



2018-2 Continued Cases

- **Amendment 2018-2-A-1-1**
(Tilden Road)
 - **LPA accepted applicant's request to continue to a later review cycle.**

- **Amendment 2018-2-P-1-5**
(Arnold Groves Senior Living)
 - **LPA accepted applicant's request to continue to a later review cycle.**



Board of County Commissioners

Agenda Items Related to the Parks of Mt Dora:

- **Amendment to JPA Agreement**
- **Amendment 2018-1-A-2-1**
- **Amendment 2018-1-B-FLUE-2**
- **2018-1 Regular Cycle
Ordinance**



Board of County Commissioners

First Amendment to the Joint Planning Area Interlocal Agreement

between

Orange County and the City of Mount Dora

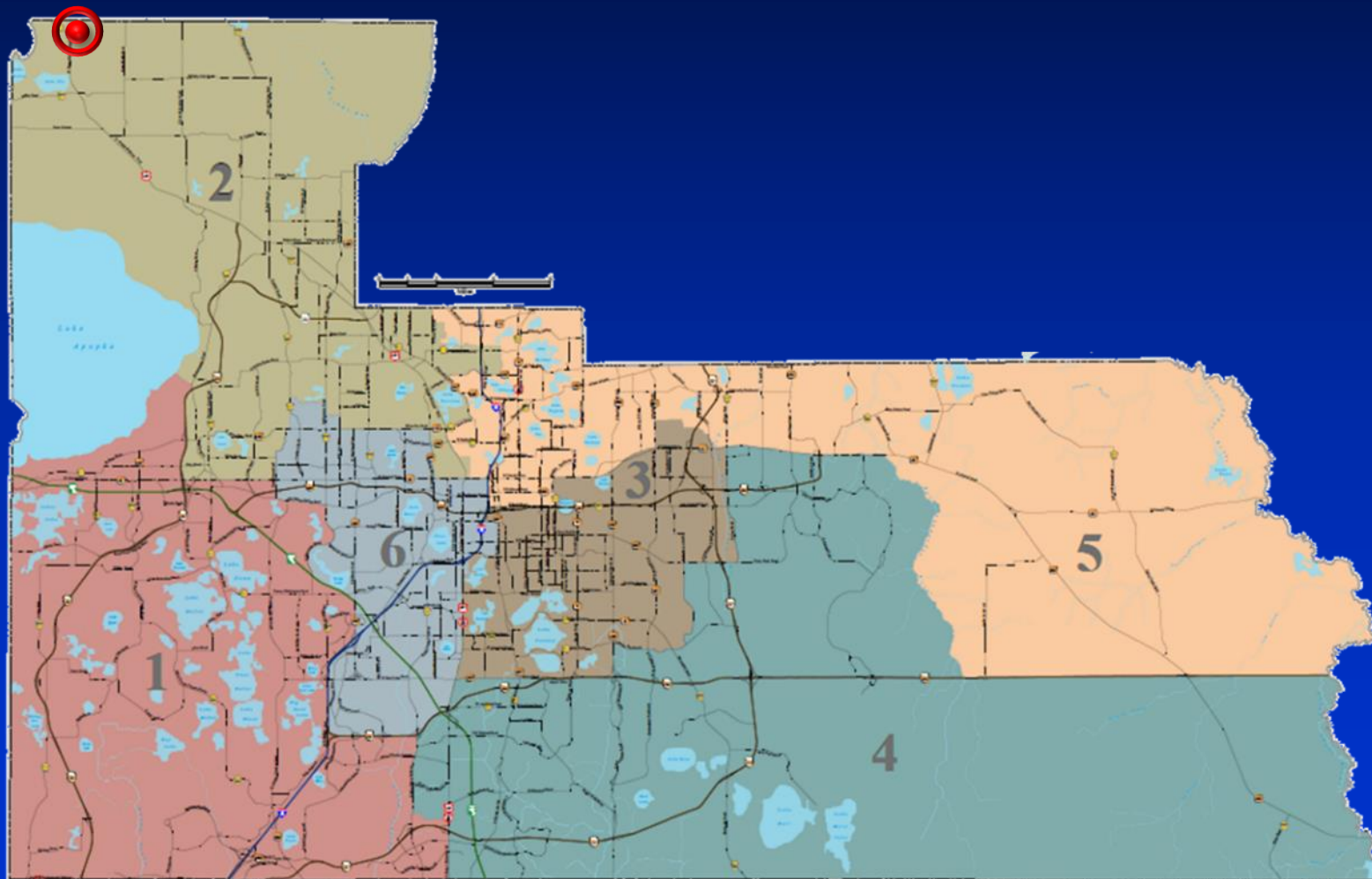
Approval Public Hearing

July 10, 2018



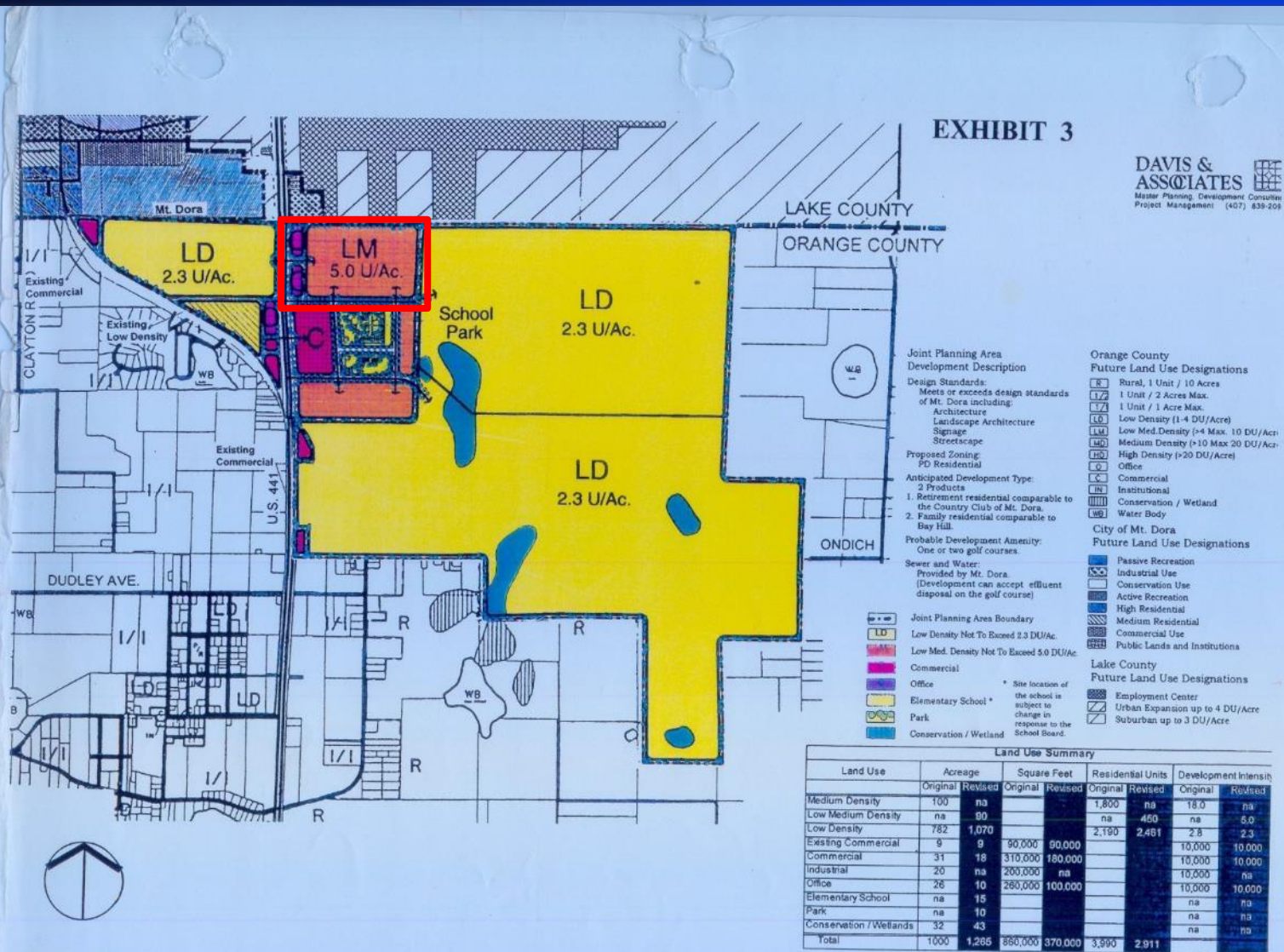
2018-1-A-2-1

Location



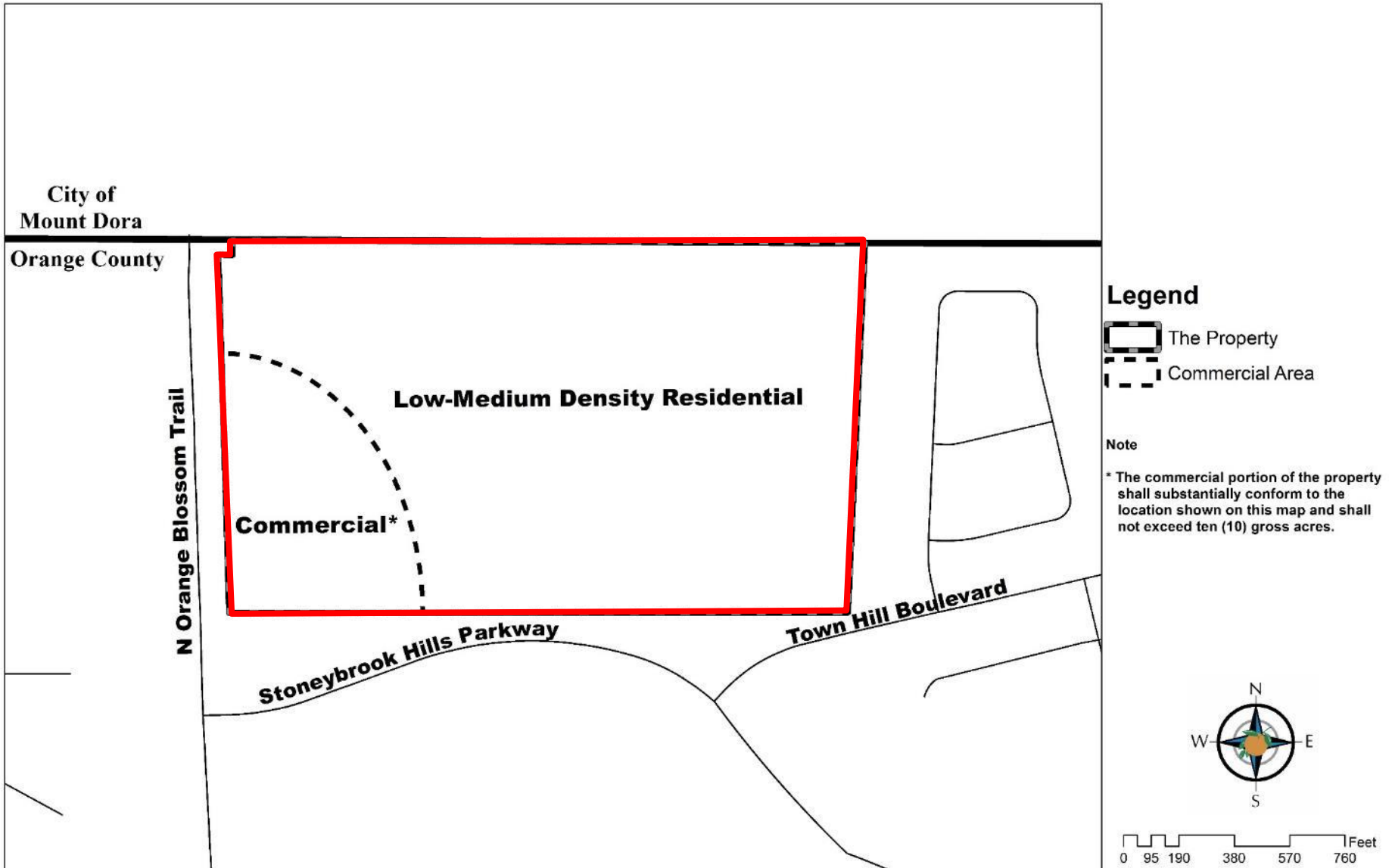


VI.F. City of Mount Dora JPA Interlocal Agreement





City of Mount Dora JPA Interlocal Agreement





Board of County Commissioners

2018-1 Continued Regular Cycle Privately-Initiated Map Amendment

Adoption Public Hearing

July 10, 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 – July 10, 2018



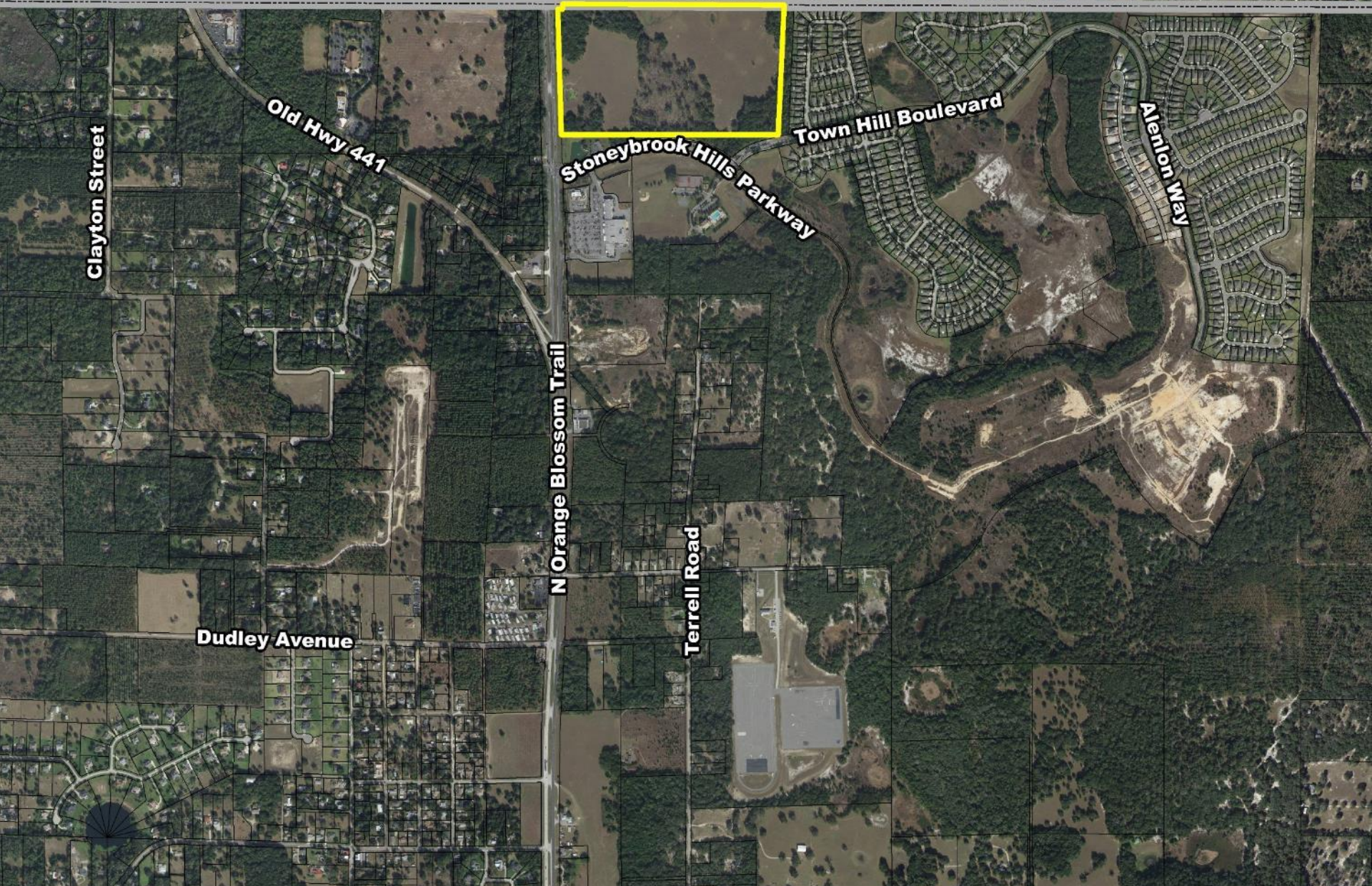
Amendment 2018-1-A-2-1

- 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

Aerial

City of
Mount Dora

Orange County / Lake County Line



Clayton Street

Old Hwy 441

Stoneybrook Hills Parkway

Town Hill Boulevard

Alenion Way

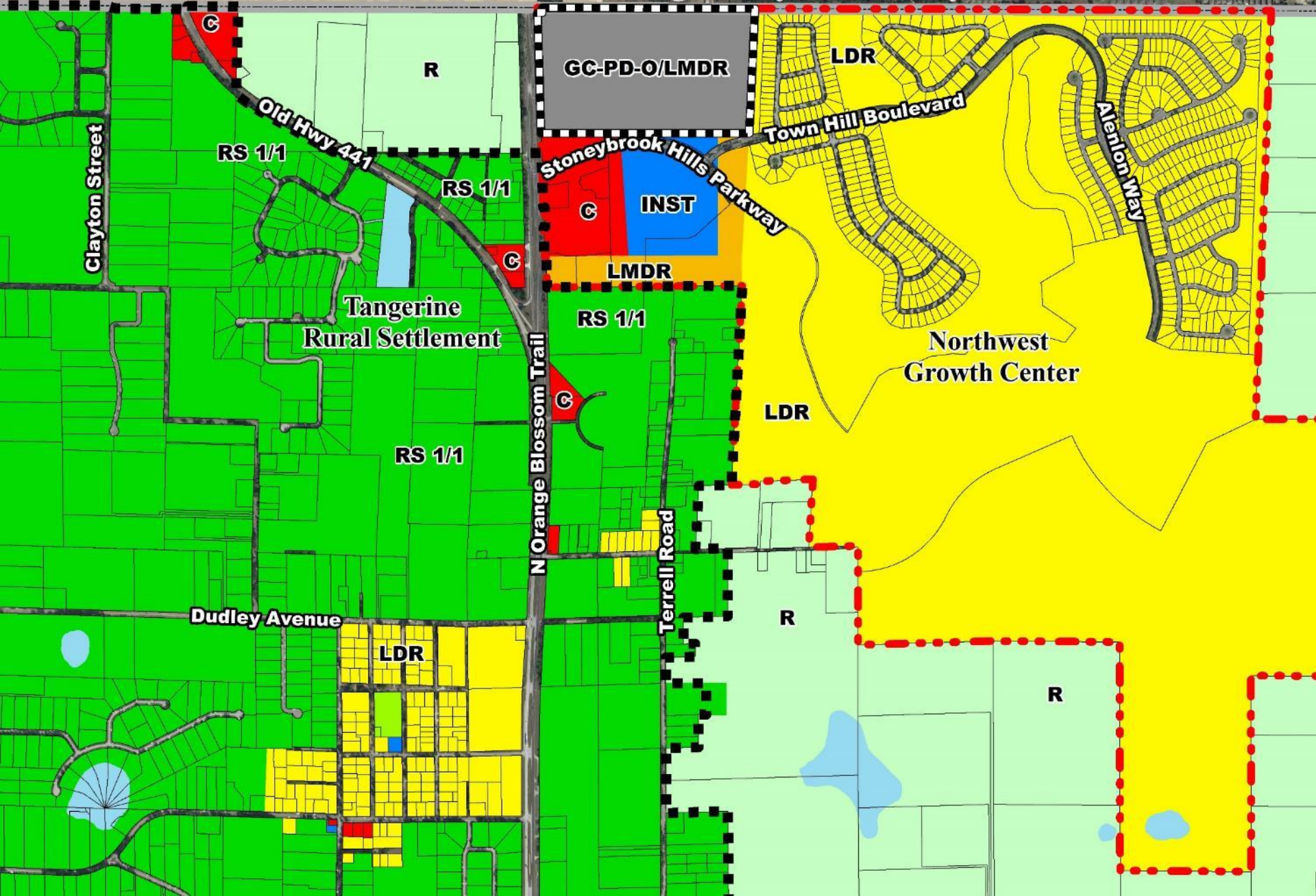
N Orange Blossom Trail

Terrell Road

Dudley Avenue

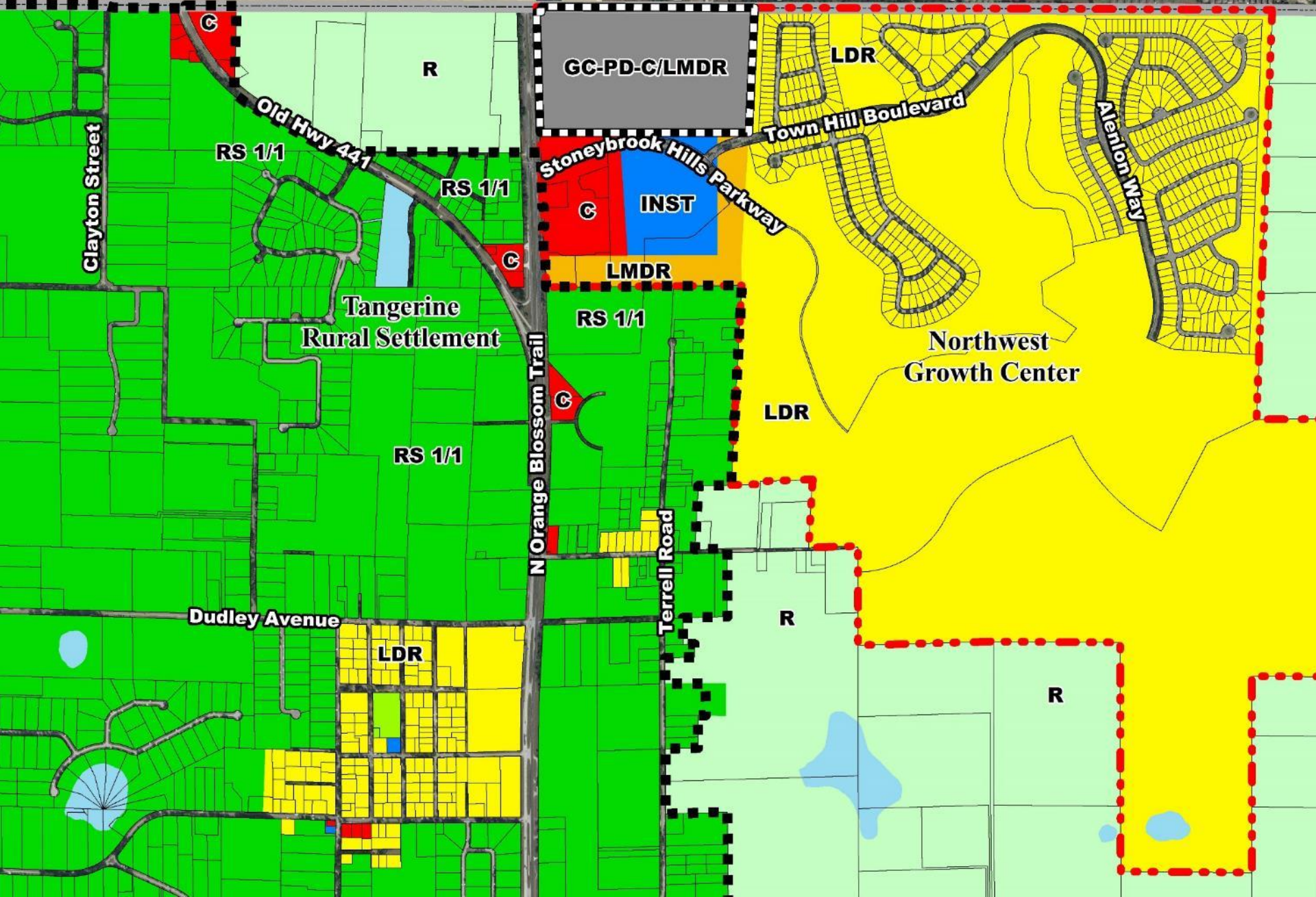
Future Land Use

Orange County / Lake County Line



Future Land Use (Proposed)

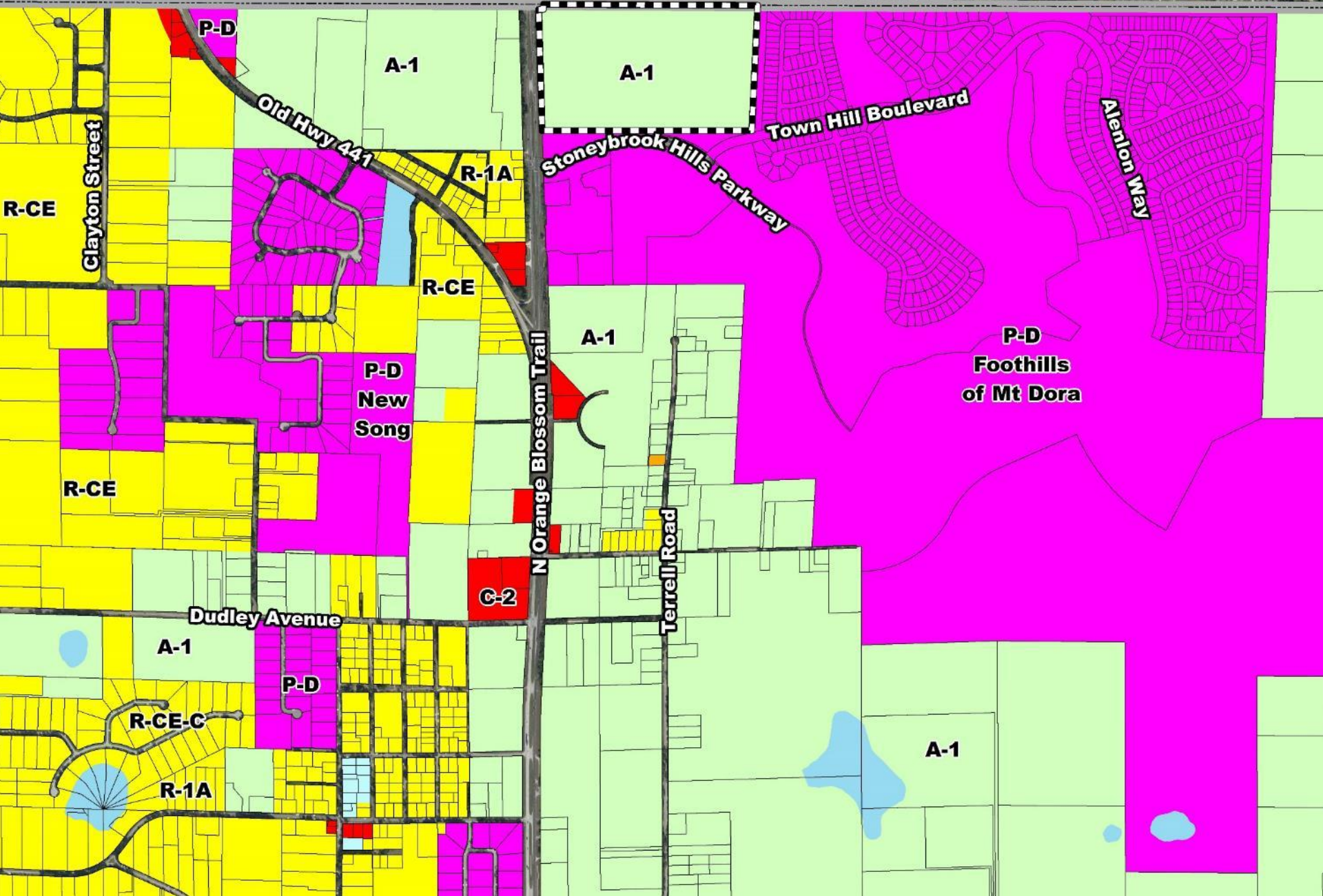
/ Lake County Line



Zoning

City of
Mount Dora

Orange County / Lake County Line





Amendment 2018-1-B-FLUE-2

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



City of Mount Dora JPA Interlocal Agreement

Staff Recommendation: APPROVE

Action Requested

- **Approve and authorize execution of the First Amendment to the Joint Planning Area Interlocal Agreement between Orange County and the City of Mount Dora.**



Amendment 2018-1-A-2-1

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (See Future Land Use Element Objectives OBJ FLU2.2, OBJ FLU7.4, OBJ FLU8.2, and FLU1.1.1, FLU1.1.2 (A), FLU1.1.4 (F), FLU1.4.1, FLU1.4.10, FLU7.4.3, FLU7.4.4, FLU7.4.6, FLU8.2.2, FLU8.2.11, Housing Element Goal H1 and Objective OBJ H1.1, and Open Space Element Policies OS1.3.2, OS1.3.4, and OS1.3.6);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend adoption of Amendment 2018-1-A-2-1, 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)**



Amendment 2018-1-B-FLUE-2

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend adoption of Amendment 2018-1-B-FLUE-2**



2018-1 Continued Regular Cycle Ordinance

Action Requested

Make a finding of consistency with the Comprehensive Plan, determine that the amendment is 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

Agenda Items Related to Conway Center Project:

- **Conservation Area Impact**
- **Amendment 2018-1-C-3-1**
- **Rezoning RZ-18-06-031**
- **2018-1 Small Scale
Amendment Ordinance**



Board of County Commissioners

Conservation Area Impact Permit Application

CAI-18-02-009

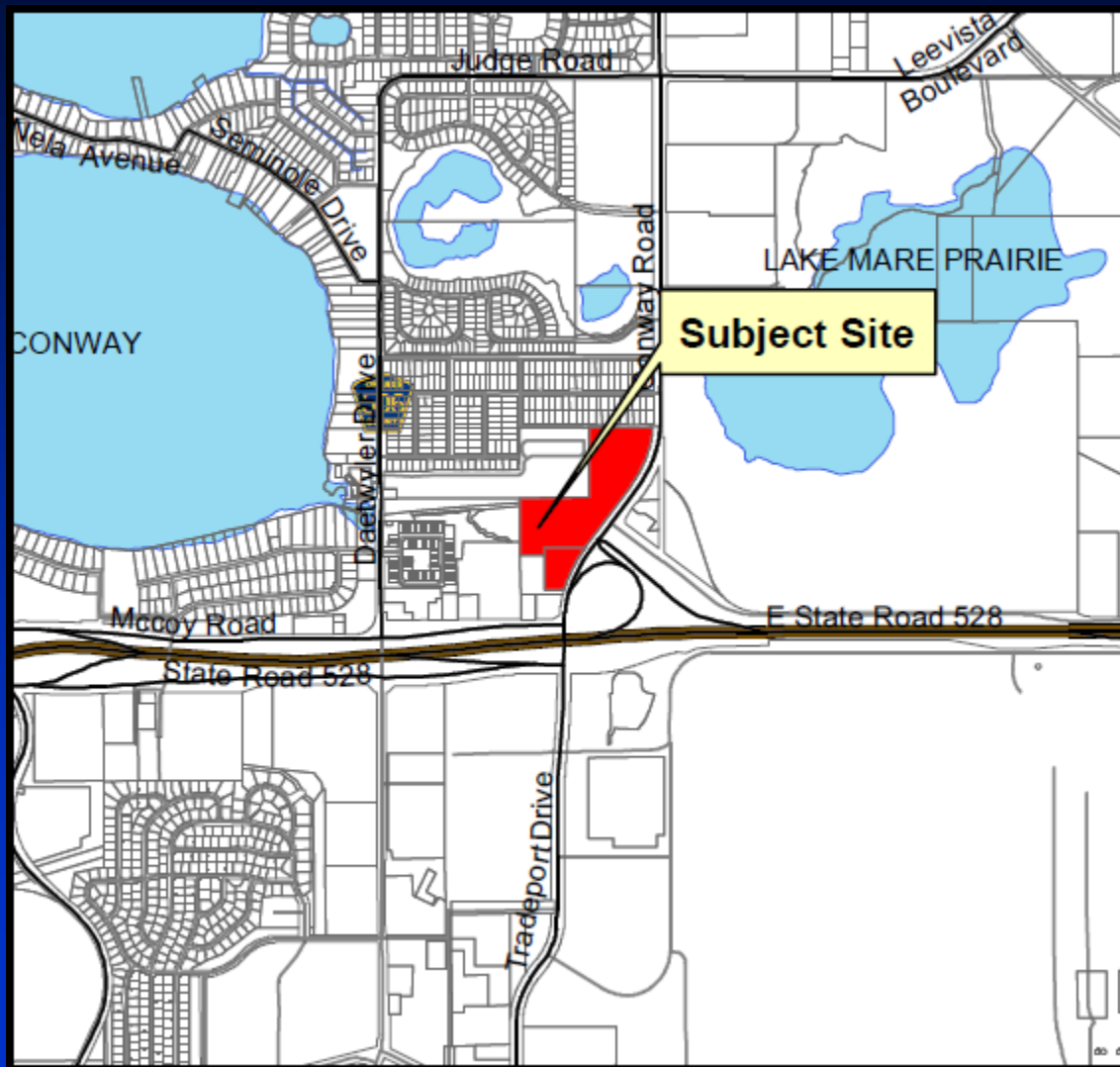
**Applicants: Orange County Investments, LLC
& Clermont Investments, LLC**

Conway Center

July 10, 2018



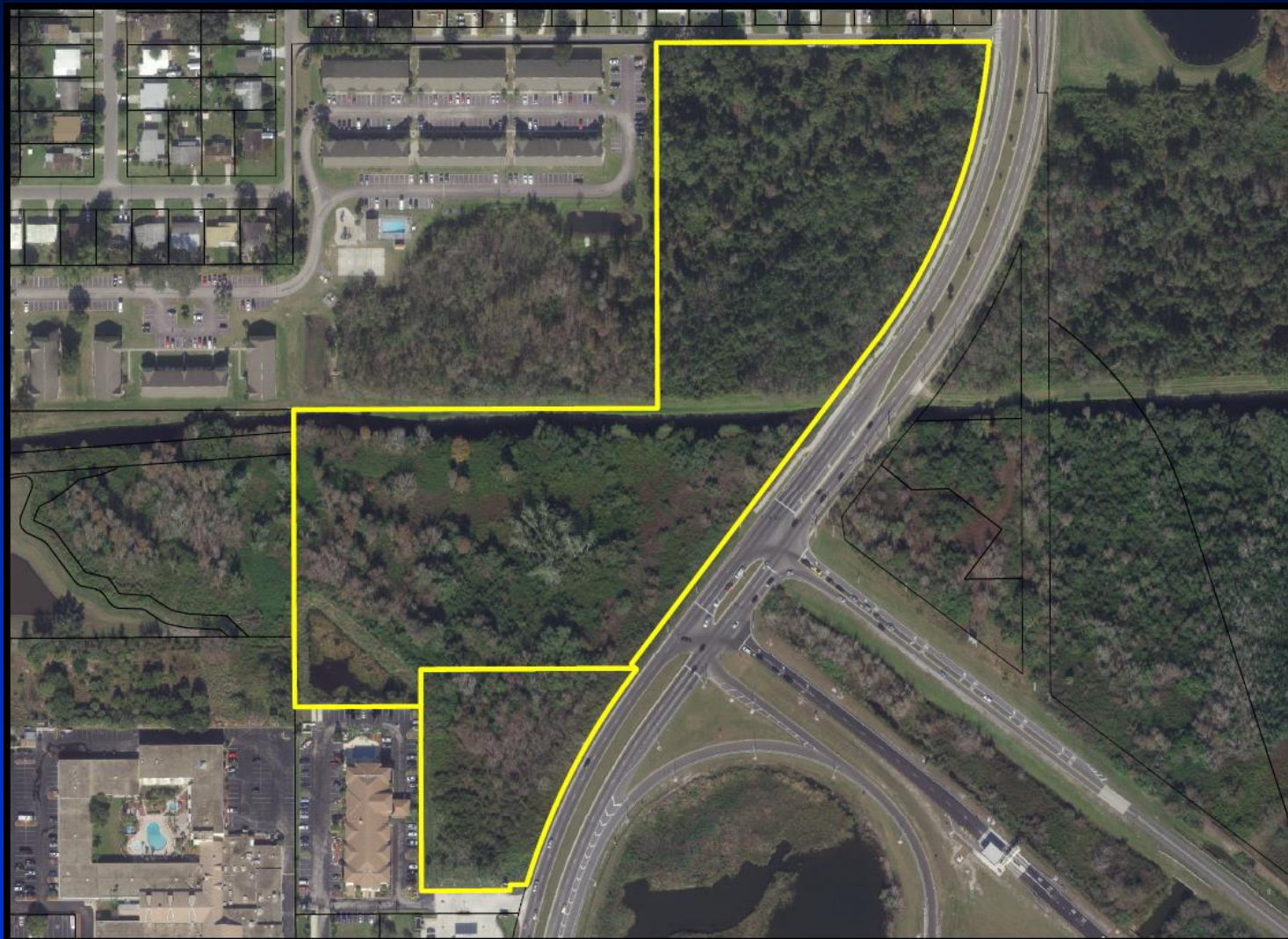
Location Map



Parcel ID Nos.: 29-23-30-0000-00-030 & 29-23-30-0000-00-031



Aerial Photo



Parcel ID Nos.: 29-23-30-0000-00-030 & 29-23-30-0000-00-031



Existing Conditions



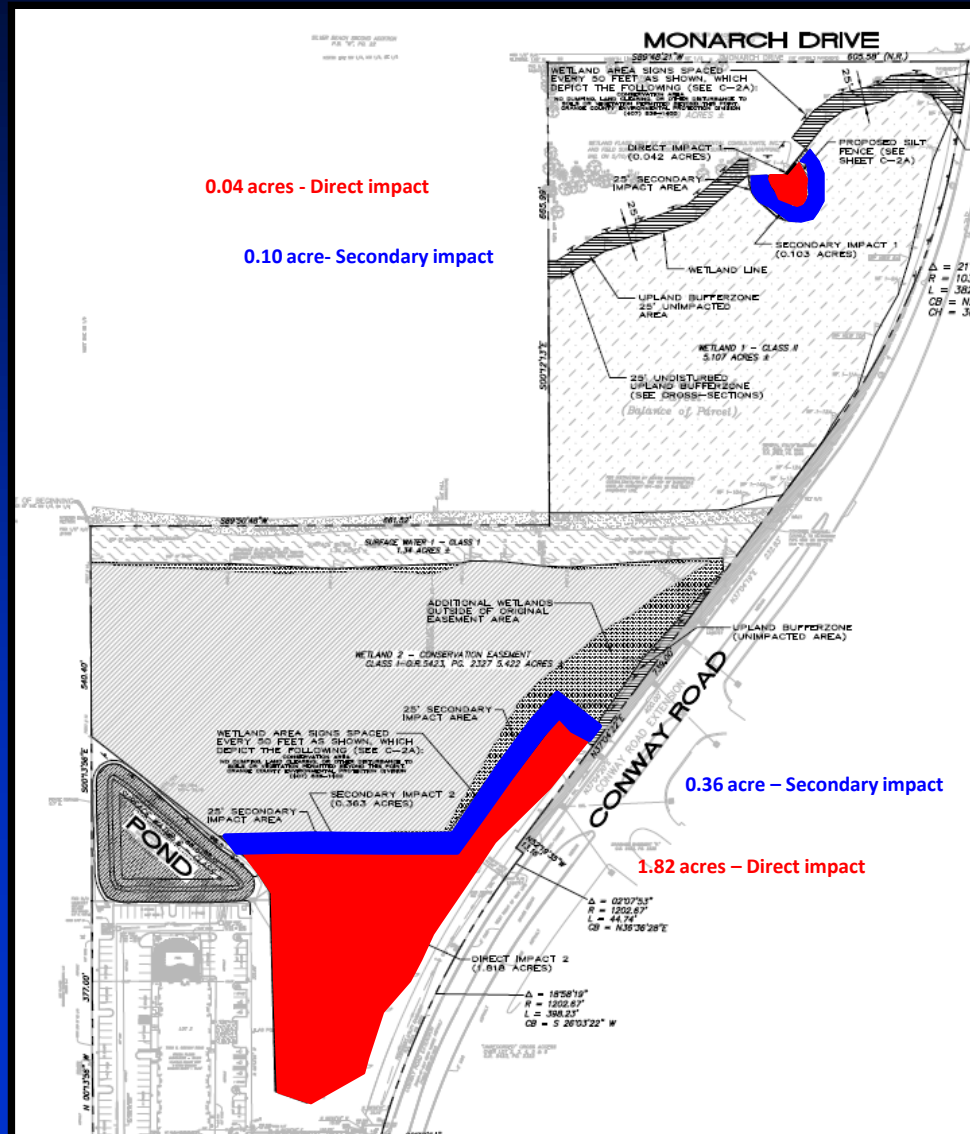
Class I Wetland Area



Class II Wetland Area



Site Plan - Impacts



0.04 acres - Direct impact

0.10 acre- Secondary impact

0.36 acre – Secondary impact

1.82 acres – Direct impact





Considerations

- **Project reviewed in accordance with Chapter 15, Article X.**
- **Wetland impacts previously authorized in 2008 were never initiated.**
- **Based on the documentation and justifications provided by the applicant, EPD has confirmed that the proposed wetland impacts provide for a reasonable use of the land, and that there are no other feasible or practical alternatives available to further minimize impacts to wetlands.**
- **As mitigation, the applicant has proposed to purchase 0.85 credits from the TM-Econ Mitigation bank.**



Amendment 2018-1-C-3-1

Rezoning RZ-18-06-031

Agent: Jonathan Huels

Owner: Clermont Investments, LLC

From: Medium Density Residential (MDR) and Commercial (C) and R-3 (Multiple-Family Dwelling District) and C-1 (Retail Commercial District)

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

Acreage: 2.98 gross acres

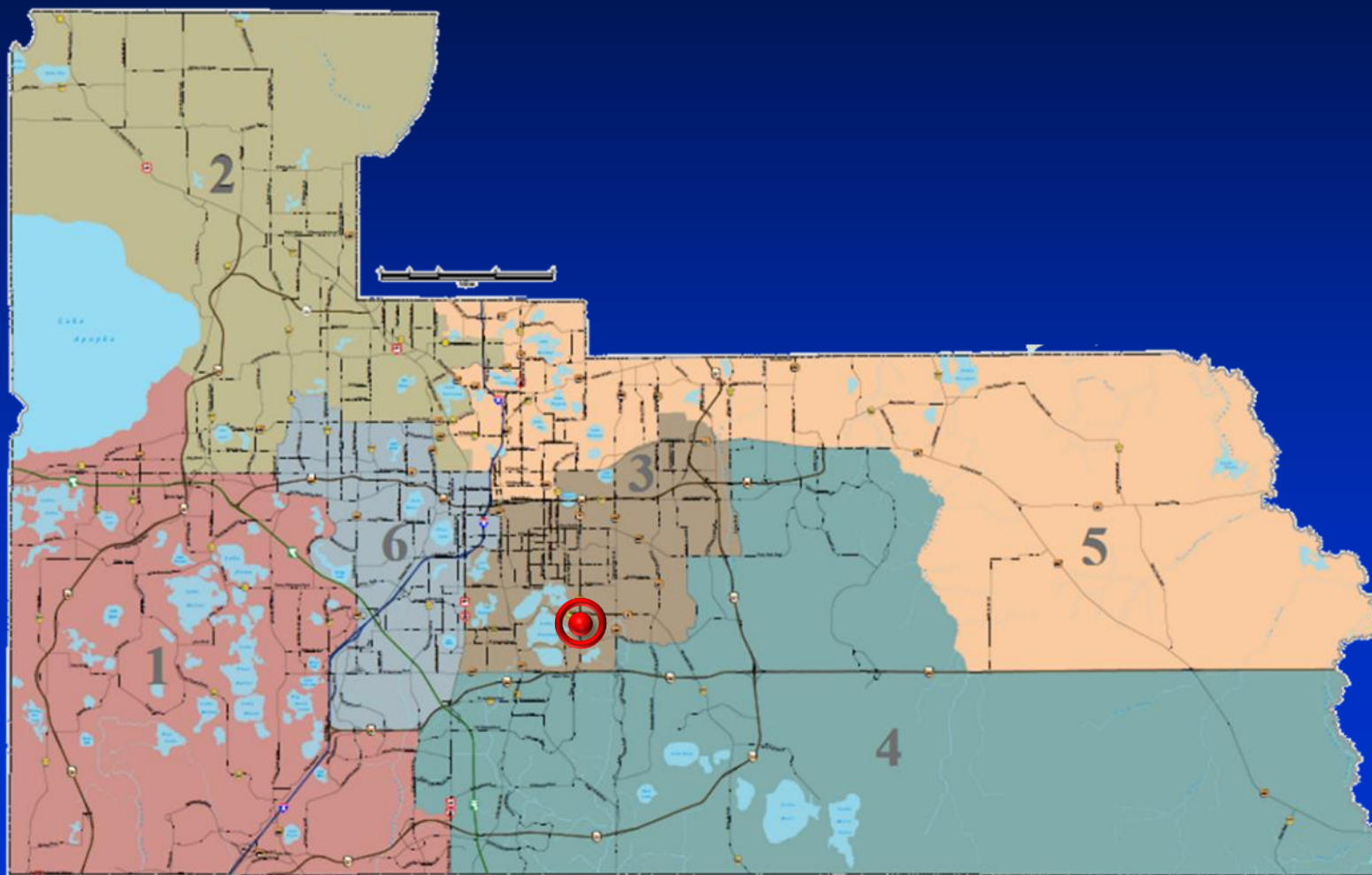
Proposed Use: Two (2) hotels with a total of 200 rooms and off-street parking



Amendment 2018-1-C-3-1

Rezoning RZ-18-06-031

Location





2018-1 Amendment Process

- **Adoption public hearings**

LPA – June 21, 2018

BCC – July 10, 2018



ton Park Circle

Conway Road

McCoy Road

State Road 528 Off Ramp

Tradeport Drive

McCoy Road

E State Road 528

State Road 528 Ramp E

Future Land Use

ton Park Circle

C

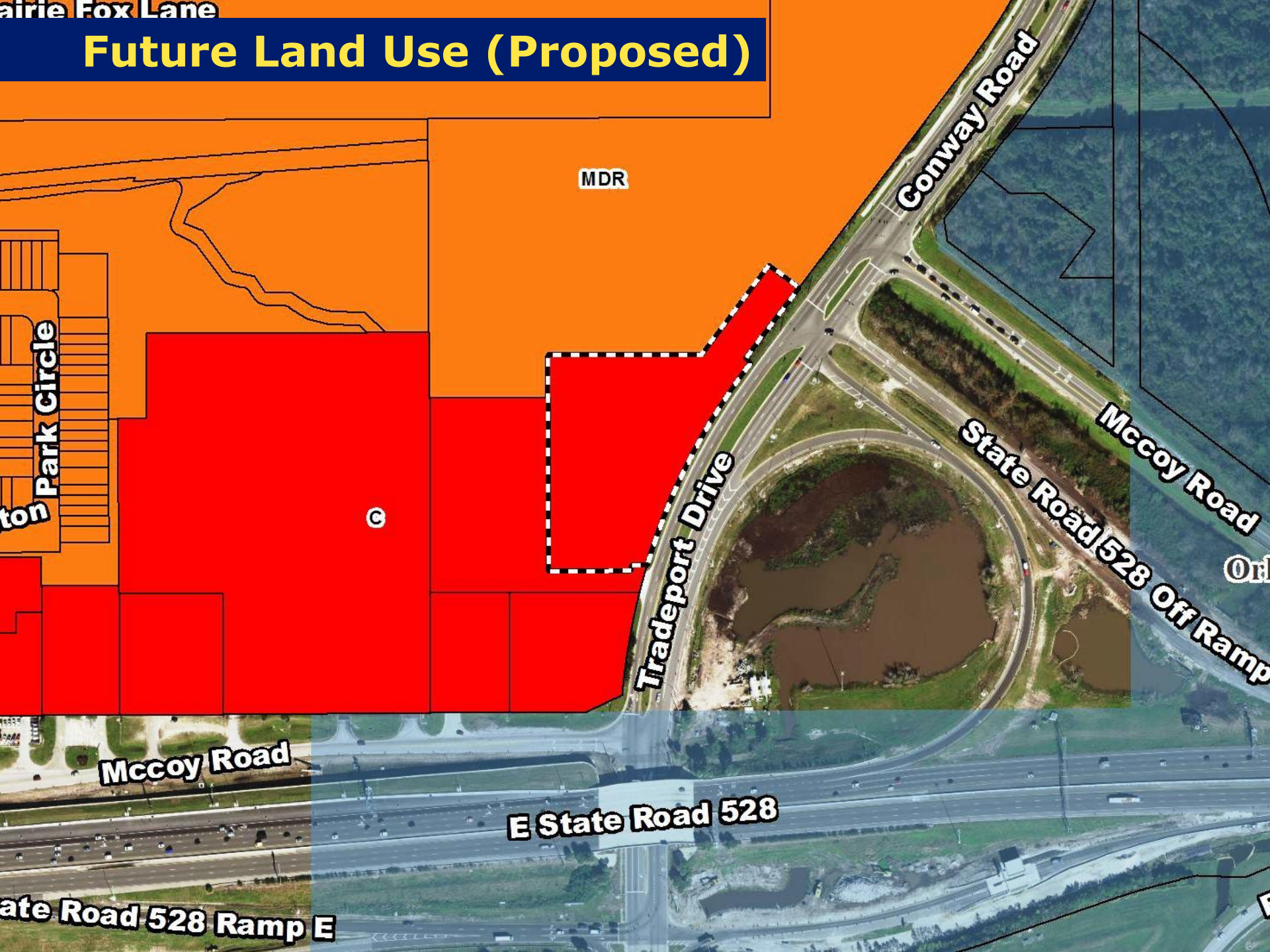
Tradeport Drive

McCooy Road

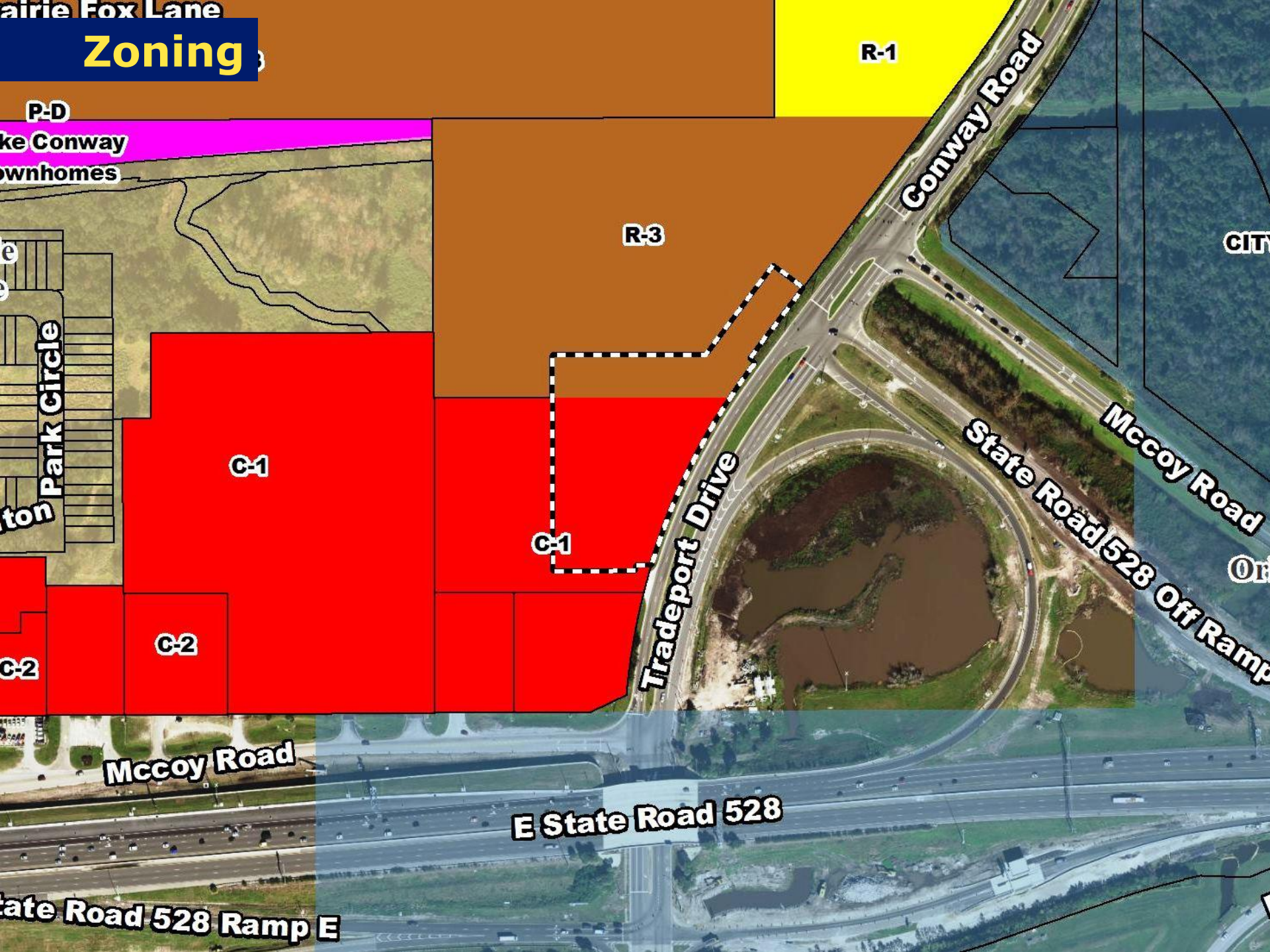
E State Road 528

State Road 528 Ramp E

Future Land Use (Proposed)



Zoning



P-D

ke Conway
ownhomes

e
e
ton
Park Circle

C-1

C-1

C-2

C-2

McCoy Road

E State Road 528

ate Road 528 Ramp E

R-1

R-3

Tradeport Drive

Conway Road

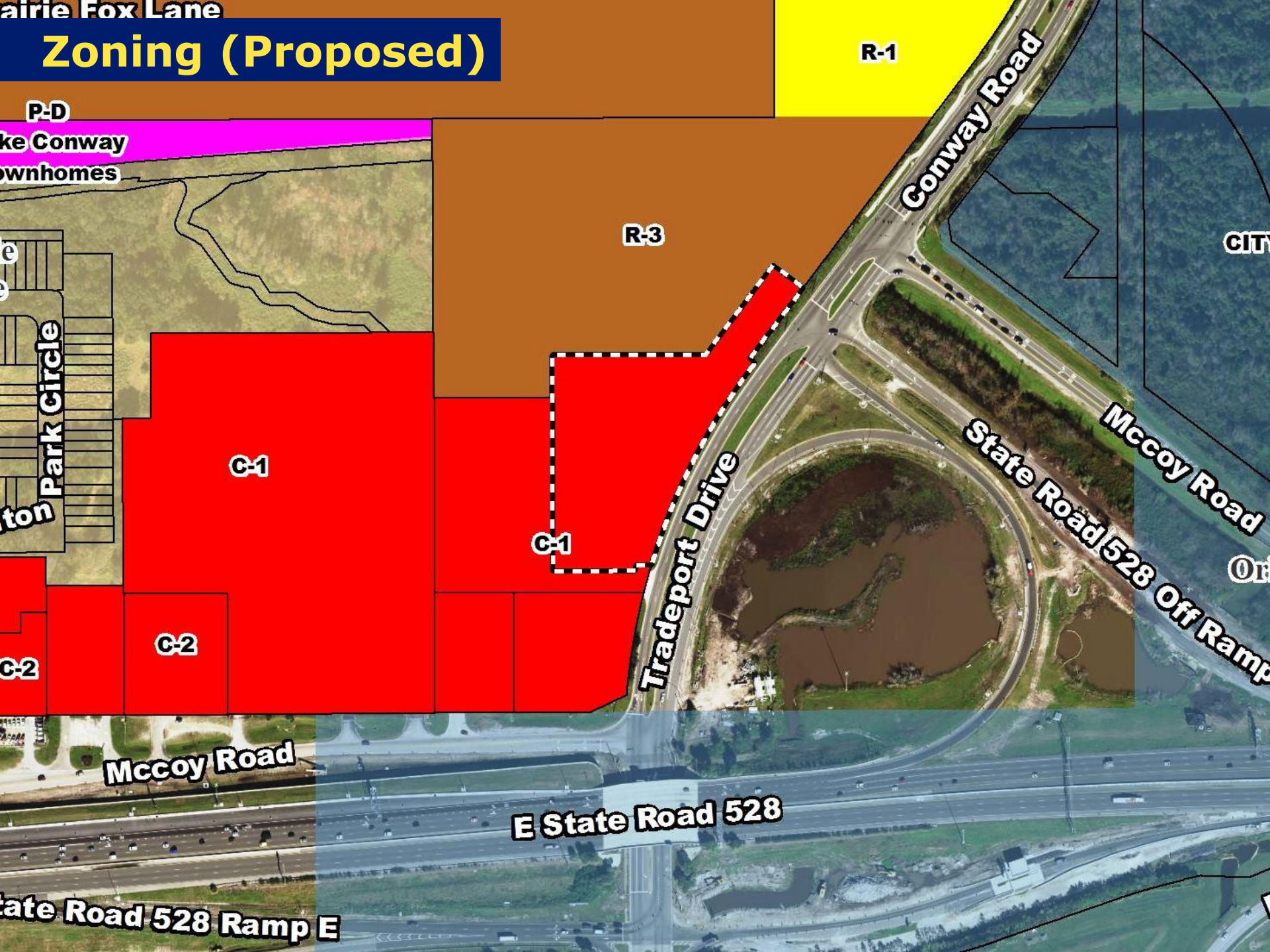
State Road 528 Off Ramp

McCoy Road

CITY

On

Zoning (Proposed)





Board of County Commissioners

Action Requested for:

- **Conservation Area Impact**
- **Amendment 2018-1-C-3-1**
- **Rezoning RZ-18-06-031**
- **2018-1 Small Scale
Amendment Ordinance**



Action Requested

Approval of the Conservation Area Impact Permit Application (CAI-18-02-009), subject to the conditions listed in the staff report.

District 3



Amendment 2018-1-C-3-1

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Objectives FLU1.4 and FLU8.2 Policies FLU1.4.3, FLU 1.4.9, FLU8.2.1, and FLU8.2.10 and Neighborhood Element Objective N1.1 and FLU OBJ8.2);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend adoption 2018-1-C-3-1, Medium Density Residential (MDR) and Commercial (C) to Commercial (C).**



Rezoning RZ-18-06-031

Staff Recommendation: APPROVE

P&Z Recommendation: APPROVE

Action Requested

- **Make a finding of consistency with the Comprehensive Plan and APPROVE Rezoning case RZ-18-06-031 from R-3 (Multiple-Family Dwelling District and C-1 (Retail Commercial) to C-1 (Retail Commercial).**



Rezoning RZ-18-06-031

▪ Recommended Restriction

- A Type “C” buffer shall be used to separate neighborhood commercial (C-1) uses from all residential areas, **unless a variance to this restriction and buffer is approved by the Board of Zoning Adjustment (BZA)**. This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of fifteen (15) feet wide. The type C buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. This buffer must be three (3) feet high and fifty (50) percent opaque at planting and be capable of attaining full height and opacity within three (3) years; and

▪ Proposed Change

- A Type “C” buffer shall be used to separate neighborhood commercial (C-1) uses from all residential areas, **unless otherwise provided by Chapter 24**. This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of fifteen (15) feet wide. The type C buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. This buffer must be three (3) feet high and fifty (50) percent opaque at planting and be capable of attaining full height and opacity within three (3) years; and



2018-1 Out of Cycle Small Scale Ordinance

Action Requested

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



Board of County Commissioners

2018-2 Regular Cycle Privately- Initiated Map Amendments

Transmittal Public Hearings

July 10, 2018



2018-2 Amendment Process

- **Transmittal public hearings**
LPA – June 21, 2018
BCC – July 10, 2018
- **State and regional agency comments**
August 2018
- **Adoption public hearings, including Small Scale Amendments**
LPA – October 18, 2018
BCC – November 13, 2018



Amendment 2018-2-A-1-1

No Action Required

- **Continued by LPA at its June 21, 2018 hearing**



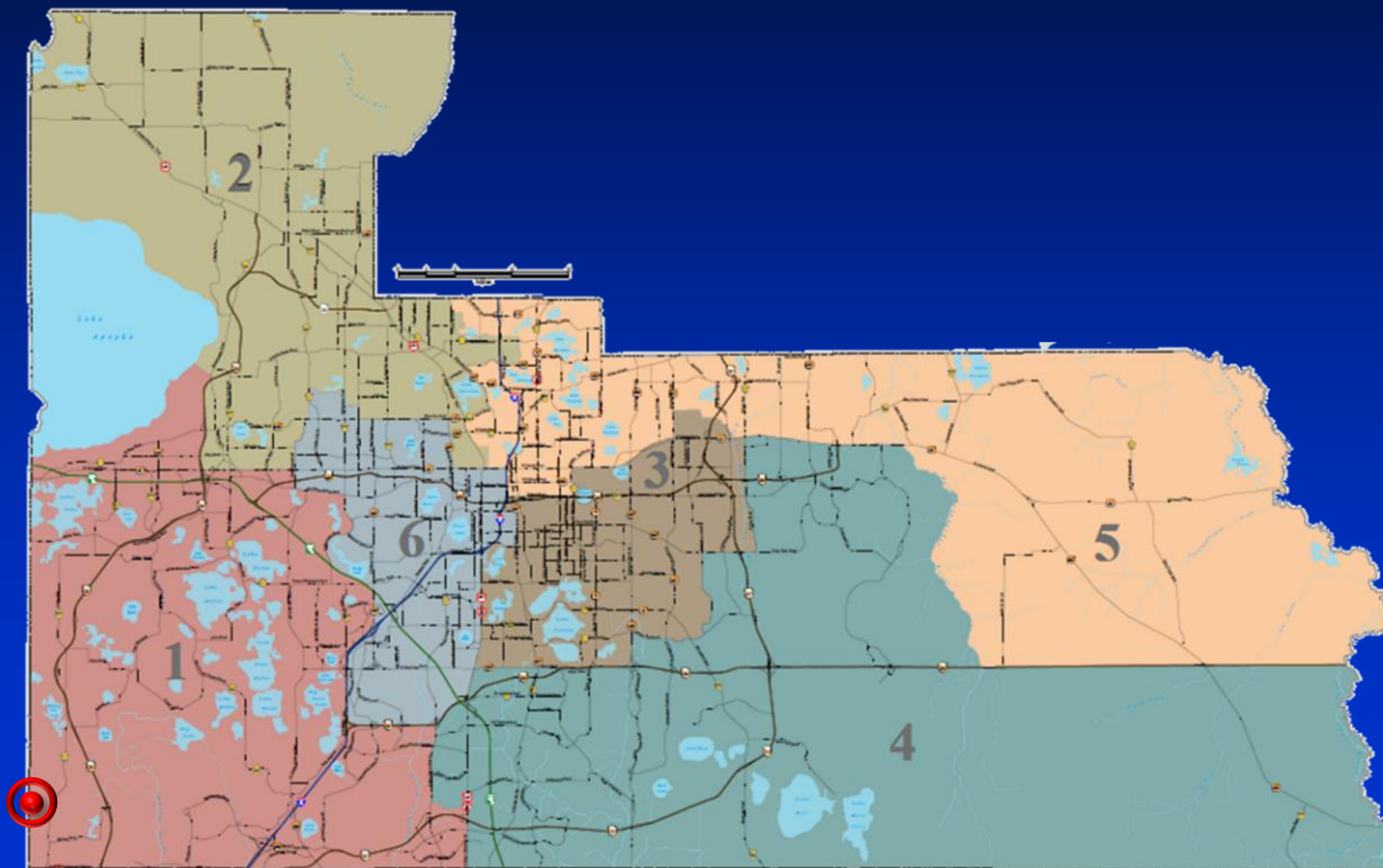
Amendment 2018-2-A-1-2

- Agent:** Kathy Hattaway, Poulos & Bennett, LLC
- Owner:** BB Groves, LLC
- From:** Growth Center/Resort/Planned Development
(GC/R/PD)
- To:** Growth Center-Planned Development-Resort/Low-Medium Density Residential (GC-PD-R/LMDR)
- Acreage:** 108.03 gross acres/96.29 developable acres
- Proposed Use:** Five hundred (500) single-family residential units
(The units may be any combination of age-restricted, short-term rental, or market rate housing.)



2018-2-A-1-2

Location



Aerial

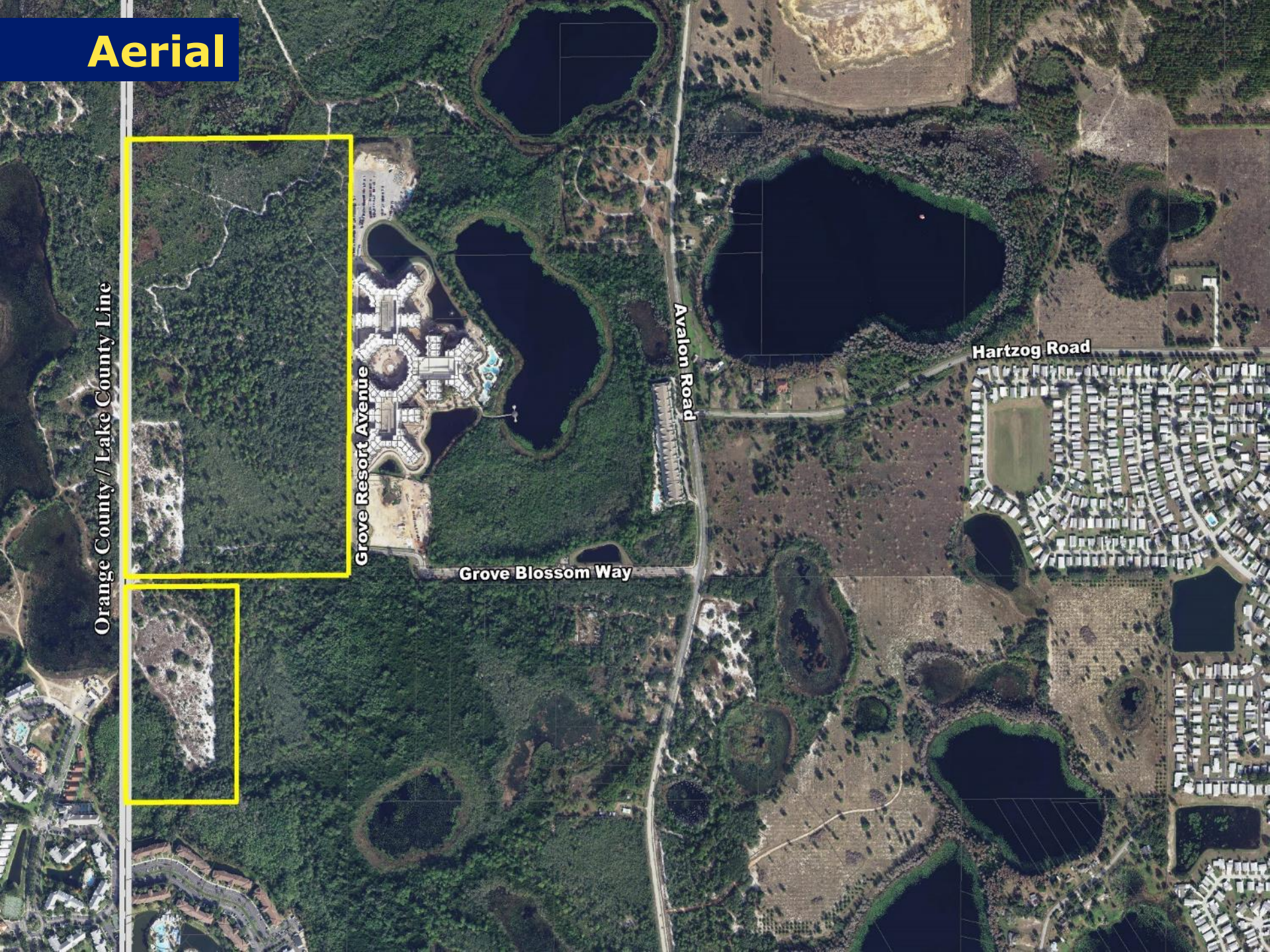
Orange County / Lake County Line

Grove Resort Avenue

Grove Blossom Way

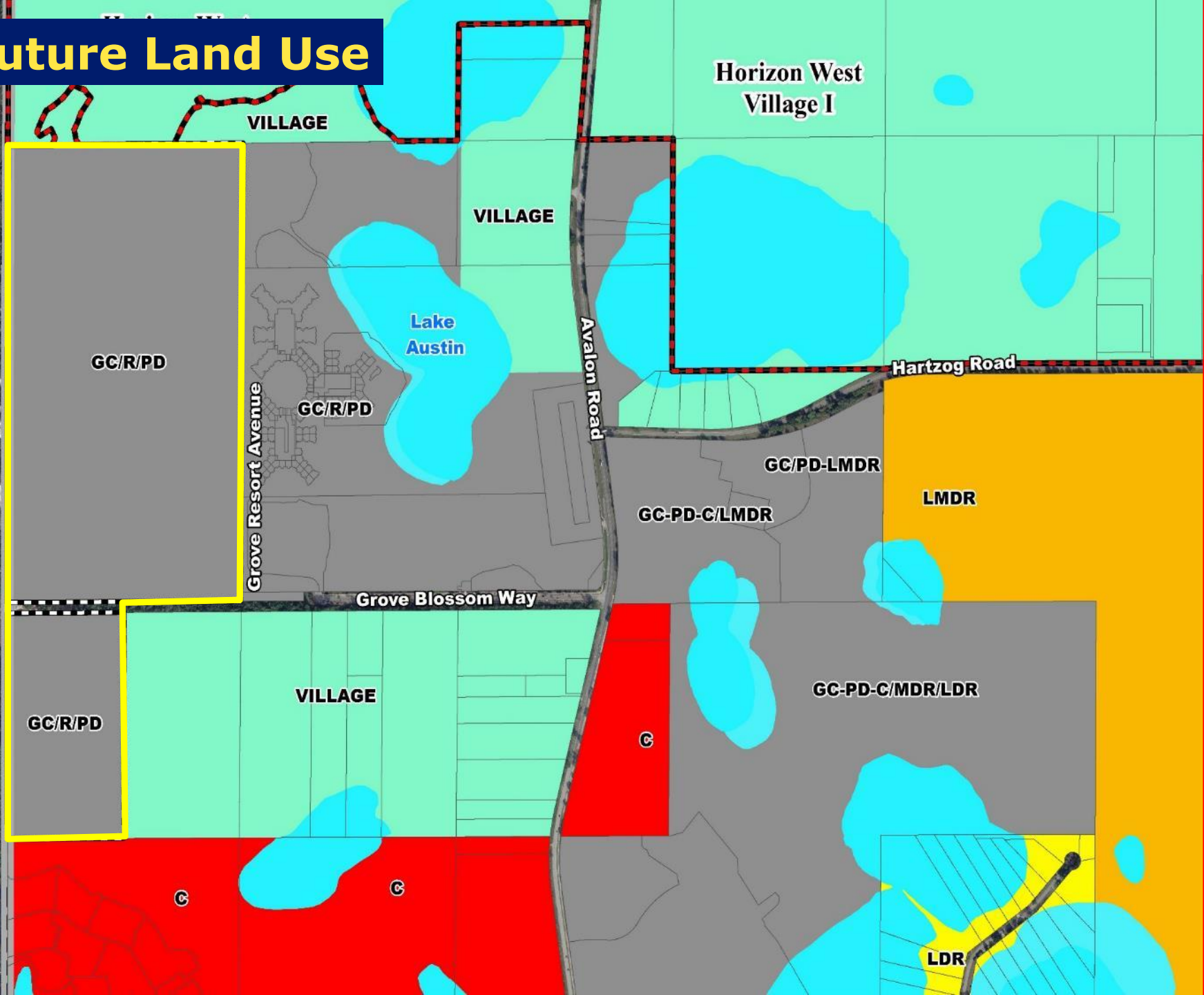
Avalon Road

Hartzog Road

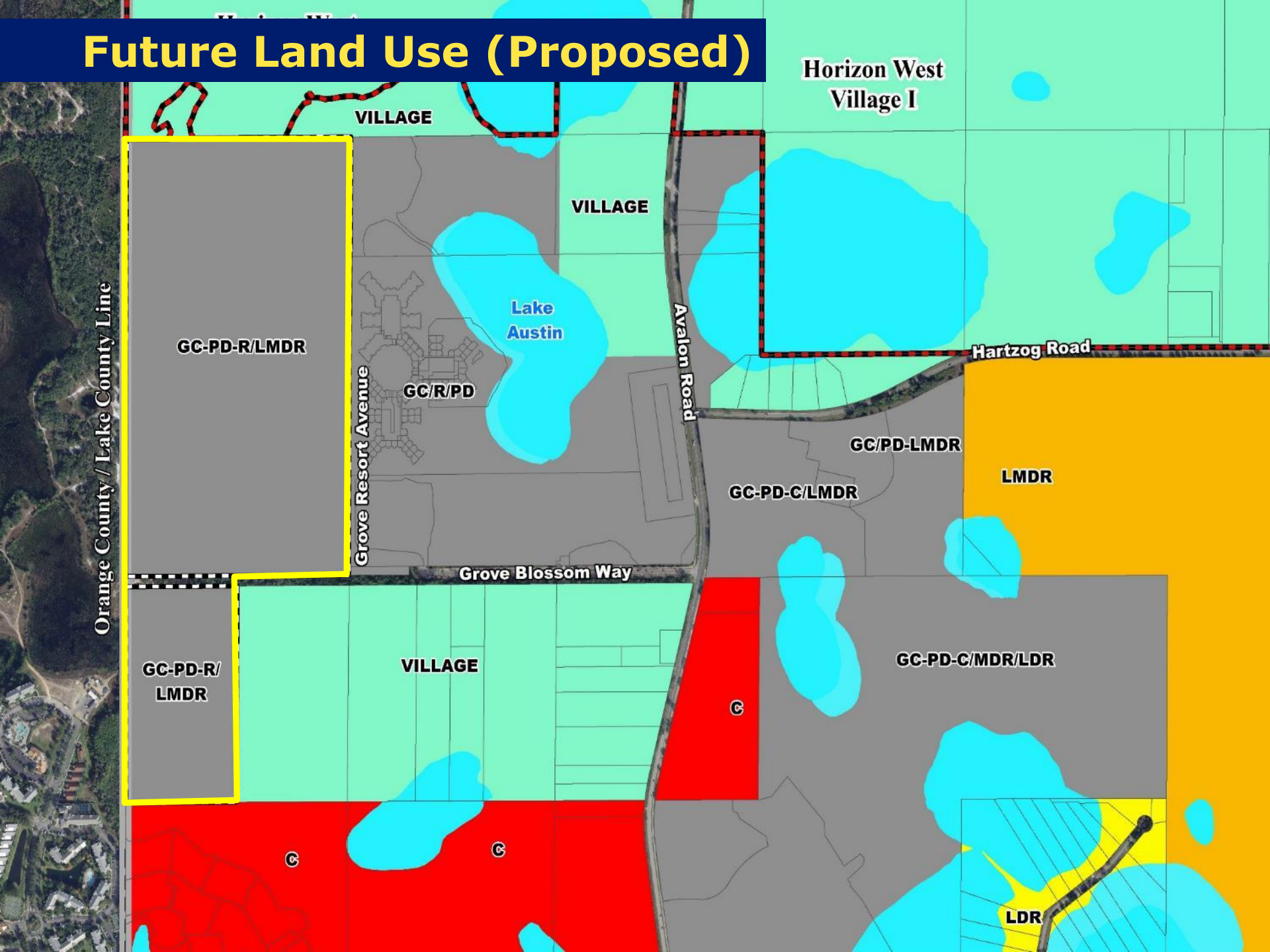


Future Land Use

Orange County / Lake County Line

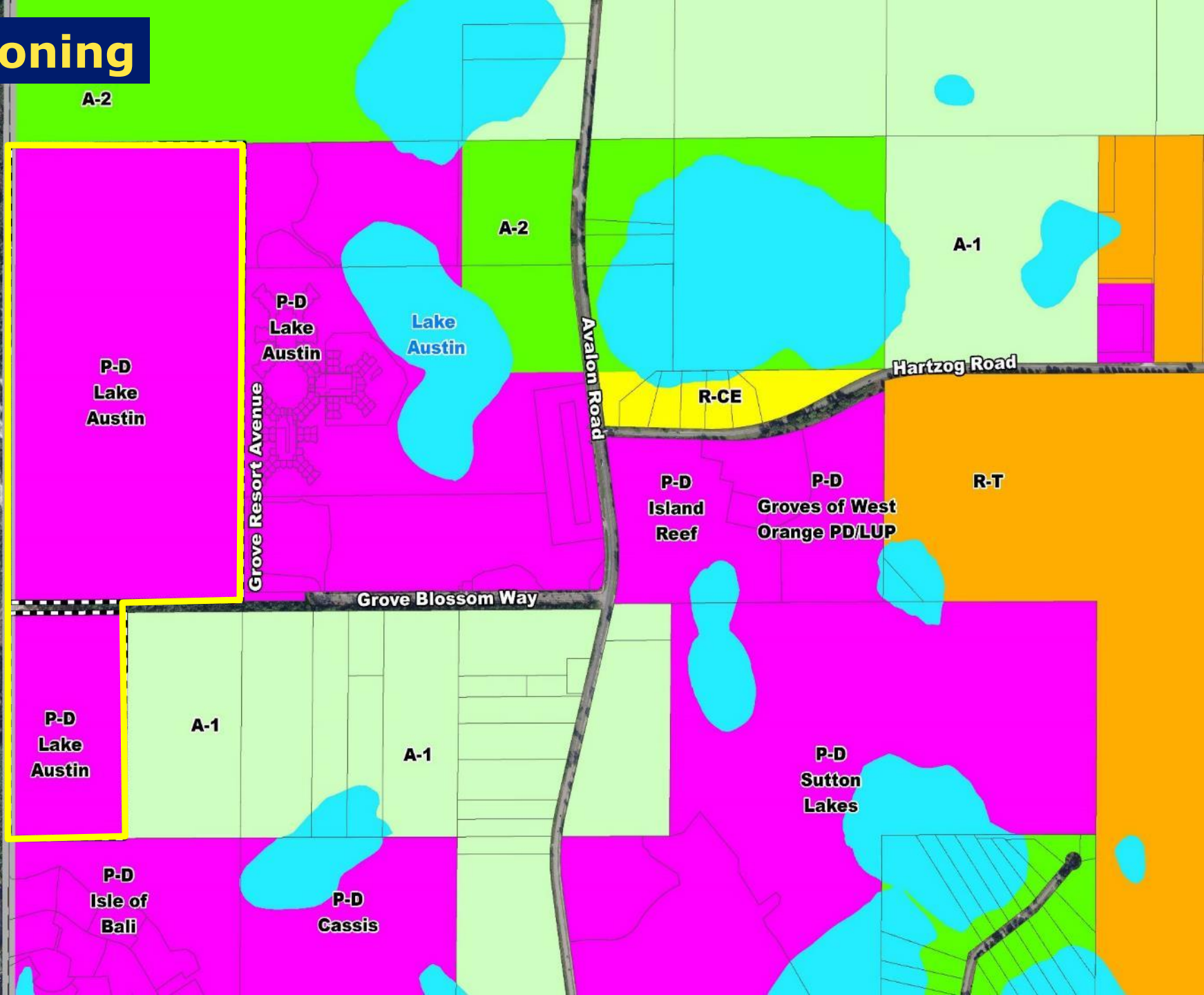


Future Land Use (Proposed)



Zoning

Orange County / Lake County Line





Amendment 2018-2-A-1-2

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (see Housing Element Goal H1, Housing Element Objective H1.1, Future Land Use Element Objective FLU8.2, and Policies FLU1.1.1, FLU1.1.2.A, FLU1.1.4.F, FLU7.4.4, FLU8.1.4, FLU8.2.1, and FLU8.2.2);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Transmittal of Amendment 2018-2-A-1-2, Growth Center/Resort/Planned Development (GC/R/PD) to Growth Center-Planned Development-Resort/Low-Medium Density Residential (GC-PD-R/LMDR)**



Amendment 2018-2-A-1-3

Agent: Miranda F. Fitzgerald, Esq., Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

Owner: Fairwinds Credit Union and Poinciana FW, LLC

From: Activity Center Mixed Use (ACMU)

To: Activity Center Residential (ACR)

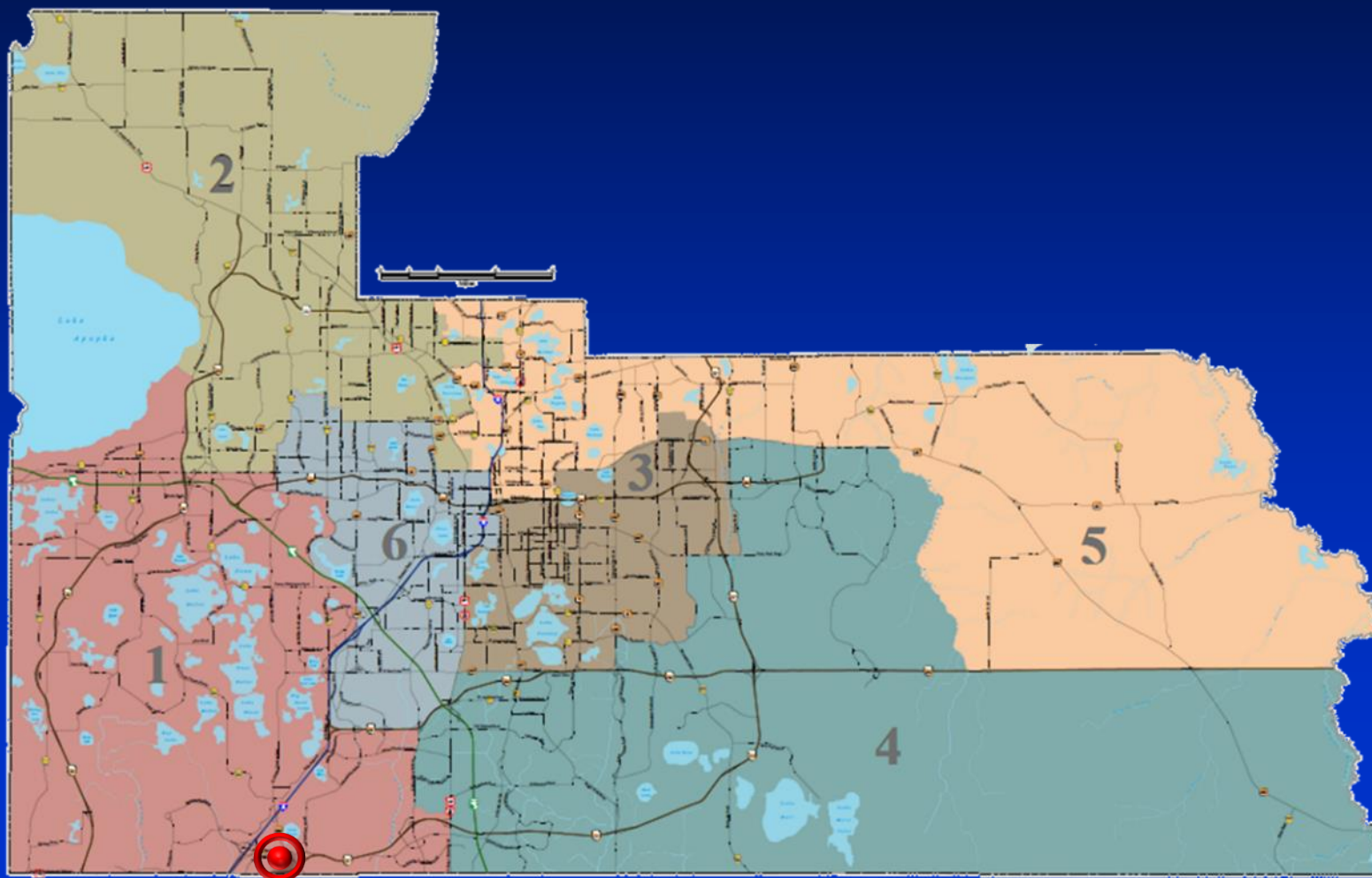
Acreage: 23.13 gross acres

Proposed Use: Up to 650 multi-family dwelling units

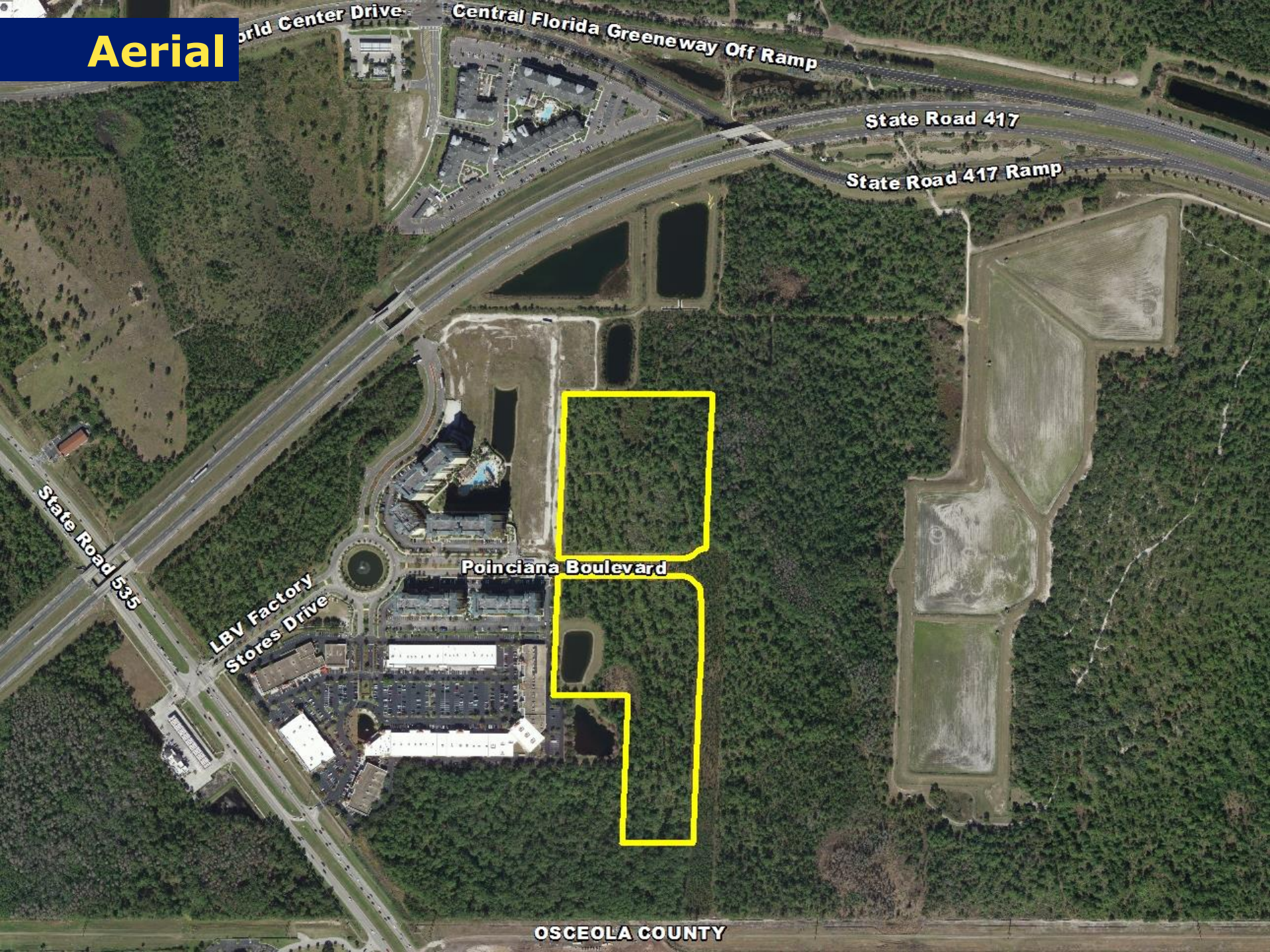


Amendment 2018-2-A-1-3

Location



Aerial



World Center Drive

Central Florida Greenway Off Ramp

State Road 417

State Road 417 Ramp

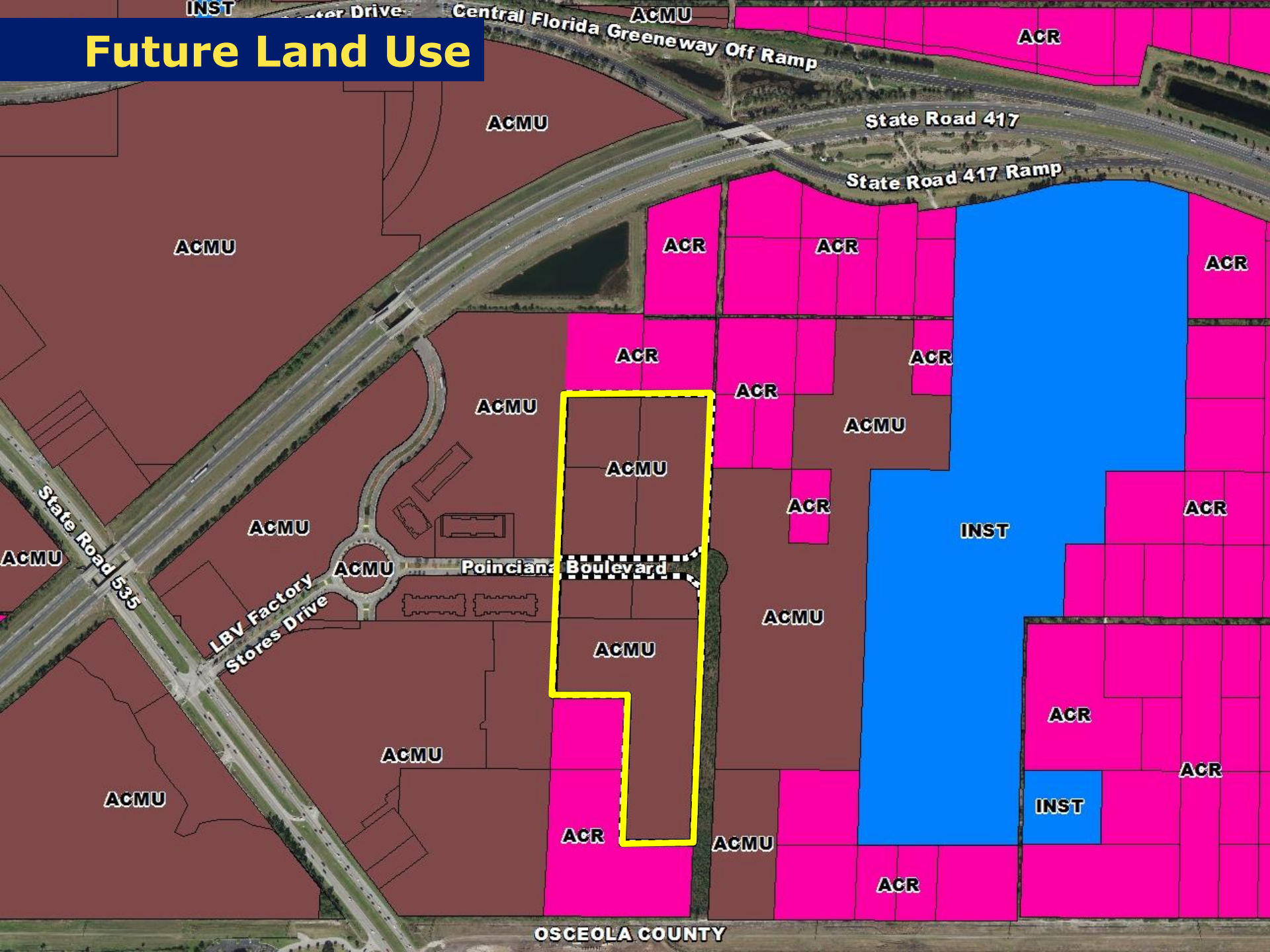
State Road 535

LBV Factory
Stores Drive

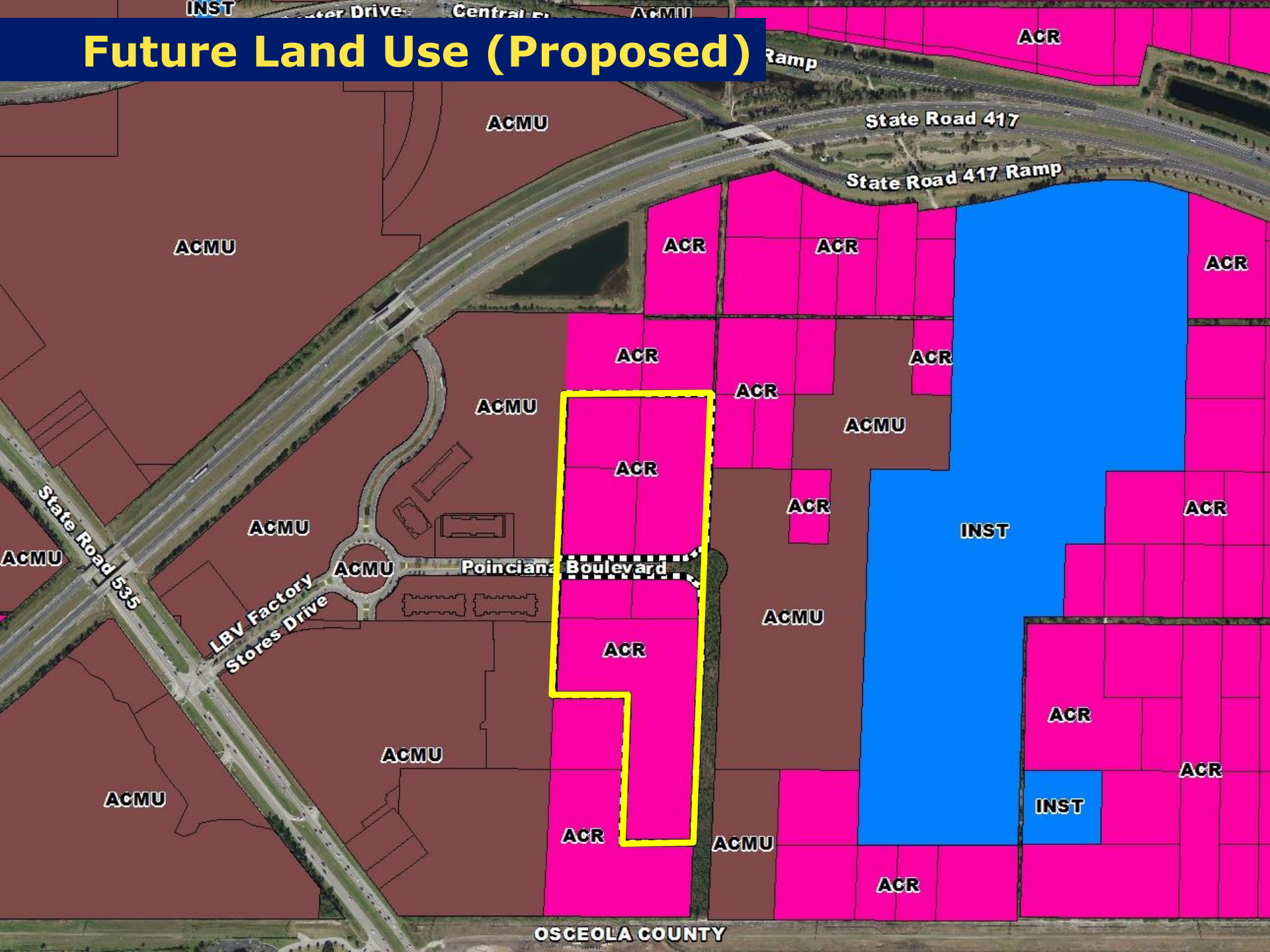
Poinciana Boulevard

OSCEOLA COUNTY

Future Land Use



Future Land Use (Proposed)



Zoning

OSCEOLA COUNTY

Key locations and landmarks labeled on the map include:

- Central Florida Greenway Off Ramp
- State Road 417
- State Road 417 Ramp
- Le Grande International
- International Drive Outer Circle
- International Drive Outer Circle
- International Commerce Center
- State Road 535
- Poinciana Boulevard
- LBV Factory Stores Drive
- Isles of Buena Vista PD/LUP
- Isles of Buena Vista PD/LUP
- World Resort
- World Resort
- Hospitality Center
- World Resort
- World Gateway

Zoning districts shown include P-D (Professional District) and A-2 (Agricultural Medium Density).

Zoning

P-D
International Drive Corner

P-D
Le Grande International

P-D
International Drive Outer Circle

A-2

Central Florida Greenway Off Ramp

State Road 417

State Road 417 Ramp

P-D
International Commerce Center

P-D
World Gateway

P-D
Isles of Buena Vista PD/LUP

P-D
Greenway

P-D
Greenway

P-D
LBV Factory Stores Drive

P-D
Poinciana Boulevard

P-D
Greenway

P-D
World Resort

P-D
World Resort

P-D
Hospitality Center

P-D
World Resort

A-2

A-2

A-2

A-2

A-2

A-2

OSCEOLA COUNTY



Amendment 2018-2-A-1-3

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (see International Drive Activity Center Element Goal ID3 and Policies ID4.1.1; Housing Element Goal H1 and Objective H1.1; and Future Land Use Element Objectives FLU2.2 and FLU8.2 and Policies FLU1.1.2.A, FLU1.1.4.D, and FLU8.2.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Transmittal of Amendment 2018-2-A-1-3, Activity Center Mixed Use (ACMU) to Activity Center Residential (ACR)**



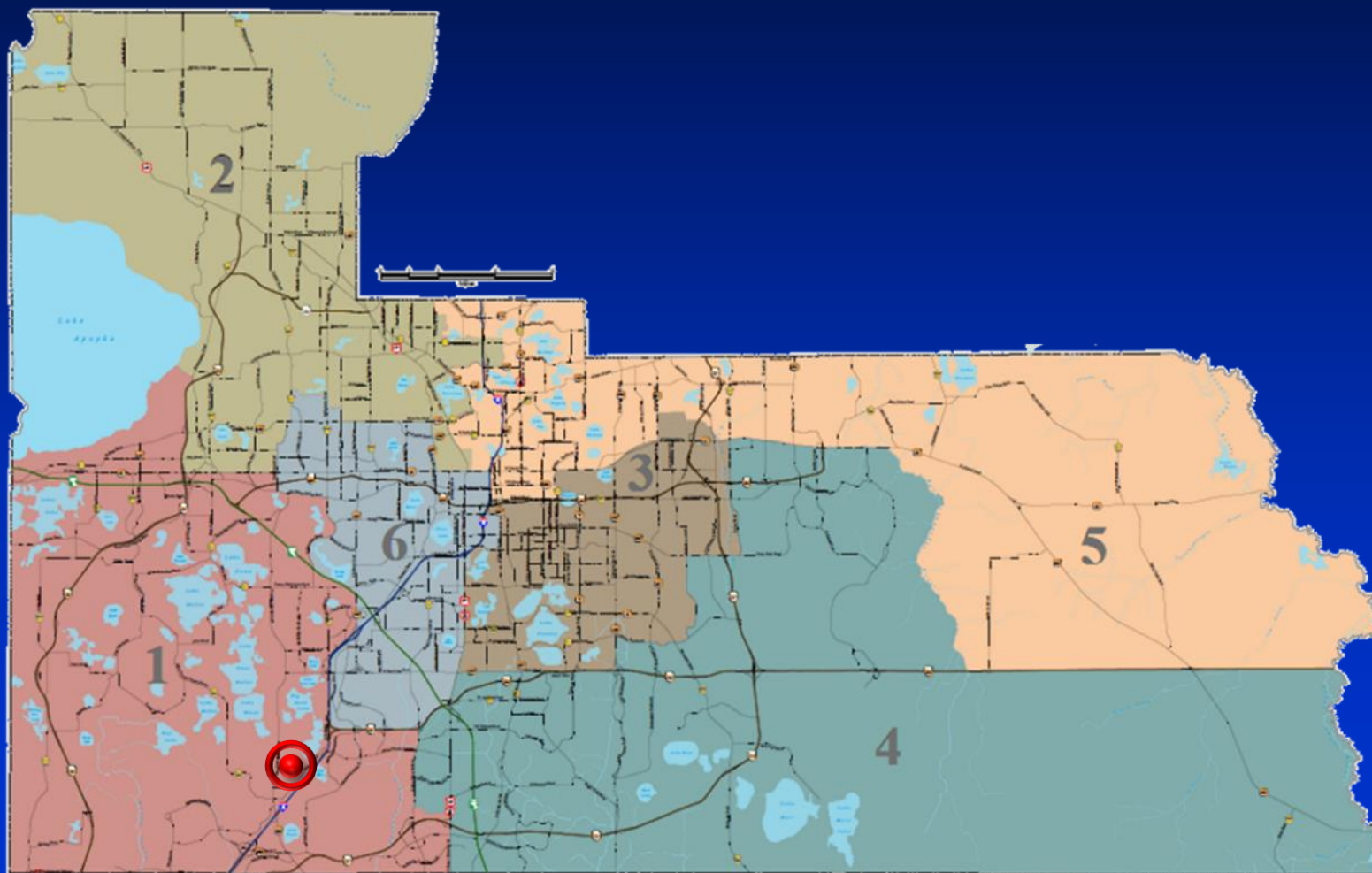
Amendment 2018-2-A-1-4

- Agent:** Miranda F. Fitzgerald, Esq., Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- Owner:** Kerina Wildwood, Inc., Kerina Village, Inc., Kerina Inc., and Kerina Parkside Master, Inc.
- From:** Low Density Residential (LDR), Low-Medium Density Residential (LMDR), and Rural/Agricultural (R)
- To:** Planned Development-Commercial/Office/Medium Density Residential/Low Density Residential/Senior Living/Conservation (PD-C/O/MDR/LDR/Senior Living/CONS)
- Acreage:** 215.67 gross acres
- Proposed Use:** Up to 450 single-family dwelling units, 350 multi-family dwelling units, 200 senior living units, 100,000 sq. ft. of C-1 (Retail Commercial District) uses, 50,000 sq. ft. of office uses, 3.0-acre park, and 93.0 acres of conservation land/open space



Amendment 2018-2-A-1-4

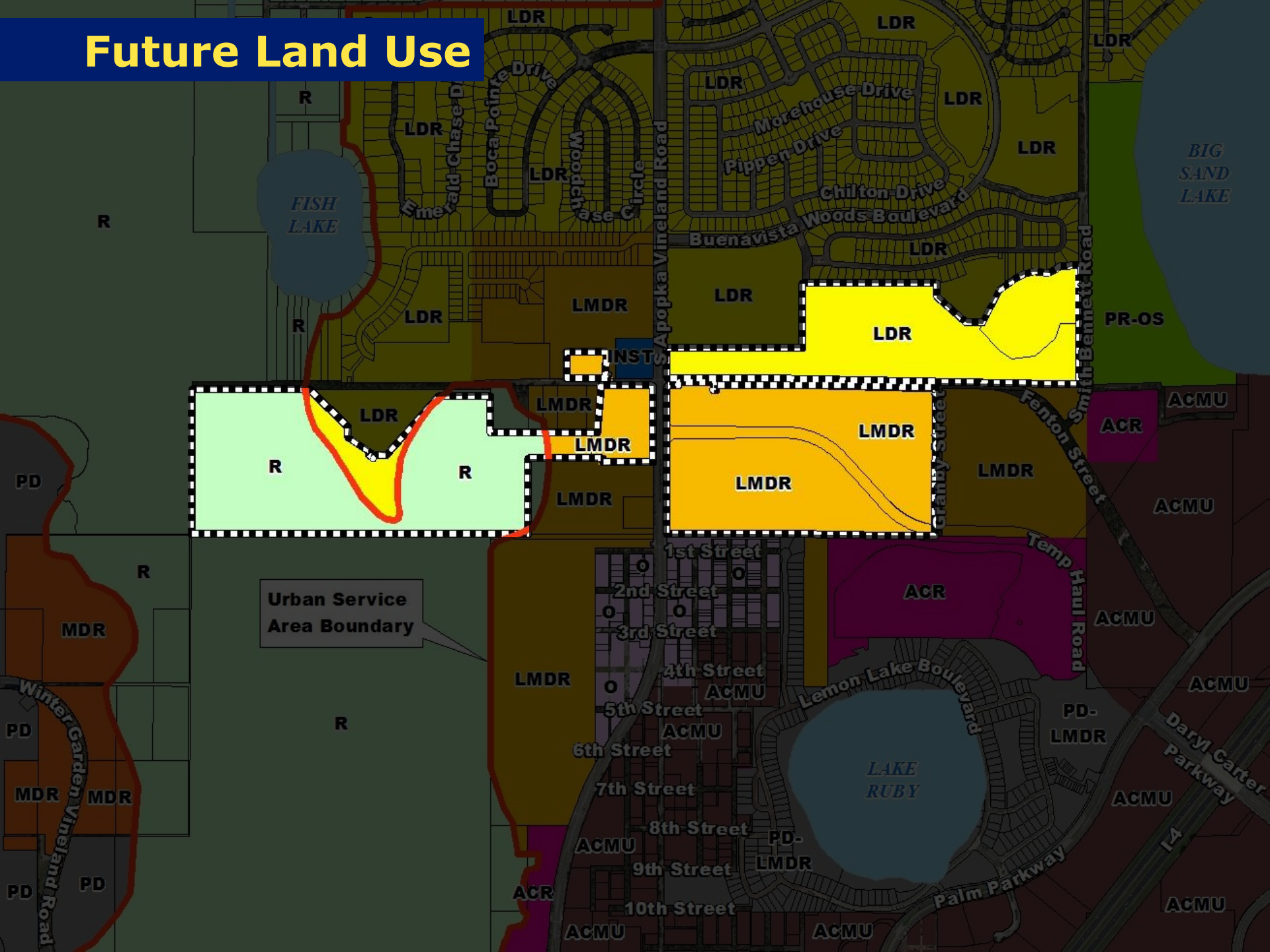
Location



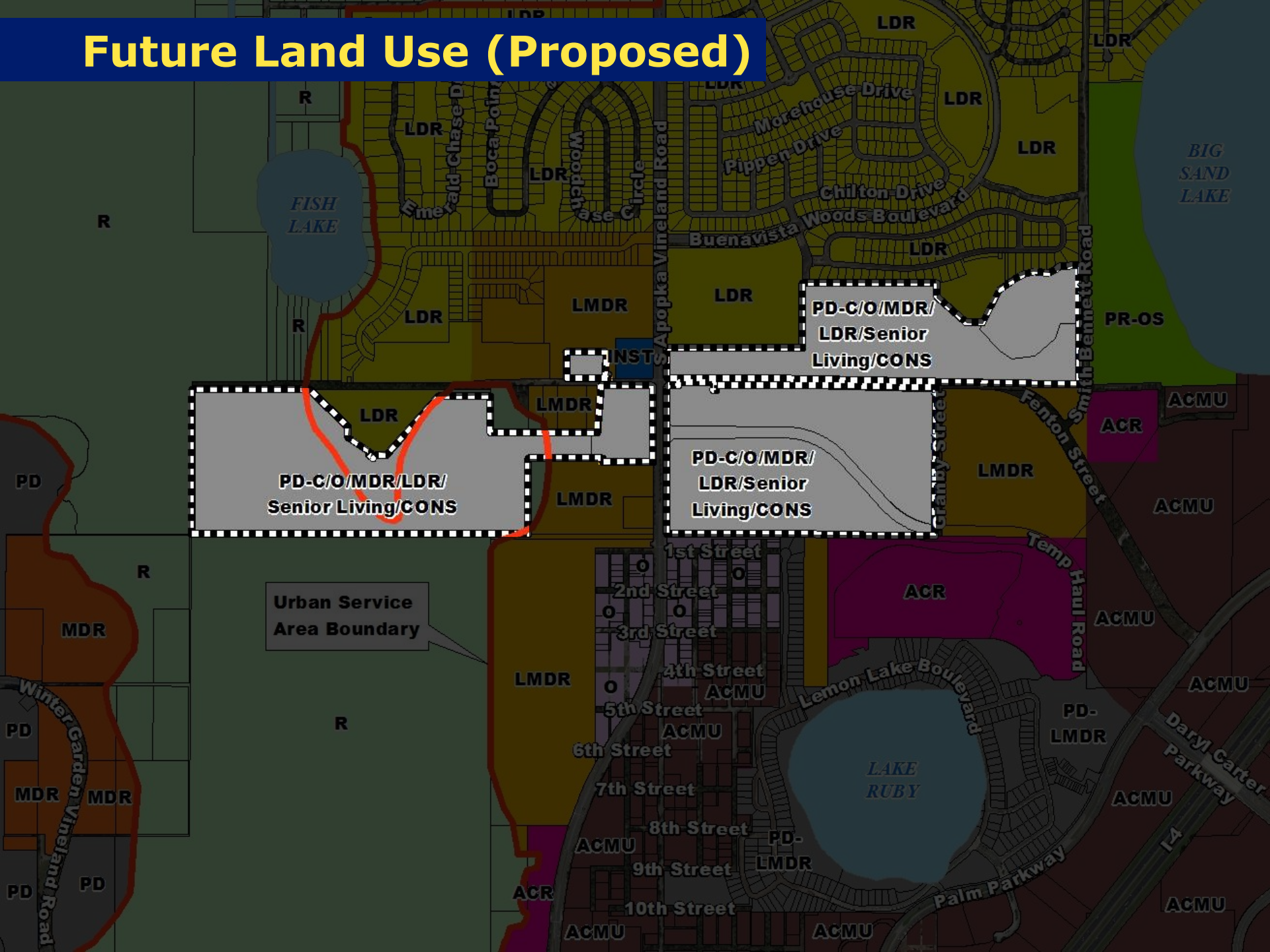
Aerial



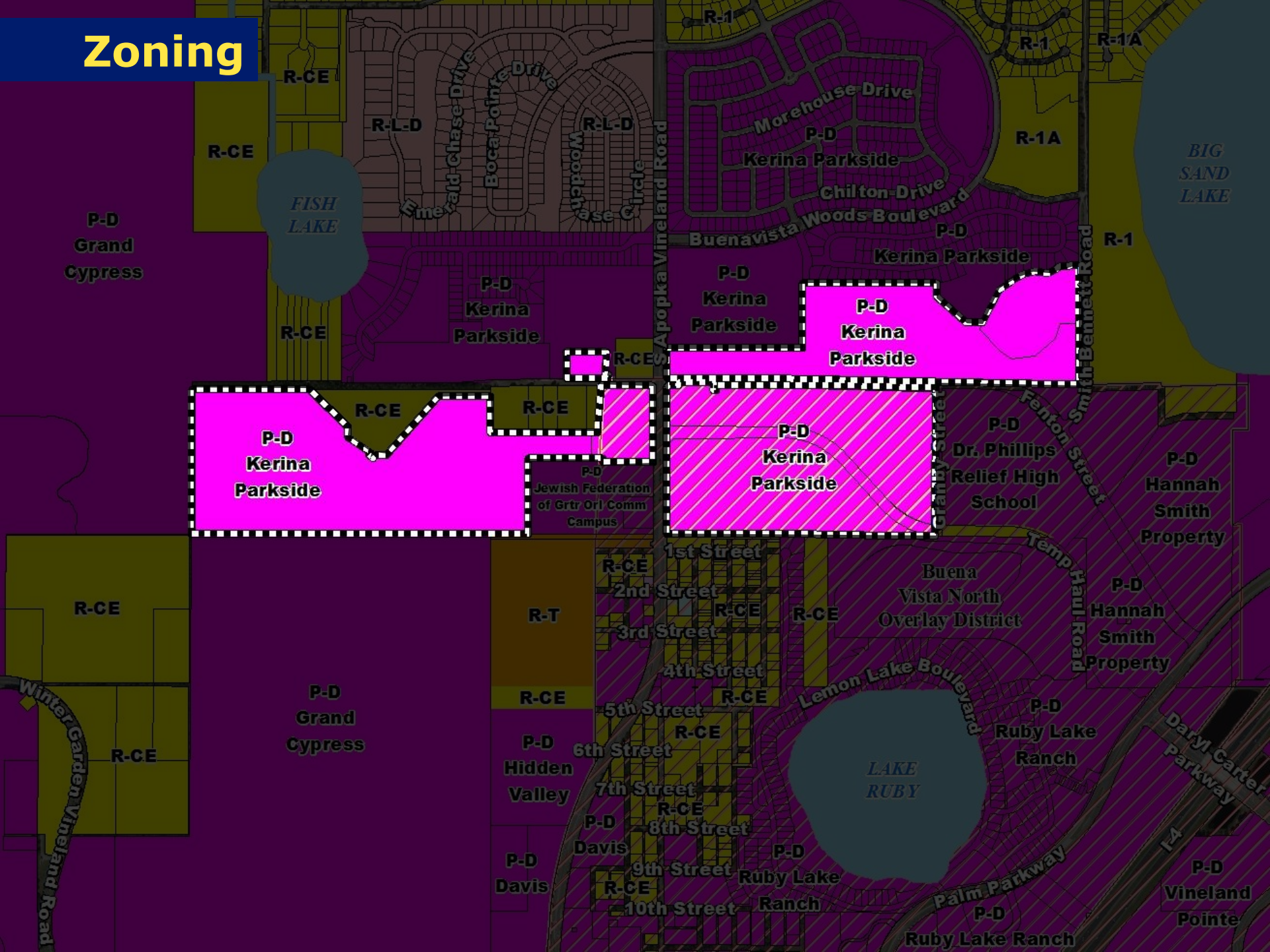
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2018-2-A-1-4

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (see Housing Element Goal H1 and Objective H1.1; Future Land Use Element Goal FLU.2, Objectives FLU2.2 and FLU8.2, and Policies FLU1.1.1, FLU1.4.4, FLU8.2.1, FLU8.2.10, and FLU8.2.2);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Transmittal of Amendment 2018-2-A-1-4, Low Density Residential (LDR), Low-Medium Density Residential (LMDR), and Rural/Agricultural (R) to Planned Development-Commercial/Office/Medium Density Residential/Low Density Residential/Senior Living/Conservation (PD-C/O/MDR/LDR/Senior Living/CONS)**



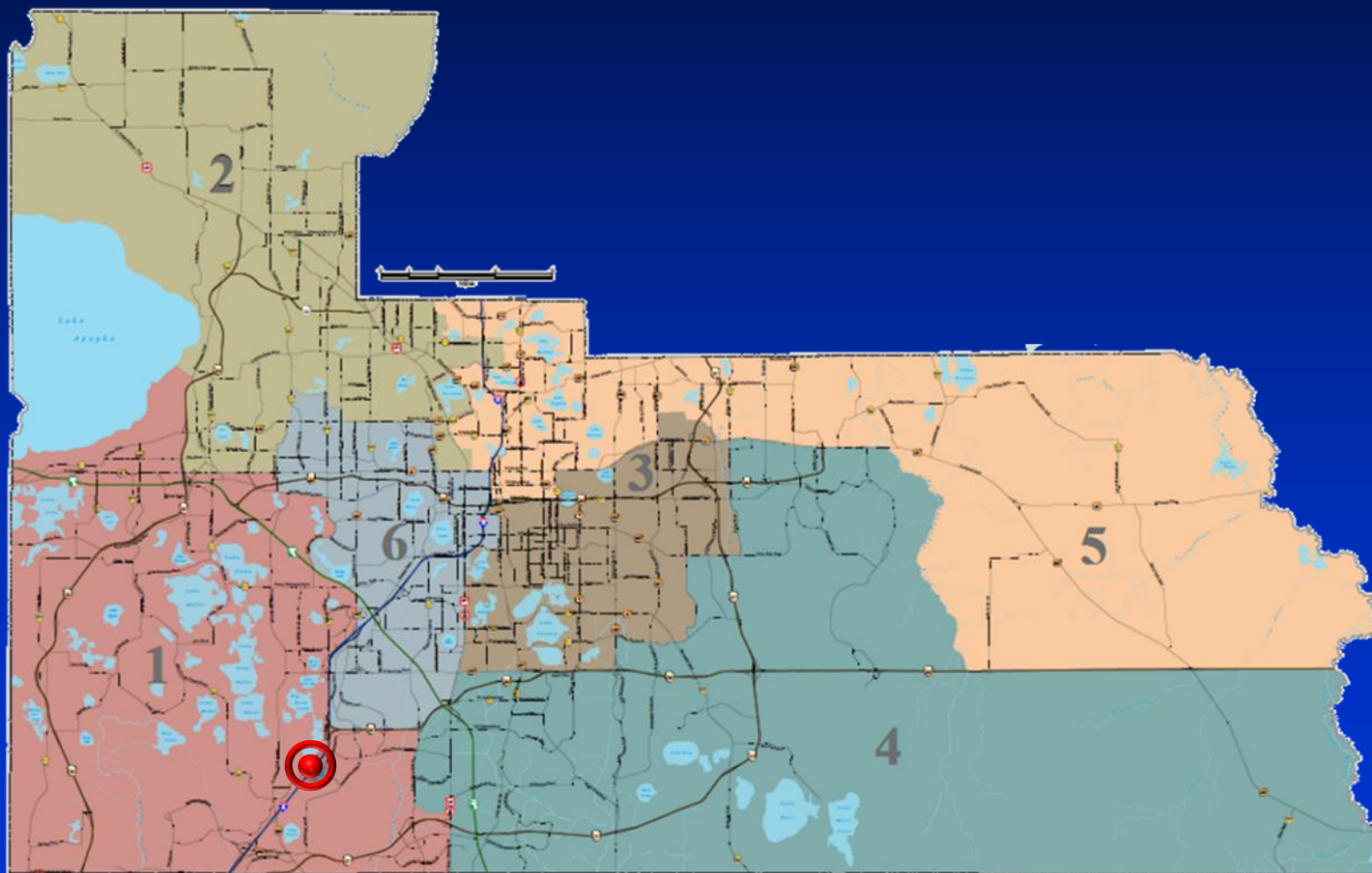
Amendment 2018-2-A-1-6

Agent:	VHB, Inc.
Owner:	Daryl M. Carter Trustee and Carter-Orange 105 Sand Lake Land Trust
From:	Activity Center Mixed Use (ACMU), Activity Center Residential (ACR), and Low-Medium Density Residential (LMDR)
To:	Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR)
Acreage:	82.30 gross acres / 79.50 developable acres
Proposed Use:	Up to 1,800 residential dwelling units and up to 415,142 sq. ft. commercial uses



Amendment 2018-2-A-1-6

Location



Aerial

Buenavista Woods Boulevard

S Apopka Vineland Road

Fenton Street

Smith-Bennett Road

Palm Parkway

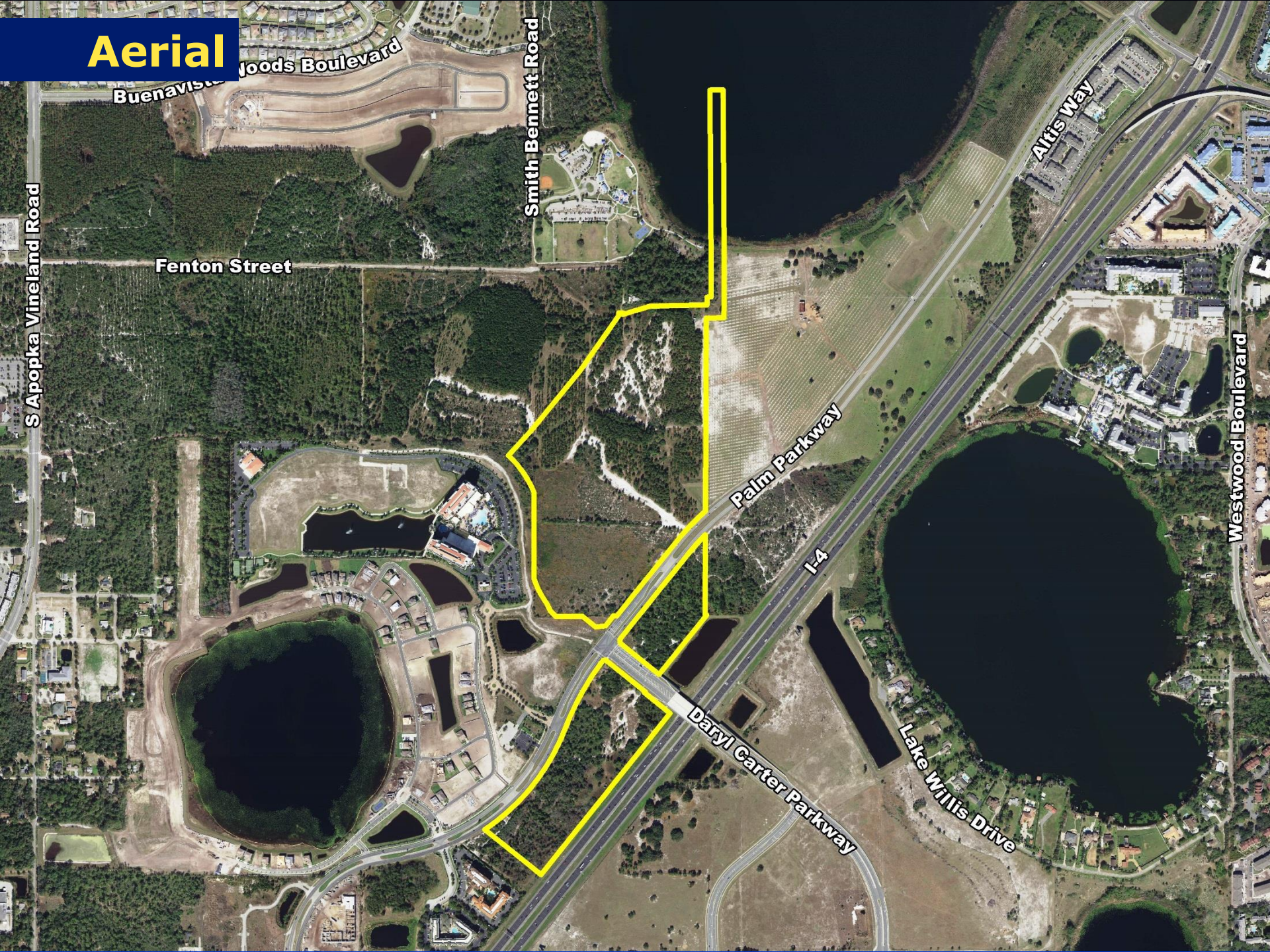
I-4

Daryl Carter Parkway

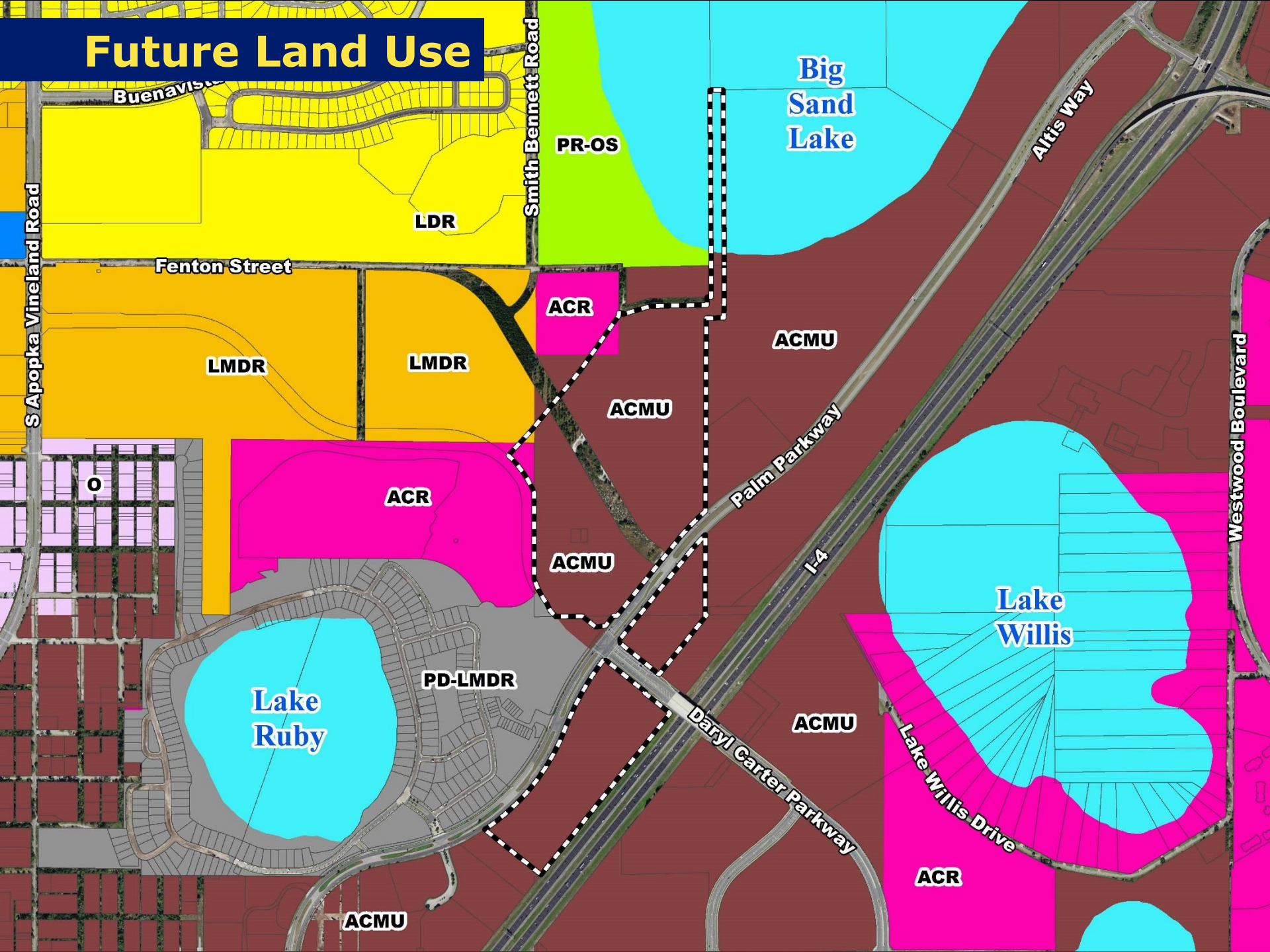
Altis Way

Westwood Boulevard

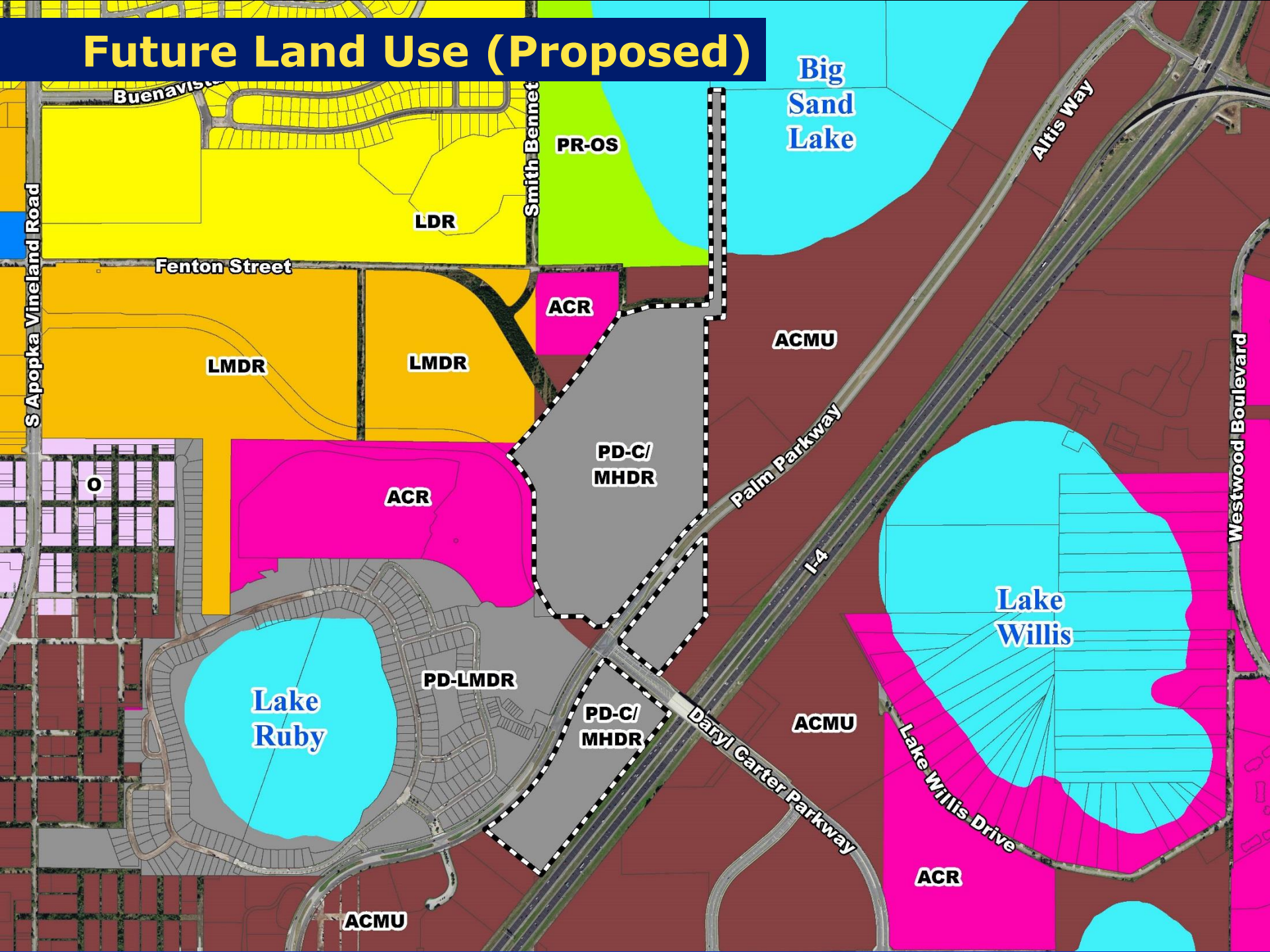
Lake Willis Drive



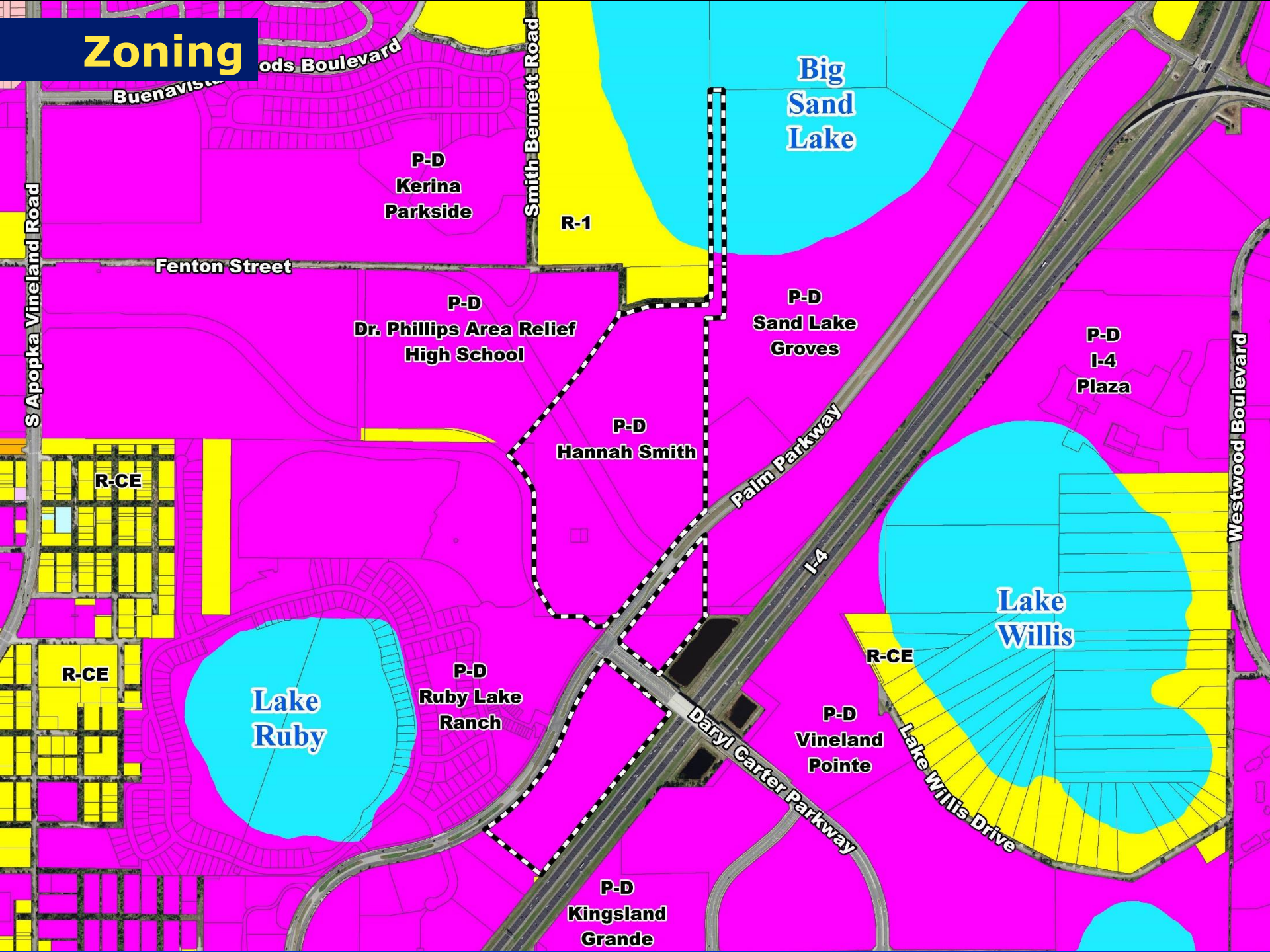
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2018-2-A-1-6

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (See International Drive Element Goal 1 and 3; Housing Element Goal H1 and Objective OBJ H1.1; and Future Land Use Element Objectives FLU2.2 and FLU8.2 and Policies FLU1.1.1, FLU1.1.2A, FLU1.1.4D, FLU1.4.2, FLU1.4.4, FLU8.2.1, and FLU8.2.2);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Transmittal of Amendment 2018-2-A-1-6, Activity Center Mixed Use (ACMU), Activity Center Residential (ACR), and Low-Medium Density Residential (LMDR) to Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR)**



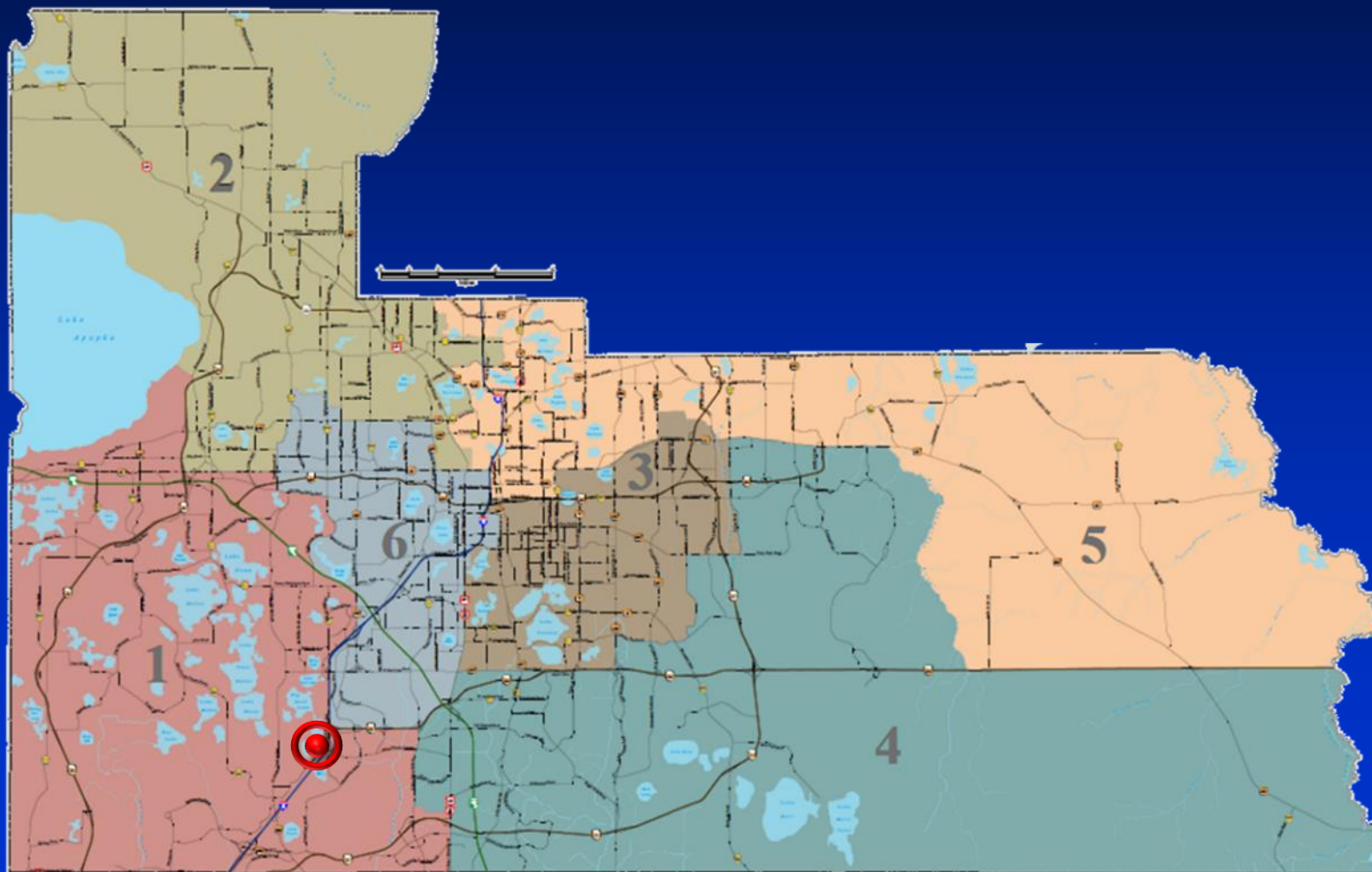
Amendment 2018-2-A-1-7

- Agent:** Momtaz Barq, P.E., Terra-Max Engineering, Inc.
- Owner:** Macomb Oakland Sand Lake, LLC
- From:** Planned Development-Time Share/Medium Density Residential/Hotel/Office (PD-TS/MDR/HOTEL/O)
- To:** Planned Development-Time Share/Medium-High Density Residential/Hotel/Office (PD-TS/MHDR/HOTEL/O)
- Acreage:** 52.04 gross acres /16.82 developable acres
- Proposed Use:** Planned Development Timeshare/ Medium Density Residential/Hotel/ Office (PD-TS/MHDR/Hotel/O) or 30 units per acre for timeshare, 35 dwelling units per acre for multi-family or 424 units, 60 units per acre for hotel or 683,892 sq. ft. of office on 18.985 net developable acres



Amendment 2018-2-A-1-7

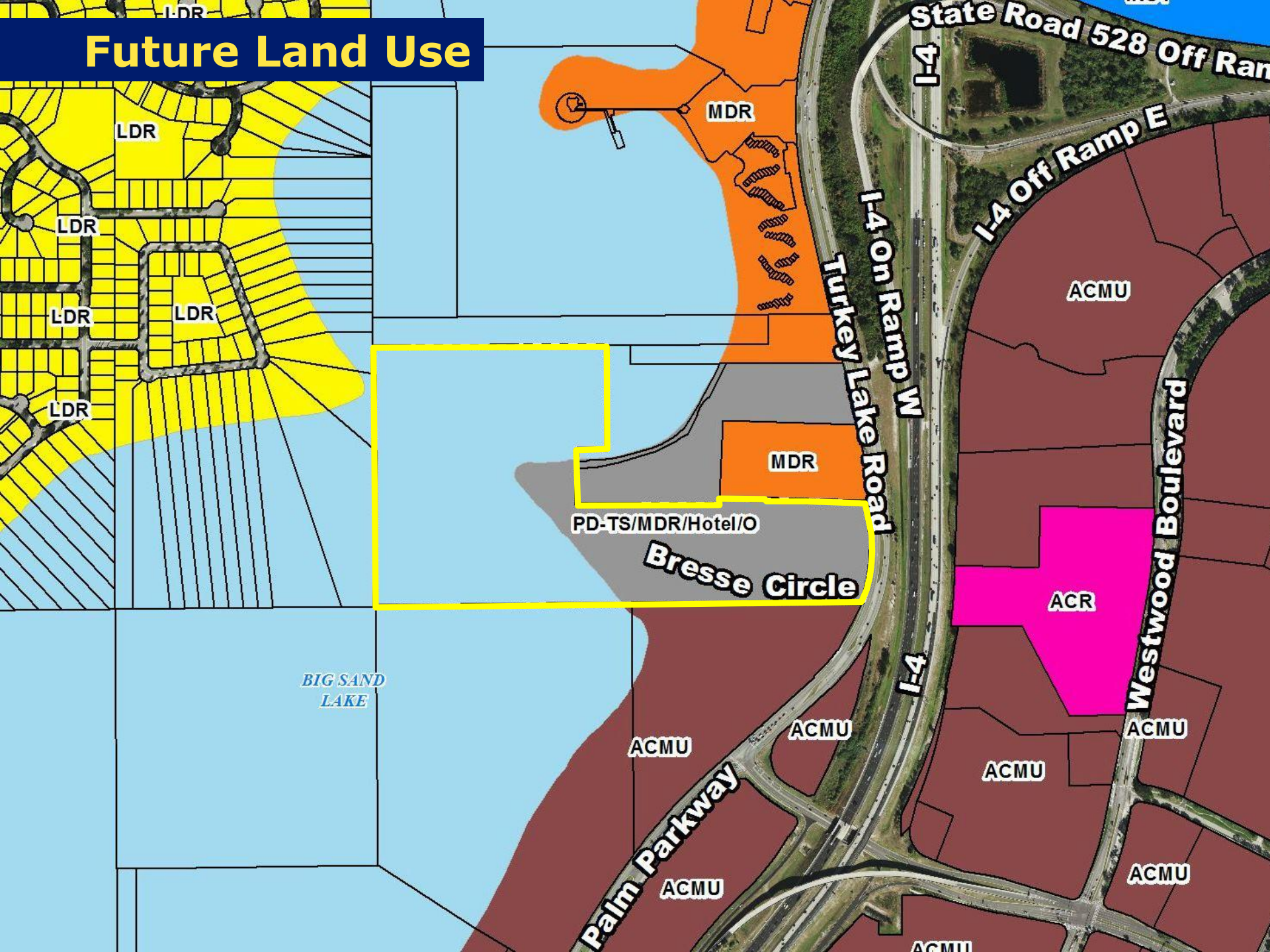
Location



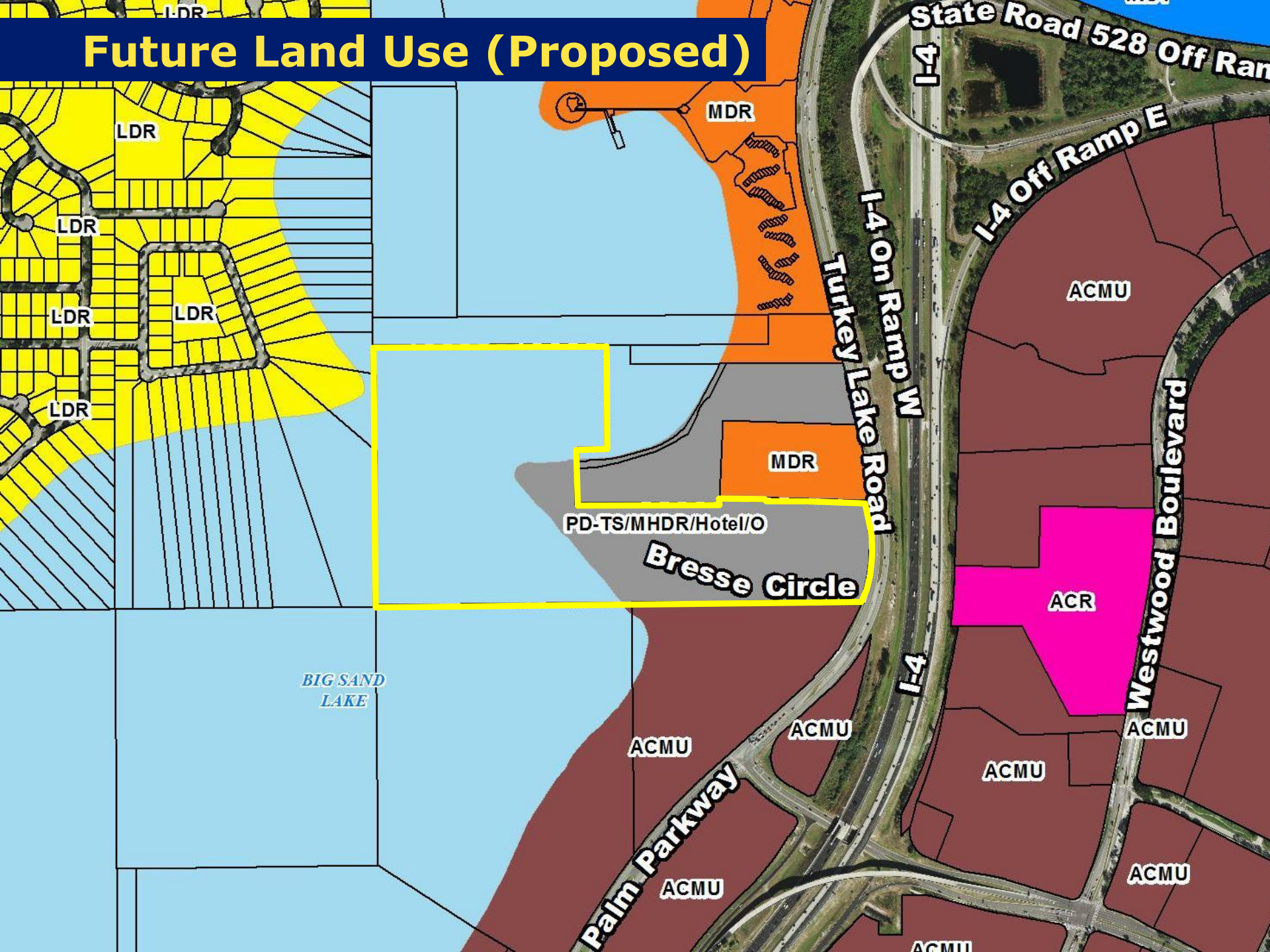
Aerial



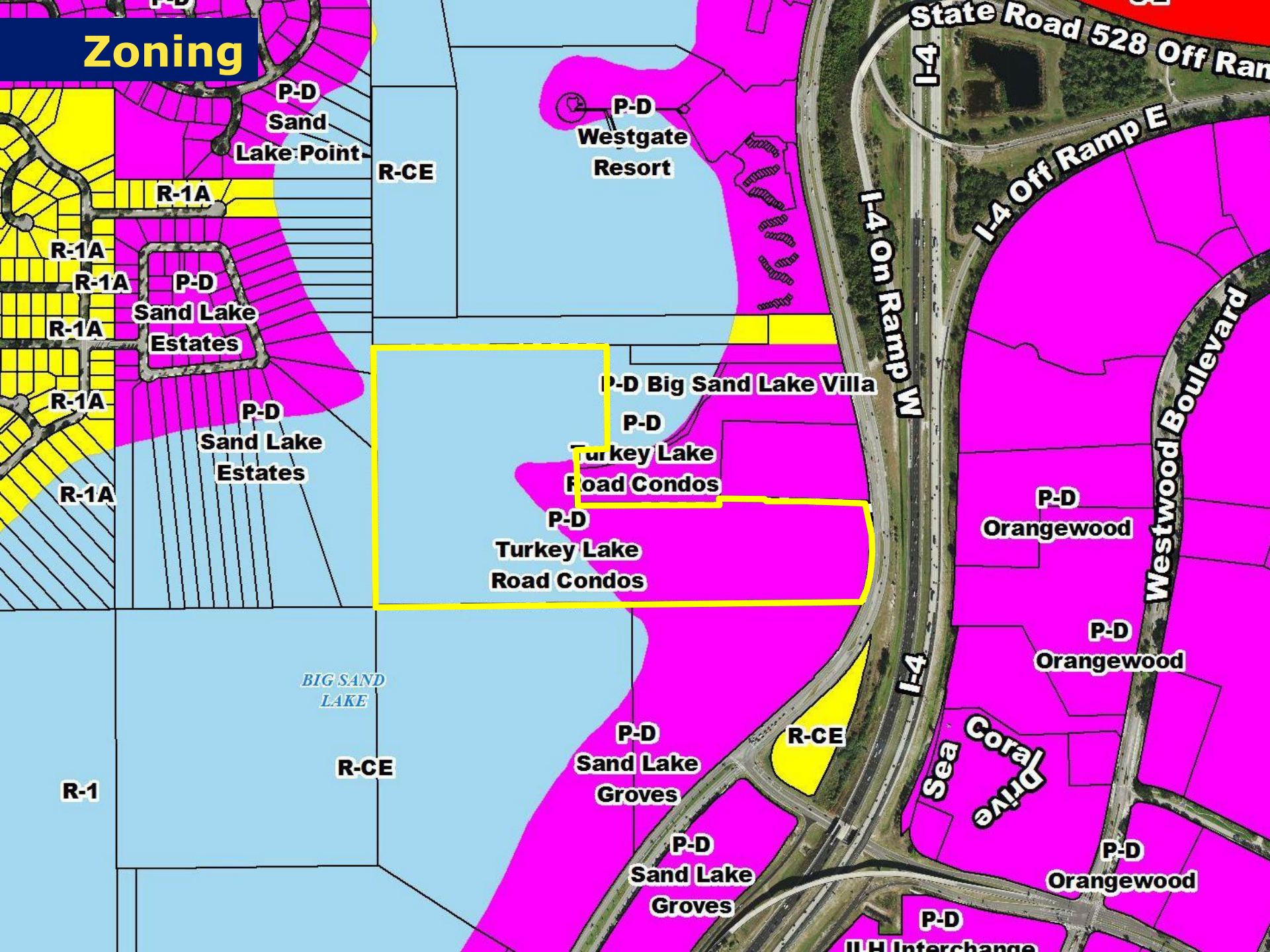
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2018-2-A-1-7

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Objective OBJ FLU1.4, and FLU8.2, Policies FLU1.1.2(C), FLU1.4.1, FLU2.2.15, FLU8.1.4 FLU8.2.1, FLU8.2.2);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Transmittal of Amendment 2018-2-A-1-7, Planned Development-Time Share/Medium Density Residential/Hotel/Office (PD-TS/MDR/HOTEL/O) to Planned Development-Time Share/Medium-High Density Residential/Hotel/Office (PD-TS/MHDR/HOTEL/O)**



Amendment 2018-2-A-5-1

Agent: Julie Salvo, AICP, Orange County Public Schools

Owner: Hamilton, LLC

From: Rural/Agricultural (R)

To: Educational (EDU)

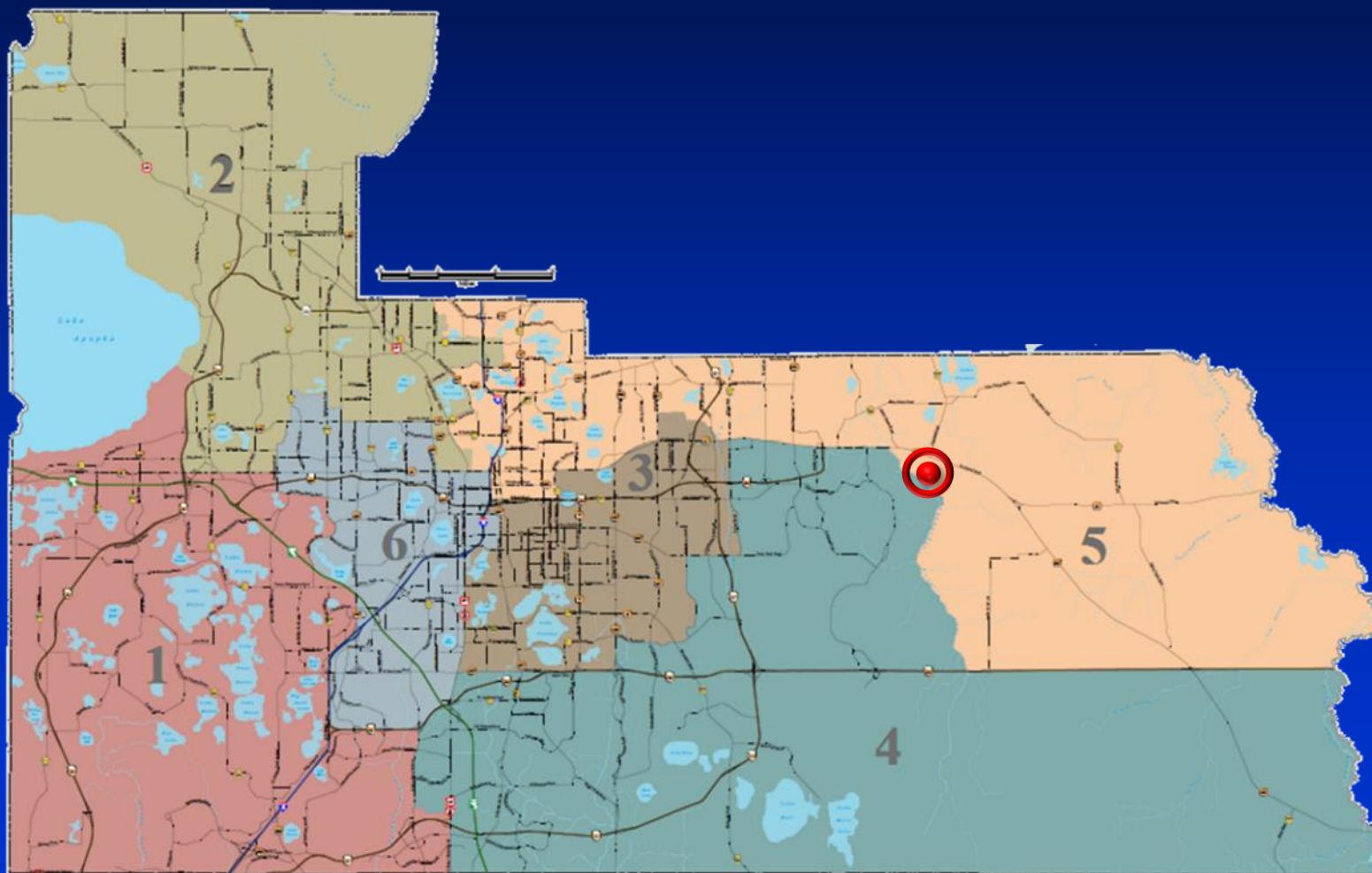
Acreage: 15.68 gross acres

Proposed Use: Practice fields to support East River High School's athletic program

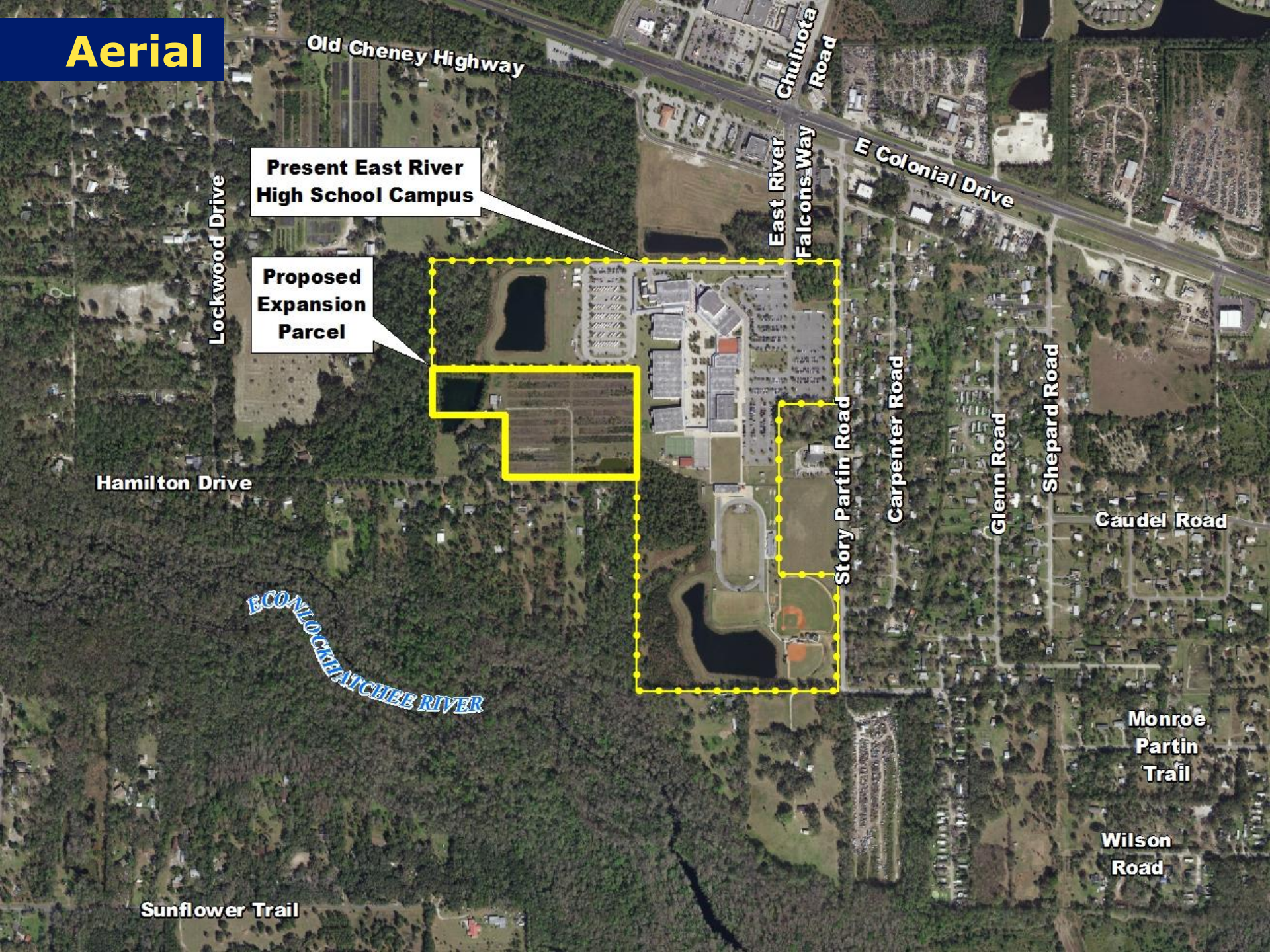


Amendment 2018-2-A-5-1

Location



Aerial



Old Cheney Highway

Chuluota Road

E Colonial Drive

Lockwood Drive

Present East River High School Campus

Proposed Expansion Parcel

East River Falcons Way

Hamilton Drive

OCONEE RIVER

Story Partin Road

Carpenter Road

Glenn Road

Shepard Road

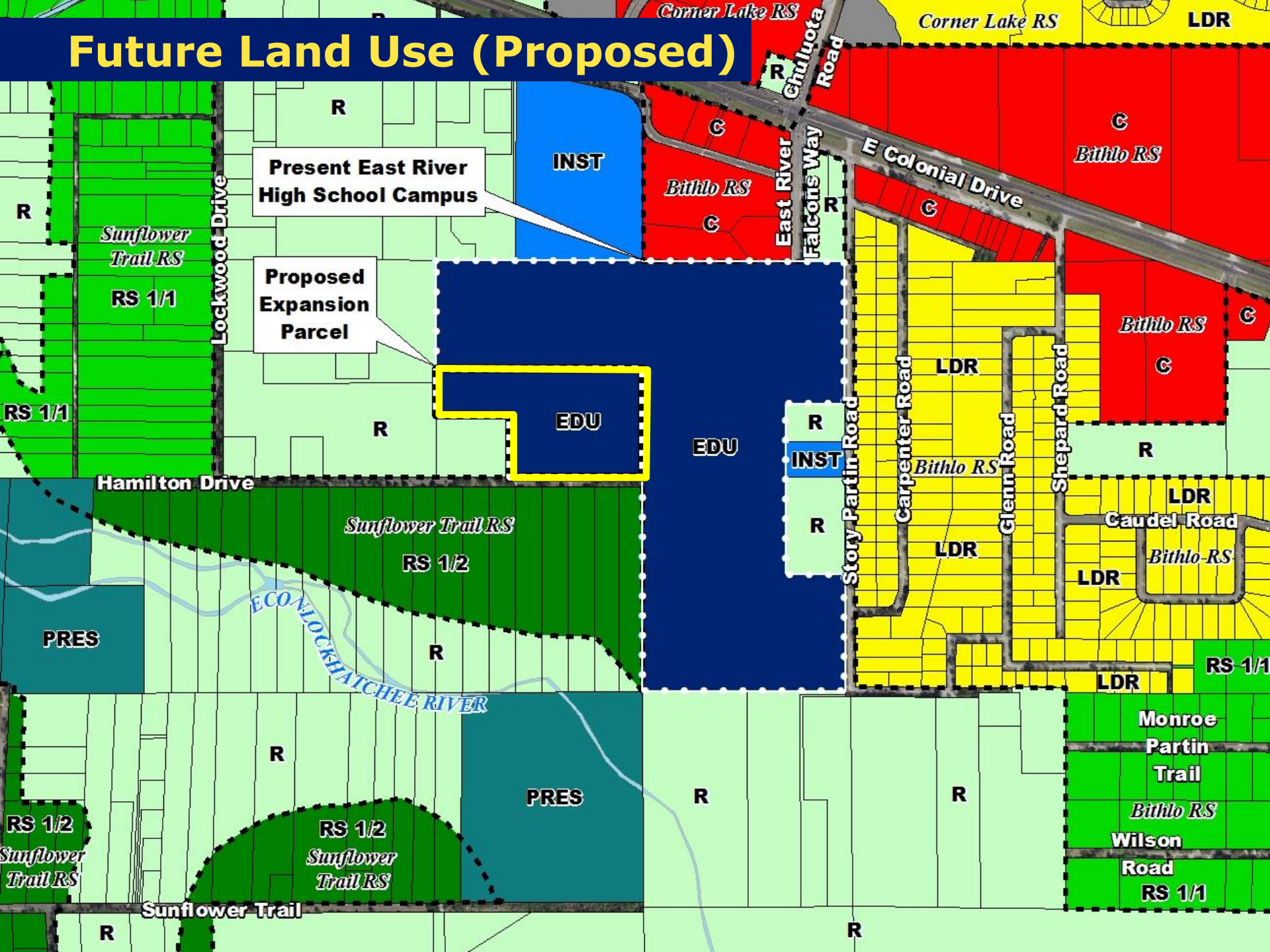
Caudel Road

Monroe Partin Trail

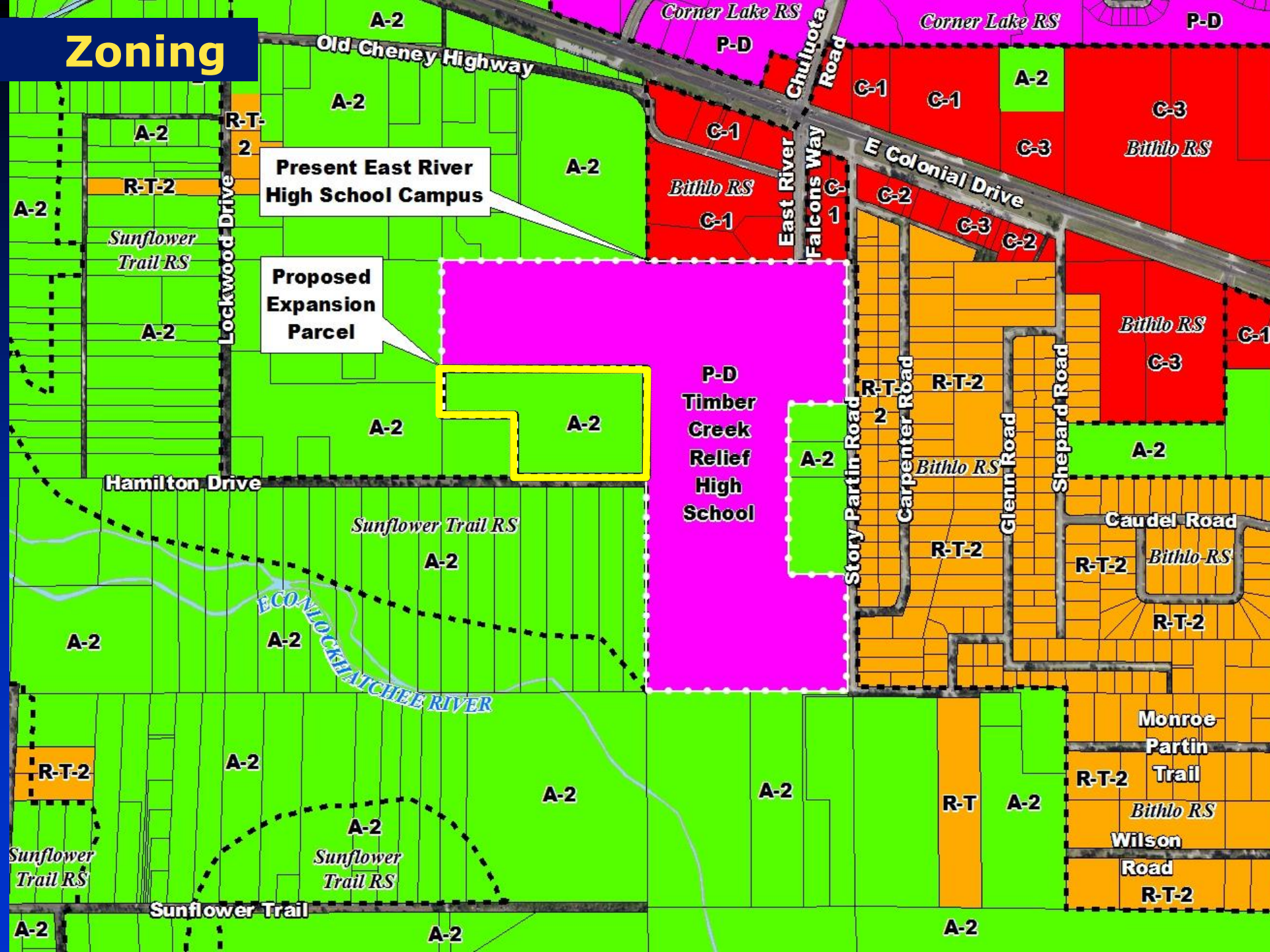
Wilson Road

Sunflower Trail

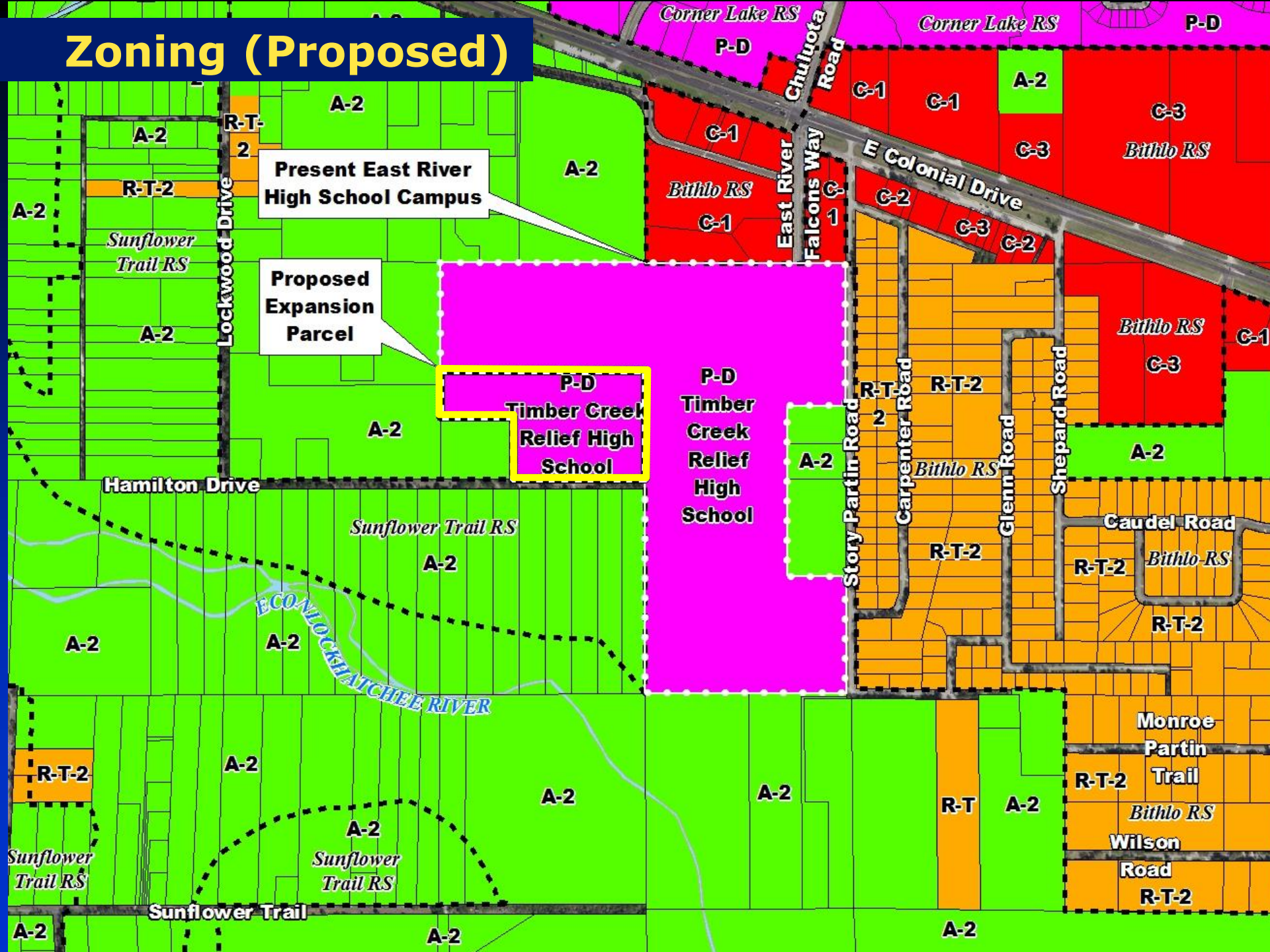
Future Land Use (Proposed)



Zoning



Zoning (Proposed)





Amendment 2018-2-A-5-1

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objectives FLU8.2 and FLU8.7 and Policies FLU8.2.1, FLU8.7.7, and FLU8.7.9; Public School Facilities Element Policy PS5.3.2; Potable Water Element Policy PW1.4.2; and Wastewater Element Policy WW1.4.3);**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Transmittal of Amendment 2018-2-A-5-1, Rural/Agricultural (R) to Educational (EDU)**



Amendment 2018-2-P-1-5

No Action Required

- **Continued by LPA at its June 21, 2018 hearing**



Board of County Commissioners

2018-2 Regular Cycle Staff-Initiated Text Amendments

Transmittal Public Hearings

July 10, 2018



Amendment 2018-2-B-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 2018-2-B-FLUE-1

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Transmittal of Amendment 2018-2-B-FLUE-1, consistent with today's actions**



Amendment 2018-2-B-FLUE-2

Request: Text amendment to the Horizon West Village policies for perimeter remnant parcels

Continue review of Amendment 2018-2-B-FLUE-2 to a later cycle

District: 1



Board of County Commissioners

Comprehensive Plan

Public Hearings

July 10, 2018