

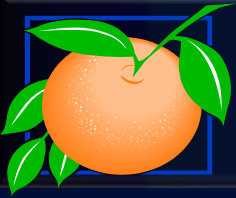


Board of County Commissioners

2023-1 Regular Cycle Amendments

***Transmittal Public Hearings
Agenda VI. F. 12. – VI. G. 13.***

**April 11, 2023
(Continued from March 7, 2023)**



Board of County Commissioners

2023-1 Regular Cycle Privately- Initiated Map Amendment and Associated Staff-Initiated Text Amendment

***Transmittal Public Hearing
Agenda VI. F. 12.***

**April 11, 2023
(Continued from 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:	13.56 gross acres / 9.76 net acres
Proposed Use:	Up to 250 multi-family dwelling units
District:	1

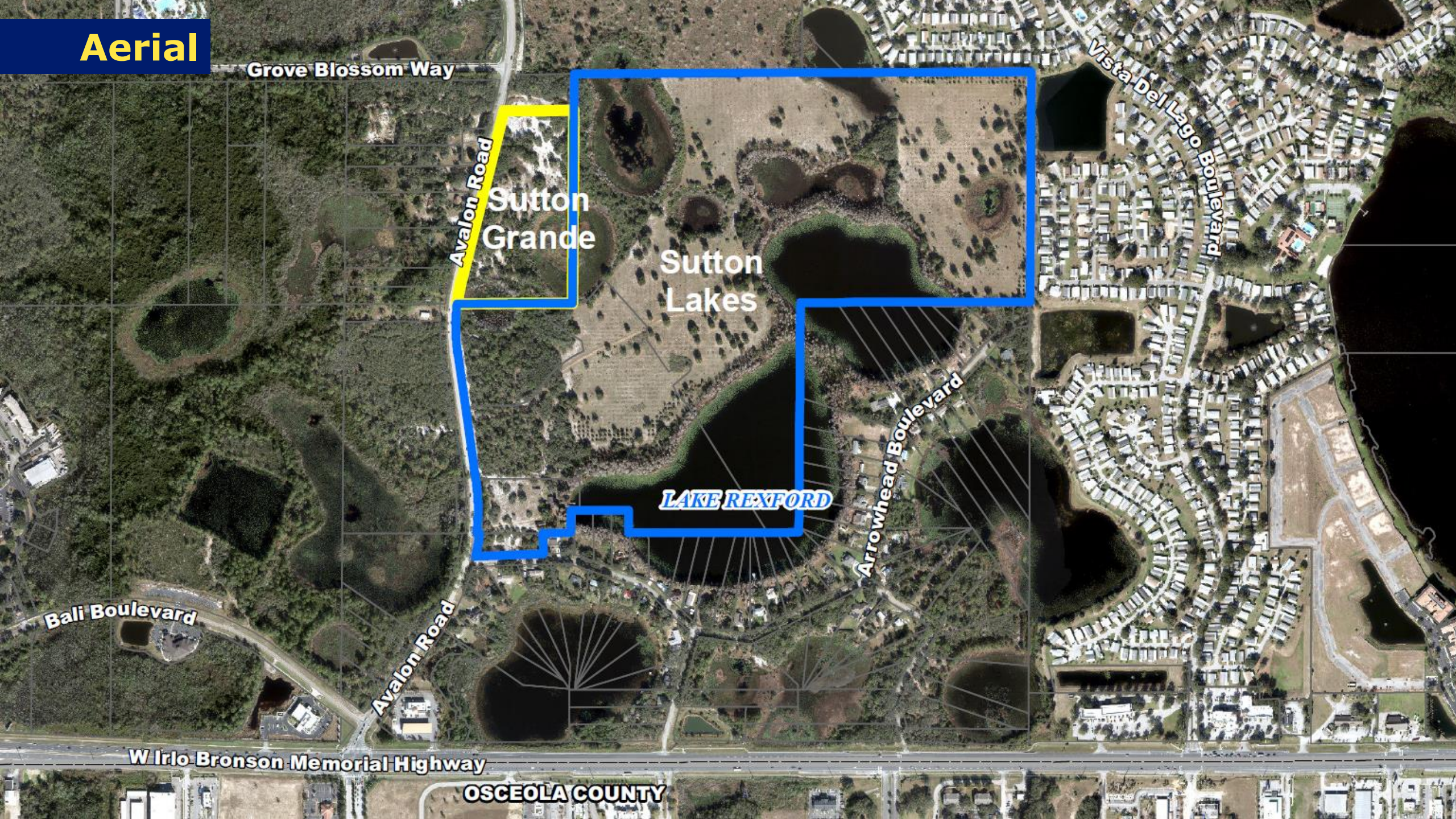


Amendment 2023-1-B-FLUE-6

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**

Aerial



Grove Blossom Way

Avalon Road

Sutton Grande

Sutton Lakes

LAKE REXFORD

Arrowhead Boulevard

Vista Del Lago Boulevard

Bali Boulevard

Avalon Road

W Irlo Bronson Memorial Highway

OSCEOLA COUNTY

Aerial

Grove Blossom Way

Avalon Road

Sutton
Grande

Sutton
Lakes

LAKE REXFORD

Arrowhead Boulevard

Vista Del Lago
Boulevard

Bali Boulevard

Avalon Road

W Irlo Bronson Memorial Highway

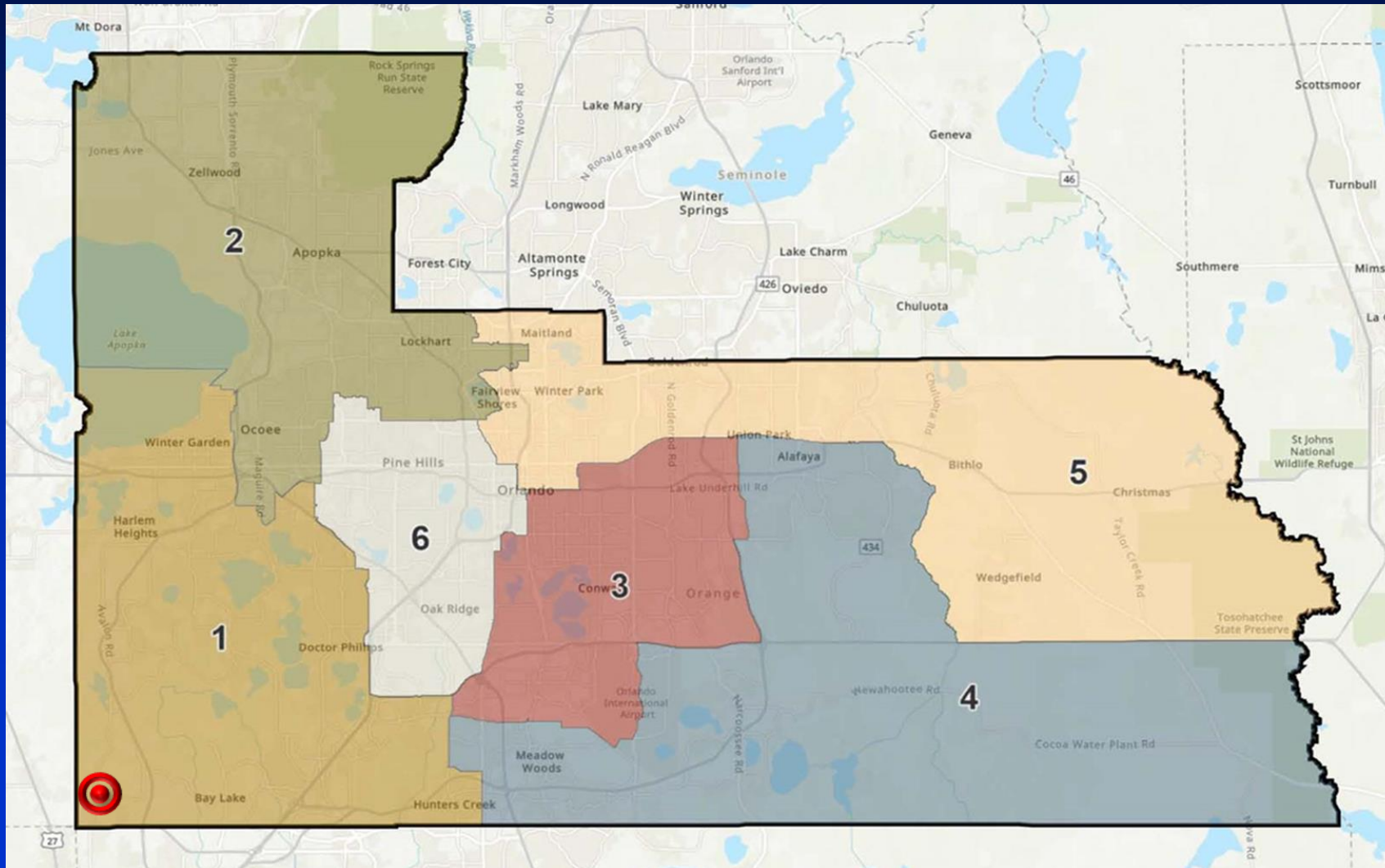
OSCEOLA COUNTY



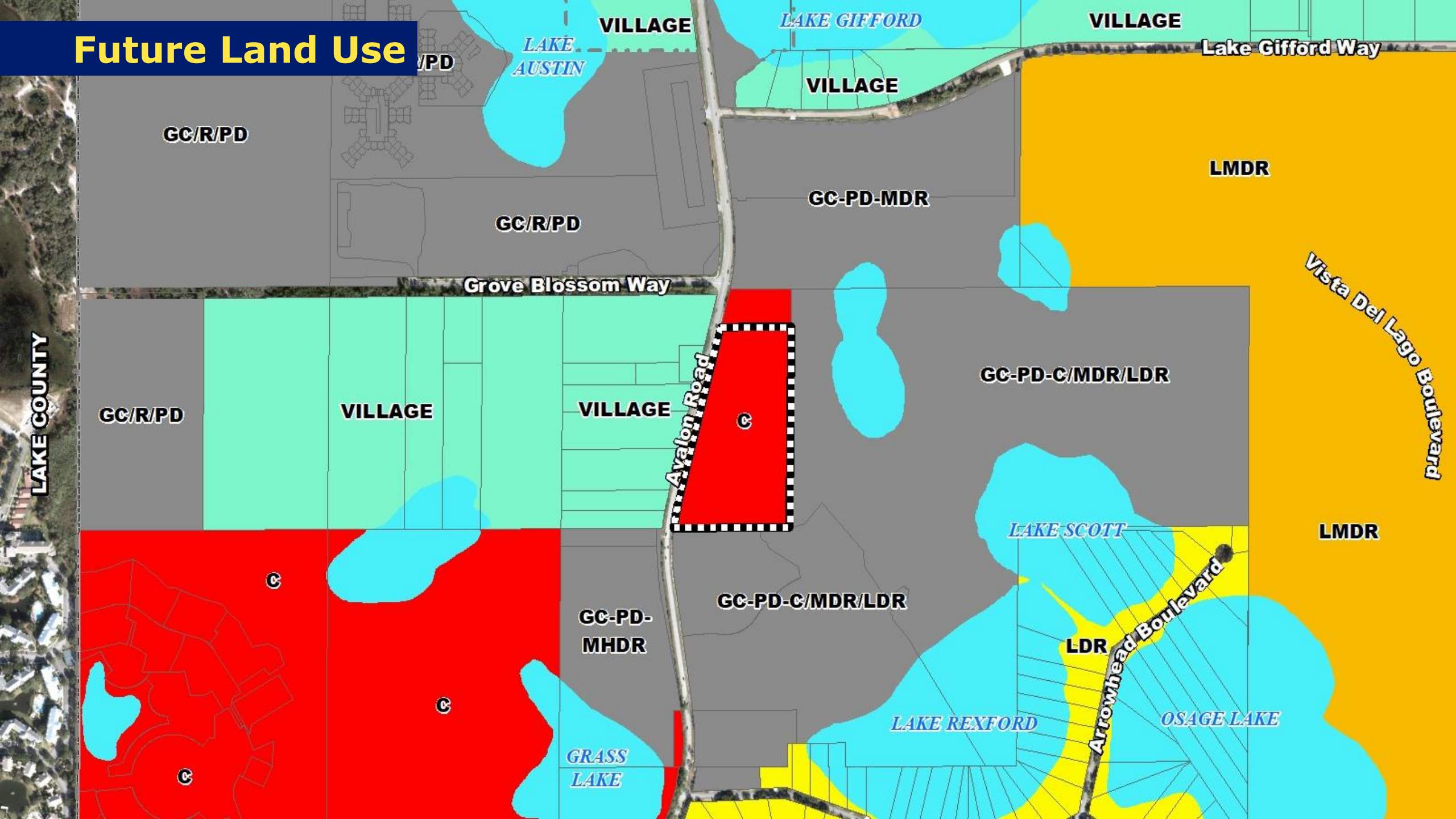
Amendment 2023-1-A-1-2

Amendment 2023-1-B-FLUE-6

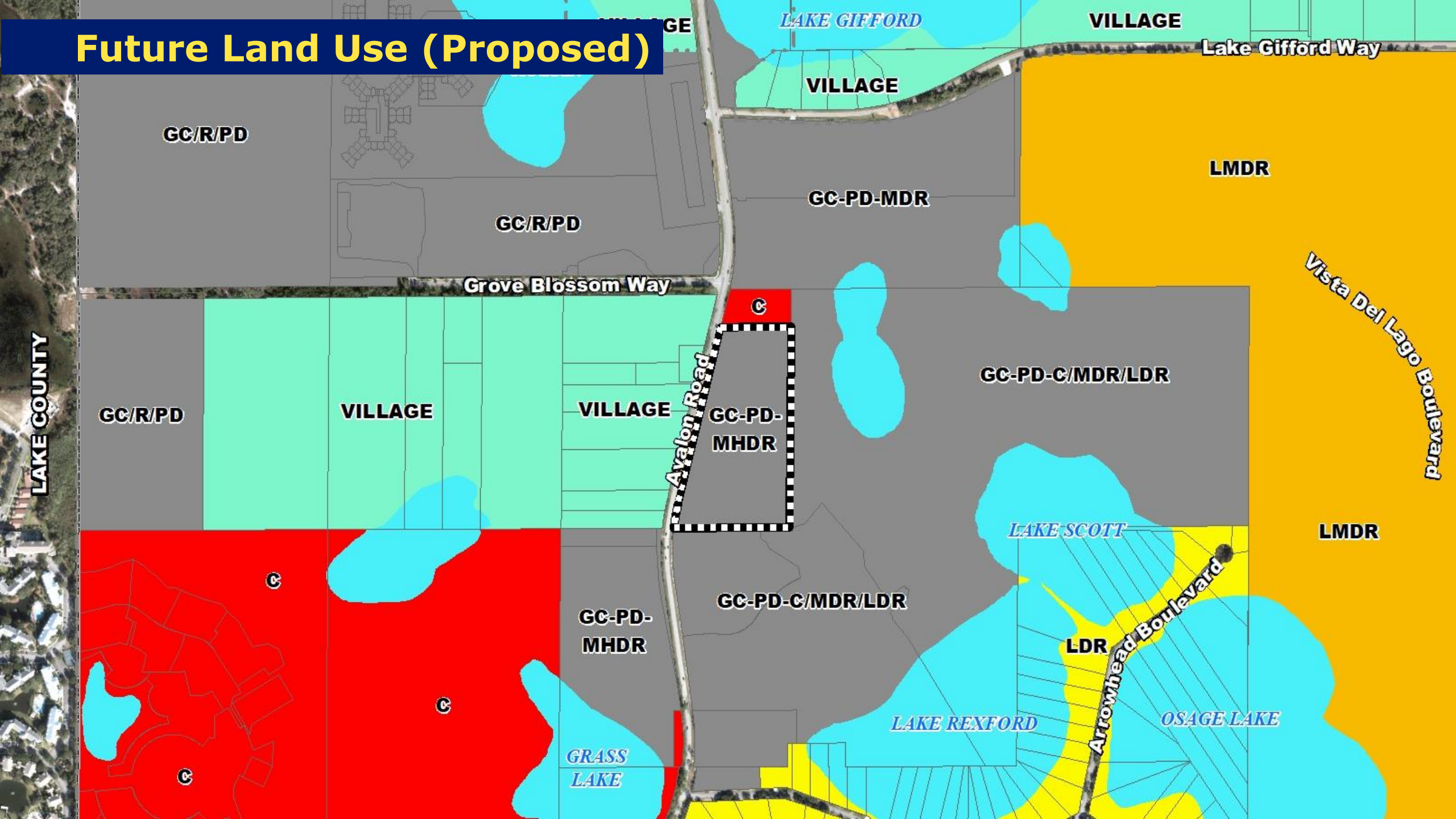
Location



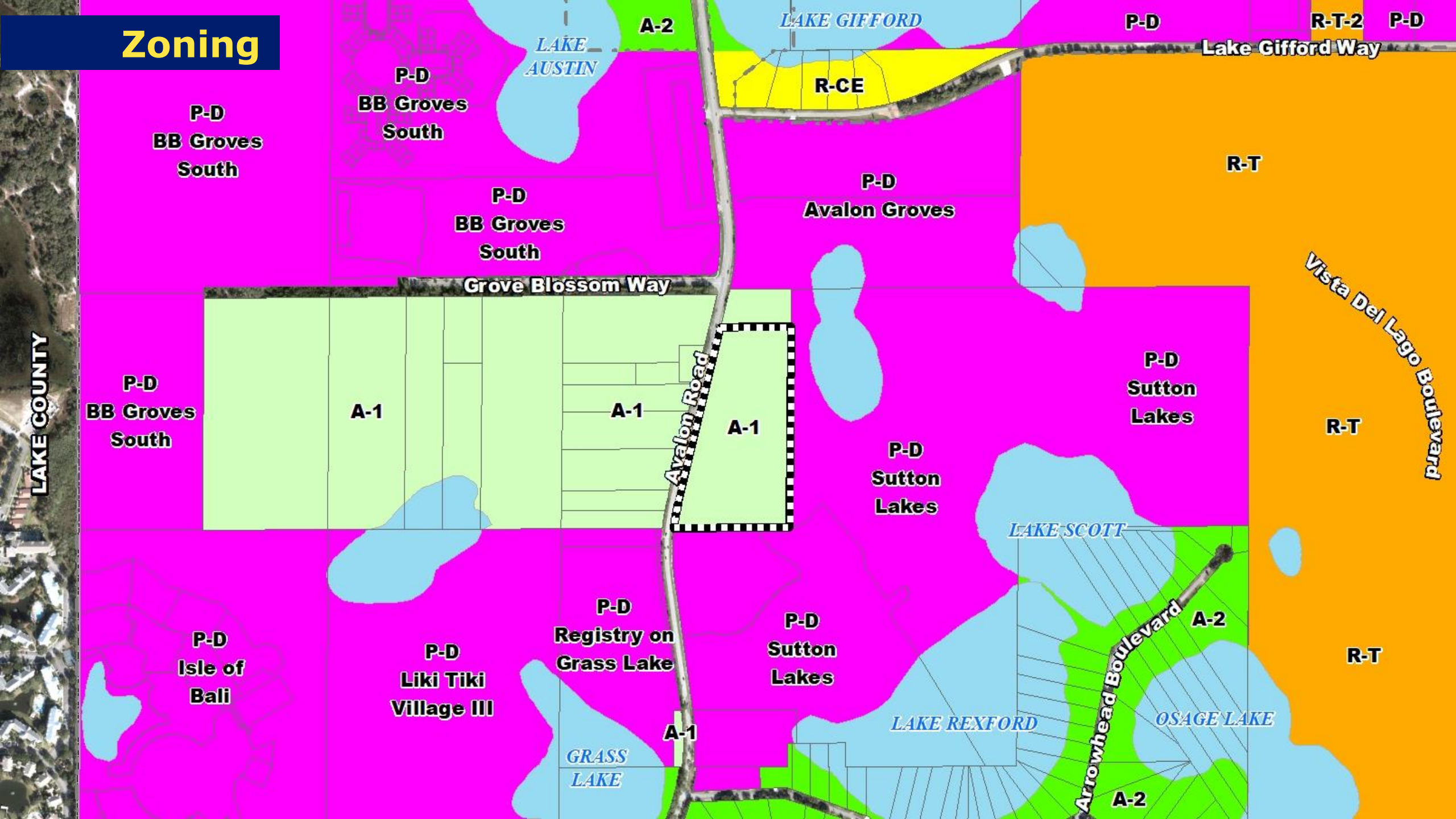
Future Land Use



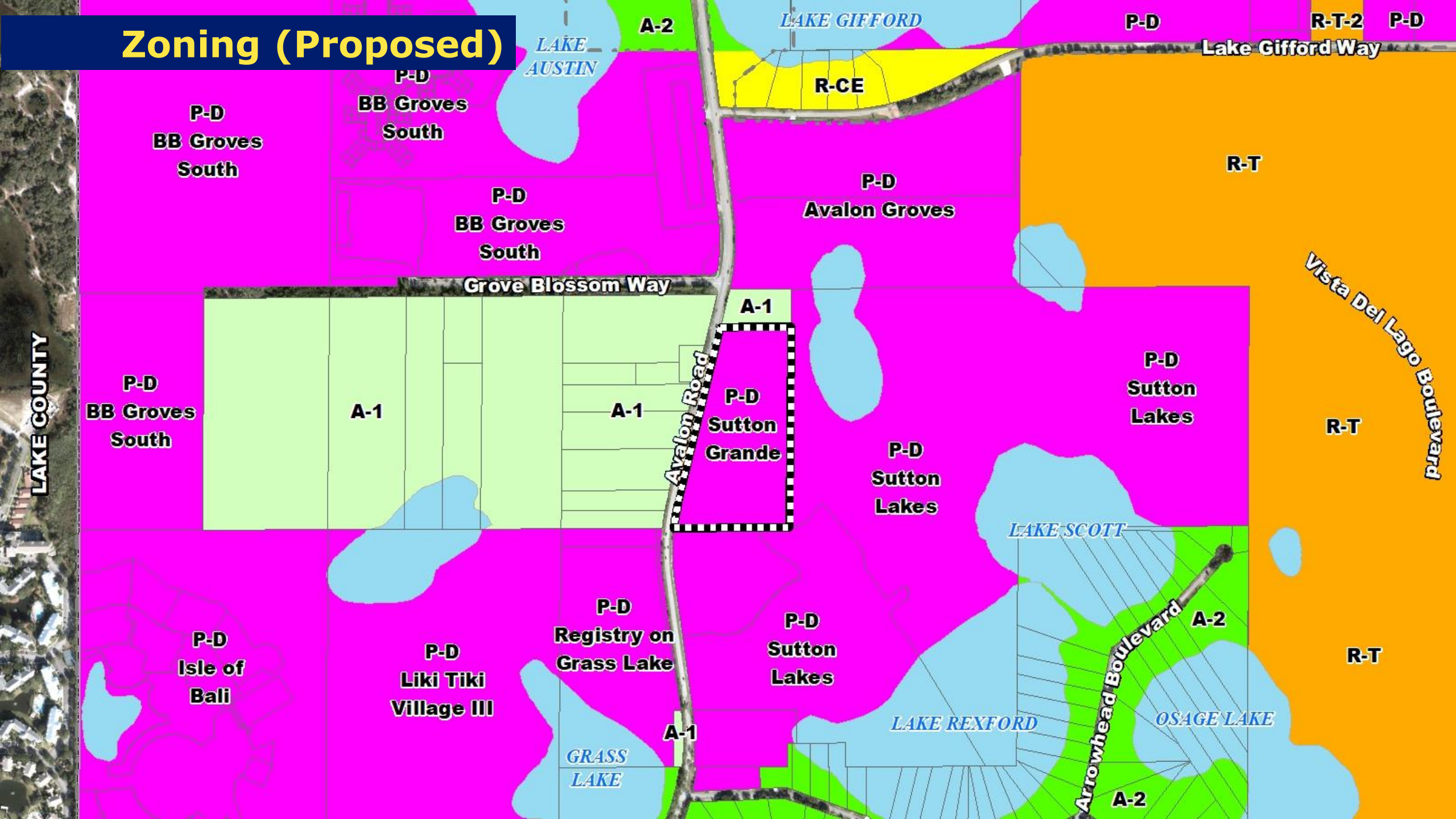
Future Land Use (Proposed)



Zoning



Zoning (Proposed)



Community Meeting Summary

February 28, 2023

Water Spring Elementary

- **Attendance – 3 Residents**

- **Concerns:**

- **Traffic**
- **Supporting transportation infrastructure should be in place before additional development occurs**
- **School overcrowding**
- **Opposition to additional multi-family development in the area**
- **Preference for commercial development**



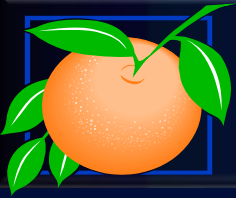
Amendment 2023-1-A-1-2 & 2023-1-B-FLUE-6

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**
- **TRANSMIT Amendments 2023-1-A-1-2 and 2023-1-B-FLUE-6 to the state reviewing agencies.**



Board of County Commissioners

2023-1 Regular Cycle Privately- Initiated Text Amendment

Transmittal Public Hearing Agenda VI. G. 13.

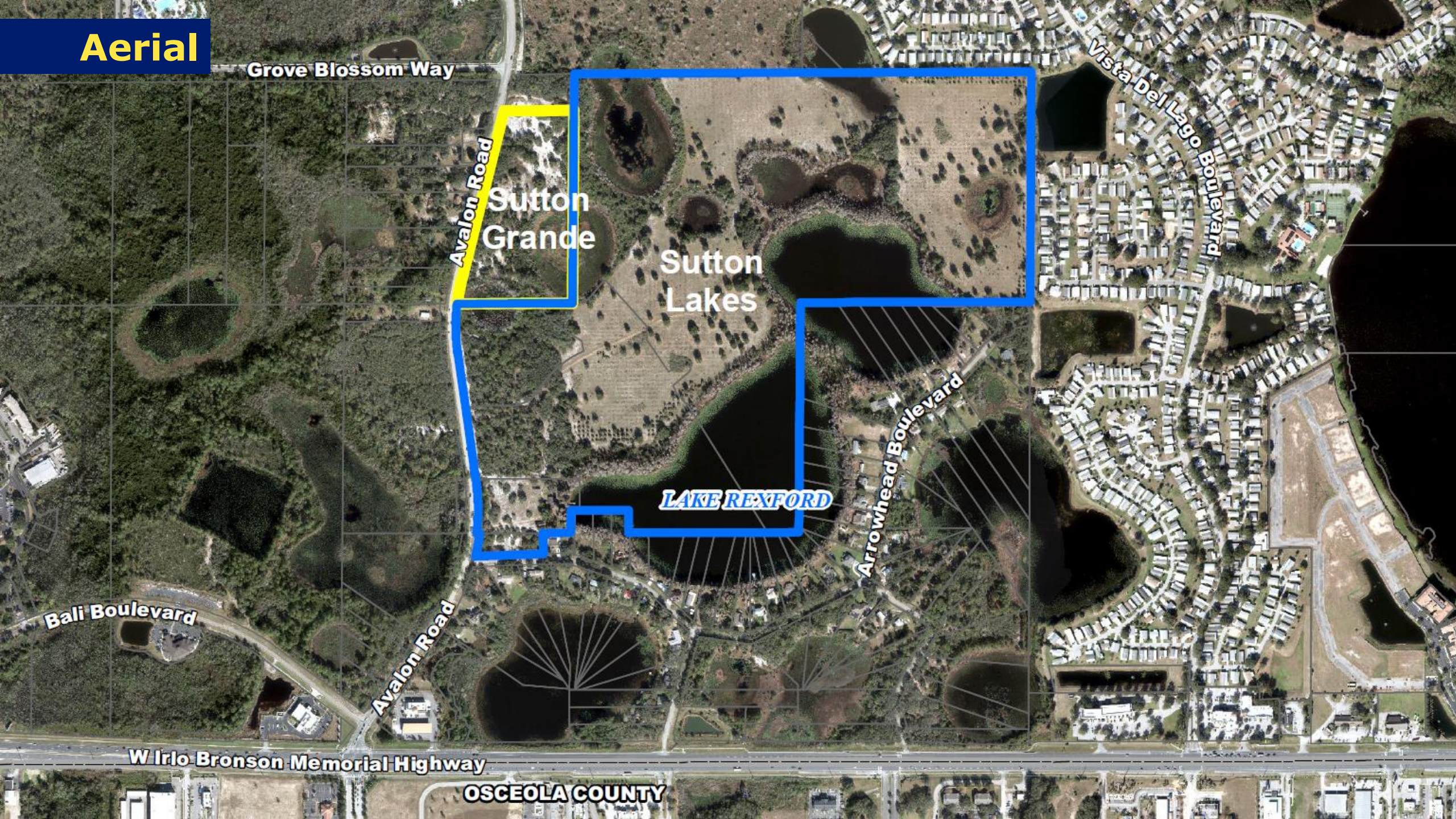
**April 11, 2023
(Continued from March 7, 2023)**



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 acres
- District:** District 1

Aerial



Grove Blossom Way

Sutton Road

Sutton Grande

Sutton Lakes

LAKE REXFORD

Arrowhead Boulevard

Vista Del Lago Boulevard

Bali Boulevard

Avalon Road

W Irlo Bronson Memorial Highway

OSCEOLA COUNTY

Aerial

Grove Blossom Way

Avalon Road

Sutton
Grande

Sutton
Lakes

LAKE REXFORD

Arrowhead Boulevard

Vista Del Lago
Boulevard

Avalon Road

Bali Boulevard

W Irlo Bronson Memorial Highway

OSCEOLA COUNTY





A map of the Orlando, Florida area, divided into six numbered regions (1-6) for a market analysis. The regions are color-coded: Region 1 is light orange, Region 2 is light green, Region 3 is light red, Region 4 is light blue, 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 41. The map includes major roads, lakes, and surrounding cities. A scale bar indicates distances up to 10 miles.

Regions and Key Locations:

- Region 1 (Light Orange):** Includes Bay Lake, Hunters Creek, Meadow Woods, Orlando International Airport, and the red bullseye target.
- Region 2 (Light Green):** Includes Apopka, Forest City, Altamonte Springs, and Lake Mary.
- Region 3 (Light Red):** Includes Orange, Ocoee, and Winter Garden.
- Region 4 (Light Blue):** Includes Alafaya, Bithlo, and Wedgefield.
- Region 5 (Light Yellow):** Includes Christmas, Taylor Creek Rd, and Tosohatchee State Preserve.
- Region 6 (Light Grey):** Includes Pine Hills, Oak Ridge, and Doctor Phillips.

Surrounding Areas:

- North:** Sanford, Lake Mary, Orlando Sanford Int'l Airport.
- East:** Geneva, Oviedo, Chuluota, Southmere, Turnbull, Mims, La.
- South:** Cocoa Water Plant Rd, Vero Rd.
- West:** Mt Dora, Zellwood, Lake Apopka, Ocoee, Winter Garden, Harlem Heights, Doctor Phillips, Bay Lake.

Major Roads:

- US Highway 17 (Florida State Road 17)
- US Highway 41 (Florida State Road 41)
- US Highway 426 (Florida State Road 426)
- US Highway 434 (Florida State Road 434)
- Florida State Road 46
- Florida State Road 408
- Florida State Road 409
- Florida State Road 409A
- Florida State Road 409B
- Florida State Road 409C
- Florida State Road 409D
- Florida State Road 409E
- Florida State Road 409F
- Florida State Road 409G
- Florida State Road 409H
- Florida State Road 409I
- Florida State Road 409J
- Florida State Road 409K
- Florida State Road 409L
- Florida State Road 409M
- Florida State Road 409N
- Florida State Road 409O
- Florida State Road 409P
- Florida State Road 409Q
- Florida State Road 409R
- Florida State Road 409S
- Florida State Road 409T
- Florida State Road 409U
- Florida State Road 409V
- Florida State Road 409W
- Florida State Road 409X
- Florida State Road 409Y
- Florida State Road 409Z

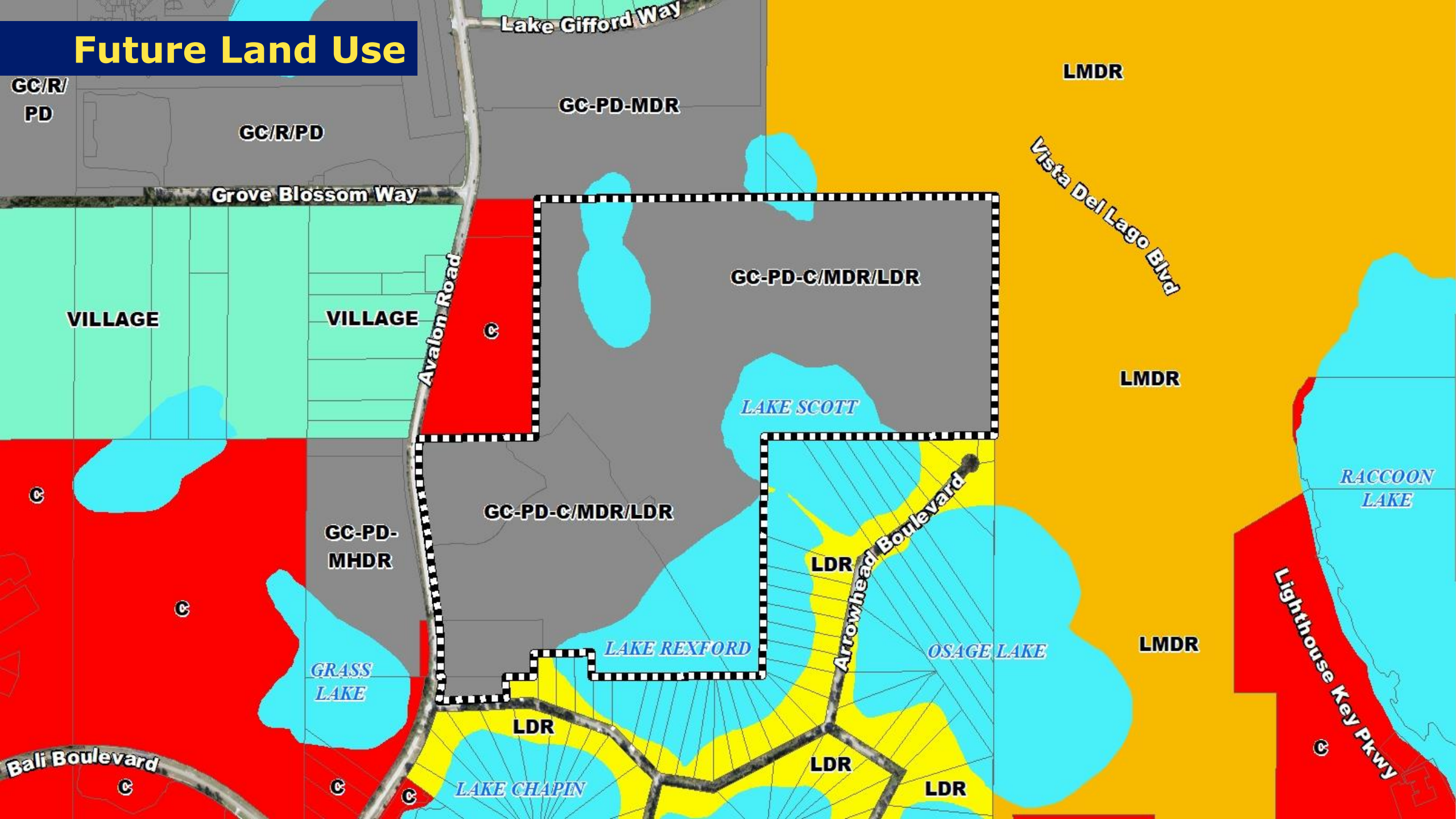
Lakes and Water Bodies:

- Lake Apopka
- Lake Mary
- Lake Charm
- Lake Underhill Rd
- Lake Ocoee
- Lake Orange
- Lake Alafaya
- Lake Bithlo
- Lake Christmas
- Lake Taylor Creek
- Lake Tosohatchee
- Lake Vero

Other Landmarks:

- Rock Springs Run State Reserve
- St Johns National Wildlife Refuge
- Tosohatchee State Preserve

Future Land Use



Zoning





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

FLU8.1.4 Changes

Existing

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

Proposed

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

*A reduction of 143 units total.

Community Meeting Summary

February 28, 2023

Water Spring Elementary

- **Attendance – 3 Residents**

- **Concerns:**

- **Traffic**
- **Supporting transportation infrastructure should be in place before additional development occurs**
- **School overcrowding**
- **Opposition to additional multi-family development in the area**
- **Potential negative impacts to Lake Scott and Lake Rexford**



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**
- **TRANSMIT Amendment 2023-1-P-FLUE-1 (fka 2023-1-A-1-1) to the state reviewing agencies.**



Board of County Commissioners

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

Adoption Public Hearings

April 11, 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)

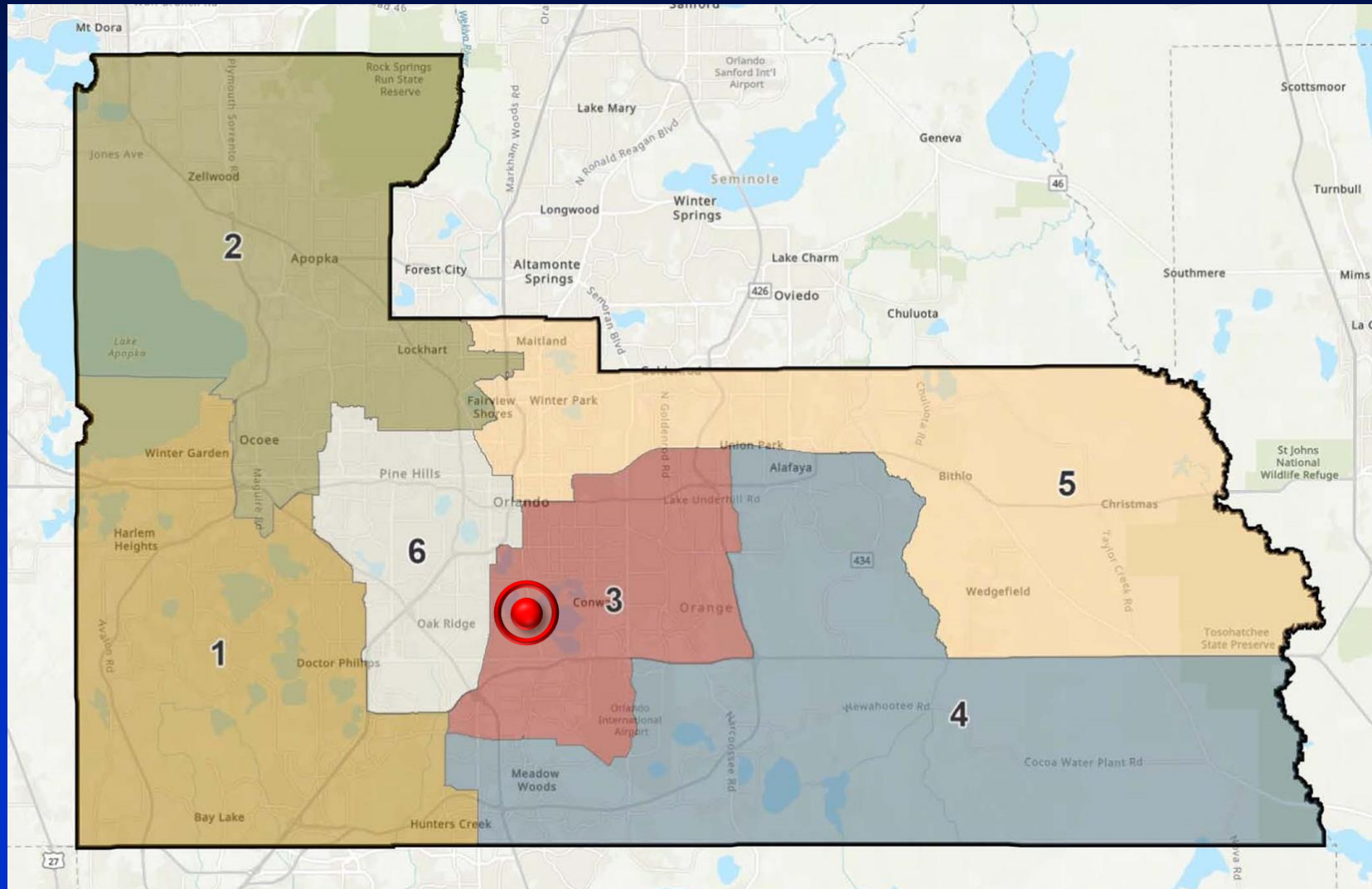
Location: 1153 Holden Avenue; Generally located north of Holden Avenue, east of Orange Blossom Trail, and west of Almark Drive

Acreage: 0.27 acres



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

Location



S ORANGE BLOSSOM TL

RAYM



HOLDEN AV

Holden Ave

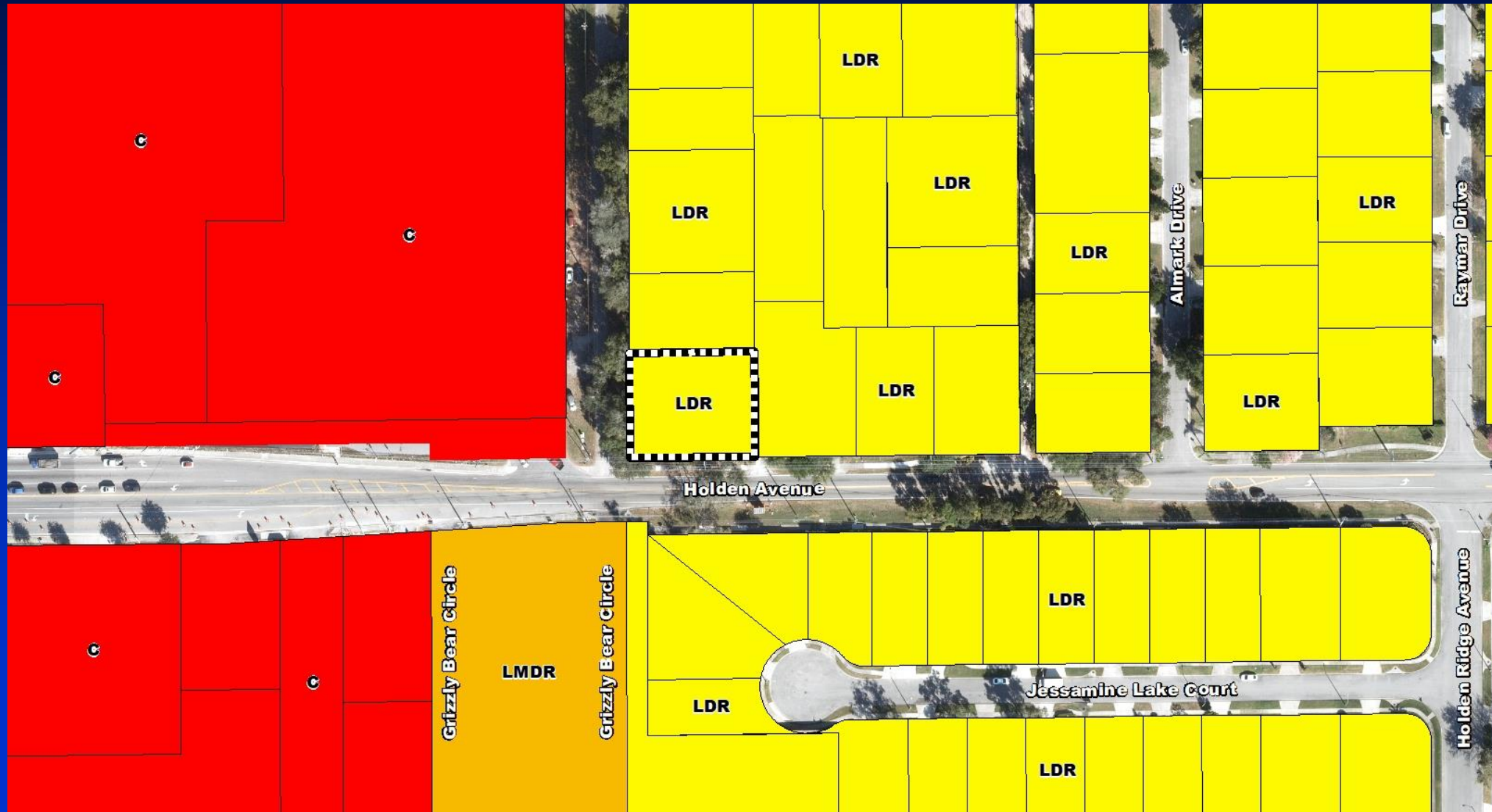
JESSAMINE LAKE CT

TYLER LAKE CR



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

Future Land Use





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

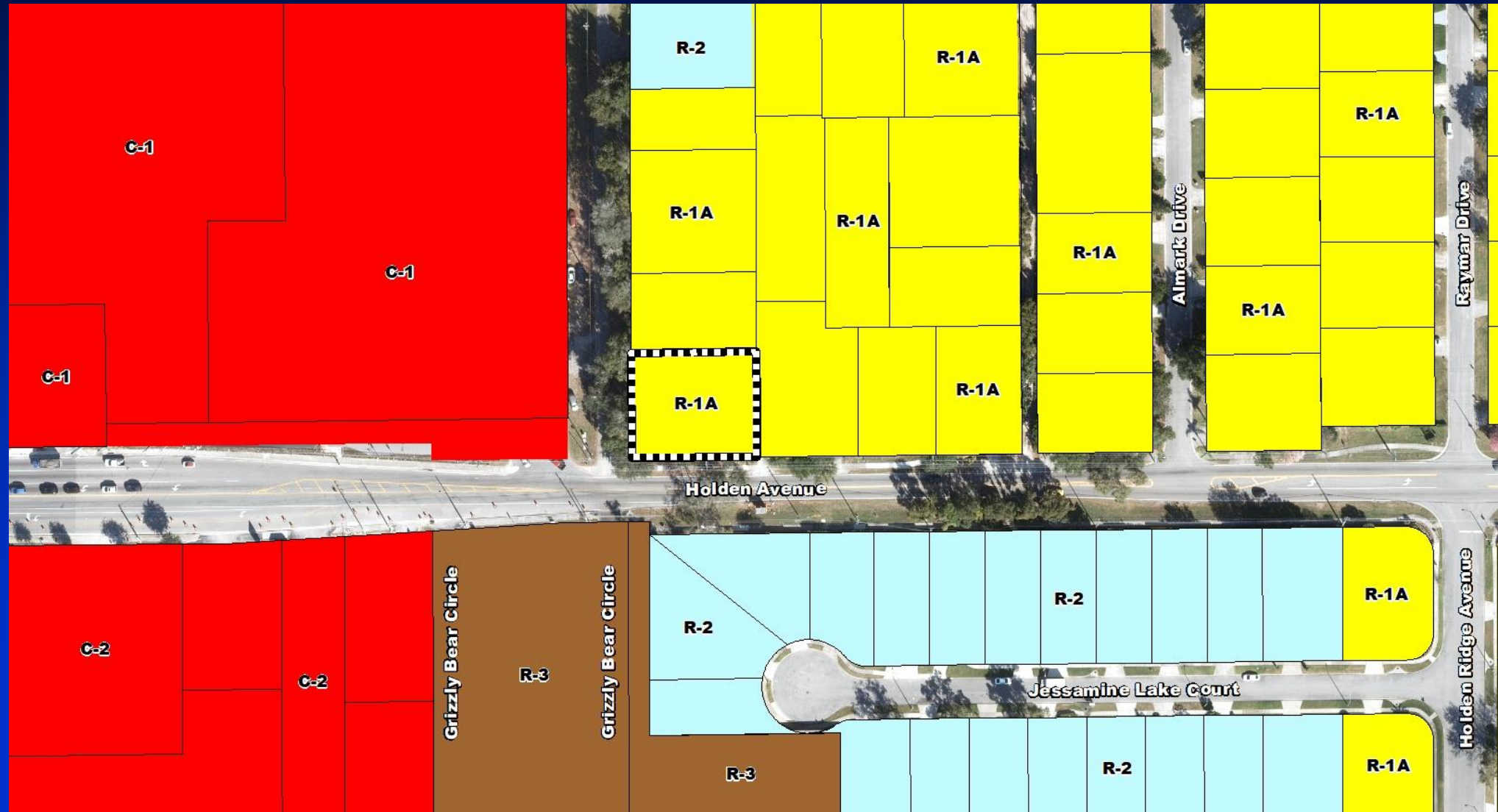
Proposed Future Land Use





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

Zoning





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

Proposed Zoning



Community Meeting Summary

December 8, 2022

Pine Castle Women's Club

- **Attendance – 7 Residents**

- **Concerns:**
 - **Precedent setting for smaller lot sizes**
 - **Traffic**
 - **Septic Tanks**



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

SS-22-08-071:

ADOPT

Ordinance:

APPROVE

RZ-22-08-072:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Low-Medium Density Residential (LMDR) Future Land Use;**
- **APPROVE the associated Small-Scale Ordinance; and**
- **APPROVE the requested R-2 (Residential District) zoning.**



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

Restrictions:

- 1) Access to Holden Avenue shall be prohibited;**
- 2) Any fencing installed shall be vinyl;**
- 3) There shall be a 5' wide landscape buffer adjacent to Holden Avenue;**
- 4) The septic tank(s) and drain field(s) shall be located south of the primary structure, adjacent to Holden Avenue; and**
- 5) The duplex shall be an attached duplex with attached garages.**



SS-22-05-047 & LUP-22-07-258

Applicant: Thomas Sullivan, Gray Robinson, P.A.

Future Land Use Map (FLUM) Request:

From: Medium Density Residential (MDR)

To: High Density Residential – Student Housing
(HDR-Student Housing)

Rezoning Request:

From: R-1A (Single-Family Dwelling District)

To: PD (Planned Development District) (Alafaya Trail
Student Housing PD)

Location: 2820 N. Alafaya Trail, generally located on the west
side of N. Alafaya Trail, and north of E. Colonial Drive.

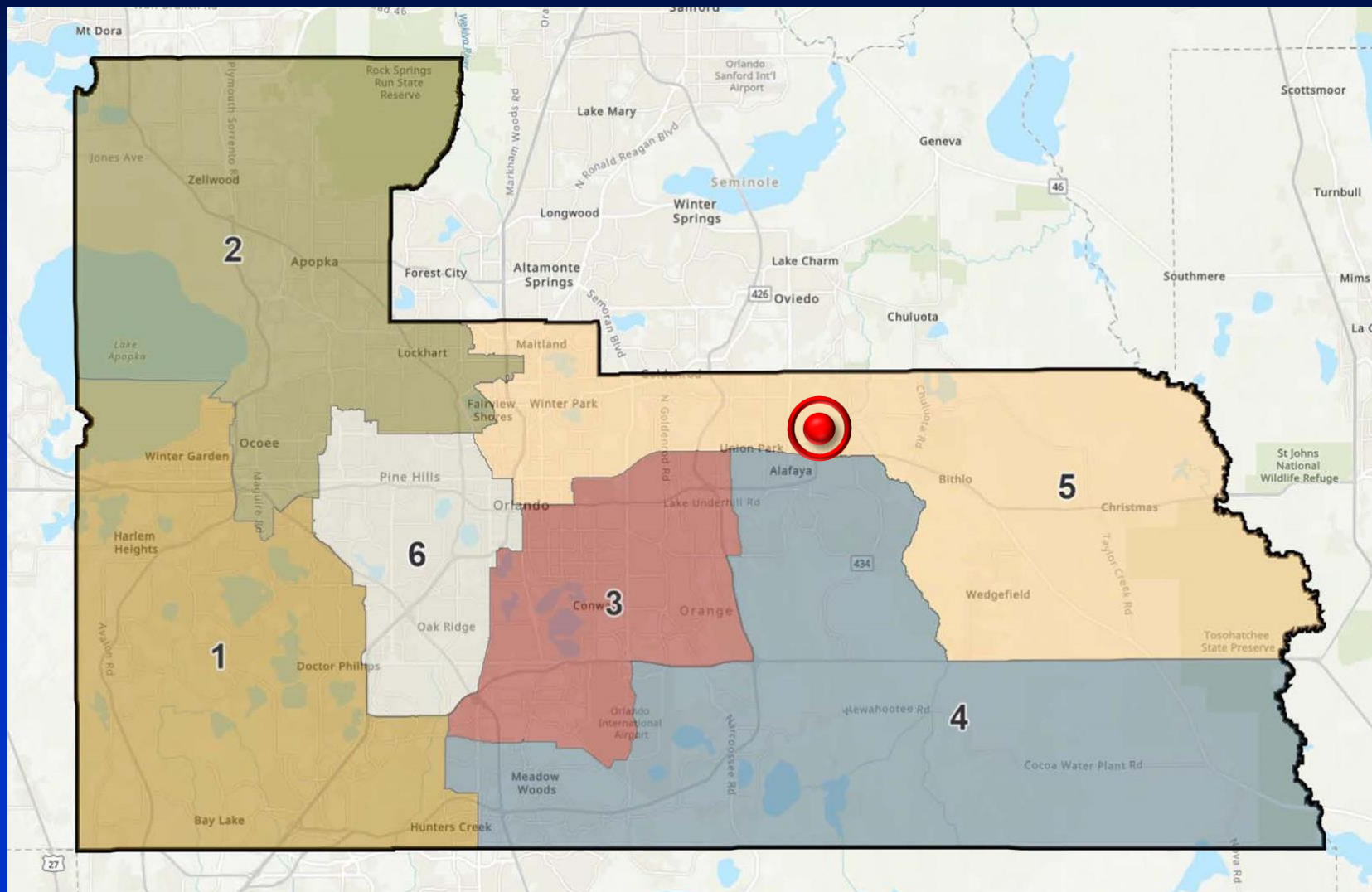
Acreage: 3.16 acres

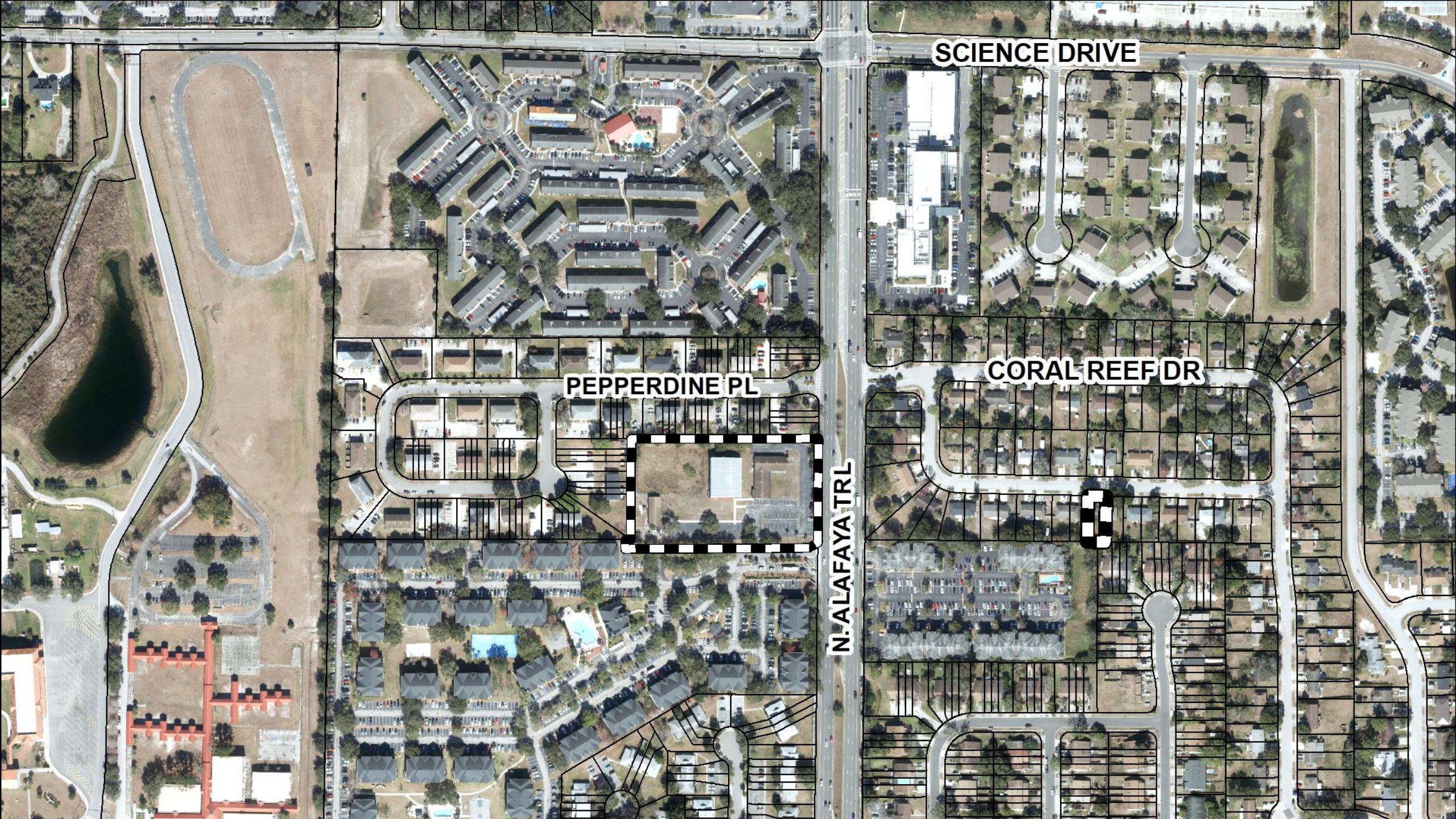
District: 5



SS-22-05-047 & LUP-22-07-258

Location





SCIENCE DRIVE

PEPPERDINE PL

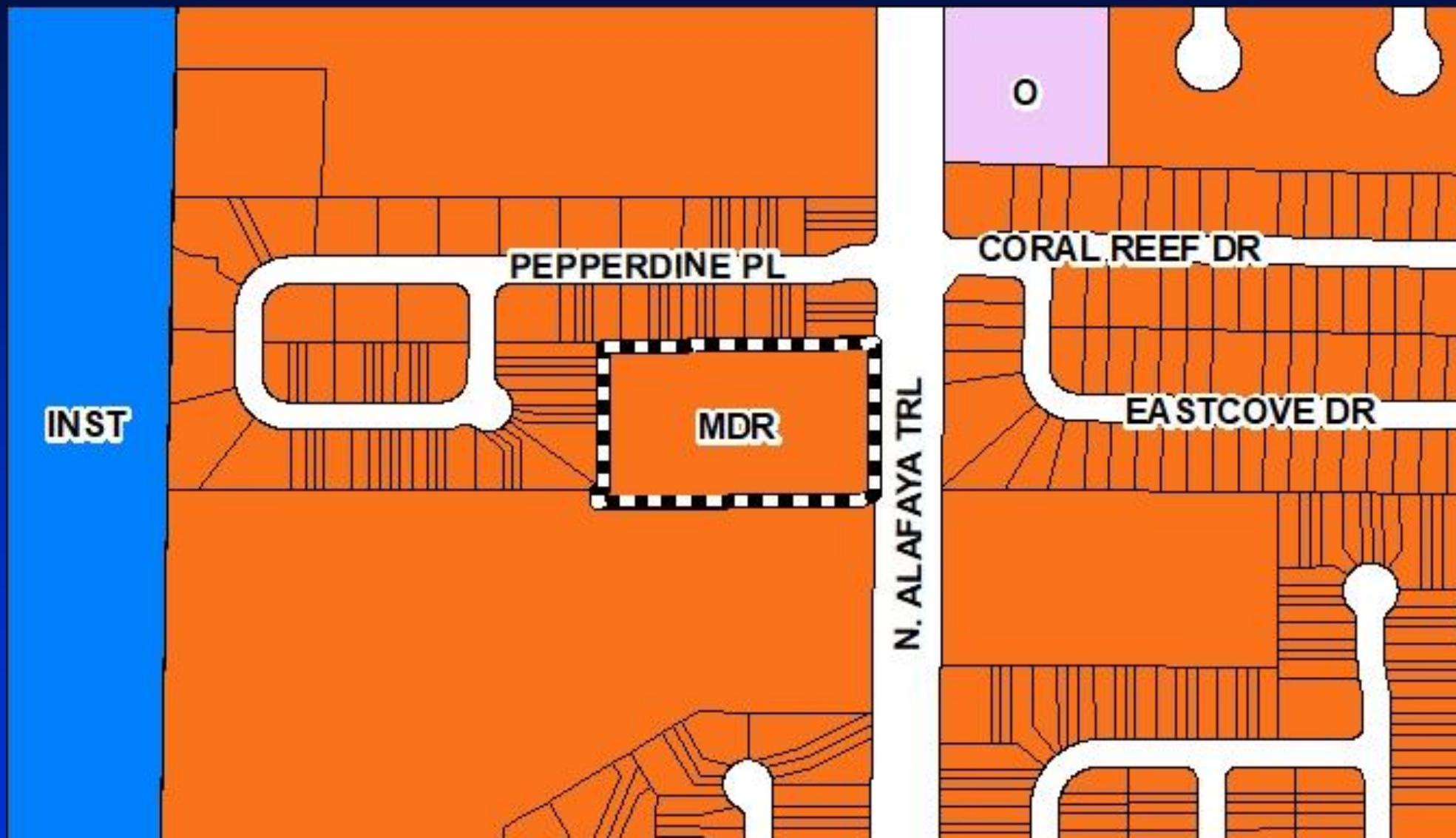
CORAL REEF DR

N. ALAFAYA TRL



SS-22-05-047 & LUP-22-07-258

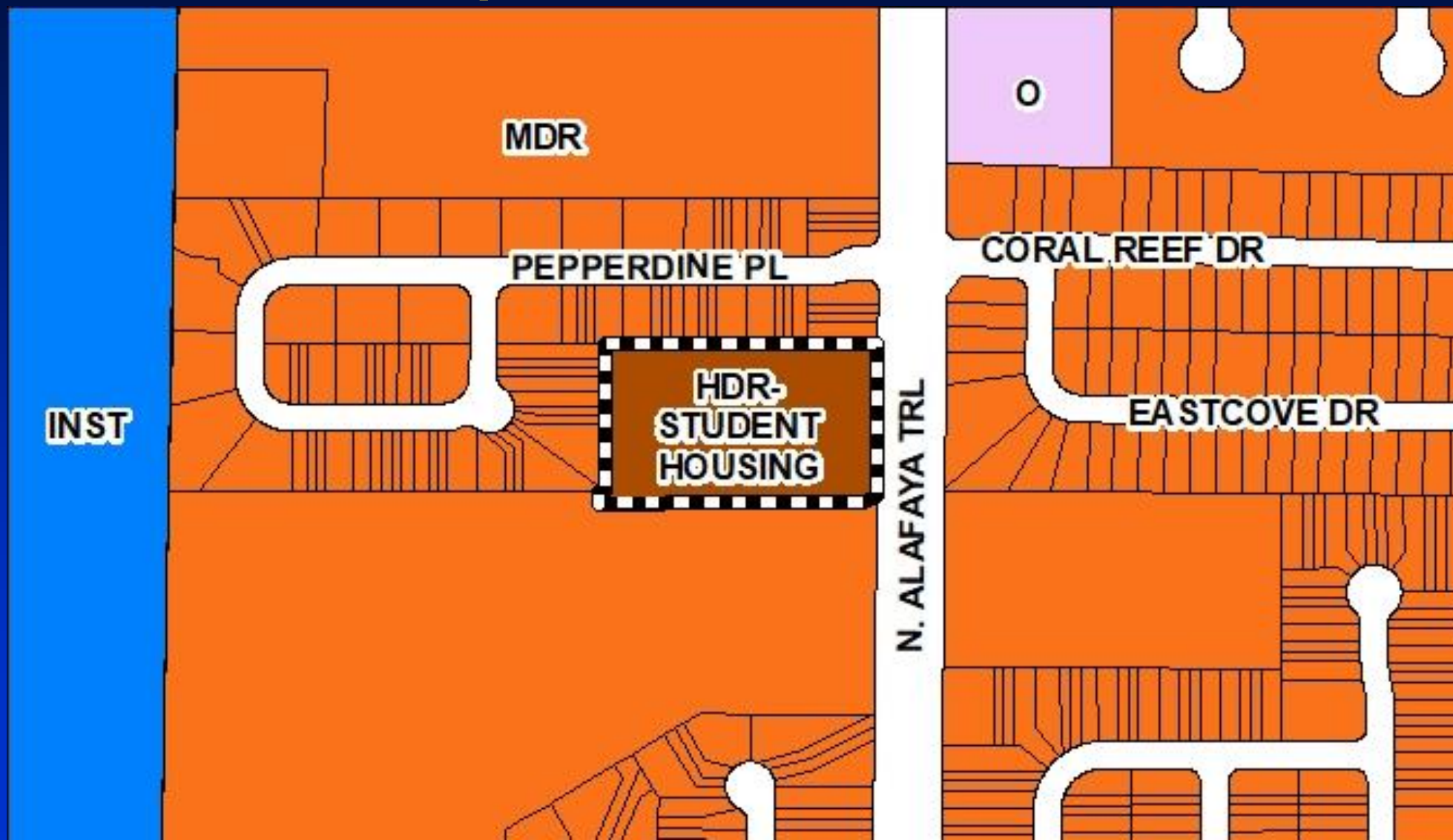
Future Land Use





SS-22-05-047 & LUP-22-07-258

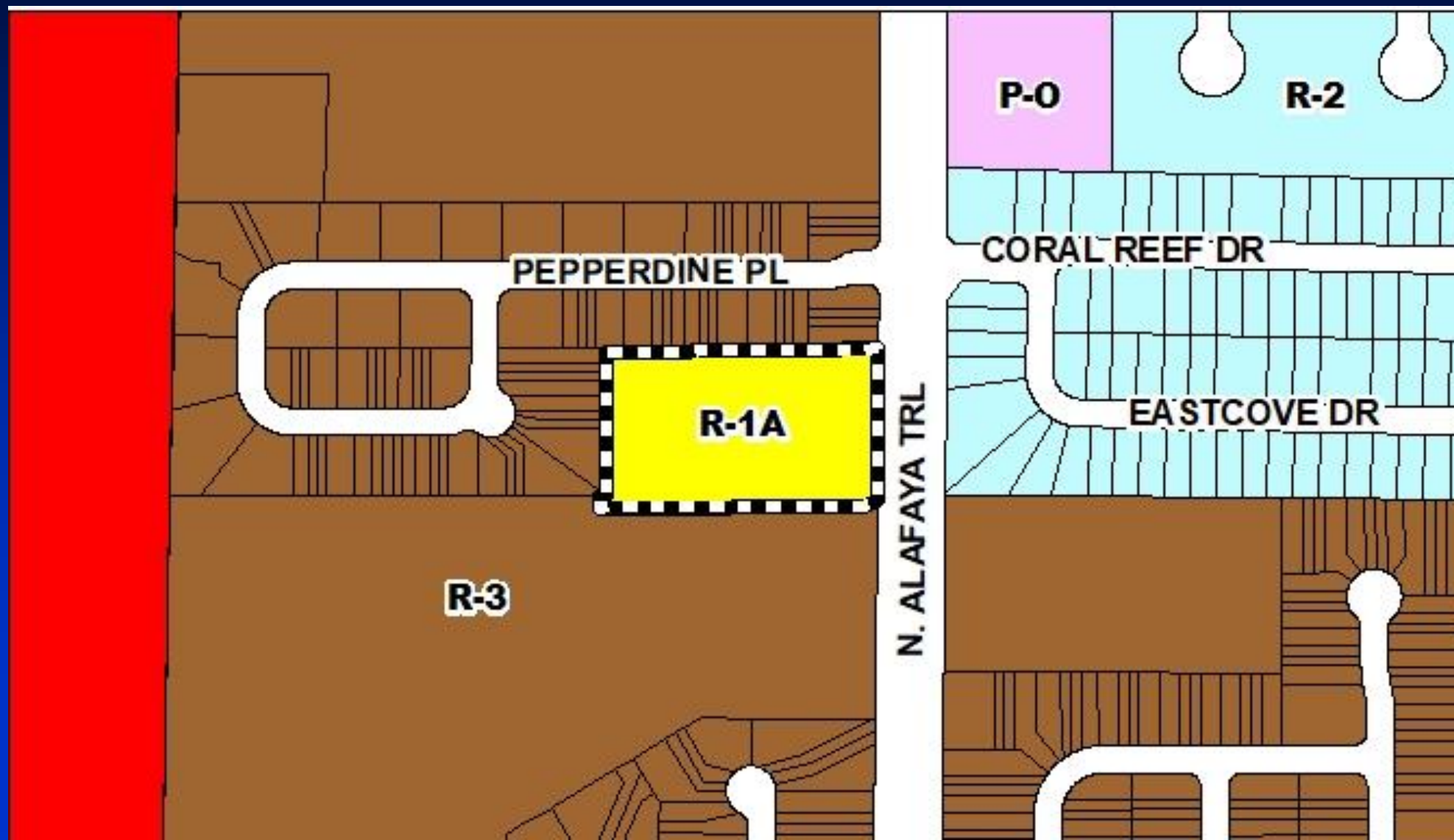
Proposed Future Land Use





SS-22-05-047 & LUP-22-07-258

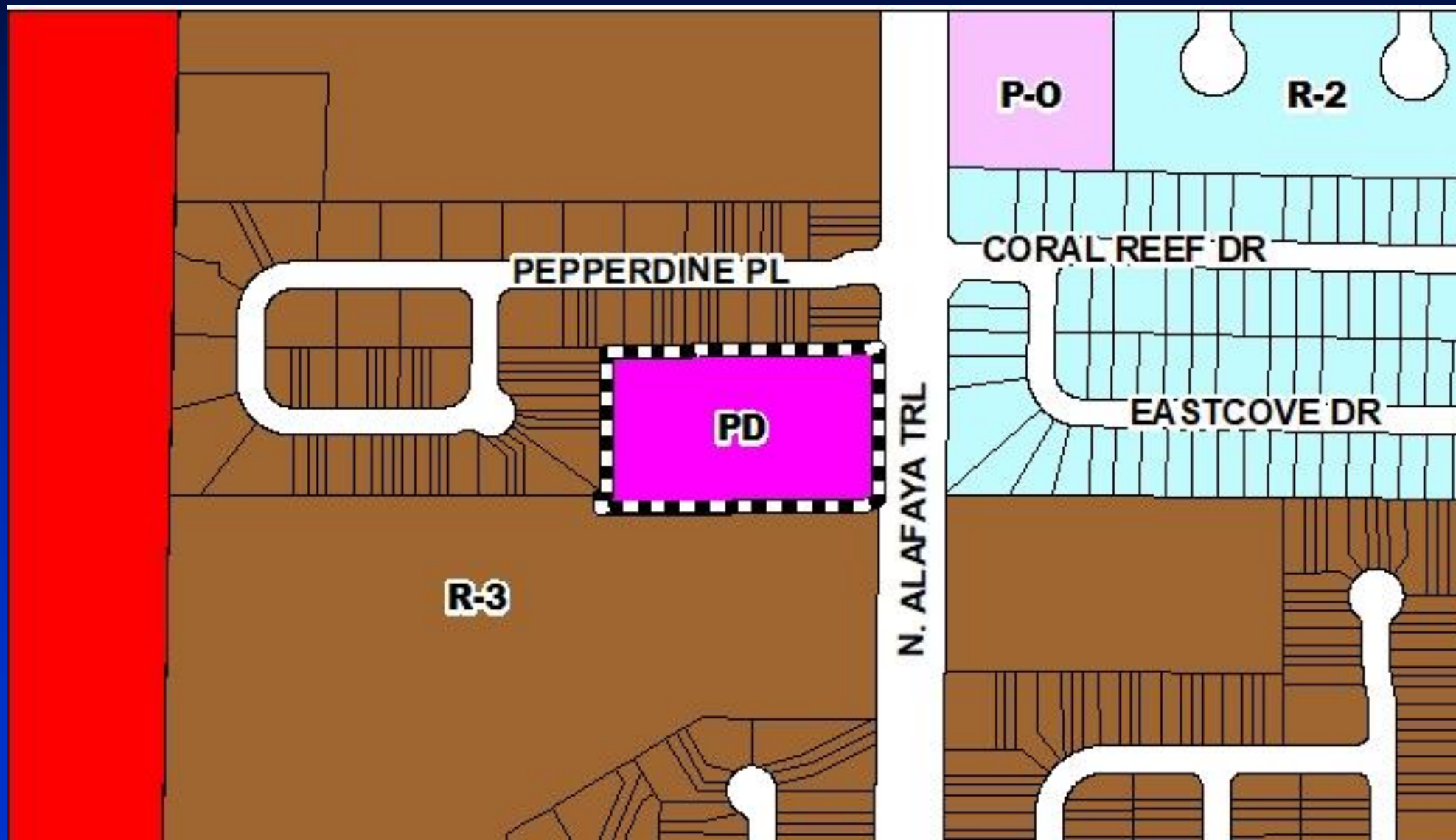
Zoning





SS-22-05-047 & LUP-22-07-258

Proposed Zoning





Waivers from Orange County Code

1. Increase building height of five (5) stories, sixty (60) feet, in lieu of three (3) stories, forty (40) feet.
2. To reduce parking from nine-tenths (0.9) parking spaces per one (1) bedroom in lieu of one (1) parking spaces per one (1) bedrooms.
3. To reduce impervious coverage from eighty (80) percent lot impervious coverage in lieu of seventy (70) percent of the net land area.
4. To reduce active and passive recreation areas to a ratio of 2.2 acres per one thousand (1,000) projected population, in lieu of at a ratio of two and five-tenths (2.5) acres per one thousand (1,000) projected population.
5. To allow a knee wall in lieu of providing a six (6) foot high masonry, brick or block wall whenever a student housing development is located adjacent to any right-of-way.
6. To increase maximum building coverage of all buildings to up to 67% of the gross land area internal to the pd, in lieu of the maximum coverage of all buildings not exceeding 30% of the gross land area.



Community Meeting Summary

September 26, 2022

University High School

▪ **Attendance – 2 Residents**

▪ **General Concerns / Questions:**

- **Access**
- **Parking**
- **Shuttle Service to UCF**



SS-22-05-047 & LUP-22-07-258

SS-22-05-047:

ADOPT

Ordinance:

APPROVE

LUP-22-07-258:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested High Density Residential – Student Housing (HDR- Student Housing) Future Land Use;**
- **APPROVE the associated Small-Scale Ordinance; and**
- **Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of Alafaya Trail Student Housing Planned Development / Land Use Plan (PD / LUP), dated “Received January 9, 2023”, subject to the conditions listed in the staff report.**



SS-22-10-084 & RZ-22-10-085

Applicant: Nora Miller; GrayRobinson, P.A.

Future Land Use Map (FLUM) Request:

From: Low-Medium Density Residential (LMDR)

To: Industrial (I)

Rezoning Request:

From: A-2 (Farmland Rural District) & R-T-2 (Combination Mobile Home and Single-Family Dwelling District)

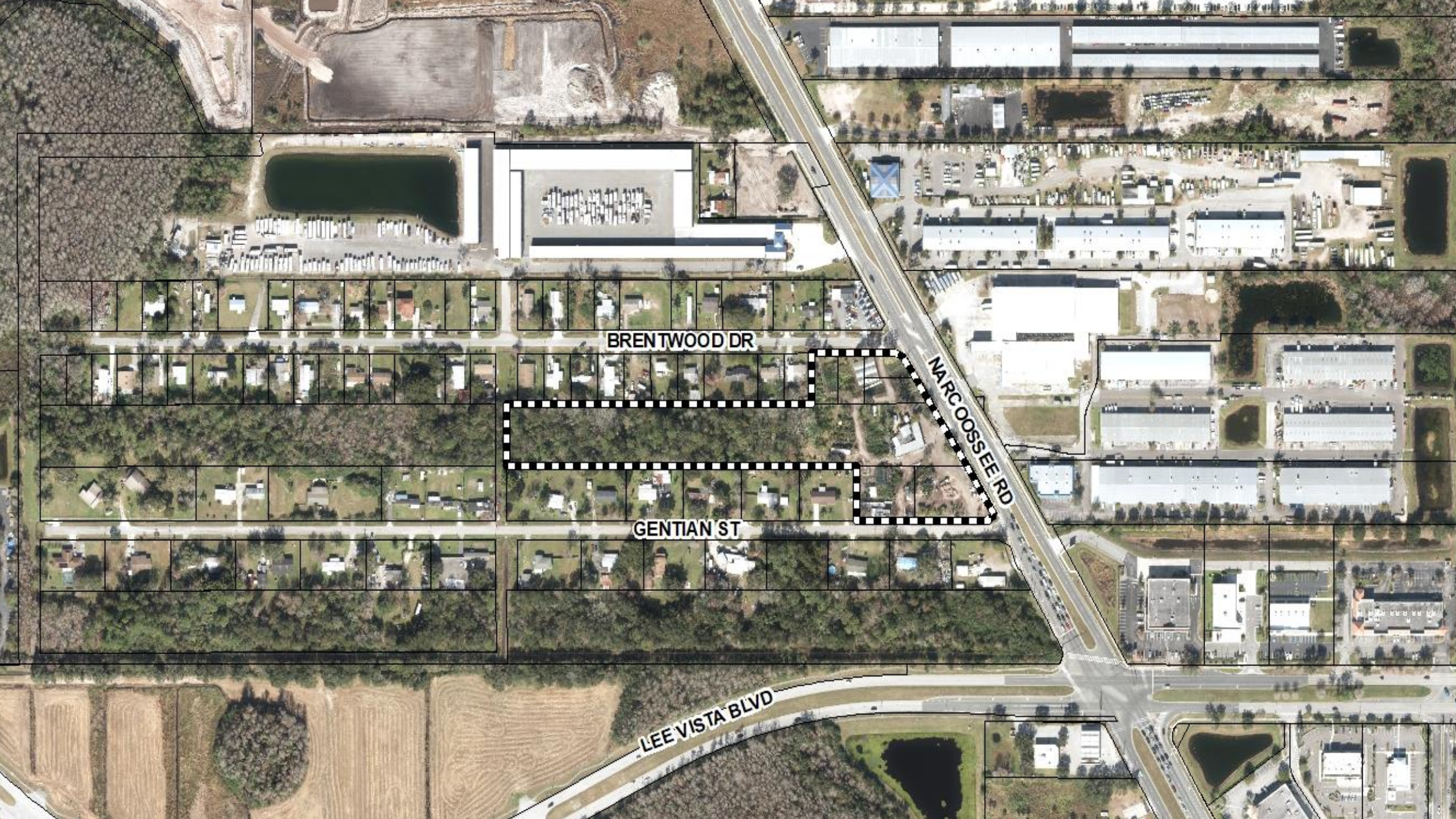
To: I-1/I-5 (Industrial District - Light)

Location: Multiple Addresses; Generally located on the west side of Narcoossee Road, south of Brentwood Drive, and north of Gentian Street.

Acreage: 6.41 gross acres

District: 3





BRENTWOOD DR

GENTIAN ST

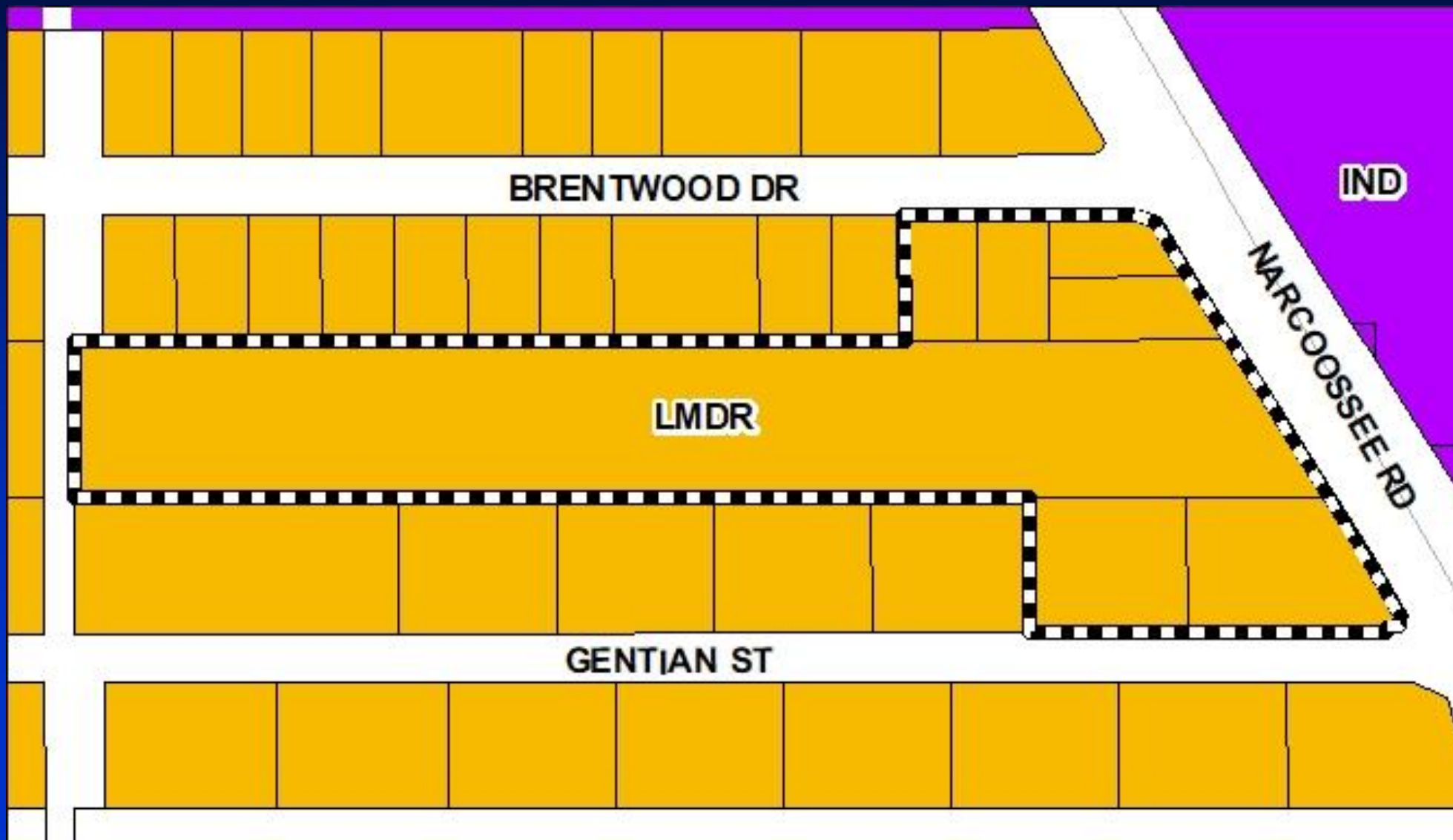
LEE VISTA BLVD

NARCOSSEE RD



SS-22-10-084 & RZ-22-10-085

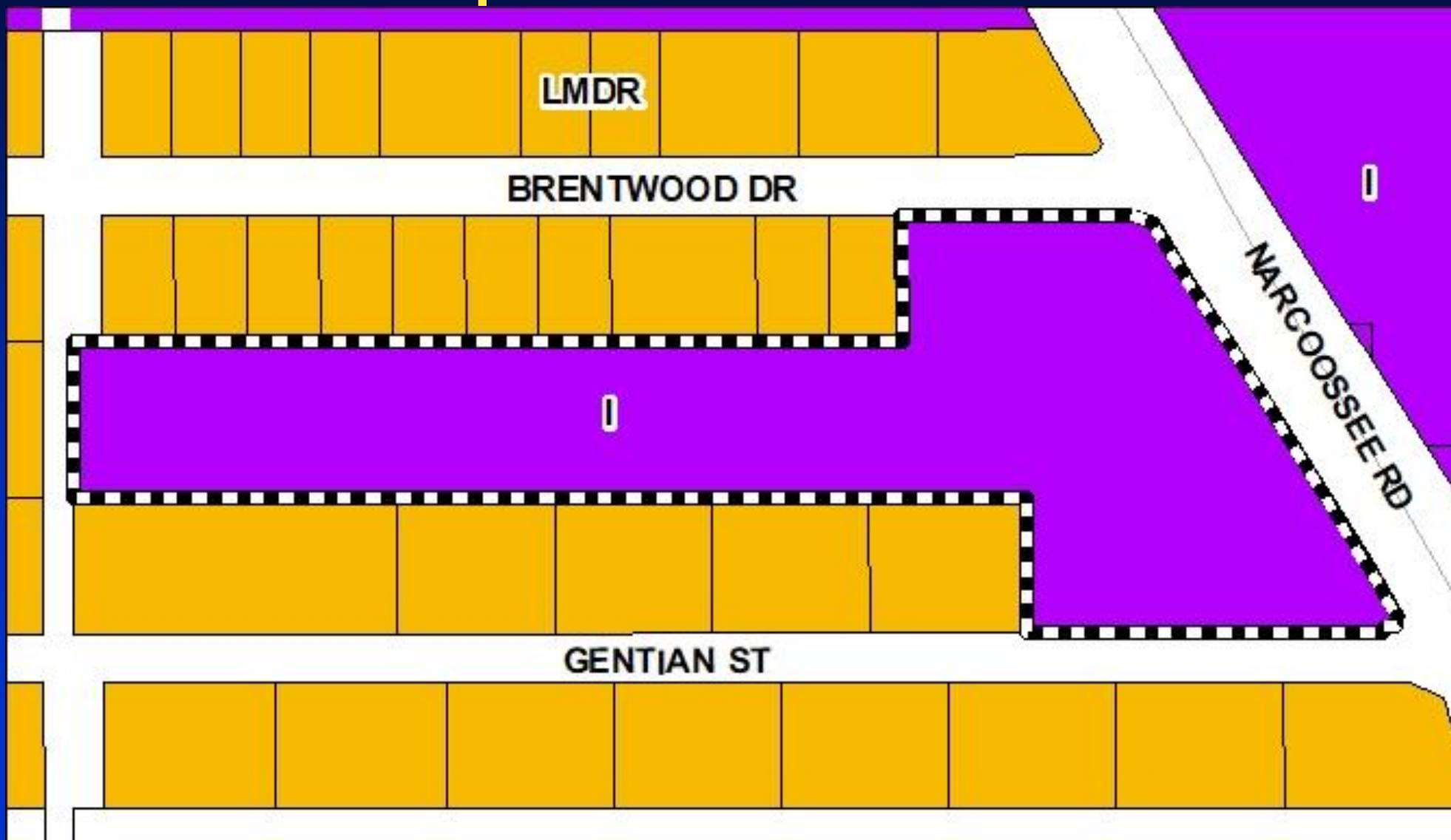
Future Land Use





SS-22-10-084 & RZ-22-10-085

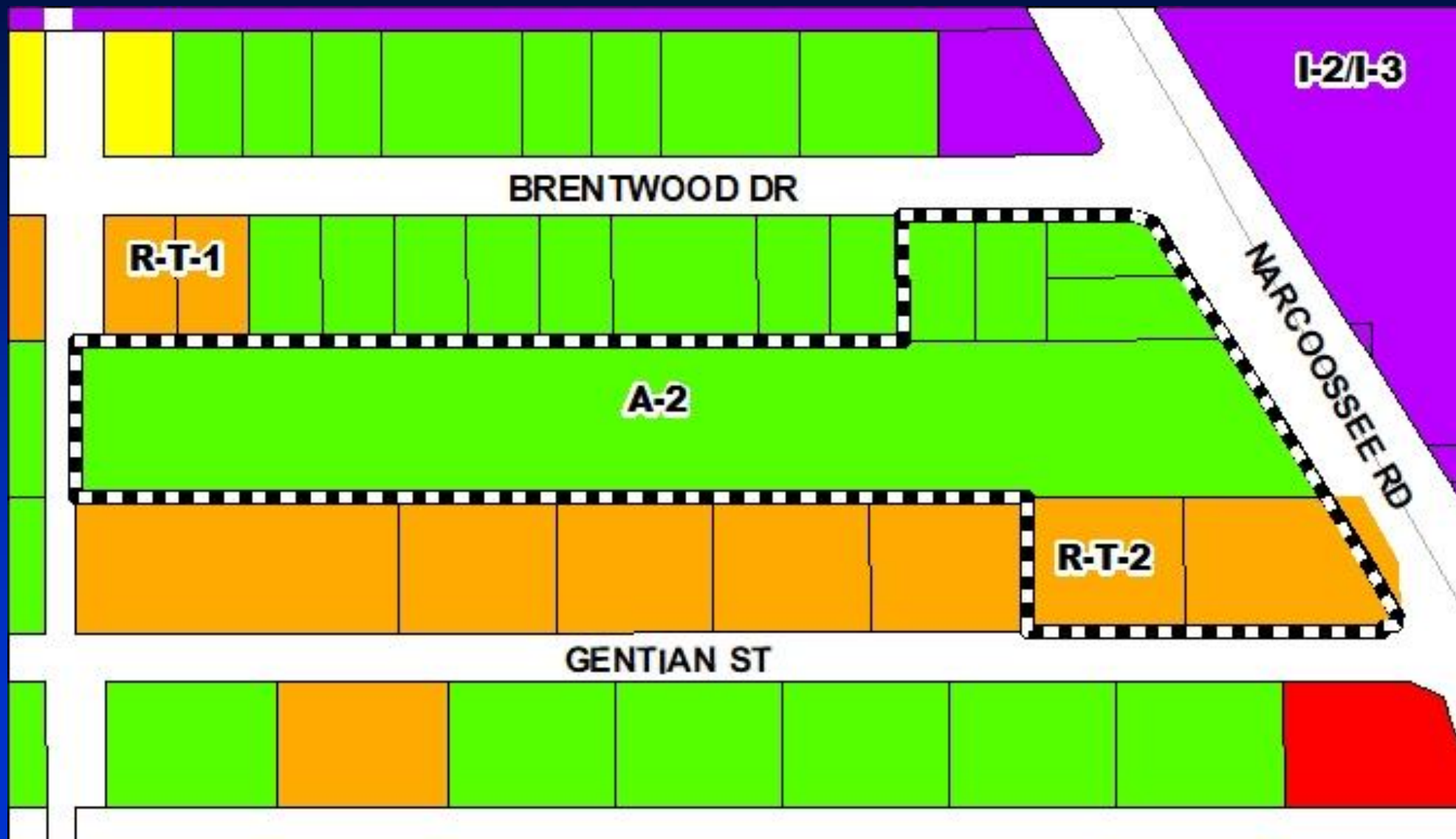
Proposed Future Land Use





SS-22-10-084 & RZ-22-10-085

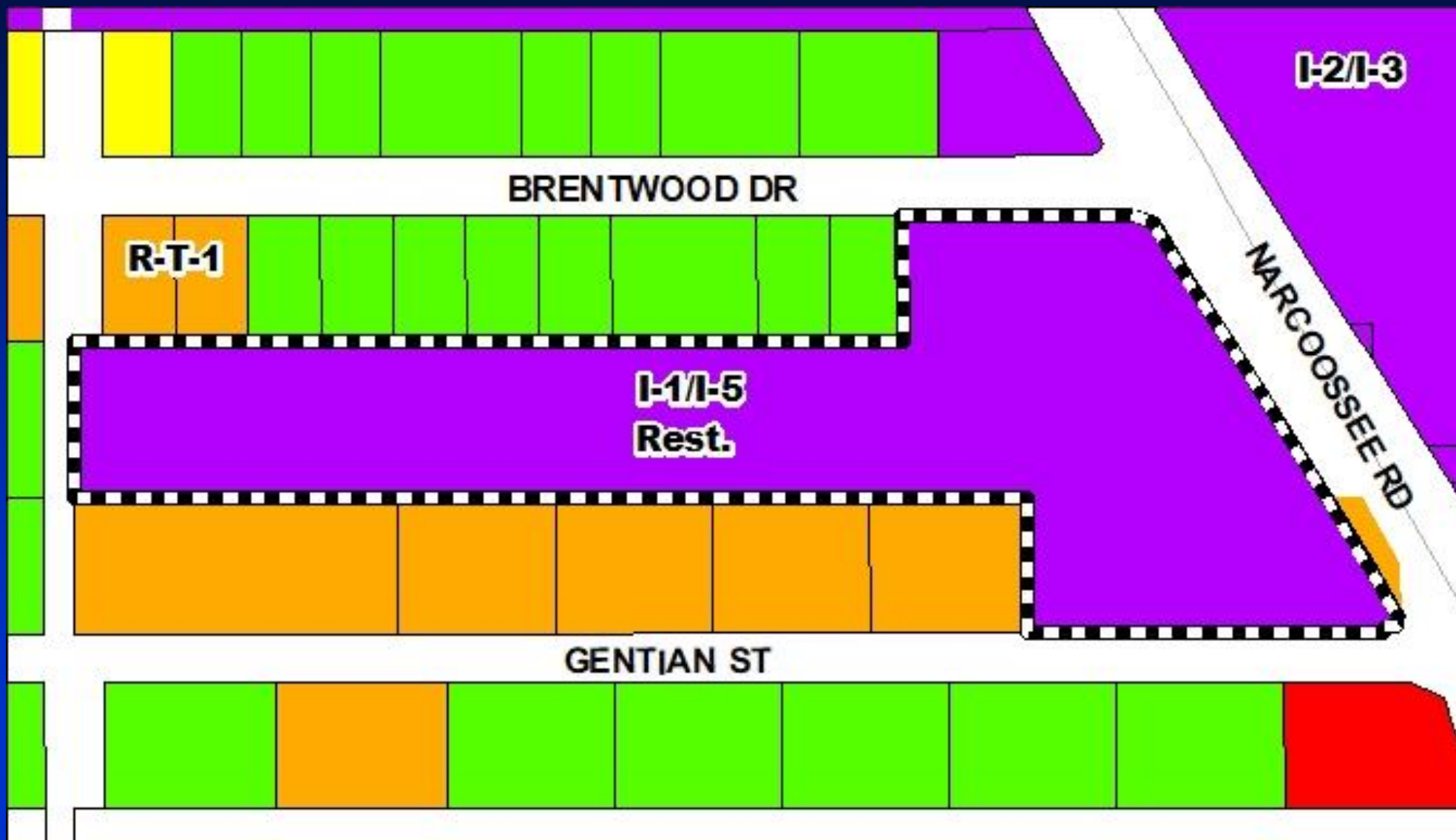
Zoning





SS-22-10-084 & RZ-22-10-085

Proposed Zoning





Community Meeting Summary

February 9, 2023

Odyssey Middle School

- **Attendance – 5 Residents**

- **Concerns/Questions:**
 - **Proposed activity behind residential lots.**



SS-22-10-084 & RZ-22-10-085

SS-22-10-084:

ADOPT

Ordinance:

APPROVE

RZ-22-10-085:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Industrial (IND) Future Land Use;**
- **APPROVE the associated Small-Scale Ordinance; and**
- **APPROVE the requested I-1 / I-5 Restricted (Industrial District Light) zoning subject to five (5) restrictions.**



SS-22-10-084 & RZ-22-10-085

Restrictions:

- 1) A Type B landscape buffer shall be provided adjacent to residential uses.**
- 2) New billboards and pole signs shall be prohibited.**
- 3) There shall be no vertical structures (except for shade structures) or storage or use of hazardous materials (including fertilizers, herbicides, and pesticides) south of Lots 51 through 61 of the Brentwood Plat (those lots on the south side of Brentwood Drive east of Holiday Place);**
- 4) Uses shall be limited to a commercial landscape nursery with wholesale and retail sales; and**
- 5) Cumulative square footage of all buildings shall not exceed 8,000 square feet, not including shade structures.**