



Board of County Commissioners

2017-2 Out-of-Cycle Regular Cycle Amendments

Adoption Public Hearings

February 6, 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 (continued)
BCC – February 6, 2018



Amendment 2017-2-A-1-2 Rezoning Case LUP-16-04-147

Public Notification Actions

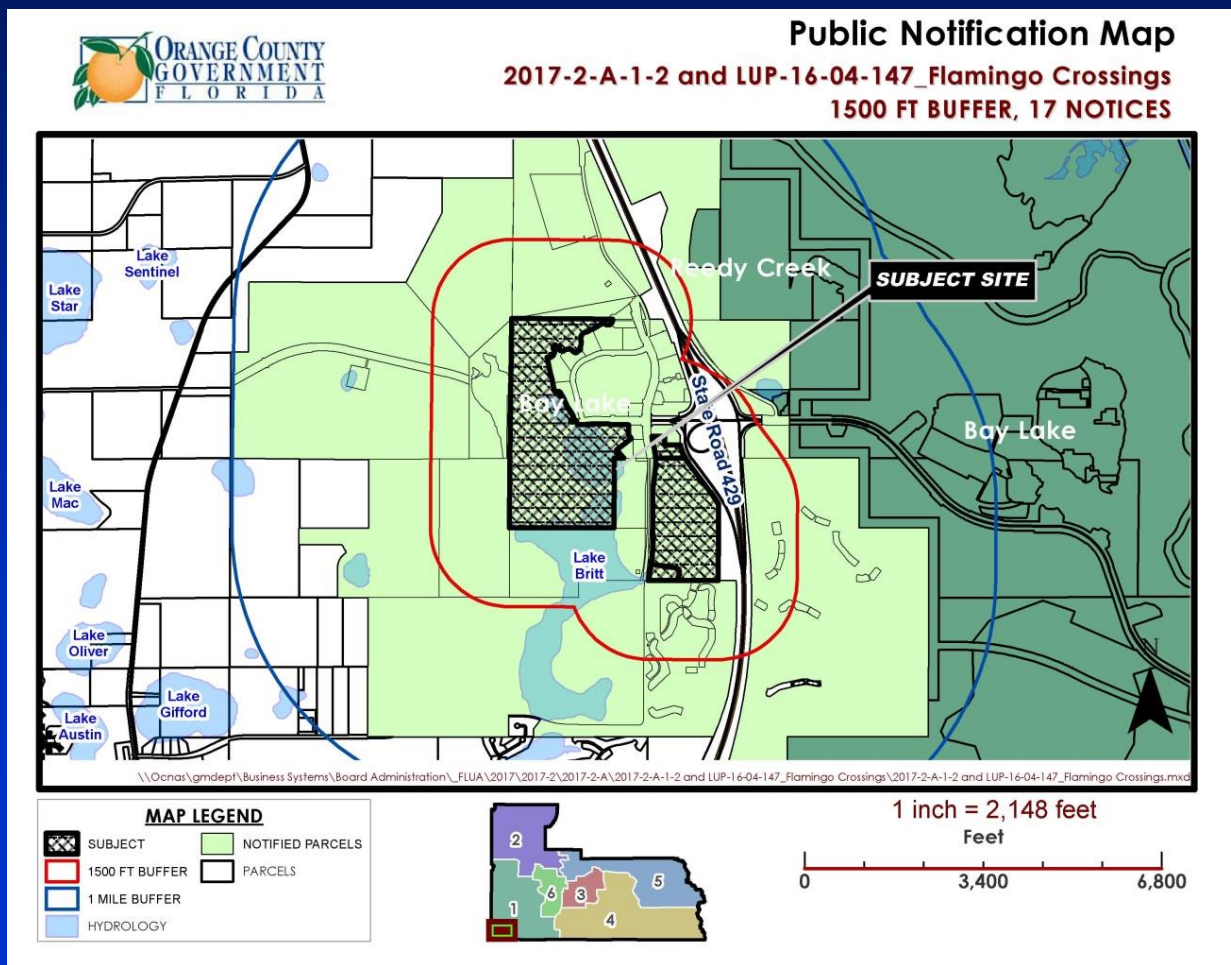
- 1. Community Meeting Notice Mailing**
- 2. Property Posting**
- 3. Legal Notice Publication**
- 4. Orange County Calendar**
- 5. Orange County Atlas**
- 6. LDMS (Zoning)**



Amendment 2017-2-A-1-2 Rezoning Case LUP-16-04-147

Public Notification Actions

Public Notification Map – 1,500-foot radius





Amendment 2017-2-A-1-2 Rezoning Case LUP-16-04-147

Public Notification Actions

February 6, 2018 Public Hearing Notice



Commission District #1
Betsy VanderLey, Commissioner

Case Planners:
Jennifer DuBois, Planner II
407-836-5396
Jennifer.DuBois@ocfl.net

Daniel Kilponen, Planner III
407-836-0926
Daniel.Kilponen@ocfl.net

PUBLIC HEARING NOTICE

2017-2 REGULAR CYCLE FUTURE LAND USE MAP AMENDMENT AND CONCURRENT REZONING

Board of County Commissioners (BCC)
Tuesday, February 6, 2018 at 2:00 pm
(continued from January 23, 2018)

Orange County Commission Chambers
201 S. Rosalind Ave, Orlando, FL 32801

REQUEST

Future Land Use Map (FLUM) Amendment:

Case Number: 2017-2-A-1-2 (aka 2016-1-A-1-8)

East Portion:

From: 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 Portion:

From: 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)

Rezoning:

Case Number: LUP-16-04-147

From: RCID (Reedy Creek Improvement District)
To: PD (Planned Development District)

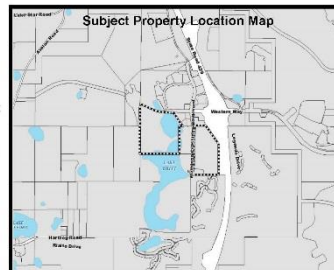
Project Name: Flamingo Crossings PD/LUP

Owners: Flamingo Crossings, LLC and Reedy Creek Improvement District

Parcel IDs: 21-24-27-0000-00-003 (portion of), 21-24-27-0000-00-005 (portion of), and 28-24-27-0000-00-001/021

Acreage: 154.35 gross acres / 121.59 net acres

Location: Generally described as located east and west of Flamingo Crossings Boulevard, west of SR 429, south of Western Way.

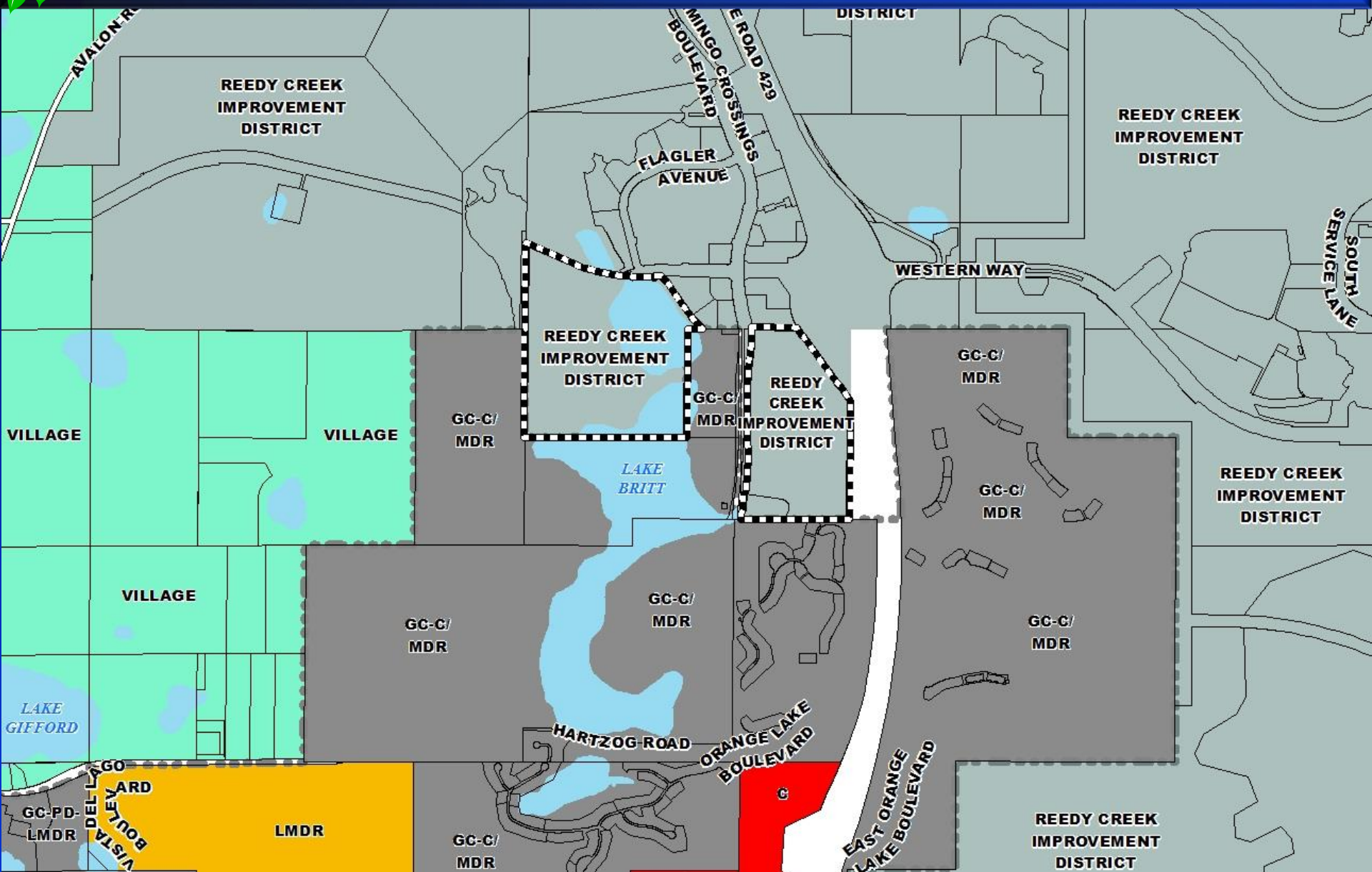


SUMMARY OF REQUEST

The proposal is to change the Future Land Use Map and zoning designations of the subject property, presently located within the Reedy Creek Improvement District (RCID), to allow for the development of a mixed-use project within unincorporated Orange County featuring up to 2,600 multi-family dwelling units—primarily to house Disney College Program and International Program participants and onsite support staff—and 150,000 square feet of commercial space, with uses restricted to those permitted in the C-1 (Retail Commercial) zoning district.



Consent Agenda Item I.D.2.





Consent Agenda Item I.D.2.

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 related to a deannexation of property and processing of an associated Comprehensive Plan Amendment and Rezoning Case.**



Amendment 2017-2-A-1-2

Rezoning Case LUP-16-04-147

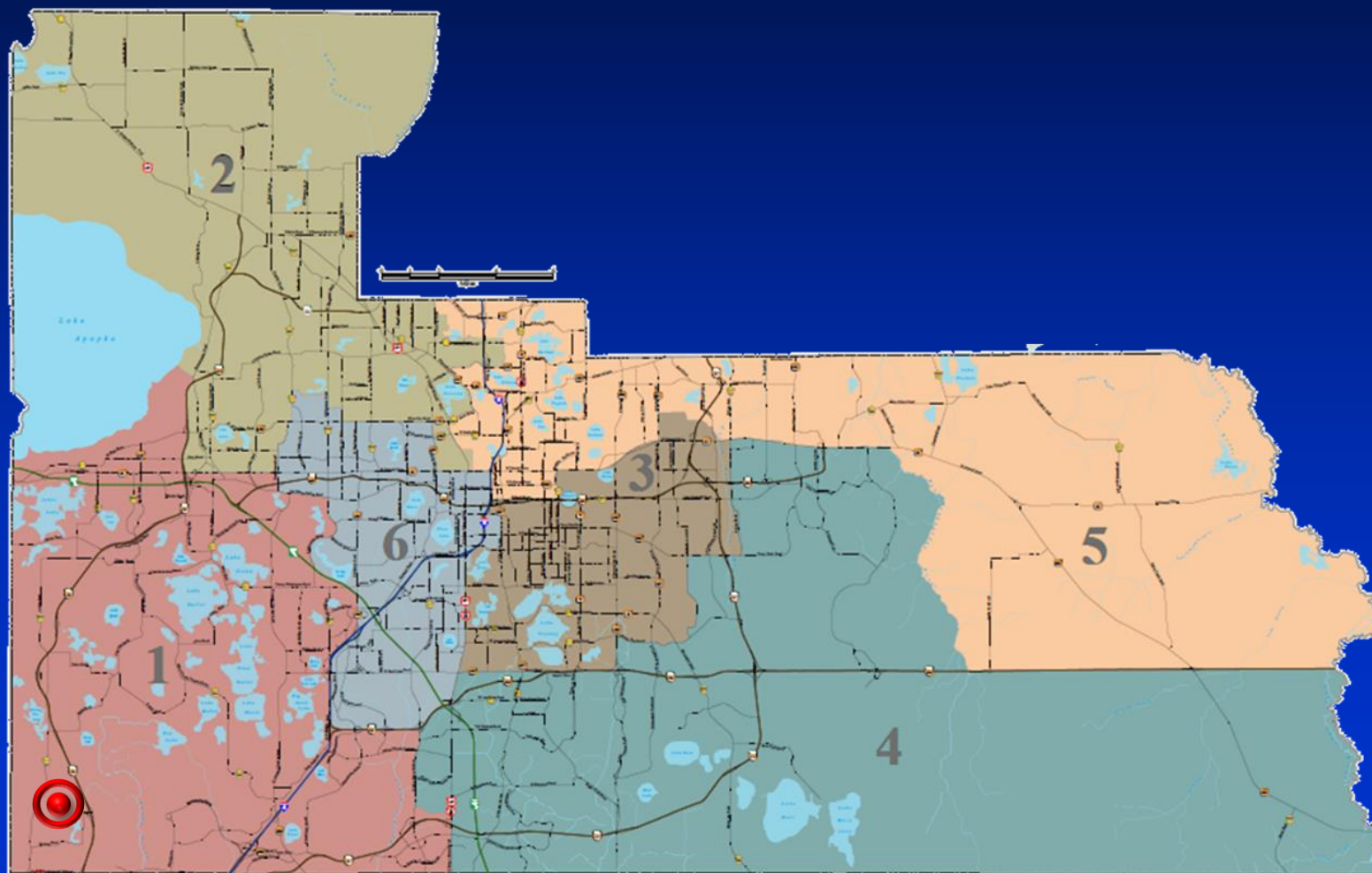
- Agent:** Kathy Hattaway, Poulos & Bennett, LLC, and John Classe, Reedy Creek Improvement District
- Owner:** Flamingo Crossings, LLC and Reedy Creek Improvement District
- From:** *Amendment:* East Portion: Reedy Creek Improvement District (RCID)-Mixed Use; West Portion: Reedy Creek Improvement District (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



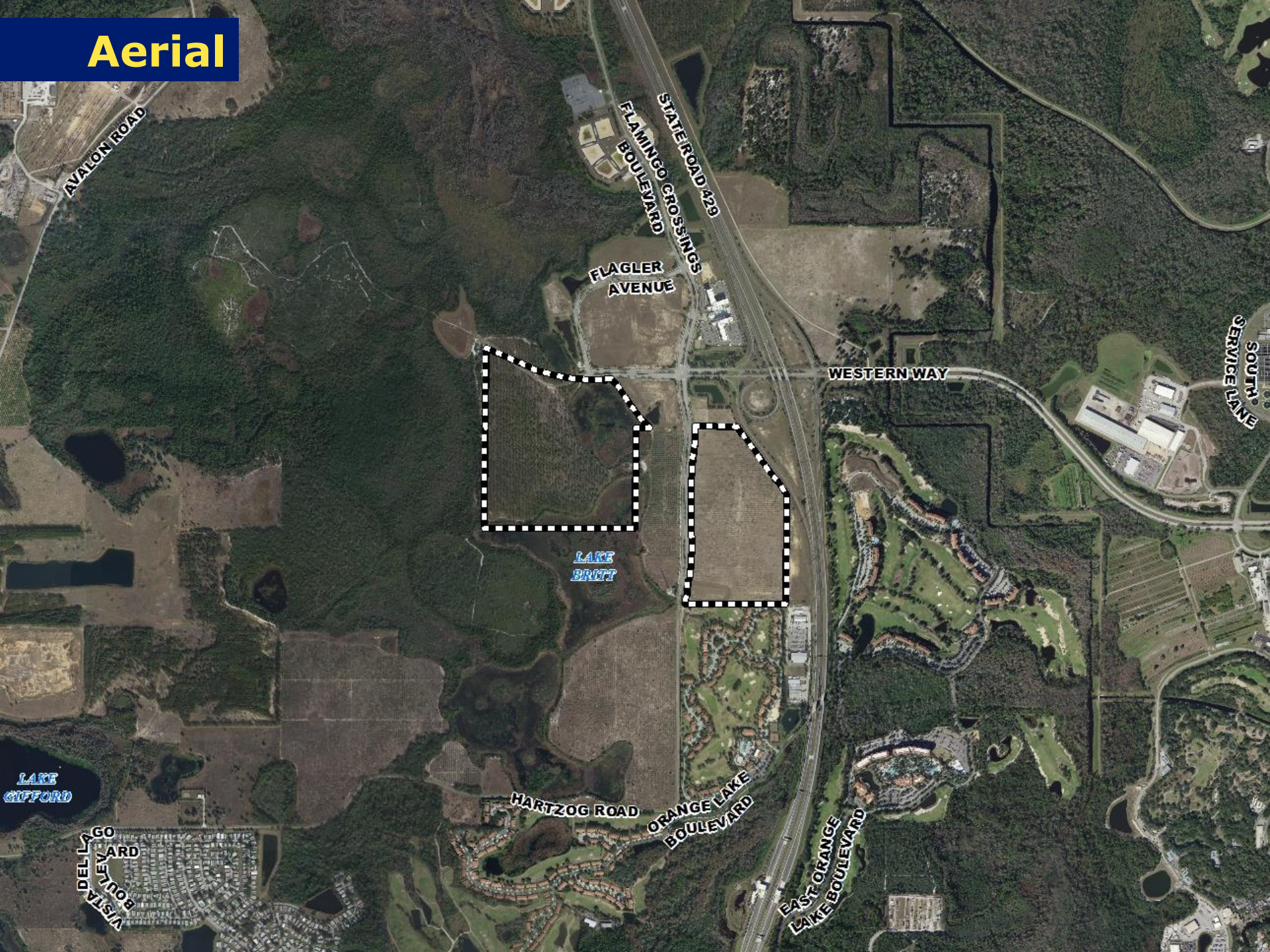
Amendment 2017-2-A-1-2

Rezoning Case LUP-16-04-147

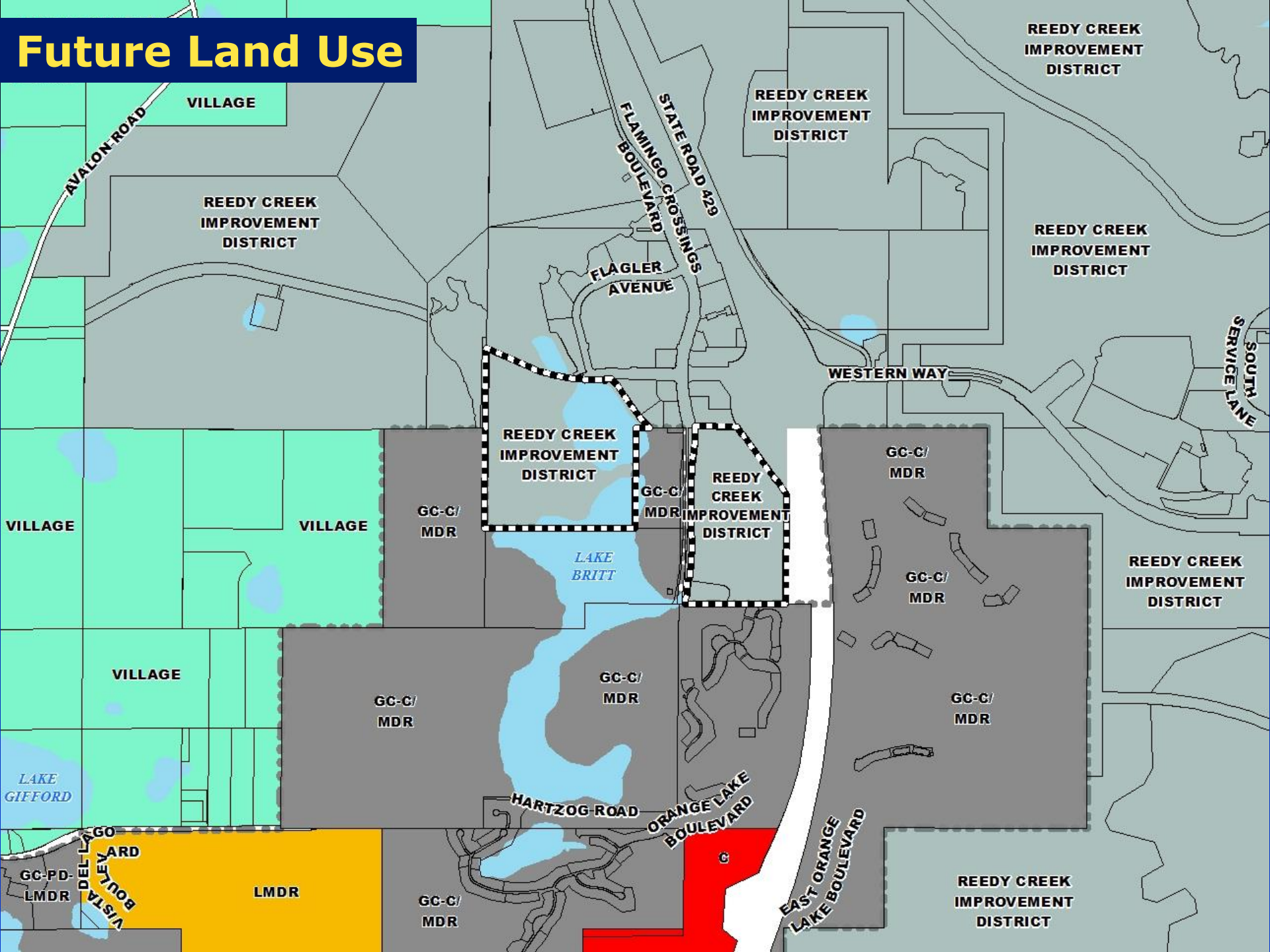
Location



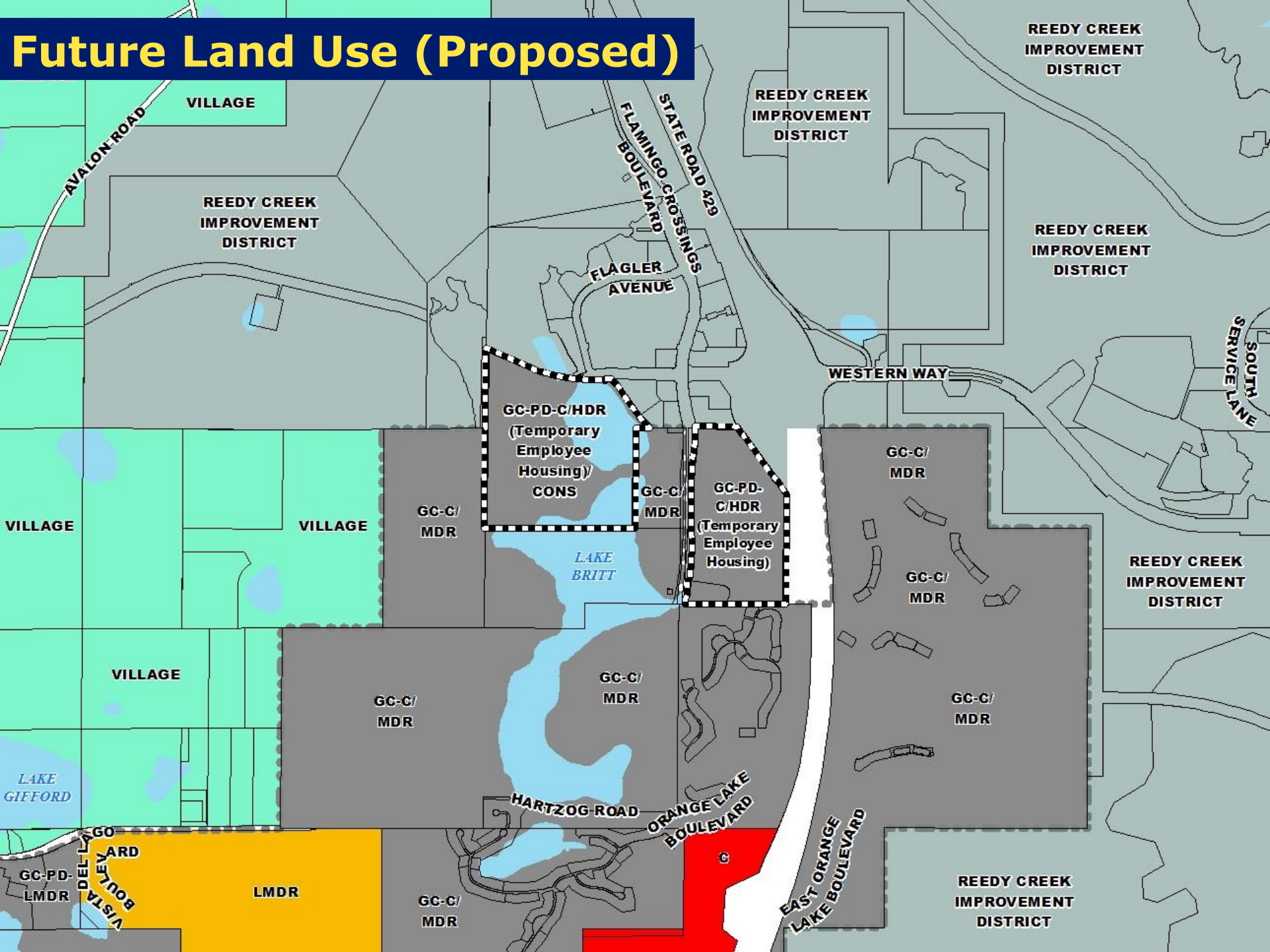
Aerial



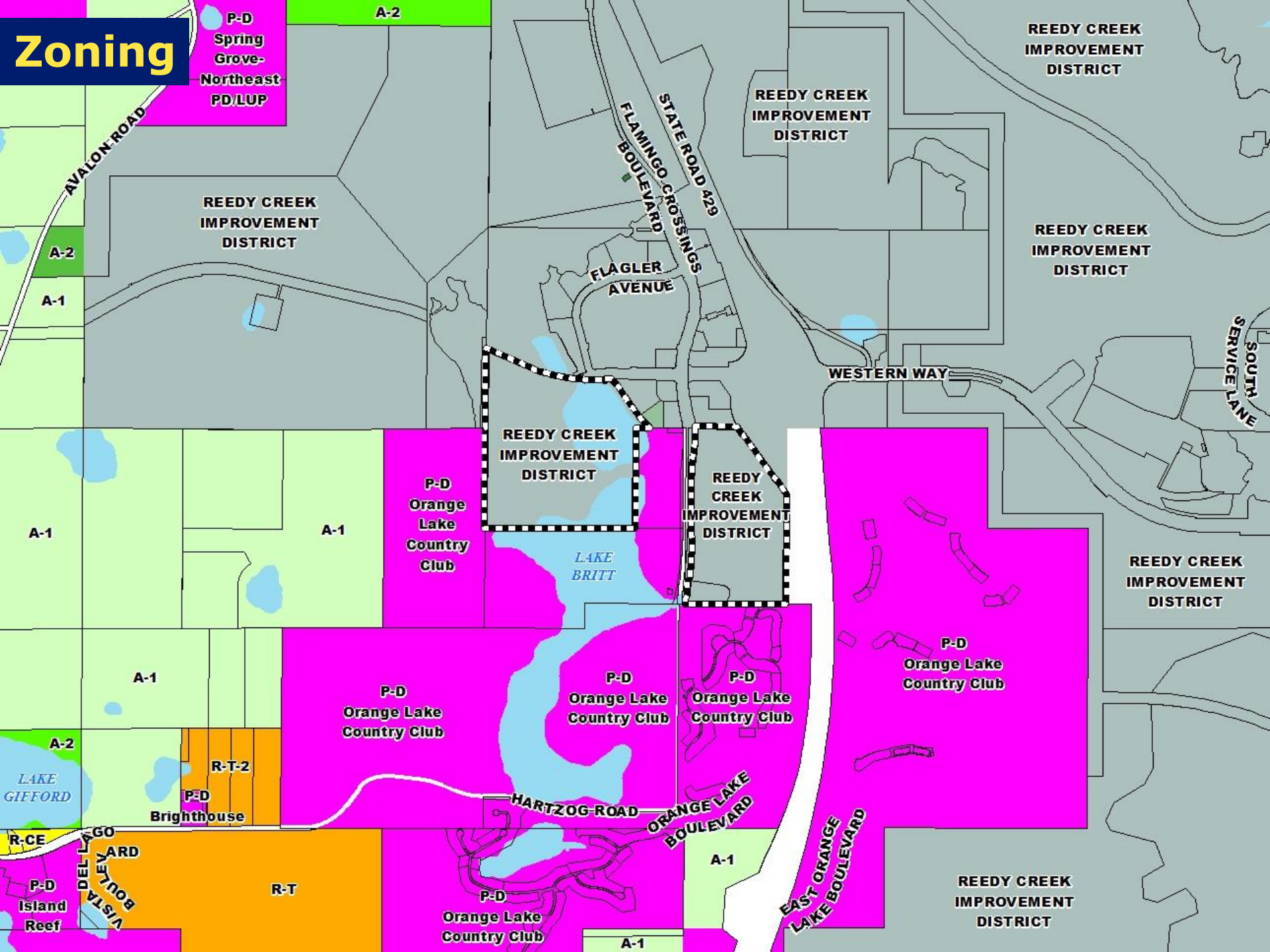
Future Land Use



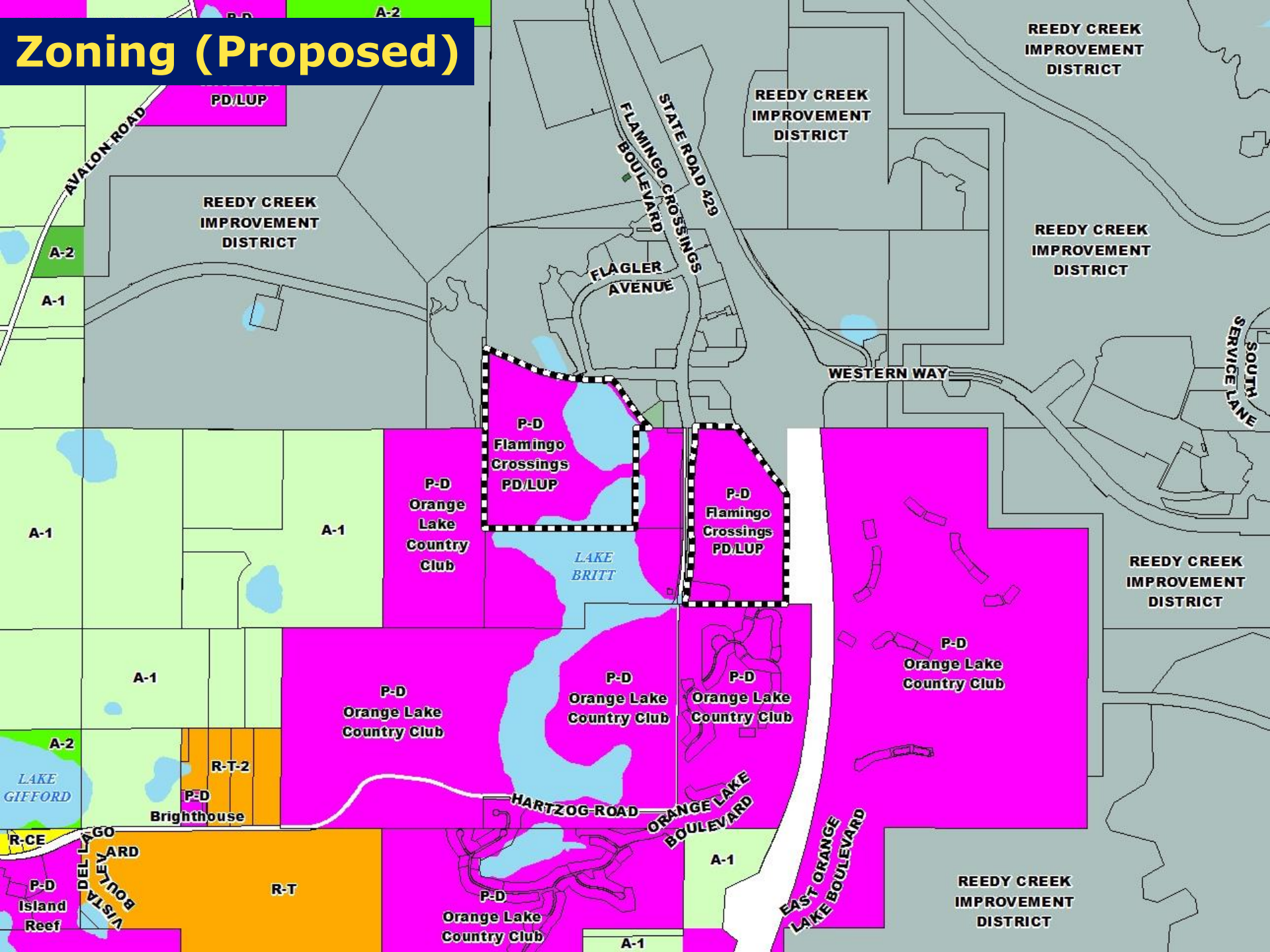
Future Land Use (Proposed)



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

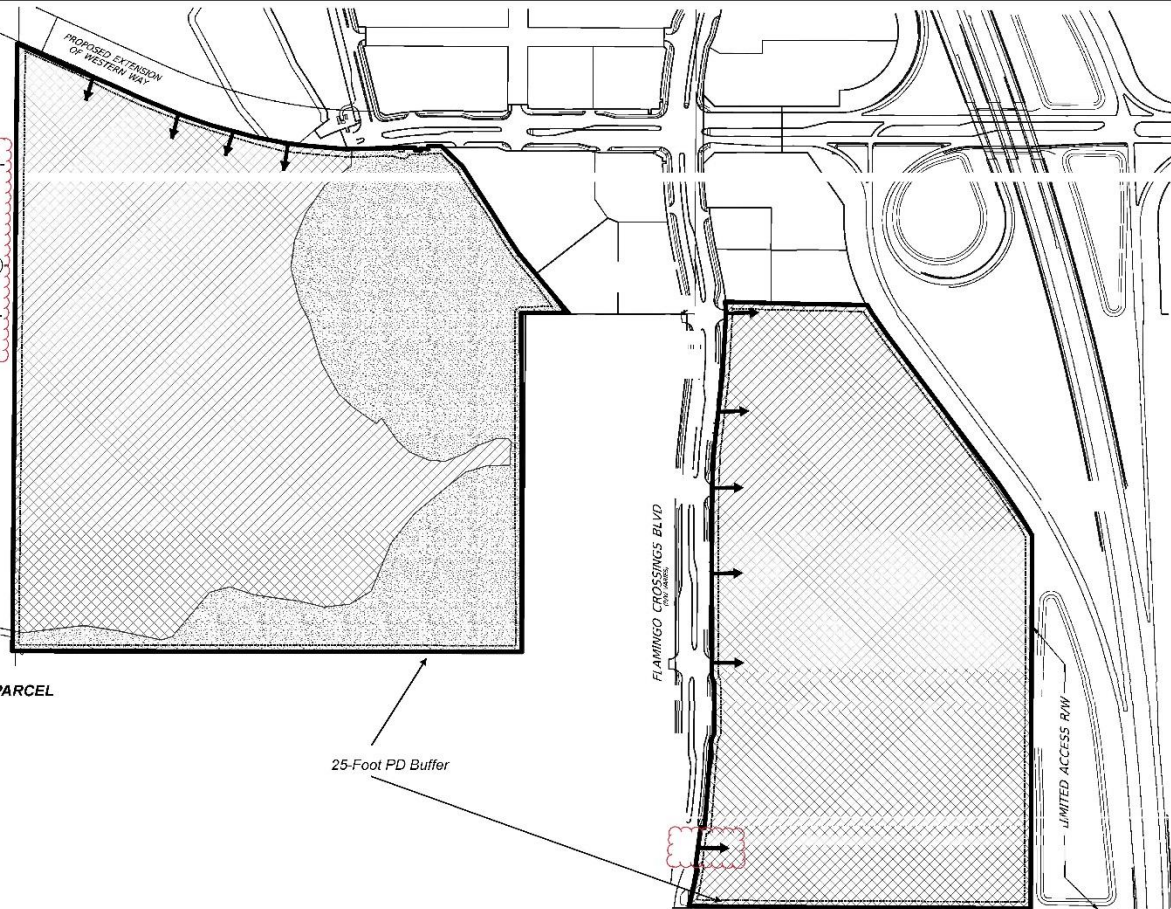
* Based on the ITE Trip Generation Manual, 9th Edition
 All land use conversions are based on PM peak hour new trips
 Retail calculated at 75 KSF and Apartment calculated at 1,300 Units

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:

LAND USE
 PLAN

Original Date: 04/05/16

Drawn By: L. Ghioto

Sheet No: 5 of 6



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 and seven (7) waivers listed in the staff report.**



Board of County Commissioners

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

Adoption Public Hearing

February 6, 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

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Adoption Public Hearings

February 6, 2018