

Continue public hearing to  
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Rezoning RZ-16-05-016




**Interoffice Memorandum**


94:16905-939499ARIV

**DATE:** May 27, 2016

**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 June 28, 2016 at 2:00 PM  
  
Public Hearing for Comprehensive Plan (CP) Amendments and Where Applicable, Concurrent Rezoning or Substantial Change Requests and Ordinances

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**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 SECTION 163.3184, FLORIDA STATUTES, FOR THE 2016 CALENDAR YEAR (FIRST CYCLE); AND PROVIDING EFFECTIVE DATES.**

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**APPLICANT / AGENT:** N/A

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

**TYPE OF HEARING:** Adoption of the 2016-1 Regular Cycle and 2016-1 Small Scale Development Amendments to the 2010-2030 Comprehensive Plan (CP) and where applicable, concurrent rezoning or substantial change requests;

**AND**

Adoption of Ordinances

**ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:** 2 minutes

June 28, 2016  
@ 2pm

**HEARING CONTROVERSIAL:** Yes

**HEARING REQUIRED BY FL STATUTE OR CODE:** S. 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, Community, Environmental, and Development Services Department  
John Smogor, Planning Administrator, Planning Division  
Gregory Golgowski, AICP, Chief Planner, Planning Division  
Olan Hill, Chief Planner, Planning Division

**2016-1 Comprehensive Plan Adoption – Regular Cycle Privately-Initiated Comprehensive Plan Map Amendments, and Where Applicable, Concurrent Substantial Change and Rezoning Requests**

Amendment 2016-1-A-1-1 District 1	Andre Anderson, Planning Design Group, for Tony and Charleen Benedict Horizon West, Lakeside Village Specific Area Plan (SAP) - Conservation (CONS) and Greenbelt (GB) to Horizon West, Lakeside Village Specific Area Plan (SAP) - Estate District (ED), Conservation (CONS), and Greenbelt (GB)
Amendment 2016-1-A-1-4 District 1	James G. Willard, Esq., Shutts & Bowen, LLP, for Beth A. Wincey Horizon West, Town Center Specific Area Plan (SAP) - Urban Residential (UR-4) and Open Space (OS) to Horizon West, Town Center Specific Area Plan (SAP) - Retail/Wholesale (RW-4b)
	-and-
Rezoning LUPA-15-12-384	A-1 (Citrus Rural District) to PD (Planned Development District)
Amendment 2016-1-A-1-5 District 1	Jim Hall, VHB, Inc., for DFD One, LLC Activity Center Mixed Use (ACMU) and Activity Center Residential (ACR) to Planned Development-Low-Medium Density Residential (PD-LMDR)
	-and-
Substantial Change CDR-16-02-051	Substantial Change Request to the Ruby Lake PD to split existing PD Lot 3 into Lots 3A (Single-Family Residential) and 3B (Townhomes) and by eliminating all non-residential uses within them; to retain the existing 244 single-family residential units (located within proposed PD Lot 3A); to apply the land use matrix by converting 607 multi-family units into 156 single-family attached (townhome) residential units (located within proposed Lot 3B); and to establish townhome development standards
Amendment 2016-1-A-1-6 District 1	Kathryn Hattaway, HCl Planning & Development, for Flamingo Crossings, LLC and Reedy Creek Improvement District East Portion: Reedy Creek Improvement District (RCID)-Mixed Use; West Portion: Reedy Creek Improvement District (RCID)-Mixed Use/Conservation to East Portion: Growth Center-Commercial/Medium Density Residential (GC-C/MDR); West Portion: Growth Center-Commercial/Medium Density Residential/Conservation (GC-C/MDR/CONS)

Amendment 2016-1-A-1-8 District 1	David Evans, Evans Engineering, Inc., and Hopping Green & Sams, P.A for Hartzog Road Property, LLC Growth Center-Commercial (GC-C) to Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)
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**2016-1 Comprehensive Plan Adoption – Regular Cycle Staff-Initiated Text and Future Land Use Map Amendments**

Amendment 2016-1-B-FLUE-3 District 1	Text amendments to Future Land Use Element Policy FLU4.7.9 related to the Horizon West Town Center, Neighborhood development programs
Amendment 2016-1-B-FLUE-4 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 2016-1-B-CP-1 Districts 1 and 6	Text and map amendments to the International Drive Activity Center Element and Future Land Use Element, amending the Goals, Objectives, and Policies to incorporate the area identified by the I-Drive 2040 Strategic Vision and create appropriate policies to facilitate the implementation of the vision plan
Amendment 2016-1-B-CIE-1 Countywide	Annual update to the Capital Improvements Element (CIE) of the CP, amending the text of Goals, Objectives, and Policies (GOPS) of the CIE, updating the Capital Improvements Schedule, and incorporating the Orange County 2015-2016 Capital Improvements Program and OCPS 10-Year Capital Outlay Plan into the CIE. Amendments to clarify relationship between OCPS 10-Year Capital Outlay Plan and OCPS land use approvals
Amendment 2016-1-B-CP-2 Countywide	Amendments to Map 1: Long Range Transportation Plan (LRTP) and to the list of constrained/backlogged facilities in Policies T2.2.3.1 and CIE1.8.4

**2016-1 Comprehensive Plan Adoption – Regular Cycle State-Coordinated Review Comprehensive Plan Amendments Ordinance**

**2016-1 Comprehensive Plan Adoption – Regular Cycle State-Expedited Review Comprehensive Plan Amendments Ordinance**

**2016-1 Comprehensive Plan Adoption – Small Scale Development Privately-Initiated Amendments, and Where Applicable, Concurrent Substantial Change and Rezoning Requests**

Amendment 2016-1-S-1-1 District 1	Miranda F. Fitzgerald, Esq., Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for DCS Real Estate Capital Investments IV, LLC Commercial (C) to High Density Residential (HDR)
	-and-
Substantial Change CDR-16-04-117	Substantial Change Request to the National Spa and Resort PD to eliminate the 329 timeshare units to allow for the development of 286 multi-family units
Amendment 2016-1-S-1-2 District 1	Bruce C. Myrick for GHAA, LLC Office (O) and Low-Medium Density Residential (LMDR) to Office (O)
Amendment 2016-1-S-2-1 District 2	Bob Ziegenfuss for Jeff Mottram Industrial (IND) to Medium Density Residential (MDR)
Amendment 2016-1-S-2-2 District 2	Mathew Thomas for KNR Investments Low Density Residential (LDR) to Commercial (C)
Amendment 2016-1-S-3-1 District 3	Salim Valiani and Morris Dewayne Smith, Atlantic Gulf Property Management, for Nuview IRA, Inc. Medium Density Residential (MDR) to Commercial (C)
	-and-
Rezoning RZ-16-05-002	R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District)
Amendment 2016-1-S-4-1 District 4	Clarence Hoenstine for Richard and LauWanda Van Lanen Low-Medium Density Residential (LMDR) to Commercial (C)
	-and-
Rezoning RZ-16-05-016	R-1 (Single-Family Dwelling District) to C-1 (Retail Commercial District)
Amendment 2016-1-S-5-1 District 5	Edward Williams, Williams Development Services, Inc., for Joseph S. Donoho Insurance, Inc. Low-Medium Density Residential (LMDR) to Commercial (C)
Amendment 2016-1-S-6-1 District 6	Ondria James, Many Mansions, LLC, for Ondria James, Many Mansions, LLC Low Density Residential (LDR) to Office (O)

**2016-1 Comprehensive Plan Adoption – Small Scale Development Ordinance**