



# COMMUNITY MEETING

## SMALL-SCALE FUTURE LAND USE MAP AMENDMENT & REZONING

Commission District #1  
Betsy VanderLey, Commissioner

Wednesday, September 11, 2019

Presentation at 6:00 PM

Meeting conclusion no later than 7:30 PM

Bridgewater Middle School Media Center  
5600 Tiny Road, Winter Garden, FL 34787

**Case Planner:** Future Land Use  
Sue Watson  
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**Case Planner:** Rezoning  
Steven Thorp  
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Please join Orange County staff and your neighbors at a community meeting where the applicant will present their request and answer questions.

### REQUEST

**Case Numbers:** FLUM: 2019-2-S-1-1  
Rezoning: LUPA-19-08-262

**Project Name:** Registry on Grass Lake

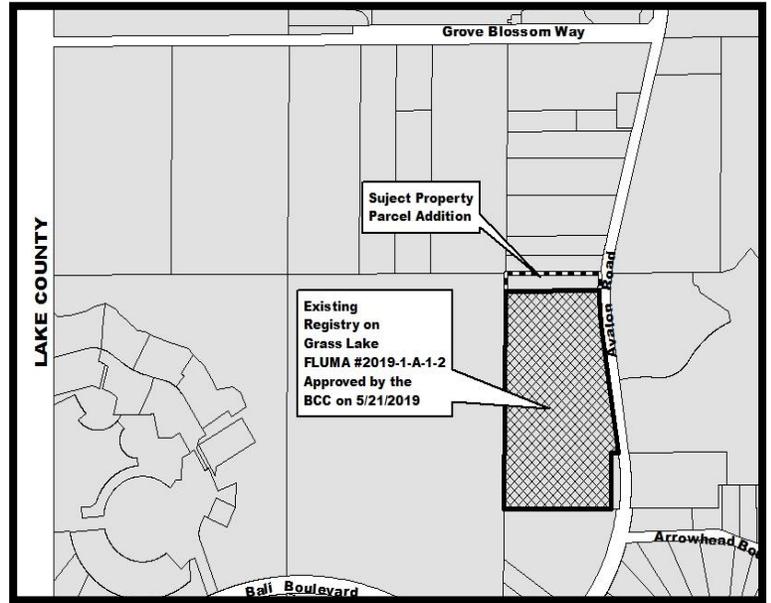
**Applicant:** Robert Reese

**Parcel IDs:** 31-24-27-0000-00-007  
(LUPA includes 31-24-27-0000-00-020)

**Acreage:** 1.33 gross acres (FLUM Amendment)  
19.66 gross acres (LUPA)

**Location:** 14506 Avalon Rd., Generally located on the west side of Avalon Rd., north of Arrowhead Blvd., east of the Orange/Lake County Line, and south of Grove Blossom Wy.

Subject Property Location Map



**Future Land Use Map (FLUM) Amendment:**  
From: Growth Center-Commercial (GC-C)  
To: Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)

**Rezoning:**  
From: A-1 (Citrus Rural District) and PD (Planned Development District) (Registry on Grass Lake PD)  
To: PD (Planned Development District) (Registry on Grass Lake PD)

### SUMMARY OF REQUEST

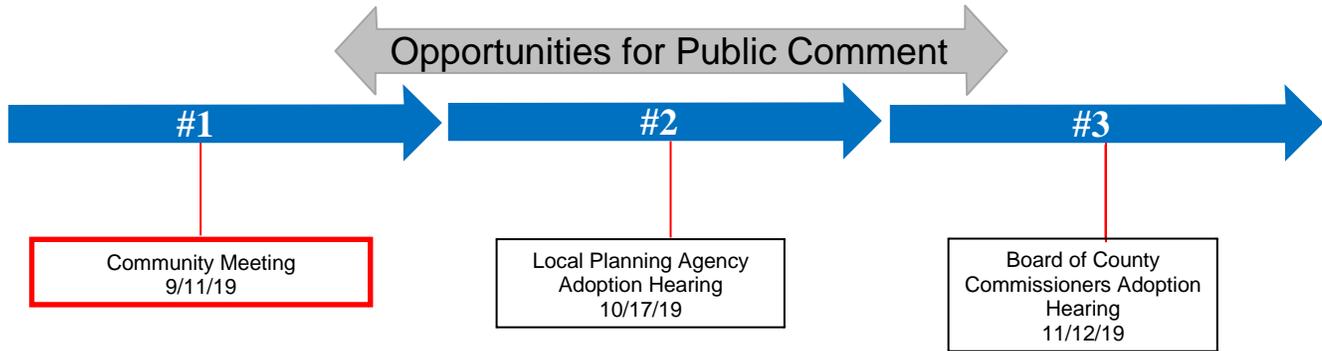
The request is to change the Future Land Use Map designation of the 1.33-acre subject property from **Growth Center-Commercial (GC-C)** to **Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)**. The request is also to change the zoning of the property from A-1 (Citrus Rural District) to PD (Planned Development District). The applicant is proposing to add this parcel to the 18.33-acre Registry on Grass Lake PD, approved for up to 360 multi-family dwelling units. No additional multi-family units are being requested with this proposed Future Land Use Map Amendment.

### PUBLIC HEARING NOTICE

As indicated on the second page (or reverse side), public hearings for this request will be held before the Orange County Planning and Zoning Commission (PZC) / Local Planning Agency (LPA) and Board of County Commissioners (BCC). Each public hearing will be published in the *Orlando Sentinel*. Please note that the hearing dates are tentative and are subject to change.

## **FREQUENTLY ASKED QUESTIONS**

**Q: How can I participate in the review process?**



\*If you are unable to attend hearings, written comments can be submitted to the Case Planner. Property information can also be obtained by accessing the Orange County Property Appraiser's website at [www.ocpafl.org](http://www.ocpafl.org).

**Q: Where are the public hearings located?**

Public hearings for this request will be held before the Orange County Local Planning Agency (LPA) and Board of County Commissioners (BCC). The commission chambers are located at **201 S. Rosalind Ave. Orlando, FL 32801**. The time of each public hearing will be published in the *Orlando Sentinel* 5-14 days prior to the hearing or is available from the Case Planner. Please note that the hearing dates are tentative and are subject to change.

**Q: What is the difference between Future Land Use and Zoning?**

Future Land Use Map designations indicate the general use or "vision" for a property. These designations regulate the types of activity or development that can be ultimately allowed on a property and identify the allowable residential density (number of units per acre) and intensity (square footage of non-residential development). Future Land Use Map designations are adopted as part of the County's 2010-2030 Comprehensive Plan and overseen by the State. Zoning districts are more descriptive planning classifications, but must be consistent with Future Land Use Map designations. Zoning categories contain specific code language that regulates allowed uses, building size, setbacks, and parking requirements.

**Q: What type of activity or development could take place on the subject site today?**

The County's adopted 2010-2030 Future Land Use Map depicts the subject site as **Growth Center-Commercial (GC-C)**, which allows the consideration of commercial development within the U.S. 192 Growth Center boundary, with a master site plan required. The Growth Center designation recognizes urban development and/or planned development outside and adjacent to the boundaries of unincorporated Orange County through the extension of urban services and facilities from the adjacent local government. The County's Official Zoning Map depicts the subject parcel as **A-1 (Citrus Rural District)**, which allows for residential homesites and such agricultural uses as citrus production, nurseries, greenhouses, and vegetable farms.

**Q: What type of activity could be considered if the Board of County Commissioners adopted the request?**

If adopted, the requested **Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)** future land use designation will allow for the consideration of multi-family residential development at a maximum density of thirty-five (35) dwelling units per net acre. The applicant is proposing to add the 1.33-acre subject parcel to the 18.33-acre Registry on Grass Lake Planned Development (PD), approved for the construction of up to 360 multi-family dwelling units. No additional multi-family units are being requested with this proposed Future Land Use Map Amendment.