



**Interoffice Memorandum**

10-17-17P12:17 RCVD

10-17-17P12:07 RCVD

*CP*

**DATE:** ~~Continue public hearing to~~ JAN 23 2018 only as October 13, 2017

**TO:** to 2017-2-5-3-2, Katie Smith, Deputy Clerk  
2017-2-5-5-1 Clerk of the Board of County Commissioners

**THRU:** and RZ-17-10-023 Agenda Development BCC

**FROM:** Alberto A. Vargas, MArch, Manager  
Planning Division

**CONTACT PERSON:** Alberto A. Vargas, MArch, Manager *AV*  
Planning Division  
(407) 836-5354 or Alberto.Vargas@ocfl.net

**SUBJECT:** Request Public Hearing on November 14, 2017 at 2:00 PM

**Public Hearing for Comprehensive Plan (CP) Amendments and Where Applicable, Concurrent Rezoning and Ordinances**

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**ORDINANCES PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN COMMONLY KNOWN AS THE "2010-2030 COMPREHENSIVE PLAN," AS AMENDED, BY ADOPTING AMENDMENTS PURSUANT TO SECTIONS 163.3184 and 163.3187 FLORIDA STATUTES, FOR THE 2017 CALENDAR YEAR (SECOND CYCLE); AND PROVIDING EFFECTIVE DATES.**

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**APPLICANT / AGENT:** N/A

**DISTRICT #:** District 1, 2, 3, 4, 5, & 6

**TYPE OF HEARING:** Adoption of the 2017-2 Regular Cycle and 2017-2 Small-Scale Development Amendments to the 2010-2030 Comprehensive Plan (CP) and, where applicable, concurrent rezoning requests;

**AND**

Adoption of Ordinances

**ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:** 2 minutes

**HEARING CONTROVERSIAL:** Yes

*November 14, 2017*  
*@ 2pm*

LEGISLATIVE FILE # 17-137b to  
17-1420

**HEARING REQUIRED BY  
FL STATUTE OR CODE:**

ss. 163.3184 and 163.3187 (1), F.S. and Section 30-40(c)(3)c, O.C. Code

**ADVERTISING  
REQUIREMENTS:**

Fiscal & Operational Support Division will publish display advertisement in local newspaper of general circulation at least fifteen (15) days prior to the public hearing.

**ADVERTISING TIMEFRAMES:**

At least fifteen (15) days prior to public hearing

**APPLICANT/ABUTTERS  
TO BE NOTIFIED:**

N/A. Fiscal & Operational Support Division will send notices to all affected property owners.

**SPANISH CONTACT PERSON:**

Para más información en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.

**MATERIALS BEING SUBMITTED  
AS BACKUP FOR PUBLIC  
HEARING REQUEST:**

Fiscal & Operational Support Division will provide the Clerk's Office with proof of publication the Friday prior to the Public Hearing.

Staff report binder will be provided under separate cover seven (7) days prior to Public Hearing.

**SPECIAL INSTRUCTIONS TO  
CLERK (IF ANY):**

Please verify the hearing date with the Planning Division. Attached is an itemized list of the amendments and concurrent rezoning requests or substantial change requests in the order in which they will be heard.

- c: Chris Testerman, AICP, Assistant County Administrator  
Joel Prinsell, Deputy County Attorney, County Attorney's Office  
Jon Weiss, P.E., Director, Community, Environmental, and Development Services Department  
John Smogor, Planning Administrator, Planning Division  
Olan Hill, Assistant Manager, Planning Division  
Gregory Golgowski, AICP, Chief Planner, Planning Division  
Eric Raasch, AICP, Chief Planner, Planning Division

**2017-2 Comprehensive Plan Adoption – Regular Cycle Privately-Initiated Comprehensive Plan Map Amendment, and Where Applicable, Concurrent Rezoning Requests**

Amendment 2017-2-A-1-1 District 1	Tyrone K. Smith for Orange County Public Schools Activity Center Mixed Use (ACMU) to Education (EDU)
	-and-
Rezoning LUP-17-08-238	R-CE (Country Estate District) and A-2 (Farmland Rural District) to PD (Planned Development District) (International Drive Area Elementary School Site #20-E-SW-4 PD) to allow an 830-student elementary school and Special Exception use of a freestanding administrative and support office building up to forty-five (45) feet in height. Also requested is a waiver from Section 38-1754(1) of the Orange County Code to allow for an elementary school to be located on an arterial roadway, in lieu of a local or collector street.
Amendment 2017-2-A-3-1 District 3	John McCutcheon for International Paper Commercial (C) to Industrial (IND)
	-and-
Rezoning LUP-17-06-012	C-3 (Wholesale Commercial District) to I-1/I-5 (Industrial District)
Amendment 2017-2-A-5-1 (fka 2017-1-A-5-1) District 5	Thomas Sullivan, P.A., Gray Robinson, for 151 Col, Inc. Rural (R) to Planned Development-Commercial/Conservation (PD-C/CONS) and Urban Service Area (USA) Expansion
	-and-
Rezoning LUP-17-06-196	R-T (Mobile Home Park District) to PD (Planned Development District) (151 Col PD)

**2017-2 Comprehensive Plan Adoption – Regular Cycle Staff-Initiated Text and Future Land Use Map Amendments**

Amendment 2017-2-B-FLUE-2 Countywide	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
Amendment 2017-2-B-FLUE-4 Countywide	Text amendment to Future Land Use Element Policies FLU1.1.2 B and F and FLU8.1.1 to add a new residential Future Land Use designation, Medium-High Density Residential (MHDR) and update the land use correlation table

Amendment 2017-2-B-FLUE-5 Countywide	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 2017-2-B-FLUE-6 Countywide	Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)
Amendment 2017-2-B-CP-1 Countywide	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
Amendment 2017-2-B-CIE-1 Countywide	Text amendment to the Capital Improvements Element to allow the annual CIE update to be accomplished solely through the adoption of a local ordinance

**2017-2 Comprehensive Plan Adoption – Regular Cycle State-Expedited Review Comprehensive Plan Amendments Ordinance**

**2017-2 Comprehensive Plan Adoption – Small-Scale Development Privately-Initiated Amendments, and Where Applicable, Concurrent Rezoning Requests**

Amendment 2017-2-S-1-1 District 1	Scott Seward for 8550 OWG Partners, LLC Low Density Residential (LDR) to Commercial (C)
	-and-
Rezoning RZ-17-10-020	C-3 (Wholesale Commercial District) to C-2 (General Commercial District)
Amendment 2017-2-S-1-4 District 1	Glen Pawlowski for Geraldine and Raymond Aldridge / Ergin Emercan Low Density Residential (LDR) to Planned Development-Commercial (PD-C)
Amendment 2017-2-S-1-5 (fka 2017-1-S-1-2) District 1	Parviz Farzaneh Office (O) to Commercial (C)
	-and-
Rezoning RZ-17-04-004	P-O (Professional Office District) to C-1 (Retail Commercial District)
Amendment 2017-2-S-2-1 District 2	Carla Robledo for Reynas Realty Investments, Inc. Industrial (IND) to Low Density Residential (LDR)
	-and-

Rezoning RZ-17-10-025	R-T-2 (Combination Mobile Home and Single Family Dwelling District) to R-2 (Residential District)
Amendment 2017-2-S-2-3 District 2	Amy Walker for Vincent G. Robinson, Jr. Low Density Residential (LDR) to Commercial (C)
	-and-
Rezoning RZ-17-10-022	R-1 (Single-Family Dwelling District) to C-2 (General Commercial District)
Amendment 2017-2-S-2-4 District 2	Ed Avellaneda, Civil Engineering Group, Inc., for Jesus Pagan, Jr. and Emma Soledad Garcia Low Density Residential (LDR) to Medium Density Residential (MDR)
Amendment 2017-2-S-2-5 District 2	Susan Lorentz for Warren Dennis and Kelly Louis, Phoenix Properties of Lockhart, Inc. Commercial (C) and Low-Medium Density Residential (LMDR) to Commercial (C)
	-and-
Rezoning RZ-17-10-028	R-2 (Residential District), C-1 (Retail Commercial District), and C-2 (General Commercial District) to C-1 (Retail Commercial District)
Amendment 2017-2-S-2-6 District 2	Kevin L. Moyer Low Density Residential (LDR) to Commercial (C)
	-and-
Rezoning RZ-17-10-029	A-1 (Citrus Rural District) to C-1 (Retail Commercial District)
Amendment 2017-2-S-3-1 District 3	Daniel Kennerly for 2207 Michigan Street Condo Association, Inc. Low-Medium Density Residential (LMDR) to Commercial (C)
	-and-
Rezoning RZ-17-10-027	R-3 (Multiple-Family Dwelling District) to C-1 (Retail Commercial District)
Amendment 2017-2-S-3-2 District 3	Jim Hall, VHB, for Whites Red Hill Groves, Inc. Low Density Residential (LDR) to Commercial (C)
Amendment 2017-2-S-4-1 District 4	Ed Avellaneda for Di Development, LLC Commercial (C) and Medium Density Residential (MDR) to Commercial (C)
	-and-
Rezoning RZ-17-10-035	C-1(Retail Commercial District) and C-2 (General Commercial District) to C-1 (Retail Commercial District)

Amendment 2017-2-S-4-2 District 4	Keith A. Graham for David S. Rogers Low Density Residential (LDR) and Commercial (C) to Rural Settlement 1/1 (RS 1/1)
	-and-
Rezoning RZ-17-10-019	A-2 (Farmland Rural District) and C-1 (Retail Commercial District) to R-CE (Country Estate District)
Amendment 2017-2-S-4-3 District 4	James Kelley, P.E., Bohler Engineering, for Chuck Hollow Inc., Joseph Dibartolo, Thomas F. Cooke, Barbara Cooke, Rosemary Raganella, William F. Raganella, Michelle J. Barrios, Danielle D Siliato, Lisa Marie Raganella Gray, and Carol Ann Kostulias Medium Density Residential (MDR) to Commercial (C)
	-and-
Rezoning RZ-17-10-031	C-1 (Retail Commercial District) and R-3 (Multiple-Family Dwelling District) to C-1 (Retail Commercial District)
Amendment 2017-2-S-5-1 District 5	Kelly McLinden Mathiasmeier Low Density Residential (LDR) to Commercial (C)
	-and-
Rezoning RZ-17-10-023	R-1 (Single-Family Dwelling District) to C-1 (Retail Commercial District)
Amendment 2017-2-S-5-2 District 5	Mark Brewer for Grace Journey Community Church, Inc. Low-Medium Density Residential (LMDR) to Commercial (C)
	-and-
Rezoning RZ-17-10-018	A-2 (Farmland Rural District) to C-1 (Retail Commercial District)
Amendment 2017-2-S-5-3 District 5	Sam Sebaali, P.E., President, Florida Engineering Group, Inc., for Chau Family Holdings II, LLC, Truc T. Nguyen, Manager Office (O) to Planned Development-Office/Commercial (PD- O/C) (Assisted Living Facility)
	-and-
Rezoning LUP-17-07-222	P-O (Professional Office District) to PD (Planned Development District) (Chau PD) with the following waiver: A waiver from Section 38-1272(a)(3) of the Orange County Code to allow a ten (10) foot PD perimeter setback in lieu of the required twenty-five (25) foot PD perimeter setback along the north property line.
Amendment 2017-2-S-6-1 District 6	Bob Ziegenfuss for Heartwood 21, LLC Institutional (INST) to Industrial (IND)

<b>2017-2 Comprehensive Plan Adoption – Small-Scale Staff-Initiated Text Amendments</b>	
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Amendment 2017-2-S-FLUE-1 Countywide	Text amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County
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<b>2017-2 Comprehensive Plan Adoption – Small-Scale Development Ordinance</b>
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