



The following meetings and hearings have been held for this proposal:			Project/Legal Notice Information	
Report/Public Hearing		Outcome	Title: Amendment 2018-1-B-FLUE-2	
✓	Staff Report	Recommend Transmittal	Division: Planning	
✓	LPA Transmittal December 21, 2017	Recommend Transmittal (8-0)	Request: Amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	
	BCC Transmittal	January 23, 2018		
	Agency Comments	March 2018		
	LPA Adoption	April 19, 2018		
	BCC Adoption	June, 2018	Revision: FLU8.1.4	

Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and recommend **Transmittal** of Amendment 2018-1-B-FLUE-2 to include the development programs for Amendments 2018-1-A-2-1 and 2018-1-A-4-1 in Future Land Use Element Policy FLU8.1.4.

A. Background

The Orange County Comprehensive Plan (CP) allows for a Future Land Use designation of Planned Development. While other Future Land Use designations define the maximum dwelling units per acre for residential land uses or the maximum floor area ratio (FAR) for non-residential land uses, this is not the case for the Planned Development (PD) designation. Policy FLU8.1.3 establishes the basis for PD designations such that “specific land use designations...may be approved on a site-specific basis”. Furthermore, “such specific land use designation shall be established by a comprehensive plan amendment that identifies the specific land use type and density/intensity.” Each comprehensive plan amendment involving a PD Future Land Use designation involves two amendments, the first to the Future Land Use Map and the second to Policy FLU8.1.4. The latter serves to record the amendment and the associated density/intensity established on a site-specific basis. Any change to the uses and/or density and intensity of approved uses for a PD Future Land Use designation requires an amendment of FLU8.1.4.

Staff is recommending the Board make a finding of consistency with the Comprehensive Plan and approval of Amendments 2018-1-A-2-1 and 2018-1-A-4-1; therefore, the development program for these amendments would be added to Policy FLU8.1.4. The language for Amendment 2018-1-A-2-1 (The Parks at Mount Dora) replaces the development program formerly adopted for Amendment 2010-2-A-2-2 (The Parks at Mount Dora). For specific references of consistency with the Comprehensive Plan, please refer to the staff report for the amendment.

B. Policy Amendments

Following are the policy changes proposed by this amendment. The proposed changes are shown in underline/~~striketrough~~ format. Staff recommends transmittal of the amendment.

FLU8.1.4 The following table details the maximum densities and intensities for the Planned Development (PD) Future Land Use designations that have been adopted subsequent to January 1, 2007.

Amendment Number	Adopted FLUM Designation	Maximum Density/ Intensity	Ordinance Number
2010-2-A-2-2 The Parks at Mount Dora	Planned Development – Office/ Low Medium Density Residential (PD-O/ LMDR) and Expansion of the Northwest Growth Center (GC)	75,000 s.f. office 280 multi-family senior housing units	2010-13
<u>2018-1-A-2-1</u> <u>The Parks at Mount Dora</u>	<u>Growth Center-Planned Development – Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)</u>	<u>75,000 sq. ft. of Commercial development and up to 500 multi-family dwelling units</u>	<u>2018-</u>

<u>2018-1-A-4-1</u> <u>Bishop Landing</u> <u>Ph.3</u>	<u>Planned Development-Low Density</u> <u>Residential (PD-LDR)</u>	<u>Forty-seven (47) single</u> <u>family dwelling units</u>	<u>2018-</u>
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