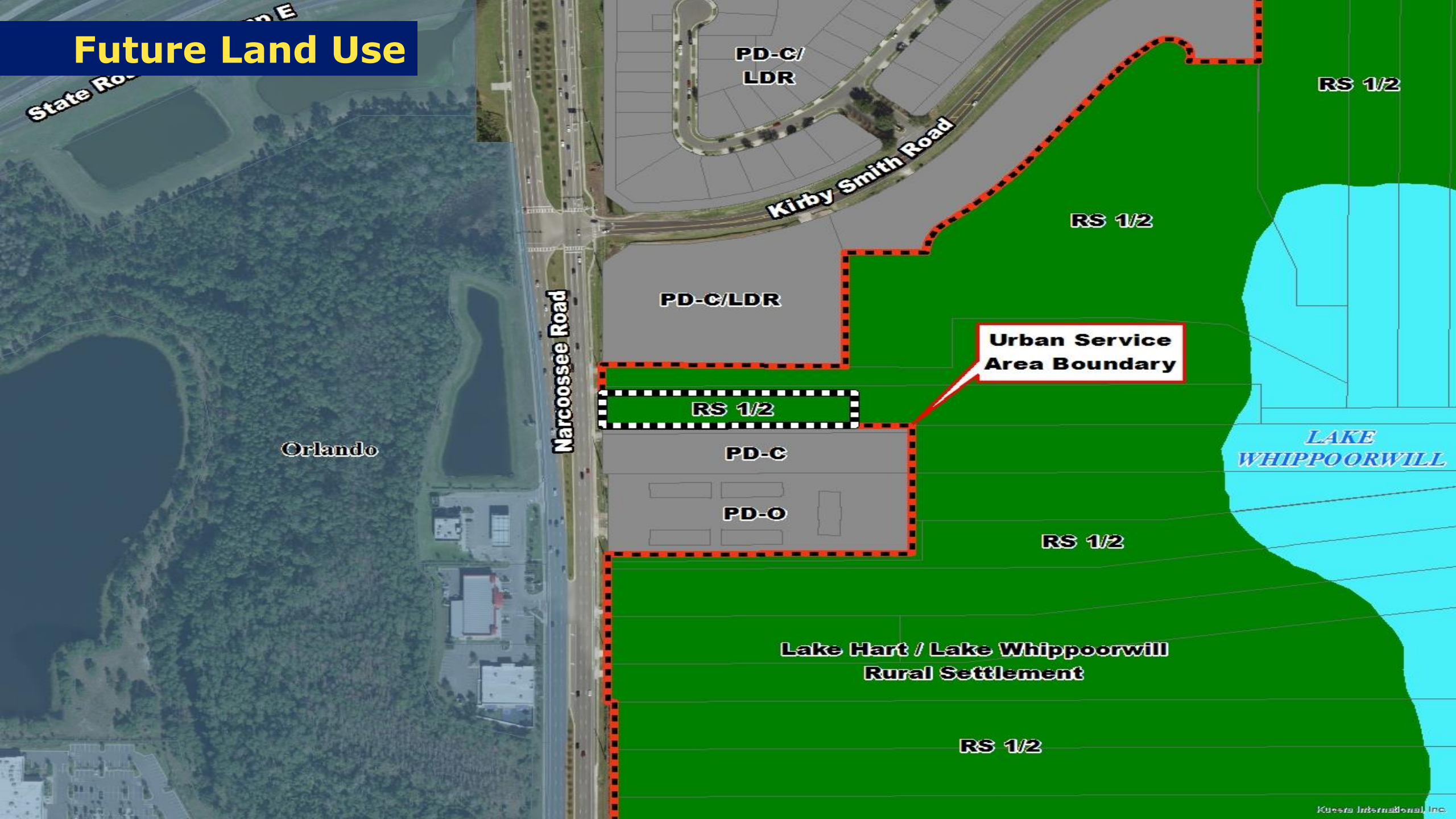
**Narcoossee Road**

**Wellness Way**

**LAKE WHIPPOORWILL**



# Future Land Use



State Road

PD-C/  
LDR

Kirby Smith Road

RS 1/2

RS 1/2

PD-C/LDR

Urban Service  
Area Boundary

Orlando

Narcoossee Road

RS 1/2

PD-C

PD-O

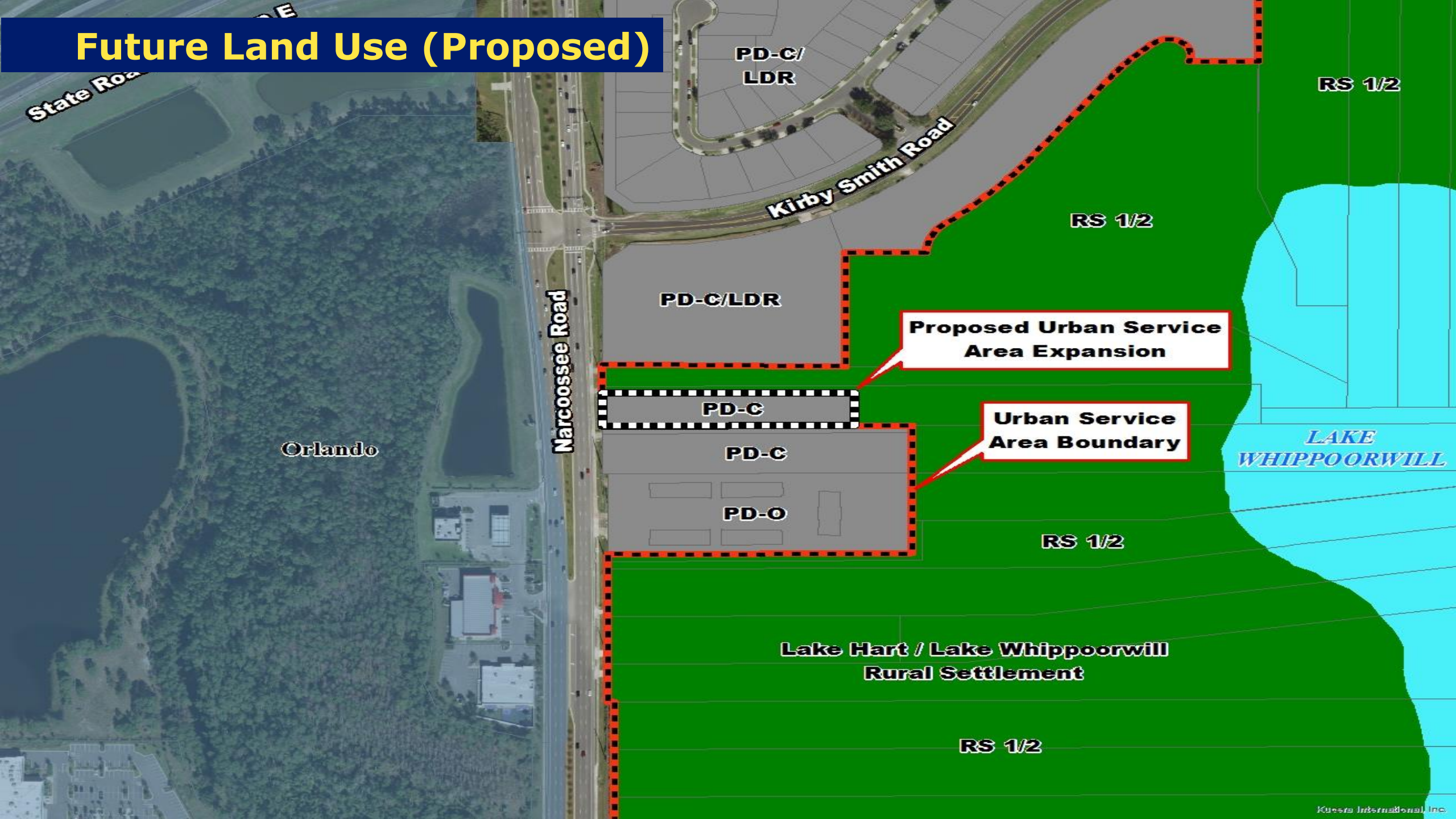
LAKE  
WHIPPOORWILL

RS 1/2

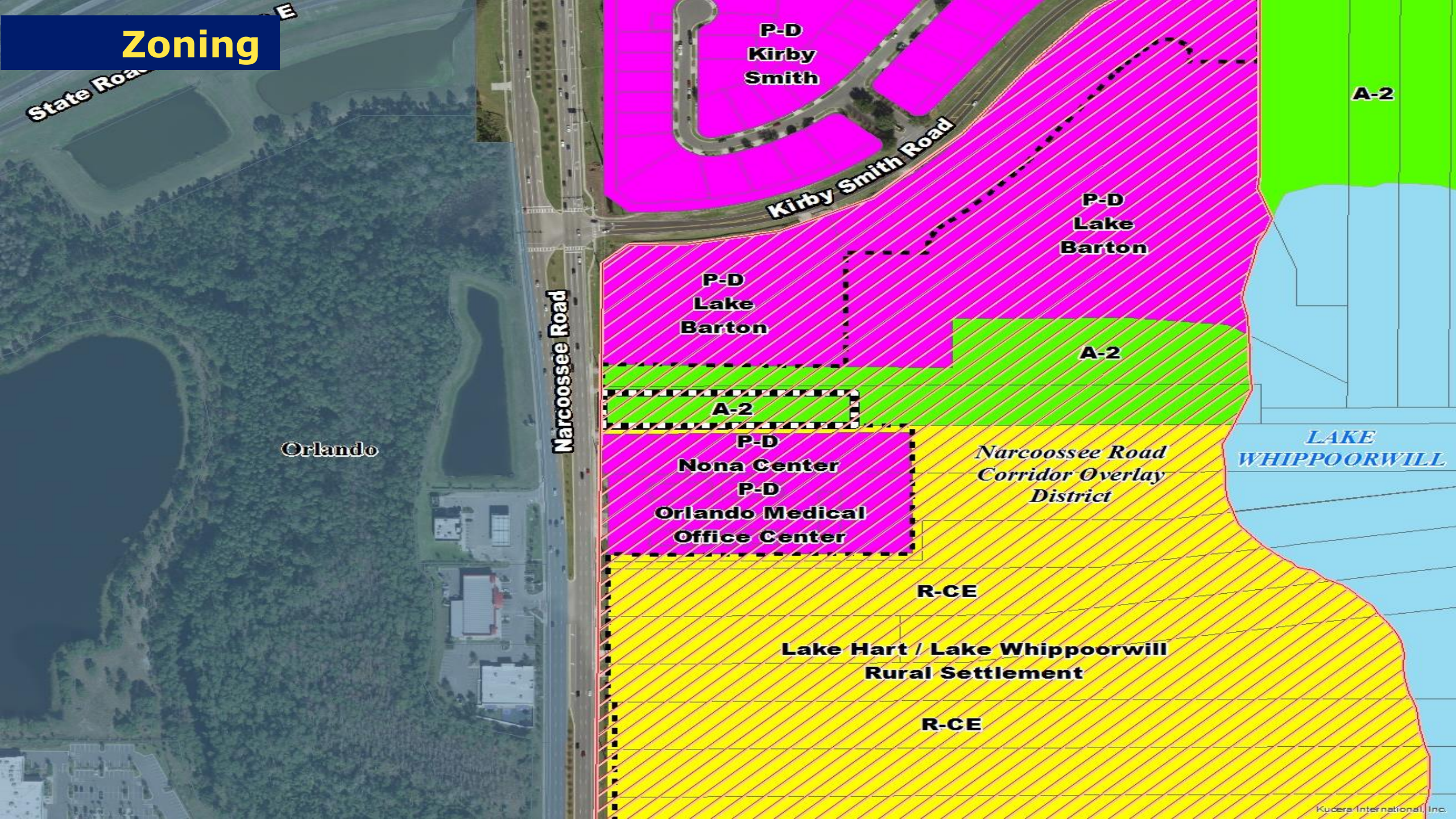
Lake Hart / Lake Whippoorwill  
Rural Settlement

RS 1/2

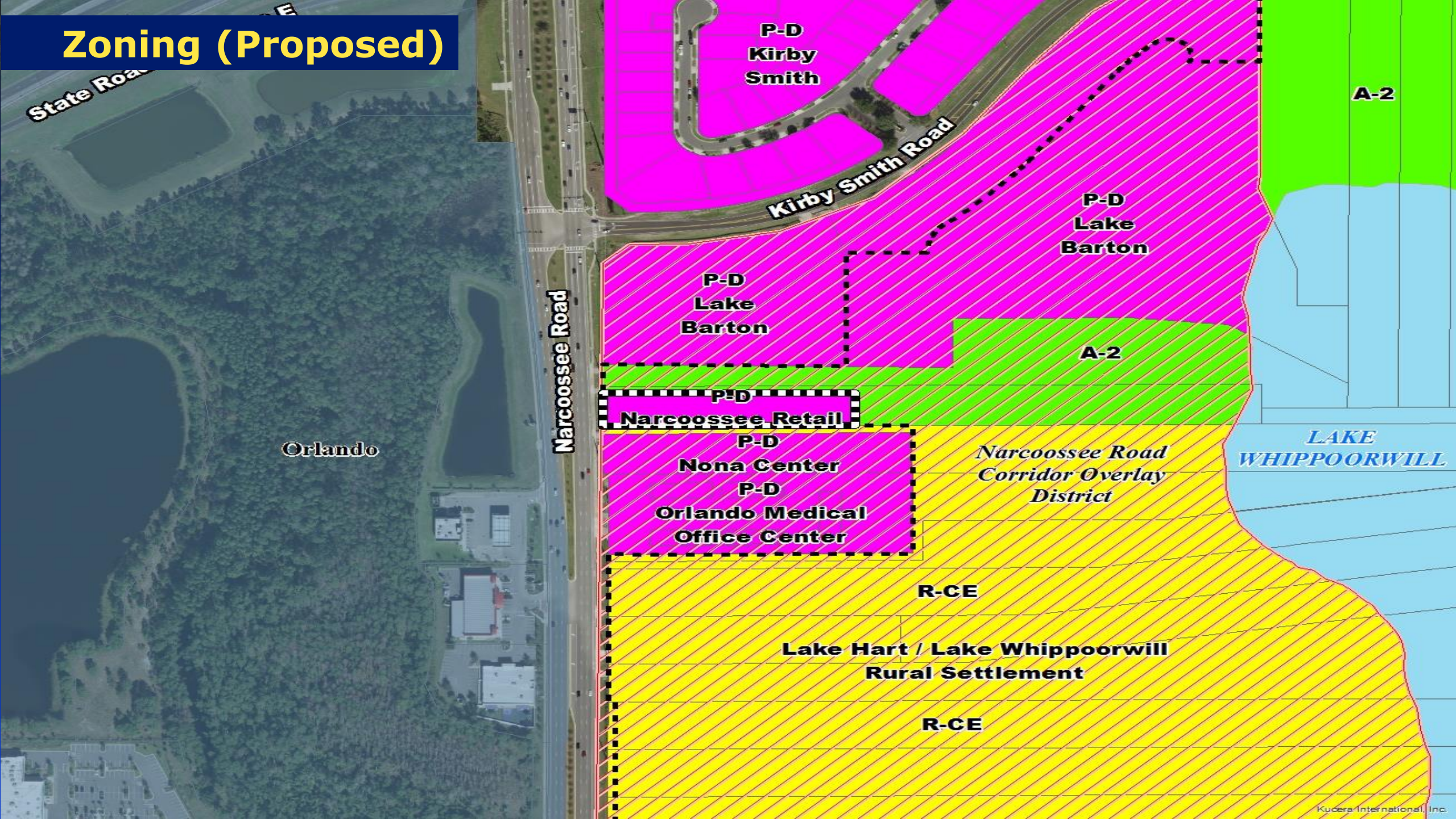
# Future Land Use (Proposed)

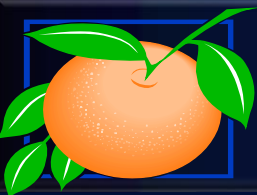


# Zoning



# Zoning (Proposed)





# Amendment 2019-2-S-4-1

**Staff Recommendation:**

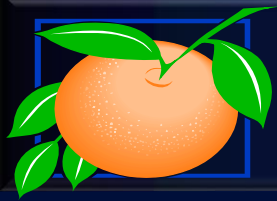
**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Requested Action:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objectives FLU6.2 and FLU6.3 and Policies FLU6.2.14, FLU6.3.2, FLU6.3.2.1, FLU6.3.2.2, FLU6.3.2.4, FLU6.3.3, FLU6.3.4, FLU6.3.4.1, and FLU8.2.1)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-2-S-4-1, Rural Settlement 1/2 (RS 1/2) to Planned Development-Commercial (PD-C) and Urban Service Area (USA) expansion.**



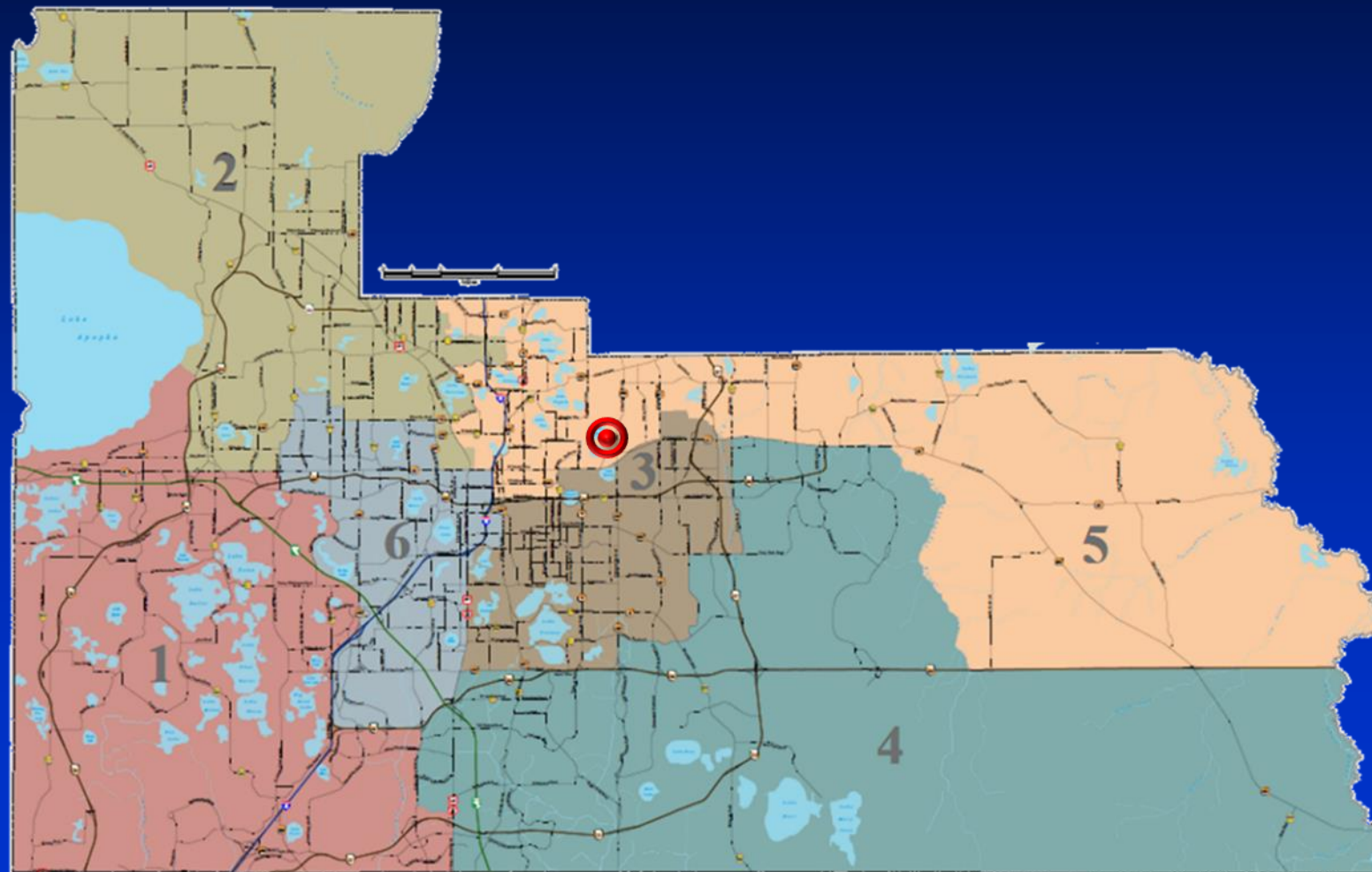
# Amendment 2019-2-S-5-1

- Agent:** Neel Shivcharran, Galleon Consulting Group, LLC
- Owner:** 5565 Old Cheney, LLC
- From:** Low-Medium Density Residential (LMDR)
- To:** Commercial (C) and Medium Density Residential (MDR)
- Acreage:** 1.13 gross/net developable acres
- Proposed Use:** Up to 8,000 square feet of C-1 (Retail Commercial District) uses and ten (10) townhomes



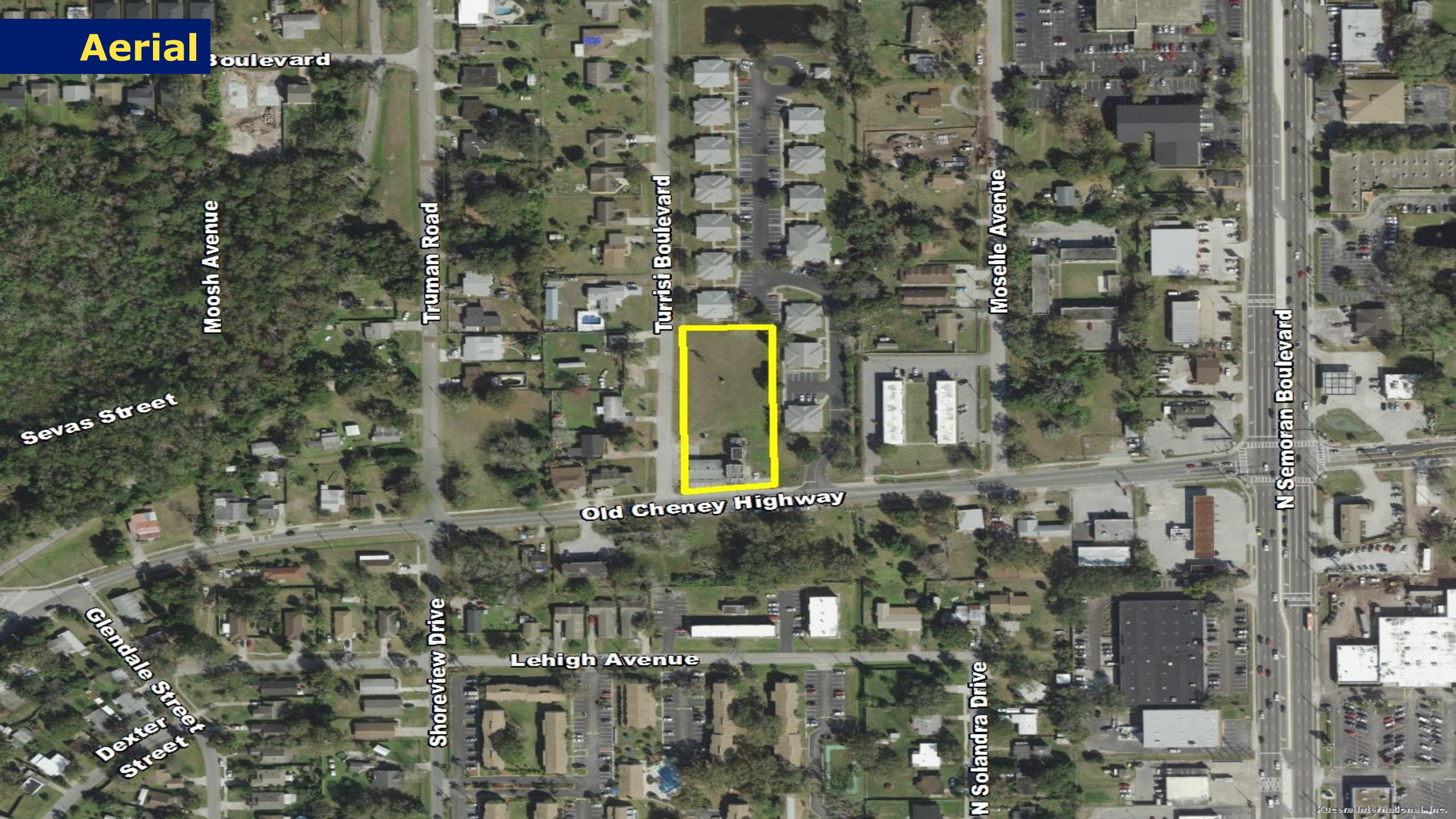
# Amendment 2019-2-S-5-1

## Location





# Aerial



Moosh Avenue

Truman Road

Turrisi Boulevard

Moselle Avenue

Sevas Street

Old Cheney Highway

N Semoran Boulevard

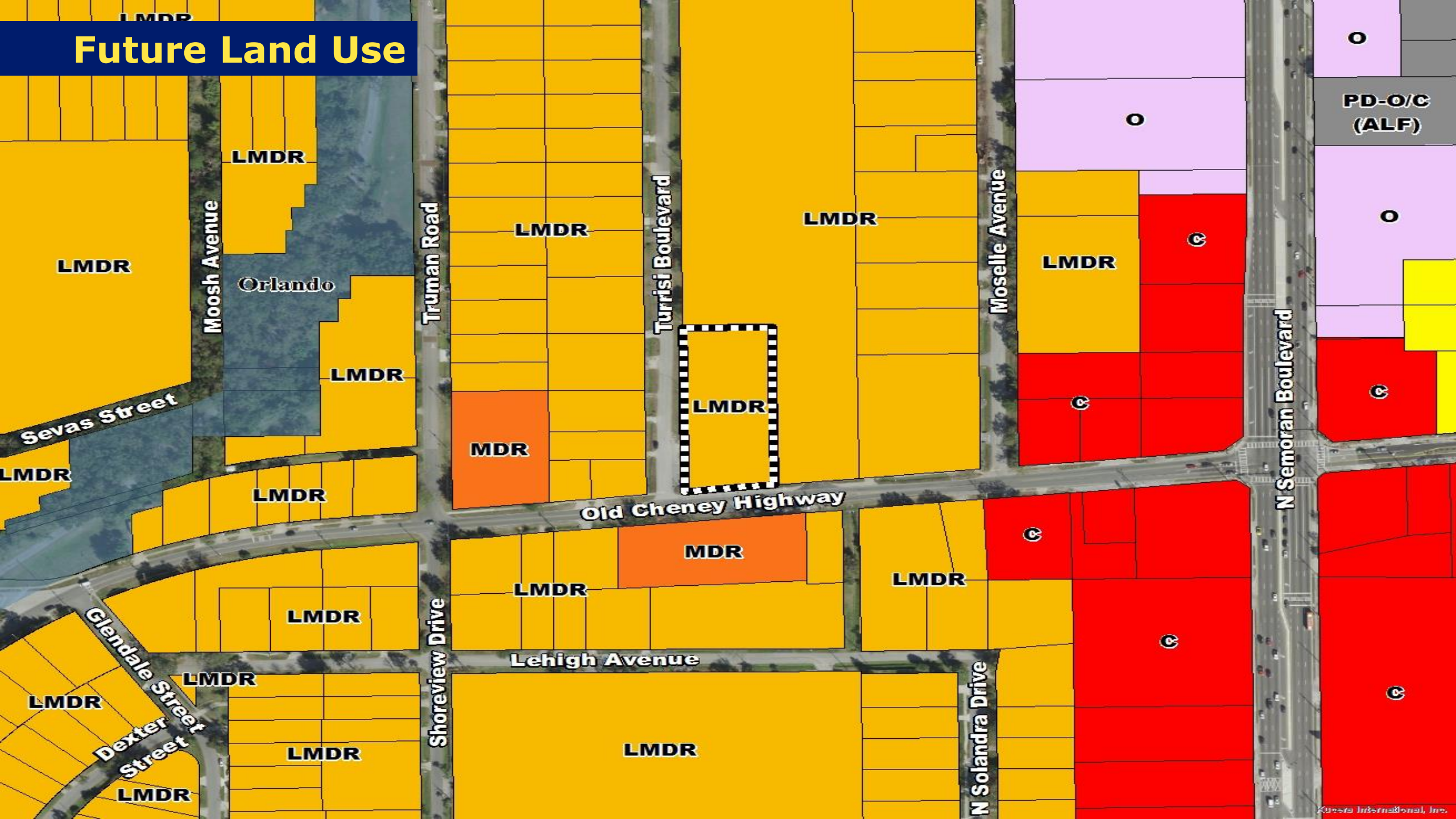
Glendale Street  
Dexter Street

Shoreview Drive

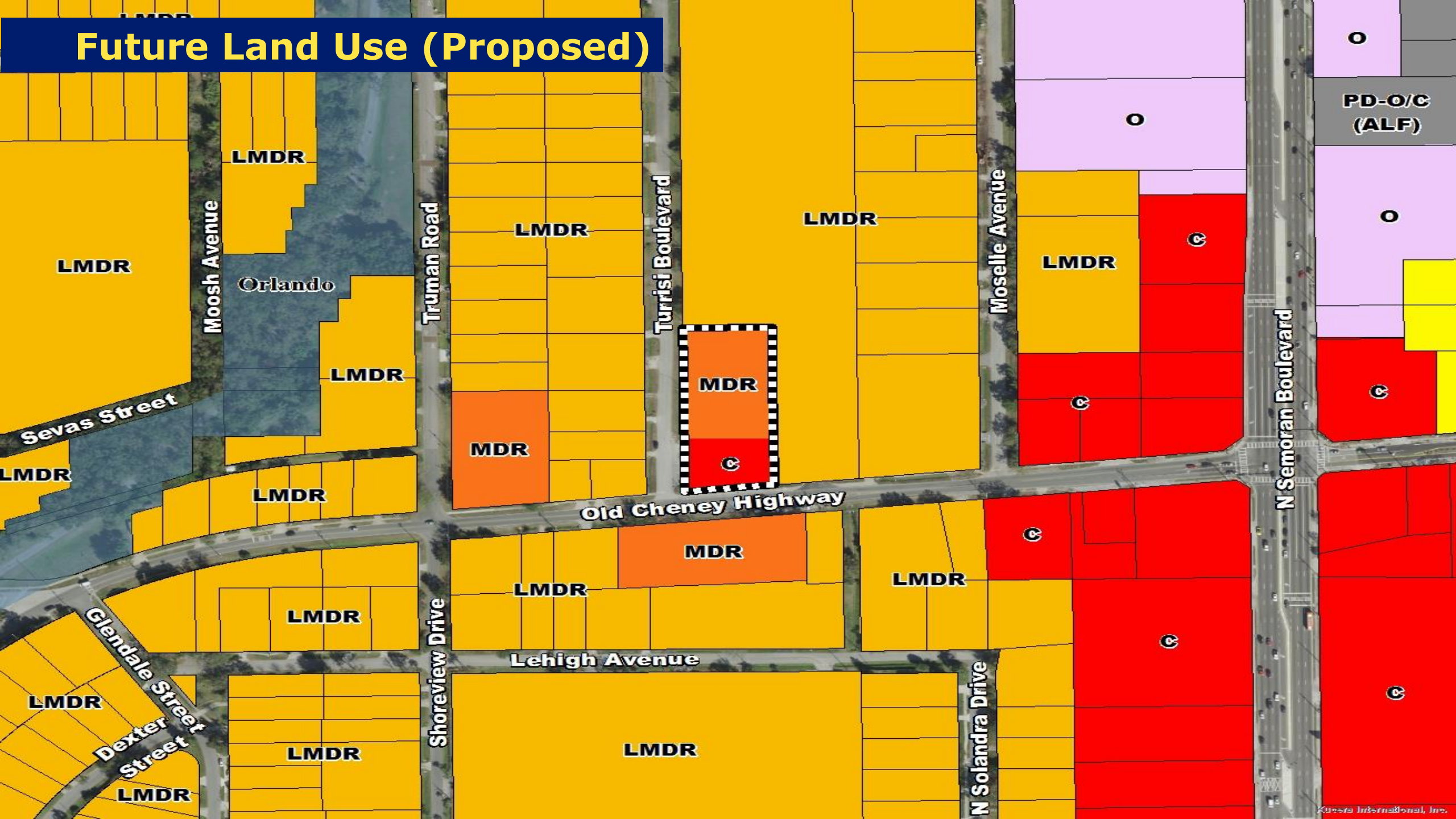
Lehigh Avenue

N Solandra Drive

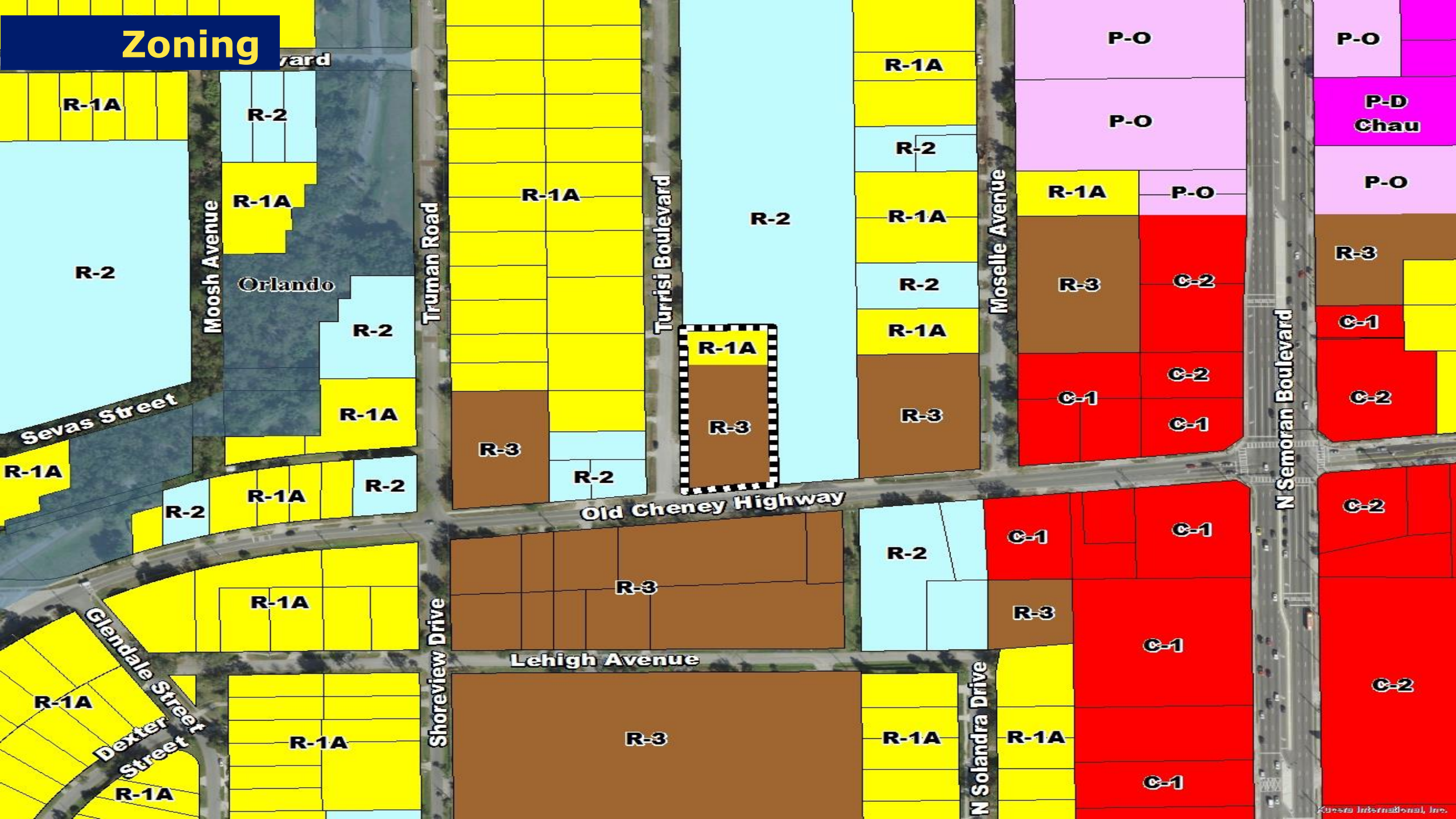
# Future Land Use



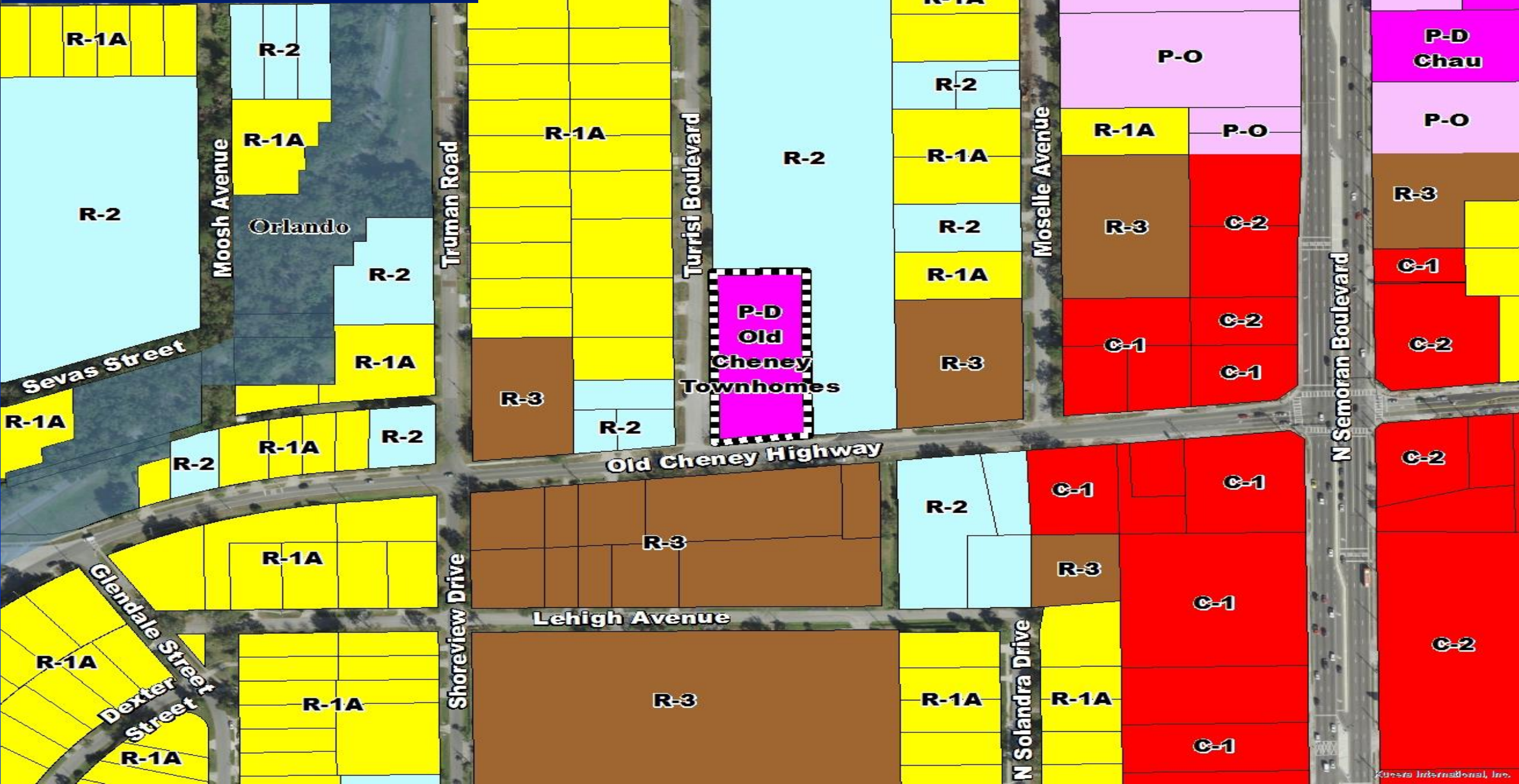
# Future Land Use (Proposed)




# Zoning



# Zoning (Proposed)





# Amendment 2019-2-S-5-1

**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Requested Action:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2, Objectives FLU2.1 and FLU8.2, and Policies FLU1.1.1, FLU1.1.5, FLU2.4.3, FLU8.2.1, and FLU8.2.2; and Housing Element Goal H1 and Objective H1.1)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-2-S-5-1, Low-Medium Density Residential (LMDR) to Commercial (C) and Medium Density Residential (MDR).**



# Amendment 2019-2-S-5-2 & RZ-19-10-030

**Agent:** Craig Cooke

**Owner:** Wedgefield Golf and Restaurant LLC

**From:** Parks and Recreation/Open Space (PR/OS)

**To:** Commercial (C) (Rural Settlement) (RS)

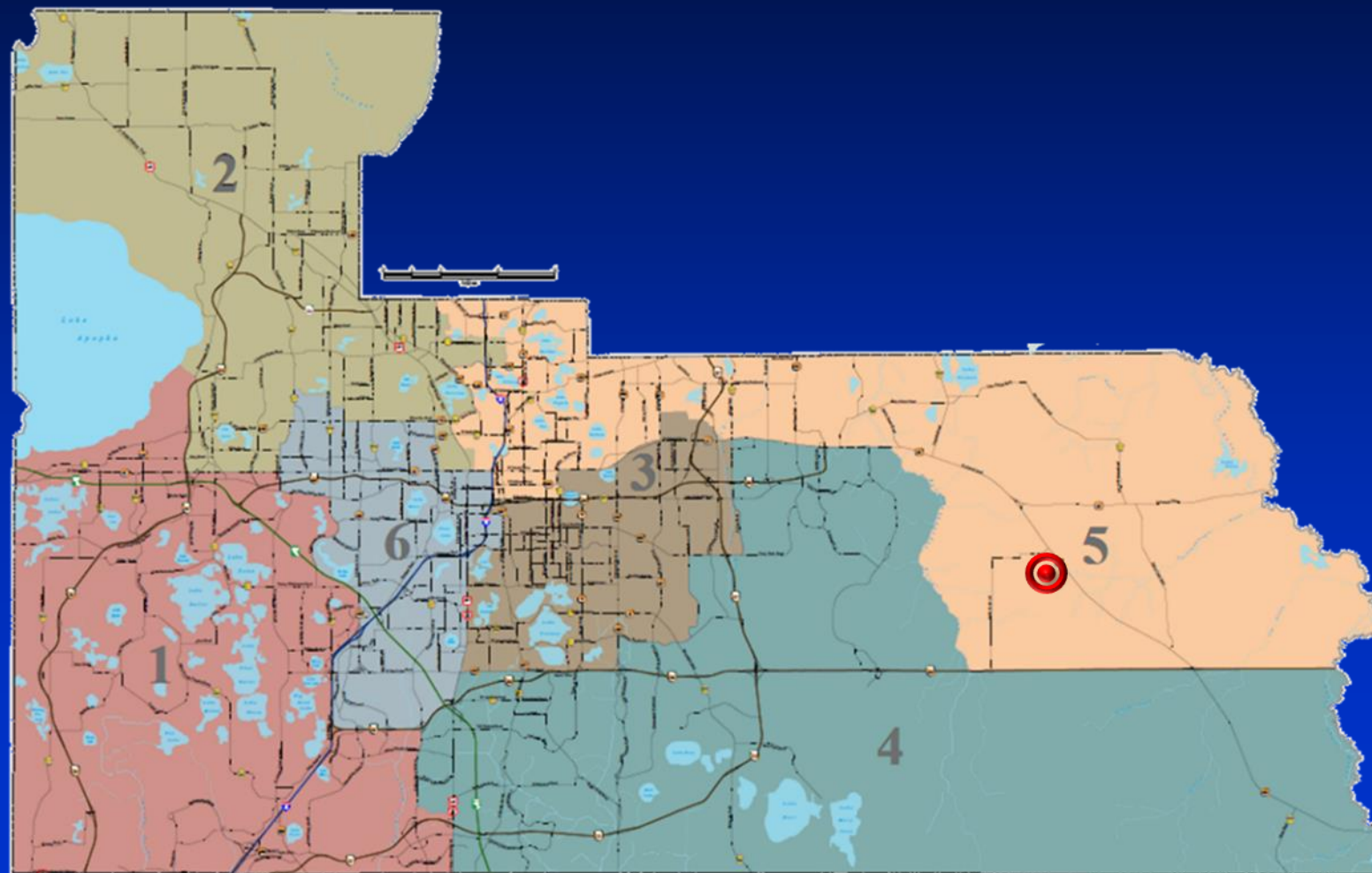
**Acreage:** 3.35 gross/net developable acres

**Proposed Use:** Allow neighborhood-serving commercial of up to 21,830 sf with up to 12 short-term rental units



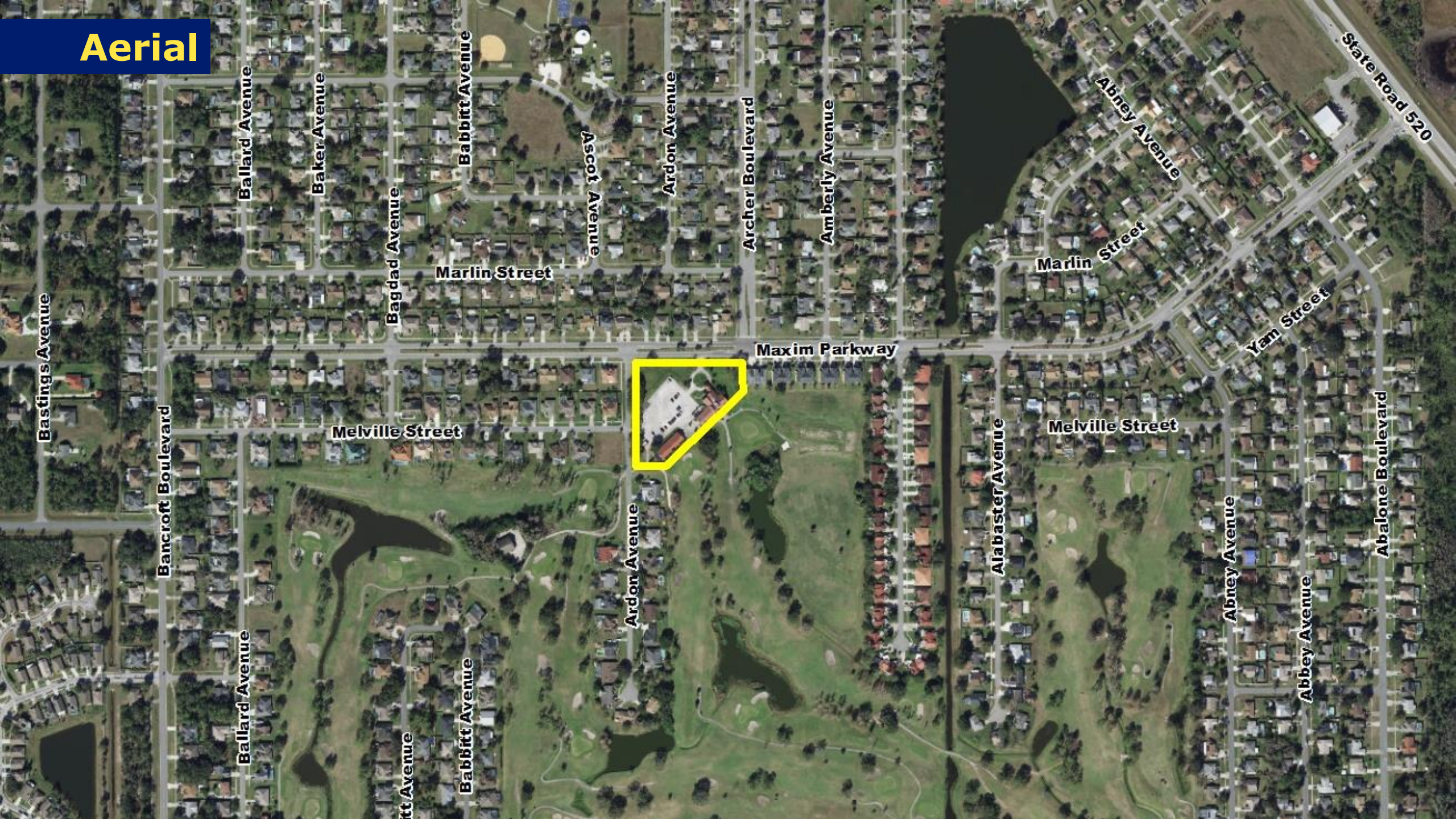
# Amendment 2019-2-S-5-2

## Location





# Aerial



Bastings Avenue

Bancroft Boulevard

Ballard Avenue

Ballard Avenue

Babbitt Avenue

Baker Avenue

Melville Street

Bagdad Avenue

Marlin Street

Babbitt Avenue

Babbitt Avenue

Ardon Avenue

Ardon Avenue

Ascot Avenue

Archer Boulevard

Maxim Parkway

Amberly Avenue

Alabaster Avenue

Melville Street

Marlin Street

Abney Avenue

Abney Avenue

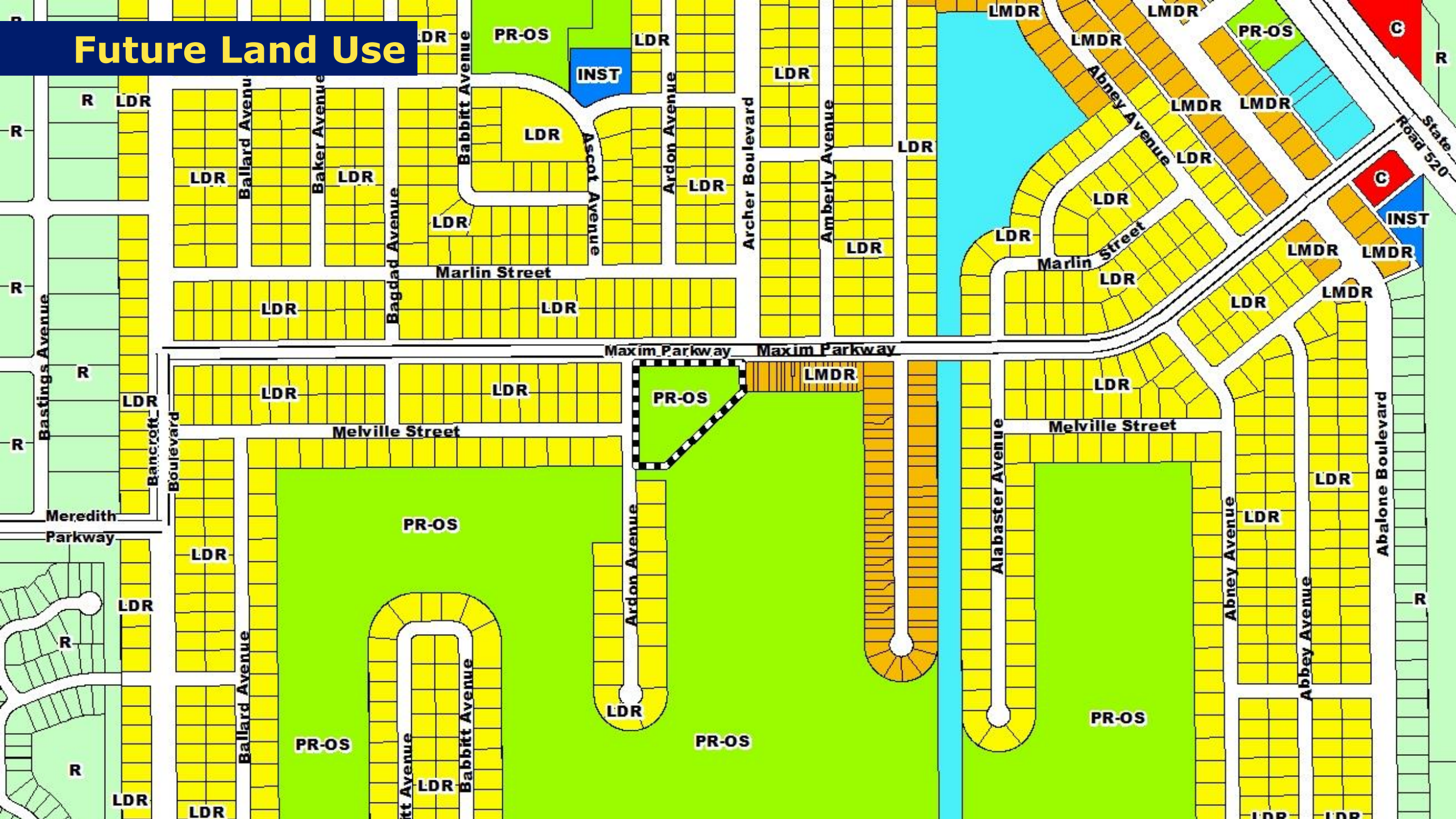
Abbey Avenue

Yam Street

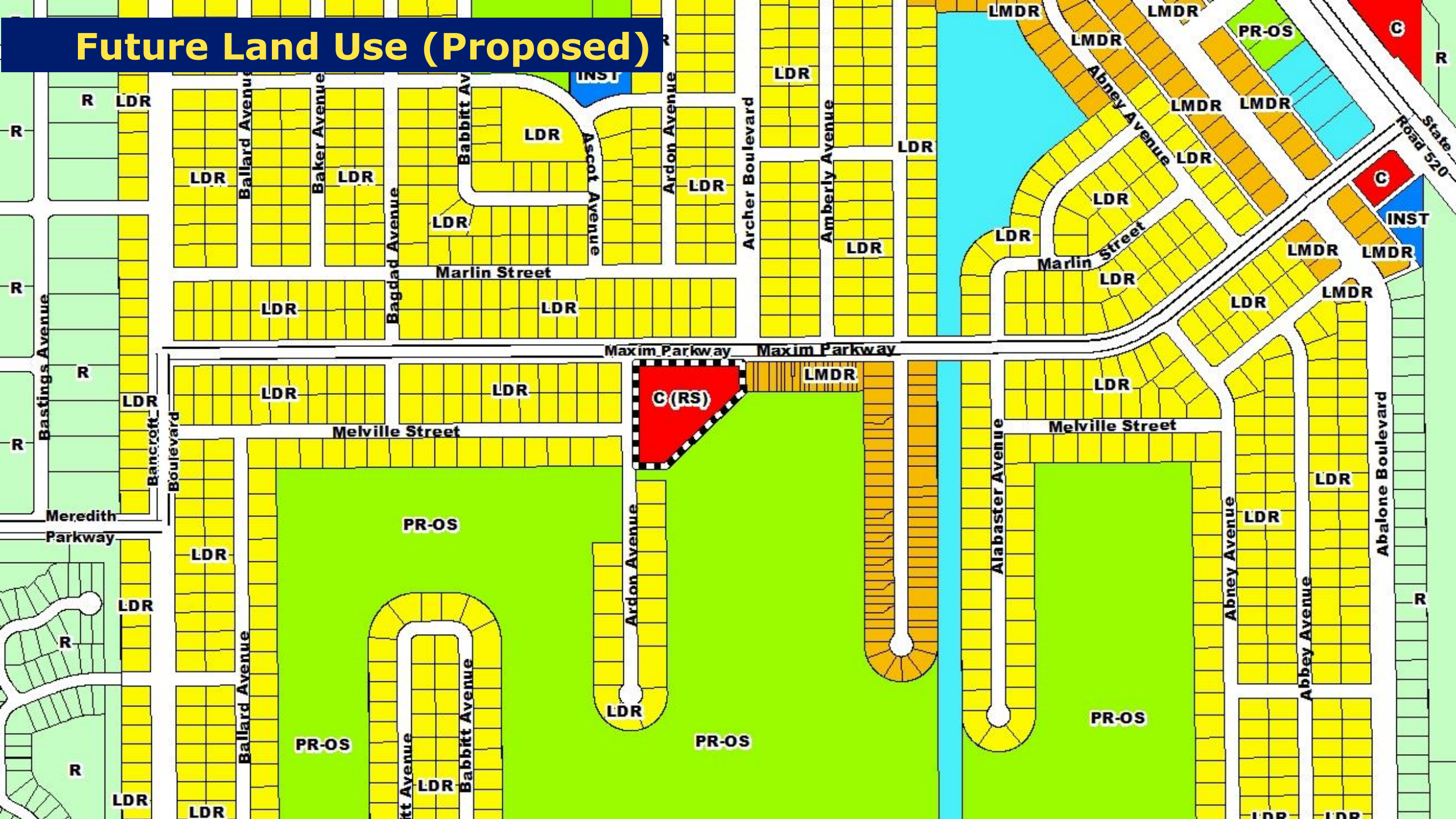
Abalone Boulevard

State Road 520

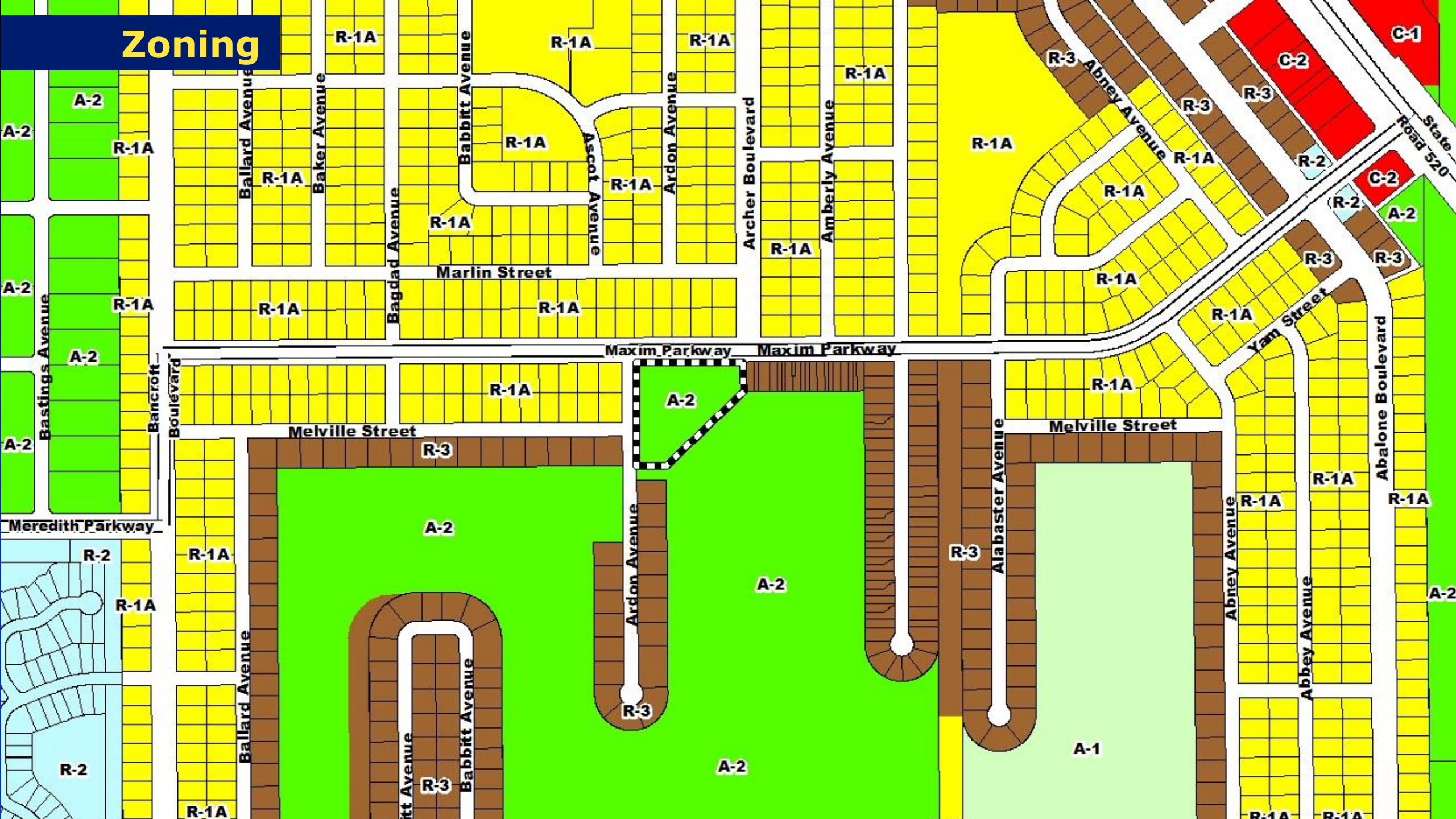
# Future Land Use



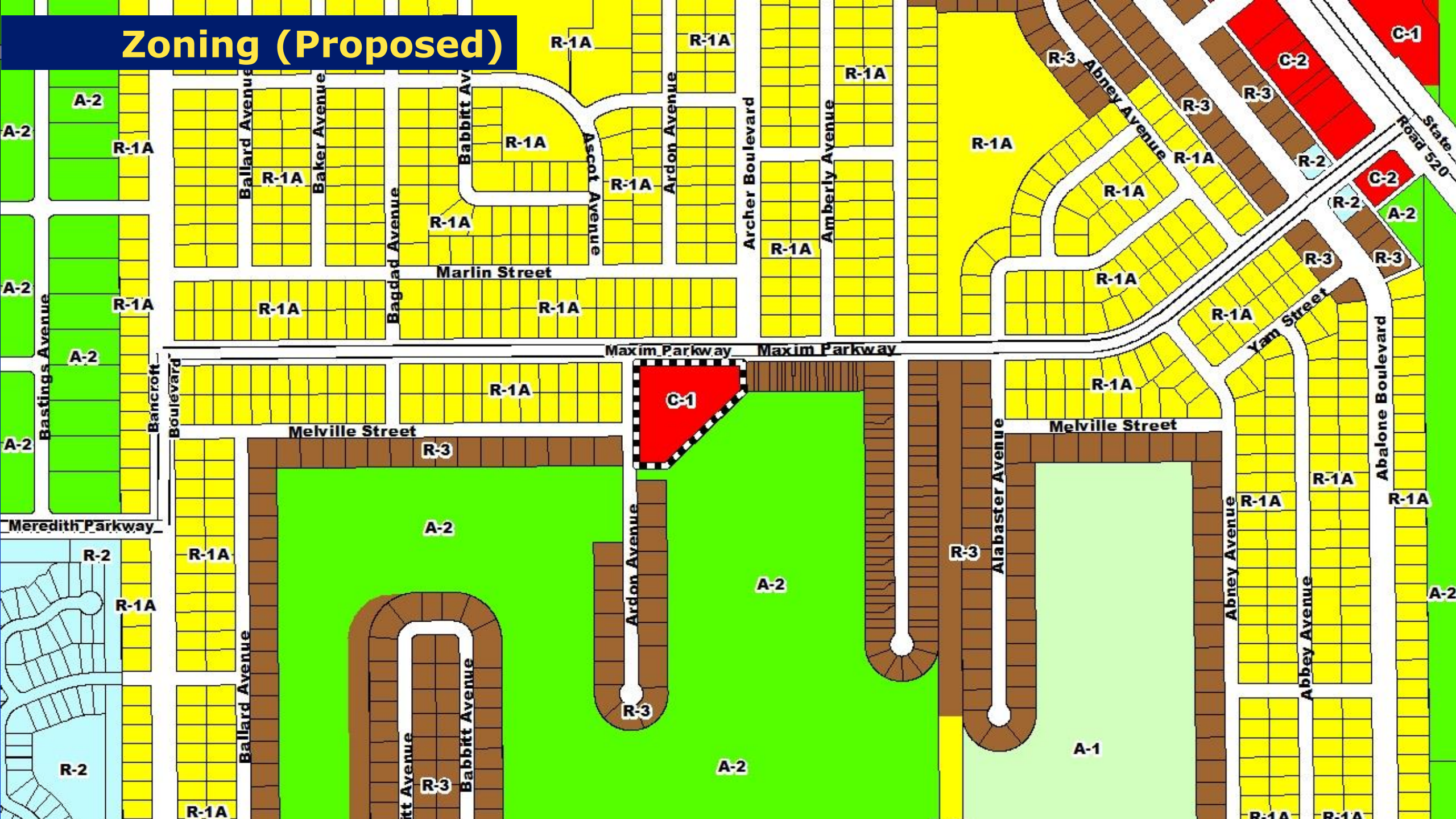
# Future Land Use (Proposed)



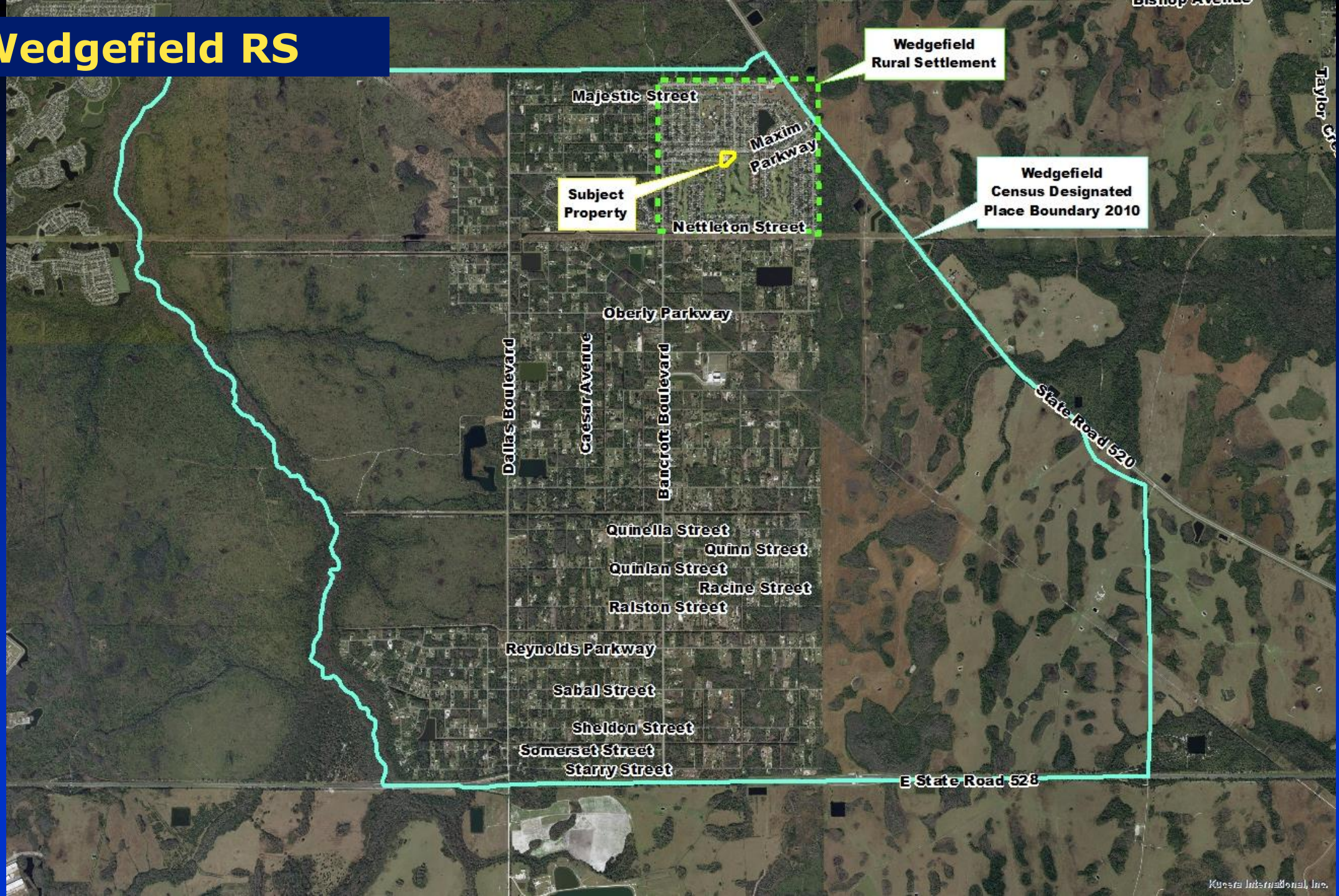
# Zoning



# Zoning (Proposed)



# Wedgefield RS



Wedgefield Rural Settlement

Subject Property

Wedgefield Census Designated Place Boundary 2010

Majestic Street

Maxim Parkway

Nettleton Street

Oberly Parkway

Dallas Boulevard

Caesar Avenue

Bancroft Boulevard

Quinella Street

Quinn Street

Quinlan Street

Racine Street

Ralston Street

Reynolds Parkway

Sabal Street

Sheldon Street

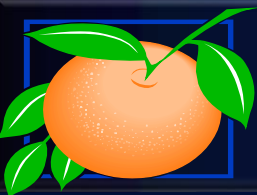
Somerset Street

Starry Street

E State Road 528

State Road 520

Taylor St



# Amendment 2019-2-S-5-2

**Staff Recommendation:**

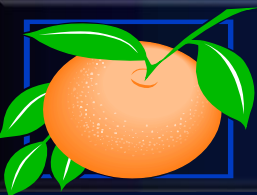
**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Requested Action:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective OBJ FLU6.2, and Policies FLU6.2.1, FLU6.2.9, FLU6.2.10, FLU8.2.1 FLU8.2.11)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2019-2-S-5-2, Parks and Recreation/Open Space (PR/OS) to Commercial (C) (Rural Settlement) (RS)**



**RZ-19-10-030**

**Staff Recommendation:**

**APPROVE**

**PZC Recommendation:**

**APPROVE**

**Requested Action:**

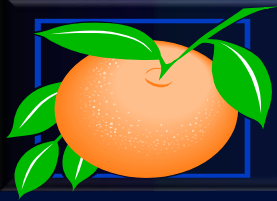
- **Make a finding of consistency with the Comprehensive Plan and APPROVE Rezoning Case RZ-19-10-030, A-2 (Farmland Rural District) to C-1 (Retail Commercial), subject to 5 restrictions listed in the staff report**





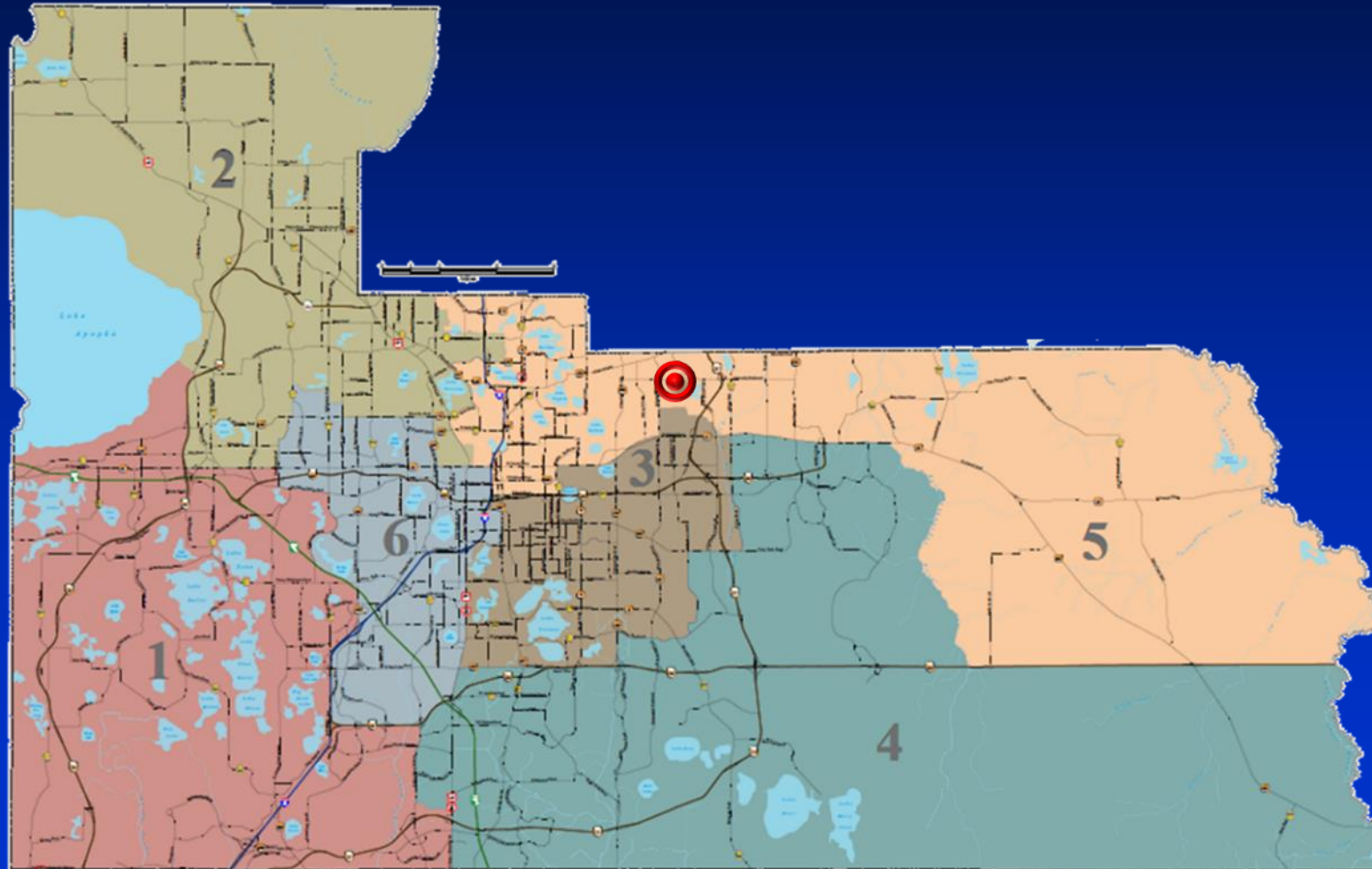
# Amendment 2019-2-S-5-3 & LUP-19-07-236

- Agent:** Rebecca Wilson, Lowndes Law  
Justin Sand, Epoch Properties d/b/a Epoch Residential
- Owner:** Aloma United Methodist Church
- From:** Medium Density Residential (MDR) and R-1A (Single Family Residential District)
- To:** Medium-High Density Residential (MHDR) and P-D (Planned Development District) (Epoch Aloma PD/LUP)
- Acreage:** 6.89 Gross/Net Developable Acres
- Proposed Use:** Up to 190 multi-family senior housing units

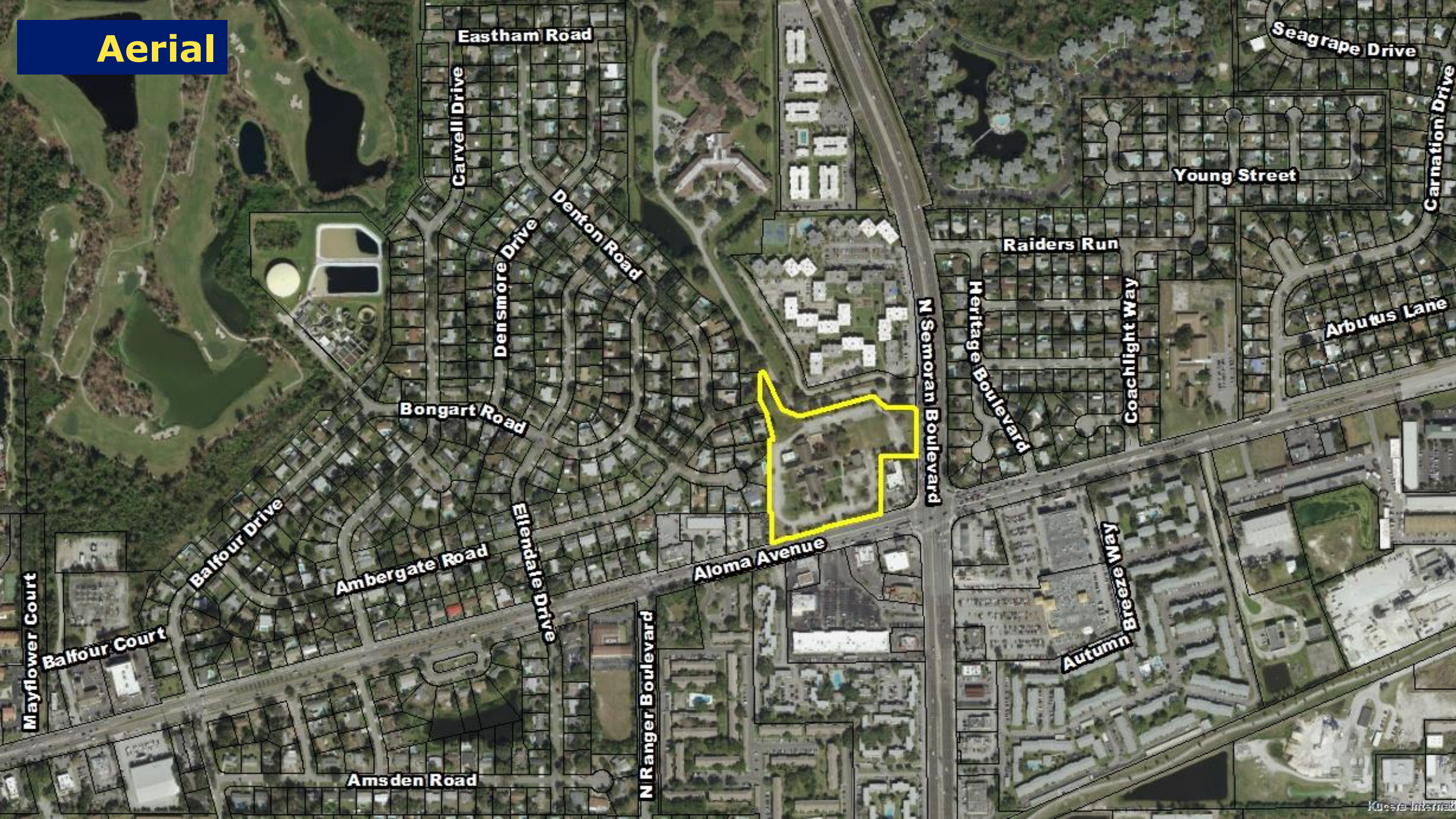


# Amendment 2019-2-S-5-3

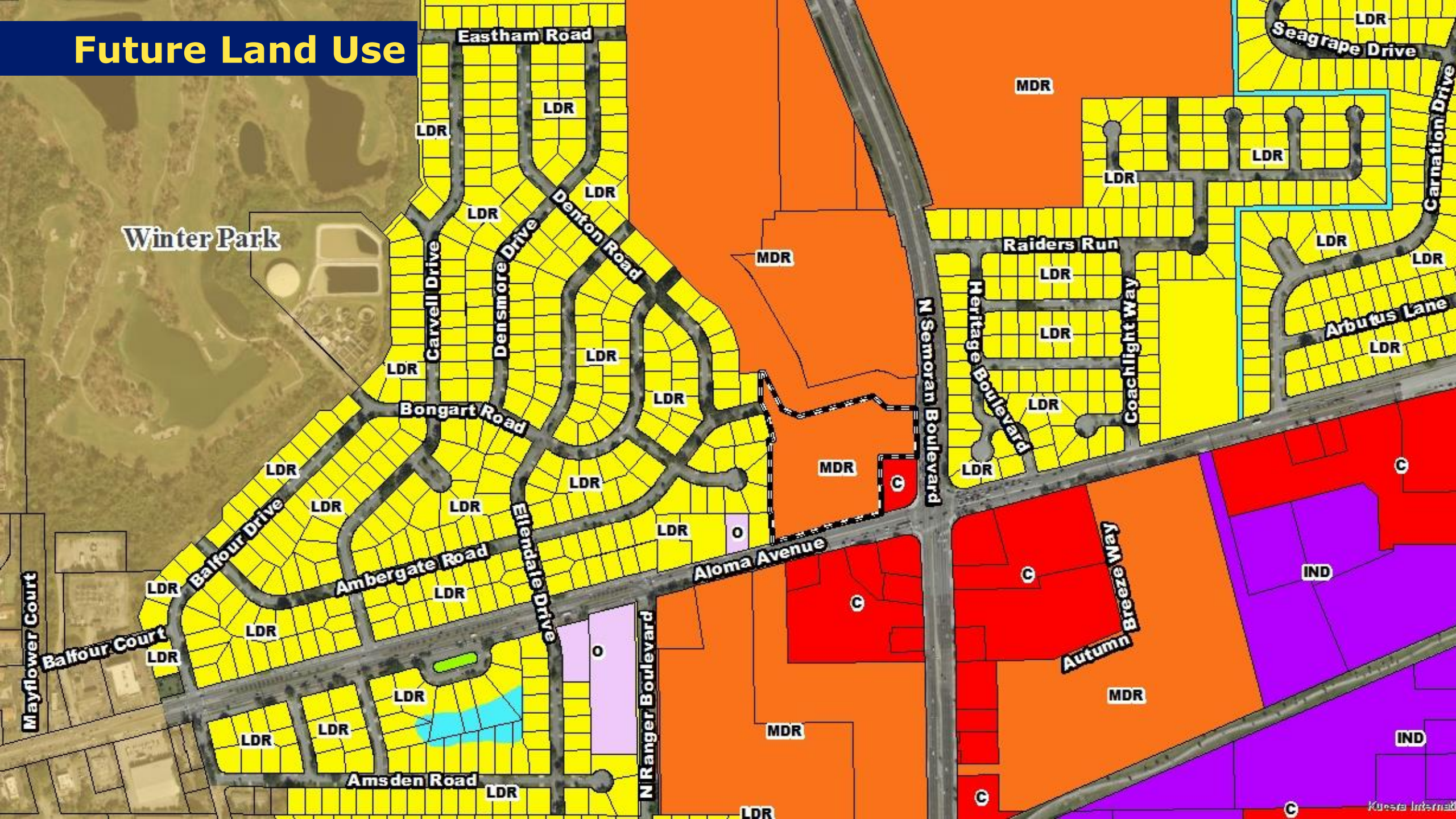
## Location



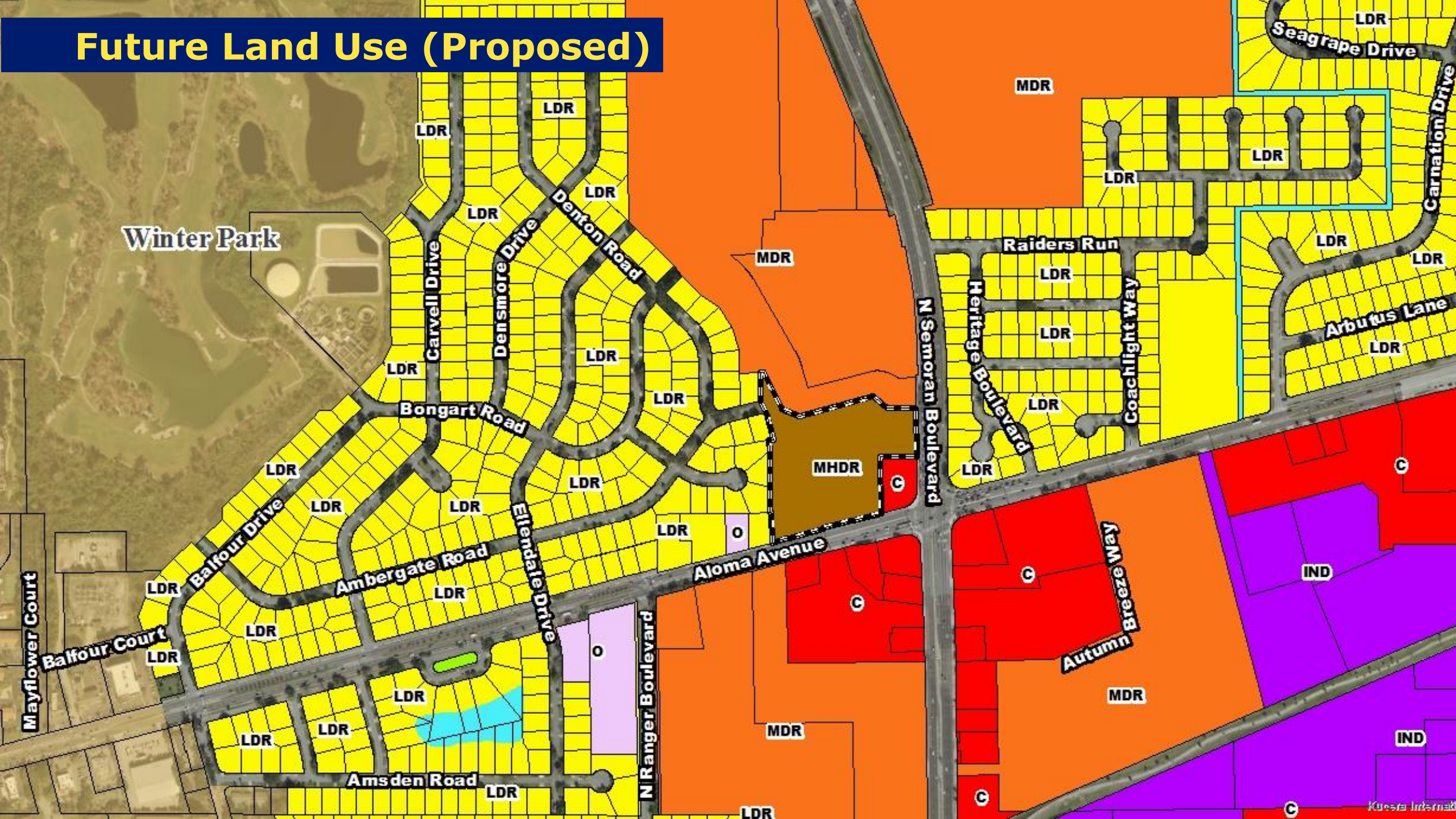
# Aerial



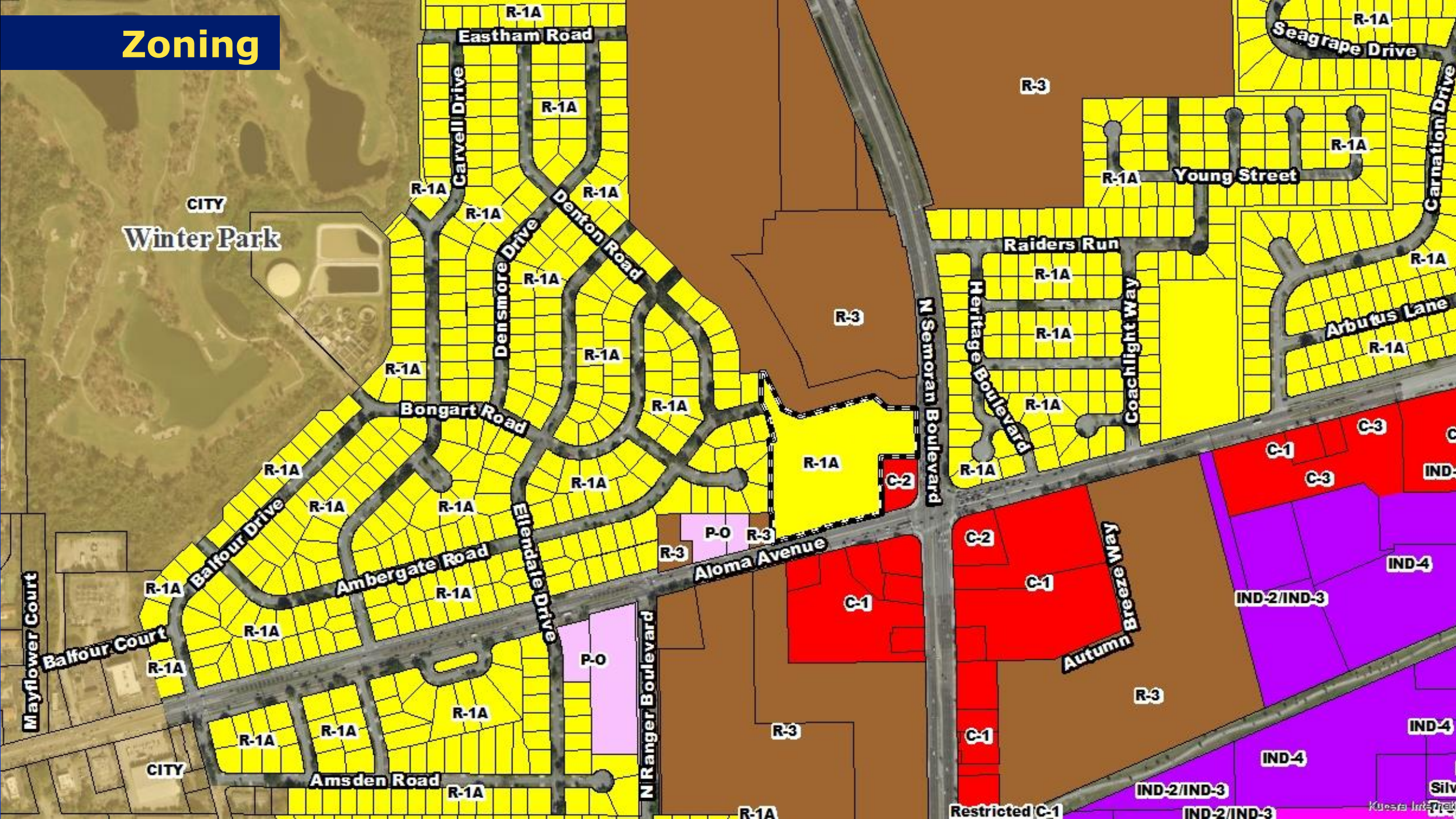
# Future Land Use



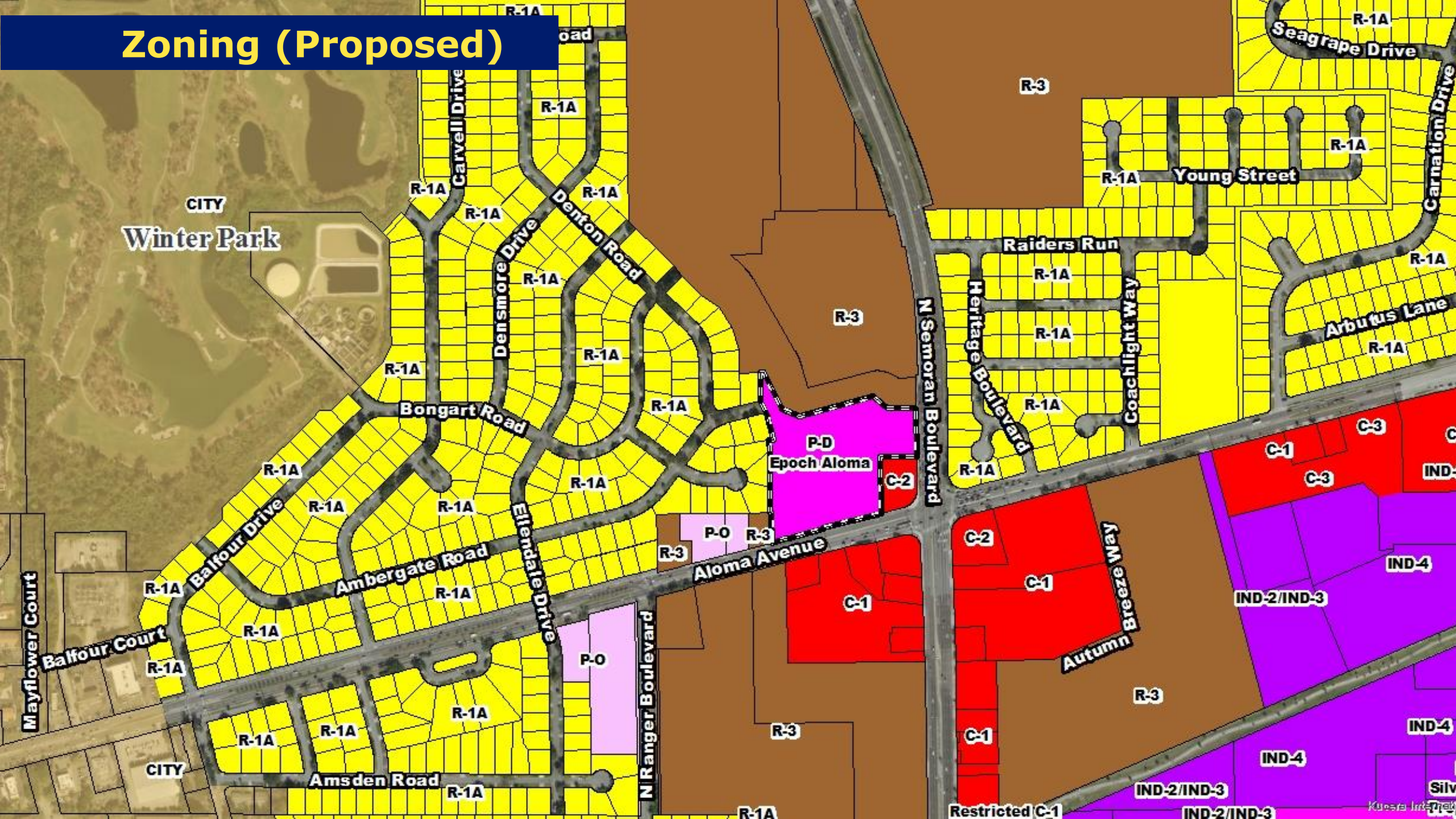
# Future Land Use (Proposed)



# Zoning



# Zoning (Proposed)



CITY  
Winter Park

P-D  
Epoch Aloma

Mayflower Court

Balfour Court

Balfour Drive

Ambergate Road

Amsden Road

Ellendale Drive

N Ranger Boulevard

Aloma Avenue

N Semoran Boulevard

Autumn

Raiders Run

Heritages Boulevard


Young Street

IND-2/IND-3

IND-4

Seagrape Drive

Silver



# Amendment 2019-2-S-5-3

**Staff Recommendation:**

**ADOPT**

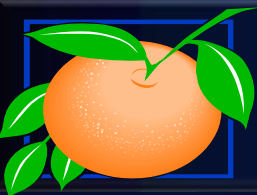
**LPA Recommendation:**

**ADOPT**

**Requested Action:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element FLU1, FLU Objective OBJ FLU1.1, FLU8.1 and FLU8.2, and Transportation Element Objective T3.1, and FLU Policies FLU1.1.1, FLU8.1.1, FLU8.1.2, FLU8.1.3, FLU8.2.1 and FLU8.2.11, Housing Element Goal H1 and OBJ H.1)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2018-1-S-5-3, Medium Density Residential (MDR) to Medium-High Density Residential (MHDR)**





**LUP-19-07-236**

**Staff Recommendation:**

**APPROVE**

**PZC Recommendation:**

**APPROVE**

**Requested Action:**

- **Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Epoch Aloma Planned Development/Land Use Plan (PD/LUP), dated "Received September 16, 2019", subject to the 14 conditions listed in the staff report, subject to the following changes in the conditions of approval (COA):**
  - **Delete COA # 11 related to education and insert: This multi-family project is limited to a senior housing community intended and operated for occupancy by persons 55 years or older, as set forth in Section 22.55 of the Orange County Code, as may be amended.**
  - **New COA # 15: The PD is limited to 190 residential units.**



# Amendment 2019-2-S-5-4 & RZ-19-10-041

**Agent:** Tom Sullivan

**Owner:** Winter Park Prime Properties, LLC

**From:** Low-Medium Density Residential (LMDR) and R-1A (Single Family Dwelling District)

**To:** Commercial (C) and C-1 (Retail Commercial District)

**Acreage:** 1.75 gross acres

**Proposed Use:** Up to 114,345 sq. ft. of C-1 uses

**CONTINUE TO  
2 PM, January 14, 2020**



# **Amendment 2019-2-S-6-1 Rezoning Case RZ-19-10-024**

**CONTINUE TO  
2 PM, December 17**

- Agent:** Al Tehrani, P.E., Tehrani Consulting Engineering
- Owner:** Powder Coating Factory, LLC
- From:** Commercial (C) and Low Density Residential (LDR) and C-3  
(Wholesale Commercial District)
- To:** Commercial (C) and C-3 (Wholesale Commercial District)  
(Restricted)
- Acreage:** 3.96 gross acres
- Proposed Use:** To allow for the development of commercial warehouse buildings and a 2,500-square-foot covered carport.



# Amendment 2019-2-S-6-2

CONTINUE TO  
2 PM, December 17

**Agent:** Dianand Persaud

**Owner:** Persaud Brothers Holding, LLC

**From:** Low Density Residential (LDR)

**To:** Commercial (C)

**Acreage:** 0.80 gross acre

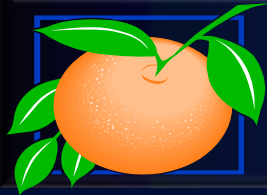
**Proposed Use:** To continue to use the existing 3,000-square-foot warehouse building for an automotive repair business.



# **Amendment 2019-2-S-6-4 Rezoning Case RZ-19-10-043**

**CONTINUE TO  
2 PM, December 17**

- Agent:** Scott Glass and George Dennison, Shutts & Bowen LLP
- Owner:** Colonial Storage Holdings, LLC
- From:** Planned Development-Medium Density Residential (PD-MDR) and PD (Planned Development District) (Villages at Lake Lawne PD/LUP)
- To:** Commercial (C) and C-3 (Wholesale Commercial District)
- Acreage:** 0.25 gross/net developable acre
- Proposed Use:** Driveway and buffer area for a drive-through self-storage facility (proposed repurposing of the former Orlando Office Furniture store to the south)



***Board of County Commissioners***

**2019-2 Small-Scale Staff-Initiated  
Text Amendments**

***Adoption Public Hearing***

**December 3, 2019**



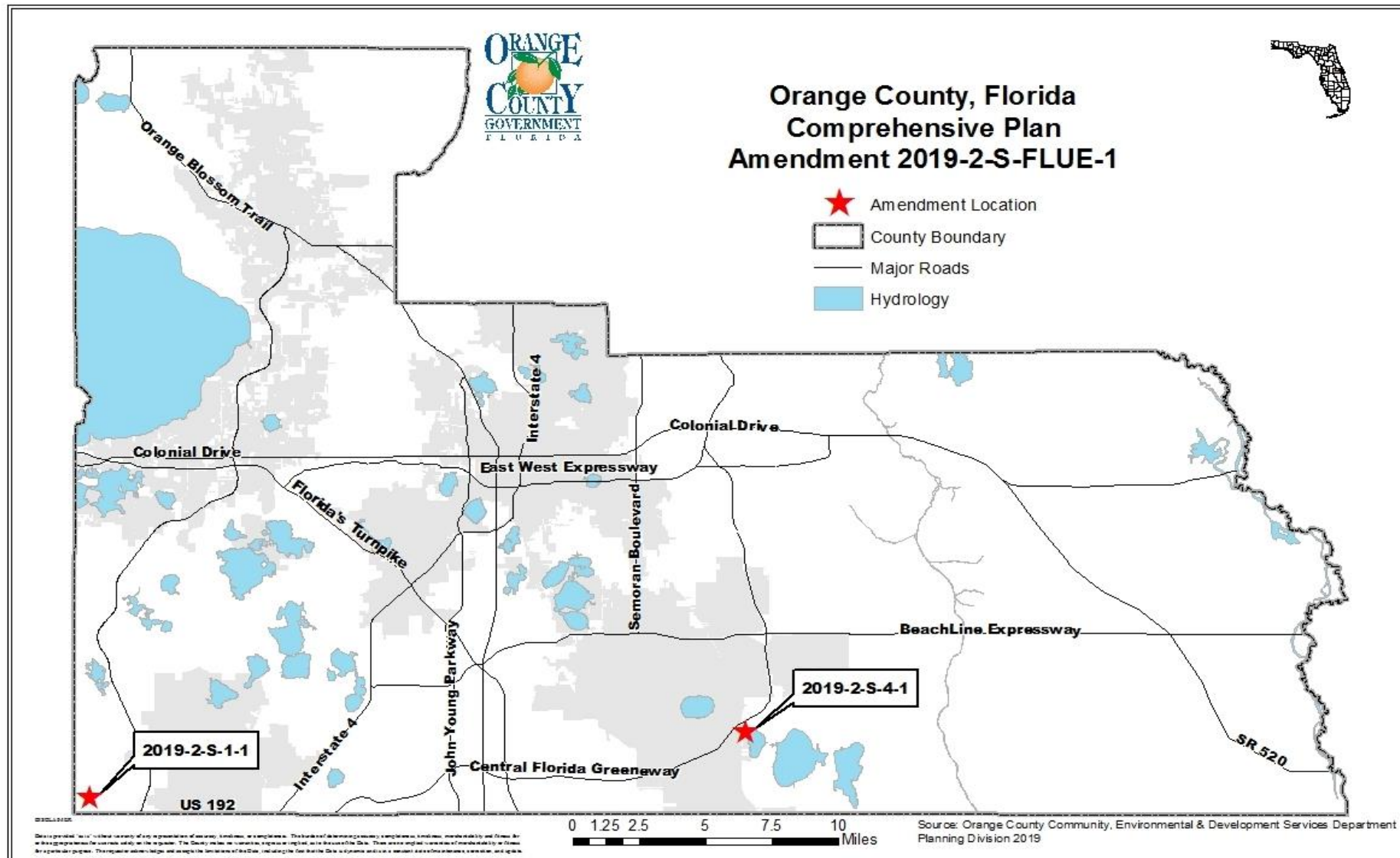
# Amendment 2019-2-S-FLUE-1

**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 2019-2-S-FLUE-1







# **Amendment 2019-2-S-FLUE-1**

**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Requested Action:**

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2019-2-S-FLUE-1, consistent with today's actions**



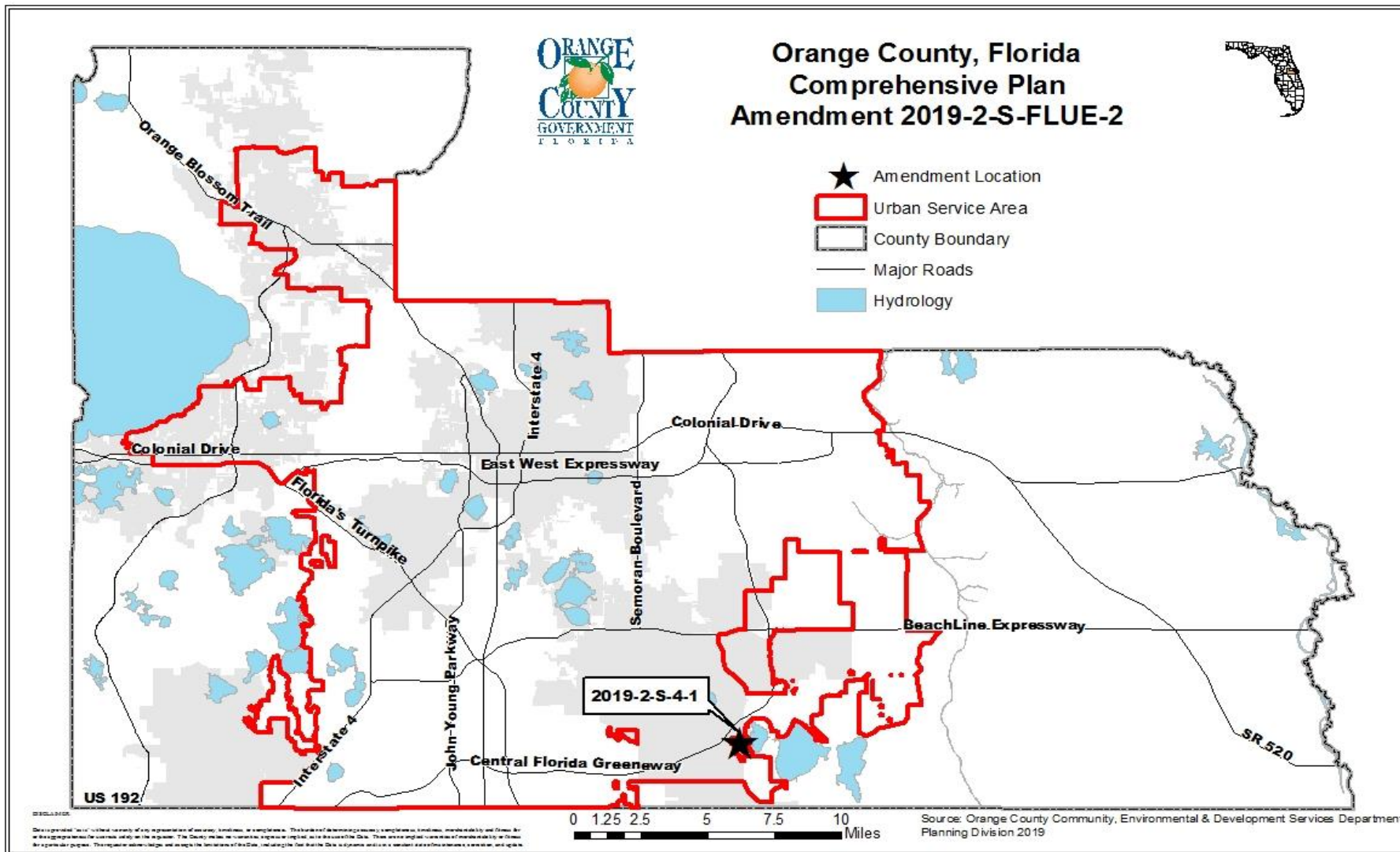
## **Amendment 2019-2-S-FLUE-2**

**Request:** Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area

**District:** Countywide



# Amendment 2019-2-S-FLUE-2 Urban Service Area Expansion





## **Amendment 2019-2-S-FLUE-2**

**Staff Recommendation:**

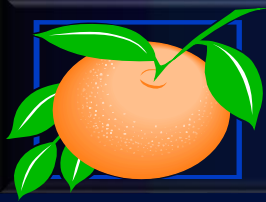
**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Requested Action:**

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2019-2-S-FLUE-2, consistent with today's actions.**



# Small Scale Development Amendments Ordinance

**Staff Recommendation:        ADOPT**

**Requested Action:**

**Make a finding of consistency with the Comprehensive Plan, determine that the amendments are in compliance, and adopt the Ordinance approving the proposed Future Land Use Map and Text Amendments, consistent with today's actions.**



***Board of County Commissioners***

**2019-2 Small Scale Amendments**

***Adoption Public Hearing***

**December 3, 2019**