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

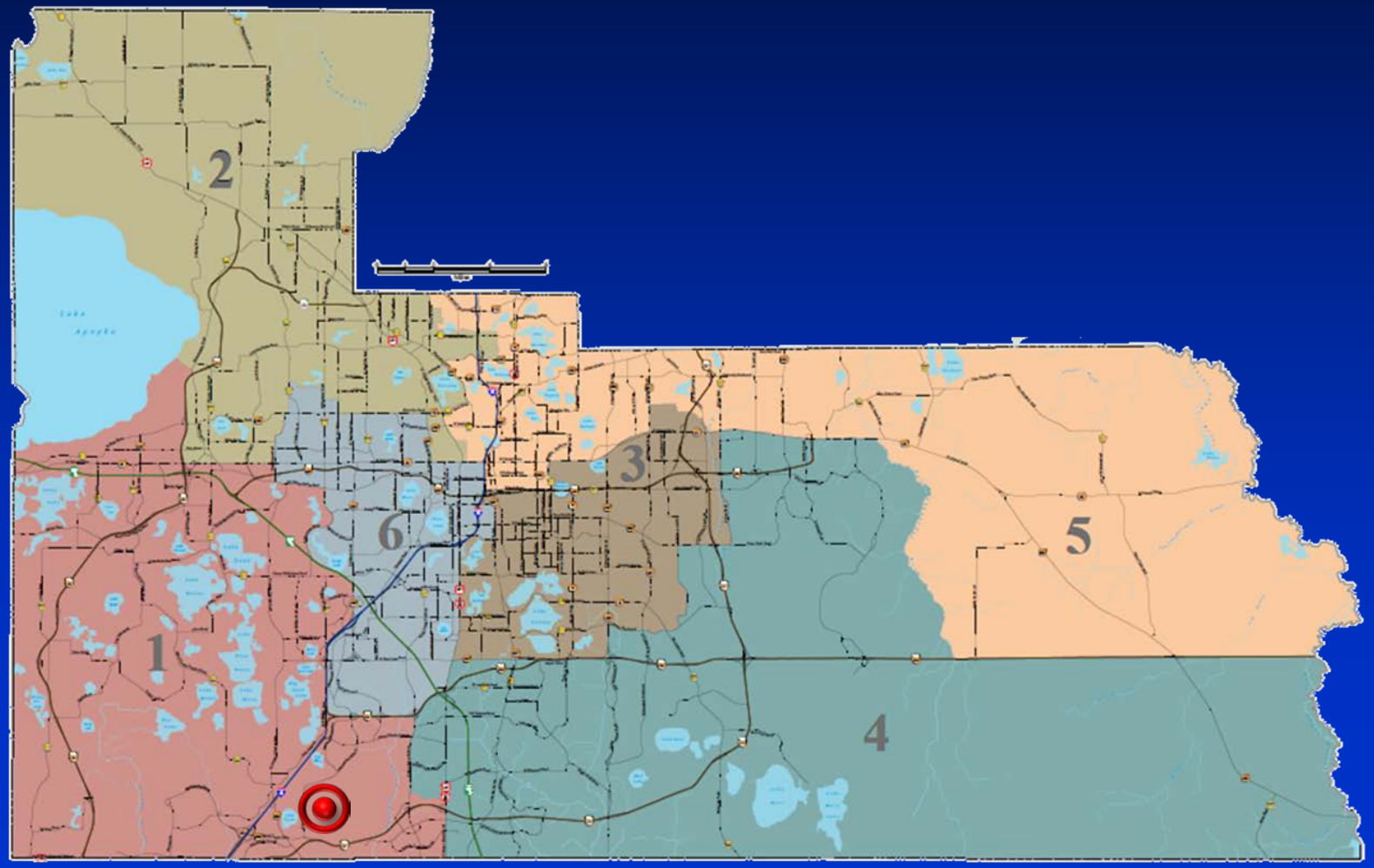
July 11, 2017

Amendment 2017-2-A-1-1

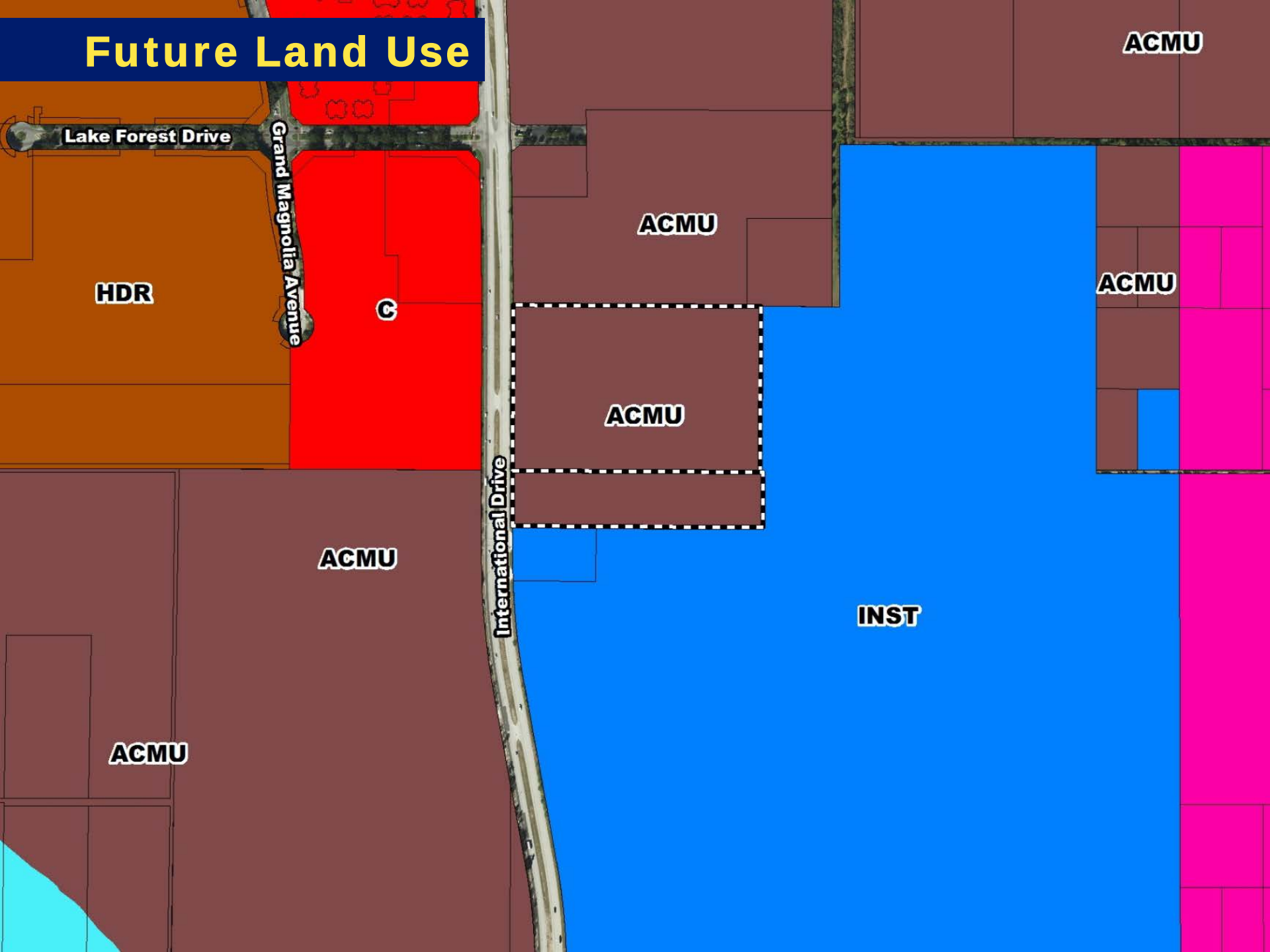
Agent:	Tyrone K. Smith, AICP, Orange County Public Schools
Owner:	Adams Property Holdings, LLC 1/2 Int and Adams-Orlando, LLC 1/2 Int
From:	Activity Center Mixed Use (ACMU)
To:	Educational (EDU)
Acreage:	19.97 gross ac.
Proposed Use:	Up to 100,000 SF public elementary school and up to 50,000 SF ancillary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

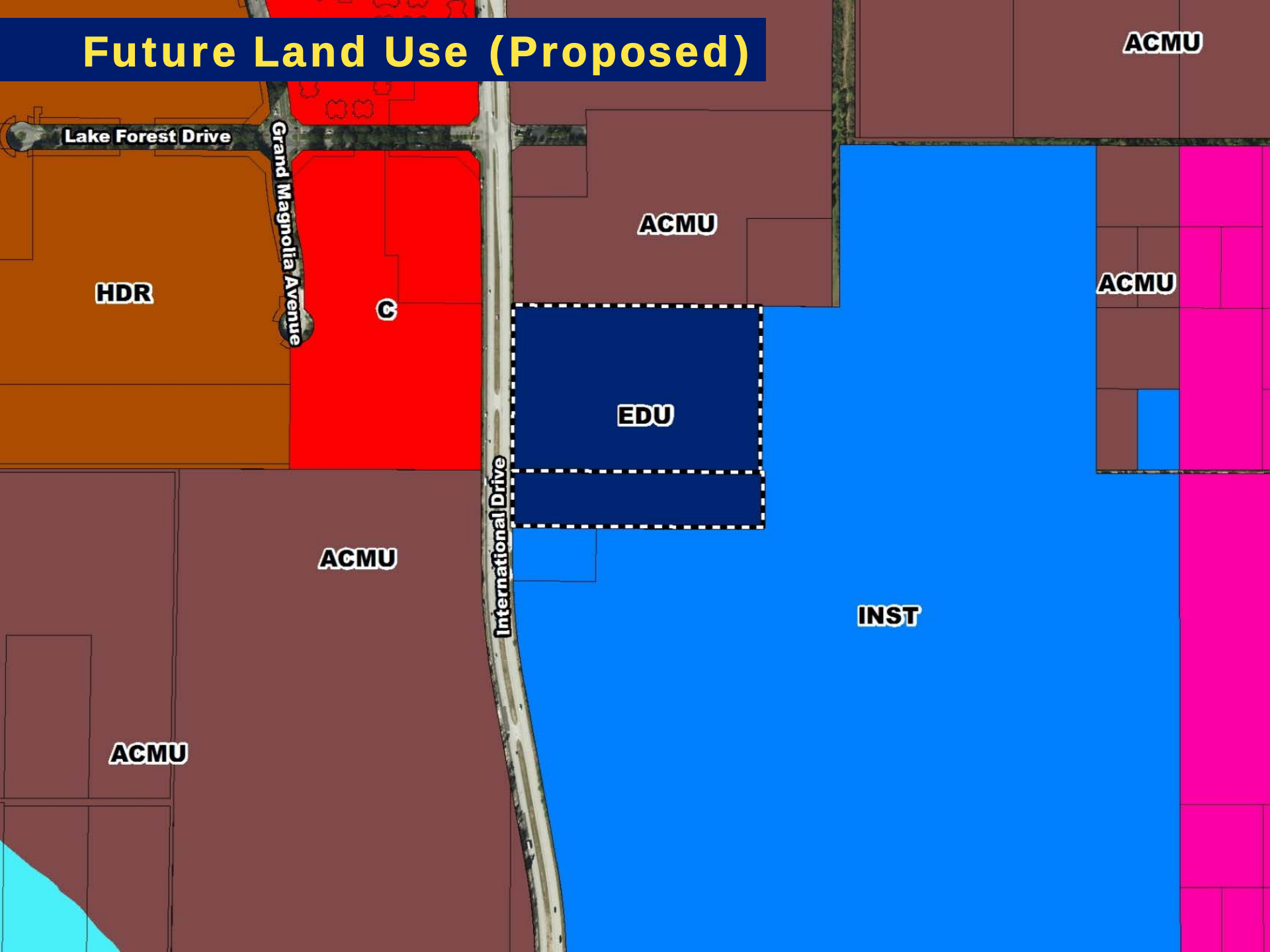
Amendment 2017-2-A-1-1

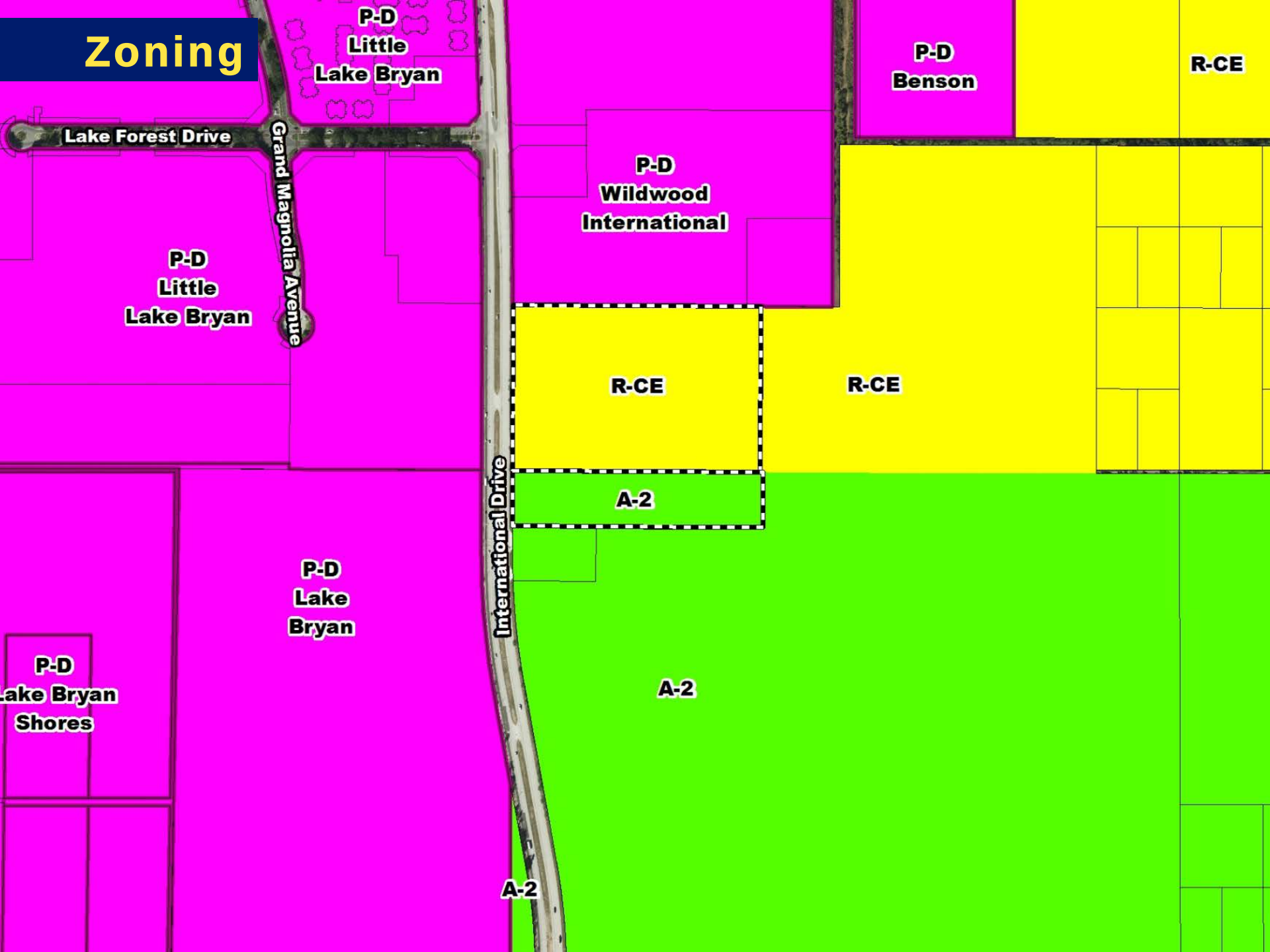
Location



Aerial Photo


Future Land Use
Lake Forest Drive
Grand Magnolia Avenue
International Drive
HDR
C
ACMU
ACMU
ACMU
ACMU
ACMU
ACMU
INST


Future Land Use (Proposed)
Lake Forest Drive
Grand Magnolia Avenue
International Drive
HDR
C
ACMU
ACMU
ACMU
ACMU
ACMU
EDU
INST


Zoning
P-D
Little
Lake Bryan
Lake Forest Drive
Grand Magnolia Avenue
P-D
Benson
R-CE
P-D
Wildwood
International
P-D
Little
Lake Bryan
R-CE
R-CE
A-2
International Drive
P-D
Lake
Bryan
P-D
Lake Bryan
Shores
A-2
A-2

Amendment 2017-2-A-1-1

Staff Recommendation: **TRANSMIT**
LPA Recommendation: **TRANSMIT**

Action Requested

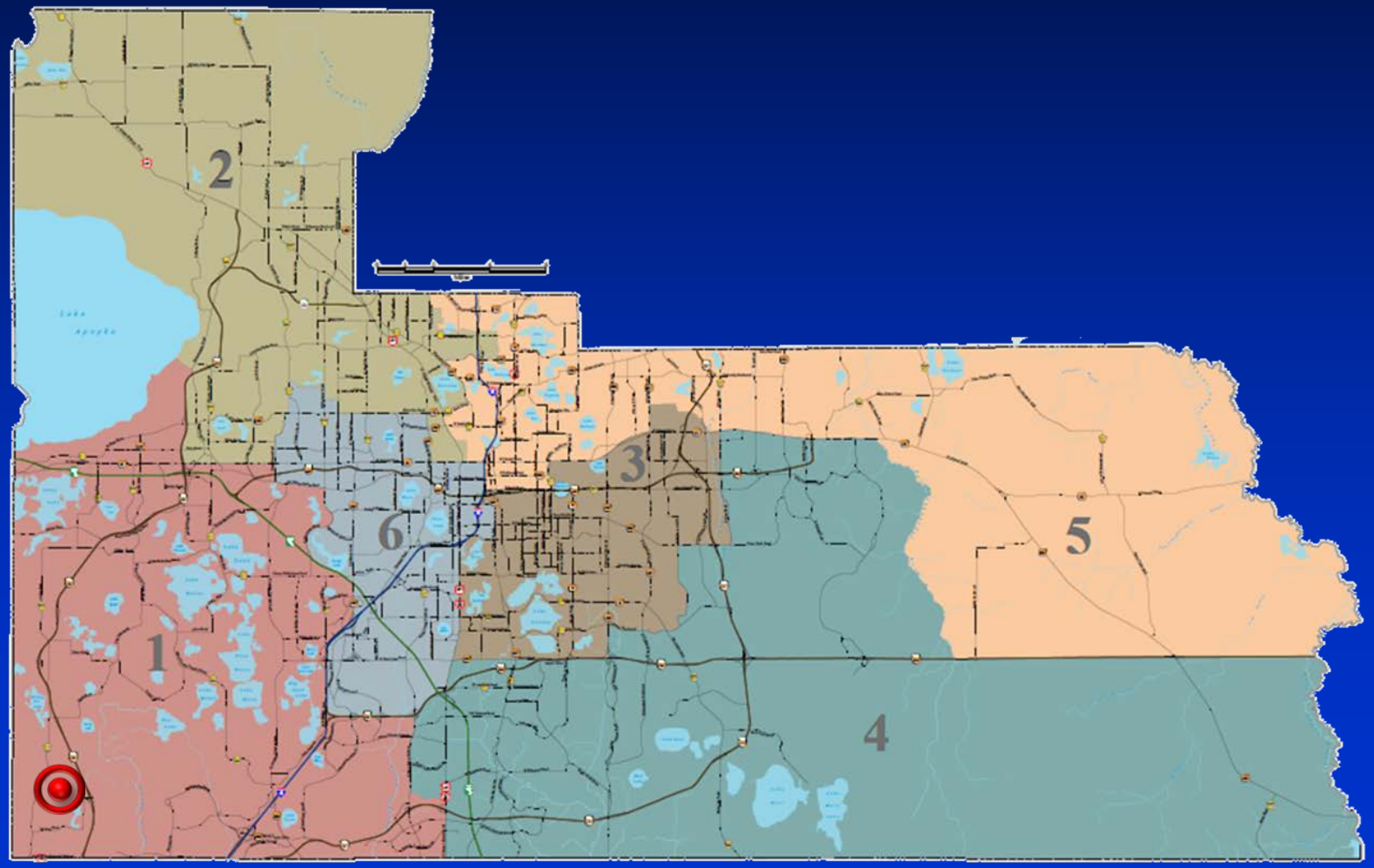
- **Make a finding of consistency with the Comprehensive Plan** (see Future Land Use Element Objective FLU8.2 and Policies FLU1.1.4(A), FLU8.1.1(a), FLU8.7.5, FLU8.7.9, and FLU8.2.1, and Public Schools Facilities Element Policy PS2.2.5);
- **Determine that the proposed amendment is in compliance; and**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

Amendment 2017-2-A-1-2

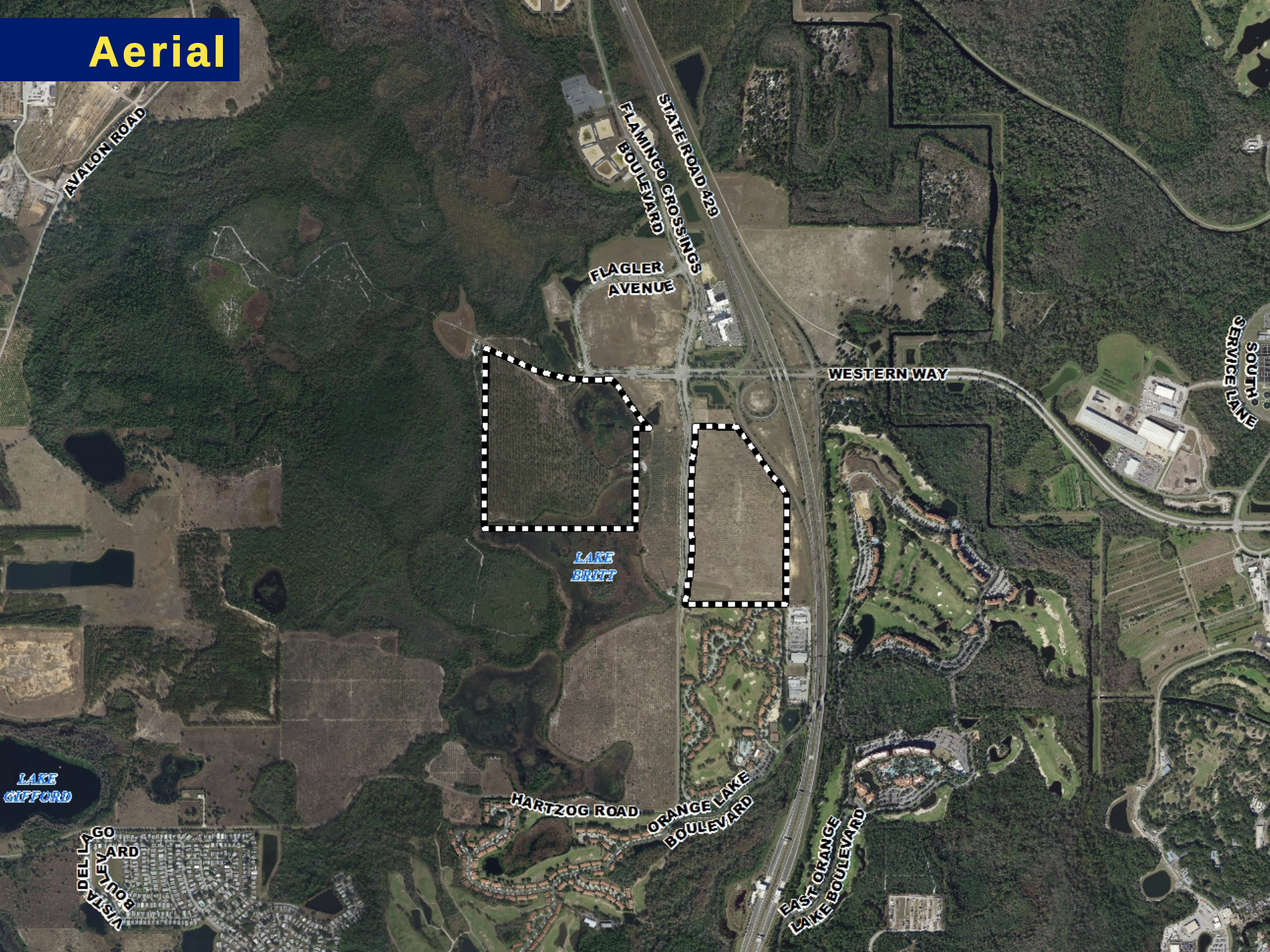
Agent:	Kathy Hattaway, Poulos & Bennett, LLC, and John Classe, Reedy Creek Improvement District
Owner:	Flamingo Crossings, LLC and Reedy Creek Improvement District
From:	East Portion: Reedy Creek Improvement District (RCID)-Mixed Use; West Portion: Reedy Creek Improvement District (RCID)-Mixed Use/Conservation
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

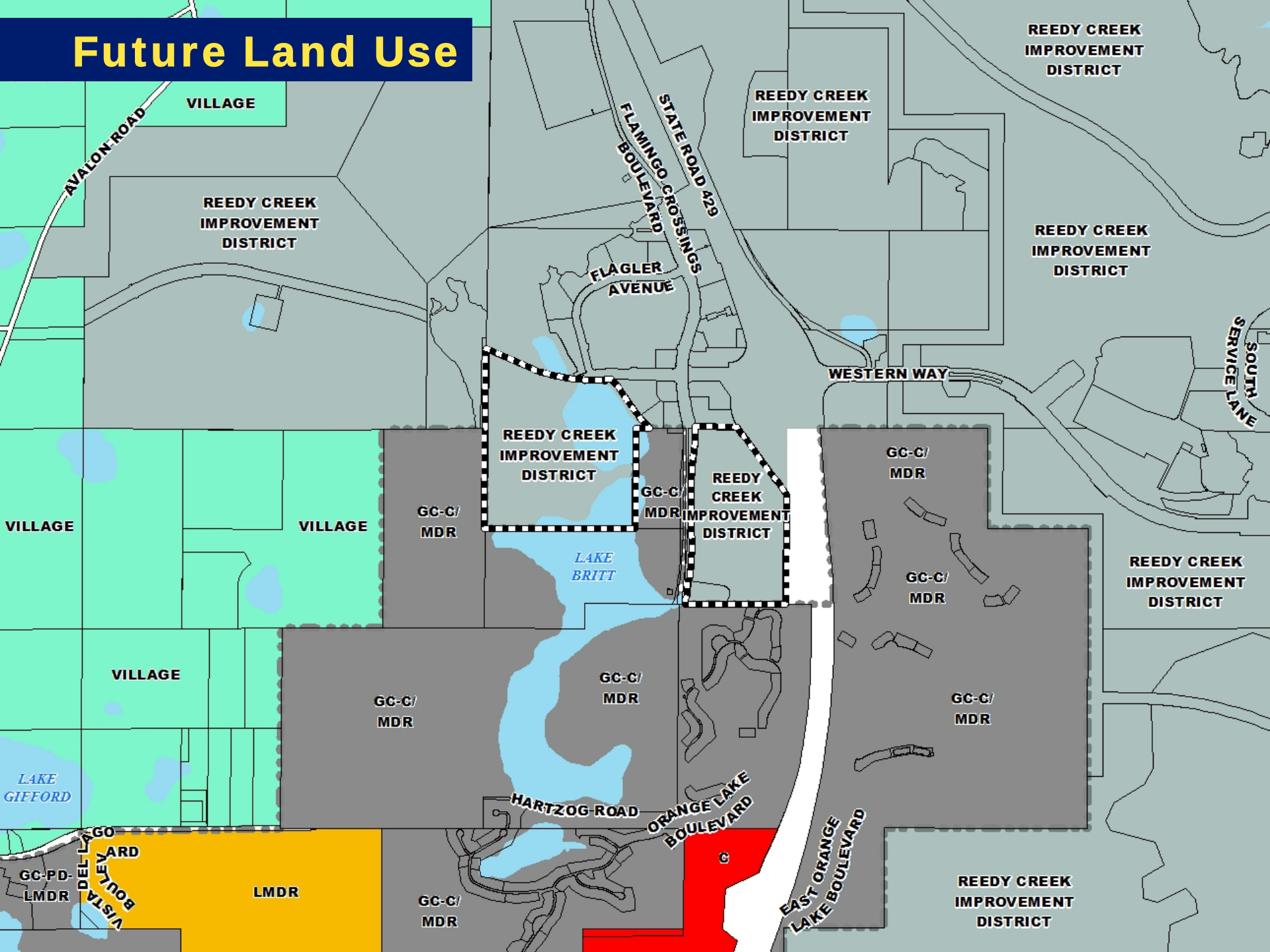
Location



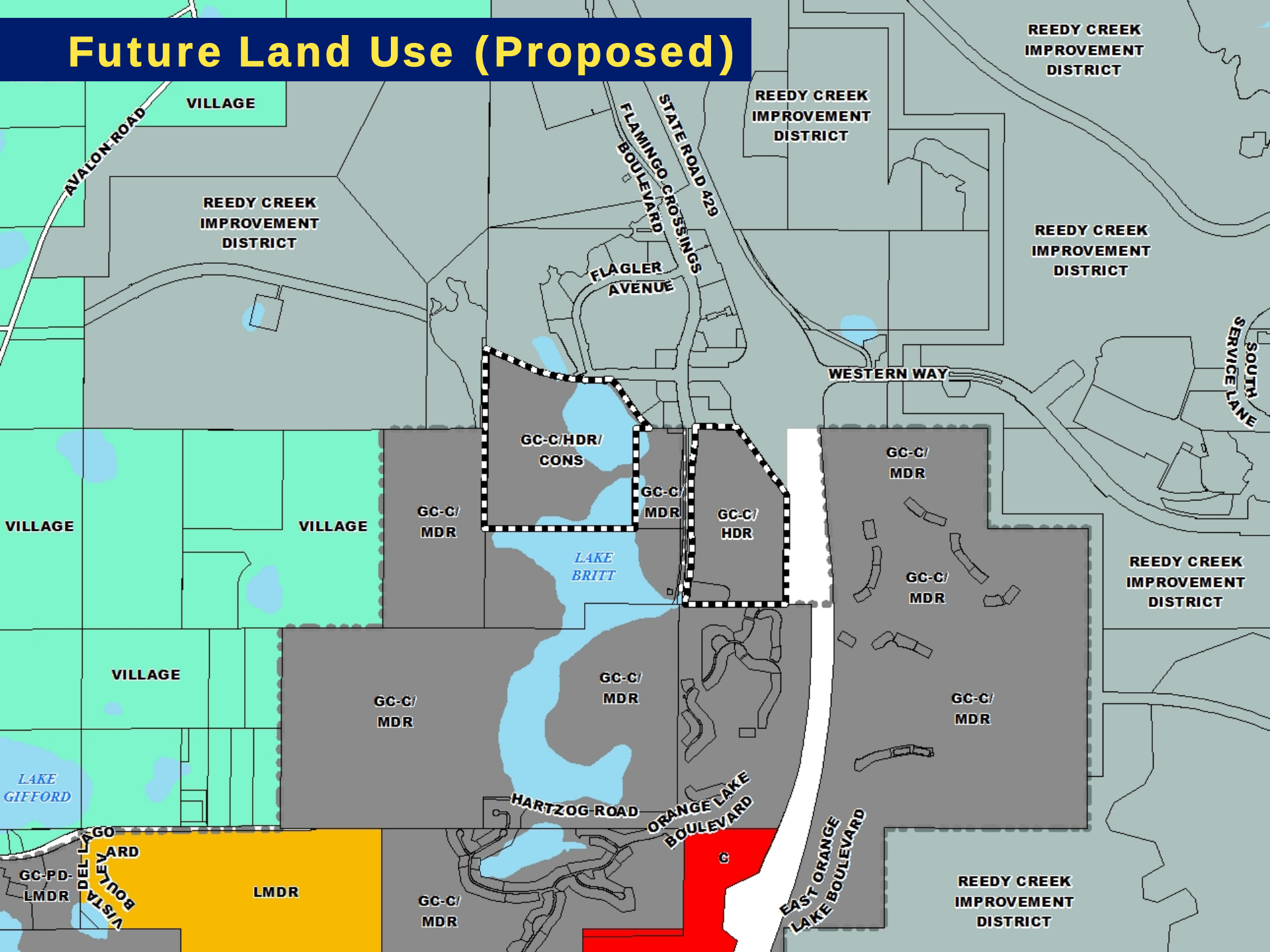
Aerial

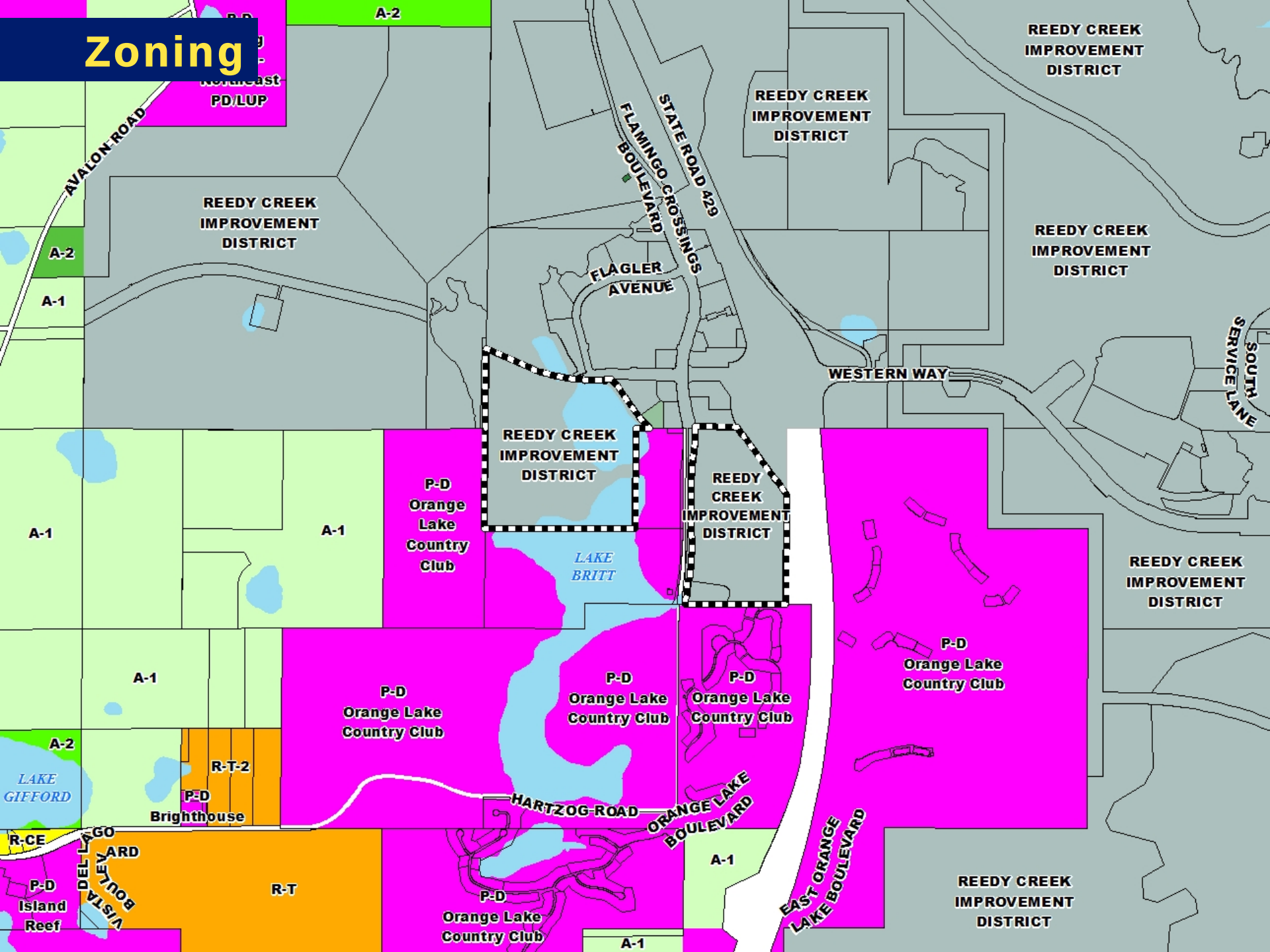

AVALON ROAD
FLAMINGO CROSSINGS BOULEVARD
STATE ROAD 429
FLAGLER AVENUE
WESTERN WAY
SOUTH SERVICE LANE
LAKE BRITT
LAKE GIFFORD
HARTZOG ROAD
ORANGE LAKE BOULEVARD
EAST ORANGE LAKE BOULEVARD
DEL LAGO BOULEVARD
VISTA

Future Land Use



Future Land Use (Proposed)




Zoning
A-2
Northeast
PD/LUP
AVALON ROAD
REEDY CREEK
IMPROVEMENT
DISTRICT
FLAMINGO CROSSINGS
BOULEVARD
STATE ROAD 429
REEDY CREEK
IMPROVEMENT
DISTRICT
REEDY CREEK
IMPROVEMENT
DISTRICT
A-2
A-1
REEDY CREEK
IMPROVEMENT
DISTRICT
FLAGLER
AVENUE
REEDY CREEK
IMPROVEMENT
DISTRICT
WESTERN WAY
SOUTH
SERVICE LANE
REEDY CREEK
IMPROVEMENT
DISTRICT
REEDY
CREEK
IMPROVEMENT
DISTRICT
A-1
A-1
P-D
Orange
Lake
Country
Club
LAKE
BRITT
REEDY CREEK
IMPROVEMENT
DISTRICT
A-1
P-D
Orange Lake
Country Club
P-D
Orange Lake
Country Club
P-D
Orange Lake
Country Club
P-D
Orange Lake
Country Club
A-2
LAKE
GIFFORD
R-T-2
P-D
Brighthouse
HARTZOG ROAD
ORANGE LAKE
BOULEVARD
R-CE
DEL LAGO
BOULEVARD
P-D
Island
Reef
R-T
P-D
Orange Lake
Country Club
A-1
A-1
EAST ORANGE
LAKE BOULEVARD
REEDY CREEK
IMPROVEMENT
DISTRICT

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)

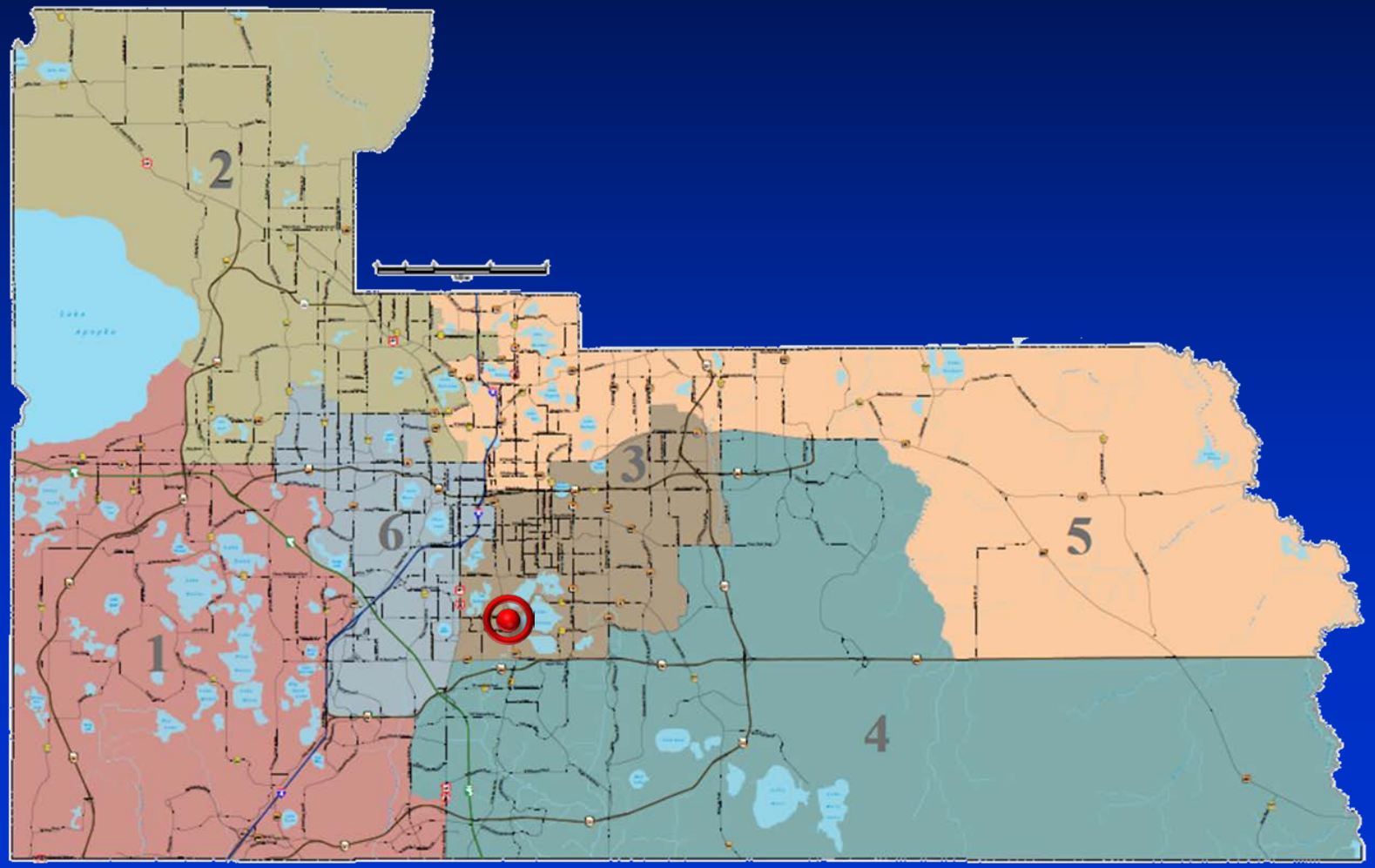
To: Industrial (IND)

Acreage: 25.52 gross acres

Proposed Use: Up to 833,738 SF of industrial

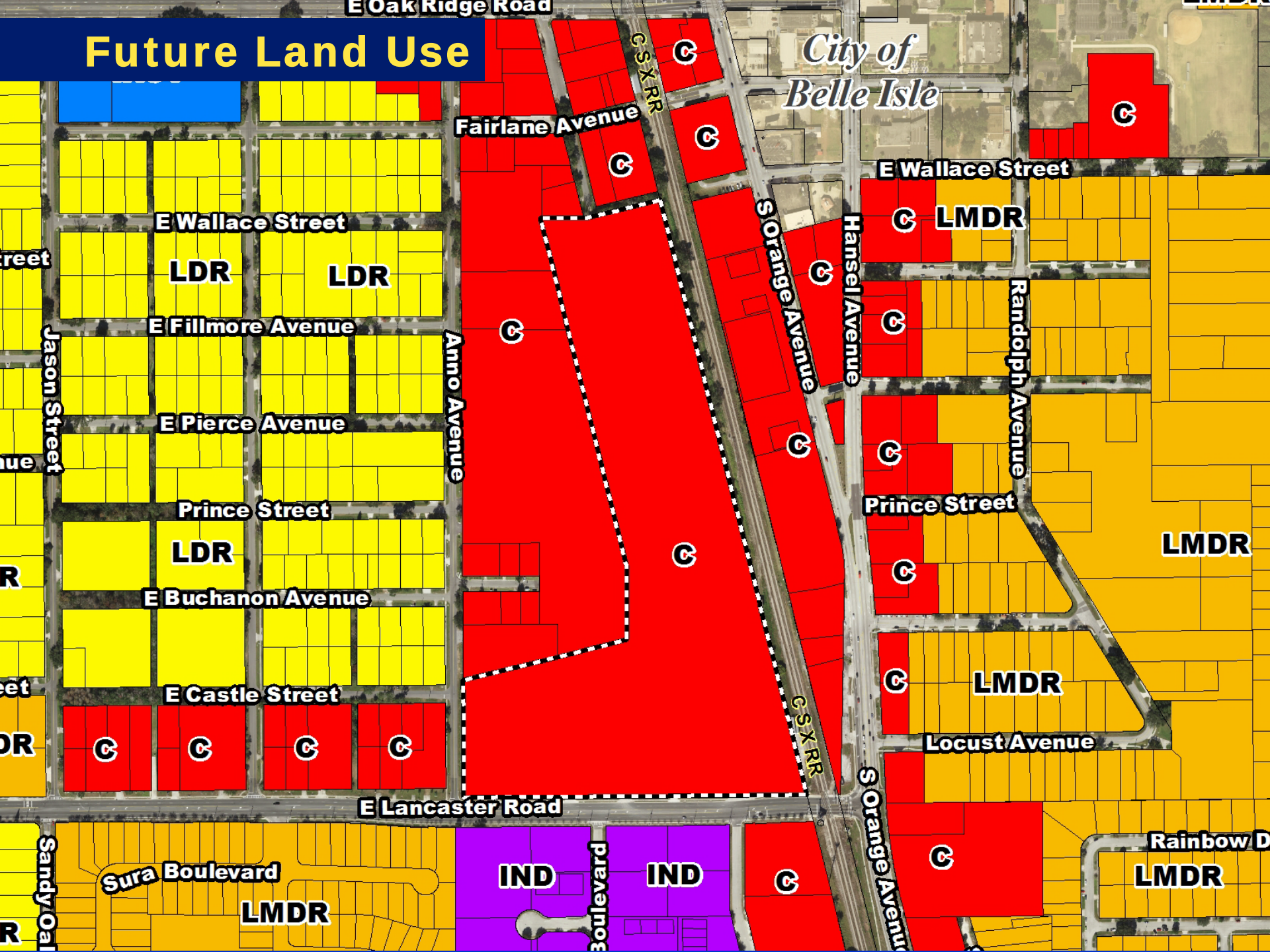
Amendment 2017-2-A-3-1

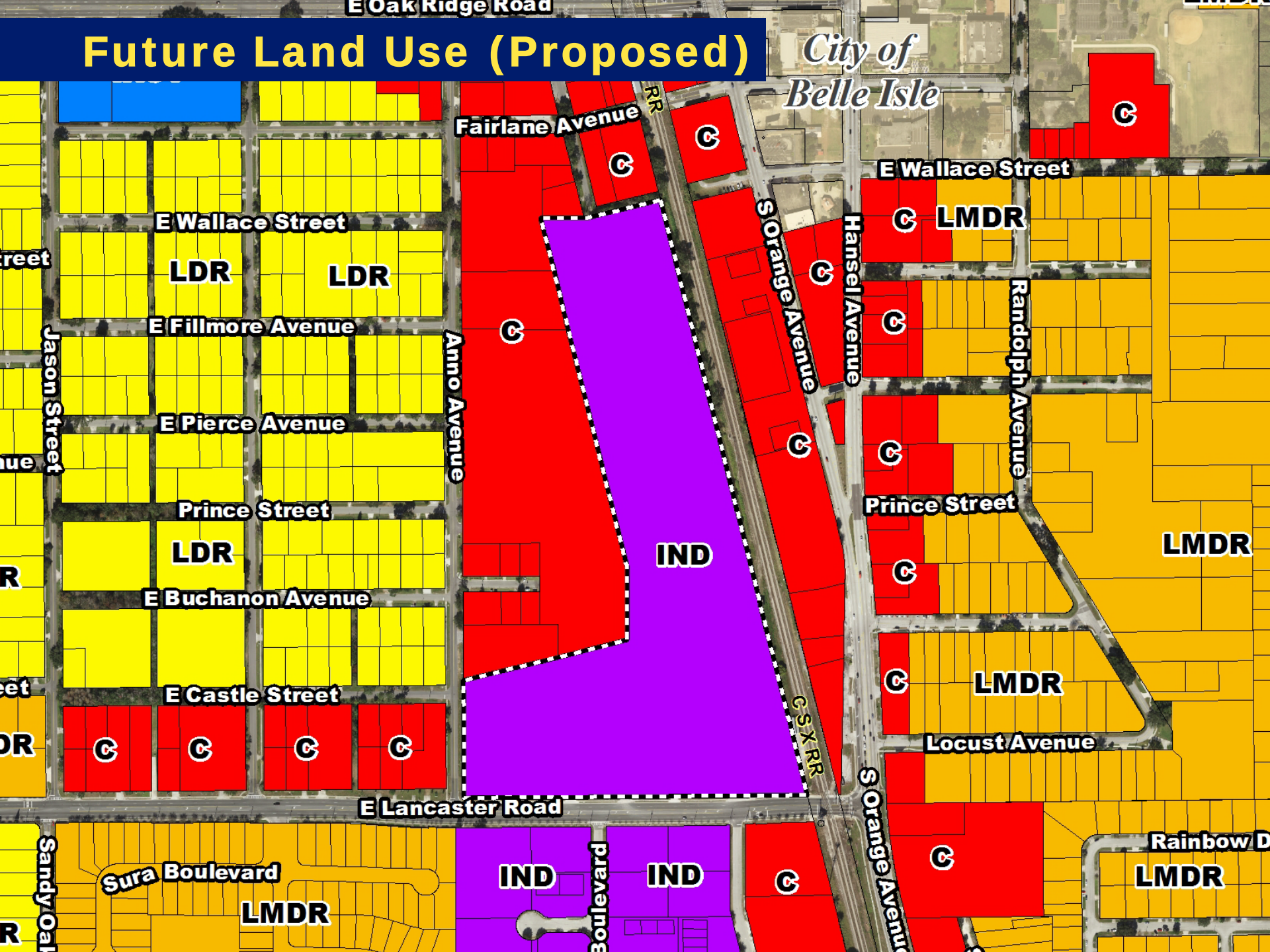
Location

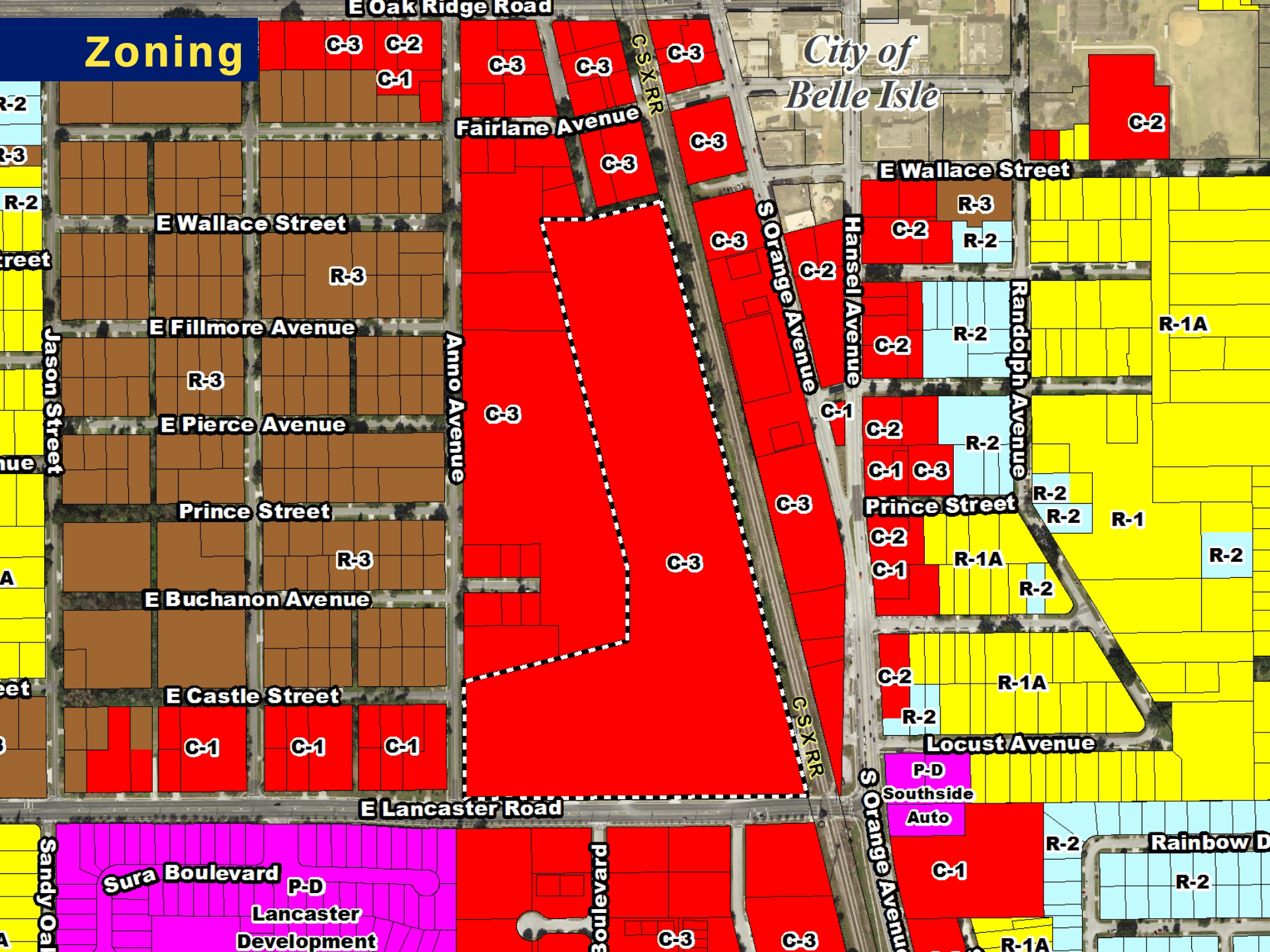


Aerial

E Oak Ridge Road
C S X RR
City of Belle Isle
Fairlane Avenue
E Wallace Street
E Wallace Street
S Orange Avenue
Hansel Avenue
Randolph Avenue
E Fillmore Avenue
Jason Street
Anno Avenue
E Pierce Avenue
Prince Street
Prince Street
E Buchanon Avenue
E Castle Street
C S X RR
Locust Avenue
S Orange Avenue
E Lancaster Road
Sura Boulevard
Boulevard
Rainbow D


Future Land Use
E Oak Ridge Road
C S X RR
City of Belle Isle
Fairlane Avenue
E Wallace Street
LDR
LDR
E Fillmore Avenue
Jason Street
Anno Avenue
E Pierce Avenue
Prince Street
LDR
E Buchanon Avenue
E Castle Street
C
C
C
C
E Lancaster Road
Sura Boulevard
LMDR
IND
IND
C
S Orange Avenue
Hansel Avenue
E Wallace Street
LMDR
Randolph Avenue
Prince Street
LMDR
LMDR
Locust Avenue
C
LMDR
Rainbow D


Future Land Use (Proposed)
City of Belle Isle
E Oak Ridge Road
Fairlane Avenue
RR
E Wallace Street
LDR
LDR
E Fillmore Avenue
Jason Street
Anno Avenue
E Pierce Avenue
Prince Street
LDR
E Buchanon Avenue
E Castle Street
C
C
C


Zoning
E Oak Ridge Road
C-3
C-2
C-1
Fairlane Avenue
C S X R R
City of Belle Isle
E Wallace Street
R-3
R-2
R-1A
R-1
S Orange Avenue
Hansel Avenue
Randolph Avenue
E Fillmore Avenue
Jason Street
Anno Avenue
E Pierce Avenue
Prince Street
E Buchanon Avenue
E Castle Street
Locust Avenue
P-D
Southside
Auto
E Lancaster Road
Sura Boulevard
Lancaster
Development
Rainbow D

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

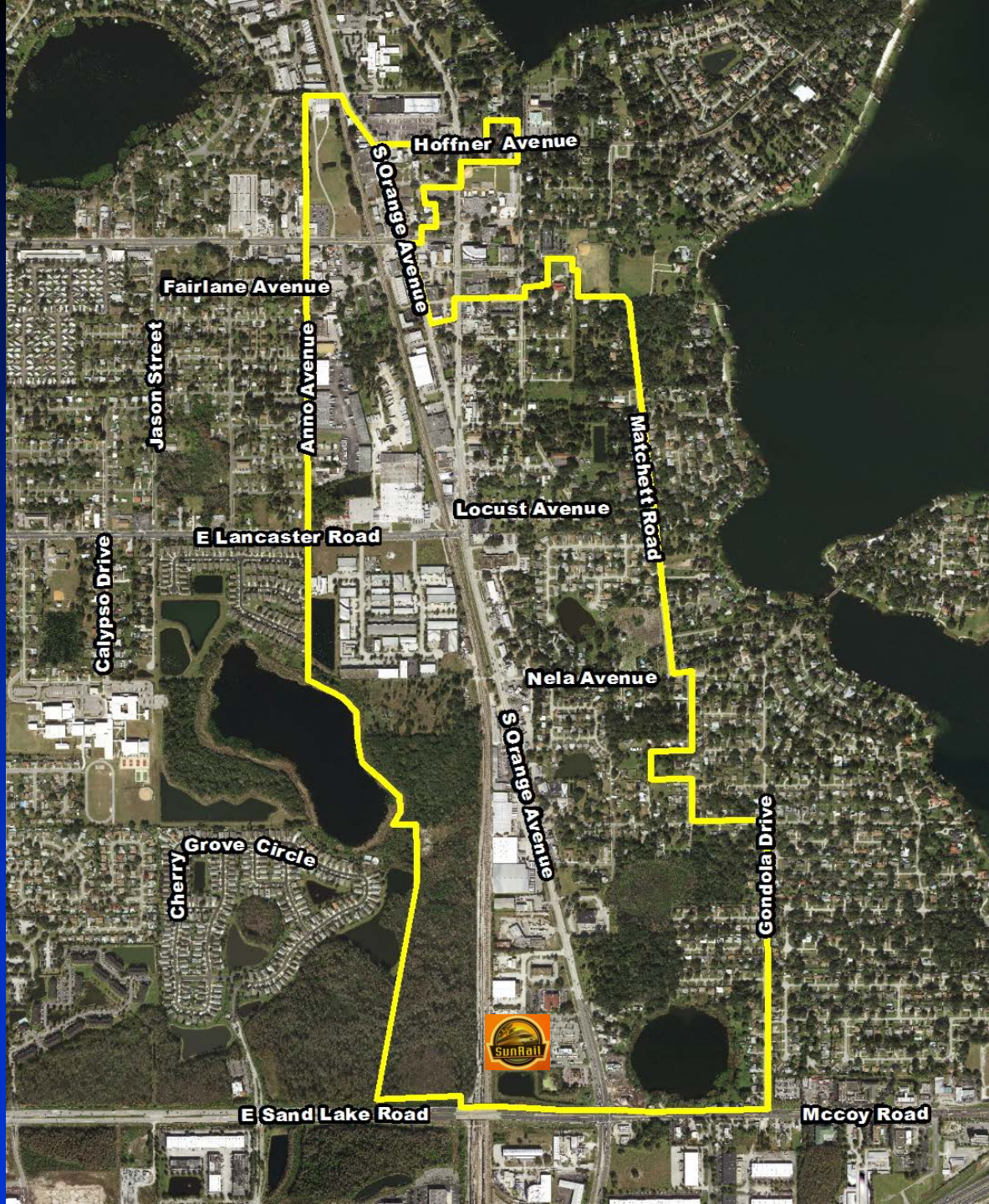
July 11, 2017

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

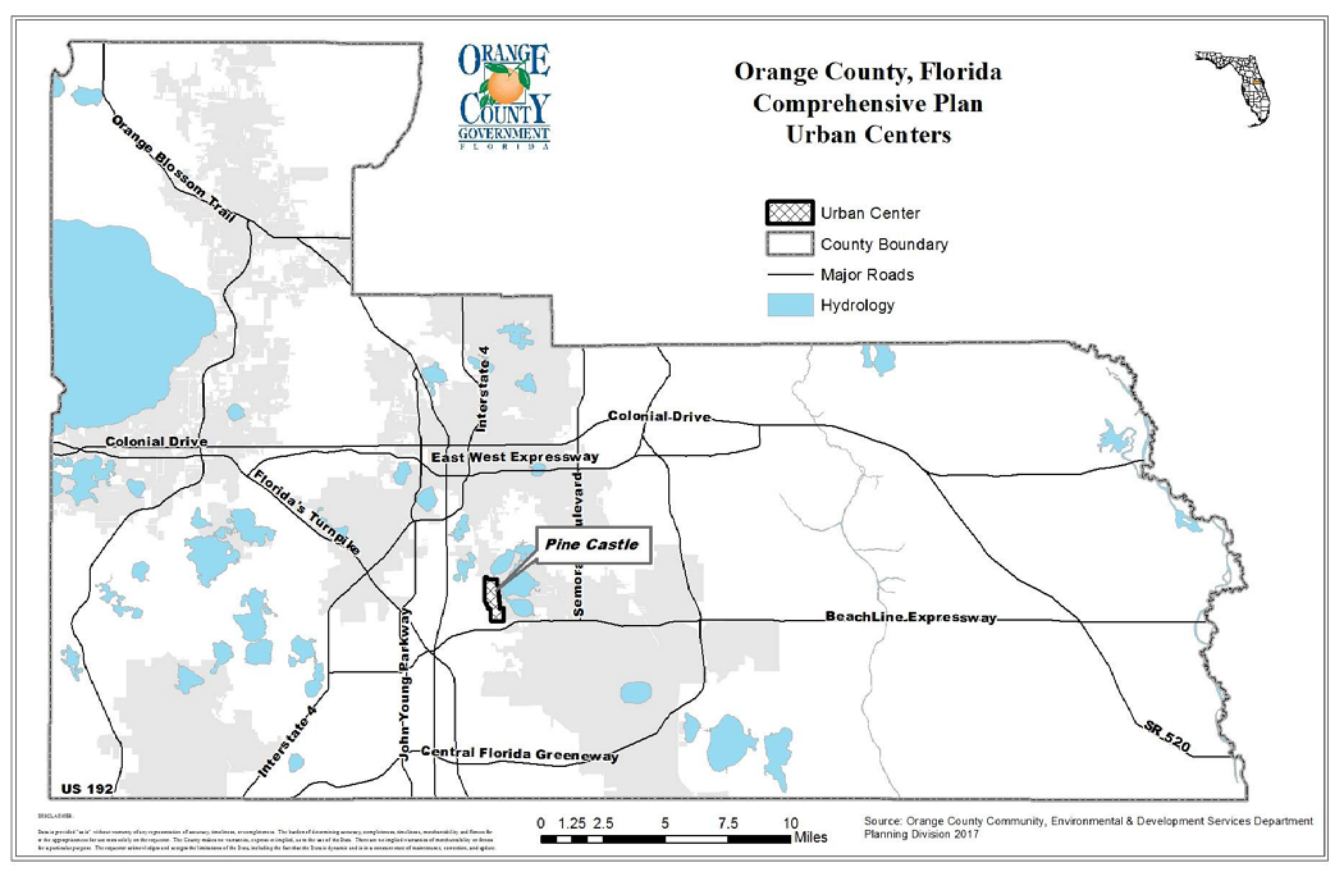
FLU3.3.5 Future Land Use and Transect Correlation. The Land uses within this table have compatible transect zones:

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

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

2017

- 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

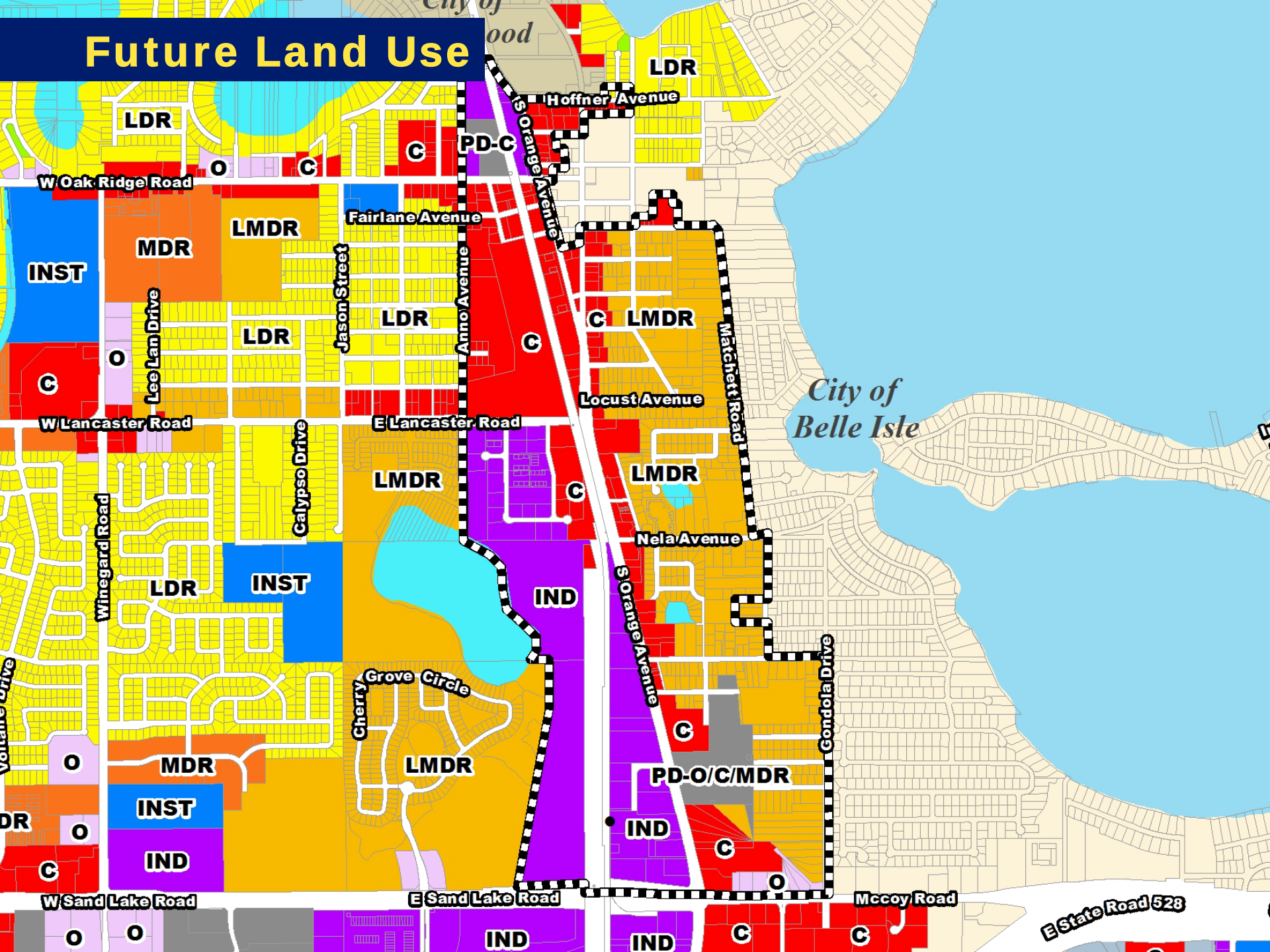
Action Requested

- 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

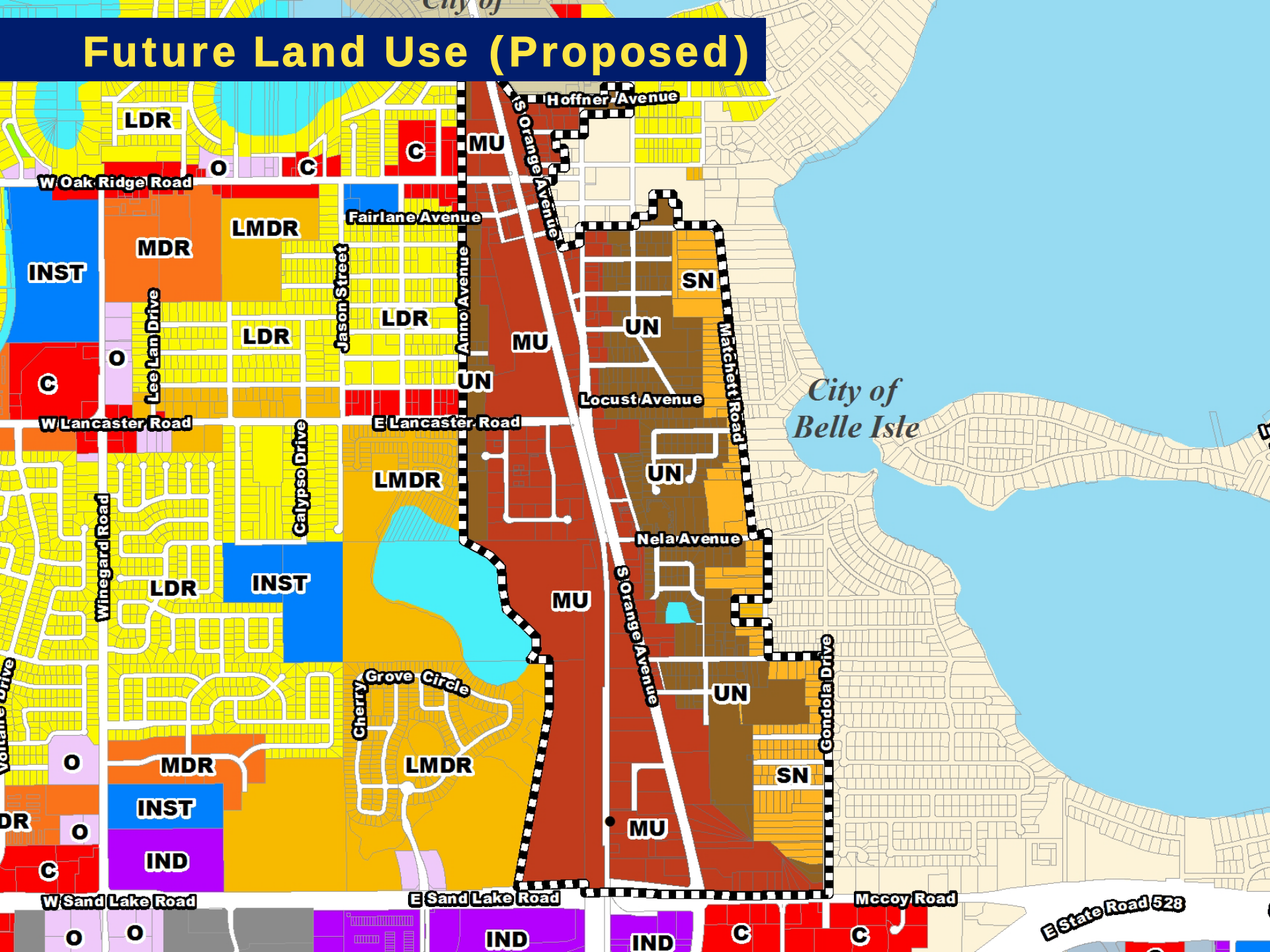
Amendment 2017-2-B-FLUM-1

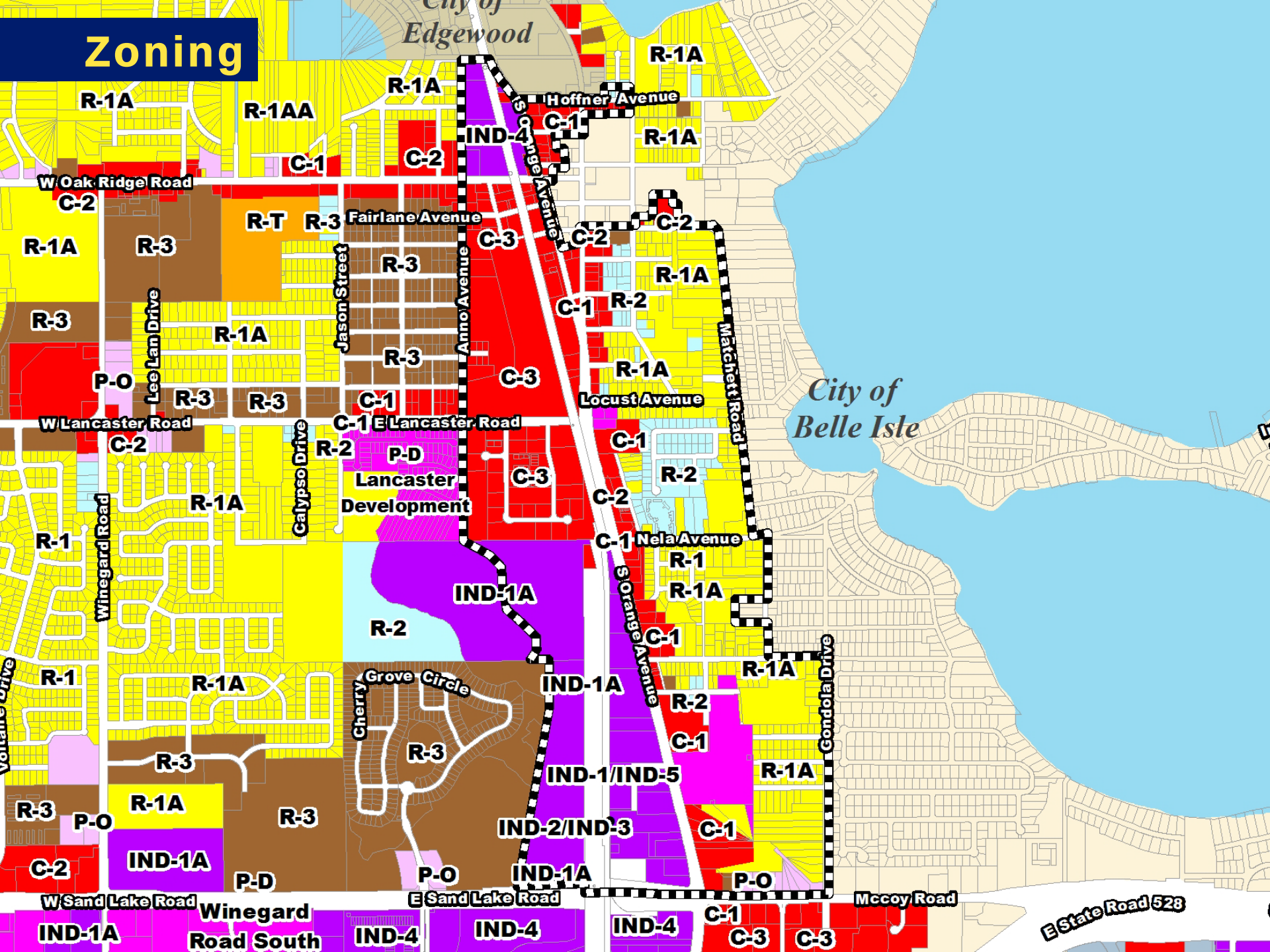
Request: To change the future land use for 679 parcels from Industrial (IND), Commercial (C), Office (O), Low-Medium Density Residential (LMDR), Planned Development-Commercial (PD-C) and Planned Development-Office/Commercial/Medium Density Residential (PD-O/C/MDR) to Urban Center-Mixed-Used (MU), Urban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

District: District 3


Future Land Use
LDR
Hoffner Avenue
S Orange Avenue
PD-C
C
O
W Oak Ridge Road
Fairlane Avenue
LMDR
MDR
INST
Jason Street
Anno Avenue
Lee Lan Drive
LDR
C LMDR
Matchett Road
Locust Avenue
City of
Belle Isle
W Lancaster Road
E Lancaster Road
Calypso Drive
LMDR
Winegard Road
Nela Avenue
INST
IND
LDR
S Orange Avenue
Gondola Drive
Cherry Grove Circle
PD-O/C/MDR
MDR
LMDR
INST
IND
W Sand Lake Road
E Sand Lake Road
Mccoy Road
E State Road 528

Future Land Use (Proposed)




Zoning
City of Edgewood
City of Belle Isle
R-1A
R-1AA
C-1
C-2
C-3
IND-4
IND-1A
IND-1/IND-5
IND-2/IND-3
R-T
R-3
R-2
P-O
P-D
R-1
W Oak Ridge Road
Fairlane Avenue
Hoffner Avenue
S Orange Avenue
Anno Avenue
Jason Street
Lee Lan Drive
Matchett Road
Locust Avenue
Nela Avenue
W Lancaster Road
E Lancaster Road
Calypso Drive
Lancaster Development
Winegard Road
Cherry Grove Circle
Gondola Drive
W Sand Lake Road
E Sand Lake Road
Winegard Road South
Mccoy Road
E State Road 528

Amendment 2017-2-B-FLUM-1

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

Action Requested

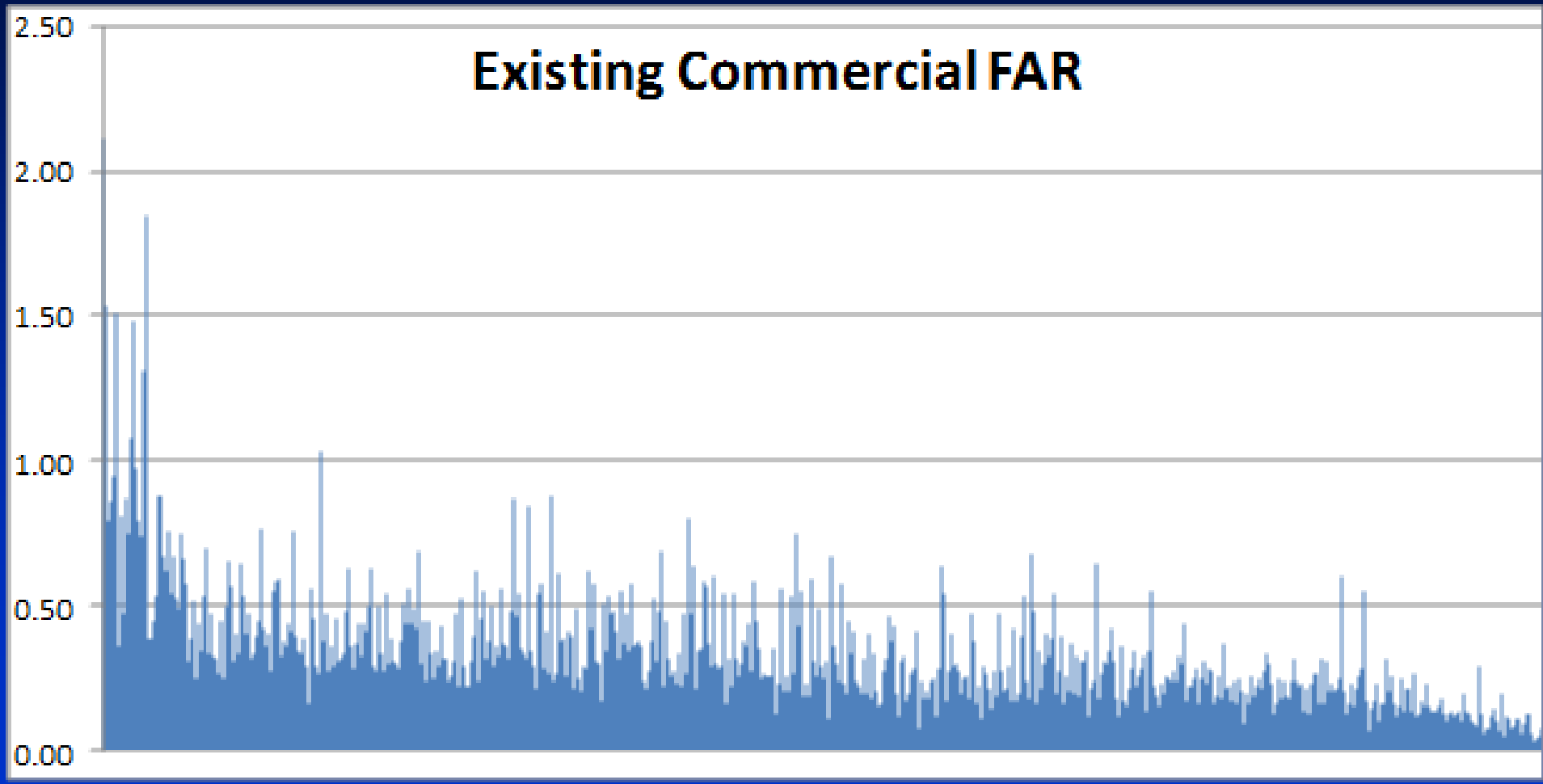
- Make a finding of consistency with the Comprehensive Plan;
- Determine that the proposed amendment is in compliance; and
- Transmit Amendment 2017-2-B-FLUM-1

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

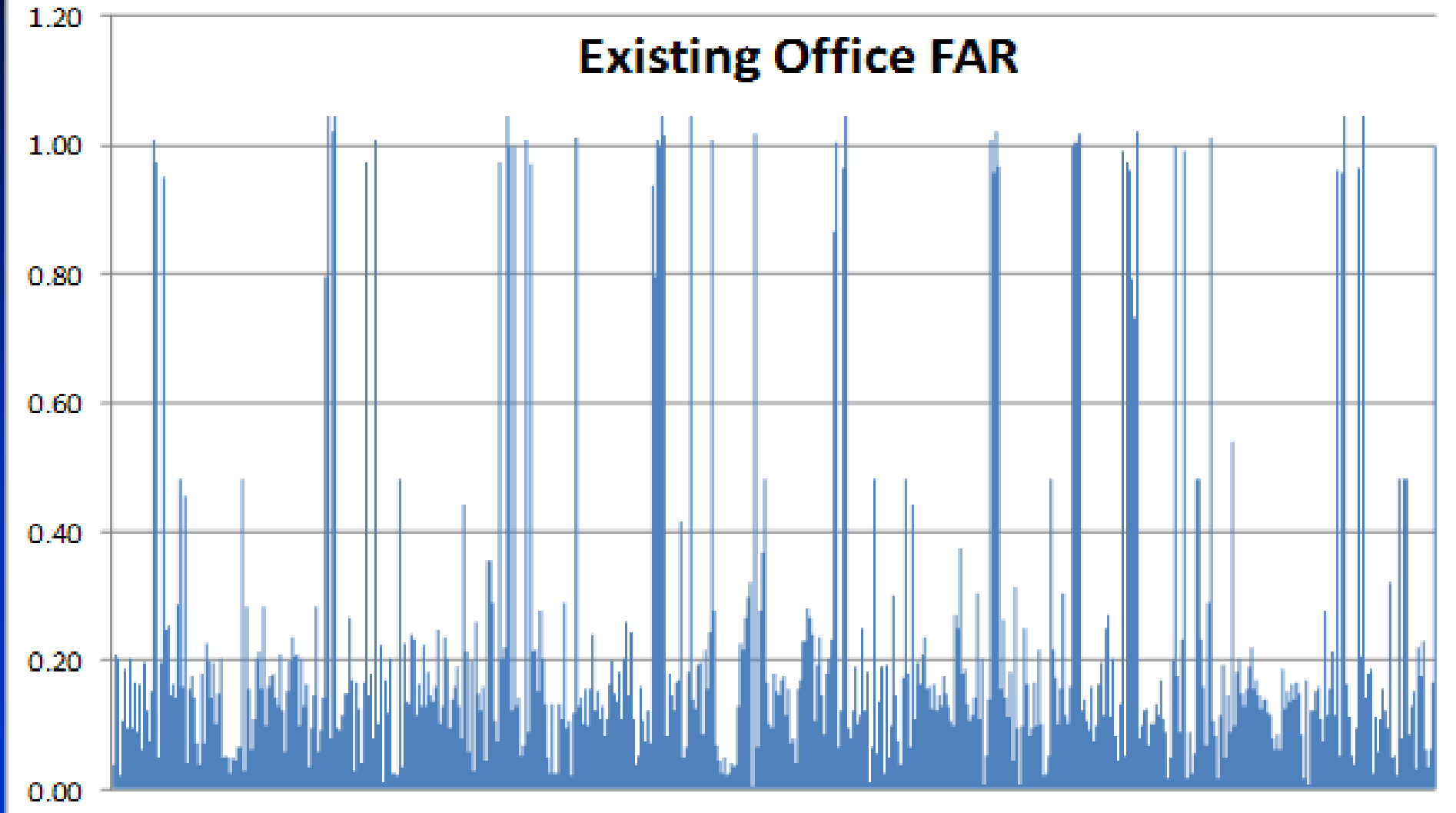
District: Countywide

Amendment 2017-2-B-FLUE-2



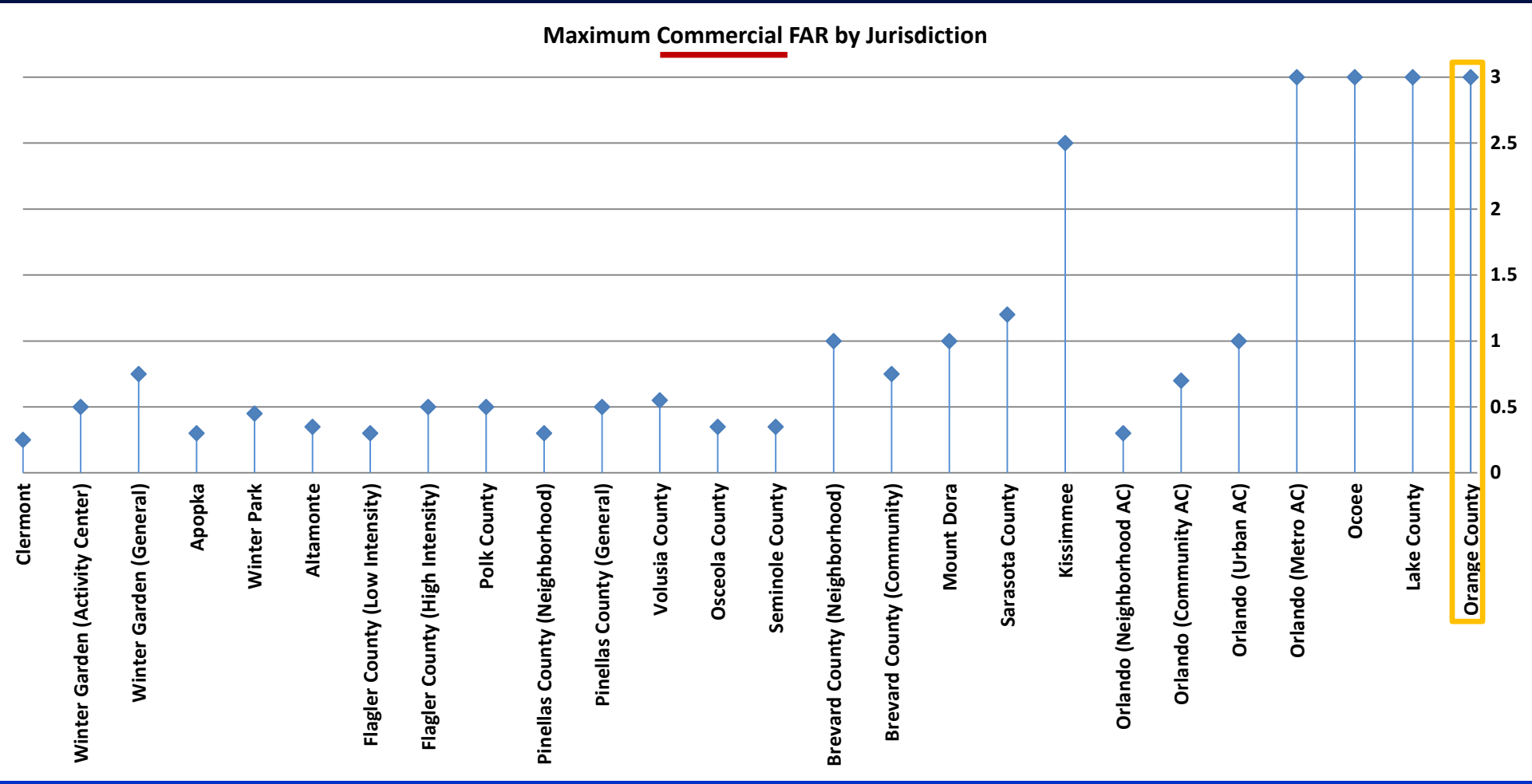
Sample size: 3,400 parcels

Amendment 2017-2-B-FLUE-2

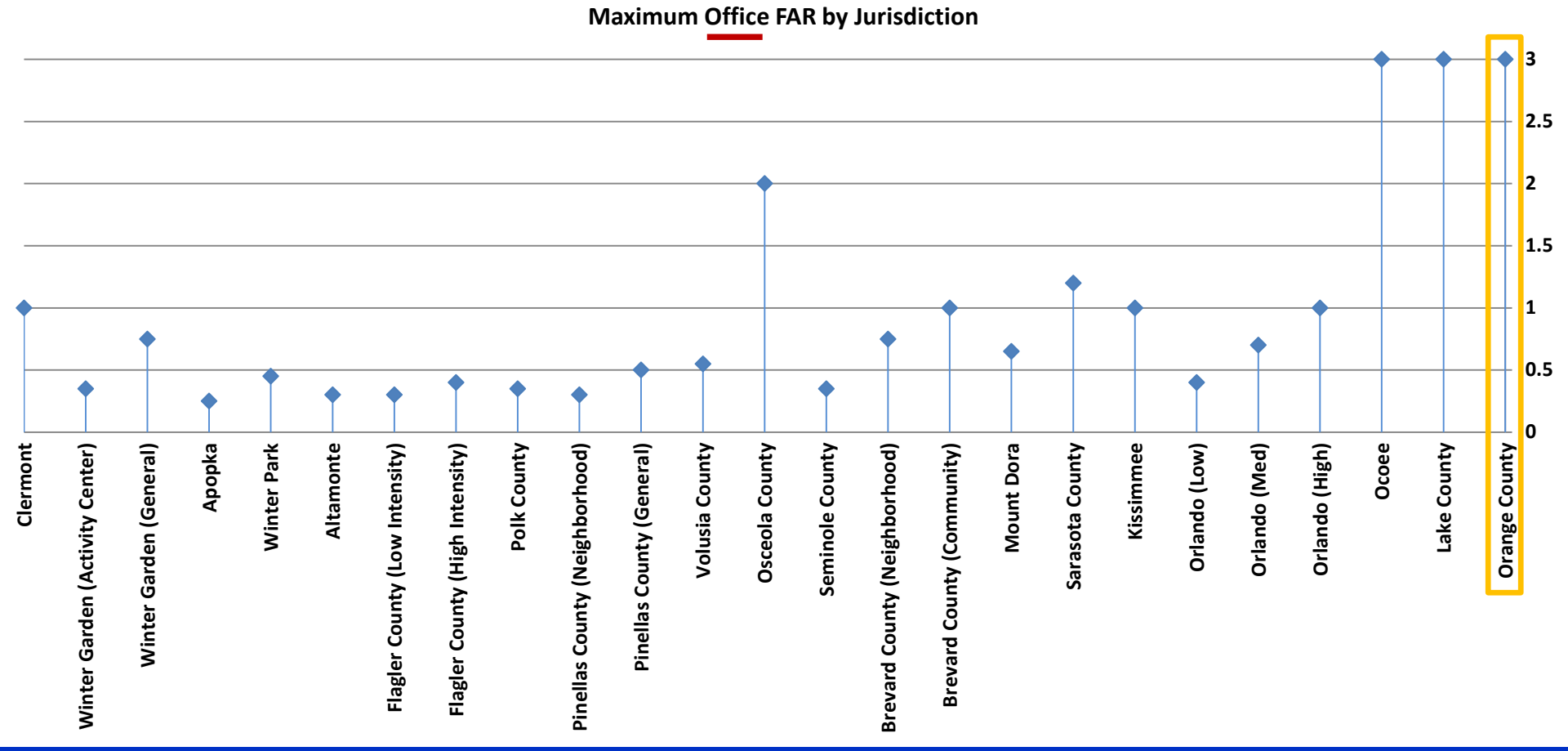


Sample size: 568 parcels

Amendment 2017-2-B-FLUE-2



Amendment 2017-2-B-FLUE-2



Amendment 2017-2-B-FLUE-2

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

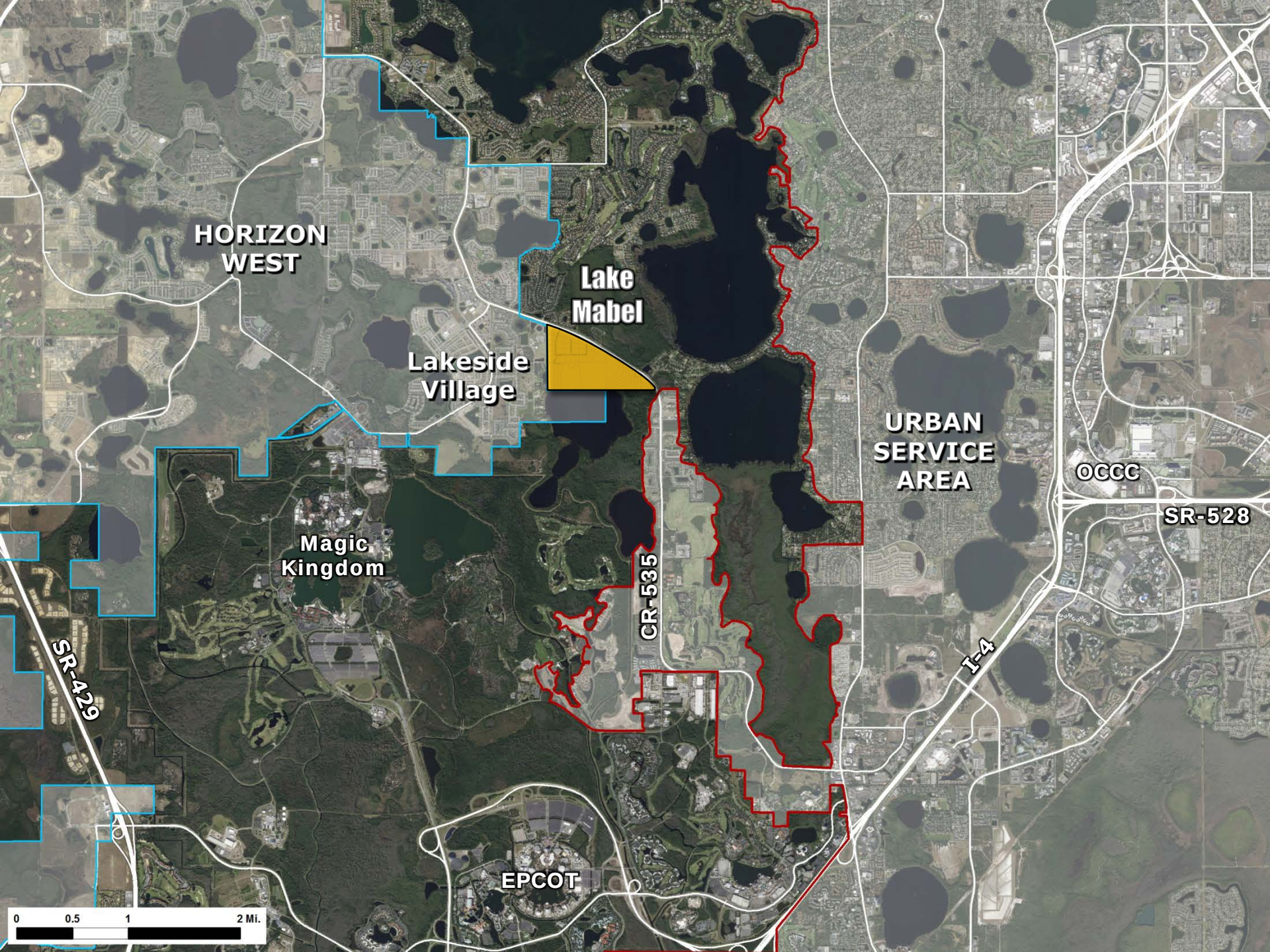
Action Requested

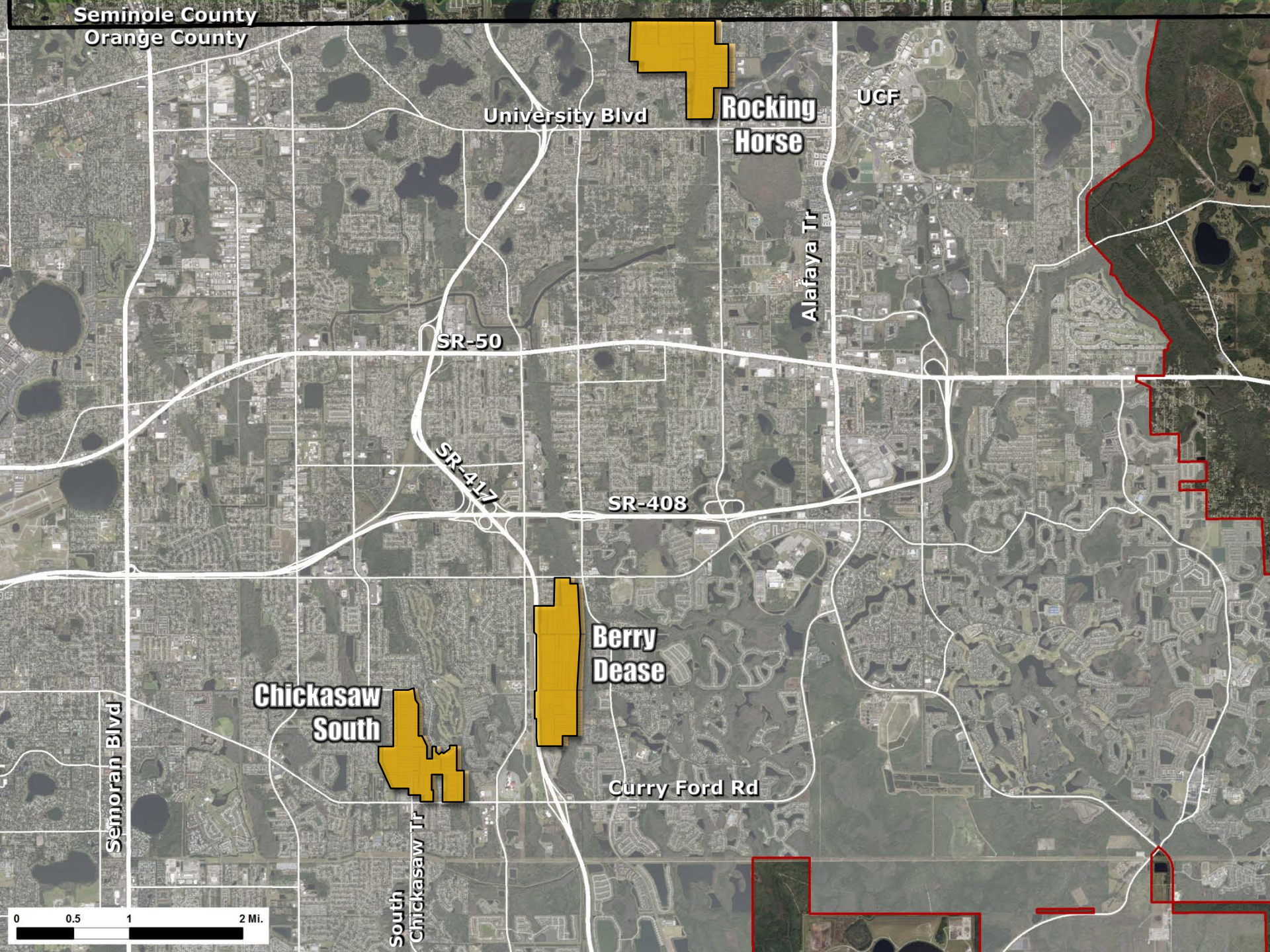
- Make a finding of consistency with the Comprehensive Plan;
- Determine that the proposed amendment is in compliance; and
- Transmit Amendment 2017-2-B-FLUE-2

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
URBAN SERVICE AREA
OCCC
SR-528
Magic Kingdom
CR-535
SR-429
I-4
EPCOT
0
0.5
1
2 Mi.


Seminole County
Orange County
University Blvd
Rocking Horse
UCF
Alafaya Tr
SR-50
SR-417
SR-408
Berry Dease
Chickasaw South
Curry Ford Rd
Semoran Blvd
South Chickasaw Tr
0
0.5
1
2 Mi.

Amendment 2017-2-B-FLUE-3

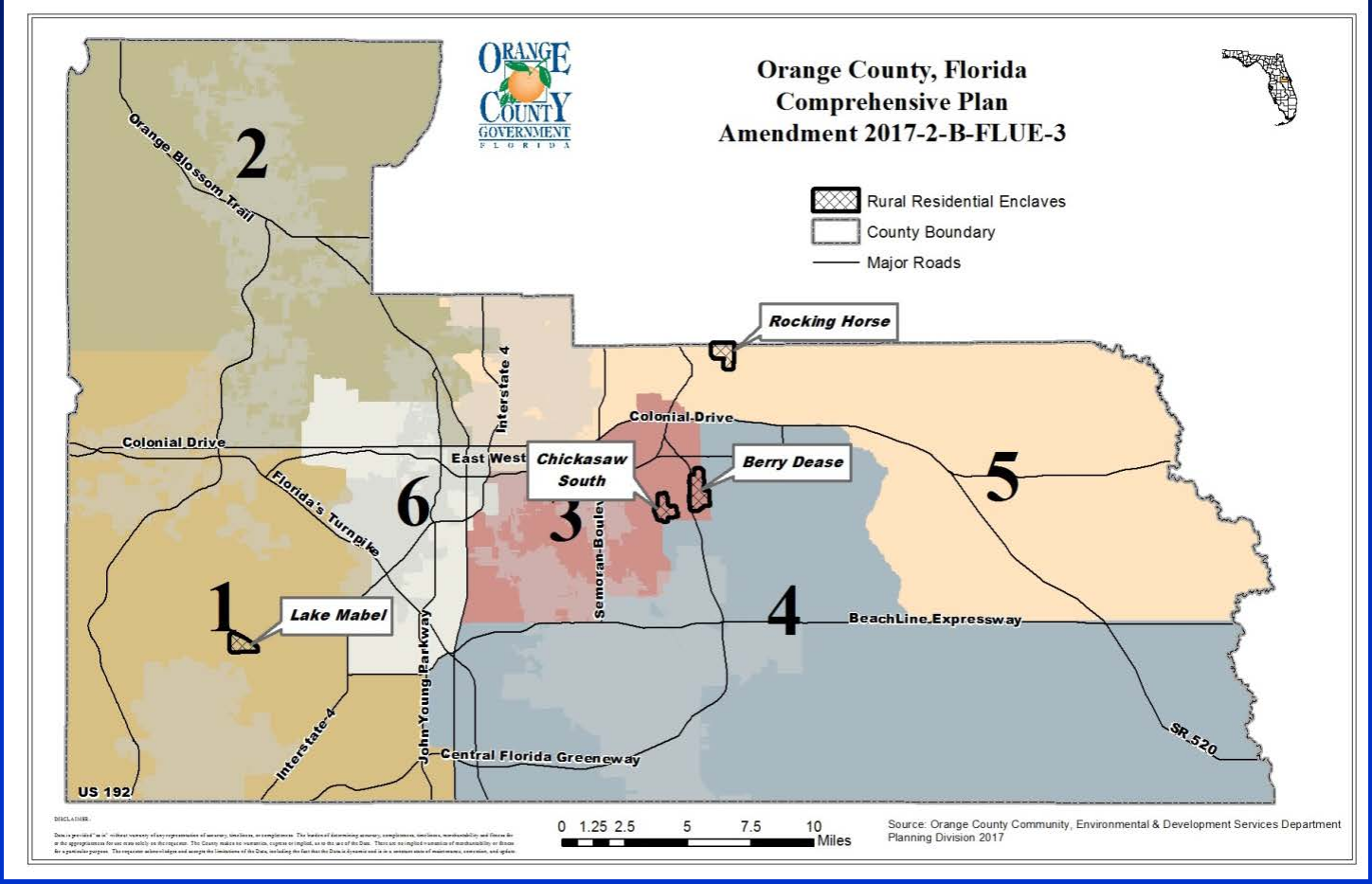
Text Amendment

- **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

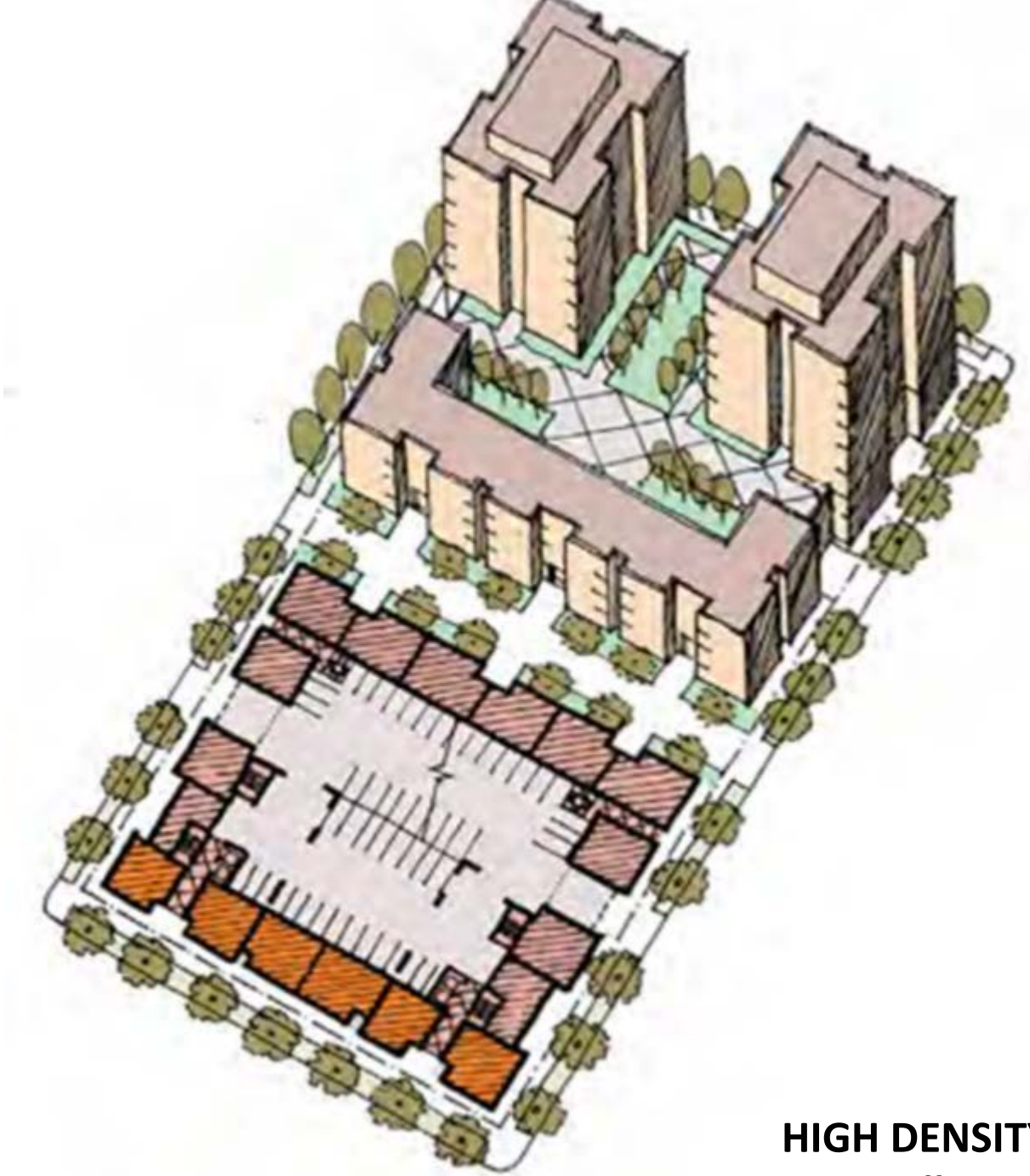
Existing Residential Designations within the Urban Service Area

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
Medium High Density Residential (MHDR)	**0 to 35 du/ac**
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