

12-14-17A09:31 RCVD

12-14-17A10:20 RCVD



## Interoffice Memorandum

**DATE:** ~~Continue public~~ hearing to **December 13, 2017**  
**FEB 06 2018**

**TO:** as to 2017-2-A-1-2, Katie Smith, Deputy Clerk  
LUP-16-04-147, Clerk of the Board of County Commissioners

**THRU:** 2017-2-B-FLUE-7, Agenda Development BCC

**FROM:** and Reg. Cycle Ord. Alberto A. Vargas, MArch, Manager  
Planning Division

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

**SUBJECT:** Request Public Hearing on January 23, 2018, at 2:00 PM  
Public Hearing for Comprehensive Plan (CP)  
Amendments and Where Applicable, Concurrent  
Rezoning Requests and Ordinances

AN ORDINANCE 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 SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2017 CALENDAR YEAR (SECOND CYCLE); AND PROVIDING EFFECTIVE DATES.

**APPLICANT / AGENT:** N/A

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

**TYPE OF HEARING:** Adoption of the 2017-2 Continued Regular Cycle and  
2017-2 Continued 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

LEGISLATIVE FILE # 18-016 through  
18-021

January 23, 2018  
2 PM

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

S. 163.3187 (1), F.S. and Section 30-40(c)(3)c,  
Orange County Code  
and  
Chapter 30, Article III, Section 30-89, Orange County  
Code, and Chapter 38, Article VIII, Division 1,  
Section 38-1207, Orange County 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.

The staff report binder will be provided under  
separate cover seven (7) days prior to the 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, one with a concurrent rezoning  
request, 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  
Gregory Gologowski, AICP, Chief Planner, Planning Division  
Eric P. Raasch, AICP, Chief Planner, Planning Division

**2017-2 Continued Regular Cycle Comprehensive Plan Adoption – Privately-Initiated Large Scale Future Land Use Map Amendment and Concurrent Rezoning Request**

Amendment 2017-2-A-1-2 District 1	<p>Kathy Hattaway, Poulos &amp; Bennett, LLC, and John Classe, Reedy Creek Improvement District, for Flamingo Crossings, LLC and Reedy Creek Improvement District</p> <p>East Portion: Reedy Creek Improvement District (RCID)-Mixed Use; West Portion: Reedy Creek Improvement District (RCID)-Mixed Use/Conservation to 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)</p>
	-and-
Rezoning LUP-16-04-147	<p>RCID (Reedy Creek Improvement District) to PD (Planned Development District) (Flamingo Crossings PD)</p> <p>Also requested are seven (7) waivers from Orange County Code:</p> <ol style="list-style-type: none"> <li>1) A waiver from Section 38-1230(a) to allow vehicle parking areas to be located within seven hundred fifty (750) feet of the uses they serve, in lieu of one hundred fifty (150) feet;</li> <li>2) A waiver from Section 38-1254(1) to maintain a minimum PD perimeter building setback of twenty-five (25) feet for all structures, in lieu of an increased setback for structures in excess of two (2) stories;</li> <li>3) A waiver from Section 38-1254(2)(d) to allow a minimum expressway setback of thirty (30) feet, in lieu of seventy-five (75) feet;</li> <li>4) A waiver from Section 38-1258(d) to allow a maximum building height for multi-family residential structures of five (5) stories / sixty (60) feet, in lieu of three (3) stories / forty (40) feet;</li> <li>5) A waiver from Section 38-1258(j) to allow for a minimum building separation of twenty (20) feet, in lieu of the required increased separation based on building stories;</li> <li>6) A waiver from Section 24-4(a)(2)a-b to allow a 0-foot paving setback between internal lot lines within the development, in lieu of providing a landscape buffer a minimum of seven (7) feet in width; and,</li> <li>7) A waiver from Section 24-5(a)(3) to allow a Type C, opaque buffer to be a minimum of three (3) feet in height</li> </ol>

	and a minimum of five (5) feet wide, in lieu of a height of at least six (6) feet and a minimum of fifteen (15) feet wide.
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<b>2017-2 Continued Regular Cycle Comprehensive Plan Adoption – Staff-Initiated Large Scale Text and Future Land Use Map Amendment</b>	
Amendment 2017-2-B-FLUE-7 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

<b>2017-2 Comprehensive Plan Adoption – Continued Regular Cycle Large Scale State-Expedited Review Amendments Ordinance</b>
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<b>2017-2 Continued Small-Scale Comprehensive Plan Adoption – Privately-Initiated Amendments and Concurrent Rezoning Requests</b>	
Amendment 2017-2-S-3-2 District 3	Jim Hall, VHB, for Whites Red Hill Groves, Inc. Low Density Residential (LDR) to Commercial (C)
	-and-
Rezoning RZ-17-11-043	R-1A (Single-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)

<b>2017-2 Comprehensive Plan Adoption – Continued Small-Scale Development Amendments Ordinance</b>
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