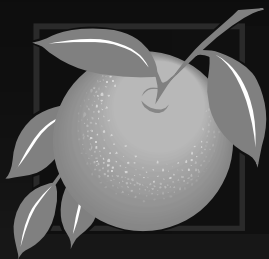




***Board of County Commissioners***

***2012-1 Small Scale  
Adoption Public Hearing***

***June 19, 2012***



# **Today's Amendments**

## **2012-1 Small Scale Cycle**

- Privately-Initiated Future Land Use Map Amendments**
- Privately-Initiated Future Land Use Map Amendment with Concurrent Rezoning**



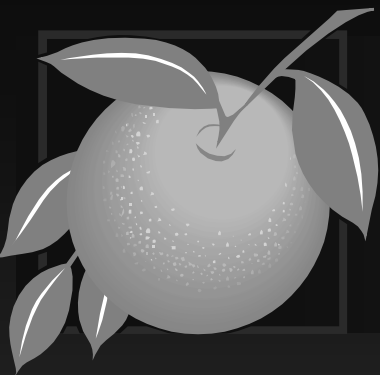
# **Board of County Commissioners**

## ***2012-1 Small Scale Privately Initiated Amendment***

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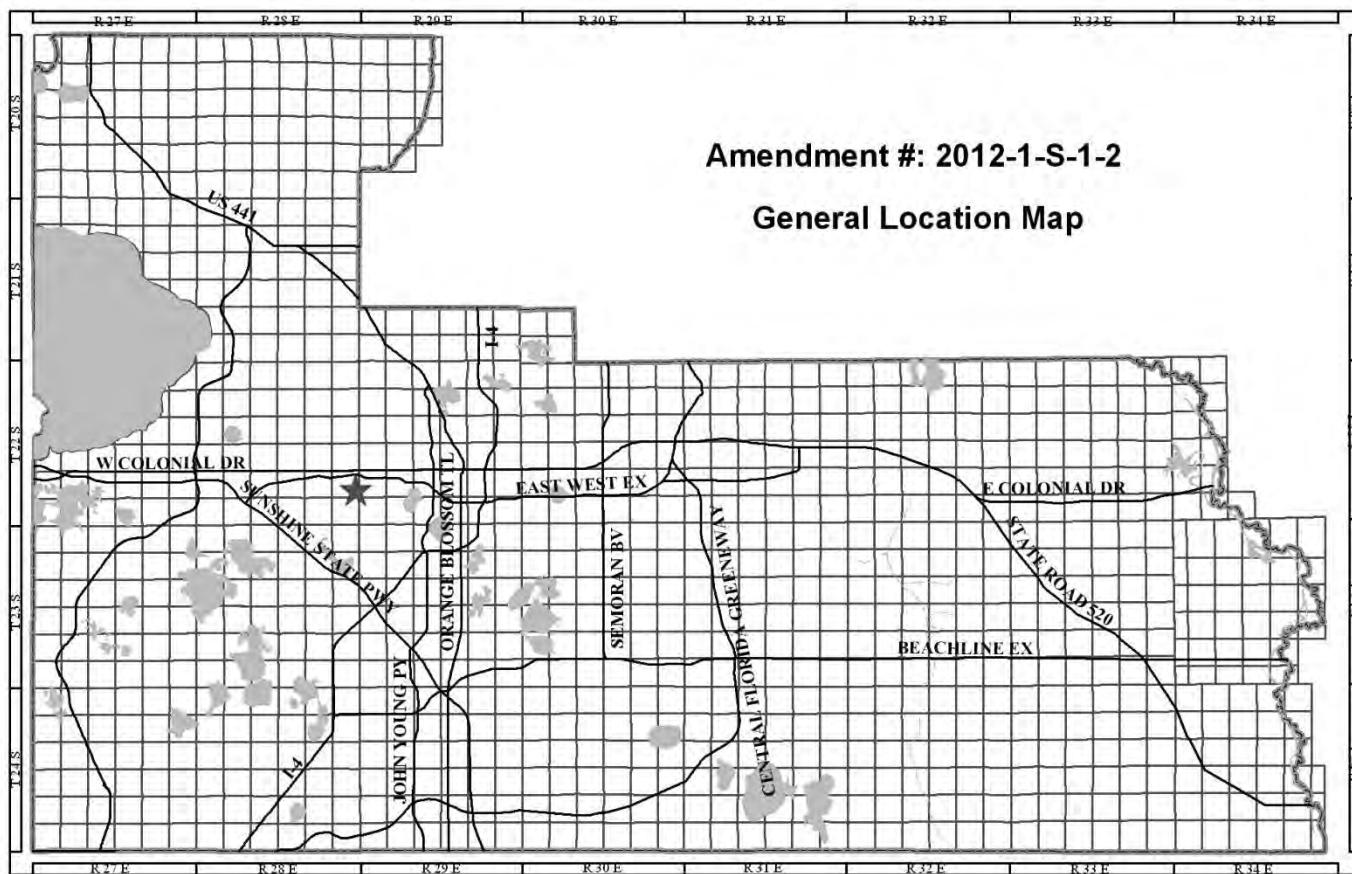
<b>Case #:</b>	<b>2012-1-S-1-2</b>
<b>Agent/Owner:</b>	<b>Michael Burkhalter for West Amelia Street Family, LLC</b>
<b>From:</b>	<b>Low Density Residential (LDR)</b>
<b>To:</b>	<b>Commercial (C)</b>
<b>Acreage:</b>	<b>0.30 acre</b>
<b>Proposed use:</b>	<b>Up to 5,839 sq. ft. of C-3 (Wholesale Commercial District) uses and the resolution of the subject property's zoning/future land use inconsistency issue</b>

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# 2012-1-S-1-2

## Location map



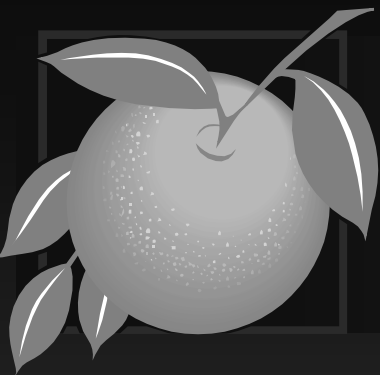




# 2012-1-S-1-2

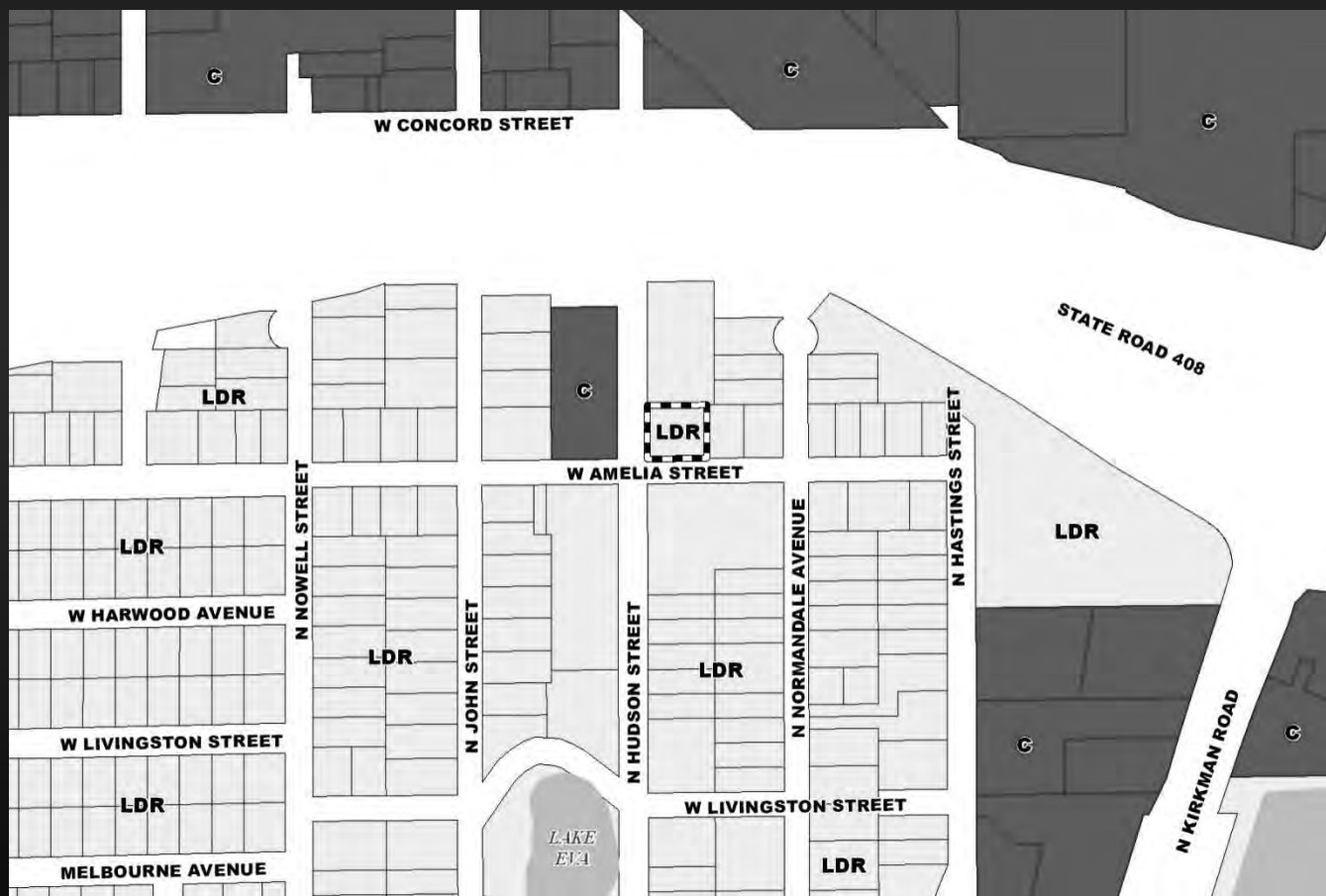
## Aerial

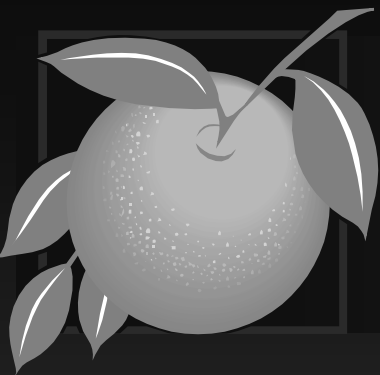




# 2012-1-S-1-2

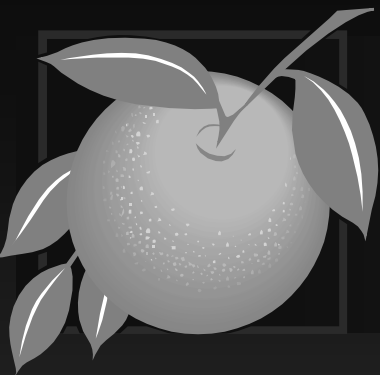
## Future Land Use





# 2012-1-S-1-2 Zoning



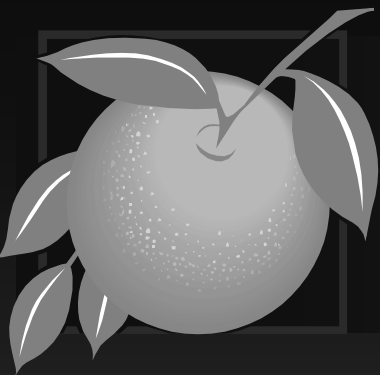


# **2012-1-S-1-2**

## **Analysis and Recommendations**

### **Staff Analysis**

- **Parcel lies within a small pocket of commercial and quasi-industrial development in the Orlo Vista area.**
- **Property has had a zoning classification of C-3 (Wholesale Commercial District) since June 19, 1986, and two structures—a 1,001-square-foot commercial building (constructed in 1959) and a 4,838-square-foot garage/warehouse (built in 1989)—presently occupy the site.**
- **If approved, the proposed change in future land use to Commercial would enable the applicant to resolve the property's zoning/future land use inconsistency issue and rectify the outstanding Code Enforcement violations.**



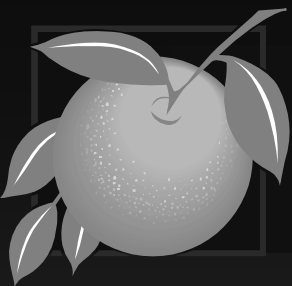
# **2012-1-S-1-2**

## **Analysis and Recommendations**

**Staff Recommendation: Adopt**

**LPA Recommendation: Adopt**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective FLU8.2 and Policies FLU1.1.5, FLU1.4.4, FLU1.4.6, and FLU8.2.1);**
- **Determine that the amendment is in compliance; and**
- **Adopt Amendment 2012-1-S-1-2, Low Density Residential (LDR) to Commercial (C).**



# **Board of County Commissioners**

## ***2012-1 Small Scale Privately Initiated Amendment***

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**Case #:** 2012-1-S-1-3

**Agent/Owner:** Orange County Public Schools- Andrew T. DeCandis

**From:** Village (V)

**To:** Village F Specific Area Plan (SAP) - School

**Acreage:** 2.52 acres

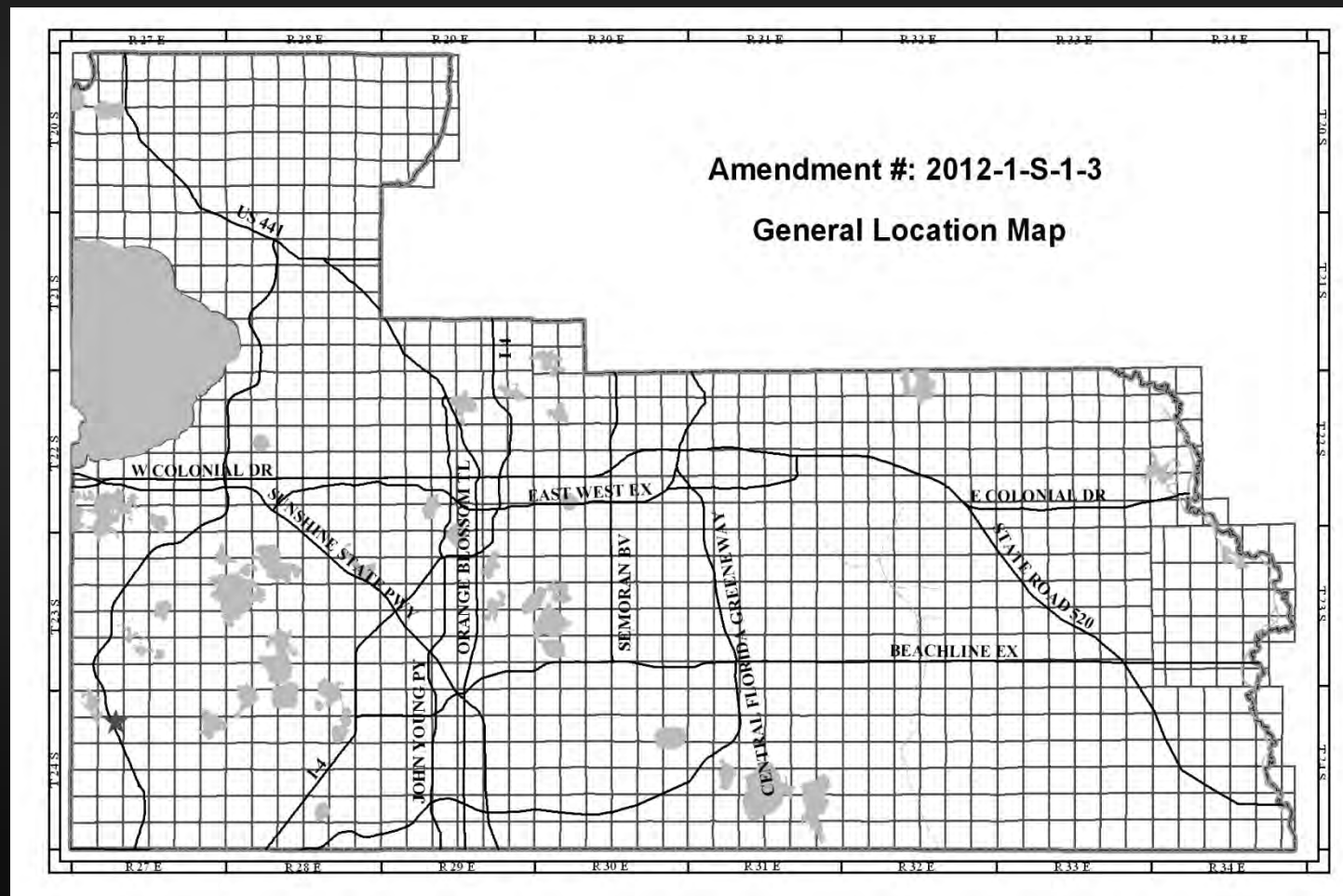
**Proposed use:** Public High School

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# 2012-1-S-1-3

## Location map





# 2012-1-S-1-3

## Aerial

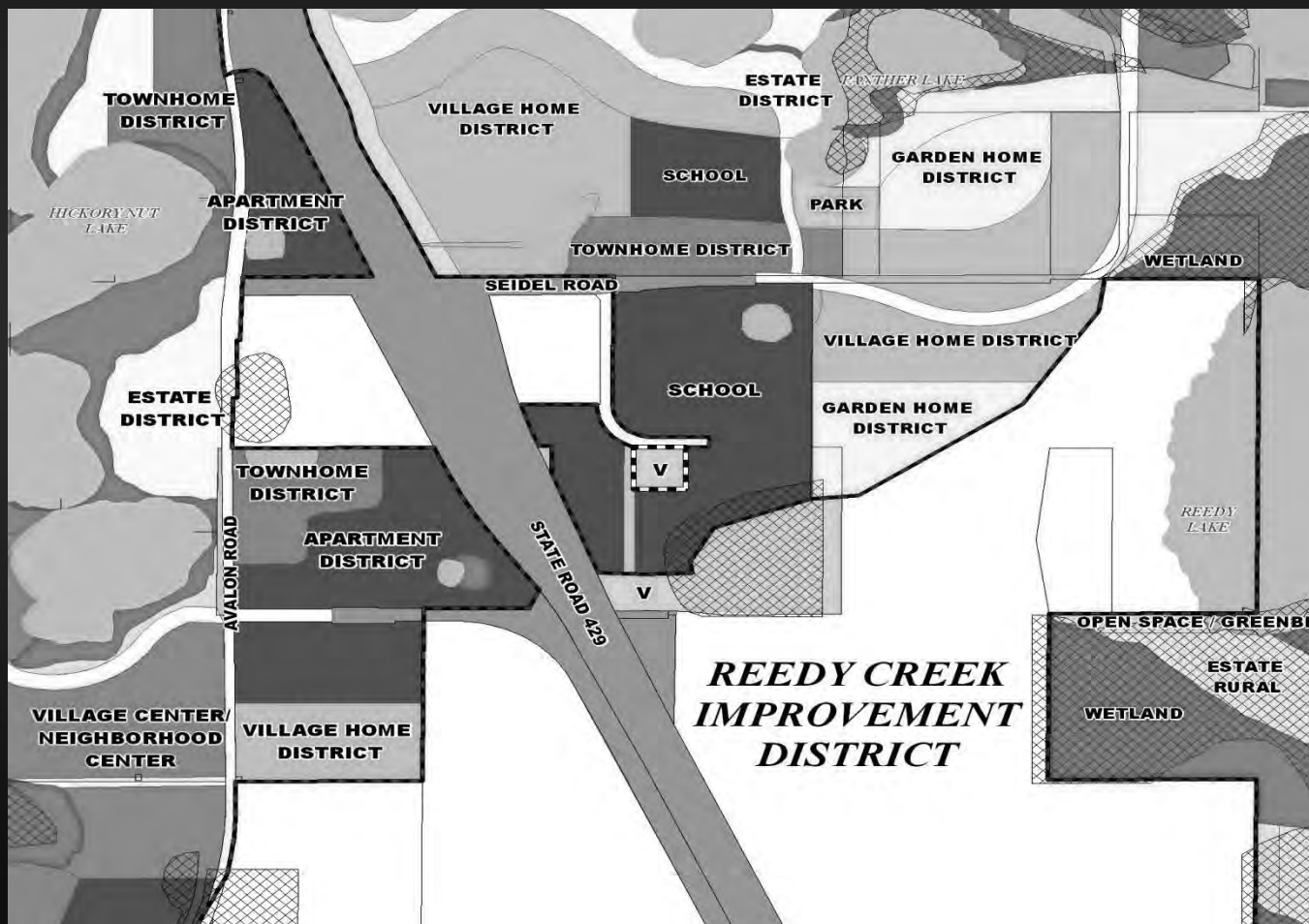


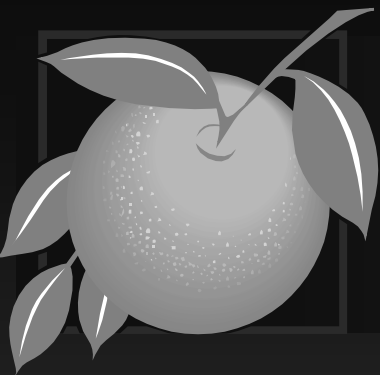




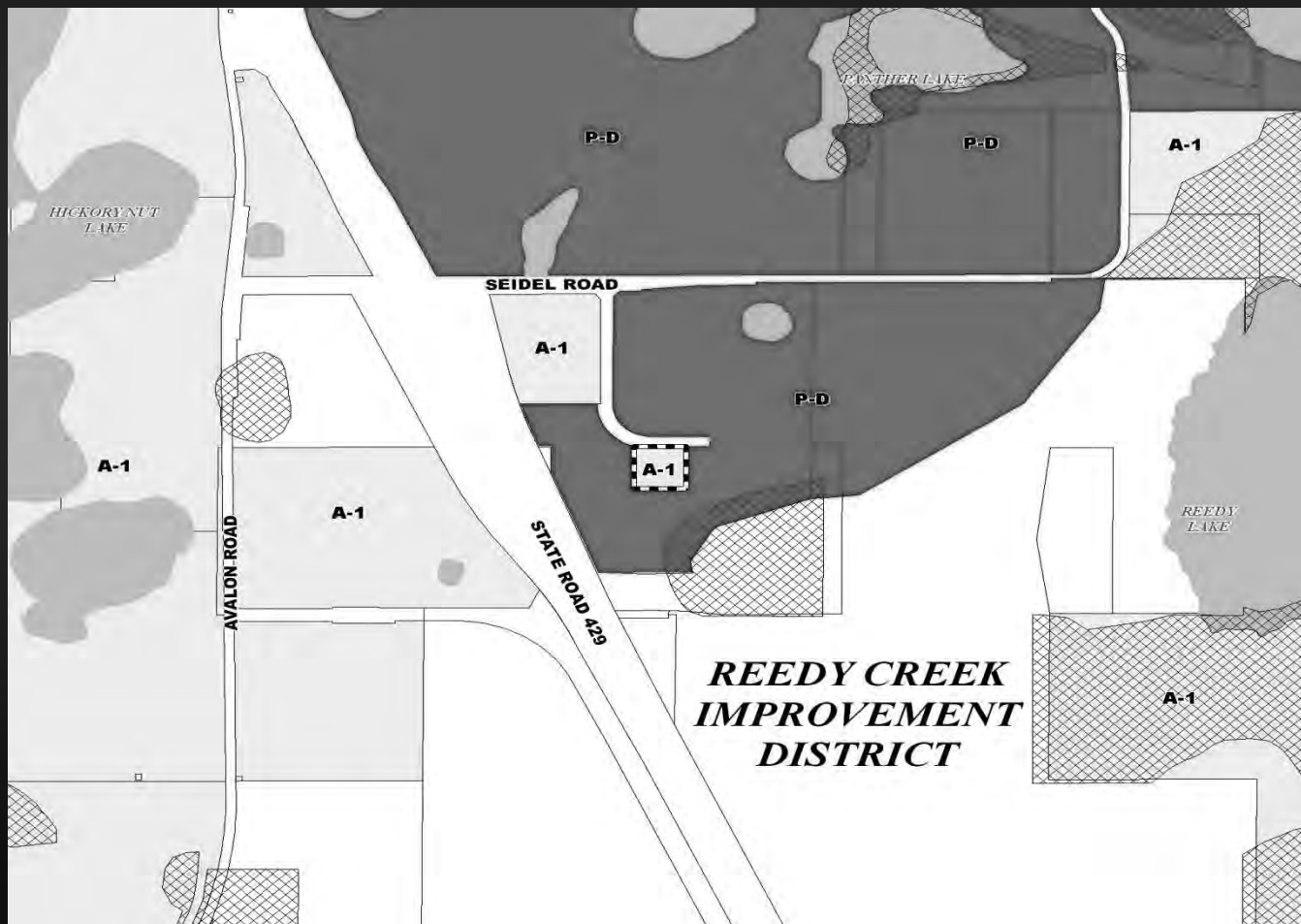
# 2012-1-S-1-3

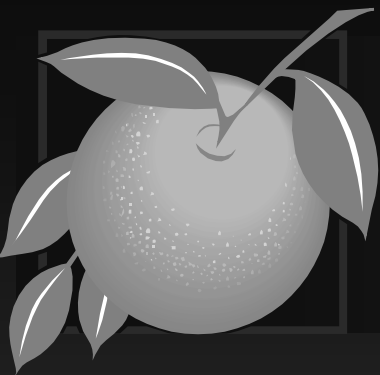
## Future Land Use





# 2012-1-S-1-3 Zoning



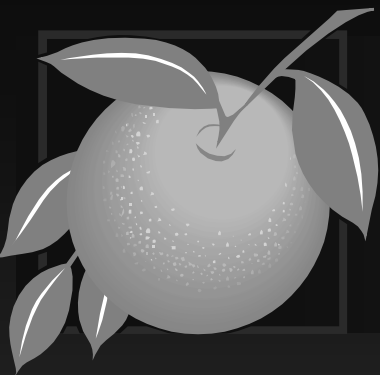


# **2012-1-S-1-3**

## **Analysis and Recommendations**

### **Staff Analysis**

- **Amendment eliminates an enclave not included in the Village F SAP**
- **Subject property is surrounded by the proposed Village F high school site**
- **Inclusion in the Village F SAP allows for a more unified design of the Village F high school site**
- **Consistent with PS2.2.2 and PS5.2.7, the proposed amendment provides school sites and facilities in planned neighborhoods and addresses the school needs of future residents**



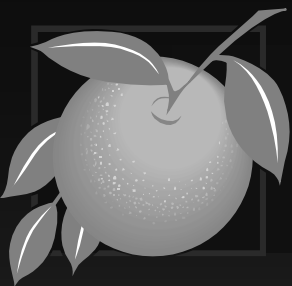
# **2012-1-S-1-3**

## **Analysis and Recommendations**

**Staff Recommendation: Adopt**

**LPA Recommendation: Adopt**

- **Make a finding of consistency with the Comprehensive Plan (Future Land Use Element Objective FLU8.2; policies FLU4.1.7(VI), FLU4.1.8, FLU4.9.8, and FLU4.9.9; and Public School Facilities Element policies PS2.2.2, PS5.2.2, PS5.2.4, and PS.5.2.7),**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2012-1-S-1-3, Village (F) to Horizon West Village F Specific Area Plan (Village F SAP) School.**



# **Board of County Commissioners**

## ***2012-1 Small Scale Privately Initiated Amendment***

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**Case #:** 2012-1-S-3-1

**Agent/Owner:** Rebecca Wilson - Lowndes, Drosdick, Doster, Kantor, & Reed, P.A. for Lincoln B. Taylor, Lucille Idarola, June and Robert A. Senay

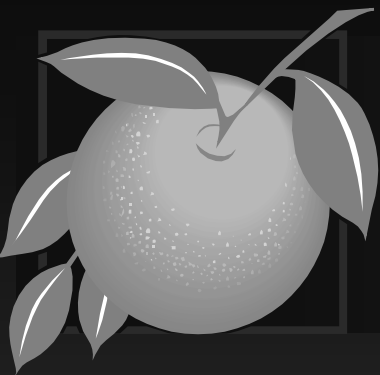
**From:** Low Density Residential (LDR) and Planned Development – Office (PD-O)

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

**Acreage:** 3.95

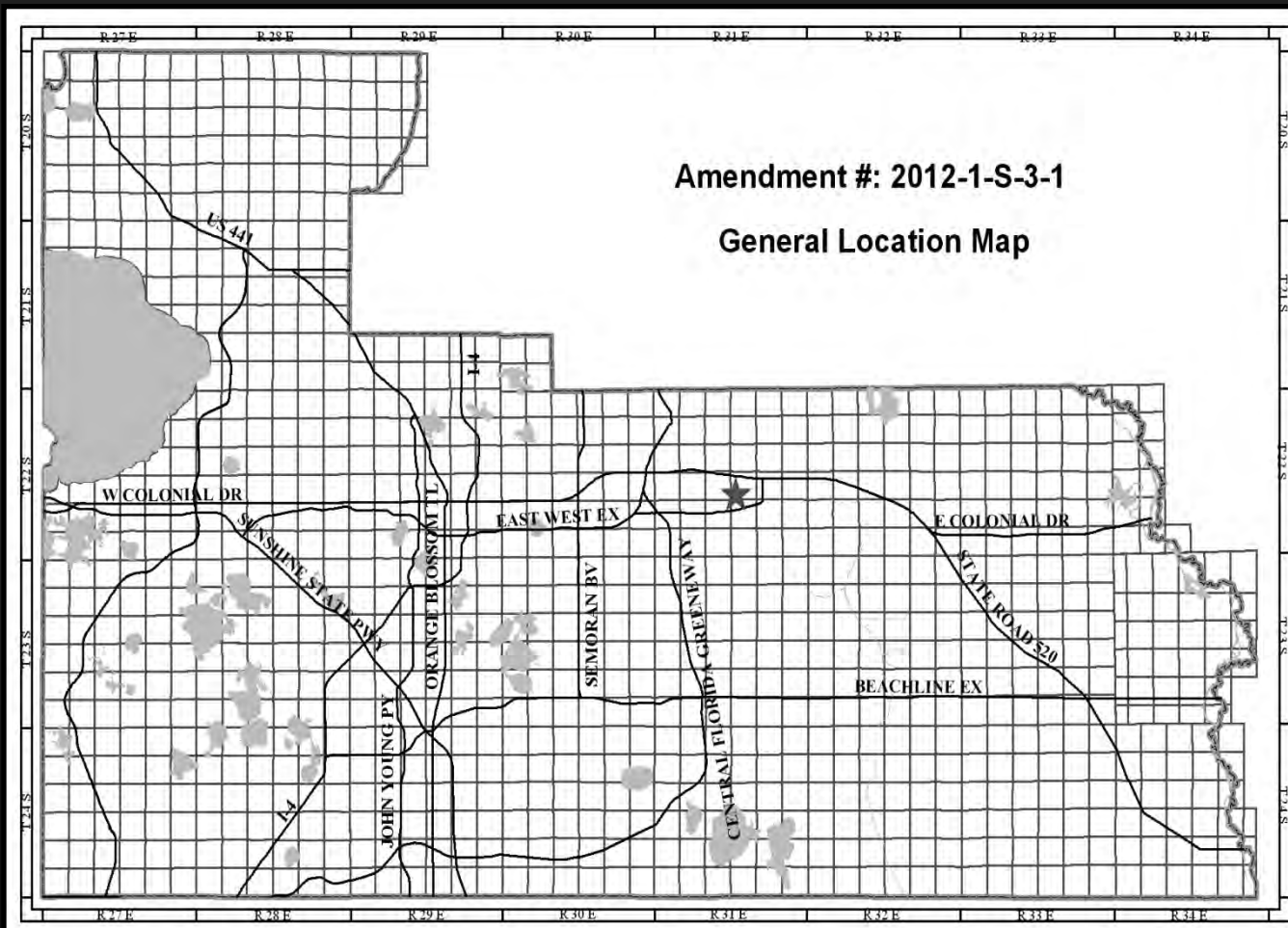
**Proposed use:** Up to 50,000 sq. ft. of commercial development

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# 2012-1-S-3-1

## Location map

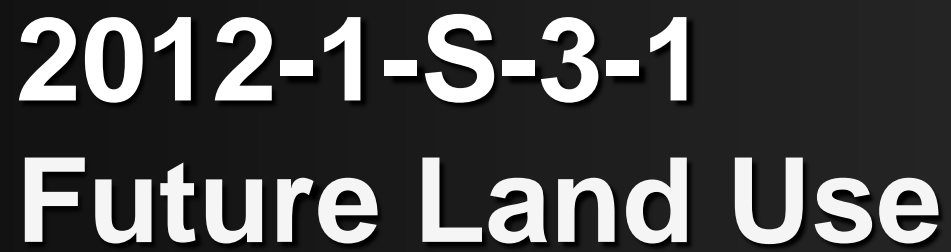




# 2012-1-S-3-1

## Aerial



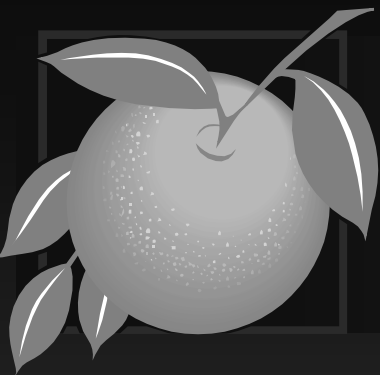






# 2012-1-S-3-1 Zoning





# **2012-1-S-3-1**

## **Analysis and Recommendations**

### **Staff Analysis**

- **The applicant is seeking to develop up to 50,000 square feet of commercial uses on the site.**
- **The development trend for the area is commercial, and the proposed amendment is compatible with the existing uses in the surrounding area.**
- **The proposed development involves the redevelopment of an infill parcel within the Urban Service Area (USA).**



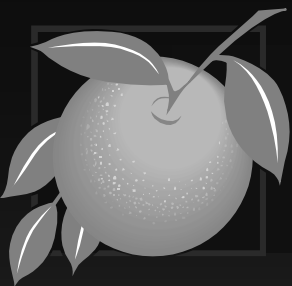
# **2012-1-S-3-1**

## **Analysis and Recommendations**

### **Staff Recommendation: Adopt**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2 and Objectives FLU1.2, FLU8.2 and Policies FLU1.4.2, FLU1.4.4, FLU8.2.1 and FLU8.2.10),**
- **Determine that the proposed amendment is in compliance; and;**
- **Adopt Amendment 2012-1-S-3-1, Low Density Residential (LDR) and Planned Development - Office (PD-O) to Planned Development - Commercial (PD-C).**

### **LPA Recommendation: Adopt**



# **Board of County Commissioners**

## ***2012-1 Small Scale Privately-Initiated Amendment***

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**Case #:** 2012-1-S-3-2 (fka 2011-2-S-3-3)

**Agent/Owner:** Michael D. Harding for Jose A. and Eloilda Rivas

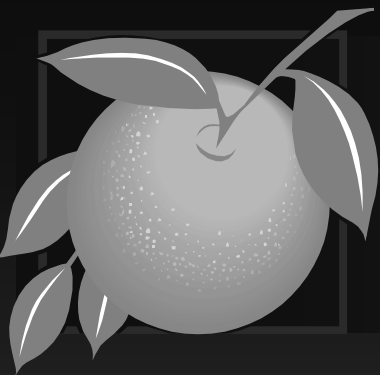
**From:** Low-Medium Density Residential (LMDR)

**To:** Office (O)

**Acreage:** 0.54 acre

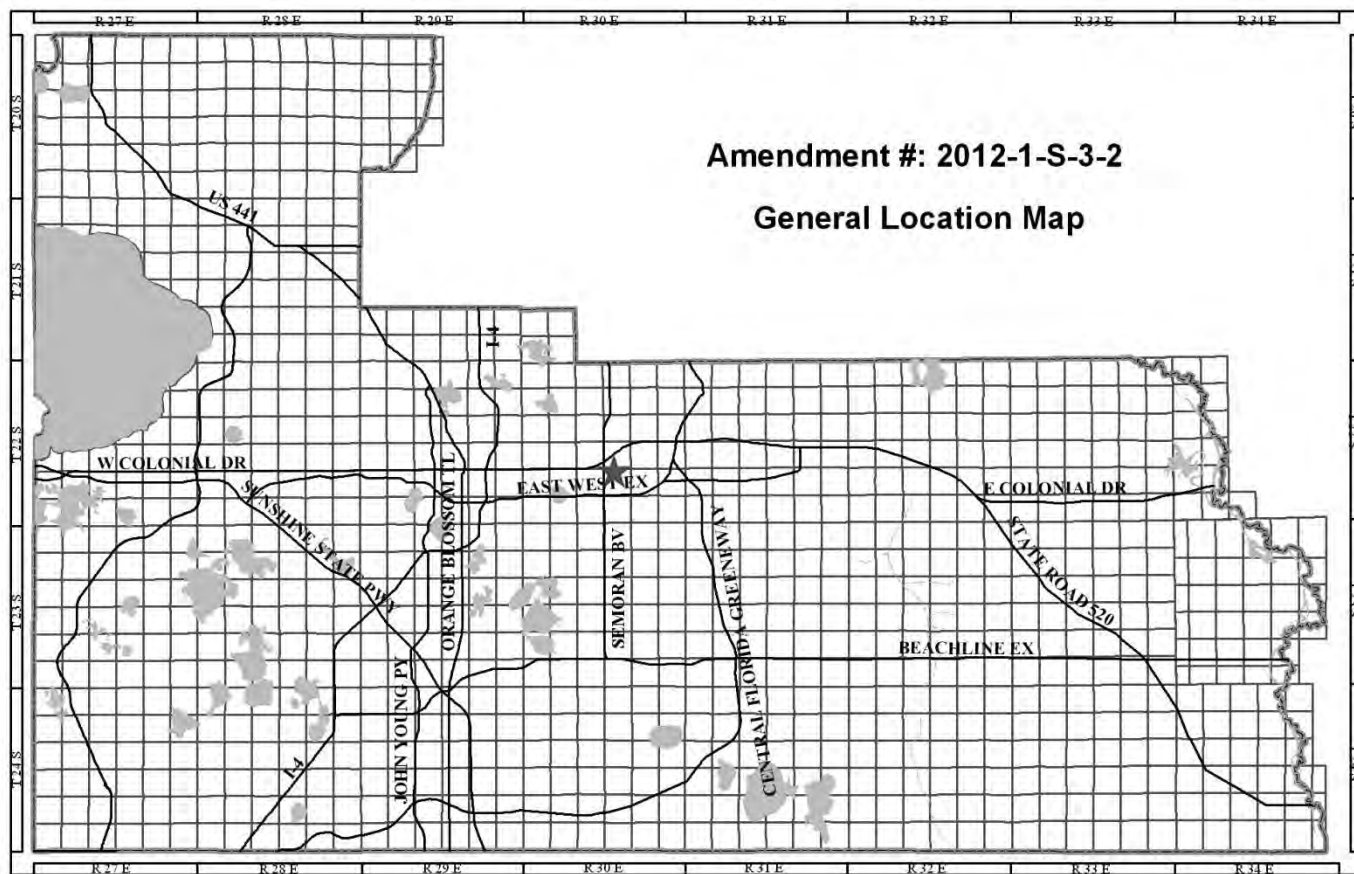
**Proposed use:** 7,000 to 10,000 sq. ft. of professional office uses

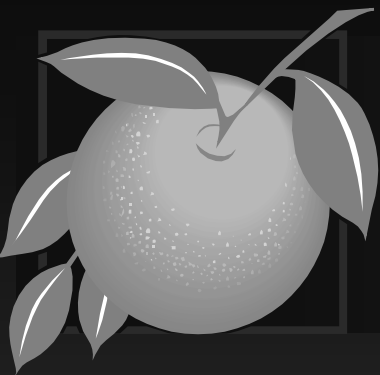
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# 2012-1-S-3-2

## Location map





# 2012-1-S-3-2

## Aerial

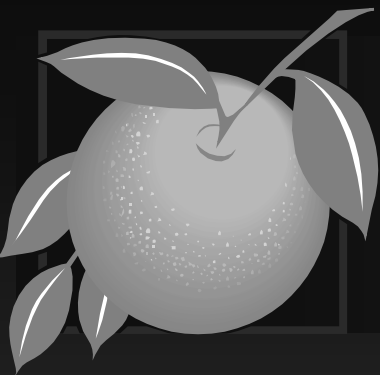




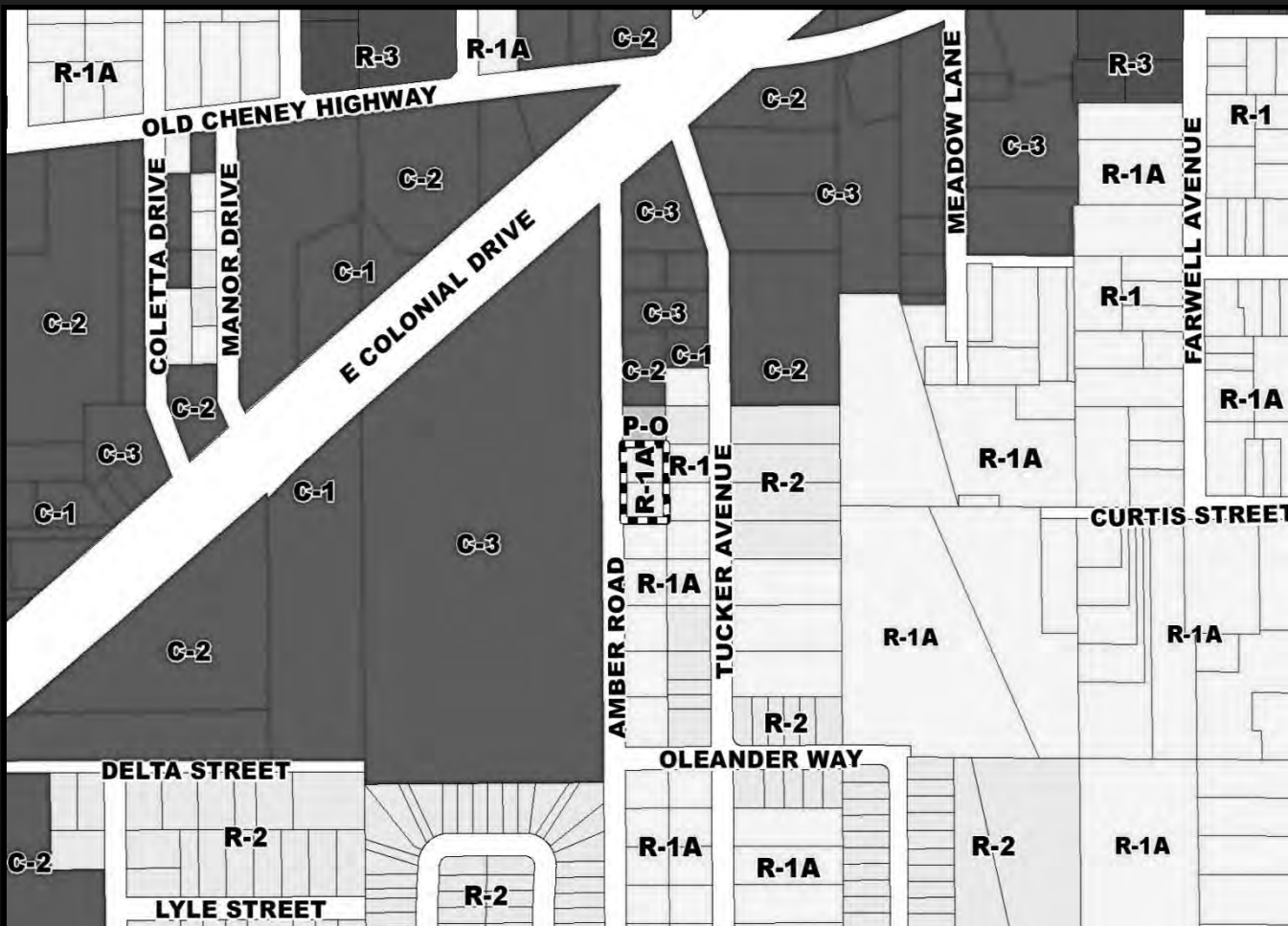
# 2012-1-S-3-2

## Future Land Use





# 2012-1-S-3-2 Zoning







# **2012-1-S-3-2**

## **Analysis and Recommendations**

### **Staff Analysis**

- **The requested amendment is consistent with the proposed updates to Policy FLU2.3.6 (Amendment 2012-1-B-FLUE-4), most notably the revised Criterion #2, which would permit a residential-to-office conversion if the adjacent road provides access to an existing mix of residential and non-residential uses or would support a compatible mix of uses. While Amber Road is classified as a local street, it provides access to a mix of commercial, office, and residential development, including the large commercial site to the west featuring Home Depot, PetSmart, a mattress store, and other retail establishments.**
- **In combination with the abutting dental office to the north, the proposed professional office project would provide a transition between the area's more intense commercial activity and the neighboring residential community.**



# **2012-1-S-3-2**

## **Analysis and Recommendations**

### **Staff Recommendation**

Policy FLU2.3.6 is proposed for revision in this amendment cycle (Amendment 2012-1-B-FLUE-4). If Amendment 2012-1-B-FLUE-4 is adopted, make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective FLU8.2, Neighborhood Element Objective N1.1, and Policies FLU1.1.5, FLU1.4.4, FLU1.4.6, FLU2.3.6, and FLU8.2.1), determine that this amendment is in compliance, and ADOPT Amendment 2012-1-S-3-2, Low-Medium Density Residential (LMDR) to Office (O).

If Amendment 2012-1-B-FLUE-4 is not adopted, make a finding of inconsistency with the Comprehensive Plan, determine that the amendment is not in compliance, and DENY adoption of this amendment.

**LPA Recommendation: Adopt**



# **Board of County Commissioners**

## ***2012-1 Small Scale Privately Initiated Amendment***

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**Case #:** 2012-1-S-4-1

**Agent/Owner:** Edward Williams - Williams Development Services, Inc. for The Aidjing Chen Lai Trust

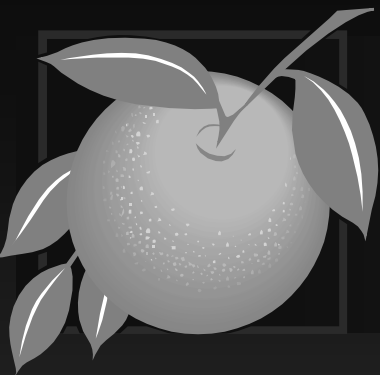
**From:** Office (O)

**To:** Commercial (C)

**Acreage:** 4.88 acres

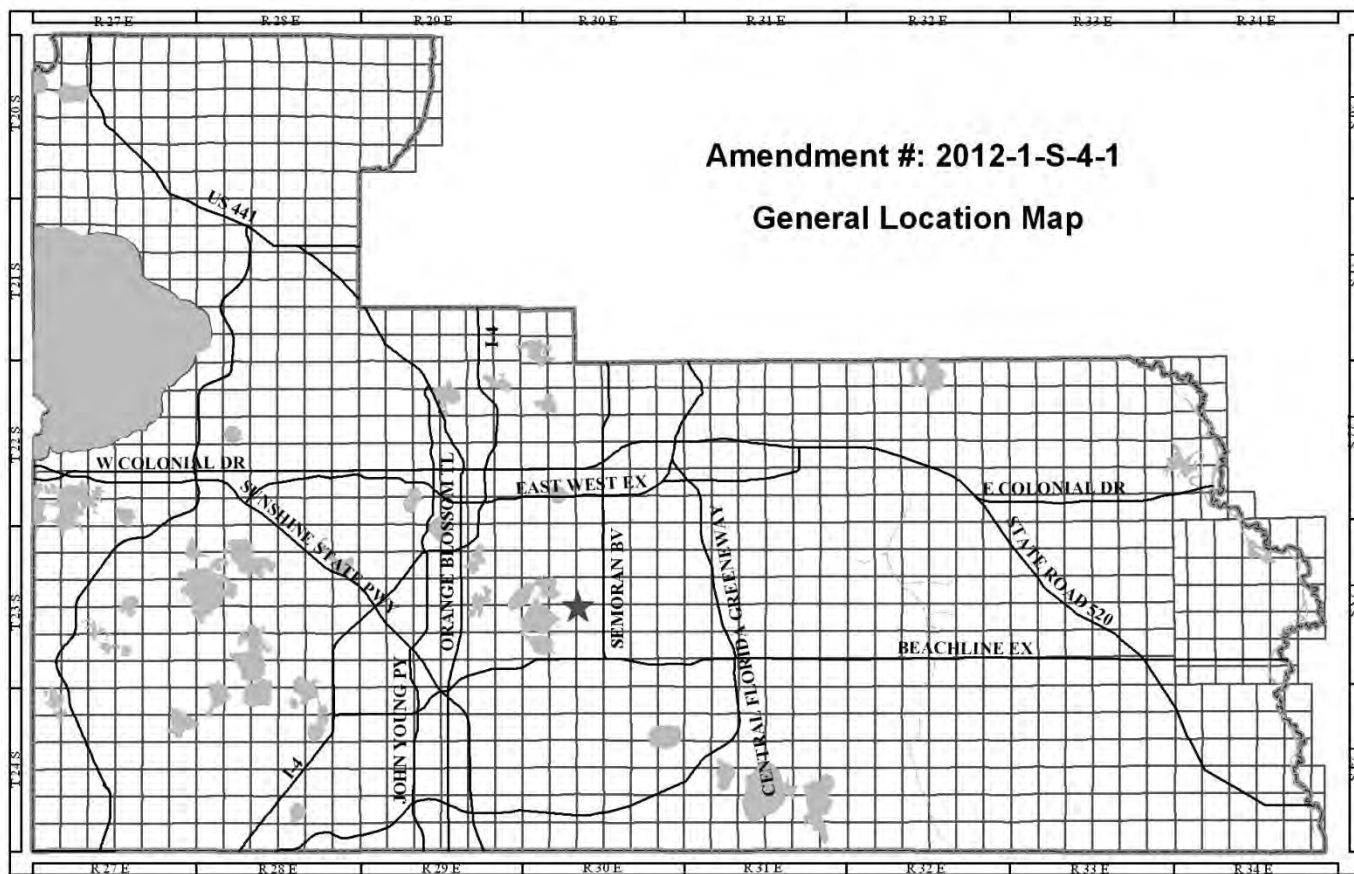
**Proposed use:** Up to 48,800 square feet of commercial development, at a ratio of 10,000 square feet per acre

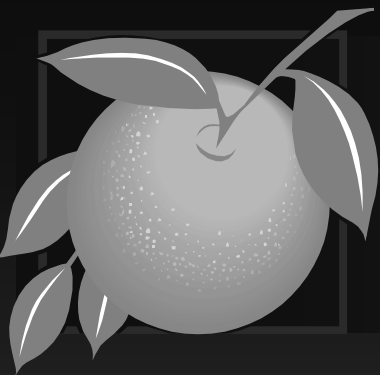
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# 2012-1-S-4-1

## Location map

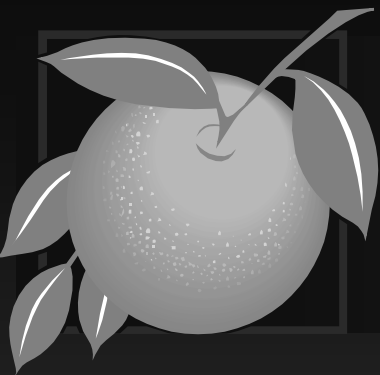




# 2012-1-S-4-1

## Aerial





# 2012-1-S-4-1

## Future Land Use



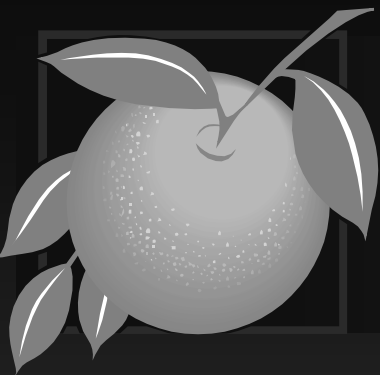


# 2012-1-S-4-1

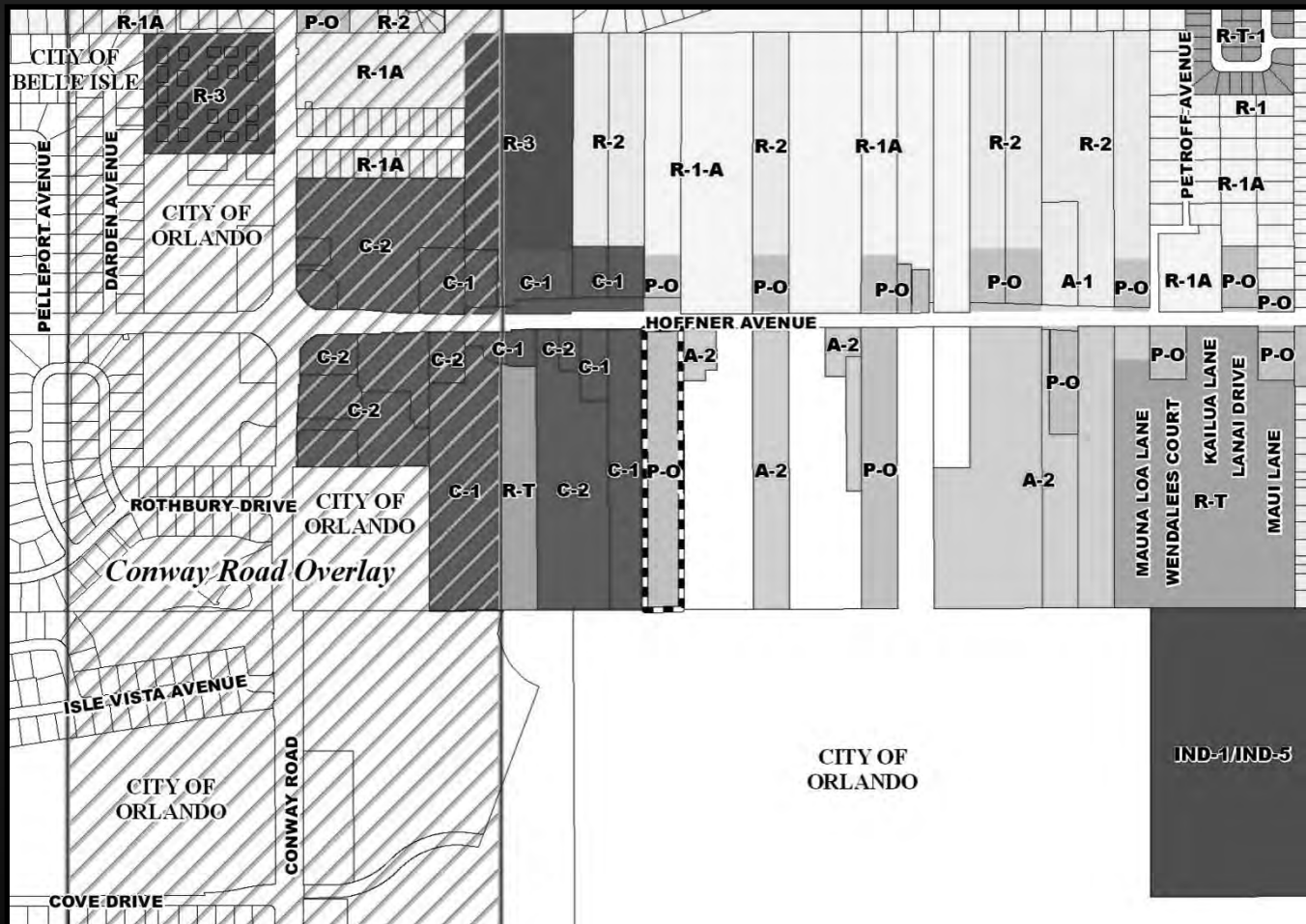
## Future Land Use

### (Orange County and City of Orlando)





# 2012-1-S-4-1 Zoning







# 2012-1-S-4-1

## Citizen Comment and Staff Response

Concern	Response
<ul style="list-style-type: none"><li>•Area residents would prefer to see office, rather than commercial, development on the site.</li></ul>	<ul style="list-style-type: none"><li>•The subject site lies between commercial activity to the west and office, industrial, and institutional uses to the east. The applicant intends to aggregate the property with the abutting C-1-zoned parcel to the west and develop the combined acreage as a single project. Commercial development on the unified site would be a logical continuation of the existing development pattern.</li></ul>
<ul style="list-style-type: none"><li>•Area residents expressed concern about drainage and stormwater retention problems on Hoffner Avenue.</li></ul>	<ul style="list-style-type: none"><li>•Hoffner Avenue is scheduled to be widened from two to four vehicle travel lanes by FDOT. Stormwater retention improvements, including the provision of curb and gutter drainage, are associated with this project.</li></ul>
<ul style="list-style-type: none"><li>•Area residents voiced concern about onsite wetlands.</li></ul>	<ul style="list-style-type: none"><li>•The applicant is aware of the presence of wetlands on both the subject parcel and the abutting property to the west and is thus proposing aggregation of the two to provide sufficient acreage for the development of a quality project. Prior to the issuance of any County permits, EPD will require a completed Conservation Area Determination (CAD) to establish the amount of developable land and, if any wetland encroachments are proposed, a Conservation Area Impact (CAI) Permit.</li></ul>

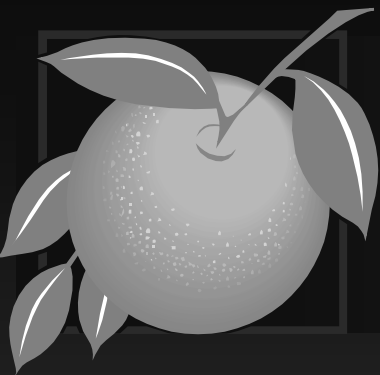


# **2012-1-S-4-1**

## **Analysis and Recommendations**

### **Staff Analysis**

- **The subject site lies between commercial activity to the west and office, industrial, and institutional uses to the east. The applicant intends to aggregate the property with the abutting C-1-zoned parcel to the west and redevelop the combined acreage as a single infill project. Commercial development on the unified site would be a logical continuation of the existing development pattern.**
- **The proposed project would efficiently use land and existing infrastructure in the Urban Service Area.**
- **The requested amendment is consistent with the recommendations of the June 2010 Hoffner Small Area Study.**



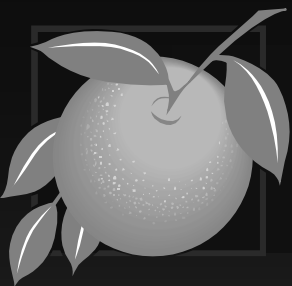
# **2012-1-S-4-1**

## **Analysis and Recommendations**

### **Staff Recommendation: Adopt**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2, Objective FLU8.2, and Policies FLU1.1.5, FLU1.4.4, FLU1.4.6, and FLU8.2.1);**
- **Determine that the amendment is in compliance; and**
- **Adopt Amendment 2012-1-S-4-1, Office (O) to Commercial (C).**

### **LPA Recommendation: Adopt**



# **Board of County Commissioners**

## ***2012-1 Small Scale Privately Initiated Amendment***

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**Case #:** 2012-1-S-4-2

**Agent/Owner:** Edward Williams - Williams Development Services, Inc. for Daniel E. and Margaret T. Szymanski

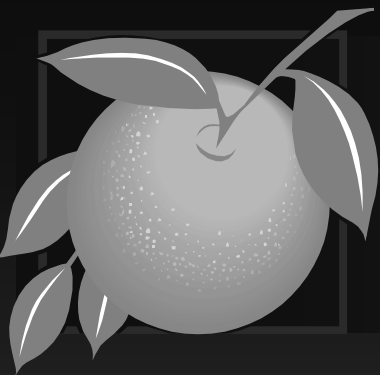
**From:** Office (O) and Low-Medium Density Residential (LMDR)

**To:** Office (O) and Commercial (C)

**Acreage:** 9.58 acres

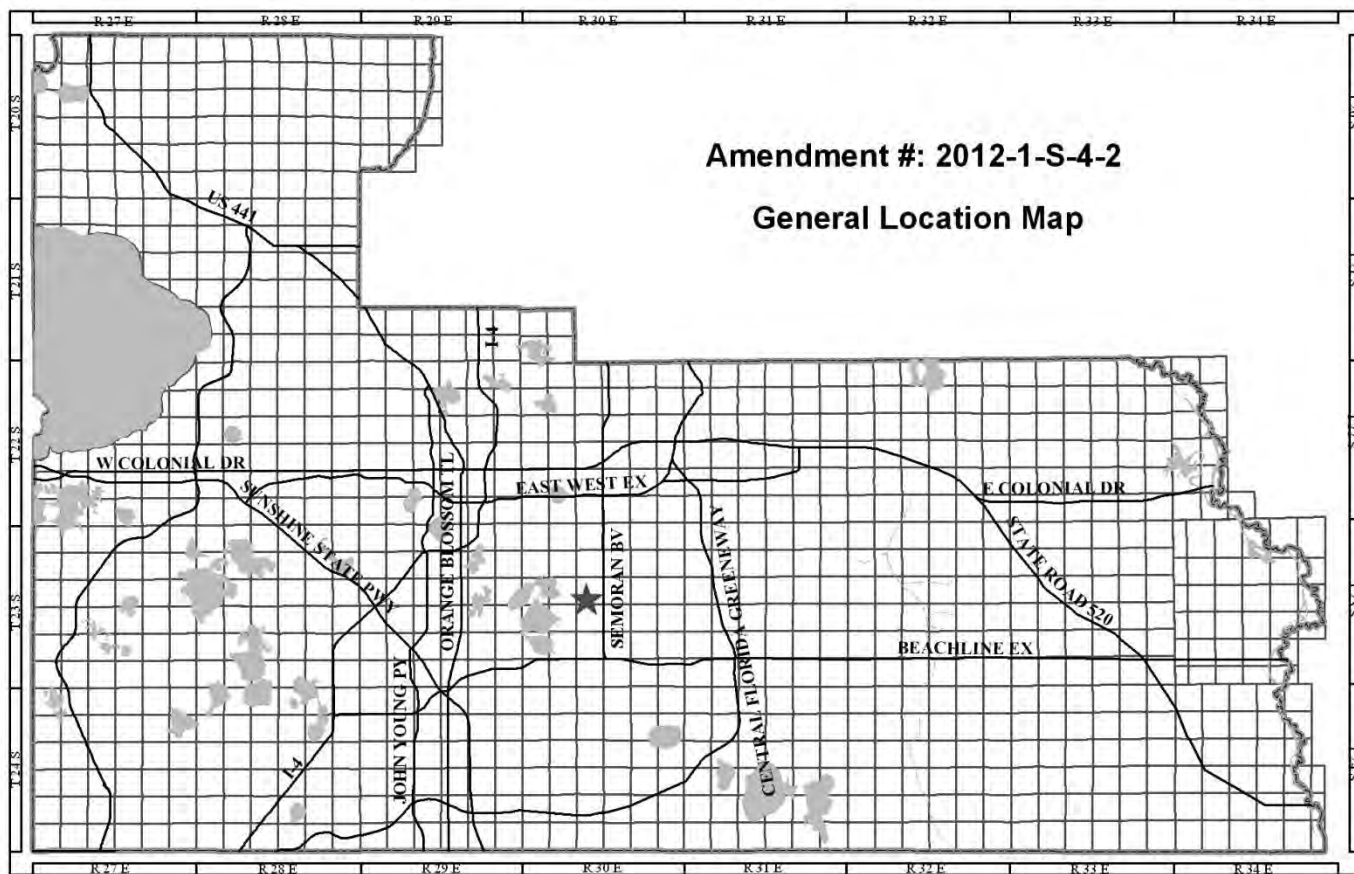
**Proposed use:** Retail/office park featuring up to 40,000 sq. ft. of commercial development, at a ratio of 10,000 sq. ft. per acre, and up to 69,750 sq. ft. of office development, at a ratio of 12,500 sq. ft. per acre

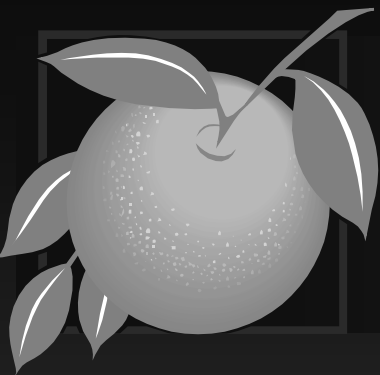
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# 2012-1-S-4-2

## Location map





# 2012-1-S-4-2

## Aerial

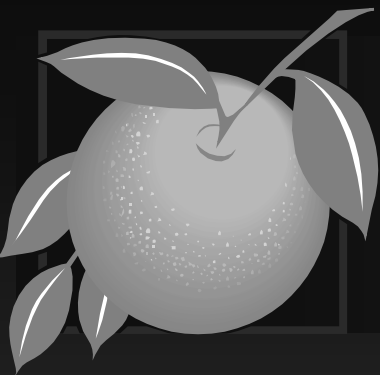




# 2012-1-S-4-2

## Future Land Use





# 2012-1-S-4-2 Zoning







# 2012-1-S-4-2

## Citizen Comment and Staff Response

Concern	Response
<ul style="list-style-type: none"><li>•Area residents would prefer to see senior residential development on the site.</li></ul>	<ul style="list-style-type: none"><li>•The subject property is located along a portion of Hoffner Avenue characterized by individual single-family homesites and vacant land. It is staff's belief that the applicant's proposed Commercial and Office FLU designations and proposed retail/office park are incompatible with the current development pattern of the surrounding area.</li></ul>
<ul style="list-style-type: none"><li>•Area residents expressed concern about drainage and stormwater retention problems on Hoffner Avenue.</li></ul>	<ul style="list-style-type: none"><li>•Hoffner Avenue is scheduled to be widened from two to four vehicle travel lanes by FDOT. Stormwater retention improvements, including the provision of curb and gutter drainage, are associated with this project. However, staff feels the proposed amendment is premature for the area in question.</li></ul>
<ul style="list-style-type: none"><li>•Area residents voiced concern about onsite wetlands.</li></ul>	<ul style="list-style-type: none"><li>•The applicant is aware of the presence of wetlands on the two parcels that comprise the subject property and is thus proposing aggregation to provide sufficient acreage for the development of a quality project and the avoidance of wetland impacts. Prior to the issuance of any County permits, EPD would require a completed Conservation Area Determination (CAD) to establish the amount of developable land. Staff reiterates, though, that a recommendation of approval cannot be issued at this time.</li></ul>

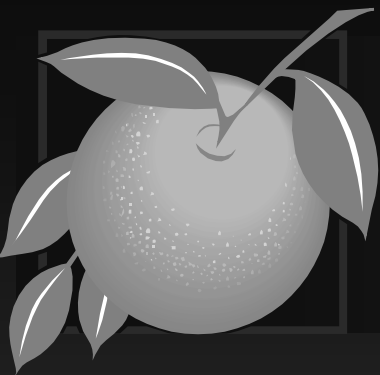


# **2012-1-S-4-2**

## **Analysis and Recommendations**

### **Staff Analysis**

- The subject property is located along a portion of Hoffner Avenue characterized by individual single-family homesites and vacant land. The applicant's proposed retail/office park featuring up to 40,000 square feet of commercial development and 69,750 square feet of office uses is incompatible with the current development pattern of the surrounding area. It is staff's belief that this requested amendment is premature.
- The requested amendment would result in future land use designations inconsistent with those of neighboring parcels. The approval of a Commercial future land use designation on the 4.00 acres fronting Hoffner Avenue would be incompatible with the Office-classified properties to the east, west, and south, while the granting of an Office designation on the north 5.59 acres would be incompatible with the surrounding Low-Medium Density Residential-classified properties to the north, east, and west.



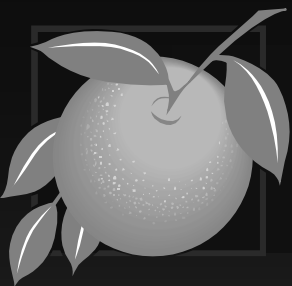
# **2012-1-S-4-2**

## **Analysis and Recommendations**

### **Staff Recommendation: Deny**

- **Make a finding of inconsistency with the Comprehensive Plan (see Future Land Use Element Objective FLU8.2 and Policies FLU1.4.3, FLU1.4.6, FLU1.4.10, FLU2.3.4, and FLU8.2.1);**
- **Determine that the amendment is not in compliance; and**
- **Deny adoption of Amendment 2012-1-S-4-2, Office (O) and Low-Medium Density Residential (LMDR) to Office (O) and Commercial (C).**

### **LPA Recommendation: Deny**



# **Board of County Commissioners**

## ***2012-1 Small Scale Privately Initiated Amendment***

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**Case #:** 2012-1-S-4-3

**Agent/Owner:** Causseaux, Hewett, & Walpole, Inc. for The Nelson & Virginia Soto Revocable Family Trust

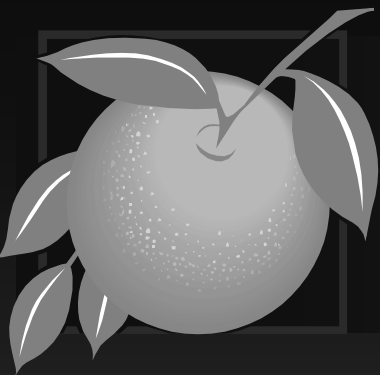
**From:** Industrial (IND)

**To:** Commercial (C)

**Acreage:** 1.23 acres

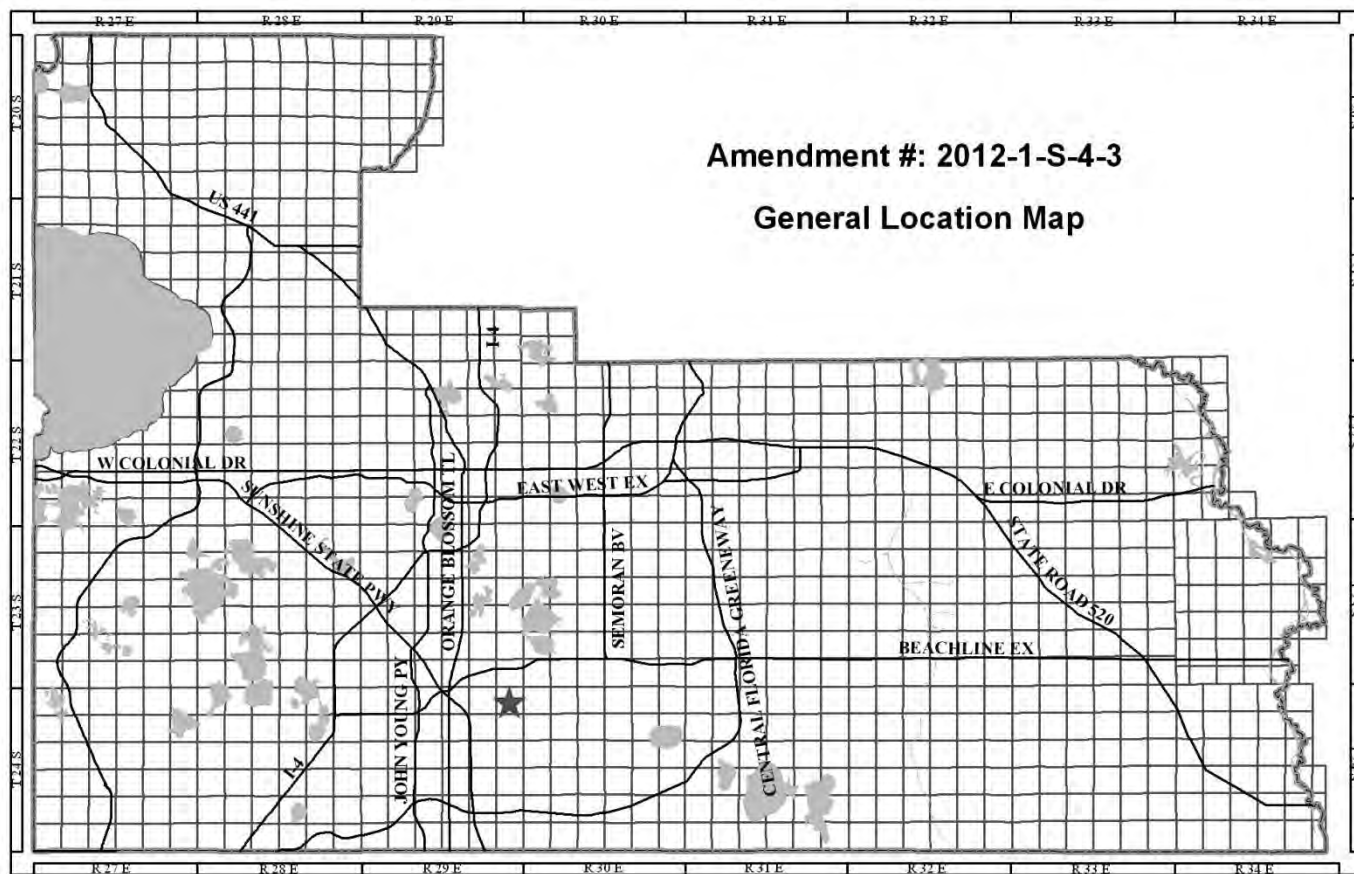
**Proposed use:** Up to 9,100 sq. ft. of retail (general merchandise store) uses and the resolution of the subject property's current zoning/future land use inconsistency issue

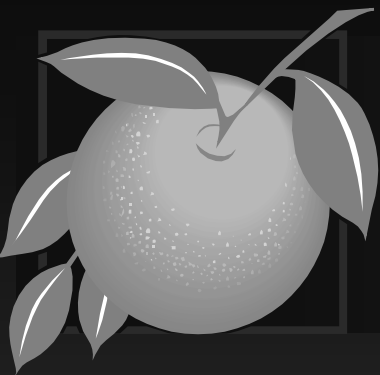
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# 2012-1-S-4-3

## Location map

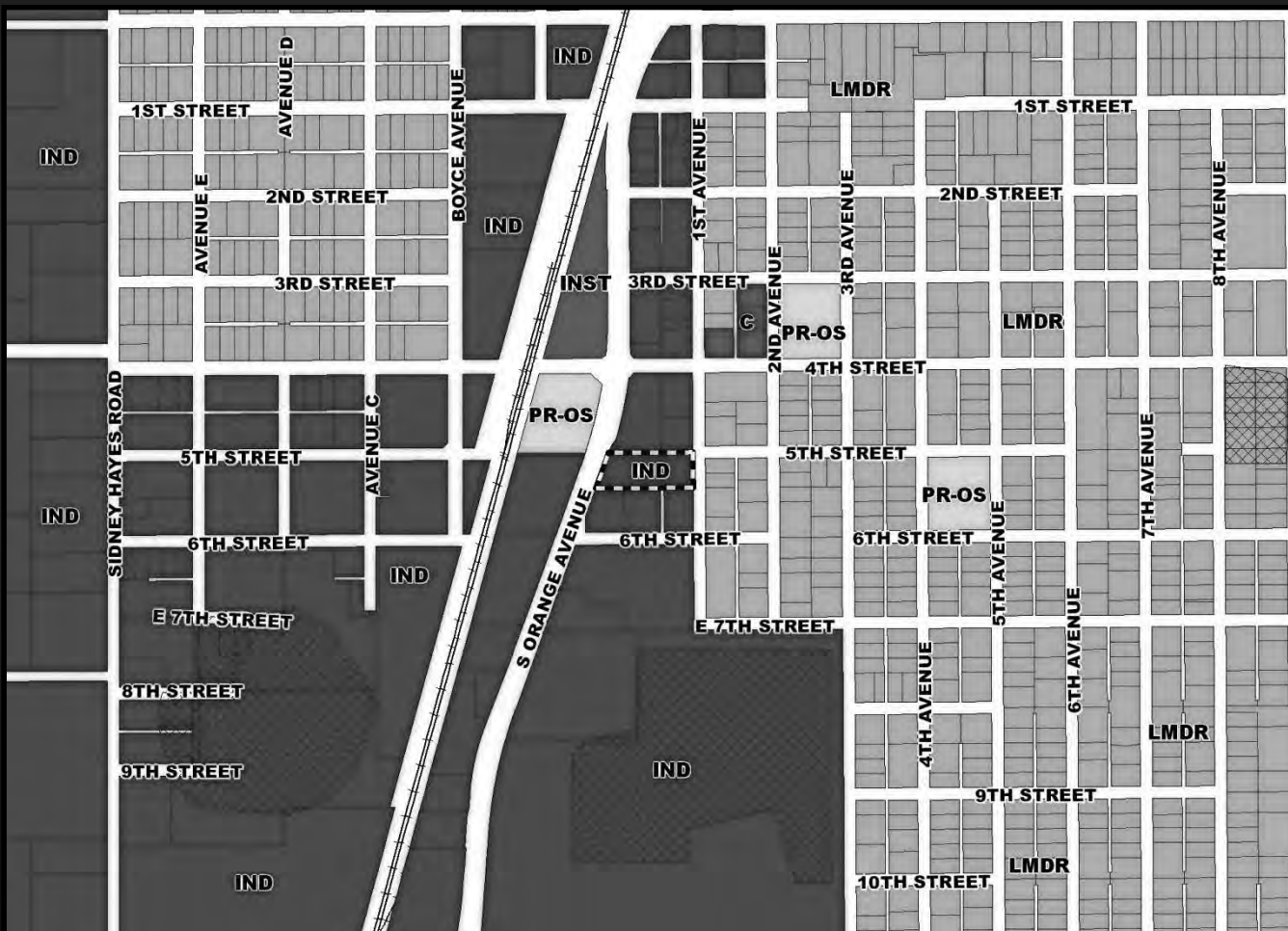
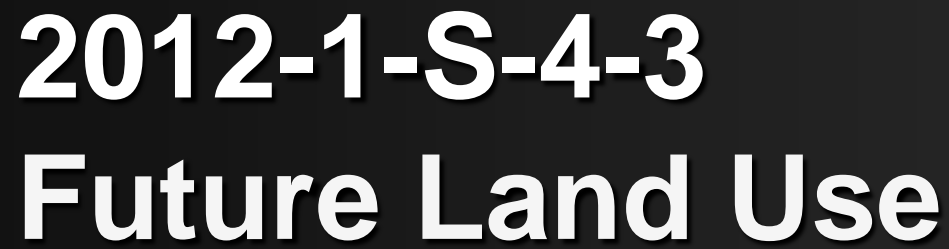


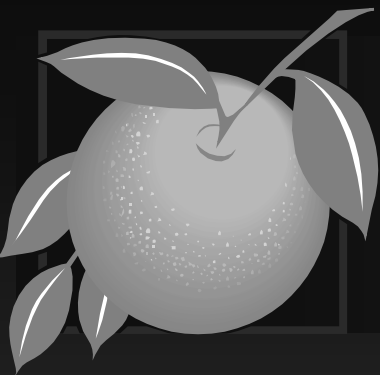


# 2012-1-S-4-3

## Aerial



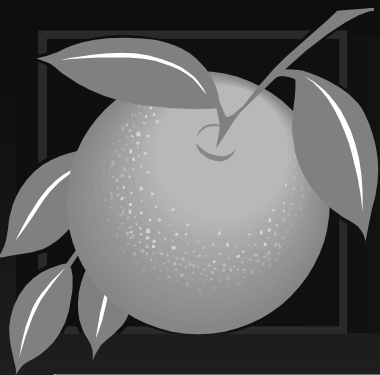




# 2012-1-S-4-3 Zoning



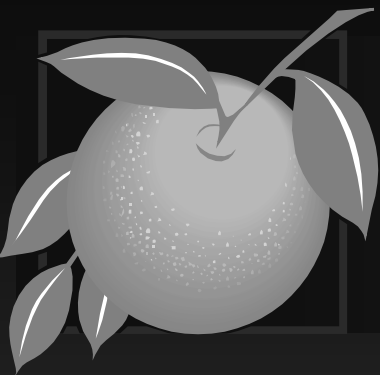




# 2012-1-S-4-3

## Citizen Comment and Staff Response

Concern	Response
<p>On November 5, 2011, the applicant presented an overview of the proposed amendment and the associated development program to the Take Action for Taft (T.A.F.T.) civic organization. T.A.F.T. members present at this meeting voted in favor of supporting this request. Likewise, area residents who participated in the County-sponsored February 29, 2012 community meeting expressed the same support for this application and voiced their hope that it will spur similar neighborhood-serving commercial development in the future.</p>	<p>Based on the proposed amendment's consistency with the applicable Goals, Objectives, and Policies of the Comprehensive Plan, the development pattern of the surrounding area, and the fact that the subsequent development of a general merchandise store would provide a much-needed neighborhood-serving commercial use in a community with limited shopping opportunities, staff recommends approval of this request.</p>

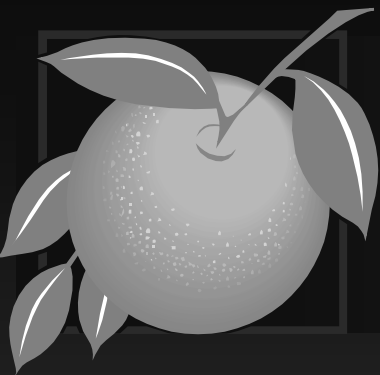


# **2012-1-S-4-3**

## **Analysis and Recommendations**

### **Staff Analysis**

- **While there is a preponderance of industrial activity in the Taft community, there are few businesses that offer retail goods and services to meet the daily needs of its residents. If approved, the requested amendment and the subsequent development of a general merchandise store would alleviate the need for area residents to travel outside their community for basic shopping.**
- **The redevelopment of the site for a neighborhood-serving retail establishment in close proximity to existing residential uses and accessible to pedestrians, bicyclists, transit riders, and automobile drivers is compatible with the County's desired development pattern within the Urban Service Area boundary.**



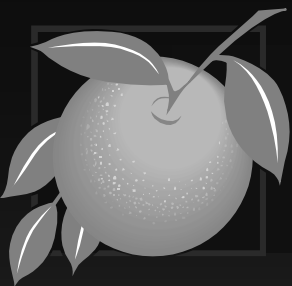
# **2012-1-S-4-3**

## **Analysis and Recommendations**

### **Staff Recommendation: Adopt**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objectives FLU2.2 and FLU8.2, Policies FLU1.1.5, FLU1.4.2, FLU8.2.1, and FLU8.2.11, and Neighborhood Element Objective N1.1);**
- **Determine that the amendment is in compliance; and**
- **Adopt Amendment 2012-1-S-4-3, Industrial (IND) to Commercial (C).**

### **LPA Recommendation: Adopt**



# **Board of County Commissioners**

## ***2012-1 Small Scale Privately-Initiated Amendment***

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**Case #:** 2012-1-S-4-4

**Agent/Owner:** O'Reilly Automotive, Inc. for Steak Quake Franchise  
Realty – Goldenrod LLC

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

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

**Acreage:** 1.69

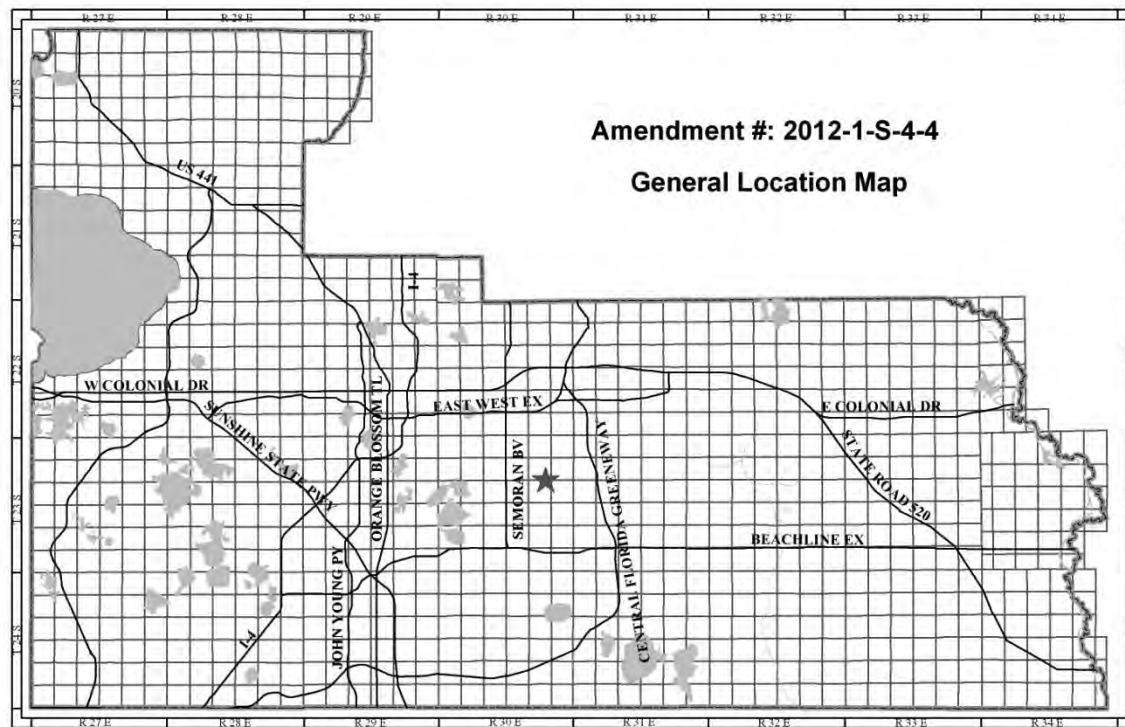
**Proposed use:** 7,500 square foot retail structure

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# 2012-1-S-4-4

## Location map





# 2012-1-S-4-4

## Aerial





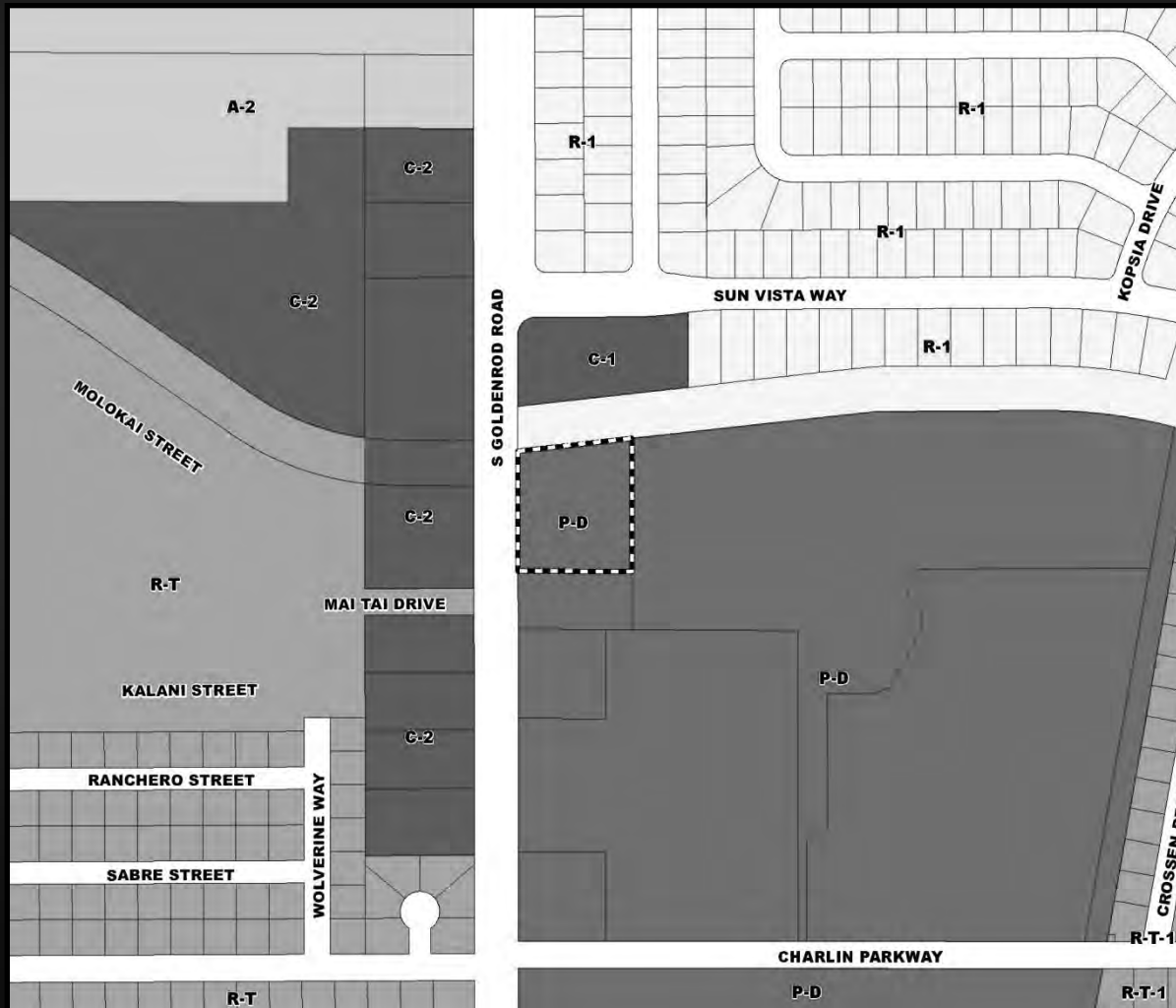
# 2012-1-S-4-4

## Future Land Use





# 2012-1-S-4-4 Zoning





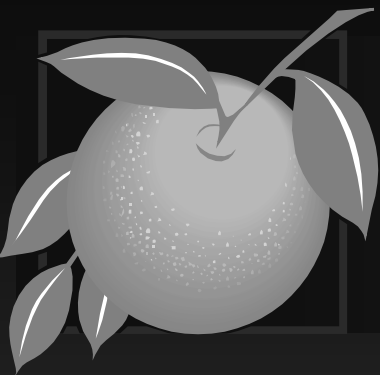


# **2012-1-S-4-4**

## **Analysis and Recommendations**

### **Staff Analysis**

- **Subject parcel was originally designated as a portion of a larger multi-family site within the Goldenrod Center PD, which was approved in 1995**
- **Parcel amended to commercial through a substantial change to the Goldenrod Center PD land use plan in 2000, but retained underlying MDR FLUM designation**
- **Various properties constructed under the Goldenrod Center PD: Three Points Elementary School (2000), Wendy's (2002), and Bealls Outlet/Save-A-Lot (2002)**
- **PD has various underlying FLUM designations including Medium Density Residential, Commercial, and Institutional**



# **2012-1-S-4-4**

## **Analysis and Recommendations**

### **Staff Recommendation: Adopt**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objectives FLU2.1 and FLU8.2, Policies FLU1.1.1, FLU1.1.5, FLU1.4.4, and FLU8.2.1;**
- **Determine that the amendment is in compliance; and**
- **Adopt Amendment 2012-1-S-4-4, Medium Density Residential (MDR) to Planned Development - Commercial (PD-C).**

### **LPA Recommendation: Adopt**



# **Board of County Commissioners**

## ***2012-1 Small Scale Privately-Initiated Amendment***

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**Case #:** 2012-1-S-5-1 (fka 2011-2-S-5-1)

**Agent/Owner:** Scott A. Glass, Esq. - Shutts & Bowen LLP for Roxbury LLC

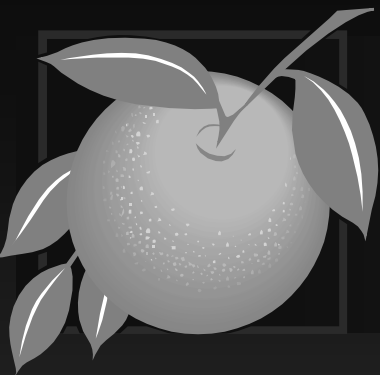
**From:** Low Density Residential (LDR)

**To:** Office (O)

**Acreage:** 0.20 acre

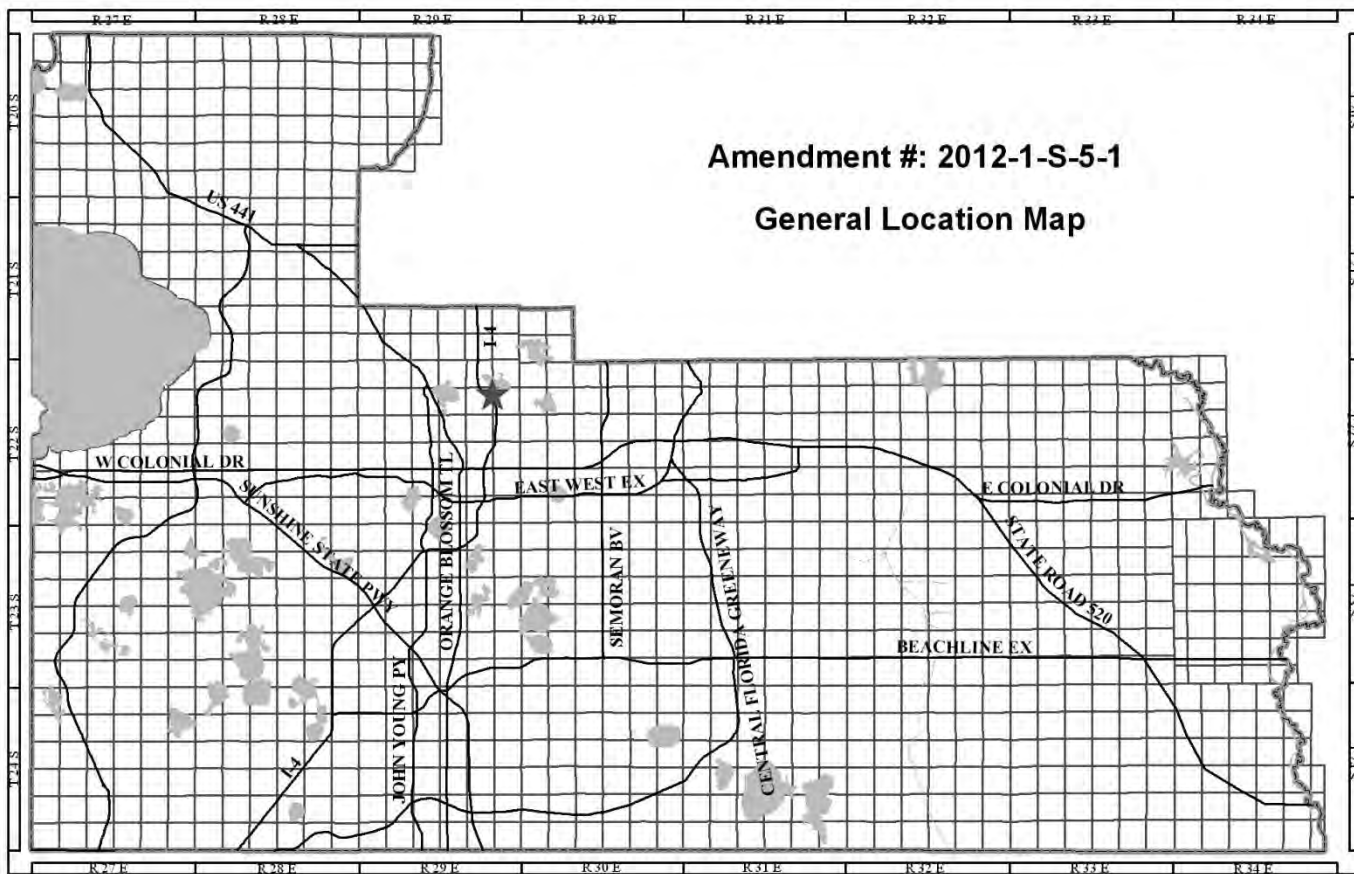
**Proposed use:** Up to 625 sq. ft. of office uses

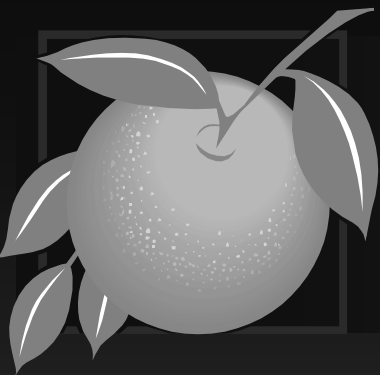
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# 2012-1-S-5-1

## Location map

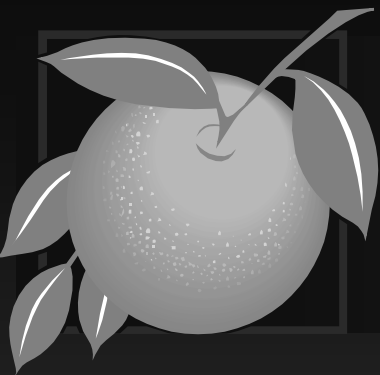




# 2012-1-S-5-1

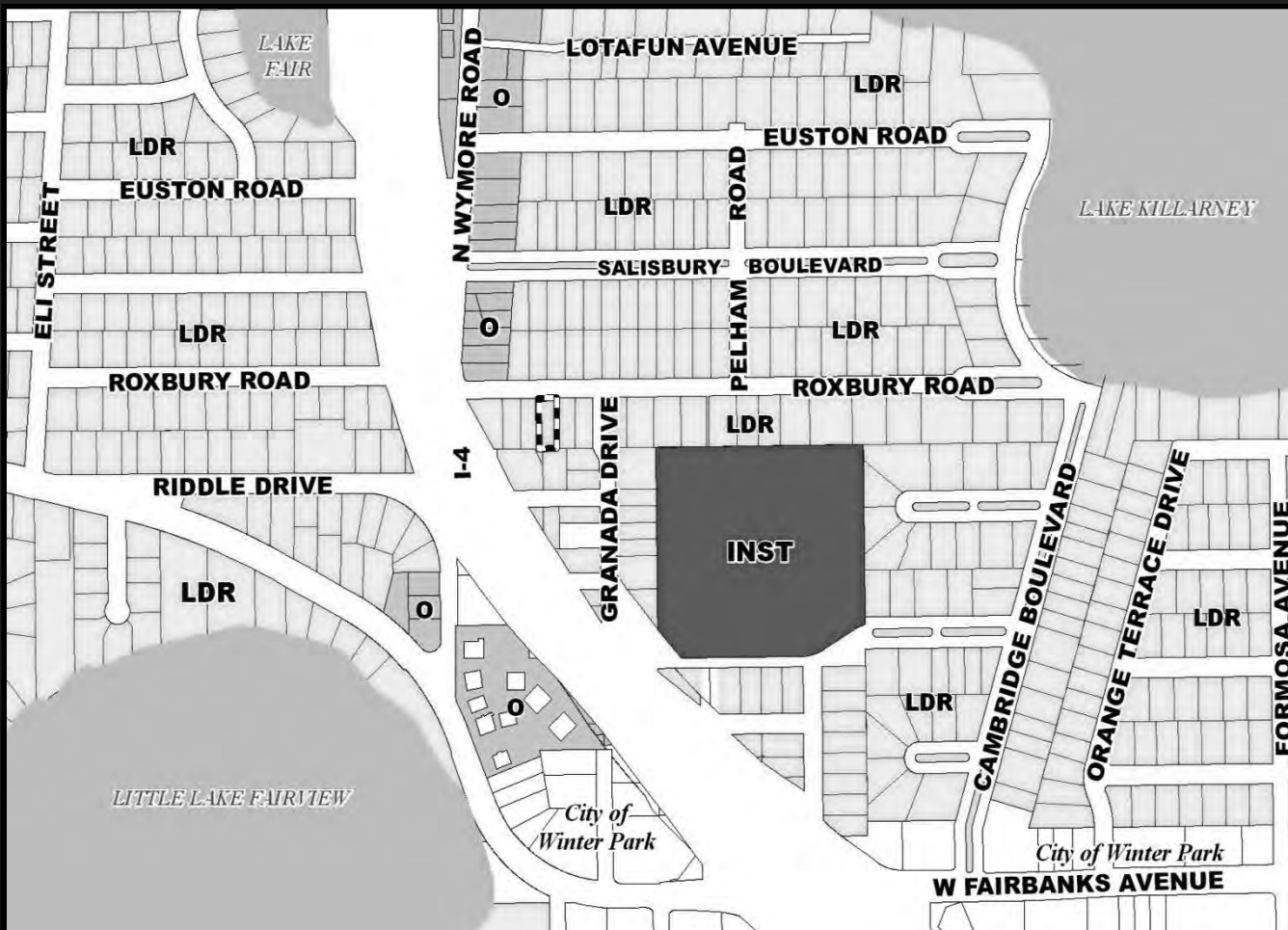
## Aerial





# 2012-1-S-5-1

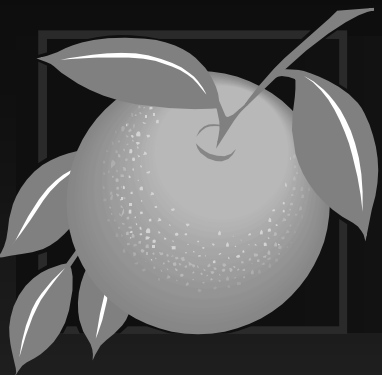
## Future Land Use





# 2012-1-S-5-1 Zoning





# 2012-1-S-5-1 FDOT Parcels







# 2012-1-S-5-1

## Citizen Comment and Staff Response

Concern	Response
<p>No citizen concerns were raised during the February 3, 2012 community meeting. One e-mail from a neighboring property owner opposed to the requested amendment was received by staff during the last amendment cycle. This individual is concerned about the fact that access for the proposed office use would be achieved via residential streets and that this non-residential traffic could pose a threat to the safety of children in the neighborhood.</p>	<p>Staff has made a recommendation of denial of the proposed amendment. The subject parcel is located on a local road in an established residential neighborhood. Approval of an Office future land use designation (and a subsequent P-O zoning classification) would allow uses that could prove disruptive to the neighborhood and would set a precedent for the approval of similar requests from nearby property owners.</p>

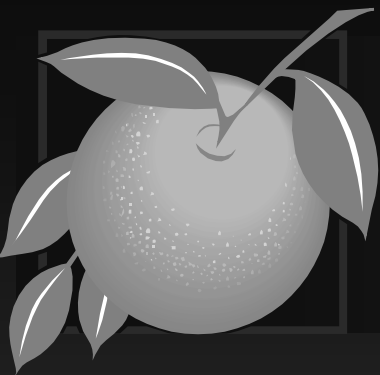


# **2012-1-S-5-1**

## **Analysis and Recommendations**

### **Staff Analysis**

- **Approval of the requested FLUM amendment and a subsequent rezoning to P-O would allow for future use of the site for more intense professional office uses that would prove incompatible with the residential development pattern of the neighboring area. Traffic generated by such uses could also adversely impact the neighborhood, as access to the subject property will only be achievable via the surrounding residential streets when Roxbury Road is closed just west of the site—thus precluding direct access to Wymore Road—as part of the Interstate 4 widening project.**
- **Approval of an Office FLU designation (and a subsequent P-O zoning classification) could set a precedent for the approval of similar requests from nearby property owners.**
- **Sufficient land area is not available to support the requested increase in land use intensity.**



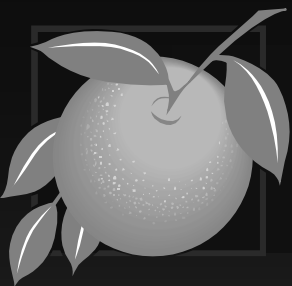
# **2012-1-S-5-1**

## **Analysis and Recommendations**

### **Staff Recommendation: Deny**

- **Make a finding of inconsistency with the Comprehensive Plan [see Future Land Use Element Objective FLU8.2, Policies FLU1.4.4, FLU2.3.6 (both current and proposed), and FLU8.2.1, and Neighborhood Element Objective N1.1];**
- **Determine that the amendment is not in compliance; and**
- **Deny adoption of Amendment 2012-1-S-5-1, Low Density Residential (LDR) to Office (O).**

### **LPA Recommendation: No Recommendation**



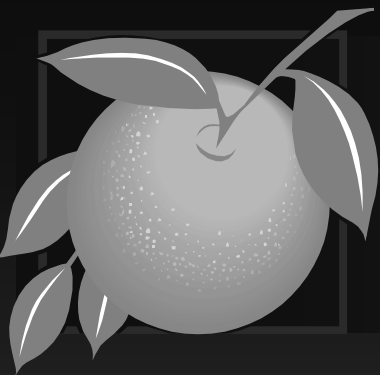
# **Board of County Commissioners**

## ***2012-1 Small Scale Privately Initiated Amendment***

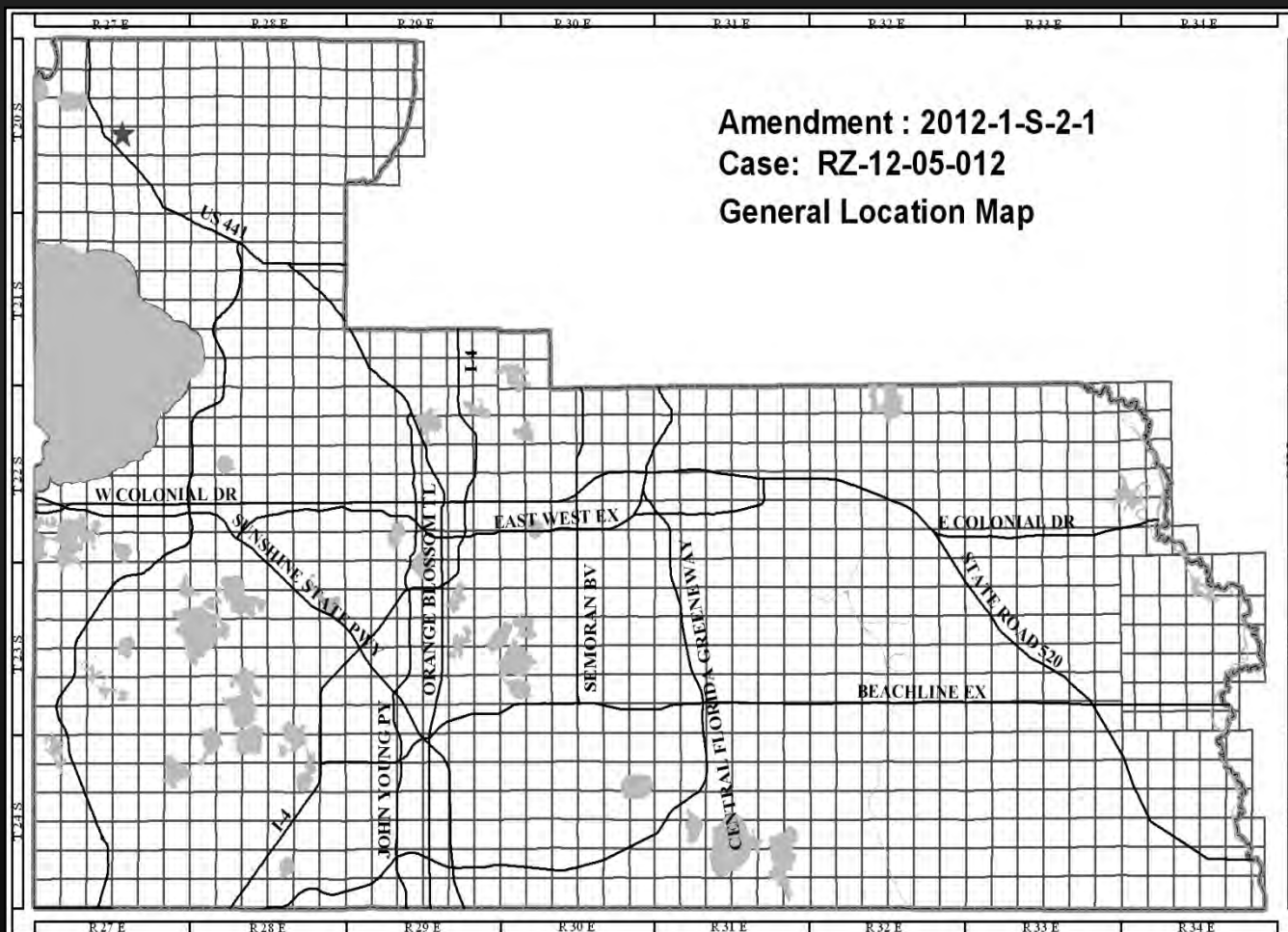
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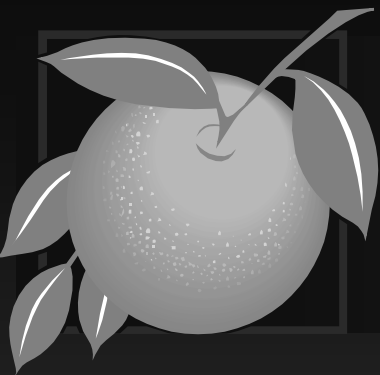
<b>Case #:</b>	<b>2012-1-S-2-1</b>
<b>Agent/Owner:</b>	<b>Causseaux, Hewett, &amp; Walpole, Inc. for RamLee Holdings Limited Partnership</b>
<b>From:</b>	<b>Low Density Residential (LDR) Rural Settlement (RS) - Zellwood Rural Settlement</b>
<b>To:</b>	<b>Commercial (C) Rural Settlement (RS) - Zellwood Rural Settlement</b>
<b>Acreage:</b>	<b>0.30</b>
<b>Proposed use:</b>	<b>Office and commercial development at a 0.15 FAR</b>

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# 2012-1-S-2-1 & RZ-12-05-012 Location Map





# 2012-1-S-2-1 & RZ-12-05-012

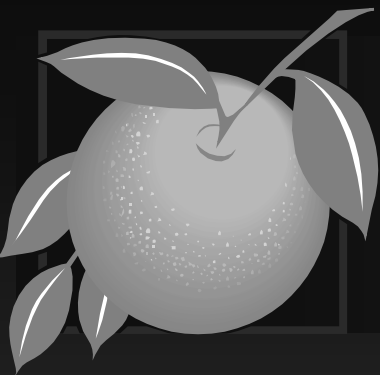
## Aerial





# 2012-1-S-2-1 & RZ-12-05-012 Future Land Use





# 2012-1-S-2-1 & RZ-12-05-012 Zoning







# **2012-1-S-2-1**

## **Analysis and Recommendations**

### **Staff Analysis**

- **The subject property is located at the corner of N. Orange Blossom Trail/US441 and Jones Avenue in an area characterized by commercial development.**
- **The request allows for the logical extension of commercial development in a conscientious manner through limitations on the FAR, permitted uses, and environmental impacts to provide an opportunity for a general commercial use to be built under a unified development plan to meet the daily needs of rural settlement residents.**



# **2012-1-S-2-1**

## **Analysis and Recommendations**

### **Staff Recommendation**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Policies FLU6.2.2, FLU6.2.5, FLU6.2.9, FLU6.2.10, FLU6.2.14, FLU6.6.8, and FLU6.6.10, and Open Space Policies OS1.3.2, OS1.3.4, and OS1.3.6);**
- **Determine that the amendment is in compliance; and**
- **Adopt Amendment 2012-1-S-2-1, Low Density Residential (LDR) Rural Settlement (RS) to Commercial (C) Rural Settlement (RS).**

**LPA Recommendation: Adopt**



# **Board of County Commissioners**

## ***Rezoning***

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<b>Case #:</b>	<b>RZ-12-05-012</b>
<b>Agent/Owner:</b>	<b>Causseaux, Hewett, &amp; Walpole, Inc. for RamLee Holdings Limited Partnership</b>
<b>From:</b>	<b>R-1 (Single-Family Dwelling District) and C-1 (Retail Commercial District)</b>
<b>To:</b>	<b>C-1 (Retail Commercial District) with restrictions</b>
<b>Acreage:</b>	<b>1.27</b>
<b>Proposed use:</b>	<b>Office and commercial development at a 0.15 FAR</b>

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# **RZ-12-05-012**

## **Analysis and Recommendations**

### **Staff Recommendation**

**Approve the requested C-1 (Retail Commercial District) zoning subject to approval of the Future Land Use Amendment and the following restriction(s):**

#### **Restriction(s):**

- Zoning shall not become effective until the future land use designation is in effect.**
- Aggregate the subject properties at the time of development and prepare a unified development plan for the overall site to be submitted to the County for review and approval.**
- Uses of the subject property shall be limited to those uses permitted in the C-1 zoning district.**
- Maximum floor area ratio (FAR) shall be limited to 0.15.**
- Billboards and pole signs shall be prohibited.**



# RZ-12-05-012

## Analysis and Recommendations

### PZC Recommendation

Approve the requested C-1 (Retail Commercial District) zoning subject to approval of the Future Land Use Amendment and the following restriction(s):

#### Restriction(s):

- Zoning shall not become effective until the future land use designation is in effect.
- Aggregate the subject properties at the time of development and prepare a unified development plan for the overall site to be submitted to the County for review and approval.
- Uses of the subject property shall be limited to those uses permitted in the C-1 zoning district.
- Maximum floor area ratio (FAR) shall be limited to 0.15.
- Billboards and pole signs shall be prohibited.
- Lounges and package sales of alcoholic beverages that are subject to 4COP licensing per Section 38-1414 shall be prohibited.



# Action Requested

## Ordinance

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

***Board of County Commissioners***

***2012-1 Small Scale  
Adoption Public Hearing***

***June 19, 2012***