



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)

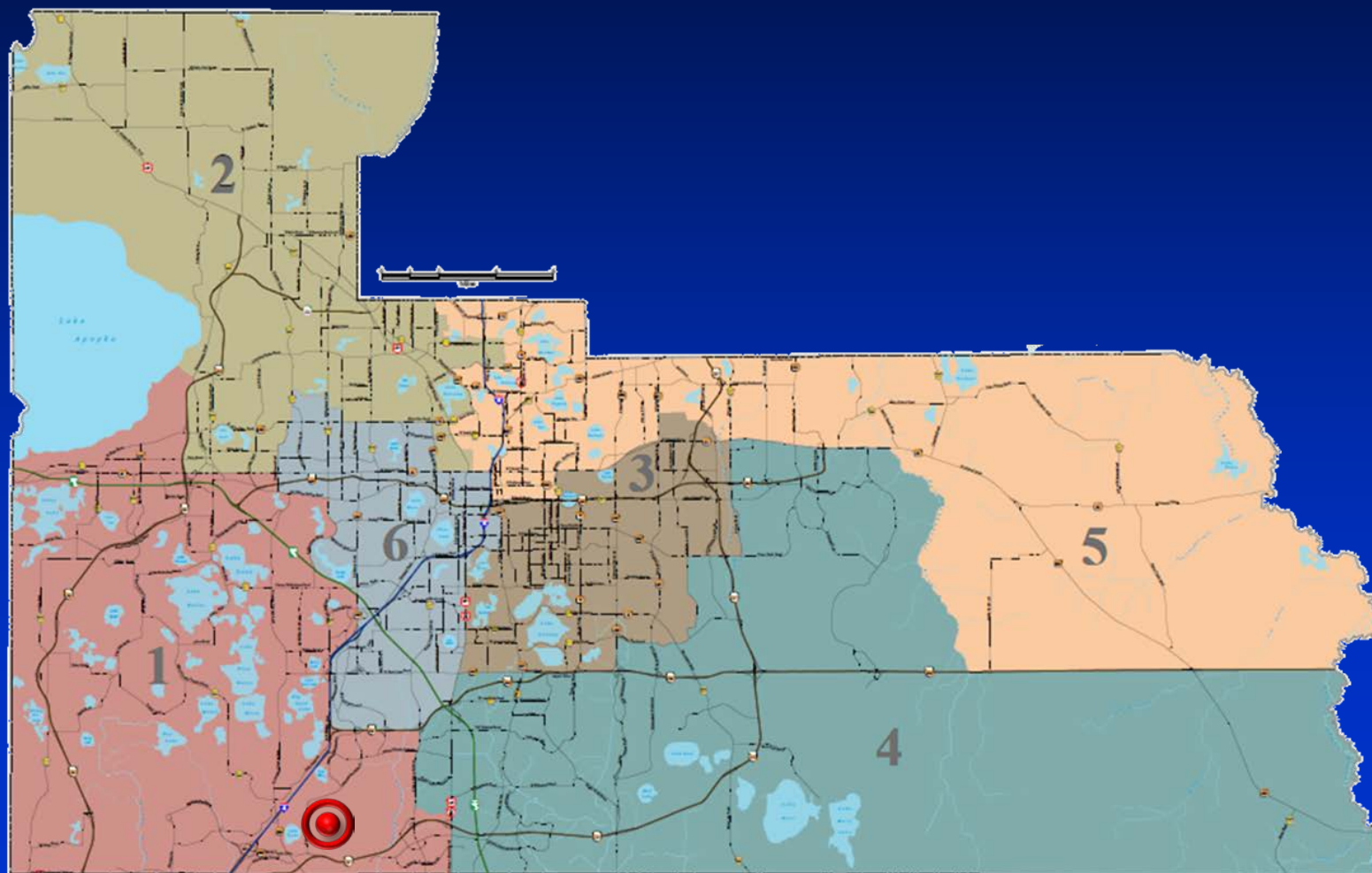
Acreage: 19.97 gross ac.

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



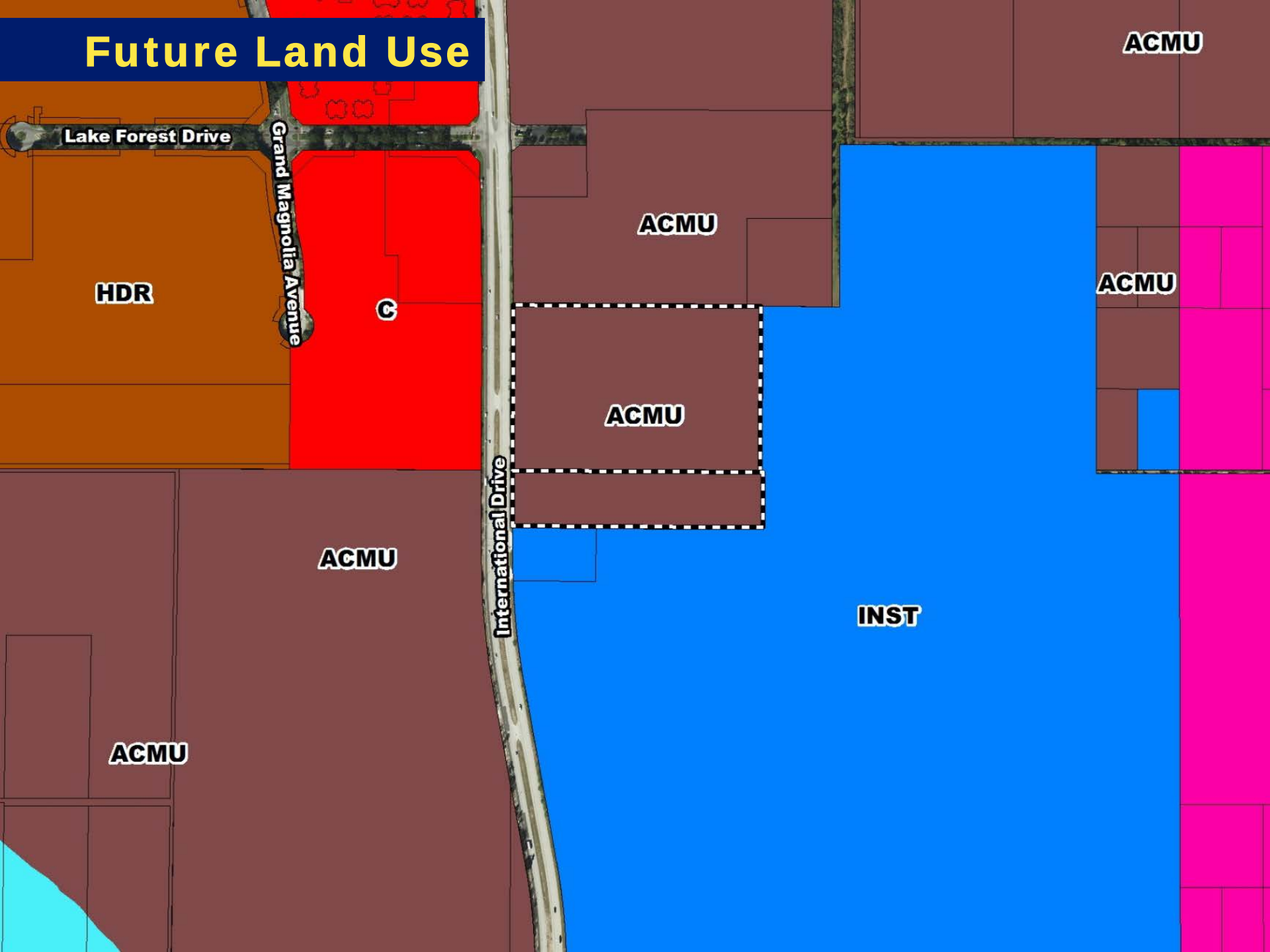
Lake Forest Drive

Grand Magnolia Avenue

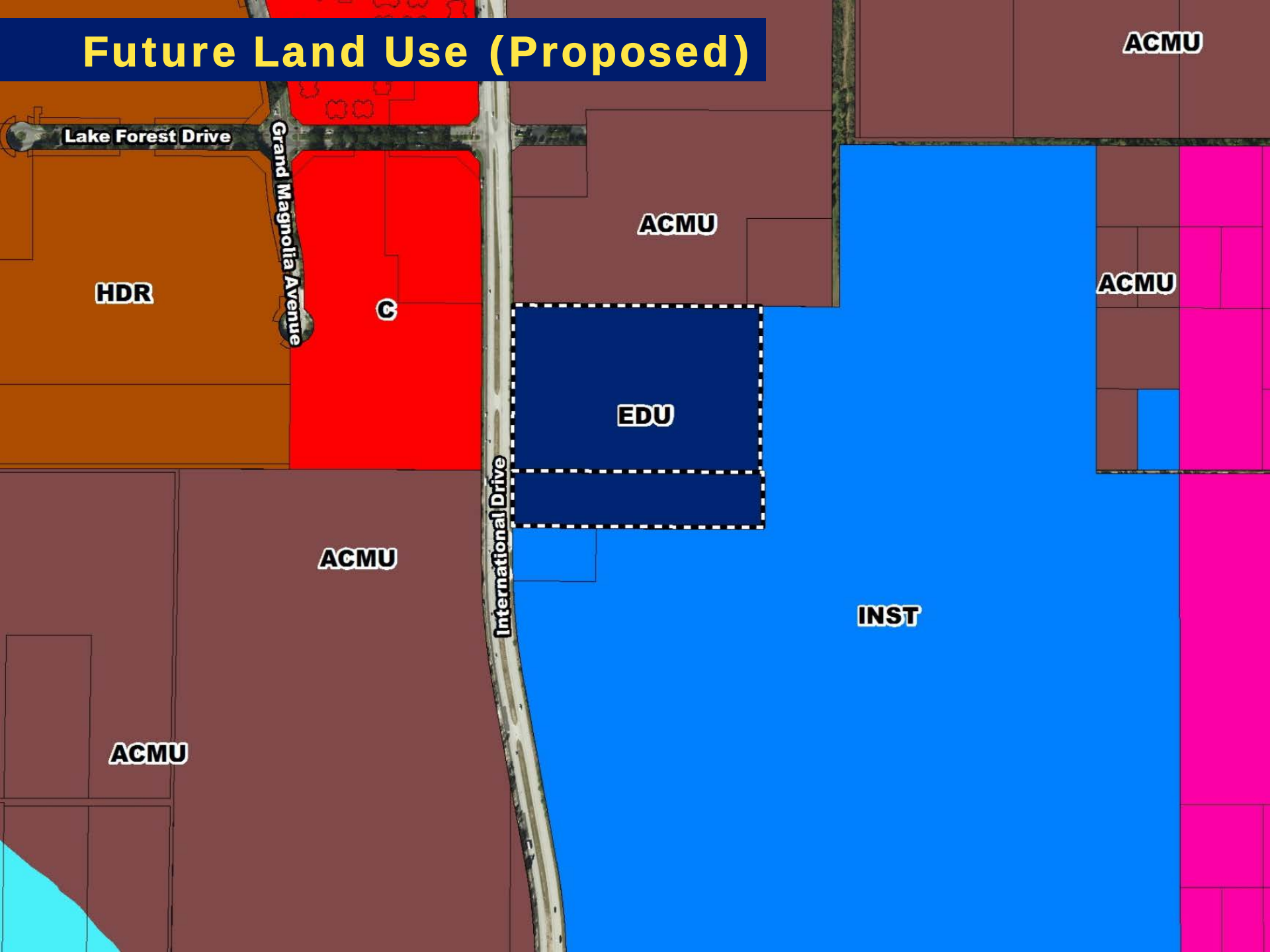
International Drive

Lake Bryan

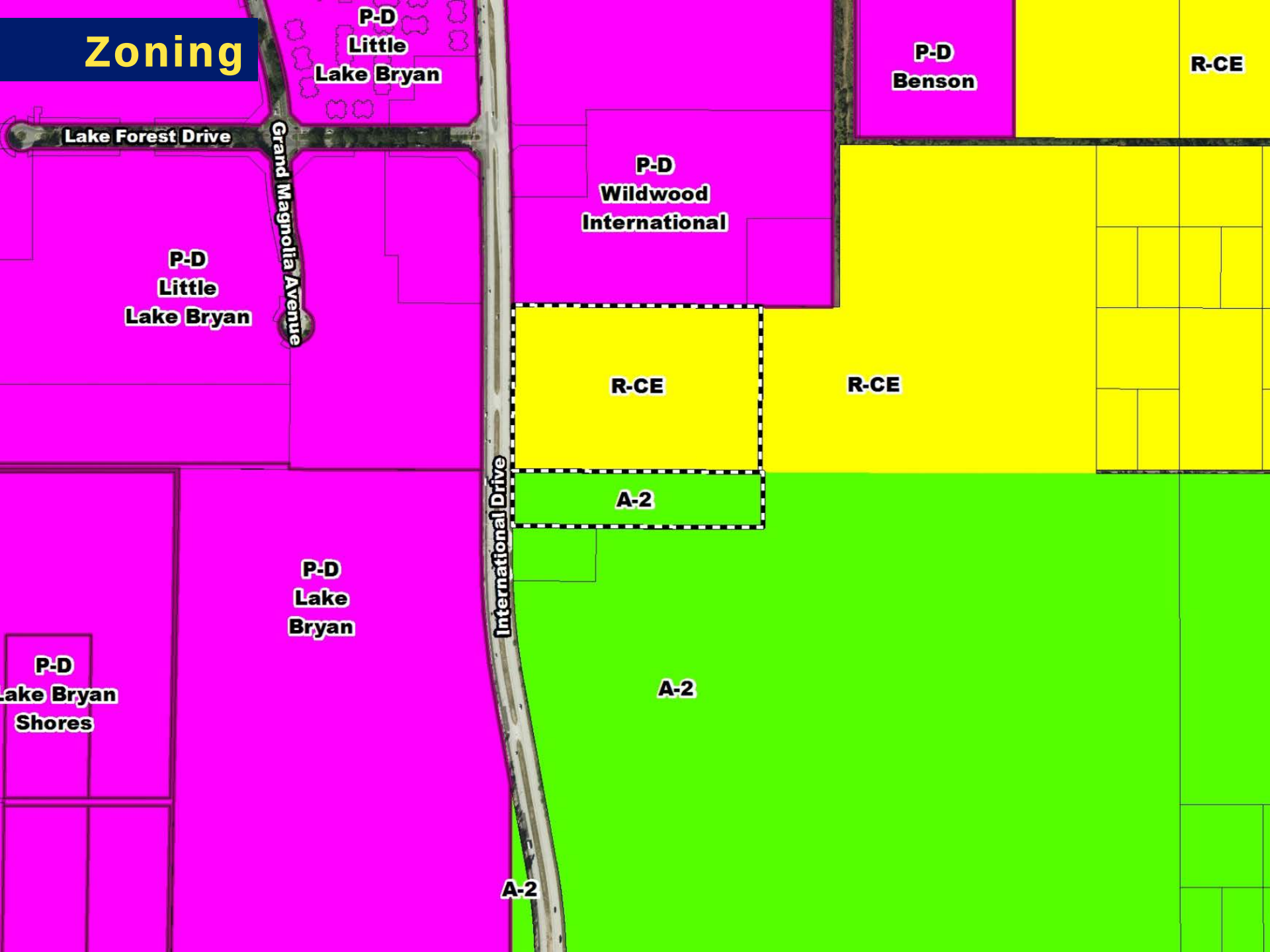
Future Land Use



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)**



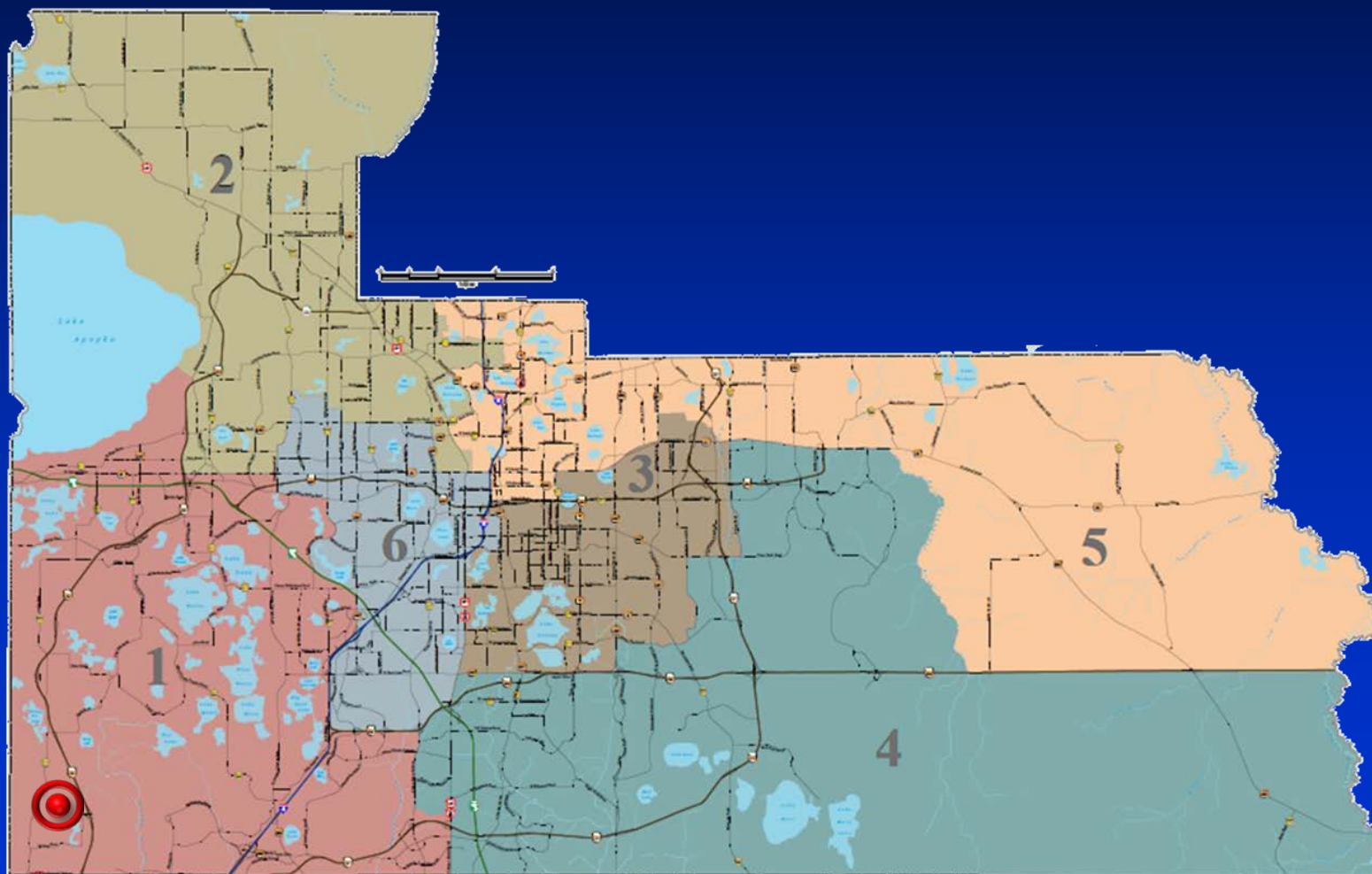
Amendment 2017-2-A-1-2

- 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

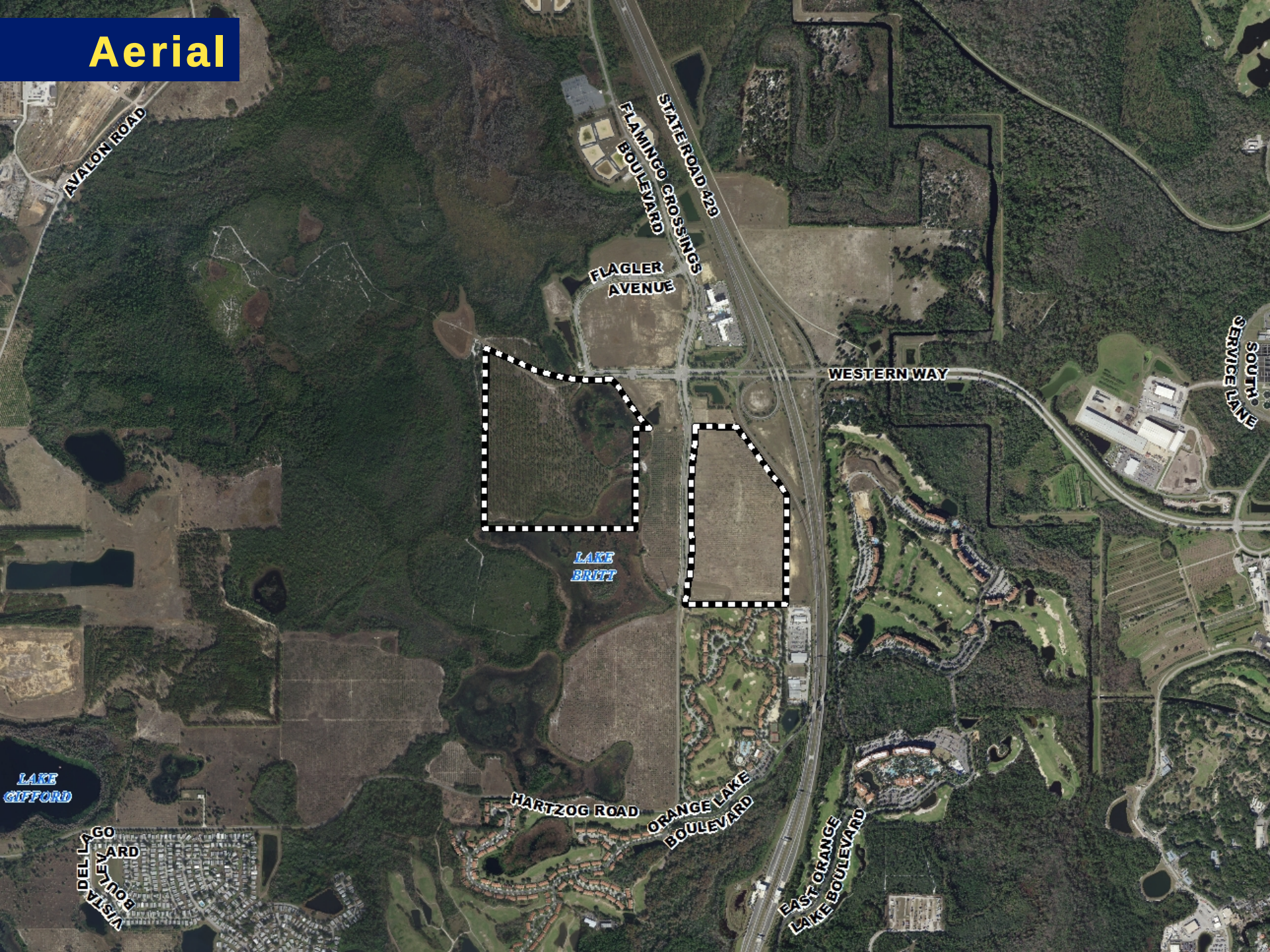


2017-2-A-1-2

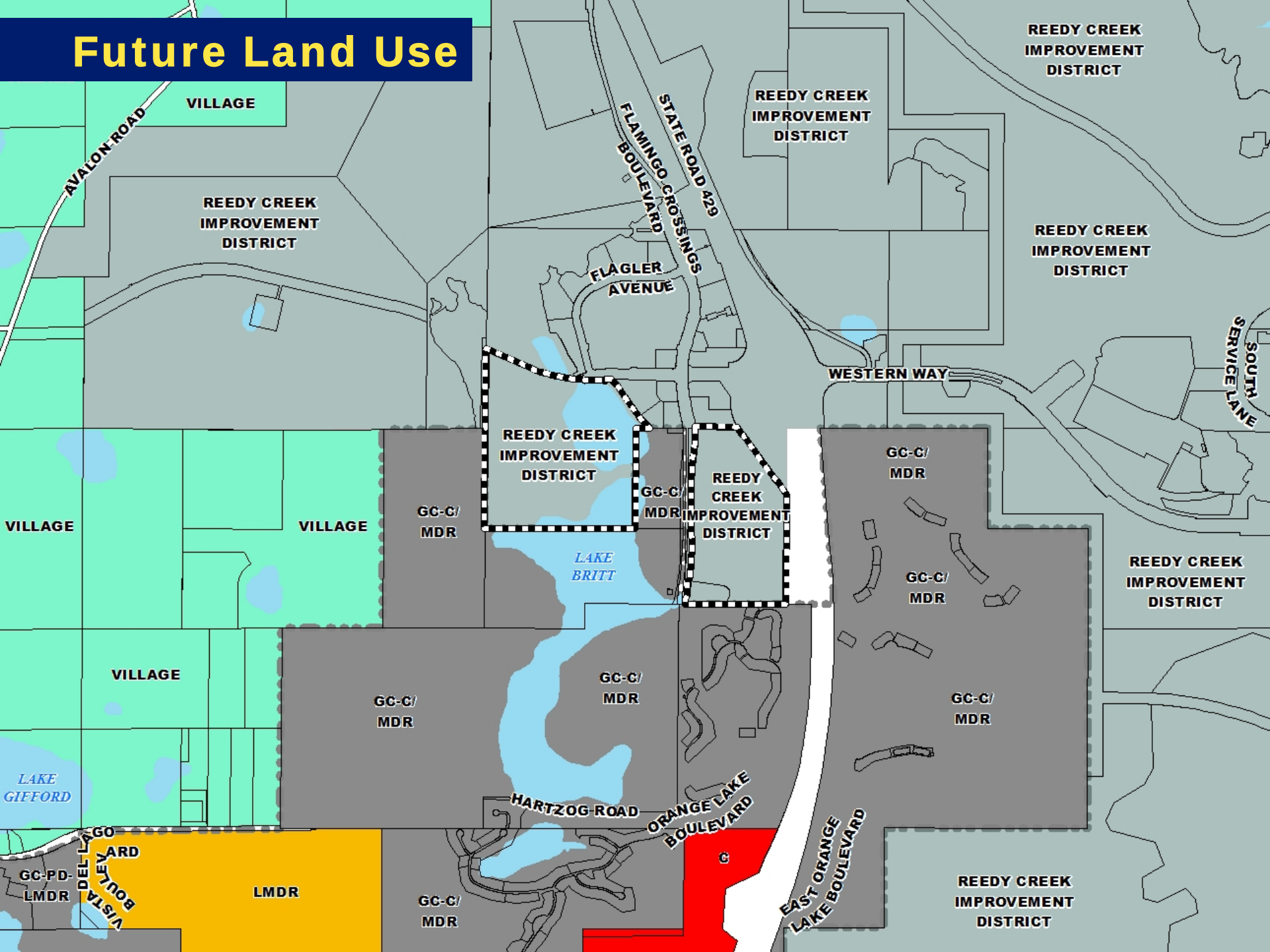
Location



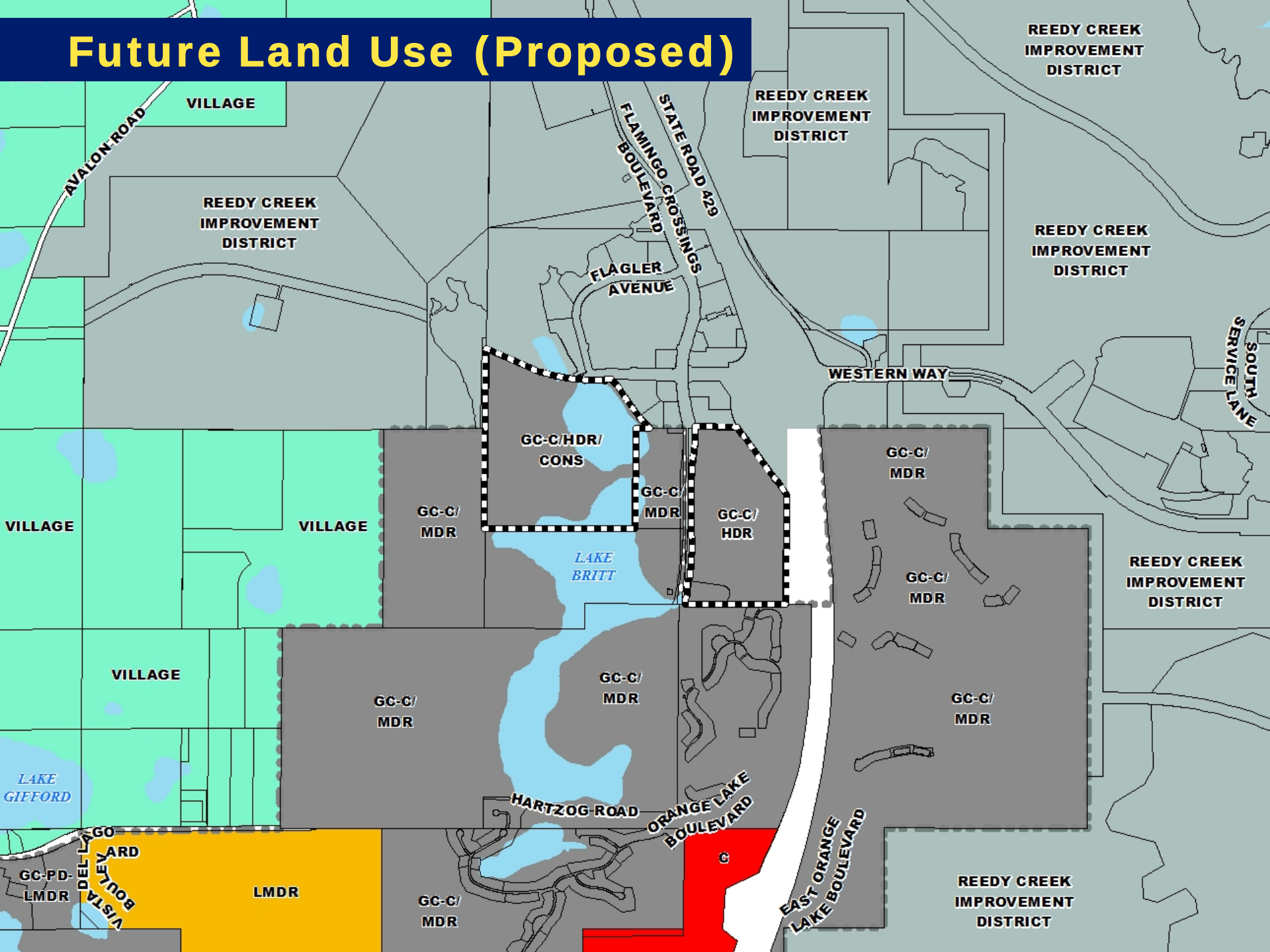
Aerial



Future Land Use



Future Land Use (Proposed)



[illegible][illegible]

A detailed zoning map of the Orange Lake Country Club area. The map features several color-coded zones: light green for A-1, bright green for A-2, magenta for P-D (Orange Lake Country Club), orange for R-T and R-CE, and grey for REEDY CREEK IMPROVEMENT DISTRICT. Key roads include Avalon Road, State Road 429, Flagler Avenue, Western Way, Hartzog Road, Orange Lake Boulevard, East Orange Lake Boulevard, Vista Del Lago Boulevard, and South Service Lane. Water bodies shown are Lake Gifford and Lake Britt. Specific areas labeled include Northeast PD/LUP, Brighthouse, Island Reef, and multiple instances of the Orange Lake Country Club. The word "Zoning" is prominently displayed in yellow on a dark blue background in the top left corner.

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

A detailed zoning map of the Orange Lake Country Club area. The map features several color-coded zones: light green for A-1, bright green for A-2, magenta for P-D (Orange Lake Country Club), orange for R-T and R-CE, and grey for REEDY CREEK IMPROVEMENT DISTRICT. Key roads include Avalon Road, State Road 429, Flagler Avenue, Western Way, Hartzog Road, Orange Lake Boulevard, East Orange Lake Boulevard, Vista Del Lago Boulevard, and South Service Lane. Water bodies shown are Lake Britt, Lake Gifford, and Lake Reef. Specific areas labeled include Northeast PD/LUP, Brighthouse, Island Reef, and multiple instances of the Orange Lake Country Club. The word "Zoning" is prominently displayed in a blue box at the top left.

[illegible][illegible]

A detailed zoning map of the Orange Lake Country Club area. The map features several color-coded zones: light green for A-1, bright green for A-2, magenta for P-D (Orange Lake Country Club), orange for R-T and R-CE, and grey for REEDY CREEK IMPROVEMENT DISTRICT. Key roads include Avalon Road, State Road 429, Flagler Avenue, Western Way, Hartzog Road, Orange Lake Boulevard, East Orange Lake Boulevard, Vista Del Lago Boulevard, and South Service Lane. Water bodies shown are Lake Gifford and Lake Britt. Specific areas labeled include Northeast PD/LUP, Brighthouse, Island Reef, and multiple instances of the Orange Lake Country Club. The word "Zoning" is prominently displayed in a blue box at the top left.

[illegible][illegible][illegible]

Zoning

The map displays the following zoning districts and landmarks:

- Zoning Districts:** A-1, A-2, P-D, R-T, R-CE, R-T-2, R-T, P-D Orange Lake Country Club, REEDY CREEK IMPROVEMENT DISTRICT, and P-D Northeast PD/LUP.
- Landmarks and Water Bodies:** LAKE BRITT, LAKE GIFFORD, and the Orange Lake Country Club.
- Streets:** AVALON ROAD, STATE ROAD 429, FLAGLER AVENUE, WESTERN WAY, HARTZOG ROAD, ORANGE LAKE BOULEVARD, EAST ORANGE LAKE BOULEVARD, VISTA DEL LAGO BOULEVARD, and SOUTH SERVICE LANE.
- Other Features:** A dashed line indicates a boundary or project area, and a small inset map shows the location within a larger regional context.



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)

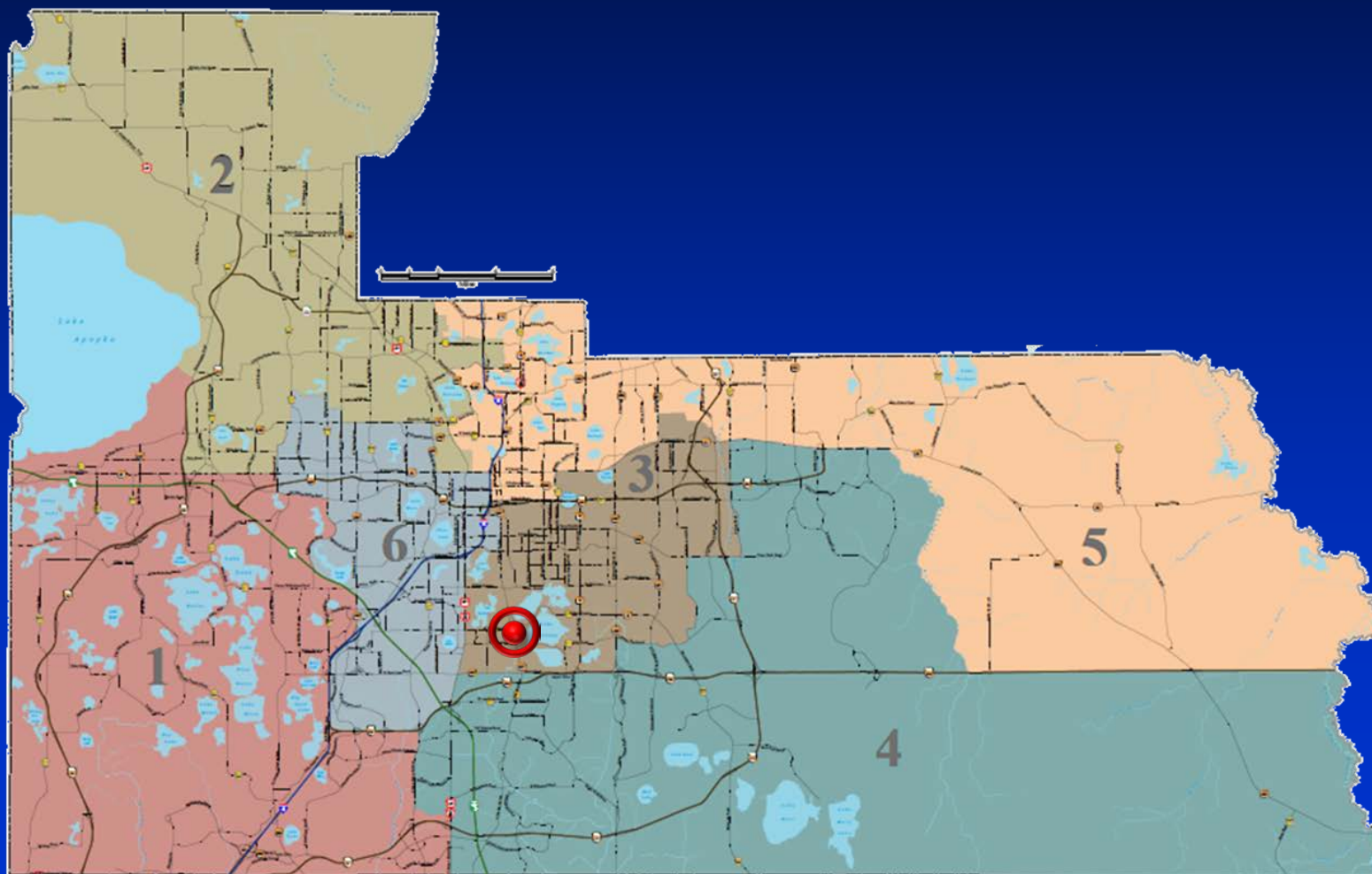
Acreage: 25.52 gross acres

Proposed Use: Up to 833,738 SF of industrial



Amendment 2017-2-A-3-1

Location



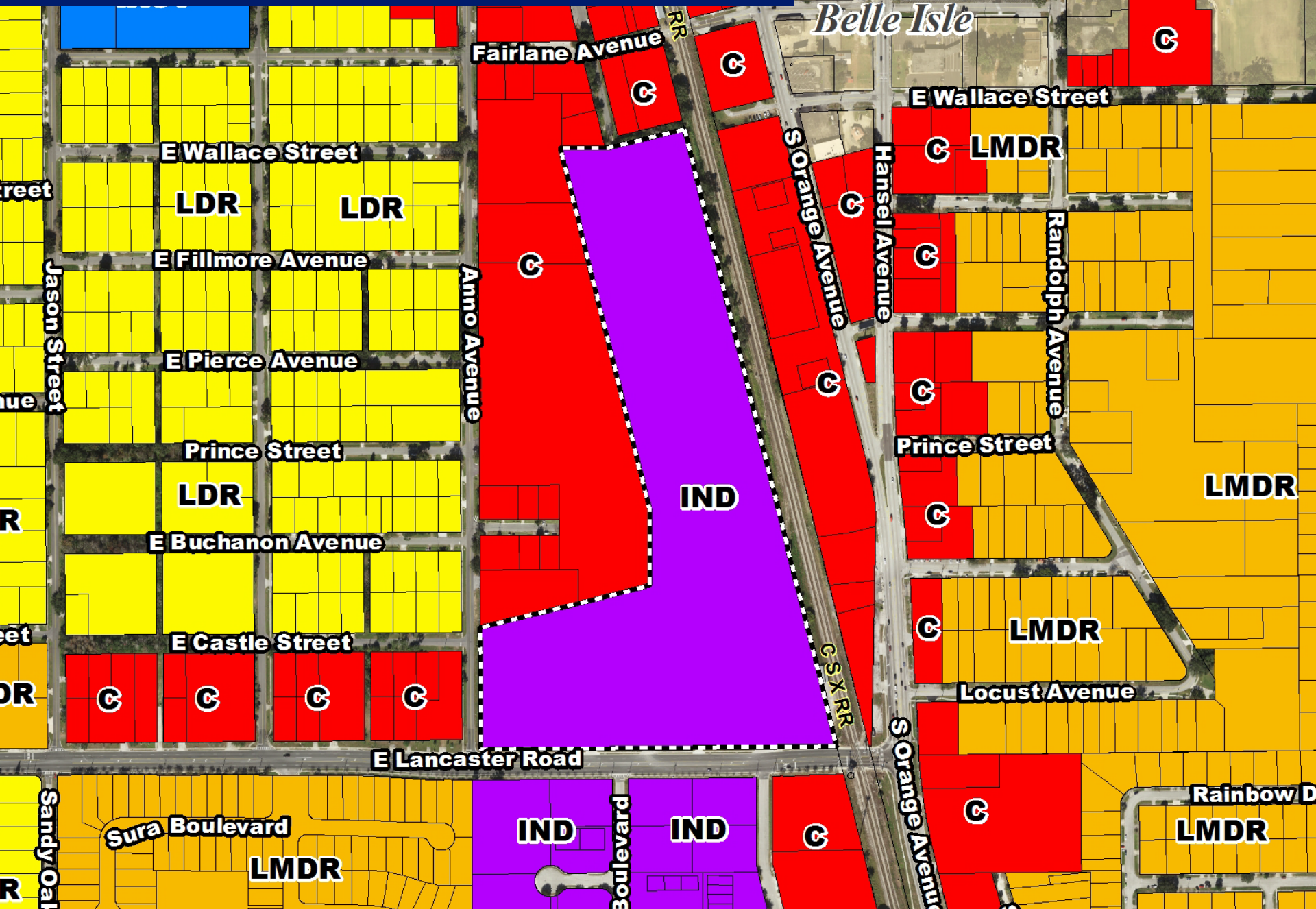
Aerial

*City of
Belle Isle*



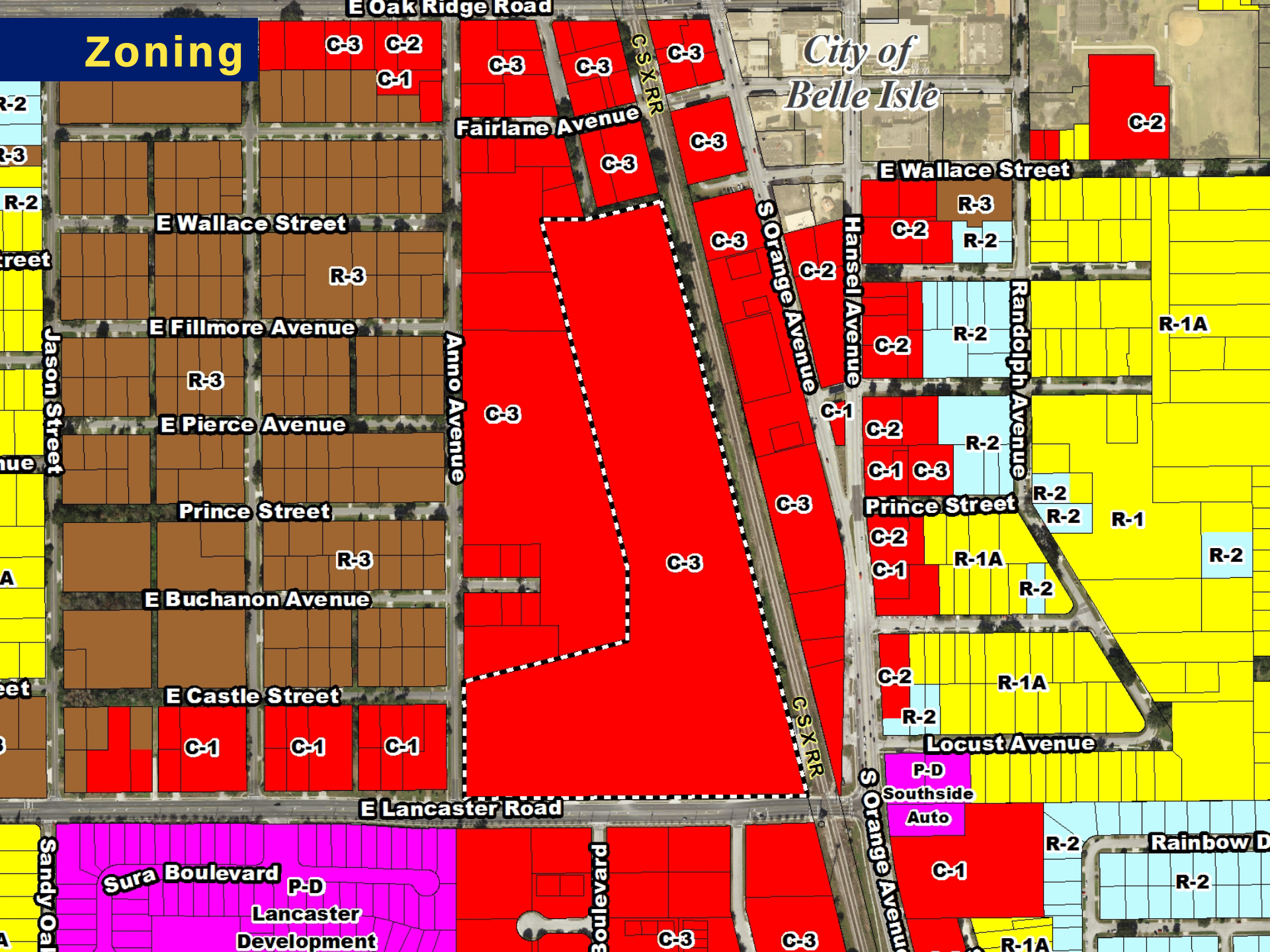
Future Land Use (Proposed)

*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

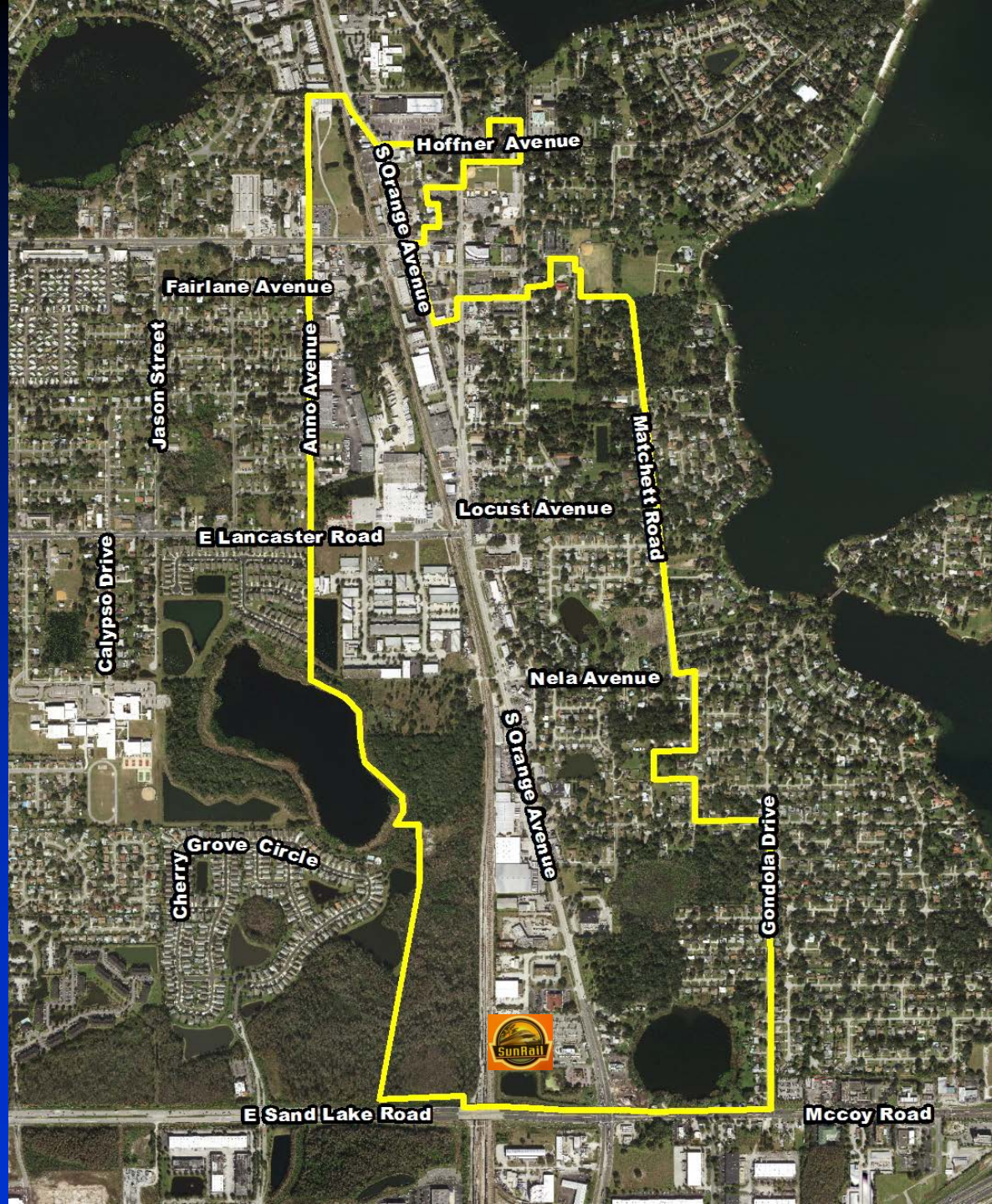


Amendment 2017-2-B-FLUE-1

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:

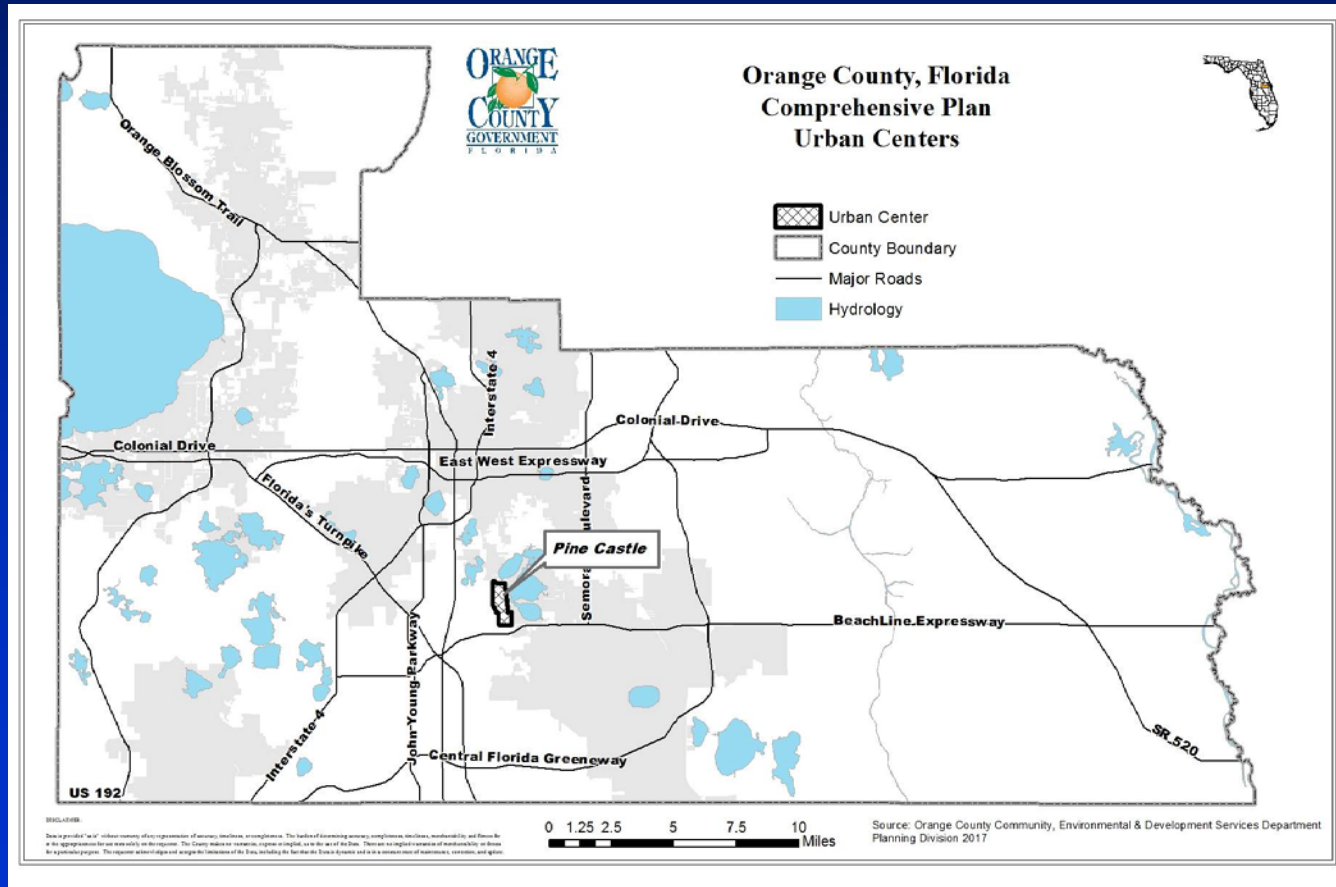
Future Land Use	Density / Intensity	Transect Zones
Urban Center-Mixed-Use (MU)	Up to 65 DU/AC for T5 Up to 150 DU/AC for T6 and minimum 21 DU/AC for T6 Intensity guided by site development standards	T6 Core A T6 Core B T5 Center A T5 Center B SZ Civic
Urban Center-Urban Neighborhood (UN)	Up to 20 du/ac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

- **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**

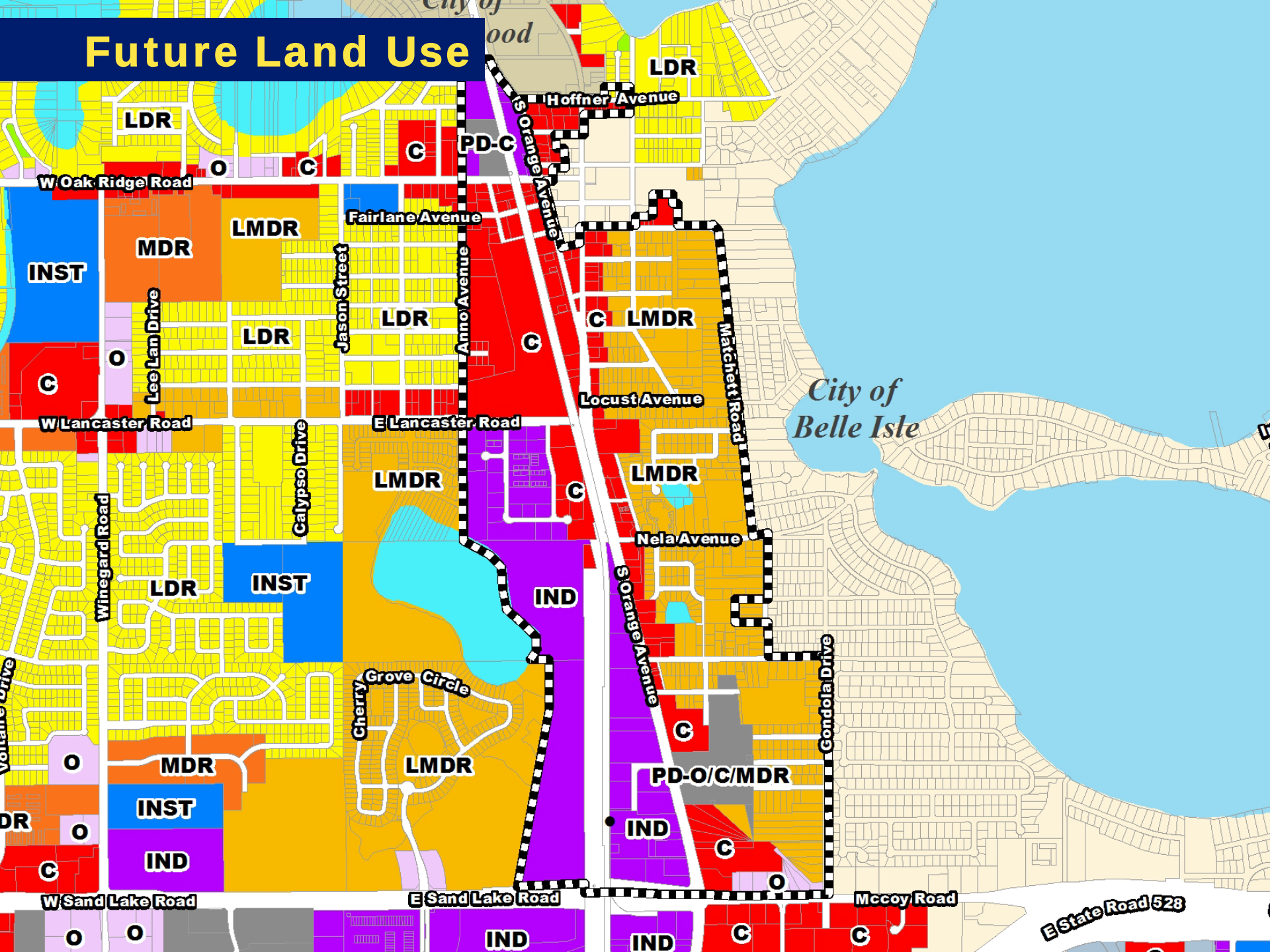


Amendment 2017-2-B-FLUM-1

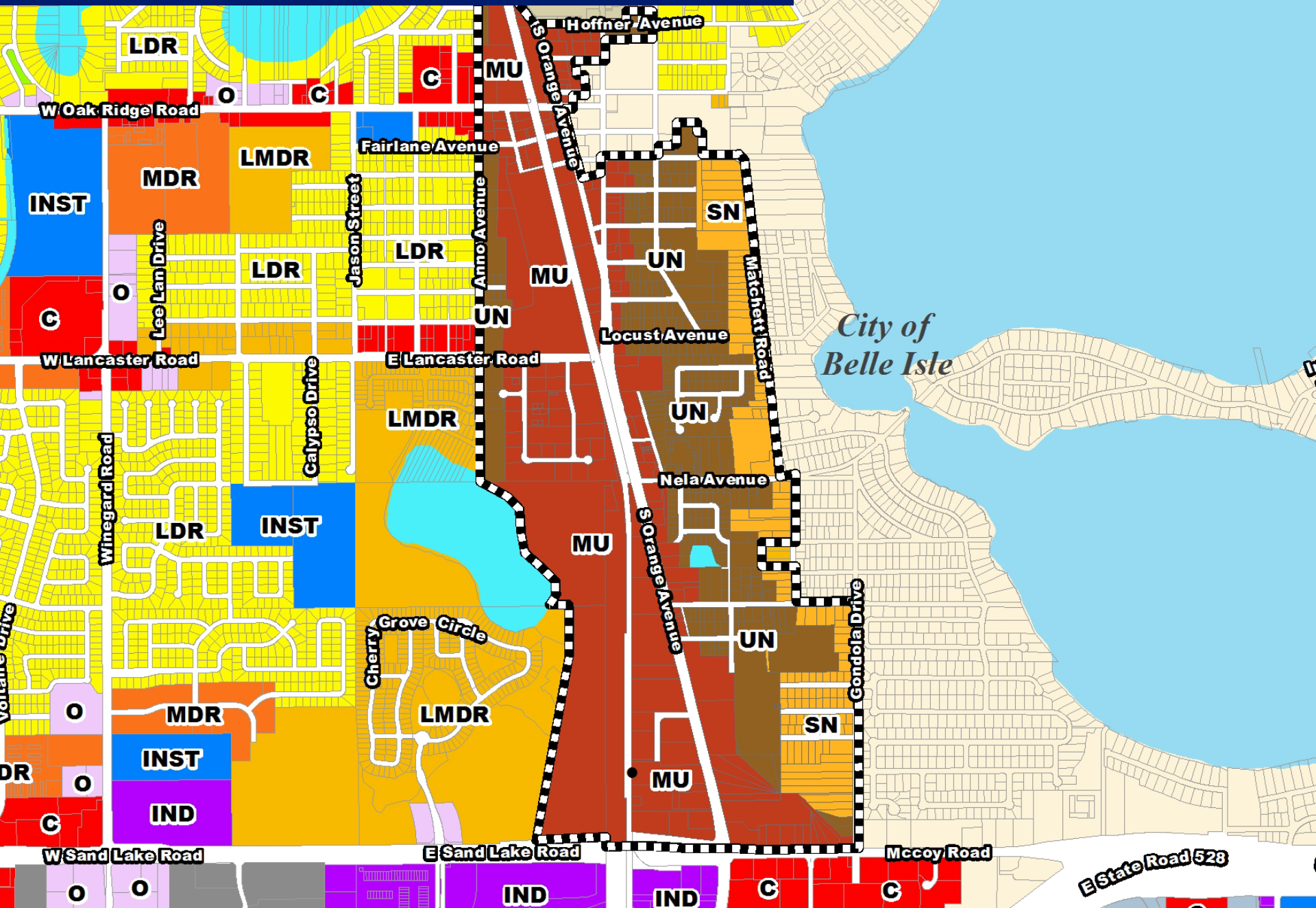
Request: To change the future land use for 679 parcels from Industrial (IND), Commercial (C), Office (O), Low-Medium Density Residential (LMDR), Planned Development-Commercial (PD-C) and Planned Development-Office/Commercial/Medium Density Residential (PD-O/C/MDR) to Urban Center-Mixed-Used (MU), Urban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

District: District 3

Future Land Use



Future Land Use (Proposed)



[illegible][illegible][illegible][illegible]



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**



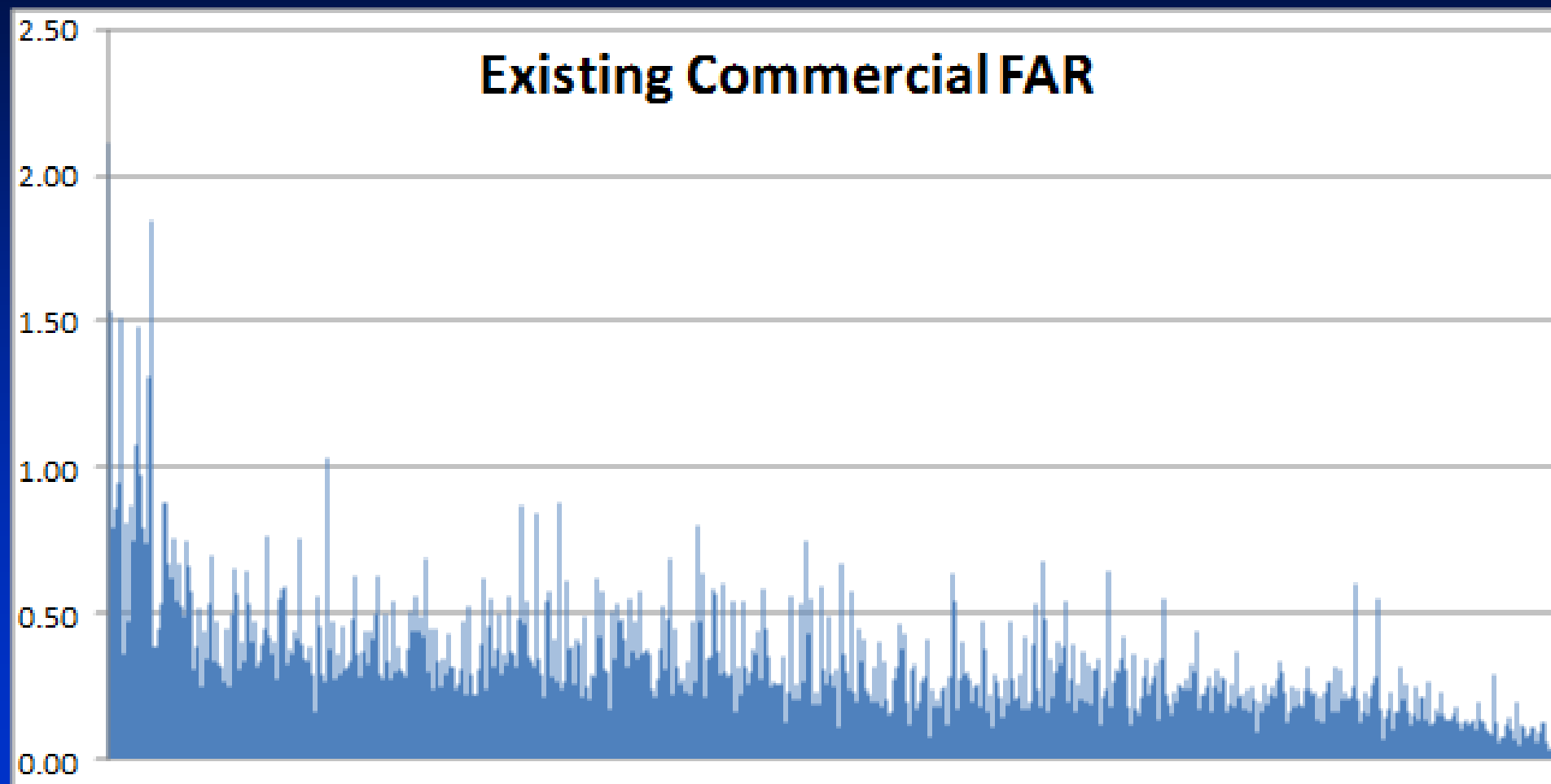
Amendment 2017-2-B-FLUE-2

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



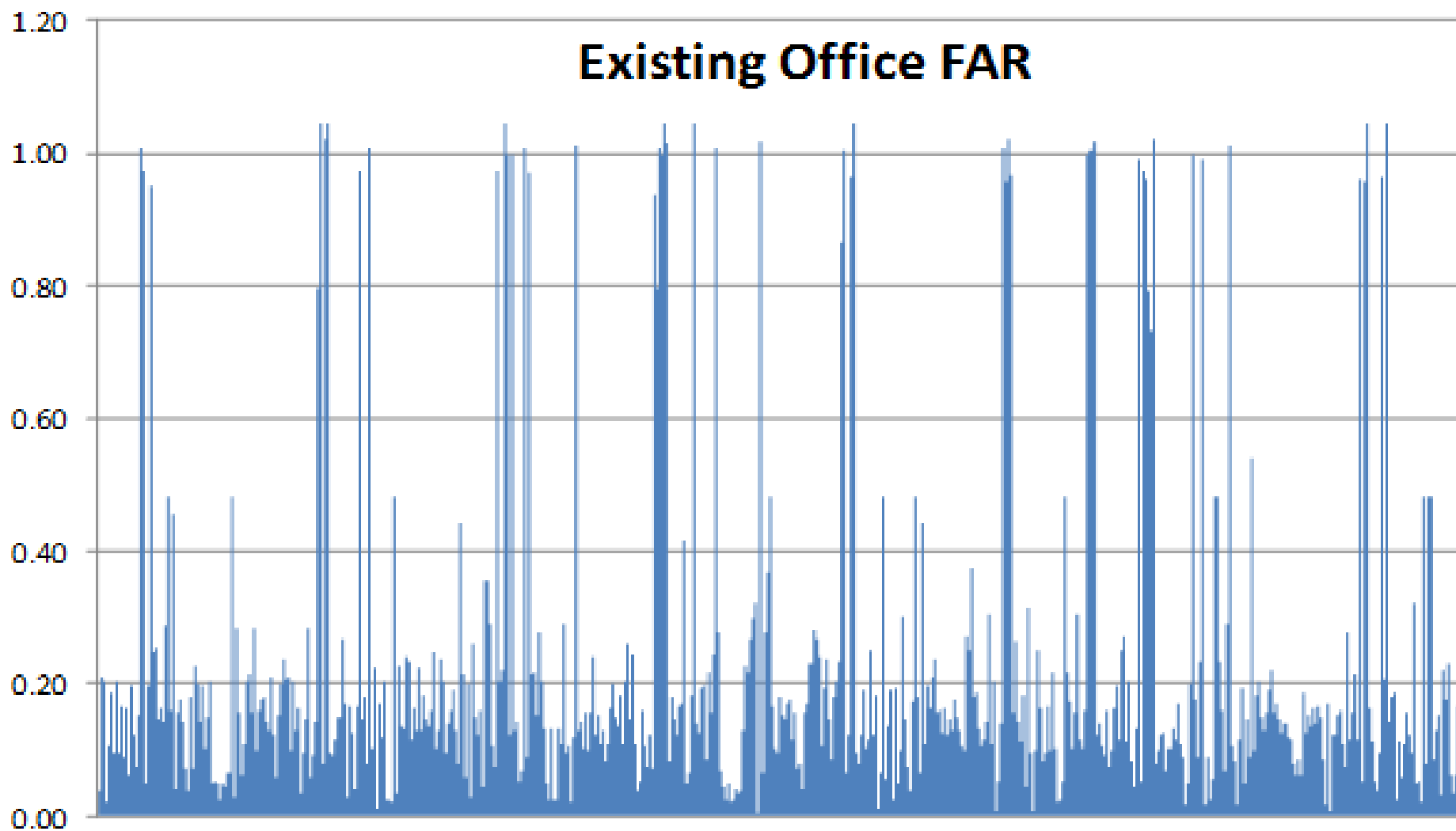
Amendment 2017-2-B-FLUE-2



Sample size: 3,400 parcels



Amendment 2017-2-B-FLUE-2

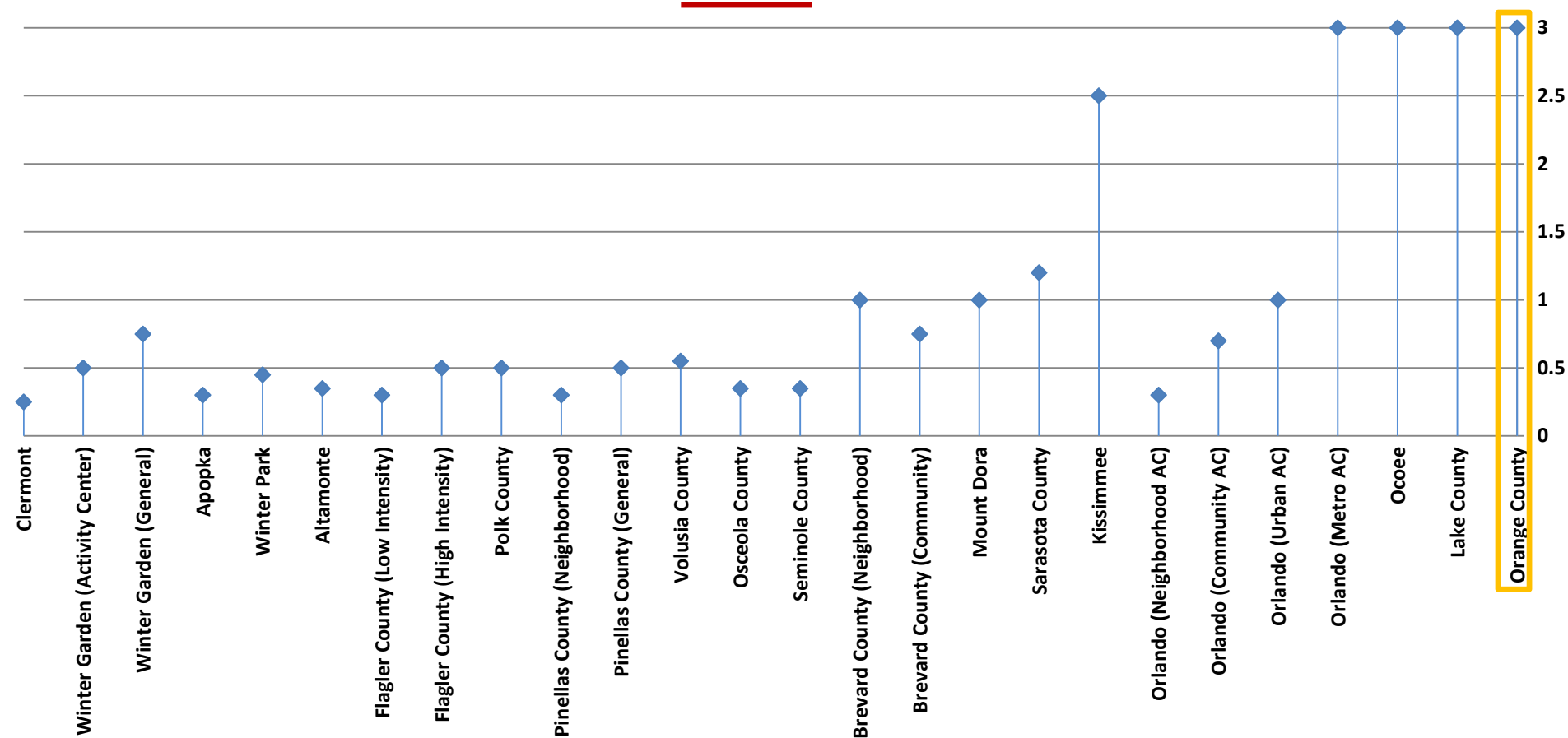


Sample size: 568 parcels



Amendment 2017-2-B-FLUE-2

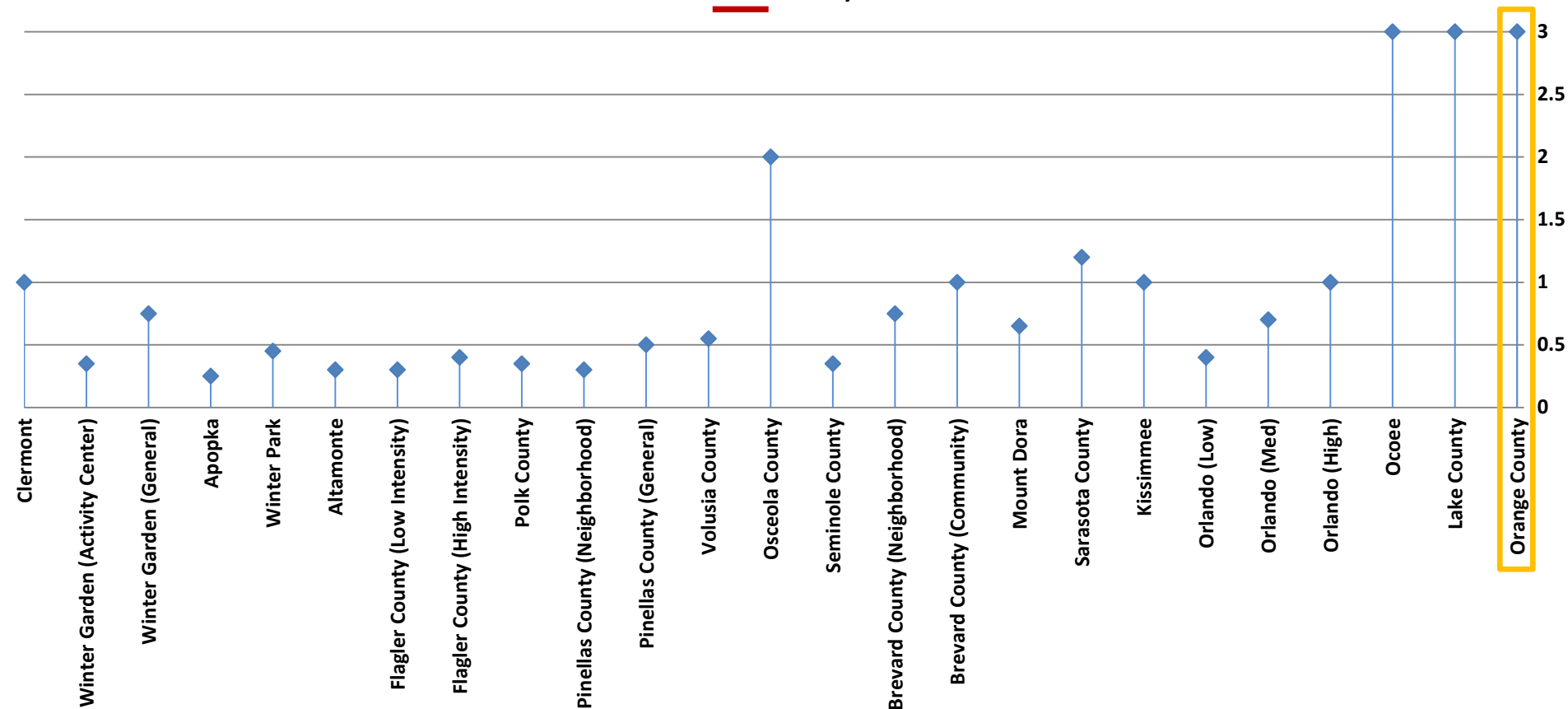
Maximum Commercial FAR by Jurisdiction





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

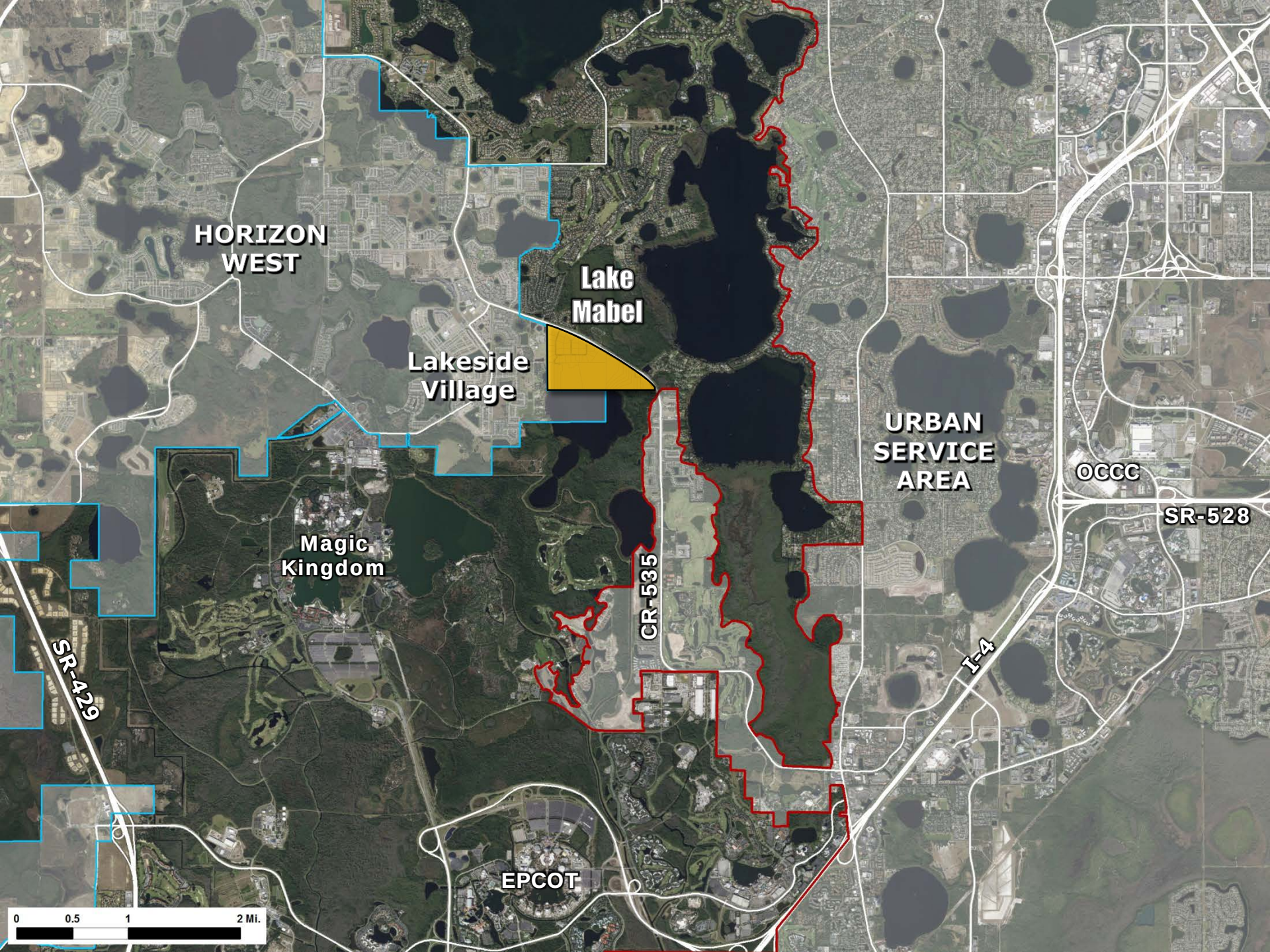
- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Transmit Amendment 2017-2-B-FLUE-2**



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**

**URBAN
SERVICE
AREA**

OCCC

SR-528

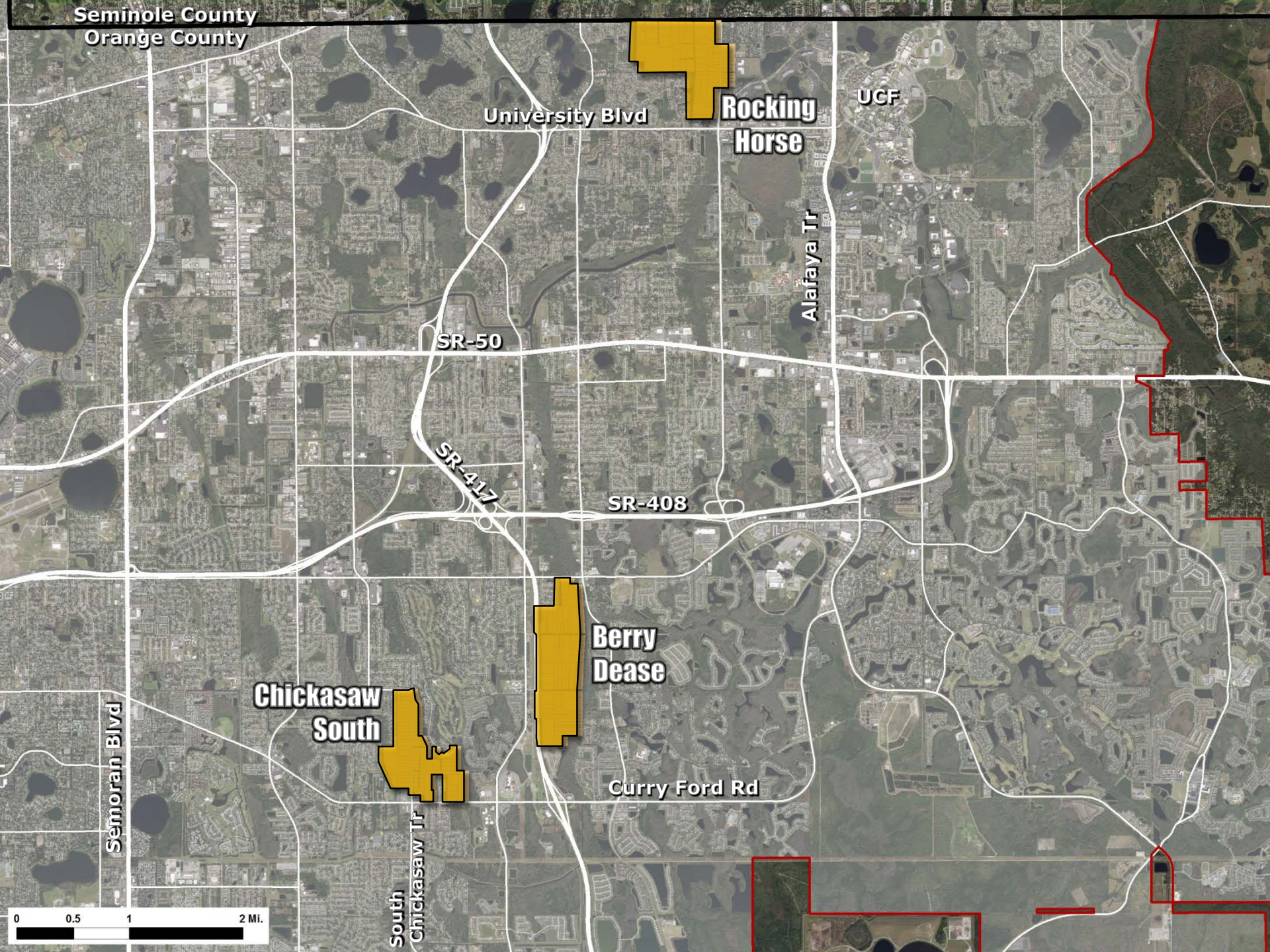
CR-535

EPCOT

I-4

SR-429





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

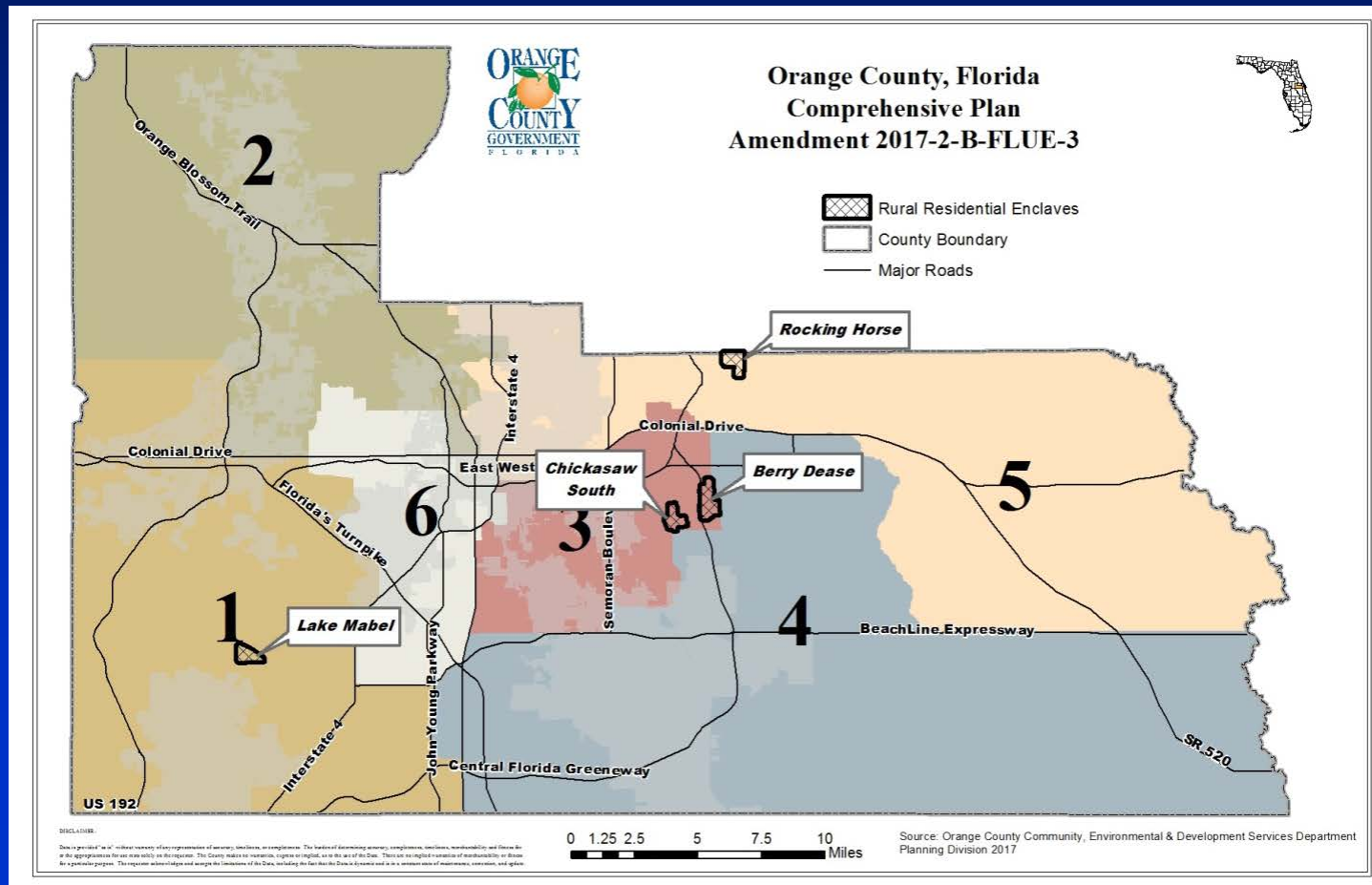
- **OBJ FLU2.4 Small Area Studies**
- **New Policies FLU2.4.7 through FLU2.4.9** create the Rural Residential Enclaves Overlay to enable context-sensitive standards and guidelines
- **Revise FLU4.1.9 and FLU8.1.1(A)** to address the Lake Mabel study area and allow for R-CE zoning in LDR FLU for properties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

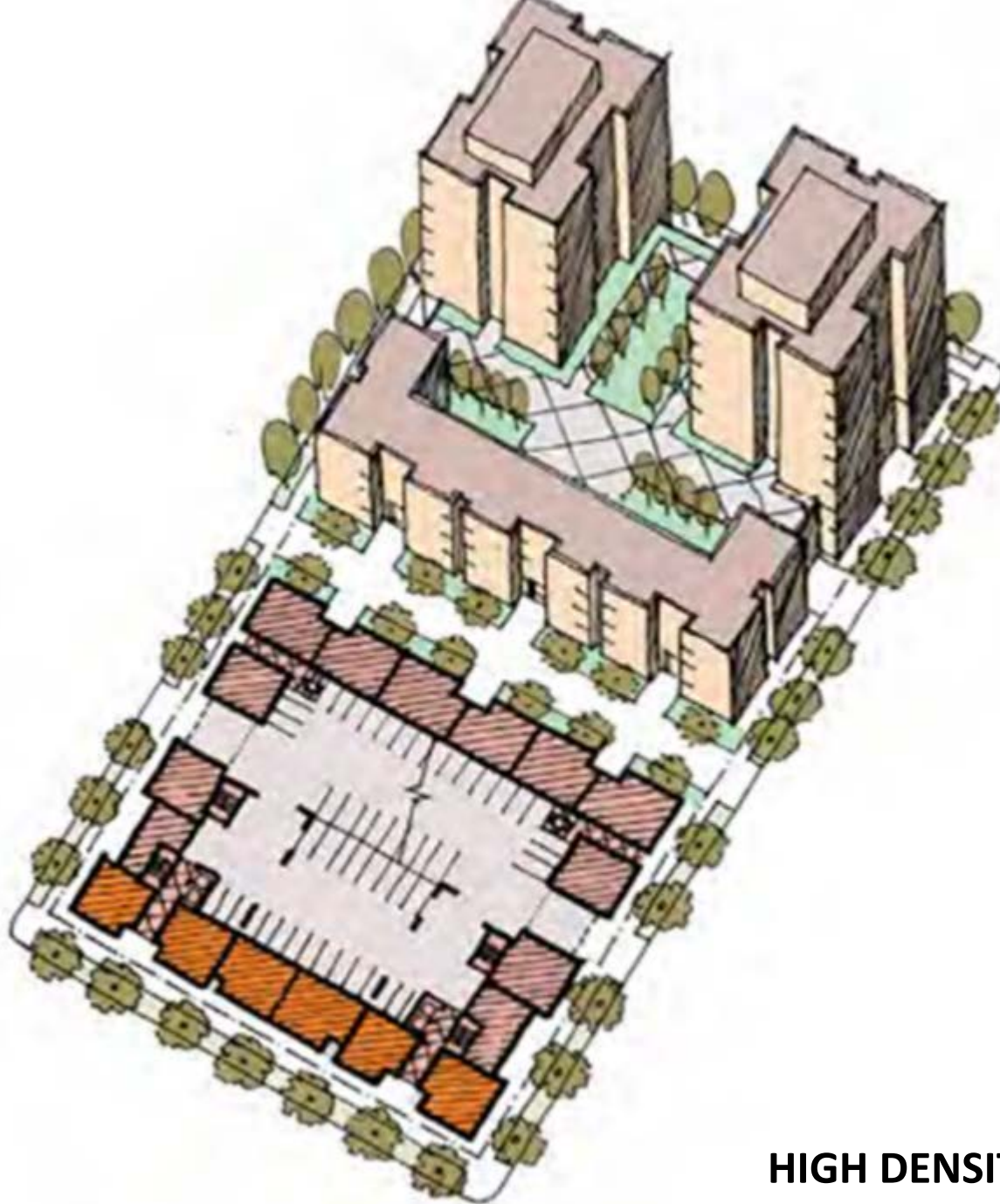
Future Land Use Designation	Density
Low Density Residential (LDR)	0 to 4 du/ac
Low Medium Density Residential (LMDR)	0 to 10 du/ac
Medium Density Residential (MDR)	0 to 20 du/ac
High Density Residential (HDR)	0 to 50 du/ac



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
<u>Medium High Density Residential (MHDR)</u>	<u>0 to 35 du/ac</u>
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