



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.

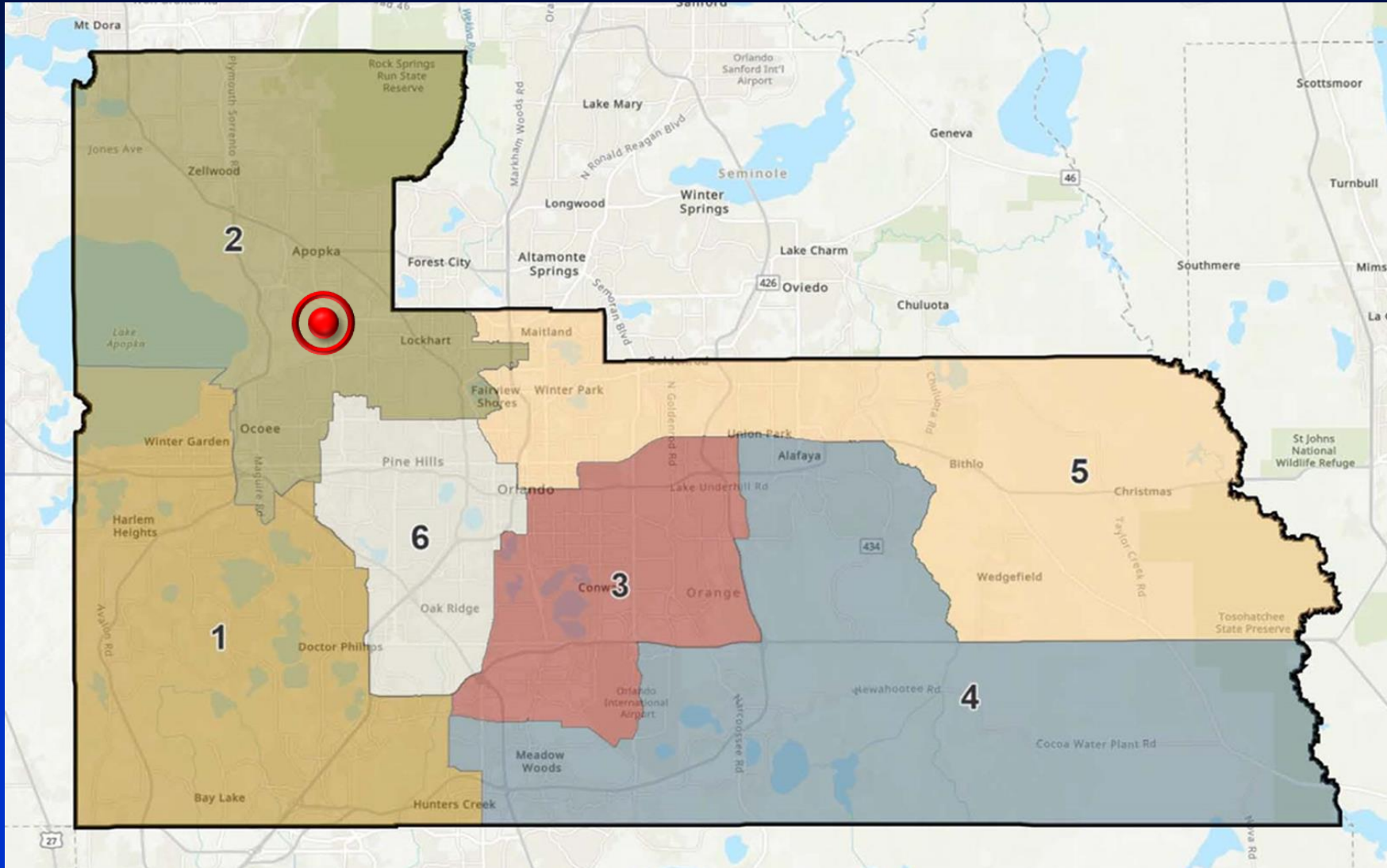
Acreage: 8.50 gross acres (entire parcel)
3.50 acres (affected portion only)

District: 2

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

SS-22-08-075

Location



LAKE
ENORE

Nightwings

Clarcona Road

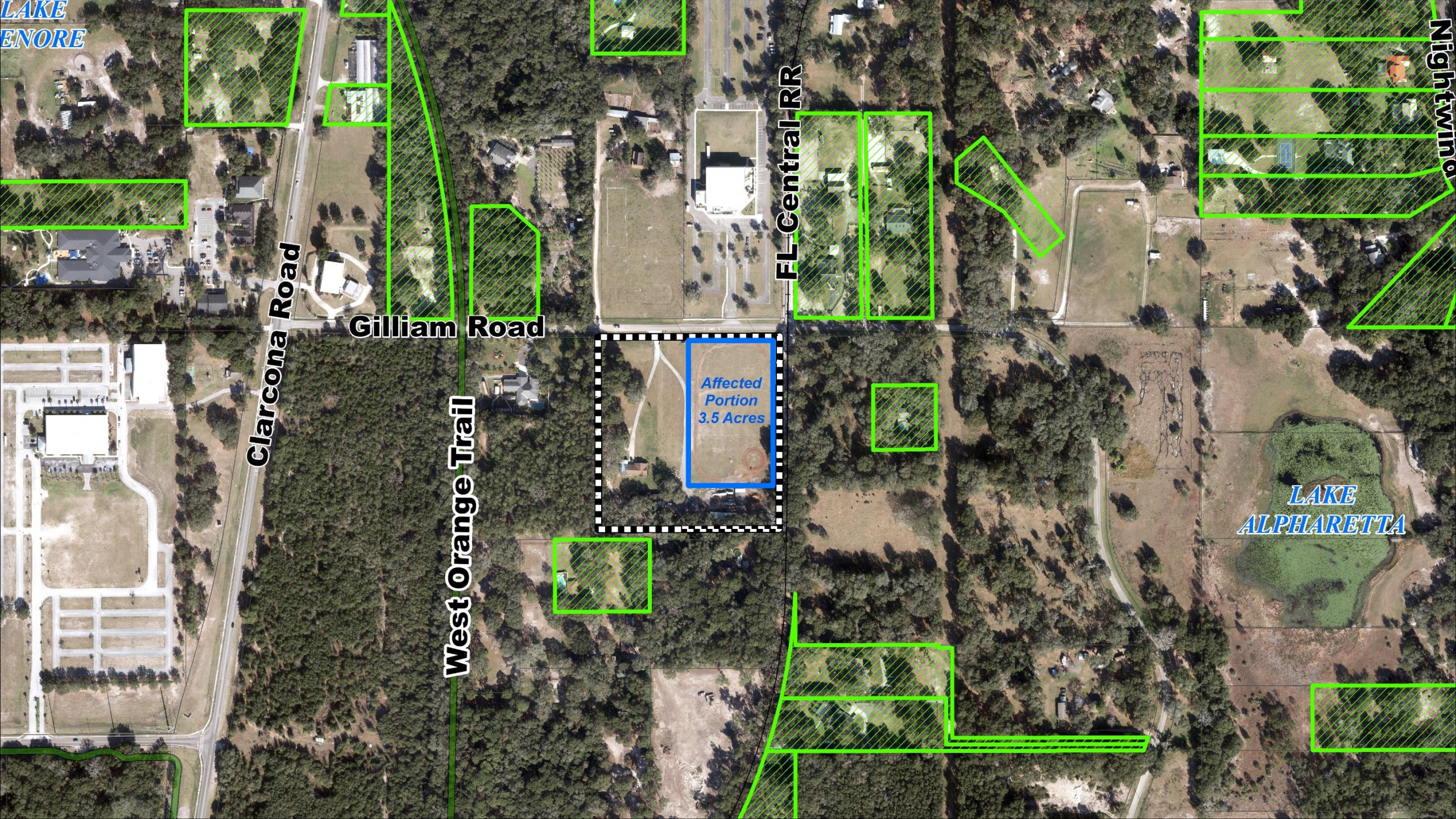
Gilliam Road

West Orange Trail

FL Central RR



LAKE
ALPHARETTA



LAKE
ENORE

Nightwino

Clarcona Road

Gilliam Road

West Orange Trail

FL Central RR

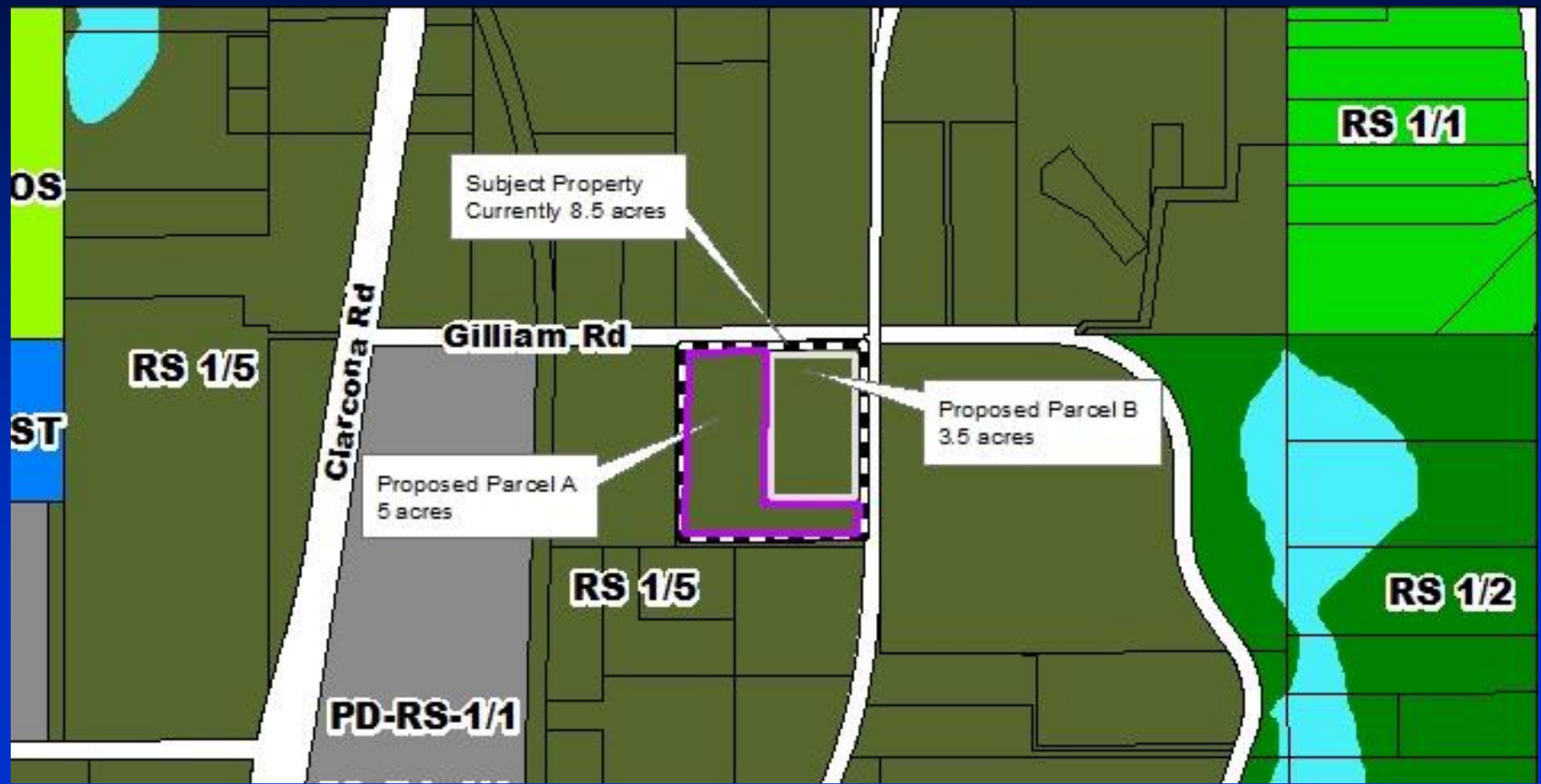
Affected
Portion
3.5 Acres

LAKE
ALPHARETTA



SS-22-08-075

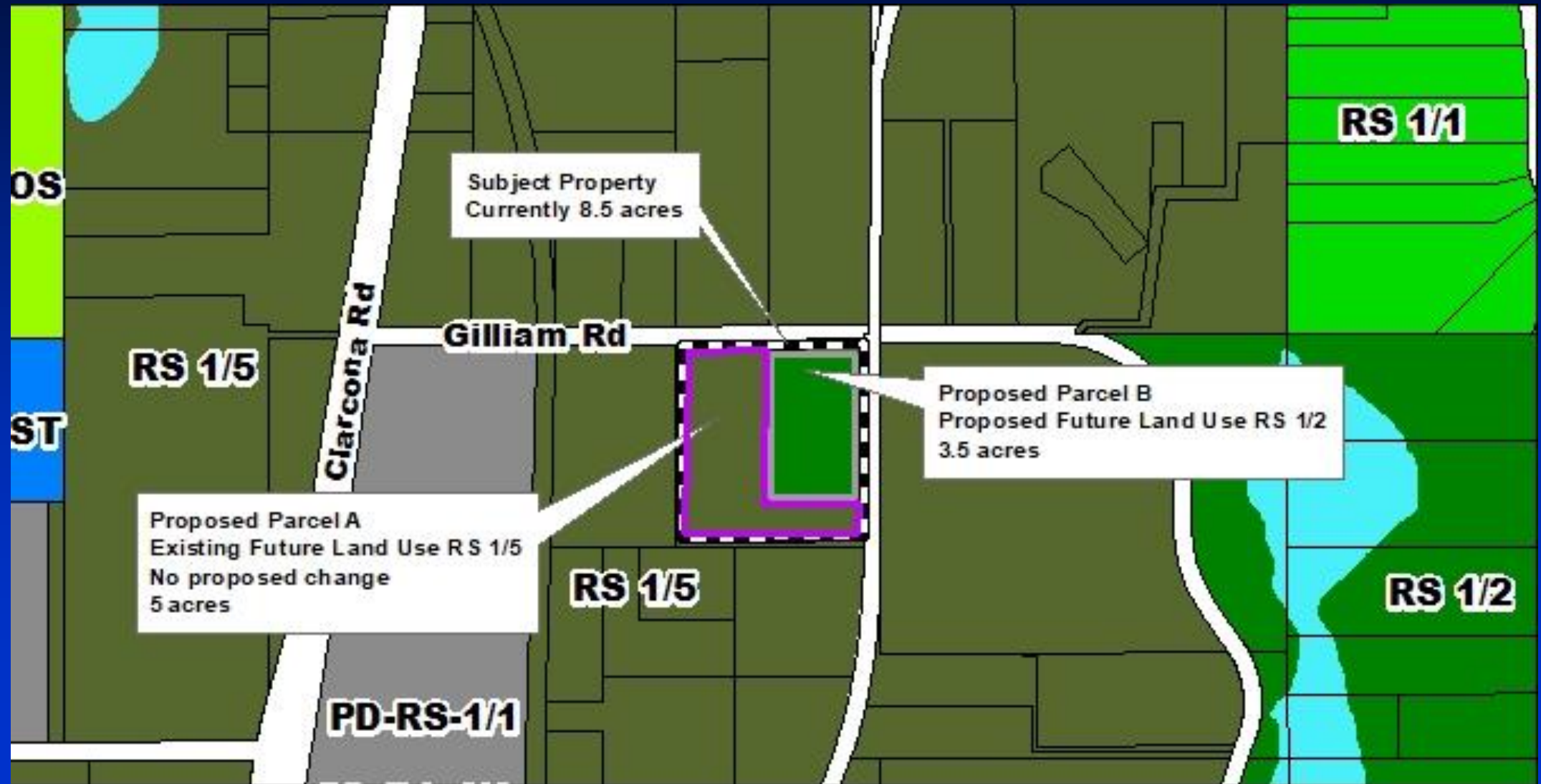
Future Land Use





SS-22-08-075

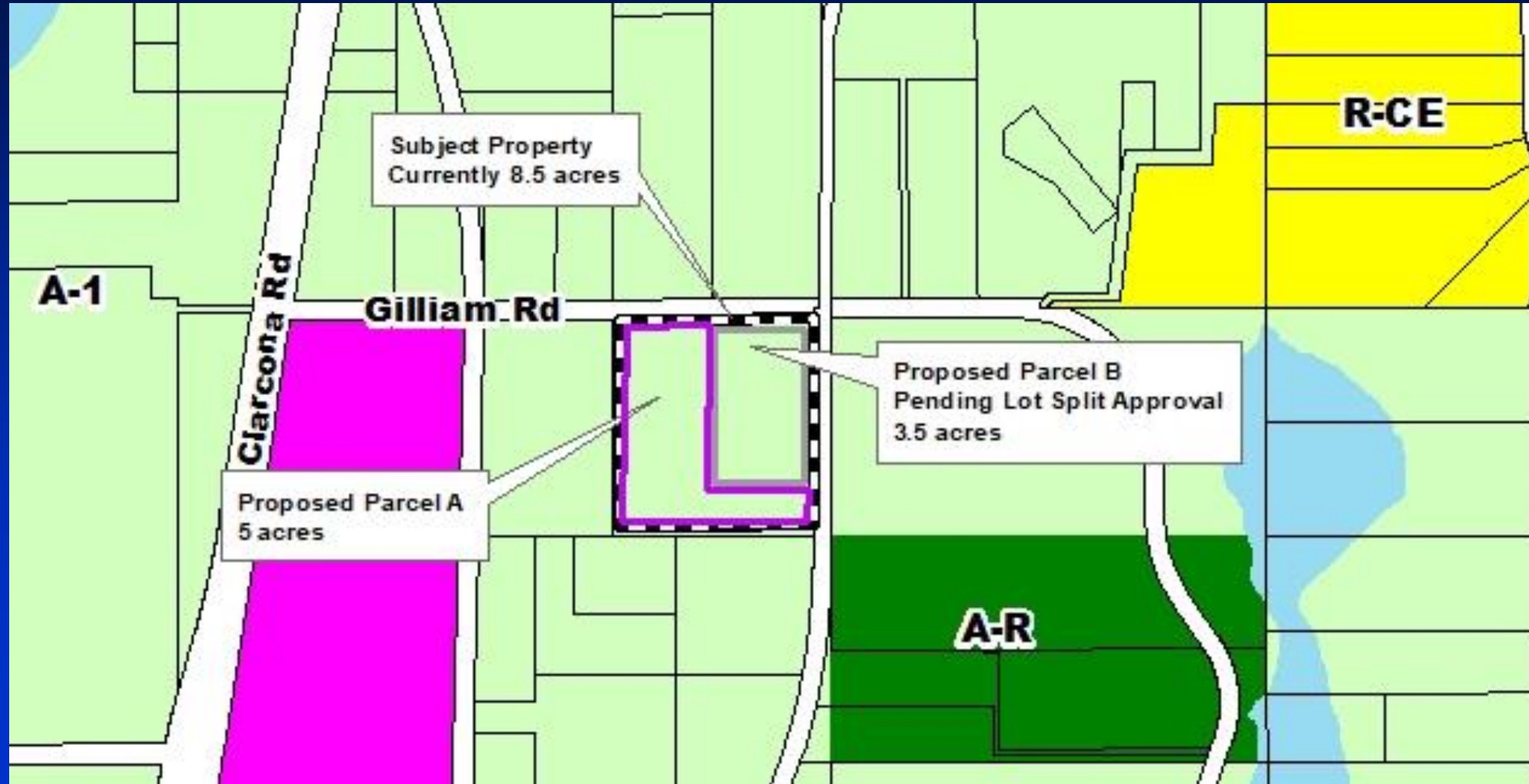
Proposed Future Land Use





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:

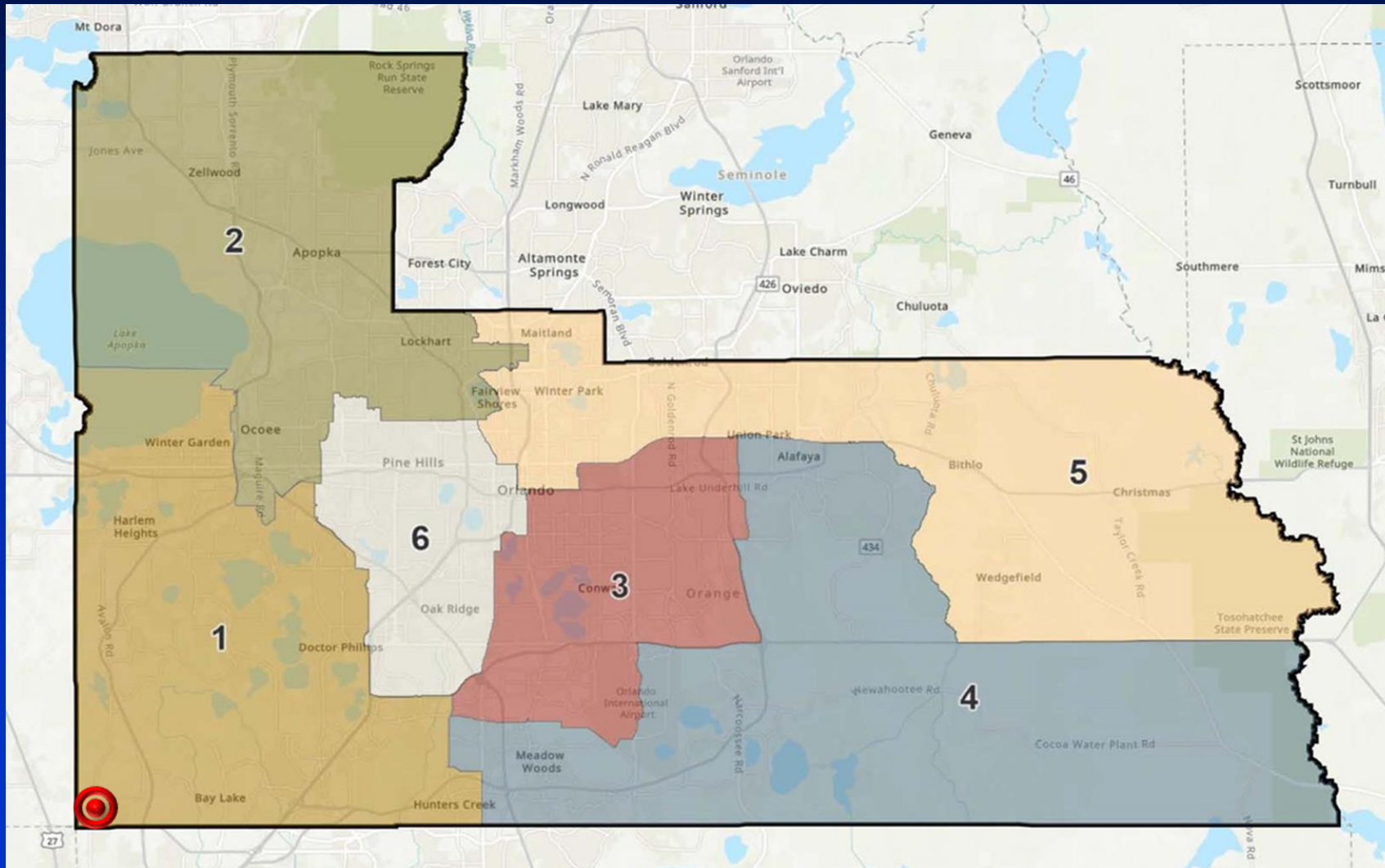
**Text amendment to Future Land Use Element Policy
FLU8.1.4 establishing the maximum densities and
intensities for proposed Planned Developments within
Orange County**



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

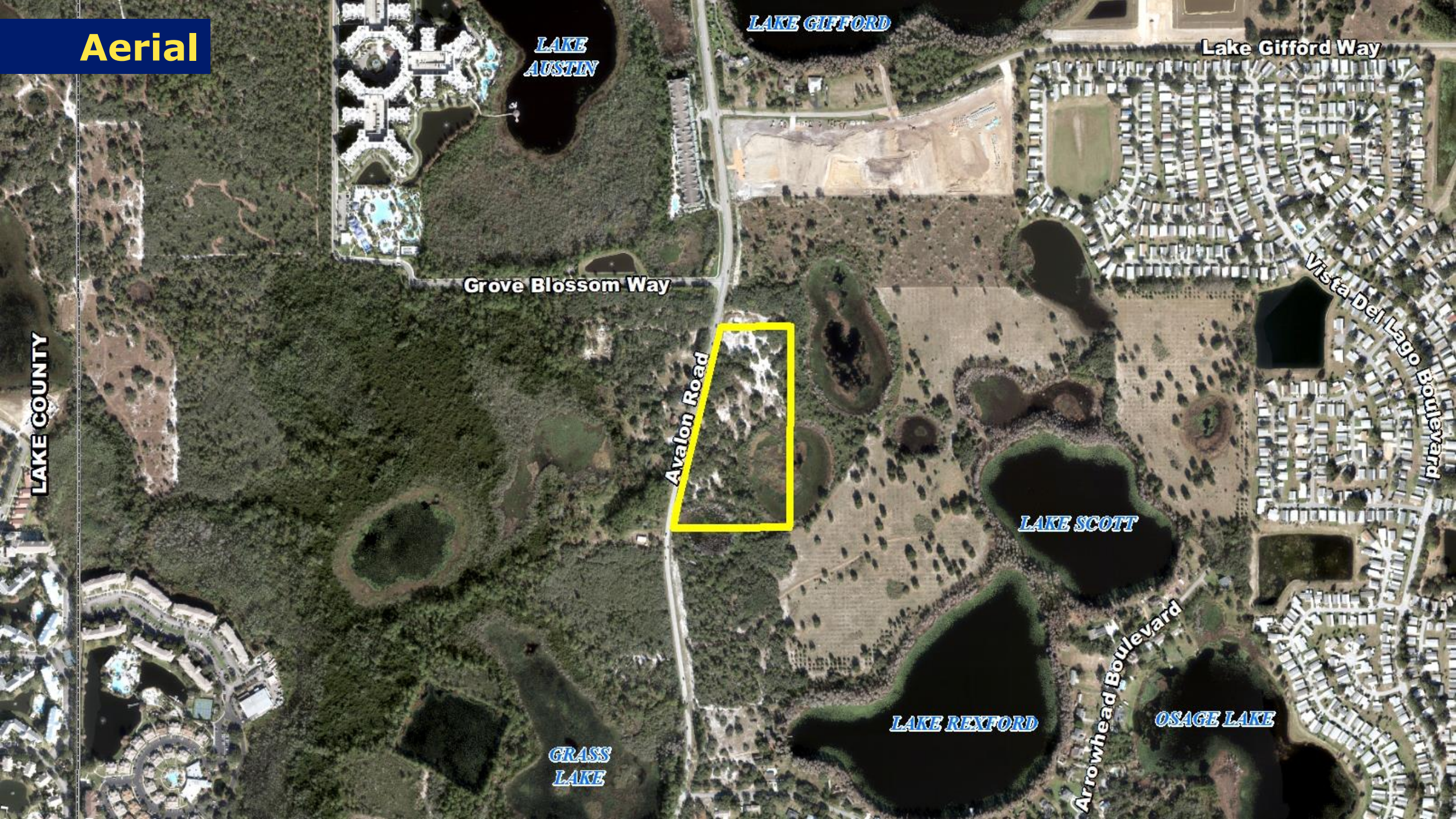
LAKE SCOTT

LAKE REXFORD

OSAGE LAKE

GRASS
LAKE

Arrowhead Boulevard



Future Land Use

The map displays the following land use designations and features:

- Designations:** GC/R/PD, VILLAGE, GC-PD-MDR, LMDR, GC-PD-C/MDR/LDR, GC-PD-MHDR, LDR, and LMDR.
- Water Bodies:** LAKE AUSTIN, LAKE GIFFORD, LAKE SCOTT, LAKE REXFORD, GRASS LAKE, and OSAGE LAKE.
- Roads:** Lake Gifford Way, Grove Blossom Way, Avalon Road, Vista Del Lago Boulevard, and Arrowhead Boulevard.
- Other Features:** A red rectangular area with a black and white checkered border is highlighted near Avalon Road. A large red area is visible in the bottom left corner.

W/PA

LAKE GIFFORD

VILLAGE

Lake Gifford Way

VILLAGE

GC/R/PD**GC-PD-MDR****LMDR**

Grove Blossom Way

GC/R/PD

VILLAGE

VILLAGE

GC-PD-C/MDR/LDR

Vista Del Lago Boulevard

LMDR

LAKE SCOTT

LDR

OSAGE LAKE

LAKE REXFORD

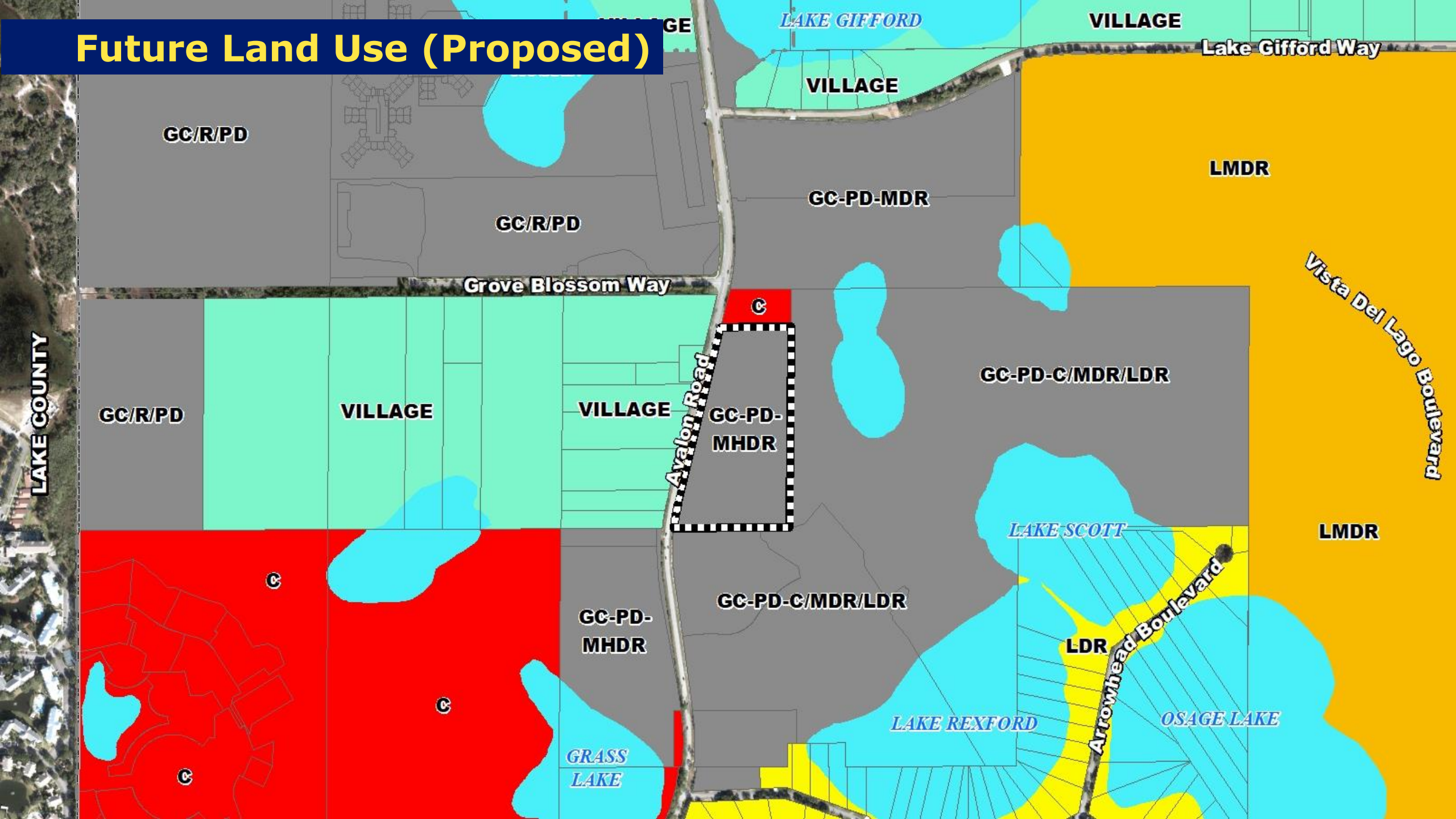
**GRASS
LAKE**

GC-PD-C/MDR/LDR

**GC-PD-
MHDR**

LAKE COUNTY

Future Land Use (Proposed)



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



A map of the Orlando, Florida area, divided into six numbered regions (1-6) for analysis. The regions are color-coded: Region 1 is light orange, Region 2 is light green, Region 3 is light blue, Region 4 is light purple, Region 5 is light yellow, and Region 6 is light grey. A red bullseye target is located in Region 1, near the intersection of US Highway 17 and US Highway 426. The map includes major roads, lakes, and surrounding areas like Lake Mary, Winter Springs, and Oviedo. A scale bar indicates distances up to 10 miles.

Aerial



Lake Gifford Way

Grove Blossom Way

Avalon Road

LAKE SCOTT

LAKE REXFORD

LAKE CHAPIN

OSAGE LAKE

Arrowhead Boulevard

Vista Del Lago Blvd

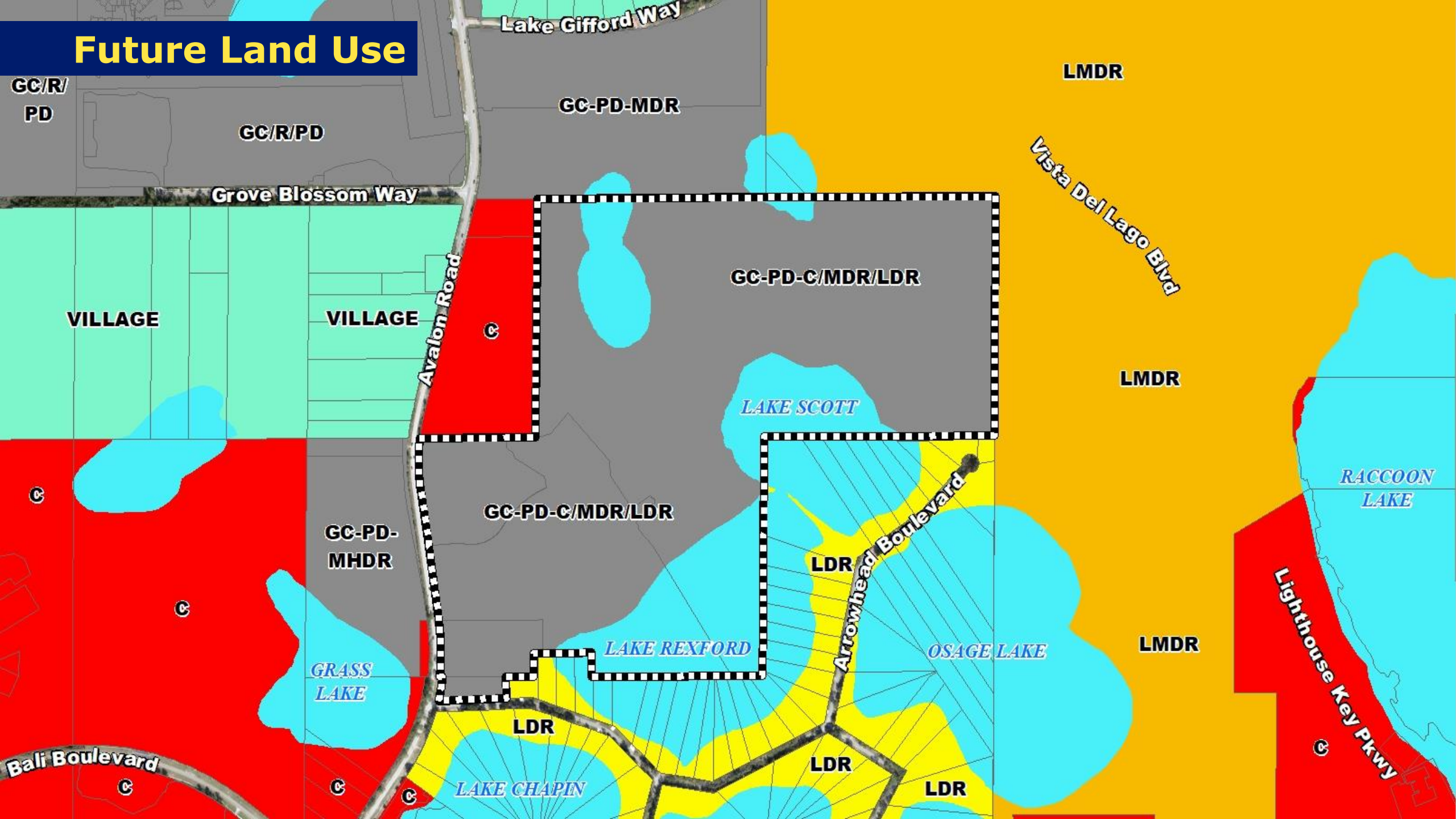
RACCOON
LAKE

Lighthouse Key Pkwy

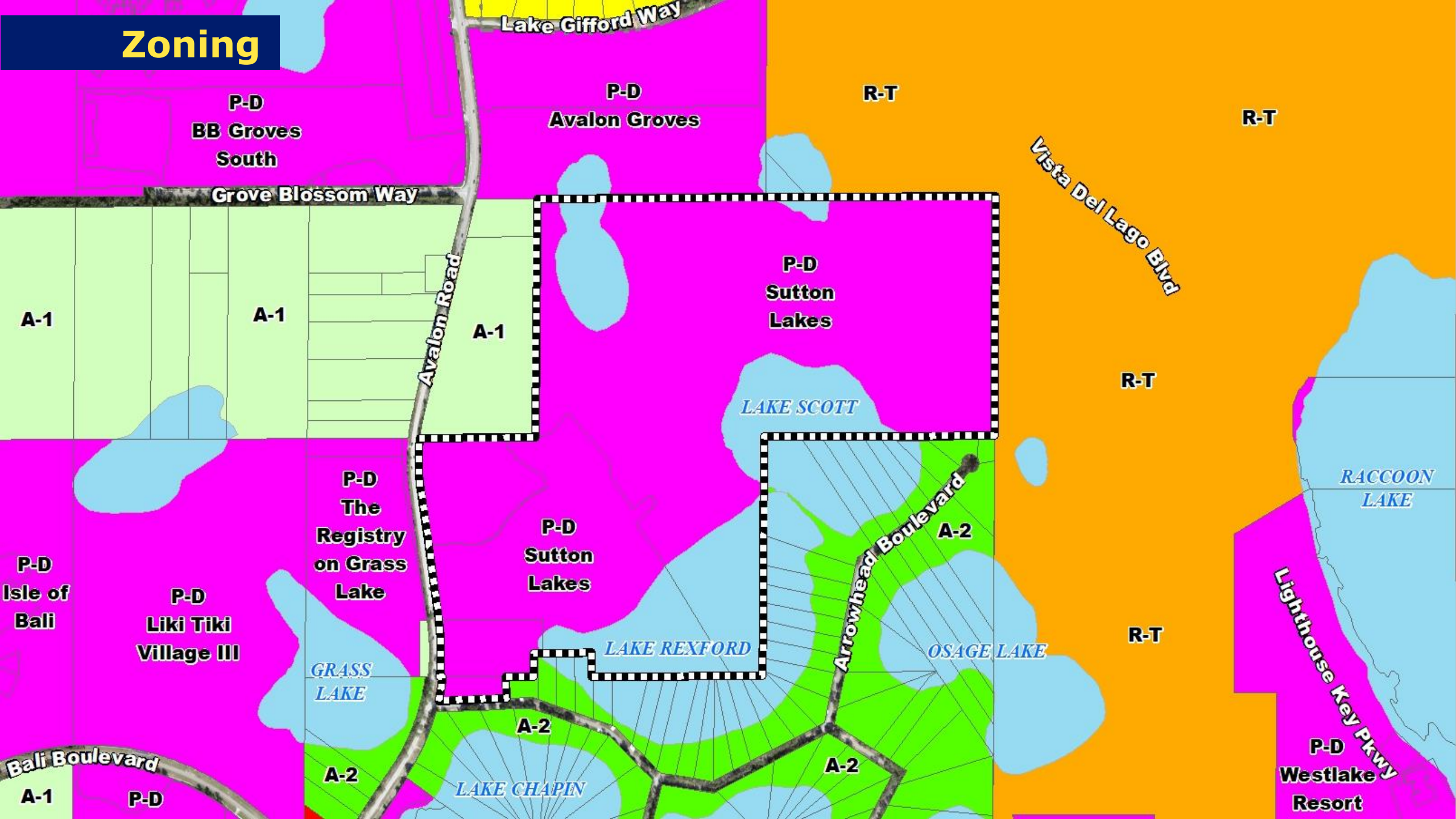
Bali Boulevard

GRASS
LAKE

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
2023-1-P-FLUE-1 (fka 2023-1-A-1-1) Sutton Lakes	Growth Center-Planned Development- Commercial/Medium Density Residential/ Low Density Residential (GC-PD-C/MDR/LDR)	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	2023-

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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 43rd 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 21st BCC hearing at 2 p.m.