



Board of County Commissioners

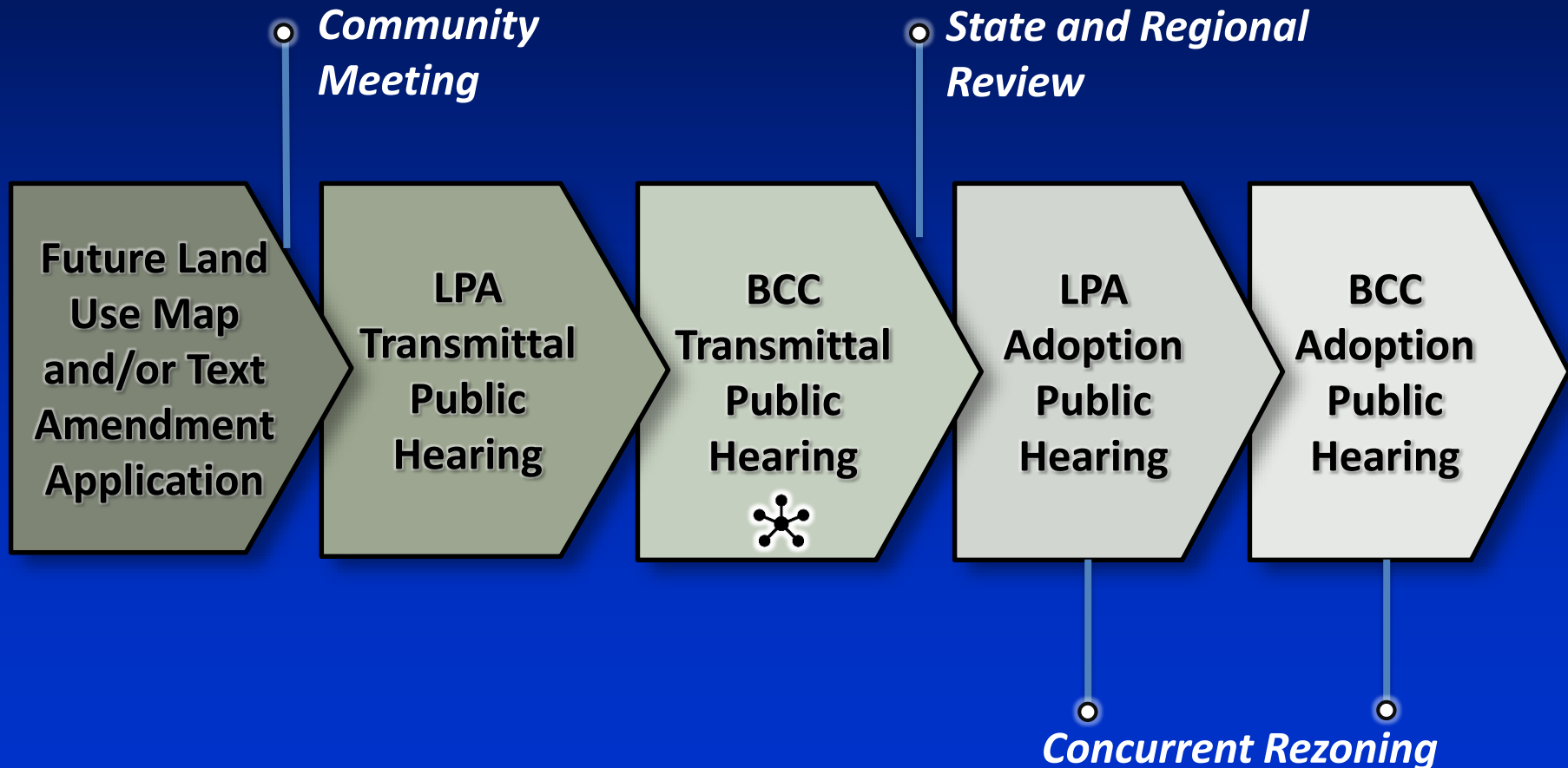
2019-1 Regular Cycle Amendments

Transmittal Public Hearings

February 12, 2019

Comprehensive Planning

Regular Plan Amendment Process





2019-1 Amendment Process

- **Transmittal public hearings**
LPA – January 17, 2019
BCC – February 12, 2019
- **State and regional agency comments**
March 2019
- **Adoption public hearings**
LPA – April 2019
BCC – May 2019



Board of County Commissioners

2019-1 Regular Cycle Privately-Initiated Future Land Use Map (FLUM) Amendments

Transmittal Public Hearings

February 12, 2019



Amendment 2019-1-A-1-2

Agent: Robert Reese

Owner: 18 Avalon Road, LLC

From: Growth Center-Commercial (GC-C)

To: Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)

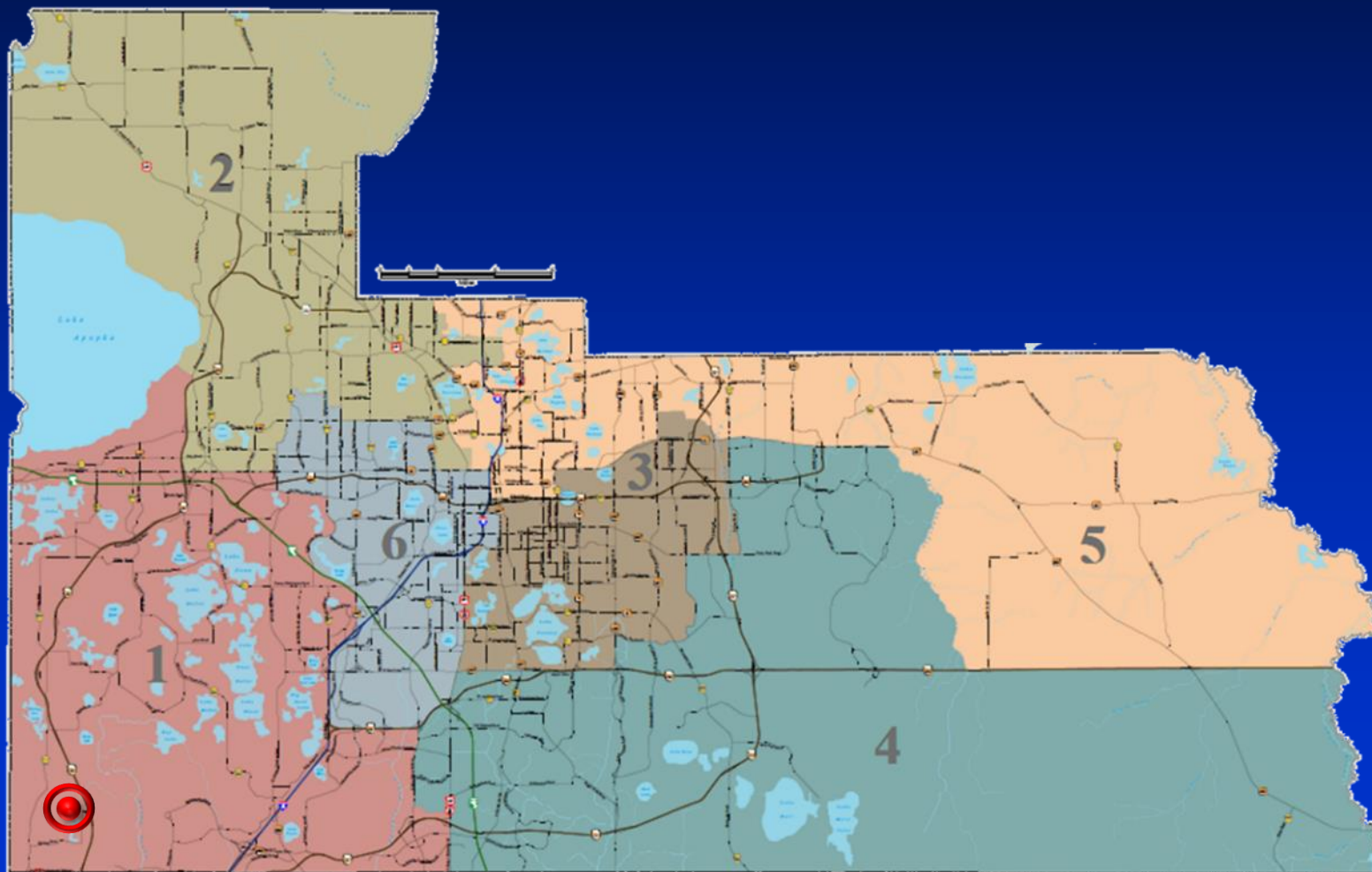
Acreage: 18.33 gross acres

Proposed Use: Up to 395 multi-family dwelling units



Amendment 2019-1-A-1-2

Location

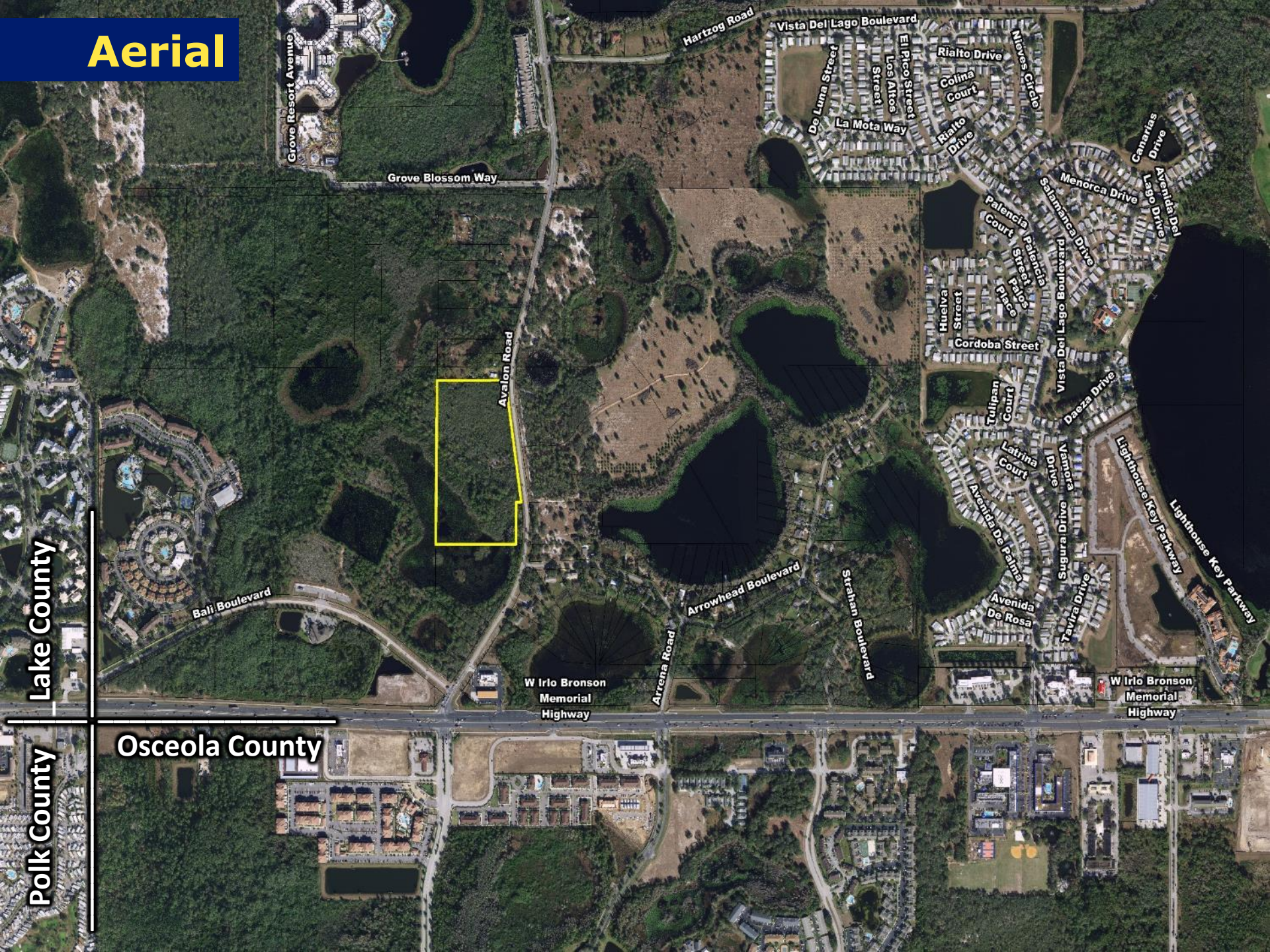


Aerial

Lake County

Polk County

Osceola County



Grove Resort Avenue

Grove Blossom Way

Avalon Road

Bali Boulevard

W Irlo Bronson
Memorial
Highway

Arrena Road

Arrowhead Boulevard

Strahan Boulevard

Hartzog Road

Vista Del Lago Boulevard

De Luna Street

La Mota Way

Los Altos
Street

El Pico Street

Rialto Drive

Colina
Court

Rialto Drive

Alves Circle

Canarias Drive

Palencia Court

Palencia Place

Cordoba Street

Tulipan Court

Avenida De Palma

Latrina Court

Sugura Drive

Tavira Drive

Vista Del Lago Boulevard

Menorca Drive

Palencia Drive

Lighthouse Key Parkway

W Irlo Bronson
Memorial
Highway

Future Land Use

GC/R/PD

VILLAGE

C

GC-PD-C/MDR/LDR

C

Avalon Road

LDR

Bali Boulevard

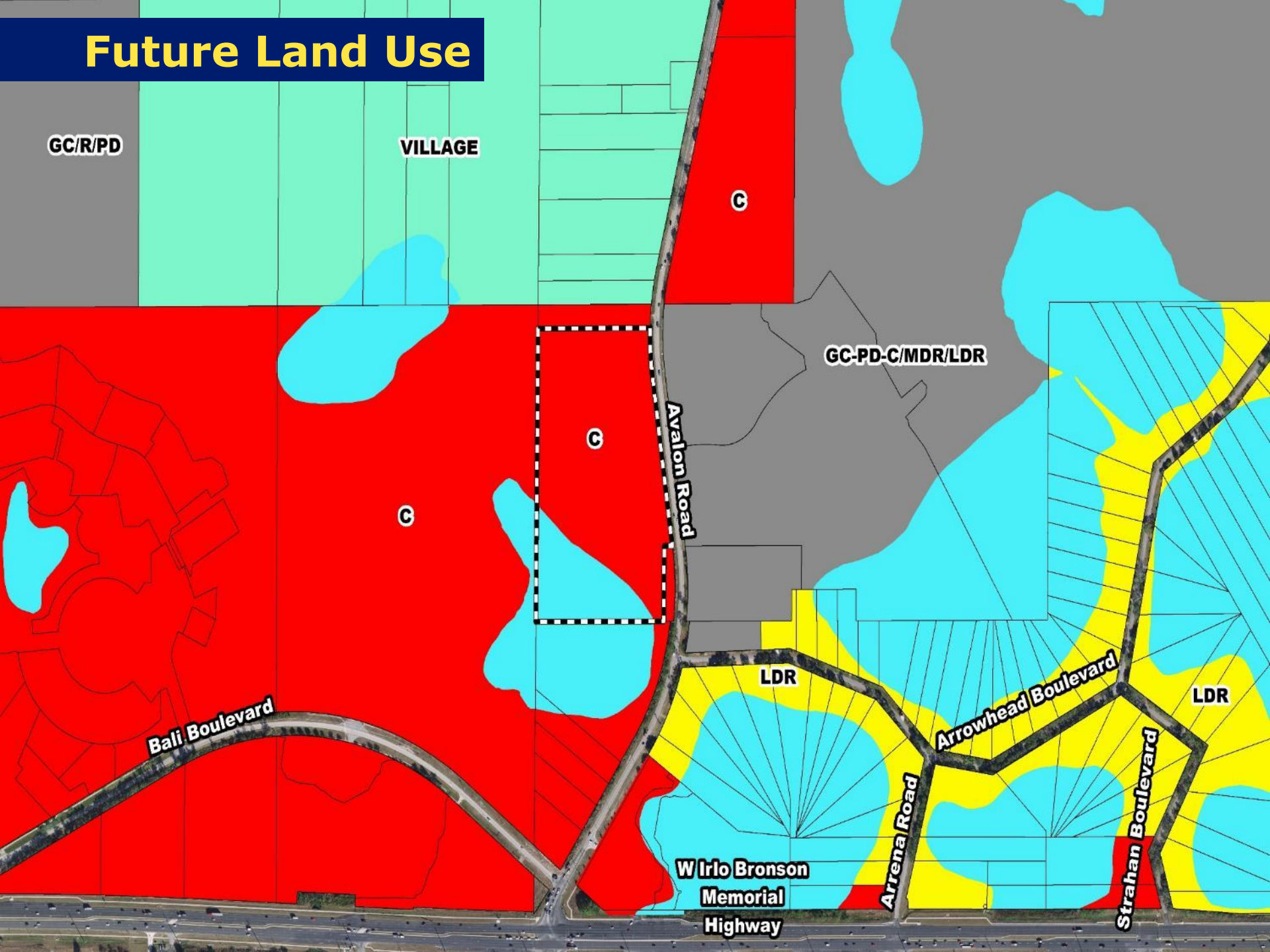
Arrowhead Boulevard

LDR

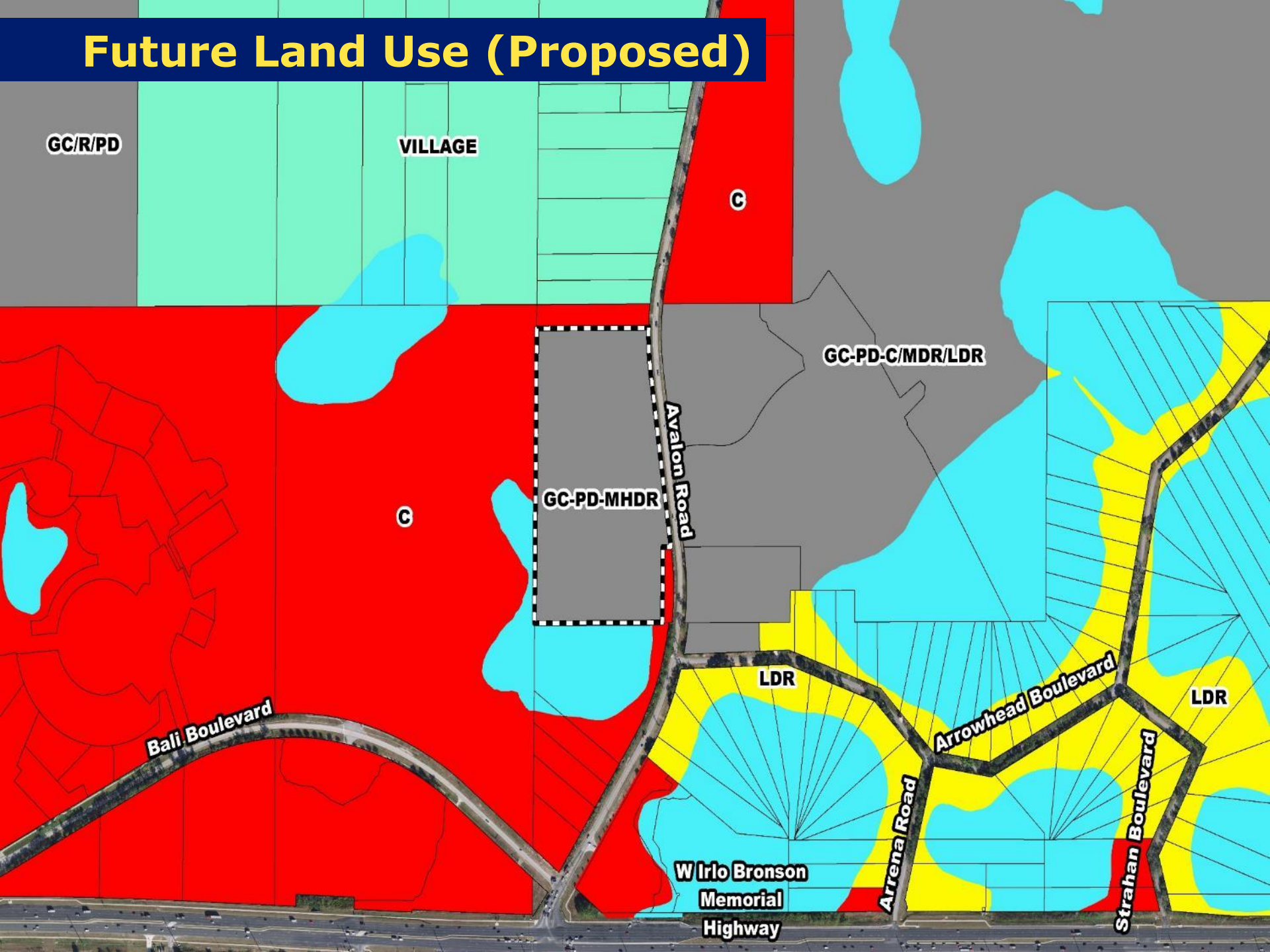
W Irlo Bronson
Memorial
Highway

Arrena Road

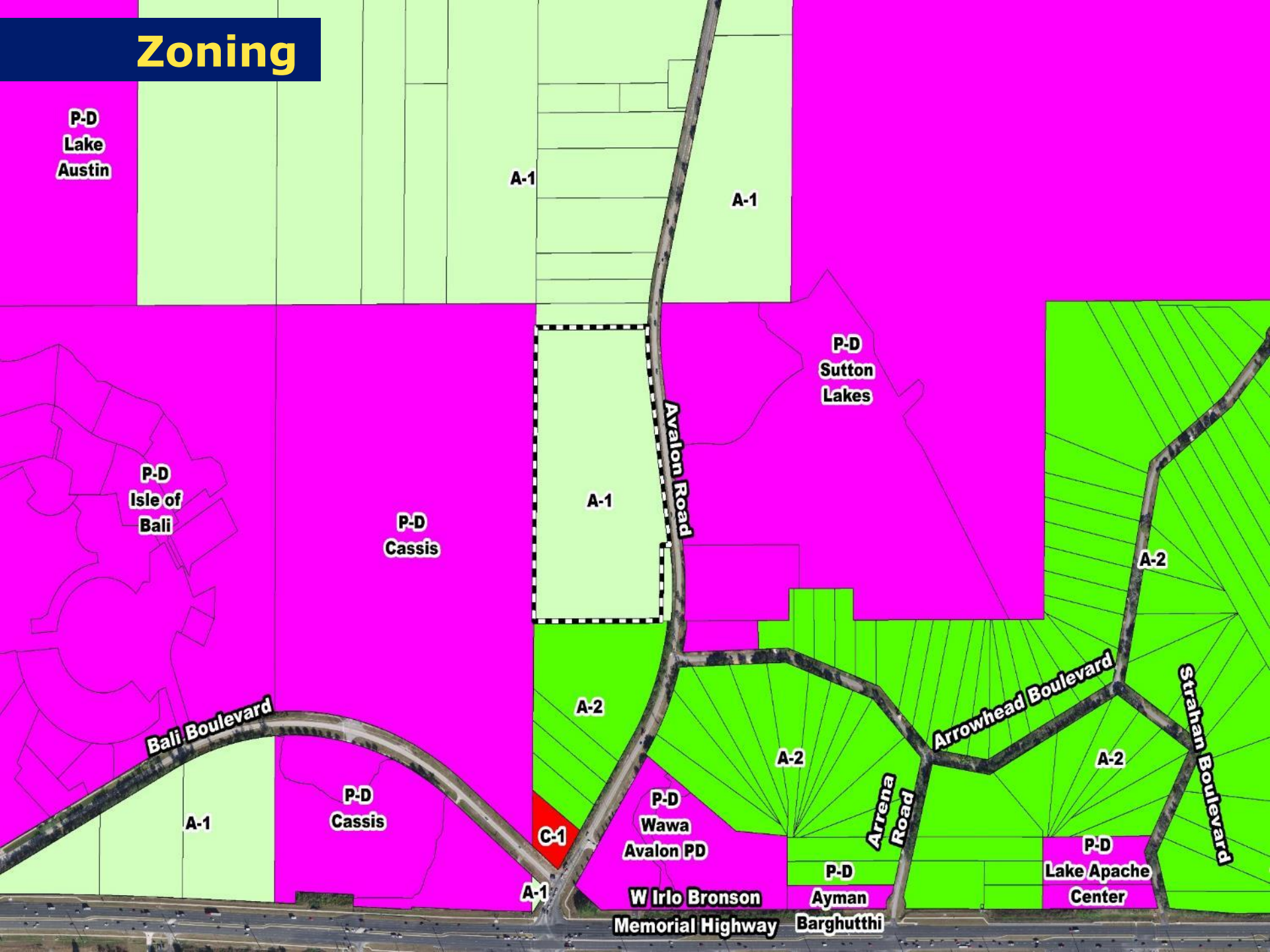
Strahan Boulevard



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-1-2

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



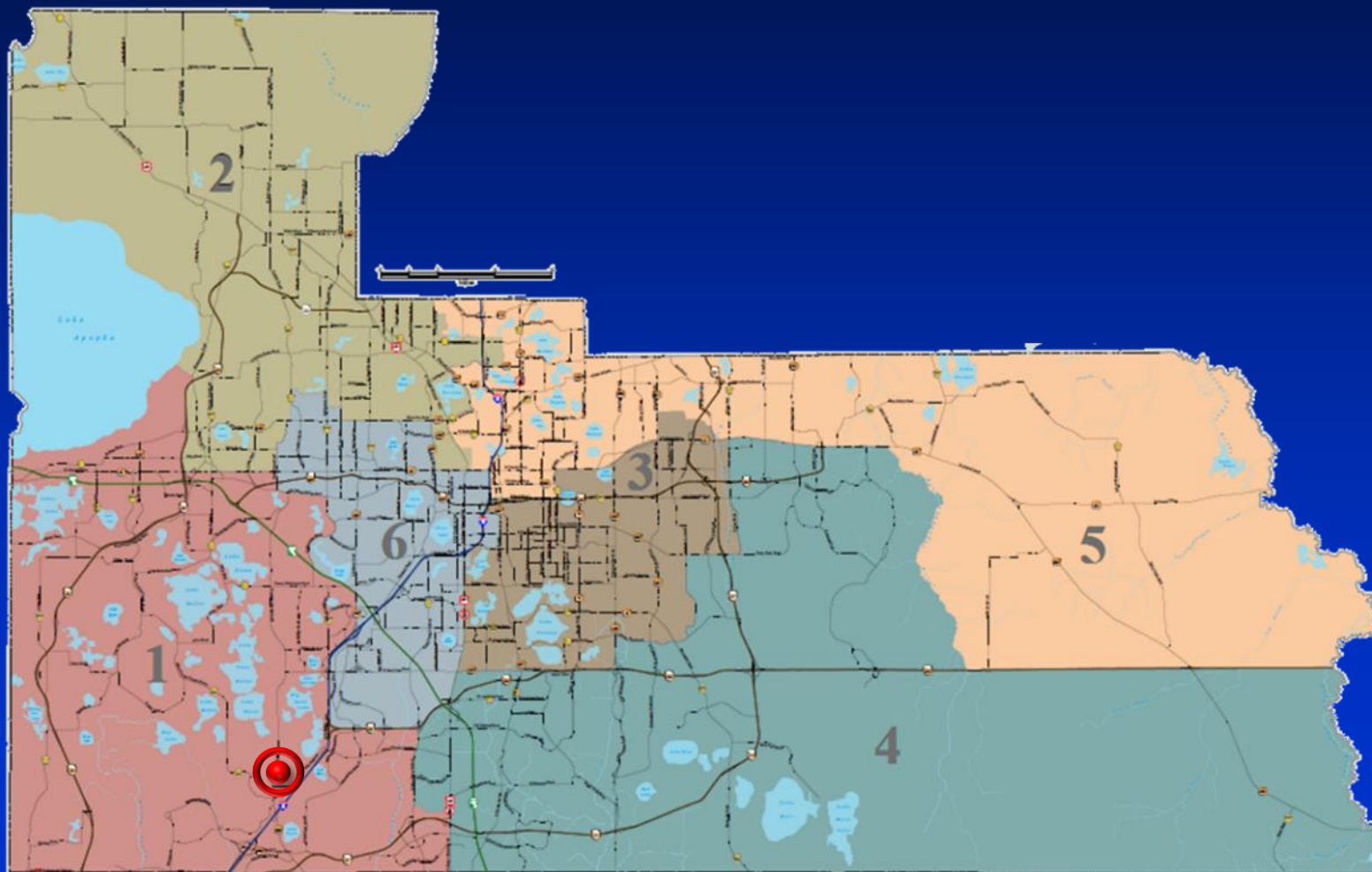
Amendment 2019-1-A-1-3

Agent:	Adam Smith, VHB
Owner:	Adventist Health System/Sunbelt, Inc. and Pulte Home Corp.
From:	Planned Development—Low-Medium Density Residential (PD-LMDR)
To:	Planned Development—Commercial/ Low-Medium Density Residential (PD-C/LMDR)
Acreage:	16.72 gross/net developable acres
Proposed Use:	Residential: Up to 20 townhome units Non-residential: Up to 200,000 square feet, to include an off-site (freestanding) emergency department and commercial and office uses permitted in the C-1 (Retail Commercial) zoning district



Amendment 2019-1-A-1-3

Location



Aerial



Lemon Lake Boulevard

LAKE
RUBY

Palm Parkway

Daryl Carter Parkway Extension

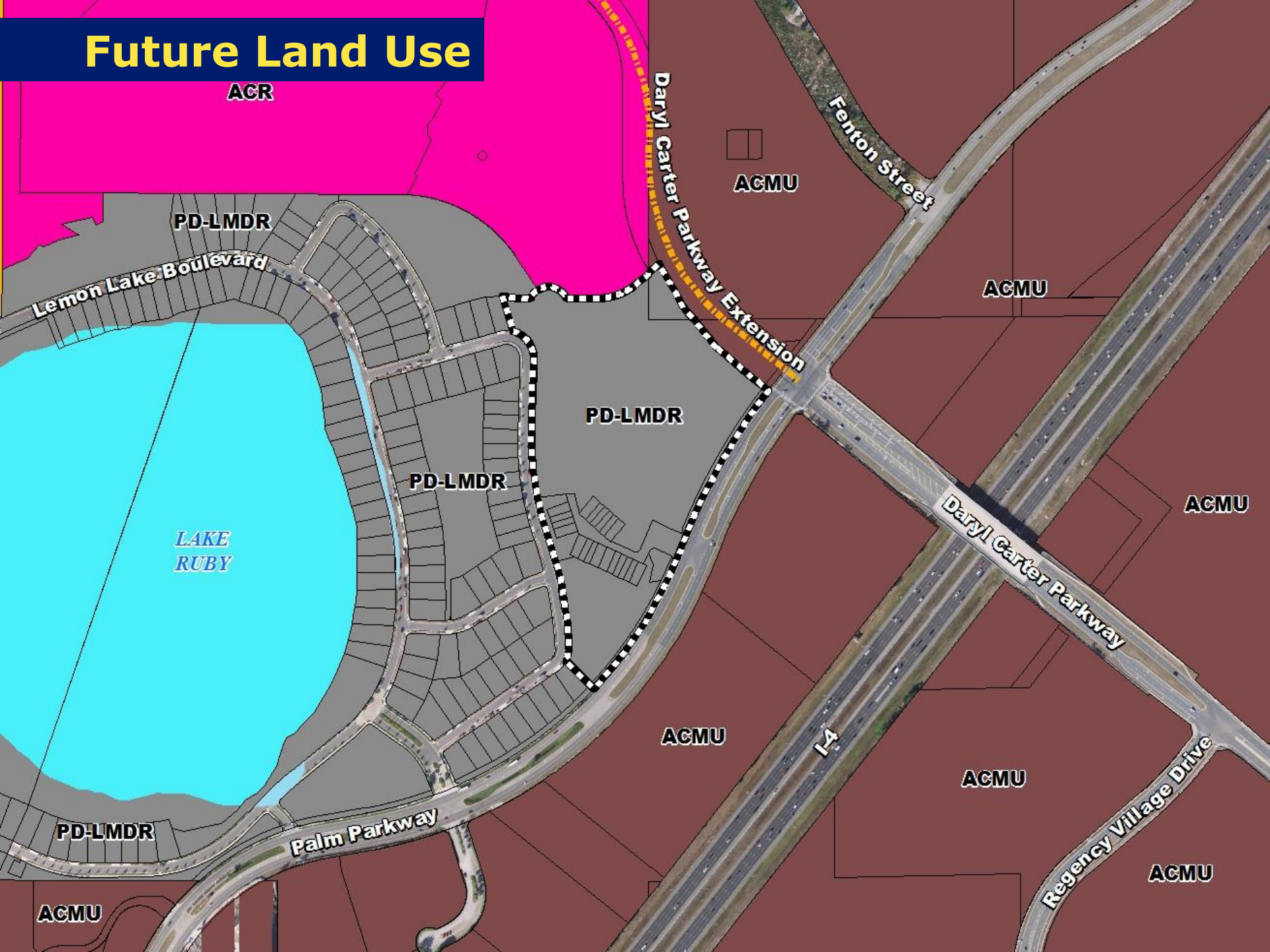
Fenton Street

Daryl Carter Parkway

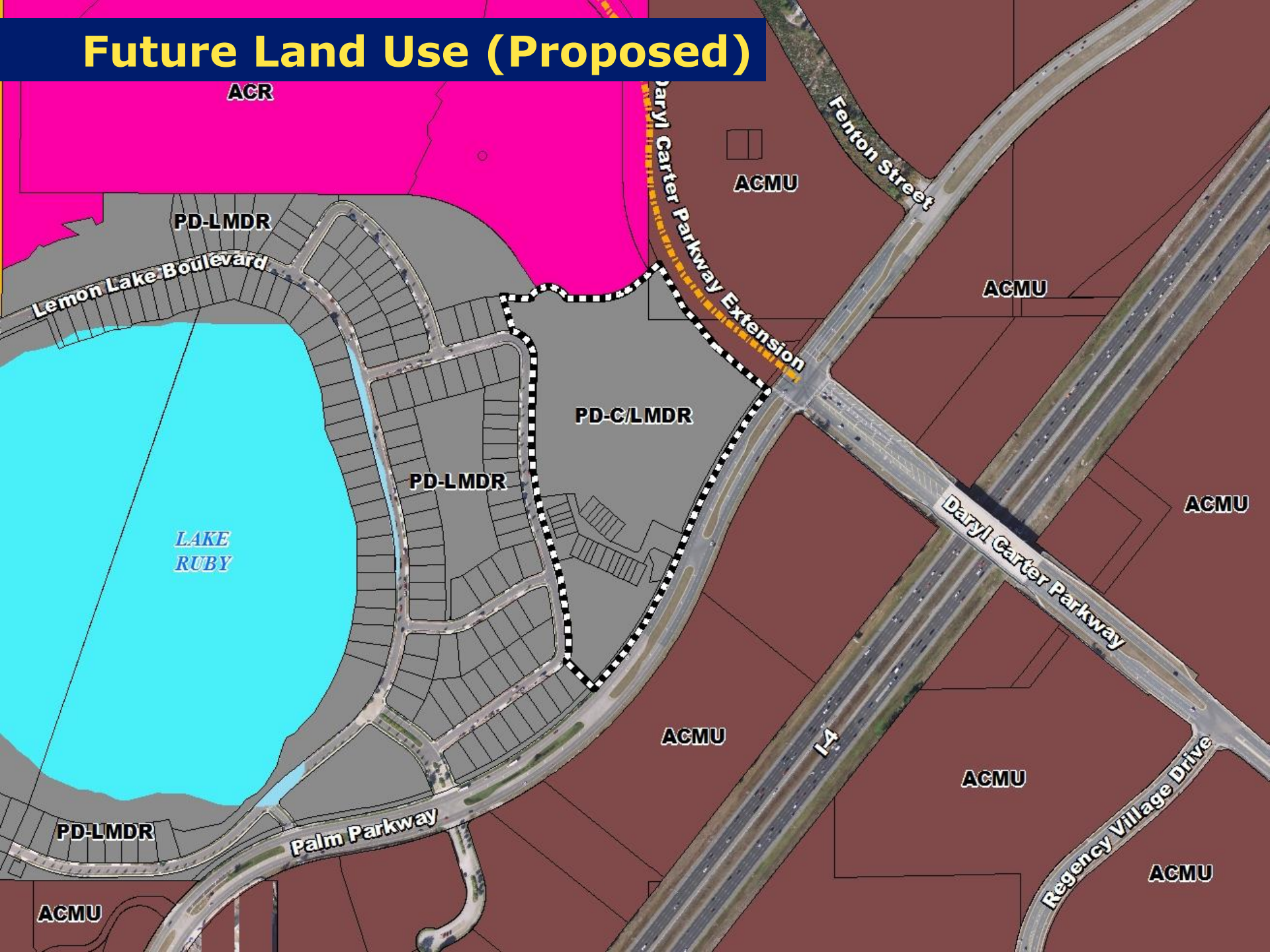
I-4

Regency Village Drive

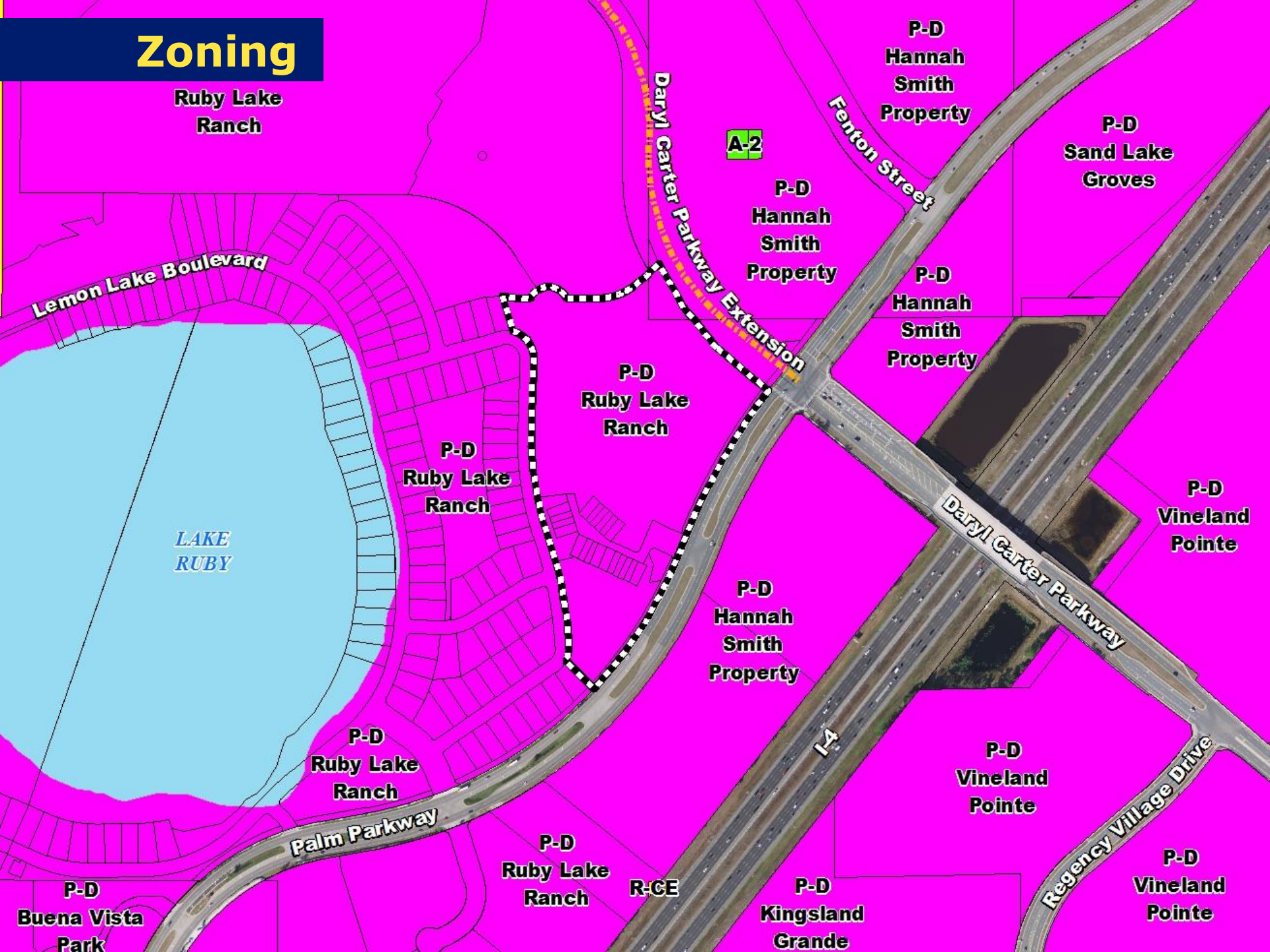
Future Land Use



Future Land Use (Proposed)



Zoning



Ruby Lake
Ranch

P-D
Hannah
Smith
Property

P-D
Sand Lake
Groves

A-2

P-D
Hannah
Smith
Property

P-D
Hannah
Smith
Property

P-D
Ruby Lake
Ranch

P-D
Ruby Lake
Ranch

P-D
Vineland
Pointe

P-D
Hannah
Smith
Property

P-D
Ruby Lake
Ranch

P-D
Vineland
Pointe

Palm Parkway

P-D
Ruby Lake
Ranch

R-CE

P-D
Kingsland
Grande

P-D
Vineland
Pointe

P-D
Buena Vista
Park



Amendment 2019-1-A-1-3

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



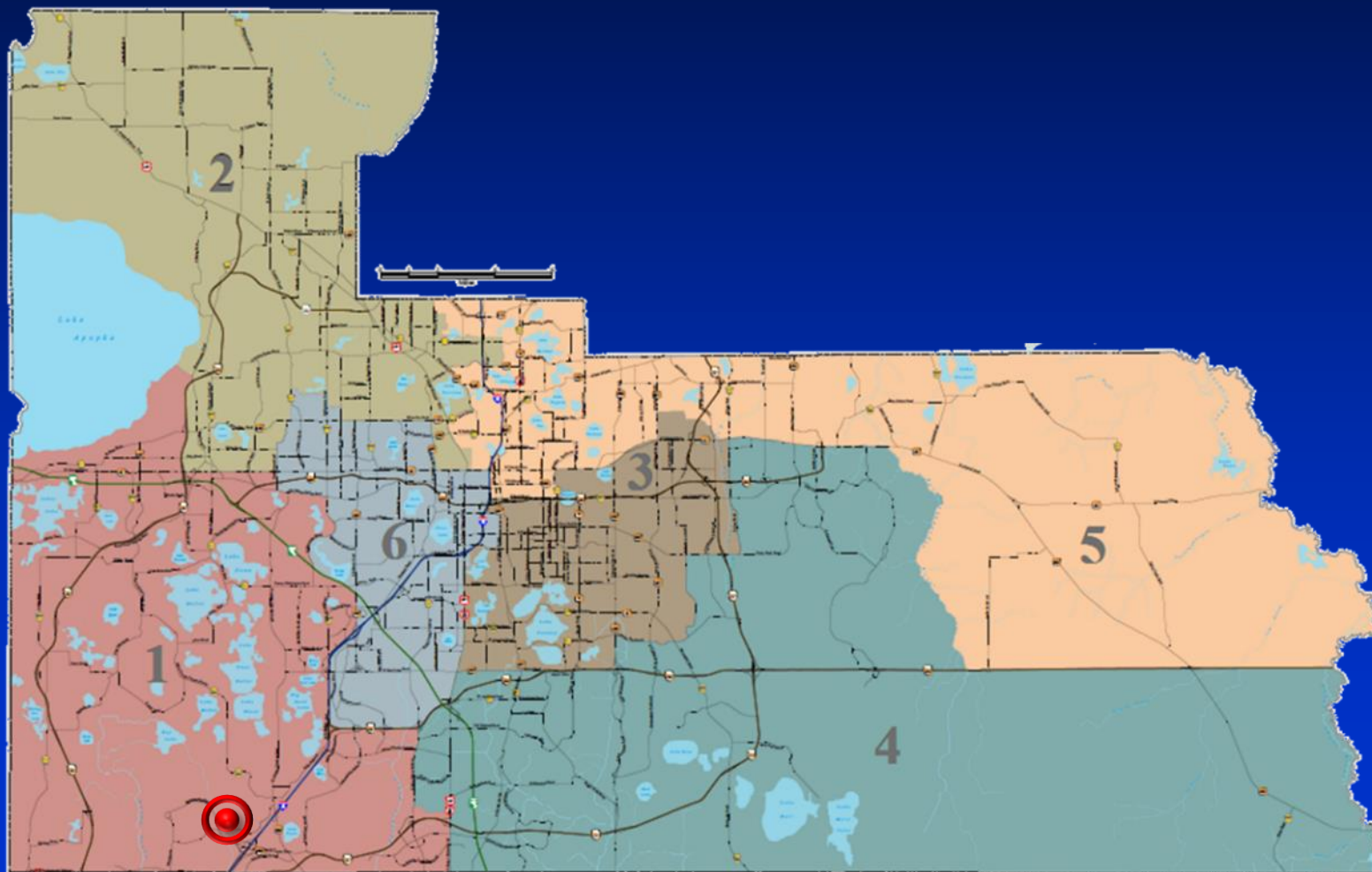
Amendment 2019-1-A-1-4

Agent:	Daniel T. O’Keefe, Shutts & Bowen LLP
Owner:	Diamond Resorts Cypress Pointe III Development, LLC
From:	Activity Center Mixed Use (ACMU)
To:	Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR)
Acreage:	17.74 gross/net developable acres
Proposed Use:	Up to 400 multi-family dwelling units and 15,000 square feet of C-1 (Retail Commercial District) uses



Amendment 2019-1-A-1-4

Location



Aerial

LAKE
RUBY

8th Street

9th Street

10th Street

11th Street

Lake Street

Ruby Lake Road

Oak Street

Lemon Lake Boulevard

Vinings Way Boulevard

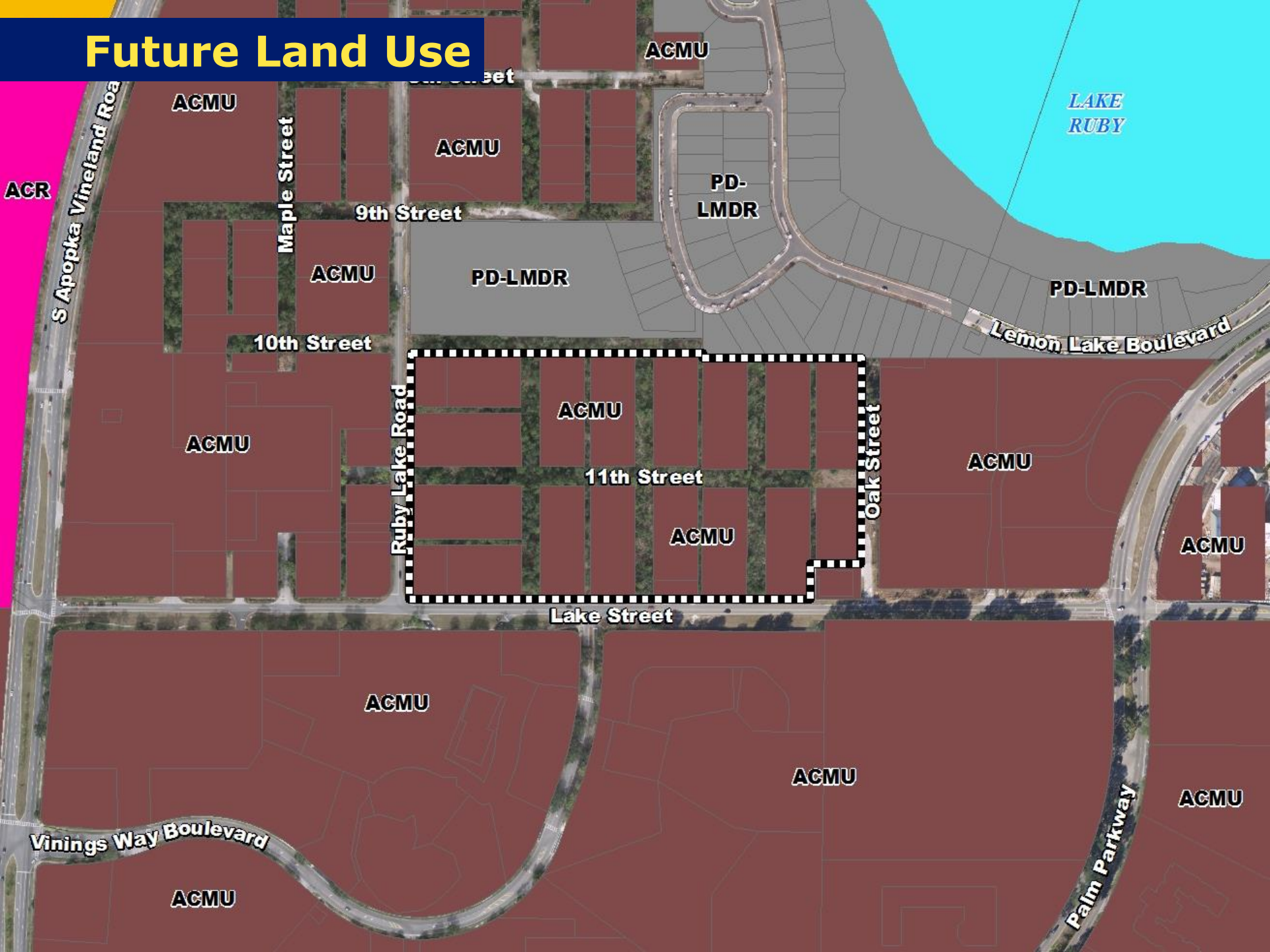
Palm Parkway

S Apopka Vineland Road

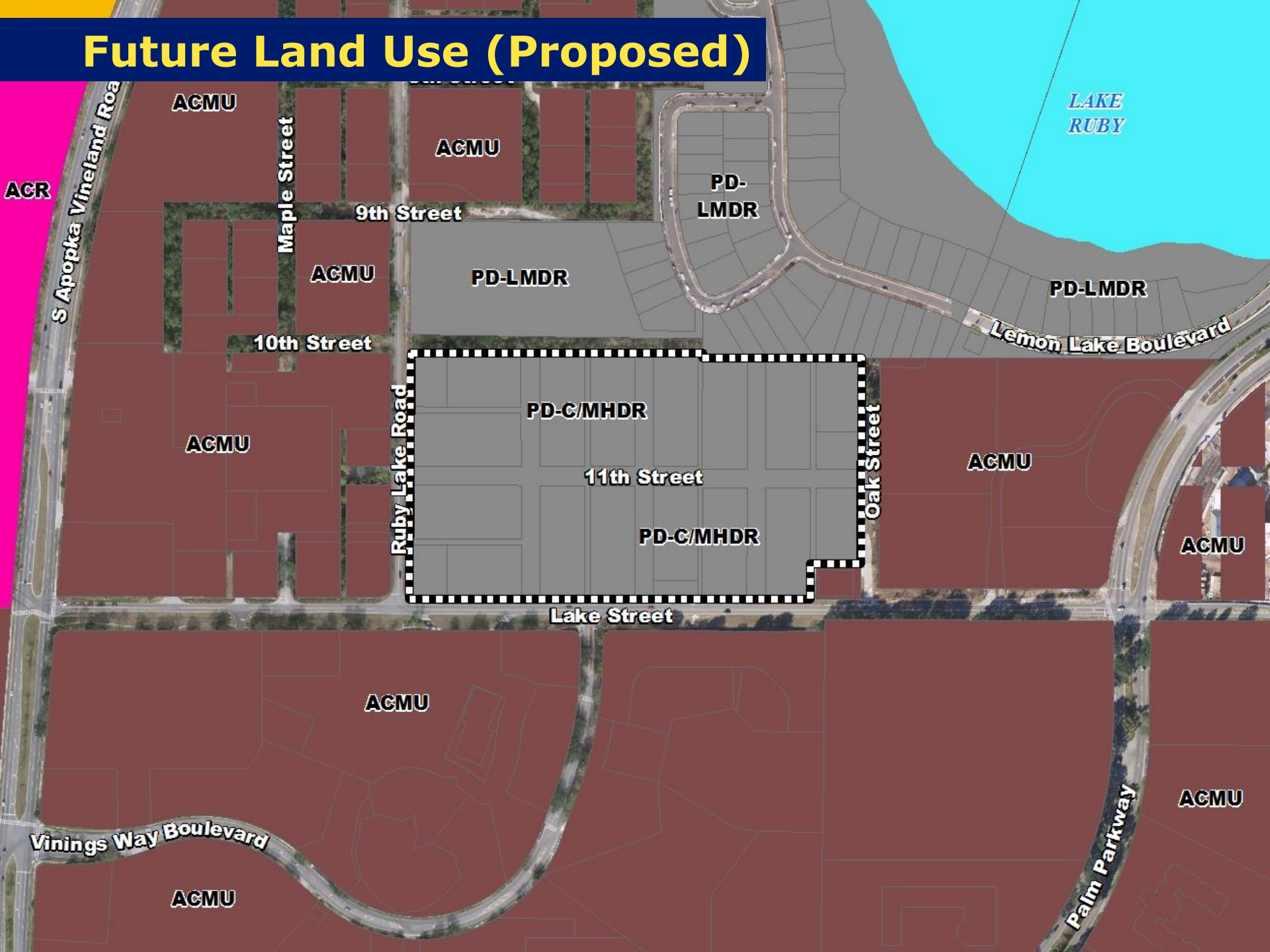
Maple Street



Future Land Use



Future Land Use (Proposed)



Zoning (Proposed)

P-D Davis

R-CE

Buena Vista Cay PD/LUP

R-CE

9th Street

P-D Ruby Lake Ranch

P-D Ruby Lake Ranch

10th Street

R-CE

P-D Shops of Lake Avenue

J D Holloway Trust / ABC

R-CE

R-CE

Sunterra Resorts

11th Street

P-D Sunterra Resorts

Oak Street

R-CE

Lake Street

Vinings at Cypress Point

P-D Vinings at Cypress Point

Vinings Way Boulevard

P-D Vista Centre Lots 6 & 7

P-D Vista Centre

Palm Parkway

P-D Vista Centre

Buena Vista Park

Lemon Lake Boulevard

LAKE RUBY



Amendment 2019-1-A-1-4

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



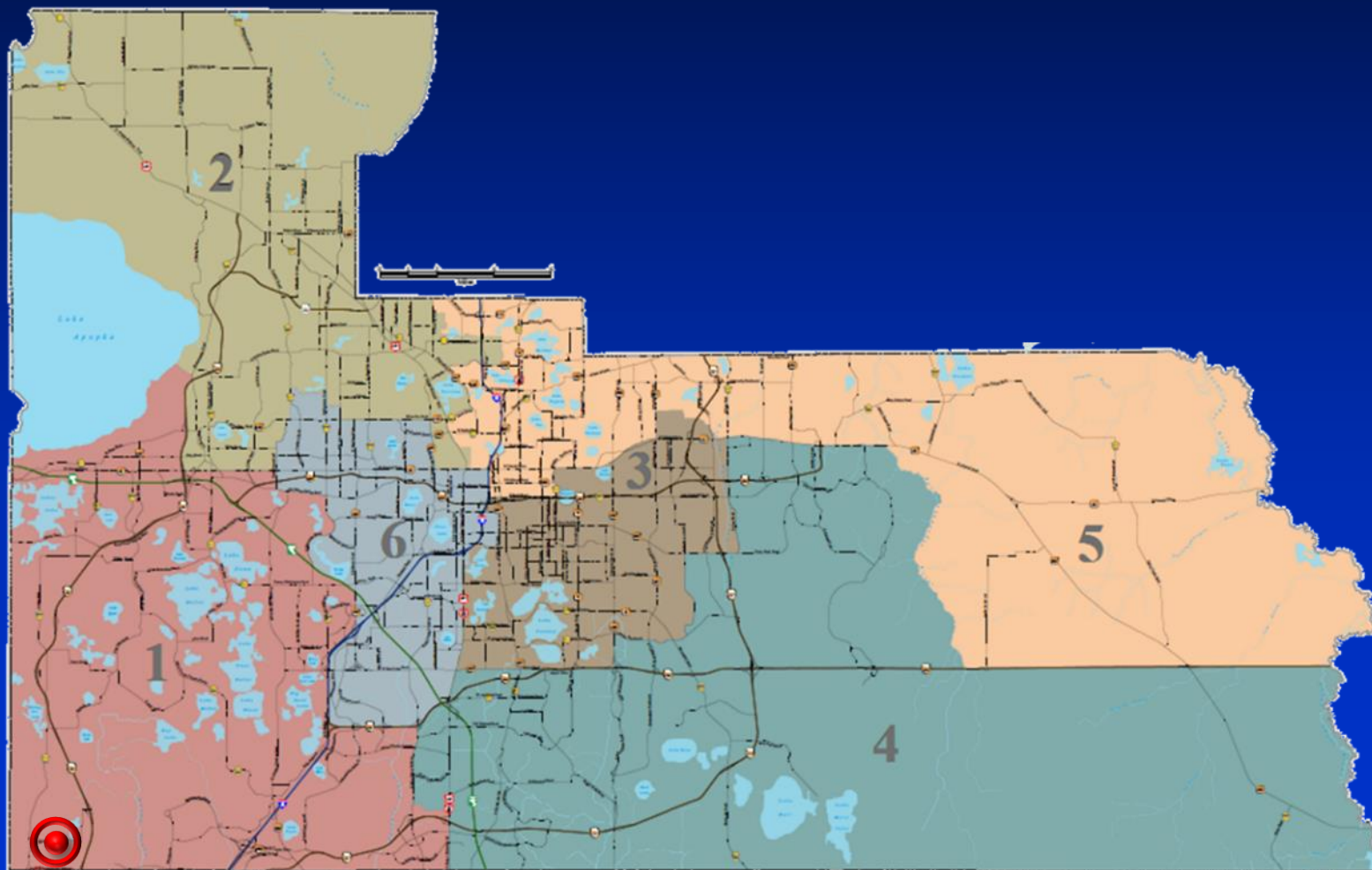
Amendment 2019-1-A-1-6

- Agent:** David Evans, Evans Engineering, Inc.
- Owner:** Hartzog Road Property, LLC/ Westport Capital Partners
- From:** Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR) and Growth Center-Planned Development-Low-Medium Density Residential (GC-PD-LMDR)
- To:** Growth Center-Planned Development-Commercial (GC-PD-C)
- Acreage:** 37.83 gross acres
- Proposed Use:** Up to 328 short-term rental units and 20,000 square feet of C-1 (Retail Commercial District) uses

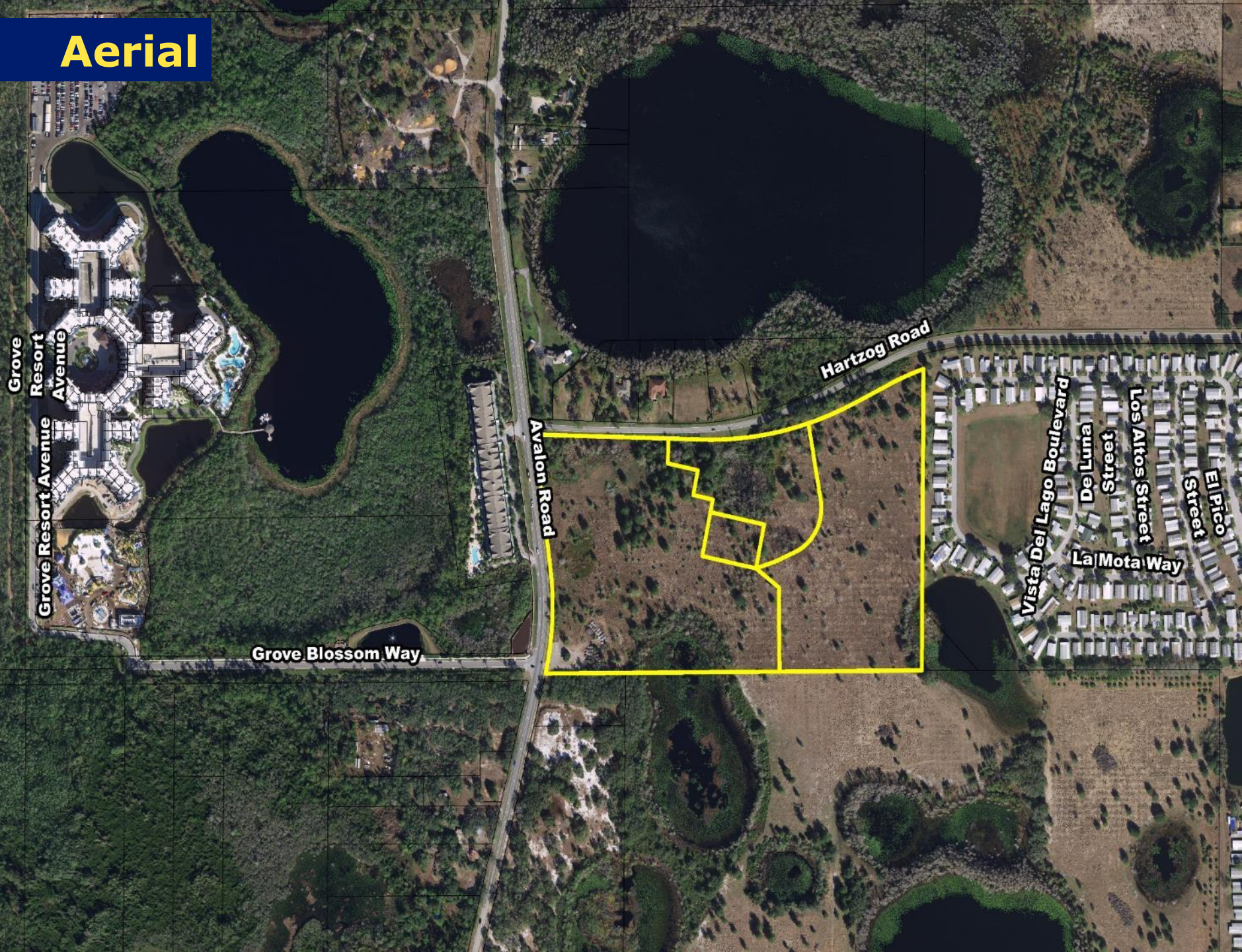


Amendment 2019-1-A-1-6

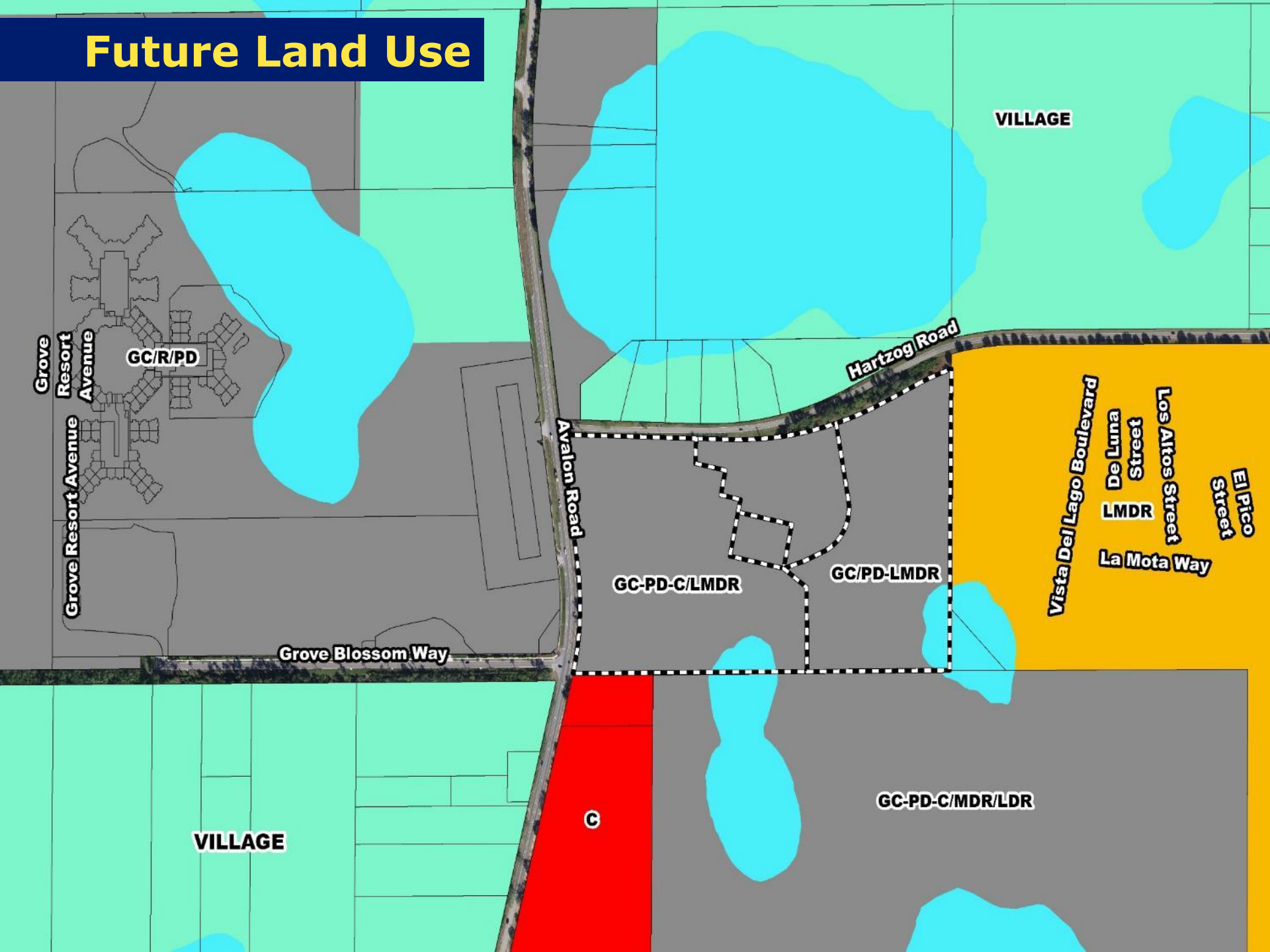
Location



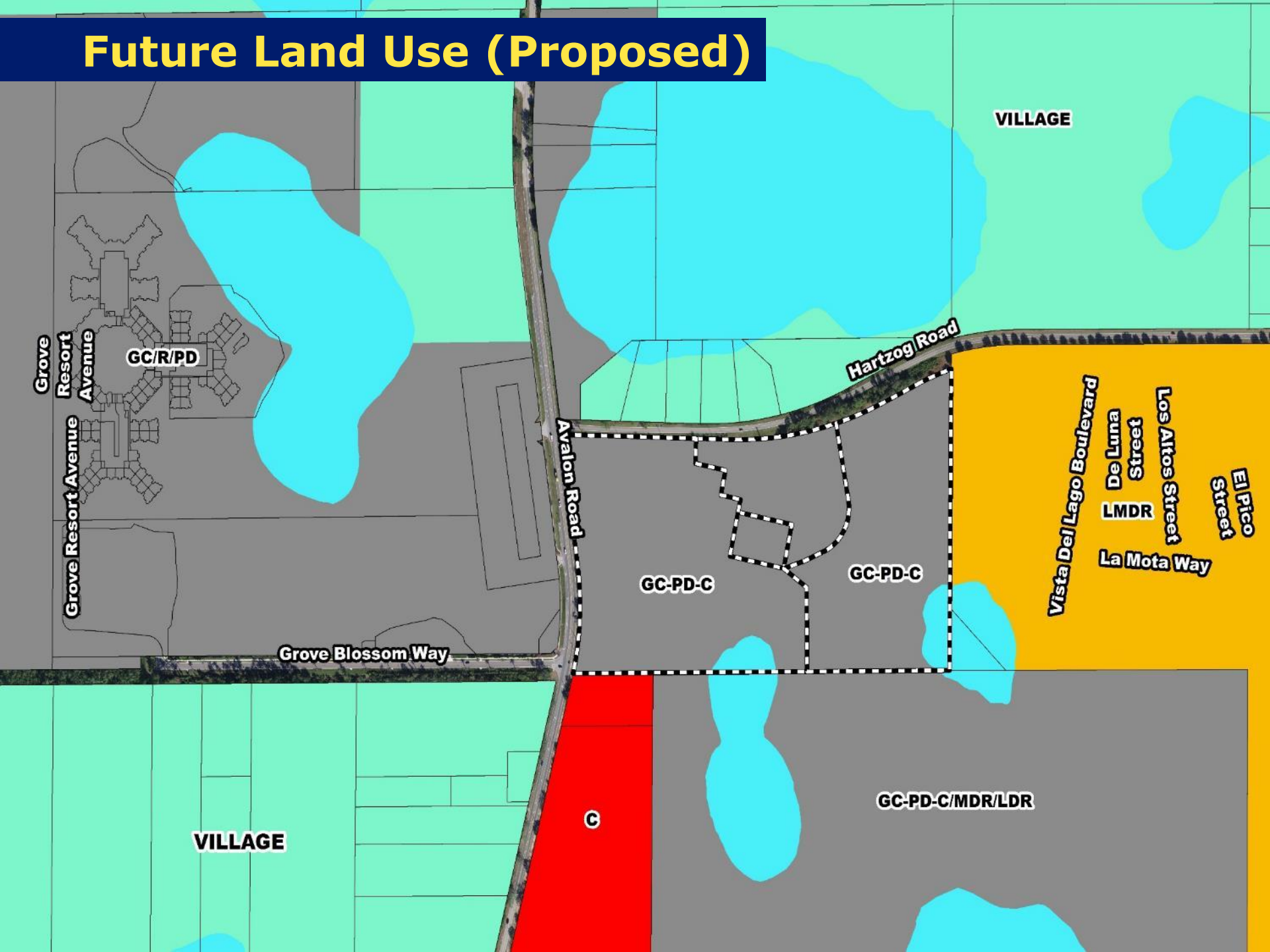
Aerial



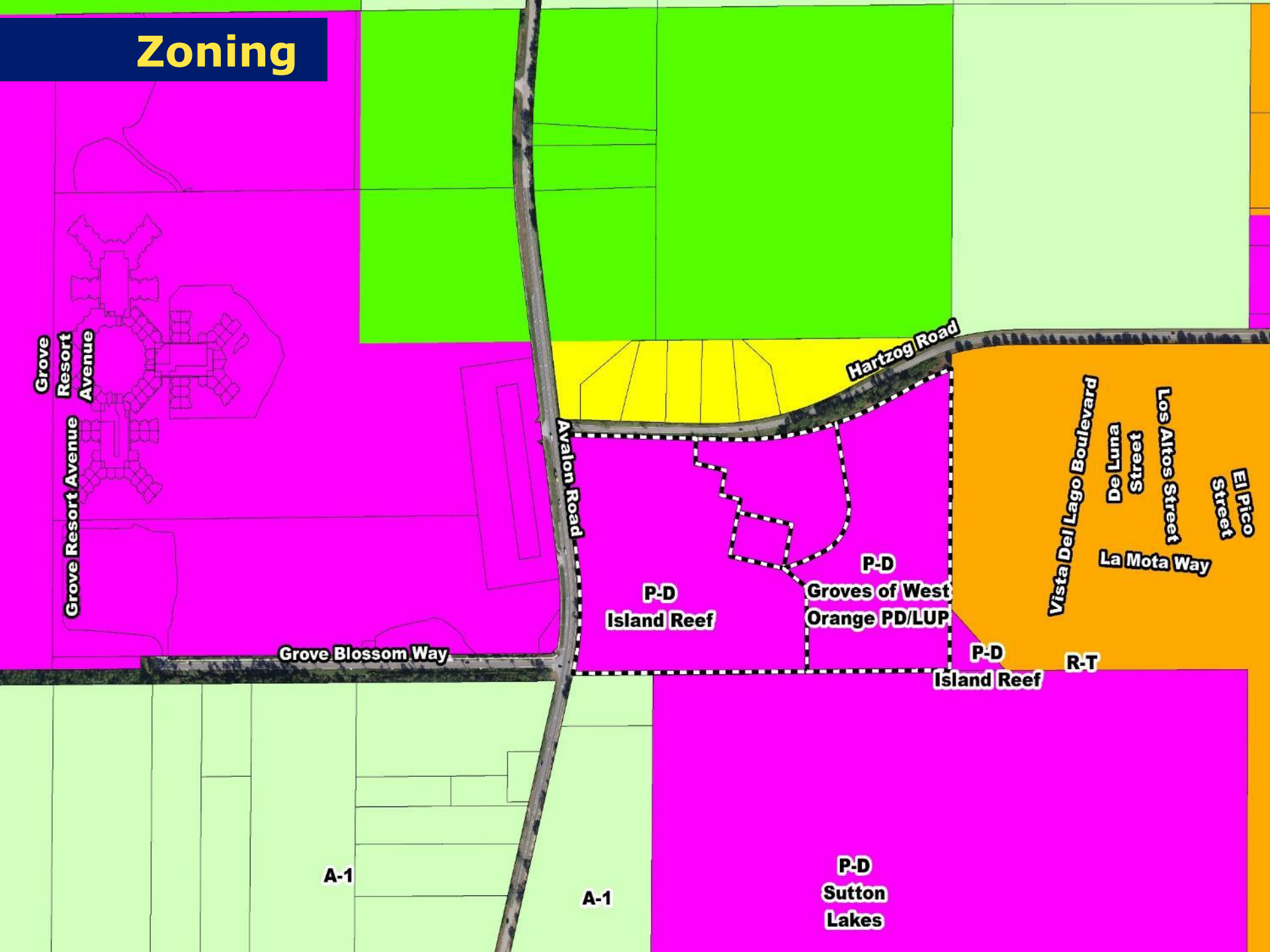
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-1-6

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



Amendment 2019-1-A-3-1

Agent: Jim Hall, Hall Development Services, Inc.

Owner: Richard Kurtyka

From: Low Density Residential (LDR)
(Within the Berry Dease Rural Residential
Enclave Overlay- Density 1 du/2 acres)

To: Low Density Residential (LDR)
(Remove 9.59 acres from the Berry Dease Rural
Residential Enclave Overlay- Density 4 du/1
acre)

Acreage: 9.59 gross ac.

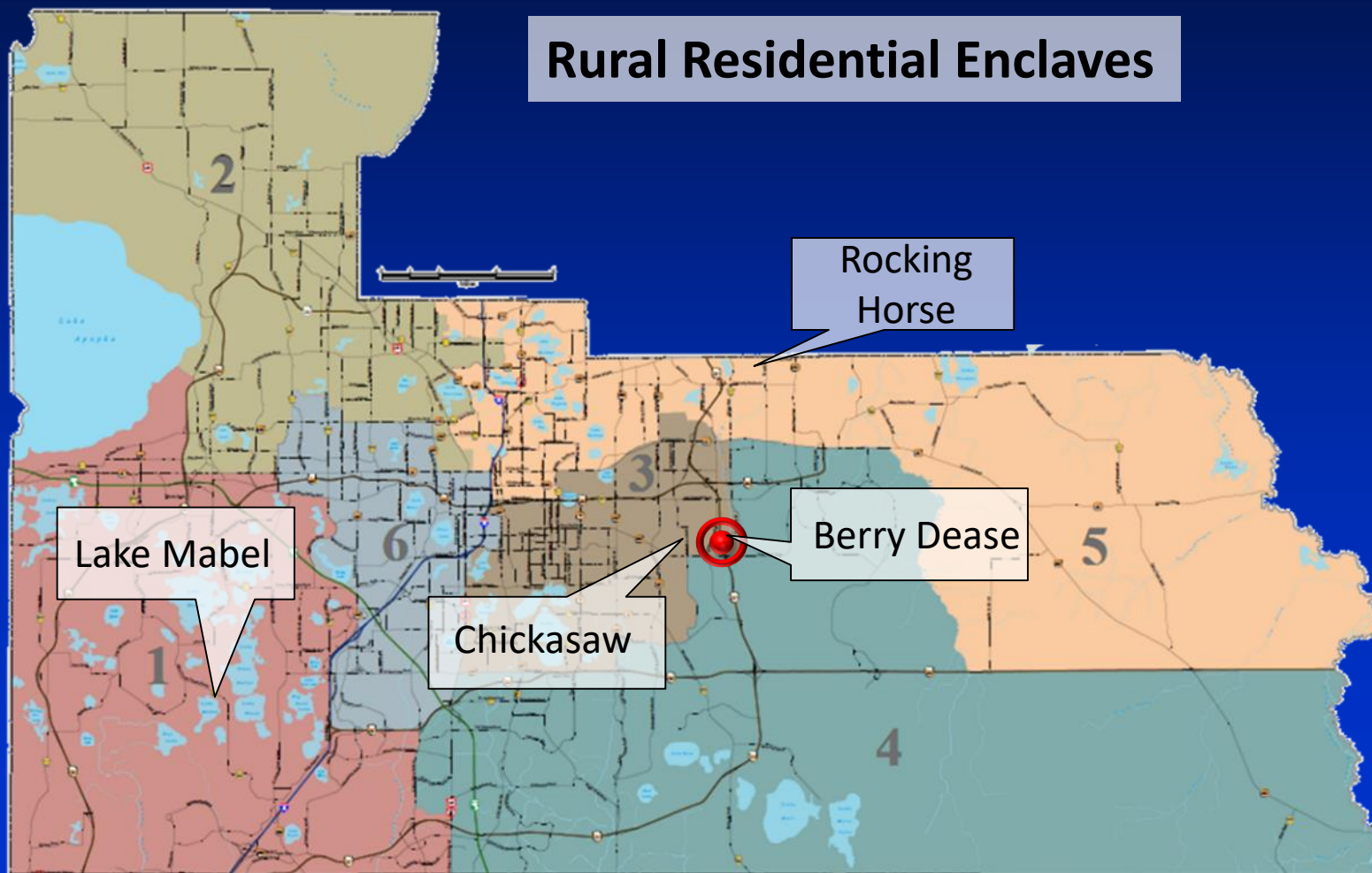
**Proposed
Use:** 38 single-family dwelling units

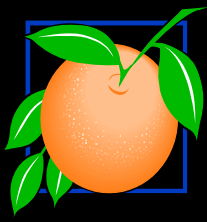


Amendment 2019-1-A-3-1

Location

Rural Residential Enclaves





Berry Dease Rural Enclave

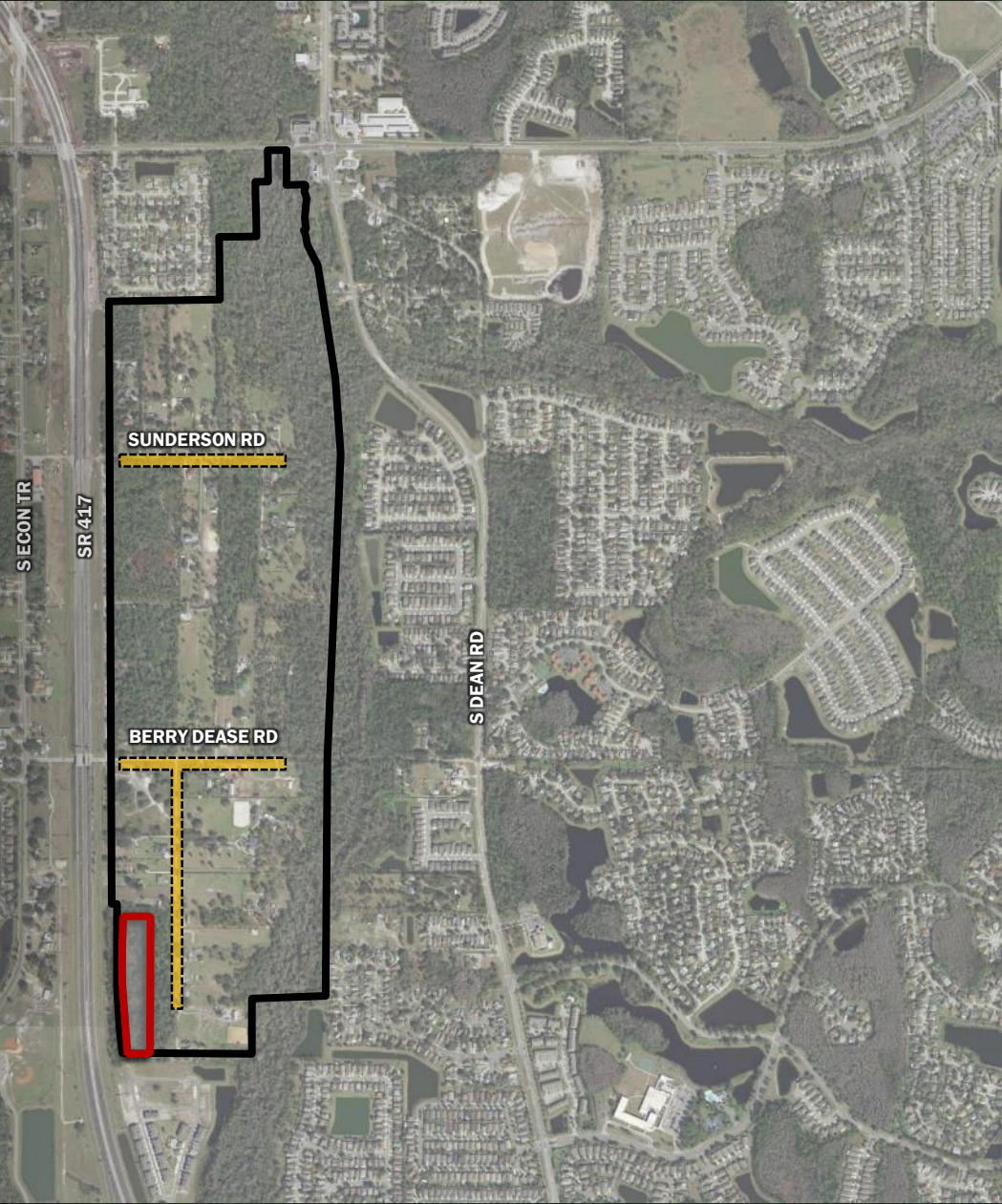


Berry Dease

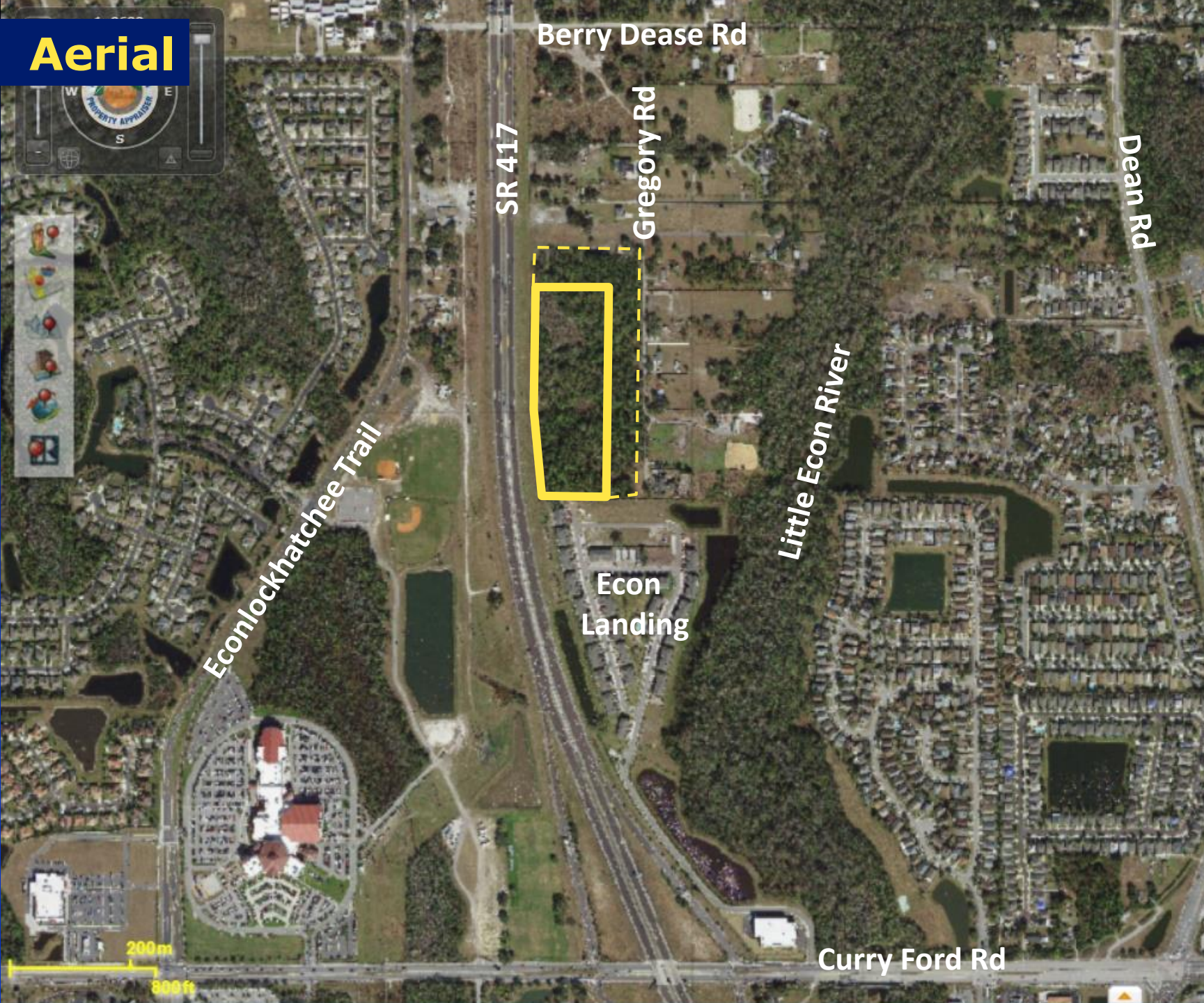
Berry Dease Rural Residential Enclave

Adopted Policies:

- R-CE, A-1, and A-2 uses and standards for any new development
- **2-Acre minimum lot sizes**
- No development clustering
- No additional buffering requirements
- Lot splits allowed (2-Acre min. for resulting lots)
- Special Exceptions remain consistent with R-CE zoning
- **Corridor Guidelines**



Aerial



Berry Dease Rd

SR 417

Gregory Rd

Dean Rd

Econlockhatchee Trail

Econ
Landing

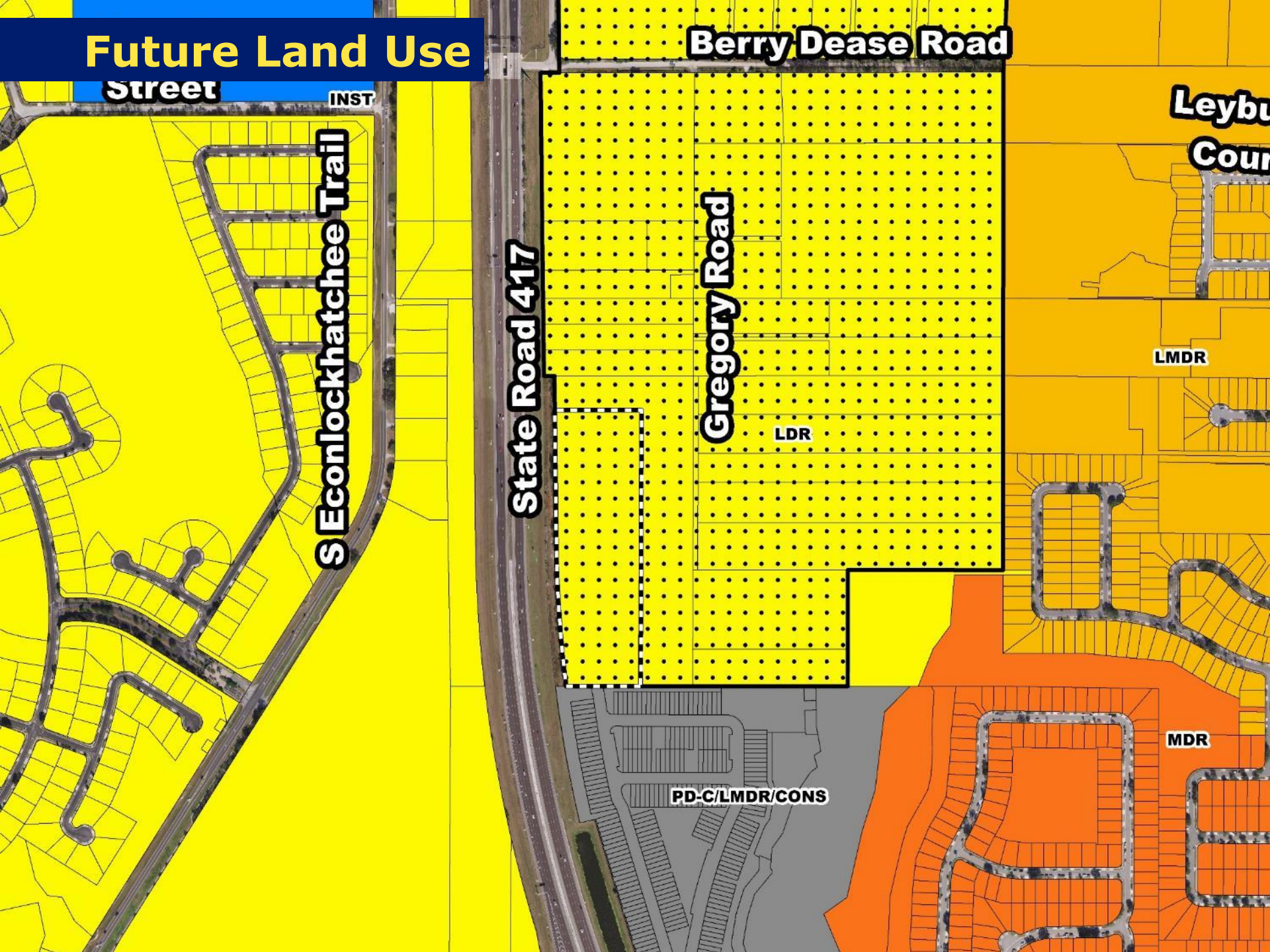
Little Econ River

Curry Ford Rd

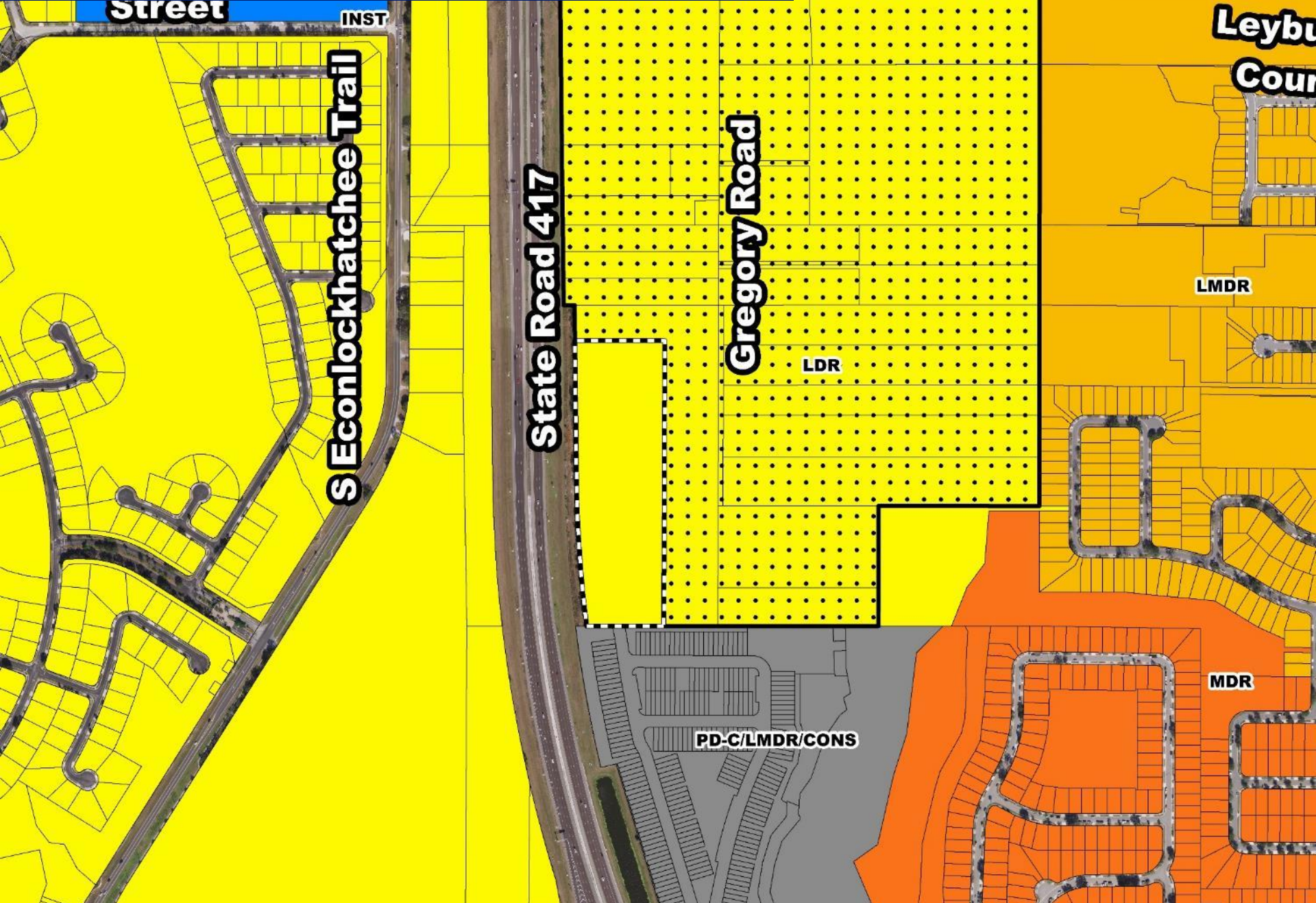
200m

800ft

Future Land Use



Future Land Use (Proposed) by Dease Road



Zoning Street

R-1AA

R-CE

R-CE

A-1

A-1

R-CE

P-D

Plunk Property
PD/LUP

P-D

A-2 Plunk
Property PD/L

INST

S Econlockhatchee Trail

R-1A

A-2

State Road 417

Gregory Road

A-2

A-2

**Leybu
Cour**

P-D
Savina
park

R-2

R-3

R-2

R-2

R-2

MDR

P-D
Faith

Assembly of God

PD-C/LMDR/CONS

P-D

Econ
Landing

P-D

Faith
Assembly of God

P-D
Willow
Creek

P-D
Willow
Creek

P-D
Willow Creek

P-D

Willow Creek

R-2



Amendment 2019-1-A-3-1

Staff Recommendation: DO NOT TRANSMIT

LPA Recommendation: TRANSMIT



Amendment 2019-1-A-3-2

Agent: Bryan Borland, WP South Acquisitions, LLC

Owner: Lake Underhill 38 Acres, LLC

From: Low Density Residential (LDR)

To: Medium Density Residential (MDR)

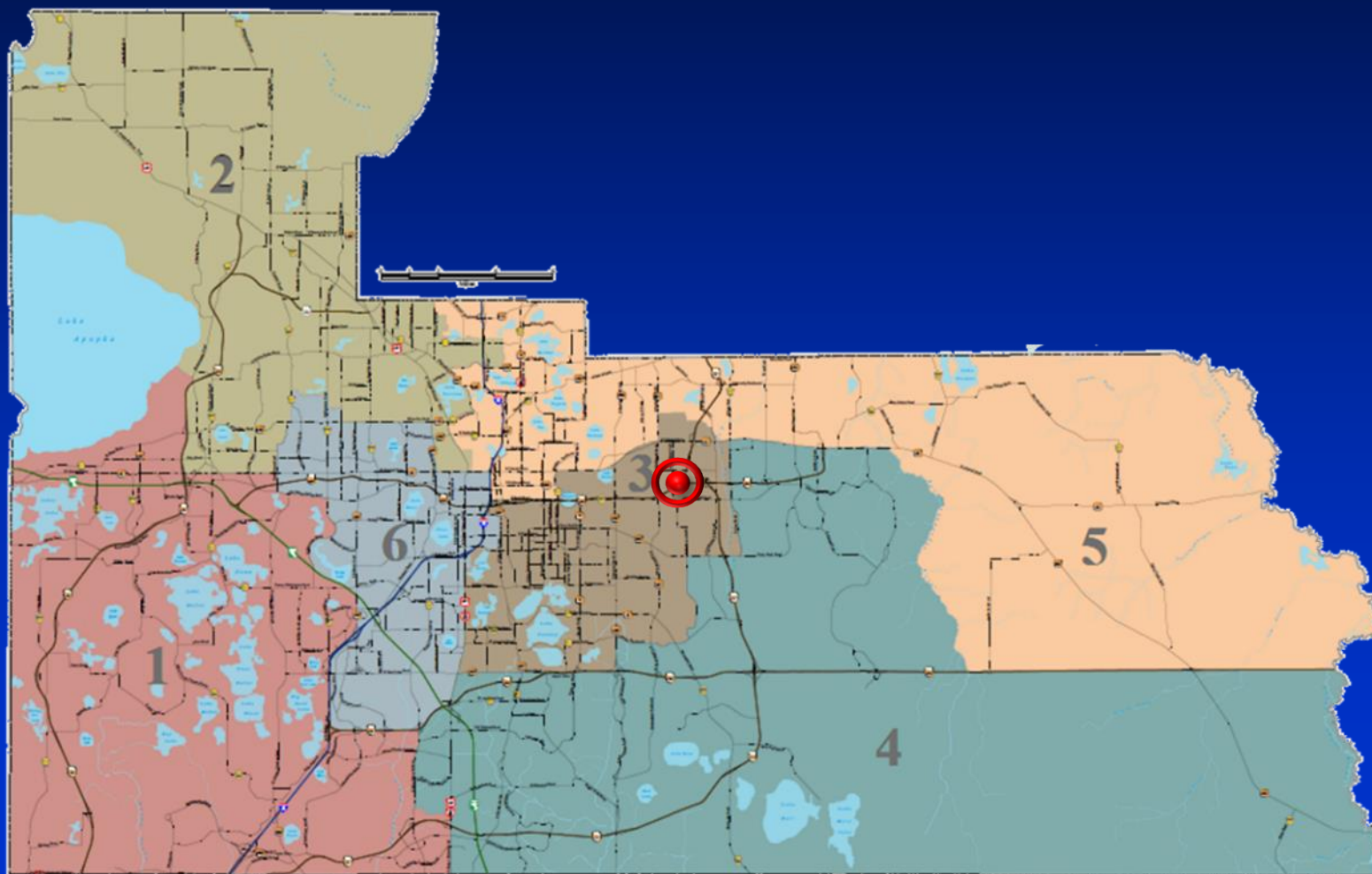
Acreage: 37.30 gross acres/16.90 net developable acres

Proposed Use: Up to 338 multi-family dwelling units



Amendment 2019-1-A-3-2

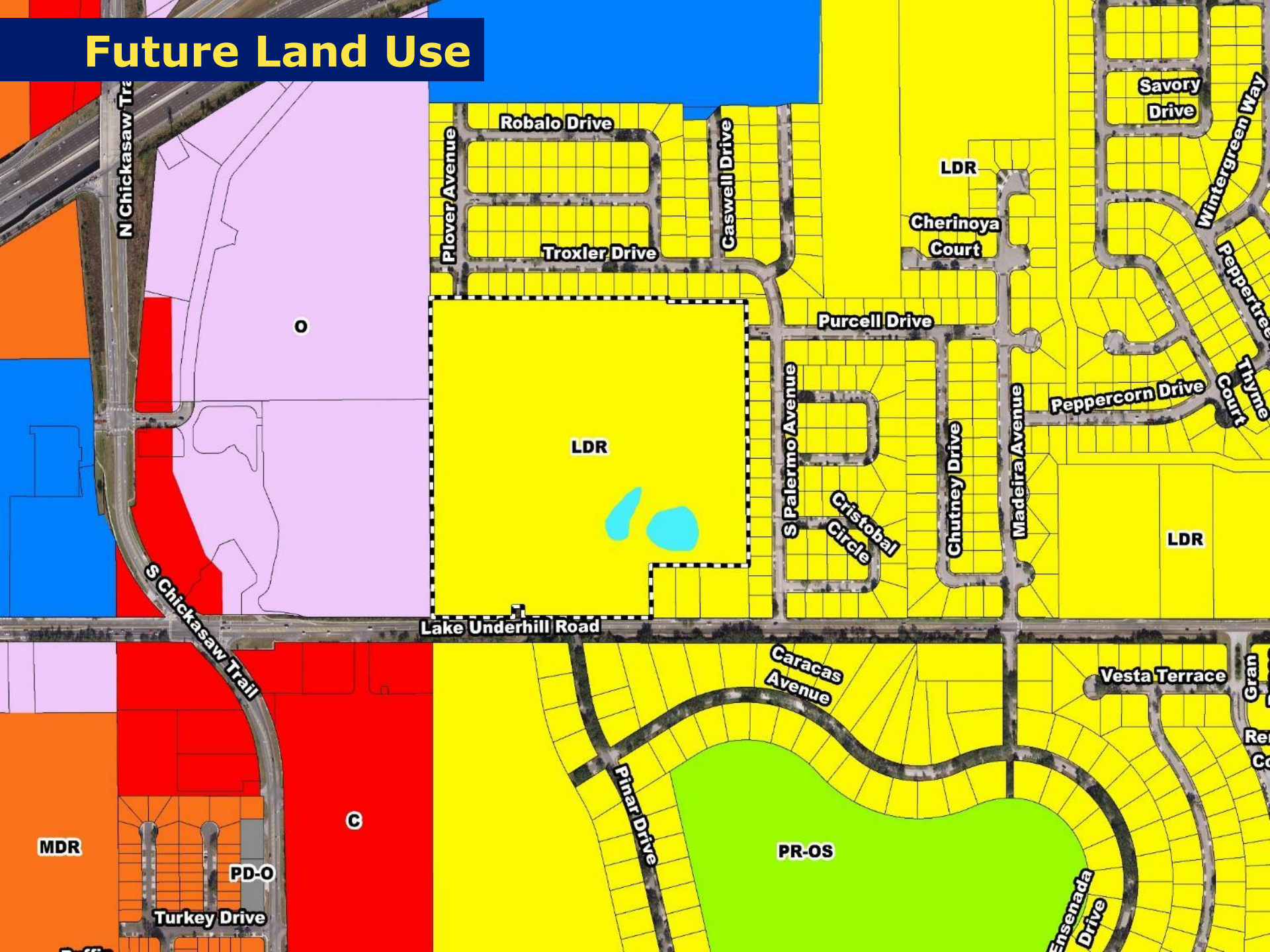
Location



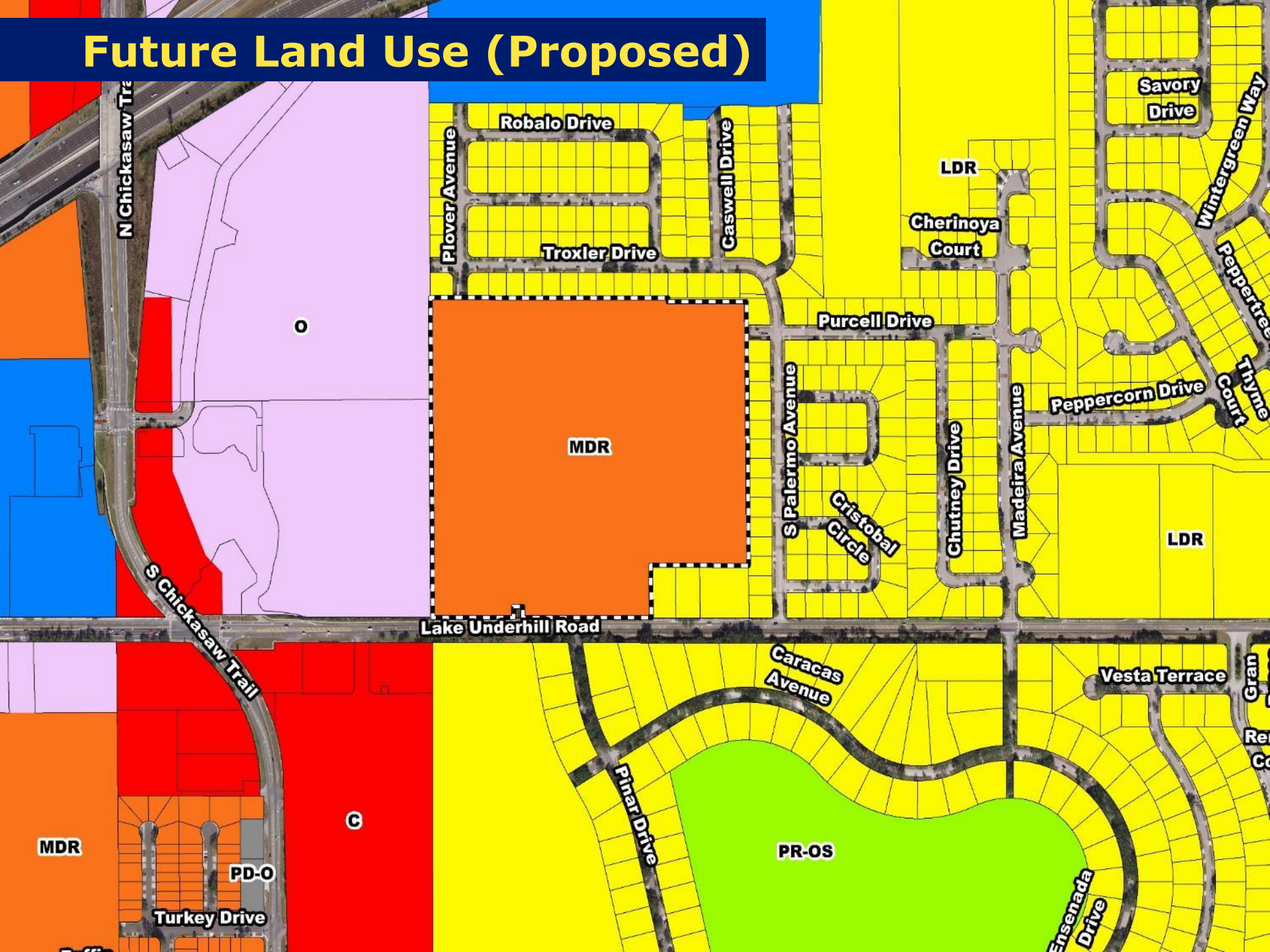
Aerial



Future Land Use

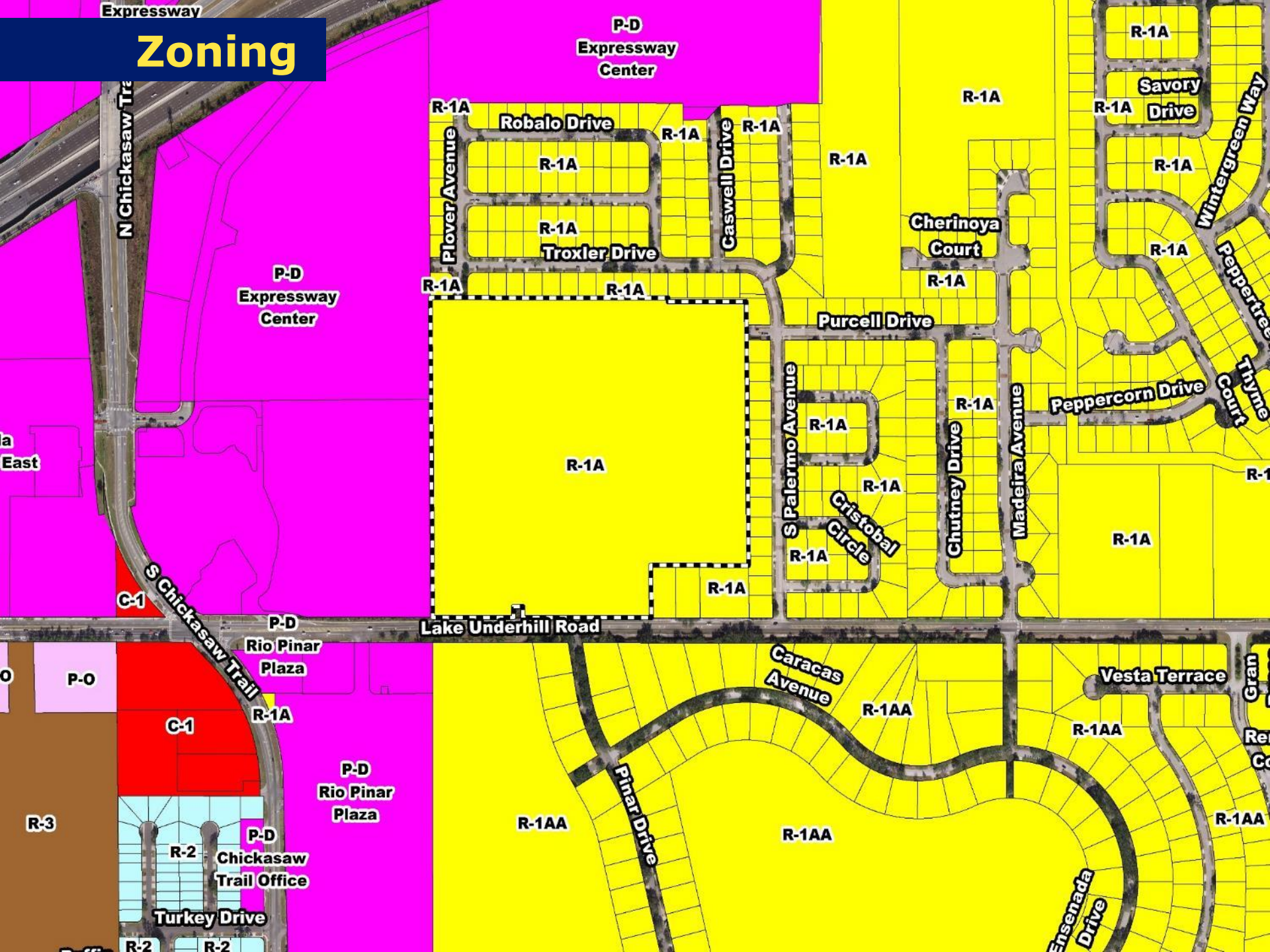


Future Land Use (Proposed)



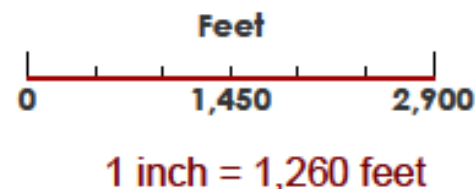
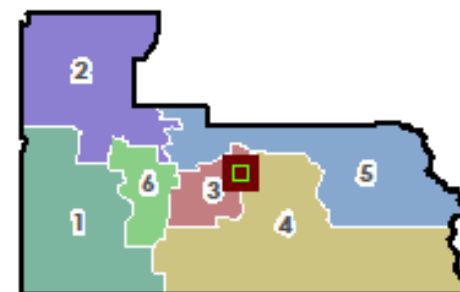
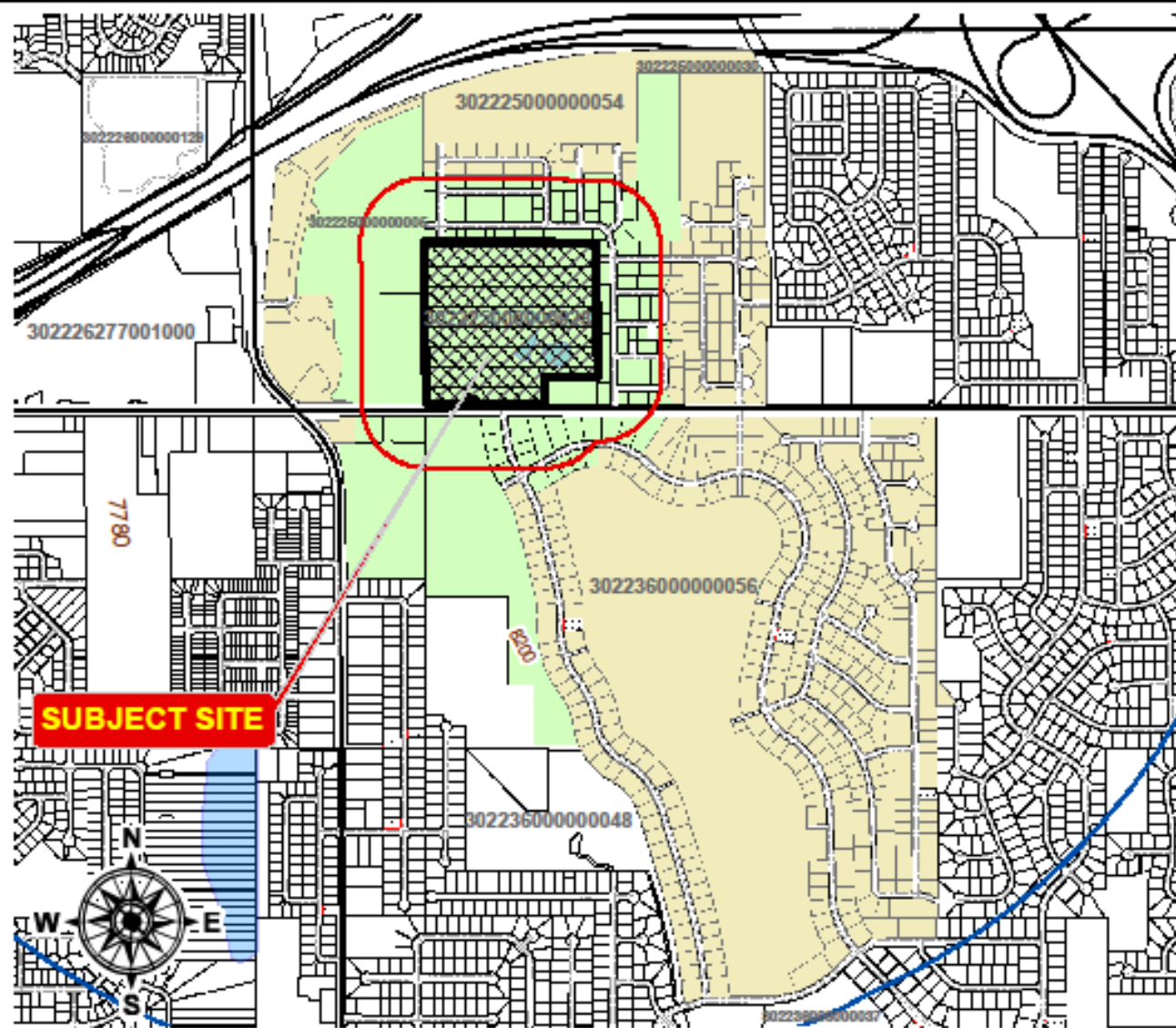
Expressway

Zoning



Public Notification Map

2019-1-A-3-2- Alta Underhill
500 FT BUFFER, 755 NOTICES



MAP LEGEND

- SUBJECT
- 1_MILE_BUFFER
- 500_FT_BUFFER
- HYDROLOGY
- COURTESY NOTICES
- NOTIFIED_PARCELS
- PARCELS



Amendment 2019-1-A-3-2

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



Amendment 2019-1-A-4-1

Agent: Thomas R. Sullivan, Gray Robinson, P.A.

Owner: Dustin Lucas

From: Planned Development-
Industrial/Commercial/Conservation
(PD-IND/C/CONS)

To: Planned Development-Medium Density
Residential/Industrial/Parks and
Recreation/Open Space (PD-MDR/IND/PR/OS)

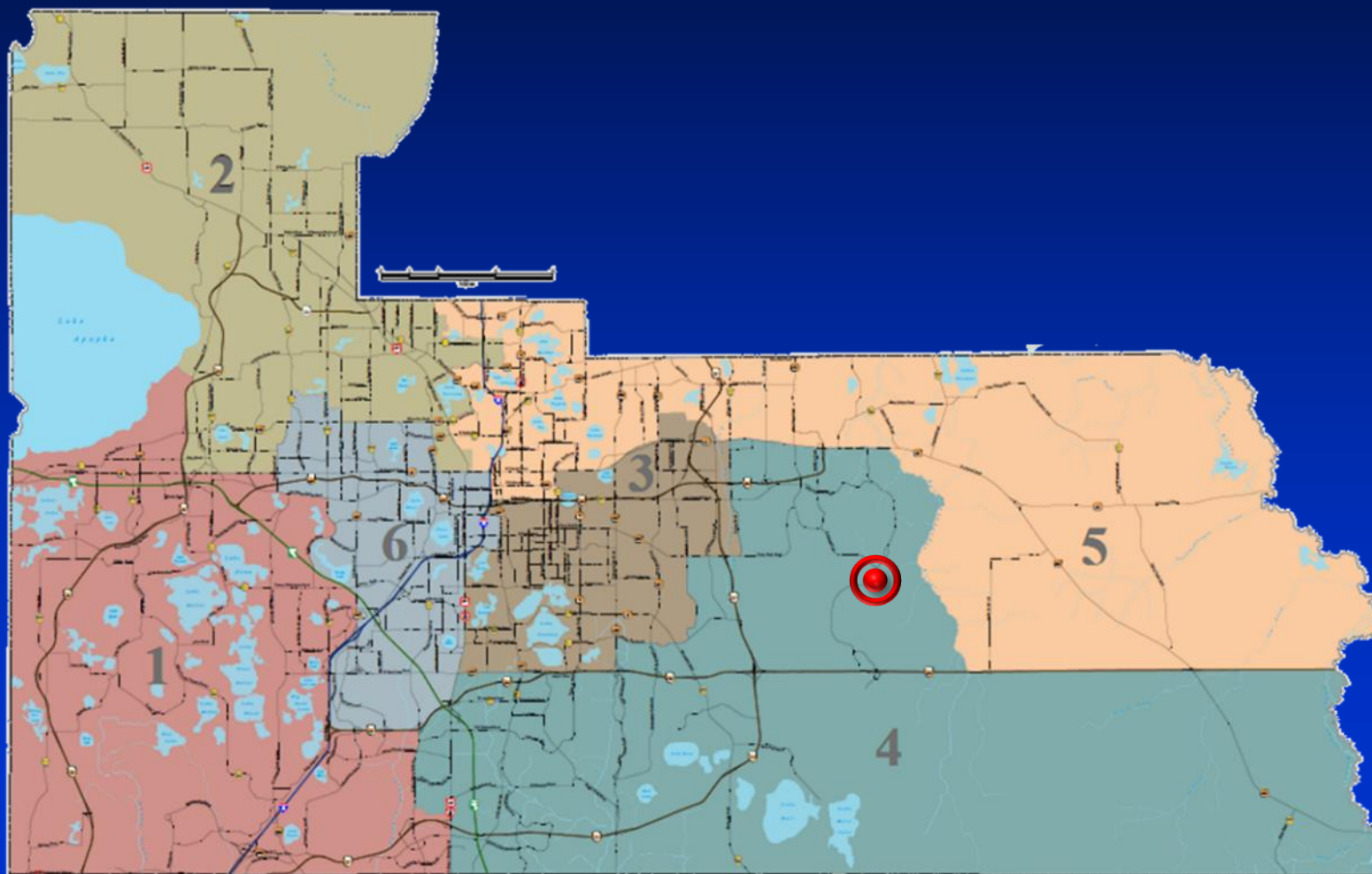
Acreage: 33.85 gross acres

Proposed Use: Up to 350 multi-family dwelling units, 284,000 square feet of industrial, and parks and recreation/open space



Amendment 2019-1-A-4-1

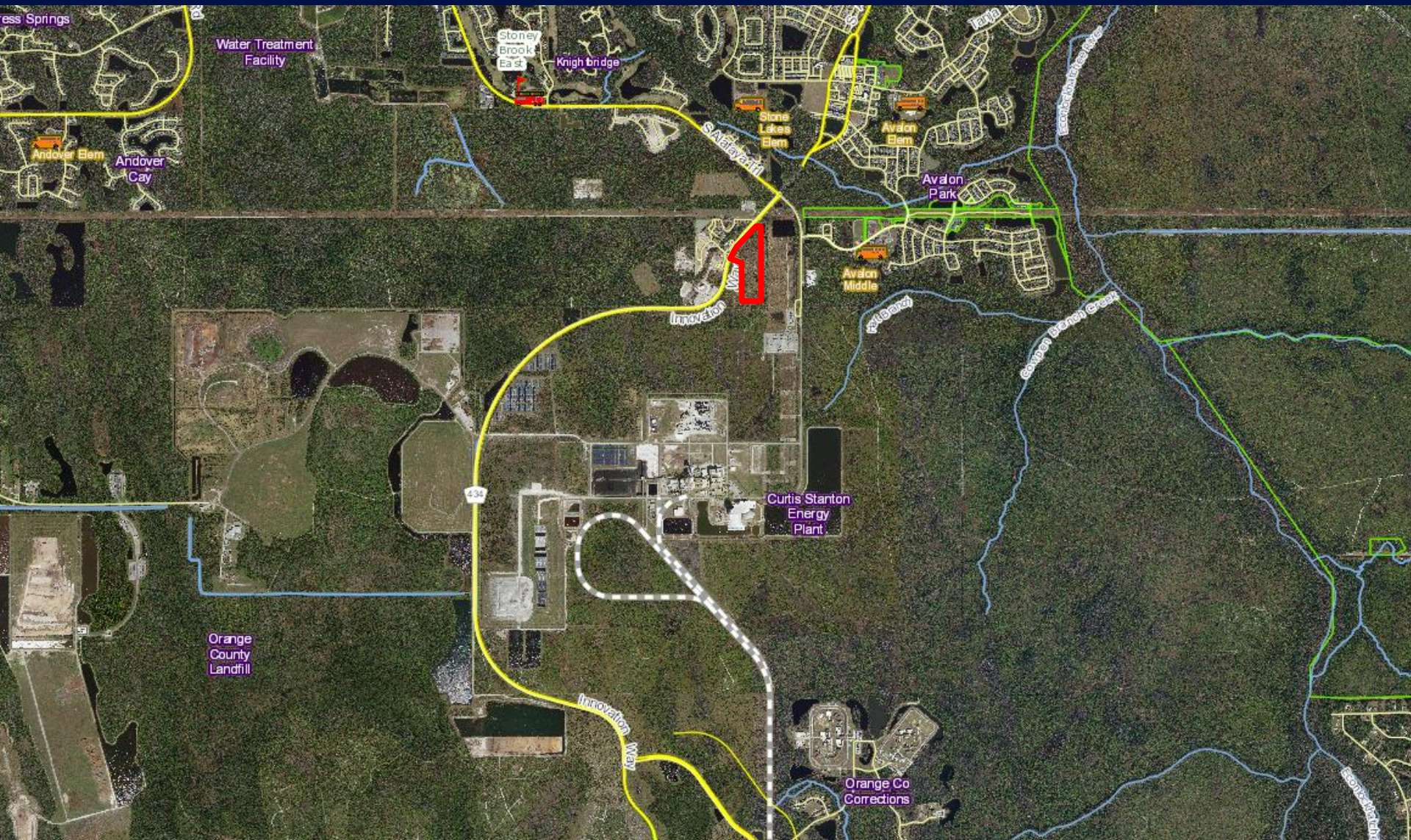
Location





Amendment 2019-1-A-4-1

Location



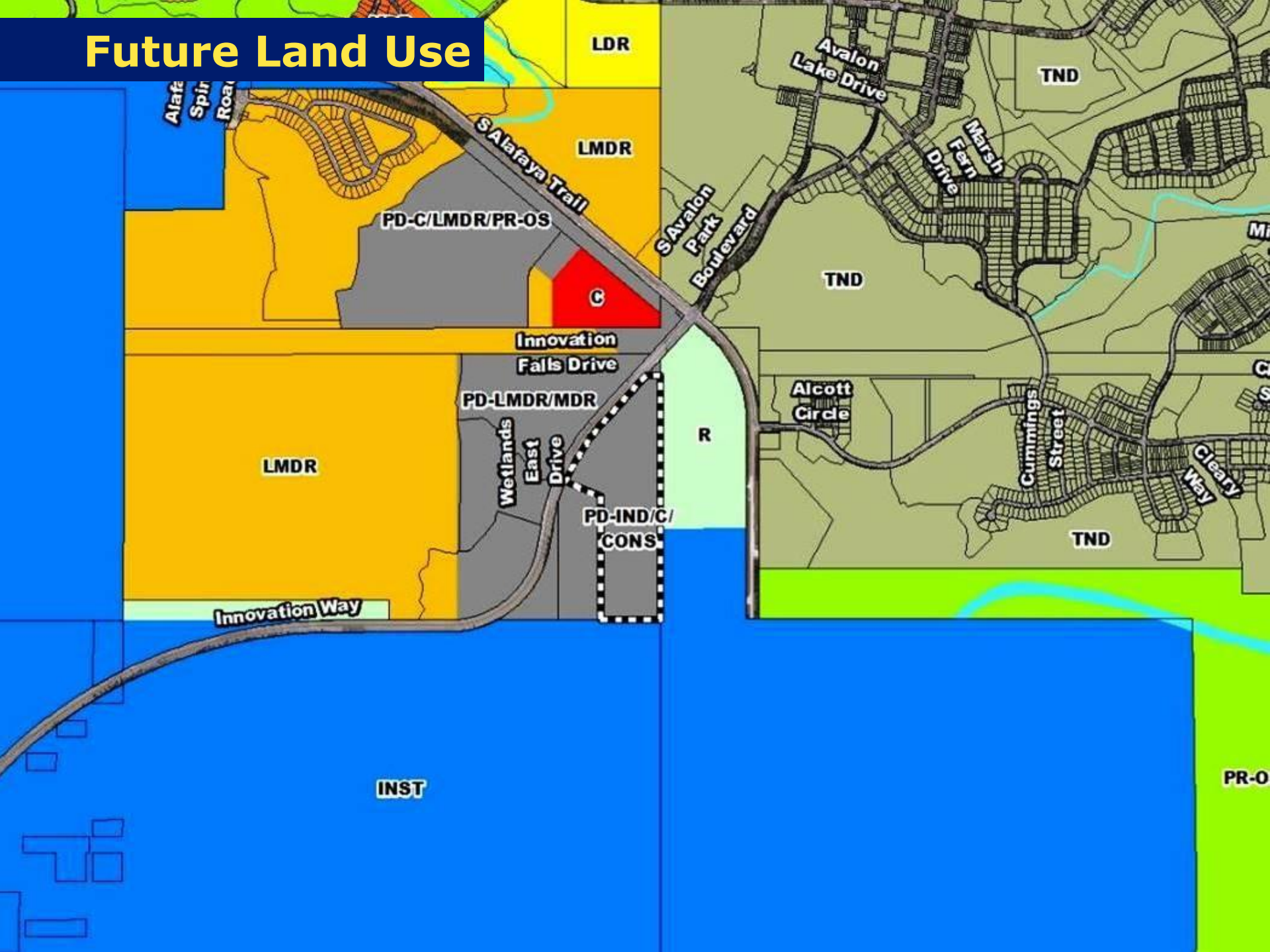


Amendment 2019-1-A-4-1

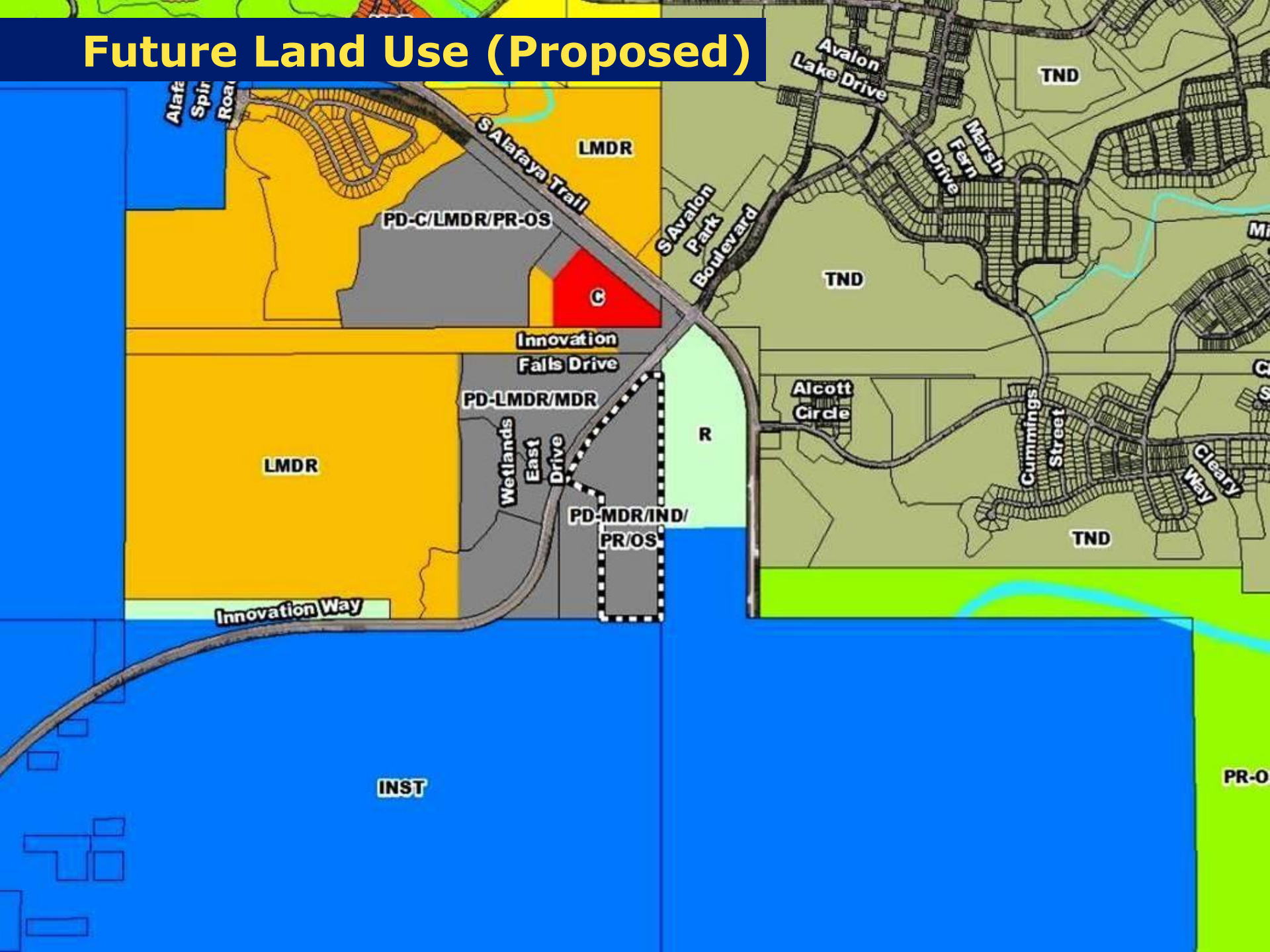
Location



Future Land Use



Future Land Use (Proposed)





P-D
Stoneybrook

Alafaya
Spine
Road

A-2

S Alafaya Trail

P-D
Reserve at
Alafaya

P-D
Avalon
Park

Avalon
Lake Drive

P-D
Avalon
Park

Marsh
Drive

P-D
Reserve at
Alafaya

P-D
Reserve at
Alafaya

S Avalon
Boulevard

P-D
Avalon
Park

P-D
Avalon
Park

Innovation
Falls Drive

P-D
Reserve at
Alafaya

P-D
Reserve at Alafaya

Wetlands
East
Drive

P-D
Redditt
Property

A-2

Alcott
Circle

P-D
Avalon
Park

Cummings
Street

Cleary
Way

Innovation Way

P-D
Reserve at
Alafaya

P-D
Redditt
Property

A-2

A-2



Amendment 2019-1-A-4-1

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



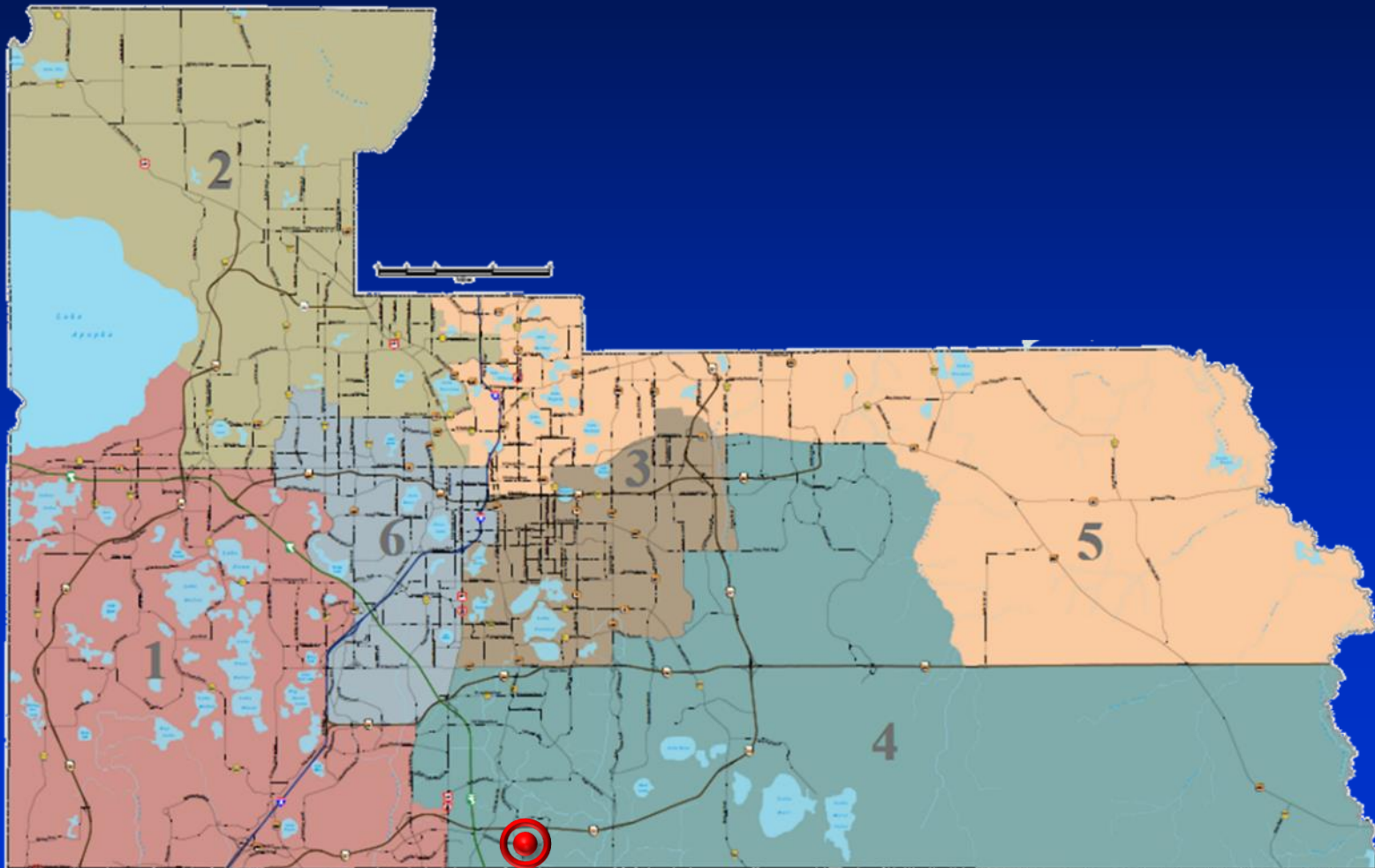
Amendment 2019-1-A-4-3

Agent:	Erika Hughes, VHB
Owner:	Boggy Creek Retail Development, LLC
From:	Planned Development-Commercial (PD-C)
To:	Planned Development-Commercial/Medium Density Residential (PD-C/MDR)
Acreage:	16.76 gross acres
Proposed Use:	Up to 336 multi-family dwelling units and 45,750 square feet of commercial uses



Amendment 2019-1-A-4-3

Location



Aerial



Urban Service Area Boundary

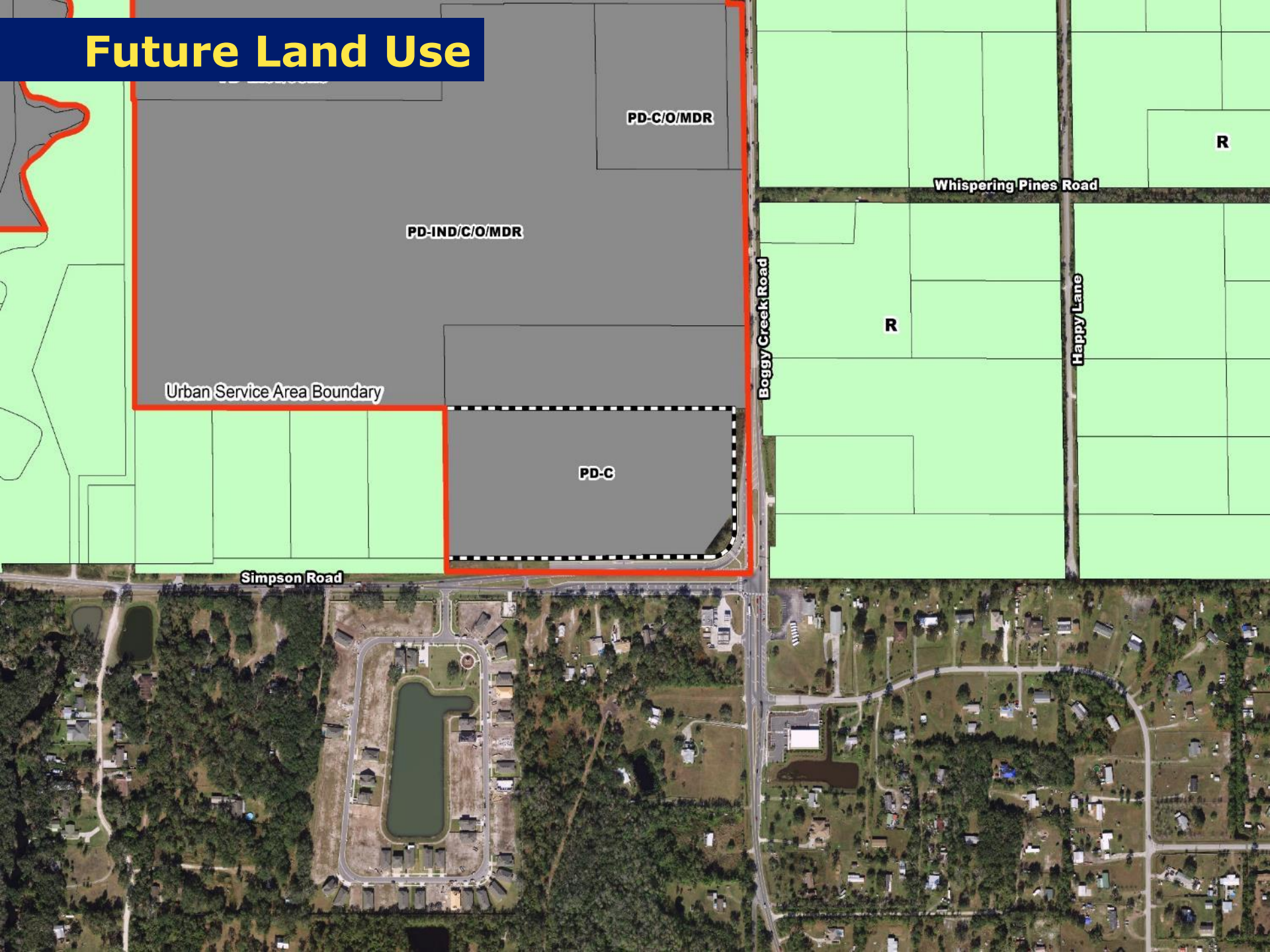
Whispering Pines Road

Boggy Creek Road

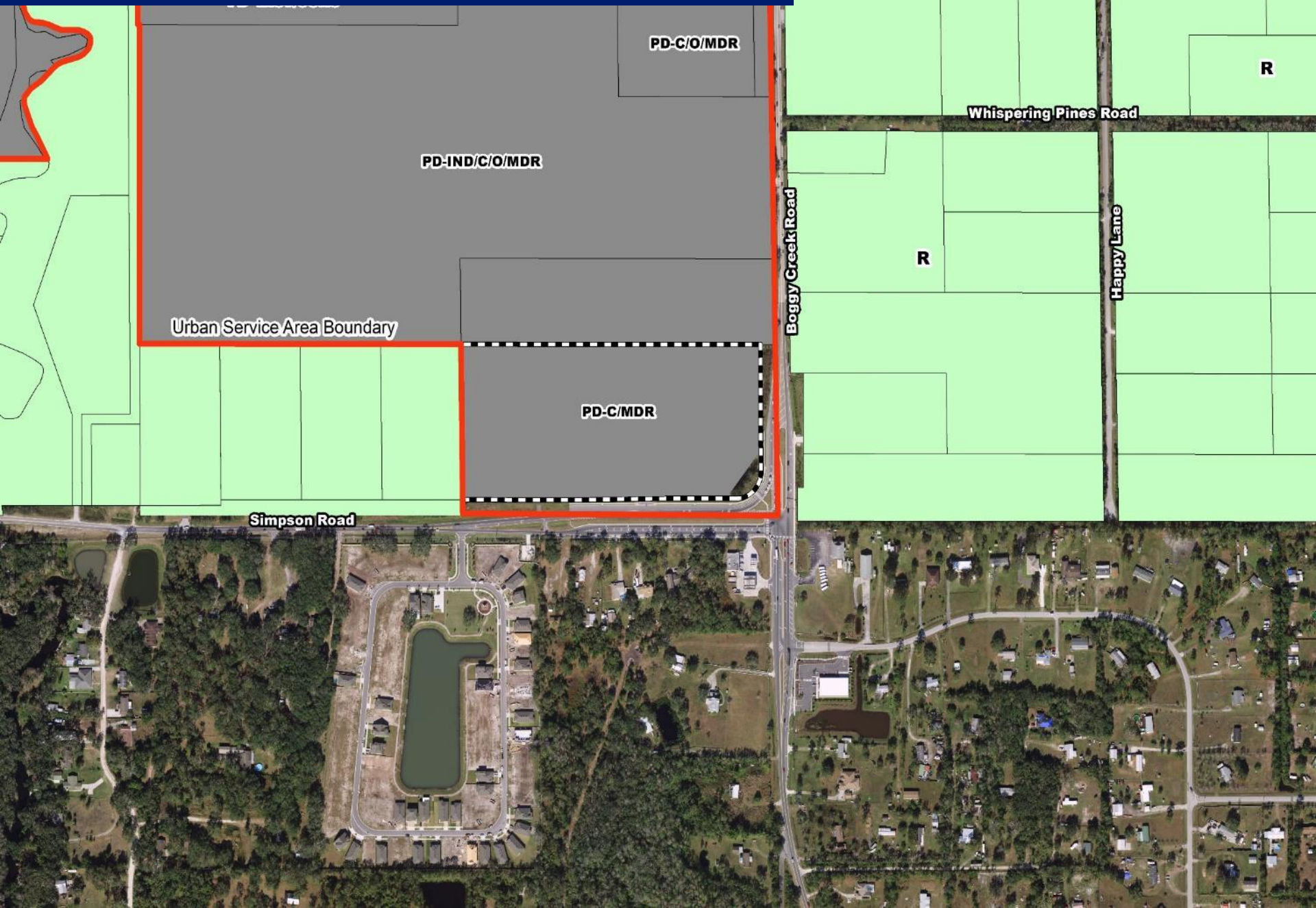
Happy Lane

Simpson Road

Future Land Use



Future Land Use (Proposed)



Zoning

**P-D
Ward
Property**

A-2

Urban Service Area Boundary

**P-D
Boggy Creek
Crossing PD**

A-2

A-2

Whispering Pines Road

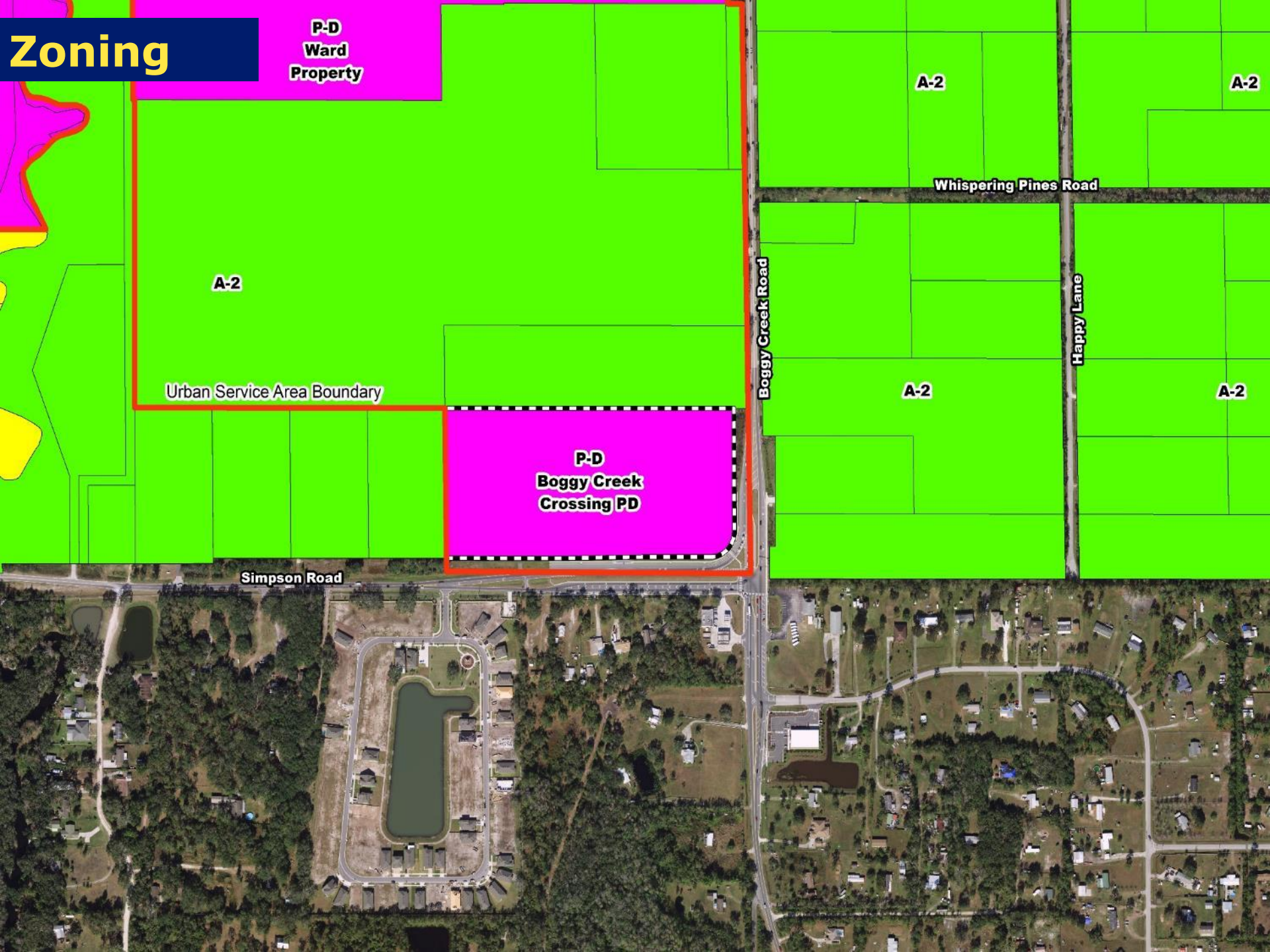
Boggy Creek Road

Happy Lane

A-2

A-2

Simpson Road





Amendment 2019-1-A-4-3

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



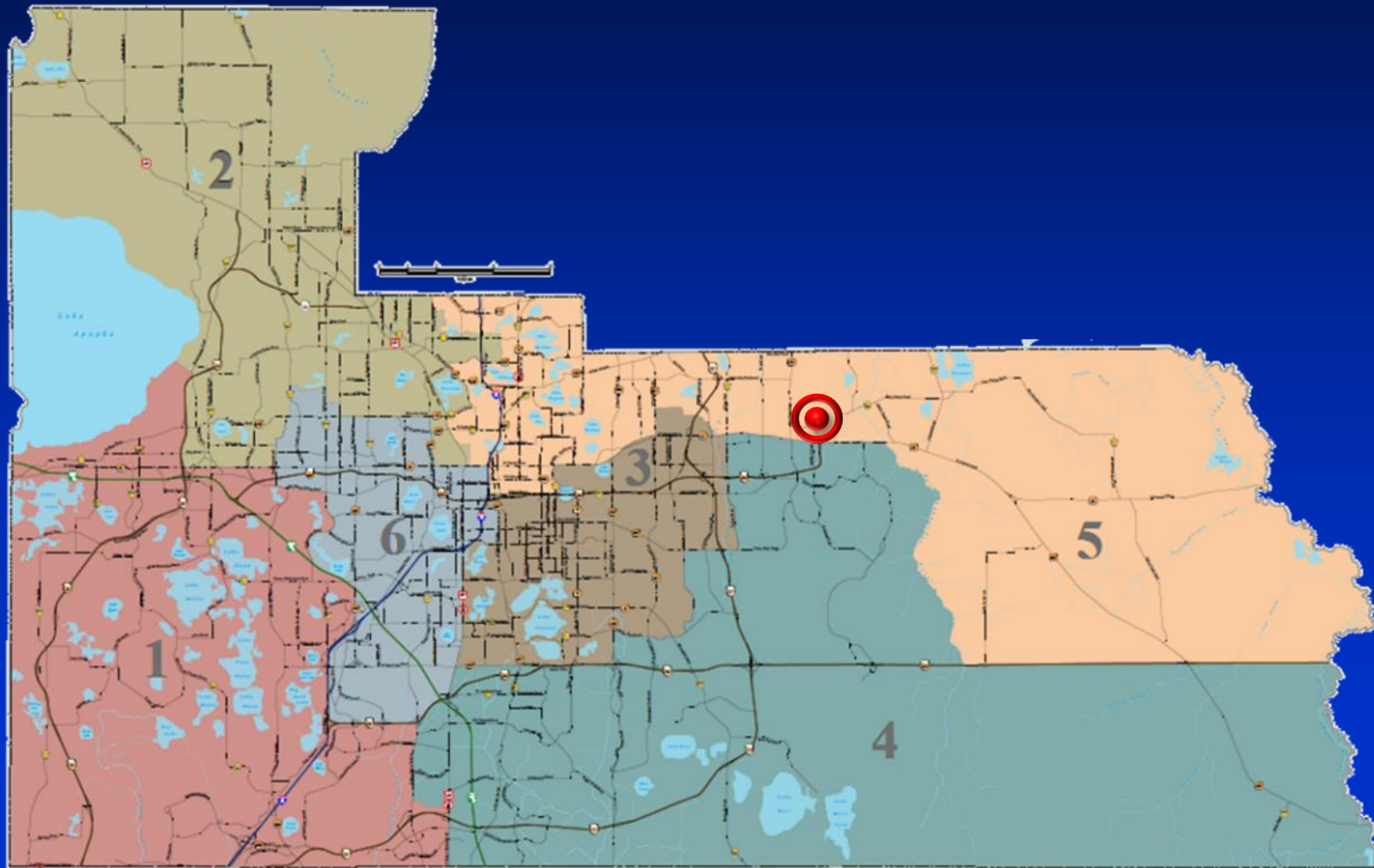
Amendment 2019-1-A-5-1

- Agent:** Thomas R. Sullivan, Gray Robinson, P.A.
- Owner:** Marolyn Cowart Russell, Trustee and Park Square UCF, LLC
- From:** Commercial (C)
- To:** Planned Development-Commercial/Medium Density Residential (Student Housing) (PD-C/MDR) (Student Housing)
- Acreage:** 12.28 gross acres
- Proposed Use:** Up to 162 student housing units (up to 650 beds) or up to 802,375 square feet of commercial development

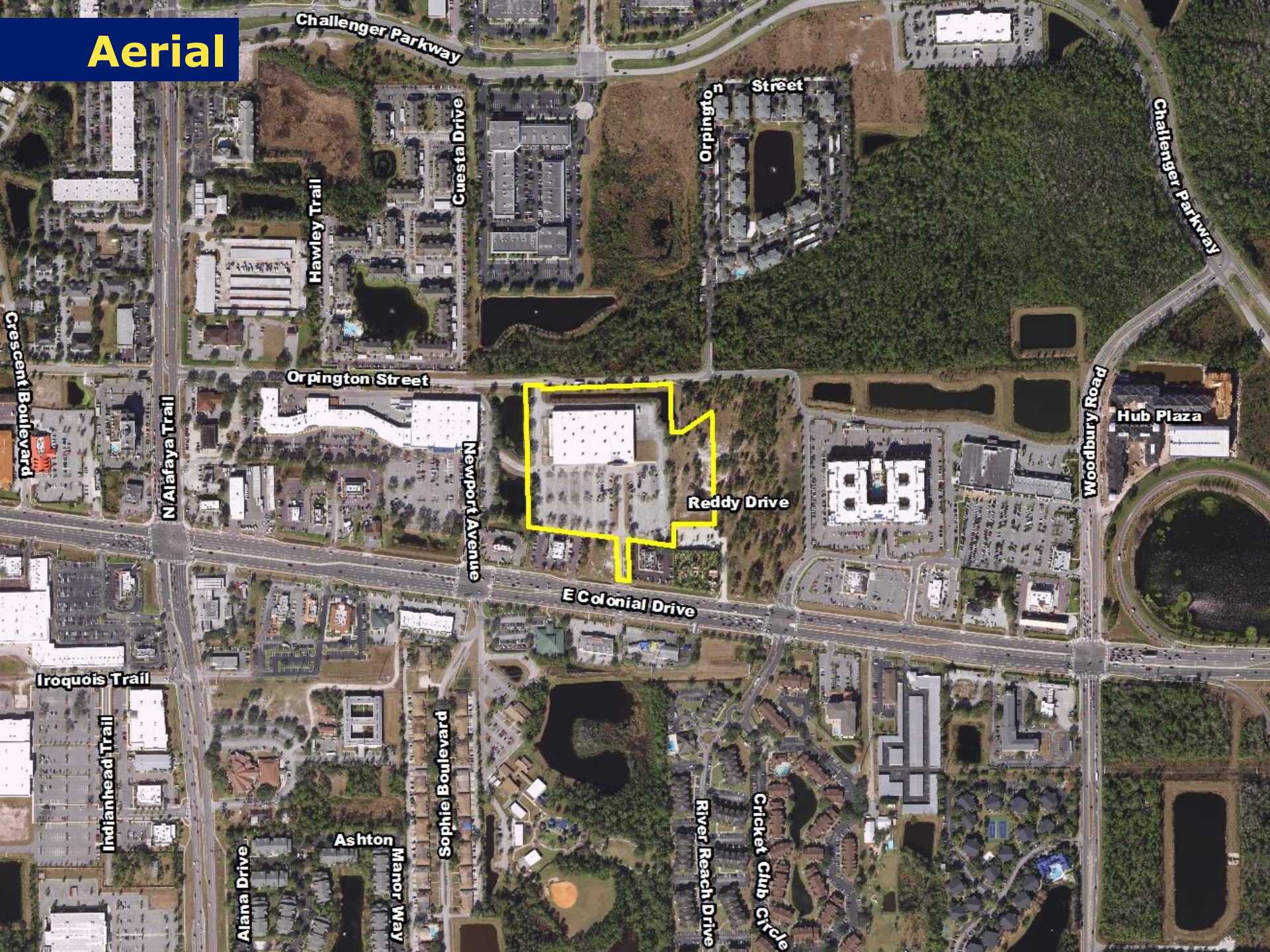


Amendment 2019-1-A-5-1

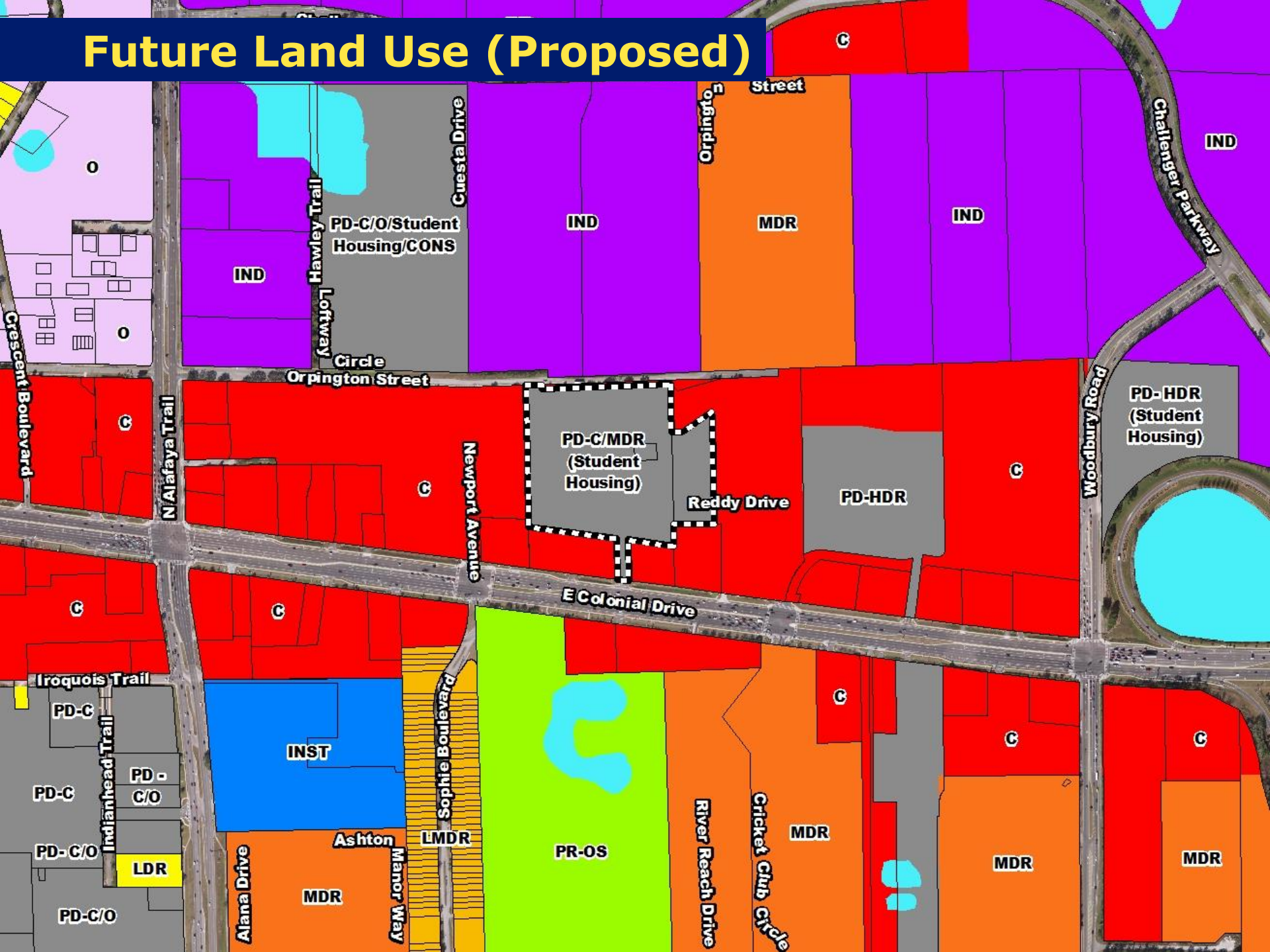
Location



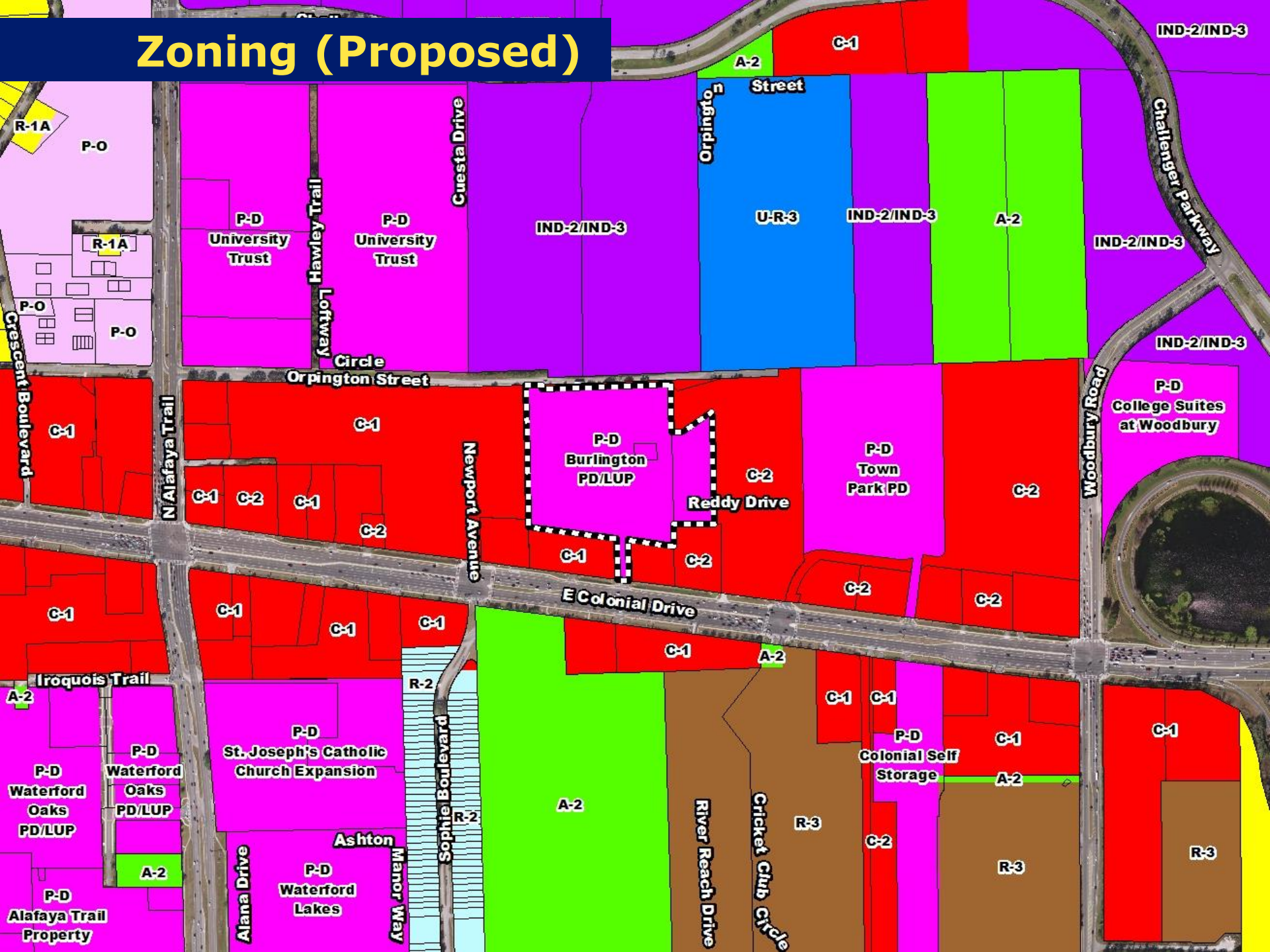
Aerial



Future Land Use (Proposed)



Zoning (Proposed)





Amendment 2019-1-A-5-1

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



Amendment 2019-1-A-5-2

Agent: Chris Dougherty, S&ME, Inc.

Owner: The Wise Partnership

From: Commercial (C)

To: Medium-High Density Residential (MHDR)

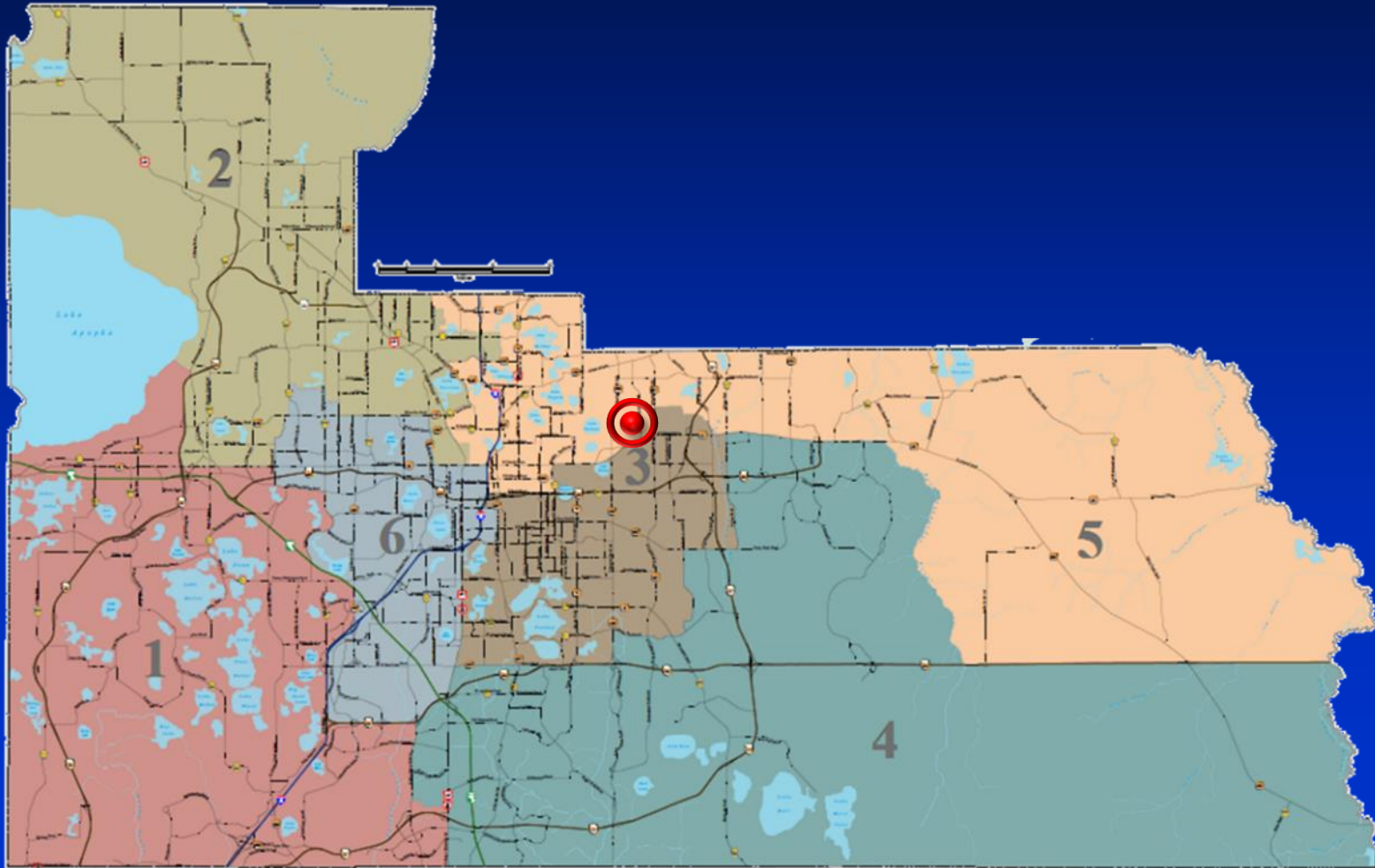
Acreage: 10.09 gross acres

Proposed Use: Up to 350 multi-family dwelling units

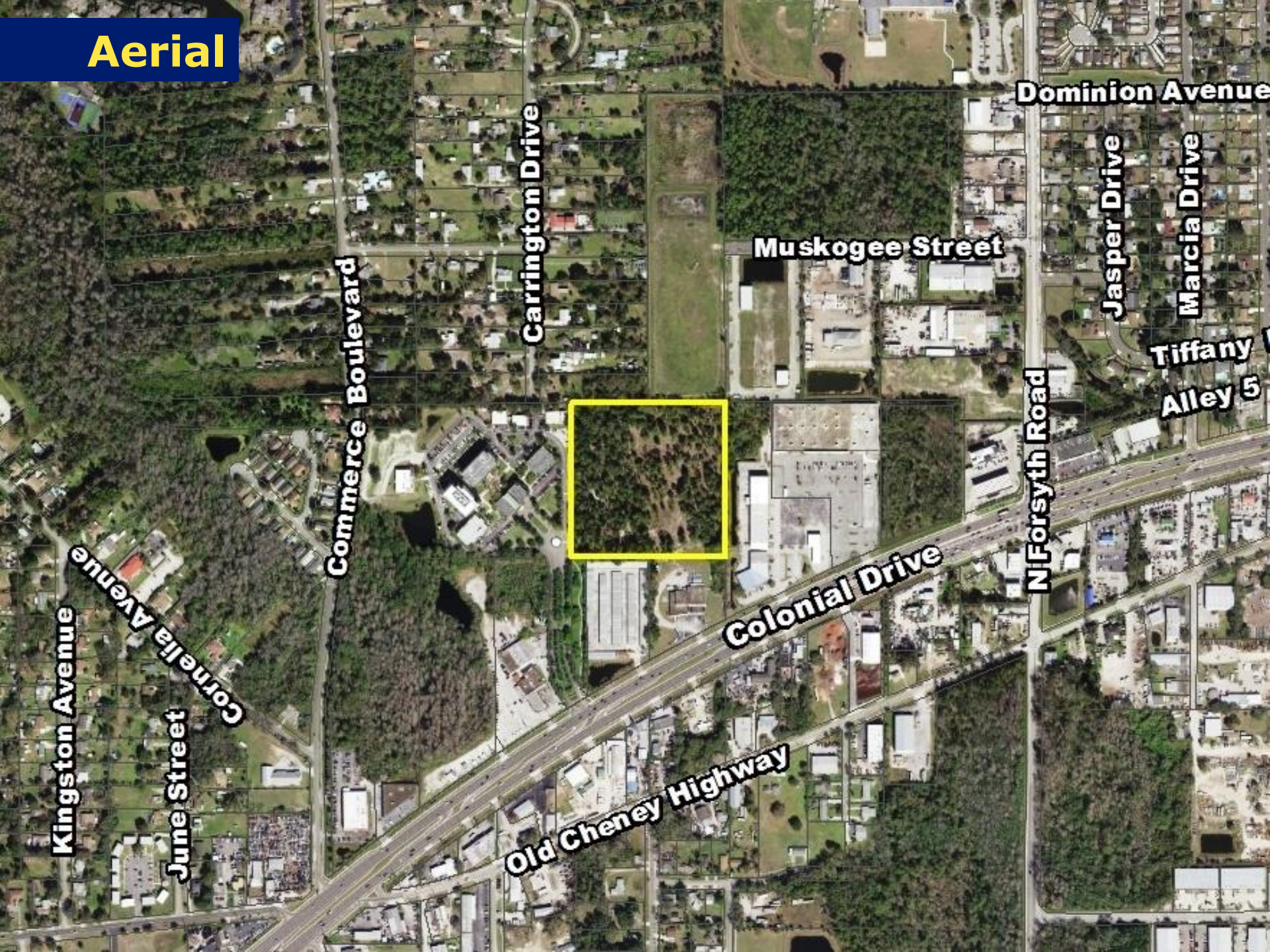


Amendment 2019-1-A-5-2

Location



Aerial



Kingston Avenue

June Street

Cornelia Avenue

Commerce Boulevard

Carrington Drive

Colonial Drive

Old Cheney Highway

Muskogee Street

N Forsyth Road

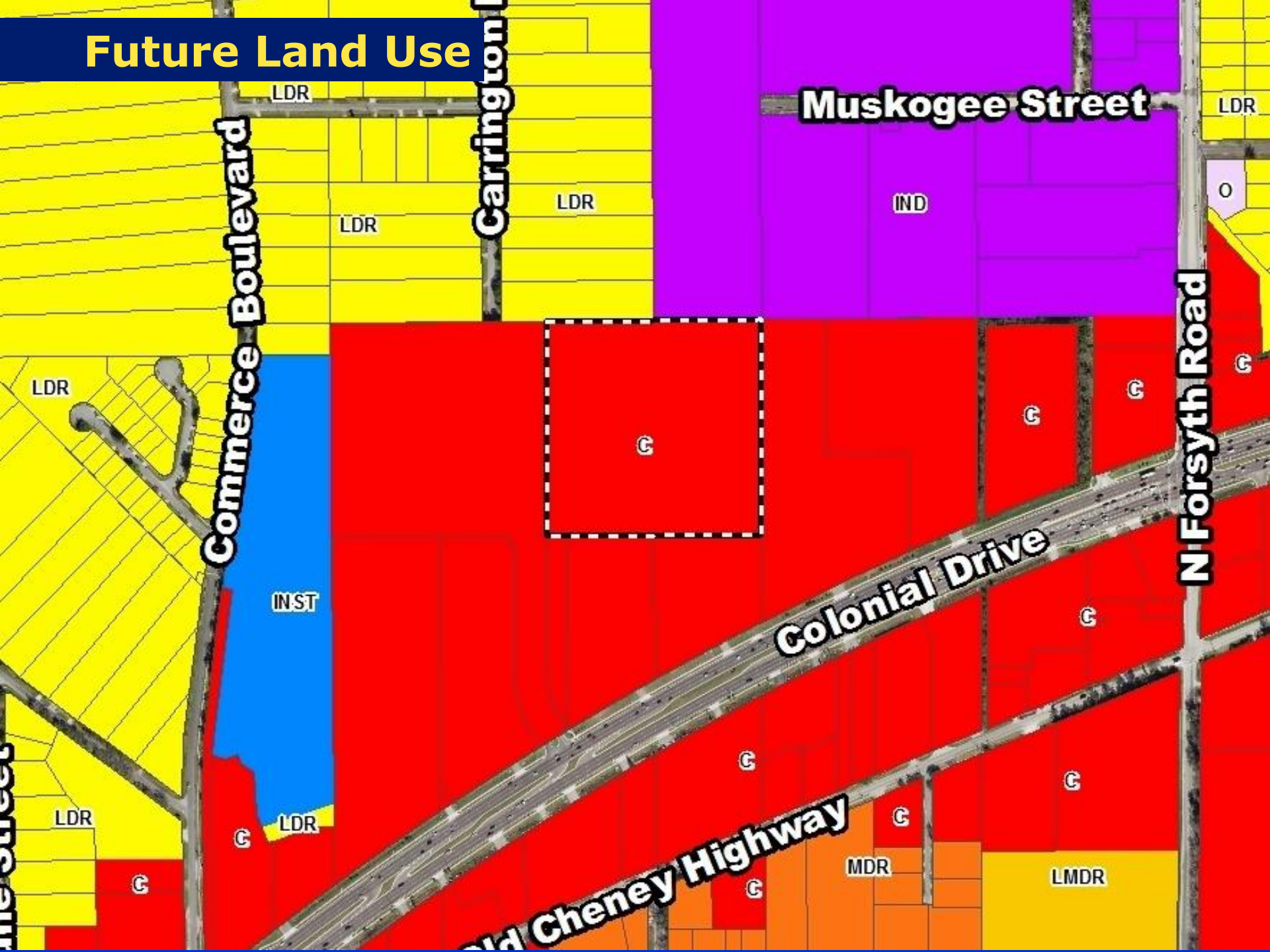
Dominion Avenue

Jasper Drive

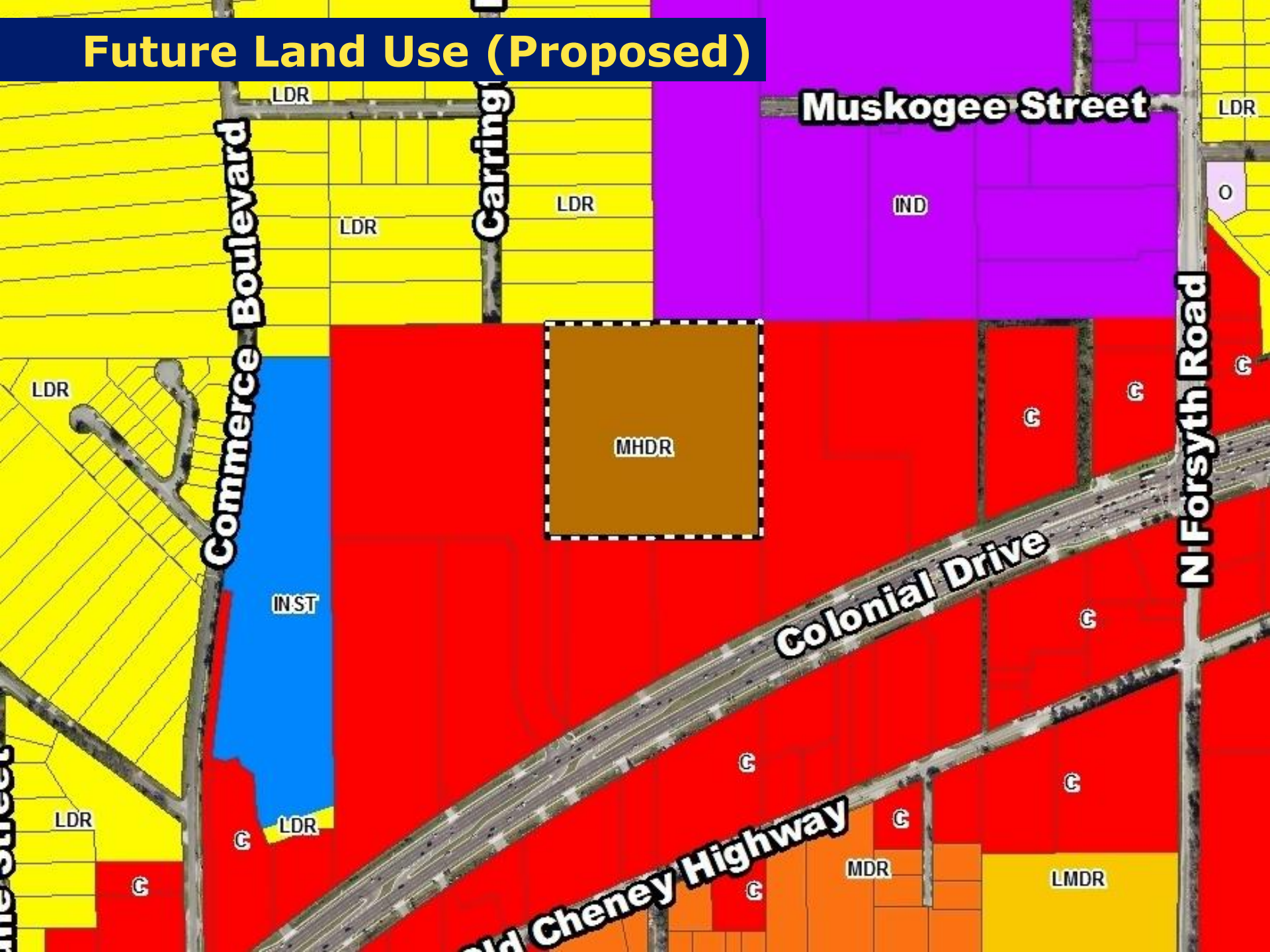
Marcia Drive

Tiffany
Alley 5

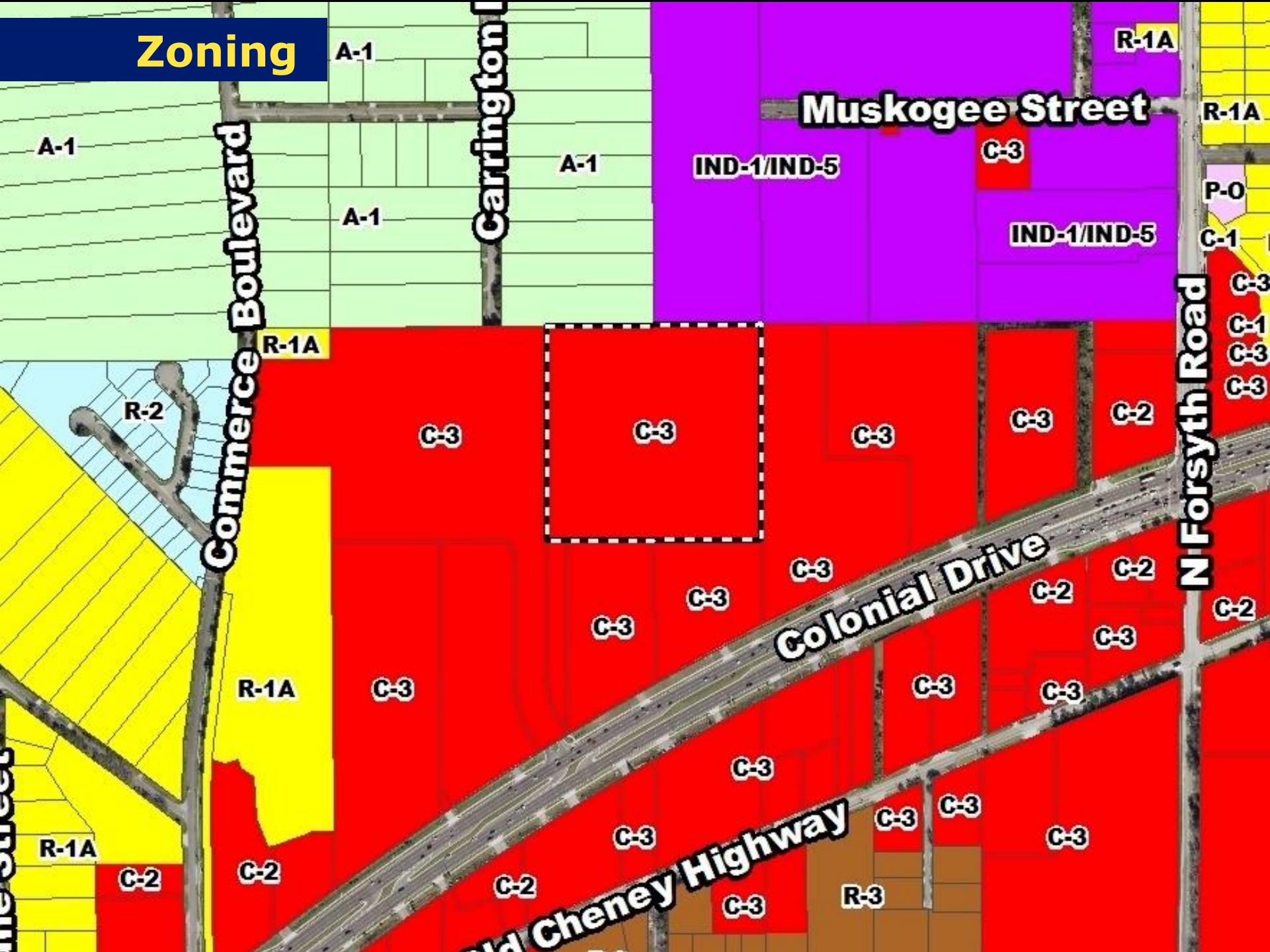
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-5-2

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



Amendment 2019-1-A-5-3

Agent: Geoff Rogers, Silver City Properties, Ltd.

Owner: Silver City Properties, Ltd.

From: Commercial (C)

To: Planned Development-Commercial/ High Density Residential (PD-C/HDR) (Student Housing)

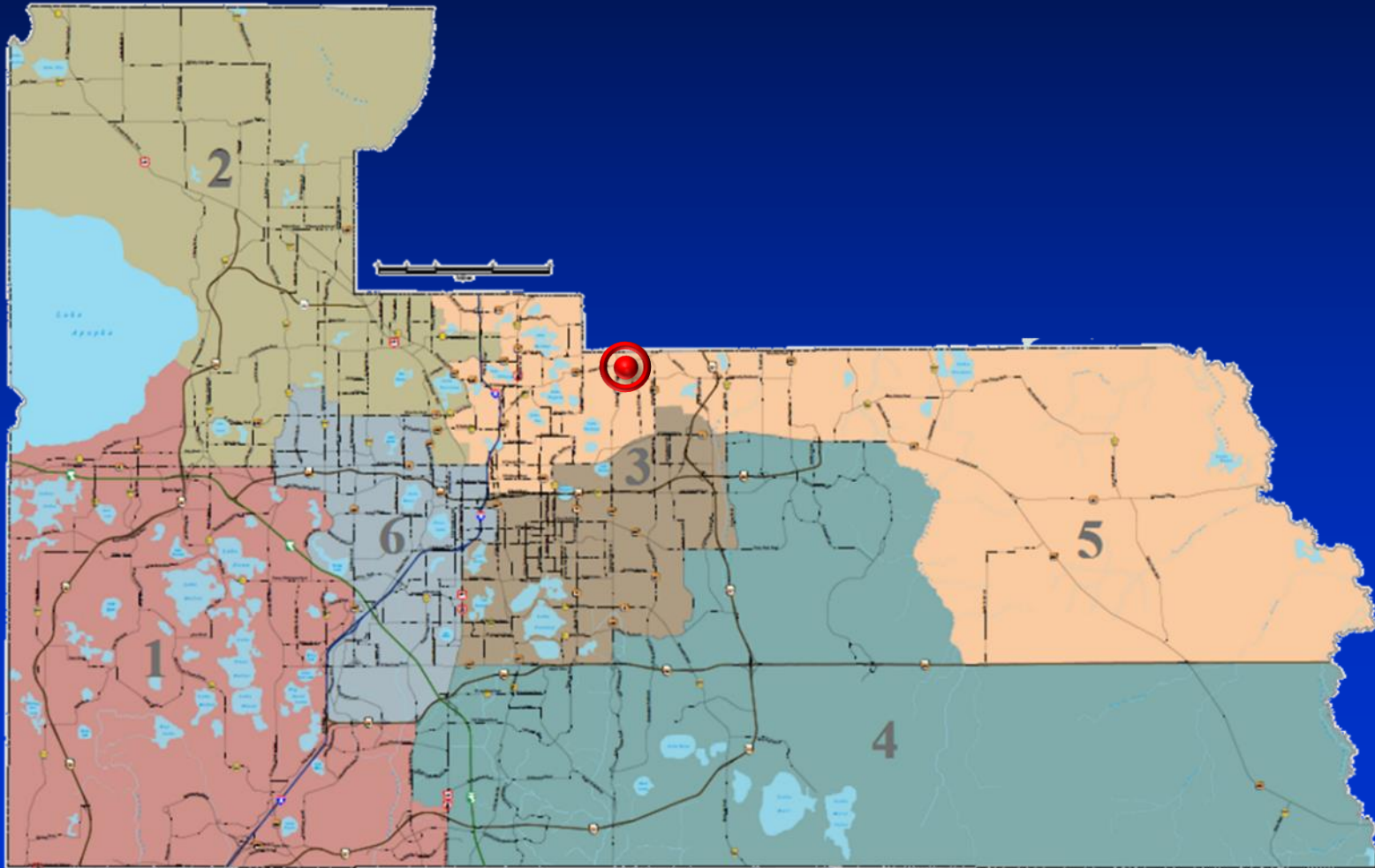
Acreage: 13.14 gross acres

Proposed Use: Up to 30,000 square feet of commercial and up to 2,400 bedrooms (600 dwelling units) student housing

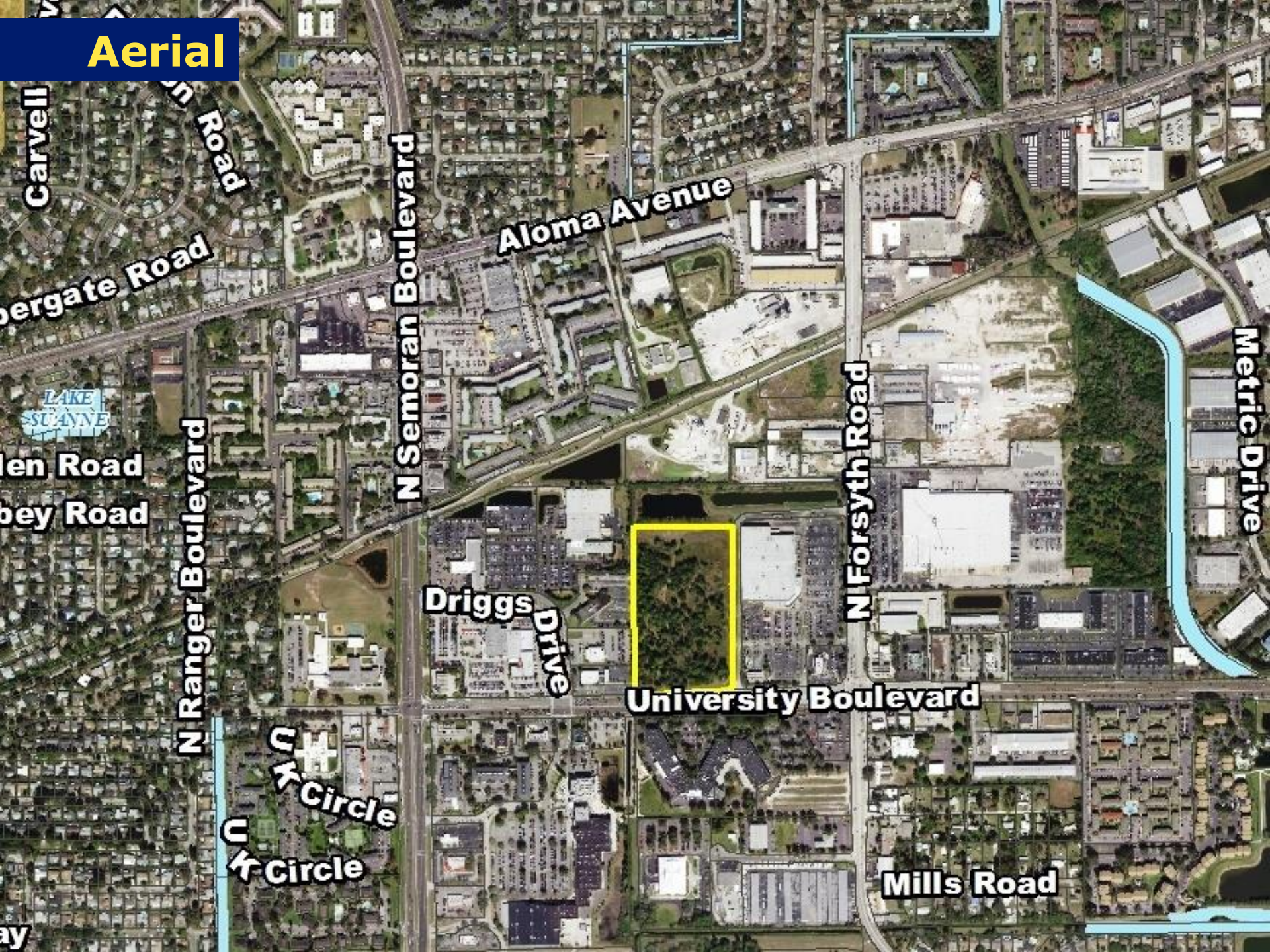


Amendment 2019-1-A-5-3

Location



Aerial



Carvell

on Road

Bergate Road

LAKE
SUWANNEE

len Road
bey Road

N Ranger Boulevard

N Semoran Boulevard

Aloma Avenue

N Forsyth Road

Metric Drive

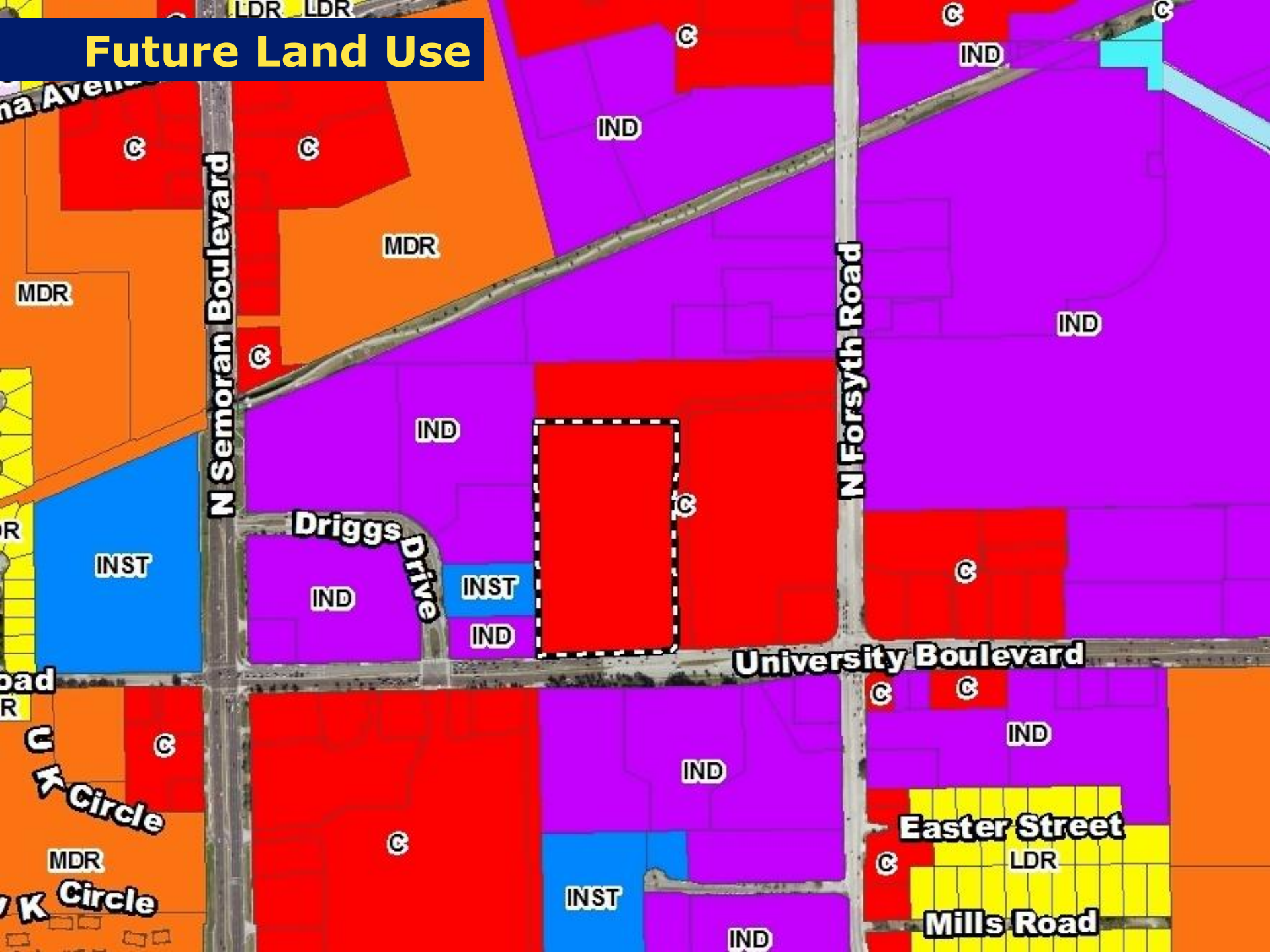
Driggs
Drive

University Boulevard

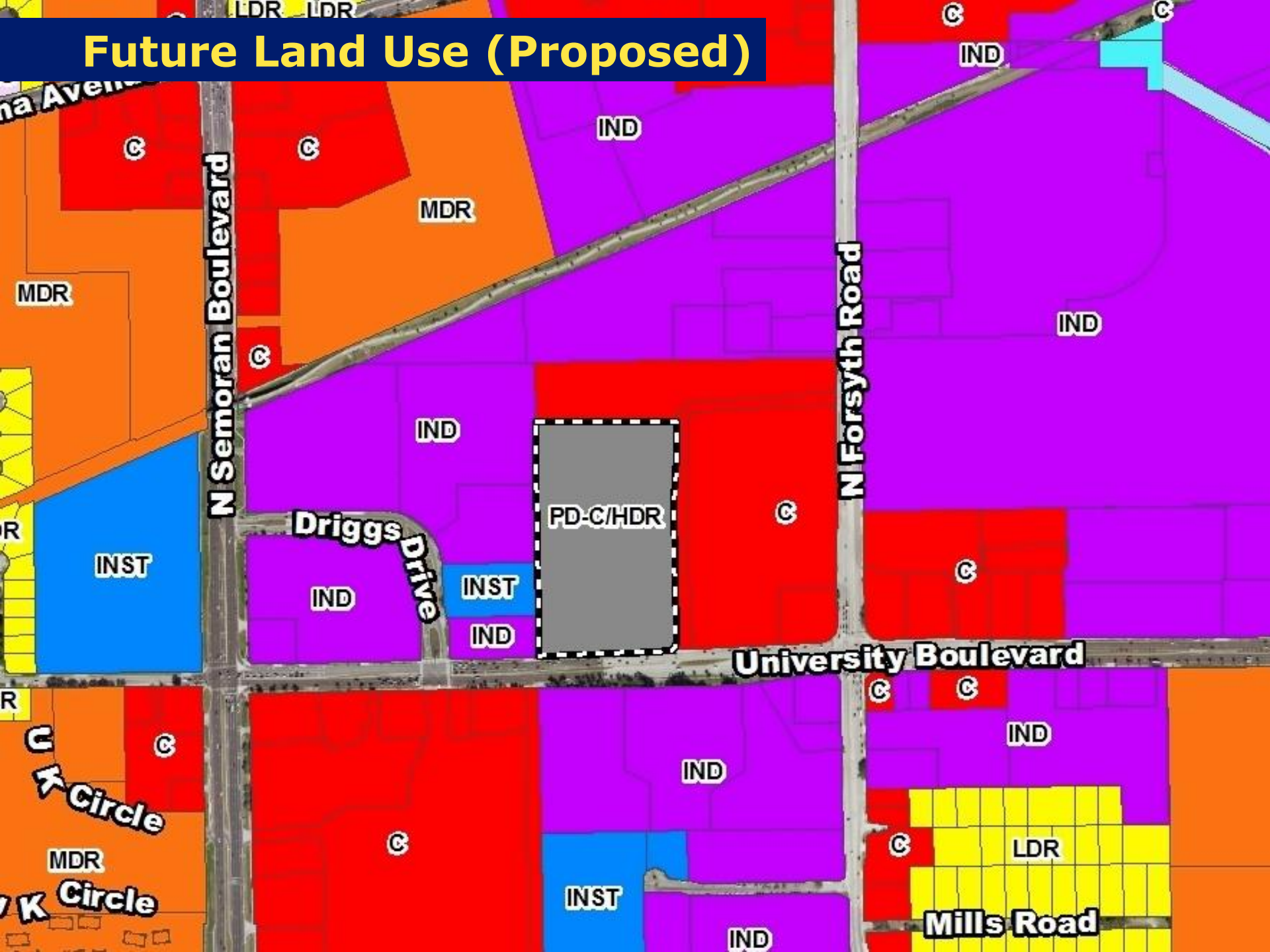
Circle
Circle

Mills Road

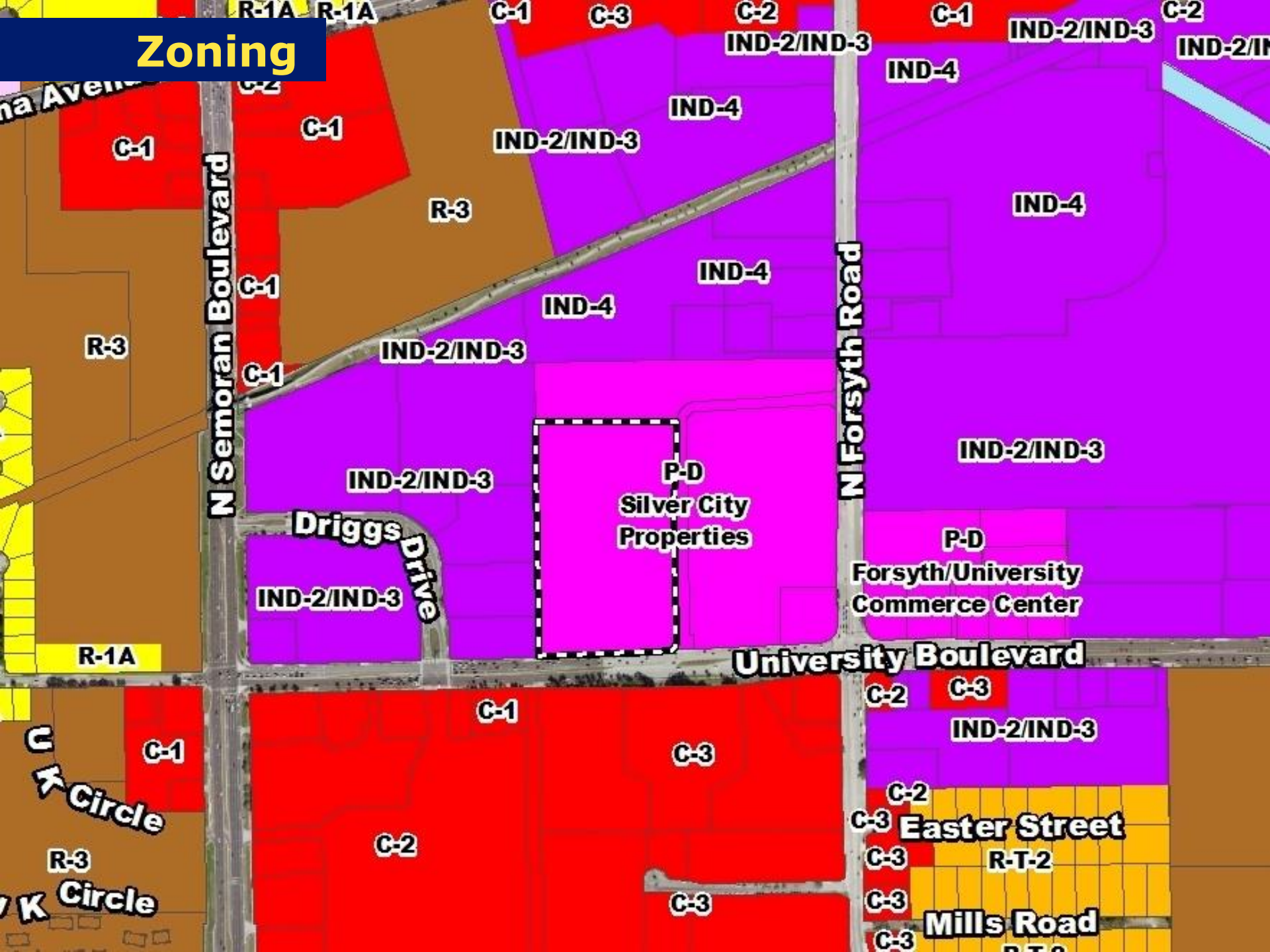
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-5-3

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



Amendment 2019-1-A-6-1

Agent: VHB

Owner: Central Florida Investments, Inc.

From: Low-Medium Density Residential (LMDR)

To: Medium Density Residential (MDR)

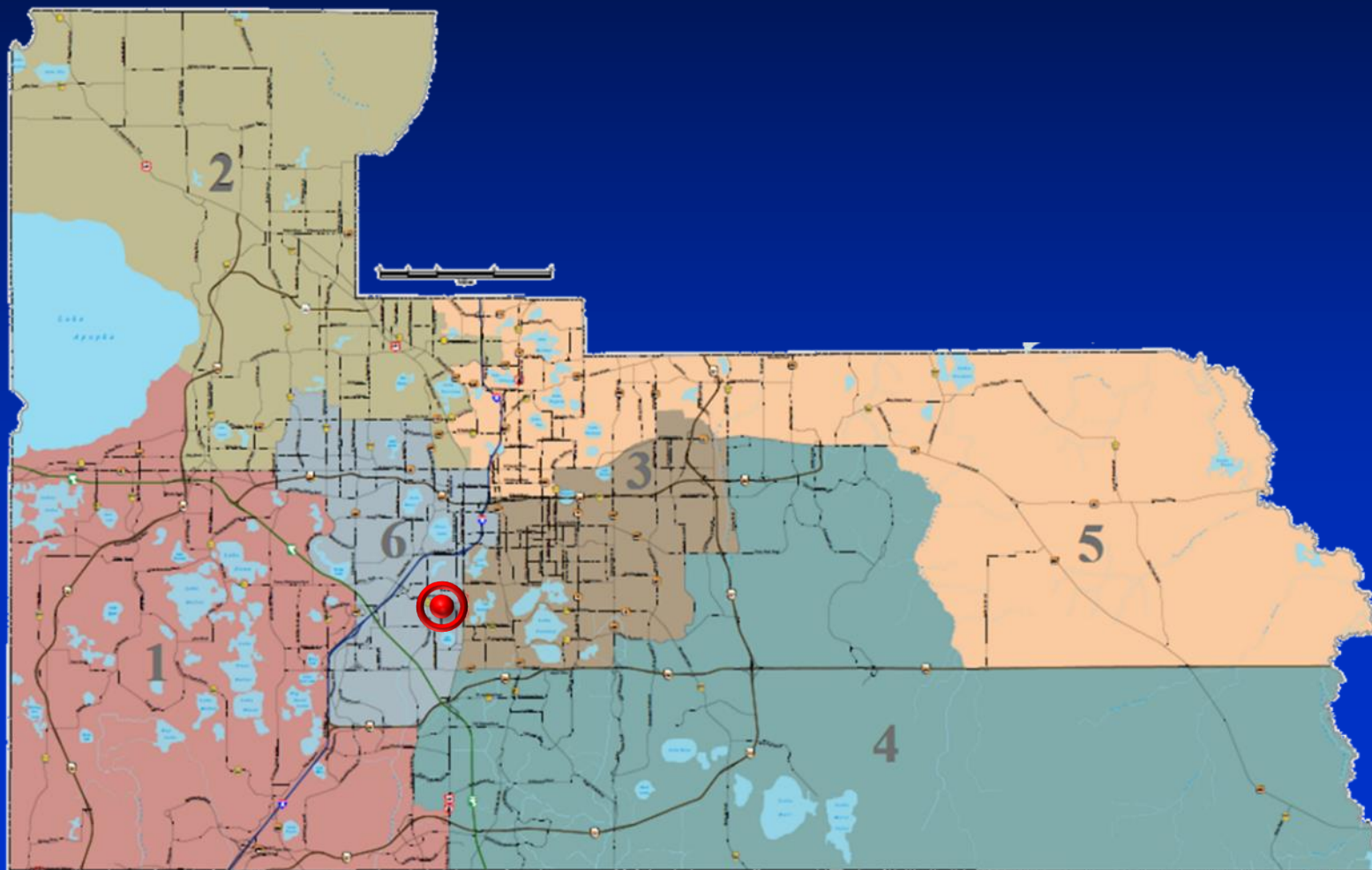
Acreage: 19.40 gross acres

Proposed Use: Up to 358 multi-family dwelling units



Amendment 2019-1-A-6-1

Location



Aerial



Rose Boulevard

S Dollins Avenue

S Texas Avenue

W Oak Ridge Road

Chancellor Drive

Oak Hill Manor Drive

Tahiti Road

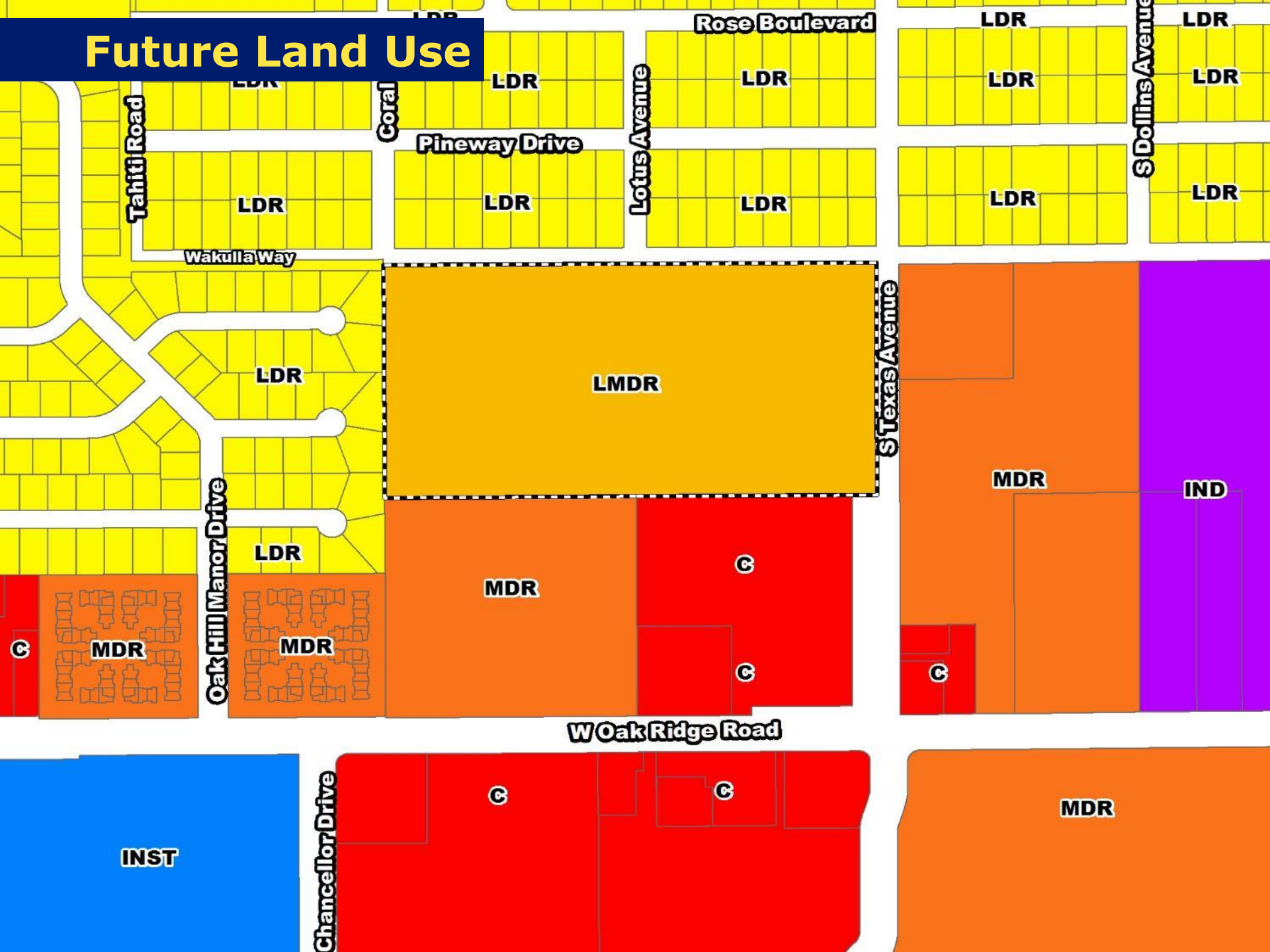
Wakulla Way

Coral Way

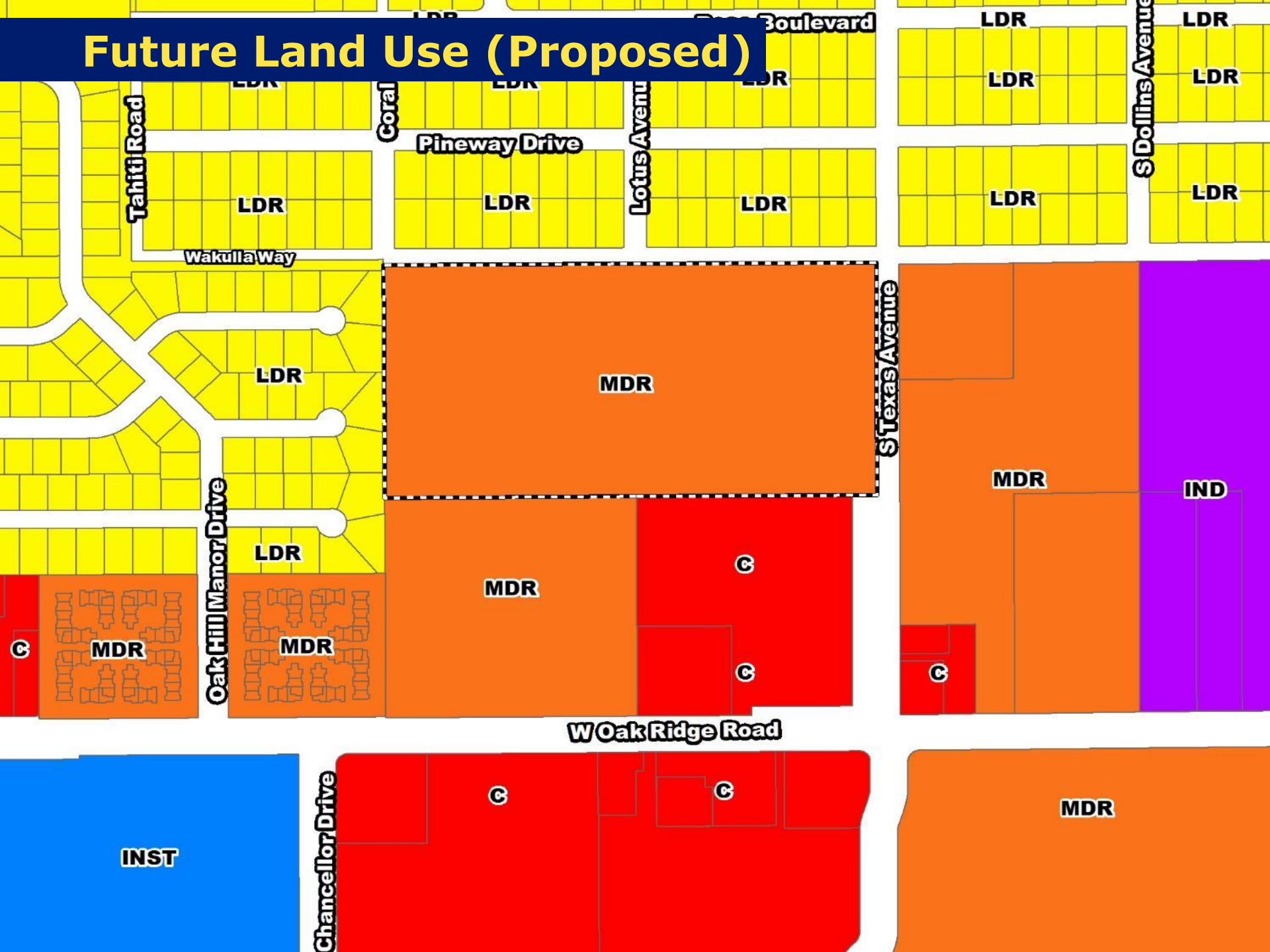
Pineway Drive

Lotus Avenue

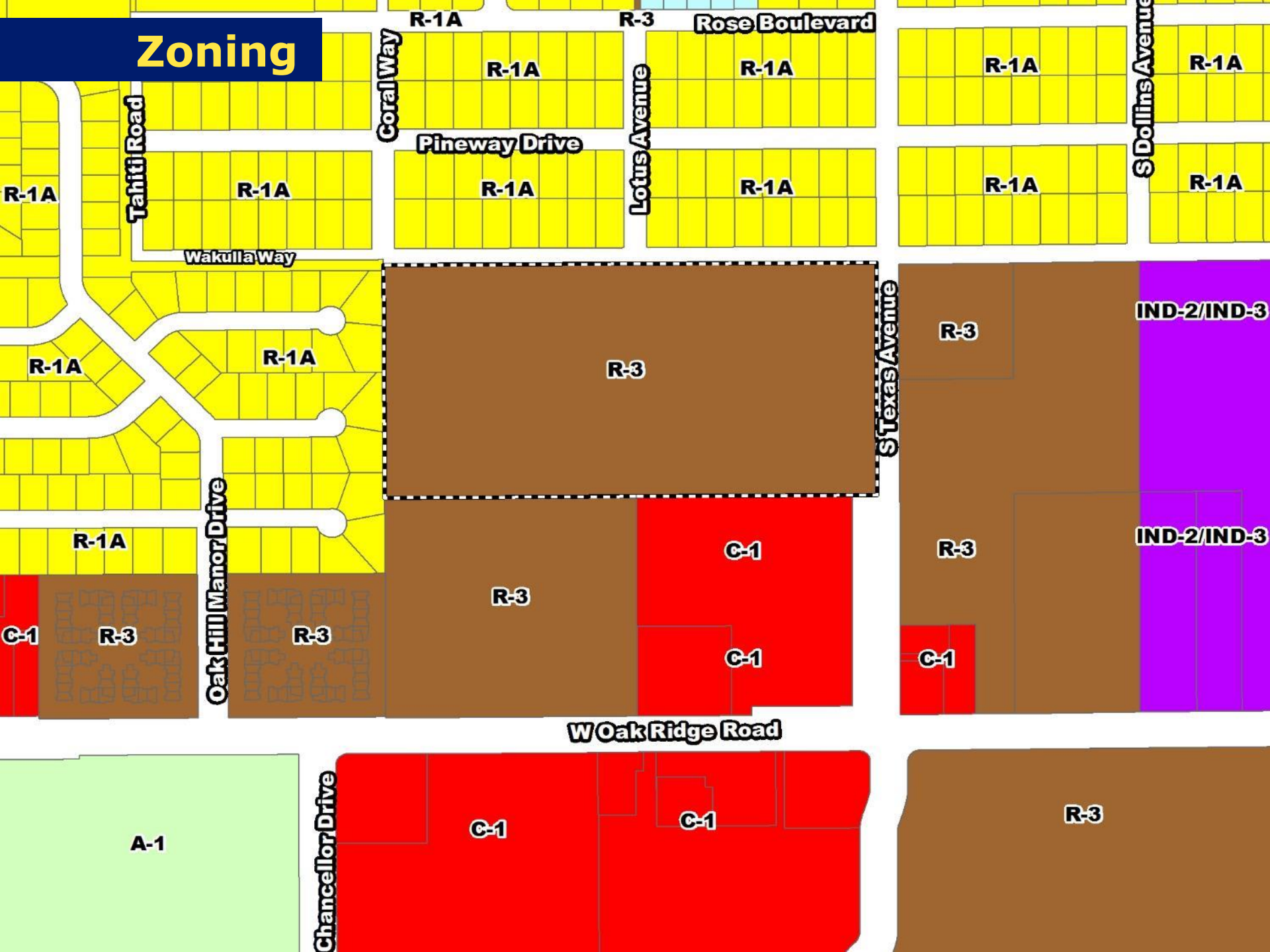
Future Land Use



Future Land Use (Proposed)



Zoning





Amendment 2019-1-A-6-1

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



Board of County Commissioners

2019-1 Regular Cycle Privately- Initiated Text Amendments

Transmittal Public Hearings

February 12, 2019



Amendment 2019-1-P-FLUE-1 (fka 2018-2-P-1-5)

Request: Text amendment to Future Land Use Element Policy FLU2.5.5 and creating Policy FLU2.5.5.1 related to the Lake Mabel Rural Residential Enclave

District: Countywide



Amendment 2019-1-P-FLUE-1

Policy Changes:

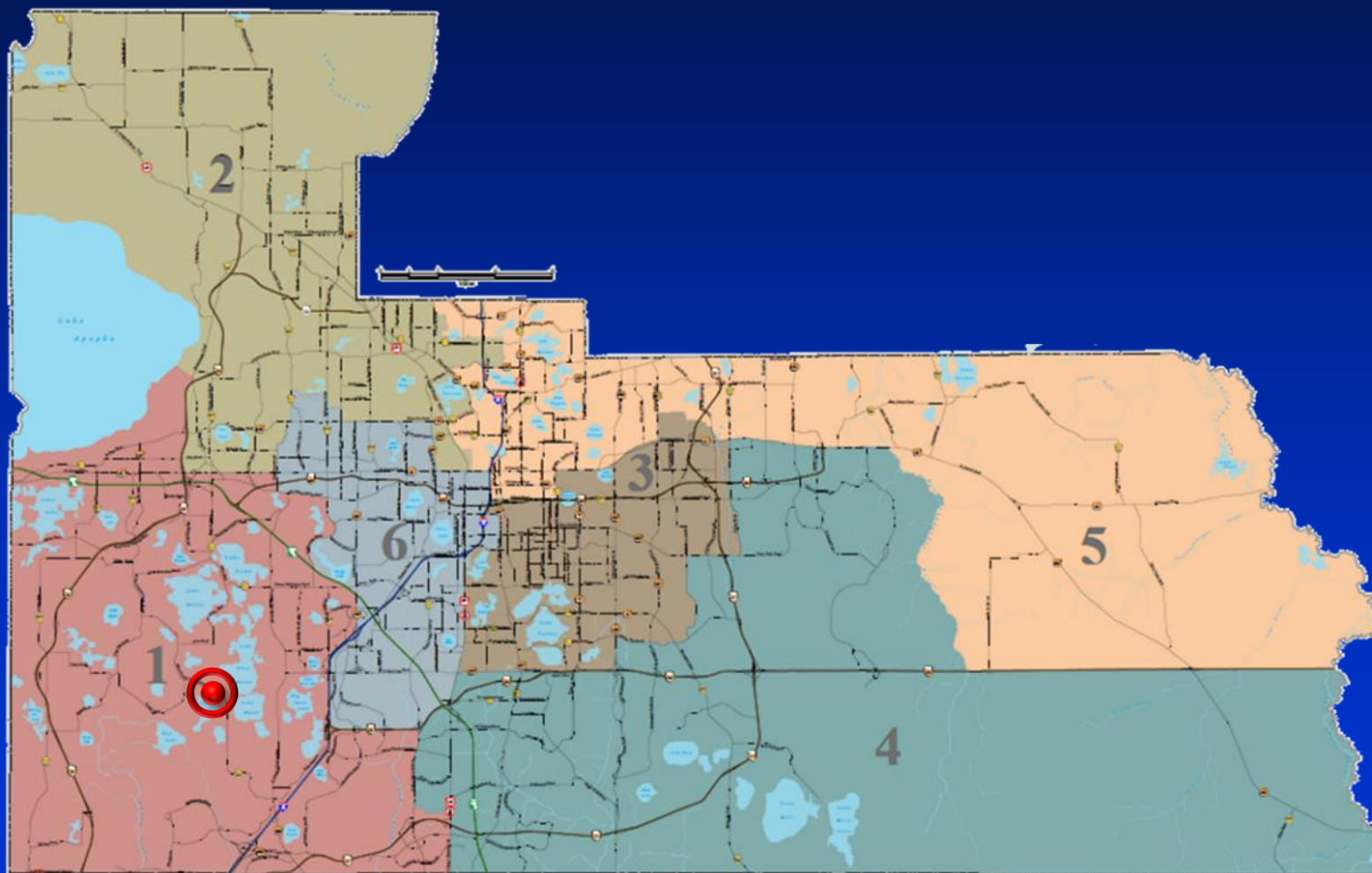
FLU 2.5.5. Clustering of Residential units to accommodate smaller lot sizes than prescribed by Maps 25(a) through 25(d) of the Future Land Use Map Series shall be prohibited except within the Lake Mable Rural Residential Enclave as may be authorized under Policy FLU 2.5.5.1.

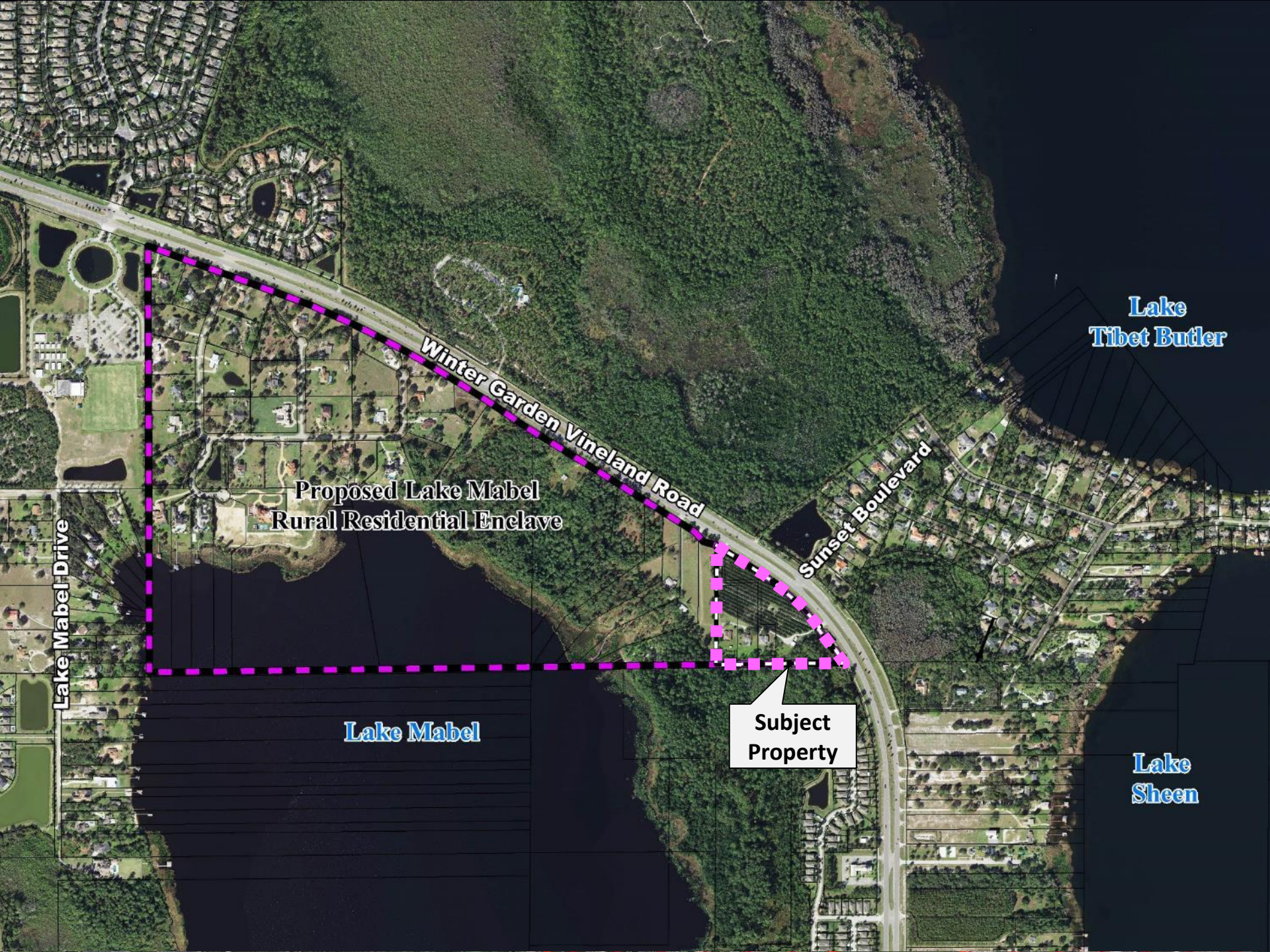
FLU 2.5.5.1. Subject to approval of a Planned Development Zoning District, senior adult housing and care facilities may be permitted within the Lake Mable Rural Residential Enclave when sited on a minimum of ten (10) gross acres of which at least five (5) acres must be upland acres, and where public water and wastewater lines exist in an abutting right-of-way. Senior adult housing and care facilities must be designed in context with its rural setting, while ensuring compatibility with existing development and preserving important environmental features. Cottages for independent living shall not exceed 1.9 units per developable acre and assisted living for more senior residents shall not exceed 110 beds, all integrated within the property as required by this Policy.



Amendment 2019-1-P-FLUE-1

Location





Proposed Lake Mabel
Rural Residential Enclave

Winter Garden Vineland Road

Sunset Boulevard

Lake Mabel Drive

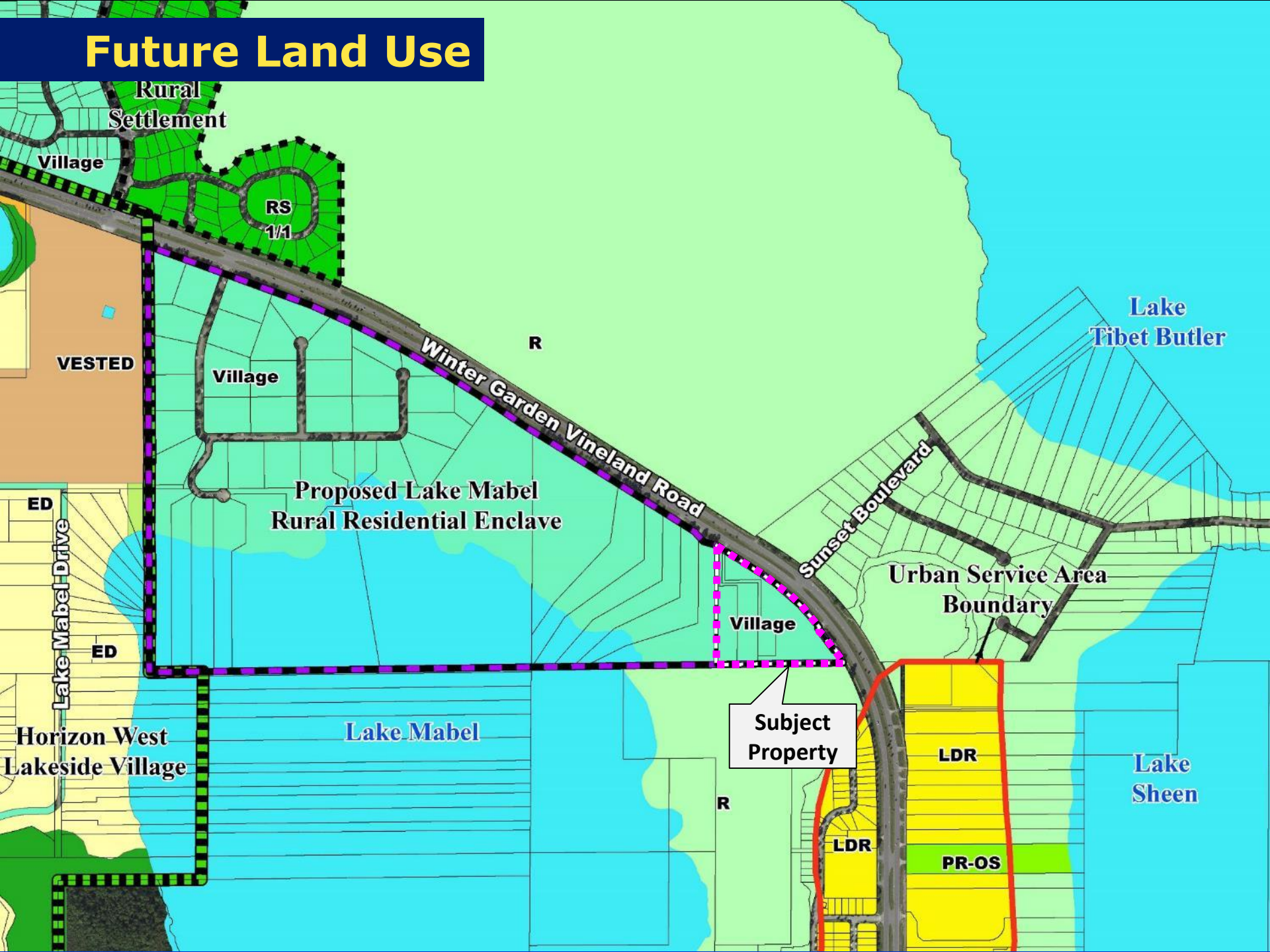
Lake Mabel

Subject
Property

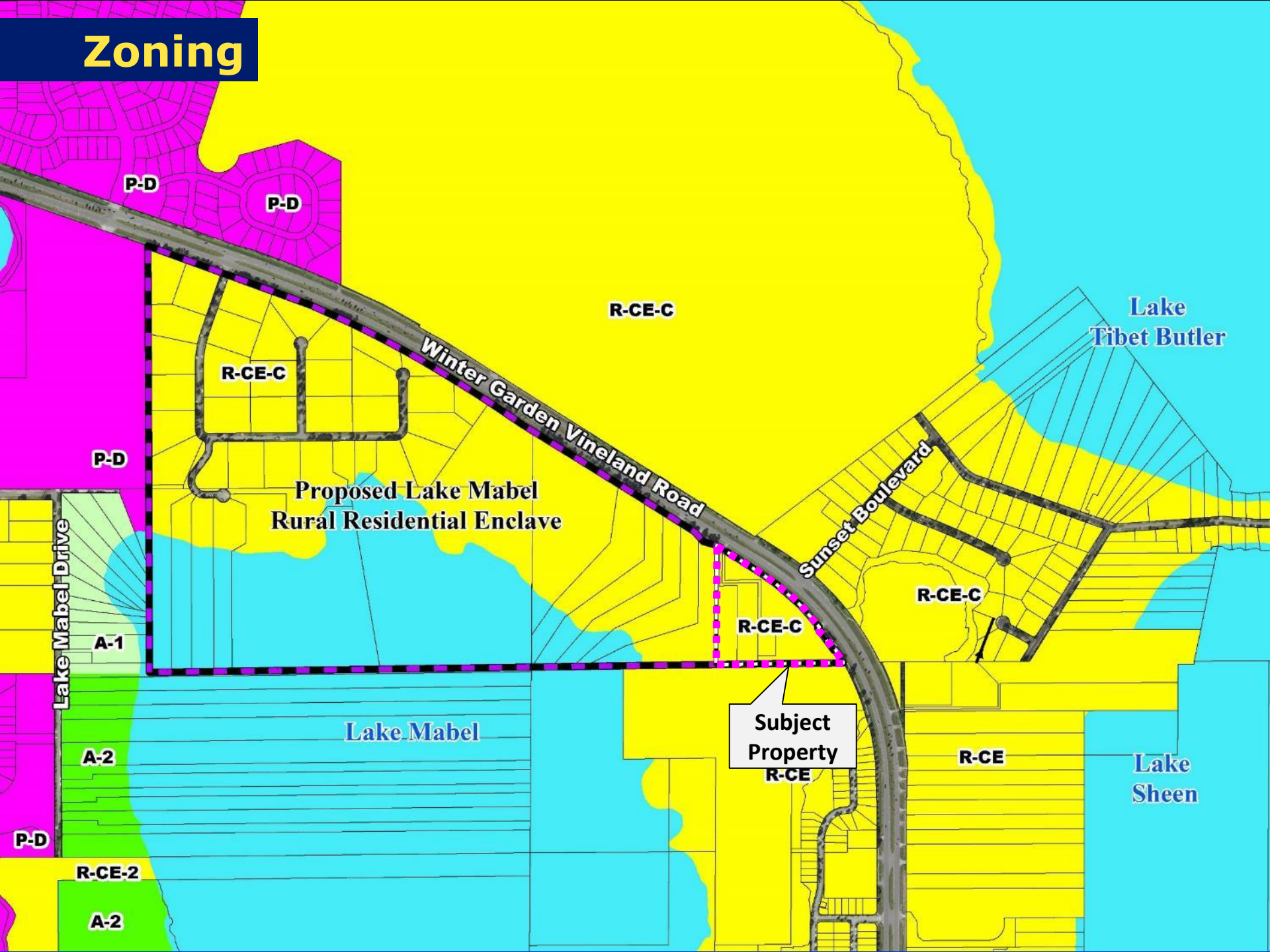
Lake
Tibet Butler

Lake
Sheen

Future Land Use



Zoning





Amendment 2019-1-P-FLUE-1

Staff Recommendation: DO NOT TRANSMIT

LPA Recommendation: TRANSMIT



Board of County Commissioners

2019-1 Regular Cycle Staff-Initiated Text Amendments

Transmittal Public Hearings

February 12, 2019



Amendment 2019-1-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 2019-1-B-FLUE-1

Staff Recommendation:

TRANSMIT

LPA Recommendation:

TRANSMIT



Board of County Commissioners

2019-1 Regular Cycle Amendments

Transmittal Public Hearings

February 12, 2019