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

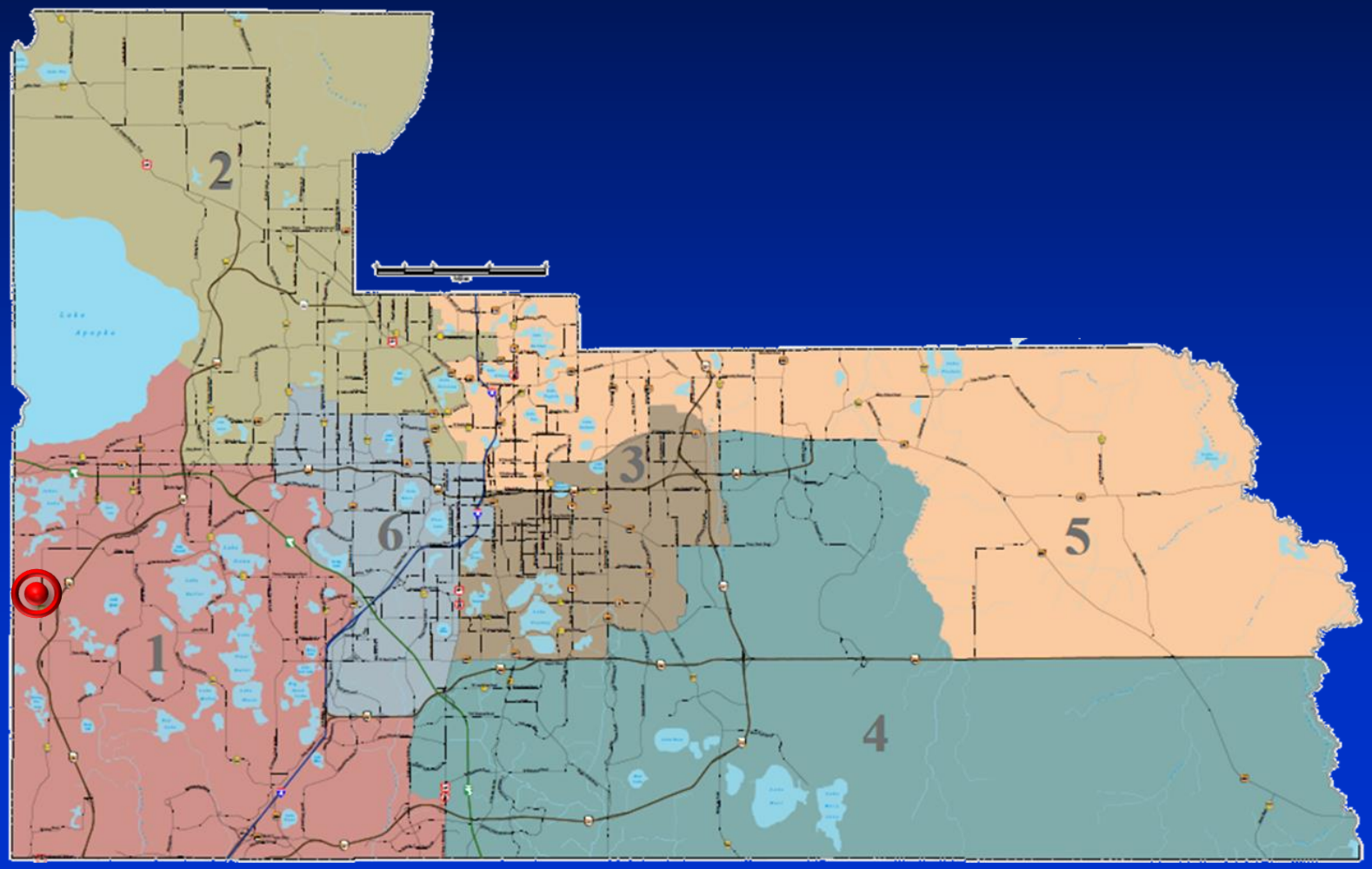
Agent:	**Darrell Nunnelley**
Owner:	**Land Ronny, LLC**
From:	**Rural Settlement 1/1 (RS 1/1)**
To:	**Planned Development- Commercial (Assisted Living Facility) (PD-C)(ALF)**
Acreage:	**6.667 acres**
Proposed Use:	**Up to 30,567 sq.ft. Assisted Living Facility with 50 beds and up to 13,000 sq. ft. of C-1 Commercial Uses**

Amendment 2018-1-S-1-2

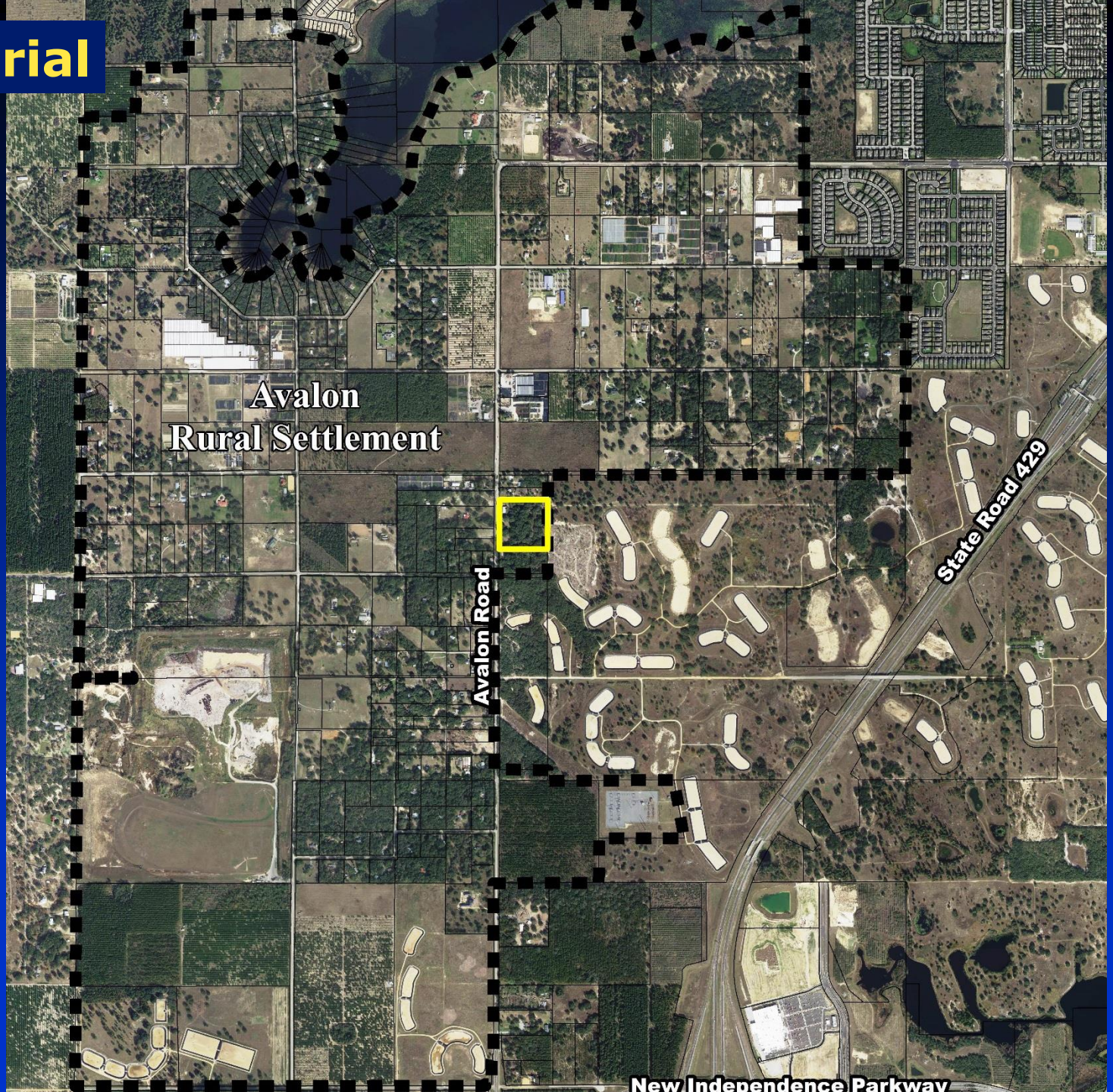
Agent:	**R. Keith Yarborough**
Owners:	**R. Keith and Susan M. Yarborough**
From:	**Rural Settlement 1/1 (RS 1/1), Rural Settlement 1/2 (RS 1/2), and Rural Settlement 1/5 (RS 1/5)**
To:	**Rural Settlement 1/2 (RS 1/2)**
Acreage:	**9.18 gross/net developable acres**
Proposed Use:	**Up to four (4) single-family dwelling units**

Amendment 2018-1-S-1-2

Location



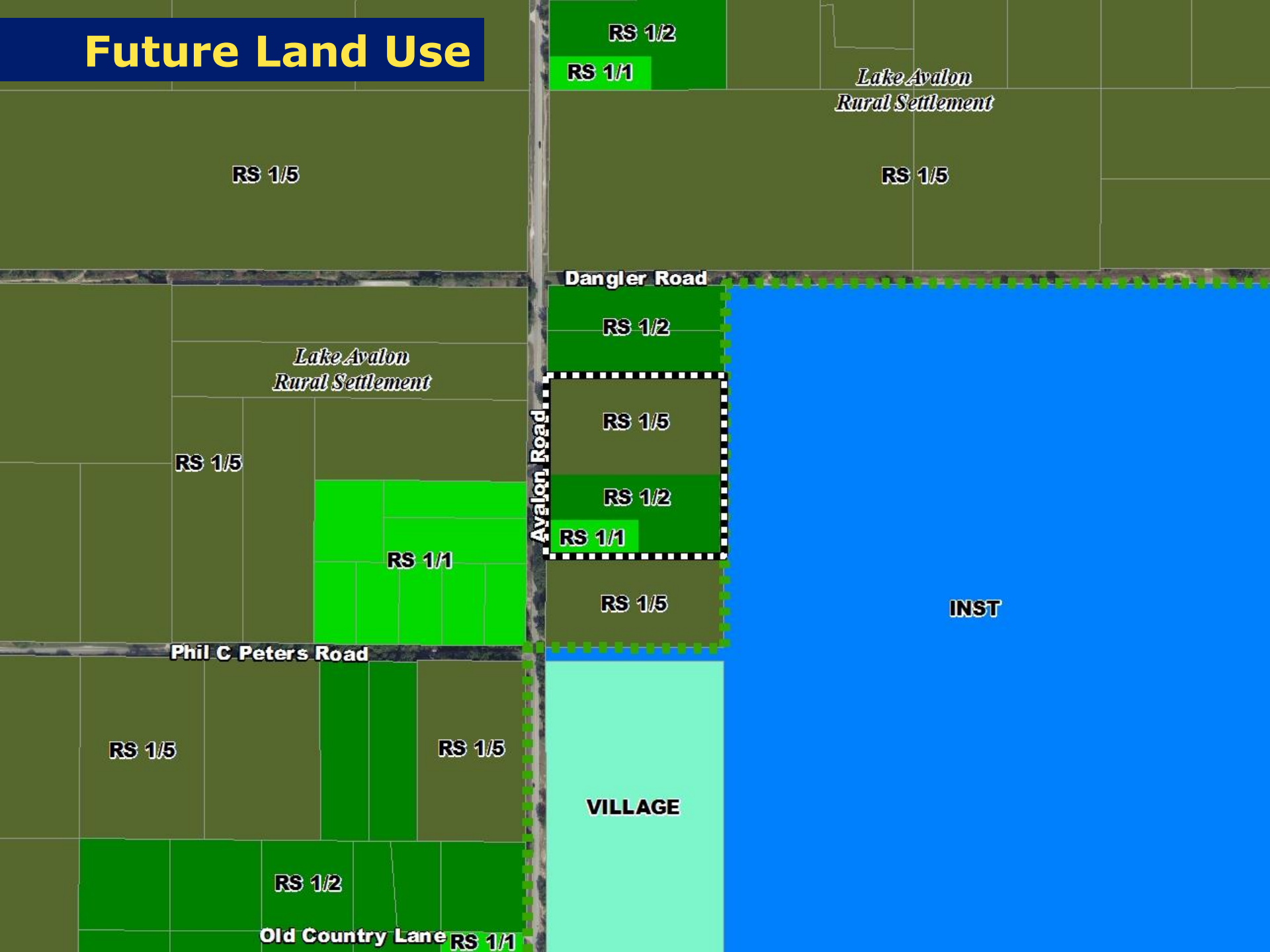
Aerial


Avalon
Rural Settlement
Avalon Road
State Road 429
New Independence Parkway

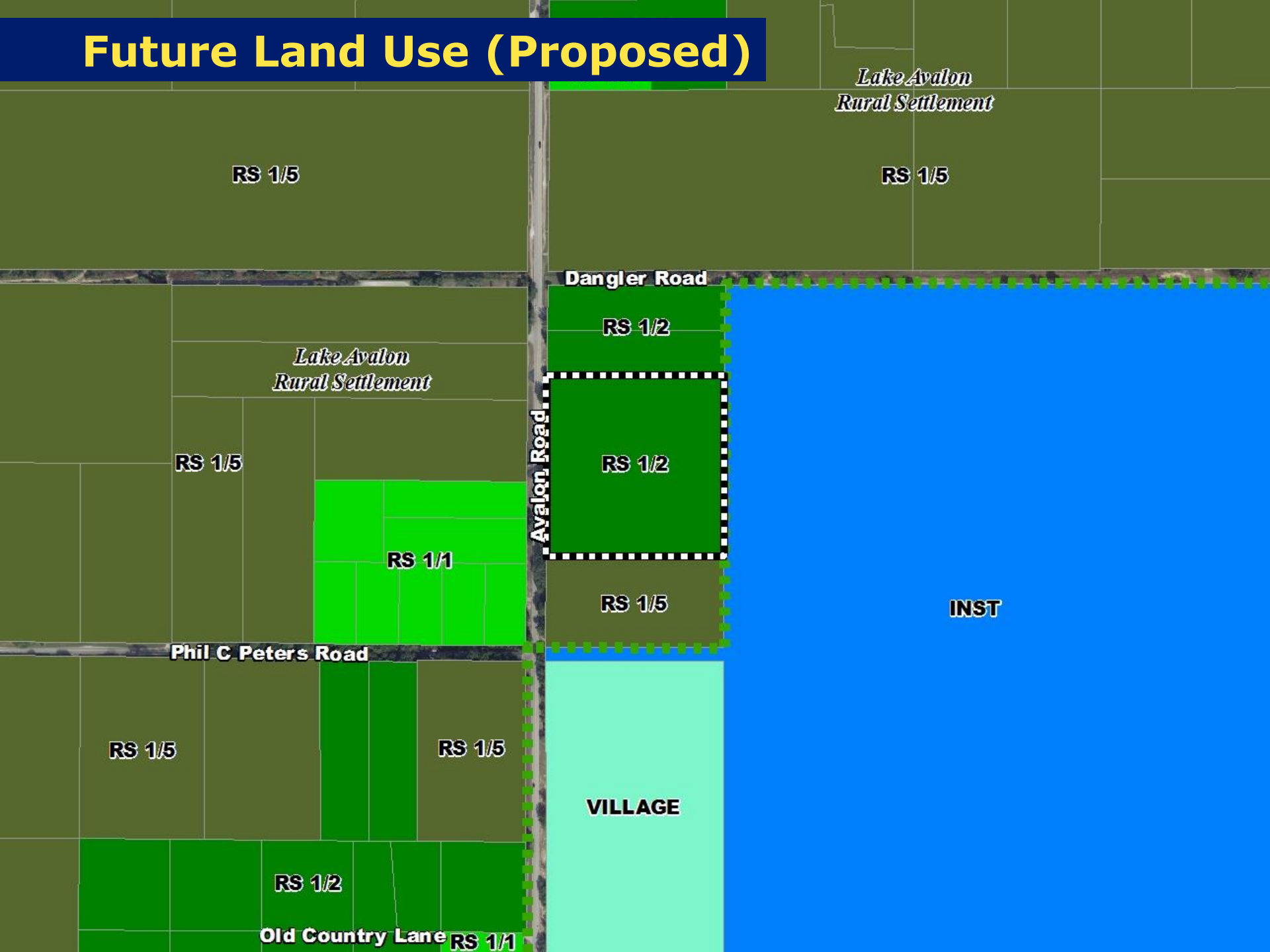
Aerial

Dangler Road
Avalon Road
Phil C Peters Road
Old Country Lane

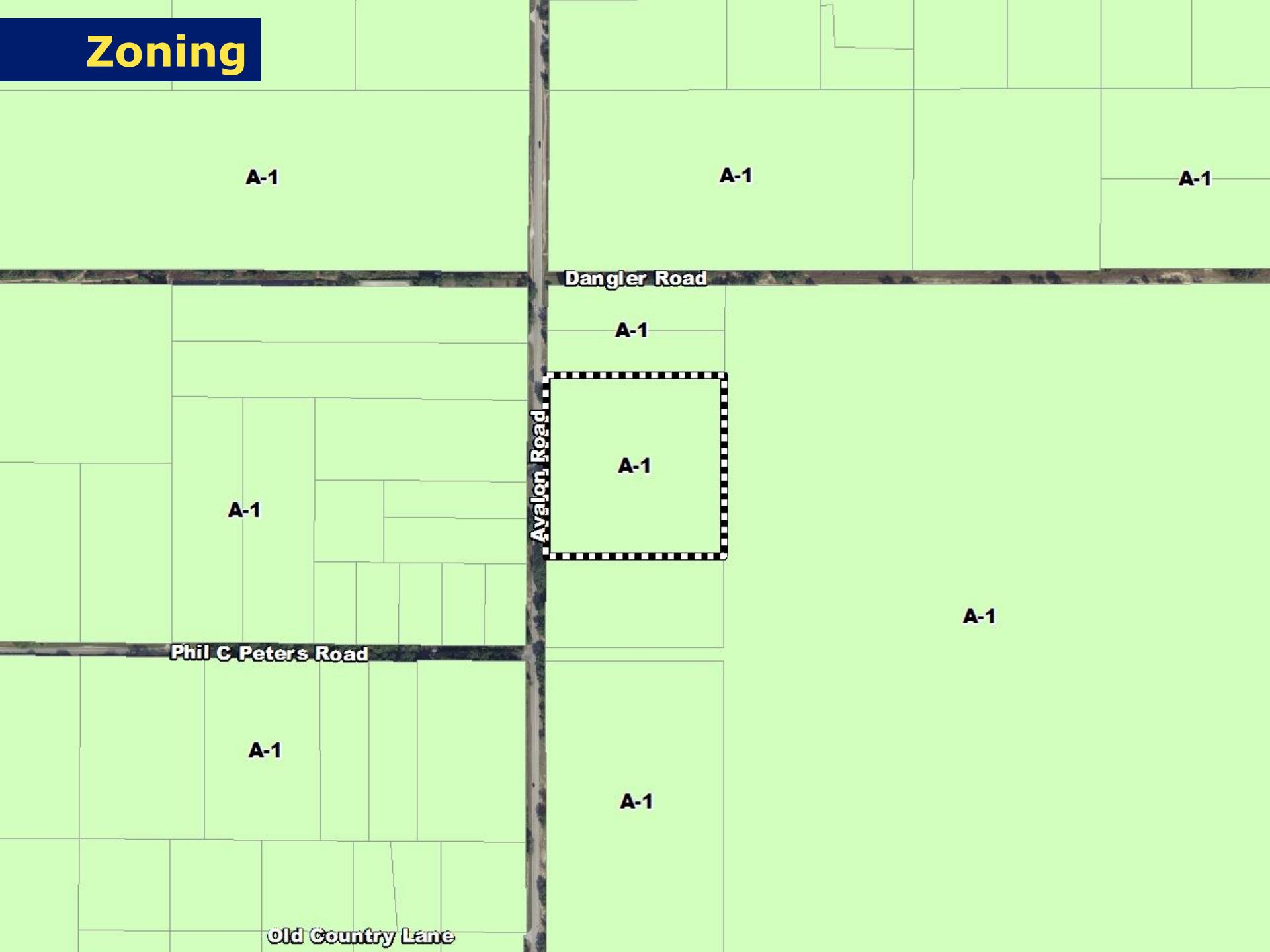
Future Land Use



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

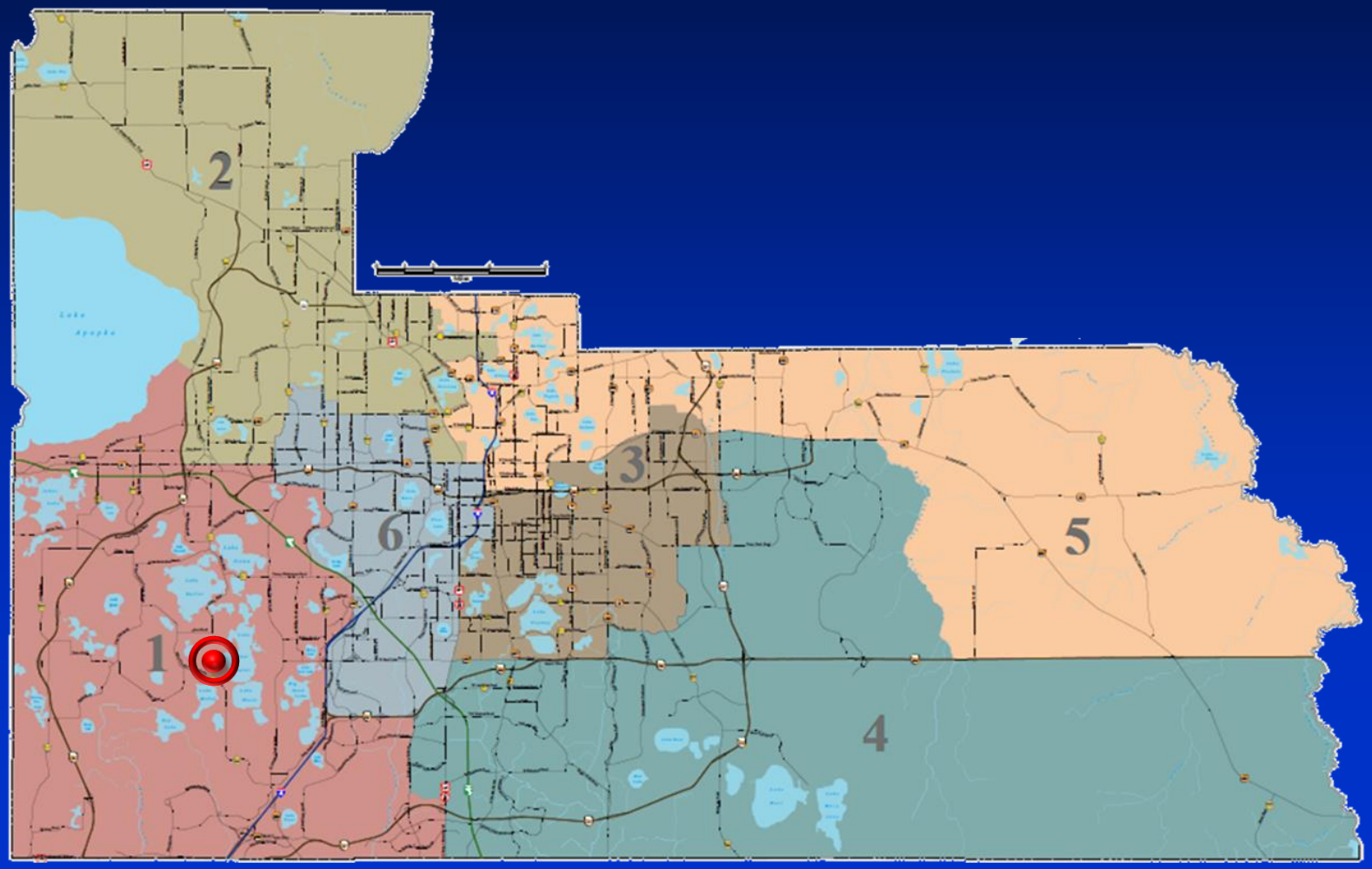
- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objectives FLU6.2 and FLU8.2 and Policies FLU6.2.5, FLU6.2.6, FLU6.3.5, and FLU8.2.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2018-1-S-1-2, Rural Settlement 1/1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

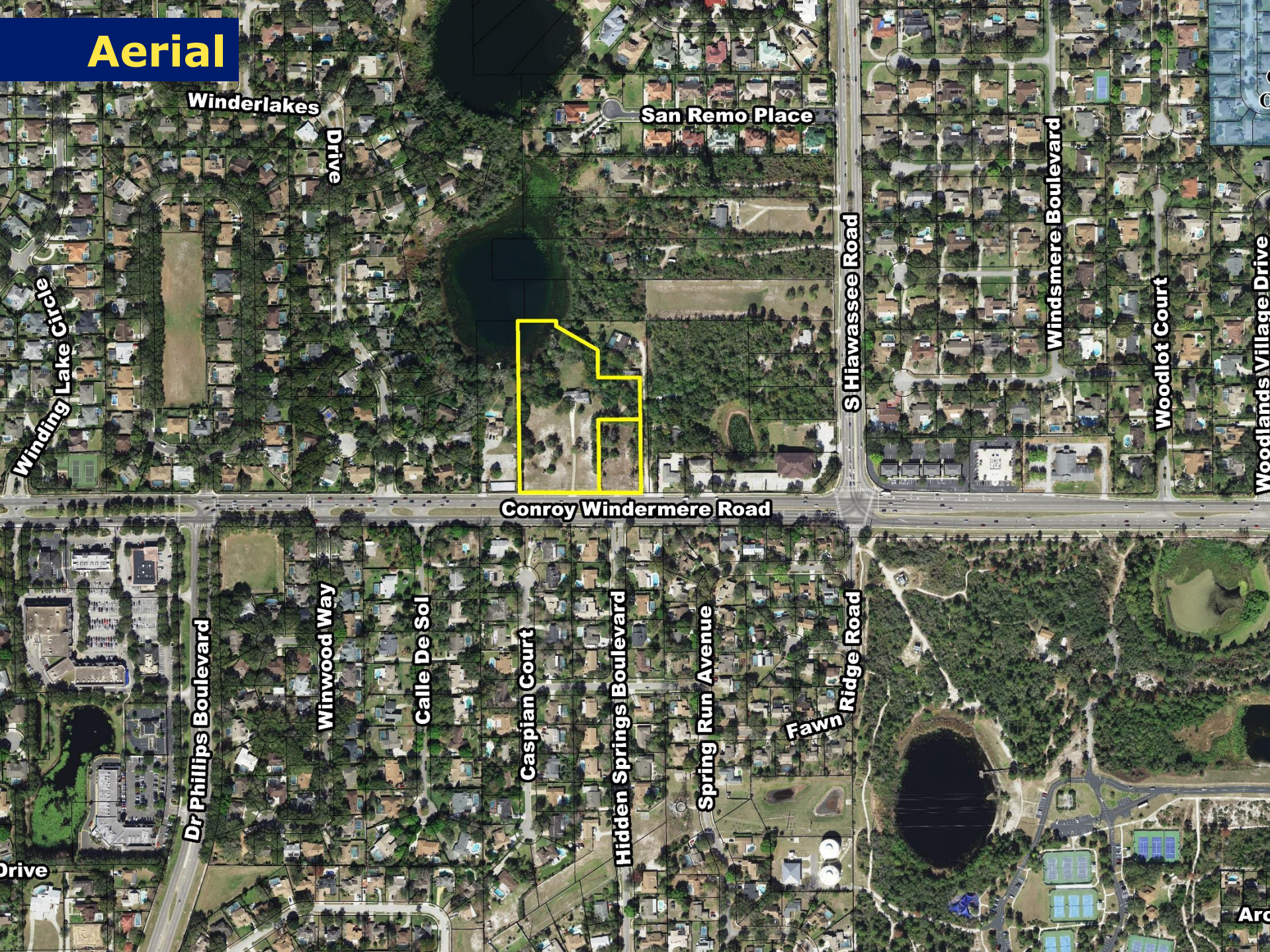
Agent:	Glen Pawlowski
Owner:	Geraldine & Raymond Aldridge / Ergin Emercan
From:	Low Density Residential (LDR) and R-CE (Country Estate)
To:	Planned Development-Commercial (Assisted Living Facility) (PD-C)(ALF) and PD (Certus Senior Living PD)
Acreage:	5.42 gross acres/4.76 developable acres
Proposed Use:	An approximately 46,000 sq. ft. assisted living facility with 64 beds

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

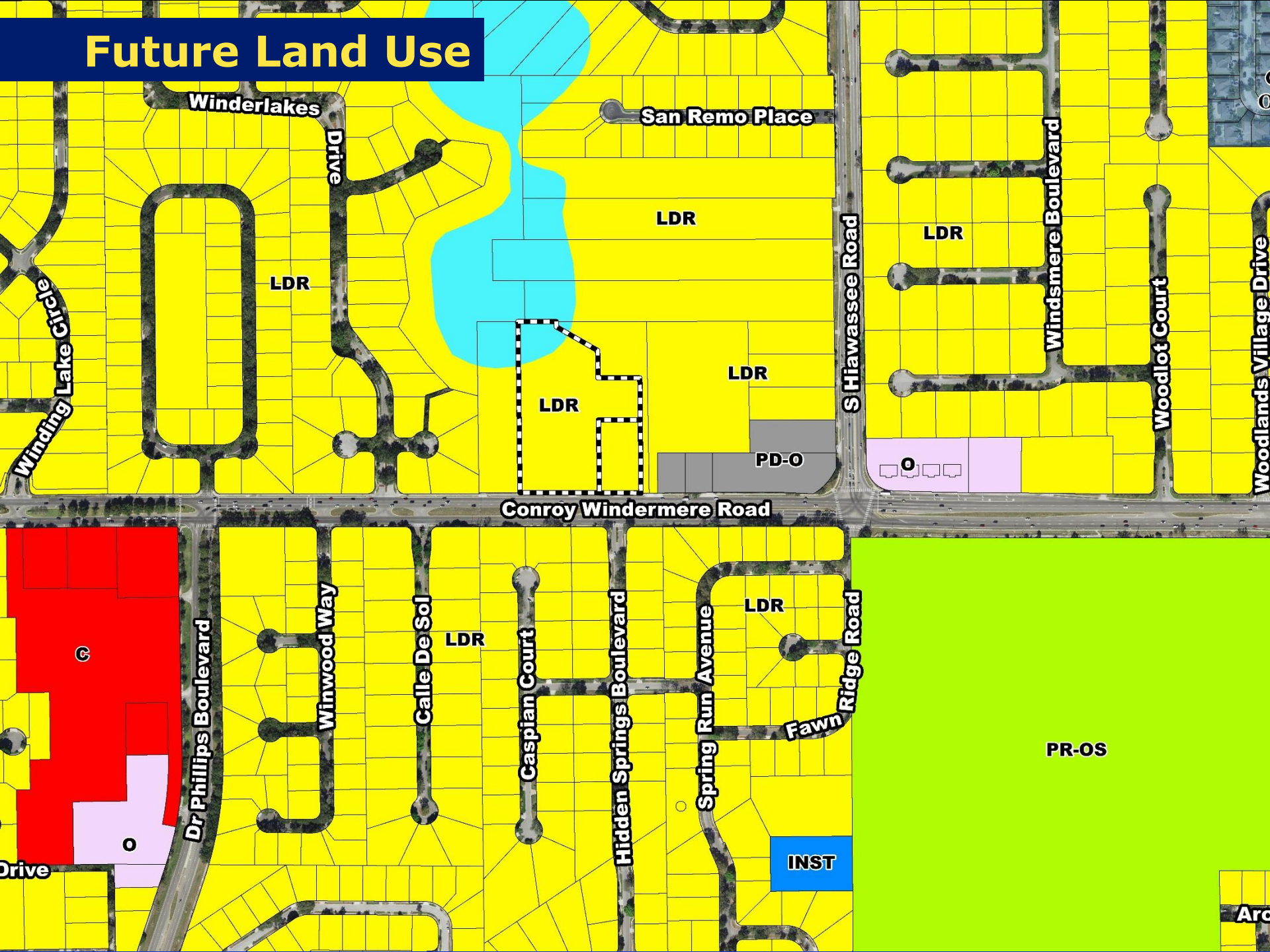
Location



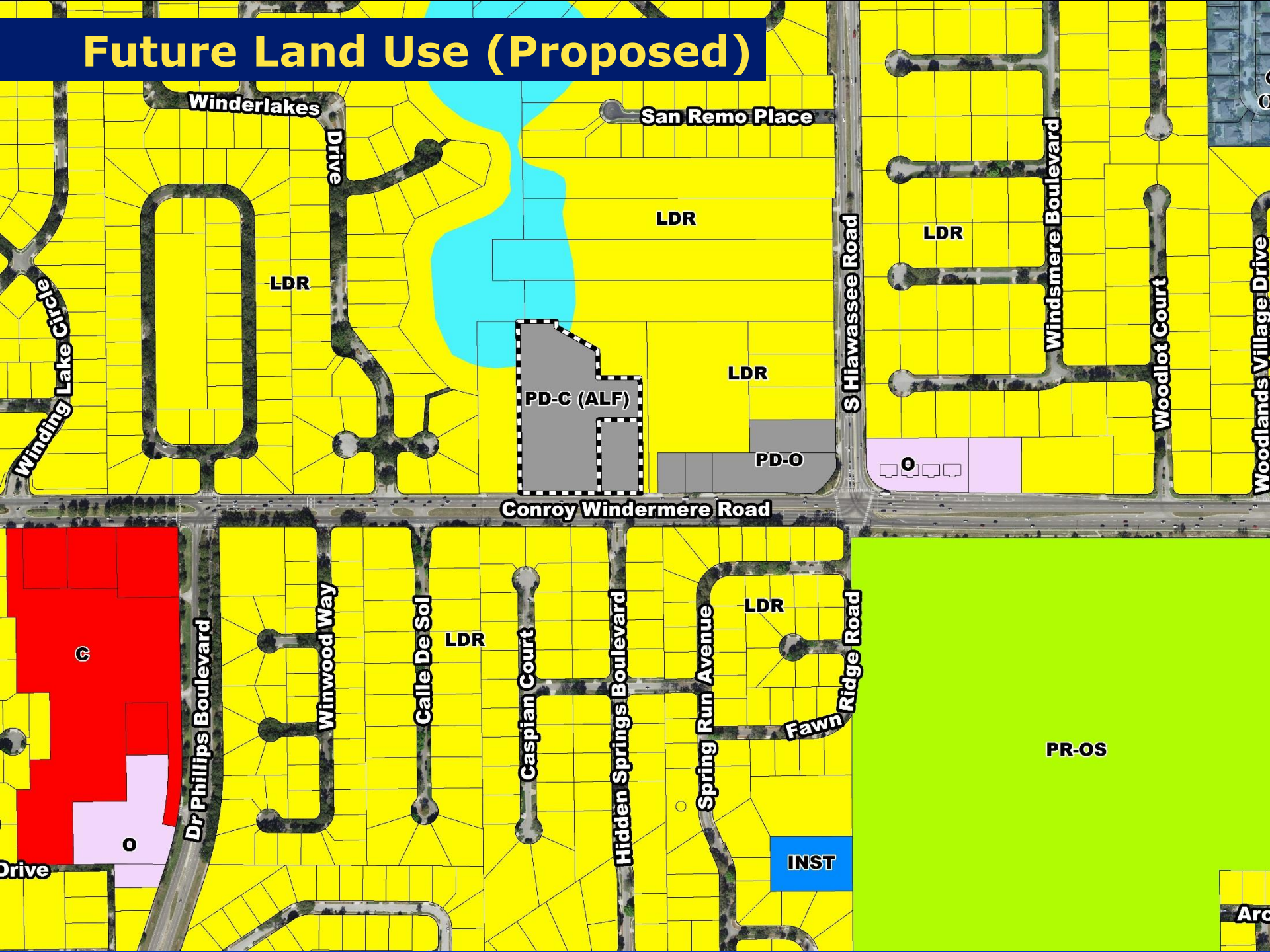
Aerial


Winderlakes
Drive
San Remo Place
Winding Lake Circle
S Hiawassee Road
Windsmere Boulevard
Woodlot Court
Woodlands Village Drive
Conroy Windermere Road
Dr Phillips Boulevard
Winwood Way
Calle De Sol
Caspian Court
Hidden Springs Boulevard
Spring Run Avenue
Fawn Ridge Road
Drive

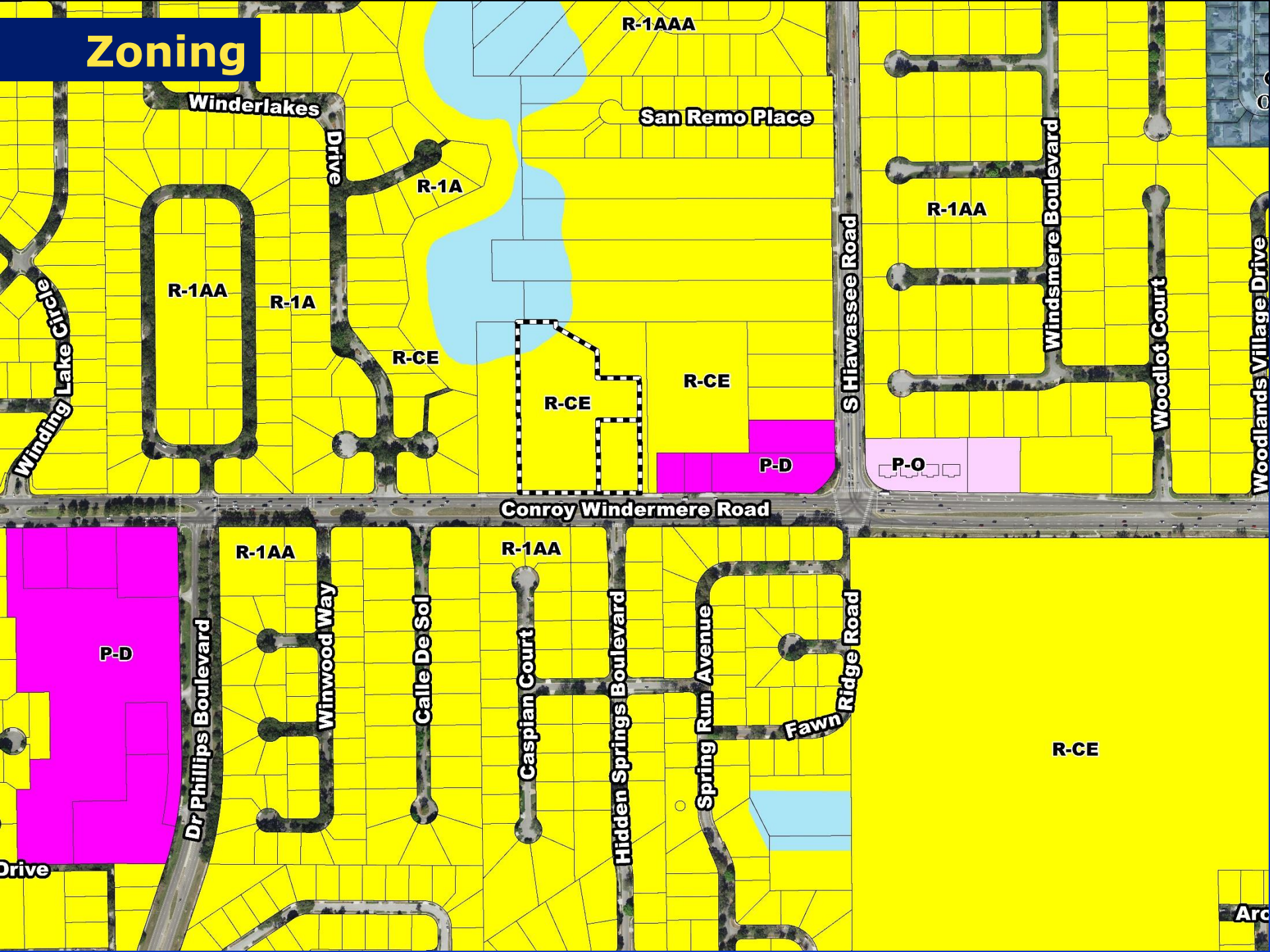
Future Land Use



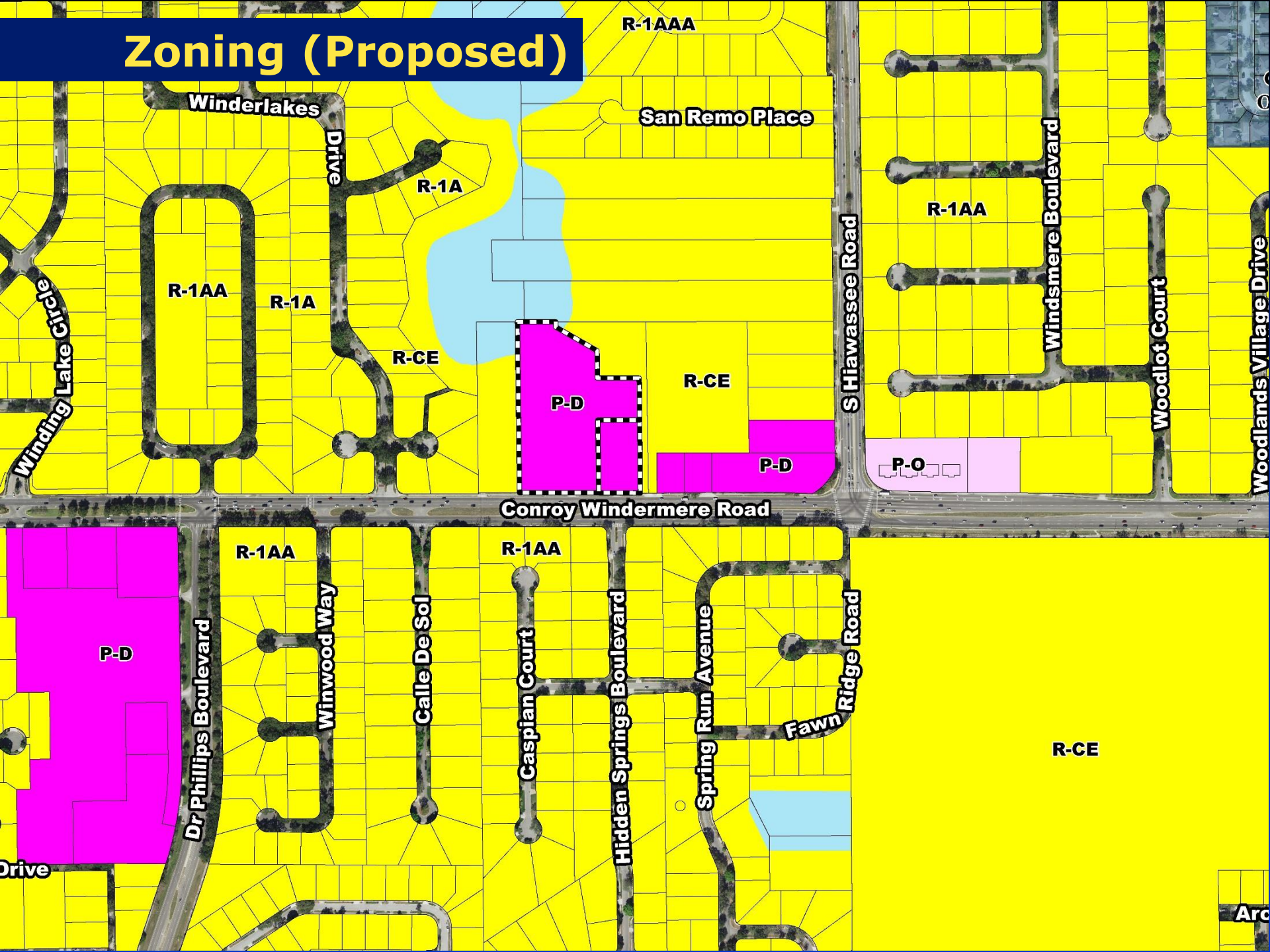
Future Land Use (Proposed)



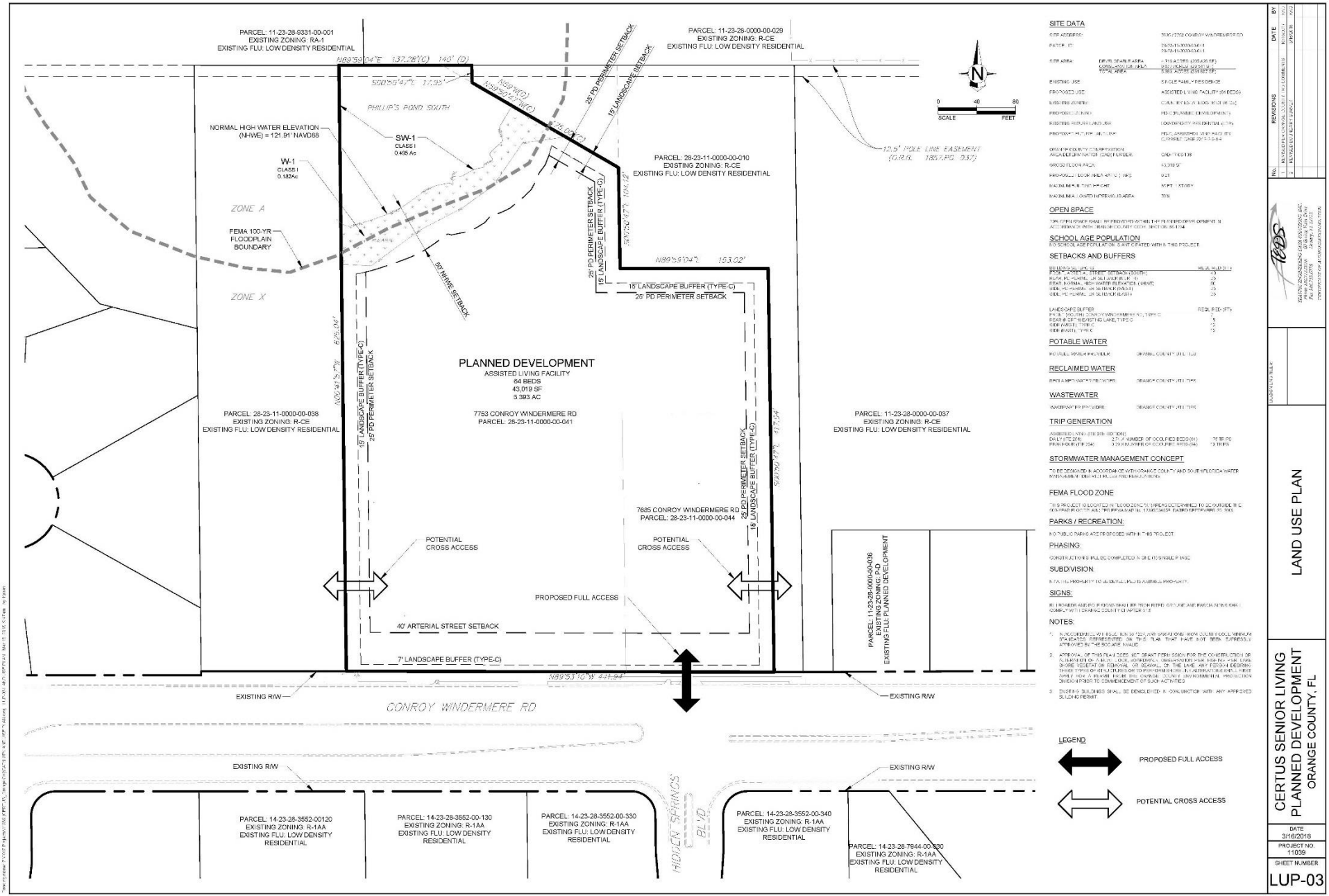
Zoning


R-1AAA
Winderlakes
Drive
San Remo Place
R-1A
R-1AA
R-1A
Winding Lake Circle
R-CE
R-CE
R-CE
S Hiawassee Road
R-1AA
Windsmere Boulevard
Woodlot Court
Woodlands Village Drive
P-D
P-O
Conroy Windermere Road
R-1AA
R-1AA
P-D
Dr Phillips Boulevard
Winwood Way
Calle De Sol
Caspian Court
Hidden Springs Boulevard
Spring Run Avenue
Fawn Ridge Road
R-CE
Drive

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

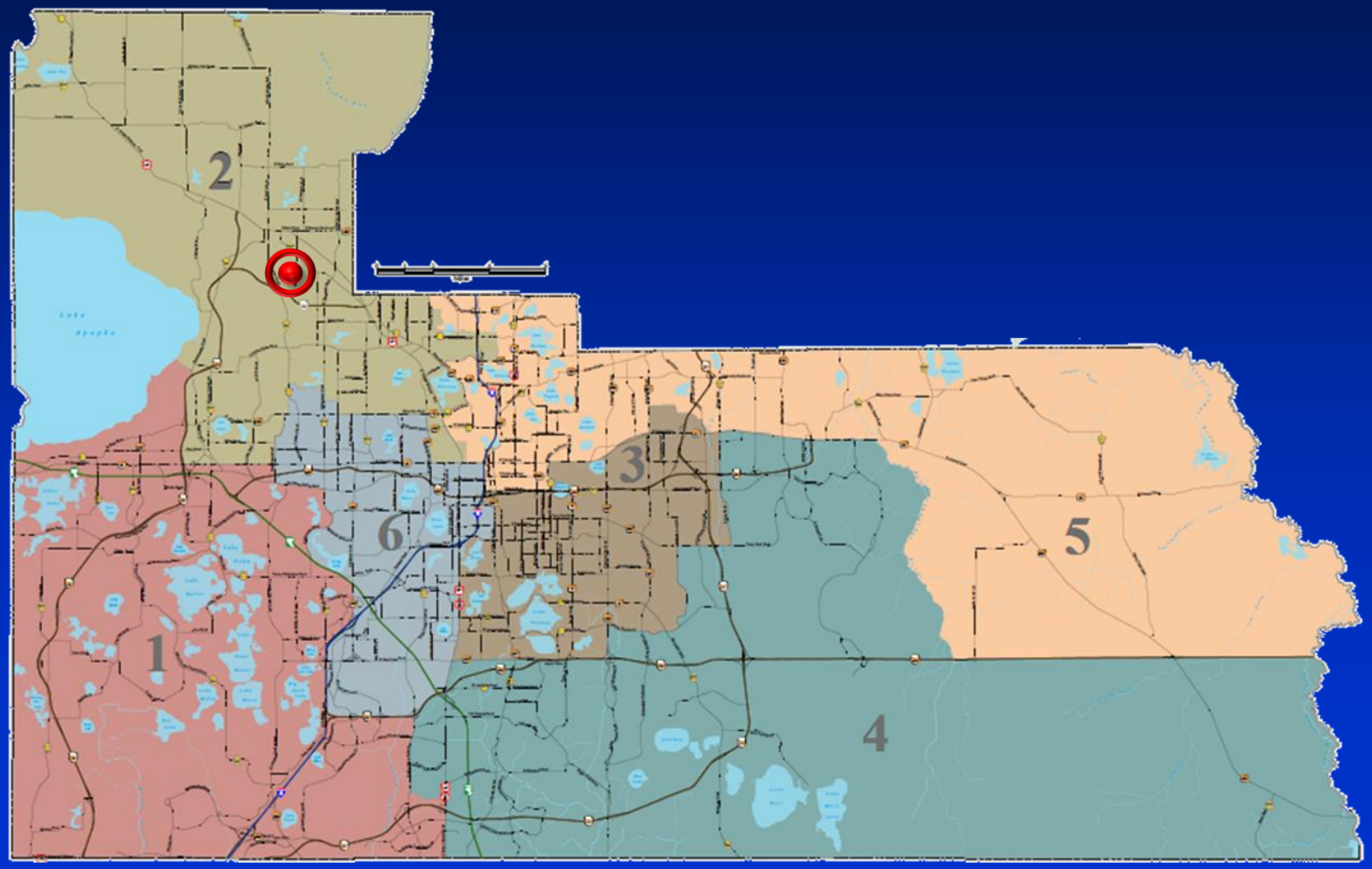
- **Make a finding of consistency with the Comprehensive Plan and APPROVE Case Rezoning LUP-17-08-247, CERTUS Senior Living Use Plan (PD/LUP), subject to the fourteen (14) conditions listed in the staff report.**

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**

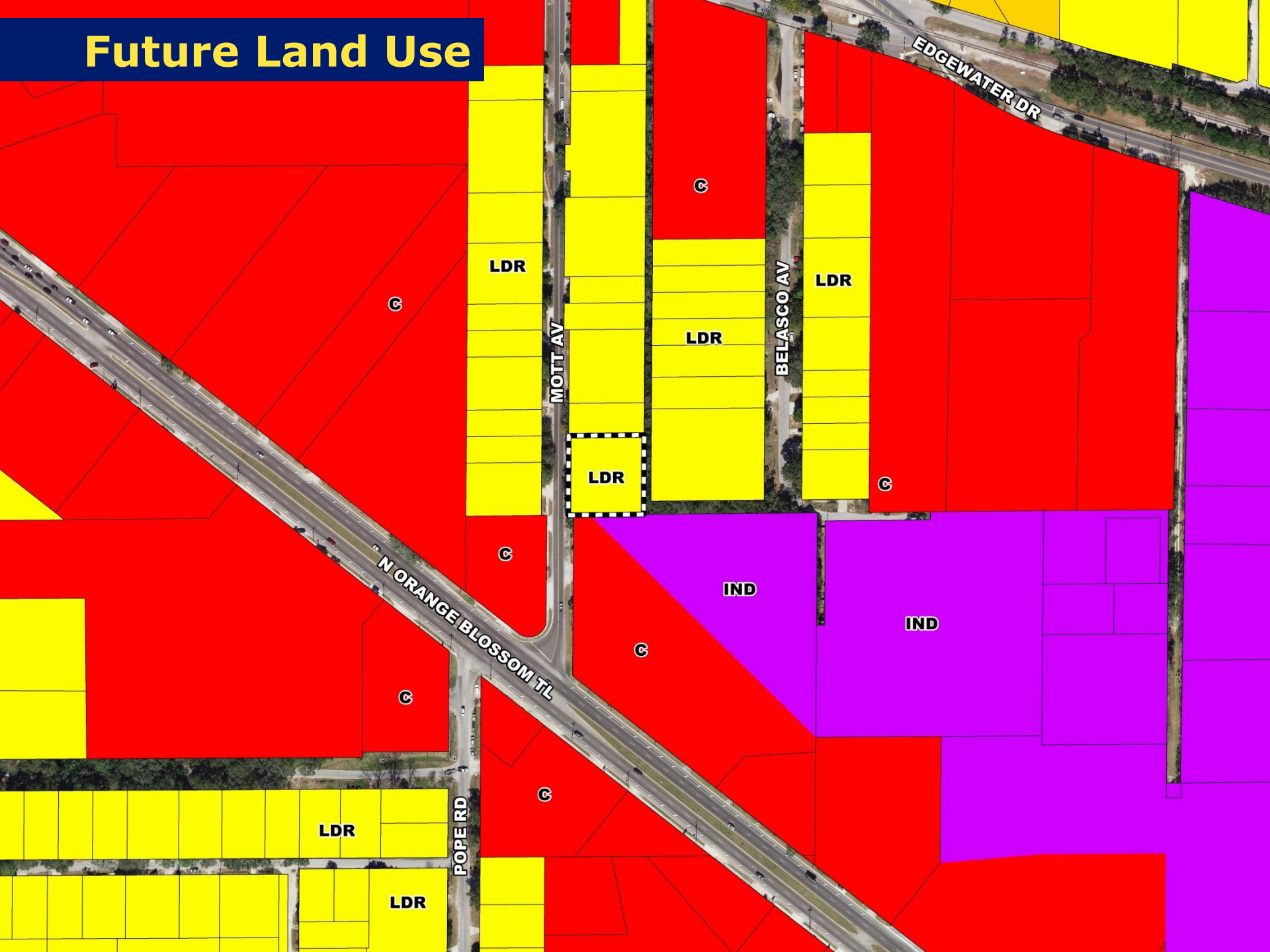
Amendment 2018-1-S-2-1

Location

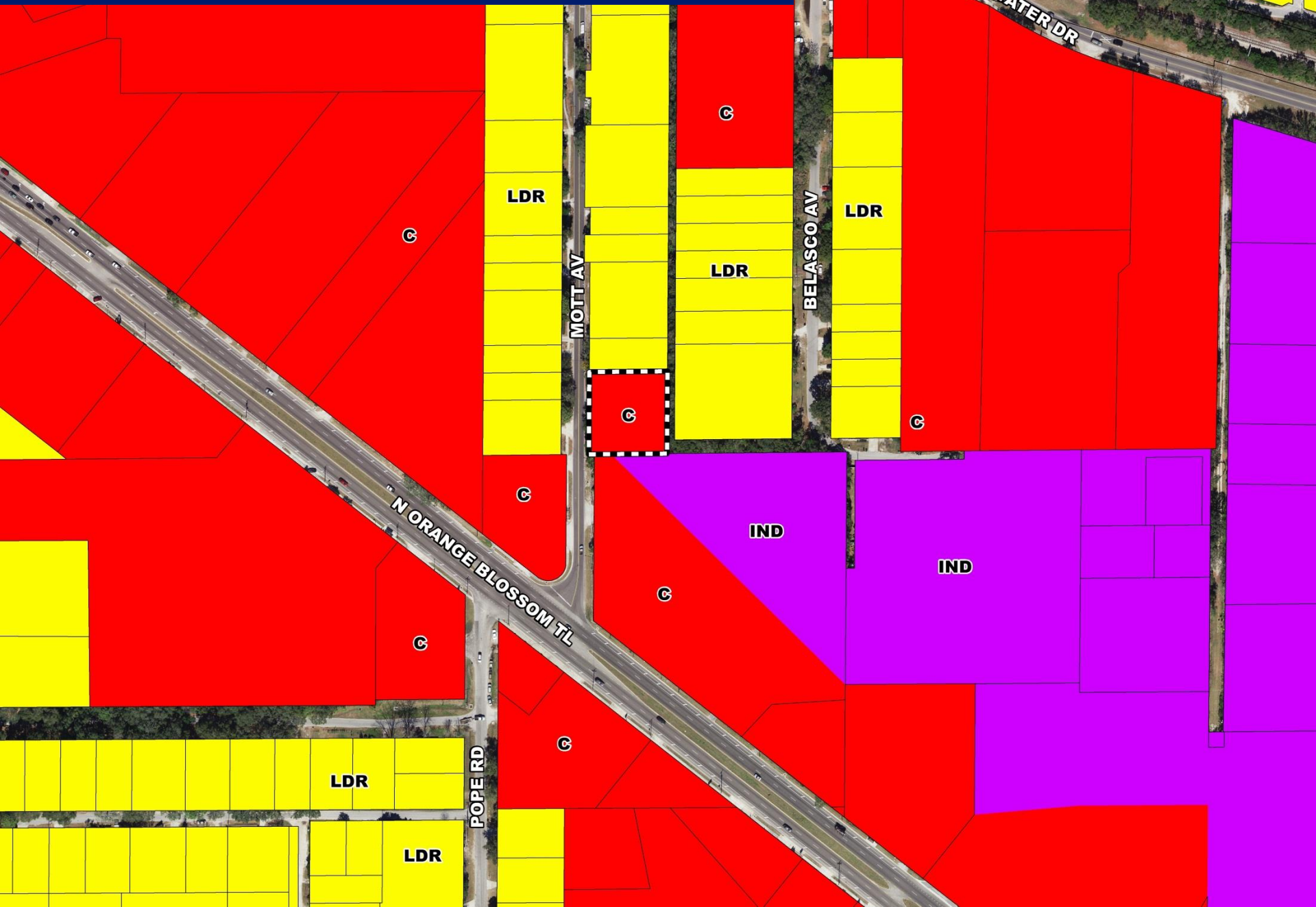


Aerial

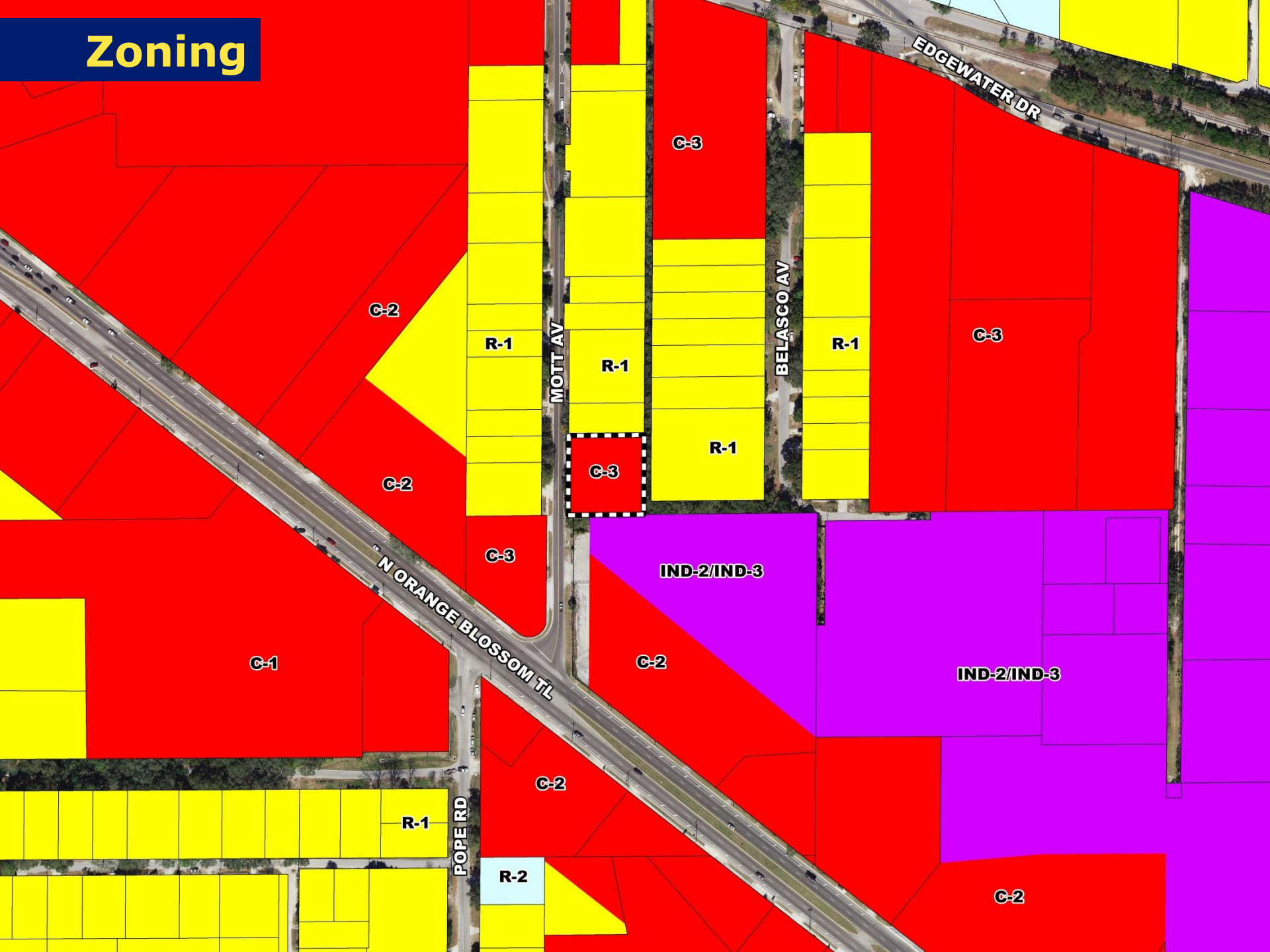
Future Land Use



Future Land Use (Proposed)



Zoning


EDGEWATER DR
MOTT AV
BELASCO AV
N ORANGE BLOSSOM TL
POPE RD
C-3
C-2
R-1
C-1
R-2
IND-2/IND-3

Amendment 2018-1-S-2-1

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

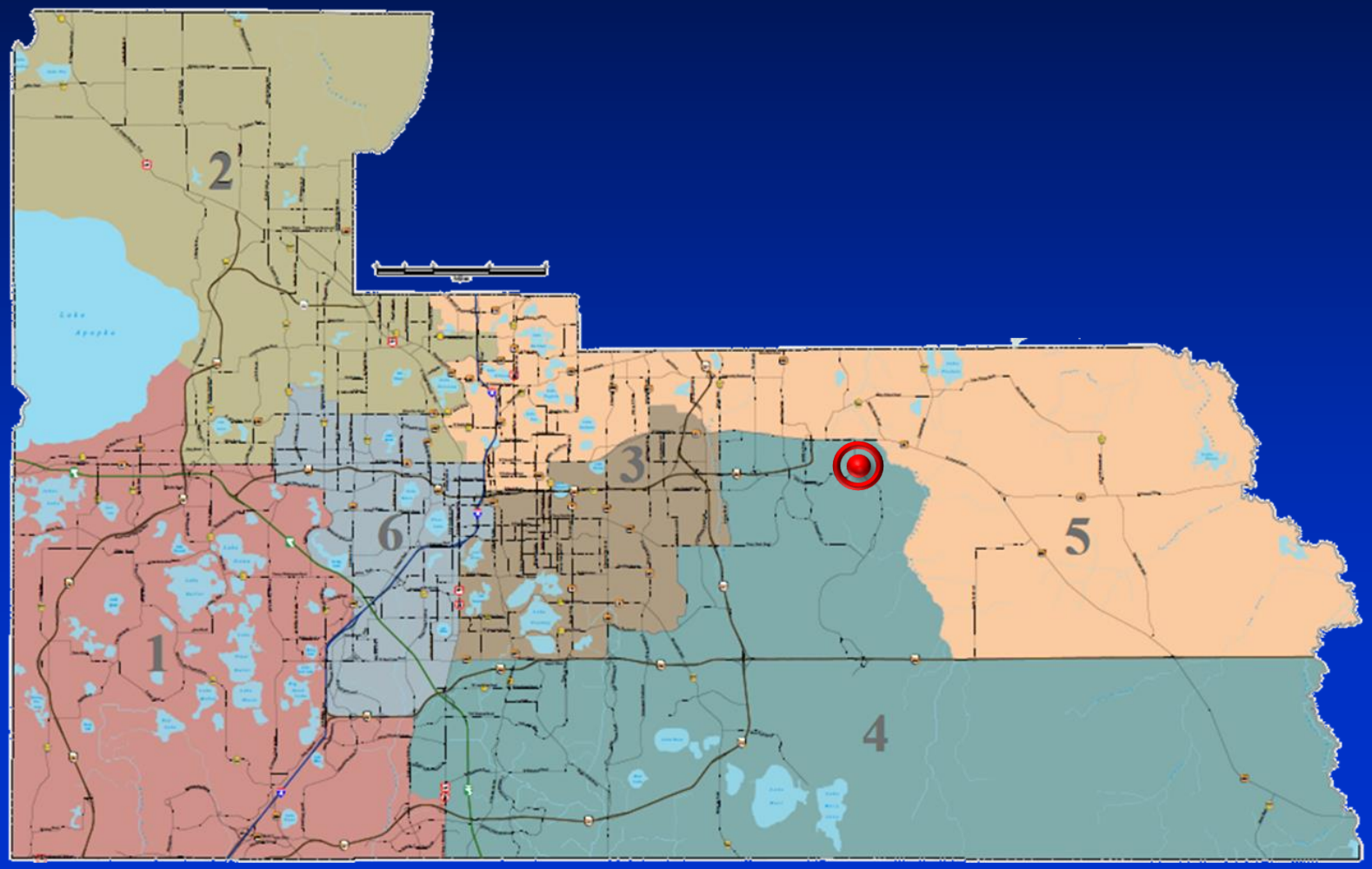
- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective FLU8.2 and Policies FLU1.1.5, FLU1.4.4, FLU1.4.6, and FLU8.2.1)**
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Amendment 2018-1-S-2-1, Low Density Residential (LDR) to Commercial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

Amendment 2018-1-S-4-1
Rezoning RZ-18-04-001

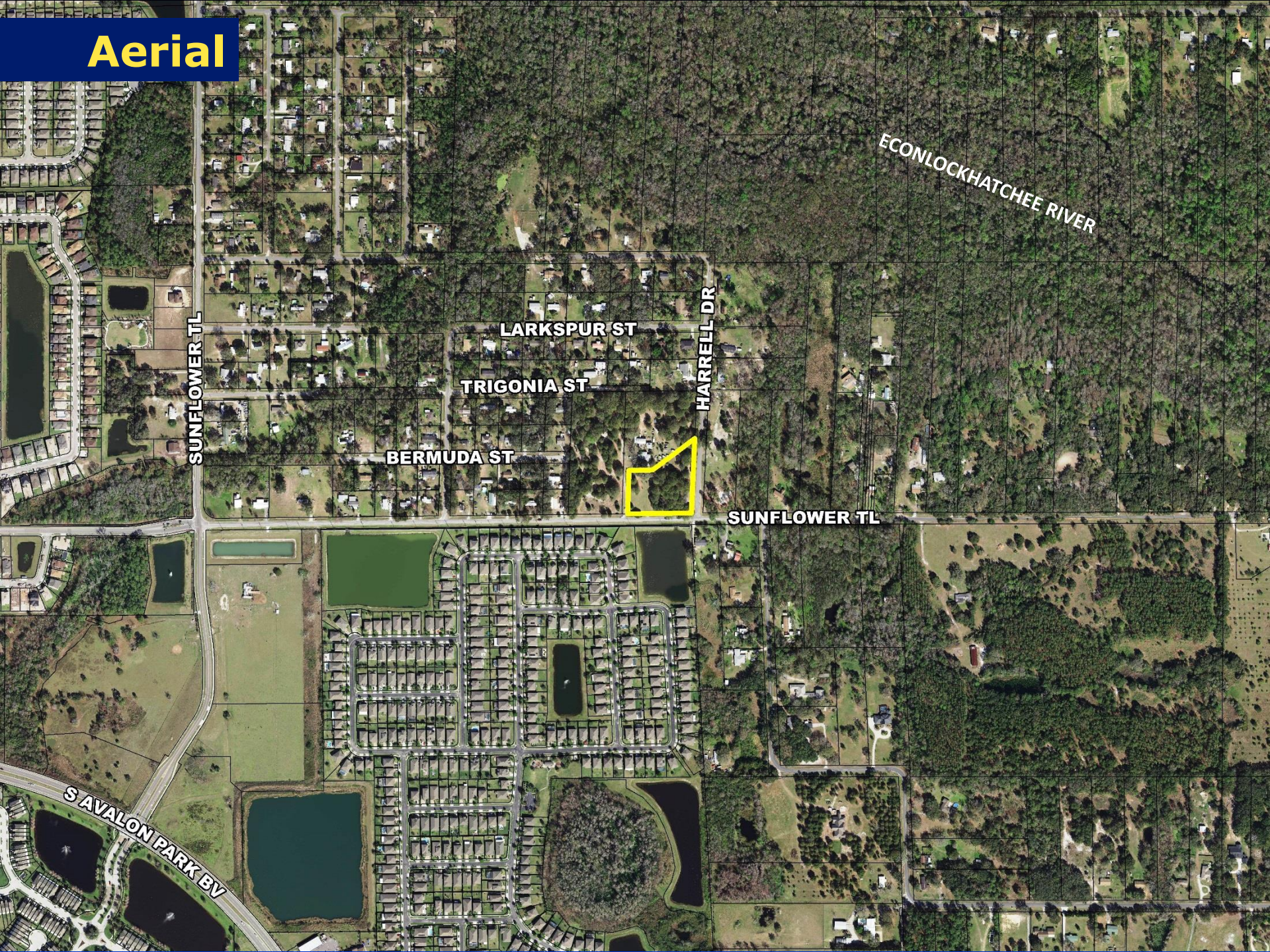
Owner:	**Phin Phan, Saoun Phan, and Rethi Chheoun**
Agent:	**Phin Phan**
From:	**Rural Settlement 1/2 (RS 1/2) and R-CE-2 (Rural Residential)**
To:	**Rural Settlement 1/1 (RS 1/1) and R-CE (Country Estate)**
Acreage:	**2.11 gross acres**
Proposed Use:	**Two (2) Single-family dwelling units**

Amendment 2018-1-S-4-1
Rezoning RZ-18-04-001

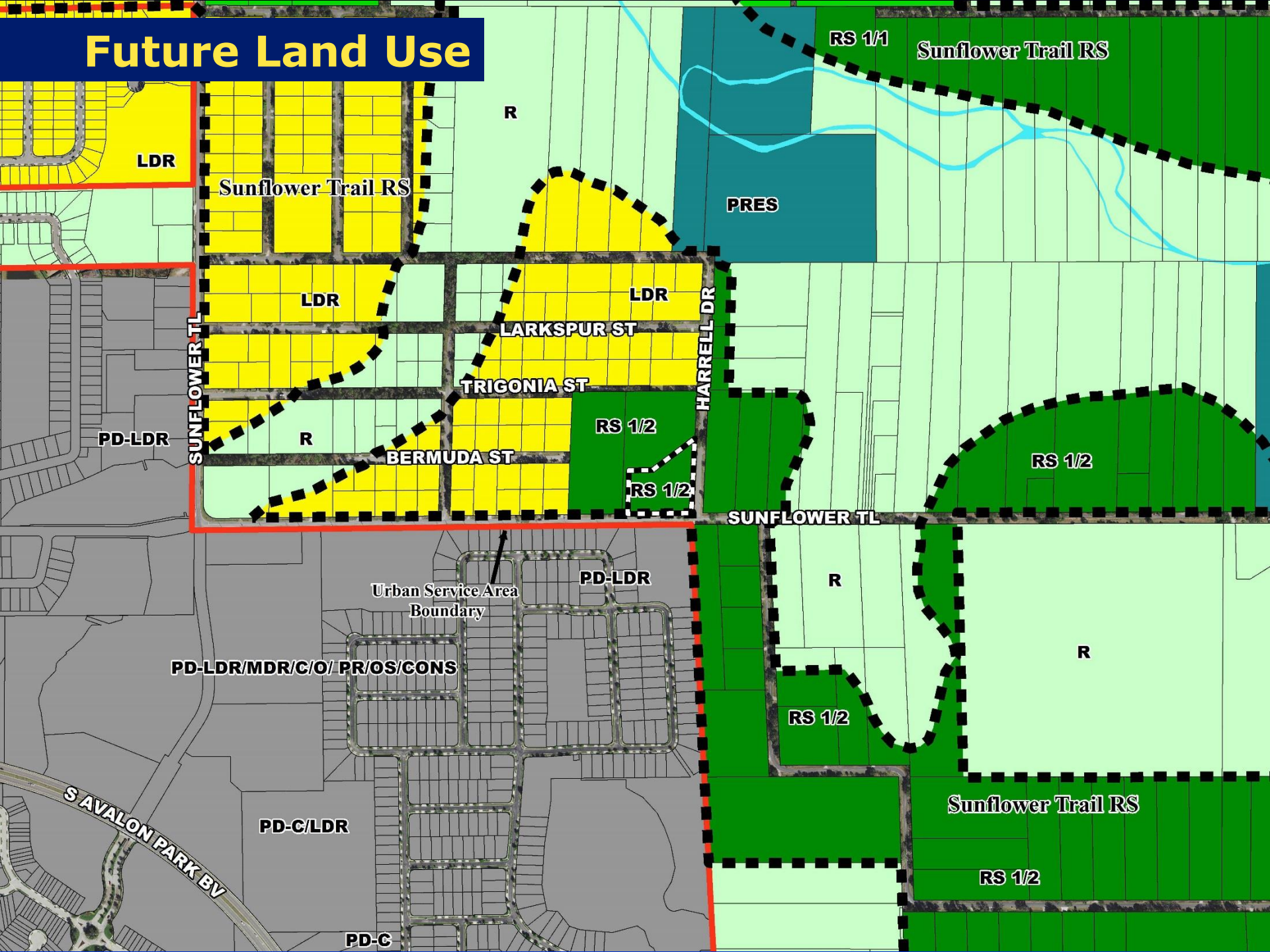
Location



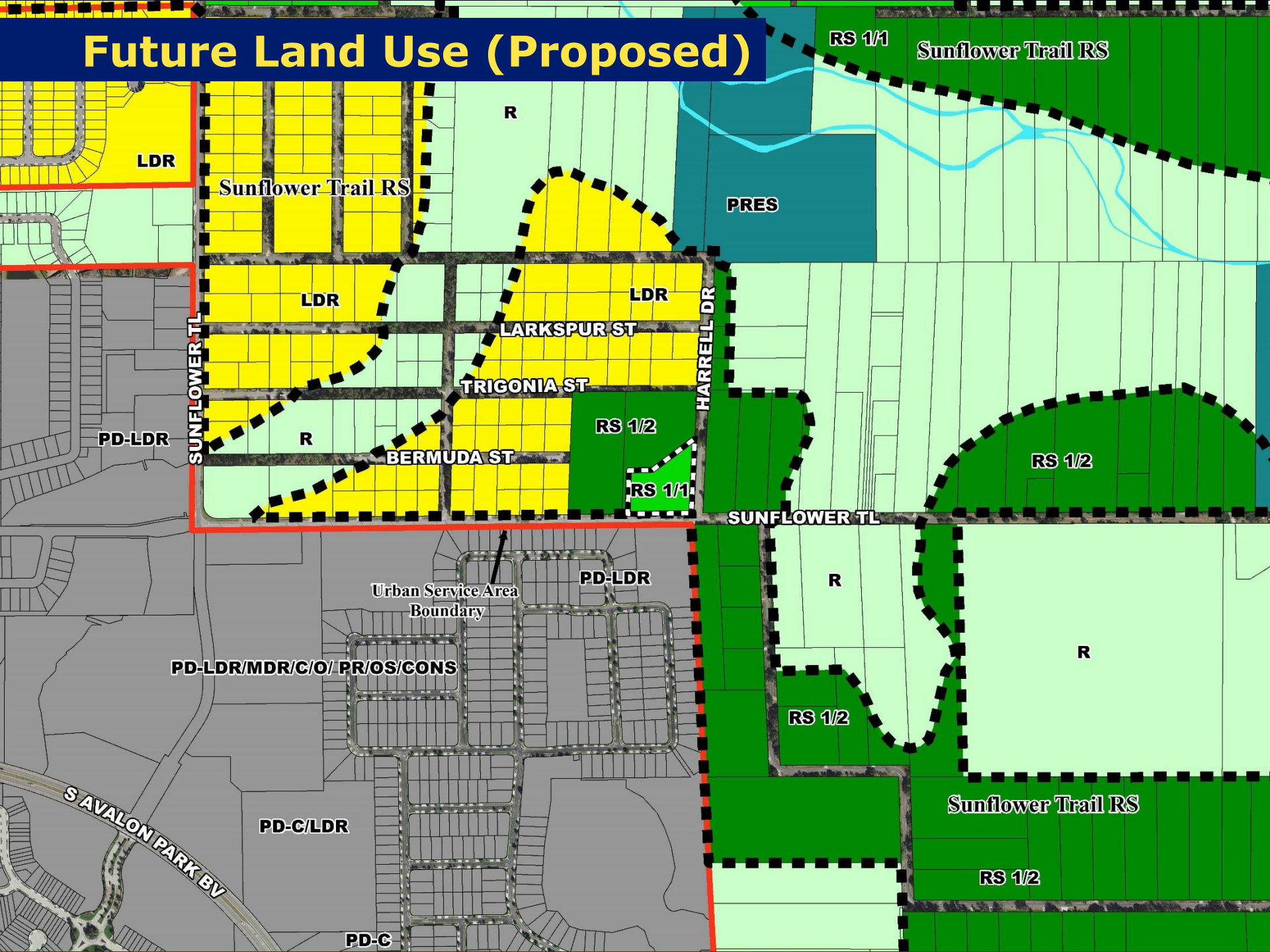
Aerial


ECONLOCKHATCHEE RIVER
SUNFLOWER TL
LARKSPUR ST
HARRELL DR
TRIGONIA ST
BERMUDA ST
SUNFLOWER TL
S AVALON PARK BV

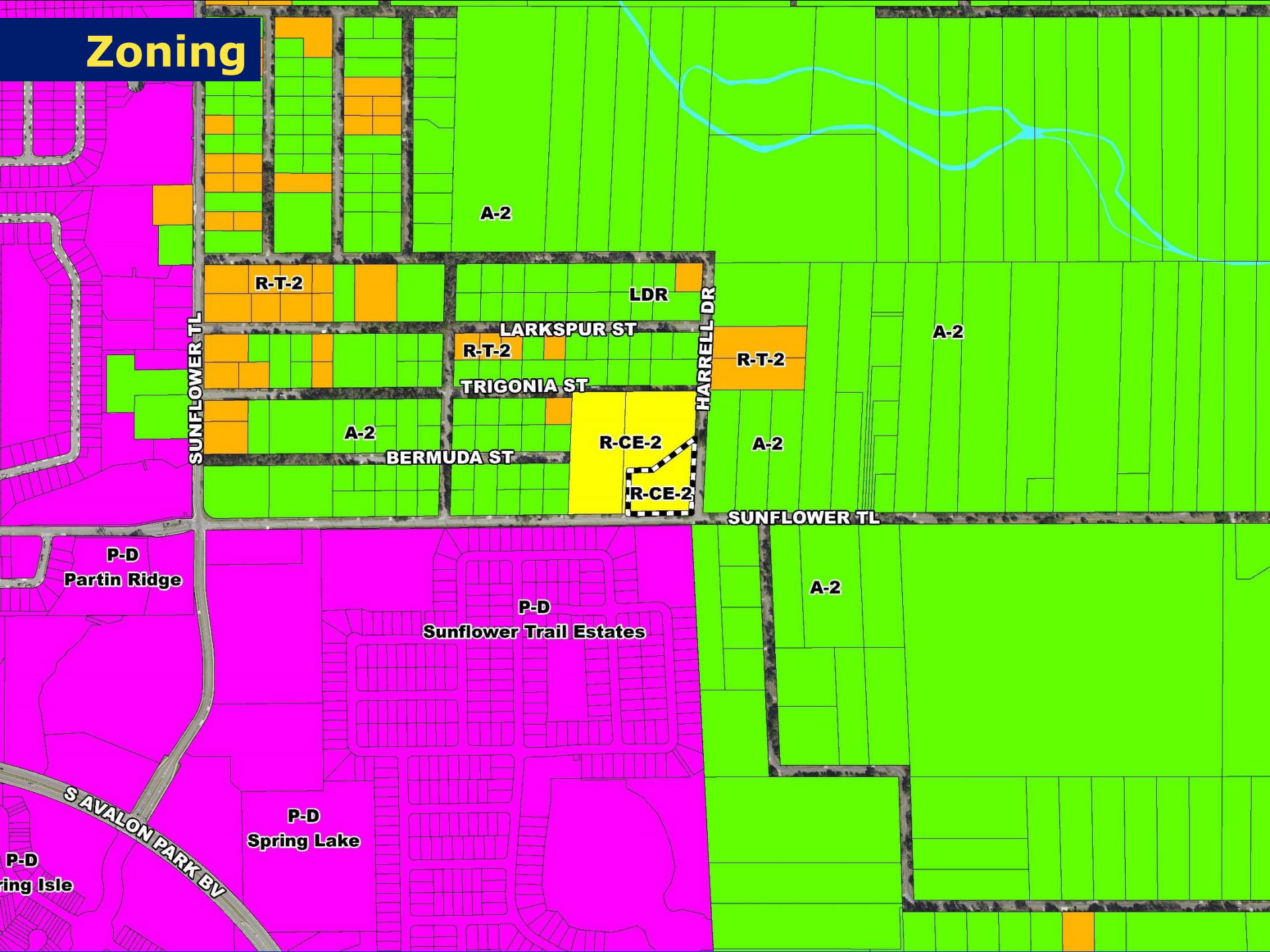
Future Land Use



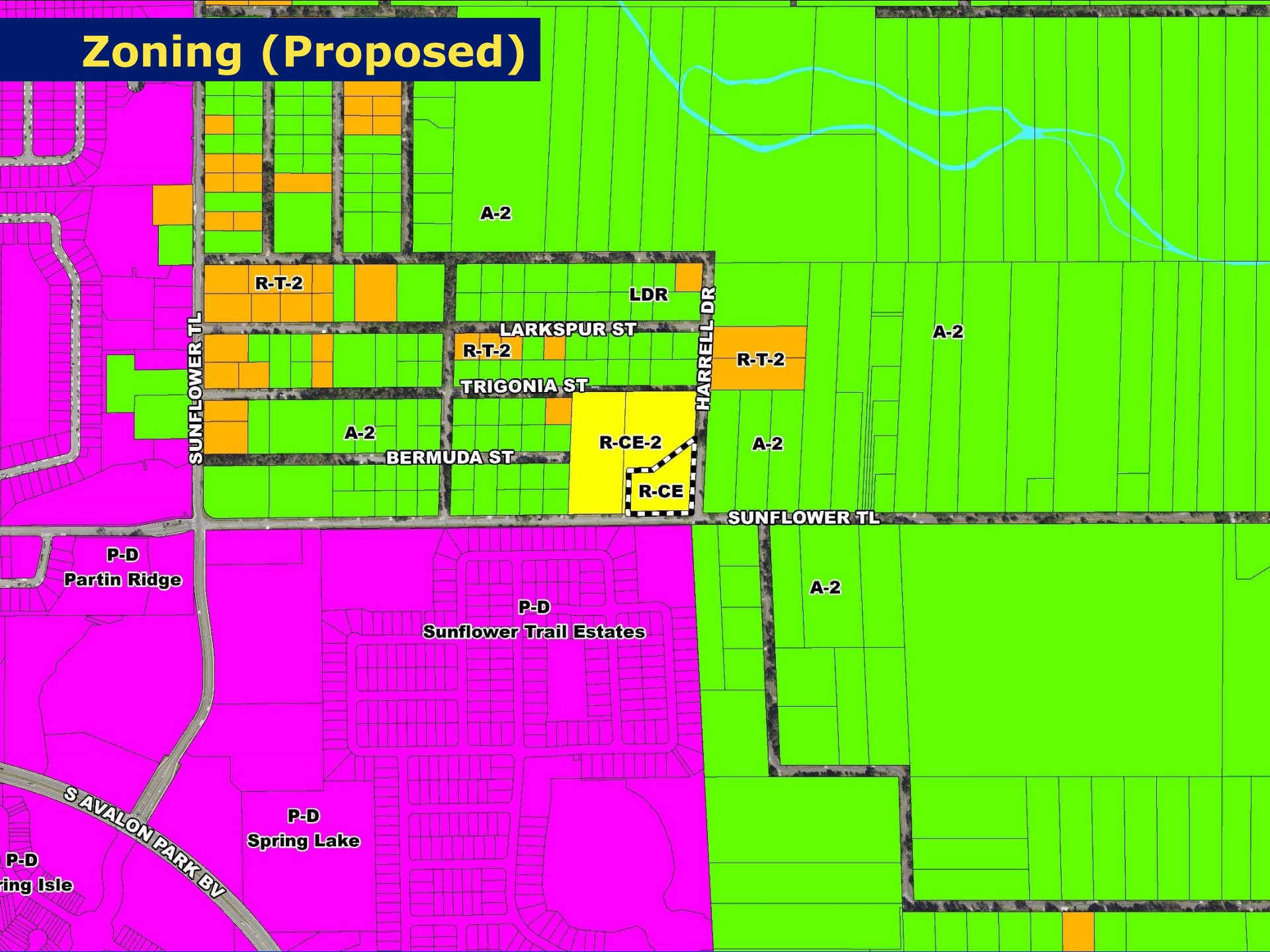
Future Land Use (Proposed)



Zoning


A-2
R-T-2
LDR
LARKSPUR ST
R-T-2
R-T-2
TRIGONIA ST
SUNFLOWER TL
HARRELL DR
A-2
A-2
R-CE-2
BERMUDA ST
A-2
R-CE-2
SUNFLOWER TL
P-D
Partin Ridge
P-D
Sunflower Trail Estates
A-2
S AVALON PARK BV
P-D
Spring Lake
P-D
ring Isle

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

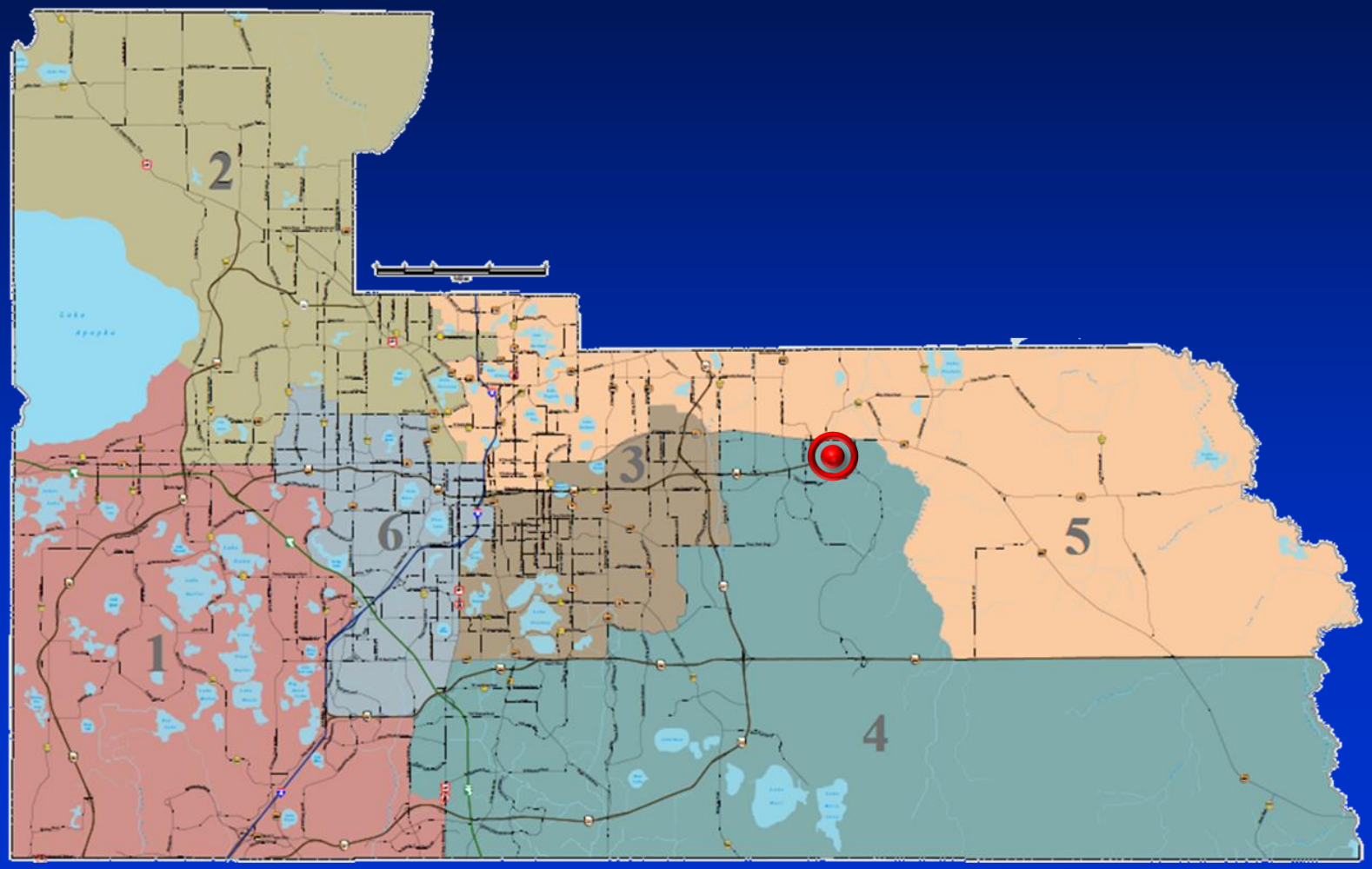
- **Make a finding of consistency with the Comprehensive Plan and APPROVE Rezoning case RZ-18-04-001 from R-CE-2 (Rural Residential) to R-CE (Country Estates).**

Amendment 2018-1-S-4-2
Rezoning RZ-18-04-006

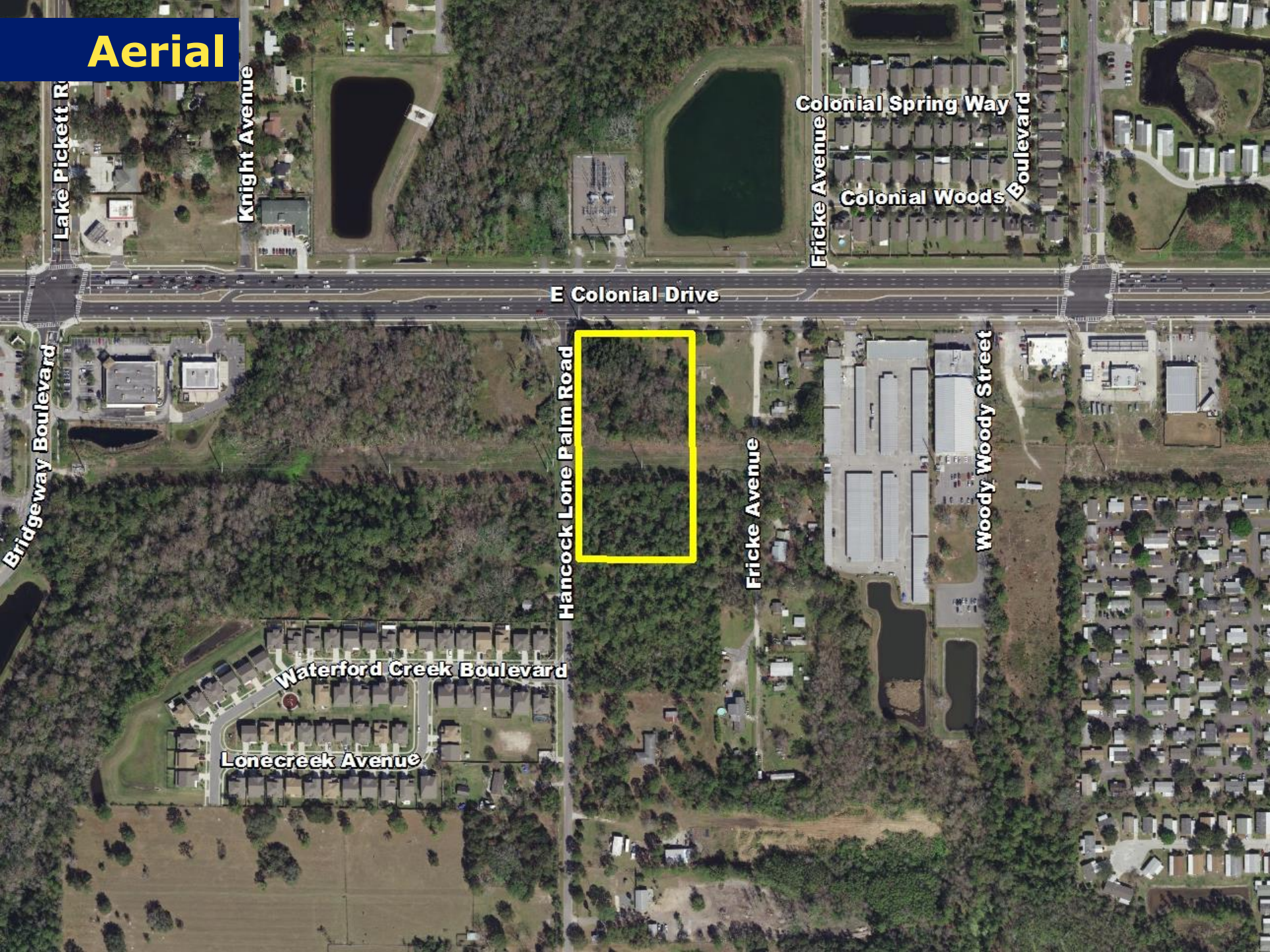
Agent:	Rusty A. Coan, P.E., Cross Development Acquisition, LLC
Owner:	Daisy H. T. Chang
From:	Low-Medium Density Residential (LMDR) and A-2 (Farmland Rural)
To:	Commercial (C) and C-2 (General Commercial) and C-1 (Retail Commercial)
Acreage:	4.21 gross acres/3.16 net developable acres
Proposed Use:	22,400 sq. ft. collision repair shop

Amendment 2018-1-S-4-2
Rezoning RZ-18-04-006

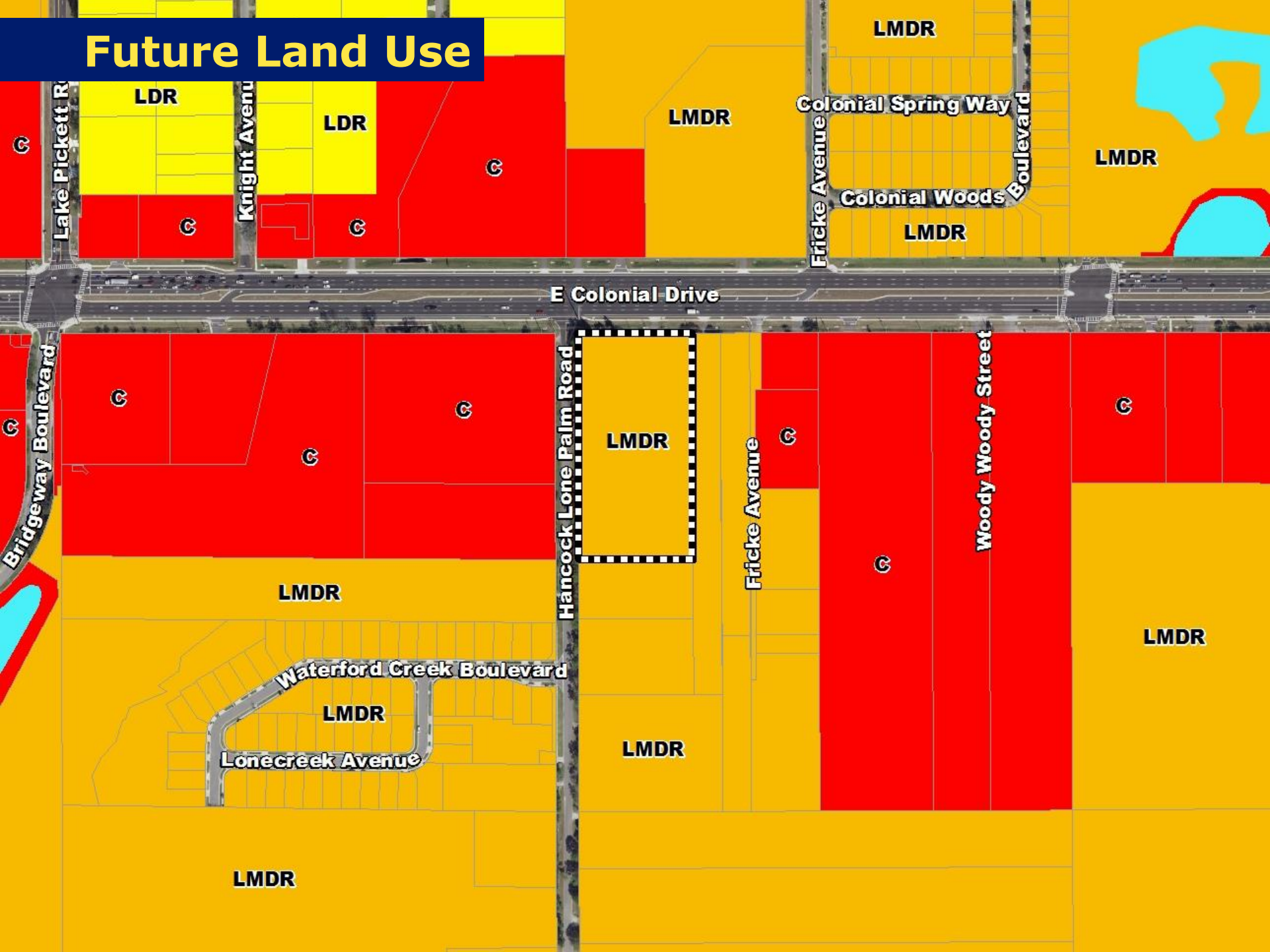
Location



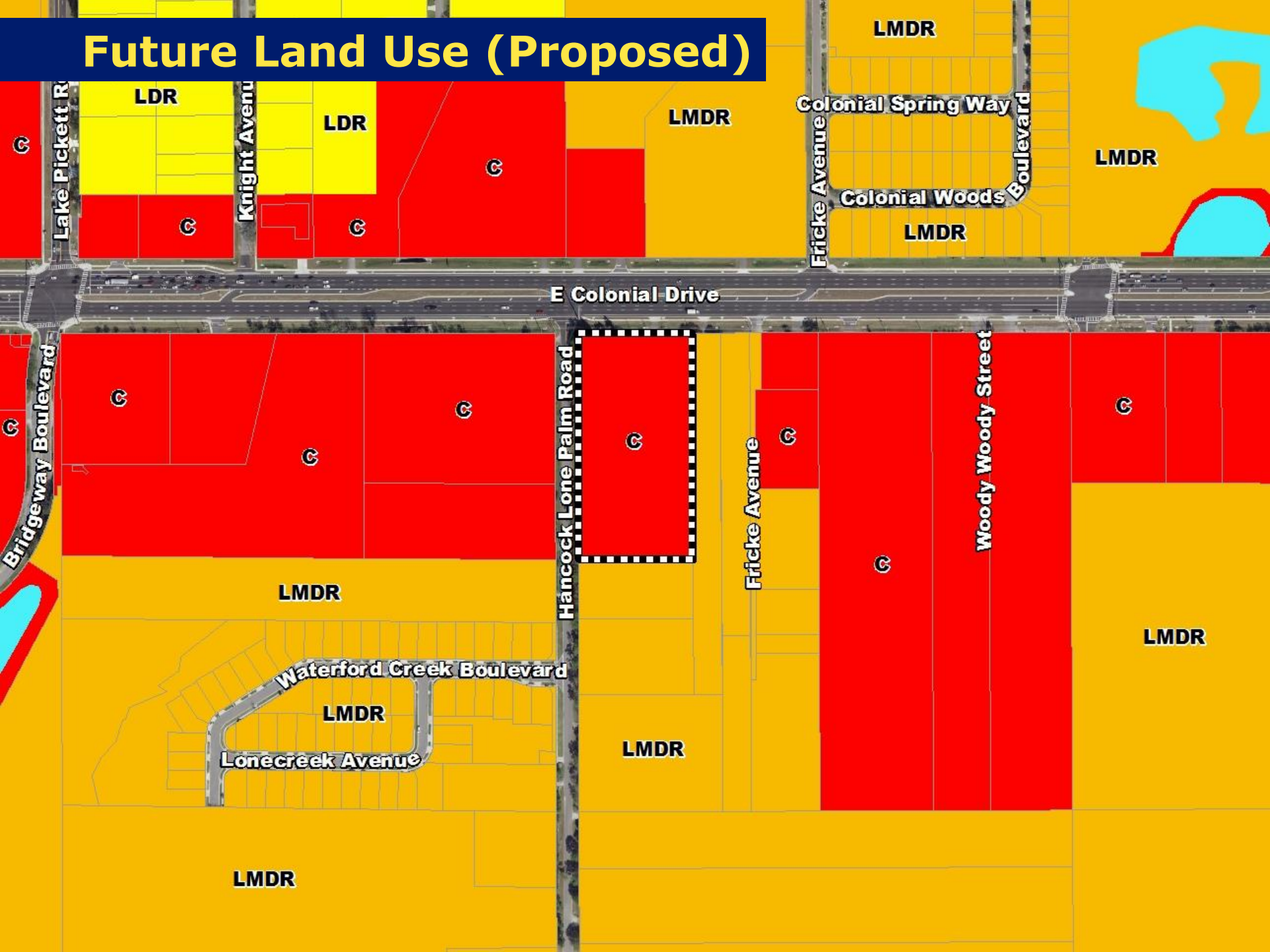
Aerial


Lake Pickett R
Knight Avenue
Colonial Spring Way
Fricke Avenue
Colonial Woods Boulevard
E Colonial Drive
Bridgeway Boulevard
Hancock Lone Palm Road
Fricke Avenue
Woody Woody Street
Waterford Creek Boulevard
Lonecreek Avenue

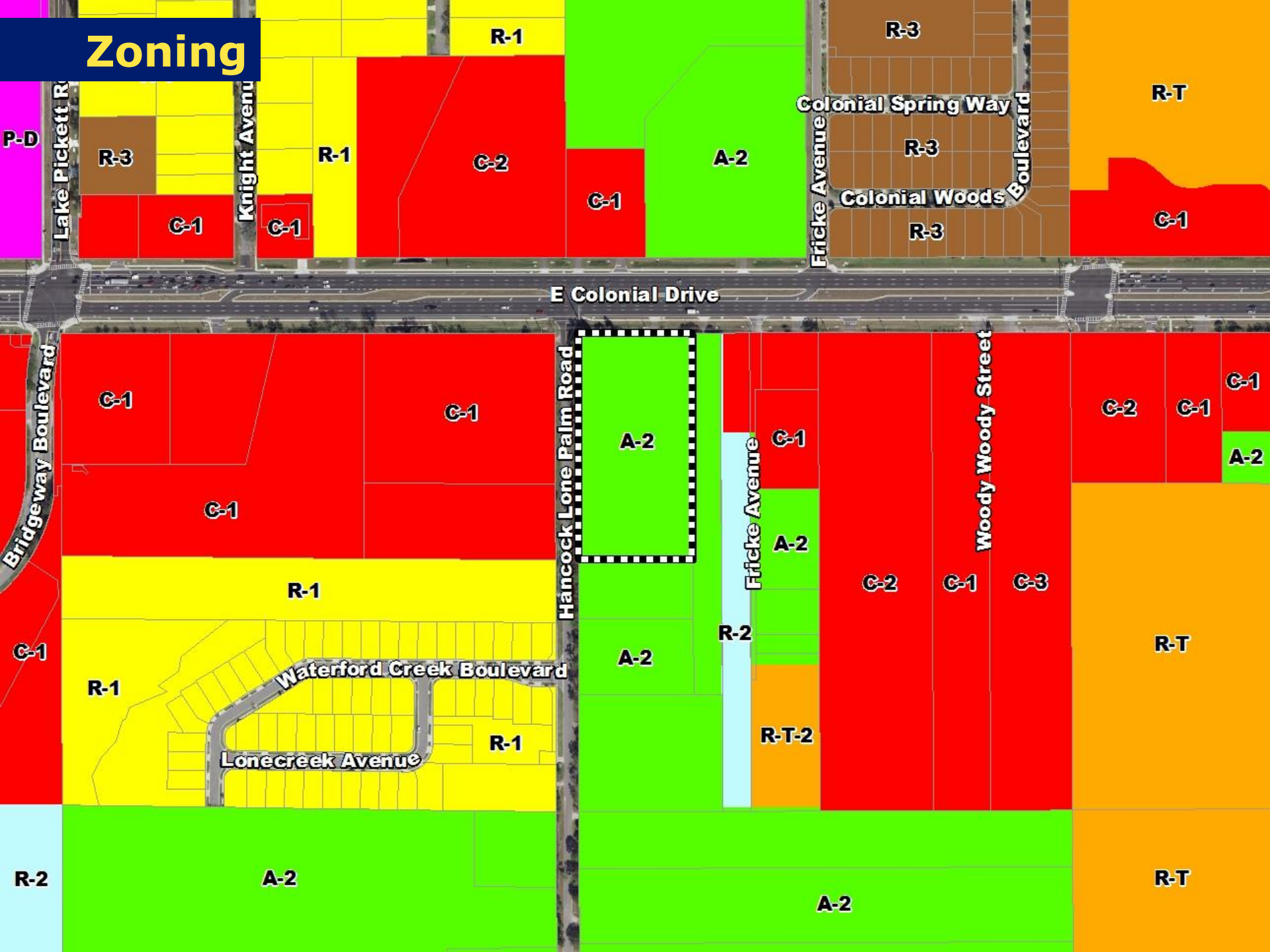
Future Land Use



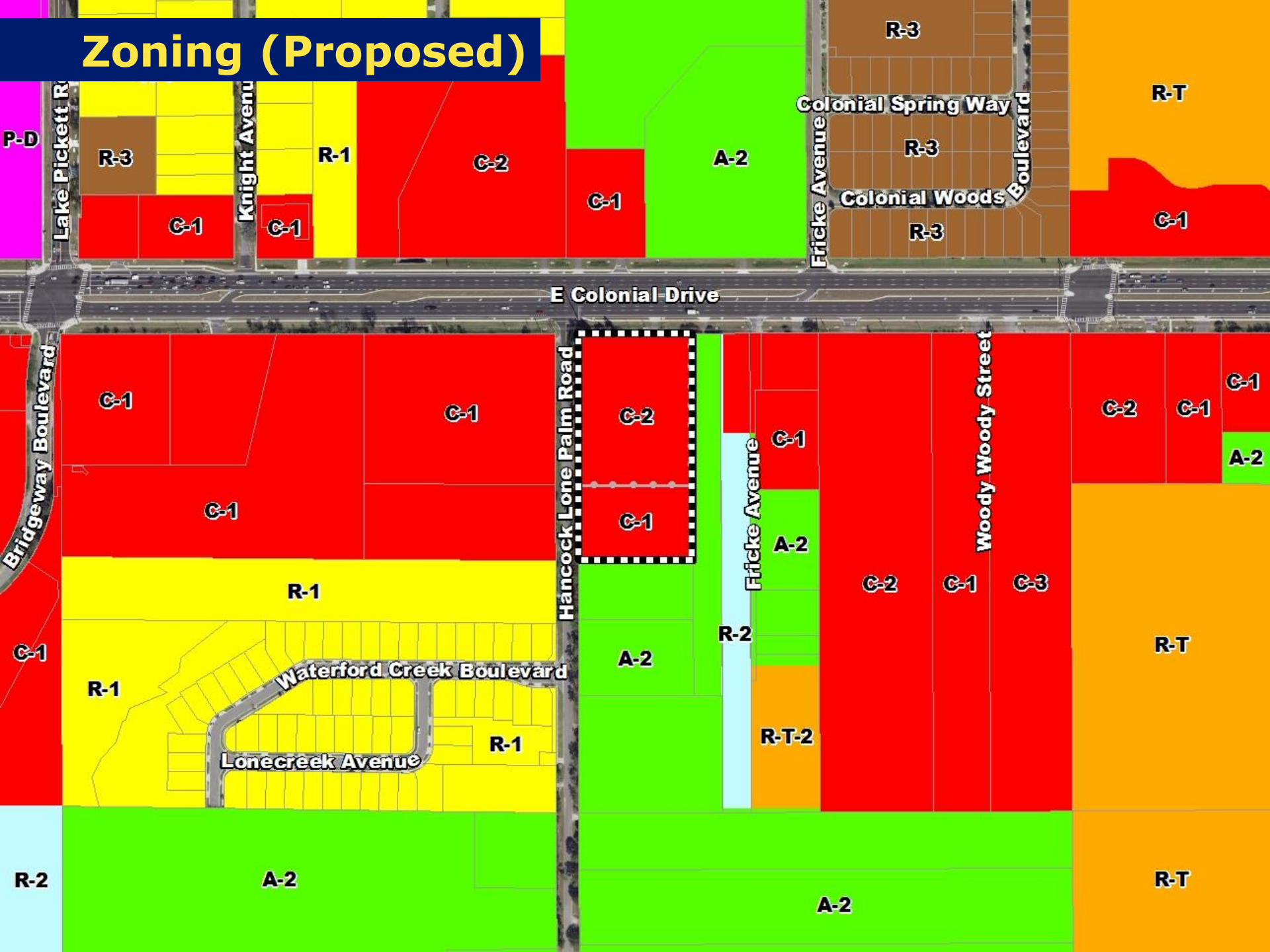
Future Land Use (Proposed)



Zoning


P-D
Lake Pickett R
R-3
C-1
Knight Avenu
C-1
R-1
R-1
C-2
C-1
A-2
R-3
Colonial Spring Way
R-3
Colonial Woods
R-3
Fricke Avenue
Boulevard
R-T
C-1
E Colonial Drive
Bridgeway Boulevard
C-1
C-1
C-1
C-1
R-1
C-1
R-1
R-1
Waterford Creek Boulevard
Lonecreek Avenue
R-2
A-2
A-2
Hancock Lone Palm Road
A-2
Fricke Avenue
C-1
A-2
R-2
R-T-2
C-2
C-1
C-3
Woody Woody Street
C-2
C-1
C-1
A-2
R-T
R-T
R-2
A-2
A-2

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

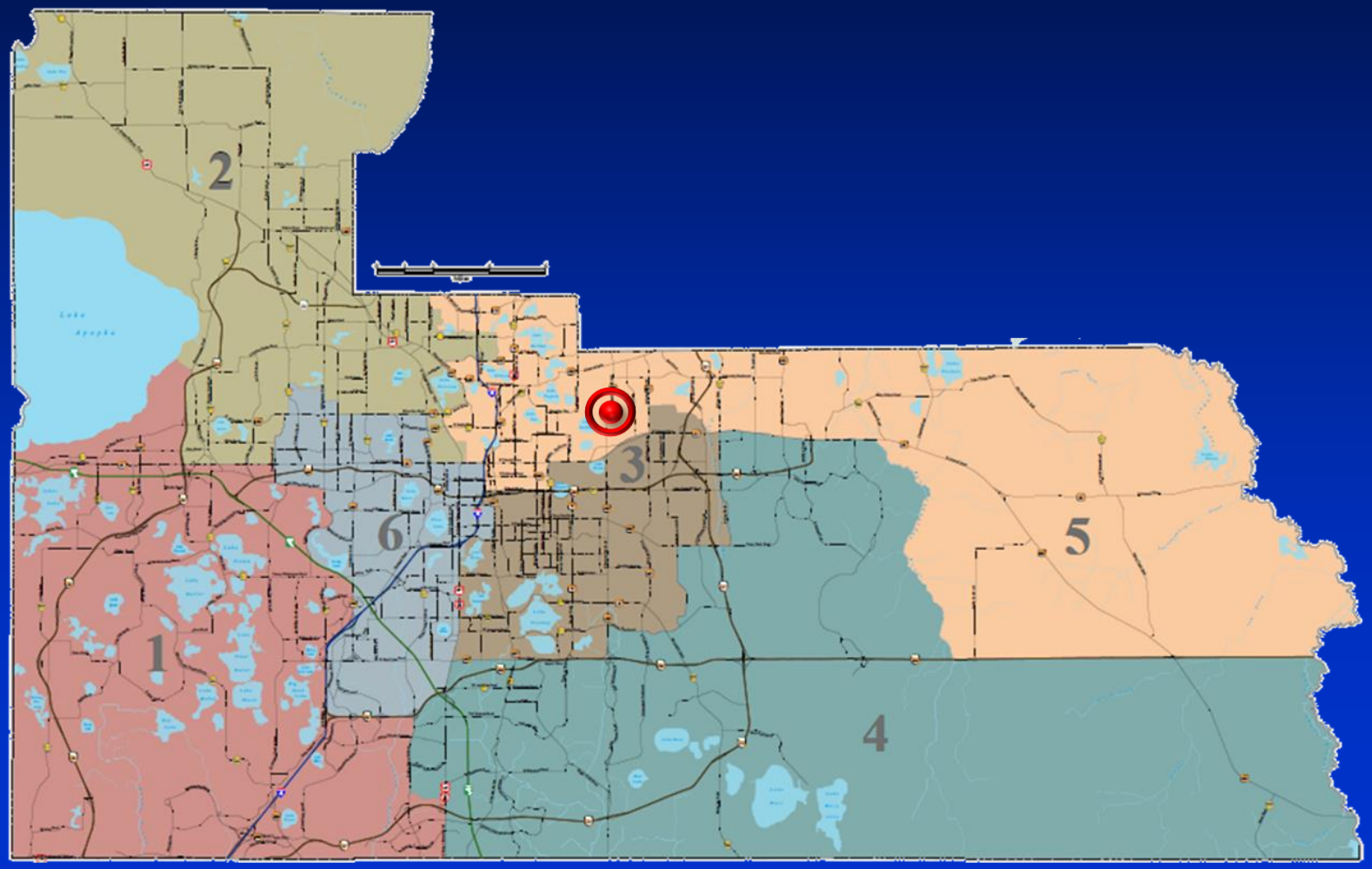
- Make a finding of consistency with the Comprehensive Plan and APPROVE Rezoning Case RZ-18-04-006 from A-2 (Farmland Rural) to C-2 (General Commercial) and C-1 (Retail Commercial), subject to the five (5) restrictions listed in the staff report.

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

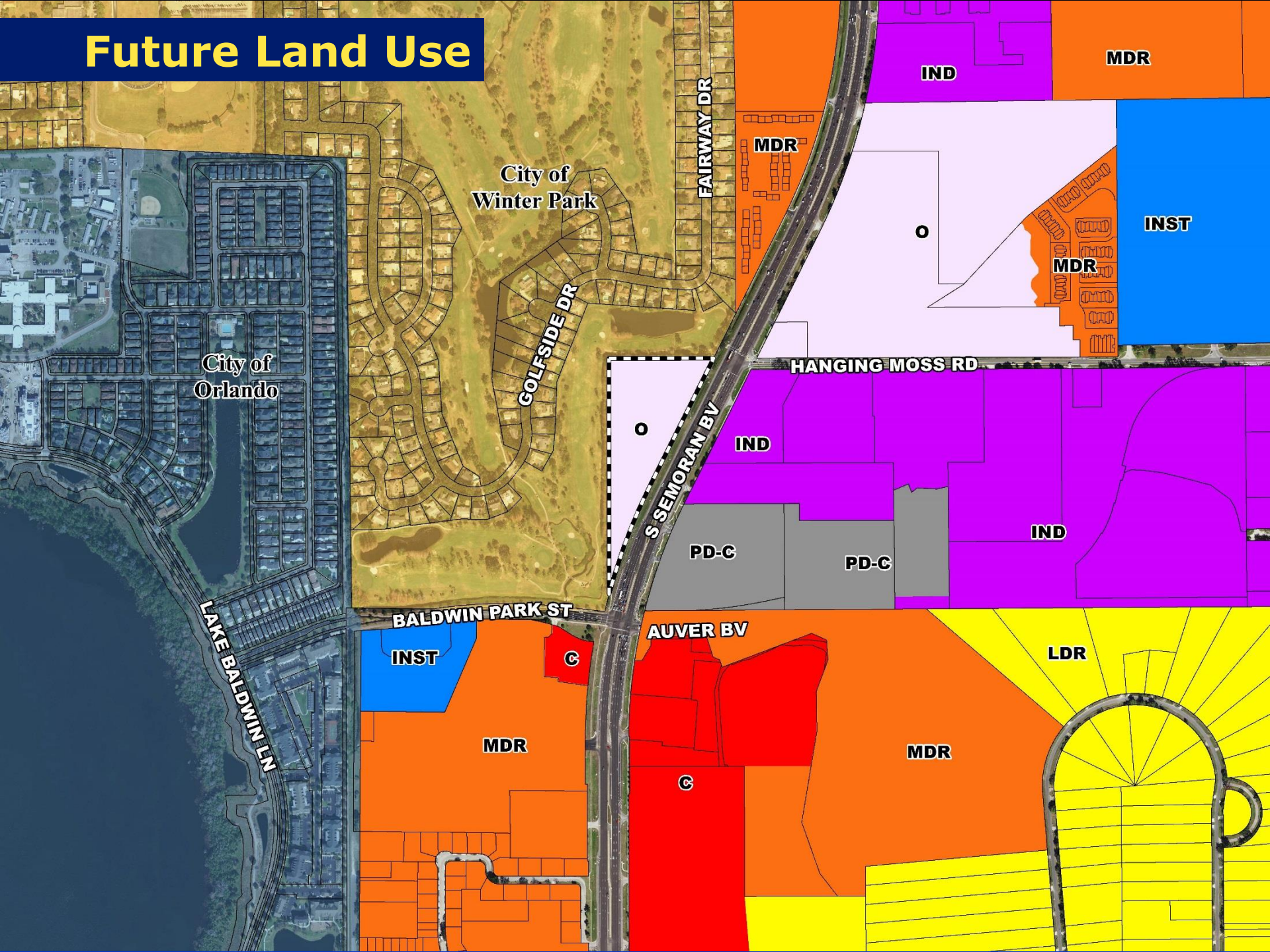
Location



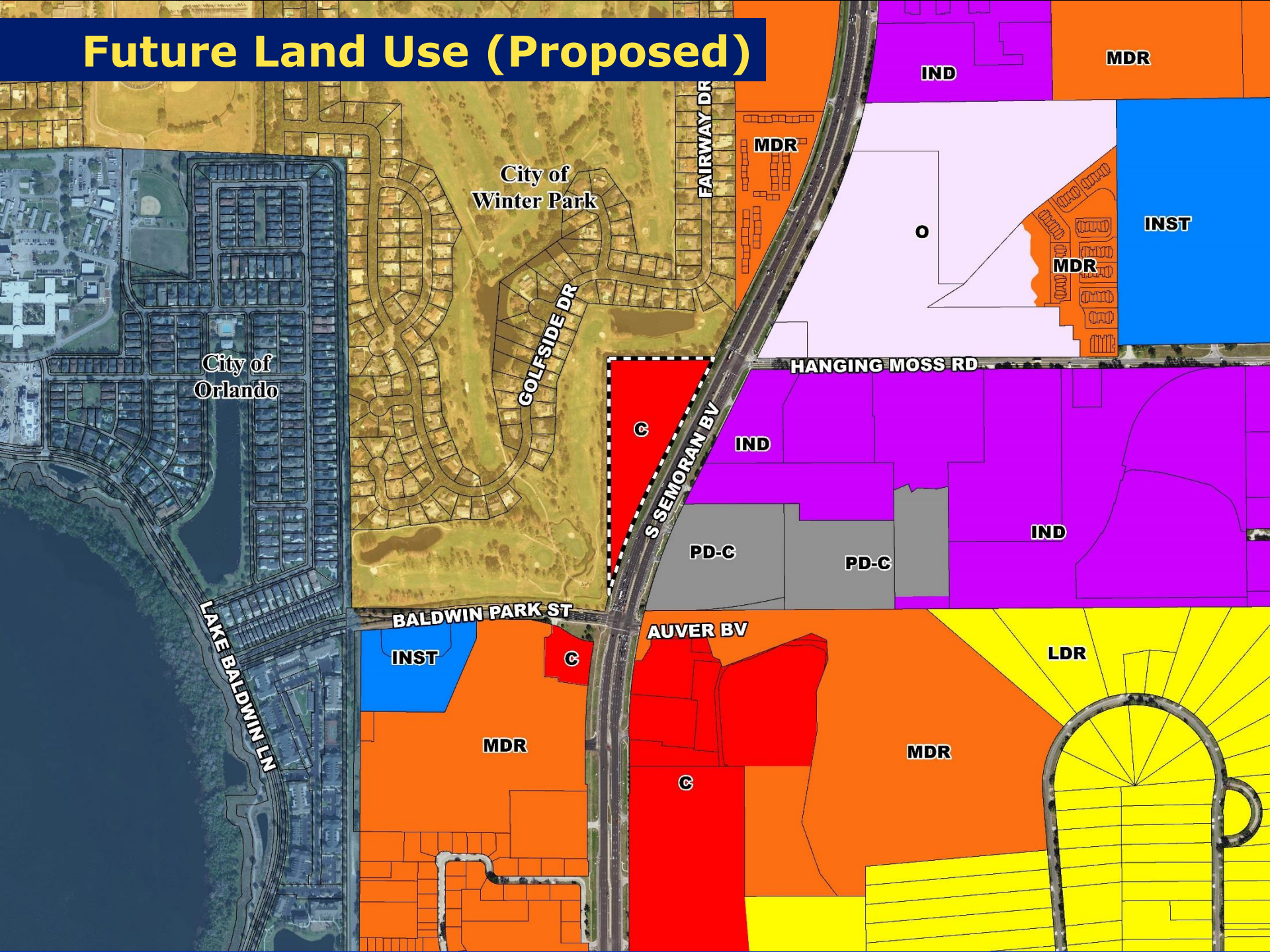
Aerial

FAIRWAY DR
GOLFSIDE DR
HANGING MOSS RD
S SEMORAN BV
BALDWIN PARK ST
AUVER BV
LAKE BALDWIN LN

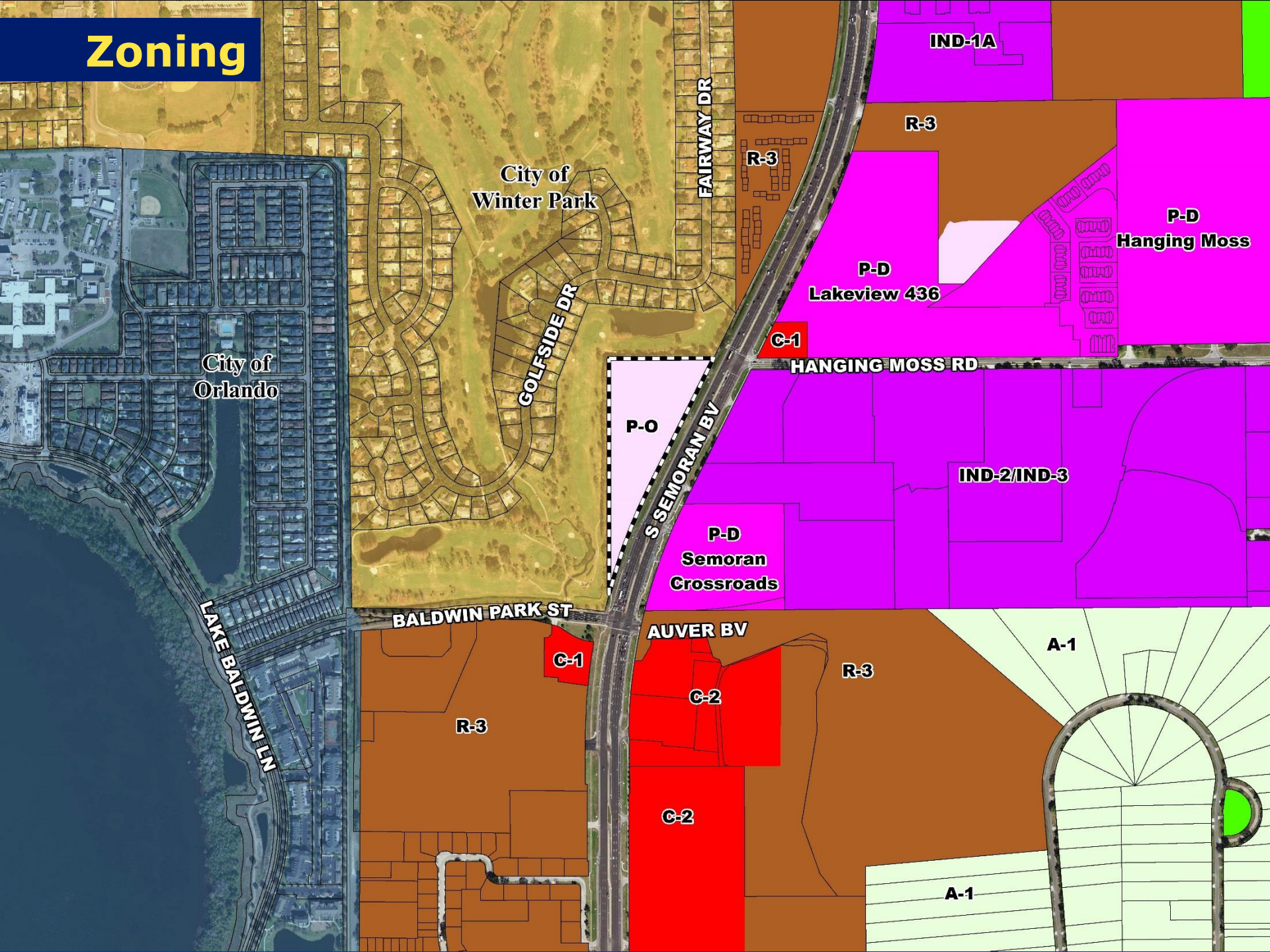
Future Land Use



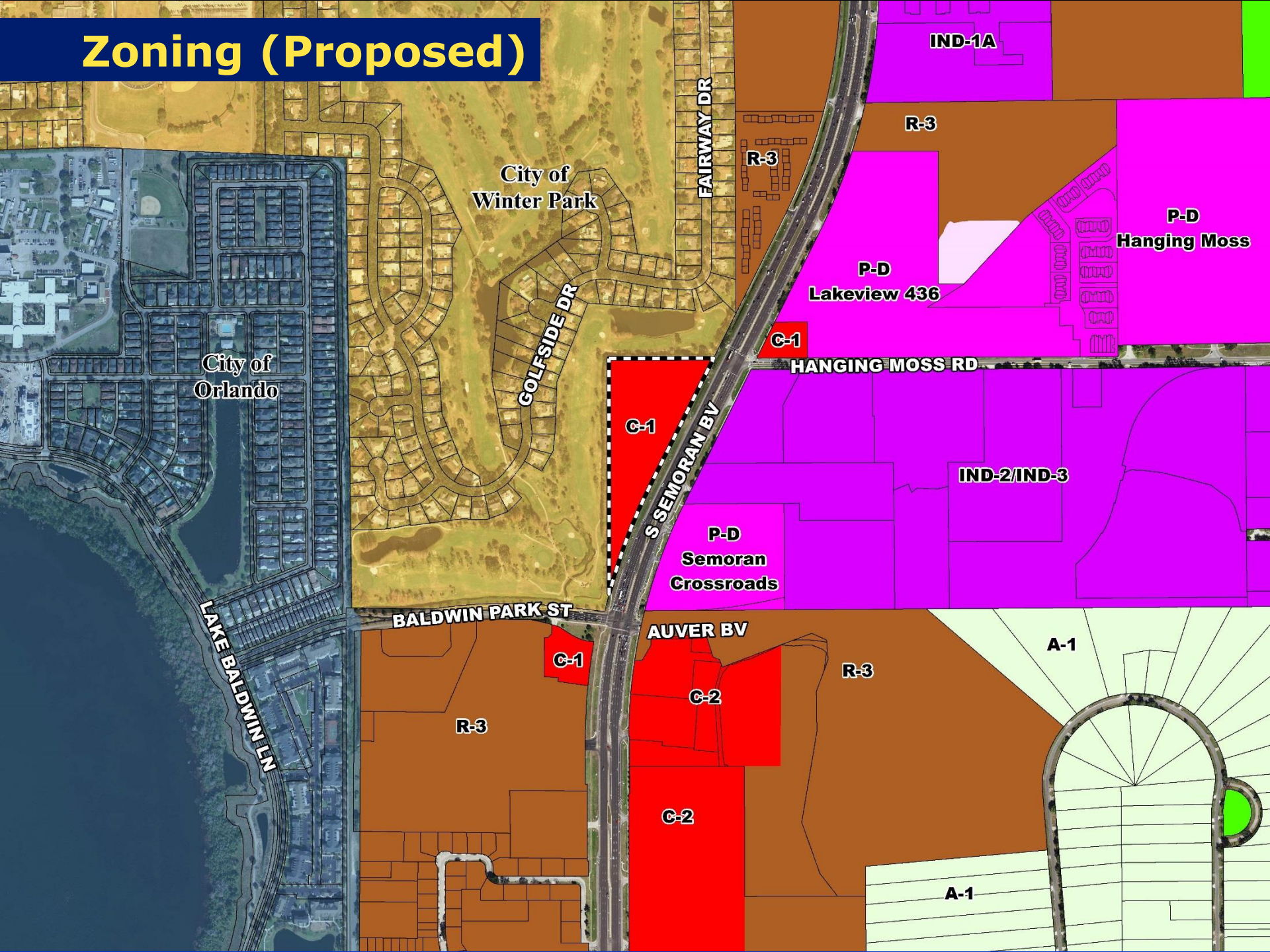
Future Land Use (Proposed)



Zoning


IND-1A
R-3
R-3
FAIRWAY DR
City of
Winter Park
P-D
Hanging Moss
P-D
Lakeview 436
C-1
HANGING MOSS RD
GOLFSIDE DR
City of
Orlando
P-O
S SEMORAN BV
IND-2/IND-3
P-D
Semoran
Crossroads
BALDWIN PARK ST
AUVER BV
LAKE BALDWIN LN
C-1
R-3
C-2
R-3
A-1
C-2
A-1

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