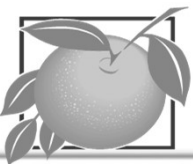


Board of County Commissioners

**2022-2 Regular Cycle Privately-
Initiated Map Amendment, Associated
Staff-Initiated Text Amendment, and
Concurrent PD/LUP Rezoning**

***Adoption Public Hearing
Agenda VI. K. 20.***

**May 2, 2023
(Continued from March 21, 2023)**



Amendment 2022-2-A-1-2 & 2022-2-B-FLUE-2 Rezoning Case LUP-22-06-199

Applicant: M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

Future Land Use Map (FLUM) Request:

From: Village (V)

To: Growth Center - Planned Development – Commercial / Medium
Density Residential (GC-PD-C/MDR)

Rezoning Request:

From: A-1 (Citrus Rural District)

To: PD (Planned Development District) (Village at Avalon PD/LUP)

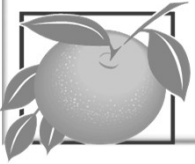
Acreage: 22.20 gross acres/17.12 net developable acres

Proposed Use: Up to 296 multi-family dwelling units and up to 87,120 square feet of
C-1 (Retail Commercial District) uses



Amendment 2022-2-B-FLUE-2

**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**



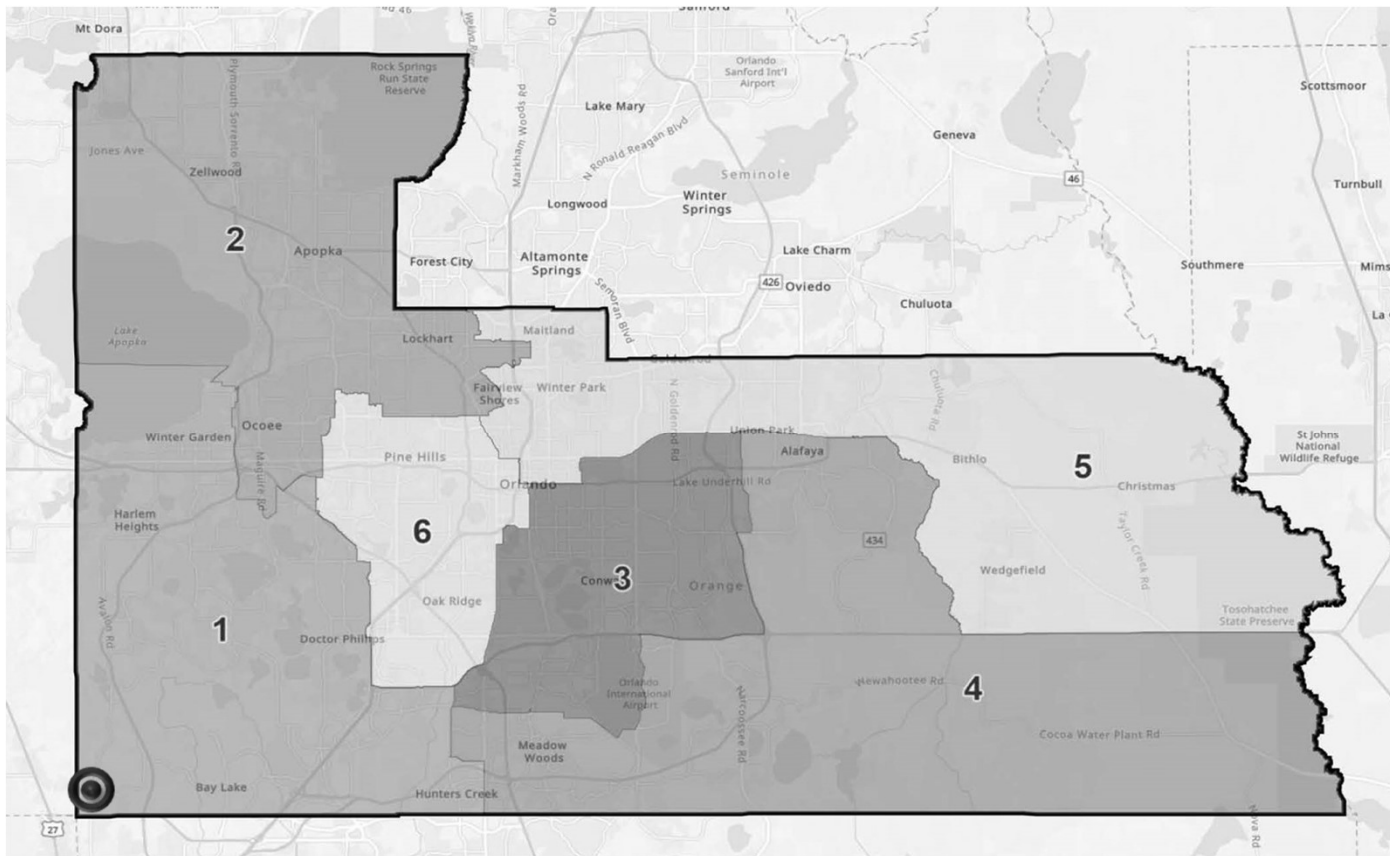
2022-2 Regular Cycle Amendment Process

- **Transmittal public hearings**
 - LPA – June 16, 2022**
 - BCC – July 12, 2022**
- **State and regional agency comments**
 - August 26, 2022**
- **Adoption public hearings**
 - LPA – February 16, 2023**
 - BCC – May 2, 2023 (continued from March 21, 2023)**



Amendment 2022-2-A-1-2

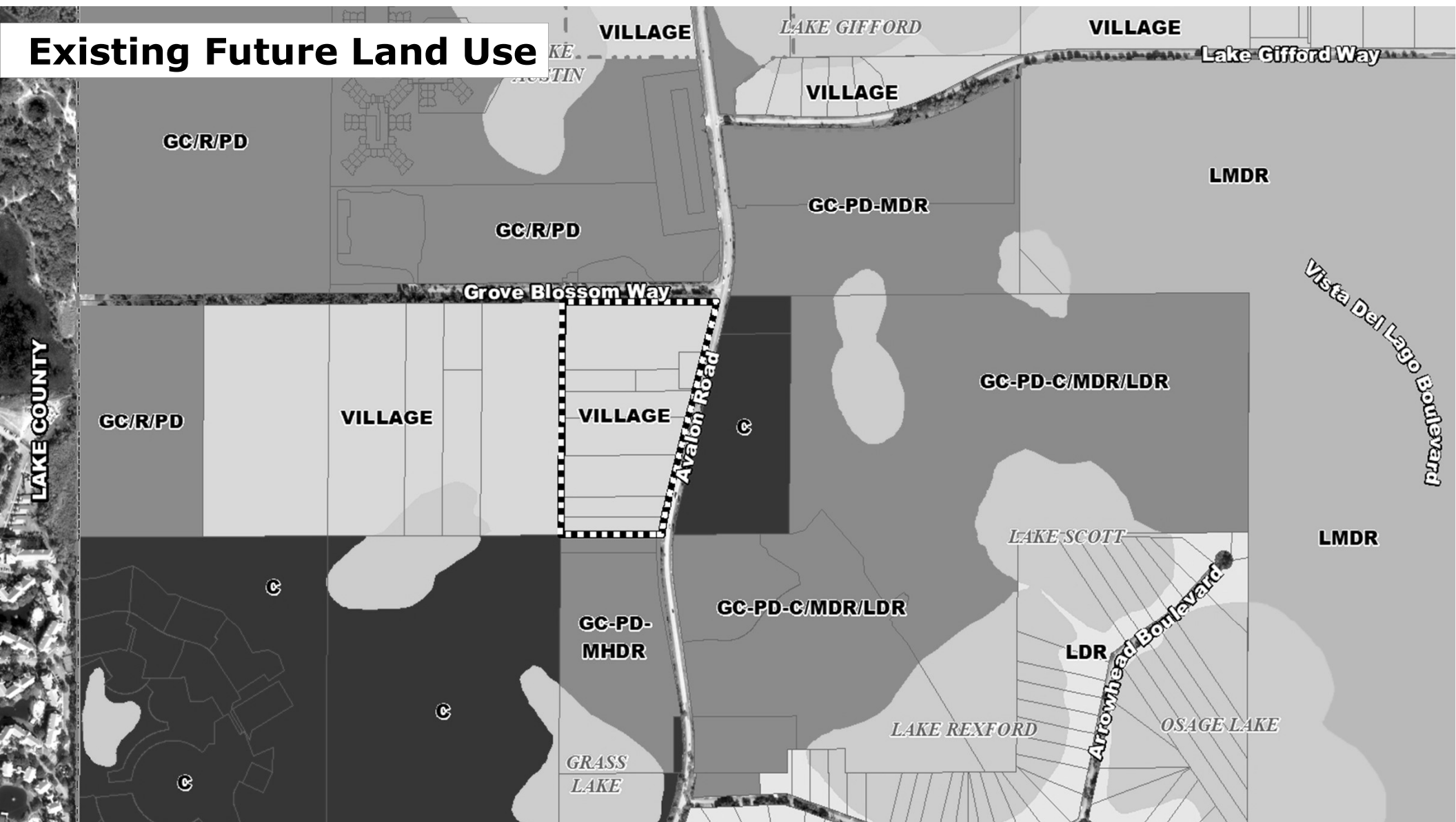
Location



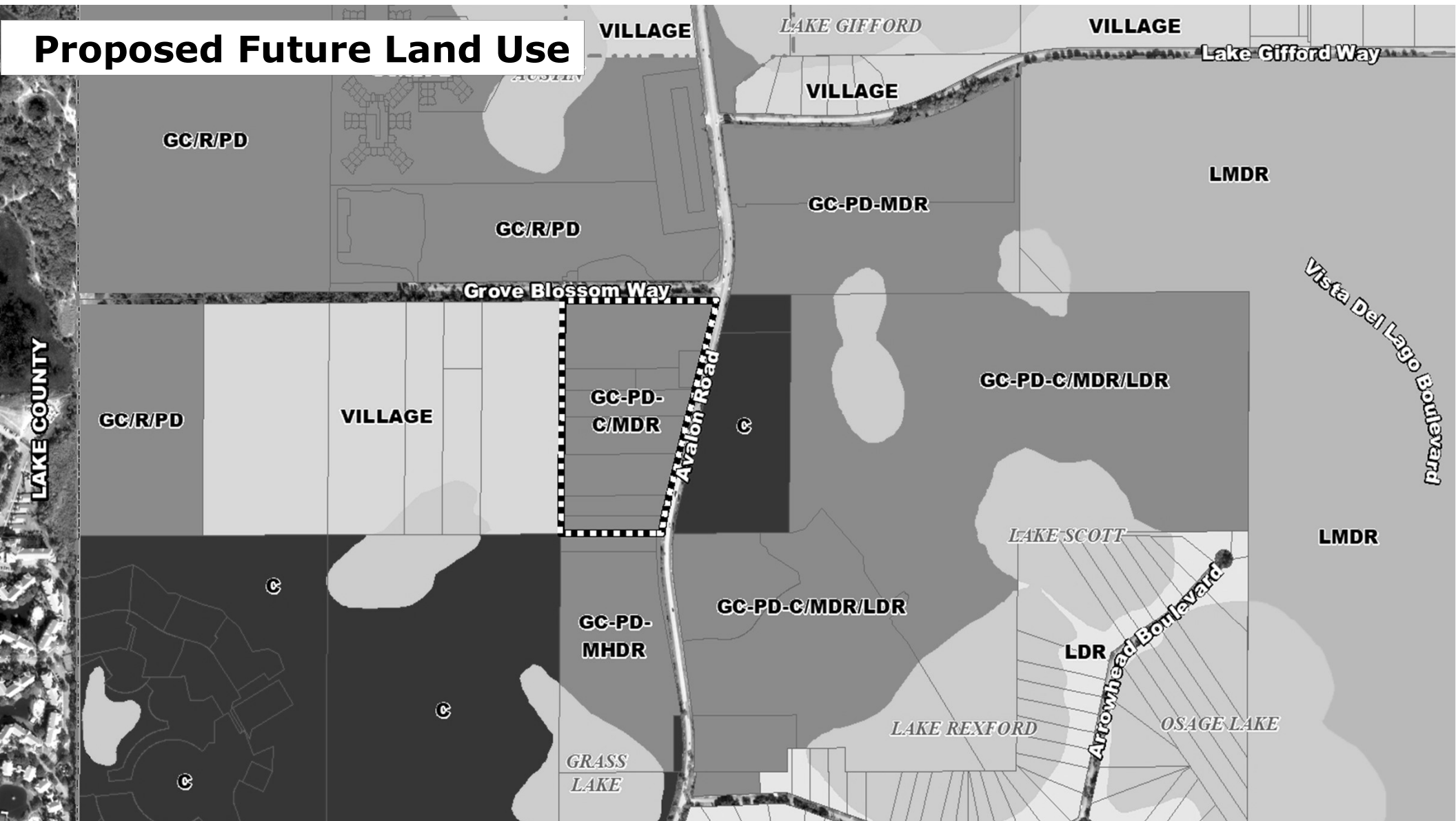
Aerial



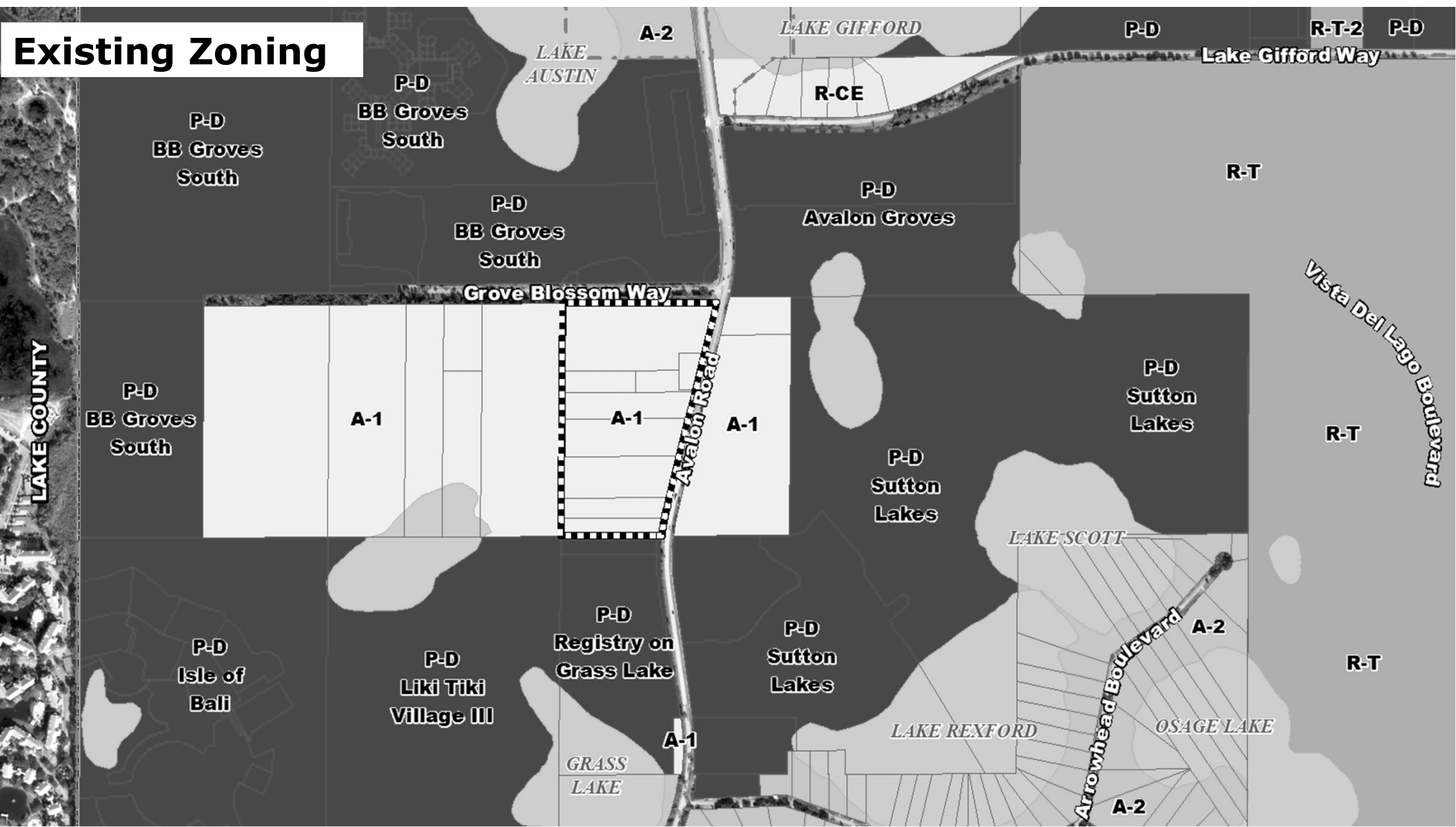
Existing Future Land Use



Proposed Future Land Use

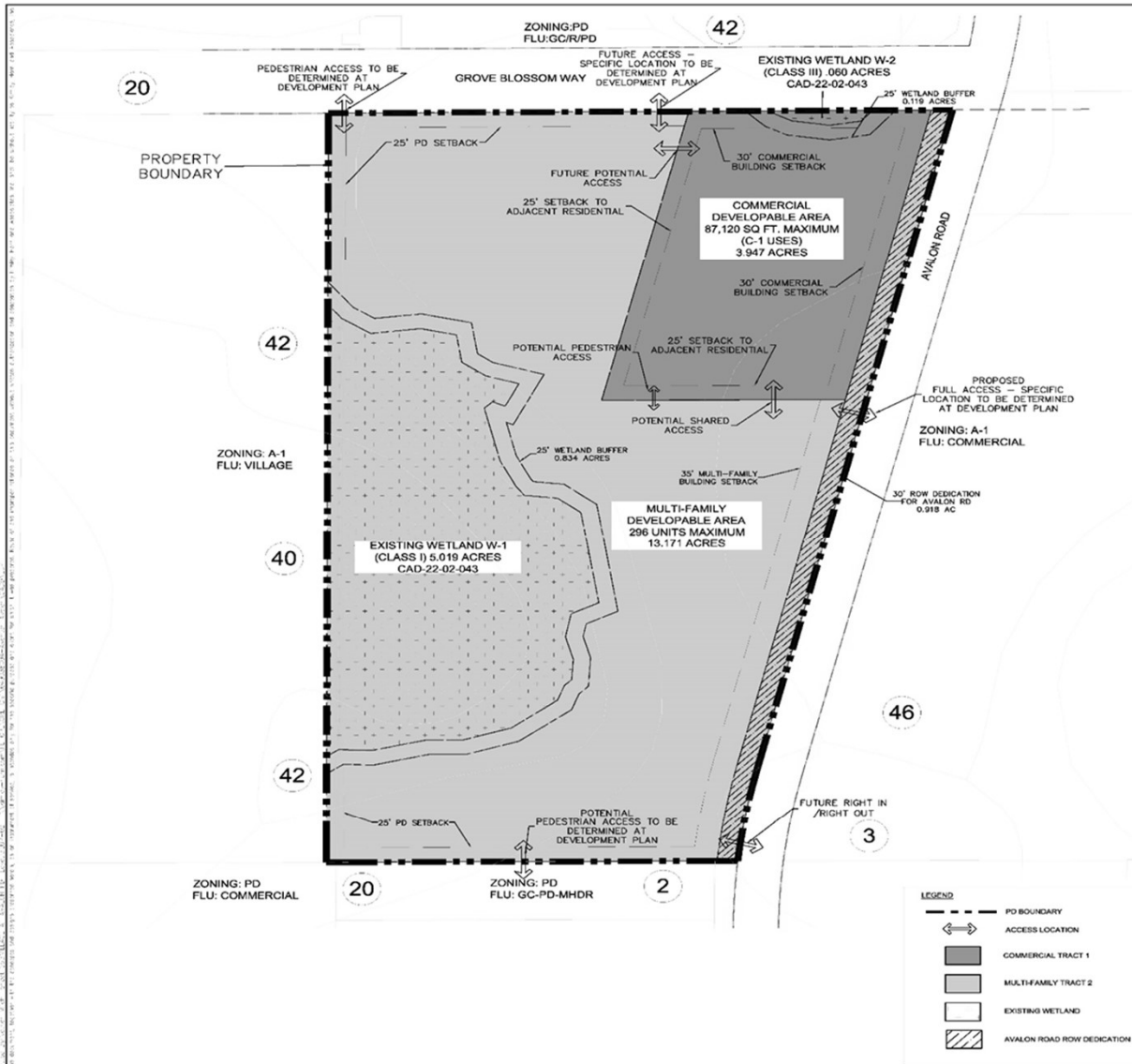


Existing Zoning



Proposed Zoning





DEVELOPMENT NOTES:

PARCEL SIZE: 22.187 AC
 EXISTING ZONING: A-1
 PROPOSED ZONING: PD
 EXISTING FUTURE LAND USE: VILLAGE
 PROPOSED FUTURE LAND USE: GROWTH CENTER - PLANNED DEVELOPMENT - COMMERCIAL / MEDIUM DENSITY RESIDENTIAL (GC-PD-CMOR)
 PROPOSED USES: TRACT 1 - COMMERCIAL (87,120 SQ FT MAXIMUM) - USES PERMITTED PER C-1 ZONING TRACT 2 - MULTI-FAMILY (296 UNITS MAXIMUM)

MAXIMUM DENSITY/INTENSITY:

ENVIRONMENT PRODUCTION/REGULATION					
PARENT PARCEL(S)	SUB-PARCEL(S)	USE	DEVELOPMENT PROGRAM	PROPOSED DENSITY	MAX. DENSITY/INTENSITY PERMITTED
TRACT 1 (A-1)	TRACT 1 (A-1)	COMMERCIAL	PD	10.00	10.00/AC
TRACT 2 (A-1)	TRACT 2 (A-1)	COMMERCIAL	PD	10.00	10.00/AC
TOTAL					

DEVELOPABLE ACREAGE/ WETLANDS: MULTI-FAMILY TOTAL AREA = 18.199 ACRES
 WETLANDS (W-1)* = 5.019 ACRES
 MULTI-FAMILY DEVELOPABLE AREA = 13.171 ACRES
 COMMERCIAL TOTAL AREA = 4.027 ACRES
 WETLANDS (W-2)* = 0.634 ACRES
 COMMERCIAL DEVELOPABLE AREA = 3.947 ACRES
 TOTAL WETLANDS* = 5.679 ACRES
 TOTAL DEVELOPABLE ACREAGE* = 17.118 ACRES
 *PER CAD-22-02-043

PROPOSED DEVELOPMENT PROGRAM:

TRACT 1 - COMMERCIAL (87,120 SQ FT MAXIMUM)
 TRACT 2 - MULTI-FAMILY (UP TO 296 UNITS)
 OPEN SPACE: COMMERCIAL - 25%
 MULTI-FAMILY - 25%
 RECREATION: RECREATION AREAS SHALL COMPLY WITH SEC. 38-1255.
 PARKING: EFFICIENCIES: 1.4 BEDROOM UNITS = 1.43 SPACES PER UNIT (PER WAIVER)
 2 AND 3 BEDROOM UNITS = 1.50 SPACES PER UNIT (PER WAIVER)

DEVELOPMENT STANDARDS:

DEVELOPMENT STANDARDS (Sec. 38-1271, 38-1273, 38-1274, 38-1275 & 38-1277)
 Lot Standards: Single-Family: 50' x 100' Multi-Family: 5-story/60' x 100'
 Maximum Building Height: N/A
 Minimum Lot Size: N/A
 Minimum Lot Area: N/A
 Maximum Lot Coverage: 70%
 Maximum Building Coverage: N/A
 Maximum FAR: 0.5
 Minimum Building Separation: Consistent with 38-1275(e)
 Parking Setbacks: 7.5' 7'
 Rear: 5' 7'
 Minimum Building Setback from Street ROW: 30' 35'
 Major Collector (SR 545): 30' 35'
 All other rights-of-way (Grove Blossom Way): 30' 35'
 General Setbacks: 10' N/A
 Side and Rear: 25' N/A
 Adjacent to Residential: 25' 25'
 PD Standards: P.D. Boundary: 25' 25'
 Wetlands: 25' 25'

Notes:
 1. Max. Height to be 35', but 35' when within 100' of any residential development.
 *Waiver Requested

LANDSCAPE BUFFERS:

LANDSCAPE BUFFERS SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 24-4-A.

STORMWATER:

ON-SITE STORMWATER TO BE PROVIDED IN ACCORDANCE WITH ORANGE COUNTY AND SPWM CRITERIA.

SUPPORT SERVICES:

POTABLE WATER SERVICE: ORANGE COUNTY UTILITIES
 SANITARY SEWER SERVICE: ORANGE COUNTY UTILITIES
 RECLAIMED WATER SERVICE: ORANGE COUNTY UTILITIES

SCHOOL AGE POPULATION:

296 UNITS x 0.373 = 110 STUDENTS

PHASING:

THE PROJECT WILL BE DEVELOPED SUCH THAT EACH TRACT WILL PROVIDE SUFFICIENT INFRASTRUCTURE TO SUPPORT THE PROPOSED DEVELOPMENT.

SOIL LEGEND:

- 2 - ARCHBOLD FINE SAND
- 3 - BASINGER FINE SAND
- 20 - IMMOKALEE FINE SAND
- 40 - SAMBULA MUCK
- 42 - SAMUEL MUCK
- 46 - TAVARES FINE SAND



PROJECTED TRAFFIC:

Trip Generation Summary					
Daily	Land Use	ITE LUR	Size	ITE Trip Rate*	Total
Daily	Multi-Family Housing (Mid-High)	221	296 DU	5.66	1,211
	Shopping Plaza/Commercial	521	87,828 SQ FT	67.82	5,922
	Total Generated Trips				7,183
					3,907
PM Peak	Land Use	ITE LUR	Size	ITE Trip Rate*	PM Peak Hour Trip Generation
	Multi-Family Housing (Mid-High)	221	296 DU	0.30	115
	Shopping Plaza/Commercial	521	87,828 SQ FT	5.19	450
	Total Generated Trips				565

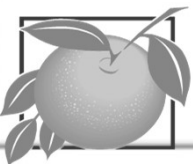
Notes: *Based on ITE data and adjusted with project data and procedures outlined in ITE Trip Generation Manual, 10th Edition.

Kimley»Horn

© 2022 KIMLEY HORN AND ASSOCIATES, INC.
 185 N. DRAKE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-898-1511
 WWW.KIMLEY-HORN.COM

LUP-03

VILLAGE V - VILLAGE AT AVALON
 PROJECT# 04503804



Amendment 2022-2-A-1-2 & 2022-2-B-FLUE-2

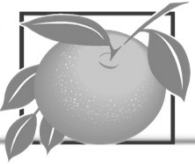
2022-2-A-1-2: ADOPT

2022-2-B-FLUE-2: ADOPT

Ordinance: ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and determine that the proposed amendments are in compliance;**
- **ADOPT Amendment 2022-2-A-1-2, Village (V) to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR);**
- **ADOPT Amendment 2022-2-B-FLUE-2 to include the development program for Amendment 2022-2-A-1-2 in Future Land Use Element Policy FLU8.1.4.; and**
- **ADOPT the Ordinance approving the proposed Future Land Use Map Amendment and associated staff-initiated text amendment.**



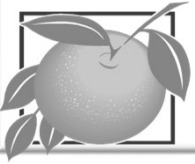
Rezoning Case LUP-22-06-199

DRC Recommendation: APPROVE

PZC Recommendation: APPROVE

Action Requested:

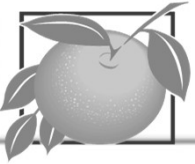
- **Make a finding of consistency with the Comprehensive Plan and *APPROVE The Village at Avalon Planned Development/Land Use Plan (PD/LUP)*, dated “Received December 20, 2022”, subject to the twenty-one (21) conditions of approval listed in the staff report and as presented, including five (5) requested waivers from Orange County Code.**



Board of County Commissioners

Requested Action:

- **Adopt: Amendment 2022-2-A-1-2**
- **Adopt: Amendment 2022-2-B-FLUE-2**
- **Adopt: Implementing Regular Cycle Ordinance**
- **Approve: Rezoning Case LUP-22-06-199, subject to twenty-one (21) conditions of approval, including five (5) waivers from Orange County Code**

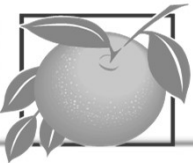


Rezoning Case LUP-22-06-199

New Condition of Approval

Proposed New Condition:

Owner shall execute an agreement acceptable to the County that addresses conveyance of right-of-way for Avalon Road, which must be approved by the Board of County Commissioners prior to County approval of the initial Development Plan.



Amendment 2022-2-A-1-2 & 2022-2-B-FLUE-2

2022-2-A-1-2:

CONTINUE

2022-2-B-FLUE-2:

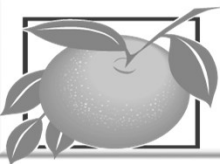
CONTINUE

Ordinance:

CONTINUE

Action Requested:

- **Continue these items to the June 20, 2023, BCC hearing at 2pm.**



Board of County Commissioners

2023-1 Regular Cycle Amendments

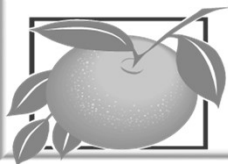
Transmittal Public Hearings

May 2, 2023



2023-1 Regular Cycle Amendment Process

- **Transmittal public hearings**
 - LPA – March 16, 2023**
 - BCC – May 2, 2023**
- **State and regional agency comments**
 - June 2023**
- **Adoption public hearings**
 - LPA – To Be Determined**
 - BCC – To Be Determined**



Amendment 2023-1-A-3-2

Agent: Eric Raasch, Inspire Placemaking Collective, Inc.

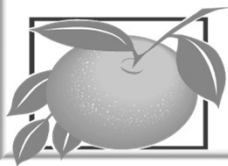
Owner: Pique Land Trust

From: Low-Medium Density Residential (LMDR)

To: Planned Development - Medium Density Residential /
Conservation (PD-MDR/CONS)

Acreage: 15.50 gross acres / 9.26 net developable acres

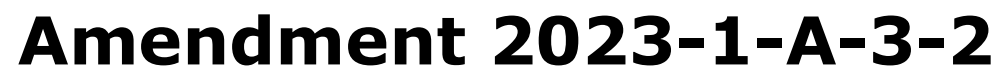
Proposed Use: Up to 180 multi-family dwelling units



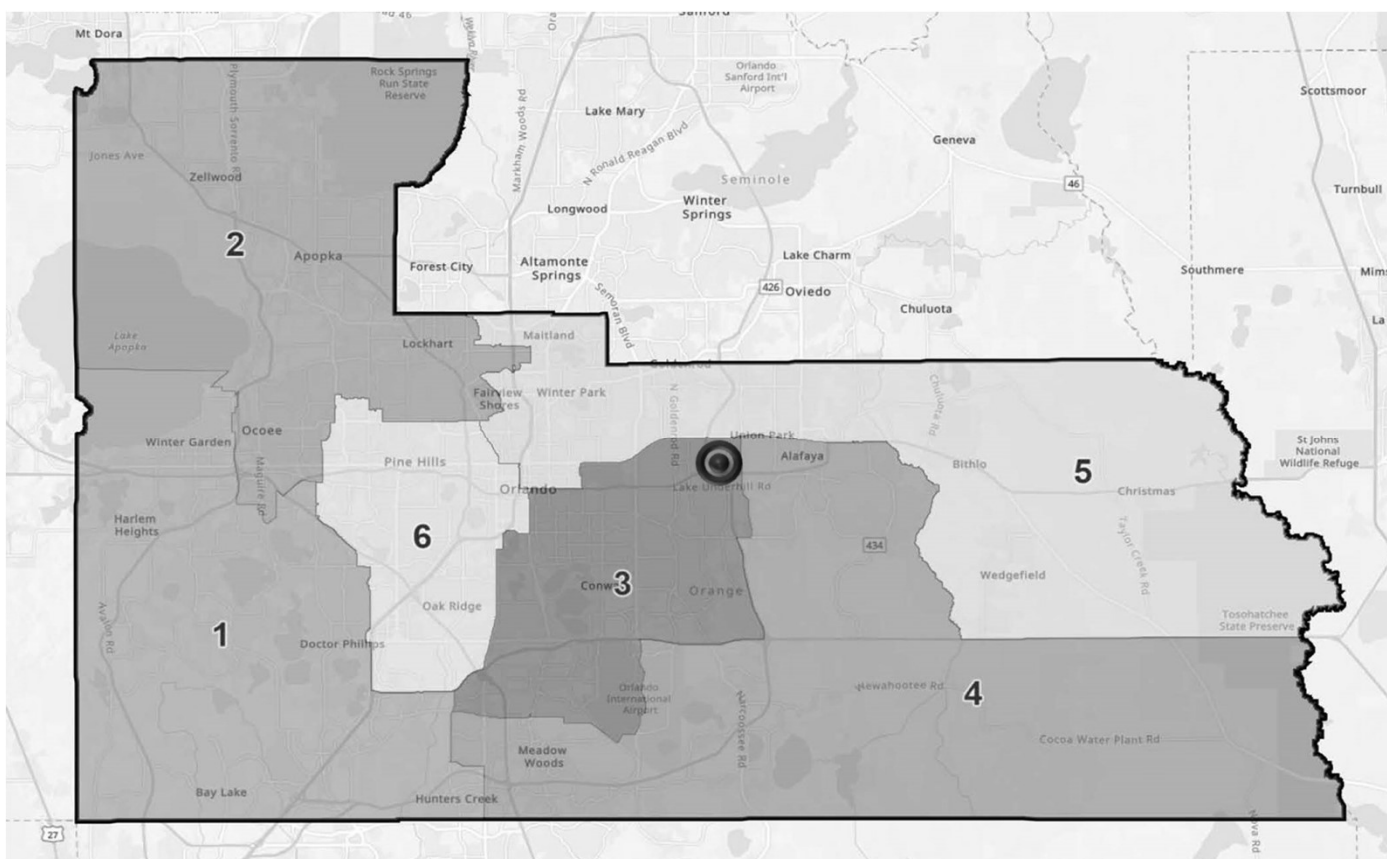
Amendment 2023-1-B-FLUE-3

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**



Location



Aerial

Agenda
Item
VI.L.21
180 MF
Units

Agenda
Item
VI.L.22
420 MF
Units

Millinockett Ln

N Econlockhatchee Trail

Little Econlockhatchee River

River Crest Ct

Dean Cove Ln

Dean Acre Dr

Piney Point Cir

N Dean Road



Aerial

Agenda
Item
VI.L.21
180 MF
Units

Millinockett Ln

N Econlockhatchee Trail

Little Econlockhatchee River

River Crest Ct

Dean Cove Ln

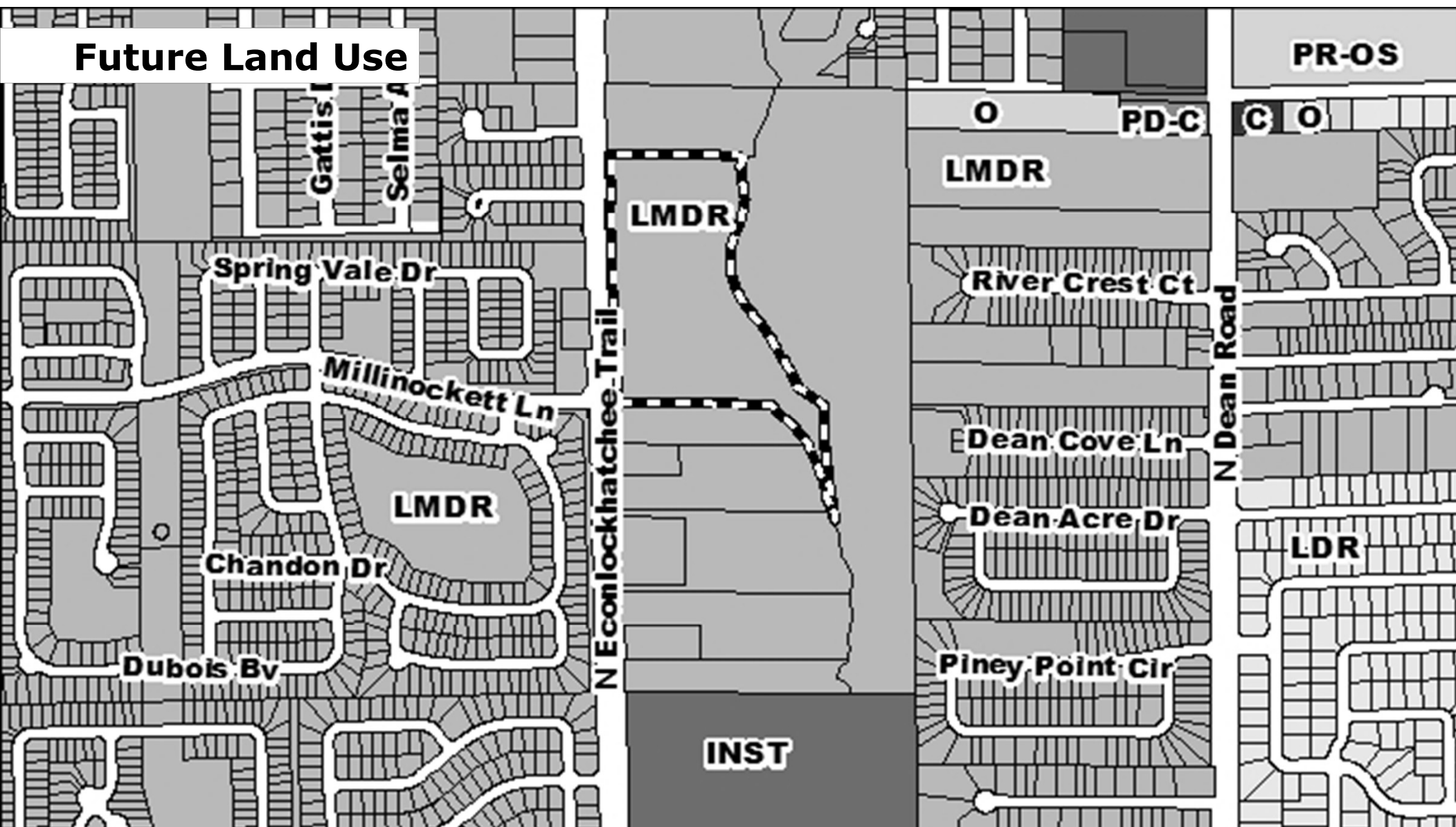
Dean Acre Dr

Piney Point Cir

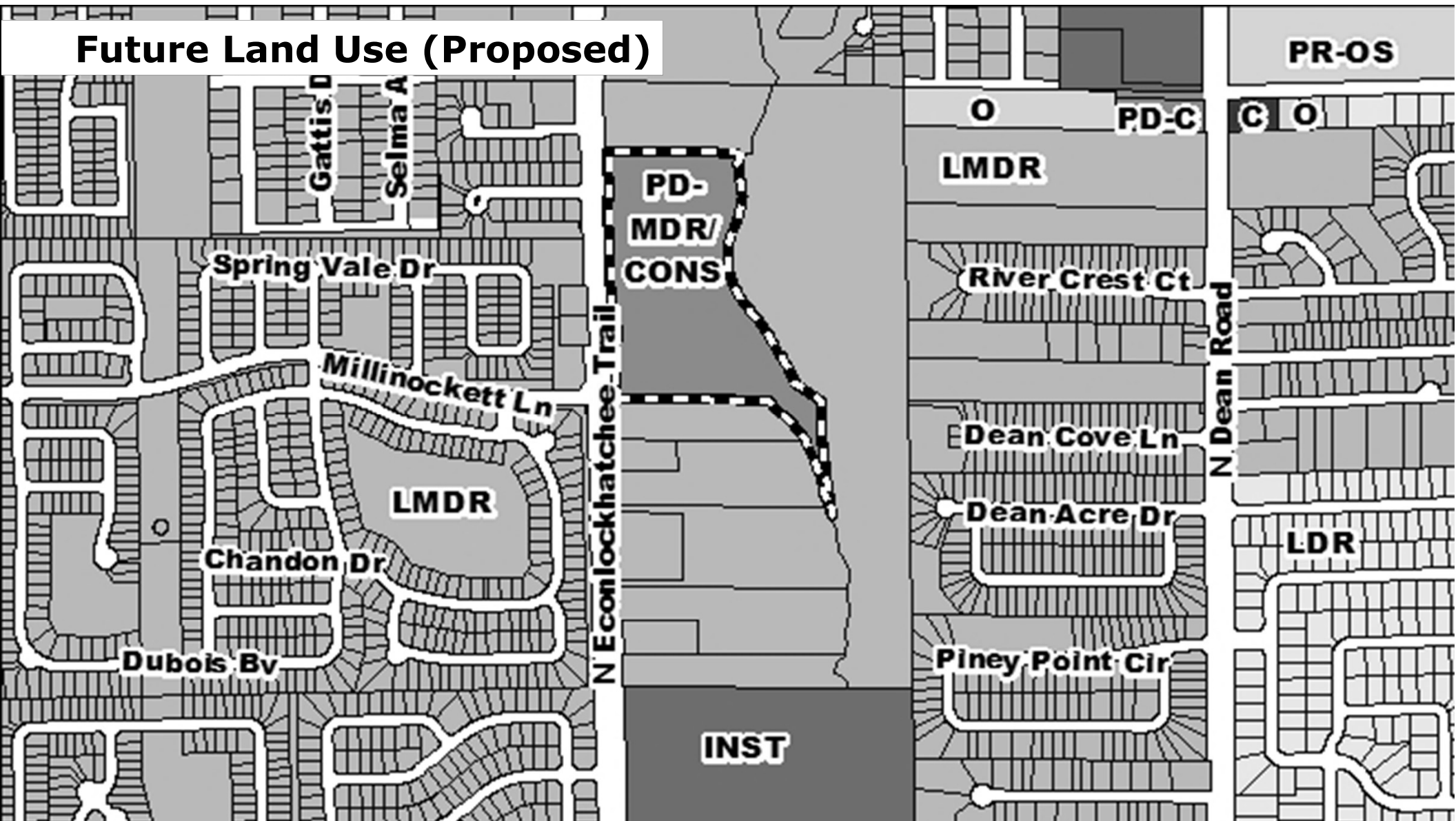
N Dean Road



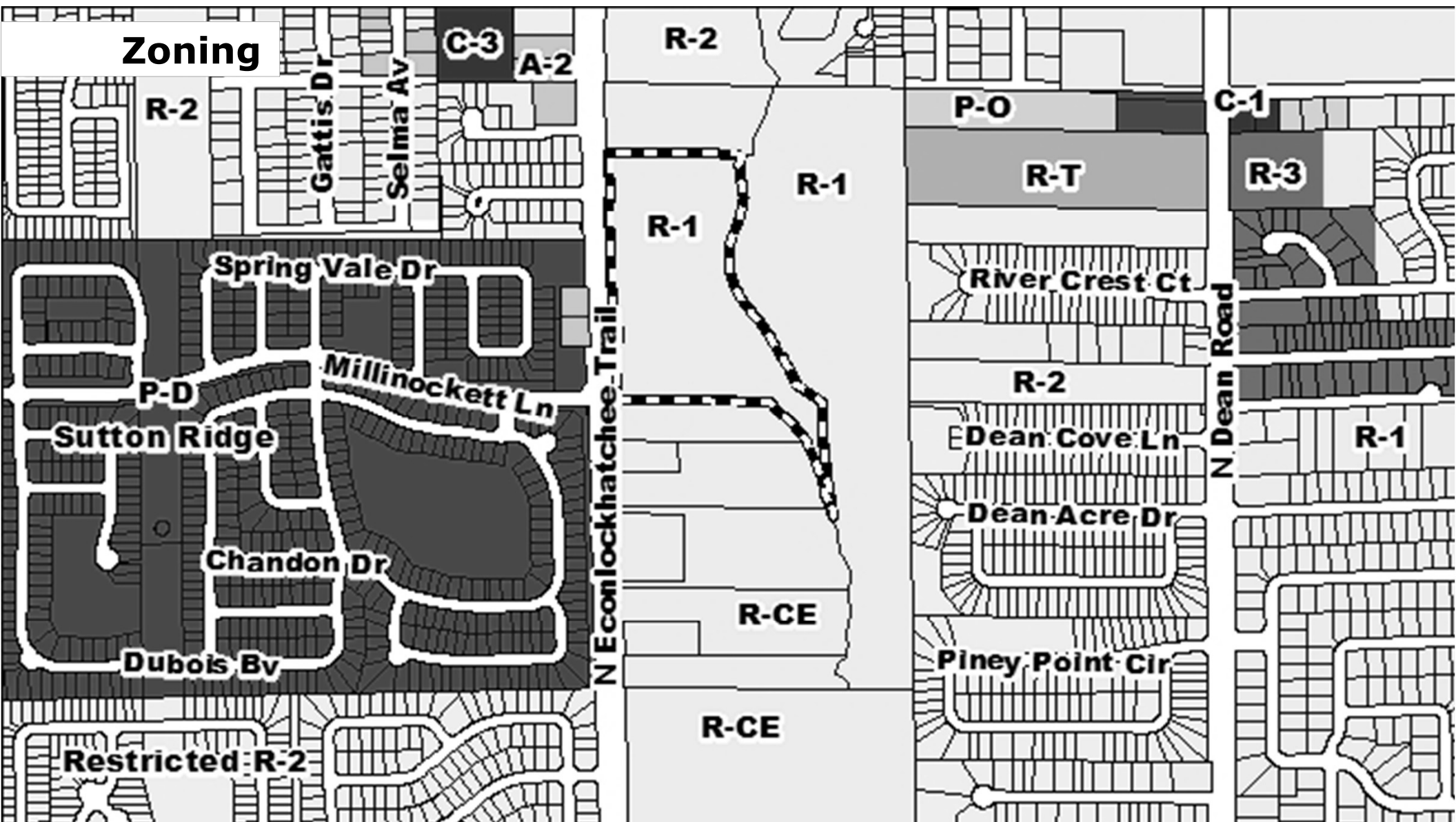
Future Land Use



Future Land Use (Proposed)



Zoning



Community Meeting Summary

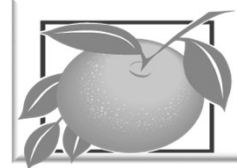
February 15, 2023

Union Park Elementary

- **Attendance – 43 Residents**

- **Concerns:**

- **Traffic**
- **Building Height**
- **Stormwater Retention**
- **Wetland Protections**



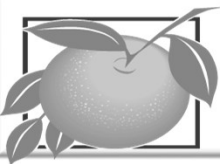
Amendment 2023-1-A-3-2 & 2023-1-B-FLUE-3

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

Action Requested:

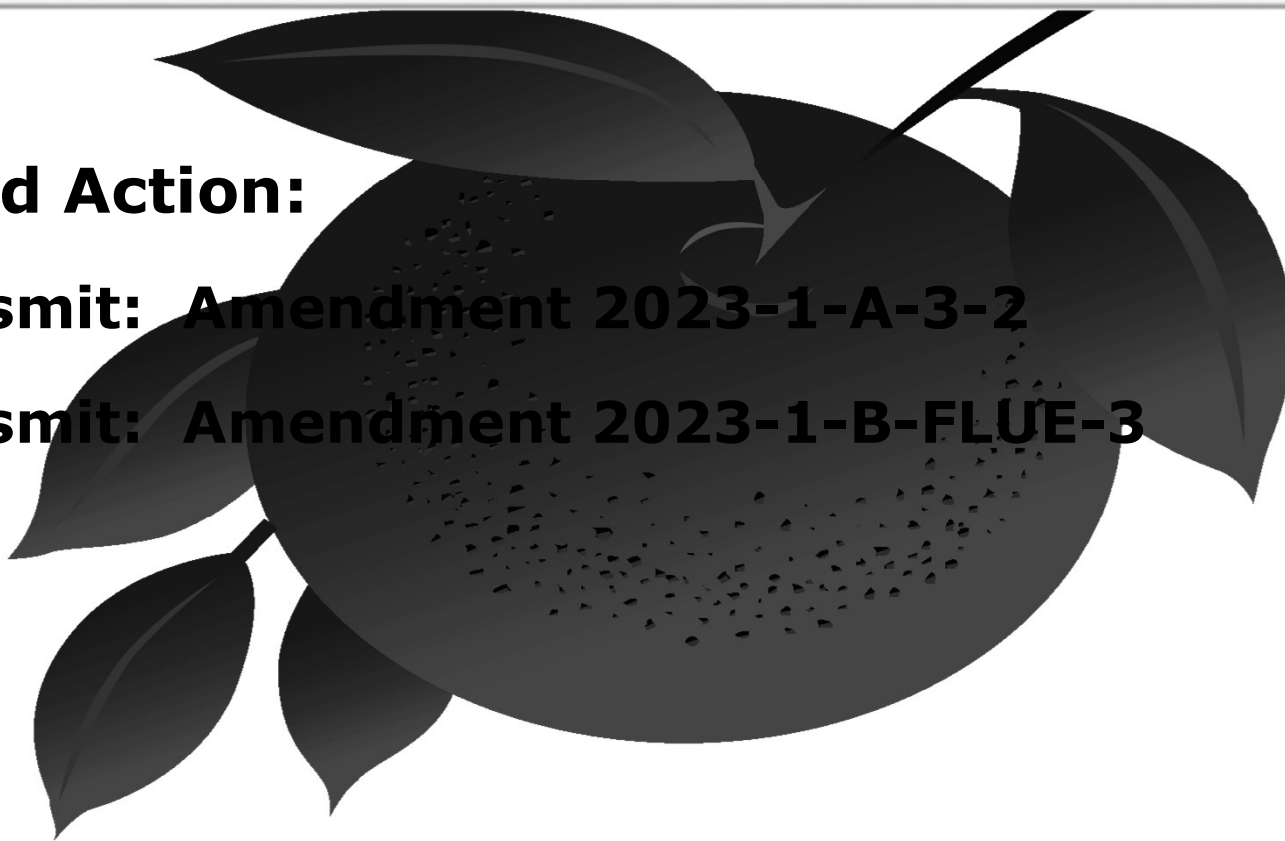
- **Make a finding that the information contained in the application for the proposed amendment is sufficiently complete;**
- **Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and**
- **Transmit Amendment 2023-1-A-3-2 and 2023-1-B-FLUE-3 to the state reviewing agencies.**

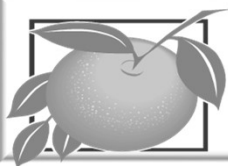


Board of County Commissioners

Requested Action:

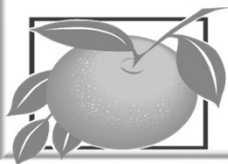
- **Transmit: Amendment 2023-1-A-3-2**
- **Transmit: Amendment 2023-1-B-FLUE-3**





Amendment 2023-1-A-3-1

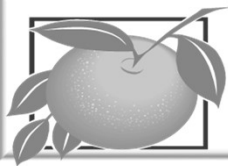
Agent:	Eric Raasch, Inspire Placemaking Collective, Inc.
Owner:	Manohar Jain, Trustee, Chaines Land Trust, and Pique Land Trust
From:	Office (O) and Low-Medium Density Residential (LMDR)
To:	Planned Development - Medium Density Residential / Conservation (PD-MDR/CONS)
Acreage:	42.10 gross acres/21.40 net developable acres
Proposed Use:	Up to 420 multi-family dwelling units



Amendment 2023-1-B-FLUE-2

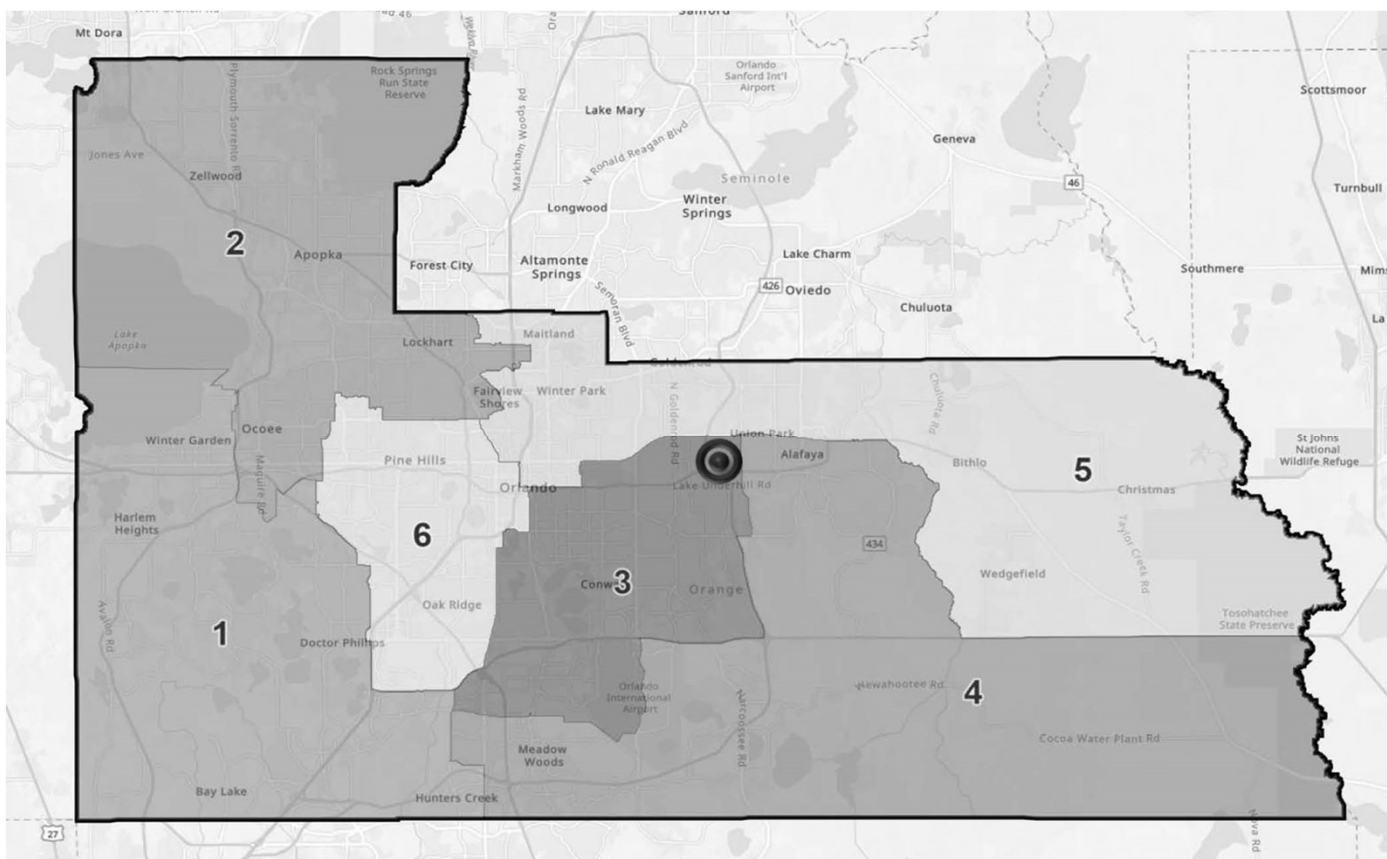
Request: **Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County**

District: **Countywide**

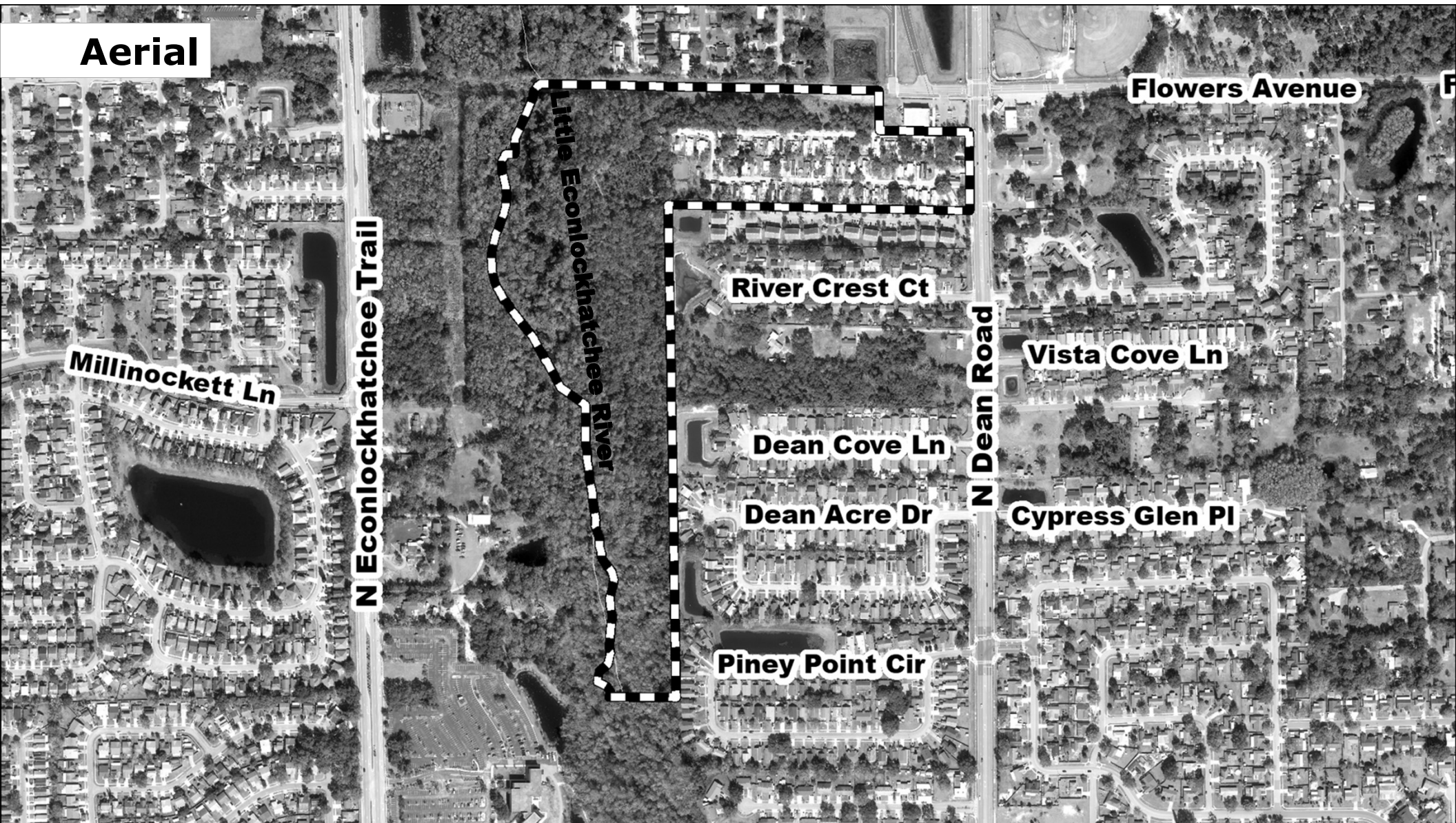


Amendment 2023-1-A-3-1

Location



Aerial



Millinockett Ln

N Econlockhatchee Trail

Little Econlockhatchee River

River Crest Ct

Dean Cove Ln

Dean Acre Dr

Piney Point Cir

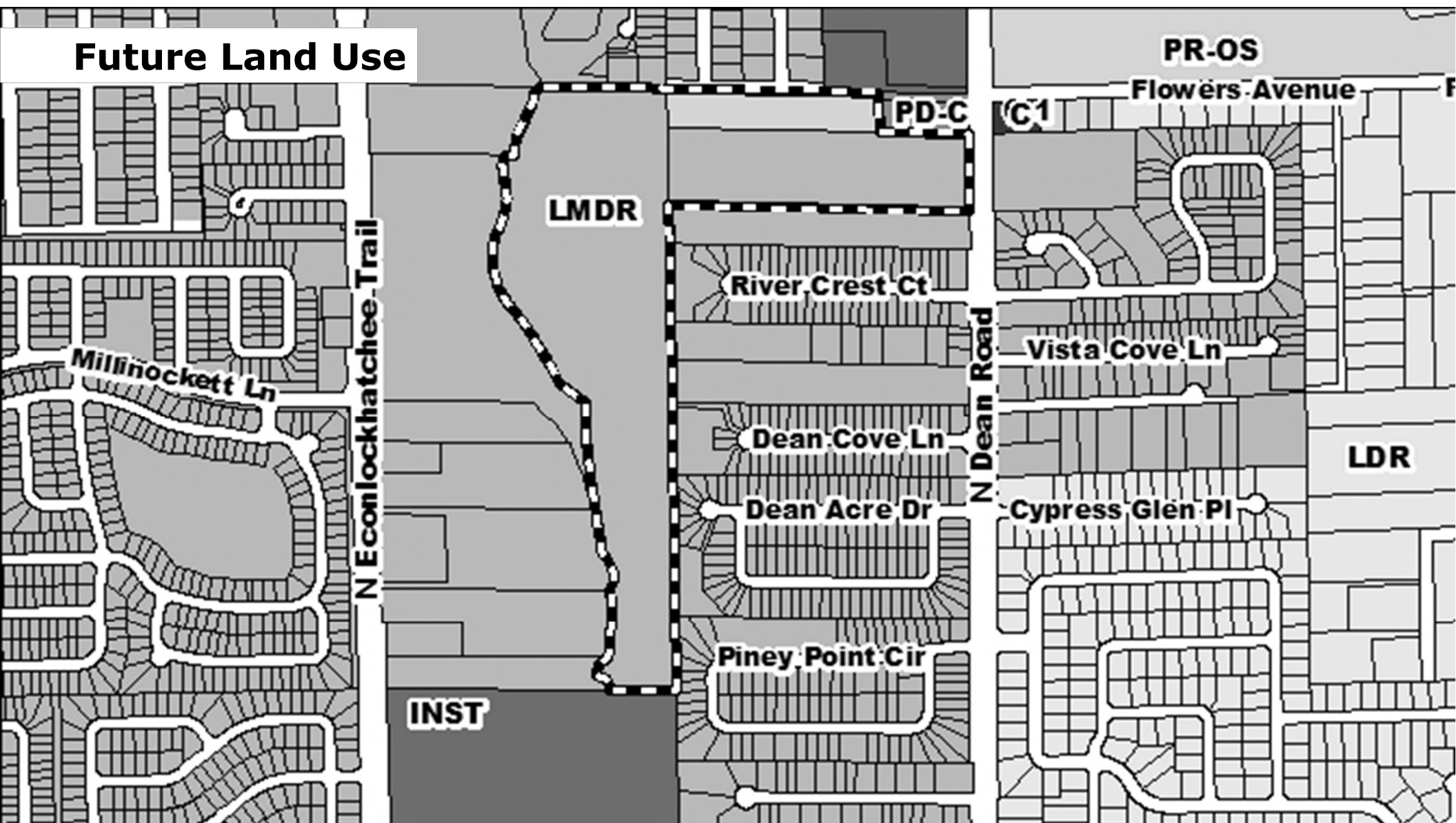
N Dean Road

Flowers Avenue

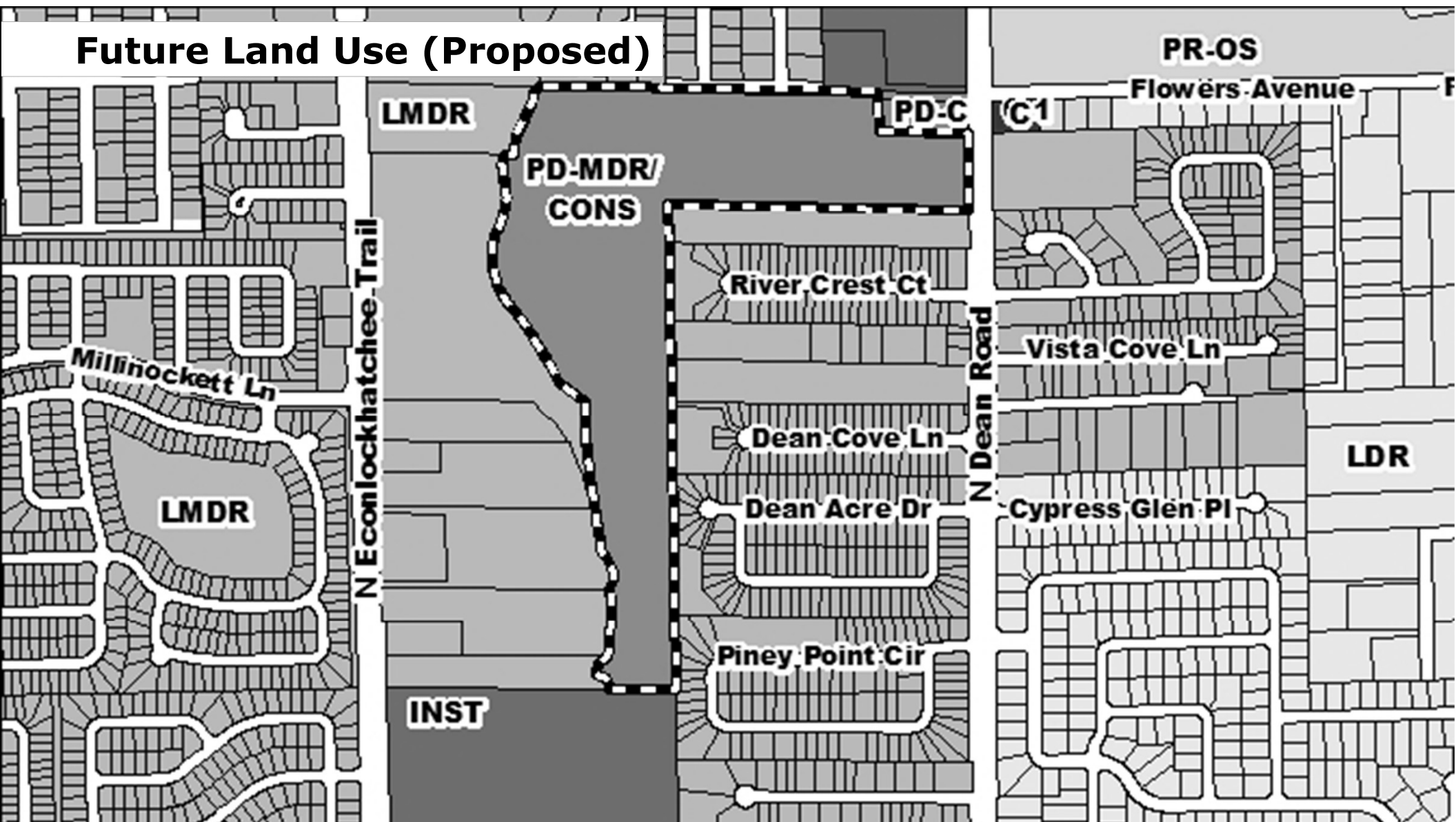
Vista Cove Ln

Cypress Glen Pl

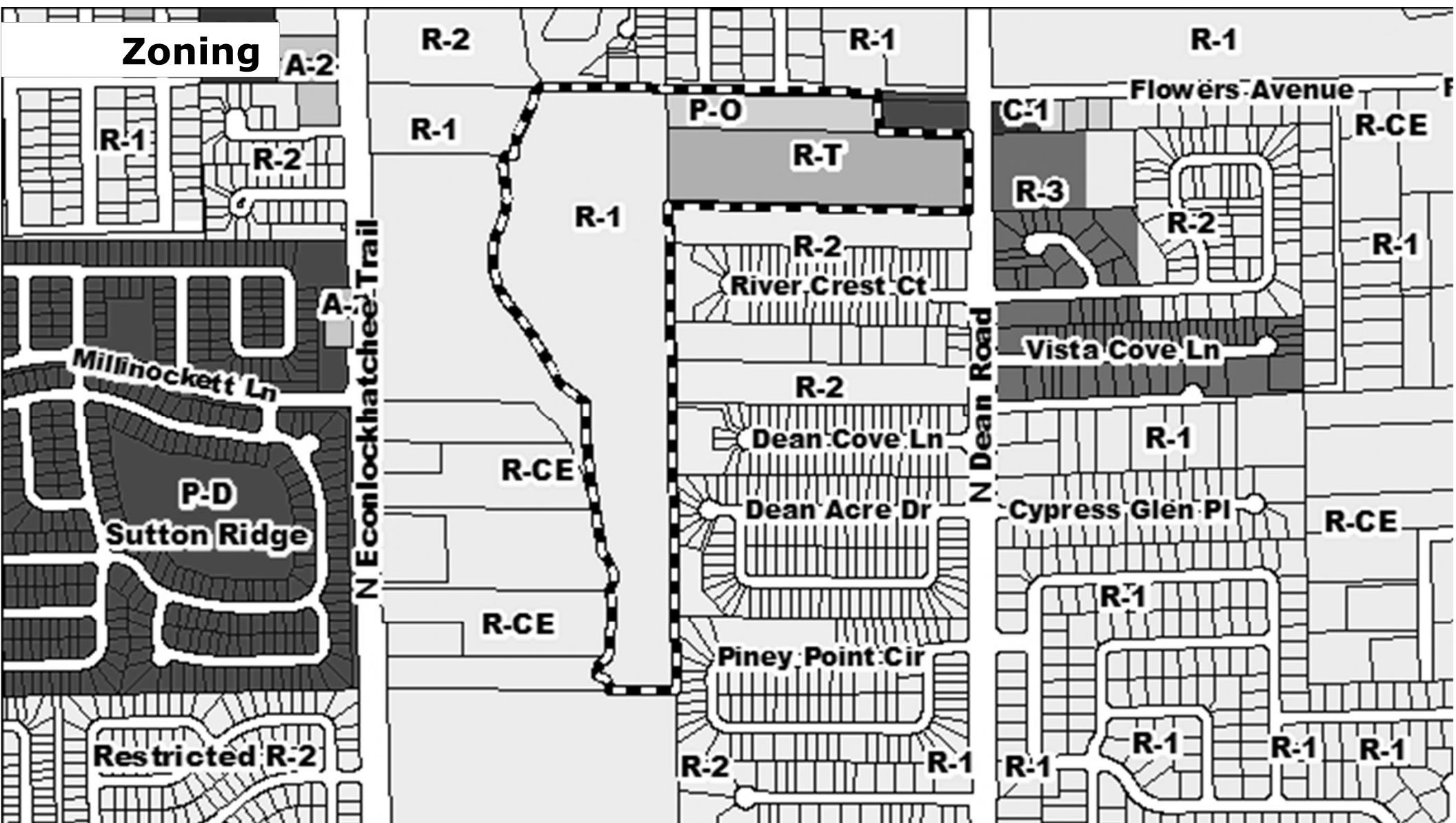
Future Land Use



Future Land Use (Proposed)



Zoning



Community Meeting Summary

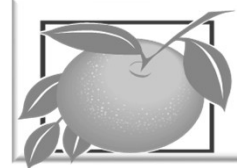
February 15, 2023

Union Park Elementary

- **Attendance – 43 Residents**

- **Concerns:**

- **Traffic**
- **Building Height**
- **Stormwater Retention**
- **Wetland Protections**



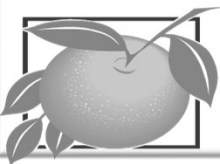
Amendment 2023-1-A-3-1 & 2023-1-B-FLUE-2

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

Action Requested:

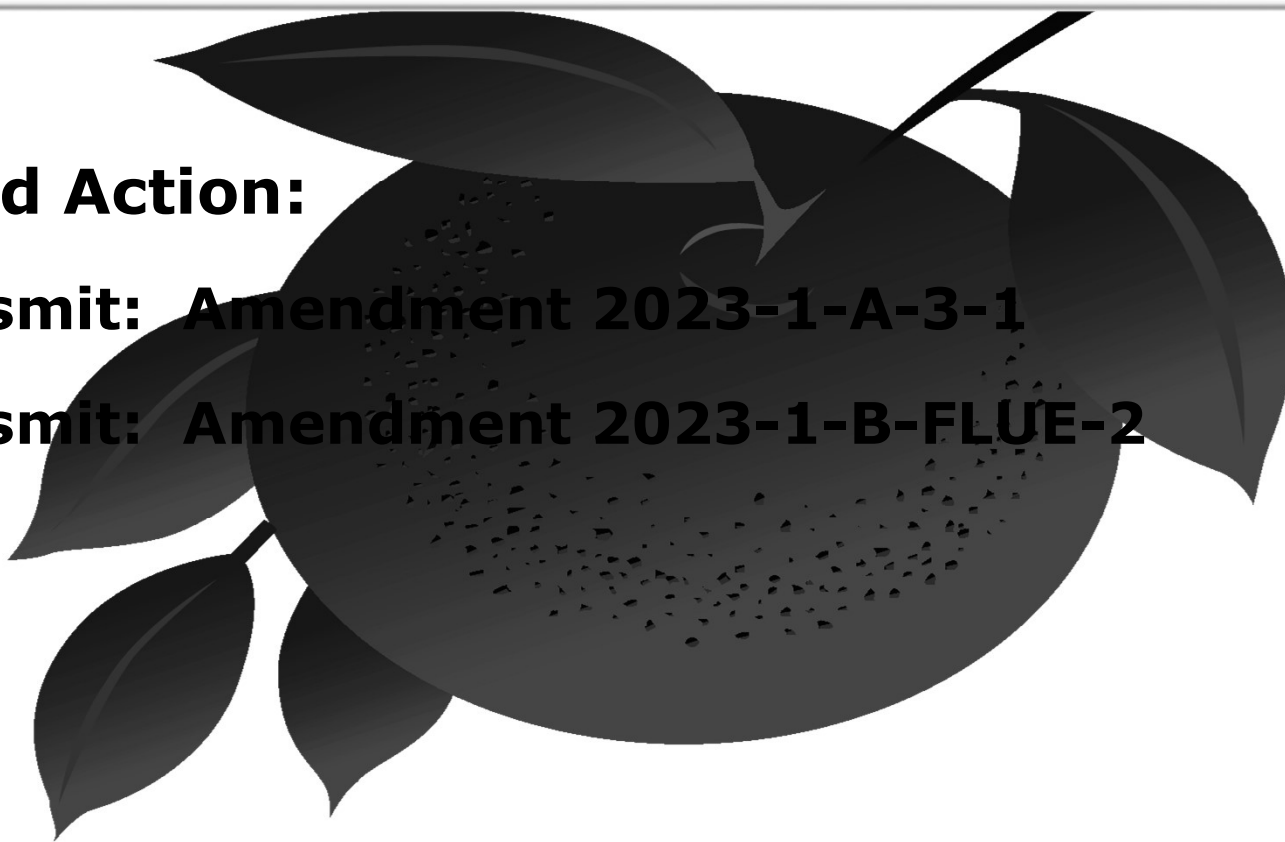
- **Make a finding that the information contained in the application for the proposed amendment is sufficiently complete;**
- **Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and**
- **Transmit Amendments 2023-1-A-3-1 and 2023-1-B-FLUE-2 to the state reviewing agencies.**

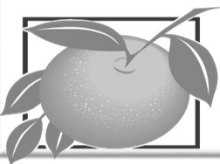


Board of County Commissioners

Requested Action:

- **Transmit: Amendment 2023-1-A-3-1**
- **Transmit: Amendment 2023-1-B-FLUE-2**





Board of County Commissioners

2023-1 Regular Cycle Amendments

Transmittal Public Hearings

May 2, 2023

