



***Board of County Commissioners***

**2018-1 Regular Cycle Amendments  
2018-1 Small-Scale Amendments  
and  
Concurrent Rezoning Requests**

***Adoption Public Hearings***

**June 5, 2018**



# ***Board of County Commissioners***

## **2018-1 Regular Cycle Privately- Initiated Map Amendments and Concurrent Rezoning Requests**

***Adoption Public Hearings***

**June 5, 2018**



# **2018-1 Amendment Process**

- **Transmittal public hearings**  
**LPA – December 21, 2017**  
**BCC – January 23, 2018**
- **State and regional agency comments**  
**March 2018**
- **Adoption public hearings, including Small Scale Amendments**  
**LPA – April 19, 2018**  
**BCC – June 5, 2018**



# Amendment 2018-1-A-2-1

- Agent:** Timothy Green, Green Consulting Group
- Owner:** Parks of Mt Dora, LLC
- From:** Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O/LMDR)
- To:** Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)
- Acreage:** 63.57 gross ac.
- Proposed Use:** Up to 75,000 sq. ft. of Commercial development and up to 280 multi-family dwelling units



# **Amendment 2018-1-A-2-1**

## **Staff Recommendation: CONTINUE**

- **Continue Amendment 2018-1-A-2-1 to July 10, 2018**
- **Continue Amendment 2018-1-B-FLUE-2 to July 10, 2018**
- **Continue the 2018-2 Regular Cycle Ordinance to July 10, 2018**



***Board of County Commissioners***

**2018-1 Small-Scale Privately-  
Initiated Map Amendments  
and  
Concurrent Rezoning Requests**

***Adoption Public Hearings***

**June 5, 2018**



# **Amendment 2018-1-S-1-1**

**Agent:** Darrell Nunnelley

**Owner:** Land Ronny, LLC

**From:** Rural Settlement 1/1 (RS 1/1)

**To:** Planned Development- Commercial (Assisted Living Facility) (PD-C)(ALF)

**Acreage:** 6.667 acres

**Proposed Use:** Up to 30,567 sq.ft. Assisted Living Facility with 50 beds and up to 13,000 sq. ft. of C-1 Commercial Uses



# **Amendment 2018-1-S-1-2**

**Agent:** R. Keith Yarborough

**Owners:** R. Keith and Susan M. Yarborough

**From:** Rural Settlement 1/1 (RS 1/1), Rural Settlement 1/2 (RS 1/2), and Rural Settlement 1/5 (RS 1/5)

**To:** Rural Settlement 1/2 (RS 1/2)

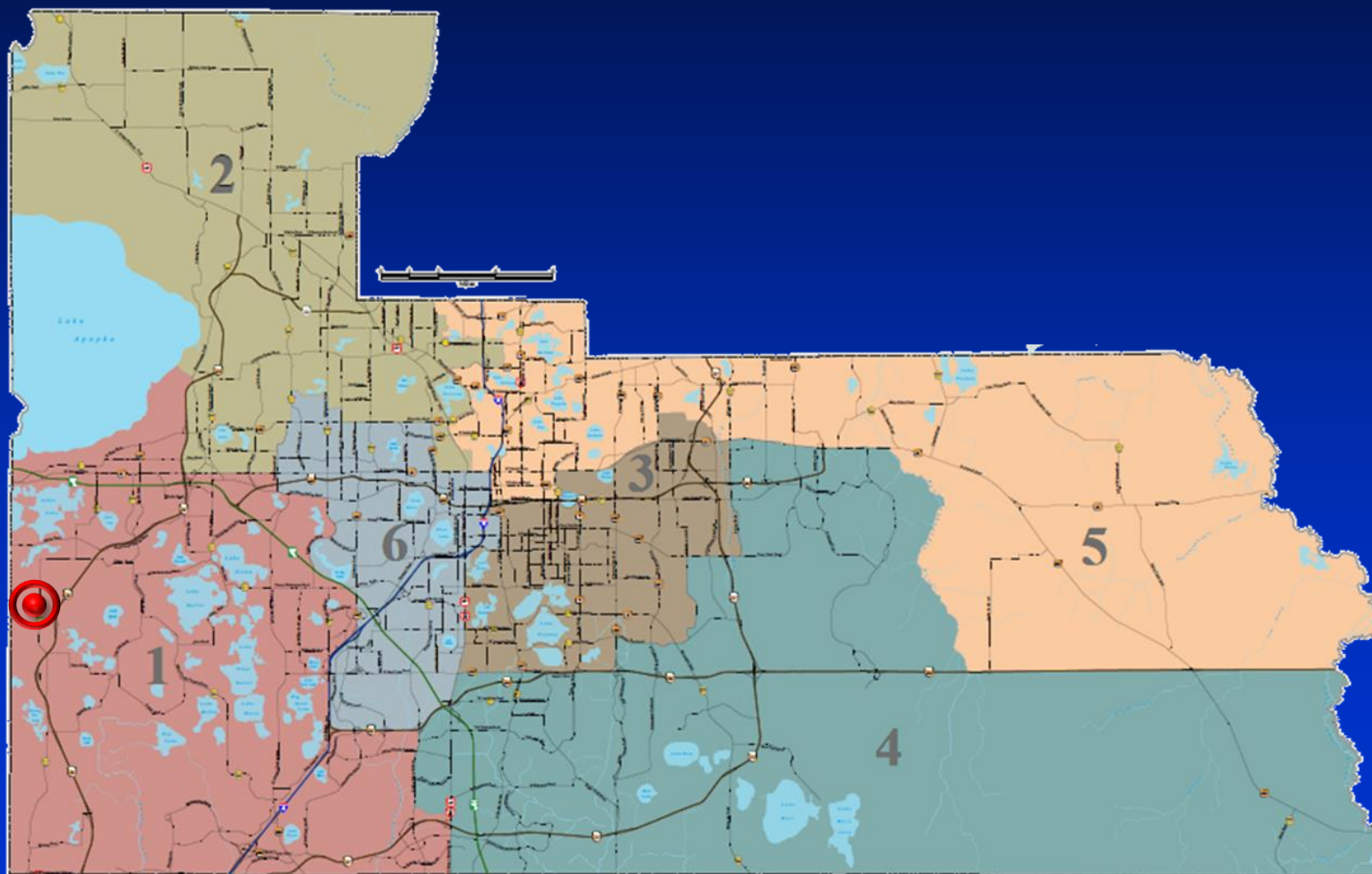
**Acreage:** 9.18 gross/net developable acres

**Proposed Use:** Up to four (4) single-family dwelling units

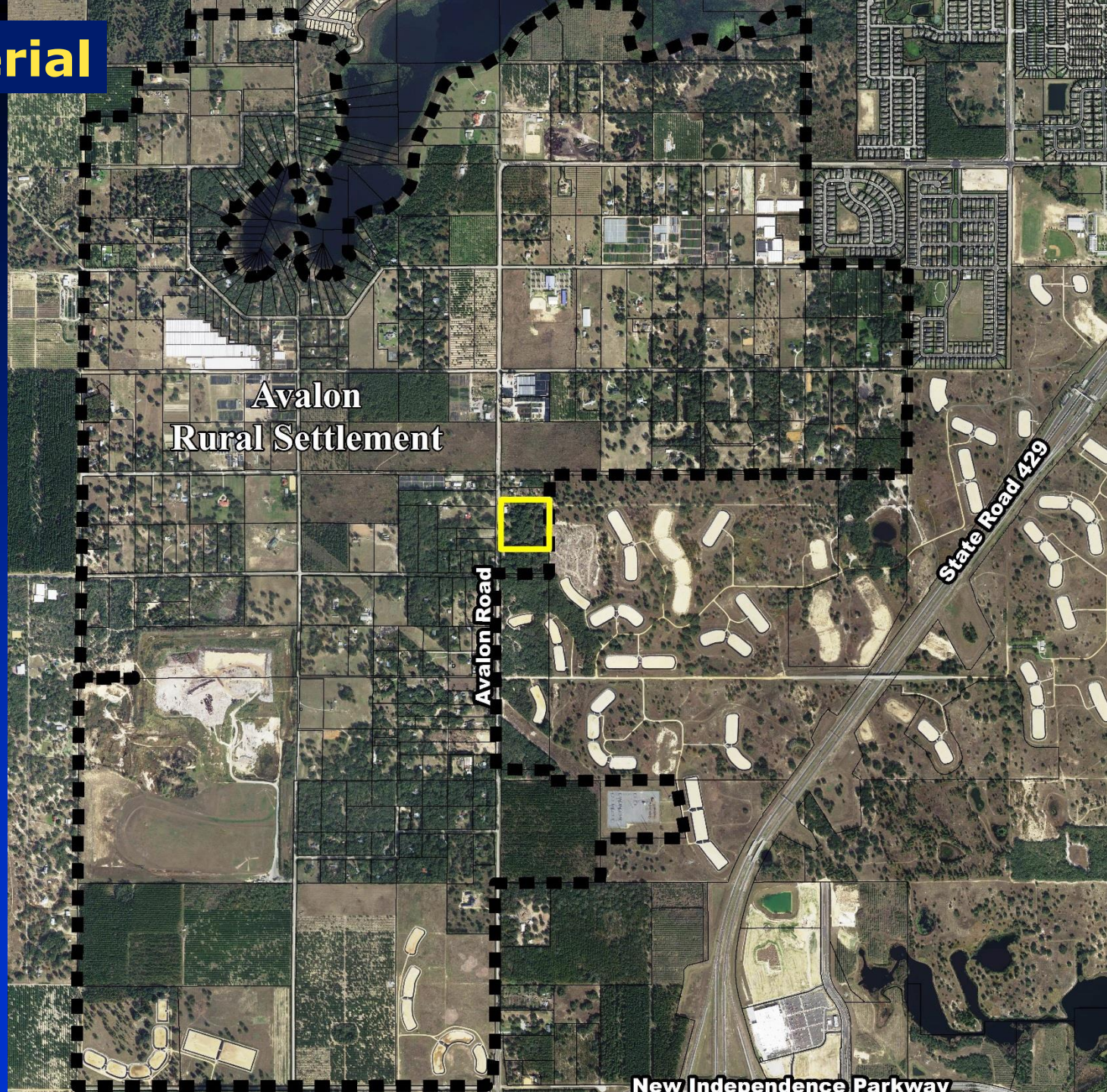


# Amendment 2018-1-S-1-2

## Location



# Aerial



Avalon  
Rural Settlement

Avalon Road

State Road 429

New Independence Parkway

**Aerial**



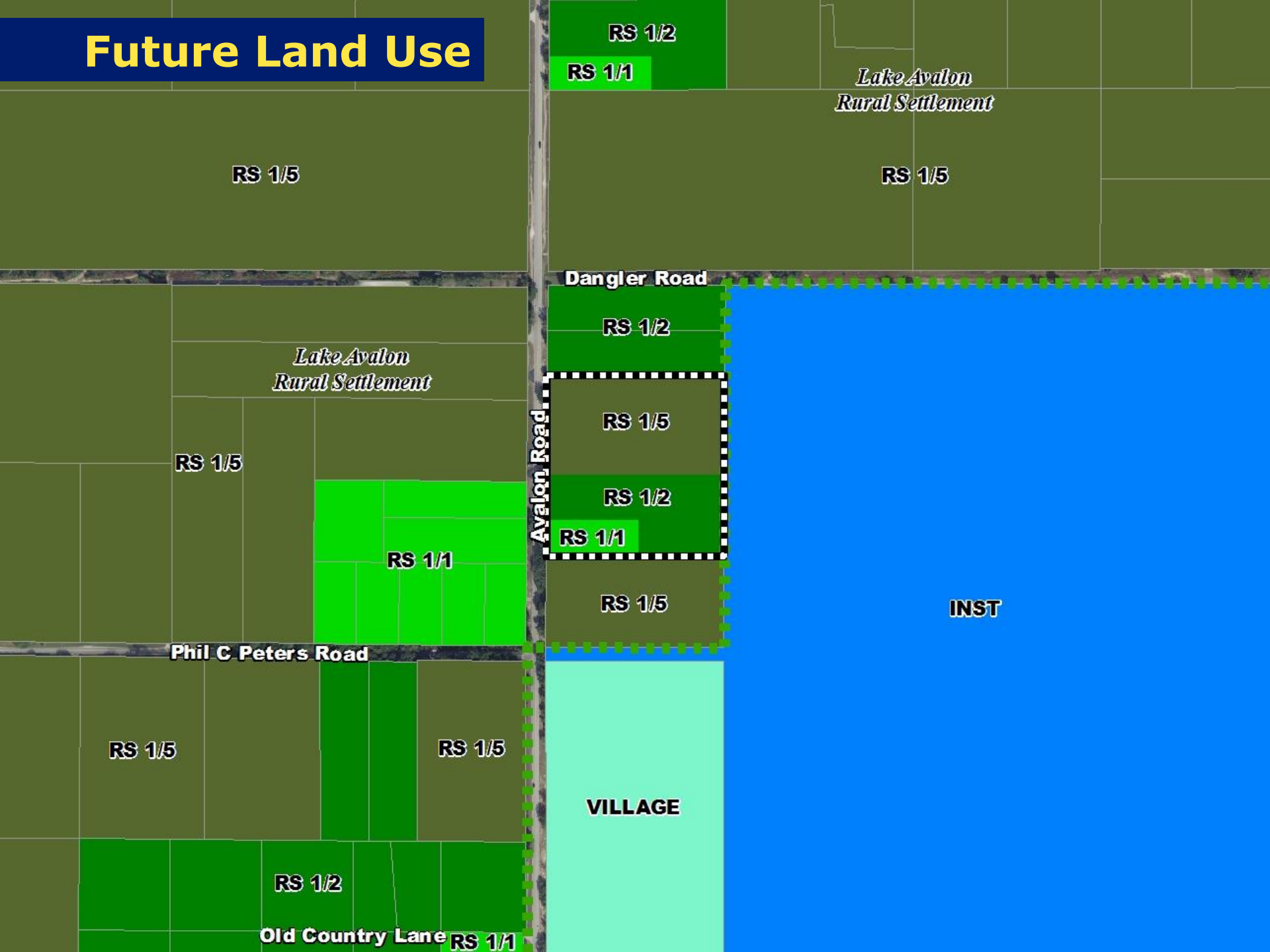
**Dangler Road**

**Avalon Road**

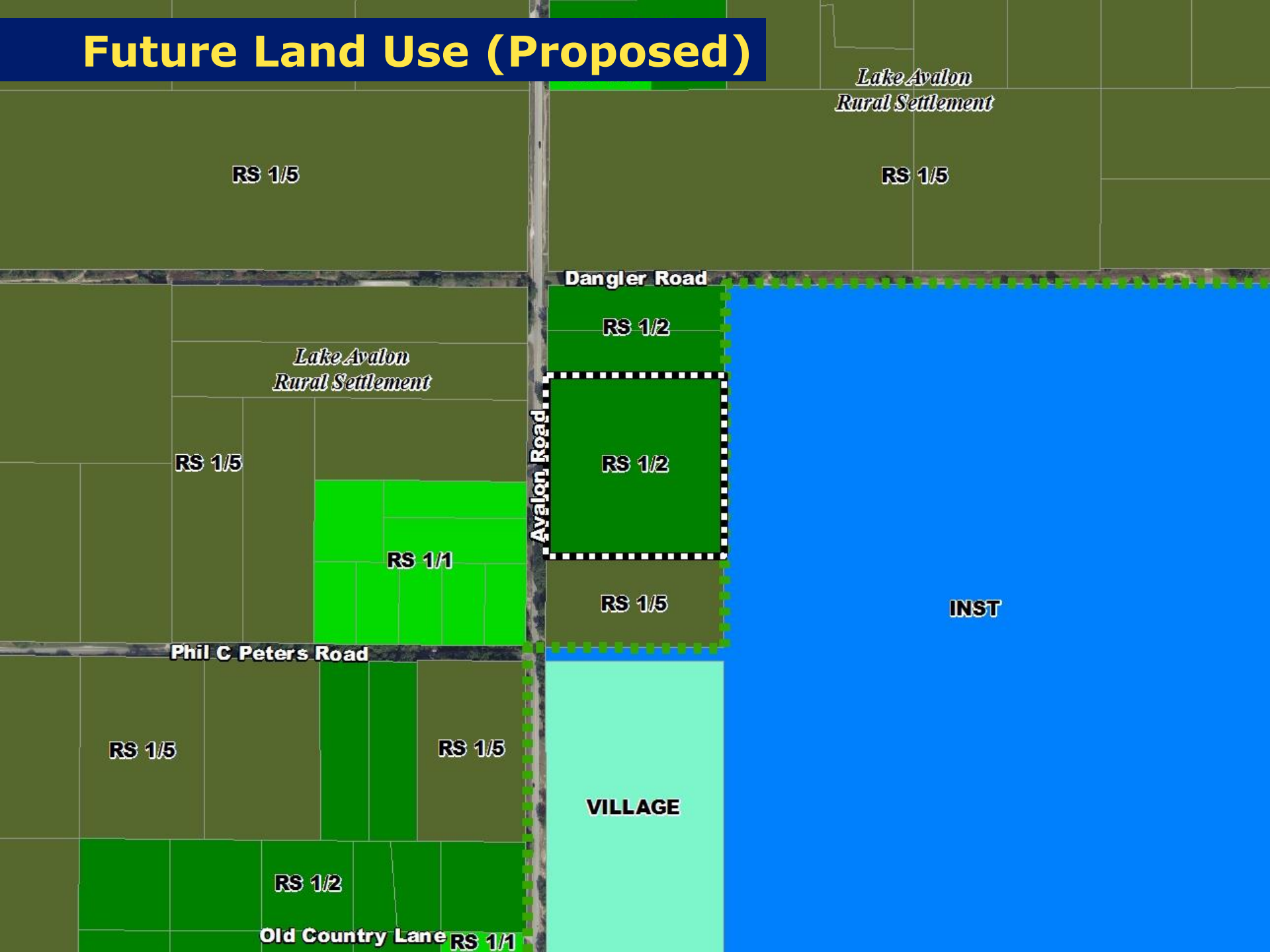
**Phil C Peters Road**

**Old Country Lane**

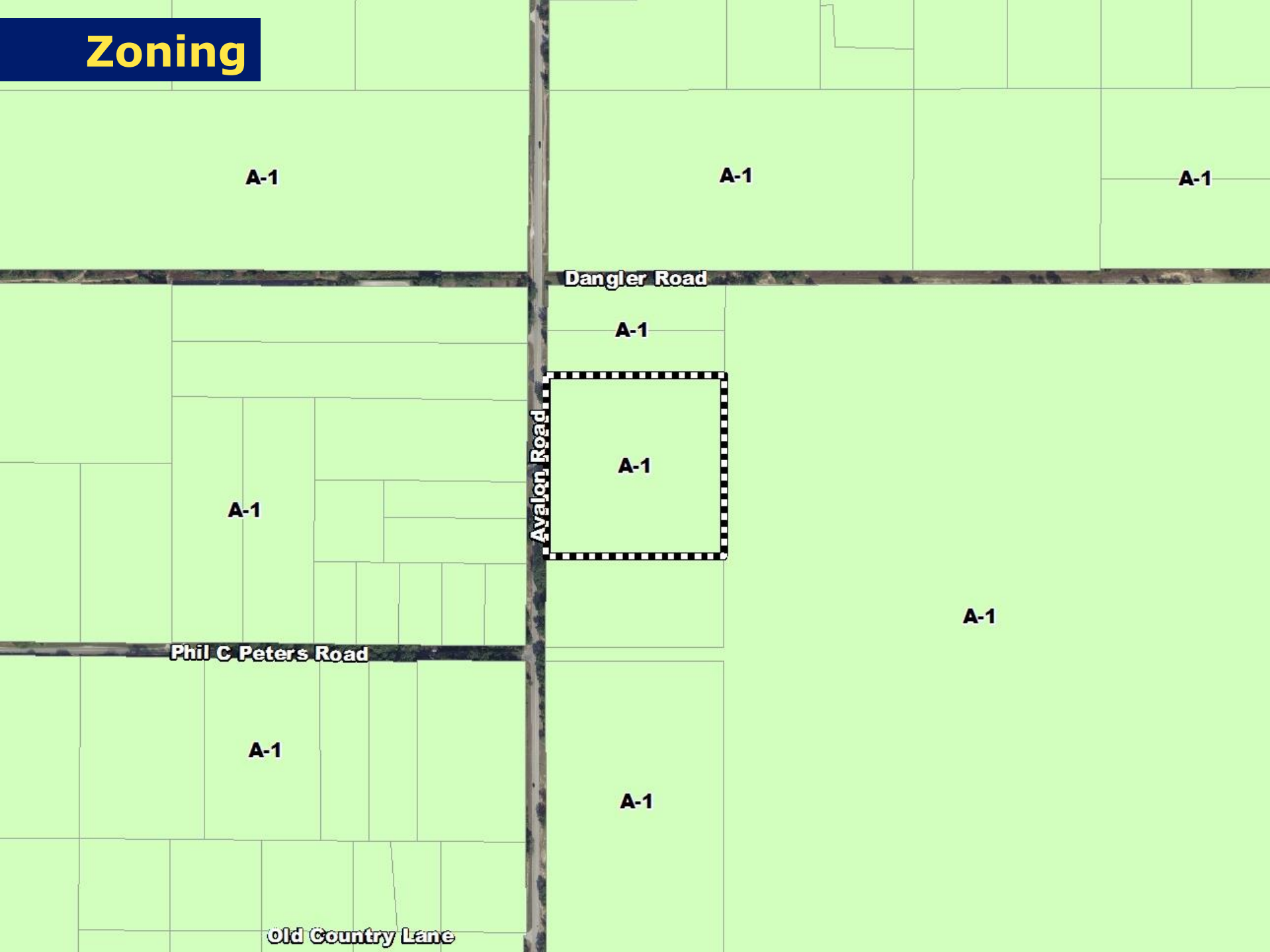
# Future Land Use



# Future Land Use (Proposed)



# Zoning



A-1

A-1

A-1

Dangler Road

A-1

Avalon Road

A-1

A-1

A-1

Phil C Peters Road

A-1

A-1

Old Country Lane



# **Amendment 2018-1-S-1-2**

**Staff Recommendation:                      ADOPT**

**LPA Recommendation:                      ADOPT**

## **Action Requested**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objectives FLU6.2 and FLU8.2 and Policies FLU6.2.5, FLU6.2.6, FLU6.3.5, and FLU8.2.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2018-1-S-1-2, Rural Settlement 1/1 (RS 1/1), Rural Settlement 1/2 (RS 1/2), and Rural Settlement 1/5 (RS 1/5) to Rural Settlement 1/2 (RS 1/2)**



# **Amendment 2018-1-S-1-3** **(fka 2017-2-S-1-4) and LUP-17-08-247**

**Agent:** Glen Pawlowski

**Owner:** Geraldine & Raymond Aldridge / Ergin Emercan

**From:** Low Density Residential (LDR) and R-CE  
(Country Estate)

**To:** Planned Development-Commercial (Assisted  
Living Facility) (PD-C)(ALF) and PD (Certus  
Senior Living PD)

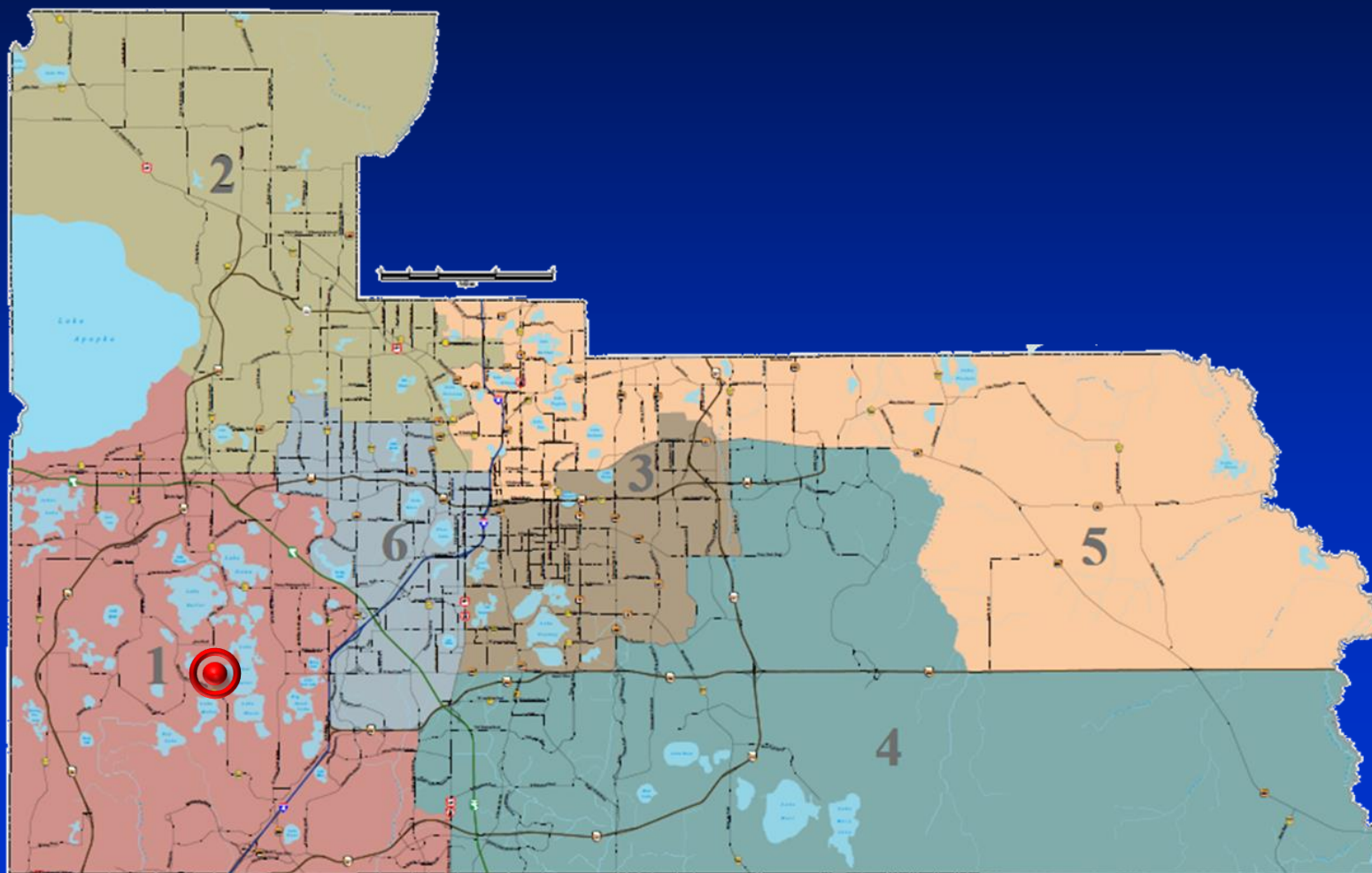
**Acreage:** 5.42 gross acres/4.76 developable acres

**Proposed Use:** An approximately 46,000 sq. ft. assisted living  
facility with 64 beds

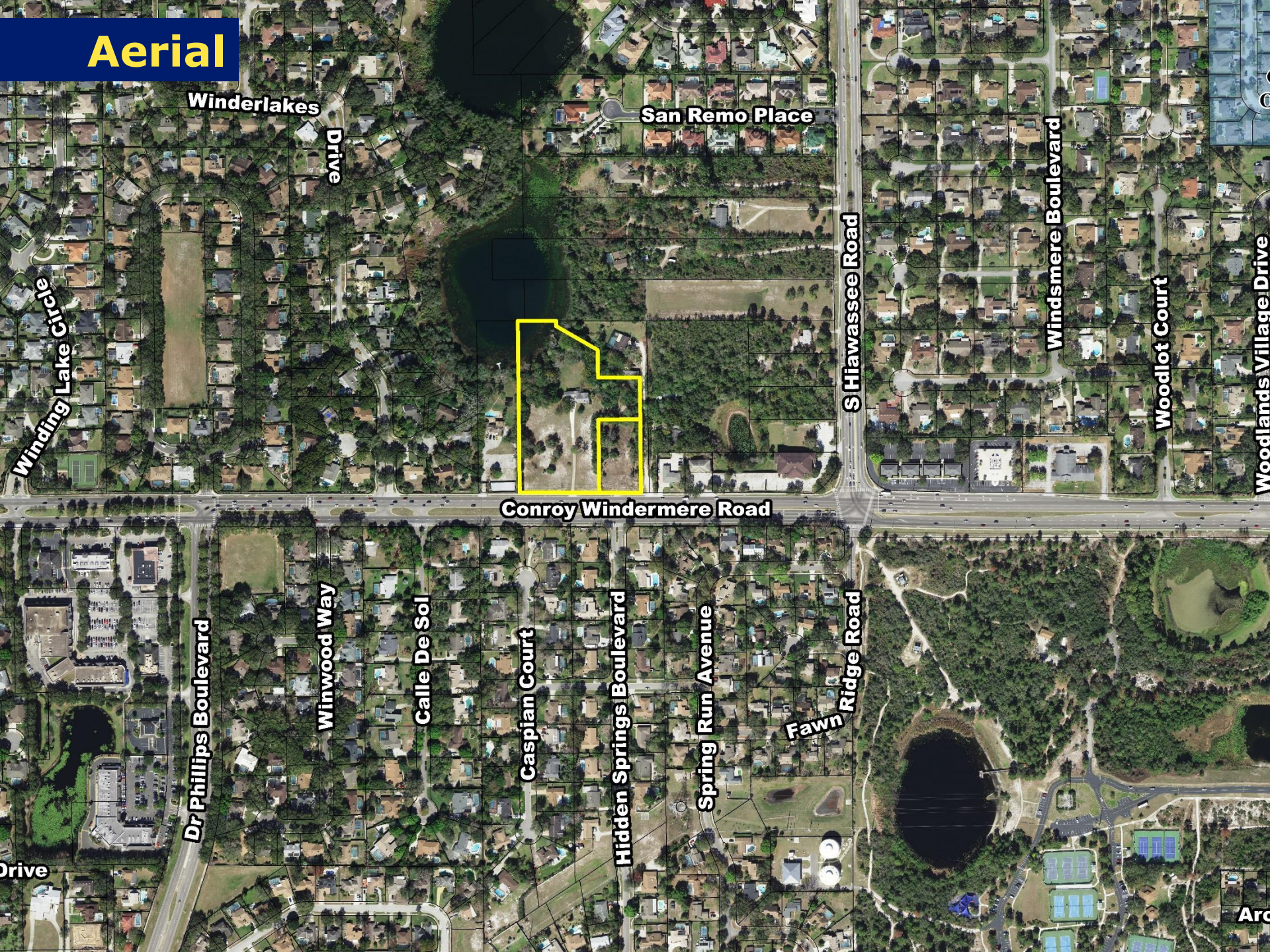


# Amendment 2018-1-S-1-3 and LUP-17-08-247

## Location



# Aerial



Winderlakes Drive

San Remo Place

Windsmere Boulevard

Woodlot Court

Woodlands Village Drive

S Hiawasse Road

Conroy Windermere Road

Dr Phillips Boulevard

Winwood Way

Calle De Sol

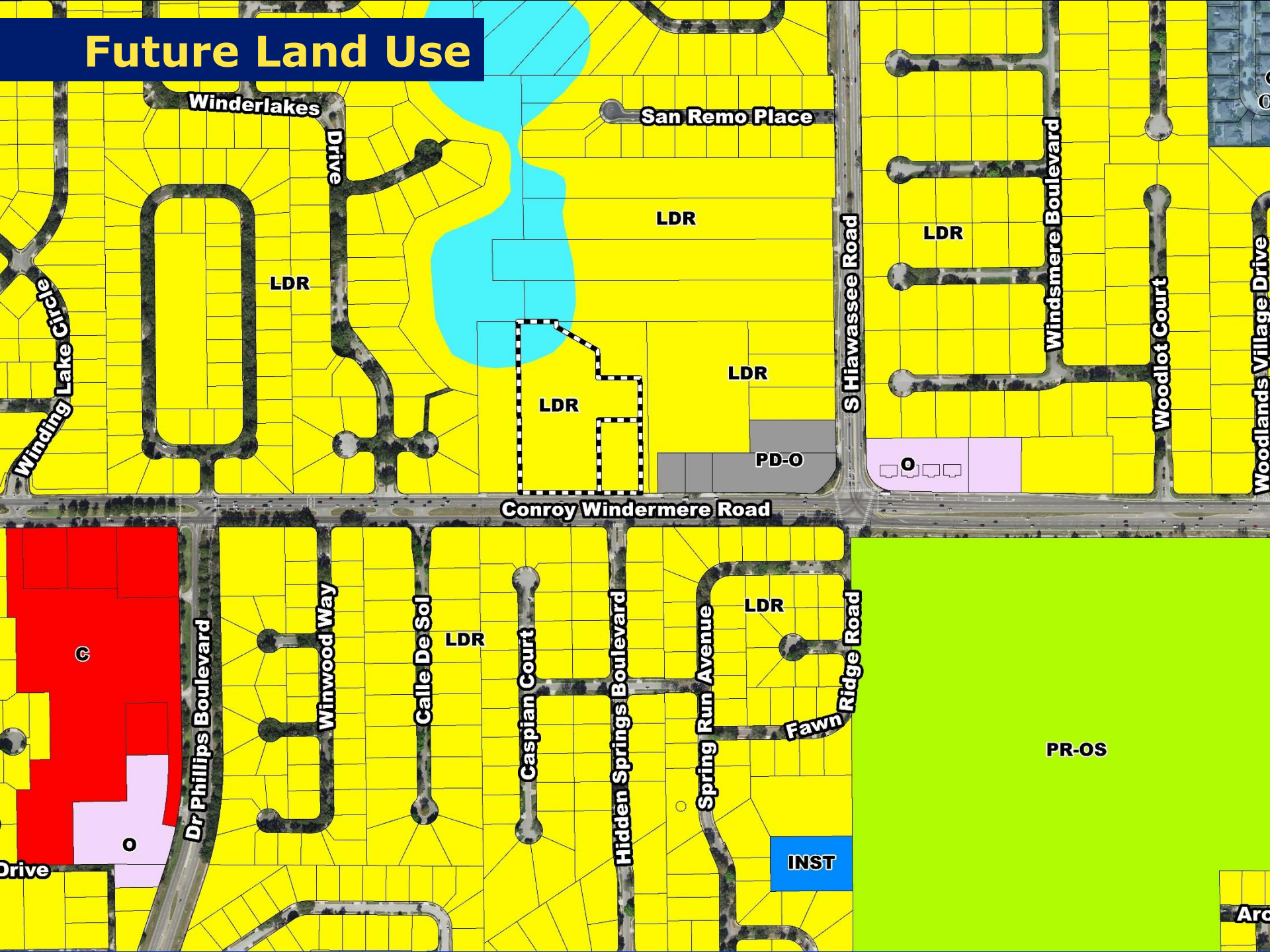
Caspian Court

Hidden Springs Boulevard

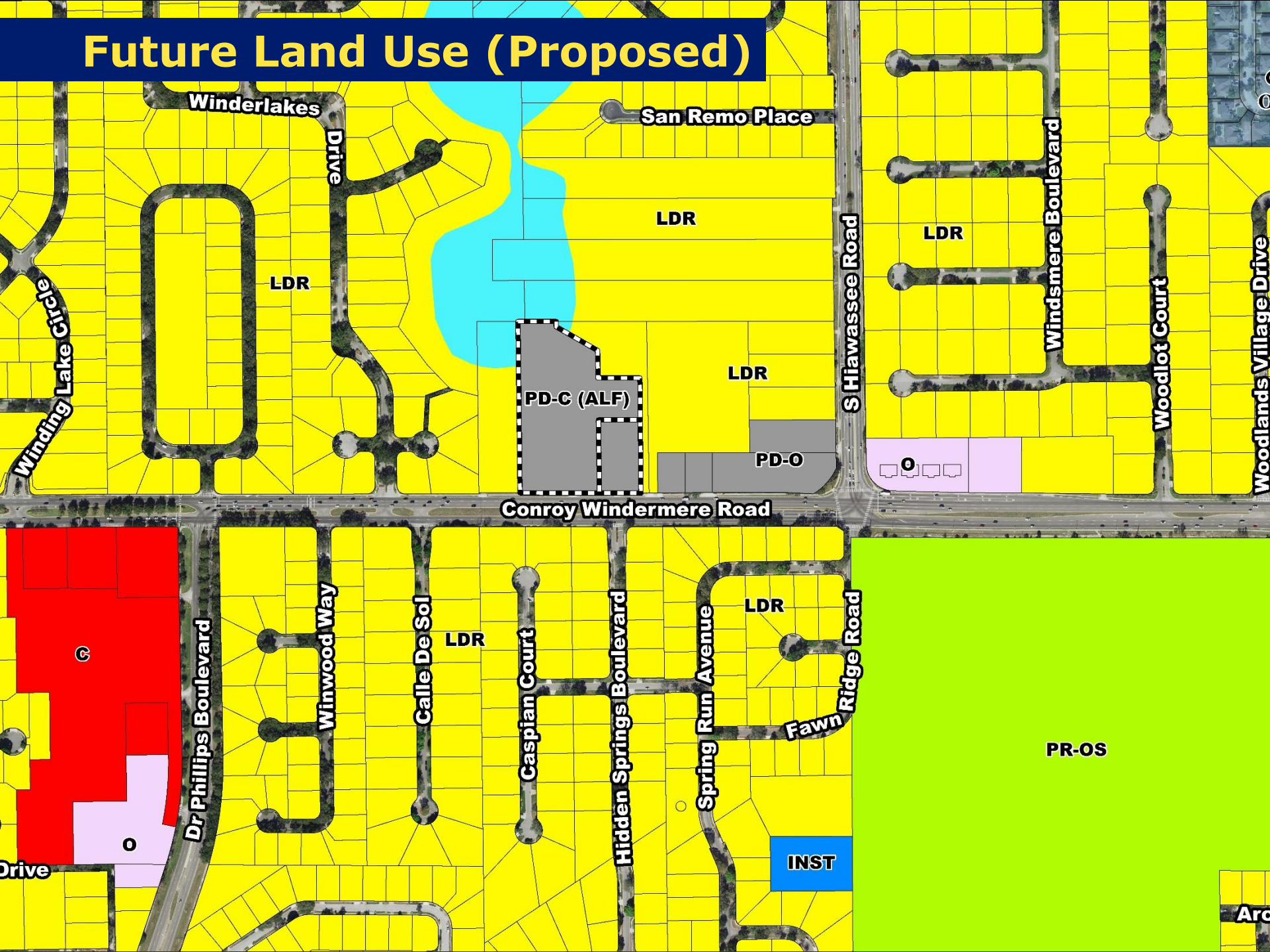
Spring Run Avenue

Fawn Ridge Road

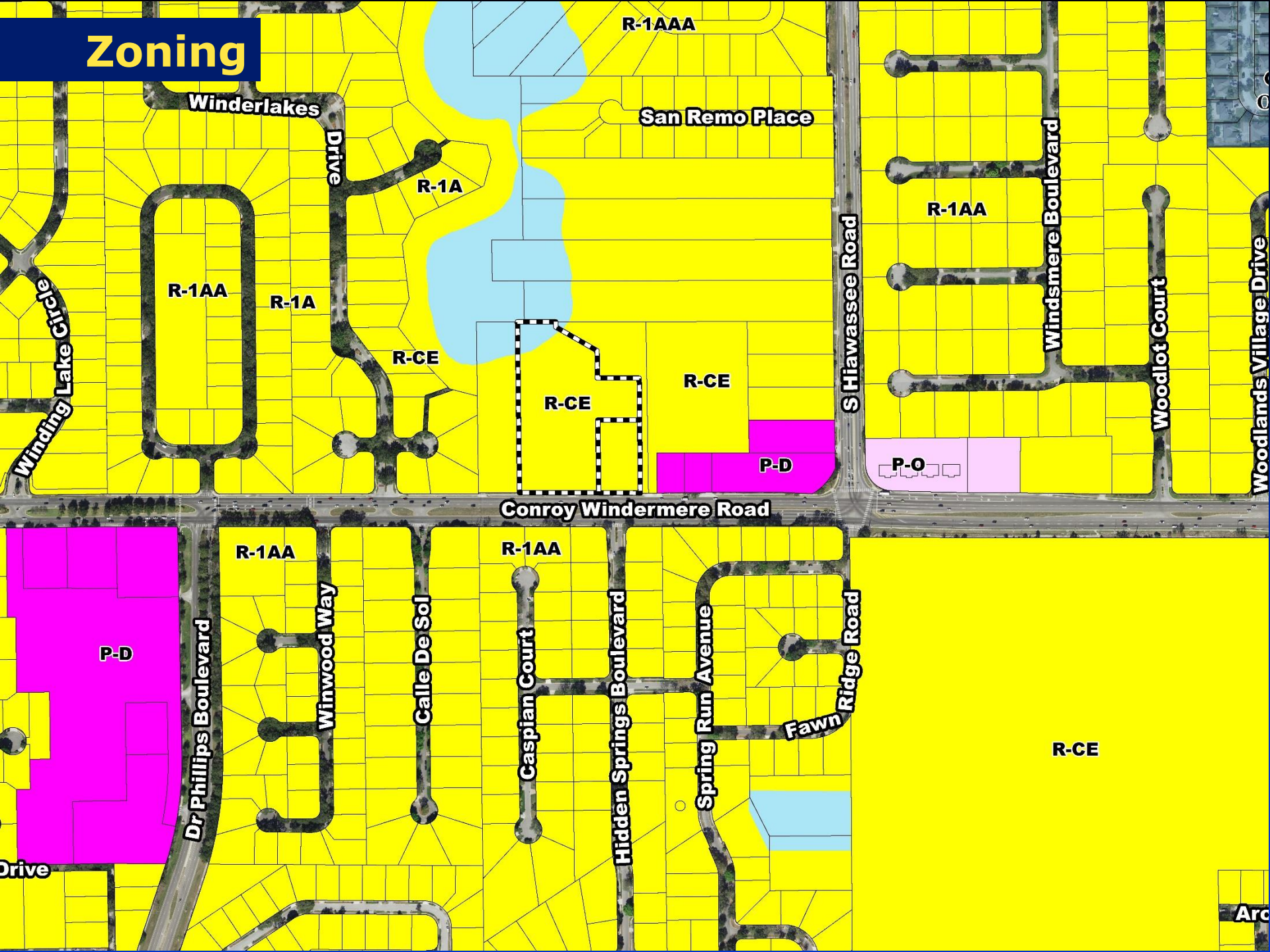
# Future Land Use



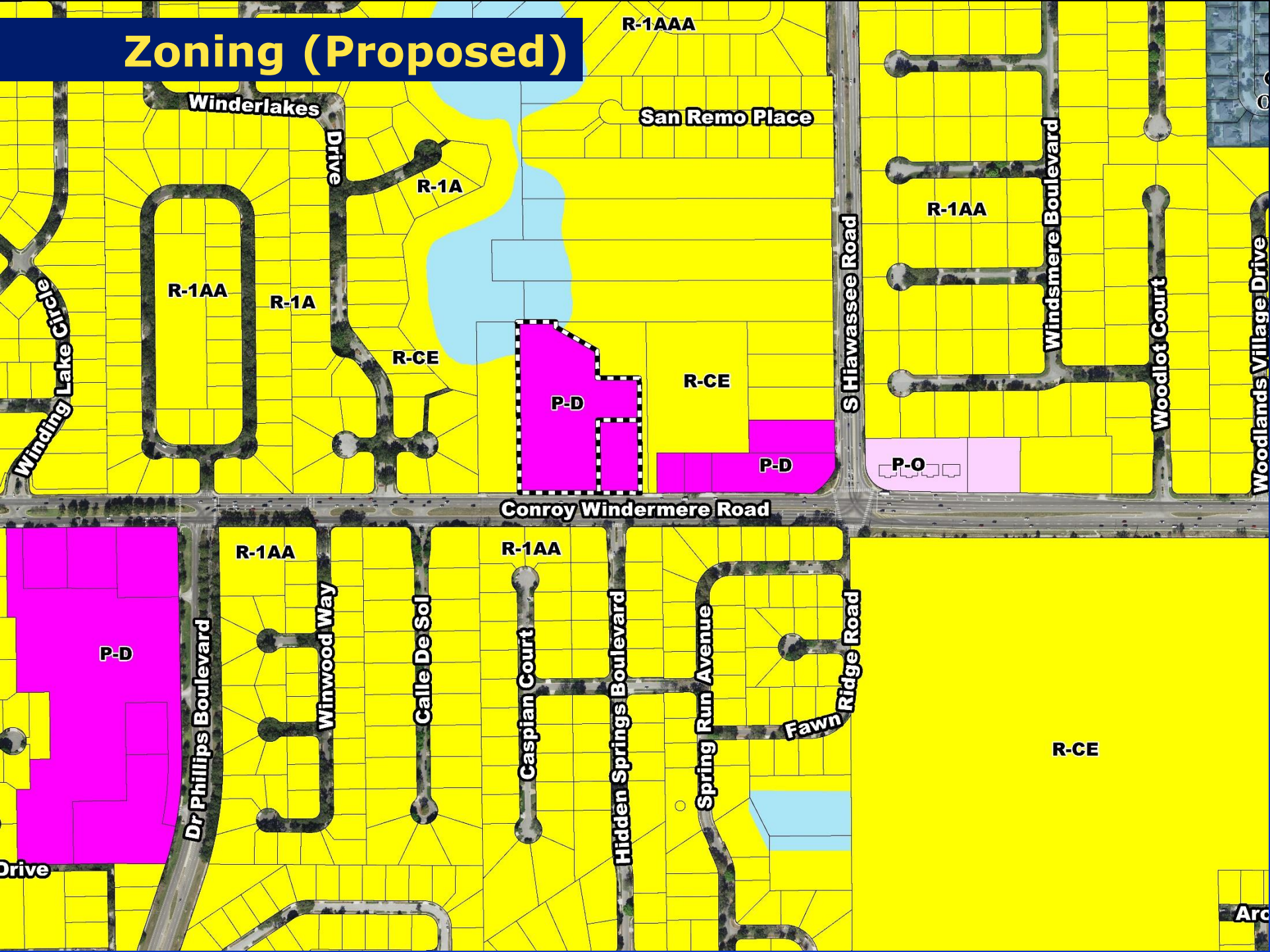
# Future Land Use (Proposed)



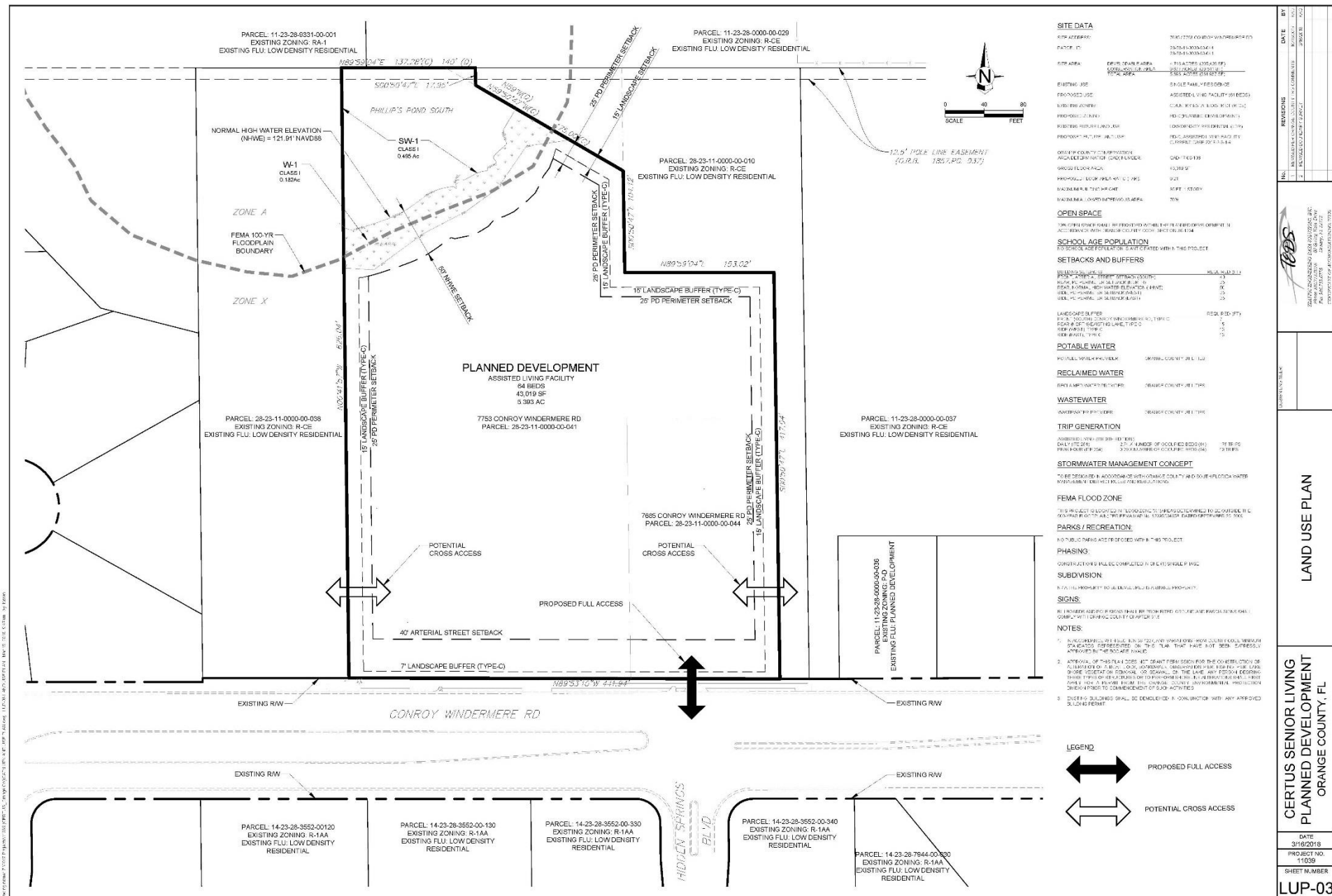
# Zoning



# Zoning (Proposed)



# CERTUS Senior Living Land Use Plan





# **Amendment 2018-1-S-1-3**

**Staff Recommendation:                      ADOPT**

**LPA Recommendation:                      ADOPT**

**Action Requested**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective OBJ2.1 and Policies FLU1.1.5, FLU 1.4.1, FLU1.4.2, FLU1.4.4, FLU1.4.13, FLU8.1.4, FLU8.2.1, FLU8.2.10, FLU8.2.11; and Neighborhood Element Objective OBJ N1.1)**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2017-2-S-1-4, Low Density Residential (LDR) to Planned Development – Commercial (PD-C)**



**LUP-17-08-247**

**DRC Recommendation: APPROVE**

**PZC Recommendation: APPROVE**

### **Action Requested**

- **Make a finding of consistency with the Comprehensive Plan and APPROVE Case Rezoning LUP-17-08-247, CERTUS Senior Living Use Plan (PD/LUP), subject to the fourteen (14) conditions listed in the staff report.**



# **Amendment 2018-1-S-2-1**

**Agent:** Alexander Juras

**Owner:** Micah D. Bass Revocable Trust

**From:** Low Density Residential (LDR)

**To:** Commercial (C)

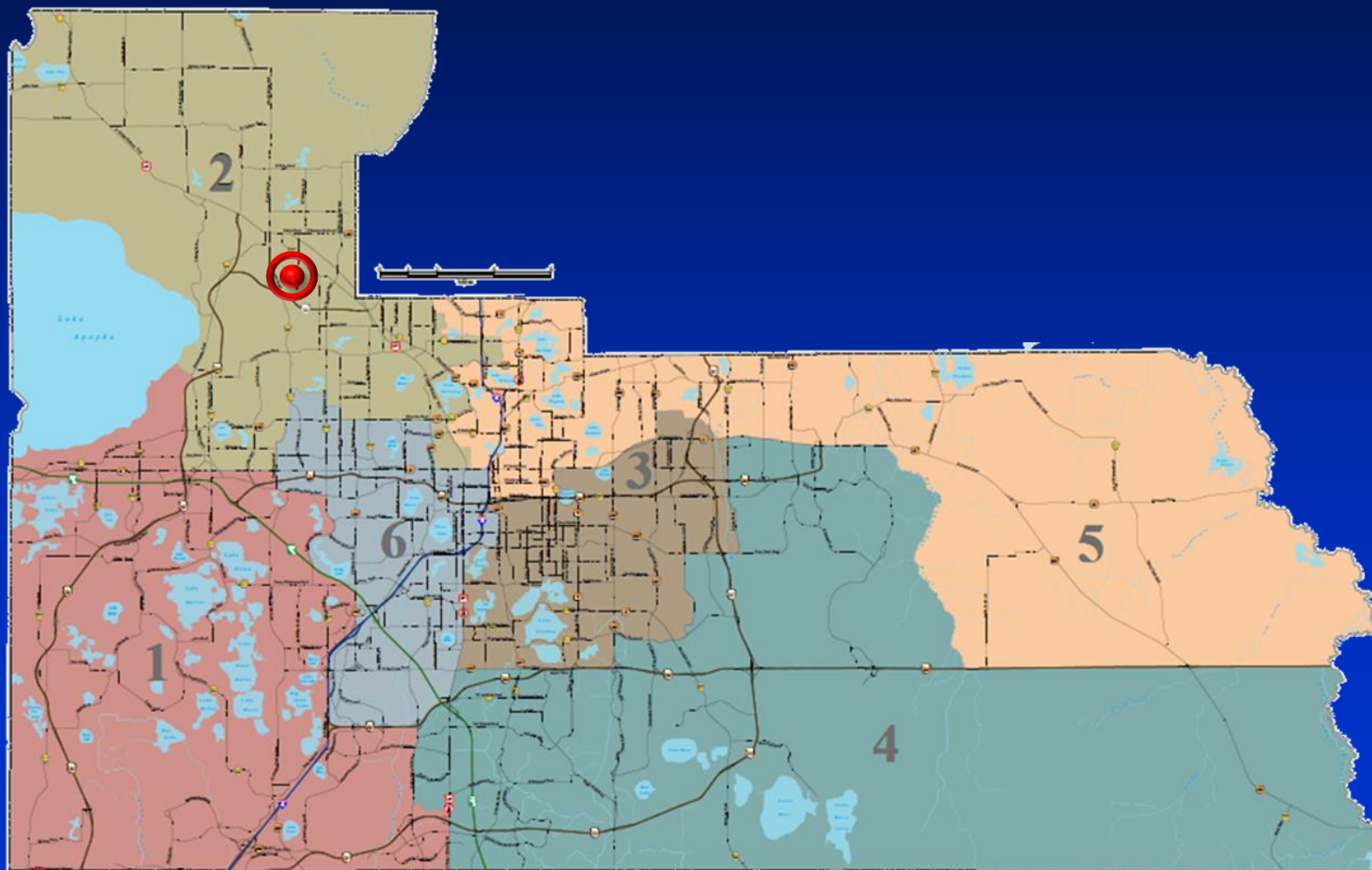
**Acreage:** 0.48-gross acre

**Proposed Use:** 5,056 square feet of commercial development



# Amendment 2018-1-S-2-1

## Location



**Aerial**



MOTT AV

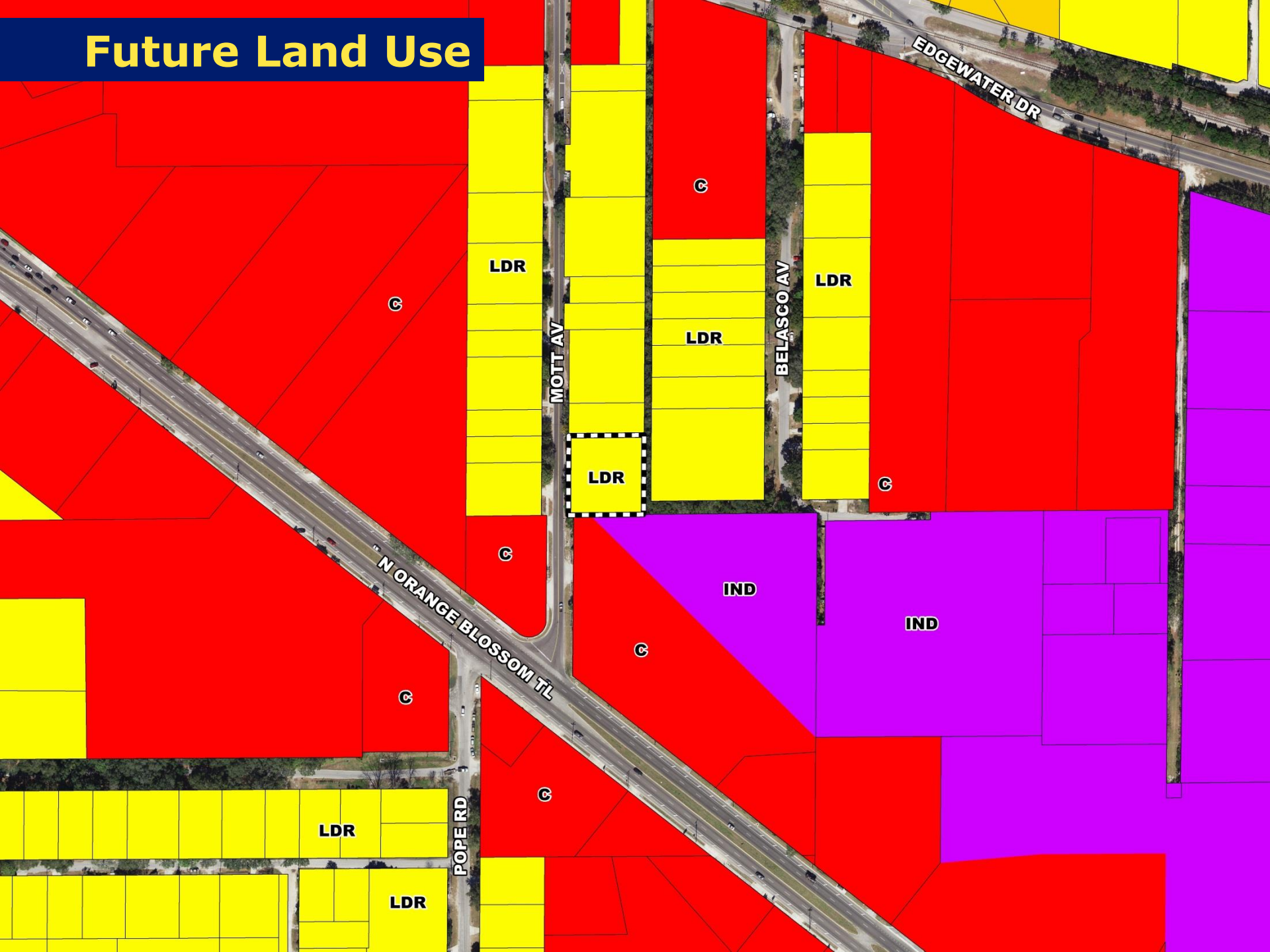
BELASCO AV

EDGEWATER DR

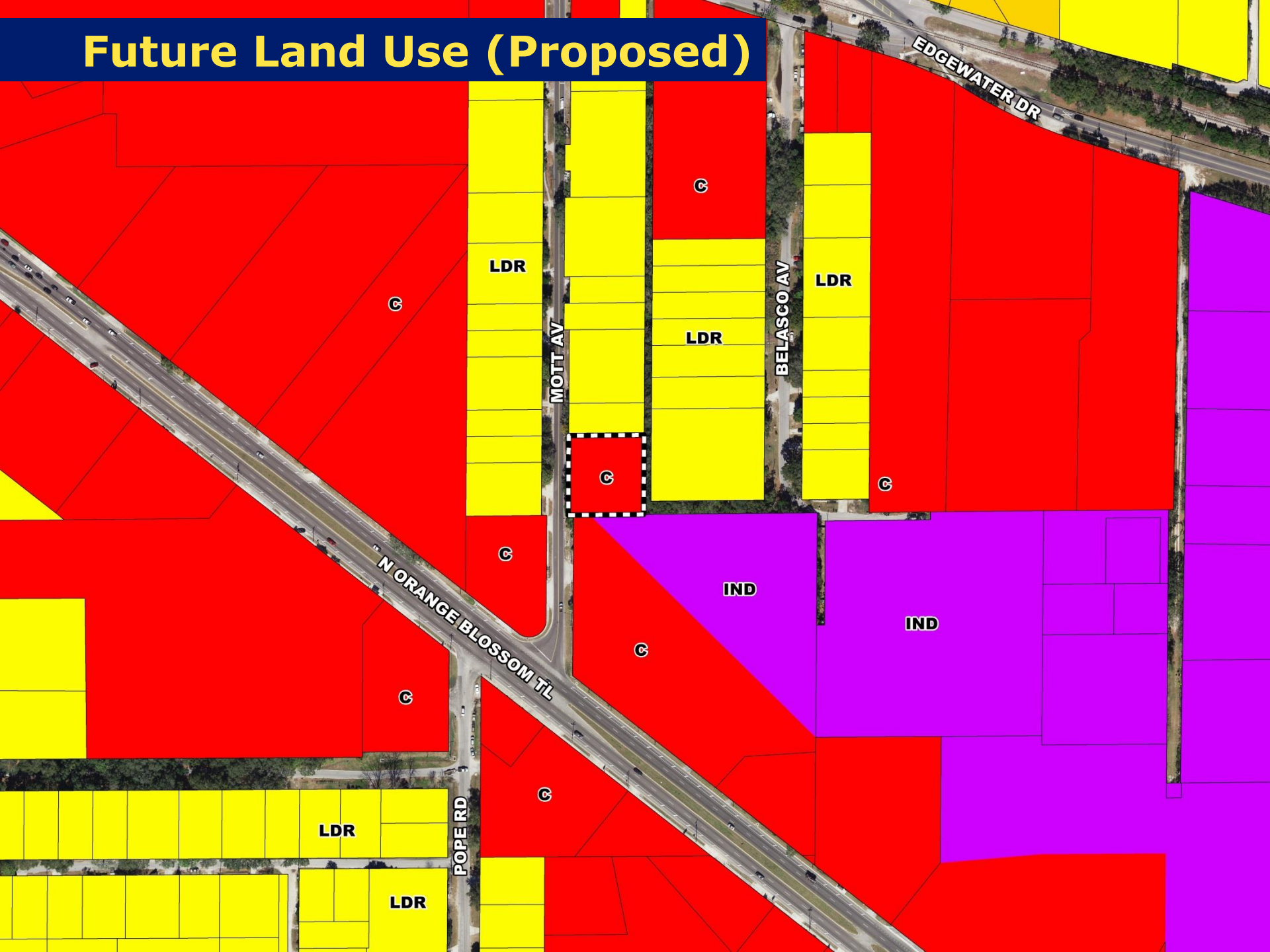
N ORANGE BLOSSOM TL

POPE RD

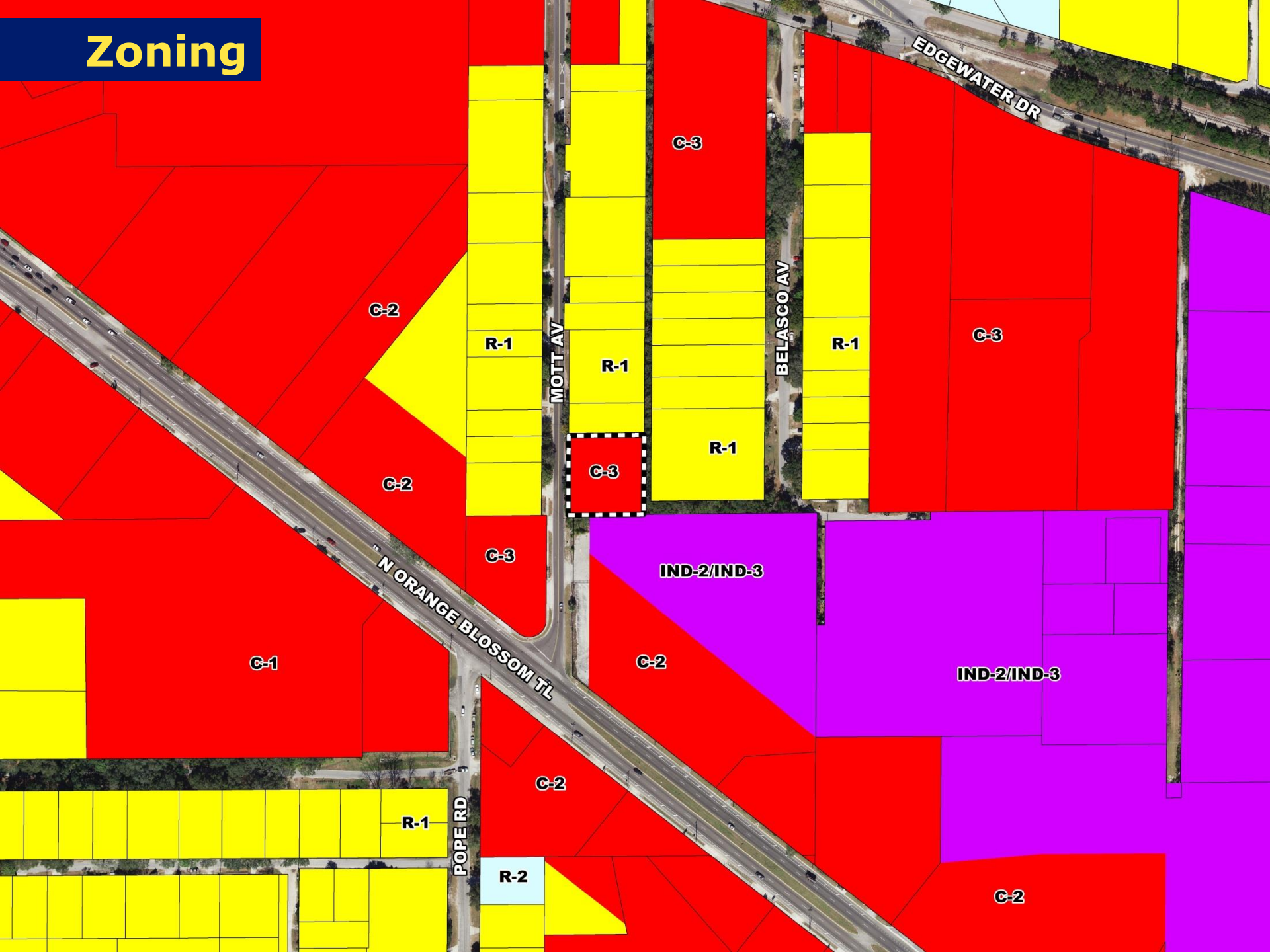
# Future Land Use



# Future Land Use (Proposed)



# Zoning





# **Amendment 2018-1-S-2-1**

**Staff Recommendation: ADOPT**

**LPA Recommendation: ADOPT**

## **Action Requested**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective FLU8.2 and Policies FLU1.1.5, FLU1.4.4, FLU1.4.6, and FLU8.2.1)**
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Amendment 2018-1-S-2-1, Low Density Residential (LDR) to Commercial (C)**



# **Amendment 2018-1-S-4-1**

## **Rezoning RZ-18-04-001**

**Owner:** Phin Phan, Saoun Phan, and Rethi Chheoun

**Agent:** Phin Phan

**From:** Rural Settlement 1/2 (RS 1/2) and R-CE-2 (Rural Residential)

**To:** Rural Settlement 1/1 (RS 1/1) and R-CE (Country Estate)

**Acreage:** 2.11 gross acres

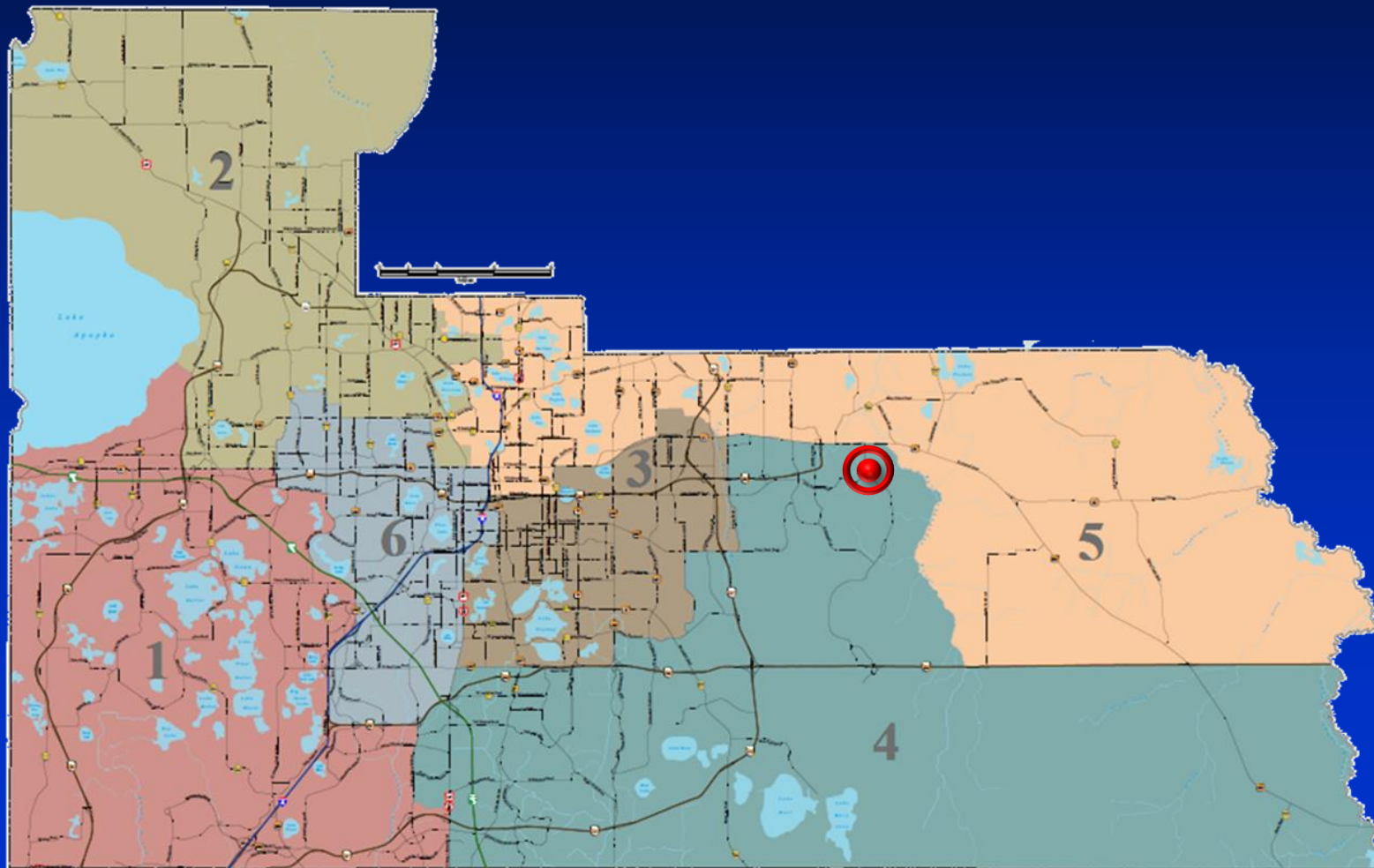
**Proposed Use:** Two (2) Single-family dwelling units



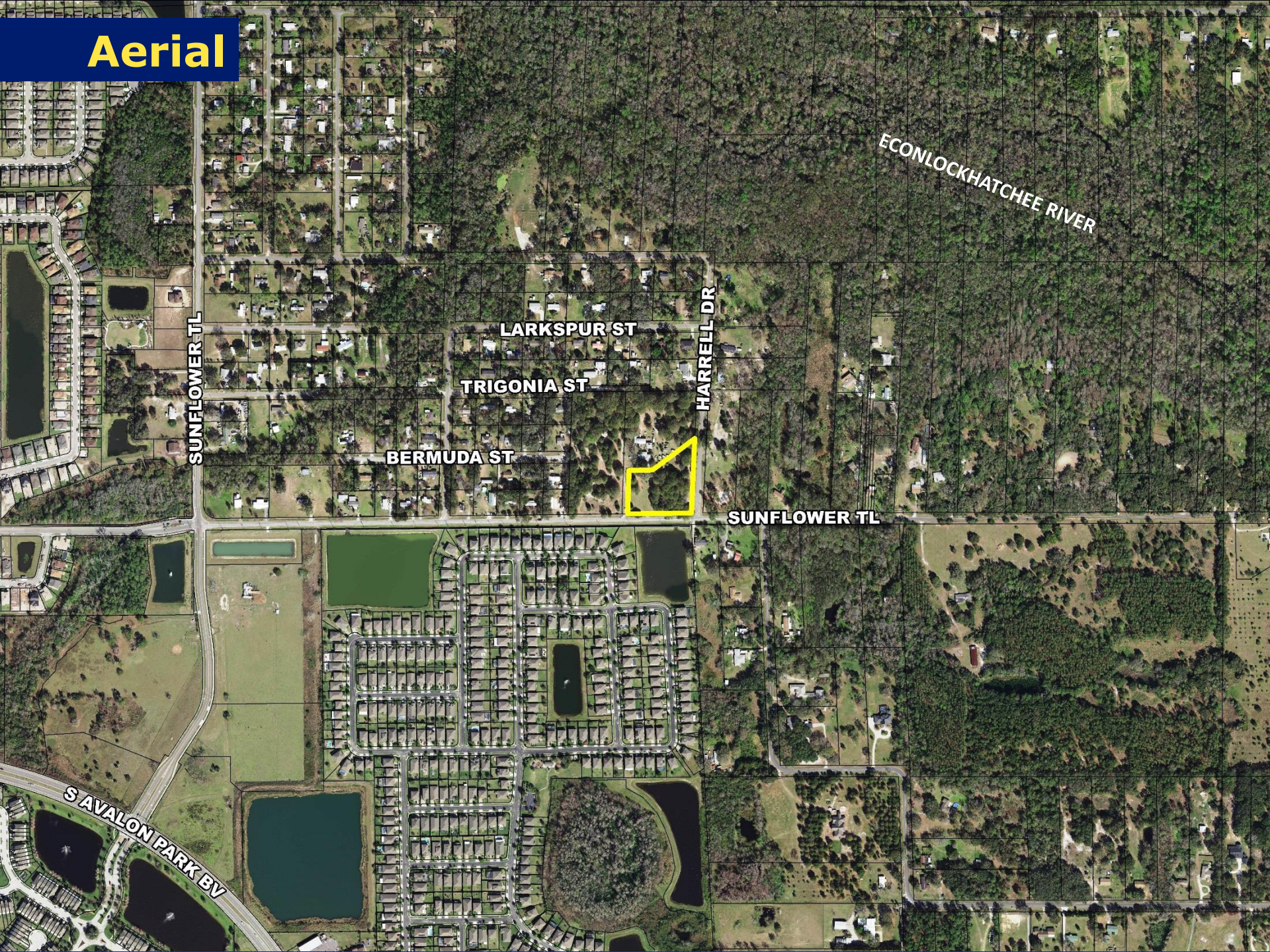
# Amendment 2018-1-S-4-1

## Rezoning RZ-18-04-001

### Location



**Aerial**



ECONLOCKHATCHEE RIVER

SUNFLOWER TL

LARKSPUR ST

TRIGONIA ST

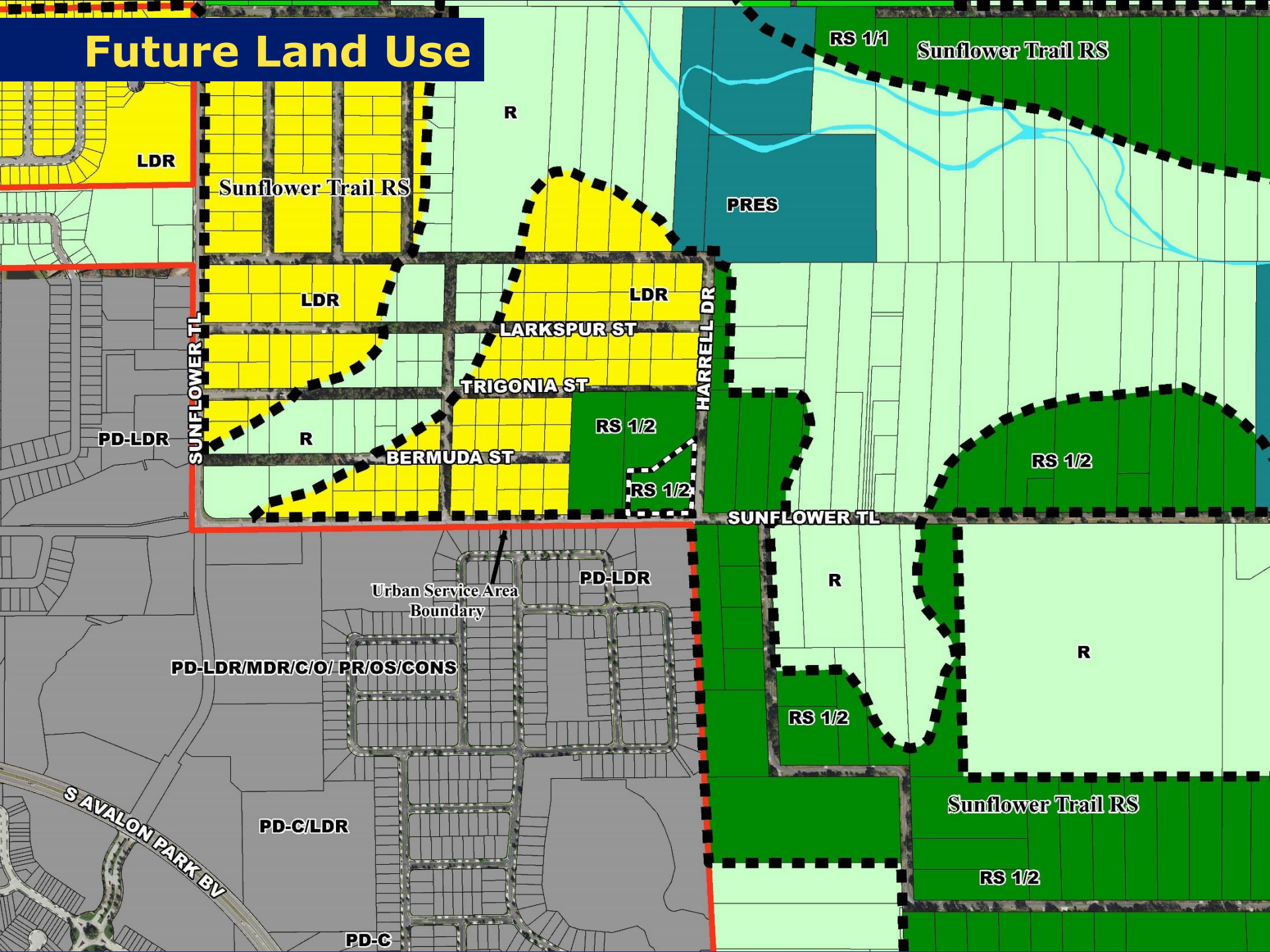
BERMUDA ST

HARRELL DR

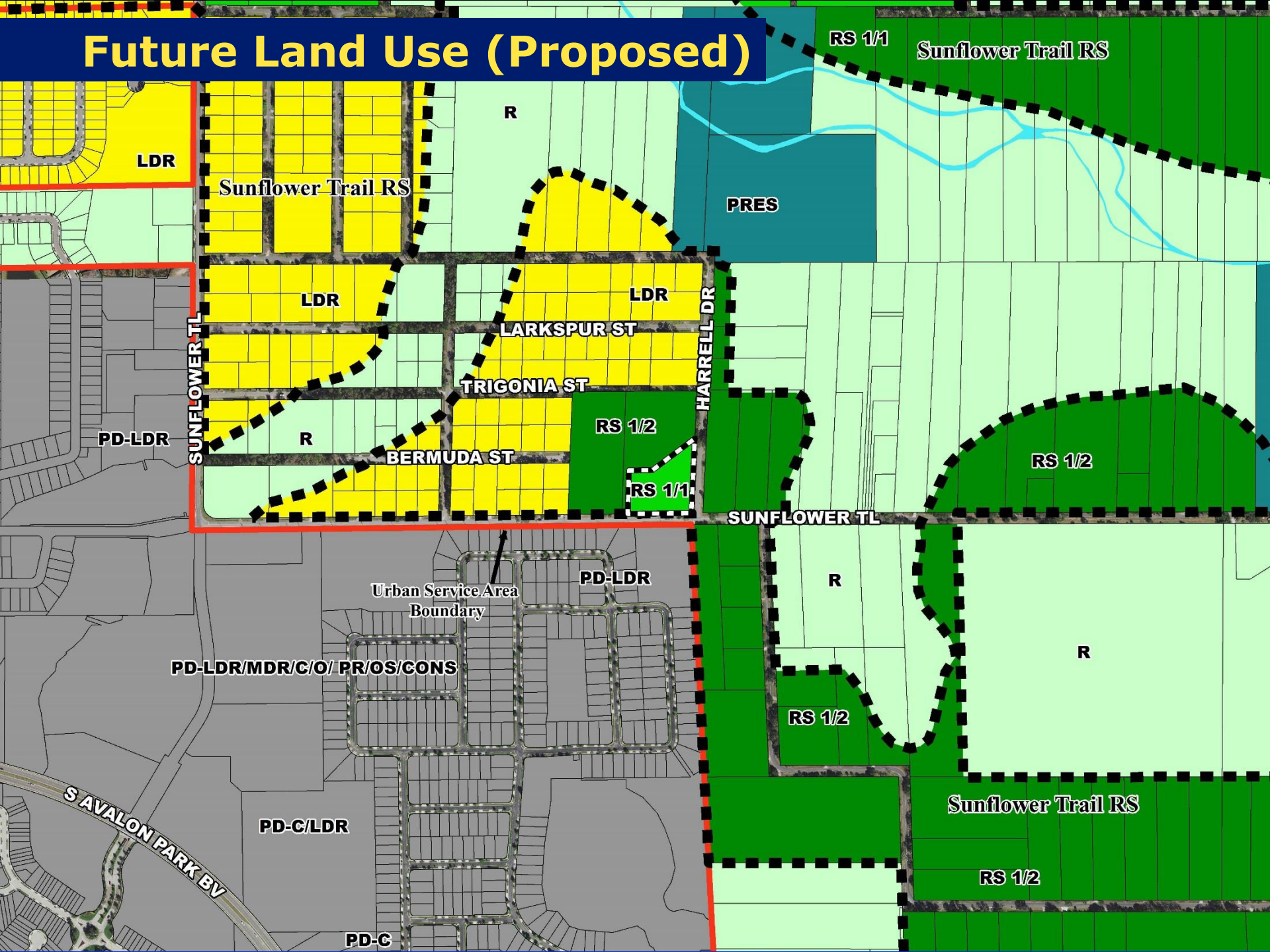
SUNFLOWER TL

S AVALON PARK BV

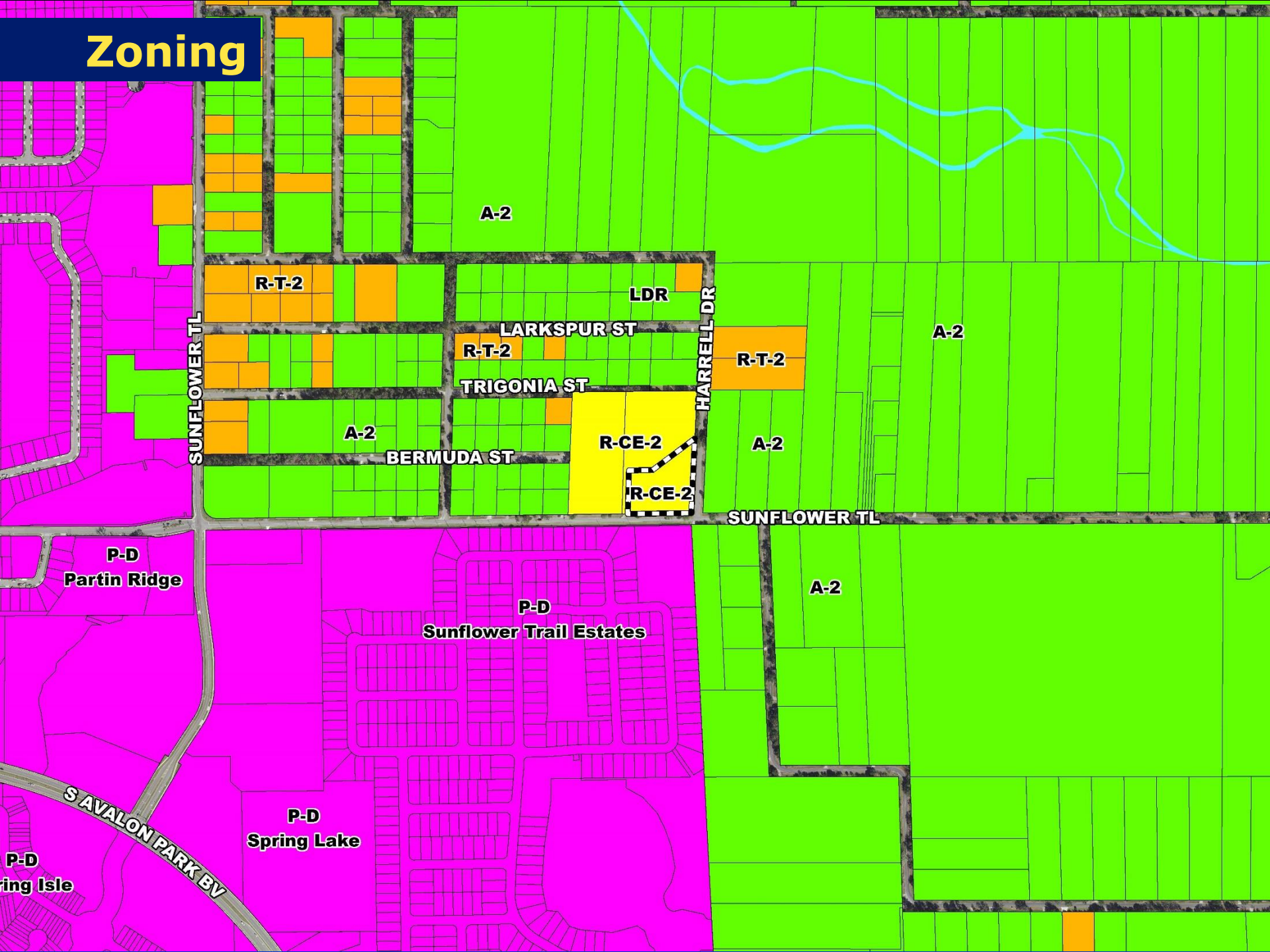
# Future Land Use



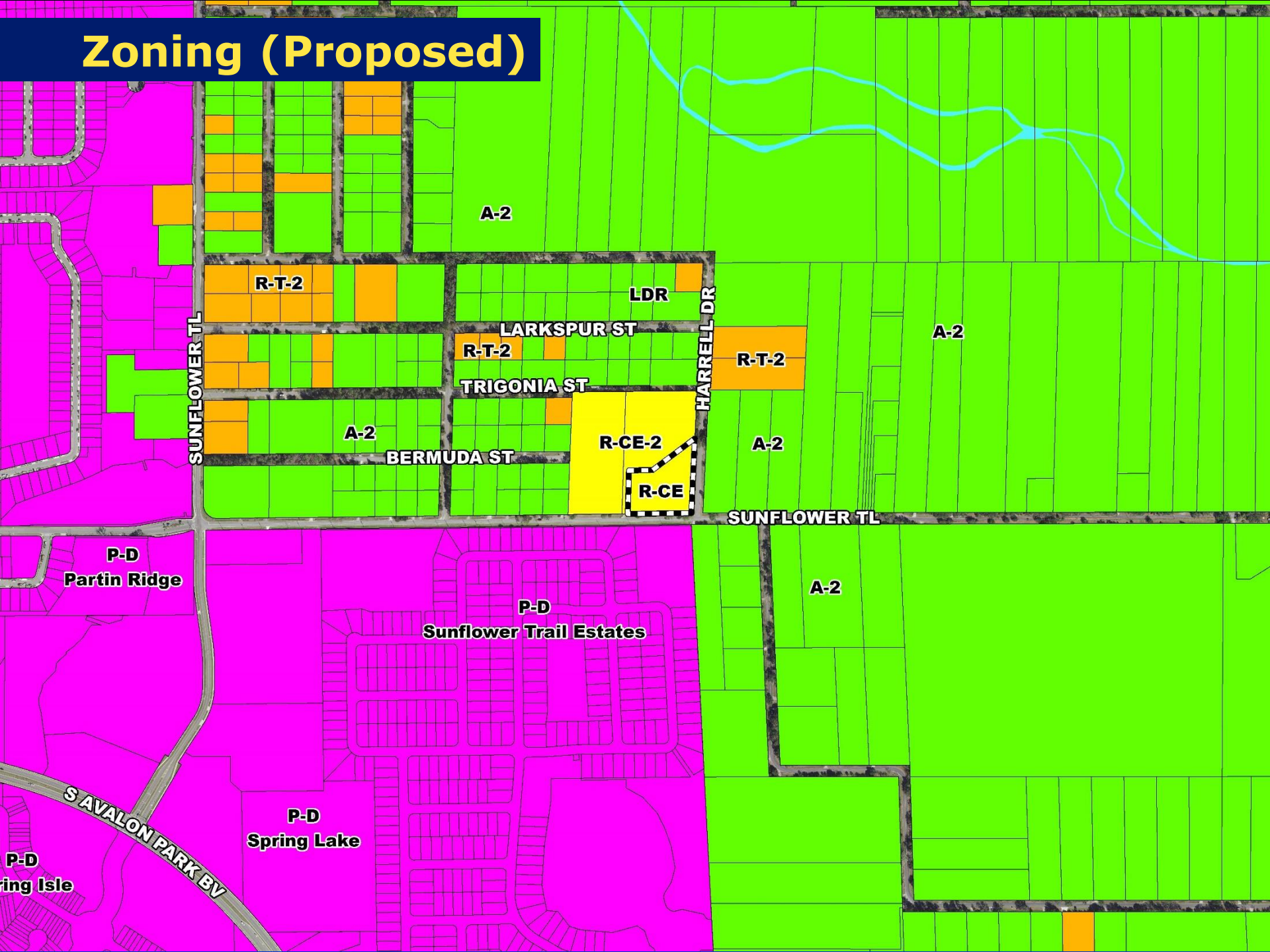
# Future Land Use (Proposed)



# Zoning



# Zoning (Proposed)





# **Amendment 2018-1-S-4-1**

**Staff Recommendation:                      ADOPT**

**LPA Recommendation:                      ADOPT**

## **Action Requested**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Policies FLU6.2.5, FLU 6.2.8 FLU8.2.1, and FLU8.2.2 and FLU OBJ8.2);**
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Amendment 2018-1-S-4-1 Rural Settlement 2/1 RS 2/1) to Rural Settlement 1/1 (RS 1/1).**



**RZ-18-04-001**

**Staff Recommendation: APPROVE**

**PZC Recommendation: APPROVE**

**Action Requested**

- **Make a finding of consistency with the Comprehensive Plan and APPROVE Rezoning case RZ-18-04-001 from R-CE-2 (Rural Residential) to R-CE (Country Estates).**



# **Amendment 2018-1-S-4-2**

## **Rezoning RZ-18-04-006**

**Agent:** Rusty A. Coan, P.E., Cross Development Acquisition, LLC

**Owner:** Daisy H. T. Chang

**From:** Low-Medium Density Residential (LMDR) and A-2 (Farmland Rural)

**To:** Commercial (C) and C-2 (General Commercial) and C-1 (Retail Commercial)

**Acreage:** 4.21 gross acres/3.16 net developable acres

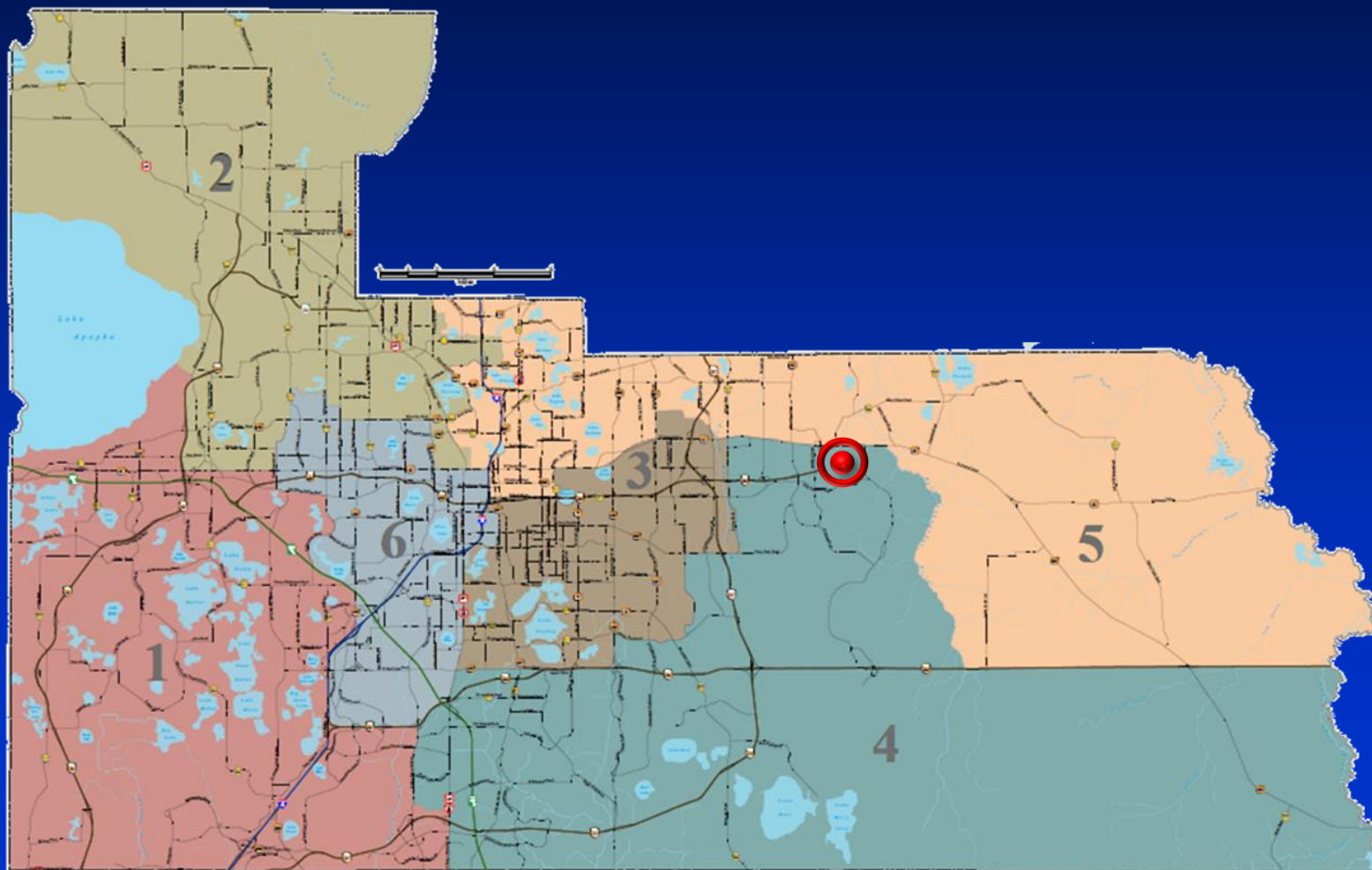
**Proposed Use:** 22,400 sq. ft. collision repair shop



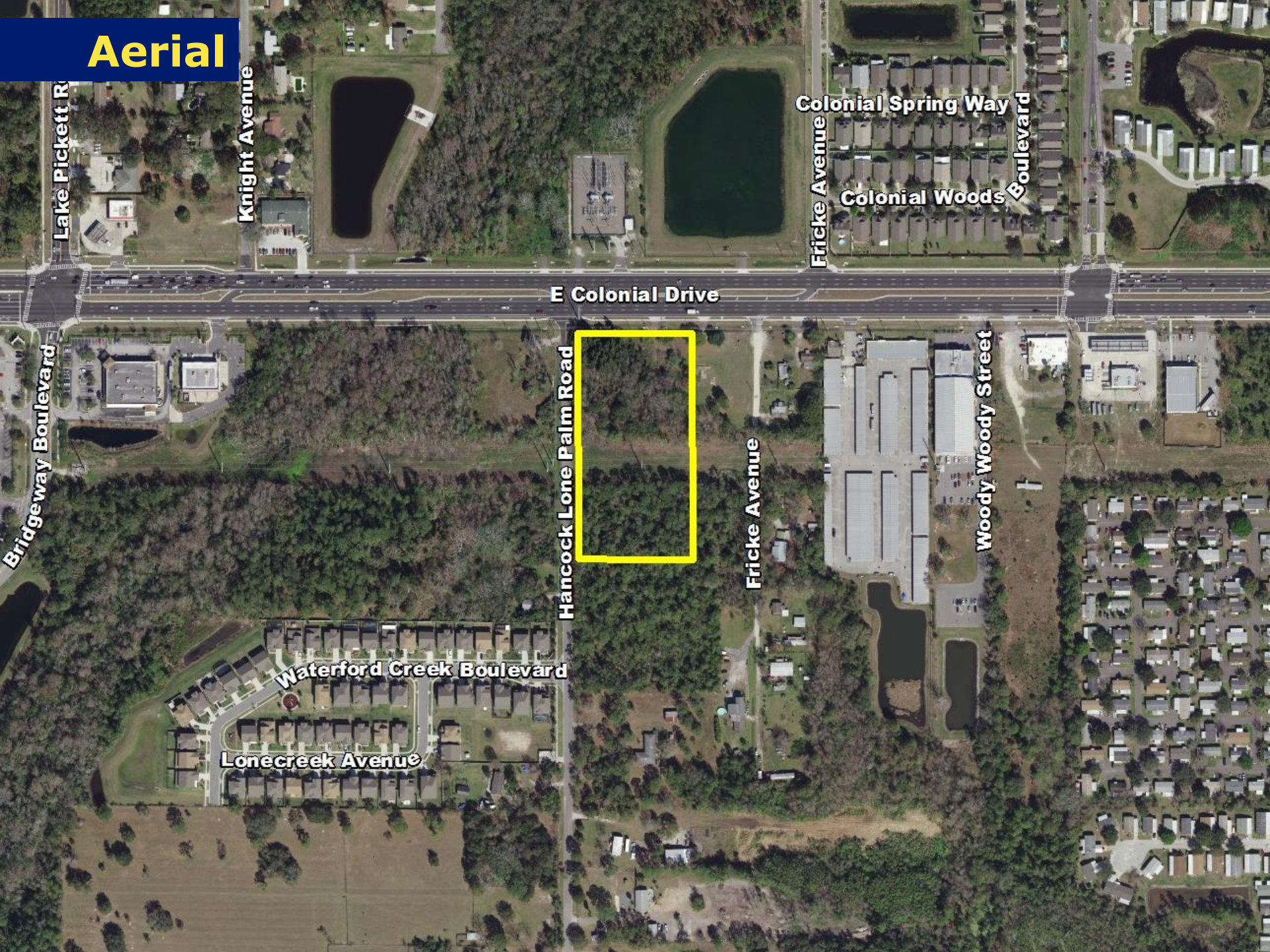
# Amendment 2018-1-S-4-2

## Rezoning RZ-18-04-006

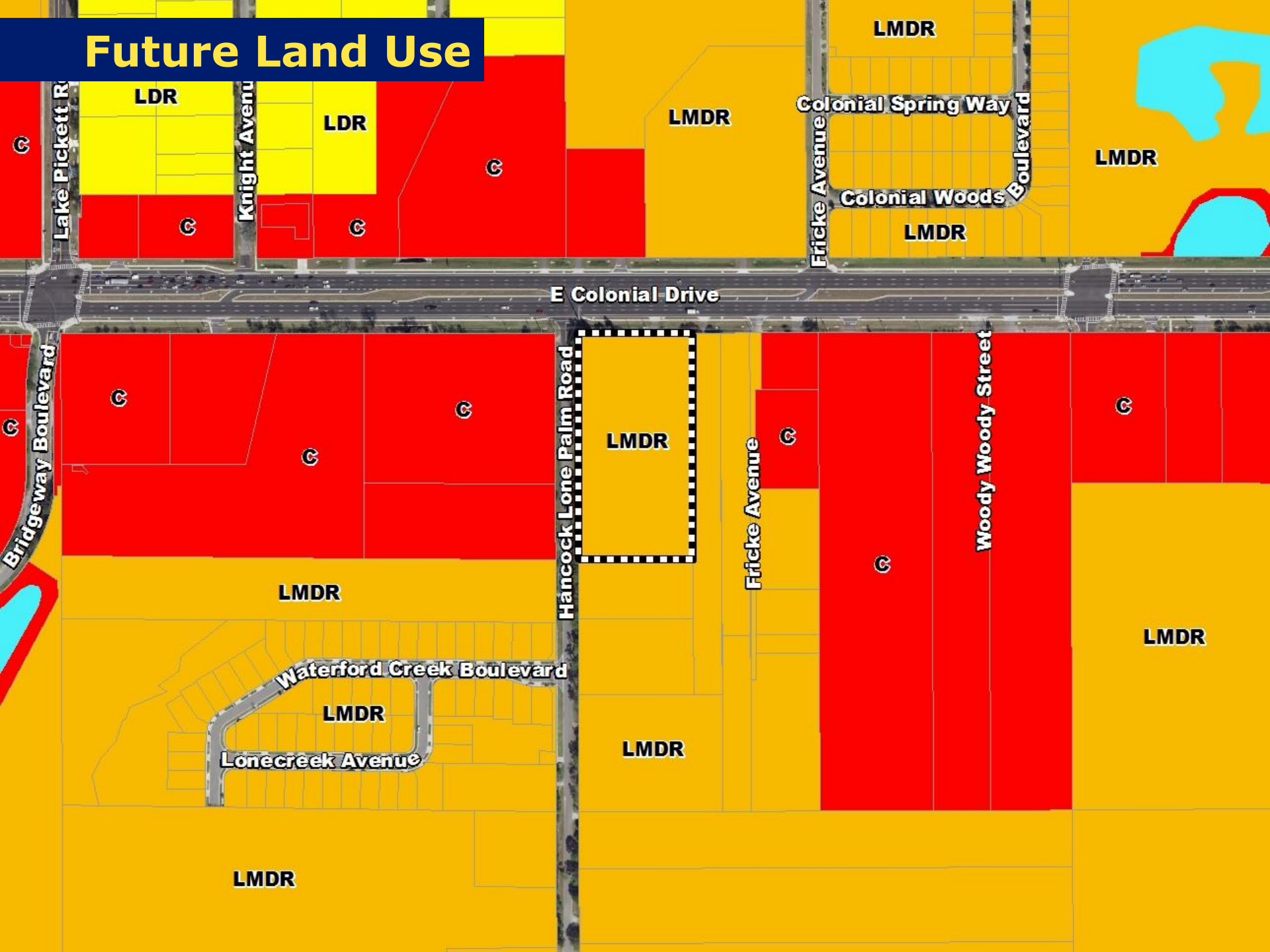
### Location



**Aerial**



# Future Land Use

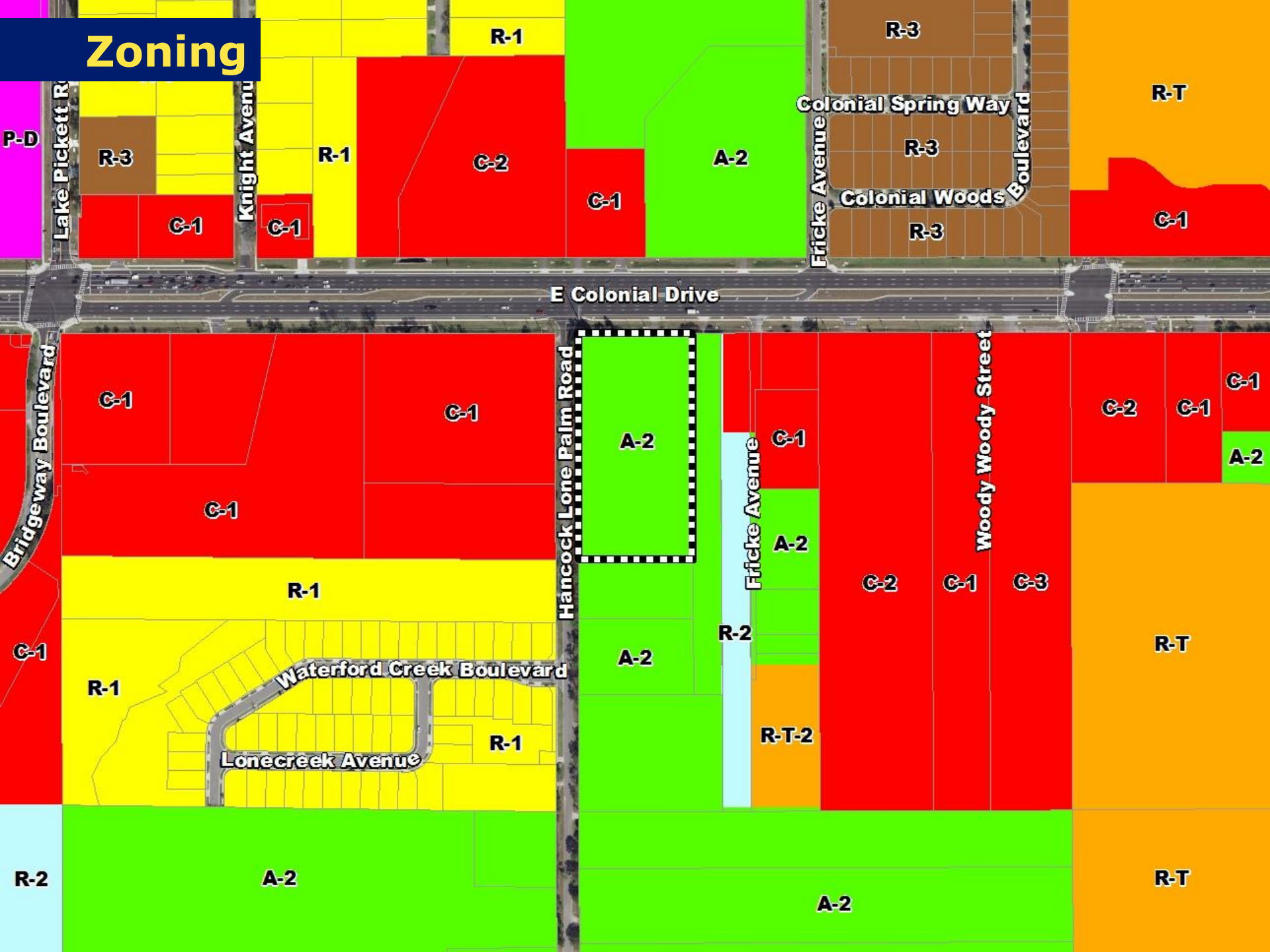


**Future Land Use (Proposed)**

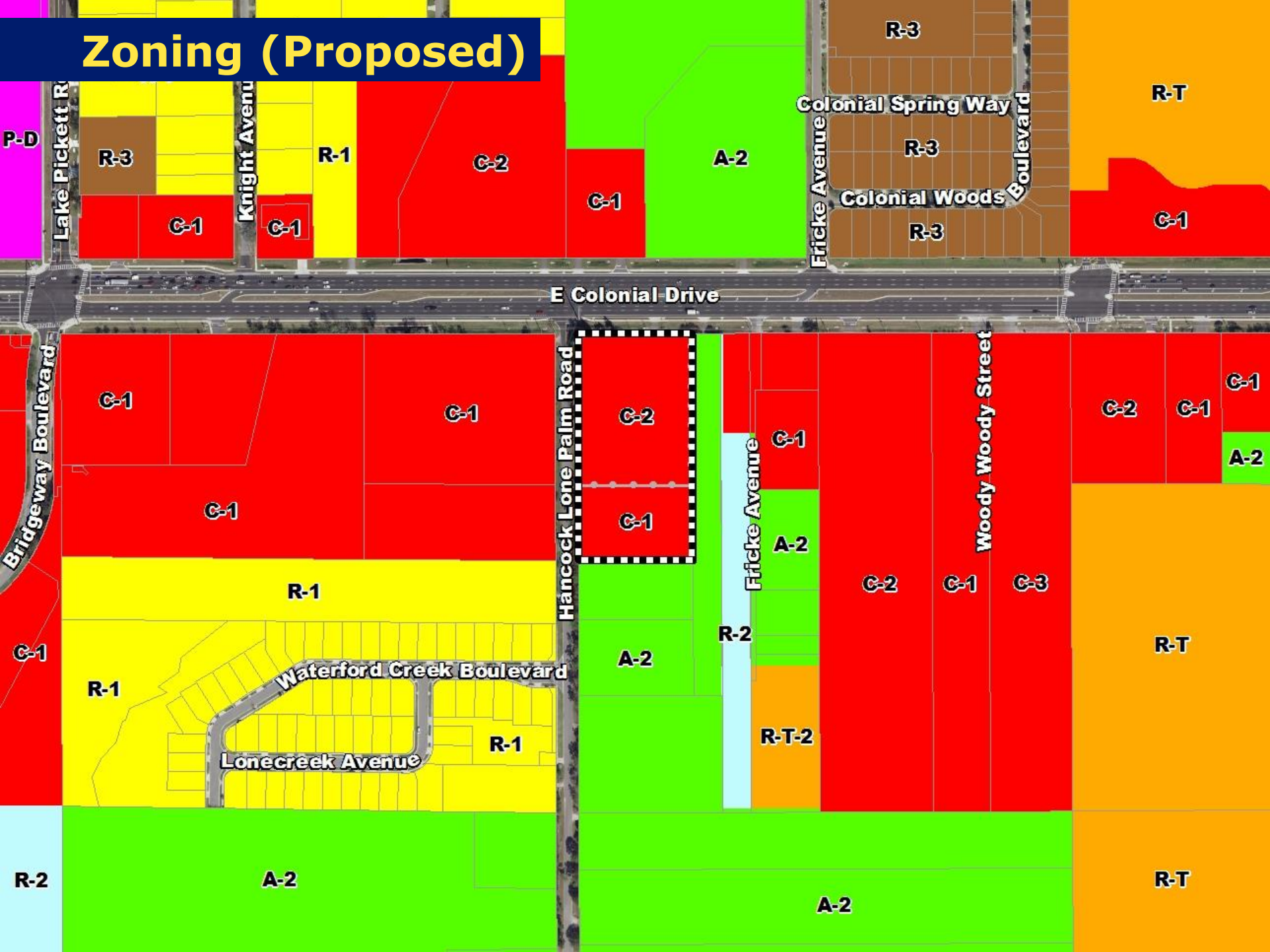
The map displays a grid of land parcels with the following designations and street names:

- Designations:** LDR (Low Density Residential), LMDR (Low Medium Density Residential), and G (General).
- Streets:** Lake Pickett Road, Knight Avenue, Fricke Avenue, Colonial Spring Way, Colonial Woods Boulevard, E Colonial Drive, Bridgeway Boulevard, Hancock Lone Palm Road, Waterford Creek Boulevard, Lonecreek Avenue, and Woody Woody Street.
- Highlighted Parcel:** A parcel located east of Hancock Lone Palm Road and north of E Colonial Drive is outlined with a dashed black border.

# Zoning



# Zoning (Proposed)





# **Amendment 2018-1-S-4-2**

**Staff Recommendation: ADOPT**

**LPA Recommendation: ADOPT**

**Action Requested**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objectives FLU2.1 and FLU8.2, and Policies FLU1.1.5, FLU1.4.2, FLU1.4.4, and FLU8.2.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2018-1-S-4-2, Low-Medium Density Residential (LMDR) to Commercial (C)**



# **Rezoning RZ-18-04-006**

**Staff Recommendation:                      APPROVE**

**PZC Recommendation:                      APPROVE**

## **Action Requested**

- **Make a finding of consistency with the Comprehensive Plan and APPROVE Rezoning Case RZ-18-04-006 from A-2 (Farmland Rural ) to C-2 (General Commercial ) and C-1 (Retail Commercial ), subject to the five (5) restrictions listed in the staff report.**



# **Amendment 2018-1-S-5-1**

## **Rezoning RZ-18-04-003**

**Agent:** Bryan Potts, P.E., Tannath Design, Inc.

**Owner:** Filippo Guani Revocable Trust

**From:** Office (O) and P-O (Professional Office)

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

**Acreage:** 6.96 gross acres / 5.20 developable acres

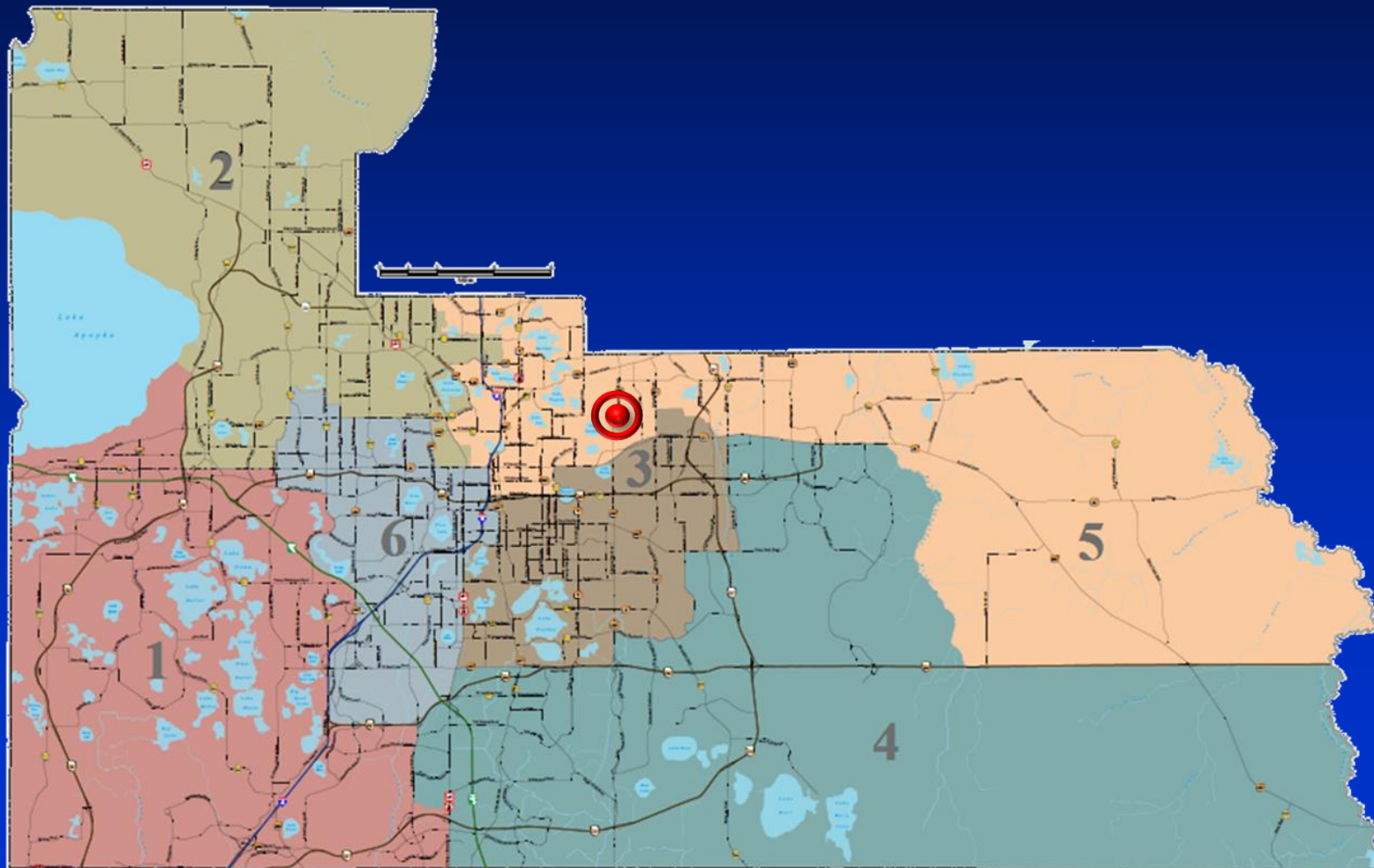
**Proposed Use:** 5,411 sq. ft. Racetrac Gas Station and Convenience Store



# Amendment 2018-1-S-5-1

## Rezoning RZ-18-04-003

### Location



**Aerial**



FAIRWAY DR

GOLFSIDE DR

HANGING MOSS RD

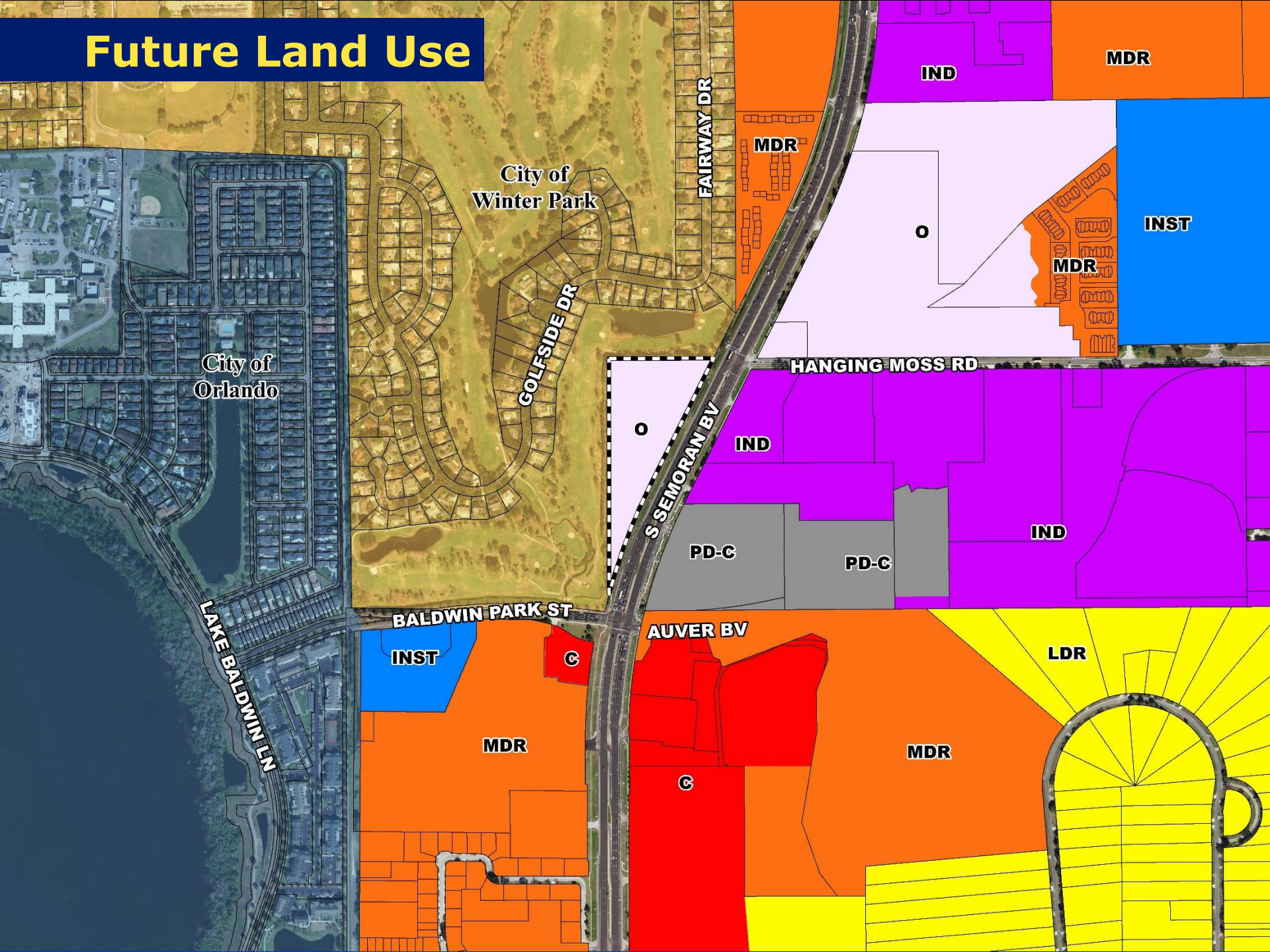
S SEMORAN BV

BALDWIN PARK ST

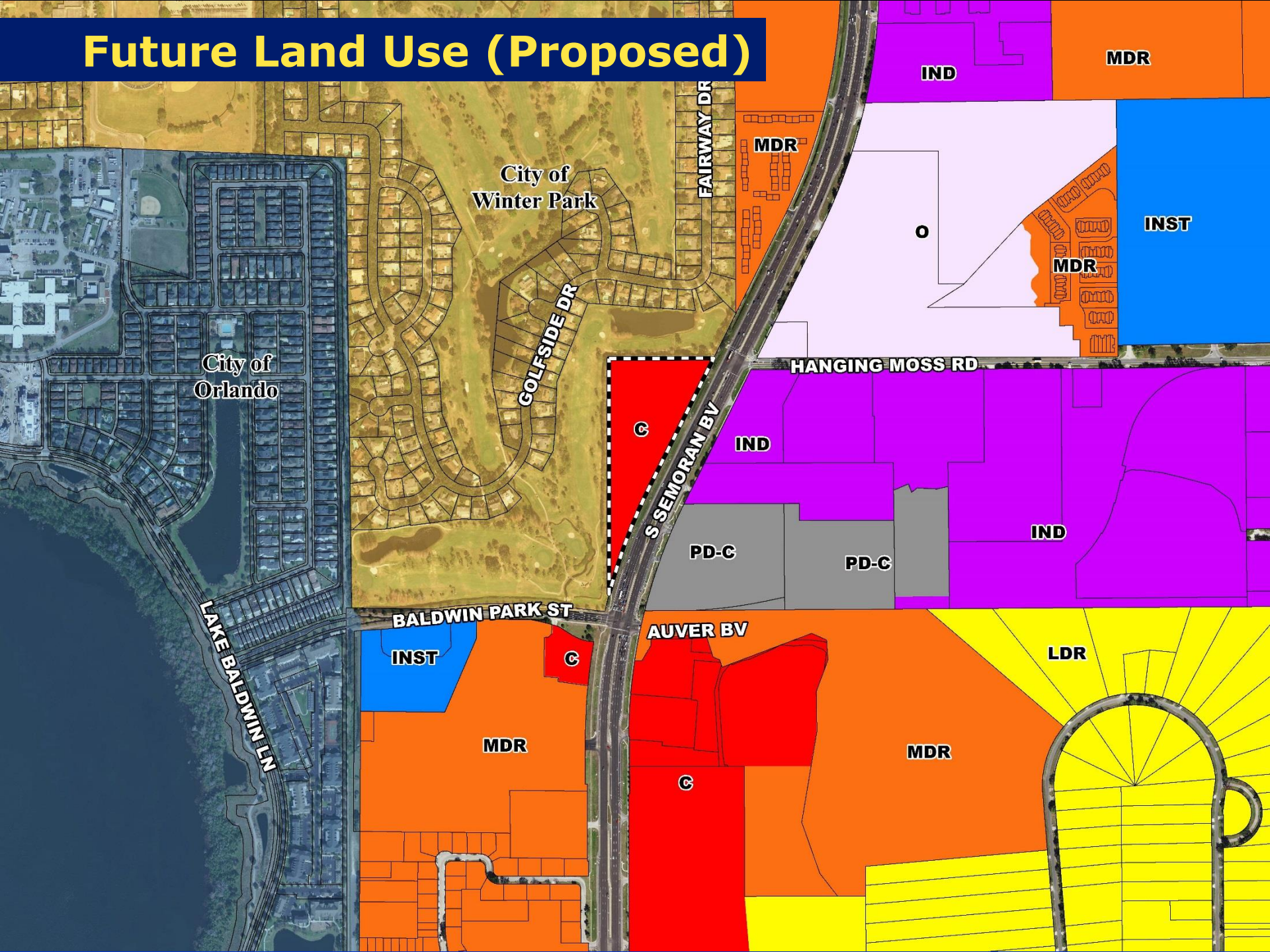
AUVER BV

LAKE BALDWIN LN

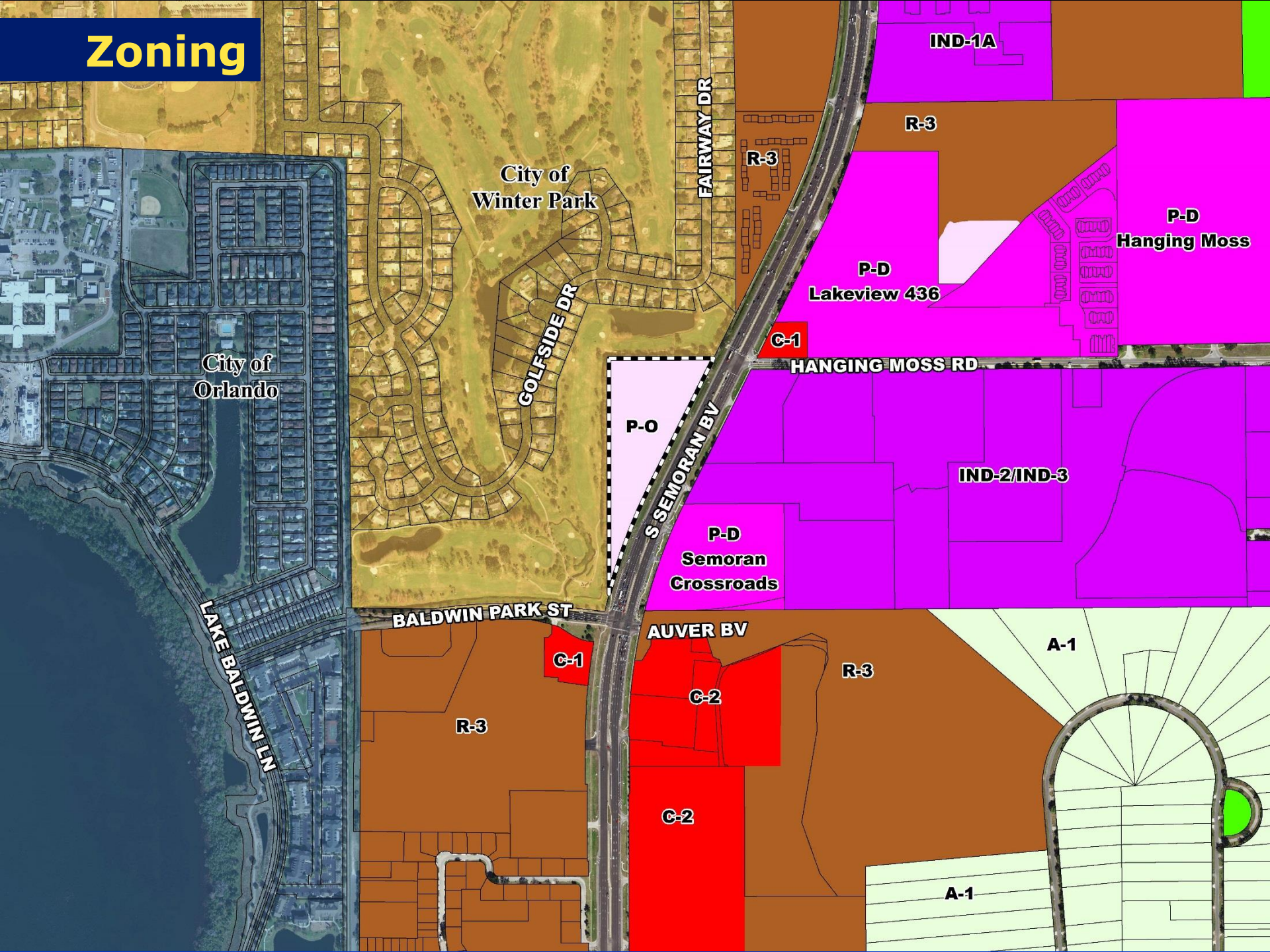
# Future Land Use



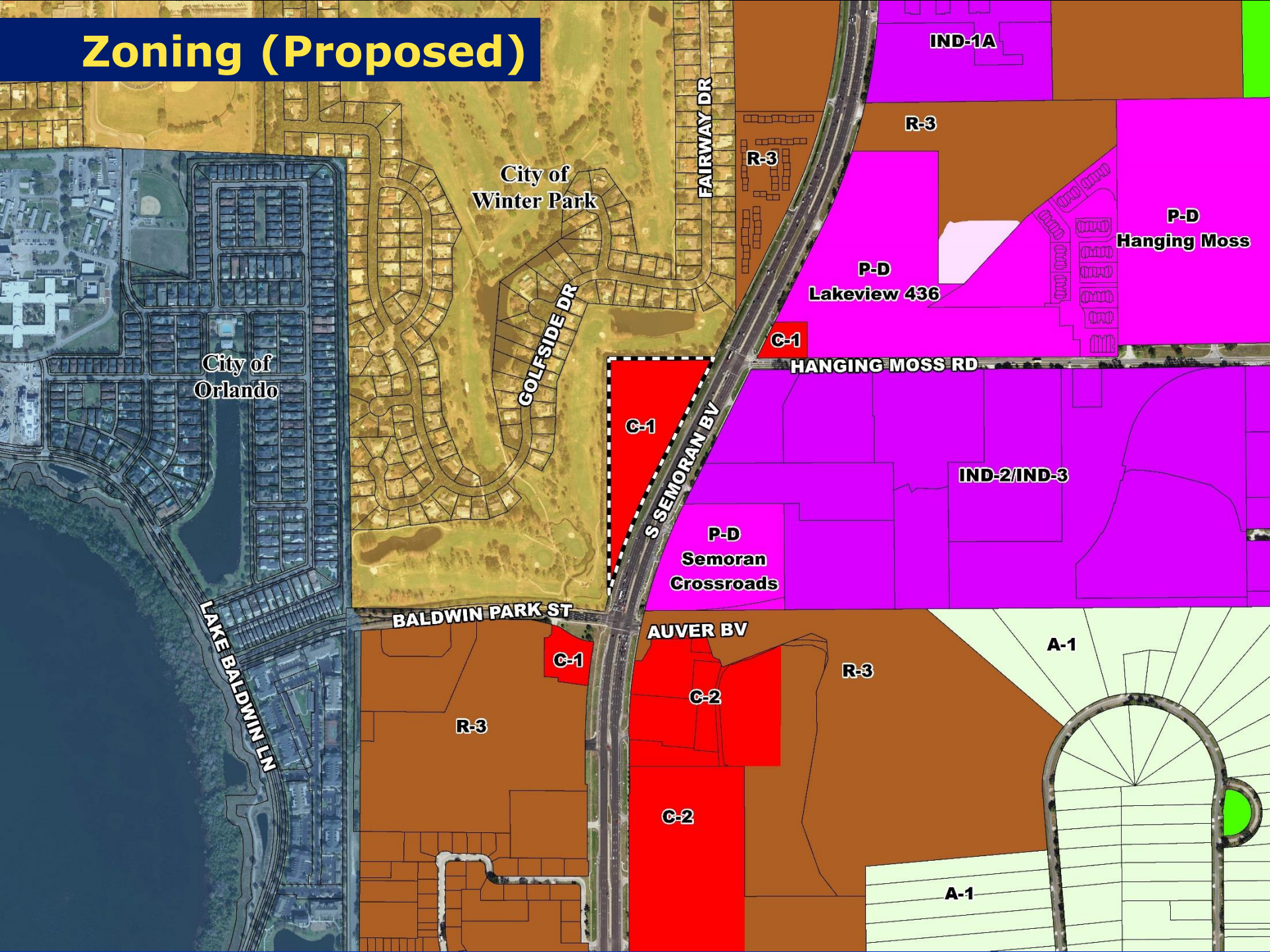
# Future Land Use (Proposed)



# Zoning



# Zoning (Proposed)





# **Amendment 2018-2-A-5-1**

**Staff Recommendation: DO NOT ADOPT**

**LPA Recommendation: DO NOT ADOPT**

**Action Requested**

- **Make a finding of inconsistency with the Comprehensive Plan (see Future Land Use Objectives and Policies FLU1.1.4(A), FLU1.4.2, FLU1.4.3, FLU1.4.4, OBJ FLU8.2, FLU8.2.1, and Neighborhood Element Objective OBJ N1.1);**
- **Determine that the proposed amendment is not in compliance; and**
- **DENY Amendment 2018-1-A-5-1, Office (O) to Commercial (C)**



**RZ-18-04-003**

**Staff Recommendation: DENY**

**PZC Recommendation: DENY**

**Action Requested**

- **Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of Rezoning Case RZ-18-04-003, P-O (Professional Office) to C-1 (Retail Commercial).**



***Board of County Commissioners***

**2018-1 Small-Scale Staff-Initiated  
Text Amendments**

***Adoption Public Hearings***

**June 5, 2018**



# **Amendment 2018-1-S-FLUE-1**

**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 2018-1-S-FLUE-1**

## **Staff Recommendation: ADOPT**

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2018-1-S-FLUE-1**



# **Small Scale Development Ordinance**

## **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***

**2018-1 Regular Cycle Amendments  
2018-1 Small-Scale Amendments  
and  
Concurrent Rezoning Requests**

***Adoption Public Hearings***

**June 5, 2018**