

ORANGE COUNTY
PLANNING DIVISION
**2019-2 OUT OF
CYCLE TEXT
AMENDMENTS**

2010 - 2030 COMPREHENSIVE PLAN

**BOARD OF COUNTY
COMMISSIONERS**

**October 22, 2019
TRANSMITTAL PUBLIC HEARING**

PREPARED BY:
ORANGE COUNTY PLANNING, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION



2019-2 Out-of-Cycle Regular Cycle Comprehensive Plan Amendments

Staff-Initiated Comprehensive Text Amendments

Amendment Number	Sponsor	Description of Proposed Changes to the 2010-2030 Comprehensive Plan (CP)	Project Planner	Rezoner	Staff Rec	LPA Rec
2019-2-C-FLUE-1	Planning Division	Text amendment to the Future Land Use Element Horizon West Town Center Policies to permit form-based development through a Planned Development/Regulating Plan (PDRP) as an alternative to processing a Planned Development/Unified Neighborhood Plan (PDU/UNP) under the Town Center Code	Olan Hill/ Misty Mills	N/A	Transmit	Transmit (7-0)
2019-2-C-FLUE-2 (aka 2019-2-B-FLUE-5)	Planning Division	Text amendment to the Future Land Use Element relieving the density requirement for certain parcels with the Low Density Residential (LDR) future land use designation	Misty Mills	N/A	Transmit	Transmit (8-0)
2019-2-C-CP-2	Planning Division	Comprehensive Plan Administrative Clean-up to the International Drive Element, Neighborhood Element, and the Fire Rescue Element	Greg Golegowski/ Misty Mills	N/A	Transmit	Transmit (8-0)

ABBREVIATIONS INDEX:

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; HDR-High Density Residential; PD-Planned Development; INST-Institutional; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RS-Rural Settlement; RS 1/5-Rural Settlement 1/5; RS 1/2-Rural Settlement 1/2; RS 1/1-Rural Settlement 1/1; GC-Growth Center; USA-Urban Service Area; WB-Water Body; AGMU-Activity Center Mixed Use; EDU-Educational; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; TRAN-Transportation; LUP-Land Use Plan; RZ-Rezoning; A-1-Citrus Rural District; A-2-Farmland Rural District; R-T-Mobile Home Park District; R-CE-Country Estate District; R-1A-Single-Family Dwelling District; R-1-Single-Family Dwelling District; R-3-Multiple-Family Dwelling District; R-2-Residential District; R-7-Combination Mobile Home and Single-Family Dwelling District; P-O-Professional Office District; C-1-Retail Commercial District; C-2-General Commercial District; C-3-Wholesale Commercial District; I-1/I-5-Light Industrial District; PD-Planned Development District; CDR-Change Determination Request; SR-State Road; AC-Acres

2019 SECOND REGULAR CYCLE OUT-OF-CYCLE STAFF-INITIATED TEXT AMENDMENTS

AMENDMENTS TO THE 2010-2030 COMPREHENSIVE PLAN BOARD OF COUNTY COMMISSIONERS TRANSMITTAL BOOK

INTRODUCTION

This is the Board of County Commissioners (BCC) transmittal public hearing book for the proposed Out-of-Cycle Second Regular Cycle Staff-Initiated Text Amendments (2019-2) to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). These amendments were heard by the Local Planning Agency (LPA) during a transmittal public hearing held on September 19, 2019. These amendments have been scheduled for a transmittal public hearing before the Board of County Commissioners (BCC) on October 22, 2019.

The 2019-2 Out-of-Cycle Regular Cycle Staff-Initiated Text Amendments include three staff-initiated text amendments. Since this is the transmittal stage for these amendments, there will be a second round of public hearings for adoption after the Florida Department of Economic Opportunity (DEO) and other State agencies complete their review of the proposed amendments and provide comments, which are expected in 2019. Adoption public hearings are tentatively scheduled for the LPA on January 16, 2020 and the BCC in February 2020.

Once the Out-of-Cycle Amendments are adopted by the BCC, they will become effective 31 days after DEO notifies the County that the plan amendment package is complete, provided no challenges are brought forth for any of the amendments. If adopted per the expected schedule, these amendments are expected to become effective in March 2020.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at (407) 836-5802 or Alberto.Vargas@ocfl.net or Greg Gologowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or Gregory.Gologowski@ocfl.net.

Background Information

The Fire Rescue Element is considered an optional element of the Comprehensive Plan.

The purpose of the Element is to focus on services provided by the Orange County Fire Rescue Department and to facilitate long range planning for adequate fire protection and prevention, public education, emergency medical response, and disaster coordination services.

Beginning with the 1980 Growth Management Plan, which laid the foundation to the 1990 Comprehensive Plan, the County evaluated and planned for fire protection and emergency rescue services as a sub-element in the Community Facilities Element. The Goal of this element was to “Provide adequate County-wide fire protection, emergency rescue service and other related emergency services which cover the health, safety and welfare of Orange County citizens in the most cost-efficient manner.” This sub-element included an overview of the services provided, the number and location of fire/rescue stations along with the equipment available, and information about the interlocal agreements to provide for or receive assistance from other jurisdictions.

Past Evaluation and Appraisals

The 2000 Evaluation and Appraisal Update to the 1991 Comprehensive Plan recommended deletion of the Community Facilities and Services Element.

The 2006 Evaluation and Appraisal Report (July 11, 2006) assessed the successes and shortcoming of the Element. The review did not make any policy recommendations. No changes were made to the Fire Rescue Element as part of the 2009 Comprehensive Plan Update. Included in this update was a list of the programs and services provided by Orange County Fire Rescue Department, station and equipment distribution, vehicle replacement criteria, emergency response time, and other roles.

Orange County Fire Rescue Accreditation

In 2007, Orange County Fire Rescue was recognized as an Accredited Fire Agency, and continues this recognition. Orange County Fire Rescue is recognized as an Accredited Fire Agency by the Commission on Fire Accreditation International, one of only 239 agencies accredited through CFAI worldwide. Also, Orange County Fire Rescue recognizes the service standards and requirements of various professional and regulatory agencies including the Insurance Services Office (ISO), and the National Fire Protection Association (NFPA). Orange County Fire Rescue has an ISO rating of 1, which is the highest rating.

Performance standards for Fire Rescue are set as part of the these accreditation reviews. The policies included in the Comprehensive Plan reflect these standards and demonstrate an adoption of them by Orange County.

Summary of Proposed Changes

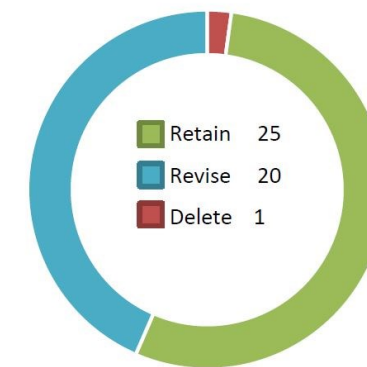
Staff from Orange County Fire Rescue and the Planning Division collaborated on the review and proposed amendments to the Fire Rescue Element policies.

The Fire Rescue Element contains four goals, ten objectives, and thirty-two policies, as shown in the table below. The table also shows the proposed number of changes to the element.

	Current	Proposed Retain	Proposed Revise	Proposed Delete
Goal	4	3	1	0
Objective	10	6	4	0
Policy	32	16	15	1
Total	46	25	20	1

The chart to the right illustrates the proposed outcome of the clean-up of the Fire Rescue Element. The majority of the policies are retained, twenty are revised, and one is deleted. Fire Rescue staff proposes adding two polices to the Element as part of the clean-up to reflect changes based on travel time and to reflect new accreditation standards.

Fire Rescue Element Clean-Up Results



Detailed explanations of the proposed changes are included in the column notes that accompany the proposed text amendments.

The following meetings and hearings have been held for this proposal:		
Report/Public Hearing	Outcome	
✓ Staff Report	Recommend Transmittal	
✓ LPA Transmittal September 19, 2019	Recommend Transmittal (8-0)	
BCC Transmittal	October 22, 2019	
Agency Comments	November 2019	
LPA Adoption	To be determined	
BCC Adoption	To be determined	

Orange County Fire Rescue Element Goals, Objectives and Policies

This document sets out the recommended standards, goals and objectives deemed to be necessary for the effective and efficient operation of the Orange County Fire Rescue Department. It must be recognized, however, that in isolated cases, there may be deviations, or standards may be waived due to significant operational, financial, policy or other considerations.

GOAL FR1 System Evaluation – Emergency Response. To provide effective fire rescue emergency services within a comprehensive program that is responsive to the needs of residents, visitors and those in communities that we assist.

OBJ FR1.1 Resource Evaluation – Emergency Response. Orange County Fire Rescue shall maintain quality assurance standards and resource evaluation measures for its emergency resources and systems that serve the needs of the community.

POLICIES

FR1.1.1 Orange County Fire Rescue shall ensure that the County is served by trained emergency personnel and shall periodically evaluate personnel and program performance in serving the needs of the community in line with strategic planning and customer service goals as outlined in the Standards of ~~Response Coverage and Self-Assessment Manual~~ document approved for accreditation through the Center for Public Safety Excellence (CPSE).

Staff recommends revising the policy to reflect the name of the manual from Standards of Coverage and Self-Assessment document to Standards of Cover and Self-Assessment Manual.

FR1.1.2

Orange County Fire Rescue shall periodically review and update fire station locations, staffing needs and equipment deployment plans to ensure efficiency and effectiveness of resources. It shall evaluate resource and deployment strategies based on:

- Periodic review of all elements of the total response time~~reflex times~~
- Quarterly trend analysis and station response patterns
- Periodic evaluation of alarm activity to assess staffing and equipment allocations
- Quarterly review of data as part of the annual budgetary process
- Review of potential and actual growth in alarm activity
- Review and tracking of citizen complaints

Staff recommends revising to reflect a change in language from reflex times to total response time. This change is based on changes to the wording from the Center for Public Safety Excellence.

OBJ FR1.2 Service Standard – Fire Rescue Emergency Response. Orange County Fire Rescue shall maintain service standards set by the Fire Rescue Department and deemed to be necessary for effective emergency response, including the adoption of ~~a formal document that outlines performance criteria for emergency response, called the Standards~~ of Cover and Self-Assessment Manual. This ~~document manual~~ is required as a part of agency accreditation by the Center for Public Safety Excellence.

Staff recommends revising the policy to reflect the adoption of Standards of Cover and Self-Assessment Manual.

POLICIES

FR1.2.1 ~~Orange County Fire Rescue shall maintain an initial emergency Fire Rescue response capability within the County’s Municipal Special Taxing Unit (MSTU) area with a targeted reflex time of eight minutes for 80% of calls in the Urban Response Area, and a targeted reflex time of nine minutes and thirty seconds 75% of the time in the Rural Response Area. On an annual basis the Othe Orange County Fire Rescue Department will conduct an analysis of the each response district’s population density. These response districts are categorized into:~~

- ~~• Urban High: More than 3,000 persons per square mile~~
- ~~• Urban Low: 1,201 to 3,000 persons per square mile~~
- ~~• Rural High: 11 to 1,200 persons per square mile~~
- ~~• Rural Low: 10 or fewer persons per square mile~~

Staff recommends revising to reflect an adopted change in methodology for response times.

Orange County Fire Rescue shall adopt internal performance standards that will track other aspects of emergency response performance. Performance standards are evaluated periodically and are included in the adopted Standards of Cover ~~document~~Manual.

FR1.2.2 Orange County Fire Rescue will strive for an initial emergency Fire Rescue response capability within the County's Municipal Special Taxing Unit (MSTU) area so as to meet the following travel time targets for 90% of emergency calls:

- Urban High: 5:00 minutes
- Urban Low: 7:00 minutes
- Rural High: 9:00 minutes
- Rural Low: 13:00 minutes

Staff recommends introducing a new policy to reflect changes based on travel time based on density.

FR1.2.3 Orange County Fire Rescue will strive to have firefighters meet standards established through National Fire Protection Association (NFPA) 1710 for turnout by donning appropriate protective gear, boarding the apparatus, and beginning the response within the following time targets for 90% of emergency incidents, as measured from the time of unit dispatch:

- Fire: 80 seconds
- EMS: 60 seconds

Staff recommends introducing a new policy to reflect new standards.

FR1.2.24

The determination of where to construct new Fire Rescue facilities will be based on, but not limited to, the following:

- adherence to established reflex-total response time standards as determined by a Geographic Information System (GIS) data, and projected reflex-response times from the projected new station location
- adherence to the ~~fire station master plan document~~ Fire Station Location Study and the need to achieve a five-mile separation between stations
- minimal County response overlap to ensure workload equalization
- minimal response overlaps between County and various city stations
- consideration of current and future impact(s) of Joint Planning Agreements (JPA)
- consideration of city annexation and general growth patterns
- availability of suitable land/property in area
- projected alarm activity (number of alarms) generated in a geographic area
- opportunities for joint stations
- new development beyond five miles of existing fire stations

Staff recommends revising the policy to reflect changes in the terminology for response time from reflex to total response time. Recommend adding beyond five miles because distance from fire stations affect property insurance rates.

FR1.2.35

The determination of when to construct new Fire Rescue facilities will be based on, but not limited to, all or any combination of the following:

- when a major development is in construction phase and a fire station is planned
- When an analysis of reflex-response time data indicates that the area cannot meet the department's reliability model for the predicted availability of the first due unit
- when stations in adjoining response areas show escalation of alarms and response time and when adding a second response unit to an existing station will not meet the service response need
- when annexation of the area appears unlikely

Staff recommend revising the policy to update reflex time to response time.

FR1.2.46 The determination of when to decommission and close Fire Rescue facilities will be based on, but not limited to, all or any combination of the following:

- Reduction of service area due to annexation or other causes
- ability to contract with another service provider for adequate service delivery (or)
- Reduction in the number of calls and ability to serve the location from other existing OCFRD facilities

FR1.2.57 Orange County Fire Rescue shall provide an initial emergency response to Basic and Advanced Life Support medical calls in the Municipal ~~Special-Service~~ Taxing Unit (MSTU) area.

OBJ FR1.3 Interlocal and Mutual Aid Agreements. Orange County Fire Rescue shall develop and maintain service agreements to ensure orderly interaction with neighboring agencies and jurisdictions when assistance is required.

POLICIES

FR1.3.1 Orange County Fire Rescue shall coordinate with adjacent counties and municipalities to create or maintain inter-local agreements for reciprocating service with Fire Rescue agencies and Departments to provide a reduction/avoidance of overlapping service areas, a fire response agreement and a compatible communications system.

FR1.3.2 In the absence of inter-local agreements, Orange County Fire Rescue shall periodically review the issue with neighboring jurisdictions, and, if necessary, take steps to establish or revise fee structures for services that may be provided to or received from jurisdictions or agencies that do not maintain agreements with the County.

OBJ FR1.4 Fire Communications. Orange County Fire Rescue shall maintain standards for emergency dispatch in accordance with appropriate national, state, county and departmental requirements.

POLICIES

- FR1.4.1 Orange County Fire Rescue shall maintain communication equipment and technology determined to be adequate to ensure efficient handling of incoming emergency calls for assistance.
- FR1.4.2 Orange County Fire Rescue shall ensure that the County is served 24 hours a day, seven days a week, by emergency dispatch personnel trained and certified in Emergency Medical Dispatch, including the ability to provide life saving medical instruction by telephone prior to rescue unit arrival.
- FR1.4.3 Orange County Fire Rescue shall maintain the State of Florida Emergency 911 Telephone Number Plan, Appendix 5.0, A 5-2, which requires a sufficient number of personnel to answer 90% of all incoming emergency 911 calls within ten seconds.
- FR1.4.4 Orange County Fire Rescue shall maintain the State of Florida Emergency Medical Services Communications Plan, Section 3.5 requirement for *one* radio operator, or a sufficient number of personnel in the operations room to monitor statewide and regional medical communication channels, and to provide countywide hospital status coordination.
- FR1.4.5 Orange County Fire Rescue shall maintain the National Fire Protection Association's (NFPA) requirements (NFPA 1221 [2-1.8.1.1]) for:
- One additional operator, or a sufficient number of personnel in the operations room, to transmit alarms to responding units within 60 seconds of completed receipt, and,
 - One Supervisor in the Communications Center on each shift.
- FR1.4.6 Orange County Fire Rescue shall maintain the departmental standard for one tactical radio operator for every 20,000 calls for service that are processed annually.

GOAL FR2 **System Evaluation – Non-Emergency Services. To provide non-emergency review and enforcement services through programs aimed at ensuring that the community complies with fire safety requirements and emergency prevention efforts.**

OBJ FR2.1 **Resource Evaluation – Non-Emergency Services. Orange County Fire Rescue shall maintain quality assurance standards and resource evaluation measures for its non-emergency resources and systems that serve the needs of the community.**

POLICY

FR2.1.1 Orange County Fire Rescue shall periodically evaluate personnel and programs that provide non-emergency services to meet community needs in line with strategic planning and customer service goals. It shall evaluate these resources and programs based on:

- Monthly monitoring of performance measures
- Customer surveys
- Benchmarking
- Quarterly review of data
- Review and tracking of citizen complaints

OBJ FR2.2 Service Standard – Non-Emergency Services. Orange County Fire Rescue shall maintain standards set by the Department and deemed to be necessary for effective non-emergency functions.

POLICIES

FR2.2.1 Orange County Fire Rescue shall ensure that its Office of the Fire Marshal Bureau (OFM) conducts mandatory inspections annually and according to standards set by the Department as required, of day care centers, assisted living facilities, group homes for the developmentally disabled, residential treatment facilities, hospitals and nursing homes.

FR2.2.2 Orange County Fire Rescue shall ensure that its Office of the Fire Marshal Bureau (OFM) conducts inspections as follows:

~~Priority 1 Occupancies-High Risk Occupancies-~~ annually, or according to departmental standards. (Properties with potential for high loss of life and/or property value, such as including: Charter Schools, Public School Alternative Educational Facilities, Community Colleges, Private Schools, State of Florida Licensed Assisted Living Facilities, Correctional Facilities, Hospitals, State of Florida Licensed Nursing Homes, State of Florida Licensed Day Cares, Residential Child Care Facilities, Adult Family Care Homes, Unlicensed (Exempt) Day Cares, Residential Board and Care, State of Florida Licensed Drug Treatment Centers, State of Florida Licensed Crisis Centers, and State of Florida Licensed Facilities for the Developmentally Disabled;)

~~Priority II, III, IV, V, and VI Occupancies- Moderate and Low Risk Occupancies-~~ Specific inspections of these facilities are conducted due to complaints or other specific reasons. Inspections of these occupancies are conducted by the Office of the Fire Marshal according to standards set by the Department, based upon available resources.

FR2.2.3 Orange County Fire Rescue Department shall ensure that ~~submittals for~~ fire plan reviews are completed in a timely manner and according to County adopted performance measures.

Staff recommends revising to reflect a change in language in the CPSE.

Staff recommends revising the policy to clarify it by adding "according to County adopted performance measures."

FR2.2.4 Orange County Fire Rescue Department shall implement and maintain all federal, state and departmental standards and plans intended to mitigate the impact of wildfire disasters in Orange County.

FR2.2.5 Orange County Fire Rescue Department shall hire, offer in service training, and take steps to maintain the staffing, reserves and efficiency levels needed to provide assistance to citizens ~~affected by fire rescue related emergency situations~~ as related to building services, fire prevention, and fire safety education.

Staff recommends revising the policy to reflect current practice.

OBJ FR2.3 **Vehicle/Apparatus Replacement Plan.** Orange County Fire Rescue Department shall maintain a departmental vehicle/apparatus replacement plan ~~that includes a criteria-based method of replacement to ensure that only safe and dependable emergency response vehicles are kept in service.~~

Staff recommends revising to update to include the replacement criteria in the policy.

POLICIES

FR2.3.1 Orange County Fire Rescue shall continue to maintain a departmental vehicle/apparatus replacement plan that includes a criteria-based method of replacement to ensure that only safe and dependable emergency response vehicles are kept in service. The replacement criteria includes:

- Mileage,
- Age, and
- Replacement cost.

Staff recommends revising to include the replacement criteria.

GOAL FR3 PUBLIC EDUCATION AND AWARENESS. To promote fire safety and basic health awareness in the community.

OBJ FR3.1 Public Education – Safety Issues. Orange County Fire Rescue shall maintain and promote fire safety education and awareness programs within the community.

POLICIES

FR3.1.1 Orange County Fire Rescue shall develop and promote appropriate and timely fire safety related programs through schools, public facilities and other means aimed at reaching the County's most at-risk population.

OBJ FR3.2 Public Education and Assistance – Basic Health Issues. Orange County Fire Rescue shall maintain and promote basic health awareness programs within the community.

FR3.2.1 Orange County Fire Rescue shall develop and promote basic health safety related programs through schools, public facilities and other means aimed at reaching the County’s school age and adult population and specific at-risk groups.

FR3.2.2 Orange County Fire Rescue shall foster alliances and joint efforts with community agencies and groups that share the same vision of a safe, healthy community.

GOAL FR4 Disaster Preparedness and Coordination. To provide comprehensive emergency management, preparedness and mitigation services to County residents, visitors and those in other communities that we assist.

OBJ FR4.1 Emergency Management. Orange County Fire Rescue's Office of Emergency Management shall maintain all mandatory federal, state and departmental emergency management service standards and plans intended to prepare for, respond to, recover from, and mitigate the impacts of disasters that could adversely affect the health, safety and/or general welfare of the citizens of and visitors to Orange County.

POLICIES

FR4.1.1 The Office of Emergency Management shall take the steps listed below to reduce the vulnerability of people and communities of this County to damage, injury, and loss of life and property resulting from natural, technological or manmade emergencies, catastrophes, or hostile military or paramilitary action.

- Training
- Exercises
- Public Presentations

Staff recommends revising to list the specific steps to reduce the vulnerability of people.

FR4.1.2 The Office of Emergency Management shall prepare for prompt and efficient response and recovery to protect lives and property affected by emergencies through the following:

- Maintaining the state mandated Comprehensive eEmergency pPlan (CEMP)
- Maintaining and operating the County's Emergency Operations Center (EOC)
- Subject matter experts

Staff recommends revising to include the methods for prompt response.

FR4.1.3 ~~RESERVED. The Office of Emergency Management shall respond to emergencies using all systems, plans and resources necessary to preserve the health, safety and welfare of the citizens of and visitors to Orange County.~~

Staff recommends deleting because it is the purpose of the Office of Emergency Management.

FR4.1.4	The Office of Emergency Management shall coordinate recovery from emergencies by providing for the rapid and <u>provide for the</u> orderly start of restoration and rehabilitation of persons and property affected by emergencies.	Staff recommends revising the policy for clarity.
FR4.1.5	The Office of Emergency Management shall provide an emergency management system embodying all aspects of pre-emergency preparedness and post emergency response, recovery, and mitigation.	
FR4.1.6	<p>The Office of Emergency Management shall take steps to minimize damage to property, material shortages, and service system disruptions that would have an adverse impact on the residents, the economy, and the wellbeing of the County. <u>These steps include:</u></p> <ul style="list-style-type: none"> • <u>Prevention</u> • <u>Preparedness</u> • <u>Response</u> • <u>Recovery</u> • <u>Mitigation</u> 	Staff recommends listing the steps used to minimize damage to property.
FR4.1.7	The Office of Emergency Management shall manage emergency operations within the County by coordinating the use of resources available from municipal governments, private industry, civic and volunteer organizations, and State and Federal agencies.	

Orange County Fire Rescue Element Goals, Objectives and Policies

This document sets out the recommended standards, goals and objectives deemed to be necessary for the effective and efficient operation of the Orange County Fire Rescue Department. It must be recognized, however, that in isolated cases, there may be deviations, or standards may be waived due to significant operational, financial, policy or other considerations.

GOAL FR1 System Evaluation – Emergency Response. To provide effective fire rescue emergency services within a comprehensive program that is responsive to the needs of residents, visitors and those in communities that we assist.

OBJ FR1.1 Resource Evaluation – Emergency Response. Orange County Fire Rescue shall maintain quality assurance standards and resource evaluation measures for its emergency resources and systems that serve the needs of the community.

POLICIES

FR1.1.1 Orange County Fire Rescue shall ensure that the County is served by trained emergency personnel and shall periodically evaluate personnel and program performance in serving the needs of the community in line with strategic planning and customer service goals as outlined in the Standards of Cover and Self-Assessment Manual approved for accreditation through the Center for Public Safety Excellence (CPSE).

FR1.1.2 Orange County Fire Rescue shall periodically review and update fire station locations, staffing needs and equipment deployment plans to ensure efficiency and effectiveness of resources. It shall evaluate resource and deployment strategies based on:

- Periodic review of all elements of the total response time
- Quarterly trend analysis and station response patterns
- Periodic evaluation of alarm activity to assess staffing and equipment allocations
- Quarterly review of data as part of the annual budgetary process
- Review of potential and actual growth in alarm activity
- Review and tracking of citizen complaints

OBJ FR1.2 Service Standard – Fire Rescue Emergency Response. Orange County Fire Rescue shall maintain service standards set by the Fire Rescue Department and deemed to be necessary for effective emergency response, including the adoption of the Standards of Cover and Self-Assessment Manual. This manual is required as a part of agency accreditation by the Center for Public Safety Excellence.

POLICIES

FR1.2.1 On an annual basis the Orange County Fire Rescue Department will conduct an analysis of each response district’s population density. These response districts are categorized into:

- Urban High: More than 3,000 persons per square mile
- Urban Low: 1,201 to 3,000 persons per square mile
- Rural High: 11 to 1,200 persons per square mile
- Rural Low: 10 or fewer persons per square mile

Orange County Fire Rescue shall adopt internal performance standards that will track other aspects of emergency response performance. Performance standards are evaluated periodically and are included in the adopted Standards of Cover Manual.

FR1.2.2 Orange County Fire Rescue will strive for an initial emergency Fire Rescue response capability within the County’s Municipal Special Taxing Unit (MSTU) area so as to meet the following travel time targets for 90% of emergency calls:

- Urban High: 5:00 minutes
- Urban Low: 7:00 minutes
- Rural High: 9:00 minutes
- Rural Low: 13:00 minutes

FR1.2.3 Orange County Fire Rescue will strive to have firefighters meet standards established through National Fire Protection Association (NFPA) 1710 for turnout by donning appropriate protective gear, boarding the apparatus, and beginning the response within the following time targets for 90% of emergency incidents, as measured from the time of unit dispatch:

- Fire: 80 seconds
- EMS: 60 seconds

- FR1.2.4 The determination of where to construct new Fire Rescue facilities will be based on, but not limited to, the following:
- adherence to established total response time standards as determined by Geographic Information System (GIS) data, and projected response times from the projected new station location
 - adherence to the Fire Station Location Study
 - minimal County response overlap to ensure workload equalization
 - minimal response overlaps between County and various city stations
 - consideration of current and future impact(s) of Joint Planning Agreements (JPA)
 - consideration of city annexation and general growth patterns
 - availability of suitable land/property in area
 - projected alarm activity (number of alarms) generated in a geographic area
 - opportunities for joint stations
 - new development beyond five miles of existing fire stations
- FR1.2.5 The determination of when to construct new Fire Rescue facilities will be based on, but not limited to, all or any combination of the following:
- when a major development is in construction phase and a fire station is planned
 - When an analysis of response time data indicates that the area cannot meet the department's reliability model for the predicted availability of the first due unit
 - when stations in adjoining response areas show escalation of alarms and response time and when adding a second response unit to an existing station will not meet the service response need
 - when annexation of the area appears unlikely
- FR1.2.6 The determination of when to decommission and close Fire Rescue facilities will be based on, but not limited to, all or any combination of the following:
- Reduction of service area due to annexation or other causes
 - ability to contract with another service provider for adequate service delivery (or)
 - Reduction in the number of calls and ability to serve the location from other existing OCFRD facilities
- FR1.2.7 Orange County Fire Rescue shall provide an initial emergency response to Basic and Advanced Life Support medical calls in the Municipal Service Taxing Unit (MSTU) area.

OBJ FR1.3 Interlocal and Mutual Aid Agreements. Orange County Fire Rescue shall develop and maintain service agreements to ensure orderly interaction with neighboring agencies and jurisdictions when assistance is required.

POLICIES

FR1.3.1 Orange County Fire Rescue shall coordinate with adjacent counties and municipalities to create or maintain inter-local agreements for reciprocating service with Fire Rescue agencies and Departments to provide a reduction/avoidance of overlapping service areas, a fire response agreement and a compatible communications system.

FR1.3.2 In the absence of inter-local agreements, Orange County Fire Rescue shall periodically review the issue with neighboring jurisdictions, and, if necessary, take steps to establish or revise fee structures for services that may be provided to or received from jurisdictions or agencies that do not maintain agreements with the County.

OBJ FR1.4 Fire Communications. Orange County Fire Rescue shall maintain standards for emergency dispatch in accordance with appropriate national, state, county and departmental requirements.

POLICIES

- FR1.4.1 Orange County Fire Rescue shall maintain communication equipment and technology determined to be adequate to ensure efficient handling of incoming emergency calls for assistance.
- FR1.4.2 Orange County Fire Rescue shall ensure that the County is served 24 hours a day, seven days a week, by emergency dispatch personnel trained and certified in Emergency Medical Dispatch, including the ability to provide life saving medical instruction by telephone prior to rescue unit arrival.
- FR1.4.3 Orange County Fire Rescue shall maintain the State of Florida Emergency 911 Telephone Number Plan, Appendix 5.0, A 5-2, which requires a sufficient number of personnel to answer 90% of all incoming emergency 911 calls within ten seconds.
- FR1.4.4 Orange County Fire Rescue shall maintain the State of Florida Emergency Medical Services Communications Plan, Section 3.5 requirement for *one* radio operator, or a sufficient number of personnel in the operations room to monitor statewide and regional medical communication channels, and to provide countywide hospital status coordination.
- FR1.4.5 Orange County Fire Rescue shall maintain the National Fire Protection Association's (NFPA) requirements (NFPA 1221 [2-1.8.1.1]) for:
- One additional operator, or a sufficient number of personnel in the operations room, to transmit alarms to responding units within 60 seconds of completed receipt, and,
 - One Supervisor in the Communications Center on each shift.
- FR1.4.6 Orange County Fire Rescue shall maintain the departmental standard for one tactical radio operator for every 20,000 calls for service that are processed annually.

GOAL FR2 System Evaluation – Non-Emergency Services. To provide non-emergency review and enforcement services through programs aimed at ensuring that the community complies with fire safety requirements and emergency prevention efforts.

OBJ FR2.1 Resource Evaluation – Non-Emergency Services. Orange County Fire Rescue shall maintain quality assurance standards and resource evaluation measures for its non-emergency resources and systems that serve the needs of the community.

POLICY

FR2.1.1 Orange County Fire Rescue shall periodically evaluate personnel and programs that provide non-emergency services to meet community needs in line with strategic planning and customer service goals. It shall evaluate these resources and programs based on:

- Monthly monitoring of performance measures
- Customer surveys
- Benchmarking
- Quarterly review of data
- Review and tracking of citizen complaints

OBJ FR2.2 Service Standard – Non-Emergency Services. Orange County Fire Rescue shall maintain standards set by the Department and deemed to be necessary for effective non-emergency functions.

POLICIES

FR2.2.1 Orange County Fire Rescue shall ensure that its Office of the Fire Marshal Bureau (OFM) conducts mandatory inspections annually and according to standards set by the Department as required, of day care centers, assisted living facilities, group homes for the developmentally disabled, residential treatment facilities, hospitals and nursing homes.

FR2.2.2 Orange County Fire Rescue shall ensure that its Office of the Fire Marshal Bureau (OFM) conducts inspections as follows:

High Risk Occupancies– annually, or according to departmental standards. (Properties with potential for high loss of life and/or property value, such as: Charter Schools, Public School Alternative Educational Facilities, Community Colleges, Private Schools, State of Florida Licensed Assisted Living Facilities, Correctional Facilities, Hospitals, State of Florida Licensed Nursing Homes, State of Florida Licensed Day Cares, Residential Child Care Facilities, Adult Family Care Homes, Unlicensed (Exempt) Day Cares, Residential Board and Care, State of Florida Licensed Drug Treatment Centers, State of Florida Licensed Crisis Centers, and State of Florida Licensed Facilities for the Developmentally Disabled)

Moderate and Low Risk Occupancies– Specific inspections of these facilities are conducted due to complaints or other specific reasons. Inspections of these occupancies are conducted by the Office of the Fire Marshal according to standards set by the Department, based upon available resources.

FR2.2.3 Orange County Fire Rescue Department shall ensure that fire plan reviews are completed in a timely manner and according to County adopted performance measures.

FR2.2.4 Orange County Fire Rescue Department shall implement and maintain all federal, state and departmental standards and plans intended to mitigate the impact of wildfire disasters in Orange County.

FR2.2.5 Orange County Fire Rescue Department shall hire, offer in service training, and take steps to maintain the staffing, reserves and efficiency levels needed to provide assistance to citizens affected by fire rescue related emergency situations as related to building services, fire prevention, and fire safety education.

OBJ FR2.3 Vehicle/Apparatus Replacement Plan. Orange County Fire Rescue Department shall maintain a departmental vehicle/apparatus replacement plan.

POLICIES

FR2.3.1 Orange County Fire Rescue shall continue to maintain a departmental vehicle/apparatus replacement plan that includes a criteria-based method of replacement to ensure that only safe and dependable emergency response vehicles are kept in service. The replacement criteria includes:

- Mileage,
- Age, and
- Replacement cost.

GOAL FR3 PUBLIC EDUCATION AND AWARENESS. To promote fire safety and basic health awareness in the community.

OBJ FR3.1 Public Education – Safety Issues. Orange County Fire Rescue shall maintain and promote fire safety education and awareness programs within the community.

POLICIES

FR3.1.1 Orange County Fire Rescue shall develop and promote appropriate and timely fire safety related programs through schools, public facilities and other means aimed at reaching the County’s most at-risk population.

OBJ FR3.2 Public Education and Assistance – Basic Health Issues. Orange County Fire Rescue shall maintain and promote basic health awareness programs within the community.

FR3.2.1 Orange County Fire Rescue shall develop and promote basic health safety related programs through schools, public facilities and other means aimed at reaching the County’s school age and adult population and specific at-risk groups.

FR3.2.2 Orange County Fire Rescue shall foster alliances and joint efforts with community agencies and groups that share the same vision of a safe, healthy community.

GOAL FR4 Disaster Preparedness and Coordination. To provide comprehensive emergency management, preparedness and mitigation services to County residents, visitors and those in other communities that we assist.

OBJ FR4.1 Emergency Management. Orange County Fire Rescue’s Office of Emergency Management shall maintain all mandatory federal, state and departmental emergency management service standards and plans intended to prepare for, respond to, recover from, and mitigate the impacts of disasters that could adversely affect the health, safety and/or general welfare of the citizens of and visitors to Orange County.

POLICIES

FR4.1.1 The Office of Emergency Management shall take the steps listed below to reduce the vulnerability of people and communities of this County to damage, injury, and loss of life and property resulting from natural, technological or manmade emergencies, catastrophes, or hostile military or paramilitary action.

- Training
- Exercises
- Public Presentations

FR4.1.2 The Office of Emergency Management shall prepare for prompt and efficient response and recovery to protect lives and property affected by emergencies through the following:

- Maintaining the state mandated Comprehensive Emergency Plan (CEMP)
- Maintaining and operating the County’s Emergency Operations Center (EOC)

FR4.1.3 RESERVED.

FR4.1.4 The Office of Emergency Management shall coordinate and provide for the orderly start of restoration and rehabilitation of persons and property affected by emergencies.

FR4.1.5 The Office of Emergency Management shall provide an emergency management system embodying all aspects of pre-emergency preparedness and post emergency response, recovery, and mitigation.

FR4.1.6 The Office of Emergency Management shall take steps to minimize damage to property, material shortages, and service system disruptions that would have an adverse impact on the residents, the economy, and the wellbeing of the County. These steps include:

- Prevention
- Preparedness
- Response
- Recovery
- Mitigation

FR4.1.7

The Office of Emergency Management shall manage emergency operations within the County by coordinating the use of resources available from municipal governments, private industry, civic and volunteer organizations, and State and Federal agencies.

Background Information

The International Drive Element is an optional element of the Comprehensive Plan. It became part of the Plan in 1991. The International Drive Element was introduced as part of the Activity Center Concept in the 1985 Growth Management Policy. Activity Centers were defined as major emerging development centers in unincorporated Orange County which, because of the size and type of the existing or anticipated land uses and their relative functions, a special analysis and development regulatory framework was judged to be necessary in order to provide for upscaled infrastructure needs as well as to properly guide future growth. The intent was to promote the community-wide benefits accrued from the major tourist attractions and the ancillary developments which would gravitate to those focal points of the greater Orlando community.

International Drive Activity Center Study, July 9, 1990.

In March 1989, Orange County instituted an eighteen month building moratorium and commissioned the International Drive Activity Center Study that included 9,400 acres that were to have a significant impact on the area infrastructure. The recommendation was to develop a specific land-use plan for the area, that would allow a range of uses and densities on any given piece of property within the study area. When a property owner was ready to plan or develop a specific parcel or property, an application would be made to the County, by the owner, requesting a change in land use. Upon receipt of the application, it would be processed by the County in the same way that the County would handle any other re-zoning request. The County would compare the request to the Activity Center Study requirements in order to determine consistency with the plan, other written policies, effect on transportation network, and consistency with other county policies.

The result of the Study was the International Drive Activity Center Strategic Development Plan.

International Drive Activity Center Strategic Development Plan, July 1, 1991.

The Board of County Commissioner's transmitted the International Drive Development Plan to the State November 9, 1990.

The 3.5 mile segment of International Drive between Kirkman and the Beeline (528) was the main strip of tourist commercial development in the unincorporated area. Much of the future

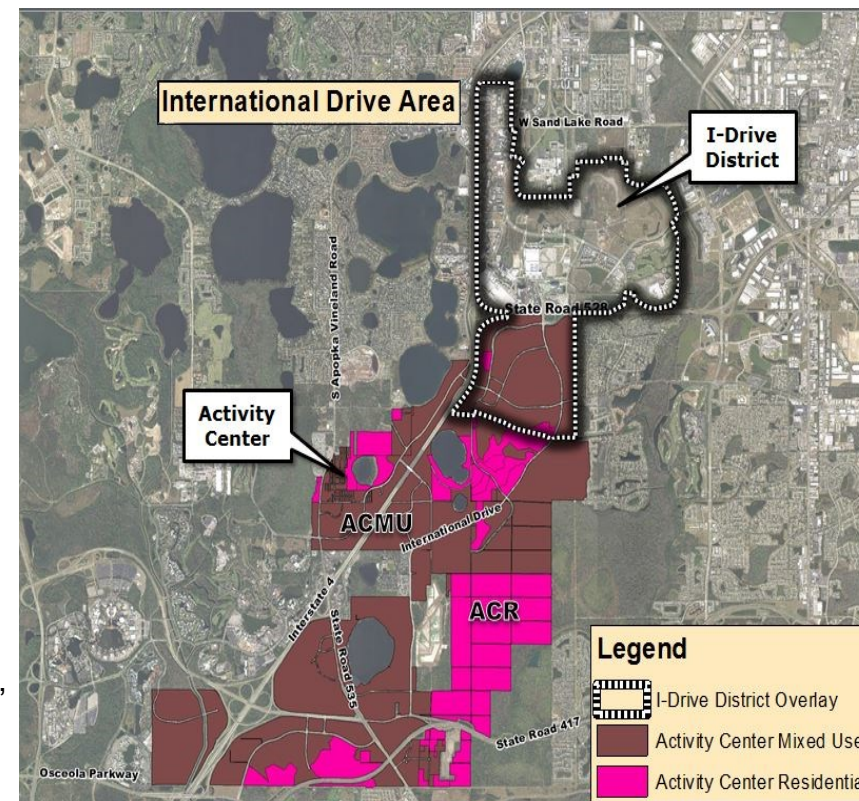
growth was expected to locate along the new extension of International Drive, south from Westwood Boulevard to State Road 536. Realizing the potential development pattern, Orange County proposed an "Activity Center" designation for the area around the extension in order to take a comprehensive approach to planning the anticipated development.

The goals, objectives, and policies expressed in the Development Plan are the same ones that were adopted into the Comprehensive Plan.

Past Evaluation and Appraisals

Changes were made in 2000 to the International Drive Element during the Evaluation and Appraisal Report.

In 2016 County Staff introduced the I-Drive District Overlay as Objective 1.4 of the International Drive Element. This district is generally located north of Central Florida Parkway, south of Carrier Drive, east of Interstate 4 and west of Shingle Creek. The intent of the overlay is to promote mixed-use development, pedestrian activity, and the transect concept. The Conceptual Regulating Plan was adopted as part of this amendment. The International Drive Zoning District was adopted as a zoning district that property owners can apply to be a part.



Summary of Proposed Changes

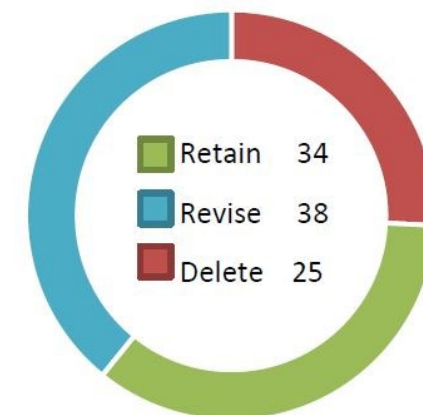
The International Drive Element contains five goals, ten objectives, and eighty-two policies, as shown in the table below. The table also shows the proposed number of changes to the element.

	Current	Proposed Retain	Proposed Revise	Proposed Delete
Goals	5	1	4	0
Objectives	10	6	4	0
Policies	82	27	30	25
Total	97	34	38	25

The chart below illustrates the outcome of the clean-up of the International Drive Element. The majority of the policies are retained, thirty-eight are revised, and twenty-five are deleted.

The reasons supporting proposed policy deletion is that they are no longer implemented, are applied county-wide, or the issues they were intended to address are no longer present. The revisions to the policies are either for clarification or to update program names. Detailed explanations of the proposed changes are included in the column notes that accompany the proposed text amendments.

International Drive Clean-Up Results



The following meetings and hearings have been held for this proposal:		
Report/Public Hearing		Outcome
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal September 19, 2019	Recommend Transmittal (8-0)
	BCC Transmittal	October 22, 2019
	Agency Comments	November 2019
	LPA Adoption	To be determined
	BCC Adoption	To be determined

International Drive Element Goals, Objectives and Policies

GOAL 1 It is Orange County's goal to promote tourism by the development of an economically viable, well planned tourist oriented International Drive (I-Drive) Area made up of the International Drive Activity Center and the I-Drive District Overlay. (Amended 6/16, Ord. 2016-15)

The goal is original to the element. Staff added International Drive preceding Activity Center for clarity.

OBJ 1.1 Orange County shall establish the boundaries of the tourist-oriented Activity Center and assign future land uses which permit a mixture of tourism related uses. (Amended 6/16, Ord. 2016-15)

POLICIES

ID1.1.1 The ~~Land Use Plan~~Future Land Use Map and Development within for the International Drive Activity Center shall reflect the identified goals and objectives contained herein.

The policy is original to the element. Staff recommends clarifying the policy to include a reference to the Future Land Use Map and remove references to the Land Use Plan.

ID1.1.2 To encourage increased transit and pedestrian ~~transportation activity~~ within the International Drive Activity Center, ~~the Land Use Plan uses~~ shall be balanced between projected ~~density and intensity~~density/intensity, and ~~the a~~ mixture of land uses and planned infrastructure. (~~Added~~ Amended 12/00, Ord. 00-25)

Staff recommends revising to include International Drive as the specific activity center. Changed pedestrian transportation to pedestrian activity.

ID1.1.3 Land use designations, which encourage a mixture of tourist related development, shall be included in the International Drive Activity Center-Plan. Permitted uses within the Activity Center Mixed Use (ACMU)~~mixed use~~ area shall reflect ~~the a~~ tourist orientation and are as follows: (~~Added~~ Amended 10/94, Ord. 94-20)

The zoning district for ACMU was never adopted and this policy is the only place that the permitted uses are listed.

Hotel/motel/time-share	Child care
Residential (minimum 12, maximum 30 dwelling units/acre)	Business and Personal services
Retail Uses	Medical offices
Amusement centers, including theaters, including theme attractions	Veterinary
Night clubs	Automobile Service Stations
Conference Centers	Car wash
Health spas	Banks
Public community facilities & services	Laundry and dry cleaning
Car rental agency	Travel Agent
Eating and Drinking Establishments	Warehouses, ancillary to other uses permitted
Other similar and compatible tourist commercial uses as determined by the Planning and Zoning Directors Managers	Public Services and Facilities

ID1.1.4 (Policy deleted 12/14, Ord. 2014-30; see Policy FLU1.1.4(D).)

ID1.1.5 ~~In order to ensure the implementation of Objective 3.1, development of nonresidential Nonresidential~~ development shall be conditioned upon the development and/or availability of residential units within the areas designated as Activity Center Residential (ACR) on the Future Land Use Map, to the extent permitted by law. ~~The criteria for such linkage shall be defined in the International Drive Activity Center Development Guidelines. The Any~~ linkage program may allow a payment in lieu of development provision.

This policy was deleted by ordinance 2014-30, amendment 2014-2-B-CP-1.

Staff recommends deleting the reference to Objective 3.1 of the International Drive Element and replacing it with nonresidential as this is what the objective references. Also, Development Guidelines were not adopted.

- ID1.1.6 Any land use which, as determined by the County, is out of harmony with the intended character of the International Drive Activity Center shall be prohibited within the Activity Center. Such prohibited uses shall include, but not be limited, to the following:
- A. Uses which emit odorous, noxious, caustic or corrosive matter, whether toxic or non-toxic;
 - B. Any drilling, excavation and/or removal of earth materials except for water wells or as part of normal grading operations in connection with construction of approved improvements;
 - C. Any dumping, disposal, incineration, or reduction of garbage or refuse of any nature whatsoever, other than handling or reducing any such waste matter if actually produced on the premises from authorized uses and if handled in a reasonable clean and sanitary manner;
 - D. Adult entertainment establishments; and,
 - E. Outdoor display or storage of goods or products.

ID1.1.7 In order to separate residential neighborhoods from, and to reserve the most appropriate areas for tourist related businesses, no more than 30 percent of a site designated for Activity Center Mixed Use (ACMU) shall be used for residential purposes.

ID1.1.8 ~~RESERVED. Increased heights shall be allowed within the Activity Center as stipulated in the development guidelines.~~

ID1.1.9 ~~RESERVED. The International Drive Activity Center shall be considered a Regional Activity Center for the purposes of increased threshold as set forth in Chapter 380, Florida Statutes and Rule 28-24.014(10), Florida Administrative Code. (Added 11/95, Ord. 95-35)~~

Staff recommends reviewing this policy as it limits the amount of residential development in the ACMU designation and often is the reason for Future Land Use Map amendments.

Development guidelines were not adopted for the International Drive Activity Center.

Recommend deleting as heights can be increased as part of the PD rezoning. Recommend deleting because the chapter reference is outdated and the International Drive Activity Center never became a regional activity center under Ch. 380.

ID1.1.10

~~RESERVED. Any proposed resort or convention hotel development of greater than 200 rooms which is within the International Drive Activity Center which is designated Regional Activity Center on Exhibit 1 and is specifically designated by the Board of County Commissioners at rezoning, as a resort or hotel development that will serve the convention center shall be eligible for the increased Development of Regional Impact threshold specified in Chapter 380, Florida Statutes, (F.S.); and Rule 28-24.014(10), Florida Administrative Code, (F.A.C.). A minimum of number of rooms shall be set aside or "blocked" to serve the Convention Center, as follows. Five years in advance, 50% of the rooms shall be blocked; four years in advance, the requirement shall be 40% of the rooms; and three years in advance, 30% of the rooms shall be blocked. For a period of less than three years in advance, no set aside shall be required. In addition, the development site shall be served by a transit circulator or other transportation service that provides access to the Convention Center. Variations to the above referenced formula for room blocking may be approved by Orange County on a case by case basis subject to a developer's agreement with the Convention Center. (Added 5/96, Ord. 96-11; Amend. 11/99, Ord. 99-19)~~

Staff recommends deleting because this area of International Drive is now within the International Drive zoning overlay. The policy is no longer applicable. The Ch. 380 and Rule 28 references have been rescinded.

OBJ 1.2 Orange County shall create development guidelines to ensure an aesthetic and well organized character of the International Drive Activity Center.

POLICIES

- | | | |
|---------|--|--|
| ID1.2.1 | RESERVED. The Development Guidelines referenced in the policies herein shall be applied to all development permits within the Activity Center, including but not limited to building permits, issued subsequent to adoption of such regulations. | Development guidelines were not adopted for the International Drive Activity Center. Recommend deleting because the guidelines in the policies are understood to be applied to all development within the International Drive Activity Center. |
| ID1.2.2 | A tourist commercial/Activity Center zoning district shall be established as part of the Land Development Code. Until the existence of such district, all development within the <u>International Drive</u> Activity Center shall be approved as a Planned Development (P-D) <u>district</u> . This policy does not apply to property located within the I-Drive District Overlay. Refer to International Drive OBJ1.4. | The zoning district was not established. Revising to clarify this policy does not apply to property within the I-Drive Overlay. |
| ID1.2.3 | The <u>International Drive</u> Activity Center shall be developed in a comprehensive and unified fashion. Gateways shall be designed and implemented to ensure the <u>International Drive</u> Activity Center is an identifiable destination. | |
| ID1.2.4 | RESERVED. The County shall encourage the creation of a property owner's association to promote joint marketing of the area to support economic vitality. Their efforts shall include the creation of a tourist information center or network. The conditions of development approval will require participation in the property owner's association. (Added 12/00, Ord. 00-25) | Recommend deleting because a property owner association was not created. |
| ID1.2.5 | RESERVED. All development approvals shall include an expiration date. | Recommend deleting because development plans and preliminary subdivisions have expiration dates while a Planned Development Land Use Plan does not. |
| ID1.2.6 | Underground electrical distribution lines shall be required within the International Drive Activity Center. | |

ID1.2.7

~~The County shall apply H~~lighting standards ~~for within~~ the International Drive Activity Center ~~shall be adopted by December 1, 1991~~ to ensure safe nighttime outdoor activities. Such ~~regulations standards~~ shall ~~;~~

- A. Ensure, where appropriate, consistency in lighting style; and,
- B. ~~Include Address different~~ lighting standards ~~needs~~ for public and private property, ~~including standards for lighting sidewalks which reflect the need for such as~~ extensive nighttime lighting ~~of sidewalks~~ due to the considerable amount of nighttime tourist activity, ~~and. These standards shall include~~ lumens standards for different purposes, e.g., sidewalks, parking areas, road lighting.

Recommend revising to remove the December 1, 1991 deadline as the time has passed and lighting standards have not been adopted.

ID1.2.8

A funding mechanism, such as but not limited to an ~~Municipal Service Taxing Unit (MSTU(s))~~ and/or ~~Municipal Service Benefit Unit (MSBU(s))~~, for financing underground utilities, ~~maintenance of landscaping on public property~~, and lighting along major roads, including International Drive, shall be established.

Recommend revising to include maintenance of landscaping on public property from policy ID1.2.12. Three MSTUs were established for I-Drive: (1) administration, planning, and public safety; (2) Bus Service Area Fund; and (3) improving and beautifying a particular segment of International Drive.

ID1.2.9

~~The County shall apply S~~stormwater management facility criteria, designed to enhance the aesthetic quality of the area, ~~shall be included within~~ the International Drive Activity Center ~~development guidelines~~. Such criteria shall ~~;~~

- A. Allow for ~~the~~ combined or shared stormwater management techniques, where economically and technically reasonable and legally feasible, to maximize available developable land and add to the aesthetic quality of the area; and ~~shall~~,
- B. Require stormwater management facilities to be designed as an aesthetic feature, ~~z~~ except where determined by the County Engineer to be technically unfeasible.

Recommend revising the policy to remove reference to development guidelines, they were not adopted.

ID1.2.10

Sign regulations for the International Drive Activity Center, designed to clearly convey necessary information to an international market, and promote a consistent and aesthetic appearance by requiring uniform material and construction methods. ~~shall be adopted by December 1, 1991.~~

~~These regulations shall,~~

- ~~A. Limit sign size and number to avoid excessive clutter among sign displays and competition in their demand for public attention;~~
- ~~B. Promote a consistent and aesthetic appearance by requiring uniform material and construction methods;~~
- ~~C. Promote the use of multi-tenant signs for single developments in order to minimize the size and number of signage;~~
- ~~D. Include provisions to control sign lighting;~~
- ~~E. Specify criteria for use of small directional signs, including the requirement that all directional signs shall utilize the internationally recognized components;~~
- ~~F. Limit the use of temporary signs;~~
- ~~G. Prohibit new billboards within the Activity Center and require the elimination of existing billboards upon development/platting of the subject property; and shall,~~
- ~~H. Prohibit flashing, turning, or pulsating signs within the Activity Center boundaries.~~

Recommend revising to remove the December 1, 1991 deadline. The County adopted Tourist Commercial Signage in Article 31.5 of the Orange County Code that addresses the criteria of the policy.

ID1.2.11

~~The County shall apply H~~landscape criteria ~~regulations for within~~ the International Drive Activity Center; ~~that are~~ designed to promote and reflect the landscape character of Orange County and Central Florida; ~~shall be adopted by December 1, 1991.~~ These landscape ~~regulations-criteria~~ shall;

- A. Specify appropriate types and intensity of plants and trees on public and private property to ensure area enhancement and to establish an identity for the International Drive Activity Center;
- B. ~~Include provisions which e~~Emphasize the use of native plants for public and private property;
- C. ~~Be used as a tool to a~~Achieve a landscape design which complements and enhances the architecture of buildings, screens views of parking from rights-of-way, and provides visual and climatic relief from large expanses of parking and creates interest within pedestrian areas;
- D. Specify performance standards for maintenance of landscape on public and private property;
- E. Require the inclusion of plants and trees, e.g., Live Oaks, which create shade, z into Activity Center developments;
- F. Specify the type of trees to be planted in landscaped areas to ensure the creation of a canopy of trees along roadways and within parking areas (e.g., Lake Buena Vista); and ~~shall,~~
- G. ~~Require-Encourage~~ landscaping of public and private property ~~which-that creates-promotes~~ a unified development pattern within the International Drive Activity Center.

Recommend revising to remove the December 1, 1991 deadline for adoption of landscape regulations.

ID1.2.12

~~RESERVED. A funding mechanism, such as but not limited to an MSTU, shall be created for maintenance of landscaping on public property within the Activity Center.~~

Recommend that this policy be combined with ID1.2.8 as both reference establishing funding mechanisms.

ID1.2.13

Existing trees on public and private property within the International Drive Activity Center shall be saved whenever possible. Sidewalks shall be designed to save trees. ~~At a minimum, Orange County Ordinance 90-06 relating to cutting or destroying shade trees within public rights-of-way and Ordinance 85-33 relating to removal of trees on private property shall be enforced.~~

Recommend removal of references to existing codes relating to cutting or destroying shade trees within the public right-of-way.

ID1.2.14

~~Treated effluent-Reuse water~~ for landscape irrigation of public and private property shall be used whenever feasible.

Recommend revise the policy to encourage the reuse of water.

ID1.2.15	<p><u>To the extent permitted by law, The</u> reservation of a landscape/pedestrian/utility easement, 20 feet in width, shall be required along each side of all collector and arterial road rights-of-way as a condition of development approval. <u>This easement is exclusive of the transit easement noted in Policy ID2.2.2.</u></p>	<p>Recommend clarifying the policy so that the reader understands both easements are required.</p>
ID1.2.16	<p>On-site open space regulations shall be adopted by December 1, 1991 to promote the tourist oriented theme and encourage pedestrian activity. Such regulations shall:</p> <ul style="list-style-type: none"> A. Include provisions which support the objective to create street activity, including minimizing open space between buildings; B. Require open space within the International Drive Activity Center to be aggregated, whenever possible, in order to encourage the creation of usable open space; and shall, C. Require open space regulations to be linked to stormwater retention systems or part of a unified parkway or walkway system, where feasible. 	<p>Recommend revising to remove the December 1, 1991 deadline as open space regulations have not been adopted.</p>
ID1.2.17	<p>The County will develop and implement a parking standard to address the special parking requirements associated with mixed-use developments that incorporate one or more entertainment land uses. The process to develop a standard will evaluate shared parking opportunities for a mix of uses during peak use periods, the length of stay of patrons of the mixed-use establishment, the number and location of parking spaces required, the impact of transit and pedestrian service facilities on the need for parking, and the relationship between the mix, type and scale of uses and parking requirements. (Added 12/14; Ord. 2014-30)</p>	

OBJ 1.3 **The County shall continue to pursue transportation linkages between points of tourist arrival to the area and the International Drive Activity Center activity center. (~~Added-Amended~~ 12/00, Ord. 00-25)**

POLICIES

ID1.3.1 A direct transit connection from the International Airport and International Drive Activity Center shall be pursued by Orange County.

ID1.3.2 Orange County shall coordinate with Florida Department of Transportation (FDOT), LYNX, the Central Florida Expressway Authority, and other transportation agencies, as appropriate, to ensure ~~an adequate~~ level of service is maintained on roadways that serve the International Drive Activity Center, the Southern Connector and Beeline Expressway.

Recommend revising with updated agency names and clarification of the area referenced in the policy.

ID1.3.3 ~~RESERVED. The County shall petition FDOT and the Expressway Authority to erect a directional sign on Interstate 4, Turnpike, Beeline, and Southern Connector for the Activity Center, e.g., "International Drive Activity Center this exit." The logo food, gas and hotel signs shall also be requested.~~

Recommend deleting because International Drive has become recognized as a destination with directional signs on I-4.

OBJ1.4

The International Drive (I-Drive) District is generally located north of Central Florida Parkway, south of Carrier Drive, east of Interstate 4 and west of Shingle Creek, which is depicted as the I-Drive District Overlay on the Future Land Use Map. This District is the primary tourist destination of Orange County with venues and amenities for visitors, conventioners, local residents, and businesses. Orange County shall promote mixed-use development within the I-Drive District Overlay that is characterized by complete streets, urban amenities, and a safe and walkable pedestrian environment that reinforces the District’s stature as a world destination. (Added 6/16, Ord. 2016-15)

Staff recommends revising the Objective to distinguish between the Activity Center Districts and these policies are specific to the I-Drive District Overlay

Policies

ID1.4.1

I-Drive District Goals. As stated in the I-Drive 2040 Strategic Vision document accepted by the Board of County Commissioners on November 3, 2015, all future development and redevelopment within the I-Drive District Overlay shall strive to achieve the following District goals:

- **Connected:** Celebrate pedestrians by improving walkability, activating the streets, and offering ample multimodal options;
- **Complete:** Enable a complete community by ensuring that a diversity of uses, including residential, can be accommodated in the District;
- **Authentic:** Reinforce community identity and authenticity by providing civic and gathering spaces featuring public art;
- **Prosperous:** Foster economic development by promoting and facilitating infill and redevelopment opportunities within the District;
- **Sustainable:** Promote efficient use of natural resources by incorporating green building practices and capitalizing on local resources.
(Added 6/16, Ord. 2016-15)

I-Drive District and Sub-districts. The I-Drive District, depicted as an overlay on the Future Land Use Map, has been divided into eight (8) Sub-districts that are characterized by certain uses, activity types and their unique functions. These Sub-districts include the following:

1. **Convention Center:** With the Orange County Convention Center as the focal point, this sub-district's hotels and tourist-supportive properties provide conventioners with convenience and comfort in a walkable environment;
2. **Retail & Hospitality:** A mixed-use sub-district featuring lodging accommodations, restaurants, and shops. Situated around the Pointe Orlando complex and along the east side of International Drive this sub-district provides a venue for socialization to visitors;
3. **Entertainment:** Serving as the North I-Drive District gateway, this sub-district is characterized by large-scale tourist attractions and entertainment venues, and creates a point of interest for both local and worldwide visitors;
4. **Sea World:** Sea World, Discovery Cove, and Aquatica theme parks serve as the central attraction to this sub-district, with supportive uses such as office, retail, and residential developments;
5. **Destination Parkway:** An area centered around an abundance of residential development, this sub-district will serve as an incubator for vertically-integrated mixed-use development;
6. **Universal Boulevard:** With a well-balanced mix of housing, retail development, entertainment, and lodging, the Universal Boulevard Sub-District blends the needs and interests of local residents and tourists alike;
7. **Rosen & Shingle Creek:** Featuring the Rosen Shingle Creek Resort and golf course, this sub-district is prime for mixed-use development to provide an eastern edge to the I-Drive District;
8. **Universal:** Anchored with theme park attractions, this sub-district provides resort style development to visitors with a range of entertainment and retail options as well as supporting uses.
(Added 6/16, Ord. 2016-15)

ID1.4.3 **Conceptual Regulating Plan (CRP).** The Conceptual Regulating Plan (CRP) for the I-Drive District is included as Map 23 of the Future Land Use Map series. The CRP depicts the District's boundary and provides a general and illustrative representation of the desired development pattern, including locations of various development zones, known as transects, within the District. (Added 6/16, Ord. 2016-15)

ID1.4.3.1 **Transects.** Development densities and intensities within the I-Drive District shall be governed through the use of Transects. The transect zones shall feature primary emphasis on building form, building placement, block configuration and connectivity. The transects are defined as follows:

- T6 Core – General (T6 General): Consists of the highest density and height, with the greatest variety of uses. Streets have continuous street tree plantings and buildings are set close to wide sidewalks. This zone is predominantly used on major thoroughfare types including International Drive and Universal Boulevard, near planned transit stations, and abutting major intersections.
- T6 Core – International Drive (T6 I-Drive): Treated similarly to the T6 Core-General Zone. Setbacks and minimum building heights are calibrated to compliment the specific features of International Drive and effectively frame the public realm.
- T6 Core – Universal Boulevard (T6 Universal): Treated similarly to the T6 Core-General Zone. Setbacks and minimum building heights are calibrated to compliment the specific features of Universal Boulevard and effectively frame the public realm.
- Special Zone – Civic (SZ Civic): This zone and its code standards will be based on the Orange County Convention Center's 2015 Master Plan with strong emphasis on walkability, urban development, and civic open spaces.
- Special Zone – Theme Park (SZ Theme Park): This zone consists of theme park or entertainment complexes, and their entertainment, hotel, resort and accessory uses, without open, public access.
(Added 6/16, Ord. 2016-15)

- ID1.4.4 The land development code shall ~~be amended by December 2016, to~~ include regulations that implement the transect zones depicted on Map 23 of the Future Land Use Map Series. (Added 6/16, Ord. 2016-15)
- ID1.4.5 **Phased Implementation and Infrastructure Funding.** Implementation of I-Drive 2040 Strategic Vision shall be phased based on the 5/15/25-year infrastructure funding schedule, as presented in the I-Drive 2040 Strategic Vision document. (Added 6/16, Ord. 2016-15)
- Recommend revising to remove the December 2016 deadline. Regulations have been adopted as part of the Land Development Code, Chapter 38.

GOAL 2 The efficient, **safe, and convenient** movement of people **and goods** within the **International Drive** Activity Center shall be ensured by the development of a multi-modal transportation system.

Recommend revising to read safe and convenient movement as this is reflective of current transportation planning practices.

OBJ 2.1 The County shall continue to pursue an efficient ~~roadway-transportation~~ system within the **International Drive** Activity Center by establishing a ~~master roadway transportation~~ plan and development guidelines **encompassing the safety and convenience of all users and modes** as well as funding mechanisms to implement ~~the these roadway plans~~. (**Added-Amended 12/00, Ord. 00-25**)

Recommend revising to remove the word roadway and replace with transportation system reflecting the current approach to transportation planning.

POLICIES

ID2.1.1 ~~RESERVED. The master road network for the Activity Center shall be adopted as part of this plan. The conditions of development approval shall require development phasing consistent with the implementation of the master road network for the Activity Center. The master road network map is a planning instrument used to convey approximate locations of anticipated roadway links; the map does not function to reserve actual right-of-way corridors.~~

Recommend deleting because this requirement is included in the long-range transportation plan and it is not specific to I-Drive, it is a countywide policy.

ID2.1.2 ~~RESERVED. The capacity of the road network shall be protected by reducing automobile trips for non-residential development in the peak hour by requiring participation in an Activity Center traffic reduction plan. The traffic reduction plan shall be detailed in the development guidelines.~~

Recommend deleting because this requirement is included in the long-range transportation plan and it is not specific to I-Drive, it is a countywide policy.

ID2.1.3 ~~RESERVED. To the extent permitted by law, and as a condition of development approval, a developer's agreement shall be signed agreeing to, 1) provide and dedicate right-of-way as identified in the International Drive Master Roadway Plan, as applicable to subject property, prior to or concurrent with the issuance of development permits; 2) a maximum amount of \$150,000 per acre for required right-of-way; and, 3) participation in MSBU or other funding mechanism established to fund the acquisition and construction of the transportation system shall be required when established by the County. Right of way dedication shall be required prior to or concurrent with the issuance of building permits. (Added 12/00, Ord. 00-25)~~

Recommend deleting because this requirement is included in the long-range transportation plan and it is not specific to I-Drive, it is a countywide policy.

ID2.1.4 ~~RESERVED. Access management controls for development within the Activity Center shall be established by December 1, 1991 to ensure the efficient use of the road network and to enhance safety within the Activity Center. Such controls shall include, but not be limited to, shared access by cross access easements, and limited curb cuts, and joint access roads.~~

Recommend deleting because this requirement is included in the long-range transportation plan and it is not specific to I-Drive, it is a countywide policy.

ID2.1.5 Interconnection of adjacent developments within the International Drive Activity Center shall be a condition of approval either by cross access easements or by public right-of-way.

ID2.1.6 ~~RESERVED. The County shall not vacate existing rights of way unless simultaneous dedication of additional right of way, which ensures accessibility to landlocked portions of the Activity Center, occurs.~~

Recommend deleting because this requirement is included in the long-range transportation plan and it is not specific to I-Drive, it is a countywide policy.

ID2.1.7 ~~RESERVED. A Developer's Agreement for monitoring and modeling traffic shall be a condition of development approval.~~

Recommend deleting because this requirement is included in the long-range transportation plan and it is not specific to I-Drive, it is a countywide policy.

ID2.1.8 ~~RESERVED. The level of service (LOS) for County-maintained roads within the International Drive Activity Center Master Road network is as follows:~~

LOS	GENERALIZED PEAK HOUR
Principal Arterial	E
Minor Arterial	E
Collector	E

~~The County shall apply to the Florida Department of Transportation (FDOT) for a Special Transportation Area (STA) designation for the Activity Center to allow the above standards for State roads.~~

Recommend deleting because this requirement is included in the long-range transportation plan and it is not specific to I-Drive, it is a countywide policy.

ID2.1.9 Partnership agreements, once executed, shall be considered in the planning and scheduling of transportation improvements related to the International Drive Activity Center. (Added 12/00, Ord. 00-25)

Recommend adding the phrase "once executed" because these agreements are not effective until approved by the Board of County Commissioners

ID2.1.10

~~RESERVED. The following conceptual transportation improvements as depicted in Figure 2 shall be incorporated into the County's roadway improvement program contingent upon future partnership agreements. Where upon final alignments for individual projects shall be established as approved by the Board of County Commissioners. (Added 12/00, Ord. 00-25)~~

Recommend deleting because this requirement is included in the long-range transportation plan and it is not specific to I-Drive, it is a countywide policy.

- ~~1. Lake Avenue (collector)
 - Turkey Lake Road to Fenton Street Extension—new 4 lane
 - Winter Garden Vineland Road to Turkey Lake Road—2 to 4 lanes~~
- ~~2. Fenton Street (minor arterial)
 - Apopka Vineland Road to Westwood Boulevard Extension—new 4 lane~~
- ~~3. Westwood Boulevard Extension (collector)
 - Westwood Boulevard to International Drive—new 4 lane~~
- ~~4. Poinciana Boulevard (minor arterial)
 - International Drive to County Line—new 4 lane~~
- ~~5. International Drive Extension (minor arterial)
 - SR 536 to SR 535—new 6 lane~~
- ~~6. Un-named Road (minor arterial)
 - Poinciana Boulevard to Winter Garden Vineland Road—new 4 lane~~
- ~~7. North South Road (minor arterial)
 - Westwood Boulevard extension to Central Florida Greenway—new 4 lane~~
- ~~8. Lake Bryan Avenue
 - Winter Garden Vineland Road to North South Road~~

OBJ 2.2

~~In 1992, the International Drive Master Transit and Improvement District and its implementing International Drive Activity Center Transit Plan was created to foster an effective and efficient transit system by linking uses internal and external to the Activity Center through land development regulations and financing strategies. Land development regulations and financing strategies used within the International Drive Activity Center will foster an effective and efficient transit system that links internal and external land uses. (Added Amended 12/00, Ord. 00-25)~~

Recommend revising to create a clearer objective.

POLICIES

ID2.2.1

~~RESERVED. The development of the International Drive Activity Center Transit Plan shall be coordinated with LYNX (doing business as the Central Florida Regional Transportation Authority). The transit plan shall be adopted by Year 2010. The objectives of the transit plan are as follows:~~

Recommend deleting as the Activity Center Transit Plan never came to fruition.

- ~~A. Achievement of 15 percent of all potential vehicular trips within the activity center to be made by transit by the year 2005, and 25 percent by 2010;~~
- ~~B. Assurance of internal linkage of the tourist activities as well as linkage of residential areas to the employment areas;~~
- ~~C. Assurance of external linkage with regional transit system; and,~~
- ~~D. Assurance of minimum headways.~~
- ~~E. Development and implementation of mass transit, rail or circulate system by year 2010.~~
- ~~F. The Transit Plan shall be developed by following the same steps as referenced in Transit Element Policy 1.4.2. (Added 12/00, Ord. 00-25)~~

ID2.2.2	<p>To the extent permitted by law, the reservation of a 15 foot wide transit easement along each side of all major road rights-of-way shall be a condition of approval for development within the International Drive Activity Center. This easement is exclusive of the landscape/pedestrian/utility easement noted in Policy ID1.2.15. When the Activity Center Transit Plan is completed, any unused portions of easements shall be abandoned and vacated. Until the easement is utilized or abandoned, the fee title holder shall be entitled to make use of such easement areas for temporary uses such as, but not limited to, non-code required parking, landscaping and recreation areas. Such easement areas shall be considered as a part of the site area for development purposes.</p>	<p>Recommend revising to delete reference to the Activity Center Transit Plan, it never came to fruition.</p>
ID2.2.3	<p>Prior to implementation of an internal transit system, participation in or provision of a shuttle service to area attractions and transportation centers, shall be required as a condition of development approval is encouraged. The shuttle service shall be integrated with other area transit where feasible.</p>	<p>Recommend revising to encourage the use of shuttles instead of required as a condition of approval.</p>
ID2.2.4	<p>The County may consider the establishment of Aa Mass Transit Utility District, shall be established covering all property that will be serviced by or whose traffic flow could be benefited by a future transit facility. Participation in such district may reduce or eliminate the need/requirement for the provision of individual transit service (shuttle) or participation in other transit funding mechanisms.</p>	<p>Recommend revising this policy to consider the mass transit district.</p>
ID2.2.5	<p>RESERVED. All available transit system funding sources shall be continuously pursued by Orange County.</p>	<p>Recommend deleting because this is a countywide practice to pursue project-funding partners.</p>
ID2.2.6	<p>Major roads within the <u>International Drive</u> Activity Center and those serving the Orange County Convention Center shall be designed for transit accessibility, where appropriate, including road widths, intersection radii, and transit easements. (Added-Amended 12/00, Ord. 00-25)</p>	
ID2.2.7	<p>The minimum density for new residential development shall be enforced to achieve the objective of creating an effective transit system.</p>	
ID2.2.8	<p>Orange County shall consider adopting Ddensity/intensity bonuses for <u>the</u> on-site provision of major and minor Transit Stations, shall be given as outlined in the Activity Center development guidelines.</p>	<p>Staff recommends revising to direct the County to consider adopting bonuses.</p>

ID2.2.9	<p>By Year 2005, the International Drive Development Guidelines shall includeThe County shall consider <u>adopting</u> transit access-oriented design standards <u>within the International Drive Activity Center, in order</u> .Such standards shall be created to ensure that new developments are easily-accessible by transit vehicles consistent with the International Drive Activity Center Transit Plan. (<u>Added-Amended 12/00, Ord. 00-25</u>)</p>	<p>Recommend revising because the Activity Center Transit Plan and development guidelines were not adopted.</p>
ID2.2.10	<p>The County shall consider <u>creating</u> iincentives, such as density/intensity bonuses, shall be created for <u>the</u> provision of traffic reduction/transit use facilities such as park-and-ride lots on the periphery of the Activity Center or in shopping areas of the Activity Center Residential Area. These incentives shall be included in the Activity Center development guidelines adopted by December 1, 1991.</p>	<p>Recommend revising, as incentives were never created for traffic reduction/transit use facilities.</p>
ID2.2.11	<p>The development guidelines for the Activity Center shall allow forCounty shall consider <u>adopting</u> a reduction in parking requirements for development accessible to transit.</p>	<p>Recommend revising because development guidelines for the Activity Center were never adopted to allow for a reduction in parking requirements for development accessible to transit.</p>

OBJ 2.3 **The adopted future land use map and the International Drive Activity Center ~~development guidelines~~ shall facilitate a development pattern which encourages pedestrian activity, where appropriate.**
(Amended 6/16, Ord. 2016-15)

Staff recommends revising the policy by deleting development guidelines because these were not created or adopted for the International Drive Activity Center.

POLICIES

ID2.3.1 The County shall continually update the standards within the International Drive Activity Center ~~Development Guidelines~~ for development along the roads within the Activity Center, which will promote a pedestrian orientation, e.g., building orientation, wide sidewalks, and location of parking lots.
(~~Added~~ Amended 12/00, Ord. 00-25)

ID2.3.2 Sidewalks shall be designed and constructed to encourage pedestrian activity, including but not limited to required continuity from one parcel to another and minimum width of ten feet along all major roads.

ID2.3.3 ~~RESERVED. To the extent permitted by law, the reservation of a 20 foot wide landscape/pedestrian/utility easement, on all properties with road frontage, shall be a condition of approval for development within the Activity Center. The pedestrian easement shall be adjacent to the development side of the required transit easement as opposed to the road side if a transit easement is required.~~

Recommend deleting because this policy is proposed to be combined with International Drive Policy ID1.2.15

ID2.3.4 Pedestrian safety measures such as signalization, universal signage, and use of different pavers for pedestrian crossings or overpasses shall be implemented for pedestrian safety within the International Drive Activity Center.

ID2.3.5 Streetscape criteria shall be established in order to promote economic viability and create interest in walking. Streetscape shall consist of, but not be limited to, street art, benches, and shade by plantings. ~~The development guidelines shall detail~~ Various mechanisms, such as incentives, private investment, or use of a Municipal Service Benefit Unit (MSBU), may be employed for the streetscape program.

Recommend revising the policy to remove reference to development guidelines as these were not created or adopted.

GOAL 3

~~It is Orange County's goal to facilitate the development of residential~~ **Residential development in proximity to employment areas of the International Drive Activity Center shall be facilitated in order to minimize travel distance and time between the uses.** (Amended 6/16, Ord. 2016-15)

Recommend revising to clarify the intent of the goal.

OBJ 3.1

Orange County shall use the adopted Future Land Use Map and conditions of development approval to ensure housing, affordable to tourist oriented employment, is built within the International Drive Activity Center in a neighborhood character.

POLICIES

ID3.1.1

Specific areas for residential neighborhoods shall be designated on the Future Land Use Map to provide for reduced home-based/work trip lengths. The following uses shall be allowed within the International Drive Activity Center Residential (ACR) area: (Added 10/94, Ord. 94-20; Amended 11/99, Ord. 99-19)

Residential (minimum 12 dwelling units per acre, maximum 30 units per acre)	
Neighborhood Support (as detailed below)	
Supermarket	Pet Shops
Other Retail Food Stores (e.g., bakery, butcher, fish market)	Book and Stationery Stores
Florist	Liquor Stores
Drug Stores	Veterinary
Sporting Goods Stores	Child Care
Jewelry Stores	Business and Personal Services
Eating and Drinking Establishments	Medical Offices
Clothing and Shoe Stores	Automobile Service Stations
Fabric Stores	Banks
Hardware Stores	Barbers/Beauty Shops
Auto and Home Supply Stores	Laundry and Dry Cleaning
Retail Nurseries and Garden Stores	Shoe Repair
Toy and Game Shops	Travel Agent
Retail Music Stores	Public Facilities and services
Pet Shops	
Book and Stationery Stores	
Liquor Stores	
Veterinary	
Child Care	
Business and Personal Services	
Medical Offices	
Automobile Service Stations	
Banks	
Barbers/Beauty Shops	
Laundry and Dry Cleaning	
Shoe Repair	
Travel Agent	
Public Facilities and services	
Short-term Rental (**restricted)	
Bed and breakfast (**restricted)	
Religious Institutions	
Health and Fitness Centers	
Other uses determined, by the Planning and/or the Zoning Directors Managers , to be similar and compatible with the neighborhood character	
** Short-term Rental and Bed and Breakfast uses shall be restricted to the following:	
Minimum lot aggregation for a development project of no less than 10 acres, unless individually approved by the Planning Manager in such cases for existing single-family homes as of the adoption date of this amendment;	
Maximum height of 35 feet or three stories;	
Design shall be of a residential character to include, but not be limited to a pitched roof and pedestrian-friendly streetscape and landscape consistent with policies of the International Drive Activity Center Element.	

ID3.1.2

~~Consistent with the Future Land Use Element Policy 1.1.13 and the Housing Element Policy 1.1.1 a The County may consider granting a~~ density bonus, ~~as specified in the International Drive Activity Center development guidelines, shall be granted with for~~ the provision of affordable housing within the International Drive Activity Center Residential (ACR) Area. Determination of "affordable" shall be consistent with the County's Affordable Housing Threshold Criteria.

Recommend deleting references to Future Land Use Policy FLU1.1.13 because it is not a valid reference. Housing Element Policy H1.1.1 is not a correct reference, the policy no longer exists. The reference to the County's Affordable Housing Threshold Criteria is not accurate.

~~If the density bonus is granted, the developer shall enter into an agreement with the County establishing the terms and conditions of the deed restrictions to be placed on the units to ensure the units remain affordable to low and moderate income persons for a period of at least 20 years. The restrictions shall run with the land and shall be enforceable by the County until such restrictions expire. The County Attorney shall approve all such agreements prior to execution. (Added Amended 12/00, Ord. 00-25)~~

ID3.1.3

Due to the intent of the nonresidential uses (excluding public facilities and services) permitted in the Activity Center Residential (ACR) Areas, such uses will only be approved concurrent with, and/or conditioned upon the construction of, the residential units at a rate of 10,000 square feet per 125 units, with a maximum of 50,000 square feet of non-residential neighborhood support uses per development. Such uses shall be aggregated in Neighborhood and Community Shopping Areas, centrally located to the built residential units, and designed for pedestrian accessibility. (Added 11/99, Ord. 99-19)

ID3.1.4

Development of nonresidential uses in the Activity Center Mixed Use (ACMU) area shall be conditioned upon the development of residential units within the areas designated as Activity Center Residential (ACR) on the Future Land Use Map. ~~The criteria for such linkage shall be defined in the International Drive Activity Center Development Guidelines.~~ The linkage program shall include a payment in lieu of development provision.

Recommend revising the policy to remove reference to development guidelines as these were not created or adopted.

ID3.1.5 An intensity bonus of nonresidential floor area ratio or hotel units, as specified in the development guidelines, shall be given to developers of Activity Center Mixed Use (ACMU) property who propose to build affordable housing within a designated Activity Center Residential Area (ACR). The building permits for that construction permitted by the bonus shall not be issued until 50 percent of the affordable housing linked to the project is built. Determination of "affordable" shall be consistent with the County's Affordable Housing Threshold Criteria Administrative Regulation #11.02.06#4.08.

If the density bonus is granted, the developer shall enter into an agreement with the County establishing the terms and conditions of the deed restrictions to be placed on the units to ensure the units remain affordable to low and moderate income persons for a period of at least 20 years. The restrictions shall run with the land and shall be enforceable by the County until such restrictions expire. The County Attorney shall approve all such agreements prior to execution.

ID3.1.6 Time-share units built within the International Drive Activity Center shall be considered as a hotel/motel use and permitted only in the Activity Center Mixed Use (ACMU) designated areas. This policy shall not apply to Planned Developments that were approved for resort residential uses prior to January 1, 1987.

ID3.1.7 ~~RESERVED. Conversion of approved multi-family development within the Activity Center Mixed Use area to time-share units, or other hotel/motel type units, shall require a rezoning and/or amendment to the Planned Development Land Use Plan.~~

Recommend deleting because this is required of any change to Planned Development in any future land use or PD zoning.

ID3.1.8 Other mechanisms to ensure the construction of affordable housing within the Activity Center shall be continuously pursued by Orange County.

GOAL 4

~~It is Orange County's goal to ensure a balance between infrastructure programming and land use will be balanced within the International Drive Activity Center.~~

Recommend revising to clarify the intent.

OBJ 4.1

Development regulations and financing mechanisms for the provision of infrastructure necessary to support the intended intensity of development within the International Drive Activity Center, shall be established prior to the issuance of building permits for development within the activity center.
(Amended 6/16, Ord. 2016-15)

POLICIES

ID4.1.1

Approval of development within the International Drive Activity Center shall be conditioned upon the availability of adequate services and facilities as measured by the adopted level of service/quality standards of the comprehensive plan.

ID4.1.2

A funding strategy, including but not limited to Municipal Service Benefit Unit (MSBU), ad valorem taxes, transportation/transit utility district, and impact fees, shall be adopted to ensure provision and maintenance of the adopted level of service/quality standards. Conditions of approval for development within the International Drive Activity Center shall be used to implement the funding strategy.

ID4.1.3

The Capital Improvements Element and Capital Improvement Plan shall include infrastructure improvements for the International Drive Activity Center based on the approved infrastructure financing plan.

ID4.1.4

The road right-of-way and centerline shall be planned and acquired as far in advance as possible to minimize road and construction costs. Full projected right-of-way costs and the incremental cost (if any) for underground electric distribution and landscaping of public rights-of-way shall be included in any road construction financing proposal. The County shall establish a Municipal Service Benefit Unit (MSBU) or other financing mechanism for the design and acquisition of road rights-of-way.

GOAL 5

~~It is Orange County's goal to ensure~~**New land uses will be compatible with compatibility and environmental protection within and adjacent to the International Drive Activity Center.**

(Amended 6/16, Ord. 2016-15)

Recommend revising to clarify the intent of the goal.

OBJ 5.1

In order to minimize adverse development impacts, the County will pursue adoption of land development regulations to ensure land use compatibility and environmental protection within and adjacent to the

~~International Drive~~ Activity Center. (Added 12/00, Ord. 00-25; Amended 06/17, Ord. 2017-12)

POLICIES

ID5.1.1

~~International Drive Activity Center Development Guidelines of b~~Buffer techniques and varied development densities and intensities shall be ~~employed adopted by December 2001, which shall to~~ ensure land use compatibility, ~~environmental protection,~~ and provide transitional land use activities within and adjacent to the ~~International Drive A~~activity ~~C~~center consistent with the objective. (~~Added-Amended~~ 12/00, Ord. 00-25)

Recommend revising the policy to remove "environmental protection as Chapter 15 contains requirements that apply County wide.

ID5.1.2

~~RESERVED. Varied densities and intensities of development shall be used to transition land use within and adjacent to the Activity Center.~~

Recommend deleting as this is mentioned in Policy ID5.1.1

ID5.1.3

The International Drive Activity Center Development Guidelines shall include effective land use buffering regulations to provide for the protection of the Lake Willis single family homes.

ID5.1.4

~~RESERVED. Where applicable, development shall comply with regulations established to protect the habitats of wildlife species listed by both the U.S. Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission. (Added 12/00, Ord. 00-25)~~

Recommend deleting because development must comply with State and Federal laws.

ID5.1.5

Stormwater management systems, which are designed as permanent wet detention ponds, greater than one acre, and not maintained by Orange County, shall be designed, operated, and maintained so as to resemble a natural pond to the greatest extent practicable.

ID5.1.6

~~RESERVED. In order to preserve rare natural resources, native vegetation shall be incorporated into the overall landscape design and vegetative buffers to the extent practical. Special consideration for protection shall be given to Sand Pine, Longleaf Pine/Turkey Oak, and Oak Scrub communities.~~

EPD does not require a habitat study prior to land use plan approval. Wildlife permits are issued at the State or Federal level.

ID5.1.7

~~RESERVED. Where potential habitats of plants and animals listed as, threatened, endangered, or species of special concern are reasonably expected to exist, studies shall be undertaken prior to the approval of a Land Use Plan to determine if such habitats do exist. If such species are found, a mitigation/management/protection plan shall be required and approved by the appropriate County, state and federal regulatory agencies prior to the approval of the Development Plan.~~

EPD does not require a habitat study prior to land use plan approval. Wildlife permits are issued at the State or Federal level.

ID5.1.8

~~RESERVED. A transfer of development rights, at a ratio of 1:1.25, shall be given for dedication of development rights for upland property containing plant and/or animal habitats listed as rare, threatened, endangered or species of special concern. Such transfer shall occur internal to the project site and shall only be given where the proposed protection property is part of a viable system as determined by Orange County.~~

EPD does not require a habitat study prior to land use plan approval. Wildlife permits are issued at the State or Federal level.

International Drive Element Goals, Objectives and Policies

GOAL 1 It is Orange County's goal to promote tourism by the development of an economically viable, well planned tourist oriented International Drive (I-Drive) Area made up of the International Drive Activity Center and the I-Drive District Overlay. (Amended 6/16, Ord. 2016-15)

OBJ 1.1 Orange County shall establish the boundaries of the tourist-oriented Activity Center and assign future land uses which permit a mixture of tourism related uses. (Amended 6/16, Ord. 2016-15)

POLICIES

ID1.1.1 The Future Land Use Map and Development within the International Drive Activity Center shall reflect the identified goals and objectives contained herein.

ID1.1.2 To encourage increased transit and pedestrian activity within the International Drive Activity Center, uses shall be balanced between projected density/intensity, and a mixture of land uses and planned infrastructure. (Amended 12/00, Ord. 00-25)

ID1.1.3 Land use designations, which encourage a mixture of tourist related development, shall be included in the International Drive Activity Center. Permitted uses within the Activity Center Mixed Use (ACMU) area shall reflect a tourist orientation and are as follows: (Amended 10/94, Ord. 94-20)

Hotel/motel/time-share	Child care
Residential (minimum 12, maximum 30 dwelling units/acre)	Business and Personal services
Retail Uses	Medical offices
Amusement centers, including theaters, including theme attractions	Veterinary
Night clubs	Automobile Service Stations
Conference Centers	Car wash
Health spas	Banks
Public community facilities & services	Laundry and dry cleaning
Car rental agency	Travel Agent
Eating and Drinking Establishments	Warehouses, ancillary to other uses permitted
Other similar and compatible tourist commercial uses as determined by the Planning and Zoning Managers	Public Services and Facilities

ID1.1.4 (Policy deleted 12/14, Ord. 2014-30; see Policy FLU1.1.4(D).)

ID1.1.5 Nonresidential development shall be conditioned upon the development and/or availability of residential units within the areas designated as Activity Center Residential (ACR) on the Future Land Use Map, to the extent permitted by law. Any linkage program may allow a payment in lieu of development provision.

- ID1.1.6 Any land use which, as determined by the County, is out of harmony with the intended character of the International Drive Activity Center shall be prohibited within the Activity Center. Such prohibited uses shall include, but not be limited, to the following:
- A. Uses which emit odorous, noxious, caustic or corrosive matter, whether toxic or non-toxic;
 - B. Any drilling, excavation and/or removal of earth materials except for water wells or as part of normal grading operations in connection with construction of approved improvements;
 - C. Any dumping, disposal, incineration, or reduction of garbage or refuse of any nature whatsoever, other than handling or reducing any such waste matter if actually produced on the premises from authorized uses and if handled in a reasonable clean and sanitary manner;
 - D. Adult entertainment establishments; and,
 - E. Outdoor display or storage of goods or products.
- ID1.1.7 In order to separate residential neighborhoods from, and to reserve the most appropriate areas for tourist related businesses, no more than 30 percent of a site designated for Activity Center Mixed Use (ACMU) shall be used for residential purposes.
- ID1.1.8 RESERVED.
- ID1.1.9 RESERVED.
- ID1.1.10 RESERVED.

OBJ 1.2 Orange County shall create development guidelines to ensure an aesthetic and well organized character of the International Drive Activity Center.

POLICIES

ID1.2.1 RESERVED.

ID1.2.2 A tourist commercial/Activity Center zoning district shall be established as part of the Land Development Code. Until the existence of such district, all development within the International Drive Activity Center shall be approved as a Planned Development (PD) district. This policy does not apply to property located within the I-Drive District Overlay. Refer to International Drive OBJ1.4.

ID1.2.3 The International Drive Activity Center shall be developed in a comprehensive and unified fashion. Gateways shall be designed and implemented to ensure the International Drive Activity Center is an identifiable destination.

ID1.2.4 RESERVED.

ID1.2.5 RESERVED.

ID1.2.6 Underground electrical distribution lines shall be required within the International Drive Activity Center.

ID1.2.7 The County shall apply lighting standards within the International Drive Activity Center to ensure safe nighttime outdoor activities. Such standards shall:

- A. Ensure, where appropriate, consistency in lighting style; and,
- B. Address different lighting needs for public and private property, such as extensive nighttime lighting of sidewalks due to the considerable amount of nighttime tourist activity, and lumens standards for different purposes, e.g., sidewalks, parking areas, road lighting.

ID1.2.8 A funding mechanism, such as but not limited to a Municipal Service Taxing Unit (MSTU(s)) and/or Municipal Service Benefit Unit (MSBU(s)), for financing underground utilities, maintenance of landscaping on public property, and lighting along major roads, including International Drive, shall be established.

ID1.2.9 The County shall apply stormwater management facility criteria, designed to enhance the aesthetic quality of the area, within the International Drive Activity Center. Such criteria shall:

- A. Allow for combined or shared stormwater management techniques, where economically and technically reasonable and legally feasible, to maximize available developable land and add to the aesthetic quality of the area; and
- B. Require stormwater management facilities to be designed as an aesthetic feature, except where determined by the County Engineer to be technically unfeasible.

ID1.2.10 Sign regulations for the International Drive Activity Center, designed to clearly convey necessary information to an international market, and promote a consistent and aesthetic appearance by requiring uniform material and construction methods.

- ID1.2.11 The County shall apply landscape criteria within the International Drive Activity Center that are designed to promote and reflect the landscape character of Orange County and Central Florida. These landscape criteria shall:
- A. Specify appropriate types and intensity of plants and trees on public and private property to ensure area enhancement and to establish an identity for the International Drive Activity Center;
 - B. Emphasize the use of native plants for public and private property;
 - C. Achieve a landscape design which complements and enhances the architecture of buildings, screens views of parking from rights-of-way, and provides visual and climatic relief from large expanses of parking and creates interest within pedestrian areas;
 - D. Specify performance standards for maintenance of landscape on public and private property;
 - E. Require the inclusion of plants and trees, e.g., Live Oaks, which create shade, into Activity Center developments;
 - F. Specify the type of trees to be planted in landscaped areas to ensure the creation of a canopy of trees along roadways and within parking areas (e.g., Lake Buena Vista); and
 - G. Encourage landscaping of public and private property that promotes a unified development pattern within the International Drive Activity Center.
- ID1.2.12 RESERVED.
- ID1.2.13 Existing trees on public and private property within the International Drive Activity Center shall be saved whenever possible. Sidewalks shall be designed to save trees.
- ID1.2.14 Reuse water for landscape irrigation of public and private property shall be used whenever feasible.
- ID1.2.15 To the extent permitted by law, the reservation of a landscape/pedestrian/utility easement, 20 feet in width, shall be required along each side of all collector and arterial road rights-of-way as a condition of development approval. This easement is exclusive of the transit easement noted in Policy ID2.2.2.
- ID1.2.16 On-site open space regulations shall be adopted to promote the tourist oriented theme and encourage pedestrian activity. Such regulations shall:
- A. Include provisions which support the objective to create street activity, including minimizing open space between buildings;
 - B. Require open space within the International Drive Activity Center to be aggregated, whenever possible, in order to encourage the creation of usable open space; and shall,
 - C. Require open space regulations to be linked to stormwater retention systems or part of a unified parkway or walkway system, where feasible.
- ID1.2.17 The County will develop and implement a parking standard to address the special parking requirements associated with mixed-use developments that incorporate one or more entertainment land uses. The process to develop a standard will evaluate shared parking opportunities for a mix of uses during peak use periods, the length of stay of patrons of the mixed-use establishment, the number and location of parking spaces required, the impact of transit and pedestrian service facilities on the need for parking, and the relationship between the mix, type and scale of uses and parking requirements. (Added 12/14; Ord. 2014-30)

OBJ 1.3 The County shall continue to pursue transportation linkages between points of tourist arrival to the area and the International Drive Activity Center. (Amended 12/00, Ord. 00-25)

POLICIES

- ID1.3.1 A direct transit connection from the International Airport and International Drive Activity Center shall be pursued by Orange County.
- ID1.3.2 Orange County shall coordinate with Florida Department of Transportation (FDOT), LYNX, the Central Florida Expressway Authority, and other transportation agencies, as appropriate, to ensure level of service is maintained on roadways that serve the International Drive Activity Center.
- ID1.3.3 RESERVED.

OBJ1.4 **The International Drive (I-Drive) District is generally located north of Central Florida Parkway, south of Carrier Drive, east of Interstate 4 and west of Shingle Creek, which is depicted as the I-Drive District Overlay on the Future Land Use Map. This District is the primary tourist destination of Orange County with venues and amenities for visitors, conventioners, local residents, and businesses. Orange County shall promote mixed-use development within the I-Drive District Overlay that is characterized by complete streets, urban amenities, and a safe and walkable pedestrian environment that reinforces the District’s stature as a world destination. (Added 6/16, Ord. 2016-15)**

Policies

ID1.4.1 **I-Drive District Goals.** As stated in the I-Drive 2040 Strategic Vision document accepted by the Board of County Commissioners on November 3, 2015, all future development and redevelopment within the I-Drive District Overlay shall strive to achieve the following District goals:

- **Connected:** Celebrate pedestrians by improving walkability, activating the streets, and offering ample multimodal options;
- **Complete:** Enable a complete community by ensuring that a diversity of uses, including residential, can be accommodated in the District;
- **Authentic:** Reinforce community identity and authenticity by providing civic and gathering spaces featuring public art;
- **Prosperous:** Foster economic development by promoting and facilitating infill and redevelopment opportunities within the District;
- **Sustainable:** Promote efficient use of natural resources by incorporating green building practices and capitalizing on local resources.
(Added 6/16, Ord. 2016-15)

ID1.4.2

I-Drive District and Sub-districts. The I-Drive District, depicted as an overlay on the Future Land Use Map, has been divided into eight (8) Sub-districts that are characterized by certain uses, activity types and their unique functions. These Sub-districts include the following:

1. **Convention Center:** With the Orange County Convention Center as the focal point, this sub-district's hotels and tourist-supportive properties provide conventioners with convenience and comfort in a walkable environment;
2. **Retail & Hospitality:** A mixed-use sub-district featuring lodging accommodations, restaurants, and shops. Situated around the Pointe Orlando complex and along the east side of International Drive this sub-district provides a venue for socialization to visitors;
3. **Entertainment:** Serving as the North I-Drive District gateway, this sub-district is characterized by large-scale tourist attractions and entertainment venues, and creates a point of interest for both local and worldwide visitors;
4. **Sea World:** Sea World, Discovery Cove, and Aquatica theme parks serve as the central attraction to this sub-district, with supportive uses such as office, retail, and residential developments;
5. **Destination Parkway:** An area centered around an abundance of residential development, this sub-district will serve as an incubator for vertically-integrated mixed-use development;
6. **Universal Boulevard:** With a well-balanced mix of housing, retail development, entertainment, and lodging, the Universal Boulevard Sub-District blends the needs and interests of local residents and tourists alike;
7. **Rosen & Shingle Creek:** Featuring the Rosen Shingle Creek Resort and golf course, this sub-district is prime for mixed-use development to provide an eastern edge to the I-Drive District;
8. **Universal:** Anchored with theme park attractions, this sub-district provides resort style development to visitors with a range of entertainment and retail options as well as supporting uses.
(Added 6/16, Ord. 2016-15)

ID1.4.3

Conceptual Regulating Plan (CRP). The Conceptual Regulating Plan (CRP) for the I-Drive District is included as Map 23 of the Future Land Use Map series. The CRP depicts the District's boundary and provides a general and illustrative representation of the desired development pattern, including locations of various development zones, known as transects, within the District. (Added 6/16, Ord. 2016-15)

- ID1.4.3.1 **Transects.** Development densities and intensities within the I-Drive District shall be governed through the use of Transects. The transect zones shall feature primary emphasis on building form, building placement, block configuration and connectivity. The transects are defined as follows:
- T6 Core – General (T6 General): Consists of the highest density and height, with the greatest variety of uses. Streets have continuous street tree plantings and buildings are set close to wide sidewalks. This zone is predominantly used on major thoroughfare types including International Drive and Universal Boulevard, near planned transit stations, and abutting major intersections.
 - T6 Core – International Drive (T6 I-Drive): Treated similarly to the T6 Core-General Zone. Setbacks and minimum building heights are calibrated to compliment the specific features of International Drive and effectively frame the public realm.
 - T6 Core – Universal Boulevard (T6 Universal): Treated similarly to the T6 Core-General Zone. Setbacks and minimum building heights are calibrated to compliment the specific features of Universal Boulevard and effectively frame the public realm.
 - Special Zone – Civic (SZ Civic): This zone and its code standards will be based on the Orange County Convention Center’s 2015 Master Plan with strong emphasis on walkability, urban development, and civic open spaces.
 - Special Zone – Theme Park (SZ Theme Park): This zone consists of theme park or entertainment complexes, and their entertainment, hotel, resort and accessory uses, without open, public access.
(Added 6/16, Ord. 2016-15)
- ID1.4.4 The land development code shall include regulations that implement the transect zones depicted on Map 23 of the Future Land Use Map Series. (Added 6/16, Ord. 2016-15)
- ID1.4.5 **Phased Implementation and Infrastructure Funding.** Implementation of I-Drive 2040 Strategic Vision shall be phased based on the 5/15/25-year infrastructure funding schedule, as presented in the I-Drive 2040 Strategic Vision document. (Added 6/16, Ord. 2016-15)

GOAL 2 **The efficient, safe, and convenient movement of people and goods within the International Drive Activity Center shall be ensured by the development of a multi-modal transportation system.**

OBJ 2.1 **The County shall continue to pursue an efficient transportation system within the International Drive Activity Center by establishing a transportation plan and development guidelines encompassing the safety and convenience of all users and modes as well as funding mechanisms to implement these plans. (Amended 12/00, Ord. 00-25)**

POLICIES

ID2.1.1 RESERVED.

ID2.1.2 RESERVED.

ID2.1.3 RESERVED.

ID2.1.4 RESERVED.

ID2.1.5 Interconnection of adjacent developments within the International Drive Activity Center shall be a condition of approval either by cross access easements or by public right-of-way.

ID2.1.6 RESERVED.

ID2.1.7 RESERVED.

ID2.1.8 RESERVED.

ID2.1.9 Partnership agreements, once executed, shall be considered in the planning and scheduling of transportation improvements related to the International Drive Activity Center. (Added 12/00, Ord. 00-25)

ID2.1.10 RESERVED.

OBJ 2.2 Land development regulations and financing strategies used within the International Drive Activity Center will foster an effective and efficient transit system that links internal and external land uses. (Amended 12/00, Ord. 00-25)

POLICIES

- ID2.2.1 RESERVED.
- ID2.2.2 To the extent permitted by law, the reservation of a 15 foot wide transit easement along each side of all major road rights-of-way shall be a condition of approval for development within the International Drive Activity Center. This easement is exclusive of the landscape/pedestrian/utility easement noted in Policy ID1.2.15
- ID2.2.3 Prior to implementation of an internal transit system, participation in or provision of a shuttle service to area attractions and transportation centers is encouraged. The shuttle service shall be integrated with other area transit where feasible.
- ID2.2.4 The County may consider the establishment of a Mass Transit Utility District, covering all property that will be serviced by or whose traffic flow could be benefited by a future transit facility. Participation in such district may reduce or eliminate the need/requirement for the provision of individual transit service (shuttle) or participation in other transit funding mechanisms.
- ID2.2.5 RESERVED.
- ID2.2.6 Major roads within the International Drive Activity Center and those serving the Orange County Convention Center shall be designed for transit accessibility, where appropriate, including road widths, intersection radii, and transit easements. (Amended 12/00, Ord. 00-25)
- ID2.2.7 The minimum density for new residential development shall be enforced to achieve the objective of creating an effective transit system.
- ID2.2.8 Orange County shall consider adopting density/intensity bonuses for the on-site provision of major and minor Transit Stations. .
- ID2.2.9 The County shall consider adopting transit oriented design standards within the International Drive Activity Center, in order to ensure that new developments are accessible by transit vehicles. (Amended 12/00, Ord. 00-25)
- ID2.2.10 The County shall consider creating incentives, such as density/intensity bonuses, for the provision of traffic reduction/transit use facilities such as park-and-ride lots on the periphery of the Activity Center or in shopping areas of the Activity Center Residential Area.
- ID2.2.11 The County shall consider adopting a reduction in parking requirements for development accessible to transit.

OBJ 2.3 The adopted future land use map and the International Drive Activity Center shall facilitate a development pattern which encourages pedestrian activity, where appropriate. (Amended 6/16, Ord. 2016-15)

POLICIES

- ID2.3.1 The County shall continually update the standards within the International Drive Activity Center for development along the roads within the Activity Center, which will promote a pedestrian orientation, e.g., building orientation, wide sidewalks, and location of parking lots. (Amended 12/00, Ord. 00-25)
- ID2.3.2 Sidewalks shall be designed and constructed to encourage pedestrian activity, including but not limited to required continuity from one parcel to another and minimum width of ten feet along all major roads.
- ID2.3.3 RESERVED.
- ID2.3.4 Pedestrian safety measures such as signalization, universal signage, and use of different pavers for pedestrian crossings or overpasses shall be implemented for pedestrian safety within the International Drive Activity Center.
- ID2.3.5 Streetscape criteria shall be established in order to promote economic viability and create interest in walking. Streetscape shall consist of, but not be limited to, street art, benches, and shade by plantings. Various mechanisms, such as incentives, private investment, or use of a Municipal Service Benefit Unit (MSBU), may be employed for the streetscape program.

GOAL 3 Residential development in proximity to employment areas of the International Drive Activity Center shall be facilitated in order to minimize travel distance and time between the uses. (Amended 6/16, Ord. 2016-15)

OBJ 3.1 Orange County shall use the adopted Future Land Use Map and conditions of development approval to ensure housing, affordable to tourist oriented employment, is built within the International Drive Activity Center in a neighborhood character.

POLICIES

ID3.1.1 Specific areas for residential neighborhoods shall be designated on the Future Land Use Map to provide for reduced home-based/work trip lengths. The following uses shall be allowed within the International Drive Activity Center Residential (ACR) area: (Added 10/94, Ord. 94-20; Amended 11/99, Ord. 99-19)

Residential (minimum 12 dwelling units per acre, maximum 30 units per acre)	
Neighborhood Support (as detailed below)	
Supermarket	Pet Shops
Other Retail Food Stores (e.g., bakery, butcher, fish market)	Book and Stationery Stores
Florist	Liquor Stores
Drug Stores	Veterinary
Sporting Goods Stores	Child Care
Jewelry Stores	Business and Personal Services
Eating and Drinking Establishments	Medical Offices
Clothing and Shoe Stores	Automobile Service Stations
Fabric Stores	Banks
Hardware Stores	Barbers/Beauty Shops
Auto and Home Supply Stores	Laundry and Dry Cleaning
Retail Nurseries and Garden Stores	Shoe Repair
Toy and Game Shops	Travel Agent
Retail Music Stores	Public Facilities and services
Short-term Rental (**restricted)	
Bed and breakfast (**restricted)	
Religious Institutions	
Health and Fitness Centers	
Other uses determined, by the Planning and/or the Zoning Managers, to be similar and compatible with the neighborhood character	
** Short-term Rental and Bed and Breakfast uses shall be restricted to the following:	
Minimum lot aggregation for a development project of no less than 10 acres, unless individually approved by the Planning Manager in such cases for existing single-family homes as of the adoption date of this amendment;	
Maximum height of 35 feet or three stories;	
Design shall be of a residential character to include, but not be limited to a pitched roof and pedestrian-friendly streetscape and landscape consistent with policies of the International Drive Activity Center Element.	

- ID3.1.2 The County may consider granting a density bonus for the provision of affordable housing within the International Drive Activity Center Residential (ACR) Area. Determination of "affordable" shall be consistent with the County's Affordable Housing Threshold Criteria.
(Amended 12/00, Ord. 00-25)
- ID3.1.3 Due to the intent of the nonresidential uses (excluding public facilities and services) permitted in the Activity Center Residential (ACR) Areas, such uses will only be approved concurrent with, and/or conditioned upon the construction of, the residential units at a rate of 10,000 square feet per 125 units, with a maximum of 50,000 square feet of non-residential neighborhood support uses per development. Such uses shall be aggregated in Neighborhood and Community Shopping Areas, centrally located to the built residential units, and designed for pedestrian accessibility. (Added 11/99, Ord. 99-19)
- ID3.1.4 Development of nonresidential uses in the Activity Center Mixed Use (ACMU) area shall be conditioned upon the development of residential units within the areas designated as Activity Center Residential (ACR) on the Future Land Use Map. The linkage program shall include a payment in lieu of development provision.
- ID3.1.5 An intensity bonus of nonresidential floor area ratio or hotel units, as specified in the development guidelines, shall be given to developers of Activity Center Mixed Use (ACMU) property who propose to build affordable housing within a designated Activity Center Residential Area (ACR). The building permits for that construction permitted by the bonus shall not be issued until 50 percent of the affordable housing linked to the project is built. Determination of "affordable" shall be consistent with the County's Affordable Housing Threshold Criteria Administrative Regulation #4.08.

If the density bonus is granted, the developer shall enter into an agreement with the County establishing the terms and conditions of the deed restrictions to be placed on the units to ensure the units remain affordable to low and moderate income persons for a period of at least 20 years. The restrictions shall run with the land and shall be enforceable by the County until such restrictions expire. The County Attorney shall approve all such agreements prior to execution.
- ID3.1.6 Time-share units built within the International Drive Activity Center shall be considered as a hotel/motel use and permitted only in the Activity Center Mixed Use (ACMU) designated areas. This policy shall not apply to Planned Developments that were approved for resort residential uses prior to January 1, 1987.
- ID3.1.7 RESERVED.
- ID3.1.8 Other mechanisms to ensure the construction of affordable housing within the Activity Center shall be continuously pursued by Orange County.

GOAL 4 Infrastructure programming and land use will be balanced within the International Drive Activity Center.

OBJ 4.1 Development regulations and financing mechanisms for the provision of infrastructure necessary to support the intended intensity of development within the International Drive Activity Center, shall be established prior to the issuance of building permits for development within the activity center.
(Amended 6/16, Ord. 2016-15)

POLICIES

- ID4.1.1 Approval of development within the International Drive Activity Center shall be conditioned upon the availability of adequate services and facilities as measured by the adopted level of service/quality standards of the comprehensive plan.
- ID4.1.2 A funding strategy, including but not limited to Municipal Service Benefit Unit (MSBU), ad valorem taxes, transportation/transit utility district, and impact fees, shall be adopted to ensure provision and maintenance of the adopted level of service/quality standards. Conditions of approval for development within the International Drive Activity Center shall be used to implement the funding strategy.
- ID4.1.3 The Capital Improvements Element and Capital Improvement Plan shall include infrastructure improvements for the International Drive Activity Center based on the approved infrastructure financing plan.
- ID4.1.4 The road right-of-way and centerline shall be planned and acquired as far in advance as possible to minimize road and construction costs. Full projected right-of-way costs and the incremental cost (if any) for underground electric distribution and landscaping of public rights-of-way shall be included in any road construction financing proposal. The County shall establish a Municipal Service Benefit Unit (MSBU) or other financing mechanism for the design and acquisition of road rights-of-way.

GOAL 5 **New land uses will be compatible with environmental protection within and adjacent to the International Drive Activity Center.** (Amended 6/16, Ord. 2016-15)

OBJ 5.1 **In order to minimize adverse development impacts, the County will pursue adoption of land development regulations to ensure land use compatibility and environmental protection within and adjacent to the International Drive Activity Center. (Added 12/00, Ord. 00-25; Amended 06/17, Ord. 2017-12)**

POLICIES

ID5.1.1 Buffer techniques and varied development densities and intensities shall be employed to ensure land use compatibility and provide transitional land use activities within and adjacent to the International Drive Activity Center consistent with the objective. (Amended 12/00, Ord. 00-25)

ID5.1.2 RESERVED.

ID5.1.3 The International Drive Activity Center Development Guidelines shall include effective land use buffering regulations to provide for the protection of the Lake Willis single family homes.

ID5.1.4 RESERVED.

ID5.1.5 Stormwater management systems, which are designed as permanent wet detention ponds, greater than one acre, and not maintained by Orange County, shall be designed, operated, and maintained so as to resemble a natural pond to the greatest extent practicable.

ID5.1.6 RESERVED.

ID5.1.7 RESERVED.

ID5.1.8 RESERVED.

Background Information

The Neighborhood Element is an optional element of the Comprehensive Plan. It was adopted into the Plan in June 1998.

This element is one of the outcomes of Orange County Commission Chairman Linda Chapin’s *Citizen’s First!* Initiative in the early 1990s. As part of this initiative, a citizen committee was formed consisting of neighborhood representatives throughout Orange County who participated in a series of community meetings in July and August of 1997 to develop goals, objectives, and policies. Many of these original goals, objectives, and policies are still a part of this element.

The Neighborhood Services Division (formerly the Neighborhood Preservation and Resource Division) was created to improve and preserve the quality of life in Orange County neighborhoods and the commercial corridors in the neighborhoods. The Neighborhood Services Division is the division that is most guided by the Neighborhood Element.

Past Evaluation and Appraisals

The Neighborhood Element did not undergo major changes in past Evaluation and Appraisal Reports. Past appraisals resulted in the addition of new County sponsored programs to update or add to those listed in existing policies. Many of the policies are original from the 1998 adoption.

Goal 6 was added to the Neighborhood Element in 2012 to guide programs and strategies to rejuvenate the commercial corridors within neighborhoods.

Objective N6.2, recognizing the Pine Hills Neighborhood Improvement District, was added to the Comprehensive Plan in August 2015. Upon designation, work began on the Pine Hills Neighborhood Improvement Plan. As required by Florida Statutes 163.516 the local governing body is required to find the Neighborhood Improvement Plan Consistent with the Comprehensive Plan. Further, the new policies enabled incorporation of an approved neighborhood improvement plan into the Comprehensive Plan as required prior to the levy and expenditure of any tax assessment or fee authorized to the Pine Hills Neighborhood Improvement District. This is required per Florida Statutes 163.516(9). Adoption of the Pine Hills Neighborhood Improvement Plan into the Comprehensive Plan also fulfills the requirement that an Urban Infill and Redevelopment Area plan be adopted by ordinance.

Summary of Proposed Changes

Staff from the Neighborhood Services Division and the Planning Division collaborated on the review and proposed amendments to the Neighborhood Element policies.

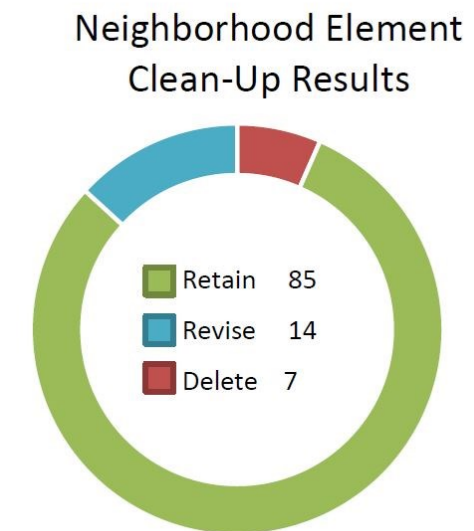
The Neighborhood Element contains six goals, sixteen objectives, and eighty-four policies, as shown in the table below. The table also shows the proposed number of changes to the element and if it is a goal, objective, or policy.

	Current	Proposed Retain	Proposed Revise	Proposed Delete
Goal	6	6	0	0
Objective	16	13	2	1
Policy	84	66	12	6
Total	106	85	14	7

The chart to the right illustrates the outcome of the clean-up of the Neighborhood Element. The majority of the policies are retained, seventeen are revised, seven are deleted.

The reason for policy deletion is the policy is either repeated elsewhere in the Comprehensive Plan or the directive is no longer applicable.

The revisions to the policies are either for clarification or to update program names. Detailed explanations of the proposed changes are included in the column notes that accompany the proposed text amendments.



The following meetings and hearings have been held for this proposal:		
Report/Public Hearing	Outcome	
✓ Staff Report	Recommend Transmittal	
✓ LPA Transmittal September 19, 2019	Recommend Transmittal (8-0)	
BCC Transmittal	October 22, 2019	
Agency Comments	November 2019	
LPA Adoption	To be determined	
BCC Adoption	To be determined	

Neighborhood Element

Goals, Objectives and Policies

GOAL N1 **Maintain the residential character of neighborhoods through land use regulations.**

OBJ N1.1 **Orange County shall ensure that future land use changes are compatible with or do not adversely impact existing or proposed neighborhoods.**

POLICIES

N.1.1.1 The County shall ensure that the Land Development Code establishes screening requirements for a visual buffer between neighborhoods and businesses ~~at which~~where outside storage of equipment or materials is permitted.

N1.1.2 The County shall ensure that industrial uses that produce or emit loud noises, significant vibrations, or noxious/hazardous waste/fumes are not approved if they have adverse impacts to nearby residential areas, consistent with Future Land Use Policy FLU1.4.24.

OBJ N1.2 ~~**RESERVED. The County shall ensure that the Land Development Code either prohibits uses in residential areas that are not compatible with neighborhoods or requires that they be adequately buffered.**~~

POLICIES

N1.2.1 ~~**RESERVED. The Land Development Code shall establish screening requirements for a visual buffer between neighborhoods and businesses at which outside storage of equipment or materials is permitted.**~~

N1.2.2 ~~**RESERVED. Industrial uses that produce or emit loud noises, significant vibrations, or noxious/hazardous wastes/fumes shall not be approved if they have adverse impacts to nearby residential areas, consistent with Future Land Use Policy FLU1.4.24.**~~

The objective and accompanying polices are original to the element. Staff recommends that the objective and policy are deleted because they are similar to Obj. N1.1 and Policy N1.1.1 and N1.1.2.

GOAL N2 **Improve public safety in neighborhoods to provide a secure environment for residents.**

OBJ N2.1 **The County shall support Crime Prevention Programs.**

POLICIES

N2.1.1 The County shall coordinate with the Sheriff's Office for projects in Safe Neighborhood Target Areas.

N2.1.2 Residents and neighborhood organizations shall be encouraged to participate in the Neighborhood Crime Watch and Citizens on Patrol Programs by publicizing the program through various neighborhood initiatives.

N2.1.3 Ongoing public education programs shall be supported for all interested neighborhoods.

N2.1.4 Community ~~Policing~~-policing and off duty patrols shall be advocated for high crime areas.

N2.1.5 Designated County and Sheriff's Office staff shall meet at least quarterly to explore whether opportunities exist to assist one another through existing programs or procedures.

Neighborhood Services Division meets quarterly with Orange County Sheriff's Office for this purpose

OBJ N2.2 The County shall investigate methods of implementing Crime Prevention Through Environmental Design (CPTED). The continuance of Safe Neighborhood Improvement Districts shall be encouraged.

POLICIES

- N2.2.1 The County shall invite local experts in Crime Prevention Through Environmental Design (CPTED) to work with staff and neighborhood leaders to determine how CPTED can be implemented in Orange County.
- N2.2.2 The County shall seek opportunities to form citizen committees to recommend infrastructure improvements that increase the safety of neighborhoods.
- N2.2.3 The County shall educate those County departments that initiate Capital Improvement Projects regarding Crime Prevention Through Environmental Design (CPTED) principles to ensure that they are included in the project design.
- N2.2.4 The County shall support initiatives that ensure that abandoned houses are boarded up or demolished to prevent illegal use of the property.
- N2.2.5 The County shall encourage adequate street lighting in neighborhoods to maintain the safety of the community through Municipal Service Taxing Units (MSTUs).

OBJ N2.3 Safety on neighborhood streets shall be encouraged to protect pedestrians, cyclists, and motorists.

POLICIES

N2.3.1 ~~Alternative traffic~~Traffic-calming strategies shall be identified and implemented, when feasible, to reduce speeding and to discourage trucks and cut-through traffic on residential streets.

Staff recommends removing the word alternative from traffic calming strategies as it is unnecessary.

N2.3.2 Appropriate law enforcement agencies shall be encouraged to enforce speed limits within the neighborhoods and respond to citizens' requests in a timely manner.

N2.3.3 Appropriate law enforcement agencies shall be encouraged to enforce parking violations within neighborhoods in a timely and consistent manner.

GOAL N3 Improve the quality and appearance of existing and new neighborhoods.

OBJ N3.1 The integrity of neighborhoods shall be protected ~~the integrity of neighborhoods~~ through the enforcement of County codes.

The goal and objective are original to the element and remains relevant. Staff recommend removing the redundant phrase "the integrity of neighborhoods."

POLICIES

N3.1.1 The County shall continue to work with homeowners through programs regarding code enforcement issues.

N3.1.2 The County shall consistently implement strict code enforcement for all property owners, including absentee landlords.

N3.1.3 The County's neighborhood code enforcement efforts shall focus on issues that have ~~historically~~ been ~~continual~~ chronic problems for neighborhoods.

Staff recommends revising the policy to provide replace the phrase "historically been continual" with "chronic".

N3.1.4 The County shall meet with business and neighborhood representatives to explore options by which shopping carts can be removed from neighborhoods in a timely manner.

N3.1.5 The County shall continue to offer ~~and~~ marketpromote a ~~non-automated~~ code violators ~~(3-1-1)~~ hotline.

N3.1.6 The County shall investigate increasing the number of code enforcement officers in chronically troubled areas.

N3.1.7 ~~RESERVED. The Board of Zoning Adjustment shall continue to strive to be consistent in the enforcement of codes and regulations.~~

Staff recommends deleting this policy as it is the role of the BZA to be consistent in the enforcement of codes and regulations.

N3.1.8 The County shall investigate all incidents of illegal dumping ~~in residential areas~~ neighborhoods and will coordinate with appropriate law enforcement agencies to prevent such illegal activities.

OBJ N3.2 The County shall continue to provide park facilities that meet the recreation needs of the residents in the surrounding neighborhoods.

POLICIES

N3.2.1 The County shall continue to work with citizens regarding the location, timing, and design of new park facilities.

N3.2.2 The County shall seek to build additional bicycle and pedestrian trails to connect neighborhoods to each other and to other parks, such as the West Orange Trail and the Little Econ Greenway.

N3.2.3 The County shall coordinate ~~bike-bicycle~~ path planning with the development of roads, consistent with Policy T3.6.5.

Staff recommends the revision to alert the reader of the policy in the Transportation Element related to bicycle path planning

N3.2.4 The County shall investigate whether vacant, reserved school sites can be used for public recreation.

N3.2.5 The County shall investigate opportunities to include more recreational and social activities for youth and families in park facilities and programs.

OBJ N3.3 The County shall continue to promote neighborhood revitalization through urban design.

POLICIES

- | | | |
|--------|---|--|
| N3.3.1 | The County shall investigate the feasibility of creating a neighborhood signage program <u>encourage neighborhoods to participate in a neighborhood signage program.</u> | Staff recommends revising the policy to reflect the existence of the neighborhood signage program. |
| N3.3.2 | The County shall investigate the feasibility of expanding its existing Residential <u>residential</u> Ttree <u>Pplanting Pprograms.</u> | UF/IFAS has an Adopt a Tree Program that residents can use. |
| N3.3.3 | RESERVED. The County shall consider adding a neighborhood representative to the Urban Design Commission. | Staff recommends deleting the policy because the Urban Design Commission has been dissolved. |
| N3.3.4 | The County shall encourage municipalities to respect the identity of existing neighborhoods by not dividing them when annexing additional land. | |
| N3.3.5 | The County shall maintain a database and GIS layer of neighborhood Associations <u>organizations</u> registered with Orange County that can be accessed via the County's InfoMap system. | |
| N3.3.6 | The County shall <u>encourage citizens to participate in the preparation of</u> continue to prepare Small Area Studies <u>small area studies to ensure they reflect neighborhood concerns</u> to which are a tool to encourage redevelopment that is compatible in use and intensity with the existing community. | Staff recommends revising the policy to involve citizens in the preparation of small area studies as a tool to redevelopment in their community. |
| N3.3.7 | The County shall continue to notify residents in a timely manner of land use issues affecting their neighborhoods and shall be provided opportunities for public input through neighborhood meetings. | |
| N3.3.8 | The County shall prepare a study that reviews how other communities minimize displacement of neighborhoods due to development or redevelopment and that makes recommendations regarding how such techniques could be applied in Orange County. | |

OBJ N3.4 **The County shall ~~encourage citizens to use programs that were established to make physical improvements in their neighborhoods~~ support and develop programs that empower citizens to make physical improvements in their neighborhoods and become engaged in their communities.**

The Neighborhood Services Division supports and develops programs for this kind of citizen involvement.

POLICIES

N3.4.1 The County shall use Orange TV and the Orange County web-site and ~~the electronic mail~~ e-mail to enhance routine communications with residents.

Staff recommends revising the policy to remove the grant program names as they can change.

N3.4.2 The County shall ~~aggressively market promote ReNEW and Crime Prevention grant programs beautification and other grants to assist neighborhoods~~ through mailings, e-mail, Internet, Orange TV, public meetings, and other efforts.

Staff recommends removing specific program names.

N3.4.3 The County shall promote ongoing programs (~~i.e. Adopt A Street, Streetscape, etc.~~) through which physical improvements can be made to neighborhoods.

N3.4.4 The County shall coordinate community clean-up days with homeowners associations and community groups to enhance the community.

OBJ N3.5 The County shall strive to ensure that housing and public infrastructure are adequate for all residents within the community.

POLICIES

N3.5.1 The County shall maintain adequate public infrastructure (i.e. sidewalks, drainage, roads, etc.) as appropriate.

N3.5.2 The County shall aggressively and consistently enforce its zoning codes through targeted "code enforcement blitzes" to rebuild communities that are deteriorating and to improve the physical features of such neighborhoods.

N3.5.3 The County shall continue to promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

N3.5.4 The County shall continue to educate citizens of the housing and rehabilitation funds that are available to renovate their houses.

N3.5.5 The County shall continue to support and encourage the development of ~~implement recommendations of the Workforce Housing Task Force affordable housing, and continue to encourage development of workforce housing~~ throughout Orange County by both supporting the use of public/private programs, and by educating citizens on ~~workforce~~-housing issues and opportunities with a periodic Affordable Housing Summit.

Staff recommends revising the policy to reflect the implementation of the Workforce Housing Task Force study and reflecting a change in the scope from workforce to affordable housing.

GOAL N4 **Seek out and respond to citizen input regarding neighborhood issues.**

OBJ N4.1 **The County shall provide residents with information regarding existing County programs, procedures, and services.**

POLICIES

N4.1.1 The County shall continue to produce and regularly update publications regarding County services, events, and programs (i.e. The Source, the Neighborhood Organization Directory, etc.).

N4.1.2 The County shall regularly communicate with residents through mailings, Orange TV, brochures, Internet, and other media.

N4.1.3 The County shall continue to conduct special events and conferences, such as the annual Community Conference and the Citizens Planner Academy, to give citizens the opportunity to learn more about county government.

N4.1.4 The County shall provide opportunities for residents to meet with elected officials and department representatives on a regular basis through community meetings.

N4.1.5 The County shall investigate using additional methods to inform citizens of proposed new developments.

N4.1.6 The County shall regularly expand the Video Library Series to ensure that it addresses topics of current concern to residents.

The Notification Task Force created an app, OCFL Atlas, which provides an option to register and receive email notifications when new projects are established within 1 mile of a registered address.

OBJ N4.2 The County shall continue to provide services and programs that cause positive change in neighborhoods.

POLICIES

- | | | |
|---------|--|---|
| N4.2.1 | The County shall develop an <u>implement the 2008</u> Infill Master Plan Strategy to identify target areas with vacant and underused parcels, and to recommend incentives to spur private development in these areas. | Staff recommends revising the policy to reflect the completion of the Infill Master Plan. |
| N4.2.2 | The County shall periodically conduct a survey of all registered homeowner associations to determine their top ten primary issues of concern in order to better focus County activities. | Staff recommends revising the policy to primary issues instead of limiting to ten issues. |
| N4.2.3 | The County shall offer opportunities for leaders of neighborhood organizations and homeowners association to develop leadership and community building skills through monthly workshops, special seminars/academies, and an annual Community Conference. | |
| N4.2.4 | The County shall continue to hold community meetings to inform citizens of new <u>County</u> road projects at the design stage to ensure their input at the beginning of the process. | |
| N4.2.5 | The County shall investigate opportunities to expand its workforce affordable housing programs. | Staff recommends revising to reflect a broader scope in housing programs. |
| N4.2.6 | The County shall continue to improve services to neighborhoods. | |
| N4.2.7 | The County shall encourage all neighborhood associations and community groups to join the Orange County Homeowners Association. | |
| N4.2.8 | The County shall investigate opportunities to increase the services provided to the communities at Community Centers. | |
| N4.2.9 | The County shall support the use of community centers and schools by neighborhood groups for meeting sites. | |
| N4.2.10 | The County shall consider creating multi-departmental task forces to address the needs and concerns of specific neighborhoods. | |

GOAL N5 Create partnerships with public and private agencies to build sustainable neighborhoods.

OBJ N5.1 The County shall encourage the business community to become involved in neighborhood issues and concerns.

POLICIES

N5.1.1 The County Planning Division shall investigate how other communities have partnered with private businesses in neighborhood revitalization and economic development initiatives, and create recommendations regarding how such partnerships can be formed in Orange County.

N5.1.2 The County shall consider appointing a private sector task force to advise the County in its efforts to form partnerships with the business community for neighborhood revitalization and economic development.

N5.1.3 ~~RESERVED. The County shall seek to increase the number of businesses participating in the neighborhood business corridor grant program. Community Design Assistance Grant Program.~~

Staff recommends moving the policy under OBJ N6.1 and to use a non-specific program name.

N5.1.4 The County shall investigate the feasibility of creating an "Adopt a Neighborhood" program whereby businesses adopt a neighborhood and provide funding for projects that are needed for revitalization.

N5.1.5 The County shall create a "Businesses for Neighborhoods" honor list, which will provides public recognition (i.e. banners in public buildings, Orange TV, etc.) for businesses that provide financial assistance for community-building and neighborhood revitalization efforts.

OBJ 5.2 The County shall coordinate its planning efforts with the Orange County School Board to provide better services to neighborhoods and residents.

POLICIES

N5.2.1 The County shall encourage the location of parks, libraries, and museums contiguous to school sites to provide for maximum reciprocal use by both students and the general public.

N5.2.2 The County and School Board staffs (and private developers when applicable) shall meet regularly to coordinate school siting and shall promptly advise affected neighborhoods of any major changes to the proposed location of school sites.

N5.2.3 ~~RESERVED. The County and School board shall require private developers to help mitigate the impact of new development on surrounding neighborhoods and schools.~~

Staff recommends deleting this policy because it is addressed in the Public School Element.

N5.2.4 The County shall encourage the School Board to continue to make its facilities available for community events and meetings.

N5.2.5 The County shall recognize that schools are the planning cornerstone of all neighborhoods (as elaborated in the Public School Facilities Element) and shall implement this philosophy in its entire neighborhood planning approach.

N5.2.6 ~~RESERVED. The County shall request the School Board to appoint a member of its staff to represent it on the County's private sector task force, as proposed in the preceding objective.~~

Staff recommends deleting this policy because it references an objective and program that were never adopted.

GOAL N6 **Improve the safety, economic viability, and aesthetics of neighborhood business corridors in Orange County. (Added 11/12, Ord. 2012-20)**

OBJ N6.1 **The County shall develop programs and services to attract and facilitate redevelopment in commercial corridors that serve local neighborhoods. (Added 11/12, Ord. 2012-20)**

The goal and objective were added to the element in 2012 to implement programs and strategies to rejuvenate commercial corridors within neighborhoods.

POLICIES

N6.1.1 The County shall designate target areas for specific programs and services. (Added 11/12, Ord. 2012-20)

N6.1.2 The County shall facilitate the organization of businesses in neighborhood corridors and actively engage such organizations and other stakeholders to determine appropriate programs and services. (Added 11/12, Ord. 2012-20)

N6.1.3 The Neighborhood ~~Preservation and Revitalization~~Services -Division will collaborate with other County divisions to identify and implement incentives which encourage neighborhood business investment. (Added 11/12, Ord. 2012-20)

N6.1.4 The County shall market grant programs to improve the physical appearance of businesses in older neighborhoods. (Added 11/12, Ord. 2012-20)

N6.1.5 All strategies to facilitate successful infill and redevelopment will be pursued. Such strategies include, but are not limited to, policies that prioritize infrastructure projects in redevelopment areas, road diets, neighborhood area plans, and public investment in catalyst projects. (Added 11/12, Ord. 2012-20)

N6.1.6 Neighborhood ~~Preservation and Revitalization~~Services Division shall seek opportunities to partner with other divisions and the public/private sector to leverage funding for projects that support redevelopment. (Added 11/12, Ord. 2012-20)

N6.1.7 The County shall seek to increase the number of businesses participating in the neighborhood business corridor grant program.

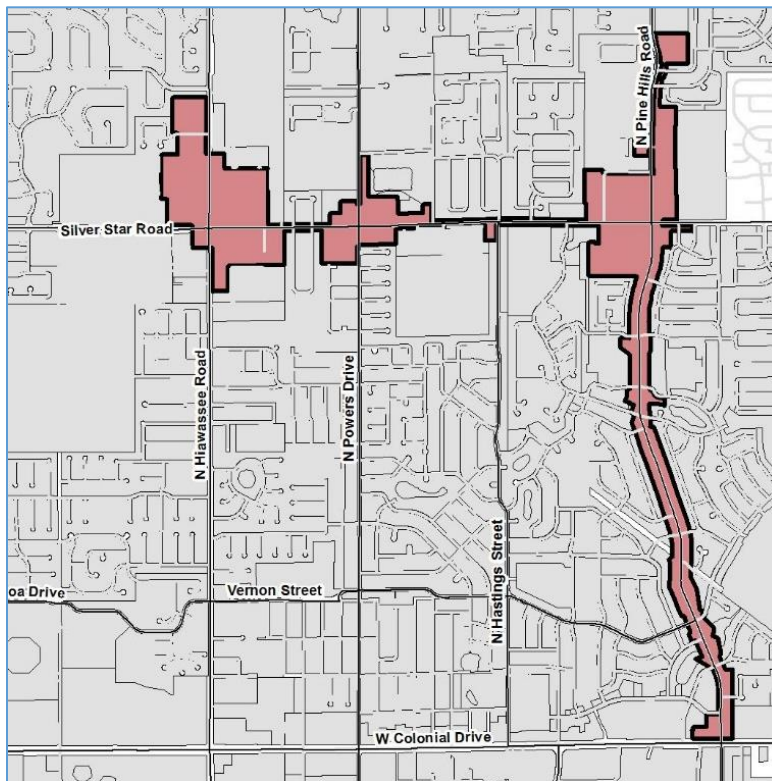
Staff recommends moving the policy from N5.1.3 to Objective OBJ N6.1. and to use a non-specific program name.

OBJ N6.2 The County shall designate target areas, known as Urban Infill and Redevelopment Areas (UIRAs), for specific programs and services to foster redevelopment in these areas as described in Florida Statutes. (Added 8/15, Ord. 2015-16)

The objective and the supporting policies are required for implementation of the program by Florida Statutes. Staff recommends including a map of the Pine Hills Neighborhood Improvement District, and any future districts, so the reader can quickly locate the area.

N6.2.1 The following districts are designated as Urban Infill and Redevelopment Areas. The boundaries are shown on the Future Land Use Map and the map below:

1. Pine Hills Neighborhood Improvement District (Added 8/15, Ord. 2015-16)



Map N1 Pine Hills Neighborhood Improvement District

N6.2.2 Each Urban Infill and Redevelopment District shall develop a plan consistent with Florida Statutes 163.2517 for the purpose of targeting economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives to encourage urban infill and redevelopment within the urban core. (Added 8/15, Ord. 2015-16)

N6.2.3 The County hereby incorporates by reference the adopted Pine Hills Neighborhood Improvement Plan as the safe neighborhood plan for the Pine Hills Neighborhood Improvement District established by local ordinance 2011-21. The Pine Hills Neighborhood Improvement Plan is designated as the urban infill and redevelopment plan for the area of the same name. (Added 8/15, Ord. 2015-16)

N6.2.4 Orange County may offer incentives to encourage development within an Urban Infill and Redevelopment Area including, but not limited to: waiver of license and permit fees, expedited permitting, lower transportation impact fees for development, prioritization of infrastructure spending, local government absorption of developers' concurrency costs, exemption of sales made from local option sales surtaxes imposed pursuant to s. 212.055, and waiver of delinquent local taxes or fees to promote the return of property to productive use. (Added 8/15, Ord. 2015-16)

Neighborhood Element

Goals, Objectives and Policies

GOAL N1 **Maintain the residential character of neighborhoods through land use regulations.**

OBJ N1.1 **Orange County shall ensure that future land use changes are compatible with or do not adversely impact existing or proposed neighborhoods.**

POLICIES

N1.1.1.1 The County shall ensure that the Land Development Code establishes screening requirements for a visual buffer between neighborhoods and businesses where outside storage of equipment or materials is permitted.

N1.1.2 The County shall ensure that industrial uses that produce or emit loud noises, significant vibrations, or noxious/hazardous waste/fumes are not approved if they have adverse impacts to nearby residential areas, consistent with Future Land Use Policy FLU1.4.24.

OBJ N1.2 **RESERVED.**

N1.2.1 RESERVED.

N1.2.2 RESERVED.

GOAL N2 **Improve public safety in neighborhoods to provide a secure environment for residents.**

OBJ N2.1 **The County shall support Crime Prevention Programs.**

POLICIES

- N2.1.1 The County shall coordinate with the Sheriff's Office for projects in Safe Neighborhood Target Areas.
- N2.1.2 Residents and neighborhood organizations shall be encouraged to participate in the Neighborhood Crime Watch and Citizens on Patrol Programs by publicizing the program through various neighborhood initiatives.
- N2.1.3 Ongoing public education programs shall be supported for all interested neighborhoods.
- N2.1.4 Community policing and off duty patrols shall be advocated for high crime areas.
- N2.1.5 Designated County and Sheriff's Office staff shall meet at least quarterly to explore whether opportunities exist to assist one another through existing programs or procedures.

OBJ N2.2 The County shall investigate methods of implementing Crime Prevention Through Environmental Design (CPTED). The continuance of Safe Neighborhood Improvement Districts shall be encouraged.

POLICIES

- N2.2.1 The County shall invite local experts in Crime Prevention Through Environmental Design (CPTED) to work with staff and neighborhood leaders to determine how CPTED can be implemented in Orange County.
- N2.2.2 The County shall seek opportunities to form citizen committees to recommend infrastructure improvements that increase the safety of neighborhoods.
- N2.2.3 The County shall educate those County departments that initiate Capital Improvement Projects regarding Crime Prevention Through Environmental Design (CPTED) principles to ensure that they are included in the project design.
- N2.2.4 The County shall support initiatives that ensure that abandoned houses are boarded up or demolished to prevent illegal use of the property.
- N2.2.5 The County shall encourage adequate street lighting in neighborhoods to maintain the safety of the community through Municipal Service Taxing Units (MSTUs).

OBJ N2.3 Safety on neighborhood streets shall be encouraged to protect pedestrians, cyclists, and motorists.

POLICIES

- N2.3.1 Traffic-calming strategies shall be identified and implemented, when feasible, to reduce speeding and to discourage trucks and cut-through traffic on residential streets.
- N2.3.2 Appropriate law enforcement agencies shall be encouraged to enforce speed limits within the neighborhoods and respond to citizens' requests in a timely manner.
- N2.3.3 Appropriate law enforcement agencies shall be encouraged to enforce parking violations within neighborhoods in a timely and consistent manner.

GOAL N3 **Improve the quality and appearance of existing and new neighborhoods.**
OBJ N3.1 **The integrity of neighborhoods shall be protected through the enforcement of County codes.**

POLICIES

- N3.1.1 The County shall continue to work with homeowners through programs regarding code enforcement issues.
- N3.1.2 The County shall consistently implement strict code enforcement for all property owners, including absentee landlords.
- N3.1.3 The County's neighborhood code enforcement efforts shall focus on issues that have been chronic problems for neighborhoods.
- N3.1.4 The County shall meet with business and neighborhood representatives to explore options by which shopping carts can be removed from neighborhoods in a timely manner.
- N3.1.5 The County shall continue to offer and promote a code violators hotline.
- N3.1.6 The County shall investigate increasing the number of code enforcement officers in chronically troubled areas.
- N3.1.7 RESERVED.
- N3.1.8 The County shall investigate all incidents of illegal dumping in neighborhoods and will coordinate with appropriate law enforcement agencies to prevent such illegal activities.

OBJ N3.2 The County shall continue to provide park facilities that meet the recreation needs of the residents in the surrounding neighborhoods.

POLICIES

- N3.2.1 The County shall continue to work with citizens regarding the location, timing, and design of new park facilities.
- N3.2.2 The County shall seek to build additional bicycle and pedestrian trails to connect neighborhoods to each other and to other parks, such as the West Orange Trail and the Little Econ Greenway.
- N3.2.3 The County shall coordinate bicycle path planning with the development of roads, consistent with Policy T3.6.5.
- N3.2.4 The County shall investigate whether vacant, reserved school sites can be used for public recreation.
- N3.2.5 The County shall investigate opportunities to include more recreational and social activities for youth and families in park facilities and programs.

OBJ N3.3 The County shall continue to promote neighborhood revitalization through urban design.

POLICIES

- N3.3.1 The County shall encourage neighborhoods to participate in a neighborhood signage program.
- N3.3.2 The County shall investigate the feasibility of expanding its existing residential tree planting programs.
- N3.3.3 RESERVED.
- N3.3.4 The County shall encourage municipalities to respect the identity of existing neighborhoods by not dividing them when annexing additional land.
- N3.3.5 The County shall maintain a database and GIS layer of Neighborhood Organizations registered with Orange County that can be accessed via the County's InfoMap system.
- N3.3.6 The County shall encourage citizens to participate in the preparation of small area studies to ensure they reflect neighborhood concerns.
- N3.3.7 The County shall continue to notify residents in a timely manner of land use issues affecting their neighborhoods and shall be provided opportunities for public input through neighborhood meetings.
- N3.3.8 The County shall prepare a study that reviews how other communities minimize displacement of neighborhoods due to development or redevelopment and that makes recommendations regarding how such techniques could be applied in Orange County.

OBJ N3.4 The County shall support and develop programs that empower citizens to make physical improvements in their neighborhoods and become engaged in their communities.

POLICIES

- N3.4.1 The County shall use Orange TV and the Orange County website and e-mail to enhance routine communications with residents.
- N3.4.2 The County shall promote beautification and other grants to assist neighborhoods through mailings, e-mail, Internet, Orange TV, public meetings, and other efforts.
- N3.4.3 The County shall promote ongoing programs through which physical improvements can be made to neighborhoods.
- N3.4.4 The County shall coordinate community clean-up days with homeowners associations and community groups to enhance the community.

OBJ N3.5 The County shall strive to ensure that housing and public infrastructure are adequate for all residents within the community.

POLICIES

- N3.5.1 The County shall maintain adequate public infrastructure (i.e. sidewalks, drainage, roads, etc.) as appropriate.
- N3.5.2 The County shall aggressively and consistently enforce its zoning codes through targeted code enforcement blitzes to rebuild communities that are deteriorating and to improve the physical features of such neighborhoods.
- N3.5.3 The County shall continue to promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.
- N3.5.4 The County shall continue to educate citizens of the housing and rehabilitation funds that are available to renovate their houses.
- N3.5.5 The County shall continue to support and encourage the development of affordable housing throughout Orange County by both supporting the use of public/private programs, and by educating citizens on housing issues and opportunities with a periodic Affordable Housing Summit.

GOAL N4 Seek out and respond to citizen input regarding neighborhood issues.

OBJ N4.1 The County shall provide residents with information regarding existing County programs, procedures, and services.

POLICIES

- N4.1.1 The County shall continue to produce and regularly update publications regarding County services, events, and programs (i.e. The Source, the Neighborhood Organization Directory, etc.).
- N4.1.2 The County shall regularly communicate with residents through mailings, Orange TV, brochures, Internet, and other media.
- N4.1.3 The County shall continue to conduct special events and conferences, such as the annual Community Conference and the Citizens Planner Academy, to give citizens the opportunity to learn more about county government.
- N4.1.4 The County shall provide opportunities for residents to meet with elected officials and department representatives on a regular basis through community meetings.
- N4.1.5 The County shall investigate using additional methods to inform citizens of proposed new developments.
- N4.1.6 The County shall regularly expand the Video Library Series to ensure that it addresses topics of current concern to residents.

OBJ N4.2 The County shall continue to provide services and programs that cause positive change in neighborhoods.

POLICIES

- N4.2.1 The County shall implement the 2008 Infill Master Plan Strategy to identify target areas with vacant and underused parcels, and to recommend incentives to spur private development in these areas.
- N4.2.2 The County shall periodically conduct a survey of all registered homeowner associations to determine their primary issues of concern in order to better focus County activities.
- N4.2.3 The County shall offer opportunities for leaders of neighborhood organizations and homeowners association to develop leadership and community building skills through monthly workshops, special seminars/academies, and an annual Community Conference.
- N4.2.4 The County shall continue to hold community meetings to inform citizens of new County road projects at the design stage to ensure their input at the beginning of the process.
- N4.2.5 The County shall investigate opportunities to expand its affordable housing programs.
- N4.2.6 The County shall continue to improve services to neighborhoods.
- N4.2.7 The County shall encourage all neighborhood associations and community groups to join the Orange County Homeowners Association.
- N4.2.8 The County shall investigate opportunities to increase the services provided to the communities at Community Centers.
- N4.2.9 The County shall support the use of community centers and schools by neighborhood groups for meeting sites.
- N4.2.10 The County shall consider creating multi-departmental task forces to address the needs and concerns of specific neighborhoods.

GOAL N5 **Create partnerships with public and private agencies to build sustainable neighborhoods.**

OBJ N5.1 **The County shall encourage the business community to become involved in neighborhood issues and concerns.**

POLICIES

N5.1.1 The County Planning Division shall investigate how other communities have partnered with private businesses in neighborhood revitalization and economic development initiatives, and create recommendations regarding how such partnerships can be formed in Orange County.

N5.1.2 The County shall consider appointing a private sector task force to advise the County in its efforts to form partnerships with the business community for neighborhood revitalization and economic development.

N5.1.3 RESERVED.

N5.1.4 The County shall investigate the feasibility of creating an "Adopt a Neighborhood" program whereby businesses adopt a neighborhood and provide funding for projects that are needed for revitalization.

N5.1.5 The County shall create a "Businesses for Neighborhoods" honor list, which will provides public recognition (i.e. banners in public buildings, Orange TV, etc.) for businesses that provide financial assistance for community-building and neighborhood revitalization efforts.

OBJ 5.2 The County shall coordinate its planning efforts with the Orange County School Board to provide better services to neighborhoods and residents.

POLICIES

- N5.2.1 The County shall encourage the location of parks, libraries, and museums contiguous to school sites to provide for maximum reciprocal use by both students and the general public.
- N5.2.2 The County and School Board staffs (and private developers when applicable) shall meet regularly to coordinate school siting and shall promptly advise affected neighborhoods of any major changes to the proposed location of school sites.
- N5.2.3 RESERVED.
- N5.2.4 The County shall encourage the School Board to continue to make its facilities available for community events and meetings.
- N5.2.5 The County shall recognize that schools are the planning cornerstone of all neighborhoods (as elaborated in the Public School Facilities Element) and shall implement this philosophy in its entire neighborhood planning approach.
- N5.2.6 RESERVED.

GOAL N6 **Improve the safety, economic viability, and aesthetics of neighborhood business corridors in Orange County. (Added 11/12, Ord. 2012-20)**

OBJ N6.1 **The County shall develop programs and services to attract and facilitate redevelopment in commercial corridors that serve local neighborhoods. (Added 11/12, Ord. 2012-20)**

POLICIES

N6.1.1 The County shall designate target areas for specific programs and services. (Added 11/12, Ord. 2012-20)

N6.1.2 The County shall facilitate the organization of businesses in neighborhood corridors and actively engage such organizations and other stakeholders to determine appropriate programs and services. (Added 11/12, Ord. 2012-20)

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N6.1.4 The County shall market grant programs to improve the physical appearance of businesses in older neighborhoods. (Added 11/12, Ord. 2012-20)

N6.1.5 All strategies to facilitate successful infill and redevelopment will be pursued. Such strategies include, but are not limited to, policies that prioritize infrastructure projects in redevelopment areas, road diets, neighborhood area plans, and public investment in catalyst projects. (Added 11/12, Ord. 2012-20)

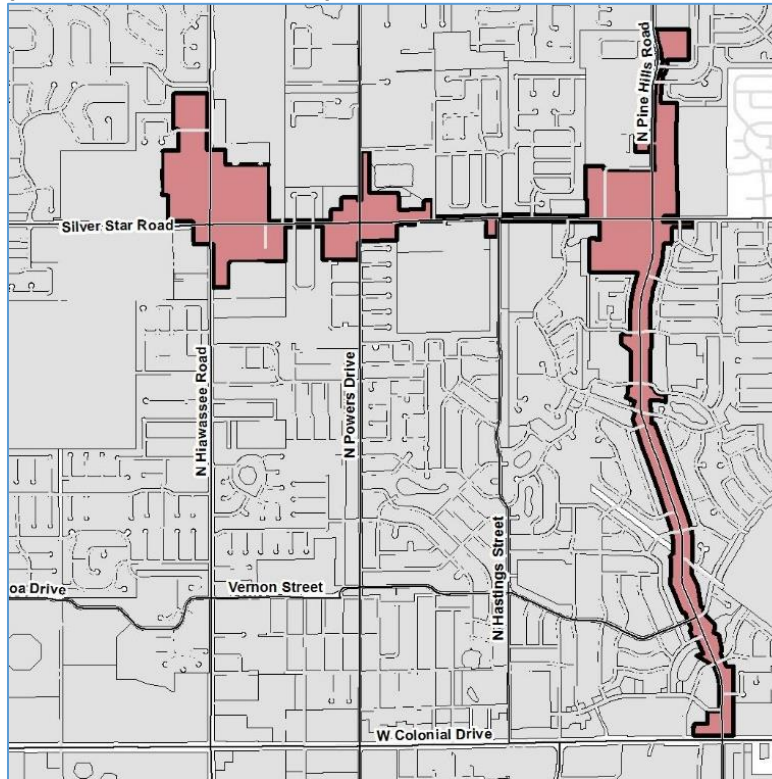
N6.1.6 Neighborhood Services shall seek opportunities to partner with other divisions and the public/private sector to leverage funding for projects that support redevelopment. (Added 11/12, Ord. 2012-20)

N6.1.7 The County shall seek to increase the number of businesses participating in the neighborhood business corridor grant program.

OBJ N6.2 The County shall designate target areas, known as Urban Infill and Redevelopment Areas (UIRAs), for specific programs and services to foster redevelopment in these areas as described in Florida Statutes. (Added 8/15, Ord. 2015-16)

N6.2.1 The following districts are designated as Urban Infill and Redevelopment Areas. The boundaries are shown on the Future Land Use Map and the map below:

1. Pine Hills Neighborhood Improvement District
(Added 8/15, Ord. 2015-16)

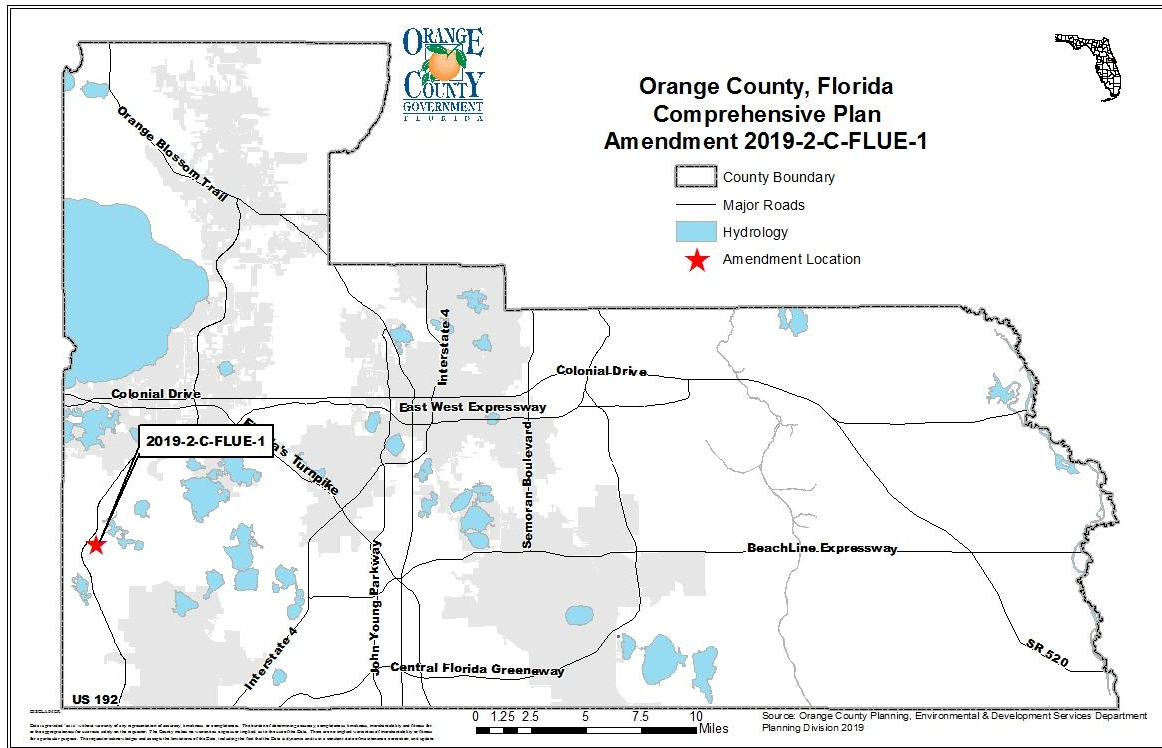


Map N1 Pine Hills Neighborhood Improvement District

N6.2.2 Each Urban Infill and Redevelopment District shall develop a plan consistent with Florida Statutes 163.2517 for the purpose of targeting economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives to encourage urban infill and redevelopment within the urban core. (Added 8/15, Ord. 2015-16)

N6.2.3 The County hereby incorporates by reference the adopted Pine Hills Neighborhood Improvement Plan as the safe neighborhood plan for the Pine Hills Neighborhood Improvement District established by local ordinance 2011-21. The Pine Hills Neighborhood Improvement Plan is designated as the urban infill and redevelopment plan for the area of the same name. (Added 8/15, Ord. 2015-16)

N6.2.4 Orange County may offer incentives to encourage development within an Urban Infill and Redevelopment Area including, but not limited to: waiver of license and permit fees, expedited permitting, lower transportation impact fees for development, prioritization of infrastructure spending, local government absorption of developers' concurrency costs, exemption of sales made from local option sales surtaxes imposed pursuant to s. 212.055, and waiver of delinquent local taxes or fees to promote the return of property to productive use. (Added 8/15, Ord. 2015-16)



The following meetings/hearings have been held for this proposal:			Project/Legal Notice Information
Report/Public Hearing	Outcome		Title: Amendment 2019-2-C-FLUE-1
✓	Community Meeting September 17, 2019,	Approximately 40 residents in attendance - Positive	Division: Planning
✓	Staff Report	Recommend Transmittal	
✓	LPA Transmittal September 19, 2019	Recommend Transmittal (7-0)	Request: Text amendment to the Future Land Use Element Horizon West Town Center Policies to permit form based development through a Planned Development/Regulating Plan (PD/RP) as an alternative to processing a Planned Development/Unified Neighborhood Plan (PD/UNP) under the Town Center Code
	BCC Transmittal October 22, 2019		
	Agency Comments January 2020		
	LPA Adoption February 2020		Creation: FLU4.1.12, FLU4.1.12.1, FLU4.1.12.2, FLU4.1.12.3, FLU4.1.12.4, FLU4.1.12.5
	BCC Adoption March 2020		Revision: FLU4.5.1, FLU4.5.3, OBJ FLU4.6, FLU4.7.1, FLU4.7.2, FLU4.7.3, FLU4.7.4, FLU4.7.7.1, FLU4.7.9

Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and recommend **TRANSMITTAL** of **Amendment 2019-2-C-FLUE-1**, creating Future Land Use Policies FLU4.1.12, FU4.1.12.1, FLU4.1.12.2, FLU4.1.12.3, FLU4.1.12.4, and FLU4.1.12.5 and revising Future Land Use Element Polices FLU4.5.1, FLU4.5.3, OBJ FLU4.6, FLU4.7.1, FLU4.7.2, FLU4.7.3, FLU4.7.4, FLU4.7.7.1, FLU4.7.9.

A. Background

Horizon West

Horizon West includes nearly 23,000 acres of former citrus groves that were devastated during freezes of the 1980s. This created the impetus to institute master planning for the area's urbanization over time. This process began in 1994, when property owners and area residents, with county support, created a detailed community vision for Horizon West. This resulted in an area collectively referred to as Horizon West that consists of six (6) villages: Village of Bridgewater, Lakeside Village, Village, F, Village H, Village I, and Town Center. The following is a timeline of relevant policy history regarding development of Horizon West.

- June of 1995 - the Orange County Board of County Commissioners adopted framework policies for the Horizon West planning area as a Sector Plan into the Comprehensive Plan.
- 1997-2008 - Specific Area (Village) Plan policies are adopted.
- 1998 - Section 163.3245 F.S. required Specific Area Plan (SAP) policies be adopted into local Comprehensive Plans.
- 2011 - House Bill No. 7207 revised §163.3245 F.S. removing the requirement that associated SAPs be included in Comprehensive Plans.
- 2016 - Orange County restructured the Horizon West policies of the Comprehensive Plan to remove the Specific Area Plan (SAP) maps and related policies applicable to individual villages that addressed item such as specific development standards for each land use district.

The previously approved SAP map, which served as a regulatory document, was replaced with the Horizon West Special Planning Area (SPA) Land Use Map, which is a reference document of how land use districts are distributed. The effect of this change was that any modifications to the conceptual SPA land use districts are processed through the Planned Development review process.

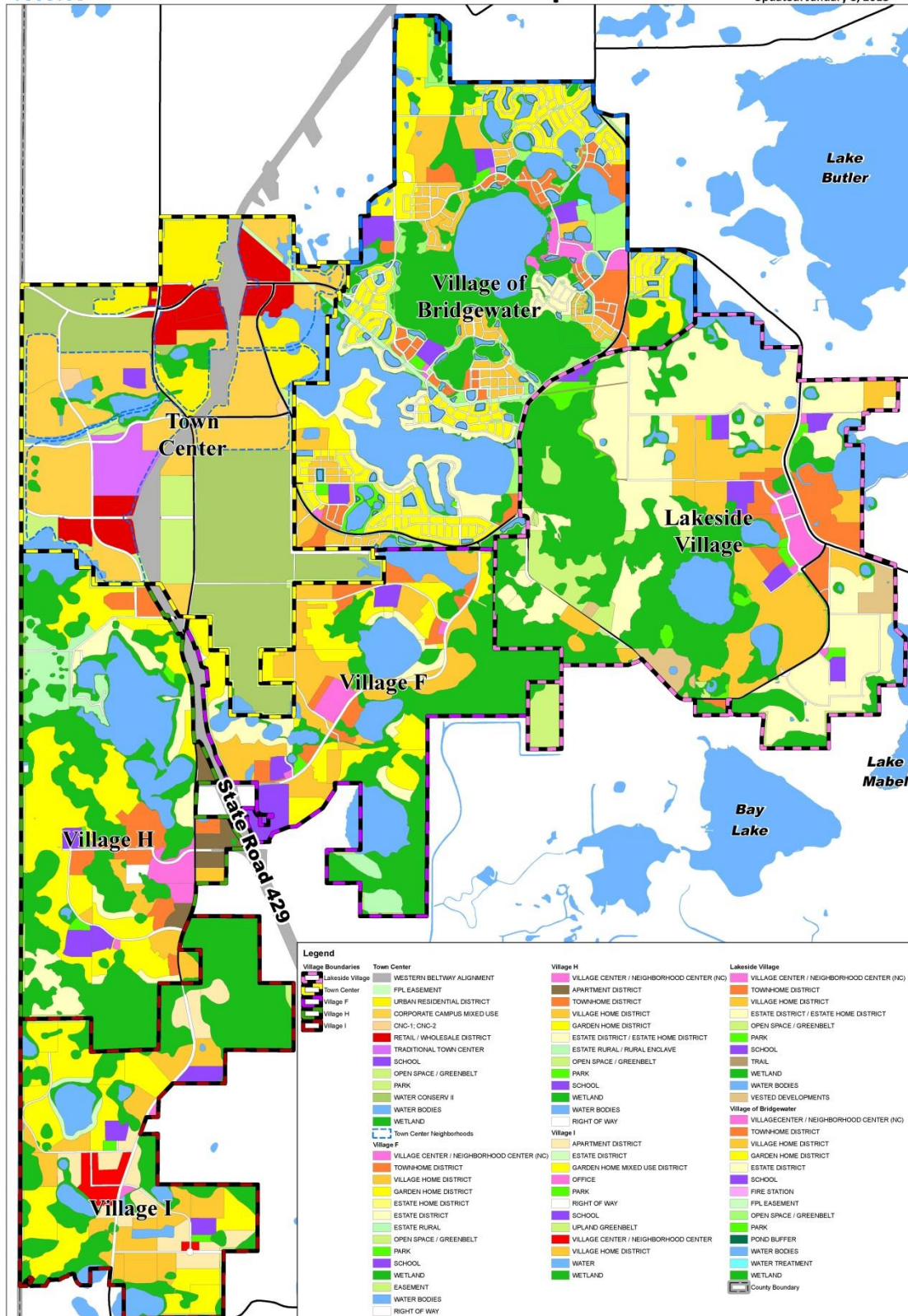
The Horizon West Special Planning Area Land Use Map is shown on the following page. This map includes the villages of Horizon West and shows the location of the Horizon West Town Center.



Horizon West Special Planning Area Land Use Map



Updated: January 8, 2018



Zoning Standards

Orange County recognizes conventional zoning districts, such as R-1A (Single-Family Dwelling District), and the requirements contained in each district in the Land Development Code. Development in a conventional zoning district must adhere to the requirements such as lot size, building setbacks, parking, and permitted uses.

Orange County also offers a Planned Development Zoning District to allow for a diversification of uses, structures, and open spaces compatible with existing and permitted land uses in the surrounding area. This district also allows for the opportunity for innovative concepts of the site plan such as mixed-used development. Additionally, the Planned Development Zoning District can ensure that development occurs according to an approved Land Use Plan. This Land Use Plan is reviewed by the Development Review Committee, the Planning and Zoning Commission and ultimately approved by the Board of County Commissioners.

Specific to the Horizon West Town Center, outlined in the Section 38-1390-.13, of the Orange County Code, is the Planned Development/Unified Neighborhood Plan (PD/UNP). This is intended to ensure that the Neighborhood Planning Areas of the Horizon West Town Center are developed in a cohesive, integrated, big-picture manner. Specifically, PD/UNPs demonstrate how development within the five neighborhoods that make up the Town Center, can create a sense of community, ensure that wetland areas are not unnecessarily interrupted, that lake and wetland edges are protected, and street and pedestrian/bikeway connectivity will be achieved. PD/UNPs will eventually encompass the entirety of each of the five Neighborhood Planning Areas identified through the Town Center Specific Area Plan. However, each NPA includes multiple property owners. Therefore, the administrative procedures for implementation of the Town Center Code must anticipate the need for an incremental PD/UNP review, approval, and amendment process. The Planned Development component of the PD/UNP establishes the boundaries of land use districts authorized by the Town Center Code and described through the Specific Area Plan Recommended Land Use Plan Map for the Town Center. The PD also establishes the development program of land uses authorized by the SAP and Comprehensive Plan.

The purpose of this staff-initiated Comprehensive Plan (CP) Policy Amendment is to create new policies that would give new development within the Horizon West Town Center the option to be reviewed and approved through a Planned Development/Regulating Plan (PD/RP), in lieu of a Planned Development/Unified Regulating Plan (PD/UNP). If approved it would allow applicants to propose alternative (form-based) development standards from those found in the existing and applicable Town Center Planned Development Code. The proposed development would still be subject to the guiding principles of Horizon West, and the development standards of the land use district shown on the Special Planning Area Land Use Map.

B. Summary of Proposed Changes

This amendment proposes to create new policies and revise existing ones. The following is a summary of the proposed changes, followed later by the proposed policies in strike-through/underline format.

Orange County is overhauling the countywide Zoning Code, originally approved 58 years ago. As part of this overhaul is a proposed form-based code which strives to achieve development compatibility through good design with less emphasis on Euclidian zoning principles that focused on the separation of different uses from one another. Although the Town Center Code was approved in 2013, it reflects some of the less innovative and less flexible design standards. The result of this is in applicants

requesting waivers from the Code in order to achieve better design. Waiver requests can be an indication of a code that is not working to achieve development that reflects the desires of Orange County Planning and trends in current development, such as the move to allow for a mixture of uses within the same building or on the same block.

Given the amount of development that is approved in Horizon West under the Village Planned Development Code and Town Center Planned Development Code, the pending Orange Code will not apply in Horizon West. However, interest has been shown in the possibility of implementing form-based standards in the Town Center. Unfortunately, this is not possible because of the requirement that new development follow the existing Town Center Code. In the time since, staff has worked to analyze the options of either amending the existing Code to allow form-based standards or allowing any one particular project to "opt into" a form-based development approach. It was decided that the latter option made more sense, given that all existing development has already occurred under the current code.

The first step, in order to allow a project to develop under alternative standards, is amending the Comprehensive Plan Policies to recognize this option. Development proposed under this option will be consistent with the previously adopted development program for that property as reflected on the Town Center Land Use Map. The proposed Policy changes also require any new development under a PD/RP to continue to meet the guiding Horizon West development principles outlined in the Comprehensive Plan.

Finally, the primary difference between a PD/RP and the PD/UNP is that all development and design standards for a PD/RP are embedded in the plan. Instead of referring to a separate Code for these standards, they will be located within or attached to the Planned Development map and site plan. The proposed Comprehensive Plan policies also require any PD/RP applicant to provide new components that are not required today, such as a Green Infrastructure Plan and Connectivity/Intersection Density Analysis.

The following is a summary highlighting some of the revisions to the Comprehensive Plan Future Land Use Element.

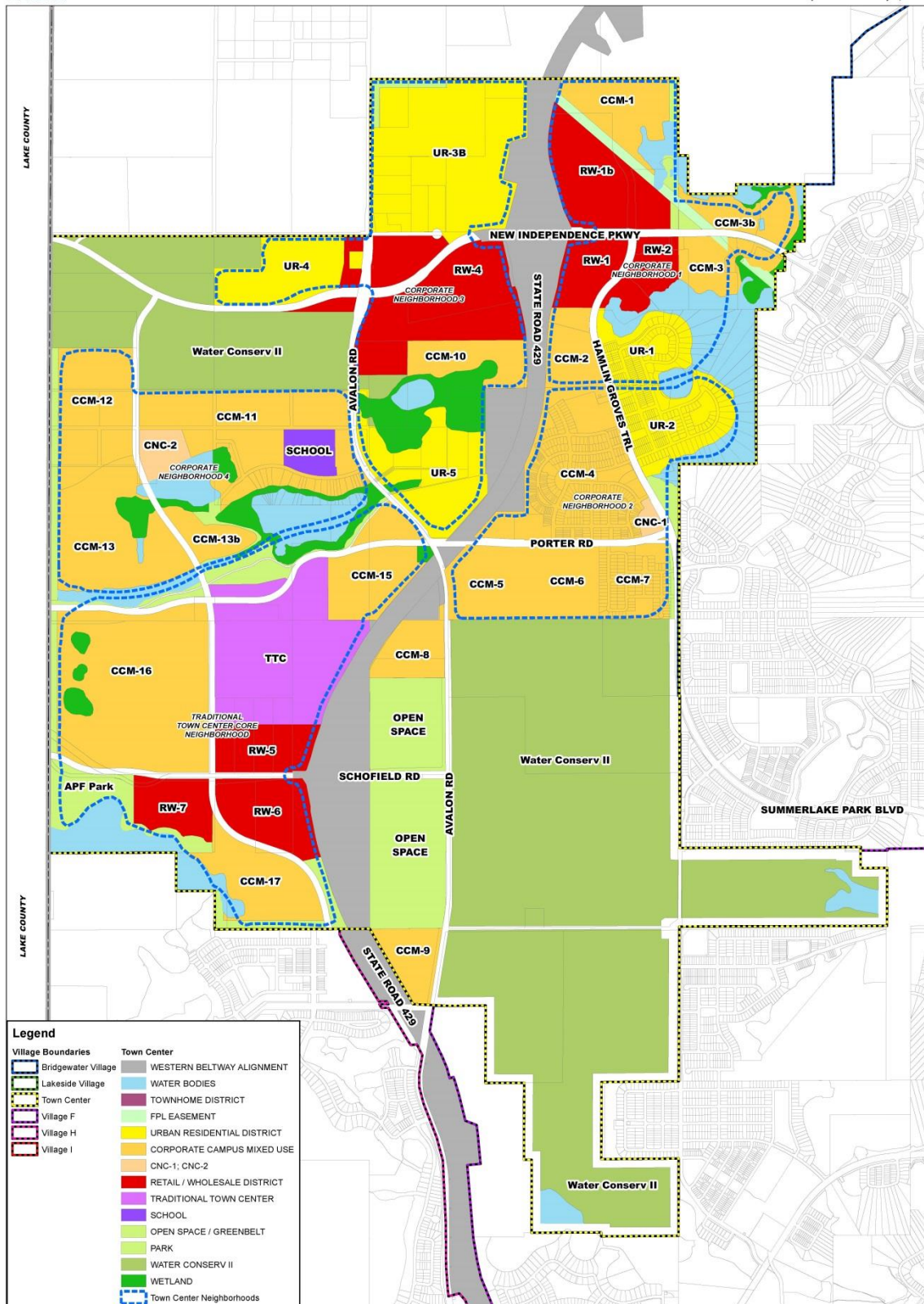
FLU4.5.1 addresses Village Greenbelts. This policy requires a greenbelt surrounding each Village and the Town Center averaging 500 feet in width at the perimeter of each Village. The proposed change would amend the policy to include an exception for those perimeters located adjacent to designated Water Conserv II Lands that otherwise provides the permanent undeveloped edge contemplated by the policy. There are two Water Conserv II lands within the Town Center, shown on the map below.



Horizon West Town Center Land Use Map



Updated: January 8, 2018



FLU4.5.3 speaks to the Transfer of Development Rights. The proposed change increases the net density in the Town Center from 24 dwelling units an acre to 30 dwelling units per net developable acre considered as the a regional hub and employment center in focus of Horizon West and where density is encouraged.

OBJ FLU4.6 provides the policies to support the design principles of the Horizon West planning process through the Village Planned Development Code contained in the Land Development Code. The proposed change would include the Town Center Planned Development Code, Planned Development/Land Use Plan (PD/LUP), Planned Development/Unified Neighborhood Plan (PD/UNP), or Planned Development/Regulating Plan (PD/RP). The Town Center Planned Development Code is located within Division 8.5 of the Land Development Code and contains the regulations for the Planned Development/Land Use Plan and the Planned Development/Unified Neighborhood Plan.

The proposed revision to Future Land Use Element Policy FLU4.7.1 proposes to delete the land use mix table for the Town Center. This is a duplicative policy that is reflected in Table 1 which is part of Future Land Use Element FLU4.7.9. Table 1 identifies residential, non-residential and hotel development entitlements assigned to individual Neighborhood Parcels.

Amendments to policies FLU4.7.2, FLU4.7.3, FLU4.7.4, and FLU4.7.9 revise the policies to include the proposed Regulating Plan concept as a choice and in lieu of a Unified Neighborhood Plan.

FLU4.7.7.1 contains policies related to land use district boundary adjustments. The proposed change would include form-based transect zones within the Town Center. The proposed change eliminates the requirements for district boundary adjustments contained within the policy directing the reader to Policy FLU4.1.9 that contain the guidelines for changes and adjustments to the land use designations for each Village. These polices were adopted in 2016. The policies in FLU4.7.7.1 pre-date the policies in FLU4.1.9.

C. Policy Amendments

Following are the policy changes proposed by this amendment. The proposed amendments are shown in underline/~~strikethrough~~ format. Staff recommends transmittal of the amendments.

FLU4.1.12 **Town Center Conceptual Regulating Plan and Final Regulating Plan.**
Owner(s) of property within the Horizon West Town Center shall have the right, as an alternative to processing a Planned Development/Unified Neighborhood Plan (PD/UNP) under the Town Center Code, to process a Conceptual Regulating Plan (CRP) and a Planned Development / Regulating Plan (PD/RP). A Regulating Plan is an illustrative representation of a proposed development and the location of form-based transect zones / district.

FLU4.1.12.1 **Town Center Conceptual Regulating Plan:** A Conceptual Regulating Plan (CRP) is a general illustrative representation of a proposed development and the location of form-based transect zones/districts. A CRP shall be submitted for cursory review by to the Planning Division prior to formal submittal of a Planned Development/Regulating Plan (PD/RP).

A. A CRP is precursory shall be submitted prior to the submission of a Planned Development/Regulating Plan (PD/RP). The purpose of the CRP is to allow Orange County Planning Division staff the opportunity to review the proposal. The

applicant and Planning staff shall work together to collectively refine the CRP in order to meet the intent of this section.

- B. The CRP shall not be adopted as part of the Future Land Use Map or Map Series or included as an attachment, but rather the CRP will be used as a general guide for a final PD/RP.
- C. Should a Comprehensive Plan Text Amendment be requested by the applicant, the CRP shall be transmitted along with the requested text amendment to the State for review.
- D. The following components shall be depicted on, or attached to, a CRP at the time of the Comprehensive Plan Amendment Application submittal:
- General location of formed-base transect zones/districts,
 - Gross and net developable land area,
 - Initially proposed development program,
 - General description of proposed transect zones/districts (*character, mix of land uses, product type, block/street patterns, etc.*),
 - General location and types of open space or preservation areas,
 - General location of neighborhoods based on ¼-mile radius,
 - General location of existing planned road system, trails, and other transportation modes, and
 - General location of existing or planned public facilities, including but not limited to schools (as coordinated with Orange County Public Schools), parks, fire stations, etc.
- E. In addition to the specific components listed above, review of a CRP should ensure that the following elements are addressed or followed:
1. **Consistency with the Comprehensive Plan:** A project justification statement should be provided which identifies any relevant and supporting Comprehensive Plan policies and explains how the project is consistent with the identified policies.
 2. **Coordinated Development:** Planning for development will occur in a coordinated, comprehensive, and integrated manner. The CRP will establish a general guide for connectivity and coordinated development.
 3. **Community Meetings / Public Participation:** A community meeting/public workshop shall be held for any proposed CRP prior to the submittal of the final PD/RP. The purpose of the community meeting is to provide surrounding property owners a proposed project overview consistent with the CRP.

FLU4.1.12.2 **Transportation Road Network Agreement:** Prior to submittal of a PD/RP, an applicant shall meet with Transportation Planning Division staff regarding a required Transportation Road Network Agreement to address all road right-of-way, design, and construction obligations, including any related terms or conditions with respect

to right-of-way contributions and/or transportation impact fee credits. The agreement shall be processed through the Road Agreement Committee (RAC) for concurrent approval consideration by the Board of County Commissioners with the final PD/RP.

FLU4.1.12.3 **Adequate Public Facilities Agreement:** A Town Center PD/RP shall be subject to the Adequate Public Facilities (APF) provisions outlined in Policy FLU4.2.2, including concurrent approval consideration by the Board of County Commissioners with the final PD/RP.

FLU4.1.12.4 **Town Center Final PD Regulating Plan (PD/RP):** Upon Orange County Planning Division staff review and acceptance of a CRP, in accordance with FLU4.8.1, and in lieu of a Planned Development/Unified Neighborhood Plan (PD/UNP), applicants shall submit a PD/RP rezoning application for the subject property.

A. Development within a PD/RP may be subject to the provisions of the Town Center Planned Development Code, but only to the extent that those certain regulations, standards, and procedures are not addressed within the PD/RP. The Village Planned Development Code shall not apply to the PD-RP unless specifically stated in the PD/RP. In the event of conflict or ambiguity between the provisions set forth in Orange County Code and those within the PD/RP, the PD/RP shall control. In the event Orange County Code and an approved PD/RP is silent as to a performance or development standard, the Development Review Committee (DRC) shall establish the standard or make the determination, which in turn can be appealed by and applicant to the Board of County Commissioners. Notwithstanding the forgoing, the Village Planned Development Code shall not apply to the Town Center unless specifically stated in the Town Center Planned Development Code, applicable PD/UNP or applicable PD/RP.

B. At a minimum, the following components must be identified or addressed by a PD/RP:

- Final transect zone / district boundaries,
- Final gross and net developable acreage,
- Final land uses and development program,
- Final location and types of open space or preservation areas,
- Transferable Development Rights (TDR) calculations,
- Street types, and
- Intersection Density analysis/diagram.

C. In addition to the required components listed above, review of a PD/RP should ensure that the following elements are addressed or provided:

1. **Transect Zones / Districts and Development Program:** A PD/RP shall reflect a development program that is consistent with the CRP. The final configuration of the PD/RP transect zones / districts may vary from the CRP provided they are generally consistent with the intent of the CRP and with the written descriptions of the transect zone / districts on the CRP. Upon

adoption by the Board of County Commissioners, the final PD/RP transect zones / districts shall be depicted and referenced on the staff-maintained Horizon West Special Planning Area Land Use Map.

2. **Connectivity:** All development within a PD/RP shall provide for an interconnected transportation network (including pedestrian trails, multi-modal systems, trail systems, etc.) and achieve an overall intersection density between 100 and 140 intersections per square mile. Eligible intersection types shall include those along roads, streets, trails, and designated pedestrian passageways.
3. **Green Infrastructure:** A PD/RP shall include a plan for a connected network of natural resources, open spaces, recreational areas, and constructed nature-based systems, including but not limited to Low-Impact Development (LID) features and stormwater management areas.

FLU4.1.12.5 **PD/RP Amendments and Expedited Development Review Process:**

- A. Amendments to an approved PD/RP shall be subject to the land use plan and development plan alterations process and criteria addressed in the Orange County Code.
- B. Following approval of a PD/RP, any subsequent Preliminary Subdivision Plan (PSP), Master Development Plan (MDP), or Development Plan (DP) may be submitted for concurrent review with related construction permits; however, final permits shall not be issued until an approved PSP, MDP, or DP has become effective.
- C. Any waiver approved by the BCC at the time of PSP approval shall deemed an approved waiver under the PD/UNP or PD/RP, as applicable, without additional application or review required of the PD/UNP or PD/RP.

FLU4.5.1 Village Greenbelts. In addition to requirements for formal parks and neighborhood greens, greenbelts surrounding each Village and the Town Center averaging 500 feet in width shall be required at the perimeter of each Village, except for those perimeters located adjacent to designated Water Conserv II lands that otherwise provides the permanent undeveloped edge contemplated by this policy. This greenbelt must be provided to discourage sprawl by creating a definable Village and provide a permanent undeveloped edge, except as set forth in FLU4.3.2, so that planning a Village within limited spaces takes on meaning. Topography and other physical features may allow this width to be reduced where visual separation can be accomplished with less distance. Where it may be beneficial to concentrate the acreage to enhance wildlife corridors, wetland connections, or preserve valuable uplands and protect sites critical for Floridan Aquifer protection, the greenbelt may be concentrated in one section of the Village Perimeter. In no case shall the greenbelt separation between villages be less than 300 feet. Subject to subdivision regulations and conservation area protection requirements, access drives and bicycle/pedestrian paths may be allowed within the greenbelt/buffer to connect properties that would otherwise be denied reasonable access. Development standards for access drives and

pedestrian/bicycle paths through greenbelt/buffer shall be addressed in the Village and Town Center Development Codes.

FLU4.5.3 **Transfer of Development Rights (TDRs).** In order to encourage the implementation of the greenbelt requirements in FLU4.5.1, preserve other important uplands, agricultural areas, water reuse areas, Floridan aquifer recharge, wetland connections and wildlife corridors, Orange County may allow the Transfer of Development Rights from these sending areas to receiving areas in Orange County. To provide rights-of-way for limited expressways or principal arterial roadways necessary to support the villages, Orange County will allow Transfer of Development Rights (TDR) from the rights-of-way to developable receiving areas. Transfer will be limited to the property on which the right-of-way is located or within 1/4 mile of the right-of-way sending area, whichever is greater. Net density in Village Centers and the Town Center may be increased from 5.0 DU/net developable acre up to 16 DU/net developable acre where TDRs are used. Net density in the Town Center may be increased from 4 DU/net developable acre up to ~~2430~~ DU/net developable acre where TDRs are used or through internal unit density transfers and use conversions permitted within a PD/UNP or PD/RP. However, the implementation of the greenbelt requirements in FLU4.5.1 and the preservation of other important uplands, agricultural areas, water reuse areas, critical Floridan Aquifer recharge sites, wetland connections and wildlife corridors will not be limited to Transfer of Development Rights. Orange County may allow for purchase of these areas through special taxing districts and special impact fees for a specific Village to be used in the establishment of that Village. Orange County has adopted an ordinance implementing Transfer of Development Rights. The TDR ordinance enhances the preservation of ecologically sensitive areas and reinforces the defined village edge by identifying TDR sending areas within the Village Greenbelt as identified in FLU4.5.1. The use of TDRs also provides for protection of private property rights within the sending areas. Additionally, limits are placed on the amount of development rights that can be transferred within any neighborhood to ensure a compact and integrated development form that has a population density to meet the requirements of a neighborhood school while providing for a diversity of housing types. The TDR limits established for each Village do not create entitlements for their use within any particular development. The use of TDR credits is subject to approval by the Board of County Commissioners on a case by case basis.

OBJ FLU4.6 **VILLAGE DEVELOPMENT CODE.** The design principles of the Horizon West planning process shall be implemented through adoption of the Village Planned Development Code, Town Center Planned Development Code, and ultimately a Planned Development/Land Use Plan (PD/LUP), Planned Development/Unified Neighborhood Plan (PD/UNP), or Planned Development/Regulating Plan (PD/RP).

FLU4.7.1 **Town Center.** The purpose of the Town Center is to provide a place for residential, office, retail and light industrial land uses with a more regional market base that serves as an employment center, the scale of which is not permitted in the villages.

The Town Center shall be oriented towards serving the residents of the Villages and surrounding area and not designed as a tourist destination. The Town Center shall be planned and established with limited access expressways within the greenbelt (as defined in FLU4.5.1) of the Town Center. In order for development to take place, the Town Center must be located so that it has immediate access to an interchange or interchanges of the Western Beltway, or similar facility with connections to the regional market base. The Town Center must be designed to encourage and accommodate future linkage with the regional transit system and must provide for connections to, and be integrated with the collector streets, pedestrian and bike path system provided in individual villages. One high school site and one activity-based community park site shall be provided to serve the Town Center and Horizon West.

The following is the proposed land use mix for the Town Center:

<i>Land Use Mix</i>	<i>Required</i>	<i>Permitted</i>
Residential*	15%	30%
Commercial and Retail*	40%	70%
Regional Office	0%	30%
Light Industrial	0%	20%
Overall Office, Commercial and Industrial (2-5)	0%	70%
Public and Civic	10%	No Maximum
Public Parks and Open Space	5%	No Maximum
*Residential dwellings are permitted above ground floor commercial.		

The Town Center will be integrated with the regional transit system. The design shall include designated locations for establishment of transit stations as a component of a mixed-use development.

FLU4.7.2 **Town Center — Development Linkage and Timing.** Prior to approval by Orange County of any application for a Planned Development (PD) Land Use Plan (PD-/LUP), Unified Neighborhood Plan (UNP), or Regulating Plan (RP) within Corporate Neighborhoods 1, 2, 3 and 4, or within the Town Center Core Neighborhood (as depicted on the Horizon West Special Planning Area Land Use Map Recommended

~~Land Use Plan for the Town Center~~, the following conditions intended to address the traffic needs as determined by the County shall be met:

A. A developer's agreement(s) shall be approved by the Board of County Commissioners addressing, at a minimum, those roadway facilities assigned by location within one or more of the Corporate Neighborhoods or the Town Center Core as identified below. The agreement shall, at a minimum, identify the responsibility for planning, funding, and scheduling of design, permitting, right-of-way acquisition, and construction of roadway segments based on the location of the property as prescribed below.

- Location — Corporate Neighborhood 3 and 4, and Town Center Core Neighborhood:

Responsibility — Avalon Road from Old YMCA Road to New Independence Parkway

- Location — Town Center Core Neighborhood:

Responsibility — Horizon Boulevard from Porter Road to Valencia Parkway; Valencia Parkway from Horizon Boulevard to Schofield Road/Karl Kahlert Parkway; and Schofield Road/Karl Kahlert Parkway from Valencia Parkway to Avalon Road

- Location — Corporate Neighborhood 1 and 2:

Responsibility — Hamlin Groves Trail from Horizon Boulevard to New Independence Parkway; Horizon Boulevard/Porter Road from CR 545 to Hamlin Groves Trail; and extension of New Independence Parkway to S.R. 429

In the event an alternate roadway segment provides a comparable service area and capacity, it may substitute for portions of one or more of the roadway segments identified above. The developer's agreement(s) shall be consistent with all required roadway improvements and conditions of approval specified in the Horizon West Global Road Term Sheet, originally approved on September 20, 2011, by the BCC and as amended.

B. Right-of-way values shall not exceed \$22,500 per acre.

C. Condition of approval on the PD stating, "Should the level of service on CR 545 fall below LOS 'E,' no construction plan approvals will take place until a developer's agreement(s) is approved among the owners of property in Neighborhoods 3, 4, and 5 (exclusive of any property owner whose responsibility has been met through a pre-existing developer's agreement), and the Board of County Commissioners. The agreement shall, at a minimum, address the responsibility for planning, funding, and scheduling of design, permitting, right-of-way acquisition, and construction of necessary improvements to CR 545."

FLU4.7.3

Town Center Planned Development Code. Orange County shall ~~adopted~~ adopt a Town Center ~~Planned Development Code~~ Planned Development Code with innovative standards and guidelines based upon traditional city planning and design principles to ensure an urban development pattern that encourages a mix of compatible uses within the Town Center neighborhoods and a well-defined, mixed-use Traditional Town Center Core Area.

~~Town Center design criteria shall be incorporated into a Town Center Planned Development Code adopted as part of the Orange County Code. Until such time as the Town Center Code is adopted, no Unified Neighborhood Plan or Planned Development Land Use Plan (PD-LUP). Upon adoption of the Town Center Planned Development Code, All development within the boundary of the Town Center shall comply with the provisions of the Town Center Planned Development Code, including the provisions for submittal and approval of Unified Neighborhood Plans (UNP) or any alternative provisions outlined within an approved Town Center Planned Development/ Regulating Plan (PD/RP). For each land use district, the Town Center Planned Development Code development code should contain provisions for:~~

- ~~● Street, block and general development standards;~~
- ~~● Permitted and prohibited uses;~~
- ~~● Building and site design guidelines;~~
- ~~● On-street and off-street parking standards;~~
- ~~● Regulatory procedures for reviewing and approving Unified Neighborhood Plans, site plans and subdivision plans;~~
- ~~● Transfers of development program allocations between Neighborhood Plans;~~
- ~~● Density/intensity bonuses for unified plans and provision of additional connected open space; and a development review and approval process that encourages unified planning of properties that are individual or in aggregate, and large enough to be developed as an identifiable neighborhood.~~

FLU4.7.4

The Town Center Planned Development Code shall encourage development through planning as either Unified Neighborhood Plans (UNP) or optional Regulating Plans (RP). The development program associated with a UNP or RP within Unified Neighborhood Planning areas shall generally reflect be subject to the approved a proportionate share sum of the allocated development programs for the subject property District parcels within the approved Unified Neighborhood Planning Area as identified in Policy FLU4.7.9 - Table 1.1, and as depicted on the originally adopted Town Center Recommended Land Use Plan Map. A development program may also be adjusted to account for internal Town Center unit (DU whether originally programmed in Table 1.1 as DU or converted from commercial square footage into DU) transfers and use conversions. Development of individual parcels not part of a Unified Neighborhood Plan shall be subject to the minimum density/intensity allowed for the district.

FLU4.7.7.1

Land Use District Boundary Adjustments. The Horizon West Special Planning Area Land Use Map depicts the approximate location and boundaries of all land use ~~Districts (Districts)~~ or form-based transect zones (transects) within the Town Center. These Districts and transects are required to be depicted as part of each Town Center Planned Development -/ Unified Neighborhood Plan (PD/UNP) or optional Town Center Planned Development / Regulating Plan (PD/RP) as approved by the Board of County Commissioners. Changes or adjustments to the land districts

~~and/or transects may be considered and processed as a Planned Development (PD) rezoning (if the property does not yet have a PD zoning designation), or PD Land Use Plan Amendment, or Change Determination Request (CDR) to an existing PD. Such changes and adjustments shall be evaluated for consistency with the criteria outlined in Policy FLU4.1.9, and shown on the Horizon West Special Planning Area Land Use Map when approved. In order to realize Unified Neighborhood Plans with a workable size and form, it may be prudent to make minor adjustments to the boundaries of land use Districts as they are transferred from the RLUP to the PD/UNP. Therefore, minor adjustments to land use District boundaries, as described by this Policy, may be proposed for consideration on a case-by-case basis. The County may approve such requests as part of an initial PD/UNP or during a subsequent Change Determination Request (CDR) or amendment to a PD/UNP.~~

~~All requests for a District boundary adjustment must demonstrate at least one (1) of the following conditions:~~

- ~~A. A boundary adjustment is necessary in order to avoid unworkable remnant or 'sliver' land areas, on the perimeter of a District, which has resulted from:
 - ~~— final alignment (as determined by right-of-way dedication) of an adjacent Urban Collector road, or Framework Street; or~~
 - ~~— updated field data related to the perimeter edge location of surface water body levels, wetlands, conservation areas, or similar natural features as identified within an approved Conservation Area Determination (CAD).~~~~
- ~~B. A boundary adjustment is necessary to accommodate the establishment, expansion, or contraction, of a Greenbelt or Open Space land use District.~~
- ~~C. A boundary adjustment will facilitate an optimal and compatible use of lands immediately adjoining existing lakes or similar natural features.~~
- ~~D. A boundary adjustment is necessary in order to achieve reasonable utilization of the development program assigned to the subject District, provided: the adjustment does not undermine the planning principles described in Policy FLU4.7.7; and, it will not cause the gross land area of an affected land use District to increase, or decrease, by more than fifteen (15) percent.~~

~~Such changes and adjustments shall be evaluated for consistency with the criteria outlined in Policy FLU4.1.9, and shown on the Horizon West Special Planning Area Land Use Map when approved.~~

FLU4.7.9

Development Program. Each Neighborhood Parcel listed in Table 1.1 below and shown on the Horizon West Special Planning Area Land Use Map Town Center Recommended Land Use Plan shall be allowed to develop development, when approved pursuant to an adopted the Town Center Planned Development Code, and applicable PD/UNP or PD/RP agency permits and approvals that achieves the development program.

Development programs approved as part of the initial Planned Development/ Unified Neighborhood Plan PD/UNP or PD/RP may be permitted to vary from those identified in Table 1.1, consistent with provisions of the Town Center Planned Development Code. Proposed variations in development programs may reflect bonus assignments associated with transfers of development rights, ~~or land use District/Corporate Neighborhood-based entitlement transfers,~~ or land use conversions, or bonus assignments.

Table 1.1 identifies residential, non-residential and hotel development entitlements assigned to individual Neighborhood Parcels. In addition, the table provides for a bonus residential entitlement of 1,540 dwelling units intended as an incentive for the submittal of a Unified Neighborhood Plans (PD/UNPs), or a PD/RP. In addition, Table 1.1 allocates hotel unit entitlement available entitlements to Corporate Campus Mixed Use (CCMU) and Retail/Wholesale (RW) land use and Traditional Town Center Districts. The assignment of the bonus residential and hotel entitlements shall be accomplished in the following manner:

- A. The submittal of a complete Planned Development — Unified Neighborhood Plan PD/UNP or PD/RP, consistent with the any applicable requirements of the Town Center Planned Development, shall entitle the applicant to request an assignment of dwelling units from the bonus residential entitlement provided in Table 1.1. The assignment shall be limited to the pro rata share of the number of dwelling units available under the bonus category of entitlements. The share shall be determined by the ratio of the percentage of net developable land area included in the applicable PD/UNP or PD/RP, to the total net developable area included in the Town Center.
- B. Assignment of a share of the hotel unit entitlement available to CCMU, R/W, and RW land use Traditional Town Center Districts or Transect Zones may be requested by Town Center property owners through the PD-/UNP, PD/RP, PSP and/or DP approval process. The conditions of an assignment include:
 1. Limited to Neighborhood Parcels with a that contain CCMU, R/W or RW Traditional Town Center Land Use District / Transect Zone designations;
 2. Any single assignment is limited to no more than twenty-five (25) percent of the total number (700) available; ~~and~~
 3. The assignment shall expire within two years if a building permit for the applicable hotel units has not been approved by Orange County'; and
 4. Any unused entitlements in a PD/UNP or PD/RP may be transferred to another PD/UNP or PD/RP within the Town Center through the PD Change Determination Request (CDR) process.

TABLE 1.1

CORPORATE NEIGHBORHOOD 1 DEVELOPMENT PROGRAM					
6	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM – 1*	Corp. Campus Mixed	7.0%	234,450	310	0
CCM – 2 *	Corp. Campus Mixed	7.0%	251,250	80	0
CCM – 3	Corp. Campus Mixed	7.0%	92,700	50	0
RW – 1 *	Retail/Wholesale	7.0%	155,100	0	0
RW-1b	Retail/Wholesale	7.0%	430,000	0	0
RW – 2 *	Retail/Wholesale	7.0%	105,400	0	0
UR -1	Urban Residential	7.0%	0	150	
	Subtotals	7.0%	1,268,900	590	
CORPORATE NEIGHBORHOOD 2 DEVELOPMENT PROGRAM					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
UR-2	Urban Residential	7.0%	0	205	0
CCM – 4 *	Corp. Campus Mixed	7.0%	510,400	275	0
CCM – 5 *	Corp. Campus Mixed	7.0%	211,500	116	0
CCM – 6	Corp. Campus Mixed	7.0%	225,300	122	0
CCM – 7	Corp. Campus Mixed	7.0%	205,700	112	0
CCM – 8	Corp. Campus Mixed	7.0%	133,800	75	0
CCM – 9	Corp. Campus Mixed	7.0%	131,500	70	0
CNC -1 *	Corp. Neigh. Center	7.0%	63,600	0	0
	Subtotals	7.0%	1,481,800	975	0

CORPORATE NEIGHBORHOOD 3 DEVELOPMENT PROGRAM					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
UR-3	Urban Residential	7.0%	0	490	0
UR-4	Urban Residential	7.0%	0	220	0
UR-5	Urban Residential	7.0%	0	260	0
RW – 3	Retail/Wholesale	7.0%	111,600	0	0
RW – 4	Retail/Wholesale	7.0%	196,400	0	0
RW-4a	Retail/Wholesale	7.0%	317,690	157	0
RW-4b	Retail/Wholesale	7.0%	40,000	68	0
CCM – 10	Corp. Campus Mixed	7.0%	97,710	68	0
	Subtotals	7.0%	763,400	1,195	0
CORPORATE NEIGHBORHOOD 4 DEVELOPMENT PROGRAM					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM - 11	Corp. Campus Mixed	7.0%	719,600	370	0
CCM - 12	Corp. Campus Mixed	7.0%	342,100	170	0
CCM - 13	Corp. Campus Mixed	7.0%	441,200	215	0
CNC -2	Corp. Neigh. Center	7.0%	82,200	0	0
	Subtotals	7.0%	1,585,100	755	0
TOWN CENTER NEIGHBORHOOD DEVELOPMENT PROGRAM					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM - 14	Corp. Campus Mixed	7.0%	65,500	35	0
CCM - 15	Corp. Campus Mixed	7.0%	143,700	80	0
CCM - 16	Corp. Campus Mixed	7.0%	646,600	0	0
CCM - 17	Corp. Campus Mixed	7.0%	325,000	155	0
RW – 5	Retail/Wholesale	7.0%	154,600	0	0
RW – 6	Retail/Wholesale	7.0%	178,400	0	0

RW – 7	Retail/Wholesale	7.0%	186,400	0	0
TTC	Traditional Town Center	7.0%	1,352,000	1,085	250
	Subtotals	7.0%	3,052,200	1,355	250
TOWN CENTER TOTALS		7.0%	8,151,400	4,870	250
RESIDENTIAL BONUS, ORANGE COUNTY NATIONAL GOLF COURSE AND HOTEL DEVELOPMENT PROGRAMS					
Applicable Area	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
All CCM and UR Parcels	Unified Neighborhood Plan Residential Dwelling Unit Bonus	NA	NA	1,540	NA
Orange County National Golf Course	Hotel	NA	NA	NA	250
All CCM and RW Parcels	Hotel	NA	NA	NA	700

Clean Version

(assumes all proposed changes are adopted)

Following are the policy changes proposed by this amendment. The proposed amendments are shown in underline/~~strikethrough~~ format. Staff recommends transmittal of the amendments.

FLU4.1.12 **Town Center Conceptual Regulating Plan and Final Regulating Plan.**

Owner(s) of property within the Horizon West Town Center shall have the right, as an alternative to processing a Planned Development / Unified Neighborhood Plan (PD/UNP) under the Town Center Code, to process a Conceptual Regulating Plan (CRP) and a Planned Development / Regulating Plan (PD/RP). A Regulating Plan is an illustrative representation of a proposed development and the location of form-based transect zones / district.

FLU4.1.12.1 **Town Center Conceptual Regulating Plan:** A Conceptual Regulating Plan (CRP) is a general illustrative representation of a proposed development and the location of form-based transect zones/districts. A CRP shall be submitted for review to the Planning Division prior to formal submittal of a Planned Development/Regulating Plan (PD/RP).

- A. A CRP shall be submitted prior to the submission of a Planned Development/Regulating Plan (PD/RP). The purpose of the CRP is to allow Orange County Planning Division staff the opportunity to review the proposal. The applicant and Planning staff shall work together to collectively refine the CRP in order to meet the intent of this section.
- B. The CRP shall not be adopted as part of the Future Land Use Map or Map Series or included as an attachment, but rather the CRP will be used as a general guide for a final PD/RP.
- C. Should a Comprehensive Plan Text Amendment be requested by the applicant, the CRP shall be transmitted along with the requested text amendment to the State for review.
- D. The following components shall be depicted on, or attached to, a CRP at the time of the Comprehensive Plan Amendment Application submittal:
 - General location of formed-base transect zones/districts,
 - Gross and net developable land area,
 - Initially proposed development program,
 - General description of proposed transect zones/districts (*character, mix of land uses, product type, block/street patterns, etc.*),
 - General location and types of open space or preservation areas,
 - General location of neighborhoods based on ¼-mile radius,

- General location of existing planned road system, trails, and other transportation modes, and
 - General location of existing or planned public facilities, including but not limited to schools (as coordinated with Orange County Public Schools), parks, fire stations, etc.
- E. In addition to the specific components listed above, review of a CRP should ensure that the following elements are addressed or followed:
1. **Consistency with the Comprehensive Plan:** A project justification statement should be provided which identifies any relevant and supporting Comprehensive Plan policies and explains how the project is consistent with the identified policies.
 2. **Coordinated Development:** Planning for development will occur in a coordinated, comprehensive, and integrated manner. The CRP will establish a general guide for connectivity and coordinated development.
 3. **Community Meetings / Public Participation:** A community meeting/public workshop shall be held for any proposed CRP prior to the submittal of the final PD/RP. The purpose of the community meeting is to provide surrounding property owners a proposed project overview consistent with the CRP.
- FLU4.1.12.2 **Transportation Road Network Agreement:** Prior to submittal of a PD/RP, an applicant shall meet with Transportation Planning Division staff regarding a required Transportation Road Network Agreement to address all road right-of-way, design, and construction obligations, including any related terms or conditions with respect to right-of-way contributions and/or transportation impact fee credits. The agreement shall be processed through the Road Agreement Committee (RAC) for concurrent approval consideration by the Board of County Commissioners with the final PD/RP.
- FLU4.1.12.3 **Adequate Public Facilities Agreement:** A Town Center PD/RP shall be subject to the Adequate Public Facilities (APF) provisions outlined in Policy FLU4.2.2, including concurrent approval consideration by the Board of County Commissioners with the final PD/RP.
- FLU4.1.12.4 **Town Center Final PD Regulating Plan (PD/RP):** Upon Orange County Planning Division staff review and acceptance of a CRP, in accordance with FLU4.8.1, and in lieu of a Planned Development/Unified Neighborhood Plan (PD/UNP), applicants shall submit a PD/RP rezoning application for the subject property.
- A. Development within a PD/RP may be subject to the provisions of the Town Center Planned Development Code, but only to the extent that those certain regulations, standards, and procedures are not addressed within the PD/RP. The Village Planned Development Code shall not apply to the PD-RP unless specifically stated in the PD/RP. In the event of conflict or ambiguity between the provisions set forth in Orange County Code and those within the PD/RP, the PD/RP shall control. In the event Orange County Code and an approved PD/RP is silent as to a performance or development standard, the Development Review Committee (DRC) shall establish the standard or make the determination, which in turn can

be appealed by and applicant to the Board of County Commissioners. Notwithstanding the forgoing, the Village Planned Development Code shall not apply to the Town Center unless specifically stated in the Town Center Planned Development Code, applicable PD/UNP or applicable PD/RP.

- B. At a minimum, the following components must be identified or addressed by a PD/RP:
- Final transect zone / district boundaries,
 - Final gross and net developable acreage,
 - Final land uses and development program,
 - Final location and types of open space or preservation areas,
 - Transferable Development Rights (TDR) calculations,
 - Street types, and
 - Intersection Density analysis/diagram.
- C. In addition to the required components listed above, review of a PD/RP should ensure that the following elements are addressed or provided:
1. **Transect Zones / Districts and Development Program:** A PD/RP shall reflect a development program that is consistent with the CRP. The final configuration of the PD/RP transect zones / districts may vary from the CRP provided they are generally consistent with the intent of the CRP and with the written descriptions of the transect zone / districts on the CRP. Upon adoption by the Board of County Commissioners, the final PD/RP transect zones / districts shall be depicted and referenced on the staff-maintained Horizon West Special Planning Area Land Use Map.
 2. **Connectivity:** All development within a PD/RP shall provide for an interconnected transportation network (including pedestrian trails, multi-modal systems, trail systems, etc.) and achieve an overall intersection density between 100 and 140 intersections per square mile. Eligible intersection types shall include those along roads, streets, trails, and designated pedestrian passageways.
 3. **Green Infrastructure:** A PD/RP shall include a plan for a connected network of natural resources, open spaces, recreational areas, and constructed nature-based systems, including but not limited to Low-Impact Development (LID) features and stormwater management areas.

FLU4.1.12.5 **PD/RP Amendments and Expedited Development Review Process:**

- A. Amendments to an approved PD/RP shall be subject to the land use plan and development plan alterations process and criteria addressed in the Orange County Code.
- B. Following approval of a PD/RP, any subsequent Preliminary Subdivision Plan (PSP), Master Development Plan (MDP), or Development Plan (DP) may be submitted for concurrent review with related construction permits; however, final permits shall not be issued until an approved PSP, MDP, or DP has become effective.
- C. Any waiver approved by the BCC at the time of PSP approval shall be deemed an approved waiver under the PD/UNP or PD/RP, as applicable, without additional application or review required of the PD/UNP or PD/RP.

FLU4.5.1 Village Greenbelts. In addition to requirements for formal parks and neighborhood greens, greenbelts surrounding each Village and the Town Center averaging 500 feet in width shall be required at the perimeter of each Village, except for those perimeters located adjacent to designated Water Conserv II lands that otherwise provides the permanent undeveloped edge contemplated by this policy. This greenbelt must be provided to discourage sprawl by creating a definable Village and provide a permanent undeveloped edge, except as set forth in FLU4.3.2, so that planning a Village within limited spaces takes on meaning. Topography and other physical features may allow this width to be reduced where visual separation can be accomplished with less distance. Where it may be beneficial to concentrate the acreage to enhance wildlife corridors, wetland connections, or preserve valuable uplands and protect sites critical for Floridan Aquifer protection, the greenbelt may be concentrated in one section of the Village Perimeter. In no case shall the greenbelt separation between villages be less than 300 feet. Subject to subdivision regulations and conservation area protection requirements, access drives and bicycle/pedestrian paths may be allowed within the greenbelt/buffer to connect properties that would otherwise be denied reasonable access. Development standards for access drives and pedestrian/bicycle paths through greenbelt/buffer shall be addressed in the Village and Town Center Development Codes.

FLU4.5.3 **Transfer of Development Rights (TDRs).** In order to encourage the implementation of the greenbelt requirements in FLU4.5.1, preserve other important uplands, agricultural areas, water reuse areas, Floridan aquifer recharge, wetland connections and wildlife corridors, Orange County may allow the Transfer of Development Rights from these sending areas to receiving areas in Orange County. To provide rights-of-way for limited expressways or principal arterial roadways necessary to support the villages, Orange County will allow Transfer of Development Rights (TDR) from the rights-of-way to developable receiving areas. Transfer will be limited to the property on which the right-of-way is located or within 1/4 mile of the right-of-way sending area, whichever is greater. Net density in Village Centers and the Town Center may be increased from 5.0 DU/net developable acre up to 16 DU/net developable acre where TDRs are used. Net density in the Town Center may be increased from 4

DU/net developable acre up to 30 DU/net developable acre where TDRs are used or through internal density transfers and use conversions permitted within a PD/UNP or PD/RP. However, the implementation of the greenbelt requirements in FLU4.5.1 and the preservation of other important uplands, agricultural areas, water reuse areas, critical Floridian Aquifer recharge sites, wetland connections and wildlife corridors will not be limited to Transfer of Development Rights. Orange County may allow for purchase of these areas through special taxing districts and special impact fees for a specific Village to be used in the establishment of that Village. Orange County has adopted an ordinance implementing Transfer of Development Rights. The TDR ordinance enhances the preservation of ecologically sensitive areas and reinforces the defined village edge by identifying TDR sending areas within the Village Greenbelt as identified in FLU4.5.1. The use of TDRs also provides for protection of private property rights within the sending areas. Additionally, limits are placed on the amount of development rights that can be transferred within any neighborhood to ensure a compact and integrated development form that has a population density to meet the requirements of a neighborhood school while providing for a diversity of housing types. The TDR limits established for each Village do not create entitlements for their use within any particular development. The use of TDR credits is subject to approval by the Board of County Commissioners on a case by case basis.

OBJ FLU4.6 **VILLAGE DEVELOPMENT CODE.** The design principles of the Horizon West planning process shall be implemented through adoption of the Village Planned Development Code, Town Center Planned Development Code, and ultimately a Planned Development/Land Use Plan (PD/LUP), Planned Development/Unified Neighborhood Plan (PD/UNP), or Planned Development/Regulating Plan (PD/RP).

FLU4.7.1 **Town Center.** The purpose of the Town Center is to provide a place for residential, office, retail and light industrial land uses with a more regional market base that serves as an employment center, the scale of which is not permitted in the villages.

The Town Center shall be oriented towards serving the residents of the Villages and surrounding area and not designed as a tourist destination. The Town Center shall be planned and established with limited access expressways within the greenbelt (as defined in FLU4.5.1) of the Town Center. In order for development to take place, the Town Center must be located so that it has immediate access to an interchange or interchanges of the Western Beltway, or similar facility with connections to the regional market base. The Town Center must be designed to encourage and accommodate future linkage with the regional transit system and must provide for connections to, and be integrated with the collector streets, pedestrian and bike path system provided in individual villages. One high school site and one activity-based community park site shall be provided to serve the Town Center and Horizon West.

The Town Center will be integrated with the regional transit system. The design shall include designated locations for establishment of transit stations as a component of a mixed-use development.

FLU4.7.2 **Town Center — Development Linkage and Timing.** Prior to approval by Orange County of any application for a Planned Development (PD) Land Use Plan (PD/LUP), Unified Neighborhood Plan (UNP), or Regulating Plan (RP) within Corporate Neighborhoods 1, 2, 3 and 4, or within the Town Center Core Neighborhood (as depicted on the Horizon West Special Planning Area Land Use Map), the following conditions intended to address the traffic needs as determined by the County shall be met:

A. A developer's agreement(s) shall be approved by the Board of County Commissioners addressing, at a minimum, those roadway facilities assigned by location within one or more of the Corporate Neighborhoods or the Town Center Core as identified below. The agreement shall, at a minimum, identify the responsibility for planning, funding, and scheduling of design, permitting, right-of-way acquisition, and construction of roadway segments based on the location of the property as prescribed below.

- Location — Corporate Neighborhood 3 and 4, and Town Center Core Neighborhood:

Responsibility — Avalon Road from Old YMCA Road to New Independence Parkway

- Location — Town Center Core Neighborhood:

Responsibility — Horizon Boulevard from Porter Road to Valencia Parkway; Valencia Parkway from Horizon Boulevard to Schofield Road/Karl Kahlert Parkway; and Schofield Road/Karl Kahlert Parkway from Valencia Parkway to Avalon Road

- Location — Corporate Neighborhood 1 and 2:

Responsibility — Hamlin Groves Trail from Horizon Boulevard to New Independence Parkway; Horizon Boulevard/Porter Road from CR 545 to Hamlin Groves Trail; and extension of New Independence Parkway to S.R. 429

In the event an alternate roadway segment provides a comparable service area and capacity, it may substitute for portions of one or more of the roadway segments identified above. The developer's agreement(s) shall be consistent with all required roadway improvements and conditions of approval specified in the Horizon West Global Road Term Sheet, originally approved on September 20, 2011, by the BCC and as amended.

B. Right-of-way values shall not exceed \$22,500 per acre.

C. Condition of approval on the PD stating, "Should the level of service on CR 545 fall below LOS 'E,' no construction plan approvals will take place until a developer's agreement(s) is approved among the owners of property in Neighborhoods 3, 4, and 5 (exclusive of any property owner whose responsibility has been met through a pre-existing developer's agreement), and the Board of County Commissioners. The agreement shall, at a minimum, address the

responsibility for planning, funding, and scheduling of design, permitting, right-of-way acquisition, and construction of necessary improvements to CR 545."

FLU4.7.3 **Town Center Planned Development Code.** Orange County adopted a Town Center Planned Development Code with innovative standards and guidelines based upon traditional city planning and design principles to ensure an urban development pattern that encourages a mix of compatible uses within the Town Center neighborhoods and a well-defined, mixed-use Traditional Town Center Core Area. All development within the boundary of the Town Center shall comply with the provisions of the Town Center Planned Development Code or any alternative provisions outlined within an approved Town Center Planned Development/Regulating Plan (PD/RP).

FLU4.7.4 The Town Center Planned Development Code shall encourage development through either Unified Neighborhood Plans (UNP) or optional Regulating Plans (RP). The development program associated with a UNP or RP a proportionate share of the allocated development programs for the subject property as identified in Policy FLU4.7.9 - Table 1.1, and as depicted on the originally adopted Town Center Recommended Land Use Plan Map. A development program may also be adjusted to account for internal Town Center unit (DU whether originally programmed in Table 1.1 as DU or converted from commercial square footage into DU) transfers and use conversions.

FLU4.7.7.1 **Land Use District Boundary Adjustments.** The Horizon West Special Planning Area Land Use Map depicts the approximate location and boundaries of all land use districts (districts) or form-based transect zones (transects) within the Town Center. These districts and transects are required to be depicted as part of each Town Center Planned Development/Unified Neighborhood Plan (PD/UNP) or optional Town Center Planned Development / Regulating Plan (PD/RP) as approved by the Board of County Commissioners. Changes or adjustments to the land districts and/or transects may be considered and processed as a Planned Development (PD) rezoning (if the property does not yet have a PD zoning designation), or PD Land Use Plan Amendment, or Change Determination Request (CDR) to an existing PD. Such changes and adjustments shall be evaluated for consistency with the criteria outlined in Policy FLU4.1.9, and shown on the Horizon West Special Planning Area Land Use Map when approved.

Such changes and adjustments shall be evaluated for consistency with the criteria outlined in Policy FLU4.1.9, and shown on the Horizon West Special Planning Area Land Use Map when approved.

FLU4.7.9

Development Program. Each Neighborhood Parcel listed in Table 1.1 below and shown on the Horizon West Special Planning Area Land Use shall be allowed to develop, when approved pursuant to the Town Center Planned Development Code applicable PD/UNP or PD/.

Development programs approved as part of the initial PD/UNP or PD/RP may be permitted to vary from those identified in Table 1.1, consistent with provisions of the Town Center Planned Development Code. Proposed variations in development programs may reflect bonus assignments associated with transfers of development rights, land use entitlement transfers, land use conversions, or bonus assignments.

Table 1.1 identifies residential, non-residential and hotel development entitlements assigned to individual Neighborhood Parcels. In addition, the table provides for a bonus residential entitlement of 1,540 dwelling units intended as an incentive for the submittal of a PD/UNP, or a PD/RP. In addition, Table 1.1 allocates hotel unit entitlements to Corporate Campus Mixed Use (CCMU), Retail/Wholesale (RW) and Traditional Town Center Districts. The assignment of the bonus residential and hotel entitlements shall be accomplished in the following manner:

- A. The submittal of a complete PD/UNP or PD/RP, consistent with any applicable requirements of the, shall entitle the applicant to request an assignment of dwelling units from the bonus residential entitlement provided in Table 1.1. The assignment shall be limited to the pro rata share of the number of dwelling units available under the bonus category of entitlements. The share shall be determined by the ratio of the percentage of net developable land area included in the applicable PD/UNP or PD/RP, to the total net developable area included in the Town Center.
- B. Assignment of a share of the hotel unit entitlement available to CCMU, R/W, and Traditional Town Center Districts or Transect Zones may be requested by Town Center property owners through the PD-/UNP, PD/RP, PSP and/or DP approval process. The conditions of an assignment include:
 1. Limited to Neighborhood Parcels that contain CCMU, R/W or Traditional Town Center Land Use District / Transect Zone designations;
 2. Any single assignment is limited to no more than twenty-five (25) percent of the total number (700) available;
 3. The assignment shall expire within two years if a building permit for the applicable hotel units has not been approved by Orange County'; and
 4. Any unused entitlements in a PD/UNP or PD/RP may be transferred to another PD/UNP or PD/RP within the Town Center through the PD Change Determination Request (CDR) process.

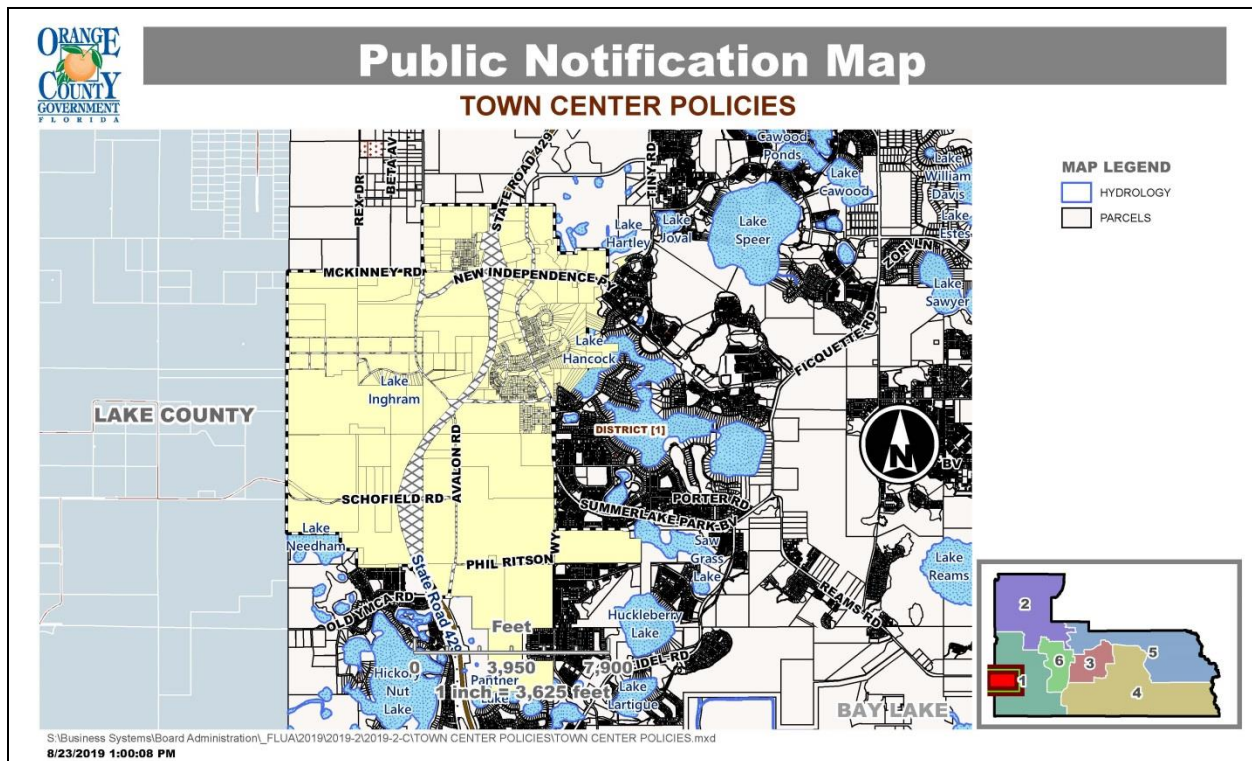
TABLE 1.1

CORPORATE NEIGHBORHOOD 1 DEVELOPMENT PROGRAM					
6	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM – 1*	Corp. Campus Mixed	7.0%	234,450	310	0
CCM – 2 *	Corp. Campus Mixed	7.0%	251,250	80	0
CCM – 3	Corp. Campus Mixed	7.0%	92,700	50	0
RW – 1 *	Retail/Wholesale	7.0%	155,100	0	0
RW-1b	Retail/Wholesale	7.0%	430,000	0	0
RW – 2 *	Retail/Wholesale	7.0%	105,400	0	0
UR -1	Urban Residential	7.0%	0	150	
	Subtotals	7.0%	1,268,900	590	
CORPORATE NEIGHBORHOOD 2 DEVELOPMENT PROGRAM					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
UR-2	Urban Residential	7.0%	0	205	0
CCM – 4 *	Corp. Campus Mixed	7.0%	510,400	275	0
CCM – 5 *	Corp. Campus Mixed	7.0%	211,500	116	0
CCM – 6	Corp. Campus Mixed	7.0%	225,300	122	0
CCM – 7	Corp. Campus Mixed	7.0%	205,700	112	0
CCM – 8	Corp. Campus Mixed	7.0%	133,800	75	0
CCM – 9	Corp. Campus Mixed	7.0%	131,500	70	0
CNC -1 *	Corp. Neigh. Center	7.0%	63,600	0	0
	Subtotals	7.0%	1,481,800	975	0

CORPORATE NEIGHBORHOOD 3 DEVELOPMENT PROGRAM					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
UR-3	Urban Residential	7.0%	0	490	0
UR-4	Urban Residential	7.0%	0	220	0
UR-5	Urban Residential	7.0%	0	260	0
RW – 3	Retail/Wholesale	7.0%	111,600	0	0
RW – 4	Retail/Wholesale	7.0%	196,400	0	0
RW-4a	Retail/Wholesale	7.0%	317,690	157	0
RW-4b	Retail/Wholesale	7.0%	40,000	68	0
CCM – 10	Corp. Campus Mixed	7.0%	97,710	68	0
	Subtotals	7.0%	763,400	1,195	0
CORPORATE NEIGHBORHOOD 4 DEVELOPMENT PROGRAM					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM - 11	Corp. Campus Mixed	7.0%	719,600	370	0
CCM - 12	Corp. Campus Mixed	7.0%	342,100	170	0
CCM - 13	Corp. Campus Mixed	7.0%	441,200	215	0
CNC -2	Corp. Neigh. Center	7.0%	82,200	0	0
	Subtotals	7.0%	1,585,100	755	0
TOWN CENTER NEIGHBORHOOD DEVELOPMENT PROGRAM					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM - 14	Corp. Campus Mixed	7.0%	65,500	35	0
CCM - 15	Corp. Campus Mixed	7.0%	143,700	80	0
CCM - 16	Corp. Campus Mixed	7.0%	646,600	0	0
CCM - 17	Corp. Campus Mixed	7.0%	325,000	155	0
RW – 5	Retail/Wholesale	7.0%	154,600	0	0
RW – 6	Retail/Wholesale	7.0%	178,400	0	0

RW – 7	Retail/Wholesale	7.0%	186,400	0	0
TTC	Traditional Town Center	7.0%	1,352,000	1,085	250
	Subtotals	7.0%	3,052,200	1,355	250
TOWN CENTER TOTALS		7.0%	8,151,400	4,870	250
RESIDENTIAL BONUS, ORANGE COUNTY NATIONAL GOLF COURSE AND HOTEL DEVELOPMENT PROGRAMS					
Applicable Area	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
All CCM and UR Parcels	Unified Neighborhood Plan Residential Dwelling Unit Bonus	NA	NA	1,540	NA
Orange County National Golf Course	Hotel	NA	NA	NA	250
All CCM and RW Parcels	Hotel	NA	NA	NA	700

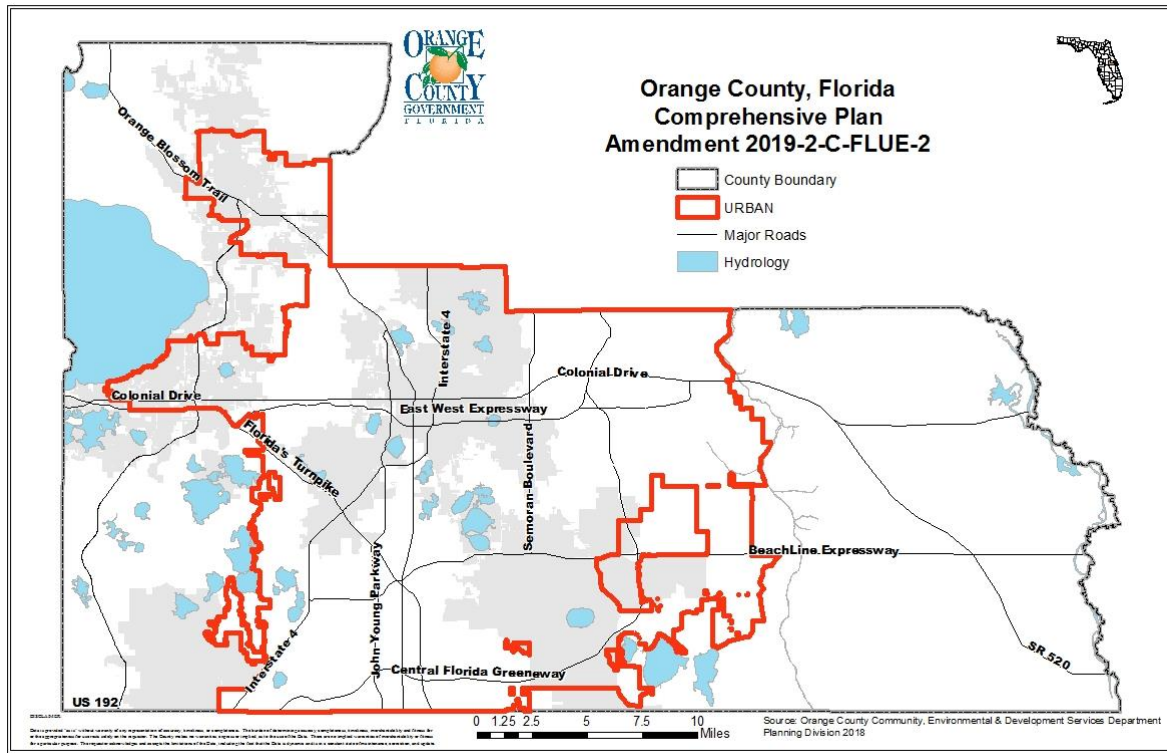
PUBLIC NOTIFICATION MAP



Notification Area

Notice was sent to property owners within Horizon West Town Center

815 notices sent



The following meetings/hearings have been held for this proposal:			Project/Legal Notice Information
Report/Public Hearing	Outcome		Title: Amendment 2019-2-C-FLUE-2 (fka 20192-B-FLUE-5)
✓	Staff Report	Recommend Transmittal	Division: Planning
✓	LPA Transmittal September 19, 2019	Recommend Transmittal (8-0)	Request: Text amendment to Future Land Use Element Policy FLU8.1.1 relieving the density requirements for certain parcels with the Low Density Residential (LDR) future land use designation
	BCC Transmittal	October 22, 2019	
	Agency Comments	December 2019	
	LPA Adoption	January 2020	
	BCC Adoption	February 2020	Revision: FLU8.1.1

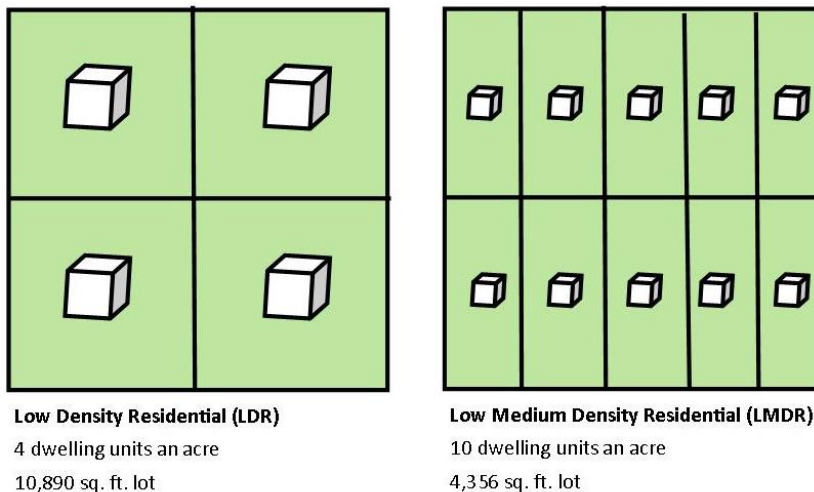
Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and recommend **TRANSMITTAL** of Amendment 2019-2-C-FLUE-2, revising Future Land Use Element Policy FLU8.1.1.

A. Background

In 1980, Orange County adopted the Growth Management Plan (GMP) along with a Future Land Use Map. As part of the GMP, the County established the Urban Service Area and the Rural Service Area along with future land use designations. The Urban Service Area (USA) is the area of the county in which a full range of urban services either exist or can be expected to be available. The Rural Service Area (RSA) generally contains agricultural and rural residential developments which do not require urban levels of service. These two broad areas contain future land use designations that are reflective of the existing land use and development that is envisioned, including residential, commercial, and industrial areas. Each future land use category establishes maximum densities for residential development and maximum intensities for commercial and industrial development. These established future land use designations and future land use map were ultimately adopted as the Comprehensive Plan in 1991.

The residential future land use designations establish the maximum density along with correlating zoning districts, listed in Future Land Use Element **Policy FLU8.1.1**. The zoning districts regulate (along with permitted uses and development standards) the minimum lot area, lot width, and setbacks for parcels. The Future Land Use designations within the Urban Service Area (USA) range in density from Low Density Residential (LDR) allowing up to four (4) dwelling units per acre to High Density Residential (HDR) allowing up to fifty (50) dwelling units an acre. The density requirements and the minimum lot area/parcel size should correlate. For example, a maximum density of four (4) units an acre would result in minimum lot sizes that range from one acre to 10,890 square feet (0.25 acres). A density maximum of ten (10) dwelling units an acre would result in lot sizes that range from one acre to four thousand three hundred fifty-six square feet (4,356 sq. ft.).¹



The focus of the current Comprehensive Plan amendment is on those parcels within the Urban Service Area that have a Low Density Residential (LDR) future land use designation and, because they cannot meet the minimum density requirements, become inconsistent with the density requirement although they can still meet the minimum standards of the zoning district. This is problematic because there are existing lots located in zoning districts in the Low Density Residential

¹ The smallest lot size permitted by the zoning code is 4,500 sq. ft.

(LDR) future land use designation that allow minimum lot sizes that are less than the density will permit.

The table below lists the zoning districts that correlate with the Low Density Residential (LDR) future land use designation. The zoning districts with minimum lot area standards meeting the density requirement of Low Density Residential (LDR) are shaded in light grey. The zoning districts with special zoning standards that apply are shaded in dark grey. The remaining parcels are those with minimum lot area requirements that do not correlate with the Low Density Residential (LDR) density. Those that are unshaded are the subject of this amendment.

Table 1 Zoning Districts that Correlate with Low Density Residential Future Land Use

Zoning	Minimum Lot Area	Minimum Lot Width
R-CE (Country Estate District)	43,560 sq. ft. (1 acre)	130'
R-1AAAA (Residential Urban District)	21,780 sq. ft. (1/2 acre)	110'
R-1AAA (Residential Urban District)	14,520 (1/3 acre)	95'
R-1AA (Single-Family Dwelling)	10,000	100'
R-1A (Single-Family Dwelling)	7,500	75'
R-1 (Single-Family Dwelling)	5,000	50'
R-2 (Residential District)	Single-Family 4,500	45'
	Two Dwelling Units 8,000/9,000 sq. ft.	80'/90'
R-T-1 (Mobile Home Subdivision District)	4,500 sq. ft.	45'
R-T-2 (Mobile Home and Single-Family Dwelling District)	Depends on when lot was platted	Depends on when lot was platted
PD	Special	Special
U-V	Special	Special
R-L-D	Special	Special

The illustrations below are examples of two areas that have a future land use designation of Low Density Residential (LDR).

- The map to the left is of a neighborhood where the density and the zoning are consistent and reflect the parcel sizes. This neighborhood was platted in 1973.
- The map to the right is an area where the density and zoning are consistent but have some lots that meet the minimum lot area but do not meet the minimum density requirement, such as those outlined in red. This neighborhood was platted in 1924.



This inconsistency creates a situation where an owner who wishes to revert to the original lot configuration or create lots that are similar in size to others in the immediate area cannot because the existing lot is not large enough for the necessary area to meet the density requirements to qualify for a lot split.

Lot Splits

There are instances where two platted lots were previously combined into one parcel and the owner requests to split the parcel into the original configuration of two lots. However, the proposed parcels do not meet the density requirement of the Low Density Residential future land use designation, preventing the applicant from applying for a lot split. The reason for this is the density requirements of the Comprehensive Plan are not eligible for waivers.

The parcels in the illustration below have a Low Density Residential (LDR) Future Land Use and R-1A (Single-Family Dwelling District) zoning. The parcels have a lot width of seventy-five feet (75') and a lot area of seven thousand five hundred square feet (7,500 sq. ft.), meeting the minimum lot width and lot area requirements. However, these existing parcels do not meet the minimum density requirements of the LDR future land use of a quarter acre (10,890 sq. ft.). The parcel outlined in blue consists of two lots that were combined into one. The owner cannot revert to the original lot configuration, which is consistent with the other lots in the block, because the proposal would create lots with an area of 7,500 square feet and that does not meet the minimum density requirement of the Low Density Residential future land use designation of 10,890 square feet (0.25 acre).



In this situation, to allow the lot split, a property owner would apply for a Future Land Use Map amendment, requesting to change the future land use from Low Density Residential (LDR) to Low Medium Density Residential (LMDR) increasing the density from four (4) dwelling units an acre to (10) dwelling units an acre. Future land use designations are intended to apply to an area, not to individual parcels; therefore, such an amendment would likely not be approvable. However, without amending the Future Land Use Map to a designation with a higher density the parcel cannot be split, even while the parcel meets the minimum standards of the underlying zoning district. This situation runs counter to adopted policy of allowing infill development where it is compatible with adjacent properties.

Location of Parcels

Staff analyzed parcels similar to the example above, to understand the extent of this inconsistency and the location of these parcels. The map below illustrates the location of parcels with R-1A, R-1, R-2, and R-T-1 zoning districts with Low Density Residential (LDR) future land use. The red boundary is the Urban Service Area (USA). The majority of the parcels are located within the USA adjacent to municipalities. The parcels within the USA are the focus of the proposed text amendment.

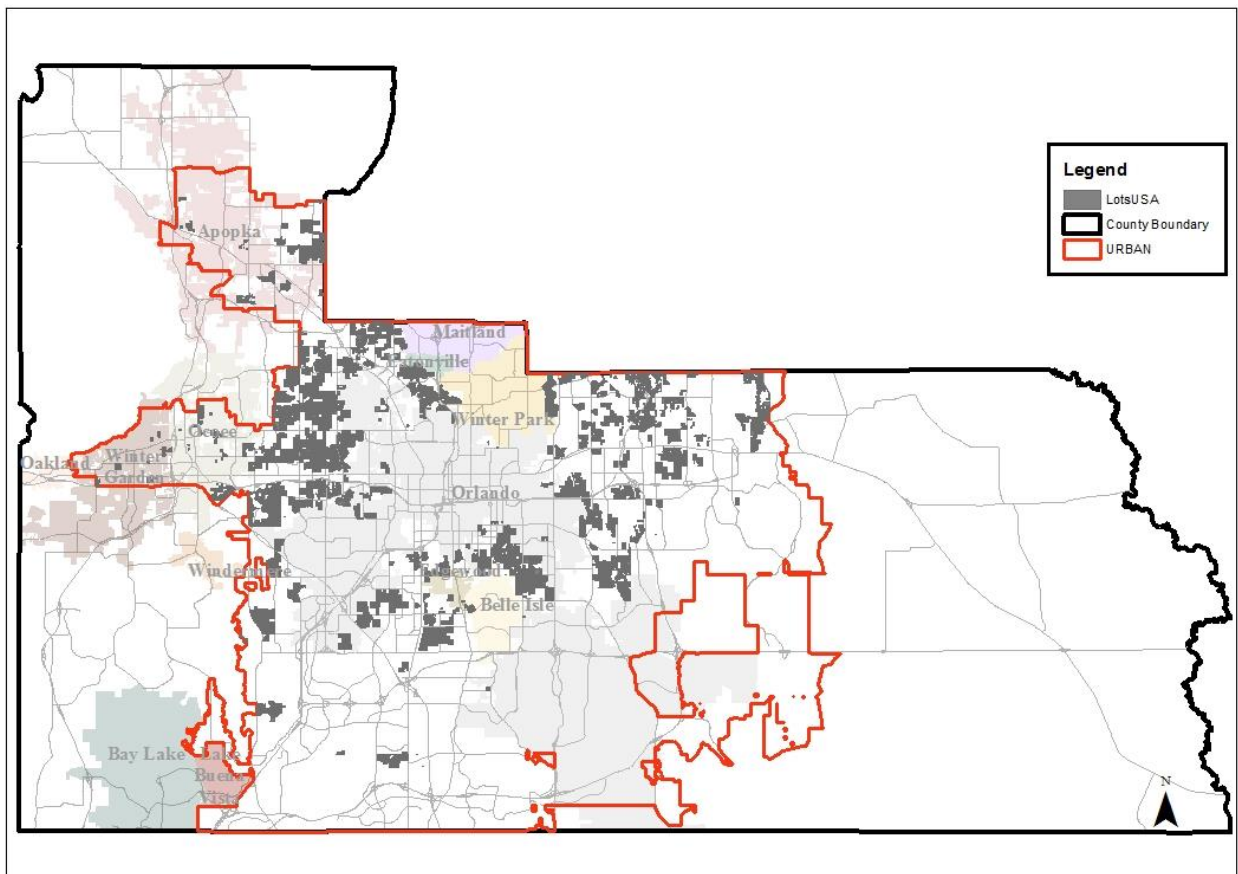
Within Orange County, there are approximately 134,000 parcels with Low Density Residential (LDR) Future Land Use. Of these, there are 74,600 parcels with R-1A, R-1, R-2, or R-T-1 zoning and Low Density Residential (LDR) future land use. To further refine the data staff excluded those parcels located within the Rural Service Area and included those within the Urban Service Area with a return of 71,568 parcels.

To aggregate the data, staff extrapolated the lots that are greater than twice the minimum lot area. For example, for the R-1A (Single-Family Dwelling District), the minimum lot area used was 15,000 sq. ft. The reason for doubling the minimum lot area is the existing parcel must exceed the minimum required by twice the requirement to create two parcels that meet the minimum requirement. The result of this caused the return of all lots that exceed double the minimum requirement, including parcels that have not been subject to subdivision. This return also includes parcels that are located outside of the Urban Service Area. Deducting these parcels gave the eligible parcel counts of the fifth column.

Table 2

Zoning District	Minimum Lot Area	Total Parcels	Minimum Lot Area Needed to Split	Number of Parcels Eligible to Split
R-1A (Single-Family Dwelling)	7,500 sq. ft.	42,236	15,000 sq. ft.	5,157
R-1 (Single-Family Dwelling)	5,000 sq. ft.	24,160	10,000 sq. ft.	7,522
R-2 (Residential District)	4,500 sq. ft. single-family	5,172	9,000 sq. ft.	1,671
R-T-1 (Mobile Home)	4,500 sq. ft.	0	9,000 sq. ft.	0

Low Density Residential Parcels with R-1A, R-1, R-2 or R-T-1 Zoning



Regulations in Place

Orange County has regulations pertinent to residential development within the Orange County Land Development Code. These include the subdivision regulations in Chapter 34 and the zoning regulations in Chapter 38.

The Orange County Subdivision regulations require a preliminary subdivision plan for the creation of more than four (4) lots or three (3) or more lot splits.

A proposed lot split must meet the minimum requirements of the underlying zoning district, including minimum lot area, lot width, front and side yard setbacks. A proposed lot split cannot create a nonconformity. Staff cannot recommend approval of a lot split for a parcel improved with a residence that cannot meet the setbacks.

B. Summary of Proposed Changes

Staff proposes amending the Comprehensive Plan to exempt single-family and two-family residences with a Low Density Residential future land use and R-1A, R-1, R-2, and R-T-1 zoning located within the Urban Service Area from the density requirement. This would allow lot splits that otherwise meet the zoning district requirements but do not meet the density requirement.

Staff analyzed the existing conditions to understand the extent to which the proposed amendment could affect residential parcels. The majority of the parcels that could be affected by this are allocated within the Urban Service Area in existing platted subdivisions. The proposed amendment would apply only to parcels located within the Urban Service Area that were platted prior to the Comprehensive Plan adoption in 1991. Parcels in the Rural Service Area or in Rural Settlements are not affected by this amendment. These areas, because of their unique nature, deserve additional staff analysis.

C. Policy Amendments

Following are the policy changes proposed by this amendment. The proposed amendments are shown in underline/~~strikethrough~~ format. Staff recommends transmittal of the amendments.

FLU8.1.1

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** For parcels located within the Urban Service Area and in subdivisions platted prior to July 1, 1991, the minimum residential density shall not apply to single-family dwellings within the Low Density Residential (LDR) future land use designation and which have an existing zoning of R-1A, R-1, R-2, and R-T-1, provided the proposed lot split meets the applicable site and building requirements of the Orange County land development regulations and all other applicable regulations.

* * *