



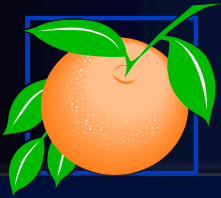
Board of County Commissioners

2020-2 Regular Cycle Amendments

Transmittal Public Hearings

November 10, 2020

(Continued from October 13, 2020)



2020-2 Regular Cycle Amendment Process

- **Virtual community meeting**
July 16, 2020
- **Transmittal public hearings**
LPA – September 17, 2020
BCC – November 10, 2020
- **State and regional agency comments**
December 2020
- **Adoption public hearings**
LPA – January 21, 2021
BCC – February 23, 2021

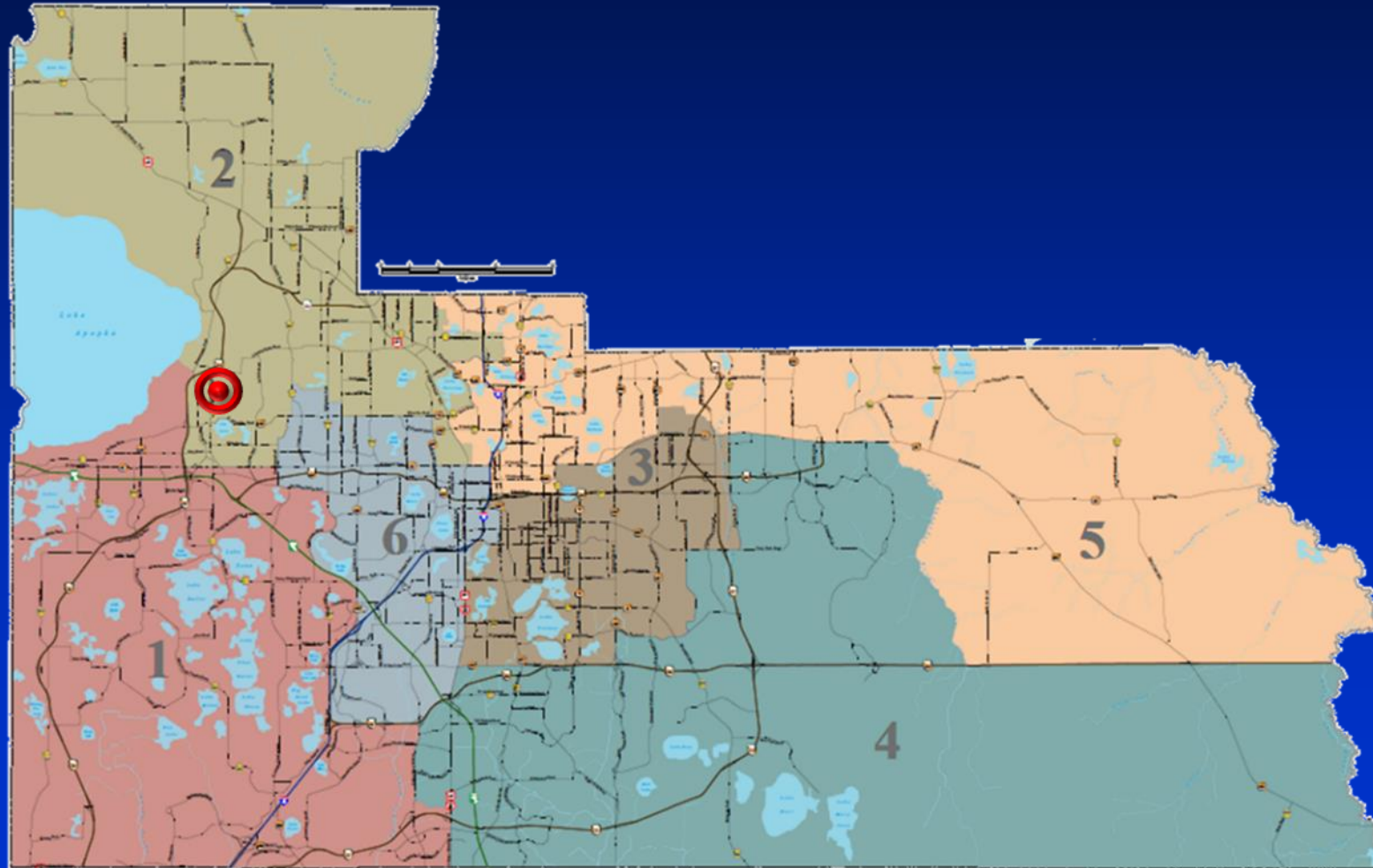


Amendment 2020-2-A-2-1

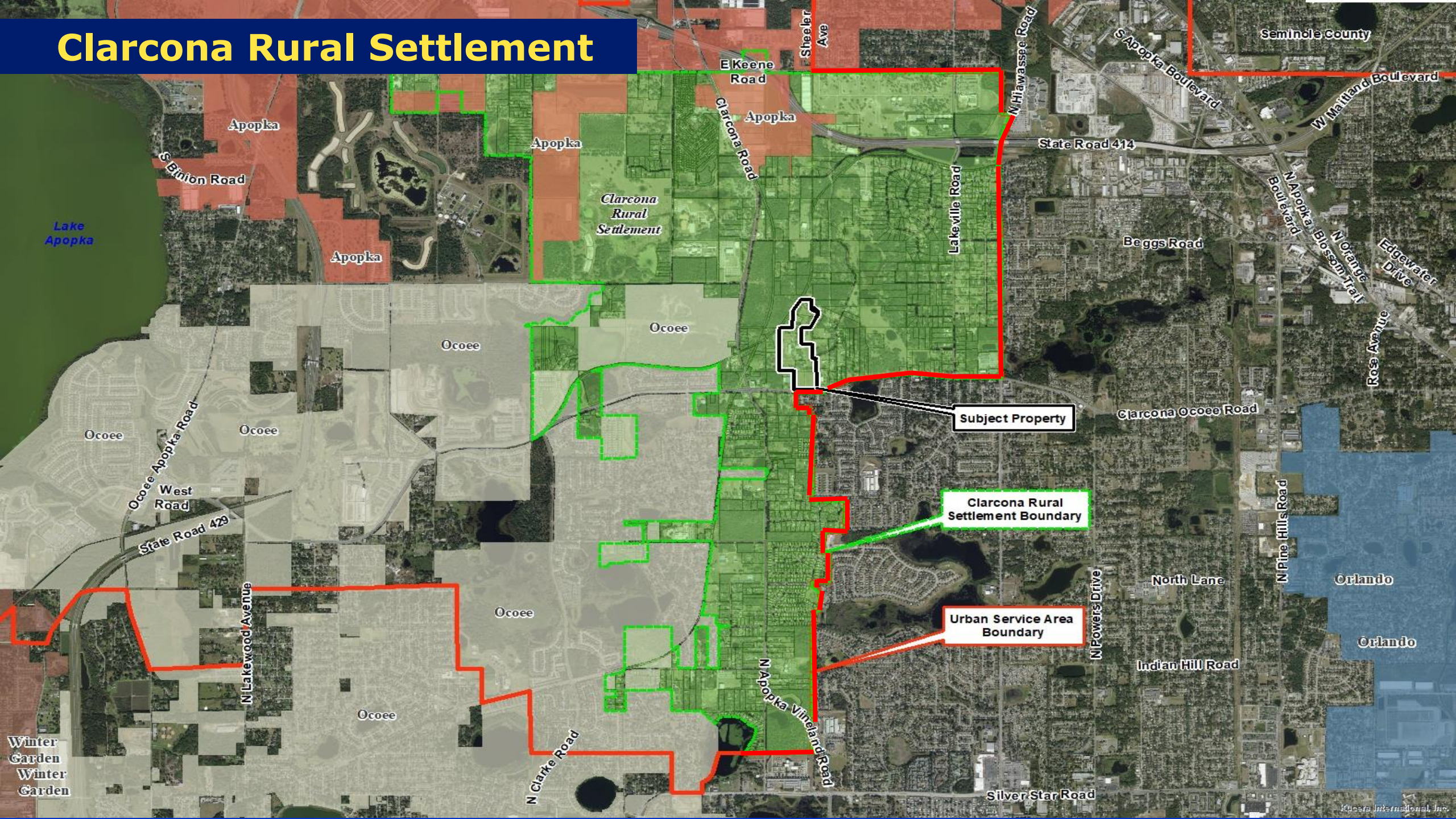
- Agent:** Momtaz Barq, P.E., Terra-Max Engineering, Inc.
- Owner:** Bailey's Real Estate, LLP
- From:** Rural Settlement 1/2 (RS 1/2) and Rural Settlement 1/5 (RS 1/5)
- To:** Planned Development-Commercial/Assisted Living Facility (Rural Settlement) (PD-C/ALF) (RS)
- Acreage:** 47.94 gross/net developable acres
- Proposed Use:** Adult care community with a maximum development program of a 250-bed assisted living facility, 30 adult independent living cottages, a 12,320-square-foot community clubhouse, and equestrian amenities

Amendment 2020-2-A-2-1

Location



Clarcona Rural Settlement



Aerial

mick Road

LAKE
ALPHARETTA

LAKE
ALPHARETTA

LAKE
BREAM

WEST ORANGE TRAIL

FL CENTRAL RR

William Road

Clarcona Ocoee Road

LAKE
ARLIE

Shale Ridge Trail

Gaymar Drive

Fox Ridge Trail

N Apopka Vineland Road

(WEST ORANGE TRAIL)

Laurel Blossom Ci
cle



Amendment 2020-2-A-2-1





Amendment 2020-2-A-2-1



5600 Gilliam Rd

Orlando, Florida



Google



Street View



Freedom
Fellowship Church

Google

PD-RS-1/1

RS 1/5

Future Land Use (Current)

RS 1/5

RS 1/1

RS 1/5

PD-RS-1/1

Clarcona
Rural
Settlement

PD-
RS-1/2

RS
1/5

RS 1/5

RS
1/1

RS 1/2

Ocoee

LAKE
BREAM

LDR

RS 1/1

FL CENTRAL RR

RS
1/5

Clarcona
Rural
Settlement

LDR

LAKE
ALPHARETTA

RS 1/5

RS
1/1

Clarcona
Rural
Settlement

RS 1/2

RS 1/2

RS 1/1

INST

RS 1/2

Gilliam Road

Laurel Blossom Ci
Ocoee

Ⓢ

Ⓢ

Ⓢ

Ⓢ

Ⓢ

Ⓢ

PD-C
(RS)

Clarcona Ocoee Road

RS 1/2

LDR

LDR

LDR

LDR

LDR

LDR

LAKE
ARLIE

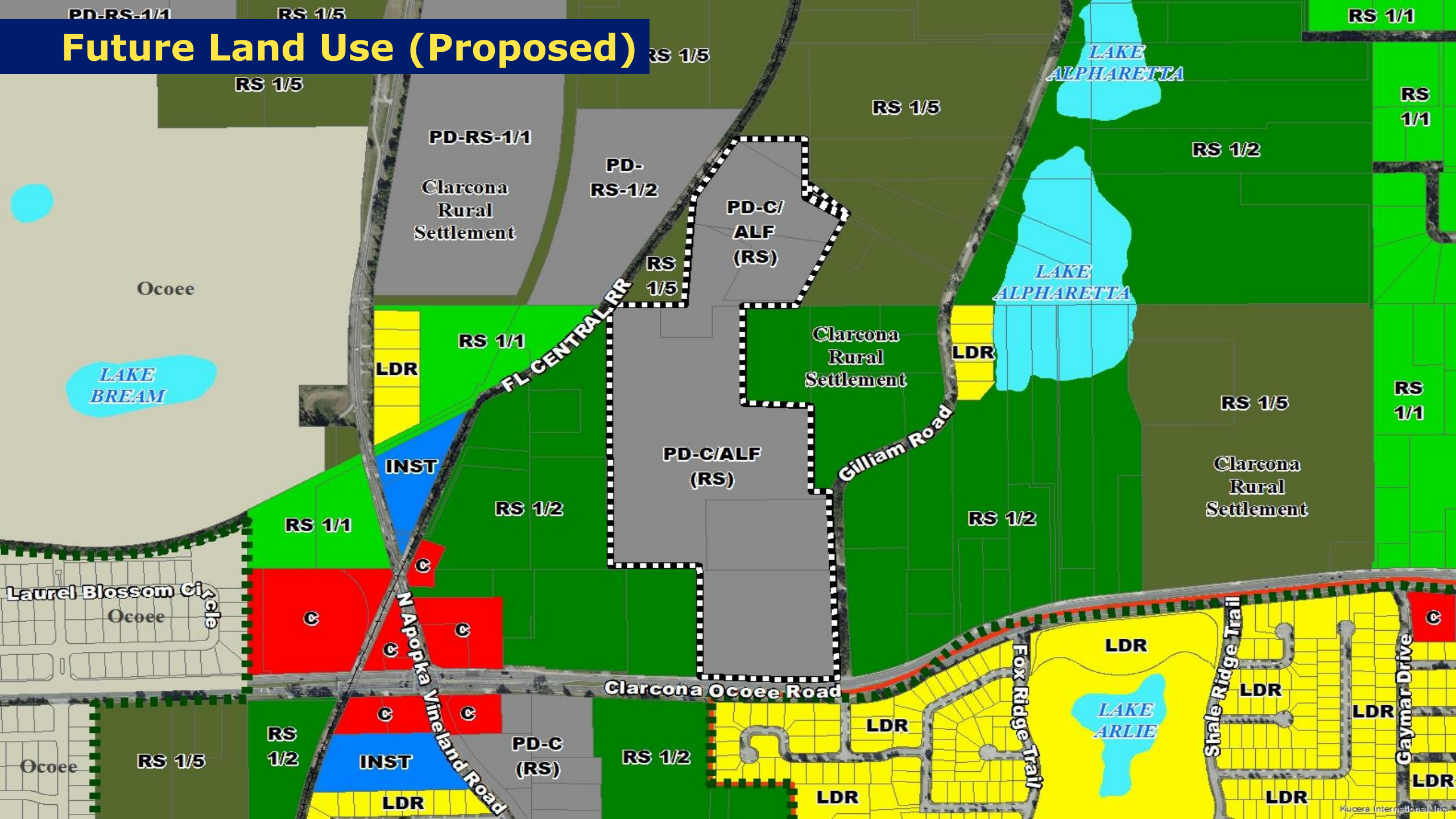
LDR

Shale Ridge Trail

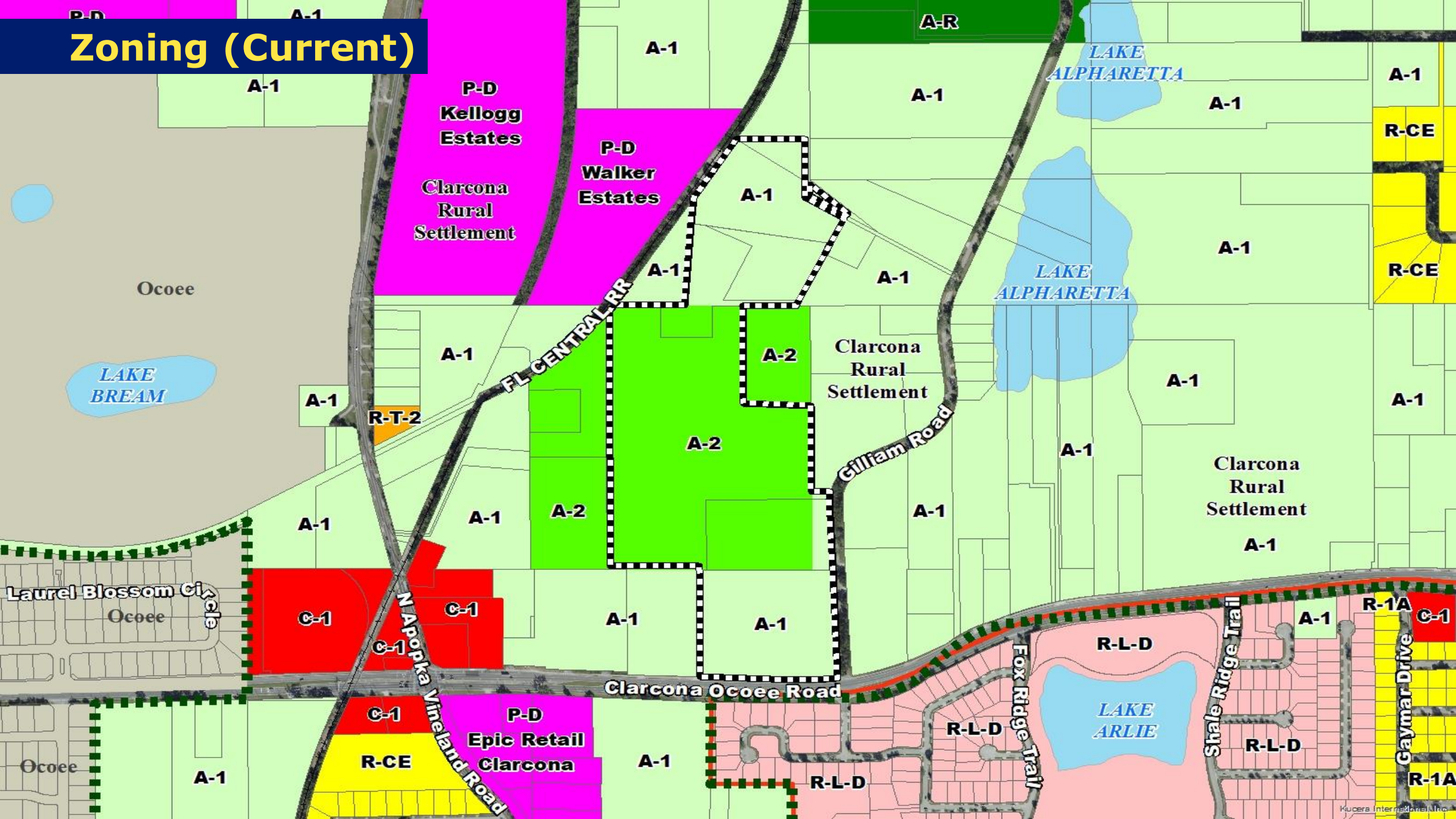
Fox Ridge Trail

Gaymar Drive

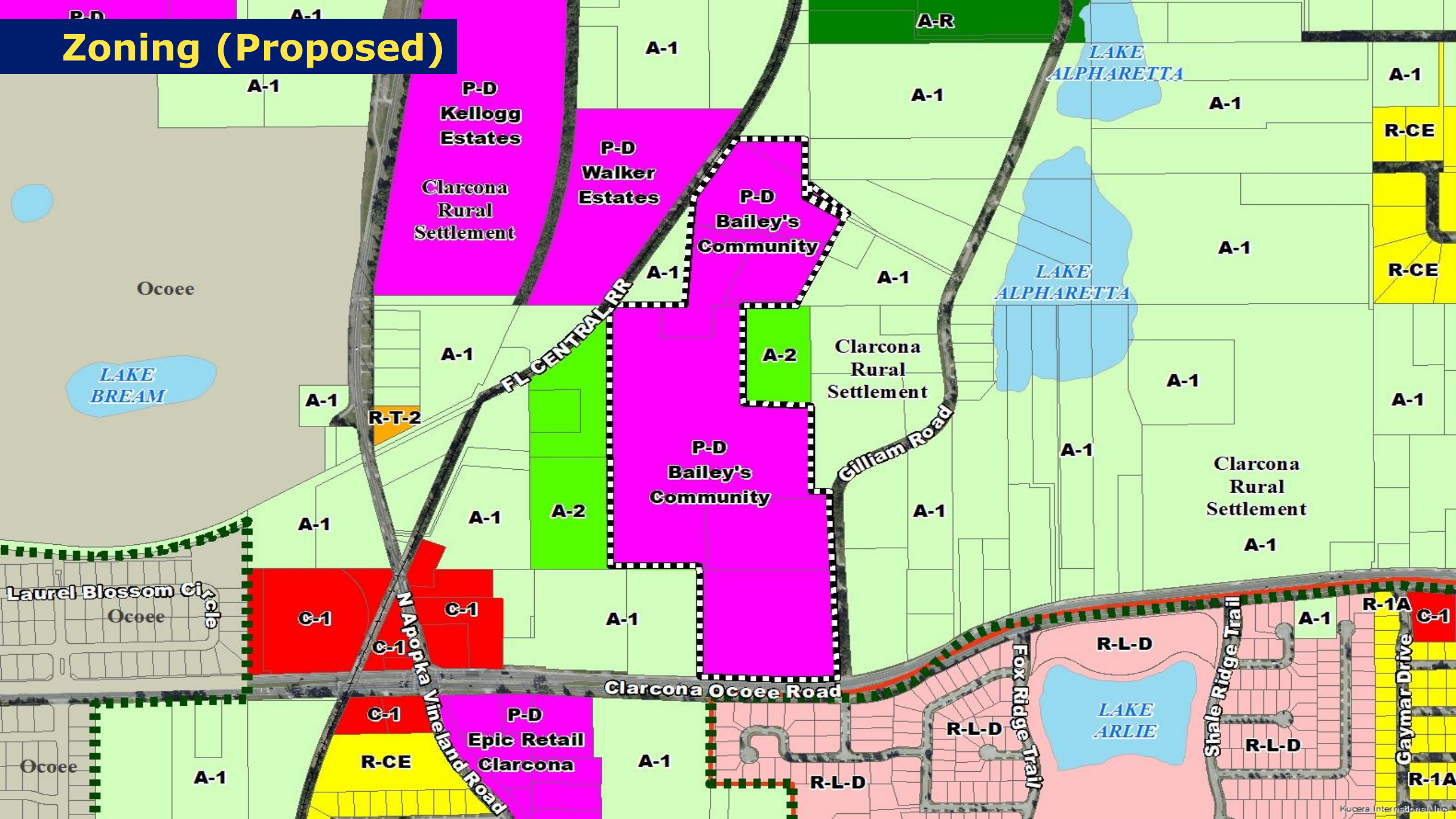
Future Land Use (Proposed)

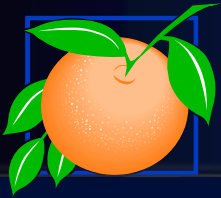


Zoning (Current)



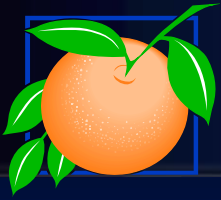
Zoning (Proposed)





Project-Related Impacts and Concerns

- **The Clarcona Rural Settlement is one of five Rural Settlements designated in the Comprehensive Plan for heightened preservation efforts.**
- **Approval of the project would introduce a mix of uses of an urban scale and intensity into the heart of the Rural Settlement; now characterized by large-lot residential development, agricultural activity, and institutional and recreational uses.**
- **The requested development program exceeds the standard gross buildable area cap of 50,000 square feet for a project within a Rural Settlement. No market study or evaluation of other potential sites was conducted to justify a proposed increase in gross buildable area.**
- **The project does not meet the use or locational criteria for new non-residential development on property within the Wekiva Study Area and the Rural Service Area.**



Amendment 2020-2-A-2-1

Staff Recommendation: DO NOT TRANSMIT

LPA Recommendation: DO NOT TRANSMIT

Action Requested:

- **Make a finding that the information contained in the application for the proposed amendment is NOT sufficiently complete;**
- **That the proposed amendment does not have the potential to be found “in compliance” per 163.3184 (1)(b), F.S. ; and**
- **DO NOT TRANSMIT Amendment 2020-2-A-2-1 to the reviewing agencies.**



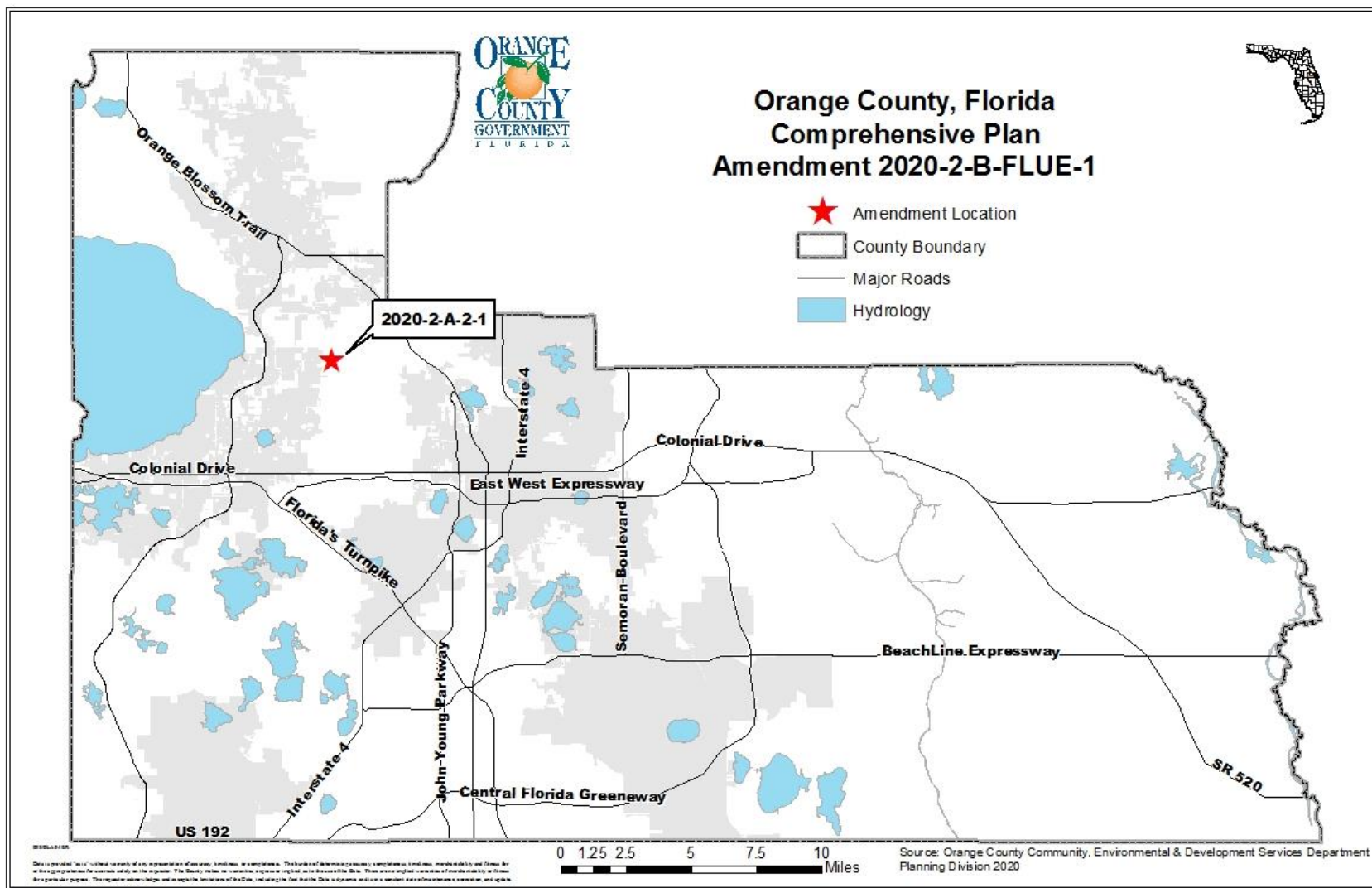
Amendment 2020-2-B-FLUE-1

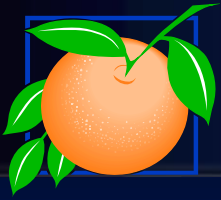
Request: Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County

District: Countywide



Amendment 2020-2-B-FLUE-1





Amendment 2020-2-B-FLUE-1

Staff Recommendation: DO NOT TRANSMIT

LPA Recommendation: DO NOT TRANSMIT

Action Requested:

- **DO NOT TRANSMIT Amendment 2020-2-B-FLUE-1 to the reviewing agencies.**



Amendment 2019-2-S-2-2

CONTINUE

Agent: Mario Golden

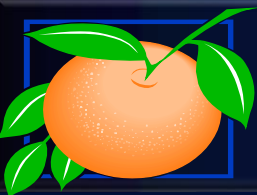
Owner: Deborah Postell

From: Medium Density Residential (MDR)

To: Medium-High Density Residential (MHDR)

Acreage: 4.20 gross/3.51 net developable acres

Proposed Use: Up to 122 multi-family dwelling units



Amendment 2019-2-S-2-2

Staff Recommendation:

Continue to November 17, 2020 at 2:00 p.m.



Small Scale Development Ordinance

Staff Recommendation:

Continue to November 17, 2020 at 2:00 p.m.



Amendment 2020-1-A-1-1 and CDR-19-10-356

CONTINUE

Agent: Jeff Robbins, Related Development, LLC

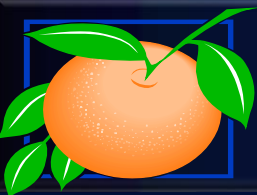
Owner: Vitru Florida, Inc.

From: Activity Center Mixed Use (ACMU)

To: Planned Development-Activity Center
Residential (PD-ACR)

Acreage: 20.14 gross/18.656 net developable acres

Proposed Use: Up to 420 multi-family dwelling units



Amendment 2020-1-A-1-1 and CDR-19-10-356

Staff Recommendation:

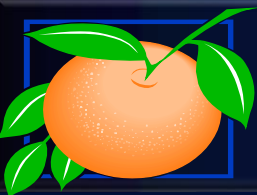
Continue to November 17, 2020 at 2:00 p.m.



Amendment 2020-1-A-4-1

CONTINUE

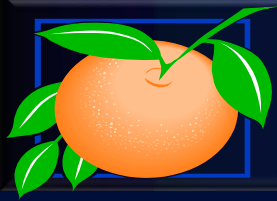
Agent:	Jonathan P. Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
Owner:	Adventist Health System/Sunbelt, Inc.
From:	Planned Development-Institutional/Conservation (PD-INST/CONS)
To:	Planned Development-Commercial/Office/Medium Density Residential/Conservation (PD-C/O/MDR/CONS)
Acreage:	114 gross acres
Proposed Use:	150,000 sq. ft. of retail commercial uses 150,000 sq. ft. of office uses 762 multi-family residential units 188 townhome units 29-unit (58-bed) age-restricted assisted living facility 22.8 acres of conservation land



Amendment 2020-1-A-4-1

Staff Recommendation:

Continue to November 17, 2020 at 2:00 p.m.



Amendment 2020-1-B-FLUE-1

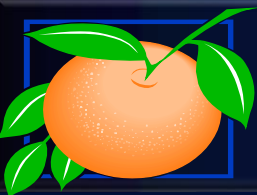
CONTINUE

Request:

**Text amendment to Future Land Use Element Policy
FLU8.1.4 establishing the maximum densities and
intensities for proposed Planned Development Future
Land Use designations within Orange County**

District:

Countywide



Amendment 2020-1-B-FLUE-1

Staff Recommendation:

Continue to November 17, 2020 at 2:00 p.m.



Regular Cycle State-Expedited Review Ordinance

Staff Recommendation:

Continue to November 17, 2020 at 2:00 p.m.