



Interoffice Memorandum

JUN23'20PM3:27

DATE: June 19, 2020 RCUD

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

SUBJECT: Request Public Hearing on July 28, 2020 at 2:00 PM.
Public Hearing for Small-Scale Development Comprehensive Plan (CP) Amendments and Where Applicable, Concurrent Rezoning or Substantial Change Requests and Ordinance

AN ORDINANCE 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 SMALL SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES.

APPLICANT / AGENT: N/A

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

TYPE OF HEARING: Adoption of the 2020-1 Small-Scale Development Amendments to the 2010-2030 Comprehensive Plan (CP) and, where applicable, concurrent rezoning or substantial change requests;

AND

Adoption of Ordinance

ESTIMATED TIME REQUIRED FOR PUBLIC HEARING: 2 minutes

HEARING CONTROVERSIAL: Yes

LEGISLATIVE FILE # 20-897
thru 20-921

July 28, 2020
@ 2pm

**HEARING REQUIRED BY
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 a display advertisement in a local newspaper of general circulation at least fifteen (15) days prior to the public hearing.

ADVERTISING TIMEFRAMES:

At least ten (10) days prior to public hearings for Comprehensive Plan Amendments. At least fifteen (15) days prior to public hearings for Concurrent Rezoning and/or Substantial Changes.

**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 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 Gologowski, AICP, Chief Planner, Planning Division
- Eric Raasch, AICP, Planning Administrator, Planning Division

2020-1 Comprehensive Plan Adoption – Small-Scale Development Privately-Initiated Amendments, and Where Applicable, Concurrent Rezoning or Substantial Change Requests

Amendment 2020-1-S-1-1 District 1	Alison Yurko, Alison M. Yurko, P.A., for Paul Wadina Low Density Residential (LDR) to Office (O)
	-and-
Rezoning RZ-20-04-068	A-1 (Citrus Rural District) to P-O (Professional Office District)
Amendment 2020-1-S-1-2 District 1	Constance D. Silver, PE, Tri3 Civil Engineering, for Karam Duggal Office (O) to Activity Center Mixed Use (ACMU)
	-and-
Substantial Change CDR-20-01-003	Substantial Change Request to the Buena Vista Commons PD to include Activity Center Mixed Use uses for Buildings 1 and 2.
Amendment 2020-1-S-2-2 District 2	Junias Desamour for Jolieview, LLC Office (O) to Low-Medium Density Residential (LMDR)
	-and-
Rezoning RZ-20-04-072	P-O (Professional Office District) to R-2 (Residential District)
Amendment 2020-1-S-2-3 District 2	Jean M. Abi-Aoun, P.E., Florida Engineering Group, Inc., for Kingdom Church, Inc. Low Density Residential (LDR) to Low-Medium Density Residential (LMDR) (Senior Housing)
	-and-
Rezoning LUP-19-12-418	A-1 (Citrus Rural District) to PD (Planned Development District) (Kings Landing PD)
Amendment 2020-1-S-3-2 District 3	Jon C. Wood for AC Five, LLC Planned Development-Commercial (PD-C) to Planned Development-Medium-High Density Residential (PD-MHDR)
Amendment 2020-1-S-3-4 District 3	Elizabeth Bertrand, Palumbo & Bertrand, P.A., for Palumbo & Bertrand, PA Low-Medium Density Residential (LMDR) to Office (O)
	-and-
Rezoning RZ-20-04-074	R-3 (Multiple-Family Dwelling District) to P-O (Professional Office District)

<p>Amendment 2020-1-S-4-1 District 4</p>	<p>Carlos A. Rivero for 707 Woodbury, LLC Low-Medium Density Residential (LMDR) to Medium-High Density Residential (MHDR)(Senior Housing)</p>
	<p>-and-</p>
<p>Rezoning LUP-20-01-001</p>	<p>R-2 (Residential District) to PD (Planned Development District) (The Gardens at Waterford Lakes PD)</p> <p>Also requested are nine (9) waivers from Orange County Code:</p> <ol style="list-style-type: none"> 1) A waiver from Section 38-1258(a) to allow 4 story / 60 feet tall multi-family building to be located 20' from the closest single-family zoned property in lieu of 1 story within 100' of single-family zoned property; 2) A waiver from Section 38-1258(b) to allow 4 story / 60 feet tall multi-family building to be located 20' from the closest single-family zoned property in lieu of 3 story or 40' height within 100-150' of single-family zoned property; 3) A waiver from Section 38-1258(c) to allow 4 story / 60 feet tall multi-family building to be located 20' from the closest single-family zoned property in lieu of a maximum of 3 story within 150' of single-family zoned property; 4) A waiver from Section 38-1258(d) to allow 4 story / 60 feet tall multi-family building in lieu of a maximum 3 story building; 5) A waiver from Section 38-1258(e) to allow parking and / or paved areas within 10' in lieu of 25' of single-family zoned property; 6) A waiver from Section 38-1258(f) to not require a 6' masonry, brick, or block wall adjacent to single-family zoned property; 7) A waiver from Section 38-1254(i) to allow setbacks of 20' for rear (east side of property) and 15' for the sides (north and south sides of property) in lieu of 25'. The front setback will be a minimum of 25'; 8) A waiver from Section 38-1476(a) to allow 1.2 parking spaces in lieu of 1.5 spaces per 1 bedroom unit and 1.7 parking spaces in lieu of 2 spaces per 2 bedroom unit; and 9) A waiver from Section 38-1255 to allow shade trees at a ratio of one (1) shade tree per three (3) units in lieu of the required one (1) shade tree per unit.
<p>Amendment 2020-1-S-5-1 District 5</p>	<p>StoryBook Holdings, LLC, Jose Chaves, P.E., for Olton Properties Medium Density Residential (MDR) to Commercial (C)</p>
	<p>-and-</p>

Rezoning RZ-20-04-063	R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District)
Amendment 2020-1-S-5-2 District 5	Dustin Aukland/Toll Brothers Apartment Living, for KMP Properties, LLC; East Colonial Investments, LLC; and Cordner IV, LLC Commercial (C) and Low-Medium Density Residential (LMDR) to Planned Development-High Density Residential (PD-HDR)(Student Housing)
Amendment 2020-1-S-6-2 District 6	Rafael Santiago Casallas for Adriana I. Hincapie Low Density Residential (LDR) to Low-Medium Density Residential (LMDR)
	-and-
Rezoning RZ-20-04-067	R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District)
Amendment 2020-1-S-6-3 District 6	Harland Chadbourne for Waste Pro Southeast Neighborhood Residential (NR) and Commercial (C) to Commercial (C)
Amendment 2020-1-S-6-4 District 6	Andrea Cardo, Interplan, LLC, for Virtus North America, LLC Medium Density Residential (MDR) to Commercial (C)
Amendment 2020-1-S-6-5 District 6	Debica Lachman Low Density Residential (LDR) to Industrial (IND)
	-and-
Rezoning RZ-20-04-075	R-1 (Single-Family Dwelling District) to I-2/I-3 (Industrial District)

2020-1 Comprehensive Plan Adoption – Small-Scale Staff-Initiated Text Amendments

Amendment 2020-1-S-FLUE-1 Countywide	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County
Amendment 2020-1-S-FLUE-2 Countywide	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County

2020-1 Comprehensive Plan Adoption – Small-Scale Development Ordinance