Proposed Overlay Zone for the Pine Hills Neighborhood Improvement District (NID)

June 19, 2018
Presentation Overview

- Background
- Overlay Zone for the Pine Hills NID
- Timeline
Background

- **Vision for Pine Hills**
  - Safe, business-friendly environment
  - Place to live, work, play, and learn
  - Preserve rich history
  - Family oriented

- **Pine Hills Land Analysis and Strategic Plan (2004)**

- **Pine Hills Economic Development and Market Analysis (2010)**
Pine Hills*
- 16 pawn shops
- 7 package stores
- New package store at the entrance to Evans High School
- Pawn shop requesting outdoor storage and to sell used cars

*32808 (July 2017)
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Overlay Zone for the Pine Hills NID

- Overlay zone
  - Special planning tool that can be used to restrict certain new uses (businesses) from locating in an area
  - A tool to redevelop an area
Zoning Overlay Districts
Need for the Overlay Zone

- Potential new businesses are turned off by certain uses
- An additional tool to revitalize an area
- Preventative measure
- Urban design standards
Community Outreach

- Robinswood Community Improvement Association
  - July 20, 2017
- Pine Hills Community Council
  - August 1, 2017
- Normandy Shores Homeowners’ Association
  - August 17, 2017
- Pine Hills Community Meeting
  - September 27, 2017
- Pine Hills Town Hall Meeting
  - October 18, 2017
- Pine Hills Neighborhood Improvement District (NID)
  - November 7, 2017
- West Orange Chamber of Commerce
  - January 12, 2018
Proposed Prohibited Uses and Standards

- Proposed Prohibited Uses
  - Car-title loan businesses
  - Check cashing/payday loans/pay day advance businesses
  - Pawn shops
  - Package stores
  - Bail bond agencies
  - Open air markets
  - Bottle clubs
  - New and used automobile sales
  - Portable food vendors

- Additional Standards
  - No outdoor waiting at labor pools and labor halls
  - No outdoor display or storage
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- BCC Meeting (work session)  
  - February 20, 2018
- P & Z Commission Meeting (work session)  
  - March 15, 2018
- P & Z Commission Meeting (public hearing)  
  - April 19, 2018
- BCC Meeting (first reading)  
  - June 5, 2018
- BCC Meeting (second reading)  
  - June 19, 2018
Sec. 38-1069. Applicability; conflicts; responsibility of applicant.

... (3) Applicability. This division applies to any rezoning, subdivision, special exception, building permit, use permit, or other development permit, as the term “development permit” is defined by general law, that is applied for within the Pine Hills NID Overlay Zone after June 19, 2018, where the applicant seeks to construct, reconstruct, renovate, alter, or enlarge a land use, building or structure.

(4) Responsibility of applicant for development permit. Everyone who applies for a development permit to construct, reconstruct, renovate, alter, or enlarge a land use, building or structure within the Pine Hills NID Overlay Zone shall print on the front page of the application or plans the following in capital letters that are at least two inches high: “THIS APPLICATION [OR THESE PLANS] RELATE TO THE PINE HILLS NID OVERLAY ZONE, WHICH WAS ESTABLISHED UNDER AND IS SUBJECT TO ORDINANCE NO. 2018----, ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON JUNE 19, 2018.”
Action Requested

Make a finding of consistency with the Orange County Comprehensive Plan and recommend approval of the overlay zone ordinance for the Pine Hills Neighborhood Improvement District (NID). Districts 2 and 6
Proposed Overlay Zone for the Pine Hills Neighborhood Improvement District (NID)

June 19, 2018