



# ***Board of County Commissioners***

## **2017-2 Regular Cycle Amendments**

### ***Transmittal Public Hearings***

### **July 11, 2017**



# 2017-2 Amendment Process

- Transmittal public hearings  
LPA – June 15, 2017  
BCC – July 11, 2017
- State and regional agency comments  
August 2017
- Adoption public hearings, including  
Small Scale Amendments  
LPA – October 19, 2017  
BCC – November 14, 2017



# ***Board of County Commissioners***

## **2017-2 Regular Cycle Privately- Initiated Map Amendments**

***Transmittal Public Hearings***

**July 11, 2017**



# Amendment 2017-2-A-1-1

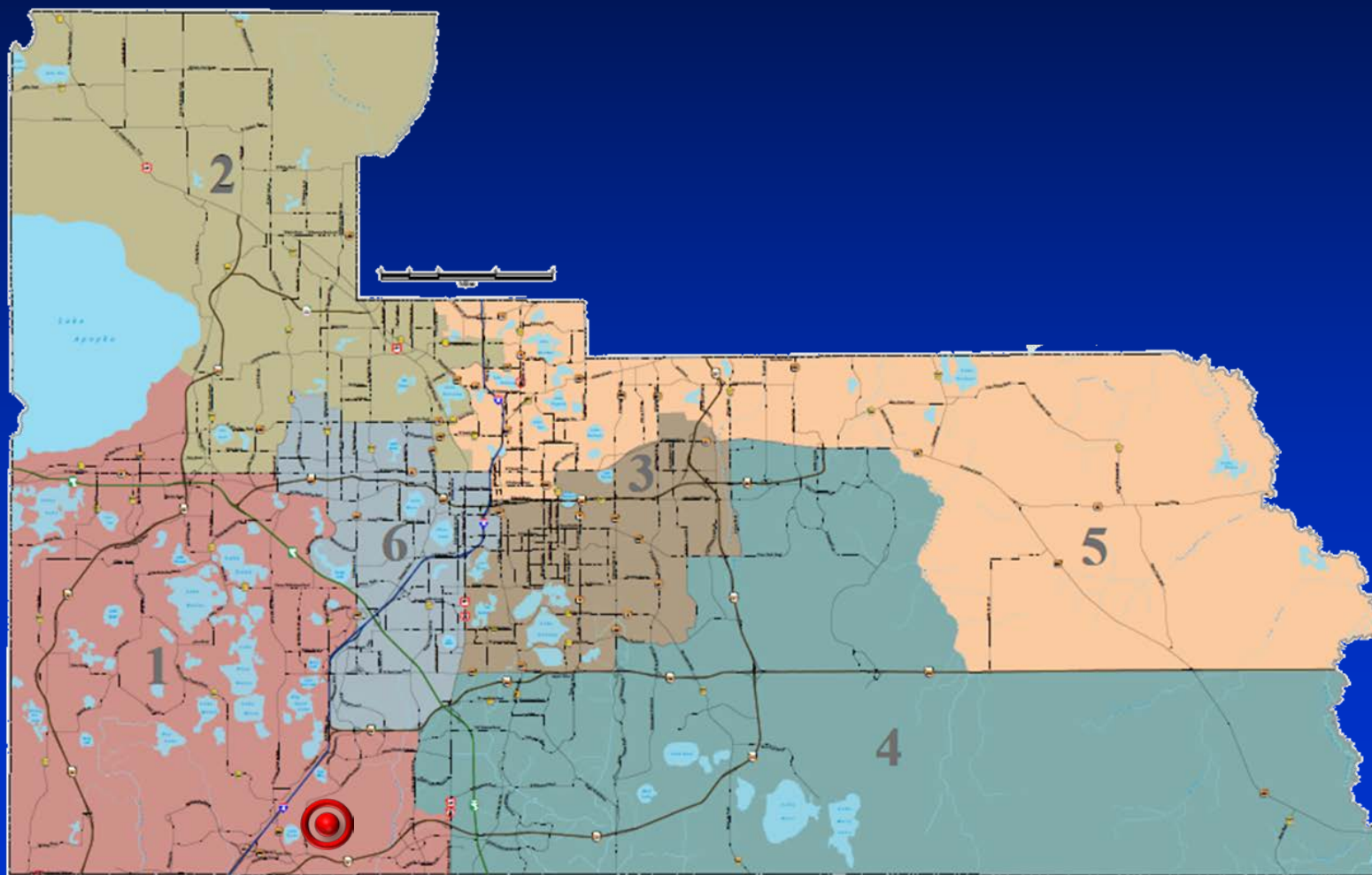
- Agent:** Tyrone K. Smith, AICP, Orange County Public Schools
- Owner:** Adams Property Holdings, LLC 1/2 Int and Adams-Orlando, LLC 1/2 Int
- From:** Activity Center Mixed Use (ACMU)
- To:** Educational (EDU)
- Acreage:** 19.97 gross ac.
- Proposed Use:** Up to 100,000 SF public elementary school and up to 50,000 SF ancillary office





# Amendment 2017-2-A-1-1

## Location





# Aerial Photo



Lake Forest Drive

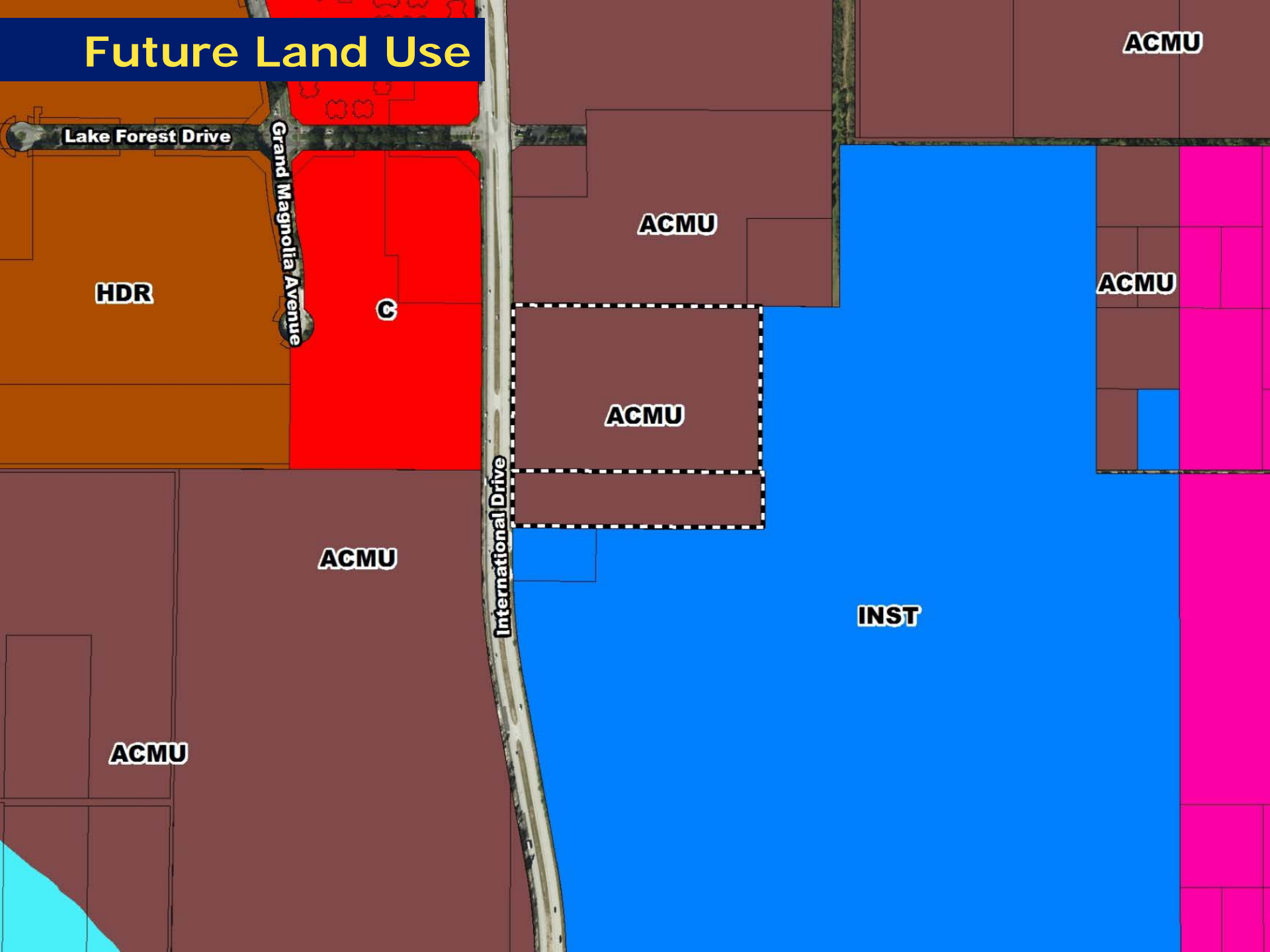
Grand Magnolia Avenue

International Drive

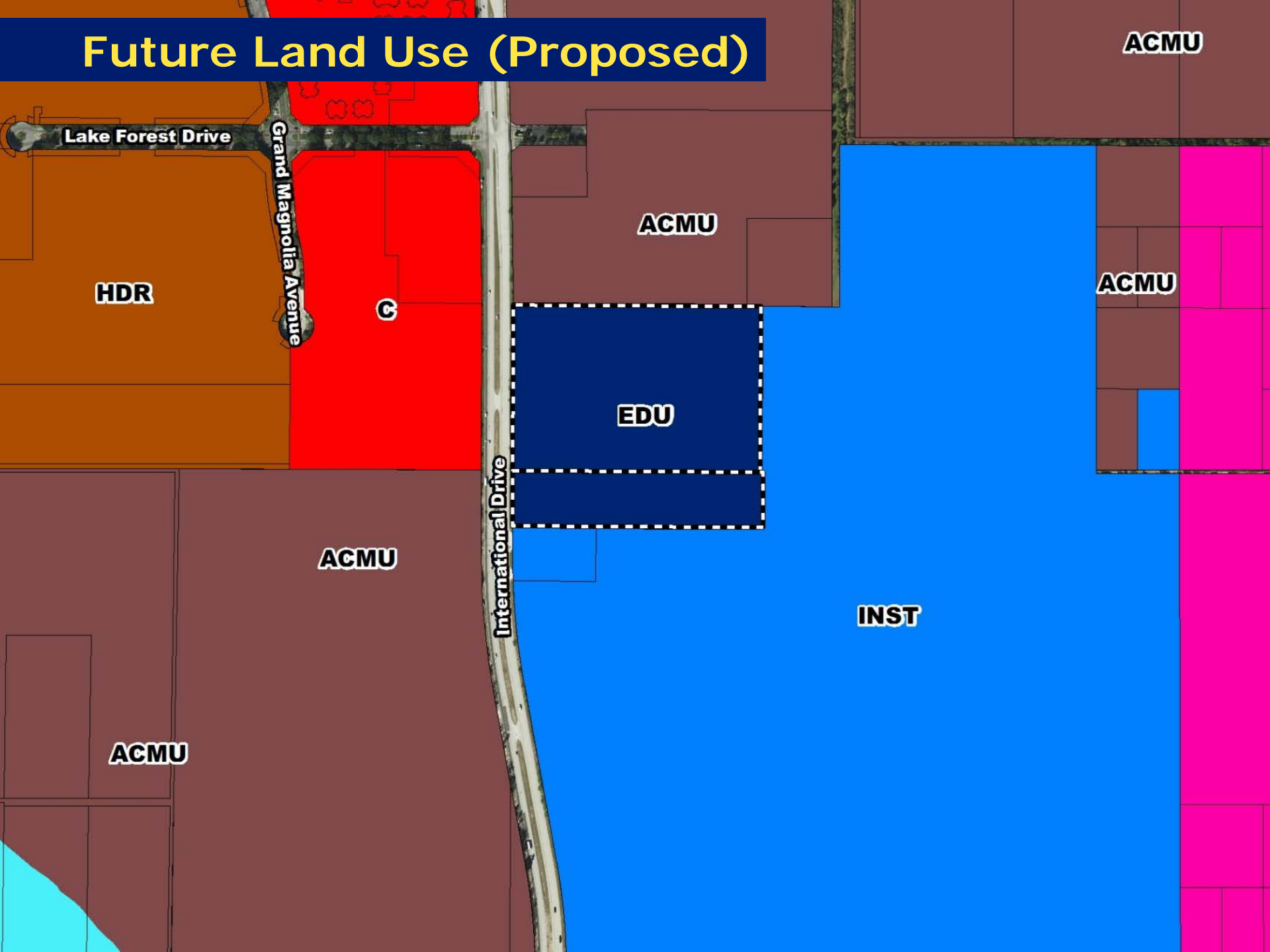
Lake  
Bryan



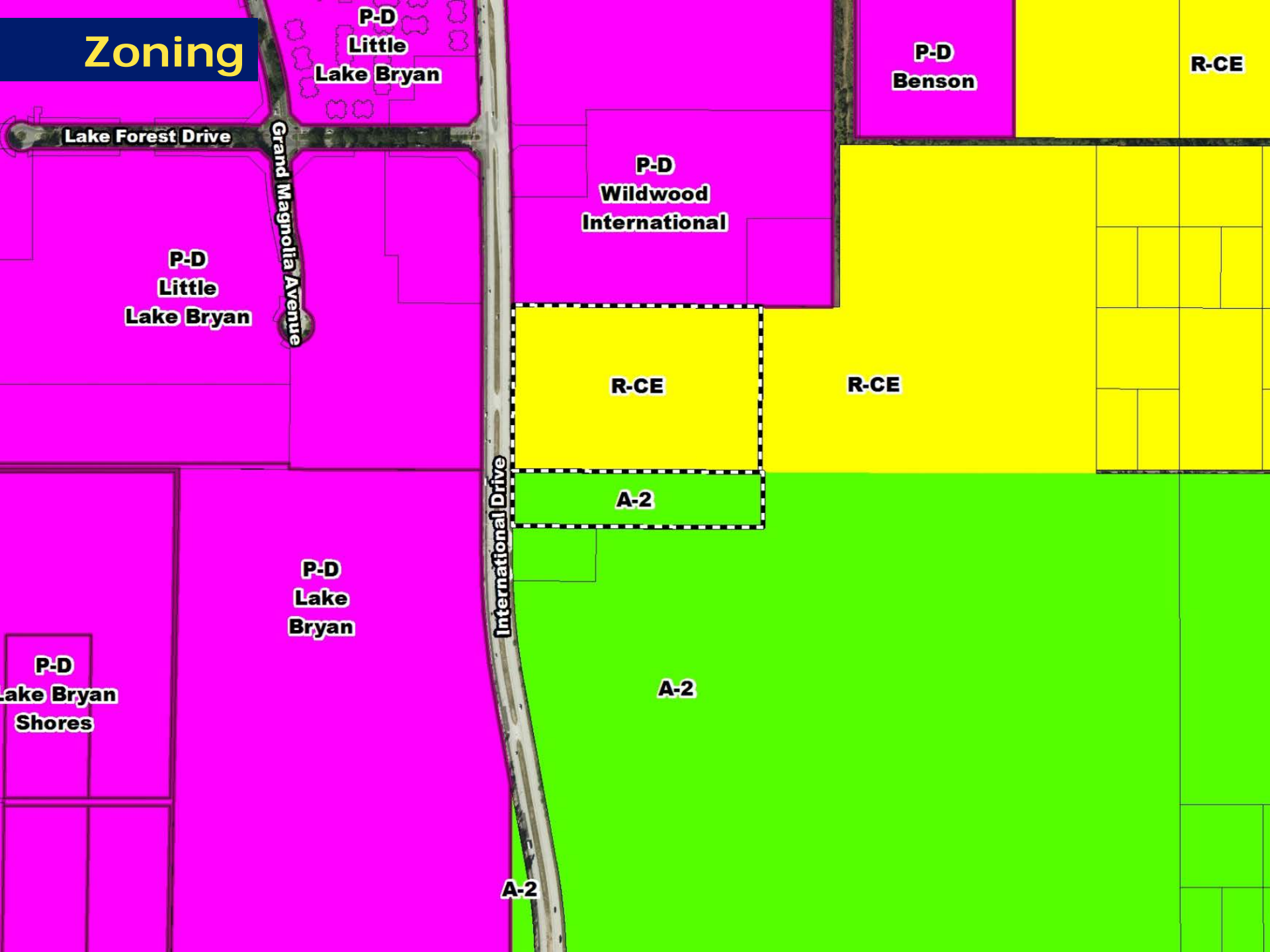
# Future Land Use



# Future Land Use (Proposed)



# Zoning





# Amendment 2017-2-A-1-1

**Staff Recommendation:**

**TRANSMIT**

**LPA Recommendation:**

**TRANSMIT**

## Action Requested

- Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective FLU8.2 and Policies FLU1.1.4(A), FLU8.1.1(a), FLU8.7.5, FLU8.7.9, and FLU8.2.1, and Public Schools Facilities Element Policy PS2.2.5);
- Determine that the proposed amendment is in compliance; and
- Transmit Amendment 2017-2-A-1-1, Activity Center Mixed Use (ACMU) to Educational (EDU)



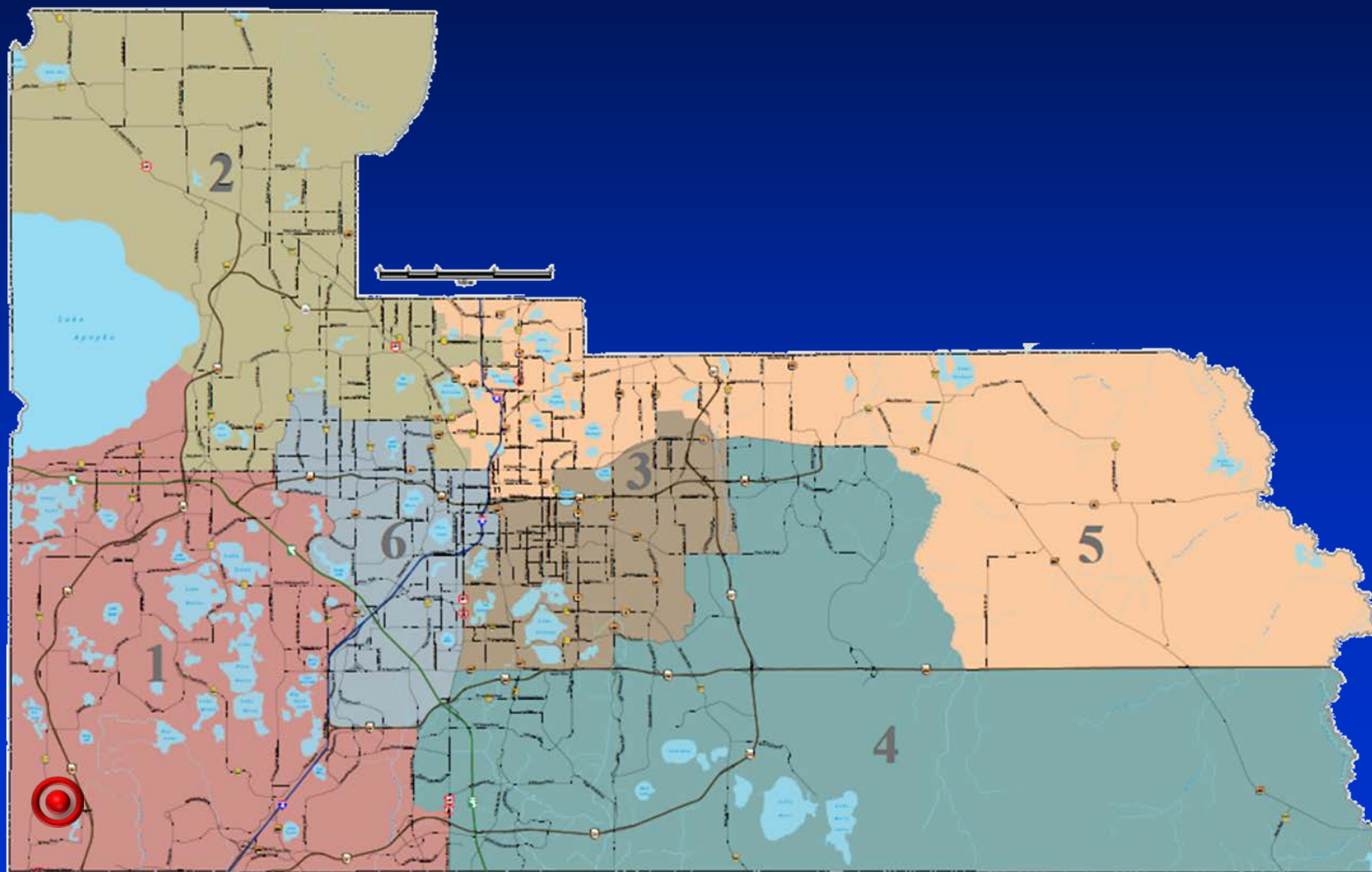
# Amendment 2017-2-A-1-2

- Agent:** Kathy Hattaway, Poulos & Bennett, LLC, and John Classe, Reedy Creek Improvement District
- Owner:** Flamingo Crossings, LLC and Reedy Creek Improvement District
- From:** East Portion: Reedy Creek Improvement District (RCID)-Mixed Use;  
West Portion: Reedy Creek Improvement District (RCID)-Mixed Use/Conservation
- To:** East Portion: Growth Center-Commercial/High Density Residential (GC-C/HDR);  
West Portion: Growth Center-Commercial/High Density Residential/Conservation (GC-C/HDR/CONS)
- Acreage:** 154.35 gross / 121.59 net acres
- Proposed Use:** 2,600 multi-family DU and 150,000 SF commercial



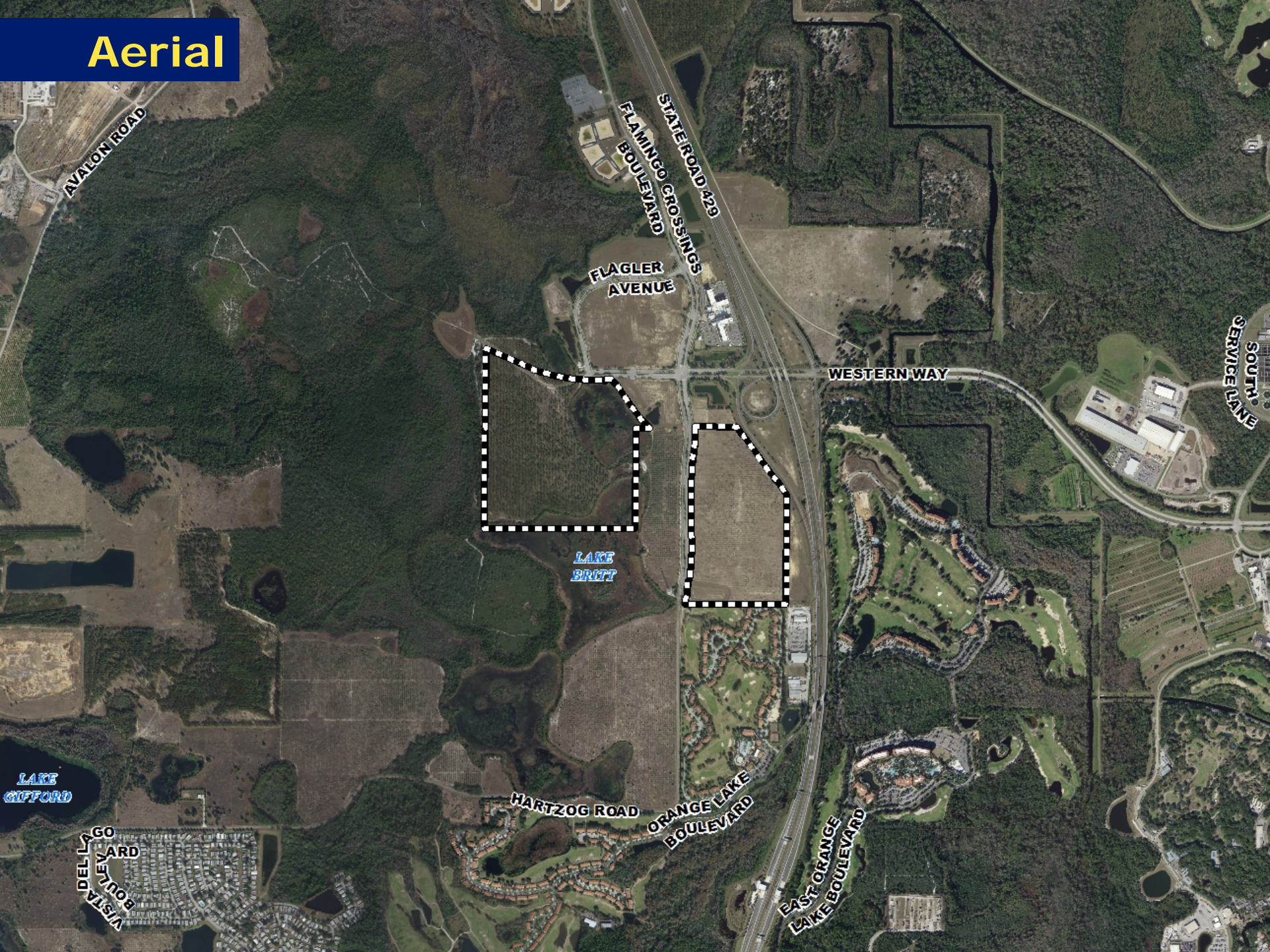
# 2017-2-A-1-2

## Location



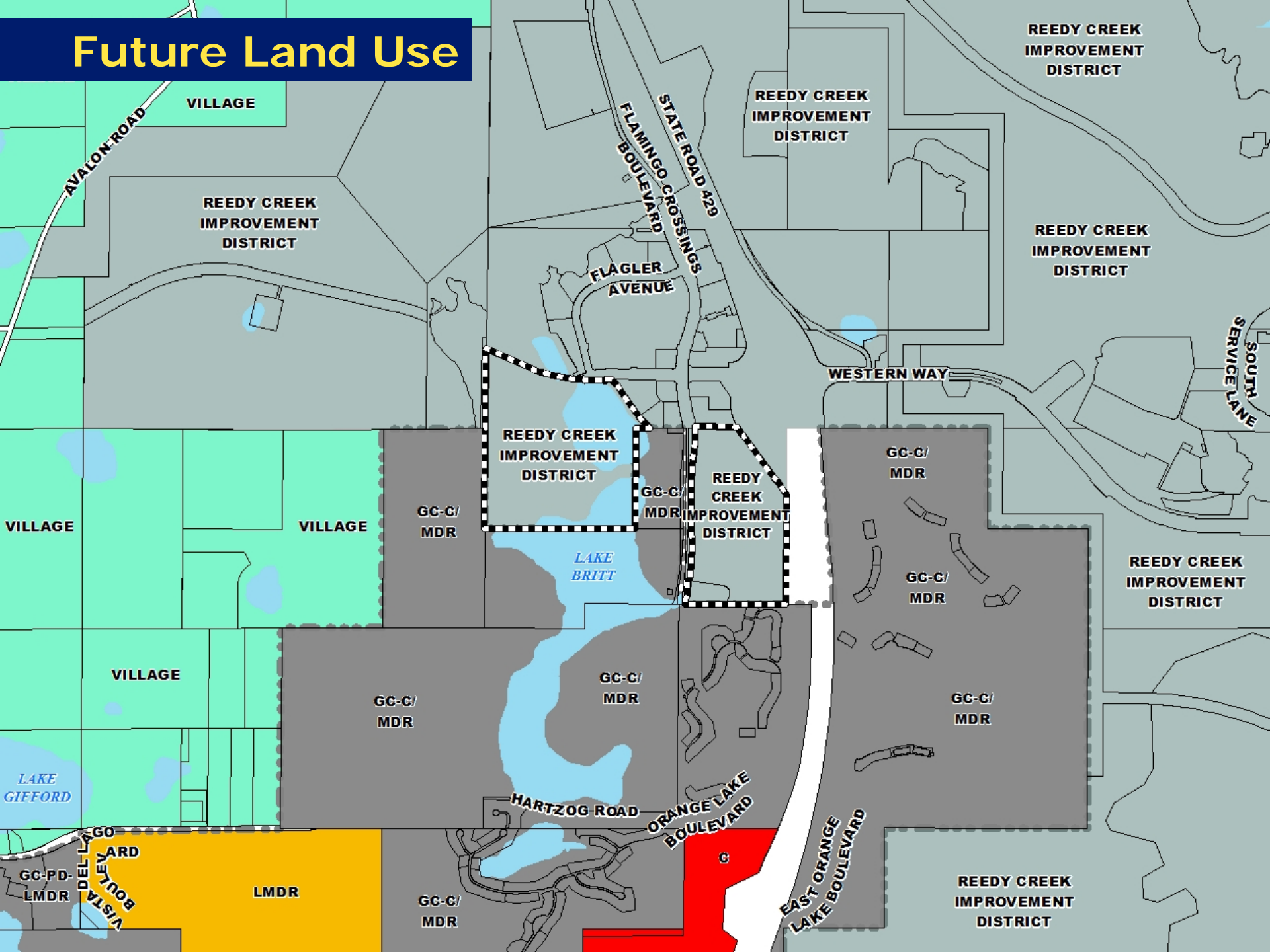


# Aerial



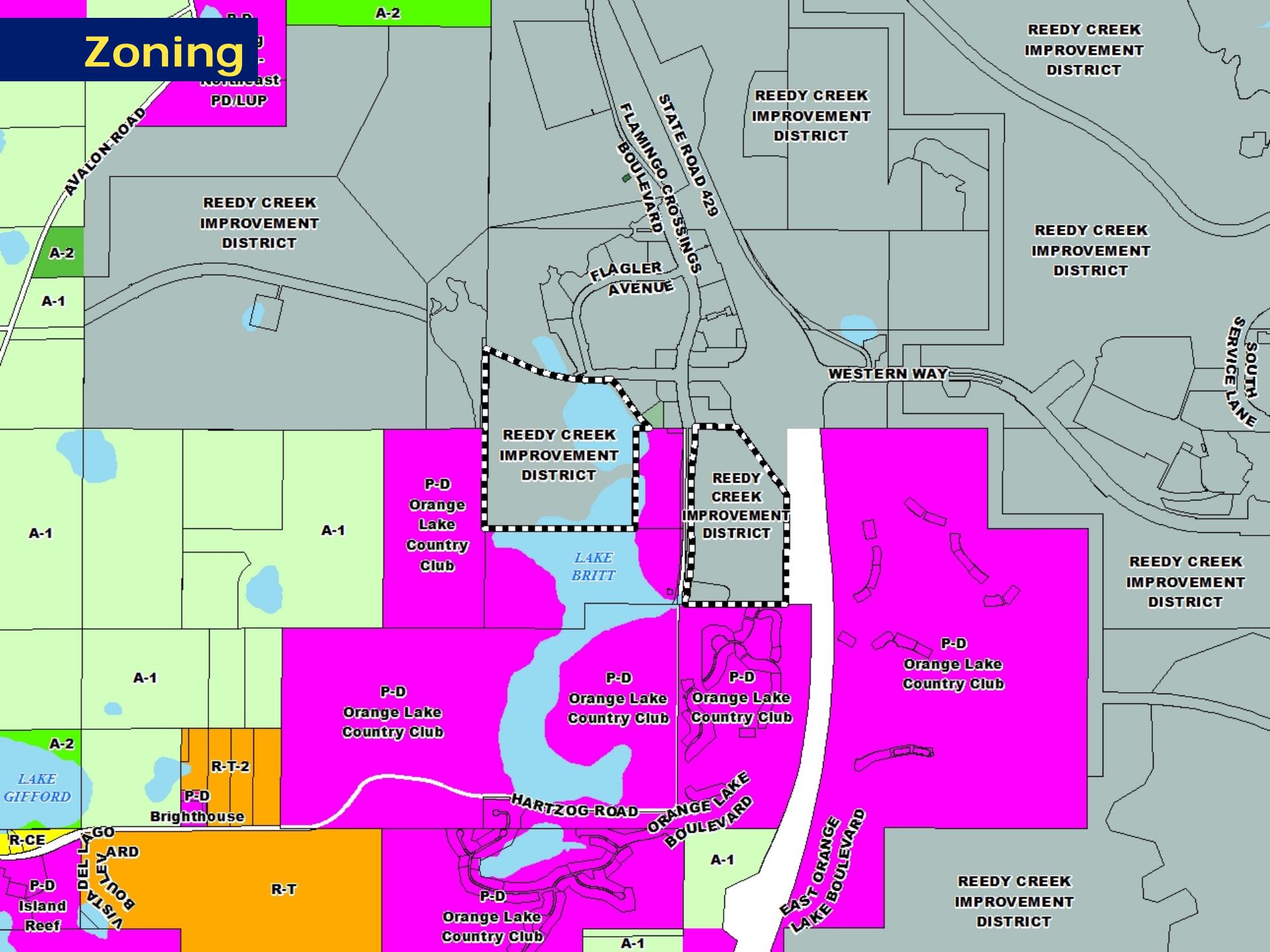


# Future Land Use





# Zoning





# Amendment 2017-2-A-1-2

**Staff Recommendation:** TRANSMIT  
**LPA Recommendation:** TRANSMIT  
**Action Requested**

- Make a finding of consistency with the Comprehensive Plan (see Housing Element Objective H1.1, Future Land Use Element Objectives FLU2.2 and FLU8.2, and Policies FLU1.1.1, FLU1.1.2.A, FLU1.1.4.F, FLU1.4.4, FLU1.4.7, FLU7.4.1, FLU7.4.4, FLU7.4.6, and FLU8.2.1; and Conservation Element Objective C1.4 and Policy C1.4.1);
- Determine that the proposed amendment is in compliance; and
- Recommend transmittal of Amendment 2017-2-A-1-2, Reedy Creek Improvement District (RCID)-Mixed Use (east portion) and Reedy Creek Improvement District (RCID)-Mixed Use/Conservation (west portion) to Growth Center-Commercial/High Density Residential (GC-C/HDR) (east portion) and Growth Center-Commercial/High Density Residential/Conservation (GC-C/HDR/CONS) (west portion).



# Amendment 2017-2-A-2-2

**Agent:** Jim Cooper

**Owner:** CLRM Investment Co.

**From:** Rural Settlement 1/5 (RS 1/5)

**To:** Rural Settlement Low Density (RSLD 2/1)

**Acreage:** 212.30 gross / 158.10 net acres

**Proposed Use:** Up to 316 single-family DU



# **Amendment 2017-2-A-2-2**

**Staff Recommendation: CONTINUE**

## **Action Requested**

- Approve a continuation of Amendment 2017-2-A-2-2 to the 2018-1 regular amendment cycle



# Amendment 2017-2-A-3-1

**Agent:** John McCutcheon, CASCO Corp.

**Owner:** International Paper

**From:** Commercial (C)

**To:** Industrial (IND)

**Acreage:** 25.52 gross acres

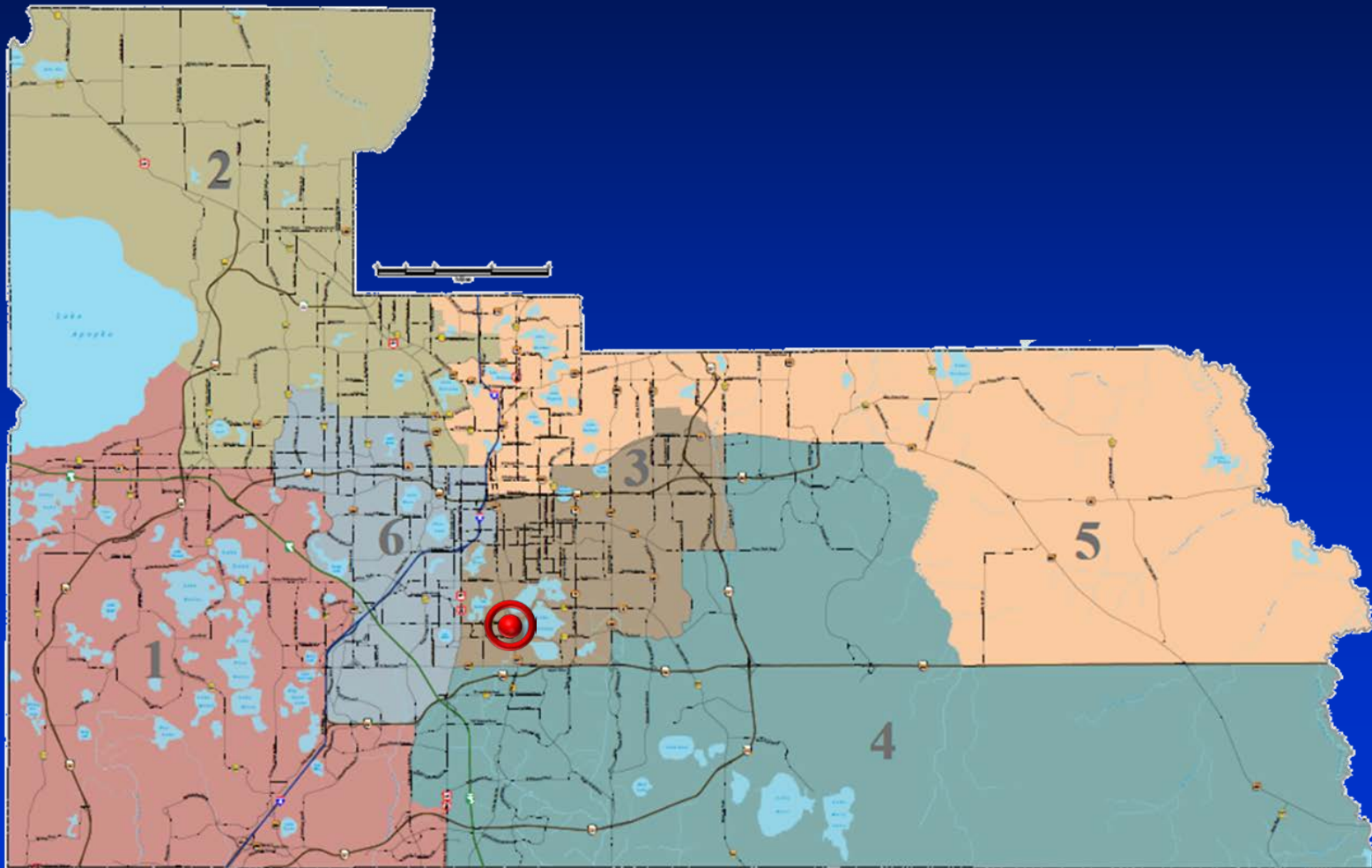
**Proposed Use:** Up to 833,738 SF of industrial





# Amendment 2017-2-A-3-1

## Location





**Aerial**

*City of  
Belle Isle*



**Fairlane Avenue**

**CSX RR**

**E Wallace Street**

**E Wallace Street**

**E Fillmore Avenue**

**E Pierce Avenue**

**Prince Street**

**E Buchanan Avenue**

**E Castle Street**

**E Lancaster Road**

**S Orange Avenue**

**Hansel Avenue**

**Randolph Avenue**

**Prince Street**

**Locust Avenue**

**Rainbow Drive**

**Sura Boulevard**

**Boulevard**

**Sandy Oak Boulevard**

**S Orange Avenue**

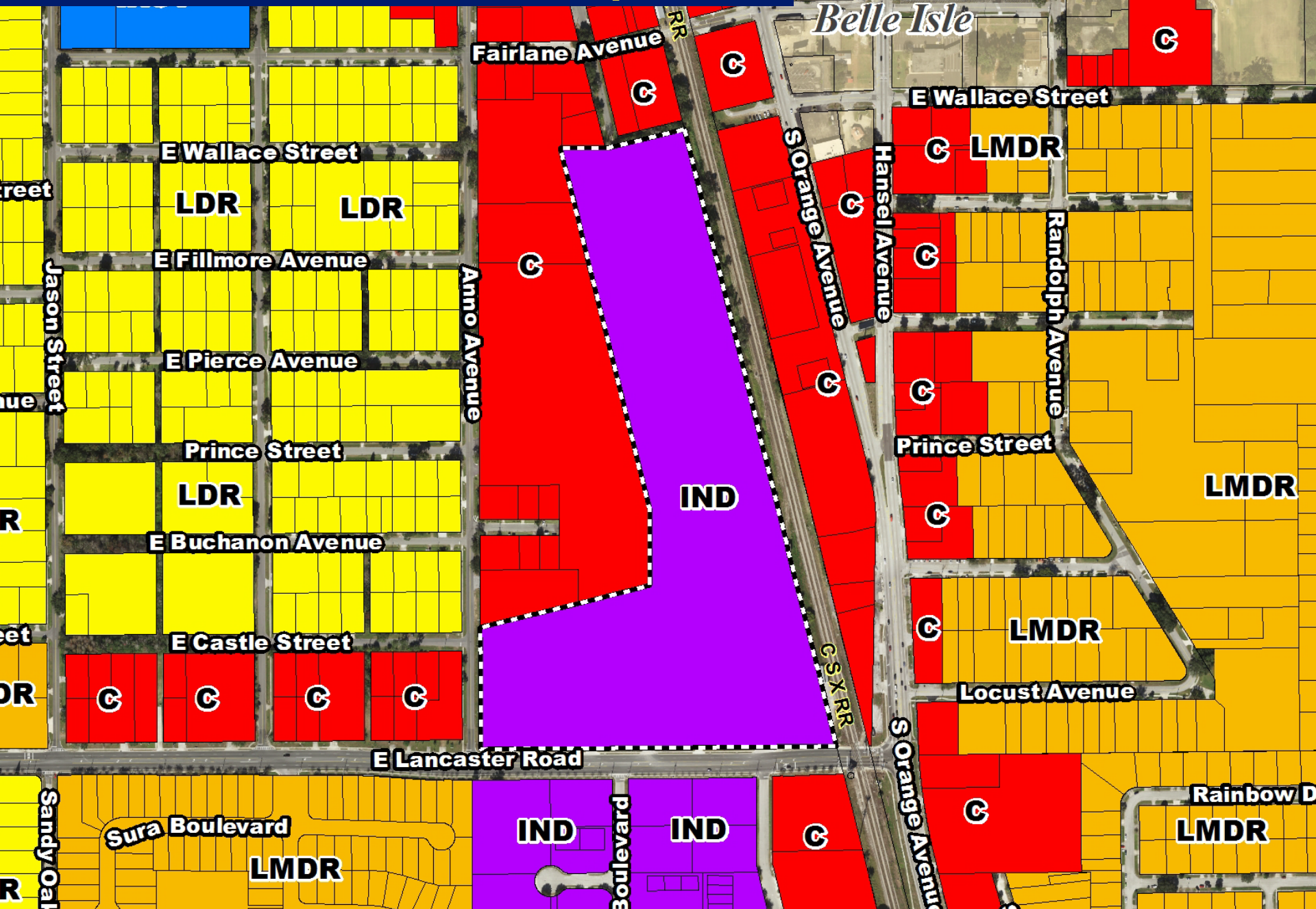
**CSX RR**





# Future Land Use (Proposed)

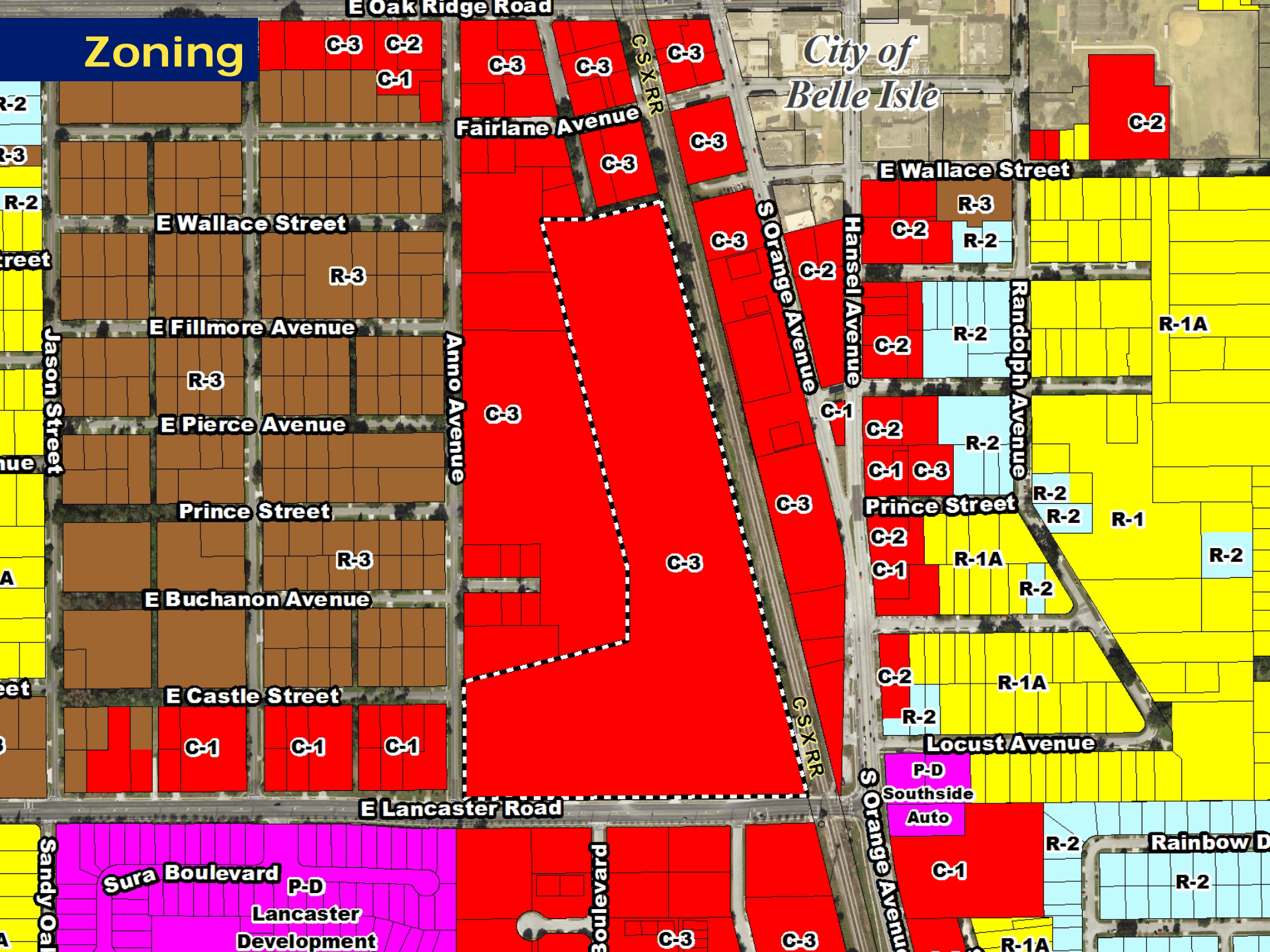
*City of  
Belle Isle*





# Zoning

City of  
Belle Isle





# Amendment 2017-2-A-3-1

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

## Action Requested

- Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective FLU1.4 and Policies FLU1.4.16, FLU1.4.18, FLU1.4.21, FLU1.4.24, FLU1.4.25, FLU8.2.1, and FLU8.2.11);
- Determine that the proposed amendment is in compliance; and
- Transmit Amendment 2017-2-A-3-1, Commercial (C) to Industrial (IND)



# ***Board of County Commissioners***

## **2017-2 Regular Cycle Staff-Initiated Text Amendments**

***Transmittal Public Hearings***

**July 11, 2017**



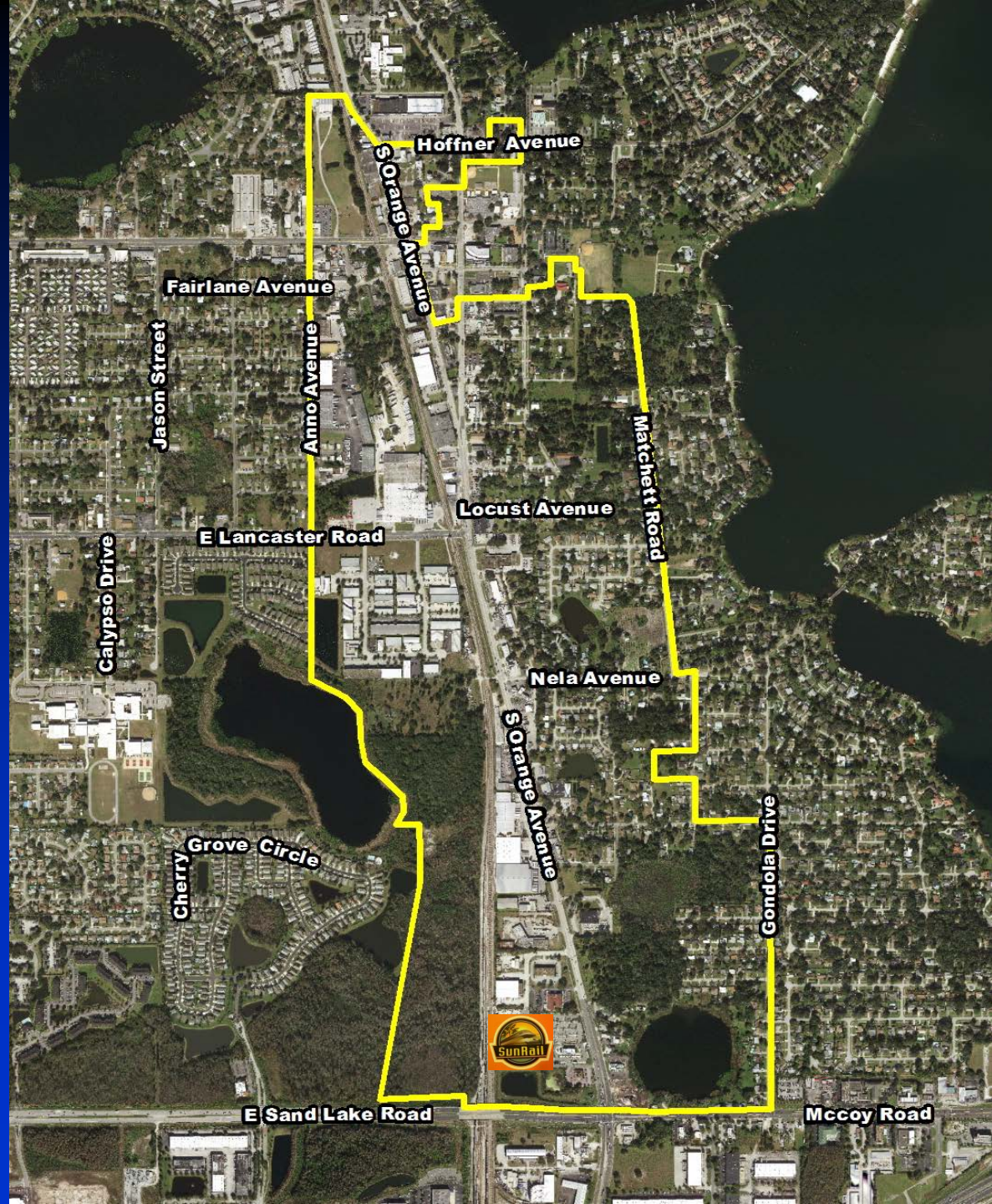
# Amendment 2017-2-B-FLUE-1

**Request:** Text and map amendments to the Future Land Use Element to establish guiding policies for the Urban Center place type and create the Mixed-Use (MU), Urban Neighborhood (UN), and Suburban Neighborhood (SN) Future Land Use designations

**District:** Countywide



# Pine Castle Urban Center Study Area





# Amendment 2017-2-B-FLUE-1

## Text Amendment

- **GOAL FLU3 Urban Form**
- **New OBJ FLU3.3 and Policies** create the Urban Center place type; establish goals, applicability standards, and three new future land use designations
- Encourage mixed-use infill in areas well connected to the region by transit
- **Revise FLU1.1.4(B) and FLU8.1.1(A)** to define densities/intensities and consistent transect districts for the new future land use designations



# Amendment 2017-2-B-FLUE-1

## Text Amendment

### FLU3.3.5 Future Land Use and Transect Correlation. The Land uses within this table have compatible transect zones:

Future Land Use	Density/Intensity	Transect Zones
Urban Center-Mixed-Use (MU)	Up to 65 DU/AC for T5 Up to 150 DU/AC for T6 and minimum 21 DU/AC for T6 Intensity guided by site development standards	T6 Core A T6 Core B T5 Center A T5 Center B SZ Civic
Urban Center-Urban Neighborhood (UN)	Up to 20 du/ac Intensity based on site development standards	T4 Edge A T4 Edge B T3 Suburban A SZ Civic
Urban Center-Suburban Neighborhood (SN)	Up to 10 du/ac	T3 Suburban A SZ Civic

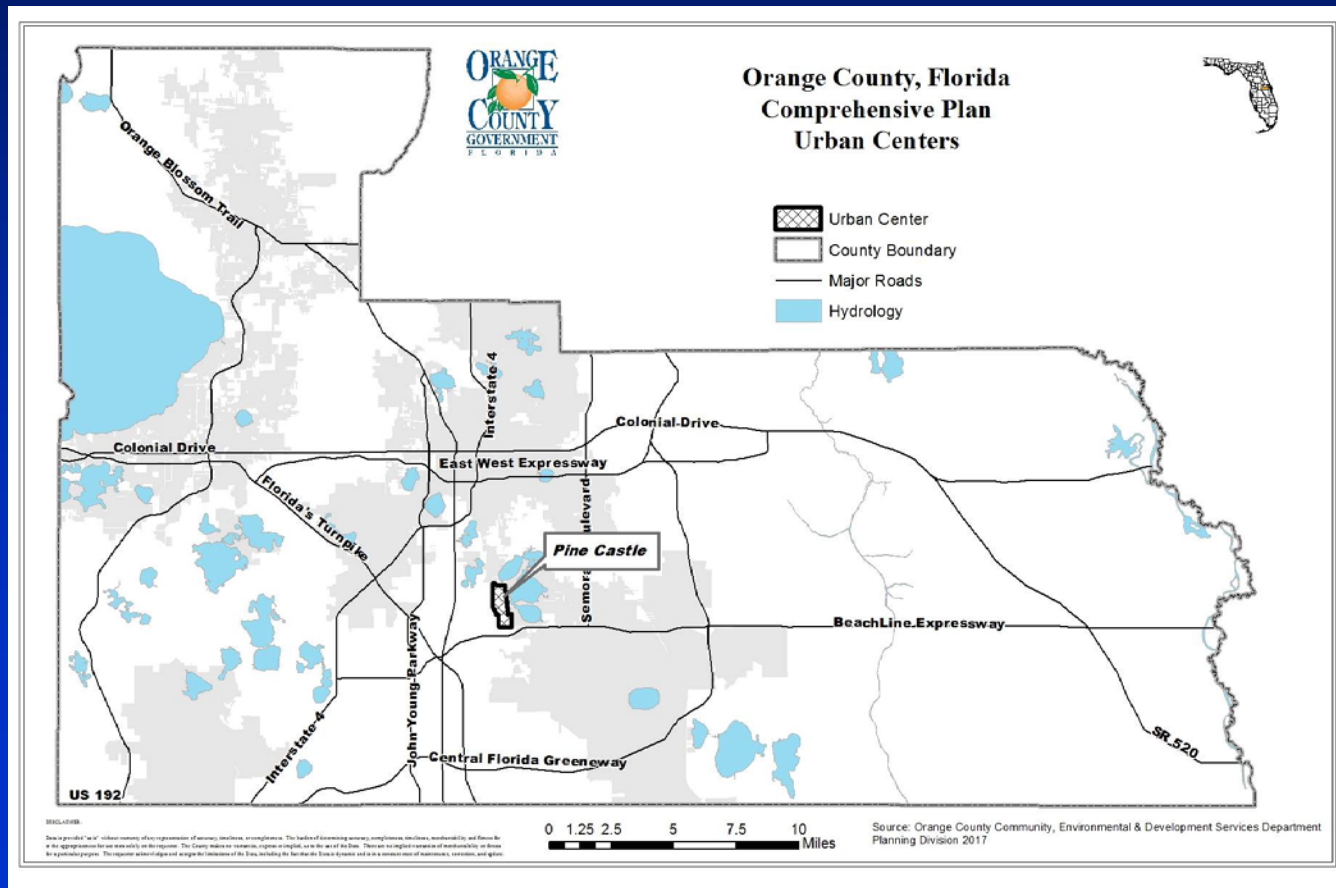




# Amendment 2017-2-B-FLUE-1

## Text Amendment

## Create Map 24 of Future Land Use Map Series





# Public Outreach

## 2016

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- **October 27**      Review Group
- **November 18**      Review Group
- **December 16**      Review Group

## 2017

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- **February 6**      Safe Neighborhoods
- **February 17**      Review Group
- **March 17**      Review Group
- **April 3**      Safe Neighborhoods
- **May 25**      Pine Castle Chamber of Commerce
- **June 14**      Community Meeting



# Amendment Schedule

## 2017

- **June 15** LPA Transmittal Hearing
  - **July 11** **BCC Transmittal Hearing**
- 
- **September 12** BCC Work Session
- 
- **October 19** PZC/LPA Adoption Hearing  
(*Code and Comp Plan*)
  - **November 14** BCC Adoption Hearing  
(*Code and Comp Plan*)
  - **November 28** BCC Code Adoption



# **Amendment 2017-2-B-FLUE-1**

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

## **Action Requested**

- Make a finding of consistency with the Comprehensive Plan;
- Determine that the proposed amendment is in compliance; and
- Transmit Amendment 2017-2-B-FLUE-1

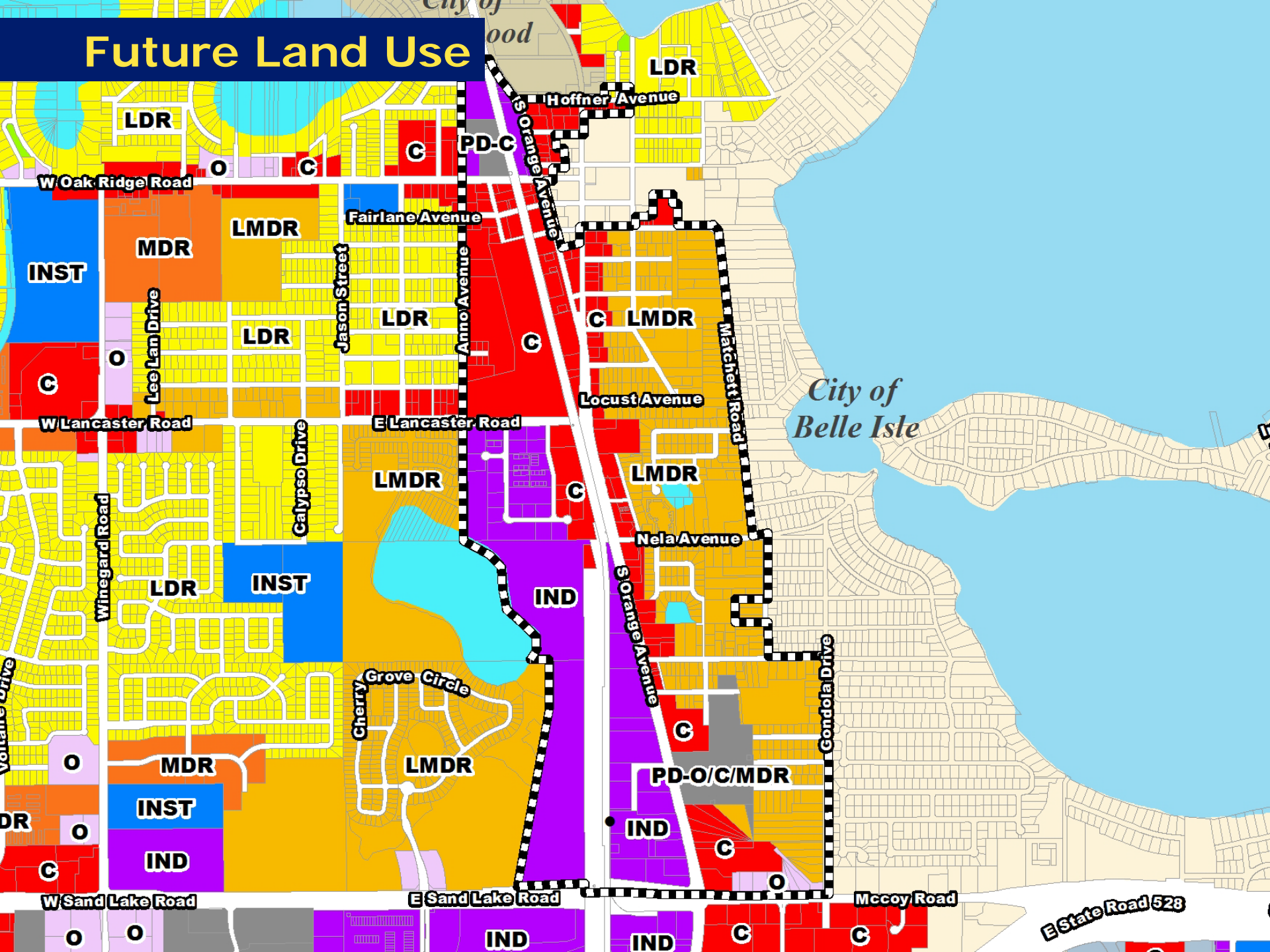


# Amendment 2017-2-B-FLUM-1

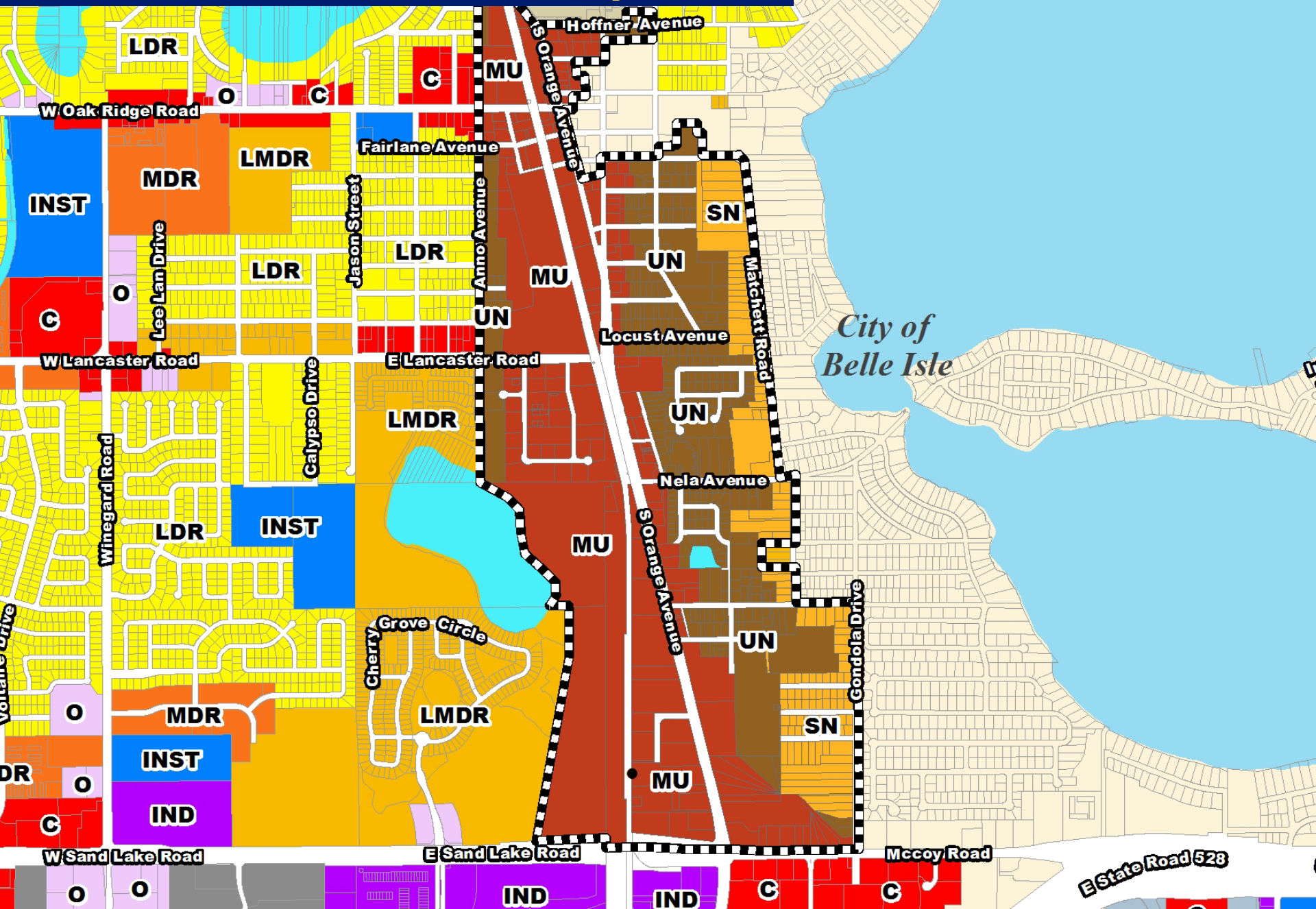
- Request:** To change the future land use for 679 parcels from Industrial (IND), Commercial (C), Office (O), Low-Medium Density Residential (LMDR), Planned Development-Commercial (PD-C) and Planned Development-Office/Commercial/Medium Density Residential (PD-O/C/MDR) to Urban Center-Mixed-Used (MU), Urban Center-Urban Neighborhood (UN) and Urban Center-Suburban Neighborhood (SN)
- District:** District 3



# Future Land Use

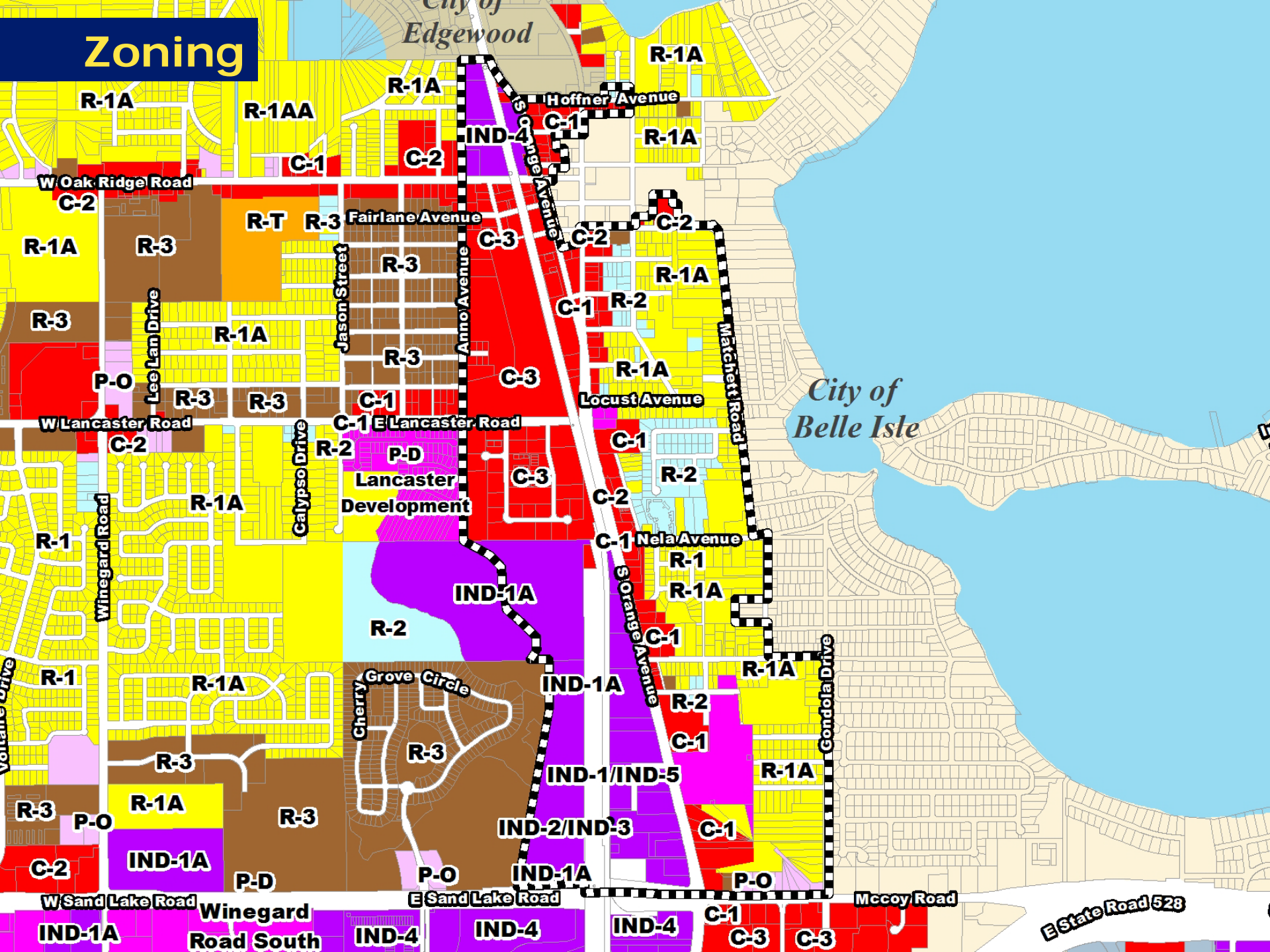


# Future Land Use (Proposed)





# Zoning





# **Amendment 2017-2-B-FLUM-1**

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

## **Action Requested**

- Make a finding of consistency with the Comprehensive Plan;
- Determine that the proposed amendment is in compliance; and
- Transmit Amendment 2017-2-B-FLUM-1





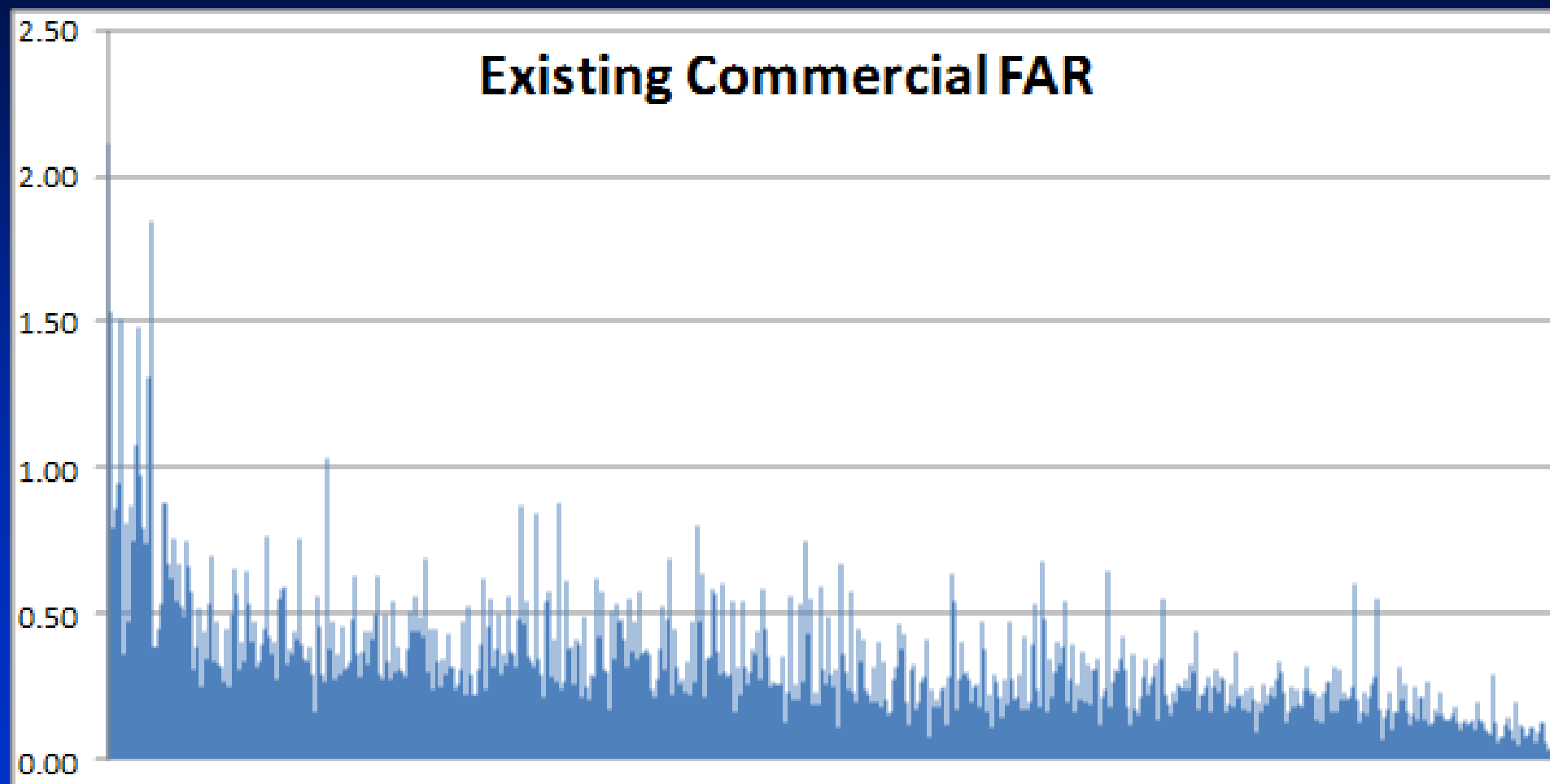
# Amendment 2017-2-B-FLUE-2

**Request:** Text amendments to the Future Land Use Element establishing the maximum floor area ratio intensities for the Commercial (C) and Office (O) Future Land Use designations

**District:** Countywide



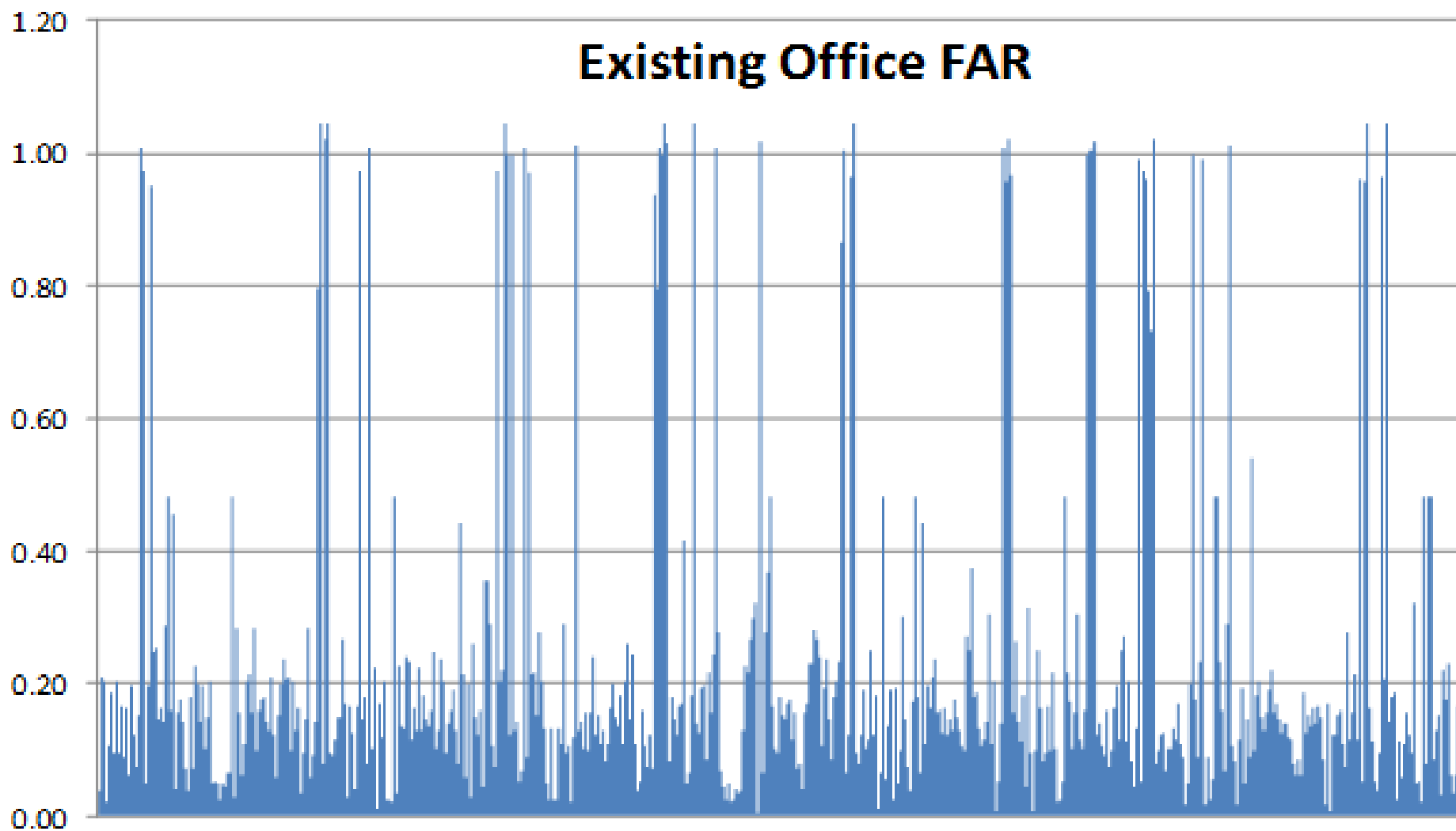
# Amendment 2017-2-B-FLUE-2



Sample size: 3,400 parcels



# Amendment 2017-2-B-FLUE-2

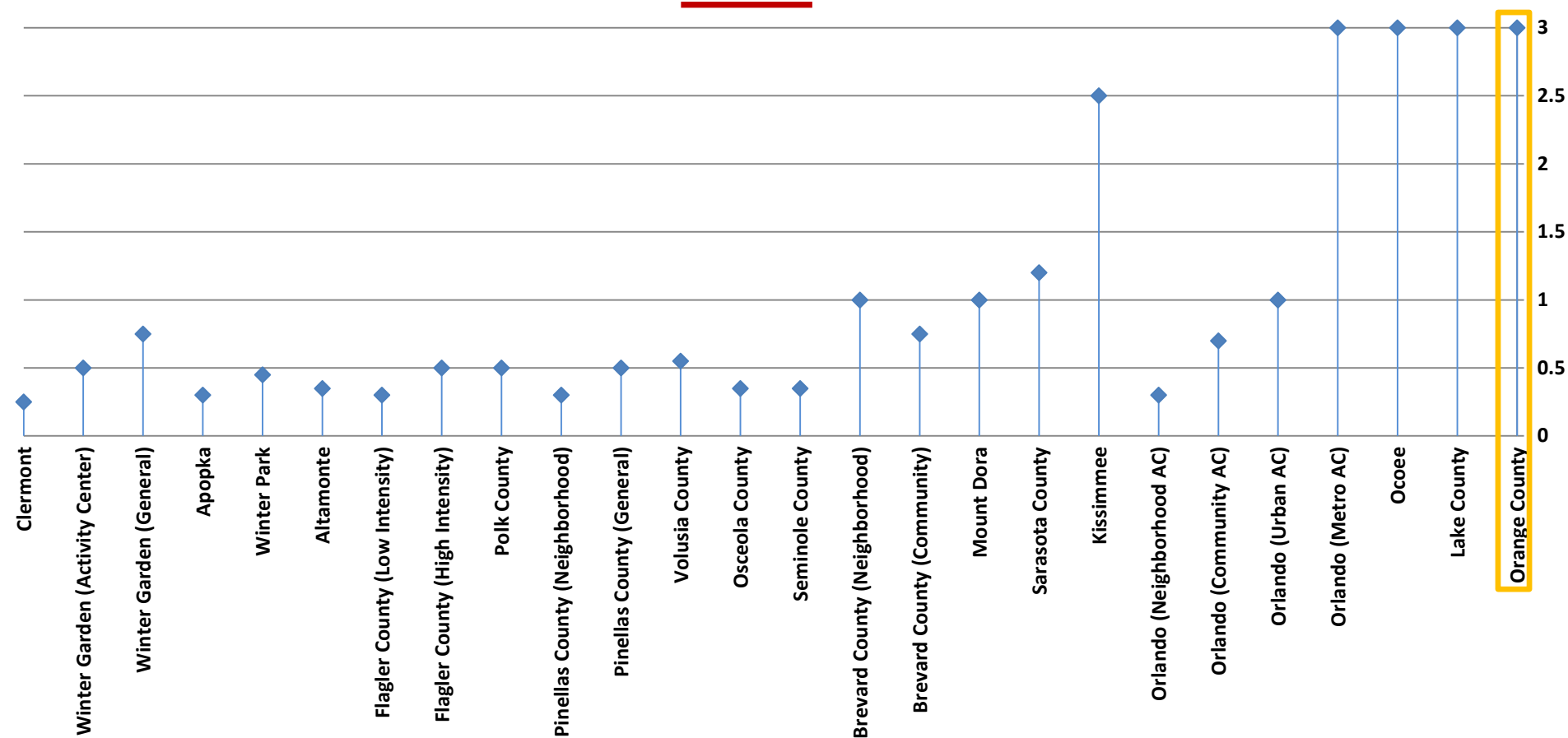


Sample size: 568 parcels



# Amendment 2017-2-B-FLUE-2

Maximum Commercial FAR by Jurisdiction

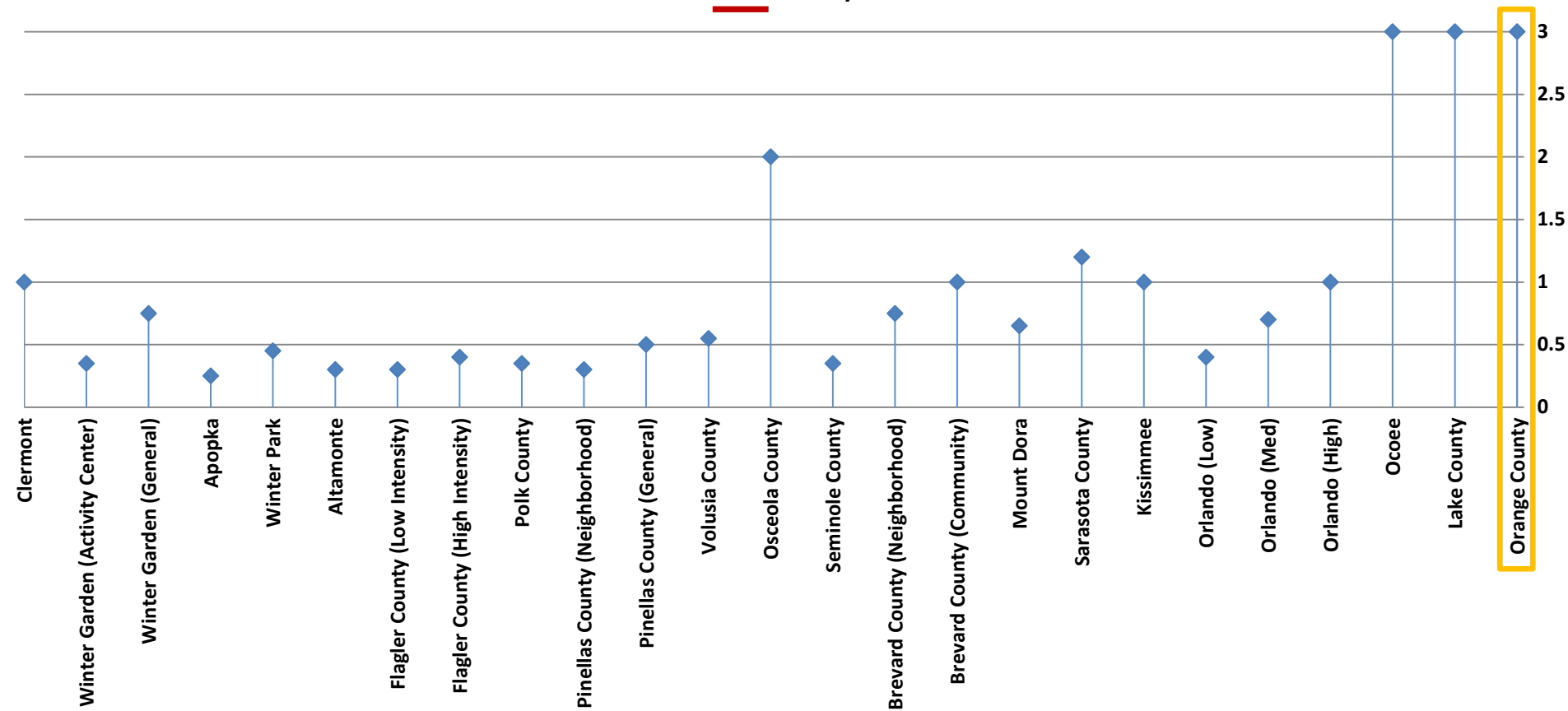






# Amendment 2017-2-B-FLUE-2

Maximum Office FAR by Jurisdiction





## **Amendment 2017-2-B-FLUE-2**

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

### **Action Requested**

- Make a finding of consistency with the Comprehensive Plan;
- Determine that the proposed amendment is in compliance; and
- Transmit Amendment 2017-2-B-FLUE-2

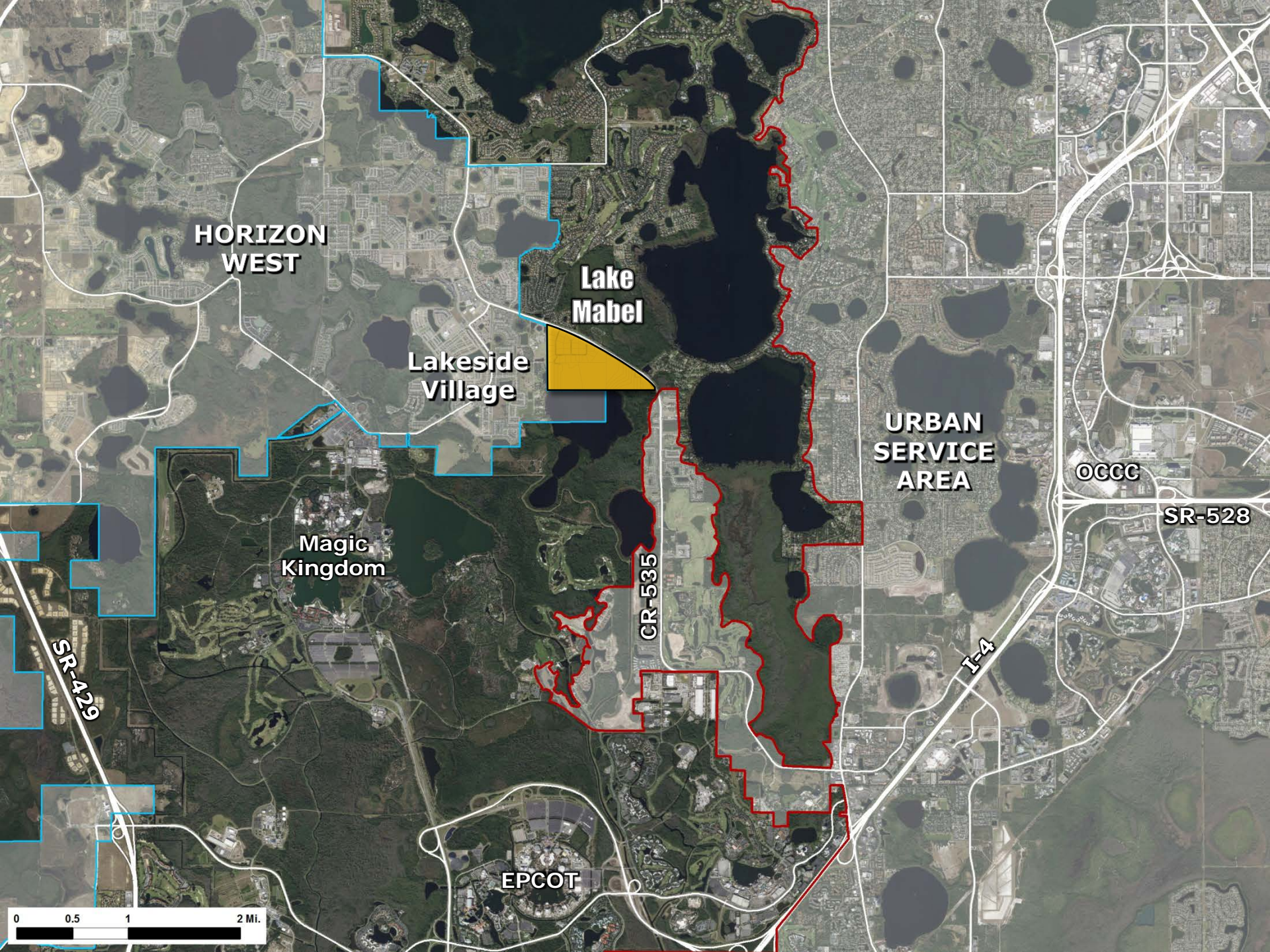


## **Amendment 2017-2-B-FLUE-3**

**Request:** Text amendments to the Future Land Use Element incorporating the recommendations of the Rural Residential Enclaves Small Area Study

**District:** Countywide





**HORIZON  
WEST**

**Lake  
Mabel**

**Lakeside  
Village**

**Magic  
Kingdom**

**EPCOT**

**URBAN  
SERVICE  
AREA**

**OCCC**

**SR-528**

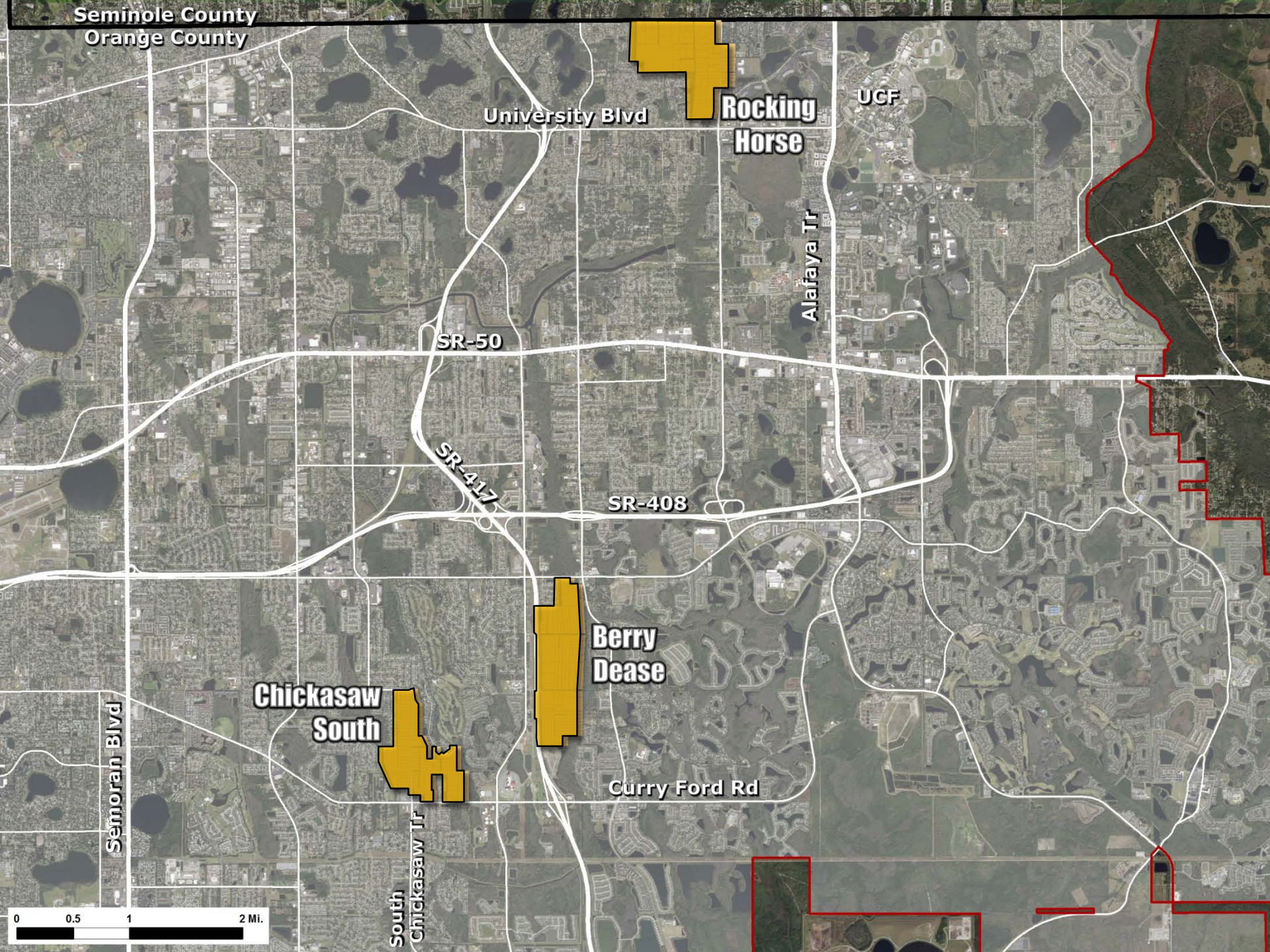
**I-4**

**CR-535**

**SR-429**

0 0.5 1 2 Mi.





University Blvd

Rocking Horse

UCF

Alafaya Tr

SR-50

SR-417

SR-408

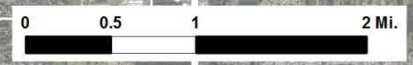
Berry Dease

Curry Ford Rd

Chickasaw South

Semoran Blvd

South Chickasaw Tr







# Amendment 2017-2-B-FLUE-3

## Text Amendment

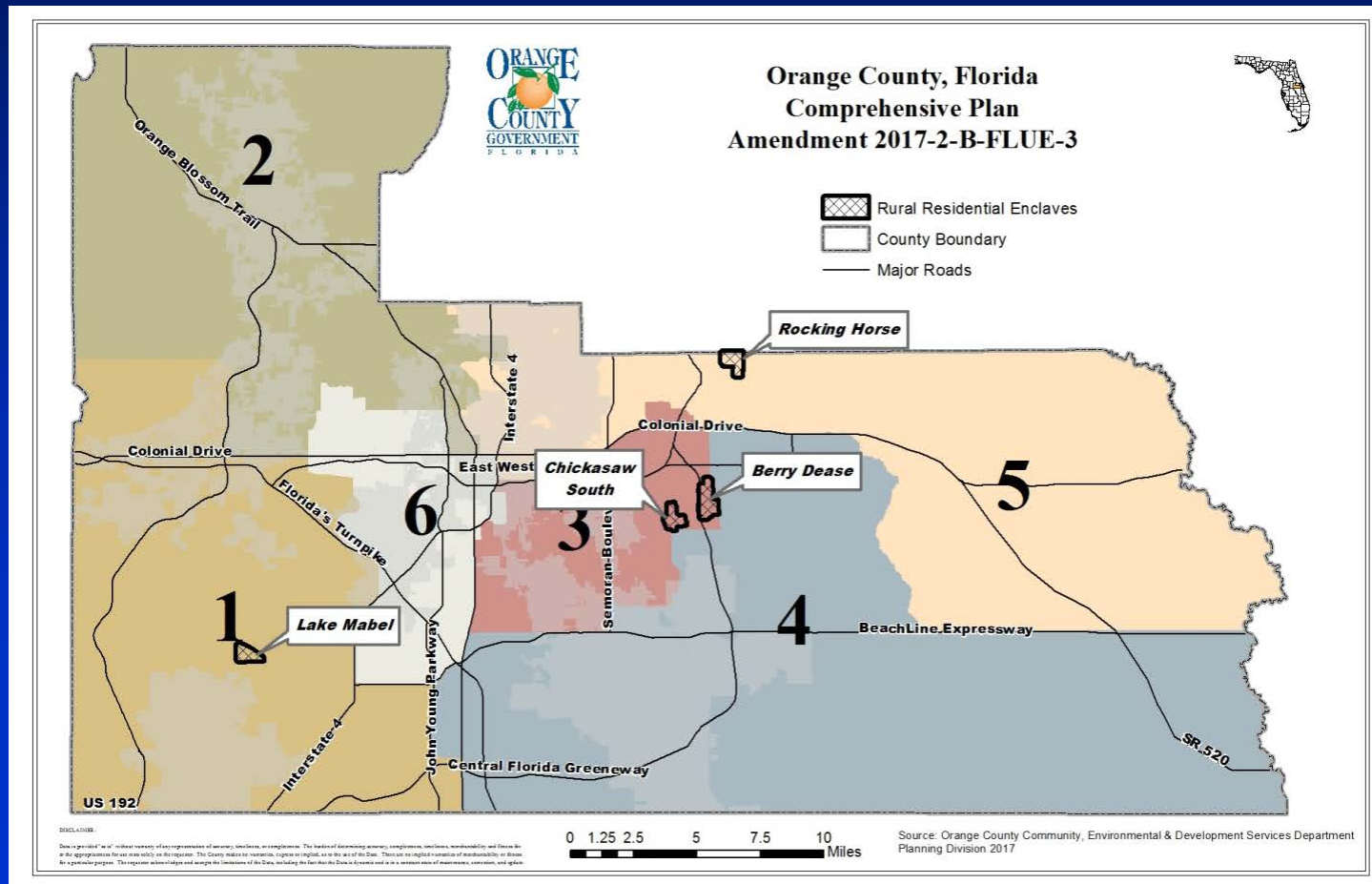
- **OBJ FLU2.4 Small Area Studies**
- **New Policies FLU2.4.7 through FLU2.4.9** create the Rural Residential Enclaves Overlay to enable context-sensitive standards and guidelines
- **Revise FLU4.1.9 and FLU8.1.1(A)** to address the Lake Mabel study area and allow for R-CE zoning in LDR FLU for properties within a Rural Enclave



# Amendment 2017-2-B-FLUE-3

## Text Amendment

## Create Map 25 of Future Land Use Map Series







# Amendment Schedule

## 2017

- 
- **June 15** LPA Transmittal Hearing
  - **July 11** **BCC Transmittal Hearing**
- 
- **Aug-Sept** Community Meetings
- 
- **October 19** PZC/LPA Adoption Hearing  
(*Code and Comp Plan*)
  - **November 14** BCC Adoption Hearing  
(*Code and Comp Plan*)
  - **November 28** BCC Code Adoption



## **Amendment 2017-2-B-FLUE-3**

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

### **Action Requested**

- Make a finding of consistency with the Comprehensive Plan;
- Determine that the proposed amendment is in compliance; and
- Transmit Amendment 2017-2-B-FLUE-3



# Amendment 2017-2-B-FLUE-4

**Request:** Text amendment to the Future Land Use Element to add a new residential Future Land Use designation between Medium Density Residential (MDR) and High Density Residential (HDR)

**District:** Countywide



# Amendment 2017-2-B-FLUE-4

## Existing Residential Designations within the Urban Service Area

Future Land Use Designation	Density
Low Density Residential (LDR)	0 to 4 du/ac
Low Medium Density Residential (LMDR)	0 to 10 du/ac
Medium Density Residential (MDR)	0 to 20 du/ac
High Density Residential (HDR)	0 to 50 du/ac

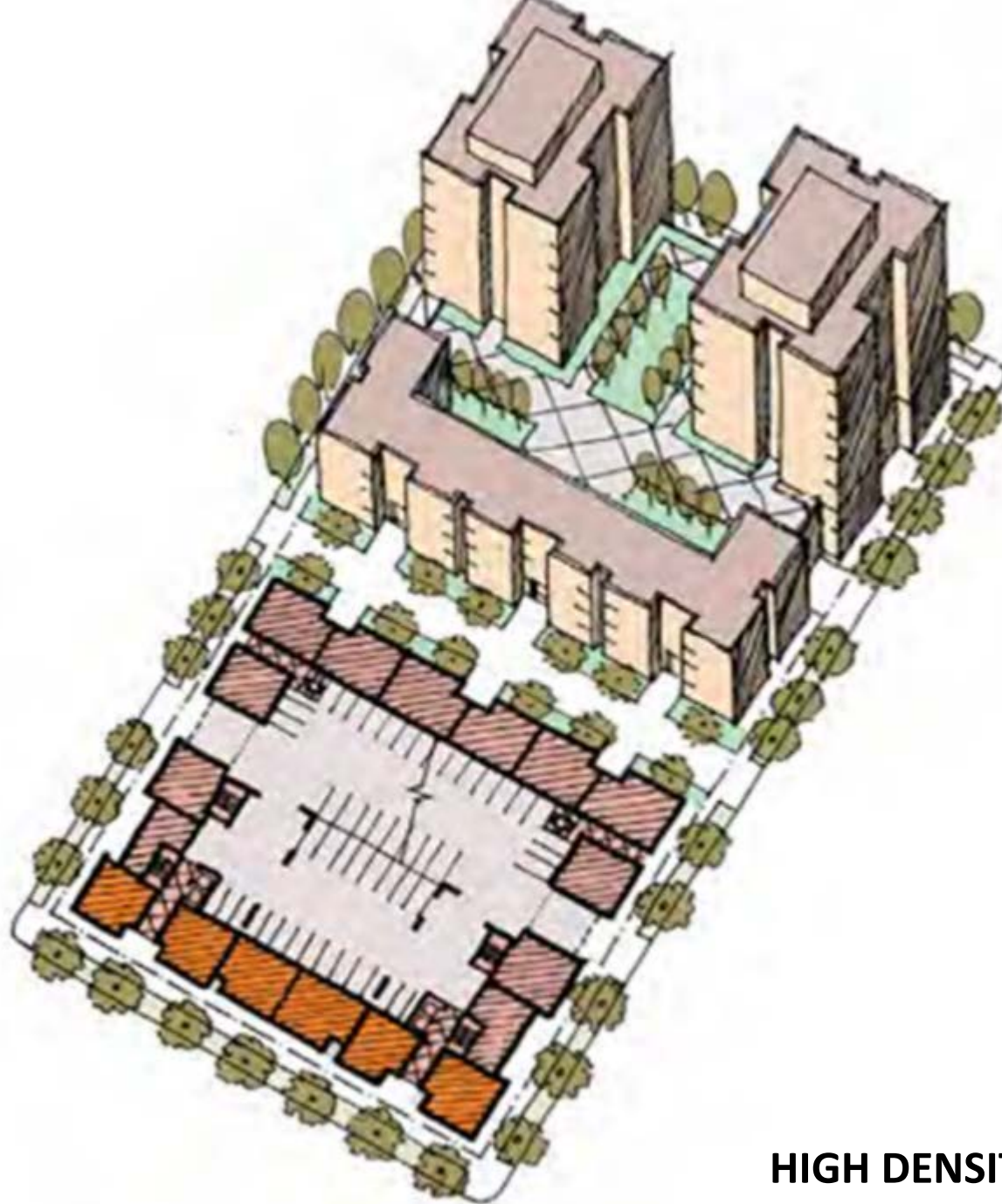




# Amendment 2017-2-B-FLUE-4

## Proposed Residential Designations within the Urban Service Area

Future Land Use Designation	Density
Low Density Residential (LDR)	0 to 4 du/ac
Low Medium Density Residential (LMDR)	0 to 10 du/ac
Medium Density Residential (MDR)	0 to 20 du/ac
<b><u>Medium High Density Residential (MHDR)</u></b>	<b><u>0 to 35 du/ac</u></b>
High Density Residential (HDR)	0 to 50 du/ac



**HIGH DENSITY:**  
**50 Dwelling Units Per Acre**



# **Amendment 2017-2-B-FLUE-4**

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

## **Action Requested**

- Make a finding of consistency with the Comprehensive Plan;
- Determine that the proposed amendment is in compliance; and
- Transmit Amendment 2017-2-B-FLUE-4



# Amendment 2017-2-B-CP-1

**Request:** Text amendments to the Future Land Use, Public School Facilities, Capital Improvements, Intergovernmental Coordination, Potable Water, Wastewater and Reclaimed Water Elements **pertaining to school siting policies**

**District:** Countywide





# **Amendment 2017-2-B-CP-1**

**School siting ordinance update adopted 4/17**

**Proposed CP amendments will:**

- **Eliminate policy redundancies between elements**
- **Prohibit high schools in rural settlements**
- **Provide more flexibility in school siting as either a permitted or special exception use**
- **Update OCPS/County school planning coordination practices**
- **Assure consistency with ordinance standards**



# **Amendment 2017-2-B-CP-1**

**Staff Recommendation: TRANSMIT**

## **Action Requested**

- Make a finding of consistency with the Comprehensive Plan;
- Determine that the proposed amendment is in compliance; and
- Transmit Amendment 2017-2-B-CP-1



# Amendment 2017-2-B-CIE-1

**Request:** Text amendment to the Capital Improvements Element to allow the annual CIE update to be accomplished solely through the adoption of a local ordinance

**District:** Countywide



# **Amendment 2017-2-B-CIE-1**

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

## **Action Requested**

- Make a finding of consistency with the Comprehensive Plan;
- Determine that the proposed amendment is in compliance; and
- Transmit Amendment 2017-2-B-CIE-1





# ***Board of County Commissioners***

## **2017-2 Regular Cycle Amendments**

### ***Transmittal Public Hearings***

### **July 11, 2017**