



Board of County Commissioners

2017-2 Out of Cycle Regular Cycle Amendments

Adoption Public Hearings

January 23, 2018

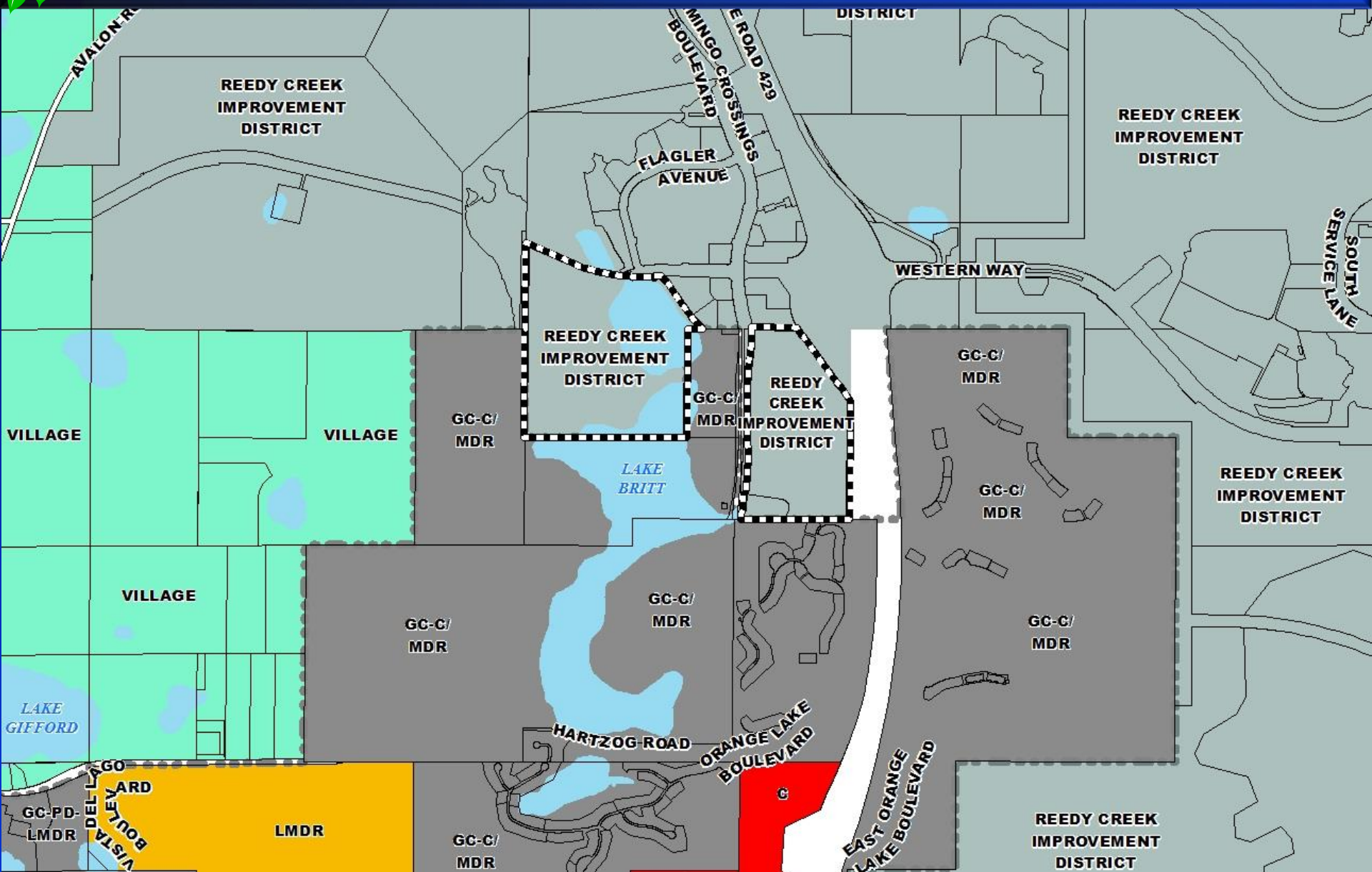


2017-2 Amendment Process

- **Transmittal public hearings**
LPA – June 15, 2017
BCC – July 11, 2017
- **State and regional agency comments**
August 25, 2017
- **Adoption public hearings**
LPA – October 19, 2017 (continued)
LPA – December 21, 2017
BCC – January 23, 2018



Consent Agenda Item I.E.5.





Consent Agenda Item I.E.5.

Staff Recommendation: APPROVE

Action Requested

- **Approve and authorize execution of the Interlocal Agreement regarding Flamingo Crossings Property among Orange County and the Reedy Creek Improvement District, and related to deannexation of property and processing of an associated Comprehensive Plan Amendment and Rezoning Cases.**



Amendment 2017-2-A-1-2

Rezoning Case LUP-16-04-147

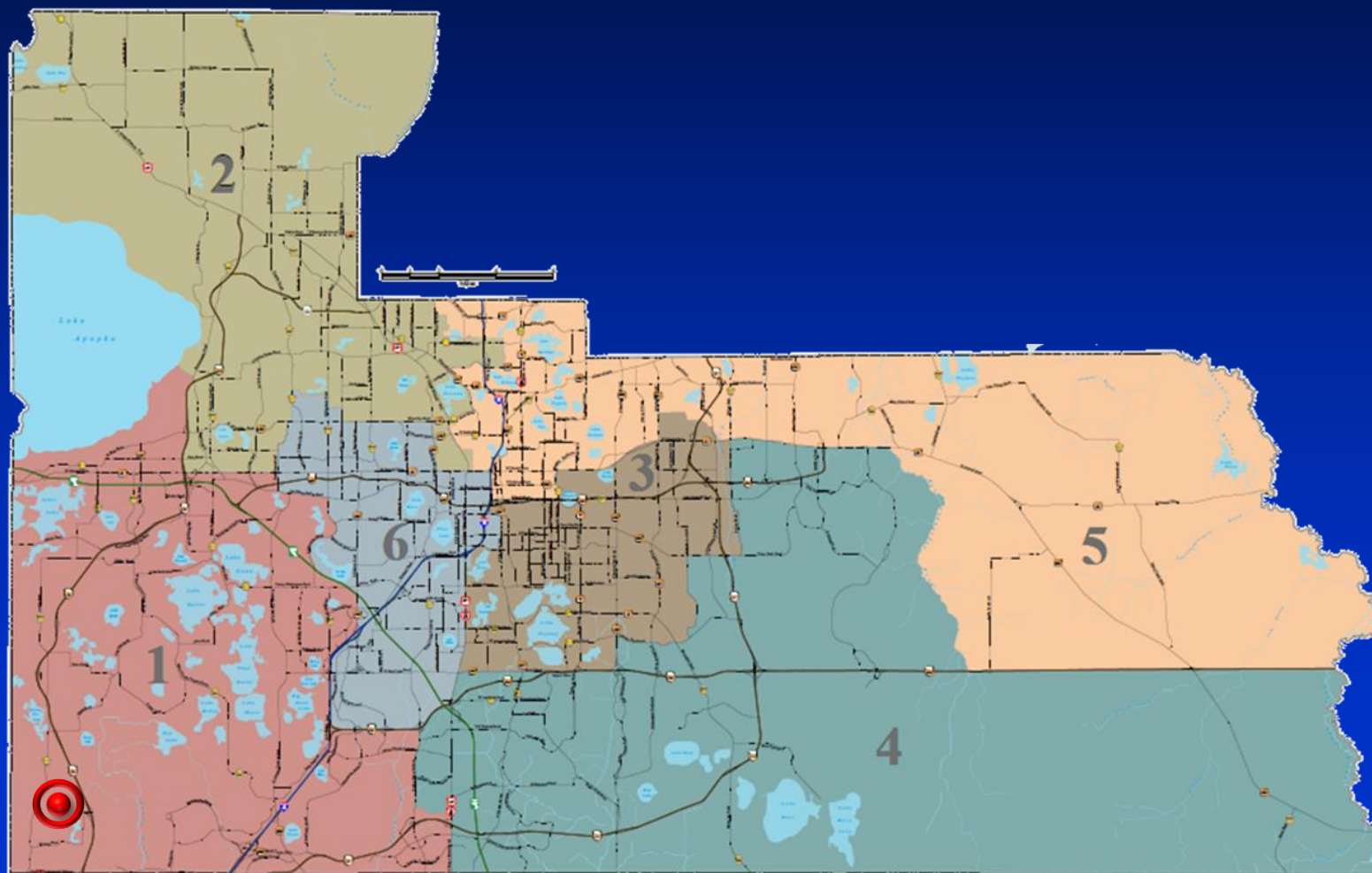
- Agent:** Kathy Hattaway, Poulos & Bennett, LLC, and John Classe, Reedy Creek Improvement District
- Owner:** Flamingo Crossings, LLC and Reedy Creek Improvement District
- From:** *Amendment:* East Portion: Reedy Creek Improvement District (RCID)-Mixed Use; West Portion: Reedy Creek Improvement District (RCID)-Mixed Use/Conservation
Rezoning: Reedy Creek Improvement District (RCID)
- To:** *Amendment:* East Portion: Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)(GC-PD-C/HDR [Temporary Employee Housing]); West Portion: Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing]/CONS)
Rezoning: PD (Planned Development District) (Flamingo Crossings PD/LUP)
- Acreage:** 154.35 gross acres / 121.59 net developable acres
- Proposed Use:** 2,600 multi-family employee housing units and 150,000 square feet of C-1 (Retail Commercial District) uses



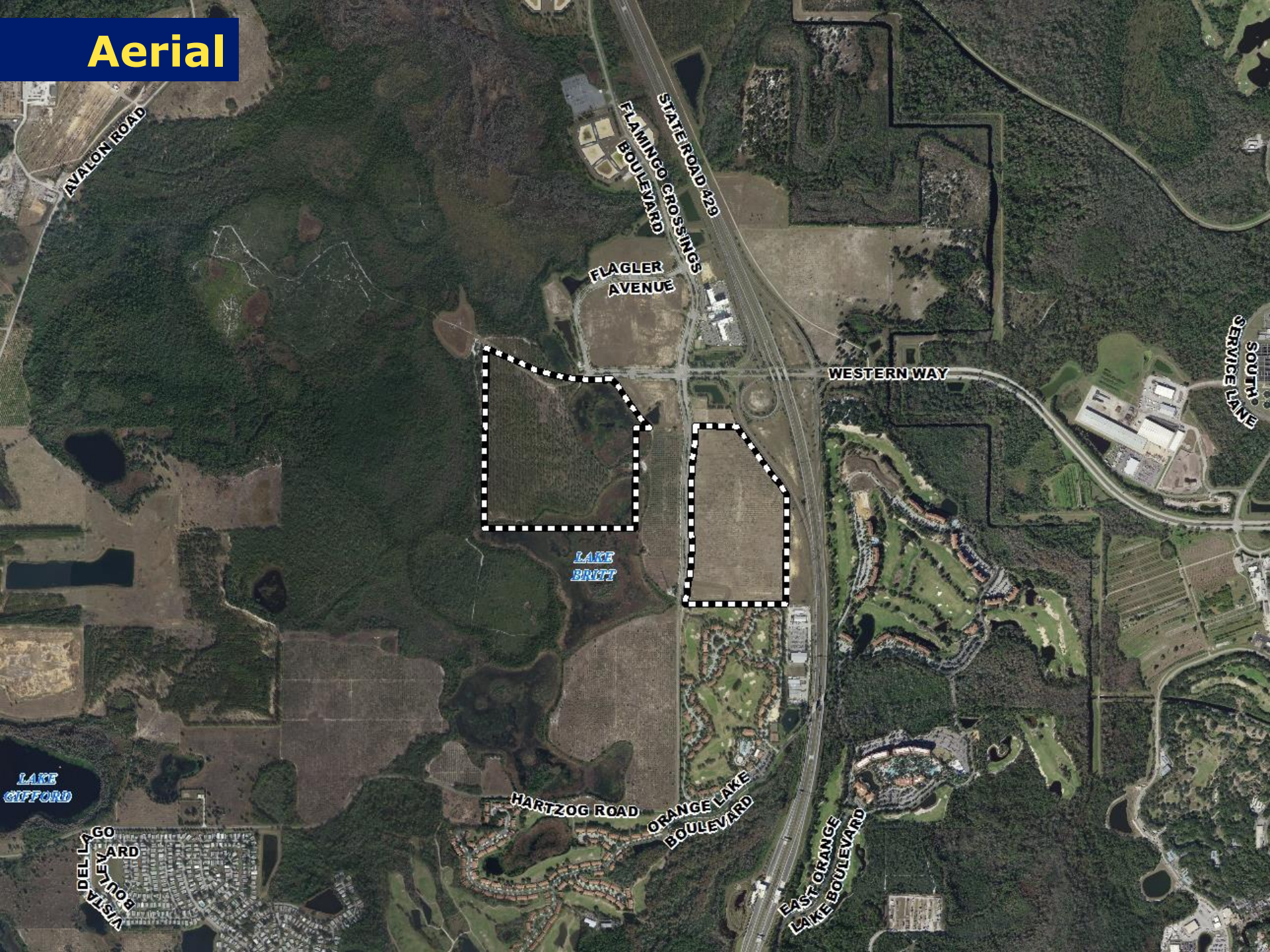
Amendment 2017-2-A-1-2

Rezoning Case LUP-16-04-147

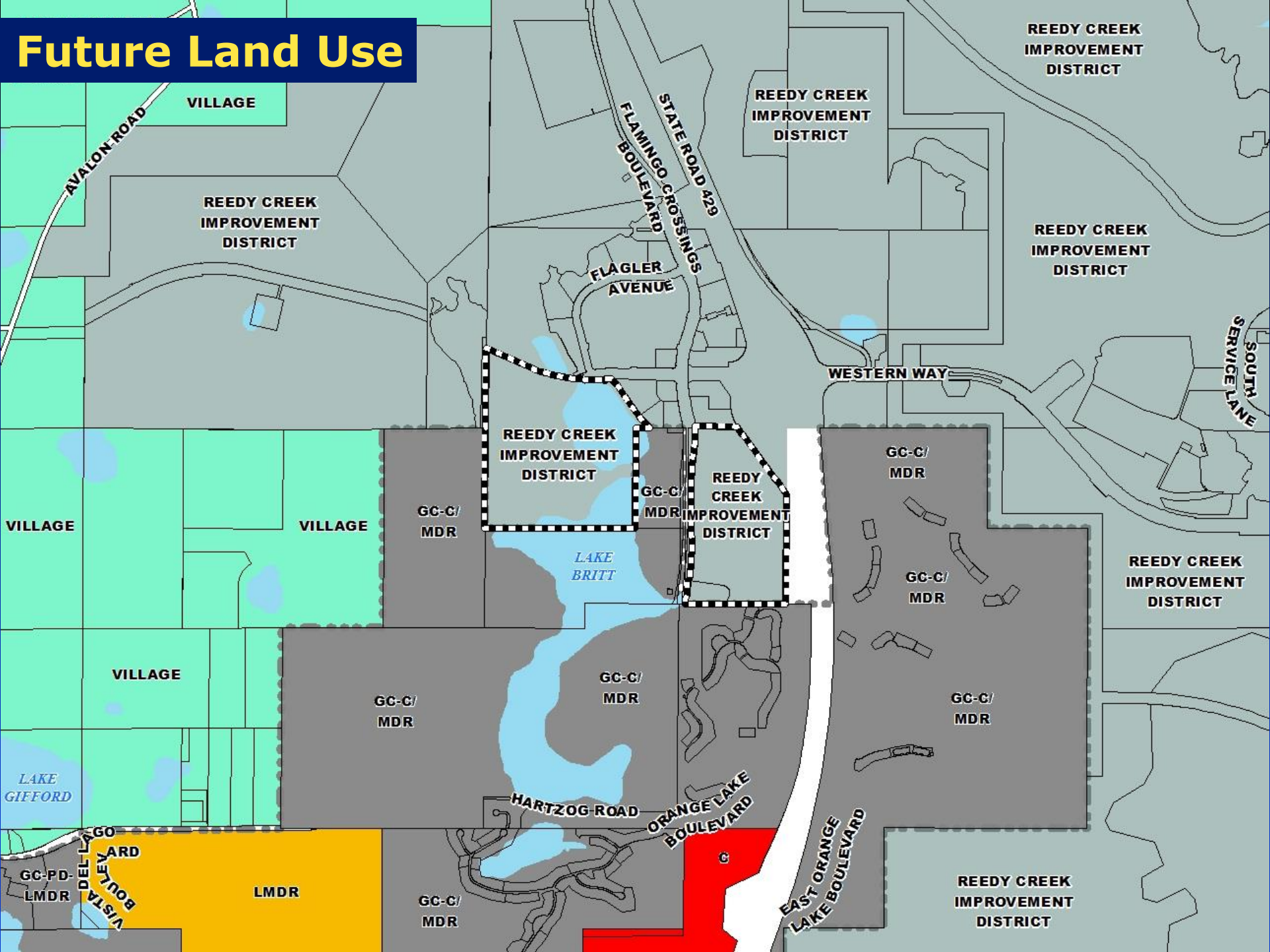
Location



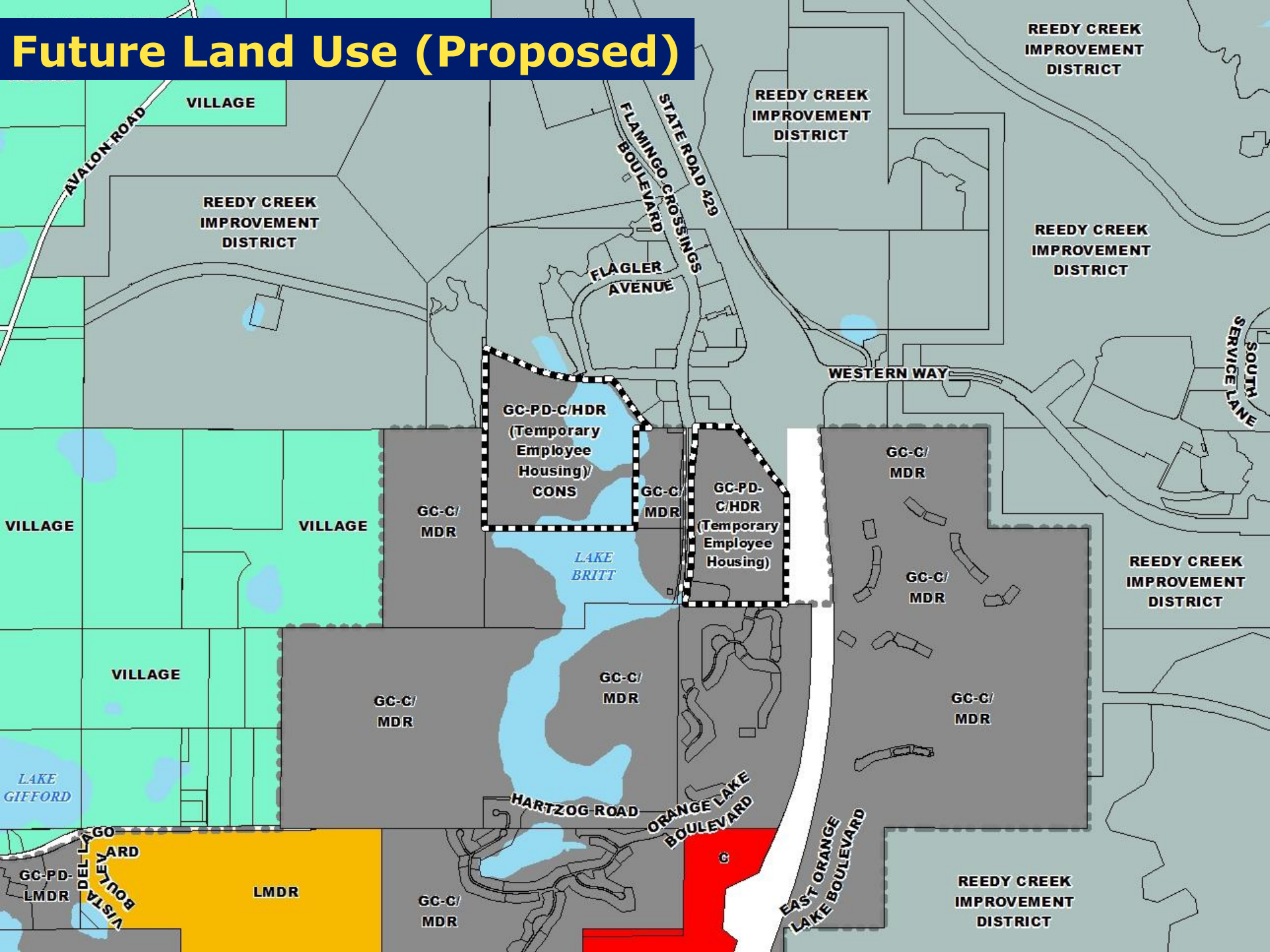
Aerial



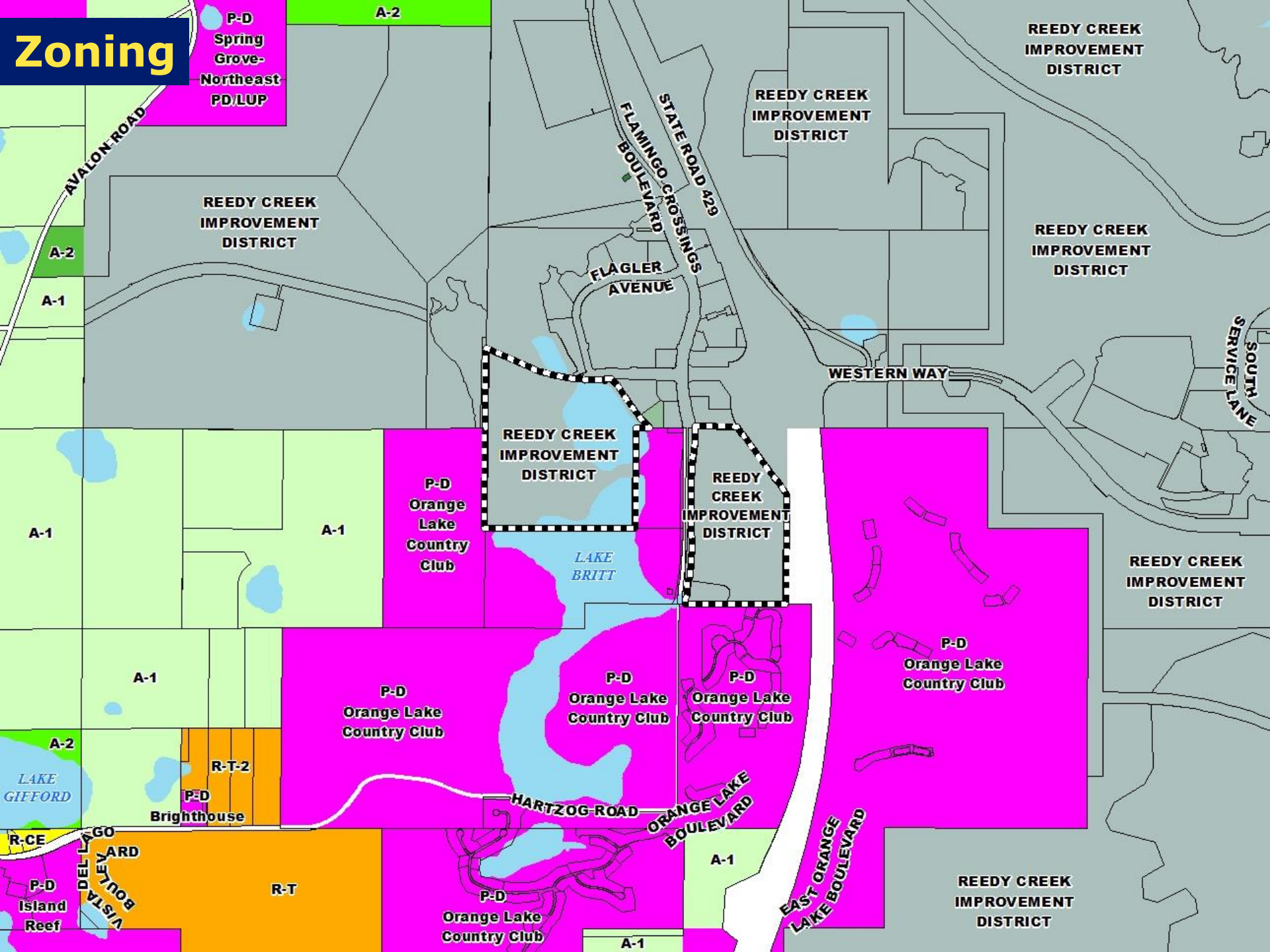
Future Land Use



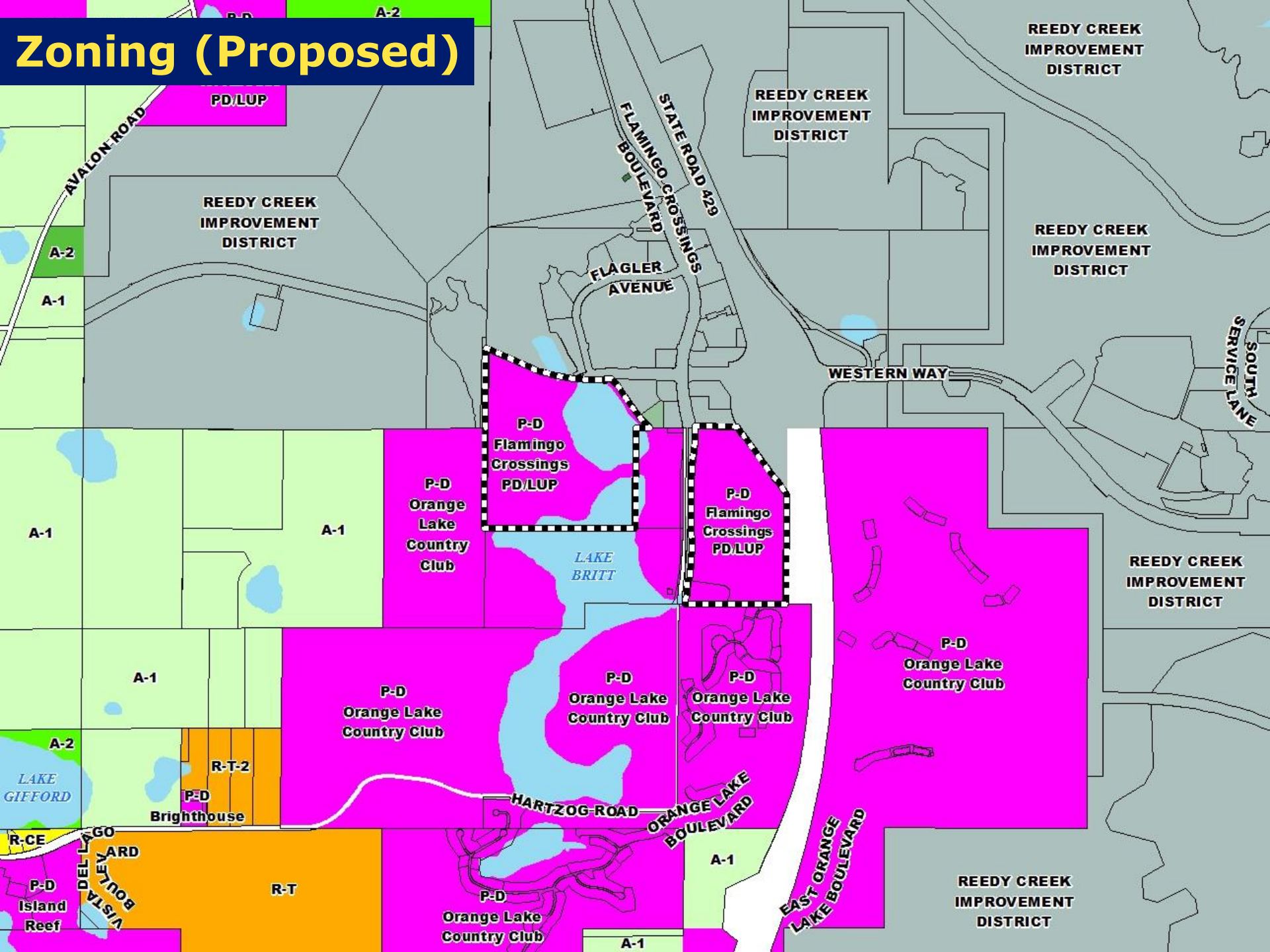
Future Land Use (Proposed)



Zoning



Zoning (Proposed)



Flamingo Crossings PD Land Use Plan

SITE DATA

Total Project Area: 154.08 Acres
 Net Developable Area: 121.32 Acres
 Existing Zoning: Not Applicable (RCID)
 Proposed Zoning: PD (Planned Development) - Commercial/Multi-Family Residential/Conservation

Proposed Future Land Use: East Parcel: Reedy Creek Improvement District (RCID)-Mixed Use to Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing])

West Parcel: Reedy Creek Improvement District (RCID)-Mixed Use/Conservation to Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing]/CONS)

PARCEL LAND SUMMARY TABLE

East Parcel				
Parcel ID#	Owner	Total (Acre)	Upland Wetlands (Acre)	
21-24-27-0000-00-005 (portion)	Flamingo Crossings LLC	0.35	0.35	0.00
28-24-27-0000-00-001	Flamingo Crossings LLC	57.00	57.00	0.00
28-24-27-0000-00-021	Reedy Creek Imp. Dist.	3.42	3.42	0.00
Total		60.77	60.77	0.00
West Parcel				
Parcel ID#	Owner	Total (Acre)	Upland Wetlands (Acre)	
21-24-27-0000-00-003 (portion)	Flamingo Crossings LLC	93.31	60.55	32.76
Total		93.31	60.55	32.76

PROPOSED DENSITY

LAND USE	MAX INTENSITY
Commercial	FAR 3.0
Multi-Family Residential	32 DU/Acre

PROPOSED DEVELOPMENT PROGRAM

LAND USE	MAX INTENSITY
Commercial	150,000 SQ FT
Multi-Family Residential	2,600 DU

LAND USE CONVERSION MATRIX

From	To Multifamily (DU)	Retail (KSF)	PM PK Rate*
Multifamily (DU)	--	0.14	0.58
Retail (KSF)	7.04	--	4.09

* Based on the ITE Trip Generation Manual, 9th Edition
 All land use conversions are based on PM peak hour new trips
 Retail calculated at 75 KSF and Apartment calculated at 1,300 Units

Note: The equivalency matrix may be applied at the time of DP to allow for a deviation from those land use maximums outlined in the proposed development program, provided that the maximum FAR and residential density established by the Future Land Use designation are maintained.

WEST PARCEL

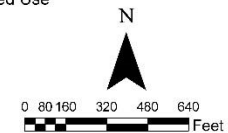
ACCESS NOTES:

- Western Way and Flamingo Crossings Blvd. are owned and maintained by RCID. Improvements to both rights of way, including the extension of Western Way to CR545/ Avalon Road will be completed by RCID prior to the phase of development which requires these improvements for access.
- The northernmost access point on the east parcel is to be shared with the parcel to the north. Appropriate cross-access agreement(s) will be executed between the two parcels.

EAST PARCEL

LEGEND

- Project Access
- Conservation
- Mixed Use



POULOS & BENNETT

Poulos & Bennett, LLC
 2602 E. Livingston St., Orlando, FL 32803
 Tel: 407.457.2591
 Eng. Bus. No. 28667

REVISIONS

#	DATE	COMMENTS
1	05-07-18	Add Case #
2	05-16-17	
3	08-21-17	
4	09-27-17	
5	11-10-17	
6	12-06-17	

FLAMINGO CROSSINGS

FLAMINGO CROSSINGS BLVD & WESTERN WAY
 ORANGE COUNTY, FLORIDA

Project Name:

Sheet Title:

Original Date: 04/05/16

Drawn By: L. Ghioto

Sheet No: 5 of 6

LAND USE
 PLAN



Amendment 2017-2-A-1-2

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

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 adoption 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-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing]) (east portion) and Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing/Conservation (GC-PD-C/HDR [Temporary Employee Housing]/CONS) (west portion).**



LUP-16-04-147

DRC Recommendation:

APPROVE

PZC Recommendation:

APPROVE

Action Requested

- **Make a finding of consistency with the Comprehensive Plan and APPROVE Case LUP 16-04-147, Flamingo Crossings Planned Development/Land Use Plan (PD/LUP), subject to the twenty-four (24) conditions which include seven (7) waivers as listed in the staff report.**



Board of County Commissioners

2017-2 Out of Cycle Regular Cycle Staff-Initiated Text Amendment

Adoption Public Hearing

January 23, 2018



Amendment 2017-2-B-FLUE-7

Request: Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County

District: Countywide

Amendment Number	Adopted FLUM Designation	Maximum Density/ Intensity	Ordinance Number
<u>2017-2-A-1-2</u> <u>(fka 2016-1-A-1-6)</u> <u>Flamingo</u> <u>Crossings</u>	<u>East Portion: Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing])</u> <u>West Portion: Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing]/CONS)</u>	<u>2,600 multi-family employee housing units, and 150,000 square feet of C-1 (Retail Commercial District) uses</u>	<u>2018-xx</u>



Amendment 2017-2-B-FLUE-7

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Amendment 2017-2-B-FLUE-7**



Regular Cycle Ordinance

2017-2 Amendments

Action Requested

Make a finding of consistency with the Comprehensive Plan, determine that the amendments are in compliance, and adopt the Ordinance, consistent with today's actions, approving the proposed Future Land Use Map and Text Amendments.



Board of County Commissioners

2017-2 Small-Scale Continued Amendments

Adoption Public Hearings

January 23, 2018



Amendment 2017-2-S-3-2

Rezoning RZ-17-11-043

Owner: White's Red Hill Groves, Inc.

Agent: VHB, Jim Hall

From: Low Density Residential (LDR) and
R-1A (Single-Family Dwelling District)

To: Commercial (C) and
C-1 (Retail Commercial District)

Acreage: 0.74-gross acre

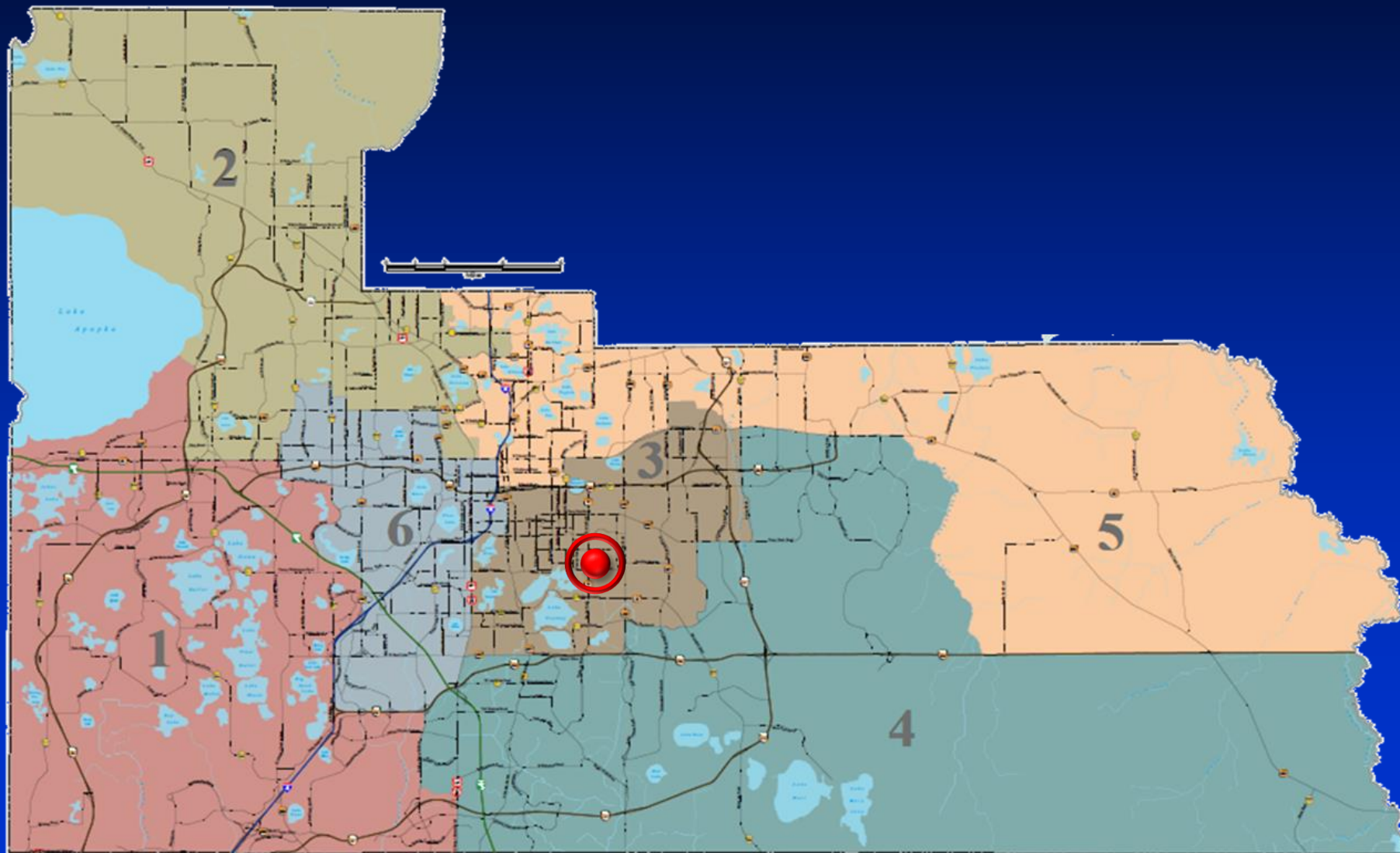
Proposed Use: Up to 96,898 square feet of retail commercial development



Amendment 2017-2-S-3-2

Rezoning RZ-17-11-043

Location



Aerial



Gatewood Drive

Marilyn Avenue

Parkside Drive

Trentonian Court

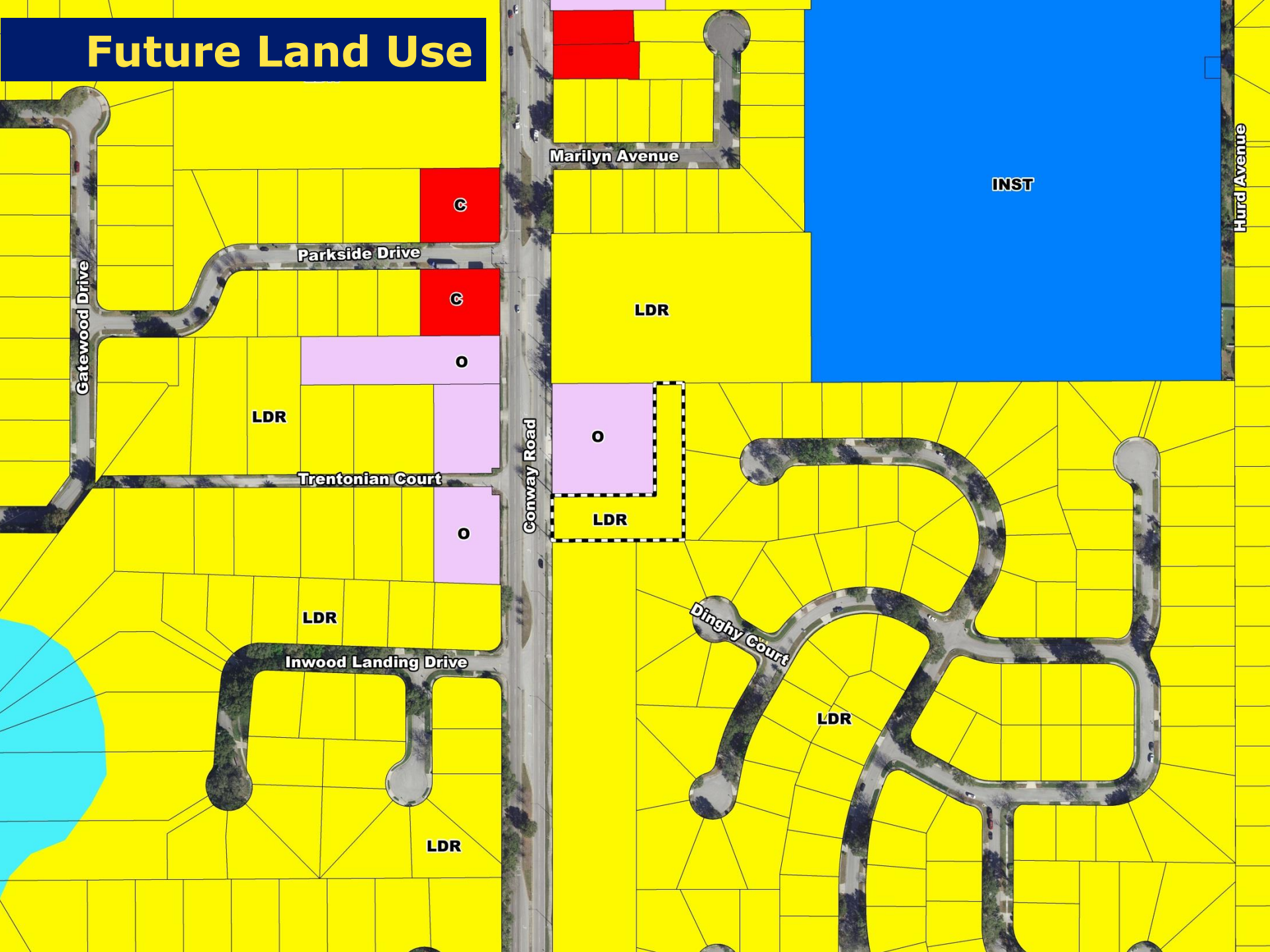
Inwood Landing Drive

Conway Road

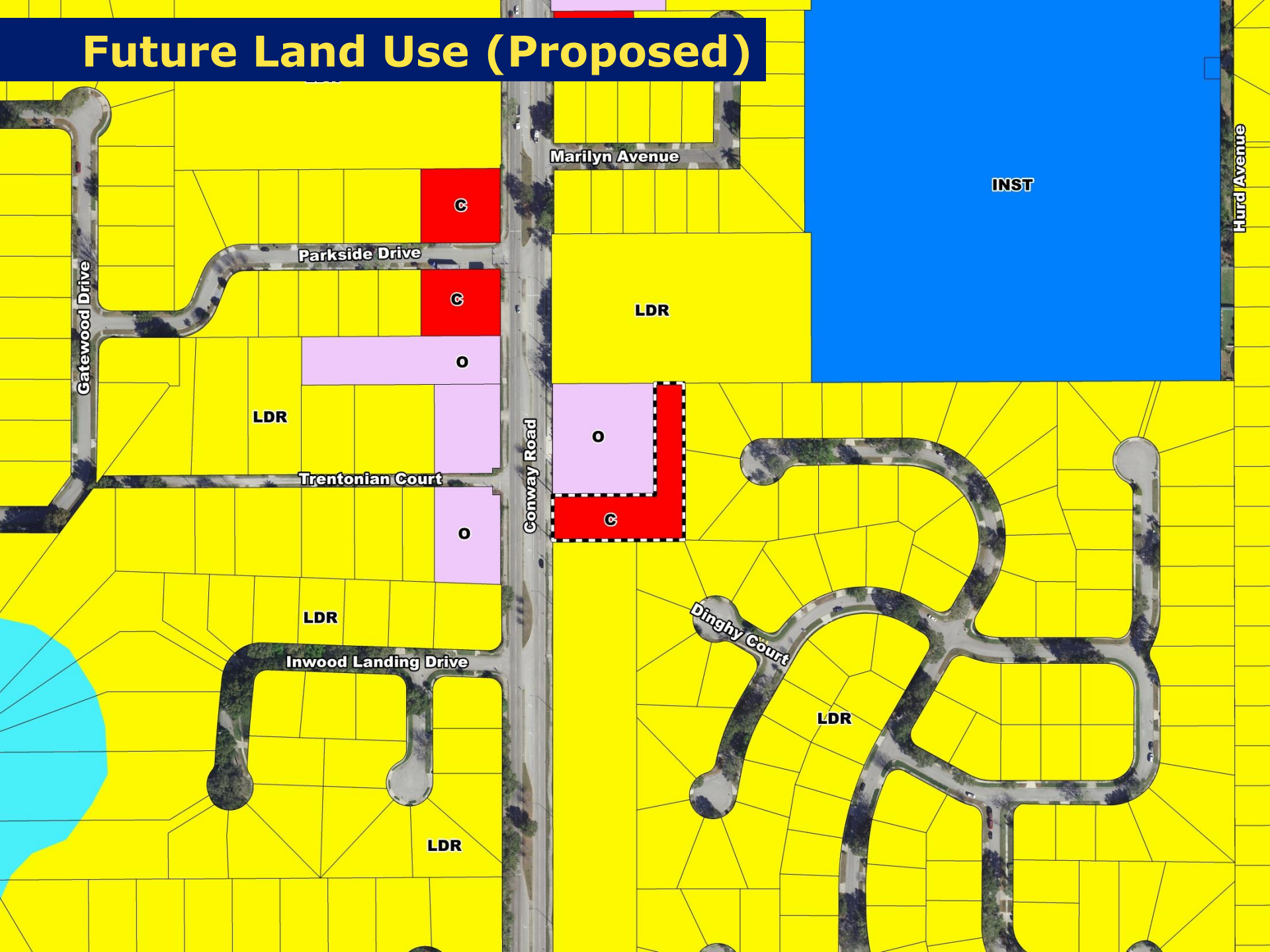
Dinghy Court

Hurd Avenue

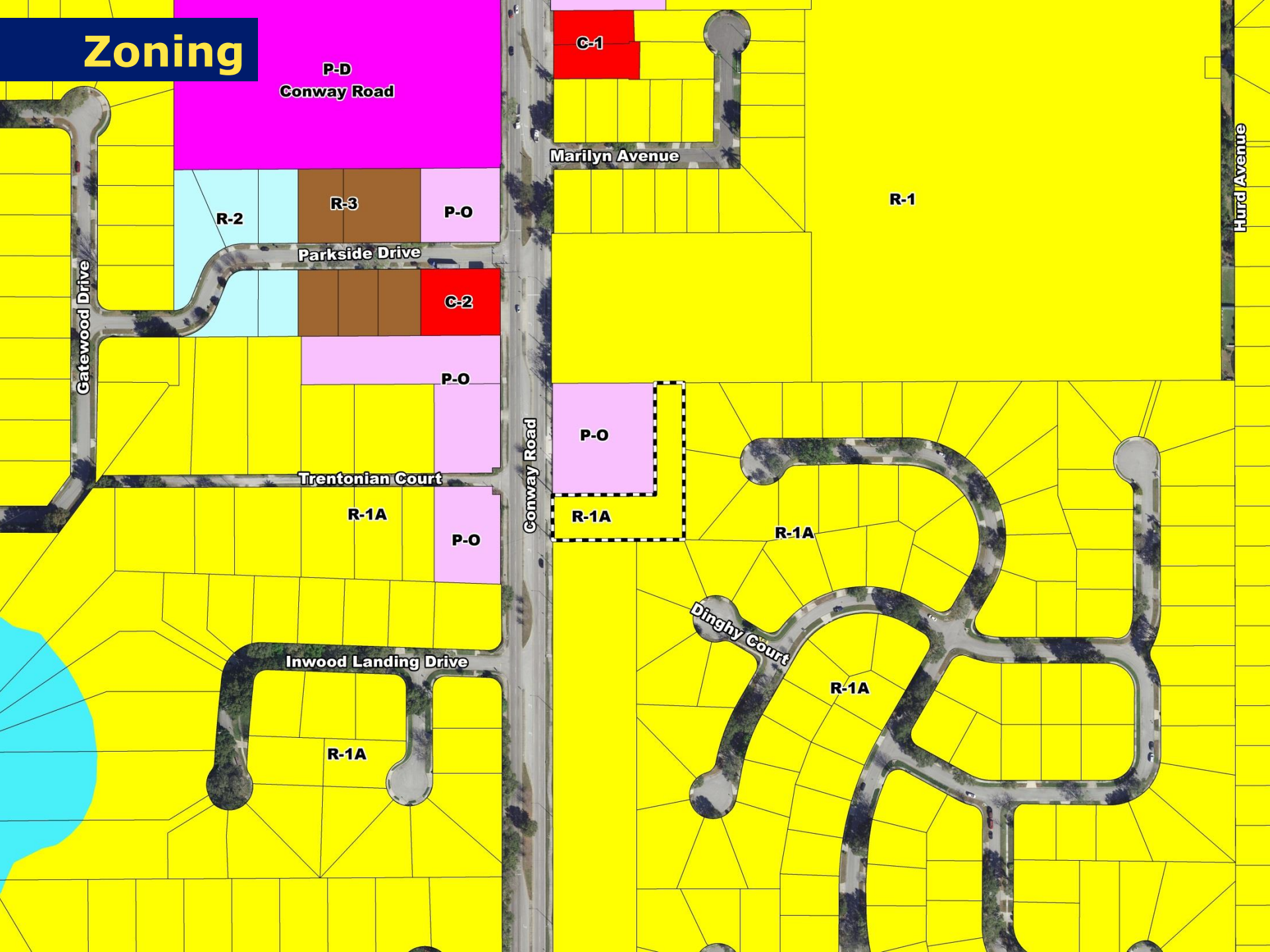
Future Land Use



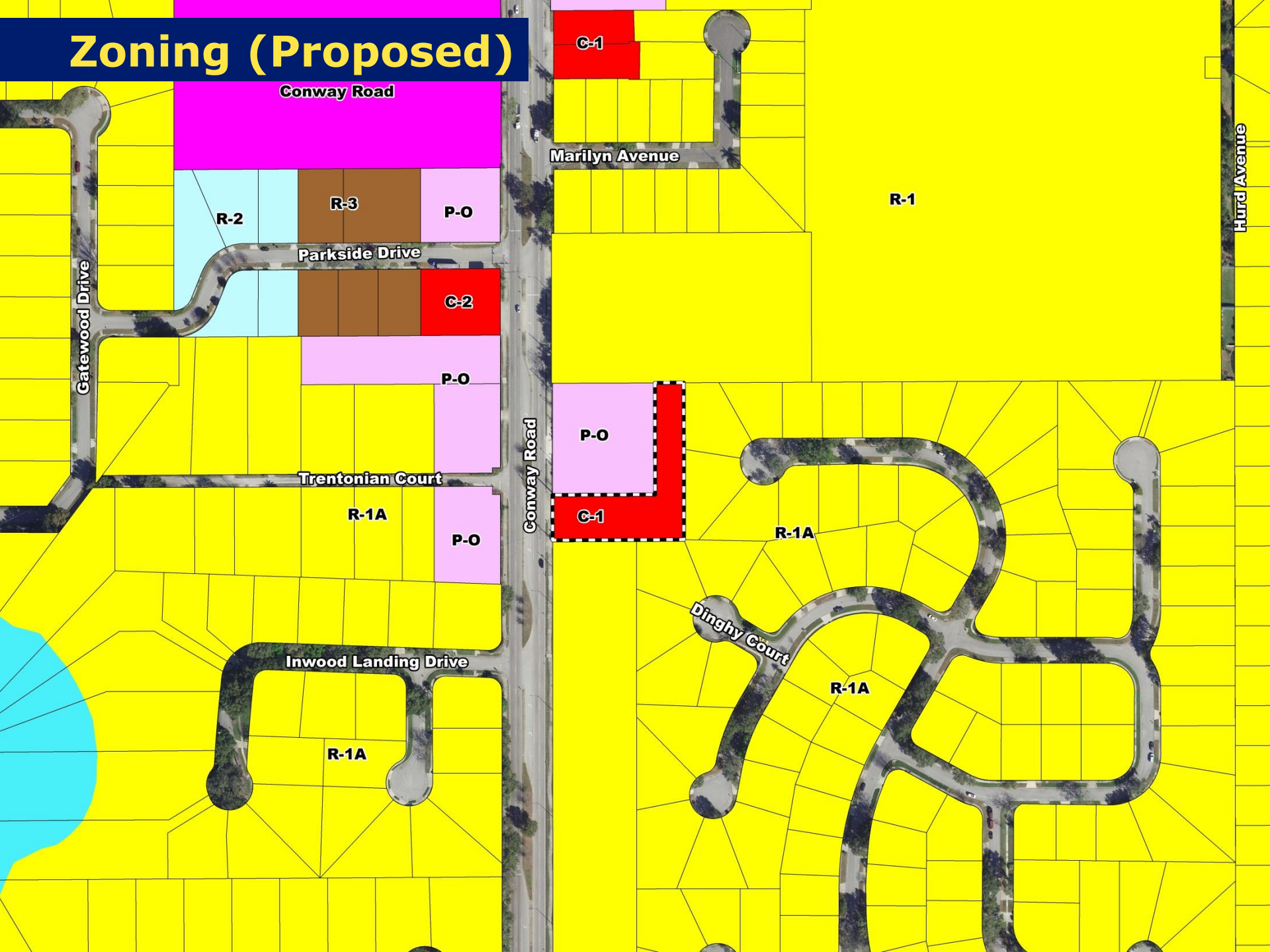
Future Land Use (Proposed)



Zoning



Zoning (Proposed)





Amendment 2017-2-S-3-2

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective FLU1.1 and FLU8.2 and Policies FLU1.1.4, FLU1.4.2, FLU1.4.3, FLU1.4.4, FLU2.3.6, FLU8.2.1, and FLU8.2.10);**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2017-2-S-3-2, Low Density Residential (LRD) to Commercial (C)**



Rezoning RZ-17-11-043

Staff Recommendation: APPROVE

PZC Recommendation: APPROVE

- **Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested C-1 (Retail Commercial District) zoning, subject to the three restrictions included in the staff report:**



Amendment 2017-2-S-5-1

Rezoning RZ-17-10-023

Agent: Kelly McLinden Mathiasmeier

Owner: Kelly McLinden Mathiasmeier

From: Low Density Residential (LDR) and R-1 (Single-Family Dwelling District)

To: Commercial (C) and C-1 (Retail Commercial District)

Acreage: 0.22 gross acres

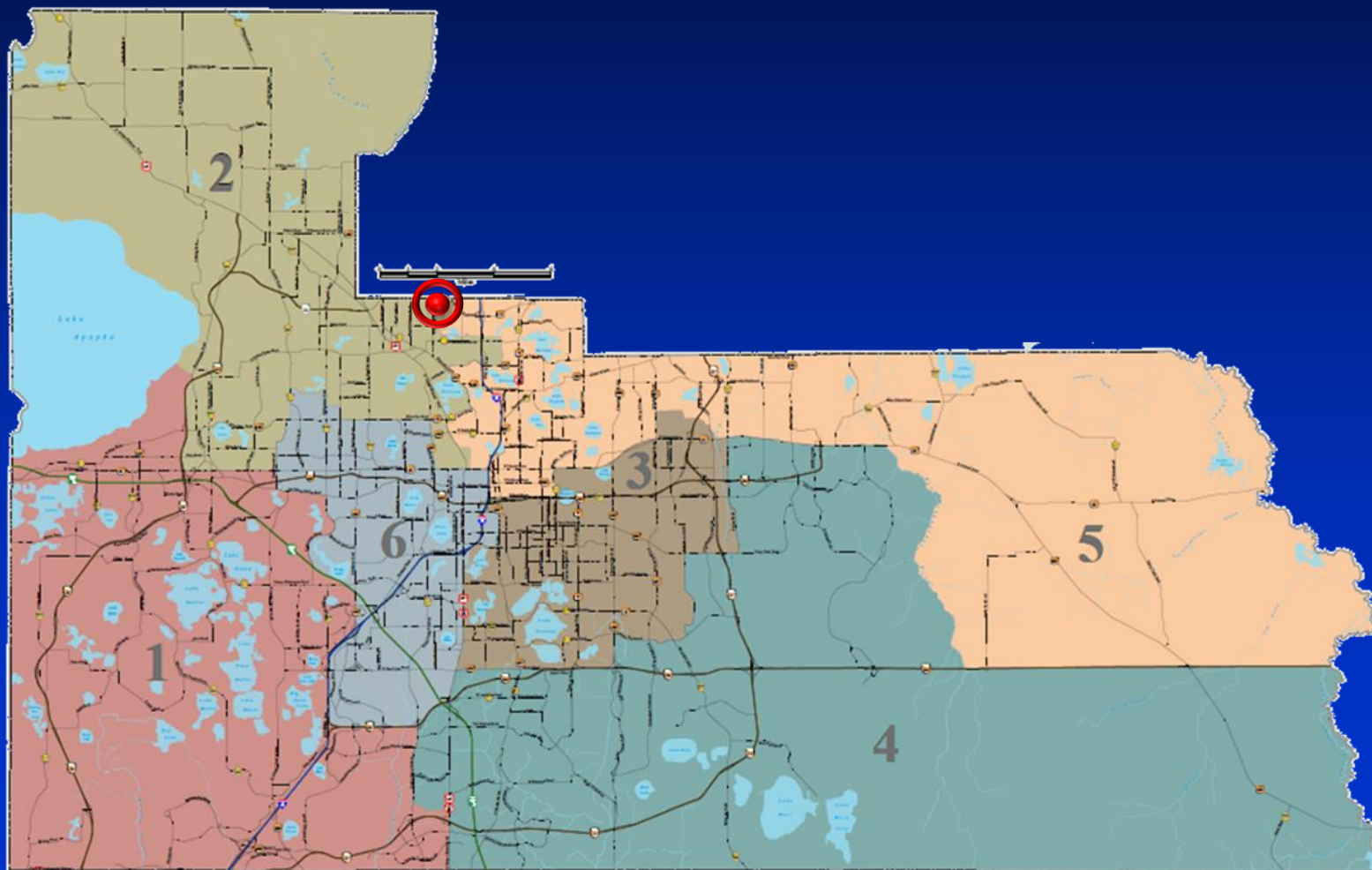
Proposed Use: Up to 28,749 sq. ft. of commercial development



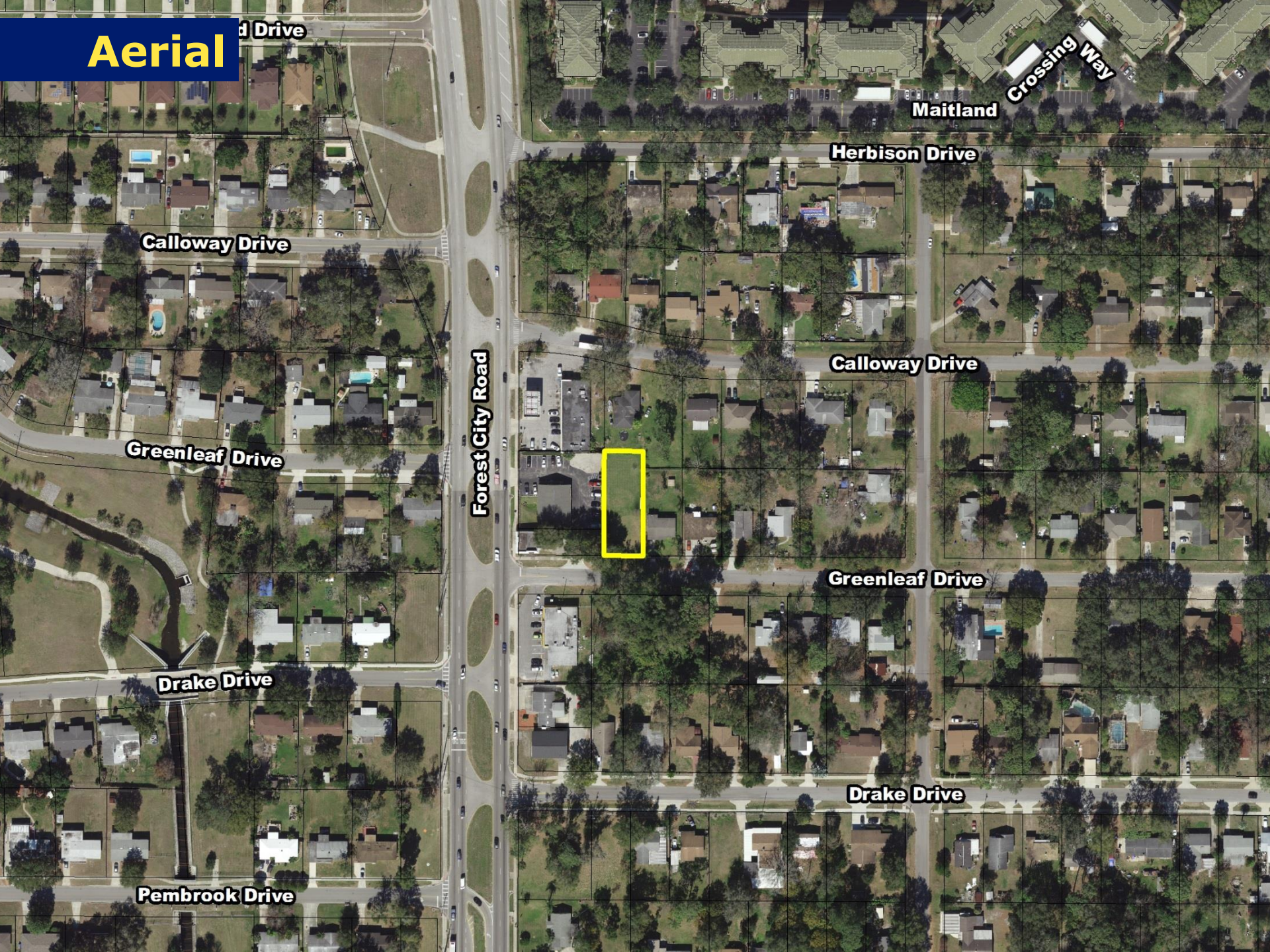
Amendment 2017-2-S-5-1

Rezoning RZ-17-10-023

Location



Aerial



d Drive

Maitland Crossing Way

Maitland

Herbison Drive

Calloway Drive

Calloway Drive

Greenleaf Drive

Forest City Road

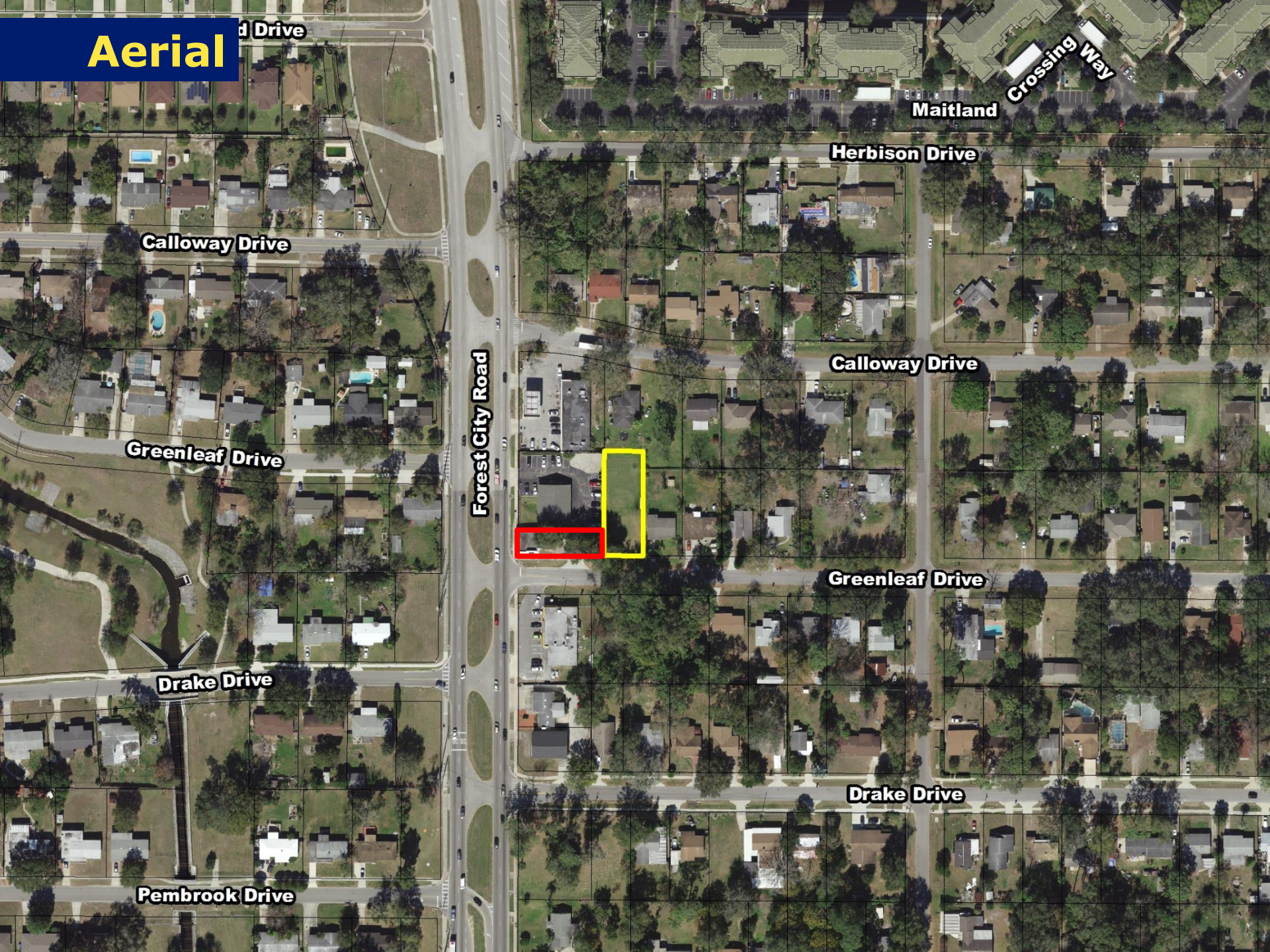
Greenleaf Drive

Drake Drive

Drake Drive

Pembroke Drive

Aerial



d Drive

Crossing Way

Maitland

Herbison Drive

Calloway Drive

Calloway Drive

Greenleaf Drive

Forest City Road

Greenleaf Drive

Drake Drive

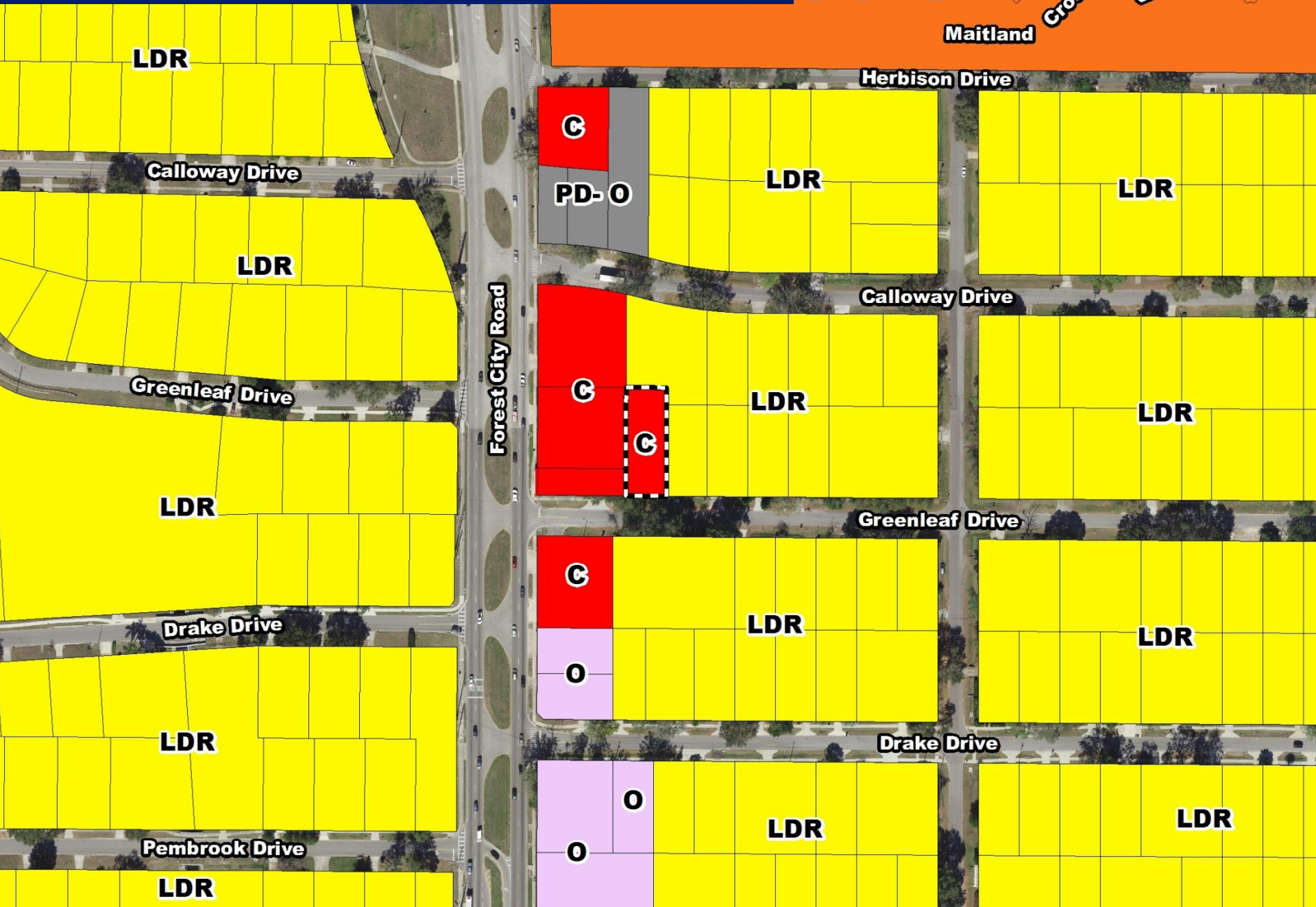
Drake Drive

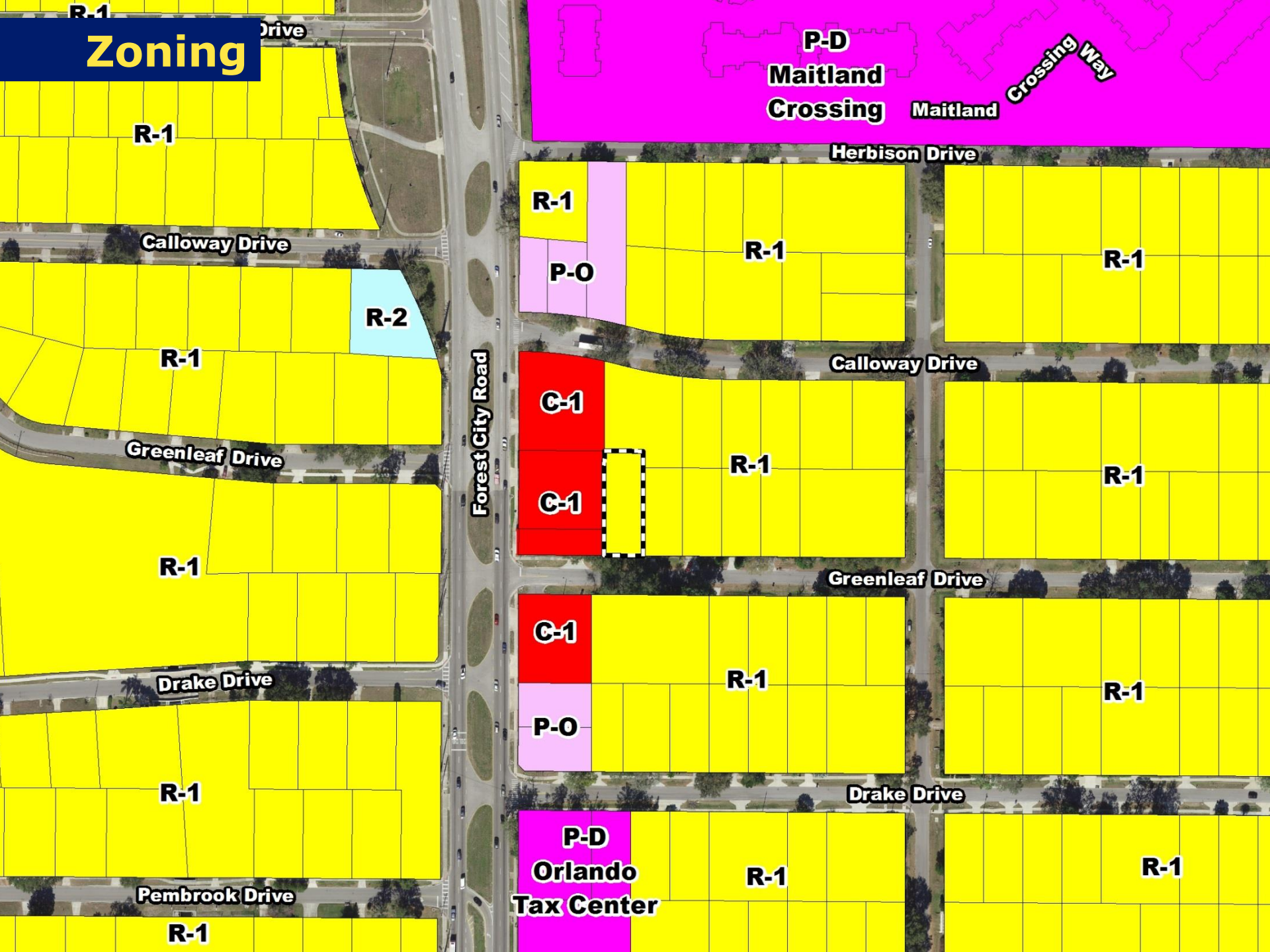
Pembroke Drive

Future Land Use



Future Land Use (Proposed)





Zoning

R-1

Calloway Drive

R-2

R-1

Greenleaf Drive

R-1

Drake Drive

R-1

Pembroke Drive

R-1

R-1

P-O

R-1

Herbison Drive

Calloway Drive

C-1

C-1

R-1

R-1

R-1

Greenleaf Drive

C-1

P-O

R-1

R-1

Drake Drive

P-D

Orlando

Tax Center

R-1

R-1

P-D

Maitland

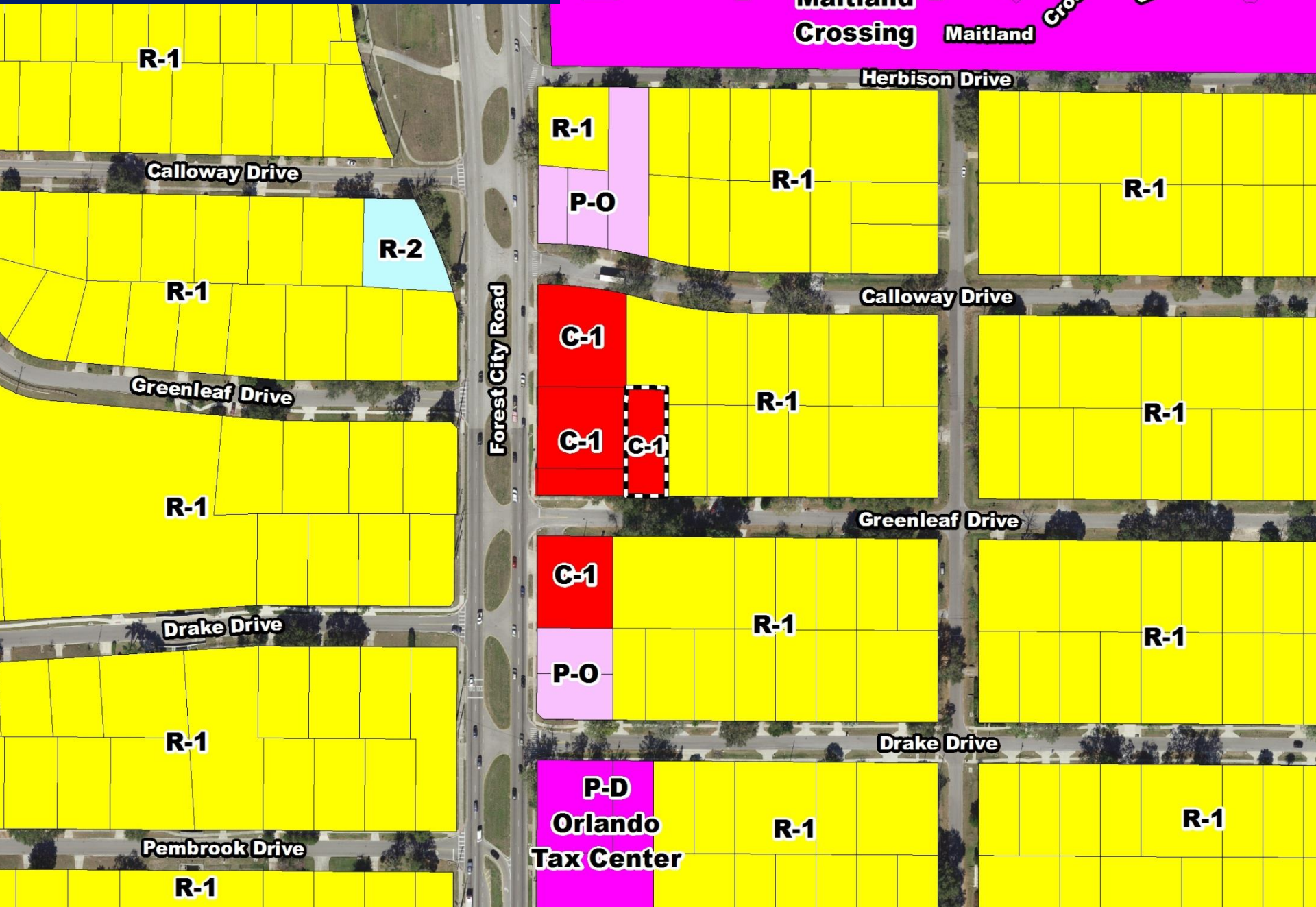
Crossing

Maitland

Crossing Way

R-1

Zoning (Proposed)





Amendment 2017-2-S-5-1

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Policies FLU1.1.5, FLU1.4.3, FLU1.4.4, and FLU8.2.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2017-2-S-2-6, Low Density Residential (LDR) to Commercial (C)**



RZ-17-10-023

Staff Recommendation: APPROVE

PZC Recommendation: APPROVE

Action Requested

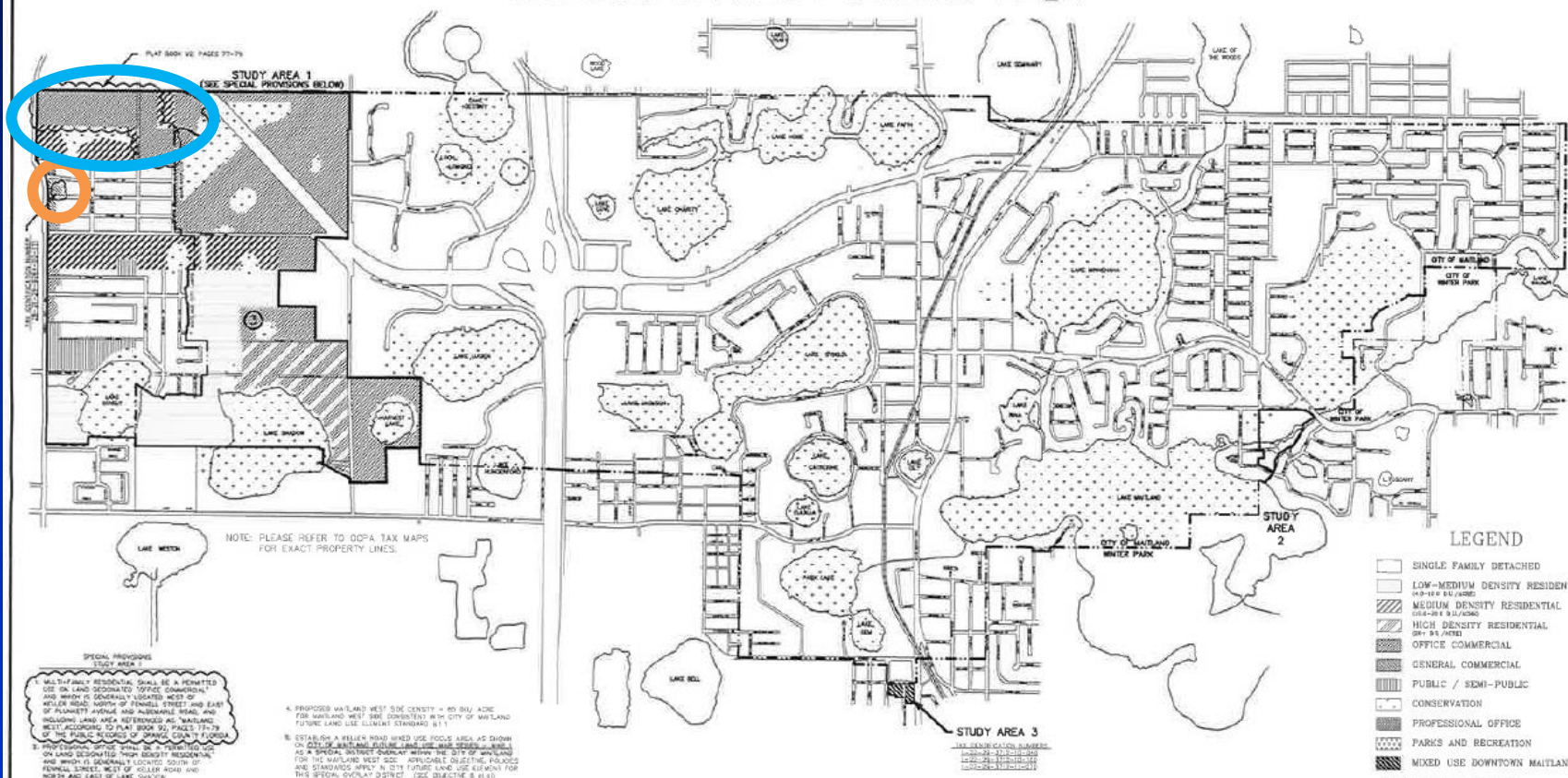
- **Make a finding of consistency with the Comprehensive Plan and APPROVE Rezoning case RZ-17-10-023 from R-1 (Single-Family Dwelling District) to C-1 (Retail Commercial District), subject to the four (4) restrictions listed in the staff report.**



Future Land Use Map – Maitland / Orange County Interlocal Agreement – Fourteenth Amendment

YEAR 2017

FUTURE LAND USE MAP
UNINCORPORATED PLANNING AREA



Preparation of this report was aided through financial assistance received from the State of Florida under the Local Government Comprehensive Planning Assistance Program, authorized by Chapter 86-255, Law of Public and administered by the Florida Department of Community Affairs.

SOURCE: City of Walland Community Development Department, July 1990.

Source: City of Wakefield, Oregon Development Department, July 2009.

(continued)

REVISIONS	BY	DATE		
			TELETYPE AGREEMENT TO INTERLOCAL AGREEMENT	APR 04 2010
TELETYPE AGREEMENT TO INTERLOCAL AGREEMENT	APR 11 01 00		TELETYPE AGREEMENT TO INTERLOCAL AGREEMENT	APR 13 2010
TELETYPE AGREEMENT TO INTERLOCAL AGREEMENT	APR 16 09 19		TELETYPE AGREEMENT TO INTERLOCAL AGREEMENT	APR 16 2010
TELETYPE AGREEMENT TO INTERLOCAL AGREEMENT	APR 20 07 04		TELETYPE AGREEMENT TO INTERLOCAL AGREEMENT	APR 20 2010
TELETYPE AGREEMENT TO INTERLOCAL AGREEMENT	APR 24 03 05		TELETYPE AGREEMENT TO INTERLOCAL AGREEMENT	APR 26 2010

City of Maitland
COMMUNITY DEVELOPMENT DEPARTMENT

TOPD	NAME	DATE	DESIGN	NAME	DATE	DATE
DRAWN			DRAWN	JRS	FEB. 97	FEB. 1997
REVISED			DESIGNED			SCALE N.T.S.
APPROVED			REVIEWED	DT	FEB. 1997	

EXHIBIT A

CONTACT:



Public Hearing VI.B. Maitland JPA Agreement

Staff Recommendation: APPROVE

Action Requested

- **Approve and authorize execution of the Fourteenth Amendment to the Joint Planning Area Agreement between Orange County and the City of Maitland.**



Small Scale Development Ordinance

Staff Recommendation: APPROVE

Action Requested

Make a finding of consistency with the Comprehensive Plan, determine that the amendments are in compliance, and adopt the Ordinance, consistent with today's actions, approving the proposed Future Land Use Map and Text Amendments.