

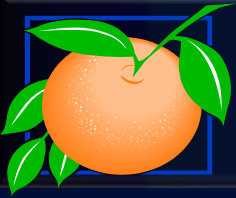


# ***Board of County Commissioners***

## **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

<b>Agent:</b>	Erika Hughes, VHB, Inc.
<b>Owner:</b>	Sutton Grande, LLC
<b>From:</b>	Commercial (C)
<b>To:</b>	Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)
<b>Acreage:</b>	13.56 gross acres / 9.76 net acres
<b>Proposed Use:</b>	Up to 250 multi-family dwelling units
<b>District:</b>	1

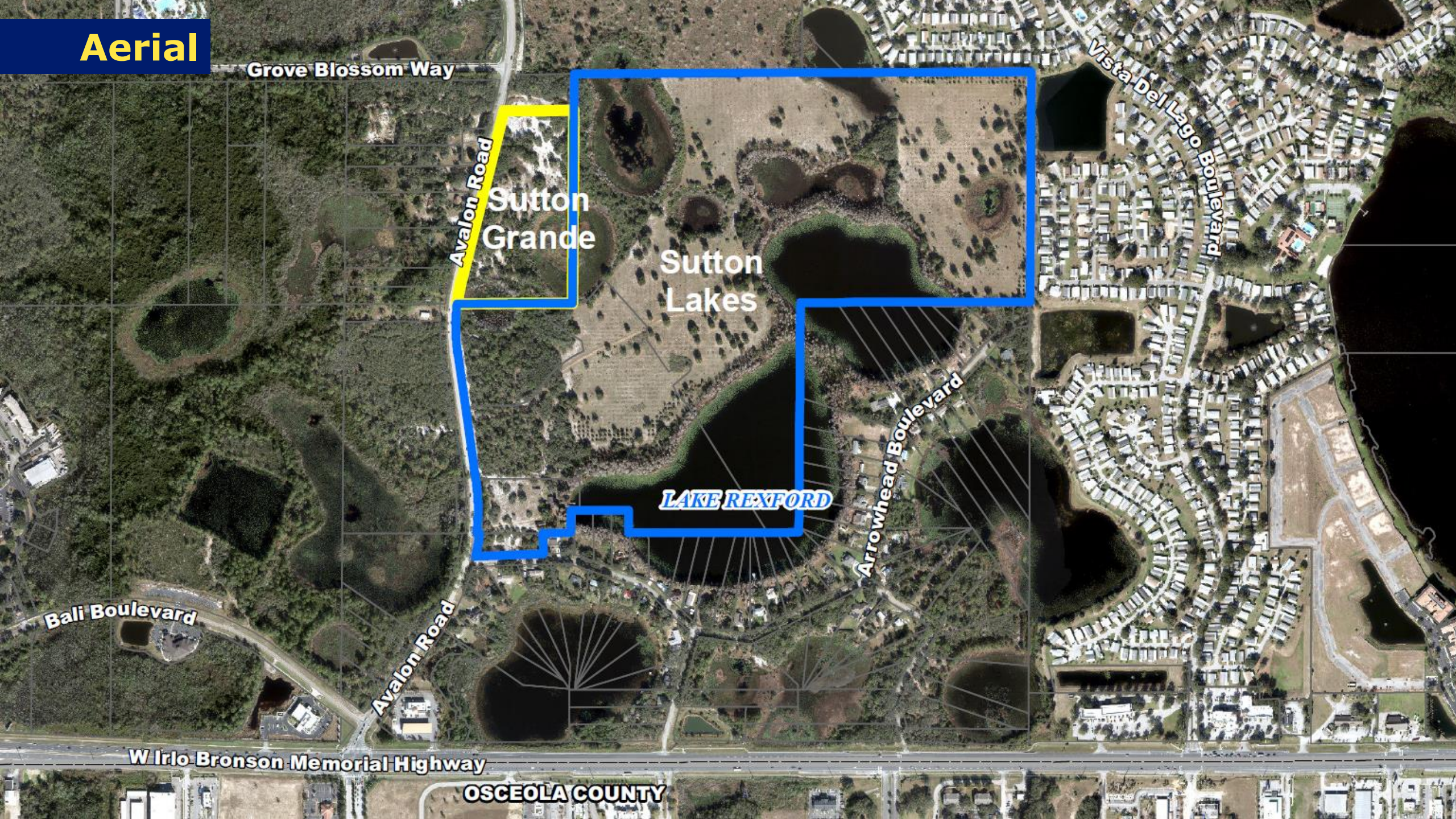


# **Amendment 2023-1-B-FLUE-6**

## **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

Vista Del Lago  
Boulevard

Arrowhead Boulevard

**LAKE REXTFORD**

Avalon Road

Bali Boulevard

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

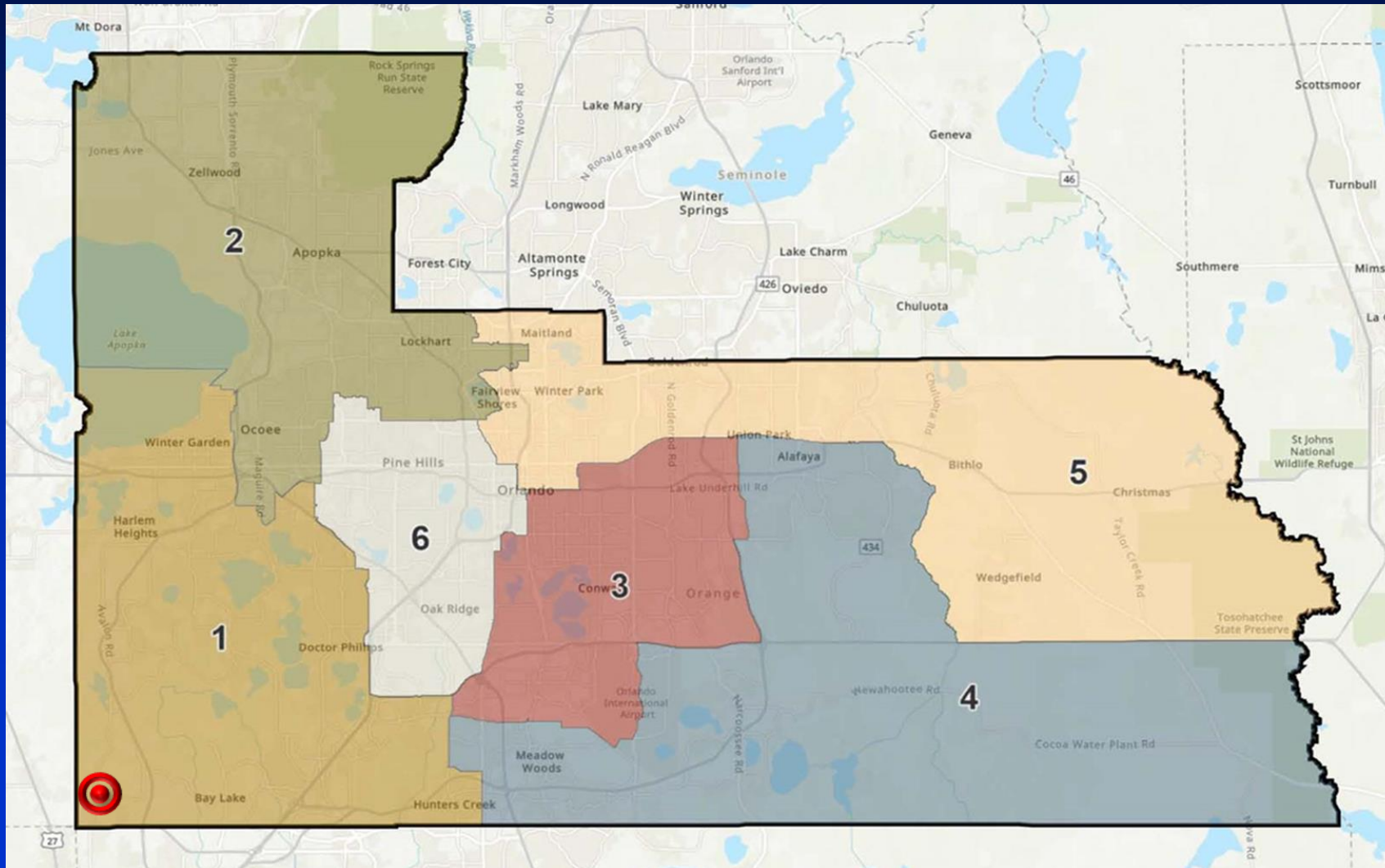
OSCEOLA COUNTY



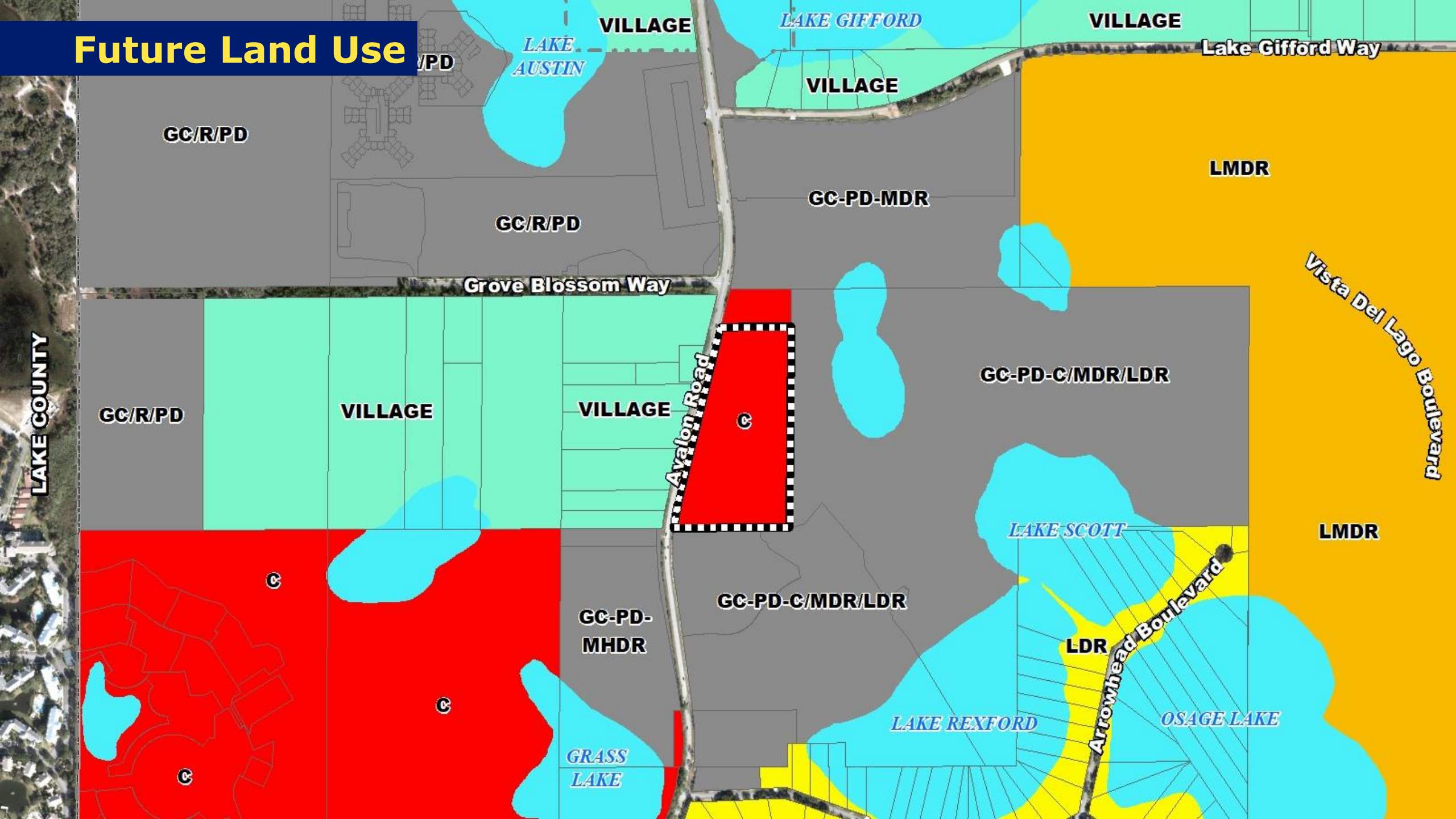
# Amendment 2023-1-A-1-2

# Amendment 2023-1-B-FLUE-6

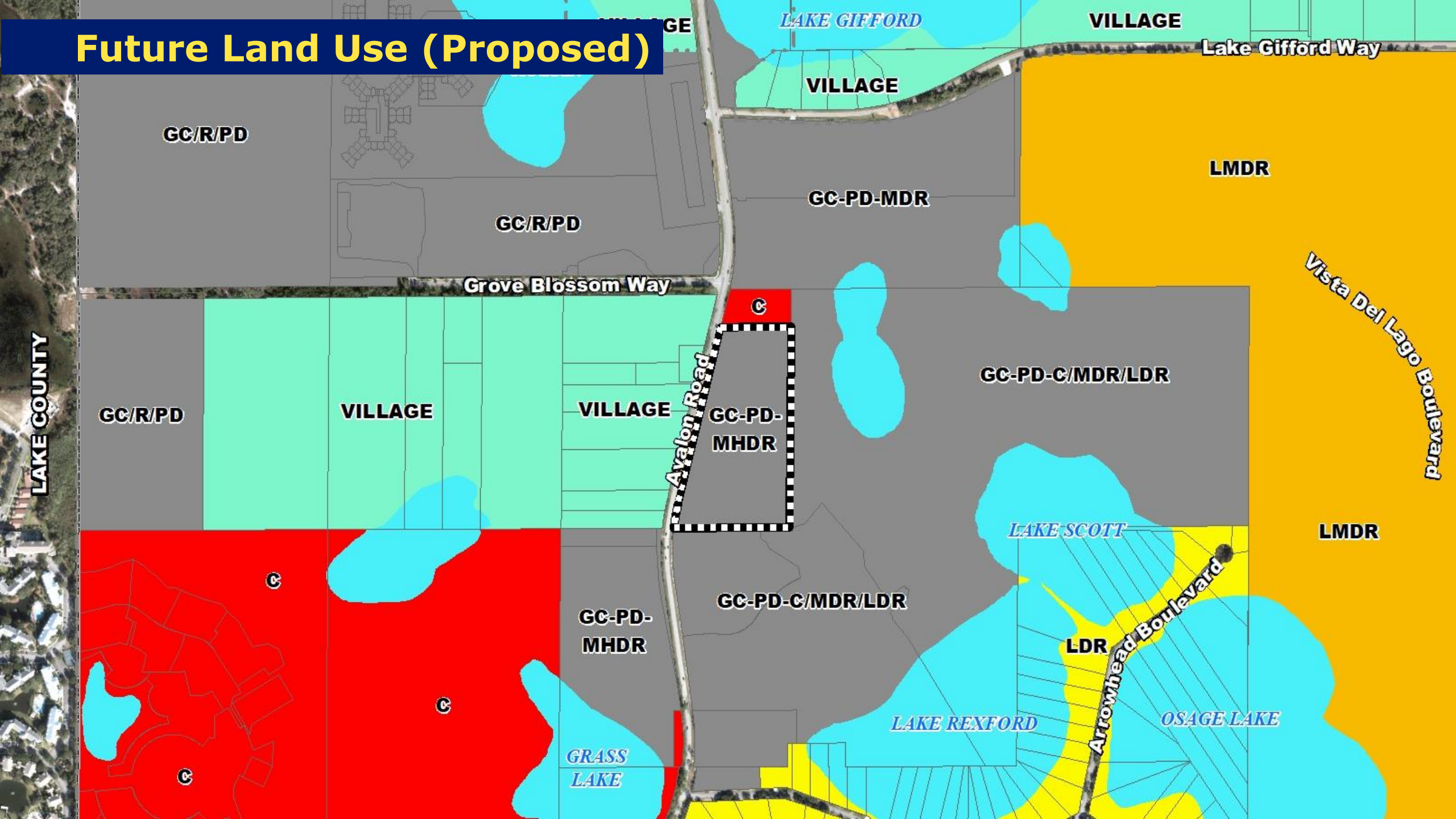
## Location



# Future Land Use

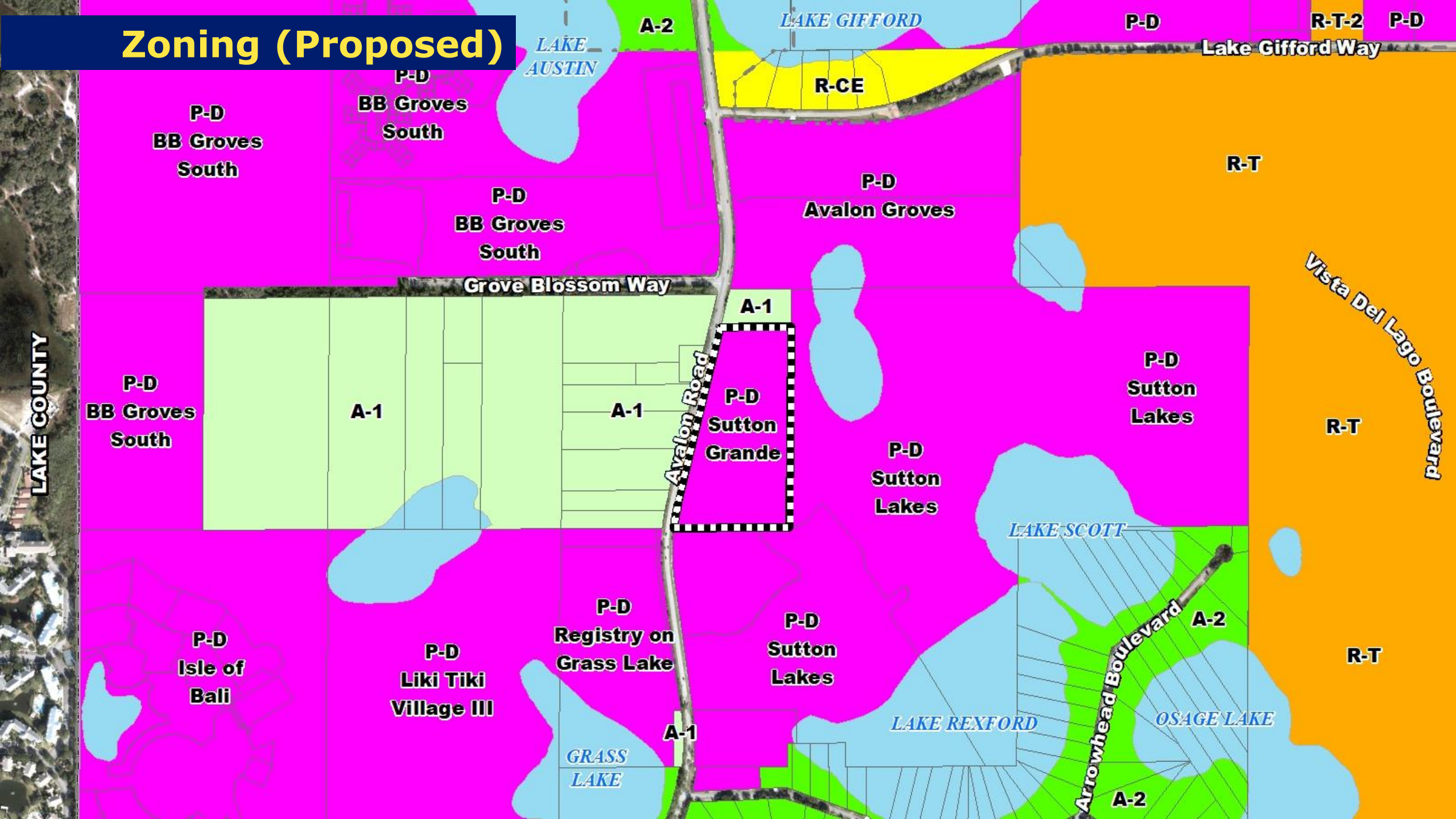


# Future Land Use (Proposed)





# Zoning (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**



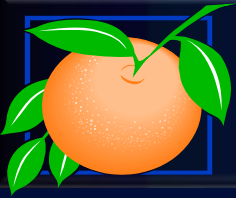
# **Amendment 2023-1-A-1-2 & 2023-1-B-FLUE-6**

**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.***

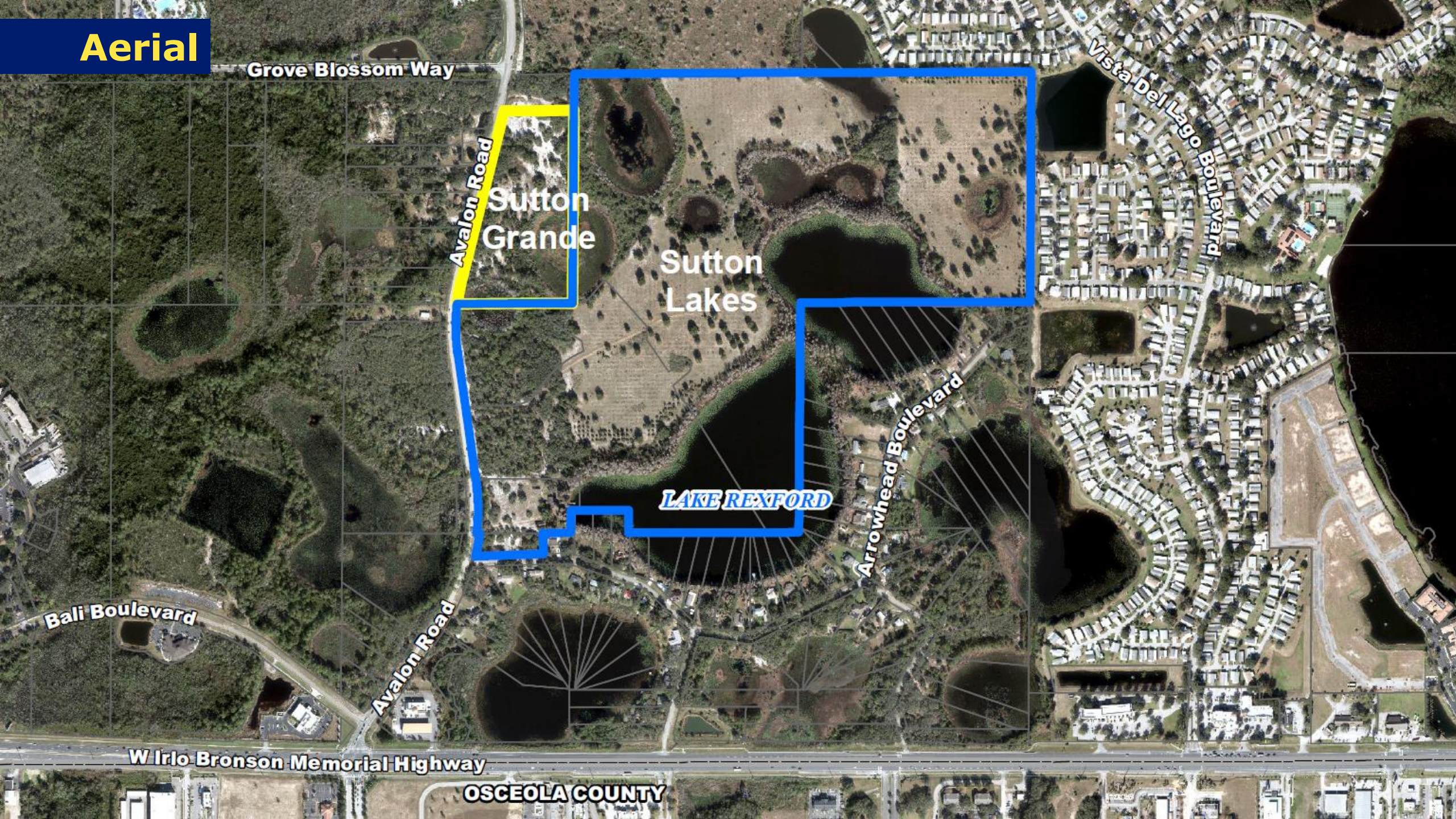
**April 11, 2023  
(Continued from March 7, 2023)**



# **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

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

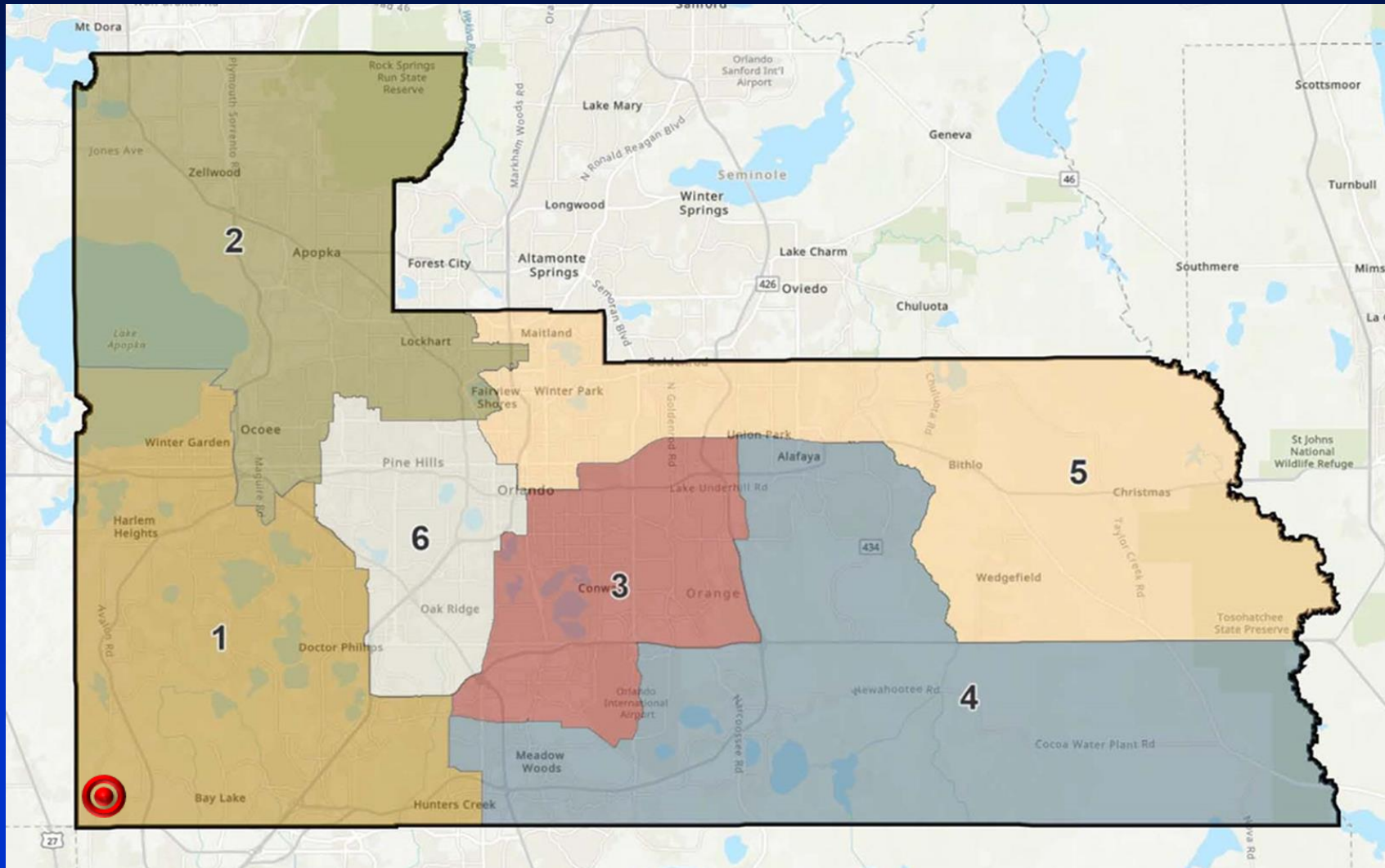
W Irlo Bronson Memorial Highway

OSCEOLA COUNTY

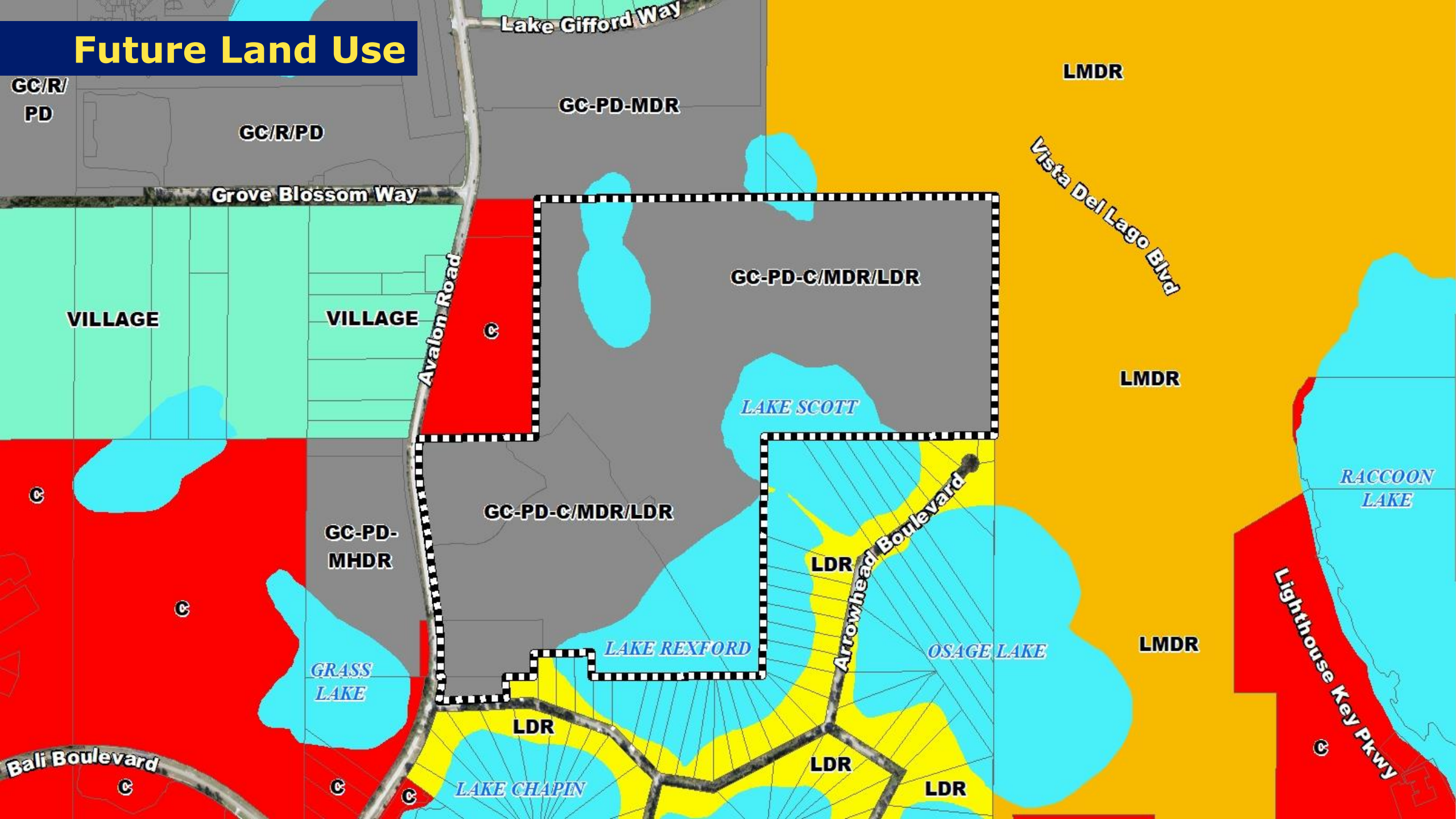


# Amendment 2023-1-P-FLUE-1 (fka 2023-1-A-1-1)

## Location



# 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)

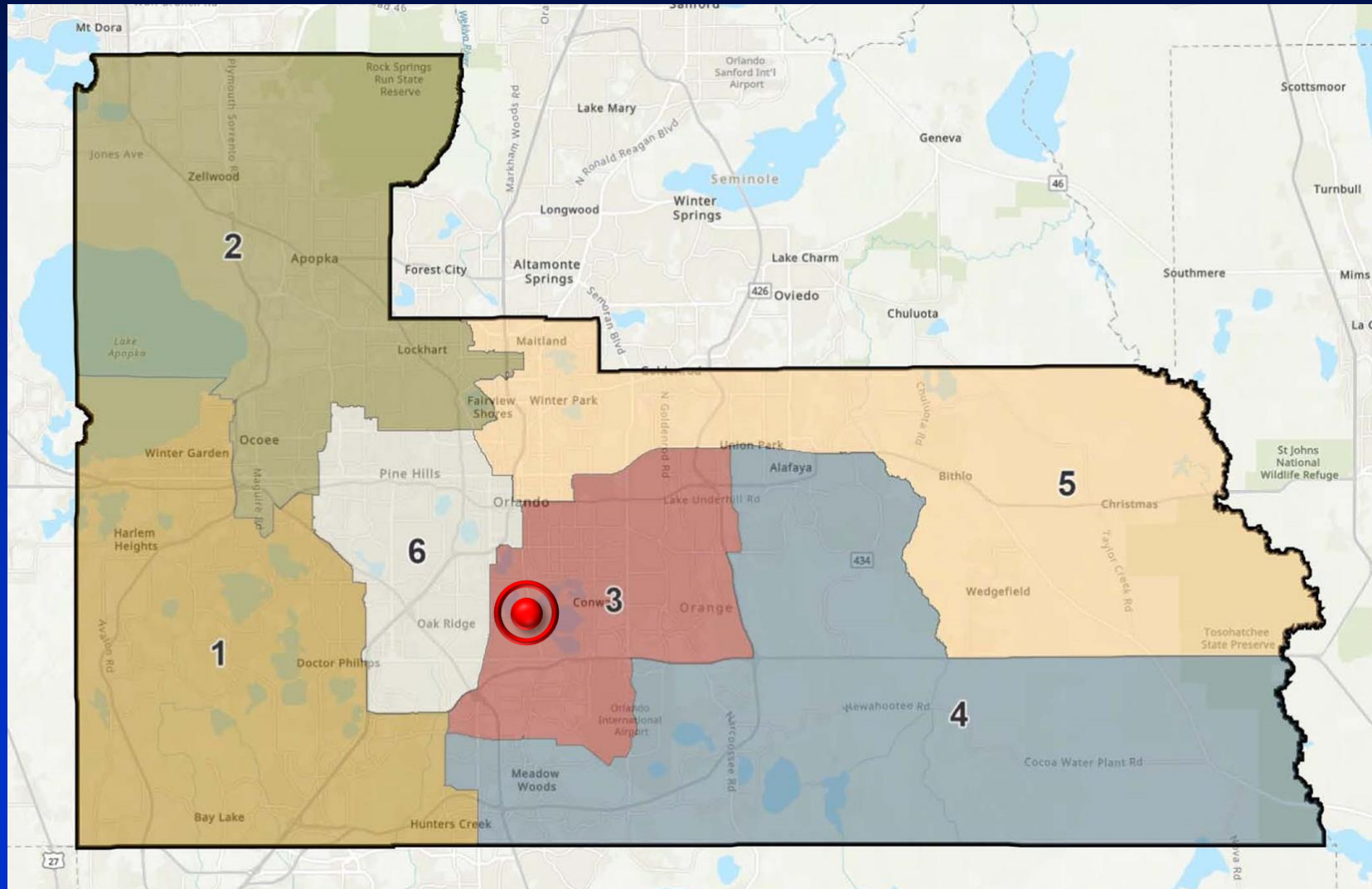
**Location:** 1153 Holden Avenue; Generally located north of Holden Avenue, east of Orange Blossom Trail, and west of Almark Drive

**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

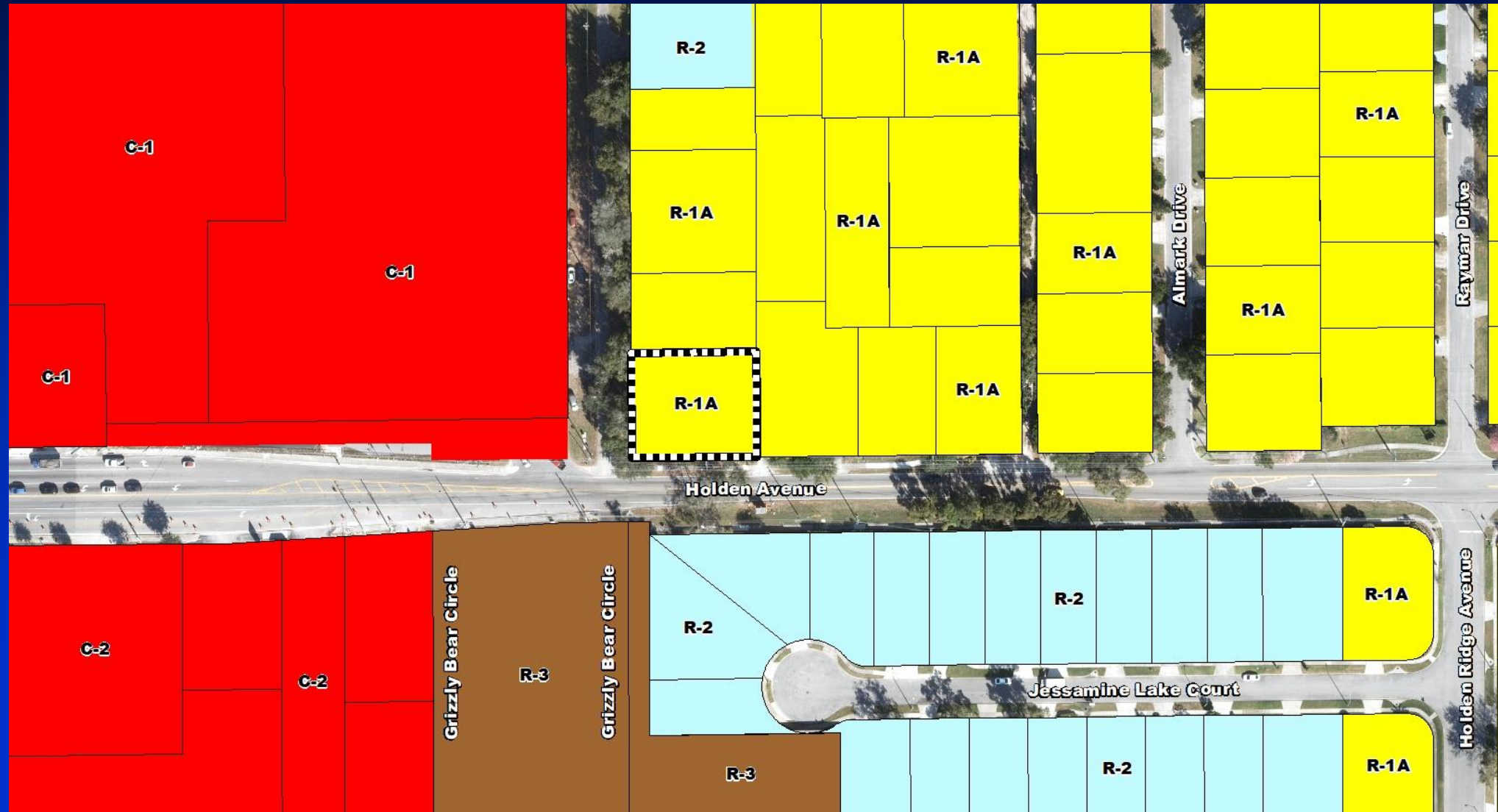
## Proposed Future Land Use





# 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.

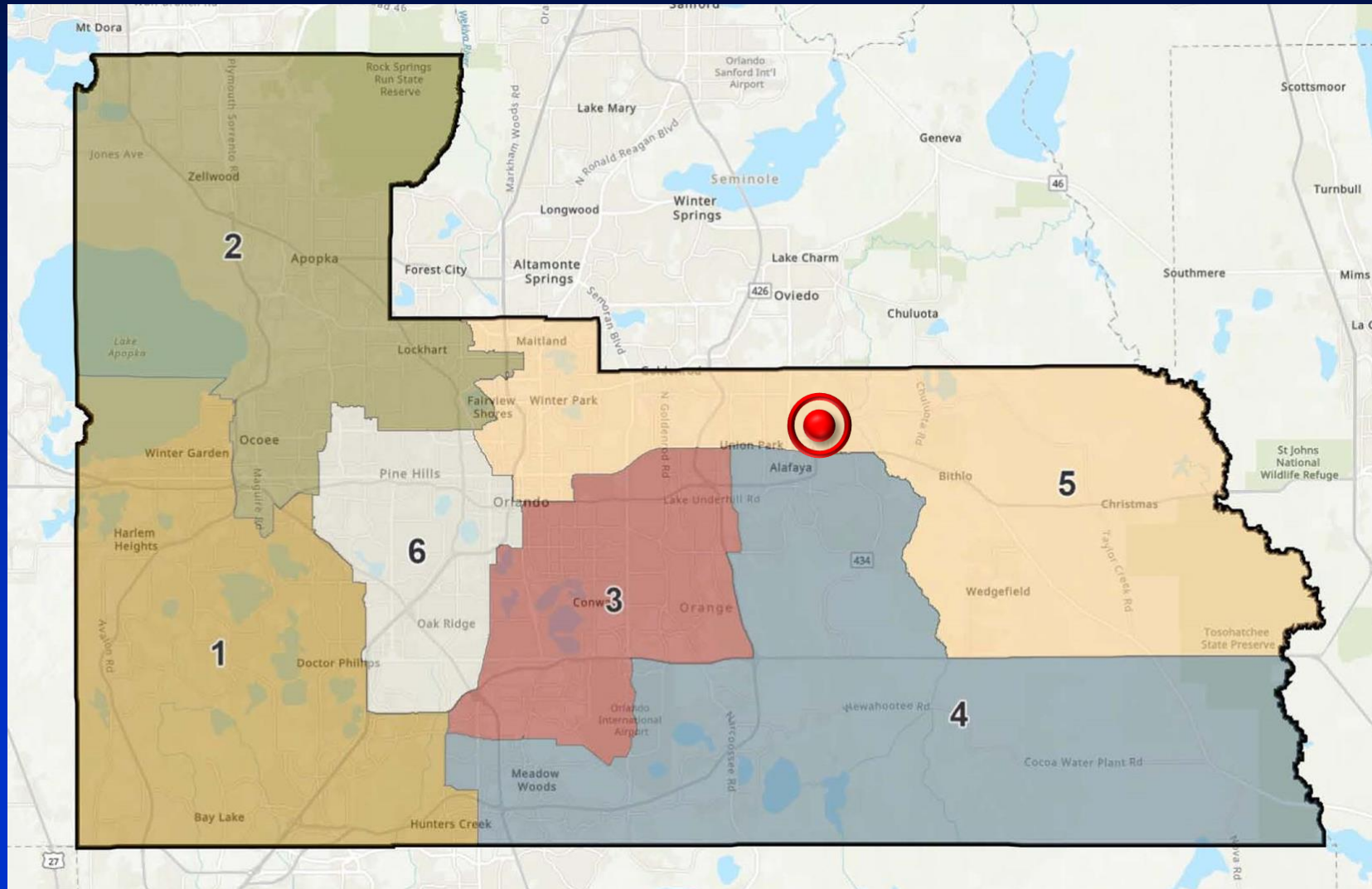
**Acreage:** 3.16 acres

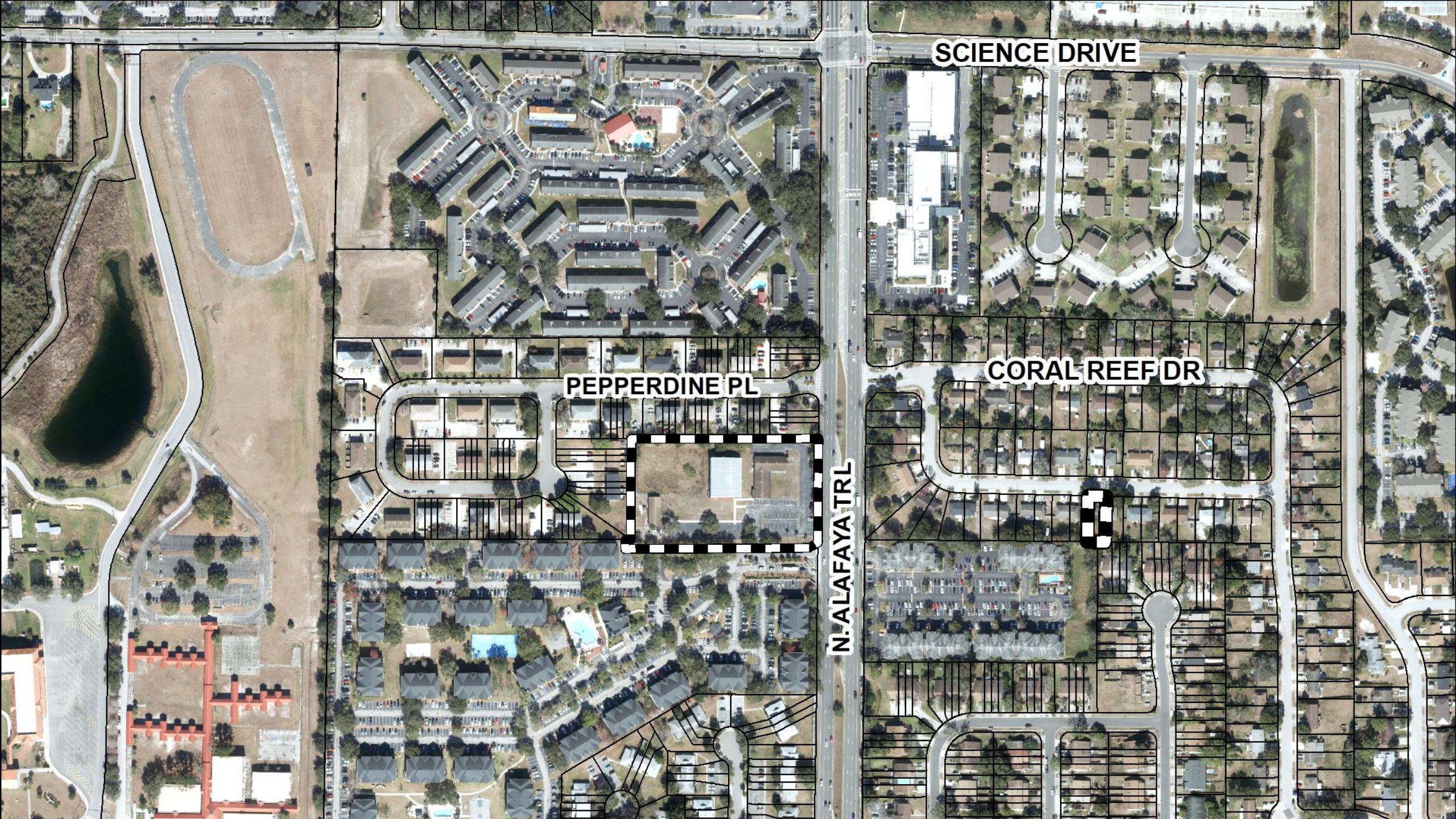
**District:** 5



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

## Location





SCIENCE DRIVE

PEPPERDINE PL

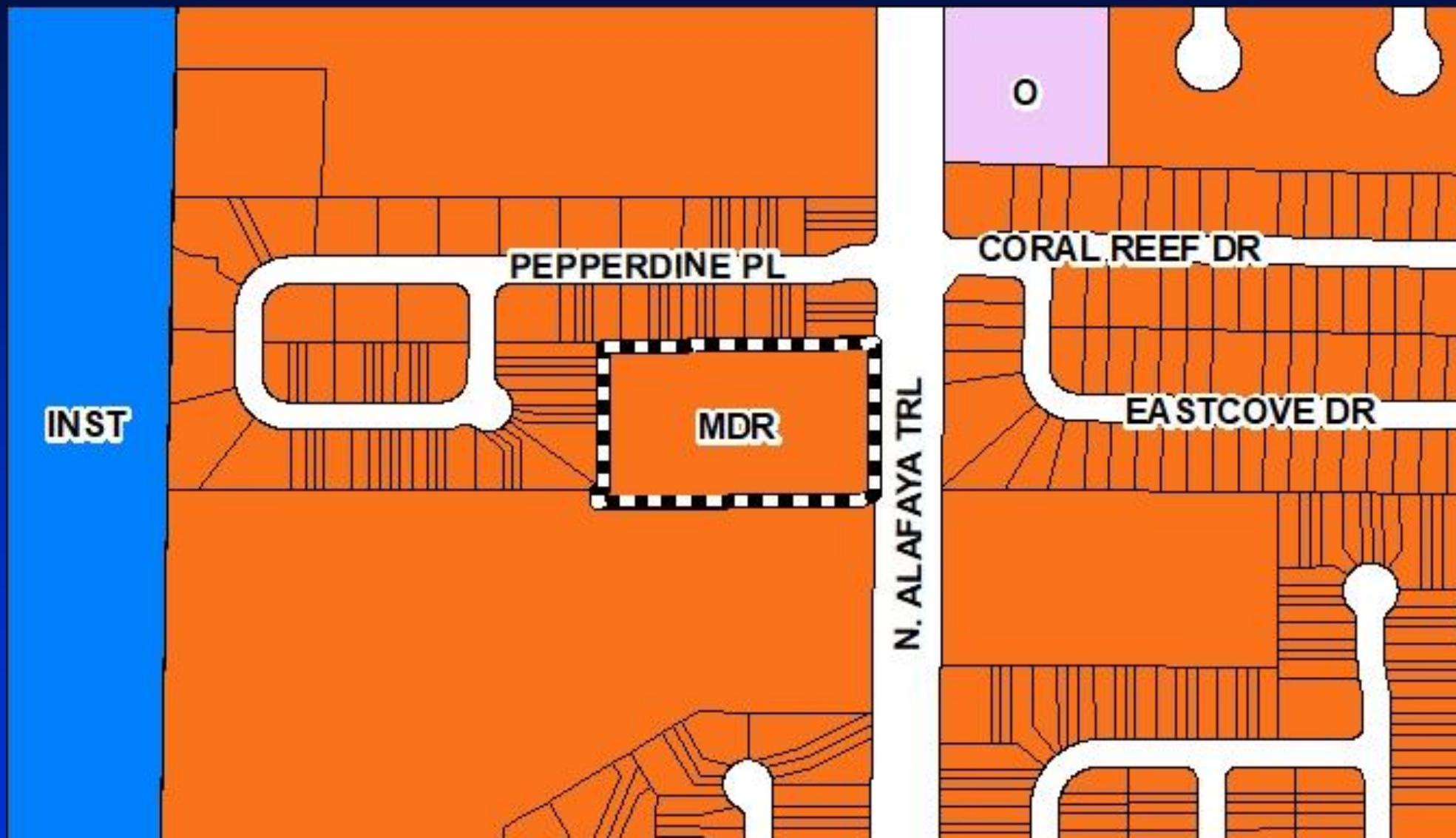
CORAL REEF DR

N. ALAFAYA TRL



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

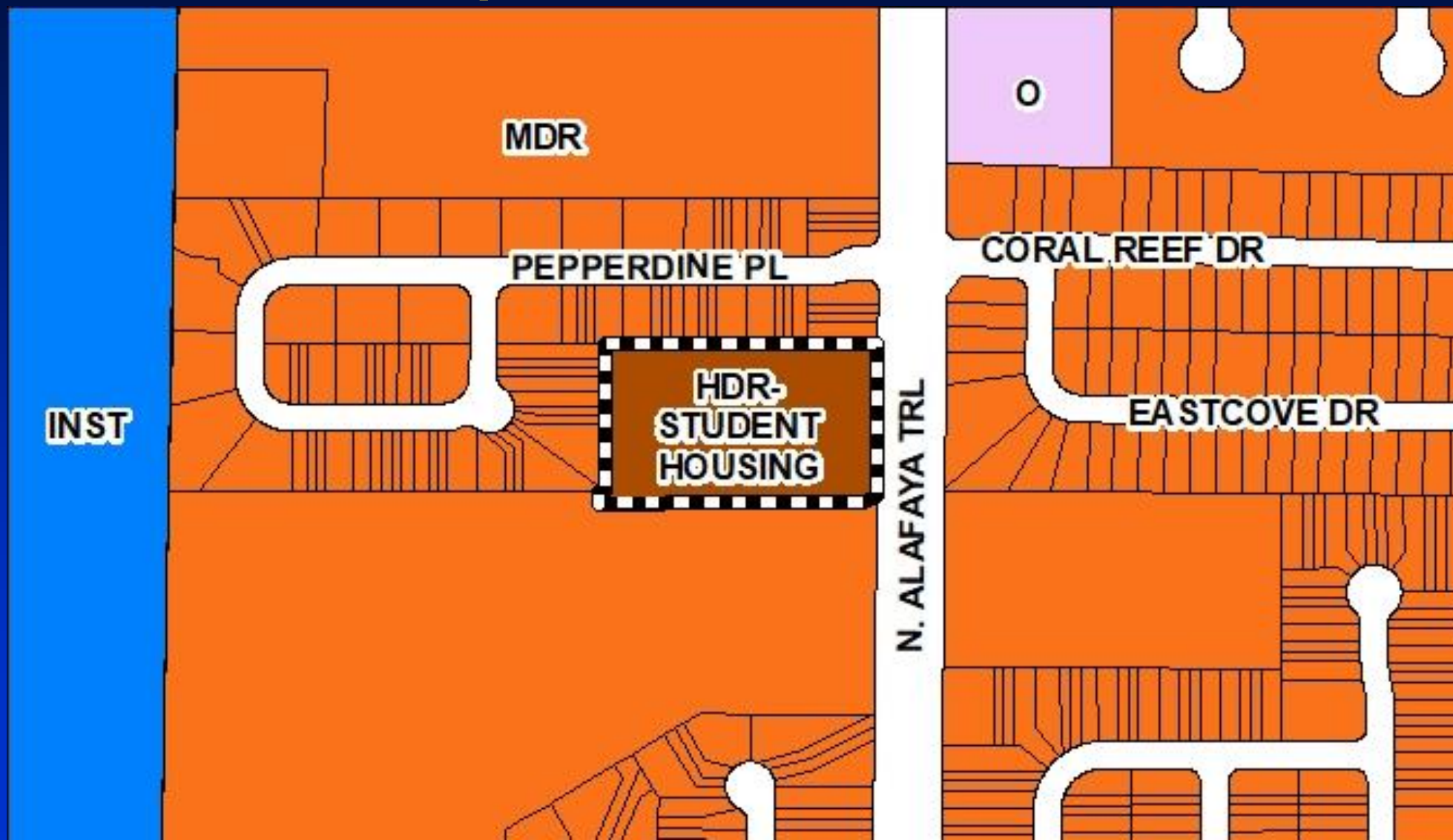
## Future Land Use





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

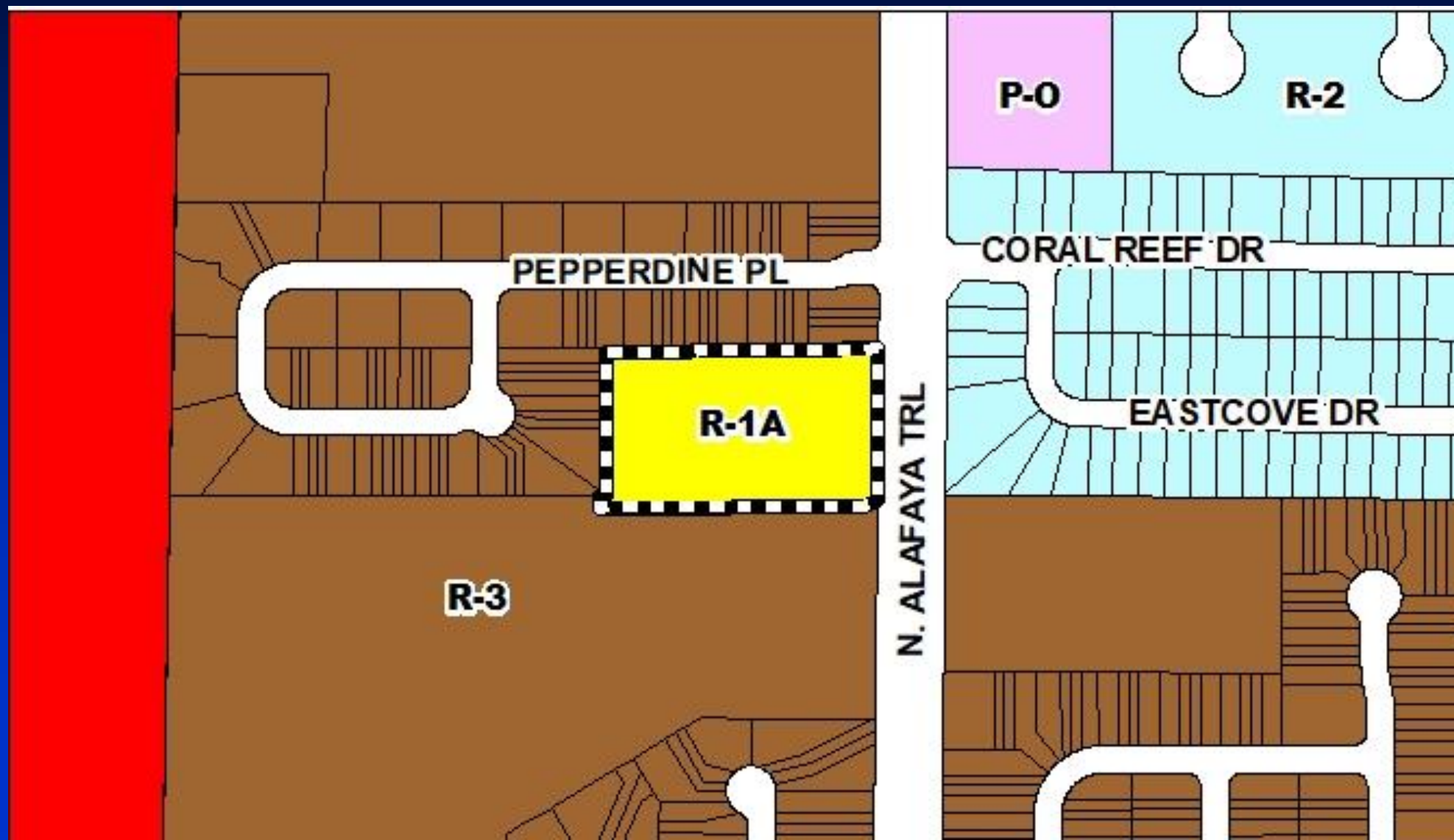
## Proposed Future Land Use





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

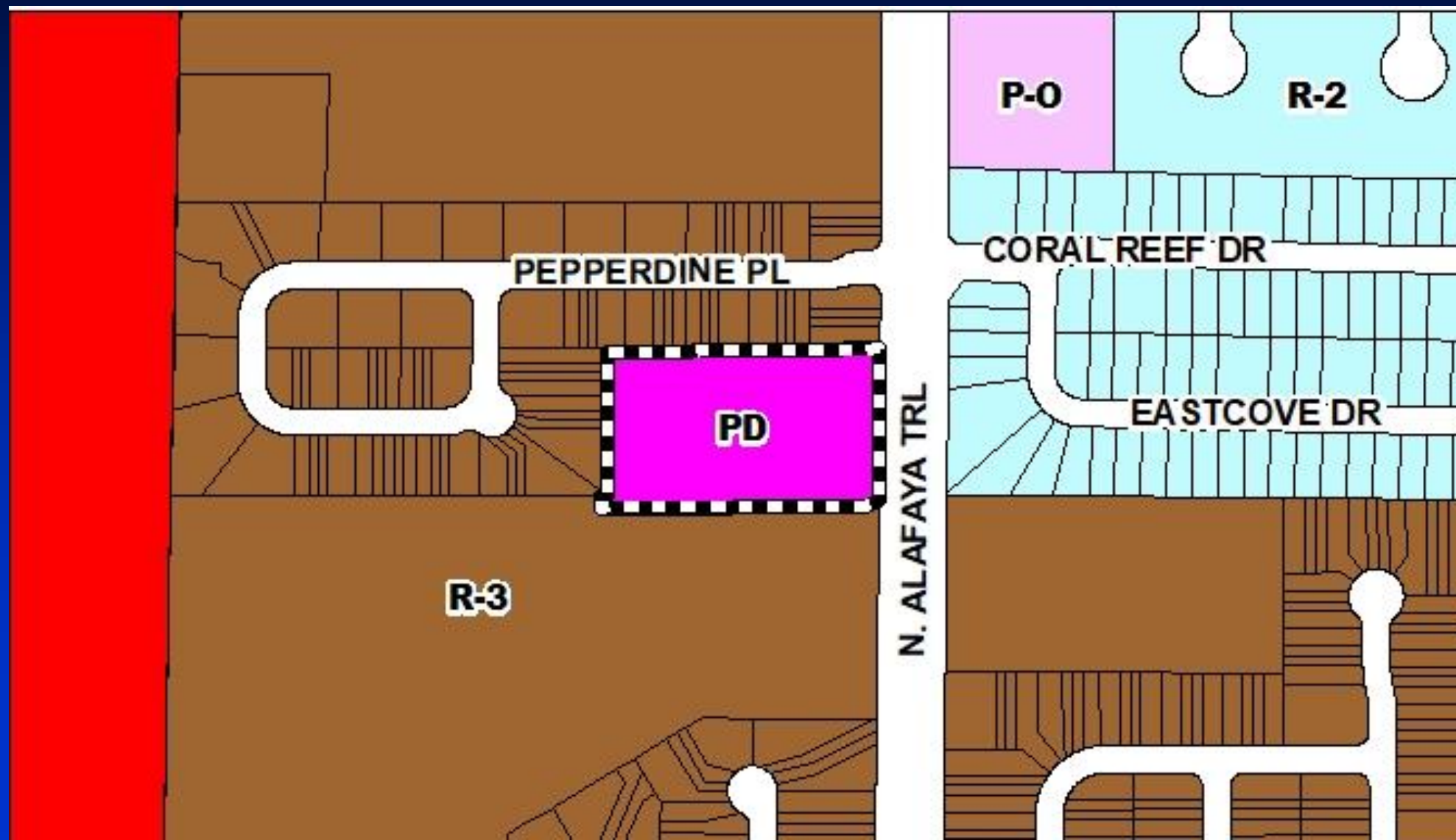
## **Zoning**





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

## Proposed Zoning



	VEHICLE ACCESS LOCATIONS / PEDESTRIAN ACCESS
	PROPERTY BOUNDARY
	INTERIOR PARCEL LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING TREES

③ POMELLO FINE SAND

1. THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE ECONECHATE RIVER PROTECTION ORDINANCE. BASINWATER RECLAMATION SHALL APPLY PER ORANGE COUNTY CODE, CHAPTER 15, ARTICLE 5, SECTION 15-42.
2. PER ORANGE COUNTY CODE SECTION 35-125B (3) A SIX FOOT HIGH MASONRY BLOCK WALL SHALL BE CONSTRUCTED ALONG ALAFAIA TRAIL (STATE ROAD 436) RIGHT-OF-WAY.
3. EXCEPT AS EXISTING, BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED.
4. RECLAIM WATER SERVICE PROVIDER: ORANGE COUNTY UTILITIES (OCU).
5. PRIOR TO DEVELOPMENT PLAN APPROVAL, A TRAFFIC STUDY WILL BE PROVIDED WITH PROJECTED TRAFFIC GENERATION BASED ON ESTABLISHED STANDARDS. THE STUDY SHALL ADDRESS THE IMPACTS OF THE PROPOSED DEVELOPMENT ON CONNECTING ROADWAYS, PUBLIC UTILITIES, INTERSECTION IMPROVEMENTS, RIGHT-OF-WAY AND THIRD LANDS, AND TRAFFIC SIGNAL UPGRADINGS (IF SO WARRANTED).
6. MOBILITY PLAN WILL BE PROVIDED AT DEVELOPMENT PLAN SUBMITTAL.
7. VEHICULAR ACCESS RIGHTS TO ALAFAIA TRAIL WILL BE GRANTED TO ORANGE COUNTY AT THE TIME OF PLATTING.

1. PARCEL ID:	15-22-31-0000-00-030	7. VEHICULAR ACC COUNTY AT THE
2. LAND AREA:		
PARCEL	3.16 ACRES	
TOTAL	3.16 ACRES	
FLOODPLAIN (ZONE X)	0.000 ACRES	
NET DEVELOPABLE AREA:	3.16 ACRES	
3. PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
4. PROPOSED FUTURE LAND USE:	PLANNED DEVELOPMENT - HIGH DENSITY RESIDENTIAL (PD-HDR)	

LAND USE	NET AC	BEDS	UNITS	GROSS DENSITY
STUDENT HOUSING	3.16	600	150	147.46 DU/AC

\*PER SECTION 38-1259(G), FOUR (4) BEDROOMS SHALL COUNT AS ONE (1) MULTIFAMILY DWELLING UNIT TO DETERMINE THE GROSS DENSITY.

6. DEVELOPMENT STANDARDS:	
BUILDING SETBACKS:	<u>REQUIRED</u>
STATE ROAD 434 (ALAFAYA TRAIL)	50 FEET
SIDE:	25 FEET
SIDE:	25 FEET
REAR:	25 FEET
PD:	25 FEET
MAX. BUILDING HEIGHT:	30 FEET, 5.5 STORIES

7. BUFFERING TRACKS BUFFERING	PER ORANGE COUNTY STANDARDS
8. OPEN SPACE PER SECTION 38-1234: MULTI-FAMILY	25%
9. DEVELOPMENT CRITERIA MAX IMPERVIOUS AREA:	80% (WAIVER REQUESTED)
10. SUPPORT SERVICE S: WATER SEWER SERVICE	ORANGE COUNTY UTILITIES ORANGE COUNTY UTILITIES
11. SCHOOL AGE POPULATION	N/A
12. STORMWATER MANAGEMENT:	STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT
13. PHASING:	THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.
14. RECREATION AREA	A WAIVER FOR REQUIRED RECREATION AREA HAS BEEN REQUESTED

REQUIRED RECREATION AREA: 150 UNITS X (2.1 PPL/DU) = 315 PPL.  
315 PPL X (2.5 ACRES/1,000 PPL) = 0.78 ACRES = 34,303 SF  
PROPOSED RECREATION AREA: 315 PPL X (2.2 ACRES/1,000 PPL) = 0.69 ACRES = 30,066 SF

Existing FLU Zoning Allowance										
Daily	Land Use	ITE LUC	Acres	Size	ITE Trip Rate <sup>1</sup>	Daily Trip Generation				
						Total	In <sup>2</sup>	Out <sup>3</sup>		
	Medium Density Residential (20 DU per acre)	220	3.16	63 DU	7.61	478	80%	240	50%	2
	<b>Total Generated Trips</b>					<b>478</b>	<b>240</b>	<b>238</b>		
PM Peak	Land Use	ITE LUC	Acres	Size	ITE Trip Rate <sup>1</sup>	PM Peak Hour Trip Generation				
						Total	In <sup>2</sup>	Out <sup>3</sup>		
	Medium Density Residential (20 DU per acre)	220	3.16	63 DU	0.70	48	63%	30	37%	18
	<b>Total Generated Trips</b>					<b>48</b>	<b>30</b>	<b>18</b>		
Proposed FLU Zoning Allowance										
Daily	Land Use	ITE LUC	Acres	Size	ITE Trip Rate <sup>1</sup>	Daily Trip Generation				
						Total	In <sup>2</sup>	Out <sup>3</sup>		
	Off Campus Student Apartment (Low-Rise) (112 new from Campus)	225	3.16	600 BR	3.95	2,375	30%	1,188	50%	1,188
	<b>Total Generated Trips</b>					<b>2,375</b>	<b>1,188</b>	<b>1,188</b>		
PM Peak	Land Use	ITE LUC	Acres	Size	ITE Trip Rate <sup>1</sup>	PM Peak Hour Trip Generation				
						Total	In <sup>2</sup>	Out <sup>3</sup>		
	Off Campus Student Apartment (Low-Rise) (112 new from Campus)	225	3.16	600 BR	0.31	186	50%	97	45%	89
	<b>Total Generated Trips</b>					<b>186</b>	<b>97</b>	<b>89</b>		
Maximum Additional Trips										
Daily New External Trips (Proposed - Existing)						1,807	948	949		
PM Peak New External Trips (Proposed - Existing)						138	67	71		

Notes: <sup>1</sup> Vehicle trip rate and directional splits per date and procedures outlined in ITE Trip Generation Manual, 11th Edition



GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 15, 30, and 60. The segments between 0 and 15, 15 and 30, and 30 and 60 are shaded black.

ZONING: R-3  
(ALL PROPERTIES NORTH)  
USE: MULTI-FAMILY (ALL  
PROPERTIES NORTH)

ZONING: R-3  
(ALL PROPERTIES  
WEST)  
USE MULTI-FAMILY  
(ALL PROPERTIES  
WEST)

(PER SOIL SURVEY)

N. ALAFAYA TRAIL

**N. ALAFAYA TRAIL**  
122.00' RIGHT OF WAY  
PER FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT-OF-WAY MAP OF STATE RD. NO. 436/ALAFAYA TRAIL  
DATE: 07/20/2004 SCALE: 1"=50'-0"

ZONING: R-2  
(ALL PROPERTIES  
EAST)  
USE: MULTI-FAMILY  
(ALL PROPERTIES  
EAST)

ZONING: R-3  
(ALL PROPERTIES SOUTH)  
USE: MULTI-FAMILY (ALL  
PROPERTIES SOUTH)



## 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)

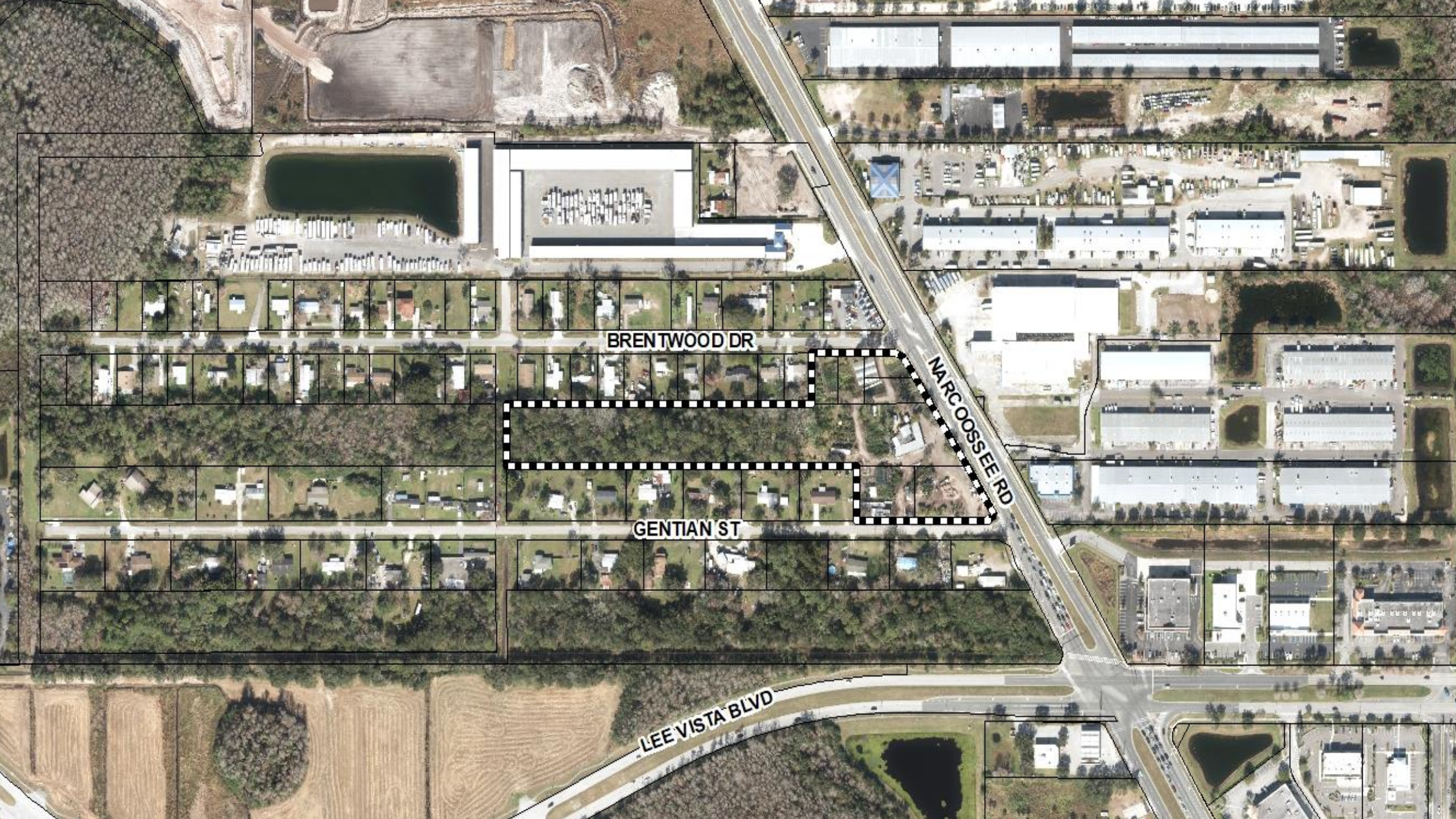
**Location:** Multiple Addresses; Generally located on the west side of Narcoossee Road, south of Brentwood Drive, and north of Gentian Street.

**Acreage:** 6.41 gross acres

**District:** 3



The map displays the five congressional districts of Orange County, Florida, for the 2022 election. The districts are numbered 1 through 5 and are color-coded: 1 (brown), 2 (olive green), 3 (red), 4 (blue), and 5 (orange). A red bullseye target is positioned in the center of Region 3, near the intersection of SR 408 and SR 417. The map includes labels for major roads, cities, and landmarks such as Orlando International Airport, Lake Apopka, and the Rock Springs Run State Reserve.



BRENTWOOD DR

GENTICN ST

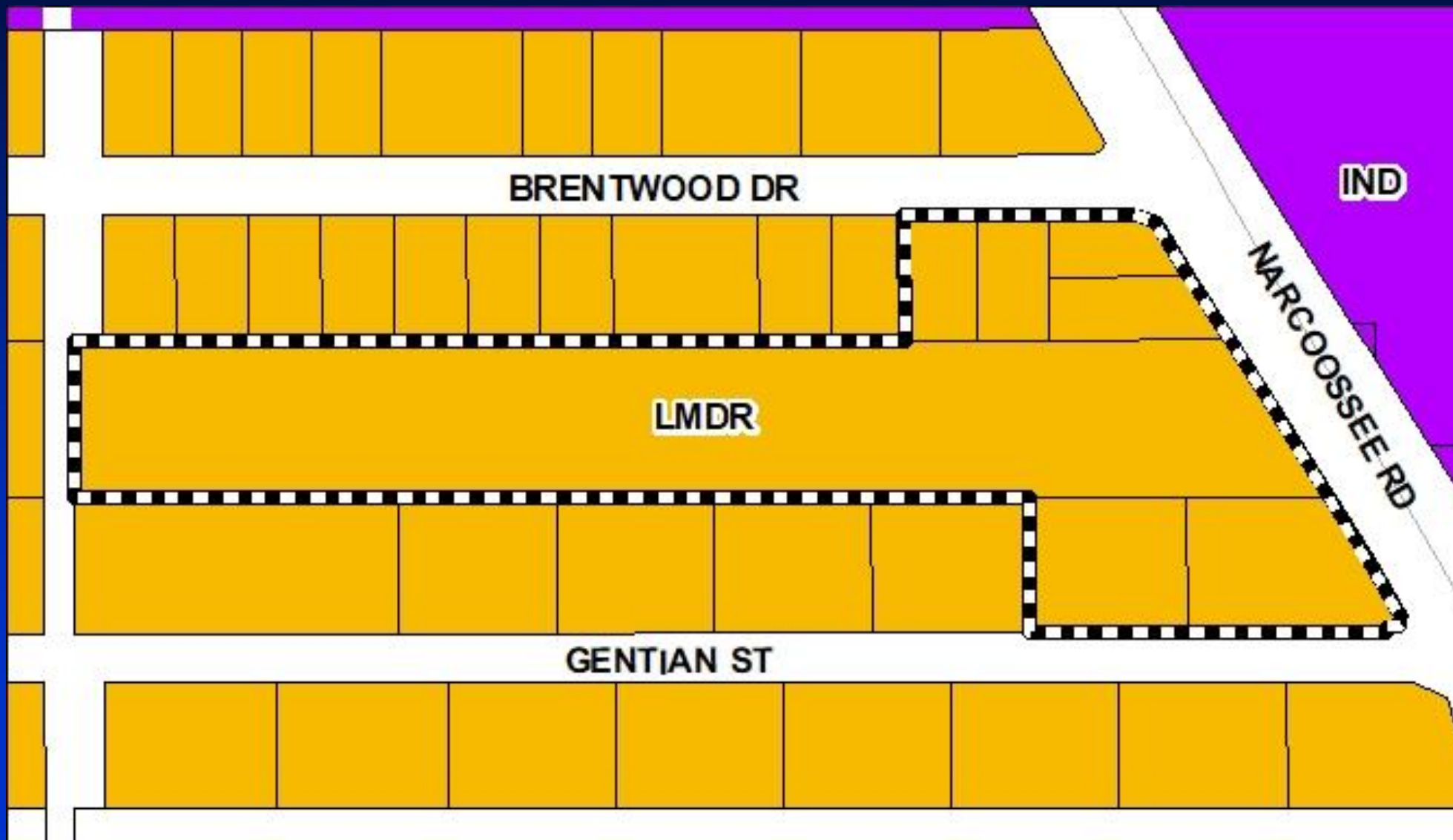
LEE VISTA BLVD

NARCOSSEE RD



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

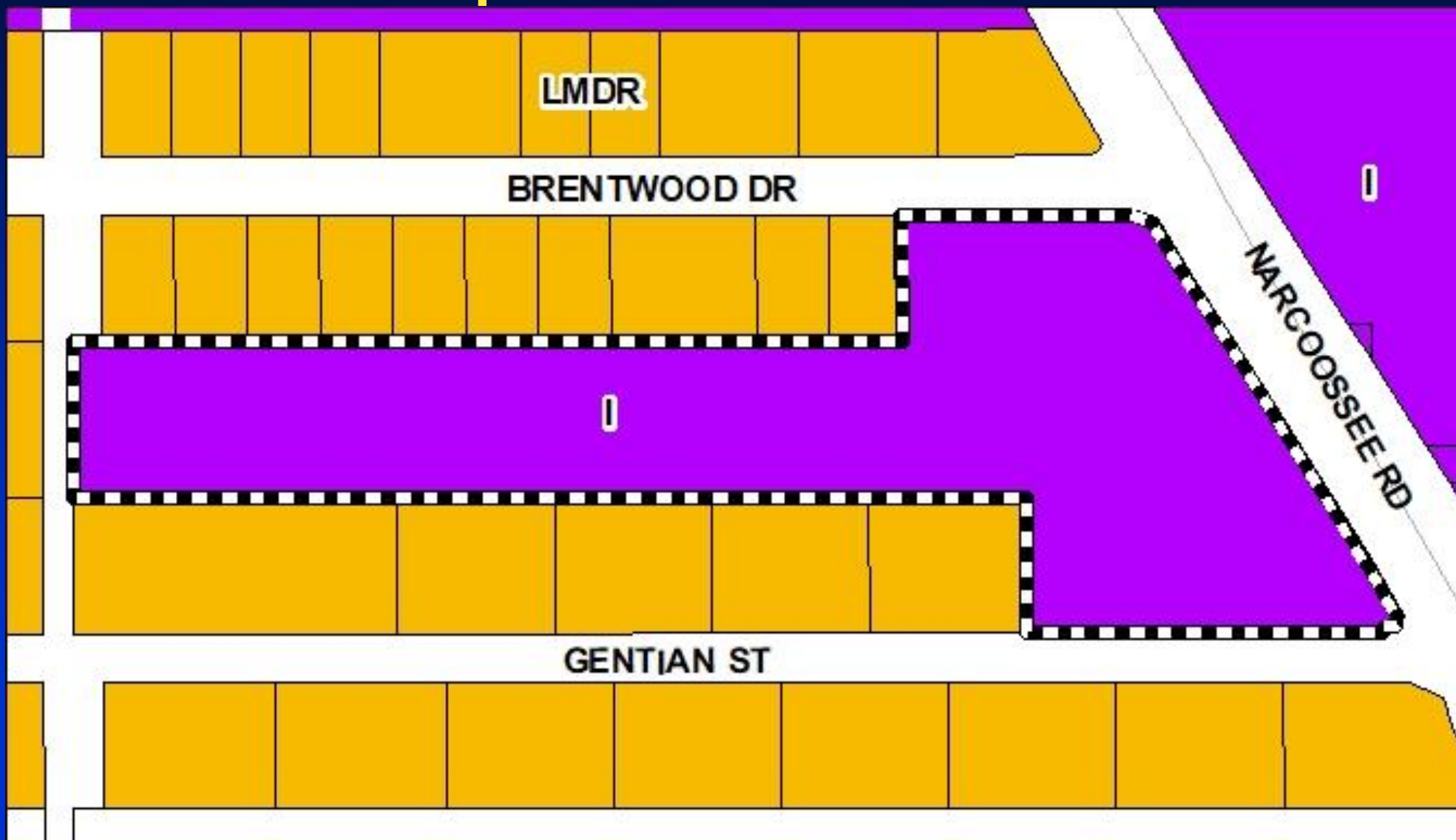
## Future Land Use





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

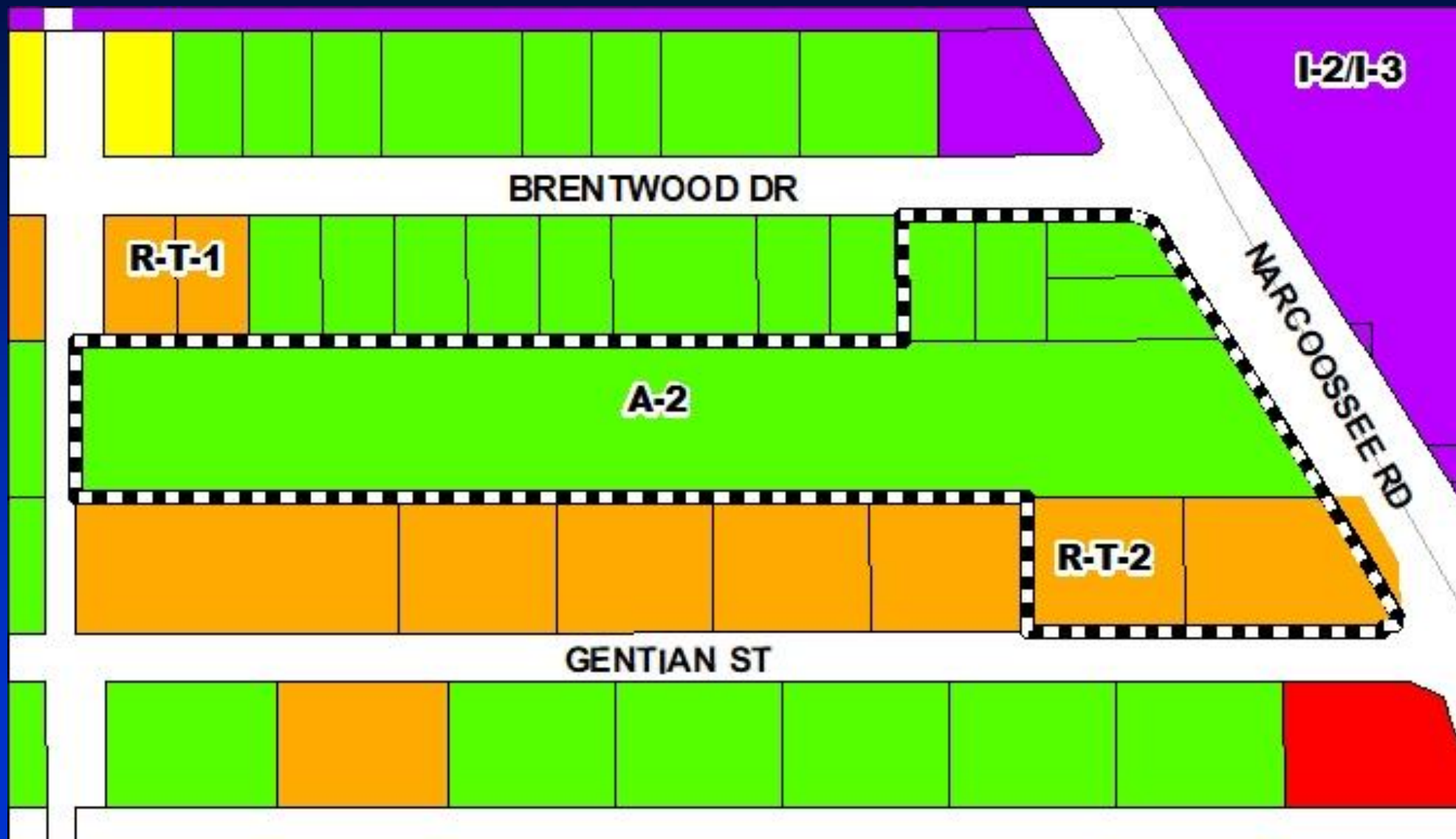
## Proposed Future Land Use





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

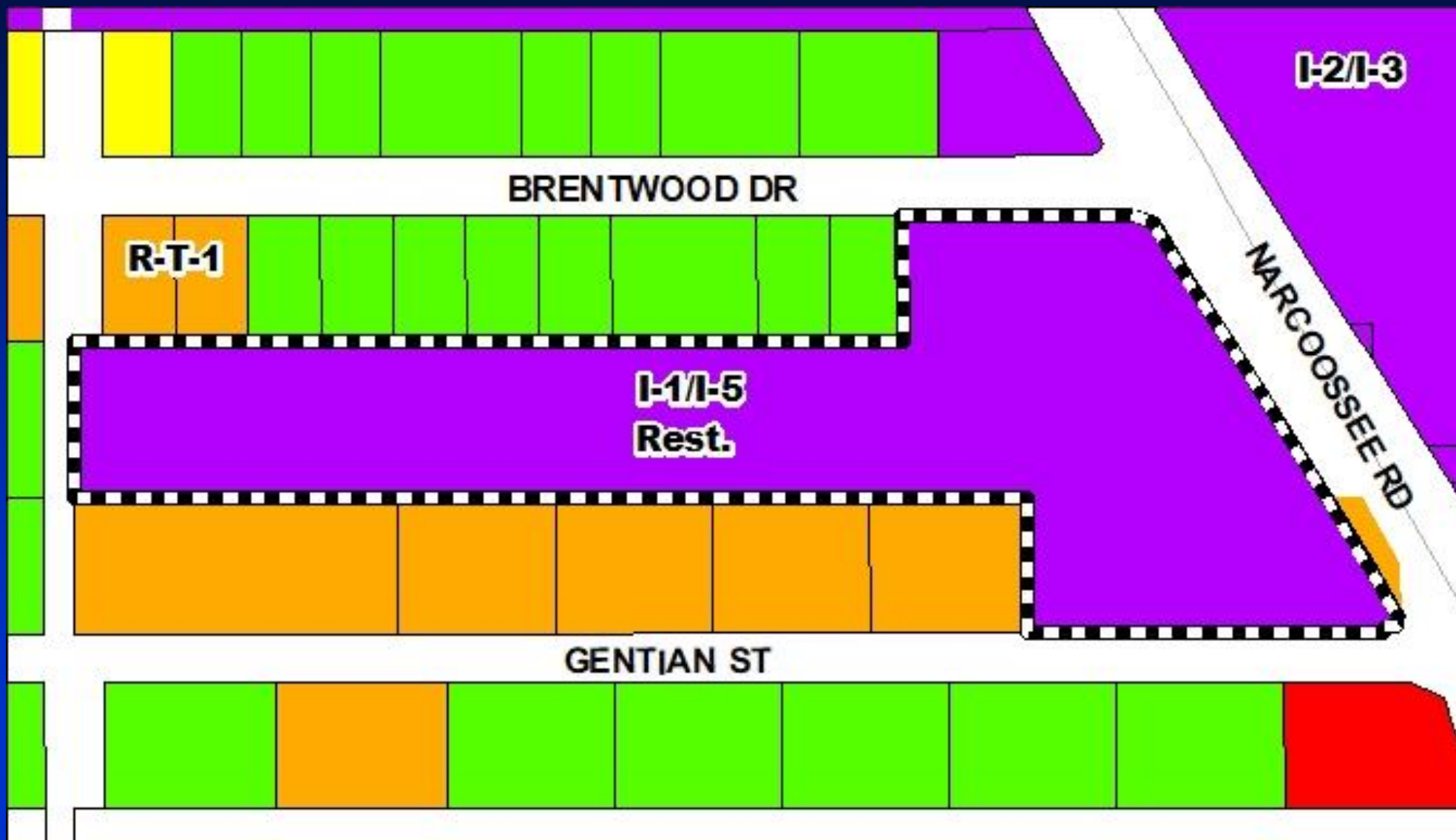
## Zoning





# 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.**