



Board of County Commissioners

**2020-2 Regular Cycle
Comprehensive Plan Amendments**

Transmittal Public Hearings

Agenda Item VI.H.11

October 13, 2020



Board of County Commissioners

**2020-2 Regular Cycle
Privately-Initiated Amendment**

Transmittal Public Hearing

October 13, 2020



Amendment 2020-2-A-2-1

Amendment 2020-2-B-FLUE-1

CONTINUE

Agent: Momtaz Barq, P.E., Terra-Max Engineering, Inc.

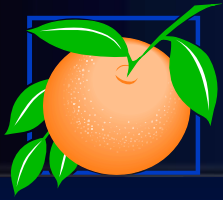
Owner: Bailey's Real Estate, LLP

From: Rural Settlement 1/2 (RS 1/2) and Rural Settlement 1/5 (RS 1/5)

To: Planned Development-Commercial/Assisted Living Facility (Rural Settlement) (PD-C/ALF) (RS)

Acreage: 47.94 gross/net developable acres

Proposed Use: Adult care community with a maximum development program of a 250-bed assisted living facility, 30 adult independent living cottages, a 12,320-square-foot community clubhouse, and equestrian amenities



Amendment 2020-2-A-2-1

Amendment 2020-2-B-FLUE-1

Staff Recommendation: CONTINUE

Action Requested:

- **Continue the listed items to the Board meeting of November 10, 2020, beginning at 2:00 PM.**



Board of County Commissioners

**2020-2 Regular Cycle Staff-Initiated
Amendment**

Transmittal Public Hearing

October 13, 2020



Comprehensive Plan Clean-up

Review Scope:

- **Avoid “policy” changes**
- **Text that was out of date;**
- **Redundant policies;**
- **Not clear in intent;**
- **Could be easily combined;**
- **Could be relocated to keep subject matter together;**
- **Typographical errors**



Comprehensive Plan Clean-Up

Item Number	Elements Considered	BCC Hearing Date
2019-2-C-CP-1	Transportation Element	August 2019
2019-2-C-CP-2	International Drive Element Neighborhood Element Fire Rescue Element	October 2019
2019-2-C-CP-3	Urban Design Element Conservation Element Recreation Element Open Space Element	December 2019



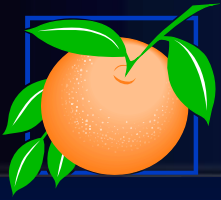
Amendment 2020-2-B-CP-4

Request:

Comprehensive Plan Administrative Clean-up to the Aquifer Recharge Element; Stormwater Element; Potable, Waste, and Reclaimed Water Element; and Solid Waste Element.

District:

Countywide



Amendment 2020-2-B-CP-4

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

Action Requested:

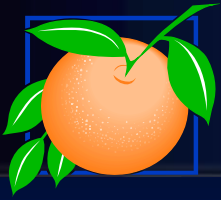
- **Recommend that Amendment 2020-2-B-CP-4 be TRANSMITTED to the reviewing agencies.**



Amendment 2020-2-C-CP-5

Request: Comprehensive Plan Administrative Clean-up to the Future Land Use Element, Economic Element, Public Schools Facilities Element, Capital Improvements Element, and Intergovernmental Coordination Element

District: Countywide



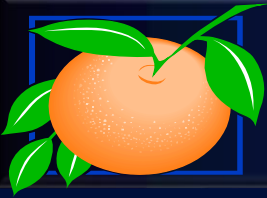
Amendment 2020-2-C-CP-5

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

Action Requested:

- **Recommend that Amendment 2020-2-C-CP-5 be TRANSMITTED to the reviewing agencies.**



Board of County Commissioners

**2020-1 Regular Cycle
Privately-Initiated Amendment, and
Concurrent Rezoning Request**

Adoption Public Hearing

Agenda Item VI.I.14

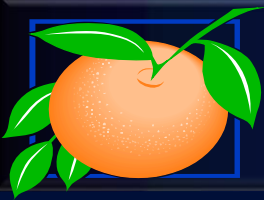
October 13, 2020



Amendment 2020-1-A-3-1

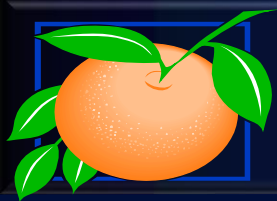
Rezoning Case LUP-20-01-004

- Agent:** Hugh Jacobs, The Partnership, Inc.
- Owner:** Zimmer Poster Service LLP; Michael Rodriguez 1/2 Int. et al; Max W. Harris Revocable Trust 1/6 Int. et al; and Beato Holding Co., Inc.
- From:** Commercial (C) and C-1 (Retail Commercial District) and A-2 (Farmland Rural District)
- To:** Medium-High Density Residential (MHDR) (Senior Housing) and PD (Planned Development District) (Colonial Greens PD/LUP)
- Acreage:** 10.6 gross acres
- Proposed Use:** Up to 304 senior multi-family dwelling units



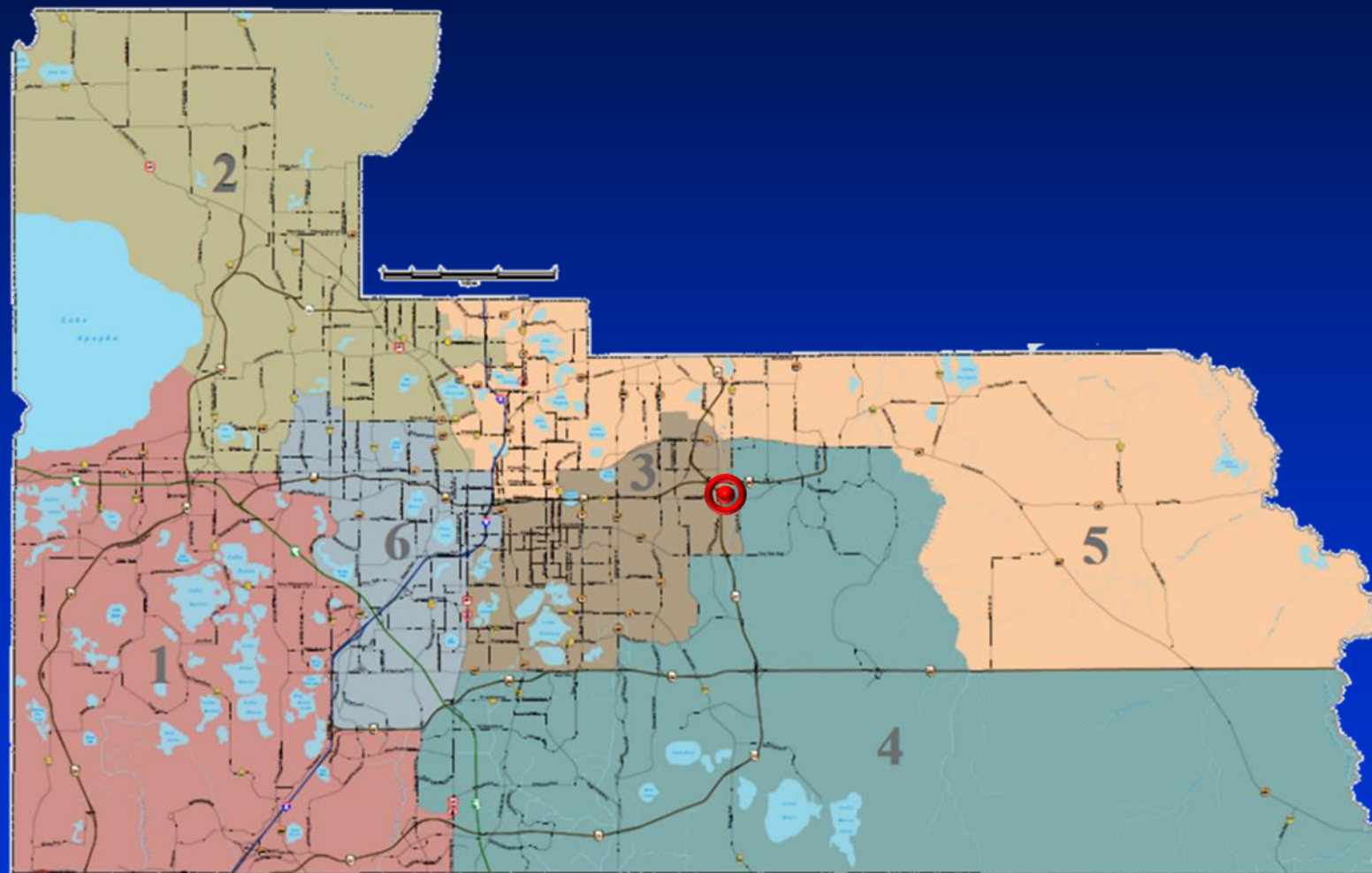
2020-1 Regular Cycle Amendment Process

- **Community Meetings**
November 18, 2019
September 16, 2020
- **Transmittal public hearings**
LPA – January 16, 2020
BCC – February 11, 2020
- **State and regional agency comments**
August 3, 2020
- **Adoption public hearings**
LPA/PZC – June 18, 2020
BCC – October 13, 2020

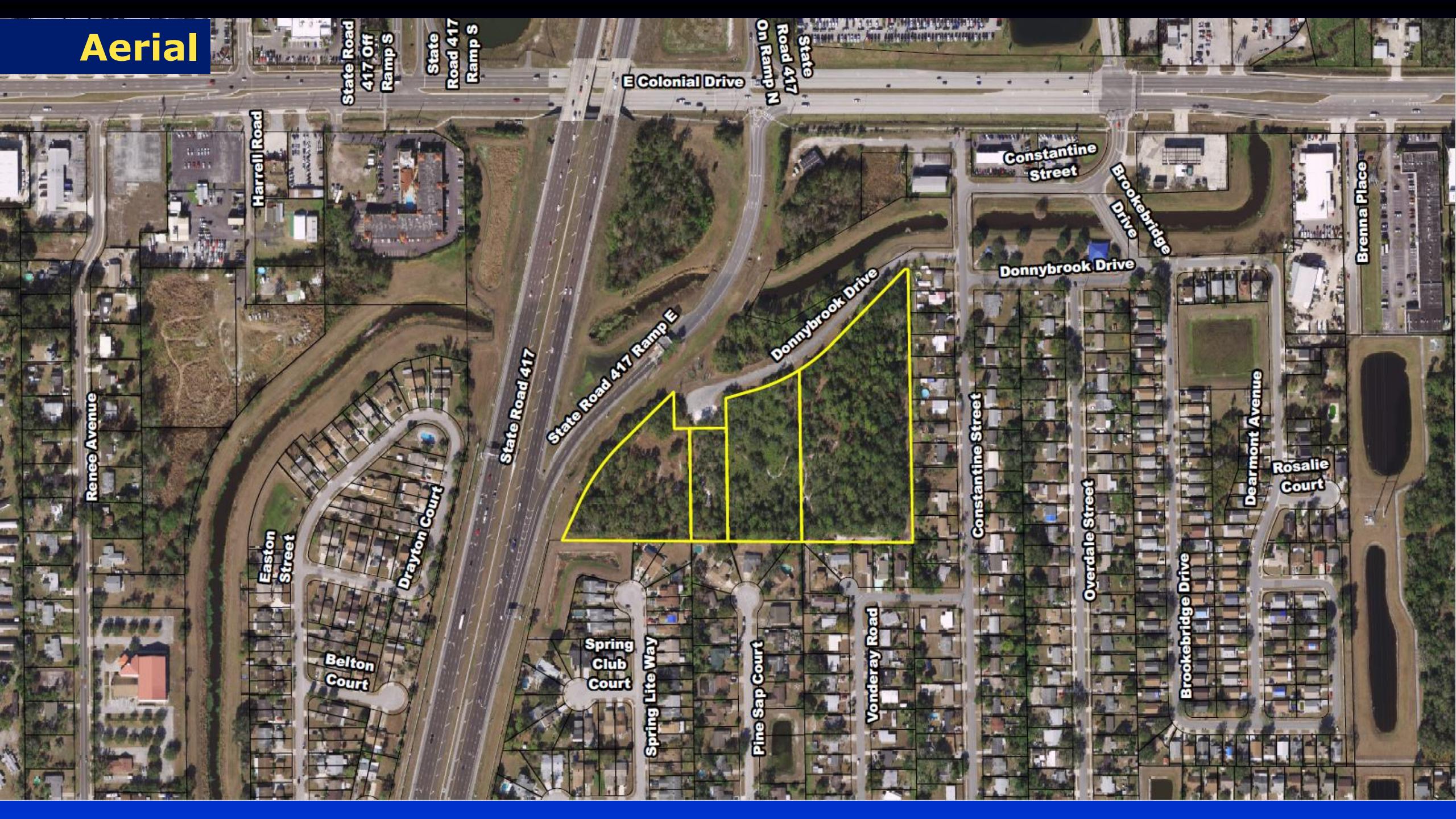


Amendment 2020-1-A-3-1

Location



Aerial



Renee Avenue

Harrell Road

Easton Street

Belton Court

Drayton Court

State Road 417 Off Ramp S

State Road 417 Ramp S

State Road 417

State Road 417 Ramp E

Spring Club Court

Spring Lite Way

Pine Sap Court

Vonderay Road

E Colonial Drive

State Road 417 On Ramp N

Donnybrook Drive

Constantine Street

Constantine Street

Overdale Street

Brookebridge Drive

Donnybrook Drive

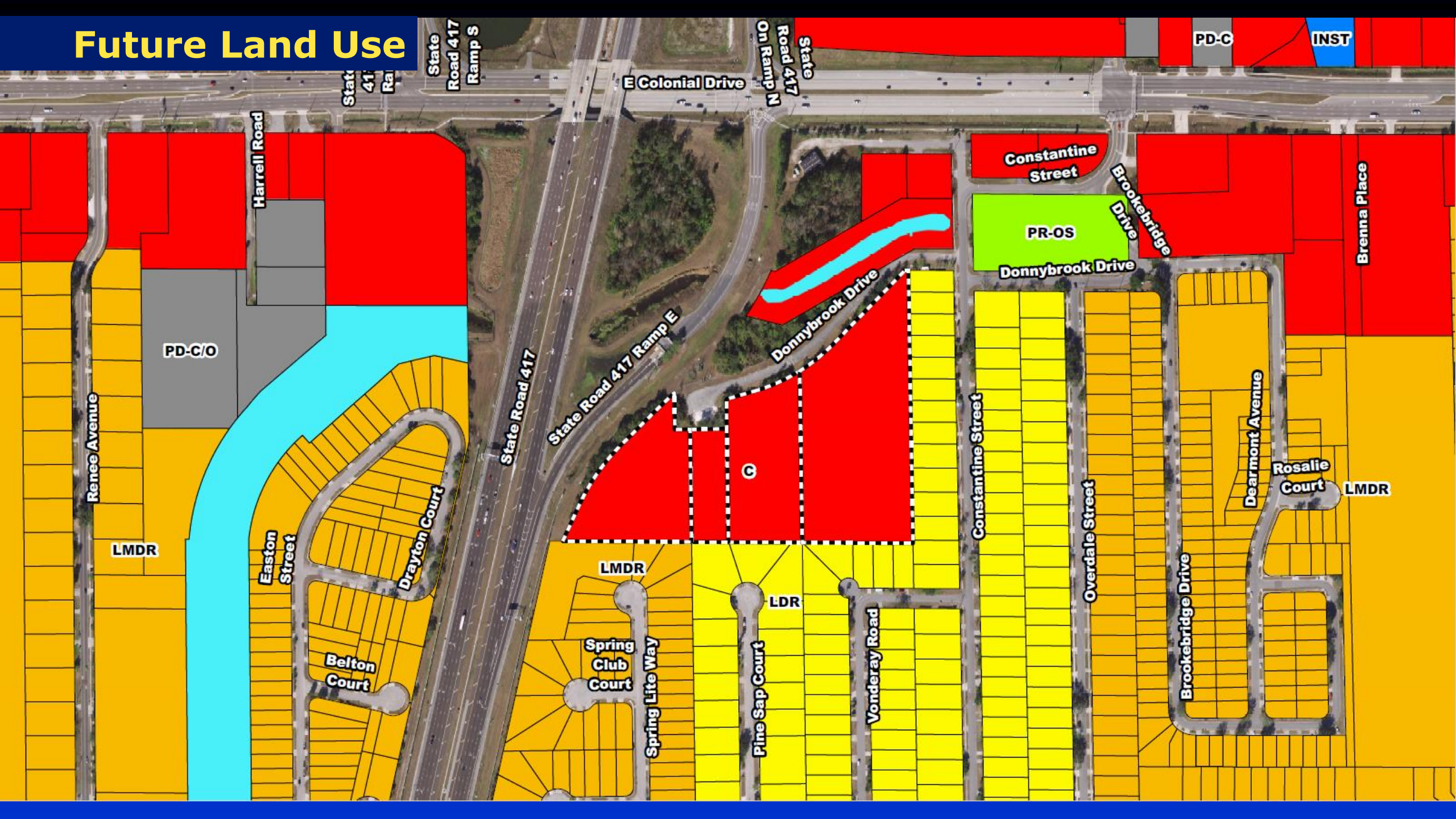
Brookebridge Drive

Dearmont Avenue

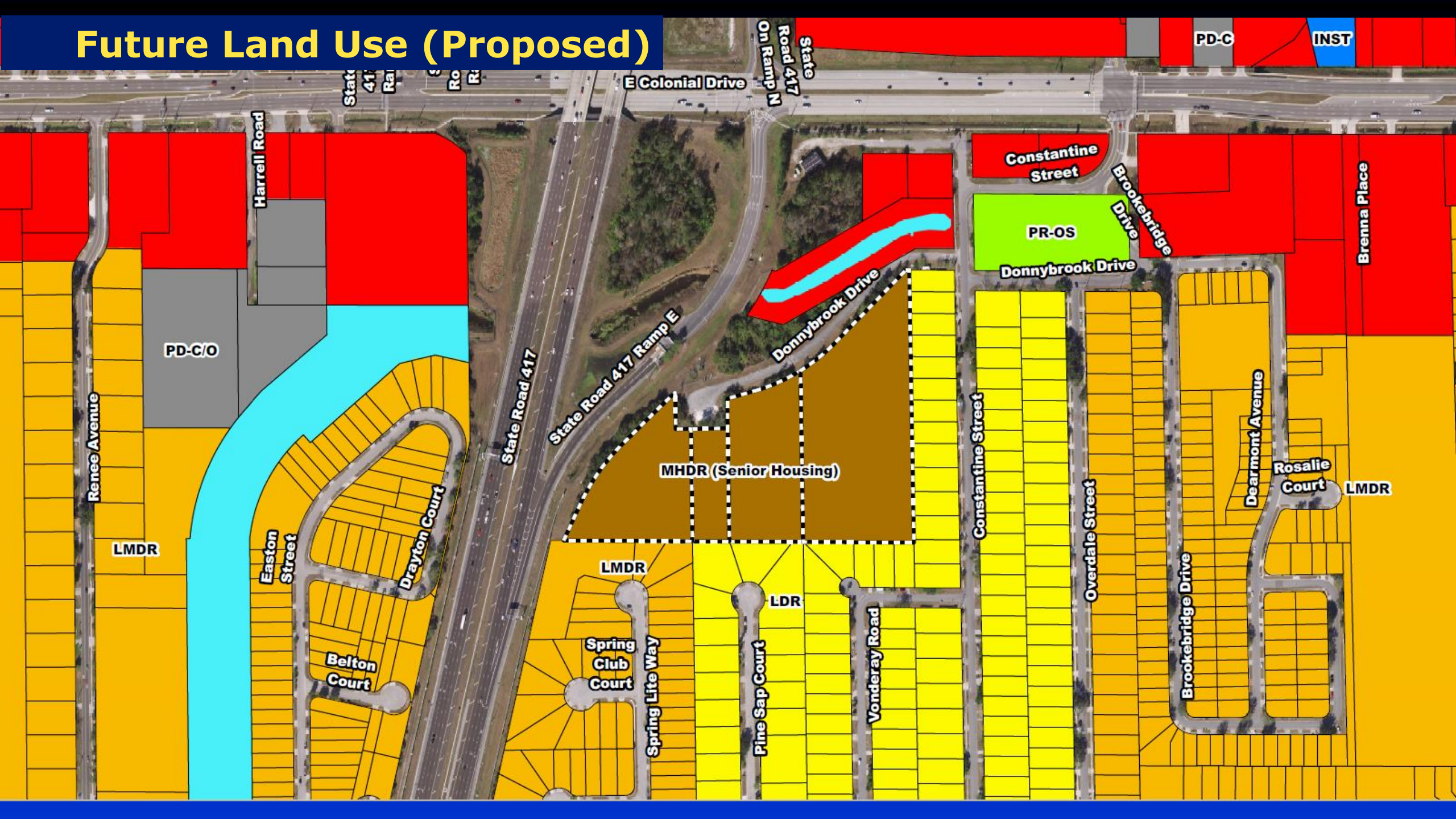
Rosalie Court

Brenna Place

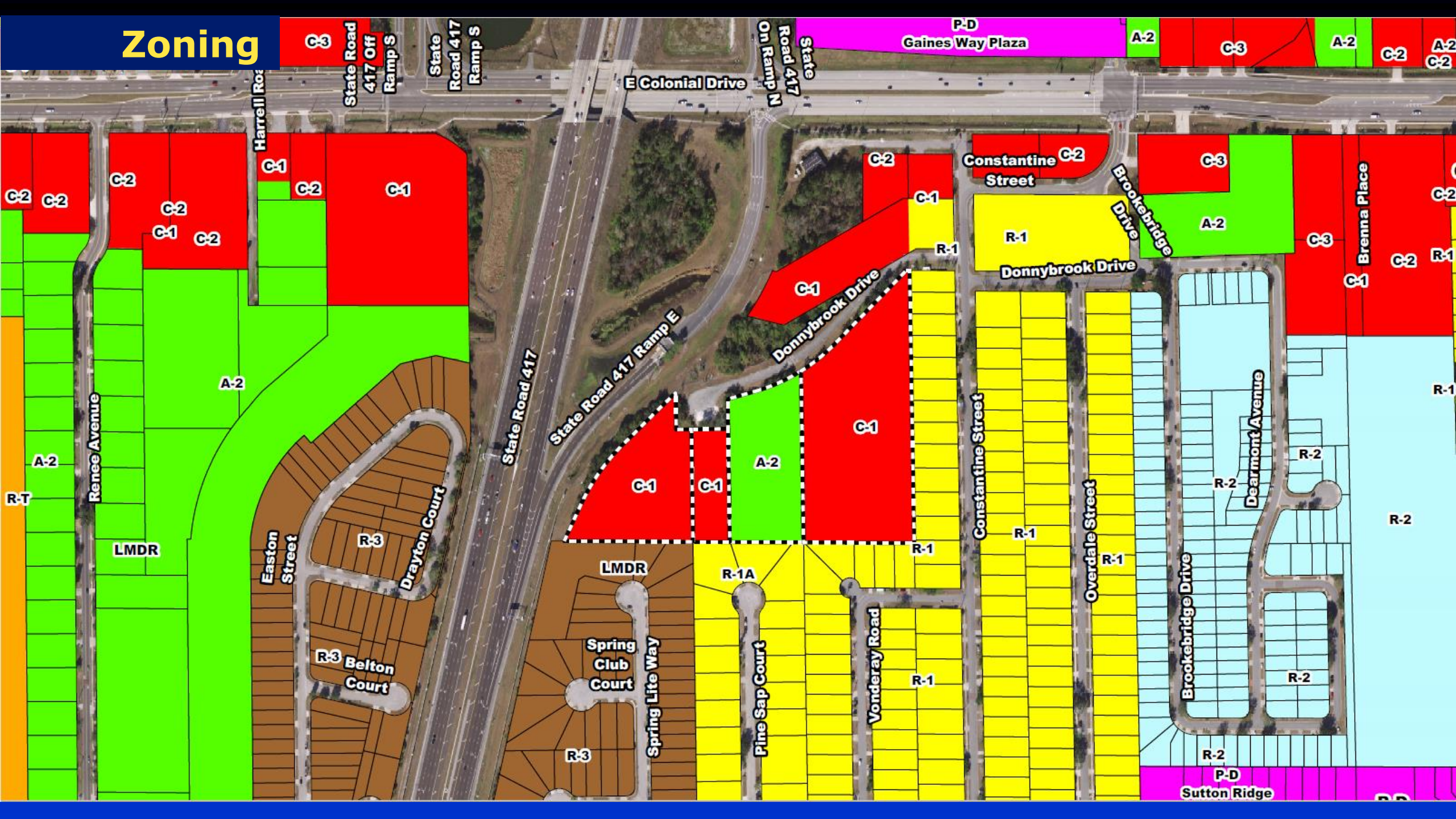
Future Land Use



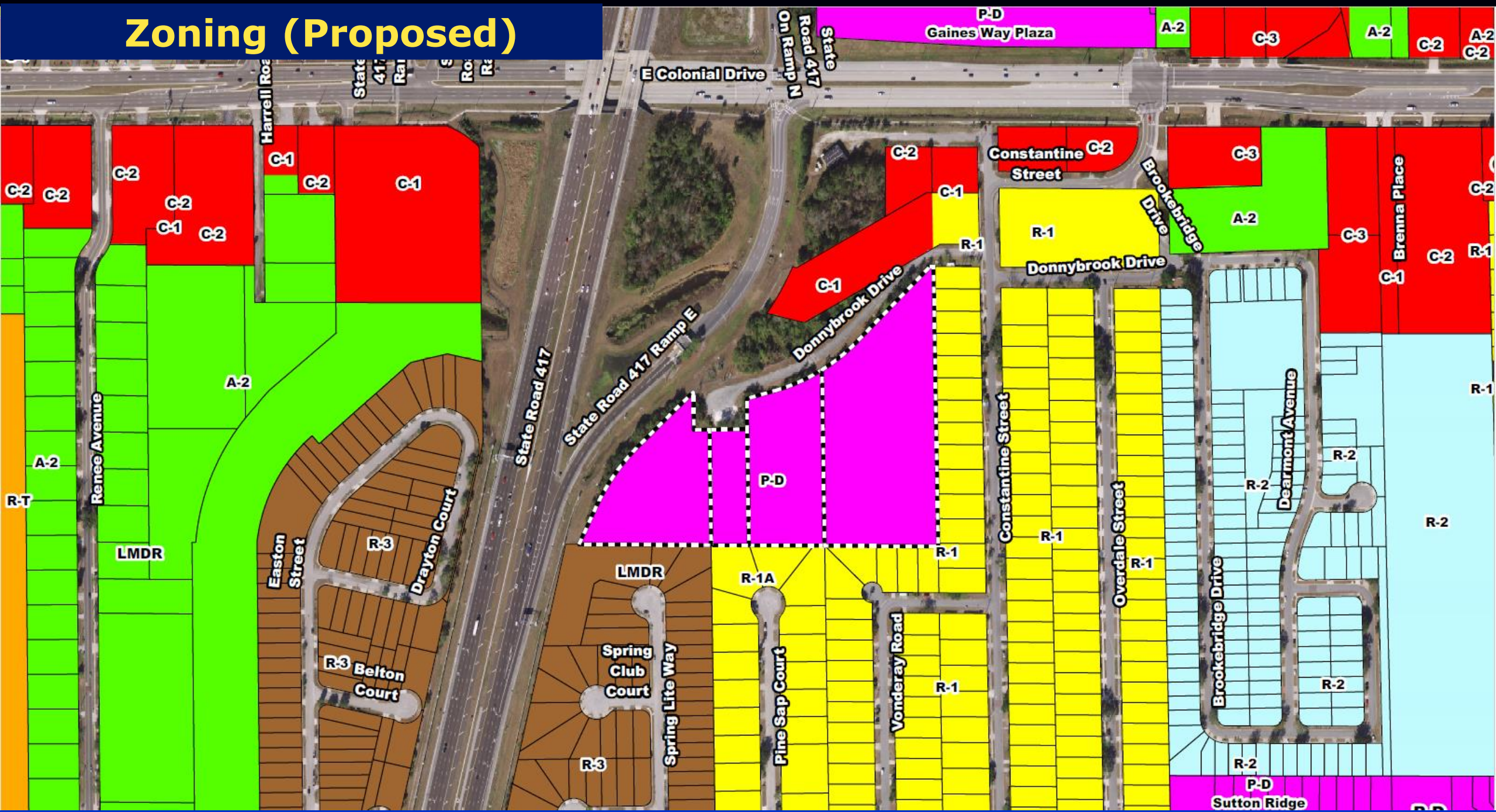
Future Land Use (Proposed)



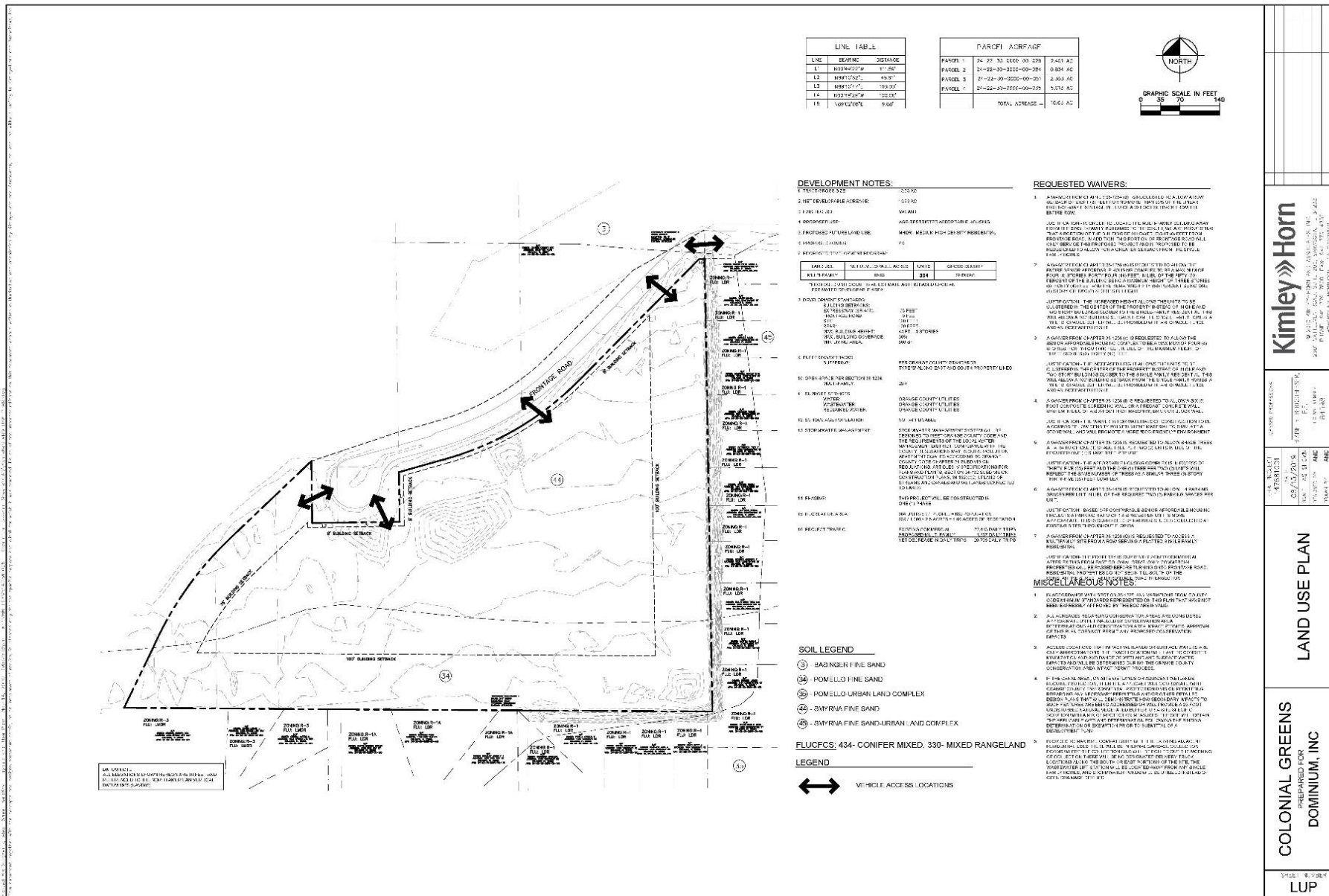
Zoning



Zoning (Proposed)



Colonial Greens PD Land Use Plan

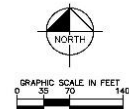


LINE TABLE

LINE	BEARING	DISTANCE
L1	N03°44'22"W	11.56'
L2	S87°12'30"E	43.87'
L3	S05°02'11"E	33.92'
L4	N03°44'22"W	102.02'
L5	N00°00'00"E	9.60'

PARCEL ACREAGE

PARCEL	ACREAGE
PARCEL 1	24.29 33 6666 00 259
PARCEL 2	24.29 30 2020 00 284
PARCEL 3	27.24 30 2020 00 284
PARCEL 4	24.29 30 2020 00 284
TOTAL ACREAGE	106.62 AC



DEVELOPMENT NOTES:

- 1. PROJECT SIZE: 533 AC
- 2. NET DEVELOPABLE ACREAGE: 333 AC
- 3. ZONE: R-1
- 4. PROPOSED USE: RESIDENTIAL
- 5. PROPOSED DENSITY: 10 UNITS PER ACRE
- 6. PROPOSED LOT SIZE: 10,000 SQ FT
- 7. PROPOSED LOT AREA: 10,000 SQ FT
- 8. PROPOSED LOT WIDTH: 100 FT
- 9. PROPOSED LOT DEPTH: 100 FT

LAND USE	PERCENTAGE OF TOTAL	ACRES	DEVELOPMENT
RESIDENTIAL	100%	333	10 UNITS PER ACRE

- 10. PROPOSED LOT AREA: 10,000 SQ FT
- 11. PROPOSED LOT WIDTH: 100 FT
- 12. PROPOSED LOT DEPTH: 100 FT
- 13. PROPOSED LOT AREA: 10,000 SQ FT
- 14. PROPOSED LOT WIDTH: 100 FT
- 15. PROPOSED LOT DEPTH: 100 FT

- 16. PROPOSED LOT AREA: 10,000 SQ FT
- 17. PROPOSED LOT WIDTH: 100 FT
- 18. PROPOSED LOT DEPTH: 100 FT
- 19. PROPOSED LOT AREA: 10,000 SQ FT
- 20. PROPOSED LOT WIDTH: 100 FT

- 21. PROPOSED LOT AREA: 10,000 SQ FT
- 22. PROPOSED LOT WIDTH: 100 FT
- 23. PROPOSED LOT DEPTH: 100 FT
- 24. PROPOSED LOT AREA: 10,000 SQ FT
- 25. PROPOSED LOT WIDTH: 100 FT

- 26. PROPOSED LOT AREA: 10,000 SQ FT
- 27. PROPOSED LOT WIDTH: 100 FT
- 28. PROPOSED LOT DEPTH: 100 FT
- 29. PROPOSED LOT AREA: 10,000 SQ FT
- 30. PROPOSED LOT WIDTH: 100 FT

- 31. PROPOSED LOT AREA: 10,000 SQ FT
- 32. PROPOSED LOT WIDTH: 100 FT
- 33. PROPOSED LOT DEPTH: 100 FT
- 34. PROPOSED LOT AREA: 10,000 SQ FT
- 35. PROPOSED LOT WIDTH: 100 FT

- 36. PROPOSED LOT AREA: 10,000 SQ FT
- 37. PROPOSED LOT WIDTH: 100 FT
- 38. PROPOSED LOT DEPTH: 100 FT
- 39. PROPOSED LOT AREA: 10,000 SQ FT
- 40. PROPOSED LOT WIDTH: 100 FT

- 41. PROPOSED LOT AREA: 10,000 SQ FT
- 42. PROPOSED LOT WIDTH: 100 FT
- 43. PROPOSED LOT DEPTH: 100 FT
- 44. PROPOSED LOT AREA: 10,000 SQ FT
- 45. PROPOSED LOT WIDTH: 100 FT

- 46. PROPOSED LOT AREA: 10,000 SQ FT
- 47. PROPOSED LOT WIDTH: 100 FT
- 48. PROPOSED LOT DEPTH: 100 FT
- 49. PROPOSED LOT AREA: 10,000 SQ FT
- 50. PROPOSED LOT WIDTH: 100 FT

- 51. PROPOSED LOT AREA: 10,000 SQ FT
- 52. PROPOSED LOT WIDTH: 100 FT
- 53. PROPOSED LOT DEPTH: 100 FT
- 54. PROPOSED LOT AREA: 10,000 SQ FT
- 55. PROPOSED LOT WIDTH: 100 FT

- 56. PROPOSED LOT AREA: 10,000 SQ FT
- 57. PROPOSED LOT WIDTH: 100 FT
- 58. PROPOSED LOT DEPTH: 100 FT
- 59. PROPOSED LOT AREA: 10,000 SQ FT
- 60. PROPOSED LOT WIDTH: 100 FT

- 61. PROPOSED LOT AREA: 10,000 SQ FT
- 62. PROPOSED LOT WIDTH: 100 FT
- 63. PROPOSED LOT DEPTH: 100 FT
- 64. PROPOSED LOT AREA: 10,000 SQ FT
- 65. PROPOSED LOT WIDTH: 100 FT

REQUESTED WAIVERS:

- 1. REQUESTED WAIVER #1: TO WAIVE THE REQUIREMENT FOR A MINIMUM LOT AREA OF 10,000 SQ FT FOR THE PROPOSED LOTS.
- 2. REQUESTED WAIVER #2: TO WAIVE THE REQUIREMENT FOR A MINIMUM LOT WIDTH OF 100 FT FOR THE PROPOSED LOTS.
- 3. REQUESTED WAIVER #3: TO WAIVE THE REQUIREMENT FOR A MINIMUM LOT DEPTH OF 100 FT FOR THE PROPOSED LOTS.
- 4. REQUESTED WAIVER #4: TO WAIVE THE REQUIREMENT FOR A MINIMUM LOT AREA OF 10,000 SQ FT FOR THE PROPOSED LOTS.
- 5. REQUESTED WAIVER #5: TO WAIVE THE REQUIREMENT FOR A MINIMUM LOT WIDTH OF 100 FT FOR THE PROPOSED LOTS.
- 6. REQUESTED WAIVER #6: TO WAIVE THE REQUIREMENT FOR A MINIMUM LOT DEPTH OF 100 FT FOR THE PROPOSED LOTS.
- 7. REQUESTED WAIVER #7: TO WAIVE THE REQUIREMENT FOR A MINIMUM LOT AREA OF 10,000 SQ FT FOR THE PROPOSED LOTS.
- 8. REQUESTED WAIVER #8: TO WAIVE THE REQUIREMENT FOR A MINIMUM LOT WIDTH OF 100 FT FOR THE PROPOSED LOTS.
- 9. REQUESTED WAIVER #9: TO WAIVE THE REQUIREMENT FOR A MINIMUM LOT DEPTH OF 100 FT FOR THE PROPOSED LOTS.
- 10. REQUESTED WAIVER #10: TO WAIVE THE REQUIREMENT FOR A MINIMUM LOT AREA OF 10,000 SQ FT FOR THE PROPOSED LOTS.
- 11. REQUESTED WAIVER #11: TO WAIVE THE REQUIREMENT FOR A MINIMUM LOT WIDTH OF 100 FT FOR THE PROPOSED LOTS.
- 12. REQUESTED WAIVER #12: TO WAIVE THE REQUIREMENT FOR A MINIMUM LOT DEPTH OF 100 FT FOR THE PROPOSED LOTS.
- 13. REQUESTED WAIVER #13: TO WAIVE THE REQUIREMENT FOR A MINIMUM LOT AREA OF 10,000 SQ FT FOR THE PROPOSED LOTS.
- 14. REQUESTED WAIVER #14: TO WAIVE THE REQUIREMENT FOR A MINIMUM LOT WIDTH OF 100 FT FOR THE PROPOSED LOTS.
- 15. REQUESTED WAIVER #15: TO WAIVE THE REQUIREMENT FOR A MINIMUM LOT DEPTH OF 100 FT FOR THE PROPOSED LOTS.

MISCELLANEOUS NOTES:

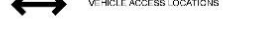
- 1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE RECORD DRAWINGS AND FIELD SURVEY DATA.
- 2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- 3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- 4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
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- 9. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- 10. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

SOIL LEGEND

- (34) BASINGER FINE SAND
- (36) POMELLO FINE SAND
- (38) POMELLO URBAN LAND COMPLEX
- (40) SWYRNA FINE SAND
- (42) SWYRNA FINE SAND URBAN LAND COMPLEX

FLUCFGS: 434- CONIFER MIXED, 330- MIXED RANGELAND

LEGEND



Kimley»Horn

LAND USE PLAN

COLONIAL GREENS
PREPARED FOR
DOMINIUM, INC

LUP

DANIEL COUNTY



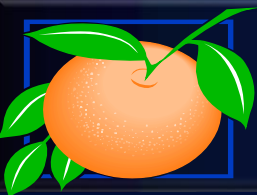
Amendment 2020-1-A-3-1

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU 1 and Future Land Use Element Objectives FLU1.1, and Policies FLU1.1.1, 1.1.2, FLU1.4.1, FLU1.4.2, FLU8.2.1, FLU8.2.2, and FLU8.2.11; Housing Element Goal H 1. And Housing Element Objective H 1.1, Housing Element Policies H 1.3.11 and H.1.3.15)**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2020-1-A-3-1 Commercial to Medium-High Density Residential (MHDR) (Senior Housing)**



Rezoning Case LUP-20-01-004

DRC Recommendation:

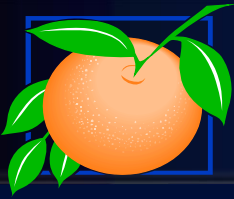
APPROVE

PZC Recommendation:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and Approve Rezoning Case LUP-20-01-004, Colonial Greens Planned Development/Land Use Plan (PD/LUP), subject to the fifteen (15) conditions listed in the staff report.**



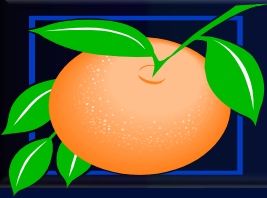
Regular Cycle Amendment Ordinance

Staff Recommendation:

ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan, determine that the amendment is in compliance, and adopt the Ordinance approving the proposed Future Land Use Map Amendment, consistent with today's action.**



Board of County Commissioners

**2020-1 Regular Cycle Privately-Initiated
Amendment and Concurrent Rezoning Request**

Adoption Public Hearing

Agenda Item VI.I.14

October 13, 2020