

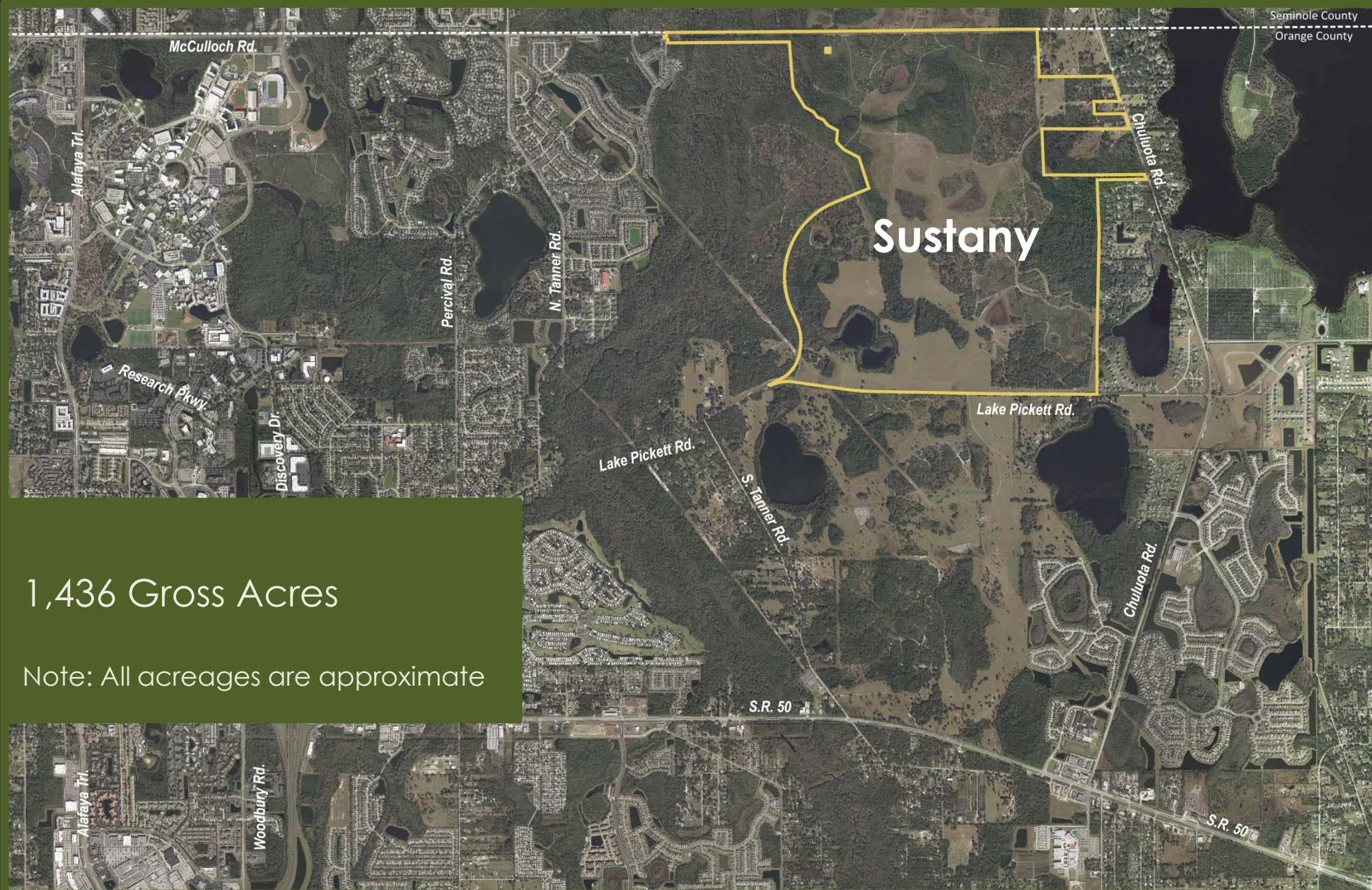
Sustany

Balancing Nature, Community and Conservation



Location

Sustany



1,436 Gross Acres

Note: All acreages are approximate

Conceptual Regulating Plan

Sustany



Since Transmittal:

- Adoption of 2015-2-P-FLUE-1- Lake Pickett Study Area Policies
- OC RAC Recommendation for Approval of Lake Pickett North Transportation Network Agreement
- Staff Recommendation of Approval for Adequate Public Facilities (APF) Agreement and PD Regulating Plan
- OCPS Approval of CEA Mitigation Agreement and APF Agreement
- LPA Recommendation for Adoption of Amendment 2016-1-A-5-1, and Approval of Rezoning LUP-16-07-246 Sustany PD-RP

Transect T1

Sustany

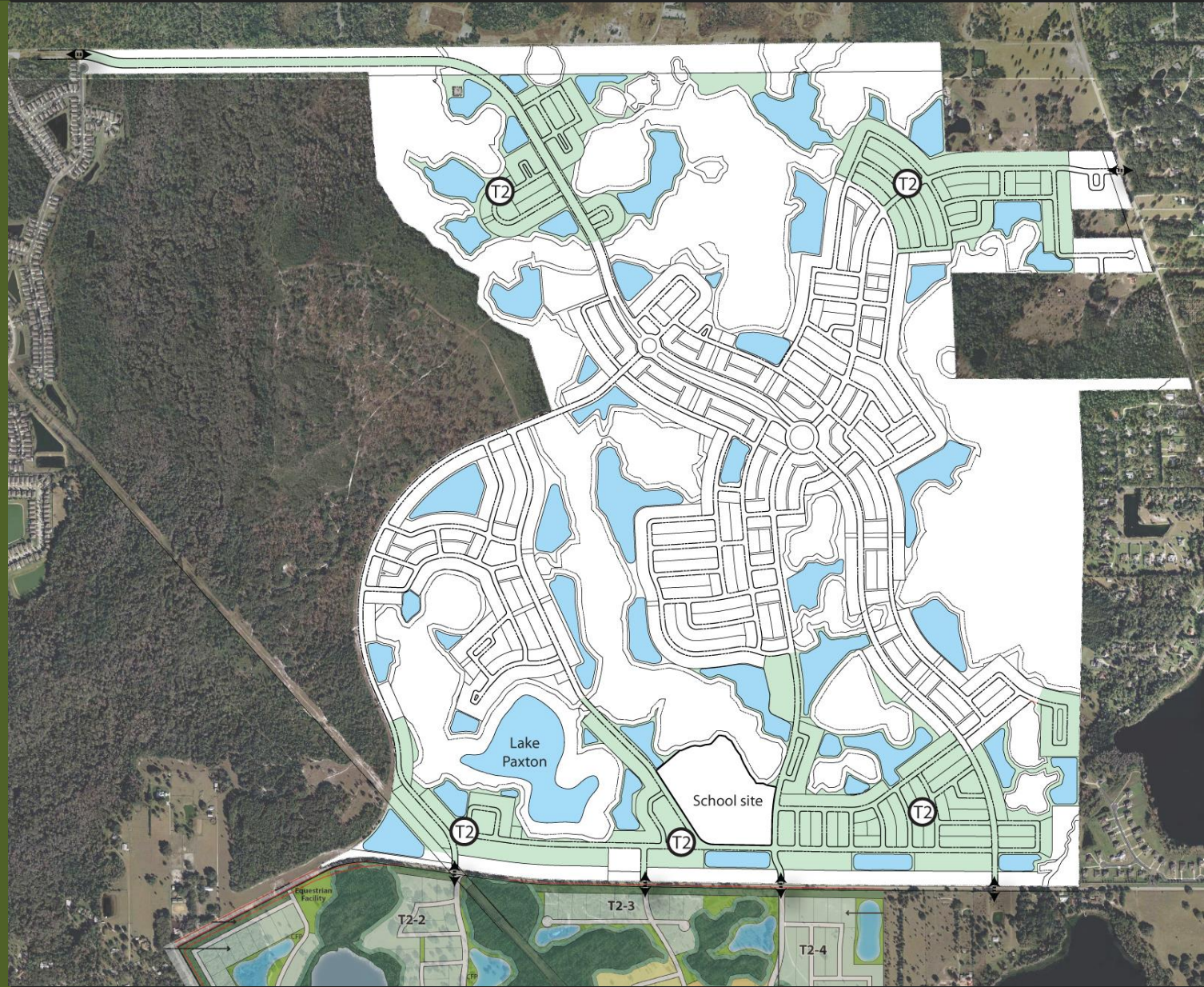
- Over 600 Acres
- Preserved - No Residential Units



Transect T2

Sustany

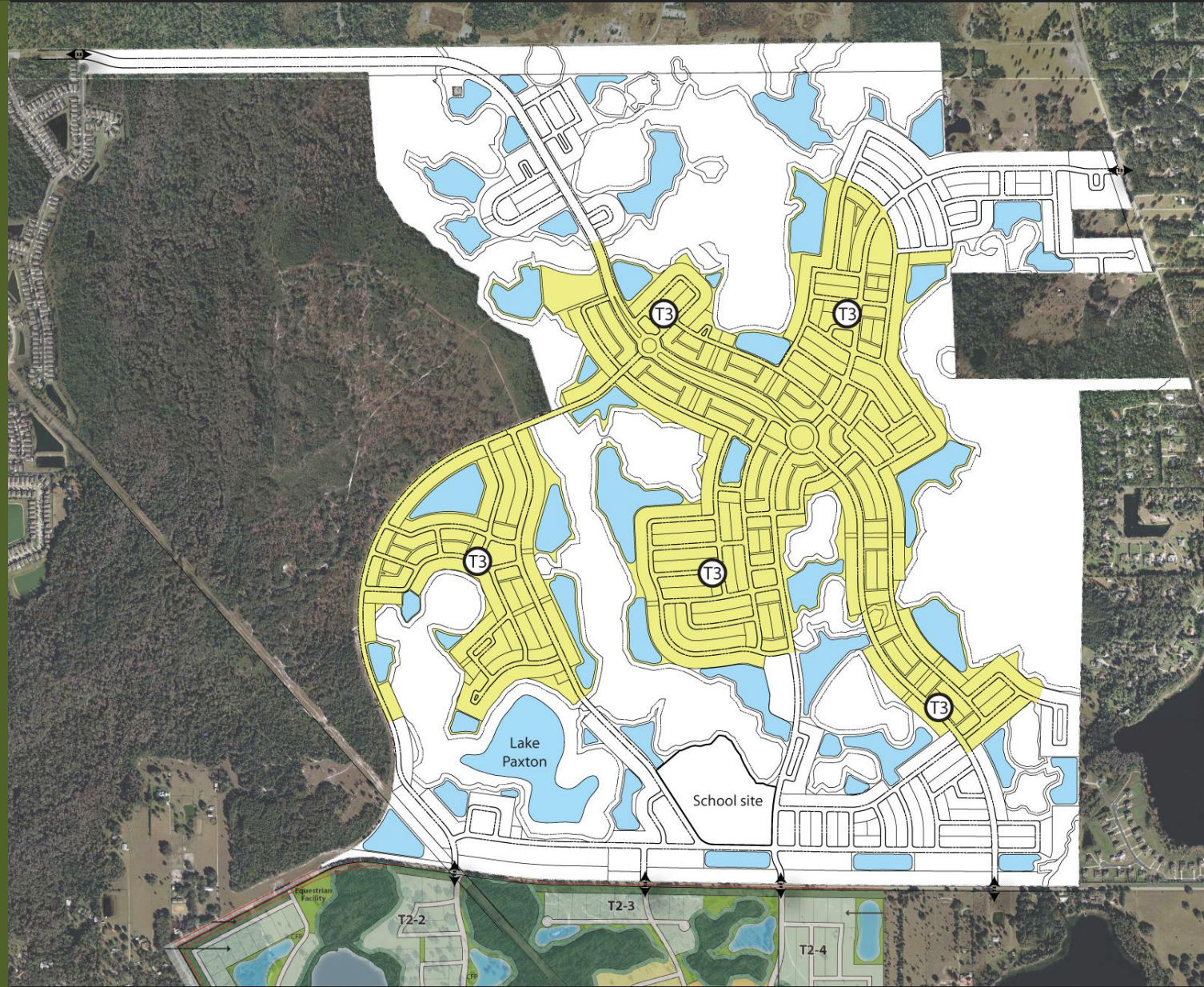
- Allowable Density 2.0 Dwelling Units/Acre
- Proposed Density 2.0 Dwelling Units/Acre



Transect T3

Sustany

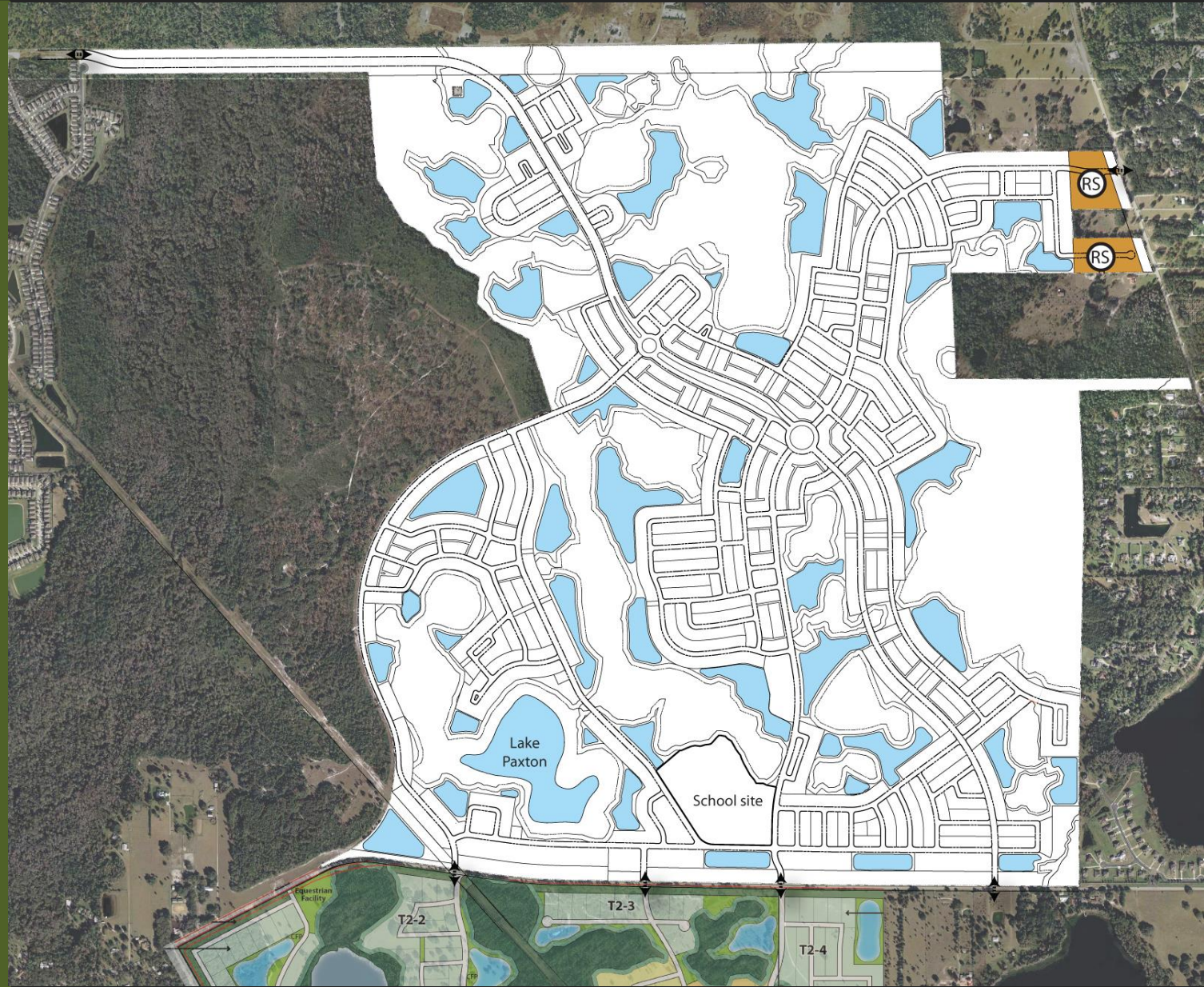
- Allowable Density 5.0 Dwelling Units/Acre
- Proposed Density 3.0 Dwelling Units/Acre



Rural Settlement RS

Sustany

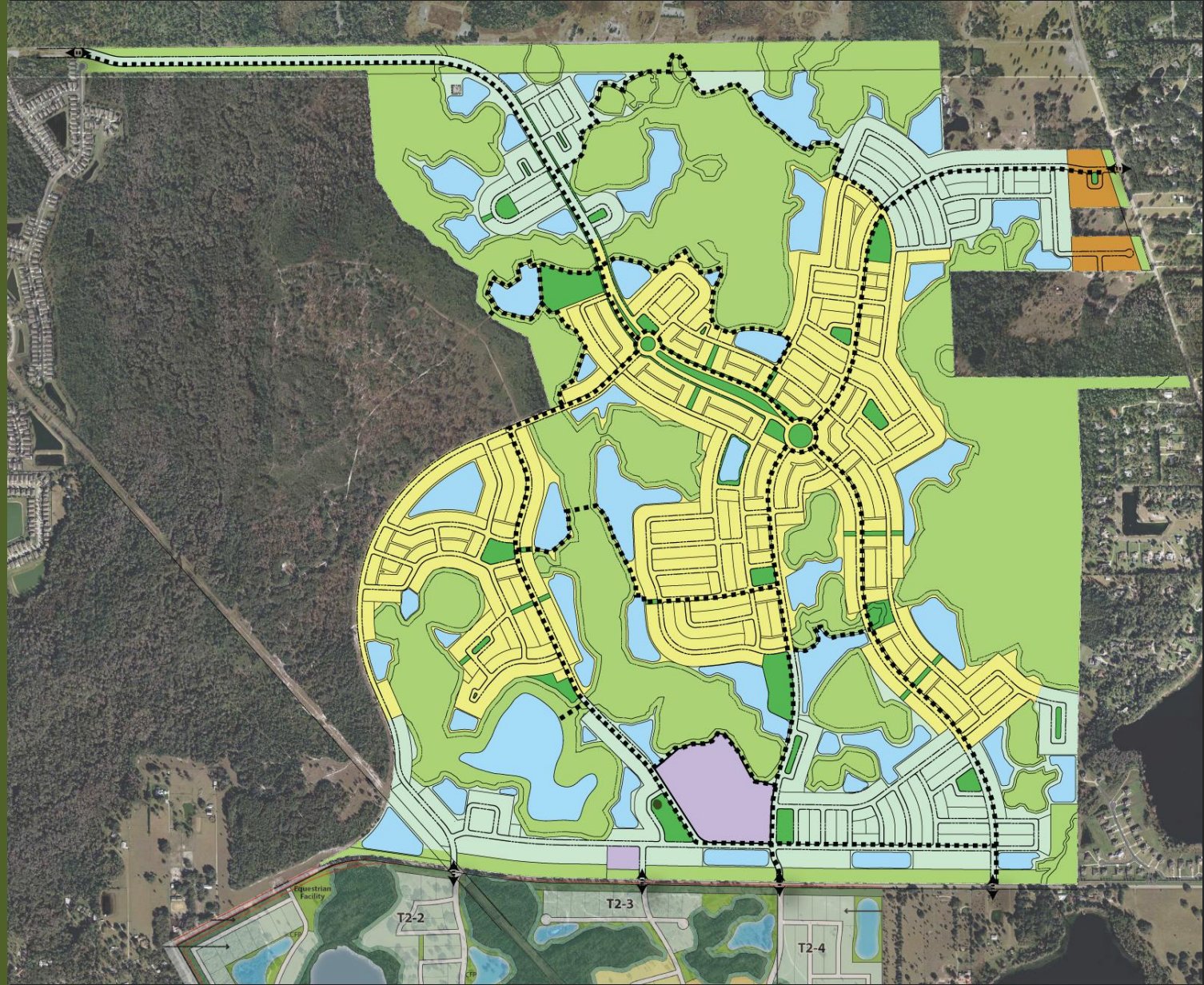
- 16 Acres
- Existing Land Use – No Change
- 1.0 Acre Lots



Adequate Public Facilities “APF”

Sustany

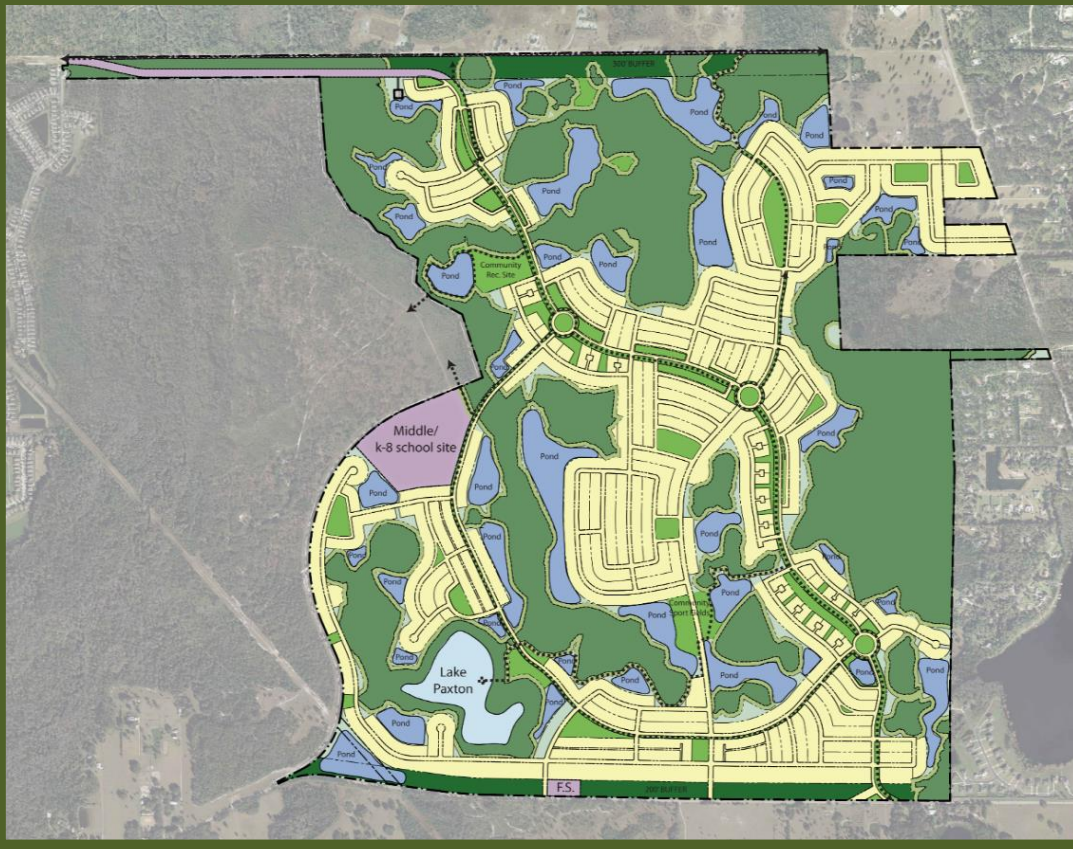
- School Site
- Fire Station



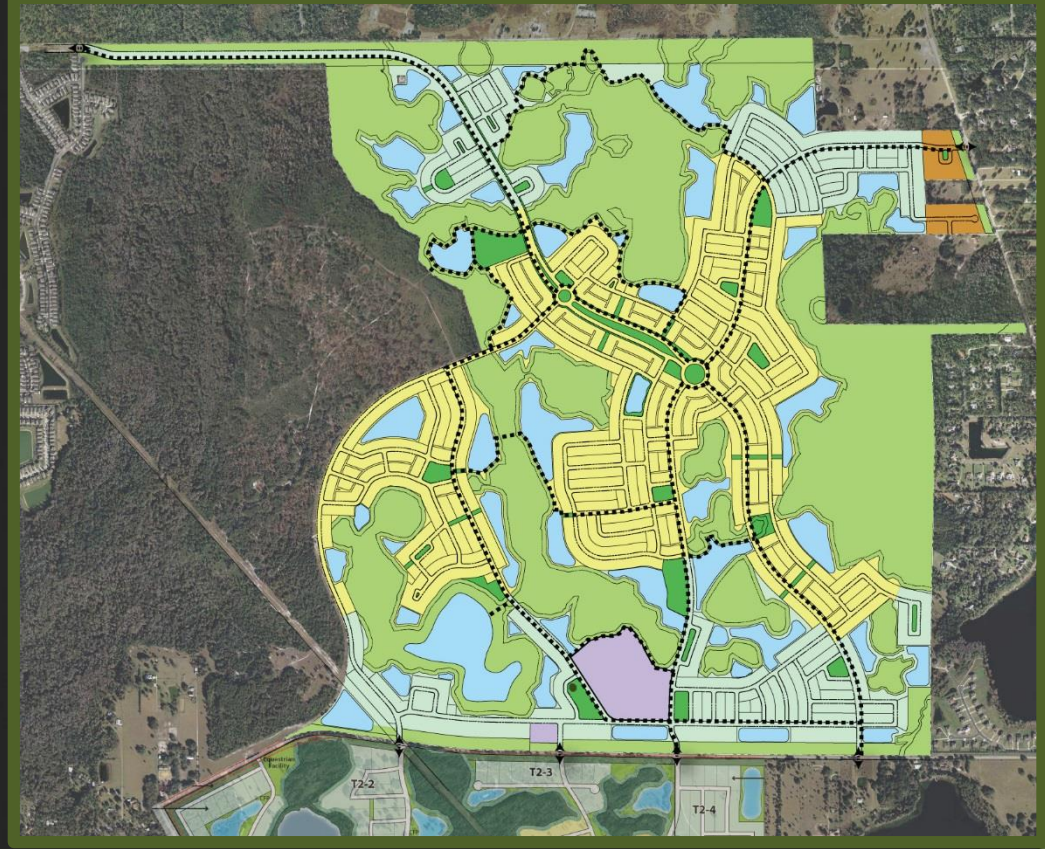
Final PD Regulating Plan

Sustany

Conceptual Regulating Plan



Final PD Regulating Plan



Final PD Regulating Plan

Sustany

Changes

- Chuluota Rd 100 foot Buffer
- School Location
- Lake Pickett Road Fire Station Buffer
- Road Network – Internal Connectors



Final PD Regulating Plan

Sustany

1,999 Residential
Single Family

Gross Density of 1.4
DU/Acre

Net Density of 2.0
DU/Acre

Over 40% of Total
Land Area to be
Preserved

Middle/K-8 School

Fire Station



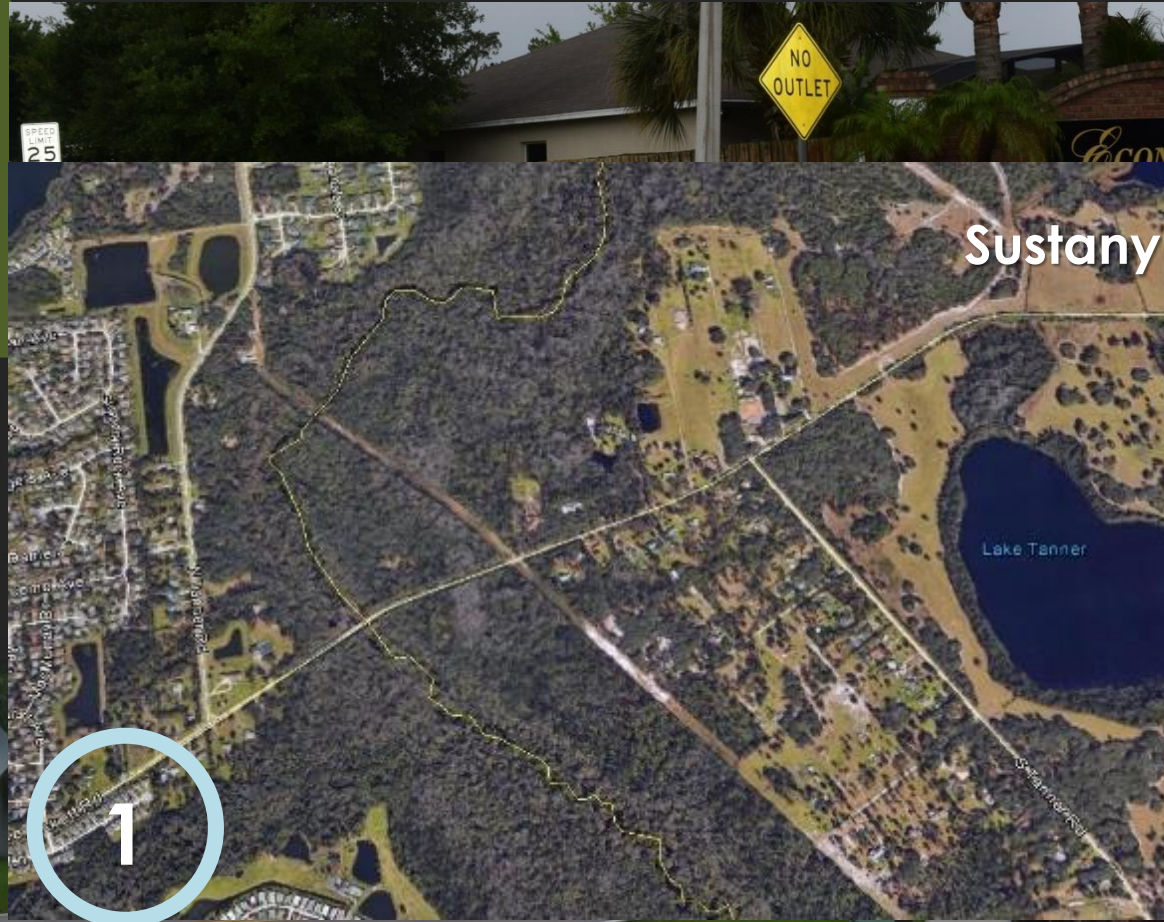
Surrounding Development

Sustany

Lake Pickett Road

1.25 miles West of Sustany

Econ Woods



Surrounding Development

Sustany

Lake Pickett Road

1.25 miles West of Sustany

Summerfield



Surrounding Development

Sustany

Lake Pickett Road

Directly East of Project:
1. Lake Drawdy Reserve

East 0.33 miles:
2. Lukas Estates



Surrounding Development

Sustany

Lake Pickett Road

East of Sustany

- 1. Fontana 1.2 miles
- 2. Mandalay 0.6 miles



Surrounding Development

Sustany

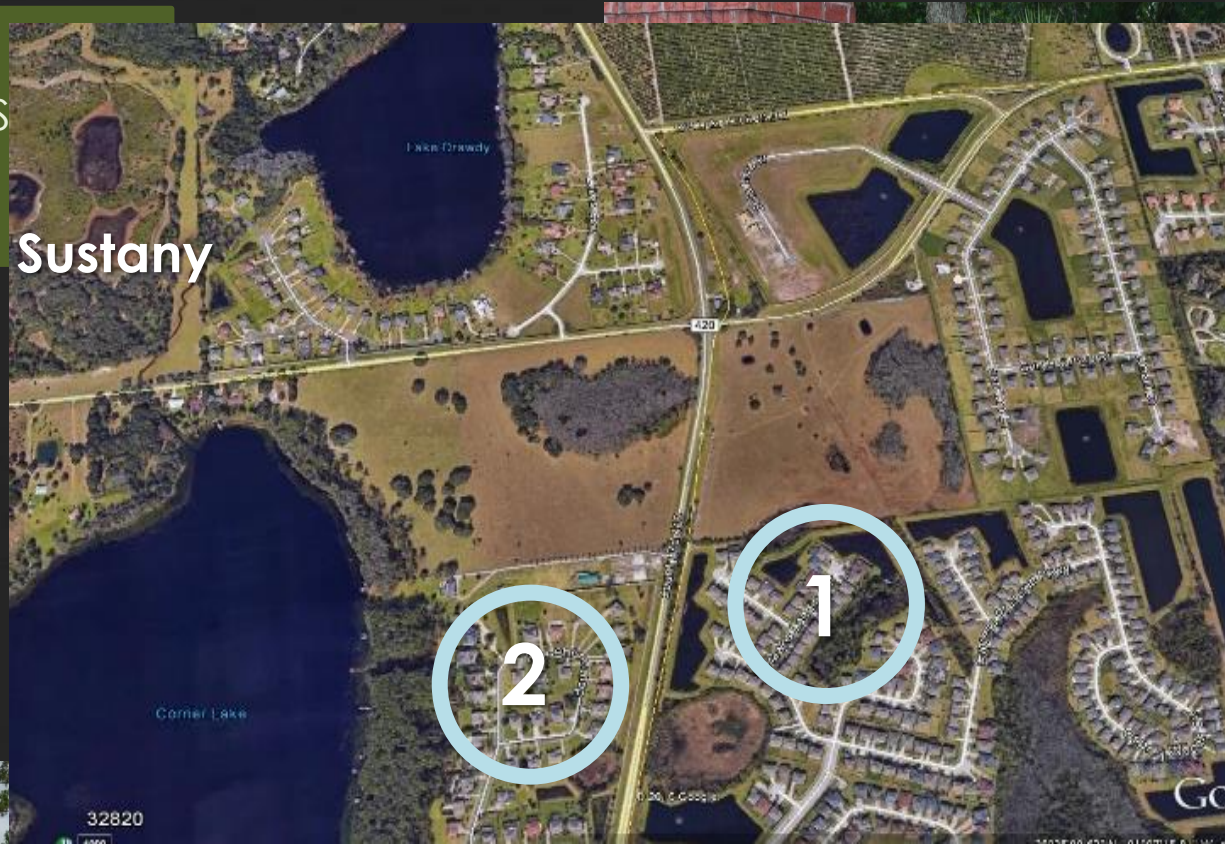
Chuluota Road - 419

0.75 miles Southeast of S

1. Cypress Lakes

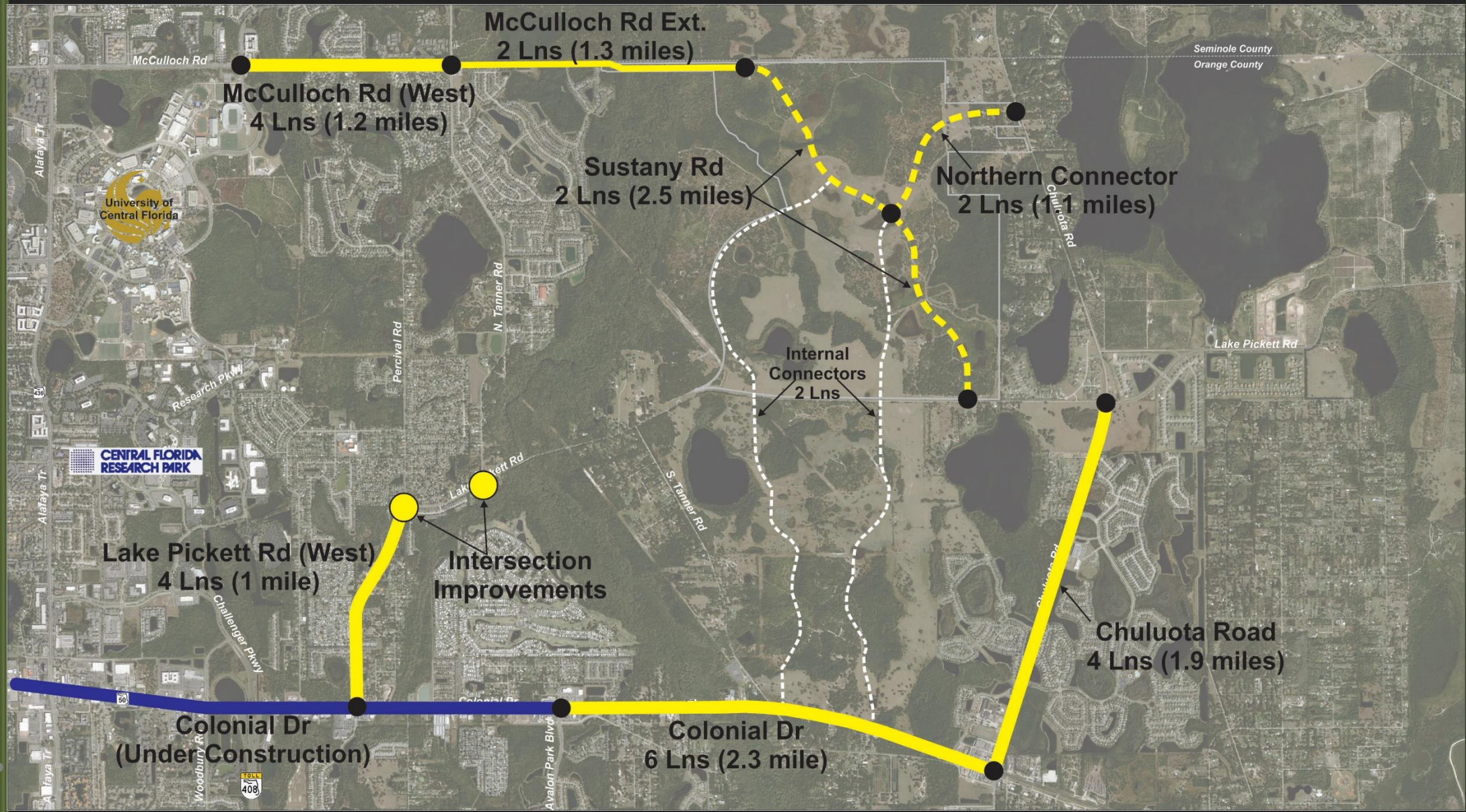
2. Country Lake Estates

Sustany



Roadway Improvement Plan

Sustany



Network of 2-Lane Roads

Sustany



Transportation Plan Summary

Sustany

- LRTP identified need for 2 more lanes across Econ. Reflected in 4-lane Lake Pickett Rd
- Public Private Partnership (PPP) funding of plan
- McCulloch Rd crossing replaces 4 lanes on Lake Pickett Rd
- Maintains 2 lane roads in Lake Pickett area east of Econ



Transportation Plan Summary

Sustany

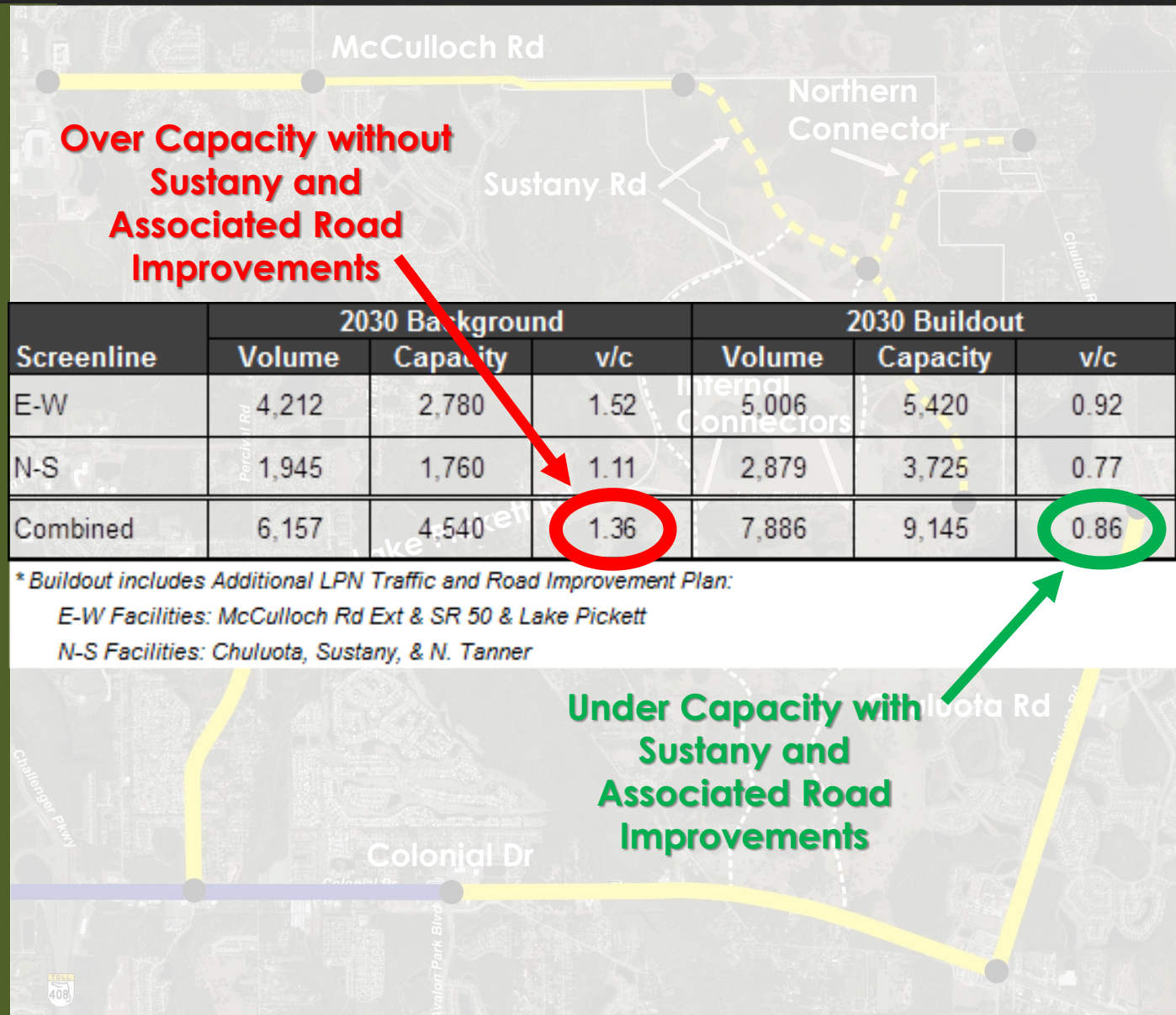
- Increases connectivity and improves the road network
- Reduces traffic demand on Lake Pickett Rd
- Reduces commuter traffic on N Tanner Rd, which would return to its original function as a local collector
- Improves currently congested segments of:
 - Chuluota Rd
 - Lake Pickett Rd (West)
 - McCulloch Rd
 - Colonial Dr



Transportation Plan Summary

Sustany

- Traffic conditions will be better after the development is built out than it is today.
- There will be no COs issued until the roadway improvements are substantially complete.



Community Support

Sustany

June 16, 2016

Mr. Paul Wean
Orange County
201 S. Rosalind
Orlando, FL 32808

RE: Lake Pickett

Dear Mr. Wean:

I am writing to you regarding the proposed "Sustany" development along Lake Pickett Road. I am a resident of the Cypress Lakes Community Association, Inc. and have lived in the area for over 30 years. I have seen the area develop from a rural area to a residential area. I feel that the proposed development is a good use of the land and will provide a good environment for the community. I feel that the current development is not adequate for the needs of the community and that the proposed development will provide a better environment for the community. I feel that the proposed development will provide a better environment for the community and that the current development is not adequate for the needs of the community. I feel that the proposed development will provide a better environment for the community and that the current development is not adequate for the needs of the community.

Sincerely,
Craig H. Clayton

2600 North
Orlando, FL 32808

cc: Oran
Alb
Com
Ma

June 16, 2016

Mr. Paul Wean
Orange County
201 S. Rosalind
Orlando, FL 32808

RE: Lake Pickett

Dear Mr. Wean:

I am writing to you regarding the proposed "Sustany" development along Lake Pickett Road. I am a resident of the Cypress Lakes Community Association, Inc. and have lived in the area for over 30 years. I have seen the area develop from a rural area to a residential area. I feel that the proposed development is a good use of the land and will provide a good environment for the community. I feel that the current development is not adequate for the needs of the community and that the proposed development will provide a better environment for the community. I feel that the proposed development will provide a better environment for the community and that the current development is not adequate for the needs of the community. I feel that the proposed development will provide a better environment for the community and that the current development is not adequate for the needs of the community.

Sincerely,
Craig H. Clayton

2600 North
Orlando, FL 32808

cc: Oran
Alb
Com
Ma

June 16, 2016

Mr. Paul Wean
Orange County
201 S. Rosalind
Orlando, FL 32808

RE: Lake Pickett

Dear Mr. Wean:

I am writing to you regarding the proposed "Sustany" development along Lake Pickett Road. I am a resident of the Cypress Lakes Community Association, Inc. and have lived in the area for over 30 years. I have seen the area develop from a rural area to a residential area. I feel that the proposed development is a good use of the land and will provide a good environment for the community. I feel that the current development is not adequate for the needs of the community and that the proposed development will provide a better environment for the community. I feel that the proposed development will provide a better environment for the community and that the current development is not adequate for the needs of the community. I feel that the proposed development will provide a better environment for the community and that the current development is not adequate for the needs of the community.

Sincerely,
Craig H. Clayton

2600 North
Orlando, FL 32808

cc: Oran
Alb
Com
Ma

CYPRESS LAKES COMMUNITY ASSOCIATION, INC.

RESOLUTION NO. 16-01

A RESOLUTION REQUIRING PROTECTION OF CHULUOTA ROAD BUFFER FOR SUPPORT OF THE "SUSTANY" LAND DEVELOPMENT ALONG LAKE PICKETT RD

WHEREAS, the Cypress Lakes Community Association, Inc. Board of Directors represents 1,267 households and over 3,000 Orange County residents; and

WHEREAS, the proposed "Sustany" development may warrant the expansion of Chuluota Road on the western edge of Association property from two lanes to four lanes, adding additional visual and noise pollution and traffic safety concerns for many Association residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CYPRESS LAKES COMMUNITY ASSOCIATION, INC, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the Cypress Lakes Community Association, Inc., Board of Directors.

SECTION TWO: CONDITIONAL PLEDGE OF SUPPORT. The Board hereby pledges the support of the "Sustany" land development, contingent upon the following condition:

1. Any expansion of Chuluota Road on the western boundary of Cypress Lakes does not reduce the buffer that the current line of trees along the eastern side of Chuluota Road provides for visual and noise pollution and traffic safety. Further, a traffic signal is added at the northern entrance to Cypress Lakes.

The Board hereby pledges to remain neutral regarding the "Sustany" land development unless this condition is met through a written commitment from Orange County.

SECTION THREE: DELIVERY. The Board Secretary is hereby directed to transmit an executed and sealed copy of this Resolution to all Orange County commissioners, and to the lead developers of the proposed "Sustany" land development.

SECTION FOUR: EFFECTIVE DATE. This Resolution shall be in full force and effect upon its passage and approval at the May 10, 2016 meeting of the Association Board of Directors. This Resolution remains in effect until rescinded by the Board of Directors.

AYES: 5
NAYS: 0
ABSENT: 0
PASSED: May 10, 2016

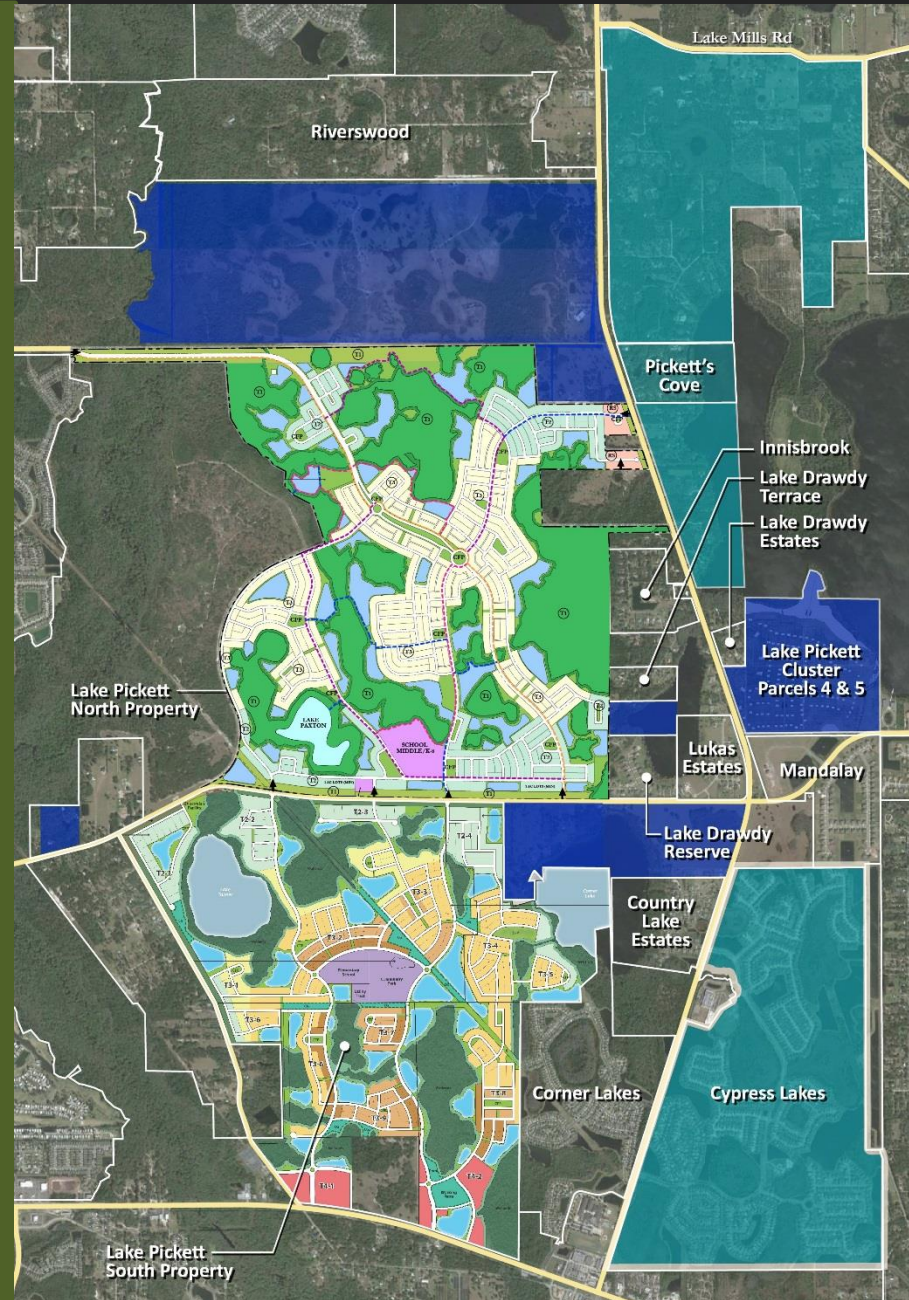
RESOLUTION NO. 16-01

James Morrone, President

Supportive Property Owners

Supportive Community Associations:

- Cypress Lakes Community Association, Inc.
- Lake Pickett Community Association, Inc.
- Pickett's Cove HOA
- Lake Pickett Woods Association, Inc.



Sustany Final Regulating Plan

Sustany

