



FUTURE LAND USE MAP AMENDMENT **COMMUNITY MEETING**

**Community, Environmental,
and Development Services
Department - Planning Division**

**Tuesday, August 18, 2015 at 7:00 PM
Pine Hills Community Center
6408 Jennings Drive
Orlando, FL 32818**

Commission District 2
Bryan Nelson, Commissioner

The Orange County Planning Division has received a request to change the allowable types of development for land located near your property. Please join Orange County staff and your neighbors at a community meeting where the applicant will present their request and answer questions. A map of this property and important information about this request can be found below.

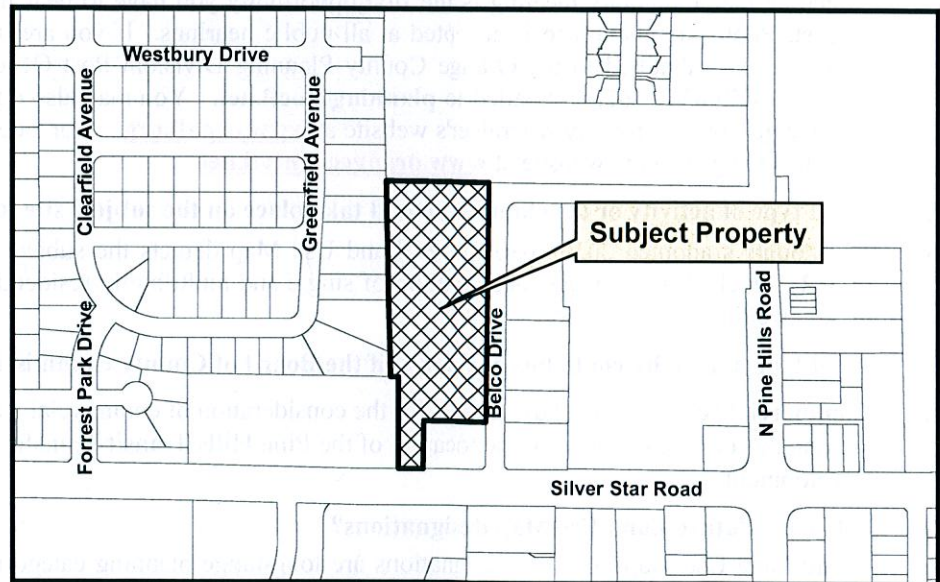
Case Number:
2015-2-S-2-4

Contact Information

Case Planner:
Photenie Burnett,
Principal Planner

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407-836-5570

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Photenie.Burnett@ocfl.net



PROPOSED FUTURE LAND USE MAP AMENDMENT - 2015-2-S-2-4

PROJECT NAME: Pine Hills Transit Transfer Center

PROPERTY INFORMATION:

Parcel I.D. Number: 16-22-29-0169-00-020

Gross Acres: 5.52

Location: 2804 Belco Drive, Orlando, FL 32808; Generally described as located on the northwest side of the intersection of Silver Star Road and Belco Drive.

FROM: Medium Density Residential (MDR)
TO: Commercial (C)

(See land use descriptions on back of page)

For specific hearing times, please call or send an email to the case planner as the dates approach. Public hearings are held in the Commission Chambers on the 1st floor of the County Administration Building located at 201 S. Rosalind Ave., Downtown Orlando. Subsequent to this request, the applicant may apply for a rezoning of the property, and you may receive a separate notice that pertains to such action.

PUBLIC HEARING NOTICE

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). The time of each public hearing will be published in the Orlando Sentinel, in the Local and State section. Please note that the hearing dates are tentative and subject to change.

ADOPTION PUBLIC HEARINGS

Planning and Zoning Commission/Local Planning Agency

October 20, 2015 – 9:00 AM

Board of County Commissioners

November 18, 2015 – 2:00 PM

FREQUENTLY ASKED QUESTIONS

Q: How can I participate in the review process and find out more information about the request?

A: Attending the community meeting is the first opportunity you have to hear from the applicant and comment on the request. Public comment also is accepted at all public hearings. If you are unable to attend hearings, written comments can be submitted to the Orange County Planning Division, Post Office Box 1393, Orlando, Florida 32802, faxed to (407) 836-5862, or emailed to planning@ocfl.net. You may also obtain property information by accessing the Orange County Property Appraiser's website at www.ocpafl.org. For a detailed description of the review process visit the Orange County website at www.orangecountyfl.net.

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

A: The County's adopted 2010-2030 Future Land Use Map depicts the subject site as **Medium Density Residential (MDR)** which allows for the consideration of single and multifamily residential development at a maximum density of 20 dwelling units per acre.

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

A: **Commercial (C)** future land use allows for the consideration of commercial and office development. The applicant is seeking this change to allow for the location of the Pine Hills Transit Transfer Center and future retail or office development.

Q: What are Future Land Use Map designations?

A: Future Land Use Map (FLUM) designations are long-range planning categories that generally describe the types of activity or development that can be considered on property located in Orange County. These designations indicate the allowable residential density (number of units per acre) and intensity (square footage of non-residential development). FLUM designations are adopted as part of the County's 2010-2030 Comprehensive Plan and overseen by the State.

Q: What are Zoning districts?

A: Zoning districts are more descriptive planning classifications, but must be consistent with Future Land Use Map designations. Zoning districts regulate specific uses, building size, setbacks and parking requirements.

Q: What is the Urban Service Area (USA), and is the subject site located within it?

A: The subject site is located in the USA, which consists of those lands within Orange County where urban development patterns exist or are planned. Urban development patterns typically include residential and commercial areas where utility services (water and wastewater), roadway networks and community facilities (i.e., schools, parks) are located. Most areas outside of the County's USA are not planned for urban development but provide for a rural lifestyle or support agricultural activity.

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.