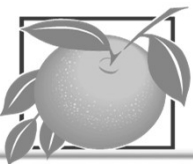


## ***Board of County Commissioners***

**2022-2 Regular Cycle Privately-  
Initiated Map Amendment, Associated  
Staff-Initiated Text Amendment, and  
Concurrent PD/LUP Rezoning**

***Adoption Public Hearing  
Agenda VI. K. 20.***

**May 2, 2023  
(Continued from March 21, 2023)**



## **Amendment 2022-2-A-1-2 & 2022-2-B-FLUE-2 Rezoning Case LUP-22-06-199**

**Applicant:** M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

**Future Land Use Map (FLUM) Request:**

**From:** Village (V)

**To:** Growth Center - Planned Development – Commercial / Medium  
Density Residential (GC-PD-C/MDR)

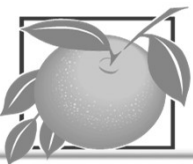
**Rezoning Request:**

**From:** A-1 (Citrus Rural District)

**To:** PD (Planned Development District) (Village at Avalon PD/LUP)

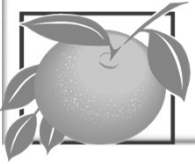
**Acreage:** 22.20 gross acres/17.12 net developable acres

**Proposed Use:** Up to 296 multi-family dwelling units and up to 87,120 square feet of  
C-1 (Retail Commercial District) uses



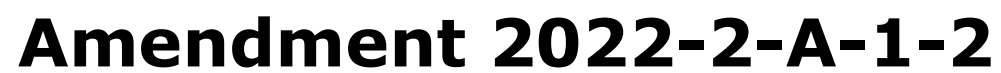
## **Amendment 2022-2-B-FLUE-2**

**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**

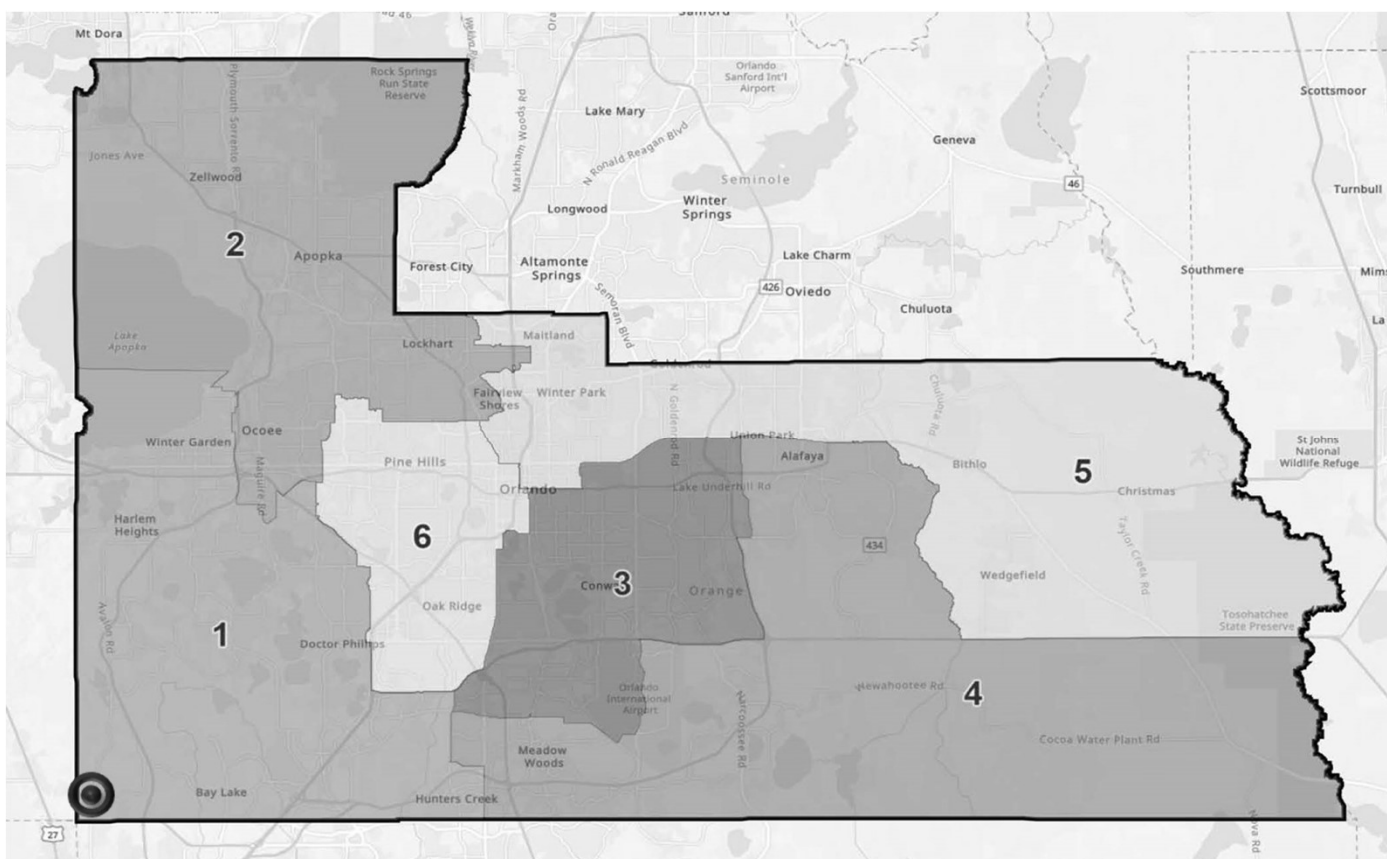


## **2022-2 Regular Cycle Amendment Process**

- **Transmittal public hearings**
  - LPA – June 16, 2022**
  - BCC – July 12, 2022**
- **State and regional agency comments**
  - August 26, 2022**
- **Adoption public hearings**
  - LPA – February 16, 2023**
  - BCC – May 2, 2023 (continued from March 21, 2023)**



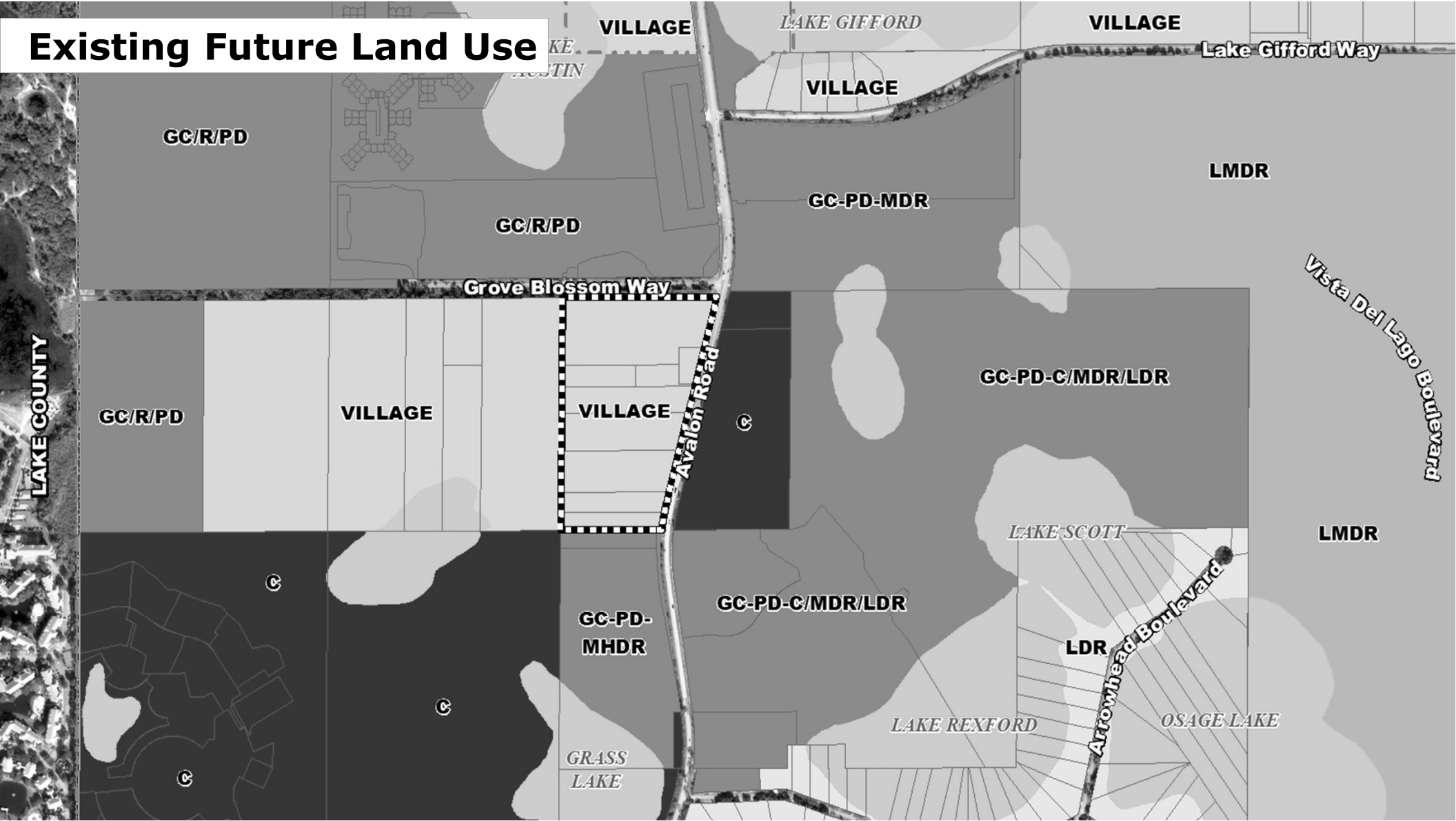
## Location



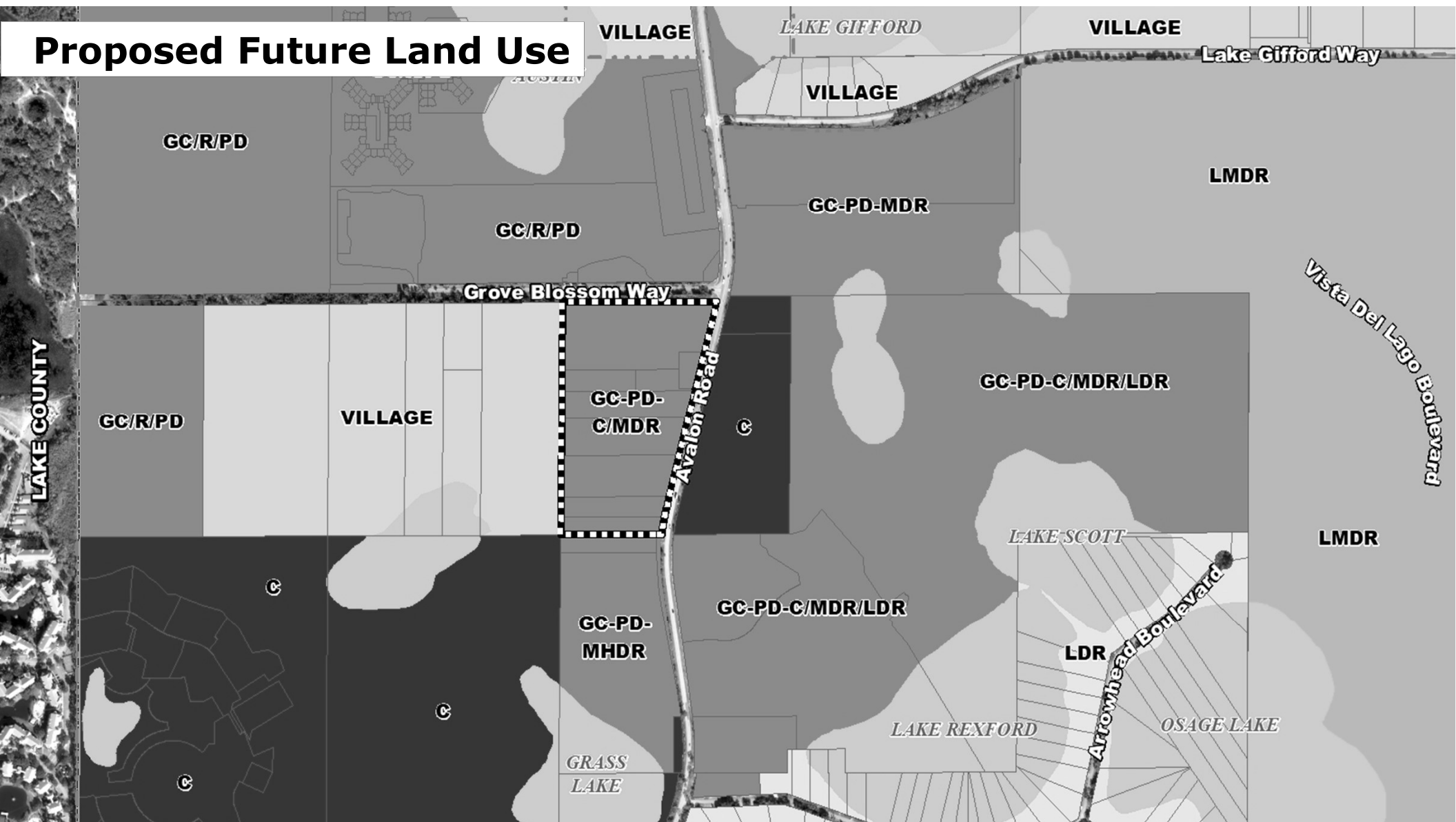
# Aerial



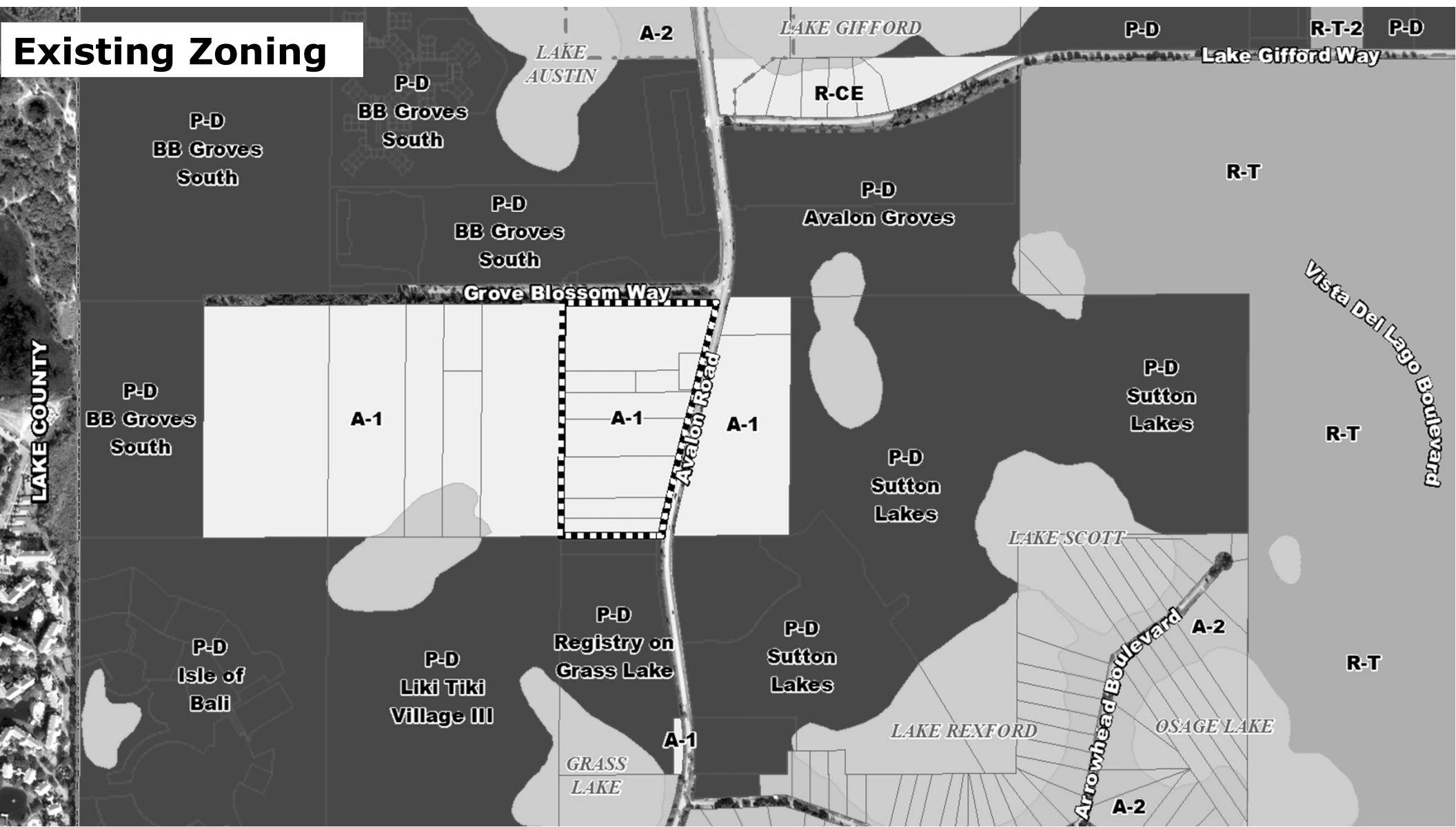
# Existing Future Land Use



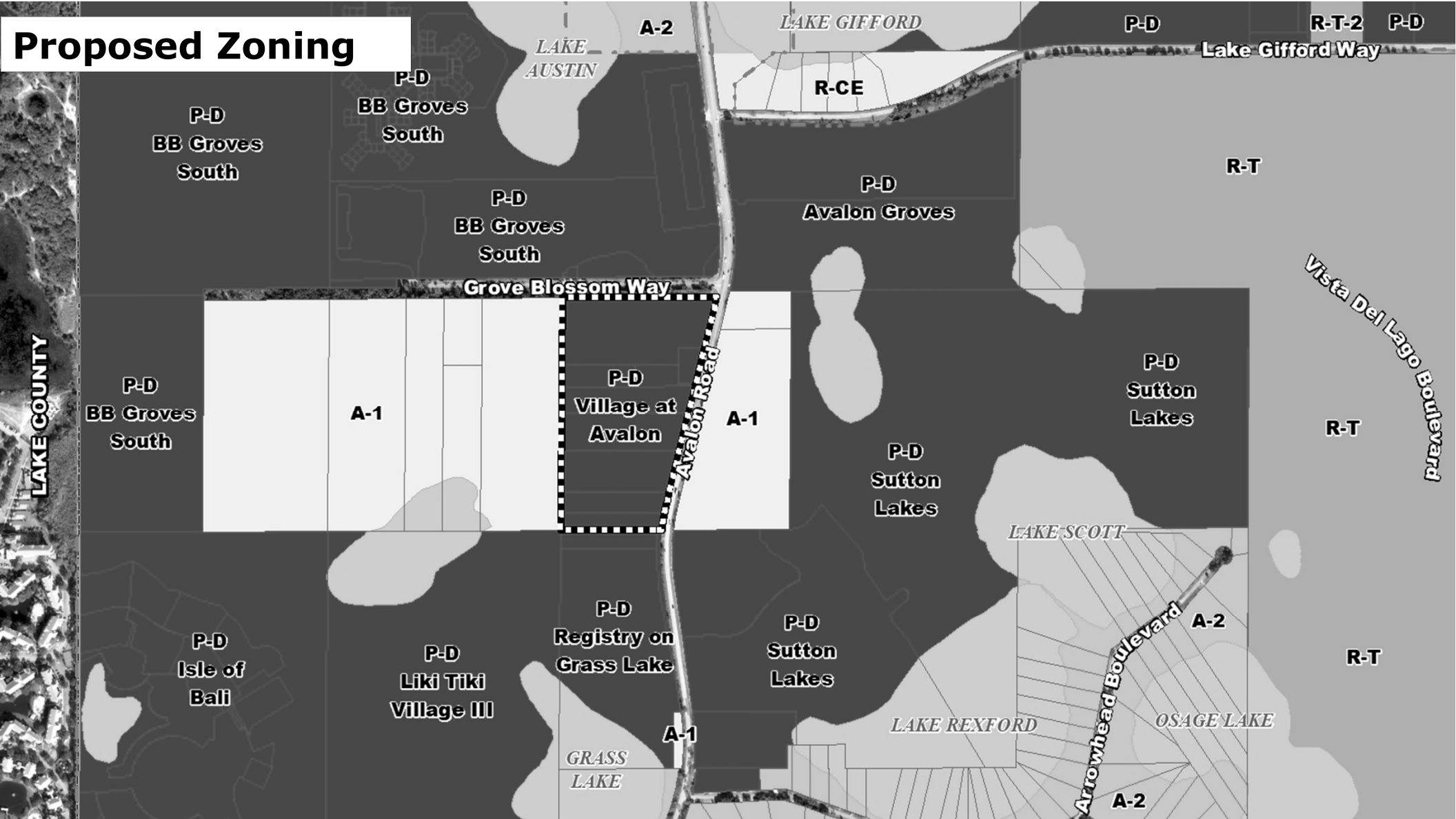
# Proposed Future Land Use

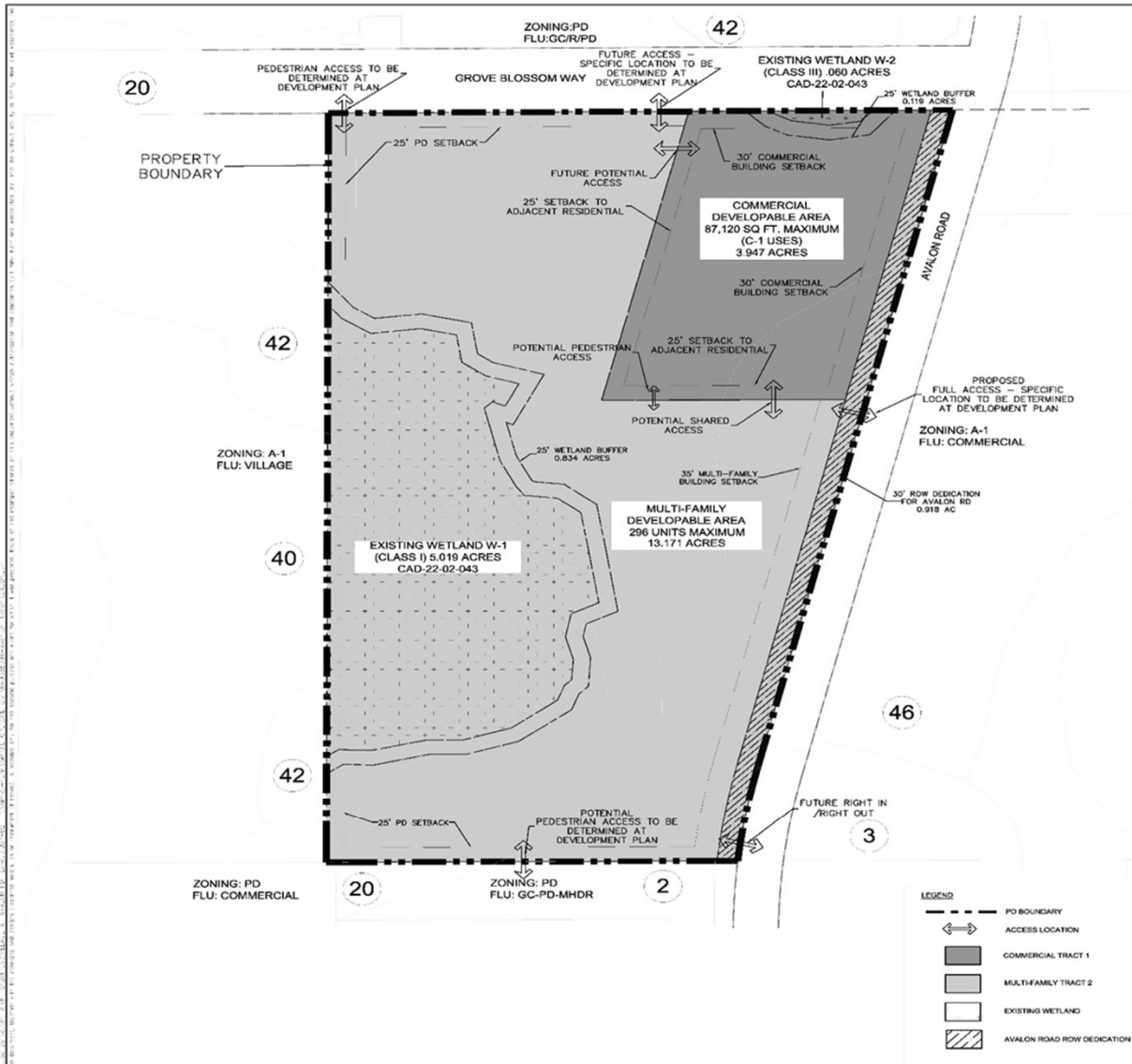


Existing Zoning



## Proposed Zoning





# DEVELOPMENT NOTES:

PARCEL SIZE: 22.187 AC  
 EXISTING ZONING: A-1  
 PROPOSED ZONING: PD  
 EXISTING FUTURE LAND USE: VILLAGE  
 PROPOSED FUTURE LAND USE: GROWTH CENTER - PLANNED DEVELOPMENT - COMMERCIAL/ MEDIUM DENSITY RESIDENTIAL (GC-PD-CMOR)  
 PROPOSED USES: TRACT 1 - COMMERCIAL (87,120 SQ FT MAXIMUM) - USES PERMITTED PER C-1 ZONING TRACT 2 - MULTI-FAMILY (296 UNITS MAXIMUM)

## MAXIMUM DENSITY/INTENSITY:

ENVIRONMENT PRODUCTION/LOCATION					
PARENT PARCEL(S)	SUB-PARCEL AREA(S)	USE	DEVELOPMENT PROGRAM	PROPOSED DENSITY	MAX. DENSITY/INTENSITY PERMITTED
TRACT 1 (A-1)	4.036	N/A	PD	30.00	30.00/AC
TRACT 2 (A-1)	17.151	N/A	PD	20.00	20.00/AC
TOTAL	21.187				

Note: The above densities are for development production only and are not to be exceeded unless as defined on the map.  
 DEVELOPABLE ACREAGE/ WETLANDS: MULTI-FAMILY TOTAL AREA = 18.199 ACRES  
 WETLANDS (W-1) = 5.019 ACRES  
 MULTI-FAMILY DEVELOPABLE AREA = 13.171 ACRES  
 COMMERCIAL TOTAL AREA = 4.037 ACRES  
 WETLANDS (W-2) = 0.534 ACRES  
 COMMERCIAL DEVELOPABLE AREA = 3.947 ACRES  
 TOTAL WETLANDS = 5.019 ACRES  
 TOTAL DEVELOPABLE ACREAGE = 17.118 ACRES  
 \*PER CAD-22-02-043

PROPOSED DEVELOPMENT PROGRAM:  
 TRACT 1 - COMMERCIAL (87,120 SQ FT MAXIMUM)  
 TRACT 2 - MULTI-FAMILY (UP TO 296 UNITS)

OPEN SPACE: COMMERCIAL - 25%  
 MULTI-FAMILY - 25%  
 RECREATION: RECREATION AREAS SHALL COMPLY WITH SEC. 38-1255.  
 PARKING: EFFICIENCIES: 1.4 BEDROOM UNITS = 1.43 SPACES PER UNIT (PER WAIVER)  
 2 AND 3 BEDROOM UNITS = 1.50 SPACES PER UNIT (PER WAIVER)

## DEVELOPMENT STANDARDS:

DEVELOPMENT STANDARDS (Sec. 38-1271, 38-1273, 38-1274, 38-1275 & 38-1277)  
 Lot Standards: Single-Family: 50' Multi-Family: 5-story/60'  
 Maximum Building Height: 50' N/A  
 Minimum Lot Size: N/A N/A  
 Minimum Lot Area: N/A 10,000  
 Maximum Lot Coverage: 70% N/A  
 Maximum Building Coverage: N/A 30% of Gross Land Area  
 Maximum FAR: 0.5 N/A  
 Minimum Building Separation: Consistent with 38-1254(j)  
 Parking Setbacks: 7.5' 7'  
 Rear: 5' 7'  
 Minimum Building Setback from Street ROW: 30' 35'  
 Major Collector (SR 545): 30' 35'  
 All other rights-of-way (Grove Blossom Way): 30' 35'  
 General Setbacks: 10' N/A  
 Side and Rear: 25' N/A  
 Adjacent to Residents: 25' 25'  
 PD Standards: P.D. Boundary: 25' 25'  
 Wetlands: 25' 25'

Notes:  
 1. Max. Height to be 35', but 35' when within 100' of any residential development.  
 \*Waiver Requested

LANDSCAPE BUFFERS:  
 LANDSCAPE BUFFERS SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 24-4.A.

STORMWATER:  
 ON-SITE STORMWATER TO BE PROVIDED IN ACCORDANCE WITH ORANGE COUNTY AND SPWM CRITERIA.

SUPPORT SERVICES:  
 POTABLE WATER SERVICE: ORANGE COUNTY UTILITIES  
 SANITARY SEWER SERVICE: ORANGE COUNTY UTILITIES  
 RECLAIMED WATER SERVICE: ORANGE COUNTY UTILITIES

SCHOOL AGE POPULATION:  
 296 UNITS x 0.373 = 110 STUDENTS

PHASING:  
 THE PROJECT WILL BE DEVELOPED SUCH THAT EACH TRACT WILL PROVIDE SUFFICIENT INFRASTRUCTURE TO SUPPORT THE PROPOSED DEVELOPMENT.

## SOIL LEGEND

- 2 - ARCHBOLD FINE SAND
- 3 - BASINGER FINE SAND
- 20 - IMMOKALEE FINE SAND
- 40 - SAMBURA MUCK
- 42 - SAMUEL MUCK
- 46 - TAVARES FINE SAND



## PROJECTED TRAFFIC:

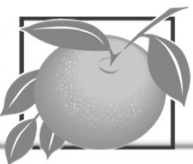
		Trip Generation Summary							
Daily	Land Use	ITE Trip Rate		Daily Trip Generation					
		ITE Land Use	Size	ITE Trip Rate/1,000	15E	15W	15D		
Daily	Multi-Family Housing (Mid-Rise)	221	286 EA	6.66	1,321	105	105	105	
	Shopping Plaza/Commercial	521	87,828 KSF	57.52	5,932	3,927	2,941	2,941	
	Total Generated Trips				7,253	4,032	3,046	3,046	
	Peak Hour Trips					15E	15W	15D	
Peak Hour	Multi-Family	ITE Land Use	Size	ITE Trip Rate/1,000	Trips				
	Multi-Family Housing (Mid-Rise)	221	286 EA	0.30	115	67	72	39K	45
	Shopping Plaza/Commercial	521	87,828 KSF	5.19	452	279	218	279	279
	Total Generated Trips					567	359	291	291

Notes: 1. Values are for peak hour and are based on peak hour data and are not to be exceeded unless as defined on the map.

**Kimley»Horn**

© 2022 KIMLEY HORN AND ASSOCIATES, INC.  
 185 N. DRAKE AVENUE, SUITE 100, ORLANDO, FL 32801  
 PHONE: 407-898-1511  
 WWW.KIMLEY-HORN.COM

VILLAGE V - VILLAGE AT AVALON  
 PROJECT# 04538004  
 LUP-03



## **Amendment 2022-2-A-1-2 & 2022-2-B-FLUE-2**

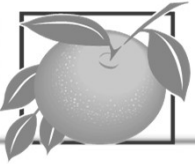
**2022-2-A-1-2: ADOPT**

**2022-2-B-FLUE-2: ADOPT**

**Ordinance: ADOPT**

### **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and determine that the proposed amendments are in compliance;**
- **ADOPT Amendment 2022-2-A-1-2, Village (V) to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR);**
- **ADOPT Amendment 2022-2-B-FLUE-2 to include the development program for Amendment 2022-2-A-1-2 in Future Land Use Element Policy FLU8.1.4.; and**
- **ADOPT the Ordinance approving the proposed Future Land Use Map Amendment and associated staff-initiated text amendment.**



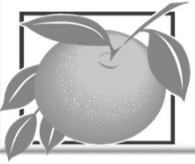
## **Rezoning Case LUP-22-06-199**

**DRC Recommendation:           APPROVE**

**PZC Recommendation:           APPROVE**

### **Action Requested:**

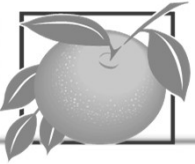
- **Make a finding of consistency with the Comprehensive Plan and *APPROVE The Village at Avalon Planned Development/Land Use Plan (PD/LUP)*, dated “Received December 20, 2022”, subject to the twenty-one (21) conditions of approval listed in the staff report and as presented, including five (5) requested waivers from Orange County Code.**



## ***Board of County Commissioners***

### **Requested Action:**

- **Adopt: Amendment 2022-2-A-1-2**
- **Adopt: Amendment 2022-2-B-FLUE-2**
- **Adopt: Implementing Regular Cycle Ordinance**
- **Approve: Rezoning Case LUP-22-06-199, subject to twenty-one (21) conditions of approval, including five (5) waivers from Orange County Code**

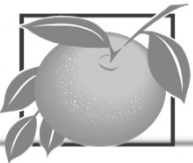


## **Rezoning Case LUP-22-06-199**

### **New Condition of Approval**

#### **Proposed New Condition:**

**Owner shall execute an agreement acceptable to the County that addresses conveyance of right-of-way for Avalon Road, which must be approved by the Board of County Commissioners prior to County approval of the initial Development Plan.**



## **Amendment 2022-2-A-1-2 & 2022-2-B-FLUE-2**

**2022-2-A-1-2:**

**CONTINUE**

**2022-2-B-FLUE-2:**

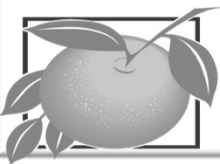
**CONTINUE**

**Ordinance:**

**CONTINUE**

**Action Requested:**

- **Continue these items to the June 20, 2023, BCC hearing at 2pm.**



## ***Board of County Commissioners***

**2023-1 Regular Cycle Amendments**

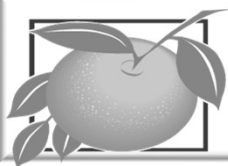
***Transmittal Public Hearings***

**May 2, 2023**



## **2023-1 Regular Cycle Amendment Process**

- **Transmittal public hearings**
  - LPA – March 16, 2023**
  - BCC – May 2, 2023**
- **State and regional agency comments**
  - June 2023**
- **Adoption public hearings**
  - LPA – To Be Determined**
  - BCC – To Be Determined**



## **Amendment 2023-1-A-3-2**

**Agent:** Eric Raasch, Inspire Placemaking Collective, Inc.

**Owner:** Pique Land Trust

**From:** Low-Medium Density Residential (LMDR)

**To:** Planned Development - Medium Density Residential /  
Conservation (PD-MDR/CONS)

**Acreage:** 15.50 gross acres / 9.26 net developable acres

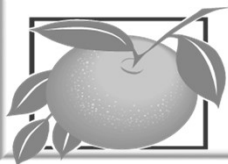
**Proposed Use:** Up to 180 multi-family dwelling units



## **Amendment 2023-1-B-FLUE-3**

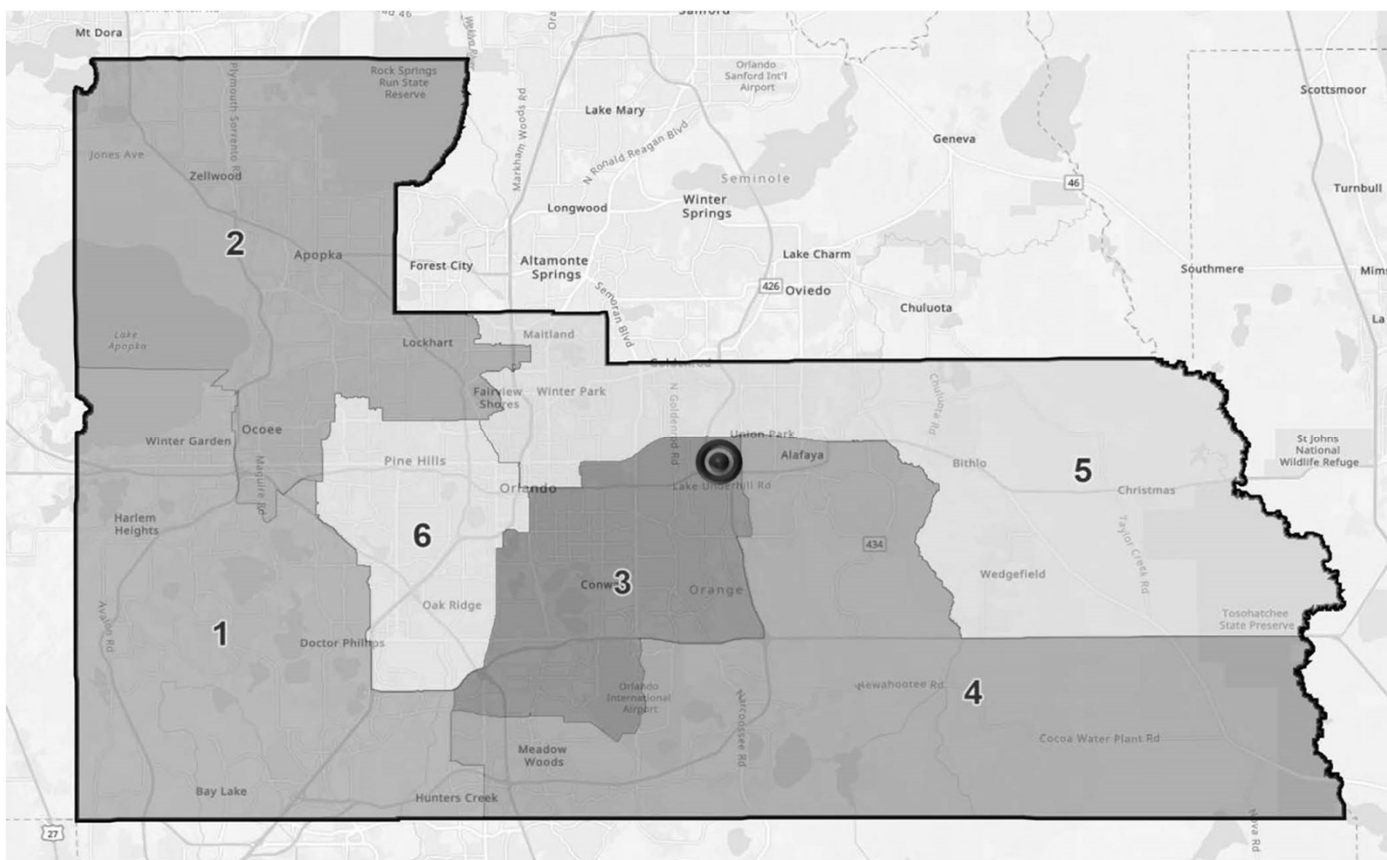
**Request:**                    **Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County**

**District:**                    **Countywide**



# Amendment 2023-1-A-3-2

## Location



# Aerial

Agenda  
Item  
VI.L.21  
180 MF  
Units

Agenda  
Item  
VI.L.22  
420 MF  
Units

Millinockett Ln

N Econlockhatchee Trail

Little Econlockhatchee River

River Crest Ct

Dean Cove Ln

Dean Acre Dr

Piney Point Cir

N Dean Road

# Aerial

Agenda  
Item  
VI.L.21  
180 MF  
Units

Millinockett Ln

N Econlockhatchee Trail

Little Econlockhatchee River

River Crest Ct

Dean Cove Ln

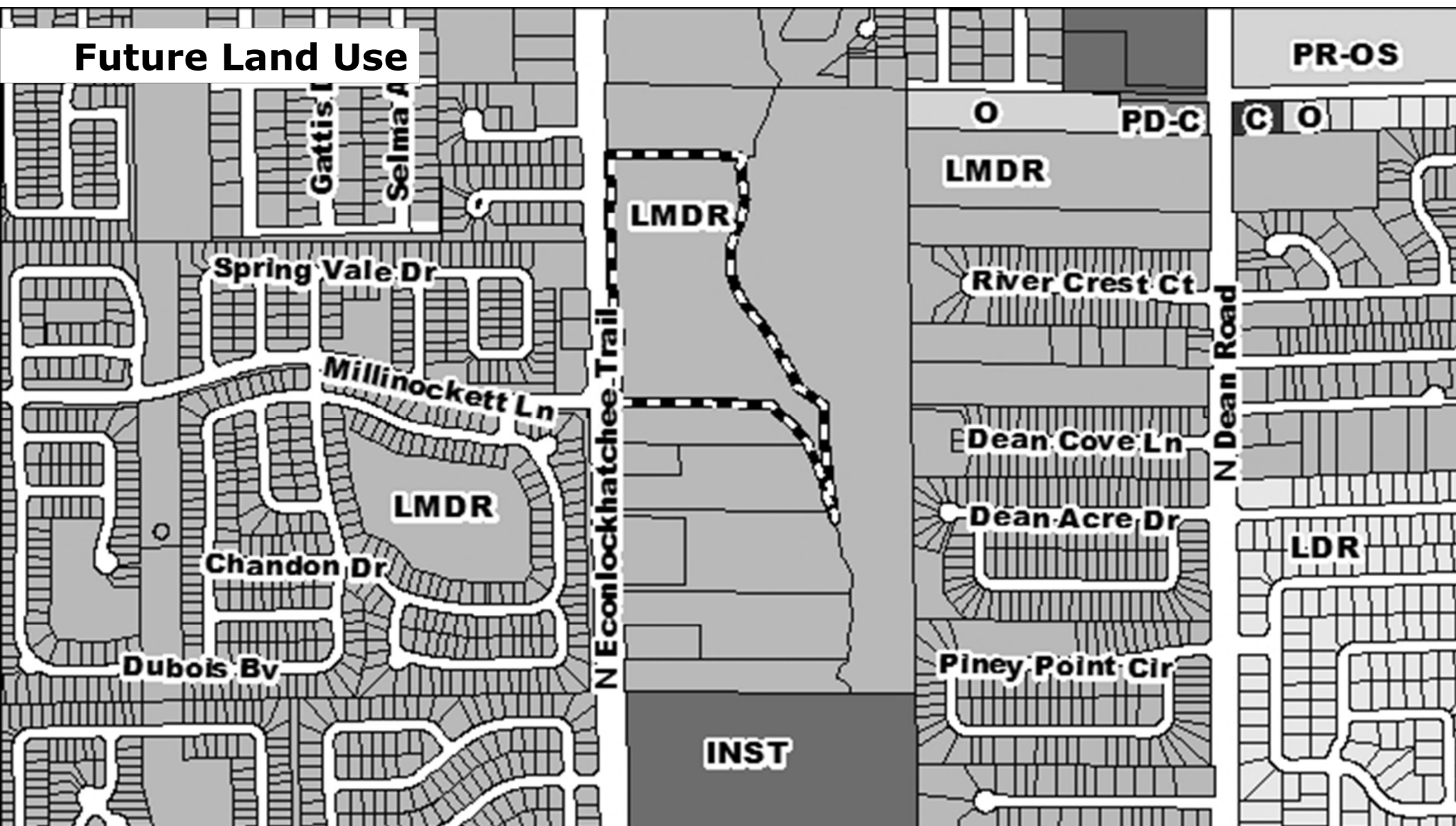
Dean Acre Dr

Piney Point Cir

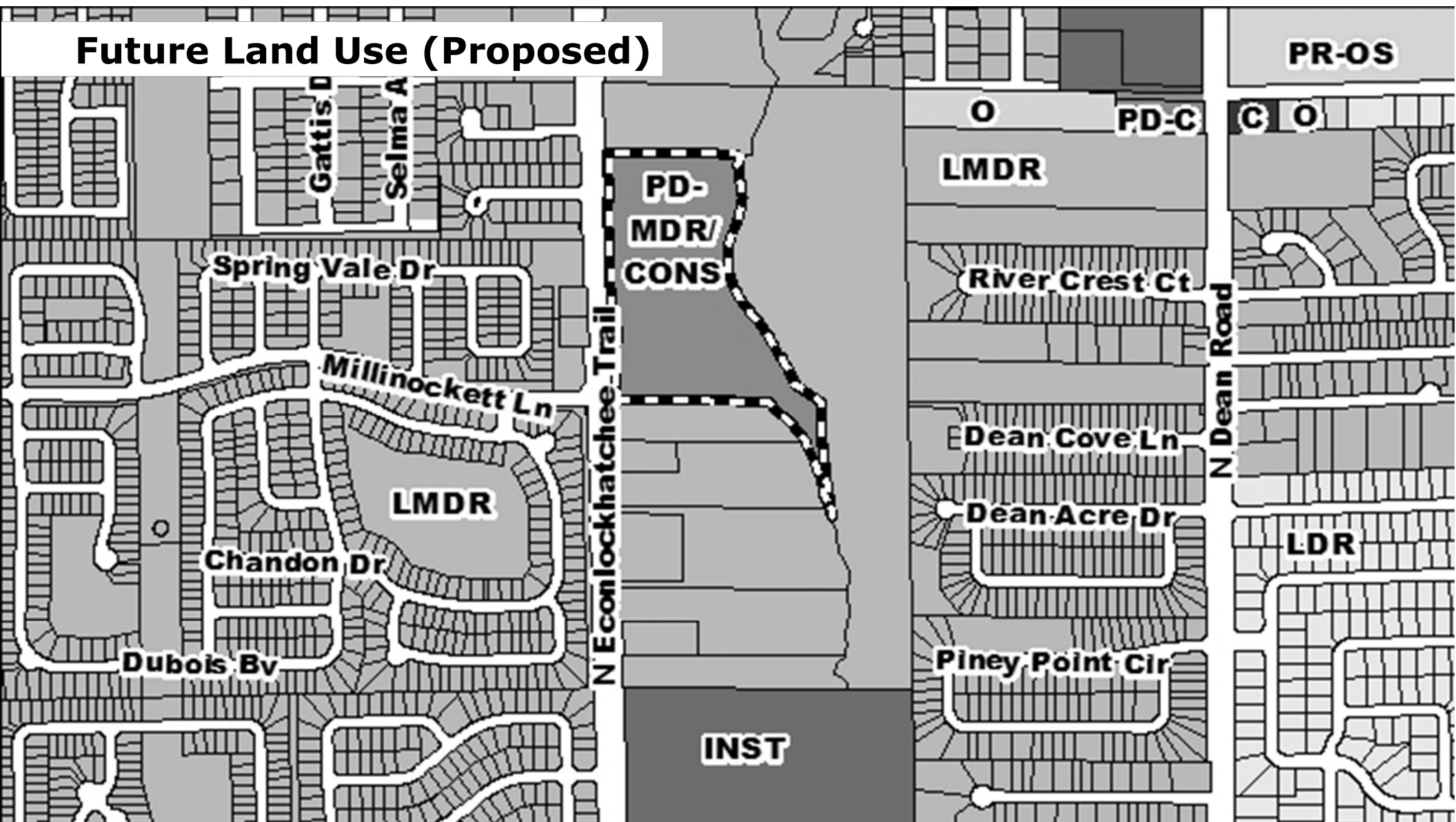
N Dean Road



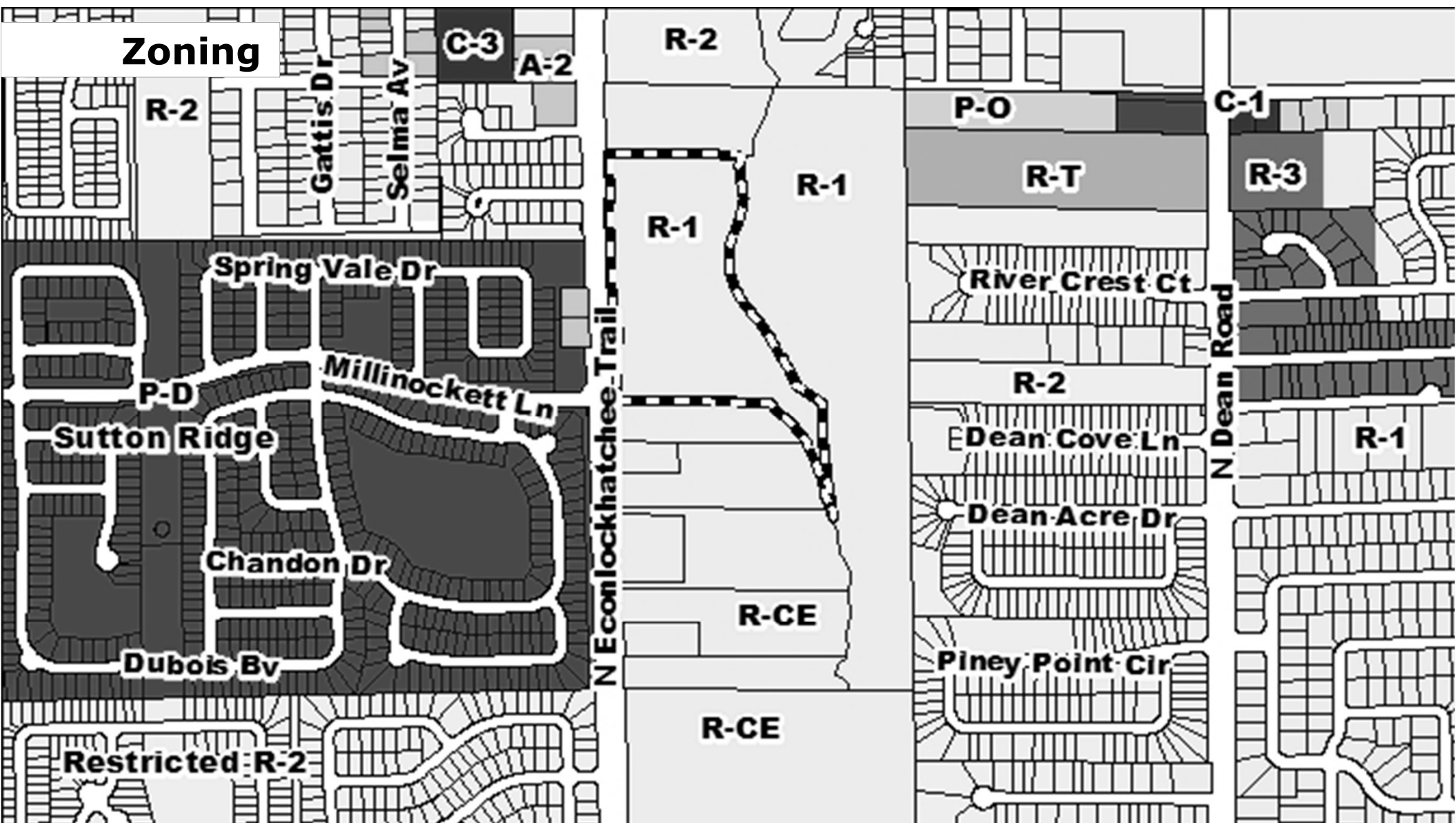
## Future Land Use



## Future Land Use (Proposed)



## Zoning



# **Community Meeting Summary**

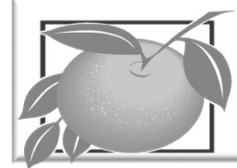
**February 15, 2023**

**Union Park Elementary**

- **Attendance – 43 Residents**

- **Concerns:**

- **Traffic**
- **Building Height**
- **Stormwater Retention**
- **Wetland Protections**



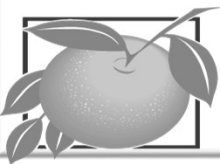
## **Amendment 2023-1-A-3-2 & 2023-1-B-FLUE-3**

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

### **Action Requested:**

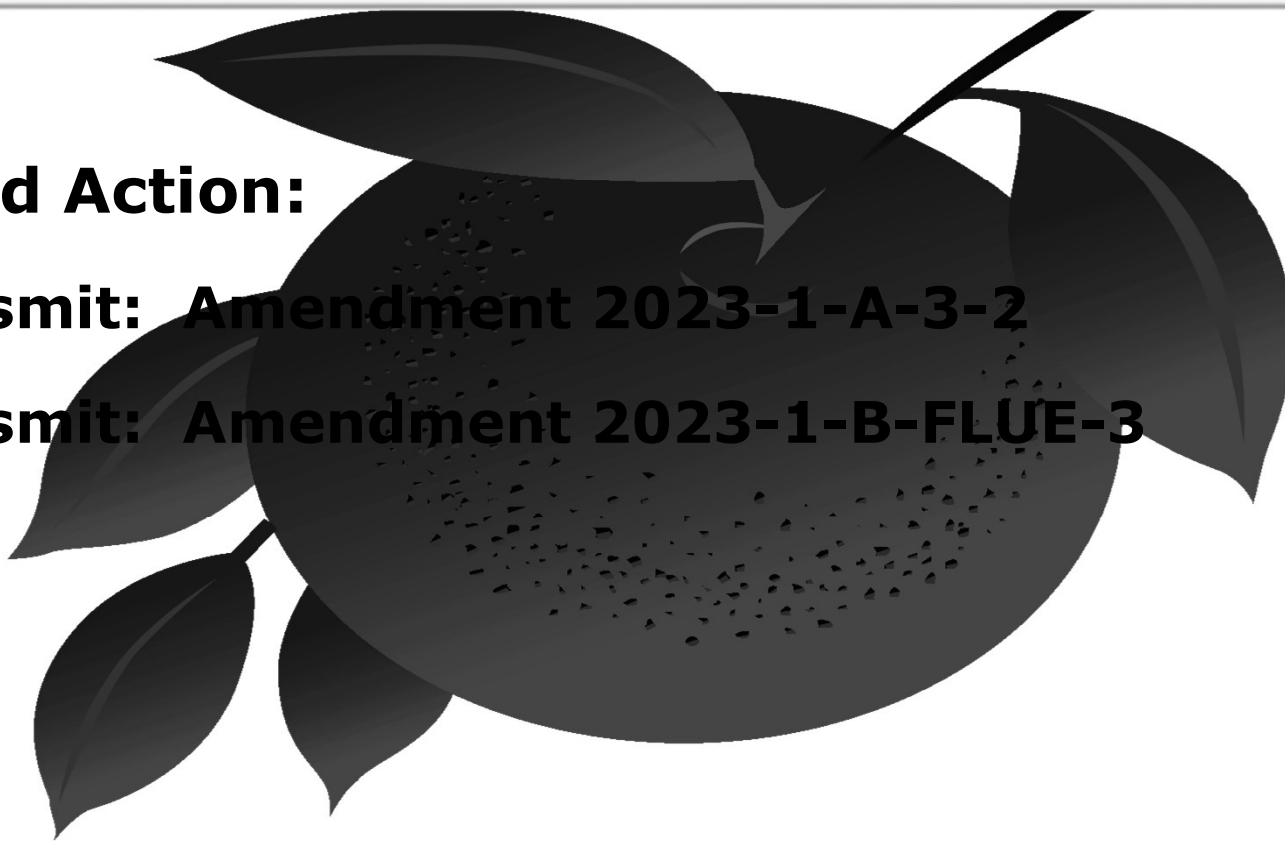
- **Make a finding that the information contained in the application for the proposed amendment is sufficiently complete;**
- **Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and**
- **Transmit Amendment 2023-1-A-3-2 and 2023-1-B-FLUE-3 to the state reviewing agencies.**

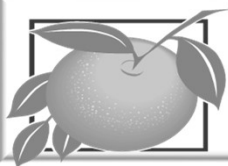


## ***Board of County Commissioners***

### **Requested Action:**

- **Transmit: Amendment 2023-1-A-3-2**
- **Transmit: Amendment 2023-1-B-FLUE-3**





## **Amendment 2023-1-A-3-1**

**Agent:** Eric Raasch, Inspire Placemaking Collective, Inc.

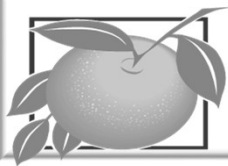
**Owner:** Manohar Jain, Trustee, Chaines Land Trust, and Pique Land Trust

**From:** Office (O) and Low-Medium Density Residential (LMDR)

**To:** Planned Development - Medium Density Residential / Conservation (PD-MDR/CONS)

**Acreage:** 42.10 gross acres/21.40 net developable acres

**Proposed Use:** Up to 420 multi-family dwelling units



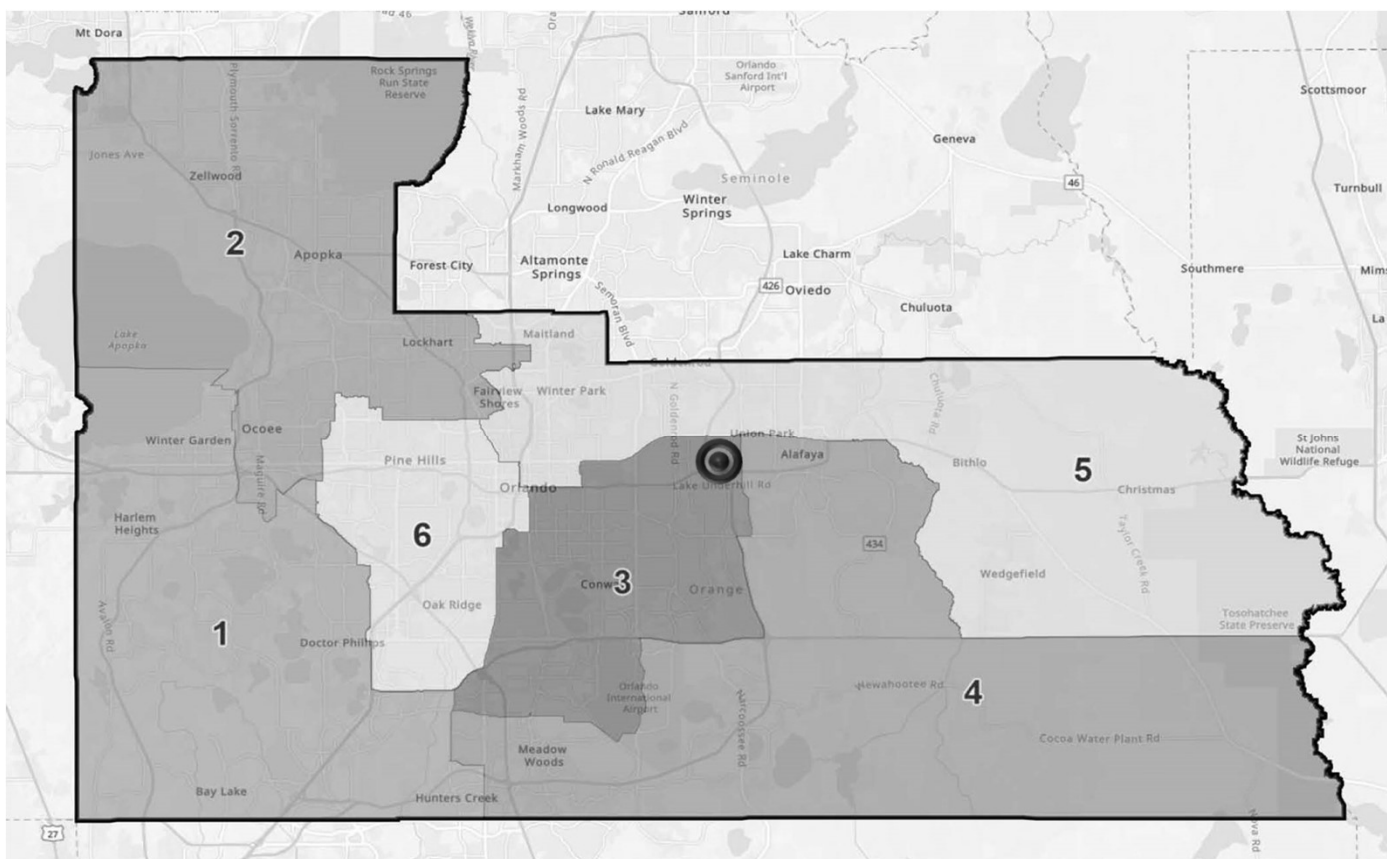
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**Request:**                    **Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County**

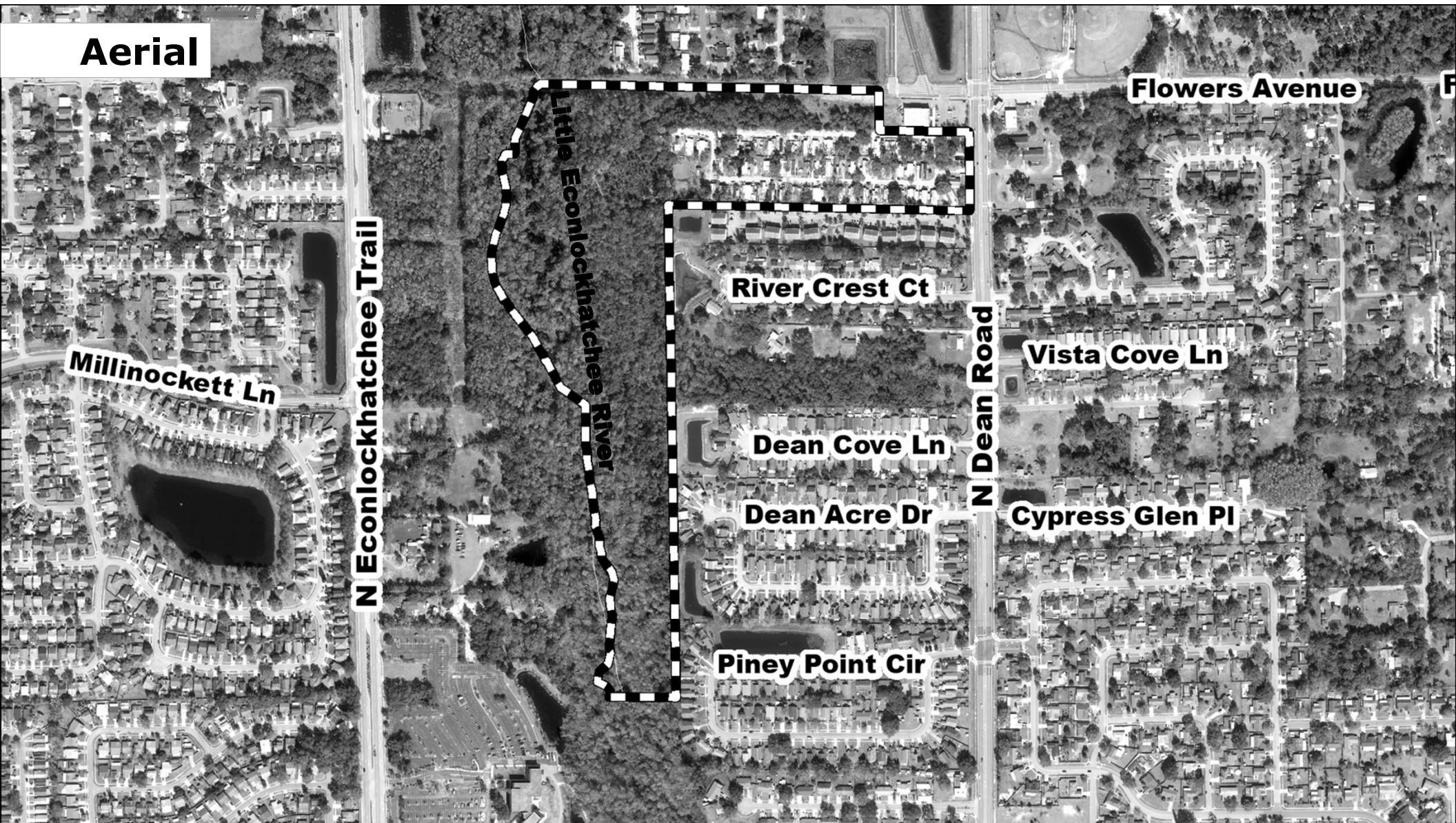
**District:**                    **Countywide**



## Location



**Aerial**



**Millinockett Ln**

**N Econlockhatchee Trail**

**Little Econlockhatchee River**

**River Crest Ct**

**Dean Cove Ln**

**Dean Acre Dr**

**Piney Point Cir**

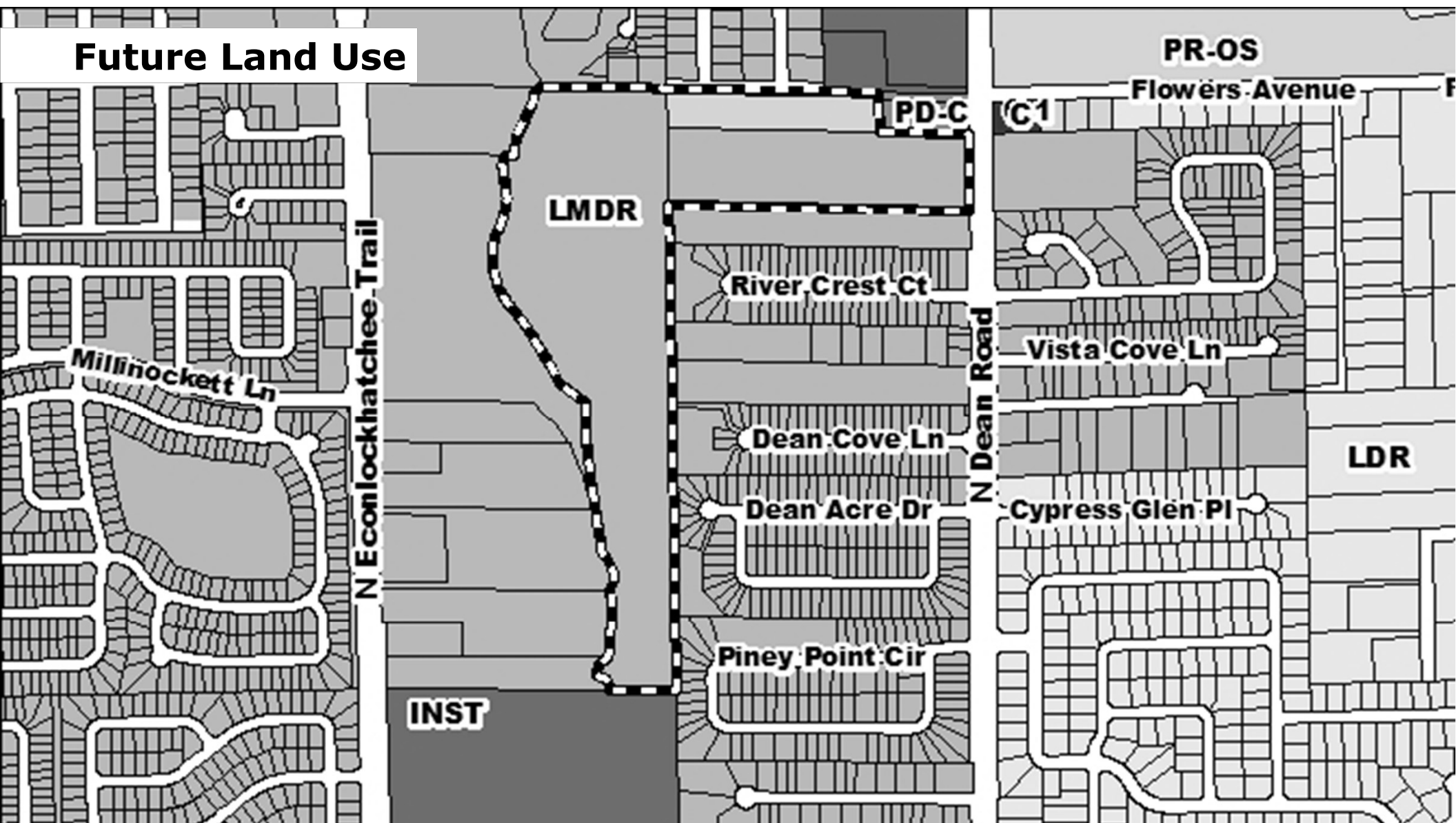
**N Dean Road**

**Flowers Avenue**

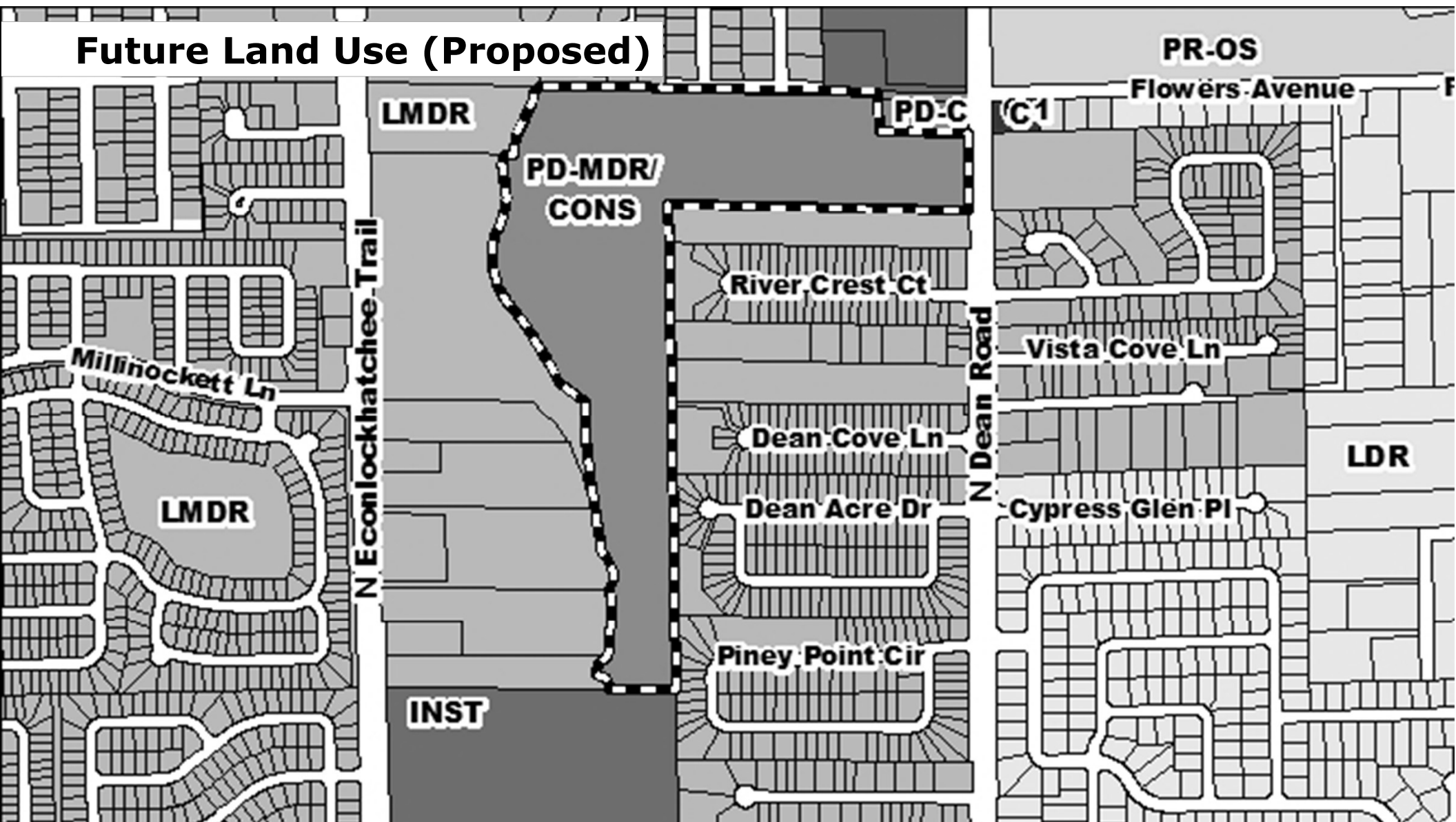
**Vista Cove Ln**

**Cypress Glen Pl**

## Future Land Use



## Future Land Use (Proposed)



**Zoning**

R-2 R-1 R-1

A-2 R-1 R-2

Millinockett Ln

A-2

N Econlockhatchee Trail

R-1 R-1 R-1

P-O R-T

R-2 River Crest Ct

R-2 Dean Cove Ln

R-CE Dean Acre Dr

R-CE Piney Point Cir

N Dean Road

R-1 R-3 R-2

Flowers Avenue

Vista Cove Ln

R-1 R-CE

Cypress Glen Pl

R-1 R-CE

P-D Sutton Ridge

Restricted R-2

R-1 R-1 R-1 R-1

# **Community Meeting Summary**

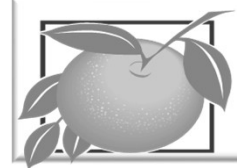
**February 15, 2023**

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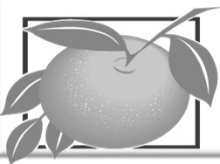
## **Amendment 2023-1-A-3-1 & 2023-1-B-FLUE-2**

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

### **Action Requested:**

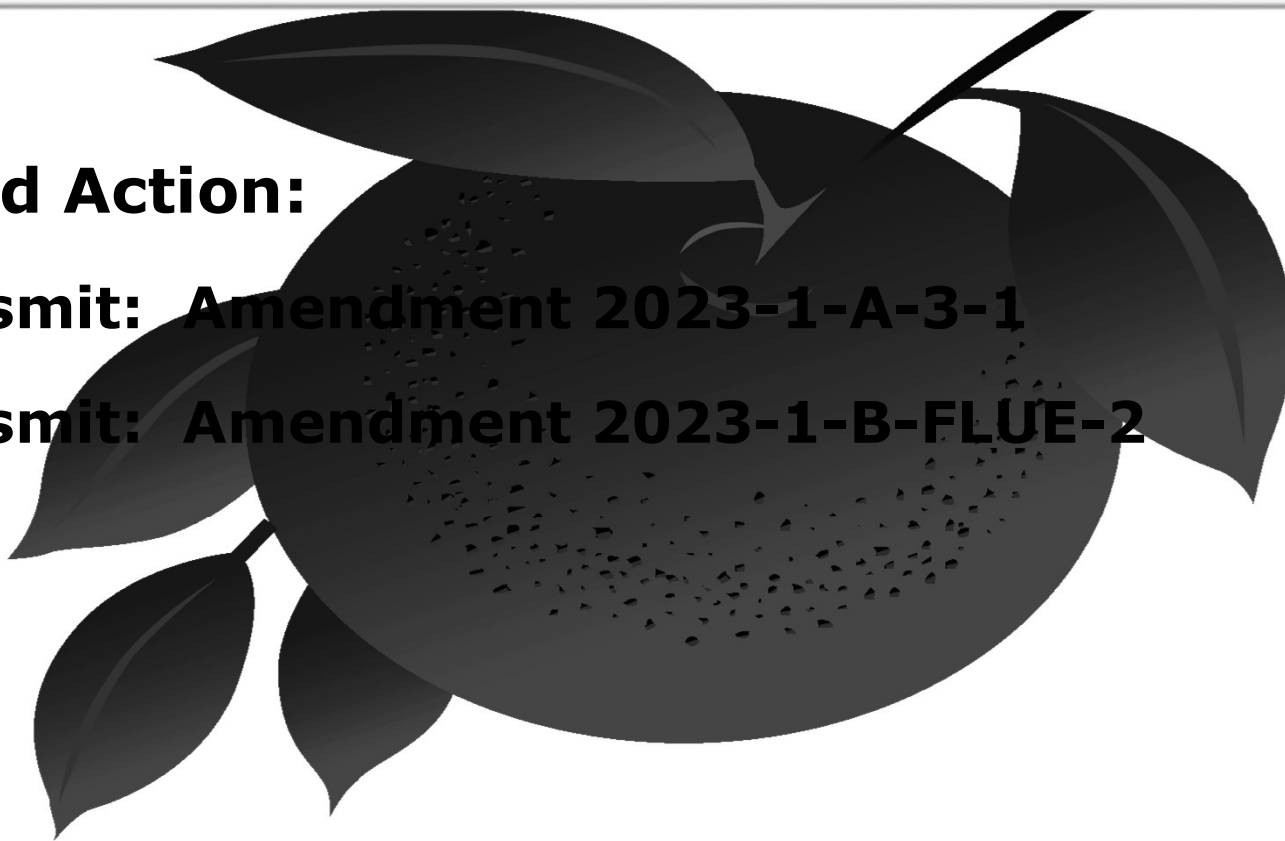
- **Make a finding that the information contained in the application for the proposed amendment is sufficiently complete;**
- **Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and**
- **Transmit Amendments 2023-1-A-3-1 and 2023-1-B-FLUE-2 to the state reviewing agencies.**

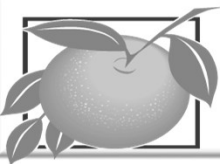


## ***Board of County Commissioners***

### **Requested Action:**

- **Transmit: Amendment 2023-1-A-3-1**
- **Transmit: Amendment 2023-1-B-FLUE-2**





## ***Board of County Commissioners***

**2023-1 Regular Cycle Amendments**

***Transmittal Public Hearings***

**May 2, 2023**

