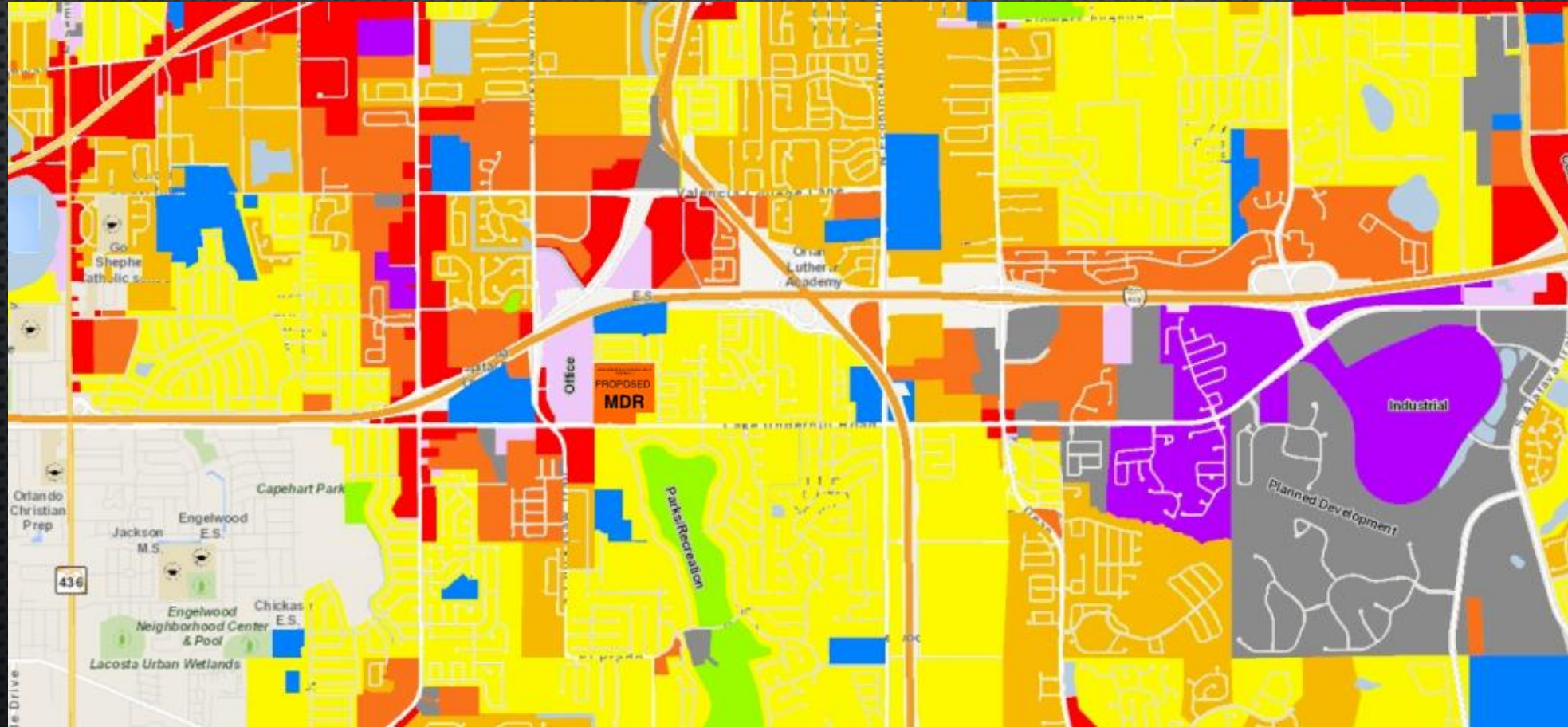


LAKE UNDERHILL 38 ACRES (ALTA UNDERHILL)

COMPREHENSIVE POLICY PLAN AMENDMENT APPLICATION 2019-1-A-3-2

LOW DENSITY RESIDENTIAL (4 DU'S PER NET ACRE)

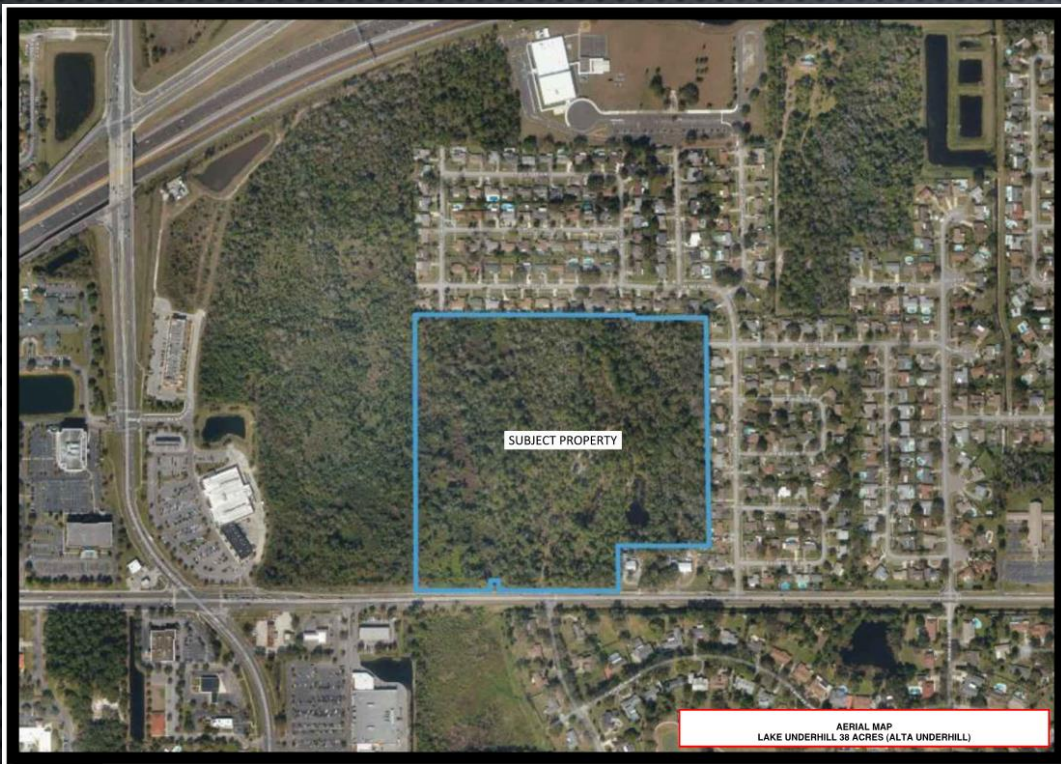
TO MEDIUM DENSITY RESIDENTIAL (20 DU'S PER NET ACRE)



COMPREHENSIVE PLAN AMENDMENT/PD REZONING REVIEW PROCESS

- JANUARY 9, 2019 – COMMUNITY MEETING
- JANUARY 17, 2019 – LPA COMPREHENSIVE PLAN AMENDMENT (CPA) TRANSMITTAL HEARING
- **FEBRUARY 12, 2019 – BCC CPA TRANSMITTAL HEARING**
- FEBRUARY-MARCH 2019 – DEO COORDINATED STATE REVIEW OF CPA
- MARCH 2019 – DRC REVIEW OF PD LAND USE PLAN
- APRIL 18, 2019 – LPA/P&Z CPA ADOPTION/PD REZONING HEARING
- MAY 2019 – BCC CPA ADOPTION/PD REZONING HEARING

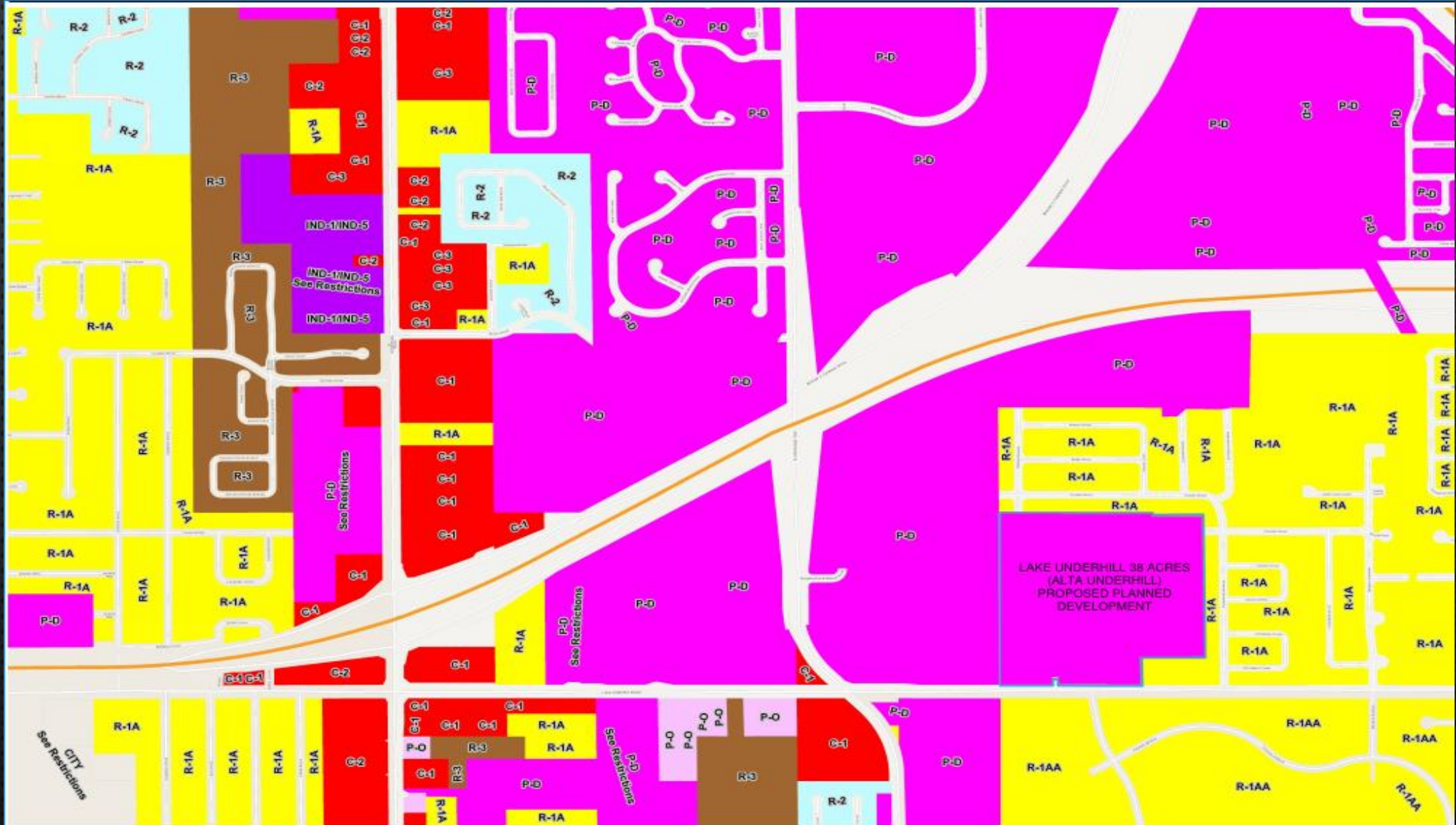
AERIAL MAPS



PROPOSED FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL



PROPOSED REZONING: PLANNED DEVELOPMENT



CONSISTENT WITH THE ORANGE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT

- **FLU 1.1.5** ~ ORANGE COUNTY SHALL **ENCOURAGE** MIXED-USE DEVELOPMENT, **INFILL DEVELOPMENT** AND **TRANSIT-ORIENTED DEVELOPMENT** TO PROMOTE **COMPACT URBAN FORM** AND **EFFICIENTLY USE LAND AND INFRASTRUCTURE** IN THE URBAN SERVICE AREA.
- **FLU 2.2** ~ ORANGE COUNTY SHALL DEVELOP, ADOPT AND IMPLEMENT MIXED-USE STRATEGIES AND INCENTIVES AS PART OF ITS COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE EFFORTS, INCLUDING STANDARDS FOR DETERMINING CONSISTENCY WITH THE FUTURE LAND USE MAP. OTHER OBJECTIVES OF MIXED-USE DEVELOPMENT INCLUDE **REDUCING TRIP LENGTHS, PROVIDING FOR DIVERSE HOUSING TYPES** USING INFRASTRUCTURE EFFICIENTLY AND PROMOTING A SENSE OF COMMUNITY.
- **FLU 2.2.1** ~ WITHIN THE URBAN SERVICE AREA, ORANGE COUNTY SHALL ENCOURAGE A **MIXTURE OF LAND USES** WITHIN ACTIVITY AND MIXED-USE COMMERCIAL CENTERS. OFFICE AND RESIDENTIAL LAND USES SHALL BE PART OF THE BALANCED LAND USE MIXTURE, IN ADDITION TO THE COMMERCIAL COMPONENT.
- **FLU8.2.2** CONTINUOUS STRETCHES OF SIMILAR HOUSING TYPES AND DENSITY OF UNITS SHALL BE AVOIDED. A DIVERSE MIX OF USES AND HOUSING TYPES SHALL BE PROMOTED.

CONSISTENT WITH THE ORANGE COUNTY COMPREHENSIVE PLAN HOUSING ELEMENT

- GOAL H1 ORANGE COUNTY'S GOAL IS TO PROMOTE AND ASSIST IN THE PROVISION OF AN AMPLE HOUSING SUPPLY, WITHIN **A BROAD RANGE OF TYPES AND PRICE LEVELS**, TO MEET CURRENT AND ANTICIPATED HOUSING NEEDS SO THAT ALL OUR RESIDENTS HAVE THE OPPORTUNITY TO PURCHASE OR RENT STANDARD HOUSING.

CONSISTENT WITH ORANGE COUNTY COMPREHENSIVE PLAN URBAN DESIGN ELEMENT

- **GOAL UD4** THE COUNTY SHALL ENCOURAGE AND FACILITATE DESIRABLE NEIGHBORHOOD AND INDIVIDUAL PROJECT FORMS. NEW AND REDEVELOPED NEIGHBORHOOD PROJECTS SHOULD EMPHASIZE COMPACT MIXED USES, AND GIVE STRONG CONSIDERATION TO LONG-TERM CHARACTER AND SUSTAINABILITY. THEY SHOULD ALSO **EMPHASIZE CHOICES IN TRANSPORTATION MODES, HOUSING TYPES AND SIZES**, WHILE PRESERVING NATURAL FEATURES.
- **OBJ UD4.3** THE COUNTY SHALL **ENCOURAGE A VARIETY OF HOUSING PRODUCTS** THAT INCORPORATE DETAILED FAÇADES AND PROVIDE A VARIETY OF AMENITIES THAT SUPPORT AN ACTIVE COMMUNITY.
- **UD4.3.2** A **VARIETY OF RESIDENTIAL DEVELOPMENT** WILL BE PROVIDED BY PERMITTING THE DEVELOPMENT OF HOUSING TYPES WITHIN THE ORANGE COUNTY URBAN SERVICE AREA THAT INCLUDE ACCESSORY DWELLINGS ON SINGLE-FAMILY LOTS, ELDERLY HOUSING, RESIDENTIAL CARE HOMES AND FACILITIES, AS WELL AS TRADITIONAL SINGLE-FAMILY DETACHED HOMES AND MULTI-FAMILY DEVELOPMENTS.
- **UD4.3.3** ENCOURAGE FLEXIBLE SITE DESIGN TO ACCOMMODATE A **VARIETY OF HOUSING OPTIONS**.
- **UD4.3.7** THE COUNTY SHALL ENCOURAGE A **COMPATIBLE MIX OF HOUSING TYPES** AND SERVICES IN RESIDENTIAL AREAS.
- **GOAL UD5** PROVIDE SAFE, ACCESSIBLE, CONVENIENT, AND EFFICIENT **MULTIMODAL TRANSPORTATION**.

CONSISTENT WITH ORANGE COUNTY COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

ALTERNATIVE MOBILITY AREA

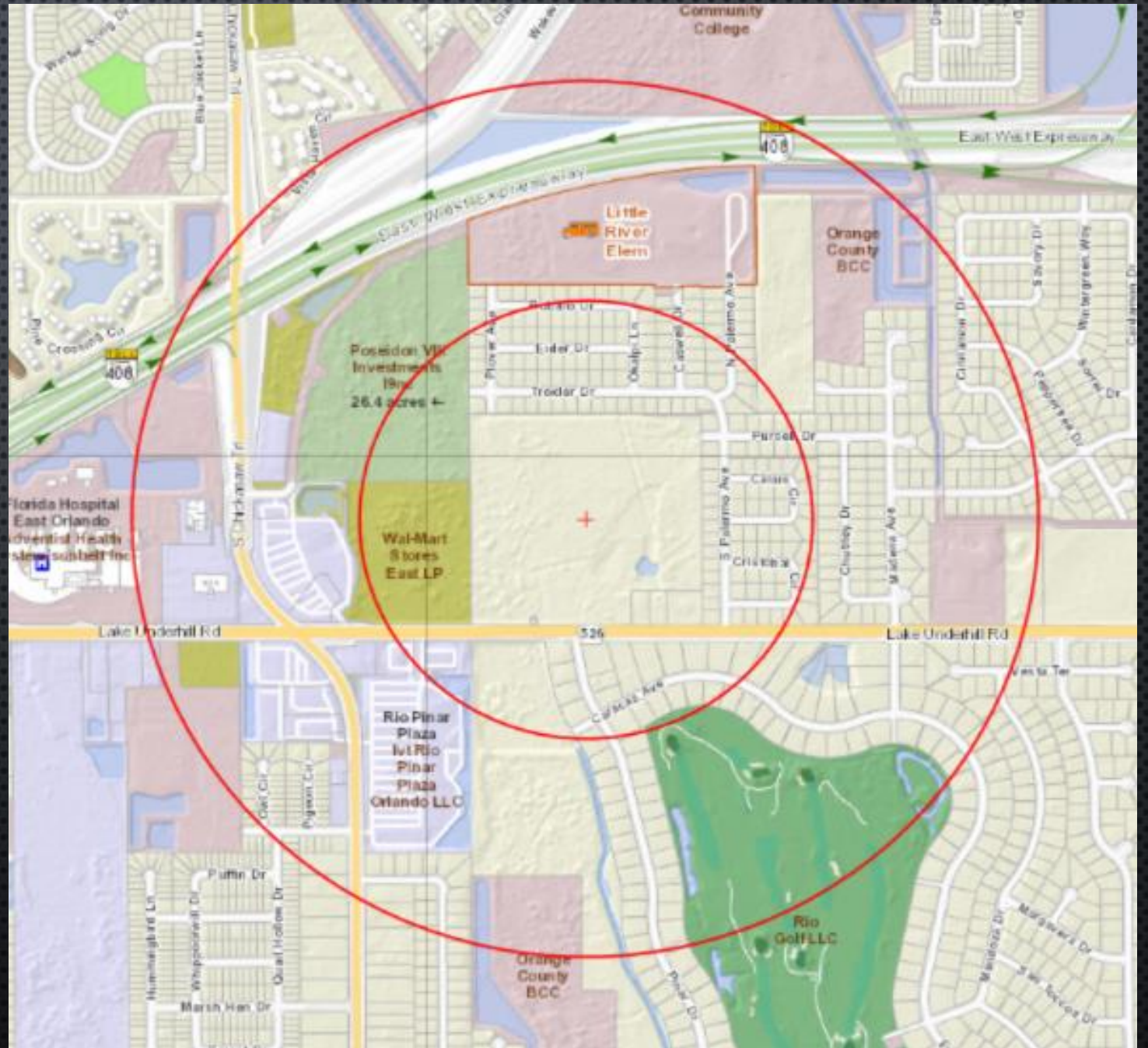
OBJ T2.3

THE COUNTY ESTABLISHES THE ORANGE COUNTY ALTERNATIVE MOBILITY AREA (AMA) AS AN EXTENSION OF THE EXISTING ORLANDO TRANSPORTATION CONCURRENCY EXCEPTION AREA FOR THE AREA SHOWN IN MAP 16 OF THE FUTURE LAND USE MAP SERIES **TO PROMOTE URBAN INFILL DEVELOPMENT AND REDEVELOPMENT AND MAXIMIZE THE USE OF EXISTING PUBLIC INFRASTRUCTURE** IN ESTABLISHED AREAS OF THE COUNTY.

Walkability and Multi-Modal Transit Availability

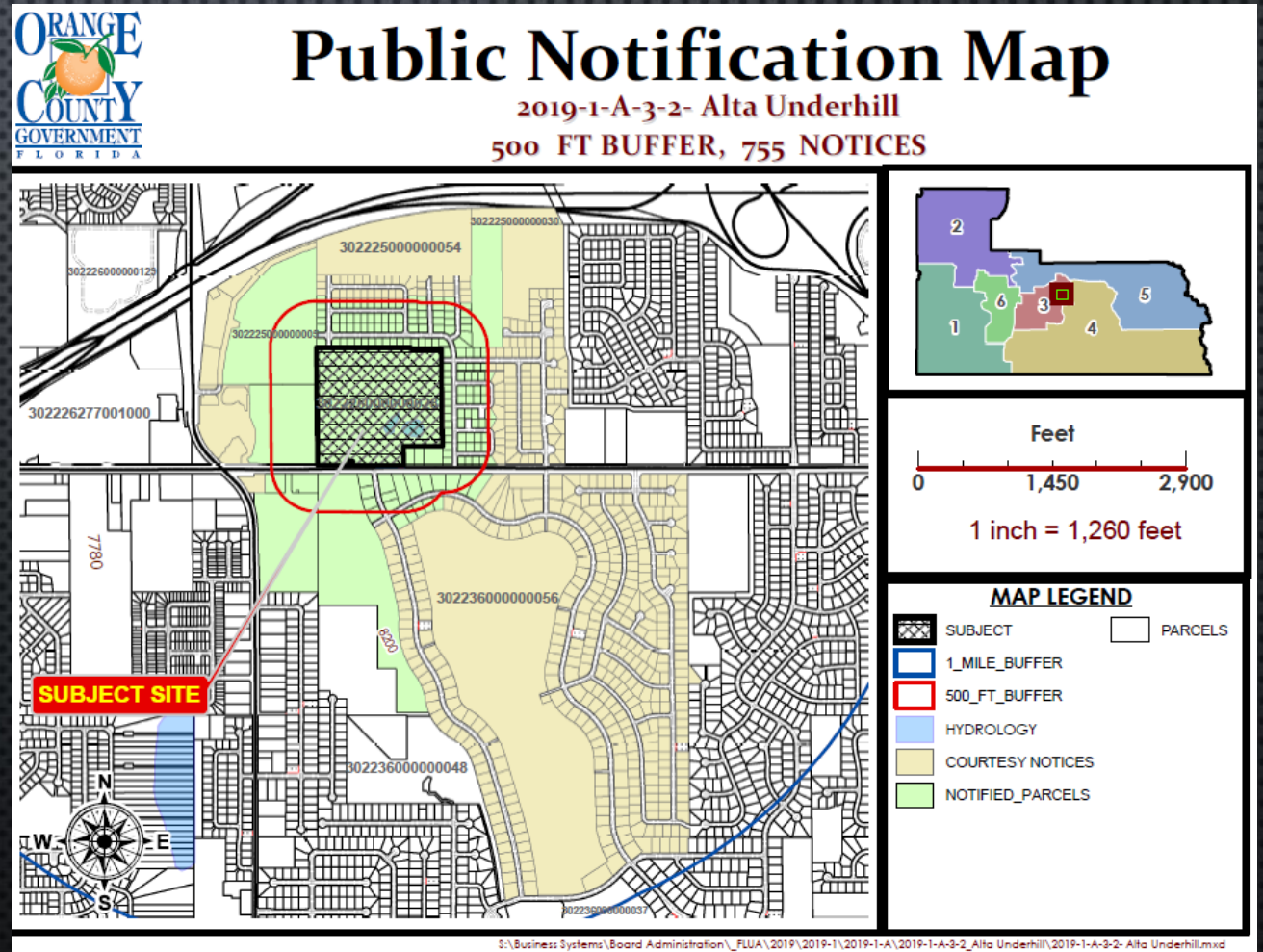
Places to walk within a quarter mile radius or half-mile radius:

1. Wal-mart Neighborhood Market
2. 7-11
3. Walgreens
4. Rio Pinar Plaza (Publix and Starbucks)
5. Florida Hospital East
6. Little River Elementary School (Proposed pedestrian access onto Purcell Drive)
7. Line 15 Lynx Bus Stop on Chickasaw Trail in front of Wal-Mart



ISSUES EXPRESSED AT COMMUNITY MEETING

- SCHOOL CAPACITY
- WETLANDS/FLOODING
- COMPATIBILITY
- TRAFFIC



SCHOOL CAPACITY

CAPACITY DETERMINATION
LETTER ISSUED BY OCPS ON
SEPTEMBER 19, 2018



Facilities Planning
Orange County Public Schools

School Capacity Determination

User ID #: 937755 August 28, 2018 16:24:09

Project ID: CEA – OC – 18 – 044

Valid Until: February 24, 2019

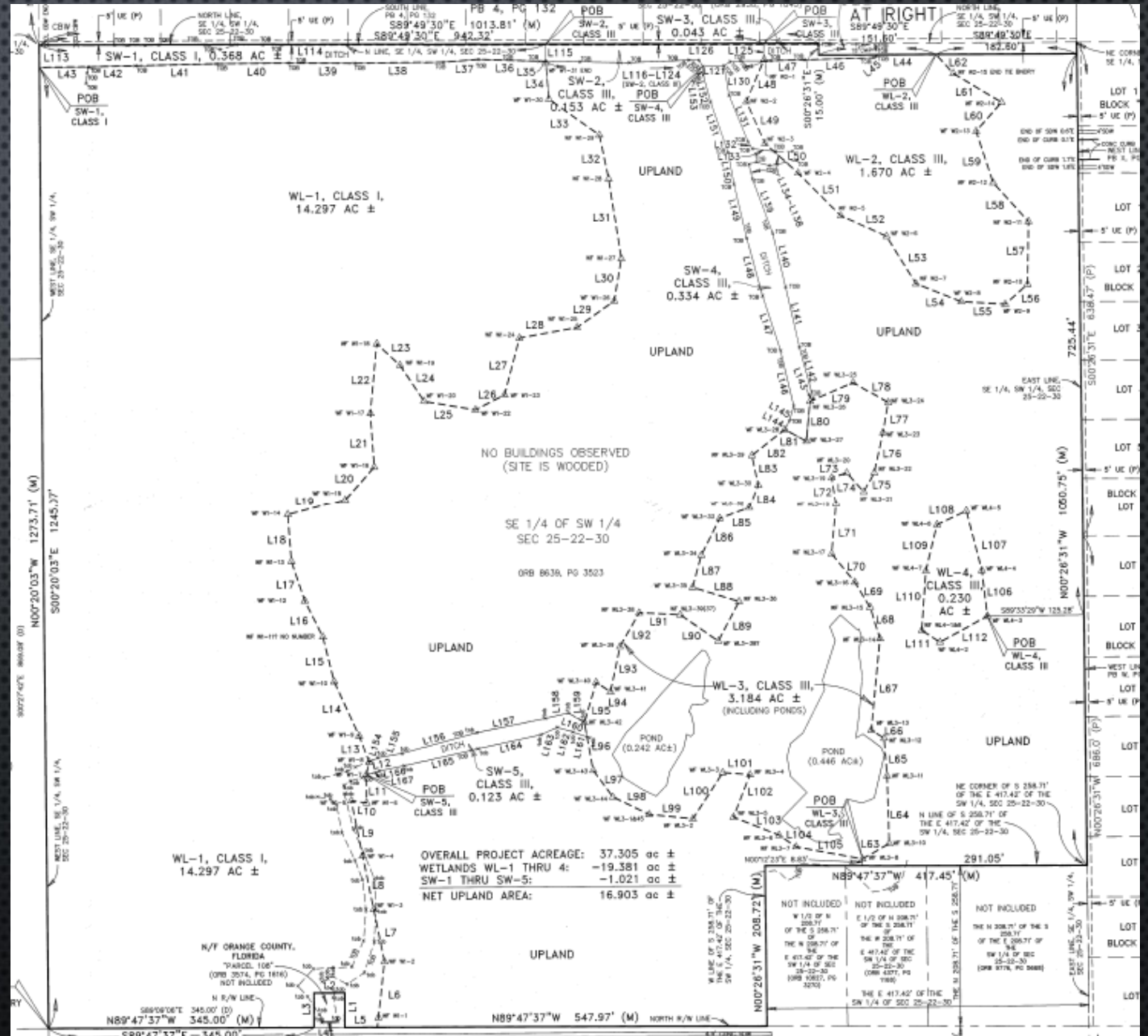
Project Name: ALTA UNDERHILL (LAKE UNDERHILL 38 ACRES)

Unvested Units	Single Family Units:	0	Vested Units	Single Family Units:	0
	Multi Family Units:	350		Multi Family Units:	0
	Town Homes Units:	0		Town Homes Units:	0

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	R		
	School:	Little River ES	Union Park MS	COLONIAL HS
	Analysis of Existing Conditions			
	School Capacity (2017 - 2018)	500	1,478	3,733
	Enrollment (2017 - 2018)	392	778	3,411
	Utilization (2017 - 2018)	78.0%	53.0%	91.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	158	700	322
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	62	27	138
	Reserved Capacity	0	3	8
	Adjusted Utilization	90.8%	54.7%	95.3%
	Adjusted Available Seats	96	670	176
	Analysis of Proposed Development			
	Students Generated	52.150	22.050	24.500
	Adjusted Utilization	101.2%	56.2%	95.9%
	PASS/FAIL	PASS	PASS	PASS
	Number of Seats to Mitigate	0.000	0.000	0.000

WETLANDS / FLOODING

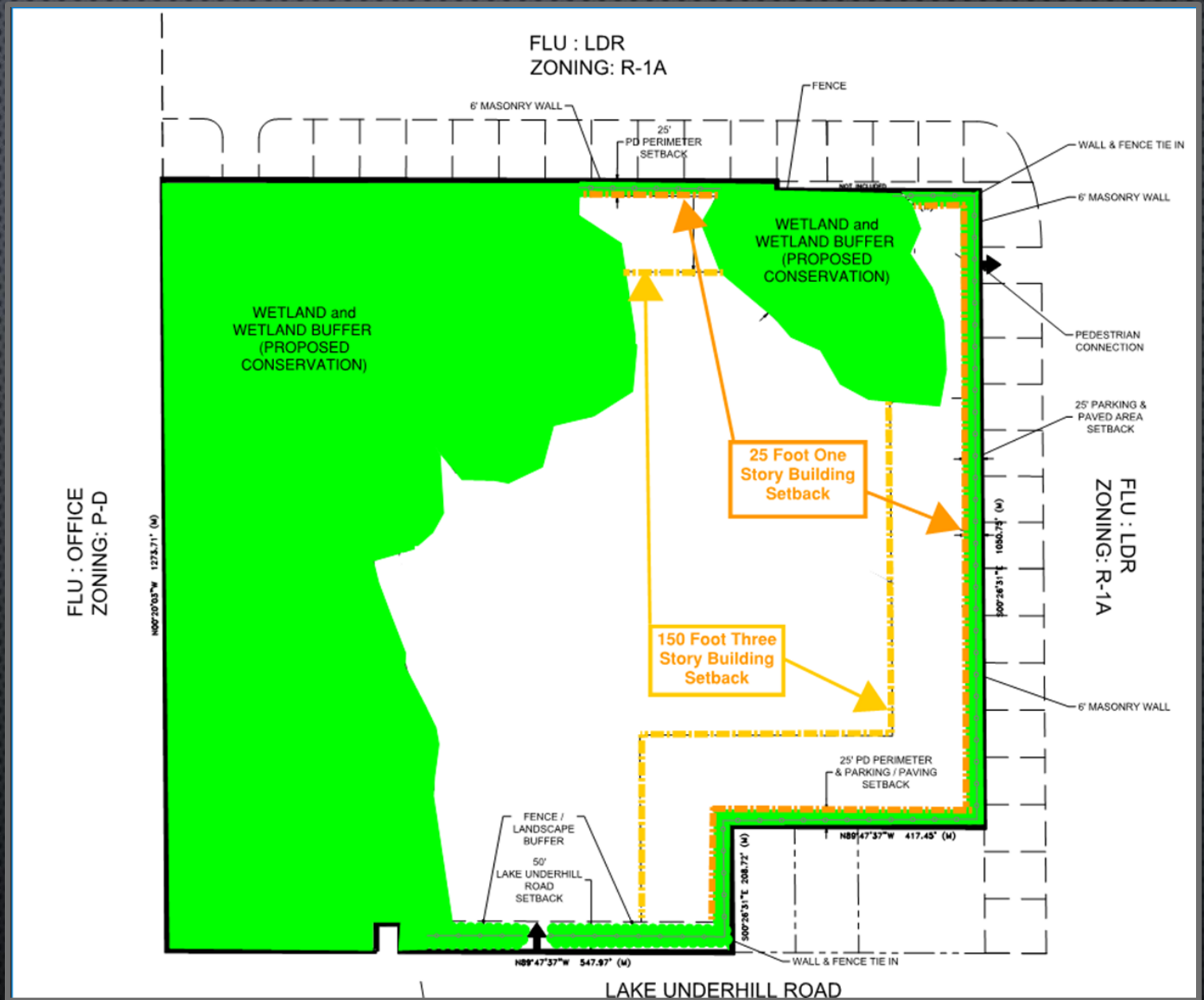
CAD-18-08-128 ISSUED BY EPD ON JANUARY 15, 2019



COMPATIBILITY

PD ZONING

NO WAIVERS FROM
PERFORMANCE STANDARDS

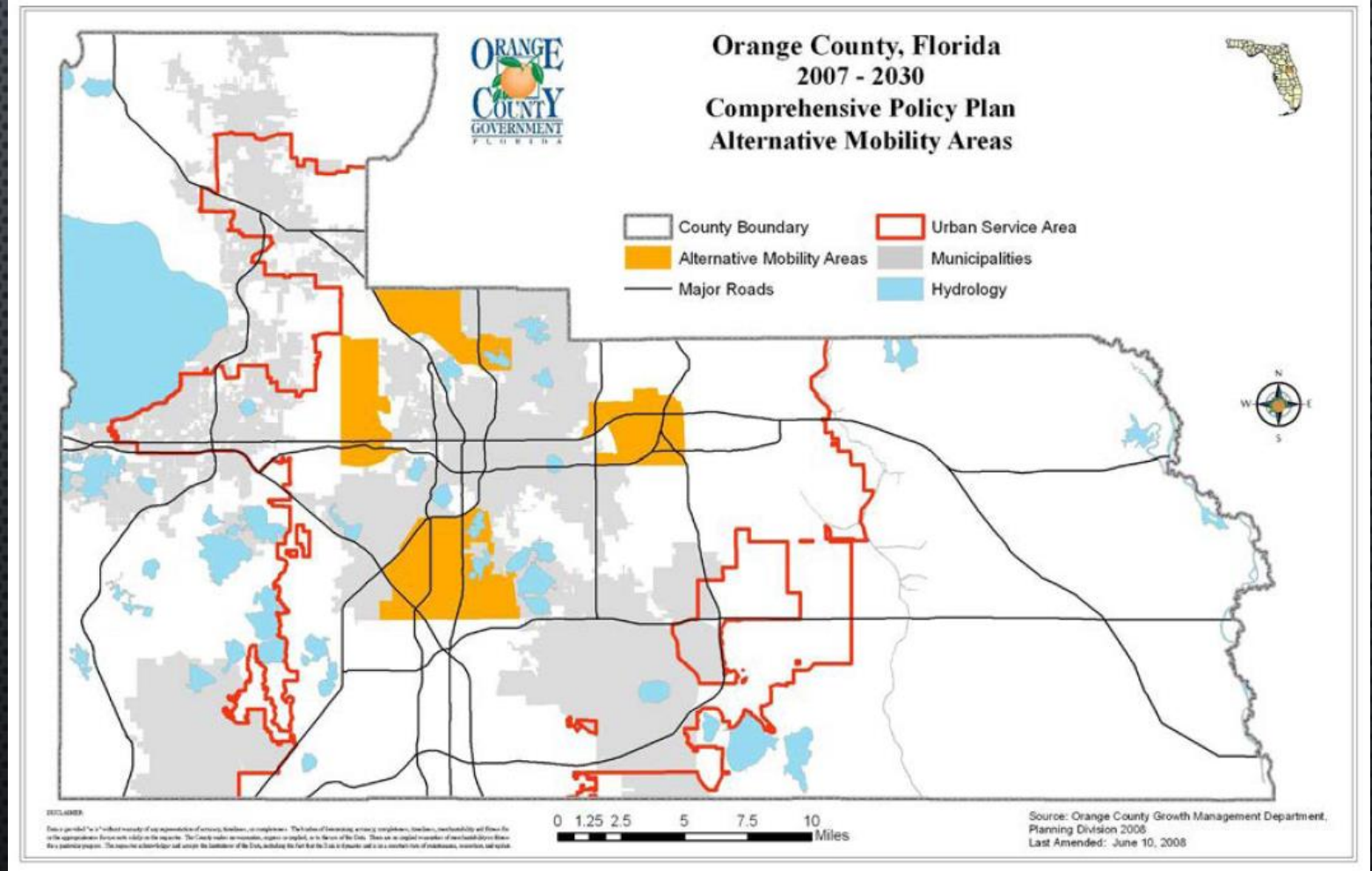


TRAFFIC

NET INCREASE OF 69 PM TRIPS

AMA PROVIDES OPPORTUNITY FOR VOLUNTARY CONTRIBUTION TO ROADWAY IMPROVEMENT ON LAKE UNDERHILL ROAD

Map 16 Alternative Mobility Areas



REQUESTED ACTION

TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT
#2019-1-A-3-2 CONSISTENT WITH STAFF'S AND LPA'S
RECOMMENDATIONS

SITE DATA

GENERAL:

GROSS ACREAGE - 37.30 ACRES
 NET DEVELOPABLE ACREAGE - 16.9 ACRES
 WETLAND - 19.38 ACRES
 SURFACE WATER - 1.02 ACRES
 WETLAND PROPOSED / IMPACT - 3.41 ACRES
 EXISTING USE - VACANT
 FUTURE LAND USE DESIGNATION - LOW DENSITY RESIDENTIAL
 PROPOSED FUTURE LAND USE - MEDIUM DENSITY RESIDENTIAL
 EXISTING ZONING - R-1A
 PROPOSED ZONING - PD
 PROPOSED USE - MULTI-FAMILY - 338 DUS
 PROPOSED DENSITY - UP TO 28 DUS / NET ACRE

ENVIRONMENTAL CHARACTERISTICS:

SOILS - IMMOKALEE, SAMSULA, SMYRNA, BASINGER
 FLOODPLAIN: MAJORITY OF SITE WITHIN 100 YEAR FLOOD PLAIN
 WETLANDS: WETLAND LINES PROVIDED BY BIOTECH E.S. AND ARE SUBJECT TO CHANGE PER FINAL CAD & SURVIVO JURISDICTIONAL DETERMINATION.

UTILITIES:

POTABLE WATER-ORANGE COUNTY UTILITIES
 WASTEWATER-ORANGE COUNTY UTILITIES
 RECLAIMED WATER-ORANGE COUNTY UTILITIES

DEVELOPMENT STANDARDS:

MIN. LOT SIZE N/A
 MAX. LOT COVERAGE 30% OF GROSS ACREAGE
 MAX. BUILDING HEIGHT 35 FT (25 FT WITHIN 100 FT OF RESIDENTIAL)
 MIN. BUILDING SETBACKS
 PD PERIMETER - 25 FT (OR 100 FT FROM SINGLE FAMILY)
 LAKE UNDERHILL ROAD - 50 FT
 WETLAND BUFFER 25 FT
MULTIFAMILY SETBACKS/HEIGHT RESTRICTION PER SEC 36-1256
 MF BUILDINGS WITHIN 150 FT - 1 STORY
 MF BUILDINGS BETWEEN 100 - 150 FT - 50% 3 STORY / 50% 1-2 STORIES
 MF BUILDINGS WITHIN 150 FT - SHALL NOT EXCEED 3 STORIES (40 FT IN HEIGHT)
 MIN. OPEN SPACE 25%

*NUMBER OF ALLOWABLE UNITS MAY INCREASE BASED ON CAI PERMIT.

TRAFFIC GENERATION*

USE	DAILY	PEAK
MULTI-FAMILY RESIDENTIAL	1,358	158

*RATES BASED ON ITE TRIP GENERATION 10TH EDITION. 201 MF HOUSING MORISE AADT 5.44 / DU PM PEAK 5:44 / DU

SCHOOLS-338 DUS X 0.281 = 192 STUDENTS

NOTES:

SIGNAGE: POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE.

LANDSCAPING: ALL LANDSCAPING AND BUFFERING WILL COMPLY WITH CHAPTER 24 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE.

STORMWATER: STORMWATER MANAGEMENT SHALL BE PROVIDED IN COMPLIANCE WITH ORANGE COUNTY CODE AND REQUIREMENTS OF THE LOCAL WMD.

INGRESS/EGRESS: VEHICULAR CIRCULATION WILL BE DETERMINED AT DEVELOPMENT PLAN STAGE AND WILL COMPLY WITH THE ORANGE COUNTY LAND DEVELOPMENT CODE.

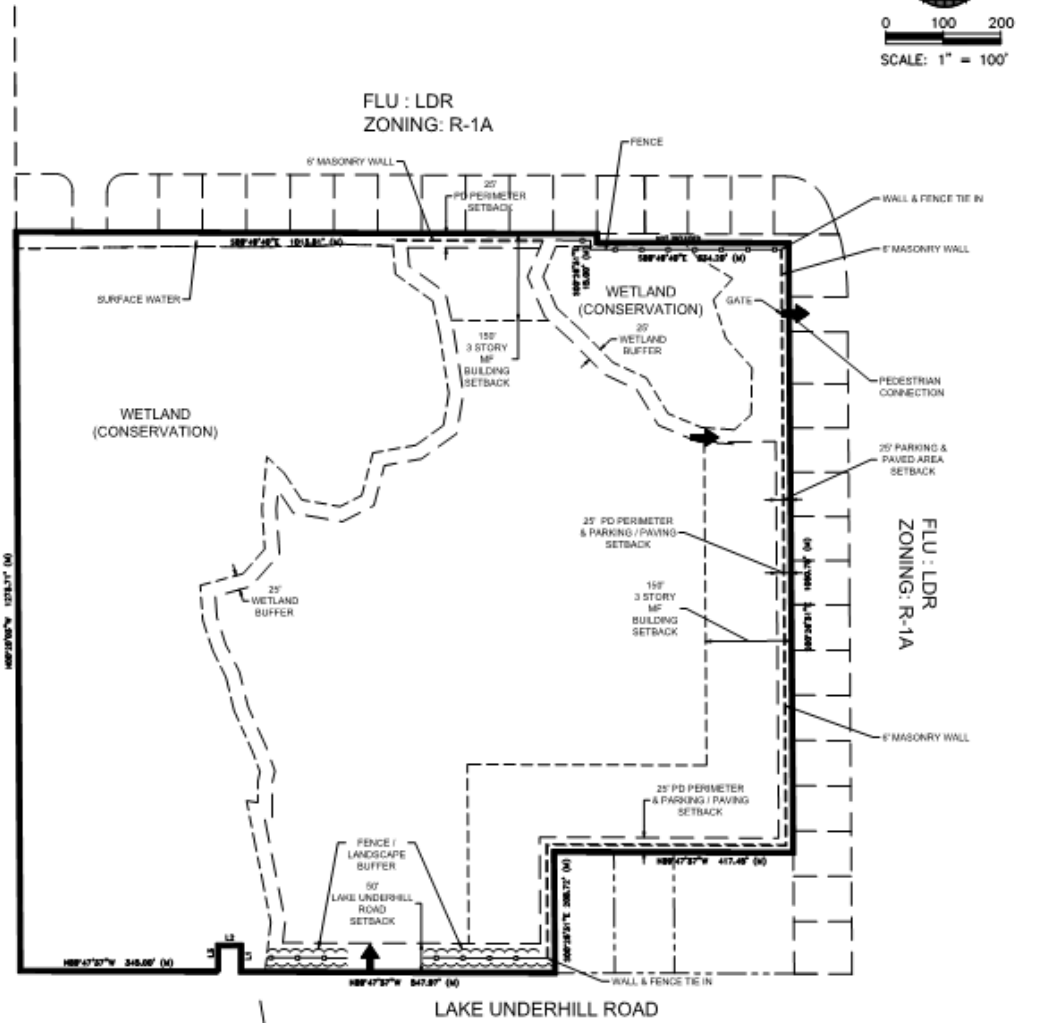
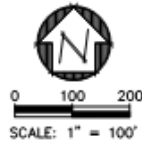
- IN ACCORDANCE WITH SECTION 36-1237, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.

BUILDING SEPARATION (PER SEC. 36-1258 (j))

20 FT MINIMUM
 33 FT FOR 2 STORIES WITH WINDOWS & DOORS FACING A WALL WITH WINDOWS & DOORS
 40 FT FOR 3 STORIES WITH WINDOWS & DOORS FACING A WALL WITH WINDOWS & DOORS.

RECREATION (PER SEC. 36-1258 (k))

RECREATION AREAS SHALL BE PROVIDED AT 2.5 ACRES / 1,000 RESIDENTS CALCULATED AT A RATE OF 2.5 RESIDENTS PER UNIT. THE RECREATION AREAS SHALL BE LOCATED INTERNALLY AWAY FROM SINGLE-FAMILY ZONED PROPERTY.



LINE TIES:

L1	N89°12'37"W	45.00'	(0)
L2	N89°47'37"W	40.00'	(0)
L3	S89°12'37"W	45.00'	(0)

LUP-18-10-360

KELLY, COLLINS & GENTRY, INC.
 1000 W. STATE ST. SUITE 200
 ORANGE, FL 32067
 TEL: 407.261.1111 FAX: 407.261.1112
 WWW.KCGINC.COM

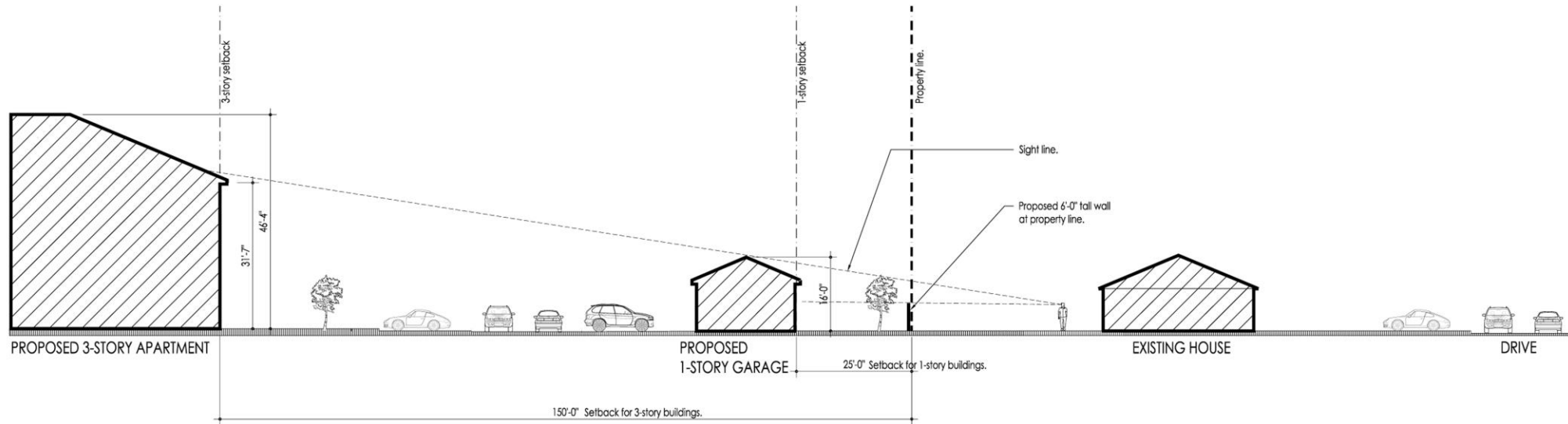
KCG
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 TEL: 407.261.1111 FAX: 407.261.1112
 WWW.KCGINC.COM

PREPARED FOR:
WP SOUTH ACQUISITIONS, LLC

ALTA UNDERHILL (LAKE UNDERHILL 38 ACRES)

LAND USE PLAN

DRAWN BY	
DESIGN	
CHECKED BY	
JOB NO. / PROJECT	
DATE	06/20/18
SHEET	3



A Conceptual Site Section

Not to Scale