



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.

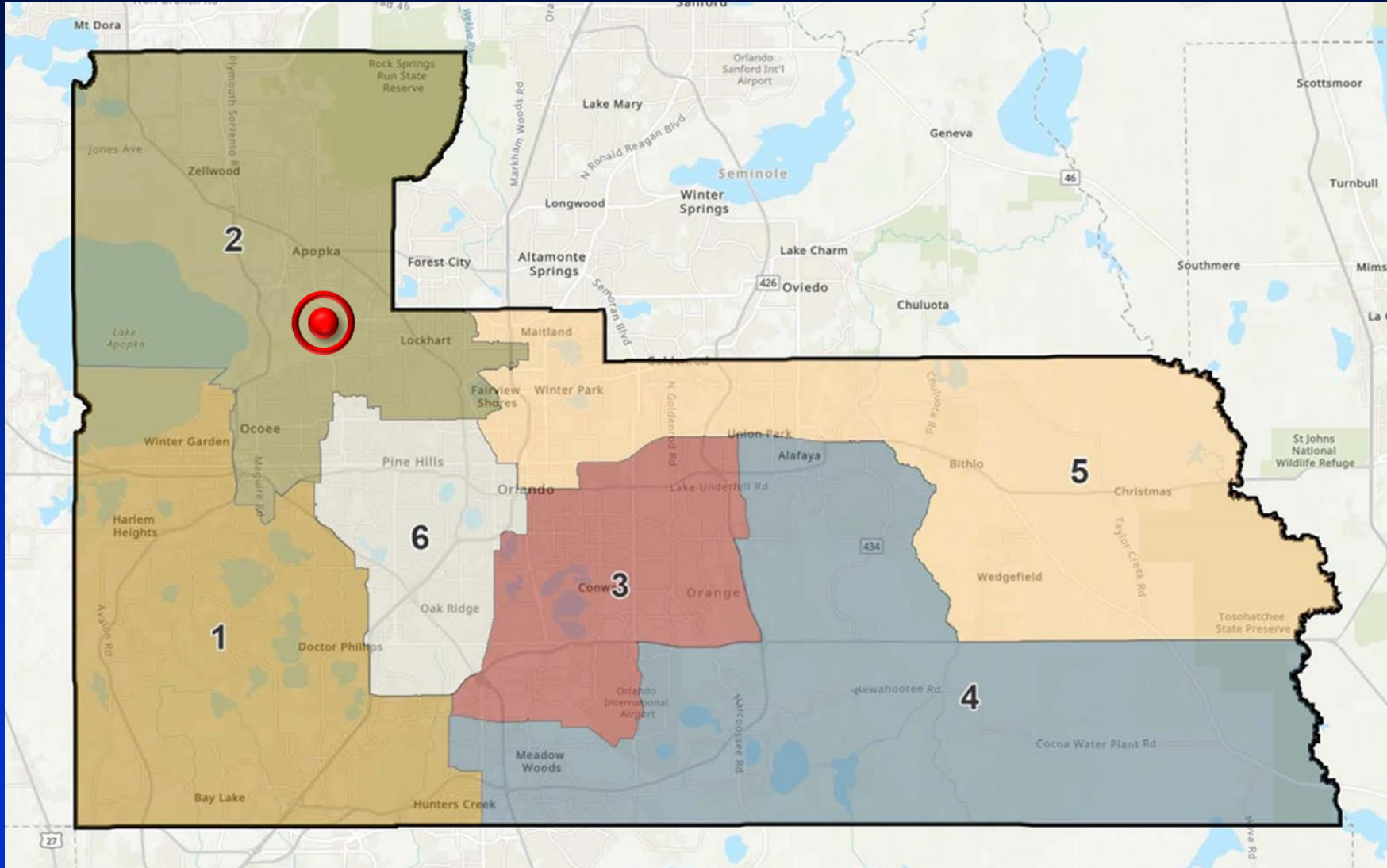
Acreage: 8.50 gross acres (entire parcel)
3.50 acres (affected portion only)

District: 2

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

SS-22-08-075

Location



LAKE
ENORE

Nightwings

Clarcona Road

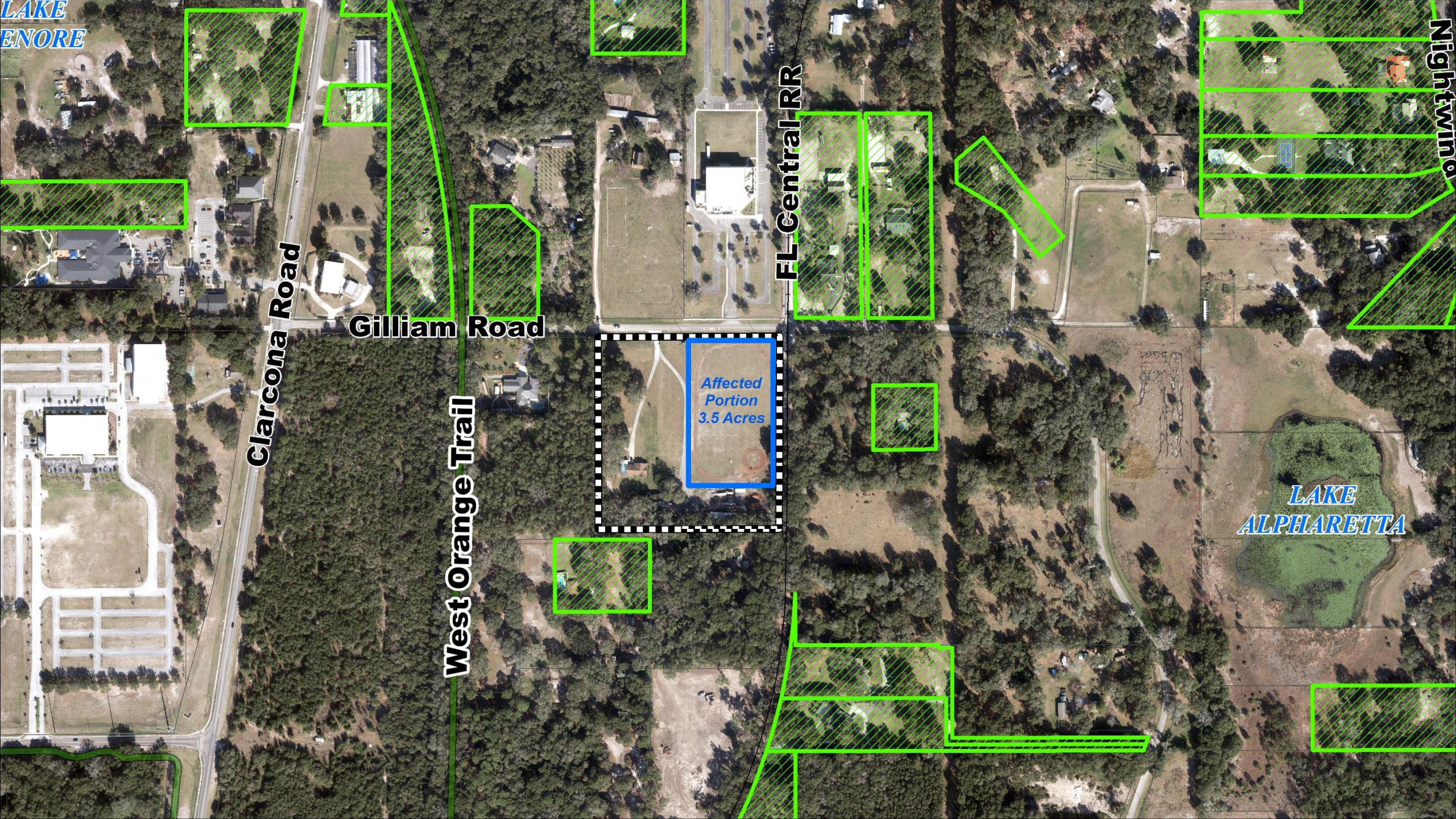
Gilliam Road

West Orange Trail

FL Central RR



LAKE
ALPHARETTA



LAKE
ENORE

Nightwino

Clarcona Road

Gilliam Road

FL Central RR

West Orange Trail

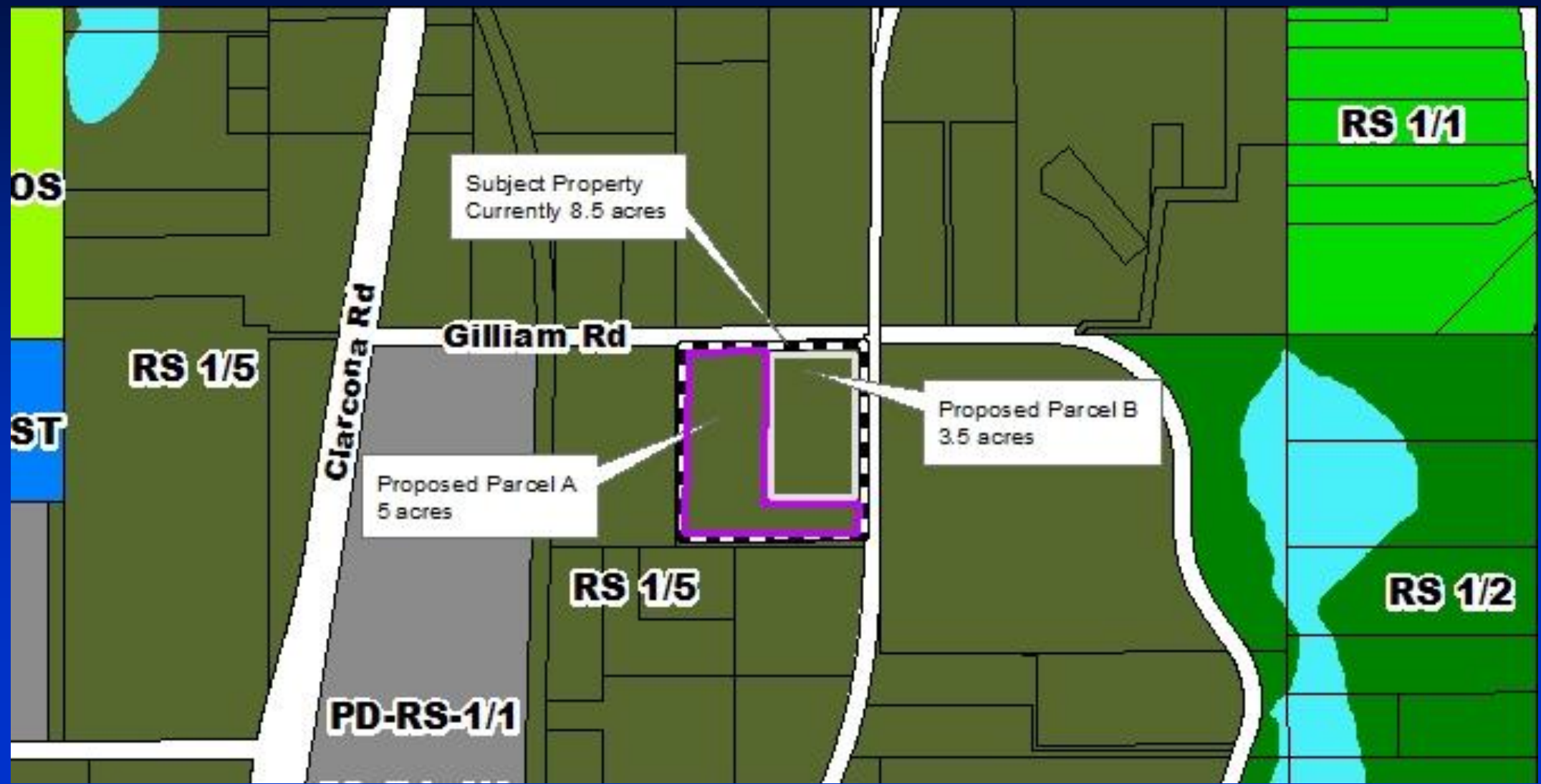
Affected
Portion
3.5 Acres

LAKE
ALPHARETTA



SS-22-08-075

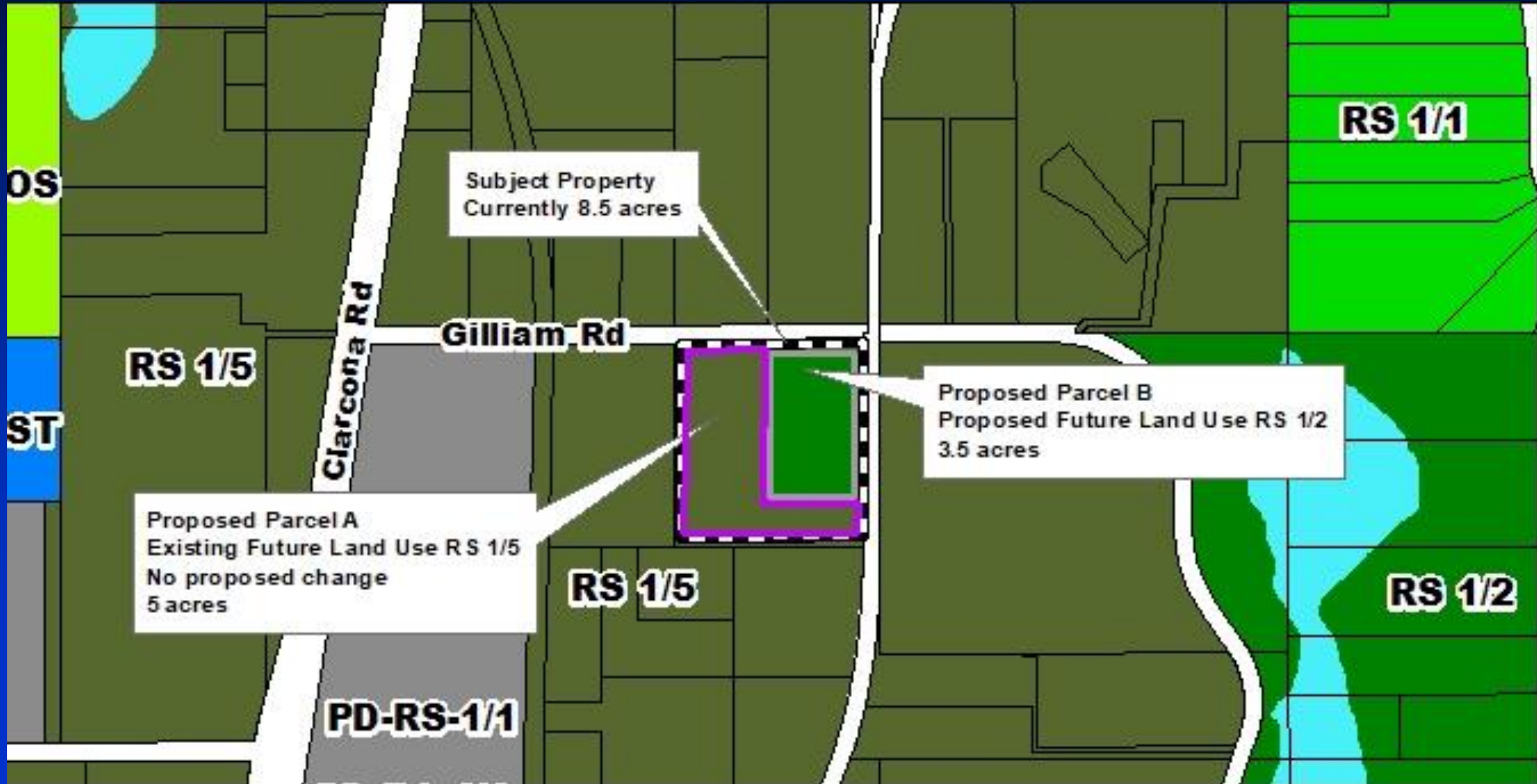
Future Land Use





SS-22-08-075

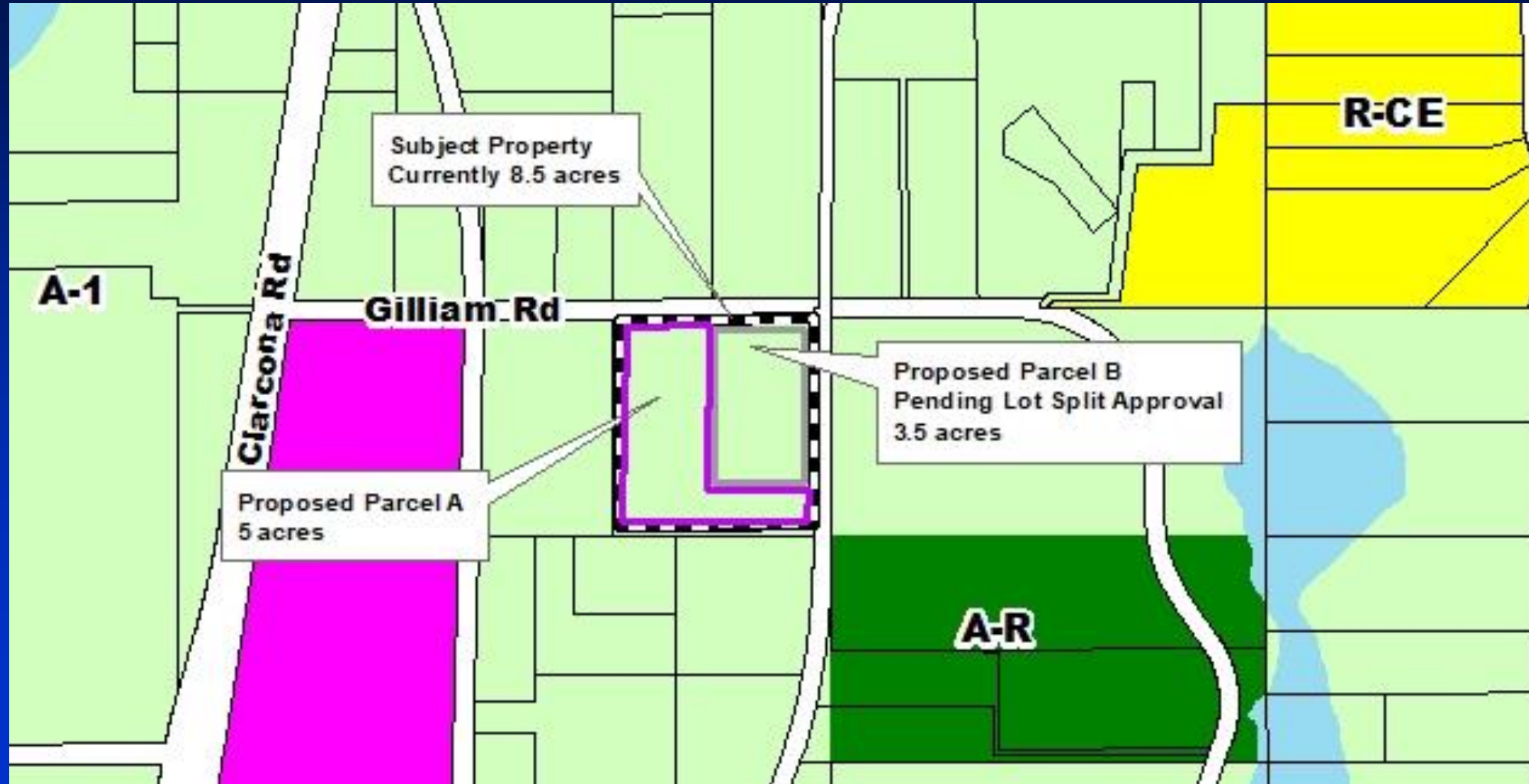
Proposed Future Land Use





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:

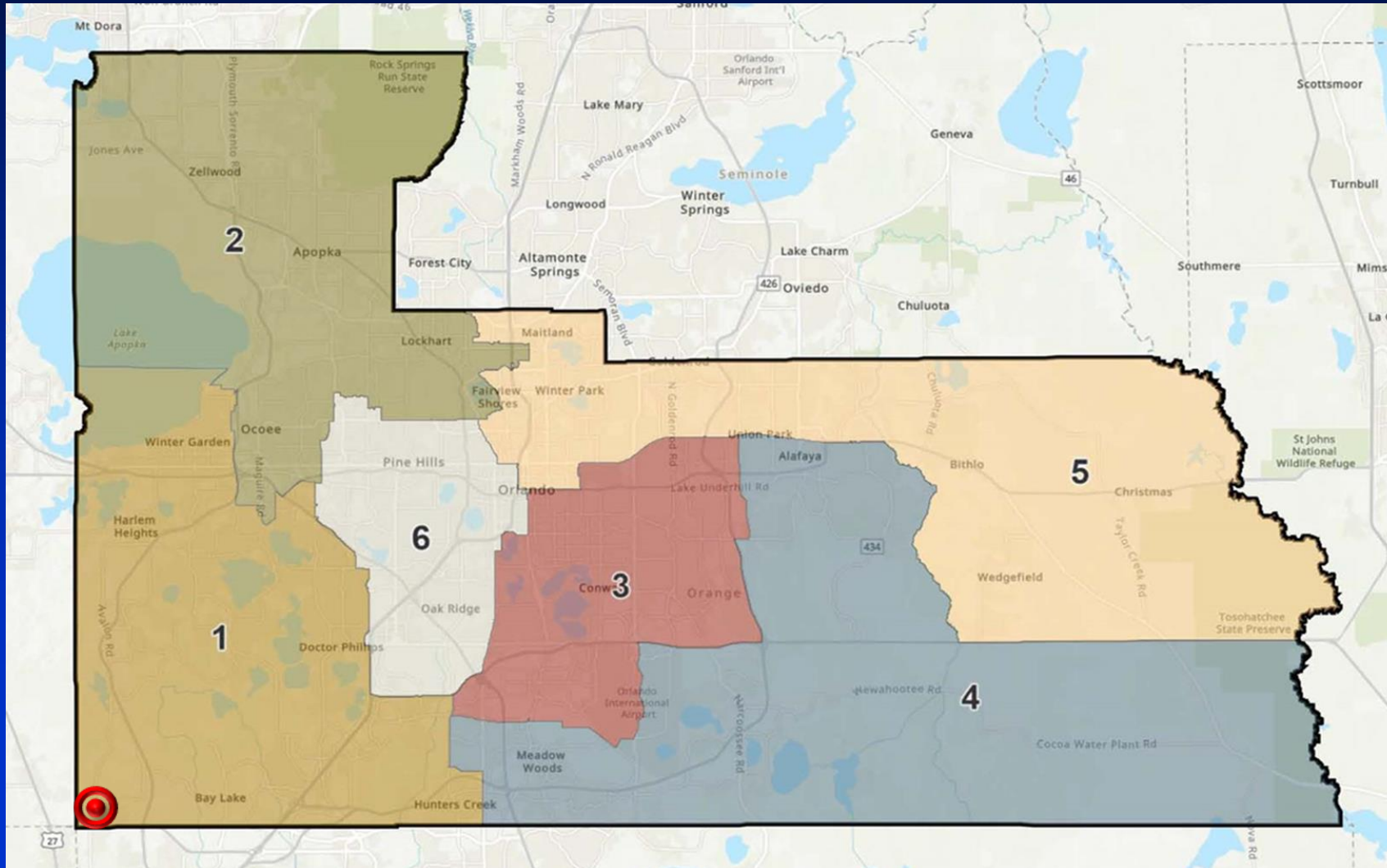
**Text amendment to Future Land Use Element Policy
FLU8.1.4 establishing the maximum densities and
intensities for proposed Planned Developments within
Orange County**



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

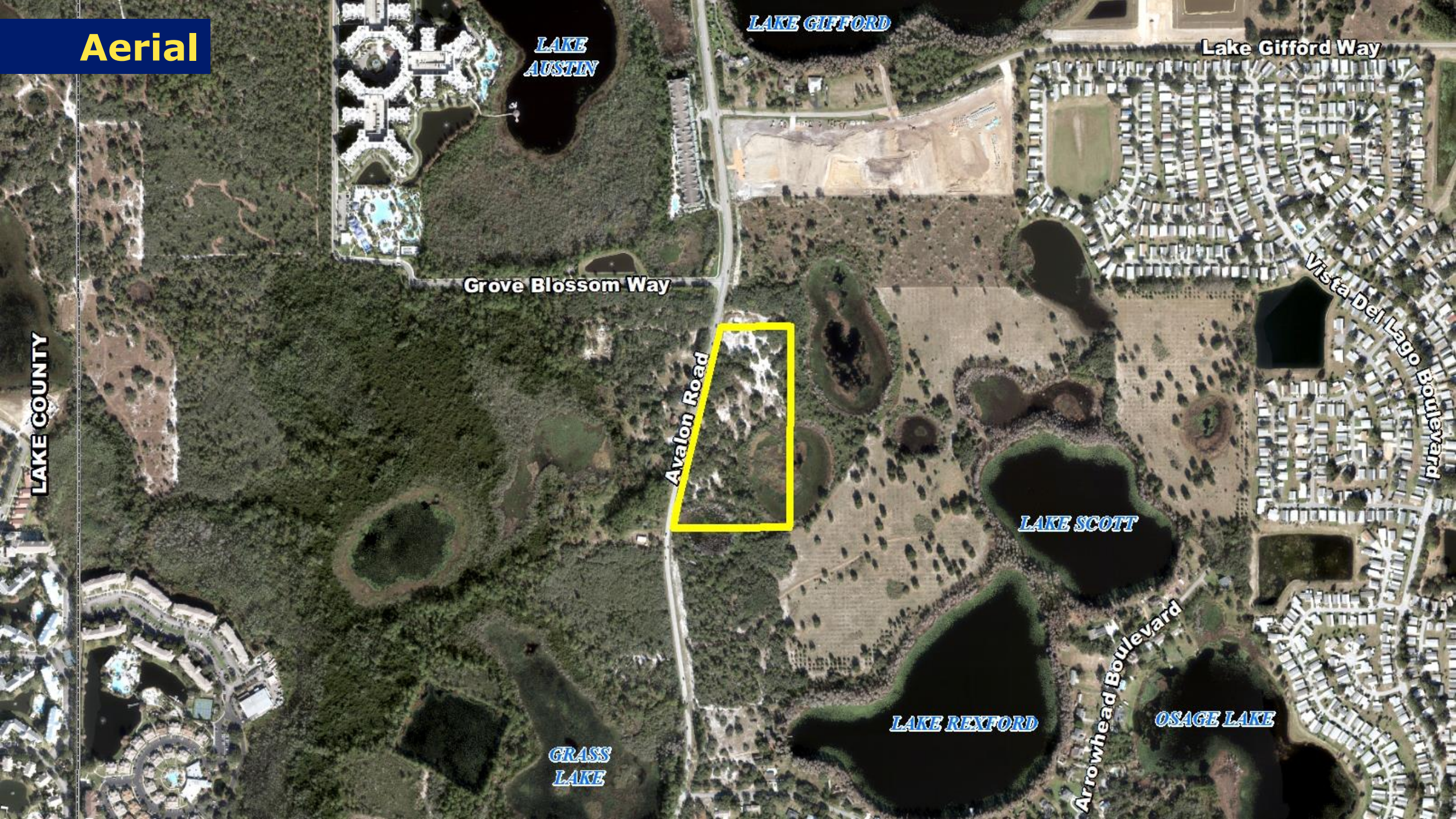
LAKE SCOTT

LAKE REXFORD

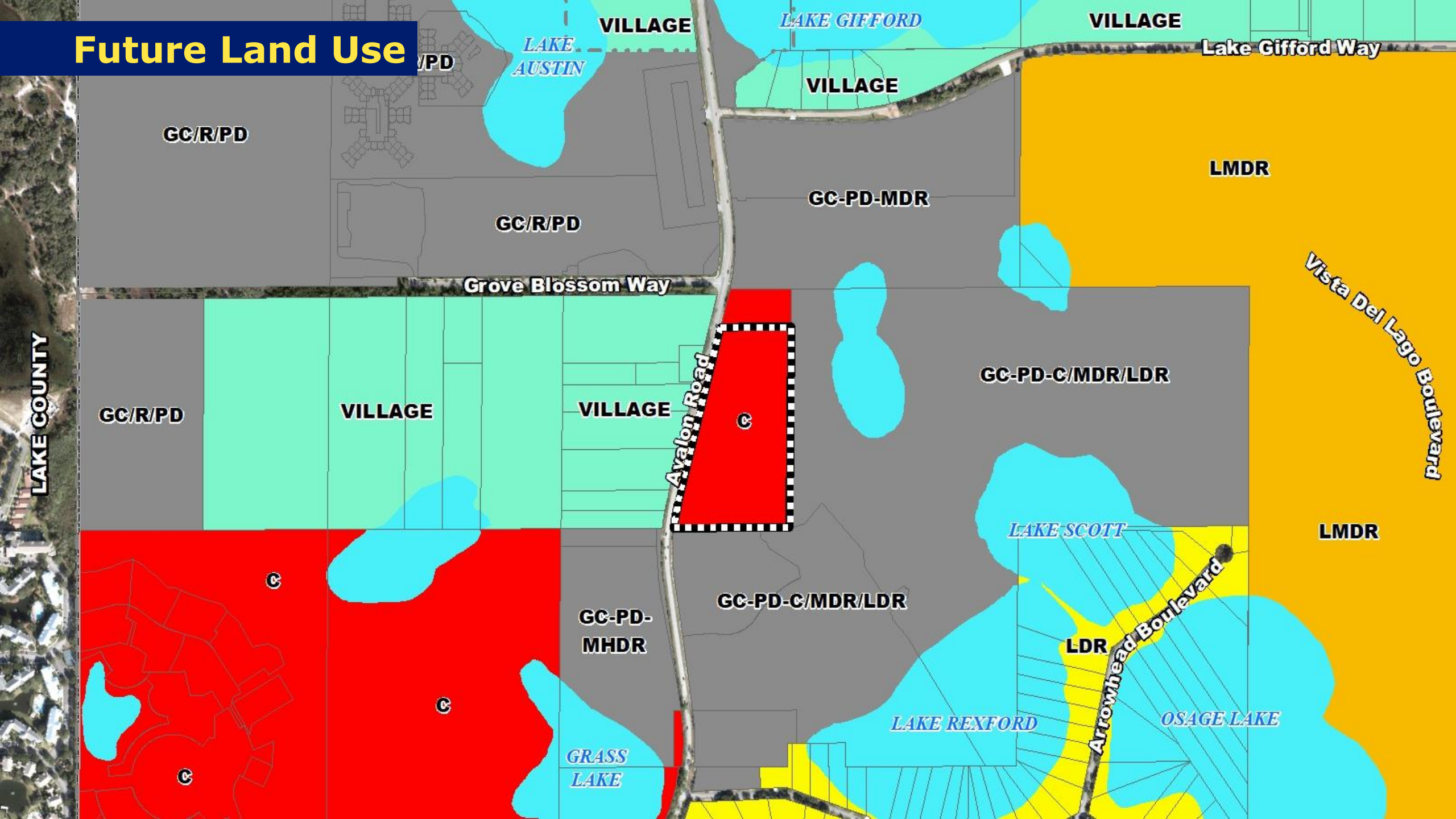
OSAGE LAKE

GRASS
LAKE

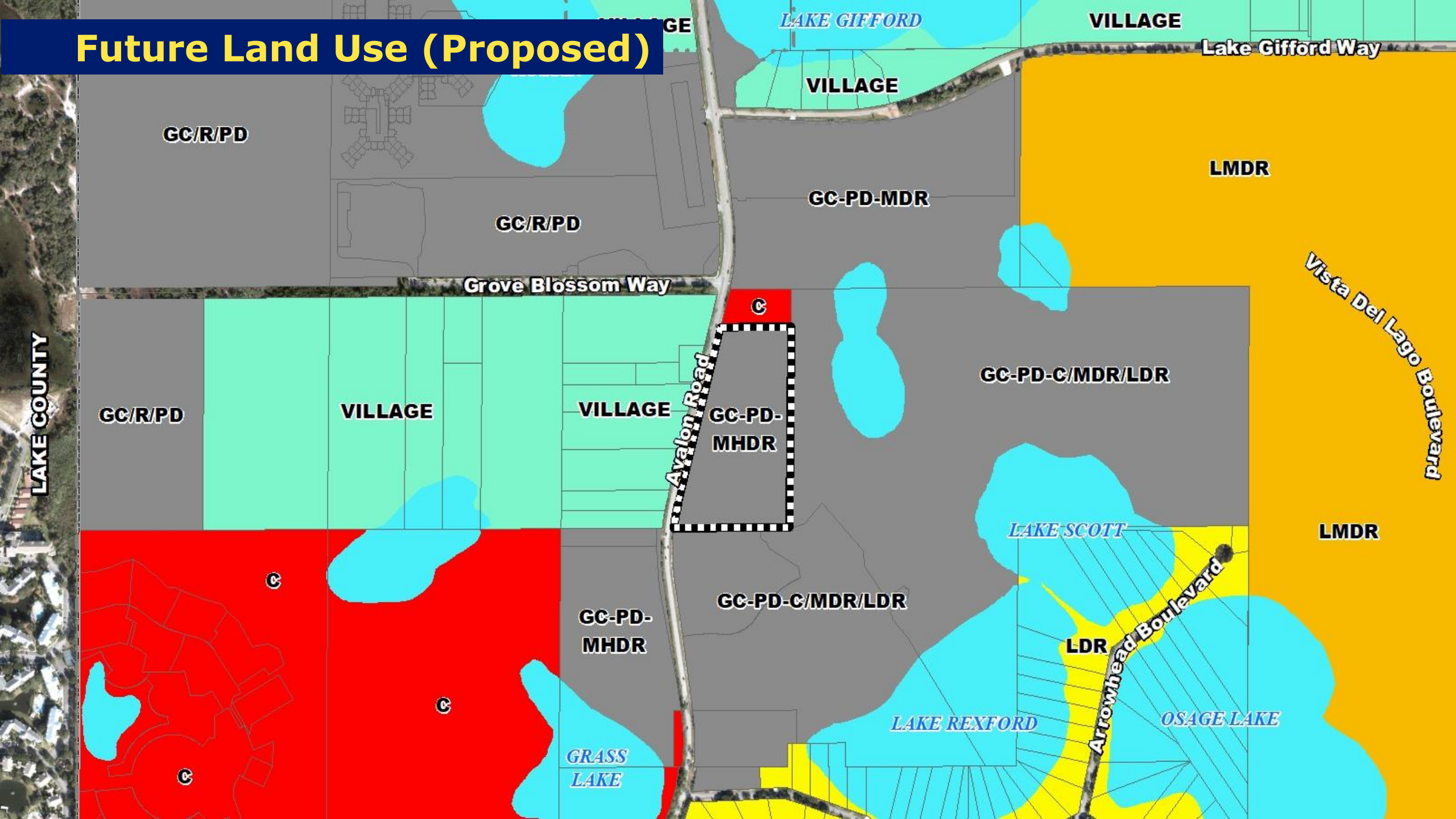
Arrowhead Boulevard



Future Land Use



Future Land Use (Proposed)



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.**



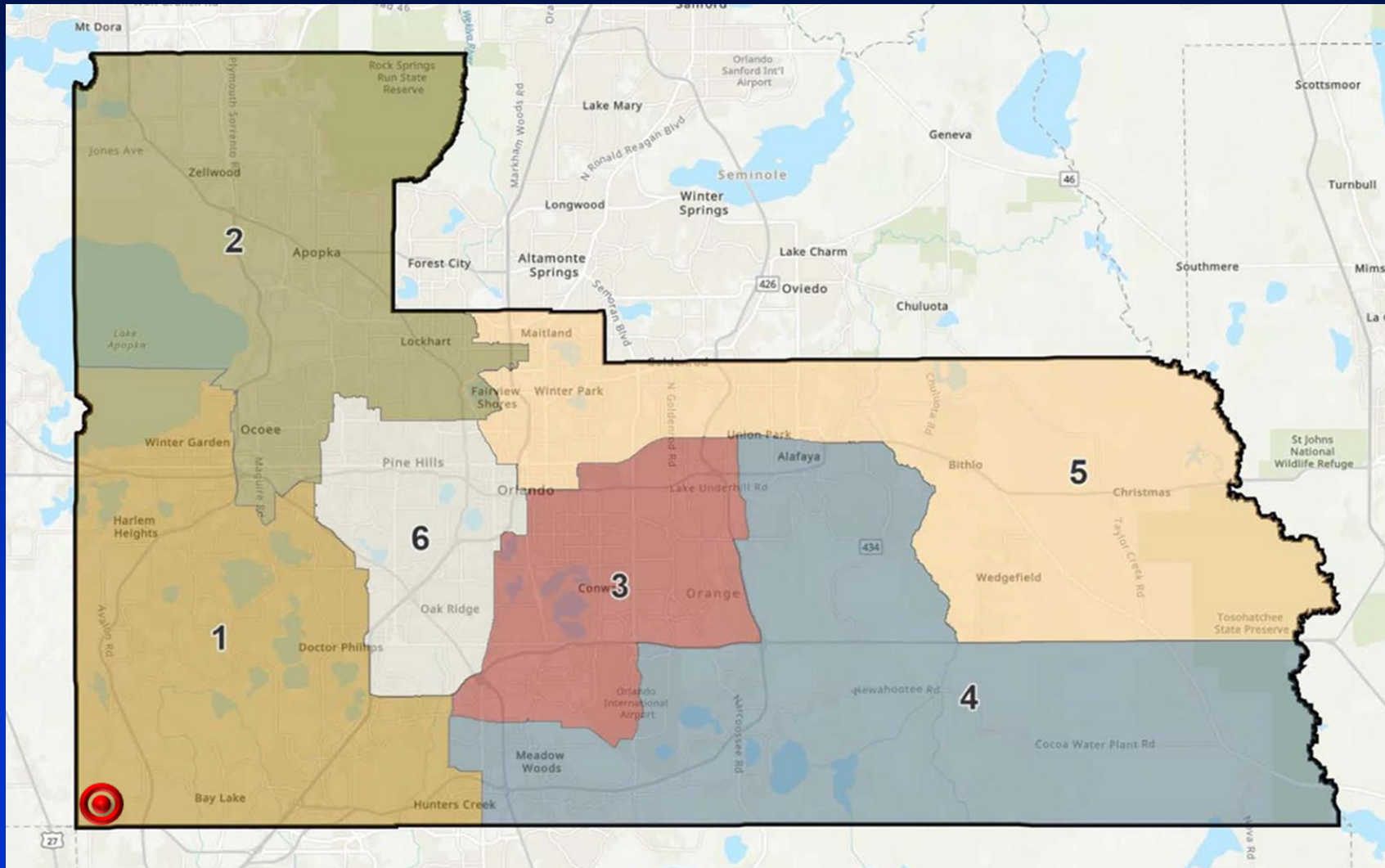
Amendment 2023-1-P-FLUE-1 (fka 2023-1-A-1-1)

- 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

LAKE REXFORD

LAKE CHAPIN

OSAGE LAKE

Arrowhead Boulevard

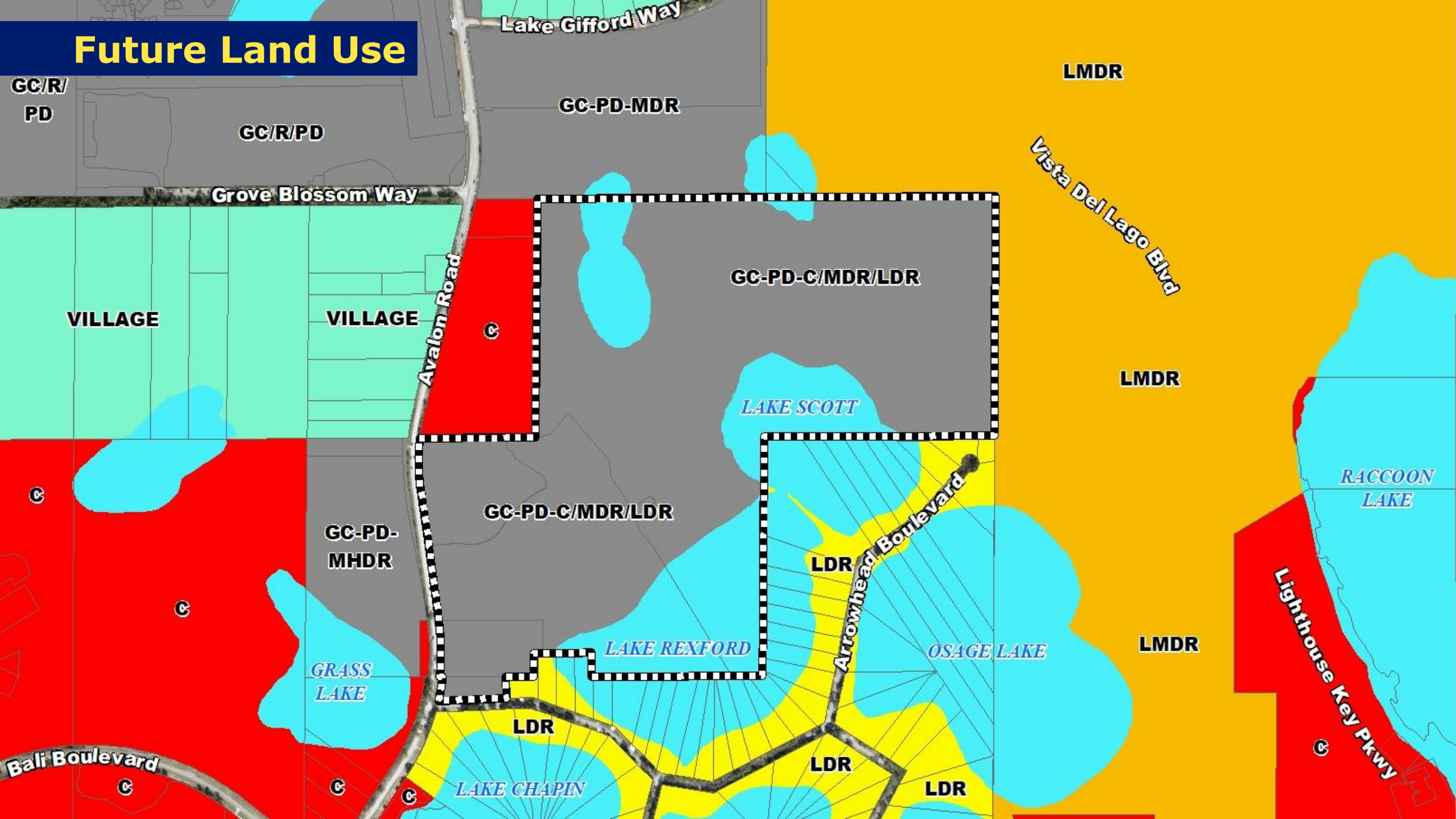
Vista Del Lago Blvd

RACCOON
LAKE

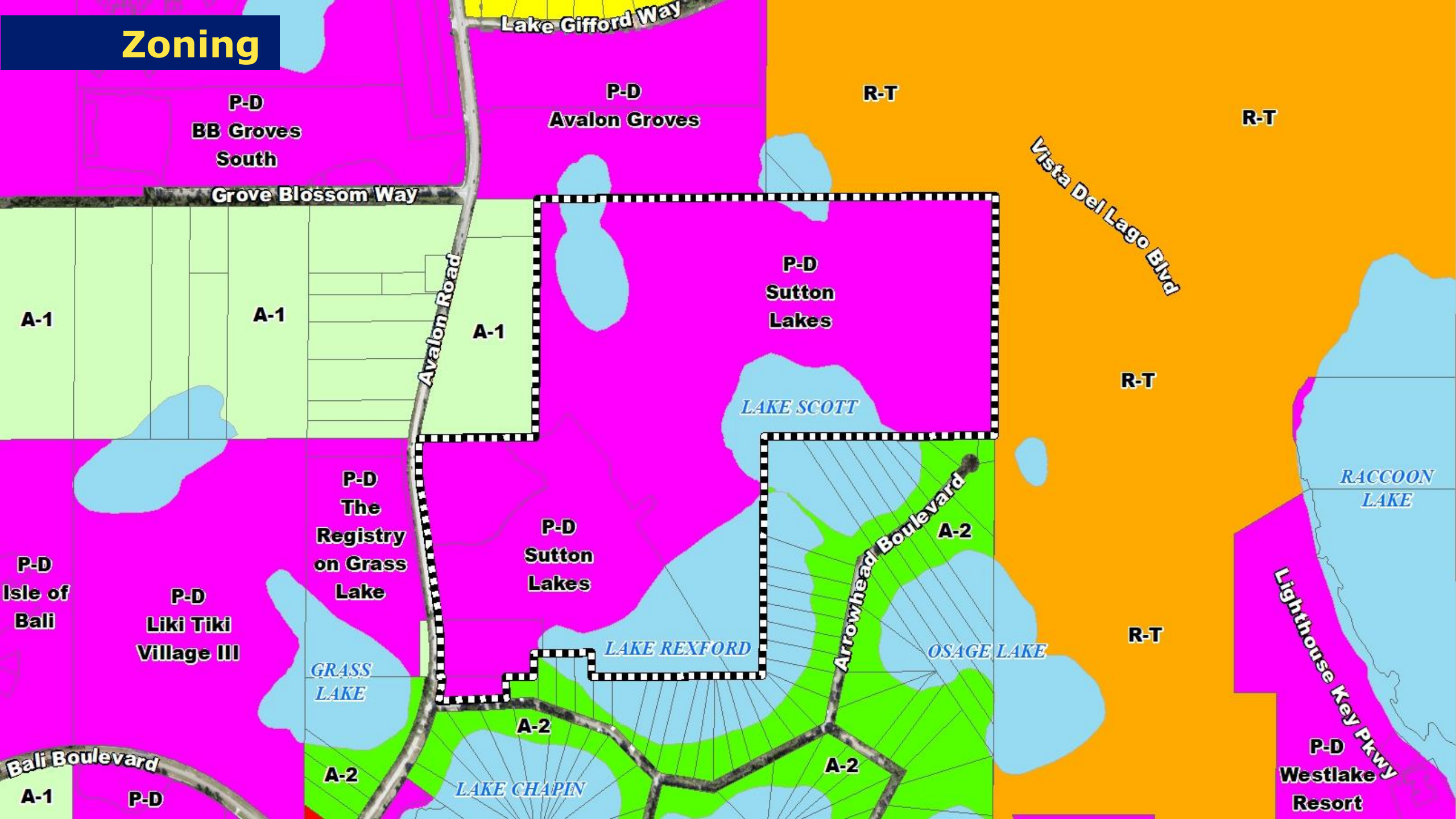
Lighthouse Key Pkwy

Bali Boulevard

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-

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 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.