

# *Board of County Commissioners*

## **2023-2 Regular Cycle Amendments**

**Privately-Initiated  
Future Land Use Map Amendment**

**2023-2-A-5-1**

**and**

**Associated Staff-Initiated Text Amendment**

**2023-2-B-FLUE-1**

***Transmittal Public Hearings***

**January 23, 2024**



# AMENDMENT 2023-2-A-5-1

## OUTLINE

### Application Overview

- Application Introduction
- Lake Pickett Study Area Policies & Guiding Principles
- History of Previous Applications
- Sustanee Application Analysis

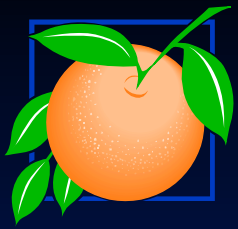
### Environmental Considerations

- Wetland Impacts
- Econ Sandhill Conservation
- Status of adjacent Borrow Area Parcel

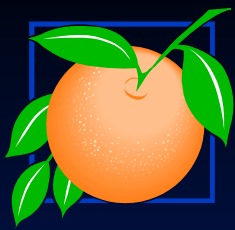
### Transportation Analysis

- Traffic Study & Term Sheet
- NEOCATS
- Infrastructure Improvements and Schedule

### Next Steps & Requested Action



# APPLICATION OVERVIEW



# APPLICATION OVERVIEW

## Community Meetings

- July 15, 2023
- January 11, 2024
- TBD (After Transmittal)

## Transmittal Public Hearings

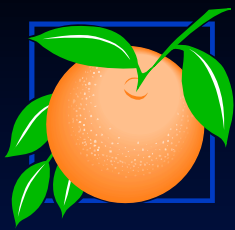
- LPA – December 14, 2023
- **BCC – *January 23, 2024***

## State and Regional Agency Comments

- Anticipated in March/April 2024

## Adoption Public Hearings

- LPA – TBD
- BCC – TBD



# APPLICATION OVERVIEW

**Agent:** Brian Canin, Kimley-Horn and Associates, Inc.

**Owners:** Rolling R. Ranch, LTD; Mary Rybolt Lamar; and Lake Pickett North, LLC

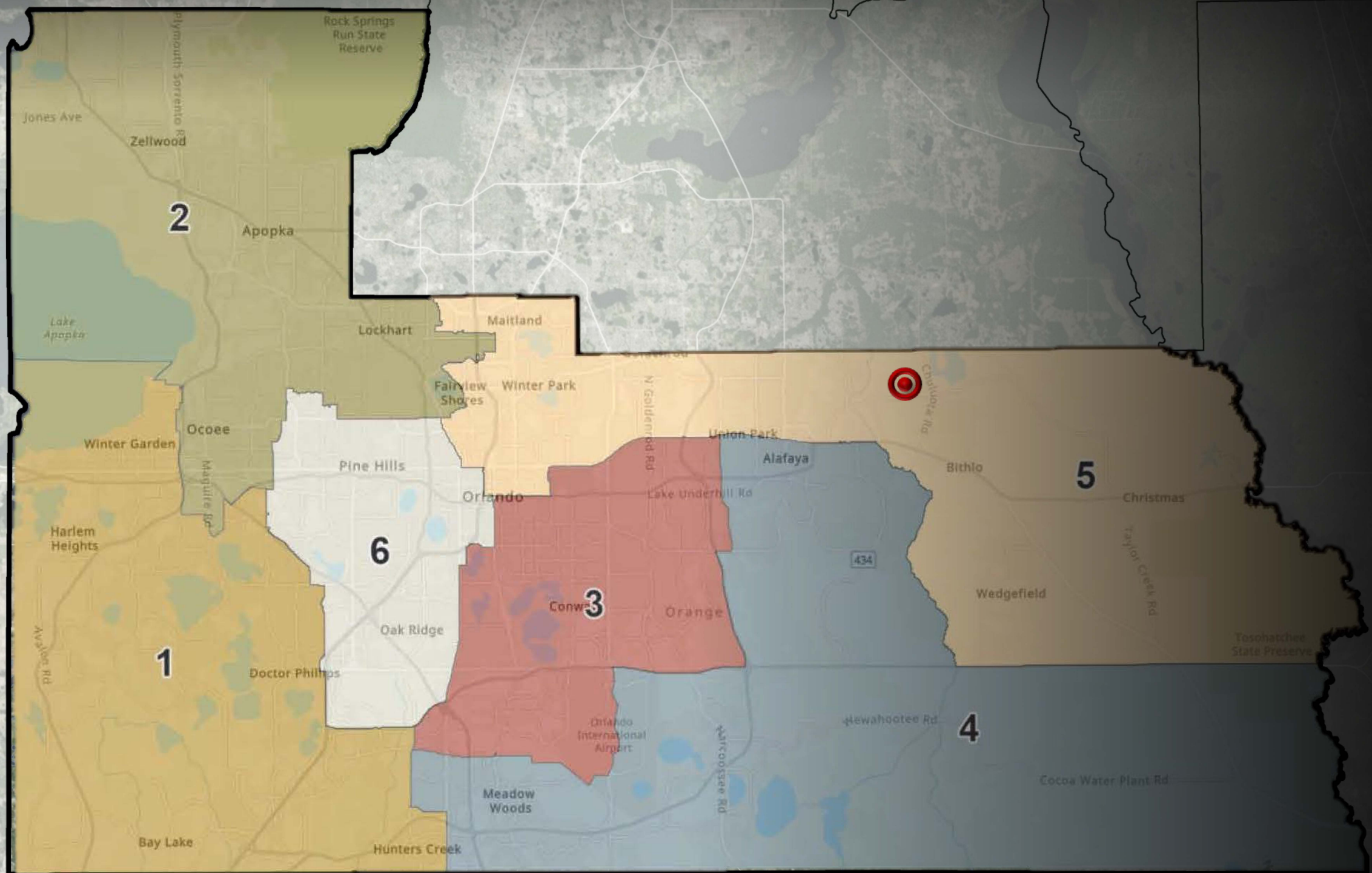
**From:** Rural/Agricultural (R) - *1 DU / 10 acres*

**To:** Lake Pickett (LP)

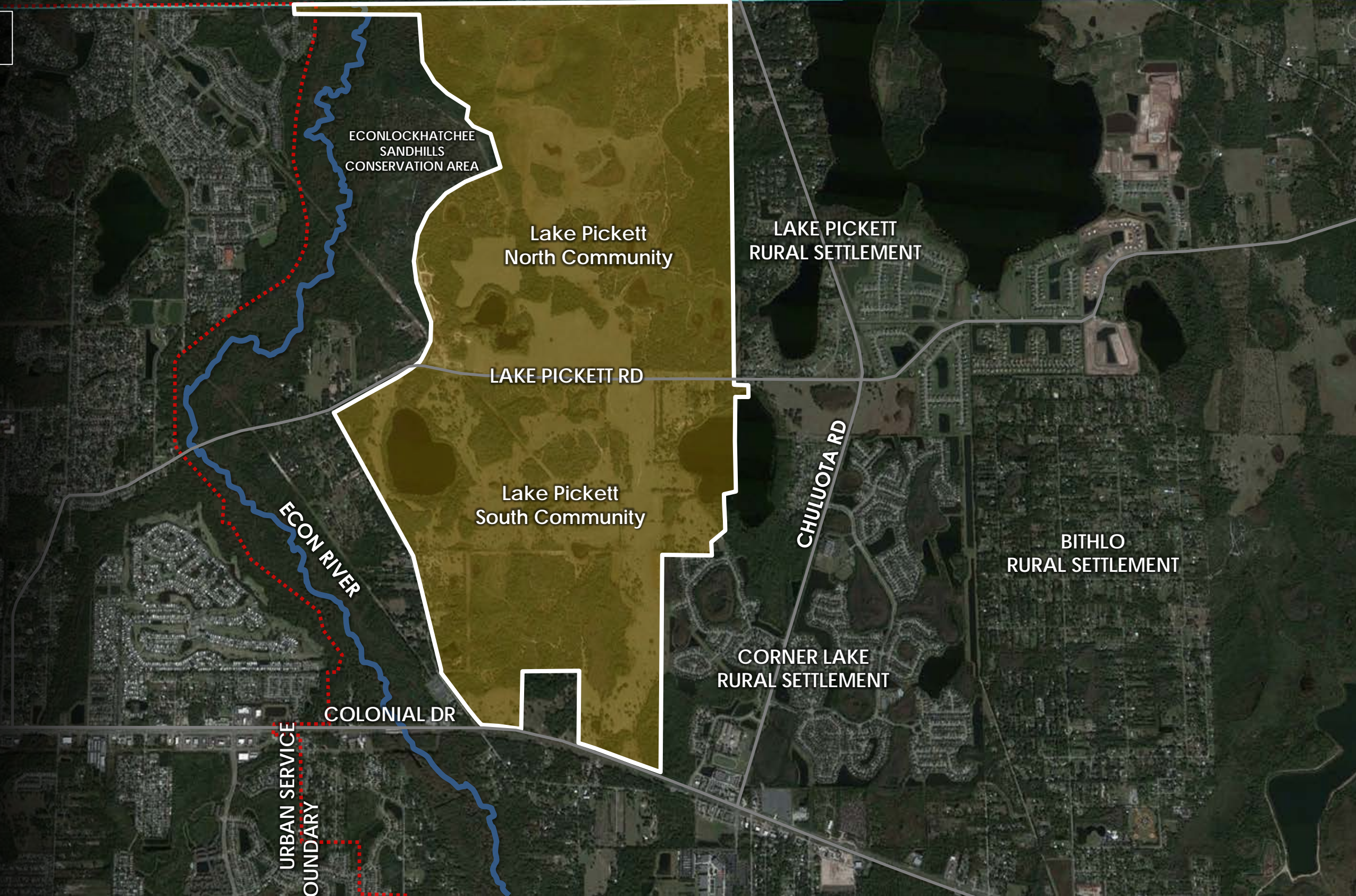
**Acreage:** ±1,317.61 Gross / ±877.77 Net Developable

**Proposed Use:** 1,789 Single-Family Detached Dwelling Units (Plus 11 Rural Settlement Units); 90,000 sf of Community Spaces and Amenities; Multi-Purpose Trails, and 18.47 acres of Adequate Public Facilities (APF), including a 2.01-acre Fire Station and 16.46-acre Middle or K-8 Public School site.

# LOCATION MAP



# AERIAL MAP



ECONLOCKHATCHEE  
SANDHILLS  
CONSERVATION AREA

Lake Pickett  
North Community

LAKE PICKETT  
RURAL SETTLEMENT

LAKE PICKETT RD

Lake Pickett  
South Community

CHULUOTA RD

BITHLO  
RURAL SETTLEMENT

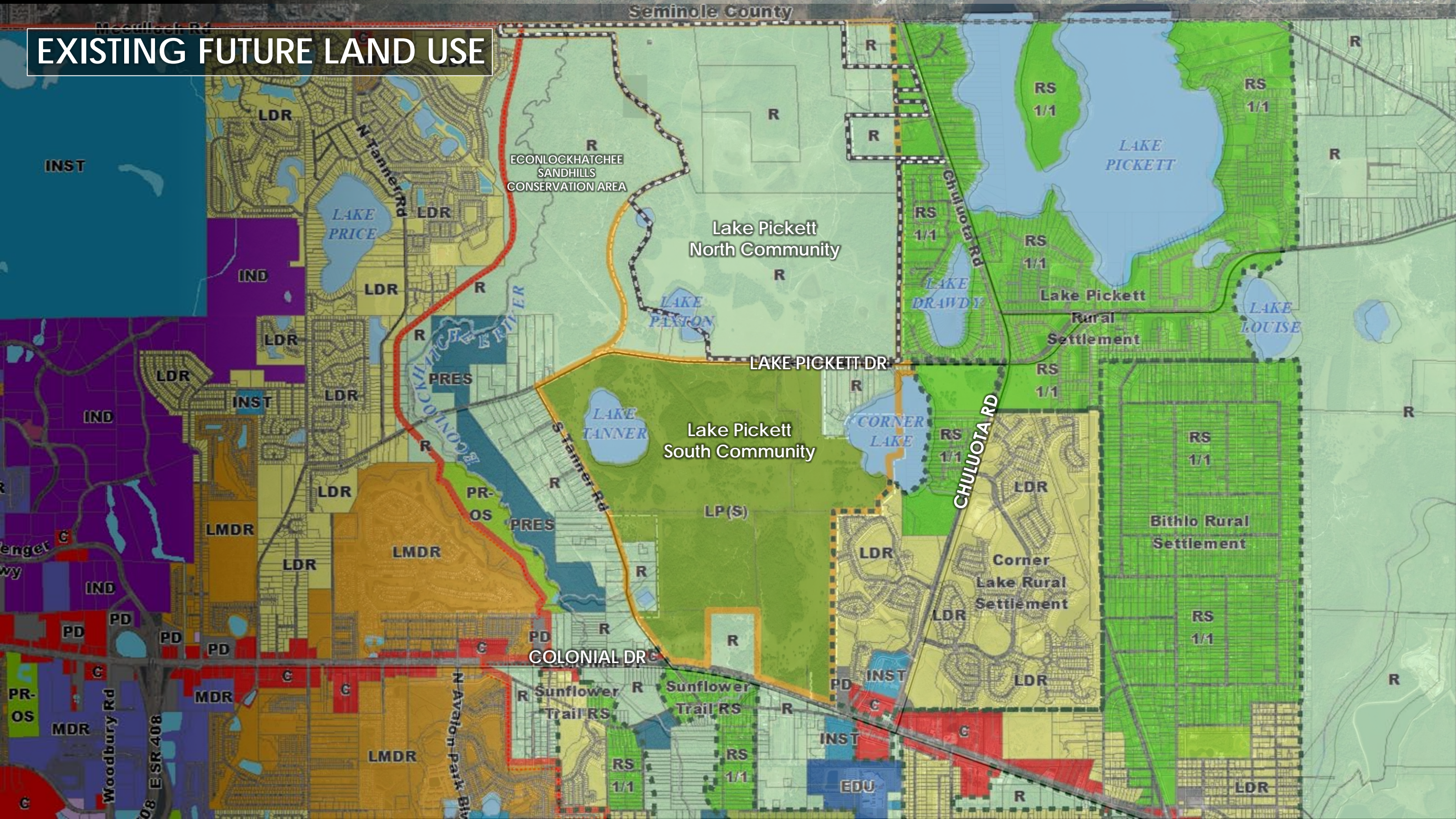
ECON RIVER

COLONIAL DR

CORNER LAKE  
RURAL SETTLEMENT

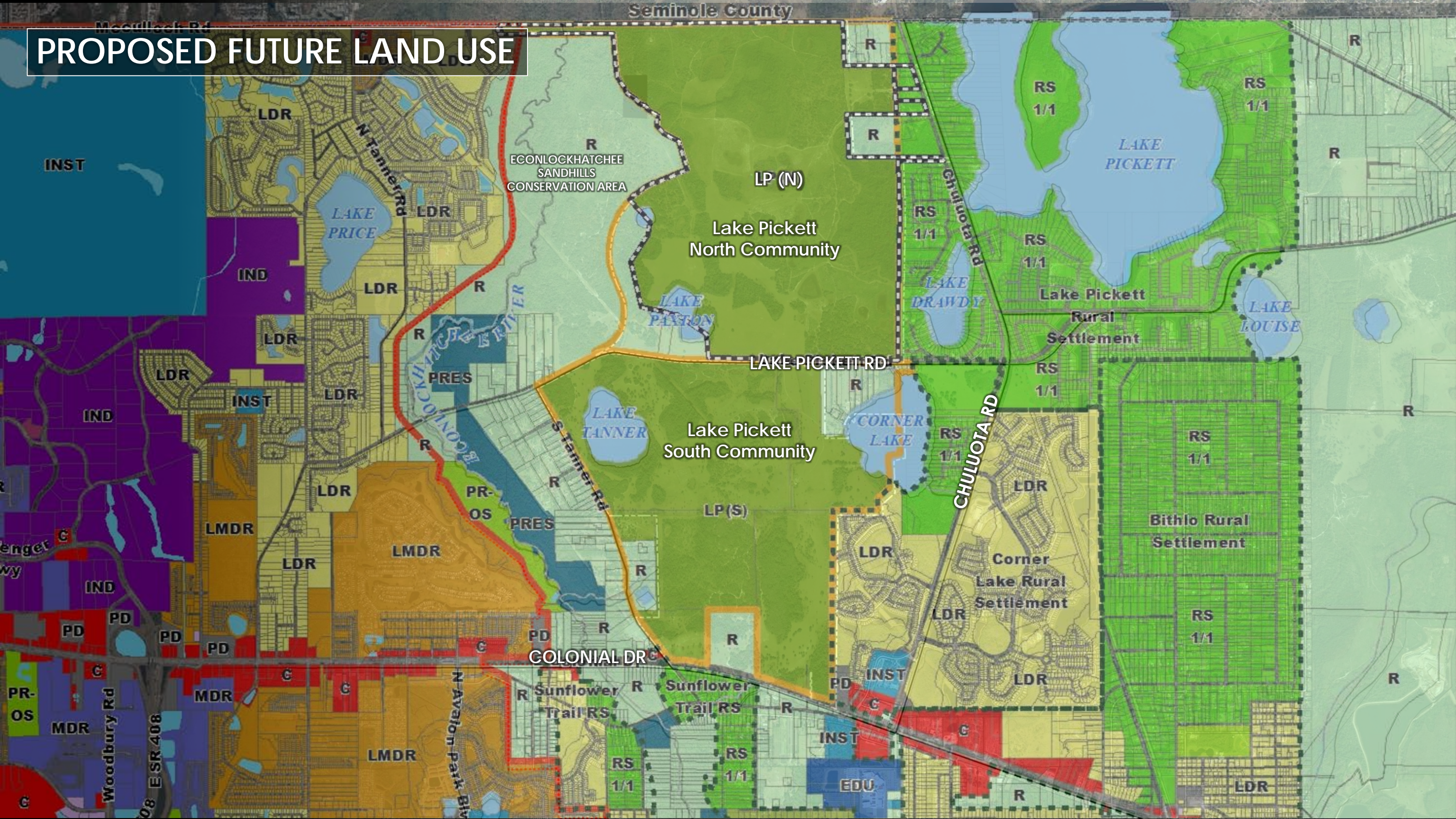
URBAN SERVICE  
BOUNDARY

# EXISTING FUTURE LAND USE





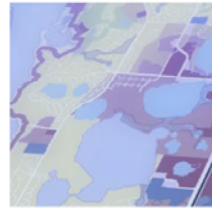
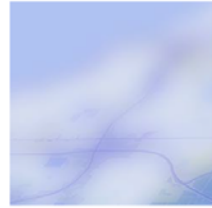
# PROPOSED FUTURE LAND USE







# LP STUDY AREA & POLICIES



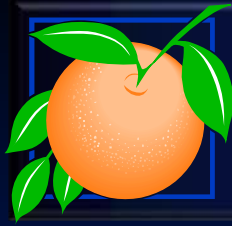
## ORANGE COUNTY FLORIDA

### COMPREHENSIVE PLAN 2010 - 2030 GOALS, OBJECTIVES & POLICIES

ADOPTED: MAY 19, 2009  
AMENDED: JANUARY 10, 2023  
THROUGH ORDINANCE 2023-04  
EFFECTIVE: MARCH 4, 2023

PREPARED BY:  
ORANGE COUNTY PLANNING, ENVIRONMENTAL  
AND DEVELOPMENT SERVICES DEPARTMENT  
ORANGE COUNTY PLANNING DIVISION





# LP STUDY AREA & POLICIES



## ORANGE COUNTY FLORIDA

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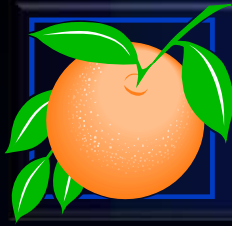
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ORANGE COUNTY PLANNING DIVISION



#### Future Land Use Element List of goals and objectives for quick reference

<b>GOAL FLU1</b>	<b>URBAN FRAMEWORK.....</b>	<b>FLU-1</b>
	OBJ FLU1.1 Direct development to the Urban Service Area	
	OBJ FLU1.2 Urban Service Area concept	
	OBJ FLU1.3 USA application process	
	OBJ FLU1.4 Location and development criteria for urban land uses	
<b>GOAL FLU2</b>	<b>URBAN STRATEGIES.....</b>	<b>FLU-25</b>
	OBJ FLU2.1 INFILL	
	OBJ FLU2.2 MIXED-USE	
	OBJ FLU2.3 LAND USE AND TRANSPORTATION	
	OBJ FLU2.4 SMALL AREA STUDIES	
	OBJ FLU2.5 RURAL RESIDENTIAL ENCLAVES	
<b>GOAL FLU3</b>	<b>URBAN FORM.....</b>	<b>FLU-35</b>
	OBJ FLU3.1 TND	
	OBJ FLU3.2 MIXED-USE DEVELOPMENT ACTIVITY CENTERS	
<b>GOAL FLU4</b>	<b>HORIZON WEST.....</b>	<b>FLU-39</b>
	OBJ FLU4.1 VILLAGE LAND USE	
	OBJ FLU4.2 ADEQUATE PUBLIC FACILITIES AND SERVICES	
	OBJ FLU4.3 TRANSPORTATION SYSTEM	
	OBJ FLU4.4 SCHOOLS	
	OBJ FLU4.5 ENVIRONMENT	
	OBJ FLU4.6 VILLAGE DEVELOPMENT CODE	
	OBJ FLU4.7 EMPLOYMENT AND HOUSING	
<b>GOAL FLU5</b>	<b>INNOVATION WAY.....</b>	<b>FLU-83</b>
	OBJ FLU5.1 INNOVATION WAY OVERLAY	
	OBJ FLU5.2 LAND USE MAP AND PD-REGULATING PLAN	
	OBJ FLU5.3 HOUSING	
	OBJ FLU5.4 ENVIRONMENTAL RESOURCE MANAGEMENT	
	OBJ FLU5.5 ENVIRONMENTAL LAND STEWARDSHIP PROGRAM	
	OBJ FLU5.6 GREEN INFRASTRUCTURE	
	OBJ FLU5.7 ECONOMIC DEVELOPMENT	
	OBJ FLU5.8 UNASSIGNED	
	OBJ FLU5.9 TRAIL SYSTEM	
	OBJ FLU5.10 INNOVATION WAY FUNDING	
	OBJ FLU5.11 PUBLIC SCHOOLS	
	OBJ FLU5.12 WATER, WASTEWATER AND RECLAIMED WATER	
<b>GOAL FLU6</b>	<b>PROTECTION OF RURAL LAND RESOURCES AND OTHER ASSETS ....</b>	<b>FLU-111</b>
	OBJ FLU6.1 Rural Service Area	
	OBJ FLU6.2 Rural Settlements	
	OBJ FLU6.3 Protect Rural Settlements from adjacent urban uses	
	OBJ FLU6.4 Protect natural resources and environmental assets	
	OBJ FLU6.5 Preserve significant historic and archeological sites and structures	
	OBJ FLU6.6 WEKIVA	
	OBJ FLU6.7 Wekiva Interchange Land Use Plan Overlay	
	OBJ FLU6.8 LAKE PICKETT FUTURE LAND USE DESIGNATION	
<b>GOAL FLU7</b>	<b>REGIONALISM.....</b>	<b>FLU-141</b>
	OBJ FLU7.1 Coordinate location of recreational facilities, infrastructure improvements and capital facilities	
	OBJ FLU7.2 Analyze impacts of proposed development in adjacent jurisdictions	
	OBJ FLU7.3 Minimize land use compatibility problems with UCF	
	OBJ FLU7.4 Growth Centers	
<b>GOAL FLU8</b>	<b>IMPLEMENTATION.....</b>	<b>FLU-152</b>
	OBJ FLU8.1 Land Development Code, Zoning and Planned Development process	



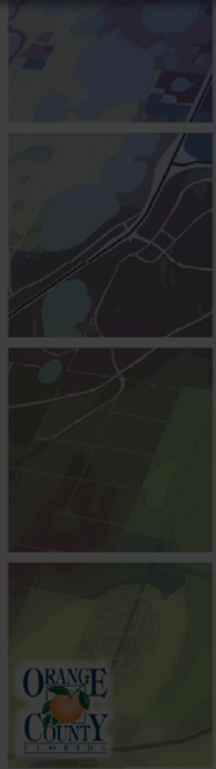
# LP STUDY AREA & POLICIES

Future Land Use Element  
List of goals and objectives for quick reference

<b>GOAL FLU1</b>	<b>URBAN FRAMEWORK.....</b>	<b>FLU-1</b>
	OBJ FLU1.1	Direct development to the Urban Service Area
	OBJ FLU1.2	Urban Service Area concept
	OBJ FLU1.3	USA application process

## **GOAL FLU6 PROTECTION OF RURAL LAND RESOURCES AND OTHER ASSETS .... FLU-111**

- OBJ FLU6.1 Rural Service Area
- OBJ FLU6.2 Rural Settlements
- OBJ FLU6.3 Protect Rural Settlements from adjacent urban uses
- OBJ FLU6.4 Protect natural resources and environmental assets
- OBJ FLU6.5 Preserve significant historic and archeological sites and structures
- OBJ FLU6.6 WEKIVA
- OBJ FLU6.7 Wekiva Interchange Land Use Plan Overlay
- OBJ FLU6.8 LAKE PICKETT FUTURE LAND USE DESIGNATION



### **2010 - 2030 GOALS, OBJECTIVES & POLICIES**

ADOPTED: FEBRUARY 23, 2021  
 AMENDED: BCC Date  
 THROUGH ORDINANCE 2021-11  
 EFFECTIVE: MAY 6, 2021

PREPARED BY:  
 ORANGE COUNTY PLANNING, ENVIRONMENTAL  
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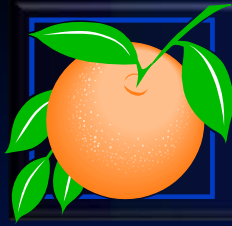


<b>GOAL FLU5</b>	<b>INNOVATION WAY .....</b>	<b>FLU-85</b>
	OBJ FLU5.1	INNOVATION WAY OVERLAY
	OBJ FLU5.2	LAND USE MAP AND PD-REGULATING PLAN
	OBJ FLU5.3	HOUSING
	OBJ FLU5.4	ENVIRONMENTAL RESOURCE MANAGEMENT
	OBJ FLU5.5	ENVIRONMENTAL LAND STEWARDSHIP PROGRAM
	OBJ FLU5.6	GREEN INFRASTRUCTURE
	OBJ FLU5.7	ECONOMIC DEVELOPMENT
	OBJ FLU5.8	UNASSIGNED
	OBJ FLU5.9	TRAIL SYSTEM
	OBJ FLU5.10	INNOVATION WAY FUNDING
	OBJ FLU5.11	PUBLIC SCHOOLS
	OBJ FLU5.12	WATER, WASTEWATER AND RECLAIMED WATER

<b>GOAL FLU6</b>	<b>PROTECTION OF RURAL LAND RESOURCES AND OTHER ASSETS ....</b>	<b>FLU-111</b>
	OBJ FLU6.1	Rural Service Area
	OBJ FLU6.2	Rural Settlements
	OBJ FLU6.3	Protect Rural Settlements from adjacent urban uses
	OBJ FLU6.4	Protect natural resources and environmental assets
	OBJ FLU6.5	Preserve significant historic and archeological sites and structures
	OBJ FLU6.6	WEKIVA
	OBJ FLU6.7	Wekiva Interchange Land Use Plan Overlay
	OBJ FLU6.8	LAKE PICKETT FUTURE LAND USE DESIGNATION

<b>GOAL FLU7</b>	<b>REGIONALISM .....</b>	<b>FLU-141</b>
	OBJ FLU7.1	Coordinate location of recreational facilities, infrastructure improvements and capital facilities
	OBJ FLU7.2	Analyze impacts of proposed development in adjacent jurisdictions
	OBJ FLU7.3	Minimize land use compatibility problems with UCF
	OBJ FLU7.4	Growth Centers

<b>GOAL FLU8</b>	<b>IMPLEMENTATION.....</b>	<b>FLU-152</b>
	OBJ FLU8.1	Land Development Code, Zoning and Planned Development process



# LP STUDY AREA & POLICIES



## ORANGE COUNTY FLORIDA

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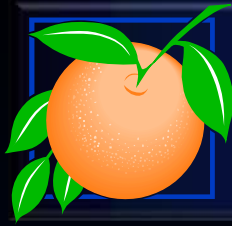
ORANGE COUNTY PLANNING DIVISION



**H RURAL, LAKE PICKETT, AND RURAL SETTLEMENT RELATED** – These Future Land Use designations are applicable only to areas outside the County’s Urban Service Area. Uses such as agricultural or agricultural-related activities predominate. These Future Land Use designations also are appropriate for locations in which residents prefer a rural lifestyle with limited services. Policies for these locations are found in Future Land Use Element Goal 6. (Amended 07/16, Ord. 2016-17)

Table 1.1.4H – Rural and Rural Settlements		
FLUM Designation	General Description	Density/Intensity
<b>Rural – Rural Service Area</b>		
Rural/Agricultural (R)	Rural promotes long-term viability of agricultural uses as an economic asset while allowing single family residential on large lots. Compatible non-residential activity may be related to agribusiness.	1 DU/10 AC
<b>Rural Settlement related</b>		
Rural Settlement 1/5 (RS 1/5)	RS 1/5 recognizes and preserves existing development patterns, provides for a rural residential lifestyle, and manages the transition of rural areas near the USA.	1 DU/5 AC
Rural Settlement 1/2 (RS 1/2)	Similar to above but the acreage required is less.	1 DU/2 AC
Rural Settlement 1/1 (RS 1/1)	Similar to above, but lots once again are smaller size.	1 DU/1 AC
Rural Settlement Low Density (RSLD 2/1)	RSLD is intended to recognize existing development patterns and rural and suburban lots at 2 DU/AC. However, this category may be suited for new residential projects abutting urban development in adjacent municipalities.	2 DU/1 AC
Office (O) (RS)	See Future Land Use Element Policy FLU6.2.9	0.15
Commercial (C)(RS)	See Future Land Use Element Policy FLU6.2.9	0.15
Lake Pickett (LP)	The LP designation provides for a transition of development from surrounding rural neighborhood densities and preservation areas to more dense development towards the center of the Lake Pickett Study Area. Transition is provided through compatibility measures.	Transect-based; Densities/intensities established on a Conceptual Regulating Plan

The following are footnotes applicable to the above tables related to FLU1.1.4.  
 FAR – Floor Area Ratio: The amount of permitted, developable floor area of a building to the area of the lot.  
 ISAR – Impervious Surface Area Ratio: Ratio of impervious surface area to area of the affected wetland or recreation, as applicable. Commonly referred to as impervious coverage.  
 \*\*\* Any area outside the impervious surface areas of a conservation area shall remain undisturbed in a natural state. Furthermore, the encroachments shall be limited to restrictions in C1.4.1 of the Conservation Element. (Added 8/92, Ord. 92-24; Amended 5/03, Ord. 03-03; Amended 10/03, Ord. 03-15, Policy 1.1.12-r)

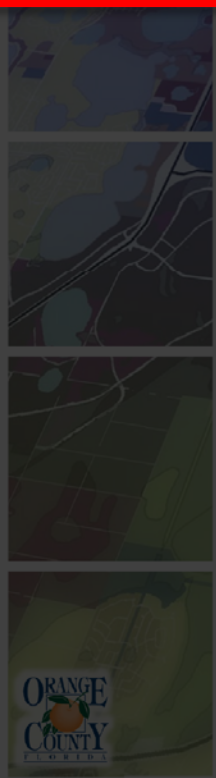


# LP STUDY AREA & POLICIES

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**FLU6.8.2**

<p>Lake Pickett (LP)</p>	<p>The LP designation provides for a transition of development from surrounding rural neighborhood densities and preservation areas to more dense development towards the center of the Lake Pickett Study Area. Transition is provided through compatibility measures.</p>	<p>Transect-based; Densities/intensities established on a Conceptual Regulating Plan</p>
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## 2010 - 2030 GOALS, OBJECTIVES & POLICIES

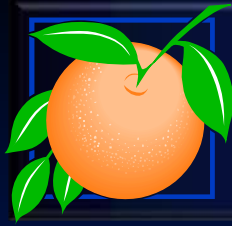
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 EFFECTIVE: MAY 6, 2021

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Rural Settlement 1/1 (RS 1/1)	Similar to above, but lots once again are smaller size.	1 DU/1 AC
Rural Settlement Low Density (RSLD 2/1)	RSLD is intended to recognize existing development patterns and rural and suburban lots at 2 DU/AC. However, this category may be suited for new residential projects abutting urban development in adjacent municipalities.	2 DU/1 AC
Office (O) (RS)	See Future Land Use Element Policy FLU6.2.9	0.15
Commercial (C)(RS)	See Future Land Use Element Policy FLU6.2.9	0.15
Lake Pickett (LP)	The LP designation provides for a transition of development from surrounding rural neighborhood densities and preservation areas to more dense development towards the center of the Lake Pickett Study Area. Transition is provided through compatibility measures.	Transect-based; Densities/intensities established on a Conceptual Regulating Plan

The following are footnotes applicable to the above tables related to FLU1.1.4.  
 FAR – Floor Area Ratio: The amount of permitted, developable floor area of a building to the area of the lot.  
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# LP STUDY AREA & POLICIES



## ORANGE COUNTY FLORIDA

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**OBJ FLU6.8 LAKE PICKETT FUTURE LAND USE DESIGNATION.** The Lake Pickett (LP) Future Land Use Map designation may only be applied to the area located north of East Colonial Drive, south of the Orange County boundary line, east of South Tanner Road and/or the Econlockhatchee Sandhills Conservation Area, as applicable, and west of Chuluota Road, excluding land within Rural Settlements, which is depicted on Map 22 of the Future Land Use Map series – Lake Pickett Study Area. This Objective shall be implemented through the following development framework policies.

The LP designation manages the transition of development from surrounding rural neighborhood densities and preservation areas to more dense development clustered towards the center of the Lake Pickett Study Area. Transition is provided through compatibility measures such as perimeter treatments and preservation of natural systems/habitats.

Compatibility is ensured on LP designated lands through the use of Transect Zones, conservation best management practices, neighborhood design principles, interconnected open space systems, and streets with a strong pedestrian/bicycle orientation. Transect Zones allow development to occur by gradually transitioning from less to more dense development. Each Transect Zone shall have a stated density unique to that Transect, and each series of Transect Zones shall build upon each other from the least dense Transect to the most dense Transect. Transect Zones allow contiguous rural character to be preserved which may include like-to-like lot configurations along the boundary.

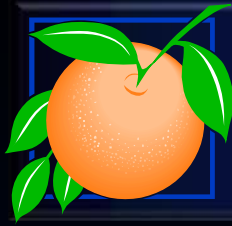
Nothing in these policies is intended to supersede Orange County's existing environmental regulations contained in Chapter 15, Articles X and XI, Orange County Code of Ordinances. (Added 07/16, Ord. 2016-17)

#### POLICIES

**FLU6.8.1 Lake Pickett Guiding Principles.** All future development within the Lake Pickett Study Area depicted on Map 22 of the Future Land Use Map series shall adhere to the following guiding principles:

- Preserve the rural lifestyle and character of existing communities through design, integration and preservation of natural resources, amenities such as shared community gardens and greenhouses and other low impact agricultural uses, parks and play spaces, and areas promoting community congregation, fitness and well-being.
- Manage natural, open space and community areas by:
  - a) Preserving *Natural Areas*, which include but are not limited to lands governed by Chapter 15, Articles X and XI of the Orange County Code, by protecting native species, habitat, and water quality, and other natural resources in accordance with all applicable governmental regulations;
  - b) Providing *Open Space Areas* for the preservation of green space and community character through agricultural lands, upland and wetland buffers, outdoor sports fields, parks, pathways and trails that connect to existing and proposed county/state trail systems, and cultural, artistic, and open non-walled structures, which promote gathering and outdoor community activity;
  - c) Constructing *Community Space Areas* containing public amenities, such as community buildings, indoor sports facilities, agricultural facilities, education

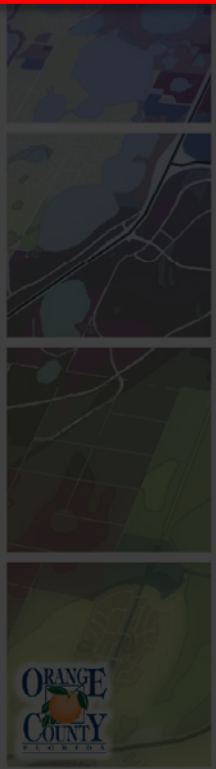




# LP STUDY AREA & POLICIES

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**OBJ FLU6.8 LAKE PICKETT FUTURE LAND USE DESIGNATION. The Lake Pickett (LP) Future Land Use Map designation may only be applied to the area located north of East Colonial Drive, south of the Orange County boundary line, east of South Tanner Road and/or the Econlockhatchee Sandhills Conservation Area, as applicable, and west of Chuluota Road, excluding land within Rural Settlements, which is depicted on Map 22 of the Future Land Use Map series – Lake Pickett Study Area. This Objective shall be implemented through the following development framework policies.**



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environmental regulations contained in Chapter 15, Articles X and XI, Orange County Code of Ordinances. (Added 07/16, Ord. 2016-17)

## POLICIES

- FLU6.8.1 **Lake Pickett Guiding Principles.** All future development within the Lake Pickett Study Area depicted on Map 22 of the Future Land Use Map series shall adhere to the following guiding principles:
- Preserve the rural lifestyle and character of existing communities through design, integration and preservation of natural resources, amenities such as shared community gardens and greenhouses and other low impact agricultural uses, parks and play spaces, and areas promoting community congregation, fitness and well-being.
  - Manage natural, open space and community areas by:
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# LAKE PICKETT STUDY AREA

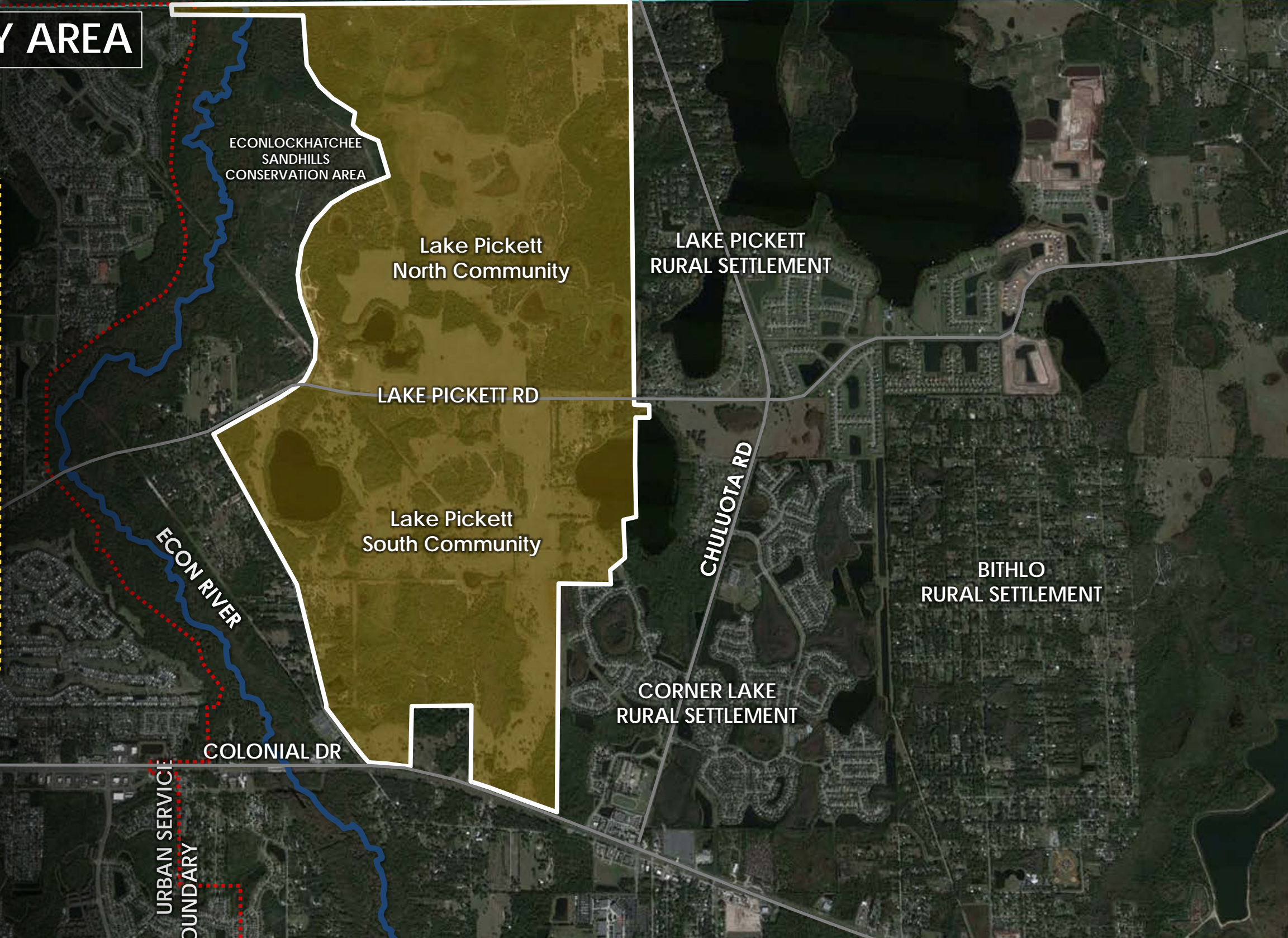
2015-2/16-1  
Lake  
Pickett  
Study Area

Gross  
acreage

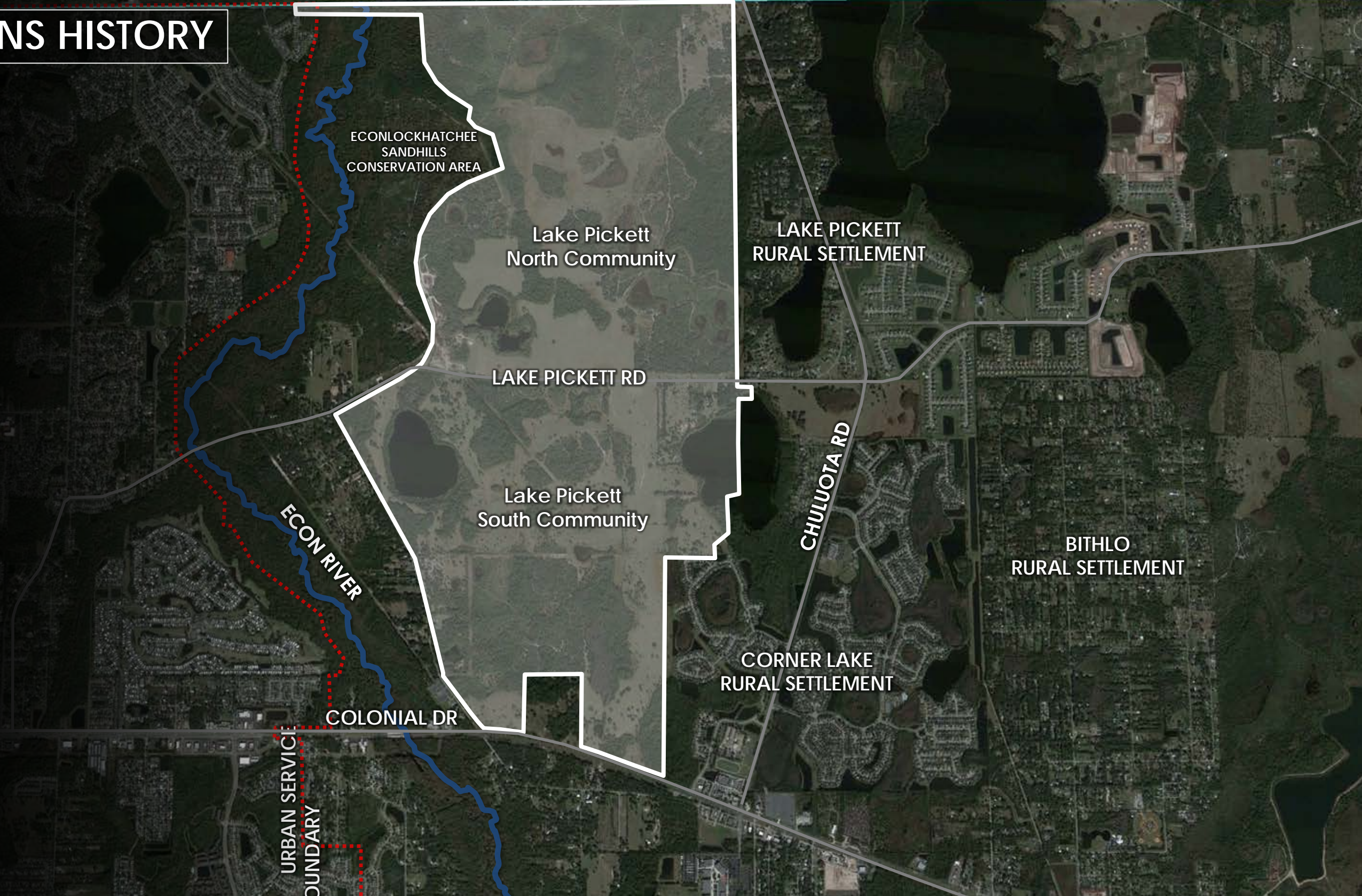
2,605  
acres

Result of  
Application

Adopted  
July 12, 2016



# APPLICATIONS HISTORY



ECONLOCKHATCHEE  
SANDHILLS  
CONSERVATION AREA

Lake Pickett  
North Community

LAKE PICKETT  
RURAL SETTLEMENT

LAKE PICKETT RD

Lake Pickett  
South Community

CHULUOTA RD

BITHLO  
RURAL SETTLEMENT

ECON RIVER

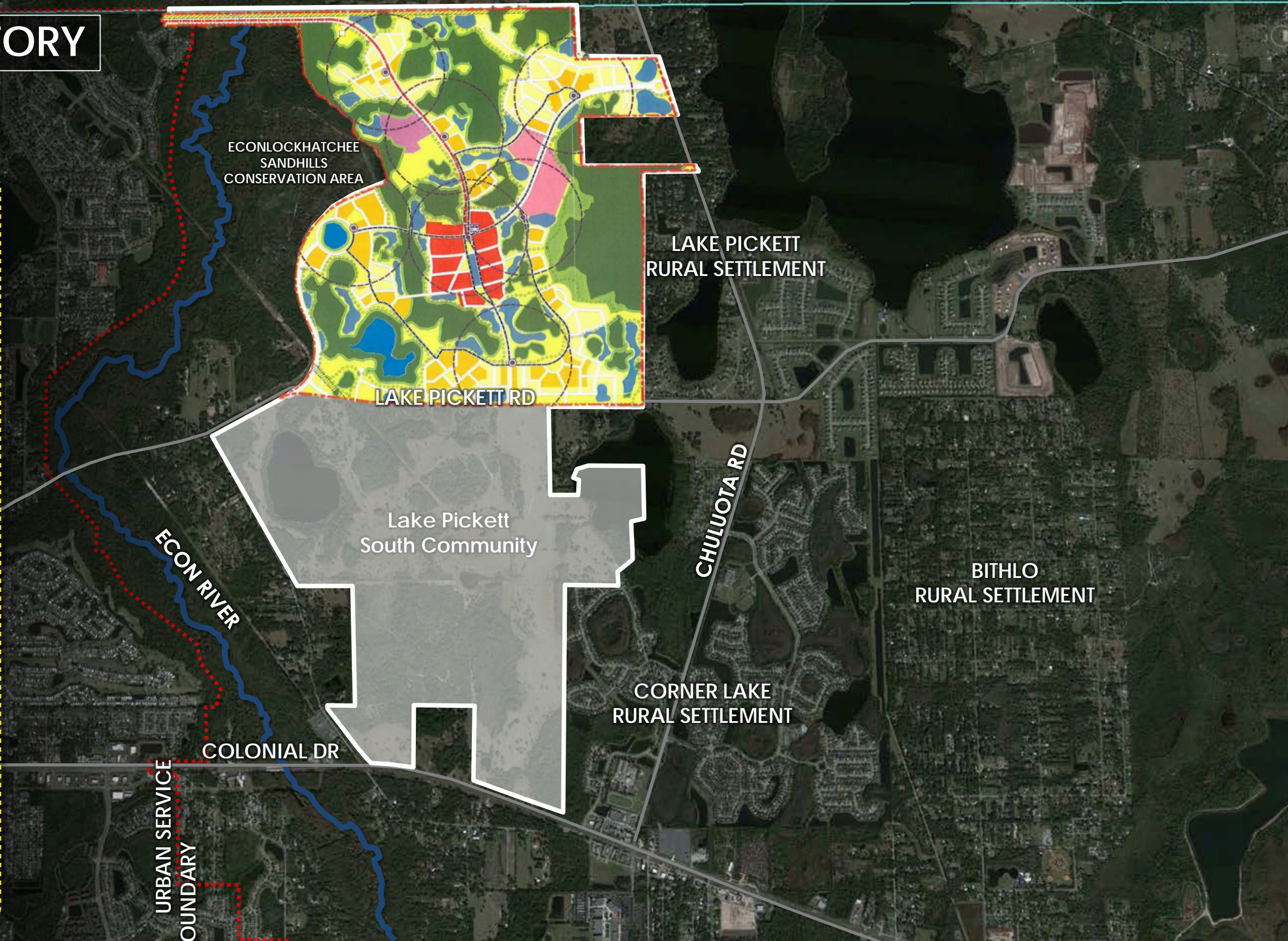
CORNER LAKE  
RURAL SETTLEMENT

COLONIAL DR

URBAN SERVICE  
BOUNDARY

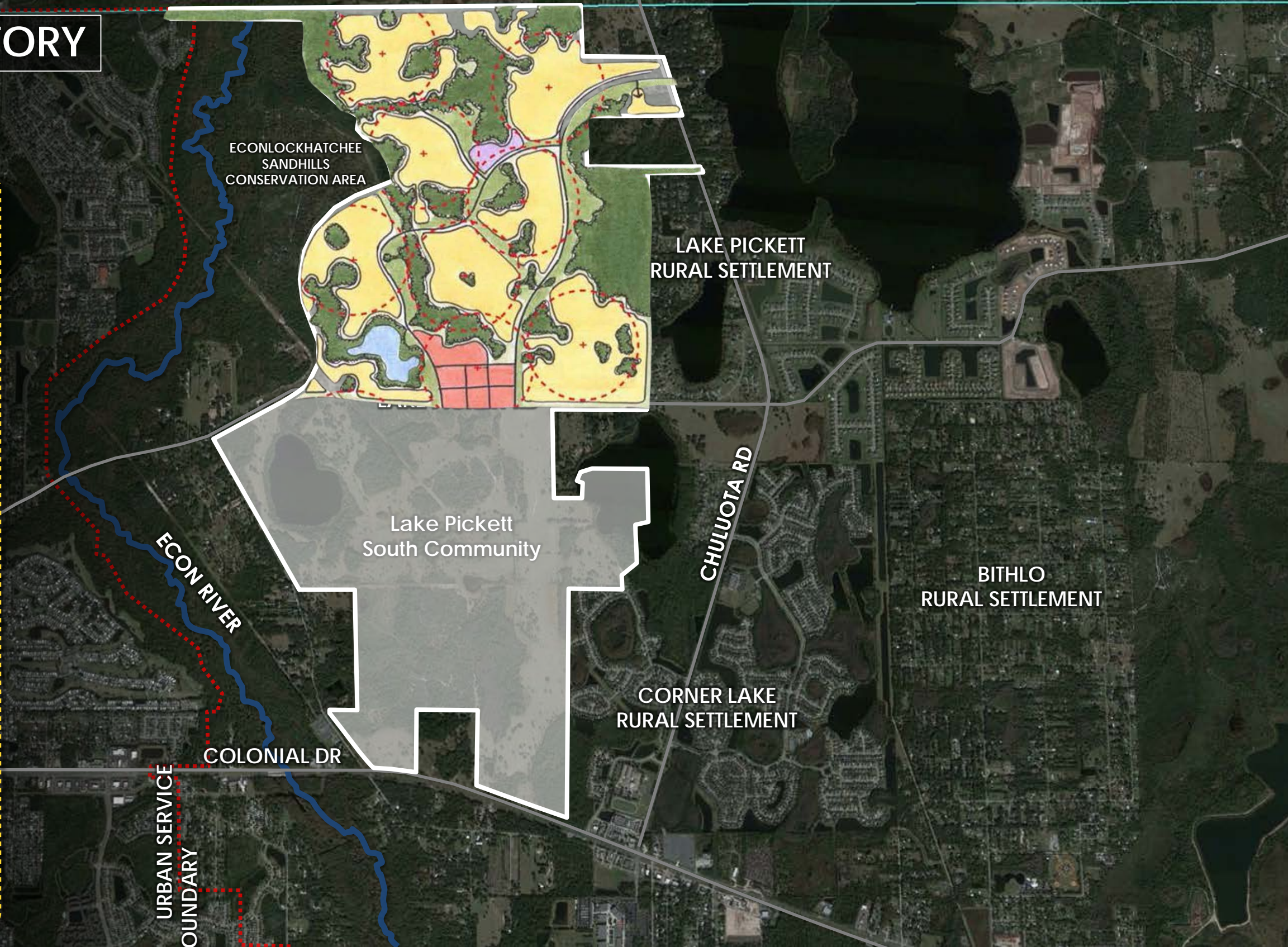
# APPLICATIONS HISTORY

	2009 Rybolt
Residential	5,000 du
Non-residential	2,225,000 s.f.
Gross acreage	1,441 acres
Result of Application	Denied at Transmittal



# APPLICATIONS HISTORY

	2013-2 Lake Pickett North
Residential	3,200 du
Non-residential	200,000 s.f.
Gross acreage	1,441 acres
Result of Application	Insufficient Application



# APPLICATIONS HISTORY

Balancing Nature, Community & Conservation

2015-2  
Lake Pickett North

Residential

1,999 du  
2.1 du/ac

Non-residential

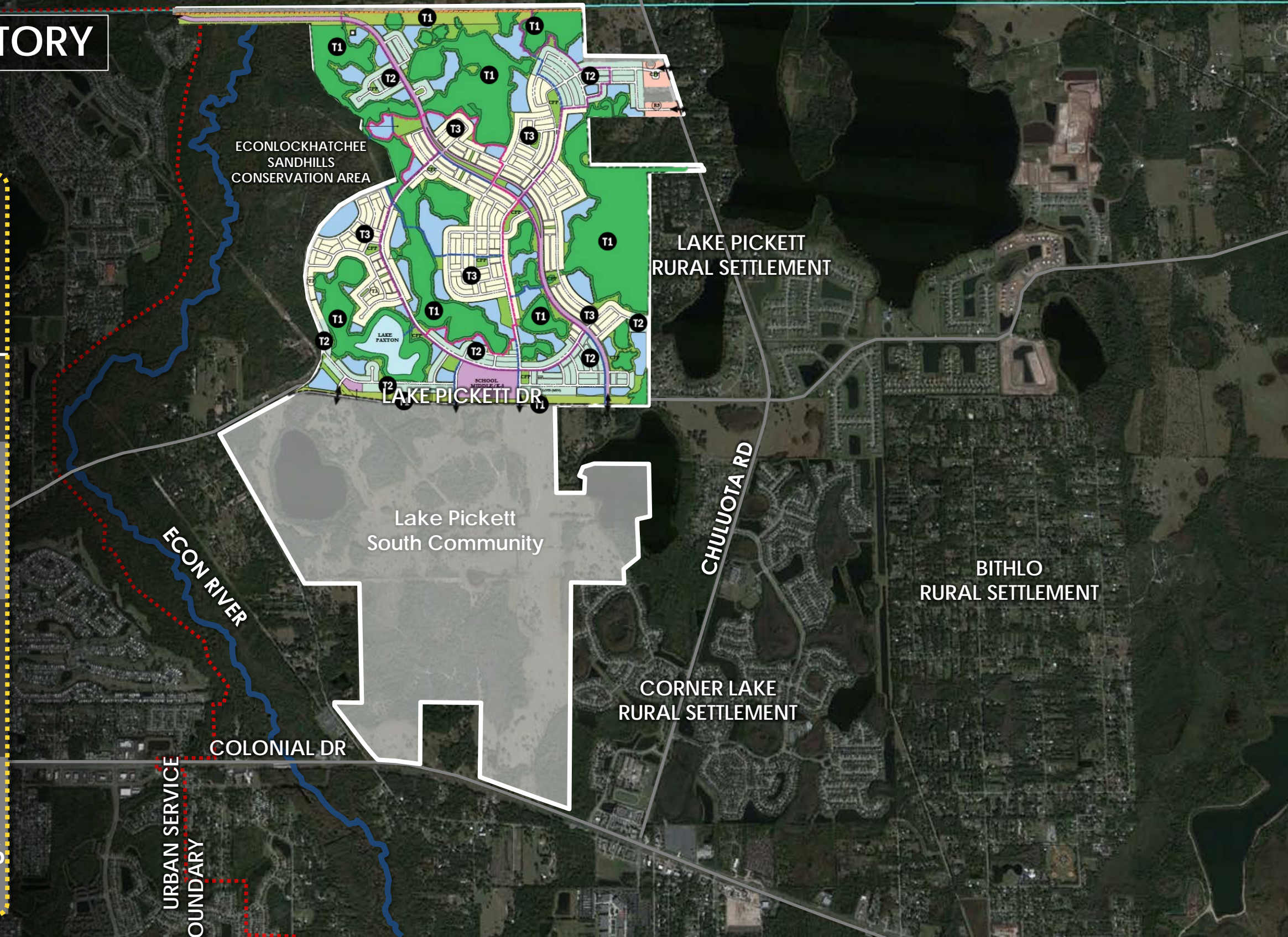
N/A

Gross acreage

1,436 acres

Result of Application

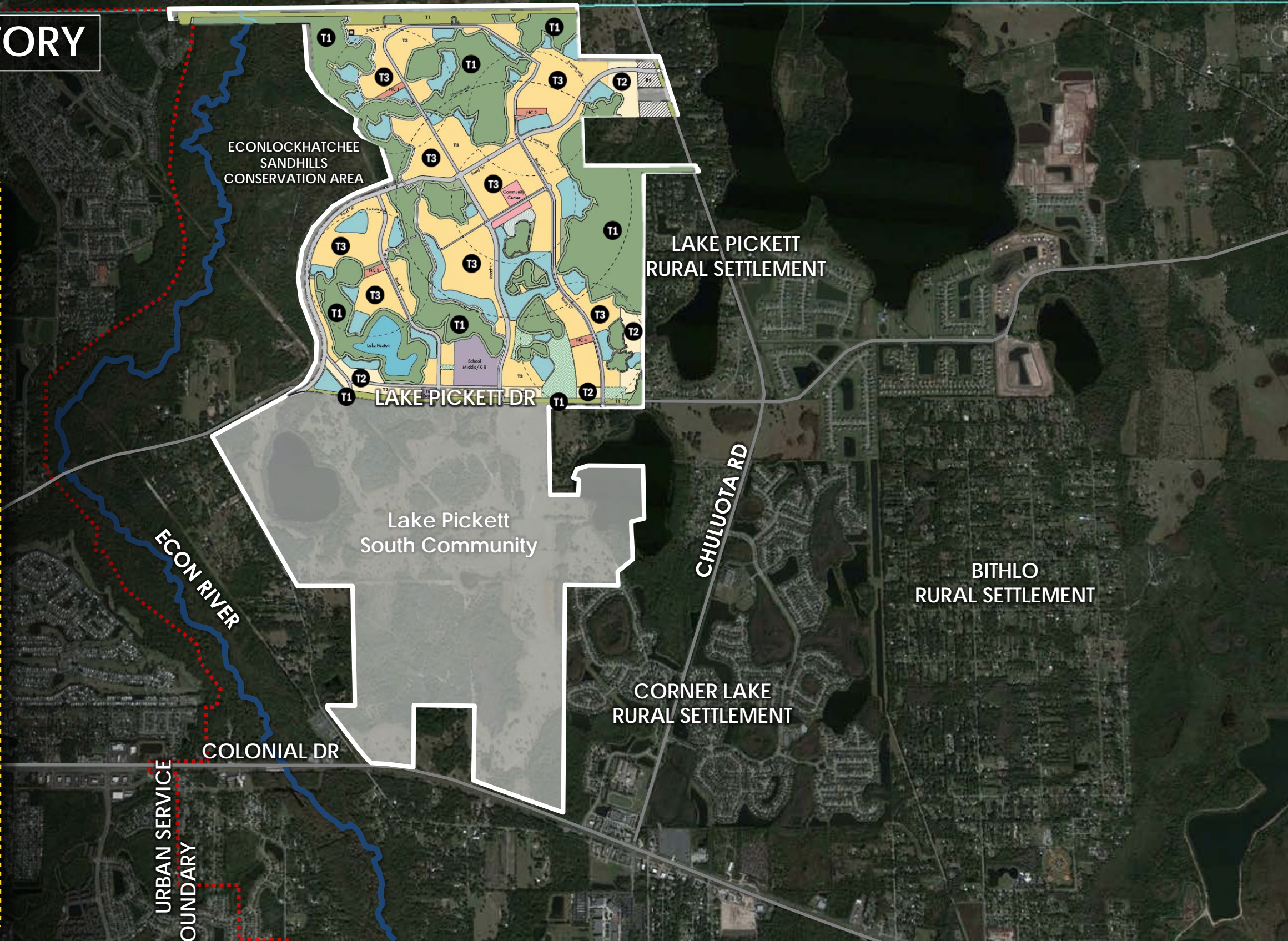
DENIED  
Nov. 15, 2016



# APPLICATIONS HISTORY

## Sustanee 2020-1-A-5-1

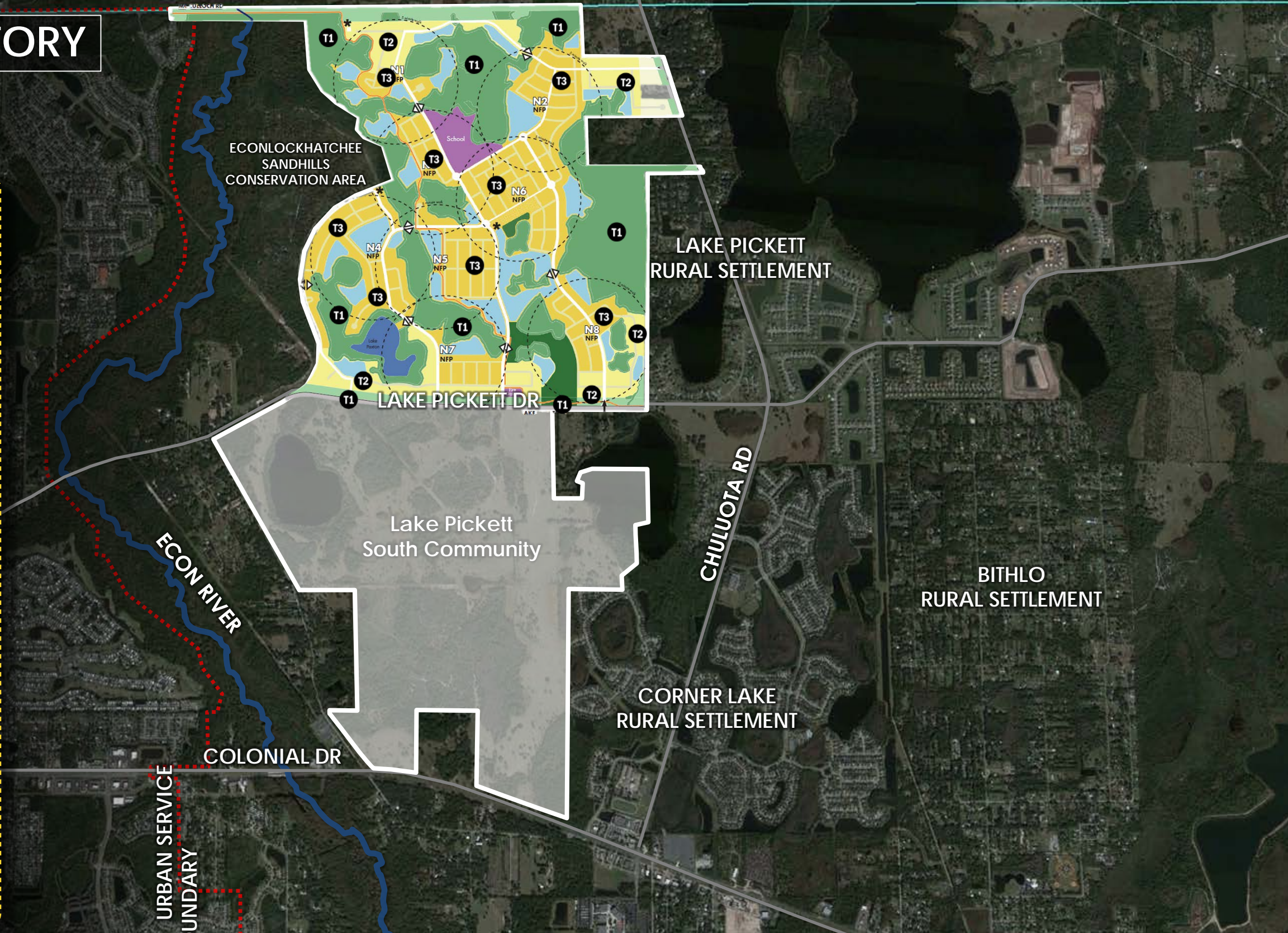
PD Conceptual Reg. Plan	Lake Pickett North
Residential	2,500 du (T2,T3,RS) 2.7 du/ac
Non-residential	N/A
Acreage	1,436 Gross Acres 916.94 Net Acres
Status of Application	WITHDRAWN Dec 5, 2019



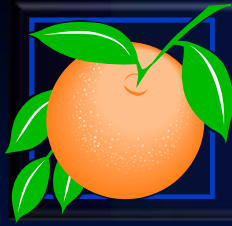
# APPLICATIONS HISTORY

## Sustanee 2022-1-A-5-1

PD Conceptual Reg. Plan	Lake Pickett North
Residential	2,388 du (T2,T3,RS) 2.6 du/ac
Non-residential	N/A
Acreage	1,436 Gross Acres
	916.94 Net Acres
Status of Application	WITHDRAWN May 10, 2022







# LP STUDY AREA & POLICIES



## ORANGE COUNTY FLORIDA

### COMPREHENSIVE PLAN 2010 - 2030 GOALS, OBJECTIVES & POLICIES

ADOPTED: MAY 19, 2009  
AMENDED: JANUARY 10, 2023  
THROUGH ORDINANCE 2023-04  
EFFECTIVE: MARCH 4, 2023

PREPARED BY:  
ORANGE COUNTY PLANNING, ENVIRONMENTAL  
AND DEVELOPMENT SERVICES DEPARTMENT

ORANGE COUNTY PLANNING DIVISION



**OBJ FLU6.8 LAKE PICKETT FUTURE LAND USE DESIGNATION.** The Lake Pickett (LP) Future Land Use Map designation may only be applied to the area located north of East Colonial Drive, south of the Orange County boundary line, east of South Tanner Road and/or the Econlockhatchee Sandhills Conservation Area, as applicable, and west of Chuluota Road, excluding land within Rural Settlements, which is depicted on Map 22 of the Future Land Use Map series – Lake Pickett Study Area. This Objective shall be implemented through the following development framework policies.

The LP designation manages the transition of development from surrounding rural neighborhood densities and preservation areas to more dense development clustered towards the center of the Lake Pickett Study Area. Transition is provided through compatibility measures such as perimeter treatments and preservation of natural systems/habitats.

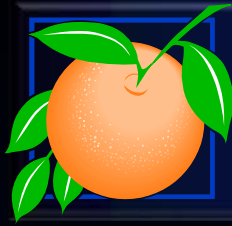
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Nothing in these policies is intended to supersede Orange County's existing environmental regulations contained in Chapter 15, Articles X and XI, Orange County Code of Ordinances. (Added 07/16, Ord. 2016-17)

#### POLICIES

**FLU6.8.1 Lake Pickett Guiding Principles.** All future development within the Lake Pickett Study Area depicted on Map 22 of the Future Land Use Map series shall adhere to the following guiding principles:

- Preserve the rural lifestyle and character of existing communities through design, integration and preservation of natural resources, amenities such as shared community gardens and greenhouses and other low impact agricultural uses, parks and play spaces, and areas promoting community congregation, fitness and well-being.
- Manage natural, open space and community areas by:
  - a) Preserving *Natural Areas*, which include but are not limited to lands governed by Chapter 15, Articles X and XI of the Orange County Code, by protecting native species, habitat, and water quality, and other natural resources in accordance with all applicable governmental regulations;
  - b) Providing *Open Space Areas* for the preservation of green space and community character through agricultural lands, upland and wetland buffers, outdoor sports fields, parks, pathways and trails that connect to existing and proposed county/state trail systems, and cultural, artistic, and open non-walled structures, which promote gathering and outdoor community activity;
  - c) Constructing *Community Space Areas* containing public amenities, such as community buildings, indoor sports facilities, agricultural facilities, education



# LP STUDY AREA & POLICIES

ORANGE COUNTY  
FLORIDA

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**OBJ FLU6.8**

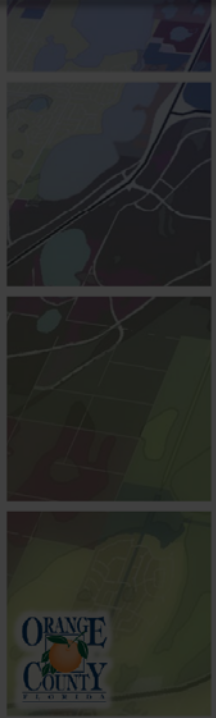
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## GOALS, OBJECTIVES & POLICIES

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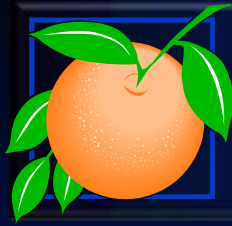
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County Code of Ordinances: (Added 07/16, Ord. 2016-17)



# LP STUDY AREA & POLICIES



## ORANGE COUNTY FLORIDA

### COMPREHENSIVE PLAN 2010 - 2030 GOALS, OBJECTIVES & POLICIES

ADOPTED: MAY 19, 2009  
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PREPARED BY:  
ORANGE COUNTY PLANNING, ENVIRONMENTAL  
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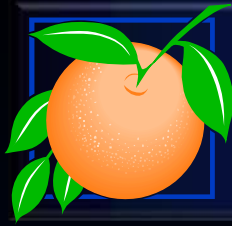
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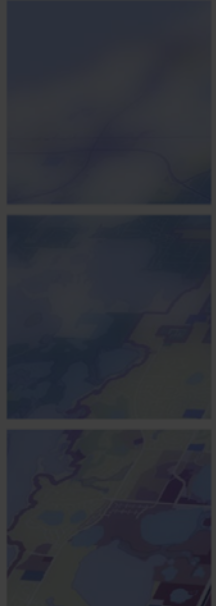
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# LP STUDY AREA & POLICIES



ORANGE COUNTY  
FLORIDA

COMPREHENSIVE PLAN  
2010 - 2030  
GOALS, OBJECTIVES & POLICIES

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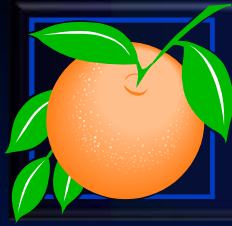
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OBJ FLU6.8

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# LP STUDY AREA & POLICIES



## ORANGE COUNTY FLORIDA

### COMPREHENSIVE PLAN 2010 - 2030 GOALS, OBJECTIVES & POLICIES

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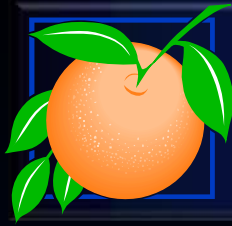
PREPARED BY:  
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AND DEVELOPMENT SERVICES DEPARTMENT  
**ORANGE COUNTY PLANNING DIVISION**

#### POLICIES

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  - c) Constructing *Community Space Areas* containing public amenities, such as community buildings, indoor sports facilities, agricultural facilities, education centers, child care facilities, and similar built environment facilities that promote intercommunity congregation, healthy living and personal enrichment.
- Implement a "complete streets" philosophy by identifying, creating and constructing an interconnected network for all users and all modes of transportation, consistent with, and appropriate to, the neighborhood design and community character.
- Use Transect Zones to govern development intensities and densities within neighborhoods.
- Provide a transition between existing development, which is rural in character and located along the perimeter of the community, and more intense uses within the Lake Pickett Study Area. Such transition shall be provided through the treatment of edges based upon the context, character, and scale of adjacent development.
- Create a mix of walkable neighborhoods organized around centralized focal points that serve as neighborhood destinations. Each neighborhood shall provide a mix of housing types and/or lot sizes and community space areas, as defined in Policy FLU6.8.1(c).



# LP STUDY AREA & POLICIES

## POLICIES

FLU6.8.1

**Lake Pickett Guiding Principles.** All future development within the Lake Pickett Study Area depicted on Map 22 of the Future Land Use Map series shall adhere to the following guiding principles:

- Preserve the rural lifestyle and character of existing communities through design, integration and preservation of natural resources, amenities such as shared community spaces and greenways and other low impact agricultural uses, roads

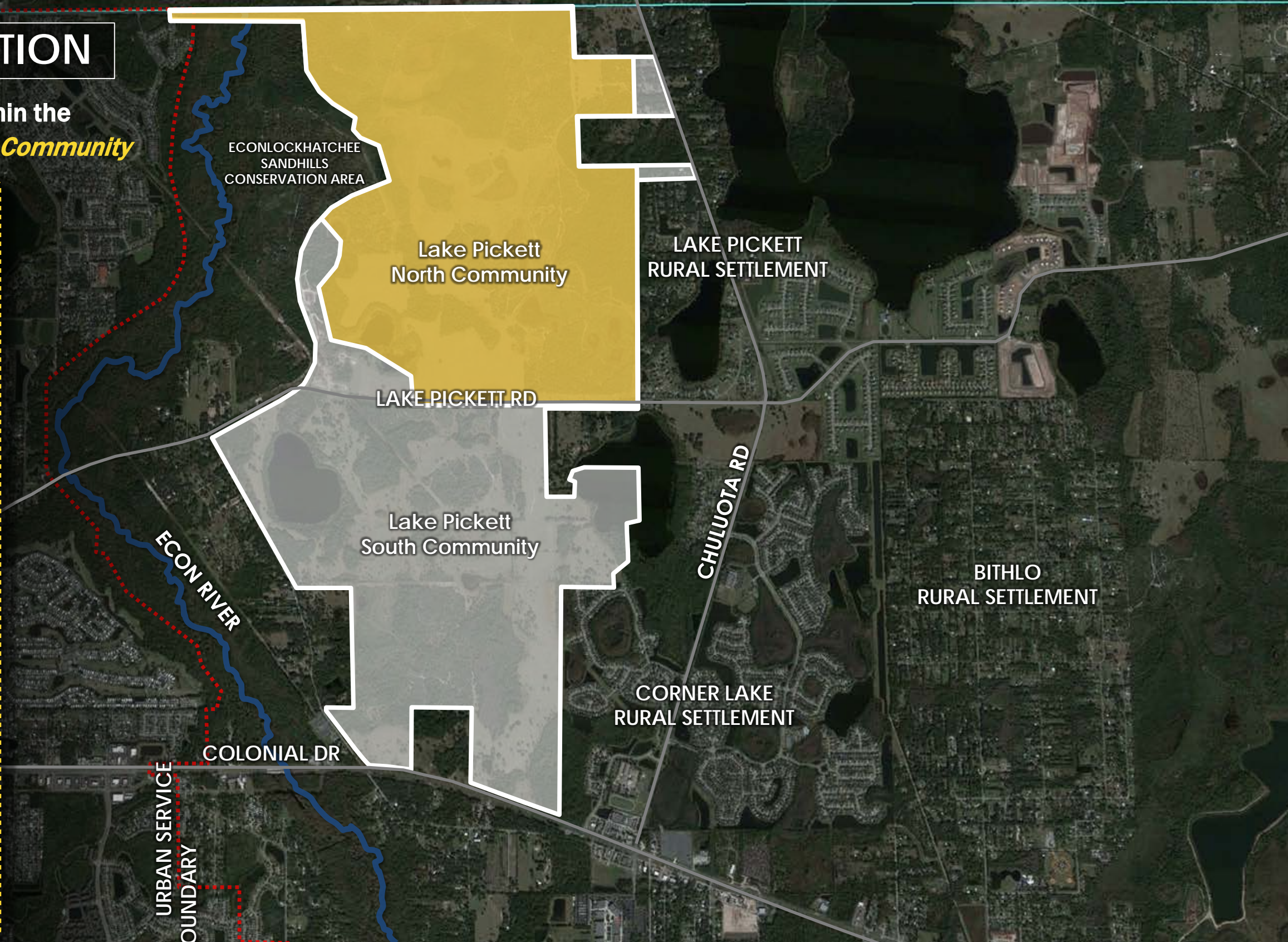
## FLU6.8.1 - Lake Pickett Guiding Principles:

- Preserve the rural lifestyle and character of existing communities through design, integration and preservation of natural resources
- Manage natural, open space and community areas by: Preserving natural areas, integrate open space, include community space programs
- Implement “complete streets”: Interconnected network – all users and modes
- Use Transect Zones to govern development intensities and densities within neighborhoods
- Provide transition between existing development based upon context, character, and scale of adjacent development
- Create walkable neighborhoods organized around centralized focal points
- Provide mix of housing types and/or lot sizes

# SUSTANEE APPLICATION

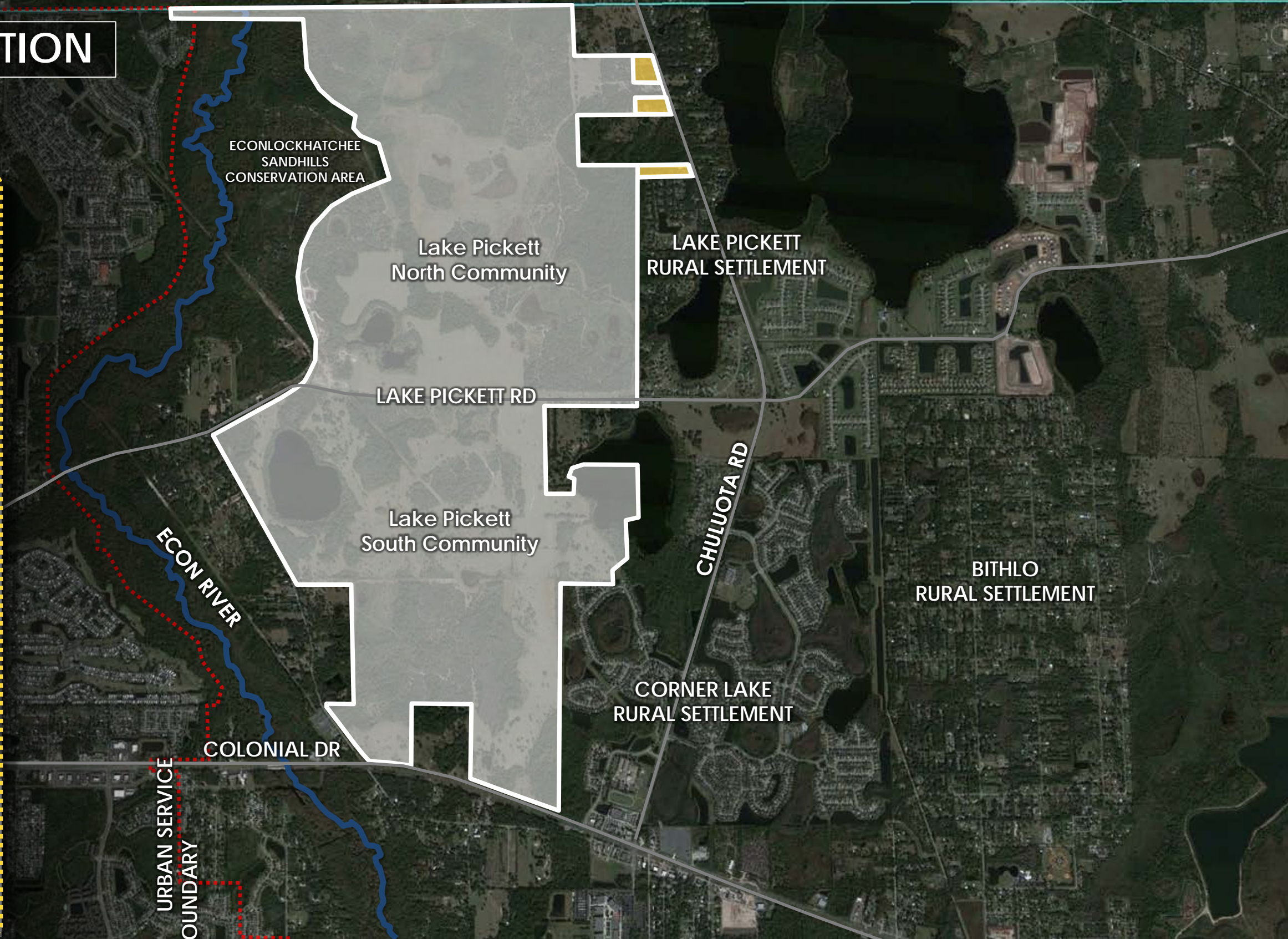
**FLU6.8.8** - The proposal is within the  
*Lake Pickett North Community*

PD Conceptual Reg. Plan	Lake Pickett North
Residential	1,789 du 2.04 du/ac
Non-residential	90,000 sf (Community Space)
Acreage	1,317.61 Gross Acres
	877.77 Net Acres
Status of Application	



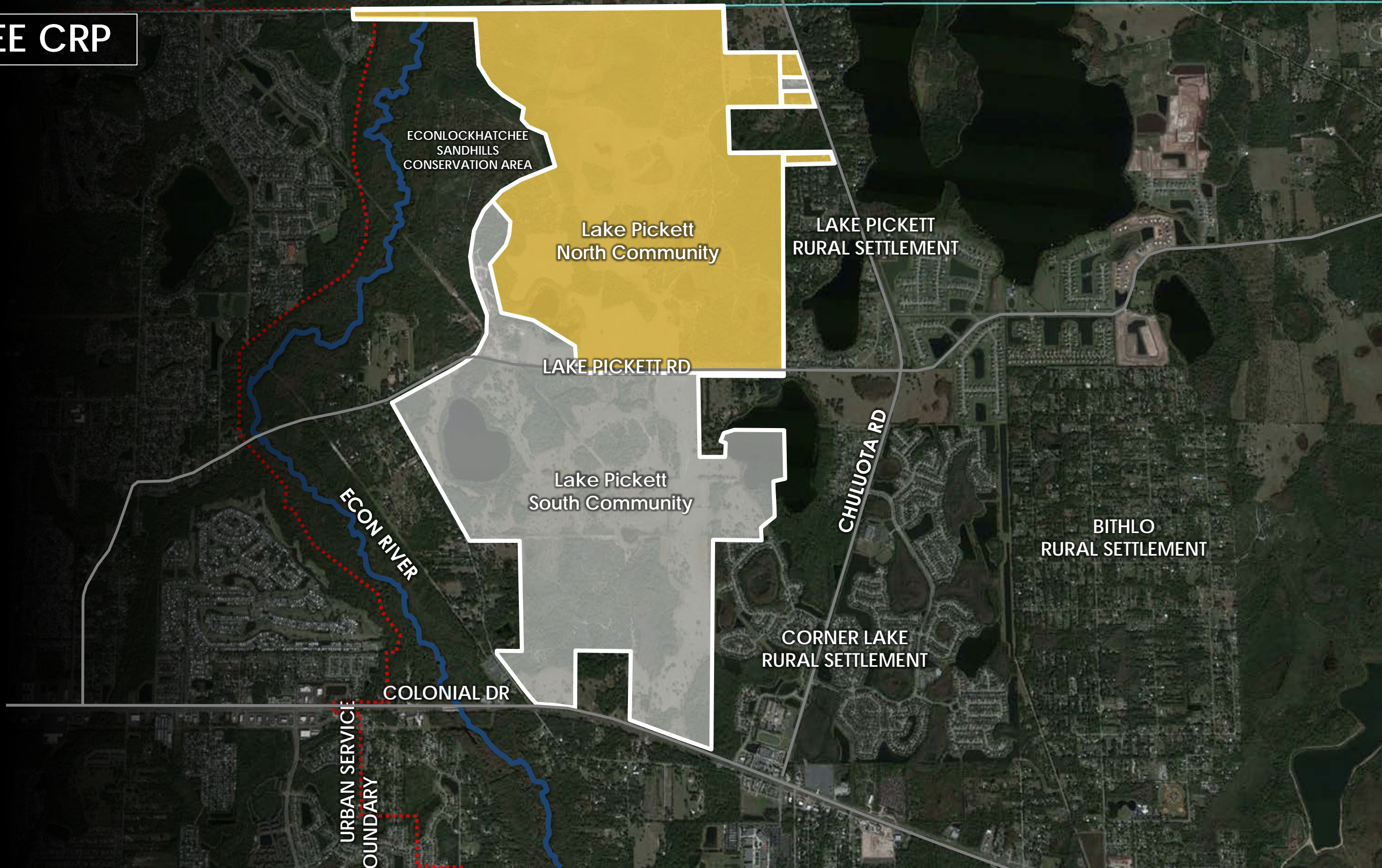
# SUSTANEE APPLICATION

PD Conceptual Reg. Plan	Lake Pickett Rural Settlement
Residential	11 du 0.70 du /ac
Non- residential	0 sf
Acreage	18.23 Gross Acres
	15.68 Net Acres
Status of Application	Transmittal

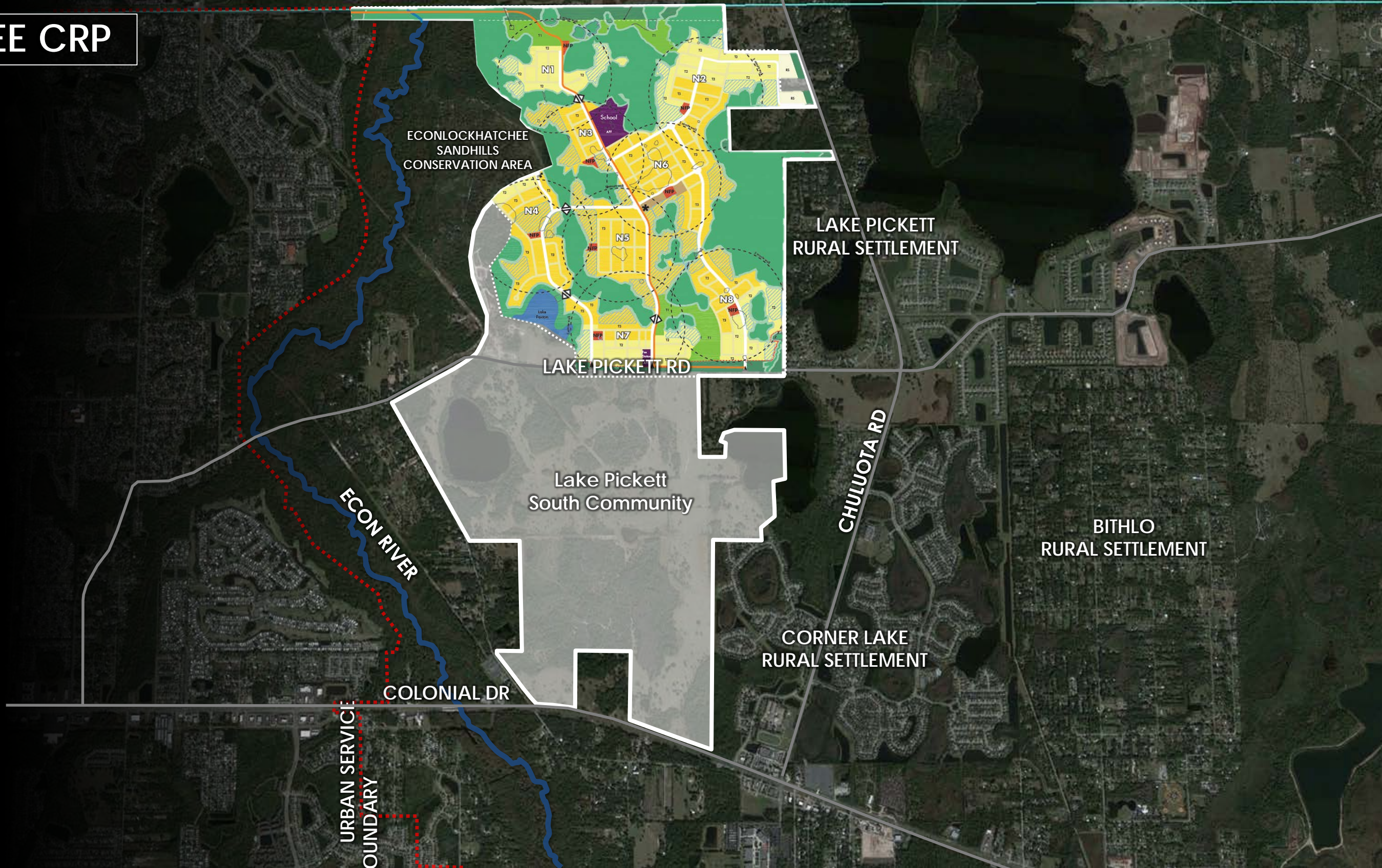




# SUSTANEE CRP



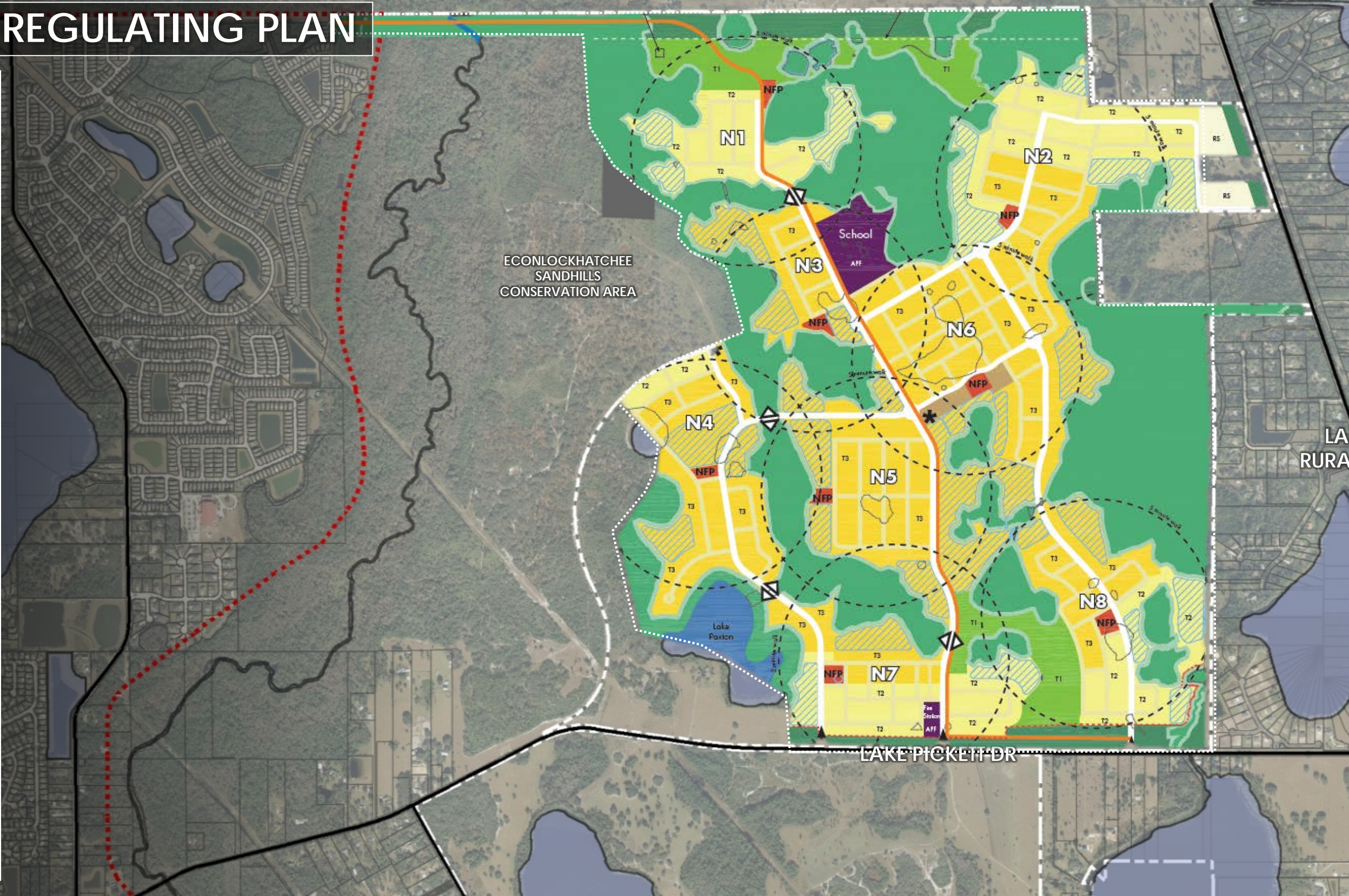
# SUSTANEE CRP

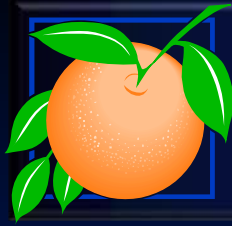


# CONCEPTUAL REGULATING PLAN

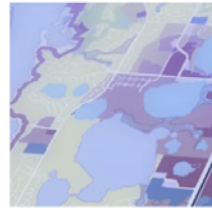
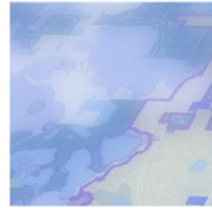
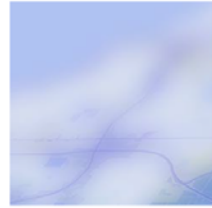
**LEGEND**

- T1 Wetlands
- T1 Wetland Buffers
- T1 Lake Paxton
- T1 Environmental Perimeter Buffers
- T1 Special Environmental Areas
- Stormwater Ponds
- RS to be Zoned PD-RS
- T2
- T3
- APF - Adequate Public Facilities
- NFP Neighborhood Focal Point
- Community Space Areas
- Collector Roads
- Preliminary Neighborhood Roads
- Access Points
- Orange Trail
- Existing Trails
- N1 Neighborhoods
- Trail Head
- Wildlife Crossings
- Existing Wetland Boundary
- Pedestrian 5-Min Walk Radius
- Lake Pickett Road Buffer Line





# LP Study Area & Policies



## ORANGE COUNTY FLORIDA

### COMPREHENSIVE PLAN 2010 - 2030 GOALS, OBJECTIVES & POLICIES

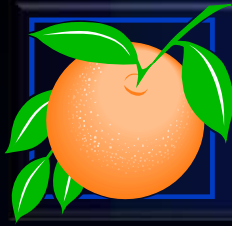
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PREPARED BY:  
ORANGE COUNTY PLANNING, ENVIRONMENTAL  
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**ORANGE COUNTY PLANNING DIVISION**

FLU6.8.2

**Transect Zones.** Development densities and intensities within each Lake Pickett community and neighborhood shall be governed through the use of Transects, which will define a series of zones that transition from the rural edge to the denser core. The Transect Zones provide the basis for neighborhood structure, which requires walkable streets, mixed use, transportation options, and housing diversity. The Transect Zones vary by the ratio and level of intensity and density of their natural, built, and social components. Average densities associated with Transect Zones are determined by dividing the total number of units within a Transect Zone by the net developable area of such Transect Zone. The net developable area is defined in FLU1.1.2(C). Each of the Transect Zones is described below:

- **T1 Natural/Wetland:** Consists of natural lands, including land unsuitable for settlement due to topography, hydrology, conservation area designation, habitat corridors, or listed species (plant or animal) habitat protection areas. The T1 Natural Zone shall be applied to areas that will remain undeveloped and/or designated for agriculture use, passive recreation, conservation, or related activities, buffer zones that have been permanently protected from development, and areas previously conveyed to a state or local agency for protection.
- **T2 Rural:** Consists of sparsely settled lands in open or cultivated states and allows for compatibility with natural and rural areas. The T2 Rural Zone shall serve as a link between existing Rural Settlements or agricultural uses and higher density neighborhoods within each Lake Pickett community. To provide compatibility with the adjacent developed areas, the T2 Rural Zone may include like-to-like type density buffers, such as matching lot widths, as further defined in Policy FLU6.8.3. Where large single-family lots are used as a buffer or transition between existing and proposed development, the lots within the transition area shall include additional building setbacks along the perimeter of the development to remain undeveloped. The average density of development shall not exceed 2 DU/acre.
- **T3 Edge:** Consists of lands with predominantly single-family detached residential uses within walkable neighborhoods but may also include central focal point uses, community buildings, and community gardens and parks. Rear loaded attached single-family uses may be permitted when located either proximate to the T4 Center Zone, on the community loop or spine road, or adjacent to central focal points that are located at least 250 feet away from the T2 Rural Zone. Development shall not exceed an average density of 5 DU/acre, a maximum FAR of 0.25, or a combination thereof.



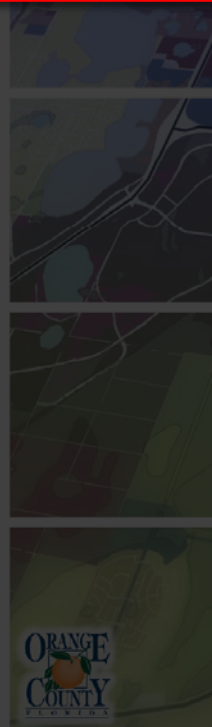
# LP Study Area & Policies

FLU6.8.2

FLU6.8.2

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## GOALS, OBJECTIVES & POLICIES

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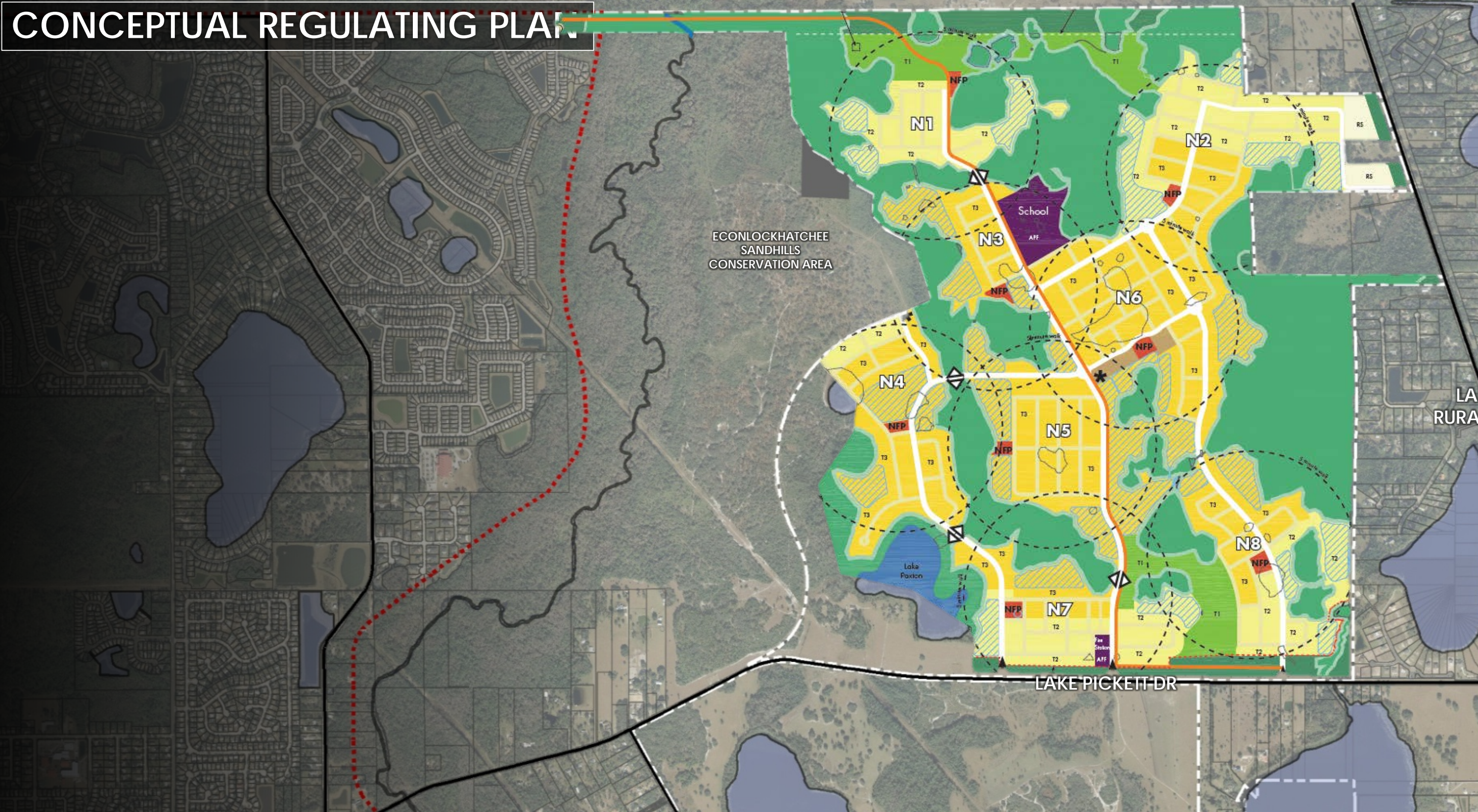


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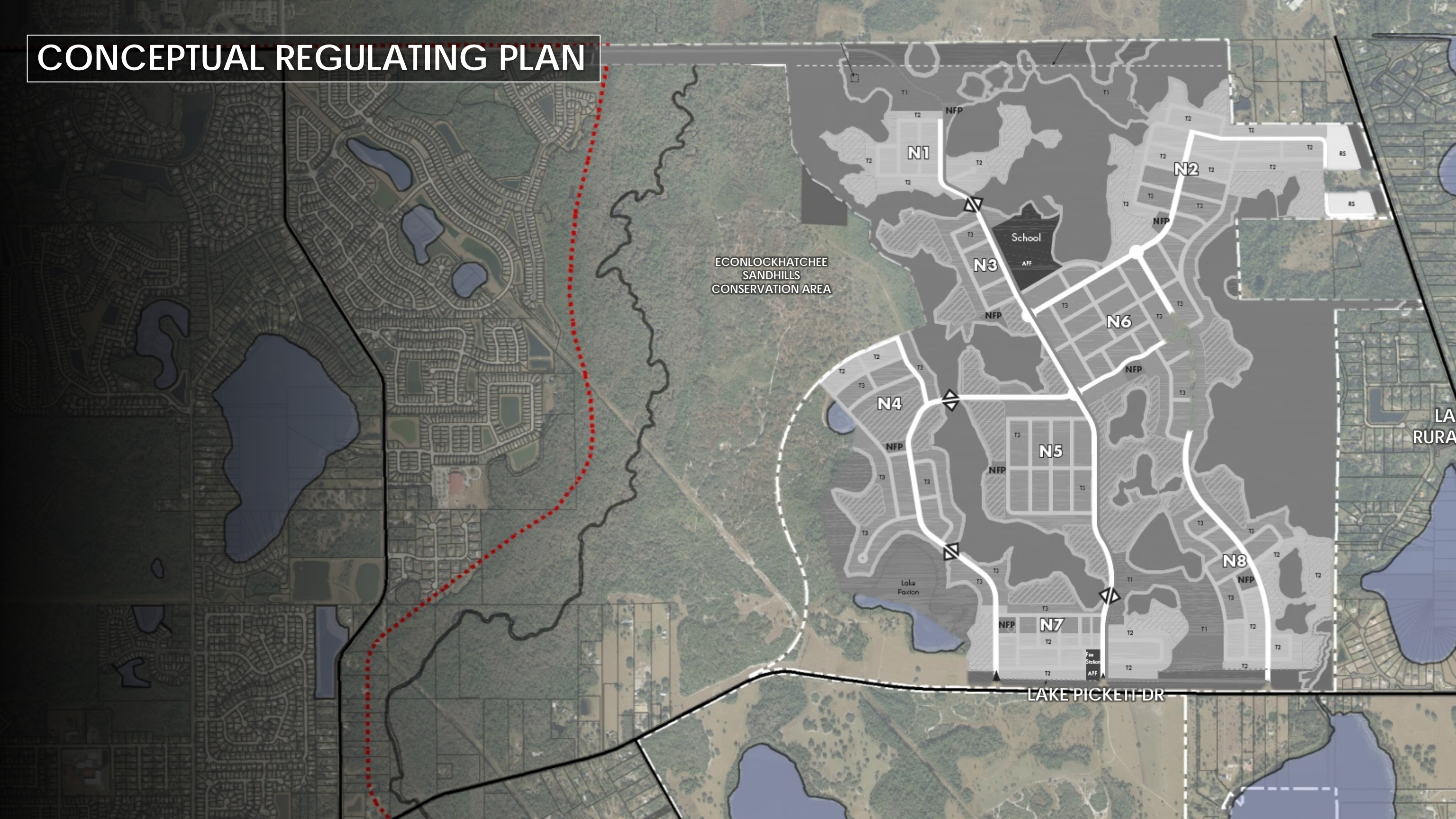
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# CONCEPTUAL REGULATING PLAN



# CONCEPTUAL REGULATING PLAN



# CONCEPTUAL REGULATING PLAN

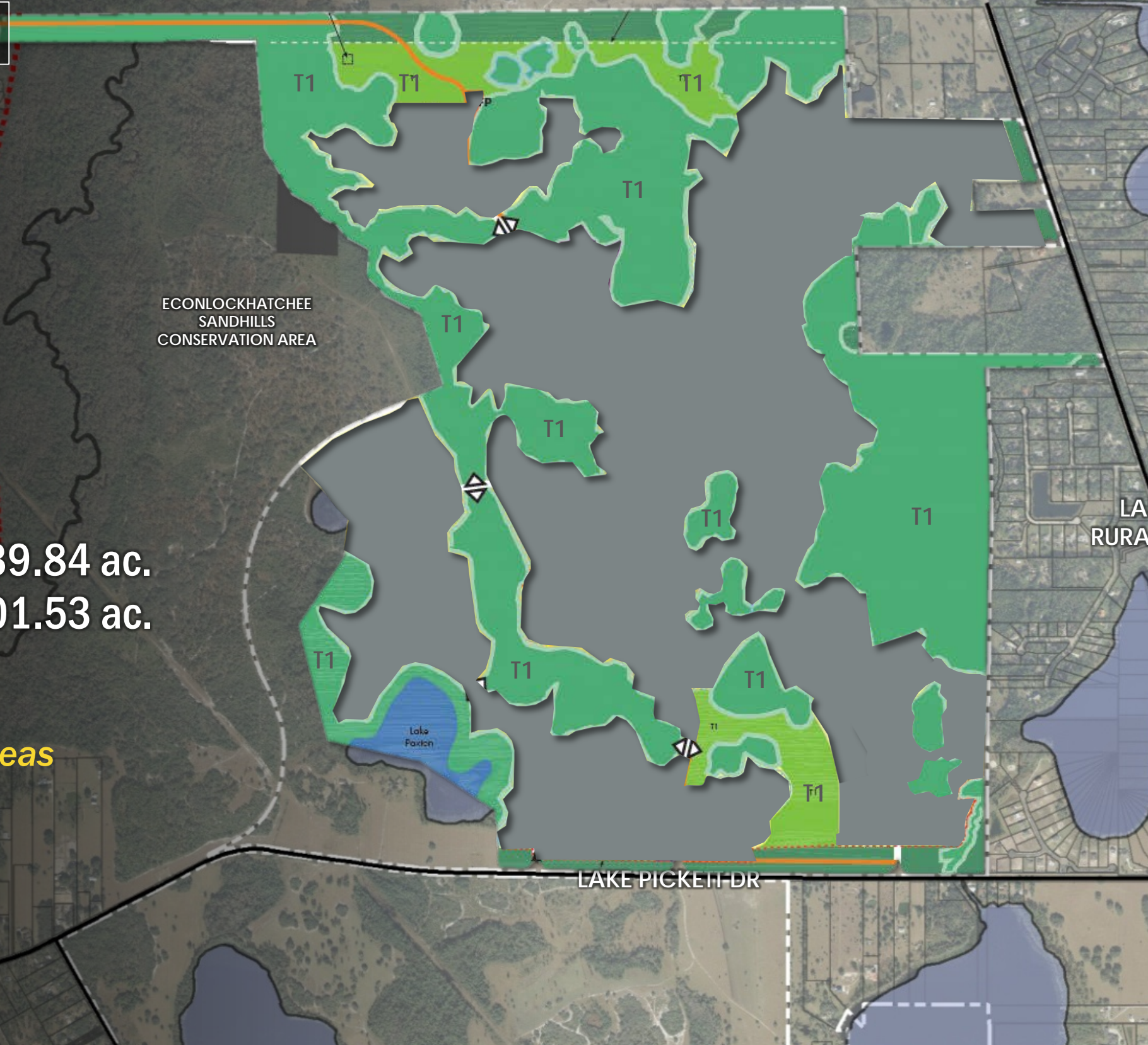
**LEGEND**

- T1 Wetlands
- T1 Wetland Buffers
- T1 Lake Paxton
- T1 Environmental Perimeter Buffers
- T1 Special Environmental Areas

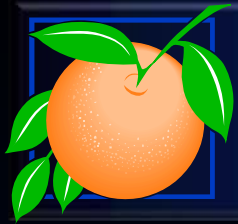
## T1 Rural

Acres = Wetlands and Surface Waters – 439.84 ac.  
Buffers and Preserved Uplands – 201.53 ac.  
Total Units = 0

**FLU6.8.5 -** Natural Areas are designated *T1 areas proposed to remain undeveloped (48.6% of gross area)*







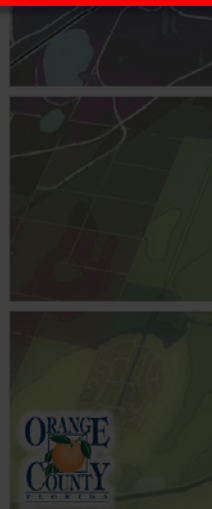
# LP Study Area & Policies

FLU6.8.2

- **T2 Rural:** Consists of sparsely settled lands in open or cultivated states and allows for compatibility with natural and rural areas. The T2 Rural Zone shall serve as a link between existing Rural Settlements or agricultural uses and higher density neighborhoods within each Lake Pickett community. To provide compatibility with the adjacent developed areas, the T2 Rural Zone may include like-to-like type density buffers, such as matching lot widths, as further defined in Policy FLU6.8.3. Where large single-family lots are used as a buffer or transition between existing and proposed development, the lots within the transition area shall include additional building setbacks along the perimeter of the development to remain undeveloped. The average density of development shall not exceed 2 DU/acre.

FLU6.8.2

**Transect Zones.** Development densities and intensities within each Lake Pickett community and neighborhood shall be governed through the use of Transects, which will define a series of zones that transition from the rural edge to the denser core. The Transect Zones provide the basis for neighborhood structure, which requires walkable streets, mixed use, transportation options, and housing diversity. The Transect Zones vary by the ratio and level of intensity and density of their natural, built, and social components. Average densities associated with Transect Zones are determined by dividing the total number of units within a Transect Zone by the net developable area of

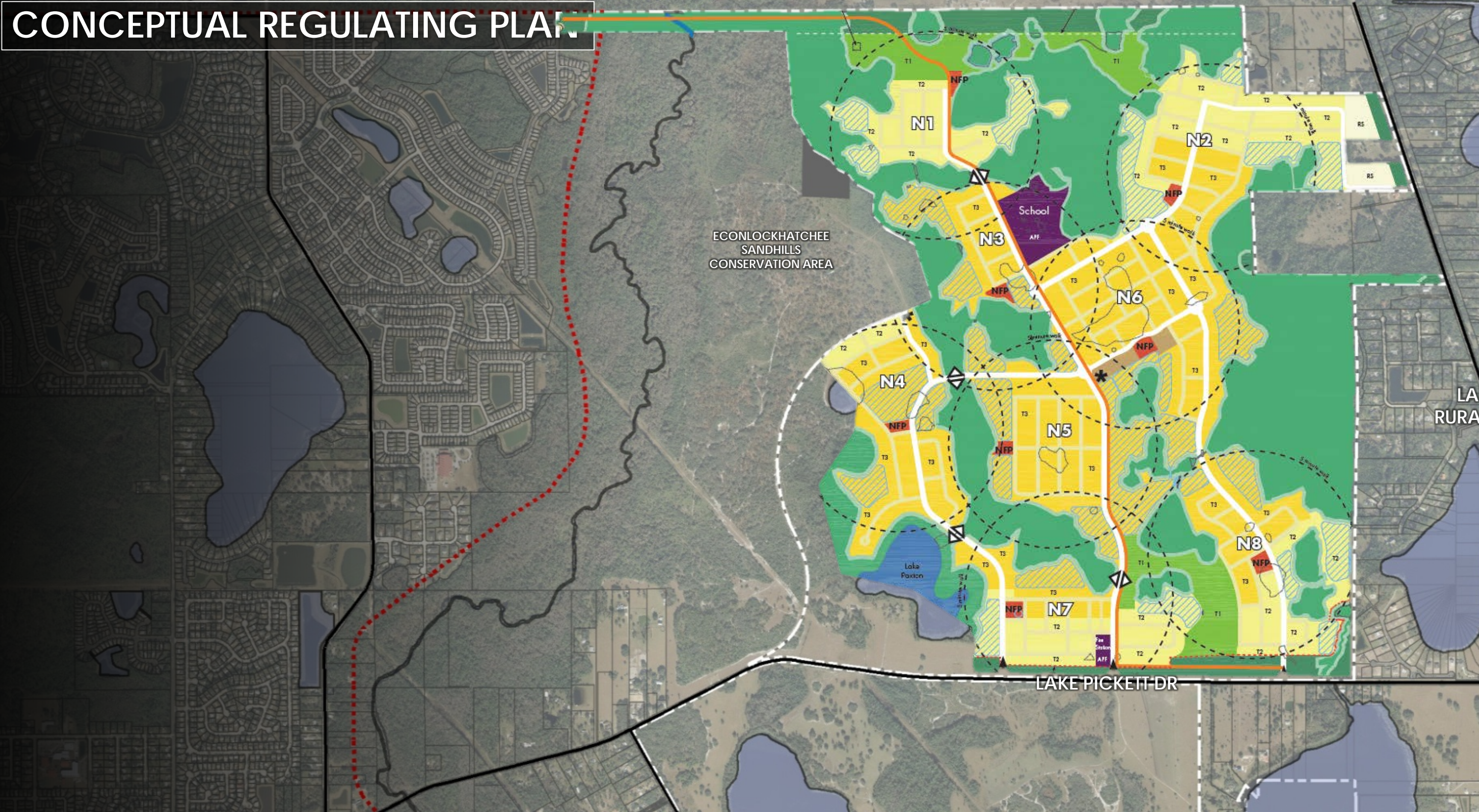


ADOPTED: MAY 19, 2009  
AMENDED: JANUARY 10, 2023  
THROUGH ORDINANCE 2023-04  
EFFECTIVE: MARCH 4, 2023

PREPARED BY:  
ORANGE COUNTY PLANNING, ENVIRONMENTAL  
AND DEVELOPMENT SERVICES DEPARTMENT  
ORANGE COUNTY PLANNING DIVISION

are located at least 250 feet away from the T2 Rural Zone. Development shall not

# CONCEPTUAL REGULATING PLAN



ECONLOCKHATCHEE  
SANDHILLS  
CONSERVATION AREA

LAKE PICKETT DR

LA  
RURA

# CONCEPTUAL REGULATING PLAN

**LEGEND**

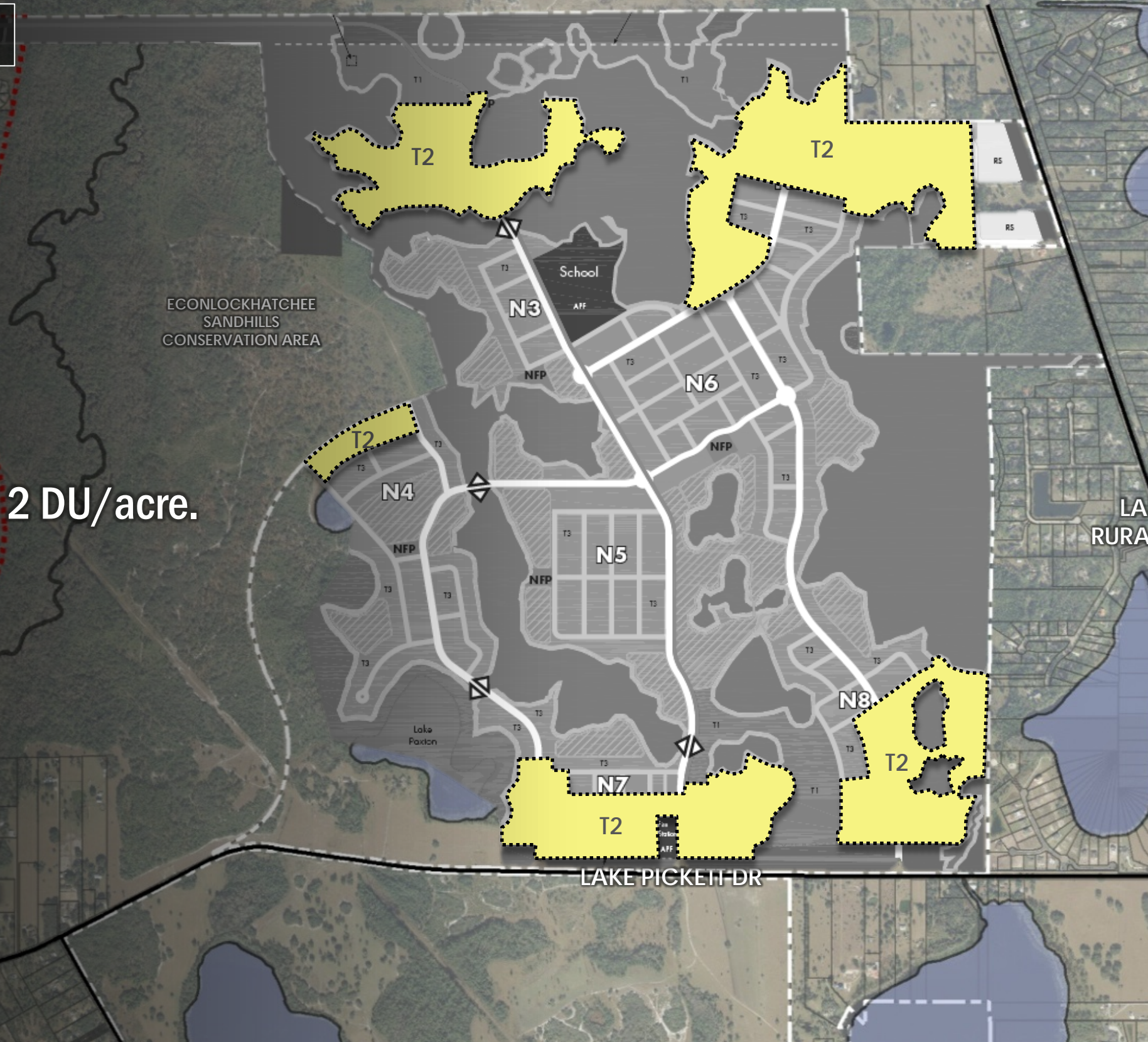
- T1 Wetlands
- T1 Wetland Buffers
- T1 Lake Paxton
- T1 Environmental Perimeter Buffers
- T1 Special Environmental Areas

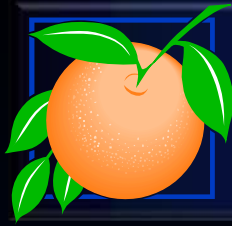
RS to be Zoned PD-RS

T2 Rural

**T2 Rural** - Average density shall not exceed 2 DU/acre.  
Net Acres = 220.48 ac.  
Total Units = 440  
Density = 2.0 du/ac

**FLU6.8.3** - Transition addressed through *expanded perimeter buffers* along Orange/Seminole boundary line, *expanded T2 areas* adjacent to the Econ Sandhills Conservation Area, Rural Settlement communities and T2 zoned areas within The Grow





# LP Study Area & Policies

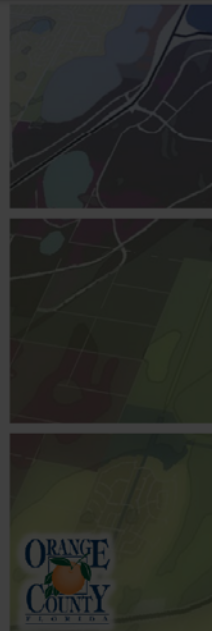
FLU6.8.2

- T3 Edge:** Consists of lands with predominantly single-family detached residential uses within walkable neighborhoods but may also include central focal point uses, community buildings, and community gardens and parks. Rear loaded attached single-family uses may be permitted when located either proximate to the T4 Center Zone, on the community loop or spine road, or adjacent to central focal points that are located at least 250 feet away from the T2 Rural Zone. Development shall not exceed an average density of 5 DU/acre, a maximum FAR of 0.25, or a combination thereof.

FLU6.8.2

**Transect Zones.** Development densities and intensities within each Lake Pickett community and neighborhood shall be governed through the use of Transects, which will define a series of zones that transition from the rural edge to the denser core. The Transect Zones provide the basis for neighborhood structure, which requires walkable streets, mixed use, transportation options, and housing diversity. The Transect Zones vary by the ratio and level of intensity and density of their natural, built, and social components. Average densities associated with Transect Zones are determined by dividing the total number of units within a Transect Zone by the net developable area of

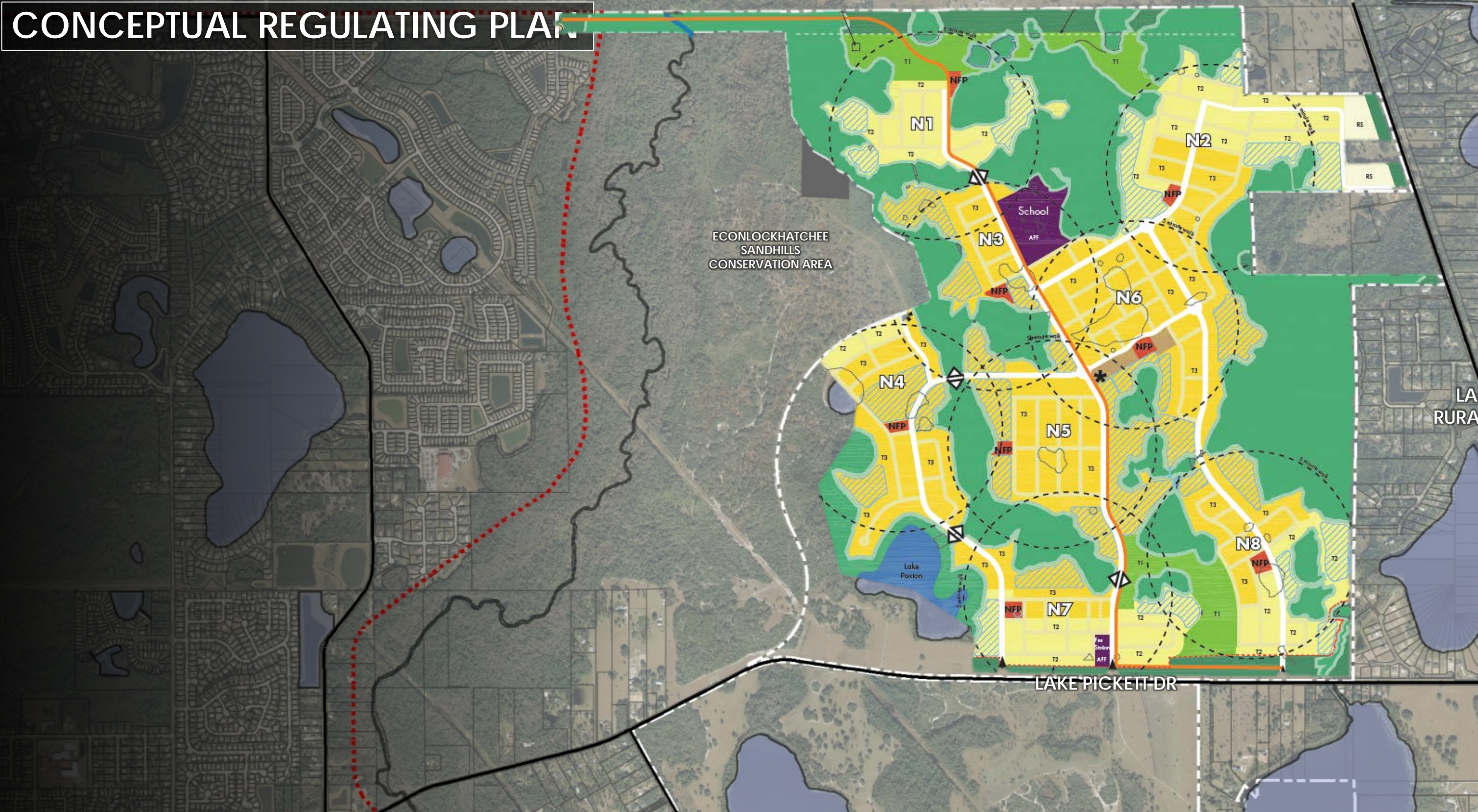
uses within walkable neighborhoods but may also include central focal point uses, community buildings, and community gardens and parks. Rear loaded attached single-family uses may be permitted when located either proximate to the T4 Center Zone, on the community loop or spine road, or adjacent to central focal points that are located at least 250 feet away from the T2 Rural Zone. Development shall not



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# CONCEPTUAL REGULATING PLAN



ECONLOCKHATCHEE  
SANDHILLS  
CONSERVATION AREA

LAKE PICKETT DR

LA  
RURA

# CONCEPTUAL REGULATING PLAN

**LEGEND**

- T1 Wetlands
- T1 Wetland Buffers
- T1 Lake Paxton
- T1 Environmental Perimeter Buffers
- T1 Special Environmental Areas

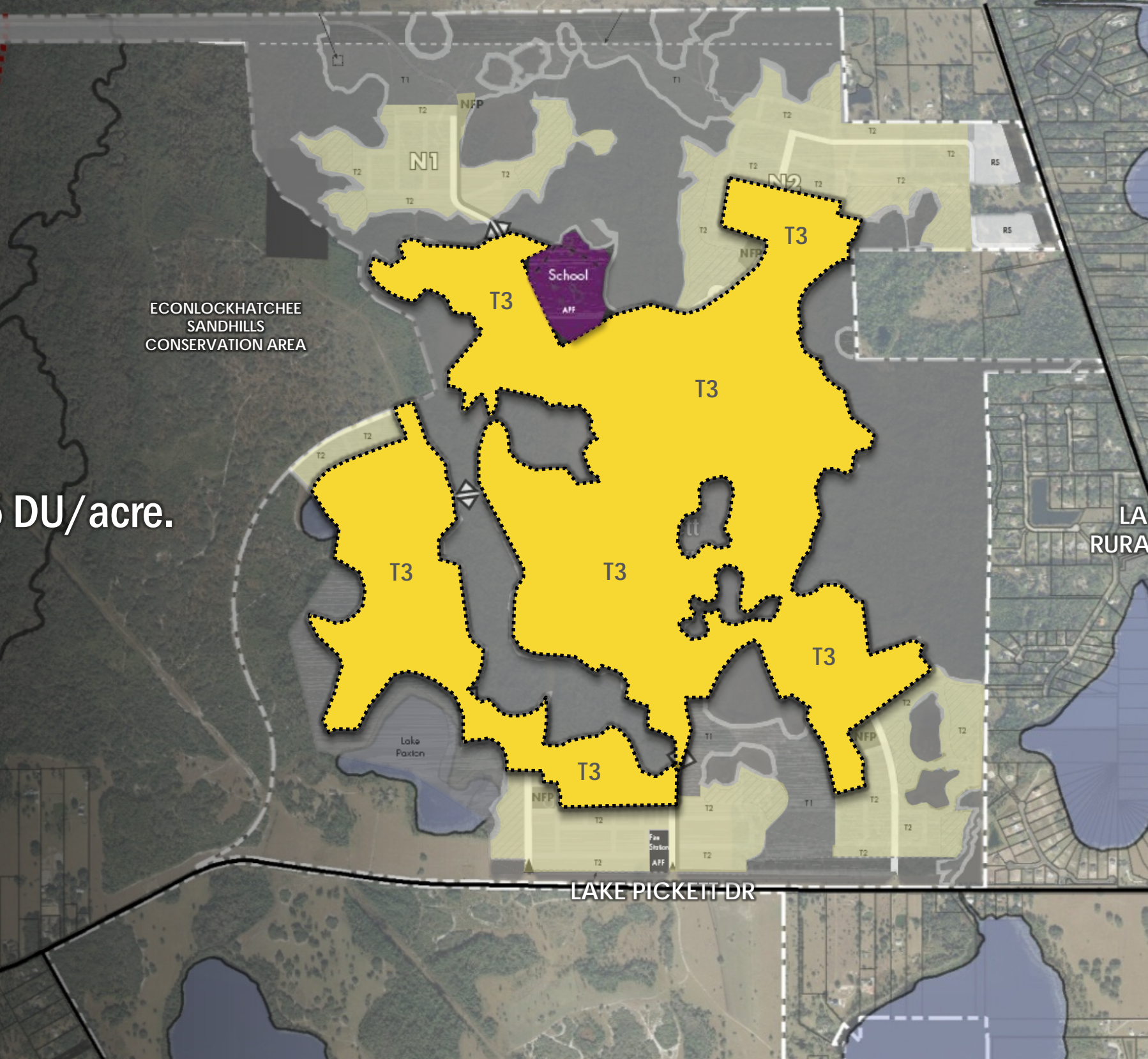
RS to be Zoned PD-RS

T2 Rural

T3 Edge

**T3 Edge** - Average density shall not exceed 5 DU/acre.  
Net Acres = 437.29 ac.  
Total Units = 1,349  
Density = 3.08 du/ac

**FLU6.8.15** - Neighborhood Schools. The proposal includes a **16.46-acre site** for a middle school or K-8 school



# CONCEPTUAL REGULATING PLAN

**LEGEND**

- T1 Wetlands
- T2 Wetland Buffers
- T3 Lake Paxton
- T4 Environmental Perimeter Buffers
- T5 Special Environmental Areas

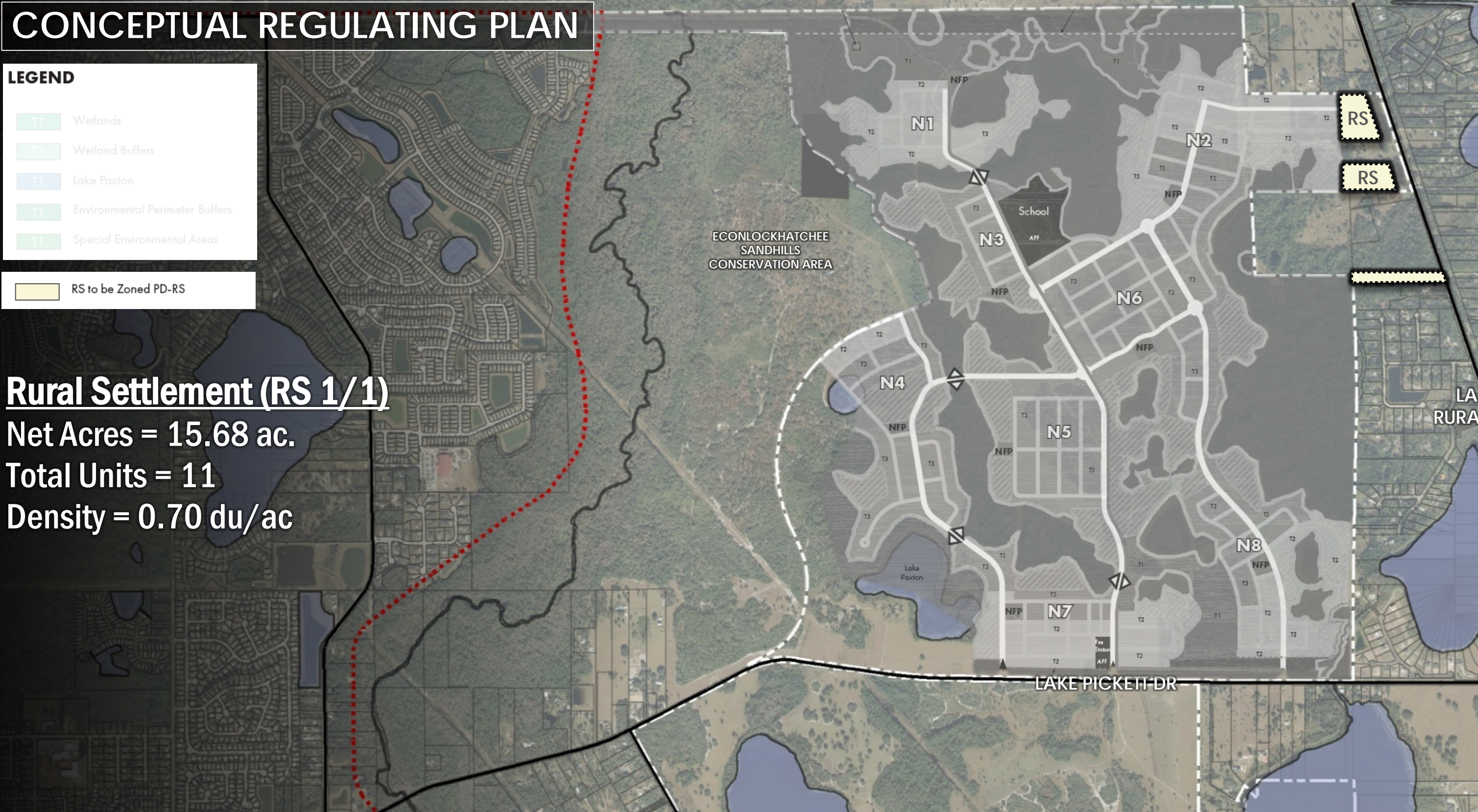
RS to be Zoned PD-RS

## Rural Settlement (RS 1/1)

Net Acres = 15.68 ac.

Total Units = 11

Density = 0.70 du/ac



ECONLOCKHATCHEE SANDHILLS CONSERVATION AREA

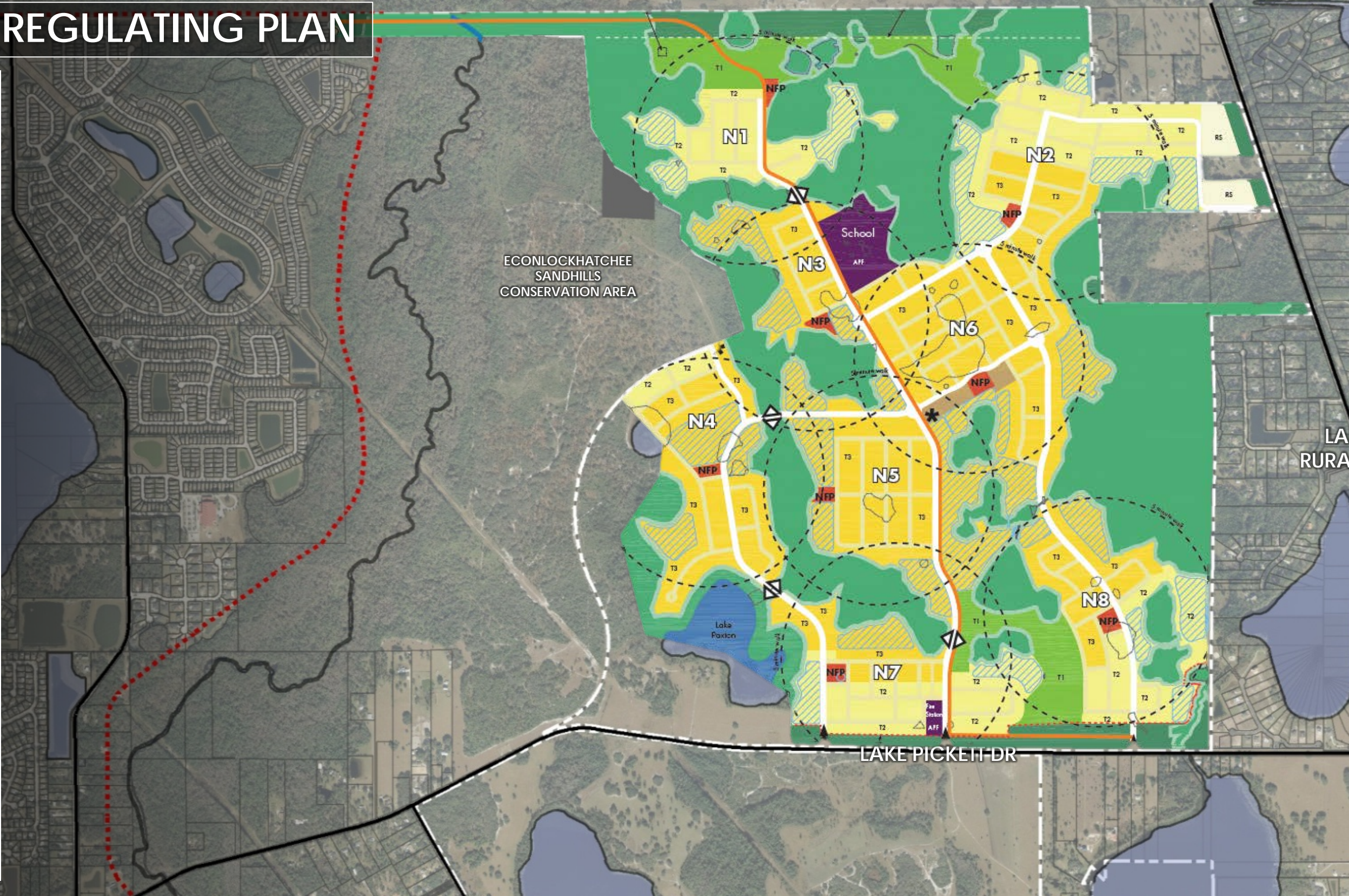
LAKE PICKETT DR

LA RURA

# CONCEPTUAL REGULATING PLAN

**LEGEND**

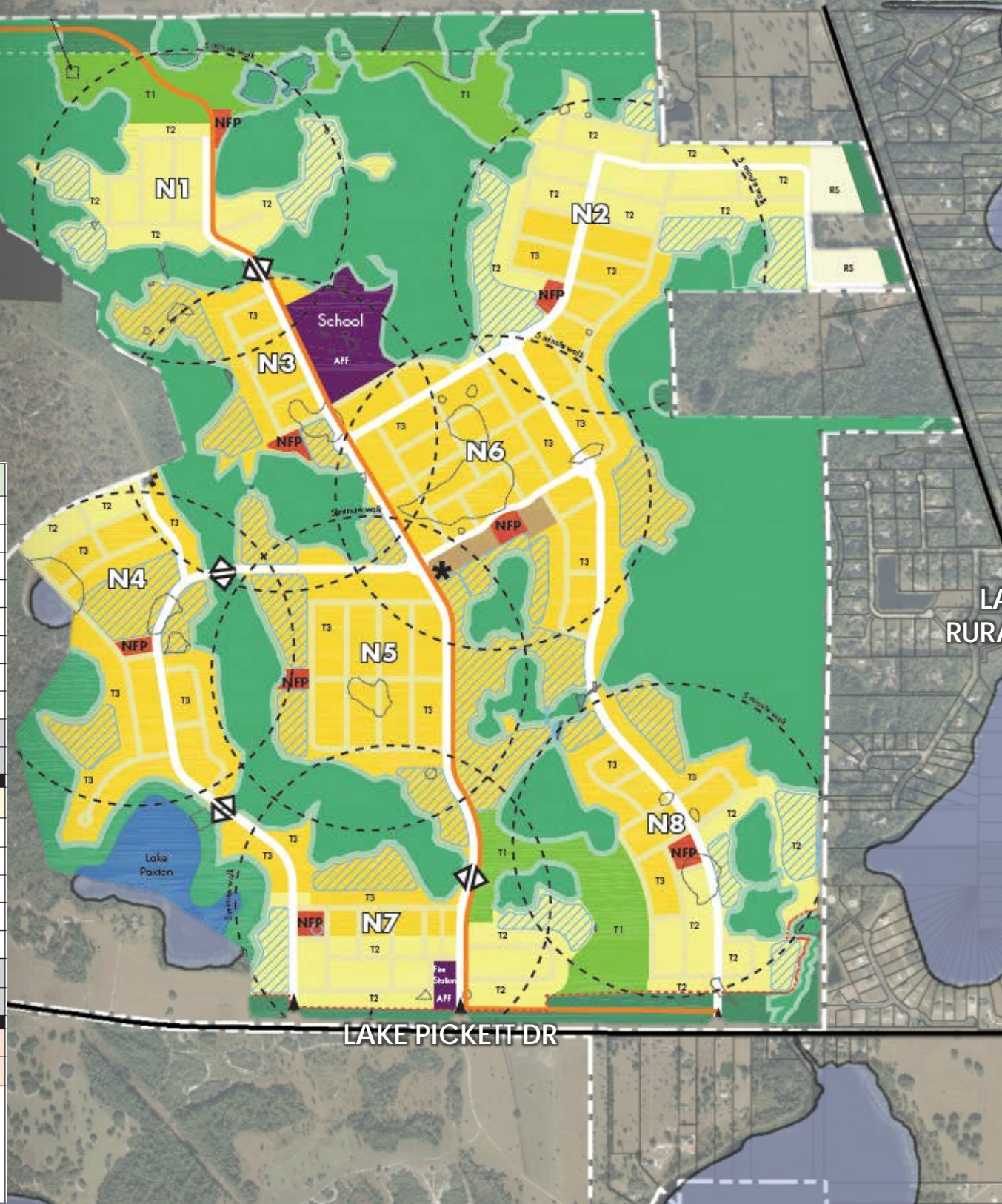
- T1 Wetlands
- T1 Wetland Buffers
- T1 Lake Paxton
- T1 Environmental Perimeter Buffers
- T1 Special Environmental Areas
- Stormwater Ponds
- RS to be Zoned PD-RS
- T2 Rural
- T3 Edge
- APF - Adequate Public Facilities
- NFP Neighborhood Focal Point
- Community Space Areas
- Collector Roads
- Preliminary Neighborhood Roads
- Access Points
- Orange Trail
- Existing Trails
- N1 Neighborhoods
- Trail Head
- Wildlife Crossings
- Existing Wetland Boundary
- Pedestrian 5-Min Walk Radius
- Lake Pickett Road Buffer Line





# CONCEPTUAL REGULATING PLAN

**FLU6.8.11 - Street Network,– Interconnectivity, and (FLU6.8.12) Trail System:** Proposes an *interconnected street system augmented with an extensive trail system*  
**(FLU6.8.13)** Connectivity is proposed between the two Lake Pickett communities and the Rural Settlement to Chuluota Rd to the east



## LAKE PICKETT NORTH (LPN)

NOT TO BE DEVELOPED	ACRES	UNITS	UNITS PER ACRE
T1 Wetlands and Surface Waters <sup>1</sup> (T1-WSW)	439.84	-	-
T1 Buffers and Preserved Uplands (T1-BPU) <sup>2</sup>	201.53	-	-
<b>TO BE DEVELOPED</b>			
T2 <sup>3</sup>	220.48	440	2.00
T3 <sup>4</sup>	437.29	1,349	3.08
Fire Station (APF)	2.01	-	-
School (APF) <sup>5</sup>	16.46	-	-
<b>LPN Net Developable (T1-BPU + T2 + T3 + APF)</b>	<b>877.77</b>	<b>1,789</b>	<b>2.04</b>
<b>LPN Gross (Net Developable + T1-WSW)</b>	<b>1,317.61</b>	<b>1,789</b>	

## RURAL SETTLEMENT (RS)

NOT TO BE DEVELOPED	ACRES	UNITS	UNITS PER ACRE
Wetlands and Surface Waters (RS-WSW)	2.55	-	-
Buffers and Preserved Uplands (RS-BPU)	4.39	-	-
<b>TO BE DEVELOPED</b>			
RS 1/1	11.29	11	0.97
<b>RS Net Developable (RS-BPU + RS1/1)</b>	<b>15.68</b>	<b>11</b>	<b>0.70</b>
<b>RS Gross (Net Developable + RS-WSW)</b>	<b>18.23</b>	<b>11</b>	

<b>Total Net Developable (LPN Net Developable + RS Net Developable)</b>	<b>893.45</b>	<b>1,800</b>	<b>2.01</b>
<b>Total Gross (LPN Gross + RS Gross)</b>	<b>1,335.84</b>	<b>1,800</b>	

1. Excludes estimated 27.42 acres of proposed impacted wetlands (CAI-23-10-051) and excludes the 2.55 acres of wetlands within the RS parcels.
2. Excludes estimated 4.39 acres of open space (T1) within the rural settlement parcels.
3. Includes an estimated 4.21 acres of proposed impacted wetlands (CAI-23-10-051).
4. Includes an estimated 22.71 acres of proposed impacted wetlands (CAI-23-10-051).
5. Includes an estimated 0.50 acres of proposed impacted wetlands (CAI-23-10-051).

# DEVELOPMENT PROGRAM

## LAKE PICKETT NORTH (LPN)

NOT TO BE DEVELOPED	ACRES	UNITS	UNITS PER ACRE
T1 Wetlands and Surface Waters <sup>1</sup> (T1-WSW)	439.84	-	-
T1 Buffers and Preserved Uplands (T1-BPU) <sup>2</sup>	201.53	-	-
<b>TO BE DEVELOPED</b>			
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T3 <sup>4</sup>	437.29	1,349	3.08
Fire Station (APF)	2.01	-	-
School (APF) <sup>5</sup>	16.46	-	-
<b>LPN Net Developable (T1-BPU + T2 + T3 + APF)</b>	<b>877.77</b>	<b>1,789</b>	<b>2.04</b>
<b>LPN Gross (Net Developable + T1-WSW)</b>	<b>1,317.61</b>	<b>1,789</b>	

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<b>TO BE DEVELOPED</b>			
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<b>RS Net Developable (RS-BPU + RS1 /1)</b>	<b>15.68</b>	<b>11</b>	<b>0.70</b>
<b>RS Gross (Net Developable + RS-WSW)</b>	<b>18.23</b>	<b>11</b>	

**Total Net Developable (LPN Net Developable + RS Net Developable)**      **893.45**      **1,800**      **2.01**

**Total Gross (LPN Gross + RS Gross)**      **1,335.84**      **1,800**

1. Excludes estimated 27.42 acres of proposed impacted wetlands (CAI-23-10-051) and excludes the 2.55 acres of wetlands within the RS parcels.

2. Excludes estimated 4.39 acres of open space (T1) within the rural settlement parcels.

3. Includes an estimated 4.21 acres of proposed impacted wetlands (CAI-23-10-051).

4. Includes an estimated 22.71 acres of proposed impacted wetlands (CAI-23-10-051).

5. Includes an estimated 0.50 acres of proposed impacted wetlands (CAI-23-10-051).

# OPEN SPACE TYPES

**FLU6.8.6 - Open Space and Community Space systems.**

*The proposal includes 308.11 acres or 35.1% of net buildable in open space*

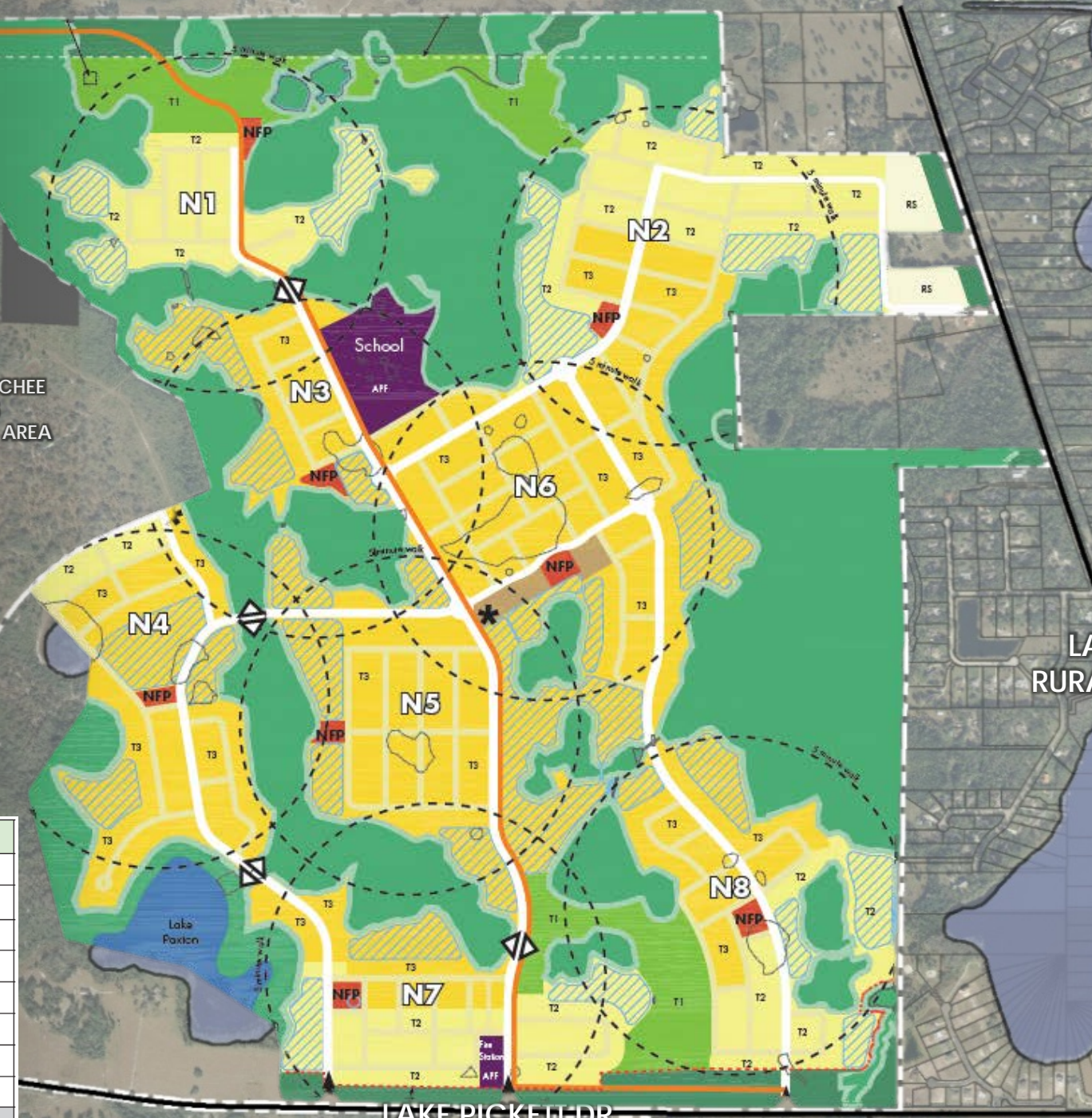
**FLU6.8.7 - Sustainable agricultural practices such as**

*community gardens, native plants*

**FLU6.8.9 - Neighborhoods and Centralized Focal Points.**

*The proposal includes 8 neighborhoods, each with a centralized focal point with a connected pedestrian trail and sidewalk system*

ECONLOCKHATCHEE  
SANDHILLS  
CONSERVATION AREA



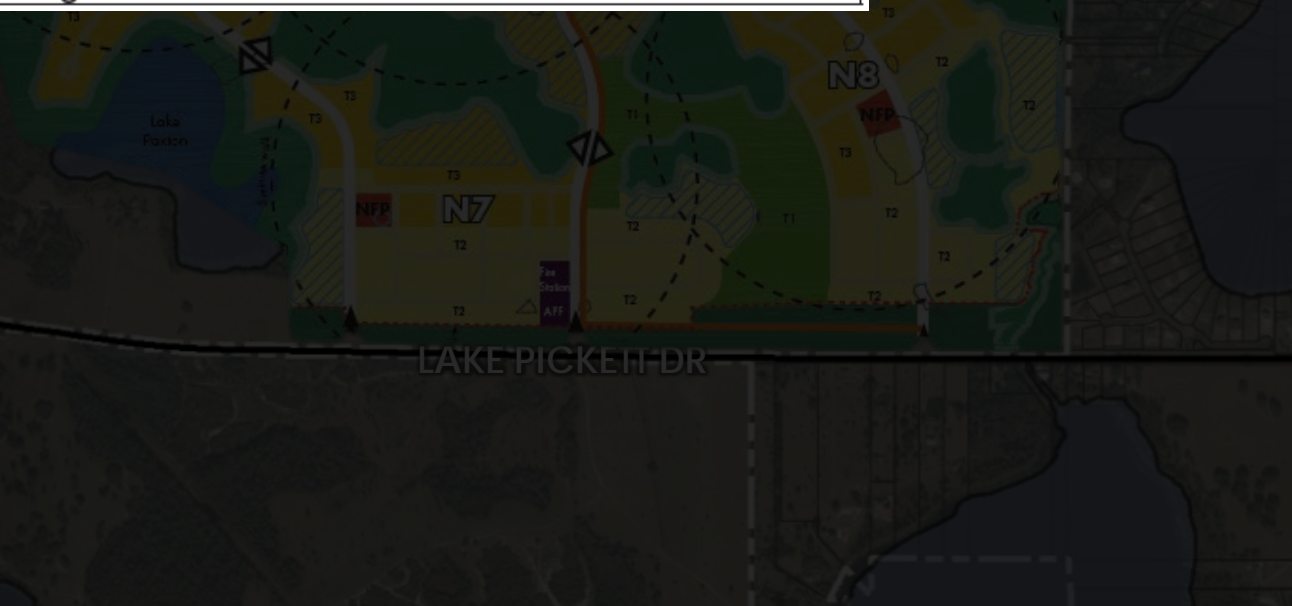
OPEN SPACE TYPE <sup>1</sup>	TOTAL ACREAGE (AC)
Stormwater Management Facilities <sup>2</sup>	76.87 <sup>6</sup>
Neighborhood Central Focal Points <sup>3</sup>	8.00
Neighborhood Green Spaces (included in transect zones)	10.00
Trails <sup>4</sup>	5.90
Perimeter Buffers	46.95
Wetland/Natural Lake Buffers	99.92
Upland Open Space	55.75
Community Space <sup>5</sup>	4.72
<b>TOTAL</b>	<b>308.11 AC (35% OF NET DEVELOPABLE)</b>

1. Open space may be refined in PSP or PD-RP phase but will not equal less than 35% of the total net developable.
2. Stormwater calculations are preliminary and do not include the upland open space in the drainage tract, which will be additional open space.
3. Focal points will be a minimum of 1 acres that can also include a community space.
4. The Orange Trail extension is 5.9 acres, in addition there are multiple smaller trails that have not been included.
5. Community space includes multiple uses, including the environmental center, parking, and open space, as permitted in the text amendment.
6. Stormwater Management Facilities calculation accounts for 50% of total proposed Stormwater Management Facilities.

# OPEN SPACE TYPES

OPEN SPACE TYPE <sup>1</sup>	TOTAL ACREAGE (AC)
Stormwater Management Facilities <sup>2</sup>	76.87 <sup>6</sup>
Neighborhood Central Focal Points <sup>3</sup>	8.00
Neighborhood Green Spaces (included in transect zones)	10.00
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Community Space <sup>5</sup>	4.72
<b>TOTAL</b>	<b>308.11 AC (35% OF NET DEVELOPABLE)</b>

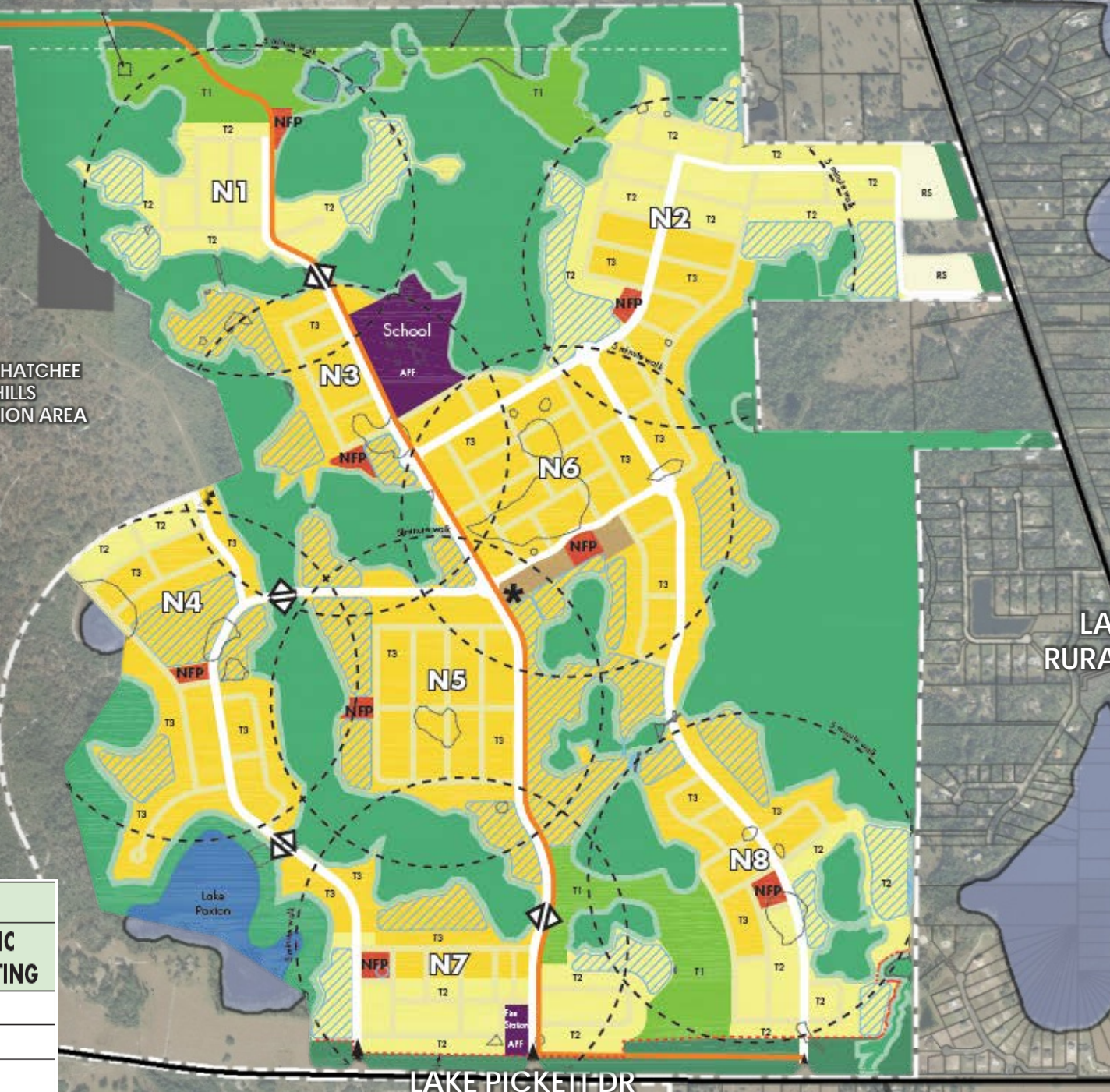
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6. Stormwater Management Facilities calculation accounts for 50% of total proposed Stormwater Management Facilities.



# COMMUNITY SPACE

**FLU6.8.6 - Community Space systems.** *The proposal includes 12.72 acres of which is proposed as Community Space, including a Community Education Center*

ECONLOCKHATCHEE SANDHILLS CONSERVATION AREA



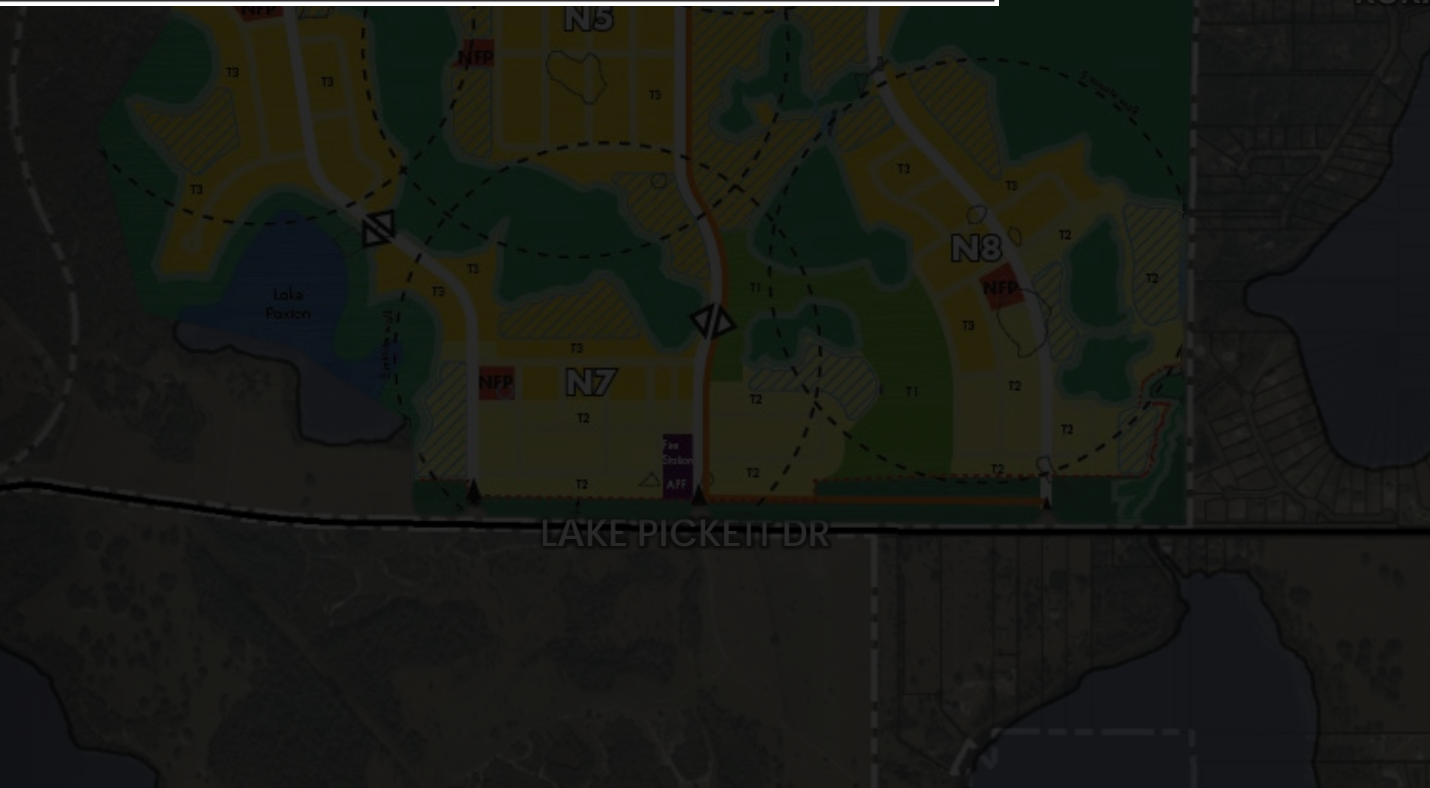
COMMUNITY SPACE						
	ACRES	FLOOR AREA RATIO ALLOWED	SQUARE FEET ALLOWED	SQUARE FEET PROPOSED	FLOOR AREA RATIO PROPOSED	TRAFFIC GENERATING
<b>Primary Community Space</b>						
Sustanee Community Education Center (SCEC)	4.72	0.25	51,400	35,000	0.17	Yes
<b>Ancillary Community Amenities<sup>1</sup></b>						
Neighborhood Central Focal Points	8.00	0.25	87,120	55,000	0.16	No
<b>Total</b>	<b>12.72</b>	<b>0.25</b>	<b>138,520</b>	<b>90,000</b>	<b>0.16</b>	

1. Amenity buildings placed within the Primary Community Space Parcel or the Neighborhood Central Focal Points.  
 2. Building square feet may be swapped between Primary and Ancillary use areas at PD-RP, PSP and Development Plan stages. However, in no case will; (1) traffic-generating uses exceed 35,000 sf, and (2) FAR exceed 0.25 for any one tract.

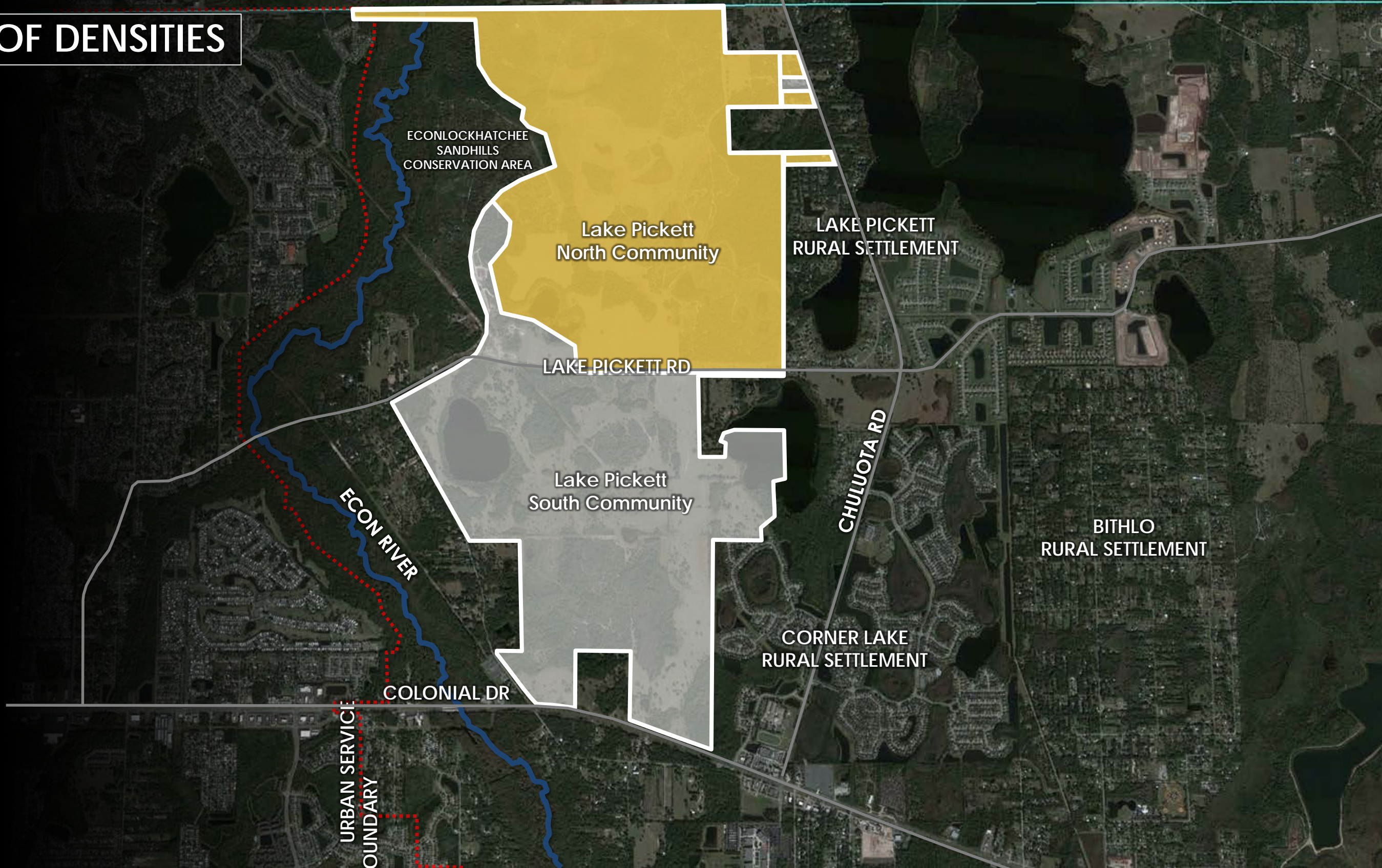
# COMMUNITY SPACE

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# RANGE OF DENSITIES

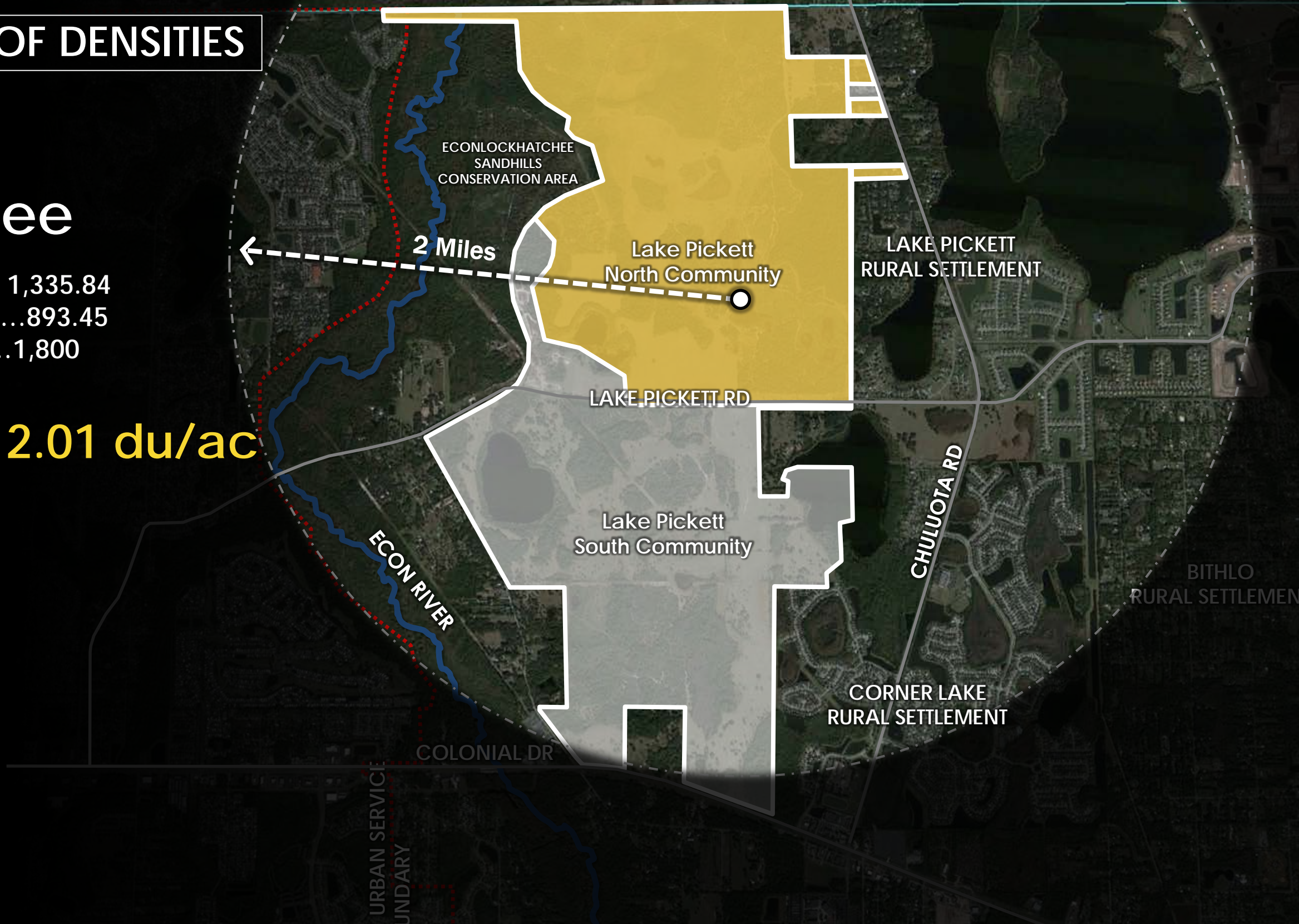


# RANGE OF DENSITIES

## Sustanee

Gross Acres = 1,335.84  
Net Acres = .....893.45  
Units = .....1,800

Density = **2.01 du/ac**





# RANGE OF DENSITIES

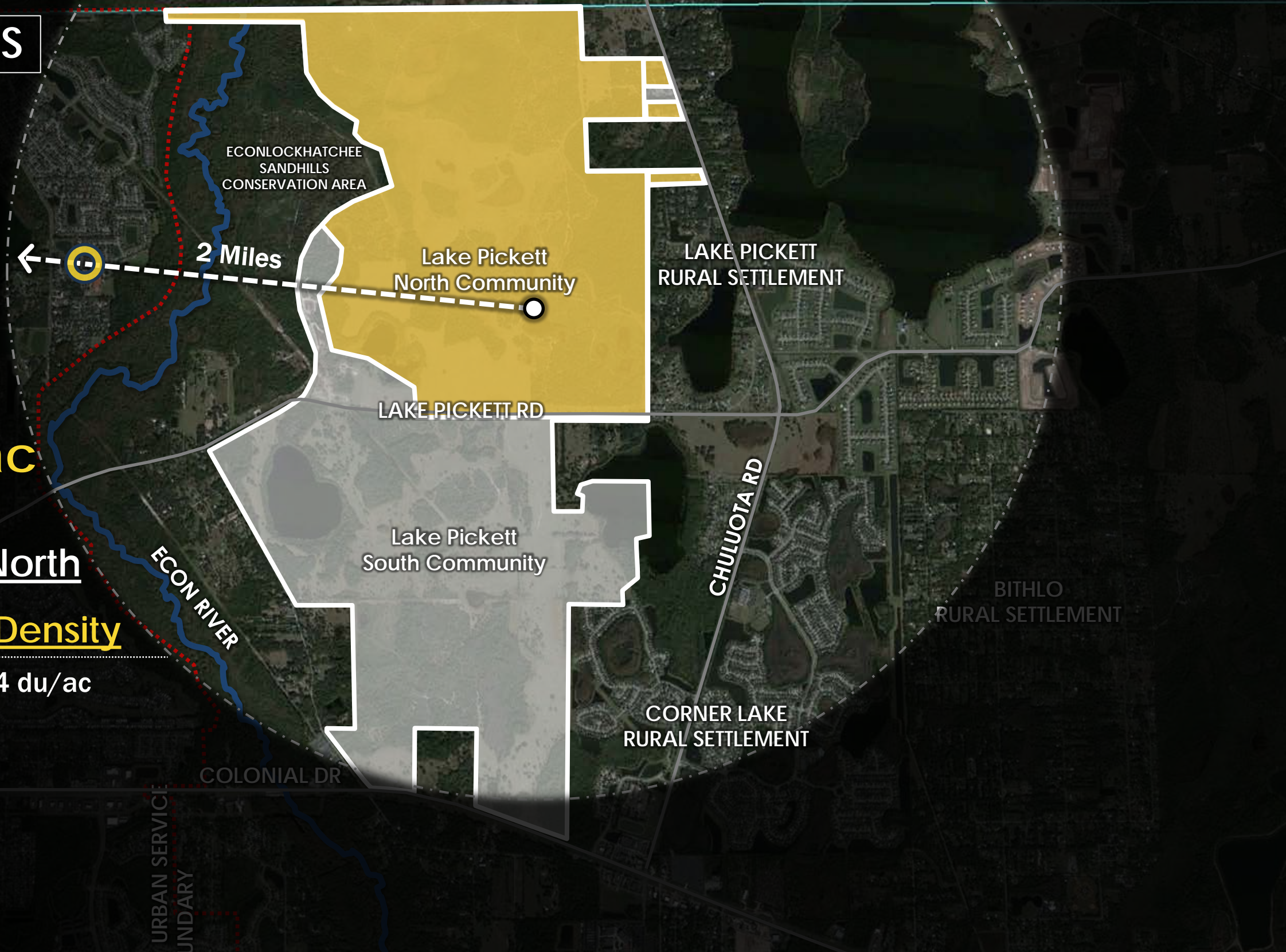
## Sustanee

Gross Acres = 1,335.84  
 Net Acres = .....893.45  
 Units = .....1,800

Density = **2.01 du/ac**

### Within 2 Miles from LP North

<u>Location</u>	<u>FLU</u>	<u>Density</u>
1. Wilton PD.	LDR	4 du/ac



# RANGE OF DENSITIES

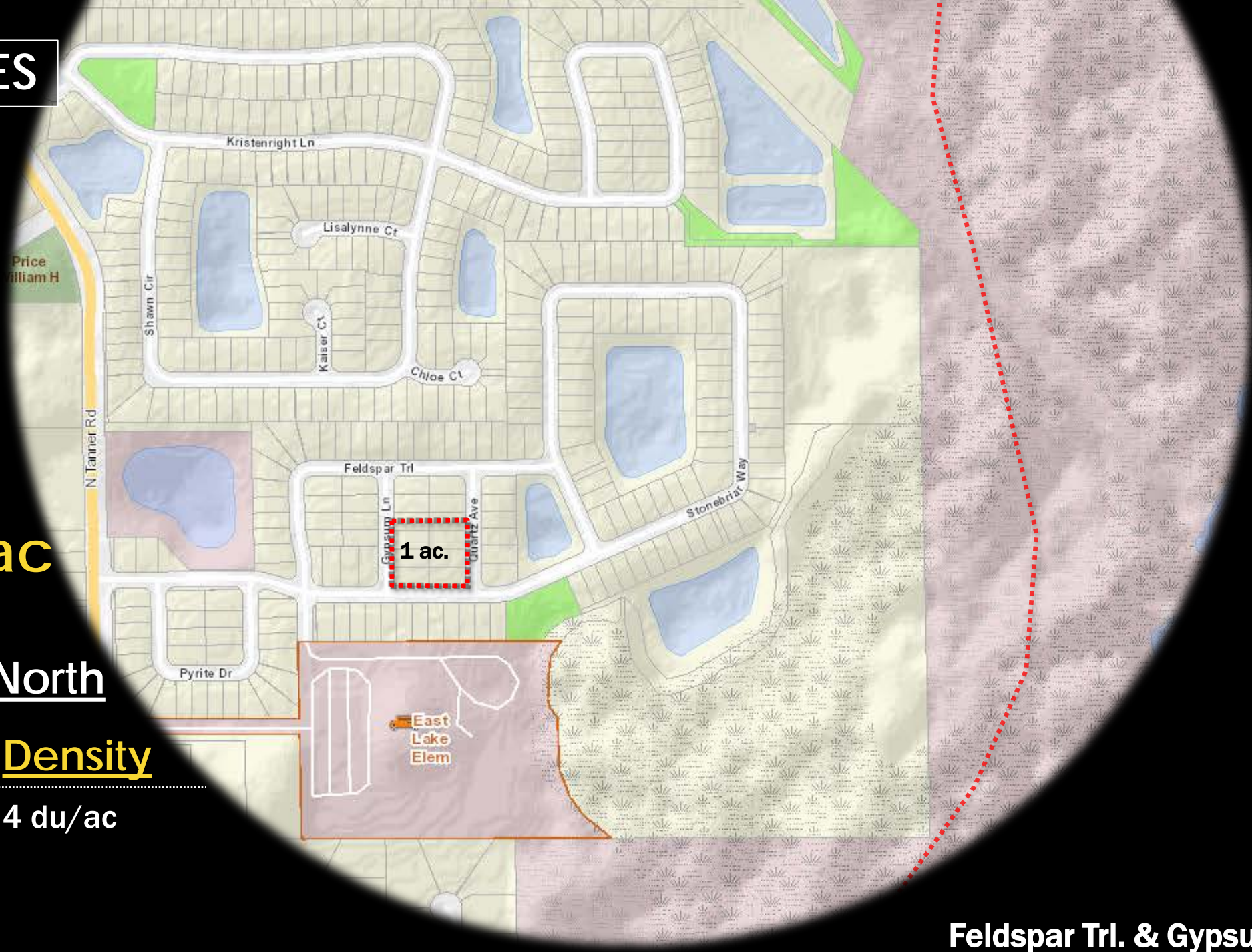
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Density = **2.01 du/ac**

Within 2 Miles from LP North

<u>Location</u>	<u>FLU</u>	<u>Density</u>
1. Wilton PD.	LDR	4 du/ac



**Feldspar Trl. & Gypsum Ln.**  
 (50'X125' lots - average = .14 ac)  
**Area Built .14 acre lots**  
**(7 lots on 1 acre)**

# RANGE OF DENSITIES

## Sustanee

Gross Acres = 1,335.84  
Net Acres = .....893.45  
Units = .....1,800

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### Within 2 Miles from LP North

<u>Location</u>	<u>FLU</u>	<u>Density</u>
1. Wilton PD.	LDR	4 du/ac

**Feldspar Trl. & Gypsum Ln.**  
**(50'X125' lots - average = .14 ac)**  
**Area Built .14 acre lots**  
**(7 lots on 1 acre)**

# RANGE OF DENSITIES

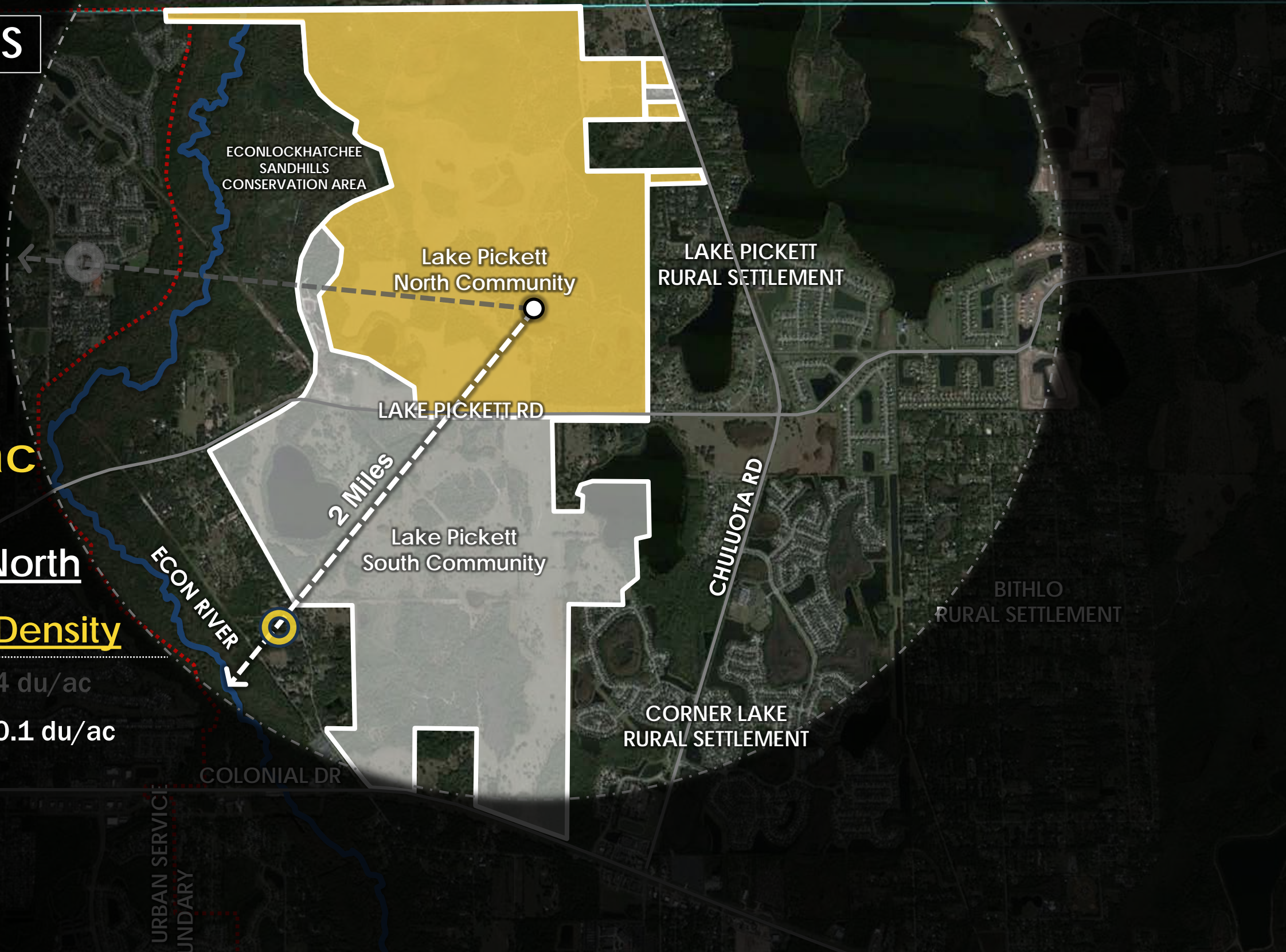
## Sustanee

Gross Acres = 1,335.84  
 Net Acres = .....893.45  
 Units = .....1,800

Density = **2.01 du/ac**

### Within 2 Miles from LP North

<u>Location</u>	<u>FLU</u>	<u>Density</u>
1. Wilton PD.	LDR	4 du/ac
2. S. Tanner Rd.	Rural	0.1 du/ac



# RANGE OF DENSITIES

## Sustanee

Gross Acres = 1,335.84  
 Net Acres = .....893.45  
 Units = .....1,800

Density = **2.01 du/ac**

Within 2 Miles from LP North

<u>Location</u>	<u>FLU</u>	<u>Density</u>
1. Wilton PD.	LDR	4 du/ac
2. S. Tanner Rd.	Rural	0.1 du/ac



**South Tanner Rd.**  
 (165'X528' lots - average = 2 ac)  
 Area Built on 2 & 5 acre lots

# RANGE OF DENSITIES

## Sustanee

Gross Acres = 1,335.84  
Net Acres = .....893.45  
Units = .....1,800

Density = **2.01 du/ac**

### Within 2 Miles from LP North

<u>Location</u>	<u>FLU</u>	<u>Density</u>
1. Wilton PD.	LDR	4 du/ac
2. S. Tanner Rd.	Rural	0.1 du/ac



**South Tanner Rd.**  
**(165'X528' lots - average = 2 ac)**  
**Area Built on 2 & 5 acre lots**

# RANGE OF DENSITIES

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 Units = .....1,800

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### Within 2 Miles from LP North

<u>Location</u>	<u>FLU</u>	<u>Density</u>
1. Wilton PD.	LDR	4 du/ac
2. S. Tanner Rd.	Rural	0.1 du/ac



**South Tanner Rd.  
 (The Grow PDRP)  
 Area Planned for 1 & 1/2 acre lots**

# RANGE OF DENSITIES

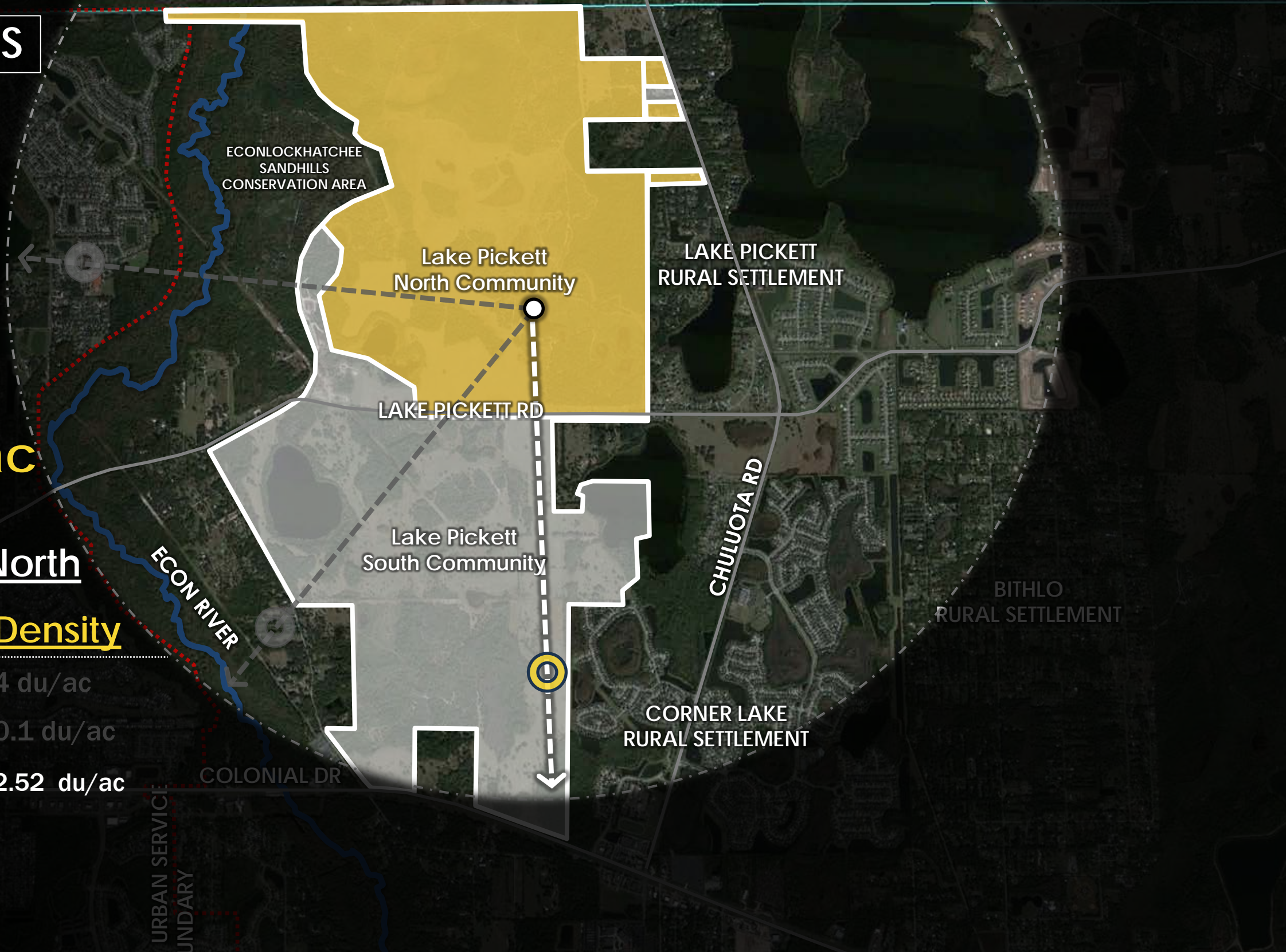
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 Units = .....1,800

Density = **2.01 du/ac**

### Within 2 Miles from LP North

<u>Location</u>	<u>FLU</u>	<u>Density</u>
1. Wilton PD.	LDR	4 du/ac
2. S. Tanner Rd.	Rural	0.1 du/ac
3. LP South	LP	2.52 du/ac





# RANGE OF DENSITIES

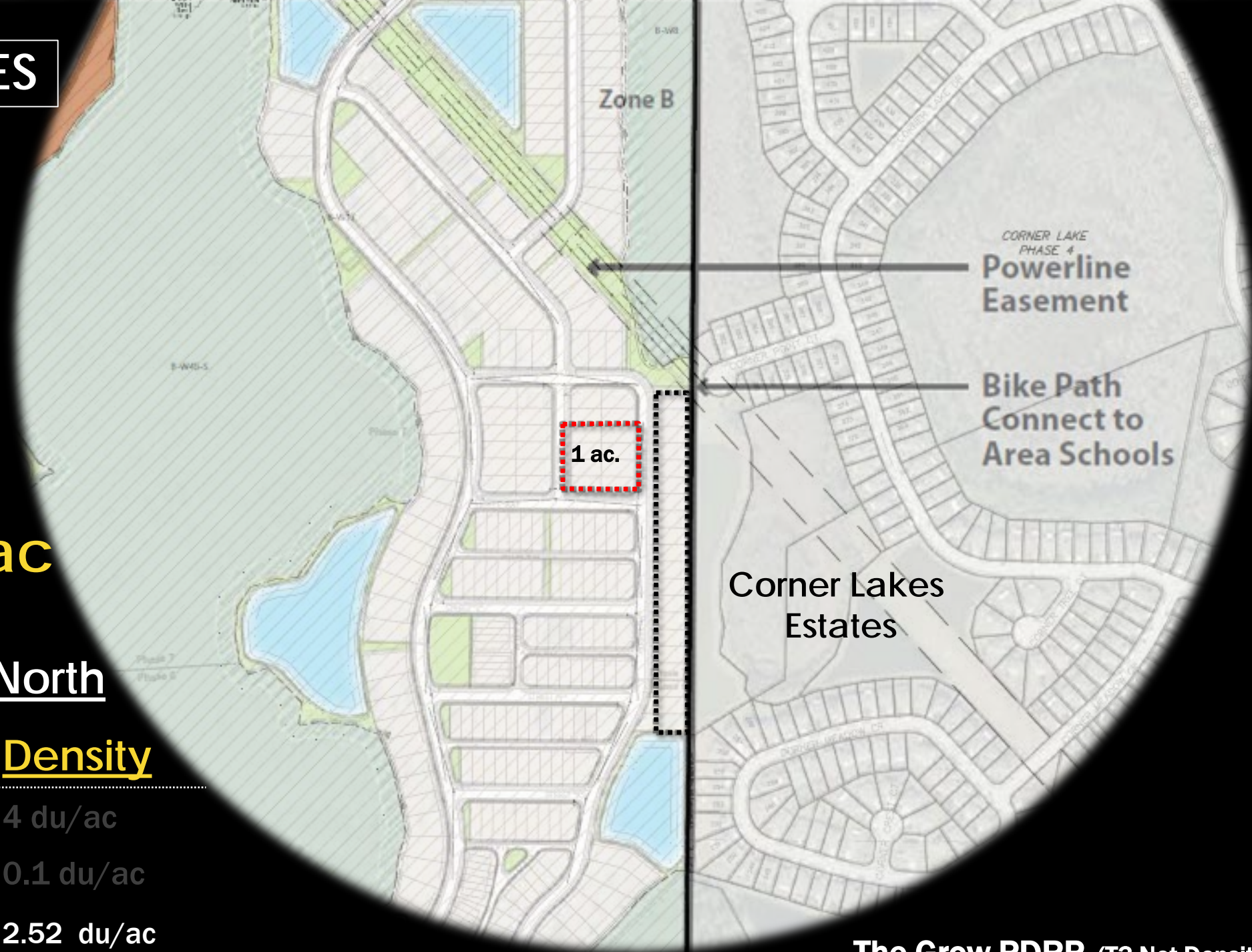
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### Within 2 Miles from LP North

<u>Location</u>	<u>FLU</u>	<u>Density</u>
1. Wilton PD.	LDR	4 du/ac
2. S. Tanner Rd.	Rural	0.1 du/ac
3. LP South	LP	2.52 du/ac



**The Grow PDRP. (T3 Net Density = 3.4 du/ac)  
 (50'X116' lots - average = .13 ac)  
 Area Planned for .13 acre lots  
 (8 lots on one acre)**

# RANGE OF DENSITIES

## Sustanee

Gross Acres = 1,335.84  
 Net Acres = .....893.45  
 Units = .....1,800

Density = **2.01 du/ac**

Within 2 Miles from LP North

<u>Location</u>	<u>FLU</u>	<u>Density</u>
1. Wilton PD.	LDR	4 du/ac
2. S. Tanner Rd.	Rural	0.1 du/ac
3. LP South	LP	2.52 du/ac



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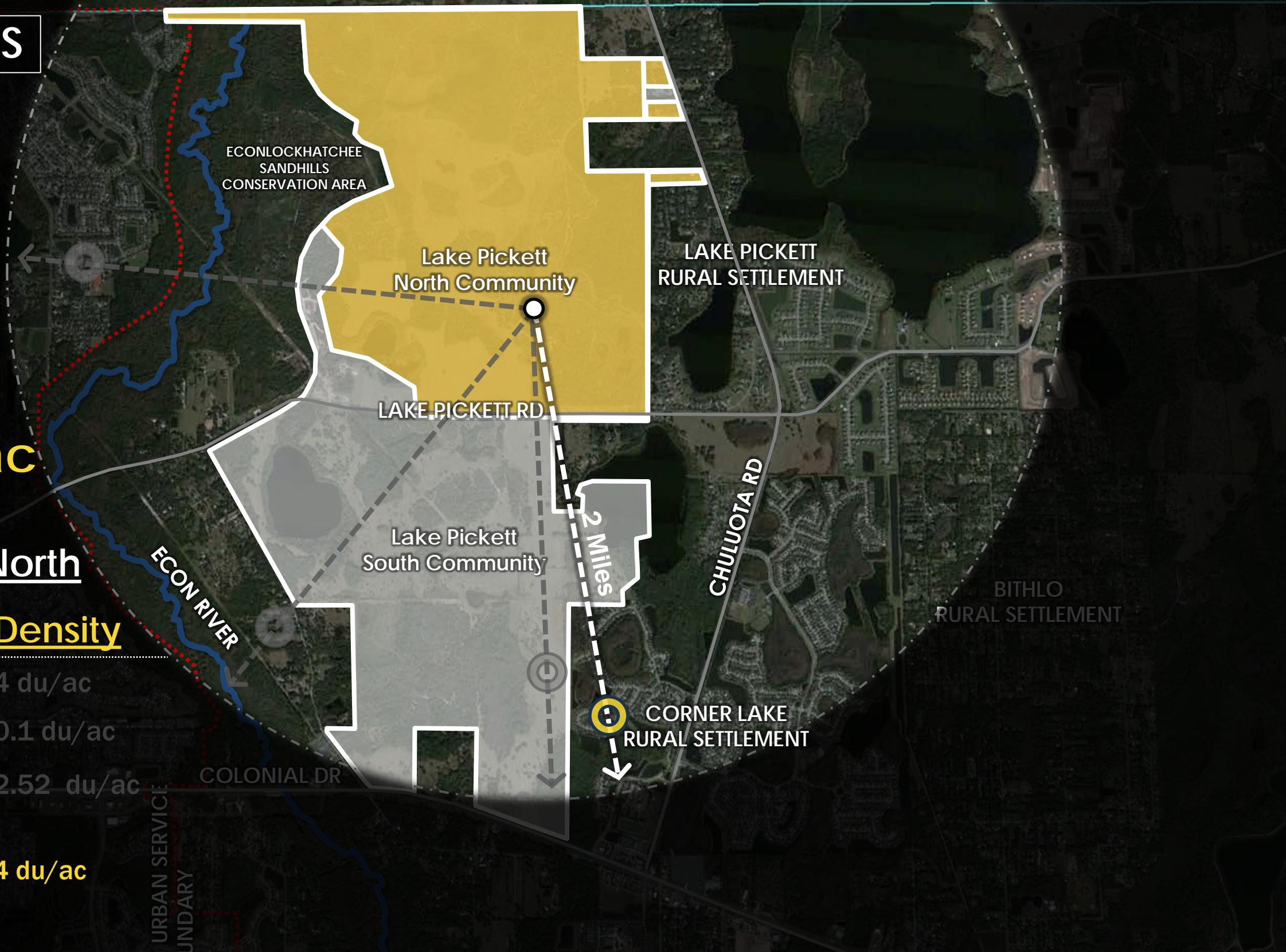
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4. Chuluota Rd. (S.) (Corner Lakes Estates)	<b>LDR</b>	<b>4 du/ac</b>



# RANGE OF DENSITIES

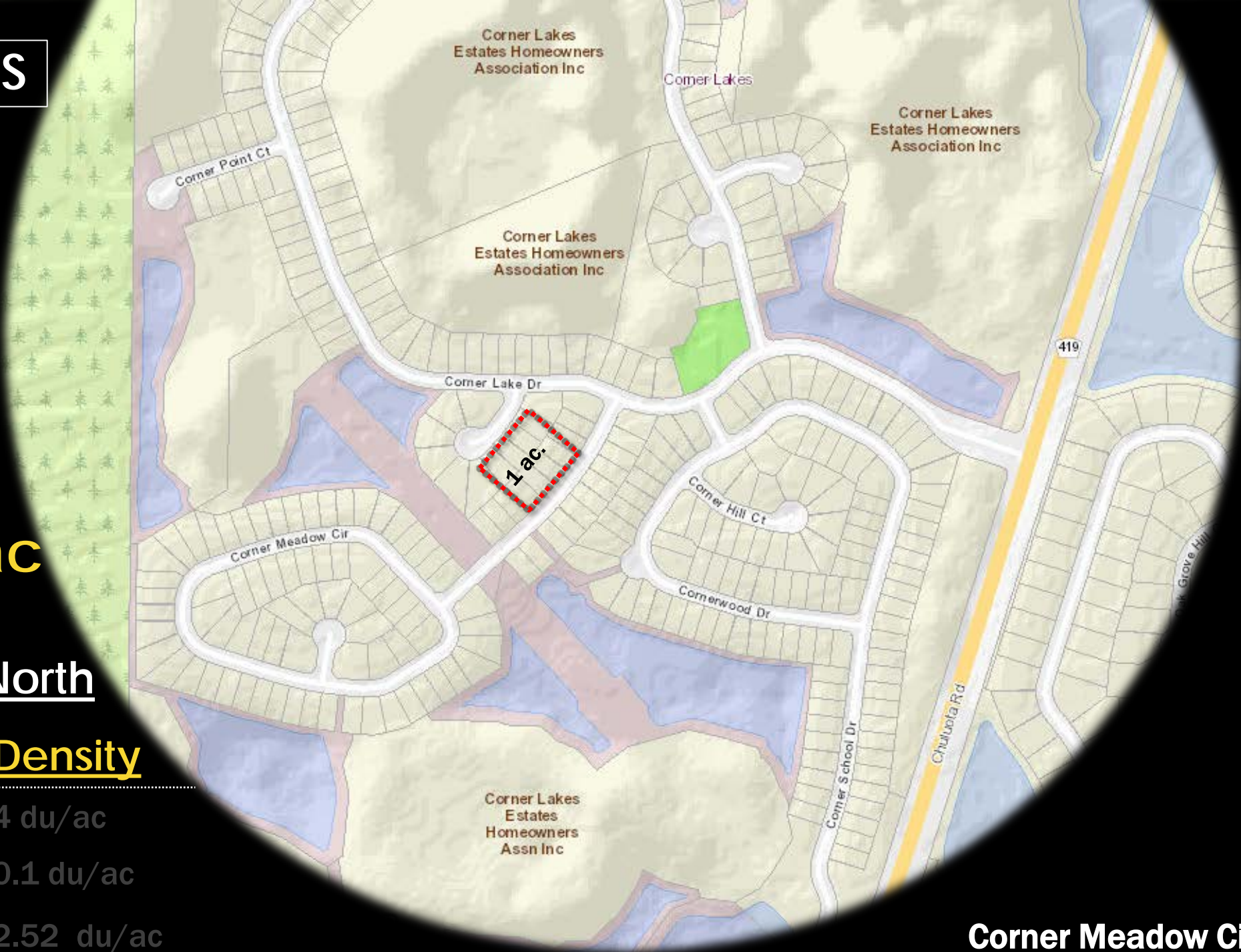
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**Corner Meadow Cir.**  
 (50'X110' lots - average = .13 ac)  
**Area Built on .13 acre lots**  
**(8 lots on one acre)**

# RANGE OF DENSITIES

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### Within 2 Miles from LP North

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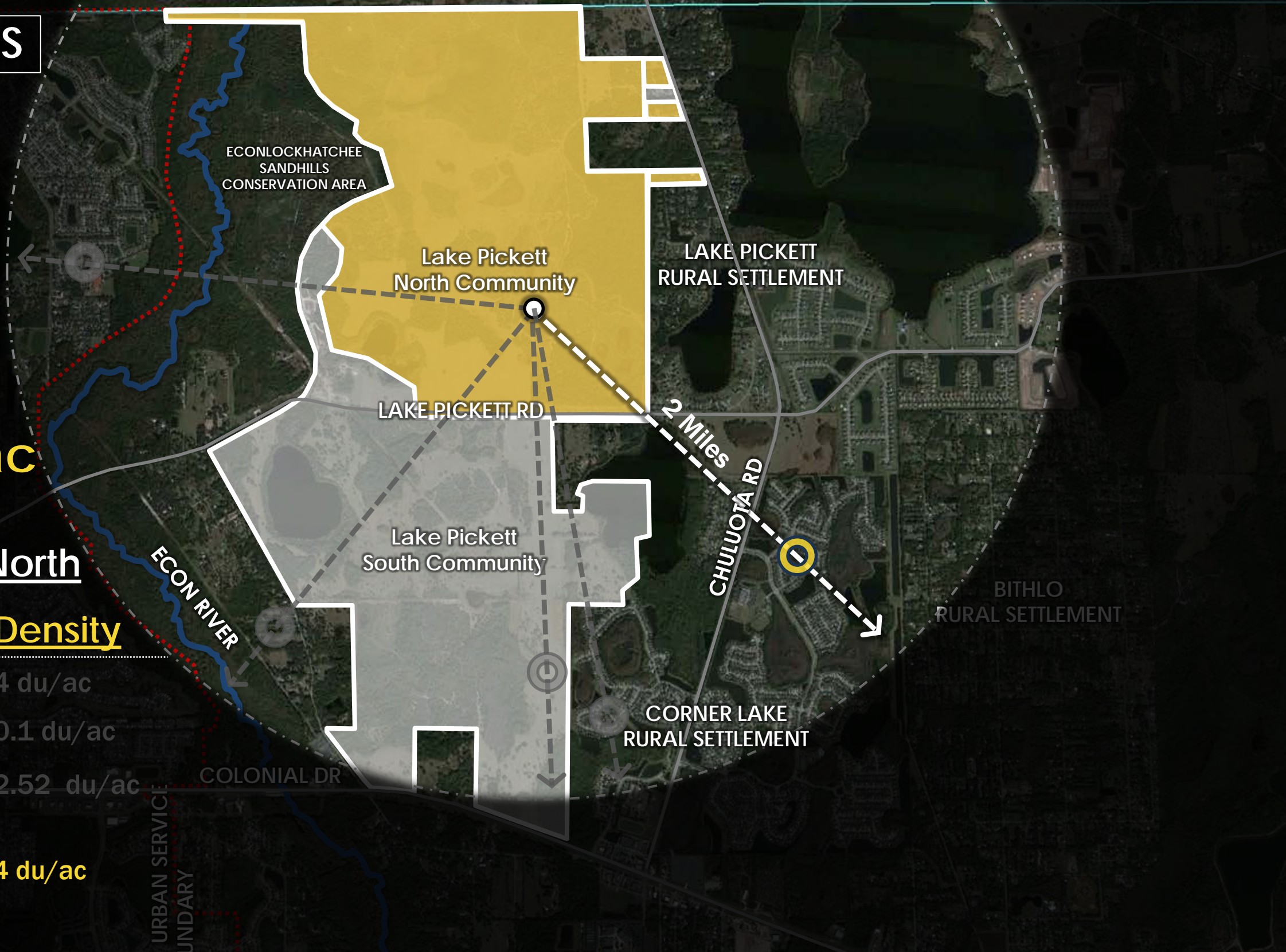
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3. LP South	LP	2.52 du/ac
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# RANGE OF DENSITIES

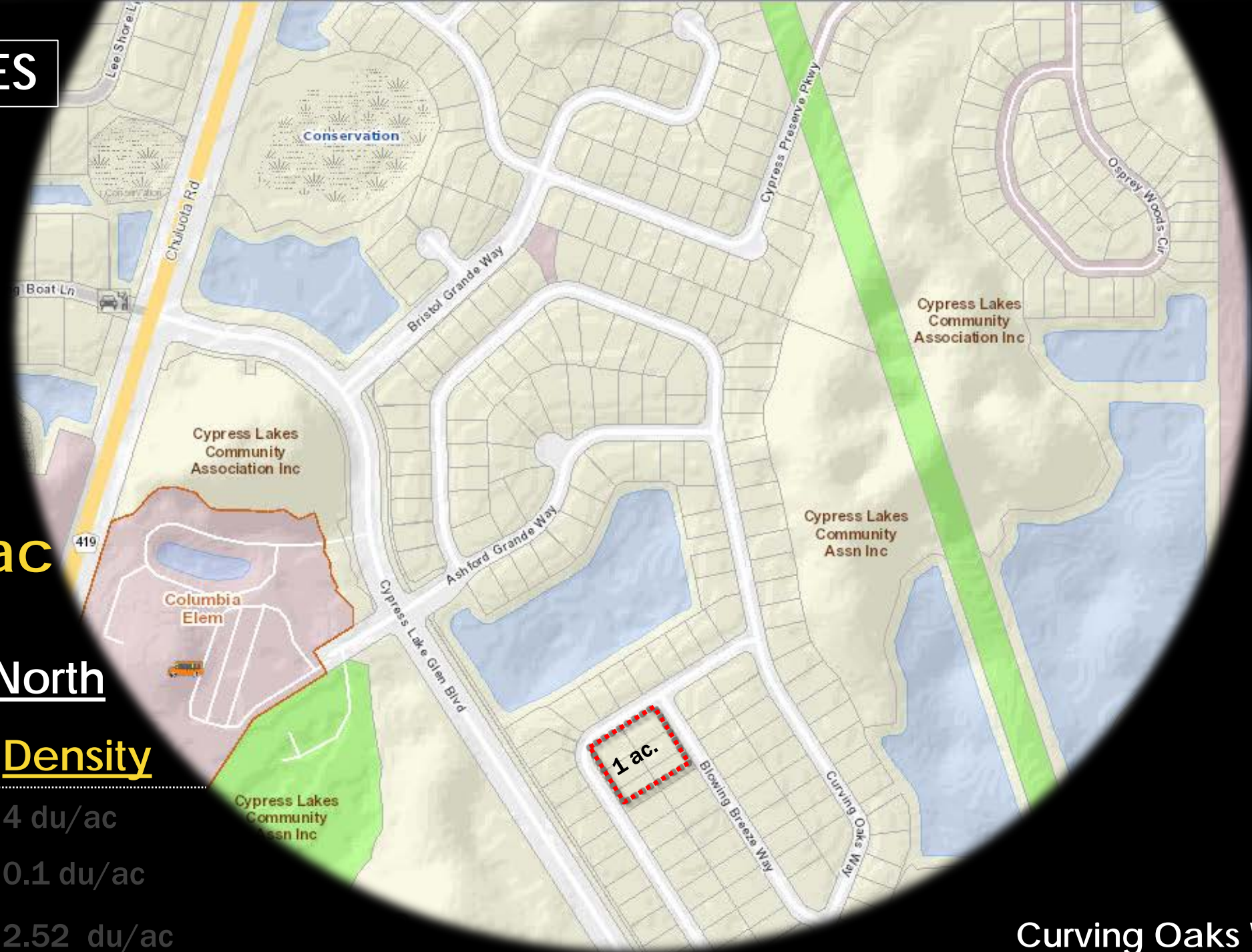
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3. LP South	LP	2.52 du/ac
4. Chuluota Rd. (S.) (Cypress Lakes)	<b>LDR</b>	<b>4 du/ac</b>



**Curving Oaks Way.**  
 (70'X121' lots - average = 0.19 ac)  
 Area Built on less than 1/4 acre lots  
**(5 lots on one acre)**

# RANGE OF DENSITIES

## Sustanee

Gross Acres = 1,335.84  
Net Acres = .....893.45  
Units = .....1,800

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2. S. Tanner Rd.	Rural	0.1 du/ac
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**Curving Oaks Way.**  
(70'X121' lots - average = 0.19 ac)  
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# RANGE OF DENSITIES

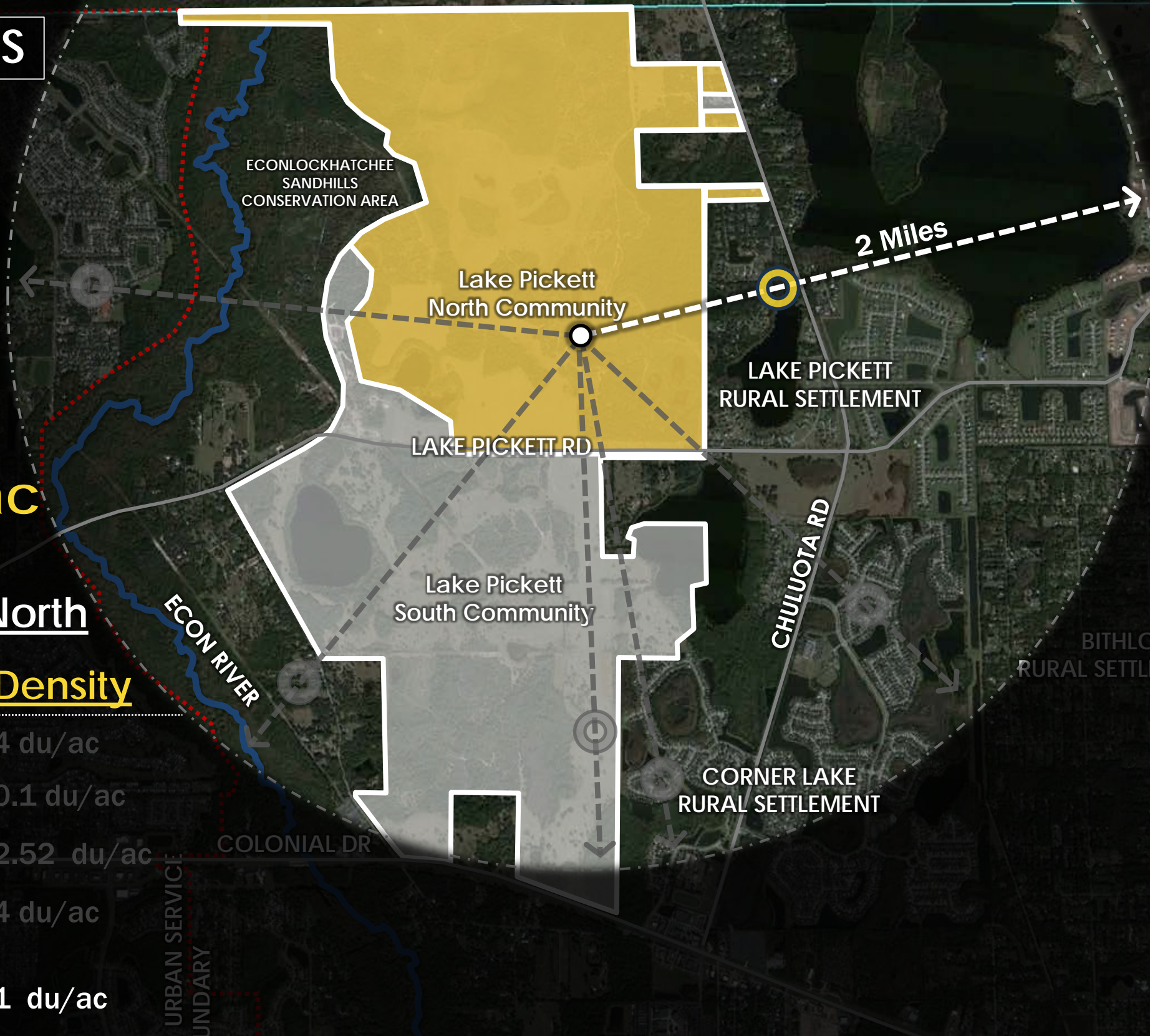
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### Within 2 Miles from LP North

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1. Wilton PD.	LDR	4 du/ac
2. S. Tanner Rd.	Rural	0.1 du/ac
3. LP South	LP	2.52 du/ac
4. Chuluota Rd. (S.) (Corner Lakes Estates)	LDR	4 du/ac
5. Chuluota Rd. (N.) (Lake Pickett RS)	RS	1 du/ac



# RANGE OF DENSITIES

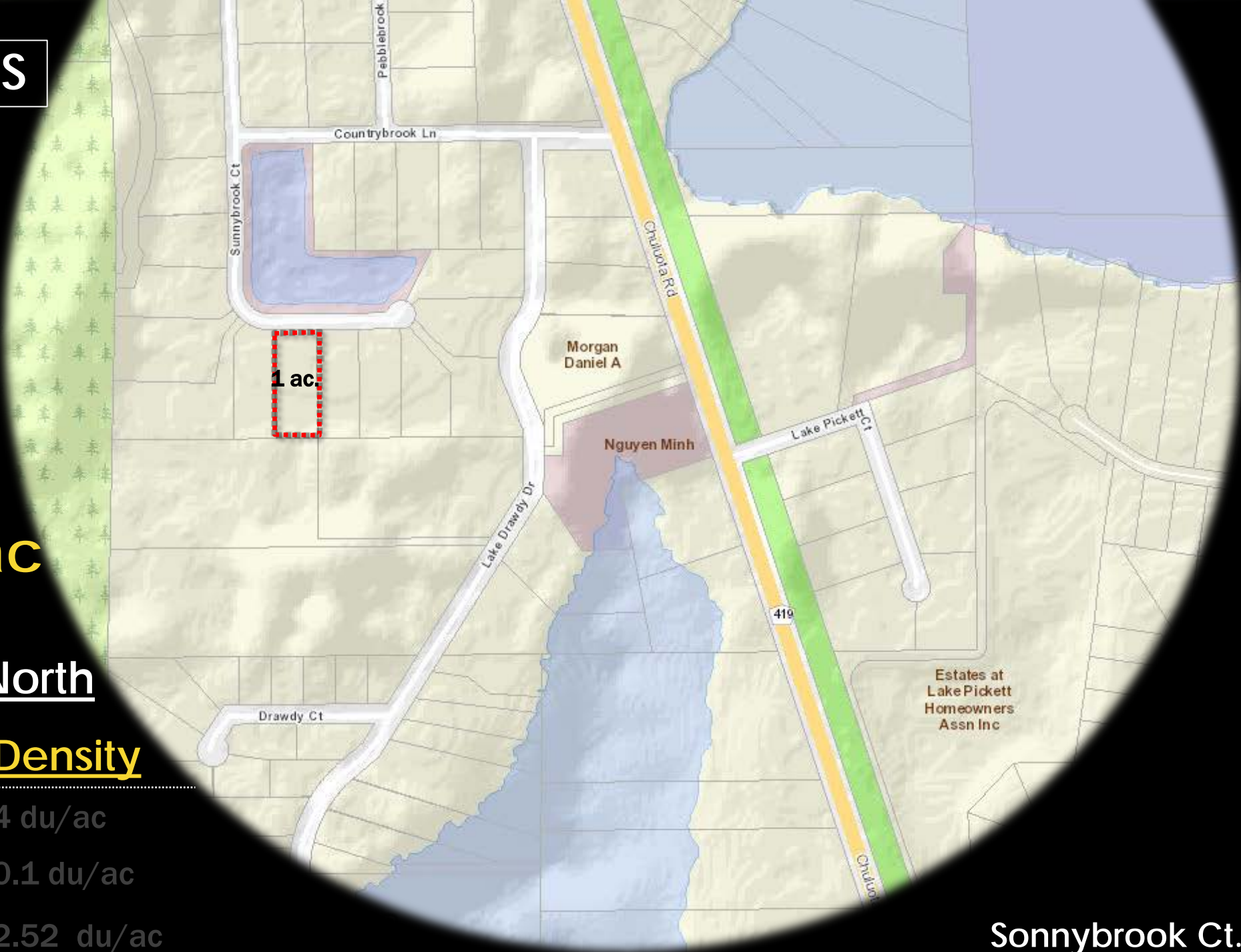
## Sustanee

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 Units = .....1,800

Density = **2.01 du/ac**

### Within 2 Miles from LP North

<u>Location</u>	<u>FLU</u>	<u>Density</u>
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2. S. Tanner Rd.	Rural	0.1 du/ac
3. LP South	LP	2.52 du/ac
4. Chuluota Rd. (S.) (Corner Lakes Estates)	LDR	4 du/ac
5. Chuluota Rd. (N.) (Lake Pickett RS)	RS	1 du/ac



**Sunnybrook Ct.**  
 (130'X 338' lots - average = 1 ac)  
 Area Built on : 1 acre lots  
 (5 & 8 acres lots)

# RANGE OF DENSITIES

## Sustanee

Gross Acres = 1,335.84  
Net Acres = .....893.45  
Units = .....1,800

Density = **2.01 du/ac**

### Within 2 Miles from LP North

<u>Location</u>	<u>FLU</u>	<u>Density</u>
1. Wilton PD.	LDR	4 du/ac
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3. LP South	LP	2.52 du/ac
4. Chuluota Rd. (S.) (Corner Lakes Estates)	LDR	4 du/ac
5. Chuluota Rd. (N.) (Lake Pickett RS)	RS	1 du/ac



**Sonnybrook Ct.**  
(130'X 338' lots - average = 1 ac)  
Area Built on 1 acre lots

# RANGE OF DENSITIES

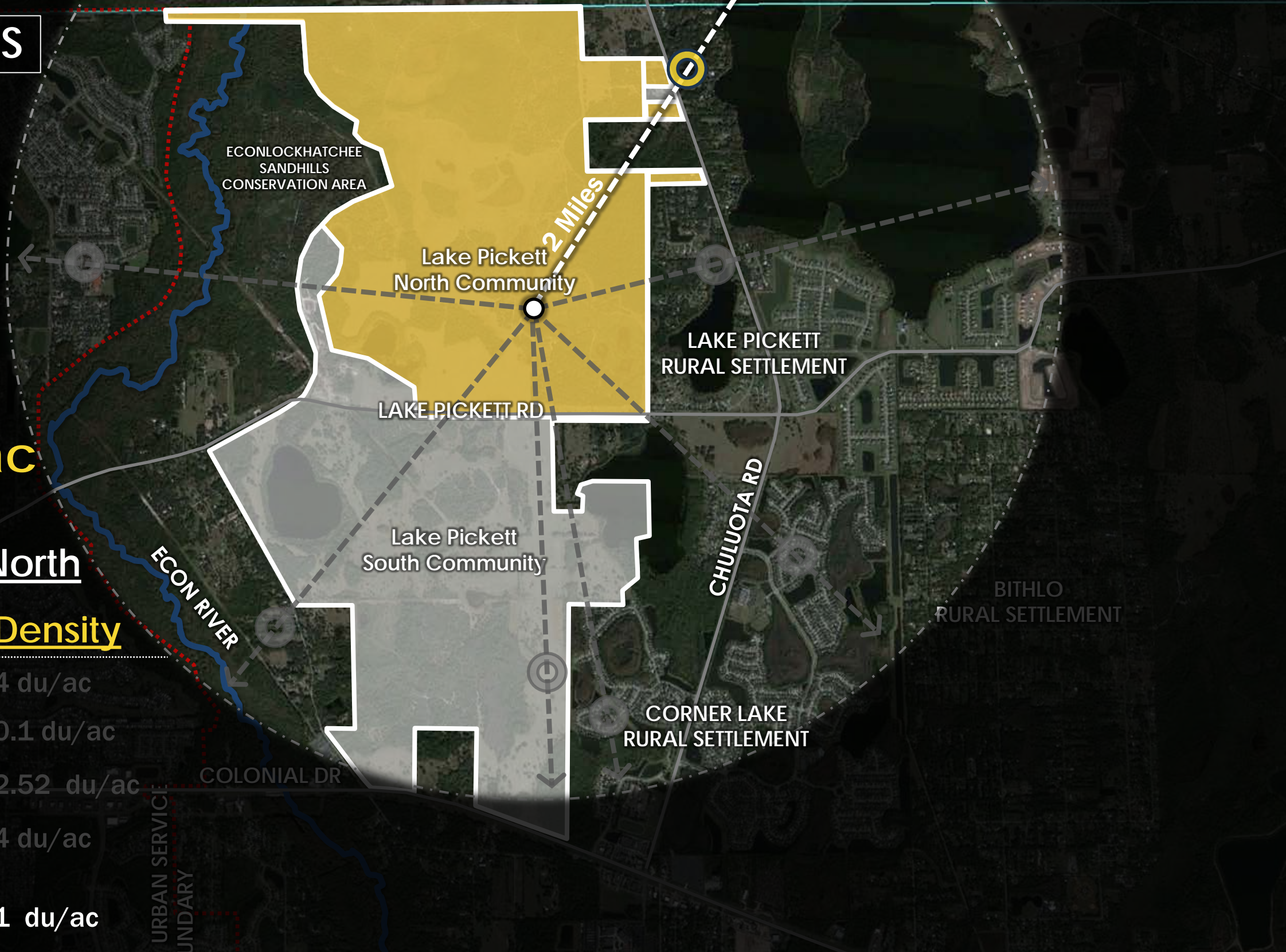
## Sustanee

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 Net Acres = .....893.45  
 Units = .....1,800

Density = **2.01 du/ac**



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4. Chuluota Rd. (S.) (Corner Lakes Estates)	LDR	4 du/ac
5. Chuluota Rd. (N.) (Lake Pickett RS)	RS	1 du/ac

**Chuluota Rd. & Pickett Cove Rd.**  
 (50'X 650' lots - average = 2 ac)  
 Area Built on 2, 3 & 5 acre lots

# RANGE OF DENSITIES

## Sustanee

Gross Acres = 1,335.84  
Net Acres = .....893.45  
Units = .....1,800

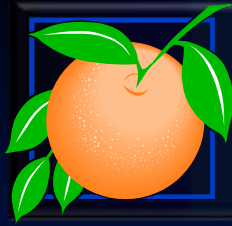
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### Within 2 Miles from LP North

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**Chuluota Rd. & Pickett Cove Rd.**  
(50'X 650' lots - average = 2 ac)  
Area Built on 2, 3 & 5 acre lots



# LP STUDY AREA & POLICIES



## ORANGE COUNTY FLORIDA

### COMPREHENSIVE PLAN 2010 - 2030 GOALS, OBJECTIVES & POLICIES

ADOPTED: MAY 19, 2009  
AMENDED: JANUARY 10, 2023  
THROUGH ORDINANCE 2023-04  
EFFECTIVE: MARCH 4, 2023

PREPARED BY:  
ORANGE COUNTY PLANNING, ENVIRONMENTAL  
AND DEVELOPMENT SERVICES DEPARTMENT  
ORANGE COUNTY PLANNING DIVISION



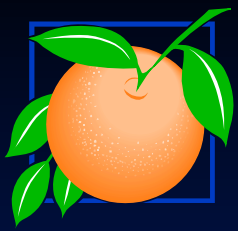
## CONSISTENCY: (GOAL FLU8, OBJ FLU8.8, FLU6.9.1, FLU6.9.2)

&

The proposed Amendment shall demonstrate Consistency with all applicable policies of Orange County's Comprehensive Plan – As such the application shall also demonstrate consistency with the Lake Pickett Study Areas Guiding Principles

## COMPATIBILITY: (OBJ FLU8.2, FLU8.2.11 OBJ FLU 6.8, FLU6.8.2, FLU 6.8.3)

Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. It is ensured on LP designated lands through the use of Transect Zones, conservation best management practices, neighborhood design principles, interconnected open space systems, and streets with a strong pedestrian/bicycle orientation



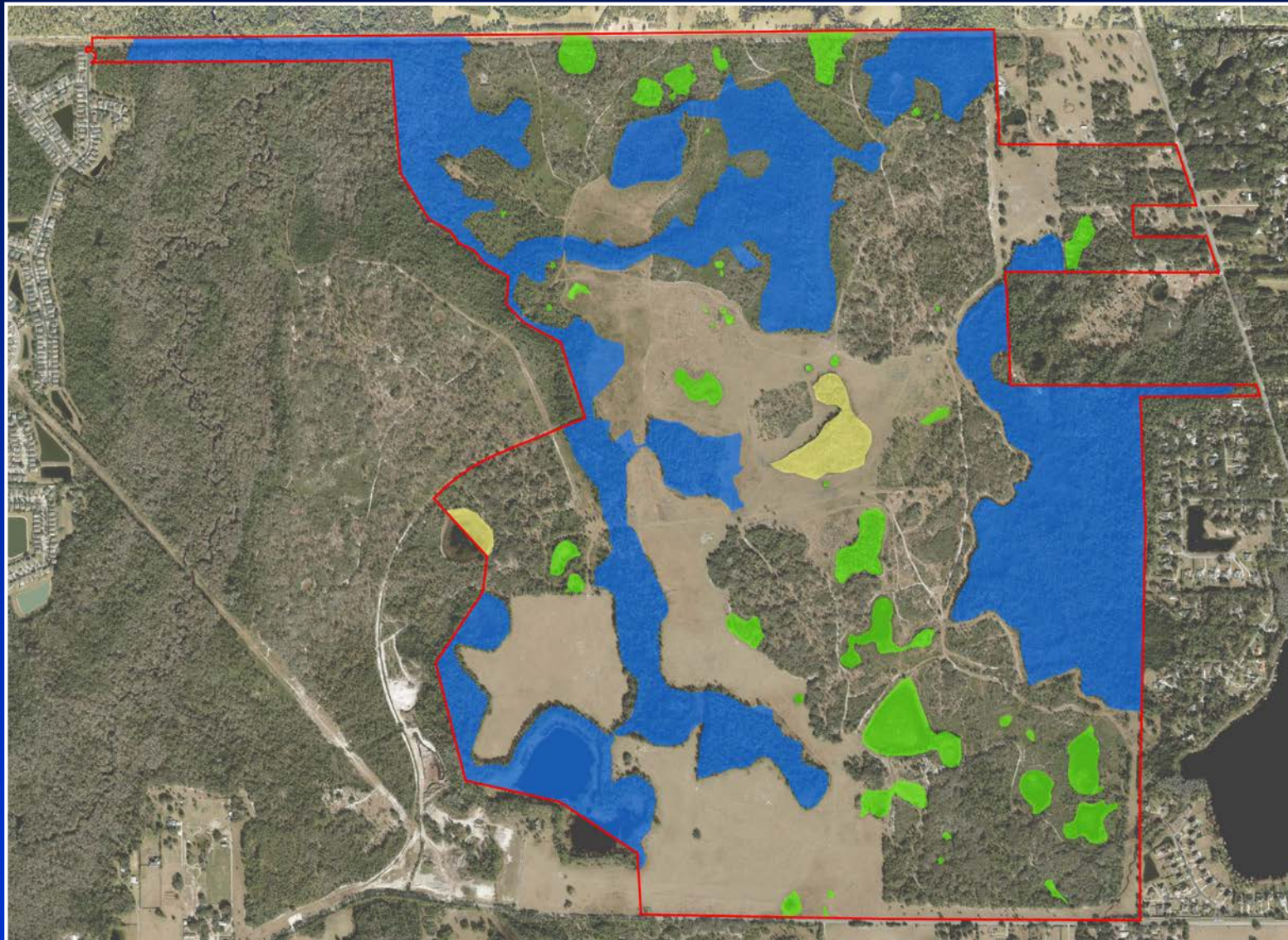
# AMENDMENT 2023-2-A-5-1

ENVIRONMENTAL CONSIDERATION





# Wetlands and Surface Waters Inventory



**Project area: 1317.61 acres**

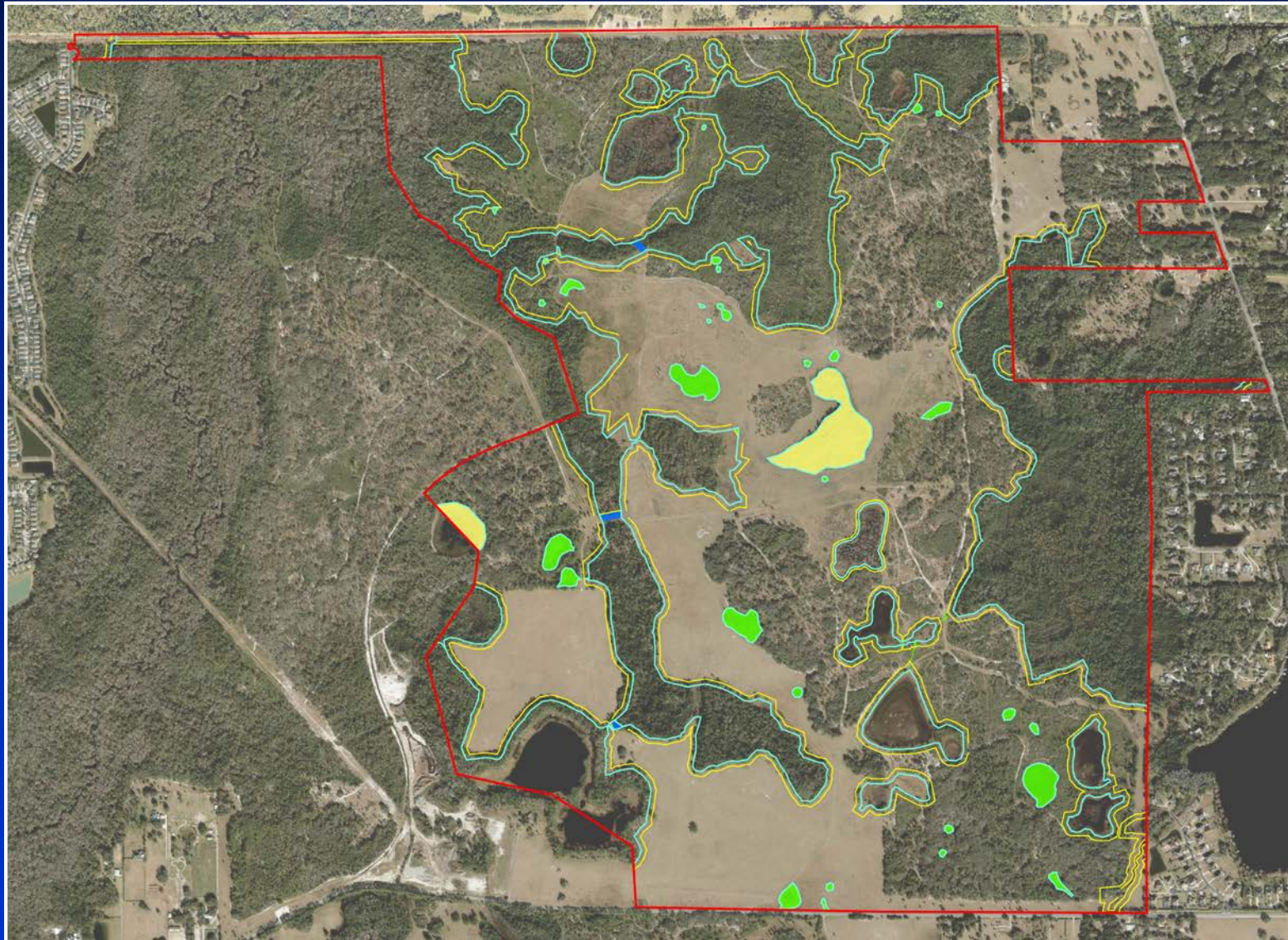
**Uplands: ~ 850.37 acres**

**Conservation Areas: 467.24 acres**

-  **Class I wetlands and surface waters – 405.06 acres**
-  **Class II wetlands – 13.36 acres**
-  **Class III wetlands and surface waters – 37.76 acres**



# Proposed Wetland and Surface Waters Impacts



**Project area: 1317.61 acres**

**Total Impacts: 27.40 acres**

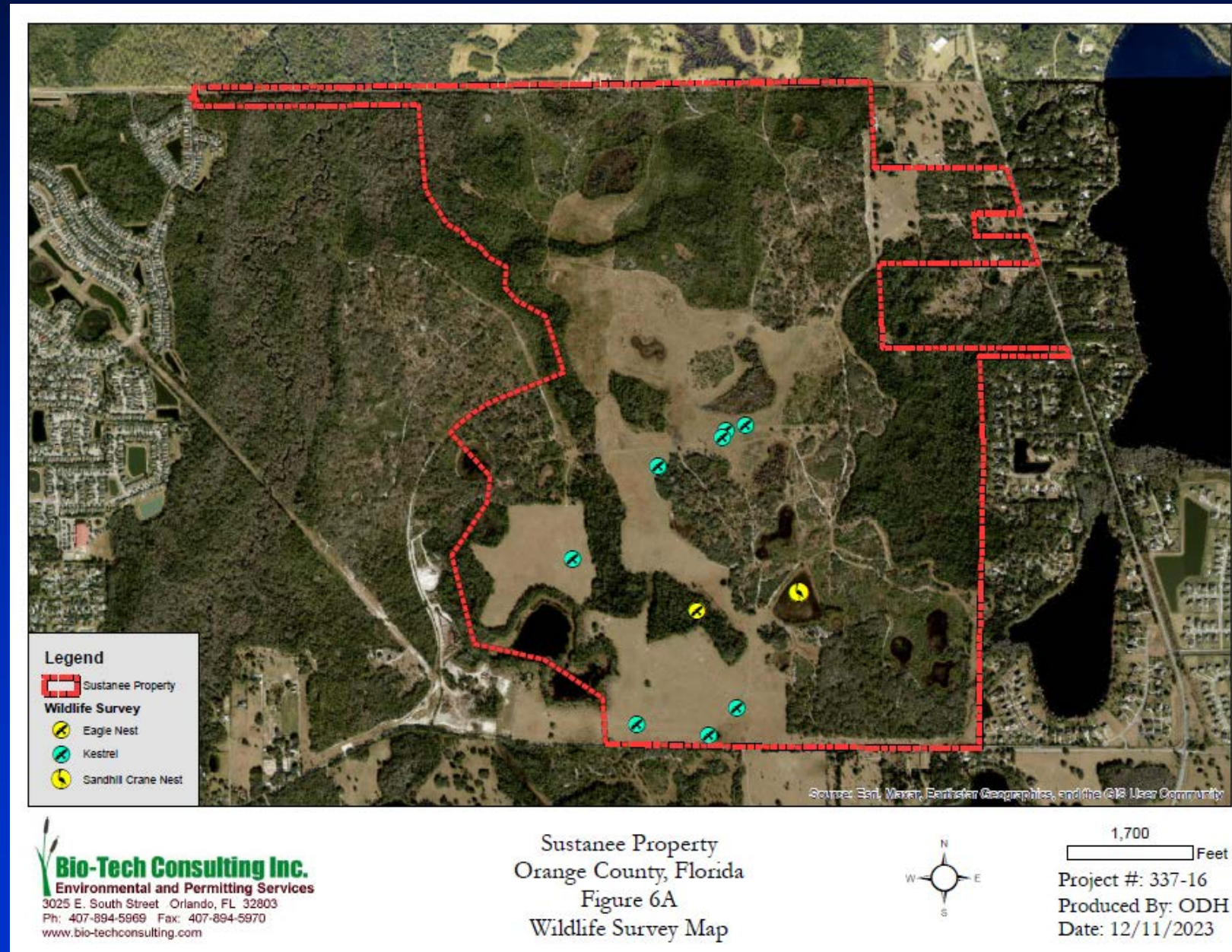
**Total Preservation: 430.29 acres**

-  **Class I wetlands and surface waters – 0.75 acres**
-  **Class II wetlands – 13.36 acres**
-  **Class III wetlands and surface waters – 13.29 acres**



# Environmental Assessment Report

- Fourteen total vegetative communities identified:
  - Two rare types: Xeric Oak & Pine Flatwoods
- Endangered and threatened wildlife species identified on-site:
  - Gopher tortoise
  - Bald eagle (Nest #OR113)
  - Florida sandhill crane
  - Southeastern American kestrel

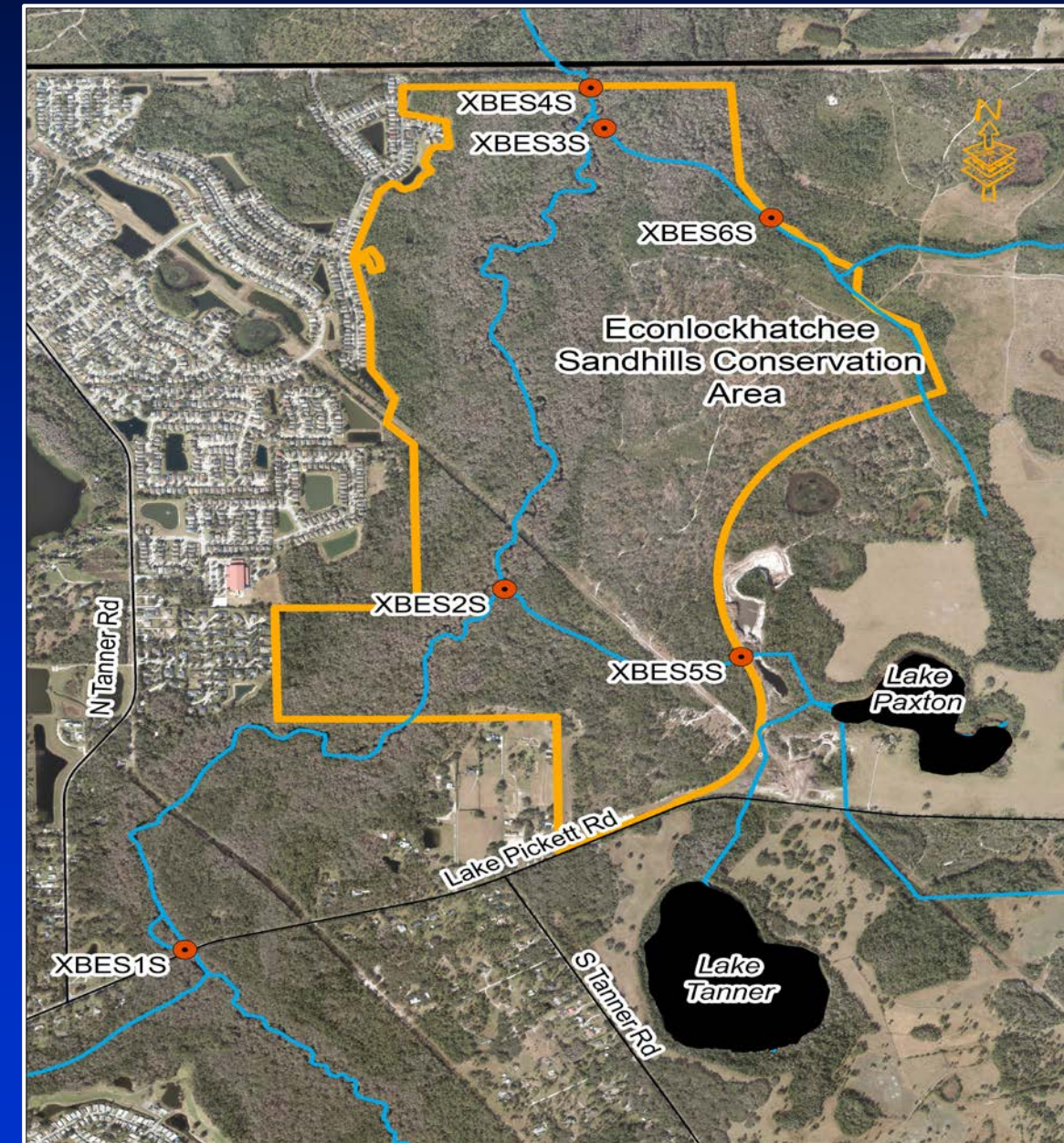




# Adjacent Natural Resources

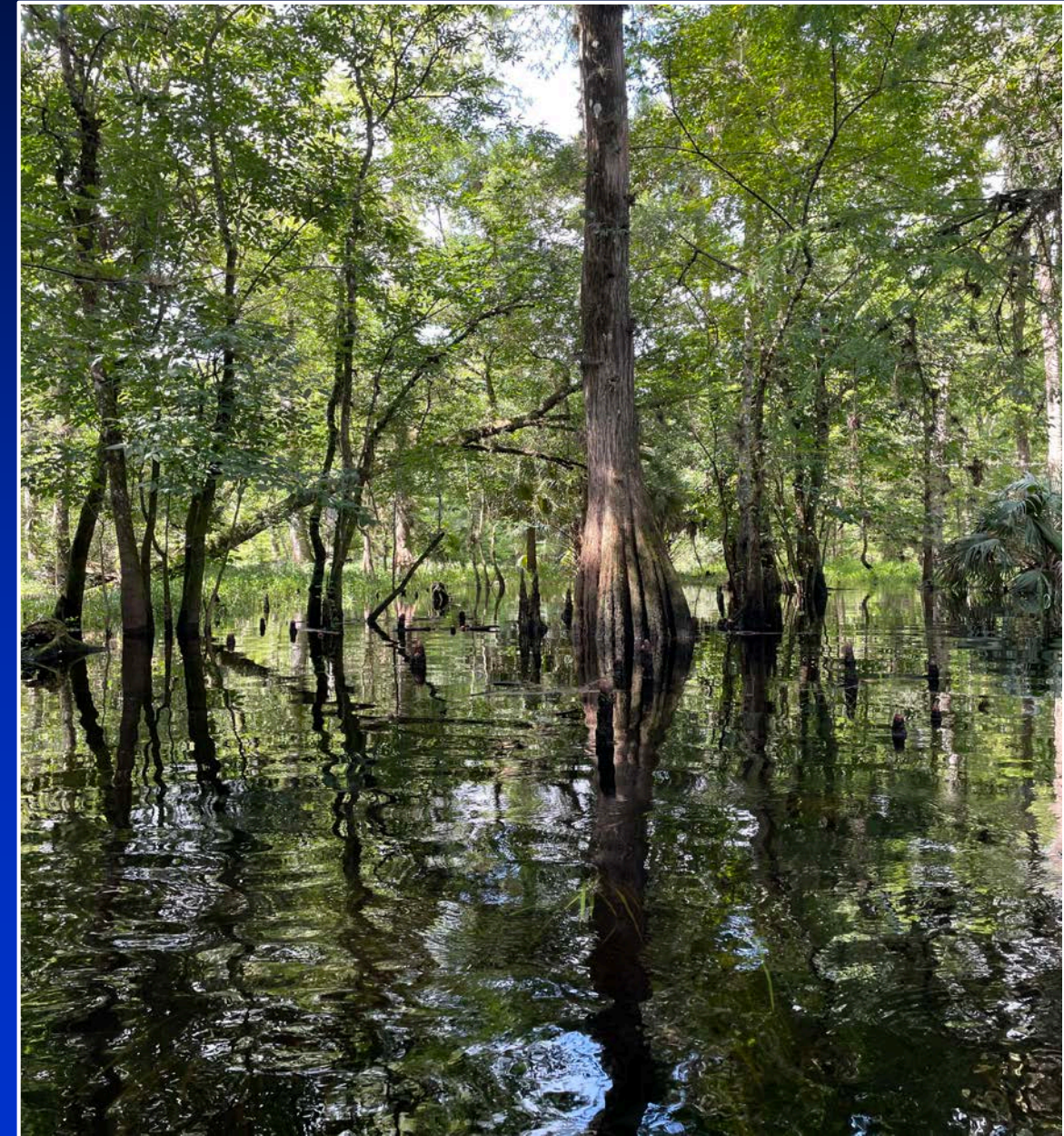
## ▪ Econlockhatchee Sandhills Conservation Area (ESCA)

- Acreage: 706 acres
- Acquisition Date (SJRWMD): December 10, 2008
- Purchase price: \$11.5M
- Date of Participation Agreement with Orange County: January 27, 2009
- SJRWMD: 91.1% Fee simple ownership
- Orange County: 8.9% Fee simple ownership
- Managing Entity: SJRWMD
- Orange County Managing Entity: Parks and Recreation Division
- Applicant has revised development program from T3 to T2 to reduce density along ESCA



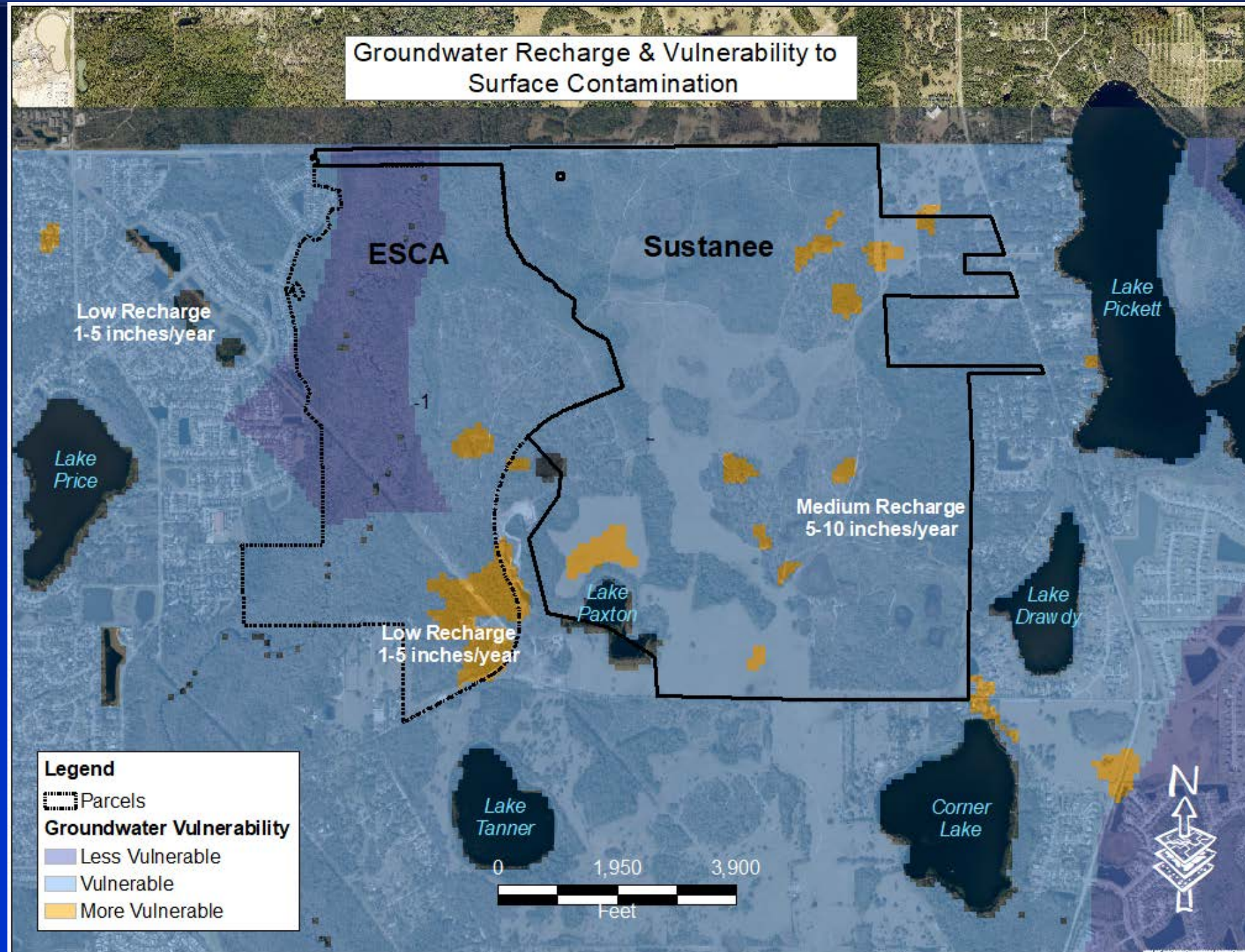
# Econlockhatchee River Water Quality Assessment

- **Econlockhatchee River**
  - Outstanding Florida Water (OFW)
  - Impaired by bacteria
  - Orange County term contractor conducting a water quality assessment
  - Report and recommendations due in 2026
  - Proximity of project to the Econ River has implications for groundwater and stormwater standards





# Groundwater Vulnerability & Recharge



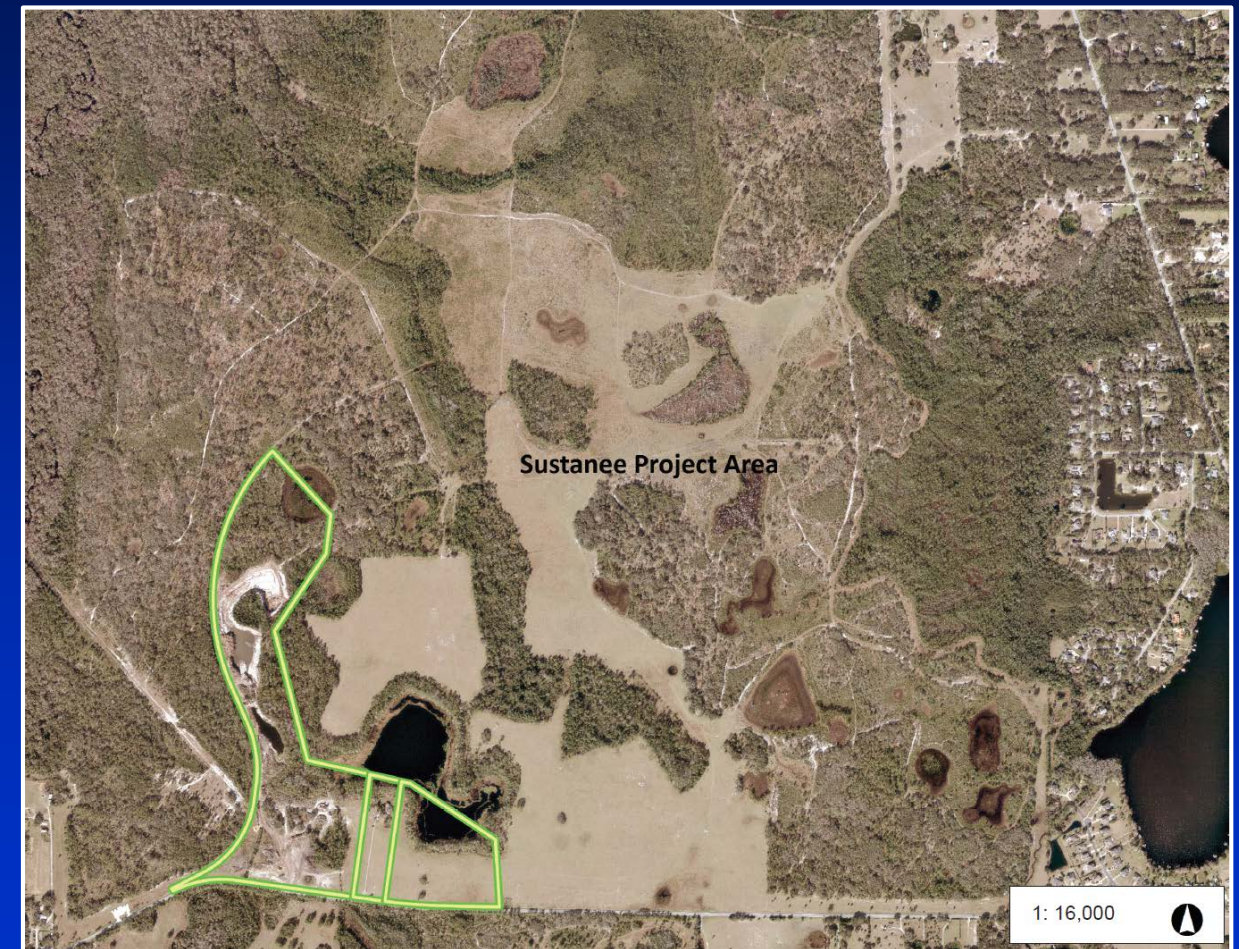


# Stormwater

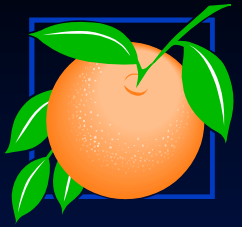
- **Stormwater standards: County-wide**
  - Pretreatment required for any outfall directly into wetlands or surface waters
  - Pollution abatement swales must be provided landward of streams, canals and the NHWE on all lakes
- **Stormwater standards: OFWs**
  - Additional stormwater review criteria and design standards
  - Increased water quality treatment standards
  - No degradation of water quality (with some limited exemptions)
- **Econlockhatchee River Protection Ordinance (additional criteria):**
  - Sufficient separation of wetlands/ponds; Wet detention requirements; Post-development peak discharge cannot exceed pre-development rate
- **Comprehensive water quality sampling plan will be required; includes all discharge points flowing to Econlockhatchee River**

# Borrow Area

- ~100-acre area previously included, but not currently part of project
  - Operated by 3rd party lessee, not owned or operated by the applicant
  - Ongoing County investigation of borrow operation
- **2018 – 2022: Solid waste complaint (#22-615542)**
  - Monitoring status of FDEP enforcement case
- **January 2023: Water quality and wetland violation (#22-616588)**
  - May 8, 2023: Special Magistrate (SM) Hearing & Order (under appeal)
- **October 2023: 2<sup>nd</sup> Water quality violation (#23-630787)**





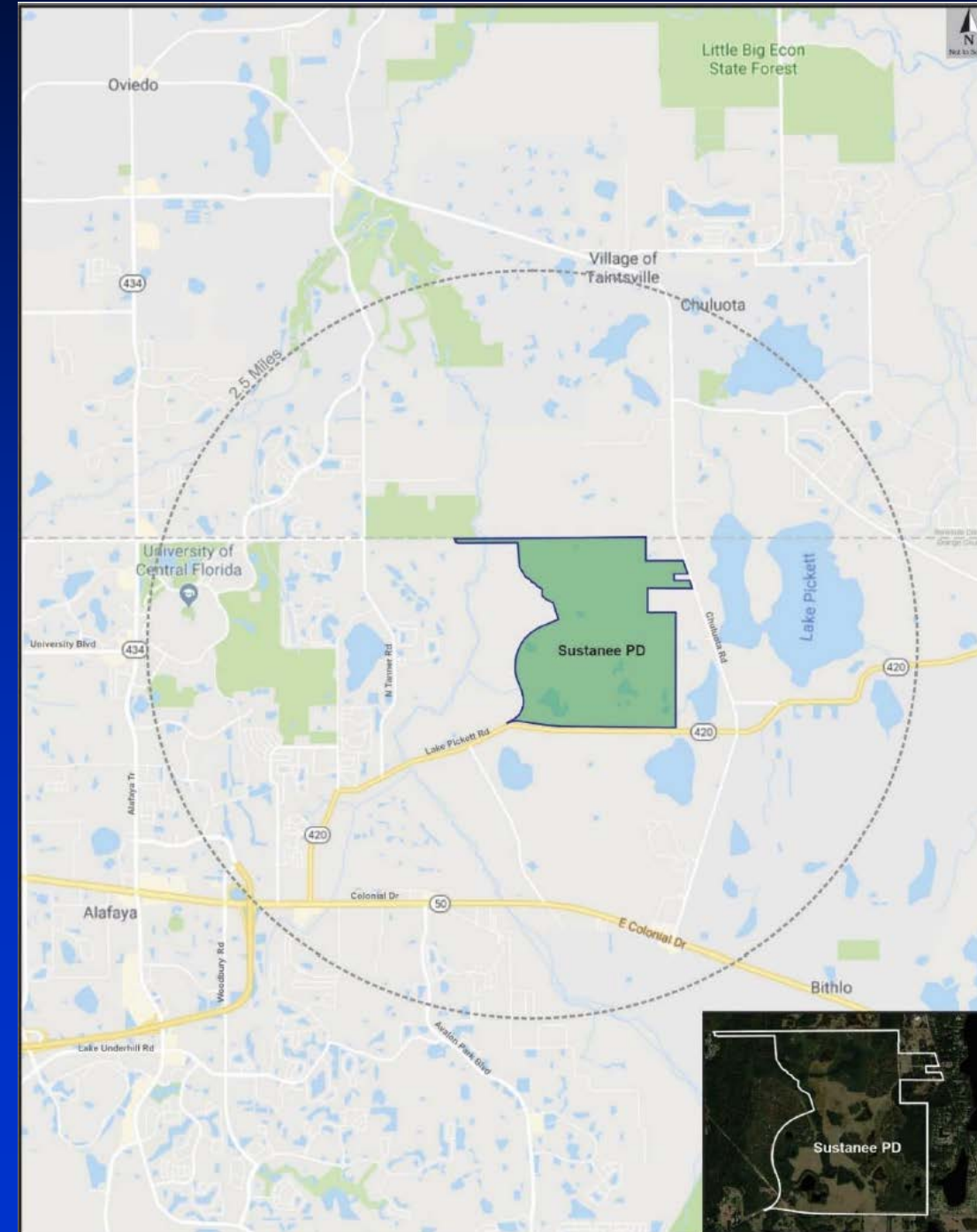


TRANSPORTATION STUDIES



# Sustanee FLUM Amendment – Traffic Analysis

- 1,800 residential units, with an associated 35,000 square feet community center, and supporting amenities
- Traffic analysis evaluated the offsite transportation needs to support the proposed development
- Trip Generation – 15,112 daily trips, of which 1,560 trips occur in the PM peak hour
- YR 2022 Existing Conditions
- YR 2045 Future Conditions
- Identified YR 2045 Transportation Needs





# Sustanee FLUM Amendment – Traffic Analysis

## ■ YR 2022 Existing Conditions

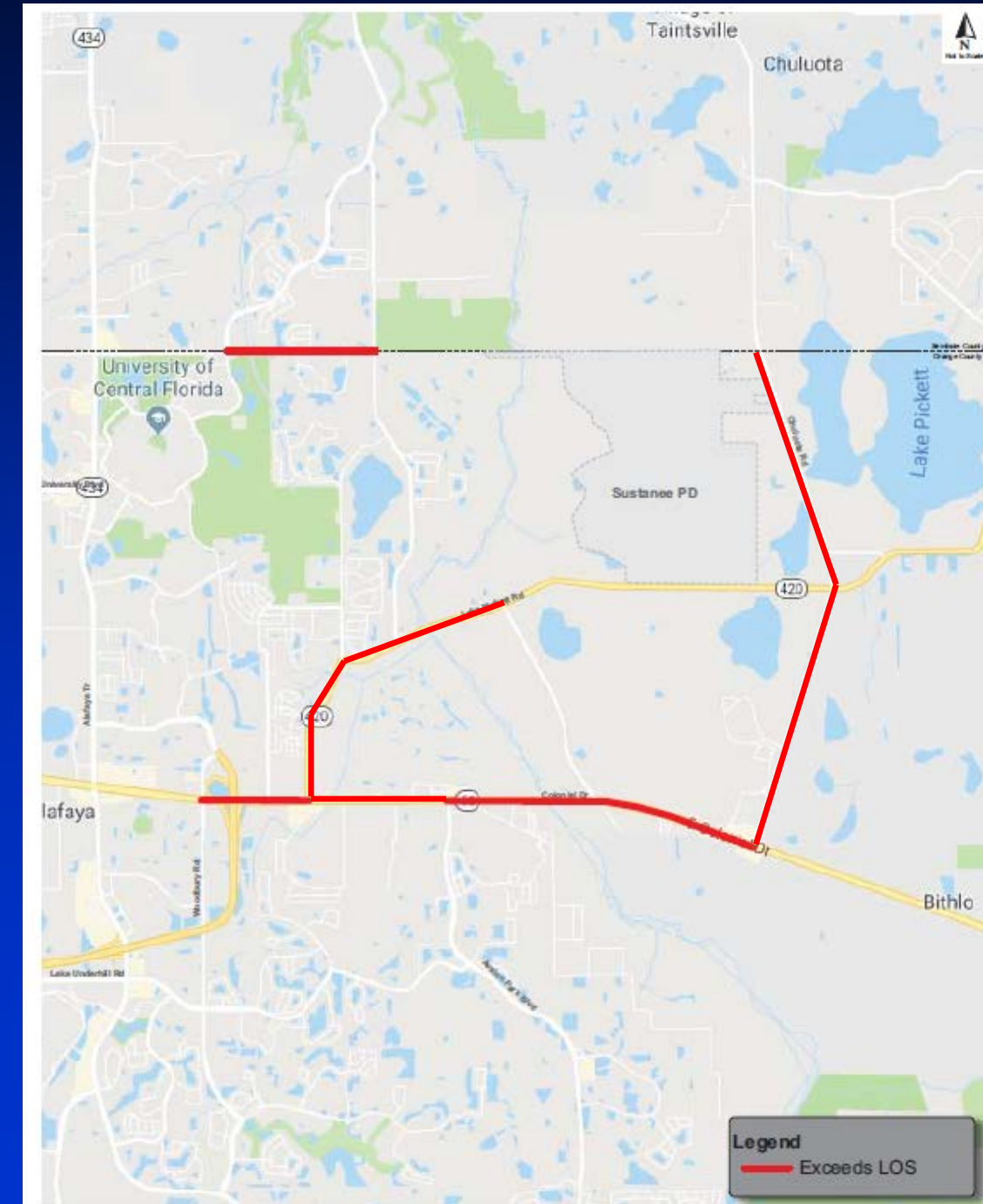
- Chuluota Rd from SR 50 to Seminole County Line – V/C 0.85
- Lake Pickett Rd from Colonial Drive to Chuluota Rd – V/C 0.80
- SR 50 from Woodbury Rd to Lake Pickett Rd – LOS F
- SR 50 from Avalon Park Blvd to Chuluota Rd – LOS F
- McCulloch Rd from Lockwood Blvd to Tanner Rd – LOS F

## ■ Background Conditions

- Assumes Growth in the Area from Other Developments
- Committed Trips from Approved Developments (The Grow)

## ■ 2045 Background Conditions (without Sustanee)

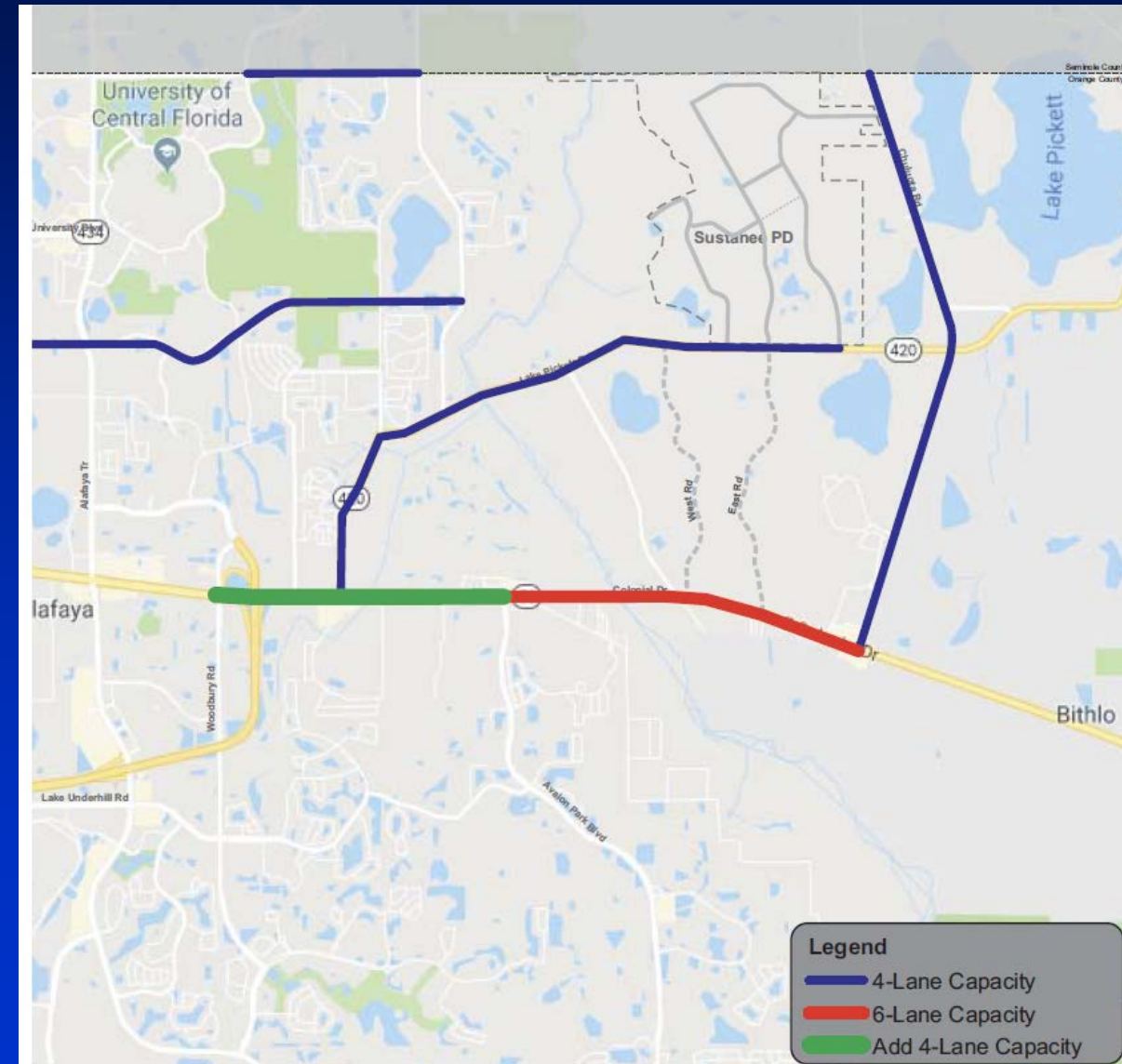
- Chuluota Rd from SR 50 to Seminole County Line – LOS F
- SR 50 from Woodbury Rd to Chuluota Rd – LOS F
- Lake Pickett Rd from SR 50 to S. Tanner Rd – LOS F
- McCulloch Rd from Lockwood Blvd to Tanner Rd – LOS F
- Lake Pickett Rd from S. Tanner Rd to Chuluota Rd – V/C 0.92





# Sustanee FLUM Amendment – Traffic Analysis

- **YR 2045 Conditions (Additional Impacts from Sustanee)**
  - Lake Pickett Rd from S. Tanner Rd to Chuluota Rd – LOS F
- **YR 2045 Transportation Needs (with Sustanee)**
  - Chuluota Rd from SR 50 to Seminole County Line – 4 Lanes
  - Lake Pickett Rd from Colonial Drive to Chuluota Rd – 4 Lanes
  - SR 50 from Avalon Park Blvd to Chuluota Rd – 6 Lanes
  - SR 50 from Woodbury Rd to Avalon Park Blvd – New 4 Lane
  - McCulloch Rd from Lockwood Blvd to Tanner Rd – 4 Lanes





# Sustanee FLUM Amendment – Term Sheet

- **Global Transportation Mitigation Sheet (“Term Sheet”)**
  - **Outlines roadway impacts associated with the Project**
  - **Improvements to offset those impacts**
  - **Associated costs and payment schedule**
- **Proportionate share Mitigation**
  - **\$35,216,555 (accelerated schedule)**
- **Transportation Impact Fees**
  - **\$25,130,470**
  - **Impact Fee Credits only used to offset transportation impacts from the Project**
  - **County may utilize the Payment in its sole discretion within the Impact Fee Zone**
- **Final Calculations are binding as it exists on the date of acceptance of Term Sheet by the BCC**

Payment #	Percentage	Amount:	“Pay By” Date (irrespective of what trips have been utilized):	Phase Trips
1	10%	\$3,521,655.50	Approval of the first Preliminary Subdivision Plan for the Project	0 Trips
2	10%	\$3,521,655.50	Final Engineering and Construction Plan Approval of the first Preliminary Subdivision Plan for the Project	312 Trips
3	20%	\$7,043,311.00	On or before one year after Payment #2	312 Trips
4	20%	\$7,043,311.00	On or before one year after Payment #3	312 Trips
5	20%	\$7,043,311.00	On or before one year after Payment #4	312 Trips
6	20%	\$7,043,311.00	On or before one year after Payment #5	312 Trips
<b>TOTALS</b>	100%	\$35,216,555.00		1,560 Trips





# NEOCATS – Recommended Improvements

- Provided a commendable Blueprint for future projects needs and transportation investment strategies
  - Innovative Intersections
  - Operational and safety
  - Multimodal (Ped, Bike, Transit)
  - ITS/Emerging Technologies
  - CAV
  - Lighting
  - Roadway Widening

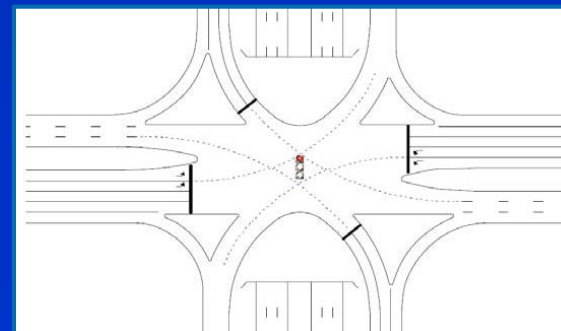
## Traditional/Innovative Intersection Improvements



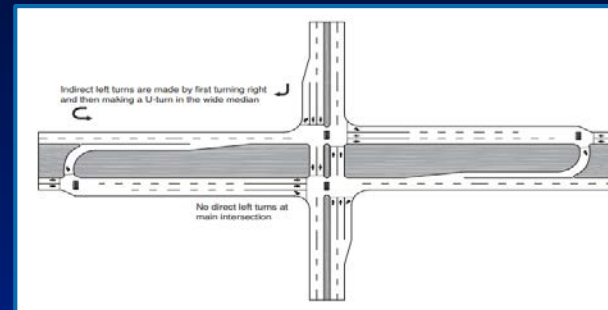
Example Turn Lanes at an Intersection



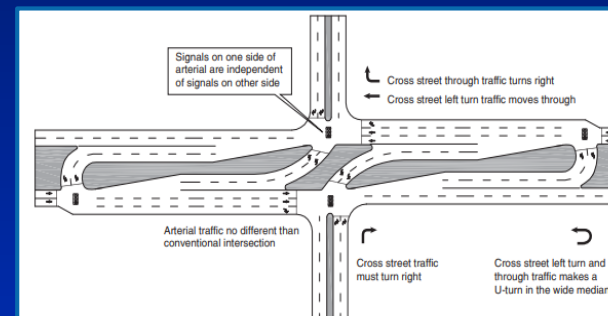
Flashing Yellow Left-turn Signal



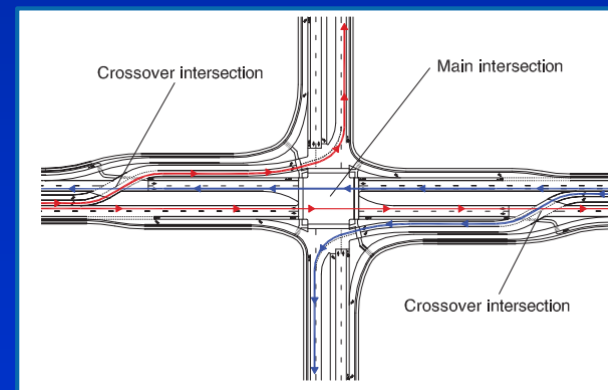
Single Point Urban Interchange (SPUI)



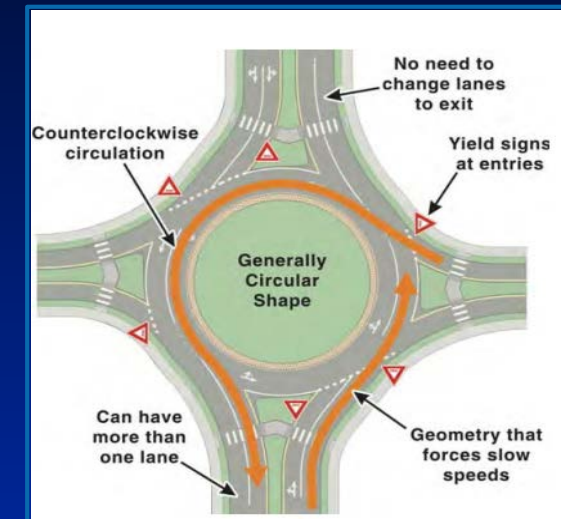
Median U-turn Intersection (MUT)



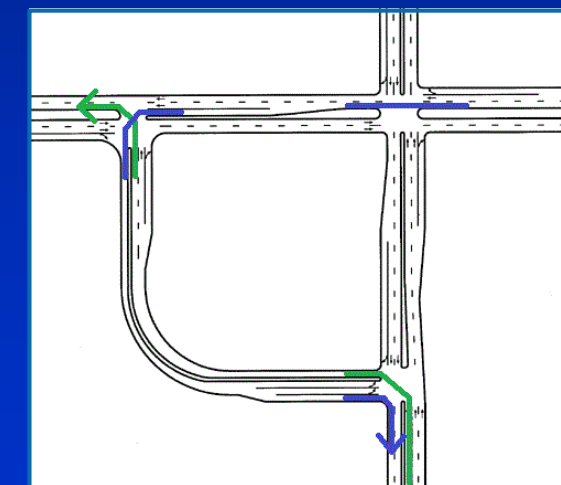
Restricted Crossing U-turn Intersection (RCUT)



Displaced Left-turn Intersection (DLT)



Roundabout



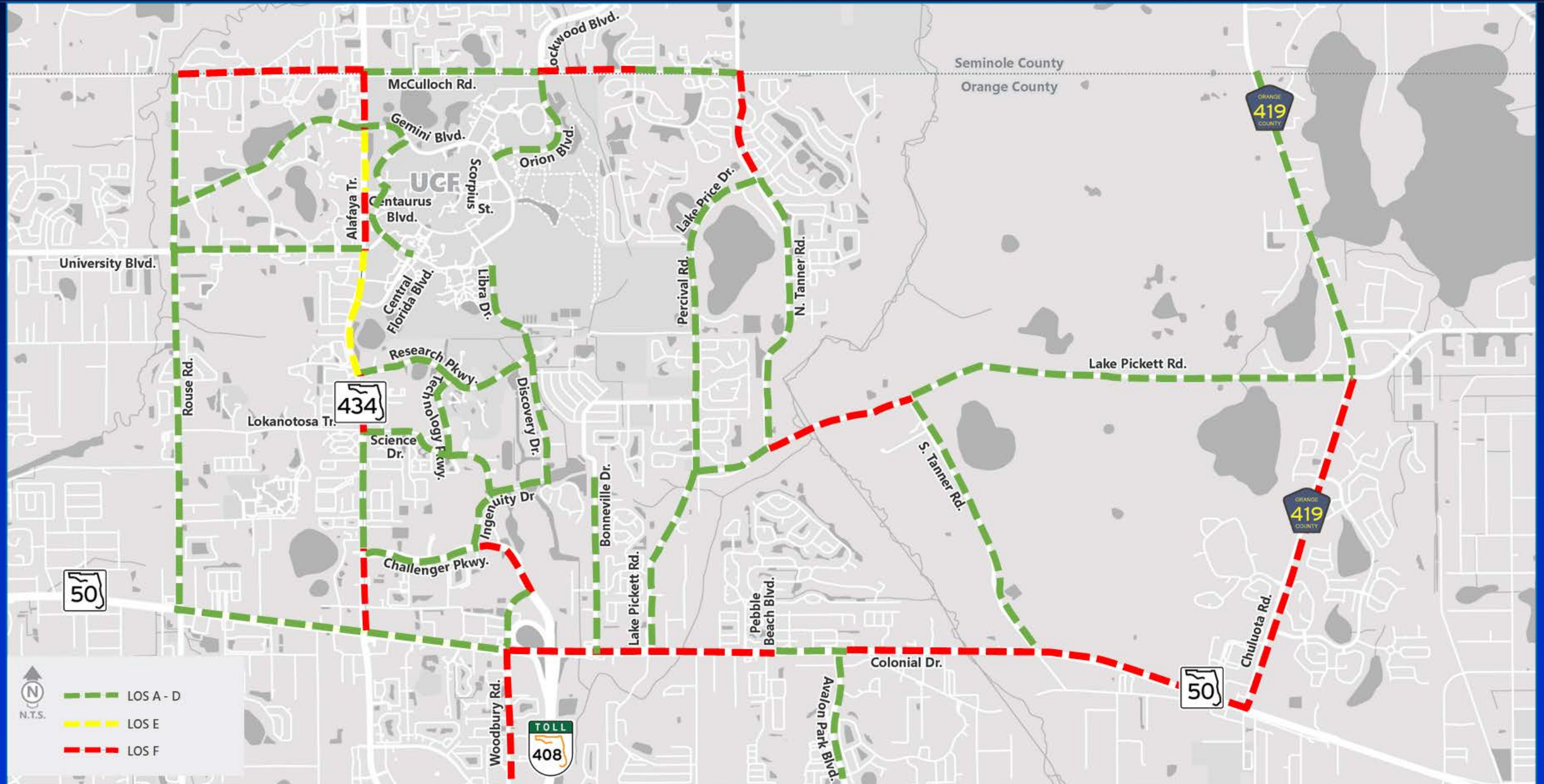
Quadrant Roadway Intersection (QRI)

Source: FHWA

▪ 33% of CAVs in traffic steam - 10% increase in capacity



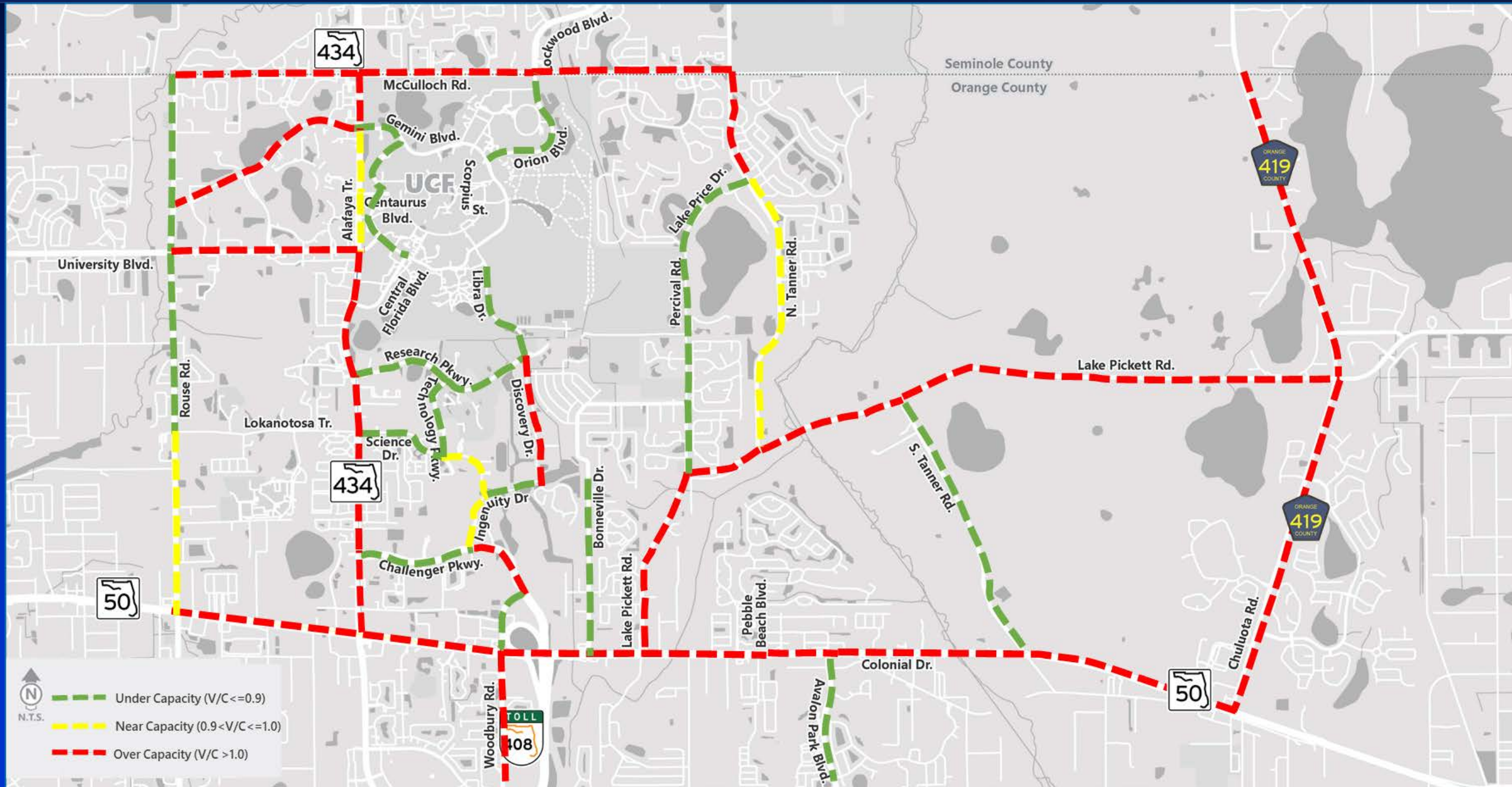
# YR 2019 Existing Conditions – Roadway Segments LOS







# YR 2045 No Build Traffic Conditions – Roadway LOS







# CIP – Planned/Programmed Improvements

## Colonial Drive (SR 50)

### Phase 1: From Avalon Park Blvd to Chuluota Rd

- Widening from 4 to 6 Lanes
- Length: 2.434 miles, Design Cost: \$6 Million
- Construction Cost: \$66 Million
- Letting: 04/06/2027
- Funding Sources: FDOT, Impact Fees, The Grow
- Grow Prop Share: \$16 Million

### Phase 2: From Chuluota Rd to SR 520

- Widening from 4 to 6 Lanes
- Length: 3.113 miles
- Design Cost: \$4 Million
- Construction Cost: \$59.3 Million
- Letting: 07/05/2028



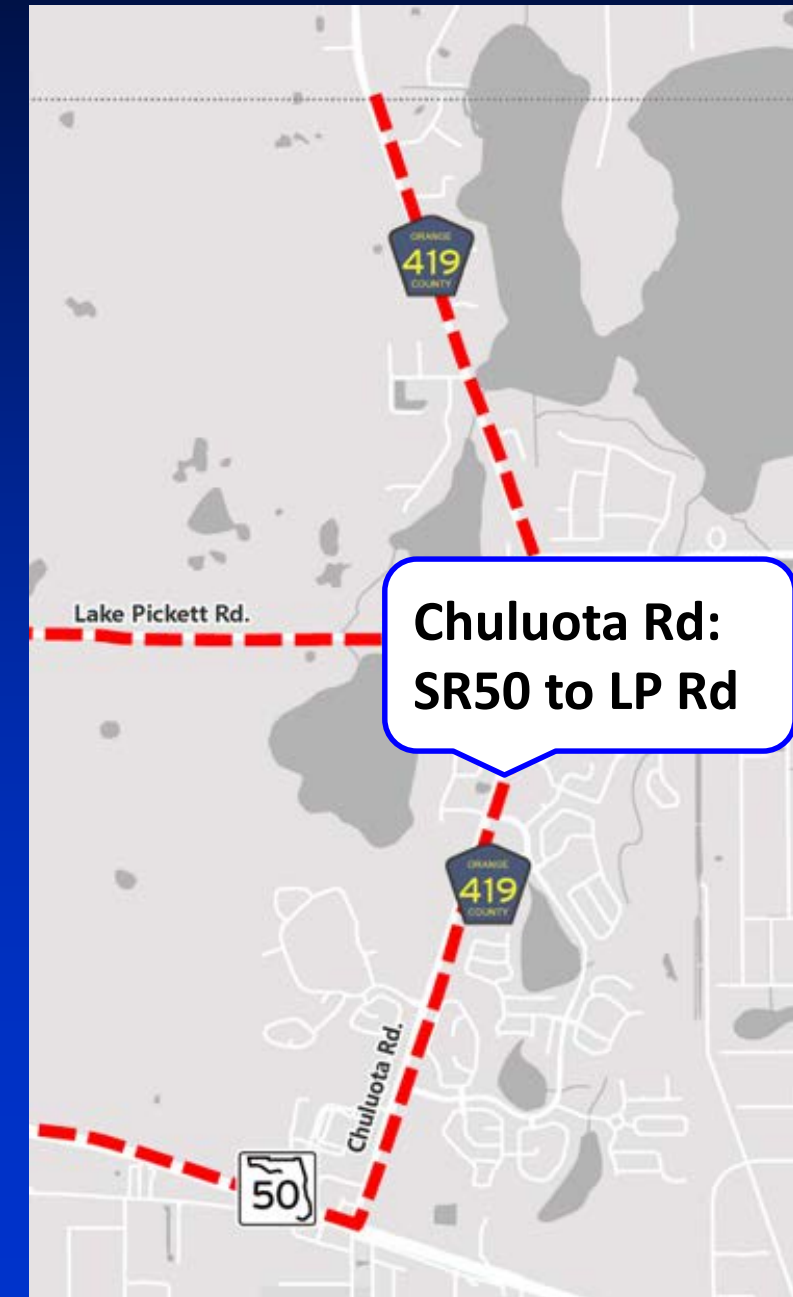


# CIP – Planned/Programmed Improvements

## Chuluota Road (CR 419)

### From SR 50 to Lake Pickett Road

- RCA Ongoing – Completion by Dec 2024
- Widening from 2 to 4 Lanes
- Length: 1.9 miles
- RCA Cost: \$1.04 Million
- Estimated Cost: \$46 Million
- Design/Construction/CE&I/Mitigation/ROW
- Estimated Completion: YR 2029
- Funding Sources: INVEST, Impact Fees, The Grow, Sustanee
- INVEST: \$15.5 Million
- Grow Prop Share: \$10 Million
- Sustanee Prop Share: \$1.16 Million





# CIP – Planned/Programmed Improvements

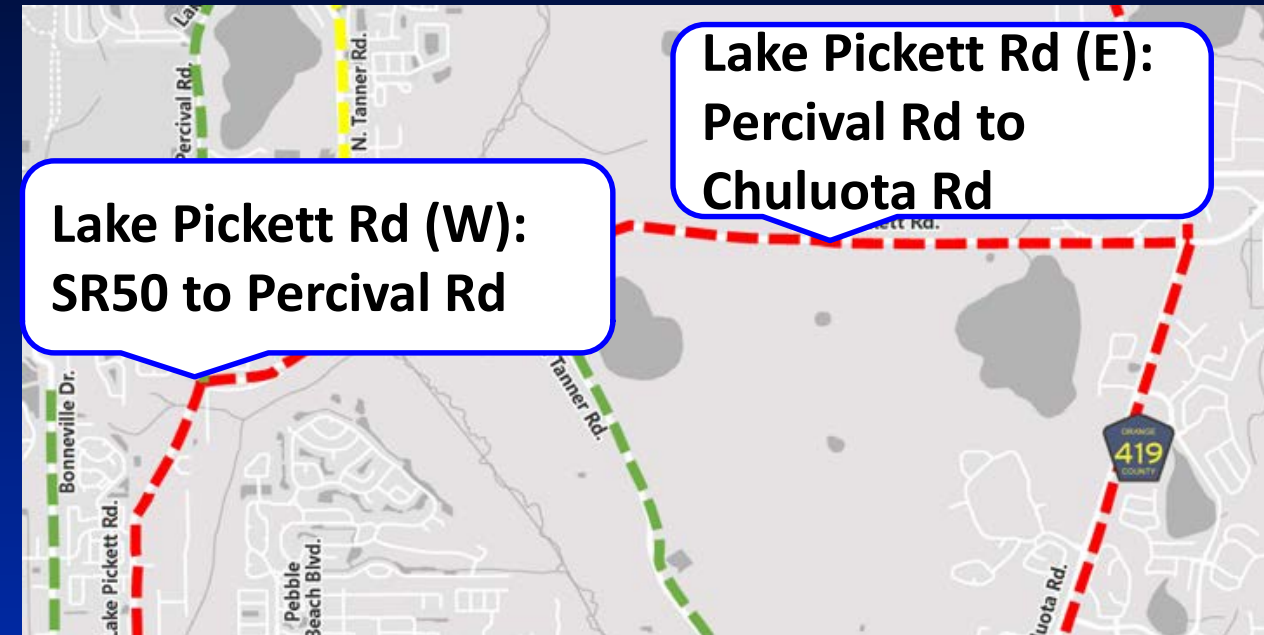
## Lake Pickett Road (CR 420)

### West Section: From SR 50 to Percival Road

- RCA Advertised – Completion by Dec 2025
- Widening from 2 to 4 Lanes
- Length: 1.05 miles, RCA Cost: \$613,000
- Estimated Cost: \$19 Million
- Design/Construction/Mitigation/ROW
- Funding Sources: INVEST, Impact Fees, The Grow, Sustanee
- Sustanee Prop Share: \$2.00 Million

### East Section: From Percival Road to Chuluota Road

- Length: 3.80 miles
- RCA Cost: \$1.0 Million
- Estimated Cost: \$66 Million (4L), Complete Street Cost: \$33 Million (2L)
- Design/Construction/Mitigation/ROW
- Sustanee Prop Share: \$17.80 Million





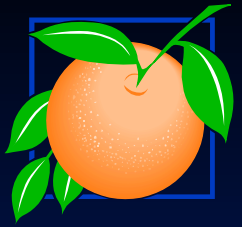
# CIP – Planned/Programmed Improvements

## McCulloch Road

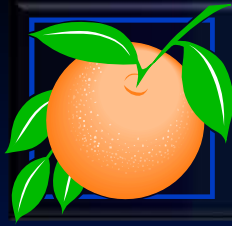
### From Orion/Lockwood Blvd to N. Tanner Road

- RCA Ongoing – Completion by Dec 2024
- Widening from 2 to 4 Lanes
- Length: 1.1 mile
- RCA Cost: \$530,000
- Estimated Cost: \$19.5 Million
- RCA/Design/Construction/Mitigation/ROW
- Estimated Completion: YR 2035
- Funding Sources: INVEST, Impact Fees, The Grow, Sustanee
- INVEST: \$2.0 Million
- Sustanee Prop Share: \$3.715 Million





NEXT  
STEPS



# PUBLIC HEARING & REZONING PROCESS

## CP Transmittal Public Hearing

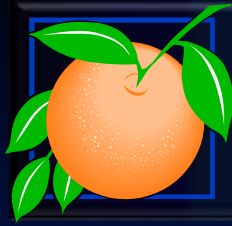


### TRANSMITTAL PACKAGE

- **Conceptual Regulating Plan**
  - Primary roadways
  - General location of T-Zones
  - General location of schools
- **Development Program**
- **Justification Statement**
- **OCPS Consistency Determination Application**
- **Transportation Study**
- **Community Meeting(s)**

To “Transmit” a proposed Comprehensive Plan Amendment in Orange County has been largely based on a determination that such applications are, or have the potential to be, consistent with all applicable Comprehensive Plan provisions, and that further review by the state planning agency (DOC) and other state and regional agencies is warranted





# PUBLIC HEARING & REZONING PROCESS

## CP Transmittal Public Hearing

- TRANSMITTAL PACKAGE**
- **Conceptual Regulating Plan**
    - Primary roadways
    - General location of T-Zones
    - General location of schools
  - **Development Program**
  - **Justification Statement**
  - **OCPS Consistency Determination Application**
  - **Transportation Study**
  - **Community Meeting(s)**

## CP Adoption Public Hearing

- ADOPTION PACKAGE**
- **Final Regulating Plan**
    - Primary roadways
    - Refined location of T-Zones
    - Refined location of schools
  - **Refined Development Program**
  - **OCPS Mitigation Agreement**
  - **Transportation Term Sheet or Network Agreement**
  - **Additional Community Meeting**

## Rezoning Public Hearing

- REZONING PACKAGE**
- **PD-Regulating Plan**
    - Transportation Network
    - Identify school sites
    - Green Infrastructure
    - Phasing Plan
    - Performance standards
  - **Final development program**
  - **Transportation Network Agreement**
  - **APF Agreements**
  - **Community Meeting(s)**



## REQUESTED ACTION

**STAFF RECOMMENDATION: TRANSMIT**

**LOCAL PLANNING AGENCY (LPA) RECOMMENDATION: TRANSMIT**

### **REQUESTED ACTION:**

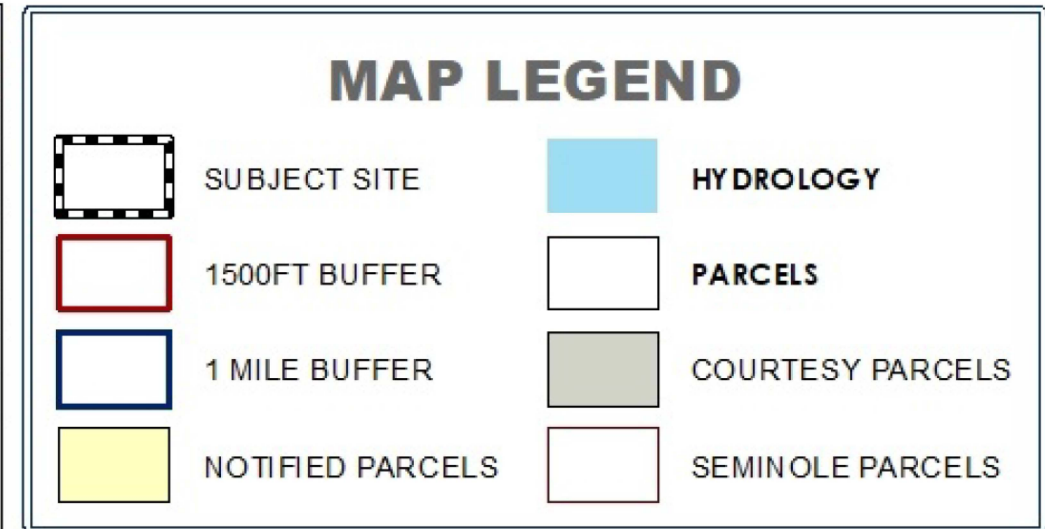
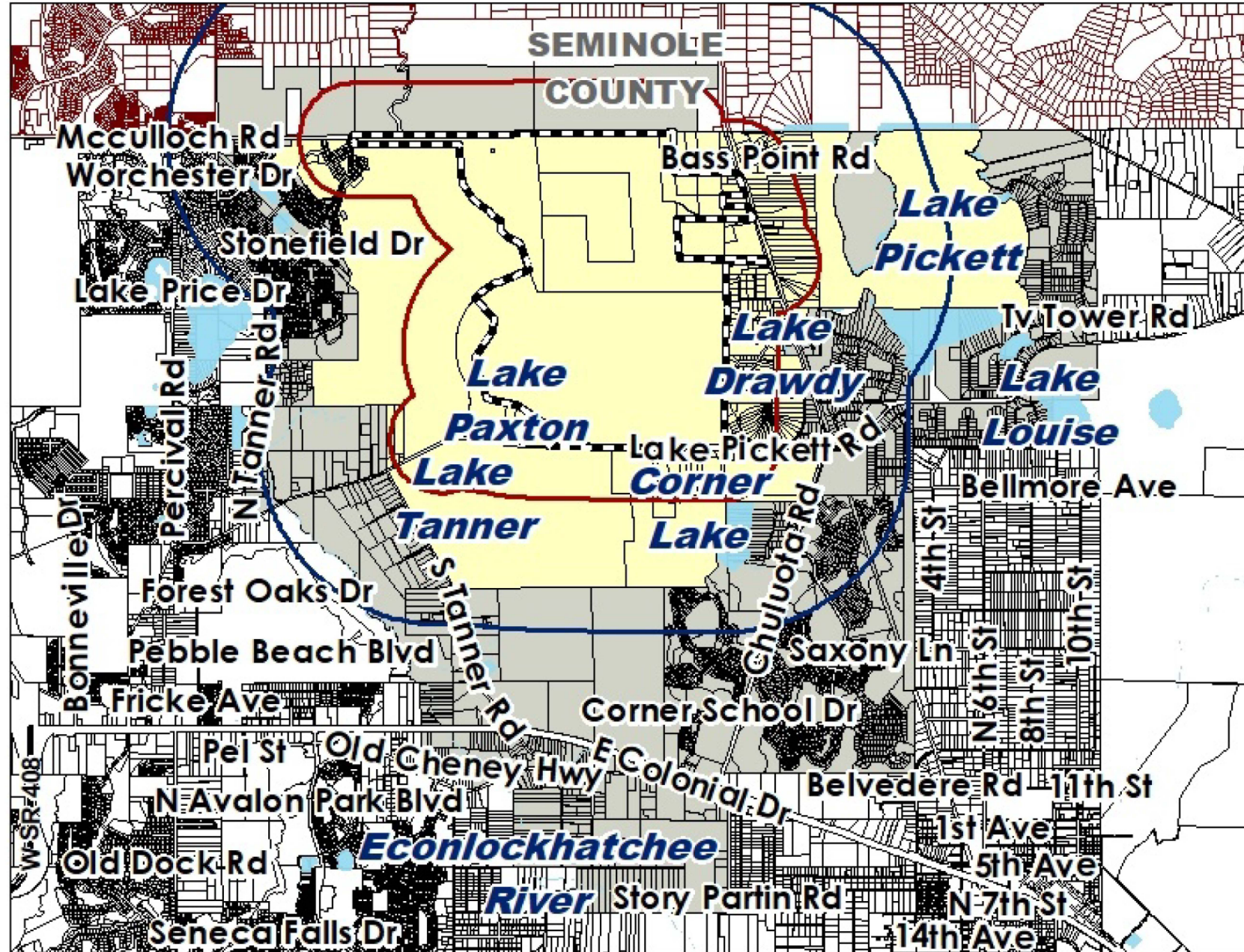
**Make a finding that the information contained in the application for the proposed amendment is sufficiently complete;**

**Make a finding that the proposed amendment has the potential to be found “in compliance”, as defined in Section 163.3184(1)(b), Florida Statutes; and**

**Approve the Privately-Initiated **Amendment 2023-2-A-5-1** and the Staff- Initiated Amendment **2023-2-B-FLUE-1** to be transmitted to the State reviewing agencies**

# Public Notification Map

2023-2-A-5-1



**BUFFER DISTANCE: 1500**  
**# OF NOTICES: 3885**

