

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 Up to 250 multi-family dwelling units Use:

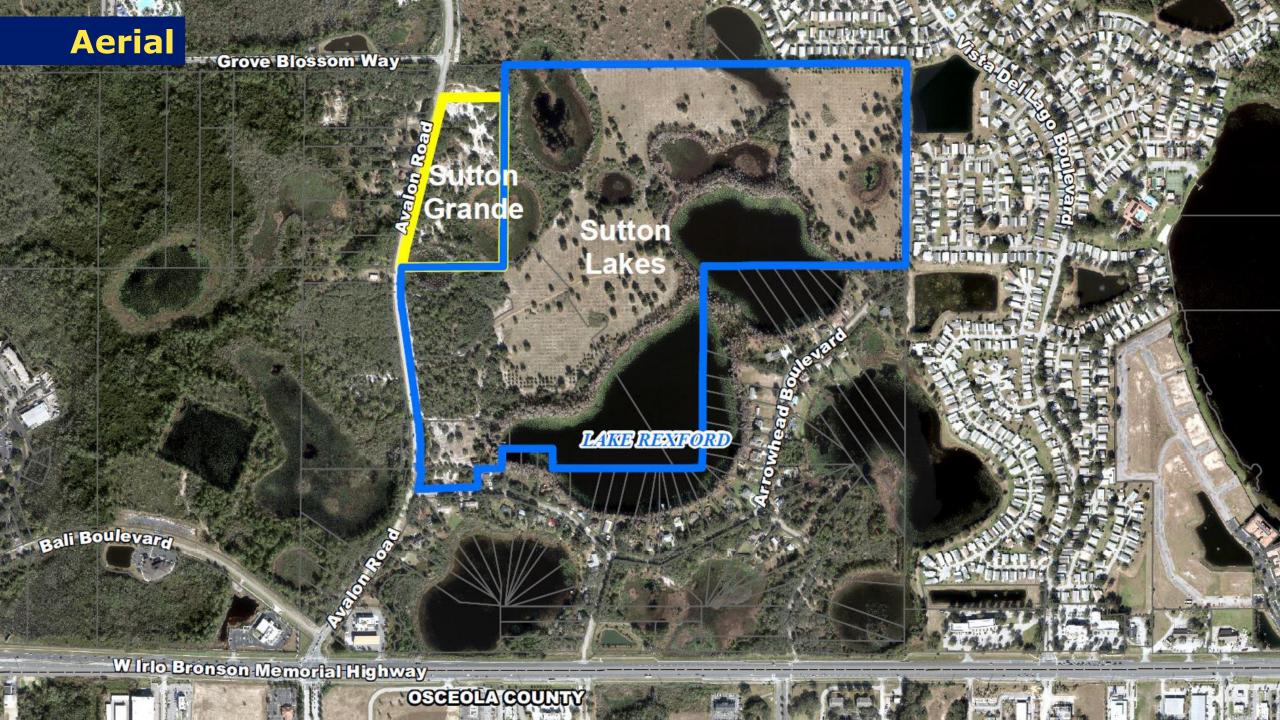
District: 1

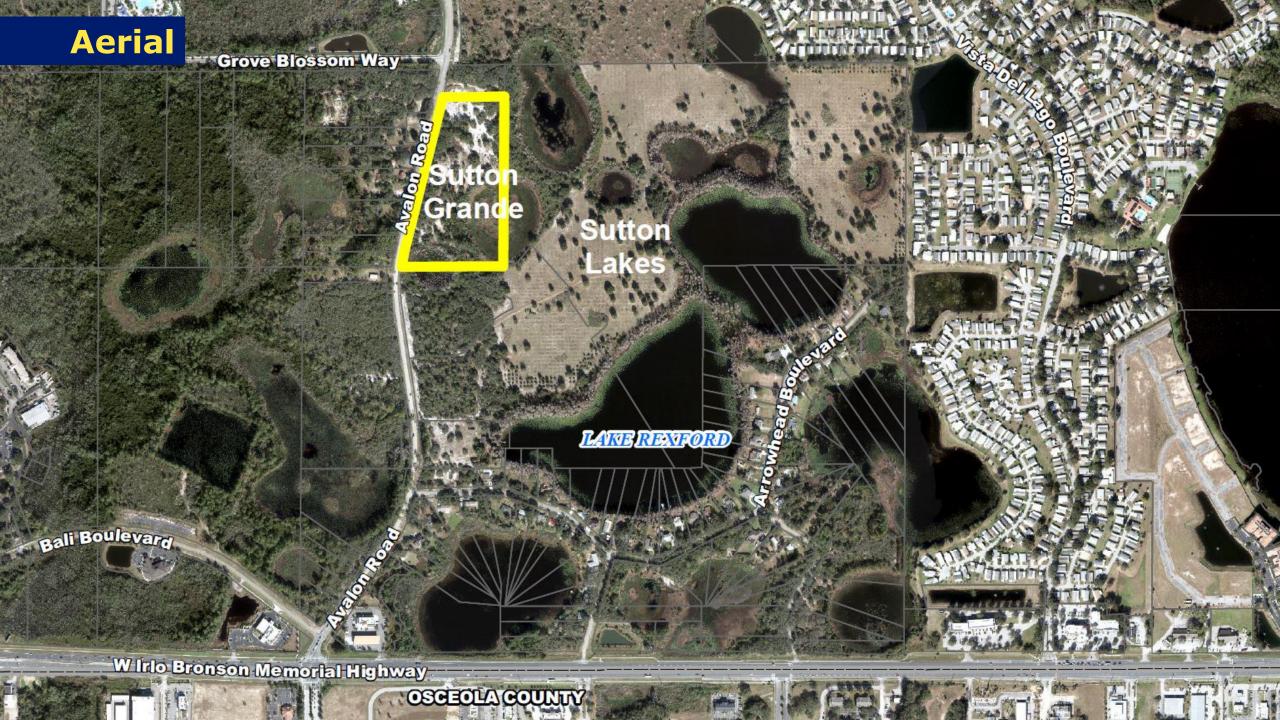


Amendment 2023-1-B-FLUE-6

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

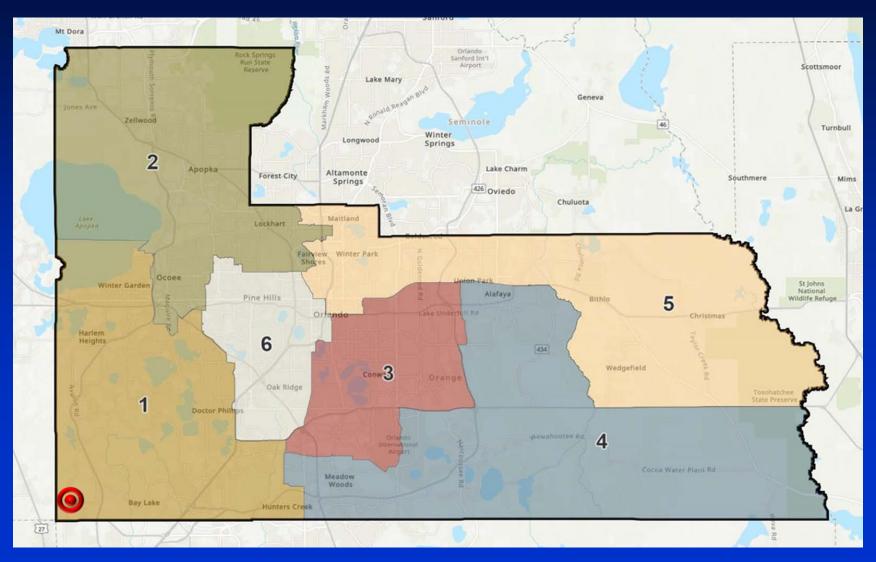


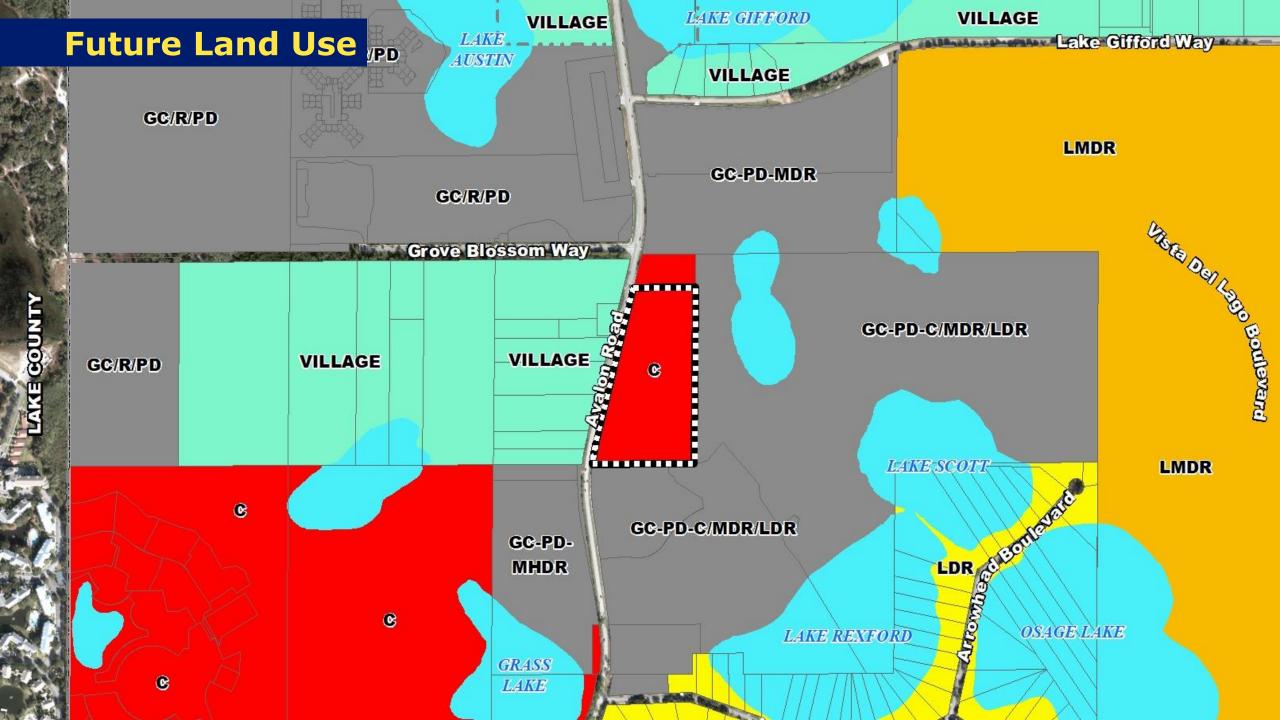


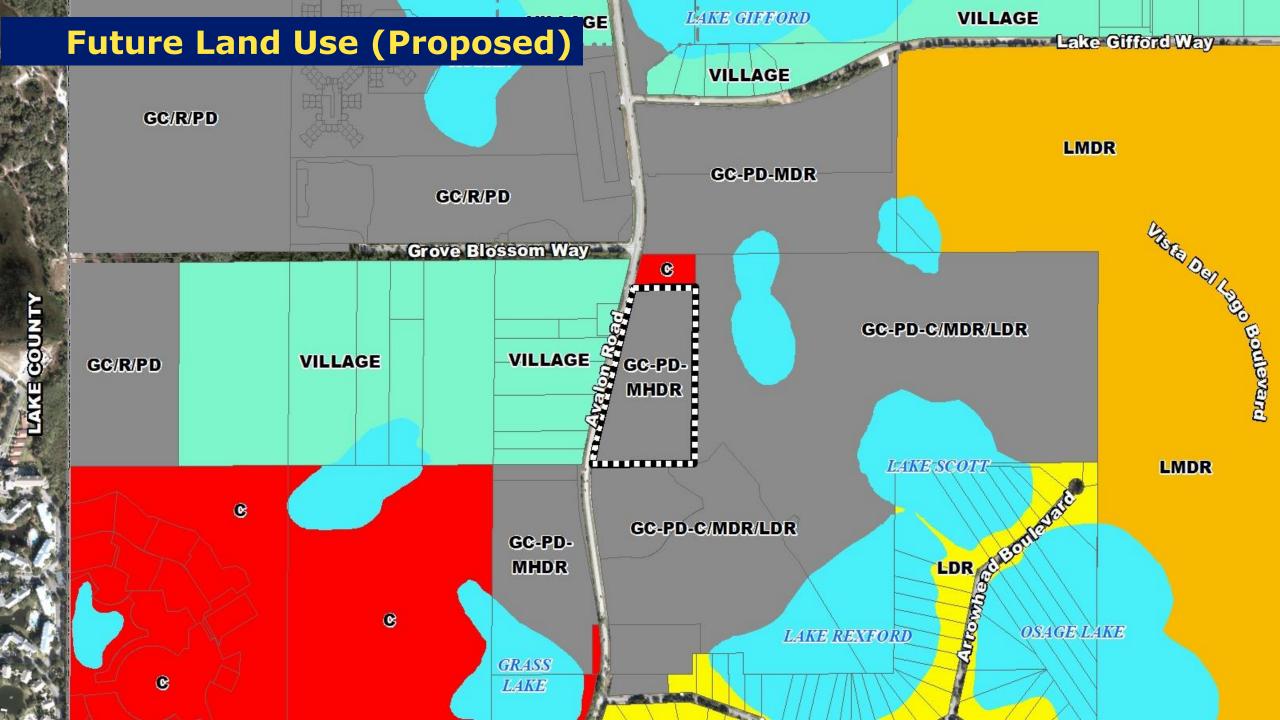


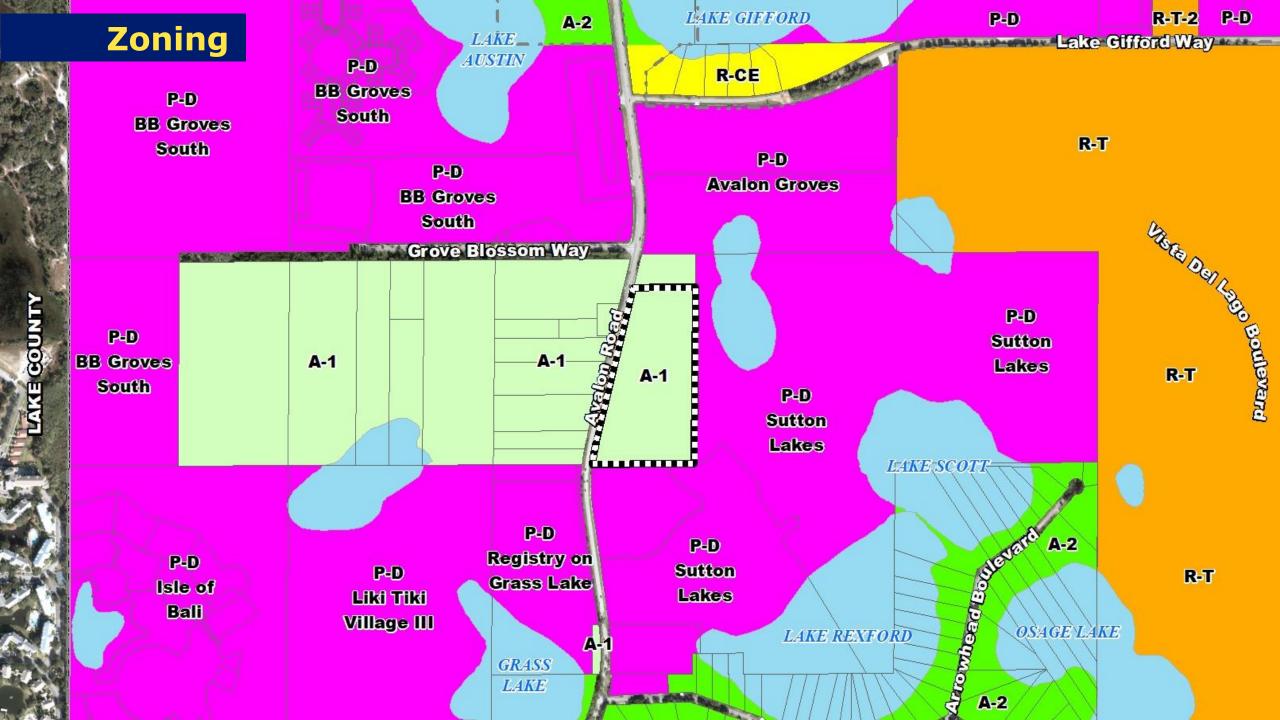
Amendment 2023-1-A-1-2 Amendment 2023-1-B-FLUE-6

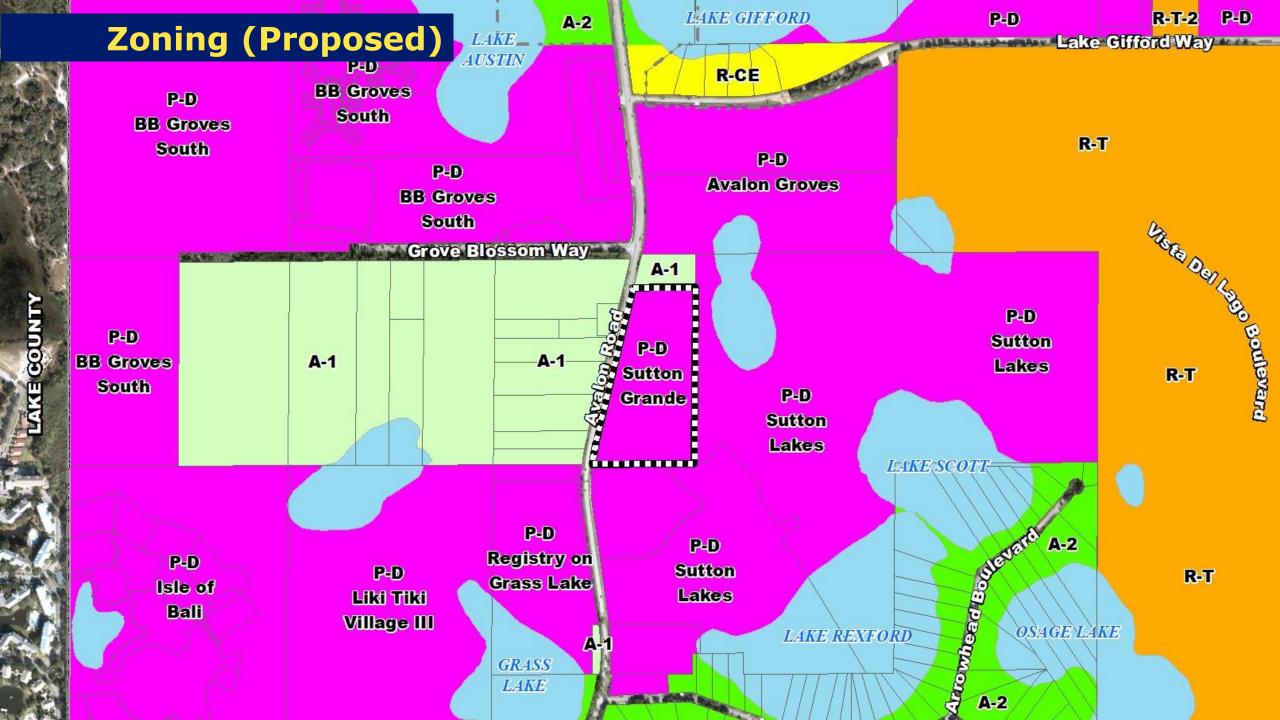
Location











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)



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,

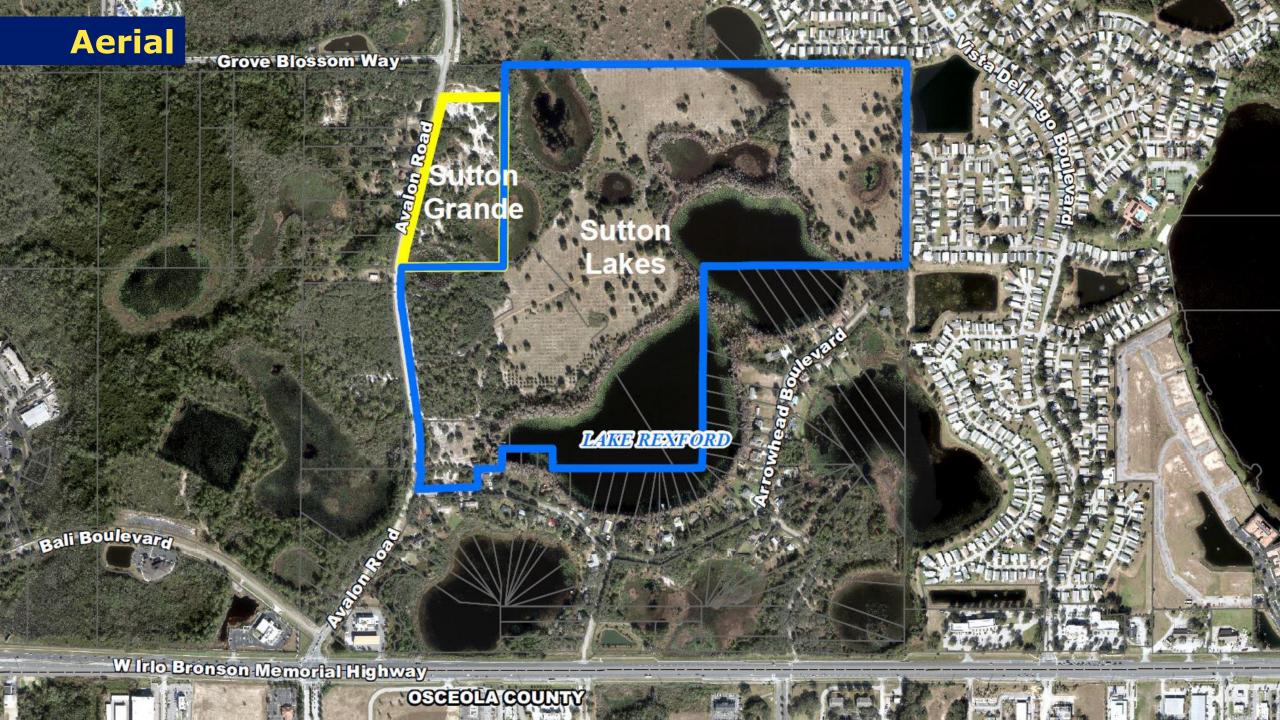
specifically, revising the currently-approved

development program to add multi-family residential as

a permitted use within the PD.

Acreage: 139.88 gross acres

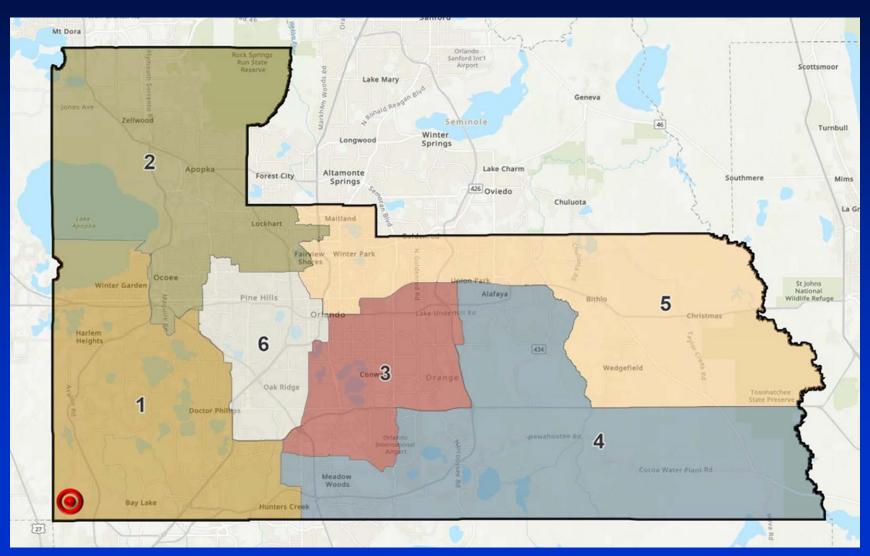
District: District 1

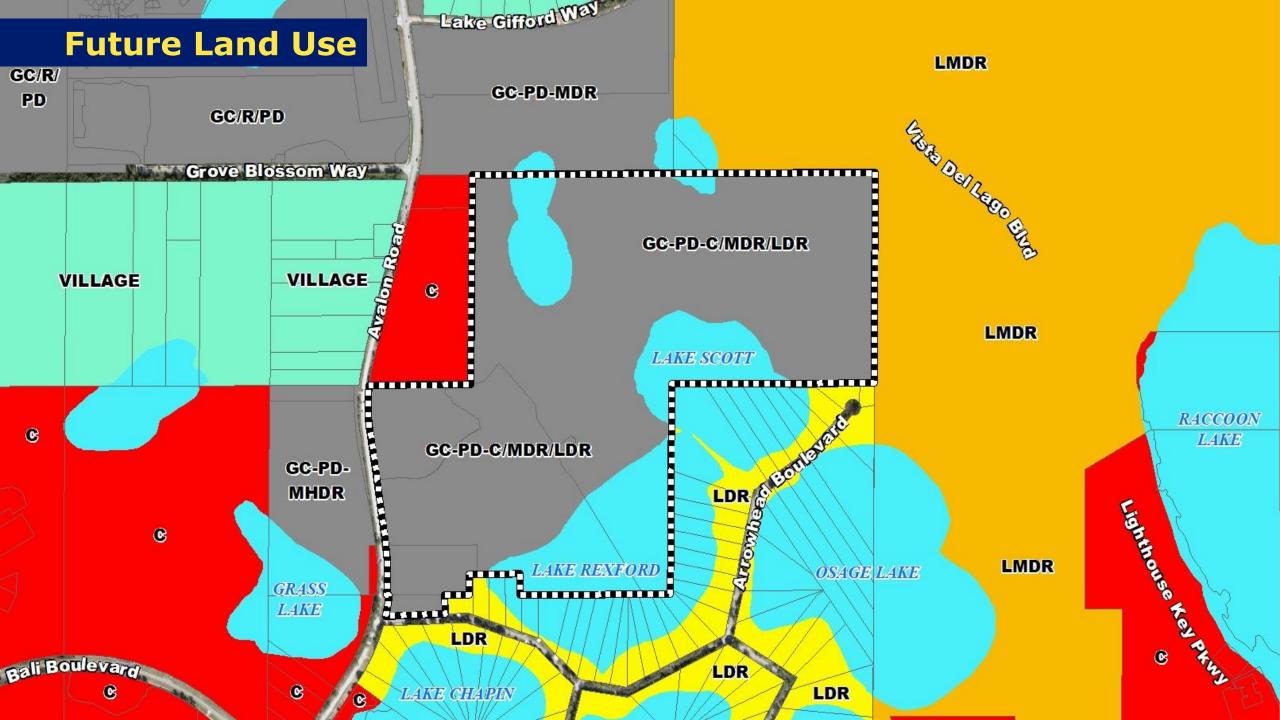






Location









FLU8.1.4 Changes

Existing

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 Single-Family: 700 dwelling units		Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
	5		Development- Commercial/Medium Density Residential/ Low Density Residential		2014-30

Proposed

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2023-1-P- FLUE-1 (fka 2023-1-A-1-1) Sutton Lakes	Development- Commercial/Medium Density Residential/ Low Density Residential	Commercial: Up to 20,000 square feet Single-Family: Up to 253 dwelling units Multi-Family: Up to 304 dwelling units	2023-

*A reduction of 143 units total.

Draft PD Land Use Plan PROPOSED LAND USES Proposed Max. Residential Units: 253 attached and detached single family and 304 multi-family Proposed Max. Non-Residential 20,000 sf Commercial (C-1 uses) 3.98 du/ac Net Developable Acreage Net Developable Density 6.20 du/ac PROJECTED TRAFFIC DU 9.74 1.010 00% 705 50% 765 lingle-Family Defaulted Housing MAX. DENSITY, DENSITY/

ı		Strip Rotali Plaza (<40K)	M25 S	KSF	6,59	132	0015	06	50%	66	}			
		Total Canorate	1		464	274		190		{				
		There is no sale and resulting paids on the Pro-C		****			***	***	***	***	L	~~~~	~~~	
			55	TRIP	EQUIV	ALEN	CY M	TRE	X1					
											то			
	Lorent Uses			PM Peak Hour Trip Rate	8	Equive States		-	Single-Family Detached Housing	Multifarmity Low-Rise	Multiformily Mid-Risa	Strip Retail Plaza (<400)		
									Ø	U)	(DU)	(DU)	(KSF)	
	Sing	Single-Family Detached Housing (DU)		0.94	- 1	1 DU is equal to			12	:0	1.84	2.41	0.14	
	Mult	Multitamily Low-Rise (DU) Multitamily Mid-Rise (DU)		0.81		1 DUIS 4			0.0	ы	1.00 0.76	1.00	0.08	
	Mutt				1	DUIS	equal to		0.41					
	Strin	RetailPlaza (<40k)	822	6 50	1	KSF is	report to		7)	31	12.92	18 90	1 00	

Sincio Family Detashed Leusing 210 156 DU 9.97 150 07% 93 37% 35

Multramily Lousing (Md Rise) 221 904 DU 0.35 119 01% 73 39% 46

² DU = dwelling unit; KSF = 1,000 square feet Excemple: To convert be KUT of Utils Rebail Maza to Meltifarmiy Mild-Rise dwelling units, 50 KVT Utilp Rebail Maza x 10,00 = 545 multiformly units.

53 of the previously approved Single Family units are being converted into 98 Multifamily Housing (Low-Rise) units i.e. Tow Table of the previously approved Single Termity units are being converted into 90 Multifamily Housing (Mid-Rise) units i.e. (Dwritteness 128 of the previously approved Single Termity units are being converted into 304 Multifamily Housing (Mid-Rise) units i.e. Apartment Development Notes:

No watercraft (motorized or non-motorized) are permitted.

- No boat docks are permitted. Any other lakefront structures shall be shown on the PSP and/or DP, and will apply for a Conservation Impact Permit if necessary, per requirements in Article IX, Dock Construction of the Orange County Code. No lakefront wetland impacts are permitted, including stormwater outfall structures.

- Environmental:

 A habitat survey for threatened or endangered species or species of special concern will be performed. The Orange County
 Environmental Protection Department (Attn.: DRC Representative) will be copied on correspondence regarding any wildlife
 resource management plans and/or addressing potential impacts to State/Federally listed wildlife known to exist along
 with permit approvals that may be required by the appropriate regulatory agencies, including the U.S. Fish & Wildlife Service (USFWS) and the Florida Fish Wildlife Conservation Commission (FWC).
- (US-WS) and the Horida Hish Wildlife Conservation Commission (FWC).

 Connectivity design shall include provisions for wildlife connectivity across or under roadways that traverse wetland systems and associated buffers. Road and pedestrian crossings of the wetland, floodplains and environmentally sensitive corridors shall be minimized and designed to allow for unimpeded passage of wildlife and to maintain local hydrology.

 Conservation Area Determination No. 94-128 of September 16, 1994, with wetland classifications, was agreed to on September.
- 20, 1994 and, therefore, is binding. As per a requested extension on December 1, 1994, a revised wetland boundary survey
- was approved on December 12, 1995. A new CAD will be provided at the time of PSP and/or DP level.

 Any potential wetland impacts will be addressed at the time of PSP and/or DP. Any impacts to wetlands will require submittal of an application for a Conservation Impact Permit as outlined in Chapter 15. Article X of the LDC

- Pole signs, billboards and outside storage/display areas are prohibited.
 The proposed development shall provide 50'-wide setbacks, including a Type 'B' buffer, next to Lots 1, 2, 26 and 27 of the
- Arrowhead Lake subdivision and along Vista Del Lago residential units to the east.

 Project lighting will be designed to minimize impacts to adjacent neighborhoods and shall conform to Orange County lighting
- standards listed in the Orange County Code.
- · Activities resulting in high noise levels, which adversely affect abutting property, are prohibited per Orange County Code
- Residential is permitted in the potential commercial area. The maximum number of residential dwelling units shall not exceed

- Engineering Issues:

 The developers will meet Orange County standards for stormwater management to protect the water quality of Rexford Lake
- . The provision of utilities is the buyer's responsibility pursuant to a separate agreement between the buyer and the City of
- . At PSP level, turn lanes may be required at the developer's cost.

- Open space will be provided per the requirements in Section 38-1234. Open space calculations will be quantified at PSP and/or DP level.
- Parks and recreation facilities shall be owned and maintained by the POA/HOA.
- Recreation areas will comply with Orange County Code Section 38-1253

 Until such time as there is an agreement for the dedication of right of way for CR 545 with Orange County, there shall be no further development approvals or permits for this property issued by Orange County.
- A waiver is requested to apply lot standards and minimum building setbacks from Sec. 38-1386. Village Home District in liquid Sec. 38-1251(b) and (c), Sec. 38-1254(1) and (2), Site Development Standards for Residential Developments. Several development standards from the village home district standards are being applied at the County's request to reflect their desire to maintain consistent standards with those found in Horizon West.

request to reflect their desire to maintain consistent standards with those found in Horizon West.

A waiver is requested to apply lot standards and minimum building setbacks from Sec. 38-1387.1, Townhome District in lieu of Sec. 38-1251(b) and (d), Sec. 38-1254(1) and (2), Site Development Standards for Residential Developments.

Justification: Several development standards from the townhome district standards are being applied at the County's request to

reflect their desire to maintain consistent standards with those found in Horizon West.

25' P.D. Setback R-TClass I (1.84 ac) CAD-22-08-155 Residentia Residential 25' Wetland Buffer Class II (7.34 ac) CAD-22-08-155 (Pending) Scott Lake Wetland #2 Class I(39.50 ac) CAD-22-08-155 25' P.D. Setback Class I(1.22 ac) CAD-22-08-155 (Pending) (C-1 Uses) Rexford Lake Walland #2 Class I(39.50 ac) CAD-22-08-155 (Pending) P.D Lot 14 Lake Chapin Orange County Code Walvers Approved by BCC on 03/10/15 A waiver is requested to apply lot standards and minimum building setbacks from Sec. 38-1388, Neighborhood Center District in lieu of Sec. 38-1272(1), (3), and (5) of the PD General Commercial standards. Several development standards from the village neighborhood center code standards are being applied at the County's

SCALE IN FEET **Sutton Lakes**

symbol Legend:

----- Property Lin

Setbacks

R-I

IMPACT AREAS (AC)

Land Use Plan



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



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



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

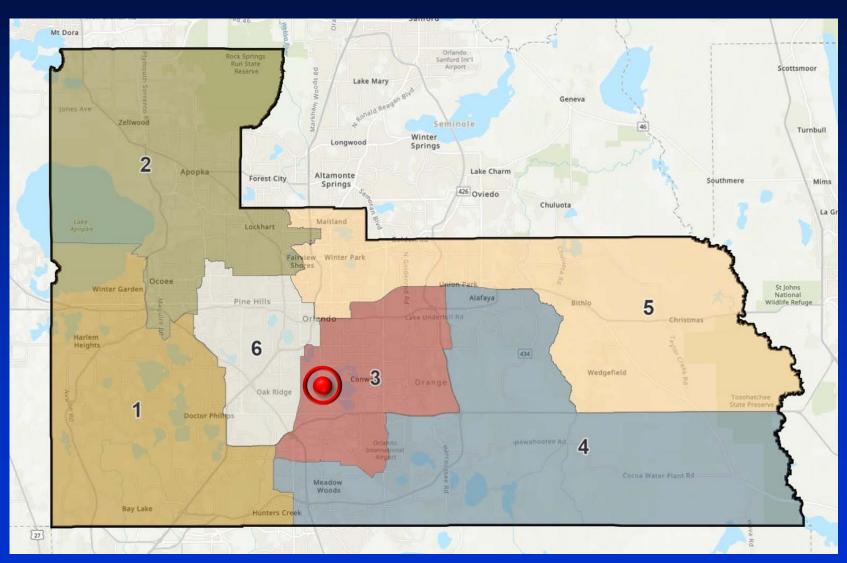
Avenue, east of Orange Blossom Trail, and west of

Almark Drive

Acreage: 0.27 acres



Location







Future Land Use





Proposed Future Land Use





Zoning





Proposed Zoning



Community Meeting Summary

December 8, 2022

Attendance – 7 Residents

Concerns:

- Precedent setting for smaller lot sizes
- Traffic
- Septic Tanks

Pine Castle Women's Club



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.



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

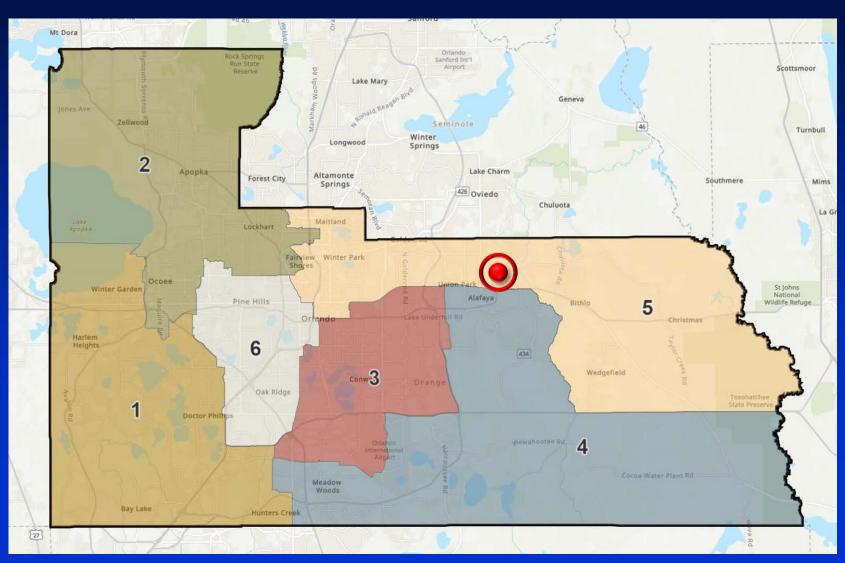
side of N. Alafaya Trail, and north of E. Colonial Drive.

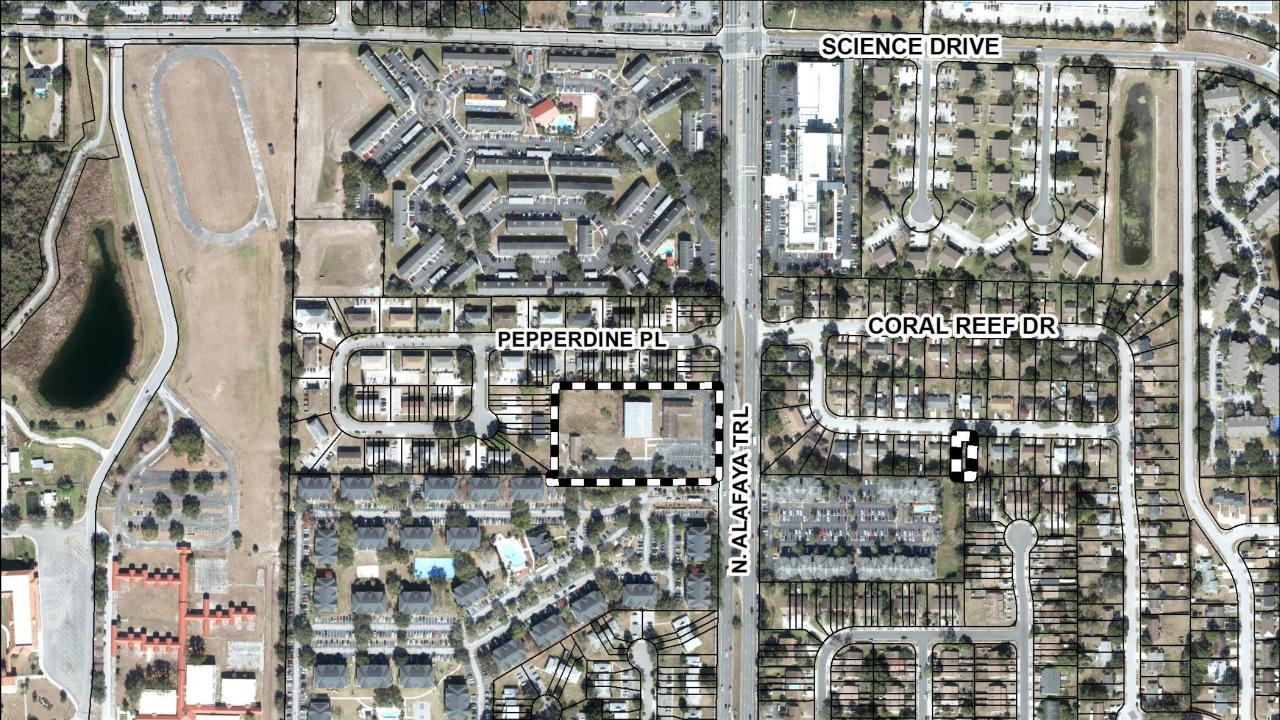
Acreage: 3.16 acres

District: 5



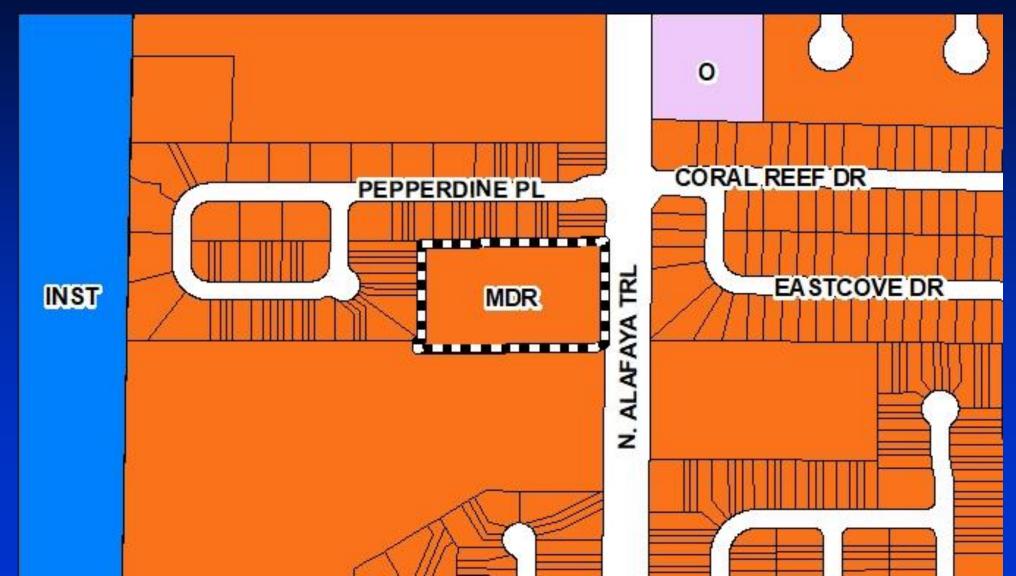
Location





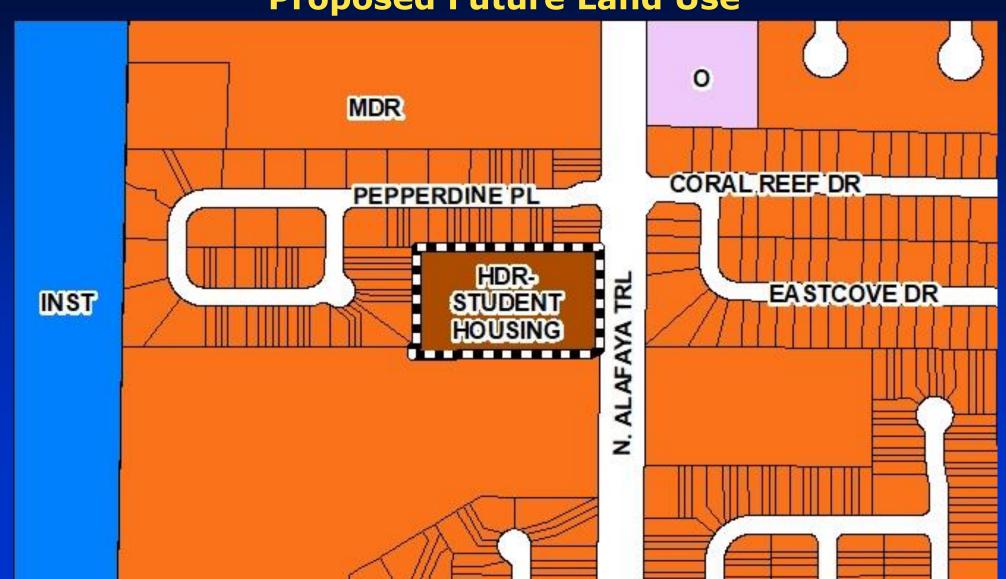


Future Land Use



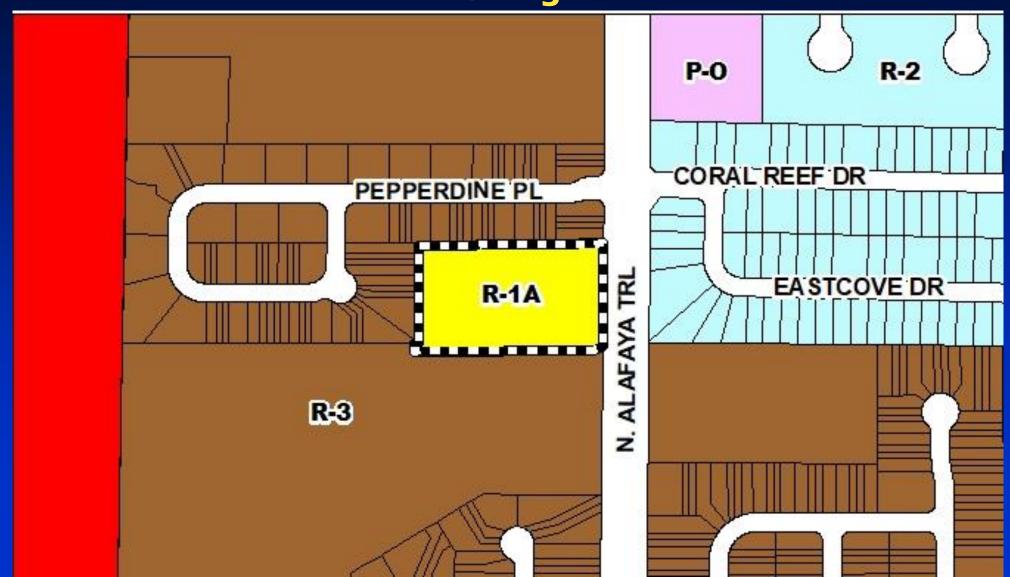


Proposed Future Land Use



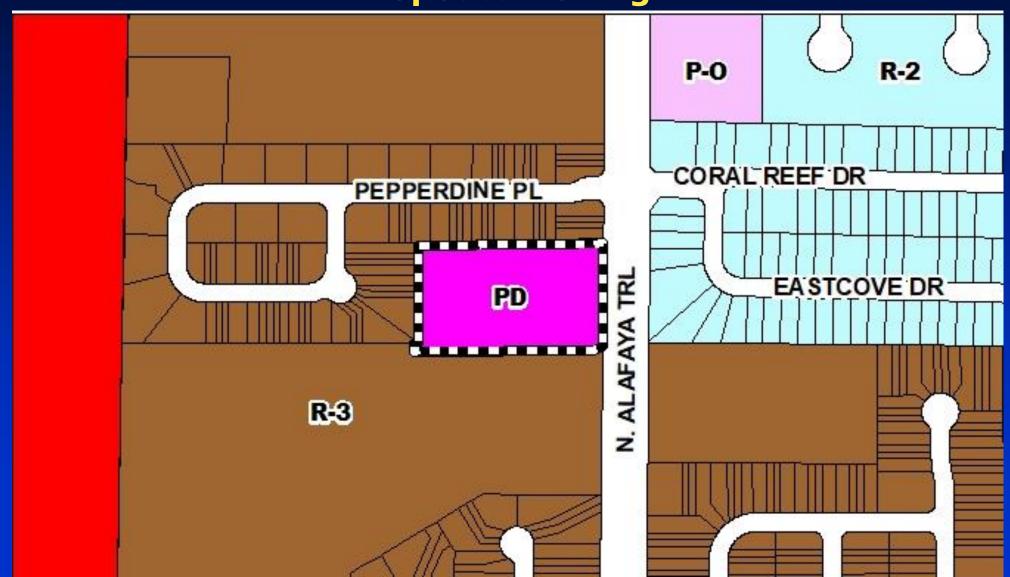


Zoning





Proposed Zoning



25' BUILDING SETBACK ALAFAYA TRAIL

22.00 BOOT OF MANDONIA

MAN OF STATE AND ASSAULT (34) (PER SOIL SURVEY) 25' BUILDING SETBACK COLLEGE PARK TRAIL VARIABLE-WIDTH RIGHT OF WAY (PRIVATE DRIVE) EXISTING RIGHT IN RIGHT OUT LEFT IN ZONING: R=3 (ALL PROPERTIES SOUTH) USE MULTI-FAMILY (ALL PROPERTIES SOUTH) ENTHS ACCES EASEADST FER SUPER

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

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

LAND USE PLAN LEGEND

SOIL LEGEND

34 POMELLO FINE SAND

VEHICLE ACCESS LOCATIONS / PEDESTRIAN ACCESS

PROPERTY BOUNDARY

INTERIOR PARCEL LIMITS

EXISTING MINOR CONTOUR

EXISTING MAJOR CONTOUR EXISTING TREES

GENERAL NOTES

- THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE ECONLOCKHATCHEE RIVER PROTECTION ORDINANCE BASHAMICE REGULATIONS APPLY PER ORANGE COUNTY CODE CHAPTER 15 ARTICLE XI SECTION 15-442.
- 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 GENERATORS BASED ON ESTRILISHES STRAGARDS TO CONNECTING ROONWAYS FUNDLE UTILITIES. INTERSECTION IMPROVEMENTS REGHT LEFT, AND THRU LANES, AND TRAFFIC SIGNAL UPGRADE OF SO WARRANTED.
- 6. MOBELTY PLAN WELL BE PROVIDED AT TIME OF DEVELOPMENT PLAN SCHMITTAL.
- VEHICULAR ACCESS RIGHTS TO ALAFAYA TRAIL WILL BE GRANTED TO ORANGE COUNTY AT THE TIME OF PLATTING.

DEVELOPMENT NOTES

2 LAND AREA:

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

3.16 ACRES TOTAL 3.16 ACRES

FLDODPLAIN (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)

5. PROPOSED DEVELOPMENT PROGRAM

NET AC BEDS UNITS

6. DEVELOPMENT STANDARDS: BUILDING SETBACKS: STATE ROAD 434 (ALAFAYA TRAL.)

60 FT. - 5 STORIES MAX. BUILDING HEIGHT:

7. BUFFERING/SETBACKS BUFFERING B. OPEN SPACE PER SECTION 38-1234: PER ORANGE COUNTY STANDARDS MULTIFAMLY

9 DEVELOPMENT CRITERIA MAX IMPERVIOUS AREA: 90% (WAVER REQUESTED) 10. SUPPORT SERVICES WATER SEWER SERVICE: ORANGE COUNTY UT LITTES ORANGE COUNTY UT LITTES

11. SCHOOL AGE POPULATION:

12. STORMWATER MANAGEMENT

STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MISET 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.

150 UNTS X (2.1 PPL/DU) = 315 PPL 315 PPL X (2.5 ACRESH 000 PPL) = 0.78 ACRES = 34,303 SF 315 PPL X (2.2 ACRESH 000 PPL) = 0.69 ACRES = 30,006 SF PROPOSED RECREATION AREA

Table 3: Tile Constalion

		Existi	ing FLU	Zoning Al	llowance						
	Land Use	ITE	Acros	5120	ITE Trip Rate ¹	Daily Trip Generation					
						Total	in!		Out1		
Daily	Medium-Density Residential (20 DU per sore)	220	3.16	63 DU	7.61	479	00%	240	50%	239	
_0	Total Generated Trips					479	479 240			39	
30K	Land tise	THE	Acres	Size	Rate ¹	PM Peak Hour Trip Generation				non	
						Total	Inc		Out ¹		
PM Peak	Medium-Density Residential (20 DU per ecre)	220	3.16	63 DU	0.76	48	62%	30	37%	18	
	Total Generated Trips					48	30		19		
		Propo	sed FLU	Zoning A	Allowance						
	Land Use	ITE	Acres	\$120	ITE Trip Rate ¹	Daily Trip Generation					
s:V						Total	In!		Out ¹		
Daily	Off Campus Student Apartment (Low-Rise) (> 1/2 mile from Campus)	225	3.16	600 BR	3.95	2,376	20%	1,188	50%	1,18	
	Total Generated Trips					2,376 1,188 1,188			188		
	Land Use	THE	Acres	Size	ITE Trip Rate ¹	PM Peak Hour Trip Gen			Generat	neration	
×						Total	In ¹		0	Out1	
PM Peak	Of-Gampus Student Apartment (Low-Rise) (> 1/2 mile from Campus)	225	3.16	000 BR	0.31	186	32%	97	45%	89	
	Total Generated Trips					186	97 89			19	
		Ma	ximum A	dditional	Trips						
	Daily New External Trips (Proposed - Existing)						948		949		
	Daily N	ew Exte	email Trips	Proposed	Existing)	1,807	9	48	. 9	49	

Notes: Vehicle trip rate and directional splits per data and procedures outlined in ITE Trip Generation Manual, 11th Edition.





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

Attendance – 2 Residents

University High School

- General Concerns / Questions:
 - Access
 - Parking
 - Shuttle Service to UCF



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.



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

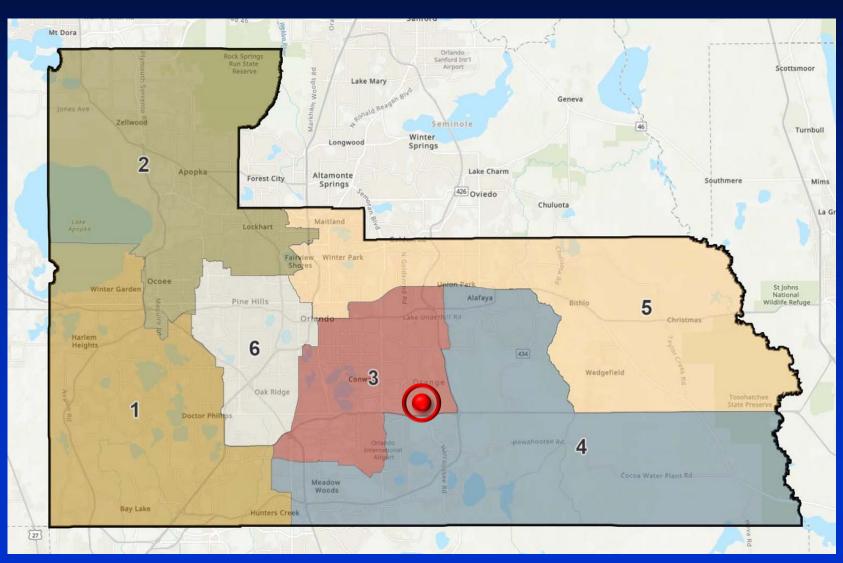
Gentian Street.

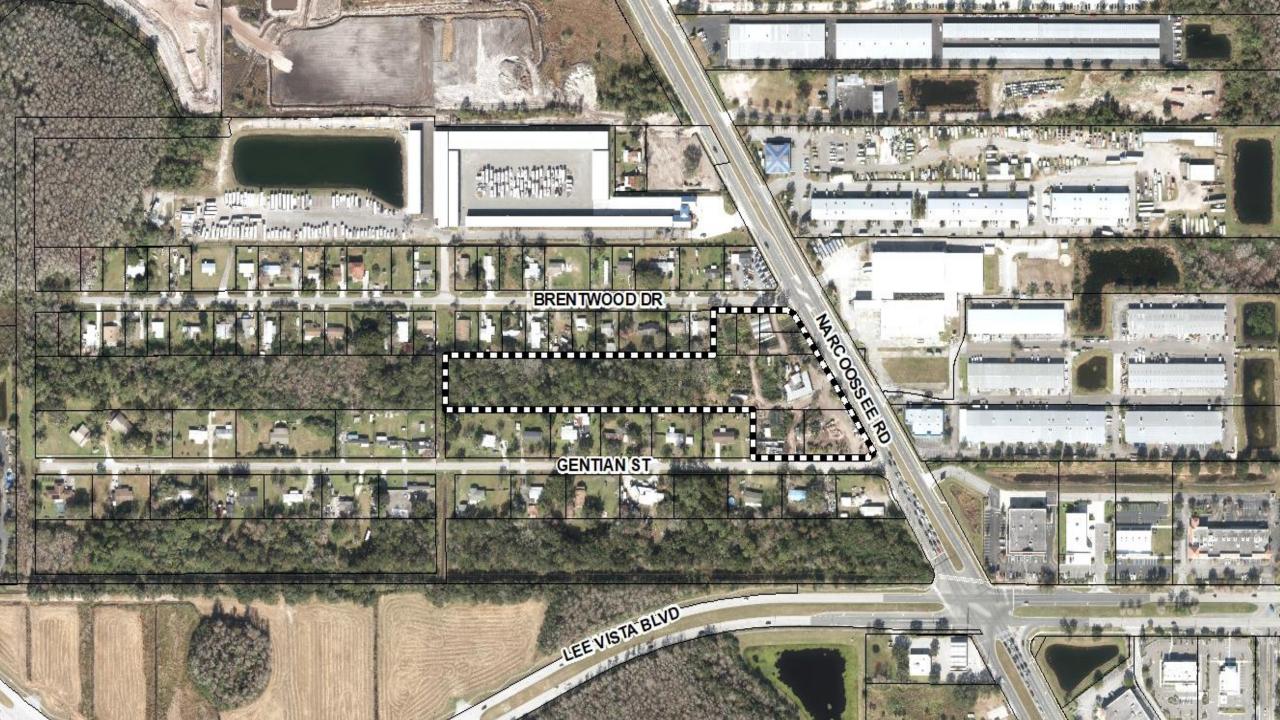
Acreage: 6.41 gross acres

District: 3



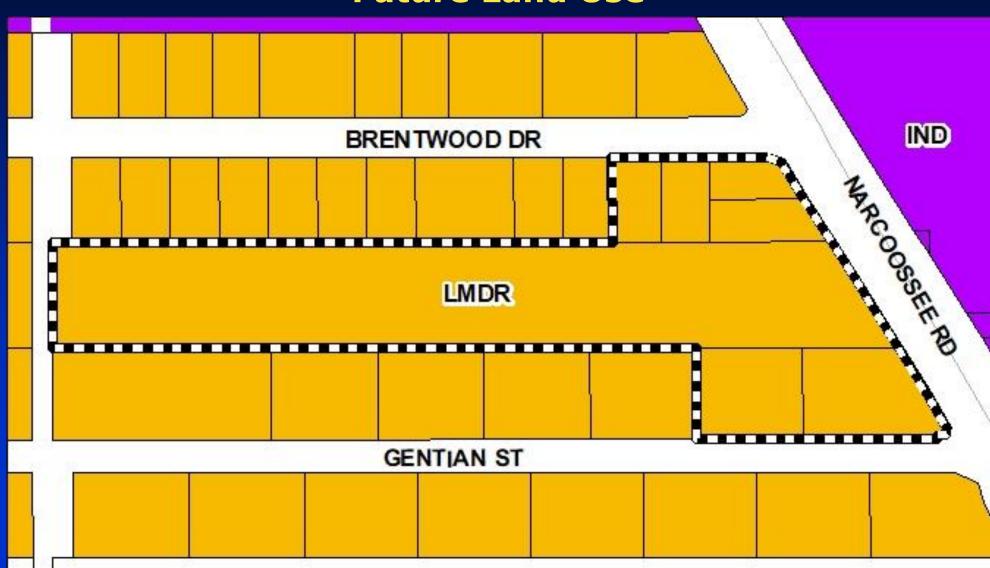
Location



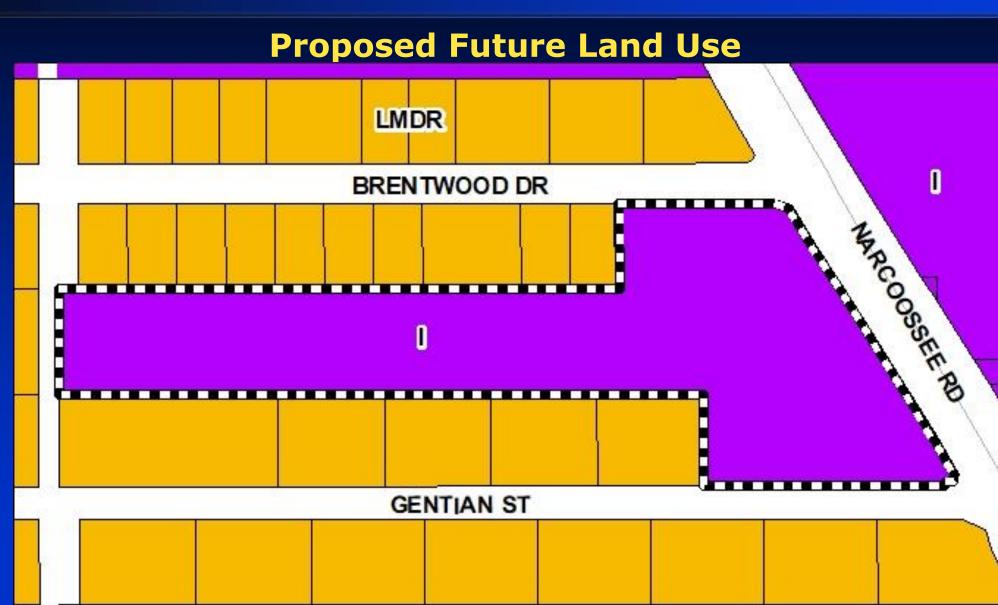




Future Land Use

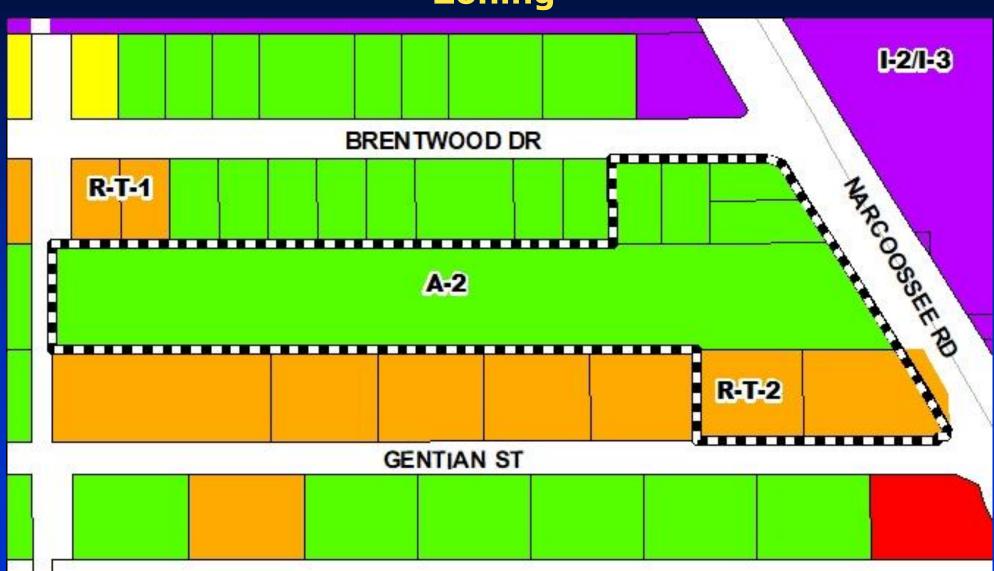






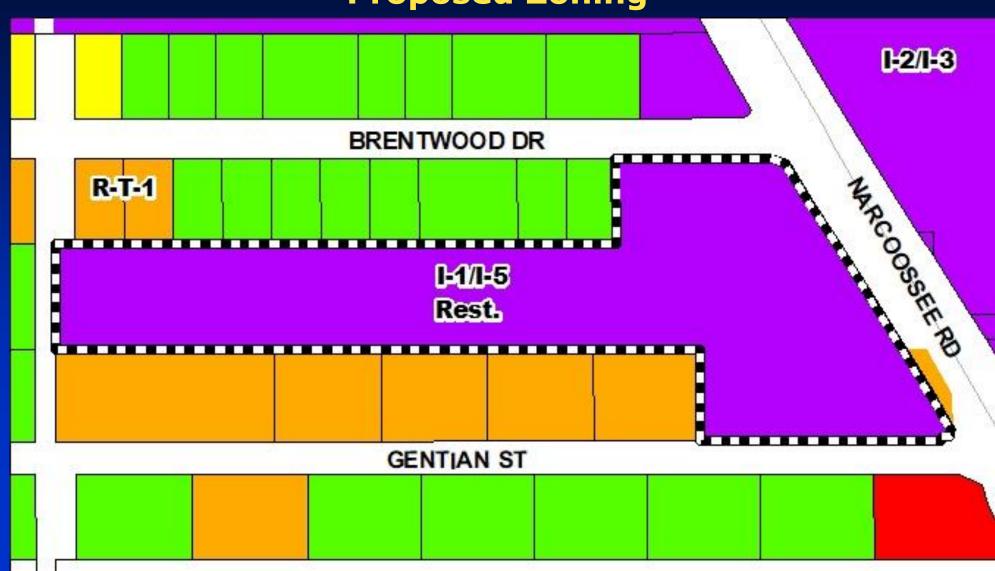








Proposed Zoning





Community Meeting Summary

February 9, 2023

Odyssey Middle School

Attendance – 5 Residents

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



SS-22-10-084: 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.



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) <u>Cumulative square footage of all buildings shall not exceed 8,000 square feet, not including shade structures.</u>