

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)

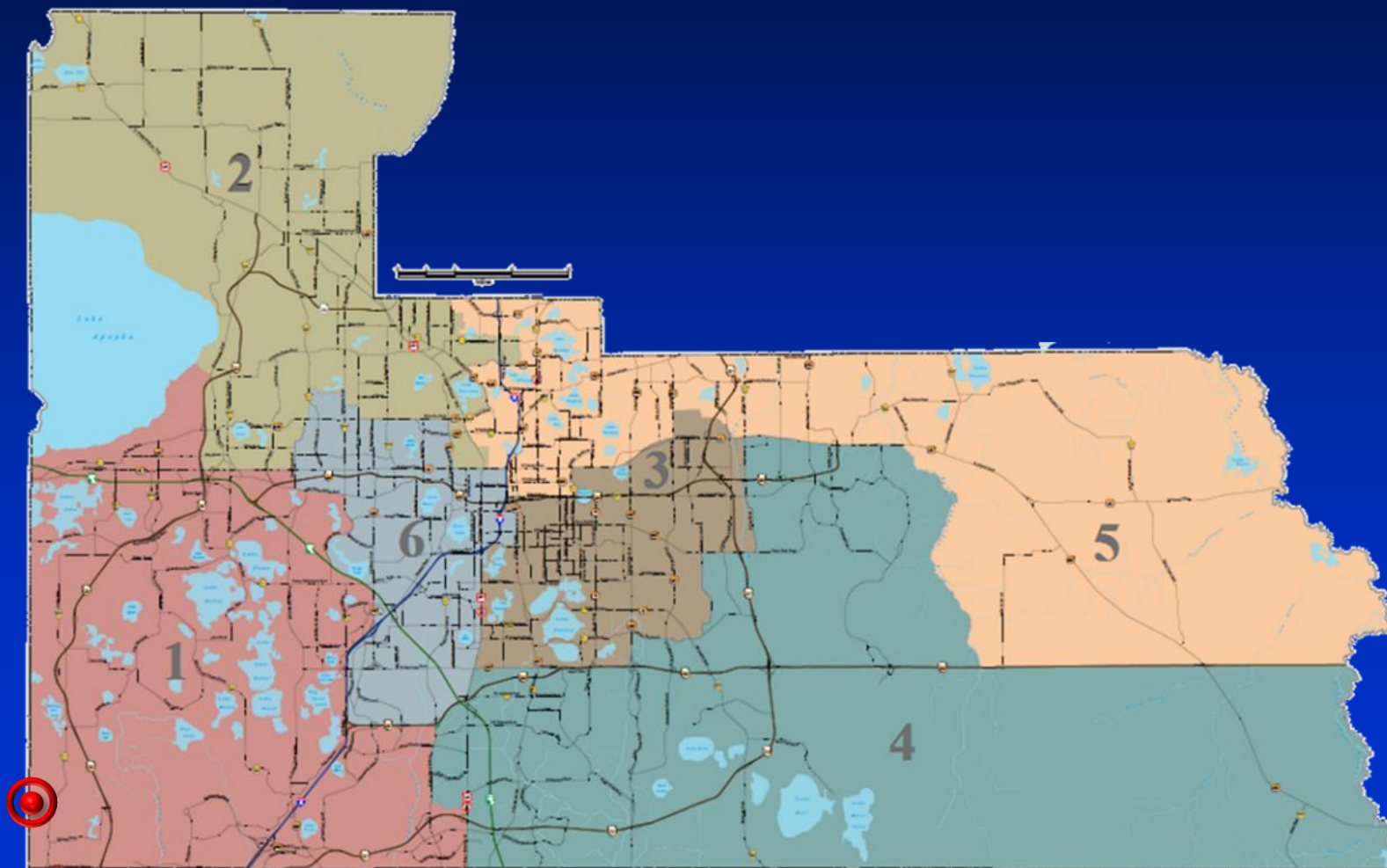
Acreage: 108.03 gross acres/96.29 net developable acres

Proposed 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

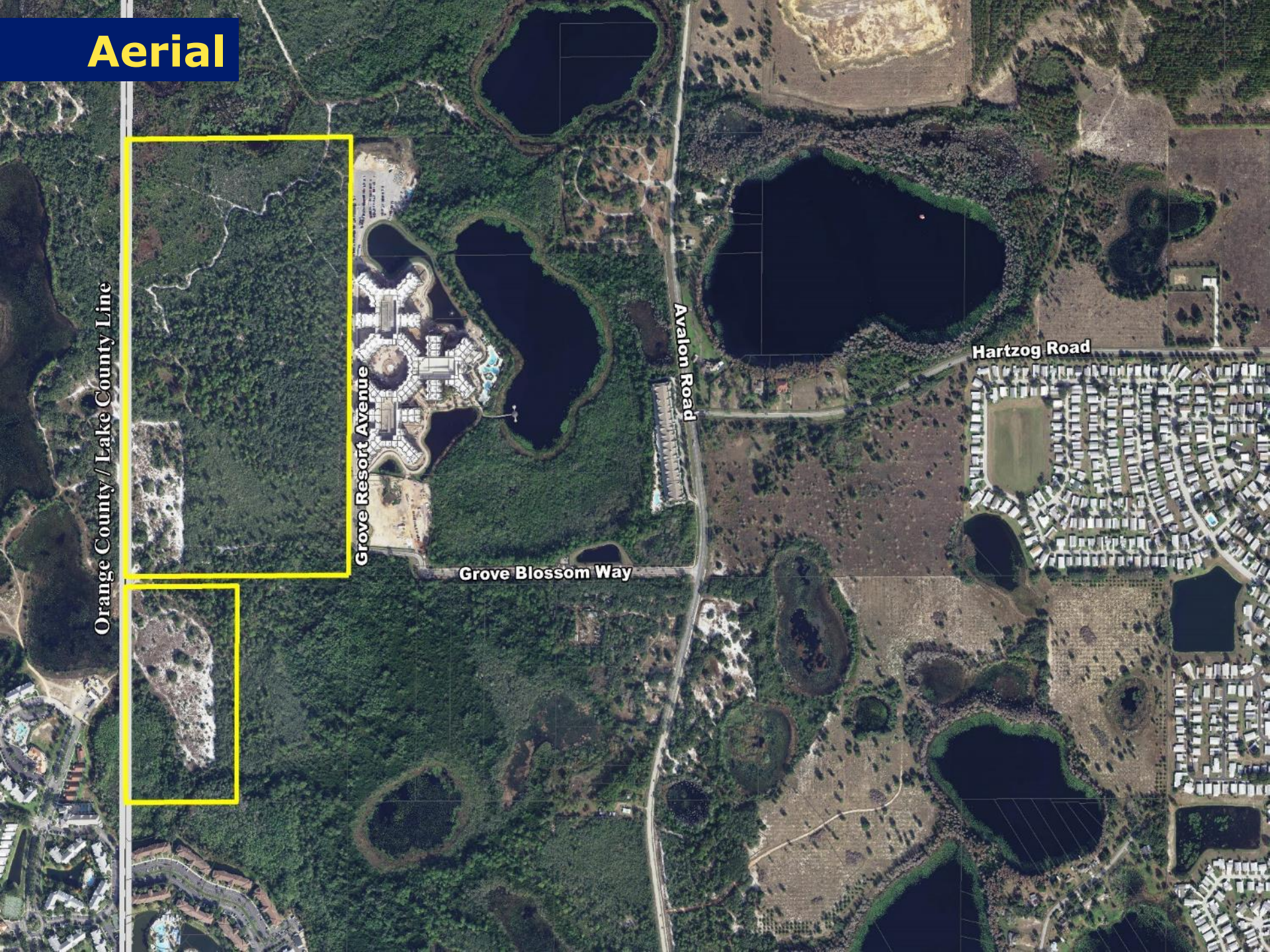
Orange County / Lake County Line

Grove Resort Avenue

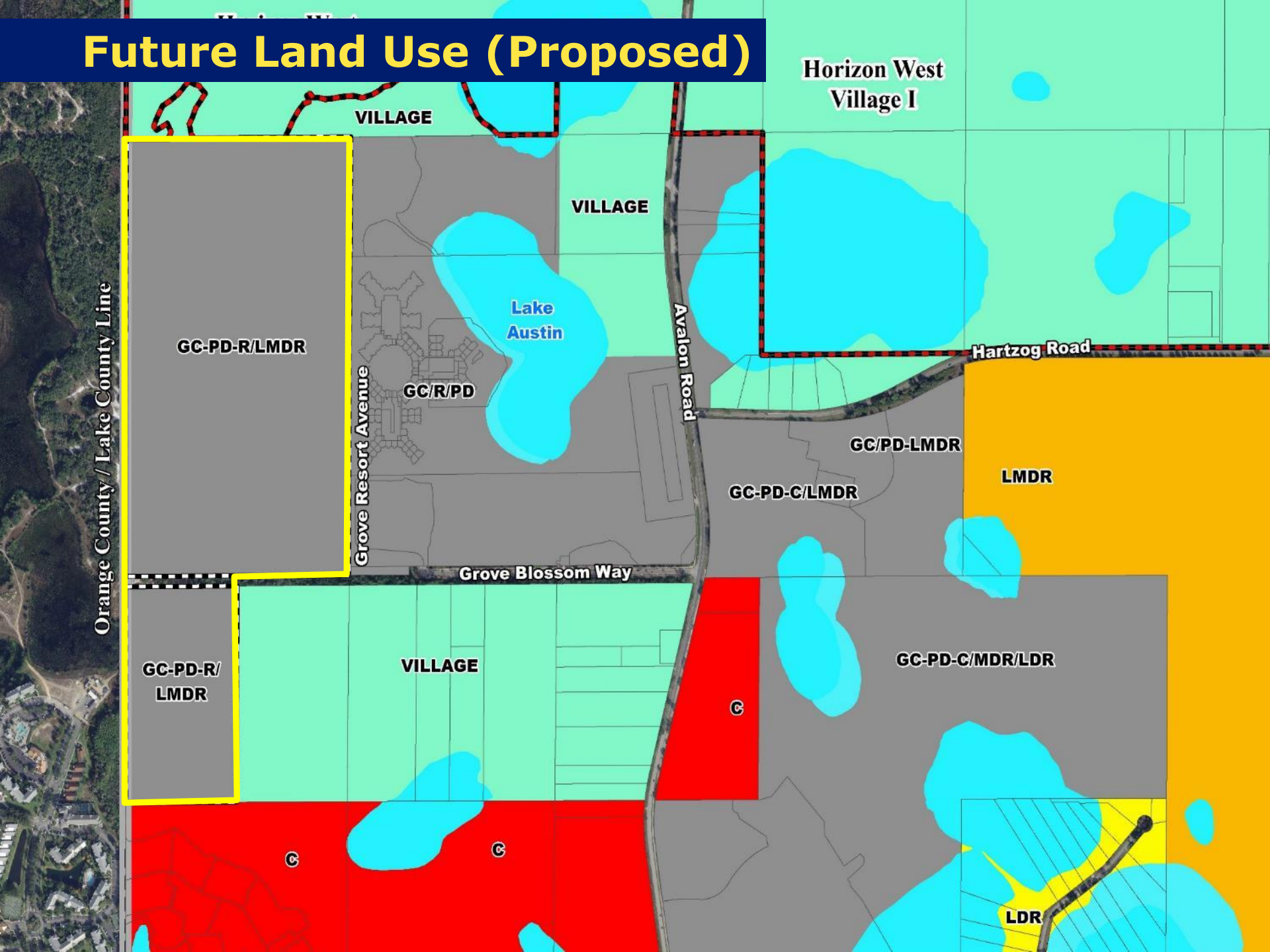
Grove Blossom Way

Avalon Road

Hartzog Road



Future Land Use (Proposed)





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

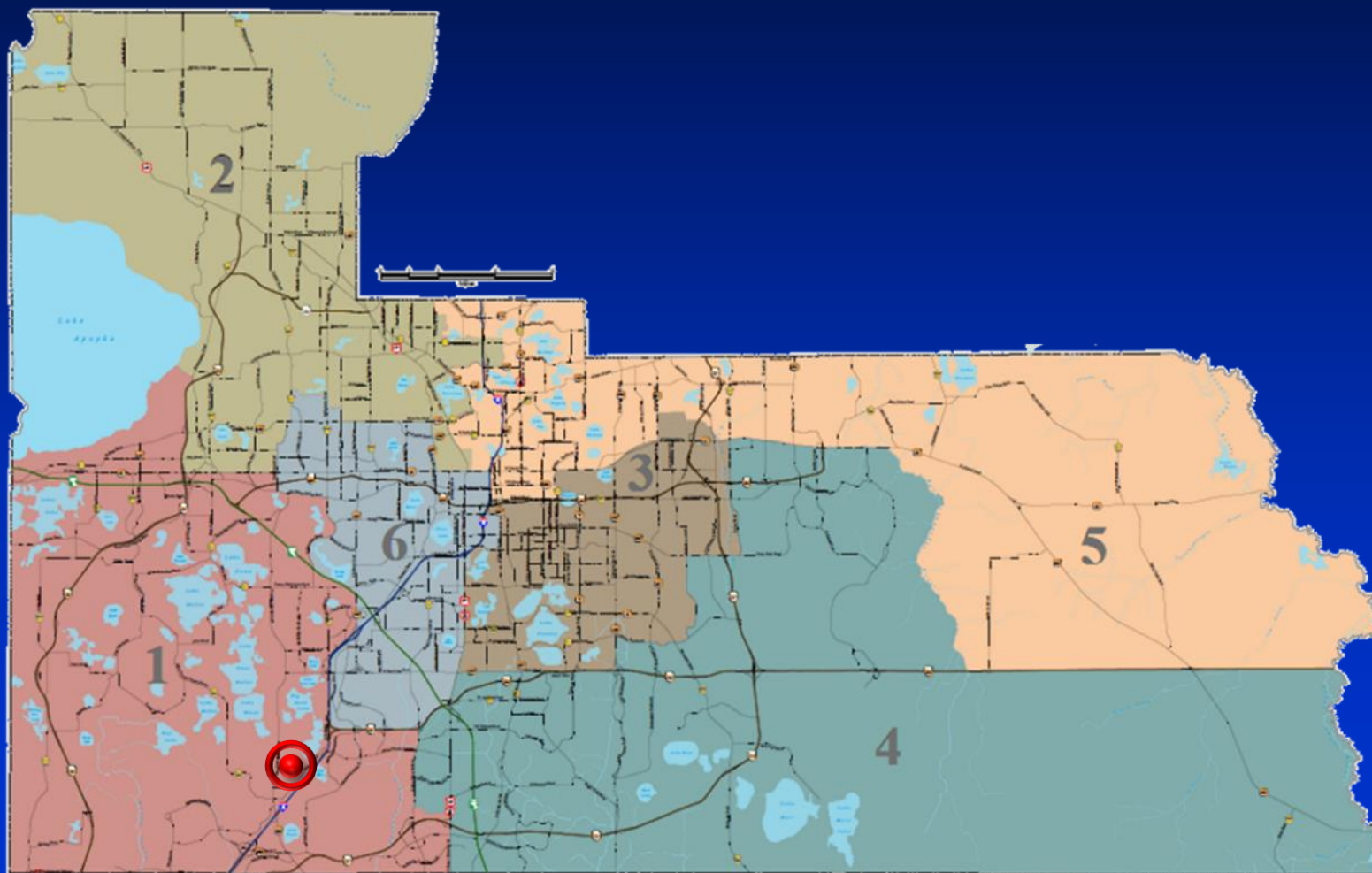
- Agent:** Miranda F. Fitzgerald, Esq., Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- Owner:** Kerina Wildwood, Inc., Kerina Village, Inc., Kerina Inc., and Kerina Parkside Master, Inc.
- From:** Low Density Residential (LDR), Low-Medium Density Residential (LMDR), and Rural/Agricultural (R)
- To:** 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



Aerial

CDR-18-04-110 Subject Property
(Overall Kerina Parkside PD)
485.10 Gross Acres

FISH
LAKE

BIG
SAND
LAKE

Amendment 2018-2-A-1-4
Subject Property -
215.67 Gross Acres

Daryl Carter
Parkway
Extension

1st Street

2nd Street

3rd Street

4th Street

5th Street

6th Street

7th Street

8th Street

9th Street

Lemon Lake Boulevard

LAKE
RUBY

Smith Bennett Road

Temp Haul Road

Palm Parkway

Daryl Carter
Parkway

I-4

S Apopka Vineland Road

Morehouse Drive
Pippen Drive

Chilton Drive

Buena Vista Woods Boulevard

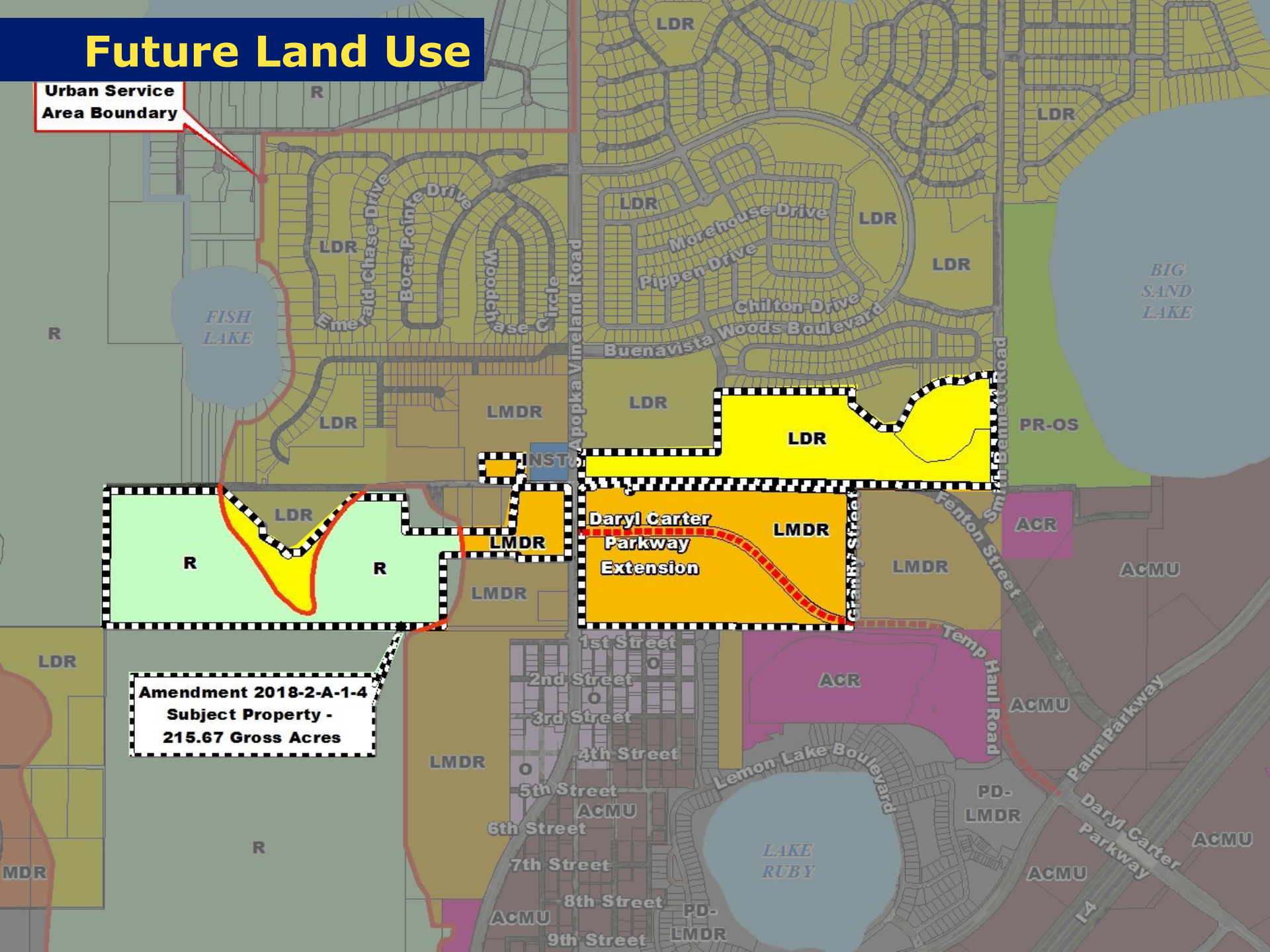
Granby Street

Emerald Chase Drive
Boca Pointe Drive

Woodchase Circle

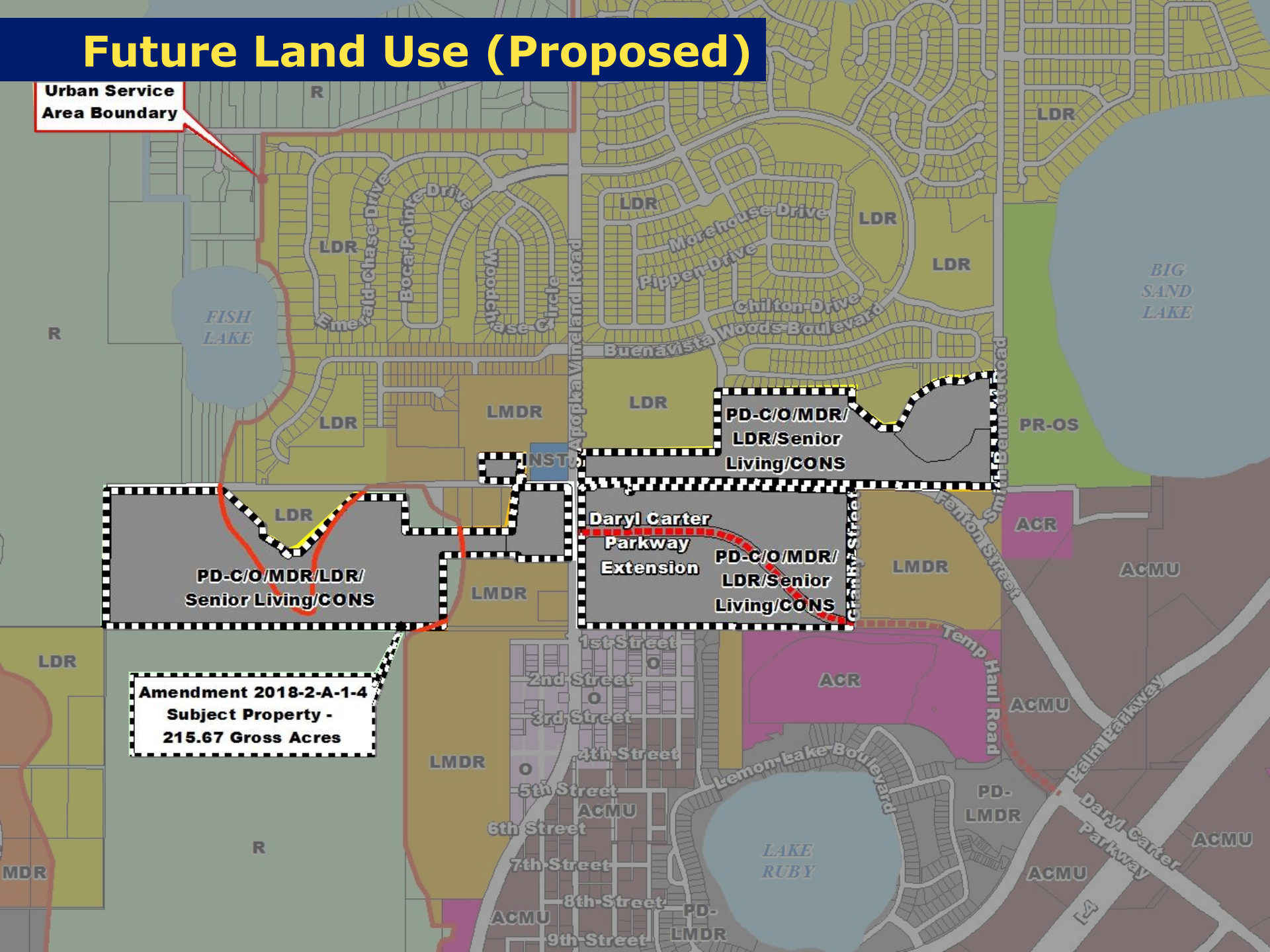
Future Land Use

Urban Service
Area Boundary



Future Land Use (Proposed)

Urban Service
Area Boundary



Amendment 2018-2-A-1-4
Subject Property -
215.67 Gross Acres

PD-C/O/MDR/LDR/
Senior Living/CONS

Daryl Carter
Parkway
Extension

PD-C/O/MDR/
LDR/Senior
Living/CONS

PD-C/O/MDR/
LDR/Senior
Living/CONS

PR-OS

ACR

ACMU

ACR

ACMU

PD-
LMDR

ACMU

ACMU

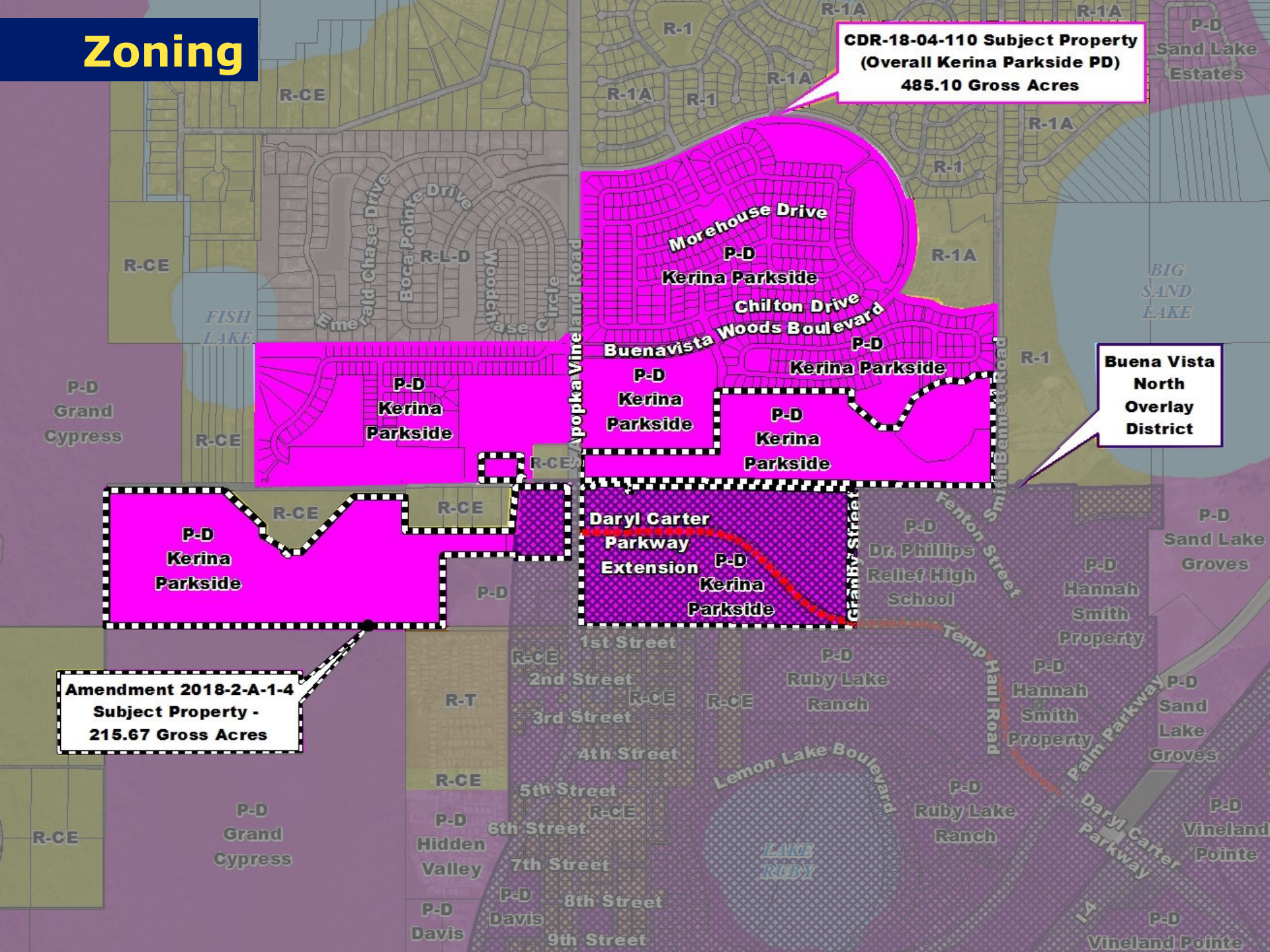
I-4

Zoning

CDR-18-04-110 Subject Property
(Overall Kerina Parkside PD)
485.10 Gross Acres

Buena Vista North Overlay District

Amendment 2018-2-A-1-4
Subject Property -
215.67 Gross Acres

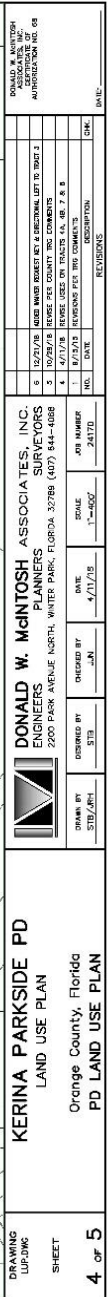




Summary of Proposed Changes

| 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 |

| | | |
|-----|---|--------------------------|
| SSH | 5 | PROJECT: PARKSIDE 20 LUP |
| 4 | 5 | SHEET TITLE: LUP |
| 4 | 5 | DWG FILE NAME: \parks\ |
| 4 | 5 | XREF FILE NAME: |





CDR-18-04-110

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)**



CDR-18-04-110

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.**



CDR-18-04-110

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.**



CDR-18-04-110

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.



CDR-18-04-110

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."



CDR-18-04-110

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."



CDR-18-04-110

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

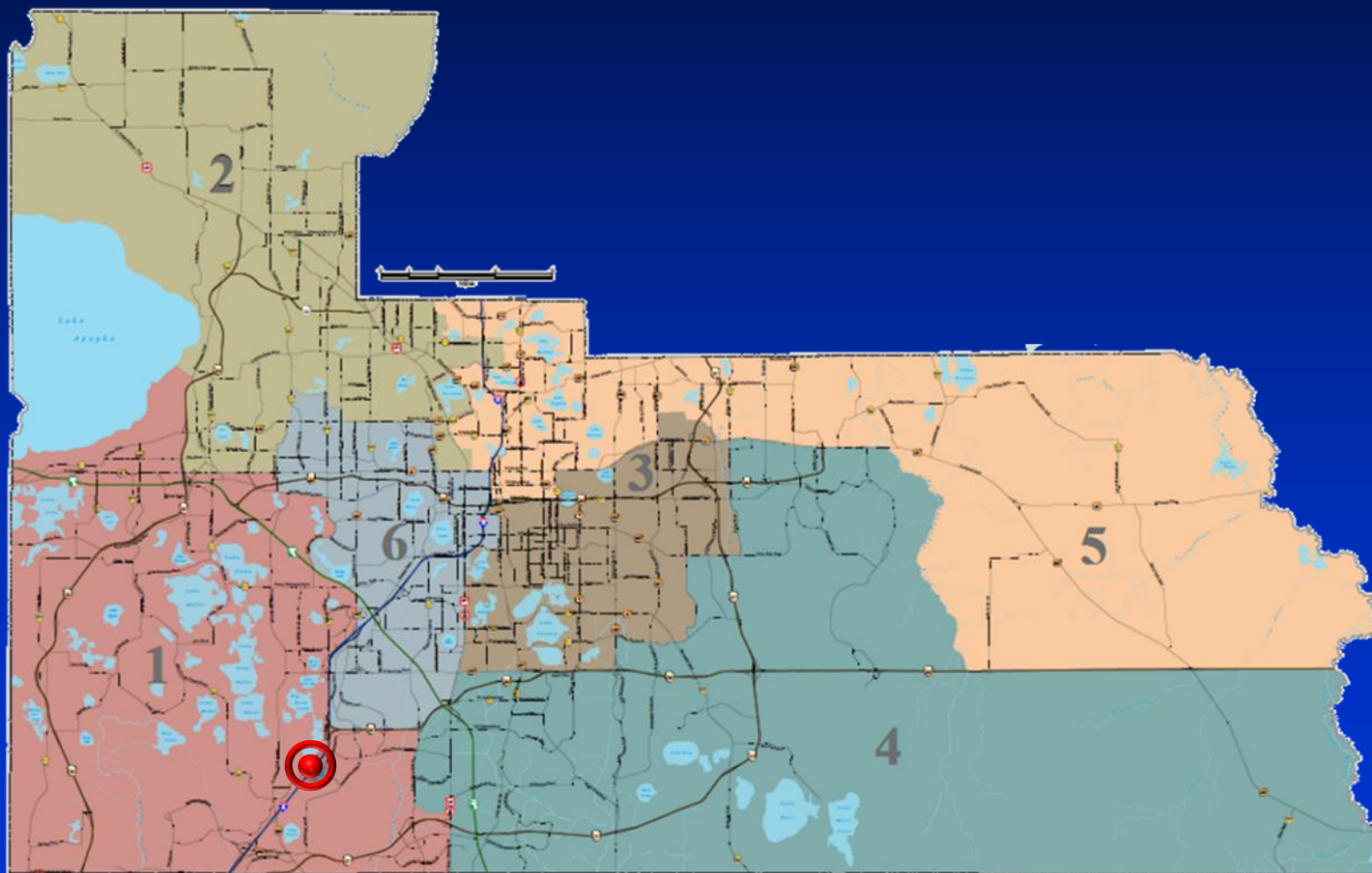
- Agent:** Erika Hughes, VHB, Inc.
- Owner:** M.L. Carter Services, Inc., as Successor Trustee of the Carter-Orange 105 Sand Lake Land Trust, Daryl M. Carter, Trustee, Carter-Orange 105 Sand Lake Land Trust
- From:** Activity Center Mixed Use (ACMU), Activity Center Residential (ACR), and Low-Medium 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 Use:** Up to 1,800 residential dwelling units and up to 415,142 square feet of commercial uses



Amendment 2018-2-A-1-6

LUPA-18-05-175

Location



Aerial

Buenavista Woods Boulevard

S Apopka Vineland Road

Fenton Street

Smith-Bennett Road

Palm Parkway

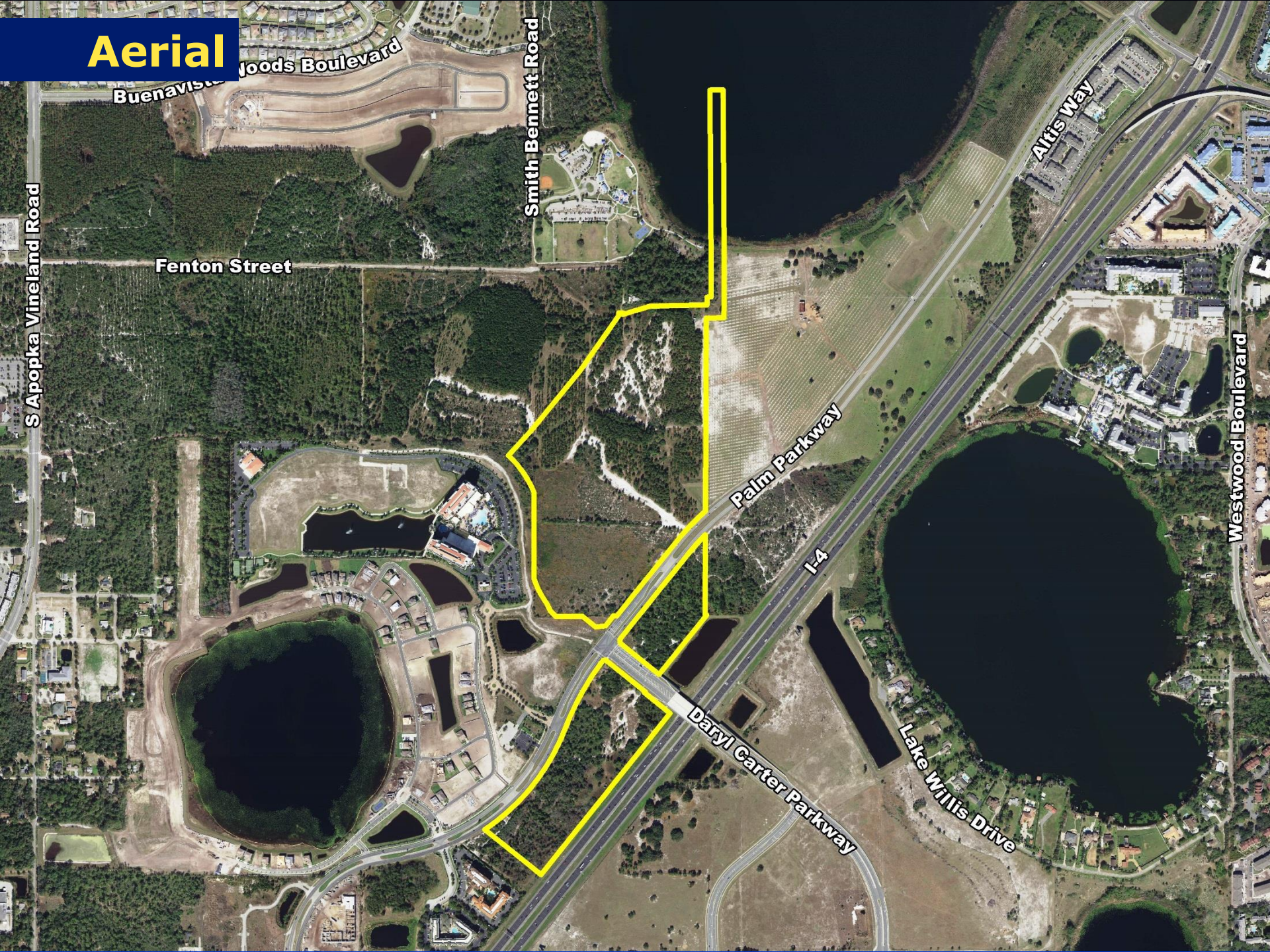
I-4

Daryl Carter Parkway

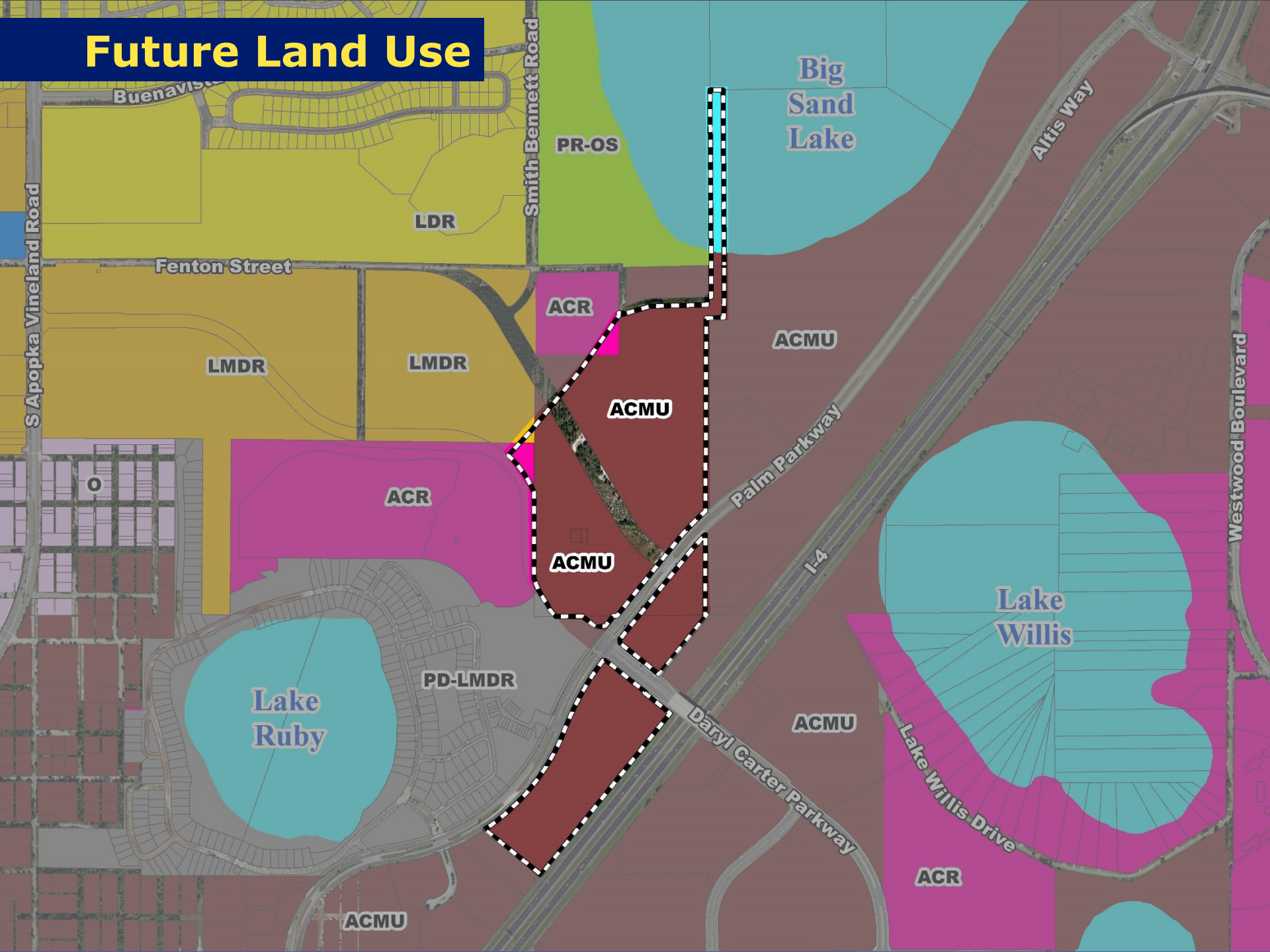
Altis Way

Westwood Boulevard

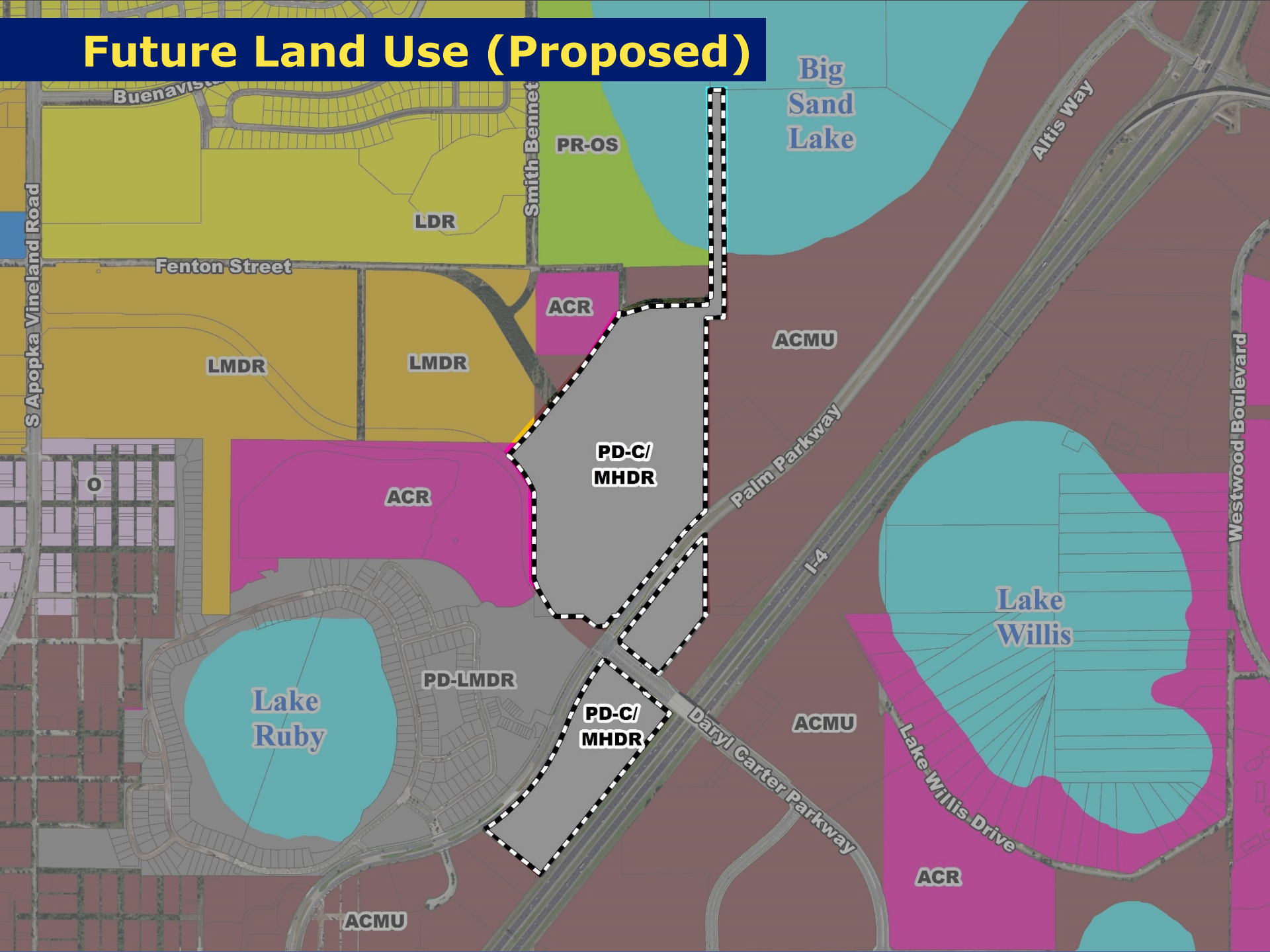
Lake Willis Drive



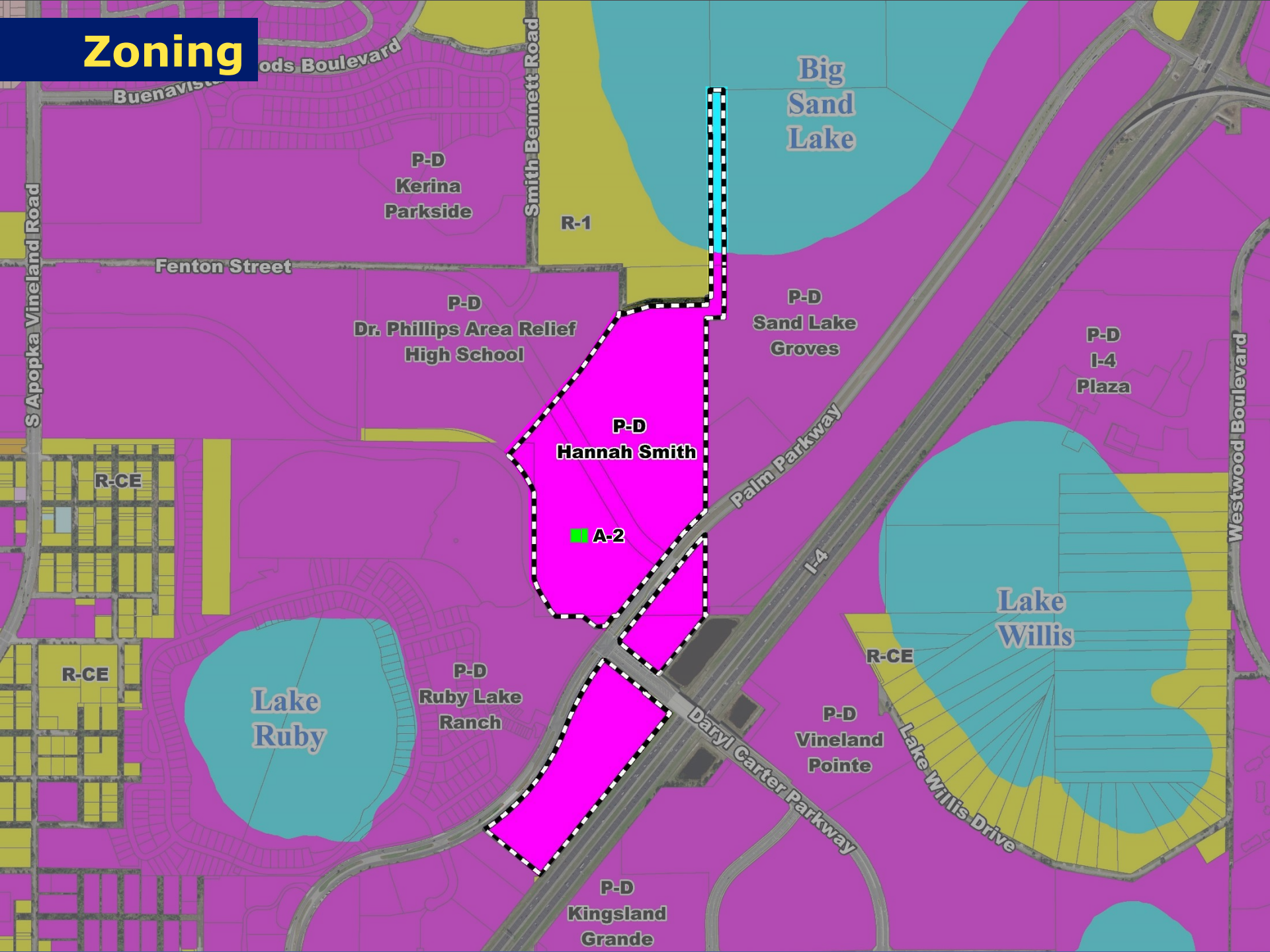
Future Land Use



Future Land Use (Proposed)



Zoning



Zoning (Proposed)

The map displays the following zoning designations and features:

- P-D (Professional/Development):** Kerina Parkside, Dr. Phillips Area Relief High School, Sand Lake Groves, I-4 Plaza, Ruby Lake Ranch, Kingsland Grande, Vineland Pointe.
- R-1 (Residential Single-Family):** The area immediately north of the Hannah Smith area.
- R-CE (Residential Community Employment):** The area to the west of the Hannah Smith area.
- Water Bodies:** Lake Ruby, Big Sand Lake, Lake Willis.
- Major Roads:** S Apopka Vineland Road, Fenton Street, Smith Bennett Road, Palm Parkway, Daryl Carter Parkway, Westwood Boulevard.
- Proposed Zoning Area:** Hannah Smith (highlighted in pink with a dashed black border).



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)**



LUPA-18-05-175

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.



LUPA-18-05-175

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.**



LUPA-18-05-175

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) PZC-recommended conditions, including the revised waivers, and additional Condition #16, as presented by staff.



CDR-18-04-110

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 multi-family residential dwelling units.**



CDR-18-04-110

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) PZC-recommended conditions, including the **revised waivers** and the following new Conditions as presented or discussed:
 - #16** - (*PTV requirements prior to PSP/DP*), and
 - #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