

**Interoffice Memorandum**

WITHDRAWN AS TO AMENDMENT 2019-1-S-3-2

**DATE:** April 23, 2019

**TO:** Katie Smith, Deputy Clerk  
Clerk of the Board of County Commissioners

**THRU:** Agenda Development BCC

**FROM:** Alberto A. Vargas, MArch, Manager  
Planning Division

**CONTACT PERSON:** Alberto A. Vargas, MArch, Manager  
Planning Division  
(407) 836-5354 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net)

**SUBJECT:** Request Public Hearing on May 21, 2019 at 2:00 PM  
  
Public Hearing for Comprehensive Plan (CP)  
Amendments and Where Applicable, Concurrent  
Rezoning and Ordinances

ORDINANCES PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN COMMONLY KNOWN AS THE "2010-2030 COMPREHENSIVE PLAN," AS AMENDED, BY ADOPTING AMENDMENTS PURSUANT TO SECTIONS 163.3184 and 163.3187 FLORIDA STATUTES, FOR THE 2019 CALENDAR YEAR (FIRST CYCLE); AND PROVIDING EFFECTIVE DATES.

**APPLICANT / AGENT:** N/A

**DISTRICT #:** District 1, 2, 3, 4, 5, & 6

**TYPE OF HEARING:** Adoption of the 2019-1 Regular Cycle and 2019-1 Small-Scale Development Amendments to the 2010-2030 Comprehensive Plan (CP) and, where applicable, concurrent rezoning requests;

**AND**

Adoption of Ordinances

**ESTIMATED TIME REQUIRED**

**FOR PUBLIC HEARING:** 2 minutes

**HEARING CONTROVERSIAL:** Yes

**HEARING REQUIRED BY**

LEGISLATIVE FILE # 19-680 thru

19-707

May 21, 2019  
@ 2pm

**FL STATUTE OR CODE:** ss. 163.3184 and 163.3187 (1), F.S. and Section 30-40(c)(3)c, O.C. Code

**ADVERTISING REQUIREMENTS:** Fiscal & Operational Support Division will publish display advertisement in local newspaper of general circulation at least fifteen (15) days prior to the public hearing.

**ADVERTISING TIMEFRAMES:** At least fifteen (15) days prior to public hearing

**APPLICANT/ABUTTERS TO BE NOTIFIED:** N/A. Fiscal & Operational Support Division will send notices to all affected property owners.

**SPANISH CONTACT PERSON:** Para más información en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.

**MATERIALS BEING SUBMITTED AS BACKUP FOR PUBLIC HEARING REQUEST:** Fiscal & Operational Support Division will provide the Clerk's Office with proof of publication the Friday prior to the Public Hearing.

Staff report binder will be provided under separate cover seven (7) days prior to Public Hearing.

**SPECIAL INSTRUCTIONS TO CLERK (IF ANY):** Please verify the hearing date with the Planning Division. Attached is an itemized list of the amendments and concurrent rezoning requests or substantial change requests in the order in which they will be heard.

- c: Chris Testerman, AICP, Assistant County Administrator  
Joel Prinsell, Deputy County Attorney, County Attorney's Office  
Jon Weiss, P.E., Director, Planning, Environmental, and Development Services Department  
Olan Hill, Assistant Manager, Planning Division  
Gregory Golgowski, AICP, Chief Planner, Planning Division  
Eric Raasch, AICP, Chief Planner, Planning Division

**2019-1 Comprehensive Plan Adoption – Regular Cycle Privately-Initiated Comprehensive Plan Map Amendments, and Where Applicable, Concurrent Rezoning Requests**

Amendment 2019-1-A-1-2 District 1	Robert Reese for 18 Avalon Road, LLC Growth Center-Commercial (GC-C) to Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)
Amendment 2019-1-A-1-3 District 1	Adam Smith, VHB, Inc., for Adventist Health System/ Sunbelt, Inc. and Pulte Home Corp. Planned Development-Low-Medium Density Residential (PD-LMDR) to Planned Development-Commercial/Low-Medium Density Residential (PD-C/LMDR)
Amendment 2019-1-A-1-4 District 1	Daniel T. O'Keefe, Esquire, Shutts & Bowen LLP, for Diamond Resorts Cypress Pointe III Development, LLC Activity Center Mixed Use (ACMU) to Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR)
Amendment 2019-1-A-4-1 District 4	Thomas Sullivan for Dustin Lucas 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)
Amendment 2019-1-A-4-3 District 4	Erika Hughes, VHB, Inc., for Boggy Creek Retail Development, LLC Planned Development-Commercial (PD-C) to Planned Development-Commercial/Medium Density Residential (PD-C/MDR)
Amendment 2019-1-A-5-1 District 5	Thomas R. Sullivan, Gray Robinson, P.A., for Marolyn Cowart Russell, Trustee, and Park Square UCF, LLC Commercial (C) to Planned Development-Commercial/Medium Density Residential (Student Housing)(PD-C/MDR) (Student Housing)
	-and-
Rezoning LUP-19-01-001	C-1(Retail Commercial District) and C-2 (General Commercial District) to PD (Planned Development District) (Burlington PD) Also requested are three (3) waivers from Orange County Code: 1) A waiver from Section 38-1258(f) to allow a six (6) foot composite screening or precast concrete wall system, in lieu of a six-foot high masonry, brick, or block wall whenever a student housing development is located adjacent to right-of-way; 2) A waiver from Section 38-1259(g) to allow a maximum density rate of 1 bedroom shall count at one-quarter dwelling unit (1 bedroom = ¼ dwelling unit), in lieu of the required 1

	bedroom – ½ dwelling unit; and 3) A waiver from Section 38-1259(h) to allow the student housing buildings to be a maximum of three (3) stories fifty (50) feet and the student housing parking garage a maximum height of five (5) stories sixty (60) feet, in lieu of three (3) stories forty (40) feet.
2019-1-A-5-2 District 5	Chris Dougherty, S&ME, Inc., for The Wise Partnership Commercial (C) to Medium-High Density Residential (MHDR)
2019-1-A-5-3 District 5	Geoff Rogers, Silver City Properties, Ltd., for Silver City Properties, Ltd. Commercial (C) to Planned Development-Commercial/High Density Residential (Student Housing)(PD-C/HDR)(Student Housing)

**2019-1 Comprehensive Plan Adoption – Regular Cycle Staff-Initiated Text Amendments**

Amendment 2019-1-B-FLUE-1 Countywide	Text amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County
Amendment 2019-1-B-FLUE-2 District 1	Text amendment to reduce required minimum density and clarify the timing of road agreements for Horizon West Village I Special Planning Area

**2019-1 Comprehensive Plan Adoption – Regular Cycle State-Expedited Review Comprehensive Plan Amendments Ordinance**

**2019-1 Comprehensive Plan Adoption – Small-Scale Development Privately-Initiated Amendments, and Where Applicable, Concurrent Rezoning Request**

Amendment 2019-1-S-2-2 District 2	Julie Salvo for School Board of Orange County Florida Low Density Residential (LDR) to Medium Density Residential (MDR)
Amendment 2019-1-S-3-1 District 3	Jordan Theis for Trident Real Estate Investments, LLC Low Density Residential (LDR) to Office (O)
Amendment 2019-1-S-3-2 District 3	Harlan Hanson, Harlan Hanson, Inc., for Carse Limited Partnership 1 Commercial (C) and Low-Medium Density Residential (LMDR) to Planned Development-Commercial/Medium Density Residential (PD-C/MDR)

Amendment 2019-1-S-4-1 District 4	Stephen Allen, P.E., for Eagle Global Holding, Inc. Rural Settlement 1/2 (RS 1/2) to Planned Development- Commercial/Office (PD-C/O) and Urban Service Area (USA) Expansion
Amendment 2019-1-S-4-2 District 4	Erika Hughes, VHB, Inc., for Francisco J. Bonnemaïson, Trustee Planned Development-Commercial/Office/Medium Density Residential (PD-C/O/MDR) to Planned Development- Commercial/Office/Medium Density Residential (PD-C/O/MDR)
Amendment 2019-1-S-5-1 District 5	Duc Pham, Lan Pham, and Van Pham Office (O) to Low Density Office (LDR)
Amendment 2019-1-S-5-2 District 5	Drew Shofner, BluRock Commercial Real Estate, LLC, for John W. Doyle and Marjorie H. Doyle Low-Medium Density Residential (LMDR) to Commercial (C)
Amendment 2019-1-S-5-3 District 5	Robert Paymayesh for Baldwin Park Professional Plaza, LLC Office (O) to Planned Development-Commercial (PD-C)
Amendment 2019-1-S-5-4 District 5	Steven Shea for Semoran Vista, Inc. Office (O) to Planned Development-Commercial (PD-C)
Amendment 2019-1-S-5-5 District 5	Bryan Potts, P.E., for Florida Housing Affordability, Inc. Low Density Residential (LDR) to Low-Medium Density Residential (LMDR)
Amendment 2019-1-S-5-6 (fka 2018-2-S-5-1) District 5	Carlos A. Rivero for Michelle Rivero Family Trust, Carlos A. Rivero, Trustee, and Carlos A. Rivero Rural Settlement 1/1 (RS 1/1) to Commercial (C) Rural Settlement (RS)
	-and-
Rezoning RZ-18-10-036	C-1 (Retail Commercial District) and A-2 (Farmland Rural District) to C-1 (Retail Commercial District)
Amendment 2019-1-S-5-7 District 5	Ryan Courech for Meridian Rentals, LLC Office (O) to Low Density Residential (LDR)

**2019-1 Comprehensive Plan Adoption – Small-Scale Staff-Initiated Text Amendments**

Amendment 2019-1-S-FLUE-1 Countywide	Text amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County
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Amendment 2019-1-S-FLUE-2 Countywide	Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)
<b>2019-1 Comprehensive Plan Adoption – Small-Scale Development Ordinance</b>	