



## *Board of County Commissioners*

# **Small Scale Development Amendments and, Where Applicable, Concurrent Rezoning Requests**

***Adoption Public Hearings***

**March 7, 2023**



# SS-22-08-075

**Applicant:** Erika Diaz

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

**From:** Rural Settlement 1/5 (RS 1/5)

**To:** Rural Settlement 1/2 (RS 1/2)

**Location:** 8082 Gilliam Rd.; Generally located south and west of Gilliam Rd., and east of Clarcona Rd.

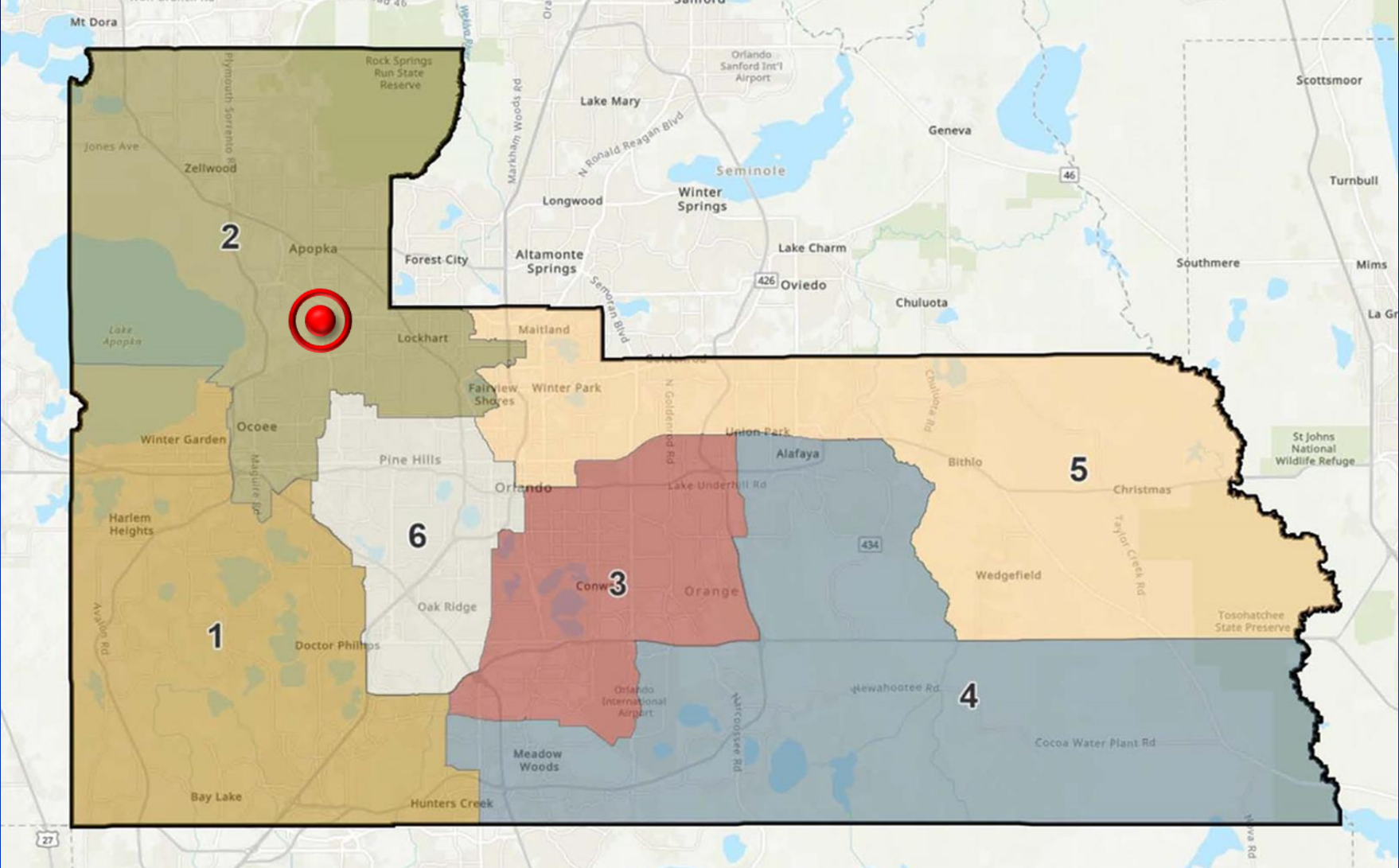
**Acreage:** 8.50 gross acres (entire parcel)  
3.50 acres (affected portion only)

**District:** 2

**Proposed Use:** One additional single-family home, pending lot split approval.

SS-22-08-075

# Location





LAKE  
ENORE

Nightwings

Clarcona Road

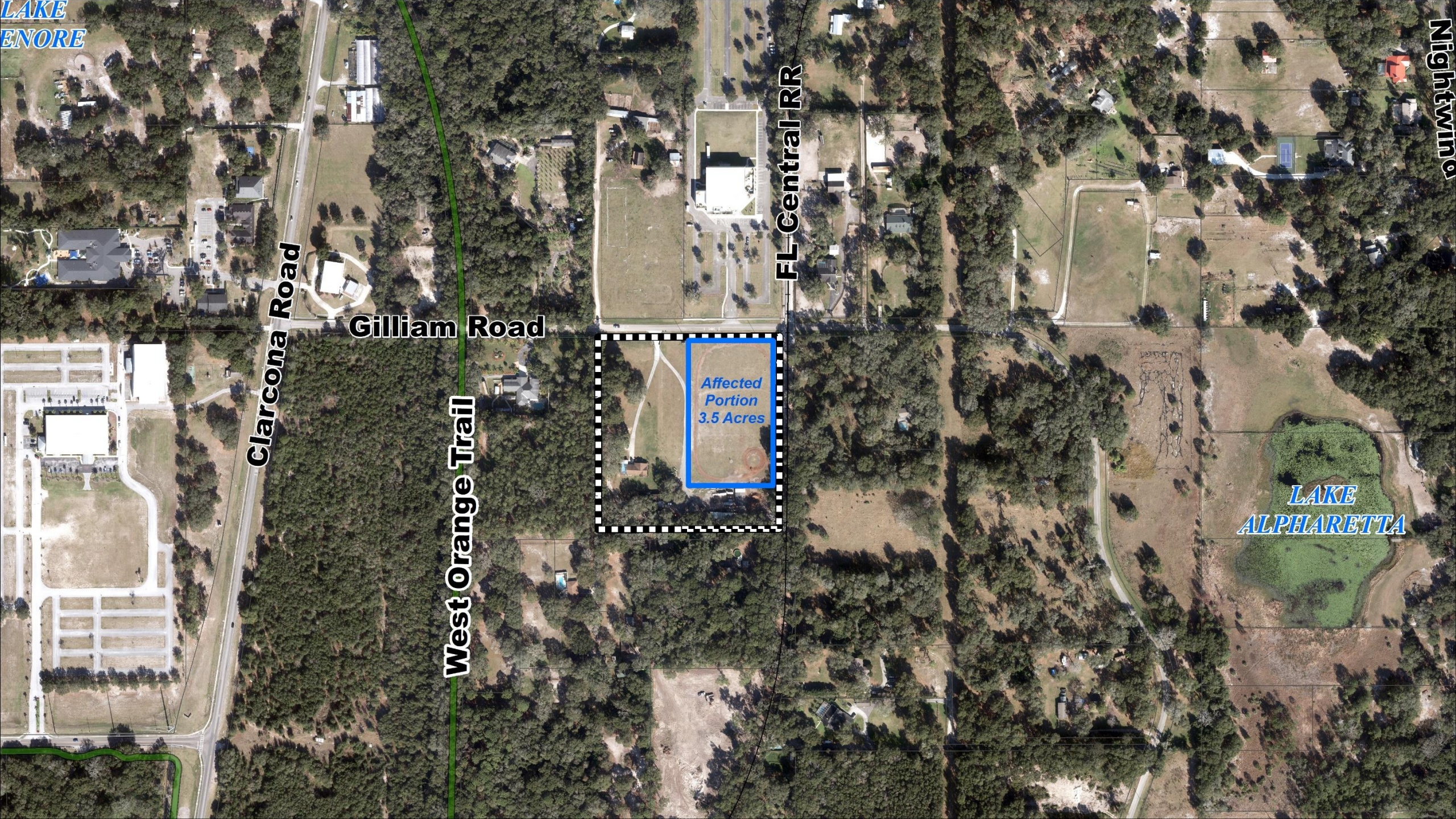
Gilliam Road

FL Central RR

West Orange Trail

Affected  
Portion  
3.5 Acres

LAKE  
ALPHARETTA





LAKE  
ENORE

Clarcona Road

Gilliam Road

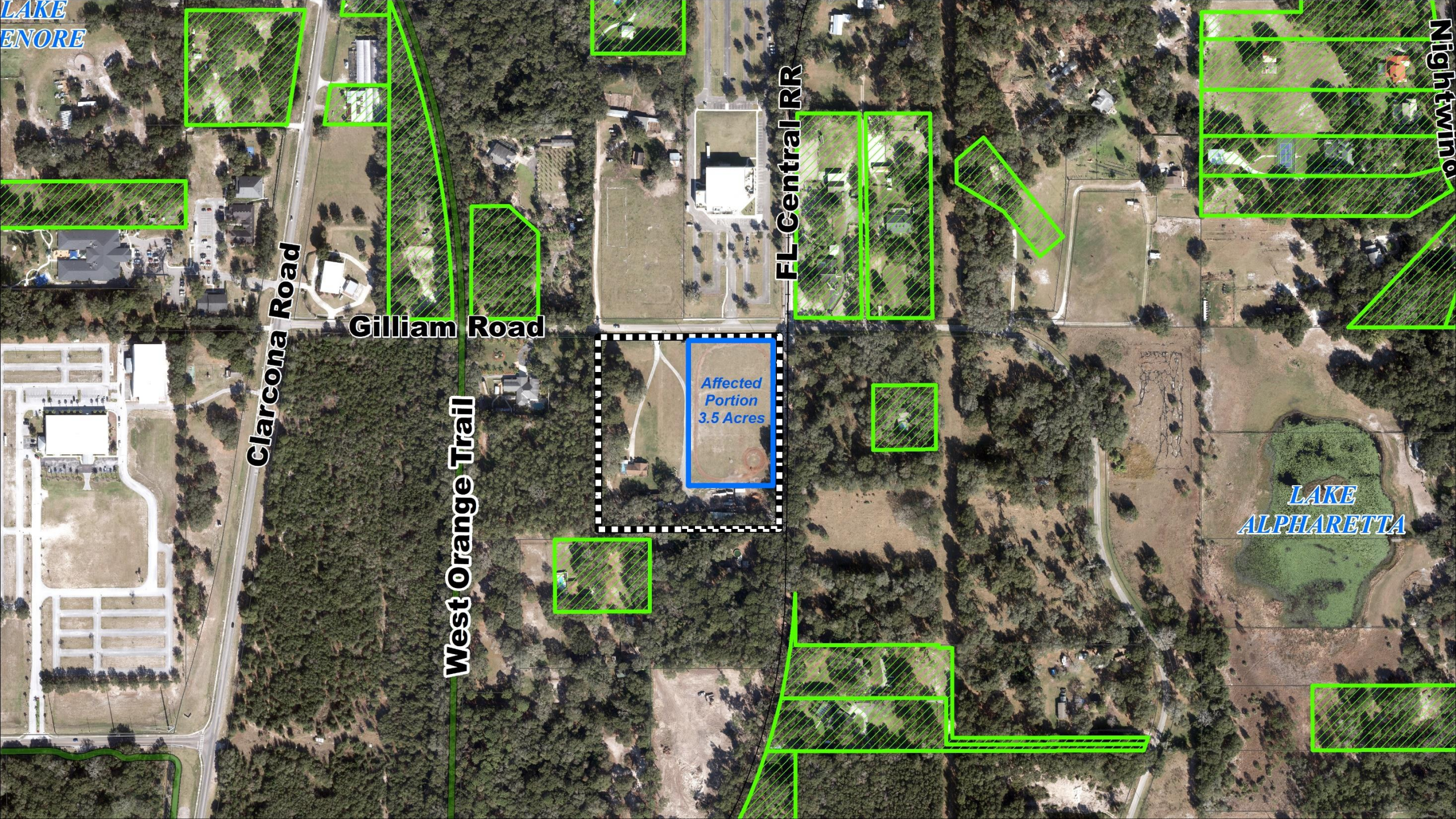
West Orange Trail

FL Central RR

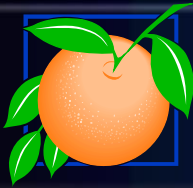
Nightwings

Affected  
Portion  
3.5 Acres

LAKE  
ALPHARETTA

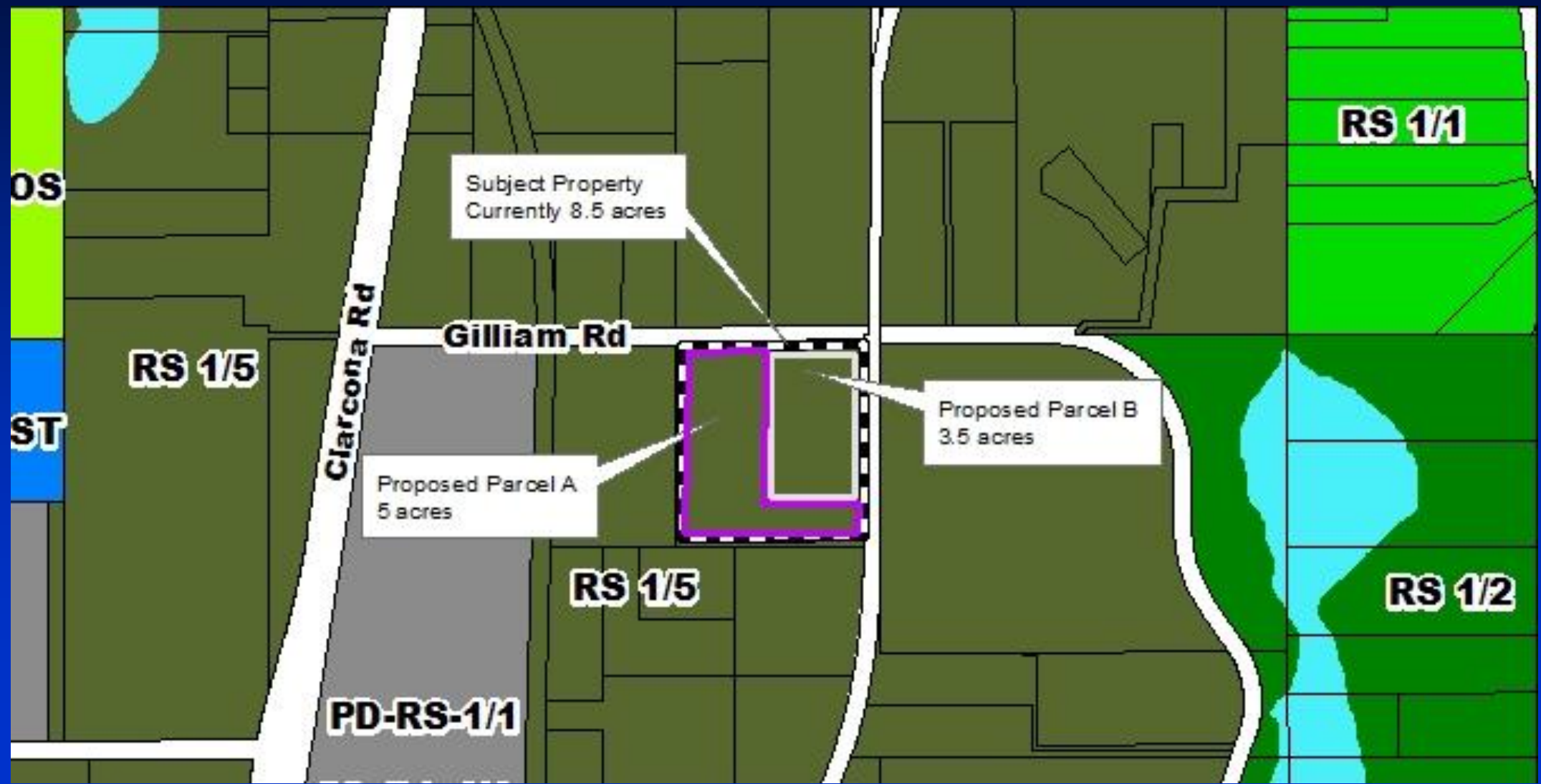


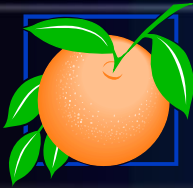




**SS-22-08-075**

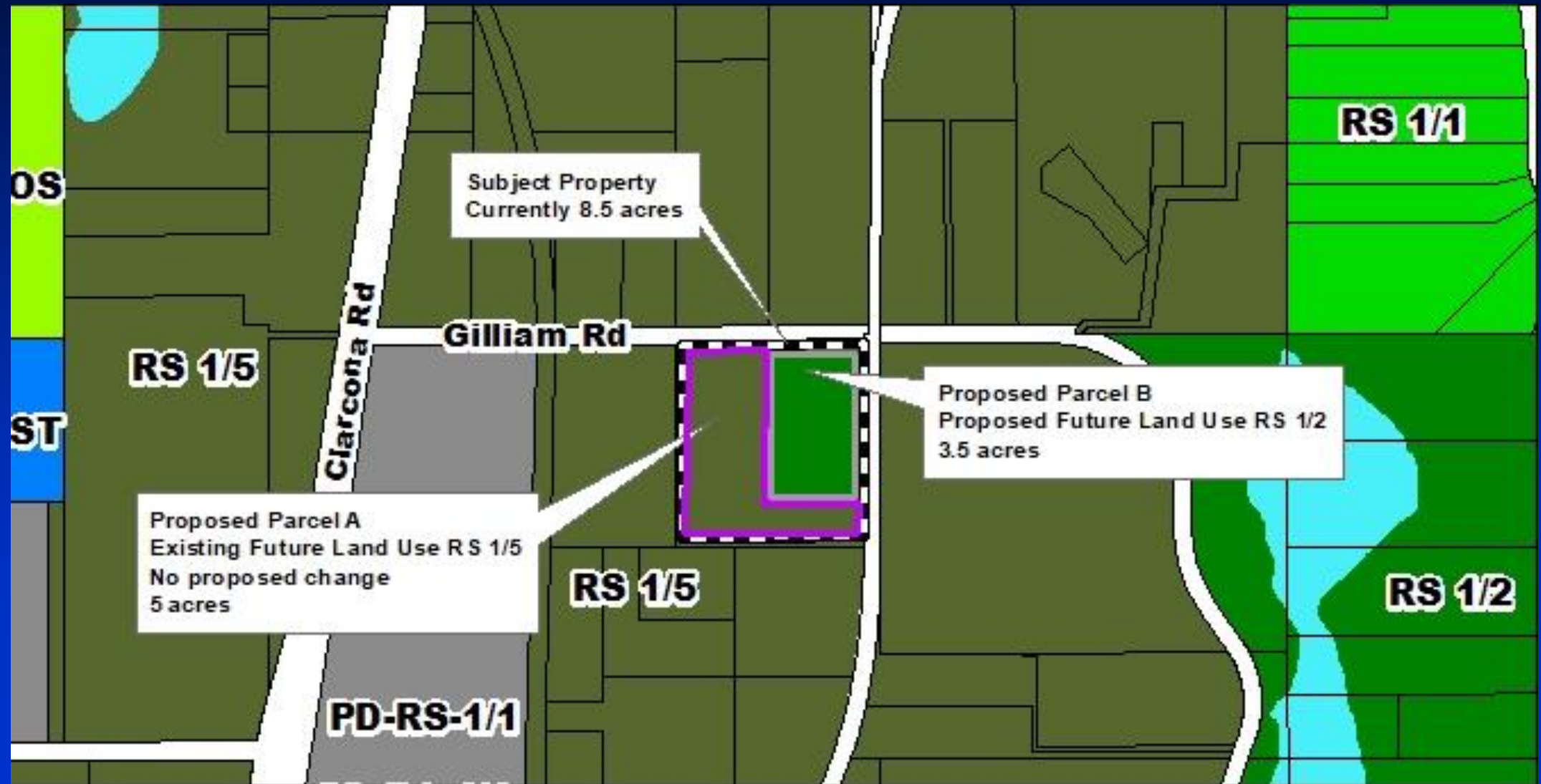
## Future Land Use





# SS-22-08-075

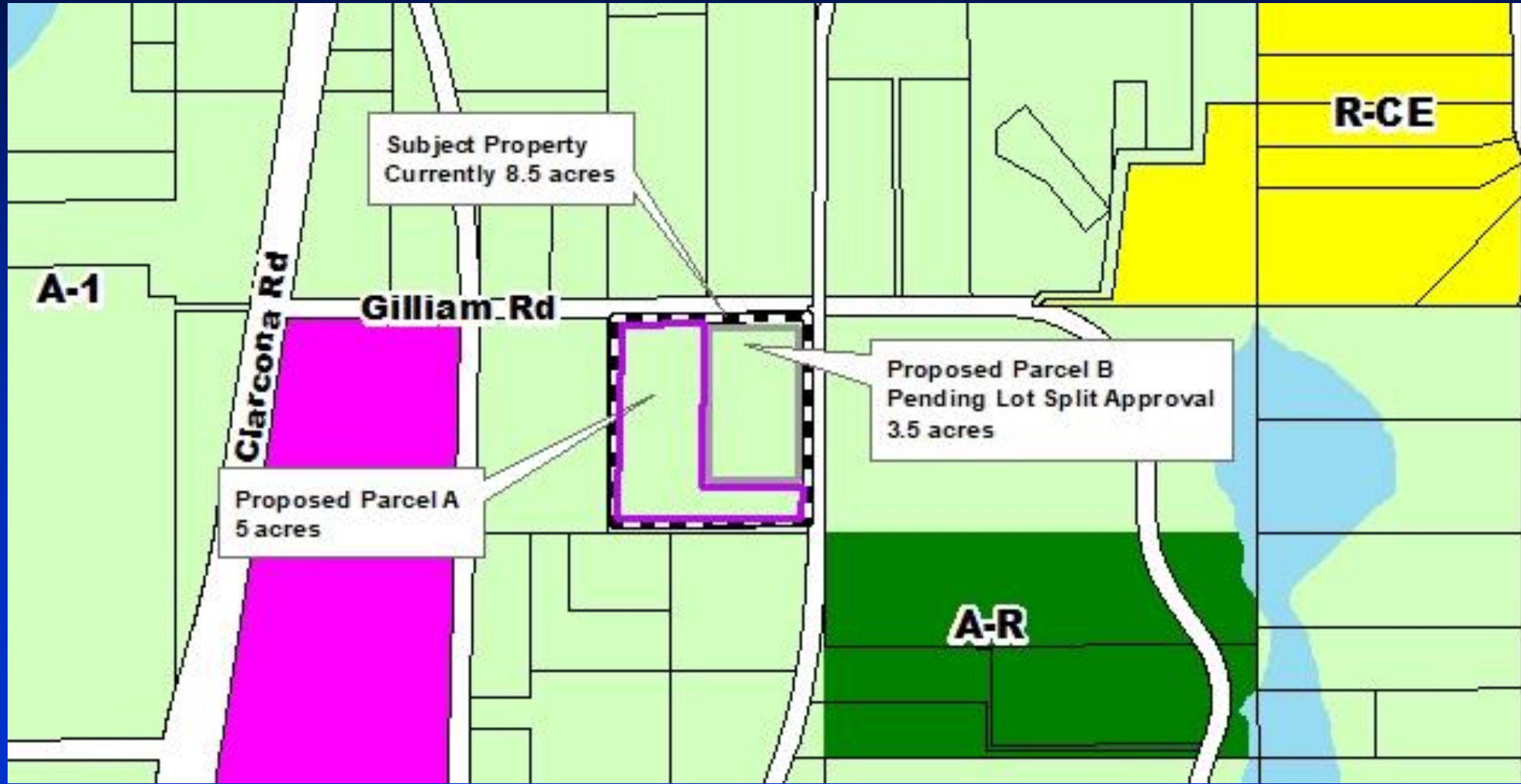
## Proposed Future Land Use





**SS-22-08-075**

## Zoning





# Community Meeting Summary

**November 30, 2022**

**Virtual Meeting**

- **Attendance – 8 Residents**

- **Concerns:**

- **Precent setting for smaller lots**
- **Noise**
- **Lighting**
- **Traffic**





**SS-22-08-075**

**SS-22-08-075:**

**ADOPT**

**Ordinance:**

**APPROVE**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Rural Settlement 1/2 (RS 1/2) Future Land Use; and**
- **APPROVE the associated Small-Scale Ordinance**





***Board of County Commissioners***

**2023-1 Regular Cycle Amendments**

***Transmittal Public Hearings***

**March 7, 2023**





# Amendment 2023-1-A-1-2

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

**Owner:** Sutton Grande, LLC

**From:** Commercial (C)

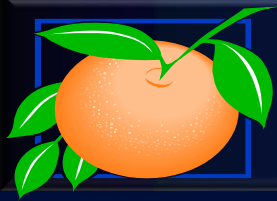
**To:** Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)

**Acreage:** 13.83 gross acres / 9.96 net acres

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

**District:** 1





# **Amendment 2023-1-B-FLUE-6**

## **Request:**

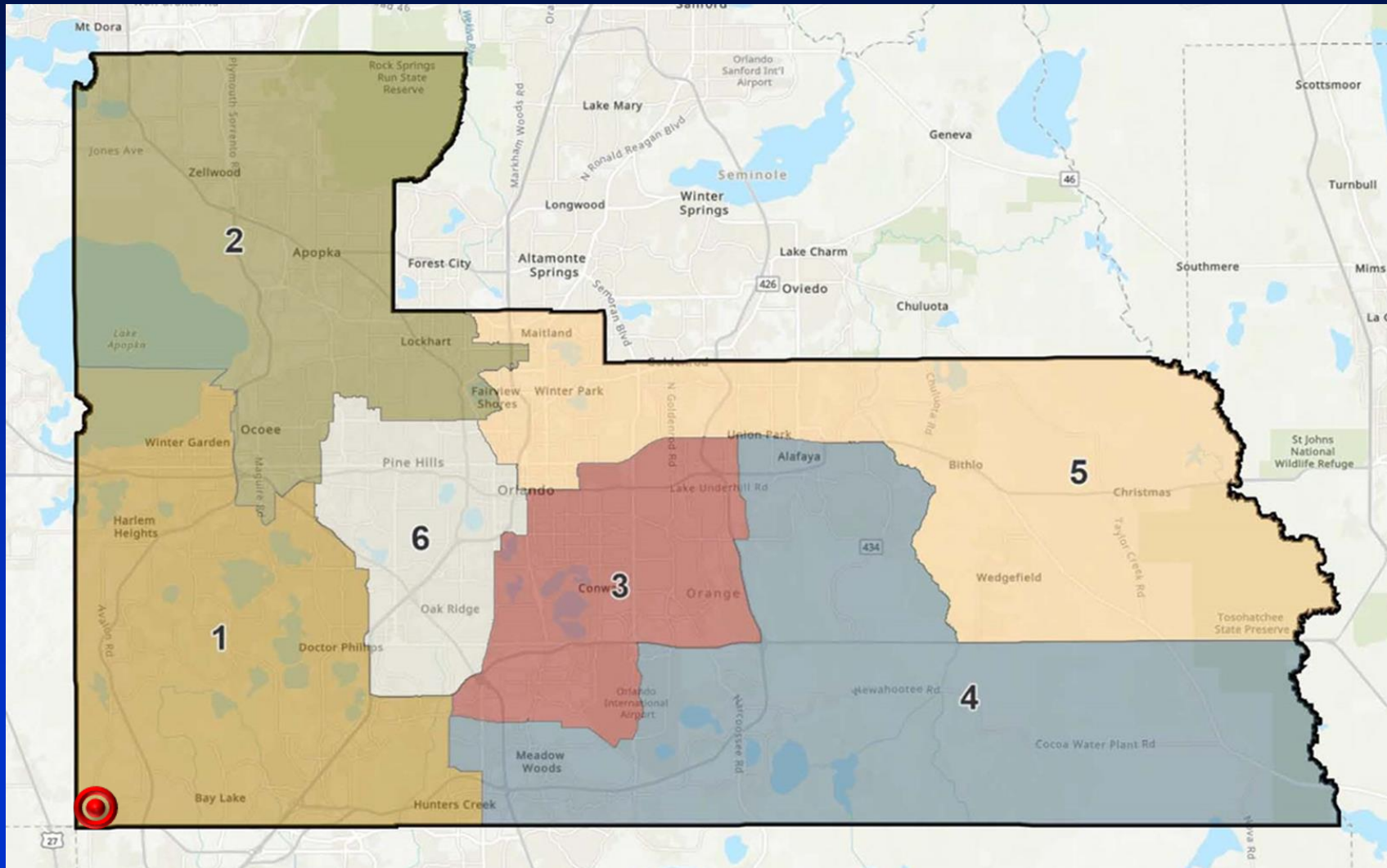
**Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County**





# Amendment 2023-1-A-1-2 Amendment 2023-1-B-FLUE-6

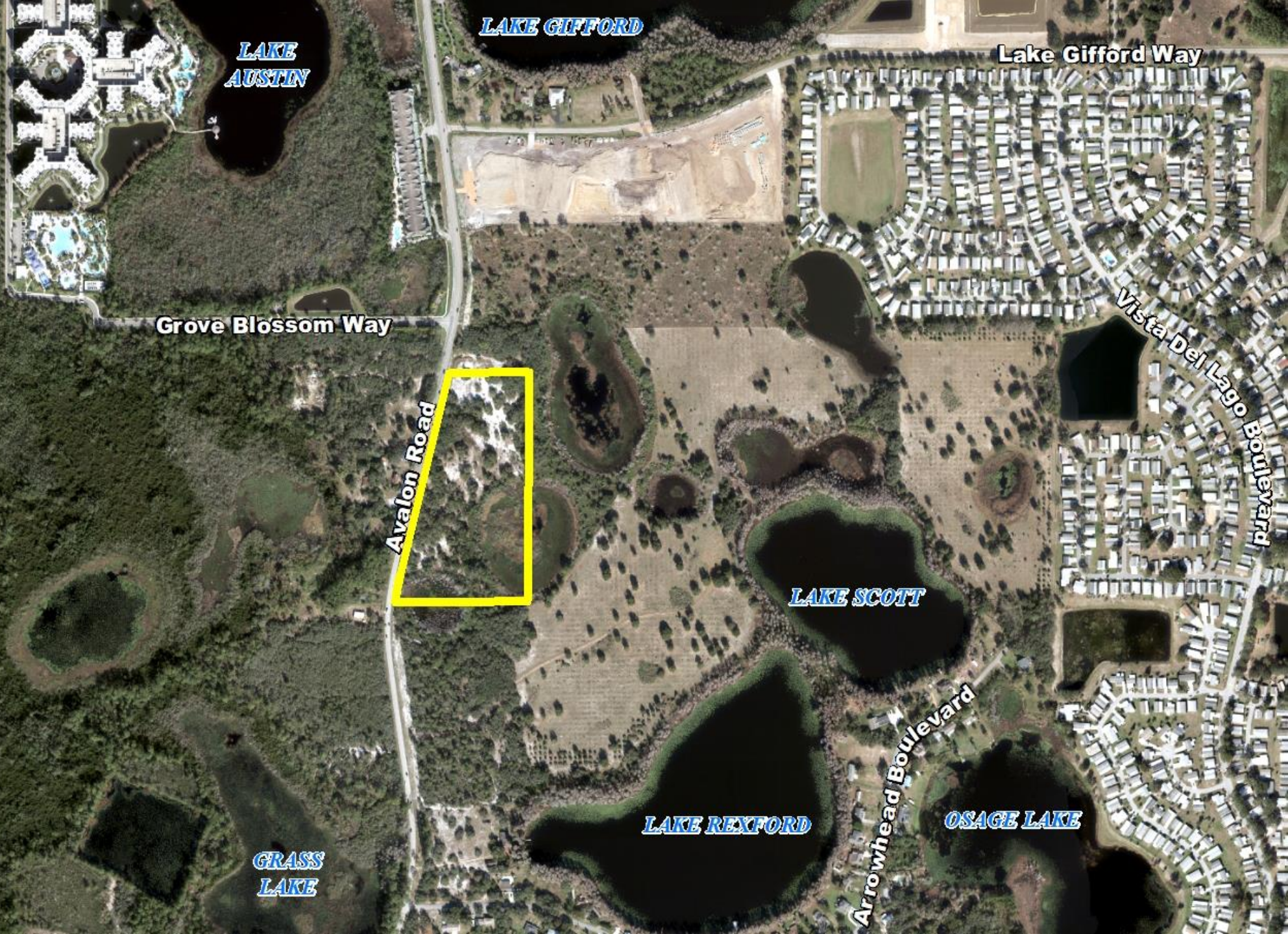
## Location





# Aerial

LAKE COUNTY



LAKE AUSTIN

LAKE GIFFORD

Lake Gifford Way

Grove Blossom Way

Avalon Road

Vista Del Lago Boulevard

LAKE SCOTT

LAKE REXFORD

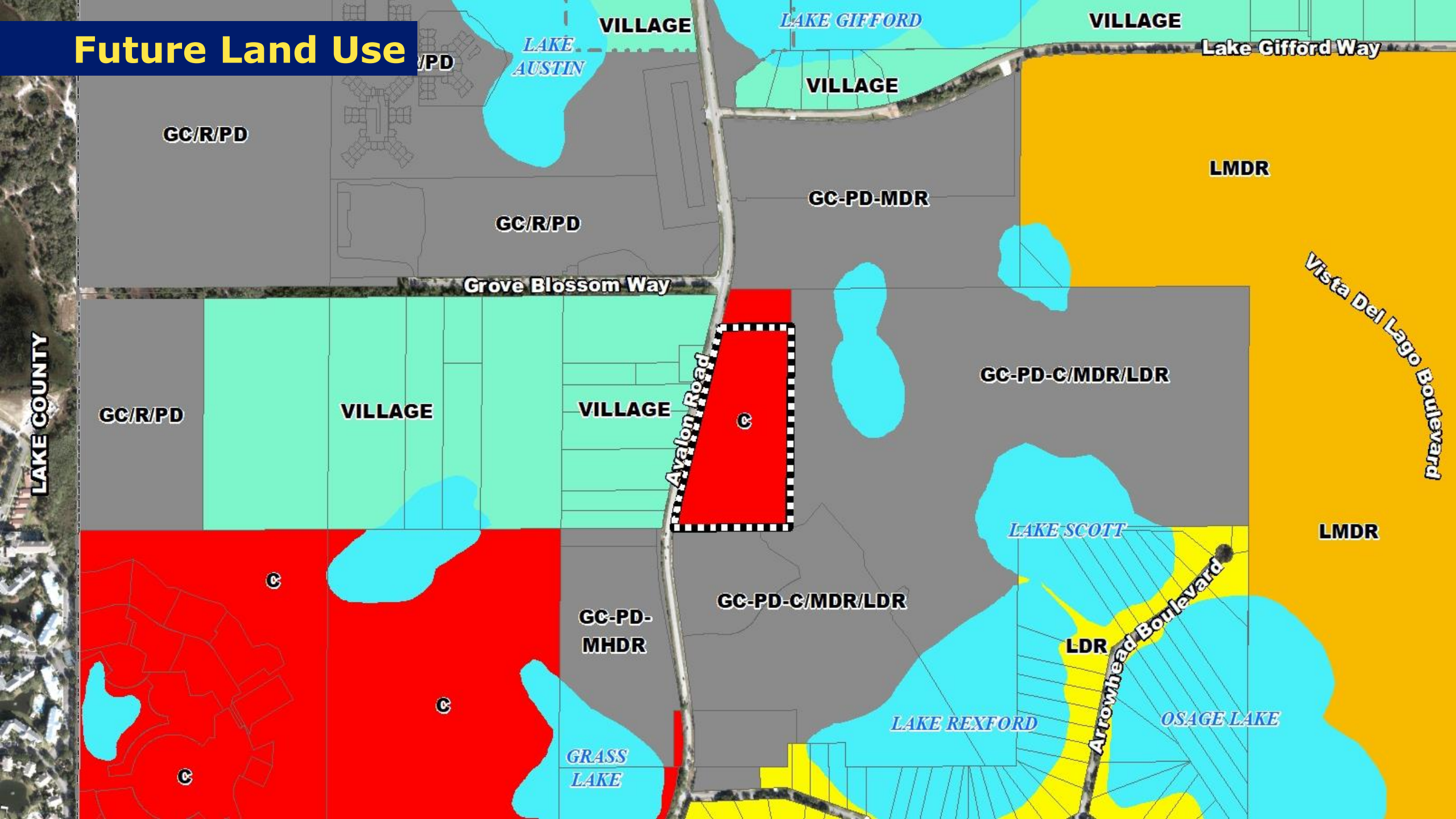
OSAGE LAKE

GRASS LAKE

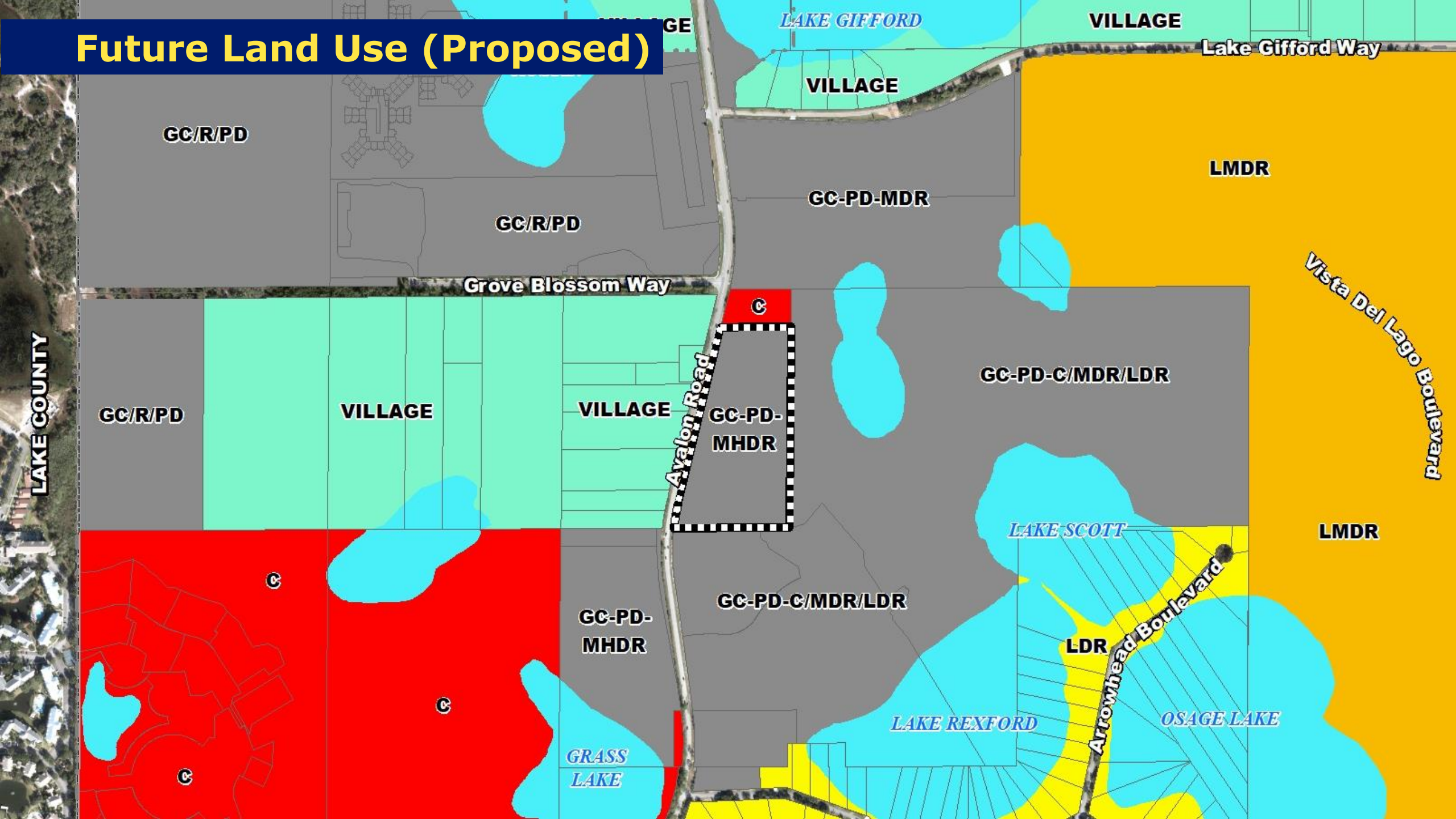
Arrowhead Boulevard



# Future Land Use



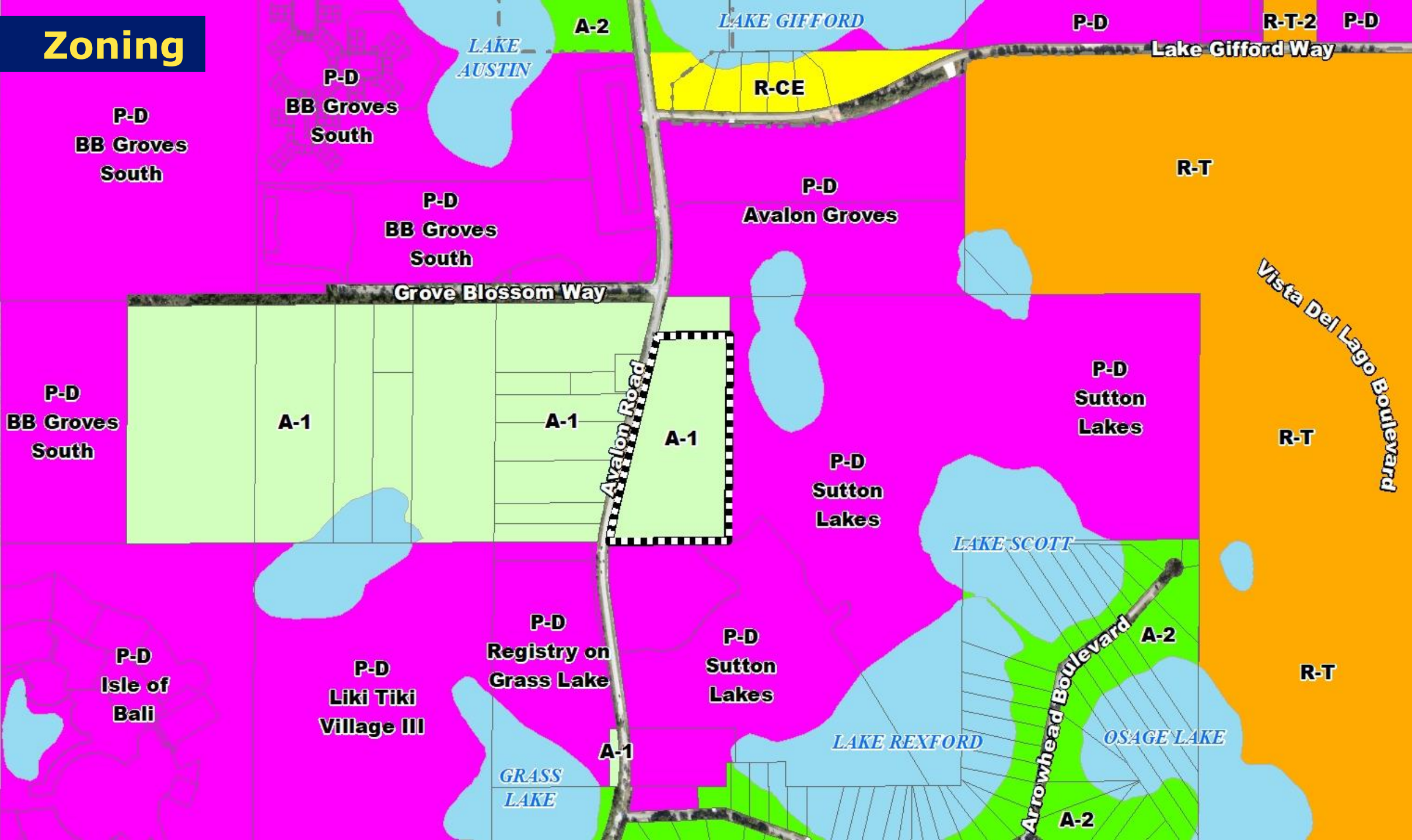
# Future Land Use (Proposed)





# Zoning

LAKE COUNTY



P-D  
BB Groves  
South

P-D  
BB Groves  
South

P-D  
BB Groves  
South

P-D  
BB Groves  
South

A-1

A-1

A-1

P-D  
Avalon Groves

P-D  
Sutton  
Lakes

P-D  
Sutton  
Lakes

P-D  
Isle of  
Bali

P-D  
Liki Tiki  
Village III

P-D  
Registry on  
Grass Lake

P-D  
Sutton  
Lakes

A-2

R-T

GRASS  
LAKE

A-1

LAKE REXFORD

A-2

OSAGE LAKE

LAKE  
AUSTIN

A-2

LAKE GIFFORD

P-D

R-T-2

P-D

Lake Gifford Way

R-T

Vista Del Lago Boulevard

R-T

LAKE SCOTT

Arrowhead Boulevard

# Community Meeting Summary

**February 28, 2023**

**Water Spring Elementary**

- **Attendance – 3 Residents**

- **Concerns:**

- **Traffic**

- **School Overcrowding**

- **Opposition to Multi-Family**





# **Amendment 2023-1-A-1-2 & 2023-1-B-FLUE-6**

**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**
- **Recommend to the Board of County Commissioners that Amendment 2023-1-A-1-2 and 2023-1-B-FLUE-6 be TRANSMITTED to the state reviewing agencies.**



# Amendment 2023-1-P-FLUE-1 (fka 2023-1-A-1-1)

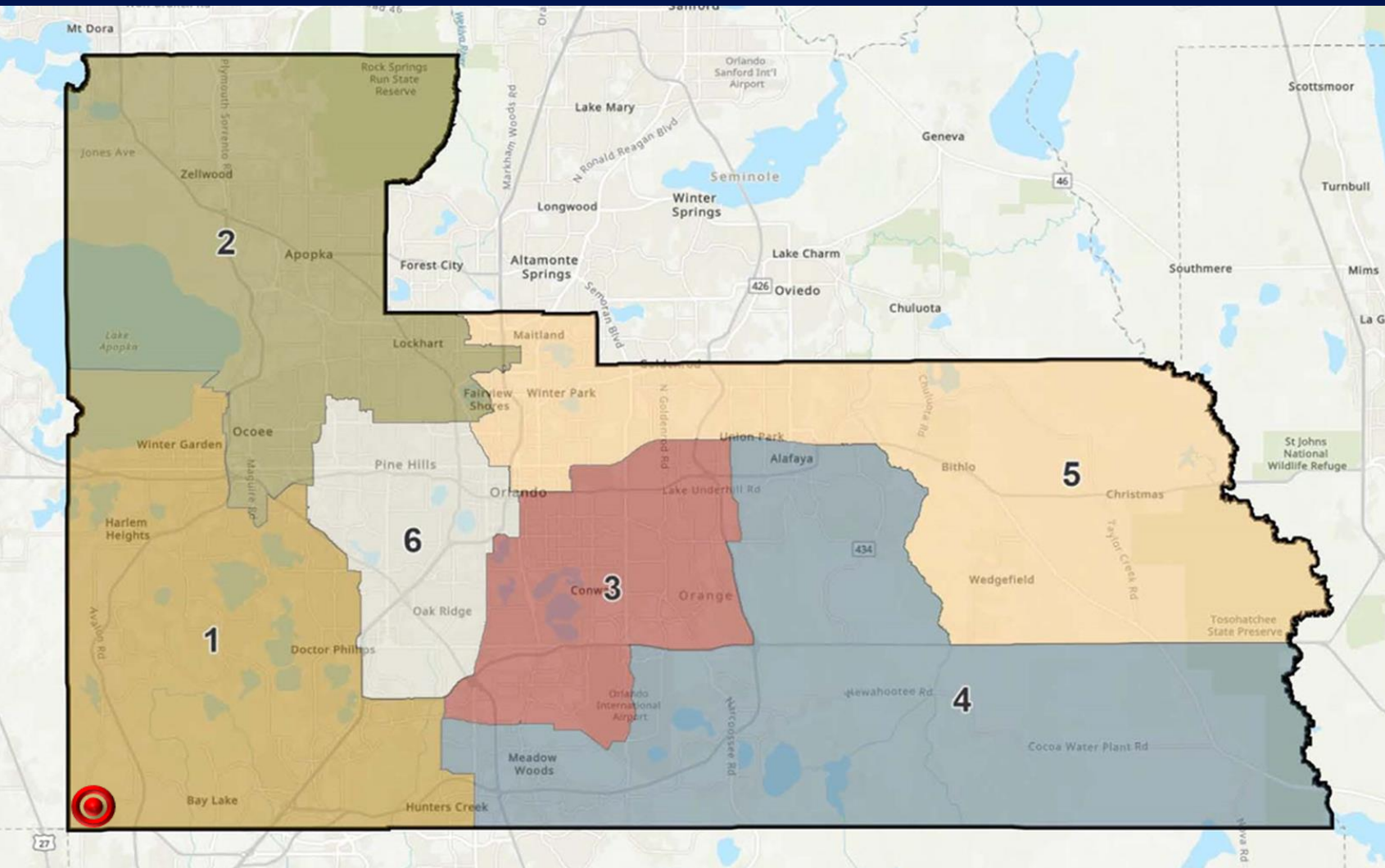
- Agent:** Jennifer Stickler, P.E., Kimley-Horn & Associates, Inc.
- Owner:** Westgate Resorts, Ltd.
- Request:** Privately-initiated text amendment to Future Land Use Element Policy FLU8.1.4, amending the maximum density/intensity of the Sutton Lakes PD and, specifically, revising the currently-approved development program to add multi-family residential as a permitted use within the PD.
- Acreage:** 139.88 gross/89.93 net developable acres
- District:** District 1





# Amendment 2023-1-P-FLUE-1 (fka 2023-1-A-1-1)

## Location





**Aerial**



Lake Gifford Way

Grove Blossom Way

Avalon Road

LAKE SCOTT

Vista Del Lago Blvd

RACCOON LAKE

LAKE REXFORD

Arrowhead Boulevard

OSAGE LAKE

Lighthouse Key Pkwy

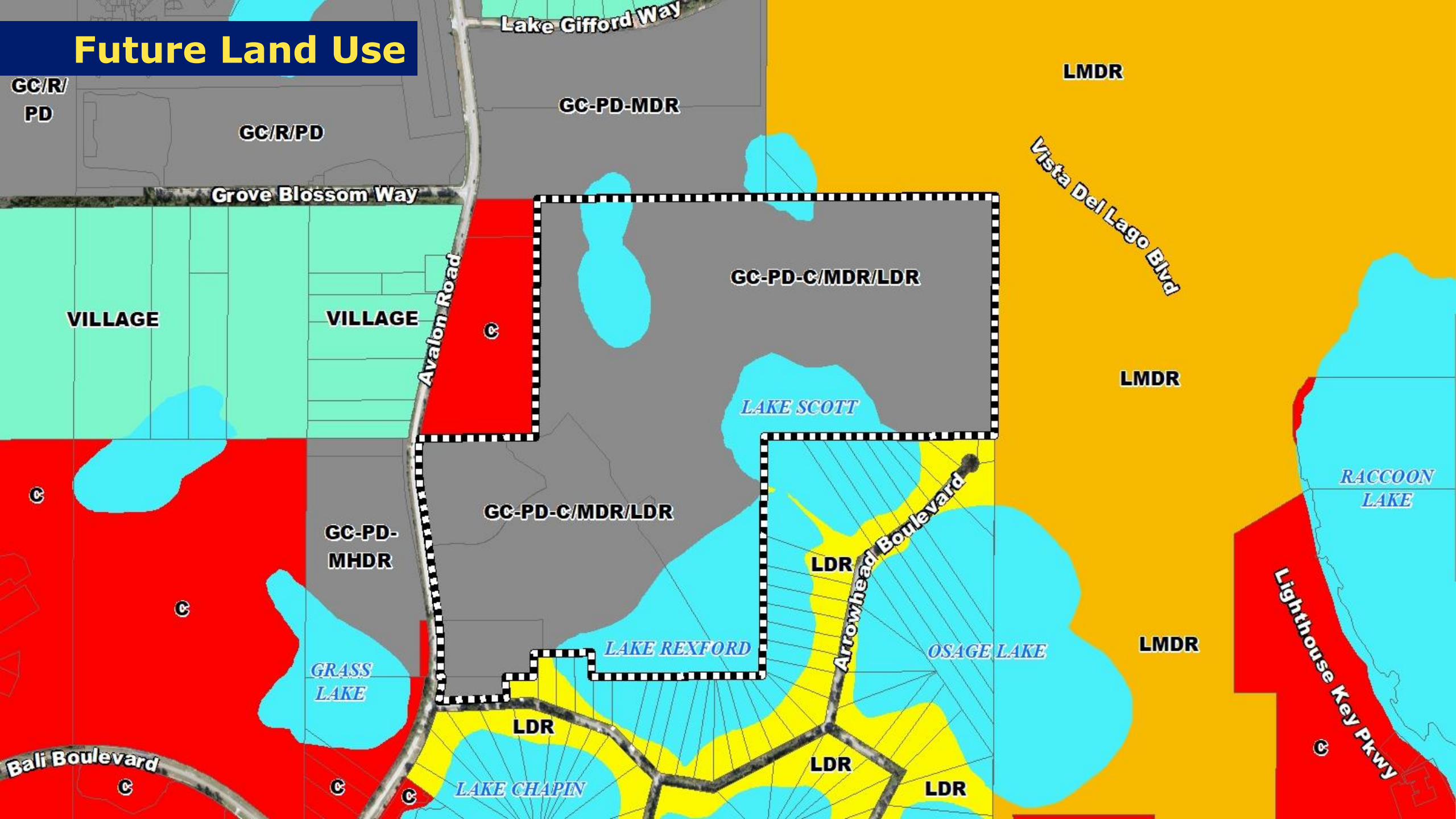
GRASS LAKE

Bali Boulevard

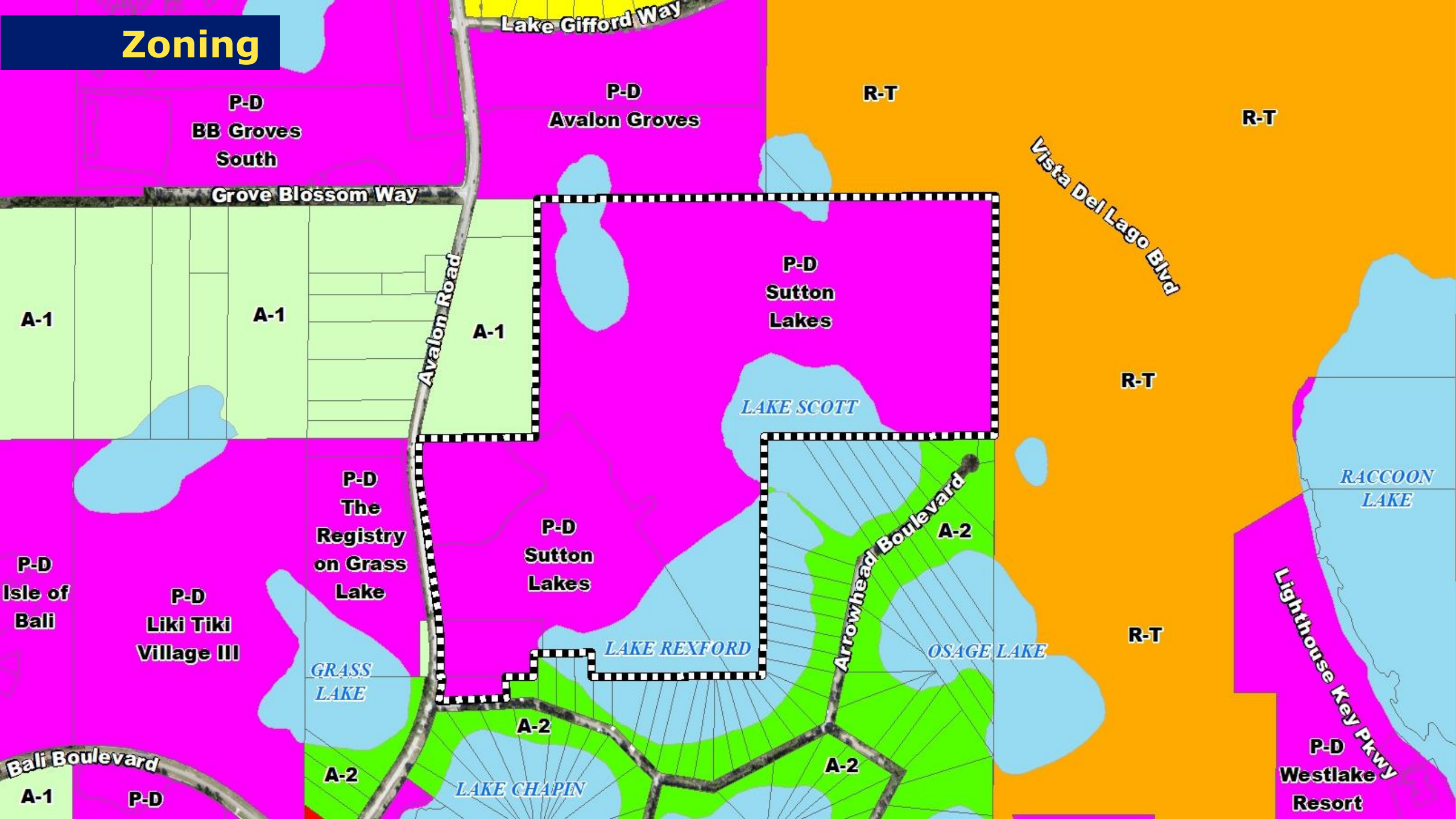
LAKE CHAPIN



# Future Land Use



# Zoning







# Amendment 2023-1-P-FLUE-1 (fka 2023-1-A-1-1)

## FLU8.1.4 (Current)

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2014-2-A-1-2 Sutton Lakes	Growth Center-Planned Development- Commercial/Medium Density Residential/ Low Density Residential (GC-PD-C/MDR/LDR)	Commercial: 20,000 square feet Single-Family: 700 dwelling units	2014-30



# Amendment 2023-1-P-FLUE-1 (fka 2023-1-A-1-1)

## FLU8.1.4 (Proposed)

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<b>2023-1-P-FLUE-1 (fka 2023-1-A-1-1) Sutton Lakes</b>	<b>Growth Center-Planned Development-Commercial/Medium Density Residential/Low Density Residential (GC-PD-C/MDR/LDR)</b>	<b>Single-Family: Up to <u>253</u> dwelling units Multi-Family: Up to <u>304</u> dwelling units Commercial: Up to 20,000 square feet</b>	<b>2023-</b>



# Community Meeting Summary

**February 28, 2023**

**Water Spring Elementary**

- **Attendance – 3 Residents**

- **Concerns:**

- **Traffic**

- **School Overcrowding**

- **Opposition to Multi-Family**



# **Amendment 2023-1-P-FLUE-1 (fka 2023-1-A-1-1)**

**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**
- **Recommend to the Board of County Commissioners that Amendment 2023-1-P-FLUE-1 (fka 2023-1-A-1-1) be TRANSMITTED to the state reviewing agencies.**





## *Board of County Commissioners*

# **Small Scale Development Amendments and, Where Applicable, Concurrent Rezoning Requests**

***Adoption Public Hearings***

**March 7, 2023**



# **SS-22-08-071 & RZ-22-08-072**

**Applicant:** Alison M. Yurko, P.A.

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

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

**To:** Low-Medium Density Residential (LMDR)

## **Rezoning Request:**

**From:** R-1A (Single-Family District) to

**To:** R-2 (Residential District)

**Location:** 1153 Holden Avenue; Generally located north of Holden Avenue, east of Orange Blossom Trail, south of 43<sup>rd</sup> Street, and west of Almark Drive

**Acreage:** 0.27 acres





**SS-22-08-071 & RZ-22-08-072**

**Action Requested:**

- **Continue the request to the March 21<sup>st</sup> BCC hearing at 2 p.m.**