Board of County Commissioners

2018-2 Session IV Regular Cycle Amendments and Concurrent Rezoning and Substantial Change Requests

Adoption Public Hearings

June 4, 2019



2018-2 Session IV Regular Cycle Amendment Process

Transmittal public hearings

LPA – June 21, 2018

BCC - July 10, 2018

State and regional agency comments
 August 28, 2018

Adoption public hearings

LPA - October 18, 2018

BCC - June 4, 2019



Amendment 2018-2-A-1-2

(Request to Continue - July 2, 2019)

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 net developable acres

Proposed Five hundred (500) single-family residential units **Use:** (The units may be any combination of age-

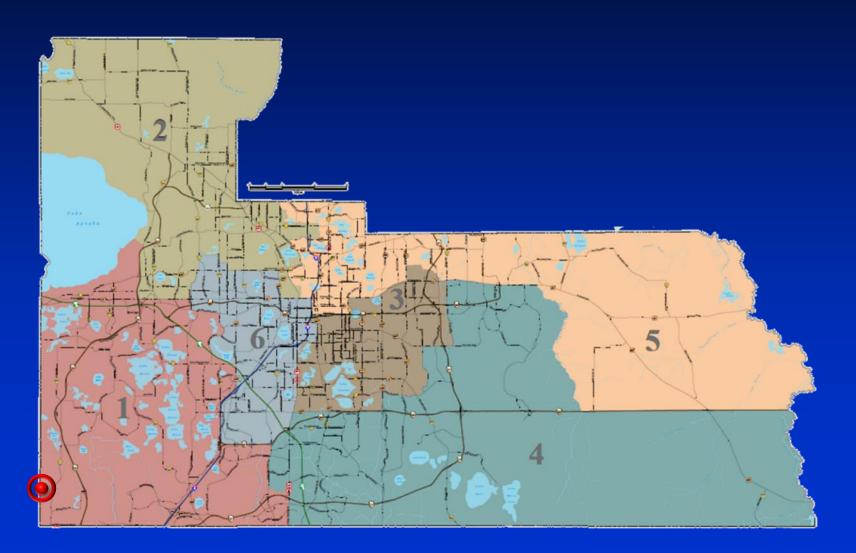
restricted, short-term rental, or market rate

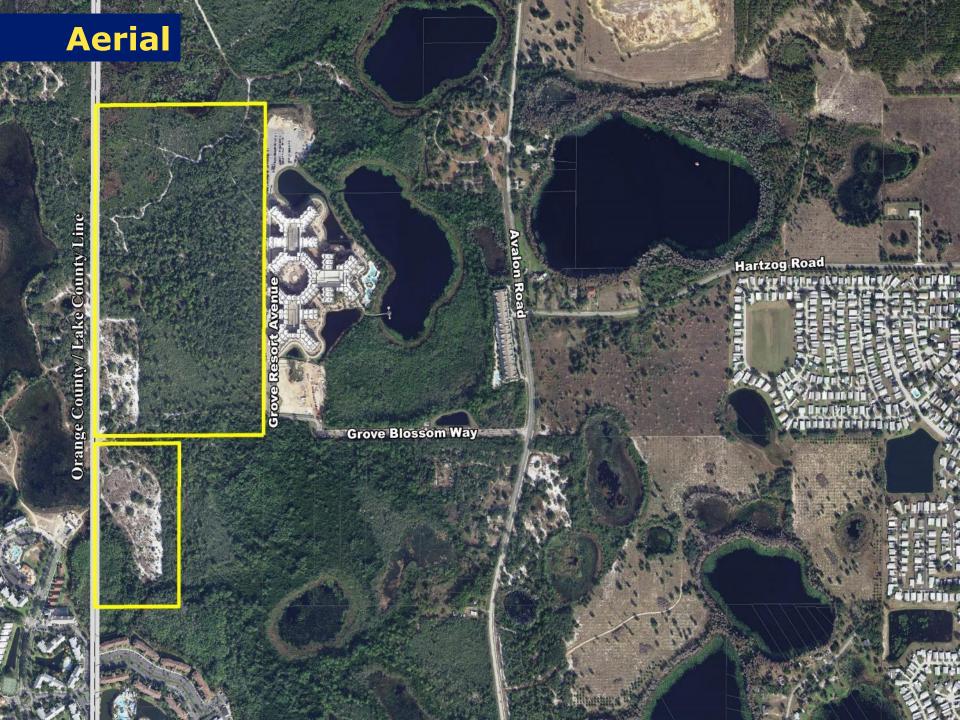
housing.)

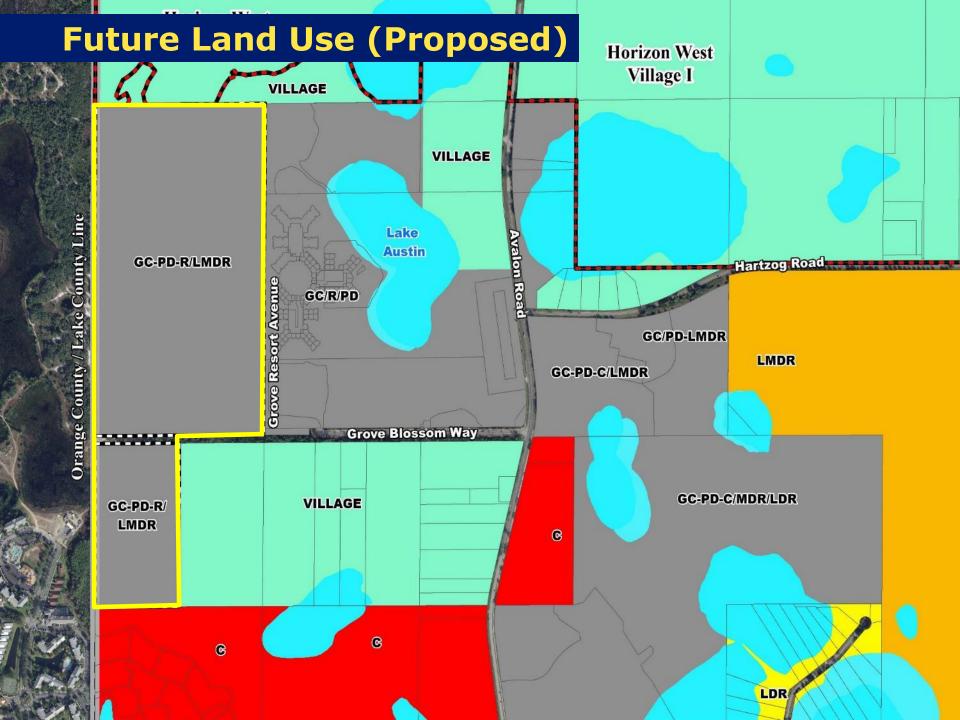


2018-2-A-1-2

Location









Amendment 2018-2-A-1-2

Staff Recommendation: CONTINUE

Action Requested:

Continue Case #2019-2-A-1-2 to July 2, 2019 (2:00 PM)



Amendment 2018-2-A-1-4 CDR-18-04-110

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 (FLUM Amendment)

485.10 gross acres (PD/LUP Substantial Change)

Proposed Use:

Up to 301 single-family dwelling units, 400 multi-

family dwelling units, 200 senior living units,

150,000 sq. ft. of neighborhood retail and/or office

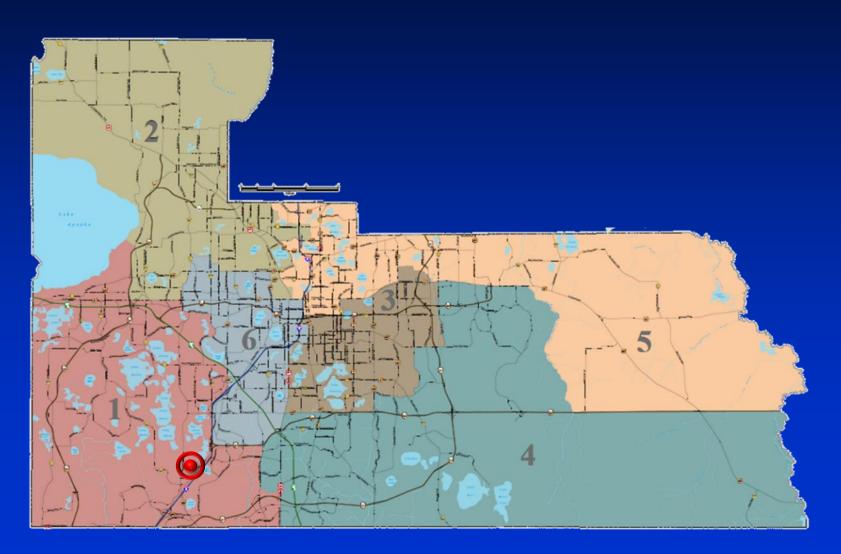
uses, 5.0-acre park, and 93.0 acres of conservation

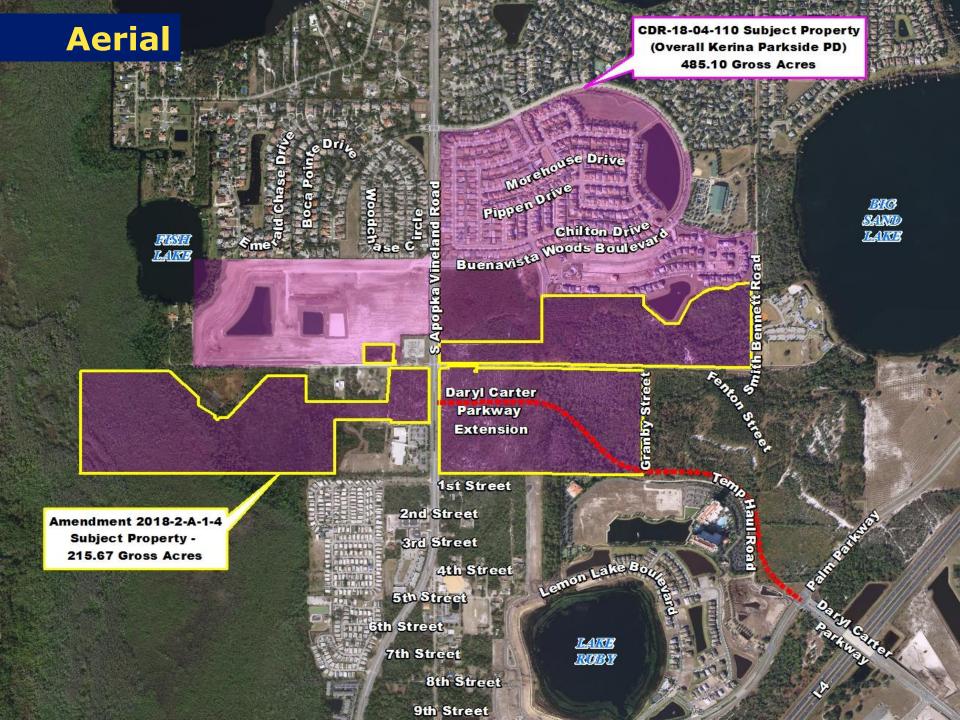
land/open space

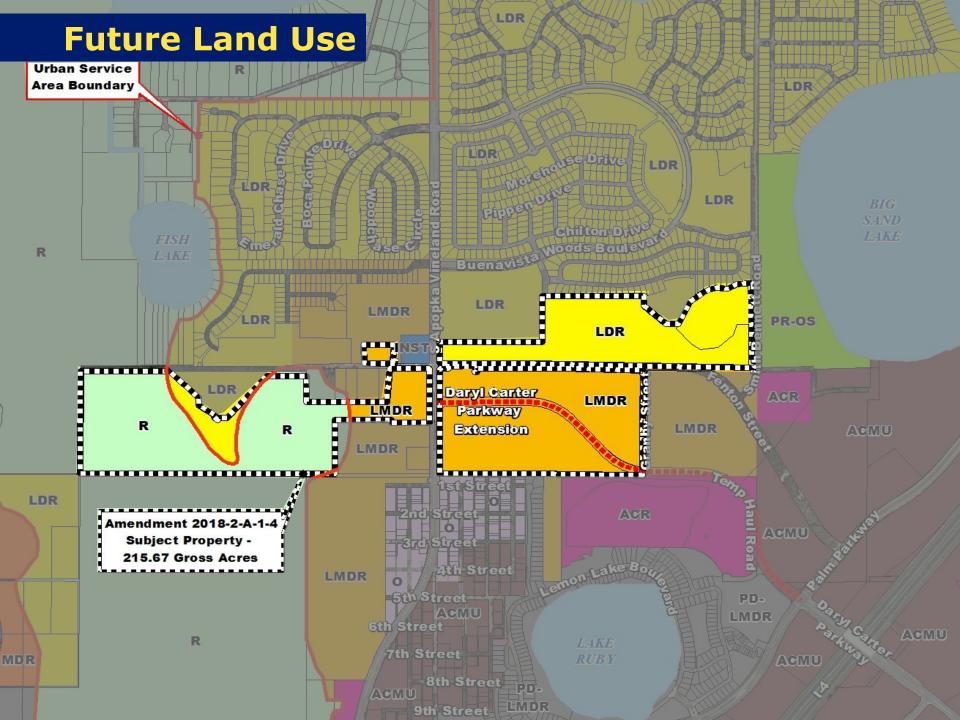


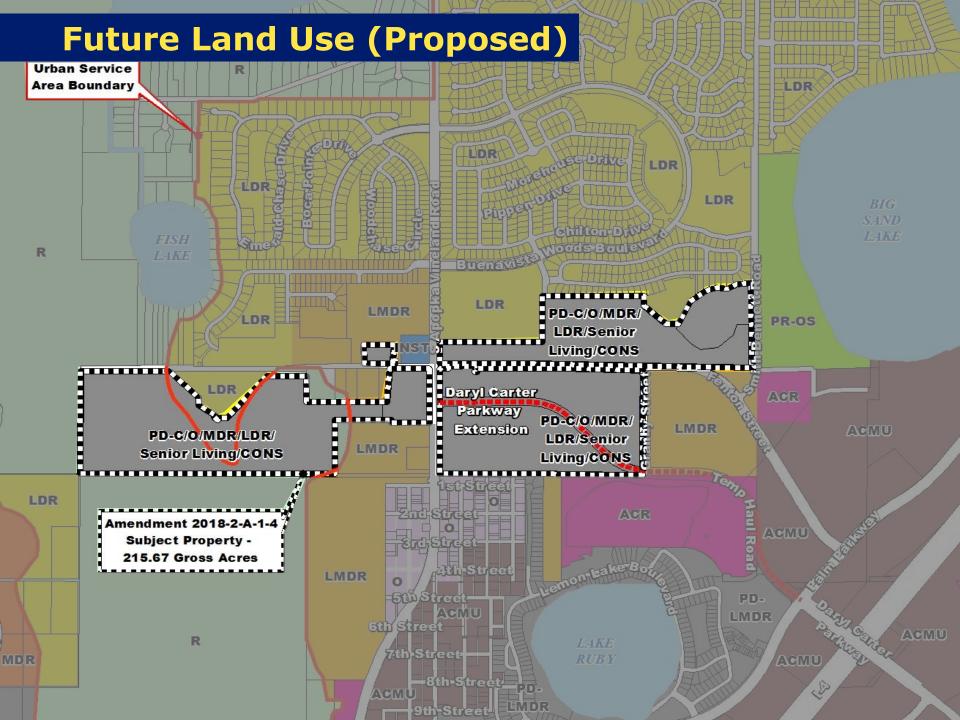
Amendment 2018-2-A-1-4 CDR-18-04-110

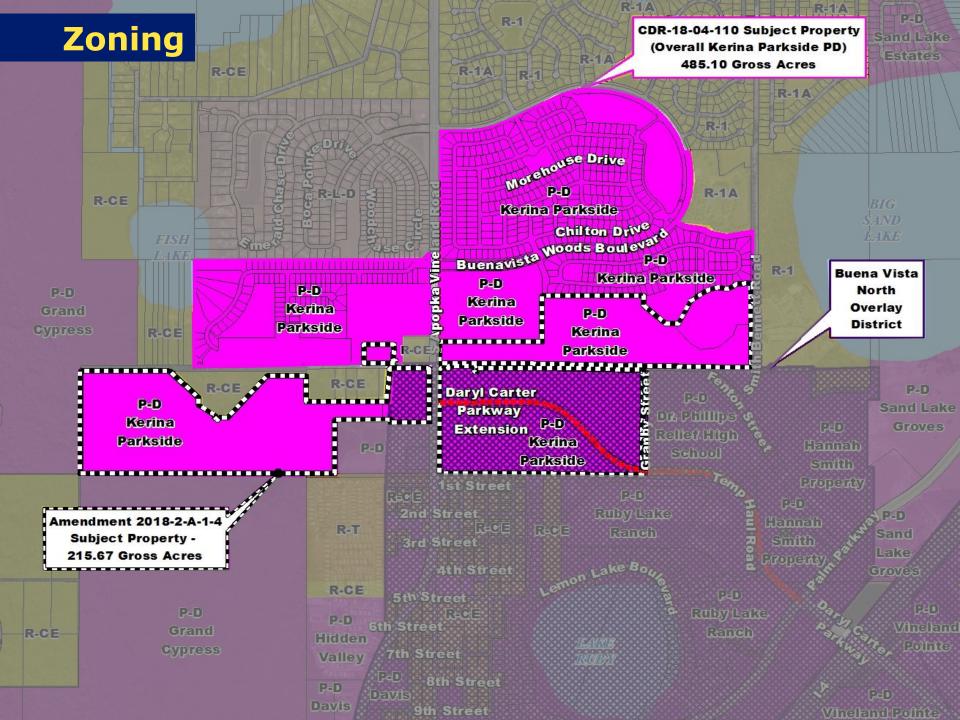
Location











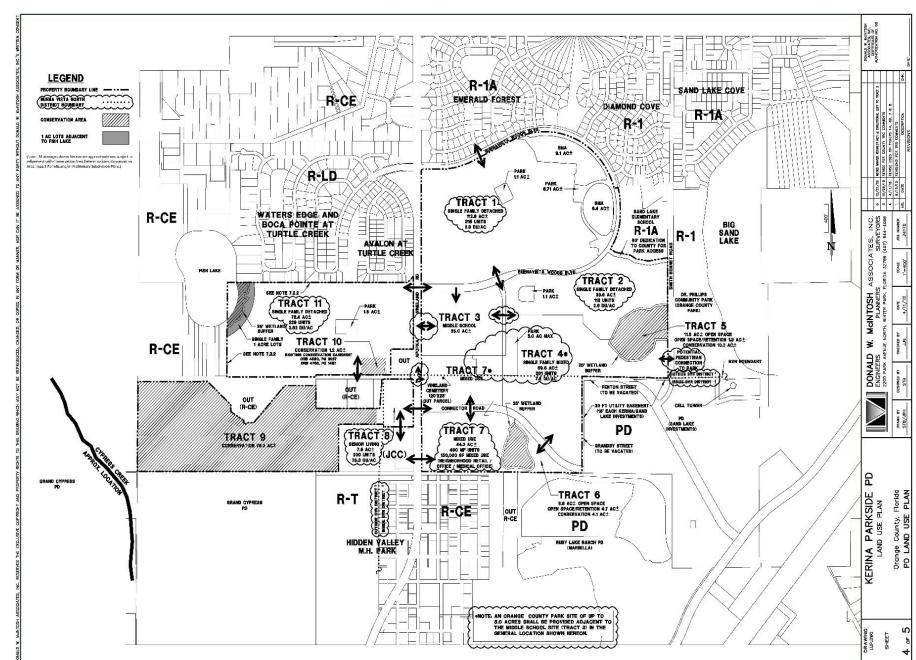


Summary of Proposed Changes

Kerina Parkside PD - Primary Tract Changes

Tract Number	Current Entitlements	Proposed Entitlements
4	530 townhomes	301 single-family attached and detached units
7	305 condominiums	400 multi-family dwelling units
		150,000 square feet of neighborhood retail and/or office uses
8	45 townhomes	200 senior living units

Kerina Parkside PD/LUP



Summary of Code Waivers

Condition #12 (24 Waivers)

- 11 From Buena Vista North (BNV) Standards
- 11 Landscape-related (e.g. tree specimens, reduced buffers)
- 7 Address Compatibility between Single & Multi-Family
- Majority are aimed at internal portions of the PD



Amendment 2018-2-A-1-4

Staff Recommendation: ADOPT

LPA Recommendation:

ADOPT

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; and Conservation Element Objective C1.4 and Policy C1.4.1);
- Determine that the proposed amendment is in compliance; and
- Recommend Adoption 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)

DRC Recommendation: APPROVE

Action Requested:

 Make a finding of consistency with the Comprehensive Plan and APPROVE the Kerina Parkside Planned Development/Land Use Plan (PD/LUP), dated "Received March 19, 2019", subject to the twenty-four (24) conditions, including waivers, listed in the staff report.



Additional Staff-Recommended Condition:

25. Any Preliminary Subdivision Plan (PSP) or Development Plan (DP) for Tracts 4 and 7 may not be approved until all requirements of the Fenton Street Petition to Vacate application (PTV-15-12-026) are completed to the County's satisfaction.



Action Requested:

• Make a finding of consistency with the Comprehensive Plan and APPROVE the Kerina Parkside Planned Development/Land Use Plan (PD/LUP), dated "Received March 19, 2019", subject to the twenty-four (24) DRC-recommended conditions, including waivers, and additional Condition #25, as presented by staff.



Board-Revised Conditions:

- 1) Delete Waiver "L" under Condition #12.
- 2) Replace Condition #22 with the following:

"The applicant shall convey to the County the 5.0 acre park and/or ballfields as depicted on Sheet 4 of the Land Use Plan. In addition to the 5.0 acre park shown on Sheet 4 of the LUP, the applicant shall convey to the County the remnant triangular property to the northeast of the park site, which is created by the alignment of the north-south road that connects Buenavista Woods Boulevard to the Connector Road. The applicant shall also provide the sketch and legal description of the property to be conveyed prior to submittal of any PSP or DP within the PD, and shall convey the property to Orange County prior to January 1, 2020."



Board-Revised Conditions:

3) Add New Condition #26:

"Sale of alcoholic beverages for on-premises consumption, including drinking establishments, cocktail lounges, pubs and bars is prohibited, with the exception of a food service establishment which derives more than 51 percent of its gross food and beverage revenue from the sale of food and non-alcoholic beverages, which may have ancillary alcoholic beverage sales."

4) Add New Condition #27:

"All lots on the northern boundary of Tract 4 that are adjacent to single-family residential lots within Tract 2 shall conform to the minimum lot width and lot area of those lots within Tract 2."

Action Requested:

Make a finding of consistency with the Comprehensive Plan and APPROVE the Kerina Parkside Planned Development/Land Use Plan (PD/LUP), dated "Received March 19, 2019", subject to the twenty-four (24) DRC-recommended conditions with the following revisions:

- Delete Waiver #12(L)
- Revise Condition #22 (Park-Related)
- Add New Conditions:
 - #25 (PTV requirements prior to PSP/DP);
 - #26 (Prohibition of alcohol sales); and
 - #27 (Lot sizes within Tract 4 adjacent to Tract 2)



Amendment 2018-2-A-1-6 LUPA-18-05-175

Agent: Erika Hughes, VHB, Inc.

Owner: M.L. Carter Services, Inc., as Successor Trustee of

the Carter-Orange 105 Sand Lake Land Trust, Daryl

M. Carter, Trustee, Carter-Orange 105 Sand Lake

Land Trust

From: Activity Center Mixed Use (ACMU), Activity Center

Residential (ACR), and Low-Medium Density

Residential (LMDR) and A-2 (Farmland Rural

District) and PD (Planned Development District)

To: Planned Development-Commercial/Medium-High

Density Residential (PD-C/MHDR) and PD (Hannah

Smith Property PD)

Acreage: 86.84 gross acres /84.04 net developable acres

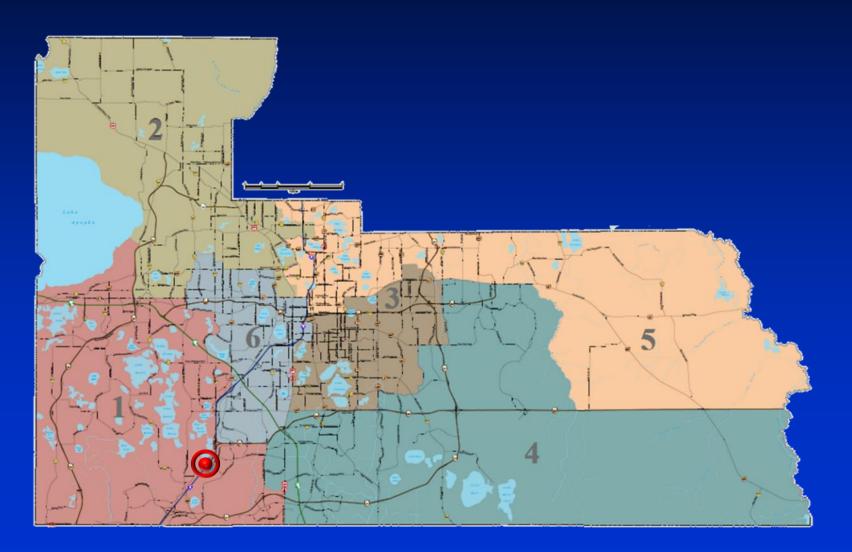
Proposed Up to 1,800 residential dwelling units and up to

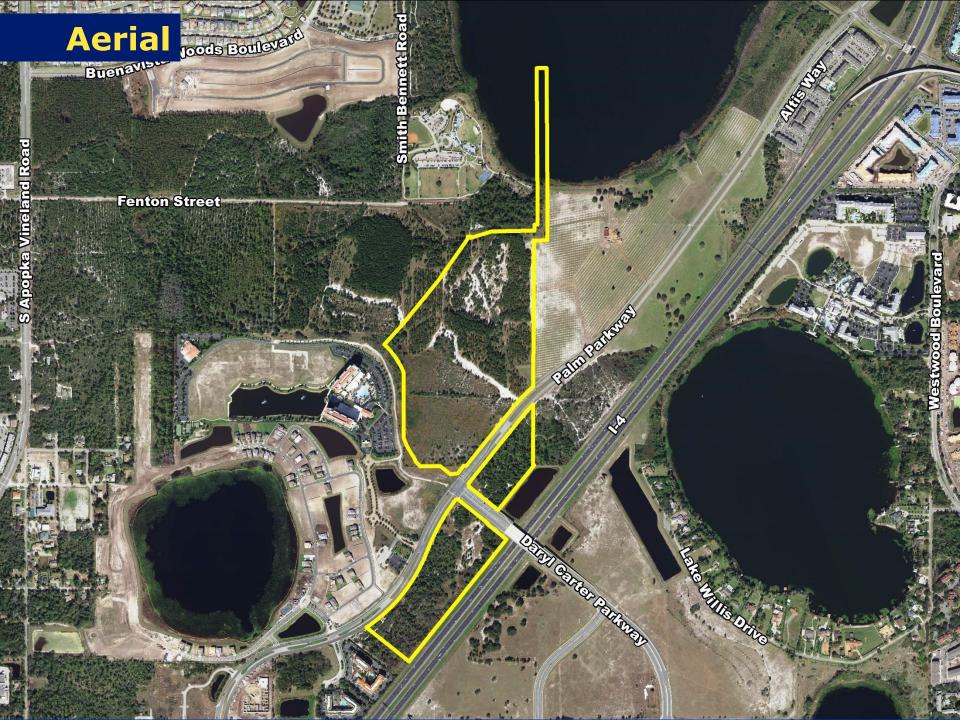
Use: 415,142 square feet of commercial uses

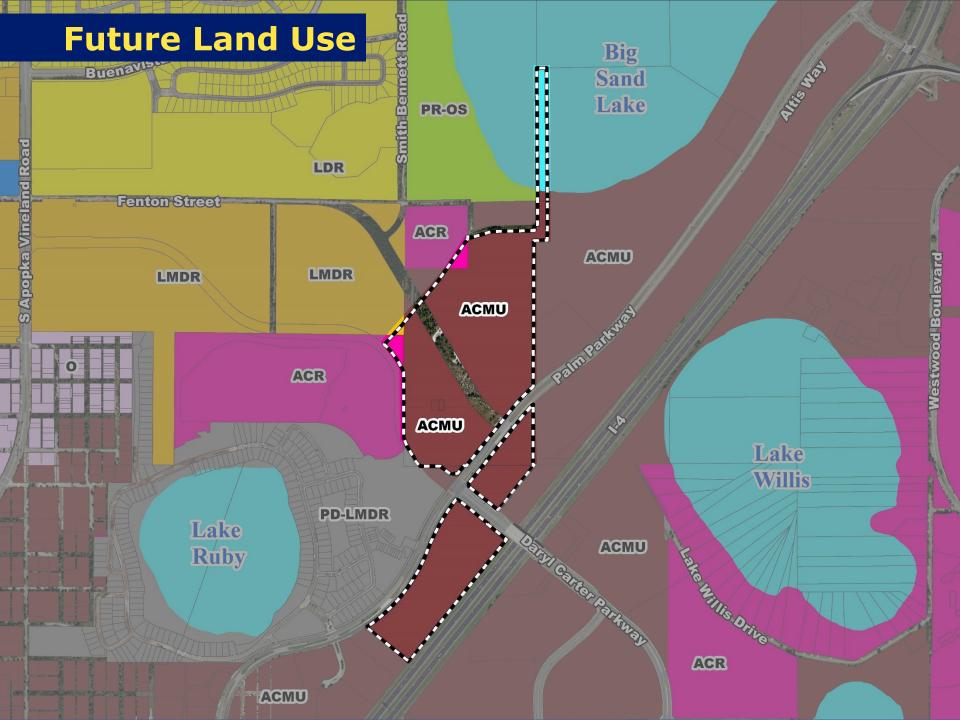


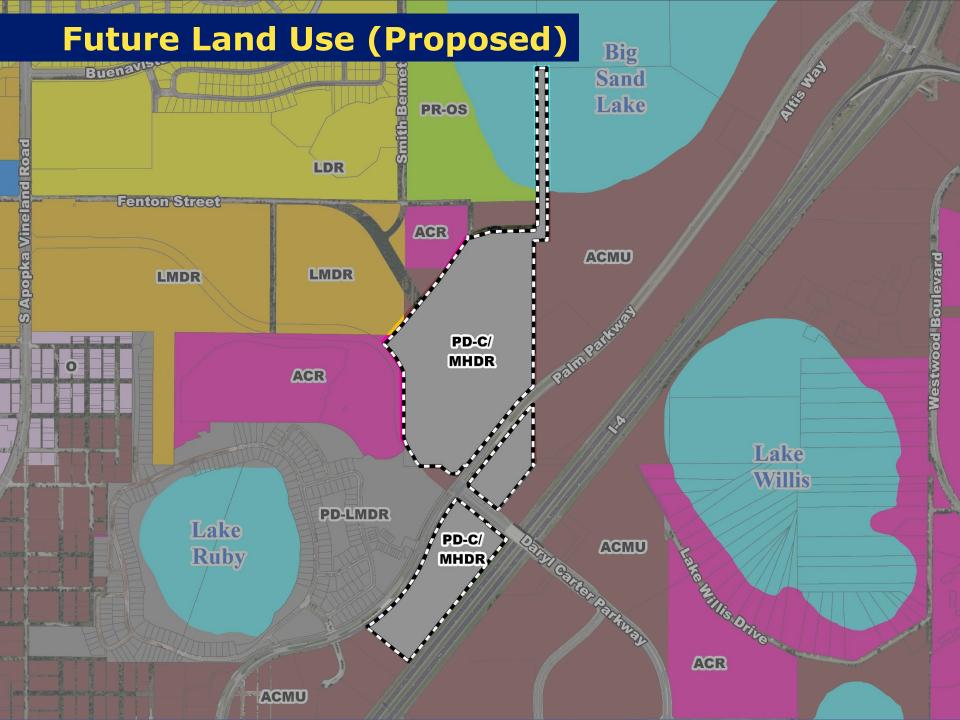
Amendment 2018-2-A-1-6 LUPA-18-05-175

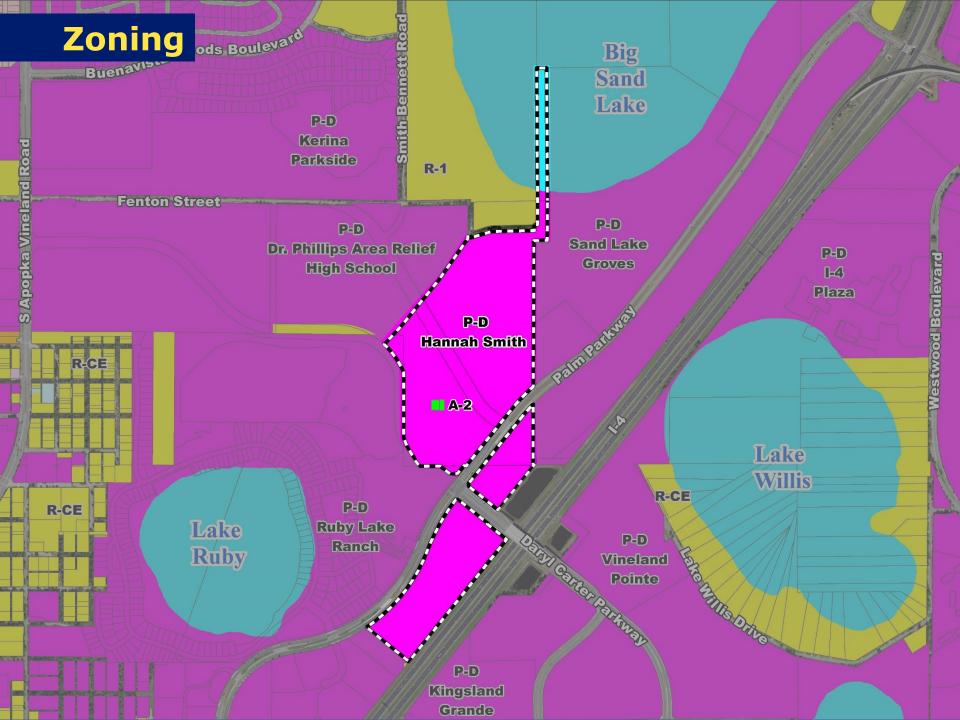
Location

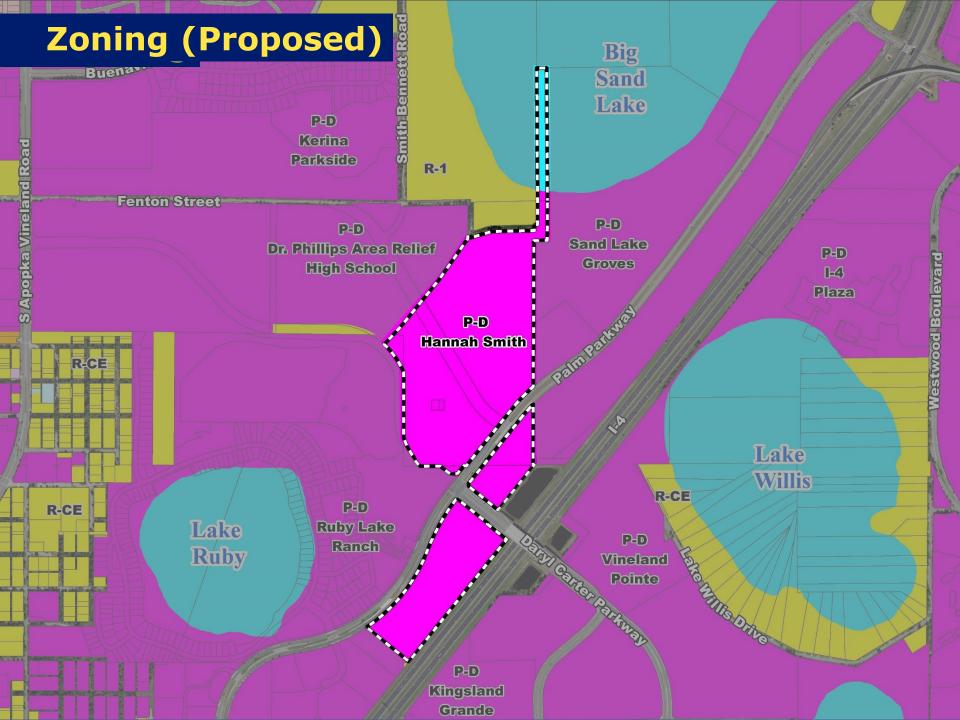




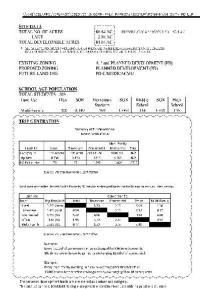








Hannah Smith Property PD/LUP



Permitted occurs acial uses that I include all C-1 permitted may. In addition to C-1 uses, the uses, listed below shall be permitted from the ACMU partiels only. Business and Personal services Hotelmotel/fine-share , Retail Uses Medical offices Nietif elcas Votarnacy Hoalth seas Car wash Priblic community facilities & services Car rental assence Lannelry and dry alazains Fazing and Drinking Farablishments. Trave: Agent Watehouses, anall are to other uses permitted Child care вуниям д ныдн MAX NONRESIDENTIAL BEIGHT MAX RESIDENTIAL TEIGHT CARROLLEG BELLE A DE SEAL CRES EL PROMETER CONTRACTA

O WASTE RECESSOR O CONTRACTOR DE CHAR / DRINGTY SON-RESIDEN TAL RESIDENTIAL MAX 33 UNITS: AC. BILL BOYCENS AND BOYCE CHOOSE SHALL BY OBSEINING SOME OF THE

AND FASCIA SIGNS SEALL COMPLY WITH ORANGE OUTNITY CODE CEAPTER 21/5 DUENA VISTA NORTH STANDARDS. SCILLS OMPLY WITH SPCTION SRIESZ SOSTHEORANGE COUNTY

WILL COMPLY WITH CHAPTER 25 AND CHAPTER 28, DIVISION 9 OF THEORANCH COLNTY OF UNIVERSALVATION FAVOR BEEN REQUESTED.

FHASING. YULTI-PHASES, EXACT NUMBER OF PHASES WILL BE DETERMINED LATER.

> NON-KESTULIN TALLWILL COMPLY WITH SECTION 38 LSDG OF THE OBANGE COUNTY IDE UNIESS A WATVER HAS BEEN BEQUES ED PLEASE REEFR TO THE RESIDENTIAL DEVELOPMENT STANDARDS TABLE FOR RESIDENTIAL SETBACKS.

DARYL CARTER FARKWAY:

WATER SERVICE DRANGE COUNTY ORANGE COUNTY
ORANGE COUNTY
WILL COMPLY WITH ORANGE COUNTY STANDARDS. REGLAIMED WATER: FIREFLOW: STORWWATER IN ACCORDANCE WITH CHANGE COUNTY AND SHETH FLORED WATER MANAGEMENT REQUIREMENTS.

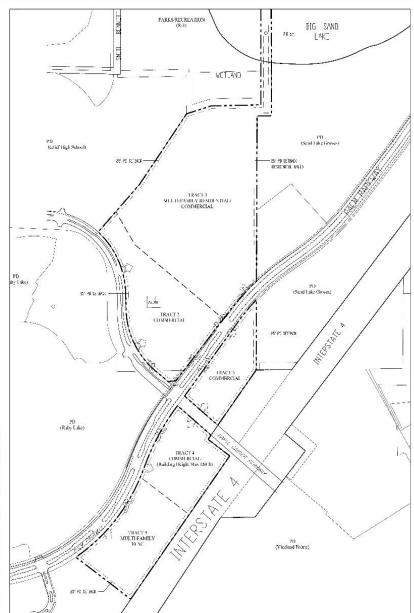
DEVELOPMENT STANDARDS RESIDENTIAL Multi-Family Max Building Height 115' (9-skiries)* Min Living Area Max Lot Coverage 0.30 Setbacks Front Rear Side Corner/Side Street PD Perimeter & Residential Wall Roadway Sethicles From Palm Parkway From Interstate 4 From Daryl Carter Parkway Building Separation ** Whiter Request 922 *** Building separation for Tract 5 is 20' per Waiver Request approved by BCC on March 6, 2018. NON-RESIDENTIAL Commercial 80% of Land Area® NHWE Elevation Setback

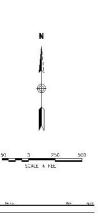
ACCESS: ACCESS ALONG DARYL CARTER PARKWAY IN ACCORDANCE WITH THE ACTIVITY CENTER TURKEY LAKE ROAD AGREEMENT WHICH

- THE HANNAH SMITH PROPERTY SHALL BE SERVED BY NOT LESS THAN FIVE SERVICE MEDIAN OPENINGS IN SEGMENT B.
- 2. EACHTULE SERVICE MEDIAN OPENING SHALL BE NOT LESS THAN 660 FEET FROM ANY OTHER LULL SERVICE MEDIAN OPENING PROVIDED, HOWEVER THE COUNTY ENGINEER SHALL HAVE THE ALTHORITY ID. ALLOW LESS DISTANCE BETWEEN PLEE SERVICE MEDIAN OPENINGS. THAN PROVIDED HEREIN, AS MAY BE NECESSITATED BY SELF DESIGN OR COOR ENGINEERING PRACTICES AS DETERMINED BY THE COUNTY
- RIGHT-DV RIGHT-OUT ACCESS POINTS SHALL NOT BE LESS THAN 330 FEET FROM ANY OTHER RIGHT-IN: RIGHT-OUT ACCESS OUT OF FULL SERVICE MEDIAN OPENING: PROVIDED, HOWEVER, THE COUNTY ENGINEER SHALL HAVE THE AUTHORITY TO ALLOW LESS DISTANCE BETWEEN ANY RIGHT-INZUGHT-OHE ACCESS POINTS OR TELL SERVICE MEDIAN. OPENINGS THAN PROVIDED HEREIN, AS MAY BE NECESSITATED BY SITE DESIGN OR GOOD ENGINEERING PRACTICES AS DETERMENED BY THE COUNTY ENGINEER.

NOTES:

- 1. PER POLICY PLUI 12C DENSITY AND FLOOR AREA RATIO (FAR) CALCULATION IS DETERMINED BY DIVIDING THE TOTAL NUMBER OF INITS/SQ, FOOTAGE BY THE NET DEVELOPABLE LAND AREA. THE NET DEVELOPABLE LAND AREA FOR DENSITY AND FAR CALCULATION. (INTENSITY) IS DEFINED AS THE GROSS LAND AREA, EXCLUDING SURFACE WATER AND CERTAIN CONSERVATION AREAS FROM THE LAND. AREA CALCULATIONS IN ORDER TO INCLUDE NEW CLASS I, II, AND III CONSERVATION AREAS IN THE DENSITY AND FAR CALCULATIONS, THE PARCELS SUALL HAVE AN APPROVED CONSERVATION AREA DETERMINATION (CAD) AND AN APPROVED CONSERVATION AREA IMPACE PERMIT FROM THE GRANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION
- OPEN SPACE WILL BE PROVIDED PER SEC. 38-1234 OF THE ORANGE COUNTY LDC. OPEN SPACE CALCULATIONS WILL BE PROVIDED AT
- IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSEY APPROVED BY THE BCC ARE INVALID.
- PER BCC CONDITION OF APPROVAL 25 FROM FEBRUARY 26, 2001. NO MOTORIZED WATERCRAFT SHALL BE PERMITTED ONTO BIG SAND LAKE
- DEVELOPMENT STANDARDS FROM THE BUENA VISTA NORTH OVERLAY (SECTION 38.1393) SHALL BE FOLLOWED UNLESS A WAIVER IS REQUESTED AND GRANTED BY THE BCC.
- PER THE PALM PARKWAY TO APOPKA-VINELAND CONNECTOR ROAD. AGREEMENT, DARYL CARTER PARKWAY WILL BE DEDICATED TO ORANGE COUNTY, FENTON STREET WILL BE VACATED.







Tr. Syclation Land Devalopment Environmental Services

223 E. Robinson Street, State 300 Ork vio, Florica 97801 407-858 - 035 • PAX - 97-859-4668 Cyclinetic of Anthonium on Number 4932

> **HANNAH SMITH** PROPERTY PD

Orange County, Florida

Land Use Plan

March 14, 2019 63201 00 ANNUAL CUTA OF THE PART

STEBACKS:



Amendment 2018-2-A-1-6

Staff Recommendation: ADOPT LPA Recommendation: ADOPT 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 Adoption 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)



DRC Recommendation: APPROVE PZC Recommendation: APPROVE

Action Requested:

 Make a finding of consistency with the Comprehensive Plan and APPROVE the Hannah Smith Property Planned Development/Land Use Plan (PD/LUP), dated "Received March 28, 2019", subject to the fifteen (15) conditions, including waivers, listed in the staff report.

LUPA-18-05-175

Staff-Recommended Revised Condition #11:

- o) A waiver from Section 38-1394(1)(b) is requested within Tracts 1, 2, 3 and 4 to allow one shade tree every fifty (50) feet at minimum of four-inch (4") caliper with a minimum height of fourteen (14) feet and three (3) ornamental trees every one-hundred (100) feet, in lieu of one (1) shade tree every forty (40) feet at a minimum of four-inch caliper with a minimum height of fourteen (14) feet and 3 ornamental trees every one hundred feet for collector roads. It is also requested to permit specimen palms, in addition to canopy trees, to meet the requirement. Palms may comprise no more than 25% of the required shade trees.
- p) A waiver from Section 38-1394(1)(c) is requested within Tracts 1, 2, 3 and 4 to also permit specimen palms as canopy trees and palms as understory trees in reference to three (3) shade trees for every one hundred (100) feet, four-inch caliper, 14-foot height minimum; or five (5) under-story trees in tree-wells for every one hundred (100) feet. Palms may comprise no more than 25% of the required understory trees.
- q) A waiver from Section 38-1394(2) is requested within Tracts 1, 2, 3 and 4 to allow for specimen palms, in lieu of laurel oaks and in addition to live oaks as streetscape shade trees. Palms may comprise no more than 25% of the required streetscape shade trees.



Additional Staff-Recommended Condition:

16. Any Preliminary Subdivision Plan (PSP) or Development Plan (DP) for Tracts 1 and 2 may not be approved until all requirements of the Fenton Street Petition to Vacate application (PTV-15-12-026) are completed to the County's satisfaction.



Action Requested:

• Make a finding of consistency with the Comprehensive Plan and APPROVE the Hannah Smith Property Planned Development/Land Use Plan (PD/LUP), dated "Received March 28, 2019", subject to the fifteen (15) PZCrecommended conditions, including the revised waivers, and additional Condition #16, as presented by staff.



Board-Added Condition:

17) The PD shall be limited to a maximum of 415,142 square feet of commercial uses and a maximum of 1,300 multifamily residential dwelling units.

Action Requested:

• Make a finding of consistency with the Comprehensive Plan and APPROVE the Hannah Smith Property Planned Development/Land Use Plan (PD/LUP), dated "Received March 28, 2019", subject to the fifteen (15) PZCrecommended conditions, including the revised waivers and the following new Conditions as presented or discussed:

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#16 - (PTV requirements prior to PSP/DP), and
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#17 - (Reduced Development Program)



Board of County Commissioners

2018-2 Session IV Regular Cycle Staff-Initiated Text Amendments

Adoption Public Hearings

June 4, 2019



Amendment 2018-2-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



Amendment 2018-2-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 2018-2-B-FLUE-2, consistent with today's actions



2018-2 Session IV Regular Cycle 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

Comprehensive Plan

Public Hearings

End

June 4, 2019